AGENDA

REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, April 3, 2024 at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at the Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, April 3, 2024. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at http://www.cityofbell.org/?NavID=101

1. **Call to Order:**

2. **Roll Call of the Planning Commission:**

   Commissioner Rodrigo Rodarte
   Commissioner Ali Sleiman
   Commissioner Jessica Vallejo
   Vice-Chair Rihan Bedier
   Chair Luis Mesa

3. **Pledge of Allegiance**

4. **Communications from the Public:**

   This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

5. **Presentation(s):**

   a. Economic Development Program Update

6. Public Hearings

a. Request for approval of a Site Plan Review (SPR 2024-11) to allow a comprehensive façade remodel to an existing commercial building, including minor site (landscaping) improvements on a property located at 6399 Atlantic Avenue, in the C-3 (Heavy Commercial) zone.

Recommendation: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution 2024-02PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A SITE PLAN REVIEW (SPR 2024-11), TO ALLOW A COMPREHENSIVE FAÇADE REMODEL TO AN EXISTING COMMERCIAL BUILDING, INCLUDING MINOR SITE (LANDSCAPING) IMPROVEMENTS ON A PROPERTY LOCATED AT 6399 ATLANTIC AVENUE, IN THE C-3 (HEAVY COMMERCIAL) ZONE.

b. Request for approval of a Site Plan Review (SPR 2024-03) to allow new construction of a 4-unit, two-story multifamily residential development, including the demolition of an existing single-family residence on a property located at 6516 Heliotrope Avenue, in the R-3 (High Density Multiple-family Residential) zone

Recommendation: *It is recommended that the Bell Planning Commission read by title only, waive further reading and adopt Resolution 2024-03PC titled:*

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW ("SPR") NO. 2024-03 TO ALLOW THE CONSTRUCTION OF FOUR (4) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 6516 HELIOTROPE AVENUE, IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE ("BMC"), CHAPTER 17.92.

7. Regular Session:

a. Request for approval of a Conditional Use Permit to establish a public charter high school (grades 9-12) within an existing commercial building on a property located at 4210 Gage Avenue, in the C-3R (General Commercial & Residential) and R-3 (High Density Multiple-family Residential) zone.

Recommendation: *It is recommended that the Planning Commission move to the May 1, 2024 Regular Planning Commission Meeting.*

b. Approval of the minutes for the Planning Commission Meetings of January 3, 2024.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the January 3, 2024 meeting.*

8. Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:

9. Community Development Director's Comments:

10. City Attorney Comments:

11. Adjournment: *Next Regular Planning Commission Meeting is scheduled for Wednesday, May 1, 2024 at 7pm.*

ADA Compliance Statement

In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this meeting, please contact the Community Development Department at (323) 588-6211, Ext. 2615, at least 48 hours prior to the scheduled meeting in order for the City to make reasonable arrangements to ensure accessibility to this meeting.

I, Marisa Craft, Planning Commission Secretary, certify that a true, accurate copy of the foregoing agenda was posted on March 29, 2023 at least seventy two (72) hours prior to the meeting as required by law.

Marisa Craft
_____
Marisa Craft, Planning Commission Secretary

AGENDA ITEM 6A

City of Bell
Planning Commission
Agenda Report

DATE: April 3, 2024

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

PREPARED BY: Rodrigo Pelayo, Associate Planner

SUBJECT: Major Site Plan Review (SPR 2024-11)

PROJECT PROPOSAL / REQUEST:

Request for approval of a Site Plan Review (SPR 2024-11) to allow a comprehensive façade remodel to an existing commercial building, including minor site (landscaping) improvements on a property located at 6399 Atlantic Avenue, in the C-3 (Heavy Commercial) zone.

BACKGROUND:

Project Overview

- General Plan Designation: Commercial
- Zoning: (C3, Heavy Commercial)
- Project Location: 6399 Atlantic Avenue
- Assessor's Parcel Number(s): 6317-018-407
- Site Characteristics: The subject site measures approximately 11,362 square feet and is comprised of one rectangular parcel located at the northwest corner of Gage and Atlantic Avenues. The primary frontage is along Atlantic Avenue, and the secondary (side) frontage is along Gage Avenue. The site is currently developed with a one-story commercial building that measures approximately 4,000 square feet and is currently vacant. The existing building is approximately 20 feet tall, predominantly rectangular in shape, and consists of a flat roof with tower element at its southeast corner measuring approximately 27 feet in height, and a shed-style canopy with Spanish tile roofing along the westerly frontage. The existing site is also developed with surface-level open parking spaces and landscaping planters along the easterly and southerly frontages of the site. The subject site forms part of a larger shopping center and is accessible from an existing driveway entrance along Gage Avenue.
- Surroundings: Surrounding properties include a shopping center developed single-story retail and restaurant buildings adjacent to the west and north of the subject site ranging between 20-25 feet in height, a pocket park (Biancini Park) across Atlantic Avenue to the east, and one-story restaurant and flower shop buildings across Gage Avenue to the south.

- Project Description: The proposal is for comprehensive facade renovations (without expansion) of the existing net building area and other minor site improvements, including the installation of a decorative metal railing and removal and replacement of landscaping within existing planter areas along the east and south portions of the site.

- Applicant: Yuli Ou

- Architects: RFRM Collective

- Municipal Code Requirements for a Site Plan Review: Pursuant to the City of Bell Municipal Code (BMC) Section 17.92.040(C)(1), Site Plan Review shall be reviewed by the Planning Commission in the following circumstances: (a) when exceeding the Community Development Director's review threshold; or (b) when an application is forwarded by the Director in his or her discretion.

- Required Findings for a Site Plan Review: Pursuant to BMC Section 17.92.040(C)(3), a Site Plan Review may be approved only if all of the following findings are made:

    a. That the site plan is consistent with the goals and polices embodied in the General Plan and other applicable plans and policies adopted by the council;

    b. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;

    c. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city;

    d. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities; and

    e. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare.

ANALYSIS:

Description of Site Improvements

The proposed project involves comprehensive facade renovations to an existing commercial building. The proposed façade renovations include removal of all exterior lighting fixtures and extensive alterations to the existing storefront openings and the roof parapet design on all four sides of the building. The comprehensive re-design of the façades proposes a reconfiguration of storefronts along the west building elevation, and new aluminum-frame storefront openings along the east and south elevations which are intended to visually orient the building to engage the street level by allowing visibility into the tenant spaces from the easterly elevation. In addition, aluminum canopy elements and exterior lighting fixtures are proposed to be installed over the entrances of tenant spaces, and one canopy is proposed to accommodate an open patio area for future tenants. Wall plane variation and unique art features are proposed along the east and south façades to enhance the long spans of flat & solid wall areas and to enhance

the continuous flat roof line. In addition, the existing stucco-clad wall areas on all sides of the building are proposed to be rehabilitated and painted with a new color scheme that will be compatible with the adjoining shopping center. A recommended condition requires that the applicant submit for staff review and approval manufacturer/product specifications of the specific lighting fixture designs and physical paint samples of the proposed color scheme.

Overall, the proposed storefront alterations, the architectural treatment such as aluminum canopies, and projecting wall detailing will help reposition the building so that it is oriented toward the adjoining streets and enhance the blockface. However, the abstract bell watermark art features proposed on the south and easterly facades are identical and can be enhanced by providing an alternative design or art element for either location. Therefore, Staff recommends a condition of approval requiring an alternative art feature along the east or south building elevations and/or other alterations as may be proposed by the applicant to provide more-dynamic facades as deemed acceptable by the Director.

The project also proposes some minor exterior improvements along the easterly and southerly boundaries of the site which include installation of new raised planter boxes along the southerly building façade and replacement of existing trees and landscaping within existing planter areas with a variety of new planting species. However, the proposed landscaping plans do not clearly identify nor depict the specific planting palette. Staff recommends a condition requiring the applicant to submit for staff review and approval a revised, complete set of landscaping plans showing location, spacing, common name, botanical name, container size, quantity, and photos of all proposed new plant material, with distinct plant symbols for each specimen prior to the issuance of building permits. As part of the outdoor improvements, a 3-foot-tall decorative metal railing is proposed to be installed along the easterly frontage to create an outdoor patio area that may be utilized by future tenants. The railings are also proposed to be painted to match the color of the new aluminum canopies.

Business Operations

The building is currently vacant and comprises two tenant spaces. However, the proposed façade improvements are intended to accommodate future retail and restaurant-oriented uses.

Compatibility

Overall, the proposed exterior alterations to the building will be in keeping with the surrounding context. The stucco-clad facades, aluminum-frame storefronts, and exterior building colors and materials are consistent with the goals and policies of the General Plan and compatible with the surrounding neighborhood. The proposed landscaping improvements will enhance the overall appearance of the site and immediate vicinity.

Site Plan Review Analysis

In granting approval of a Site Plan Review for major façade alterations to an existing commercial building and site (landscaping) improvements, the Planning Commission must make findings in connection with the Site Plan Review, as set forth in the BMC. A Site Plan Review may be approved only if all of the following findings are made:

A. That the site plan is consistent with the goals and policies embodied in the general plan and other applicable plans and policies adopted by the council ***in that the General Plan Land Use designation of the subject site is Commercial. Permitted uses in this designation***

include a wide range of neighborhood and general retail and service establishments, such as retail stores and offices, to accommodate the surrounding community. The project only proposes façade and landscaping improvements to an existing vacant building which is intended to be utilized by future retail and commercial businesses.

Land Use and Sustainability Element Policy 1 is to "…promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors…" The proposed project is consistent with Land Use and Sustainability Element Policy 1 because it will revitalize an existing building consisting of a dated architectural theme, enhance the overall aesthetics, and accommodate tenant spaces for necessary retail and restaurant-oriented services to the local community.

B. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located ***in that the subject zoning district, C3, is intended to provide for commercial uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales, and service-oriented business activities serving a community-wide need. The proposed project will revitalize an existing building consisting of a dated architectural theme, enhance the overall aesthetics, and accommodate tenant spaces for necessary retail and restaurant-oriented services to the local community.***

C. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city ***in that with recommended conditions, the project will consist of comprehensive facade renovations to the existing building. Other improvements will involve new landscaping within existing planter areas which will also enhance the exterior appearance of the existing building and the overall site. The proposed improvements will be compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area.***

D. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities ***in that with recommended conditions, the project will consist of comprehensive facade renovations to the existing building. Other improvements will involve new landscaping within existing planter areas which will also enhance the exterior appearance of the existing building and the overall site. The proposed improvements will be compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area.***

E. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare ***in that the subject site is located along Atlantic and Gage Avenues, which serve as two of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and the properties are zoned for commercial uses as well. The proposed project design would enhance the appearance of the neighboring area and provide an adequate building design to accommodate necessary services for the local and neighboring communities. Therefore, it is expected that the proposed building and site improvements will not be detrimental to the public health, safety, or welfare of the City.***

Conclusion

Based on the above analysis, the staff has determined that with the recommended conditions of approval, the proposed project complies with the BMC, and all of the required findings in support of a Site Plan Review can be made.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the Site Plan Review application and determined that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15301, (Class 1) "Existing Facilities", in that the project involves interior and exterior alterations and no expansion to an existing commercial building, and thereby is exempt from CEQA.

COMMENTS FROM OTHER DEPARTMENTS

Staff routed the project for comments to the Building & Safety Division. The Building & Safety Division provided standard comments related to Building Code requirements. If the project is approved, the comments would be incorporated as conditions of approval.

RECOMMENDATION

Based on the evidence presented, Staff recommends that the Planning Commission find that the project is categorically exempt from the CEQA under Section 15301, (Class 1) "Existing Facilities", make the required findings and requirements set forth in the Bell Municipal Code, and **approve the application for Site Plan Review (SPR 2024-11)** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

1. The applicant shall agree to defend, indemnify and hold harmless the City of Bell, its agents, officers, and employees from any claim, action, or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the Applicant of any such claim, action, or proceeding against the City of Bell and the Applicant will either undertake the defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of Bell fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the Applicant shall not, thereafter, be responsible for defending, indemnify or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.

3. All architectural detailing, including building materials, lighting, colors, façade improvements, finishes, and other details, shall be consistent with the submitted plans as approved by the Planning Division.

4. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

5. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Community Development Director.

6. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

7. All existing and/or proposed mechanical equipment and appurtenances, including electrical conduits, rain gutters, downspouts, vents, etc., whether located on the rooftop, ground level, or anywhere on the property, shall be adequately shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to issuance of the Certificate of Occupancy.

8. An anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior building surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.

9. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.

10. A revised landscape plan design stamped by a licensed landscape architect be provided for the proposed scope of improvements, showing location, spacing, common name, botanical name, container size, quantity, and photos of all proposed new plant material, with distinct plant symbols for each specimen. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy and shall thereafter be continuously and permanently maintained.

11. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.

12. An alternative art feature shall be provided along the east or south building elevations and/or other alterations as may be proposed by the applicant to ensure that both elevations exhibit varying artwork and more-dynamic facades as deemed acceptable by the Director.

13. The applicant shall submit for staff review and approval manufacturer/product specifications of the specific lighting fixture designs and physical paint samples of the proposed color scheme prior to the issuance of building permits.

14. The applicant and property owner shall agree in writing to the above conditions.

Building & Safety

15. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

16. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.

17. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

18. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided for alteration at the exterior wall to create new openings and at new framing at sloped roof and parapets.

19. Exterior accessible elements such as unit entrance door undergoing alternation shall comply with applicable State of California disability access regulations for accessibility.

20. Separate application and plan review is required for Electrical plans for installation of an additional electric meter.

21. Project shall comply with the CalGreen Non-Residential mandatory requirements.

ATTACHMENTS:

1. Resolution No 2024-02PC
2. Applicant Submittal, Including Current Plans, Elevations, and Renderings

ATTACHMENT 1

RESOLUTION NO. 2024-02PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A SITE PLAN REVIEW (SPR 2024-11), TO ALLOW A COMPREHENSIVE FAÇADE REMODEL TO AN EXISTING COMMERCIAL BUILDING, INCLUDING MINOR SITE (LANDSCAPING) IMPROVEMENTS ON A PROPERTY LOCATED AT 6399 ATLANTIC AVENUE, IN THE C-3 (HEAVY COMMERCIAL) ZONE.

WHEREAS, RFRM Collective, on behalf of ("the Applicant"), Yuli Ou, filed a complete application requesting the approval of a Site Plan Review (SPR 2024-11) described herein ("Application"); and

WHEREAS, the Application pertains to an approximate 11,362 square foot property with Los Angeles County Assessor's Parcel Number 6317-018-407, more commonly known as 6399 Atlantic Avenue, Bell California ("Property");

WHEREAS, the Applicant requests approval of a Site Plan Review (SPR) to allow a comprehensive façade remodel to an existing commercial building, including minor site (landscaping) improvements. Pursuant to Bell Municipal Code, Section 17.92.040(C)(1), a Site Plan Review shall be reviewed by the Planning Commission in the following circumstances: (a) when exceeding the Community Development Director's review threshold; or (b) when an application is forwarded by the Director in his or her discretion; and

WHEREAS, the City staff reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines") and determined that the project is exempt under a Class 1 Categorical Exemption pursuant to section 15301(a) (Existing Facilities) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

WHEREAS, notice of the Planning Commission special public hearing of April 3, 2024 was published in compliance with State law in a local newspaper of general circulation. In addition, a public notice was mailed 10 days in advance of the hearing to each property owner, occupants and resident within a 300-foot radius of the project site, indicating the date and time of the public hearing for SPR 2024-11 in accordance with California Government Code 65091; and

WHEREAS, on April 3, 2024 the Planning Commission held a special public hearing to receive public testimony and other evidence regarding the Application, including without limitation, information provided to the Planning Commission by City staff and public testimony; and

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its public hearing including, without limitation, the staff report submitted by the Community Development Department; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have been met**.**

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans, and Conditions of Approval ("Conditions") attached hereto as Exhibit "A," the Planning Commission hereby specifically finds as follows:

A. That the site plan is consistent with the goals and policies embodied in the general plan and other applicable plans and policies adopted by the council *in that the General Plan Land Use designation of the subject site is Commercial. Permitted uses in this designation include a wide range of neighborhood and general retail and service establishments, such as retail stores and offices, to accommodate the surrounding community. The project only proposes façade and landscaping improvements to an existing vacant building which is intended to be utilized by future retail and commercial businesses.*

Land Use and Sustainability Element Policy 1 is to "…promote development and land uses that are consistent with the General Plan that will address the current and future need of all of the residential and business sectors…" The proposed project is consistent with Land Use and Sustainability Element Policy 1 because it will revitalize an existing building consisting of a dated architectural theme, enhance the overall aesthetics, and accommodate tenant spaces for necessary retail and restaurant-oriented services to the local community.

B. **That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located** *in that the subject zoning district, C3, is intended to provide for commercial uses, equipment rental and sales, lumber yards, printers, repair shops, auto/trailer sales, and service-oriented business activities serving a community-wide need. The proposed project will revitalize an existing building consisting of a dated architectural theme, enhance the overall aesthetics, and accommodate tenant spaces for necessary retail and restaurant-oriented services to the local community*.

C. **That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city** *in that with recommended conditions, the project will consist of comprehensive facade renovations to the existing building. Other improvements will involve new landscaping within existing planter areas which will also enhance the exterior appearance of the existing building and the overall site. The proposed improvements will be compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area.*

D. **That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities** *in that with recommended conditions, the project will consist of comprehensive facade renovations to the existing building. Other*

improvements will involve new landscaping within existing planter areas which will also enhance the exterior appearance of the existing building and the overall site. The proposed improvements will be compatible with existing surrounding uses, therefore, will not adversely impact the subject site or surrounding area.

E. **That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare** *in that the subject site is located along Atlantic and Gage Avenues, which serve as two of the commercial land use corridors of the City. The site is suitable for commercial uses given that most of the surrounding uses are commercial and the properties are zoned for commercial uses as well. The proposed project design would enhance the appearance of the neighboring area and provide an adequate building design to accommodate necessary services for the local and neighboring communities. Therefore, it is expected that the proposed building and site improvements will not be detrimental to the public health, safety, or welfare of the City.*

SECTION 3. The Planning Commission reviewed the project's environmental impacts under the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, et seq., the "CEQA Guidelines") and finds the project to be exempt under a Class 1 Categorical Exemption pursuant to section 15301(a) (Existing Facilities) of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations); and

SECTION 4. The Planning Commission hereby approves SPR 2024-11 subject to the execution and fulfillment of Conditions of Approval set forth in Exhibit "A" attached to this Resolution.

SECTION 5. That the City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original Resolutions.

PASSED, APPROVED, AND ADOPTED this 3rd day of April 2024

_____
Luis Mesa, Chair

ATTEST:

_____
Angela Bustamante,
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Pam Lee, Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing **Resolution 2024-02PC** was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 3rd day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Exhibit "A"
CONDITIONS OF APPROVAL SPR 2024-11

Planning Division

1. The applicant shall agree to defend, indemnify and hold harmless the City of Bell, its agents, officers, and employees from any claim, action, or proceeding against the City of Bell or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Bell, its legislative body, advisory agencies, or administrative officers concerning the subject Application. The City of Bell will promptly notify the Applicant of any such claim, action, or proceeding against the City of Bell and the Applicant will either undertake the defense of the matter and pay the City's associated legal or other consultant costs or will advance funds to pay for the defense of the matter by the City Attorney. If the City of Bell fails to promptly notify the applicant of any such claim, action, or proceeding or fails to cooperate fully in the defense, the Applicant shall not, thereafter, be responsible for defending, indemnify or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the Applicant's consent, but should it do so, the City shall waive the indemnification herein, except the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

2. Except as set forth in subsequent conditions, all-inclusive, and subject to department corrections and conditions, the property shall be developed substantially in accordance with the applications, environmental assessment, and plans submitted.

3. All architectural detailing, including building materials, lighting, colors, façade improvements, finishes, and other details, shall be consistent with the submitted plans as approved by the Planning Division.

4. The proposed project shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

5. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Community Development Director.

6. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval, unless an extension has been granted by the Planning Commission.

7. All existing and/or proposed mechanical equipment and appurtenances, including electrical conduits, rain gutters, downspouts, vents, etc., whether located on the rooftop, ground level, or anywhere on the property, shall be adequately shielded/enclosed so as not to be visible from any public street and/or adjacent properties. Such shielding/enclosure of facilities shall be of compatible design related to the building structure for which such facilities are intended to serve and shall be installed prior to issuance of the Certificate of Occupancy.

8. An anti-graffiti finish, as approved by the Planning Division, shall be applied to all exterior building surfaces that are visible to the public and likely to attract graffiti prior to the issuance of the Certificate of Occupancy.

9. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.

10. A revised landscape plan design stamped by a licensed landscape architect be provided for the proposed scope of improvements, showing location, spacing, common name, botanical name, container size, quantity, and photos of all proposed new plant material, with distinct plant symbols for each specimen. The plan shall be submitted to and approved by the Planning Division, and such landscaping shall be installed and planted according to such approved plan, prior to being issued the certificate of occupancy and shall thereafter be continuously and permanently maintained.

11. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.

12. An alternative art feature shall be provided along the east or south building elevations and/or other alterations as may be proposed by the applicant to ensure that both elevations exhibit varying artwork and more-dynamic facades as deemed acceptable by the Director.

13. The applicant shall submit for staff review and approval manufacturer/product specifications of the specific lighting fixture designs and physical paint samples of the proposed color scheme prior to the issuance of building permits.

14. The applicant and property owner shall agree in writing to the above conditions.

Building & Safety

15. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.

16. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior to permit issuance.

17. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.

18. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided for alteration at the exterior wall to create new openings and at new framing at sloped roof and parapets.

19. Exterior accessible elements such as unit entrance door undergoing alternation shall comply with applicable State of California disability access regulations for accessibility.

20. Separate application and plan review is required for Electrical plans for installation of an additional electric meter.

21. Project shall comply with the CalGreen Non-Residential mandatory requirements.

24" x 36" Arch D - SHEET SIZE



PROJECT DIRECTORY

OWNER:
LIHAN 101 INTERNATIONAL INC.
6250 FIELDING STREET,
CHINO, CA 91710

ARCHITECT:
RFRM COLLECTIVE
2121 E 7TH PL
LOS ANGELES, CA 90021
213.500.0547

CONTRACTOR:
RE3 CONSTRUCTION GROUP
1137 S BRANNICK AVE,
LOS ANGELES, CA 90023
P: 800.490.4061

ZONING INFORMATION:

PROJECT ADDRESS:	6399 ATLANTIC AVE, BELL, CA 90201
ASSESSOR'S PARCEL NUMBER:	6317-018-407
LEGAL DESCRIPTION:	P M 241-87-88 LOT 3
ZONE(S):	C3 - HEAVY COMMERCIAL
TOTAL LOT AREA:	11,562 SF (LA COUNTY ASSESSOR)
BUILDING AREA:	EXISTING - 4,000 SF (PREVIOUS PERMIT) PROPOSED - 4,107 SF
ALLOWABLE FLOOR AREA RATIO	0.5 : 1
ALLOWABLE FLOOR AREA:	5,781 SF
PROPOSED FLOOR AREA RATIO:	0.35 : 1
PROPOSED FLOOR AREA:	4,107 SF
ALLOWABLE HEIGHT:	70'
PROPOSED HEIGHT:	30'
NUMBER OF STORIES:	EXISTING - 1 PROPOSED - 1
(E) EXISTING ON-SITE PARKING:	13 SPACES - STANDARD 1 SPACES - STANDARD ADA 1 SPACES - ADA VAN 15 SPACES TOTAL ADDITIONAL PARKING AVAILABLE BY RECIPROCAL EASEMENT AGREEMENT TOTAL PARKING PROVIDED 384 SPACES

BUILDING CODE INFORMATION:

TYPE OF CONSTRUCTION:
TYPE V-B

FIRE PROTECTION:
EXISTING NON SPRINKLERED

BUILDING OCCUPANCY:
GROUP M (MERCANTILE)
GROUP A-2 (RESTAURANT)

LA BUILDING CODE AREA PER TABLE 506.2:
ALLOWABLE AREA:
GROUP M: 9000 SF
GROUP A-2: 6000 SF

LA BUILDING CODE NO. OF STORIES PER TABLE 504.4:
ALLOWABLE NO. OF STORIES:
GROUP M: 1
GROUP A-2: 1

BUILDING LA BUILDING CODE AREA PER TABLE 504.3:
ALLOWABLE HEIGHT:
GROUP M: 40 FEET
GROUP A-2: 40 FEET

APPLICABLE CODES
CITY OF BELL MUNICIPAL CODE

2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ENERGY EFFECIENCY CODE (CEEC)
2022 CALIFORNIA GREEN BUILDING CODE (CGBS)

PROJECT DATA:

SCOPE OF WORK:

1. DEMOLITION OF EXISTING ROOF (PARTIAL), COLUMN CLADDING, EXTERIOR WALL, SIGNAGE, AND LIGHT FIXTURES.

2. DEMOLITION OF EXISTING SITE FEATURES SUCH AS LANDSCAPED AREAS.

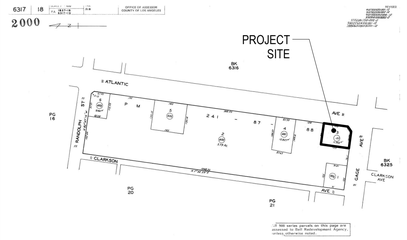
3. CONSTRUCTION OF FACADE IMPROVEMENTS INCLUDES NEW GLAZING AND ENTRY, ROOF, COLUMN CLADDING, SURFACE ARTICULATION, AWNINGS, AND SHADE STRUCTURE.

4. CONSTRUCTION OF SITE IMPROVEMENTS INCLUDES REPLACEMENT OF LANDSCAPING, CONCRETE SLAB FOR PATIO.

VICINITY MAP



ASSESSOR'S MAP



SHEET INDEX

GENERAL	
G000	TITLE SHEET
G001	RENDERINGS
ARCHITECTURAL DEMO	
AD100	DEMOLITION SITE PLAN
AD210	FIRST FLOOR DEMOLITION PLAN
AD230	ROOF DEMOLITION PLAN
AD300	DEMOLITION ELEVATIONS
AD301	DEMOLITION ELEVATIONS
ARCHITECTURAL	
A100A	(E) EXISTING SITE PLAN (FOR REFERENCE ONLY)
A100B	SITE PLAN
A101	ARCHITECTURAL LANDSCAPE PLAN
A210A	(E) EXISTING FIRST FLOOR PLAN (FOR REFERENCE ONLY)
A210B	FIRST FLOOR OVERALL PLAN
A230	ROOF OVERALL PLAN
A300	EXTERIOR ELEVATIONS (WEST) - EXISTING vs. PROPOSED
A301	EXTERIOR ELEVATIONS (SOUTH) - EXISTING vs. PROPOSED
A302	EXTERIOR ELEVATIONS (EAST) - EXISTING vs. PROPOSED
A303	EXTERIOR ELEVATIONS (NORTH) - EXISTING vs. PROPOSED
A304	MATERIAL BOARD
A400	BUILDING SECTIONS - CROSS
A401	BUILDING SECTIONS - CROSS
A402	BUILDING SECTIONS - LONG
A403	BUILDING SECTIONS - LONG
A500	WALL SECTIONS
A501	WALL SECTIONS
A700	ENLARGED PLANS AND ELEVATIONS - OUTDOOR PATIO
A920	EXTERIOR DETAILS

AHJ STAMP

RFRM

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

TITLE SHEET

PROJECT NORTH

TRUE NORTH

Project Number

G000

Last Saved: 3/11/2024 4:31:00 AM by: Author
Sheet Plotted: 3/11/2024 4:31:00 AM
Drawing File Name: C:\Users\RFRM-05-2018\Documents\MCF-C Arch Central_Glvaco.rvt

24" x 36" Arch D -SHEET SIZE



NORTH ELEVATION 4



EAST ELEVATION 3



SOUTH ELEVATION 2



WEST ELEVATION 1

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

RENDERINGS

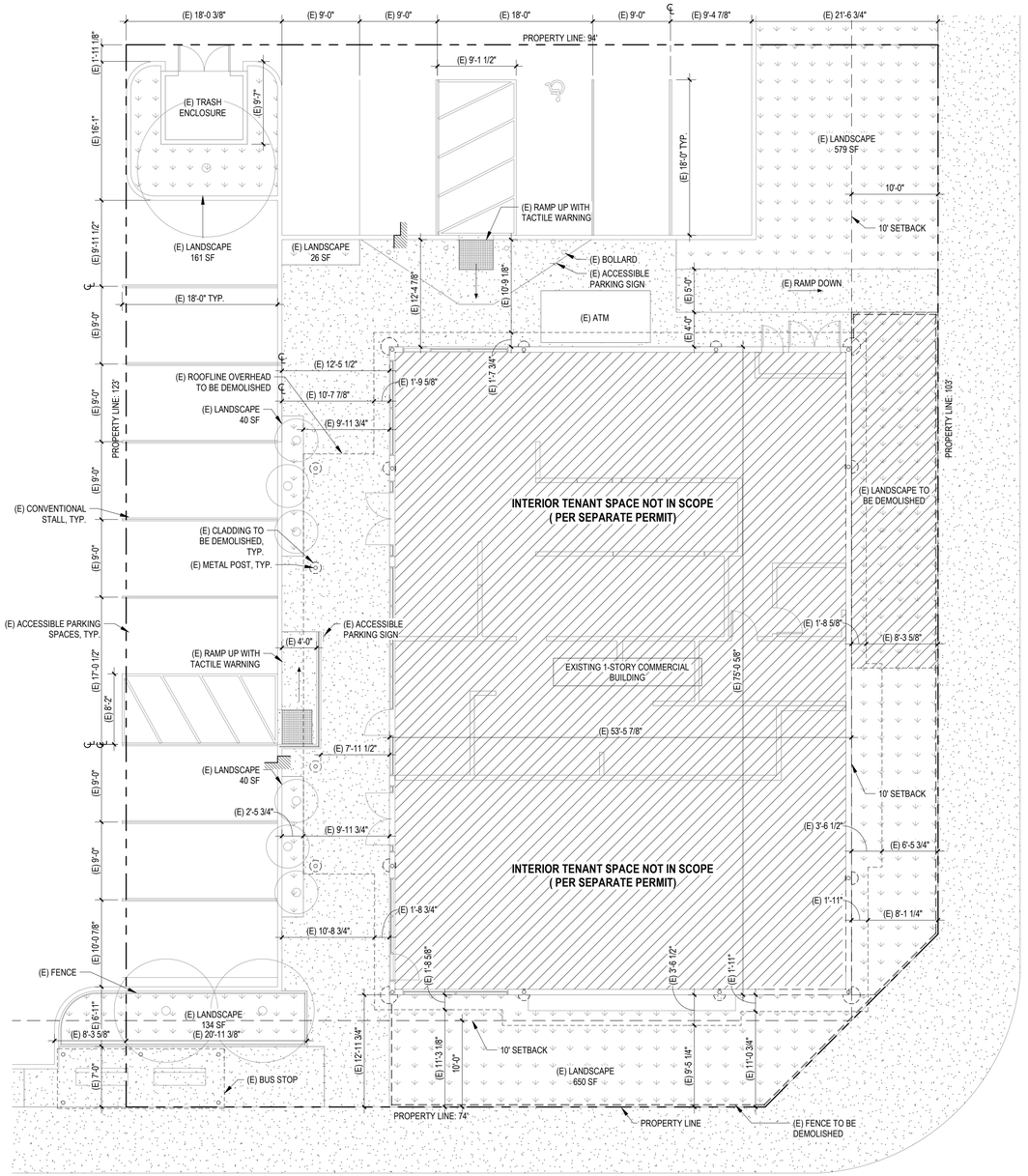
PROJECT NORTH TRUE NORTH

Project Number

G001

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Drawing File Name: C:\Users\RFRM-05-2019\Documents\MCF-C Arch Central_Gilvieco.rvt

24" x 36" Arch D - SHEET SIZE



DEMOLITION SITE PLAN 1

SCALE: 1/8" = 1'-0"

KEYNOTES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

DEMOLITION SITE PLAN

PROJECT NORTH

TRUE NORTH

Project Number

AD100

AHJ STAMP

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Drawing File Name: C:\Users\RFRM-05-2018\Documents\MCF-C Arch Central_Olivaco.rvt



FIRST FLOOR DEMOLITION PLAN

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

1

KEYNOTES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
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NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

FIRST FLOOR DEMOLITION PLAN

PROJECT NORTH

TRUE NORTH

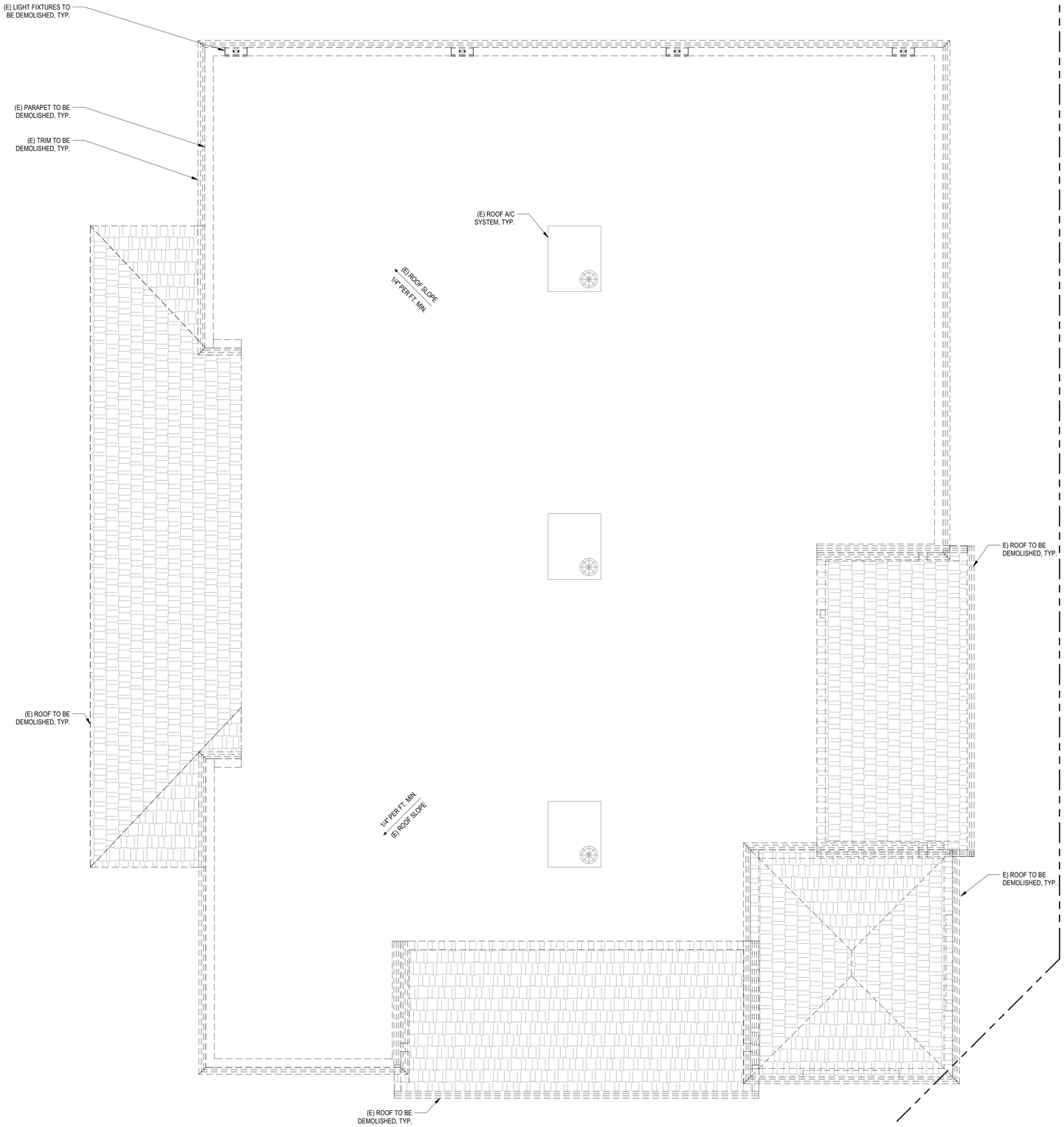
Project Number

AD210

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Drawing File Name: C:\Users\RFRM-05-2018\Documents\MCF-C Arch Central_Glvaeco.rvt

24" x 36" Arch D -SHEET SIZE



ROOF DEMOLITION PLAN 1

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

KEYNOTES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

ROOF DEMOLITION PLAN

PROJECT NORTH TRUE NORTH

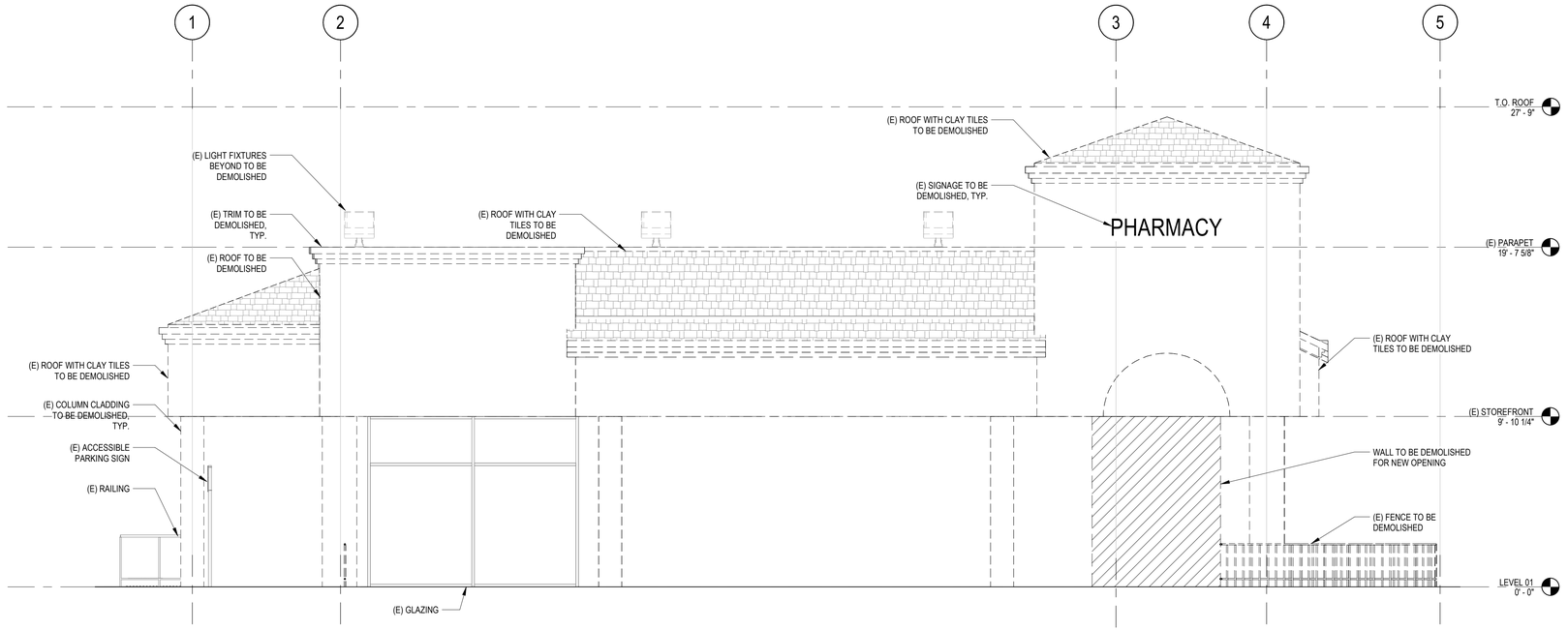
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AD230

AHJ STAMP

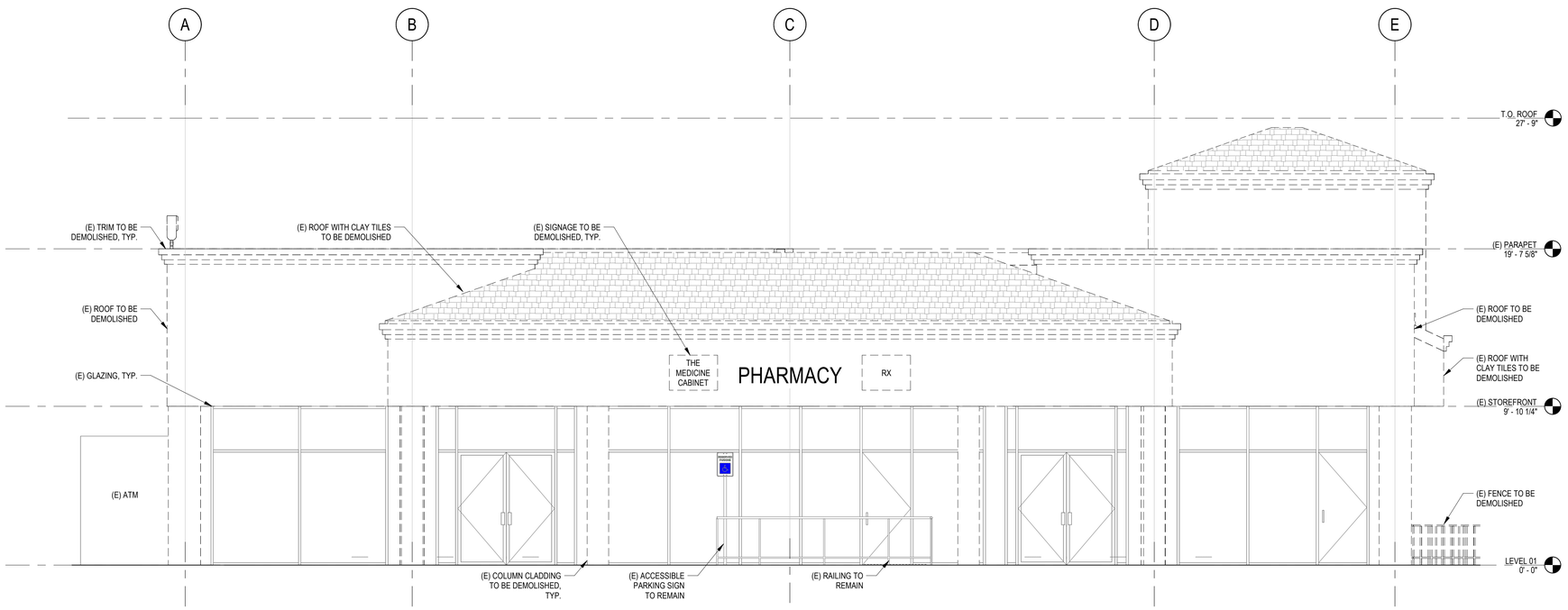
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Sheet Plotted: 3/11/2024 4:30:56 AM
Drawing File Name: C:\Users\RFRM-05-2018\Documents\MCF-C Arch Central_Glviseo.rvt

24" x 36" Arch D -SHEET SIZE



DEMOLITION SOUTH ELEVATION 2

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



DEMOLITION WEST ELEVATION 1

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

KEYNOTES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24
NO.	DESCRIPTION:	DATE:

ISSUES

DEMOLITION ELEVATIONS

PROJECT NORTH

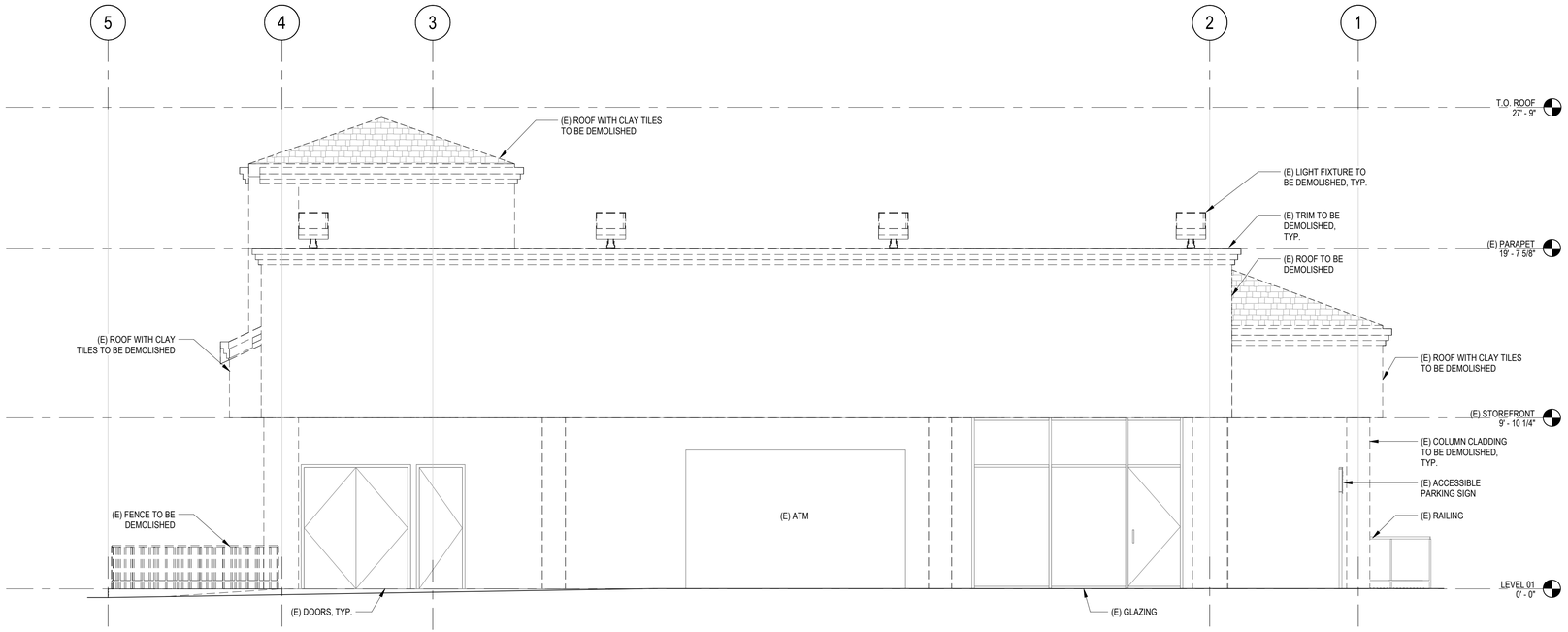
TRUE NORTH

Project Number

AD300

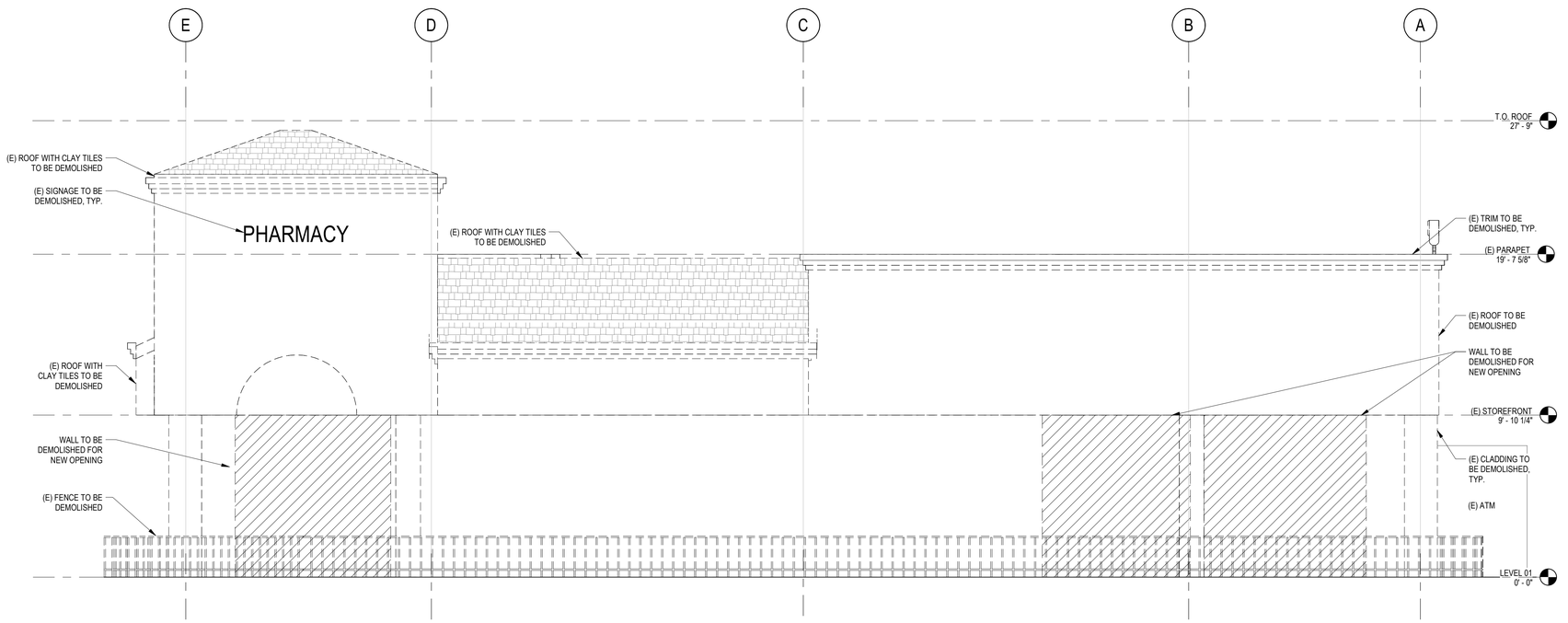
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Sheet Plotted: 3/11/2024 4:30:58 AM
Drawing File Name: C:\Users\RFRM-05-2018\Documents\MCF-C Arch Central_Glvaeco.rvt

24" x 36" Arch D -SHEET SIZE



DEMOLITION NORTH ELEVATION 2

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



DEMOLITION EAST ELEVATION 1

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

KEYNOTES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24
NO.	DESCRIPTION:	DATE:

ISSUES

DEMOLITION ELEVATIONS

PROJECT NORTH

TRUE NORTH

Project Number

AD301

AHJ STAMP

Last Saved: 3/11/2024 4:30:59 AM by: Author
Sheet Plotted: 3/11/2024 4:30:59 AM
Drawing File Name: C:\Users\RFRM-05-2018\Documents\MCF-C Arch Central_Glviseo.rvt

(E) EXISTING SITE PLAN 1

SCALE: 1/2" = 1'-0"

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

(E) EXISTING SITE PLAN (FOR REFERENCE ONLY)

PROJECT NORTH

TRUE NORTH

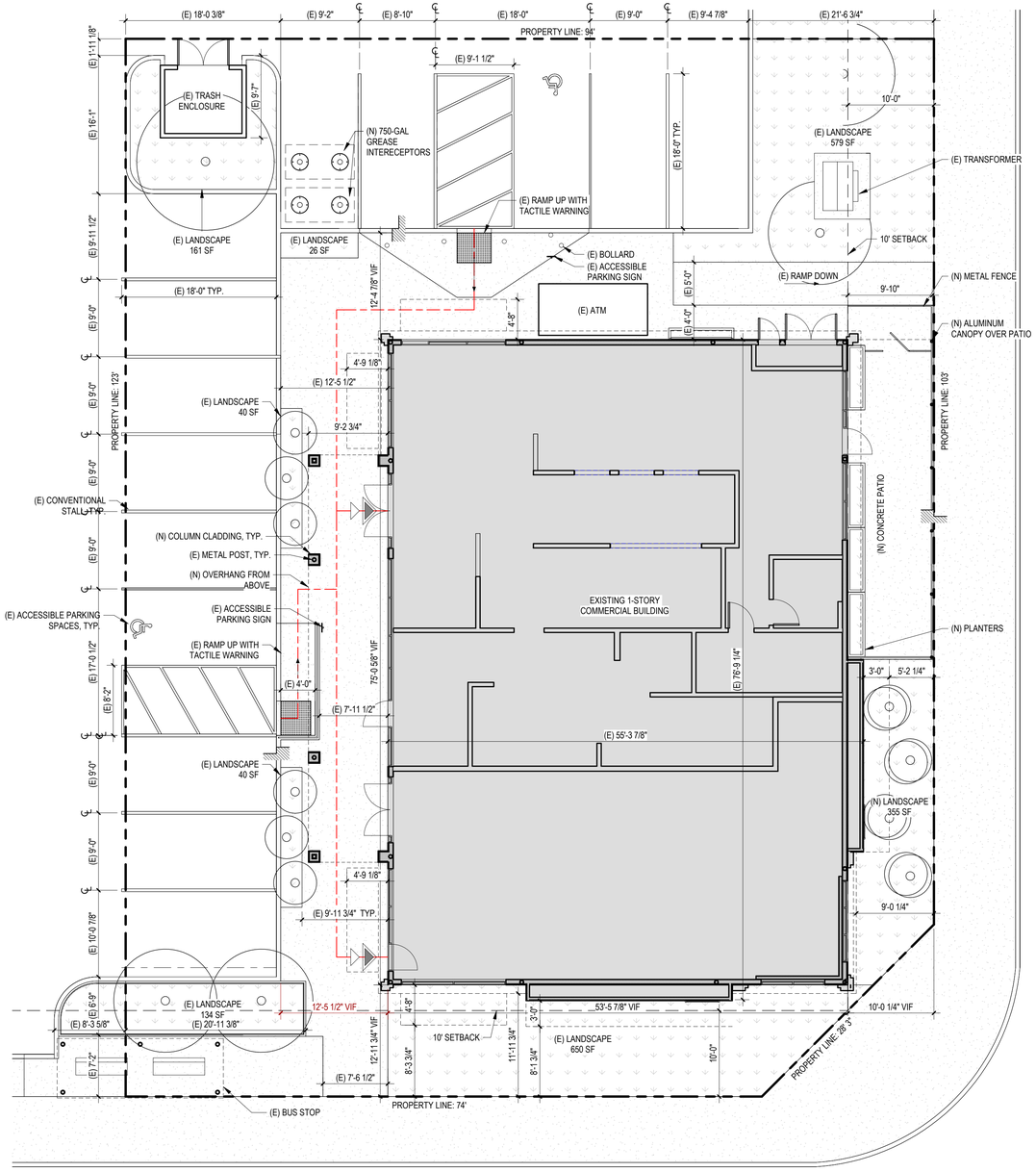
Project Number

A100A

24" x 36" Arch D - SHEET SIZE

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Sheet Plotted: 3/11/2024 4:30:30 AM
Drawing File Name: C:\Users\RFRM-06-2018\Documents\MCF-C Arch Central_Glviseo.rvt

24" x 36" Arch D -SHEET SIZE



(N) PROPOSED SITE PLAN 1

SCALE: 1/8" = 1'-0"

KEYNOTES

GENERAL NOTES

1. TENANT PLANS SHOWN FOR REFERENCE ONLY. UNDER SEPARATE PERMIT.

LANDSCAPE NOTES

1. PROPOSED LANDSCAPE CALCULATIONS: LANDSCAPING AREA TOTAL: 1960 SF

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

SITE PLAN

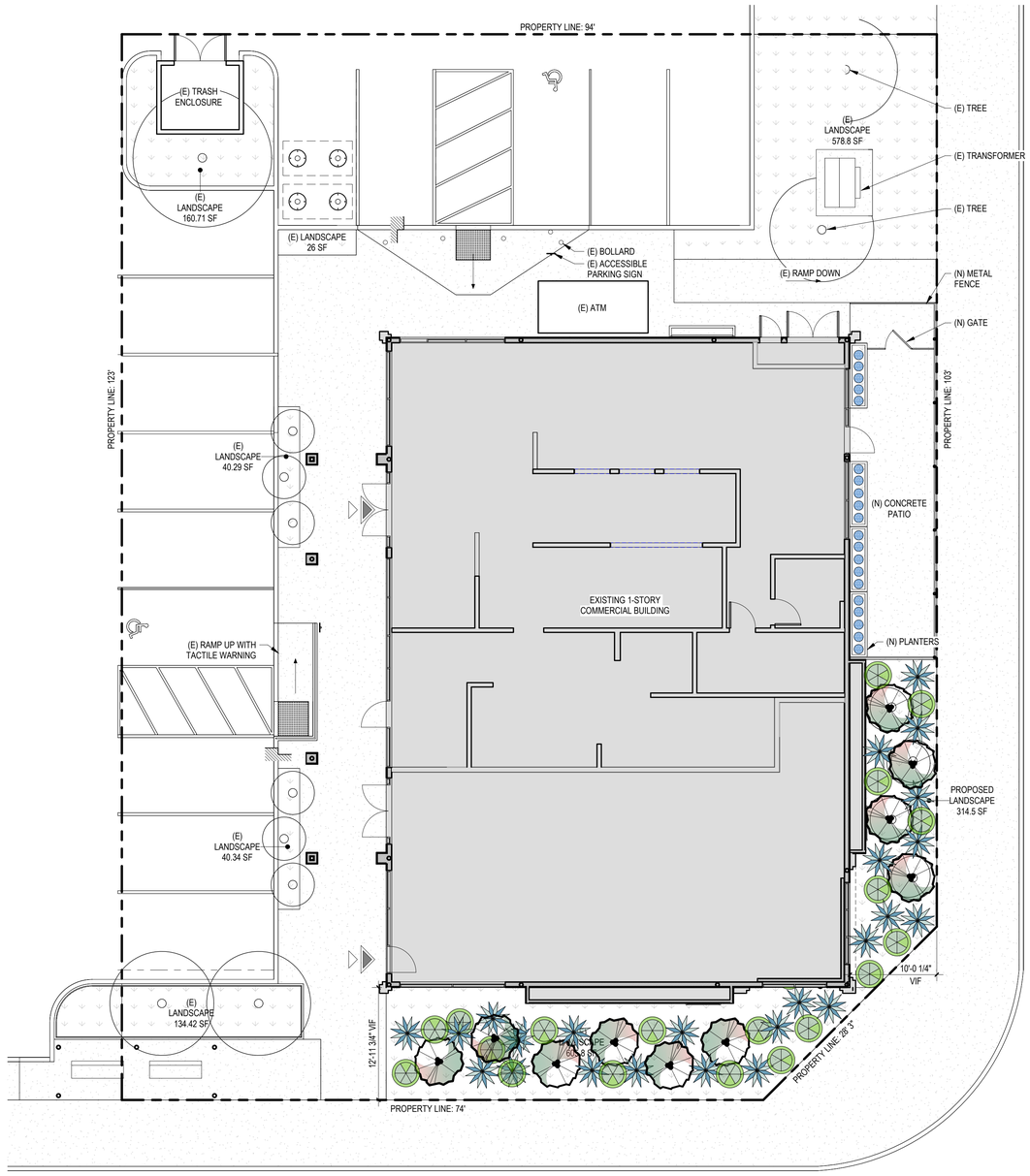
PROJECT NORTH TRUE NORTH

Project Number

A100B

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Drawing File Name:C:\Users\jravie\Documents\Architecture Work\03. RFRM Collective\MCF-C - Medicine Cabinet\MCF-C Revit\MCF-C Arch Central.rvt

24" x 36" Arch D - SHEET SIZE



SITE PLAN - GROUND FLOOR

SCALE: 1/8" = 1'-0"

1

KEYNOTES

LANDSCAPE NOTES

1. PROPOSED LANDSCAPE CALCULATIONS: LANDSCAPING AREA TOTAL: 1960 SF

LANDSCAPE AREA	
NAME	**AREA**
(E) LANDSCAPE	1,560.35 SF
PROPOSED LANDSCAPE	314.5 SF
TOTAL	1,874.86 SF

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

ARCHITECTURAL LANDSCAPE PLAN

PROJECT NORTH

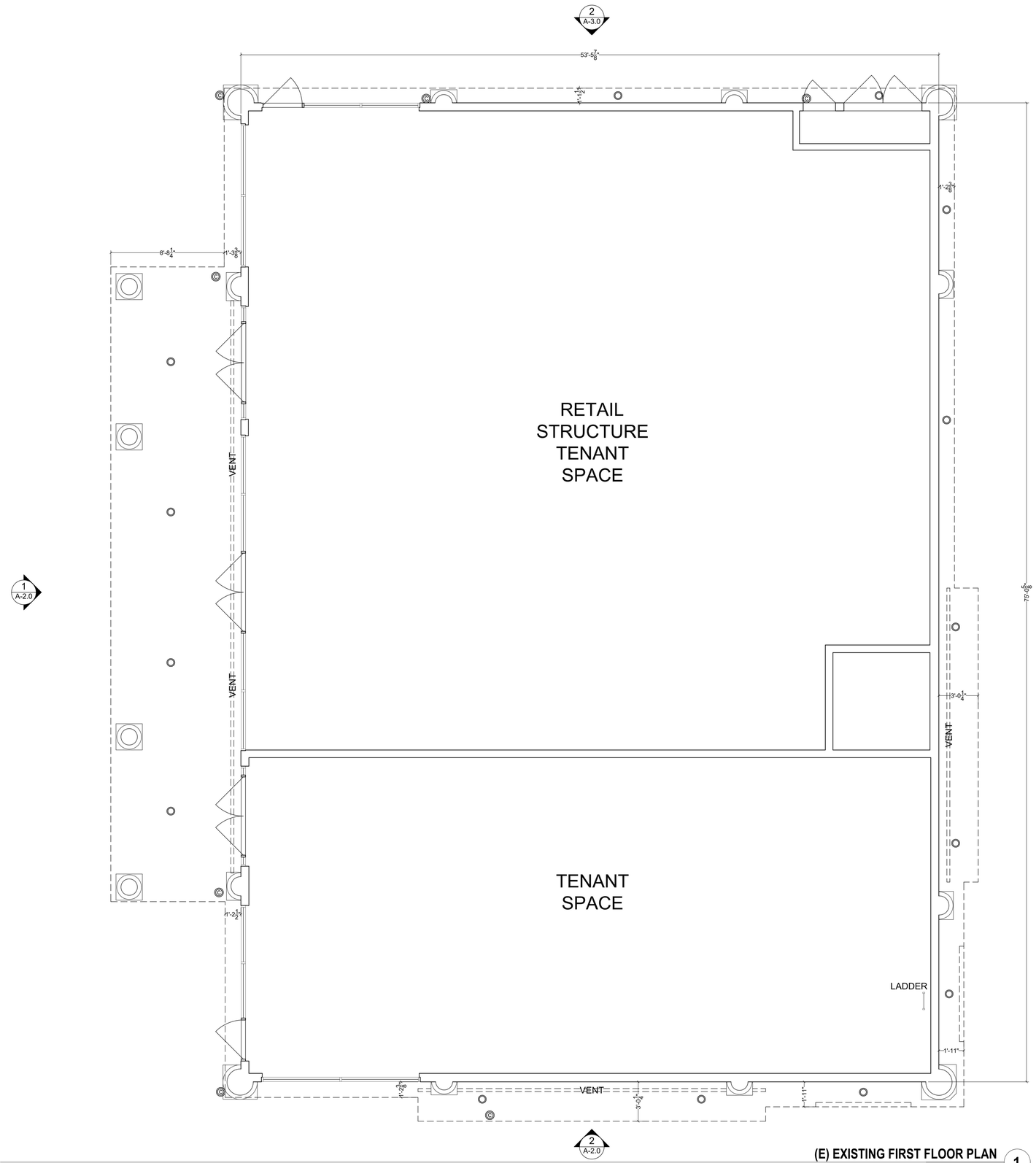
TRUE NORTH

Project Number

A101

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24" x 36" Arch D -SHEET SIZE



(E) EXISTING FIRST FLOOR PLAN 1

AHJ STAMP

SCALE 1/4" = 1'-0"

RFRM

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

(E) EXISTING FIRST FLOOR PLAN (FOR REFERENCE ONLY)

PROJECT NORTH

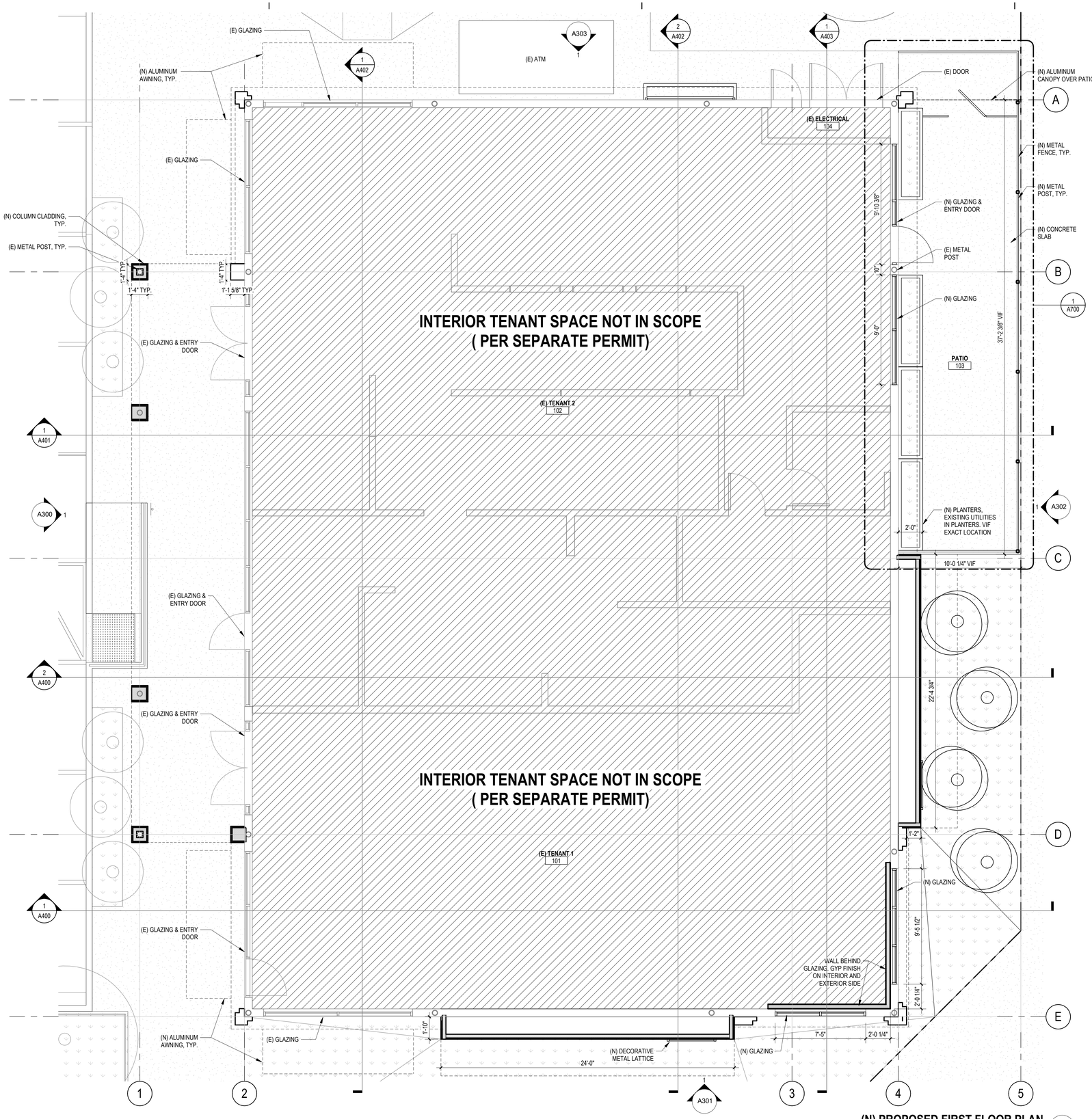
TRUE NORTH

Project Number

A210A

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Drawing File Name: C:\Users\RFRM-05-2018\Documents\MCF-C Arch Central_Glviseo.rvt

24" x 36" Arch D - SHEET SIZE



(N) PROPOSED FIRST FLOOR PLAN 1

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

KEYNOTES

DIMENSION LEGEND

1" — DIMENSION STUD TO STUD CONSTRUCTION AND DIMENSION PLAN ONLY. GENERAL DIMENSIONS ON ALL OTHER PLANS

1" — DIMENSION FINISH TO FINISH

AHJ STAMP

RFRM

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

FIRST FLOOR OVERALL PLAN

PROJECT NORTH

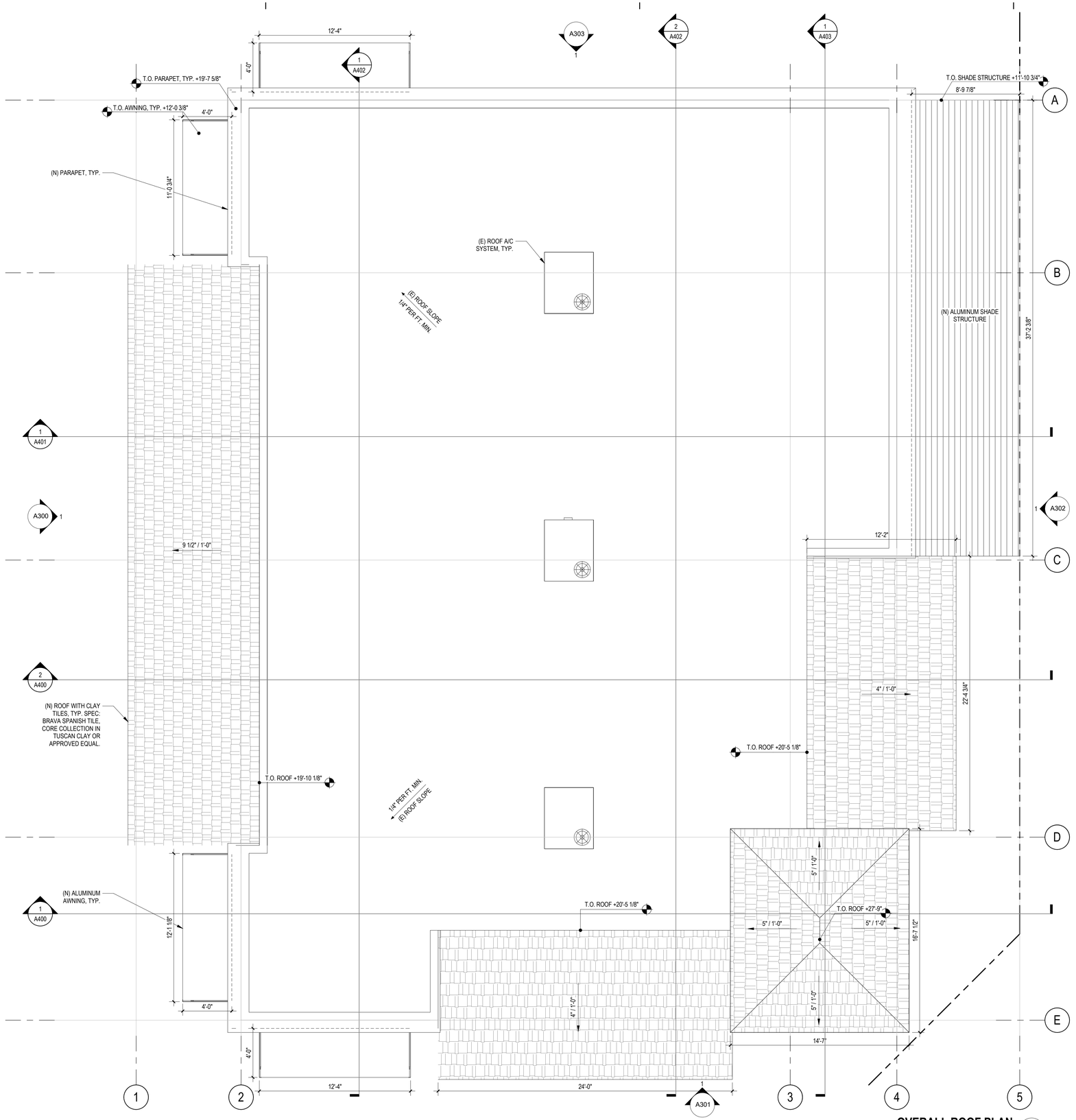
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Project Number

A210B

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24" x 36" Arch D - SHEET SIZE



OVERALL ROOF PLAN 1

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

KEYNOTES

DIMENSION LEGEND

1" — DIMENSION STUD TO STUD CONSTRUCTION AND DIMENSION PLAN ONLY. GENERAL DIMENSIONS ON ALL OTHER PLANS

1" — DIMENSION FINISH TO FINISH

AHJ STAMP

RFRM

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
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-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

ROOF OVERALL PLAN

PROJECT NORTH

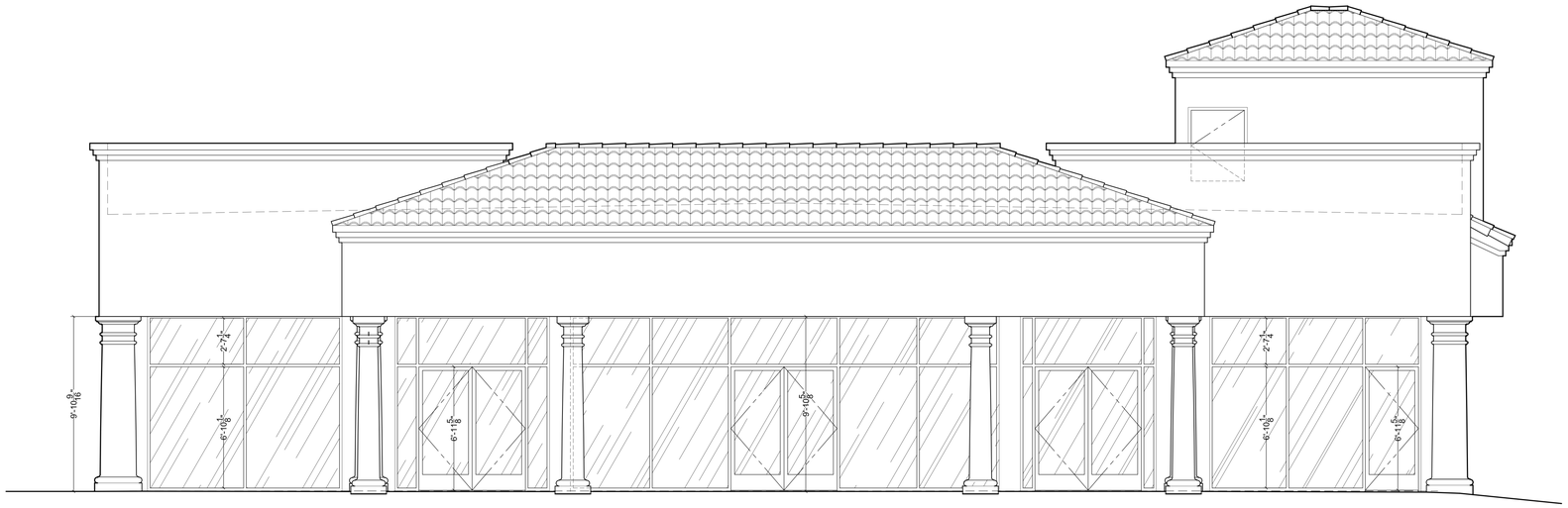
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Project Number

A230

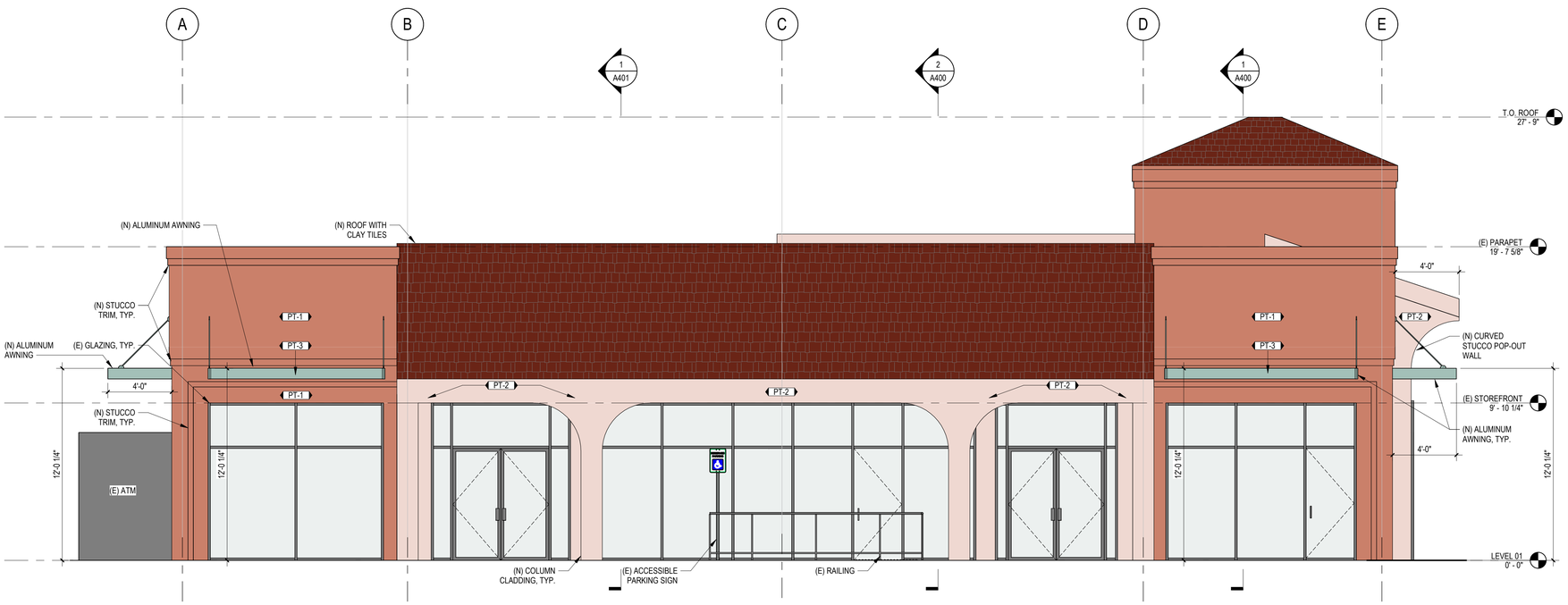
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24" x 36" Arch D -SHEET SIZE



(E) EXISTING EXTERIOR WEST ELEVATION 2

SCALE: 12" = 1'-0"



(N) PROPOSED EXTERIOR WEST ELEVATION 1

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

KEYNOTES

GENERAL NOTES:
1. SEE SHEET A302 FOR PAINT TYPES

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PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

EXTERIOR ELEVATIONS (WEST) - EXISTING vs. PROPOSED

PROJECT NORTH

TRUE NORTH

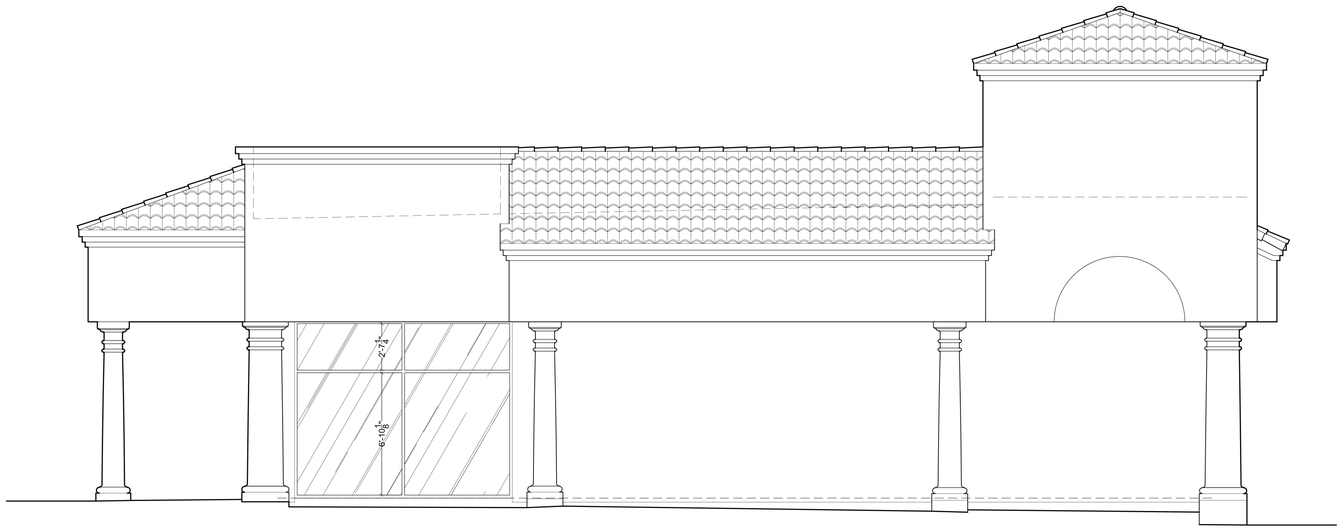
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A300

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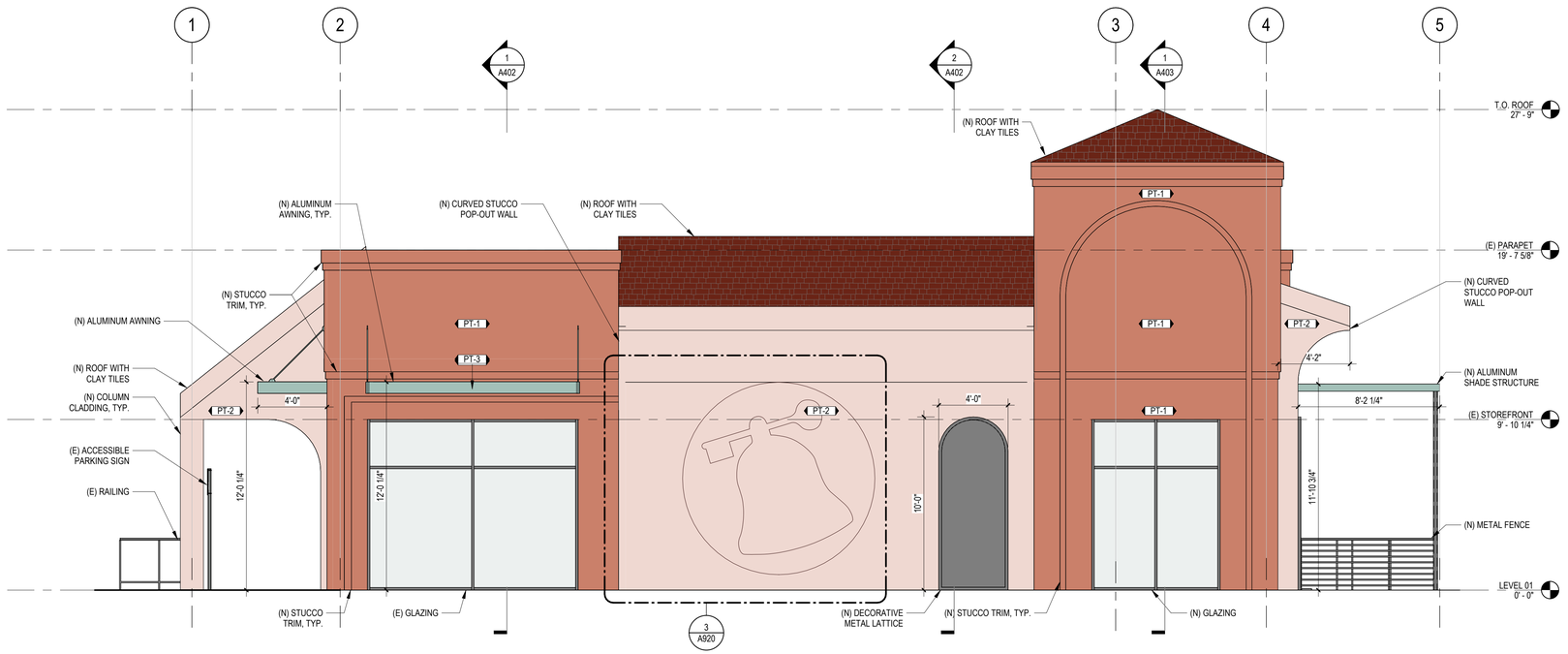
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24" x 36" Arch D -SHEET SIZE



(E) EXISTING EXTERIOR SOUTH ELEVATION 2

SCALE: 12" = 1'-0"



(N) PROPOSED EXTERIOR SOUTH ELEVATION 1

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

KEYNOTES

GENERAL NOTES:
1. SEE SHEET A302 FOR PAINT TYPES

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

EXTERIOR ELEVATIONS (SOUTH) - EXISTING vs. PROPOSED

PROJECT NORTH

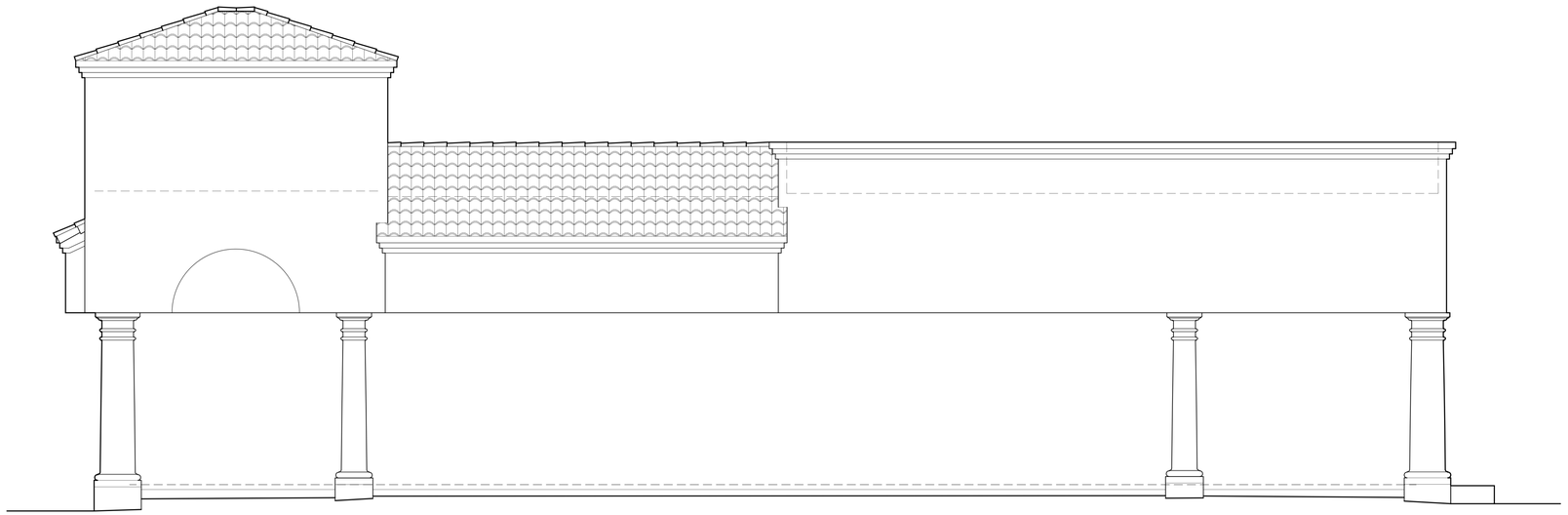
TRUE NORTH

Project Number

A301

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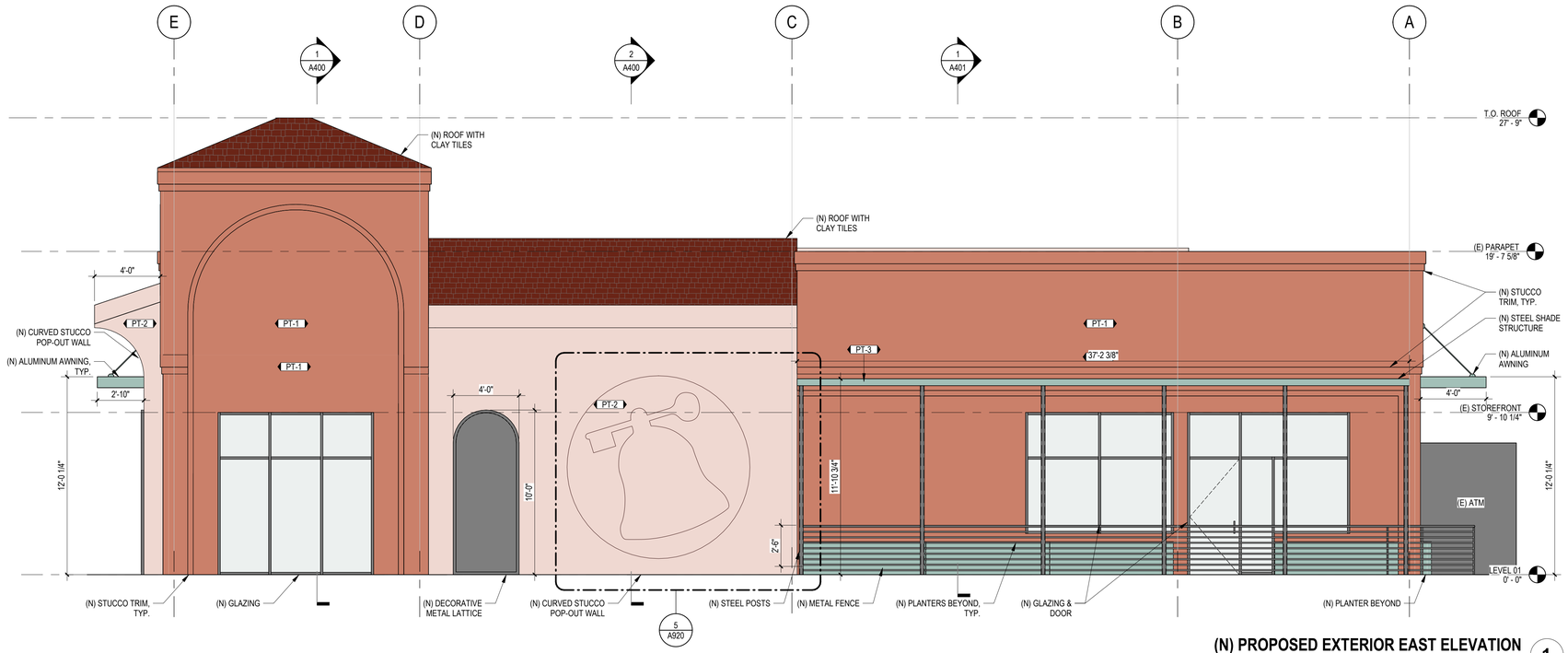
24" x 36" Arch D - SHEET SIZE



(E) EXISTING EXTERIOR EAST ELEVATION

SCALE: 12" = 1'-0"

2



(N) PROPOSED EXTERIOR EAST ELEVATION

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

1

KEYNOTES

GENERAL NOTES:
1. SEE SHEET A302 FOR PAINT TYPES

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
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-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

EXTERIOR ELEVATIONS (EAST) - EXISTING vs. PROPOSED

PROJECT NORTH

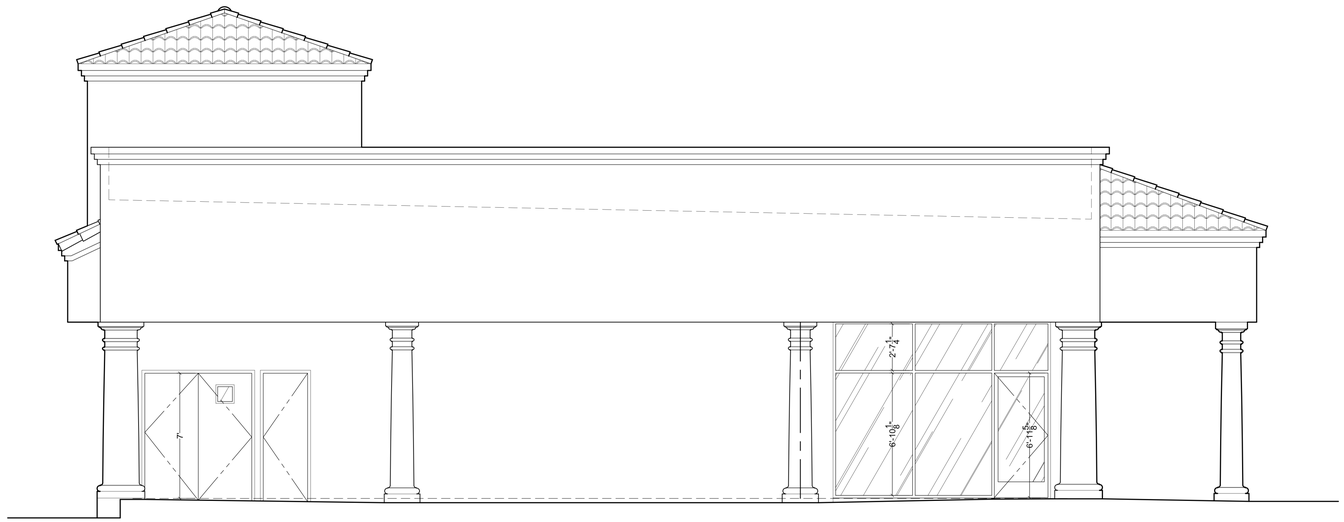
TRUE NORTH

Project Number

A302

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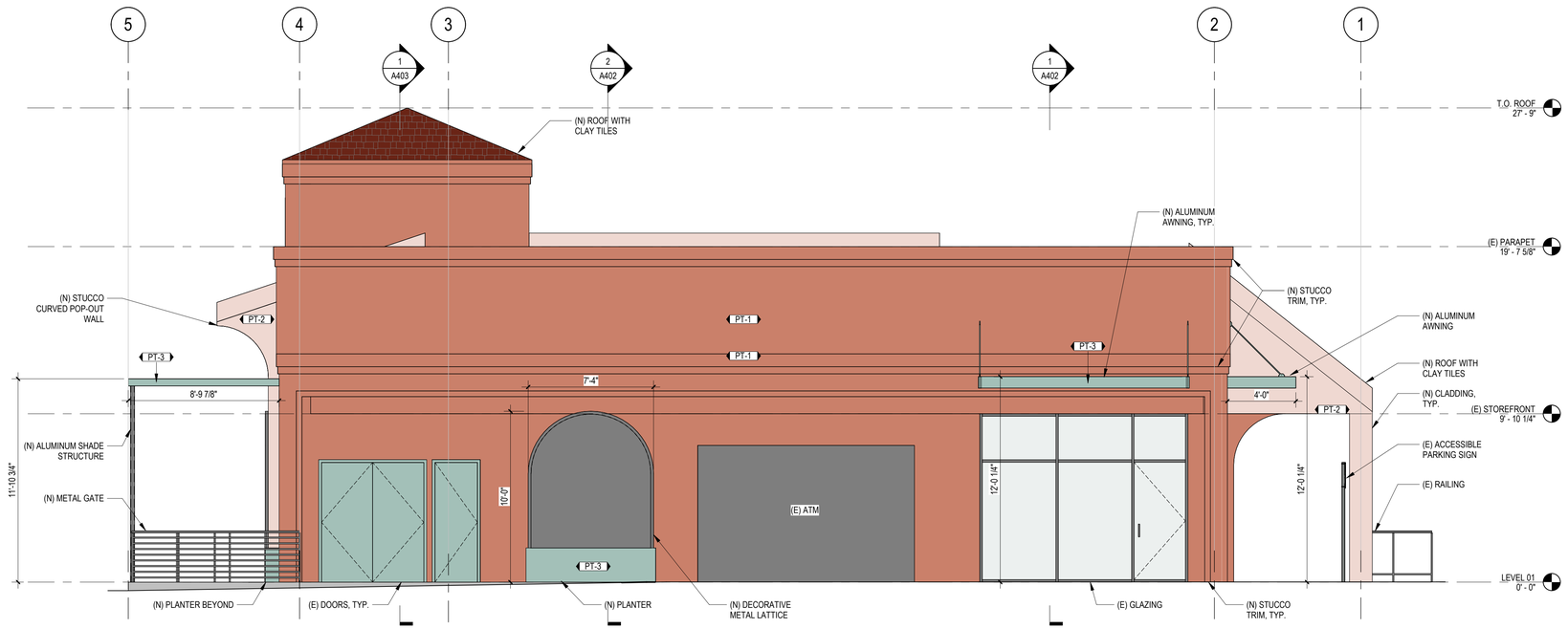
24" x 36" Arch D -SHEET SIZE



(E) EXISTING EXTERIOR NORTH ELEVATION

SCALE: 12" = 1'-0"

2



(N) PROPOSED EXTERIOR NORTH ELEVATION

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

1

KEYNOTES

GENERAL NOTES:
1. SEE SHEET A302 FOR PAINT TYPES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

EXTERIOR ELEVATIONS (NORTH) - EXISTING vs. PROPOSED

PROJECT NORTH

TRUE NORTH

Project Number

A303

AHJ STAMP

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24" x 36" Arch D -SHEET SIZE





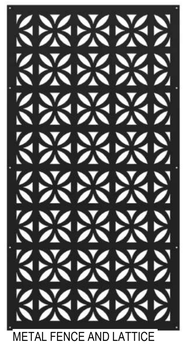
METAL LATTICE



CLAY ROOF TILES



ALUMINIUM AWNINGS TO BE PAINTED PT-3

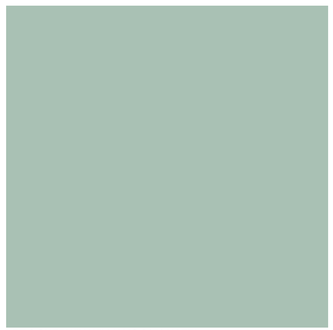


METAL FENCE AND LATTICE BREEZE PATTERN



PT-1 SHERWIN WILLIAMS 6628 ROBUST ORANGE

PT-2 SHERWIN WILLIAMS 6631 NAIVE PEACH



PT-3 SHERWIN WILLIAMS 6471 HAZEL



EXISTING STUCCO TEXTURE TO BE REPAINTED AND APPLIED TO NEW STUCCO

KEYNOTES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24
	PLANNING SUBMITTAL	02.05.24

ISSUES

MATERIAL BOARD

PROJECT NORTH

TRUE NORTH

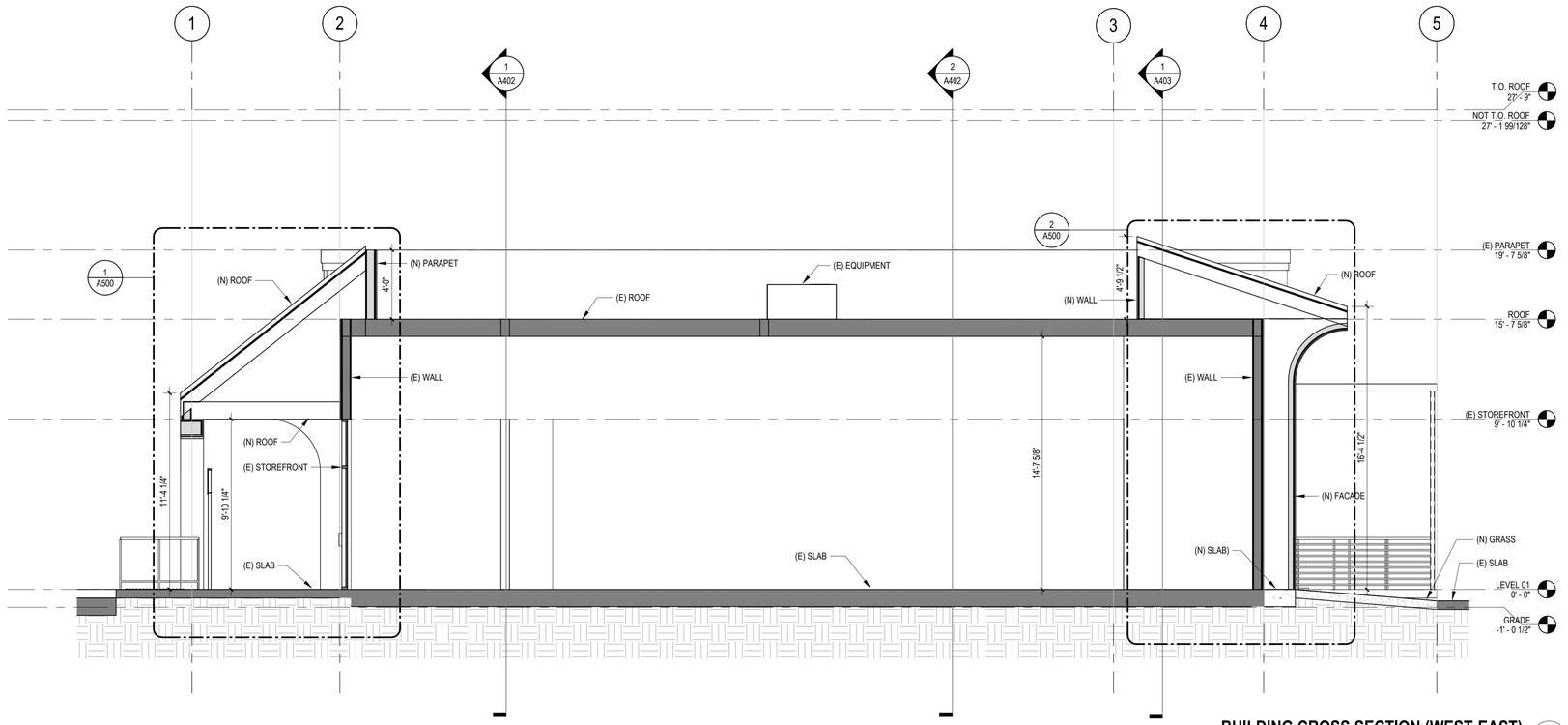
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A304

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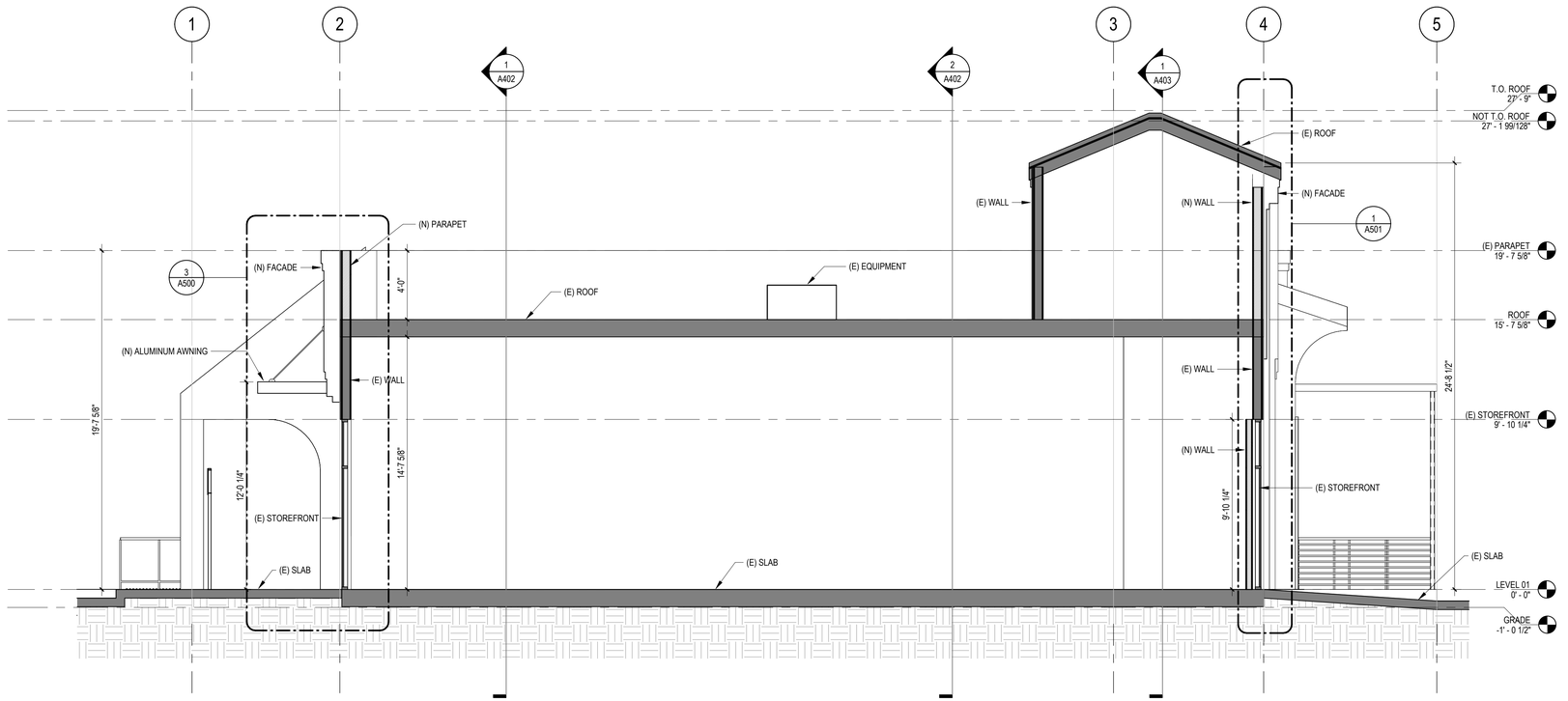
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24" x 36" Arch D -SHEET SIZE



BUILDING CROSS SECTION (WEST-EAST) 2

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



BUILDING CROSS SECTION (WEST-EAST) 1

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

KEYNOTES

AHJ STAMP

RFRM

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

BUILDING SECTIONS - CROSS

PROJECT NORTH

TRUE NORTH

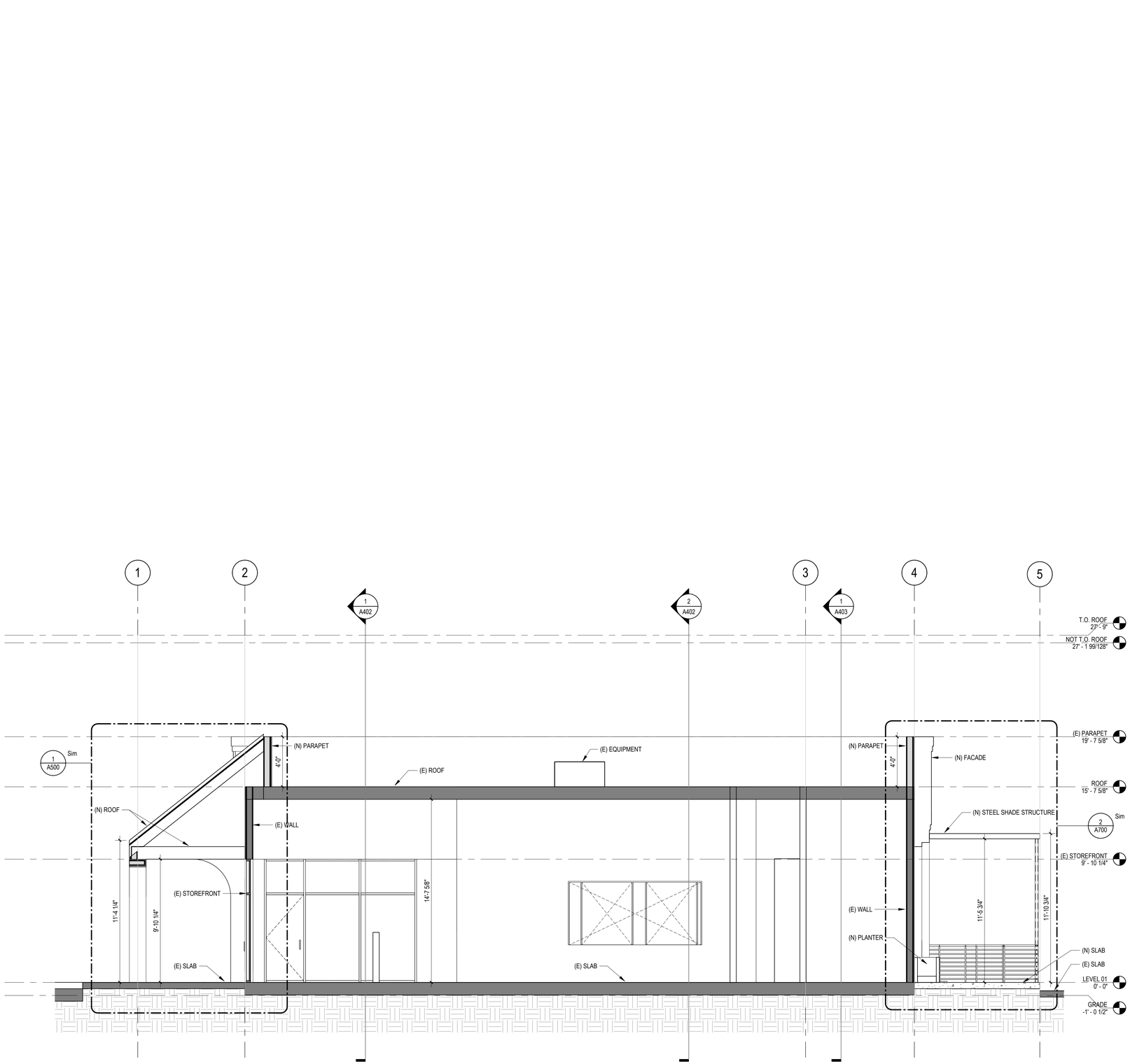
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24" x 36" Arch D - SHEET SIZE

KEYNOTES



BUILDING CROSS SECTION (WEST-EAST) 1

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

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

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NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

BUILDING SECTIONS - CROSS

PROJECT NORTH

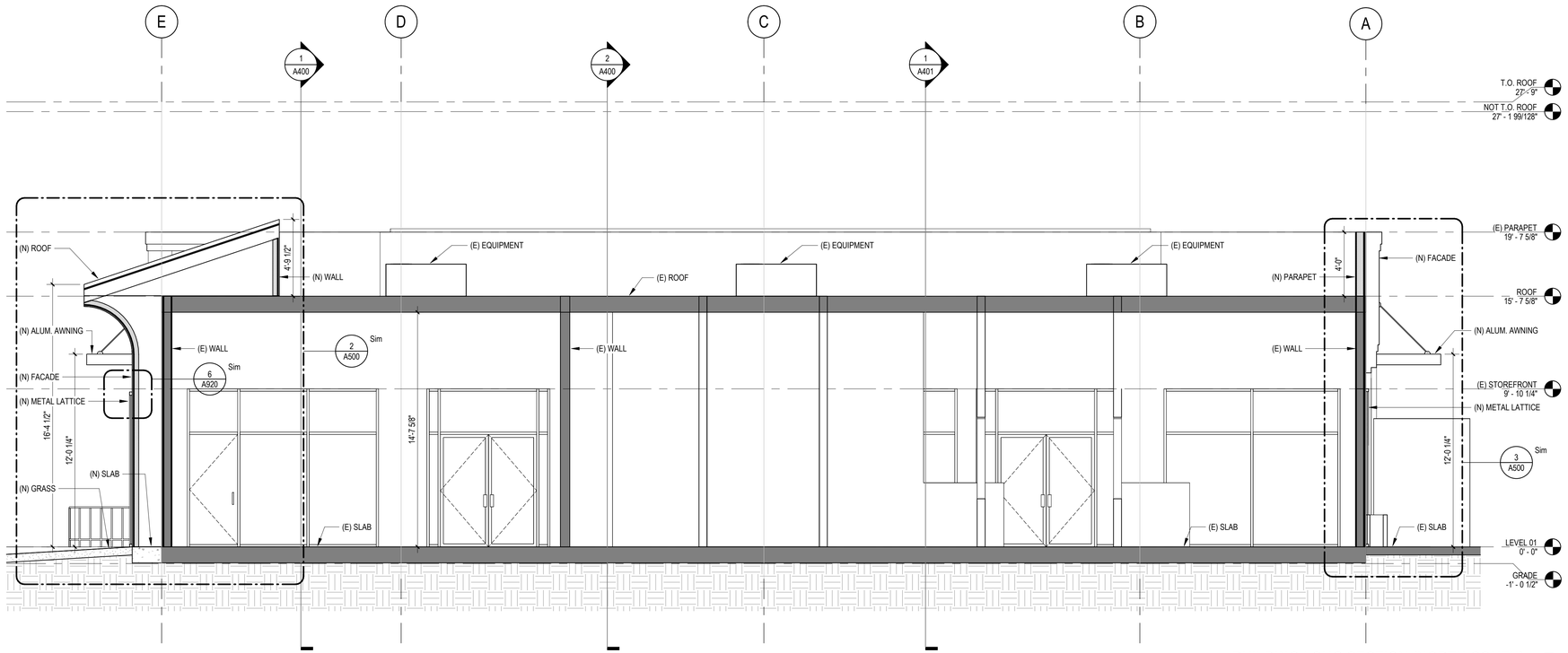
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Project Number

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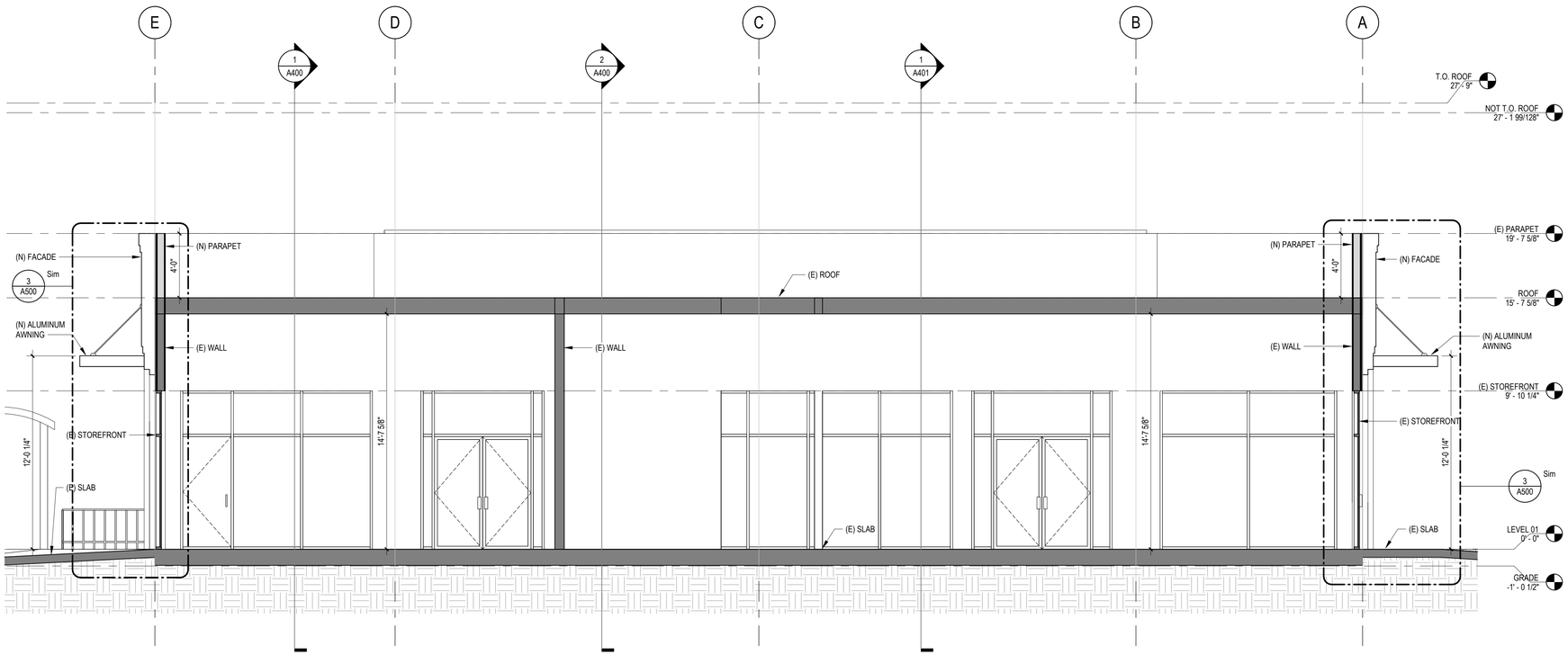
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24" x 36" Arch D -SHEET SIZE



BUILDING LONG SECTION (NORTH-SOUTH) 2

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



BUILDING LONG SECTION (SOUTH-NORTH) 1

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

KEYNOTES

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
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NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

BUILDING SECTIONS - LONG

PROJECT NORTH

TRUE NORTH

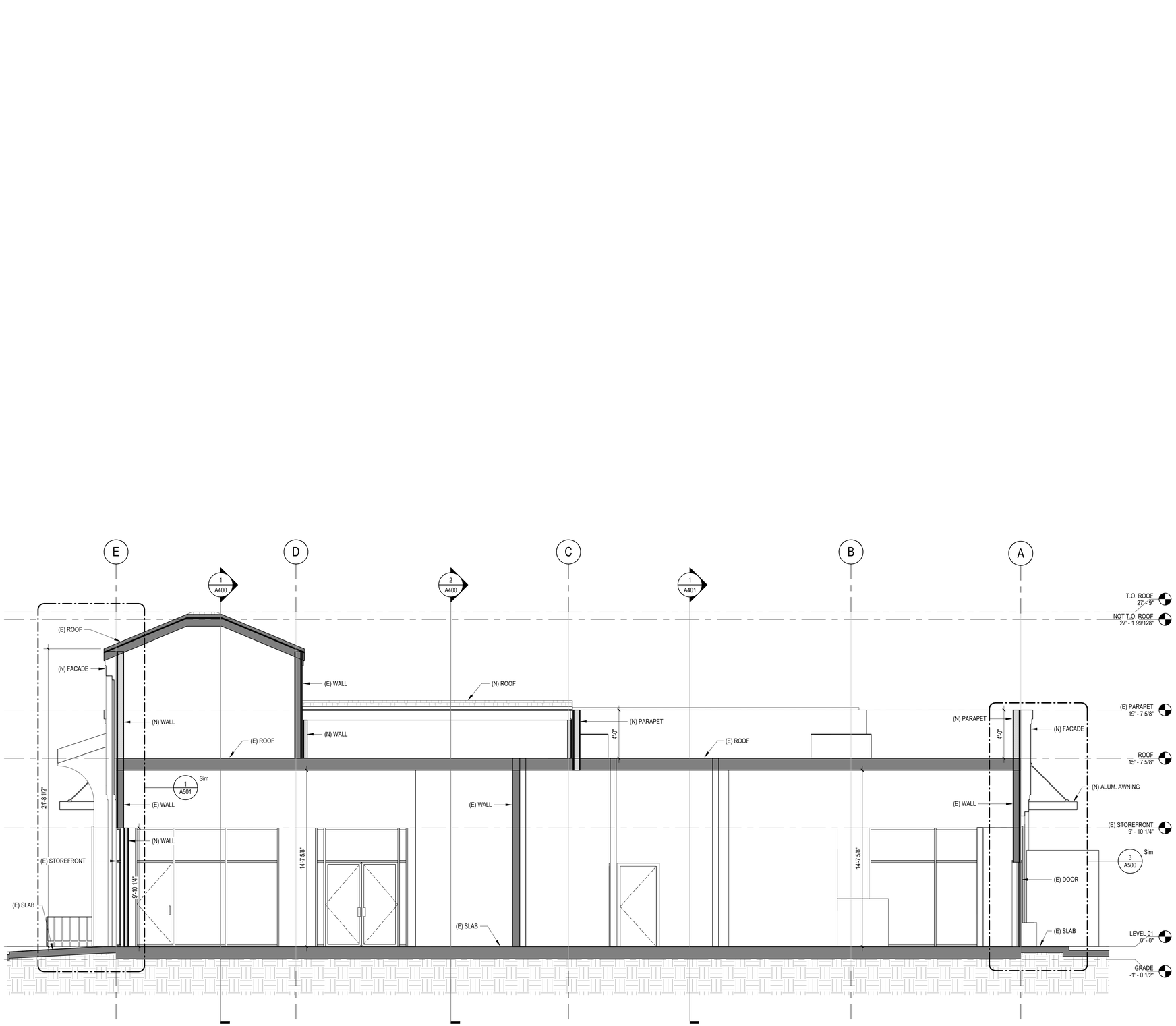
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24" x 36" Arch D - SHEET SIZE

KEYNOTES



BUILDING LONG SECTION (NORTH-SOUTH) 1

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

AHJ STAMP

RFRM

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

BUILDING SECTIONS - LONG

PROJECT NORTH

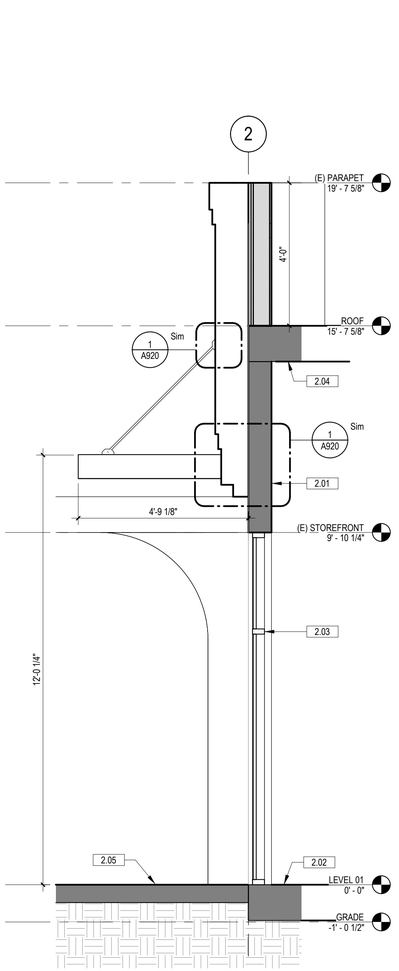
TRUE NORTH

Project Number

A403

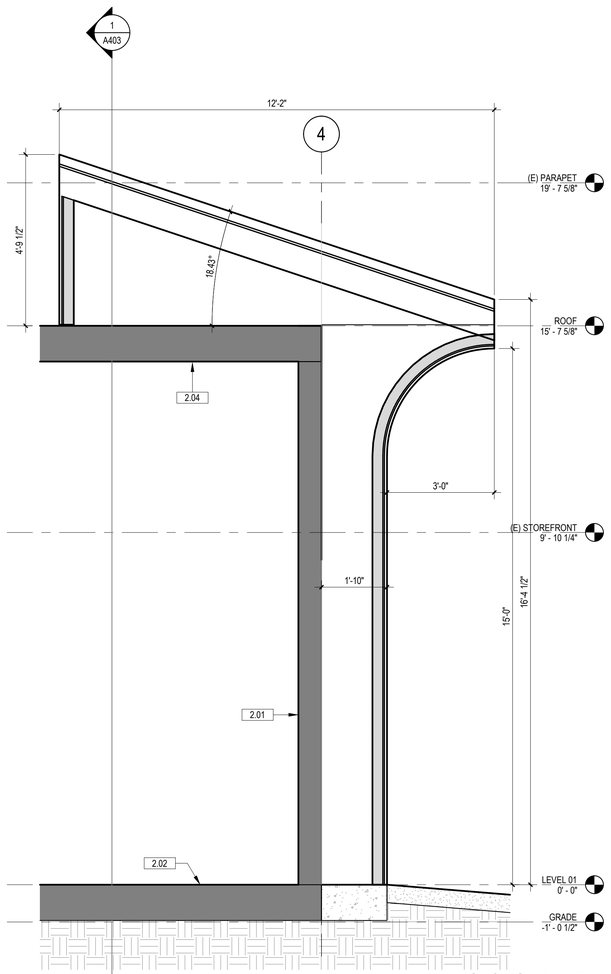
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24" x 36" Arch D - SHEET SIZE



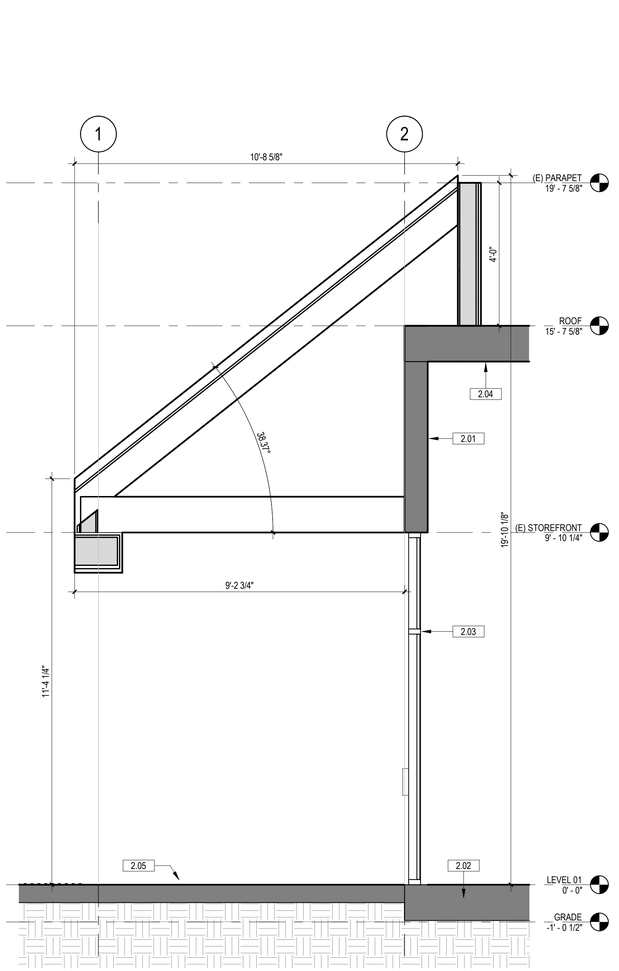
WALL SECTION 3 — 3

SCALE: 1/2" = 1'-0"



WALL SECTION 2 — 2

SCALE: 1/2" = 1'-0"



WALL SECTION 1 — 1

SCALE: 1/2" = 1'-0"

KEYNOTES

2.01 EXISTING EXTERIOR WALL TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.02 EXISTING CONCRETE SLAB TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.03 EXISTING STOREFRONT TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.04 EXISTING ROOF TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.05 EXISTING SIDEWALK TO BE PROTECTED FOR DURATION OF CONSTRUCTION.

AHJ STAMP

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

WALL SECTIONS

PROJECT NORTH

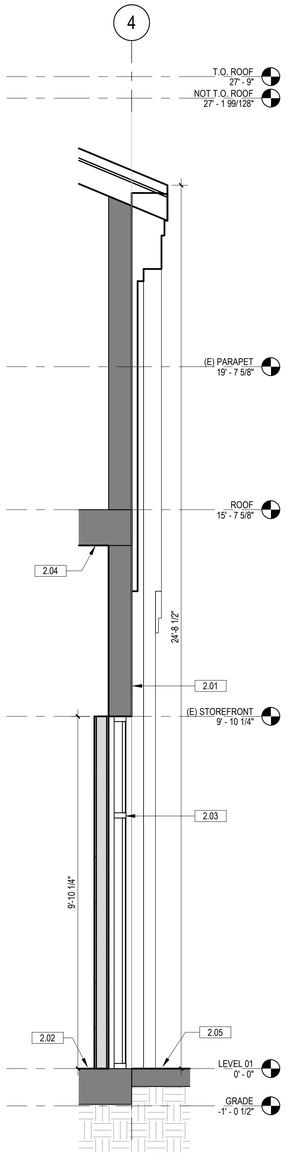
TRUE NORTH

Project Number

A500

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24" x 36" Arch D - SHEET SIZE



WALL SECTION 4 1

SCALE: 1/2" = 1'-0"

KEYNOTES

2.01 EXISTING EXTERIOR WALL TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.02 EXISTING CONCRETE SLAB TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.03 EXISTING STOREFRONT TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.04 EXISTING ROOF TO BE PROTECTED FOR DURATION OF CONSTRUCTION.
2.05 EXISTING SIDEWALK TO BE PROTECTED FOR DURATION OF CONSTRUCTION.

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PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
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1	PLANNING RESUBMITTAL	03.11.24
NO.	DESCRIPTION:	DATE:

ISSUES

WALL SECTIONS

PROJECT NORTH



TRUE NORTH

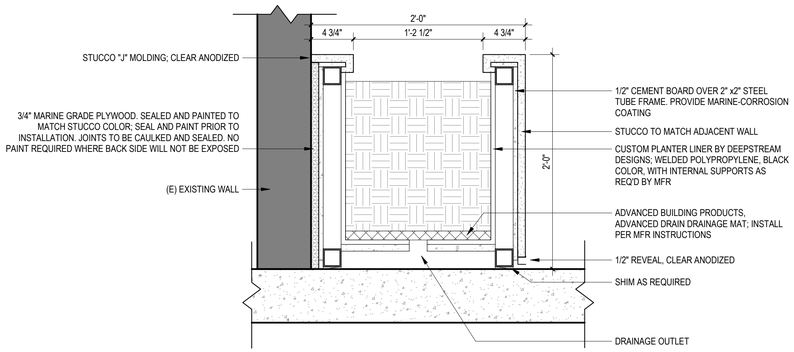


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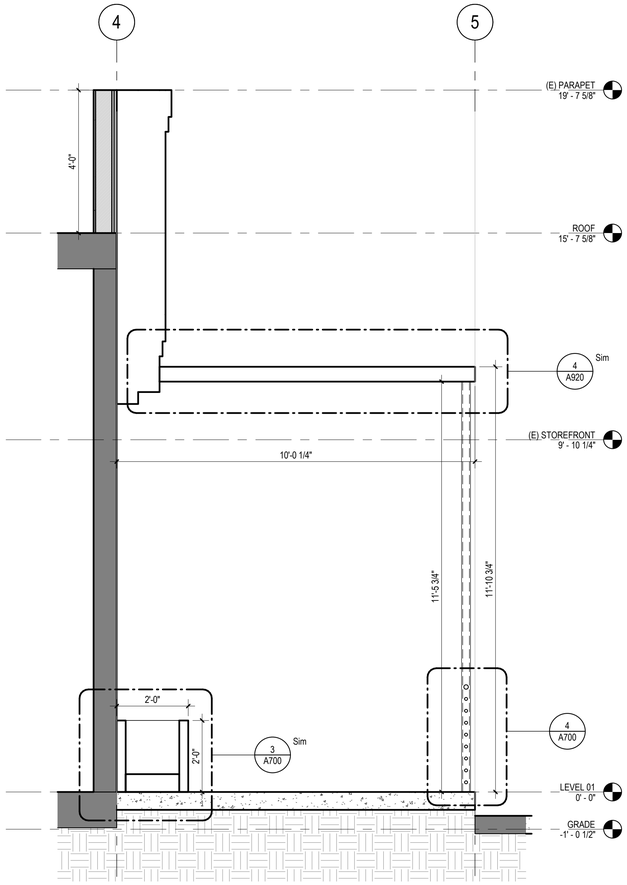
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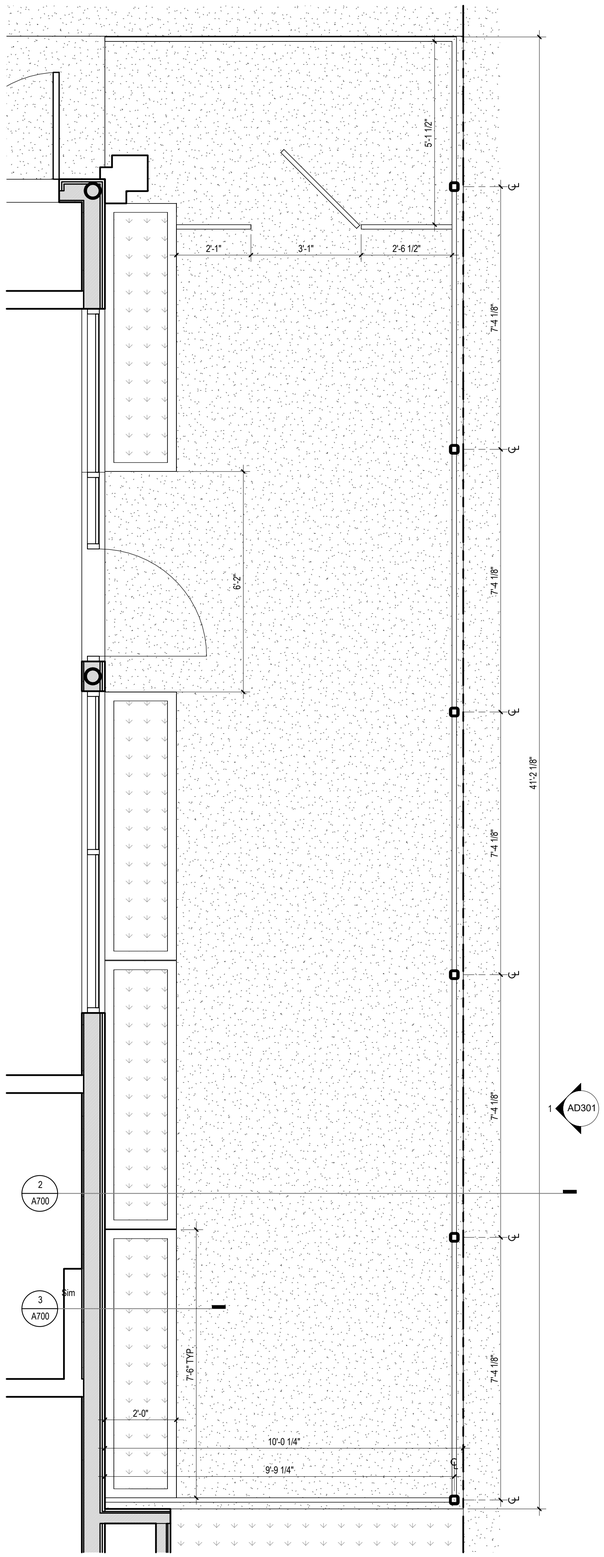
24" x 36" Arch D -SHEET SIZE



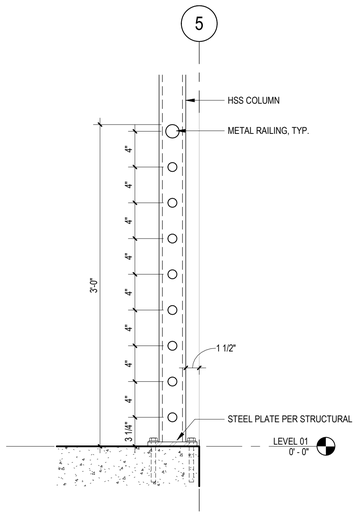
EXTERIOR PLANTER SECTION DETAIL 3
SCALE: 1 1/2" = 1'-0"



OUTDOOR PATIO ENLARGED SECTION 2
SCALE: 1/2" = 1'-0"



OUTDOOR PATIO ENLARGED PLAN 1
SCALE: 1/2" = 1'-0"



METAL FENCE DETAIL 4
SCALE: 1 1/2" = 1'-0"

KEYNOTES

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
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-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

ENLARGED PLANS AND ELEVATIONS - OUTDOOR PATIO

PROJECT NORTH

TRUE NORTH

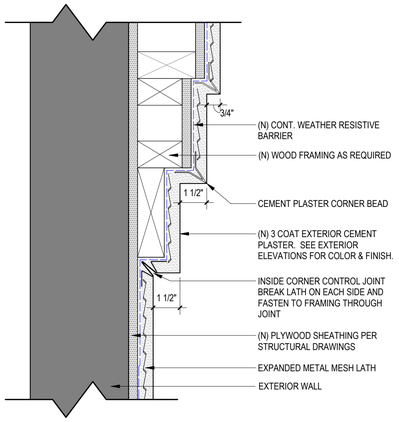
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A700

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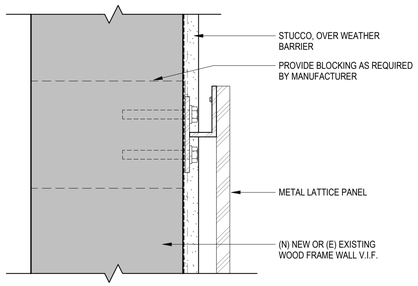
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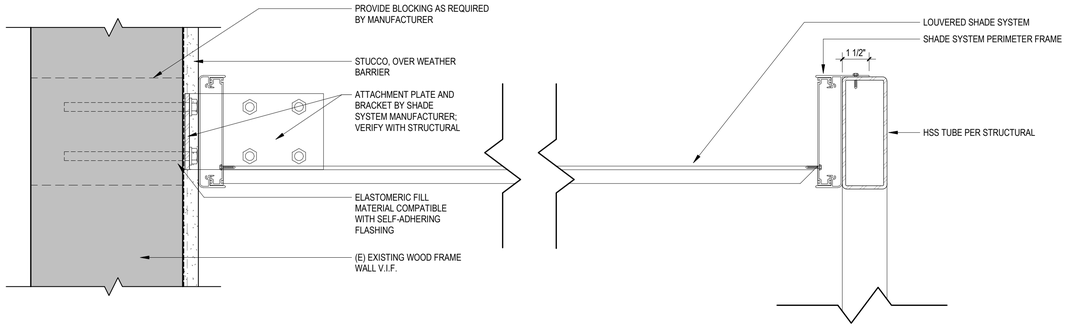
24" x 36" Arch D -SHEET SIZE



TYPICAL STUCCO TRIM DETAIL 7

SCALE: 3" = 1'-0"



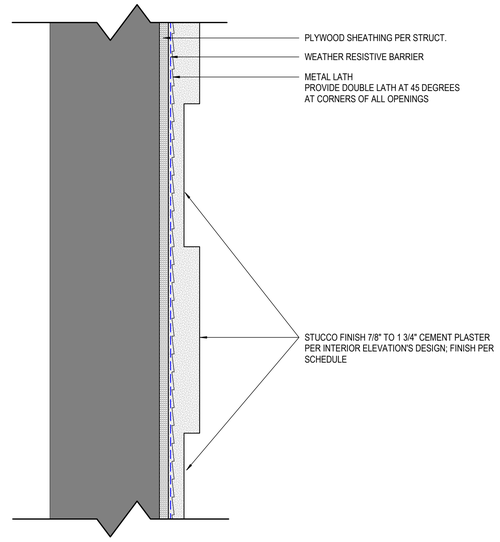


LOUVERED SHADE SYSTEM DETAIL 6

SCALE: 3" = 1'-0"

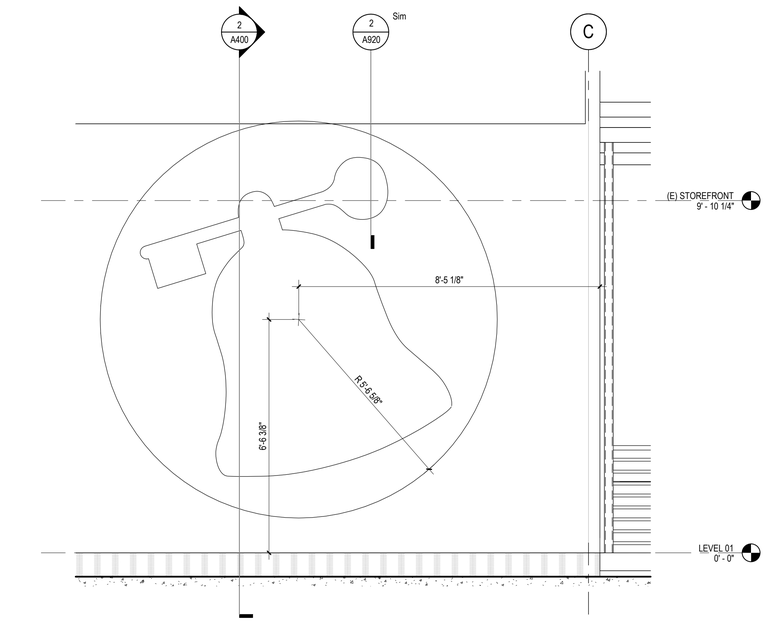
LOUVERED SHADE SYSTEM DETAIL 4

SCALE: 3" = 1'-0"



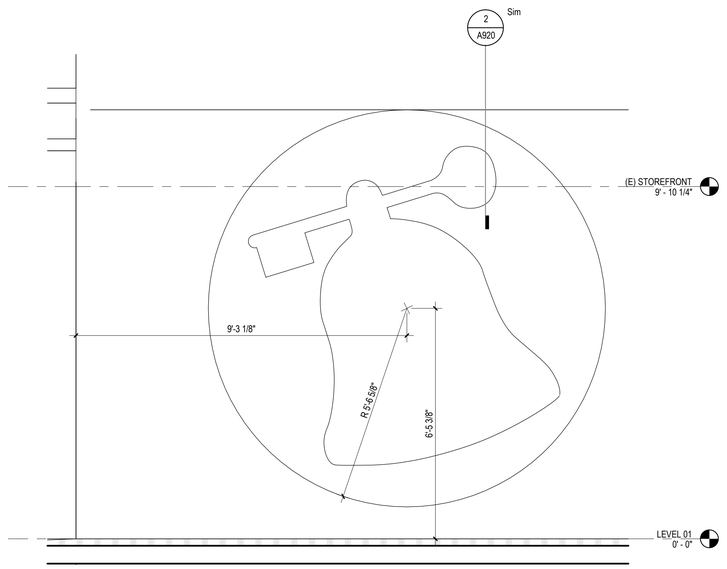
EXTERIOR STUCCO WALL - INSET DETAIL 2

SCALE: 3" = 1'-0"



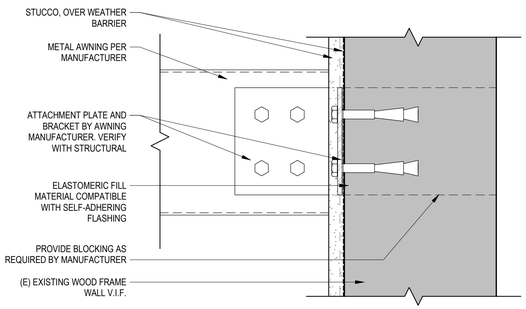
DT STUCCO INSET ELEVATION DETAIL (EAST) 5

SCALE: 1/2" = 1'-0"



DT STUCCO INSET ELEVATION DETAIL (SOUTH) 3

SCALE: 1/2" = 1'-0"



METAL AWNING CONNECTION DETAIL 1

SCALE: 3" = 1'-0"

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL

PROJECT NAME

NOT FOR CONSTRUCTION

PROJECT NAME

MEDICINE CABINET FACADE

6399 ATLANTIC AVE
BELL, CA 90201

PERMIT NUMBERS

-
-
-

NO.	DESCRIPTION:	DATE:
1	PLANNING RESUBMITTAL	03.11.24

ISSUES

EXTERIOR DETAILS

PROJECT NORTH TRUE NORTH

Project Number

A920

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AGENDA ITEM 6B

City of Bell
Planning Commission
Agenda Report

DATE: April 3, 2024

TO: Honorable Chair and Planning Commission Members

FROM: Manuel Acosta, Director of Community Development

PREPARED BY: Rodrigo Pelayo, Associate Planner

SUBJECT: Site Plan Review (SPR 2024-03)

PROJECT PROPOSAL / REQUEST:

Request for approval of a Site Plan Review (SPR 2024-03) to allow new construction of a 4-unit, two-story multifamily residential development, including the demolition of an existing single-family residence on a property located at 6516 Heliotrope Avenue, in the R-3 (High-Density Multiple-family Residential) zone.

BACKGROUND:

Project Overview

- General Plan Designation: Medium-Density Residential
- Zoning: R3 (High-Density Multiple-Family Residential)
- Project Location: 6516 Heliotrope Avenue
- Assessor's Parcel Number(s): 6327-001-010
- Site Characteristics: The subject site measures approximately 11,566 square feet and is comprised of one rectangular parcel located on the easterly block face of Heliotrope Avenue, between Gage Avenue and Nelson Drive. The site is currently developed with a one-story single-family residence, a detached garage, and an accessory structure located at the rear of the subject property.
- Surroundings: Surrounding properties include one-story single-family residences adjacent to the north and south of the subject site, mobile homes adjacent to the east, and a mix of one-story single-family residences and two-story apartment buildings directly across Heliotrope Avenue.
- Project Description: The project proposes the new construction of a 4-unit, two-story multifamily residential development, including the demolition of the existing single-family residence, detached garage, and accessory structure. The proposed dwelling units would be for rent.
- Applicant: Nemer Saab

- Designer: Albert Cisneros

- Municipal Code Requirements for a Site Plan Review: Pursuant to the City of Bell Municipal Code (BMC) Section 17.92.040(C)(1), Site Plan Review shall be reviewed by the Planning Commission in the following circumstances: (a) when exceeding the Community Development Director's review threshold; or (b) when an application is forwarded by the Director in his or her discretion.

- Required Findings for a Site Plan Review: Pursuant to BMC Section 17.92.040(C)(3), a Site Plan Review may be approved only if all of the following findings are made:

    a. That the site plan is consistent with the goals and policies embodied in the General Plan and other applicable plans and policies adopted by the council;

    b. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located;

    c. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city;

    d. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities; and

    e. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare.

ANALYSIS:

Description of Site Improvements

The subject property is occupied with a 952 square-foot, single-family residential unit and detached garage at the rear of the property within a lot measuring eleven thousand five hundred and sixty-six (11,566) square feet. While the subject site may be able to accommodate up to seven units under the current zoning code, the project will only propose a total of four units that meet all the required setbacks, turn-around radius, and minimum off-street parking requirements.

The proposed project includes 4 detached multi-family units on a rectangular-shaped lot. Unit no.1 will be located at the front of the site facing Heliotrope Avenue. Unit nos. 2 & 3 are located behind unit no. 1 facing to the north, and unit no. 4 is located at the rear of the site facing Heliotrope Avenue. All dwelling units are proposed to be identical in height and have a similar overall exterior design with minor changes in the exterior finishes and colors. The proposed colors will be coordinated in earth tones that will make the units distinct, but maintain an overall compatible architectural design, materials, and finishes.

Each of the units is comprised of a living room, kitchen, powder room, and dining room on the ground floor level; three (3) bedrooms and (2) bathrooms on the second-floor level, and an attached four hundred forty one (441) square-foot two-car garage with a laundry room.

The dwelling units are proposed to be used as rental property. However, Staff recommends a condition of approval, to ensure that units are not to be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements.

The subject site is accessible from Heliotrope Avenue. Under a recommended condition, units 1-4 will contain the following address assignments:

- 6516 Heliotrope Avenue, Unit 1
- 6516 Heliotrope Avenue, Unit 2
- 6516 Heliotrope Avenue, Unit 3
- 6516 Heliotrope Avenue, Unit 4

Per Section 17.24.050(F)(1) of the BMC, each lot in the R-3 zone shall maintain a front yard setback area of not less than fifteen (15) feet in depth. The proposed project satisfies the minimum front setback requirements. In addition, the proposed project will maintain a 23.5-foot building height for each unit, provide one hundred fifty (150) square feet of ground floor private open space for each unit, and provide three sixty-eight (368) square feet of open common area between unit nos. 2 and 3.

Pursuant to BMC Section 17.24.050(H), a minimum of one hundred fifty (150) square feet of private open space shall be provided for each dwelling unit located on the lot. The landscaped areas are comprised of the front yard of the site and the side yards, and rear yards of the individual units. The landscape area also includes the common open space (368 sq. ft.) that serves as a seating and gathering area for tenants. A recommended condition of approval requires submittal of a complete landscaping plan to provide the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plan shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). Another recommended condition requires that the applicant install permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to approval by the Director. The applicant is also proposing a hardscape area which is approximately 61% of the lot area. The hardscape areas are located at the driveway entrance, walkway areas, side setbacks, and the vehicle turn around areas in between the garages.

The property owner is proposing to install a new 6'-0" tall masonry fence surrounding the rear and side yards of the subject property. Staff recommends a condition that the applicant shall submit elevations and/or enlarged detail drawings of the proposed perimeter walls/fencing for the site to ensure the design complies with the zoning code development standards and that they are compatible with the overall proposed development design. The design of the walls shall be subject to approval by the Director.

The project also proposes a trash enclosure to be located at the southeast end of the site. The proposed trash enclosure is 8 feet wide and 8 feet tall with a decorative block fence, a decorative trellis cover, and two (2) solid self-closing metal doors. Both the project site and trash enclosure are required to meet the city's waste hauler size standards for residential trash bin/dumpsters. Under a recommended condition, the residential project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site.

Compatibility

The project site is surrounded by a mix of one-to-two story, single-family and multi-family residential developments ranging between 17 and 25 feet in height. Therefore, the proposed density, scale of individual dwelling units, and overall height (23.5 feet) of the 4-unit multi-family residential development will be compatible with the existing uses within the immediate area.

Off-Street Parking

PARKING REQUIREMENTS	
Parking Ratio	• 2 parking spaces for each multi-family dwelling unit (4): 8 enclosed off-street parking spaces • 1 guest parking for each 3 dwelling units= 2 guest parking spaces
Required # of parking spaces	10 spaces
Provided # of parking spaces	10 spaces

Site Plan Review Analysis

In granting approval of a Site Plan Review for the new construction of a 4-unit multifamily residential development, the Planning Commission must make findings in connection with the Site Plan Review, as set forth in the BMC. A Site Plan Review may be approved only if all of the following findings are made:

A. That the site plan is consistent with the goals and policies embodied in the general plan and other applicable plans and policies adopted by the council:

The City's General Plan Land Use Element designates the subject property as Medium Density Residential. The General Plan encourages the development of a wide range of residential land uses to accommodate current and future housing needs. The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed four (4) unit development project will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.

B. That the proposed development is in accordance with the purposes and objectives of this article and the zone in which the site is located:

The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Site Plan Review by the Planning Commission. Therefore, the project is compliant with the R-3 zone development standards. The four detached two-story multi-family units will be rentals. Under recommended a recommended condition, the units may not be sold unless and until the property owner has complied with the State and/or City's subdivision map requirements.

C. That the proposed development's site plan and its design features, including, but not limited to, architecture and landscaping, will integrate harmoniously and enhance the character and design of the site, the immediate neighborhood, and the surrounding areas of the city:

The architectural theme of the four detached two-story multi-family units is consistent with the surrounding properties. The size, height and building bulk of each two-story unit is similar to nearby developments and proportionate to the subject site, while the overall visual scale of the project will not be excessive and considered compatible with the surrounding land uses, since the project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks and landscape design. The project will enhance the streetscape and integrate harmoniously with the neighborhood.

D. That the proposed development will improve the community appearance by preventing extremes of dissimilarity or monotony in new construction or in alterations of facilities:

The neighborhood comprises a mix of single-family residences and apartment complexes consisting of attached multi-family dwelling units and detached multiple single-family dwelling units. The architectural theme of the proposed units will vary slightly in colors, however, will consist of the same architectural elements exhibited within surrounding properties such as cross-gable roof forms with asphalts shingles, exterior walls clad in a combination of stucco and accent cement board siding in combination with stone veneer. Therefore, the proposed exterior designs of the detached multi-family buildings will not cause extremes of dissimilarity or monotony in new construction or alterations. As such, the project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.

E. That the site plan and design considerations shall not be detrimental to the public health, safety, and general welfare:

The location of the proposed four (4) detached two-story units are compatible with the existing residential structures in the immediate vicinity along Heliotrope Avenue. Overall, the development of the property will improve public health, safety, and general welfare.

Conclusion

Based on the above analysis, the staff has determined that with the recommended conditions of approval, the proposed project complies with the BMC, and all the required findings in support of a Site Plan Review can be made.

ENVIRONMENTAL ANALYSIS:

Staff has reviewed the Site Plan Review application and determined that in accordance with the California Environmental Quality Act (CEQA), this project qualifies for a categorical exemption under CEQA Guidelines Section 15332, (Class 32) "In-Fill Development Projects" and is thereby exempt from CEQA. The project site is surrounded by urban uses and will be developed with multi-family residential units.

RECOMMENDATION

Based on the evidence presented, Staff recommends that the Planning Commission find that the project is categorically exempt from the CEQA under Section 15332, (Class 32) "In-Fill Development Projects", make the required findings and requirements set forth in the Bell Municipal Code, and **approve the application for Site Plan Review (SPR 2024-03)** subject to the following proposed conditions of approval and/or other conditions that the Planning Commission may wish to impose.

CONDITIONS OF APPROVAL:

Planning Division

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining a building permit final sign-off and/or any Certificate of Occupancy.

2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the submitted and approved plans labeled Site Plan Review 2024-03.

3. Copies of the signed Planning Commission Resolution and Conditions of Approval (full size) shall be included on the plans.

4. All sitework and other facilities or features shall be located and maintained substantially as shown on the approved plans labeled Site Plan Review 2024-03 except as otherwise stated in these conditions.

5. The Applicant or authorized representative shall execute an Affidavit indicating that he/she is aware of all the terms and accepts all the conditions imposed by the granting of Site Plan Review prior to submitting plans for Building and Safety Plan Check.

6. Should any negative impacts be identified due to this use as determined by the Planning Division and Community Development Director, this approval shall be subject to re-evaluation, modification or revocation by the Planning Commission consistent with sections 17.96.170 and 17.96.190.

7. Any violation of the conditions of approval may subject Site Plan Review 2024-03 to be re-evaluated and reviewed by the Planning Commission. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing consistent with sections 17.76.170 and 17.76.190.

8. The Applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

9. The Applicant and property owner shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action or proceeding against the City or its agents, officers, or employees to attach, set aside, void or annul, and approval of the City its advisory agencies, appeal boards, or legislative body concerning this Site Plan Review. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense of the matter and pay the City's associated legal fees or other consultant costs or will advance notify the applicant of

any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgement or failure to appeal, shall not cause a waiver of indemnification rights herein.

10. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval.

11. The dwelling units shall not to be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements.

12. Construction activity shall not occur between the hours of 7:00 p.m. and 8:00 a.m. Monday through Friday, and between the hours of 5:00 p.m. and 9:00 a.m. on Saturdays, with no construction on Sundays or holidays.

13. Construction-related truck trips shall not occur between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m..

14. That the Applicant, property owner, and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell.

15. The project shall comply with the Bell Zoning Code for open space standards by providing 150 square feet of private area for each unit and 368 square feet of open space that is accessible by all residents on-site and as depicted on the City approved plans.

16. Submit for staff review and approval a complete set of landscaping plans depicting/specifying the type, size and quantity of trees, plants, shrubs, and vegetation that will be planted throughout the designated landscape areas. The landscape plans shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

17. Unit nos.1-4 shall contain the following address assignments:

    - 6516 Heliotrope Avenue, Unit 1
    - 6516 Heliotrope Avenue, Unit 2
    - 6516 Heliotrope Avenue, Unit 3
    - 6516 Heliotrope Avenue, Unit 4

18. Address numbers and backgrounds shall be of contrasting color and shall be reflective for nighttime visibility.

19. Submit plans and detail drawings which include permanent amenities within the common open space, which may include but are not limited to, decorative canopy, fireplace, planter wall seating, and benches. etc. The design of the common space amenities shall be subject to review and approval by the Director.

20. The Applicant must comply with Chapter 5.12 of the BMC to obtain a business license for the rental of four (4) multi-family units.

21. The Applicant and property owner shall submit plans to the Los Angeles County Fire Department for a review for compliance with Fire regulations prior to the issuance of Building Permits. Proof of Fire Department approval (including sprinkler plan approval) is required. If revisions are made to the project plans (i.e. setbacks, building height, building design, driveway width, driveway configuration, landscaping, etc.) as a result of Fire Department requirements, changes to the plans may require Planning Commission review and approval as determined by the Director of Community Development.

22. The property owner shall be responsible for managing the two (2) guest parking spaces.

23. Vehicles shall not be parked and/or stored on the driveway and in areas not specifically designated for parking. The property owner shall be responsible for any vehicles that are observed to be stored and/or parked on the driveway or in areas that are not designated for parking and would be subject to Code Enforcement actions.

24. That no motor vehicles, commercial or otherwise, shall be parked on the property except in marked parking spaces.

25. The Applicant shall submit elevations and/or enlarged detail drawings of the proposed perimeter walls/fencing for the site to ensure the design complies with the zoning code development standards and that the fences are compatible with the overall proposed development design. The design of the walls shall be subject to approval by the Director.

26. The project is required to meet the waste hauler's requirements to ensure the necessary services are provided to the subject site. Plans shall be submitted for review and approval of the City's waste hauling services provider (Republic Services). Republic Services may be contacted at 12949 Telegraph Rd., Santa Fe Springs, CA 90670, or via phone at (800) 299-4898.

27. The Applicant is required to meet the exterior building design highlighted in the site plan presented at the April 3, 2024, Planning Commission meeting. Should there be a change in the exterior building design, all major exterior changes are subject to the Planning Commission's review and approval.

28. Any graffiti placed on any building or structure located on the property shall be removed promptly after its placement. Failure on the Applicant's behalf to remove such graffiti upon twenty-four (24) hours written notice shall empower the City to enter upon the property and cause such removal, or painting over, of said graffiti, at the expense of the Applicant. The Applicant shall promptly pay, upon receipt of an invoice from the City, all the City's reasonable costs of such work.

29. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.

30. The applicant and property owner shall agree in writing to the above conditions.

ATTACHMENTS:

1. Resolution No 2024-03PC
2. Applicant Submittal, including Plans and Elevations

ATTACHMENT 1

RESOLUTION 2024-03PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING SITE PLAN REVIEW ("SPR") NO. 2024-03 TO ALLOW THE CONSTRUCTION OF FOUR (4) DETACHED TWO-STORY RESIDENTIAL (RENTAL) UNITS LOCATED AT 6516 HELIOTROPE AVENUE, IN THE R-3 ZONE PURSUANT TO BELL MUNICIPAL CODE ("BMC"), CHAPTER 17.92.

WHEREAS, On January 31, 2024, Nemer Saab ("Applicant") filed a complete application requesting the approval of Site Plan Review (SPR) No. 2024-03 described herein ("Application") for a proposed residential project on the property located on Assessor's Parcel Number ("APN") 6327-001-010 (the "Property"); and

WHEREAS, the Applicant is requesting to construct four (4) for-rent multi-family residential units located at 6516 Heliotrope Avenue, in the R-3 zone pursuant to Bell Municipal Code (BMC) Chapter 17.92.

WHEREAS, notice of the Planning Commission's April 3, 2024 public hearing on SPR 2024-03 was published in compliance with State law, in a local newspaper of general circulation, and a public notice was mailed 10 days in advance of the hearing to each property owner within a 300-foot radius of the project site, indicating the date and time of the public hearing for SPR 2024-03 in accordance with California Government Code 65091; and

WHEREAS, on April 3, 2024, the Planning Commission held a public hearing to receive public testimony and other evidence regarding the Site Plan Review, including without limitation, information provided to the Planning Commission by City staff; and,

WHEREAS, this Resolution and its findings are made based upon evidence presented to the Commission at its April 3, 2024 public hearing including, without limitation, the staff report submitted by the Community Development Department; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE PLANNING COMMISSION DOES HEREBY FIND, DETERMINE AND DECLARE AS FOLLOWS:

SECTION 1. All of the facts set forth in the recitals are true and correct and are incorporated herein by reference.

SECTION 2. Based upon substantial evidence presented to this Planning Commission during the public hearing conducted with regard to the Application, including written staff reports, verbal testimony, site plans, and Conditions of Approval ("Conditions") attached hereto as Exhibit "A," the Planning Commission hereby specifically finds as follows:

Pursuant to section 17.92.040(C) of the Bell Municipal Code (BMC), the Planning Commission must make the following findings when granting a Site Plan Review:

Site Plan Review

A. The City's General Plan Land Use Element designates the subject property as Medium Density Residential. The General Plan encourages the development of a wide range of residential land uses to accommodate current and future housing needs. The proposed multi-family residential use will be consistent with the General Plan under Housing Element Policy No. 24 and Land Use and Sustainability Element Policy No.1. The proposed four (4) unit development project will be adequate for the site and will meet Housing Element Policy No. 24 in which new higher density residential projects are compatible in design with adjacent residential areas. Additionally, under Land Use and Sustainability Element Policy No. 1, the project promotes development and land uses that are consistent with the General Plan and the project is in compliance with the current Zoning Code and does not conflict with the established goals and objectives of the Land Use Element.

B. The project is a multi-family residential development which is consistent with and allowed in the R-3 zone subject to the approval of a Site Plan Review by the Planning Commission. Therefore, the project is compliant with the R-3 zone development standards. The four detached two-story multi-family units will be rentals. Under recommended a recommended condition, the units may not be sold unless and until the property owner has complied with the State and/or City's subdivision map requirements.

C. The architectural theme of the four detached two-story multi-family units is consistent with the surrounding properties. The size, height and building bulk of each two-story unit is similar to nearby developments and proportionate to the subject site, while the overall visual scale of the project will not be excessive and considered compatible with the surrounding land uses, since the project meets the R-3 zone development standards related to lot configuration, front, side and rear setbacks and landscape design. The project will enhance the streetscape and integrate harmoniously with the neighborhood.

D. The neighborhood comprises a mix of single-family residences and apartment complexes consisting of attached multi-family dwelling units and detached multiple single-family dwelling units. The architectural theme of the proposed units will vary slightly in colors, however, will consist of the same architectural elements exhibited within surrounding properties such as cross-gable roof forms with asphalts shingles, exterior walls clad in a combination of stucco and accent cement board siding in combination with stone veneer. Therefore, the proposed exterior designs of the detached multi-family buildings will not cause extremes of dissimilarity or monotony in new construction or alterations. As such, the project's architectural style/design and landscaping will enhance the streetscape and overall appearance of the neighborhood.

E. The location of the proposed four (4) detached two-story units are compatible with the existing residential structures in the immediate vicinity along Heliotrope Avenue. Overall, the development of the property will improve public health, safety, and general welfare.

SECTION 3. The City, as the Lead Agency, determined that the proposed SPR is exempt from further review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 California Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"), for the following reasons: The project involves the construction of four (4) detached two-story rental multi-family units located in the R-3 zone pursuant to Bell Municipal Code (BMC), Chapter 17.92. The proposed project is categorically exempt from the CEQA, pursuant to Section 15332 (Class 32 In-Fill Development Projects), of the CEQA Guidelines (Title 14, Chapter 3 of the California Code of Regulations). Based on these findings, the Planning Commission adopts the Notice of Exemption and directs staff to file same as required by law.

SECTION 4. The Planning Commission hereby approves Site Plan Review 2024-03 subject to the conditions of approval set forth in Exhibit "A" attached to this Resolution.

SECTION 5. That the Secretary shall certify to the passage and adoption of this Resolution and forthwith transmit a certified copy of this Resolution, by certified mail, to the Applicant at the address of record, set forth in the Application.

PASSED, APPROVED AND ADOPTED this 3rd day of April 2024.

_____
Luis Mesa, Chair

ATTEST:

_____
Angela Bustamante,
Planning Commission Secretary

APPROVED AS TO FORM:

_____
Pam Lee, Assistant City Attorney

EXHIBIT “A”

CONDITIONS OF APPROVAL FOR SPR 2024-03

Planning Division

1. Compliance with and execution of all conditions listed herein shall be necessary prior to obtaining a building permit final sign-off and/or any Certificate of Occupancy.

2. This approval is granted for the land or land use as described in the application and any attachments thereto, and as shown on the submitted and approved plans labeled Site Plan Review 2024-03.

3. Copies of the signed Planning Commission Resolution and Conditions of Approval (full size) shall be included on the plans.

4. All site work and other facilities or features shall be located and maintained substantially as shown on the approved plans labeled Site Plan Review 2024-03 except as otherwise stated in these conditions.

5. The Applicant or authorized representative shall execute an Affidavit indicating that he/she is aware of all the terms and accepts all the conditions imposed by the granting of Site Plan Review prior to submitting plans for Building and Safety Plan Check.

6. Should any negative impacts be identified due to this use as determined by the Planning Division and Community Development Director, this approval shall be subject to re-evaluation, modification or revocation by the Planning Commission consistent with sections 17.96.170 and 17.96.190.

7. Any violation of the conditions of approval may subject Site Plan Review 2024-03 to be re-evaluated and reviewed by the Planning Commission. Upon recommendation of the Director of Community Development, the Planning Commission shall conduct a noticed public hearing consistent with sections 17.76.170 and 17.76.190.

8. The Applicant shall comply with all Federal, State, County, and Local laws and ordinances that may apply to this permit, stated herein or not.

9. The Applicant and property owner shall defend, indemnify and hold harmless the City of Bell, its agents, officers, or employees from any claims, damages, action or proceeding against the City or its agents, officers, or employees to attach, set aside, void or annul, and approval of the City its advisory agencies, appeal boards, or legislative body concerning this Site Plan Review. The City will promptly notify the permittee of any such claim, action or proceeding against the City and will cooperate fully in the defense of the matter and pay the City's associated legal fees or other consultant costs or will advance notify the applicant of any such claim, action, or proceeding, or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Bell. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent, but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgement or failure to appeal, shall not cause a waiver of indemnification rights herein.

10. The Site Plan Review approval shall expire if building permits are not issued within one (1) year from the date of approval.

11. The dwelling units shall not to be sold separately unless and until the property owner complies with the State and/or City's subdivision map requirements.

12. Construction activity shall not occur between the hours of 7:00 p.m. and 8:00 a.m. Monday through Friday, and between the hours of 5:00 p.m. and 9:00 a.m. on Saturdays, with no construction on Sundays or holidays.

13. Construction-related truck trips shall not occur between the hours of 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m..

14. That the Applicant, property owner, and each of his agents, contractors, and subcontractors engaged in construction activities on the property shall obtain proper permits, business licenses, and contractor's licenses from the City of Bell.

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29. The Community Development Director is authorized to make minor modifications to the approved preliminary plans or any of the conditions if such modifications achieve substantially the same results, as with strict compliance with said plans and conditions.

30. The applicant and property owner shall agree in writing to the above conditions.

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, Angela Bustamante, Planning Commission Secretary of the City of Bell, do hereby certify that the foregoing Resolution was adopted at a regular meeting of the Planning Commission of the City of Bell held on the 3rd day of April 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Angela Bustamante,
Planning Commission Secretary

4 SINGLE FAMILY DWELLING

TWO STORY - FOR RENT

6516 HELIOTROPE AVE. BELL, CA. 90201

1 PROJECT

ARCHITECTURAL

T. PROJECT/SHEET INDEX/SUMMARY & NOTES.
A-1. **(E)** PLOT PLAN.
A-2. **(N)** PLOT PLAN.
A-3. **(N)** 1ST. & 2ND. GENERAL FLOOR PLAN.
A-4. **(N)** 1ST. & 2ND. FLOOR PLAN. (UNIT 1)
A-5. **(N)** ELEVATIONS. (UNIT 1)
A-6. **(N)** 1ST. & 2ND. FLOOR PLAN. (UNIT 2)
A-7. **(N)** ELEVATIONS. (UNIT 2)
A-8. **(N)** 1ST. & 2ND. FLOOR PLAN. (UNIT 3)
A-9. **(N)** ELEVATIONS. (UNIT 3)
A-10. **(N)** 1ST. & 2ND. FLOOR PLAN. (UNIT 4)
A-11. **(N)** ELEVATIONS. (UNIT 4)
A-12. **(N)** SECTIONS. (UNIT 1 & 2)
A-13. **(N)** SECTIONS. (UNIT 3 & 4)
A-14. WINDOW & DOOR SCHEDULE.
A-15. TRASH ENCLOSURE SINGLE BIN DETAIL

LANDSCAPE WATER EFFICIENCY

CS-1. COVER SHEET. LANDSCAPE
IN-1. PROJECT DATA, VICINITY MAP, INFO, PLOT PLAN.
L 1.00 SITE PLAN.
L 2.00 PLANTING DESIGN.
L 2.01 PLANTING DETAILS.
L 3.00 HYDROZONE PLAN.
L 3.01 IRRIGATION PLAN.
L 3.02 SOILS REPORT & WATER CALCULATIONS.
L 3.03 IRRIGATION DETAILS.

STRUCTURAL

S-N. STRUCTURAL NOTES.
S-1. FOUNDATION & FIRST FLOOR FRAMING PLAN UNIT 1.
S-2. 2nd FLOOR FRAMING & ROOF PLAN UNIT 1.
S-3. FOUNDATION AND 1st & 2nd FLOOR FRAMING PLAN UNIT 2.
S-4. ROOF PLAN UNIT 2...

MECHANICAL

M-1.

ENERGY ANALYSIS (ENERGY CODE IS TITLE 24 PART 6).

T-24- 1, 2, 3..

PLUMBING

P-1.

ELECTRICAL

E-1.

CALIFORNIA GREEN BUILDING CODE

CA-1.

2 SHEET INDEX

GENERAL NOTES

A. GENERAL

• ALL CONTRACTORS AND SUBCONTRACTORS SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. SUBCONTRACTORS SHALL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AS REQUIRED.
• ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
• THE ARCHITECT DOES NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND CONSTRUCTION DOCUMENTS.
• ALL CONTRACTORS SHALL PROVIDE ADEQUATE BRACING AND SHORING TO ENSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, IE: STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
• COORDINATE THE WORK WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE, AND AVOID OMISSIONS.
• ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
• LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY.
• ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
• CONTRACTOR WILL AMEND AND MAKE GOOD AT HIS OWN COST, ANY DEFECTS OR OTHER FAULTS IN HIS WORKMANSHIP AND/OR HIS SUPPLIED MATERIALS.
• CONTRACTORS SHALL WARRANTY ALL LABOR AND CONTRACTOR PROVIDED MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF OCCUPANCY.
• VERIFY DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE CONSTRUCTION PROJECT MANAGER BEFORE PROCEEDING WITH THAT WORK.
• ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE GENERAL CONTRACTOR PRIOR TO STARTING ANY WORK ON THIS PROJECT. CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE CONSTRUCTION PROJECT MANAGER.
• ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY THE ARCHITECT.
• NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS DUE TO THE LACK OF AVAILABILITY OF THE ORIGINAL MATERIAL SPECIFIED AND APPROVED IN WRITING BY THE CONSTRUCTION PROJECT MANAGER AND THE ARCHITECT OR ENGINEER OF RECORD
• RESPONSIBILITY OF CONTRACTORS: EACH SUBCONTRACTOR AND THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR WORKMANSHIP AND MATERIALS. EACH SUBCONTRACTOR AND THE GENERAL CONTRACTOR ARE RESPONSIBLE FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS.
• SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
• GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
• CONTRACTOR SHALL COORDINATE FLOOR AND WALL PENETRATIONS WITH THE CONSTRUCTION PROJECT MANAGER,INCLUDING BUT NOT LIMITED TO MECHANICAL, ELECTRICAL AND PLUMBING.
• IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWINGS OR SPECIFICATIONS IN THIS SET OF PLANS, NOTIFY THE ARCHITECT IMMEDIATELY
• THE ARCHITECT SHALL NOT BE RESPONSIBLE NOR HAVE CONTROL OR CHARGE OVER ACTS OF OMISSION, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS OF THE CONTRACTOR, SUB-CONTRACTOR OR ANY OTHER PERSON PERFORMING WORK ON THIS PROJECT.
• CONTRACTOR SHALL ENSURE THAT WORK IS DONE IN ACCORDANCE WITH ALL CURRENT APPLICABLE NATIONAL, STATE AND LOCAL CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCIES WHETHER OR NOT SAID CODES, ORDINANCES, REQUIREMENTS, ETC. ARE SPECIFICALLY SHOWN ON DRAWINGS AND OR CALLED FOR IN SPECIFICATIONS.
• CONTRACTOR SHALL PROTECT ALL EXISTING ITEMS AND FACILITIES THAT ARE TO REMAIN DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR AND/OR REPLACE AT CONTRACTOR'S EXPENSE, ANY EXISTING ITEMS AND FACILITIES TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATIONS.
• CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S SPECIFICATIONS UNLESS STRICTER REQUIREMENTS ARE NECESSARY FOR SAFE WORKING CONDITIONS.
• CONTRACTOR SHALL APPLY, PAY FOR AND OBTAIN ELECTRICAL, HVAC, MECHANICAL, AND PLUMBING PERMITS AS REQUIRED BY SCOPE.
• CONTRACTOR IS RESPONSIBLE FOR OVERALL PROJECT CLEANLINESS, INCLUDING REMOVAL OF ALL CONTRACTOR/SUBCONTRACTOR REFUSE AND DEBRIS .
• THE WORK SHALL COMPLY WITH THE REQUIREMENTS OF LOS ANGELES COUNTY THE DEPARTMENT OF BUILDING AND SAFETY.
• NO DEMOLITION SHALL COMMENCE WITHOUT A VALID DEMOLITION PERMIT. WORK COMMENCED WITHOUT A VALID PERMIT MAY SUBJECT THE CONTRACTOR TO SPECIAL INVESTIGATION BEFORE THE PERMIT IS ISSUED.
• THE APPROVAL OF PLANS, SPECIFICATIONS AND CALCULATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCES, STATE OR FEDERAL LAWS.
• LIGHTING AND VENTILATION OF ALL HABITABLE SPACES SHALL COMPLY WITH CURRENT STANDARDS OF TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS.
• CONDITIONS OF ADHERING TO THIS PLAN ARE THE SOLE RESPONSIBILIT OF THE OWNER/CLIENT. IF MODIFICATIONS TO THE BUILDING ARE CONDUCTED IT IS THE OWNERS/CLEINT'S RESPONSIBLY TO OBTAIN A LICENSED CONTRACTOR TO PERFORM SUCH WORK ALONG WITH ANY NECESSARY PLAN SUBMITTALS TO THE LOCAL AGENCIES FOR APPROVAL OF PERMITS.
• VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK, CASE WORK, AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.

• **DIMENSIONING**

• DO NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE ARCHITECT.
• ALL DIMENSIONS ARE IN FEET-INCHES UNLESS NOTED OTHERWISE.
• DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
• GENERAL CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF RECORD OF ANY DISCREPANCIES.
• INTERIOR WALLS AND PARTITIONS ARE DIMENSIONED TO FINISHED FACE UNLESS NOTED OTHERWISE.
• DOORS ARE LOCATED BY THEIR JAMB RELATIVE TO ADJACENT WALLS AND PARTITIONS. DOOR OPENINGS ARE DIMENSIONED TO THE STRIKE OR HINGE FACE OF THE DOOR FRAMES.

• **MISCELLANEOUS**

• ISOLATE DISSIMILAR METALS EFFECTIVELY FROM EACH OTHER TO PREVENT ELECTROLYTIC ACTION.
• PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL AND PLUMBING VALVE AS REQUIRED
• ALL MATERIALS, FINISHES, LIGHTING AND PLUMBING FIXTURES, ALL EQUIPMENT TO BE INSTALL PER MANF. RECOMMENDATIONS
• SWITCH PLATE HEIGHTS AND COVERS TO MATCH EXISTING UNLESS OTHERWISE NOTED.
• PRIME AND PAINT ALL NEW WALL TO MATCH EXISTING AND/OR ADJACENT.
• CLIENT IS RESPOSIBLE FOR SELECTION OF ALL EQUIPMENT AND FF&E

3 GENERAL NOTES

FIRE NOTES

APPROVED BUILDING ADDRESS NUMBERS, BULDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VIBIBLE AND LEGIBLE FROM THE STREET FRONTING PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1750GPM, AT 20 PSI RESIDUAL PRESSURE. FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3 AND APPENDIX B105.1 APPENDIX B.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION: TYPE OF CONSTRUCTION PER THE BUILDING CODE TYPE VB VHFHSZ YES FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA 1750 GPM. REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) 0 GPM TOTAL FIRE FLOW REQUIRED 1750 GPM.

ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4).

OPEN ROOF EAVES SHALL MEET ONE OF THE FOLLOWING:
a. NONCOMBUSTIBLE MATERIAL OR
b. IGNITION-RESISTAN MATERIAL OR
c. ONE LAYER OF $\frac{5}{8}$ INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING.
d. 1-HOUR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK.

DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SUFRACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
a. IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A AND SFM 12-7A-5.

CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS THAT EXTENDS OVER AN EXTERIOR WALLS OR THE PROJECTION SHALL BE ENCLOSED TO GRADE SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
a. IGNITION-RESISTANT MATERIAL CONSTRUCTION OR
b. NONCOMBUSTIBLE MATERIAL OR 5 INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN c. ONE LAYER OF 8 EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
d. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR.
e. MEET THE PERFORMANCE STANDARS OF SFM 12-7A-3 (RESIDENTIAL CODE R3217.7.7 AND BUILDING CODE 707.A.7).

* ANCILLARY BUILDING AND STRUCTURES AND DETACHED ACCESSORY STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF RESIDENTIAL CODE R327.10.1 AND BUILDIN CODE 7101.1.
* CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325.
* ALL CHIMNEYS OR FIREPLACES THAT BURN SOLID FUEL SHALL BE EQUIPPED WITH AN APPROVED SPARK ARRESTER. BUILDING CODE 2802.1.

4 FIRE NOTES

ALL WORKS SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS.
2022 L.A. COUNTY RESIDENTIAL CODE
2022 L.A. COUNTY MECHANICAL CODE
2022 L.A. COUNTY PLUMBING CODE
2022 L.A. COUNTY ELECTRIC CODE
2022 L.A. COUNTY ENERGY CODE
2022 L.A. COUNTY GREEN BUILDING
ROOF- MOUNTED VENTS SHALL BE PAINTED TO MATCH ROOFING MATERIAL.
VERIFY DRAINAGE 2% AWAY FROM ADDITION.
VERIFY THAT THE CONSTRUCTION WILL NOT BUILT OVER ON EXISTING SEWER.
*UTILITIES SHALL BE UNDERGROUND.
*BUILDING ADDRESS SHALL BE PROVIDED.
ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

5 REFERENCE CODES

CUSTOM RESIDENTIAL DESIGN
ALBERTO CISNEROS
5318 E. WARDLOW RD.
LONG BEACH. CALIFORNIA 90805
PHONE (562) 254-3009
E: CISNEROS53@HOTMAIL.COM

STRUCTURAL ENGINEER
MANUEL A. ESPINO
12109 WOODRUFF AVE.
DOWNEY CA. 90241
(323) 379-6216

SOIL ENGINEER
ALLEN LEE GE
GSS ENGINEERINGM INC.
11823 SLAUSON AVE. STE. 46
SANTA FE SPRINGS, CA. 90670
(562) 696-6062

STUDIO BERNUZA
LUXURYLANDSCAPEDESIGN
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER
5000 BIRCH ST. STE. 3000
NEWPORT BEACH, CA 92660
(714) 795-8080
E: VLADIMIR@STUDIOBERZUNZA.COM

LANDEVELOPMENT ENGINEERING, INC.
CIVIL ENGINEERING ASSOCIATE
EDUARDO VILLARRUEL
15013 LINDHALL AVE.
WHITTIER, CA. 90604
(562) 233 6584

PERFECT DESIGN & MANAGEMENT INC.
DESIGN & CONSULTING.
AIR CONDITIONING, PLUMBING, FIRE SPRINKLER SYSTEM, ELECTRIC, T-24 ENERGY CALCULATION
2416 W. VALLLEY BLVD.
ALHAMBRA, CA. 91803
(626) 289 - 8808

6 CONSULTANTS

PROJECT ADDRESS:
6516 HELIOTROPE AVE.
BELL, CA. 90201

PROPERTY OWNER:
NEMER SAAB
PH: 323 - 360 - 5345

LEGAL DESCRIPTION:
AIN: 6327-001-010
ZONE: R-3
OCCUPANCY GROUP: R-3/U
TYPE CONSTRUCTION: V-B.
FIRE SPRINKLERS REQUIRED.

BUILDING DATA:
LOT SIZE = 192.77' X 60'
LOT AREA = 11566.20 SF = O.26 ACRES

30 UNIT / ACR= 43560 / 30 = 1452 PER UNIT
11566.20 / 1452 = 7.95= 8 UNIT

BUILDING SET BACK:
FRONT = 15'
REAR = 10'
SIDE = 5' & 6'
BUILDING HEIGHT MAX. = 23'-6"

TABLE OF SUMMARIZE

UNIT	FLOOR AREA (SF)		PORCHES, ENTRYWAYS, AND OTHER COVERED BUT ENCLOSED AREAS	GARAGE	MAX. HEIGHT
	1ST FLOOR	2ND FLOOR			
UNIT-1	534.00 SF.	975.00 SF.	49.50 SF.	441.00	23'-6"
UNIT-2	493.75 SF.	928.50 SF.	40.25 SF.	441.00	23'-5"
UNIT-3	493.75 SF.	928.50 SF.	40.25 SF.	441.00	23'-5"
UNIT-4	435.00 SF.	877.00 SF.	24.00 SF.	441.00	22'-8"
TOTAL	1956.50 SF.	3709.00 SF.	154.00 SF.	1764.00	

LOT COVERAGE:
2004 + 128.75 +1690.50 = 3823.25 SFx100= 382,325 / 11566.20 = **33.05%**
LANDSCAPE AREA / DRIVEWAY (PAVED AREA) / SIDEWALK (WALKWAY)

NOTE:
FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FT.

UNIT	STORAGE 80 CUBIC FT / UNIT	OPEN COMMON SPACE SF / UNIT	PRIVATE OPEN SPACE SF / UNIT
UNIT-1	72 CUFT.	368 SF.	150 SF.
UNIT-2	72 CUFT.	368 SF	150 SF.
UNIT-3	72 CUFT.	368 SF	150 SF.
UNIT-4	112 CUFT.	368 SF.	150 SF.

TOTAL= 4 UNIT= 150 X 4= 600 SF
1206.5 > 600 SF

7 PROJECT DATA

"SCOPE OF WORK"
• PROPOSED 4 UNIT FOR RENTAL NOT FOR SALE.

• **UNIT 1** (TWO STORY):
FIRST FLOOR:
- ENTRY - POWDER ROOM - LIVING ROOM - KITCHEN
- LAUNDRY - TWO CAR GARAGE AND COVERED ENTRY.
SECOND STORY:
- 3 BEDROOM - 2 BATH.

• **UNIT 2** (TWO STORY):
FIRST FLOOR:
- ENTRY - POWDER ROOM - LIVING ROOM - KITCHEN
- LAUNDRY - TWO CAR GARAGE AND COVERED ENTRY.
SECOND STORY:
- 3 BEDROOM - 2 BATH.

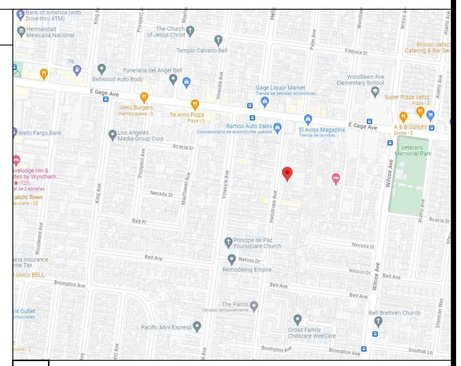
• **UNIT 3** (TWO STORY):
FIRST FLOOR:
- ENTRY - POWDER ROOM - LIVING ROOM - KITCHEN
- LAUNDRY - TWO CAR GARAGE AND COVERED ENTRY.
SECOND STORY:
- 3 BEDROOM - 2 BATH.

• **UNIT 4** (TWO STORY):
FIRST FLOOR:
- ENTRY - POWDER ROOM - LIVING ROOM - KITCHEN
- LAUNDRY - TWO CAR GARAGE AND COVERED ENTRY.
SECOND STORY:
- 3 BEDROOM - 2 BATH.

• PRIVATE OPEN SPACE A=150SF.
• COMMON AREA A= 368 SF.
• TWO GUEST PARKING.
• TRASH BIN.

UNIT	LIVING AREA		COVERED ENTRY	GARAGE
	1ST FLOOR	2ND FLOOR		
UNIT-1	534.00 SF.	975.00 SF.	49.50 SF.	441.00
UNIT-2	493.75 SF.	928.50 SF.	40.25 SF.	441.00
UNIT-3	493.75 SF.	928.50 SF.	40.25 SF.	441.00
UNIT-4	435.00 SF.	877.00 SF.	24.00 SF.	441.00

8 SCOPE OF WORK



9 VICINITY MAP

10 REVISIONS

No.	DATE	REVISION DESCRIPTION

ALBERTO CISNEROS
CUSTOM RESIDENTIAL DESIGN
5318 E. Wardlow Rd.
Long Beach. California 90805
Phone (562) 254-3009
E-mail:cisneros53@hotmail.com

Sign

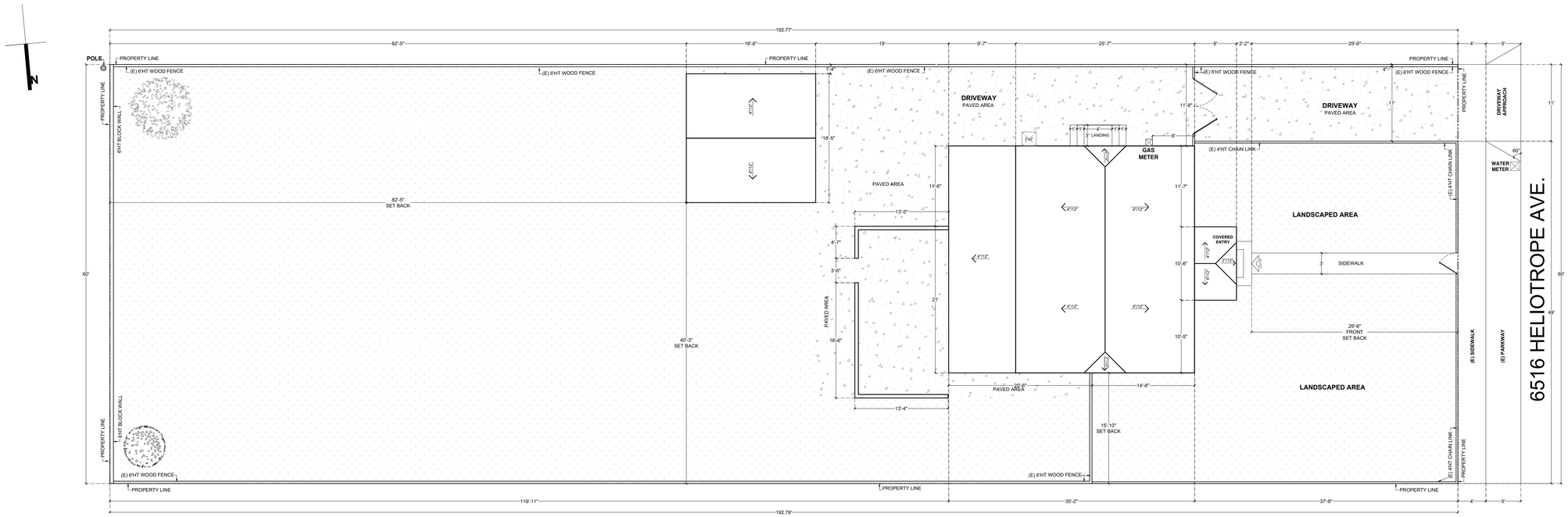
Revisions:

Number	Description	Date

Stamp

Project Title: 4 SINGLE FAMILY DWELLING
Address Project: 6516 HELIOTROPE AVE. BELL, CA. 90201
Owner Name: NEMER SAAB PH: 323 - 360 - 5345

Designed: Alberto Cisneros
Drawn: Cinthya Mares
Date: DIC - 2023
Scale: SCALE 1/8" = 1'-0"
Sheet Title: PROJECT/SHEET INDEX/ SUMMARY & NOTES.
Sheet Number: T



(E) PLOT PLAN

SCALE 1/8" - 1'-0"

ALBERTO CISNEROS

CUSTOM RESIDENTIAL DESIGN
5318 E. Wardlow Rd.
Long Beach. California 90805
Phone (562) 254-3009
E-mail:cisneros53@hotmail.com

Sign

Revisions:

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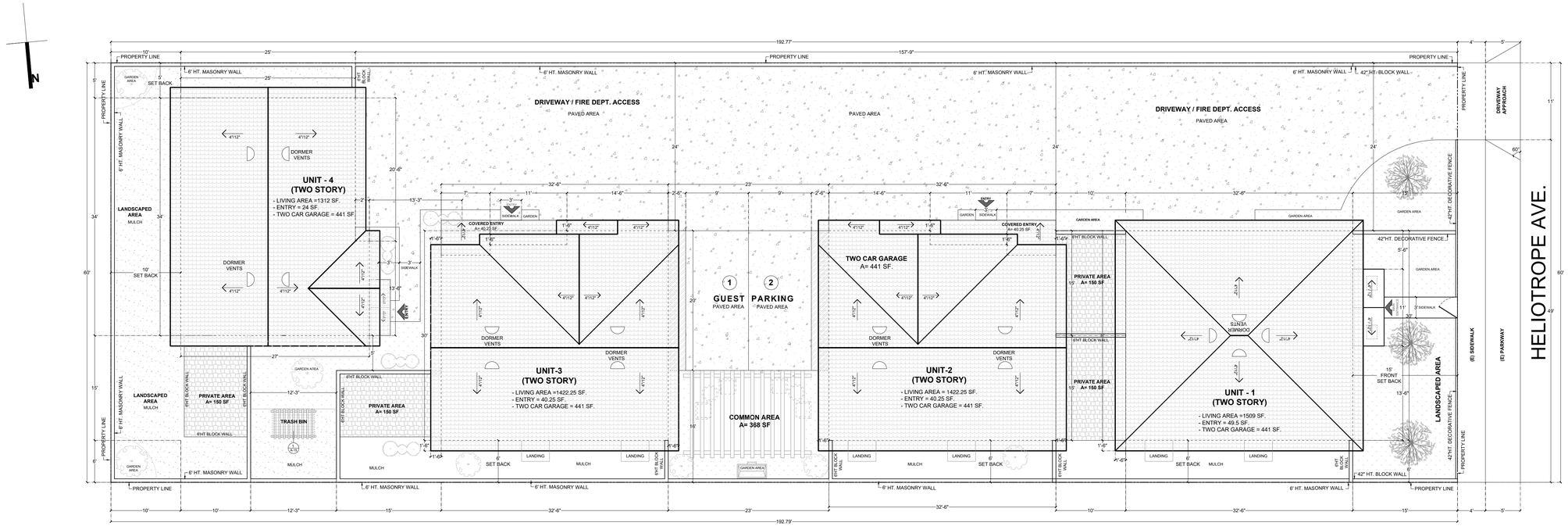
Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

Sheet Title: (E) PLOT PLAN

Sheet Number: A-1



(N) PLOT PLAN

ALBERTO CISNEROS

Sign

Revisions:

Number	Description	Date

Stamp

Project Title:
4 SINGLE FAMILY DWELLING

Address Project:
6516 HELIOTROPE AVE.
BELL, CA. 90201

Owner Name:
NEMER SAAB
PH: 323 - 360 - 5345

Designed: Alberto Cisneros

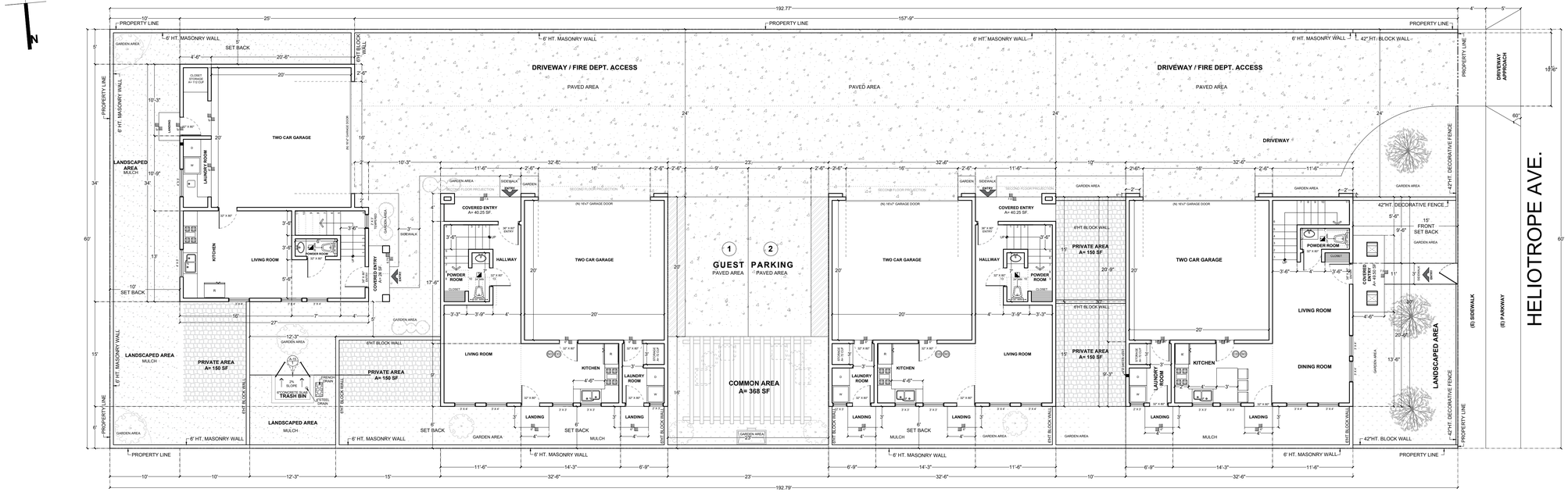
Drawn: Cinthya Mares

Date:
DIC - 2023

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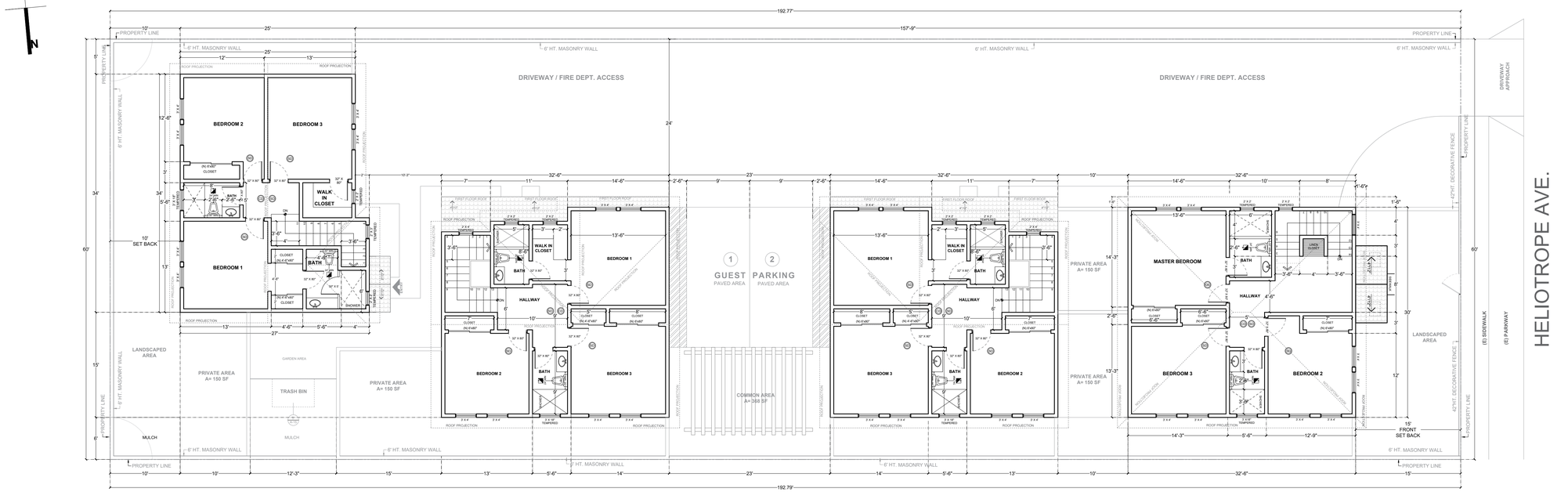
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(N) PLOT PLAN

Sheet Number:
A-2



(N) FIRST FLOOR PLAN

SCALE 1/8" - 1'-0"



(N) SECOND FLOOR PLAN

SCALE 1/8" - 1'-0"

ALBERTO CISNEROS

CUSTOM RESIDENTIAL DESIGN
5318 E. Wardlow Rd.
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Sign

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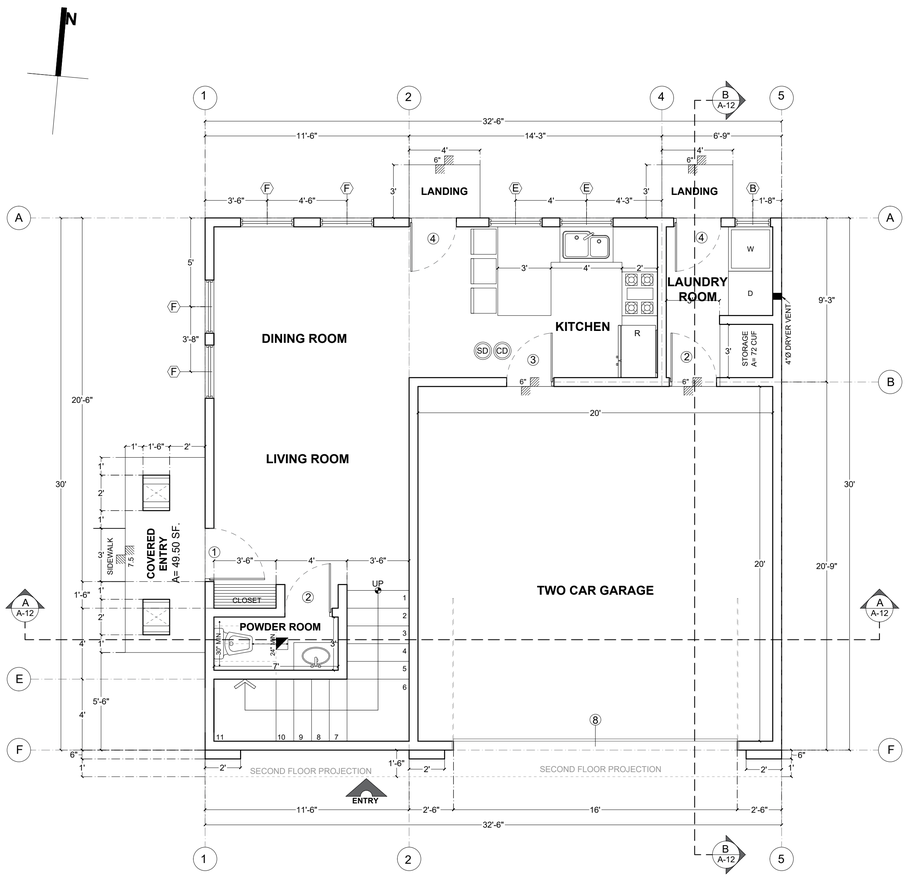
Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

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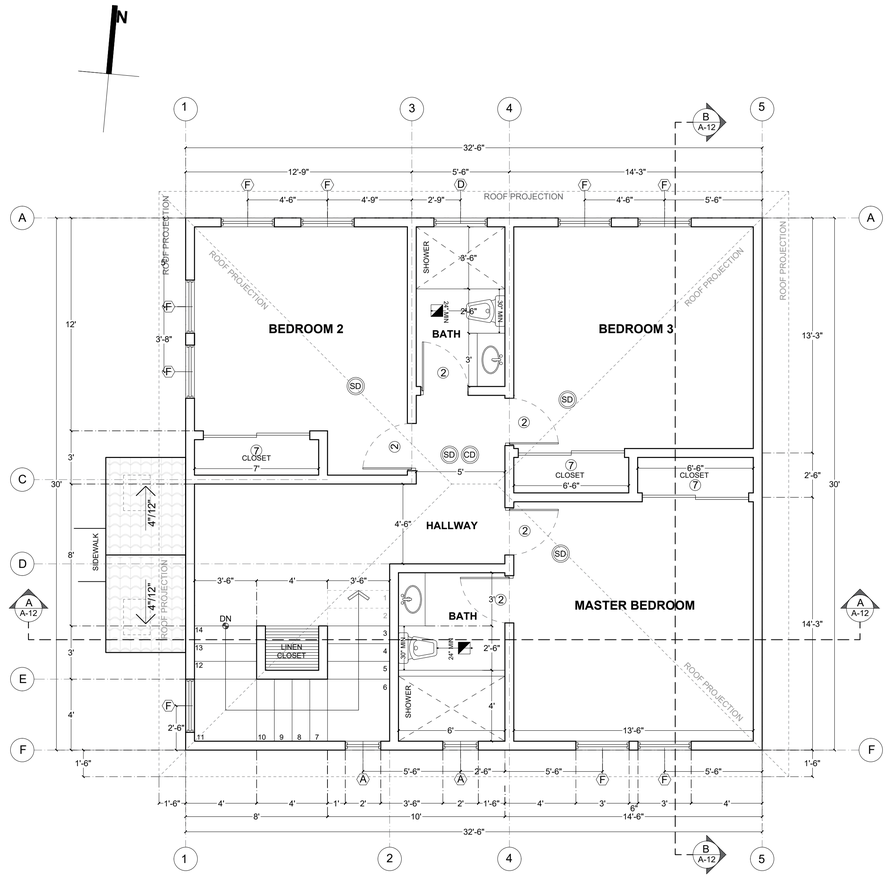
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(N) FIRST FLOOR PLAN (UNIT 1)

SCALE 1/4" - 1'-0"

AREAS:
LIVING AREA: 534 SF
TWO CAR GARAGE: 441 SF.
COVERED ENTRY: 49.50 SF.



(N) SECOND FLOOR PLAN (UNIT 1)

SCALE 1/4" - 1'-0"

AREAS
LIVING AREA: 975 SF.

WALL LEGEND

- NEW 2 X 4 STUD @16" oc
- SD — SMOKE DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- CD — CARBON DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- FAN 5 AIR CHANGES PER HOUR FAN W/50 CFM ENERGY STAR HUMIDISTAT.
- WINDOW SPECIFICATION.
- DOOR SPECIFICATION.

PLAN KEY NOTES:

1. ONE-HOUR PROTECTION REQUIRED: PROVIDE 5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE WALLS, CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDE GARAGE CEILING. PROVIDE SELF-CLOSING DEVICE ON 20 MIN. DOOR (SEE DOOR SCHEDULE).
2. ONE-HOUR GARAGE ACCESS DOOR - SELF CLOSING
3. GARAGE DOOR OPENER PUSH BUTTON SHALL BE PRE-WIRED BEFORE GYPSUM BOARD IS INSTALLED.
4. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE/ CARBONMONIXIDE ALARMS (DETECTORS).
5. EXHAUST OR REMOTE FAN: SWITCHED TO LIGHT, 50 CFM MIN. SHALL BE ENERGY STAR COMPLIANT;VENT TO OUTSIDE AIR WILL BE CONTROLED BY HUMIDISTAT SWITCH
6. WATER HEATER: PROVIDE 18" HIGH WOOD FRAMED PLATFORM WITH "SMITTY PAN" WITH DRAIN TO EXTERIOR LOCATION TO BE APPROVED BY ARCHITECT. SEE T24 FOR WATER HEATER TYPE
7. WASHER-PROVIDE RECESSED HOT AND COLD WATER AND DRAIN STANDPIPE. PROVIDE SELF PRIMING FLOOR DRAIN UNDER WASHER.
8. DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR. DUCT TO BE 4" FOR 14' LENGTH MAX WITH (2) ELBOWS. PROVIDE BLOWER IF REQUIRED
11. PROVIDE TEMPERED GLASS AT SHOWER ENCLOSURE
12. PROVIDE ACCESS (12" SQ) MINIMUM FOR BATHTUB SLIP JOINT CONNECTION
14. MEDICINE CABINET; SEE INTERIOR ELEVATIONS
17. HANDRAIL @ 36" A.F.F. ; SEE INTERIOR/ EXTERIOR ELEVATION AND DETAILS FOR TYPE
18. GUARDRAIL 42" A.F.F.; SEE INTERIOR OR EXTERIOR ELEVATION AND DETAILS FOR TYPE
19. 20" x 30" ROOF ACCESS
20. FIRE RATED 12X24 DORMER ROOF VENT; MODEL # DV2041 FROM 'BRANDGUARD VENTS'. SEE ROOF PLAN FOR CALC.
24. PROVIDE ONE-HOUR AT ALL WALLS AND CEILING UNDER STAIRS
25. LINE OF EXHAUST HOOD ABOVE; VENT TO OUTSIDE W/ EXHAUST FANS VERIFY VENTING REQUIREMENTS WITH MANUFACTURER
27. HVAC UNIT
28. LOCATION OF DOWNSPOUTS ABOVE; PENETRATE & WATERPROOF THROUGH CONC. DECK AND GARAGE WALL WHERE OCCURS. CONNECT TO DOWNSPOUT DRAIN SYSTEM
29. CONNECT BASEMENT FLOOR DRAINS TO SEWER EJECTOR
34. PROVIDE ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR FUTURE ELECTRIC VEHICLE CHARGING STATION
37. WALL COVERING SHALL DE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. (CRC.R307.2)
38. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING TYPE VALVE (PC 408.3)

NOTE:
ALL DOORS LEADING FROM THE STRUCTURES INTO AREAS THAT HAVE DIRECT POOL ACCESS SHALL BE PROTECTED WITH POOL SAFETY ALARMS.

HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.

ALBERTO CISNEROS
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Long Beach. California 90805
Phone (562) 254-3009
E-mail:cisneros53@hotmail.com

Sign

Revisions:

Number	Description	Date

Stamp

Project Title: 4 SINGLE FAMILY DWELLING

Address Project: 6516 HELIOTROPE AVE. BELL, CA. 90201

Owner Name: NEMER SAAB PH: 323 - 360 - 5345

Designed: Alberto Cisneros

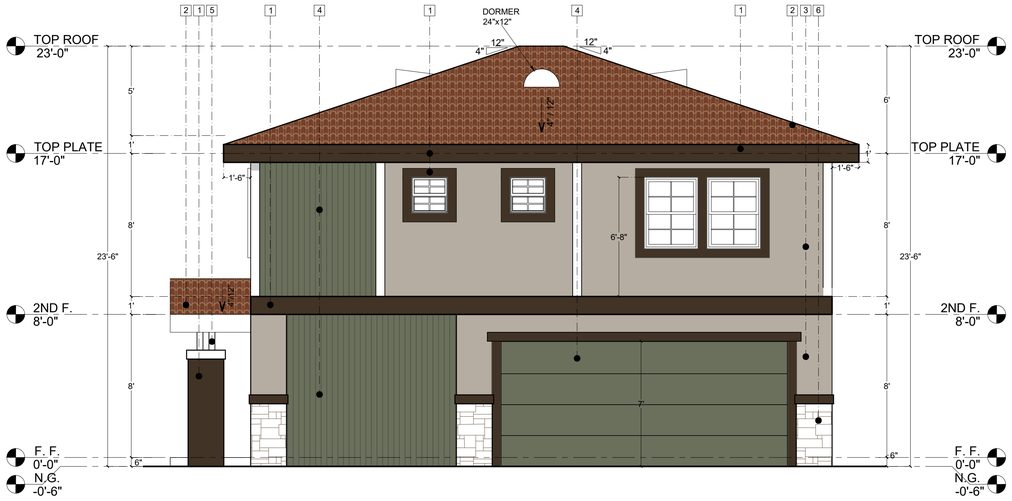
Drawn: Cinthya Mares

Date: DIC - 2023

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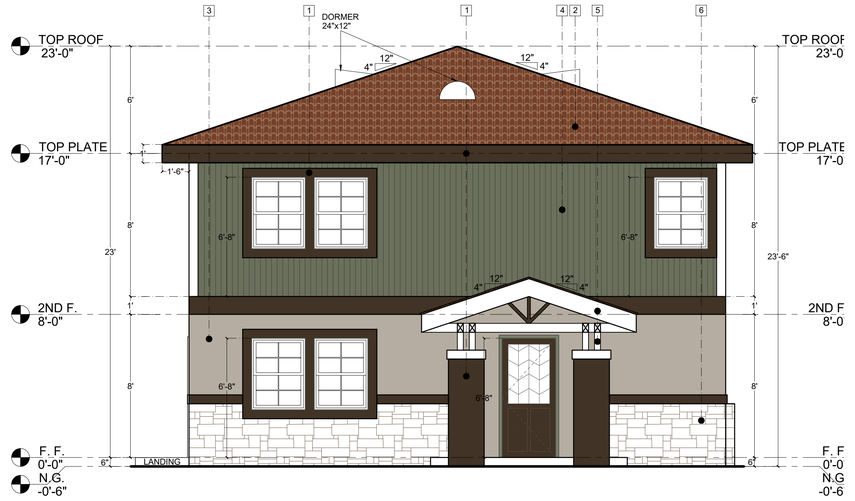
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Sheet Number: A-4



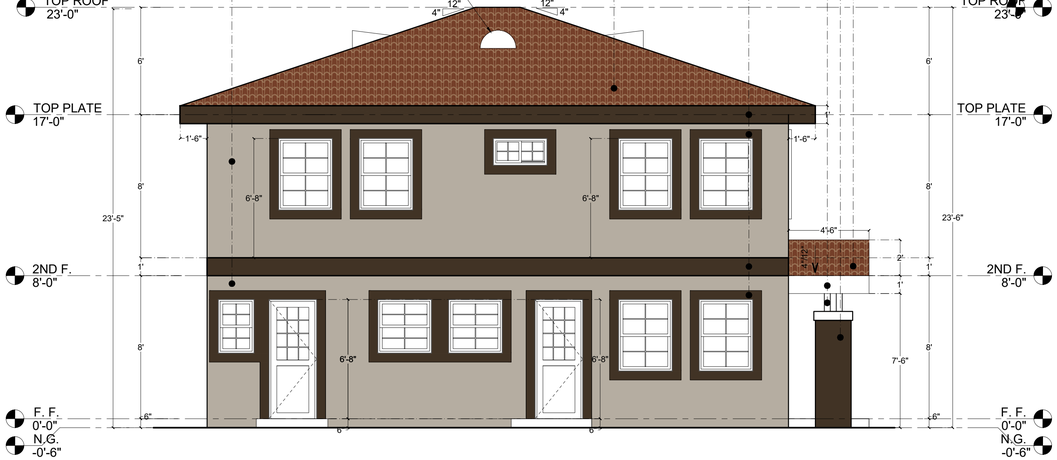
SOUTH ELEVATION (UNIT 1)

SCALE 1/4" - 1'-0"



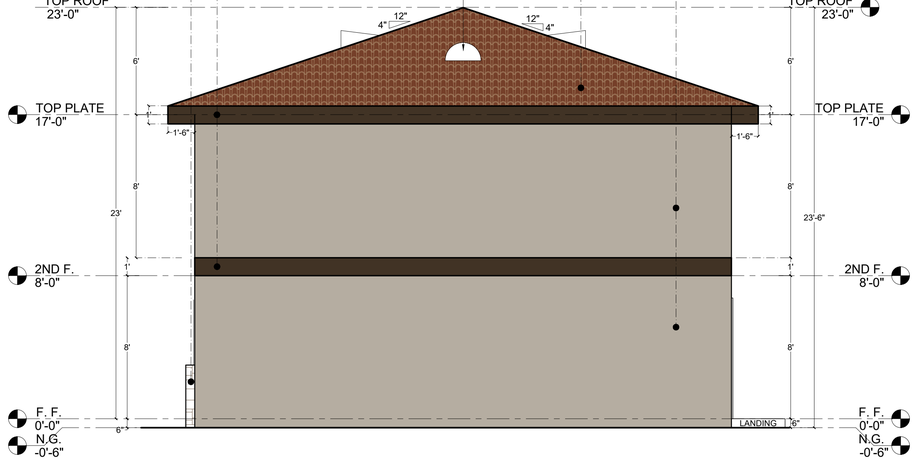
WEST ELEVATION (UNIT 1)

SCALE 1/4" - 1'-0"



NORTH ELEVATION (UNIT 1)

SCALE 1/4" - 1'-0"



EAST ELEVATION (UNIT 1)

SCALE 1/4" - 1'-0"

MATERIAL LEGEND UNIT 1 & 3

1. MANOR HOUSE SW 7505
2. 3684 SAN RAFAEL BLEND. (EAGLE ROOF TILE)
3. NATURAL STUCCO LA HABRA SW-7542 X-81 OATMEL (BASE 200)
4. MEADOW TRAIL. SW-7737 (SIDING - CEMENT FIBER)
5. HARDIE TRIM-BOARDS SMOOTH 5.5IN WHITE JAMES HARDIE.
6. ASPEN SOUTHERN LEDGESTONE. (CULTURED STONE)

"ATTIC VENTS"

UNIT 1.

A. ROOF = 975 SF. / 150 = 6.5 SF.
6.5 SF. X 144 = 936 SQ.IN

DORMER (24" X 12")=100 F.A.M. SQ.IN.
= 936 SQ. IN. / 100= 9.36 = 9 DORMER
USE 50%= **4 DORMER 24"X12"**

USE 4 DORMER = 400 SQ. IN.
975 - 400 = 575
SIMPSON RAFTYER VENT MOD. 24 =37 F.A.M.
575 / 37 = 15.54 ≈ **15 RAFTER VENTS.**
USE 11 RAFTER VENTS MOD. 24.

- OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH $\frac{1}{16}$" MINIMUM AND $\frac{1}{4}$" OPENING.
- A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

ALBERTO CISNEROS

Sign

Revisions:

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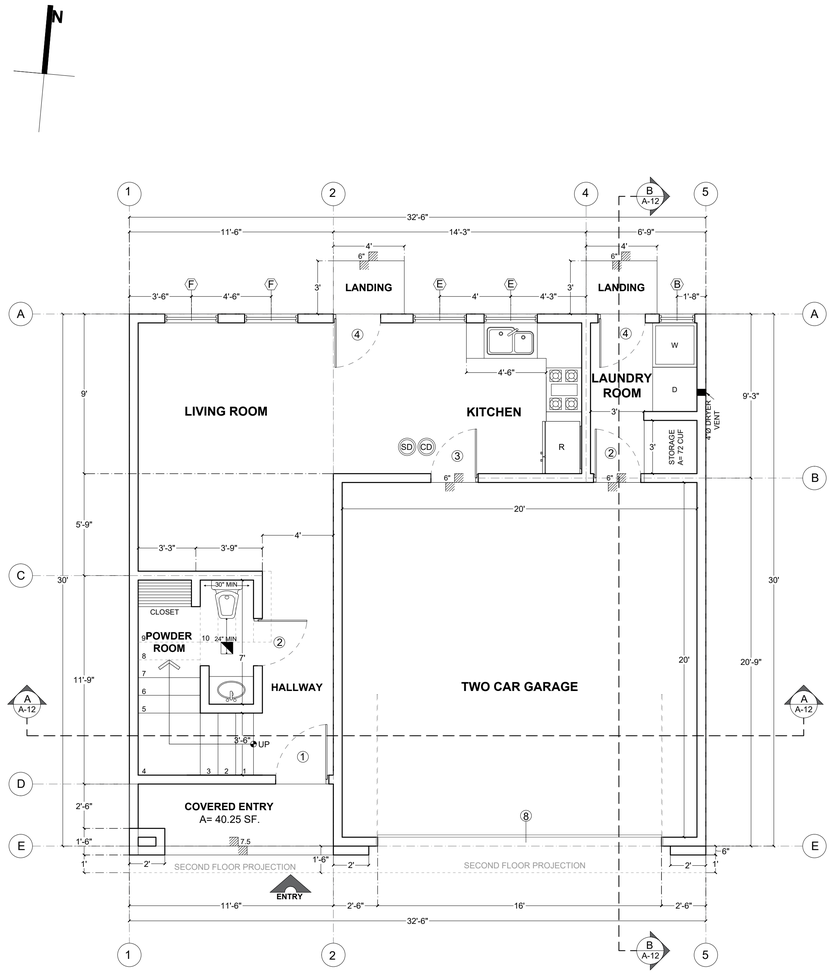
Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

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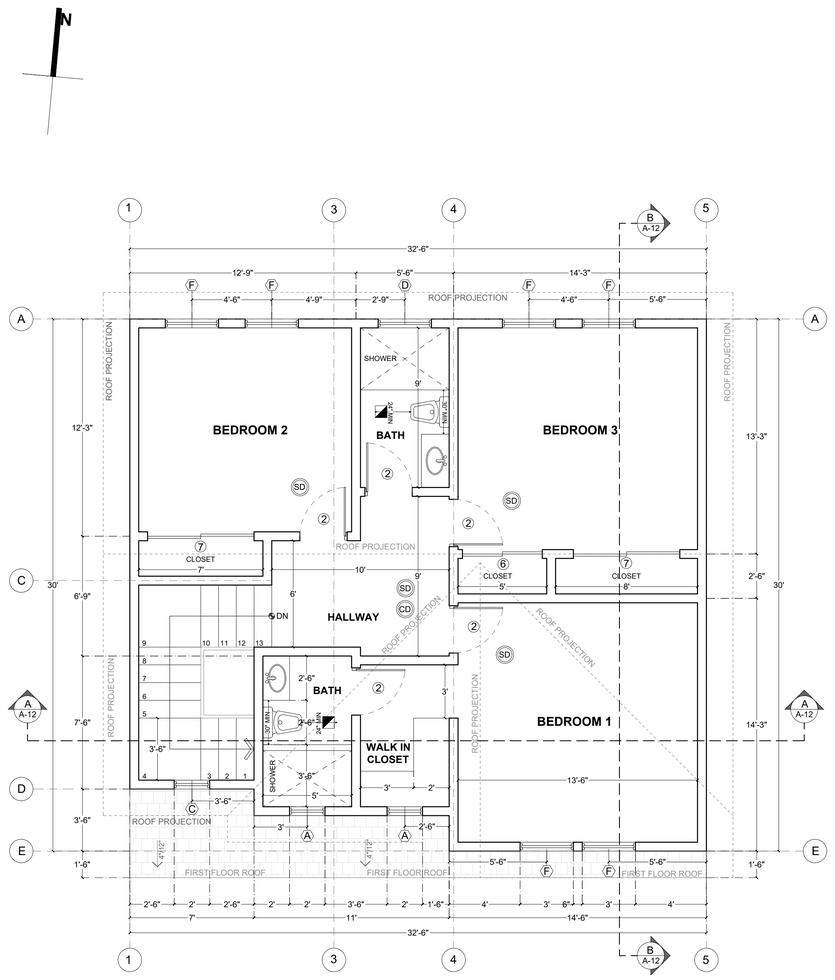
Sheet Number: A-5



(N) FIRST FLOOR PLAN (UNIT 2)

SCALE 1/4" - 1'-0"

AREAS:
LIVING AREA: 493.75 SF
TWO CAR GARAGE: 441 SF.
COVERED ENTRY: 40.25 SF.



(N) SECOND FLOOR PLAN (UNIT 2)

SCALE 1/4" - 1'-0"

AREAS
LIVING AREA: 928.50 SF.

WALL LEGEND

- NEW 2 X 4 STUD @16" oc
- SD — SMOKE DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- CD — CARBON DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- FAN 5 AIR CHANGES PER HOUR FAN W/50 CFM ENERGY STAR HUMIDISTAT.
- WINDOW SPECIFICATION.
- DOOR SPECIFICATION.

PLAN KEY NOTES:

1. ONE-HOUR PROTECTION REQUIRED: PROVIDE 5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE WALLS, CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDE GARAGE CEILING. PROVIDE SELF-CLOSING DEVICE ON 20 MIN. DOOR (SEE DOOR SCHEDULE).
2. ONE-HOUR GARAGE ACCESS DOOR - SELF CLOSING
3. GARAGE DOOR OPENER PUSH BUTTON SHALL BE PRE-WIRED BEFORE GYPSUM BOARD IS INSTALLED.
4. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE/ CARBONMONIXIDE ALARMS (DETECTORS).
5. EXHAUST OR REMOTE FAN: SWITCHED TO LIGHT, 50 CFM MIN. SHALL BE ENERGY STAR COMPLIANT;VENT TO OUTSIDE AIR WILL BE CONTROLED BY HUMIDISTAT SWITCH
6. WATER HEATER: PROVIDE 18" HIGH WOOD FRAMED PLATFORM WITH "SMITTY PAN" WITH DRAIN TO EXTERIOR LOCATION TO BE APPROVED BY ARCHITECT. SEE T24 FOR WATER HEATER TYPE
7. WASHER-PROVIDE RECESSED HOT AND COLD WATER AND DRAIN STANDPIPE. PROVIDE SELF PRIMING FLOOR DRAIN UNDER WASHER.
8. DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR. DUCT TO BE 4" FOR 14' LENGTH MAX WITH (2) ELBOWS. PROVIDE BLOWER IF REQUIRED
11. PROVIDE TEMPERED GLASS AT SHOWER ENCLOSURE
12. PROVIDE ACCESS (12" SQ) MINIMUM FOR BATHTUB SLIP JOINT CONNECTION
14. MEDICINE CABINET; SEE INTERIOR ELEVATIONS
17. HANDRAIL @ 36" A.F.F. ; SEE INTERIOR/ EXTERIOR ELEVATION AND DETAILS FOR TYPE
18. GUARDRAIL 42" A.F.F.; SEE INTERIOR OR EXTERIOR ELEVATION AND DETAILS FOR TYPE
19. 20" x 30" ROOF ACCESS
20. FIRE RATED 12X24 DORMER ROOF VENT; MODEL # DV2041 FROM 'BRANDGUARD VENTS'. SEE ROOF PLAN FOR CALC.
24. PROVIDE ONE-HOUR AT ALL WALLS AND CEILING UNDER STAIRS
25. LINE OF EXHAUST HOOD ABOVE; VENT TO OUTSIDE W/ EXHAUST FANS VERIFY VENTING REQUIREMENTS WITH MANUFACTURER
27. HVAC UNIT
28. LOCATION OF DOWNSPOUTS ABOVE; PENETRATE & WATERPROOF THROUGH CONC. DECK AND GARAGE WALL WHERE OCCURS. CONNECT TO DOWNSPOUT DRAIN SYSTEM
29. CONNECT BASEMENT FLOOR DRAINS TO SEWER EJECTOR
34. PROVIDE ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR FUTURE ELECTRIC VEHICLE CHARGING STATION
37. WALL COVERING SHALL DE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72 INCHES ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. (CRC.R307.2)
38. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING TYPE VALVE (PC 408.3)

NOTE:
ALL DOORS LEADING FROM THE STRUCTURES INTO AREAS THAT HAVE DIRECT POOL ACCESS SHALL BE PROTECTED WITH POOL SAFETY ALARMS.

HIGH EFFICACY LUMINAIRES MUST BE PIN BASED.

ALBERTO CISNEROS
CUSTOM RESIDENTIAL DESIGN
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Long Beach. California 90805
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E-mail:cisneros53@hotmail.com

Sign

Revisions:

Number	Description	Date

Stamp

Project Title: 4 SINGLE FAMILY DWELLING

Address Project: 6516 HELIOTROPE AVE. BELL, CA. 90201

Owner Name: NEMER SAAB PH: 323 - 360 - 5345

Designed: Alberto Cisneros

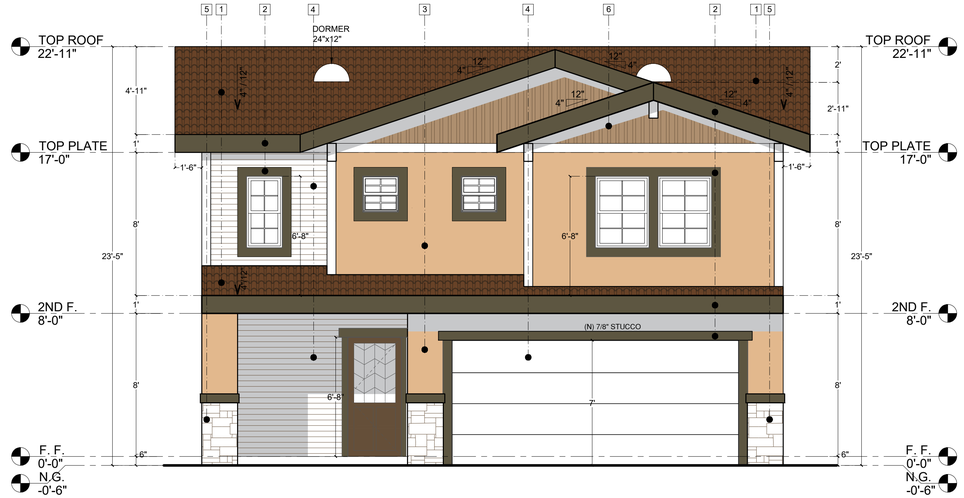
Drawn: Cinthya Mares

Date: DIC - 2023

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

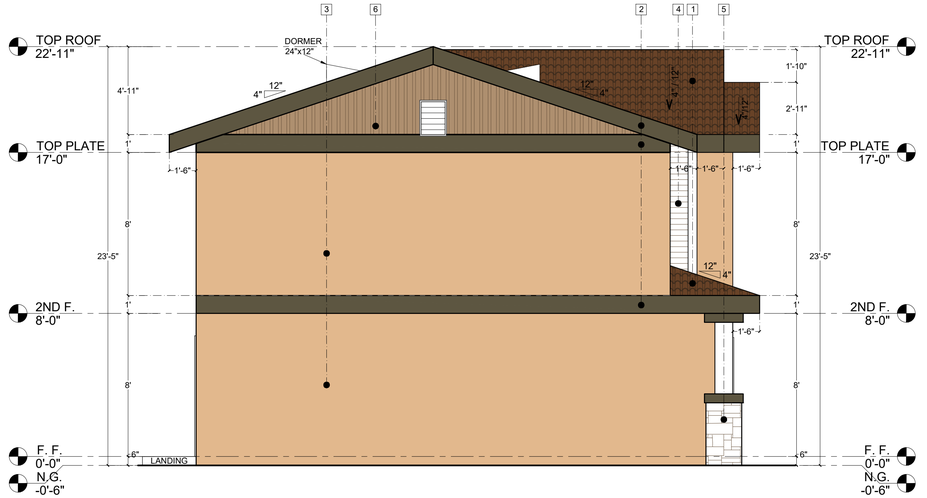
Sheet Title: (N) 1ST. & 2ND. FLOOR PLAN. (UNIT 2)

Sheet Number: A-6



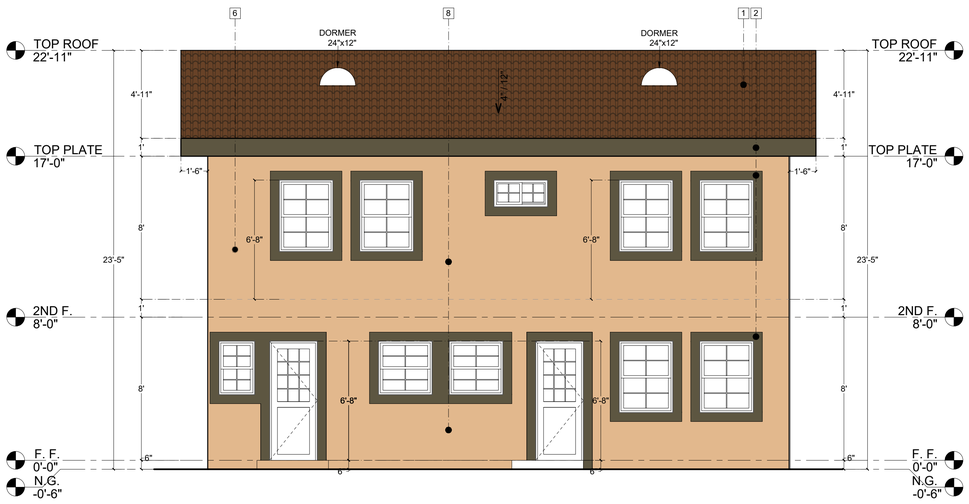
SOUTH ELEVATION (UNIT 2)

SCALE 1/4" - 1'-0"



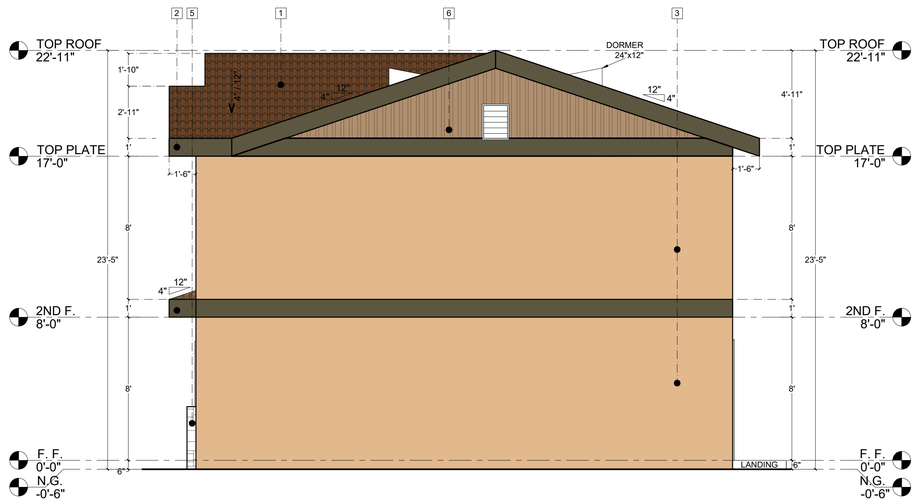
WEST ELEVATION (UNIT 2)

SCALE 1/4" - 1'-0"



NORTH ELEVATION (UNIT 2)

SCALE 1/4" - 1'-0"



EAST ELEVATION (UNIT 2)

SCALE 1/4" - 1'-0"

MATERIAL LEGEND UNIT 2 & 4

1. 3646 SUNSET BLEND (EAGLE ROOF TILE)
2. TRIM BOARDS TIKI HUT SW- 7509
3. NATURAL STUCCO LA HABRA SW-7718 X-81 OATMEL (BASE 200)
4. SIDING - CEMENT FIBER WHITE SNOW SW-9541
5. ASPEN SOUTHERN LEDGESTONE. (CULTURED STONE)
6. SIDING - CEMENT FIBER SPICED CIDER SW-7702

"ATTIC VENTS"

UNIT 2.

A. ROOF = 958.50 SF. / 150 = 6.39 SF.
6.39 SF. X 144 = 920.16SQ.IN

DORMER (24" X 12")=100 F.A.M. SQ.IN.
= 920.16 SQ. IN. / 100= 9.20 ≃ 9 DORMER
USE 50%= **4 DORMER 24"X12"**

USE 4 DORMER = 400 SQ. IN.
958.50 - 400 = 558.5
SIMPSON RAFTYER VENT MOD. 24 =37 F.A.M.
392 / 37 = 15.09 ≈ **15 RAFTER VENTS.**
USE 11 RAFTER VENTS MOD. 24.

- OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH $\frac{1}{16}$" MINIMUM AND $\frac{1}{4}$" OPENING.
- A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

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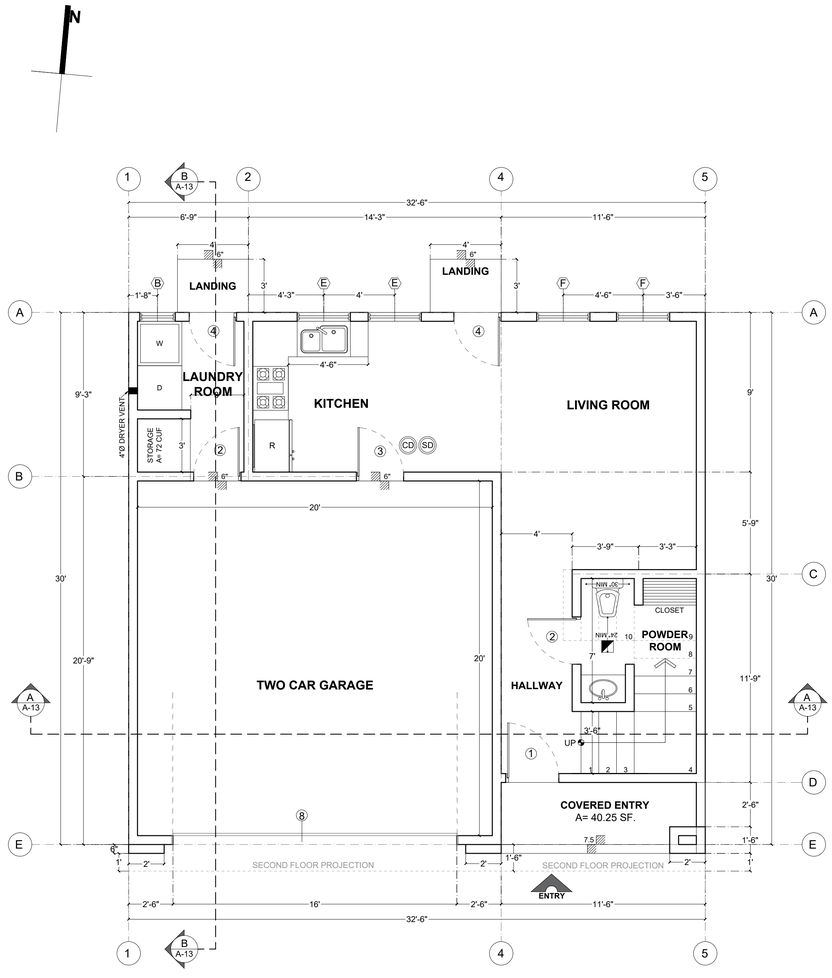
Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

Sheet Title: (N) ELEVATIONS (UNIT 2)

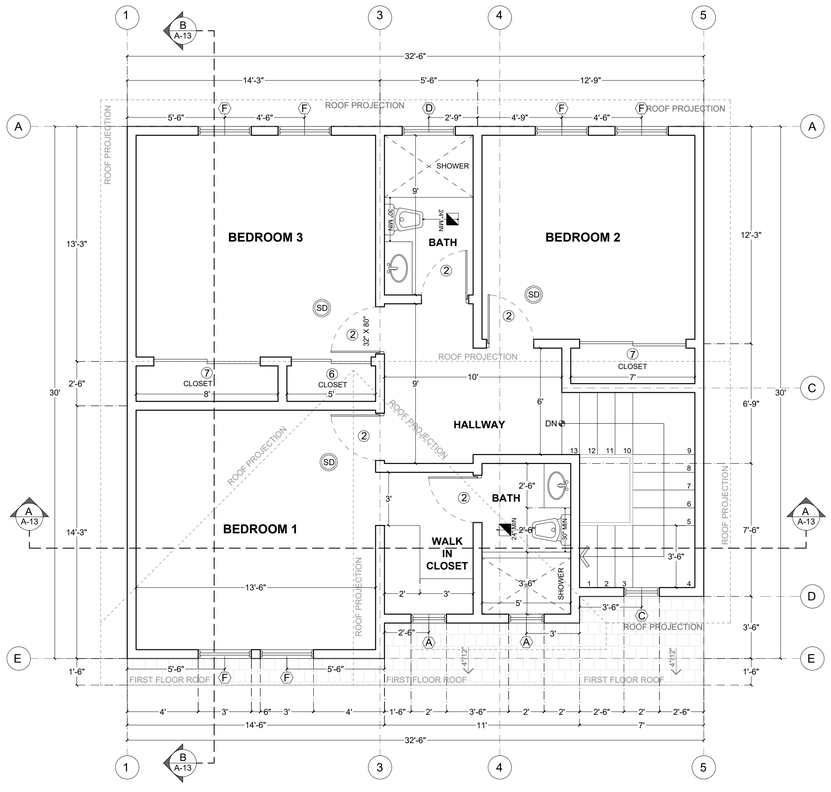
Sheet Number: A-7



(N) FIRST FLOOR PLAN (UNIT 3)

SCALE 1/4" - 1'-0"

AREAS:
LIVING AREA: 515 SF
TWO CAR GARAGE: 420 SF.
COVERED ENTRY: 40.25 SF.



(N) SECOND FLOOR PLAN (UNIT 3)

SCALE 1/4" - 1'-0"

AREAS
LIVING AREA: 928.50 SF.

WALL LEGEND

- NEW 2 X 4 STUD @16" oc
- (SD) SMOKE DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- (CD) CARBON DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- FAN 5 AIR CHANGES PER HOUR FAN W/50 CFM ENERGY STAR HUMIDISTAT
- WINDOW SPECIFICATION.
- DOOR SPECIFICATION.

PLAN KEY NOTES:

1. ONE-HOUR PROTECTION REQUIRED: PROVIDE 5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE WALLS, CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDE GARAGE CEILING. PROVIDE SELF-CLOSING DEVICE ON 20 MIN. DOOR (SEE DOOR SCHEDULE).
2. ONE-HOUR GARAGE ACCESS DOOR - SELF CLOSING
3. GARAGE DOOR OPENER PUSH BUTTON SHALL BE PRE-WIRED BEFORE GYPSUM BOARD IS INSTALLED.
4. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE/ CARBONMONIXIDE ALARMS (DETECTORS).
5. EXHAUST OR REMOTE FAN: SWITCHED TO LIGHT, 50 CFM MIN. SHALL BE ENERGY STAR COMPLIANT;VENT TO OUTSIDE AIR WILL BE CONTROLED BY HUMIDISTAT SWITCH
6. WATER HEATER: PROVIDE 18" HIGH WOOD FRAMED PLATFORM WITH "SMITTY PAN" WITH DRAIN TO EXTERIOR LOCATION TO BE APPROVED BY ARCHITECT. SEE T24 FOR WATER HEATER TYPE
7. WASHER-PROVIDE RECESSED HOT AND COLD WATER AND DRAIN STANDPIPE. PROVIDE SELF PRIMING FLOOR DRAIN UNDER WASHER.
8. DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR. DUCT TO BE 4" FOR 14' LENGTH MAX WITH (2) ELBOWS. PROVIDE BLOWER IF REQUIRED
11. PROVIDE TEMPERED GLASS AT SHOWER ENCLOSURE
12. PROVIDE ACCESS (12" SQ) MINIMUM FOR BATHTUB SLIP JOINT CONNECTION
14. MEDICINE CABINET; SEE INTERIOR ELEVATIONS
17. HANDRAIL @ 36" A.F.F. ; SEE INTERIOR/ EXTERIOR ELEVATION AND DETAILS FOR TYPE
18. GUARDRAIL 42" A.F.F.; SEE INTERIOR OR EXTERIOR ELEVATION AND DETAILS FOR TYPE
19. 20" x 30" ROOF ACCESS
20. FIRE RATED 12X24 DORMER ROOF VENT; MODEL # DV2041 FROM 'BRANDGUARD VENTS'. SEE ROOF PLAN FOR CALC.
24. PROVIDE ONE-HOUR AT ALL WALLS AND CEILING UNDER STAIRS
25. LINE OF EXHAUST HOOD ABOVE; VENT TO OUTSIDE W/ EXHAUST FANS VERIFY VENTING REQUIREMENTS WITH MANUFACTURER
27. HVAC UNIT
28. LOCATION OF DOWNSPOUTS ABOVE; PENETRATE & WATERPROOF THROUGH CONC. DECK AND GARAGE WALL WHERE OCCURS. CONNECT TO DOWNSPOUT DRAIN SYSTEM
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34. PROVIDE ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR FUTURE ELECTRIC VEHICLE CHARGING STATION
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38. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING TYPE VALVE (PC 408.3)

NOTE:
ALL DOORS LEADING FROM THE STRUCTURES INTO AREAS THAT HAVE DIRECT POOL ACCESS SHALL BE PROTECTED WITH POOL SAFETY ALARMS.

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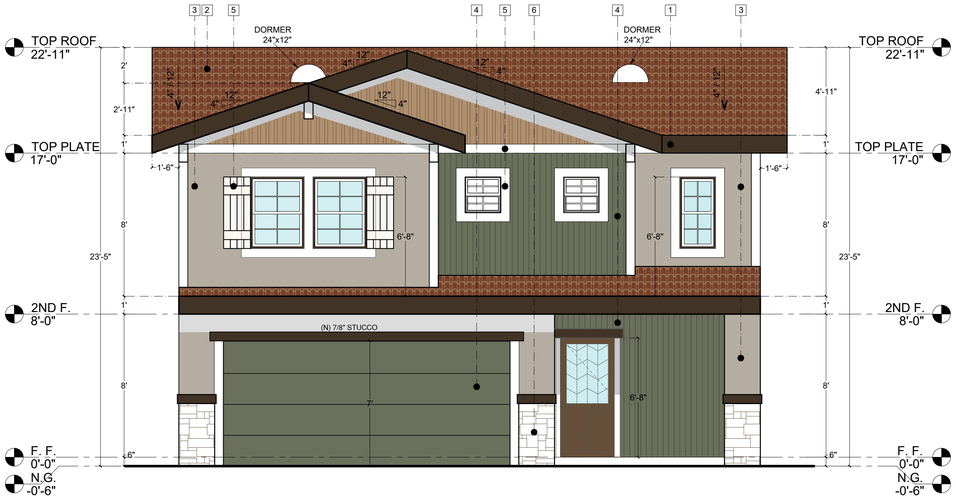
Drawn: Cinthya Mares

Date: DIC - 2023

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

Sheet Title: (N) 1ST. & 2ND. FLOOR PLAN. (TYPE UNIT 1 & 3)

Sheet Number: A-8

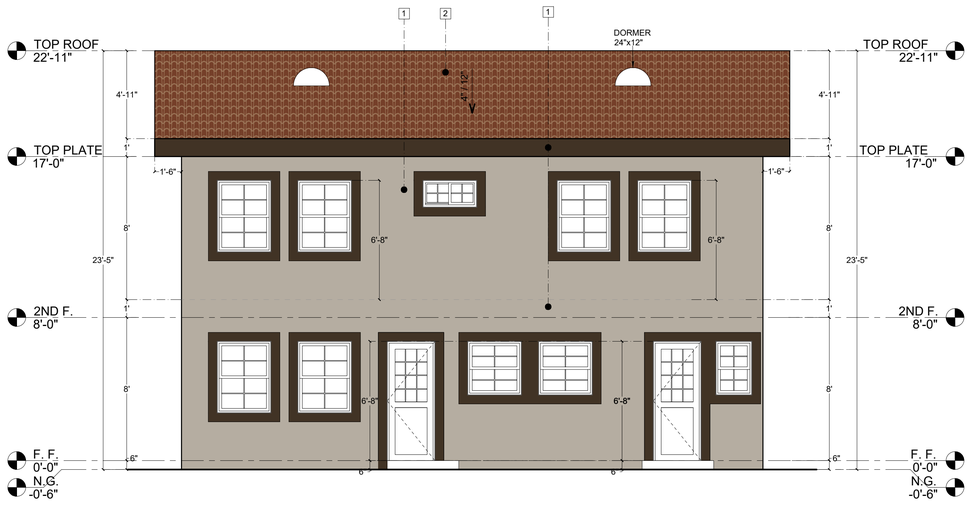


SOUTH ELEVATION (UNIT 3)

SCALE 1/4" - 1'-0"

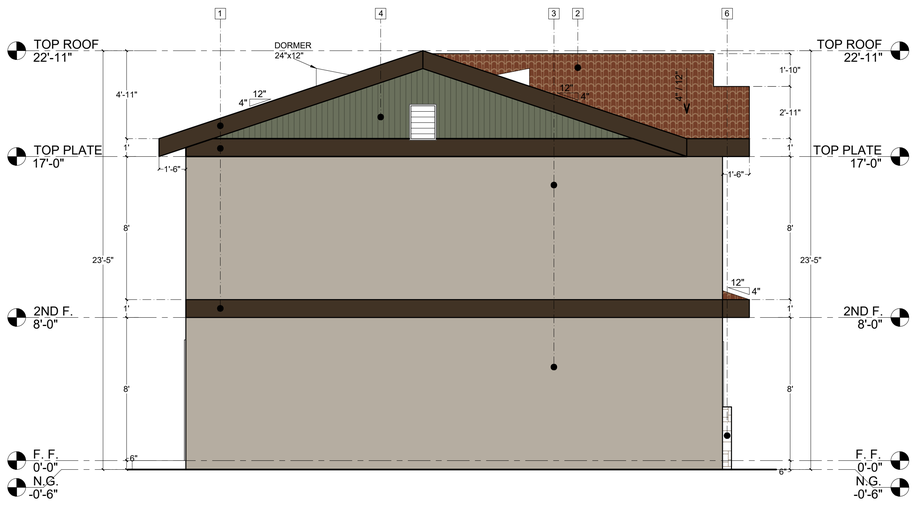
EAST ELEVATION (UNIT 3)

SCALE 1/4" - 1'-0"



NORTH ELEVATION (UNIT 3)

SCALE 1/4" - 1'-0"



WEST ELEVATION (UNIT 3)

SCALE 1/4" - 1'-0"

MATERIAL LEGEND UNIT 1 & 3

1. MANOR HOUSE SW 7505
2. 3684 SAN RAFAEL BLEND. (EAGLE ROOF TILE)
3. NATURAL STUCCO LA HABRA SW-7542 X-81 OATMEL (BASE 200)
4. MEADOW TRAIL. SW-7737 (SIDING - CEMENT FIBER)
5. HARDIE TRIM-BOARDS SMOOTH 5.5IN WHITE JAMES HARDIE.
6. ASPEN SOUTHERN LEDGESTONE. (CULTURED STONE)

"ATTIC VENTS"

UNIT 3.

A. ROOF = 958.50 SF. / 150 = 6.39 SF.
6.39 SF. X 144 = 920.16SQ.IN

DORMER (24" X 12")=100 F.A.M. SQ.IN.
= 920.16 SQ. IN. / 100= 9.20 ≈ 9 DORMER
USE 50%= **4 DORMER 24"X12"**

USE 4 DORMER = 400 SQ. IN.
958.50 - 400 = 558.5
SIMPSON RAFTYER VENT MOD. 24 =37 F.A.M.
392 / 37 = 15.09 ≈ **15 RAFTER VENTS.**
USE 11 RAFTER VENTS MOD. 24.

- OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH $\frac{1}{16}$" MINIMUM AND $\frac{1}{4}$" OPENING.
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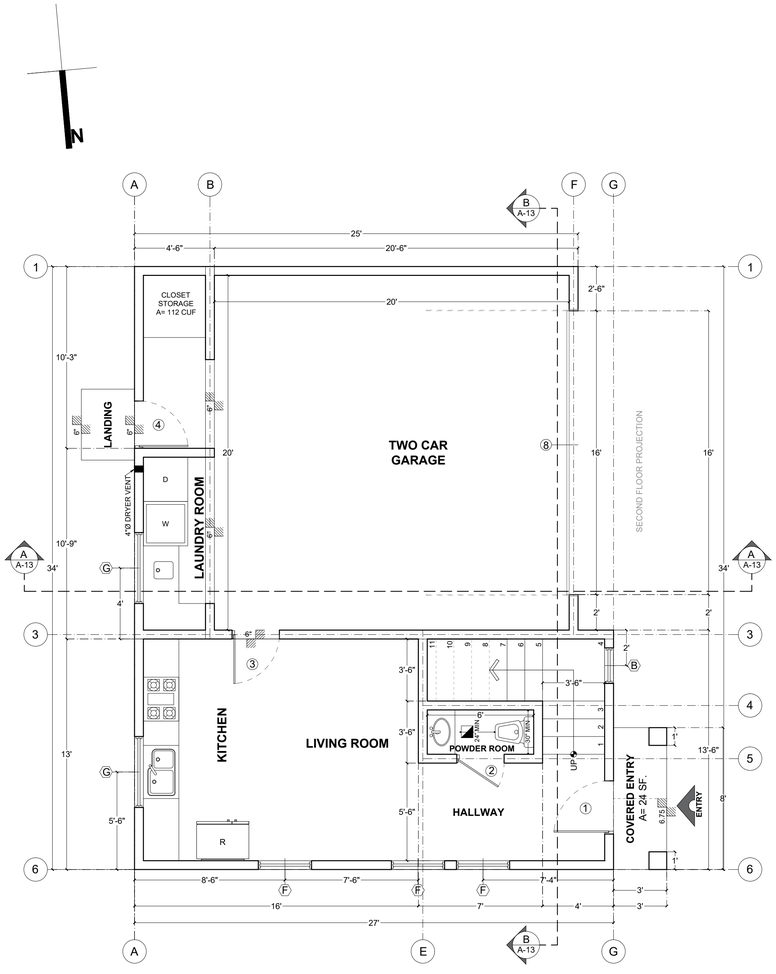
Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

Sheet Title: (N) ELEVATIONS (TYPE UNIT 1 & 3)

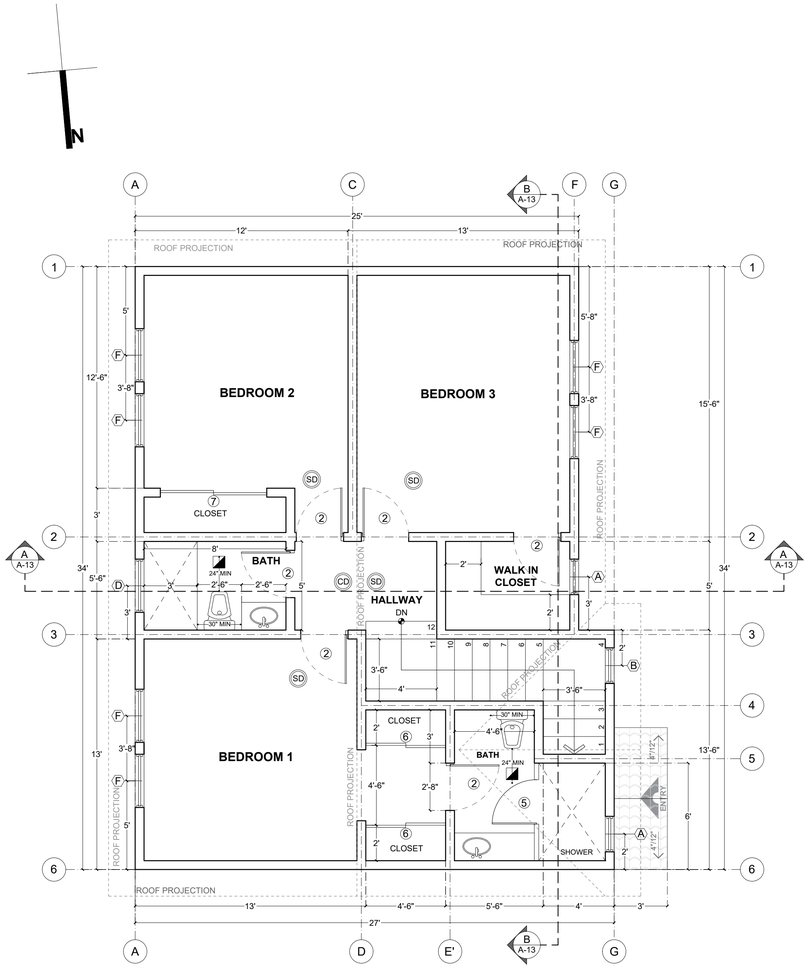
Sheet Number: A-9



(N) FIRST FLOOR PLAN (UNIT 4)

SCALE 1/4" - 1'-0"

AREAS:
LIVING AREA: 435 SF
TWO CAR GARAGE: 441 SF.
COVERED ENTRY: 24 SF.



(N) SECOND FLOOR PLAN (UNIT 4)

SCALE 1/4" - 1'-0"

AREAS:
LIVING AREA: 877.00 SF

WALL LEGEND

- NEW 2 X 4 STUD @16" oc
- SD — SMOKE DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- CD — CARBON DETECTOR/ DIREC WIRE W/ BATTERY BACK UP. INTERCONECTED.
- FAN 5 AIR CHANGES PER HOUR FAN W/50 CFM ENERGY STAR HUMIDISTAT
- WINDOW SPECIFICATION.
- DOOR SPECIFICATION.

PLAN KEY NOTES:

1. ONE-HOUR PROTECTION REQUIRED: PROVIDE 5/8" TYPE "X" GYPSUM BD. ON ALL GARAGE WALLS, CEILING, POSTS AND BEAMS SUPPORTING DWELLING AND SHALL EXTEND FROM TOP OF CONCRETE TO, AND INCLUDE GARAGE CEILING. PROVIDE SELF-CLOSING DEVICE ON 20 MIN. DOOR (SEE DOOR SCHEDULE).
2. ONE-HOUR GARAGE ACCESS DOOR - SELF CLOSING
3. GARAGE DOOR OPENER PUSH BUTTON SHALL BE PRE-WIRED BEFORE GYPSUM BOARD IS INSTALLED.
4. PROVIDE STATE FIRE MARSHALL APPROVED SMOKE/ CARBONMONIXIDE ALARMS (DETECTORS).
5. EXHAUST OR REMOTE FAN: SWITCHED TO LIGHT, 50 CFM MIN. SHALL BE ENERGY STAR COMPLIANT;VENT TO OUTSIDE AIR WILL BE CONTROLED BY HUMIDISTAT SWITCH
6. WATER HEATER: PROVIDE 18" HIGH WOOD FRAMED PLATFORM WITH "SMITTY PAN" WITH DRAIN TO EXTERIOR LOCATION TO BE APPROVED BY ARCHITECT. SEE T24 FOR WATER HEATER TYPE
7. WASHER-PROVIDE RECESSED HOT AND COLD WATER AND DRAIN STANDPIPE. PROVIDE SELF PRIMING FLOOR DRAIN UNDER WASHER.
8. DRYER: PROVIDE WEATHER HOOD VENT WITH DAMPER TO OUTSIDE AIR. DUCT TO BE 4" FOR 14' LENGTH MAX WITH (2) ELBOWS. PROVIDE BLOWER IF REQUIRED
11. PROVIDE TEMPERED GLASS AT SHOWER ENCLOSURE
12. PROVIDE ACCESS (12" SQ) MINIMUM FOR BATHTUB SLIP JOINT CONNECTION
14. MEDICINE CABINET; SEE INTERIOR ELEVATIONS
17. HANDRAIL @ 36" A.F.F. ; SEE INTERIOR/ EXTERIOR ELEVATION AND DETAILS FOR TYPE
18. GUARDRAIL 42" A.F.F.; SEE INTERIOR OR EXTERIOR ELEVATION AND DETAILS FOR TYPE
19. 20" x 30" ROOF ACCESS
20. FIRE RATED 12X24 DORMER ROOF VENT; MODEL # DV2041 FROM 'BRANDGUARD VENTS'. SEE ROOF PLAN FOR CALC.
24. PROVIDE ONE-HOUR AT ALL WALLS AND CEILING UNDER STAIRS
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38. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING TYPE VALVE (PC 408.3)

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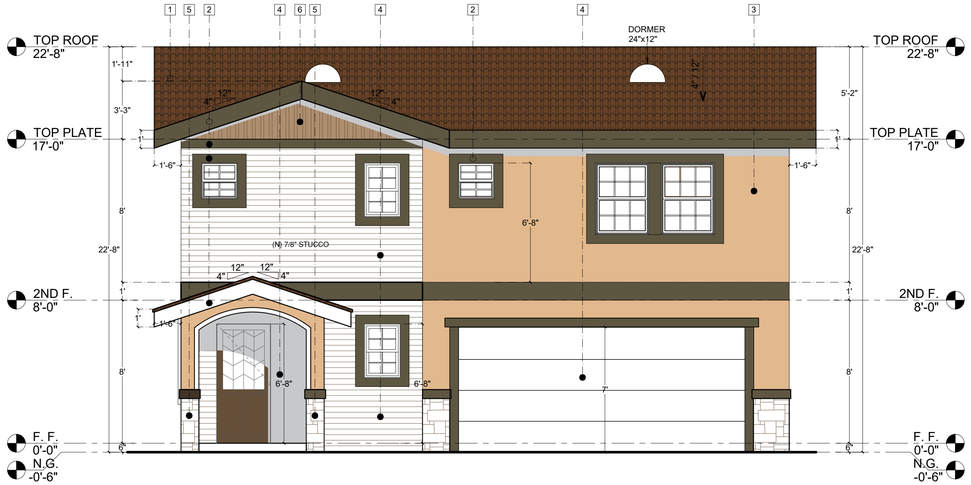
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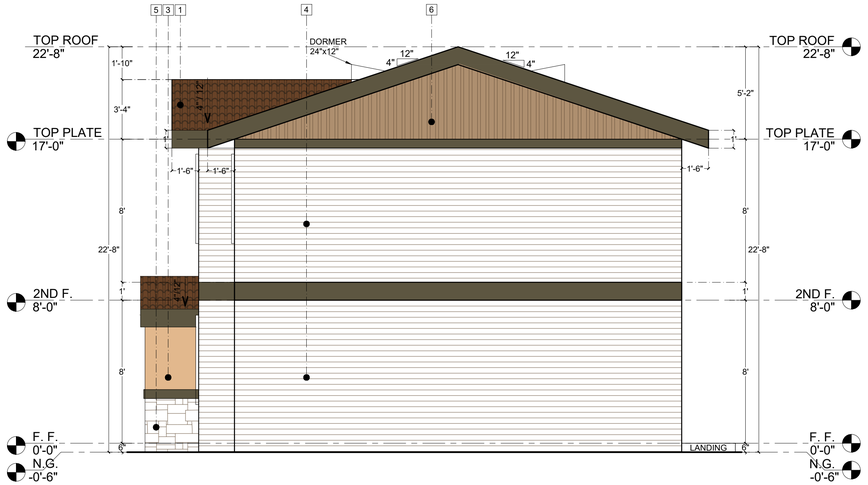
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Sheet Number: A-10



WEST ELEVATION (UNIT 4)

SCALE 1/4" - 1'-0"



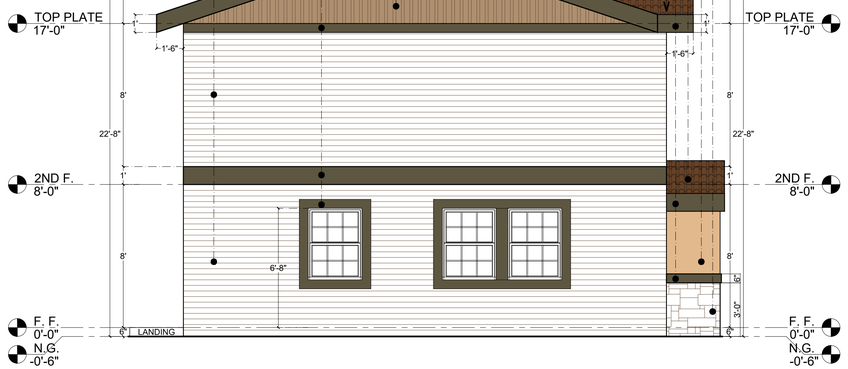
SOUTH ELEVATION (UNIT 4)

SCALE 1/4" - 1'-0"



EAST ELEVATION (UNIT 4)

SCALE 1/4" - 1'-0"



NORTH ELEVATION (UNIT 4)

SCALE 1/4" - 1'-0"

MATERIAL LEGEND UNIT 2 & 4

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2. TRIM BOARDS TIKI HUT SW- 7509
3. NATURAL STUCCO LA HABRA SW-7718 X-81 OATMEL (BASE 200)
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5. ASPEN SOUTHERN LEDGESTONE. (CULTURED STONE)
6. SIDING - CEMENT FIBER SPICED CIDER SW-7702

"ATTIC VENTS"

UNIT 4.

A. ROOF = 877.00 SF. / 150 = 5.84 SF.
5.84 SF. X 144 = 840.96 SQ.IN

DORMER (24" X 12")=100 F.A.M. SQ.IN.
= 840.96 SQ. IN. / 100= 8.40 ≈ 8 DORMER
USE 50%= **4 DORMER 24"X12"**

USE 4 DORMER = 400 SQ. IN.
877.00 - 400 = 477
SIMPSON RAFTYER VENT MOD. 24 =37 F.A.M.
477 / 37 = 12.89 ≈ **13 RAFTER VENTS.**
USE 11 RAFTER VENTS MOD. 24.

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- A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

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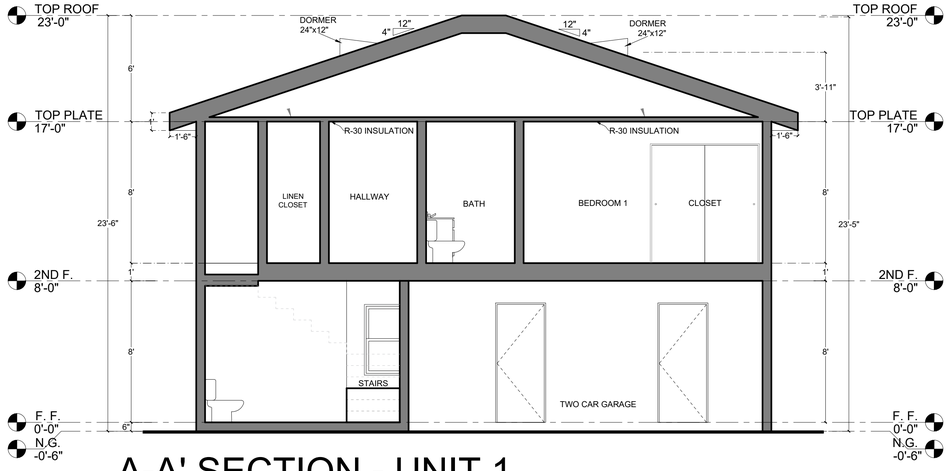
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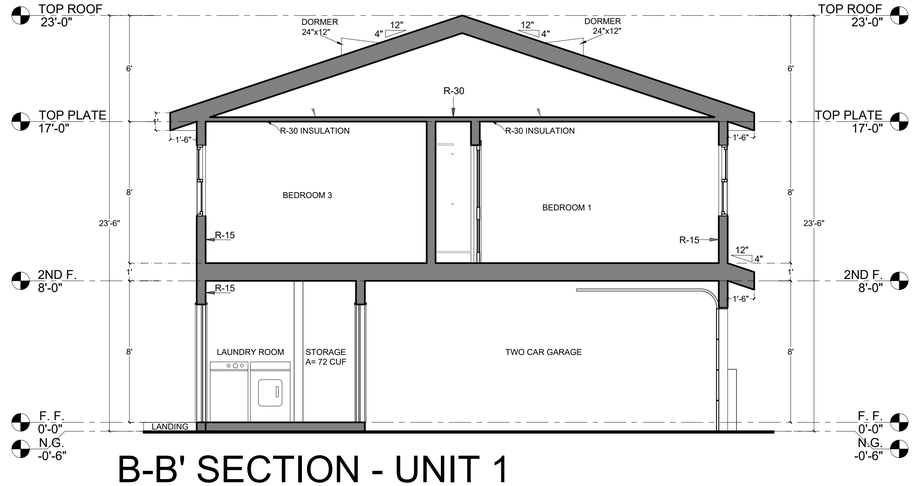
Sheet Title: (N) ELEVATIONS (UNIT 4)

Sheet Number: A-11



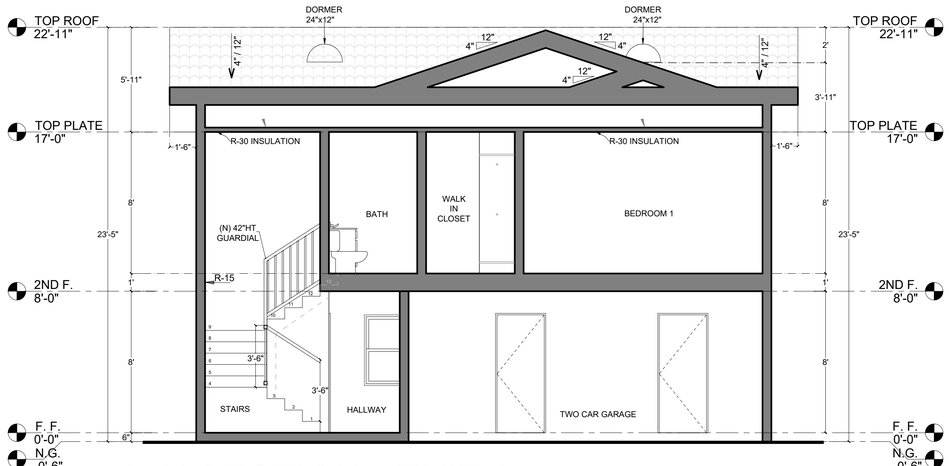
A-A' SECTION - UNIT 1

SCALE 1/4" - 1'-0"



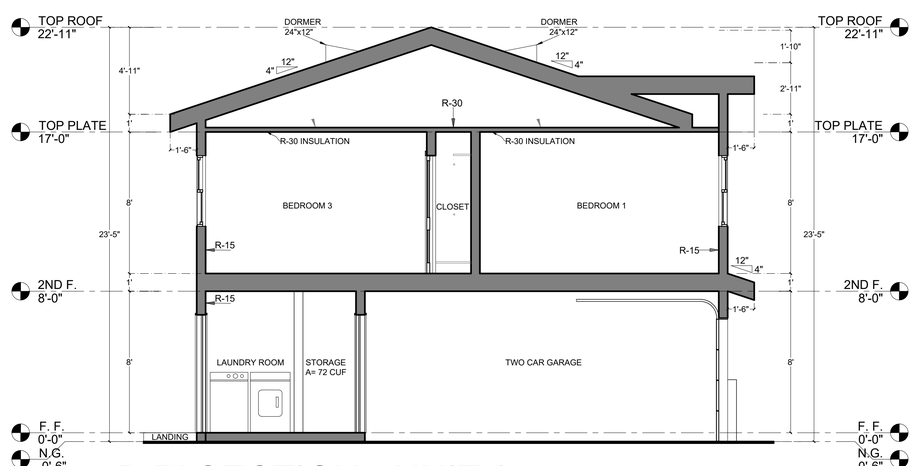
B-B' SECTION - UNIT 1

SCALE 1/4" - 1'-0"



A-A' SECTION - UNIT 2

SCALE 1/4" - 1'-0"



B-B' SECTION - UNIT 2

SCALE 1/4" - 1'-0"

ALBERTO CISNEROS

Sign

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Stamp

Project Title: 4 SINGLE FAMILY DWELLING

Address Project: 6516 HELIOTROPE AVE. BELL, CA. 90201

Owner Name: NEMER SAAB PH: 323 - 360 - 5345

Designed: Alberto Cisneros

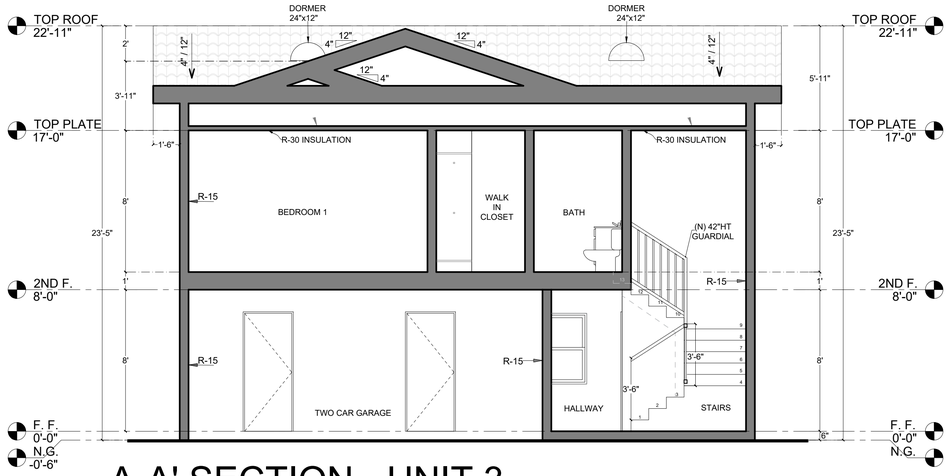
Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

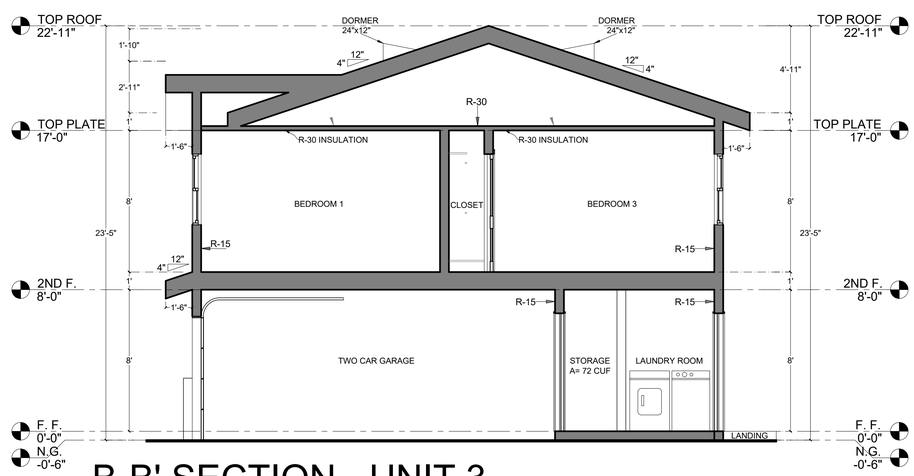
Sheet Title: (N))SECTIONS UNIT 1 & 2

Sheet Number: A-12



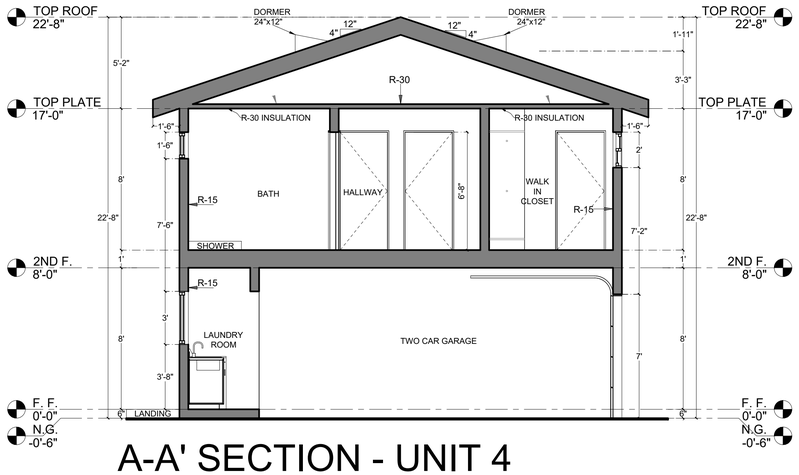
A-A' SECTION - UNIT 3

SCALE 1/4" - 1'-0"



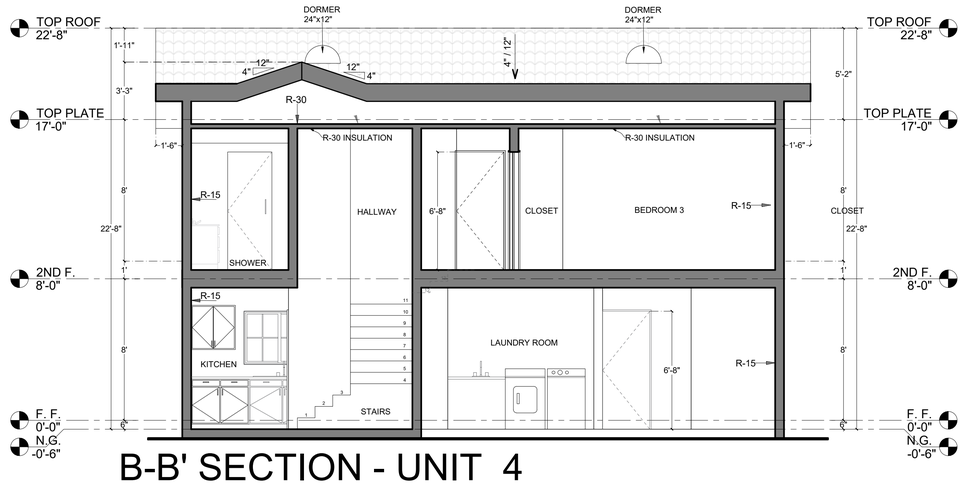
B-B' SECTION - UNIT 3

SCALE 1/4" - 1'-0"



A-A' SECTION - UNIT 4

SCALE 1/4" - 1'-0"



B-B' SECTION - UNIT 4

SCALE 1/4" - 1'-0"

ALBERTO CISNEROS

Sign

Revisions:

Number	Description	Date

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Sheet Title: (N))SECTIONS UN IT 3 & 4

Sheet Number: A-13

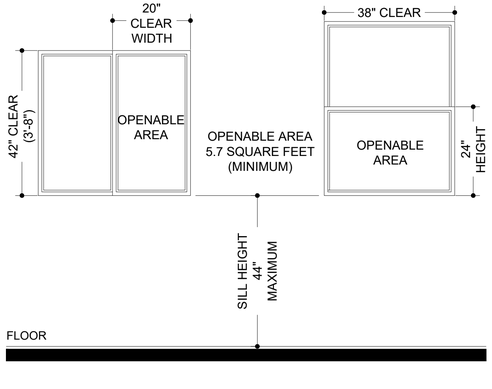
828 ALTA ST. WINDOW & DOOR SCHEDULE

WINDOW NO.	AREA	SIZE			NO. OF LITES	OPERATION				GLASS			MATERIAL			NOTES.
		HEAD HEIGHTS	WIDTH	HEIGHTS		SLIDER	FIXED	HUNG	HUNG W/ ARC	SIGLE GL.	DOBLE GLASS	TEMPERED	ALUMINIUM	WOOD		
A	BATHROOM, W.I.C, POWDER ROOM	6'-8"	2'-0"	2'-0"	2			◯			◯	◯	◯			TEMPERED
B	STAIRWAY U-4 & LAUNDRY.	6'-8"	2'-0"	3'-0"	2			◯			◯	◯	◯			TEMPERED
C	STAIRWAY U-1, 2 & 3.	6'-8"	2'-0"	4'-0"	2			◯			◯	◯	◯			TEMPERED
D	BATHROOMS	6'-8"	3'-0"	18"	2	◯					◯	◯	◯			TEMPERED
E	KITCHEN U-1, 2 & 3.	6'-8"	3'-0"	3'-0"	2			◯			◯		◯			
F	LIVING ROOMS & BEDROOMS	6'-8"	3'-0"	4'-0"	2			◯			◯		◯			
G	KITCHEN & LAUNDRY U-4	6'-8"	4'-0"	3'-0"	2	◯					◯		◯			

					DOOR PANEL							GLASS			OPERATION				LOCKING			
DOOR NO.	AREA	SIZE			MATERIAL			CORE		FRAME												NOTES.
		WIDTH	HEIGHTS	DOOR THICKNESS	WOOD	ALUMINIUM	GLASS	SOLID	HOLLOW	WOOD	ALUMINIUM	SINGLE GL.	DUAL GL.	TEMPERED	HINGED	SLIDING	POCKET	FOLDING	CYLINDER	PRIVACY	DEAD BOLT	
1	PRINCIPAL ENTRY	3'	6'-8"	1 3/4"	◯			◯		◯					◯						◯	
2	BEDROOMS & BATHROOMS	32"	6'-8"	1 3/8"	◯				◯	◯					◯					◯		
3	GARAGE / KITCHEN	32"	6'-8"	1 3/4"	◯			◯		◯					◯					◯		1 HR FIRE RATED SELF LATCHING - SELF CLOSING
4	LIVING ROOM / LAUNDRY	32"	6'-8"	1 3/4"	◯			◯		◯					◯						◯	
5	BATH U-4	30"	6'-8"	1 3/4"			◯	◯			◯			◯	◯							TEMPERED
6	CLOSET	4'-6"	6'-8"	1 1/4"		◯			◯		◯			◯		◯						MIRROR DOOR TEMPERED
7	CLOSET	6'-0"	6'-8"	1 1/4"		◯			◯		◯			◯		◯						MIRROR DOOR TEMPERED
8	GARAGE	16'-0"	7'-0"	1 1/4"		◯			◯		◯							◯				

EMERGENCY ESCAPE AND RESCUE WINDOWS OR DOORS FOR RESIDENTIAL DWELLINGS

AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR SHALL BE PROVIDED AT BASEMENT AND EVERY SLEEPING ROOM IN DWELLING UNIT.



EMERGENCY ESCAPE AND RESCUE WINDOWS

- THE MINIMUM NET CLEAR OPENABLE AREA SHALL BE NO LESS THAN 5.7 SQUARE FEET.
- THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES.
- THE MINIMUM NET CLEAR OPERABLE HEIGHTS DIMENSION SHALL BE 24 INCHES.
- THE FINISHED SILL HEIGHTS OF WINDOWS SHALL BE NO MORE THAN 44" ABOVE THE FLOOR.
- A WINDOW WHIT THE REQUIRED MINIMUM WIDTH 20" AND THE HEIGHTS 24" DOES NOT PROVIDE THE REQUIRED OPENABLE AREA OF 5.7 SQUARE FEET.
- THE EMERGENCY WINDOW OR DOOR SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS.
- THE OPERABLE EMERGENCY WINDOW OR DOOR SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT.
- IT IS THE INTENT OF THE CODE THAT THE WINDOWS USED FOR EMERGENCY ESCAPE OR RESCUE SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING SO THAT RESCUE CAN BE EFFECTED FROM THE EXTERIOR.

NOTE:

- THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1300.
- ALL NEW GLAZING WILL BE INSTALLED WITH LABELS TO REMAIN IN PLACE INSPECTION.
- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.

NOTE:

U FACTOR: 0.300
SHGC: 0.23

ALBERTO CISNEROS

Sign

Revisions:

Number	Description	Date

Stamp

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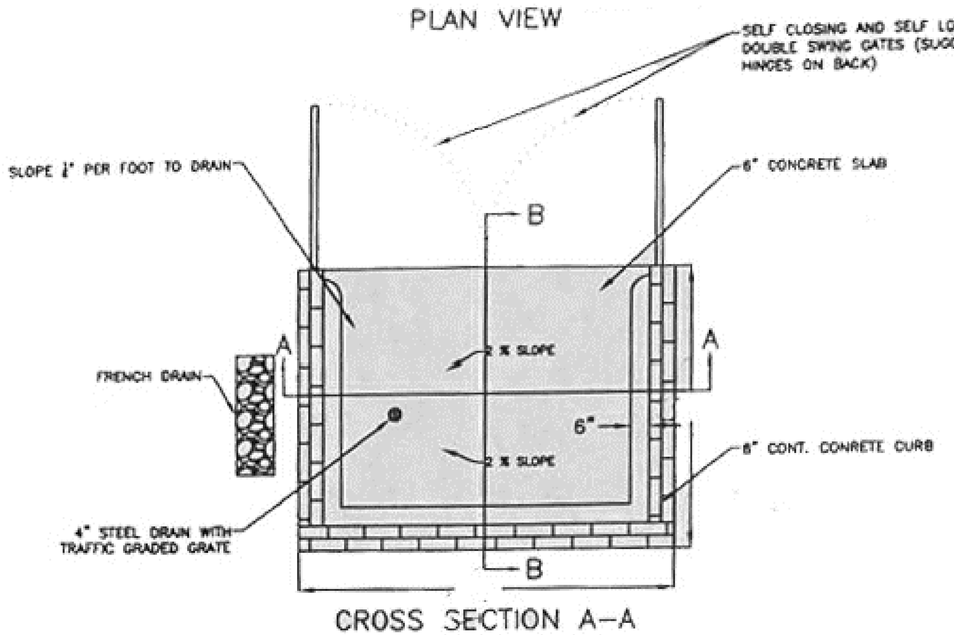
Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

Sheet Title: WINDOW & DOOR SCHEDULE.

Sheet Number: A-14



1 **TRASH ENCLOSURE SINGLE BIN DETAIL**

S/N

ALBERTO CISNEROS

Sign

Revisions:

Number	Description	Date

Stamp

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Address Project: 6516 HELIOTROPE AVE. BELL, CA. 90201

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Designed: Alberto Cisneros

Drawn: Cinthya Mares

Date: DIC - 2023

Scale: SCALE 1/8" = 1'-0"

Sheet Title: TRASH ENCLOSURE SINGLE BIN DETAIL

Sheet Number: A-15

LANDSCAPE WATER EFFICIENCY

6516 HELIOTROPE AVE.
BELL, CA 90201
APN: 632-7001-010
TRACT:4533 LOT:11

STUDIO BERZUNZA
LUXURY LANDSCAPE DESIGN

5000 Birch St. Ste. 3000
Newport Beach, CA 92660

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

DANIEL M. MIERTSCHIN
LICENSED LANDSCAPE ARCHITECT
Signature
July 31, 2023
Renewal Date
2-7-23
Date
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
COVER SHEET

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT

SECTION 4216.4(A)7 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE
1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

north

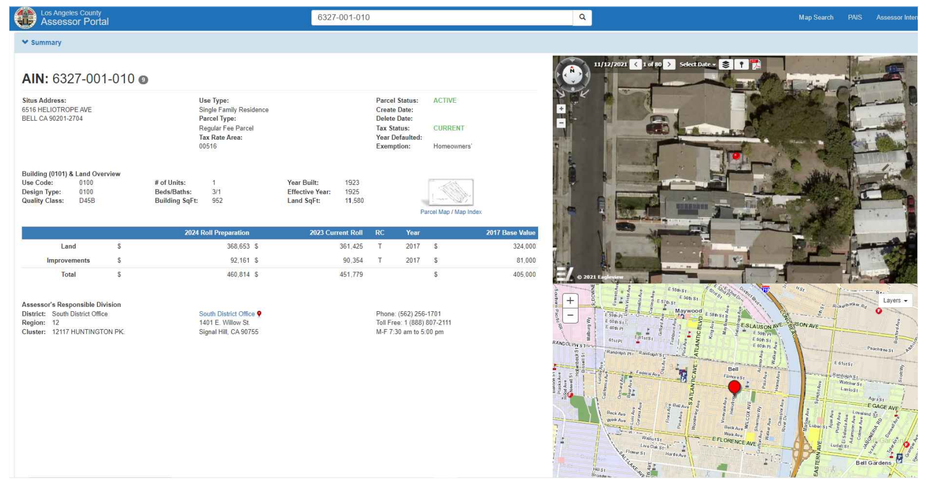
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SHEET NUMBER:

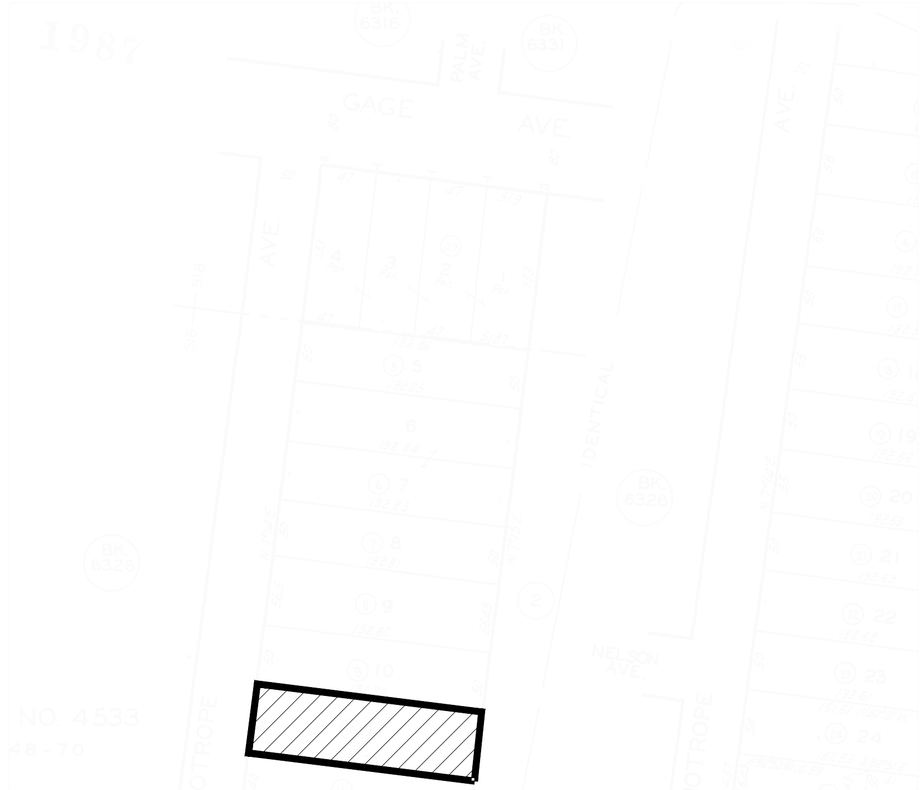
CS-1

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:

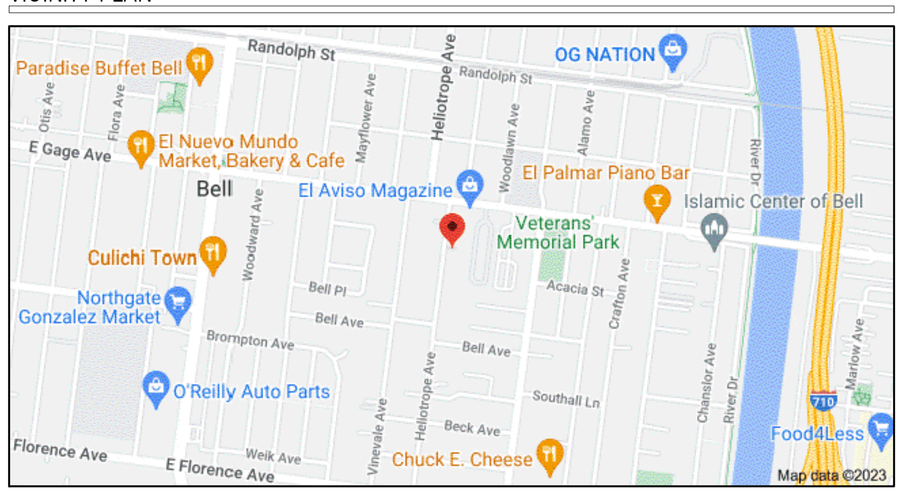
PROPERTY INFO



PLOT PLAN



VICINITY PLAN



SCALE: NTS

INDEX SHEET

ABBREVIATIONS

ACOUS.	ACCOUSTICAL
A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISHED FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.	ACCESS PANEL
ARCH.	ARCHITECT (URAL)
@	AT
A.B.	ANCHOR BOLT
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BRZ.	BRONZE
BITUM.	BITUMINOUS
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRK.	BRICK
BN.	BOUNDRY NAIL
CAB.	CABINET
CEM.	CEMENT
CK.	CAULK
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR(ANCE)
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
C.T.	CERAMIC TILE
CTR.	CENTER
C.B.	CATCH BASIN
CIR.	CIRCLE
C.M.U.	CONCRETE MASONRY UNIT
C.J.	CONSTRUCTION JOINT CEILING JOIST. CONTROL JOINTS
COL.	COLUMN
COMP.	COMPOSITION
CONN.	CONNECTION
CONT.	CONTINUOUS
CSK.	COUNTERSUNK.
C.T.	CABLE TELEVISION
C.W.	COLD WATER
DBL.	DOUBLE
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIAG.	DIAGONAL
DIAM.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DISP.	DISPOSAL
DIV.	DIVISION
D.S.	DOWNSPOUT
DW.	DISHWASHER
DWR.	DRAWER
ELEV.	ELEVATION, ELEVATOR
EMER.	EMERGENCY
EQ.	EQUAL
EXH.	EXHAUST
EXT.	EXTERIOR
EA.	EACH
(E)	EXISTING
EQUIP.	EQUIPMENT
EXP.	EXPANSION
ENCL.	ENCLOSURE
F.	FACE
F.B.O.	FURNISHED BY OTHERS
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FINISH GRADE
F.D.	FLOOR DRAIN
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FACE
F.H.C.	FIRE HOUSE CABINET
FIN.	FINISH(ED)
FLR.	FLOOR
FND.	FOUNTAIN
FT.	FOOT
FUR.	FURRED(ING)
FJ.	FLOOR JOIST
FN.	FACE NAIL
F.O.B.	FACE OF BRICK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FTG.	FOOTING
GA.	GAUGE, GAGE
GALV.	GALVANISED
G.B.	GRAB BAR
GF.C.I.	GROUND FAULT INTERRUPTER
GL.	GLASS, GLAZING
GRAN.	GRANITE
GYP.	GYPSUM
GLB.	GLU-LAMINATED BEAM
GYP.BRD.	GYPSUM BOARD
H.C.	HOLLOW CORE
HB.	HOSE BIBB
HDR.	HEADER
HRDWD.	HARDWOOD
HCP.	HANDICAPPED
HDWR.	HARDWARE
HGT.	HEIGHT
H.M.	HOLLOW METAL
H.V.A.C.	HEATING/VENTI/AIR/COND.
HORIZ.	HORIZONTAL
I.D.	INSIDE DIAMETER
INT.	INTERIOR
INSUL.	INSULATION
JAN.	JANITOR
JH.	JOIST HANGER
JST.	JOIST
JT.	JOINT
KIT.	KITCHEN
K.P.	KICK PLATE
LAM.	LAMINATE(D)
LAV.	LAVATORY
L.G.	LENGHT,LONG
MAR.	MARBLE
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
MIR.	MIRROR
MLD.	MOULDING
MTD.	MOUNT (ED), (ING)
MUL.	MULLION
MB	MACHINE BOLT
M.C.	MEDICINE CABINET
MEZZ.	MEZZANINE
MFG.	MANUFACTURER
MISC.	MISCELLANIOUS
MIRR.	MIRROR
N.I.C.	NOT IN CONTRACT
NO	NUMBER
N.R.C.	NOISE REDUCTION COEF.
N.T.S.	NOT TO SCALE
(N)	NEW
NAT.	NATURAL
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
PR.	PAIR
PART.	PARTITION
PLYWD.	PLYWOOD
PNT.	PAINT
PL.	PROPERTY LINE
PERF.	PERFORATED
PLAST.	PLASTER
P.S.F.	POUNDS PER SQUARE FOOT
PT.	POINT
PVC.	POLYVINYLCHLORIDE
QT.	QUARRY TILE
QTR.	QUARTER
RAD.	RADIUS
R.B.	RUBBER BASE
RECEP.	RECEPTACLE
REF.	REFERENCE
REFRG.	REFRIGERATOR
REV.	REVISION(S), REVISED
REQ.	REQUIRED
RM.	ROOM
RDWD.	REDWOOD
REG.	REGULAR
RJ.	ROOFJOISTS
R.O.	ROUGH OPENING
R.R.	ROOF RAFTER
R.W.L.	RAIN WATER LEADER
REINF	REINFORCING (ED)
S.C.	SOLID CORE
SCH.	SCHEDULE
S.F.	SQUARE FEET
SHT.	SHEET
SIM.	SIMILAR
S.S.	STAINLESS STEEL
STD.	STANDARD
STA.	STATION
STL.	STEEL
SUSP.	SUSPENDED
S.D.	STORM DRAIN
SHF.	SHELF + POLE
SQ.	SQUARE
STAG.	STAGGERED
STOR.	STORAGE
STRUC.	STRUCTURAL
SYM.	SYMMETRICAL
TEL.	TELEPHONE
TEMP.	TEMPERED
THK.	THICK(NESS)
THR.	THRESHOLD
T.V.	TELEVISION
TYP.	TYPICAL
T&G	TONGUE & GROOVE
T.O.BM.	TOP OF BEAM
T.O.C.	TOP OF CURB
T.O.D.	TOP OF DRAIN
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T.S.	TUBE STEEL
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VEN.	VENEER
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VT.	VINYL TILE
V.C.T.	VINYL COMPOSITION TILE
W/	WITH
WC.	WALL COVERING
W.C.	WATER CLOSET
WD.	WOOD
WNDW.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF
WWF	WELDED WIRE FABRIC

NPDES NOTES:

NOTES MUST BE SHOWN AS WORDED, ON THE TITLE SHEET OF THE PLAN.

1. I.IN THE CASE OF EMERGENCY, CALL: _____
   PHONE# _____
   PHONE # _____
2. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE DURING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE.
3. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TACKING, OR WIND.
4. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FORM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
5. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
6. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SIDE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
7. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERTY DISPOSED IN TRASH OR RECYCLE BINDS.
8. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
9. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDE, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING.

   DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
10. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.
11. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
12. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
13. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
14. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
15. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
16. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN A 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
17. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING AND EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OF ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
18. APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.

SOILS NOTES:

THE EXPANSIVE NATURE OF SOIL AND THE POTENTIAL FOR SLOPE CREEP WITHIN 15' (OR MORE) FROM TOP OF SLOPE IS NORMAL. SPECIAL ENGINEERING IS REQUIRED ON STRUCTURES, WALLS, SPA, ETC. FOR THESE CONDITIONS. PLANTER BEDS WITHIN THIS SLOPE CREEP ZONE AND THOSE ADJACENT TO BUILDINGS MUST BE WELL DRAINED AND SEALED PER THE SOILS ENGINEER'S RECOMMENDATIONS. THE COMPLETE REMOVAL AND REPLACEMENT OF EXISTING SOILS MAY BE REQUIRED.

DUE TO THE EXPANSIVE NATURE OF SOIL, ALL PAVING SLABS SHALL HAVE INTERNAL REINFORCING, EXPANSION JOINTS AND CONTROL JOINTS AND A COMPACTED SAND SUB-BASE. SUB-GRADE SOILS SHALL BE PRE-SATURATED AND COMPACTED, PER THE RECOMMENDATIONS OF A SOILS ENGINEER. FOOTINGS OR CUT-OFF-WALLS AROUND THE EDGES OF PATIO SLABS ARE RECOMMENDED AND MAY BE REQUIRED TO REDUCE WATER INFILTRATION UNDER SLAB.

EVEN WITH THESE PRECAUTIONS SOME CRACKING AND MOVEMENT OF STRUCTURES AND PAVING SHOULD BE EXPECTED.

STRUCTURAL NOTE:

THESE LANDSCAPE DOCUMENTS ARE FOR CONCEPTUAL DESIGN AND AESTHETIC LAYOUT ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO PROVIDE COMPREHENSIVE 'STAND ALONE' PLANS FOR THE FULL SCOPE OF CONSTRUCTION NECESSARY ON THIS PROJECT. ALL HARDSCAPE STRUCTURES DESCRIBED IN THESE PLANS, INCLUDING BUT NOT LIMITED TO: POOLS, SPAS, FOUNTAINS, WALLS, RAILINGS, GLASS WINDSCREENS, OVERHEAD STRUCTURAL MEMBERS AND CONNECTIONS, ANY FOOTINGS AND REINFORCING, SUB-BASE AND SUB-GRADE OVEREXCAVATION, COMPACTION AND MOISTURE CONTENT, ANY DRAINAGE DEVICES AND TECHNIQUES AND ALL PLUMBING, MECHANICAL AND ELECTRICAL CONNECTIONS TO SURROUNDING STRUCTURES AND PAVING, SHALL BE DESIGNED BY QUALIFIED, LICENSED, STRUCTURAL, CIVIL, OR SOILS ENGINEERS WITH REFERENCE TO THE CURRENT SOILS REPORT. IN THE CASE WHERE THERE ARE DISCREPANCIES BETWEEN THESE LANDSCAPE ARCHITECTURAL PLANS AND ANY OF THE ENGINEER'S RECOMMENDATIONS, THE ENGINEER SHALL PREVAIL.

REFER TO THE STRUCTURAL, CIVIL AND SOILS ENGINEER'S RECOMMENDATIONS AND THE CURRENT SOILS REPORTS FOR ANY SPECIAL REQUIREMENTS THAT MAY BE

DRAINAGE SYSTEM

1. DESIGN DRAIN LINES FOR WATER FLOW EFFICIENCY, AVOIDING FLOODS OR BACK FLOW WHEN HEAVY RAIN OCCURS.
2. PROVIDE TRENCH DRAINAGE SYSTEM WHERE NEEDED.
3. PROVIDE 4 INCH QUALITY PVC PIPE AND PROVIDE BRASS DECK DRAIN CAP.
4. CONNECT TO ALL EXISTING RAIN-GUTTER TO GARDEN DRAINAGE SYSTEM TO PROTECT FROM WATER COMING FROM ROOF.
5. EVERY PLANTING SPACE WILL RECEIVE DRAIN OUTLET FOR EFFICIENT WATER FLOW AND RAIN DRAINAGE.
6. ALL OF THE FLAT OR ATRIUM DRAIN CAPS ARE MINIMUM 4 INCH SIZE WITH GRAVEL SURROUNDING.
7. ALLOW PLENTY OF DRAIN OUTLETS THROUGHOUT GARDEN AND LAWN AREA.
8. ALWAYS SEPARATE DRAIN CHANNEL ON BOTH SIDES OF THE HOUSE.

SOIL PREPARATION & GENERAL GRADING

1. COMPLETE ROTOTILLING AND ROCK REMOVAL, GENERAL FINE GRADING.
2. PROVIDE QUALITY COMPOST, GROW-POWER FERTILIZER.
3. PROVIDE GIPSON PRODUCT WHEN CLAY SOIL CONDITIONS OCCUR.
4. PROVIDE SOD WITH SOUTHLAND MARATHEN II NAME BAND PRODUCT.

GENERAL PLAN NOTES

1. BASE INFORMATION, INCLUDING THE LOCATION OF PROPERTY LINES,EASEMENTS, BUILDINGS, ROADS, & CURBS HAVE BEEN REFERENCED FROM BUILT SITE
2. REFER TO COUNTY/CITY STANDARD PLANS & SPECIFICATIONS WHERE APPLICABLE.
3. VERIFY SITE INFORMATION, INCLUDING PROPERTY LINES, TOP & BOTTOMS OF SLOPES, ROADWAY CURB & GUTTERS, UTILITIES & OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE LANDSCAPE DESIGN PLANS, THE CONTRACTOR SHALL CONTACT LANDSCAPE DESIGNER AND STOP ALL WORK, IF CONTRACTOR FAILS TO DO SO, CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY.
4. EXCAVATION IN THE VICINITY OF UTILITIES & EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK. ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THE CONTRACT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC. SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO CONSULT WITH COUNTY/CITY REPRESENTATIVE, APPROPRIATE AGENCIES & PLANS, FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES & STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.
7. PRIOR TO COMMENCEMENT OF ANY WORK, THE LOCATION OF ALL EXISTING, UNDERGROUND UTILITIES SHALL BE DETERMINED THROUGH 'BLUE STAKE' OR, OTHER METHOD. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING, UNDERGROUND UTILITIES CAUSED AS A RESULT OF THEIR WORK.
8. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE HOME OWNER'S. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISION DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
9. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.
10. ALL LOW VOLTAGE LIGHTING SHALL BE IN PLANTING AREAS AND LOCATIONS REVIEWED BY THE OWNER APPROVAL. STAKE LOCATION PRIOR TO INSTALLATION.
11. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

CODE REFERENCE

ALL WORK SHALL CONFORM TO THE 2019 CBC, CRC, CMC, CPC, CEC, CGBS, & THE 2019 TITLE 24 ENERGY REGULATION (CEES) & CITY ORDINANCE.

A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR:
(CONTRACTOR TO CONFIRM WITH CITY)

A. RETAINING WALLS
B. GARDEN WALLS OVER 6 FEET IN HEIGHT
C. SWIMMING POOLS/SPA
D. FREESTANDING OR ATTACHED PATIO COVERS

CITY OR COUNTY PERMITS & ENGINEERING

CITY OR COUNTY PERMITS ALONG WITH PROFESSIONAL DESIGN ENGINEER ARE REQUIRED TO LEGALLY COMPLETE A PROJECT, SUCH AS POOL, SPA, ROOF TOP PAVILLION, FIRE-PLACE, BBQ, FIRE-PIT, ETC. CONTRACTOR WILL START ENGINEERING AND PERMIT PROCESS IMMEDIATELY, KEEP IN MIND THAT SOME CITIES TAKE SOME TIME TO REVIEW, CORRECT AND APPROVE PLANS AND ALSO REQUIRE H.O.A. APPROVAL LETTER PRIOR TO ISSUING A PERMIT. IT'S VERY IMPORTANT TO HANDLE ALL PERMITS BY PROFESSIONALS AND EXPERIENCED PERSONNEL IN ORDER TO COMPLETE IN A TIMELY MANNER.

ENCROACHMENT PERMIT NOTE

PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

A CITY ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD PRIVATE IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY.

CAL/OSHA NOTE

"THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (Cal/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK"
CONTACT Cal/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.

SHEET INDEX

STH. #	SHEET TITLE
	LANDSCAPE
CS-1	COVER SHEET
IN-1	PROJECT DATA, VICINITY MAP, PROPERTY INFO, PLOT PLAN
L 1.00	SITE PLAN
L 2.00	PLANTING DESIGN
L 2.01	PLANTING DETAILS
L 3.00	HYDROZONE PLAN
L 3.01	IRRIGATION PLAN
L 3.02	SOILS REPORT & WATER CALCULATIONS
L 3.03	IRRIGATION DETAILS

SCOPE OF WORK

1. NEW PLANTING AND IRRIGATION

PROJECT SUMMARY

PROJECT ADDRESS: 6516 HELIOTROPE AVE. BELL CA 90201
LOT: 11
TRACT: 4533
APN: 129-275-04
SOURCE: CITY OF BELL GIS
LOT SIZE: 11,580 SF.

PROJECT DIRECTORY

OWNER	DESIGNER
NEMER SAAB 6516 HELIOTROPE AVE. BELL, CA 90201 NEMER SAAB	V3 STUDIO BERZUNZA 5000 BIRCH ST. STE. 3000 NEWPORT BEACH, CA 92660 T: 714.795.8080 VLADIMIR BERZUNZA

WATER PURVEYOR

GOLDEN STATE WATER COMPANY
6612 BISSELL ST.
BELL, CA 90201
T: 800.999.4033

P.O.C 85 PSI
*CONTRACTOR TO CONFIRM PRIOR TO START ANY IRRIGATION CONSTRUCTION.

PLAN NOTES:

STREET TREES WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLANS

ALL HARDSCAPE, RETAINING WALLS, SWIMMING POOLS, AND / OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT

THE EXISTING TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE

THERE IS NO SIGHT EASEMENT ON THE PROPERTY ACCORDING TO RECORD PARCEL MAP

TREE CANOPIES ARE SHOWN IN FULL MATURITY

THERE IS NOT RECLAIMED / RECYCLED GREYWATER AVAILABLE FOR THE PROPOSED IRRIGATION SYSTEM, CONFIRMED BY JIM JENKINS FROM RANCHO DOMINGUEZ DISTRICT AT 2-10-2023 (310) 257-1400

2-7-2023

APPLICANT SIGNATURE AND DATE WITH STATEMENT.
"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"

CALCULATIONS OF LANDSCAPE AREA (SQUARE FEET)

PARCEL (LOT) SIZE_____ 11,580 SF. / X ACRES (100%)

BUILDING FOOTPRINT &
DETACHED PATIO COVER_____ 3,858.74 SF. (33.31%)

HARDSCAPE _____ 4,785.14 SF. (41.32%)

MULCH_____ 1,445.12 SF (12.50%)

LANDSCAPE_____ 1,491 SF. (12.87%)

STUDIO BERZUNZA
LUXURY LANDSCAPE DESIGN +
5000 Birch St. Ste. 3000
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t: 714.795.8080
e: vladimir@studioberzunza.com
STUDIOBERZUNZA.COM
VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

LICENSED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN
No. 5572
July 31, 2023
RENEWAL DATE
2-7-23
DATE
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
INDEX SHEET

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT
SECTION 4216.4(A)7 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133
TWO WORKING DAYS BEFORE YOU DIG

north

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SHEET NUMBER:

IN-1

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:



00.1 SITE PLAN

GENERAL NOTES

1. HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF FINISH MATERIAL , FACE OF UNLESS NOTED OTHERWISE.
2. ANY DISCREPANCY FOUND IN THESE DRAWINGS SHALL TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
3. ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
4. ALL MECHANICAL EQUIPMENT, GRILLS AND CONTROLS ARE FOR REFERENCE ONLY REFER TO DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
5. ALL ELECTRICAL FIXTURES, OUTLETS AND EQUIPMENT ARE FOR REFERENCE ONLY REFER TO ELECTRICAL DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
6. ALL STRUCTURAL MEMBERS AND ELEMENTS ARE SHOWN FOR REFERENCE ONLY REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS.
7. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS.
8. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MFR'S RECOMMENDATIONS.
9. ALL INTERIOR AND EXTERIOR FINISHES TO MATCH EXISTING UNLESS NOTED

SITE PLAN KEYNOTE

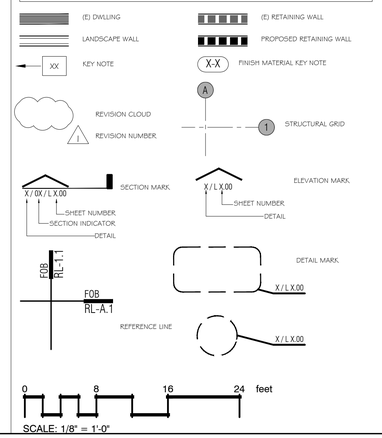
SYMBOL	02 EXISTING CONDITIONS DESCRIPTION
02-01	(E) SIDEWALK
02-02	(E) PARKWAY TO REAMAIN
02-03	(E) DRIVEWAY APPROACH
02-04	(E) EXISTING WATER METER

SYMBOL	PAVING DESCRIPTION
P-01	VEHICULAR PAVED AREA *PER ARCHITECTURAL SITE PLAN
P-02	INTERLOCKING PAVERS
P-03	INTER LOCKING PAVERS LANDING

SYMBOL	PATIO COVER DESCRIPTION
PC-01	FREESTANDING OPEN LATTICE PATIO COVER BY OTHERS *UNDER SEPARATE PERMIT *REF. TO ARCHITECTURAL PLANS
PC-02	TRASH CAN BIN ENCLOSURE BY OTHERS *REF. TO ARCHITECTURAL PLANS

SYMBOL	WALL DESCRIPTION
W-01	6' HT BLOCK WALL- BY OTHERS *UNDER SEPARATE PERMIT *REF. TO ARCHITECTURAL SITE PLAN

SYMBOL LEGEND



0 8 16 24 feet

SCALE: 1/8" = 1'-0"

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LUXURY LANDSCAPE DESIGN

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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

LICENSED LANDSCAPE ARCHITECT DANIEL M. MIERTSCHIN No. 5572 July 31, 2023 RENEWAL DATE 2-7-23 DATE STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
HARDSCAPE PLAN

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG.

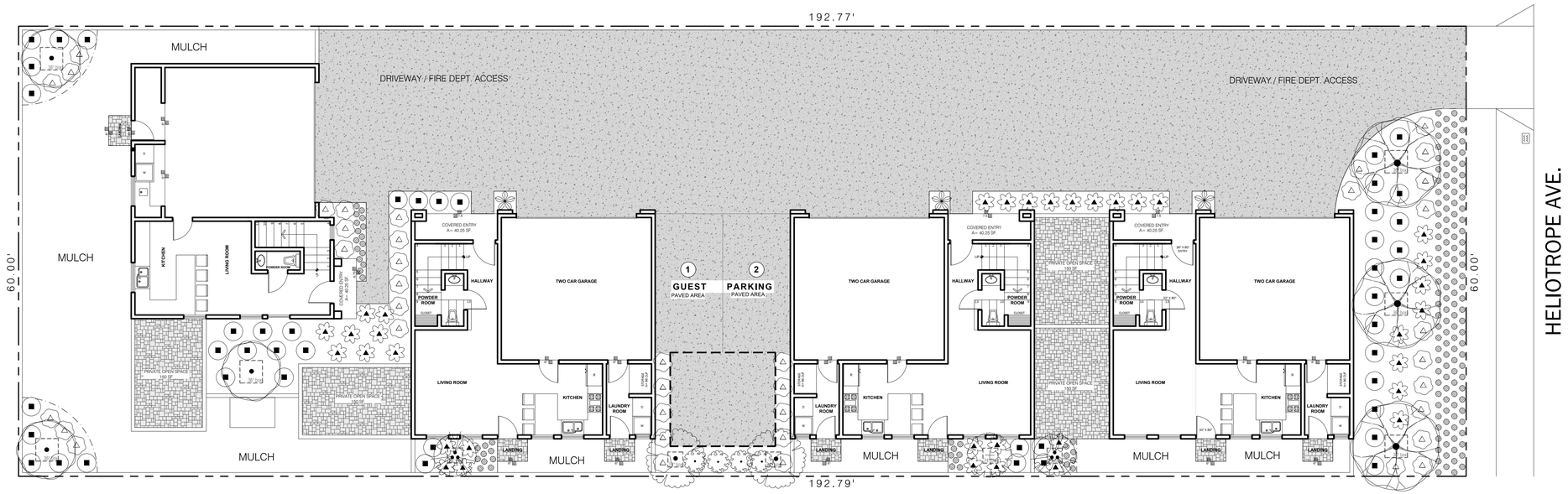
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SHEET NUMBER:

L1.00

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:



PLANTING NOTES

TREE OVERHANG NOTE:
OWNER TO MAINTAIN ALL TREES AND SHRUB ALONG THE PROPERTY WALLS AND ENSURE THAT THE PLANT MATERIAL SHALL NOT OVERHANG MORE THAN 40% INTO ANY NEIGHBOR'S YARD.

SHRUBS & TREES PLANTING NOTES

1. CONTRACTOR SHALL VERIFY ALL SHRUB QUANTITIES AND SIZES BY PLAN CHECK. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES AND SIZE AS SHOWN ON PLAN.
2. CONTRACTOR TO COORDINATE APPROVALS. CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
3. LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER SO AS TO PREVENT STANDING WATER.
4. NO SHRUBS SHALL BE PLANTED THAT WILL CREATE A VISUAL OBSTRUCTION TO SIGHT LINE OF VEHICLE TRAFFIC.
5. TREES PLANTED IN LANDSCAPE AREAS OF LESS THAN 4' IN WIDTH SHALL BE INSTALLED WITH AN APPROVED ROOT BARRIERS.
6. LANDSCAPE DESIGNER RESERVES THE RIGHT TO REFUSE PLANTS DELIVERED TO THE SITE THAT ARE SUBSTANDARD. REPLACEMENT PLANTS ARE TO BE SUPPLIED BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
7. PLANT CROWN TO BE 1" ABOVE ADJACENT GRADE FOR TREES AND SHRUBS. PLANTS SHALL BE HEALTHY, VIGOROUS AND TRUE TO SPECIES AND VARIETY AS SHOWN IN THE LEGEND.
8. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION OF V3 STUDIO BERZUNZA.
9. ALL SHRUBS SHALL BE DELIVERED TO THE SITE AND INSPECTED BY THE LANDSCAPE DESIGNER. CONTRACTOR MUST CONTACT THE LANDSCAPE DESIGNER WITHIN 48 HRS OF EXPECTED DELIVERY.
10. ALL SHRUBS SHALL BE PLACED ON THE SITE PER THE PLANS AND ADJUSTED IN THE FIELD BY THE LANDSCAPE DESIGNER PRIOR TO INSTALLATION.
11. SOIL PREPARATION AND BACKFILL FOR ALL PLANTING AREAS SHALL BE PER NURSERY RECOMMENDATIONS AND DETAILS.
12. FOLLOWING INSTALLATION, ALL PLANTING AREAS EXPECT LAWNS SHALL BE COVERED WITH MINIMUM 3" OF ORGANIC MULCH UNLESS NOTED.

STREET TREE NOTE:

STREET TREES WITHIN PUBLIC RIGH-OF-WAY ARE TO BE REPLACED PER APPROVED STREET IMPROVEMENT PLANS.

PLANTING NOTE:

ALL PLANTS IS IN COMPLIANCE WITH DROUGHT TOLERANT LANDSCAPE (DTL) TREE CANOPIES ARE SHOWN IN FULL MATURITY

ADDITIONAL NOTES:

THE TYPE OF SOIL IS SUITABLE FOR ALL THE PROPOSED PLANTS IN THIS LANDSCAPE

OAK TREE NOTES:

- DO NOT IRRIGATE WITHIN DRIPLINE OF EXISTING NATURALIZED OAKS
- MAINTAIN LEAF LITTER BENEATH EXISTING OAKS TYP.

TREE PROTECTION NOTE

"THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY MEASURES ARE IN PLACE TO PREVENT ANY OAK OR OTHER TREE DESIGNATED TO REMAIN FROM BEING DAMAGED. PROTECTIVE FENCING AT THE TREE PROTECTION ZONE (TPZ) MUST BE IN PLACE AT ALL TIMES, AT THE TREE DRIP LINE OR MINIMUM 15' FROM THE OUTSIDE EDGE OF TREE TRUNK IF APPROVED BY THE CITY. FENCING MAY BE MOVED TEMPORARILY TO ALLOW FOR NECESSARY CON-STRUCTION WORK ONLY WITH ARBORIST PERMISSION, AND MUST BE PUT BACK AS QUICKLY AS POSSIBLE. NO HARD-SCAPE CONSTRUCTION, GRADING, COMPACTION, OR TRENCHING, NO STORAGE OF MATERIALS, VEHICLES, OR DEBRIS, AND NO WASHING OF CHEMICALS OR EQUIPMENT ARE ALLOWED WITHIN THE TPZ, EXCEPT AS ALLOWED BY THE ARBORIST OR PER A PROJECT ENCROACHMENT PERMIT. ALL PRUNING, AND ALL DEMOLITION AND GRADING WITHIN TPZ TO BE DONE WITH HAND TOOLS UNDER ARBORIST SUPERVISION. ALL NECESSARY TRENCHING SHOULD BE DONE BY HAND WITH PNEUMATIC OR HYDRAULIC SOIL EXCAVATION TOOLS, AND ROOTS LARGER THAN 1-1/2" SHOULD NOT BE CUT. THE-SE MEASURES MUST BE CONTINUOUSLY MAINTAINED THROUGHOUT CONSTRUCTION."

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
	ARBUTUS UNEDO / STRAWBERRY TREE MULTI-TRUNK *INSTALL ROOT BARRIER	24"BOX	6`-10 H X 6`-8` W	LOW 0.1 - 0.3	2
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA *INSTALL ROOT BARRIER	24"BOX	10` H X 6`-8` W	LOW 0.1 - 0.3	1
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE *INSTALL ROOT BARRIER	36"BOX	20` H X 15` W	LOW 0.1 - 0.3	3
	TRISTANIA CONFERTA / BRISBANE BOX *INSTALL ROOT BARRIER	24"BOX	12`-16` H X 5`-6` W	LOW 0.1 - 0.3	2
	TRISTANIA CONFERTA / BRISBANE BOX *INSTALL ROOT BARRIER	36"BOX	12` - 16` H X 5`-6` W	LOW 0.1 - 0.3	3

SHRUBS	BOTANICAL / COMMON NAME	SIZE	MATURE SIZE	WATER	QTY
	AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE	5 GAL	2` H X 2` W	LOW 0.1 - 0.3	3
	CALLISTEMON CITRINUS / LEMON BOTTLEBRUSH SHRUB	5 GAL	2`-3` H X 2`-3` W	LOW 0.1 - 0.3	35
	DODONAEA VISCOSA / HOPSEED BUSH	5 GAL	3`-4- X 6`-8`	LOW 0.1 - 0.3	4
	MYRTUS COMPACTA / COMPACT MYRTLE	5 GAL	2`-3` H X 2`-3` W	LOW 0.1 - 0.3	46
	SENECIO MANDRALISCAE 'BLUE CHALK STICKS' / SENECIO	1 GAL	1'-2" H X 18" W	LOW 0.1 - 0.3	171
	WESTRINGIA FRUTICOSA 'WESOG' / LOW HORIZON™ COAST ROSEMARY	5 GAL	2` H X 2`-3` W	LOW 0.1 - 0.3	39

SCALE: 1/8"=1'-0"

STUDIO BERZUNZA
LUXURY LANDSCAPE DESIGN

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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN
No. 5347
July 31, 2023
RENEWAL DATE
2-7-23
DATE
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
PLANTING PLAN

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT
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SHEET NUMBER:
L2.00

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:

00.3 PLANTING PLAN

UB 36-2/UB 48-2 Specifications
36" and 48" DeepRoot® Tree Root Barrier

SPECIFIED TREE ROOT BARRIER IS A MECHANICAL BARRIER AND ROOT DEFLECTOR USED TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 24" (609 MM) LONG MODULES TO CREATE VARYING LENGTHS FOR LINEAR APPLICATIONS, OR PERIMETER SURROUND APPLICATIONS AT MINIMUM 8' (243CM) DIAMETER.

A. MATERIALS

1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIER AS SPECIFIED. THE ROOT BARRIER SHALL BE EITHER PRODUCT #UB 36-2 OR UB 48-2 AS MANUFACTURED BY DEEPROOT® GREEN INFRASTRUCTURE, LLC, 530 WASHINGTON STREET, SAN FRANCISCO, CA, WWW.DEEPROOT.COM (800.458.7668).

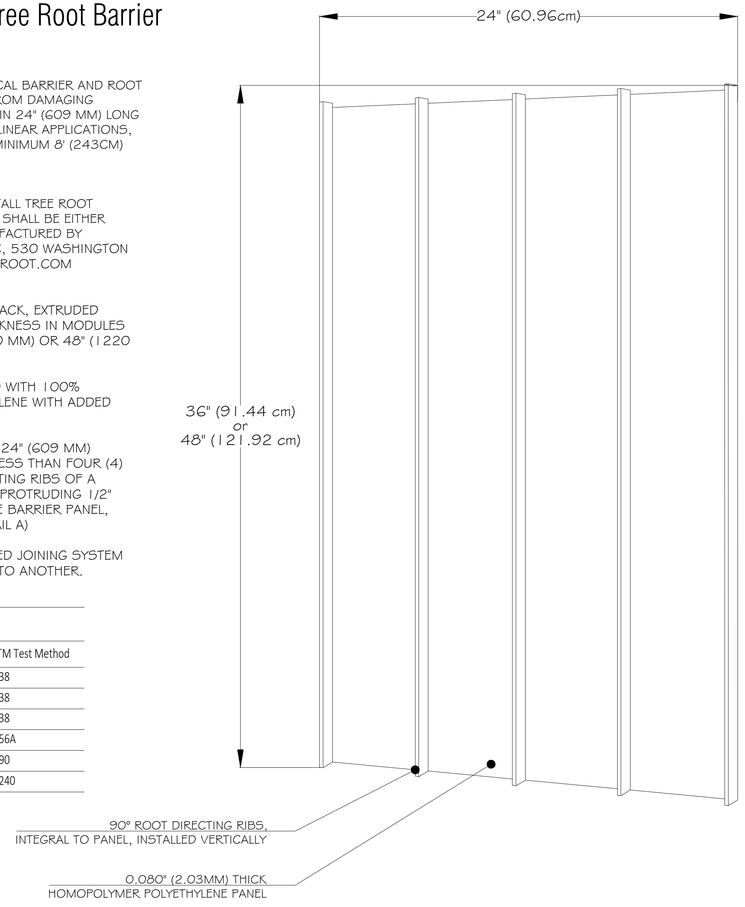
2. ROOT BARRIER SHALL BE RECYCLABLE, BLACK, EXTRUDED PANELS WITH 0.80" (2.03 MM) WALL THICKNESS IN MODULES 24" (609 MM) LONG AND EITHER 36" (910 MM) OR 48" (1220 MM) DEEP.

3. ROOT BARRIER SHALL BE MANUFACTURED WITH 100% REPROCESSED HOMOPOLYMER POLYETHYLENE WITH ADDED ULTRAVIOLET INHIBITORS.

4. ROOT BARRIER SHALL BE COMPRISED OF 24" (609 MM) MODULES. EACH PANEL SHALL HAVE NO LESS THAN FOUR (4) MOLDED INTEGRAL VERTICAL ROOT DIRECTING RIBS OF A MINIMUM 0.080" (2.03 MM) THICKNESS, PROTRUDING 1/2" (12.7 MM) AT 90° FROM INTERIOR OF THE BARRIER PANEL, SPACED 6" (152.4 MM) APART. (SEE DETAIL A)

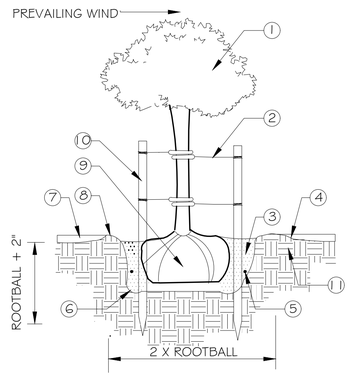
5. ROOT BARRIER SHALL HAVE AN INTEGRATED JOINING SYSTEM FOR ASSEMBLY BY SLIDING ONE PANEL INTO ANOTHER.

Material and Thickness	Homopolymer Polyethylene 0.080 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile stress @ yield	3800 PSI	D638
Elongation @ break %	10%	D638
Tensile Modulus	155,000 PSI	D638
Notched Izod Impact	0.4 - 4.0	D256A
Flexual Modulus 73 ‡ PSI	145,000	D790
Hardness Shore	P66	D2240



4 ROOT BARRIER

NTS

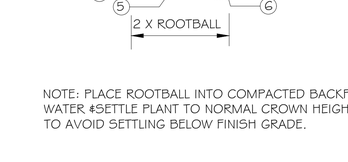


1. TYPICAL CONTAINER TREE
2. 36" V.I.T. TWIST-BRACE OR APPROVED EQUAL
3. BACKFILL MIX PER SPEC'S
4. FINISH GRADE
5. FERTILIZER TABS. QTY. PER SPEC'S.
6. SCARIFIED PLANTING PIT
7. 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.
8. DRAIN BASIN
9. ROOTBALL
10. LODGE POLES STAKE (24" BOX &36" BOX. PLACE ON THE WINDWARD SIDE FOR THE TREE.
11. NATIVE SOIL

NOTE:
1. PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER & SETTLE PLANT 1" HT CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.
2. THIS DETAIL APPLIES TO ALL TREES UP TO 36" BOX SIZE.

1 TYP. TREE DETAIL FOR 15 GAL, 24" & 36" BOX

NTS

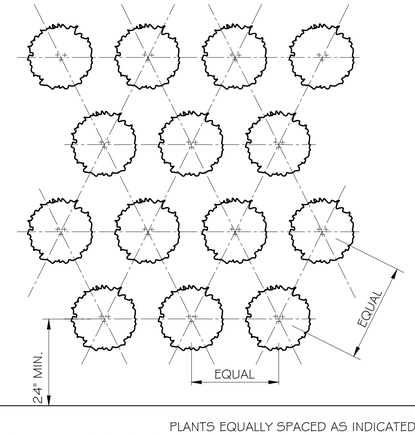


1. TYPICAL SHRUB
2. 4" HIGH WATER BASIN
3. 3" ORGANIC MULCH TO EDGE OF PLANT PIT PER SPEC'S.
4. ROOT BALL
5. COMPACTED BACKFILL MIX PER SPEC'S.
6. SCARIFIED PLANTING PIT
7. FERTILIZER TABS. QTY. PER. SPEC'S.
8. NATIVE SOIL

NOTE: PLACE ROOTBALL INTO COMPACTED BACKFILL MIX; WATER &SETTLE PLANT TO NORMAL CROWN HEIGHT TO AVOID SETTLING BELOW FINISH GRADE.

2 TYP. SHRUB DETAIL

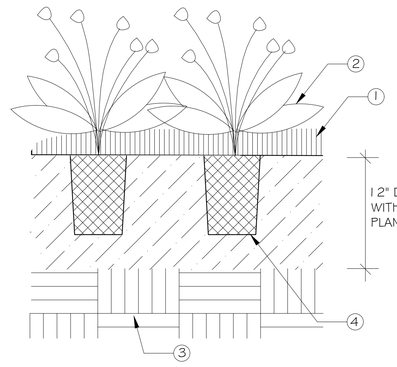
NTS



PLANTS EQUALLY SPACED AS INDICATED ON PLAN, TRIANGULAR SPACED REQUIRED FOR ALL AREAS.

5 TYPICAL PLANTING SPACING

NTS



1. 3" ORGANIC MULCH PER SPEC'S.
2. TYPICAL PERENNIAL
3. COMPACT SUBGRADE TO 95%
4. REMOVE ALL FIBER, PLASTIC OR METAL CONTAINERS.
5. NATIVE SOIL

3 TYP. PERENNIAL PLANTING DETAIL

NTS

STUDIO BERZUNZA
LUXURY LANDSCAPE DESIGN +

5000 Birch St. Ste. 3000
Newport Beach, CA 92660

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

REGISTERED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN
No. 5615
July 31, 2023
RENEWAL DATE
2-7-23
DATE
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT
SECTION 4216.4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

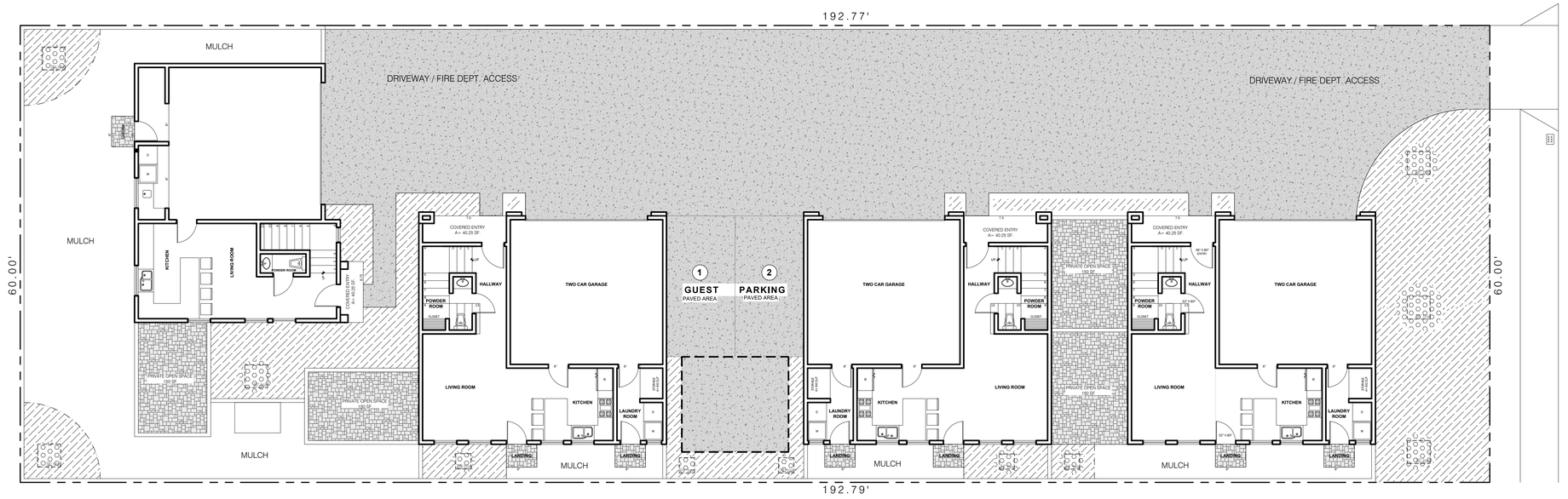
north

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SHEET NUMBER:

L2.01

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:



CONCEPT GRAPHICS SCHEDULE

H.Z. #1 SHRUB - LW
*LOW WATER
*DRIP

TAKEOFF: 1,352 SF

H.Z. #2 TREE - LW
*LOW WATER
*ROOT IRRIGATION

TAKEOFF: 139 SF

00.4 HYDROZONE PLAN

SCALE: 1/8"=1'-0"

STUDIO BERZUNZA
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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN
No. 5577
July 31, 2023
RENEWAL DATE
2-7-23
DATE
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
IRRIGATION PLAN

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT

SECTION 4216.4(D)(1) OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

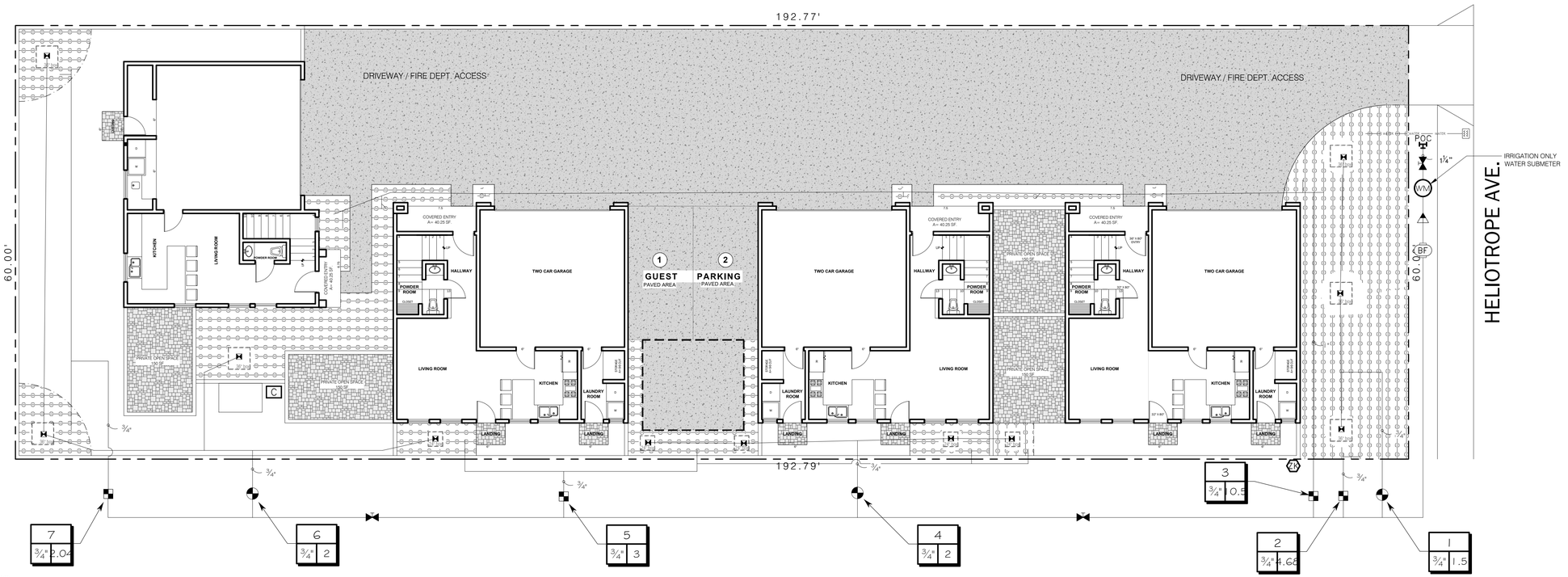
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SHEET NUMBER:

L3.00

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:



CRITICAL ANALYSIS

P.O.C. NUMBER: 01
Water Source Information: P.O.C. PER CONTRACTOR

FLOW AVAILABLE
Custom Max Flow: 22 GPM
Flow Available 22 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 65 PSI
Pressure Available: 65 PSI

DESIGN ANALYSIS
Maximum Station Flow: 10.52 GPM
Flow Available at POC: 22 GPM
Residual Flow Available: 11.49 GPM

Design Pressure: 30 PSI
Friction Loss: 2.42 PSI
Fittings Loss: 0.24 PSI
Elevation Loss: 0 PSI
Loss through Valve: 5.1 PSI
Pressure Req. at Critical Station: 37.8 PSI
Loss for Fittings: 0.05 PSI
Loss for Main Line: 0.51 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.3 PSI
Critical Station Pressure at POC: 50.6 PSI
Pressure Available: 65 PSI
Residual Pressure Available: 14.4 PSI

JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	TOTAL YEAR
2.16	2.54	3.85	4.61	5.21	6.00	6.58	6.38	4.95	3.55	2.48	1.90	50.21

DAYLY ETo VALUE (FOR JULY WEEK)

JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
0.070	0.091	0.124	0.154	0.168	0.200	0.212	0.206	0.165	0.115	0.083	0.061

MONTHLY PERCENTAGE (OF TOTAL YEAR)

JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.	(%)
4.3	5.1	7.7	9.2	10.4	11.9	13.1	12.7	9.9	7.1	4.9	3.8	100

MONTHLY PERCENTAGE (OF PEAK JULY)

JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
0.46	0.60	0.82	1.01	1.11	1.32	1.40	1.35	1.09	0.75	0.54	0.40

AS A GENERAL RULE OF THUMB, WINTER IRRIGATION TIMES ARE APPROXIMATELY 30% OF PEAK SUMMER TIMES. SPRING AND GALL GENERALLY REDUCE TO ABOUT 70% OF PEAK SUMMER SCHEDULE. REFER TO MONTHLY WEATHER DATA ABOVE.

IRRIGATION MAINTENANCE SCHEDULE:

1. LANDSCAPES SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT; RESETTING REPLENISHING MULCH; FERTILIZING; PRUNING; AND WEEDING IN ALL LANDSCAPE AREAS.

2. WHENEVER POSSIBLE, REPAIR OF THE IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENT SPECIFICATION.

3. ON A MONTHLY BASIS PERFORM THE FOLLOWING EQUIPMENT AND SYSTEM CHECKS:
   A. REVIEW THE CONTROLLER PROGRAM SETTINGS FOR CORRECT SEASON SETTING.
   B. OPEN THE VALVE BOXES AN INSPECT FOR STANDING WATER.
   C. INSPECT TREES FOR DEEP WATERING CONDITION.
   D. INSPECT BACKFLOW PREVENTER FOR AND LEAKS.

4. ON A QUARTERLY BASIS PERFORM THE FOLLOWING EQUIPMENT AND SYSTEM CHECKS:
   A. REVIEW THE CONTROLLER PROGRAM SETTINGS FOR CORRECT SEASON SETTING.
   B. INSPECT AND CLEAN THE CONTROL VALVE DRIP FILTERS.
   C. OPERATE THE FERTILIZER INJECTION UNIT FOR A ONE TIME EVENT.

5. ON A YEARLY BASIS PERFORM THE FOLLOWING EQUIPMENT AND SYSTEM CHECKS:
   A. REVIEW THE CONTROLLER PROGRAM SETTINGS FOR CORRECT SEASON SETTING.
   B. FLUSH OUT THE DRIPLINE TUBING SYSTEMS.
   C. INSPECT TREES FOR DEEP WATERING CONDITION.
   D. PERFORM A LEACHING EVENT TO REMOVE SALT BUILD UP WITHIN THE PLANT. PERFORM DURING THE EARLY SPRING PRIOR TO NEW GROWTH.

6. CALIFORNIA LICENSE LANDSCAPE MAINTENANCE SHALL BE RESPONSIBLE TO MAINTAIN AND MONITORING IRRIGATION SYSTEM.

LOCATION: 1970 TURNBULL CANYON RD. HACIENDA HEIGHTS, CA 91745												50.21
MAXIMUM TOTAL WATER USE (MAWA) = (ETo) (0.62) (ETAF) (LA) + (1-ETAF)(SLA)												
(ETo)(.62)	31.13		ETAF	0.55	LA	1,491 S.F.		SLA	0.0	ETWU		46,415 GPY
GPM	7.08	MONROVIA MONTHLY ETO DATA IS 50.21- STN. ID. 159 FROM (CIMIS)										
DESC.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL/ YEAR
ET / MONTH	2.16	2.54	3.85	4.61	5.21	6.00	6.58	6.38	4.95	3.55	2.48	1.90	50.21
ET% / MONTH	4.3%	5.1%	7.7%	9.2%	10.4%	11.9%	13.1%	12.7%	9.9%	7.1%	4.9%	3.8%	100%
GALLONS /MONTH	1996.7	2348.0	3559.0	4261.6	4816.2	5546.5	6082.7	5897.8	4575.9	3281.7	2292.6	1756.4	46,415
MINUTES/ MONTH	282.0	331.6	502.7	601.9	680.3	783.4	859.1	833.0	646.3	463.5	323.8	248.1	6,556
MINUTES/ WEEK	70.5	82.9	125.7	150.5	170.1	195.9	214.8	208.3	161.6	115.9	81.0	62.0	
STARTS PER WK.	1	1	1	3	3	3	3	3	3	3	1		
STARTS PER DAY	2	2	2	2	2	2	2	2	2	2	2		
MINS. PER START	35.3	41.5	62.8	25.1	28.3	32.6	35.8	104.1	80.8	57.9	40.5	31.0	

WATERING SCHEDULE @ PEAK JULY

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD DV	BUBBLER	1.7 in/h	0.13	5	7.5	2.5
2	RAIN BIRD LFV-075	AREA FOR DRIPLINE	1.44 in/h	0.1	5	23.4	7.8
3	RAIN BIRD LFV-075	AREA FOR DRIPLINE	1.42 in/h	0.1	5	52.6	17.5
4	RAIN BIRD DV	BUBBLER	1.7 in/h	0.13	5	10	3.33
5	RAIN BIRD LFV-075	AREA FOR DRIPLINE	1.43 in/h	0.1	5	15	5
6	RAIN BIRD DV	BUBBLER	1.7 in/h	0.13	5	10	3.33
7	RAIN BIRD LFV-075	AREA FOR DRIPLINE	1.45 in/h	0.1	5	10.2	3.4
			TOTALS:		35	128.7	42.9

*THESE SCHEDULES ARE GUIDELINES ONLY AND ARE NOT MEANT TO REPLACE GOOD LANDSCAPE MAINTENANCE PROCEDURES FOR PLANT CARE. CONTRACTOR MUST ADJUST PER ACTUAL FIELD CONDITIONS SOME AREAS SUCH AS STEEP SLOPES OR AREAS W/ POOR DRAINAGE MAY NEED TO RUN MULTIPLE START TIMES TO AVOID RUN-OFF. ADDITIONALLY, NATURAL AND UNCONTROLLABLE VARIATIONS IN CLIMATE (RAINFALL AMOUNTS, TEMPERATURE, WIND, ETC.) WILL REQUIRE MORE OR LESS WATER BE APPLIED. MAINTENANCE PERSONNEL MUST RESET THE SCHEDULE ON THE CONTROLLER AT LEAST MONTHLY. THEY MUST CHECK FREQUENTLY TO MAKE SURE AREAS ARE NOT BEING OVER OR UNDER WATERED. ADJUST THE SCHEDULE AS NEEDED TO CORRECT FOR ANY OF THESE SITUATIONS.

IRRIGATION SCHEDULING DATA:

THE FOLLOWING, BASED ON HISTORICAL DATA, IS FOR REFERENCE ONLY. PERFORMANCE VALUES ARE ACCURATE FOR CONTROLLER PROGRAMMING. ACTUAL WATERING TIMES MUST BE ADJUSTED FOR SOIL TYPE, EXPOSURE, MATURITY OF PLANT MATERIAL AND SEASONAL WEATHER CONDITIONS.

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF)

LANDSCAPE COEFFICIENT - LOW DRIP [PLANT WATER-USE / IE (.2/.75)]= 0.26

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402 1404 1408	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4 OIN. DIAMETER X 36 OIN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED: 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	11	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD LFV-075 3/4IN. LOW FLOW DV VALVE	4
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFCV-09-12 XFCV ON-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 3.5 PSI CHECK VALVE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.	1,353 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD DV ELECTRIC REMOTE CONTROL VALVE, STANDARD CONFIGURATION. PLASTIC RESIDENTIAL IN 3/4IN. OR 1IN..	3
	LANDSCAPE PRODUCTS INC. CWV THREADED 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN.,2IN. THREADED PLASTIC BALL VALVE. QUARTER-TURN SHUTOFF DESIGNED FOR IRRIGATION, SPAS, POOLS AND OTHER GENERAL COLD WATER APPLICATIONS. 125 PSI RATING. SAME SIZE AS MAINLINE.	3
	WILKENS #500 PRESSURE REGULATOR (LINESIZE) INSTALL ONLY IF EXISTING STATIC PRESSURE IS GREATER THAN 85 PSI PRESSURE DOWNSTREAM REQUIRED IS 50.5 PSI	1
BF	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 12 STATION TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE.	1
ZX	RAIN BIRD RSD-CEX RAIN SENSING DEVICE, CONDUIT MOUNT. WITH THREADED ADAPTER, EXTENSION WIRE.	1
WM	LANDSCAPE WATER METER FM 3/4" RAINBIRD LANDSAPE WATER SUBMETER	1
POC	POINT OF CONNECTION P.O.C. PER CONTRACTOR	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21	611.9 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40	255.6 L.F.

Valve Callout
Valve Number
#" Valve Flow
Valve Size

IRRIGATION AUDIT SCHEDULE:

1. AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE STATE OF CALIFORNIA LANDSCAPE AUDITOR HANDBOOK.

2. AUDITS SHALL BE CONDUCTED BY A STATE CERTIFIED LANDSCAPE IRRIGATION AUDITOR AT LEAST ONCE EVERY FIVE YEARS AND SUBMITTED TO THE LOCAL WATER PURVEYOR.

00.4 HYDROZONE PLAN

SCALE: 1/8"=1'-0"

STUDIO BERZUNZA
LUXURY LANDSCAPE DESIGN

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Newport Beach, CA 92660

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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

REGISTERED LANDSCAPE ARCHITECT DAVID M. MIERTSCHIN
Signed July 31, 2023
RENEWAL DATE 2-7-23
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
IRRIGATION PLAN

REVISIONS:

No.	DATE	DESCRIPTION

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north

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SHEET NUMBER:
L3.01

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:

Maintenance Schedules:

Maintenance Schedules. A regular maintenance schedule satisfying the following conditions shall be submitted as part of the landscape documentation package.

Landscape shall be maintained to ensure water efficiency. A regular maintenance schedule shall include, but not be limited to, checking, adjusting, and repairing irrigation equipment, resetting the automatic controller, aerating and dethatching turf areas, replenishing mulch, fertilizing, pruning, and weeding in all landscape areas.

Whenever possible, repair of irrigation equipment shall be done with the originally specified materials or their equivalents.

A landscape irrigation audit schedule as required in chapter 20.09 of Title 20 may be recommended. The maximum period between audits shall be five years.

Irrigation Audit Schedules:

Landscape Irrigation Audit Schedules. A schedule of landscape irrigation audits of at least every five years must be established, for all but single-family residences, and other projects with a landscape area less than 1 acre (0.405 ha). As required in Chapter 20.09 of Title 20 (Utilities Codes), an audit satisfying the following conditions shall be submitted to the County as part of the landscape documentation package.

At a minimum, audits shall be in accordance with the latest State of California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook, prepared for the California Department of Water Resources, Water Conservation Office, the entire document, which is hereby incorporated by reference.

The schedule shall provide for landscape irrigation audits to be conducted by a qualified individual as determined by the Director at least once every five years in accordance with the requirements of Title 20, Division 1 of the Los Angeles County Code.

Monument Note:

CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING

Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT

Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT

Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.5.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.5.

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address 6516 HELIOTROPE AVE.	Parcel, tract or lot number, if available. APN: 129-275-04, TRACT:4533	
City BELL	Latitude/Longitude (optional)	
State CA	Zip Code 90201	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

_____

Property Owner Signature Date

Please answer the questions below:

1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 50.21

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
H.Z. #1	0.2	DRIP	.75	.26	1,352	351.52	10,942.81
H.Z. #2	0.2	BUBBLER	.75	.26	139	36.14	1,125.05
				Totals	1,491	387.66	12,067.86
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	12,067.85
						Maximum Allowed Water Allowance (MAWA)[d]	25,528.15

[a] *Hydrozone #/Planting Description*
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] *Irrigation Method*
overhead spray or drip

[c] *Irrigation Efficiency*
0.75 for spray head
0.81 for drip

[d] *ETWU* (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[d] *MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

MAWA
50.21 x 0.62 x ([55 x 1,491) + ((1 .55 x 0)]
31.13 x 820.05
25,528.15

ETWU
50.21 x 0.62 x 387.66
31.13 x 387.66
12,067.85

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	387.66	
Total Area	1,491	
Average ETAF	.26	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	
Total Area	(A+C)	
Sitewide ETAF	**(B+D) ÷ (A+C)**	

A copy of this form may be obtained from Department of Water Resources website:
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

WATER AUDIT NOTE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT LANDSCAPE ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK	FREQUENCY
1. CONTROLLER CABINET - OPEN CABINET, CLEAN OUT DEBRIS, AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED. CHECK CLOCK AND RESET, IF NECESSARY.	QUARTERLY
2. IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.	MONTHLY
3. POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.	QUARTERLY
4. REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.	QUARTERLY
5. MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH.	QUARTERLY
6. SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN, MISSALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.	WEEKLY
7. FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS AND BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.	MONTHLY

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

CIMIS Monthly Average ETo Report

Rendered in ENGLISH Units.
Printed on Friday, AUGUST 25, 2023

Average ETo Values by Station

Sta Id	Sta Name	CIMIS Region	Jan (in)	Feb (in)	Mar (in)	Apr (in)	May (in)	Jun (in)	Jul (in)	Aug (in)	Sep (in)	Oct (in)	Nov (in)	Dec (in)	Total (in)
159	Monrovia	LAB	2.16	2.54	3.85	4.81	5.21	6.00	6.56	6.38	4.95	3.55	2.48	1.90	50.21

CIMIS Region Abbreviations		
BIS - Bishop	CCV - Central Coast Valleys	ICV - Imperial/Coachella Valley
LAB - Los Angeles Basin	MBY - Monterey Bay	NCV - North Coast Valleys
NEP - Northeast Plateau	SAV - Sacramento Valley	SBE - San Bernardino
SFB - San Francisco Bay	SJV - San Joaquin Valley	SPT - Sierra Foothill
SCV - South Coast Valleys		

Waypoint ANALYTICAL

Anaheim Office
Lab No: 23-222-0021
August 17, 2023

V3 Studio Berzunza
PO Box 4804
Orange, CA 92863

Attn: Vladimir

Project: Heliotrope Avenue

Attached are the results of the analysis performed on a soil sample that was collected from the above mentioned project site by the client and received by our laboratory on August 10, 2023. This sample was analyzed for nutrient levels, agricultural suitability, and physical characteristics in preparation for a new landscape installation.

Analytical Results and Comments

The reaction of the soil is slightly alkaline at 7.6 on the pH scale, which could cause plants that are sensitive to alkaline soil conditions to show yellowing of foliage beginning with the younger growth. A low level of qualitative lime is present indicating that the pH is weakly buffered in the alkaline range. Incorporating soil sulfur to a 6-inch depth will adjust the pH downward to the depth of incorporation. That change will happen slowly and plants that are sensitive to alkaline soil conditions should be avoided.

Salinity (ECe), sodium, and boron are favorably low. The safely low sodium adsorption ratio (SAR) of 0.2 indicates that sodium is properly balanced by calcium and magnesium in regards to its effect on soil structure and water infiltration.

In terms of soil fertility, nitrogen and phosphorus are low. Potassium is low optimum. Calcium and magnesium are well supplied. Of the micronutrients; copper and zinc are well supplied. The remaining nutrients are low.

The texture of the soil is classified as a 'loamy sand' according to the USDA classification system. The estimated water infiltration rate, which may vary with the degree of soil compaction, is a moderate 0.33 inches per hour. Organic content is low at 1.15% by total dry weight of the sample.

4741 East Hunter Ave., Ste. A Anaheim CA 92807
(714) 282-8777 (714) 282-8575 fax
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Waypoint ANALYTICAL

Recommendations

Surface Soil Preparation for Groundcover and Mass Planting

If feasible, prior to amending the areas where severe compaction exists, the surface soil should be ripped or tilled to a 9-inch depth. Uniformly broadcast and blend the following with existing soil to a 6-inch depth.

Materials	Amount per 1000 sq.ft.
Nitrogen fortified organic amendment (compost* or redwood or fir sawdust)	4 cu. yards
Soil Sulfur	10 lbs.
21-0-0 Ammonium Sulfate	7.5 lbs.
0-45-0 Triple Superphosphate	8 lbs.

*Rates and fertilizers may have to be adjusted depending on analysis of selected compost.

Tree and Shrub Planting Guidelines

1. Excavate planting pits at least twice the diameter of the rootball.
2. The top of the rootball should be at or slightly above final grade.
3. To improve soil chemistry, uniformly blend 1.5 lbs. of iron sulfate and 1/3 lb. of 0-45-0 per cubic yard of backfill soil. Handle iron sulfate with caution since it will severely stain moist concrete.
4. Organic material is not required in the backfill; however, if you wish, the amended surface soil or a soil blend consisting of no more than 20% by volume organic matter can be placed in the upper 12 inches of backfill only. Soil below this depth should not contain any added organic matter because of the threat of plant disease and/or anaerobic soil conditions developing.
5. Place slow release fertilizer tablets in the upper 12 inches of backfill at manufacturer's recommended rates. If fertilizer amended soil per the mass planting recommendation is used as a backfill the addition of slow release fertilizer tablets is not necessary.
6. Do not cover the original rootball with other soil. Ideally, a temporary soil berm is often constructed around the outer edge of the rootball to help channel water into the rootball and then into surrounding soil until roots are established in the backfill and the rootball is no longer the sole source of water for the plant.
7. Ideally, a weed and turf free zone, preferably 2-3 ft. in diameter, should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub; mulch should be kept a minimum 4-6 inches from the trunk.

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Maintenance Fertilization

For groundcover and mass planting areas uniformly broadcast sulfur coated urea at the rate of 5 lbs. per 1000 sq. ft. The first application should occur approximately 45 days after installation, with repeat applications every 60-90 days or as growth and color dictate. In early fall and spring, substitute a complete fertilizer such as 16-6-8, or equal, for the sulfur coated urea at the rate of 6 lbs. per 1000 sq. ft. to ensure continuing supplies of phosphorus and potassium. Tree and shrub plantings can be maintained with the above fertilizers; however, the frequency between applications should be every 120 days, with the first application 60-90 days after planting. Follow each fertilization with a thorough irrigation. When plants have become well established, fertilizer applications can be less frequent.

As noted above, iron and manganese are below optimum. When these nutrients are low, especially in an alkaline soil, deficiencies can sometimes show in the plants. If deficiencies show once plants have become established, they may be addressed upon the first sign of deficiency. Symptoms of manganese deficiency may be seen as a general loss of color in the young leaves, followed by yellowing between veins and brownish-black spots appearing. Iron deficiency symptoms are often characterized by yellow, almost white, interveinal chlorosis on the youngest growth. If these symptoms are apparent once plants are established, then application of iron and/or manganese chelate at the manufacturer's label rate may improve appearance. Chelates are generally more effective on alkaline soils than some of the other forms of trace elements.

If we can be of any further assistance, please feel free to contact us.

Joe Kiefer, CCA

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PO BOX 4804

Orange CA 92863

Project : Heliotrope Avenue

Waypoint ANALYTICAL

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COMPREHENSIVE SOIL ANALYSIS

Report No : **23-222-0021**
Purchase Order :
Date Recd : 08/10/2023
Date Printed : 08/17/2023
Page : 1 of 1

Sample Description - Sample ID	Halt Sat %	pH	ECe	NO_3-N	NH_4-N	PO_4-P	K	Ca	Mg	Cu	Zn	Mn	Fe	Organic	Lab No.
	TEC	Qual Lime	dS/m	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	% dry wt.	
	Sufficiency Factors														
Site Soil	21	7.6	0.2	5	9	8	74	699	76	0.9	5.8	1	8	1.15	00453
	42	Low		0.3		0.3	0.7	1.0	0.7	1.6	2.8	0.2	0.4		

Saturation Extract Values							Gravel %		Percent of Sample Passing 2 mm Screen					USDA Soil Classification	Lab No.
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L	SAR	Coarse 5 - 12	Fine 2 - 5	Sand: Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002		
2.0	1.0	0.3	0.1	0.30	0.3	0.2	1.8	5.0	7.0	41.2	38.2	8.5	5.0	Loamy Sand	00453

STUDIO BERZUNZA
LUXURY LANDSCAPE DESIGN

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Newport Beach, CA 92660

t: 714.795.8080
e: vladimir@studioberzunza.com

STUDIOBERZUNZA.COM

VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

LICENSED LANDSCAPE ARCHITECT
DAVID M. MIERTSCHIN
No. 5572
July 31, 2023
RENEWAL DATE
2-7-23
DATE
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
IRRIGATION DETAILS

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT
SECTION 4216.4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

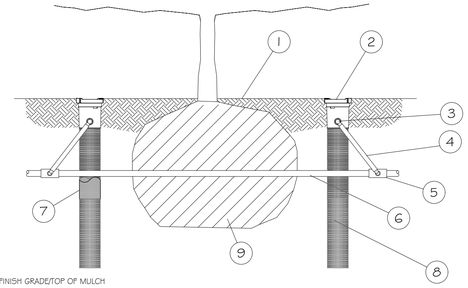
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SHEET NUMBER:

L3.02

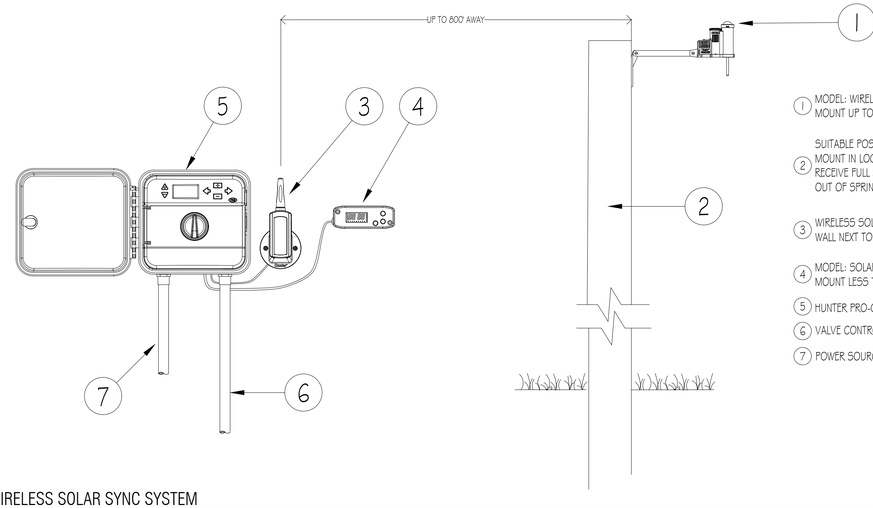
PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:



1. FINISH GRADE/TOP OF MULCH
2. ROOT WATERING SYSTEM: RAIN BIRD RWS-M
3. 1/2" (1,3 CM) SPIRAL BARB FITTING (INCLUDED)
4. 1/2" (1,3 CM) SWING ASSEMBLY: RAIN BIRD SA-125050
   OR
   1/2" (1,3 CM) SWING PIPE: RAIN BIRD SP SERIES WITH 1/2" (1,3 CM) MALE NPT x 0.490" BARB ELBOW: RAIN BIRD SBE-050
5. PVC SCH 40 TEE OR EL
6. PVC OR POLYETHYLENE LATERAL PIPE
7. OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
8. 4" (10,2 CM) WIDE X 18" (45,7 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
9. PLANT ROOT BALL

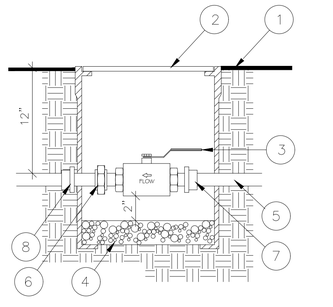
NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH FINISH GRADE OR THE TOP OF MULCH
3. RWS-M SERIES AVAILABLE IN THE FOLLOWING MODELS:
   RWS-M-B-C-1401: 0.25 GPM (0,95 LM), CHECK VALVE
   RWS-M-B-1401: 0.25 GPM (0,95 LM)
   RWS-M-B-C-1402: 0.5 GPM (1,9 LM), CHECK VALVE
   RWS-M-B-1402: 0.5 GPM (1,9 LM).
4. WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1,9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
5. ONCE RWS-M HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
6. OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.

E ROOT WATERING SYSTEM RWS-M / TREE INSTALLATION



1. MODEL: WIRELESS SOLAR SYNC SENSOR. MOUNT UP TO 800' FROM RECEIVER
2. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
3. WIRELESS SOLAR SYNC RECEIVER MOUNTED ON THE WALL NEXT TO THE CONTROLLER
4. MODEL: SOLAR SYNC MODULE MOUNT LESS THAN 6' AWAY FROM CONTROLLER
5. HUNTER PRO-C CONTROLLER
6. VALVE CONTROL WIRE CONDUIT
7. POWER SOURCE

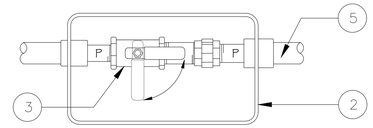
A WIRELESS SOLAR SYNC SYSTEM



LEGEND

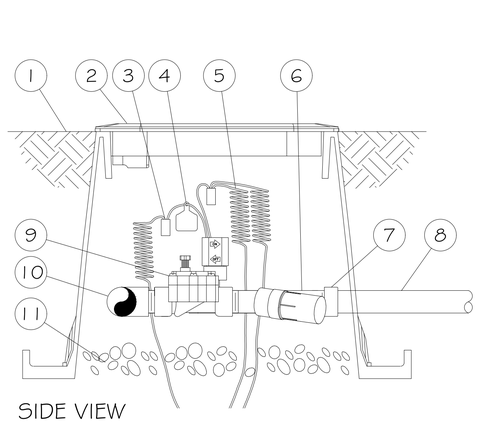
1. FINISH GRADE
2. PLASTIC VALVE BOX WITH LOCKING LID MARKED "B.V."
3. BALL VALVE - PER LEGEND
4. ONE CUBIC FT. OF 1" CRUSHED ROCK
5. PRESSURE SUPPLY LINE
6. SCH 80 PVC UNION
7. SCH 80 NIPPLE
7. SCH 80 PVC COUPLING & T.O.E NIPPLES

NOTE: 1. INSTALL VALVE BOX SUCH THAT THE TOP OF THE COVER IS 2" ABOVE FINISH GRADE IN GROUND COVER AREAS AND FLUSH WITH CONCRETE AND TURF AREAS

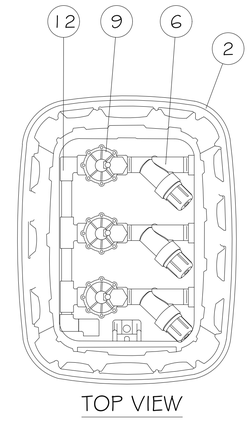


PLAN VIEW - N.T.S.

F BALL VALE - PER SCHEDULE



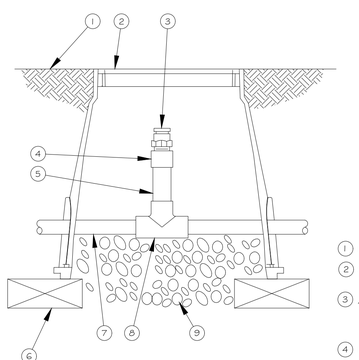
SIDE VIEW



TOP VIEW

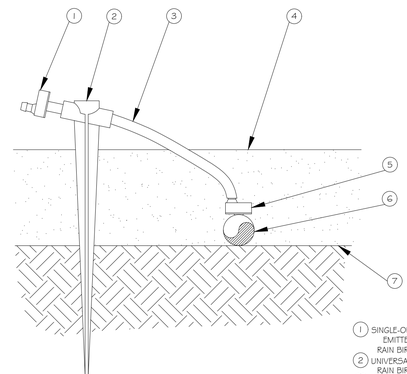
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

B XCZ - 3/4" PRF IN SQUARE VALVE BOX



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. BRICK (1 OF 2)
7. PVC HEADER PIPE
8. PVC SCH 40 TEE
9. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL

D AIR RELIEF VALVE



1. SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025
3. ½" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. ¼" SELF-PIERCING BARB CONNECTOR: RAIN BIRD SPB-025
6. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XB5 BLACK STRIPE TUBING
7. FINISH GRADE

C DRIP TUBING

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VLADIMIR BERZUNZA
PRINCIPAL VISIONARY DESIGNER

REGISTERED LANDSCAPE ARCHITECT
VLADIMIR M. MIERTSCHIN
No. 5615
SIGNATURE
July 31, 2023
RENEWAL DATE
2-7-23
DATE
STATE OF CALIFORNIA

PROJECT:
SAAB RESIDENCE
6516 HELIOTROPE AVE.
BELL, CA 90201

DRAW BY:
V. BERZUNZA

CHECKED BY:
V. BERZUNZA

SHEET DESCRIPTION:
IRRIGATION DETAILS

REVISIONS:

No.	DATE	DESCRIPTION

DIGALERT
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

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SHEET NUMBER:
L3.03

PROJECT:19.001 SCALE:
DATE: 8-23-23 REV:

AGENDA ITEM NO. 7A

7. Regular Session:

a. Request for approval of a Conditional Use Permit to establish a public charter high school (grades 9-12) within an existing commercial building on a property located at 4210 Gage Avenue, in the C-3R (General Commercial & Residential) and R-3 (High Density Multiple-family Residential) zone.

Recommendation: *It is recommended that the Planning Commission move to the May 1, 2024 Regular Panning Commission Meeting.*

AGENDA ITEM 7B

MINUTES OF THE REGULAR MEETING OF THE BELL PLANNING COMMISSION

Wednesday, January 3, 2024 at 7:00 p.m.

Location: Bell Community Center, 6250 Pine Avenue, Bell CA 90201

MEETING WILL BE HELD IN-PERSON AT THE BELL COMMUNITY CENTER

PUBLIC COMMENT: If you wish to make a comment on items listed on the agenda and non-agenda items, you may attend the meeting in-person at Bell Community Center. Please complete a Request to Speak Card available in the location and wait until the chair calls you to approach the podium. Please clearly state your name and address and proceed to make your comments.

You may also submit input electronically through a temporary public comment email established for City of Bell City Council meetings at cityclerk@cityofbell.org. Your written comment must be submitted by 4pm on Wednesday, January 3, 2024. Any emails received after the time indicated will not be included in the record. Written Comments will be subject to the three minute time limitation (approximately 350 words).

The meeting will be recorded and live streamed on the City's website at http://www.cityofbell.org/?NavID=101

1. **Chair Mesa called the meeting to order at 7:03 p.m.**

2. **Roll Call of the Planning Commission:**

   Commissioner Rodrigo Rodarte
   Commissioner Ali Sleiman
   Commissioner Jessica Vallejo
   Vice-Chair Rihan Bedier
   Chair Luis Mesa

PRESENT: Commissioner Sleiman, Vice-Chair Bedier, and Chair Mesa

ABSENT: Commissioner Rodarte and Vallejo

Staff Present: Associate Planner Rodrigo Pelayo, Assistant Planner Jason Garcia, and Planning Commission Secretary Marisa Craft

3. **Pledge of Allegiance was led by Planning Commissioner Sleiman**

4. **Communications from the Public:**

This is the time for members of the public to address the Planning Commission on matters that are listed on the agenda and non-agenda items that are under the subject matter jurisdiction of the Planning Commission. (Each speaker is limited to 3 minutes)

None

5. **Presentation(s):**

   None

6. Public Hearings

None

7. Regular Session:

a. Request for a one-year time extension of a Conditional Use Permit (CUP No. 2022-01), to allow an auto repair business to operate in conjunction with an existing smog check station at an existing building located at 4335 Gage Avenue.

Recommendation: *It is recommended that the Bell Planning Commission*

1. Read by title only, waive further reading and adopt Resolution 2024-01PC titled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELL APPROVING A ONE-YEAR TIME EXTENSION FOR THE APPROVAL OF CONDITIONAL USE PERMIT NO. 2022-01, TO ALLOW AN AUTO REPAIR BUSINESS TO OPERATE IN CONJUNCTION WITH AN EXISTING SMOG CHECK STATION AT AN EXISTING BUILDING LOCATED AT 4335 GAGE AVENUE

Assistant Planner Jason Garcia provided a report on the item.

A brief discussion ensued amongst the staff and council.

It was moved by Vice-Chair Bedier to approve agenda item 7A as recommended. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Commissioners Sleiman, Vice-Chair Bedier, Chair Mesa
NOES: None
ABSTAIN: None
ABSENT: Commissioner Rodarte and Commissioner Vallejo

Motion Passed.

b. Approval of the minutes for the Special Planning Commission Meeting of December 5, 2023.

Recommendation: *It is recommended that the Planning Commission approve the minutes for the December 5, 2023 special meeting.*

Planning Secretary Marisa Craft stated there would be a change to the minutes. The Assistant Attorney title would be changed to Deputy City Attorney.

It was moved by Vice-Chair Bedier to approve agenda item 7A with recommended revisions. Motion was seconded by Commissioner Sleiman which carried with the following roll call vote:

Roll Call: 3-0-0-2
AYES: Commissioners Sleiman, Vallejo, Vice-Chair Bedier, Chair Mesa
NOES: None
ABSTAIN: None
ABSENT: Commissioner Rodarte and Commissioner Vallejo

Motion Passed.

8. **Planning Commissioner Announcements; Request for Future Agenda Items; Conference/Meeting Reports:**

9. **Community Development Director's Comments:**

10. **City Attorney Comments:**

11. **Adjournment:** *Next Regular Planning Commission Meeting is scheduled for Wednesday, February 7, 2024 at 7pm.*

There being no further business before the Planning Commission, Chair Mesa adjourned the meeting at 7:18 p.m.

I, Marisa Craft, Bell Planning Commission Secretary, certify that the foregoing minutes were approved by the Planning Commission of the City of Bell at a regular meeting held on April 3, 2024.

_____
Marisa Craft,
Planning Commission Secretary

_____
Luis Mesa, Chair