

# PROTECTED TREE PLAN

SOME TREE LOCATIONS ARE APPROXIMATE  
**457-467 DEL NORTE STREET**

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

**KEY**

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

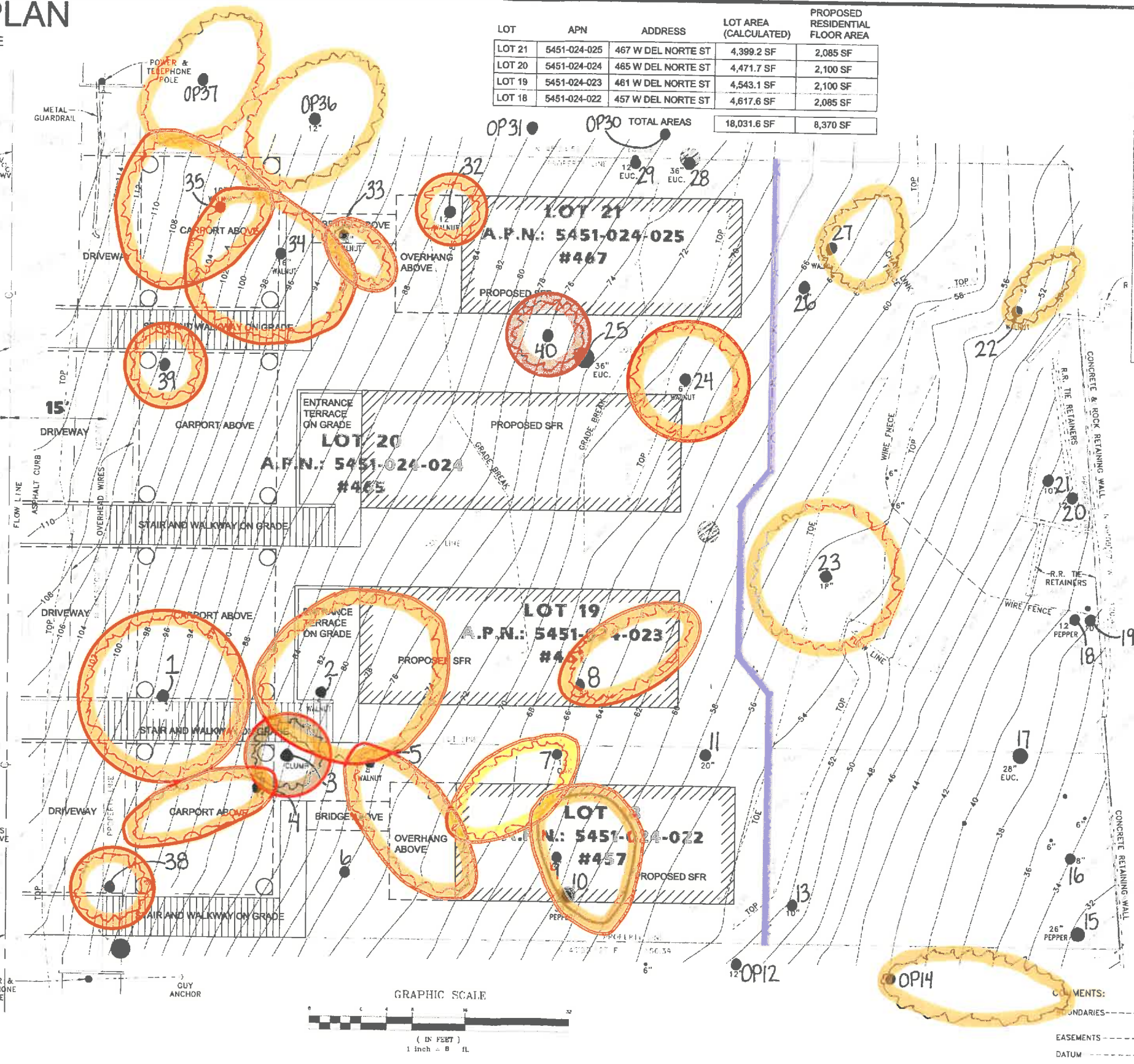
**Jan Elson**  
 Alton Lessor Consulting Arborists LLC  
 1744 Franklin Street Unit 8  
 Santa Monica, CA 90404  
 1/30/22

**FIELD INVENTORY DATA**

Tree #	Species	DBH (inches)	Height (feet)	Spread (feet)	Health	Structure	Disposition
1	Juglans californica	20	15	12i	good	Stump Sprouts	remove
2	Juglans californica	10.0 x 3	28	23i/28i/10	good	good	remove
3	Heteromeles arbutifolia	7.6	6	5r	fair	very poor	remove
4	Juglans californica	8.5	20	20S/20W	poor	poor	remove
5	Juglans californica	8	28	24E	fair	fair	remove
6	Juglans californica	10 @ grade	18	12	good	good	remove
7	Quercus agrifolia	12	20	22S	good	fair	remove
8	Juglans californica	8.5 @ 3'	15	22W	fair	very poor	remove
9	Juglans californica	14 @ 3'	30	12i/20i/18	fair	poor	remove
10	Banksia laevis	29	30	20	good	fair	remove
11	Platanus occidentalis	19 @ 7'	40	18	good	fair	remove
12	Platanus arbor	13.3.3	48	20	good	fair	save
13	Fraxinus arbor	9.9	48	20	good	good	remove
14	Juglans californica	18.5 @ 2'	45	22NE	good	fair	save
15	Banksia laevis	6	42	10	good	fair	save
16	Fraxinus arbor	12	42	10	good	fair	save
17	Platanus arbor	12	42	10	good	fair	save
18	Banksia laevis	12	42	10	good	fair	save
19	Fraxinus arbor	12	42	10	good	fair	save
20	Fraxinus arbor	12	42	10	good	fair	save
21	Fraxinus arbor	12	42	10	good	fair	save
22	Juglans californica	7.5 x 4	18	12W	very poor	very poor	save
23	Juglans californica	8.8 x 8	21	11i	fair	fair	save
24	Juglans californica	6.5	18	8i	fair	poor	remove
25	Fraxinus arbor	13	38	20	good	fair	save
26	Fraxinus arbor	13	38	20	good	fair	save
27	Juglans californica	5.5	20	12S/9W	poor	poor	save
28	Fraxinus arbor	12	42	10	good	fair	save
29	Fraxinus arbor	12	42	10	good	fair	save
30	Fraxinus arbor	12	42	10	good	fair	save
31	Fraxinus arbor	12	42	10	good	fair	save
32	Juglans californica	Stump Sprouts	6	4r	fair	Stump Sprouts	remove
33	Juglans californica	8.5	22	10E	fair	fair	remove
34	Juglans californica	8.5 @ 3'	28	6i/12i/12	fair	fair	remove
35	Juglans californica	7.5 x 6	21	6E/15i/14	fair	good	remove
OP30	Juglans californica	11.11 @ 4'	22	12S/12E	fair	very poor	encroach
OP37	Juglans californica	7.6 @ 2'	22	12S/12E	fair	fair	encroach
36	Juglans californica	1.1, 1.1+	12	5r	good	good	remove
38	Juglans californica	1.1, 1.1+	12	5r	good	good	remove
40	Heteromeles arbutifolia	4	18	5r	fair	fair	remove

\* No tag  
 \*\* Diameter is measured at standard height of 4.5-feet above grade, unless otherwise specified  
 \*\*\* Height is estimated in feet. BTF is brown trunk feet for palms.  
 \*\*\*\* Spread is the canopy distance estimated in feet to the North/East/South/West, or an average canopy radius "r" estimated in feet  
 Protected trees: 2 - \*DSH, native Q/Ag except borbonifolia, JUCA, PLRA UMCA, SANI, HEAR  
 oak, walnut, sycamore, CA bay elderberry, toyon, and Sweet Trees  
 Shaded fields denote non-protected trees

**DEL NORTE ST.**



**PROTECTED TREE PLAN  
 457-467 DEL NORTE STREET**

**GSM GRIMES SURVEYING & MAPPING, INC.**  
 5248 HUNTINGTON DRIVE SOUTH LOS ANGELES, CALIFORNIA 90032 (323)275-1011

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

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

SURVEYOR'S SEAL:  
**Russell J Beck**  
 RUSSELL J BECK L.S. 4857



PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HxW @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN. SIZE @ TIME OF PLANTING WxH	COMMENTS
(A)	14	JUGLANS CALIFORNICA CALIFORNIA WALNUTS	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
SHRUB / GROUND COVER								
(M)	5	AGAVE DESMENTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"x6"	
(S)	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6"	
(C)	5	CISTUS CORBARIENSIS FESTUCA GLAUCA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
(CM)	6	CEANOTHUS MARITIMUS WILD LYLAC	1 GAL	8.0' X 8.0'	6 mnth	LOW	6"x6"	
(M)	5	MUHLENBERGIA CAPILLARIS PINK MIMLET	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"x6"	
(RO)	2	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6"	
(R)	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
(A)	3	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
(M)	26	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"X12"	
(C)	44	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"X12"	
(F)	50	FESTUCA RUBRA CREEPING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"x6"	
(// // // //)	196	SENECIO REPENS SENECIO	FLAT	2.5' X 2.5'	3 mnth	LOW	6"x6"	
(// // // //)	252	DYMONDIA SP DYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"x6"	
(// // // //)	136	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"x6"	

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DSH "	HT '	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
EXISTING TREES									
(A)	1	JUGLANS CALIFORNICA #1 CALIFORNIA WALNUT	20	15	12r	good	stump sprouts	REMOVE SEE PROTECTED TREE REPORT #1	PROTECTED REPLACE FOR 4 UNITS
(A)	1	JUGLANS CALIFORNICA #2 CALIFORNIA WALNUT	10,9,3	28	20/12R/10	good	good	REMOVE SEE PROTECTED TREE REPORT #2	PROTECTED REPLACE FOR 4 UNITS
(A)	1	JUGLANS CALIFORNICA #8 CALIFORNIA WALNUT	8.5@3'	15	20N	fair	very poor	REMOVE SEE PROTECTED TREE REPORT #8	PROTECTED REPLACE FOR 4 UNITS
(A)	1	SCHINUS MOLLE #18 CALIFORNIA PEPPER						REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #18	SIGNIFICANT REPLACE FOR 1 UNIT
(A)	1	AILANTHUS ALTISSIMA #19 AILANTHUS						REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #19	SIGNIFICANT REPLACE FOR 1 UNIT
(A)	1	JUGLANS CALIFORNICA #23 CALIFORNIA WALNUT	8,6,6,6	21	11r	fair	fair	REMAIN SEE PROTECTED TREE REPORT #23	

Shaded fields denote non-protected trees

PLANTING NOTES:

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

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

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

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

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

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

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

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

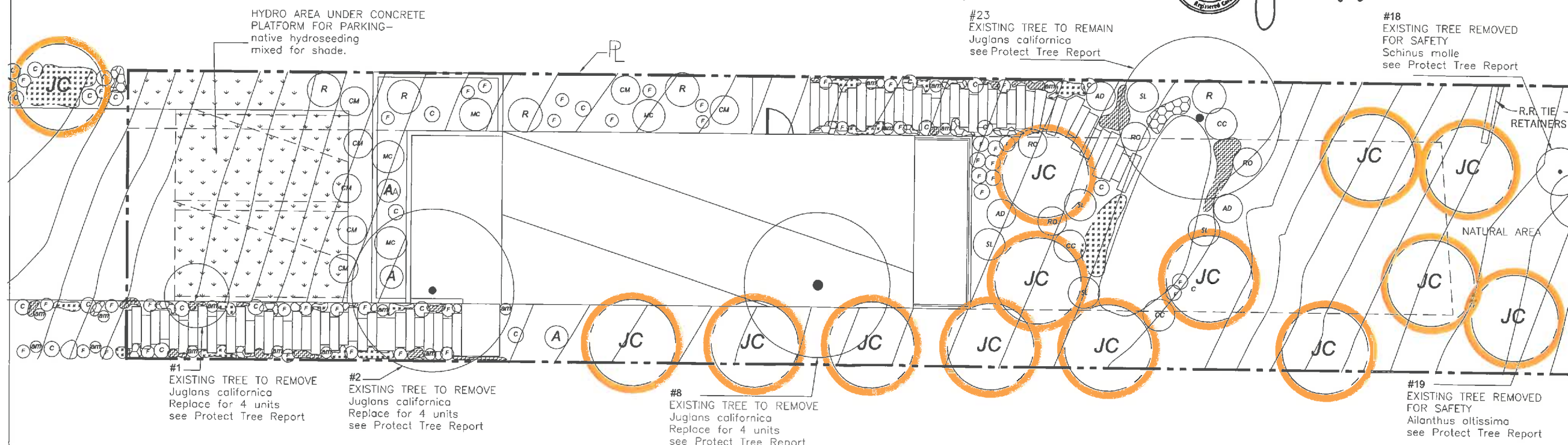
17. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

- Replacement Southern California black walnut
- Replacement Oak Trees
- Replacement Toyon

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

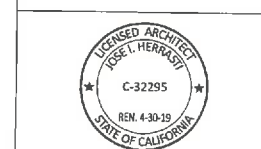


Jan C. Scow



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

OWNER:  
**HERRASTI, JOSE**  
108 W 2ND ST APT 609  
LOS ANGELES, CA 90012  
TEL: 310 497 3765



ARCHITECT:  
**MUTUO**  
309 E 8TH STREET, 205  
LOS ANGELES, CA 90014  
213 232 1606

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

PERMIT SET

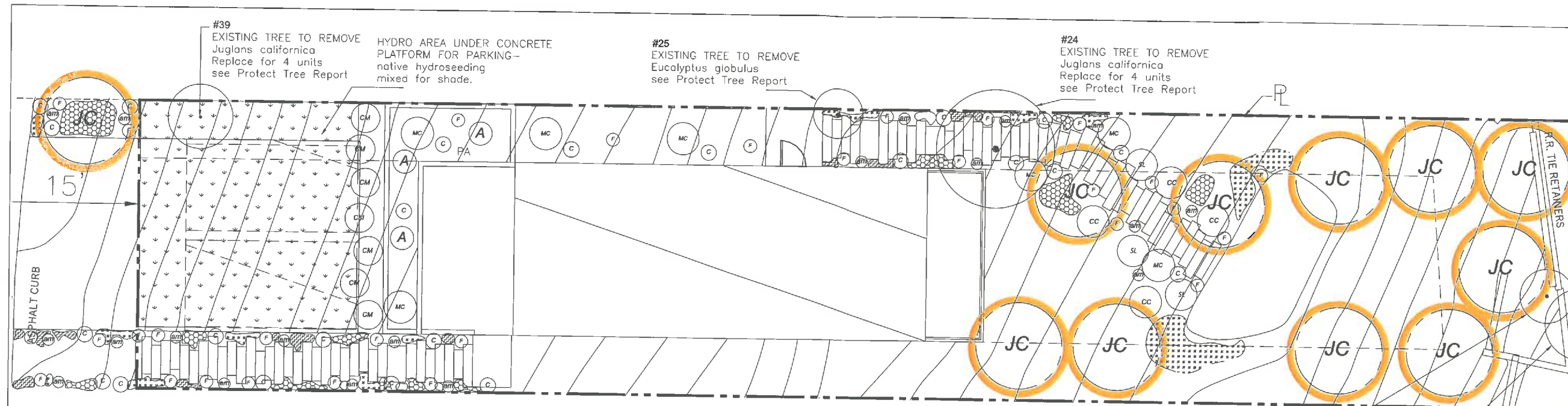
DATE	DESCRIPTION	REV.
12/15/16	PLAN CHECK SUBMITTAL	
5/31/21	PLANNING REVISIONS	
9/29/21	URBAN FORESTRY UPDATES	
2/8/22	URBAN FORESTRY UPDATES	

PROJECT NAME:  
**461 W DEL NORTE ST**  
PROJECT LOCATION:  
**461 W DEL NORTE ST,  
LOS ANGELES, CA 90065**

SHEET TITLE:  
**PLANTING PLAN**

SHEET NUMBER:  
**L1.7**





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

Jan C. Scow

PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HxW @ MATURITY	YEARS REACHING MATURITY	WJCOLS WATER USE AT MATURITY	MIN. SIZE @ TIME OF PLANTING WxH	COMMENTS
<b>TREES</b>								
(C)	11	JUGLANS CALIFORNIA CALIFORNIA WALNUTS	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
<b>SHRUB / GRASSES / GROUNDCOVER</b>								
(AD)	5	AGAVE DESMENTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"x6"	
(R)	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6"	
(CC)	5	CISTUS CORBARIENSIS FESTUCA GLAUCA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
(CM)	6	CEANOTHUS MARITIMUS WILD LYIAC	1 GAL	8.0' X 8.0'	6 mnth	LOW	6"x6"	
(MC)	5	MUHLENBERGIA CAPILLARIS PINK MOHLY	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"x6"	
(RD)	4	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6'x6'	
(R)	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
(A)	2	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
(BM)	29	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"x12"	
(C)	39	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"x12"	
(F)	63	FESTUCA RUBRA CREEPING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"x6"	
(S)	201	SENECIO REPENS SENECIO	FLAT	2.5' X 2.5'	3 mnth	LOW	6"x6"	
(D)	252	DYMONDIA SP DIMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"x6"	
(S)	127	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"x6"	

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

- Replacement Southern California black walnut
- Replacement Oak Trees
- Replacement Toyon

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DSH *	HT'	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
<b>EXISTING TREES</b>									
(E)	1	FRAXINUS UHDEI # 20 EVERGREEN ASH	19,2,2	35	12r	good	very poor	REMOVE FOR SAFETY SEE PROTECTED TREE REPORT #20	SIGNIFICANT REPLACE FOR 1 UNIT
(E)	1	AILANTHUS ALTISSIMA #21 ALANTHUS	12,5,9	45	13r	good	very poor	REMOVE FOR SAFETY SEE PROTECTED TREE REPORT #21	SIGNIFICANT REPLACE FOR 1 UNIT
(E)	1	JUGLANS CALIFORNICA # 24 CALIFORNIA WALNUT	6,5	18	8r	fair	poor	REMOVE SEE PROTECTED TREE REPORT #24	PROTECTED REPLACE FOR 4 UNITS
(E)	1	EUCALYPTUS GLOBULUS # 25 EUCALYPTUS	24,11,8,5	60	35S	fair	fair	REMOVE SEE PROTECTED TREE REPORT #25	SIGNIFICANT REPLACE FOR 1 UNIT
(E)	1	JUGLANS CALIFORNICA # 39 CALIFORNIA WALNUT	1,1,1,1+	12	6r	good	good	REMOVE SEE PROTECTED TREE REPORT #39	PROTECTED REPLACE FOR 4 UNITS

Shaded fields denote non-protected trees

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

OWNER:  
**HERRASTI, JOSE**  
106 W 2ND ST APT 809  
LOS ANGELES, CA 90012  
TEL 310 497 3763

REGISTERED ARCHITECT  
**JOSE L. HERRASTI**  
C-32295  
REV. 4-30-19  
STATE OF CALIFORNIA

ARCHITECT:  
**MUTUO**  
309 E 8TH STREET, 205  
LOS ANGELES, CA 90014  
213 232 1606

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

PERMIT SET

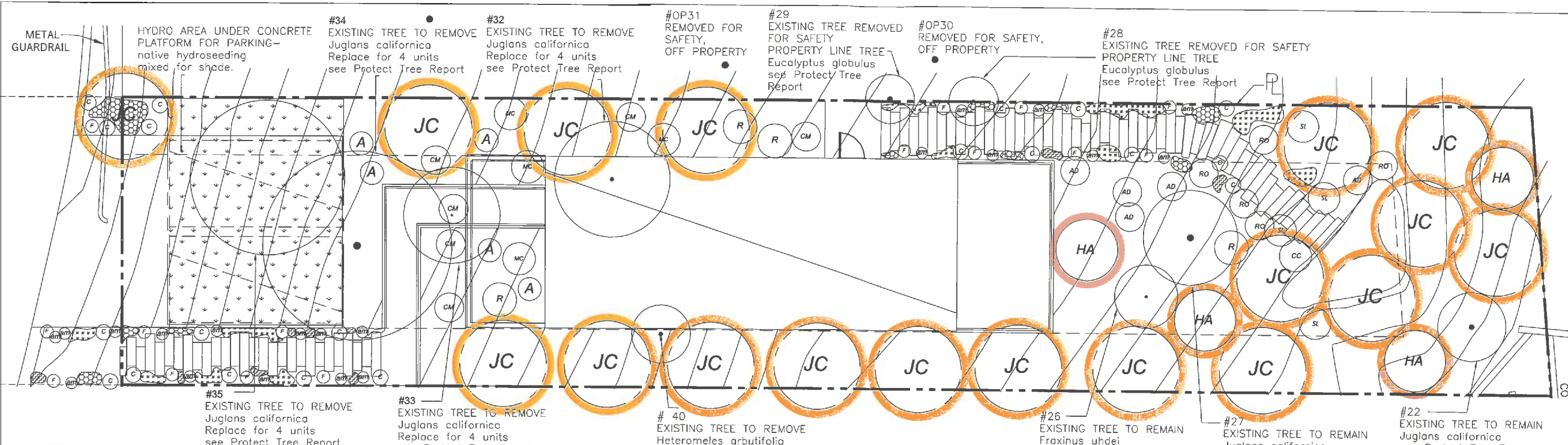
DATE	DESCRIPTION	REV.
12/15/16	PLAN CHECK SUBMITTAL	
5/23/21	PLANNING REVISIONS	
9/29/21	URBAN FORESTRY UPDATES	
2/8/22	URBAN FORESTRY UPDATES	

PROJECT NAME:  
**465 W DEL NORTE ST**  
PROJECT LOCATION:  
465 W DEL NORTE ST,  
LOS ANGELES, CA 90065

SHEET TITLE:  
**PLANTING PLAN**

SHEET NUMBER:  
**L1.7**





**PLANT LEGEND**

PLANT	QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HWY @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN. SIZE @ TIME OF PLANTING WXL	COMMENTS
<b>TREE</b>								
C	18	JUGLANS CALIFORNICA CALIFORNIA WALNUT	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
<b>SHRUB / GRASSES / GROUNDCOVER</b>								
CM	4	HETEROMELES ARBUTIFOLIA #3 TOYON	15 GAL	8' X 10'	5	LOW	5'x5'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
AD	5	AGAVE DESMETIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"x6"	
A	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6"	
CM	5	CISTUS CORBARIENSIS FESTUCA GLAUCA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4"x4"	WHITE COLOR
CM	6	CEANOTHUS MARITIMUS WILD LYLAC	1 GAL	8.0' X 8.0'	6 mnth	LOW	6"x6"	
CM	5	MUHLENBERGIA CAPILLARIS PINK MAUI	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"x6"	
RO	4	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6"	
A	4	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
A	4	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
AM	23	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"x12"	
C	42	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"x12"	
F	61	FESTUCA RUBRA DREEPING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"x6"	
***	184	SENECIO REPENS SEWED	FLAT	2.5' X 2.5'	3 mnth	LOW	6"x6"	
***	202	DYMONDIA SP DYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"x6"	
***	147	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"x6"	

**EXISTING TREES ON THE PROPERTY**

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DSH *	HT	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS	
<b>EXISTING TREES</b>										
○	1	JUGLANS CALIFORNICA # 22 CALIFORNIA WALNUT	7.5,4	18	12N	very poor	very poor	REMAIN SEE PROTECTED TREE REPORT #22		
○	1	FRAXINUS EHDEI # 26 FRAXINUS ASH	15	38	20*	good	fair	REMAIN SEE PROTECTED TREE REPORT #26		
○	1	JUGLANS CALIFORNICA # 27 CALIFORNIA WALNUT	5,5	20	12/8/00	poor	poor	REMAIN SEE PROTECTED TREE REPORT #27		
○	1	EUCALYPTUS SP # 28 EUCALYPTUS TREE						REMOVED FOR SAFETY - PROPERTY LINE TREE SEE PROTECTED TREE REPORT #28	SIGNIFICANT REPLACE FOR 1 UNIT	
○	1	EUCALYPTUS SP # 29 EUCALYPTUS TREE						REMOVED FOR SAFETY - PROPERTY LINE TREE SEE PROTECTED TREE REPORT #29	SIGNIFICANT REPLACE FOR 1 UNIT	
○	1	JUGLANS CALIFORNICA # 32 CALIFORNIA WALNUT	stump sprouts	6	4r	fair	stump sprouts	REMOVE SEE PROTECTED TREE REPORT #32	PROTECTED REPLACE FOR 4 UNITS	
○	1	JUGLANS CALIFORNICA # 33 CALIFORNIA WALNUT	8,5	22	10E	fair	fair	REMOVE SEE PROTECTED TREE REPORT #33	PROTECTED REPLACE FOR 4 UNITS	
○	1	JUGLANS CALIFORNICA # 34 CALIFORNIA WALNUT	8,8@3'	28	8/12/14/12	fair	fair	REMOVE SEE PROTECTED TREE REPORT #34	PROTECTED REPLACE FOR 4 UNITS	
○	1	JUGLANS CALIFORNICA # 35 CALIFORNIA WALNUT	7,5,6	21	6/8/15/14	fair	good	REMOVE SEE PROTECTED TREE REPORT #35	PROTECTED REPLACE FOR 4 UNITS	
○	1	HAZARD REMOVAL BY NEIGHBOR #OP30								REMOVED FOR SAFETY - OFF PROPERTY SEE PROTECTED TREE REPORT #OP30
○	1	HAZARD REMOVAL BY NEIGHBOR #OP31								REMOVED FOR SAFETY - OFF PROPERTY SEE PROTECTED TREE REPORT #OP31
○	1	JUGLANS CALIFORNICA #OP36 CALIFORNIA WALNUT	11,11@4'	26	12/8/12/8	fair	very poor	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP36		
○	1	JUGLANS CALIFORNICA #OP37 CALIFORNIA WALNUT	7,8@3'	26	12/8/11/8	fair	fair	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP37		
○	1	HETEROMELES ARBUTIFOLIA #40 TOYON	4	16	5r	fair	fair	REMOVE SEE PROTECTED TREE REPORT #40	PROTECTED REPLACE FOR 4 UNITS	

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

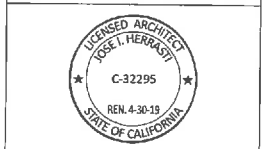
Jan C. Scow

- PLANTING NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
  - CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
  - LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
  - CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
  - IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
  - PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
  - CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES AND OTHER EXISTING PLANT MATERIALS WITHIN LIMIT OF WORK OR IN CLOSE VICINITY OF LIMIT OF WORK TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
  - CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.
  - CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
  - UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
  - IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
  - ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
  - ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH -ES-2 MULCH FROM AGROMIN MULCH COMPANY. (714) 475-8672, 201 KINETIC DRIVE, OXNARD, CA 93030
  - CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.



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

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



**MUTUS**  
 309 E 8TH STREET, 205  
 LOS ANGELES, CA 90014  
 213 232 1606

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

**PERMIT SET**

PROJECT RECORD	DATE	DESCRIPTION	REV.
	12/15/16	PLAN CHECK SUBMITTAL	
	5/31/21	PLANNING REVISIONS	
	9/29/21	URBAN FORESTRY UPDATES	
	2/8/22	URBAN FORESTRY UPDATES	

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

SHEET TITLE:  
**PLANTING PLAN**

SHEET NUMBER:  
**L1.7**



PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HxW @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN.SIZE@TIME OF PLANTING WxH	COMMENTS
<b>TREES</b>								
○	4	QUERCUS AGRIFOLIA CALIFORNIA OAK	24" BOXES	10' X 5'	10	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
○	20	JUGLANS CALIFORNICA CALIFORNIA WALNUT	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
○	1	PRUNUS ILIIFOLIA HOLLYLEAF CHERRY	5 GAL	6.0' X 4.0'	3	LOW	3'x3'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
<b>SHRUB / GROUND COVER</b>								
○	4	HETEROMELES ARBUTIFOLIA #3 TOYON	15 GAL	8' X 10'	5	LOW	5'x5'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
○	5	AGAVE DESMENTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"X6"	
○	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"X6"	
○	5	CISTUS CORBARIENSIS FESTUCA GLAUCA	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
○	6	CEANOTHUS MARITIMUS WLD L'YLAC	1 GAL	8.0' X 8.0'	6 mnth	LOW	6"X6"	
○	5	MUHLBERGIA CAPILLARIS PINK MURLY	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"X6"	
○	5	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6'x6'	
○	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
○	5	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
○	20	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"X12"	
○	27	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"X12"	
○	31	FESTUCA RUBRA CREEPING FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"X6"	
○	82	SENECIO REPENS SENECO	FLAT	2.5' X 2.5'	3 mnth	LOW	6"X6"	
○	76	DYMONDIA SP DYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"X6"	
○	27	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"X6"	

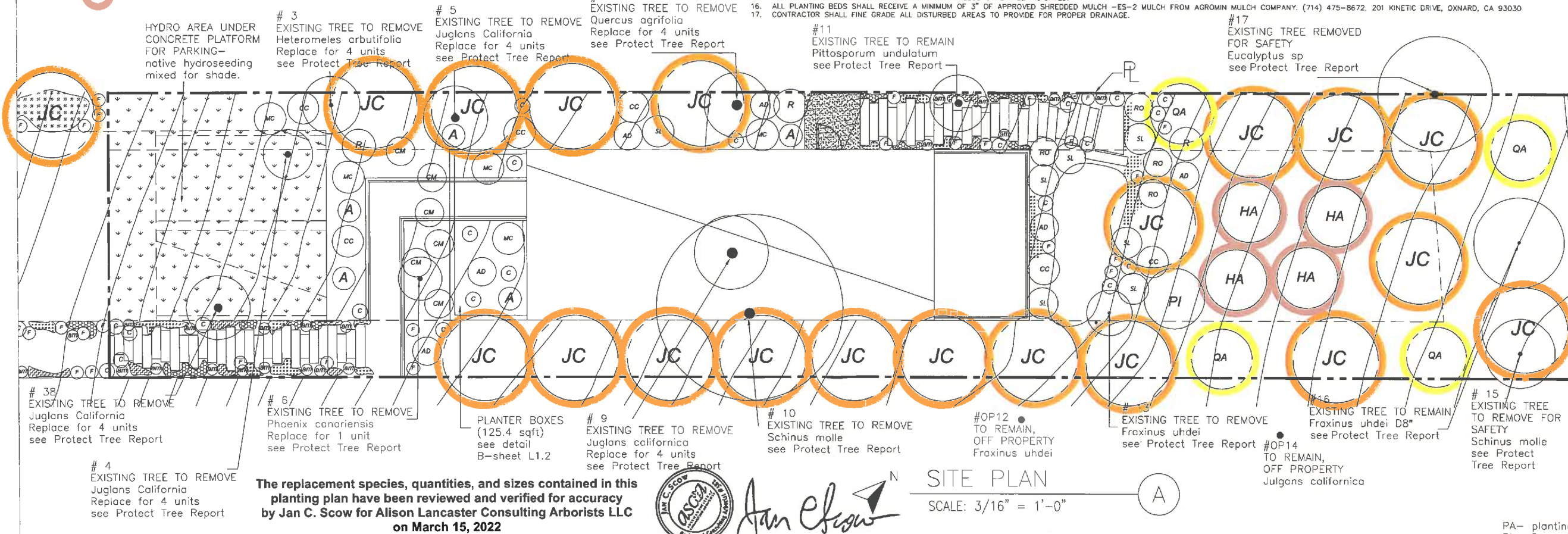
- Replacement Southern California black walnut
- Replacement Oak Trees
- Replacement Toyon

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DSH "	HT '	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
<b>EXISTING TREES</b>									
○	1	HETEROMELES ARBUTIFOLIA #3 TOYON	7.6	6	5r	fair	very poor	REMOVE SEE PROTECTED TREE REPORT #3	PROTECTED REPLACE FOR 4 UNITS
○	1	JUGLANS CALIFORNICA #4 CALIFORNIA WALNUT	8.5	20	20SSW	poor	poor	REMOVE SEE PROTECTED TREE REPORT #4	PROTECTED REPLACE FOR 4 UNITS
○	1	JUGLANS CALIFORNICA #5 CALIFORNIA WALNUT	8	28	24E	fair	fair	REMOVE SEE PROTECTED TREE REPORT #5	PROTECTED REPLACE FOR 4 UNITS
○	1	PHOENIX CANARIENSIS #6 CANARY PALM TREE	18@ grade	15 BTF	12r	good	good	REMOVE SEE PROTECTED TREE REPORT #6	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	QUERCUS AGRIFOLIA #7 CALIFORNIA OAK	12	20	20S	good	fair	REMOVE SEE PROTECTED TREE REPORT #7	PROTECTED REPLACE FOR 4 UNITS
○	1	JUGLANS CALIFORNICA #8 CALIFORNIA WALNUT	14@3'	30	12/12/0/18	fair	poor	REMOVE SEE PROTECTED TREE REPORT #9	PROTECTED REPLACE FOR 4 UNITS
○	1	SCHINUS MOLLE #10 CALIFORNIA PEPPER	29	35	20r	good	fair	REMOVE SEE PROTECTED TREE REPORT #10	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	PITTIOSPORUM UNULATUM #11 VICTORIAN BOX	19@2'	40	18r	good	fair	REMAIN SEE PROTECTED TREE REPORT #11	
○	1	FRAXINUS UHDEI #13 EVERGREEN ASH	9.5	48	10r	good	poor	REMOVE SEE PROTECTED TREE REPORT #13	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	SCHINUS MOLLE #15 CALIFORNIA PEPPER						HAZARD REMOVAL REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #15	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	FRAXINUS UHDEI #16 EVERGREEN ASH	8	48	7r	good	fair	REMAIN SEE PROTECTED TREE REPORT #16	
○	1	EUCALYPTUS SP #17 EUCALYPTUS TREE						HAZARD REMOVAL REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #17	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	FRAXINUS UHDEI #OP12 EVERGREEN ASH	12.3.3	48	8r	good	fair	REMAIN, OFF PROPERTY SEE PROTECTED TREE REPORT #OP12	
○	1	JUGLANS CALIFORNICA #OP14 CALIFORNIA WALNUT	19.5@2'	45	28NE	good	fair	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP14	
○	1	JUGLANS CALIFORNICA #38 CALIFORNIA WALNUT	1,1,1,1+	12	5r	good	good	REMOVE SEE PROTECTED TREE REPORT #38	PROTECTED REPLACE FOR 4 UNITS

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



Jan C. Scow

SITE PLAN

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



OWNER:  
**HERRASTI, JOSE**  
108 W 2ND ST APT 809  
LOS ANGELES, CA 90012  
TEL 310 497 3763

ARCHITECT:  
**MUTUS**  
309 E 8TH STREET, 205  
LOS ANGELES, CA 90014  
213 232 1606

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

**PERMIT SET**

DATE	DESCRIPTION	REV.
12/15/16	PLAN CHECK SUBMITTAL	
3/31/21	PLANNING REVISIONS	
9/29/21	URBAN FORESTRY UPDATES	
2/8/22	URBAN FORESTRY UPDATES	

PROJECT NAME:  
**457 W DEL NORTE ST**

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

SHEET TITLE:  
**PLANTING PLAN**

SHEET NUMBER:  
**L1.7**

PA- planting  
PL- property