

LANCASTER VILLAGE
WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

SHEET INDEX

A0-0 COVER SHEET

A1-0CONDITIONS OF APPROVAL

A2-0 SITE PLAN

A2-1 GROUND FLOOR PLAN

A2-2 UNDER GROUND FLOOR PLAN

A2-3 FIRST FLOOR PLAN

A2-4 EMERGENCY ACCESS FIRE LINE

A2-5 DIMENSION & SETBACKS SITE PLAN

A2-6..... OPEN SPACE ANALYSIS

A2-7.....MULTI-FAMILY -A, FIRST, GROUND & UNDERGROUND FLOOR PLANS

A2-8.....MULTI-FAMILY -A ,SECOND, THIRD & FOURTH FLOOR PLANS

A2-9.....MULTI-FAMILY -B, FIRST, GROUND & UNDERGROUND FLOOR PLANS

A2-10.....MULTI-FAMILY-B ,SECOND, THIRD & FOURTH FLOOR PLAN

A2-11.....HOTEL UNDERGROUND, 1ST AND 2ND FLOOR PLAN

A2-12.....HOTEL 3RD AND 4RTH FLOOR PLANS

A2-13 HOTEL ELEVATIONS

A2-14 A- MULTI-FAMILY ELEVATIONS

A2-15 B- MULTI-FAMILY ELEVATIONS

A2-16 D- CLUB HOUSE/ E & G- RESTAURANT/ F- RESTAURANT/ RETAIL ELEVATIONS

A3-0 COLOR HOTEL ELEVATIONS

A3-1 COLOR MULTI-FAMILY ELEVATIONS

A3-2 COLOR CLUB HOUSE ELEVATIONS

A3-3 COLOR E & G RESTAURANTS ELEVATIONS

A3-4 COLOR RESTAURANT/ RETAIL ELEVATIONS

A4-0 DESIGN REFERENCES

A4-1 EXISTING SITE PHOTOS

A5-0 DETAILS

A6-0 TRASH ENCLOSURE

SU 1..... SURVEY

SU 2 SURVEY

L-1 LANDSCAPE TITLE SHEET

L-2 LANDSCAPE AREA SQUARE FEET

L-3 LANDSCAPE NOTES AND DETAILS

L-4 IRRIGATION DETAILS

L-5 PLANTS

L-6 COLORED LANDSCAPE PLAN

PROJECT DESCRIPTION:

THE PROJECT CONSIST OF CREATING A VERTICAL AND HORIZONTAL MIXED-USE PROJECT. THE COMPLEX WOULD INCLUDE A 235 ROOMS HOTEL, 181 UNITS APARTMENT IN TWO SEPARATE BUILDING A &B, A 7,500 S.F. RETAIL, 2,650S.F., TWO RESTAURANTS, AND 3,800 S.F. A CLUBHOUSE WITH POOL EXCLUSIVE TO HOTEL SUITES. THE PROJECT WOULD PROVIDE SITTING AND WORKING AREA FOR HOTEL GUESTS, RESIDENCE AND CUSTOMERS OF THE RESTAURANTS. BUILDINGS WOULD BE MODERN IN STYLE. THE CONSTRUCTION WOULD BE CONCRETE SLAB, PLATFORM AND WOOD CONSTRUCTION ON 1 ST, 2ND, 3RD, AND 4TH FLOOR. MIX USE PROJECT CREATING WALKING AND SEATING SHADED AREA FOR HOTEL GUESTS ,APARTMENT RESIDENTS AND RESTAURANT PATRONS.



CONSULTANTS

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PROJECT DATA- CODE ANALYSIS

SITE AREA		441,078 SQ. FT.= 10.126 ACRES WITHOUT EXCEPTION 16
DESCRIPTION OF USE		MIXED-USE
OCCUPANCY		A - B
NUMBER OF STORIES		4
TYPE OF CONSTRUCTION		IV
STRUCTURE SPRINKLED		YES
PROPOSED MAXIMUM HEIGHT		58'-8" FEET
HARD-ESCAPE AREA,TRASH ENCLOSURE:		250,951 S.F.
NONHAZARD-SEPARATED - ONE HOUR SEPARATION		
TENANT SPACE TYPE OF CONSTRUCTION		
LANDSCAPE AREA:		71,776 S.F. %16
ZONING	EXISTING: ZONING RR-2.5 RURAL RESIDENTIAL PER THE CITY OF LANCASTER. PROPOSE: Mixed-Use Commercial	
APN NUMBER		
LOS ANGELES COUNTY A.P.N. 3109-026-032 LOS ANGELES COUNTY A.P.N. 3109-026-040 LOS ANGELES COUNTY A.P.N. 3109-026-042 LOS ANGELES COUNTY A.P.N. 3109-026-044		
	REQUIRED	PROVIDED
LANDSCAPE	15%	%16
FAR	30%	28.83%
 PARKING	759	799
TOTAL PROVIDE PARKING ANALYSIS: 799 PARKING PROVIDED> 759 REQUIRED----- OK		

LEGAL DESCRIPTION

THE LAND SHOWN HEREON IS SITUATED IN THE CITY OF LANCASTER, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
PARCEL 1:
THE WEST HALF OF PARCEL NO. 9, AS SHOWN ON A RECORD OF SURVEY MAP FILED IN BOOK 65, PAGES 23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
PARCEL 2:
THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 12 WEST SAN BERNARDINO MERIDIAN, ALSO SHOWN AS PARCEL 9 ON A RECORD OF SURVEY MAP FILED IN BOOK 65, PAGES 23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THE WEST HALF OF PARCEL 9, RECORD OF SURVEY IN BOOK 65, PAGES 23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS.
PARCEL 3:
THAT PORTION OF PARCEL 11, AS SHOWN ON LICENSED SURVEYOR'S MAP FILED IN BOOK 65, PAGE(S) 23 TO 26 INCLUSIVE OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED IN DEEDS (STATE PARCEL C1511), RECORDED FEBRUARY 17, 1966 IN BOOK D3210, PAGE(S) 571 (STATE PARCEL C1512), RECORDED NOVEMBER 22, 1965 IN BOOK D3122, PAGE(S) 150, BOTH OF OFFICIAL RECORDS, IN SAID OFFICE, AND THAT PORTION OF PARCEL 10, AS SHOWN ON SAID LICENSED SURVEYOR'S MAP DESCRIBED IN DEED (STATE PARCEL 48381) RECORDED APRIL 21, 1969 IN BOOK D4344, PAGE(S) 275 OF OFFICIAL RECORDS, LYING WESTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT IN THE WESTERLY LINE OF THE WEST HALF OF SAID PARCEL 10, SAID POINT BEING IN THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 0° 20' 29" EAST 20.08 FEET IN DEED (STATE PARCEL C1509) RECORDED IN BOOK D3237, PAGE(S) 289 OF SAID OFFICIAL RECORDS; THENCE SOUTH 66° 41' 28" EAST 354.68 FEET; THENCE SOUTH 47° 38' 54" EAST 151.05 FEET; THENCE SOUTH 22° 12' 41" EAST, 150.78 FEET; THENCE SOUTH 6° 51' 05" EAST 223.31 FEET TO THE NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DIRECTOR'S DEED D-C1506, RECORDED NOVEMBER 1, 1971 IN BOOK D5242, PAGE(S) 84 AND 85 OF SAID OFFICIAL RECORDS.

FIRE DEPARTMENT NOTES

1. PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH A ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF, AS REQUIRED BY THE FIRE INSPECTOR (FIRE CODE 503.3)
2. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ENGLISH NUMERALS OR ALPHABET LETTERS AND BE A MINIMUM OF 12 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
3. FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGES BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2
4. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.8
5. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2
6. PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
7. DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS (40.5 CU. FT.) OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS, OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

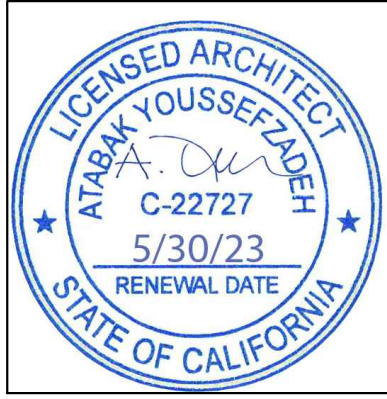
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SEAL:



PROJECT:

WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	
REVISION:		
MARK	DATE	DESCRIPTION
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ARYANA MAZLOUMIAN

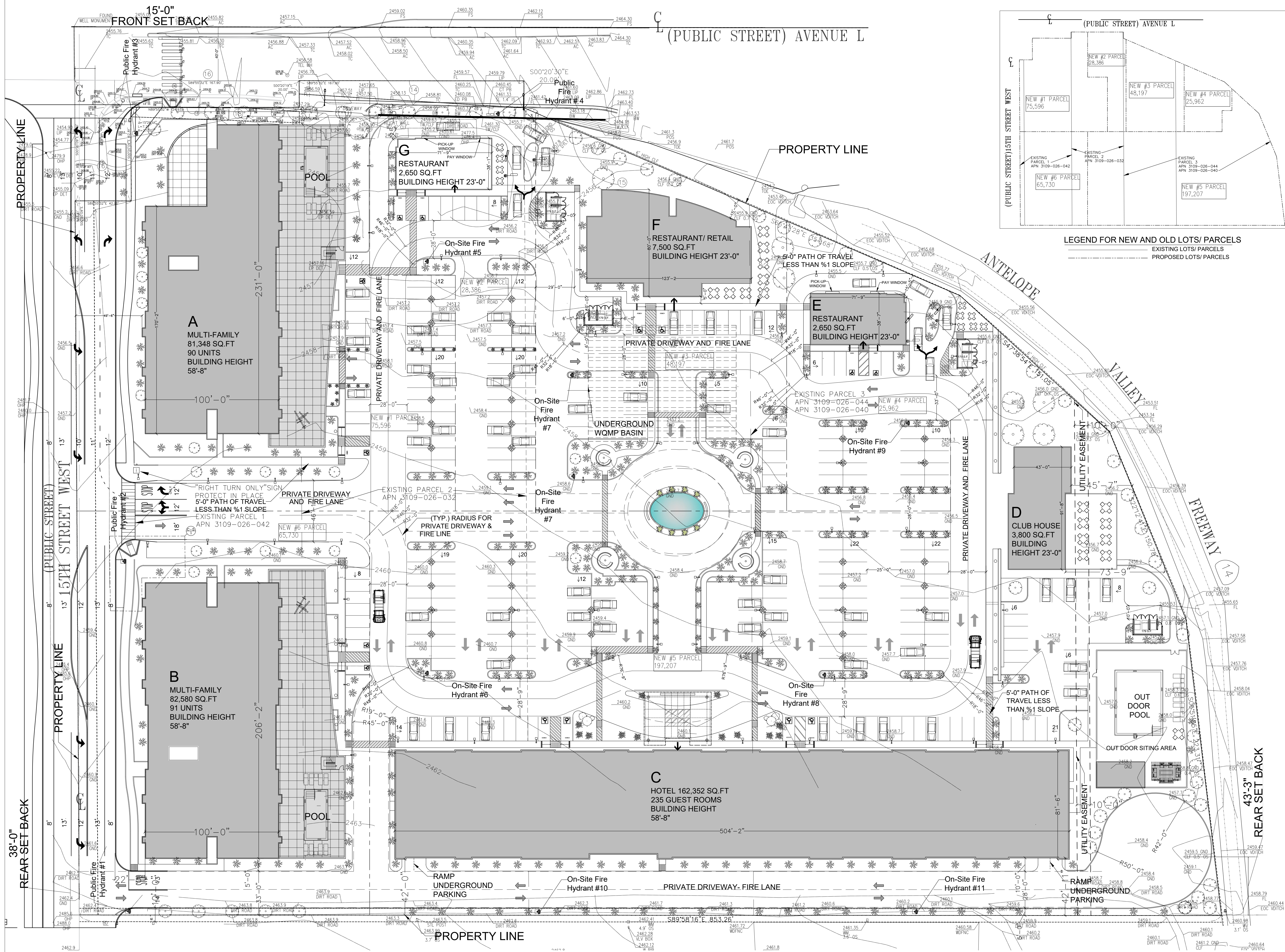
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PROJECT SUMMARY:
SITE AREA: 10.126 ACRES
441,078 SQ. FT. = 10.126 ACRES
WITHOUT EXCEPTION 16

BUILDING	PARCEL	S.F.
MULTI-FAMILY (A)	1	81,348 SQ.FT
MULTI-FAMILY (B)	6	82,580 SQ.FT
HOTEL (C)	5	162,352 SQ.FT
CLUB HOUSE (D)	5	3,800 SQ.FT
RESTAURANT (E)	4	2,650 SQ.FT
RESTAURANT/ RETAIL (F)	3	7,500 SQ.FT
RESTAURANT (G)	2	2,650 SQ.FT
TOTAL:		342,880 SQ.FT

PROJECT ANALYSIS:

CONSTRUCTION TYPE: IV
OCCUPANCY GROUP: A - B
HEIGHT: 58'-8" FEET
TOTAL BUILDING S.F.: 342,880 SQ.FT
STRUCTURES SPRINKLED- YES
COMBINE BUILDING FOOTPRINT : 118,351
LANDSCAPE AREA: 71,776 S.F. %16
HARD-ESCAPE AND PARKING: 250,951 S.F.

OPEN SPACE ANALYSIS:

MULTI-FAMILY (A)	10,555 S.F.
MULTI-FAMILY (B)	9,351 S.F.
CLUB HOUSE	2,190 S.F.
RESTAURANT (E)	726 S.F.
RESTAURANT/ RETAIL (F)	2,777 S.F.
RESTAURANT (G)	536 S.F.
POOL AREA	7,012 S.F.
OUTDOOR SEATING AREA	5,515 S.F.

OPEN SPACE 8% REQUIRED= 35,286.24 S.F.
OPEN SPACE PROVIDED= 38,662 S.F.--> OK

PARCEL ANALYSIS:

PARCEL 1:	75,596 S.F.
PARCEL 2:	28,386 S.F.
PARCEL 3:	48,197 S.F.
PARCEL 4:	25,962 S.F.
PARCEL 5:	197,207 S.F.
PARCEL 6:	65,730 S.F.
TOTAL:	441,078 SQ.FT.

PARKING ANALYSIS:

181 APARTMENTS (A),(B):
- 24 TWO BEDROOMS 48 PARKING
- 98 ONE BEDROOMS 147 PARKING
- 59 STUDIOS 89 PARKING
- GUEST PARKING 46 PARKING
(1space for every 4 units)
TOTAL PARKING FOR APARTMENTS: 330 PARKING

HOTEL, 235 ROOMS(C):
- 1 PARKING PER ROOM 235 PARKING
- HOTEL EMPLOYEES 20 PARKING

RESTAURANT (E):
- 950 S.F. SERVICES/ 200 5 PARKING
- 1,700 S.F. DINING /37 SEATS 37 PARKING

RETAIL/ RESTAURANT (F):
- 3,500 S.F. RETAIL/250= 14 PARKING
- 500 S.F. SERVICE/200= 2 PARKING
- 3,500 S.F. DINING - 55 SEATS 55 PARKING

RESTAURANT (G):
- 950 S.F. SERVICES/ 200 5 PARKING
- 1,700 S.F. DINING /37 SEATS 37 PARKING

CLUB HOUSE (D):
- 3,800 S.F. SERVICES/ 200 = 19 PARKING

TOTAL PARKING REQUIRED: 759 PARKING

TOTAL PARKING PROVIDED: 799 PARKING

- FULL SIZE 781 PARKING
- ADA / VAN ACCESSIBLE : 18 PARKING

TOTAL PROVIDE PARKING ANALYSIS:
759 PARKING PROVIDED> 759 REQUIRED----- OK

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PROJECT:
WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
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3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION

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SCALE: 1"=30'

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SITE PLAN

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A2-0

1 SITE PLAN

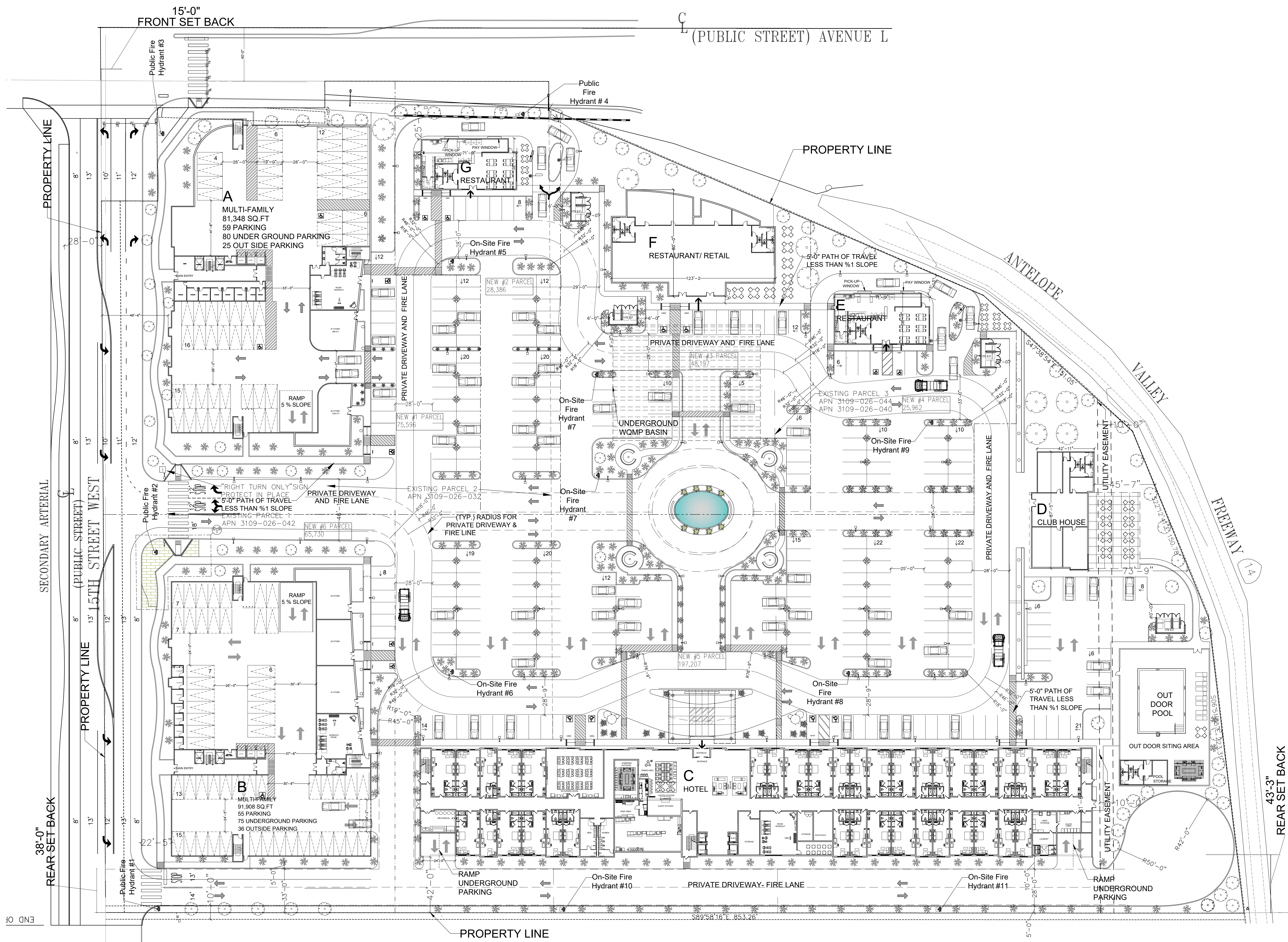
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CITY OF LANCASTER WATER SYSTEM REQUIREMENTS:

- All fire hydrants shall measure 6" x 4" x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code.
- All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
- Public Fire Hydrant Corrective Actions: Indicate the locations of all existing public fire hydrants on Avenue L & 15 Street West within 200 feet of the lot frontage. A fire flow test will be required. To determine the fire flow, provide the square footage and type of construction for each building, along with written verification that each building will have an automatic fire sprinklers system installed to conform NFPA 13.
- The locations of the on-site fire hydrants will be determined with further review of the plans. All required private on-site fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.51
 - Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
 - All on-site fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. Indicate compliance prior to project proceeding to the public hearing process. Fire Code Appendix C106.1 Exception: For fully sprinkled multi-family structures, on-site hydrants may be installed a minimum of 10 feet from the structure.
- An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.

LEGEND:

- | | | | |
|--------|---------------------------|----|--------------------------------------|
| 3280'- | - EXISTING CONTOUR | CL | - CENTERLINE |
| PL | - PROPERTY LINE | EL | - EX. STREET LIGHT OR TRAFFIC SIGNAL |
| R/W | - RIGHT OF WAY LINE | WM | - EX. WATER METER |
| - | - STREET CENTERLINE | EV | - EX. WATER VALVE |
| /// | - CROSSHATCH STRIPING | EP | - EX. POWER POLE |
| STD | - STANDARD | EW | - EX. GUY WIRE |
| PLUE | - PUBLIC UTILITY EASEMENT | ES | - EX. SEWER MANHOLE |
| TS | - TRAFFIC SIGNAL | EM | - EX. SEWER MANHOLE |
| SL | - STREET LIGHT | ES | - STOP SIGN |



1 GROUND FLOOR PLAN

SCALE: 1" = 30'-0"



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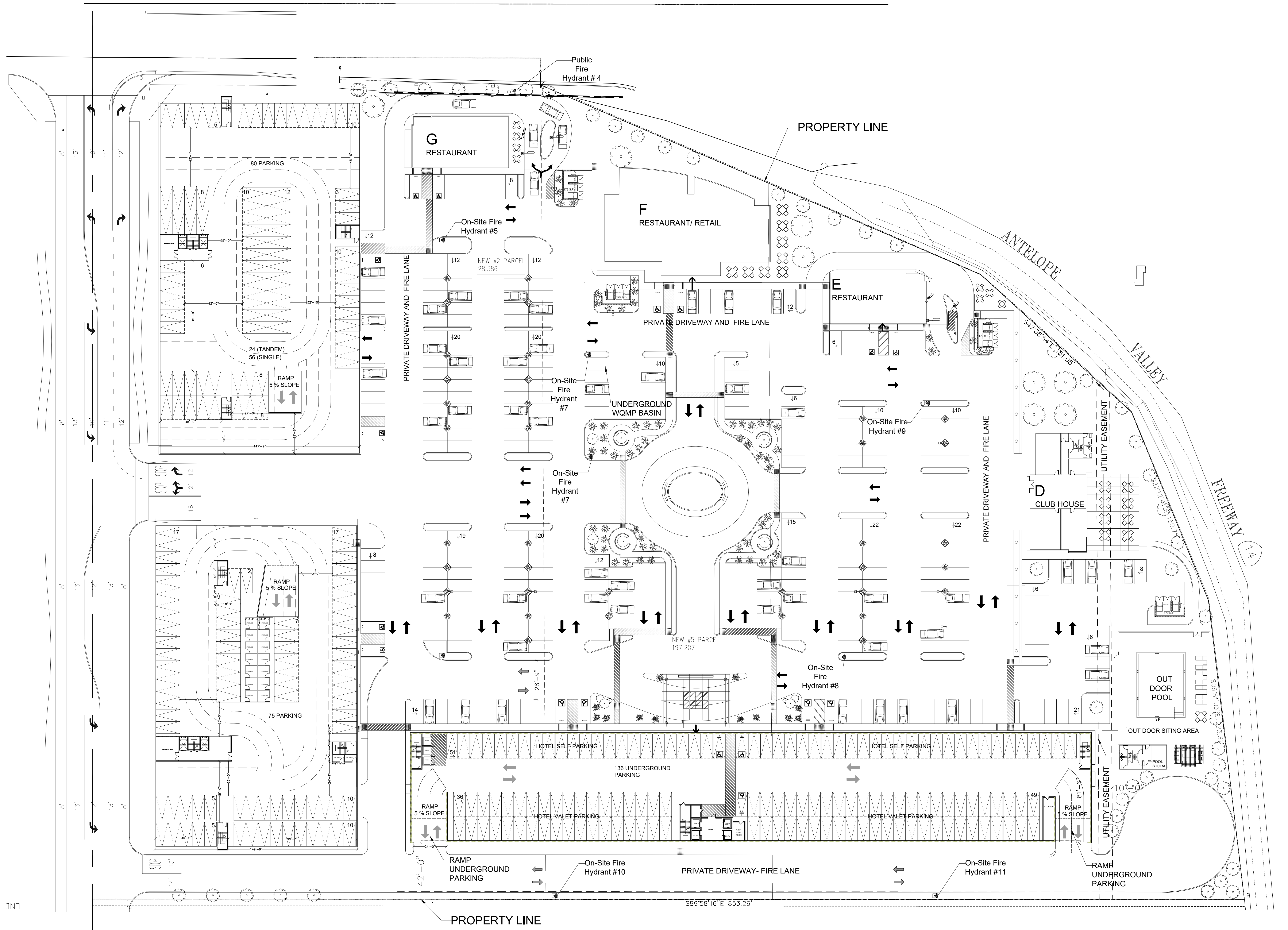
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GROUND
FLOOR PLAN

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A2-1

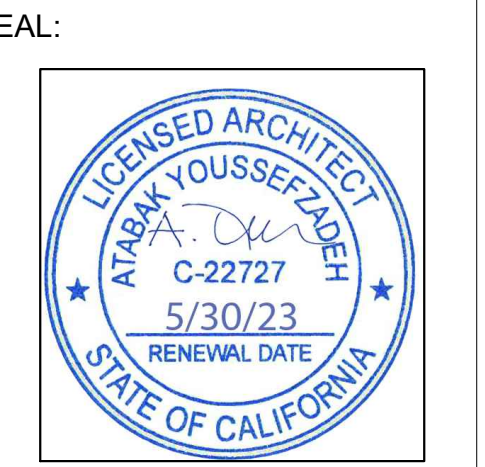


1 UNDERGROUND FLOOR PLAN

SCALE: 1" = 30'-0" N

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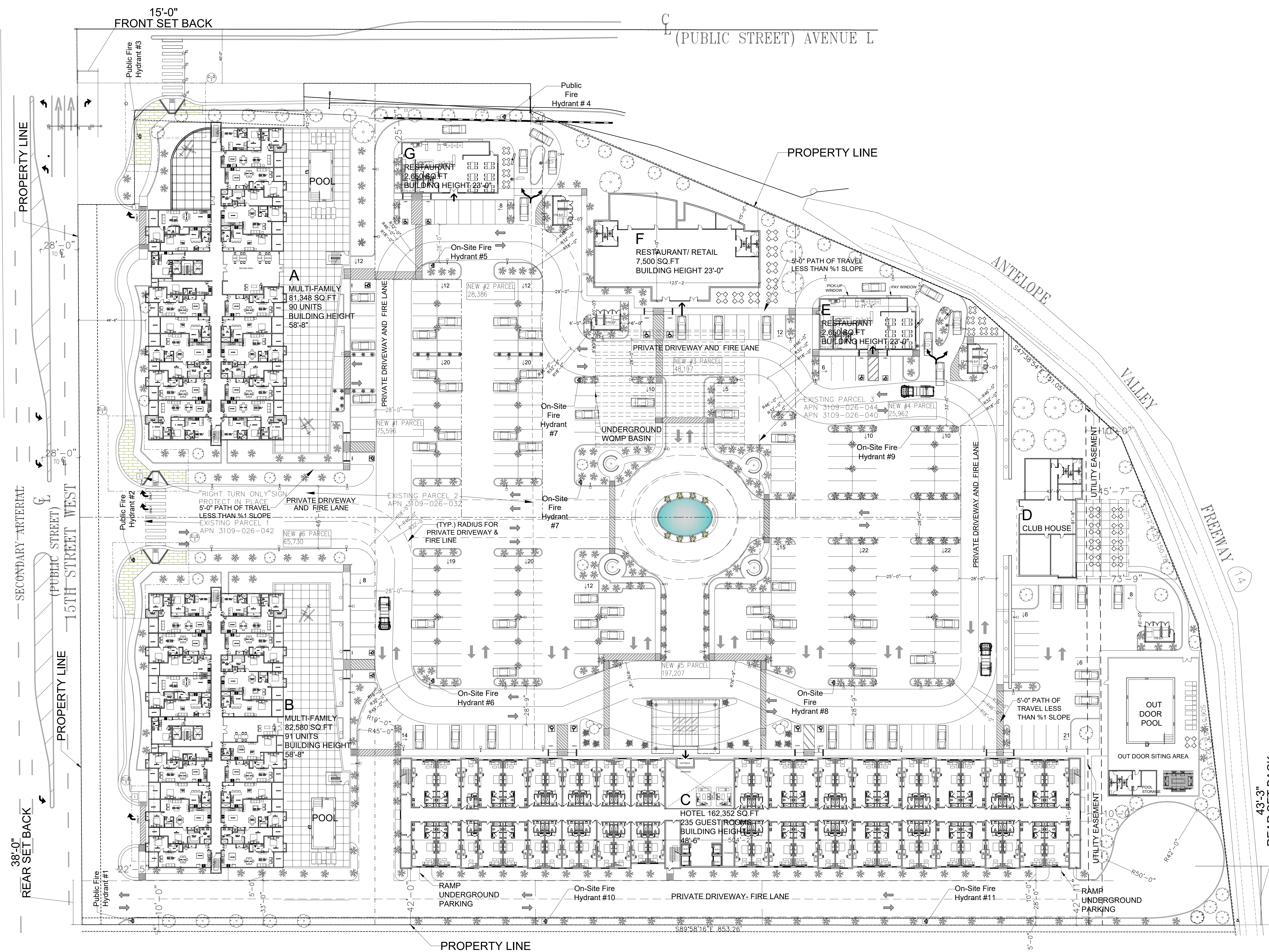
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UNDERGROUND
FLOOR PLAN

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A2-2



1 1ST FLOOR PLAN

SCALE: 1" = 30'-0"



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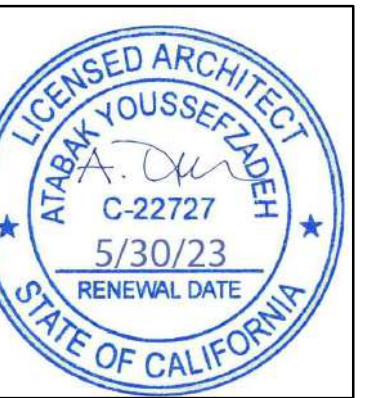
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REAL:



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YANA MAZLOUMIAN

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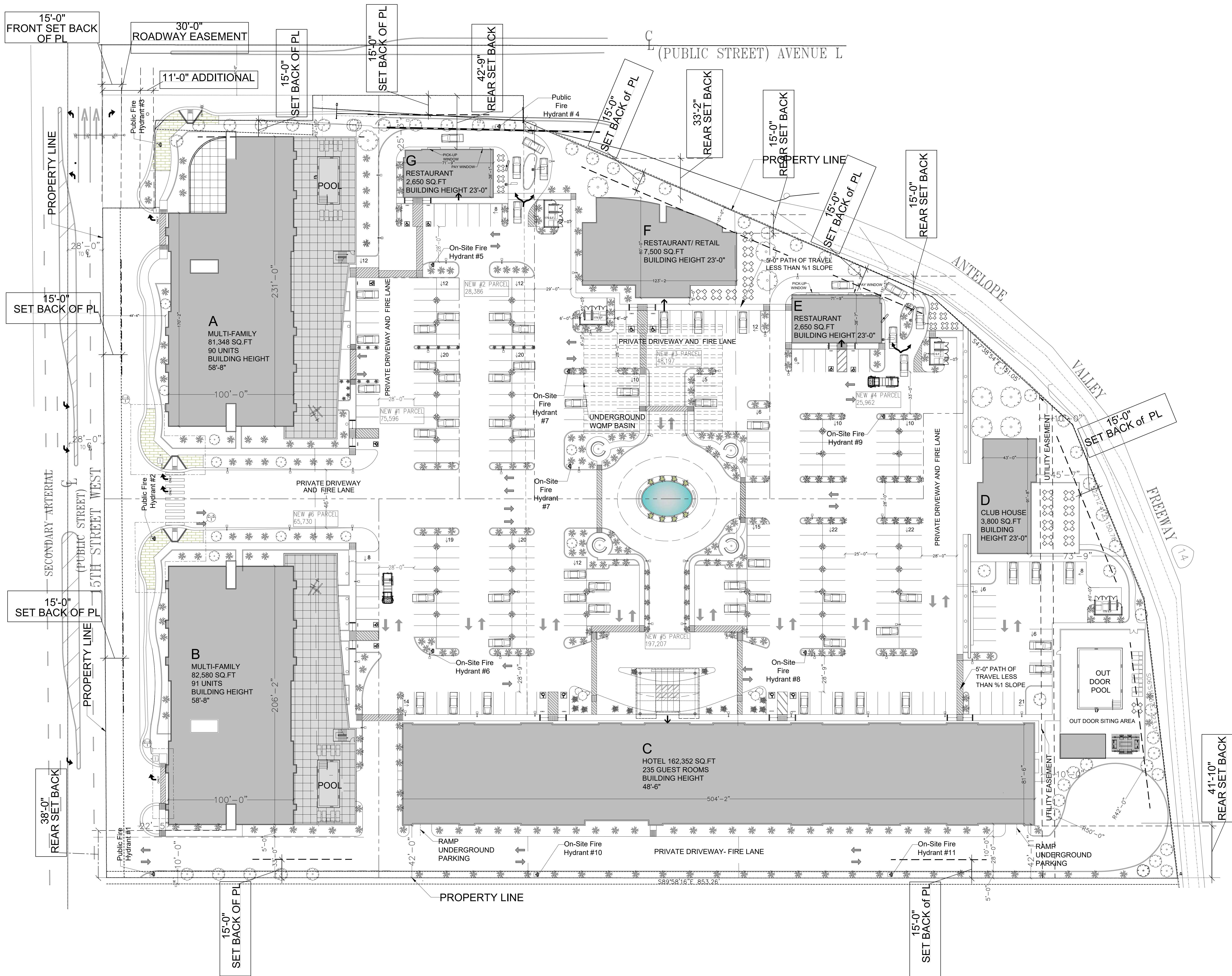
ST FLOOR PLAN

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A2-3



A2-4



1 DIMENSION & SETBACKS FLOOR PLAN
SCALE: 1" = 30'-0"

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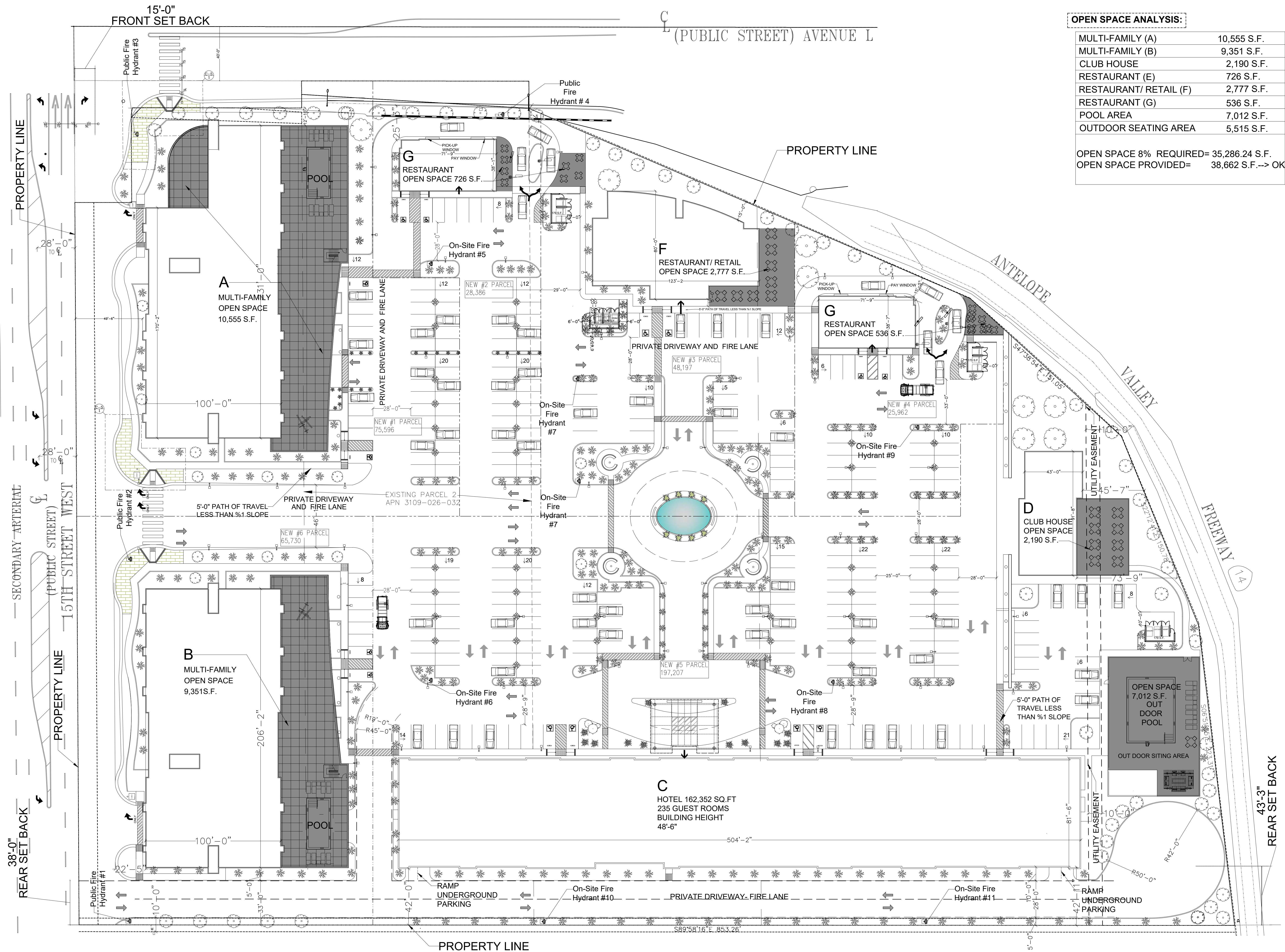
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SCALE: 1"=30'

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DIMENSION &
SETBACKS FLOOR
PLAN

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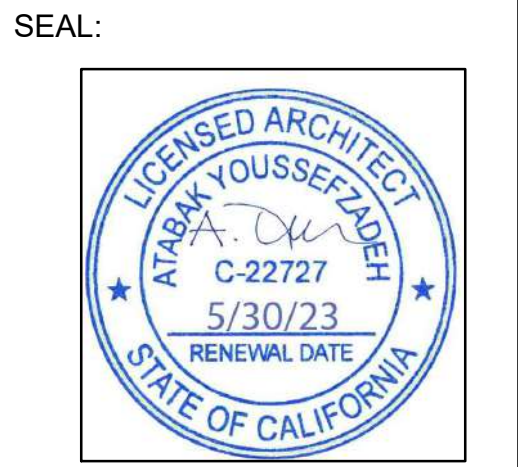
A2-5



OPEN SPACE ANALYSIS:	
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MULTI-FAMILY (B)	9,351 S.F.
CLUB HOUSE	2,190 S.F.
RESTAURANT (E)	726 S.F.
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OPEN SPACE PROVIDED=	38,662 S.F.--> OK

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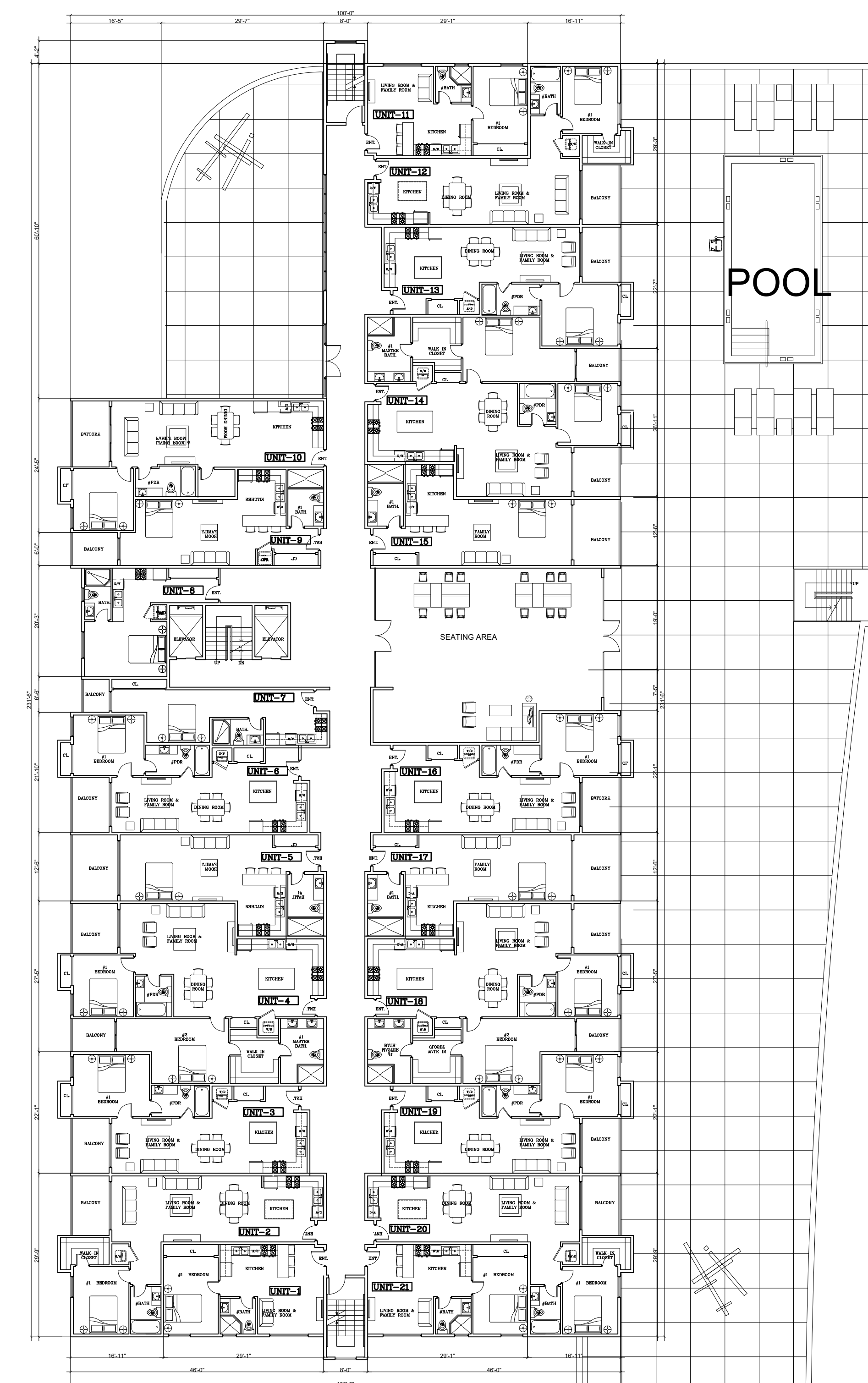
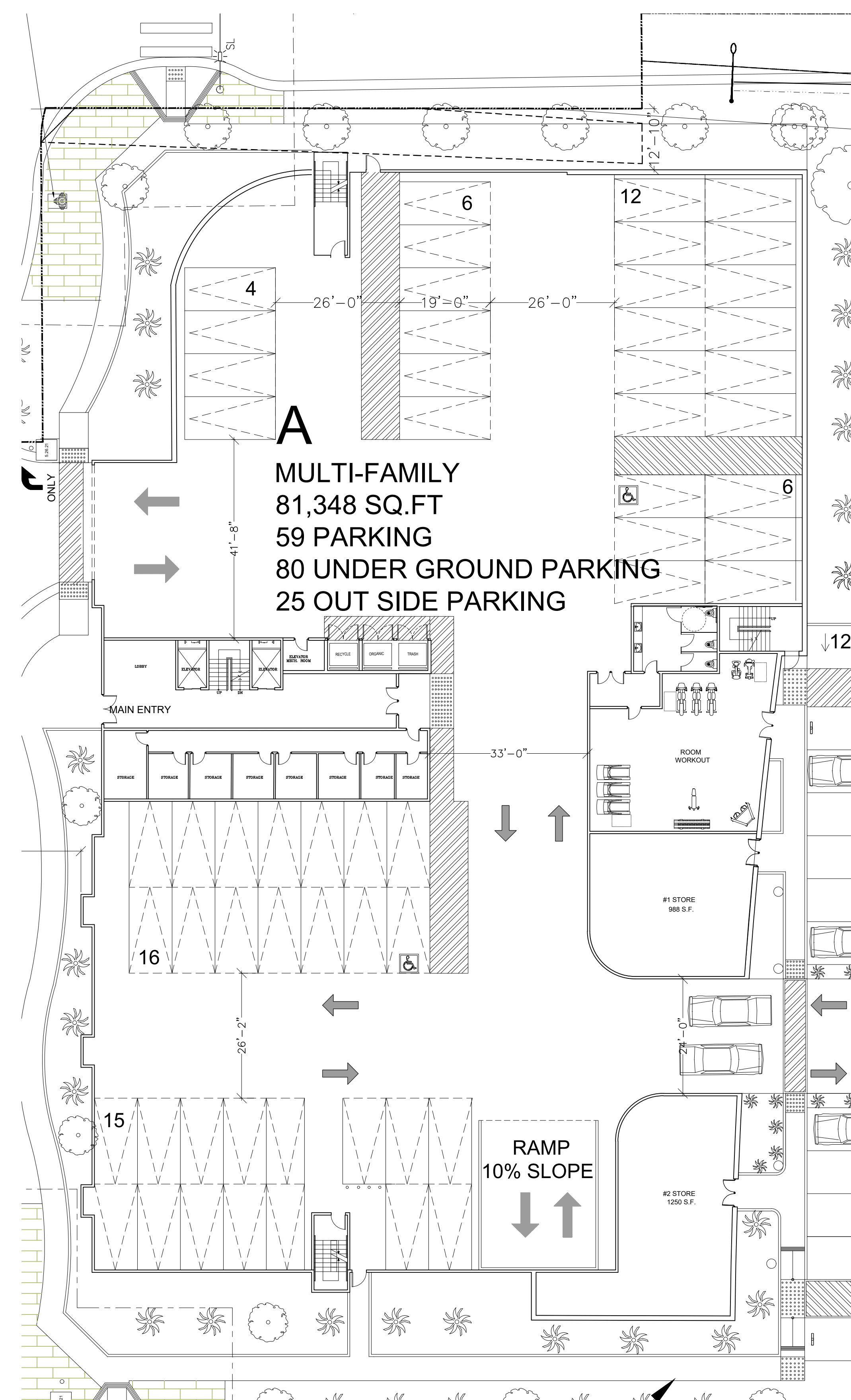
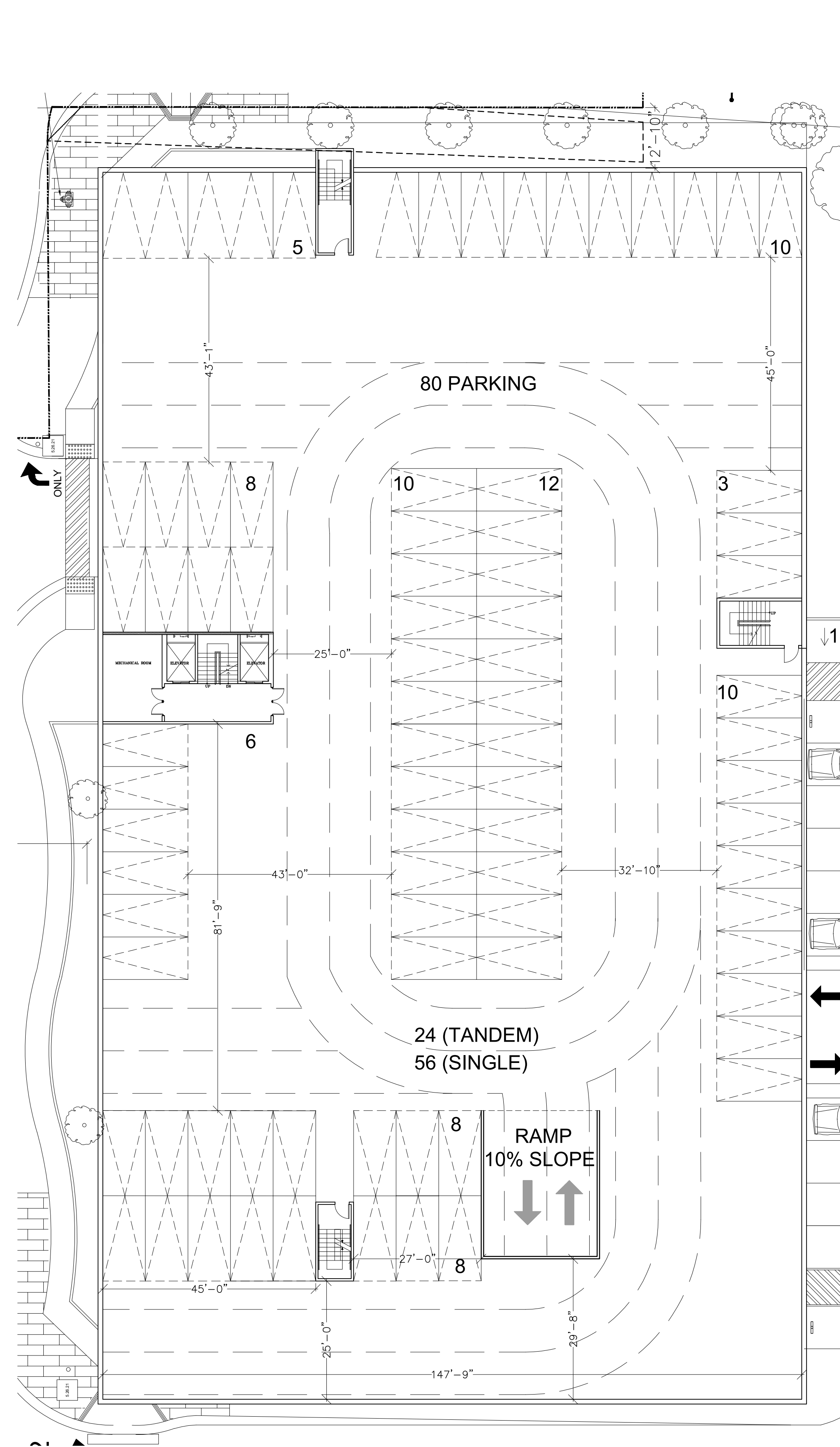
DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 1"=30'

DRAWING TITLE
OPEN SPACE
ANALYSIS

DRAWING NO.

A2-6



ARCHITECT:

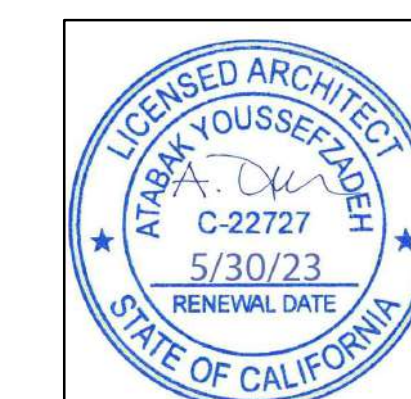
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD., # 320
LOS ANGELES ,CA 90024
TEL:(310)-503-7123
EMAIL: atabak80@gmail.com

OWNER:

WESTLANC PARTNERS
LLC.

1401 WESTWOOD BLVD., # 320
LOS ANGELES ,CA 90024
TEL:(310)-446-6614
EMAIL: julian@mcgla.net

SEAL:



NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:		
MARK	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION
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DRAWING BY:

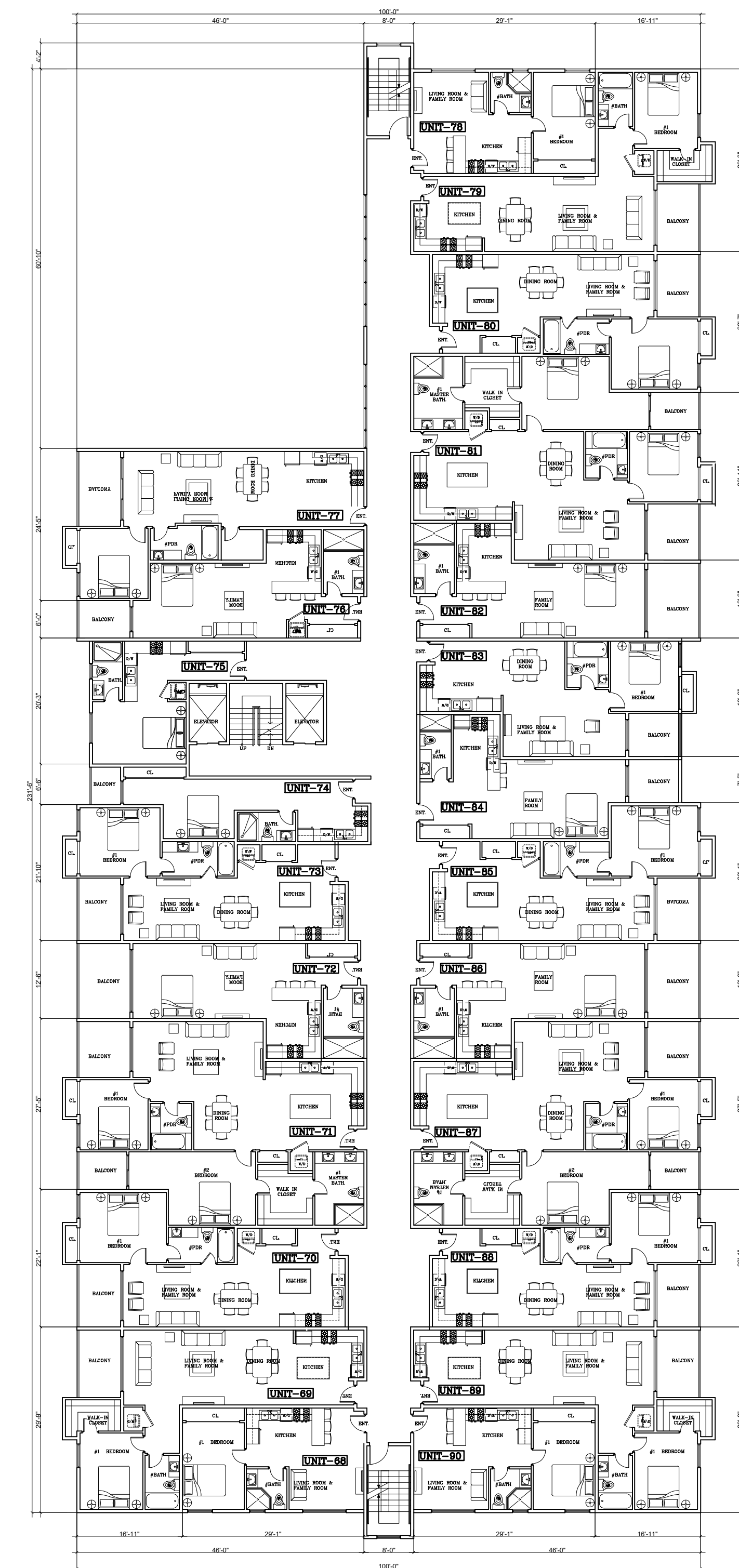
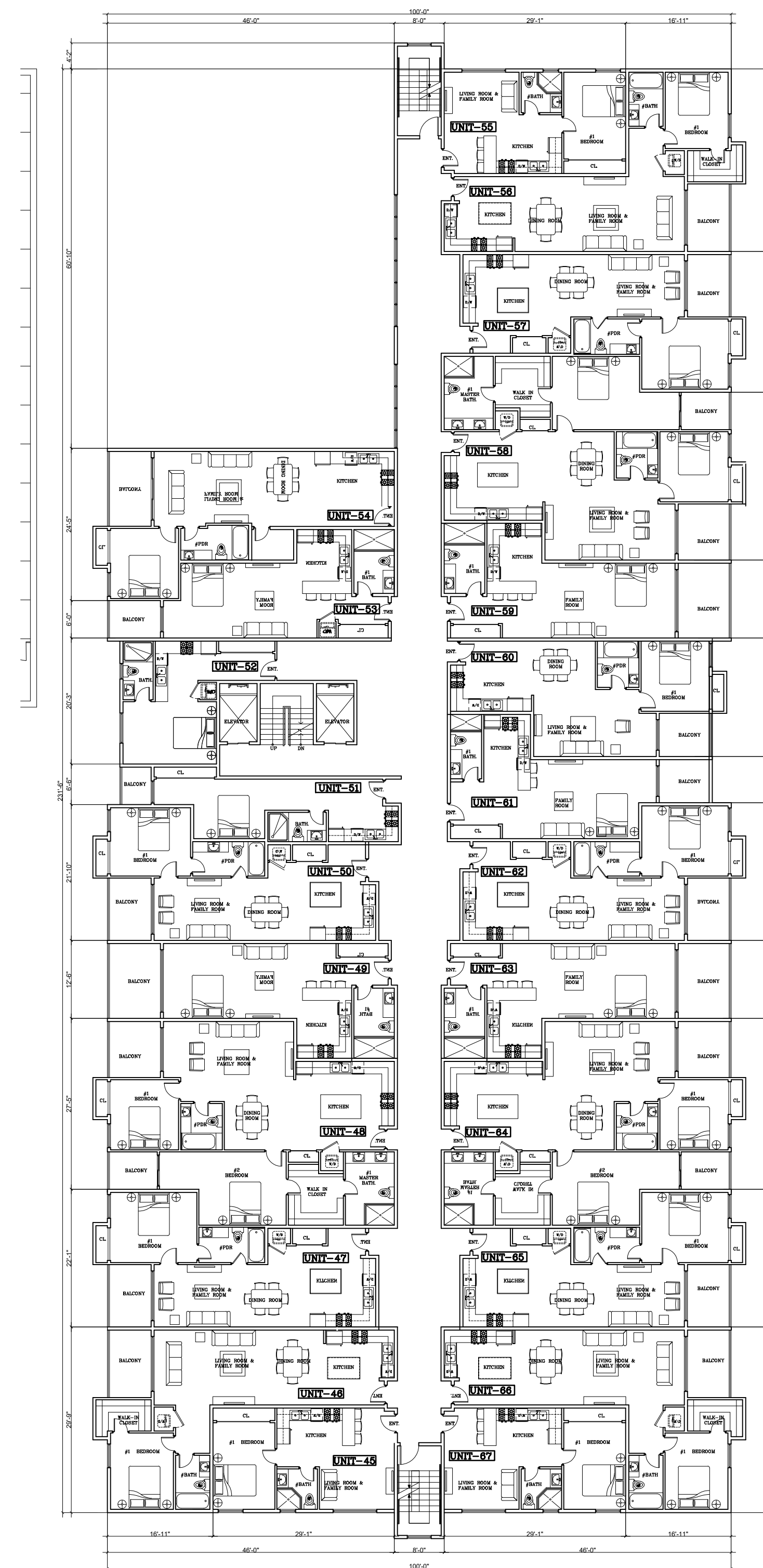
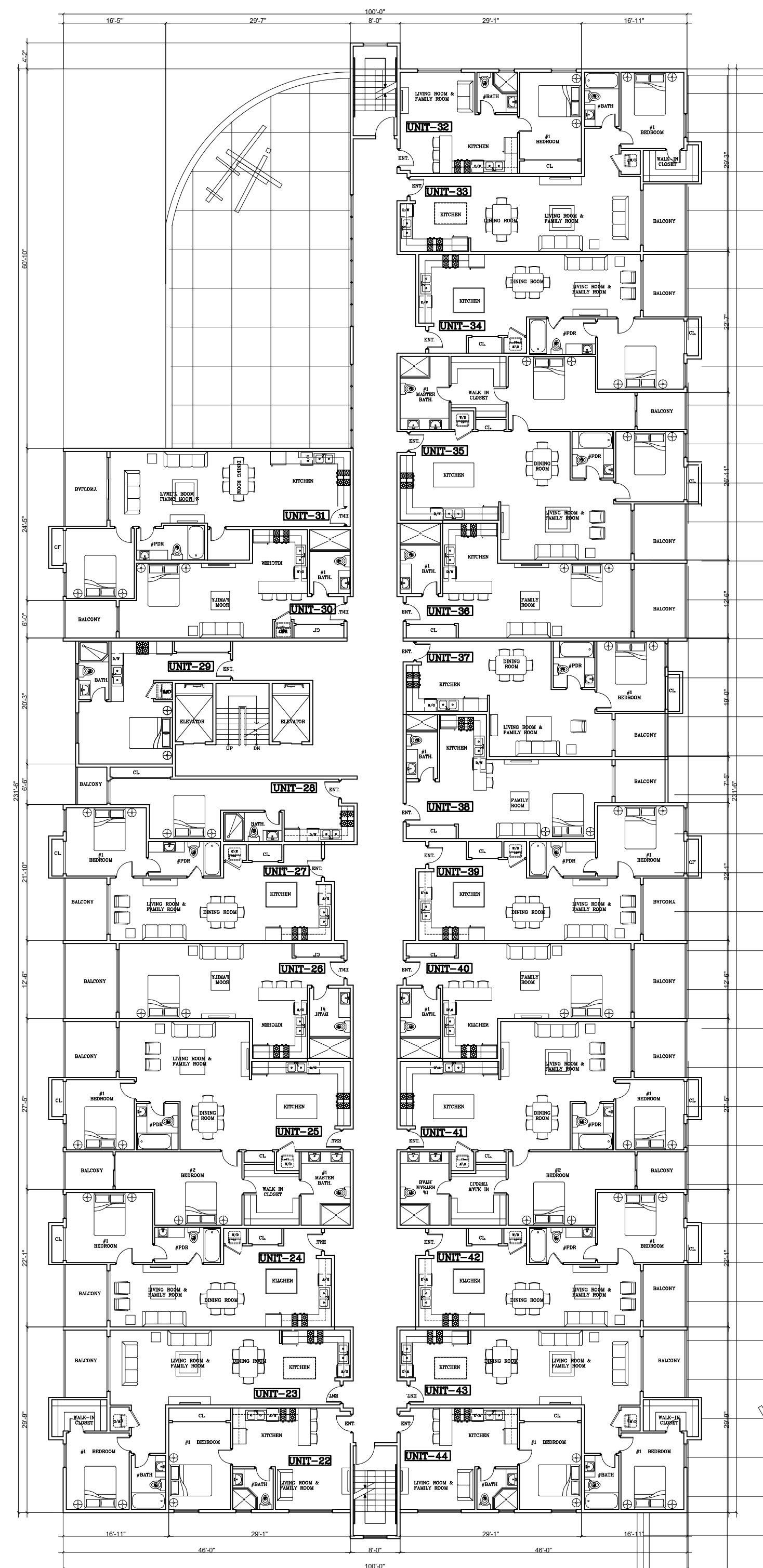
ARYANA MAZLOUMIAN

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

DRAWING TITLE	MULTI-FAMILY -A FIRST, GROUND & UNDERGROUND FLOOR PLANS
---------------	--

DRAWING NO.

A2-7



ARCHITECT:

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L.P.

01 WESTWOOD BLVD., # 320
LOS ANGELES ,CA 90024
TEL:(310)-446-6614
MAIL: julian@mcgla.net

REAL:

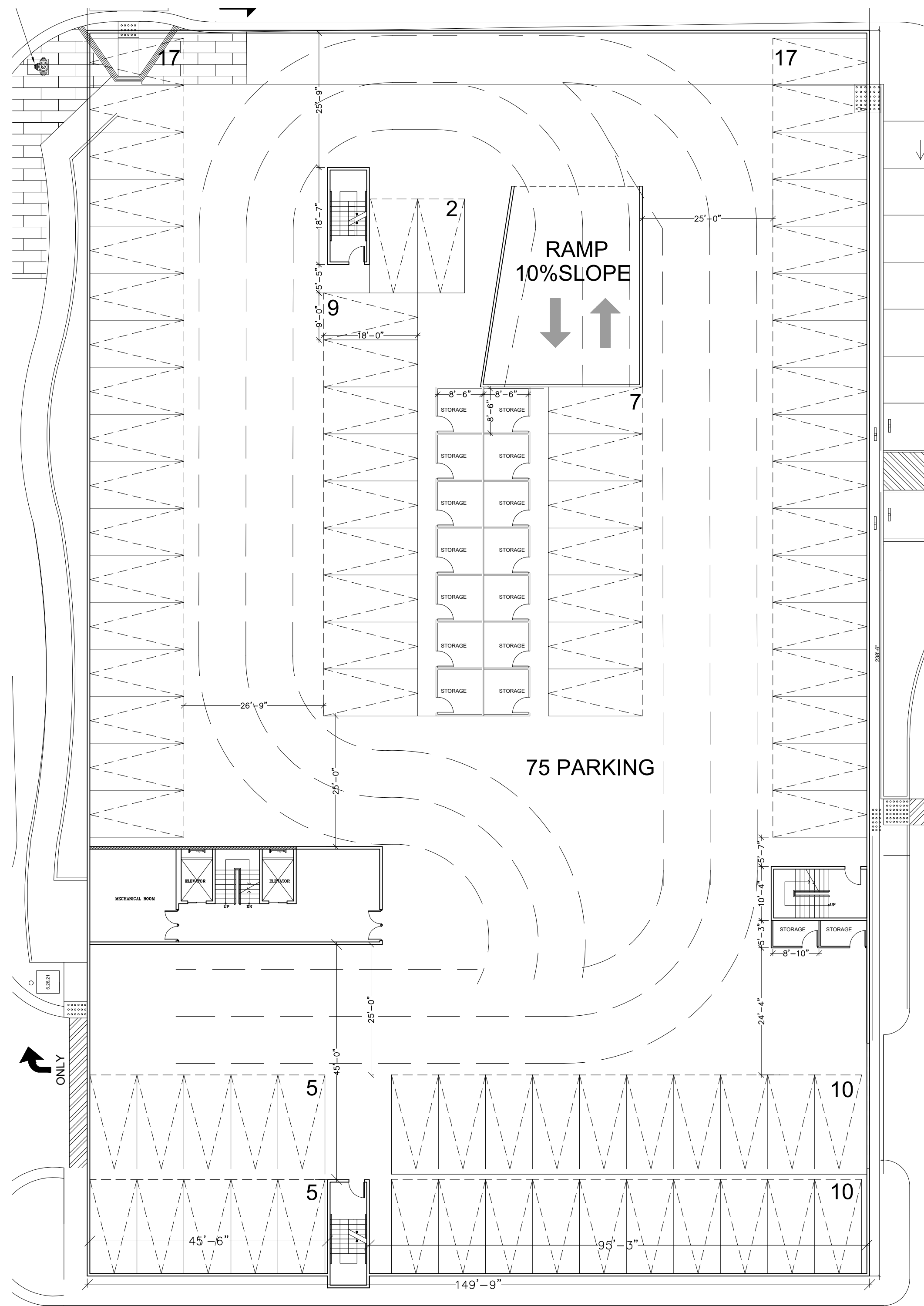


DESCRIPTION	DATE
PLAN CHECK SET	
CORRECTION SET	
PERMIT SET	

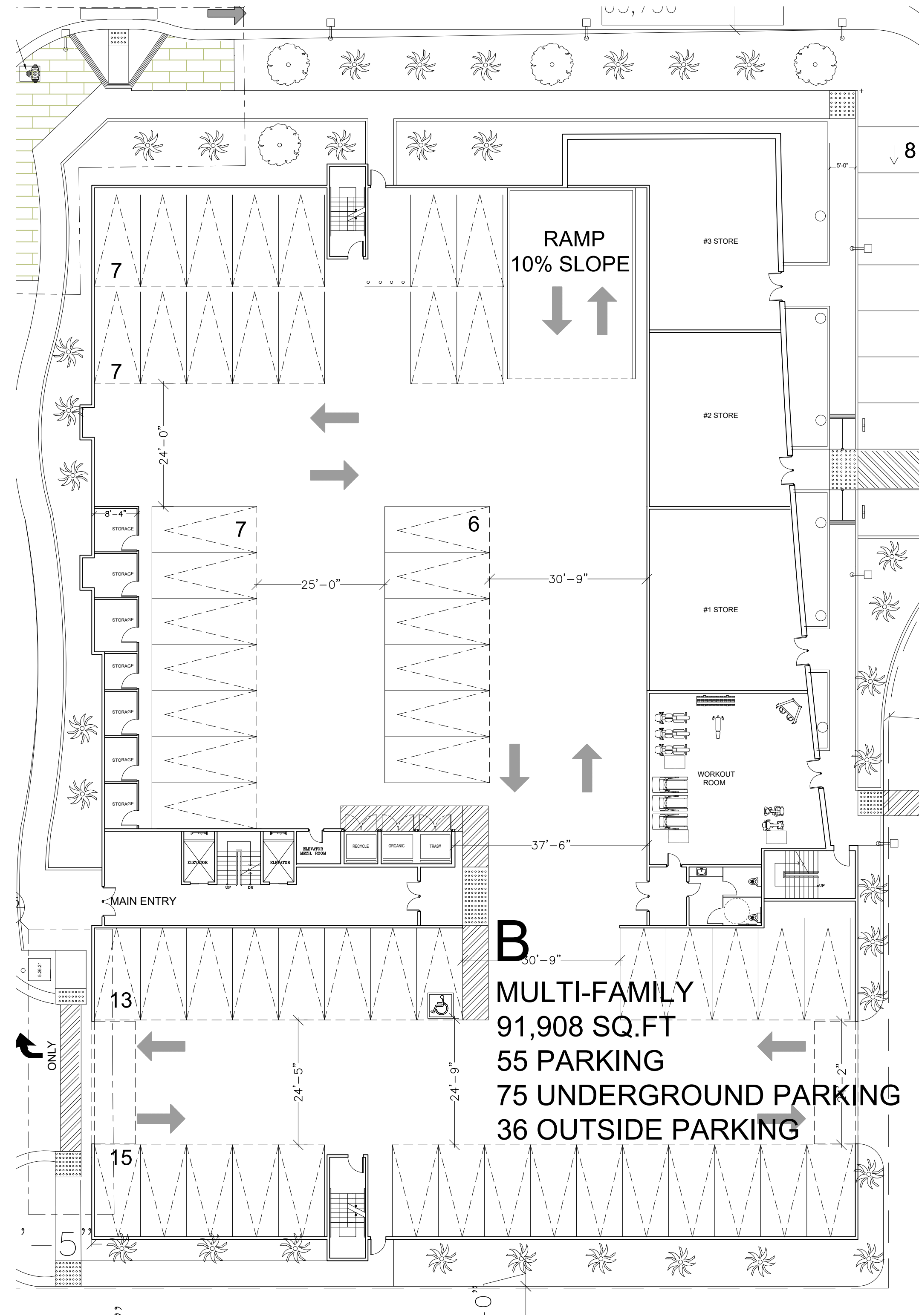
PROVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
AYANA MAZLOUMIAN

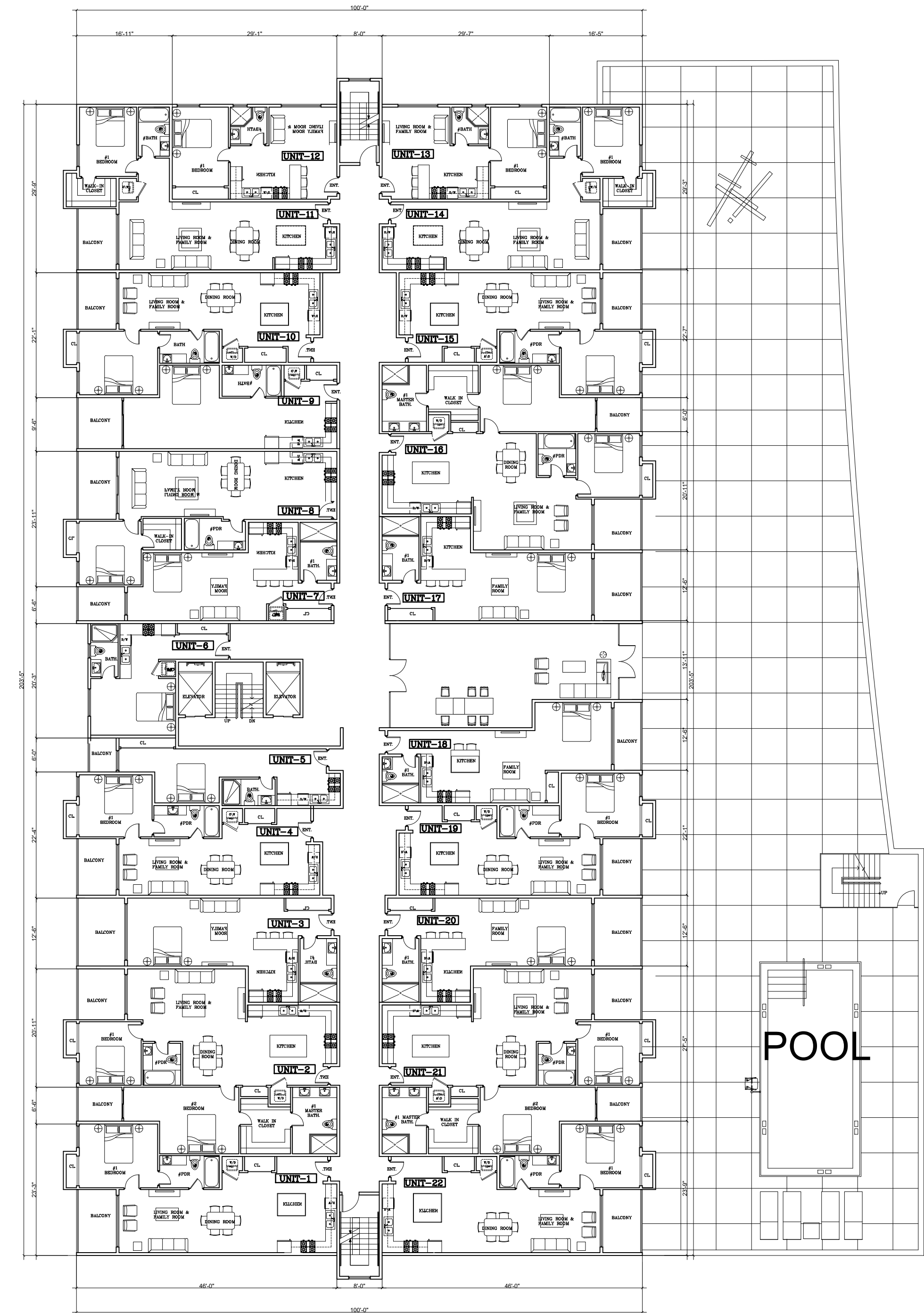
SCALE:	1/16" = 1'-0"
DRAWING TITLE	
MULTI-FAMILY -A	
2ND, 3RD, 4RTH	
FLOOR PLANS	



1 MULTI-FAMILY -B UNDERGROUND FLOOR PLAN
SCALE: 1/16" = 1'-0" N



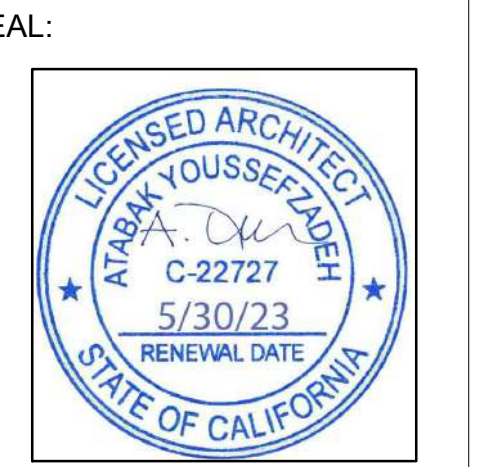
2 MULTI-FAMILY -B GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0" N



3 MULTI-FAMILY -B FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0" N

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PROJECT:
WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION

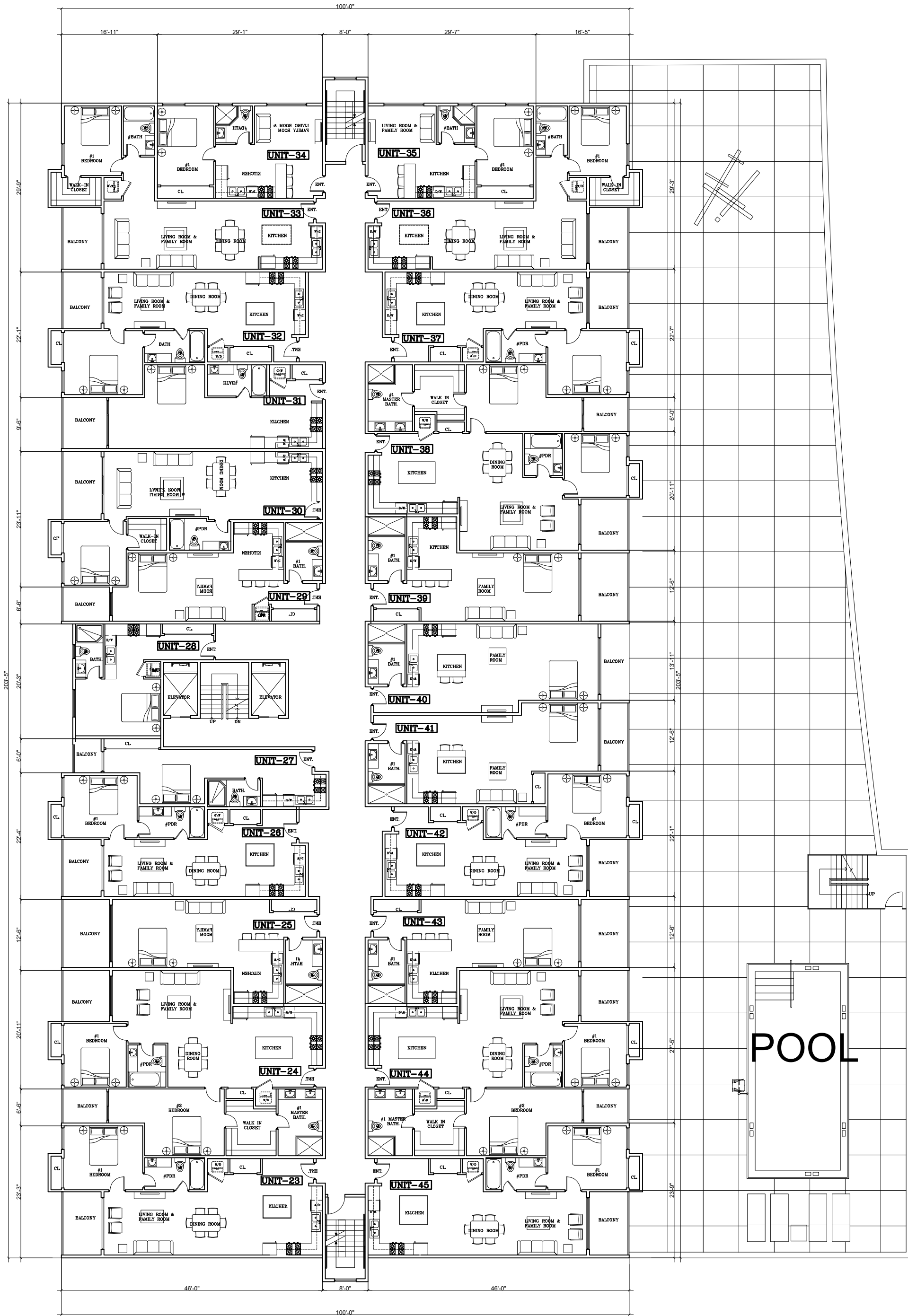
DRAWING BY:
ARYANA MAZLOUMIAN

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

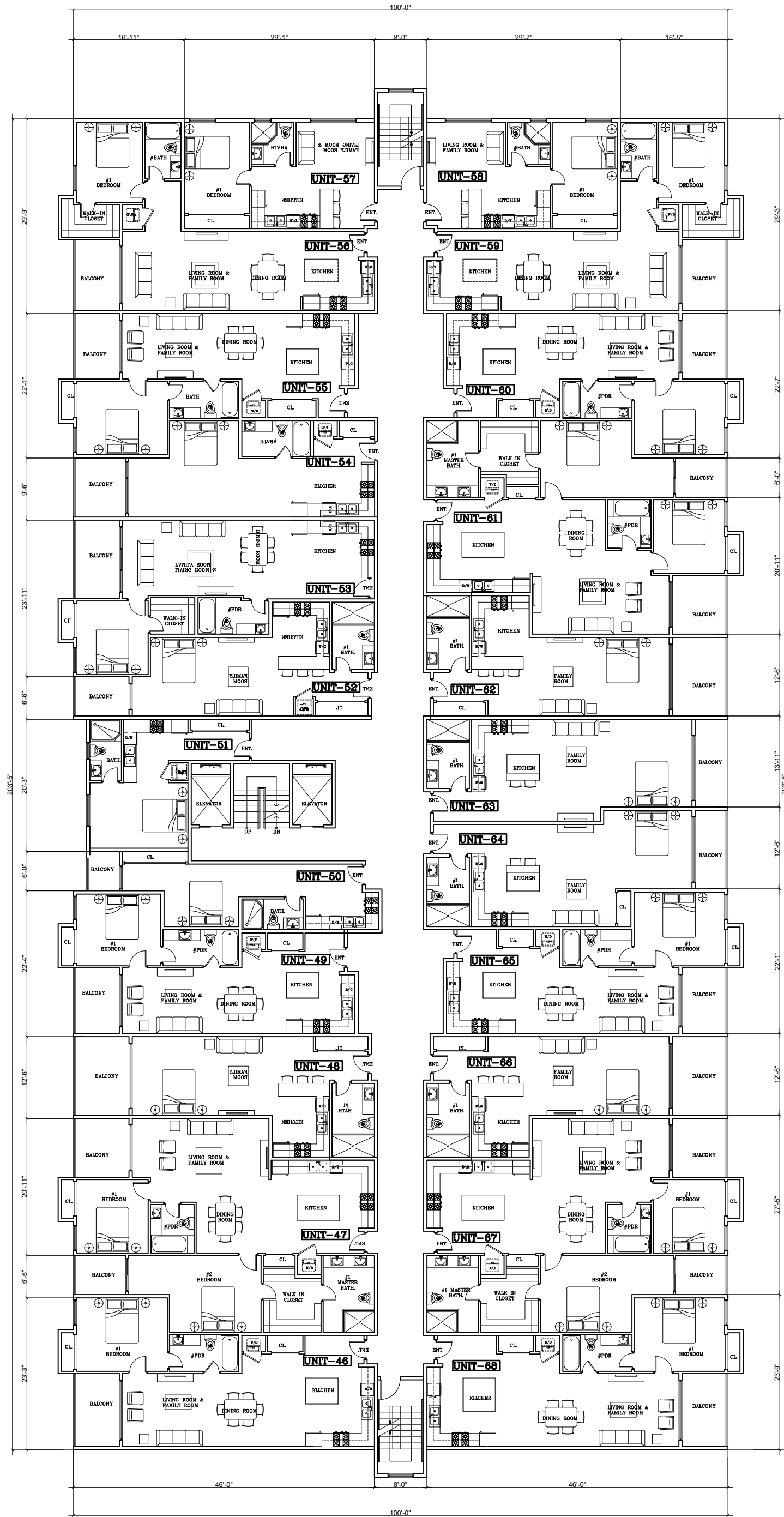
DRAWING TITLE
MULTI-FAMILY -B
FIRST, GROUND &
UNDERGROUND
FLOOR PLANS

DRAWING NO.

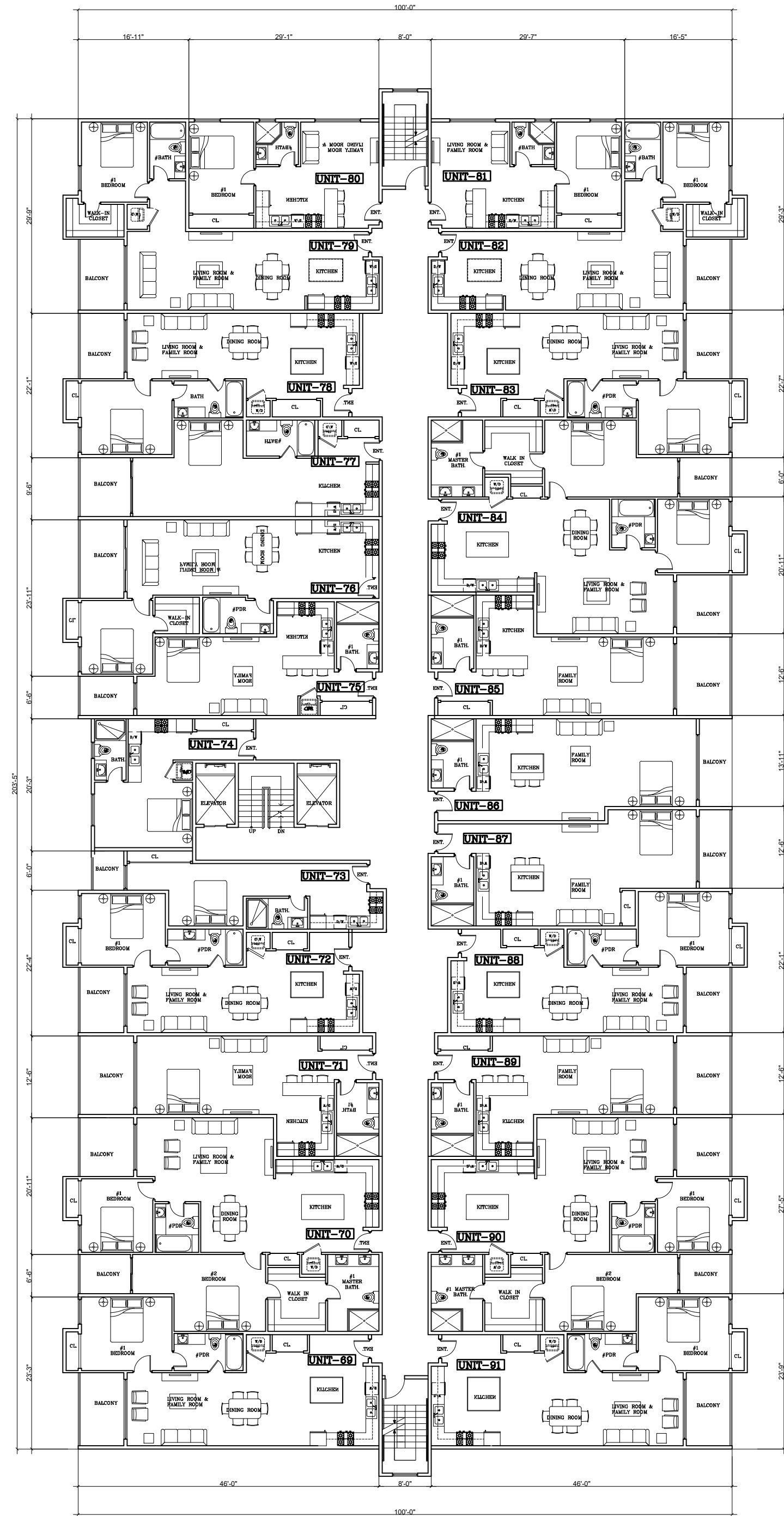
A2-9



1 MULTI-FAMILY -B, SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0" N



2 MULTI-FAMILY -B, THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0" N



3 MULTI-FAMILY -B, FOURTH FLOOR PLAN
SCALE: 1/16" = 1'-0" N

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MARK	DATE	DESCRIPTION

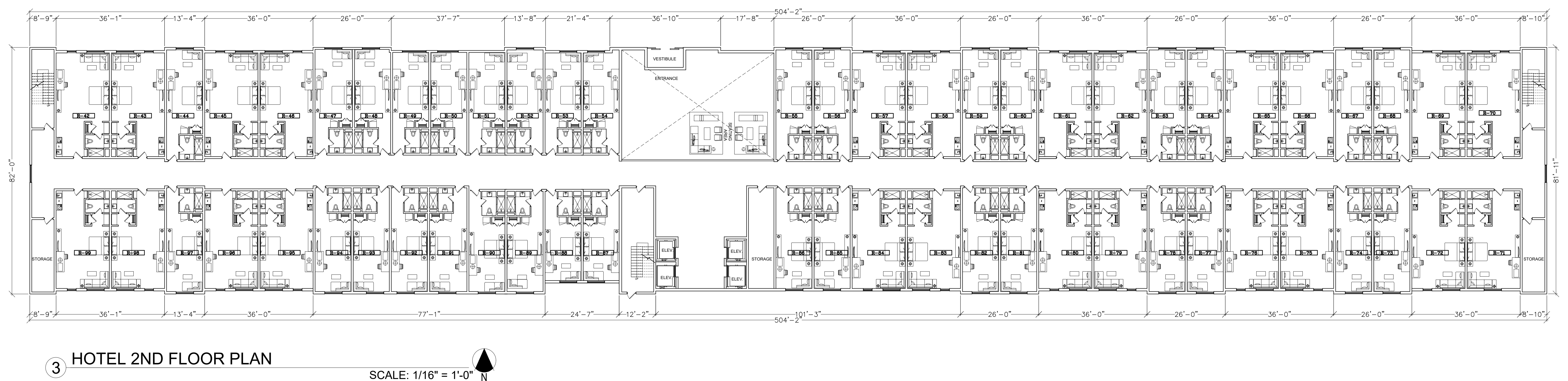
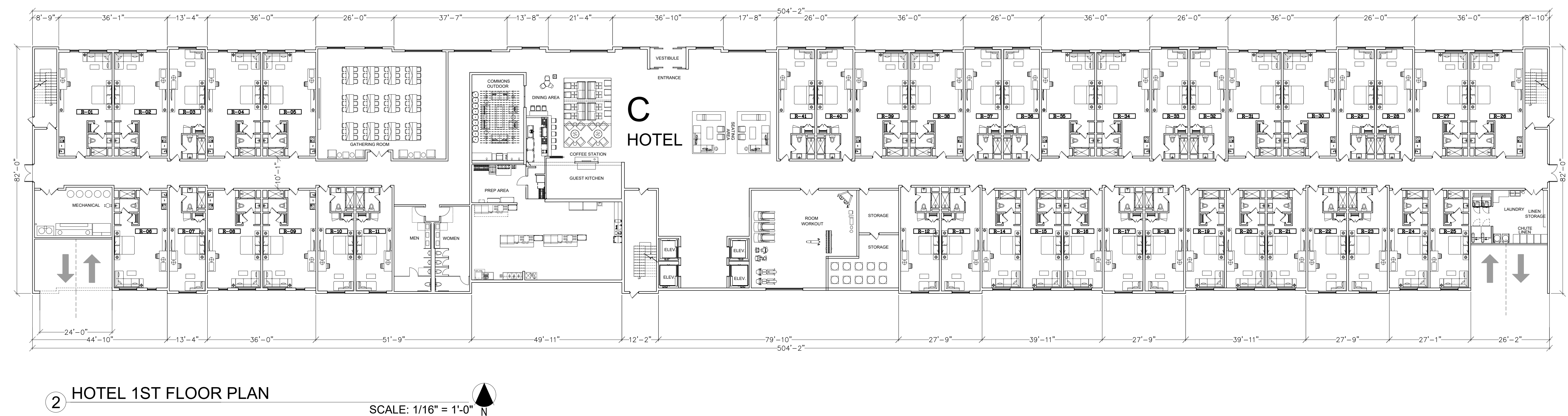
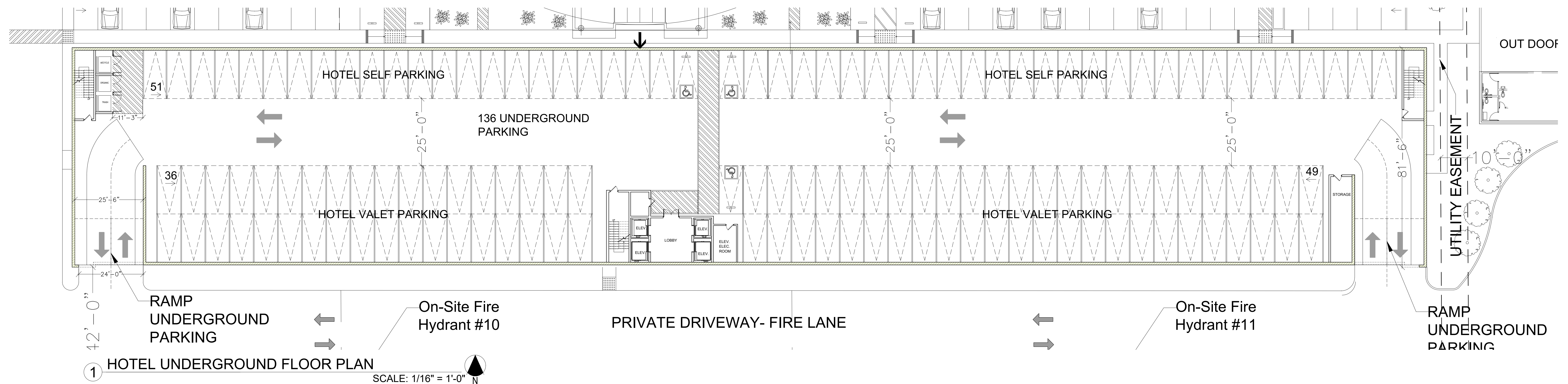
DRAWING BY:
ARYANA MAZLOUMIAN

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

DRAWING TITLE
MULTI-FAMILY -B
2ND, 3RD, 4RTH
FLOOR PLANS

DRAWING NO.

A2-10



ARCHITECT:

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MAIL: julian@mcgla.net

REAL:



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WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

DESCRIPTION	DATE
PLAN CHECK SET	
CORRECTION SET	
PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION
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DRAWING BY:

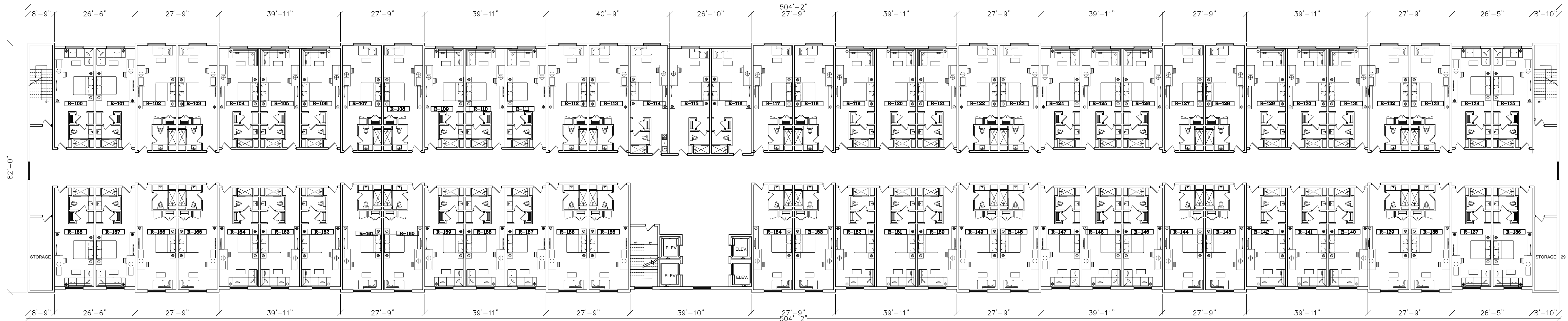
YANA MAZLOUMIAN

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

DRAWING TITLE
HOTEL
UNDERGROUND,
1ST, 2ND FLOOR
PLANS

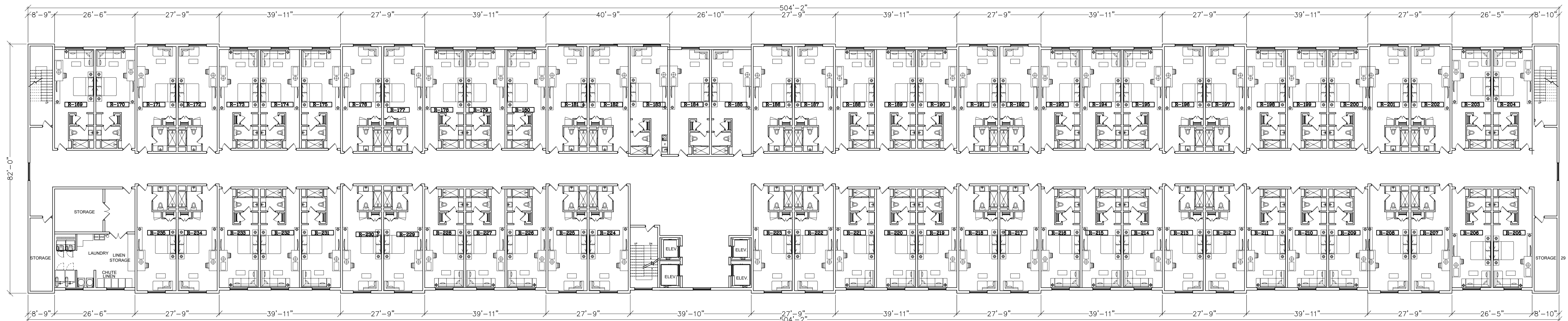
DRAWING NO.

A2-11



1 HOTEL 3RD FLOOR PLAN

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



2 HOTEL 4RTH FLOOR PLAN

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

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EMAIL: julian@mcgla.net



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NO.	DESCRIPTION	DATE
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3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

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

DRAWING TITLE
HOTEL 3RD.4RTH
FLOOR PLANS

DRAWING NO.

A2-12

ARCHITECT:
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PROJECT:
WESTLANE PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

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

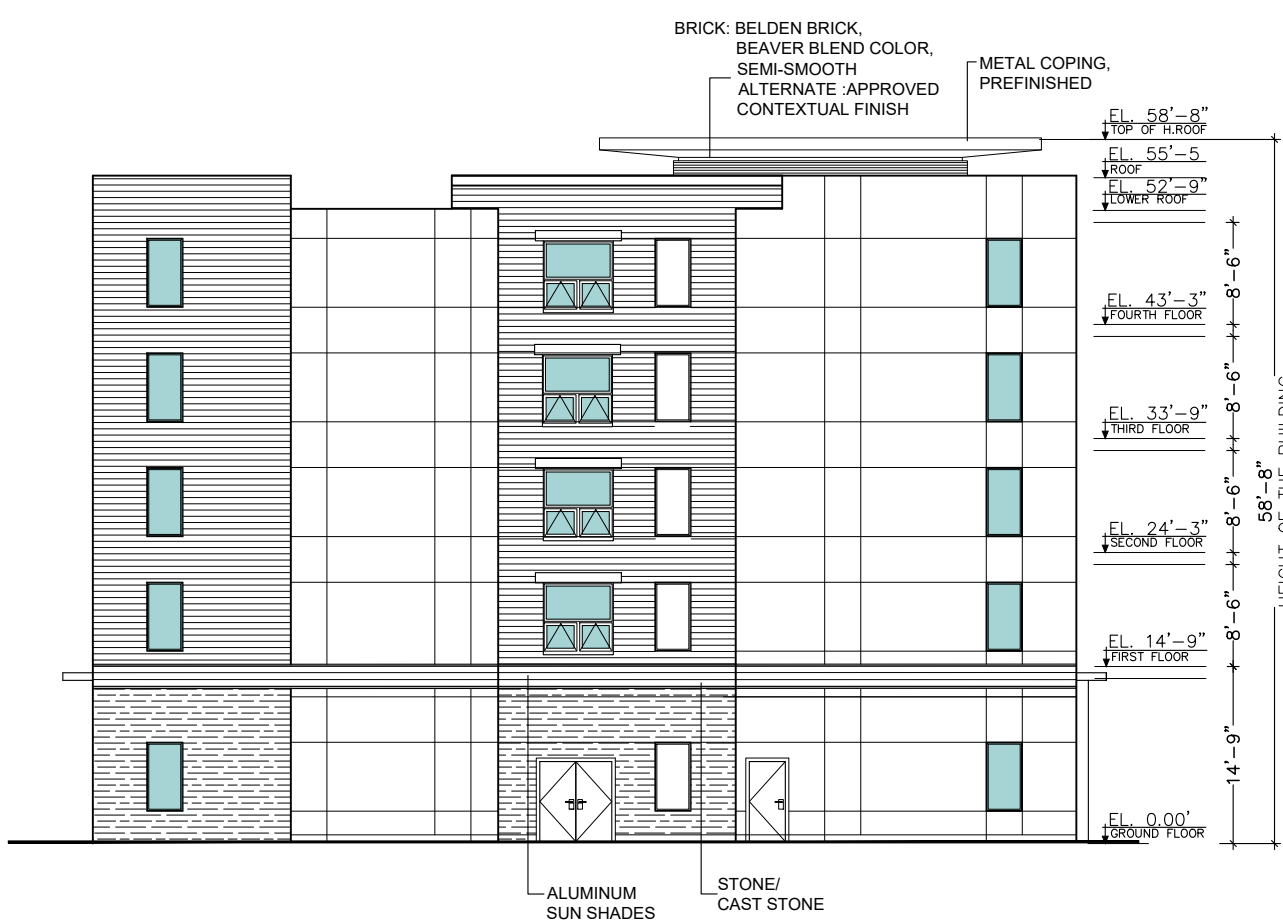
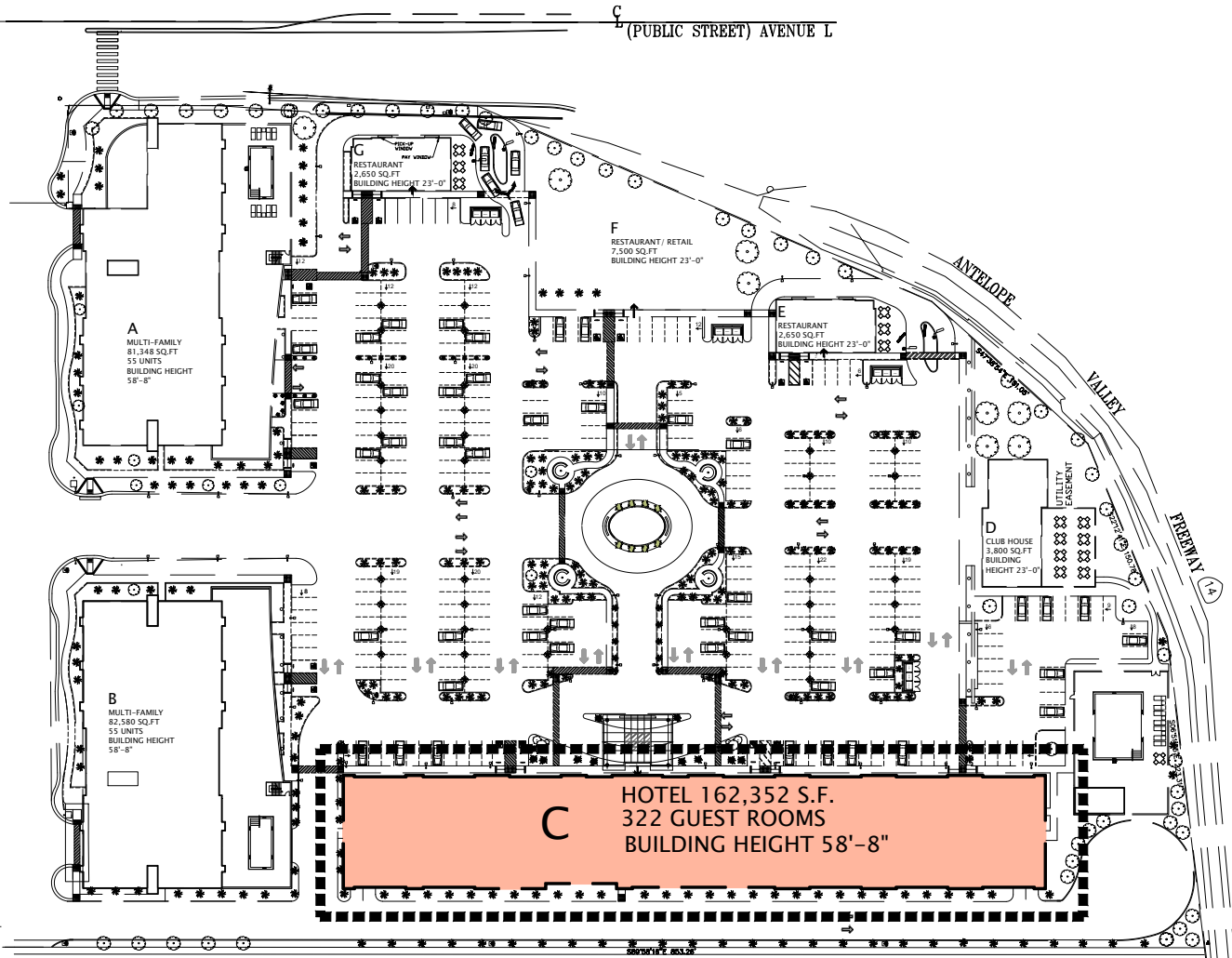
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HOTEL
ELEVATIONS

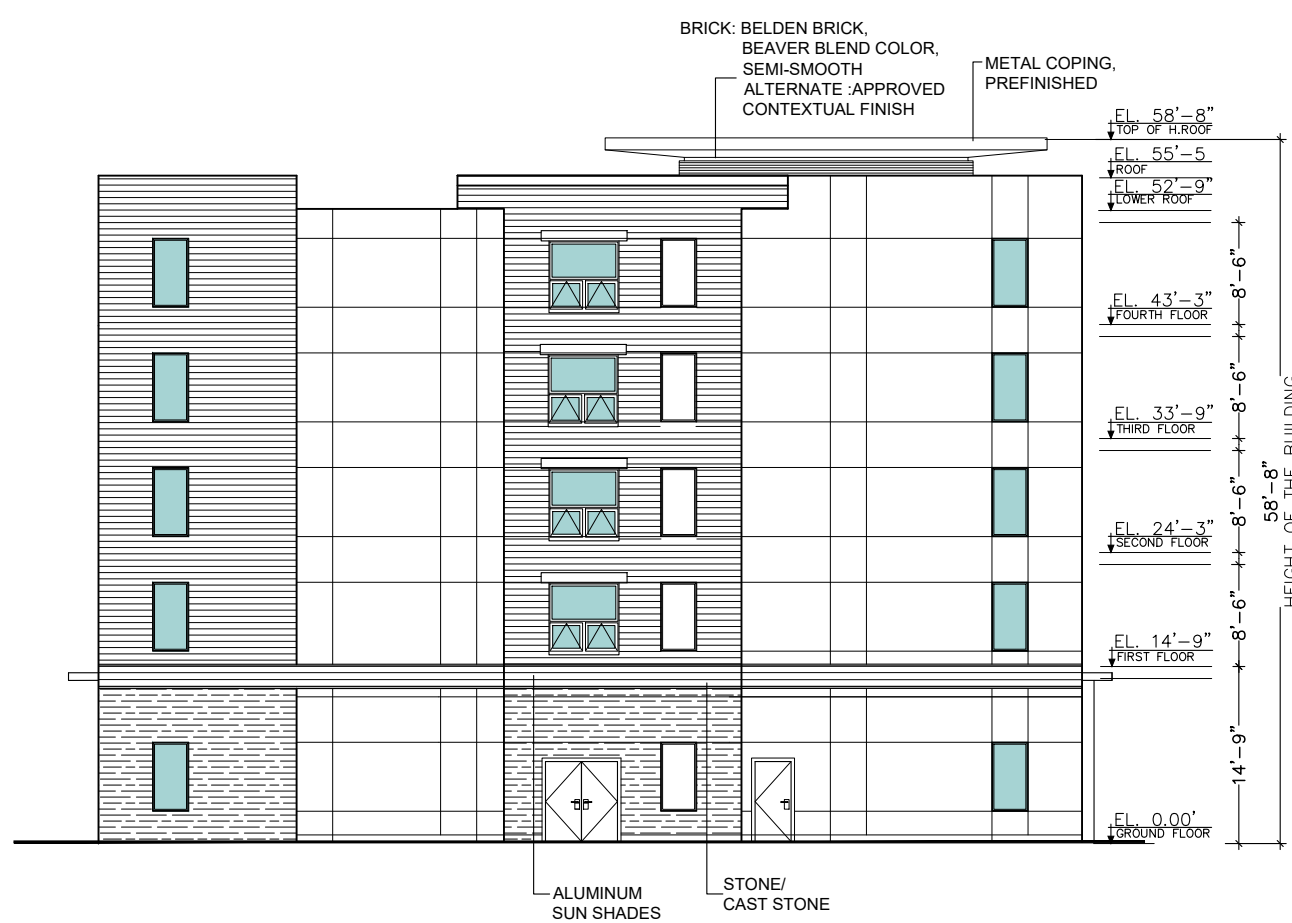
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A2-13

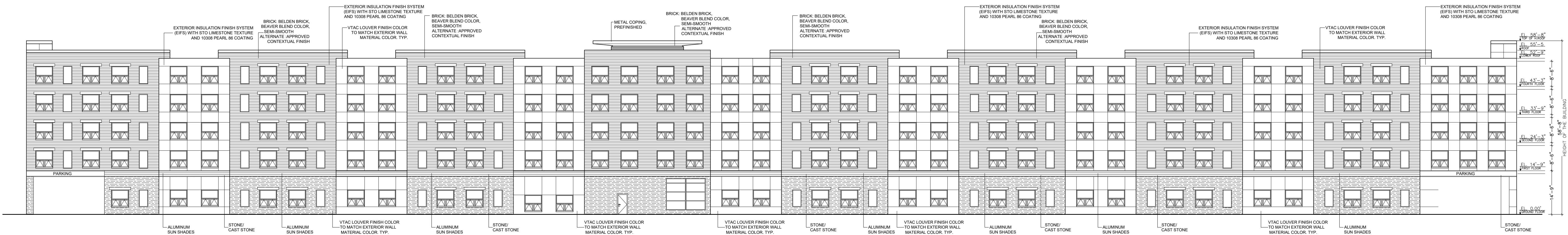
KEY PLAN



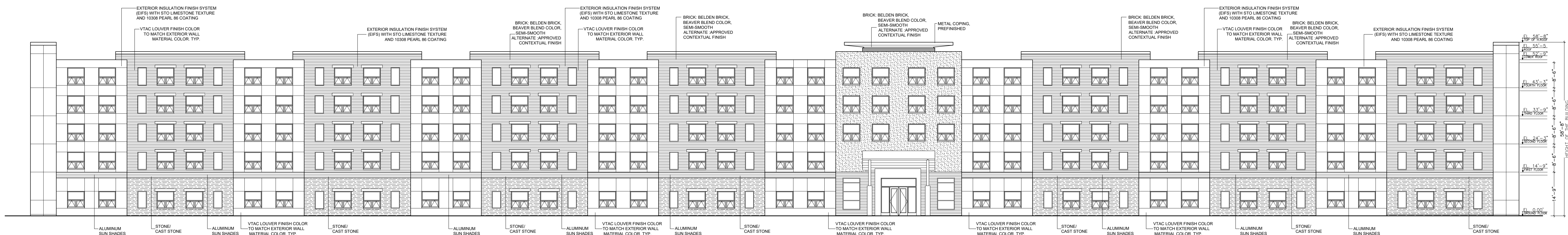
1 WEST ELEVATION
SCALE: 1/16"=1'-0"



2 EAST ELEVATION
SCALE: 1/16"=1'-0"



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



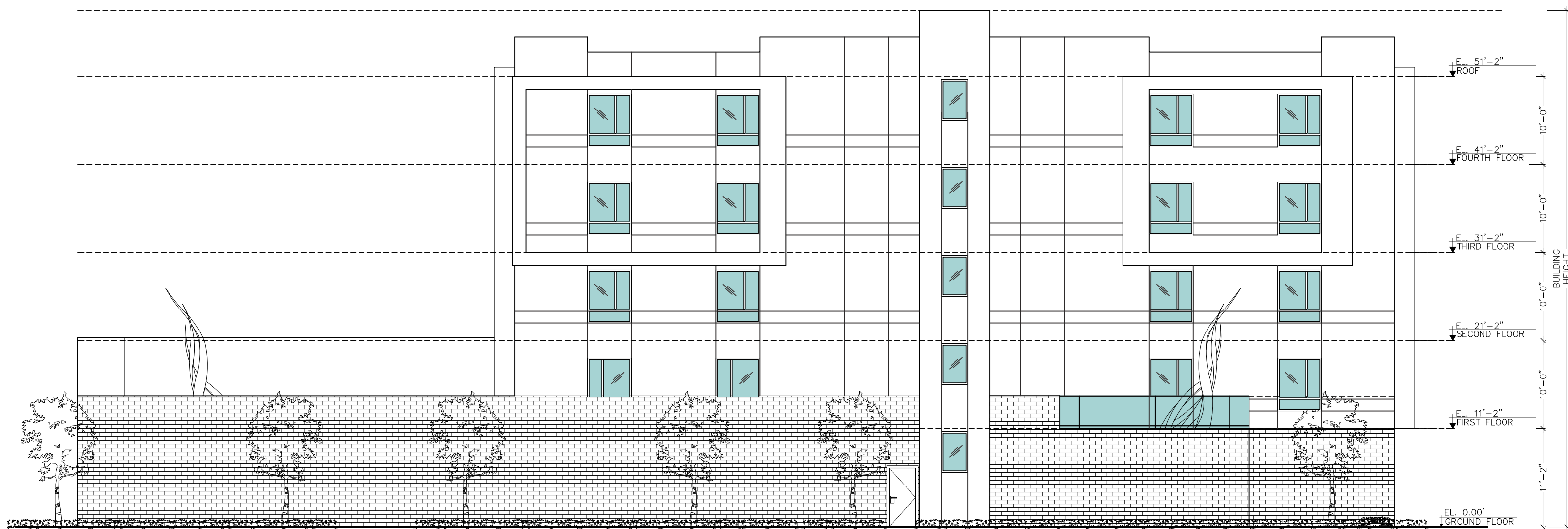
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SCALE: 1/16"=1'-0"



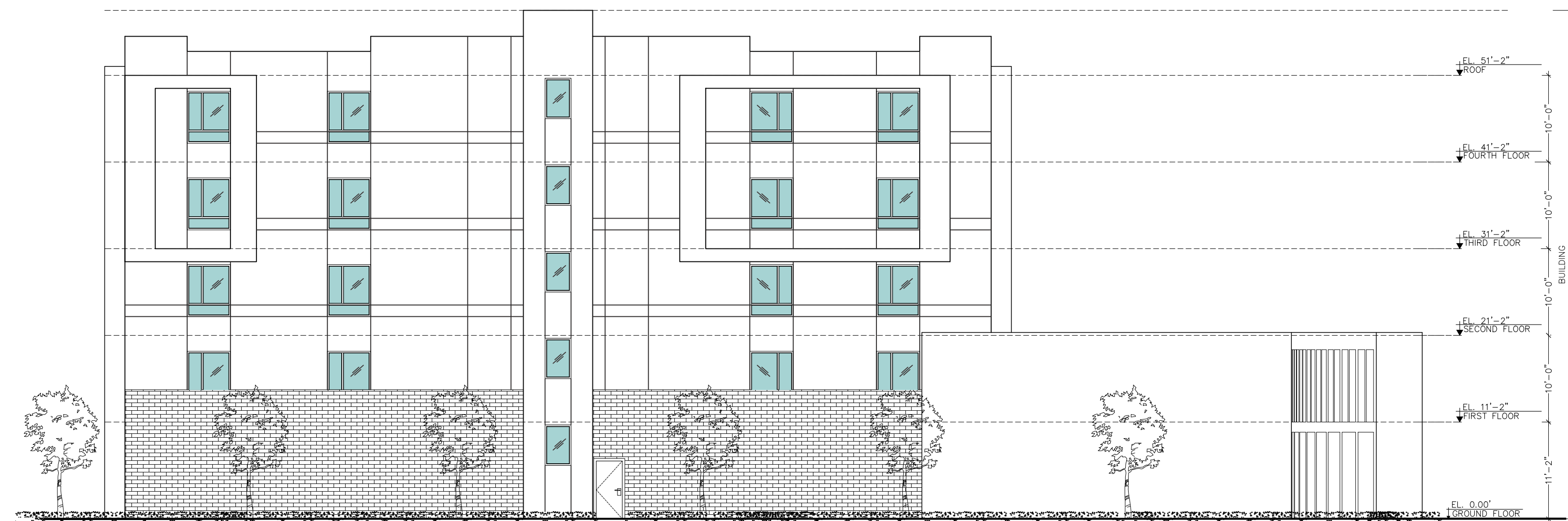
1 WEST ELEVATION
SCALE: 3/32"=1'-0"



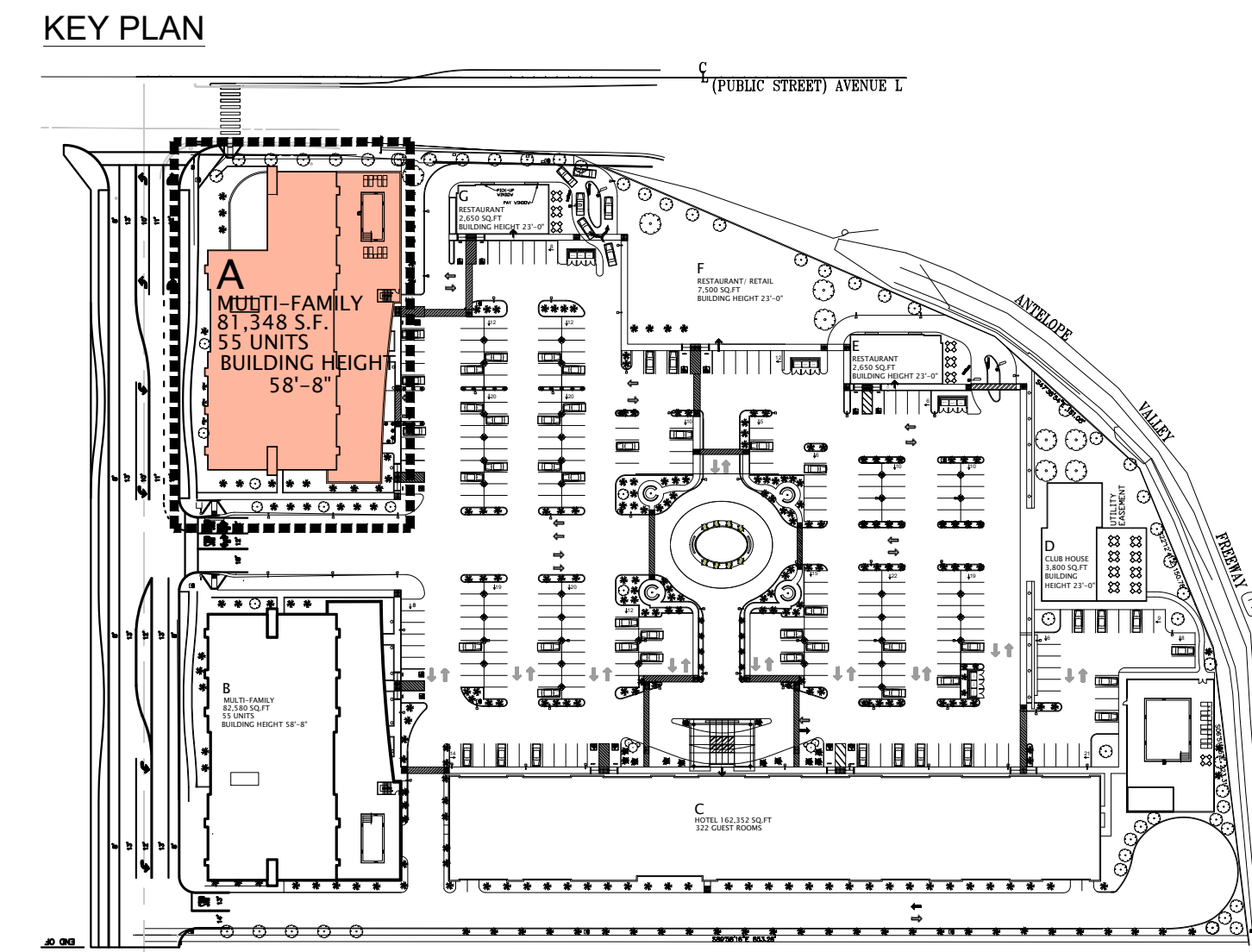
2 EAST ELEVATION
SCALE: 3/32"=1'-0"



3 NORTH ELEVATION
SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



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PROJECT:
WESTLANE PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
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REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 3/32"=1'-0"

DRAWING TITLE
A
MULTI-FAMILY
ELEVATIONS

DRAWING NO.

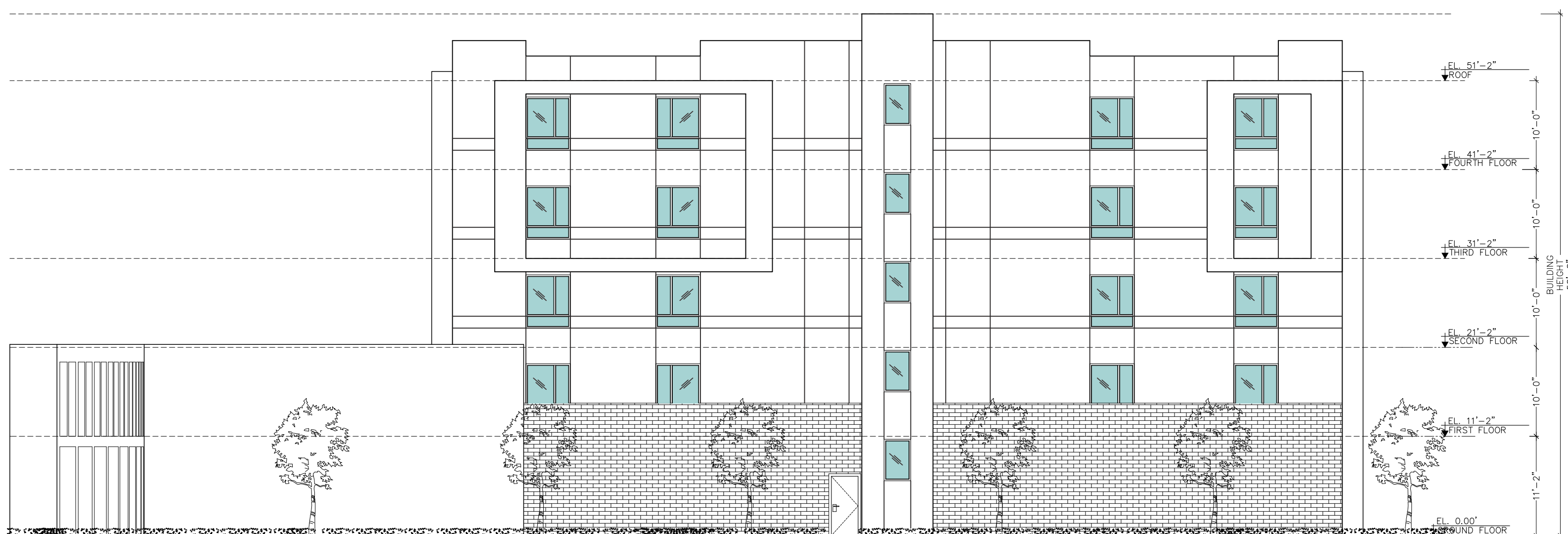
A2-14



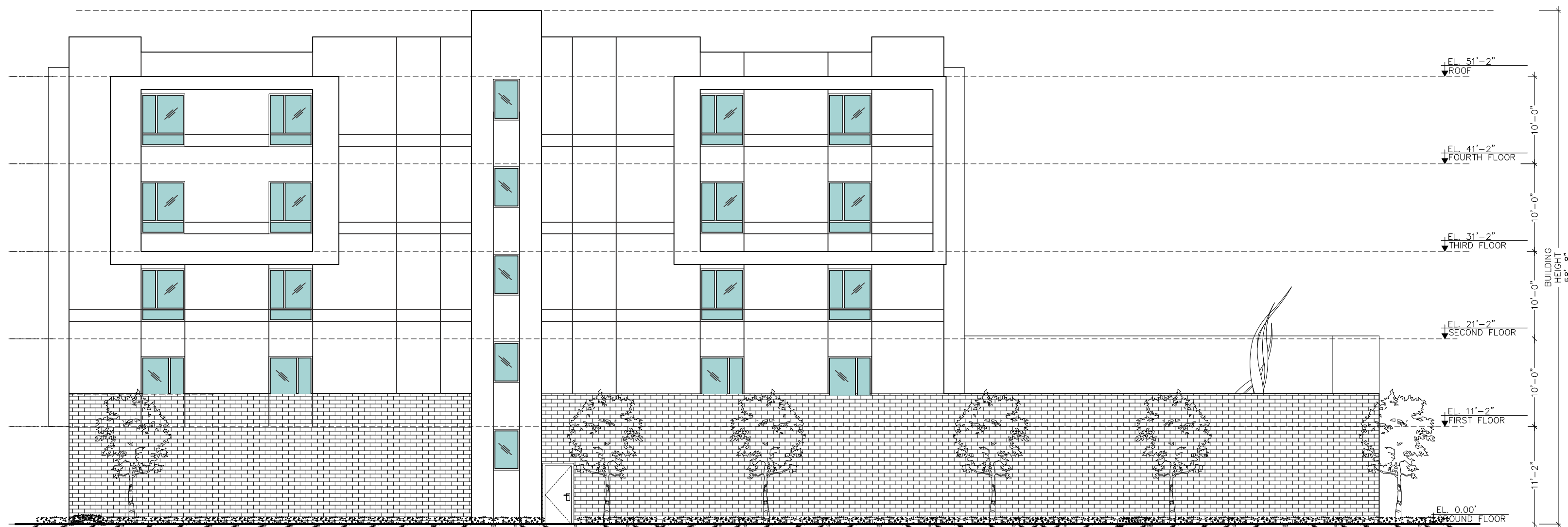
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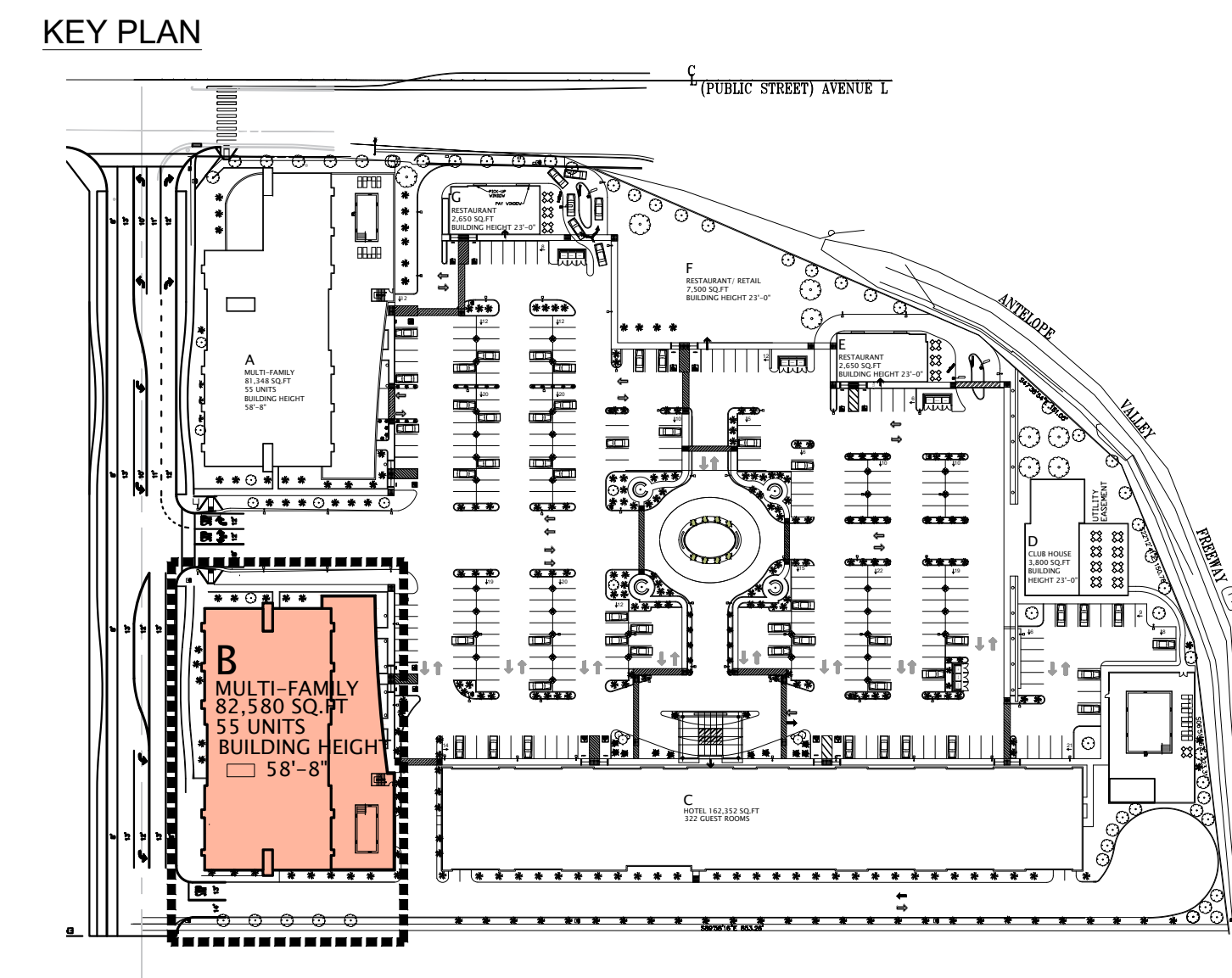
2 EAST ELEVATION
SCALE: 3/32"=1'-0"



3 NORTH ELEVATION
SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



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PROJECT:
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DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 3/32"=1'-0"

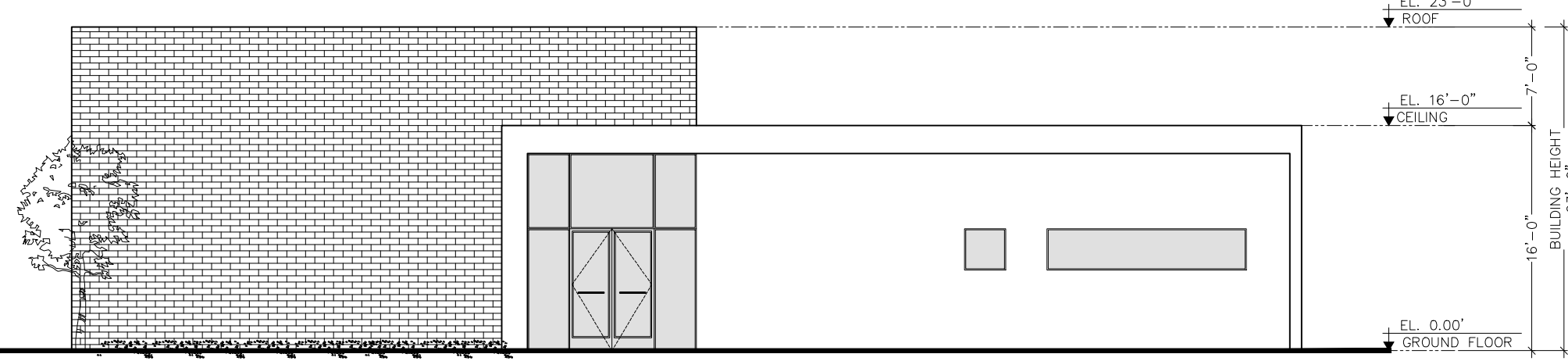
DRAWING TITLE

B
MULTI-FAMILY
ELEVATIONS

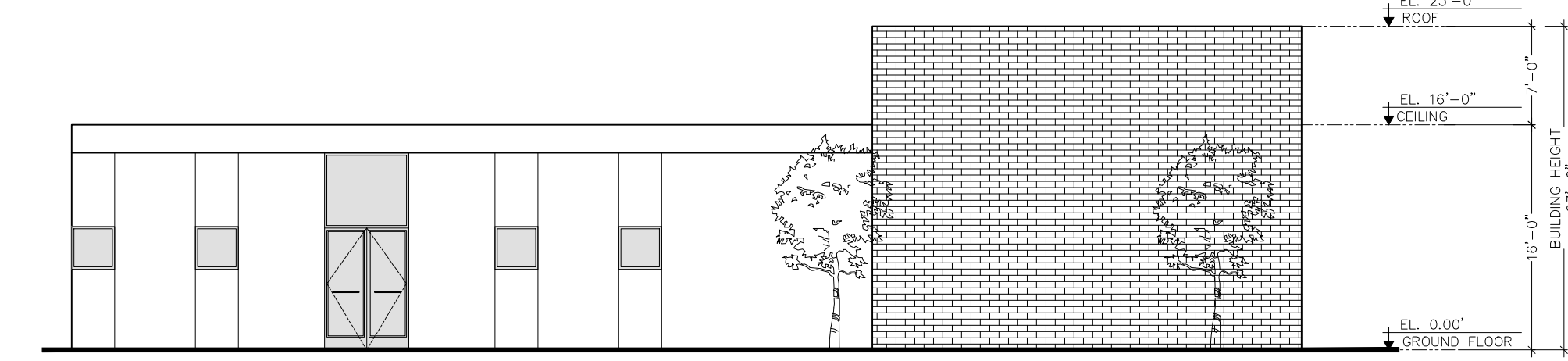
DRAWING NO.

A2-15

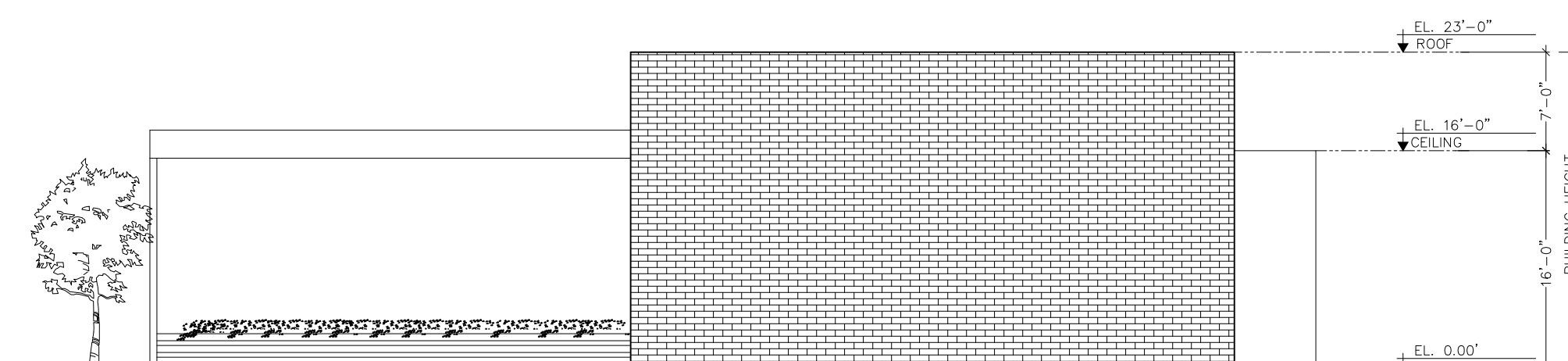
D-CLUB HOUSE ELEVATIONS



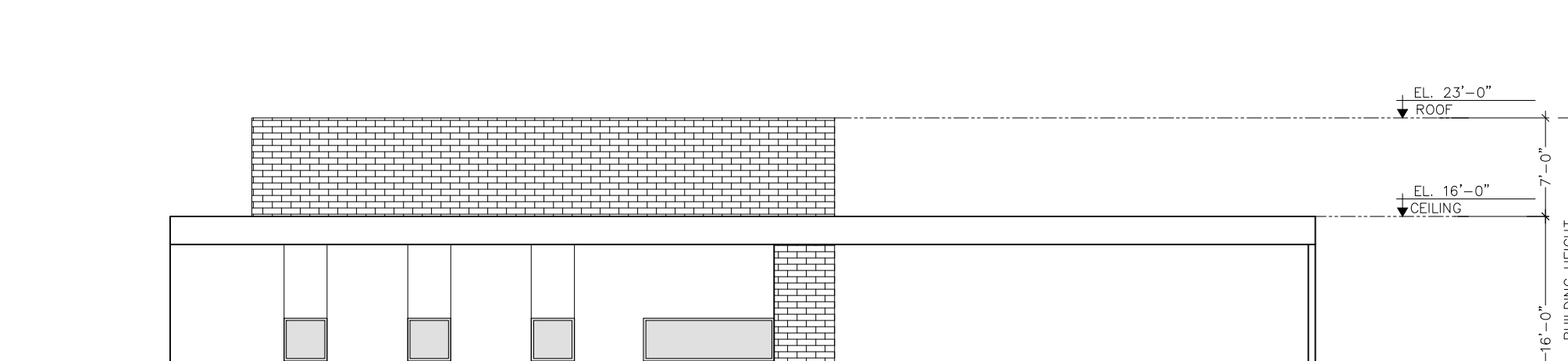
1 WEST ELEVATION
SCALE: 3/32"=1'-0"



2 EAST ELEVATION
SCALE: 3/32"=1'-0"

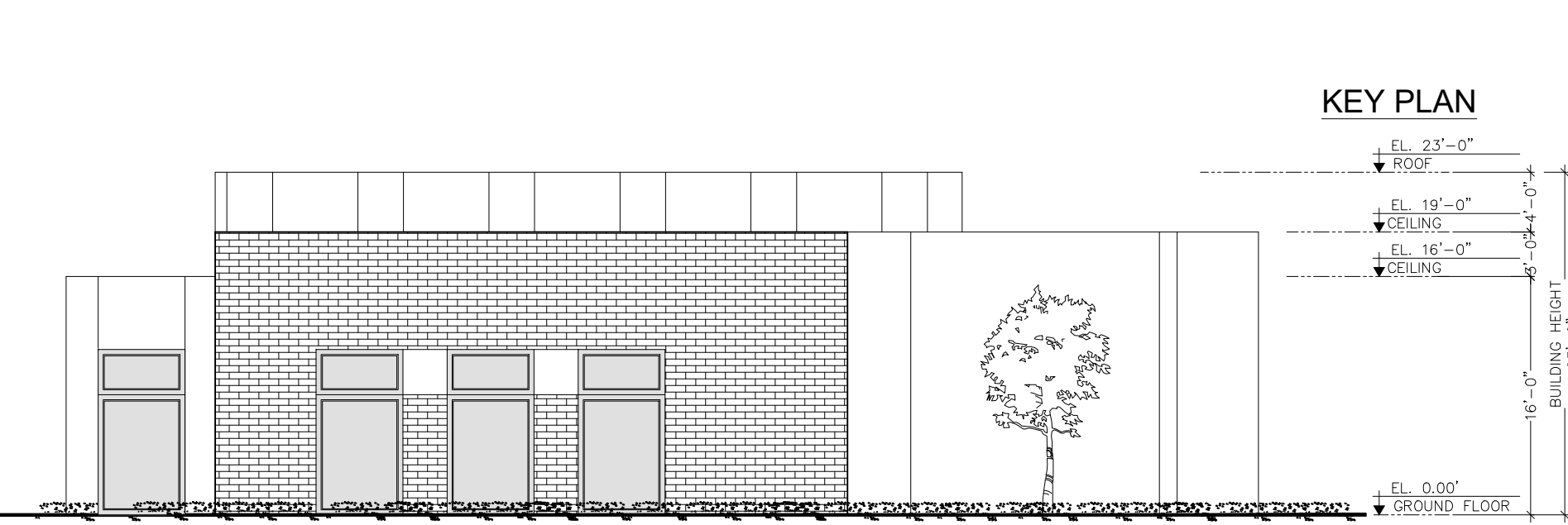


3 NORTH ELEVATION
SCALE: 3/32"=1'-0"



4 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

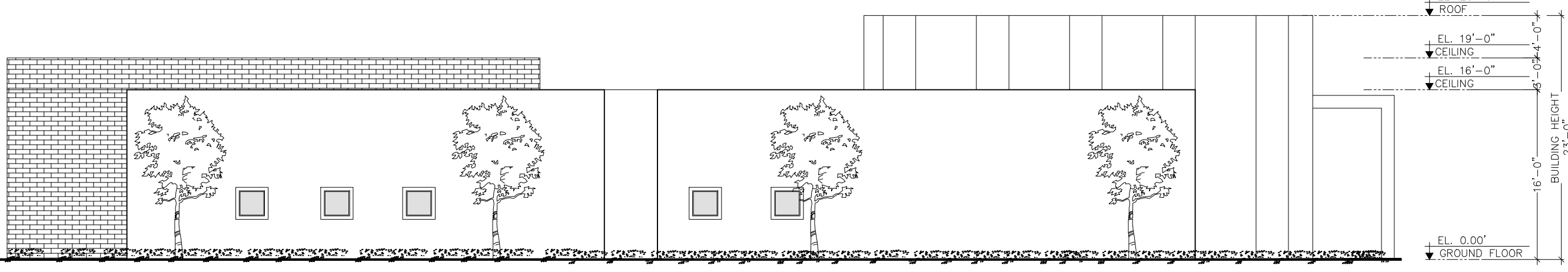
F- RESTAURANT/ RETAIL ELEVATIONS



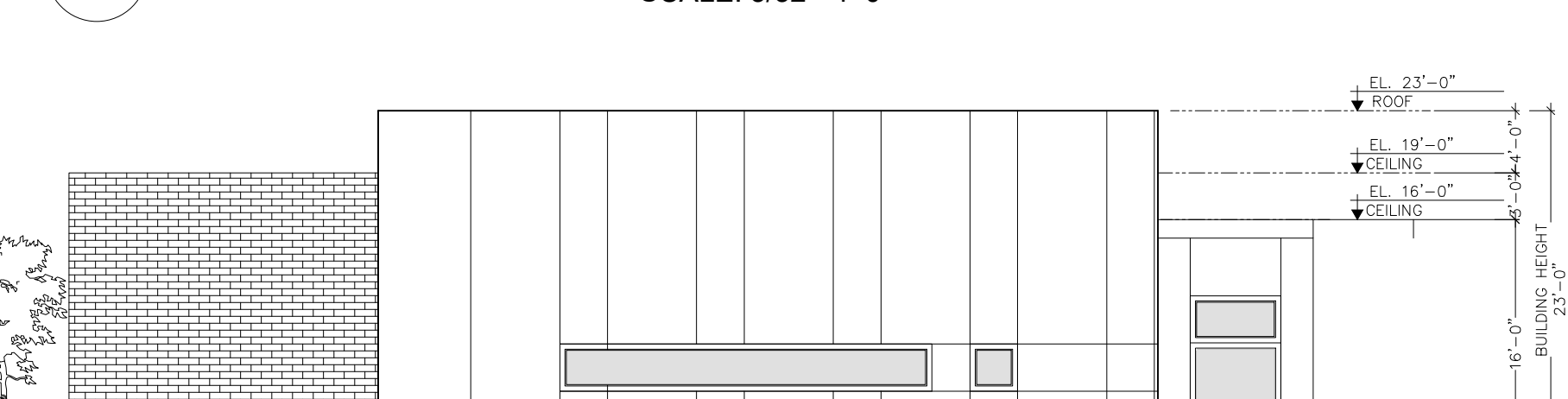
5 WEST ELEVATION
SCALE: 3/32"=1'-0"



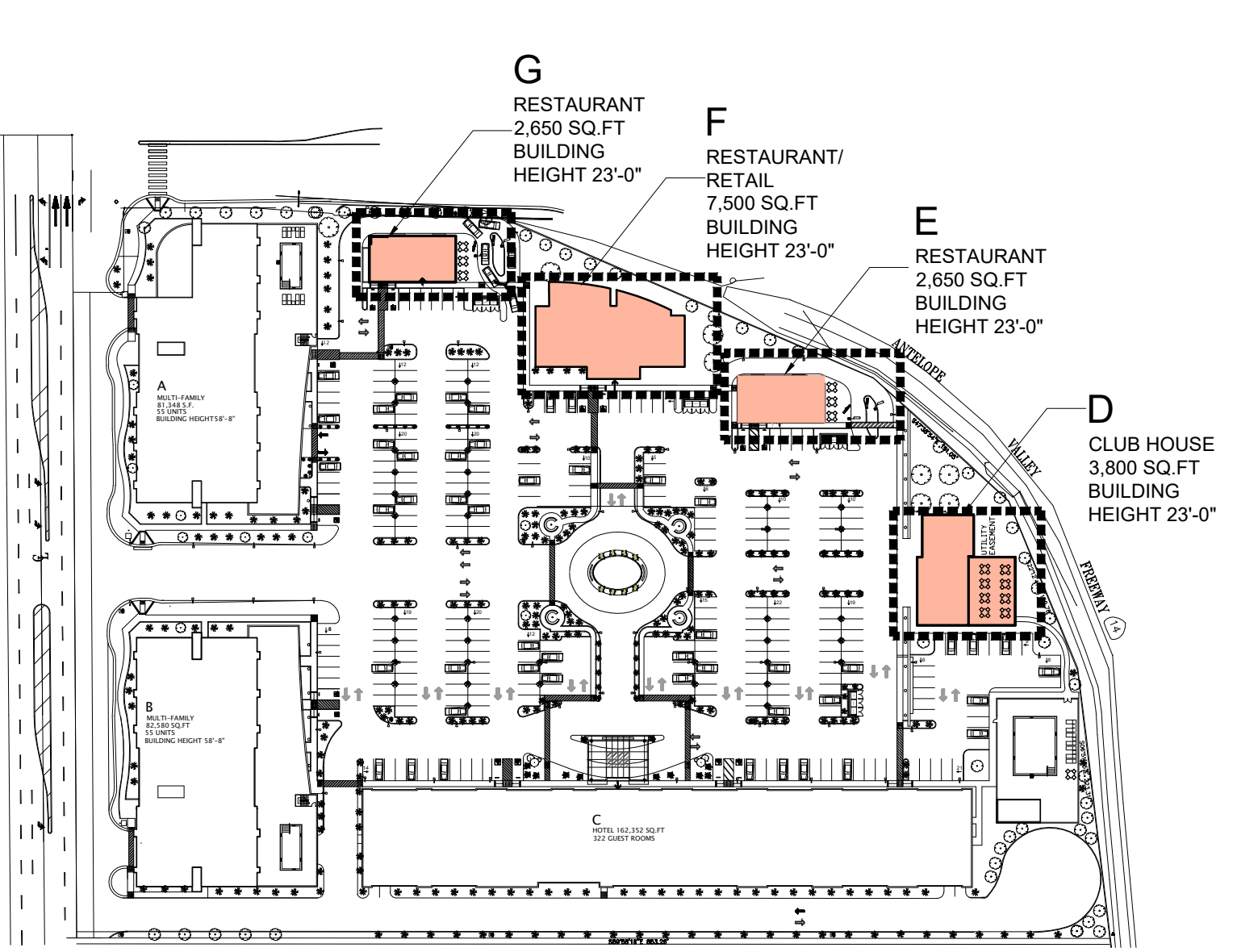
6 EAST ELEVATION
SCALE: 3/32"=1'-0"



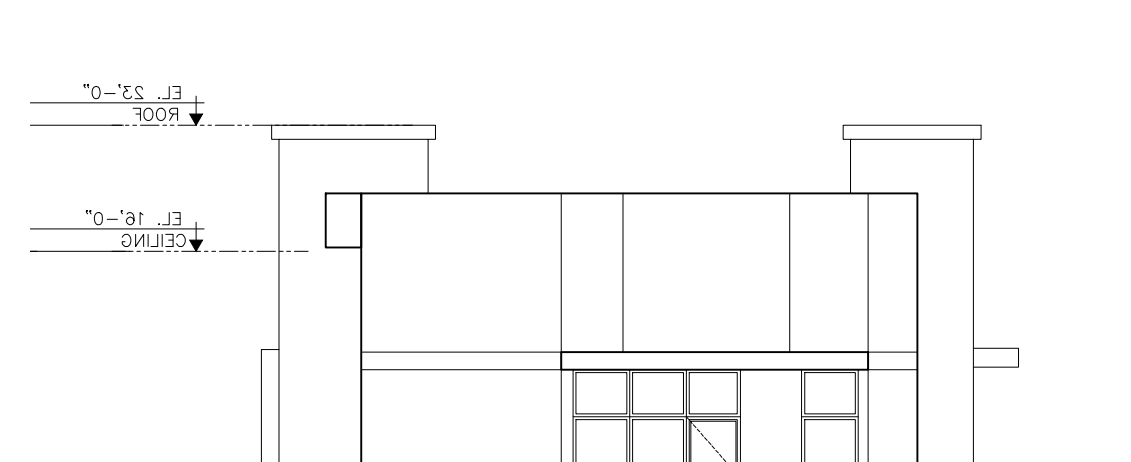
7 NORTH ELEVATION
SCALE: 3/32"=1'-0"



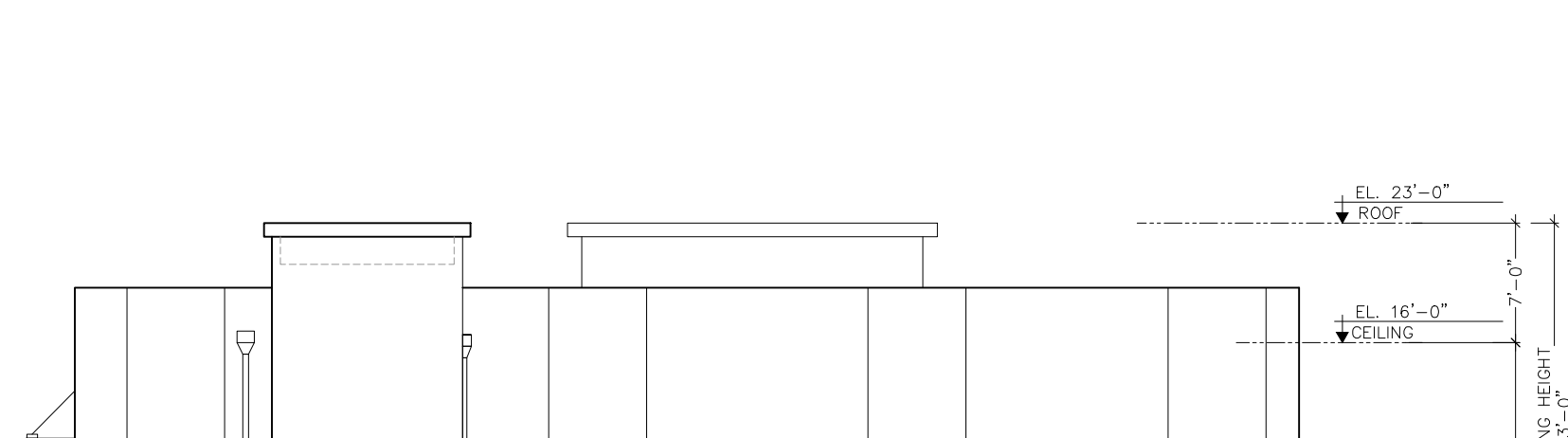
8 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



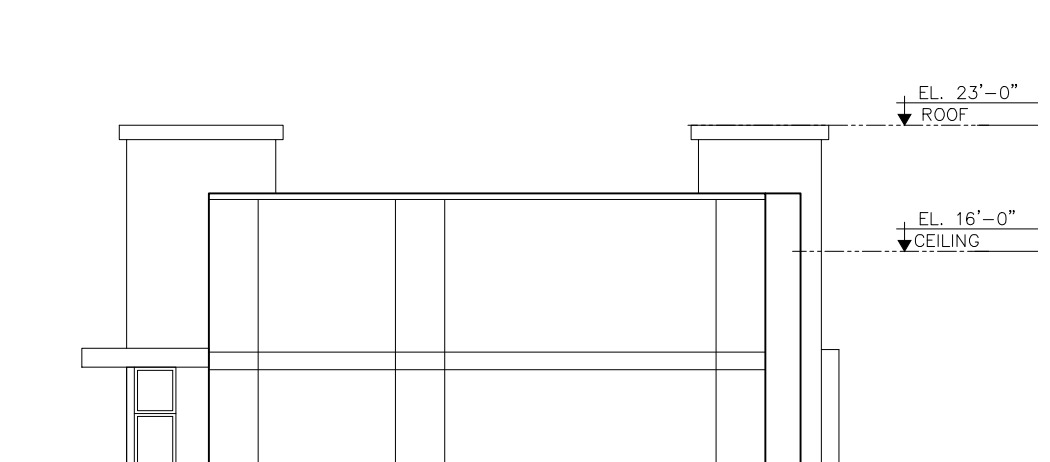
E & G- RESTAURANT ELEVATIONS



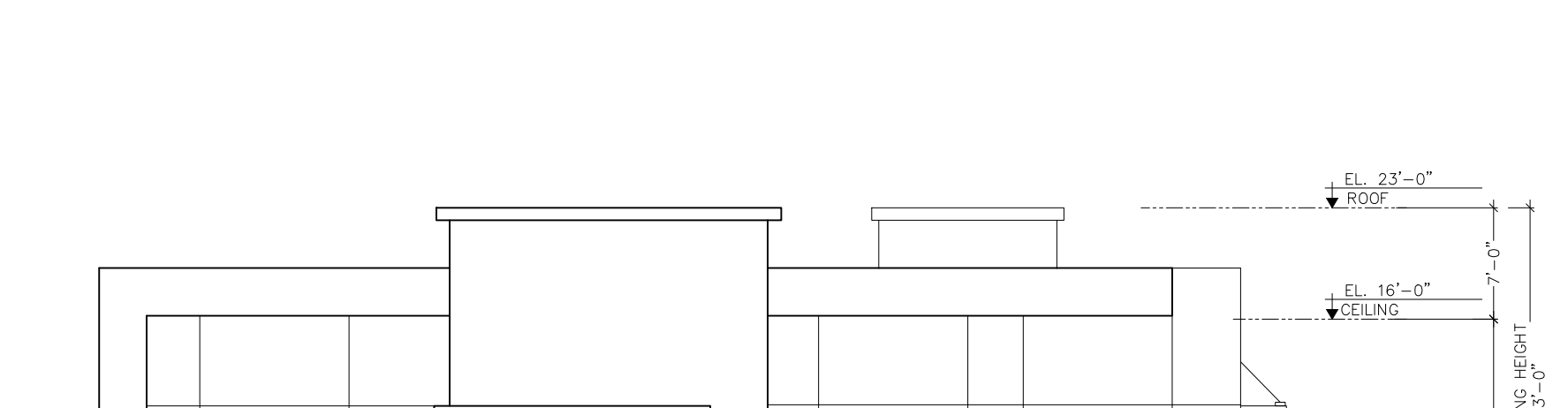
9 WEST ELEVATION
SCALE: 3/32"=1'-0"



10 NORTH ELEVATION
SCALE: 3/32"=1'-0"



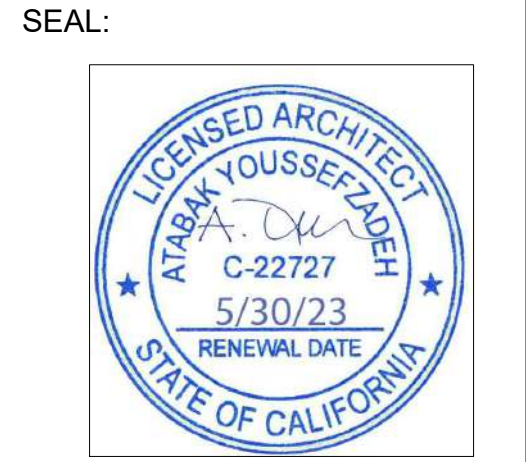
11 EAST ELEVATION
SCALE: 3/32"=1'-0"



12 SOUTH ELEVATION
SCALE: 3/32"=1'-0"

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PROJECT:
WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
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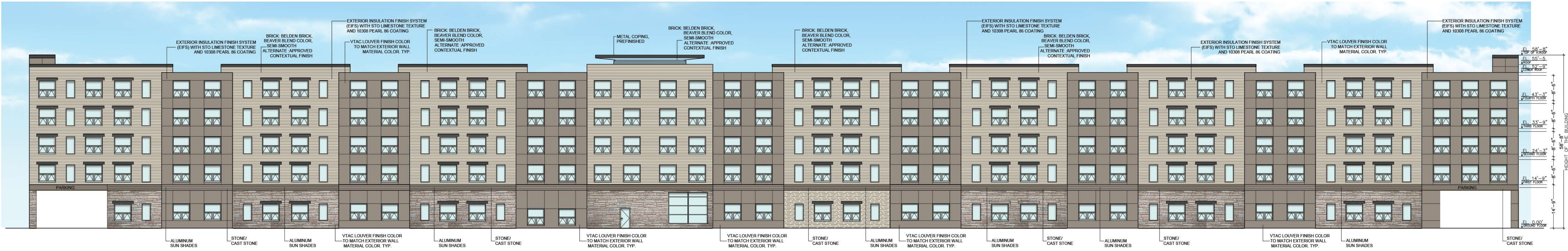
DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 3/32" = 1'-0"

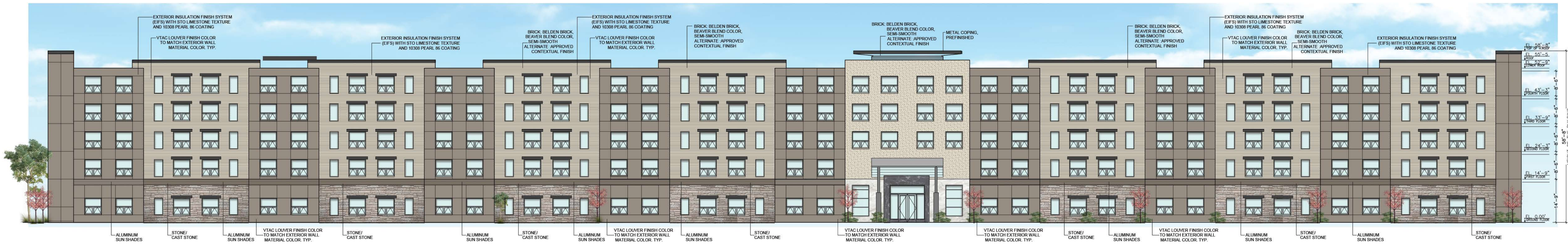
DRAWING TITLE
BUILDINGS- D/ E/ F/
G
ELEVATIONS

DRAWING NO.

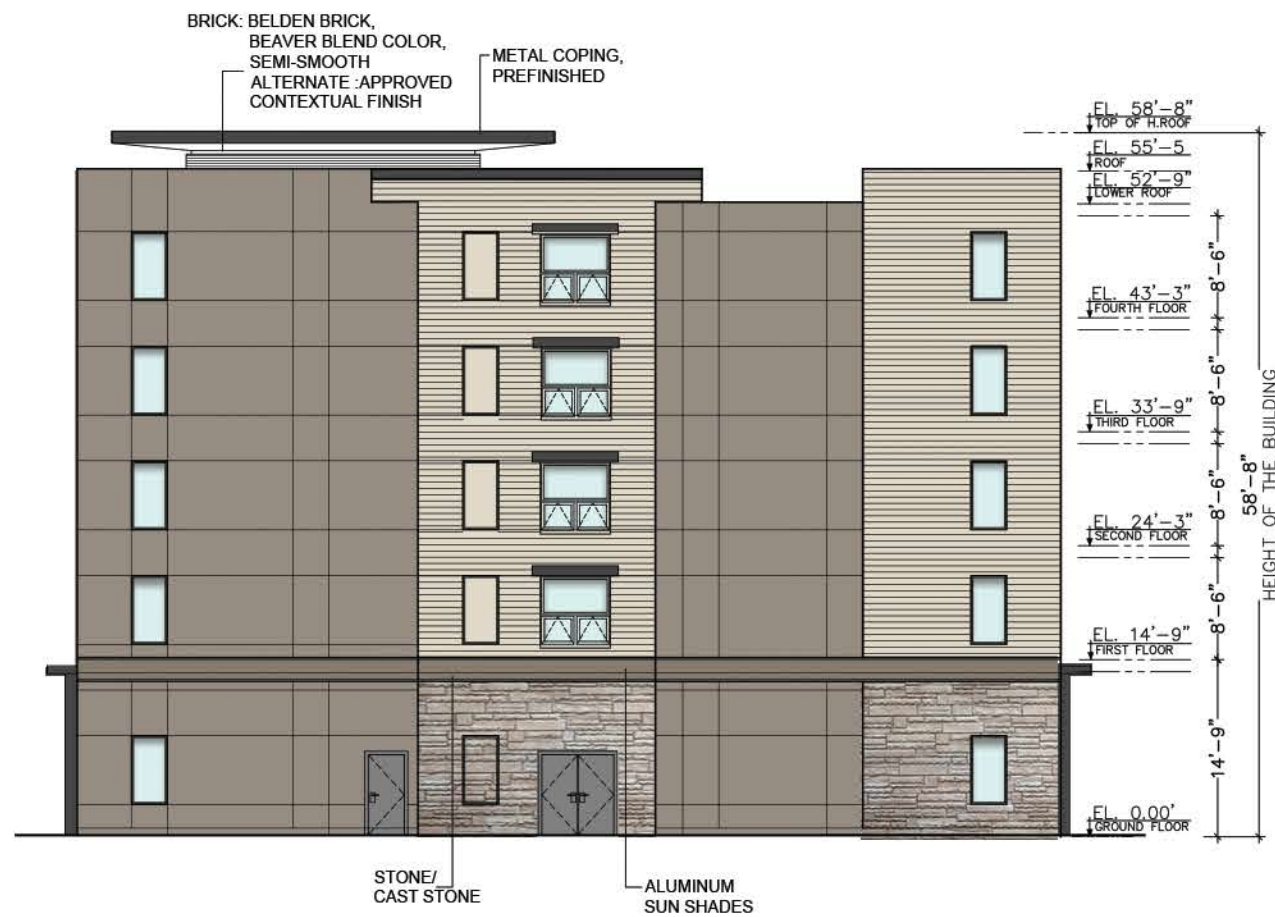
A2-16



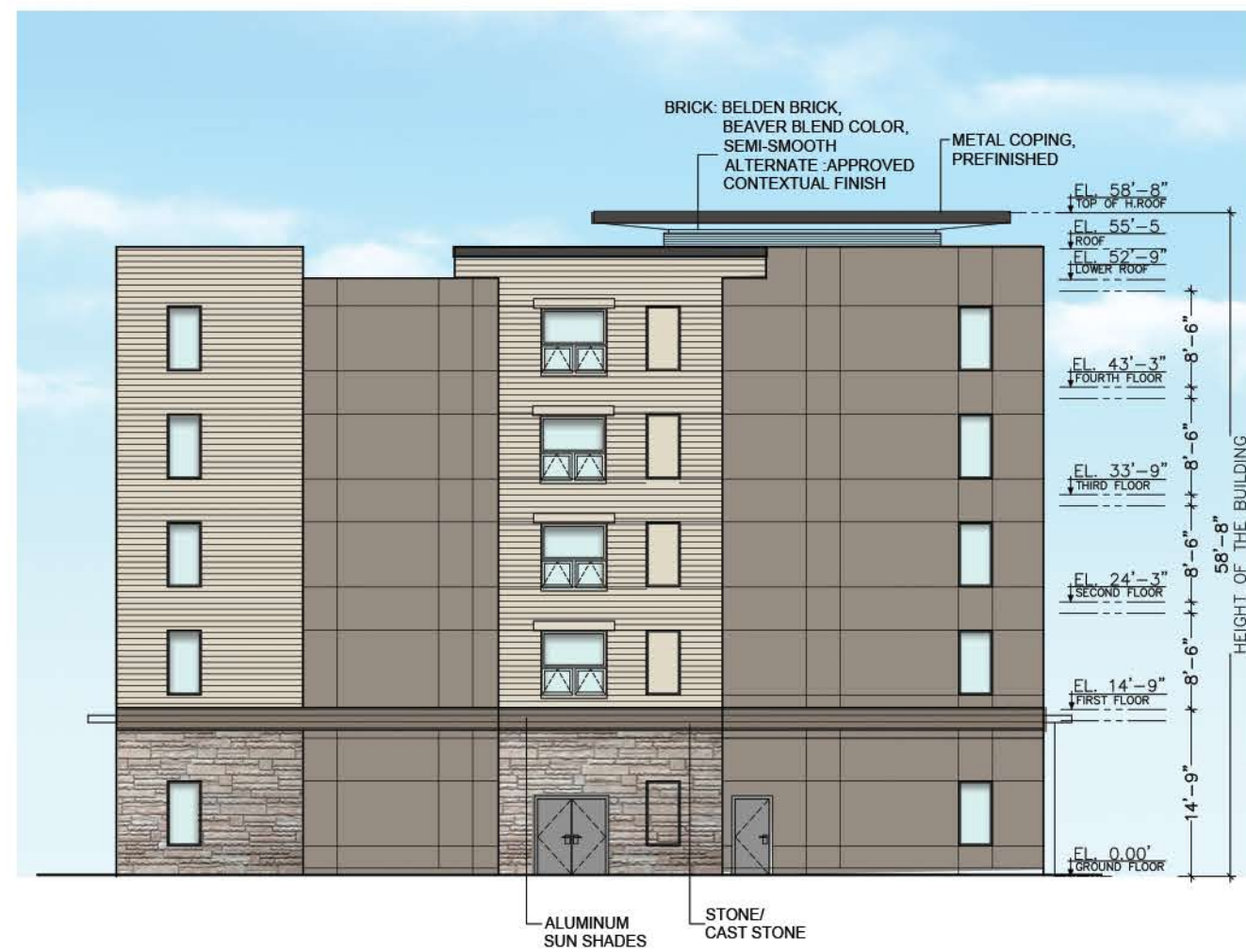
1 HOTEL, SOUTH ELEVATION



2 HOTEL, NORTH ELEVATION



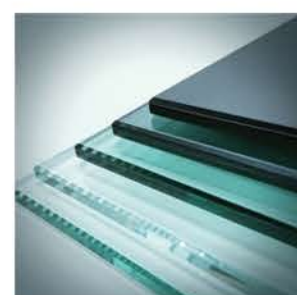
4 HOTEL, WEST ELEVATION



3 HOTEL, EAST ELEVATION

MATERIAL & FINISH DESCRIPTION

TINTED GLASS



SMOOTH STUCCO



CONCRETE DARK COLOR



SLATE STONE



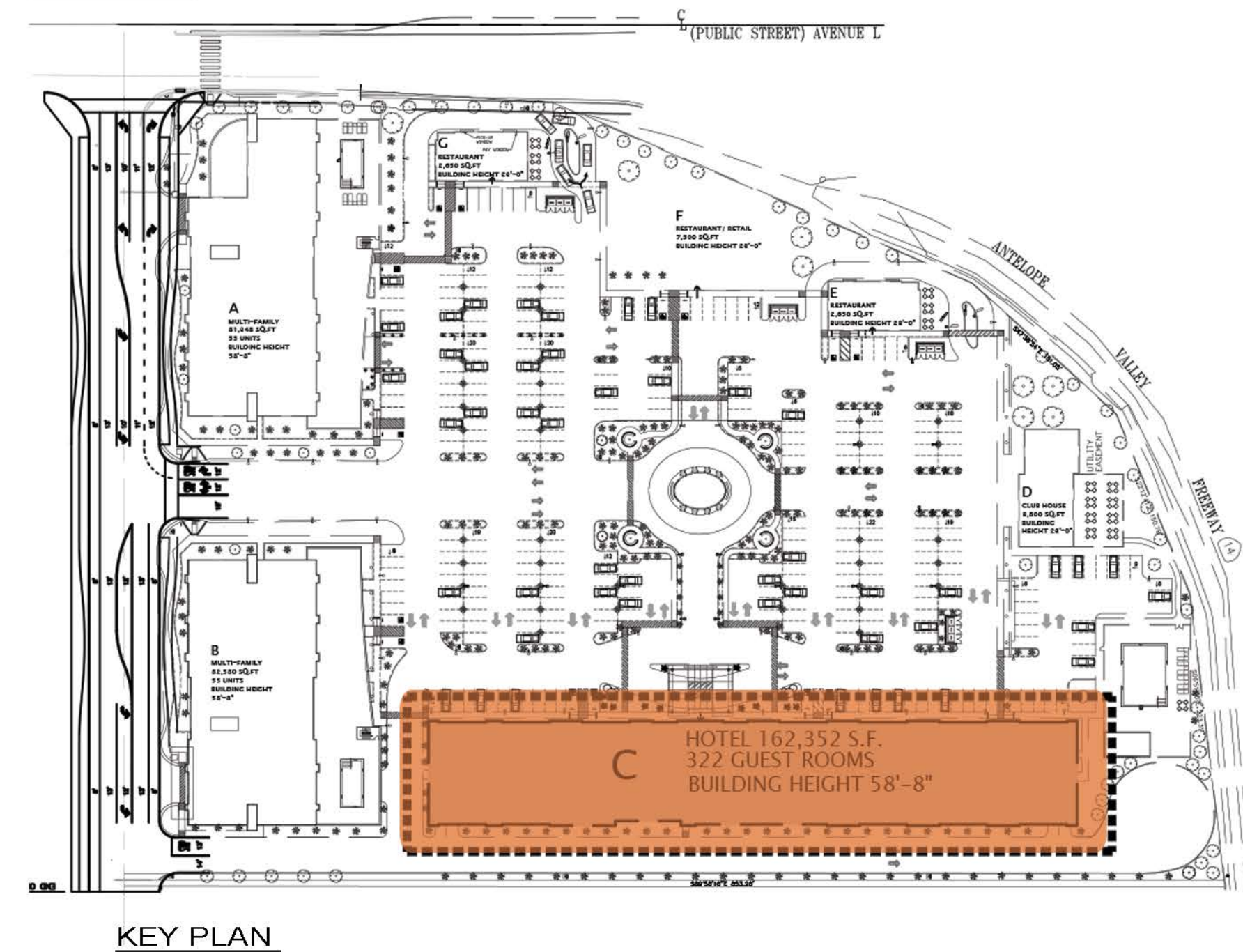
CONCRETE LIGHT COLOR



METAL REVEAL



KEY PLAN



ARCHITECT:

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TEL: (310) 446-6614
EMAIL: julian@mcgla.net

SEAL:



PROJECT:
WESTLANE PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

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REVISION:

MARK	DATE	DESCRIPTION

DRAWING BY:

ARYANA MAZLOUMIAN

SCALE: NO SCALE

DRAWING TITLE

COLOR
HOTEL
ELEVATIONS

DRAWING NO.

A3-0



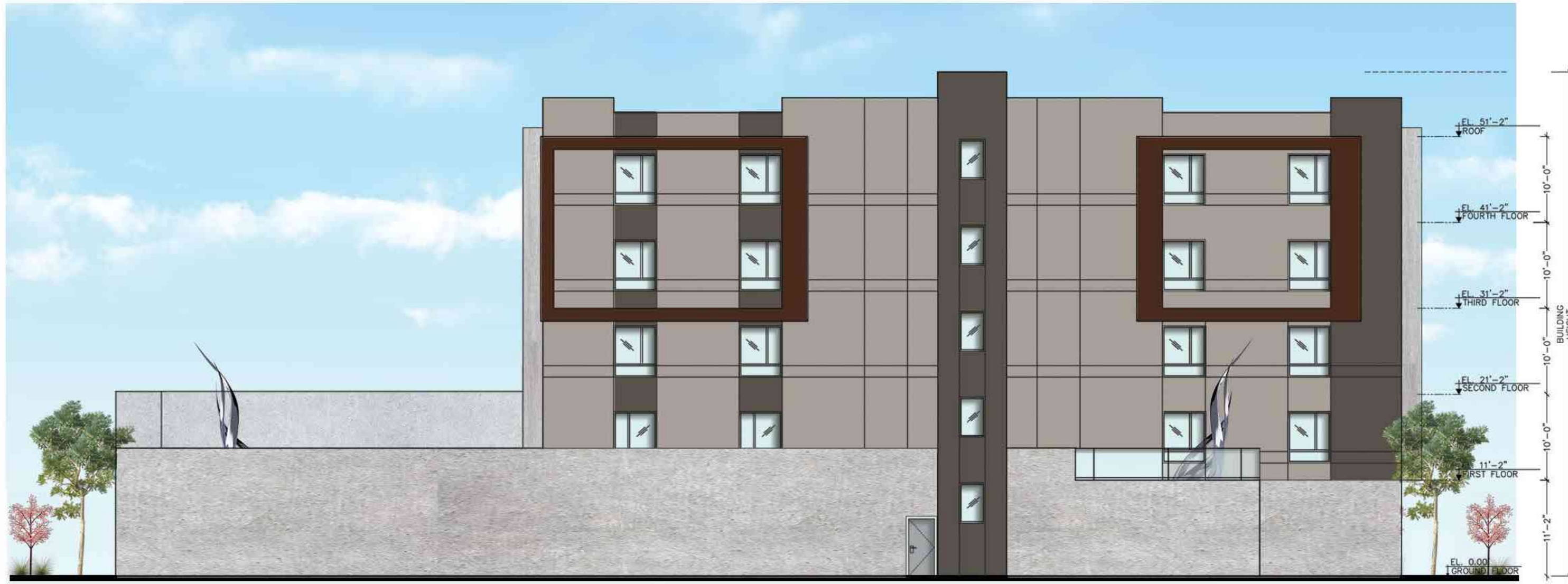
WEST ELEVATION (MULTI -FAMILY RESIDENTIAL)



EAST ELEVATION (MULTI -FAMILY RESIDENTIAL)



SOUTH ELEVATION (MULTI -FAMILY RESIDENTIAL)



NORTH ELEVATION (MULTI -FAMILY RESIDENTIAL)

MATERIAL & FINISH DESCRIPTION

TINTED GLASS		SMOOTH STUCCO	
CONCRETE DARK COLOR		SLATE STONE	
CONCRETE LIGHT COLOR		METAL REVEAL	

ARCHITECT:
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD., # 320
LOS ANGELES , CA 90024
TEL:(310)-503-7123
EMAIL: atabak80@gmail.com

OWNER:
WESTLANE PARTNERS
LLC.
1401 WESTWOOD BLVD., # 320
LOS ANGELES , CA 90024
TEL:(310)-446-6614
EMAIL: julian@mcgla.net

SEAL:

PROJECT:
WESTLANE PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 3/32"=1'-0"

DRAWING TITLE

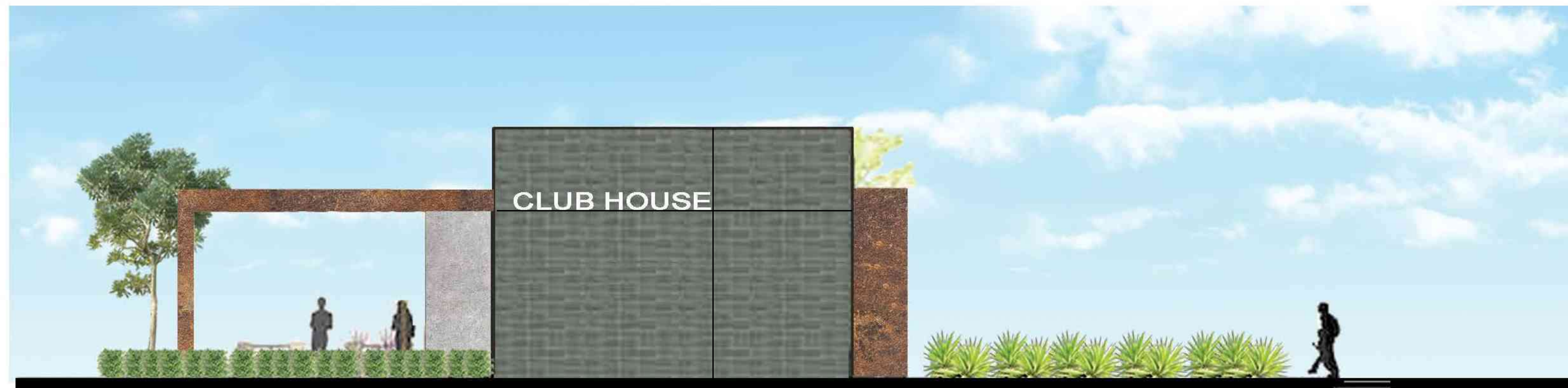
COLOR
MULTI-FAMILY
ELEVATIONS

DRAWING NO.

A3-1



1 CLUB HOUSE WEST ELEVATION



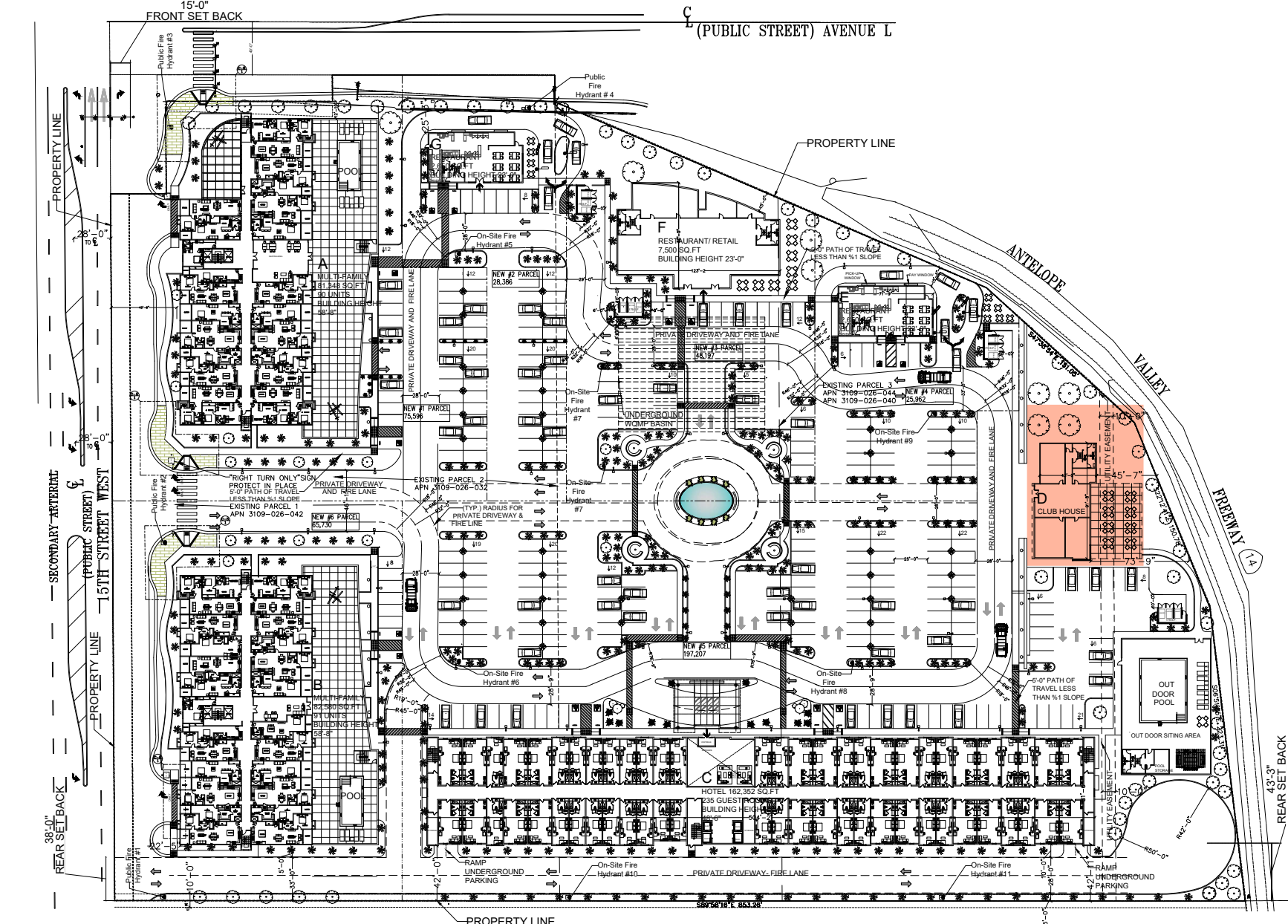
2 CLUB HOUSE NORTH ELEVATION



3 CLUB HOUSE EAST ELEVATION

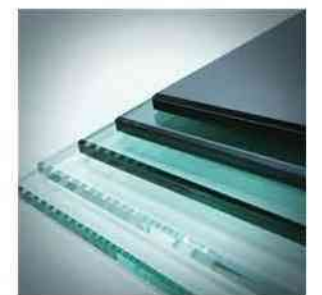


4 CLUB HOUSE SOUTH ELEVATION



MATERIAL & FINISH DESCRIPTION

TINTED GLASS



CONCRETE LIGHT COLOR



SLATE STONE



METAL REVEAL



Metal



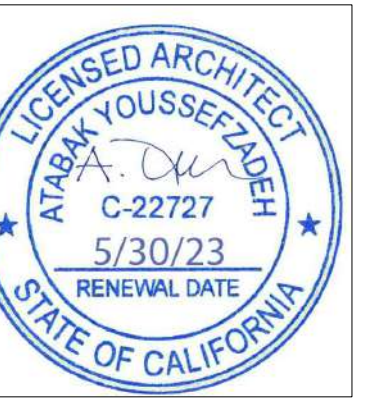
ARCHITECT:

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2	CORRECTION SET	
3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION

DRAWING BY:

ARYANA MAZLOUMIAN

SCALE:

DRAWING TITLE
COLOR CLUB HOUSE
ELEVATIONS

DRAWING NO.

A3-2



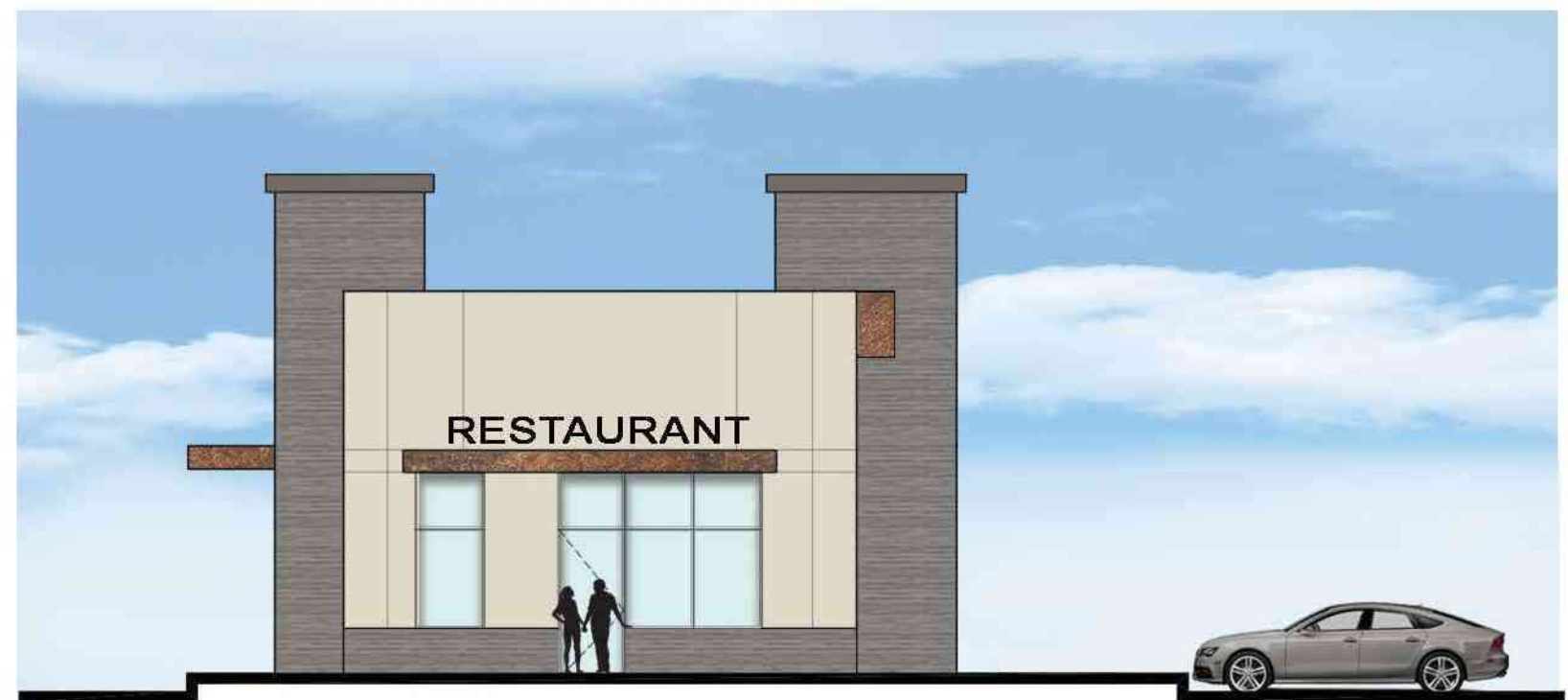
1 (E)&(G) RESTAURANT SOUTH ELEVATION



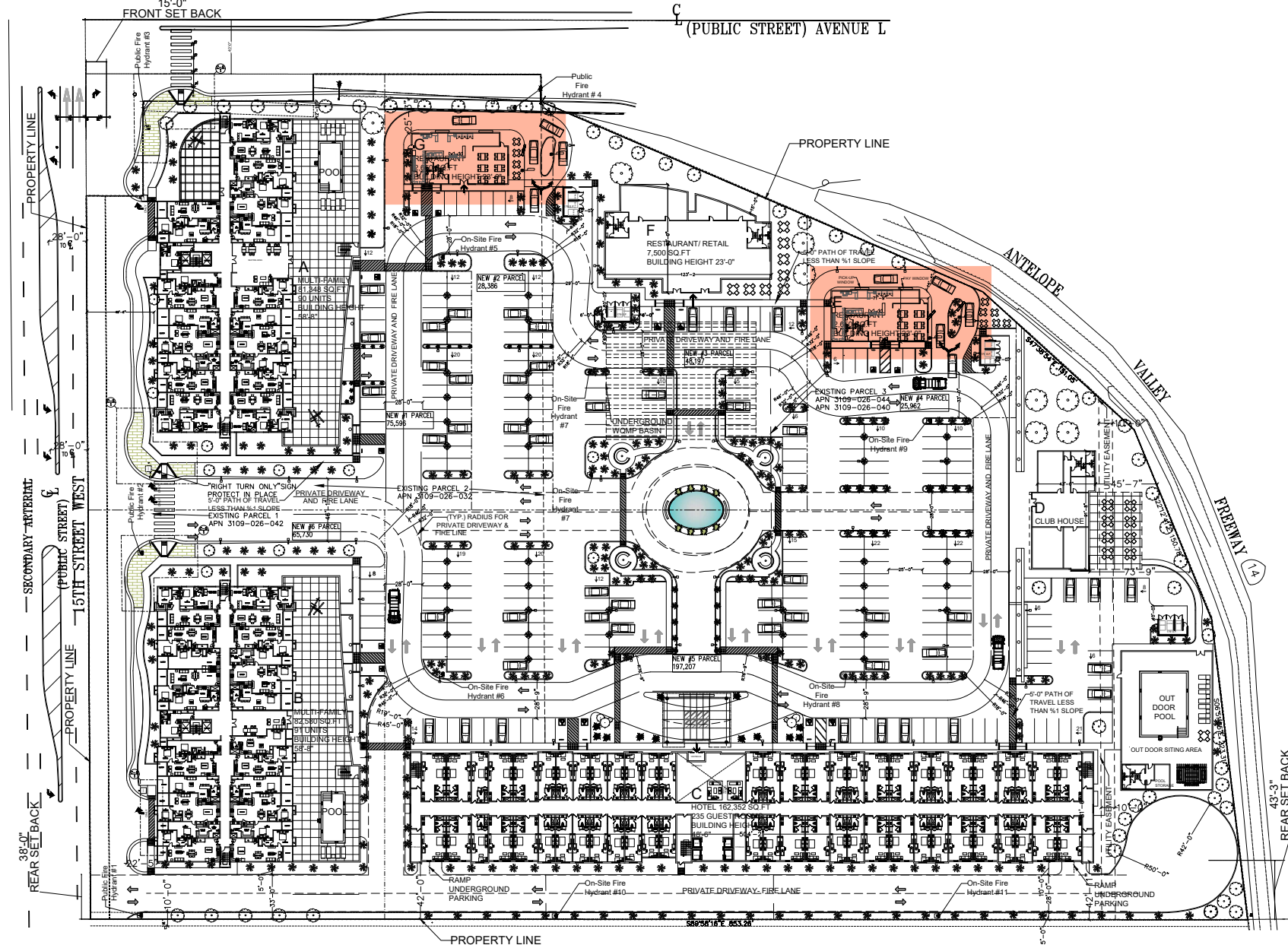
2 (E)&(G) RESTAURANT WEST ELEVATION



3 (E)&(G) RESTAURANT NORTH ELEVATION

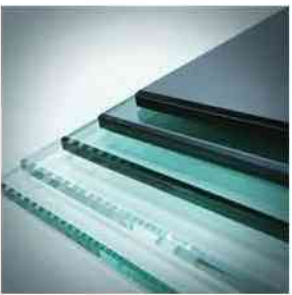


4 (E)&(G) RESTAURANT EAST ELEVATION



MATERIAL & FINISH DESCRIPTION

TINTED GLASS



CONCRETE LIGHT COLOR



SLATE STONE



METAL REVEAL

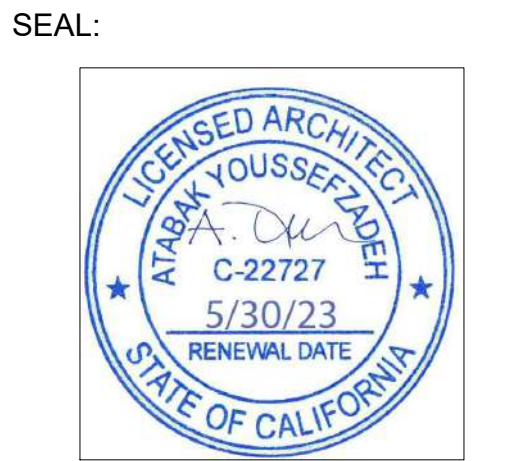


Metal



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3	PERMIT SET	

REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

SCALE:
DRAWING TITLE
COLOR E&G RESTAURANT
ELEVATIONS

DRAWING NO.

A3-3



1 (F) RESTAURANT / RETAIL NORTH ELEVATION



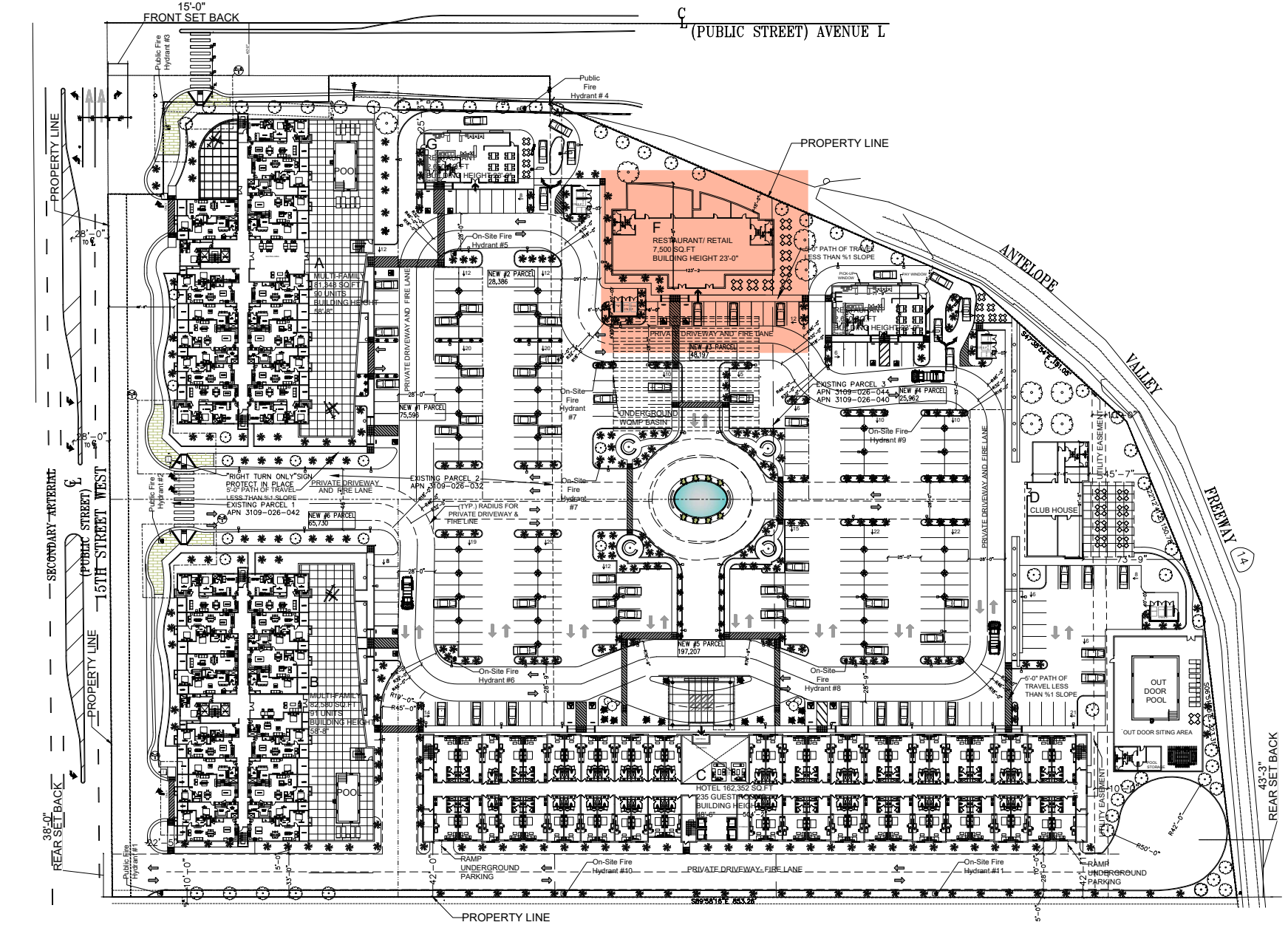
2 (F) RESTAURANT / RETAIL EAST ELEVATION



3 (F) RESTAURANT / RETAIL WEST ELEVATION



4 (F) RESTAURANT / RETAIL SOUTH ELEVATION



ARCHITECT:
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LOS ANGELES, CA 90024
TEL:(310)-503-7123
EMAIL: atabak80@gmail.com

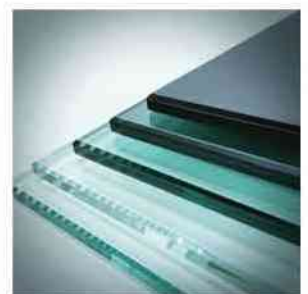
OWNER:
WESTLANC PARTNERS
LLC.
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LOS ANGELES, CA 90024
TEL:(310)-446-6614
EMAIL: julian@mcgla.net



PROJECT:
WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

MATERIAL & FINISH DESCRIPTION

TINTED GLASS



SMOOTH STUCCO



CONCRETE DARK COLOR



CONCRETE LIGHT COLOR



METAL REVEAL



Metal



NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION
------	------	-------------

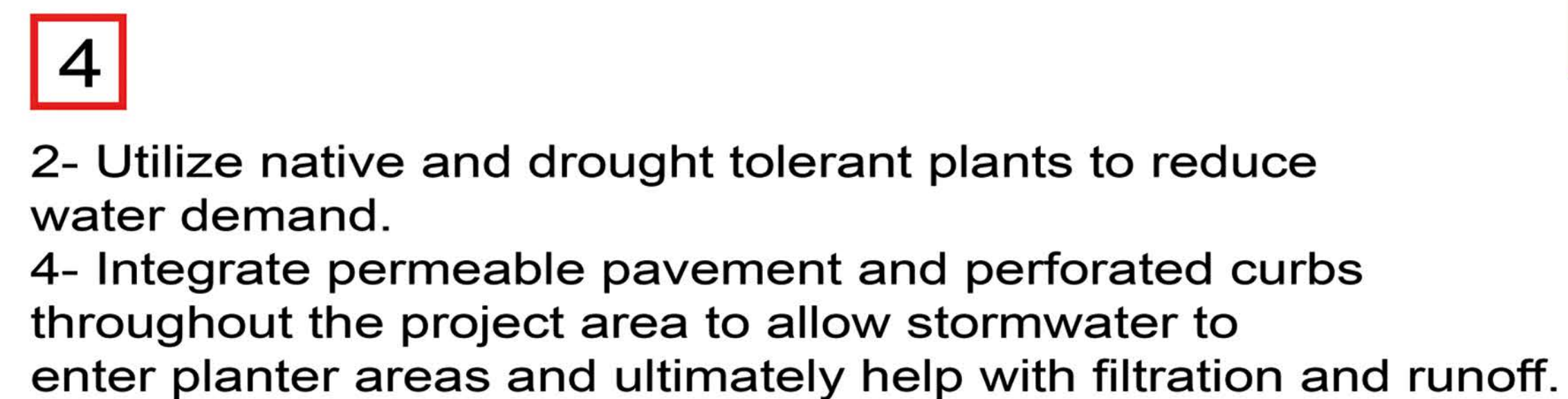
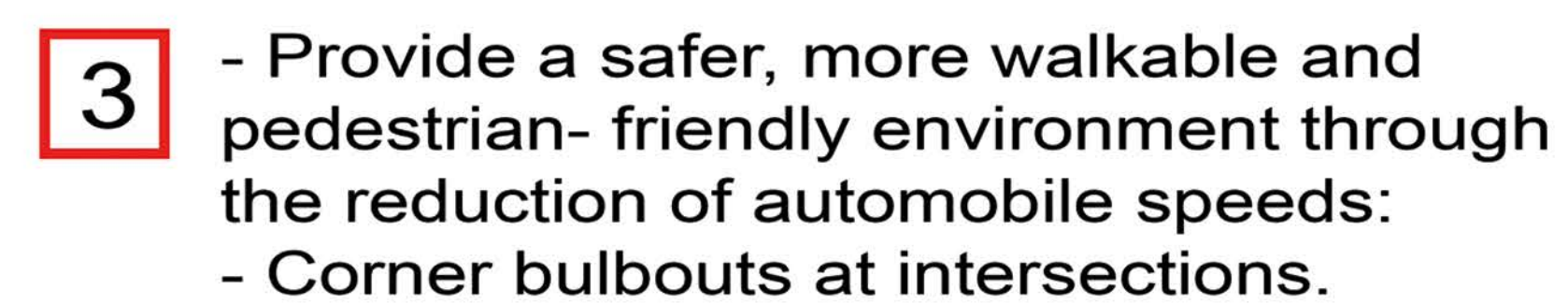
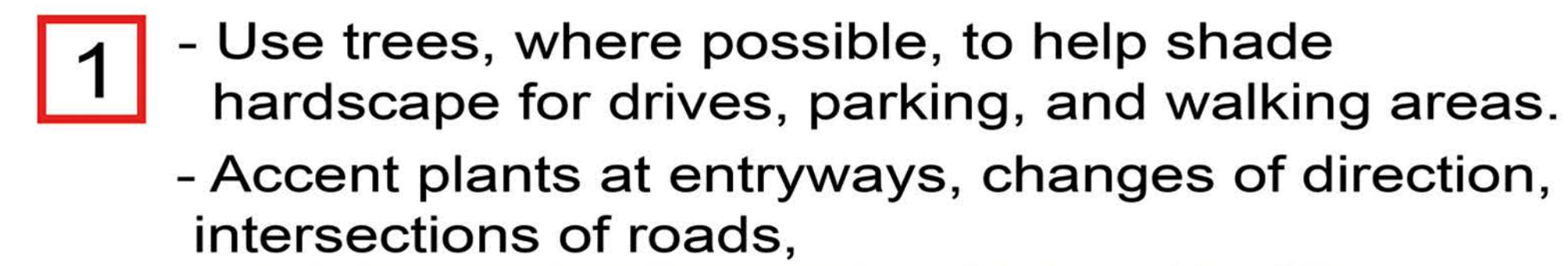
DRAWING BY:
ARYANA MAZLOUMIAN

SCALE:

DRAWING TITLE
COLOR F- RESTAURANT/
RETAIL
ELEVATIONS

DRAWING NO.

A3-4



Site plan of the proposed development at the intersection of Avenue L and Freeway 60. The plan shows a large multi-family building complex with various units, a restaurant, a club house, and a utility building. The site is bounded by Avenue L to the north, Freeway 60 to the east, and a residential area to the south. The plan includes a north arrow, a scale bar, and a legend. The site is divided into several numbered areas (1-9) and lettered sections (A-F).

Legend:

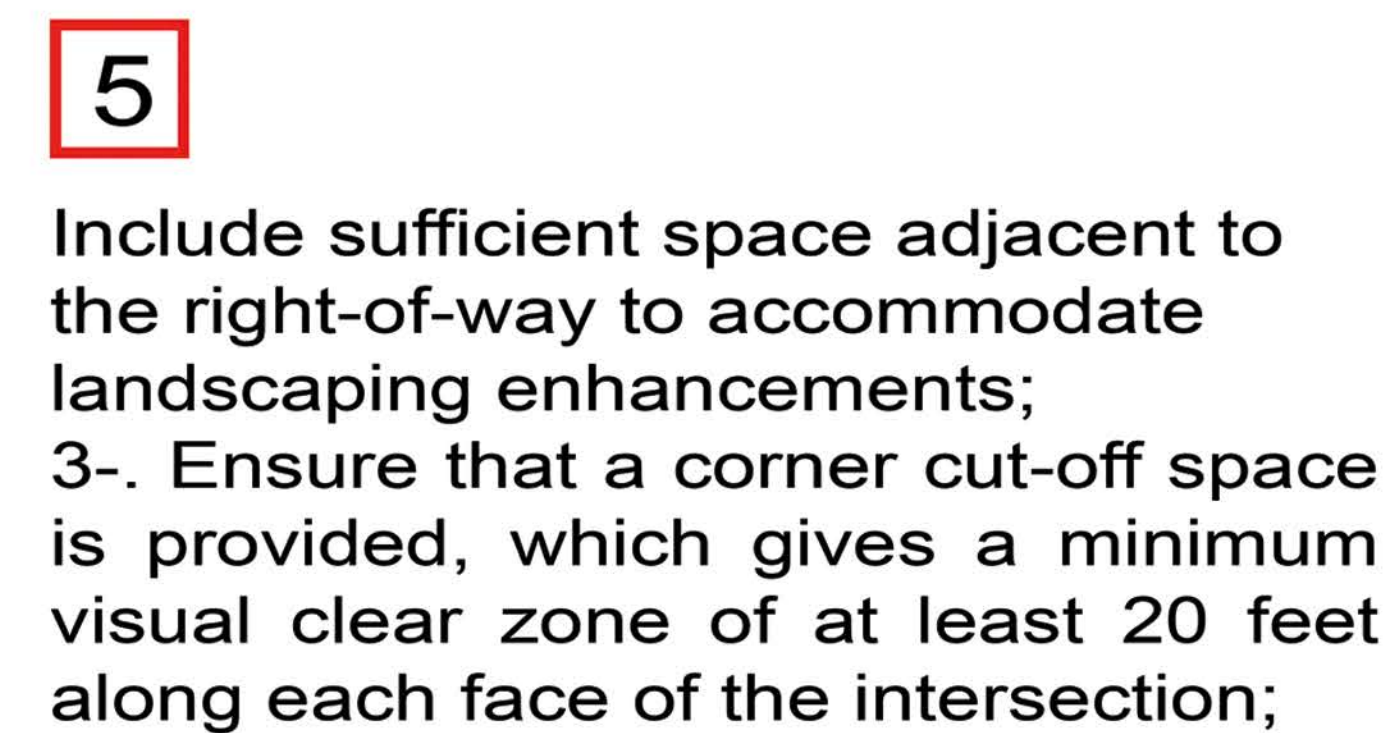
- 1. Multi-Family Building
- 2. Multi-Family Building
- 3. Multi-Family Building
- 4. Multi-Family Building
- 5. Multi-Family Building
- 6. Multi-Family Building
- 7. Multi-Family Building
- 8. Multi-Family Building
- 9. Multi-Family Building

Building Details:

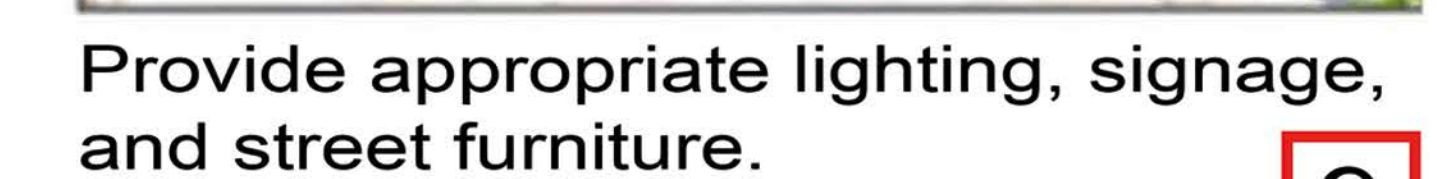
- A:** Multi-Family Building, 81,348 SQ FT, 55 UNITS, BUILDING HEIGHT 58'-8"
- B:** Multi-Family Building, 82,080 SQ FT, 55 UNITS, BUILDING HEIGHT 58'-8"
- C:** Restaurant, 2,450 SQ FT, BUILDING HEIGHT 23'-0"
- D:** Club House, 1,800 SQ FT, BUILDING HEIGHT 23'-0"
- E:** Restaurant, 2,450 SQ FT, BUILDING HEIGHT 23'-0"
- F:** Restaurant, 2,450 SQ FT, BUILDING HEIGHT 23'-0"

Other Features:

- Antelope Valley Freeway (60)
- Residential Area
- Public Street (Avenue L)



- Design trash enclosures with similar finishes, materials and details of the primary building;
- Separate trash enclosures from adjacent parking with a 6-foot wide minimum planter;
- Design enclosures with a non-combustible, overhanging trellis or roof cover;
- Screen trash enclosure areas.



SEAL:

**SUBJECT: WESTLANC PARTNERS LLC.
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REVISION:		
MARK	DATE	DESCRIPTION

SCALE:
DRAWING TITLE
DESIGN
REFERENCES

DRAWING NO.

A4-0



SITE PLAN

NO SCALE

PROJECT SUMMERY:

SITE AREA: 10.126 ACRES
441,078 SQ. FT. = 10.126 ACRES
WITHOUT EXCEPTION 16

ASSESSOR'S IDENTIFICATION:

LOS ANGELES COUNTY A.P.N. 3109-026-032
LOS ANGELES COUNTY A.P.N. 3109-026-040
LOS ANGELES COUNTY A.P.N. 3109-026-042
LOS ANGELES COUNTY A.P.N. 3109-026-044

ZONING:

BY CITY OF LANCASTER MUNICIPAL CODE AS SHOWN:
ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY OF LANCASTER.
ZONING RR-2.5 RURAL RESIDENTIAL PER THE CITY OF LANCASTER.

VIEW DIRECTION:

— FROM WEST AVENUE L TO THE SOUTH VIEW

- 1
2
3
4

— FROM RAMP TO THE WEST VIEW

- 5
6
7
8



1



3



5



7



2



4



6



8

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REVISION:

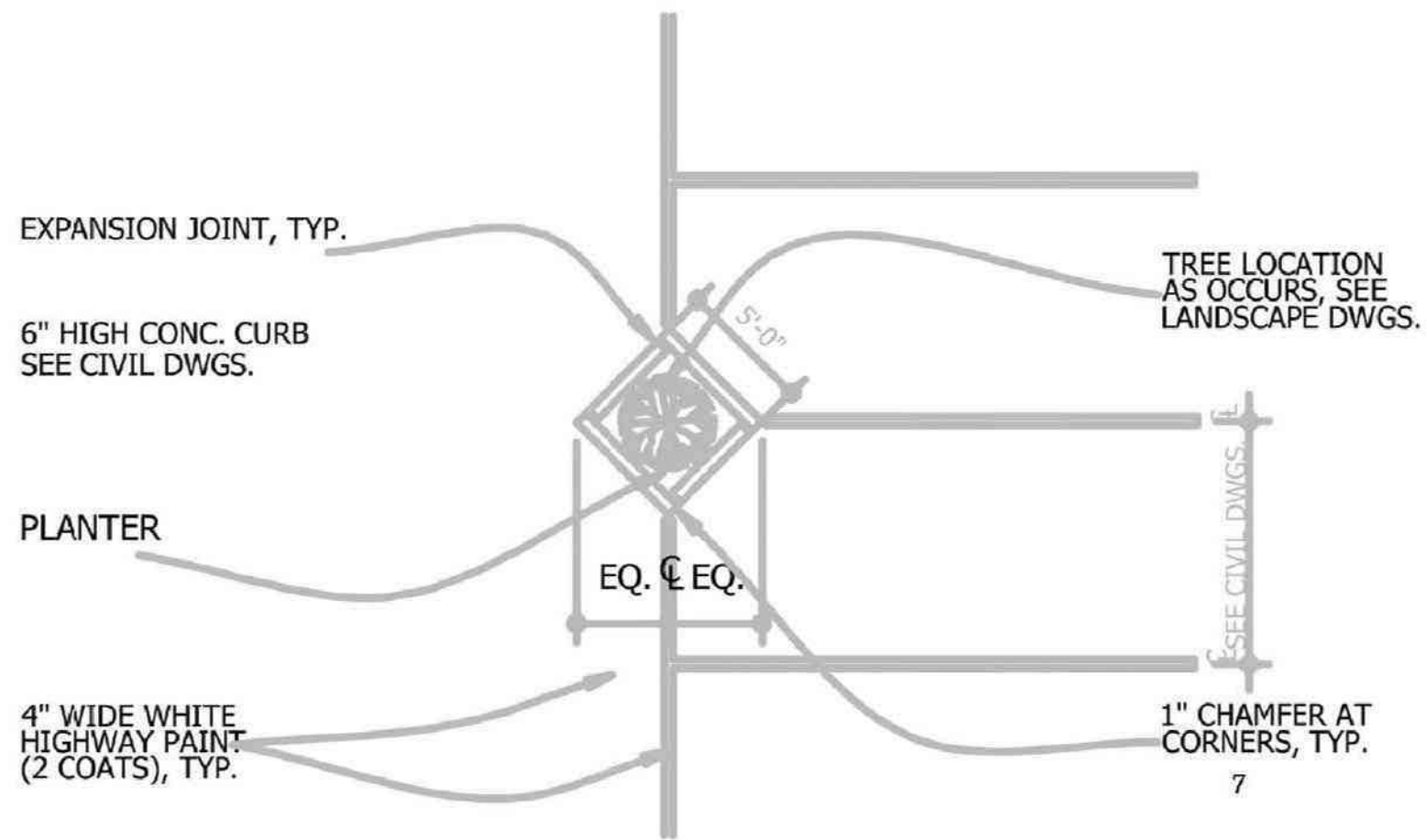
MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

SCALE:
DRAWING TITLE
EXISTING
SITE PHOTOS

DRAWING NO.

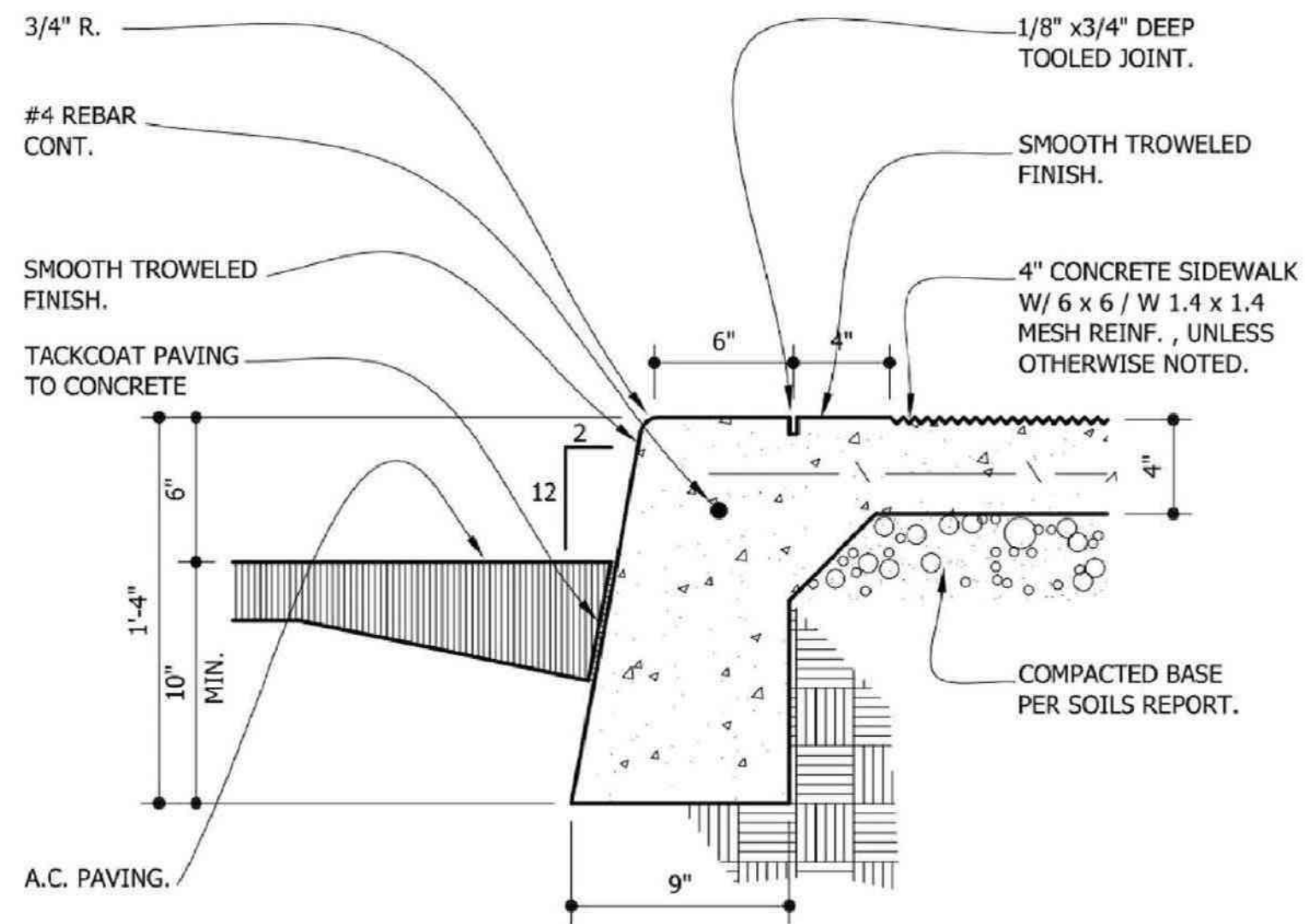
A4-1



90° PARKING @DIAMOND PLANTER
(SINGLE STRIPING)

SCALE
1/8"=1'-0"

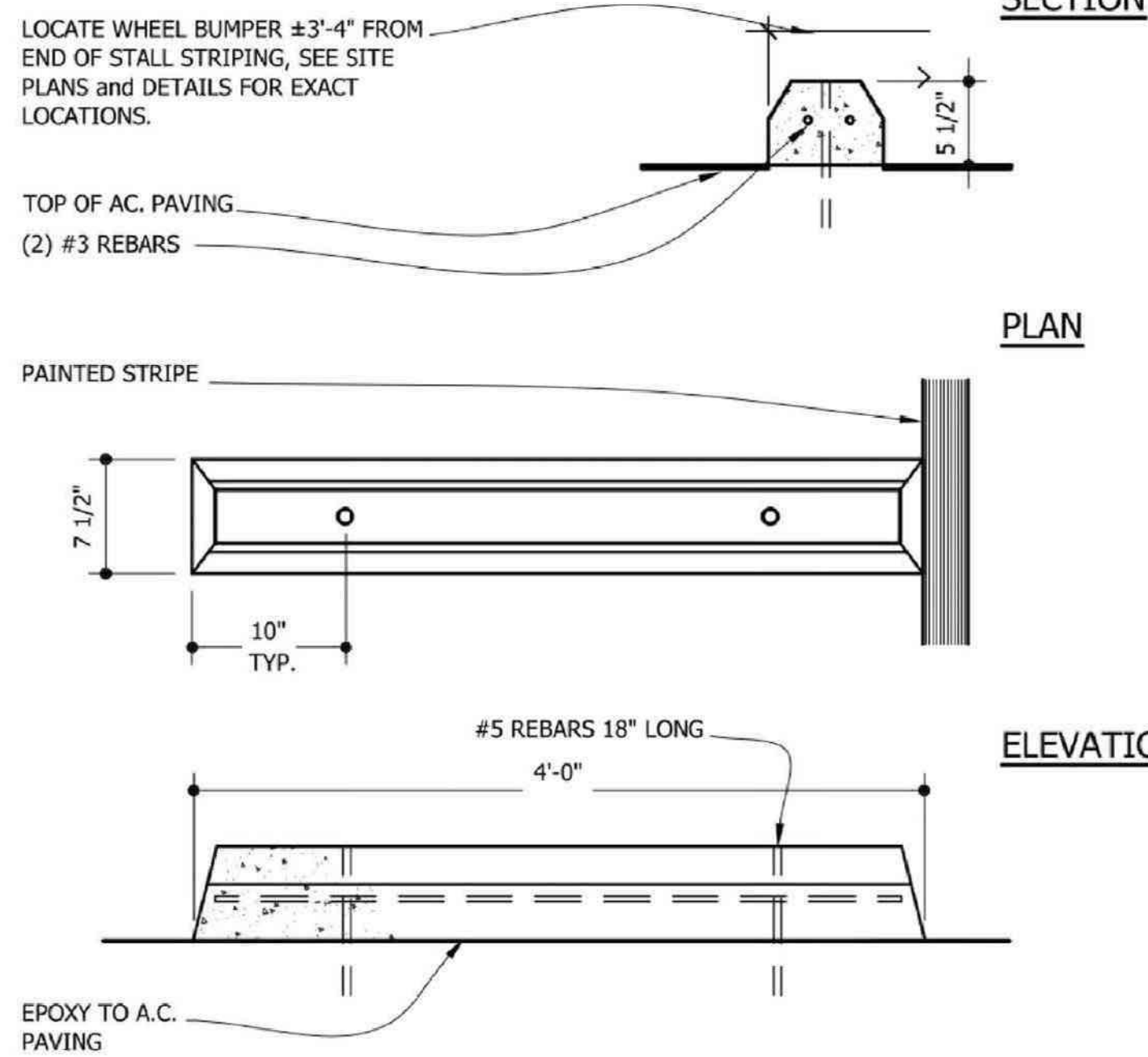
4



CONCRETE CURB @ ACCESS WALK

SCALE
1/12"=1'-0"

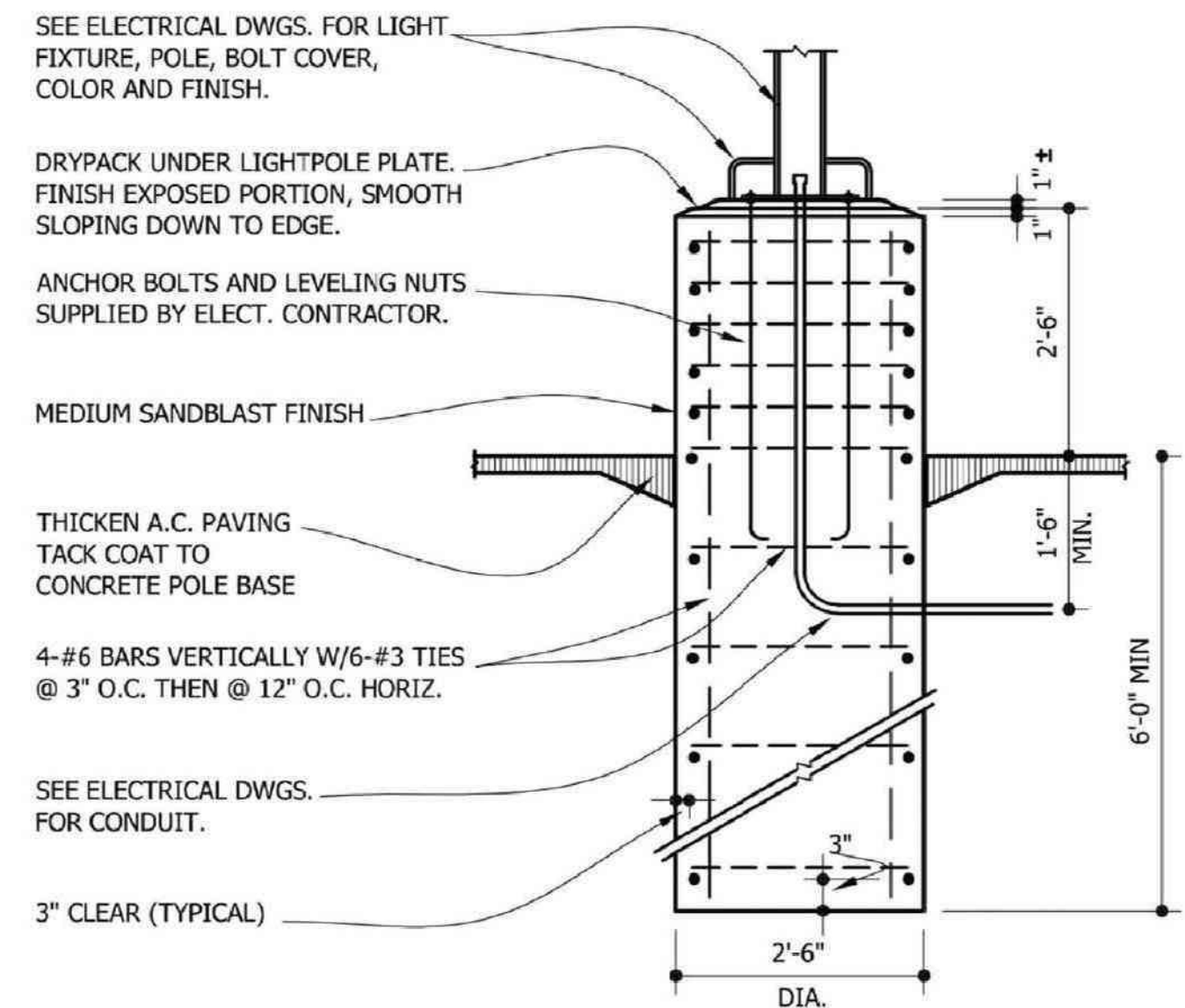
3



PRECAST CONC. WHEEL BUMBER

SCALE
1"=1'-0"

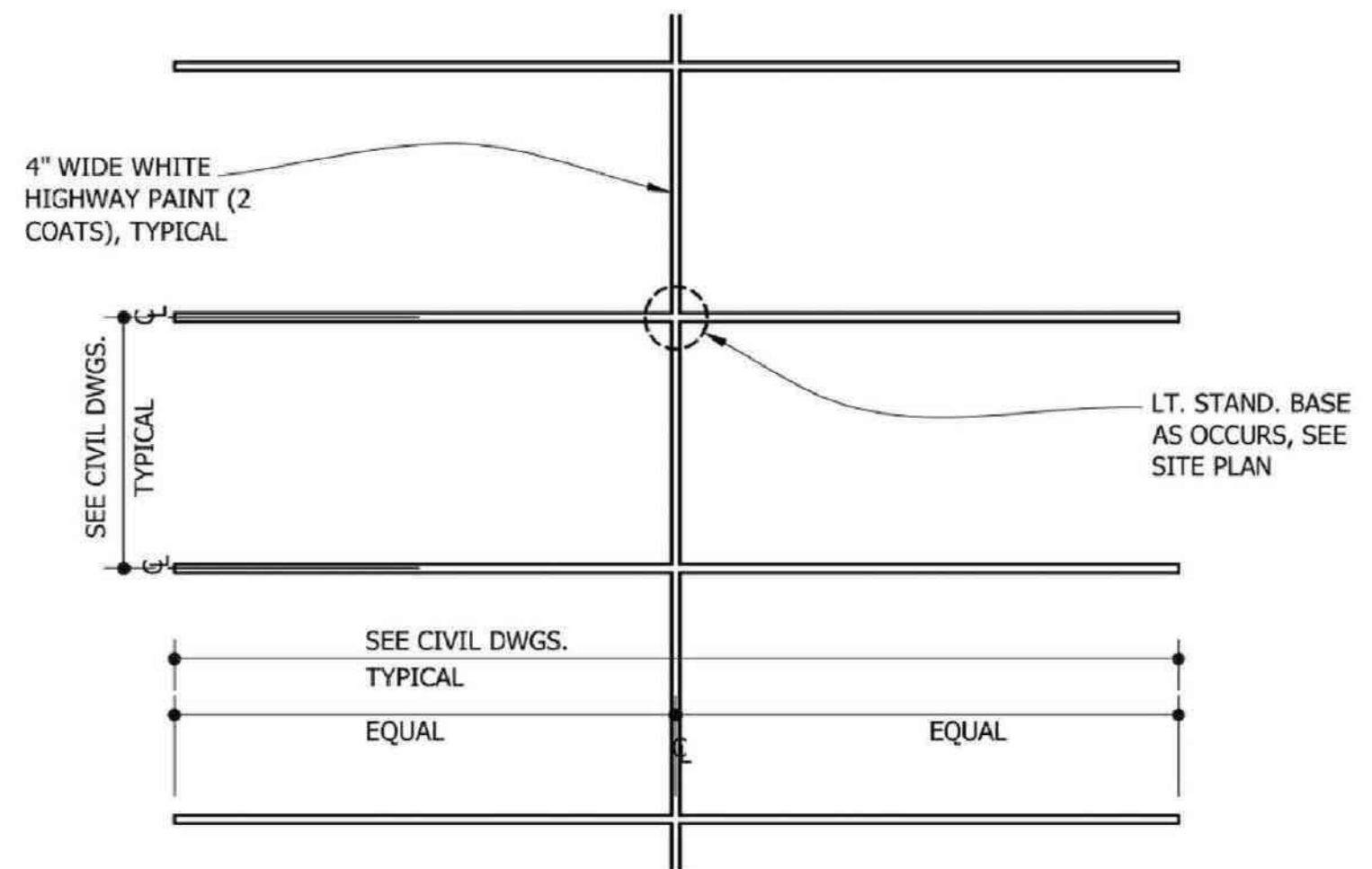
2



TYPICAL BASE FOR LIGHT STANDARDS

SCALE
1/2"=1'-0"

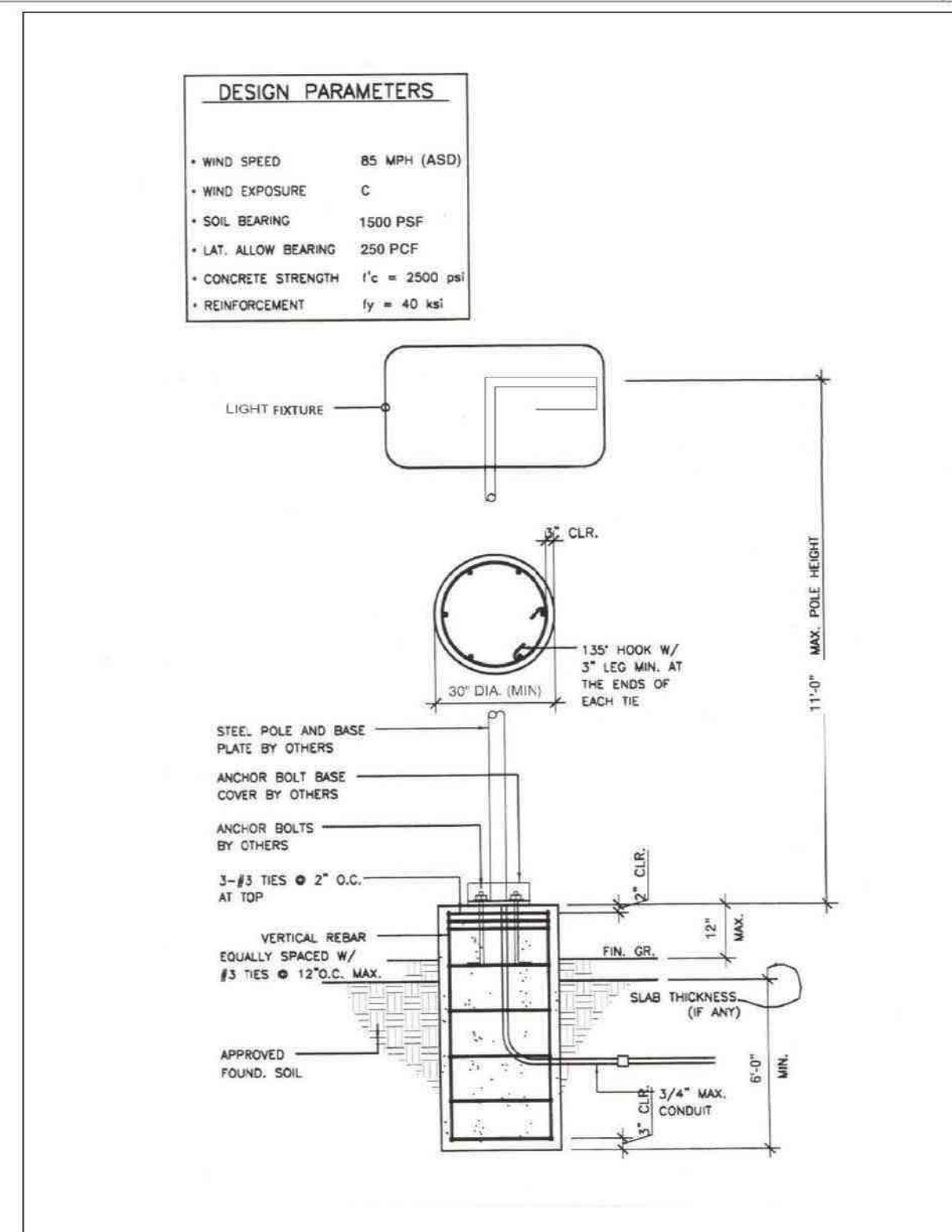
1



90° TYPICAL PARKING BAY
(SINGLE STRIPING)

SCALE
1/8"=1'-0"

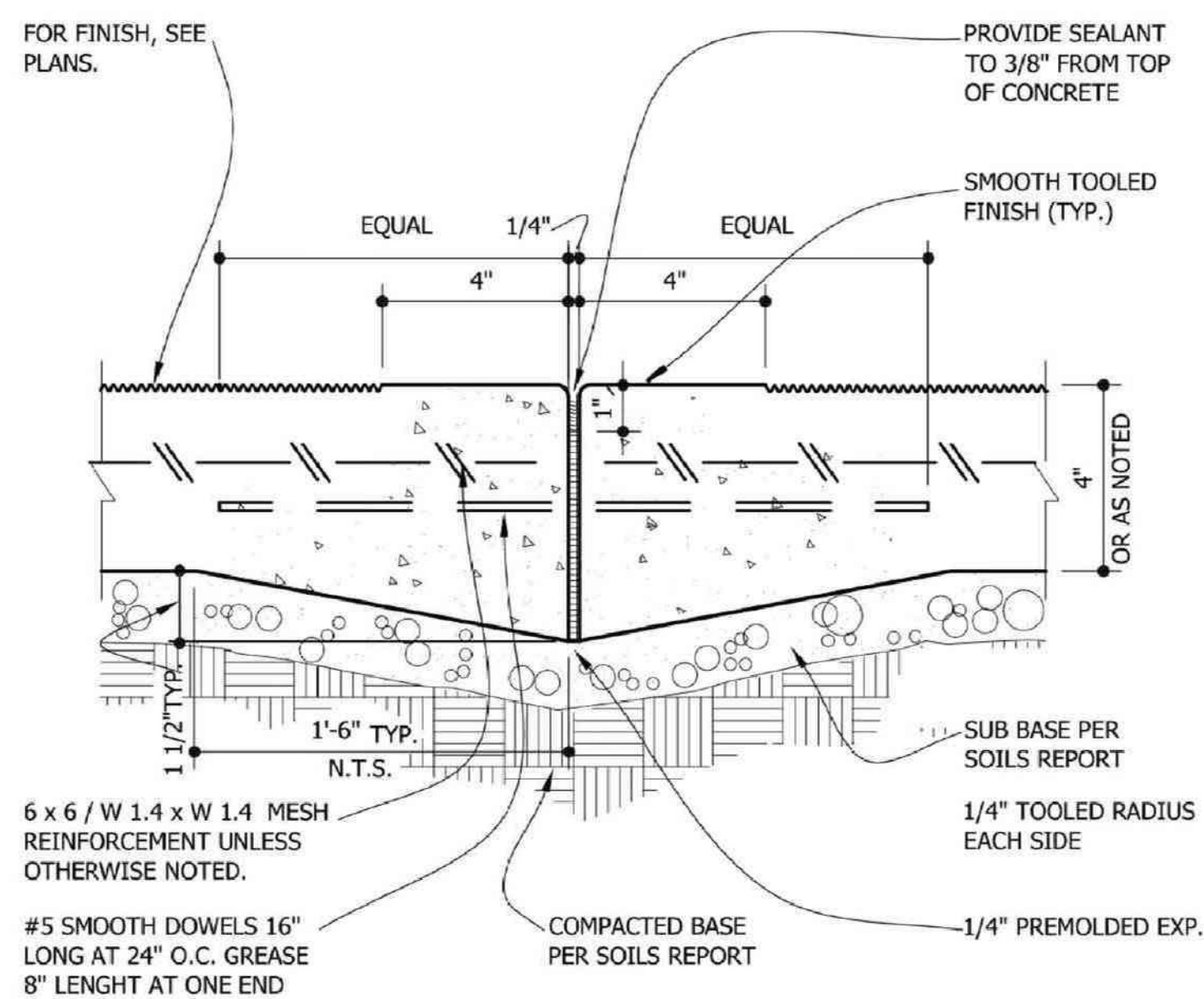
8



HANDICAP PARKING SIGN @BUILDING SIDEWALK

SCALE
1/2"=1'-0"

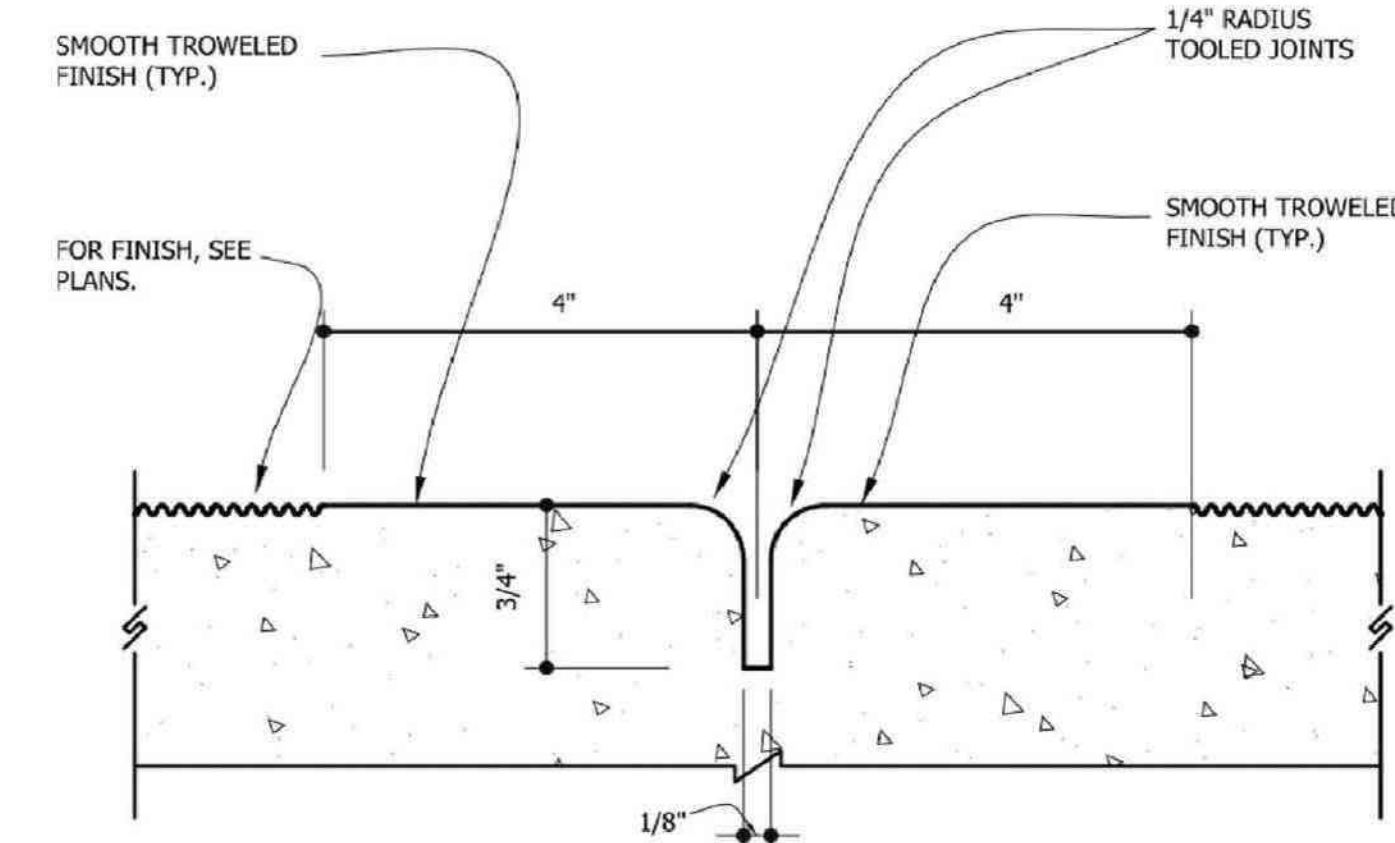
5



EXPANSION JOINT @SIDEWALK

SCALE
3/4"=1'-0"

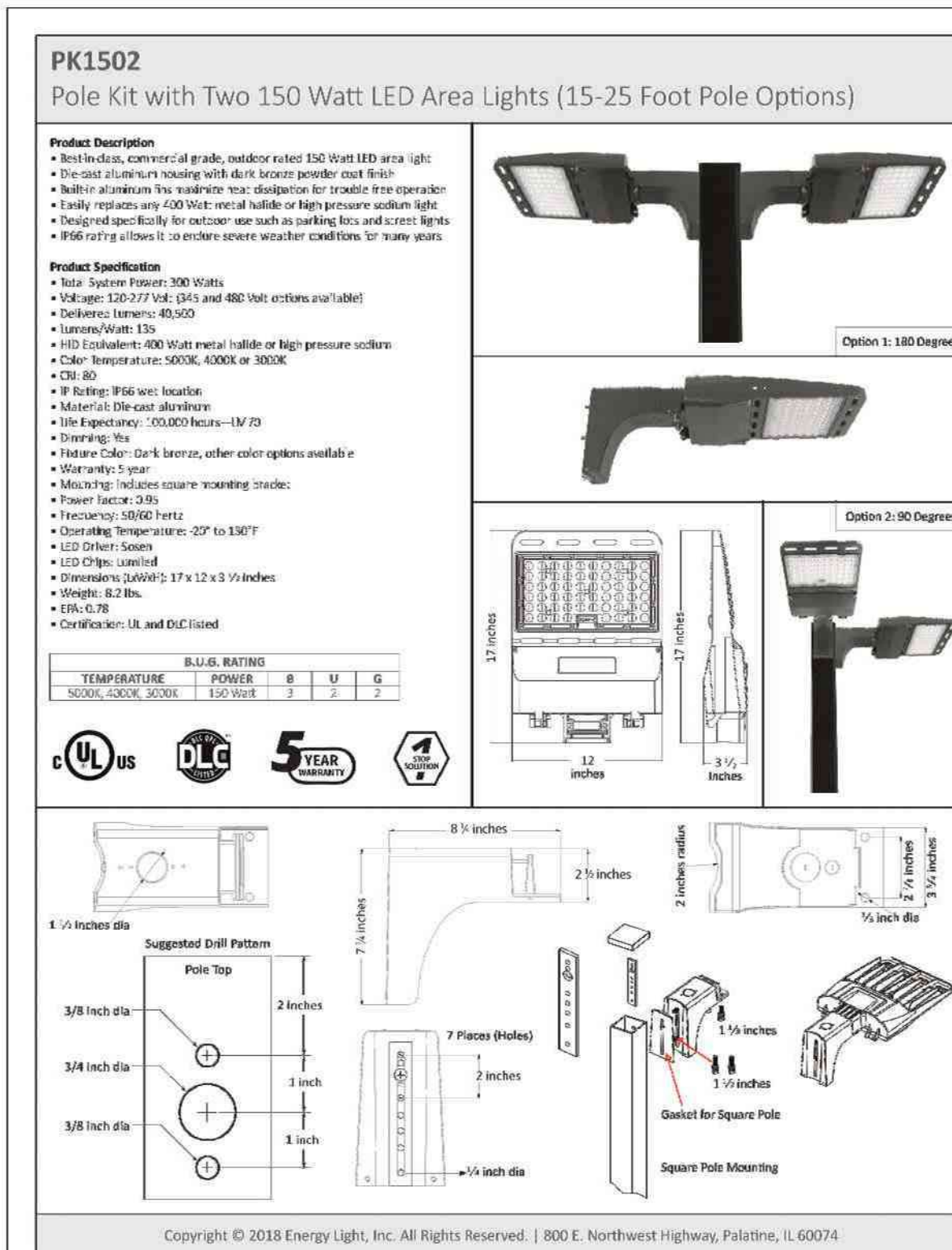
11



TOOLED JOINT @SIDEWALK

SCALE
FULL SCALE

10



SCALE
NONE

7

- NOTES:**
- POLE BASED IN NATURAL UNDISTURBED SOIL OR APPROVED COMPACTED FILL. (PER SOILS REPORT).
 - PROVIDE SONOTUBE LINER TO ELIMINATE TUBE SPIRAL LINES - TYP.

- NOTES:**
- "HANDICAP PARKING" and "VAN ACCESSIBLE" SIGNS TO CONFORM TO CURRENT LOCAL, STATE CODES AND REGULATIONS.
 - BOTTOM OF SIGN / SIGNS SHALL BE 6'-8" ABOVE FINISH SURFACE.

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SEAL:



PROJECT:

WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
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3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION
------	------	-------------

DRAWING BY:

ARYANA MAZLOUMIAN

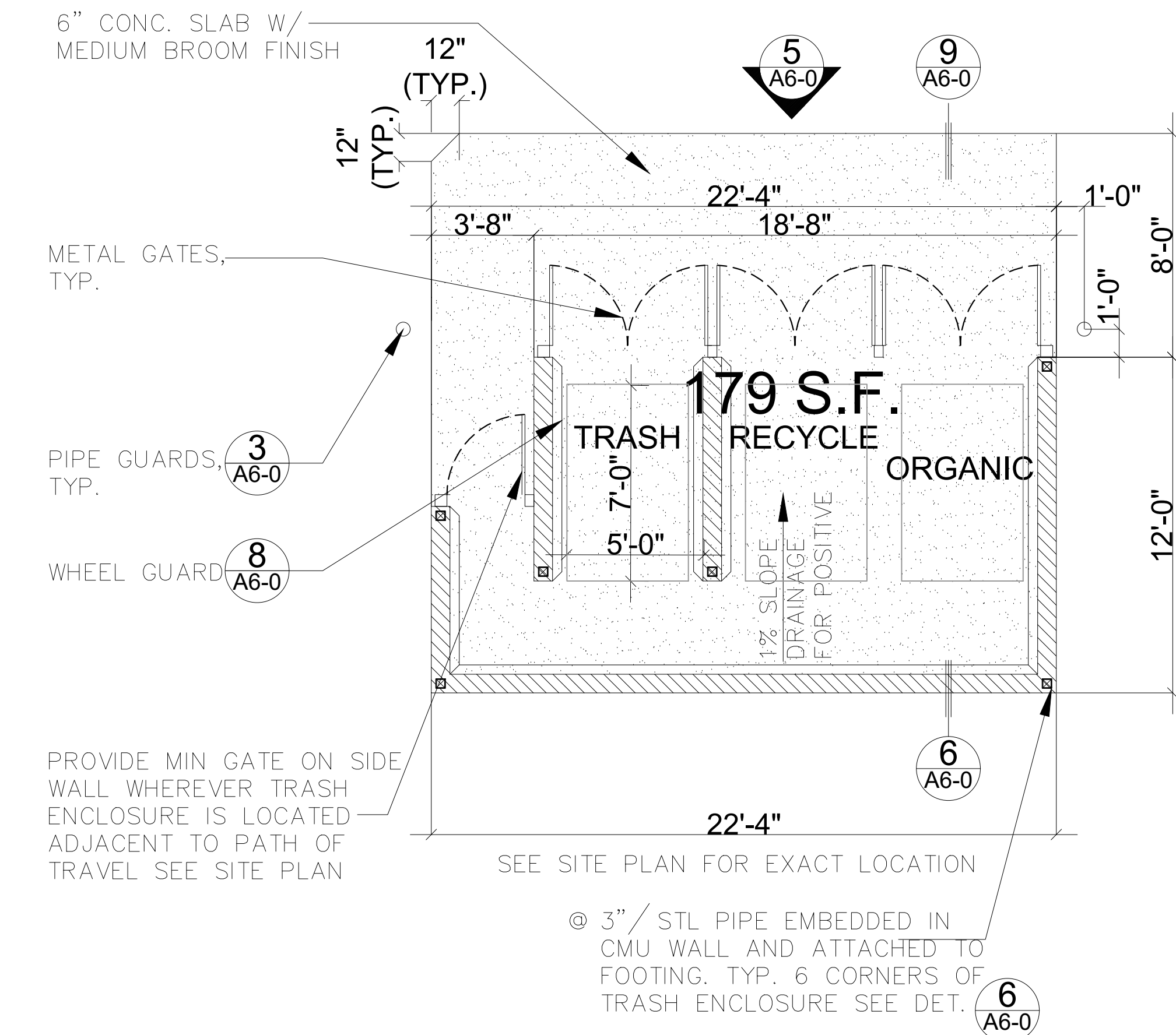
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DRAWING TITLE

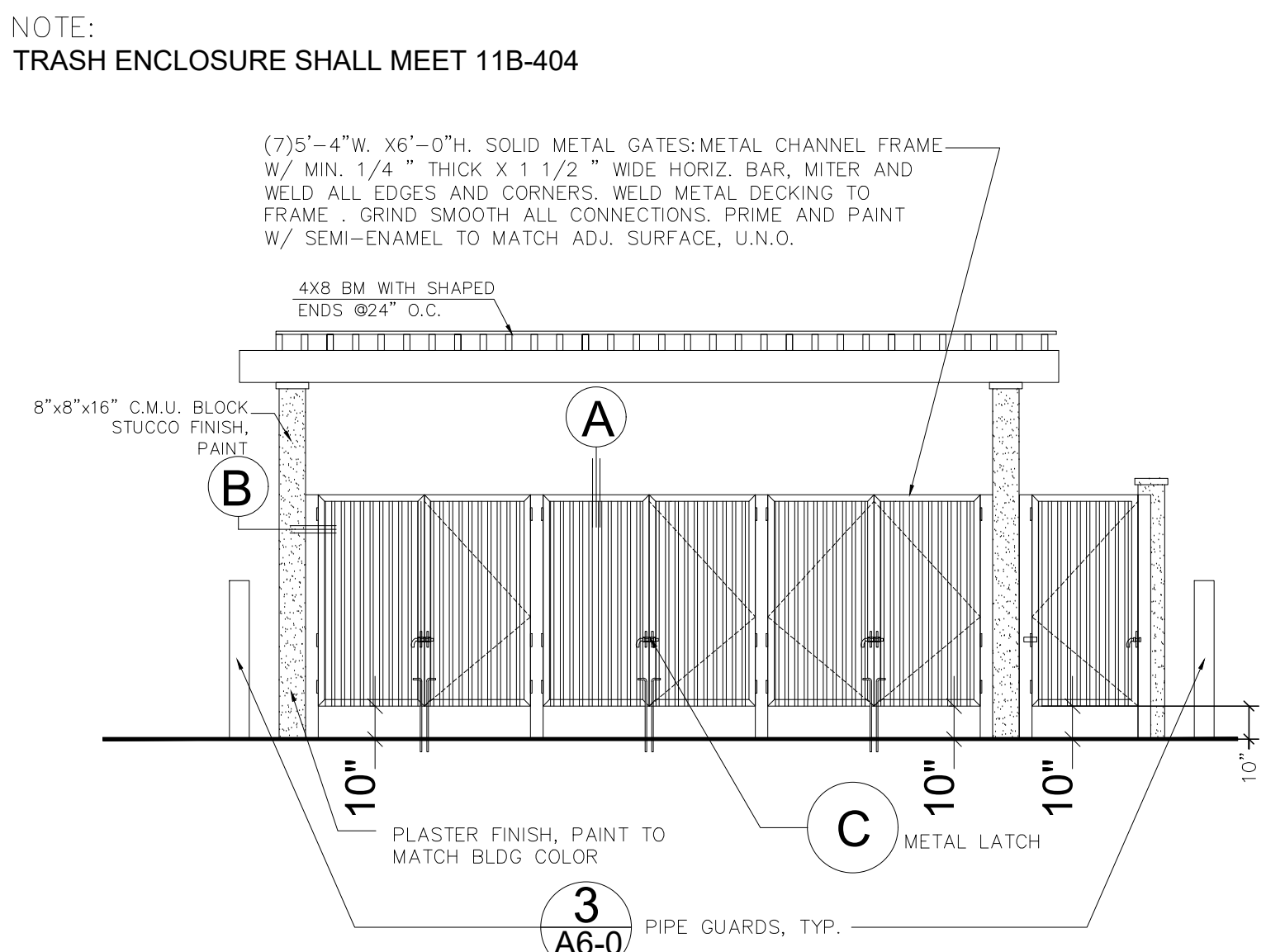
DETAILS

DRAWING NO.

A5-0

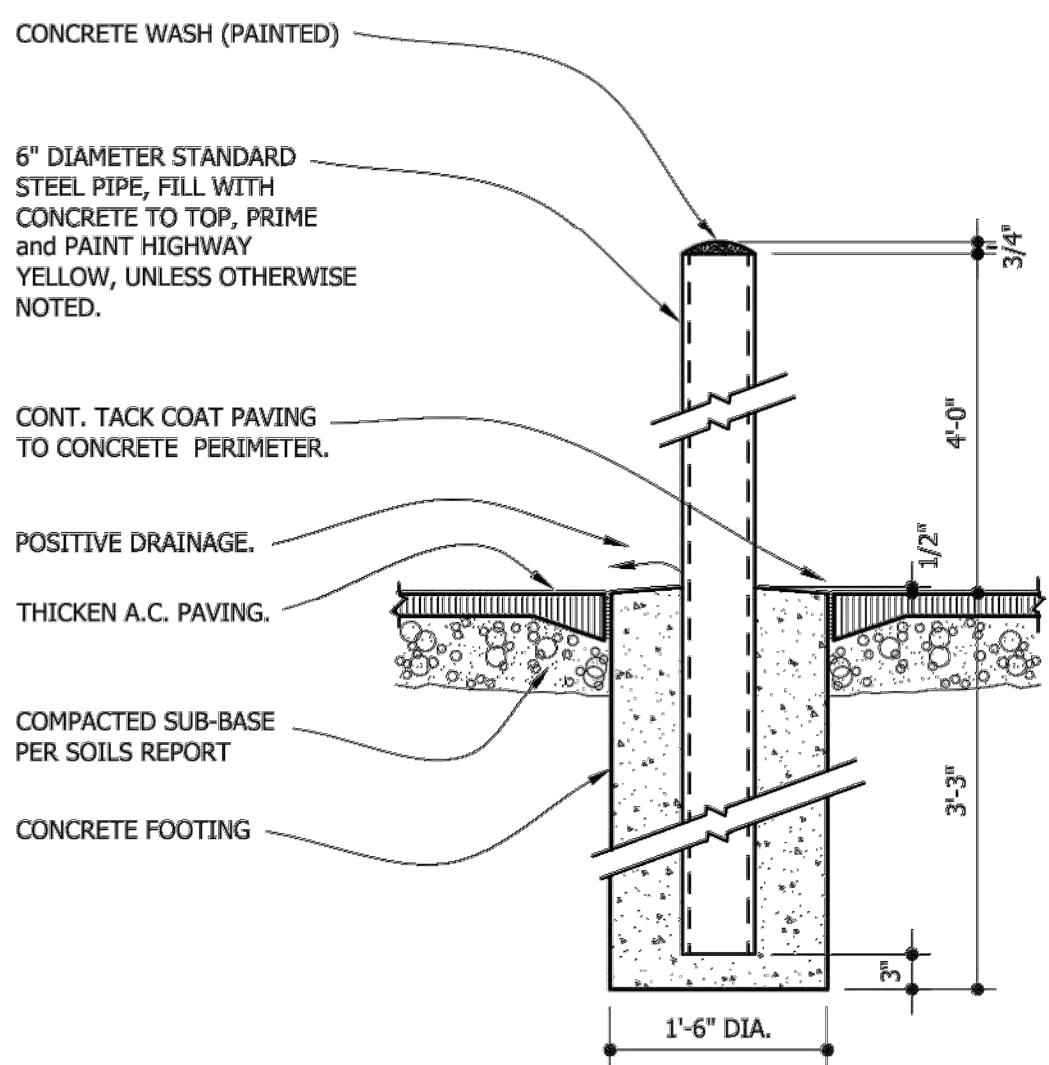
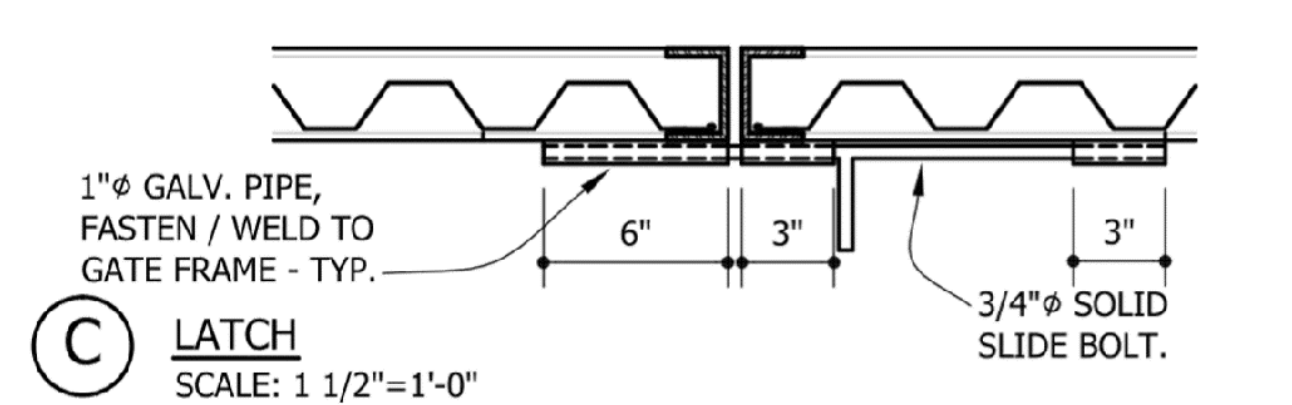
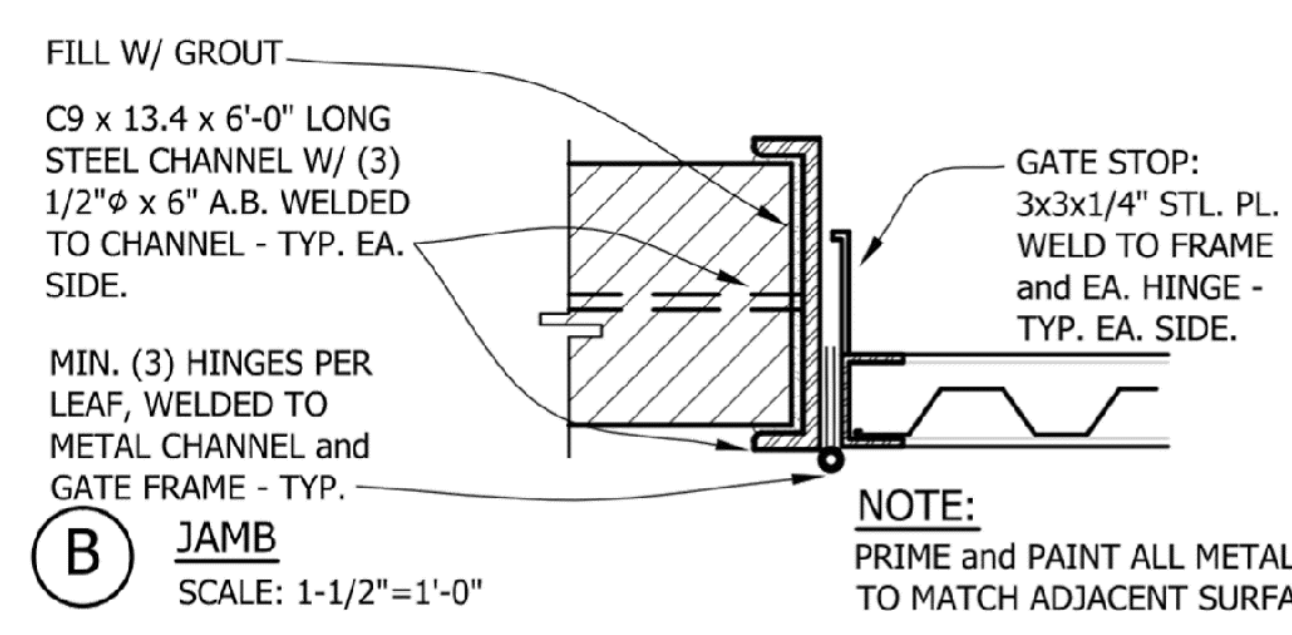
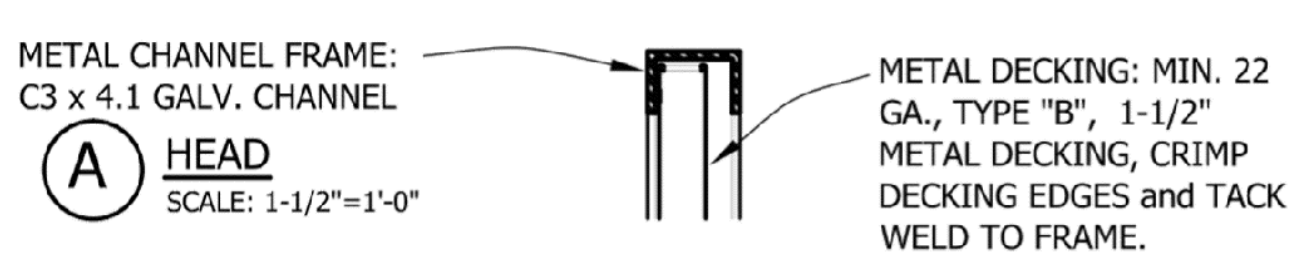


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

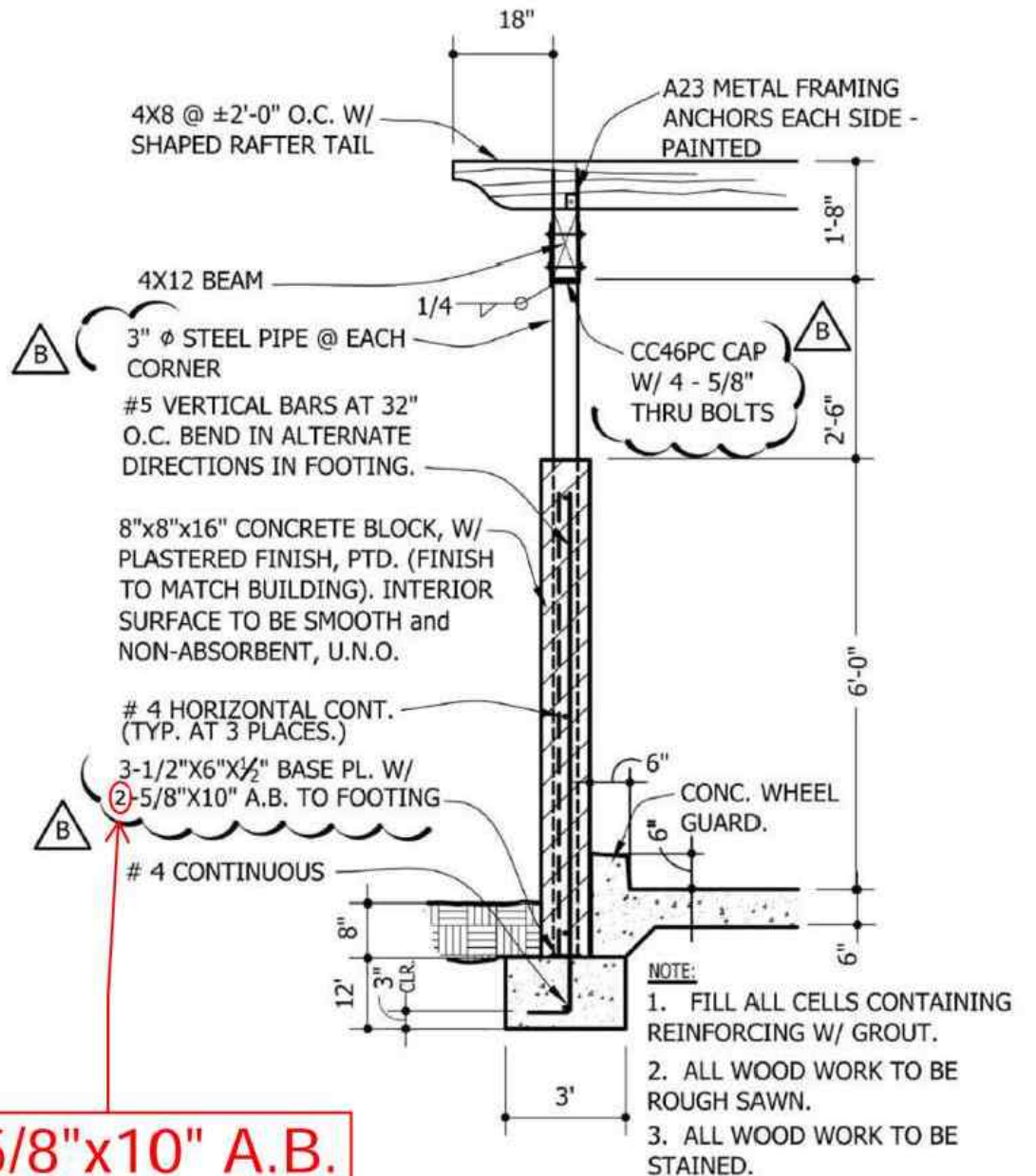


5 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

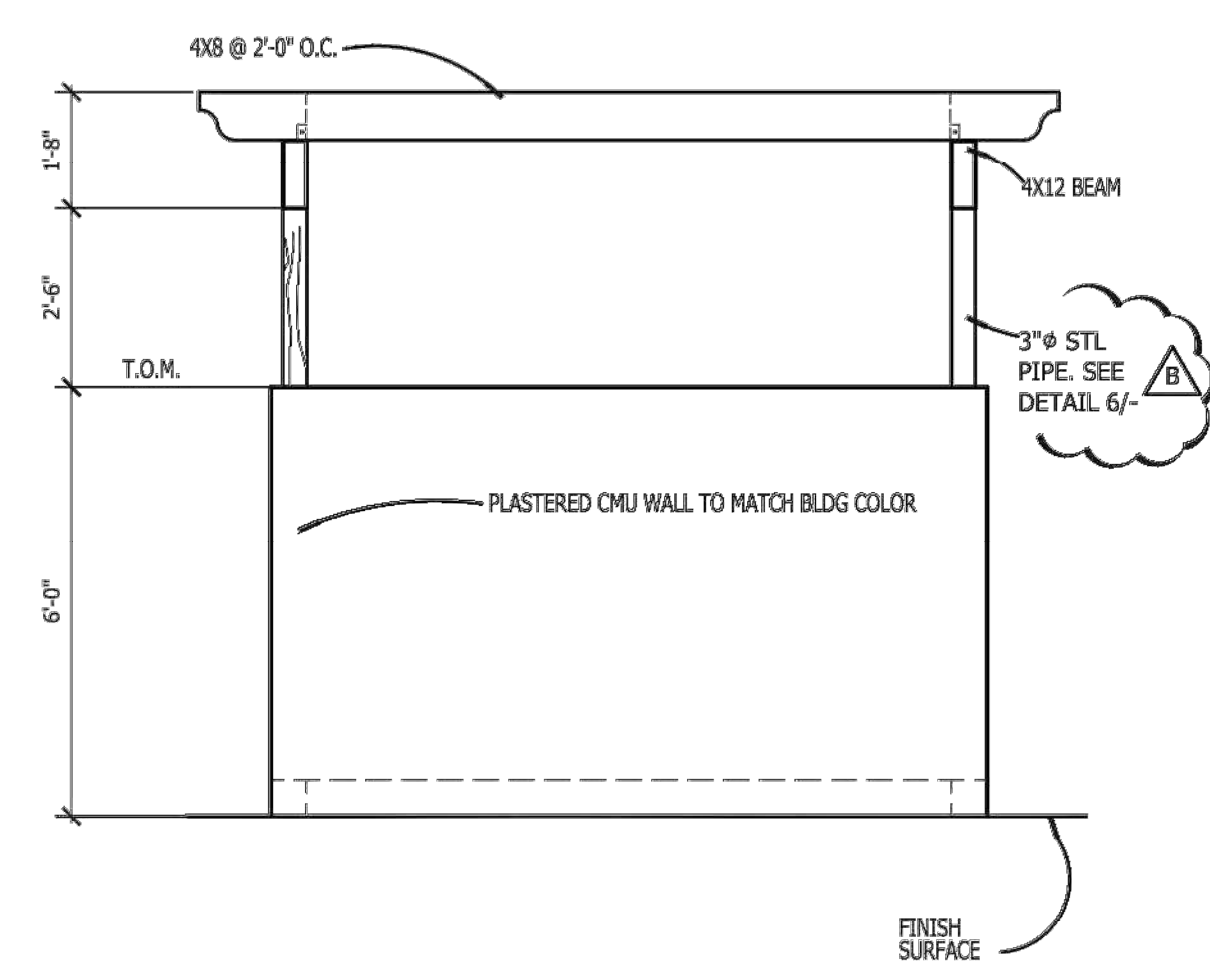
- GATE HARDWARE:**
- ALL HARDWARE AND ACCESSORIES SHALL BE HEAVY GALVANIZED.
 - HINGES** - MIN. 4" LONG HEAVY DUTY GALV. METAL TO SUIT GATE SIZE, NON - LIFT - OFF TYPE, OFF - SET TO PERMIT 180° GATE OPENING. FOR A 6'-0" HIGH GATES PROVIDE A MIN. (3) HEAVY DUTY HINGES PER LEAF AND FOR 10'-0" HIGH GATES PROVIDE A MIN. (4) HINGES FOR SMOOTH OPERATION OF THE GATES.
 - GATE STOP** - CENTER GATE STOP SLEEVE (MIN. 2" LONG) OR FLUSH METAL PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP BAR OR CANE BOLT, ETC.
 - PROVIDE RUBBER SILENCERS ON ALL GATES FOR NOISE REDUCTION



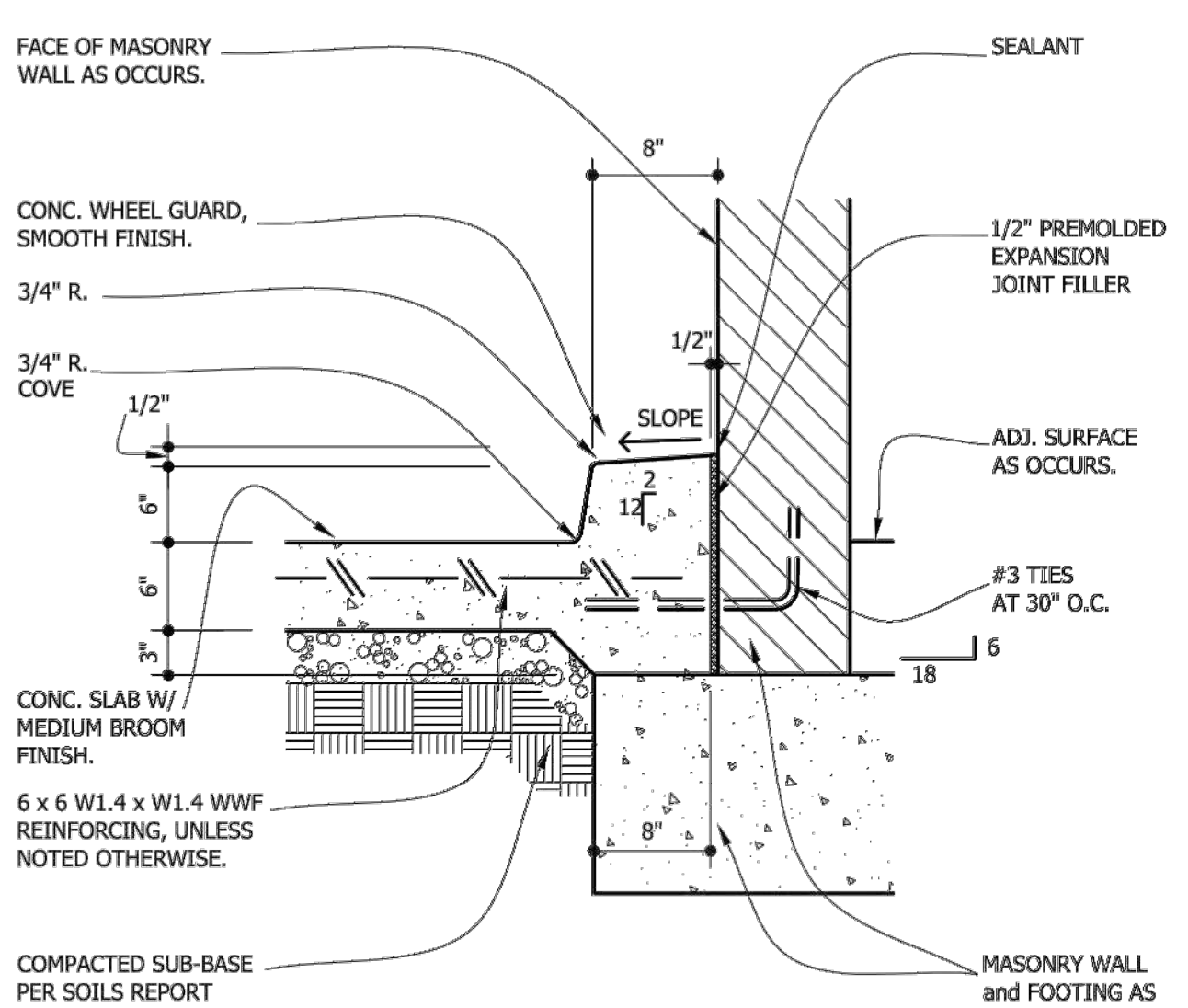
3. PIPE GUARD



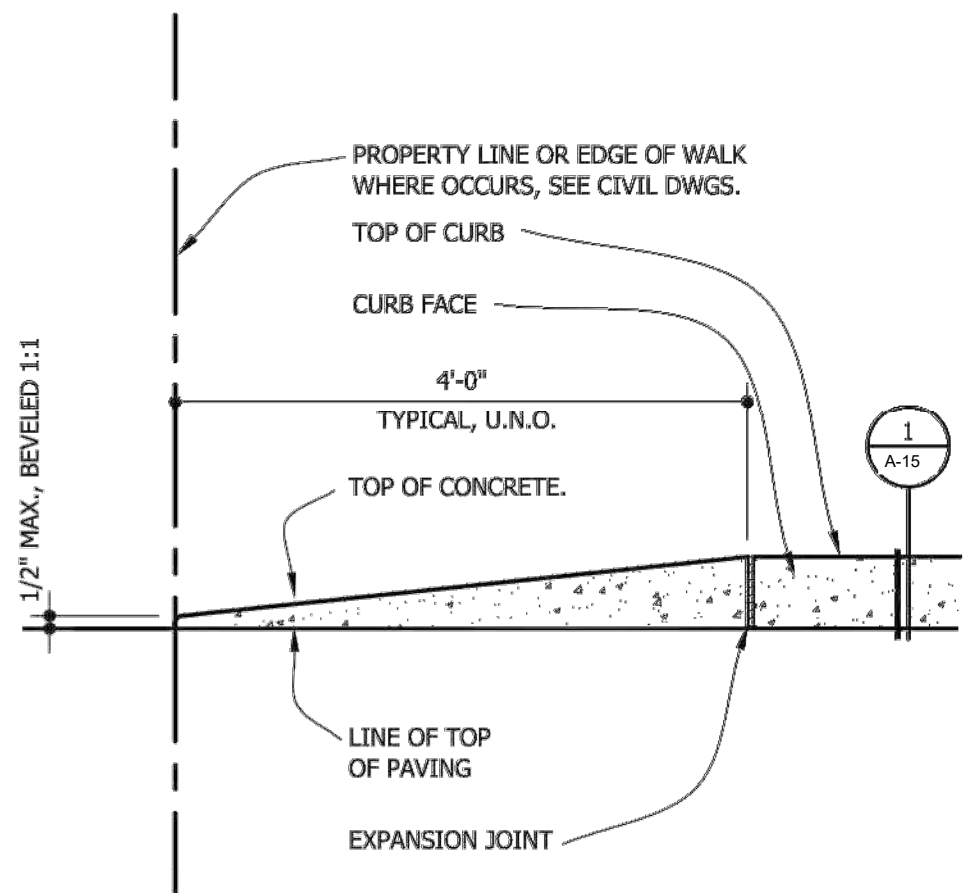
TRASH ENCLOSURE WALL SECTION



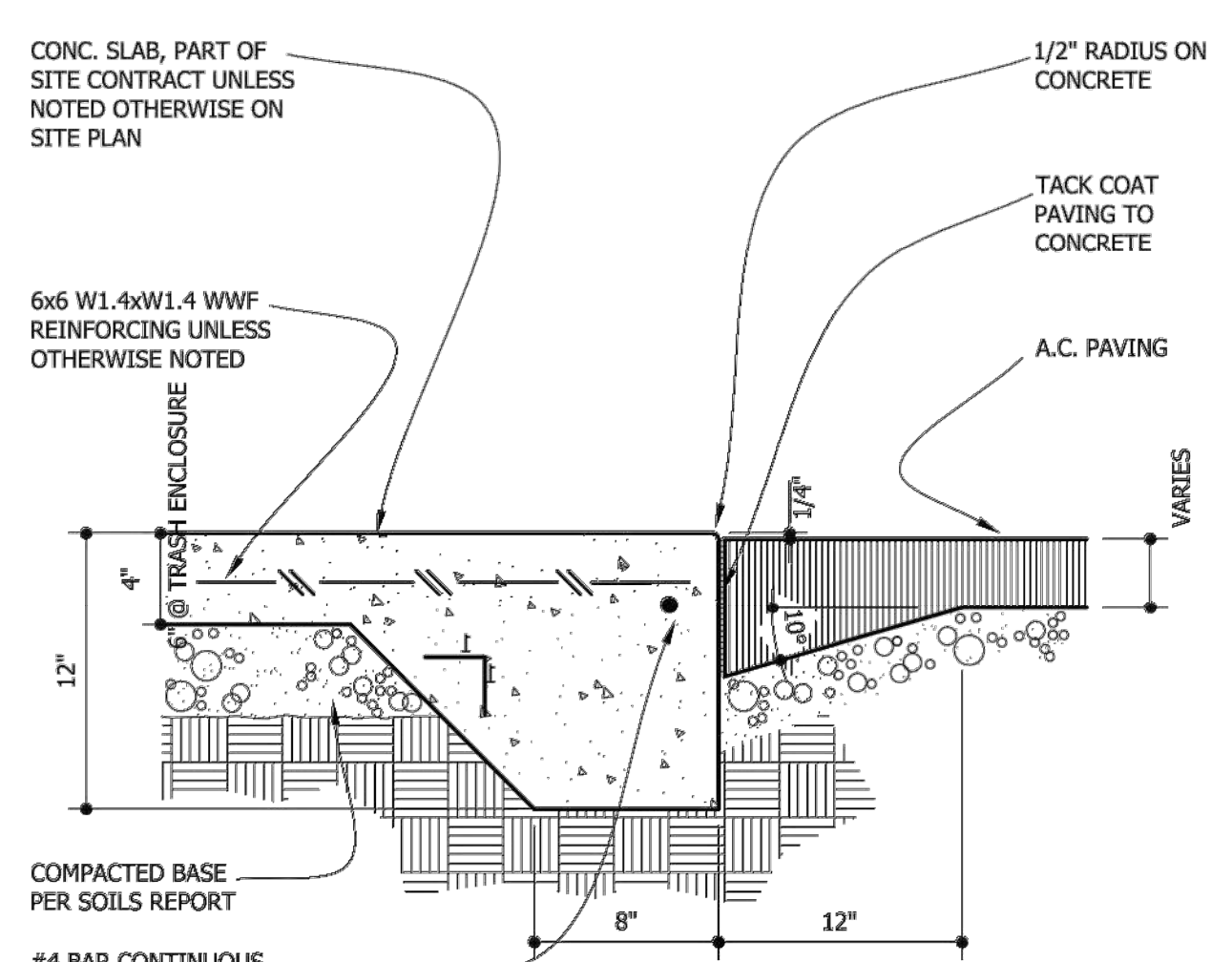
TRASH ENCLOSURE SIDE ELEVATION



8. CONC. WHEEL STOP @ TRASH ENCLOSURE



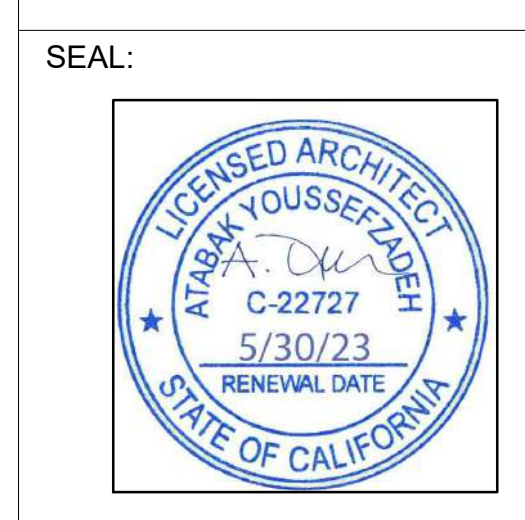
7. TAPERED CONC. CURB



9. FLUSH CURB

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DRAWING BY:
ARYANA MAZLOUMIAN

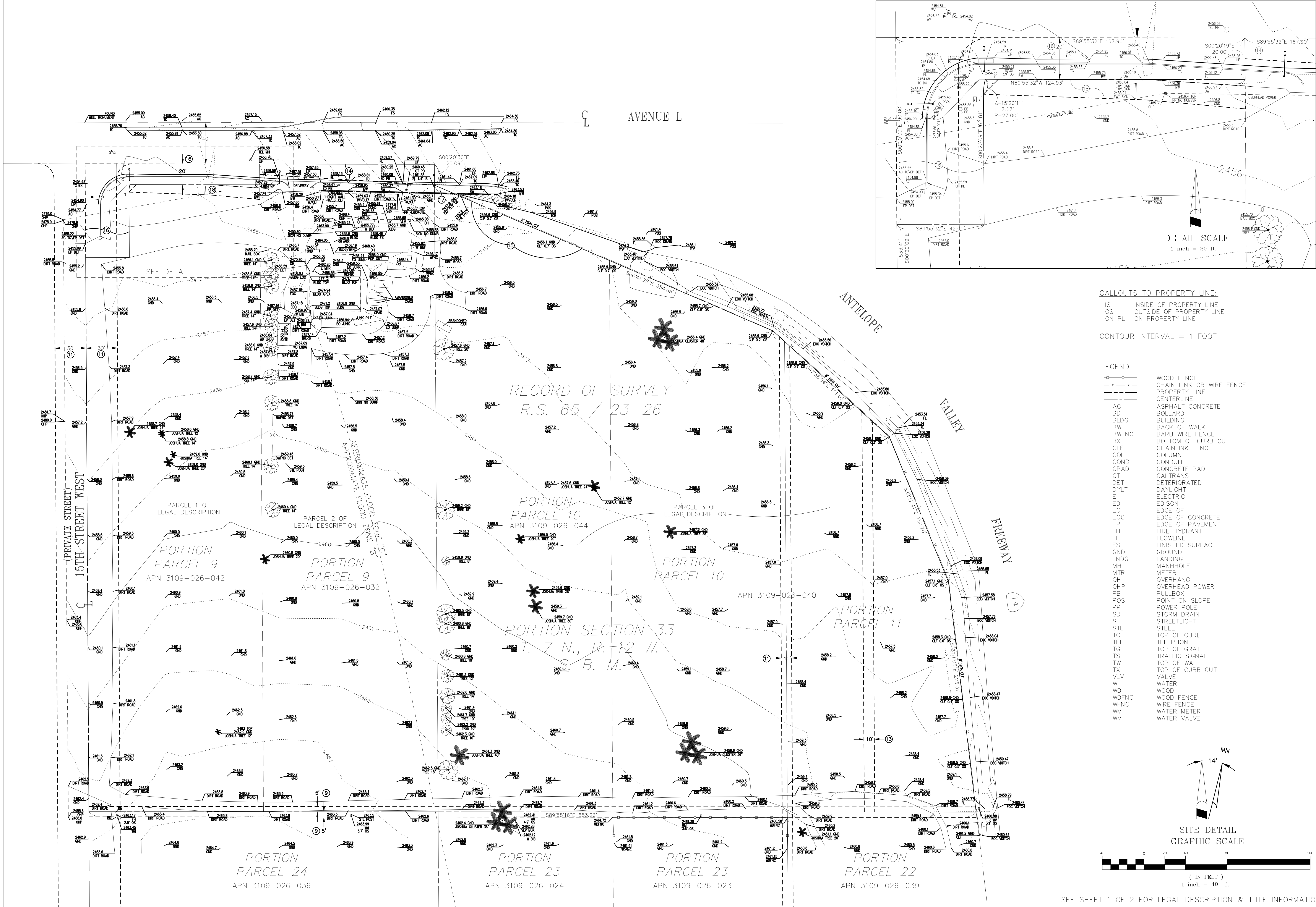
SCALE: 1/4" = 1'-0"

DRAWING TITLE
TRASH ENCLOSURE

DRAWING NO.

A6-0

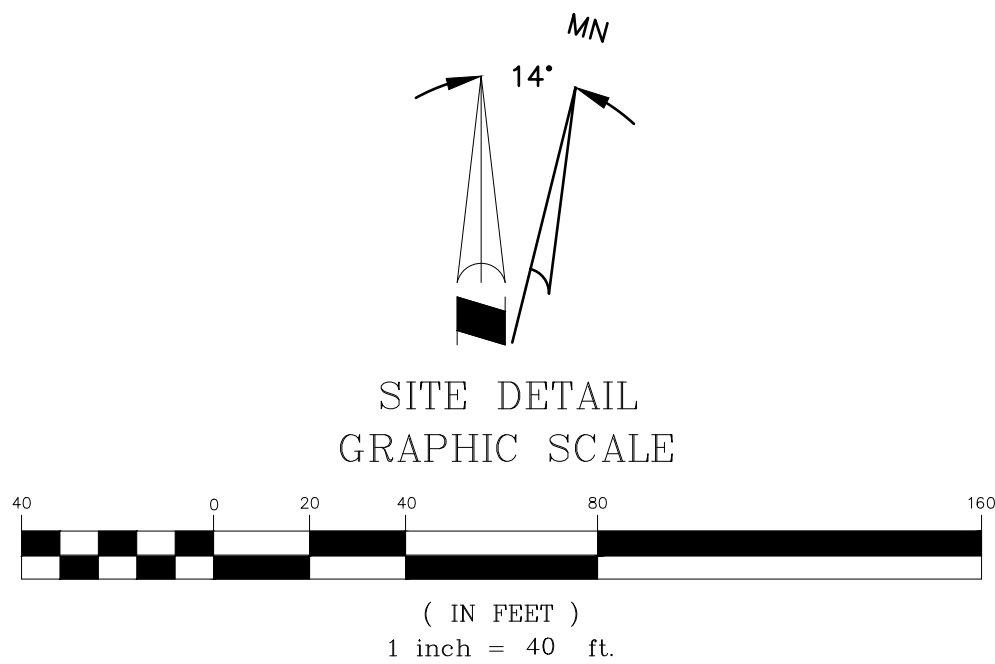
A.L.T.A. - A.C.S.M. LAND TITLE SURVEY FOR WESTLANC PARTNERS, LLC



CALLOUTS TO PROPERTY LINE:
IS INSIDE OF PROPERTY LINE
OS OUTSIDE OF PROPERTY LINE
ON PL ON PROPERTY LINE

CONTOUR INTERVAL = 1 FOOT

- LEGEND
- WOOD FENCE
 - CHAIN LINK OR WIRE FENCE
 - PROPERTY LINE
 - CENTERLINE
 - ASPHALT CONCRETE
 - BOLLARD
 - BUILDING
 - BACK OF WALK
 - BW FENCE
 - BARB WIRE FENCE
 - BOTTOM OF CURB CUT
 - CHAINLINK FENCE
 - COLUMN
 - CONDUIT
 - CONCRETE PAD
 - CALTRANS
 - DETERIORATED
 - DAYLIGHT
 - ELECTRIC
 - EDISON
 - EDGE OF
 - EDGE OF CONCRETE
 - EDGE OF PAVEMENT
 - FIRE HYDRANT
 - FLOWLINE
 - FINISHED SURFACE
 - GROUND
 - LANDING
 - MANHOLE
 - METER
 - OVERHANG
 - OVERHEAD POWER
 - PULLBOX
 - POINT ON SLOPE
 - POWER POLE
 - STORM DRAIN
 - STREETLIGHT
 - STEEL
 - TOP OF CURB
 - TELEPHONE
 - TOP OF GRATE
 - TRAFFIC SIGNAL
 - TOP OF WALL
 - TOP OF CURB CUT
 - VALVE
 - WATER
 - WOOD
 - WOOD FENCE
 - WIRE FENCE
 - WATER METER
 - WATER VALVE



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION & TITLE INFORMATION

A.L.T.A. - A.C.S.M. LAND TITLE SURVEY

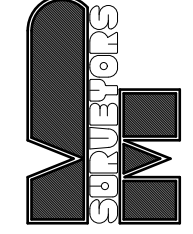
VACANT LAND
SOUTH SIDE OF AVENUE L
WEST SIDE OF ANTELOPE VALLEY FREEWAY, STATE ROUTE 14
LANCASTER, CA

PREPARED FOR:

WESTLANC PARTNERS, LLC
10850 WILSHIRE BOULEVARD, SUITE 720
LOS ANGELES, CA 90024

PREPARED BY:

MP SURVEYORS, INC.
17982 SKY PARK CIRCLE, SUITE B
IRVINE, CALIFORNIA 92614
(949) 250-0272



DATE:	7/03/06
DRAWN BY:	FC/JA
CHECKED BY:	FC/JA
DRAWING:	6642.dwg
SHEET	2
OF	2

A.L.T.A.—A.C.S.M. LAND TITLE SURVEY FOR WESTLANC PARTNERS, LLC

AREA

447,379 SQ. FT. = 10.270 ACRES WITH EXCEPTION 16
441,078 SQ. FT. = 10.126 ACRES WITHOUT EXCEPTION 16

DATE OF SURVEY

JUNE 22, 2006

TITLE REPORT IDENTIFICATION

ALLIANCE TITLE
PRELIMINARY REPORT No. 15191074--114
DATED: MAY 24, 2006

ZONING:

BY CITY OF LANCASTER MUNICIPAL CODE AS SHOWN:
ALL SITE RESTRICTIONS WERE OBTAINED PER THE CITY
OF LANCASTER.

ZONING RR--2.5 RURAL RESIDENTIAL PER THE CITY OF
LANCASTER.

SITE RESTRICTIONS:

17.08.100 DEVELOPEMENT STANDARDS RR-2.5

FRONT YARD	40 FEET
REAR YARD	30 FEET
INTERIOR SIDE YARD	20 FEET
STREET SIDE YARD	40 FEET
HEIGHT	40 FEET
BUILDING LOT COVERAGE	30% MAXIMUM
DISTANCE BETWEEN BUILDINGS	10 FEET

FLOOD NOTE:

DIVIDING LINE BETWEEN ZONE "B" AND ZONE "C" RUNS
THROUGH PROPERTY. APPROXIMATE LOCATION OF LINE IS
PLOTTED HEREON AS SHOWN PER FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY No. 060672, PANEL
0010 B, DATED JANUARY 6, 1982.

WESTERLY PORTION OF PROPERTY:

ZONE "B"
FLOOD ZONE DESCRIPTION: AREAS BETWEEN LIMITS OF THE
100--YEAR FLOOD AND 500--YEAR FLOOD; OR CERTAIN AREAS
SUBJECT TO 100--YEAR FLOODING WITH AVERAGE DEPTHS
LESS THAN ONE SQUARE MILE; OR AREAS PROTECTED BY
LEVEES FROM THE BASE FLOOD.

EASTERLY PORTION OF PROPERTY:

ZONE "C"
FLOOD ZONE DESCRIPTION: AREAS OF MINIMUM FLOODING.

LEGAL DESCRIPTION

THE LAND SHOWN HEREON IS SITUATED IN THE CITY OF LANCASTER,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED
AS FOLLOWS:

PARCEL 1:

THE WEST HALF OF PARCEL NO. 9, AS SHOWN ON A RECORD OF
SURVEY MAP FILED IN BOOK 65, PAGES 23 TO 26, INCLUSIVE, OF
RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

PARCEL 2:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 7
NORTH, RANGE 12 WEST SAN BERNARDINO MERIDIAN, ALSO SHOWN AS
PARCEL 9 ON A RECORD OF SURVEY MAP FILED IN BOOK 65, PAGES
23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS, IN THE OFFICE OF
THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE WEST HALF OF PARCEL 9, RECORD OF SURVEY IN BOOK
65, PAGES 23 TO 26, INCLUSIVE, OF RECORD OF SURVEYS.

PARCEL 3:

THAT PORTION OF PARCEL 11, AS SHOWN ON LICENSED SURVEYOR'S
MAP FILED IN BOOK 65, PAGE(S) 23 TO 26 INCLUSIVE OF RECORD OF
SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY, DESCRIBED IN DEEDS (STATE PARCEL C1511), RECORDED
FEBRUARY 17, 1966 IN BOOK D3210, PAGE(S) 571 (STATE PARCEL
C1512), RECORDED NOVEMBER 22, 1965 IN BOOK D3122, PAGE(S)
150, BOTH OF OFFICIAL RECORDS, IN SAID OFFICE, AND THAT
PORTION OF PARCEL 10, AS SHOWN ON SAID LICENSED SURVEYOR'S
MAP DESCRIBED IN DEED (STATE PARCEL 48381) RECORDED APRIL 21,
1969 IN BOOK D4344, PAGE(S) 275 OF OFFICIAL RECORDS, LYING
WESTERLY AND SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT IN THE WESTERLY LINE OF THE WEST HALF OF
SAID PARCEL 10, SAID POINT BEING IN THE SOUTHERLY TERMINUS OF
THAT CERTAIN COURSE HAVING A BEARING AND LENGTH OF SOUTH 0°
20' 29" EAST 20.08 FEET IN DEED (STATE PARCEL C1509) RECORDED
IN BOOK D3237, PAGE(S) 289 OF SAID OFFICIAL RECORDS; THENCE
SOUTH 66° 41' 28" EAST 354.68 FEET; THENCE SOUTH 47° 38' 54"
EAST 151.05 FEET; THENCE SOUTH 22° 12' 41" EAST, 150.78 FEET;
THENCE SOUTH 6° 51' 05" EAST 223.31 FEET TO THE
NORTHEASTERLY CORNER OF THE LAND DESCRIBED IN DIRECTOR'S
DEED D--C1506, RECORDED NOVEMBER 1, 1971 IN BOOK D5242,
PAGE(S) 84 AND 85 OF SAID OFFICIAL RECORDS.

BASIS OF BEARINGS

THE CENTERLINE OF AVENUE L, BEING NORTH 89°55'32" WEST PER
STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION
MONUMENTATION MAP No. LA 14M 65.5, ON FILE AS FILED MAP
No. 21724--9, RECORDS OF LOS ANGELES COUNTY.

RECORD OWNERS

WESTLANC PARTNERS, LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY AS TO AN UNDIVIDED 83.53% INTEREST, AND JACK
FARAHİ AND AZİTA FARAHİ--TORKAN, HUSBAND AND WIFE AS
JOINT TENANTS, AS TO AN UNDIVIDED 16.47% INTEREST, AS
TENANTS IN COMMON.

ASSESSOR'S IDENTIFICATION

LOS ANGELES COUNTY A.P.N. 3109--026--032
LOS ANGELES COUNTY A.P.N. 3109--026--040
LOS ANGELES COUNTY A.P.N. 3109--026--042
LOS ANGELES COUNTY A.P.N. 3109--026--044

BENCHMARK

LOS ANGELES COUNTY B.M. No. L 5635

DPW BM TAG IN W CB 1M(3.3FT) N/O BCR 74M(242FT) N/O
C/L AVE L OVERPASS @ NW COR SIERRA HWY & AVE L
WEST BOUND OFF RAMP 28M(91.9FT) N/O & 17.4M(57.1FT)
W/O C/L INT

ELEVATION = 2,476.016 (NAVD88)(ADJ.2004)

EASEMENT NOTES

EASEMENTS SHOWN HEREON ARE PER ALLIANCE TITLE PRELIMINARY REPORT
No. 15191074--114, DATED MAY 24, 2006.

7 ASSESSMENTS, FOR COMMUNITY FACILITY DISTRICTS, IF ANY,
AFFECTING SAID LAND WHICH MAY EXIST BY VIRTUE OF ASSESSMENT MAPS
OR NOTICES FILED BY SAID DISTRICTS.

8 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN
BY THE PUBLIC RECORDS.

9 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED
APRIL 4, 1951 IN BOOK 35968, PAGE 180, OF OFFICIAL RECORDS.

10 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE
DOCUMENT RECORDED APRIL 4, 1951 IN BOOK 35968, PAGE 213, OF
OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT
DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED
OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY
COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE,
LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX,
HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION,
MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE
EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42,
SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12955 OF
THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE
AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR
HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS
BASED ON FAMILIAL STATUS.

11 AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT FOR PRIVATE
ROADS, POLE LINES, PIPE LINES, PUBLIC UTILITIES AND INCIDENTAL
PURPOSES.

12 AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL
PURPOSES, RECORDED MAY 3, 1951 IN BOOK 36206, PAGE 249, OF
OFFICIAL RECORDS. IN FAVOR OF SOUTHERN CALIFORNIA Edison COMPANY,
A CORPORATION AND ASSOCIATED TELEPHONE COMPANY, LTD. (COULD NOT
PLOT -- ILLEGIBLE DOCUMENT)

13 AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES, RECORDED
JULY 21, 1953 IN BOOK 42259, PAGE 398, OF OFFICIAL RECORDS. IN FAVOR
OF SOUTHERN CALIFORNIA Edison COMPANY, A CORPORATION.

14 AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES, RECORDED
APRIL 7, 1966 AS INSTRUMENT NO. 939 OF OFFICIAL RECORDS. IN FAVOR
OF THE STATE OF CALIFORNIA.

15 THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE
RIGHTS OF ACCESS TO OR FROM THE STREET OR HIGHWAY ABUTTING SAID
LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE
DOCUMENT RECORDED JULY 16, 1969 AS INSTRUMENT NO. 3776, OFFICIAL
RECORDS.

16 AN EASEMENT AFFECTING THE PORTION OF SAID LAND AND FOR THE
PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, CONDEMNED BY
FINAL DECREE RECORDED FEBRUARY 2, 1998 AS INSTRUMENT No.
98--171792, OFFICIAL RECORDS. (SEE SURVEYOR'S NOTE)

17 AN EASEMENT FOR PUBLIC ROAD AND UTILITIES AND INCIDENTAL
PURPOSES, RECORDED AUGUST 27, 1999 AS INSTRUMENT NO. 99--1622522
OF OFFICIAL RECORDS, IN FAVOR OF CITY OF LANCASTER, A MUNICIPAL
CORPORATION.

18 AN EASEMENT FOR DRAINAGE AND SLOPE PURPOSES, CONDEMNED BY
FINAL DECREE IN CASE No. BC 226749, RECORDED MAY 8, 2001 AS
INSTRUMENT NO. 01--0789984, OFFICIAL RECORDS.

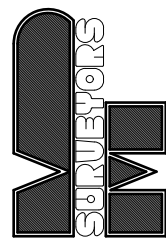
○ DENOTES ITEM PLOTTED HEREON.

SURVEYOR'S NOTE:

ITEM No. 16, A FINAL DECREE RECORDED FEBRUARY 2, 1998 AS
INSTRUMENT No. 98--171792, OFFICIAL RECORDS, IS REPORTED IN SAID
PRELIMINARY TITLE REPORT AS AN EASEMENT AFFECTING THE PROPERTY.

UPON EXAMINATION OF THE DOCUMENT OF SAID ITEM, IT APPEARS THAT
THE PORTION OF LAND WAS TAKEN BY THE CITY OF LANCASTER IN FEE.

REVISIONS:					NO.	DATE	DESCRIPTION	BY



MP SURVEYORS, INC.
17982 SKY PARK CIRCLE, SUITE B
IRVINE, CALIFORNIA 92614
(949) 250-0272

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES (AS "CERTIFY" IS DEFINED AND
LIMITED BY SECTION 8770.6 OF THE BUSINESS AND PROFESSIONS CODE
OF CALIFORNIA) TO WESTLANC PARTNERS, LLC, AND FIRST AMERICAN
TITLE INSURANCE COMPANY, THAT:

- HE IS A DULY LICENSED LAND SURVEYOR OF THE STATE OF
CALIFORNIA.
- THE SURVEY REFLECTED BY THIS PLAT WAS ACTUALLY MADE UPON
THE GROUND ON JUNE 22, 2006.
- THIS MAP OR PLAT AN SURVEY ON WHICH IT IS BASED WERE MADE
(i) AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS
ESTABLISHED BY THE STATE OF CALIFORNIA FOR SURVEYORS, (ii) IN
ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR
ALTA/ACSM LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY ALTA,
ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 2 AND 3 AND SHOWS
THE SIZE AND LOCATION OF ITEMS 6, 10, 11(b), 11(d), 13, 15 AND 16
OF TABLE A THEREOF, AND (iii) PURSUANT TO THE ACCURACY
STANDARDS (AS ADOPTED BY ALTA, ACSM AND NSPS) AND IN EFFECT
ON JUNE 22, 2006 OF THIS CERTIFICATION. UNDERSIGNED FURTHER
CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION AND
ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE
RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,
DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS
WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE
SURVEYS".
- SAID SURVEY CORRECTLY SHOWS THAT THERE ARE NO BUILDINGS,
STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON THE SUBJECT
PROPERTY, EXCEPT AS SHOWN.
- THE PREMISES CONSISTS OF FOUR TAX LOTS.
- ZONING CLASSIFICATION AND PARKING REQUIREMENTS ARE PER
INFORMATION RECEIVED FROM THE CITY OF LANCASTER.
- EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORDED EASEMENTS
OR RIGHTS OF WAY ACROSS SAID PREMISES PER THE REFERENCED
COMMITMENT FOR TITLE INSURANCE.
- THERE ARE NO OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE
UNDERSIGNED HAS BEEN ADVISED.
- EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ONTO ADJOINING
PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR
OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- DIVIDING LINE BETWEEN ZONE "B" AND ZONE "C" RUNS THROUGH
PROPERTY. APPROXIMATE LOCATION OF LINE IS PLOTTED HEREON AS
SHOWN PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAP,
COMMUNITY No. 060672, PANEL 0010 B, DATED JANUARY 6, 1982.
- WESTERLY PORTION OF PROPERTY:
ZONE "B"
FLOOD ZONE DESCRIPTION: AREAS BETWEEN LIMITS OF THE 100--YEAR
FLOOD AND 500--YEAR FLOOD; OR CERTAIN AREAS SUBJECT TO
100--YEAR FLOODING WITH AVERAGE DEPTHS LESS THAN ONE SQUARE
MILE; OR AREAS PROTECTED BY LEVEES FROM THE BASE FLOOD.
- EASTERLY PORTION OF PROPERTY:
ZONE "C"
FLOOD ZONE DESCRIPTION: AREAS OF MINIMUM FLOODING.
- ALL ROADS, STREETS AND HIGHWAYS SHOWN HEREON ARE
COMPLETED AND DEDICATED PUBLIC STREETS AND HAVE BEEN ACCEPTED
FOR PUBLIC MAINTENANCE, EXCEPT 15TH STREET WEST IS A PRIVATE
STREET; THAT THE PREMISES HAS ACCESS TO A DEDICATED PUBLIC
STREET KNOWN AS AVENUE L.



BY: _____ DATE _____
JEROME K. ALLEN, L.S. 7157

NOTE:

Section 8770.6 of the California Business and Professions Code
states that the use of the word Certify or Certification by a
Licensed Land Surveyor in the practice of Land Surveying or the
preparation of maps, plats, reports, descriptions or other
surveying documents only constitutes an expression of
Professional opinion regarding those facts or findings which are
the subject of the Certification and does not constitute a
warranty or guarantee, either expressed or implied.

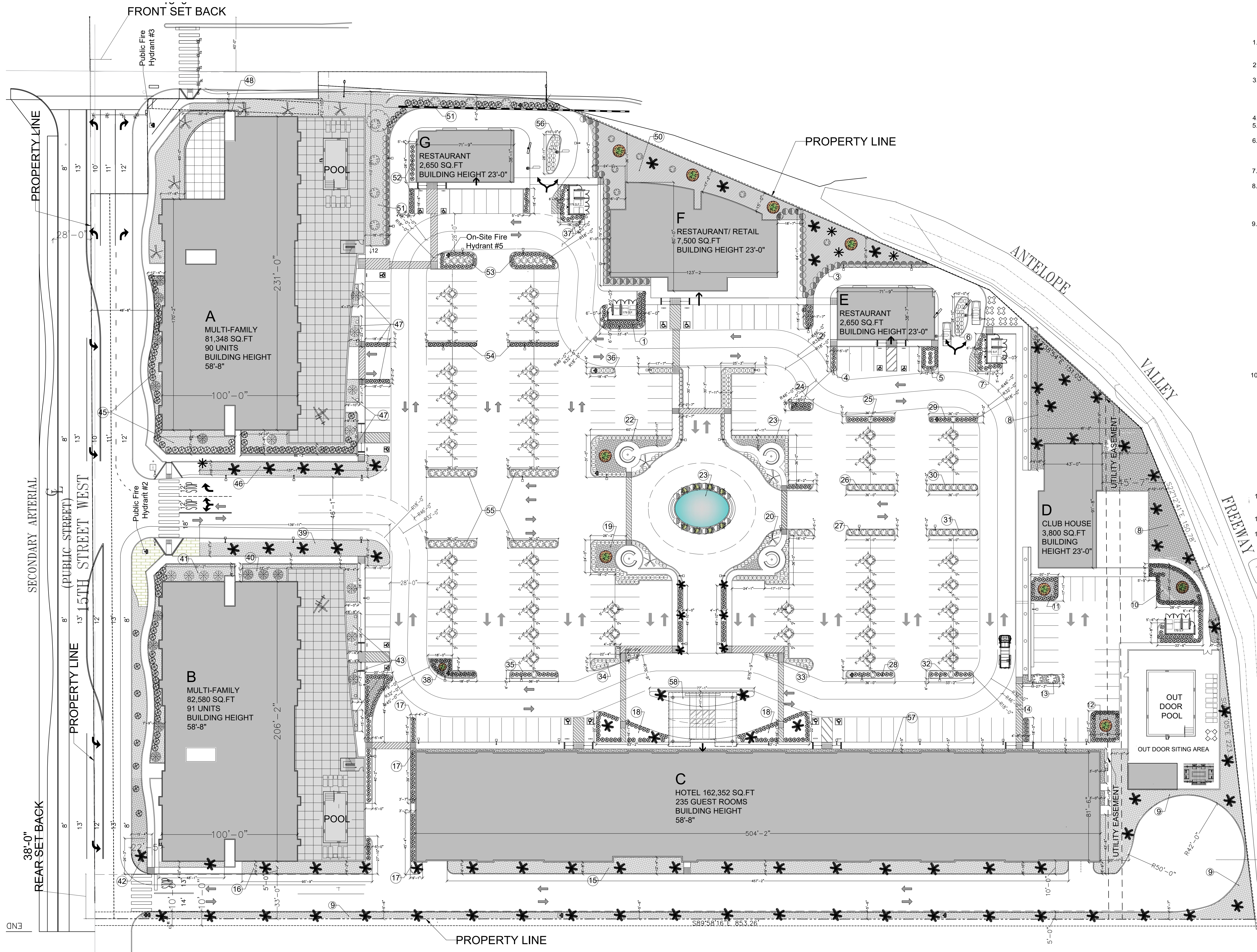
PREPARED FOR:

WESTLANC PARTNERS, LLC
10850 WILSHIRE BOULEVARD, SUITE 720
LOS ANGELES, CA 90024

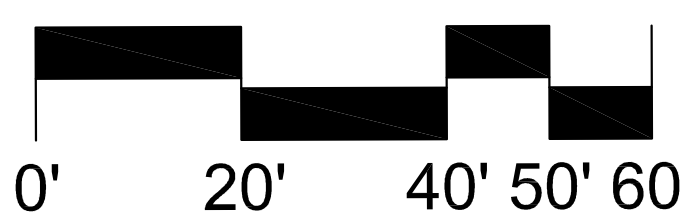
A.L.T.A.—A.C.S.M LAND TITLE SURVEY

VACANT LAND
SOUTH SIDE OF AVENUE L
WEST SIDE OF ANELOPE VALLEY FREEWAY, STATE ROUTE 14
LANCASTER, CA

REDRAWN:	DATE:	7/03/06
SCALE:	NO SCALE	
DRAWN BY:	CHECKED BY:	
JA	FC/JA	
DRAWING:	6642.dwg	
SHEET	1	2



1 PROPOSED SITE PLAN
SCALE: 1/32"=1'-0"



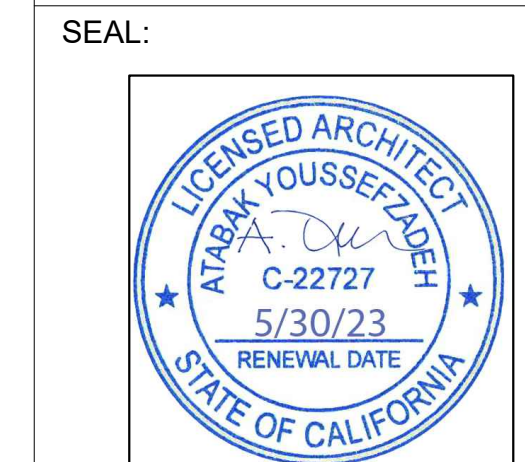
APPLICANT:
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD, SUITE 320,
LOS ANGELES, CA 90024
TEL: 310-503-7123
EMAIL: ATABAK80@GMAIL.COM

ADDITIONAL NOTES BY CITY:

1. INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.
2. ALL BACKFLOWS AND TRANSFORMERS SHALL BE SCREENED WITH 5' OF LANDSCAPE.
3. ALL TREES SHALL BE TAGGED BY THE LANDSCAPE ARCHITECT AND MEET ANSI Z60.1 SPECIFICATIONS FOR NURSERY STOCK; BE FREE FROM DEFECTS INCLUDING CO-DOMINANT STEMS, AND GRIDLING ROOTS; ROOT FLARE SHALL BE VISIBLE AT THE TOP OF SOIL LEVEL. STREET TREES SHALL HAVE A MINIMUM OF 5' TREE TRUNK FREE OF BRANCHES.
4. DRIPLINE SHALL BE OUTSIDE OF TRUNK FLARE 6' SQUARE OR DIAMETER.
5. CONTROLLER AND WEATHER SENSOR CONNECTED AND OPERATING PRIOR TO FINAL INSPECTION.
6. ALL SLOPES SHALL BE A MAXIMUM OF 3:1. SLOPES 3:1 OR GREATER TO HAVE JUST MATTING INSTALLED AND ALL LANDSCAPE SLOPES 2:1 OR GREATER TO HAVE EROSION CONTROL BLANKETS WITH A 3 YEAR DURABILITY INSTALLED.
7. CONTRACTOR TO PROVIDE NEATLY DRAWN LAMINATED IRRIGATION LAYOUT FOR CONTROLLERS.
8. CONTRACTOR SHALL INSTALL AMENDMENTS PER PLAN AND THEN TAKE A NEW SOIL TEST AND PROVIDE REPORT TO LANDSCAPE ARCHITECT AND CITY INSPECTOR TO VERIFY AMENDMENTS INSTALLED ARE SATISFACTORY PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL VERIFY REPORT WITH AMENDMENTS RECEIPTS ON CERTIFICATE OF COMPLIANCE.
9. LANDSCAPE AREAS WHERE COMPACTION HAS OCCURRED DUE TO GRADING ACTIVITIES AND WHERE TREES OR STORM WATER INFILTRATION AREAS ARE LOCATED SHALL BE LOOSENEED BY SOIL FRACTURING. FOR TREES A 12'X12'X18' DEEP AREA; FOR STORM WATER INFILTRATION THE ENTIRE AREA SHALL BE LOOSENEED. ADD THE FOLLOWING INFORMATION ON THE PLANS: THE BACK HOE METHOD OF SOIL FRACTURING SHALL BE USED TO BREAK UP COMPACTION. A 4" LAYER OF COMPOST IS SPREAD OVER THE SOIL SURFACE BEFORE FRACTURING IS BEGUN. THE BACK HOE SHALL DIG INTO THE SOIL LIFTING AND THEN DROP THE SOIL IMMEDIATELY BACK TO THE HOLE. THE BUCKET THEN MOVES TO THE ADJACENT SOIL AND REPEATS. THE COMPOST FALLS INTO THE SPACES BETWEEN THE SOIL CHUNKS CREATED. FRACTURING SHALL LEAVE THE SOIL SURFACE QUITE ROUGH WITH LARGE SOIL CLODS. THESE MUST BE BROKEN BY ADDITIONAL TILLING. TILLING IN MORE COMPOST TO THE SURFACE AFTER FRACTURING PER THE SOIL REPORT WILL HELP CREATE A HORIZON SOIL. IMPORTED OR REUSED TOPSOIL CAN BE ADDED ON TOP OF THE FRACTURED SOIL AS NEEDED FOR GRADING. THE LANDSCAPE ARCHITECT SHALL BE PRESENT DURING THIS PROCESS AND PROVE CERTIFICATION OF THE SOIL FRACTURING. FOR ADDITIONAL REFERENCE SEE URBAN TREE FOUNDATION- PLANTING SOIL SPECIFICATIONS.
10. AN IRRIGATION AUDIT REPORT BY A CERTIFIED IRRIGATION AUDITOR SHALL BE PROVIDED PRIOR TO CITY LANDSCAPE FINAL INSPECTION. REPORT SHALL INCLUDE:
 - A. CONTROLLER PROGRAM IRRIGATION SCHEDULE TO INCLUDE: START TIMES, PROGRAMS, AND RUN TIMES. SCHEDULE SHALL CONSIDER APPLICATION RATE, SOIL TYPE, PLANT FACTORS, SLOPE AND EXPOSURE.
 - B. CONTROLLER PROGRAMMING TO ON-SITE WEATHER SENSOR OR CIMIS STATION.
 - C. CONTROLLER PROGRAMMING TO FLOW SENSOR AND MASTER VALVE, OR LEARNED RUN TIMES.
 - D. VERIFICATION OF EFFICIENT WATER USE WITH NO RUN OFF OR OVERSPRAY BY TESTING MIN 15% OF SITE.
 - E. VERIFICATION OF THE REDUCED SIZE IRRIGATION PLAN, LAMINATED WITH LAYOUT CHART INDICATING VALVE NUMBER AND COLOR-CODED AREA OF SYSTEM LIMITS AND IRRIGATION RUN SCHEDULE.
11. AN IRRIGATION AUDIT REPORT BY A CERTIFIED IRRIGATION AUDITOR SHALL BE PROVIDED PRIOR TO CITY LANDSCAPE FINAL INSPECTION. CONTACT CITY FOR ALL REQUIRED TESTING.
12. AN ADDITION 15-PERCENT OF PLANT MATERIAL MAY BE REQUESTED BY CITY STAFF.
13. IRRIGATION MAIN LINES SHALL CONNECT TO THE PROJECT MAIN LINE ON-SITE AND NOT WITHIN THE RIGHT OF WAY.

ARCHITECT:
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD., # 320
LOS ANGELES, CA 90024
TEL:(310)-503-7123
EMAIL: atabak80@gmail.com

OWNER:
WESTLANC PARTNERS
LLC.
1401 WESTWOOD BLVD., # 320
LOS ANGELES, CA 90024
TEL:(310)-446-8614
EMAIL: julian@mcgla.net



PROJECT:
WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 1"=30'

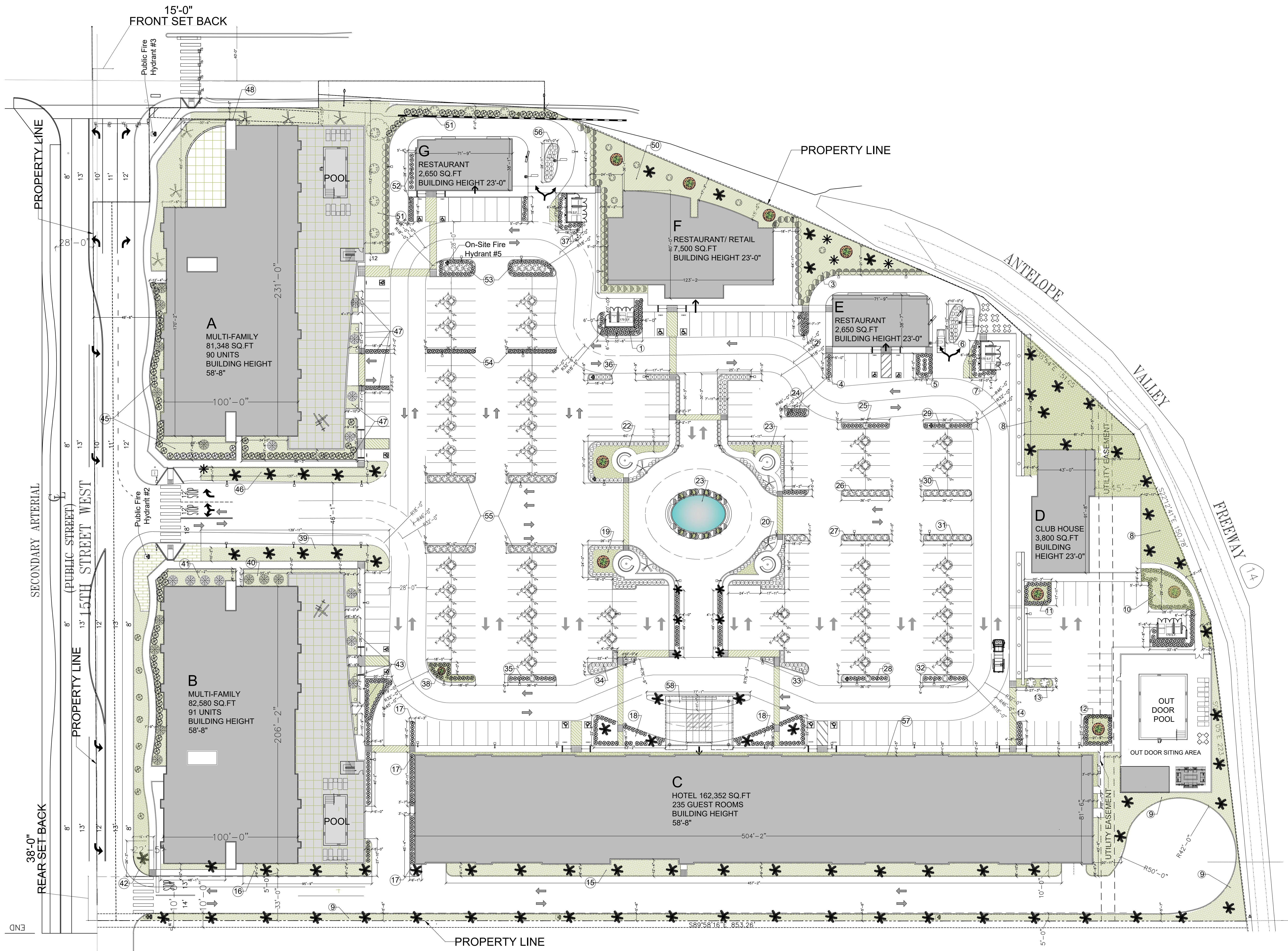
DRAWING TITLE
LANDSCAPE TITLE
SHEET

DRAWING NO.

L-1

SHEET INDEX

- L-1 LANDSCAPE TITLE SHEET
- L-2 LANDSCAPE AREA SQUARE FEET
- L-3 LANDSCAPE NOTES & DETAILS
- L-4 IRRIGATION DETAILS
- L-5 PLANTS
- L-6 COLORED LANDSCAPE PLAN

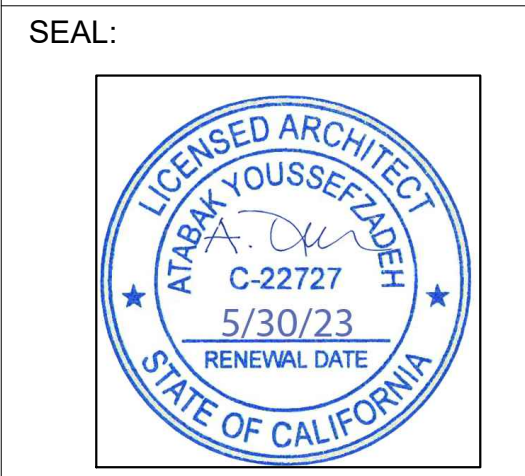


1 PROPOSED LANDSCAPE AREA SQUARE FEET
SCALE: 1/32" = 1'-0"

Landscape Areas	
Area No.	Square Feet
1	374.85
2	129.89
3	3,297.74
4	87.41
5	210.81
6	244.59
7	213.06
8	7,368.48
9	9,901.801
10	1,242.78
11	355.769
12	487.06
13	180.06
14	81.12
15	5,414.66
16	961
17	470
18	1,526.11
19	975
20	1,241.20
21	1,367
22	83
23	1,627.65
24	106
25	174.63
26	174.62
27	175.77
28	208.04
29	191.23
30	191.23
31	191.23
32	191.23
33	210.82
34	210.82
35	208.04
36	82.30
37	215.99
38	309.28
39	1,631.29
40	818.75
41	1,902.58
42	1,789
43	906.5
44	225
45	1,810.39
46	1,858.74
47	1,579
48	2,681.48
49	328
50	4,514.59
51	8,554.35
52	231
53	796
54	106
55	832
56	244.59
57	1,120
58	726.87

ARCHITECT:
ATABAK YOUSSEFZADEH
1401 WESTWOOD BLVD., # 320
LOS ANGELES, CA 90024
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PROJECT:
WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST








NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	






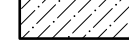
REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 1"=30'
DRAWING TITLE
LANDSCAPE PLAN

DRAWING NO.
L-2

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	WULCOLS FACTOR	REMARKS
TREES						
	JASHUA (EXISTING)	YUCCA BREVIFOLIA	VARIES	4		
	ENTOURAGE PALM TREE	ATTALAE PHALORATA	36" BOX	92	MEDIUM	STANDARD TRUNK
	MEXICAN FAN PALM	WASHINGTONIA ROBAUSTA	36" BOX	8	MEDIUM	STANDARD TRUNK
	CRAPE MYRTLE	LAGERSTROEMIA INDICA	24" BOX	24	MEDIUM	STANDARD TRUNK
	DESERT WILLOW	CHILOOSIS LINEARIS	15 BOX	10	MEDIUM	STANDARD TRUNK
	CHINESE PISTACHE	PISTACIA CHINENSIS	24 BOX	115	MEDIUM	STANDARD TRUNK
VINES						
	FICUS PUMILA	CREeping FIG	5 GAL		LOW	TRASH AREA

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	WULCOLS FACTOR	REMARKS
SHRUBS						
	MEXICAN BIRD OF PARADISE	CAESOLOINIA MEXICANA	5 GAL	612	LOW	
	HUMMINGBIRD TRUMPET	ZAUSCHNERIA CALIFORNICA	5 GAL	251	LOW	
	MOJAVE DESERT SAGE	SALVIA DORRII V. DORRII NATIVE TO MOJAVE DESERT	5 GAL	312	LOW	
GROUNDCOVER						
	PROSTRATE ROSEMARY	ROSMARINUS OFFICIALISE PROSTRATUS	FLATS		LOW	PLANT 12" O.C.
	MEXICAN EVENING PRIMROSE	OENOTHERA BERIANDIERI	FLATS		LOW	PLANT 12" O.C.
	CREEPING THYME	TEUCRIUM CHAMAEDRYIS PROSTRUM	FLATS		LOW	PLANT 12" O.C.

Linear Style Planting with DeepRoot Barriers

Determine the correct number of panels to be used. Depending upon the actual planting plan and the number of trees involved the length of linear barrier will vary, but as a general rule of thumb leave the anticipated mature canopy diameter of the tree and add 2 feet (61cm). This will be the length of the barrier. For a Linear style planting application. (See chart below).

- A. Dig the trench to the depth based upon the particular barrier chosen.
- B. Install the barrier. When installing Deeproot Linear Barriers simply pull the appropriate number of panels out of the box (they come preassembled) and separate the joints at the trench involved. When installing Deeproot Universal Barriers in a linear fashion you will need to plan the appropriate number of panels together.
- C. Next place the barrier in the trench with the vertical ribs facing toward the tree and align in a straight fashion. It is helpful to place the barrier in the trench with the top of the Deeproot cap and base and backfill against the barriers to promote a clean smooth fit to the hardscape. Be sure to install the barrier in a 1/2" (1.3cm) above grade to ensure roots do not grow over the top.
- D. Plant the tree(s). The Linear style offers a more expansive rooting growth area, however adverse soil and drainage conditions may exist in the actual planting area. Take steps to ensure healthy growth of the tree at planting. Consult with a local Arborist for planting tips and recommendations.
- E. If the tree(s) will be subject to maintenance work such as low mowing or weed trimming we strongly recommend the installation of ArborGuard®. This barrier is placed around the base of young trees to protect them from damage by weed trimmers, lawn mowers and small rodents.

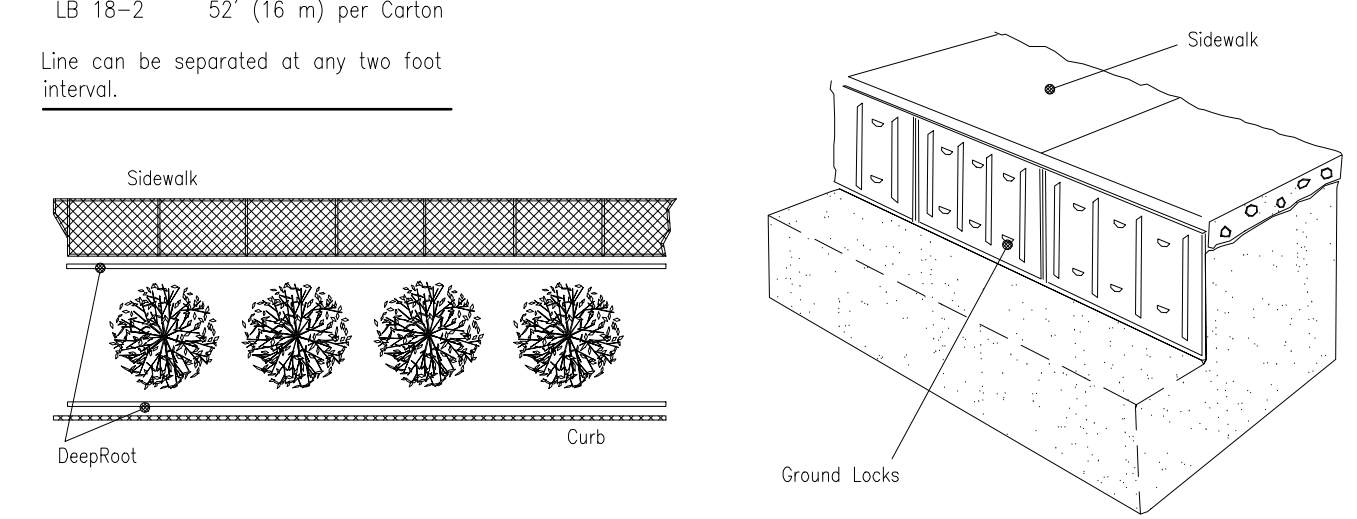
For additional information please consult the 16 page Deeproot Product Selection and Installation Guidelines.

For information regarding distributors please call: 1 800 LIV ROOT (458-7688). For help with difficult drainage or other difficult installation questions please call Deeproot Technical Support at: 1 800 ROOT TREE (768-6835).

For a simple formula to determine the quantity of panels required for a Linear application use:
Estimated Diameter of the Tree Canopy at Maturity + 2' (61cm) = Length of Barrier per Side.

As little as one side of the tree may need barrier for root direction as there may be no hardscape elsewhere requiring protection.	For One Side of Tree Expected Tree Canopy at Maturity	Number of Feet of Linear Barrier (LB 12 or LB 18)	Optional Universal Barrier (UB) in number of Panels
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NOTE: ROOT BARRIERS SHALL BE 1
MAX. & LINEAR APPLICATION ONLY.



RECOMMENDED MINIMUM LANDSCAPE MAINTENANCE SCHEDULE

WEEKLY TASKS

- Check all irrigation equipment and adjust/ align as required.
- Repair irrigation equipment with originally specified materials as needed.
- Inspect all landscape areas for pests/ pathogens.
- Weed all shrub/ groundcover areas as needed.
- Remove landscape debris.
- Aerating and dethatching turf areas.
- Repair planting well and/ or grade around plants to eliminate runoff.
- Perform corrective pruning to eliminate hazards and damage to plant after 2nd Year of Growth.

MINIMUM RECOMMENDED YEARLY MAINTENANCE SCHEDULE

Month	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Adjust Irrigation Schedule	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Inspect Tree Staking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flush Drip Valves			✓			✓			✓			✓
Add Mulch (Maintain 3" Layer)			✓			✓			✓			✓

NOTE:
INSTALL ROOT BARRIERS TO ALL PROPOSED
TREES PLANTED WITHIN FIVE(5) FEET ALONG
ANY HARDSCAPE SURFACE; NOT AROUND
THE TREE ROOT BALL.

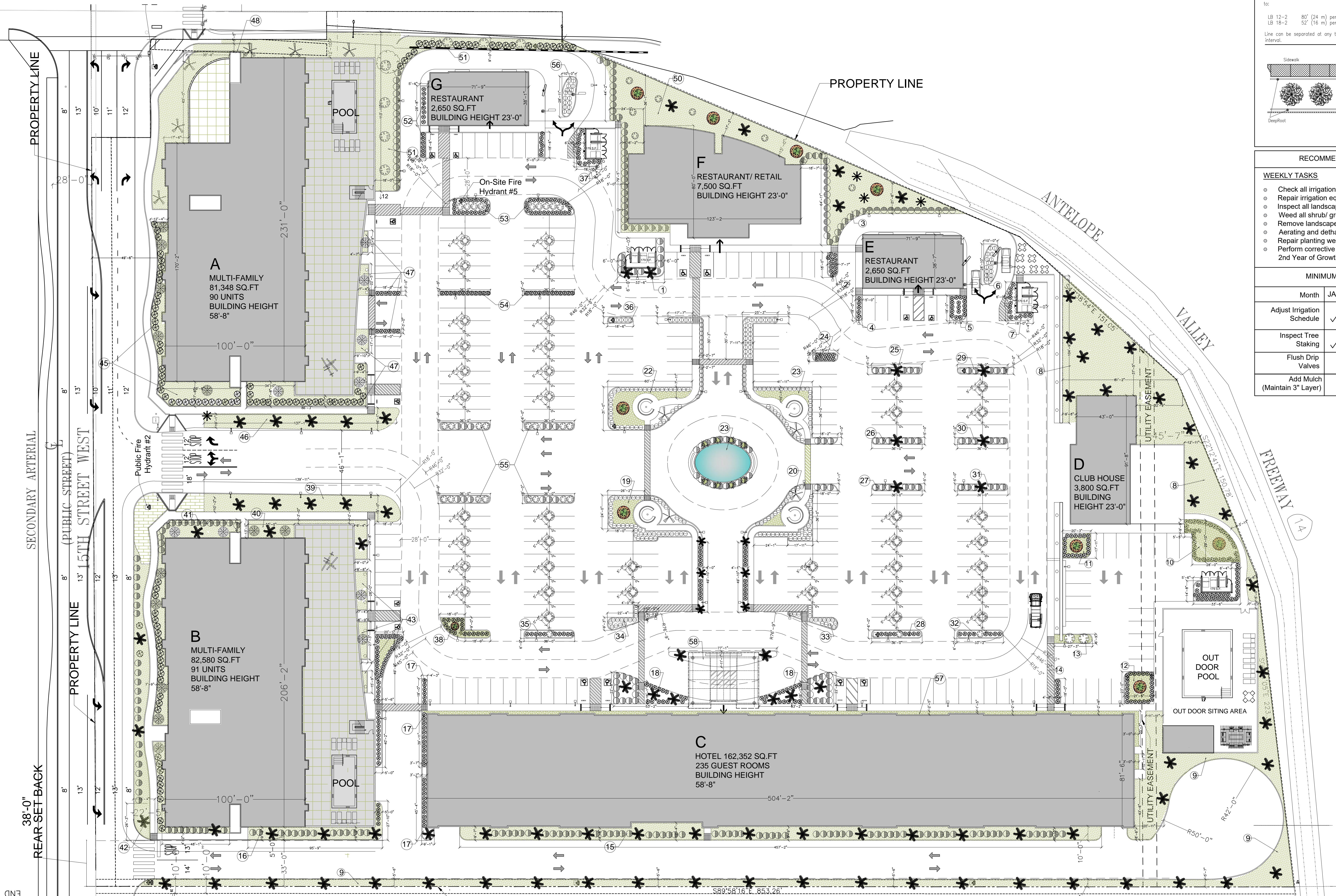
ALL FINISHED GRADES AT 1½" BELOW
FINISHED SURFACES

ALL SLOPES SHALL BE A MAXIMUM OF 3:1. SLOPES 3:1 OR GREATER TO HAVE JUST MATTING INSTALLED AND ALL LANDSCAPE SLOPES 2:1 OR GREATER TO HAVE EROSION CONTROL BLANKETS WITH A 3 YEAR DURABILITY INSTALLED

ALL BACKFLOWS AND TRANSFORMERS
SHALL BE SCREENED WITH 5' OF
LANDSCAPE

A PRE-EMERGENT TO BE APPLIED BEFORE THE MULCH LAYER IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE 2" HIGH OR WEED SEEDS DEVELOPE.

ALL LANDSCAPE AREAS TO BE IRRIGATED
WITH A DRIP SYSTEM, AN AUTOMATIC
SMART TIMER AND WEATHER STATION.



PROPOSED LANDSCAPE PLAN

SCALE: 1/30" = 1'-0"

ARCHITECT:

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1401 WESTWOOD BLVD., # 320
LOS ANGELES ,CA 90024
TEL:(310)-503-7123
EMAIL: atabak80@gmail.com

OWNER:

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LLC.

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TEL:(310)-446-6614
EMAIL: julian@mcgla.net

SEAL:



PROJECT:

WESTLANC PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:

MARK	DATE	DESCRIPTION
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DRAWING BY:

ARYANA MAZLOUMIAN

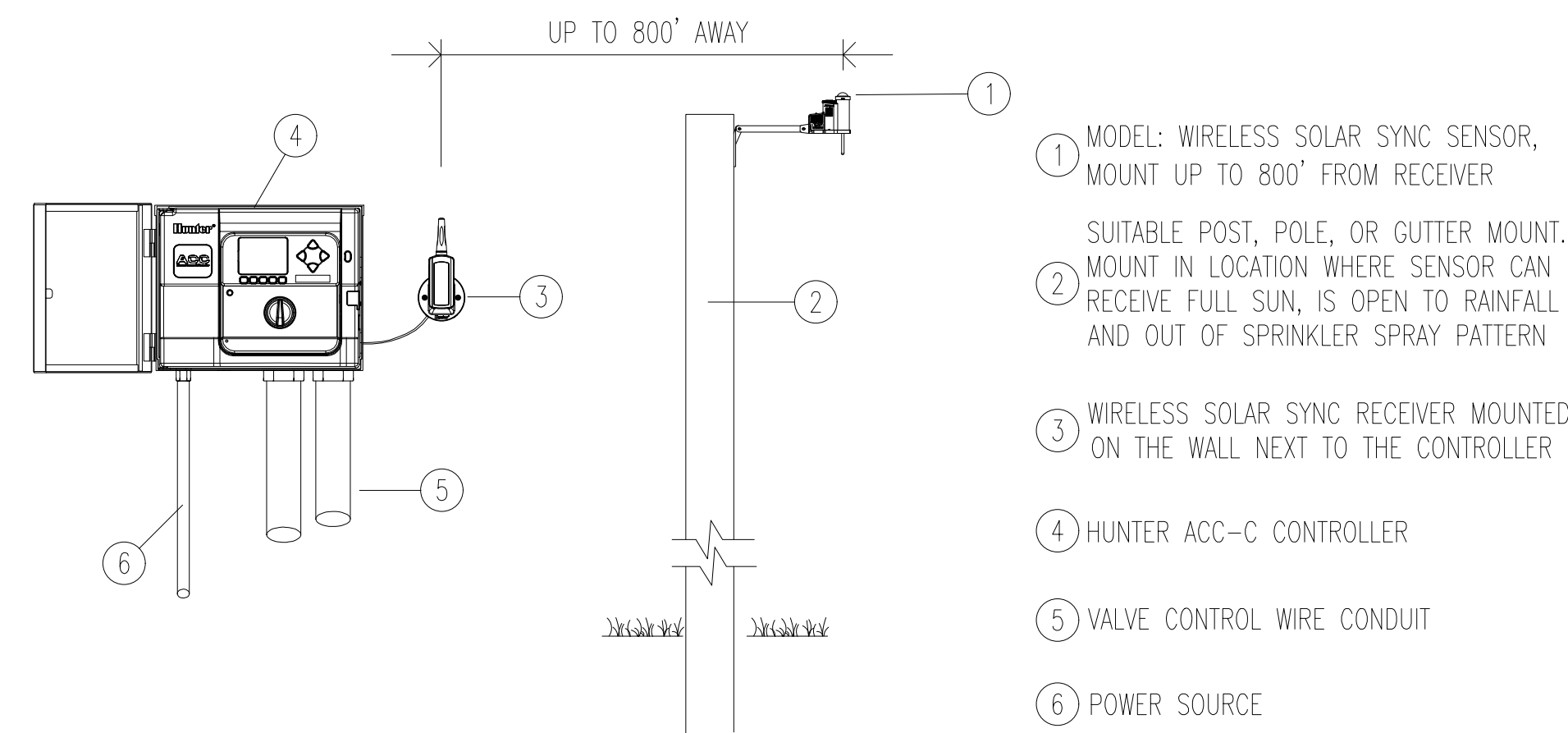
SCALE: 1"=30'

DRAWING TITLE
PROPOSED
LANDSCAPE PLAN

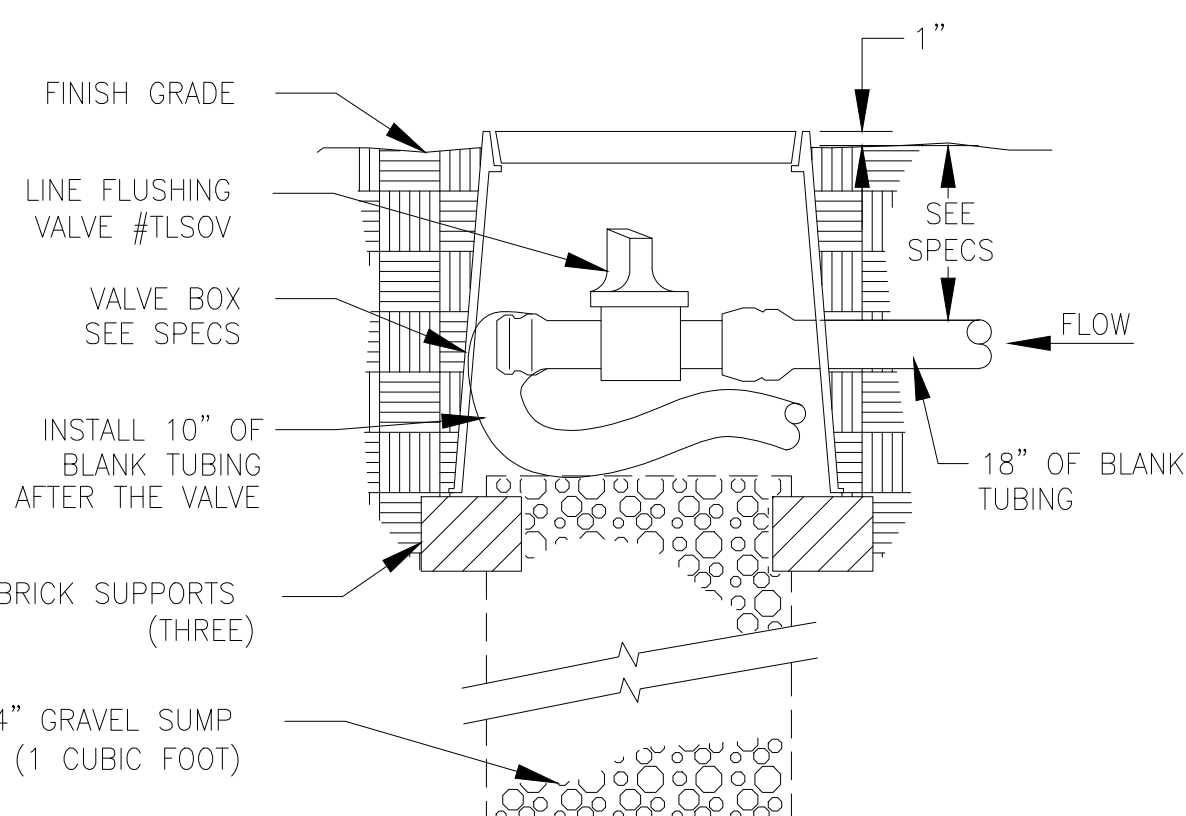
DRAWING NO.

L-3

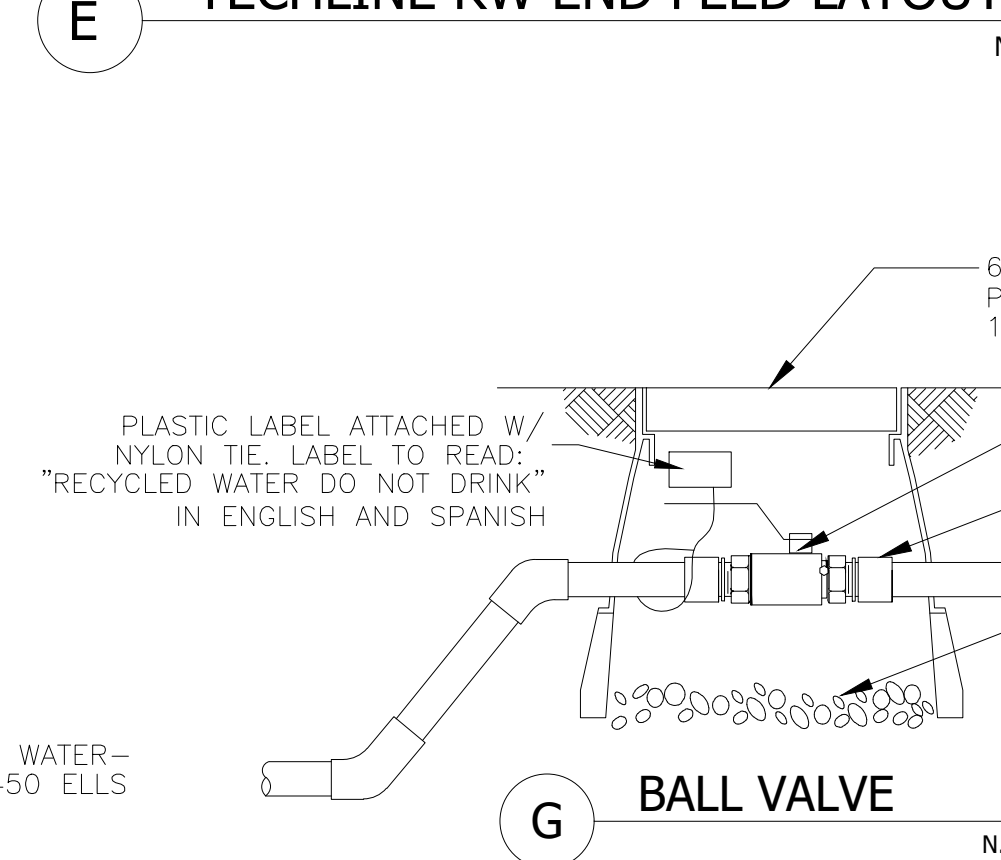
1. Contractor is to review plans, verify site conditions and plant quantities prior to installation. Contractor shall take sole responsibility for any cost incurred due to damage of existing utilities. Plant material quantities are listed for the convenience of the Contractor. Actual number of symbols 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 flattened 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/tying 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 per agronomical soils report on Sheet L-5.
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 vines shall be dug twice the original root ball width, and one-and-a-half times as deep 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 other unhealthy appearance within ninety (90) days of completion of contract. Trees that have been topped or otherwise improperly pruned by the Contractor shall be removed and replaced by the Contractor at no cost to the Owner.



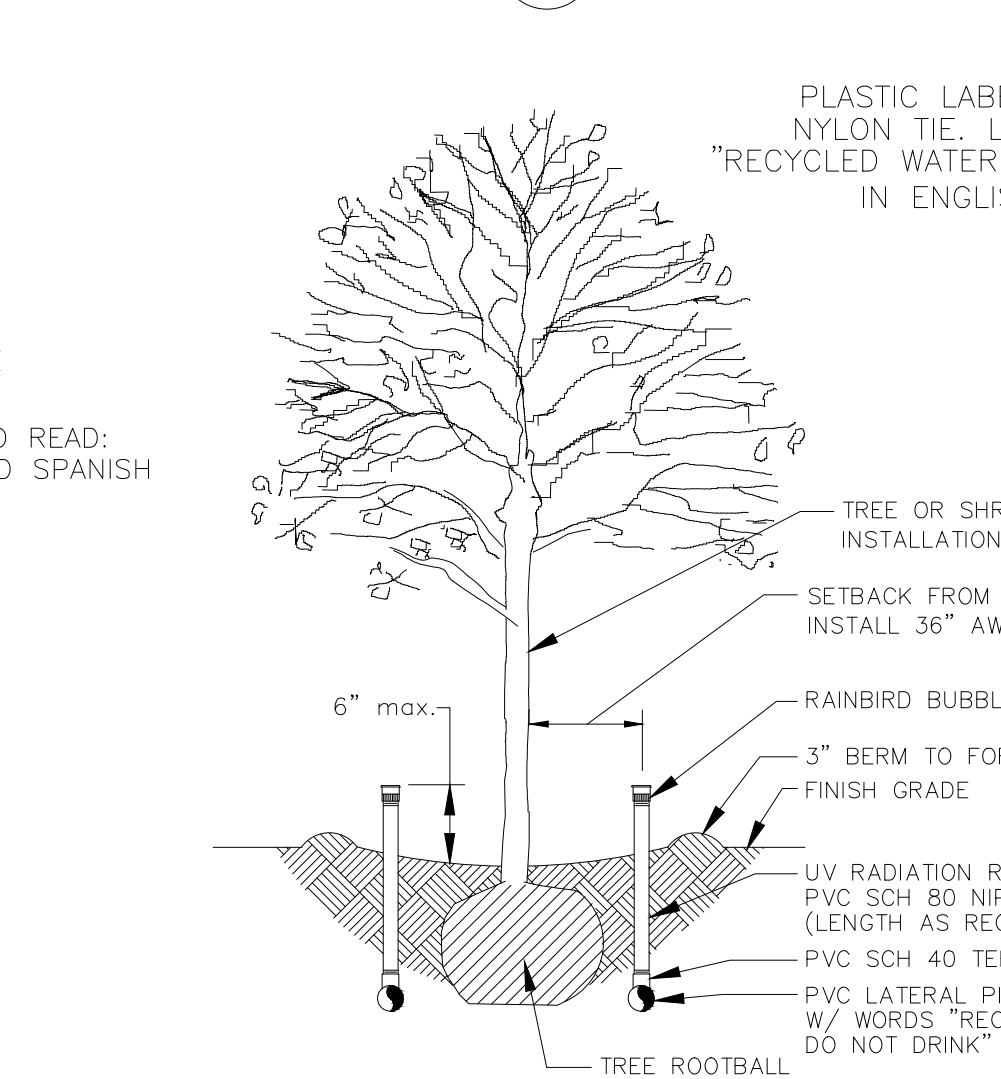
WIRELESS SOLAR SYNC SYSTEM



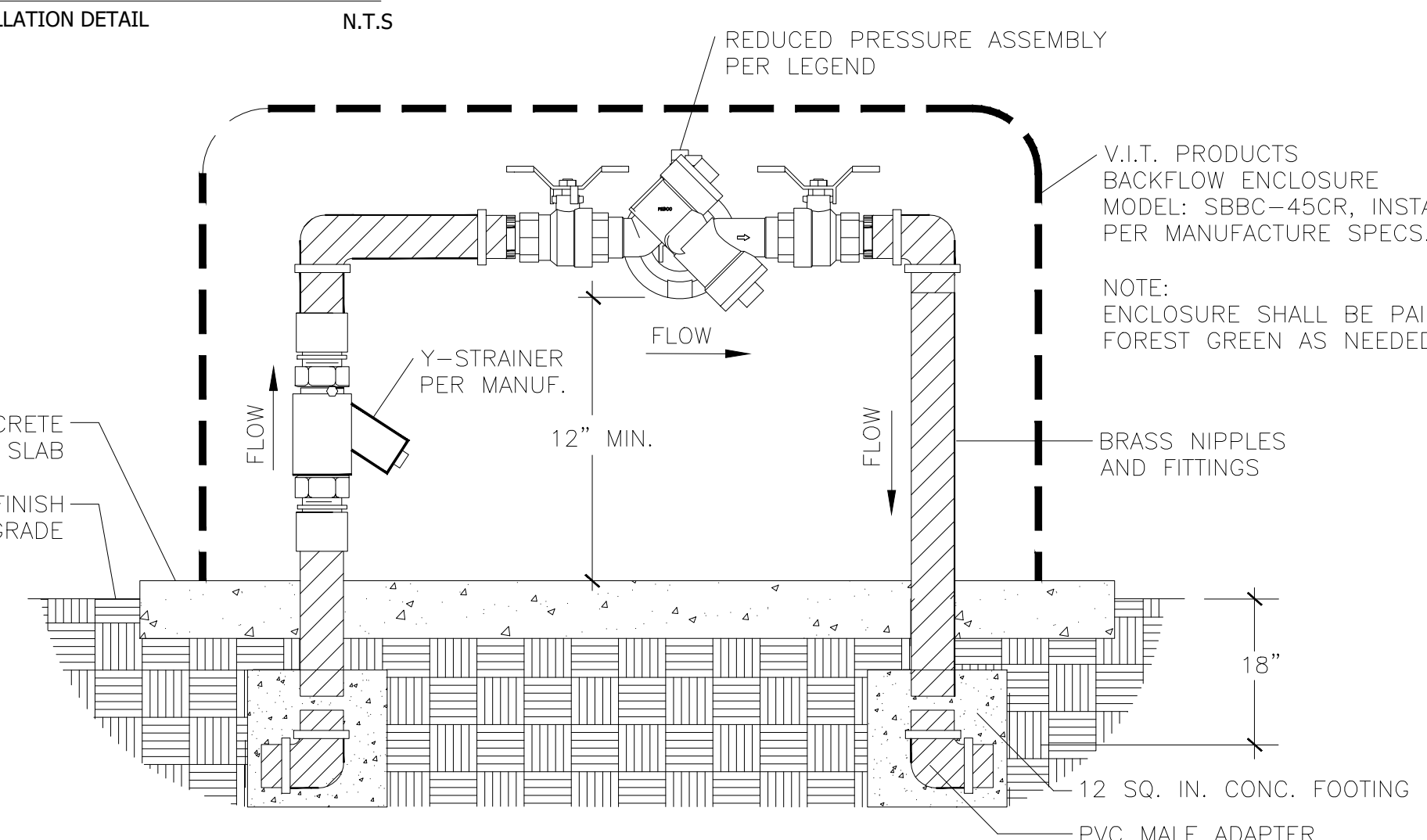
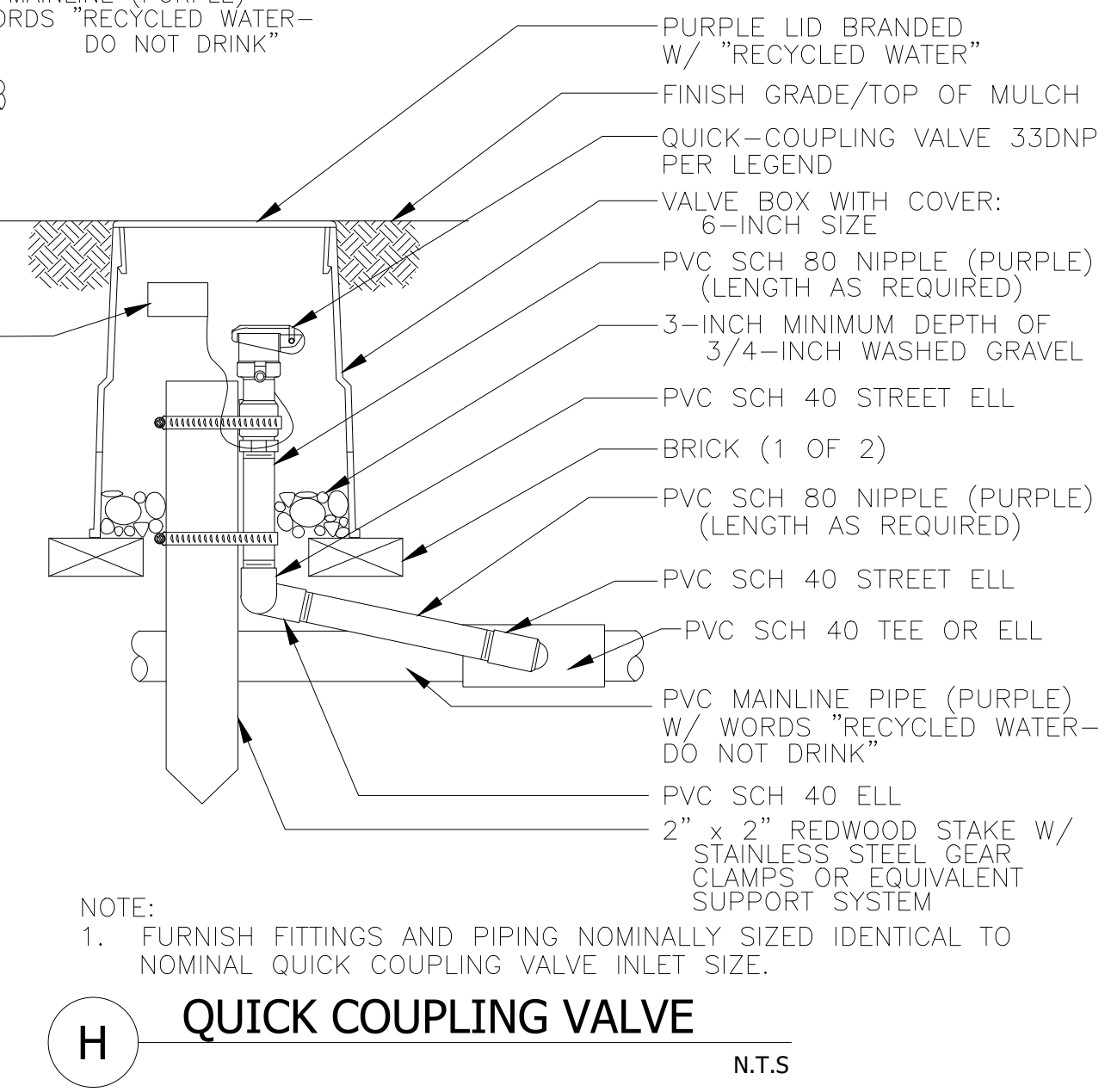
MANUAL LINE FLUSHING VALVE TLISOV



(PLUMBED TO POLY)	N.T
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UP BUBBLER



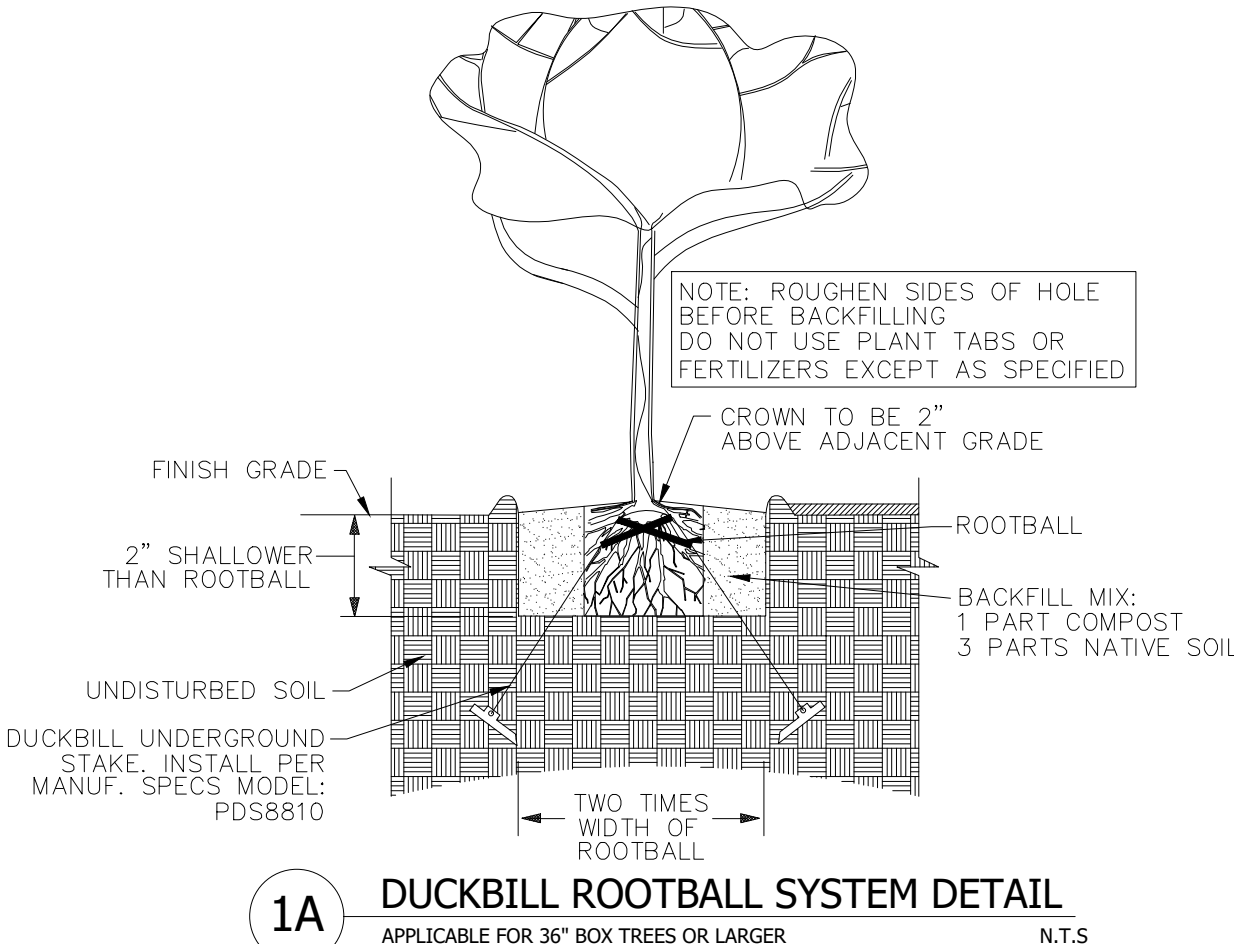
BACKFLOW PREVENTER (ENCLOSED)



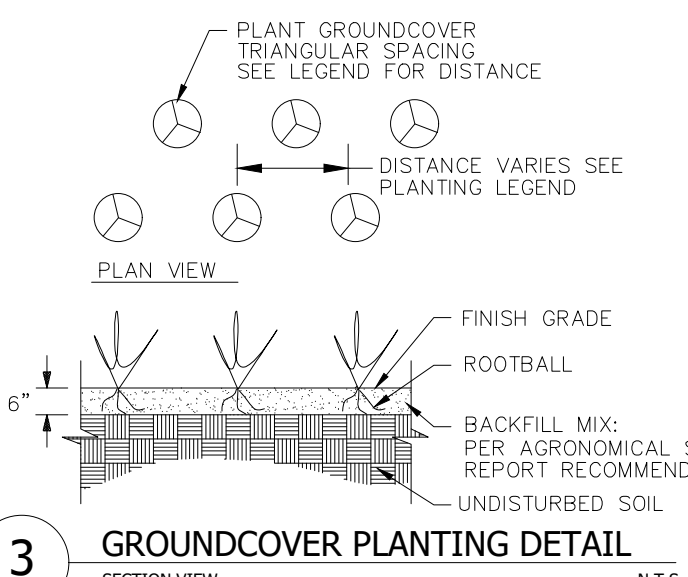
1 TREE PLANTING DETAIL



6" CONCRETE MOWSTRIP



1A DUCKBILL ROOTBALL SYSTEM DETAIL
APPLICABLE FOR 36" BOX TOFFEE OR LARGER



3 GROUND COVER PLANTING DETAIL

2 SHRUB PLANTING DETAIL

PLANTING DETAILS

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WESTLANE PARTNERS
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TEL: 310-446-6614
EMAIL: Julian@mcgla.net

Professional Engineer Seal for Atabak Youssefzadeh, State of California, License C-22727, Renewal Date 06/30/2025.

PROJECT:

WESTLANE PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST
LANCASTER, CA

[illegible]

DRAWING BY:
ARYANA MAZLOUMIAN

CHECKED BY:
ATABAK YOUSSEFZADEH

DATE: 9/14/21

SCALE

DRAWING TITLE

IRRIGATION DETAILS

DRAWING NO.

L-4



BOTANICAL NAME: ZAUSCHNERIA CALIFORNICA
COMMON NAME: HUMMINGBIRD TRUMPET



BOTANICAL NAME: CHILOOSIS LINEARIS
COMMON NAME: DESERT WILLOW



BOTANICAL NAME: LAGERSTROEMIA INDICA
COMMON NAME: CRAPE MYRTLE



BOTANICAL NAME: PISTACIA CHINENSIS
COMMON NAME: CHINESE PISTACHE



BOTANICAL NAME: TEUCRIUM CHAMAEDRYS PROSTRUM
COMMON NAME: CREEPING THYME



BOTANICAL NAME: ATTALEA PHALORATA
COMMON NAME: ENTOURAGE PALM TREE



BOTANICAL NAME: YUCCA BREVIFOLIA
COMMON NAME: JASHUA TREE



BOTANICAL NAME: WASHINGTONIA ROBAUSTA
COMMON NAME: MEXICAN FAN PALM



BOTANICAL NAME: CAESOLOINIA MEXICANA
COMMON NAME: MEXICAN BIRD OF PARADISE



BOTANICAL NAME: OENOTHERA BERIANDIERI
COMMON NAME: MEXICAN EVENING PRIMROSE



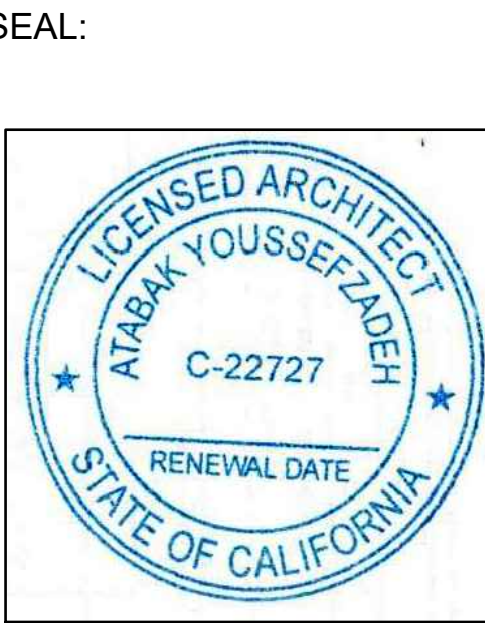
BOTANICAL NAME: ROSMARINUS OFFICIALISE PROSTRATUS
COMMON NAME: PROSTRATE ROSEMARY



BOTANICAL NAME: SALVIA DORRII V. DORRII
COMMON NAME: MOJAVE DESERT SAGE

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EMAIL: Julian@mcgla.net



PROJECT:
WESTLANE PARTNERS LLC.
CORNER OF AVE L & 15TH ST. WEST
LANCASTER, CA

NO.	DESCRIPTION	DATE

REVISION:
MARK DATE DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

CHECKED BY:
ATABAK YOUSSEFZADEH

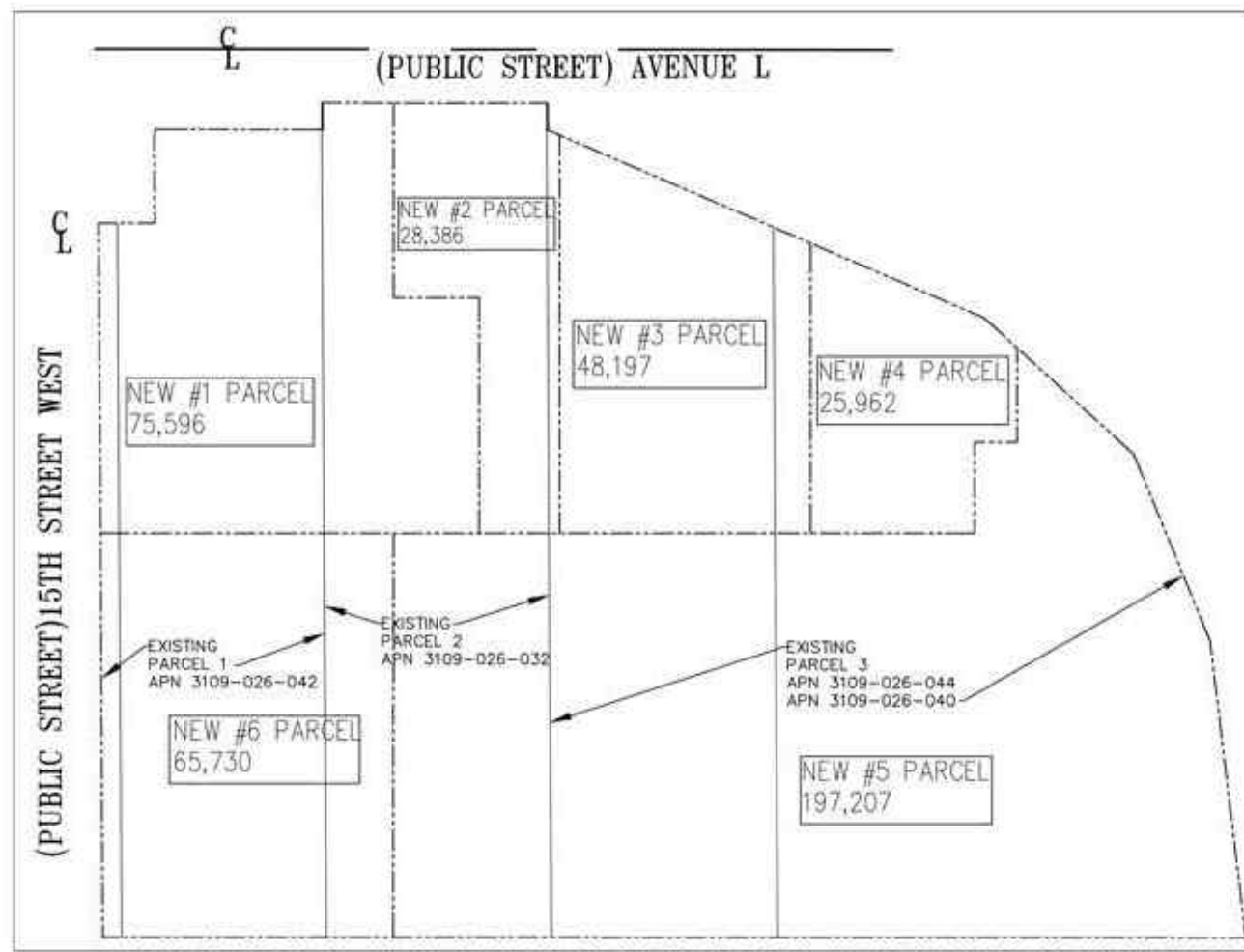
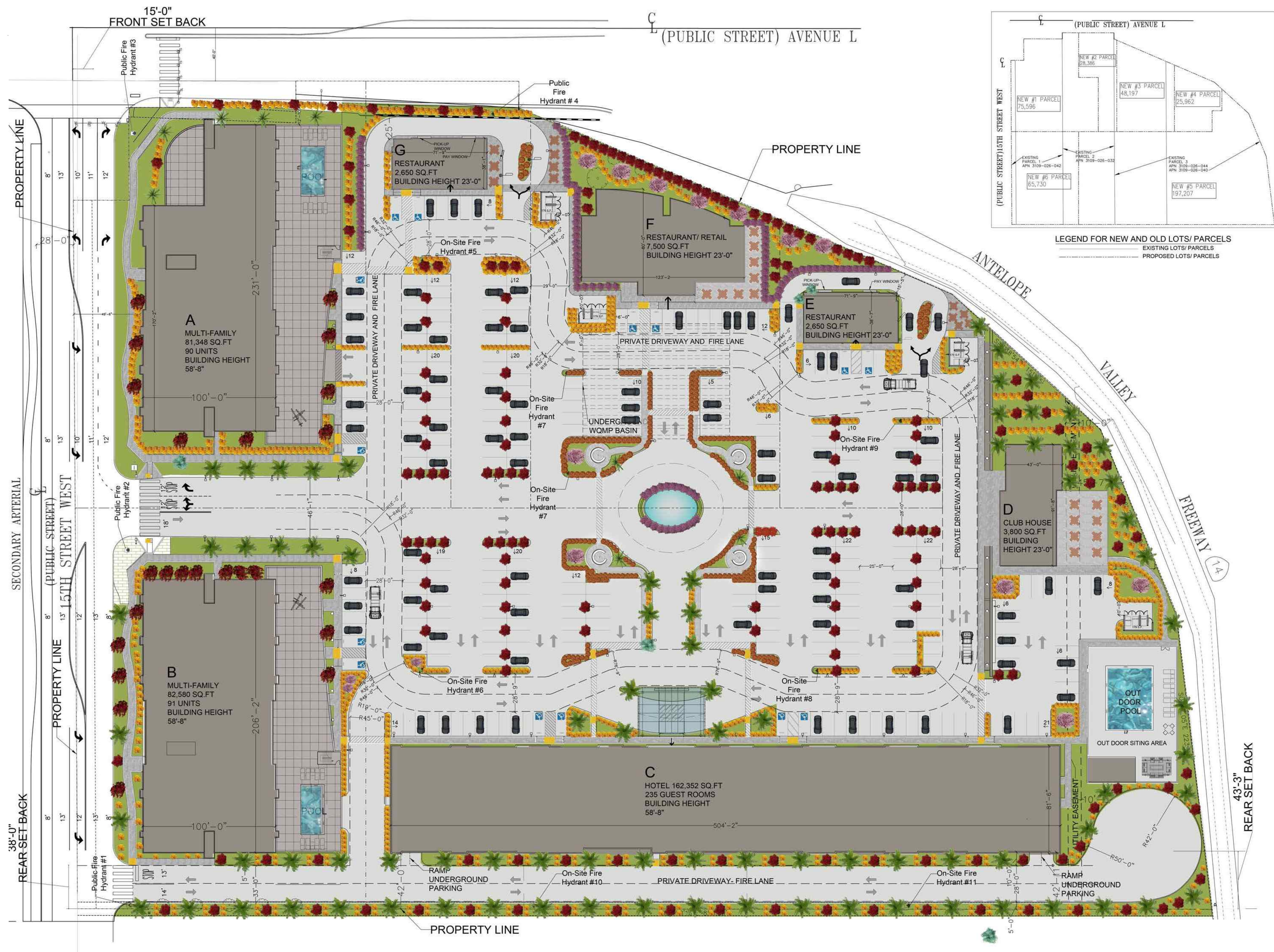
DATE:

SCALE

DRAWING TITLE

PLANTS

DRAWING NO.
L-5



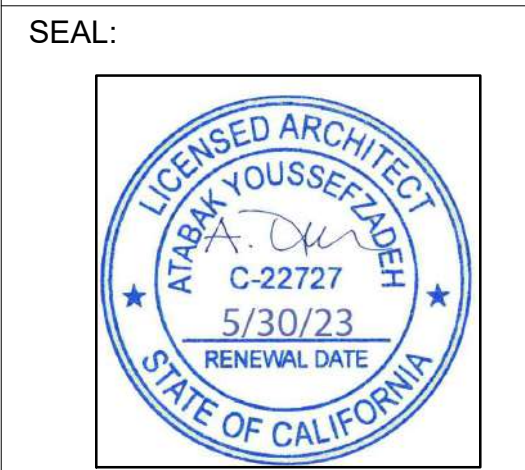
1 SITE PLAN
1" = 30'-0" N

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	WULCOLS FACTOR	REMARKS
TREES						
	JASHLIA (EXISTING)	YUCCA BREVIFOLIA	VARIES	4		
	ENTOURAGE PALM TREE	ATTALEA PHALORATA	36" BOX	92	MEDIUM	STANDARD TRUNK
	MEXICAN FAN PALM	WASHINGTONIA ROBAUSTA	36" BOX	8	MEDIUM	STANDARD TRUNK
	GRAPE MYRTLE	LAGERSTROEMIA INDICA	24" BOX	24	MEDIUM	STANDARD TRUNK
	DESERT WILLOW	CHILOPSIS LINEARIS	15 BOX	10	MEDIUM	STANDARD TRUNK
	CHINESE PISTACHE	PISTACIA CHINENSIS	24 BOX	115	MEDIUM	STANDARD TRUNK
VINES						
	FICUS PUMILA	CREeping FIG	5 GAL		LOW	TRASH AREA

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.	WULCOLS FACTOR	REMARKS
SHRUBS						
	MEXICAN BIRD OF PARADISE	CAESOLOINIA MEXICANA	5 GAL	612	LOW	
	HUMMINGBIRD TRUMPET	ZAUSCHNERIA CALIFORNICA	5 GAL	251	LOW	
	MOJAVE DESERT SAGE	SALVIA DORRII V. DORRII NATIVE TO MOJAVE DESERT	5 GAL	312	LOW	
GROUND COVER						
	PROSTRATE ROSEMARY	ROSMARINUS OFFICIALISE PROSTRATUS	FLATS		LOW	PLANT 12" O.C.
	MEXICAN EVENING PRIMROSE	OENOTHERA BERANDIERI	FLATS		LOW	PLANT 12" O.C.
	CREeping THYME	TEUCRIUM CHAMAEDRYS PROSTRUM	FLATS		LOW	PLANT 12" O.C.

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NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	
2	CORRECTION SET	
3	PERMIT SET	

REVISION:		
MARK	DATE	DESCRIPTION

DRAWING BY:
ARYANA MAZLOUMIAN

SCALE: 1"=30'
DRAWING TITLE
COLOR
LANDSCAPE PLAN

DRAWING NO.
L-6