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Date: July 15, 2022

City of LA Department of Planning
201 N Figueroa Street
Los Angeles, CA 90012

Project: Dr. Michael Abaian Dental Offices
14106 W. Ventura Blvd.
Sherman Oaks, CA 91423

Landscape Design Narrative

The concept for the landscape design is to retain as much of the existing landscape at the area of construction as possible, and to upgrade the existing paved courtyard to be in harmony with the rest of the property.

Courtyard: The existing courtyard is in a very rough state, consisting of old asphalt and concrete which has cracked and has been poorly patched. The other courtyards on the property have been well preserved and maintained, and employ extensive use of common brick planters and pavers installed in an attractive “basket weave” pattern. Our design goal is to upgrade the existing courtyard in the area of construction to the level of the others, using the same materials and patterns, while adding a fountain at axis points for the west and northeast entrances in order to create a focal point and the pleasing sound of water. The layout of the brick pavers directs patients to the main entry to the building from the existing courtyards and parking area. Stone washed concrete patios help define the circulation pattern, and a seating area is available at the inside corner of the building and the small rear courtyard. Wrought iron security fences and gates are proposed at the entrances to the courtyard.

Landscaping: Much of the existing landscaped areas have been retained, as indicated on the plan. The new landscape areas contain plants found in the same vicinity on the site, including Star Jasmine, Heavenly Bamboo, Climbing Dayflower, Bougainvillea, and others, with an emphasis on color. Brick planters (to match the existing) are proposed, and also potted plants. Star Jasmine, a very fragrant flower, is used near the entry to the building and elsewhere around the courtyard.

Trees: At the recommendation of planning staff, we are retaining the large Brazilian Pepper tree at the rear of the property. This is the only tree staff has asked us to preserve. Only two trees, an unsightly weeping fig tree and a schefflera tree, are being removed. We are retaining all the existing Buddhist Pines, the large Weeping Fig near the west entrance to the courtyard, the Magenta Cherry at the corner of the northeast building, and a large Chinese Photina at the east edge of the courtyard. Other than one additional Magenta Cherry, no new trees are proposed.

Parking Area: No landscaping is being proposed for the existing parking area for the following reasons: 1: there are almost no potential locations for landscape; 2: Irrigating and maintaining the few areas would be difficult and any landscape would likely do poorly, and 3: Due to the presence of homeless people in the area, there is concern that any landscaping could be damaged and collect trash and garbage.

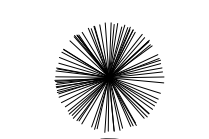
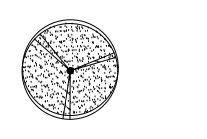
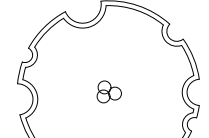
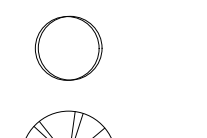

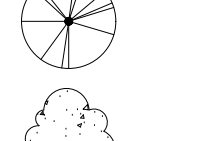


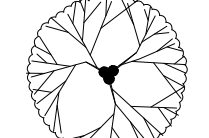
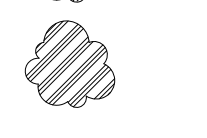
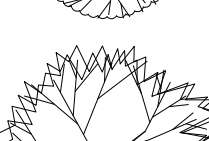
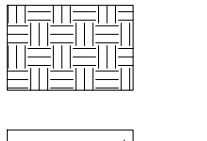


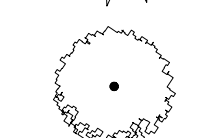

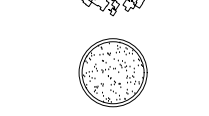
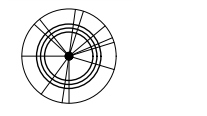



Please contact me if you have any questions.

Sincerely,



David M. Parker
Architect

PLANT SYMBOL LEGEND

- | | | | |
|---|----------------------------|---|--|
|  | EXISTING SPIDER PLANT |  | MAGENTA CHERRY |
|  | EXISTING WEEPING FIG FICUS |  | HEAVENLY BAMBOO |
|  | EXISTING CHINESE PHOTINIA |  | BOUGAINVILLEA |
|  | EXISTING CHINESE PHOTINIA |  | ENGLISH IVY |
|  | EXISTING BHUDDIST PINE |  | CLIMBING DAYFLOWER |
|  | EXISTING BHUDDIST PINE |  | STAR JASMINE |
|  | EXISTING BRAZILLIAN PEPPER |  | COMMON BRICK PAVERS TO MATCH EXISTING |
|  | EXISTING BRAZILLIAN PEPPER |  | NEW CONCRETE |
|  | EXISTING CHINESE HYBISCUS |  | BRICK PLANTER BOX TO MATCH EXISTING 3 COURSES, H=12" |
|  | JADE PLANT |  | CONCRETE PLANTER BOX WITH DRIP SYSTEM |
| | |  | POTTED PLANT WITH DRIP SYSTEM |

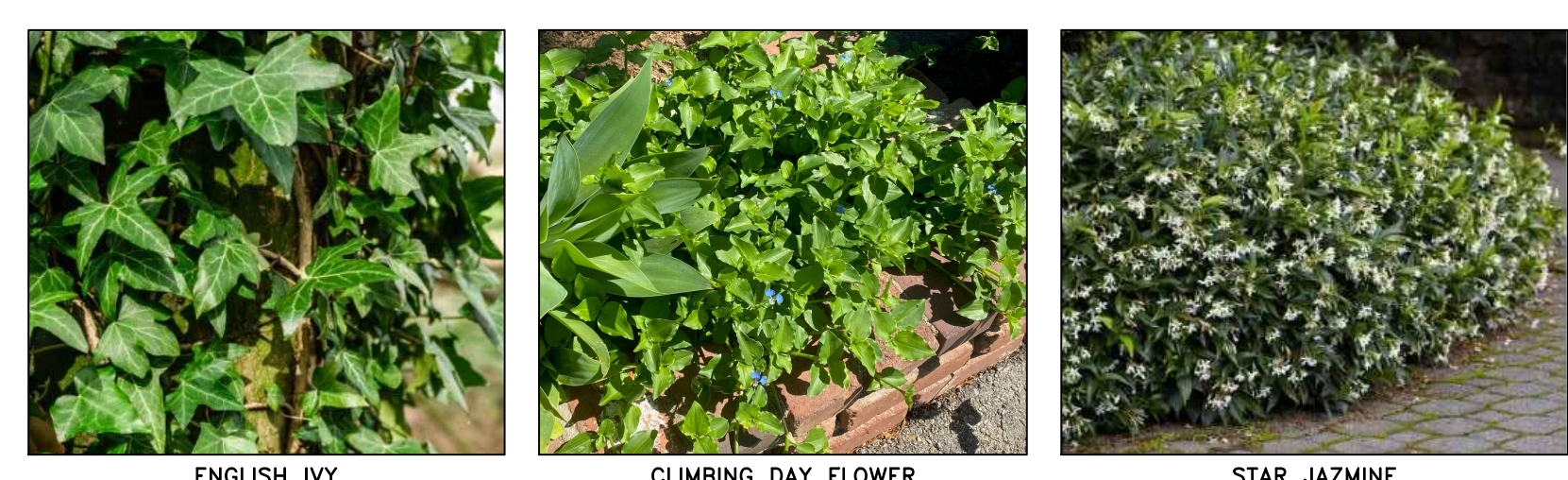
LANDSCAPE PHOTOS



SPIDER PLANT CHINESE PHOTINIA CHINESE HYBISCUS JADE PLANT



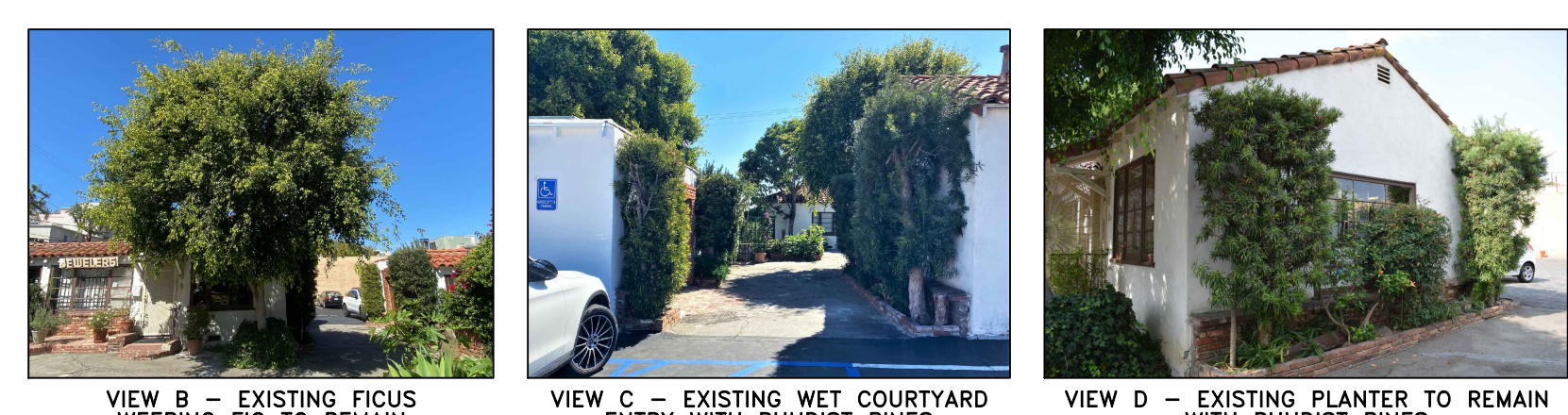
MAGENTA CHERRY HEAVENLY BAMBOO BOUGAINVILLEA



ENGLISH IVY CLIMBING DAY FLOWER IMAGE FROM SITE STAR JASMINE



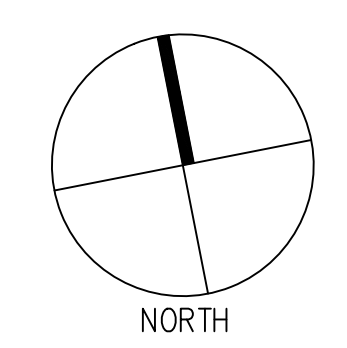
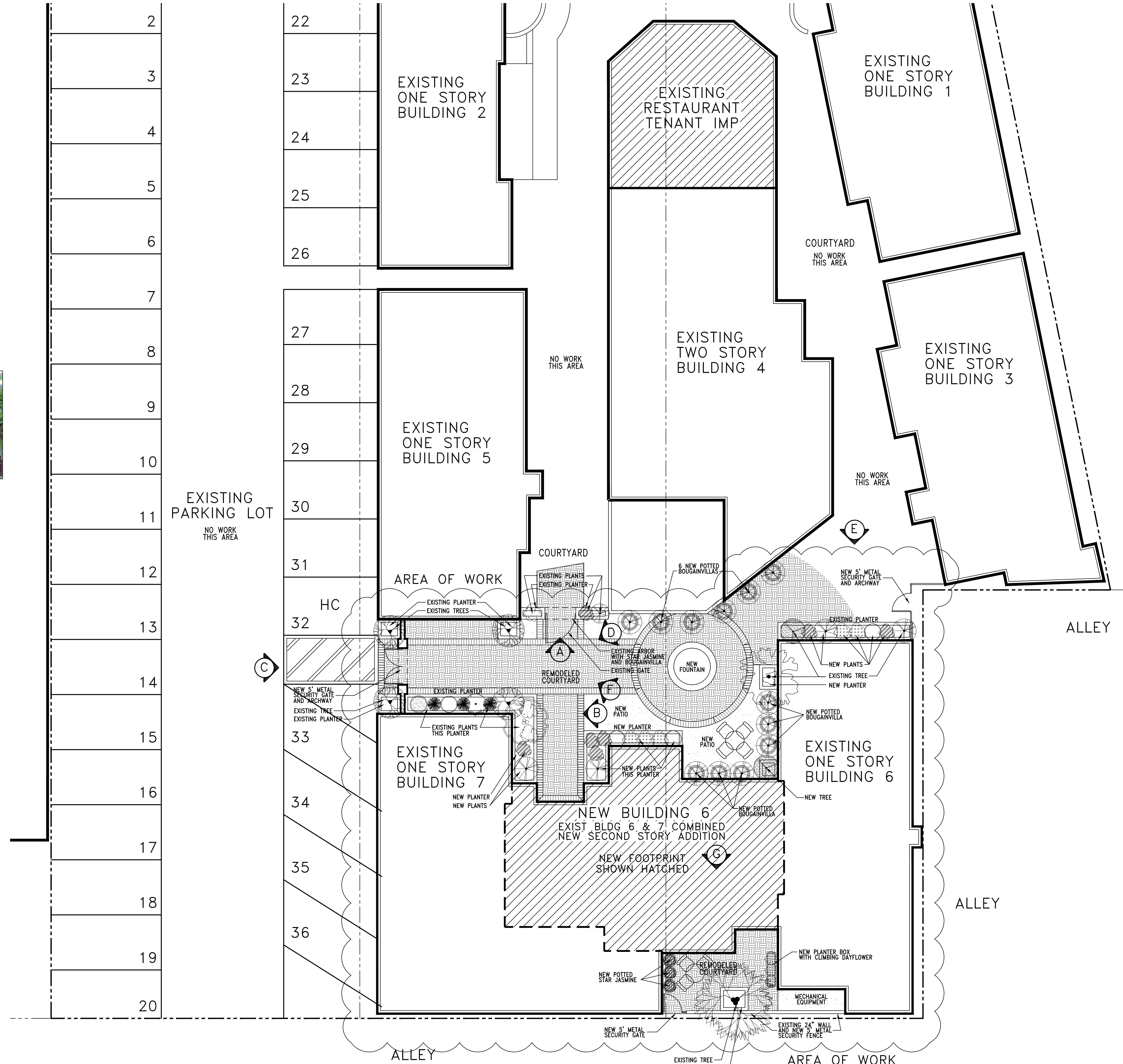
BRICKWORK DETAIL IMAGE FROM SITE BRICK PATIO SURFACE IMAGE FROM SITE VIEW A - EXISTING COURTYARD GATE AND ARBOR



VIEW B - EXISTING FICUS WEEPING FIG TO REMAIN VIEW C - EXISTING WET COURTYARD ENTRY WITH BHUDDIST PINES VIEW D - EXISTING PLANTER TO REMAIN WITH BHUDDIST PINES

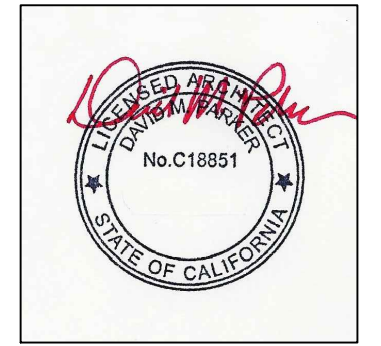


VIEW E - EXISTING PLANTER TO REMAIN VIEW F - EXISTING PLANTERS TO REMAIN WITH BHUDDIST PINES VIEW G - EXISTING BRAZILLIAN PEPPER TREE TO REMAIN



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

PERMIT NO:
DATE: 7/15/2022
REV 1:



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CONCEPTUAL LANDSCAPE PLAN

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

L1