



FIJAN PROJECT PROPOSAL

6940 W. 84TH PL, LOS ANGELES, CA, 90045

PROJECT GOALS

INTENTIONAL & SUSTAINABLE DESIGN

- Work with existing plants or relocate within garden
- Functional backyard space that supports wildlife habitat
- Modern mediterranean style / balance of wild + flowy
- Low-water, natives, and work with existing plants

BACKYARD AS SANCTUARY GARDEN

- Add texture, color & movement throughout garden
- Create inviting front and back yard w/consistent plant palette
- Lush, dry planting palette to define all garden rooms
- Include landscape lighting throughout - bistro lighting for warmth in backyard

IMPROVED HARDSCAPE

- New hardscape on entryway & near garage
- Remove and replace gravel to create warmer tone

SECRET GARDEN ROOM

- Utilize bare space behind garage to create a secluded garden room
- Outdoor fire pit / edible garden

FUNCTIONAL & FLEXIBLE SPACE

- Transition spaces are key
- Materials and plants to soften architecture and surroundings
- Include conversation/ lounge set, outdoor dining + BBQ areas
- Access to charge Tesla in garage, yet allow driveway to be an extension of the backyard
- Outdoor furniture + styling suggestions



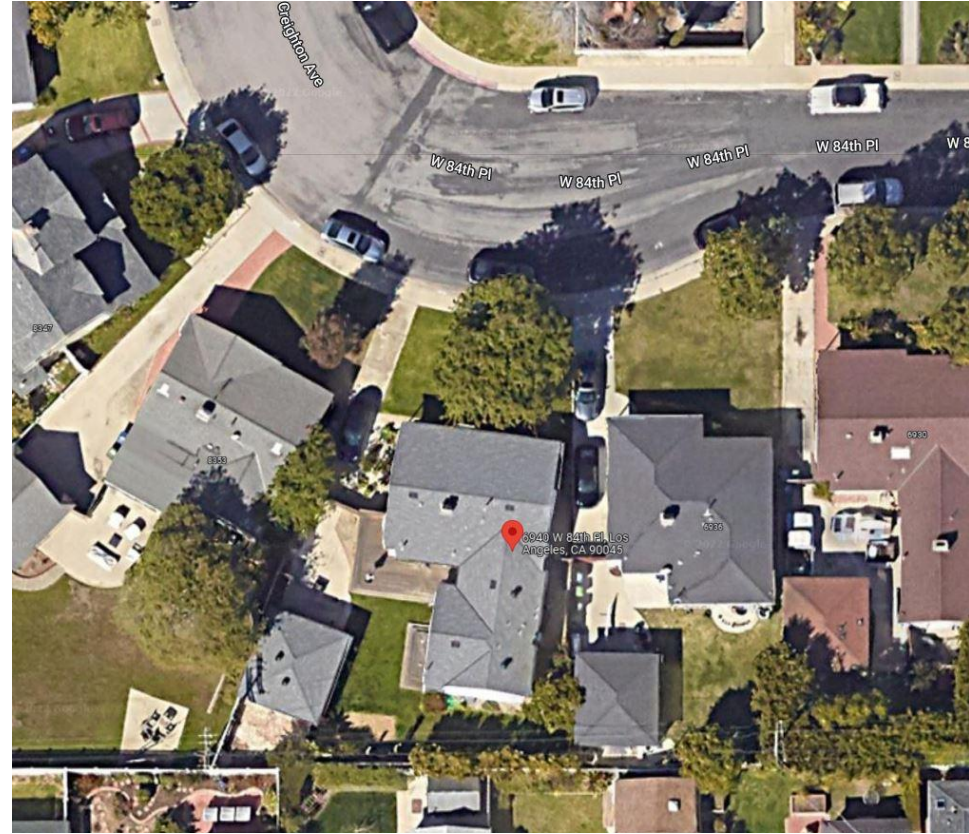


- sanctuary garden
- sustainable + native
- curb appeal
- family + friends
- privacy



SITE ANALYSIS

- Located in the heart of Westchester, Los Angeles
- Single family residence; lot size: 6782 SF / .16 acres
- House was originally developed in 1946.
- Includes 4 Bed, 2 Bath



SITE CONDITIONS (BACKYARD)



SITE CONDITIONS (FRONT)



SITE SURVEY/ BASE PLAN

PLANT LEGEND

⊕ BOUGAINVILLEA

⊕ ASPARAGUS FERN

✱ AGAVE ATTENUATA

⊙ KANGAROO PAW "YELLOW GEM"

⊙ LEUCADENDRON

⊗ CANDELABRA SPURGE VAR.

⊕ PODOCARPUS HEDGE

⊕ PYGMY DATE PALM

⊙ BIRD OF PARADISE

⊙ BIRD OF PARADISE (GIANT WHITE)

⊙ MANDARIN ORANGE "CITRUS RETICULATA"

⊙ CHINESE ELM TREE

PLANT DIMENSIONS

⊕ BOUGAINVILLEA

1. 4.5' W, 8' H

2. 4.5' W, 8' H

3. 5' W, 7.5' H

4. 3.5' W, 5' H

✱ AGAVE ATTENUATA

1. 3' H, 3' W

2. 2.75' W, 2.5' H

3. 2.5' W, 2.5' H

4. 2.5' W, 2.75' H

5. 21' W, 19' H

⊙ LEUCADENDRON

1. 8' W

2. 8' W, 4.5' H

3. 5' W, 8' H

4. 8' W, 7.5' H

⊙ BIRD OF PARADISE

1. 8' W

2. 2.75' W, 3.5' H

3. 4' W, 5' H

⊕ PYGMY DATE PALM

1. 5' W, 4.5' H

2. 5' W, 5.5' H

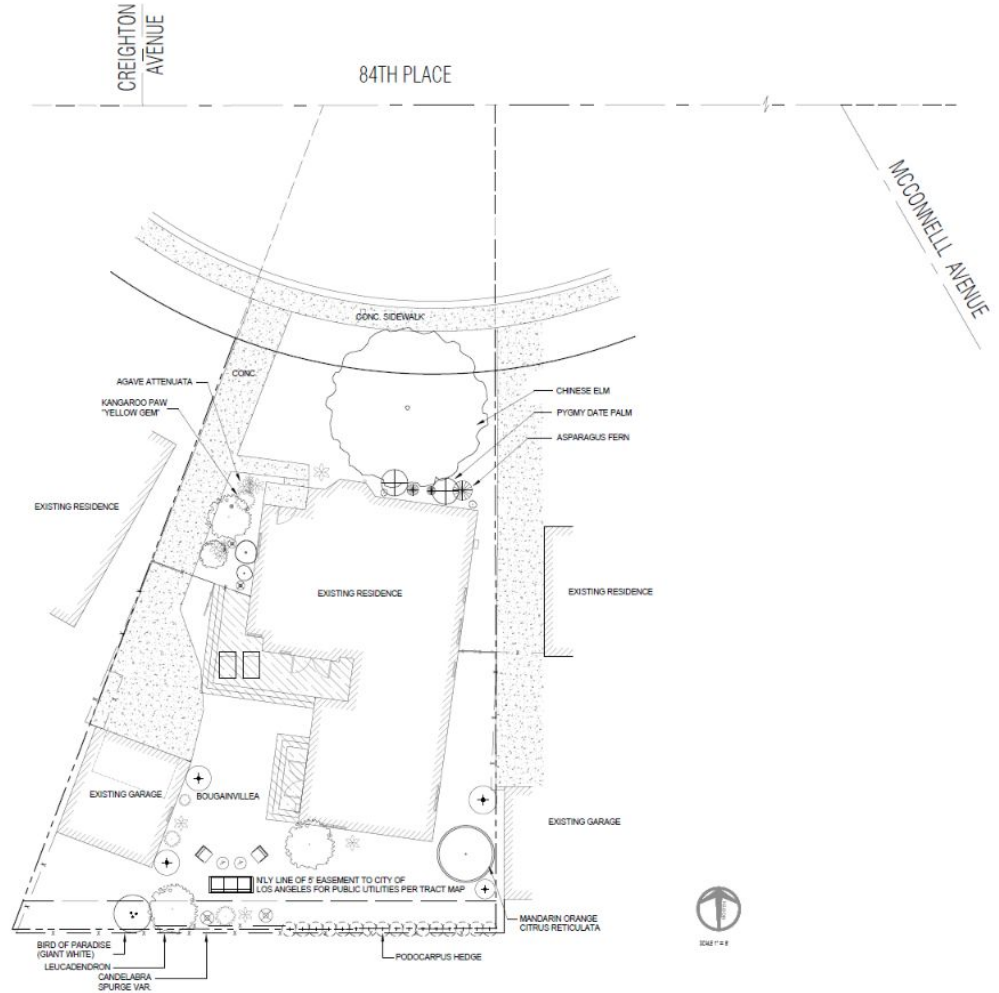
FURNITURE LEGEND

⊞ (1) HARBOUR PACIFIC 3 SEAT SOFA

⊞ (4) HARBOUR NATURE BOY CHAIR

⊞ (2) CAÑA FLECHA POUFFS

⊞ (2) MAYA OUTDOOR CHAISE



DESIGN INSPIRATION & THEORY



Big Red Sun

Big Red Sun is a full-service landscape and garden design studio, plant nursery, and lifestyle boutique. We specialize in commercial and residential landscape and garden design services, interior and exterior commissions, special events with floral & plant decor, and boutique 'gathering' and event spaces.



Flora Grubb

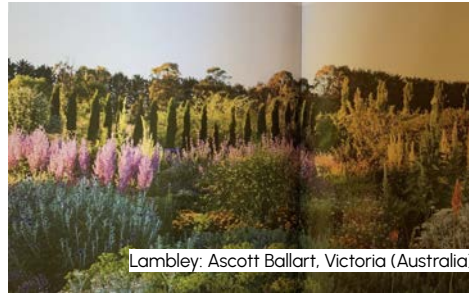
San Francisco nurseryman **Flora Grubb** has converted gardeners, designers, and urban planners in California and worldwide to her cause of making lavishly beautiful landscapes that require minimal water and chemicals to maintain.



Terremoto

Terremoto creates well built, site-specific landscapes that respond to client needs while simultaneously challenging historical + contemporary landscape construction methods, materials, and formal conventions. Our design approach is post-internet, critically-regionalist, and respectfully inflammatory.

DESIGN INSPIRATION



DESIGN INSPIRATION



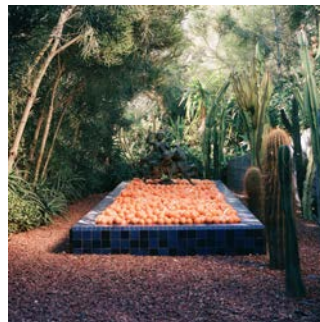
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High atop the hills of Los Angeles, hidden by a lush orchard and dense gardens, the **Flamingo Estate** became a hedonistic enclave of sun-worship, folk mythologies, and psychedelic remedies — a secret haven for wild alchemy in the City of Angels.



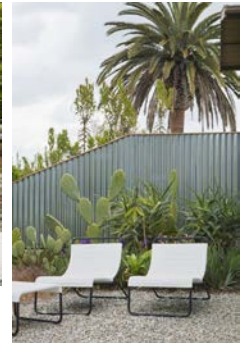
PRECEDENT STUDIES



Lambley Gardens and Nursery,
Ascot,
Victoria, Australia

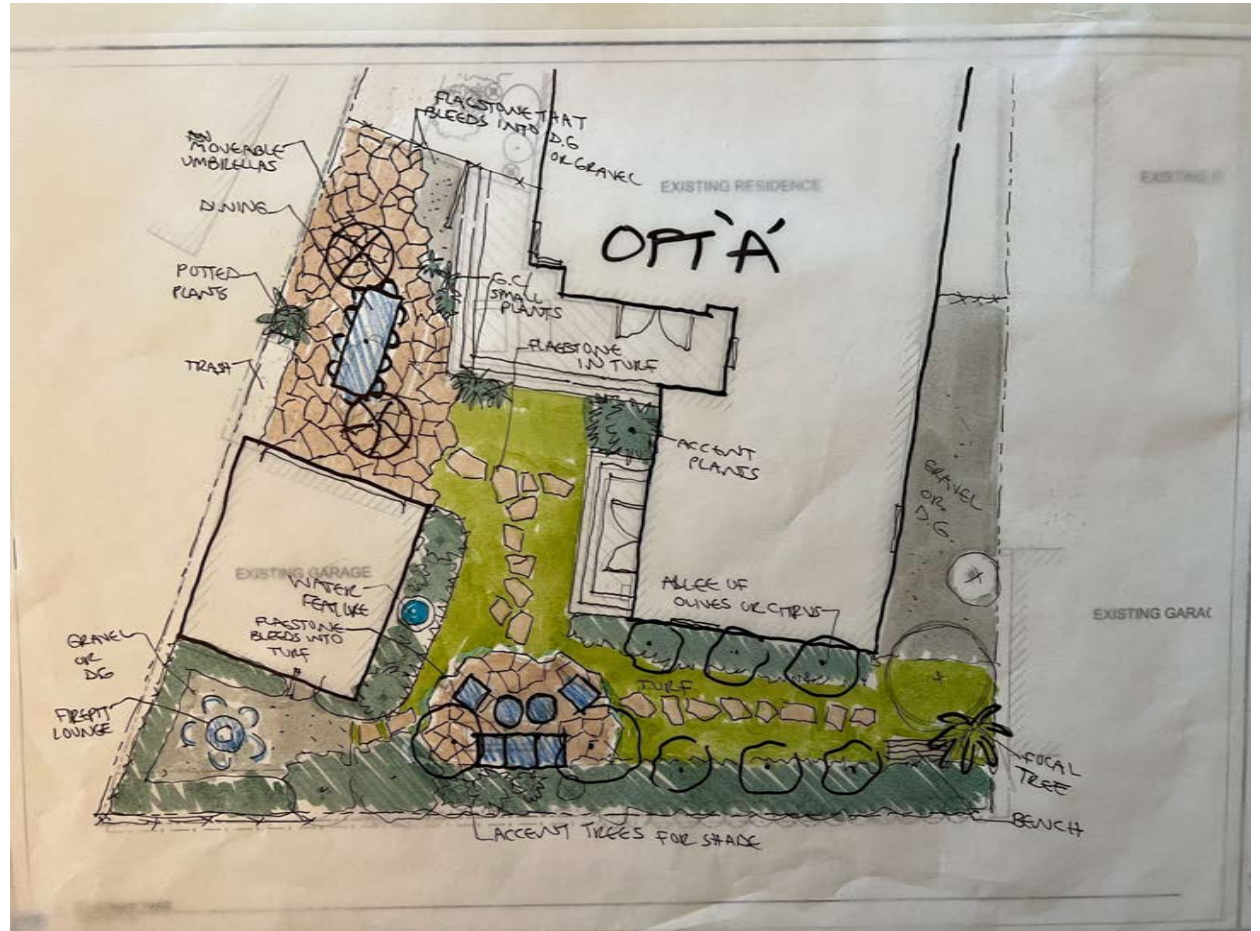


Abbott by
Terremoto

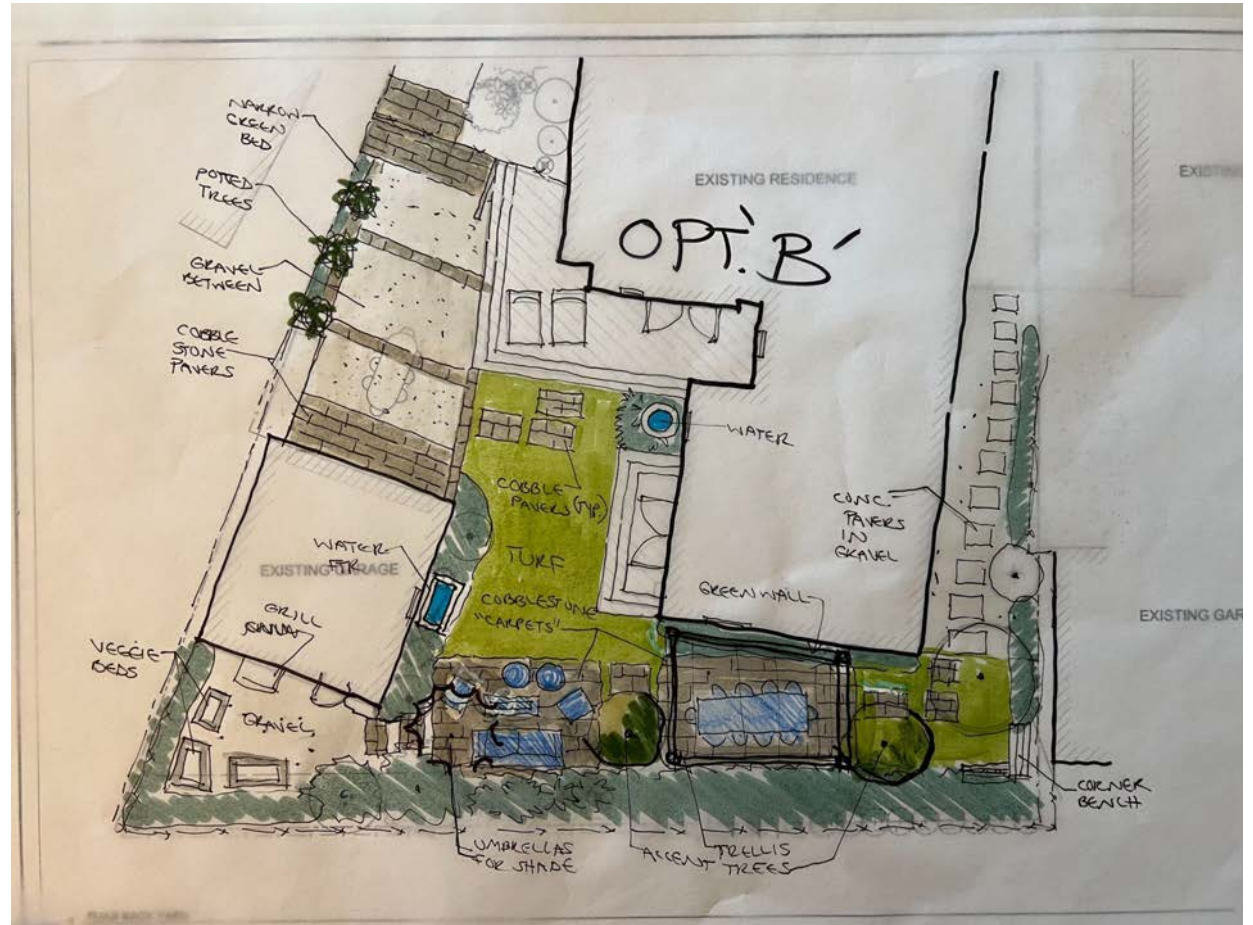


DESIGN LAYOUT + PROGRAM OPTIONS

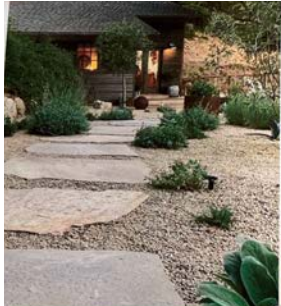
BACK: A



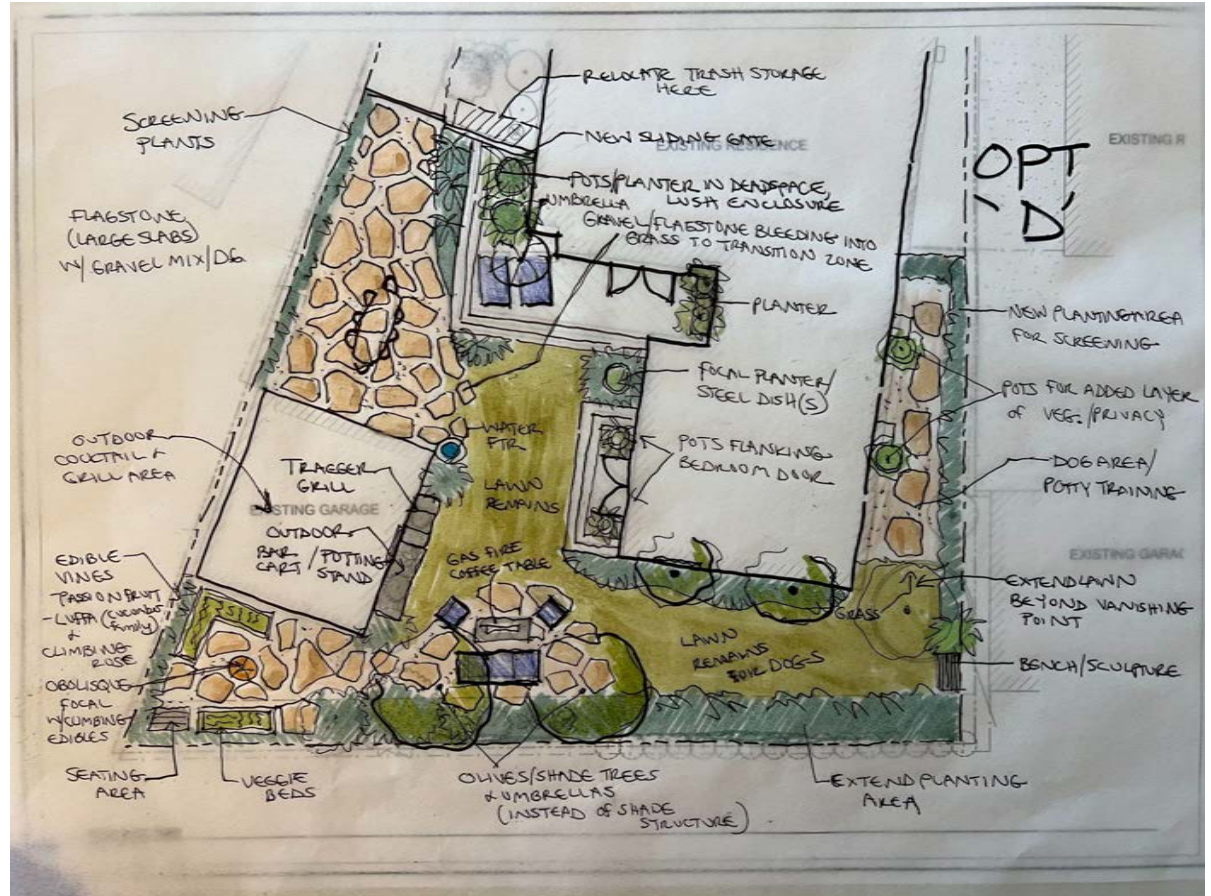
BACK: B



BACK: C



BACK: D



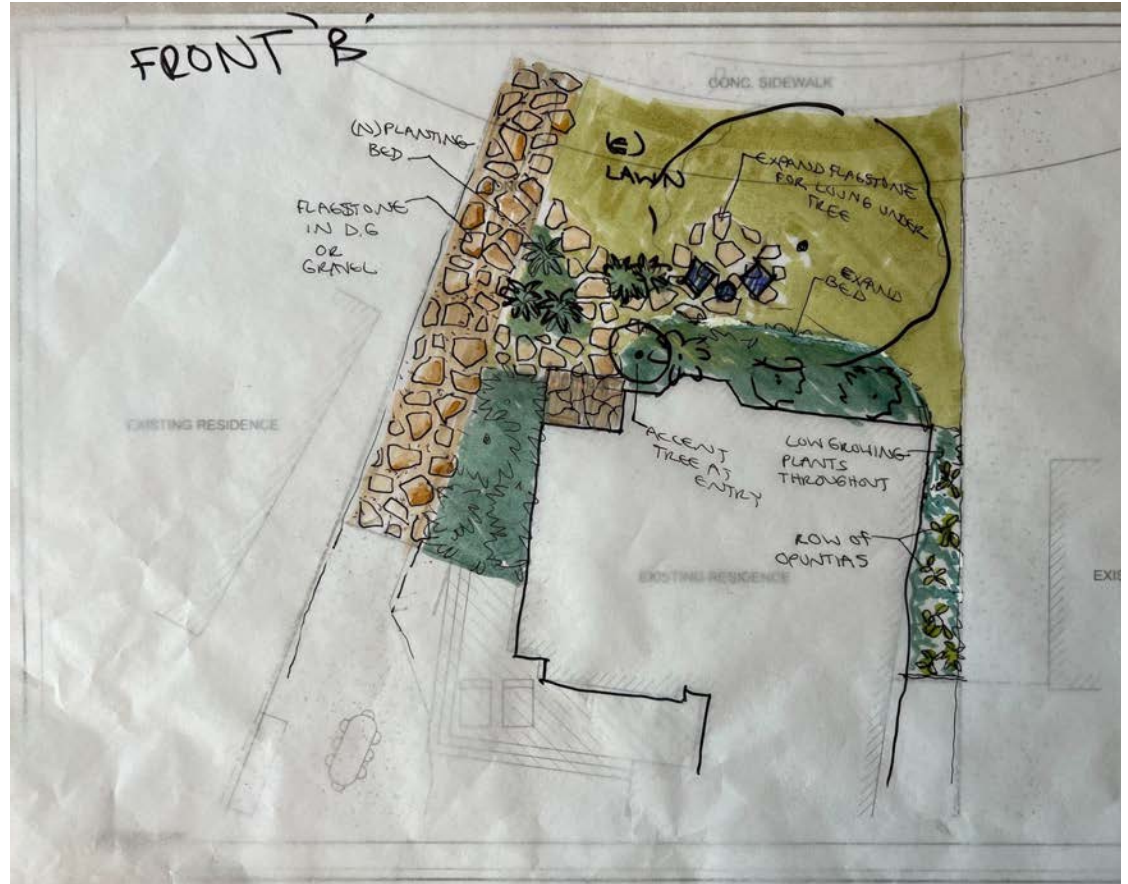
BACK: E



FRONT: A



FRONT: B



FRONT: C



FRONT: D



DESIGN DETAILS

EXISTING FURNITURE



FOUNTAINS



POTTERY



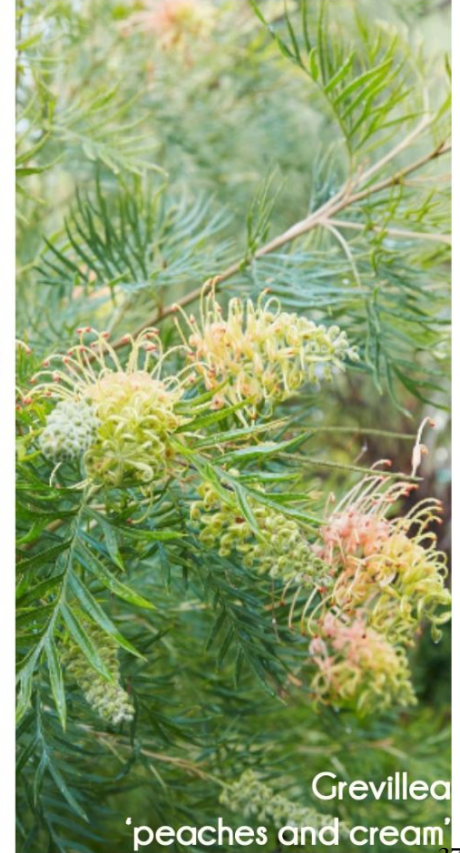
PLANTS

- water-wise plants with architectural forms, interesting texture and bold color
- climate appropriate plants, natives & companion plants: grevillea, protea, agave, ornamental grasses + groundcovers



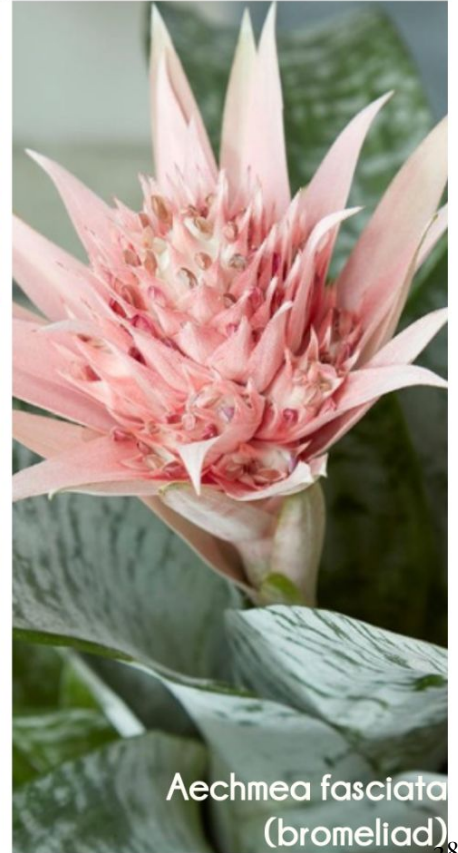
PLANTS

- water-wise plants with bold texture, lush foliage and year-round color
- climate appropriate plants, natives & companion plants: succulents, agaves, aloes, yucca, shrubs



PLANTS

- versatile container gardens, accent plants + low water alternatives
- climate appropriate plants, natives & companion plants: proteas, bromeliads, cacti, succulents, grasses + ferns



CONCEPTUAL DESIGN

FINAL FRONT CONCEPT



FINAL BACK CONCEPT



FIJAN VISION BOARD



FIJAN PROJECT
6940 W. 84th Place
Los Angeles, CA 90045

FIJAN VISION BOARD



LION
HOUSE
DESIGN

FIJAN PROJECT
6940 W. 84th Place
Los Angeles, CA 90045

DESIGN RENDERINGS

RENDERINGS - Front Border of House



RENDERINGS - Front Entrance



RENDERINGS - Front Side Yard - West



RENDERINGS - Back Yard Driveway/Patio



RENDERINGS - Master Bedroom & Fountain



RENDERINGS - South Bedroom Wall/Edible Garden



RENDERINGS - Fire Pit Lounge Area



RENDERINGS - Secret Garden



CONSTRUCTION DOCUMENTS



E: kate@lionhousedesign.com

5040 W. 64TH PL., LOS ANGELES, CA. 90045

SHEET #2 OF 9



-  ROUGEANVILLEA
-  ASPARAGUS FERN
-  AGAVE ATTENUATA
-  KANGAROO PAW "YELLOW GEM"
-  LEUCADENDRON
-  CANDELABRA SPURGE VAR.
-  PODOCARPUS HEDGE
-  PYGMY DATE PALM
-  BIRD OF PARADISE
-  BIRD OF PARADISE (GIANT WHITE)
-  MANDARIN ORANGE "CITRUS RED"
-  CHINESE ELM TREE

PLANT DIMENSIONS

- | | |
|--|---|
| <p>⊕ BOUSANGNIPFA</p> <ol style="list-style-type: none"> 1. 4'W 3'W 2. 4'W 0'W 3. 5'W 7.2'H 4. 3'W 5'H | <p>⊗ AGAVE ATTENUATA</p> <ol style="list-style-type: none"> 1. 3'H 3'W 2. 2'W 0'W, 2.5'H 3. 2'W 5'W, 5'H 4. 2.5'W 2.75'H 5. 2'W 10'H |
| <p>⊙ LEUCADENDRON</p> <ol style="list-style-type: none"> 1. 9'W 2. 9'W 4.5'H 3. 5'W 8'H 4. 6'W, 7.2'H | |
| <p>⊙ BIRD OF PARADISE</p> <ol style="list-style-type: none"> 1. 8'W 2. 2.75'W 3.5'H 3. 4'W 5'H | |
| <p>⊕ PYGMY DATE PALM</p> <ol style="list-style-type: none"> 1. 5'W 4.5'H 2. 5'W, 5.5'H | |

FURNITURE LEGEND

-  (1) HARBOUR PACIFIC 3 SEAT SOFA
 (4) HARBOUR NATURE BOY CHAIR
 (2) CARA FLECHA POUFS
 (2) MAYA OUTDOOR CHAIRS

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



FIJIAN RESIDENCE

5940 W. 84th Pl., Los Angeles, CA 90045

ISSUE: _____
 REVISIONS

#	DATE	DESCRIPTION

 DATE: 11/05/2022
 DRAWN BY: JH
 COPYRIGHT: 0000

SCHEMATIC DESIGN

CONCEPTUAL PLAN



SCALE: NTS

L0.03



"SECRET GARDEN"- BACK OF GARAGE



FIREPIT LOUNGE AREA



BACK YARD DRIVEWAY - NEW PATIO



SOUTH BEDROOM WALL - EDIBLE GARDEN



MASTER BEDROOM & FOUNTAIN

BACK YARD CONCEPT



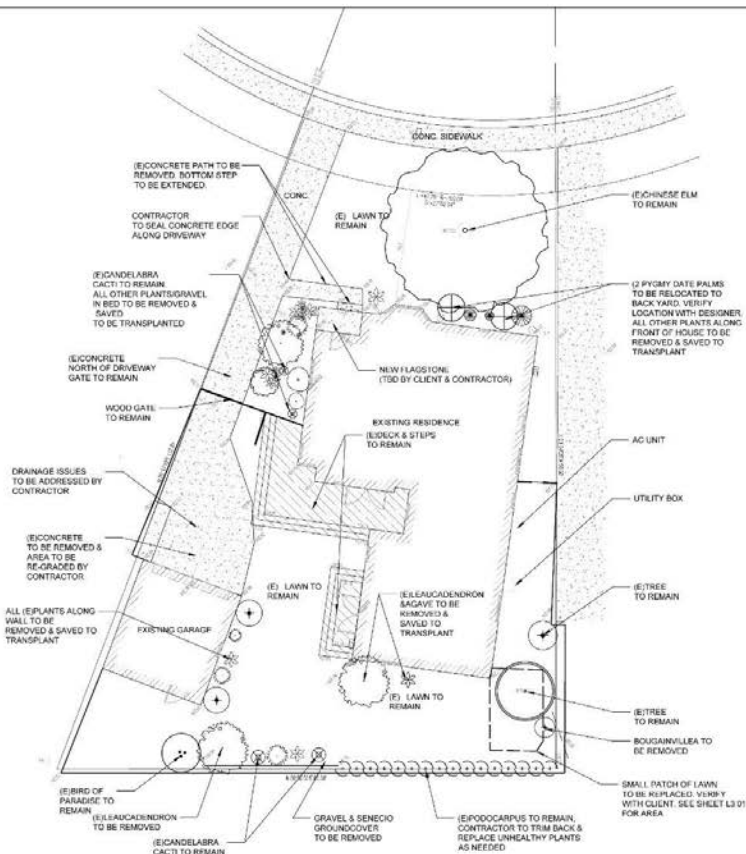
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DEMOLITION PLAN



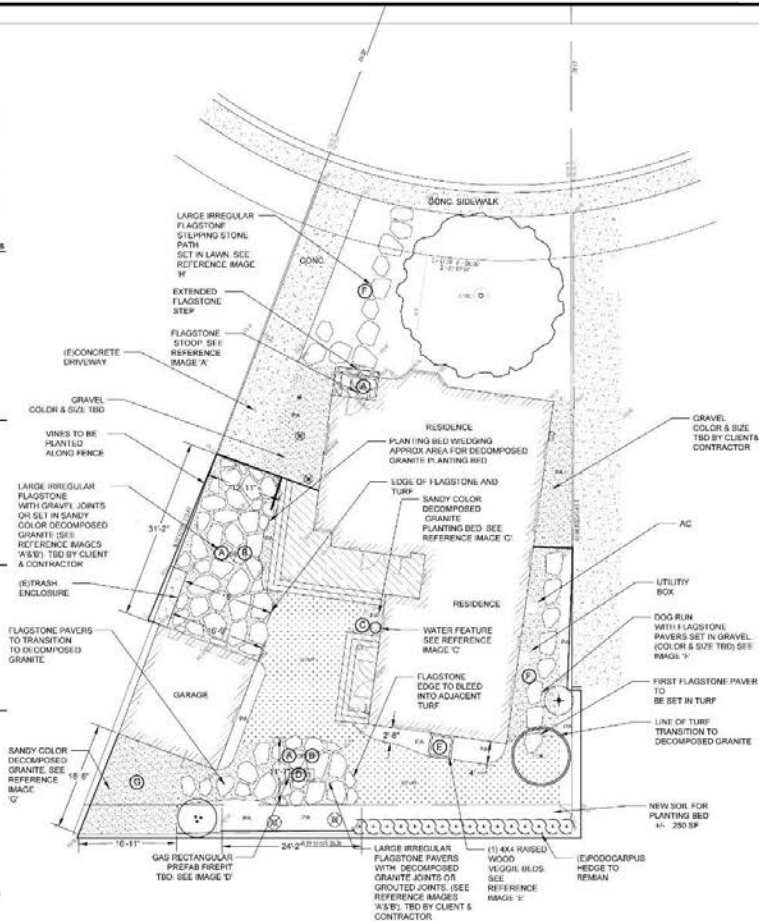
SHEET #5 OF 9



DEMO NOTES:

1. DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITIES AND STRUCTURES FROM ANY AND ALL DAMAGE AND THEIR UTILITY LINES/WHICH MAY NOT BE SHOWN ON THE PLANS.
2. UNLESS OTHERWISE NOTED, EXISTING UTILITIES AND STRUCTURES SHALL REMAIN.
3. CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES, BUILDINGS, TREES, FENCES, PARKING LOTS, UTILITIES, ETC. FROM DAMAGE AND EROSION. ALL DISTURBED AREAS OFF-SITE SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
4. ROW/LANE AND RAMP THROUGH SITE BEFORE SOIL REPAIRMENTS ARE ACCESSED AND LANDSCAPE MATERIALS ARE INSTALLED.
5. LAWN TO REMAIN IN FRONT & BACK; SOME AREAS TO BE RE-PLANTED VERTY VERTH OTHERS.
6. ALL PLANTS INDICATED TO BE REMOVED WILL BE TRANSFERRED TO CONTRACTOR TO COORDINATE WITH THE CITY ON DISPOSITION CONCEPT.

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



LAYOUT NOTES

1. COMPLY WITH ALL CITY CODES AND RESTRICTIONS FOR CONSTRUCTION EROSION CONTROL, RUN-OFF BMP'S, EXPORT SOIL, ETC. AS APPLICABLE TO LANDSCAPE INSTALLATION
2. ROW, TILL AND RAKE THROUGH SITE BEFORE SOIL AMENDMENTS ARE ADDED AND LANDSCAPE MATERIALS ARE INSTALLED
3. INSTALL DECOMPOSED GRANITE AS SHOWN, 4" DEPTH. MATCH COLOR AS SHOWN ON PLANS. COMPACTED & STABILIZED. INSTALL LEDGING BY CONTRACTOR

PA=PLANTING AREA

MCCONNELL AVENUE



LIONHOUSE DESIGN
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Manhattan Beach, CA 90266
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E: kate@lionhousedesign.com

FIJIAN RESIDENCE

6540 W. 82nd Place, Los Angeles, CA 90045

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**CONSTRUCTION
DOCUMENTATION**

CONSTRUCTION LAYOUT PLAN



SCALE: 1/8" = 1' 0"

L2.00



FIJIAN RESIDENCE

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CONSTRUCTION DOCUMENTATION

PLANTING PLAN



SCALE: 1/4" = 1' 0"

L3.00



1 PLANTING PLAN - FRONT YARD
SCALE: 1/4" = 1'-0"



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PLANTING PLAN



L3.01
SHEET #8 OF 9



1 PLANTING PLAN - BACK YARD
SCALE: 1/8" = 1'-0"

SHEET #9 OF 9

[illegible]



LION HOUSE DESIGN

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