Community Development Department

Memo

DATE: November 10, 2026

TO: Planning Commission

FROM: Michael Donovan, Associate Planner

RE: Additional Documents #3, Item No. 3 – 1320 Oak Hill Place

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Please accept this Additional Documents Memo as described below:

- **Attachment 1:** Please see attached revised plan set from the applicant for 1320 Oak Hill Place that provides additional clarifying details regarding the dimensions of the structure in regards to setbacks and height, and confirmation of the 3:12 roof slope.

Attachment 1
Revised Plan Set

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

APN # 5311-006-046

PROJECT INFORMATION

LOT SIZE : 7758 SF

ZONING : RS

EXISTING :

1-STORY HOUSE 1382 SF / 420 SF GARAGE TO BE DEMOLISHED

PROPOSED :

NEW 2-STORY HOUSE (2707 SF) W/ 2-CAR GARAGE (440 SF)

SECOND FLOOR : 1302 SF
FIRST FLOOR : 1405 SF
TOTAL LIVING AREA : 2707 SF

PORCH : 50 SF

REQUIRED SET BACKS :
FRONT : 10'-0"
SIDE : 5'-3"

PROPOSED SET BACKS :
FRONT : 10'-4" TO 20'-0"
SIDE : 5'-3" TO 6'-3" ON SOUTH SIDE
5'-9" TO 8'-5" ON NORTH SIDE

REQUIRED HEIGHT : 28'-0"

PROVIDE HEIGHT : 26'-6"

LOT COVERAGE :

$$\frac{(1405 + 440 + 50) \times 100}{7758} = 24.42\ \%$$

REQUIRED LOT COVERAGE : 50%

F.A.R. :

$$\frac{2707 \times 100}{7758} = 34.89\ \%$$

REQUIRED F.A.R : 35%

FRONT YARD SETBACK AREA : 596 SF

HARDSCAPE AREA PROVIDED : 137 SF

$$\frac{137 \times 100}{596} = 22.98\ \%$$

AVERAGE SLOPE : 20.59%

SCOPE OF WORK :

1- PROPOSED NEW 2 STORY HOUSE 2707 SF WITH 2-CAR GARAGE ATTACHED 440 SF

2- PROPOSED TO DEMOLISH EXISTING HOUSE 1382 SF WITH ATTACHED 2 CAR GARAGE 420 SF

3- PROPOSED TO REMOVE TREES PER TREE REPORT

SITE LOCATION



VICINITY MAP

OCCUPANCY : R.3 / U

TYPE OF CONSTRUCTION : V-B

OWNER :

EVON TSAI
C/O 1043 S GLENDORA AVE., SUITE D
WEST COVINA, CA 91790

DESIGNER :

LN DESIGN, LLC
1043 S. GLENDORA AVE., SUITE D
WEST COVINA, CA 91790
PHONE : 626-674-3014
EMAIL : LNDESIGN.NGUYEN175@GMAIL.COM



PERSPECTIVE 1



PERSPECTIVE 2



PERSPECTIVE 3



AERIAL PERSPECTIVE



AERIAL PERSPECTIVE



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

CONSULTANTS :

CIVIL ENGINEER :
CAL LAND ENGINEERING, INC.
576 E. LAMBERT RD., BREA, CALIFORNIA 92821
714-671-1050

ENERGY :
PERFECT DESIGN , INC.
2416 W. VALLEY BLVD., ALHAMBRA, CA 91803
626-289-8808

STRUCTURAL :
WPH ENGINEERING
PHILLIP PHAN
LICENSE : C76425
EXP : 12-31-24
411 E. HUNTINGTON DR., STE 313
ARCADIA , CA 91006
626-658-7974

DRAWING INDEX

T-1	COVER SHEET		
T-2	PROPOSED SETBACKS PLAN	L-1	LANDSCAPING EFFICIENCY NOTES
D-1	EXISTING SITE PLAN / DEMOLITION PLAN	L-2	LANDSCAPING EFFICIENCY PLAN
D-2	EXISTING LANDSCAPING PLAN	L-3	IRRIGATION PLAN
E-1	EXISTING HOUSE PLAN	L-4	DETAILS
E-2	EXISTING ELEVATIONS		
E-3	EXISTING ROOF PLAN		
S-1	SLOPE DENSITY ANALYSIS		
S-2	NATURAL STATE REMEDIATION PLAN		
C-1	GRADING PLAN		
A-1	SITE PLAN		
A-2	FIRST FLOOR		
A-3	SECOND FLOOR		
A-4	ELEVATIONS		
A-5	ELEVATIONS		
A-6	ROOF PLAN		
A-7	SECTIONS		

REVISIONS

04-24-25
06-10-26
11-03-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
T-1
OF SHEETS

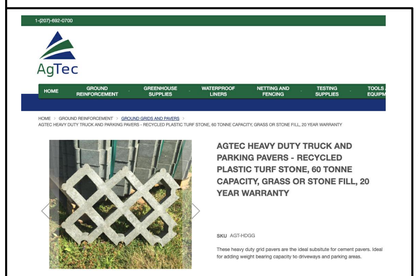
FRONT YARD SETBACK AREA : 621 SF APPROX.

HARDSCAPE AREA PROVIDED : 133 SF (1/2 OF DRIVEWAY 266 SF) + 51 SF STEPS = 184 SF

$$\frac{184 \times 100}{621} = 29.62\ \%$$

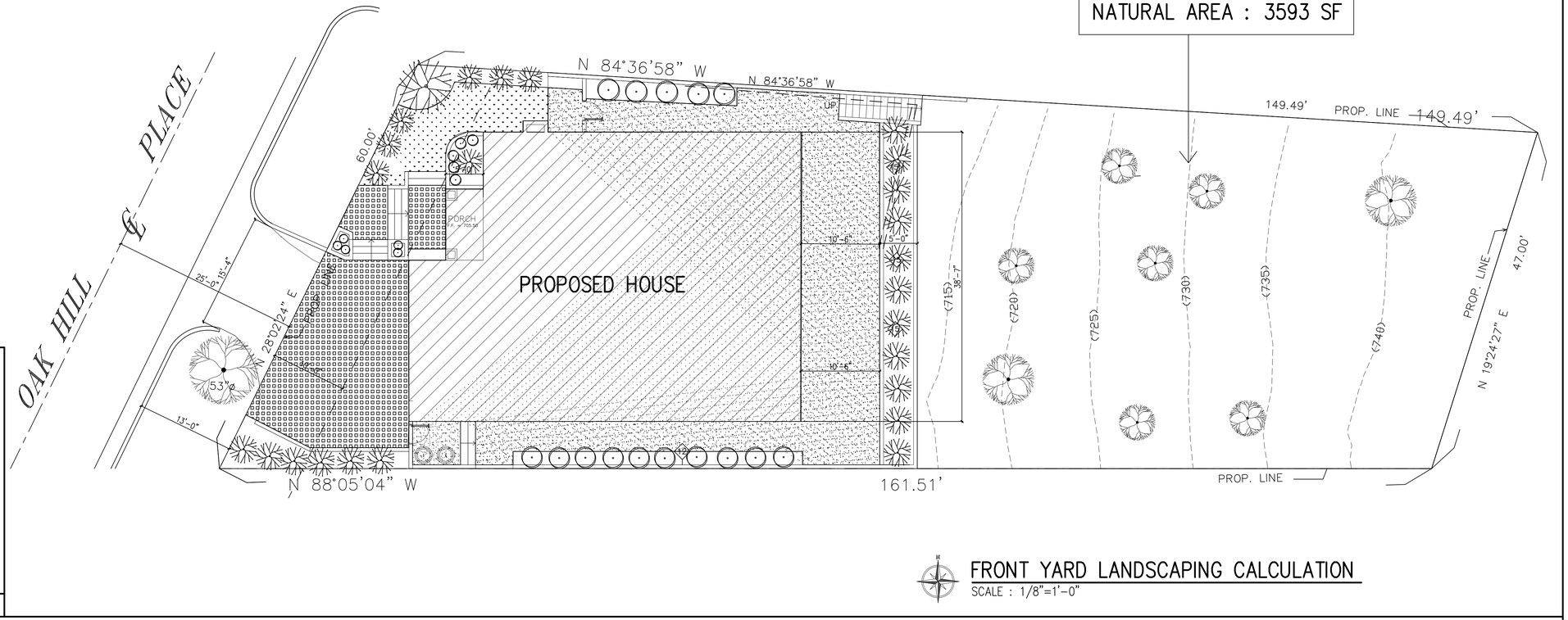
LEGEND :

- GRASS
- AGTEC , TURP BLOCK
- CONCRETE SURFACE



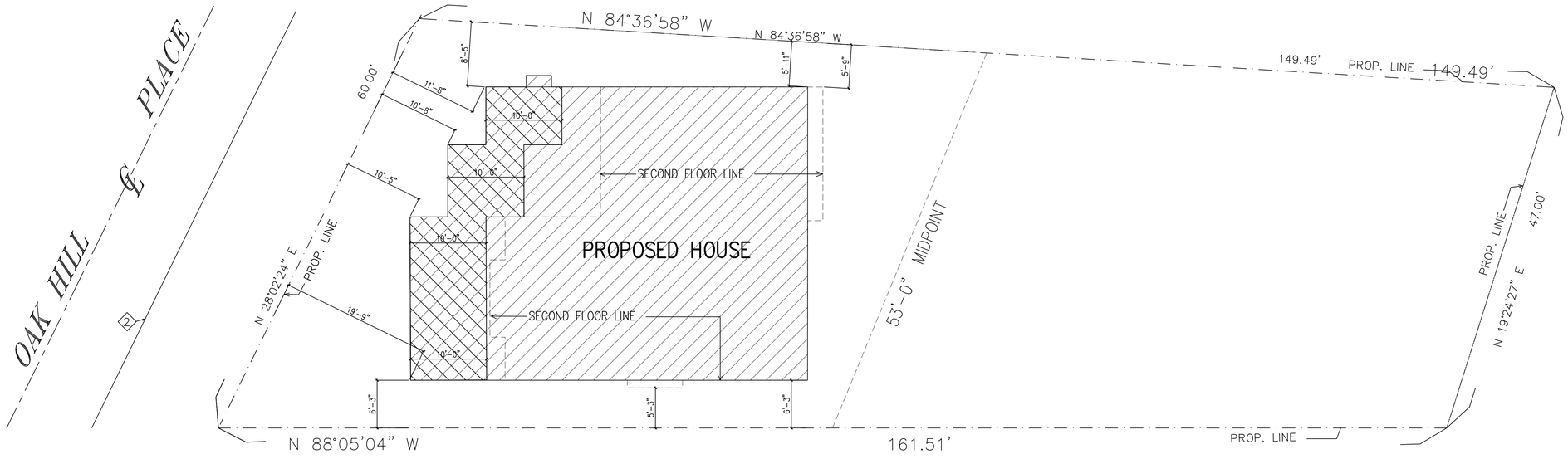
BY AGTEC OR EQUAL APPROVED

TURP BLOCK



FRONT YARD LANDSCAPING CALCULATION

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



PLOT PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

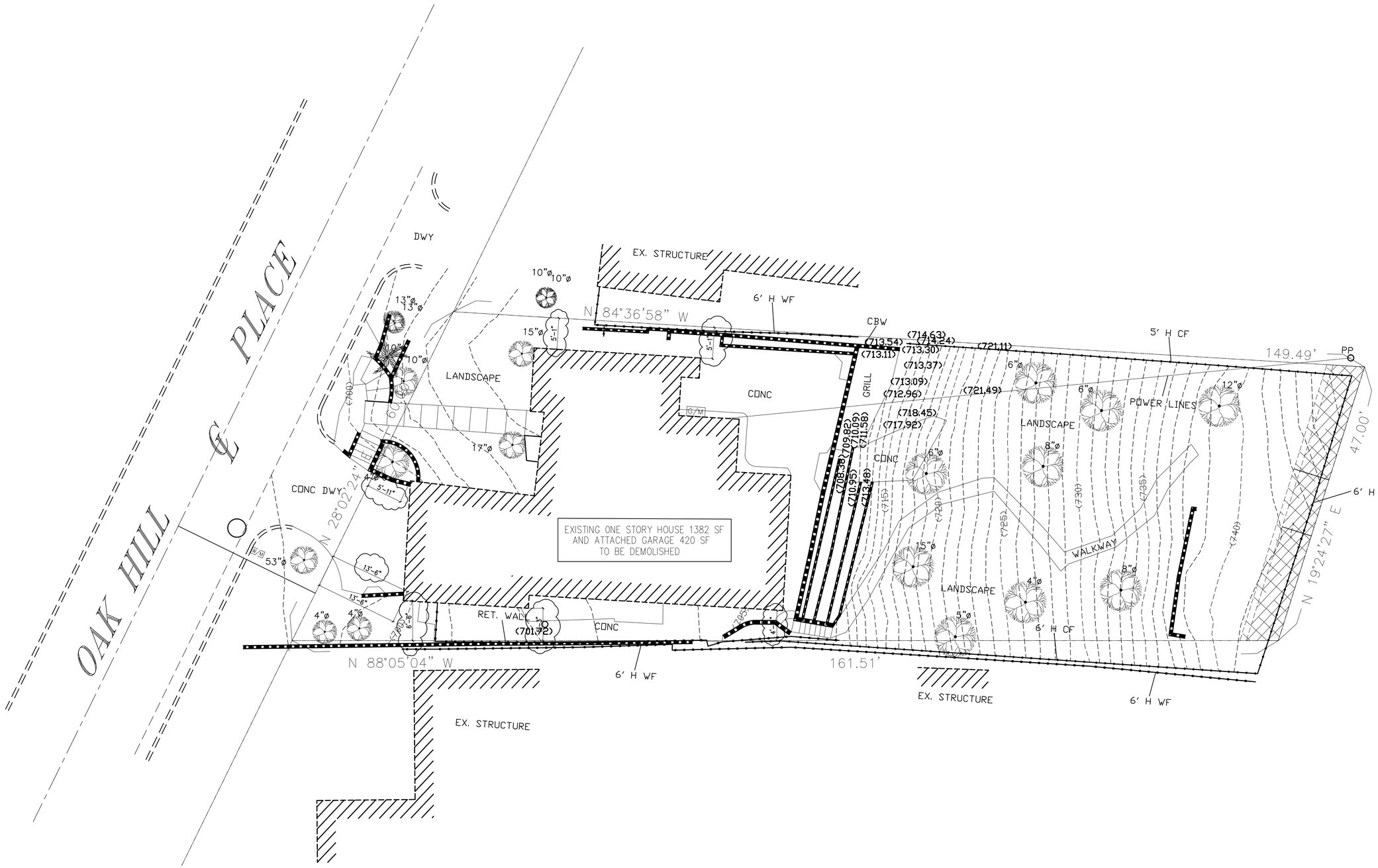
LN DESIGN LLC
DESIGN INTERIOR PLANNING
1043 S. GLENDORA AVE., SUITE D , WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
T-2
OF SHEETS



EXISTING SITE PLAN / DEMOLITION PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
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1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
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JOB NO.

SHEET
D-1
OF SHEETS

LEGEND :

GRASS

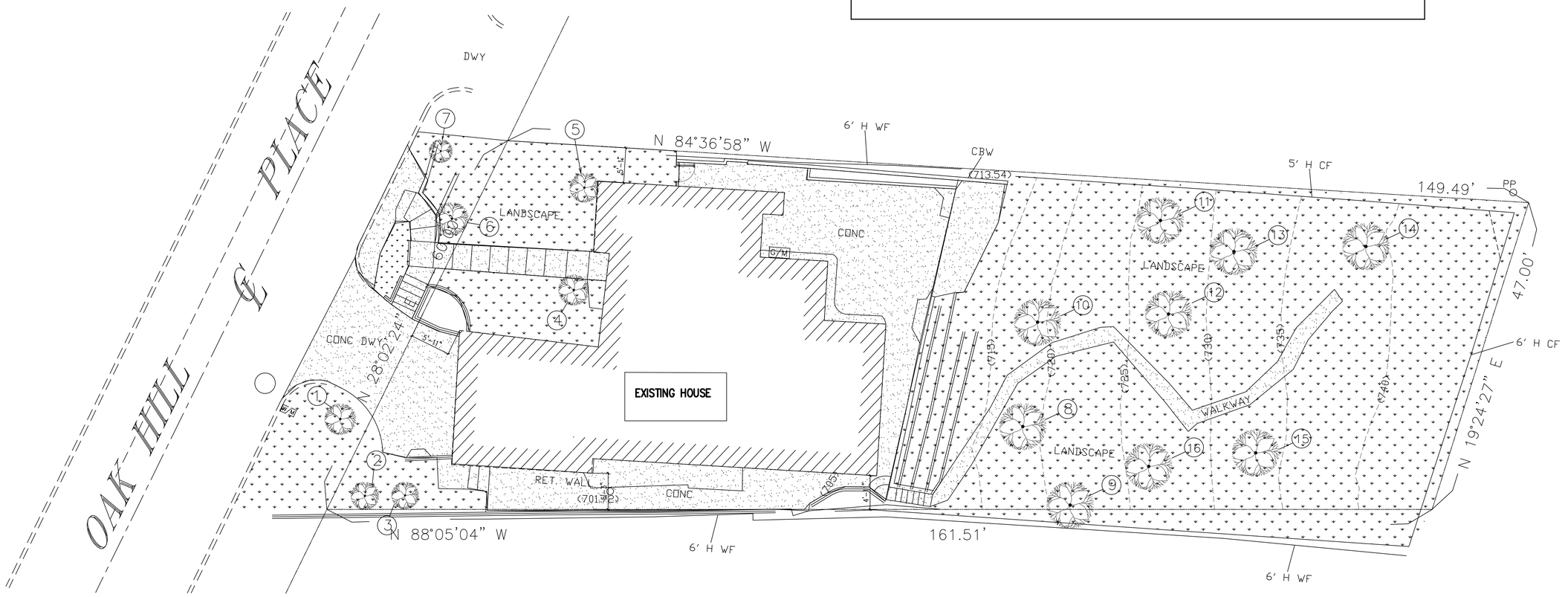
CONCRETE SURFACE

EXISTING TREE SEE TREE LIST

TREE LIST

List Inventory pg. 1

Tree #	Common name	Botanical name	Diameter at 4.5 feet in inches	Height (in feet)	Spread (in feet)	Health condition rating	Protection status	REMOVE or PRESERVE	Comments
1	Shamel ash	Fraxinus uhdei	45	100	40	Good	Yes as city tree	PRESERVE	Trunk minor girdled by driveway
2	Loquat	Erobotrya japonica	1+3+3+3 +3	20	15	Good	No	**REMOVE**	
3	Loquat	Erobotrya japonica	2+3	16	10	Good	No	**REMOVE**	
4	Elephant foot	*Beaucarnea recurvata*	11	20	10	Good	No	**REMOVE**	
5	Italian cypress	*Cupressus sempervirens*	15	25	20	Good	Yes	**REMOVE**	
6	Hong kong orchid	*Bauhinia blakeana*	8	35	16	Good	No	**REMOVE**	Severely topped in past
7	Hong kong orchid	*Bauhinia blakeana*	5+6+7	35	16	Good	No	**REMOVE**	Private own
8	Avocado	*Persea americana*	12	21	20	Poor	Yes	PRESERVE	
9	Lemon	*Citrus limon*	1+6	18	15	Good	No	PRESERVE	
10	Lemon	*Citrus limon*	2+2+3+3	11	10	Good	No	PRESERVE	
11	Orange	*Citrus sinensis*	1+2+3+3	12	11	Good	No	PRESERVE	
12	Orange	*Citrus sinensis*	6	10	9	Poor	No	PRESERVE	Dying
13	Persimmon	*Diospyros maki*	3+3+3+3 +5	20	16	Good	Yes	PRESERVE	
14	Mandarin	*Citrus reticulata*	2+3+4+4 +4	15	10	Good	Yes	PRESERVE	
15	Shamel ash	*Fraxinus uhdei*	1+1+2+2 +2	16	9	Poor	No	PRESERVE	Stump sprout
16	Chinese elm	*Ulmus parviflora*	3	16	11	Good	No	PRESERVE	



EXISTING LANDSCAPING PLAN

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

REVISIONS

04-24-25
06-10-26
10-21-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN
DESIGN PLANNING INTERIOR
1045 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

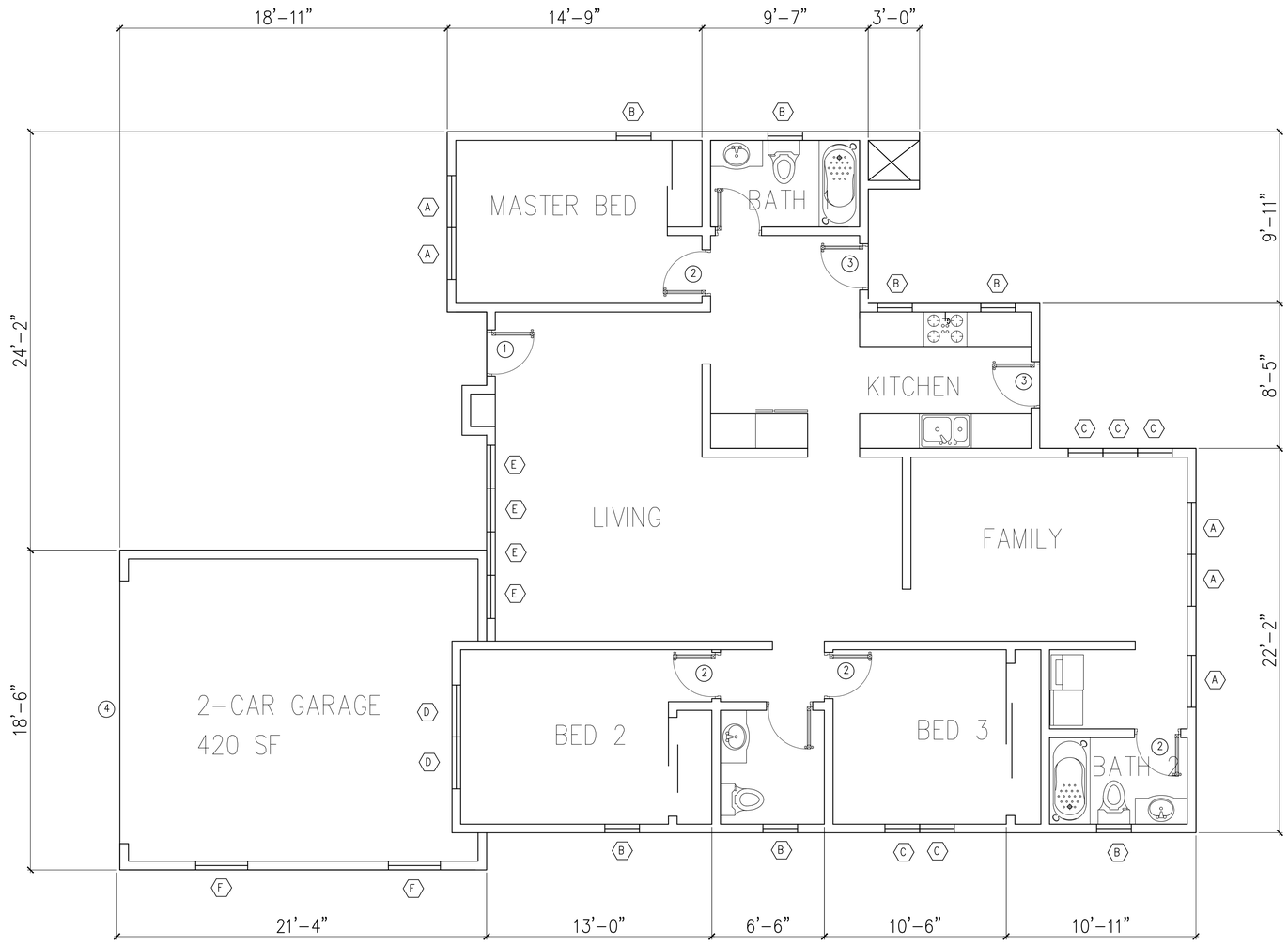
SHEET
D-2
OF SHEETS

DOOR SCHEDULE

	WIDTH	HEIGTH	THK.	H.C./S.C.	TYPE	MATERIAL	REMARK
1	3'-0"	6'-8"	1 1/2"	S.C.	SLAB	WOOD	ENTRY
2	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	WOOD	
3	3'-0"	6'-8"	1 1/2"	S.C.	SLAB	WOOD	ENTRY
4	16'-0"	7'-0"	–	–	GARAGE DOOR	METAL	

WINDOW SCHEDULE

	WIDTH	HEIGHT	TYPE	FRAME	GLASS
A	3'-0"	5'-0"	S.HUNG	METAL	SINGLE GLAZED
B	2'-0"	4'-0"	S.HUNG		
C	2'-0"	5'-0"	S.HUNG		
D	3'-0"	2'-6"	S.HUNG		
E	2'-6"	3'-6"	S.HUNG		
F	3'-0"	2'-6"	SLIDING		



N

EXISTING HOUSE PLAN (1382 SF)

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

L N D E S I G N L L C
D E S I G N P L A N N I N G I N T E R I O R
1043 S. GLENDORA AVE., SUITE D. WEST COVINA, CA 91791
PHONE: (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

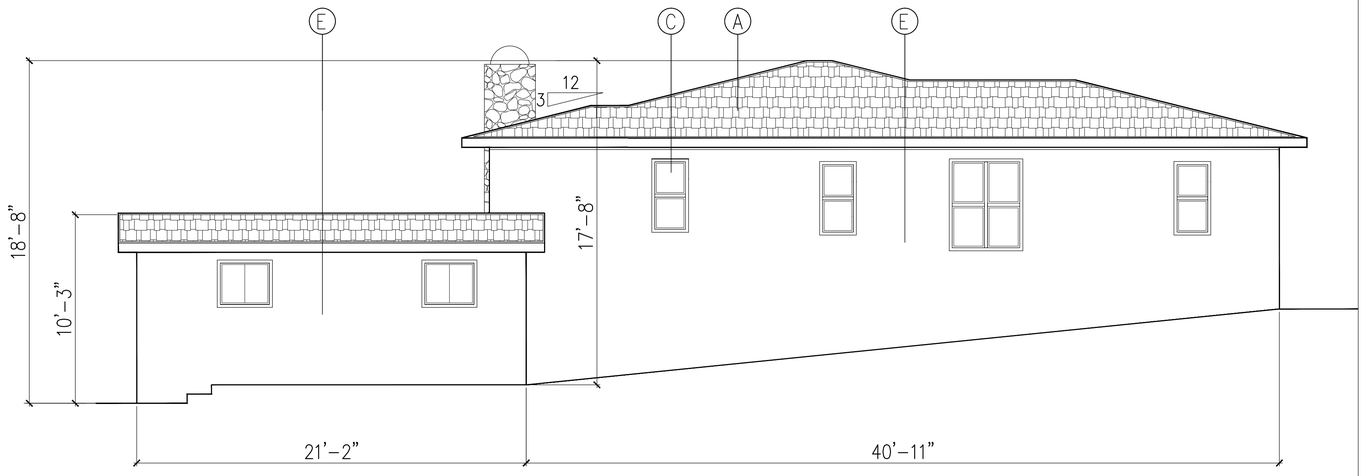
DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
E-1
OF SHEETS



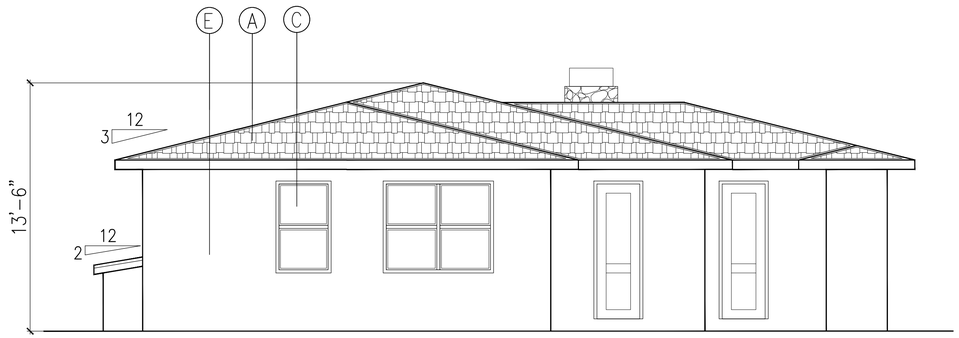
WEST ELEVATION

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



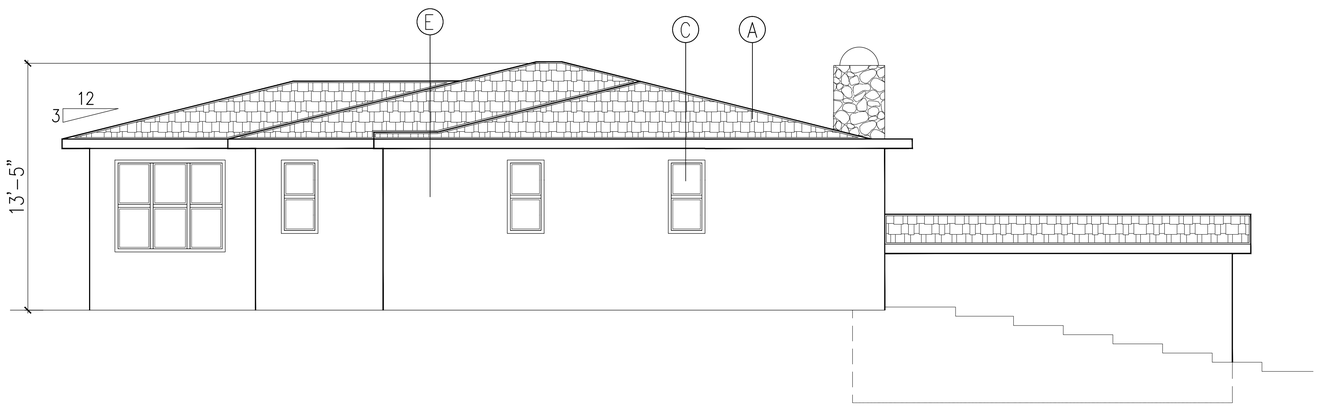
SOUTH ELEVATION

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



EAST ELEVATION

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



NORTH ELEVATION

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

EXISTING HOUSE ELEVATION LEGEND	
	DESCRIPTION
A	ASPHALT SHINGLE ROOFING
B	1" BRICK VENEER
C	SINGLE GLAZED WINDOW
D	STONE VENEER FIREPLACE
E	EXTERIOR STUCCO
F	METAL PAINTED GARAGE DOOR

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

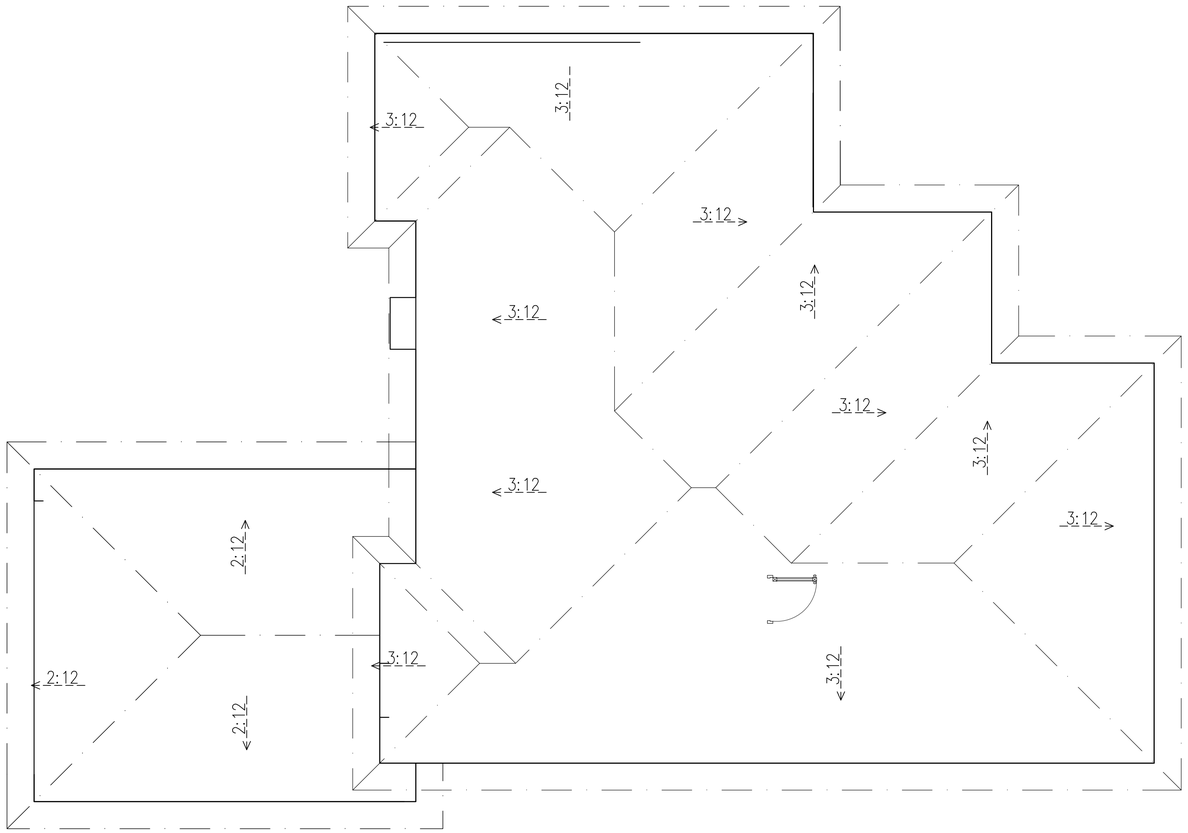
LN DESIGN LLC
DESIGN INTERIOR
PLANNING
1043 S. GLENDORA AVE., SUITE D. WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
E-2
OF SHEETS



N

EXISITNG ROOF PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

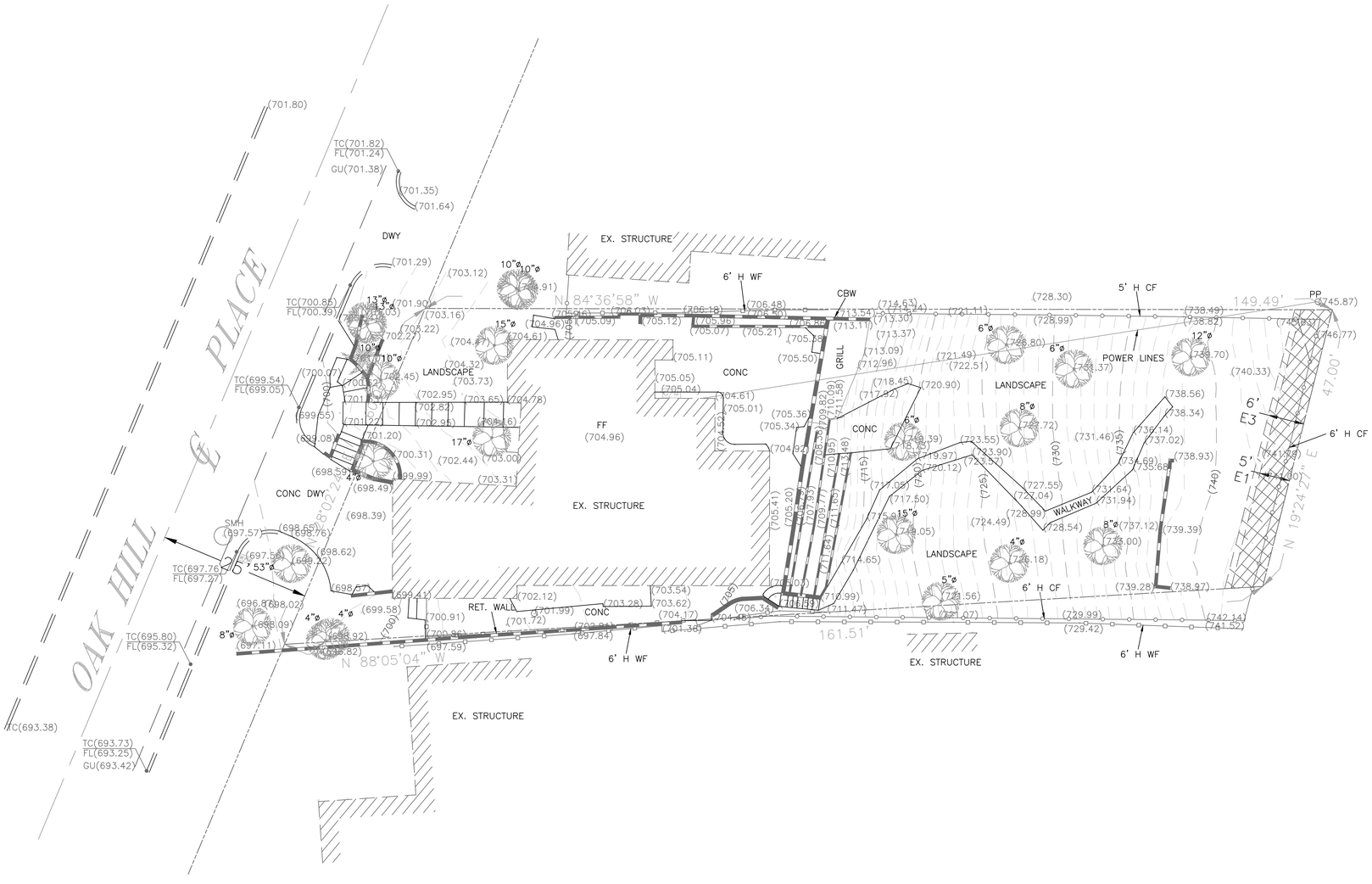
L N D E S I G N L L C
D E S I G N P L A N N I N G I N T E R I O R
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
E-3
OF SHEETS

SLOPE DENSITY ANALYSIS



ELEVATION OF CONTOUR (FEET)	LENGTH OF CONTOUR (FEET)
699	11.23
700	15.46
701	17.85
702	23.99
703	34.41
704	32.78
705	6.66
711	8.89
712	17.62
713	42.13
714	50.36
715	50.13
716	49.82
717	49.60
718	49.45
719	49.36
720	49.06
721	48.84
722	48.63
723	48.40
724	48.03
725	47.80
726	47.55
727	47.34
728	47.13
729	46.94
730	46.80
731	46.77
732	46.71
733	46.52
734	46.31
735	46.24
736	46.11
737	46.08
738	30.33
739	47.13
740	46.23
741	46.42
742	26.61
743	18.63
744	14.08
745	7.21
TOTAL LENGTH	1597.66

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITHIN GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR: CONTOURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS, ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH OBVIOUSLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. BLUE LINE STREAMS ARE NOT SHOWN ON THIS MAP AND SHOULD BE EXAMINED BY A RELATED PROFESSIONAL.
6. ARBORIST SHOULD BE CONSULTED TO DOCUMENT ALL PROTECTED TREE SPECIES ON-SITE AS THE SURVEY SHOWN HERE ON MAY NOT REFLECT ALL OF THEM.
7. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 3910124-06126, DATED 09-10-2024.

LEGAL DESCRIPTION:

LOT 7 OF TRACT NO. 12943, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5311-006-046

PROPERTY SIZE: 7,758.64 S.F. (GROSS)
7,475.47 S.F. (NET)

EASEMENT NOTES:

E1 EASEMENT TO THE CITY OF SOUTH PASADENA FOR SANITARY SEWERS, DRAINAGE AND PUBLIC UTILITIES PURPOSES PER TRACT NO. 12943, BOOK 289, PAGES 35 AND 36.

E2 EASEMENT TO THE CITY OF LOS ANGELES AND THE BOARD OF WATER COMMISSIONERS FOR RIGHT TO DEVELOP WATER PURPOSES PER BOOK 460, PAGE 210, OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

E3 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED 25, 1951 AS INST. NO. 2772 OF OFFICIAL RECORDS.

BENCHMARK:

COUNTY B.M. NO. LY10611

DPW BM TAG IN NLY CB MEDFORD ST 33FT N/O C/L & 144FT SWLY/O C/L EASTERN AVE (6.5FT W/O BCR)

ELEVATION: 411.688' (NAVD 1988)

BASIS OF BEARINGS:

CENTERLINE OF OAK HILL PLACE N28°02'24"E PER TRACT NO. 12943, M.B. 289/35-36

ALLOWABLE AREA (A): 7,758.64 S.F.
CONTOUR INTERVAL (I): 1 FOOT
SUMMATION OF LENGTH OF ALL CONTOURS (L): 1597.66 FEET

AVERAGE SLOPE: 100(1 X L) / A
100(1 X 1597.66) / 7758.64
= 20.59%

PROFESSIONAL LAND SURVEYOR
FRANCIS K. LIN
No. 9645
STATE OF CALIFORNIA

N

0 10 20
1"=10'

CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
1320 Oak Hill Place,
South Pasadena, CA 91030

DRAWN: RC
CHECKED: ML
DATE: 02-17-2025
JOB NO.: 24-019-075
SCALE: 1"=10'
FILE NAME: Oak Hill 1320_Slope.dwg

S-1

SHEET 1 OF 1 SHT.

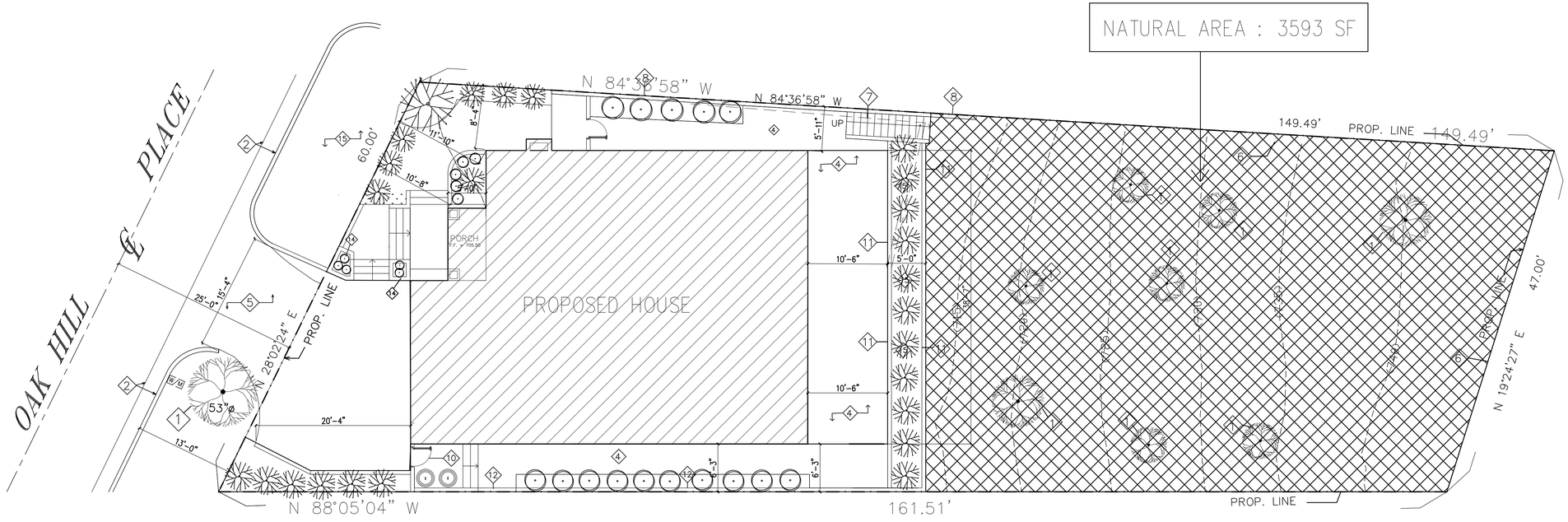
AVERAGE SLOPE : 20.59%

20.59 + 25 = 45.59% TO BE NATURAL

LOT SIZE : 7758 SF
DEVELOP AREA : 4147 SF
NATURAL AREA : 3593 SF

$$\frac{3593 \text{ X } 100}{7758 \text{ SF}} = 46.31 \text{ \% OK}$$

NATURAL AREA : 3593 SF



NATURAL STATE REMEDIATION PLAN
SCALE : 1/8"=1'-0"

REVISIONS

04-24-25
06-10-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

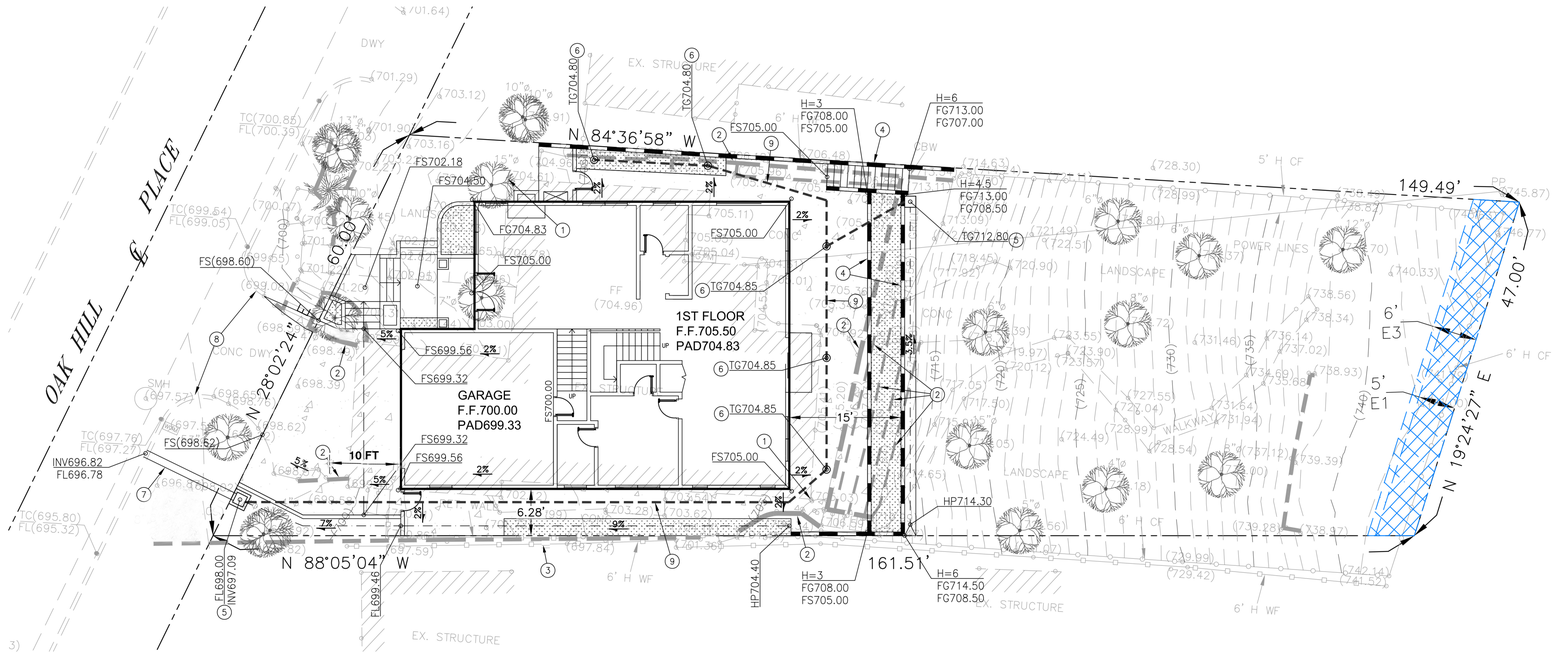
L N D E S I G N
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

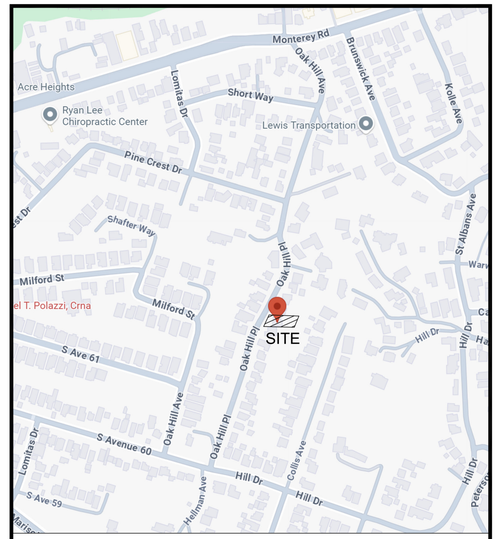
PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
S-2
OF SHEETS

GRADING AND DRAINAGE PLAN





VICINITY MAP
N.T.S.

LEGEND:

(527.63).....EXISTING ELEVATION
520.00.....PROPOSED ELEVATION
--(530)--.....EXISTING COUNTOUR
.....DRAINAGE PATTERN
.....PROPOSED STRUCTURE
.....PROPOSED 6' BLOCK WALL
.....PROPOSED 3.5' BLOCK WALL
SW.....SIDE WALK
.....LIGHT
.....CENTER LINE
.....PROPERTY LINE
(9).....CONSTRUCTION NOTES
.....SANDBAG LINE
.....LANDSCAPE

T.C.....TOP OF CURB
F.L.....FLOW LINE
F.G.....FINISH GRADE
F.S.....FINISH SURFACE
F.F.....FLOOR FINISH
H.P.....HIGH POINT
P.P.....POWER POLE
D/W.....DRIVEWAY
W.M.....WATER METER
INV.....INVERT ELEVATION
T.G.....TOP OF GRATE
D.S.....DOWN SPOUT
G.B.....GRADE BREAK
R.L.....RIDGE LINE

LEGAL DESCRIPTION:

LOT 7 OF TRACT NO. 12943, IN THE CITY OF SOUTH PASADENA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 289, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

E1 EASEMENT TO THE CITY OF SOUTH PASADENA FOR SANITARY SEWERS, DRAINAGE AND PUBLIC UTILITIES PURPOSES PER TRACT NO. 12943, BOOK 289, PAGES 35 AND 36.

E2 EASEMENT TO THE CITY OF LOS ANGELES AND THE BOARD OF WATER COMMISSIONERS FOR RIGHT TO DEVELOP WATER PURPOSES PER BOOK 460, PAGE 210, OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE.

E3 EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED 25, 1951 AS INST. NO. 2772 OF OFFICIAL RECORDS.

BENCHMARK:

COUNTY B.M. NO. LY10611

DPW BM TAG IN NLY CB MEDFORD ST 33FT N/O C/L & 144FT SWLY/O C/L EASTERN AVE (6.5FT W/O BCR)

ELEVATION: 411.688' (NAVD 1988)

BASIS OF BEARINGS:

CENTERLINE OF OAK HILL PLACE N28°02'24"E PER TRACT NO. 12943, M.B. 289/35-36

CONSTRUCTION NOTES:

1. REMOVE EXISTING STRUCTURAL
2. REMOVE EXISTING WALL/FENCE
3. EXISTING WALL/FENCE TO REMAIN
4. PROPOSED RETAINING WALL
5. CONSTRUCT 18"X18" CATCH BASIN
6. INSTALL 6" AREA DRAIN
7. PROPOSED PARKWAY DRAIN
8. EXISTING DRIVEWAY APPROACH TO REMAIN
9. PROPOSED DRAINAGE PIPE
10. PROPOSED W=18" V-GUTTER
11. CONSTRUCT NEW CONC. WALKWAY DETAIL PER HEREON

N

0 10 20

SCALE: 1"=10'

REGISTERED PROFESSIONAL ENGINEER
JACK C. S. LEE
40870
Exp. 3-31-27
CIVIL
STATE OF CALIFORNIA

CALLAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 671-1050 FAX: (714) 671-1090

RELEASED

REVISIONS

PROJECT LOCATION:
1320 Oak Hill Place,
South Pasadena, CA 91030

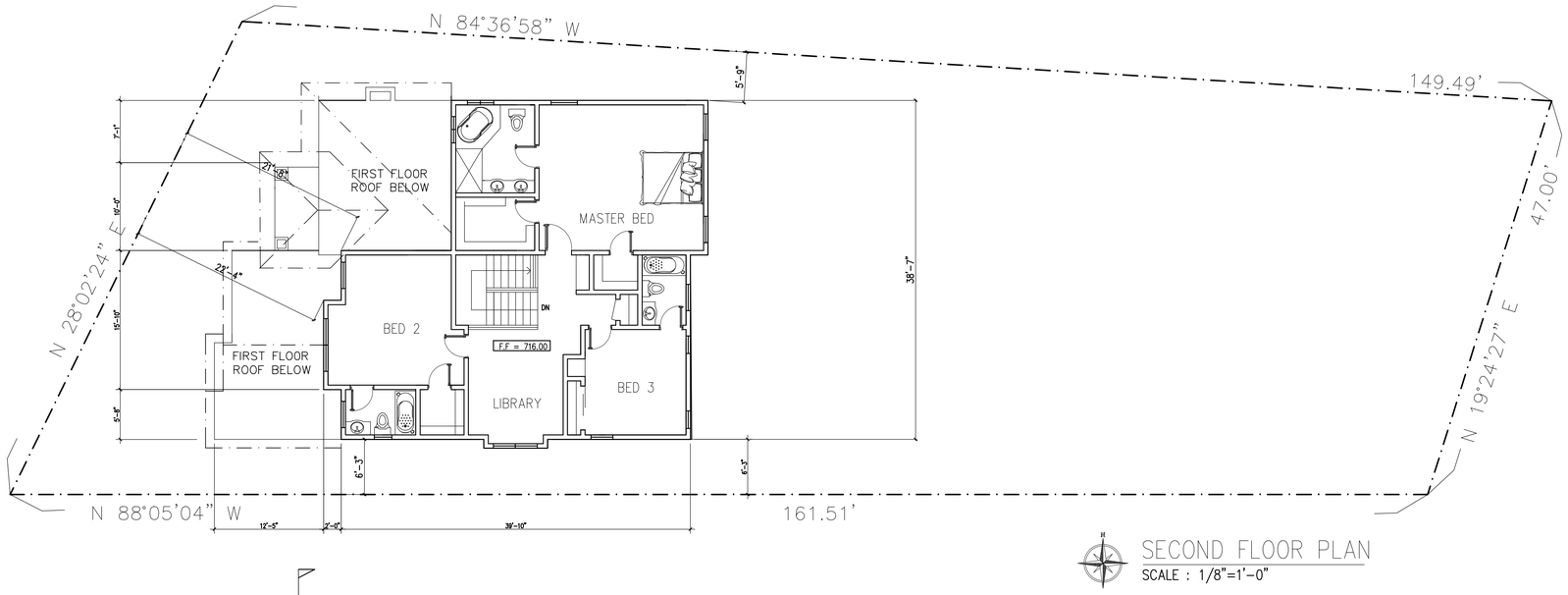
DRAWN: AS
CHECKED:
DATE: 08-20-2025
JOB NO.: 24-019-075
SCALE: 1"=10'
FILE NAME:

C-1

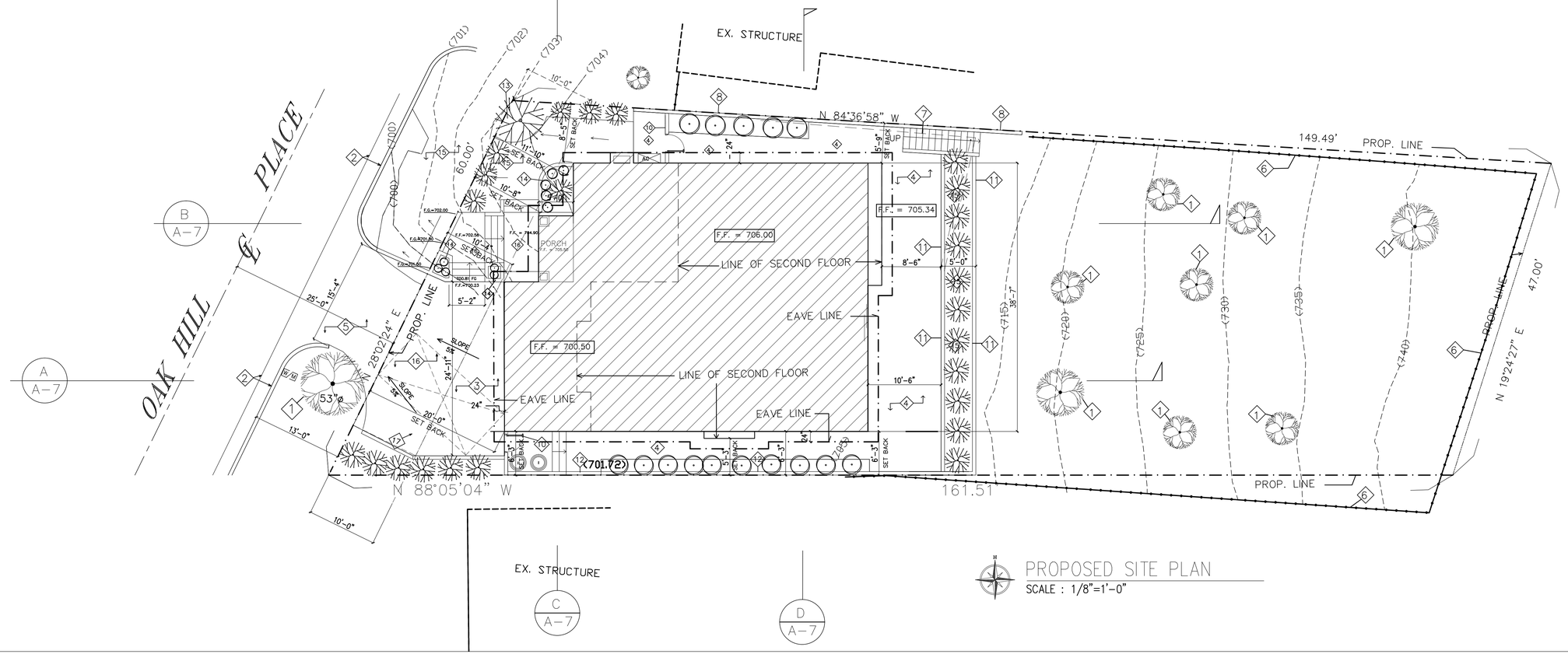
SHEET 1 OF 1 SHT.

SITE PLAN LEGEND

	DESCRIPTION
1	EXISTING TREE TO REMAIN
2	EXISTING CURB AND GUTTER
3	CONCRETE DRIVEWAY
4	NEW CONCRETE SURFACE
5	EXIST DRIVEWAY APPROACH TO REMAIN
6	EXIST. 5' HIGH CL FENCE
7	EXISTING WALL / FENCE TO BE REMOVED
8	NEW 6' HIGH BLK WALL
9	EXIST HOUSE TO BE REMOVED
10	NEW 6' HIGH WOOD FENCE AND GATE
11	NEW 4' MAX HIGH RETAINING WALL
12	NEW 6' HIGH WOOD FENCE
13	NEW 20 GAL TREE
14	NEW SHRUB , SMALL TREE
15	NEW GROUND COVER PER LANDSCAPING PLAN
16	TURP BLOCK , SEE SHEET T-2
17	GUEST PARKING SPACE 8'-6" X 18'-0"



SECOND FLOOR PLAN
SCALE : 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE : 1/8"=1'-0"

REVISIONS
04-24-25
06-10-26
11-03-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D - WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-1
OF SHEETS

DOOR SCHEDULE

	WIDTH	HEIGTH	THK.	H.C./S.C.	TYPE	MATERIAL	REMARK	MANUF.
1	(2)2'-8"	8'-0"	1 3/4"	S.C.	FRONT ENTRANCE DOOR	WOOD (WITH 6 SF GLAZING, TEMPERED, U FACTOR 0.32)		
2	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	20 MIN.	SELF-CLOSING & SELF-LATCHING	
3	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	WOOD		
4	3'-0"	6'-8"	1 1/2"	H.C.	SLAB	WOOD		
5	7'-4"	7'-6"	1 3/4"	S.C	SLIDING	VINYL / TEMP. GLASS		
6	16'-0"	8'-0"	–	–	GARAGE DOOR	METAL	ROOL UP W/ REMOTE CONTROL	
7	5'-0"	6'-8"	1 1/2"	H.C.	CLOSET DOOR	WOOD		

WINDOW SCHEDULE

	WIDTH	HEIGHT	TYPE	FRAME	U-FACTOR.	SHGC	GLASS	REMARK
A	6'-0"	5'-0"	SLIDING	VINYL	0.32	0.25	DUAL GLAZED	
B	6'-0"	4'-0"	SLIDING					
C	5'-0"	5'-0"	SLIDING					
D	3'-0"	5'-0"	S.HUNG					
E	3'-0"	3'-0"	SLIDING					
F	3'-0"	2'-0"	SLIDING					
G	2'-6"	4'-0"	CASEMENT					
H	2'-0"	4'-0"	S.HUNG					
I	2'-0"	2'-0"	SLIDING					TEMP.

INTERIOR FINISHING SCHEDULE

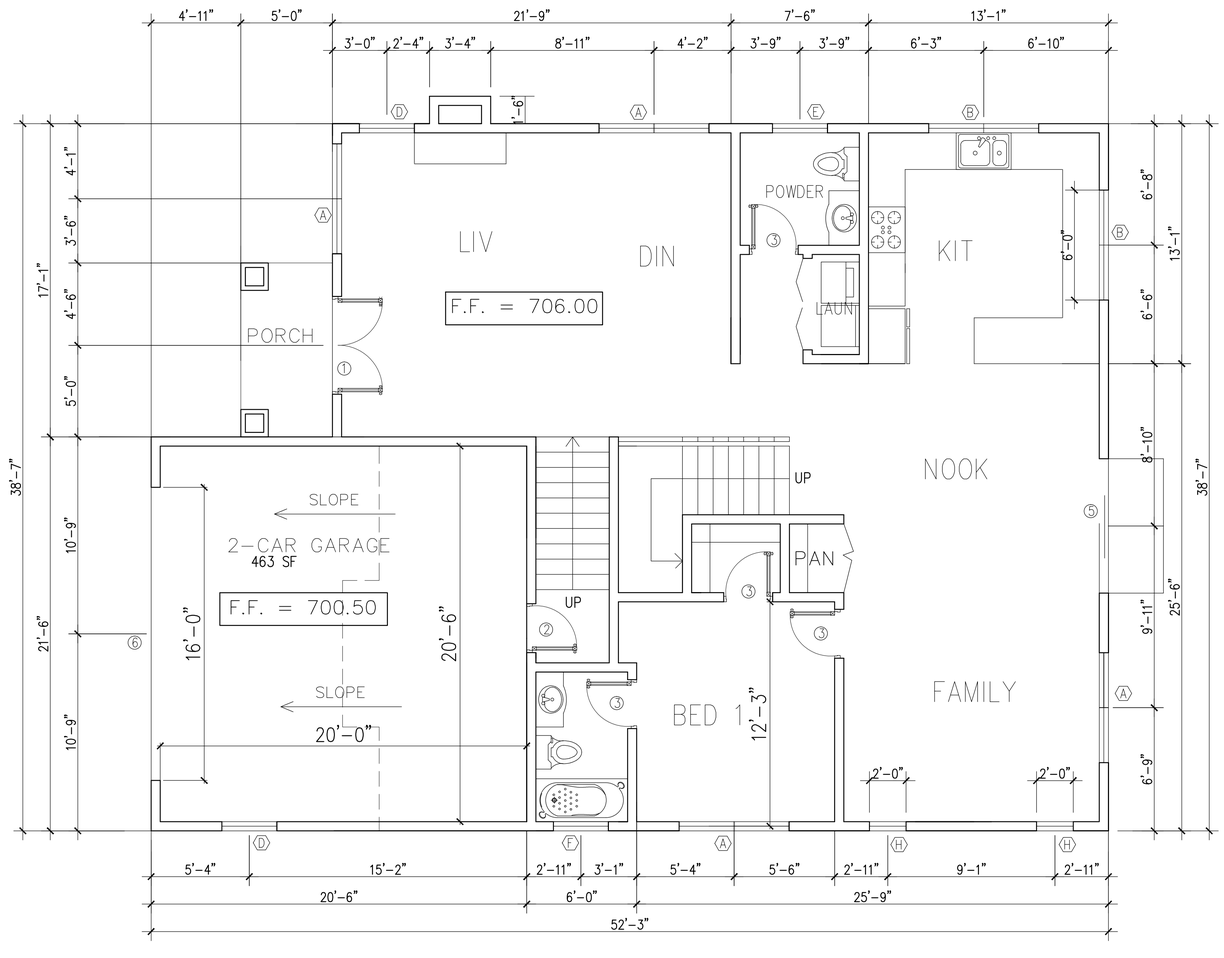
ROOM	FLOOR	BASE	WALLS MATERIAL	WALLS FIN.	CEILING MATERIAL	CEILING FIN	HEIGTH	REMARKS
FOYER AREA	CER. TILE OR WOOD	WOOD	1/2" GYP. BD.	1	1/2" GYP. BD.	1	19'-0"	
LIVING RM.	CER. TILE			1		1	9'-0"	
DINING RM.	CER. TILE			2		2		
KITCHEN	CER. TILE			2		2		
FAMILY RM.	CER. TILE			1		1		
NOOK	CER. TILE			1		1		
B.B.Q	CER. TILE			2		2		
BEDROOMS	CARPET			1		1		
BATHROOMS	CER. TILE			2		2		
LAUNDRY	CER. TILE			2		2		
COAT	CER. TILE		5/8" TYP. "X" GYP. BD.	1	5/8" TYP. "X" GYP. BD.	1		
GARAGE	CONC.		5/8" TYP. "X" GYP. BD.	1	5/8" TYP. "X" GYP. BD.	1	9'-6"	

FINISHING KEY :

1. Sealed and painted w/ 1-coat flat vinyl.
2. Undercoat and finish w/ semi-gloss enamel.
3. Sprayed simulated acoustic plaster.
4. Tape drywall joints.

NOTES :

- Wardrobes and closets finished w/ semi-gloss paint.
- Floor finishes change at centerline of door.
- Paint grills and registers same as adjacent walls.



FIRST FLOOR PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC INTERIOR
DESIGN PLANNING
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

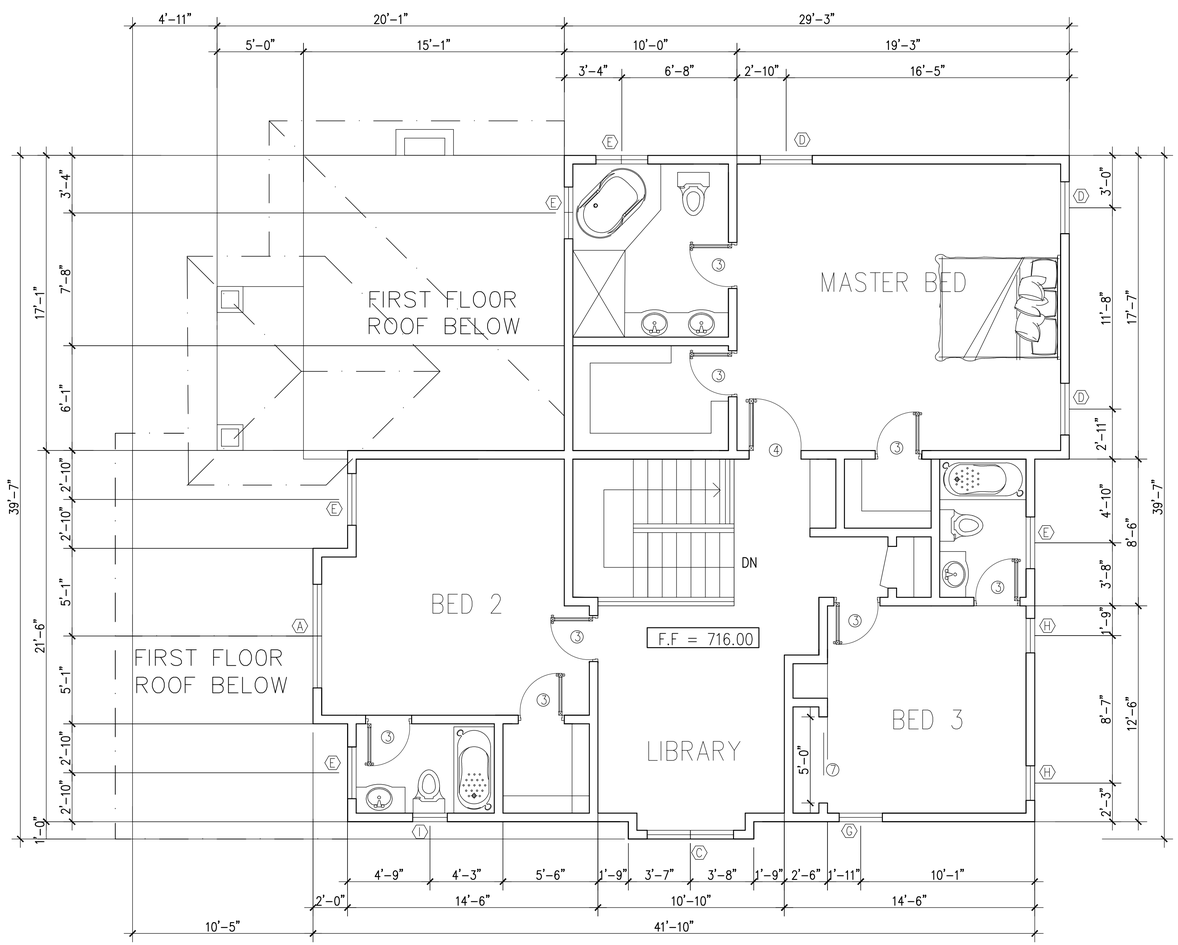
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET

A-2

OF SHEETS



N

SECOND FLOOR PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D - WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-3
OF SHEETS

ELEVATION LEGEND

	DESCRIPTION	COLOR & NOTES
A	ASPHALT SHINGLE , CLASS A , FIRE RETARDANT	SLATE COLOR BY : GAF OR TIMBERLINE
B	PAINTED WOOD FASCIA	ULTRA PURE WHITE BY BEHR OR EQUAL APPROVED
C	EXTERIOR STUCCO & COLUMN	MESA VERDE 215 (48) BY LA HABRA STUCCO
D	VINYL FRAMED WINDOW TYP.	WHITE BY MILGARD
E	DECORATION CHIMNEY	MATCH W/ EXTERIOR STUCCO COLOR
F	METAL PAINTED GARAGE DOOR	DARK CRIMSON M140-7 BY BEHR OR EQUAL APPROVED
G	STUCCO TRIMS	ULTRA PURE WHITE BY BEHR
H	CULTURED STONE VENEER	VIEJO RANCH VIEJO BLEND BY CORONADO STONE PRODUCTS
I	HARDIE-PLANK, SMOOTH LAP SIDE 6" EXPOSED BY : JAMES HARDIE	MOUNTAIN SAGE

MATERIAL & COLOR SAMPLES

PROJECT : 1320 OAK HILL PL
SOUTH PASADENA , CALIFORNIA

ROOF :
ASPHALT SHINGLE
SLATE COLOR
BY : GAF OR TIMBERLINE

STUCCO :
COLOR: MESAVERDE 215 (48)
BY : LA HABRA STUCCO

TRIMS :
ULTRA PURE WHITE
BY BEHR

SIDING:
HARDIE PLANK, MOUNTAIN SAGE
FIBER CEMENT
BY : JAMES HARDIE

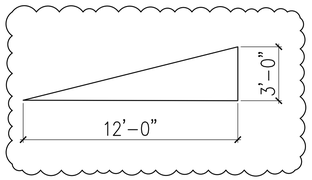
FASCIA :
ULTRA PURE WHITE
BY BEHR

GARAGE DOOR:
DARK CRIMSON
BY BEHR

CULTURED STONE :
VIEJO RANGE
VIEJO BLEND
BY CORONADO STONE PRODUCTS

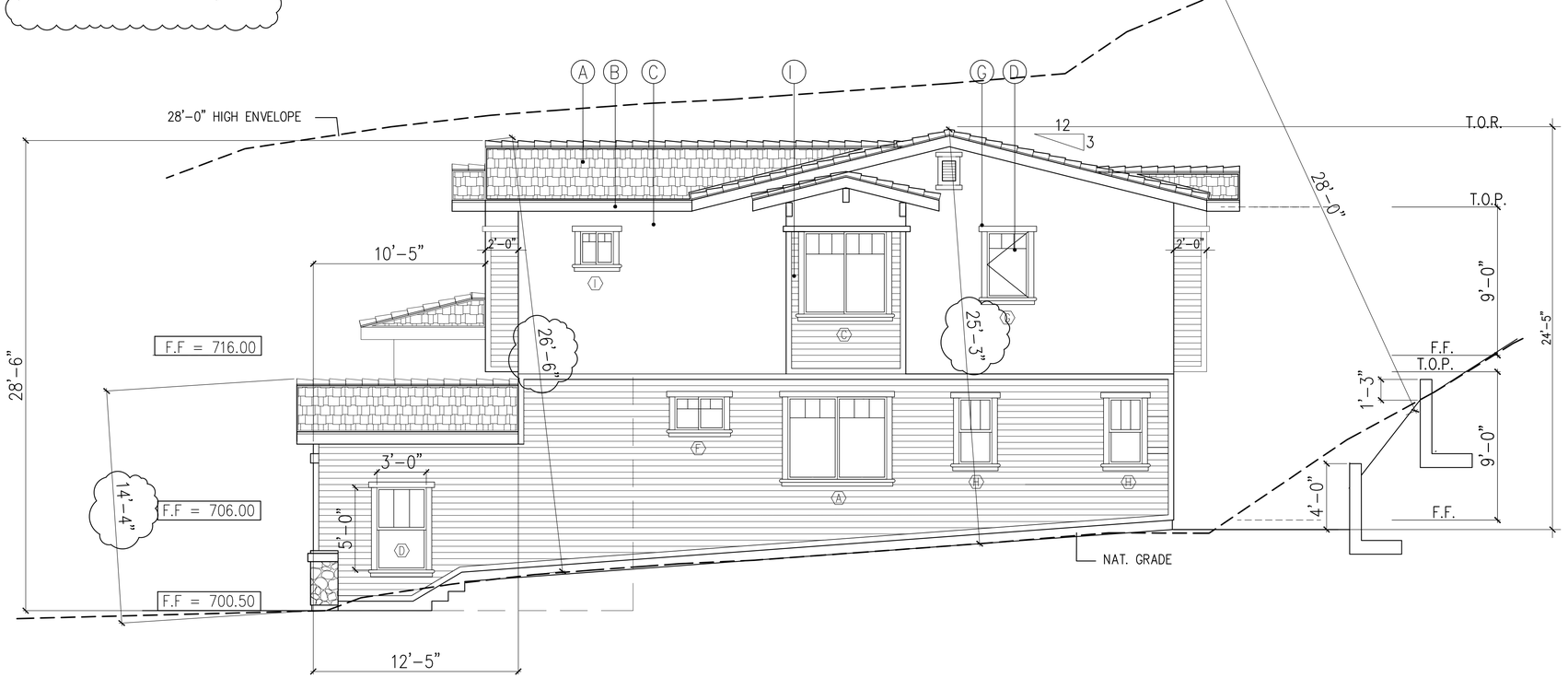
Viejo Ranch - Viejo Blend

CRAFTSMAN STYLE





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



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

REVISIONS

04-24-25
06-10-26
11-03-26

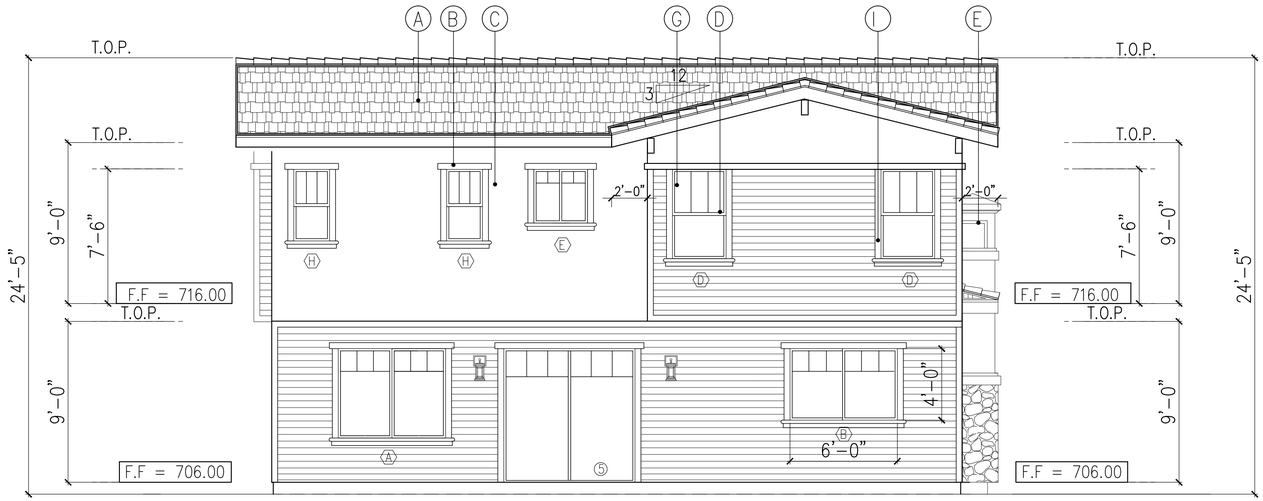
ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D - WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

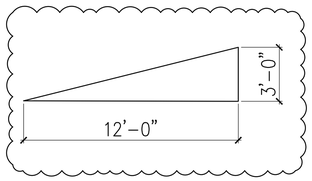
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DRAWN: LN
JOB NO.

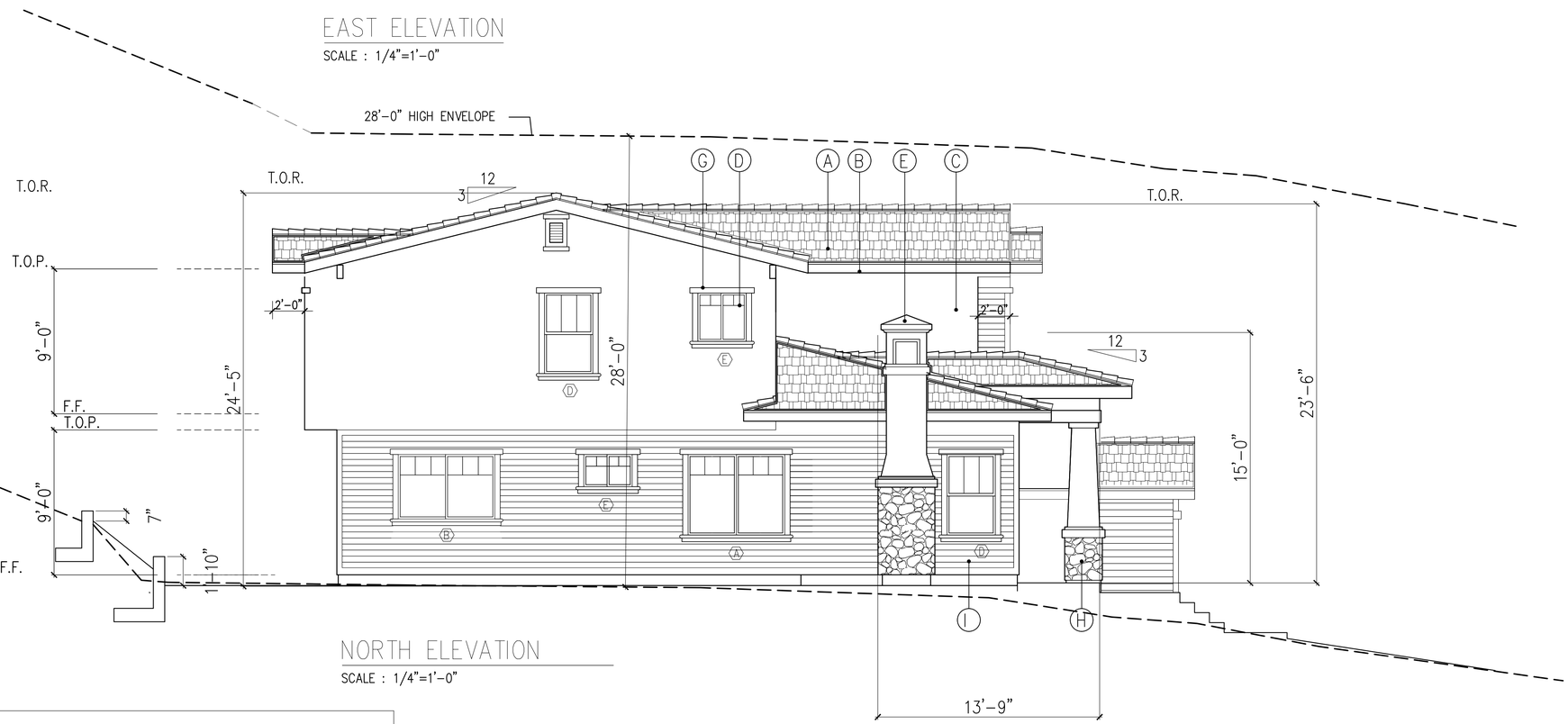
SHEET
A-4
OF SHEETS



EAST ELEVATION

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





NORTH ELEVATION

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

ELEVATION LEGEND

	DESCRIPTION	COLOR & NOTES
A	ASPHALT SHINGLE , CLASS A , FIRE RETARDANT	SLATE COLOR BY : GAF OR TIMBERLINE
B	PAINTED WOOD FASCIA	ULTRA PURE WHITE BY BEHR OR EQUAL APPROVED
C	EXTERIOR STUCCO & COLUMN	MESA VERDE 215 (48) BY LA HABRA STUCCO
D	VINYL FRAMED WINDOW TYP.	WHITE BY MILGARD
E	DECORATION CHIMNEY	MATCH W/ EXTERIOR STUCCO COLOR
F	METAL PAINTED GARAGE DOOR	DARK CRIMSON M140-7 BY BEHR OR EQUAL APPROVED
G	STUCCO TRIMS	ULTRA PURE WHITE BY BEHR
H	CULTURED STONE VENEER	VIEJO RANCH VIEJO BLEND BY CORONADO STONE PRODUCTS
I	HARDIE-PLANK, SMOOTH LAP SIDE 6" EXPOSED BY : JAMES HARDIE	MOUNTAIN SAGE

REVISIONS

04-24-25
06-10-26
11-03-26

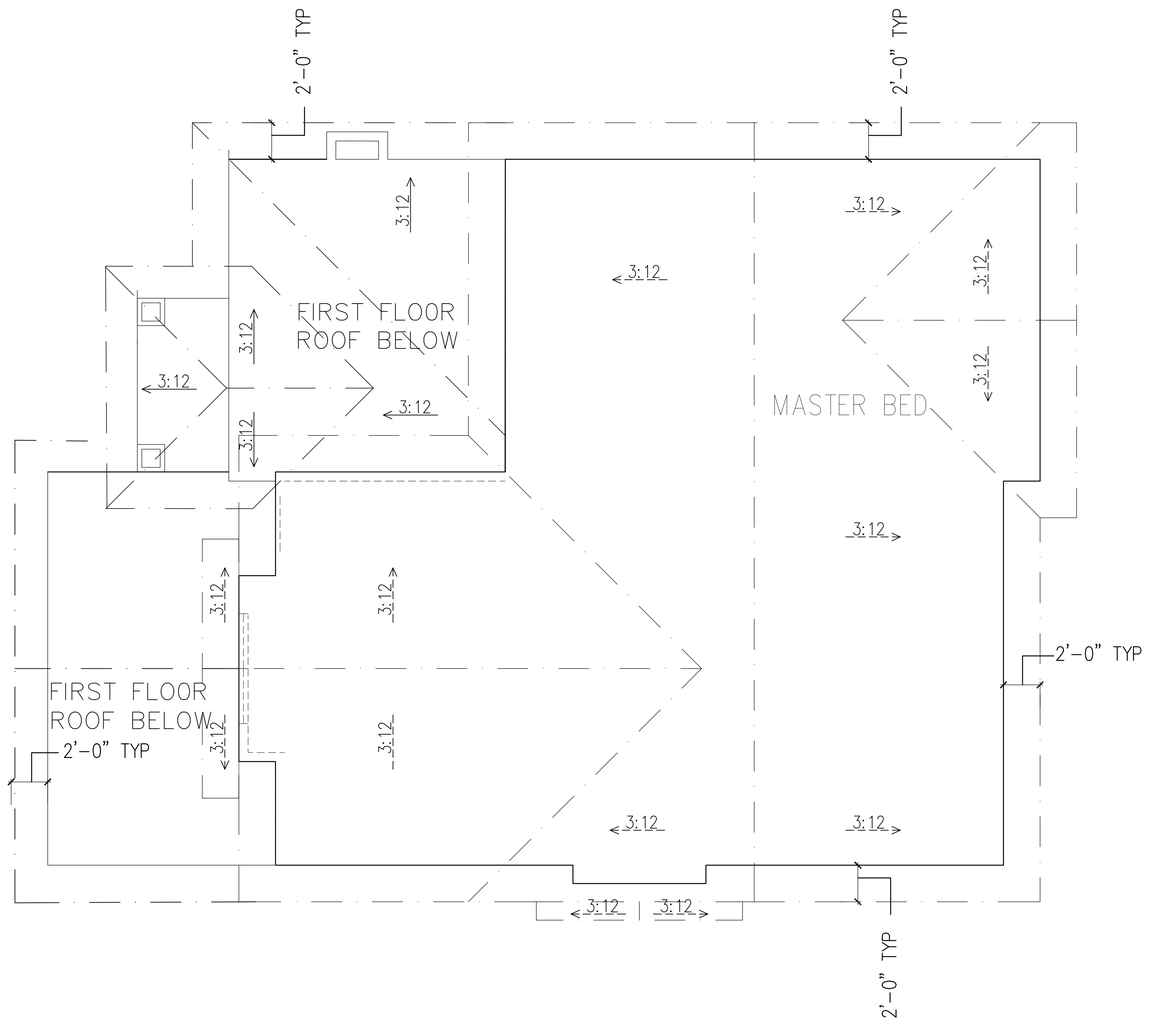
ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

L N D E S I G N L L C
D E S I G N P L A N N I N G I N T E R I O R
1043 S. GLENDORA AVE., SUITE D . WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
A-5
OF SHEETS



ROOF PLAN

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

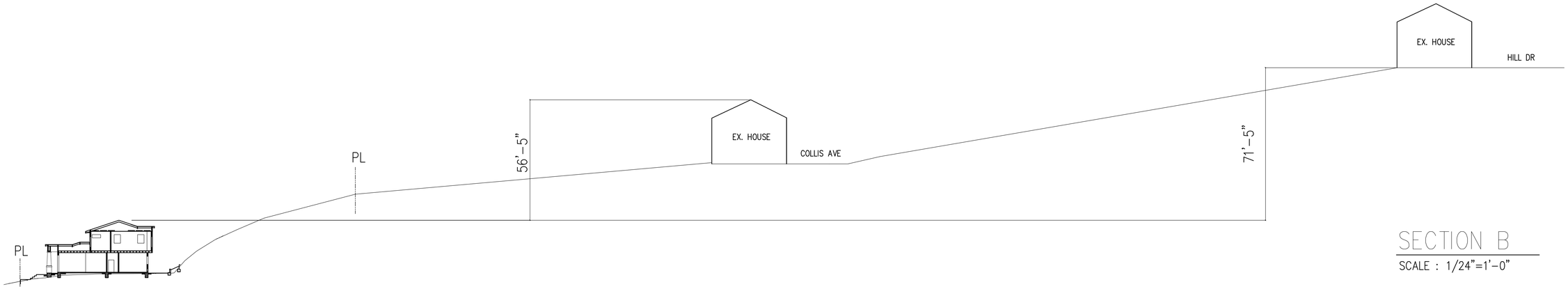
LN DESIGN LLC
DESIGN PLANNING INTERIOR
1043 S. GLENDORA AVE., SUITE D, WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

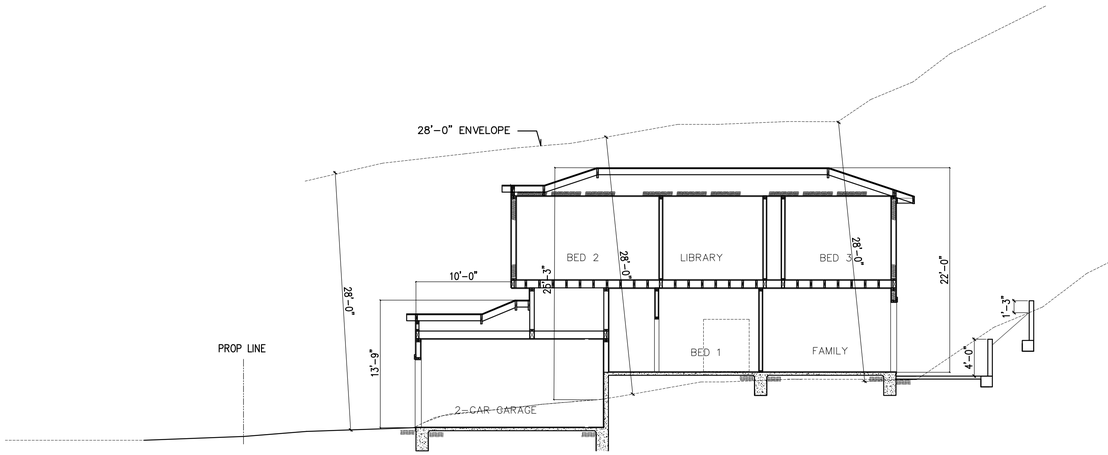
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DRAWN: LN
JOB NO.

SHEET
A-6
OF SHEETS



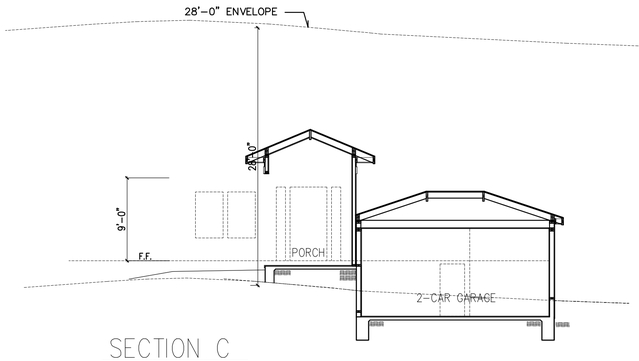
SECTION B

SCALE : 1/24"=1'-0"



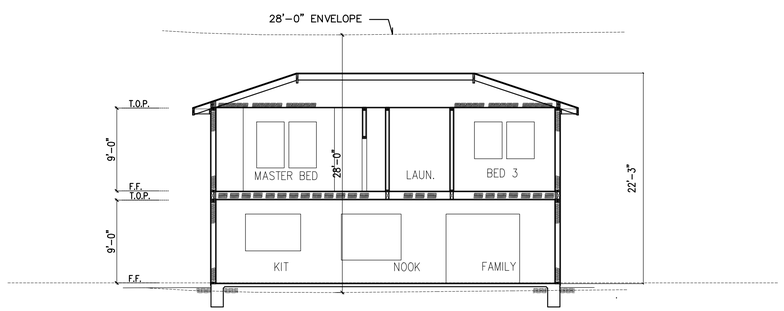
SECTION A

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



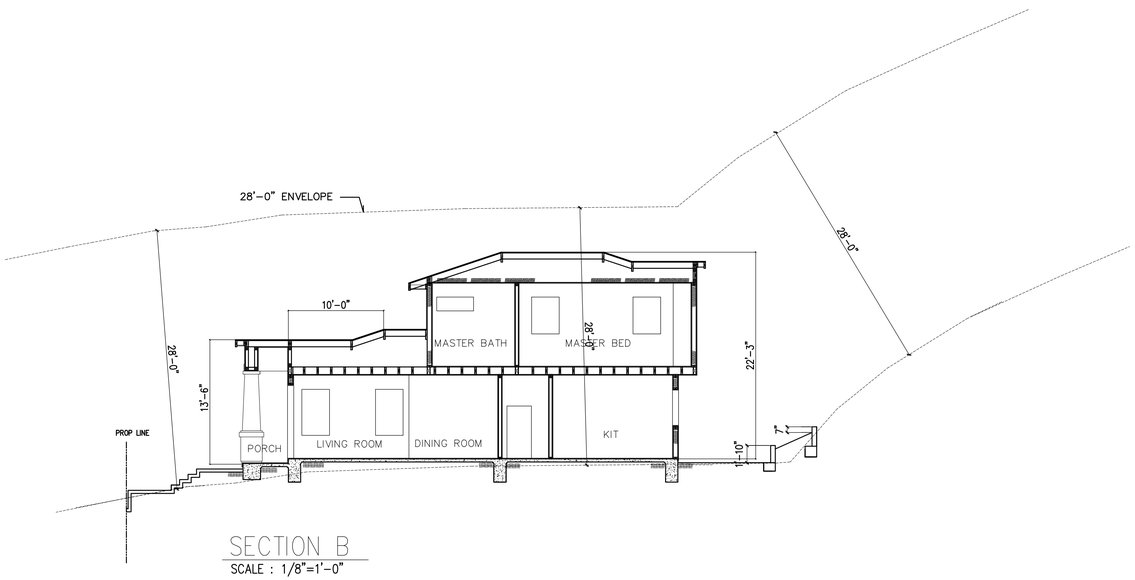
SECTION C

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



SECTION D

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



SECTION B

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

REVISIONS

04-24-25
06-10-26

ENGINEER :

PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
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LN DESIGN LLC
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PHONE : (626) 674-3014

PROJECT :

NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET

A-7

OF SHEETS

LAMPS PLUS.

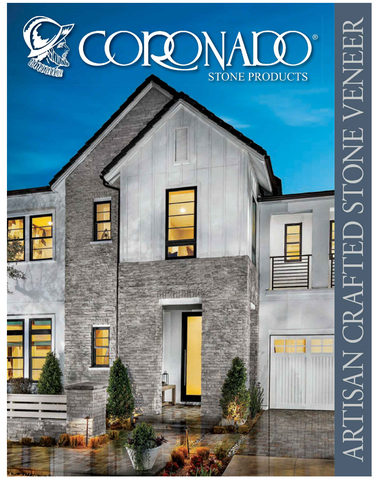
Home / Outdoor Lighting / 11 - 15 In. High / Black / Style # 1714D

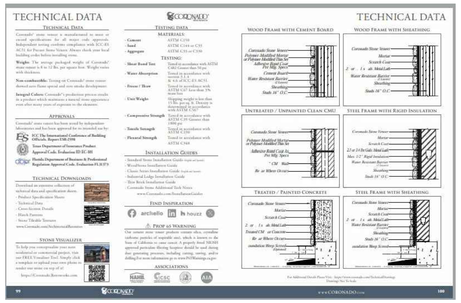


Kichler Beacon Square 12" Textured Black Outdoor Lantern Wall Light

Kichler Beacon Square Black Collection

WALL LIGHT







Viejo Ranch

STONE VENEER

GAF
Roofing Materials

Roofing Materials › Residential Roofing Materials › Shingles › Class 4 Shingles › Timberline UHDZ® with...

Timberline UHDZ® with UltraMat™

Timberline UHDZ® shingles offer a combination of beauty and benefits that go beyond any other GAF shingle. UltraMat® high-performance fiberglass mat technology enhances the shingle at its core and achieves UL 2218 Class 4 impact-resistance rating.



ROOFING

1-(207)-692-0700

AgTec

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AGTEC HEAVY DUTY TRUCK AND PARKING PAVERS - RECYCLED PLASTIC TURF STONE, 60 TONNE CAPACITY, GRASS OR STONE FILL, 20 YEAR WARRANTY



AGTEC HEAVY DUTY TRUCK AND PARKING PAVERS - RECYCLED PLASTIC TURF STONE, 60 TONNE CAPACITY, GRASS OR STONE FILL, 20 YEAR WARRANTY

$29.99

IN STOCK

SKU AGT-HDGG

These heavy duty grid pavers are the ideal substitute for cement pavers. Ideal for adding weight bearing capacity to driveways and parking areas.

★★★★★ 8 Reviews

22 Questions \ 22 Answers



Feature	AgTec Driveway Grid
Dimensions:	23 ¾" x 15 ¾" x 3 ⅜"
Weight:	19.8lbs (single person)
On a Pallet:	135 units (2,673lbs)
Full Load Allowance (44,500lbs):	2,160 pieces (5,573sf per load)
Typical Shipping Costs:	1/2 of Concrete
Breakages in Transit:	None
Breakage in Heavy Use:	None
Freeze-Thaw Susceptibility:	None
Established Use:	Over 20 years & increasing share
Grass Coverage:	45%
Speed of Installation:	Quick (single installer)
Environmentally Friendly:	Yes
Recycled Materials Used:	Yes (100%)
End of Life Recycling:	Yes
Warranty:	20 Years

TURP BLOCK

JamesHardie



Hardie® Plank

Find your style

Your home is a blank canvas. Experiment with a variety of Hardie® Plank siding styles, textures, and stunning colors featuring our ColorPlus® Technology finishes to create your masterpiece.

Select your texture

All samples are shipped in Hardie® Plank Select Cedarmill® texture.



Smooth



MOUNTAIN SAGE 1

HardiePlank® Lap Siding

Specification Sheet 01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBRE CEMENT SIDING

HARDIEPLANK® LAP SIDING

Manufacturer
James Hardie Building Products, Inc

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California

Compliance with the following codes

- 2012, 2009 and 2006 International Building Code® (IBC)
- 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Non-combustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

James Hardie fiber cement lap siding is used as exterior wall covering. The product complies with IBC Section 1404.10 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description

HardiePlank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. HardiePlank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
HardiePlank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 foot	5/16

*H03: 9-1/4, 12 only available primed. H210: 5-1/4, 9-1/4, 12 only available primed.

Texture & Finish

HardiePlank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

HardiePlank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



EXTERIOR SIDING

MILGARD® STYLE LINE V250
VINYL WINDOWS

MILGARD® WINDOWS and DOORS®



SINGLE HUNG WINDOW
Craftsman 3-over-1 SDL Pattern



CRAFTSMAN 3-OVER-1 SDL PATTERN
Simulated Divided Lite (SDL) Exterior grille with interior spacer bar between glass for easy cleaning.

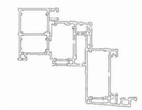


AVAILABLE COLORS

White Tan

FEATURES
- Durable vinyl construction
- Low-maintenance
- Energy efficient Low-E glass
- Fusion welded frames and sashes
- Limited Lifetime Warranty

PROFILE DETAIL





SLIDING WINDOW
Craftsman 3-over-1 SDL Pattern



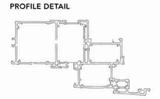
CRAFTSMAN 3-OVER-1 SDL PATTERN
Simulated Divided Lite (SDL) Exterior grille with interior spacer bar between glass for easy cleaning.



AVAILABLE COLORS

FEATURES
- Smooth gliding operation
- Durable vinyl construction
- Energy efficient Low-E glass
- Fusion welded frame and sash
- Limited Lifetime Warranty

PROFILE DETAIL



WINDOW SPECIFICATIONS

SERIES	STYLE	PATTERN / GRILLE	MATERIAL	FRAME COLOR	GLASS	FEATURES
Tuscany® Series	Single Hung	Craftsman 3-over-1 SDL (Front Elevation)	Vinyl	White or Tan	Low-E® Insulated Dual Pane	Simulated Divided Lite (SDL) Interior spacer bar
Tuscany® Series	Sliding Window	Craftsman 3-over-1 SDL (Front Elevation)	Vinyl	White or Tan	Low-E® Insulated Dual Pane	Dual pane slider For clear view and ventilation

GENERAL NOTES
- Windows to be Milgard Tuscany Series vinyl windows or approved equal.
- Front elevation windows to have Craftsman 3-over-1 SDL pattern as shown.
- Side and rear elevation windows shall be without grilles unless noted otherwise.
- All glazing to comply with California Energy Code.

EXTERIOR WINDOW AND DOOR

REVISIONS

04-24-25
06-10-26

ENGINEER :
PHILLIP PHAN
LICENSE : C76425 EXP. 12-31-26
626-658-7974

LN DESIGN LLC INTERIOR
DESIGN PLANNING
1043 S. GLENDORA AVE. SUITE D. WEST COVINA, CA 91791
PHONE : (626) 674-3014

PROJECT :
NEW SINGLE FAMILY HOUSE
1320 OAK HILL PL
SOUTH PASADENA, CALIFORNIA

DATE:
SCALE: SEE PLAN
DRAWN: LN
JOB NO.

SHEET
MAT
OF SHEETS

LANDSCAPE WATER EFFICIENCY PLAN

1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

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

TREE CANOPIES ARE SHOWN IN FULL MATURITY

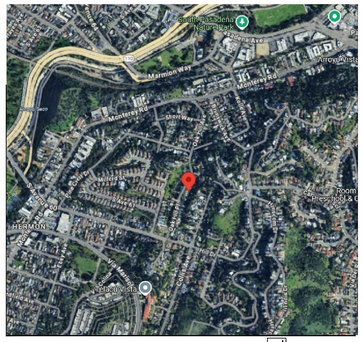
ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS, AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT

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

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

FUEL MODIFICATION PLAN IS NOT REQUIRED

ALL IMPROVEMENTS ARE TO BE MAINTAINED BY PROPERTY OWNER



VICINITY MAP N.T.S

SHEET INDEX

L–1 : PROJECT INFORMATION
SHEET INDEX SITE PLAN
L–2 : SITE PLAN PARCEL
L–3 : IRRIGATION PLAN PARCEL
L–4 : IRRIGATION DETAILS

TOTAL NEW LANDSCAPE AREA
1142 SQFT.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE _____ DATE 7-5-26

LANDSCAPE AND IRRIGATION MAINTENANCE

1. MAINTENANCE PERIOD: THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITONAL. TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
2. GENERAL: THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT, CONTROL, CLEANUP, ETC.
3. SAFETY: ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ON GOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
4. WATERING: WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEED AREA AND CONTINUE GROWTH OF THE PLANTS AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERING SHALL BE WATERED BY HAND AS REQUIRED.
5. IRRIGATION COVERAGE: ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
6. CULTIVATING AND WEEDING: CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS . EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
7. CHEMICAL HERBICIDES: A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.
8. PEST AND DISEASE CONTROL: A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATION.
9. RODENT CONTROL: THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
10. PRUNING: ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGE, DEAD, OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
11. PLANT REPLACEMENTS: DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
12. OPERATING INSTRUCTIONS: AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPETE SET OF OPERATING INSTRUCTIONS.
13. SITE MAINTENANCE: THE CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
14. GUARANTEE: THE ENTIRE IRRIGATION SYSTEM INCLUDING ALL WORK DONE UNDER THIS THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT IN WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL ALL MATERIALS USE SHALL CARRY A MANUFACTURE GUARANTEED OF MINIMUM ONE YEAR. ANY SETTLINGS OF BACKFILLED TRENCHES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER, INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTINGS, PAVINGS OR OTHER IMPROVEMENTS OF ANY KIND.

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 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. ATER 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 REQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK

1.	CONTROLLER CABINET: OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND 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 NEED.	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 MISSIGNED OR CLOGGED HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.	WEEKLY
7.	FILTERS AND STRAINERS: VISUALLY CHECK FOR LEAKS, BROKEN FITTING 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.

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

REVISIONS	BY
8/25/25	OV
7/5/26	OV

OZ LANDSCAPE
7413 TOLL DRIVE
ROSEMEAD, CA. 91770
626–818–2981
LIC#1146088 C–27

OZ LANDSCAPE

LANDSCAPE CONTRACTOR–STATE OF CALIFORNIA
OSMOND VAN
C–27
EXP.11/30/27
No. 1146088

TITLE SHEET

NEW LANDSCAPE
1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

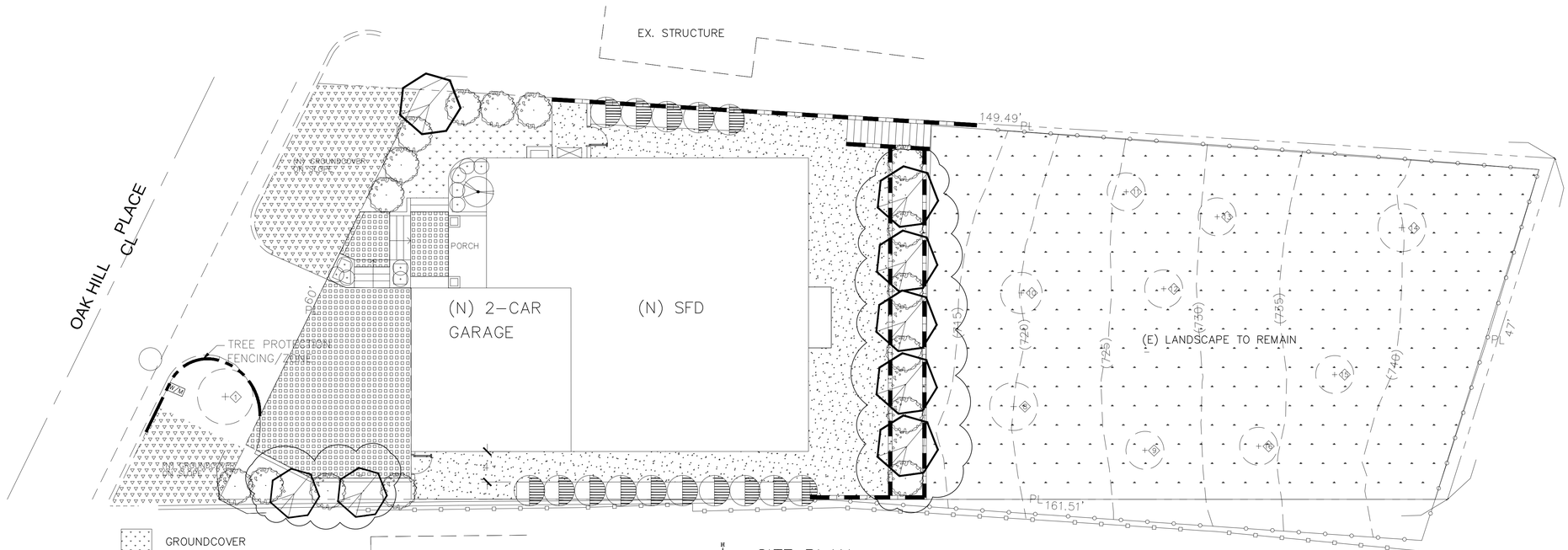
DRAWN O.V.
CHECKED
DATE 7/17/25
SCALE
JOB NO.
SHEET
L-1
OF SHEETS

PLANTING NOTES

1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF EXISTING UTILITIES. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED. CONFLICTS BETWEEN THE OWNER AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER AND/OR LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
2. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
3. THE CONTRACTOR SHALL RECEIVE SITE GRADED WITHIN 0.10 FOOT OF FINISH GRADE. COMMENCEMENT OF WORK INDICATES CONTRACTOR'S ACCEPTANCE OF EXISTING GRADES AND CONDITIONS. FINAL GRADES SHALL BE ADJUSTED BY CONTRACTOR AS DIRECTED BY OWNER'S REPRESENTATIVE. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATION.
4. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, VINES, SEEDED/SODDED TURF, HYDROMULCHES, AND FLATTED GROUNDCOVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR AND PAY FOR PLANTING, STAKING, AND GUARANTEE OF ALL PLANT MATERIALS. SEE PLANTING DETAILS FOR PLANTING AND STAKING/GUYING REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
6. FERTILIZER FOR ALL LAWN AREAS SHALL BE A SLOW-RELEASE, HIGH-NITROGEN FERTILIZER INCORPORATED INTO THE SOIL DURING PLANTING.
7. FOR AREAS TO BE LANDSCAPED AND IRRIGATED, THE FOLLOWING AMENDMENTS SHALL BE UNIFORMLY BROADCAST AND THOROUGHLY
8. THE PLANTING PITS FOR TREES SHALL BE DUG TWICE THE DIAMETER OF THE ROOT BALL AND TWO INCHES SHALLOWER THAN THE ROOTBALL. PLANTING PITS FOR SHRUBS AND PERENNIALS SHALL BE DUG TWICE THE ORIGINAL ROOT BALL WIDTH, AND THE SAME DEPTH AS THE ROOTBALL. PLANTING PITS FOR GROUNDCOVERS SHALL BE DUG ONE-AND-A-HALF TIMES THE ORIGINAL ROOT BALL SIZE IN ALL DIRECTIONS.
9. PROVIDE ROOT BARRIERS TO ALL NEW TREES PLANTED WITHIN FIVE(5) FEET OF PAVED AREAS. THE ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURE SPECIFICATIONS. FOR TREES PLANTED IN SQUARE OR CIRCULAR TREE WELLS; THE ROOT BARRIER SHALL BE INSTALL AROUND ENTIRE PERIMETER EDGE OF THE WELL PLANTER.
10. PROVIDE JUTE NETTING ON ALL SLOPES 4:1 OR GREATER.
11. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS SHOWN ON THE PLANS, INCLUDING (BUT NOT LIMITED TO) WATERING,PRUNING, EDGING, AND MOWING, FOR A PERIOD OF THIRTY (30) DAYS AFTER COMPLETION OF PROJECT AND ACCEPTANCE BY OWNER.
12. THE LANDSCAPE CONTRACTOR SHALL WARRANTY AND REPLACE ANY PLANT MATERIAL THAT SHOWS SIGNS OF LACK OF VIGOR OR OTHERUNHEALTHFUL APPEARANCE WITHIN NINETY (90) DAYS OF COMPLETION OF CONTRACT. TREES THAT HAVE BEEN TOPPED OR OTHERWISEIMPROPERLY PRUNED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

PLANT LEGEND

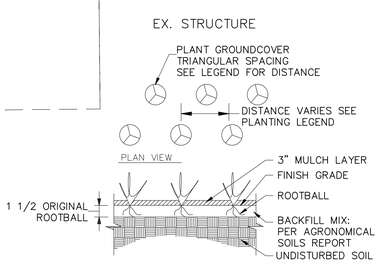
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS FACTOR	REMARKS	QTY.
	TREES					
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	STANDARD TRUNK	8
	EXISTING TREES TO REMAIN	REFER TO ARBORIST REPORT				
	SHRUBS					
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	LOW		15
	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS PRIVET	5 GAL	MODERATE		24
	SALVIA LEUCOPHYLLA	PURPLE SAGE	5 GAL	LOW		2
	PERENNIALS					
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	LOW		10
	GROUNDCOVER					
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS	LOW	PLANT @ 12" O.C.	7
	DYMONDIA MARGARETAE	DYMONDIA	FLATS	LOW	PLANT @ 12" O.C.	2



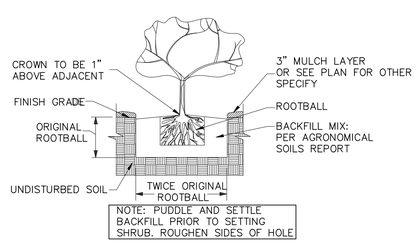
SITE PLAN
SCALE : 1/8"=1'-0"

MULCH INSTALLATION

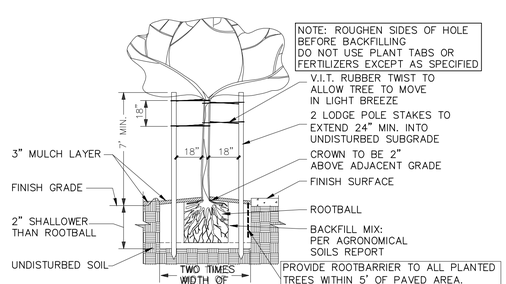
AFTER ALL PLANTING AND IRRIGATION OPERATIONS ARE COMPLETE, COVER ALL EXPOSED LANDSCAPE AREAS WITH 3" LAYER OF SPEC MULCH AS MADE BY RECYCLED WOOD PRODUCTS (877-476-9797), OR EQUAL



3 GROUNDCOVER PLANTING DETAIL
SECTION VIEW N.T.S



2 SHRUB PLANTING DETAIL
SECTION VIEW N.T.S



1 TREE PLANTING DETAIL
SECTION VIEW N.T.S

0' 8' 16' 20' 24'

N

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

REVISIONS	BY
8/25/25	OV
7/5/26	OV
10/9/26	

OZ LANDSCAPE
7413 TOLL DRIVE
ROSEMEAD, CA 91770
626-818-2981
LIC#1146088 C-27

OZ LANDSCAPE

LANDSCAPE CONTRACTOR-STATE OF CALIFORNIA
OSMOND VAN
C-27
EXP:11/30/27
No. 1146088

SITE PLAN

NEW LANDSCAPE
1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

DRAWN O.V.
CHECKED
DATE 7/17/25
SCALE SEE PLANS
JOB NO.
SHEET L-2
OF 4 SHEETS

Point of Connection # 1

Maximum Applied Water Allowance (MAWA)
Total MAWA = (ETo x 0.55 x LA x 0.62) + (ETo x 1.0 x SLA x 0.62) = Gallons per year for LA+SLA

where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration **Appendix C** (inches per year)
0.55 = Evapotranspiration Adjustment Factor (ETAF) residential
0.45 = Evapotranspiration Adjustment Factor (ETAF) non-residential
1.0 = ETAF for Special Landscaped Area
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Special Landscaped Area (square feet)

MAWA Calculation:

	ETo		ETAF		LA or SLA (ft2)		Conversion		MAWA (Gallons Per Year)
MAWA for LA=	52.3	x	0.55	x	1142	x	0.62	=	20,366.77
Total MAWA =					1142			=	20,366.77 Gal./ Year

Estimated Applied Water Use
EAWU = ETo x KL x LA x 0.62 ÷ IE = Gallons per year

where:
EAWU = Estimated Applied Water Use (gallons per year)
ETo = Reference Evapotranspiration Appendix C (inches per year)
KL = Landscape Coefficient
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
IE = Irrigation Efficiency = IME x DU (See definition in Appendix E for example IE percentages)

IME = Irrigation Management Efficiency (90%)
DU = Distribution Uniformity of irrigation head

KL = Ks x Kd x Kmc
Ks = species factor (range = 0.1-0.9) (see WUCOLS list for values)
Kd = density factor (range = 0.5-1.3) (see WUCOLS for density value ranges)
Kmc = microclimate factor (range = 0.5-1.4) (see WUCOLS)

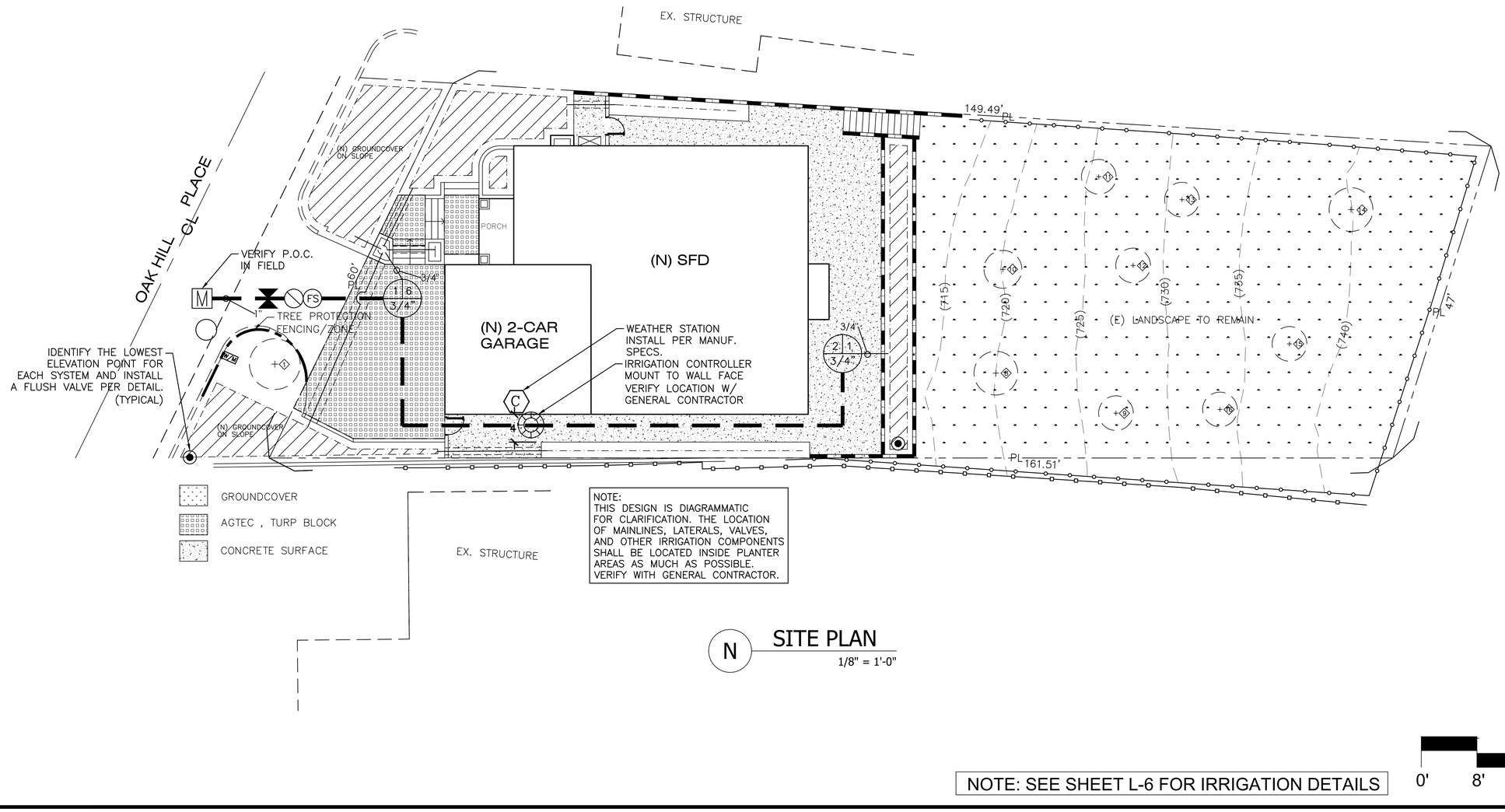
EAWU Calculation

	ETo		KL		LA		Conversion		IE		EAWU (Gallons per year)
Low Water Using Shrub	52.3	x	0.3	x	1142	x	0.62	÷	0.81	=	13,715.00
Total EAWU =					1142					=	13,715.00 Gal./Year

IRRIGATION LEGEND

	SYMBOL	MFG	MODEL/ DESCRIPTION	PATN.	GPM	PSI	RAD	DET
	◉	NETAFIM	MANUAL FLUSH VALVE IN 6" VALVE BOX MODEL #TLSOV					C
	C	HUNTER	WEATHER BASED CONTROLLER: MODEL: PRO-C VERIFY LOCATION W/ GENERAL CONTRACTOR(G.C.) NOTE: CONTROLLER TO BE INSTALL ON A DEDICATED CIRCUIT AND GROUNDED PER LOCAL CODES.					F
		HUNTER	MODEL: SOLAR-SYNC-SEN, MOUNT TO ROOF EAVE PER MANUFACTURE SPECS. VERIFY LOCATION W/ G.C.					F
		ANY APPROVED	PVC SCHEDULE 40 SLEEVING, INSTALL UNDERGROUND (AT LEAST TWICE LINE SIZE)					G
		ANY APPROVED	PVC SCHEDULE 40 LATERAL LINE SIZE AS INDICATED ON PLAN					T
		ANY APPROVED	PVC SCHEDULE 40 MAIN LINE, SIZE AS INDICATED ON PLAN NOTE: USE CLASS 315 PVC FOR LINES 2" AND LARGER					T
		NETAFIM	TECHLINE CV, TLCV6-12 LINES LAYOUT @ 18" O.C.	0.60 GPH	40			H
DRIP IRRIGATION		HUNTER	MODEL: PGV-ASV, SIZE AS PER PLAN INSTALL A SENNINGER PR-40 PRESSURE REGULATOR & NETAFIM FILTER MDL# DF075-140					J
		NIBCO	BRASS BALL VALVE, MODEL: T-FP600A LINE SIZE					K
MASTER VALVE		HUNTER	BRASS INLINE VALVE, MODEL: IBV-151G-FS, SIZE= 1.5" NORMALLY OPEN, USE 10" VALVE BOX PERMANENTLY BRANDED FOR IDENTIFICATION AS MASTER VALVE.					M
FLOW SENSOR	FS	HUNTER	FLOW-CLICK SENSOR, SIZE: 1.5"- IN VALVE BOX INSTALL PER MANUFACTURE SPECIFICATIONS. SET AT 5-FPS MAXIUM FOR SHUT-OFF AFTER 2-MINUTES					S

VALVE No. | GPM
VALVE SIZE



N SITE PLAN
1/8" = 1'-0"

NOTE: SEE SHEET L-6 FOR IRRIGATION DETAILS

0' 8' 16' 20' 24'

N

REVISIONS	BY
8/25/25	OV
7/5/26	OV

OZ LANDSCAPE
7413 TOLL DRIVE
ROSEMEAD, CA. 91770
626-818-2981
LIC#1146088 C-27

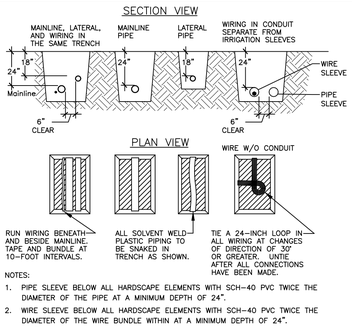
OZ LANDSCAPE

LANDSCAPE CONTRACTOR-STATE OF CALIFORNIA
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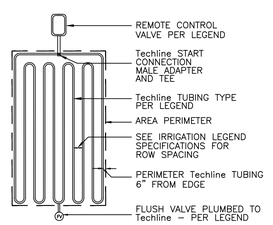
IRRIGATION PLAN

NEW LANDSCAPE
1320 OAK HILL PLACE
SOUTH PASADENA, CA 91030

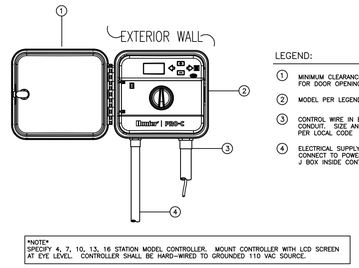
DRAWN O.V.
CHECKED
DATE 7/17/25
SCALE SEE PLANS
JOB NO.
SHEET
L-3
OF SHEETS



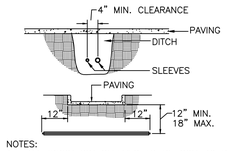
T PIPE & WIRE TRENCHING
TYPICAL DETAIL N.T.S



H TECHLINE CV END FEED LAYOUT
ON-SURFACE INSTALLATION N.T.S

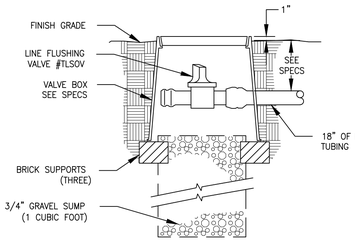


F PRO-C HUNTER IRRIGATION CONTROLLER
N.T.S

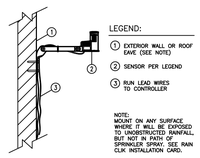


NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCH 40 PVC PIPE.
2. SLEEVES TO BE AT LEAST TWICE THE LINE SIZE.
3. MECHANICALLY TAMP TO 90% COMPACTION.

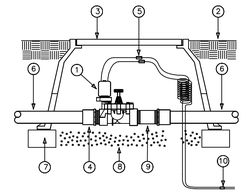
G SLEEVES
N.T.S



C MANUAL LINE FLUSHING VALVE TLSOV
(PLUMBED TO POLY) N.T.S



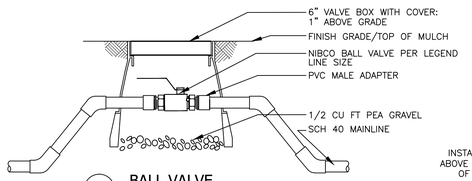
F WEATHER SENSOR
N.T.S



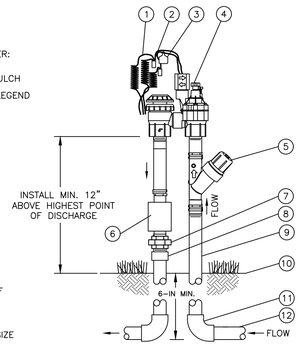
1. IRRITROL ELECTRIC CONTROL VALVE
2. FINISH GRADE
3. VALVE BOX (HEIGHT ABOVE GRADE AS REQUIRED)
4. PVC MALE ADAPTER
5. WATERPROOF WIRE CONNECTORS
6. PRESSURE MAIN LINE PIPING WITH MAIN LINE FITTING (DEPTH AS REQUIRED)
7. COMMON RED BRICK (4 REQUIRED)
8. PEA GRAVEL-12" DEEP
9. PVC SCHEDULE 80 NIPPLE (6" LONG)
10. COMMON AND CONTROL WIRES TO CONTROLLER LOCATION

NOTE: REFER TO PRODUCT LITERATURE FOR ADDITIONAL INSTALLATION AND ADJUSTMENT INFORMATION.

M R/C MASTER VALVE
N.T.S

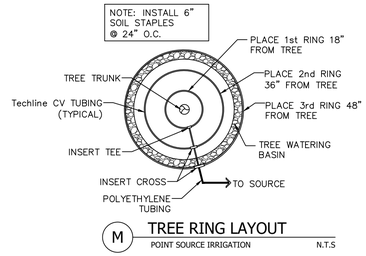


K BALL VALVE
N.T.S

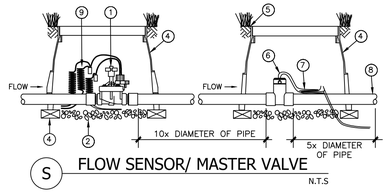


1. 30-INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. ANTI-SIPHON VALVE: PER LEGEND
5. FILTER - PER LEGEND
6. PRESSURE REGULATING - PER LEGEND
7. PVC SCH 80 UNION
8. PVC SCH 40 MALE ADAPTER
9. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
10. FINISH GRADE/TOP OF MULCH
11. PVC SCH 40 ELL (1 OF 2)
12. PVC LATERAL PIPE (1 OF 2)

J ANTI-SIPHON VALVE
DRIP IRRIGATION SYSTEM N.T.S



M TREE RING LAYOUT
POINT SOURCE IRRIGATION N.T.S



S FLOW SENSOR/ MASTER VALVE
N.T.S

1. MASTER VALVE PER LEGEND
2. 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
3. BRICK (1 OF 4)
4. VALVE BOX WITH COVER - SIZE AS REQUIRED
5. FINISH GRADE
6. FLOW SENSOR PER LEGEND
7. LENGTH OF COILED PE-CABLE AS REQUIRED
8. FIRST FITTING
9. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION

UNDERGROUND SERVICE ALERT


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