



DEPARTMENT OF CITY PLANNING

APPEAL RECOMMENDATION REPORT

South Valley Area Planning Commission

Date: May 28, 2020
Time: After 4:30pm
Place: In conformity with the Governor's Executive Order N-29-20 (March 17, 2020) and due to concerns over COVID-19, the APC meeting will be conducted entirely telephonically by Zoom [<https://zoom.us/>].

The meeting's telephone number and access code access number will be provided no later than 72 hours before the meeting on the meeting agenda published at <https://planning.lacity.org/about/commissions-boards-hearings> and/or by contacting apcsouthvalley@lacity.org.

Public Hearing: Required
Appeal Status: Not further appealable
Expiration Date: May 30, 2020
Multiple Approval: No

Case No.: DIR-2018-322-DRB-SPP-MSP-1A
CEQA No.: ENV-2018-323-CE
Incidental Cases: None
Related Cases: DIR-2018-325-DRB-SPP-MSP-1A [withdrawn], DIR-2018-328-DRB-SPP-MSP-1A
Council No.: 4 – Ryu
Plan Area: Bel Air - Beverly Crest
Specific Plan: Mulholland Scenic Parkway Specific Plan (Outer Corridor)
Certified NC: Bel Air - Beverly Crest
GPLU: Minimum Residential; Very Low II Residential
Zone: RE15-1-H; RE40-1-H
Applicant: 2545 Bowmont, LLC
Representative: Ignacio Rodriguez
Appellant: Bennett Silverman and Joyce Silverman

PROJECT LOCATION: 2545 Bowmont Drive (Lot 2)

PROPOSED PROJECT: Demolition of an existing 2,388 square-foot single family dwelling and construction of a new single family dwelling with a maximum square footage of 7,400 square feet of Gross Floor Area, which includes all habitable space. The project includes a 480 square-foot garage. The project is a maximum height of 25 feet. The project also includes one 6 foot high retaining wall, one 10 foot high retaining wall, and two pools. The project includes 14,194 square feet of hardscape for the 123,752 square-foot lot. Note: Lot 2, as originally approved by the Director, was to be 57,632 square feet in size. The applicant has submitted revised plans to eliminate Lot 3 and to expand the lot area of Lot 2 from 57,632 square feet to 123,752 square feet in size. The project does not propose the removal of any protected trees. The project proposes 1,227 cubic yards of cut grading, 1,176 cubic yards of fill grading and 50 cubic yards of export grading.

REQUESTED ACTIONS: Appeal of the entire Director of Planning's Conditional Approval of a Project Permit Compliance and Design Review for the project, pursuant to Section 11.5.7 C.6. and Section 16.50 of the Los Angeles Municipal Code (LAMC).

RECOMMENDED ACTIONS:

1. **Deny** the appeal of DIR-2018-322-DRB-SPP-MSP-1A.
2. **Determine** that, based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines Section 15303 and there is no substantial evidence

demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

3. **Sustain** the action of the Director of Planning in approving DIR-2018-322-DRB-SPP-MSP and approve the Project Permit Compliance with Design Review.
4. **Adopt** the Conditions of Approval and Findings of the Director of Planning.

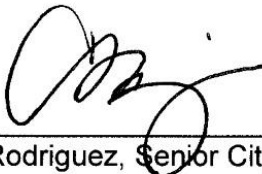
VINCENT P. BERTONI, AICP
Director of Planning



Blake Lamb, Principal City Planner



Valentina Knox-Jones, City Planner



Claudia Rodriguez, Senior City Planner



Lizzi Beduya, Planning Assistant
818-374-5049

ADVICE TO PUBLIC: * The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *Commission Secretariat, Room 272, City Hall, 200 North Spring Street, Los Angeles, CA 90012 (Phone No. 213-978-1300)*. While all written communications are given to the Commission for consideration, the initial packets are sent to the Commission's Office a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to the agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request at least seven (7) days prior to the meeting by calling the City Planning Commission Office at (213) 978-1300.

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Exhibits:

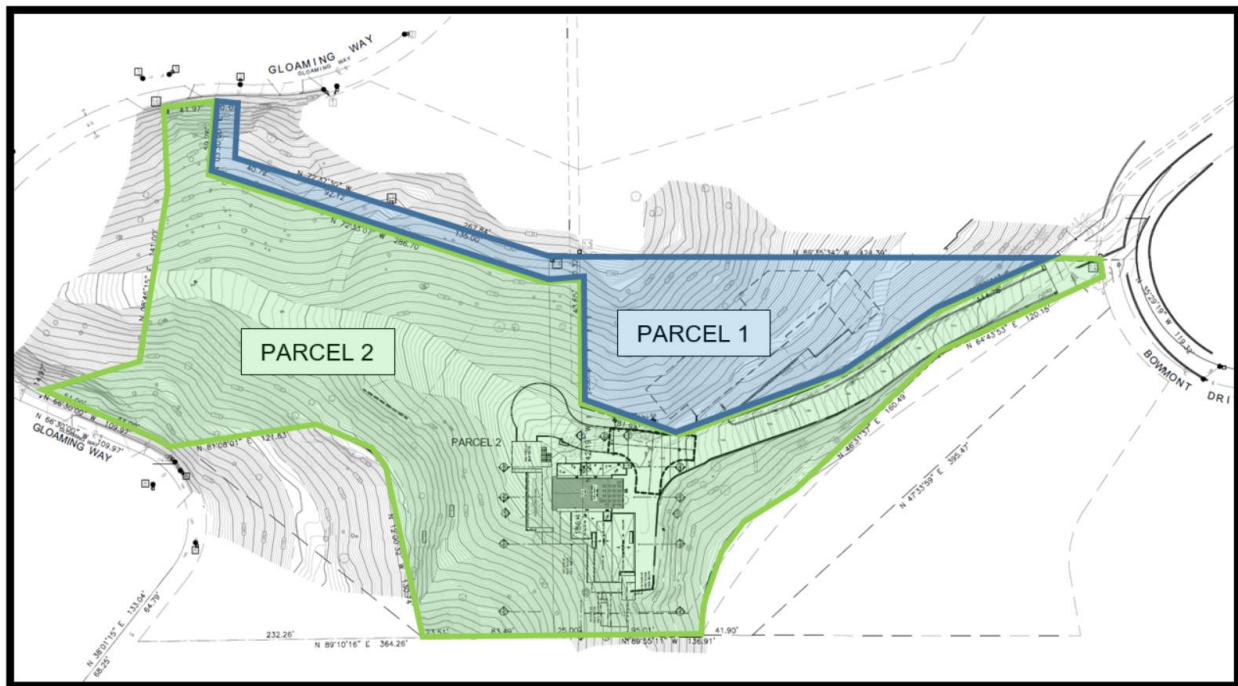
- Exhibit A: Grading Plan
- Exhibit B: Appeal Application
- Exhibit C: Director’s Determination
- Exhibit D: Design Review Board Recommendation Sheets
- Exhibit E: Good Neighbor Construction Practices
- Exhibit F: Revised Neighborhood Compatibility Chart, Grading Plan, Topographic Roof Plan, Site Plan, and Landscape Plan for Parcel Lot 2

PROJECT ANALYSIS

Project Summary

On November 18, 2019, the Director of Planning issued a Determination (Director Determination) that approved the project (see Exhibit "C") subject to Conditions of Approval for the demolition of an existing 2,388 square-foot single family dwelling and construction of a new single family dwelling with a maximum square footage of 7,400 square feet of Gross Floor Area, which includes all habitable space. The project includes a 480 square-foot garage. The project is a maximum height of 25 feet. The project also includes one 6 foot high retaining wall, one 10 foot high retaining wall, and two pools. The project includes 14,194 square feet of hardscape for the 123,752 square-foot lot. The project does not propose the removal of any protected trees. The project proposes 1,227 cubic yards of cut grading, 1,176 cubic yards of fill grading and 50 cubic yards of export grading.

Background



Subject parcel and boundaries highlighted in green

As part of the Director Determination, the project property was previously approved as three (3) parcel lots (for three single-family homes) under the same ownership. The applicant voluntarily continued the appeal case before the South Valley Area Planning Commission (SVAPC), initially agendized for hearing on February 13, 2020, to allow the applicant to reconfigure and reduce the scale of the project to include two lots, in lieu of the initially proposed three (3) parcel lots. The applicant has withdrawn their application for Case Number DIR-2018-325-DRB-SPP for Parcel Lot 3, has maintained the boundaries of Parcel Lot 1, and has combined Parcel Lot 2 and Parcel Lot 3 into one parcel lot. To reflect this project change, the applicant provided a revised Neighborhood Compatibility Chart, Grading Plan, Topographic Roof Plan, Site Plan, and Landscape Plan for Parcel Lot 2 on March 3, 2020. This recommendation report addresses the proposed project located on Parcel 2.

The revised project property is comprised of two (2) parcel lots under the same ownership as illustrated above. The subject Parcel Lot 2 consists of one irregularly shaped lot with frontage along Gloaming Way and Bowmont Drive. The lot area is approximately 123,752 square feet. The site is located in the Bel Air – Beverly Crest Community Plan Area, is zoned RE15-1-H and RE-40-1-H, and designated for Minimum Residential and Very Low II Residential land uses.

The surrounding area consists of hillside areas and single family dwellings. Properties to the north, south, east, and west are zoned RE15-1-H and RE-40-1-H.

The project is subject to the Mulholland Scenic Parkway Specific Plan and Design Review. On November 7, 2018, the Mulholland Design Review Board convened a quorum of 5 members and voted unanimously (5-0) to continue the case with the following conditions:

- a. Plant palette needs to be redone to have 75% native plants in the palette and 75% native plants in quantities
- b. Replace Sweet Bay Laurel with a native hedge.
- c. Remove artificial turf on roof and replace with gravel.
- d. Measure height from natural or finished grade (whichever is lower) for structure and retaining walls
- e. Per Guideline 2, utilize a stepped-profile so no more than 25 feet in height for structure from whichever lower grade.
- f. Make driveway 50% permeable as allowed by LAFD.
- g. Reduce massing and height/massing of retaining walls. Eliminate first floor/basement as it is more first floor than basement based on page 49 rendering. Patio on page 50 may remain as well as small portion of basement in concept – to be evaluated upon resubmittal
- h. 6,000 square foot maximum Residential Floor Area (RFA) shall be limited for site. Any basement daylighted would count toward RFA.
- i. Basement cannot exceed footprint of floors above.
- j. Reduce overhangs.
- k. Come to an agreement with MRCA on conservation.
- l. Written narrative to be submitted.
- m. Reach out to neighbors.

On June 19, 2019, the Design Review Board met, where the board convened a quorum of 6 members and voted unanimously (6-0) to continue the case with the following conditions:

- a. Slope analysis needs to include the entire site, including driveway.
- b. Remove trees in LID planters and relocate them to somewhere else on site.
- c. Break up roof structure per Guideline 35.
- d. Break up the massing.
- e. All retaining walls need to be 75% screened with plants.
- f. Dimension all structures and retaining walls.
- g. Screen the podium with landscaping.
- h. Limit the project to a maximum of 7,400 square feet above ground.
- i. Limit the project to a maximum of 9,900 square feet for all structures.
- j. Include window specifications in plans.
- k. Measure height from natural or finished grade, whichever is lower for all structures and retaining walls.

On August 21, 2019, the Design Review Board met, where the board convened a quorum of 6 members. The vote was unanimous (6-0) recommending conditional approval of the project since the project will substantially comply with Section 16.50, Subsection E of the Los Angeles Municipal Code as well as the relevant design guidelines and development provisions of the Plan. The conditions recommended by the board were:

- a. Install green roof on flat roof, 10 feet away from the edge, with plants from Preferred Plant List. No plants shall be taller than 18 inches.
- b. Make motor court and desks permeable.
- c. Remove Guest Suite 1 along with associated deck and bathroom and reconfigure lower level floor plan to comply with 7,400 square-foot limit above ground.
- d. Reduce depth of overhangs on lower level floor plan to not exceed 59 inches.
- e. All glass needs to be non-glare, non-reflective.
- f. All exterior lighting to be downward facing and shielded.
- g. Come to an agreement with the MRCA on conservation.

The intent of the Design Review Board was to limit the area of the structure to 7,400 square-feet of Gross Floor Area, in order to ensure neighborhood compatibility and to reduce grading. In the November 18, 2019 Determination Letter, the project was conditioned not to exceed 7,400 Gross Floor Area in keeping with the Board's recommendation.

On December 2, 2019, within the required 15-day appeal period, an appeal was filed for the entire decision of the Director of Planning (see EXHIBIT "B"). The initial South Valley Area Planning Commission (SVAPC) hearing was scheduled for February 13, 2020 and notice for the hearing was sent on January 31, 2020. The applicant was interested in working with the neighbors of the property and requested a time extension on February 2, 2020. The request for extension was agreed upon per LAMC Section 11.5.7 C.6.(c). On March 3, 2020, the applicant withdrew their application for Project Permit Compliance and Design Review of DIR-2018-325-DRB-SPP-MSP to develop Parcel 3 and instead combine Parcel 3 with Parcel 2. The Architectural Plans have remained the same, however, updated Landscape Plans have been submitted (see EXHIBIT "F"). The appeal for DIR-2018-325-DRB-SPP-MSP was nullified. As a result, two cases moved forward. A subsequent SVAPC hearing was scheduled on March 26, 2020 and notification was sent on March 6, 2020 but due to the COVID-19 pandemic, the hearing was cancelled. The appellants' appeal points are addressed below.

Appeal Statements and Staff Responses

The following is a summary of the Appellant's appeal points and corresponding responses by staff.

A. Appeal Statement: *The Appellant contends that the project is incompatible with the character of the neighborhood as each structure's size is 300% larger than the neighborhood average and presents unacceptable risks to public safety and tranquility. The project must be viewed in its entirety as three adjacent lots developed by the same owner, in evaluating its impact on the neighborhood.*

Staff Response: The project is the demolition and new construction of a single-family dwelling on a developed lot. When proposed projects are reviewed for their conformance with the Mulholland Scenic Parkway Specific Plan Design Guidelines, a radius of 100 feet, with at least ten homes, is normally utilized to assess how the project compares to immediately adjacent residences. Based on the Assessor's data below, Staff has obtained data for fifteen homes within a radius of 100 feet from the subject property and has determined there are several homes in the neighborhood which are similar in size. On average, homes in the area are approximately 2,706 square feet with an average lot size of 19,299 square feet, and with an average Floor Area Ratio (FAR) of 21%. The proposed project's FAR is below the average in comparison to the sample.

SAMPLE

Address (Or APN)	Assessor Data (SQ FT)	Lot Size Data (SQ FT)	FAR (%)
2576 N Bowmont Drive	7,344	60,218.8	12%
2541 N Bowmont Drive	3,200	10,804.1	30%
4388005023	3,205	13,869.1	23%
2381 N Kimridge Road	2,137	11,229.5	19%
2375 N Kimridge Road	3,466	37,843.6	9%
2320 N Gloaming Way	3,016	47,031.2	6%
2327 N Gloaming Way	2,461	7,793.0	32%
4388004009	2,195	3,221.5	68%
2357 N Gloaming Way	1,944	12,895.6	15%
2361 N Gloaming Way	1,620	4,268.3	38%
9560 W Gloaming Way	2,332	19,673.9	12%
9548 W Gloaming Way	2,273	18,745.2	12%
9534 W Gloaming Way	1,712	14,660.7	12%
9520 W Gloaming Way	2,044	15,679.7	13%
9508 W Gloaming Drive	1,641	11,305.4	15%
	Average Assessor Data (SQ FT)	Average Lot Size Data (SQ FT)	Average FAR (%)
Number of homes = 15	2,706	19,299.33	21%

Proposed Project

2545 N Bowmont Drive (Lot 2)	7,400	123,752	6%
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As seen above, highlighted in yellow, are several properties in which the existing FAR percentage exceeds the proposed FAR percentage of the subject site. In addition, the new average FAR percentage has been reduced as a result of the applicant's modification of the project to eliminate Lot 3, which increased the lot size for Lot 2. Also, note that the average FAR for the neighborhood is 21%. If the proposed project had a FAR of 21%, the project would have a Residential Floor Area (RFA) of 25,988 square feet, which is significantly greater than the proposed project's area of 7,400 square feet of RFA. Also, lots in this neighborhood are irregular in shape, resulting in a range of development patterns.

Municipal Code – The Specific Plan does not regulate the size of proposed projects. There are no regulations in the Specific Plan which limit the size of the structure, and as such, the project is instead regulated by the zone. The subject site is zoned RE-15-1-H and RE-40-1-H, and the site is subject to the Baseline Hill Ordinance adopted March 17, 2017. Based on the design of the structure, the proposed project may not exceed 35% of the lot coverage with a guaranteed minimum Residential Floor Area (RFA) of 18% of the lot size, or 22,275 square-feet (based on the Los Angeles Municipal Code 12.07.01 C.5 and 12.21 C.10.(b)(2)). The approved project was compliant with both of these requirements – 6% lot coverage and 7,400 square-feet of RFA.

Specific Plan and Design Guidelines – As previously mentioned, the Specific Plan does not regulate the size of proposed projects. The purpose of the Specific Plan is to ensure development within the Parkway is compatible with the character of the Santa Monica Mountains. However, there are two Design Guidelines that reference the size of projects – Guideline No. 50 and Guideline No. 52. Both Guidelines further Objective No. 2.3: "Ensure projects are compatible with the immediate surrounding neighborhood."

Guideline No. 50, the size (total square footage, including garage, and height), appearance, color and setback of existing homes, as well as the grading and landscaping of the lots on which they are constructed, will be considered for purposes of project compatibility with the existing neighborhood.

Guideline No. 52, when existing structures are to be modified, design the modifications to be compatible with the existing structure(s) on the site and other houses in the neighborhood as to height, massing, size, color and setback.

While there are several variables which determine neighborhood compatibility, it is a subjective assessment and an objective standard is not provided in the Specific Plan. The appellant contends the size of the proposed project is arbitrary; this is incorrect. The size of the project is regulated by the Baseline Hillside Ordinance and is further evaluated in a subjective manner as to its compatibility with neighboring properties. While the project is on one of two lots associated with the same owner, it is being assessed as one unique project on its own merits independent of the other two. The project is compliant with Baseline Hillside Ordinance regulations and the Director has made findings in the Determination letter relative to the project's compatibility in regards to height, massing, setbacks, grading, and exterior materials and colors. The appellant has not provided evidence that the Director erred or abused its discretion in the issuance of the determination. As such, this issue is not a valid appeal point.

The Appellant contends the project presents unacceptable risks to public safety and tranquility. Traffic and parking in the public right-of-way is not under the purview of the Mulholland Specific Plan. The Specific Plan does not regulate construction traffic or parking.

Traffic and parking, however, are potential issues that are analyzed as part of the City's CEQA determination. The City issued a Categorical Exemption ENV-2018-323-CE for the proposed project on November 18, 2019. The Categorical Exemption includes the two single-family homes proposed on Lots 1 and 2. The California Environmental Quality Act (CEQA) provides for the construction of up to three single-family houses to be exempted from environmental review pursuant to CEQA Guidelines Section 15303. The City's use of this Categorical Exemption for single-family homes in hillside areas was upheld, recently in 2015 in the case of *Berkeley Hillside Preservation v. City of Berkeley* ("*Berkeley Hillside*"), by the California Supreme Court which upheld the use of a CEQA exemption for a large single-family residence. In *Berkeley Hillside*, the Supreme Court placed the burden of proof on project opponents to demonstrate that the agency's findings of no unusual circumstances is not supported by substantial evidence, and adds that the appellant produce evidence to show the project will have a significant effect and that unusual circumstances exist.

In the case at issue, the appellant has not provided substantial evidence of any unusual traffic impact that would result from the project. The subject site fronts on a Substandard Hillside Limited street with a right-of-way width of 30 feet and a roadway width of 20 feet. The Department of Public Works states that a three (3) foot dedication would be required on the site. Dedication and improvements are common in the hillside areas to allow sufficient room for cars to pass and is not an unusual circumstance.

Moreover, the project will be required to follow all City codes that will allow for the flow of traffic, and is subject to enforcement by other City Agencies. The proposed Project would not require the closure of any public or private streets and would not impede emergency vehicle access to the Project site or surrounding area based on the width of the existing streets. Specific Regulatory Compliance Measures (RCMs) contained within the Los Angeles Municipal Code address concerns raised by the appellant in relation to the proposed project, including but not limited to the Los Angeles Department of Building and Safety's "Good Neighbor Construction Practices"

(EXHIBIT “E”) requirements, set forth in Los Angeles Municipal Code Section 91.106.4.8, apply to general construction projects including the project at issue.

B. Appeal Statement: The cumulative soil quantities were not realistically calculated and will, in our estimation, far exceed the necessary trigger for a haul route.

Staff Response: The project requires 1,227 cubic yards to be cut, 1,176 of which will be used for fill, and 50 cubic yards will be exported; zero cubic yards will be imported. In Section 6.C, the Plan states that, “no grading in excess of two cubic yards per four square feet of lot area per lot visible from Mulholland Drive shall be permitted without the prior written approval of the Director pursuant to Section 11.” Per this Section, the applicant would be limited to 61,876 cubic yards of grading for the 123,752 square-foot lot. The proposed grading is less than the limitation imposed by the Plan and complies with applicable section(s) of the Specific Plan.

The applicant has provided a Grading Plan (EXHIBIT “F”) indicating the appropriate cut, fill, export, and import grading quantities for the proposed project. These plans were drafted, stamped, and signed by a registered civil engineer. In order to trigger a haul route, export grading quantities must exceed 1,000 cubic yards per Section 91.7006.7.5 of the LAMC. The proposed export grading quantities for this project do not exceed the threshold to require a haul route.

In addition, the information provided by the applicant indicates that grading amounts will not exceed 1,000 cubic yards of export for the two lots, cumulatively. For each Mulholland Project Permit Compliance application involving grading activities, Staff advises an applicant to obtain a Geology/Soils Approval letter from the Department of Building and Safety’s Grading Division prior to filing their application to ascertain precise grading amounts. Ultimately, the Department of Building and Safety’s Grading Division determines appropriate grading amounts and whether a haul route will be necessary. In the event that after LADBS review, export quantities are greater than 1,000 cubic yards for the individual homes or cumulatively, additional CEQA review may be necessary prior to the issuance of a building permit. However, based on the information provided which will be verified by LADBS during the course of permit issuance, the grading quantity falls below the established threshold of 1,000 cubic yards.

According to a supplemental preliminary geotechnical investigation dated December 19, 2017 completed by Global Geo-Engineering, Inc., it was determined the site is suitable for the proposed development from a geotechnical aspect and, with due and reasonable precautions, the required grading would not endanger adjacent property nor will grading be affected adversely by adjoining property.

The proposed project is compliant with the grading requirements under the Specific Plan and will be subject to any necessary requirements from the Building and Safety Grading Division. The Director has made findings in the Determination letter which discuss how the grading is necessary for the reasonable development of the property for the single family dwelling, conforms with the Landform Grading Manual, and, as conditionally approved, the design of the home will be compatible with the Santa Monica Mountains. The appellant has not provided evidence that the Director erred or abused their discretion in the issuance of the determination. As such, this issue is not a valid appeal point.

C. Appeal Statement: The project violates City regulations that prohibit three residences sharing a single driveway.

Staff Response: The Specific Plan does not regulate driveway access and/or street entitlements. Private Street Regulations are not in the purview of the Director of Planning in this subject case. In order to construct the project, the applicant will be required to show legal access to the lot or

to file for a Private Street application. This can occur later and is not a requirement of approving a Project Permit Compliance.

However, it is worth noting the applicant has revised the project from three lots down to two lots. As such, the applicant is eligible to utilize a community access driveway according to LAMC Section 12.21 A.4.(h), which can be utilized for up to two lots. Although the issue of legal access is not within the purview of the Director's Determination or Design Review Board's recommendation, it is worth noting that this appeal point is moot due to the recent change to the lot configurations.

D. Appeal Statement: The cumulative soil quantities were not realistically calculated, mislead the MDRB and will, in our estimation, exceed the necessary trigger for a haul route.

Staff Response: As outlined in Staff's response above under Appeal Statement B., the proposed project is in compliance with the grading requirements under the Specific Plan and by the LAMC and the Director has made findings in the Determination letter which discuss how the grading is necessary for the reasonable development of the property for the single family dwelling, conforms with the Landform Grading Manual, and, as conditionally approved, the design of the home will be compatible with the Santa Monica Mountains. The appellant has not provided evidence that the Director erred or abused their discretion in the issuance of the determination. As such, this issue is not a valid appeal point.

CONCLUSION

For the reasons stated herein, and in the findings of the Director's Determination, the proposed project complies with the applicable provisions of the Mulholland Scenic Parkway Specific Plan. The intent of the Specific Plan is to provide standards to ensure land uses and development in a manner that is compatible with or complements the Scenic Parkway environment. Planning Staff evaluated the project's design, building materials, and landscaping, with recommendation from the Mulholland Design Review Board. Based on the complete plans submitted by the applicant and considering the appellant's arguments for appeal, Staff finds that the project meets the standards of the Plan and has satisfied the requirements of CEQA.

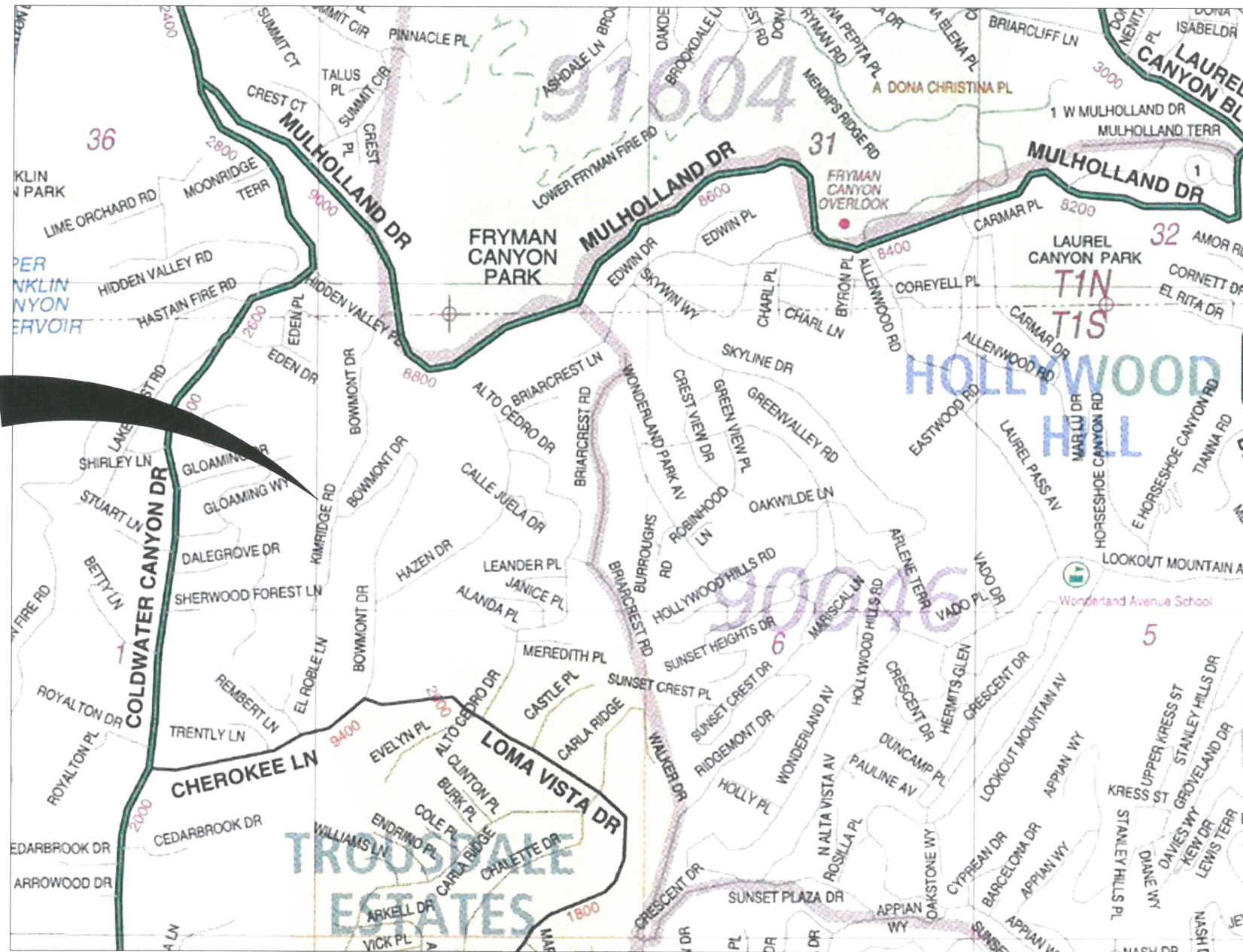
Staff's Recommendation: In consideration of the forgoing, it is submitted that the Director of Planning did not err in the approval of a Project Permit Compliance and Design Review for the demolition and construction a new single-family dwelling and garage on developed land.

Therefore, Staff recommends that the South Valley Area Planning Commission deny the appeal in its entirety and sustain the determination of the Director of Planning, and determine that the project is categorically exempt from CEQA in accordance with State CEQA Guidelines Section 15303.

EXHIBIT A: Approved Grading Plan

GRADING PLAN FOR PARCEL 2

**SITE
LOCATION**



VICINITY MAP
NO SCALE



**ENGINEER'S ESTIMATE OF
EARTHWORK QUANTITIES
FOR PERMIT PURPOSES ONLY**

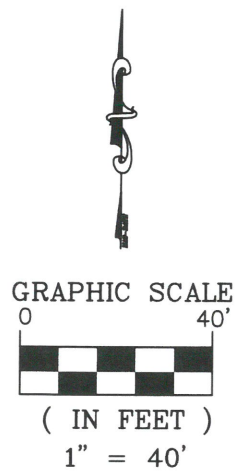
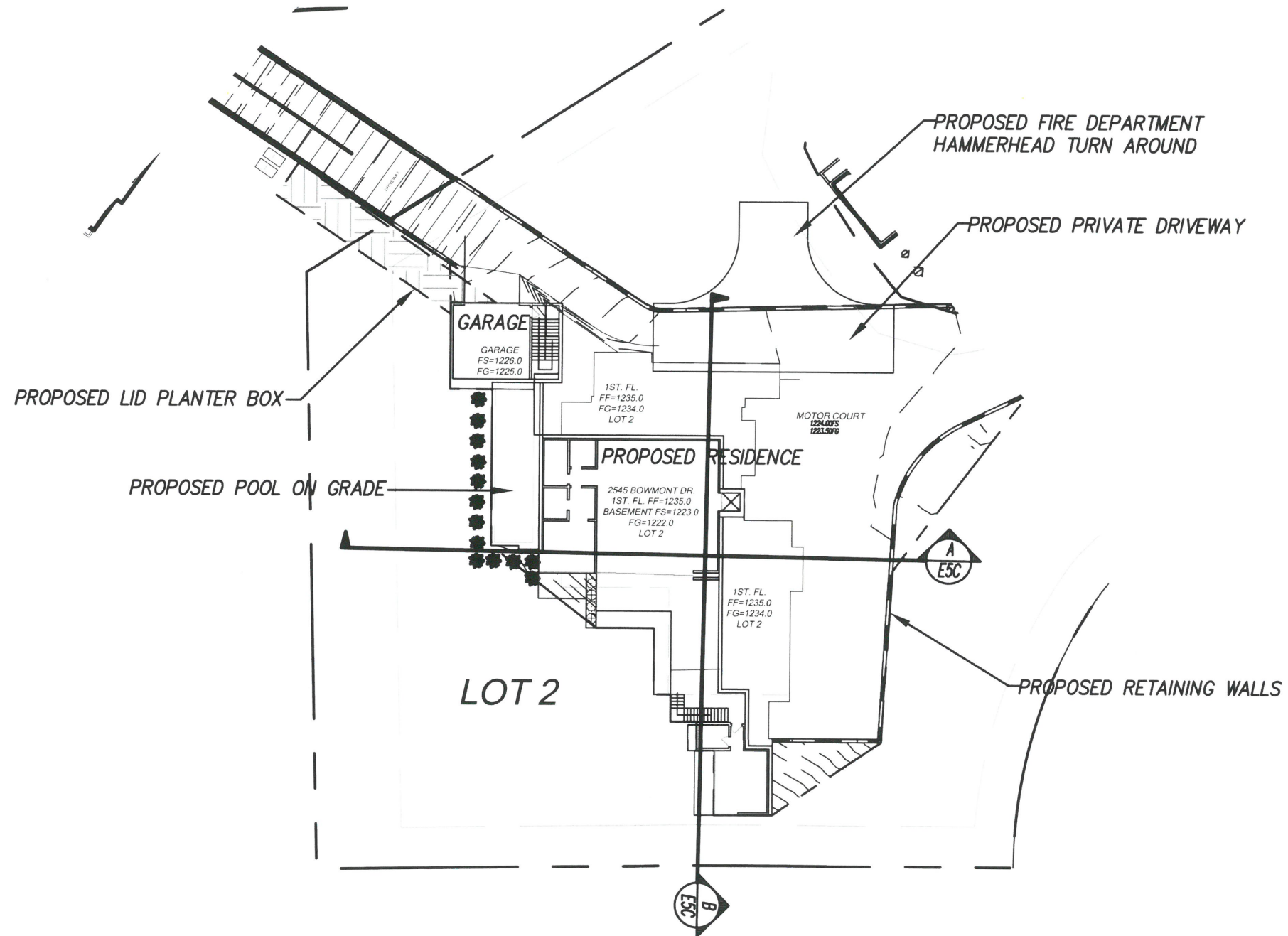
DESCRIPTION	CUT (C.Y.)	FILL (C.Y.)
LOT (NATURAL)	1,226.6	1,176.1
EXPORT	50.49 CY	
IMPORT	0 CY	

EXHIBIT "A"
Date: 8/1/2019
DIR-2018-322-DRB-SPP-MSP



GRADING PLAN FOR PARCEL 2

EXHIBIT "A"
 Date: 8/1/2019
 DIR-2018-322-DRB-SPP-MSP



ENGINEERING GROUP, INC.
 355 N. LANTANA ST., #333
 CAMARILLO, CA 93010
 (818) 383-3656
 (805) 380-4763 FAX

RESIDENCE FOR:
 2545 BOWMONT DRIVE, LLC/PARCEL 2
 2545 BOWMONT DRIVE
 LOS ANGELES, CA 90210

JOB NO: 1415
 07/26/2019
 DRAWN BY: Q.T.
 APPROVED BY: Q.T.
 GRADING PLAN
E-5B

EXHIBIT B: Appeal Determination



APPLICATIONS:

APPEAL APPLICATION

This application is to be used for any appeals authorized by the Los Angeles Municipal Code (LAMC) for discretionary actions administered by the Department of City Planning.

1. APPELLANT BODY/CASE INFORMATION

Appellant Body:

- Area Planning Commission
 City Planning Commission
 City Council
 Director of Planning

Regarding Case Number: DRI-2018-322-DRB-SPP-MSP

Project Address: 2545 Bowmont Drive (LOT 2)

Final Date to Appeal: December 3, 2019

- Type of Appeal:
- Appeal by Applicant/Owner
 - Appeal by a person, other than the Applicant/Owner, claiming to be aggrieved
 - Appeal from a determination made by the Department of Building and Safety

2. APPELLANT INFORMATION

Appellant's name (print): Bennett Silverman and Joyce Silverman

Company: _____

Mailing Address: 9350 Hazen Drive

City: Beverly Hills

State: California

Zip: 90210

Telephone: 310 274 4315

E-mail: silvermans@me.com

- Is the appeal being filed on your behalf or on behalf of another party, organization or company?

Self
 Other: Bowmont-Hazen Neighborhood Association

- Is the appeal being filed to support the original applicant's position? Yes No

3. REPRESENTATIVE/AGENT INFORMATION

Representative/Agent name (if applicable): Not Applicable

Company: _____

Mailing Address: _____

City: _____

State: _____

Zip: _____

Telephone: _____

E-mail: _____

7 pages *BHG*
Dec. 12, 2019

4. JUSTIFICATION/REASON FOR APPEAL

Is the entire decision, or only parts of it being appealed? Entire Part

Are specific conditions of approval being appealed? Yes No

If Yes, list the condition number(s) here: See attached rider consisting of 5 pages

Attach a separate sheet providing your reasons for the appeal. Your reason must state:

- The reason for the appeal
- Specifically the points at issue
- How you are aggrieved by the decision
- Why you believe the decision-maker erred or abused their discretion

5. APPLICANT'S AFFIDAVIT

I certify that the statements contained in this application are complete and true:

Appellant Signature:

Bernard L. Aguirre

Date: December 1, 2019

6. FILING REQUIREMENTS/ADDITIONAL INFORMATION

- Eight (8) sets of the following documents are required for each appeal filed (1 original and 7 duplicates):
 - Appeal Application (form CP-7769)
 - Justification/Reason for Appeal
 - Copies of Original Determination Letter
- A Filing Fee must be paid at the time of filing the appeal per LAMC Section 19.01 B.
 - Original applicants must provide a copy of the original application receipt(s) (required to calculate their 85% appeal filing fee).
- All appeals require noticing per the applicable LAMC section(s). Original Applicants must provide noticing per the LAMC, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of the receipt.
- Appellants filing an appeal from a determination made by the Department of Building and Safety per LAMC 12.26 K are considered Original Applicants and must provide noticing per LAMC 12.26 K.7, pay mailing fees to City Planning's mailing contractor (BTC) and submit a copy of receipt.
- A Certified Neighborhood Council (CNC) or a person identified as a member of a CNC or as representing the CNC may not file an appeal on behalf of the Neighborhood Council; persons affiliated with a CNC may only file as an individual on behalf of self.
- Appeals of Density Bonus cases can only be filed by adjacent owners or tenants (must have documentation).
- Appeals to the City Council from a determination on a Tentative Tract (TT or VTT) by the Area or City Planning Commission must be filed within 10 days of the date of the written determination of said Commission.
- A CEQA document can only be appealed if a non-elected decision-making body (ZA, APC, CPC, etc.) makes a determination for a project that is not further appealable. [CA Public Resources Code ' 21151 (c)].

This Section for City Planning Staff Use Only		
Base Fee: <i>\$ 89.00</i>	Reviewed & Accepted by (DSC Planner): <i>Hermingilda L. Aguirre</i>	Date: <i>12/2/19</i>
Receipt No: <i>0201694927</i>	Deemed Complete by (Project Planner):	Date:
<input checked="" type="checkbox"/> Determination authority notified		<input type="checkbox"/> Original receipt and BTC receipt (if original applicant)

Appeal to the City Planning Department
Case No.: DIR 2018-322-DRB-SPP-MSP
2545 Bowmont Drive (lot 2)

Attachment to Appeal Application
Item 4

I. Reasons for Appeal:

A. We appeal the Mulholland Design Review Board (MDRB)'s approval of the 3 lots that comprise 2545 Bowmont based on their incompatibility with the character of the neighborhood as each structure's size is 300% larger than the neighborhood average and presents unacceptable risks to public safety and tranquility. Please bear in mind that this project must be viewed in its entirety as three adjacent lots developed by the same owner, in evaluating its impact on the neighborhood.

B. We are also appealing this project on the grounds that the cumulative soil quantities were not realistically calculated and will, in our estimation, far exceed the necessary trigger for a haul route.

C. We appeal from the approval of the the project on the grounds that it violates City regulations that prohibit three residences sharing a single driveway.

D. We are also appealing this project on the grounds that the cumulative soil quantities were not realistically calculated, mislead the MDRB and will, in our estimation, far exceed the necessary trigger for a haul route.

II. We are Aggrieved:

We are aggrieved by the decision because we live within 2 houses of the intersection of Bowmont Drive and Hazen Drive. We, and substantially all of the more than 100 residents of Bowmont and of Hazen, rely on Bowmont for access to and from the intersection of Cherokee, Bowmont, and Loma Vista. As it is now, Bowmont is effectively a one lane street from

Cherokee to the site of the project resulting in substantial delays as the vehicles heading down Bowmont must yield to vehicles heading up. The flow of normal traffic by residents, trash trucks, deliveries, and service people frequently block traffic on Bowmont. Importantly, fire, ambulance, police, trash and other crucial services will be very substantially impeded by the convoy of vehicles carrying materials, transit mixed concrete, workers and earth to and from the proposed site.

The Bowmont-Hazen neighbors and the Bel Air-Beverly Crest Neighborhood Council, together with Councilman Ryu's office, have opposed this Project over the course of three MDRB hearings based on the lack of credible numbers, the out-sized scope of the Project and the Co-Projects and the impact of the project on the public safety.

In addressing the related appeals, we ask that you examine the projects numbered *DIR-2018-328-DRB-SPP-MSP (Lot 1)*, *DIR-2018-322-DRB-SPP-MSP (Lot 2)*, *DIR-2018-325-DRB-SPP-MSP (Lot 3)*. "The Co-Projects" as to which the developer represented to the MDRB would be built concurrently, will each be built on a steep hillside while many of the comparable homes are built in whole or in part on flat land. In the aggregate, the Project and the Co-Projects propose building almost 30,000 square feet of structures, not including construction not required to be included in calculating the size of each house.

If some of the grounds for our appeal falls outside your jurisdiction, please direct us to the appropriate department.

III. Our objections to the specific findings are:

1. Findings, Paragraph 2, Section 6.C.: Grading.

The finding is in error and cannot be supported by the submitted plans. Quantities submitted by the Applicant substantially understate the quantities of soil export. The plans provided to the MDRB and to the public are too small, lack sufficient specifics, and much of the topographical information is unreadable such that it was not possible for

the MDRB, the appellant or the public to determine the quantities of earth to be imported, exported and moved.

Please see LAMC 91.7006.7.5, whenever a project proposes to export more than 1,000 cubic yards of soil from a grading *site* in a designated hillside area, the applicant must obtain a haul route approval from the Board of Building and Safety Commissioners before the grading permit can be issued. Pursuant to LAMC 91.7003, *site* is defined as “any lot or parcel of land or *contiguous combination thereof*, under the same ownership, where grading is performed or permitted.”

According to City regulations, quantities of soil exports from adjacent lots owned and developed by the same owner, as in this case, must be counted cumulatively in assessing the need for a haul route to avoid piecemealing. The soil export quantities of the three adjacent lots, owned by one developer, could not be confirmed to fall below the 1000 cubic yard threshold because the data is not sufficient. Consequently, we believe that the development of these three contiguous lots should trigger a haul route and should not simply be approved by Planning.

In addition, the quantities of earth to be moved do not take into account the building of access roads required by the fire department.

Lastly, when the appellants and other neighbors argued that a scaled down Project and the Co-Projects should be accessed from Gloaming Drive (discussed below), the developer simply said it was not possible. His self-serving words ring hollow as he offered no analysis to support his position. At a minimum, the MDRB should have required a meaningful study and a good faith effort of the developer sufficient to establish access from Gloaming. The developer acknowledged that it had not engaged the services of a licensed contractor; consequently there has been no proper evaluation of site conditions. Indeed, the public safety concerns of fire, police, ambulance, water, power and others demand that the developer be required to fairly examine access from Gloaming.

2. Findings, Paragraph 2, Section 11.I.3. Section 50—Design Review Criteria.

The finding is in error; the Project is not compatible with surrounding homes. The MDRB was in error when it found: “the square footage and height is comparable with the other neighboring homes.” The MDRB recognized that the the nearby homes have an average area of an average of 2,638 square feet and then applied an arbitrary multiplier to conclude that 7,400 square feet is compatible with the neighborhood. It is not. It is more than 300% larger. The MDRB found the FAR of 14% to be consistent with the neighborhood, however the board’s multiplier approach did not take into account the impact that the entire Project and the two Co-Projects will have on the neighborhood.

Moreover, the arbitrary multiplier applied to the neighborhood average as used by the MDRB leads to the ever increasing size of subsequent projects as each larger project increases the base from which future projects will be evaluated. In fact, the MDRB, in approving the Project and the Co-Projects, would by themselves raise the base to which the MDRB could apply its multiplier.

In addition, the Project, together with the Co-Projects, create a major public safety issue as the hauling of earth, materials, equipment, workers and other construction related people will overtax what amounts to one-lane traffic extending over a mile in length from Coldwater Canyon Drive and along Bowmont Drive to the entrance to the site. The stretch between the intersection of Cherokee Drive and Bowmont Drive to the entrance of the Project is in reality a one lane substandard hillside street when legally parked cars occupy one side. There is also an approximately 270 degree blind curve at a point on Bowmont where there is almost no sight distance and where the roadway is narrowed to one lane by soil sloughing off from above.

In assessing compatibility, the MDRB erred in not taking into account the limitations to public access and the likely blockage of public safety

vehicles lasting several years during construction and thereafter by occupants of the Project and the Co-Projects, each of which will be more than three times the average of the surrounding homes.

Although the access by public safety vehicles and issues of residential traffic may not fall under the purview of the MDRB, the major demands on the very limited street access do directly relate to neighborhood compatibility. Had the MDRB considered the very limited access to the Project and the Co-Projects it should have determined that the size of the Project, both separately and together with the Co-Projects, are simply too large for the neighborhood.

Alternatively, the MDRB did not but should have required access to the Project and the co-projects off of Gloaming Drive as the land fronts on Gloaming Drive at two locations near Coldwater Canyon. The proximity of the Gloaming frontage to Coldwater Canyon would eliminate traffic along Cherokee Drive and Bowmont Drive and likely reduce traffic on Coldwater Canyon thereby minimizing all of the issues of public safety presented by the Project and the Co-Projects.

3. The MDRB did not give effect to the Private Street Regulations — General Variation 2001-1.

The zoning of the Project is RE-15-1H and RE40 both of which are more restrictive than zoning RW-1. The Private Street Regulations — General Variation 2001-1 (effective as of May 1, 2001) limits the number of houses on a common driveway to 2 houses. The 3 houses of the Project and the Co-Projects share a common driveway.

EXHIBIT C: Director's Determination

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
HELEN LEUNG
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TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

**MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
PROJECT PERMIT COMPLIANCE & DESIGN REVIEW**

November 18, 2019

Applicant/Owner

2545 Bowmont, LLC
12401 Wilshire Boulevard
Suite 200
Los Angeles, CA 90025

Representative

Ignacio Rodriguez
IR-Architects
16800 Devonshire Street,
Unit 307
Granada Hills, CA 91344

Case No. DIR-2018-322-DRB-SPP-MSP

CEQA: ENV-2018-323-CE

Location: 2545 Bowmont Drive (Lot 2)

Council District: 4 – Ryu

Neighborhood Council: Bel Air – Beverly Crest

Community Plan Area: Bel Air – Beverly Crest

Land Use Designation: Minimum Residential; Very Low II Residential

Zone: RE15-1-H; RE40-1-H

Legal Description: Arb 1, Lot 4, TR 8841

Arb 1, TR 10837

Arb 6, TR 10837

Last Day to File an Appeal: December 3, 2019

DETERMINATION

Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby:

Determine, based on the whole of the administrative record, that the Project is exempt from CEQA pursuant to State CEQA Guidelines, Article 19, Section 15303, Class 3 and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

Approve with Conditions a Project Permit Compliance and Design Review for the demolition of an existing 2,388 square-foot single family dwelling and construction of a new single family dwelling with a maximum square footage of 7,400 square feet of Gross Floor Area, which includes all habitable space. The project includes a 480 square-foot garage. The project is a maximum height of 25 feet. The project also includes one 6 foot high retaining wall, one 10 foot high retaining wall, and two pools. The project includes 14,194 square feet of hardscape for the 57,632 square-foot lot. The project does not propose the removal of any protected trees. The project proposes 1,227 cubic yards of cut grading, 1,176 cubic

yards of fill grading and 50 cubic yards of export grading.

The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:

CONDITIONS OF APPROVAL

1. **Site Development.** Except as modified herein, the project shall be in substantial conformance with the plans and materials submitted by the Applicant, labeled Exhibit "A," dated August 1, 2019, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Project Planning Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations may be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization.
2. **Floor Area.** The project shall be limited to 7,400 square feet of Gross Floor Area, including Residential Floor Area (RFA) and non-RFA.
3. **Height.** The project shall be limited to 25 feet in height.
4. **Roof-top Equipment.** The project shall not include any roof-top equipment.

Design Review Conditions

5. **Roof Form.** The applicant shall install a green roof on the flat roof, 10 feet away from the edge of the roof, with plants no taller than 18 inches from the Plan's Preferred Plant List.
6. **Site Permeability.** The applicant shall make the motor court and decks permeable surfaces.
7. **Massing.** The applicant shall reduce the depth of overhangs on lower level floor plan to not exceed 59 inches.
8. **Exterior materials.** All glass shall be non-glare, non-reflective.
9. **Exterior lighting.** All lighting shall be downward facing and shielded.

Administrative Conditions

10. **Final Plans.** Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety shall be stamped by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall be retained in the subject case file.
11. **Notations on Plans.** Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein.

12. **Approval, Verification and Submittals.** Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file.
13. **Certification of Landscape Installation.** Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented.
14. **Code Compliance.** Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein.
15. **Department of Building and Safety.** The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.
16. **Enforcement.** Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning through the enforcement of the Department of Building and Safety.
17. **Expiration.** In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
18. **Tribal Cultural Resource Inadvertent Discovery.** In the event that objects or artifacts that may be tribal cultural resources are encountered during the course of any ground disturbance activities (excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, removing peat, clearing, driving posts, augering, backfilling, blasting, stripping topsoil or a similar activity), all such activities shall temporarily cease on the project site until the potential tribal cultural resources are properly assessed and addressed pursuant to the process set forth below:
 - Upon a discovery of a potential tribal cultural resource, the Applicant shall immediately stop all ground disturbance activities and contact the following: (1) all California Native American tribes that have informed the City they are traditionally and culturally affiliated with the geographic area of the proposed project; (2) and the Department of City Planning at (818) 374-9918.
 - If the City determines, pursuant to Public Resources Code Section 21074 (a)(2), that the object or artifact appears to be tribal cultural resource, the City shall provide any effected tribe a reasonable period of time, not less than 30 days, to conduct a site visit and make recommendations to the Applicant and the City regarding the monitoring of

future ground disturbance activities, as well as the treatment and disposition of any discovered tribal cultural resources.

- The Applicant shall implement the tribe's recommendations if a qualified archaeologist and by a culturally affiliated tribal monitor, both retained by the City and paid for by the Applicant, reasonably concludes that the tribe's recommendations are reasonable and feasible.
 - The Applicant shall submit a tribal cultural resource monitoring plan to the City that includes all recommendations from the City and any effected tribes that have been reviewed and determined by the qualified archaeologist and by a culturally affiliated tribal monitor to be reasonable and feasible. The Applicant shall not be allowed to recommence ground disturbance activities until this plan is approved by the City.
 - If the Applicant does not accept a particular recommendation determined to be reasonable and feasible by the qualified archaeologist or by a culturally affiliated tribal monitor, the Applicant may request mediation by a mediator agreed to by the Applicant and the City who has the requisite professional qualifications and experience to mediate such a dispute. The Applicant shall pay any costs associated with the mediation.
 - The Applicant may recommence ground disturbance activities outside of a specified radius of the discovery site, so long as this radius has been reviewed by the qualified archaeologist and by a culturally affiliated tribal monitor and determined to be reasonable and appropriate.
 - Copies of any subsequent prehistoric archaeological study, tribal cultural resources study or report, detailing the nature of any significant tribal cultural resources, remedial actions taken, and disposition of any significant tribal cultural resources shall be submitted to the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.
19. **Human Remains Inadvertent Discovery.** In the event that human skeletal remains are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5 which requires that no further ground disturbance shall occur until the County Coroner has made the necessary findings as to the origin and disposition pursuant to California Public Resources Code Section 5097.98. In the event human skeletal remains are discovered during construction or during any ground disturbance activities, the following procedures shall be followed:
- Stop immediately and contact the County Coroner: 1104 N. Mission Road Los Angeles, CA 90033 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - If the remains are determined to be of Native American descent, the Coroner has 24 hours to notify the Native American Heritage Commission (NAHC).
 - The NAHC will immediately notify the person it believes to be the most likely descendent of the deceased Native American.

- The most likely descendent has 48 hours to make recommendations to the Applicant, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - If the Applicant does not accept the descendant's recommendations, the owner or the descendent may request mediation by the NAHC.
20. **Archaeological Resources Inadvertent Discovery.** In the event that any subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, pursuant to State Health and Safety Code Section 7050.5. At which time the applicant shall notify the City and consult with a qualified archaeologist who shall evaluate the find in accordance with Federal, State, and local guidelines, including those set forth in the California Public Resources Code Section 21083.2 and shall determine the necessary findings as to the origin and disposition to assess the significance of the find. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
21. **Paleontological Resources Inadvertent Discovery.** In the event that any prehistoric subsurface cultural resources are encountered at the project site during construction or the course of any ground disturbance activities, all such activities shall halt immediately, at which time the applicant shall notify the City and consult with a qualified paleontologist to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined to be unnecessary or infeasible by the City. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted.
22. **Indemnification and Reimbursement of Litigations Costs.** Applicant shall do all of the following:
- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
 - (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial

deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).

- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Actions includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

FINDINGS

The proposed project is the demolition of an existing 2,388 square-foot single family dwelling and construction of a new single family dwelling with a maximum square footage of 7,400 square feet of Gross Floor Area, which includes all habitable space. The project includes a 480 square-foot garage. The project is a maximum height of 25 feet. The project also includes one 6 foot high retaining wall, one 10 foot high retaining wall, and two pools. The project includes 14,194 square feet of hardscape for the 57,632 square-foot lot. The project does not propose the removal of any protected trees. The project proposes 1,227 cubic yards of cut grading, 1,176 cubic yards of fill grading and 50 cubic yards of export grading. The project is located in the Outer Corridor, is downslope, and is visible from Mulholland Drive. The project is subject to the Baseline Hillside Ordinance adopted on March 17, 2017.

1. A recommendation was made by the Mulholland Design Review Board, pursuant to Los Angeles Municipal Code Section 16.50:

The proposed project is subject to the design review process because it is located within the boundaries of the Mulholland Scenic Parkway Specific Plan, and is not subject to exemptions of Section 11.J.

The Design Review Board met on November 7, 2018 where the board convened a quorum of 5 members and voted unanimously (5-0) to continue the case with the following conditions:

- a. Plant palette needs to be redone to have 75% native plants in the palette and 75% native plants in quantities
- b. Replace Sweet Bay Laurel with a native hedge.
- c. Remove artificial turf on roof and replace with gravel.
- d. Measure height from natural or finished grade (whichever is lower) for structure and retaining walls
- e. Per Guideline 2, utilize a stepped-profile so no more than 25 feet in height for structure from whichever lower grade.
- f. Make driveway 50% permeable as allowed by LAFD.
- g. Reduce massing and height/massing of retaining walls. Eliminate first floor/basement as it is more first floor than basement based on page 49 rendering. Patio on page 50 may remain as well as small portion of basement in concept – to be evaluated upon resubmittal
- h. 6,000 square foot maximum Residential Floor Area (RFA) shall be limited for site. Any basement daylighted would count toward RFA.
- i. Basement cannot exceed footprint of floors above.
- j. Reduce overhangs.
- k. Come to an agreement with MRCA on conservation.
- l. Written narrative to be submitted.
- m. Reach out to neighbors.

The Design Review Board met on June 19, 2019 where the board convened a quorum of 6 members and voted unanimously (6-0) to continue the case with the following conditions:

- a. Slope analysis needs to include the entire site, including driveway.
- b. Remove trees in LID planters and relocate them to somewhere else on site.
- c. Break up roof structure per Guideline 35.

- d. Break up the massing.
- e. All retaining walls need to be 75% screened with plants.
- f. Dimension all structures and retaining walls.
- g. Screen the podium with landscaping.
- h. Limit the project to a maximum of 7,400 square feet above ground.
- i. Limit the project to a maximum of 9,900 square feet for all structures.
- j. Include window specifications in plans.
- k. Measure height from natural or finished grade, whichever is lower for all structures and retaining walls.

The Design Review Board met on August 21, 2019 where the board convened a quorum of 6 members. The vote was unanimous (6-0) recommending conditional approval of the project since the project will substantially comply with Section 16.50, Subsection E of the Los Angeles Municipal Code as well as the relevant design guidelines and development provisions of the Plan. The conditions recommended by the board were:

- a. Install green roof on flat roof, 10 feet away from the edge, with plants from Preferred Plant List. No plants shall be taller than 18 inches.
- b. Make motor court and desks permeable.
- c. Remove Guest Suite 1 along with associated deck and bathroom and reconfigure lower level floor plan to comply with 7,400 square-foot limit above ground.
- d. Reduce depth of overhangs on lower level floor plan to not exceed 59 inches.
- e. All glass needs to be non-glare, non-reflective.
- f. All exterior lighting to be downward facing and shielded.
- g. Come to an agreement with the MRCA on conservation.

The intent of the Design Review Board was to limit the area of the structure to 7,400 square-feet of Gross Floor Area, in order to ensure neighborhood compatibility and to reduce grading. The project has been conditioned, per Condition of Approval Number 2, not to exceed 7,400 Gross Floor Area, in keeping with the Board's recommendation.

2. The project substantially complies with the applicable regulations, findings, standards, and provisions of the specific plan.

Based on a review of the plans submitted with the application, marked Exhibit "A," dated August 1, 2019, DIR-2018-322-DRB-SPP-MSP, the Director of Planning makes the following findings in accordance with the applicable design review criteria of the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, effective June 29, 1992:

Section 6.A: Uses

The project proposes the use of land for a one-family dwelling, which is a permitted use and as such, the project use complies with Section 6.A of the Specific Plan.

Section 6.B: Environmental Protection Measures

Section 6.B of the Specific Plan refers back to Section 5.B, stating that all measures required for the Inner Corridor are to be complied with for properties in the Outer Corridor. The subject property is not defined as a "prominent ridge" as per the definition in Section 4 since no ridgeline appears near the property on the map of the Specific Plan Area: Map 10 of 12. As such, the project is not subject to Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area. Furthermore, according to the same map and <http://zimas.lacity.org> the project is further than 100 feet from a watercourse

and more than 200 feet from public parkland; is not subject to Section 5.B.2, which limits grading within 100 feet of a stream bank or Section 5.B.3, which limits construction and grading within 200 feet of public parkland. The project does not propose to remove, move, or alter any protected or native trees, which include Oak trees, in accordance with Section 5.B.4. Finally, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 6.B of the Specific Plan.

Section 6.C: Grading

The project requires 1,227 cubic yards to be cut, 1,176 of which will be used for fill, and 50 cubic yards will be exported; zero cubic yards will be imported. In Section 5.C the Plan states that:

The Director may approve grading up to two cubic yards of earth per four square feet of lot area per lot after making the following findings:

- a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.*
- b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code.*
- c. The graded slopes have a natural appearance compatible with the characteristics of the Santa Monica Mountains.*
- d. The Department of Building and Safety has determined that grading will minimize erosion.*

Per this Section, the applicant would be limited to 28,816 cubic yards of grading for the 57,632 square-foot lot; as noted above the project only requires 1,227 cubic yards of grading. This grading is necessary for the reasonable development of the property for the single family dwelling, conforms with the Landform Grading Manual, and as conditioned in this determination letter the design of the home will be compatible with the Santa Monica Mountains. Furthermore the applicant is subject to stricter grading requirements by the LAMC, and is required to obtain grading permits and follow all practices imposed on them during the process of grading from the Building and Safety Grading Division. As such, the project complies with Section 6.C of the Specific Plan.

Section 6.D: Building Standards

The project's height is limited to 25 feet, which complies with the height limit identified in subdivision 6.D for structures visible from Mulholland of 40 feet. However, per Section 3.B of the Specific Plan, where the Los Angeles Municipal Code (LAMC) has a lower height requirement, the LAMC prevails and as such, the project is also subject to the envelope height requirements of the Baseline Hillside Ordinance.

Section 11.I.3: Design Review Criteria

Based on a review of the project proposal, and in consideration of the recommendation of the Design Review Board, the proposed single family residence, as modified by the conditions herein, is compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color and as such complies with Section 11.I.3 of the Plan.

Design Guideline 50: Neighborhood Compatibility

The size of the project including the square footage and height is compatible with the other neighboring homes. The project has been conditioned not to exceed 7,400 square feet and a 12.8 percent Floor Area Ratio (FAR) on a 57,632 square-foot lot. Nearby homes have an average of 2,638 square feet and an FAR of 14% percent on a 19,211 square-foot lot. Finally, the project's finish materials of wood siding and stucco are also found in nearby homes. As such, the project's size, as conditioned, and design fits with the neighborhood and complies with compatibility Design Guideline 50.

Design Guideline 71: Planning and Design for Sustainable Building Practices

The project will follow the Green Building and Low Impact Development codes, as seen on Exhibit "A." As such, the project complies with sustainable building practice Design Guideline 71.

Design Guideline 35: Roof Form

As per Condition of Approval Number 5, a green roof shall be installed on the flat roof, 10 feet away from the edge of the roof, with plants no taller than 18 inches from the Plan's Preferred Plant List. The project complies with Guideline 35, which states that where a flat roof must be proposed, a secondary roof form should be also utilized.

Design Guideline 5: Site Permeability

As per Condition of Approval Number 6, the applicant shall make the motor court and desks permeable surfaces in order to maximize the amount of water that can percolate into the soil on-site and minimize overland runoff onto adjoining properties, streets and watercourses.

Design Guideline 2: Sloping Site Profile

As per Condition of Approval Number 7, the applicant shall reduce the depth of overhangs on the lower level floor plan to not exceed 59 inches such that it utilizes a stepped-profile to comply with Guideline 2.

Design Guideline 39: Exterior Materials

As per Condition of Approval Number 8, all glass exterior surfaces shall have non-glare, non-reflective material finishes.

Design Guideline 40: Exterior Lighting

As per Condition of Approval Number 9, all exterior lighting shall be directed downward and shielded to screen the light source to minimize the visual impact, preserve the Scenic Parkway's park-like setting, avoid the creation of an urban street environment and protect the movement of wildlife.

- 3. The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible.**

Based on the whole of the administrative record, the Project is exempt from CEQA pursuant to State CEQA Guidelines, Section 15303 (Class 3), and there is no substantial evidence demonstrating that an exception to a categorical exemption applies pursuant to CEQA Guidelines, Section 15300.2 applies.

OBSERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES

All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within **three years** after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void.

TRANSFERABILITY

This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed.

VIOLATIONS OF THESE CONDITIONS, A MISDEMEANOR

Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mandatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as provided in Section 19.6 of the Penal Code and the provisions of this section. Any violation of this Code that is designated as a misdemeanor may be charged by the City Attorney as either a misdemeanor or an infraction.

Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine of not more than \$1,000 or by imprisonment in the County Jail for a period of not more than six months, or by both a fine and imprisonment."

APPEAL PERIOD - EFFECTIVE DATE

The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee, a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at <http://www.planning.lacity.org/forms.htm>.

Planning Department public offices are located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Suite
251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
Development Services Center
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or (818) 374-5050 or (310) 231-2901 or through the Department of City Planning website at <http://cityplanning.lacity.org>. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

Note of Instruction Regarding the Notice of Exemption: Applicant is hereby advised to file the Notice of Exemption for the associated categorical exemption after the issuance of this letter. If filed, the form shall be filed with the County of Los Angeles, 12400 Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152 (b). More information on the associated fees can be found online here: <https://www.lavote.net/home/county-clerk/environmental-notice-fees>. The best practice is to go in person and photograph the posted notice in order to ensure compliance. Pursuant to Public Resources Code Section 21167 (d), the filing of this notice of exemption starts a 35-day statute of limitations on court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statute of limitations, **and the possibility of a CEQA appeal**, being extended to 180 days.

VINCENT P. BERTONI, AICP
Director of Planning

Approved by:


Michelle Levy, Senior City Planner

Reviewed by:


Valentina Knox-Jones, City Planner

Prepared by:


Lizzi Beduya, Planning Assistant
lizzi.beduya@lacity.org

cc: Council Office, District 4

Adjoining Property Owners
Bel Air – Beverly Crest Neighborhood Council

EXHIBIT D: Design Review Board Recommendations Sheets

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW BOARD

Alan Kishbaugh, Chair

Jack Dawson, Vice Chair

Ben Di Benedetto

Linda Brettler

Shahab Ghods

Michael Kaufman

Gabrielle Newmark

November 7, 2018

DIR-2018-322-DRB-SPP-MSP, 2545 N BOWMONT DRIVE (Lot 2) (CD 4) – Demolition of a 1,988 square foot residence and construction of a new two-story 6,736 square-foot, single family residence with an attached 676 square-foot, three (3) car garage. The project includes 859 square feet of covered patio. The project also includes a 4,851 square-foot basement, 15,792 square feet of hardscape, retaining walls, a deck, and a pool. The proposed structure totals 13,122 gross square feet, of which 7,595 is Residential Floor Area. The project has a maximum height of 30 feet on a 63,395 square-foot lot which will be newly created through the lot line adjustment case. The project is in the Outer Corridor and subject to the Baseline Hillside Ordinance adopted on March 17, 2017. The project is upslope of Gloaming Way and downslope of Bowmont Drive and Mulholland Drive. The applicant has stated that the project is visible from Mulholland Drive. The project does not propose the removal of any protected trees.

Grading – Cut: 3,588 Cubic Yards (CUYD), Fill: 2,842 CUYD, Export: 746 CUYD, Import: 0 CUYD

Related Environmental: ENV-2018-323-CE

Related Cases: AA-2018-1722-PMEX, DIR-2018-325-DRB-SPP-MSP, DIR-2018-328-DRB-SPP-MSP

DRB Recommendations:

Quorum: Yes No

Approved as Submitted

Moved: Kaufman

Abstained: _____

Disapproved

Second: Dawson

Absent: Newmark, Di Benedetto

Continued*

Ayes: 5

Recused: _____

Approved with Conditions

Nays: _____

- plant ~~plant~~ palette needs to be redone to have 75% native plants in the palette and 75% native plants in the quantities
- replace sweet bay laurel with a native hedge
- remove astro turf - replace w/ gravel
- measure height from natural or finished grade (whichever is lower)
- ³⁰steps ^{for} structure and retaining walls
- ^{50'}make driveway ~~impermeable~~ permeable as allowed by LAFD
- reduce massing and height/massing of retaining walls. ~~Eliminate 1st floor/~~ "basement" as it is more ^{in height}
- ~~Eliminate 1st floor~~ then basement. (p 49 rendering)
- patio on page 30 may remain as well as small portion of basement in concept to be evaluated upon ^{resubmittal} ~~review~~


Chairperson, Mulholland Scenic Parkway DRB

11-7-18
Date

*If the case is continued, please note that while it doesn't often happen, the Design Review Board reserves the right to open the discussion beyond the continued items listed on this sheet.

- 6,000 max. num RFA shall be init for ~~side~~ Any basement daylighted would count toward RFA.
- Basement cannot exceed footprint of floors above
- Reduce overhangs.
- ~~Step back~~
- Come to agreement w/ MRC A on conservation
- Written narrative to be submitted
- Reach out to neighbors.

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW BOARD

Alan Kishbaugh, Chair
Ben Di Benedetto Linda Brettler

Jack Dawson, Vice Chair
Shahab Ghods Michael Kaufman Gabrielle Newmark

June 19, 2019

DIR-2018-322-DRB-SPP-MSP, 2545 Bowmont Drive [Lot 2] (CD 4) – Construction of a new 6,003 square-foot (Residential Floor Area) single-family dwelling, which includes a 646 square-foot garage and a 3,714 square-foot basement. The project includes 13,015 square feet of hardscape for the 57,632 square-foot vacant lot. The project is a maximum height of 25 feet. The project is located in the Outer Corridor and is subject to the Baseline Hillside Ordinance adopted March 17, 2017. The project is both downslope from Bowmont Drive and Mulholland Drive. The applicant states that the project is not visible from Mulholland Drive. The project does not propose the removal of any protected trees.

Grading – Cut: 2,286 Cubic Yards (CUYD), Fill: 1,537 CUYD, Export: 749 CUYD, Import: 0 CUYD
Related Environmental: ENV-2018-323-CE

DRB Recommendations:

Quorum: Yes No

Abstained:

Absent: Alan

Recused:

Approved as Submitted

Disapproved

Continued*

Approved with Conditions


Moved: Ben

Second: Michael

Ayes: 6

Nays: 0

- slope analysis needs to include the entire site, including driveway
- remove trees in L/D planters and relocate them to somewhere else on site
- break up roof structure per Guideline 35
- break up the massing
- all retaining walls need to be 75% screened with plants
- dimension all structures and retaining walls
- screen the podium with landscaping
- limit the project to a max of 7,400 sq ft above ground
- limit the project to a max of 9,900 sq ft for all structures
- include window specifications
- measure height from natural or finished grade, whichever is lower for all structures and retaining walls


Chairperson, Mulholland Scenic Parkway DRB

Date 6/19/19

*If the case is continued, please note that while it doesn't often happen, the Design Review Board reserves the right to open the discussion beyond the continued items listed on this sheet.

It is the intent of the Department to carry out the entitlement request in a timely manner and therefore request the applicant resubmit **within 60 days of the date of this hearing**. These materials must be provided in one submittal at an in-person meeting. Once you have collected all the requested materials, please contact staff to schedule a resubmittal meeting. If no reasonable explanation is provided within the requested time, or effort made to address the correction, the Department may initiate termination of the case file after subsequent outreach to you.

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW BOARD

Alan Kishbaugh, Chair

Jack Dawson, Vice Chair

Vacant

Linda Brettler

Shahab Ghods

Michael Kaufman

Gabrielle Newmark

August 21, 2018

DIR-2018-322-DRB-SPP-MSP, 2545 Bowmont Drive [Lot 2] (CD 4) – Demolition of an existing 2,388 square-foot single-family dwelling and construction of a new 9,360 square-foot (Residential Floor Area) single-family dwelling, which includes a 480 square-foot garage. The project includes 14,194 square feet of hardscape for the 57,632 square-foot vacant lot. The project is a maximum height of 25 feet. The project is located in the Outer Corridor and is subject to the Baseline Hillside Ordinance adopted March 17, 2017. The project is both downslope from Bowmont Drive and Mulholland Drive. The applicant states that the project is not visible from Mulholland Drive. The project does not propose the removal of any protected trees.

Grading – Cut: 1,227 Cubic Yards (CUYD), Fill: 1,176 CUYD, Export: 50 CUYD, Import: 0 CUYD
 Related Environmental: ENV-2018-323-CE

DRB Recommendations:

Quorum: Yes No

Abstained: _____

Absent: _____

Recused: _____

Approved as Submitted

Disapproved

Continued*

Approved with Conditions

Moved: Michael

Second: Shahab

Ayes: 6

Nays: 0

- green raf on flat roof 10' away from edge with plants from Preferred Plant List. No plants taller than 18"
- make motorcourt ~~par~~ and decks permeable.
- remove guest suite 1 along with associated deck and bathroom and reconfigure lower level floor plan to comply to 7,400 square-foot limit above ground.
- reduce depth of overhangs on lower level floor plan to not exceed 59"
- all glass needs to be non-glare, non-reflective
- all lighting to be downward facing and shielded.
- come to an agreement with the MRCA.


 Chairperson, Mulholland Scenic Parkway DRB

8.21.19
 Date

*If the case is continued, please note that while it doesn't often happen, the Design Review Board reserves the right to open the discussion beyond the continued items listed on this sheet.

EXHIBIT E: Good Neighborhood Construction Practices

Good Neighbor Construction Practices

Practicing the following requirements will minimize the negative impact of construction projects on the surrounding community. Section 91.106.4.8 of the L.A.M.C.

Building & Safety (**LADBS**), Department of Transportation (**LADOT**), Bureau of Street Services (**BOSS**)
Los Angeles Police Department (**LAPD**)

General Construction Requirements		Enforcement Agency
1.	Whenever possible construction vehicles should be parked on site to prevent congestion on Streets with limited parking.	LADBS
2.	When temporarily blocking portions of streets for deliveries of construction materials, please provide flag persons to assist with pedestrian and vehicular traffic. LAMC 62.46	BOSS
3.	Street closures shall not take place during peak traffic hours. Any street, sidewalk, or other improvement work shall be in conformance with the latest Manual on Work Area Traffic Control. LAMC 62.107	BOSS
4.	Care should be taken to not overfill concrete trucks during deliveries. If spills occur it is the responsibility of the concrete company to immediately provide clean up. LAMC 62.130	BOSS
5.	Construction noise should be kept to a minimum with consideration of the surrounding neighbors. Unnecessary noise such as music shall be kept below legal levels. LAMC 112.01, 112.03, 112.04, 112.05	LAPD LADBS BOSS
6.	Streets and sidewalks adjacent to construction sites shall be swept and free of construction debris at all times. LAMC 62.45 through 62.54	BOSS
7.	Care should be taken to not interfere with trash pick-up by the Bureau of Sanitation. Construction and delivery vehicles are subject to trash pick-up parking restrictions. LAMC 80.69	LADOT
8.	If building materials are to be stored in public right of way it shall be by permit from the Department of Public Works, Bureau of Street Services, Investigations and Enforcement Division and shall conform with all applicable rules. LAMC 62.45 through 62.54	BOSS
9.	Comply with the following Permitted Construction/Demolition Hours. LAMC 41.40 Monday – Friday 7 AM – 9 PM Saturday or National Holiday 8 AM – 6 PM Sunday No Work Permitted	LAPD BOSS

In addition to the above Requirements, Projects with Approved Haul Routes shall comply with the conditions required by the Board of Building and Safety Commissioners (BBSC), Public Works, Bureau of Street Services (BOSS), Department of Transportation (DOT) and Department of Building and Safety (LADBS).

To file a complaint, complete and submit the [online form](#) or call 311.

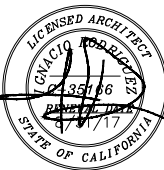
URL: <http://ladbs.org/LADBSWeb/GoodNeighborConstructionPractices.pdf>

EXHIBIT F: Revised Neighborhood Compatibility Chart, Grading Plan, Topographic Roof Plan, Site Plan, and Landscape Plan for Parcel Lot 2

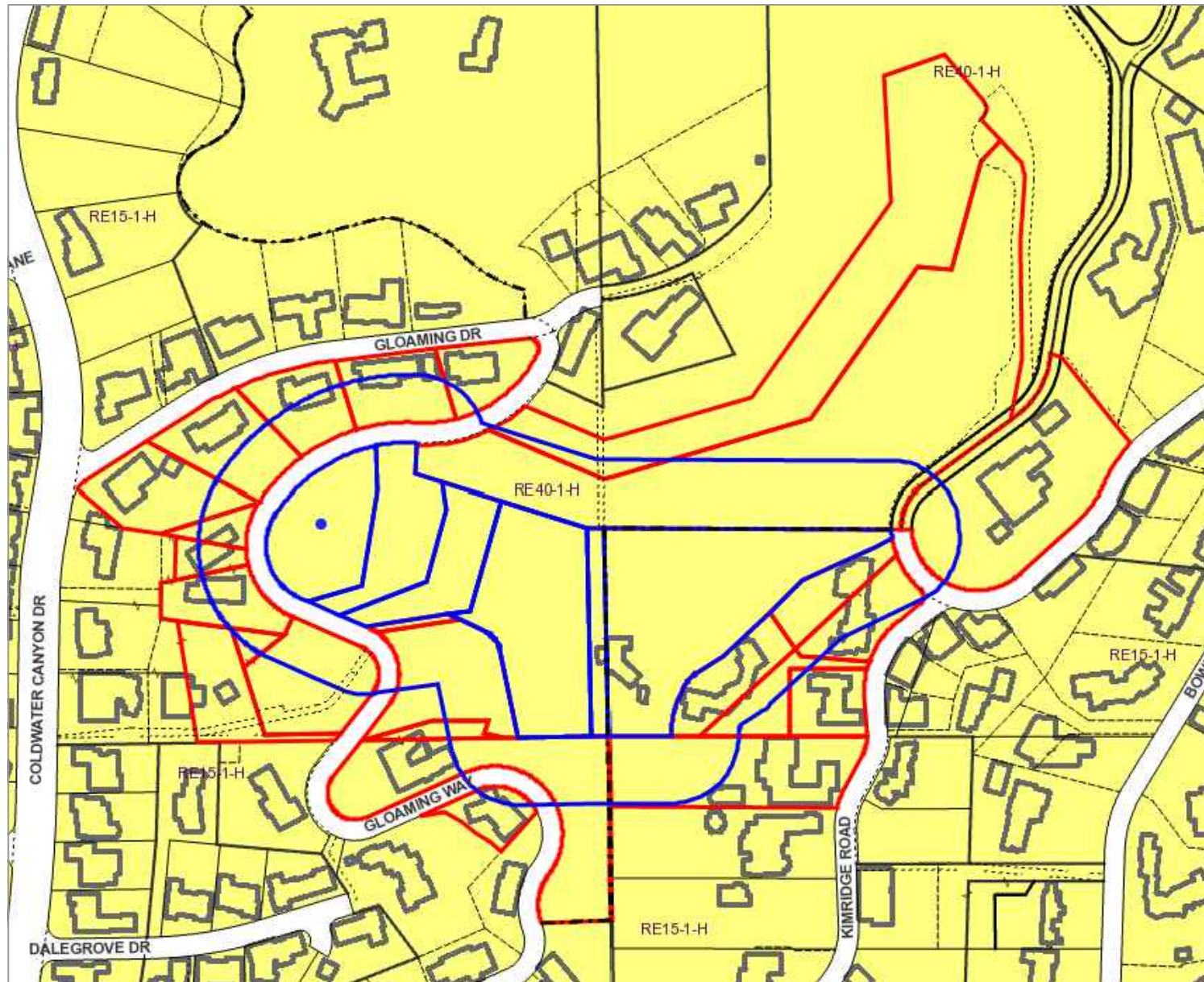


P. 818.488.9435
F. 855.375.5218
ignacio@ir-arch.com

www.irarchitects.us
Granada Hills, CA 91344
16800 Devonshire St. Ste. 307



SINGLE FAMILY RESIDENCE FOR:
2545 BOWMONT DRIVE, LLC/ LOT 2
2545 BOWMONT DRIVE
LOS ANGELES, CA 90210



	Reference #	Property Address (or APN)	Building Square Footage	Lot Size (lot square footage)	Floor Area Ratio (FAR) (building square footage divided by the lot size)
Individual Properties	1	2576 N Bowmont Dr.	7344.0	60218.8	.12 (12%)
	2	2541 N Bowmont Dr.	3200.0	10804.1	.30 (30%)
	3	2387 N Kimridge Rd.	3205.0	13869.1	.23 (23%)
	4	2381 N Kimridge Rd.	2137.0	11229.5	.19 (19%)
	5	2375 N Kimridge Rd.	3466.0	37843.6	.09 (9%)
	6	2357 N Kimridge Rd.	9205.0	34867.6	.26 (26%)
	7	2320 N Gloaming Way	3016.0	47031.2	.06 (6%)
	8	2315 N Gloaming Way	2219.0	10331.2	.26 (26%)
	9	2327 N Gloaming Way	2461.0	7793.0	.32 (32%)
	10	4388004009	2195.0	16713.1	.13 (13%)
Individual Properties	11	9520 W Gloaming Dr.	2044.0	15676.7	.13 (13%)
	12	9508 W Gloaming Dr.	1641.0	11305.4	.15 (15%)
	13				
	14				
	15				
	16				
	17				
	18				
	19				
	10				
Neighborhood Averages	# of Buildings Included in the Analysis		Average Building Square Footage	Average Lot Size	Average FAR (use the lot coverage values above, not the averages, for each property to find the average for the neighborhood)
	12		3,511.1	23,140.3	.15 (15%)
Proposed Project		Property Address (or APN)	Proposed Building Square Footage (RFA)	Lot Size (lot square footage)	FAR (building square footage divided by the lot size)
	1	2545 Bowmont Dr.	9,360	123,752.0	.07 (7%)

JOB NO: 2016.11.01

07/25/2019

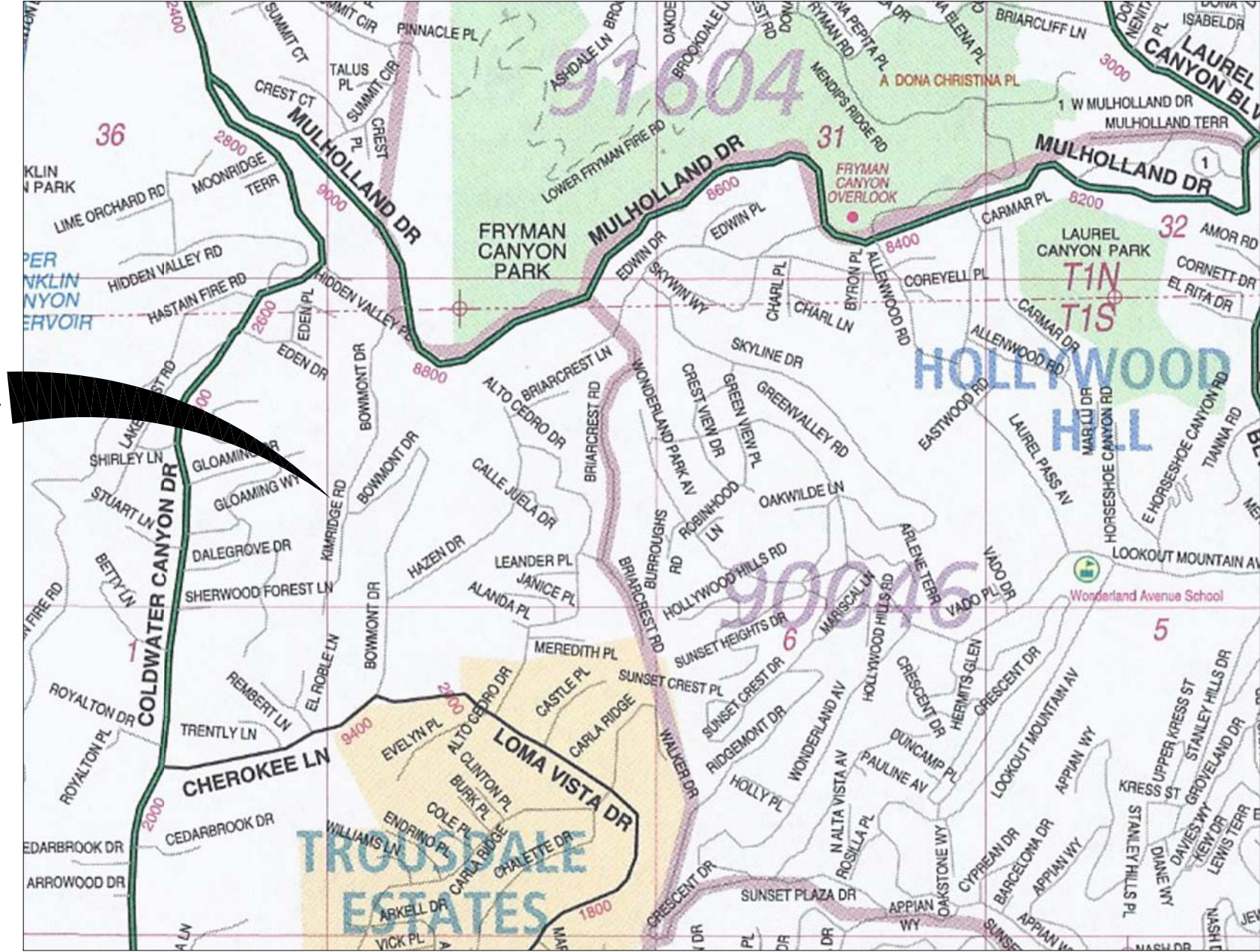
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APPROVED BY: IR

NEIGHBORHOOD COMPATIBILITY

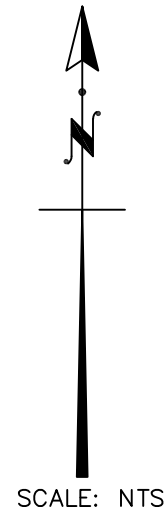
E-1

GRADING PLAN FOR PARCEL 2

SITE LOCATION



VICINITY MAP
NO SCALE



SCALE: NTS

ENGINEER'S ESTIMATE OF EARTHWORK QUANTITIES FOR PERMIT PURPOSES ONLY

DESCRIPTION	CUT (C.Y.)	FILL (C.Y.)
LOT (NATURAL)	1,226.6	1,176.1
EXPORT	50.49 CY	
IMPORT	0 CY	



GRADING PLAN FOR PARCEL 2



ENGINEERING GROUP, INC.
 355 N. LANTANA ST., #333
 CAMARILLO, CA. 93010
 (819) 383-3656
 (805) 380-4763 FAX

PREPARED BY:

RESIDENCE FOR:
2545 BOWMONT DRIVE, LLC/PARCEL 2
 2545 BOWMONT DRIVE
 LOS ANGELES, CA 90210

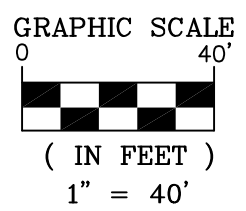
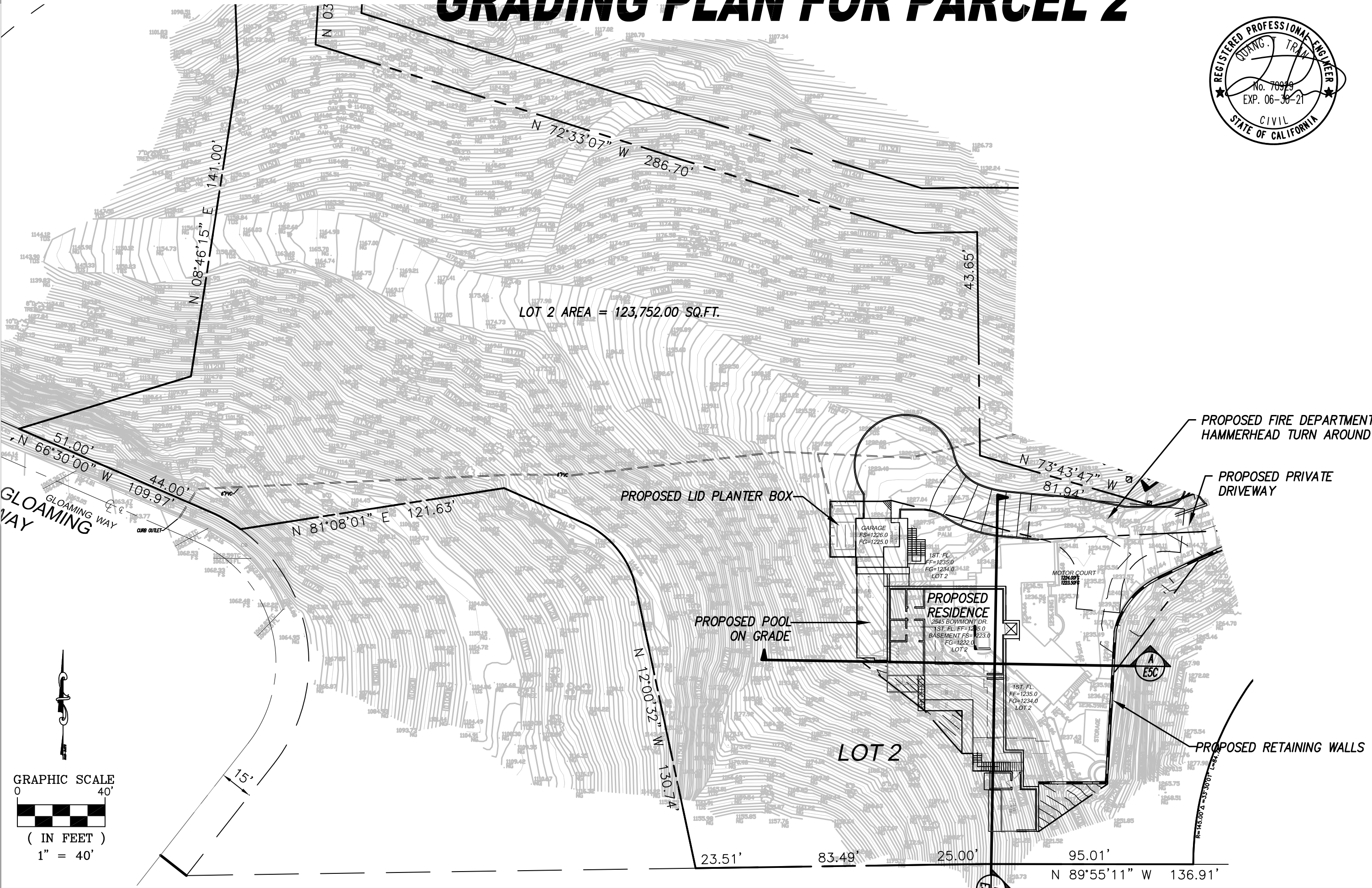
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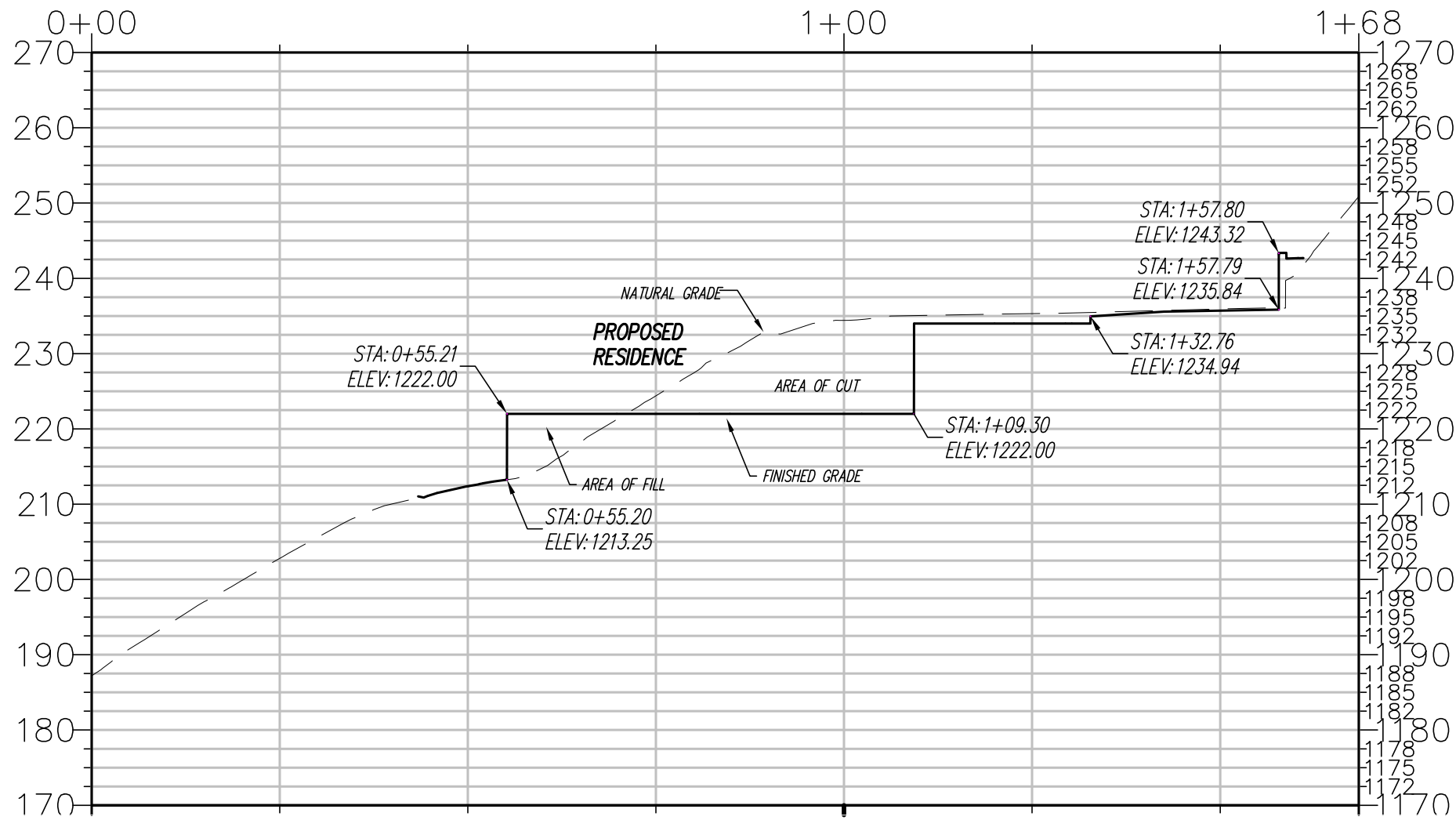
03/03/2020

DRAWN BY: Q.T.
 APPROVED BY: Q.T.

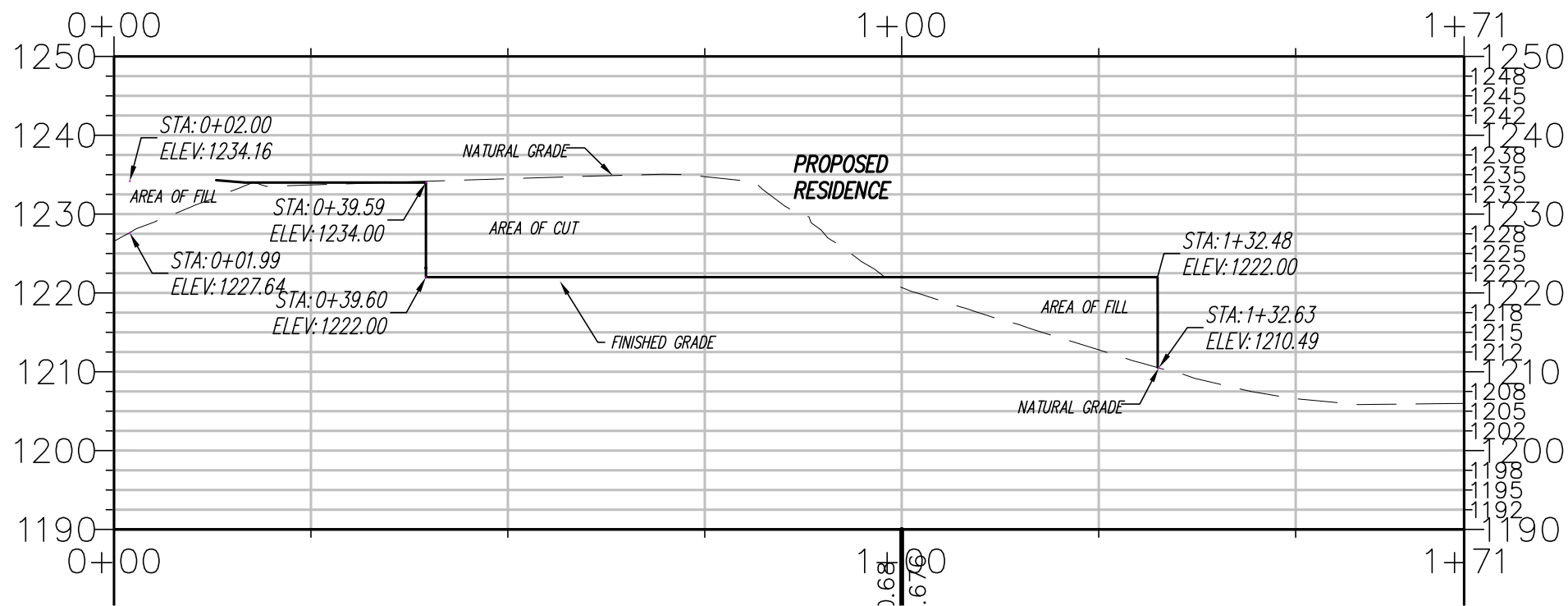
GRADING PLAN

E-5B





(A) CROSS SECTION - A
SCALE: 1"=20'



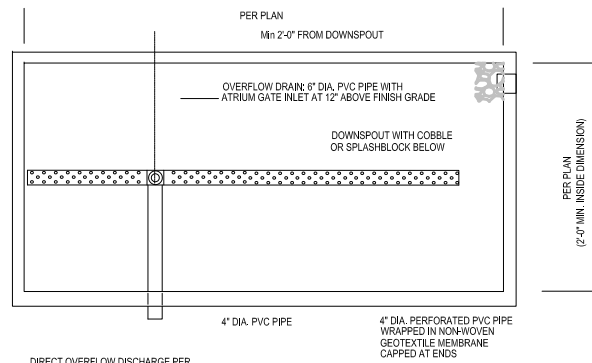
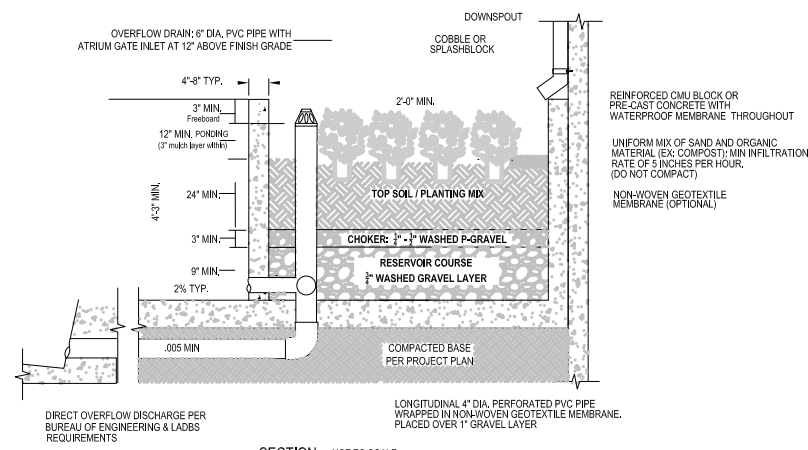
(B) CROSS SECTION - B
SCALE: 1"=20'



PROJECT LID INFORMATION:

PROPOSED IMPERVIOUS AREA	16,417 SQ.FT. TOTAL
PROJECT PROPOSES 1 PLANTER BOX	821 SQ.FT.

STORMWATER PLANTER FOR LARGE SCALE: Tfill = 3 hrs, dp=12"



- NOTES:
- AT LEAST 15 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
 - PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
 - TOP SOIL/PLANTING MIX IS AT LEAST 24" DEEP.
 - TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
 - MINIMUM GRAVEL LAYER SHALL BE 12" DEEP.
 - DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
 - PLANTING IS REQUIRED. CONSULT LANDSCAPE ARCHITECT FOR SPECIFIC PLANT TYPES.

REVISED 5/10/16

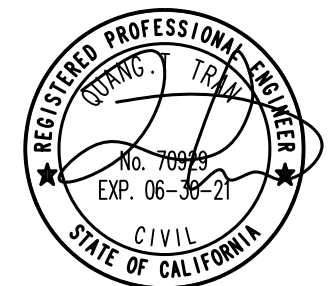
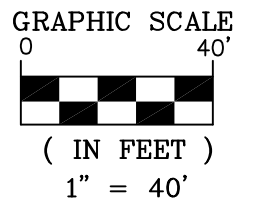
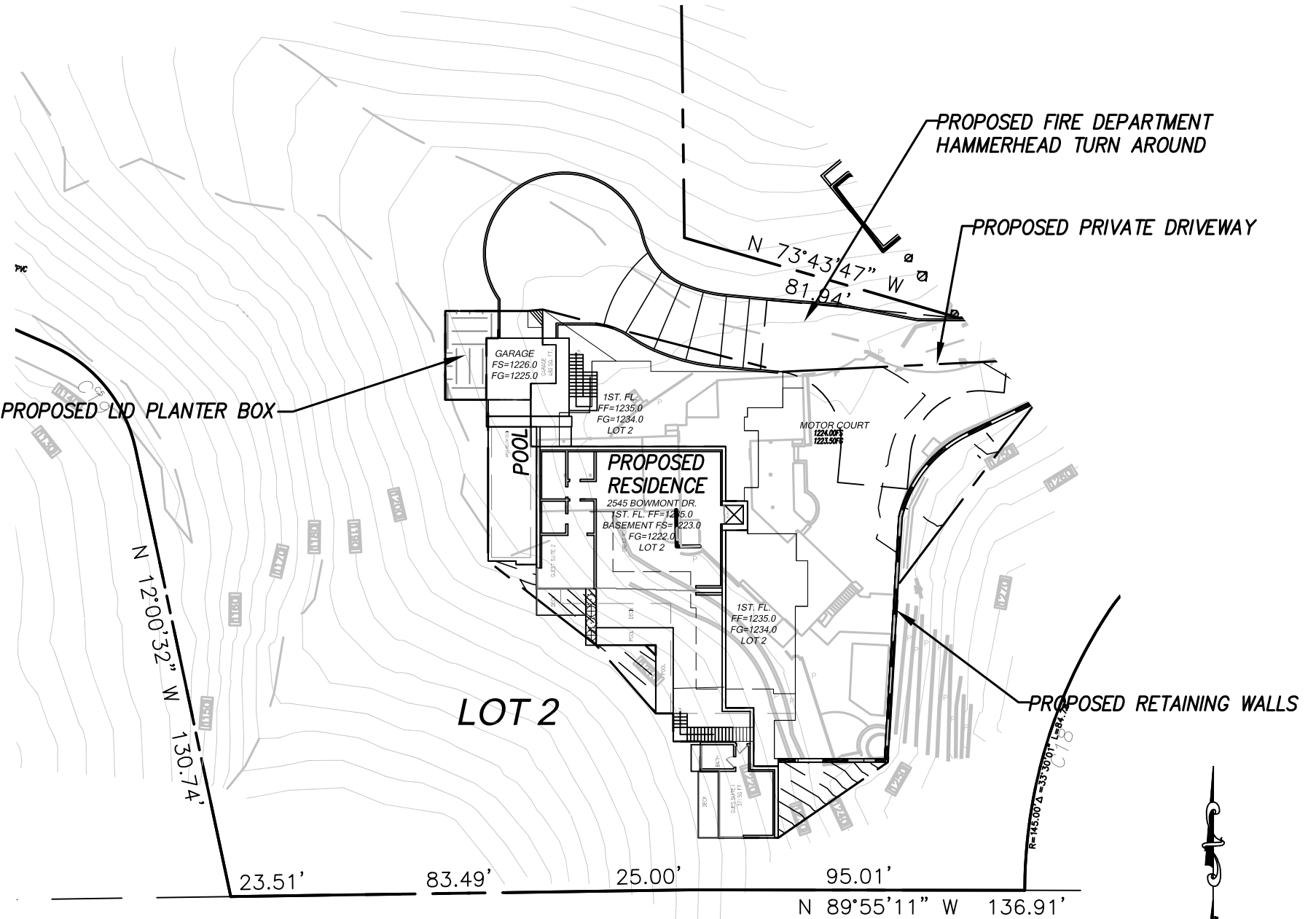
STORMWATER PLANTER FOR LARGE SCALE

A PLANTER BOX DETAIL

SCALE: NTS

A
E-5D

PROPOSED LID PLANTER BOX



ENGINEERING GROUP, INC.

(818)383-3656
(805) 380-4763 FAX

355 N. LAVTANA ST., #333
CAMARILLO, CA 93010

PREPARED BY:

RESIDENCE FOR:
2545 BOWMONT DRIVE
LOS ANGELES, CA 90210

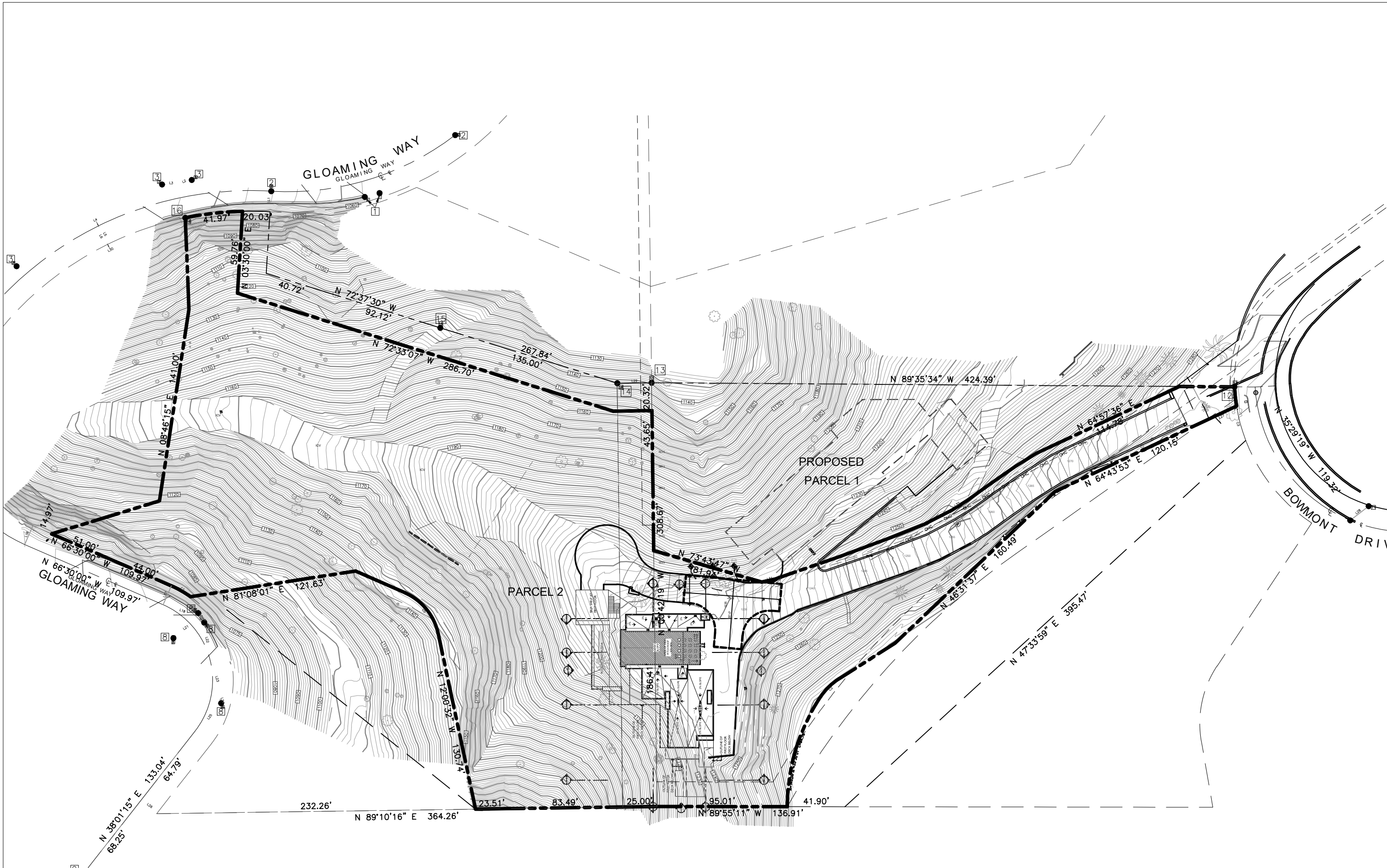
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03/03/2020

DRAWN BY: Q.T.
APPROVED BY: Q.T.

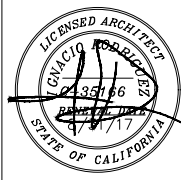
LID PLAN

E-5D



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SINGLE FAMILY RESIDENCE
2545 BOWMONT DRIVE, LLC/ LOT 2
 2545 BOWMONT DRIVE
 LOS ANGELES, CA 90210

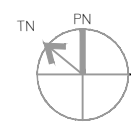
JOB NO: 2016.11.01

07/25/2019

DRAWN BY: IR
 APPROVED BY: IR

TOPOGRAPHIC
 ROOF PLAN

E-4A



TOPOGRAPHIC ROOF PLAN ①
 SCALE: 1/64"=1'-0"



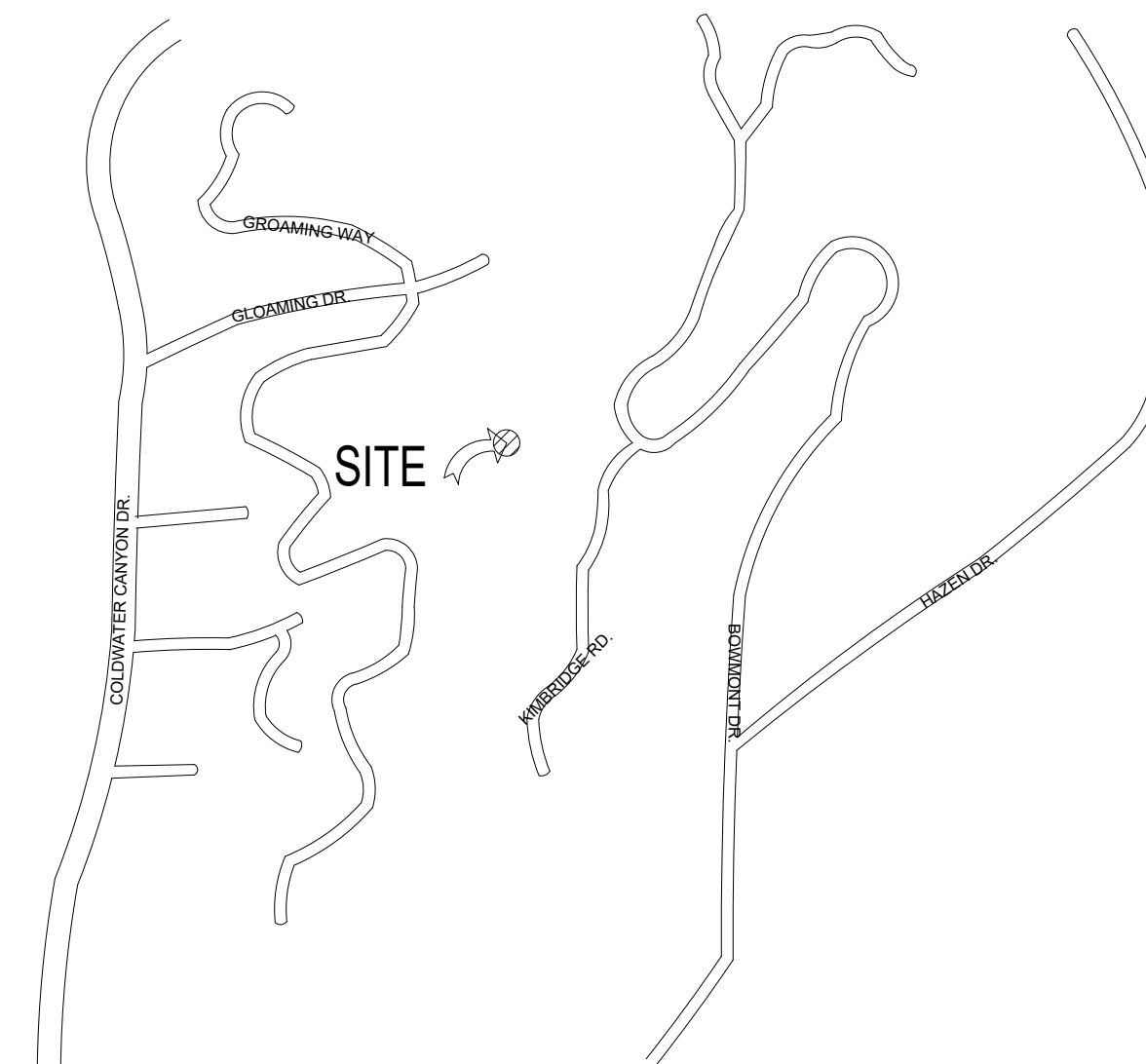
SITE ADDRESS:
2545 BOWMONT DR.
BEVERLY HILLS, CA 90210
APN: 4339008006

OWNER/ BUILDER:
TOSHIA WILDASIN
2545 BOWMONT DR.
BEVERLY HILLS ,CA 90210

ARCHITECT:
IR ARCHITECTS
16800 DEVONSHIRE ST.
GRANADA HILLS CA,
213.537.0480

LANDSCAPE ARCHITECT:
TAVI DESIGN GROUP.
12794 WASHINGTON BLVD
CULVER CITY, CA 91344
310.359.6789

SITE STATS:
LANDSCAPE AREA: 5287SF
WATER FEATURES: 997 SF



SHEET LIST

L 0.0	INDEX
L 1.0	LANDSCAPE: SITE PLAN
L 2.0	LANDSCAPE: LOT 2 BASEMENT PLAN
L 3.0	LANDSCAPE: LOT 2 FIRST FLOOR PLAN
L 4.0	LANDSCAPE: LOT 2 SECOND FLOOR PLAN
L 5.0	LANDSCAPE: LOT 2 PLANT PALETTE
L 6.0	LANDSCAPE: LANDSCAPE NOTES/DETAILS
LI 1.0	IRRIGATION: LOT 2 SITE PLAN
LI 2.0	IRRIGATION: LOT 2 BASEMENT
LI 3.0	IRRIGATION: LOT 2 FIRST FLOOR PLAN
LI 8.0	IRRIGATION: DETAILS
LI 8.1	IRRIGATION: DETAILS
LI 8.2	IRRIGATION: NOTES & CALCS

LOT 2
2545 BOWMONT DRIVE
BEVERLY HILLS, CA 90210

Owner:
2545 BOWMONT DRIVE, LLC.
2545 BOWMONT DR.
BEVERLY HILLS CA 90210

Architect:
IR ARCHITECTS
16800 DEVONSHIRE ST.# 307
GRANADA HILLS, CA 91344
213.537.0480



Plot date: 3/2/2020 8:04 PM

SITE PLAN

DATE: MAR 2, 2020

SCALE: 1/32"=1'

L 1.0



LOT 2 KEY: TREES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CER OCC	(CO)	CERCIS OCCIDENTALIS	WESTERN RED BUD	1	24" BOX	15' X 15'	10"	3	SUN/SHADE	LOW	PER PLAN
HET ARB	(HA)	HETEROMELES ARBUTIFOLIA	TOYON	2	24" BOX	15' X 15'	10"	4	SUN/SHADE	LOW	PER PLAN
QUE AGR	(QA)	QUERCUS AGRIFOLIA	COAST LIVE OAK	3	36" BOX	25' X 20'	15"	5	SUN/SHADE	LOW	PER PLAN
UMB CAL	(UC)	UMBELLULARIA CALIFORNICA	BAY LAUREL	8	24" BOX	25' X 20'	13"	4	SUN/SHADE	LOW	PER PLAN

SHRUB

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
BOU GRA	(BG)	BOUTELOUA GRACILIS	BLUE GRAMA	48	5 GAL	1' X 1'	10"	1.5	SUN	LOW	PER PLAN
ENC CAL	(EC)	ENCCELIA CALIFORNICA	ISLAND ALUMN ROT	12	15 GAL	1' X 2'	8"	1	SUN/SHADE	LOW	PER PLAN
HEU MAX	(HM)	HEUCHERA MAXIMA	CALIFORNIA BUSH SUNFLOWER	61	15 GAL	4' X 4'	3"	1	SUN	LOW	PER PLAN
IRI DOU	(ID)	IRIS DOUGLASSIANA	DOUGLAS IRIS	21	5 GAL	2' X 2'	1"	1	SUN	LOW	PER PLAN
MUH RIG	(MR)	MUHLENBERGIA RIGENS	DEER GRASS	7	15 GAL	4' X 4'	2"	1.5	SUN	LOW	PER PLAN
RHA CAL	(RC)	RHAMNUS CALIFORNICA	COFFEEBERRY	13	15 GAL	8' X 4'	6"	2	SUN	LOW	PER PLAN
WOO FIM	(WF)	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	2	15 GAL	4' X 4'	3"	1.5	SHADE	MED	PER PLAN

VINES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CAL MAC	(CM)	CALYSTEGIA MACROSTEGIA	ISLAND MORNING GLORY	4	15 GAL	18' X 20'	6"	3	SUN	LOW	PER PLAN
VIT GIR	(VG)	VITIS GIRDIANA	DESERT GRAPE	11	15 GAL	15' X 15'	6"	3	SUN	LOW	PER PLAN

GROUND COVER

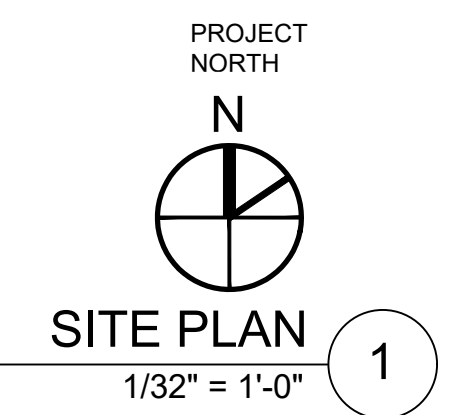
KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
ART CAN	(AC)	ARTEMISIA 'CANYON GREY'	COASTAL SAGEBRUSH	1018	FLATS	2' X 8'	1"	2	SUN/SHADE	LOW	6" O.C.
BAC PIG	(BP)	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	726	FLATS	1' X 8'	1"	3	SUN/SHADE	LOW	6" O.C.
CEA YAN	(CY)	CEANOETHUS 'YANKEE POINT'	CEANOETHUS	1725	FLATS	2' X 8'	1"	2	SUN/SHADE	LOW	6" O.C.
JUN PAT	(JP)	JUNCUS PATENS	CALIFORNIA RAY RUSH	134	1 GAL	16' X 16'	1"	2	SUN/SHADE	LOW	6" O.C.

LOT 2 KEY: TREE INSPECTION & REPLACEMENT

SYMBOL	BOTANICAL NAME	COMMON NAME	RETAIN/REMOVE	REPLACEMENT TREE: BOTANICAL NAME	REPLACEMENT TREE: COMMON NAME
(6)	PINUS HALEPENSIS	ALEPPO PINE	RETAIN		
(7)	PINUS HALEPENSIS	ALEPPO PINE	RETAIN		
(8)	PINUS HALEPENSIS	ALEPPO PINE	RETAIN		
(9)	EUCALYPTUS GLOBULUS	BLUE GUM	REMOVE	UMBELLULARIA CALIFORNICA	BAY LAUREL
(10)	EUCALYPTUS GLOBULUS	BLUE GUM	REMOVE	UMBELLULARIA CALIFORNICA	BAY LAUREL
(11)	ULMUS PARVIFOLIA	CHINESE ELM	REMOVE	UMBELLULARIA CALIFORNICA	BAY LAUREL
(12)	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	REMOVE	UMBELLULARIA CALIFORNICA	BAY LAUREL
(13)	ULMUS PARVIFOLIA	CHINESE ELM	REMOVE	UMBELLULARIA CALIFORNICA	BAY LAUREL
(14)	PYRUS KAWAKAMII	EVERGREEN PEAR	REMOVE	UMBELLULARIA CALIFORNICA	BAY LAUREL
(15)	ULMUS PARVIFOLIA	CHINESE ELM	REMOVE	QUERCUS AGRIFOLIA	COAST LIVE OAK
(16)	OLEA EUROPEA	OLIVE	REMOVE	QUERCUS AGRIFOLIA	COAST LIVE OAK
(17)	ULMUS PARVIFOLIA	CHINESE ELM	REMOVE	QUERCUS AGRIFOLIA	COAST LIVE OAK
(18)	ULMUS PARVIFOLIA	CHINESE ELM	REMOVE	HETEROMELES ARBUTIFOLIA	TOYON
(19)	ULMUS PARVIFOLIA	CHINESE ELM	REMOVE	HETEROMELES ARBUTIFOLIA	TOYON

* PER ARBORIST REPORT

*ALL RETAINING WALLS SHALL BE LANDSCAPED A MINIMUM 75%



LOT 2
2545 BOWMONT DRIVE
BEVERLY HILLS, CA 90210

Owner:
2545 BOWMONT DRIVE, LLC.
2545 BOWMONT DR.
BEVERLY HILLS CA 90210

Architect:
IR ARCHITECTS
16800 DEVONSHIRE ST.# 307
GRANADA HILLS, CA 91344
213.537.0480



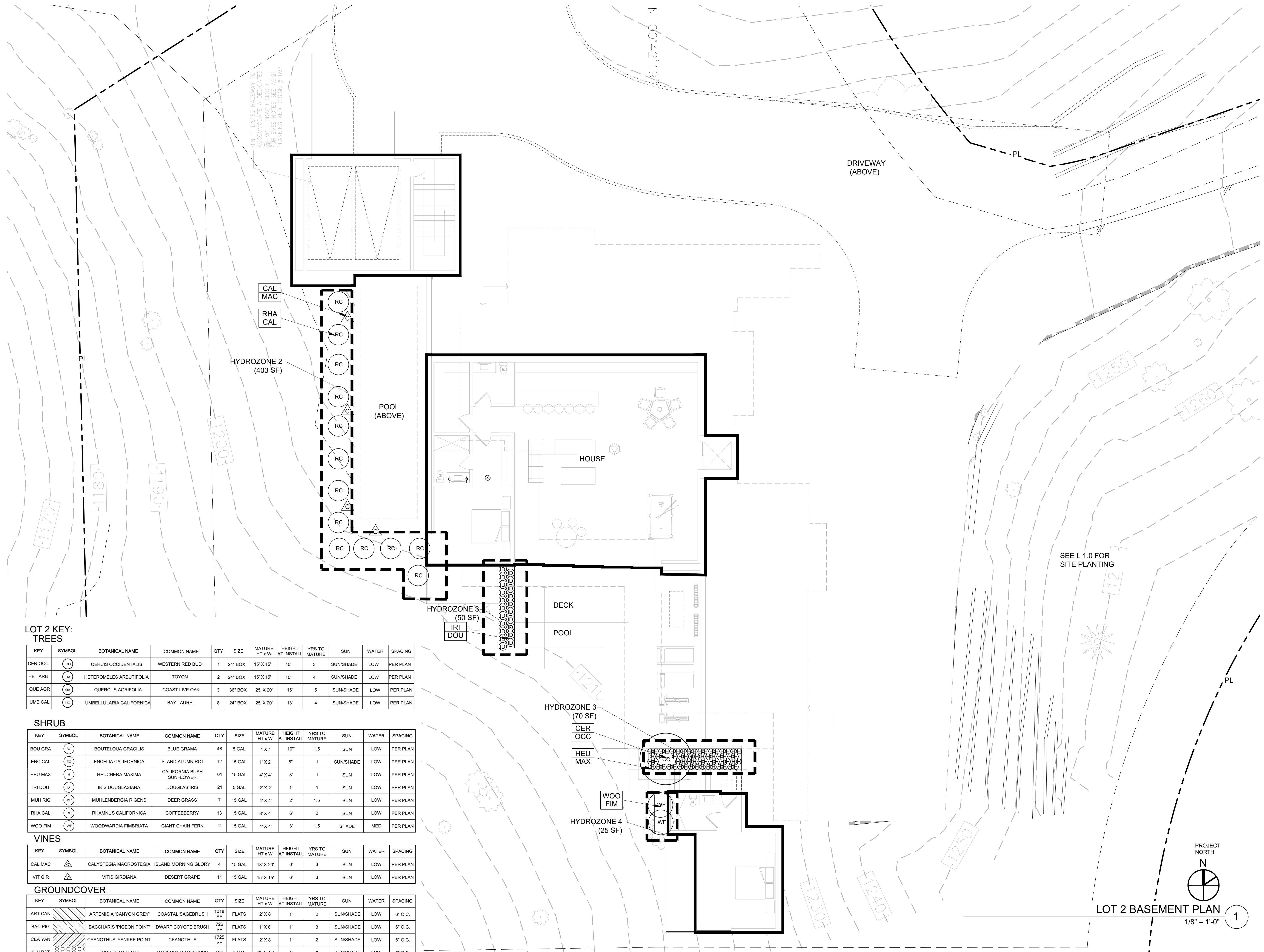
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LOT 2 BASEMENT PLAN

DATE: AUG 1.2019

SCALE: 1/8"=1'

L 2.0



LOT 2 KEY:

TREES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CER OCC	(C)	CERCIS OCCIDENTALIS	WESTERN RED BUD	1	24" BOX	15' X 15'	10"	3	SUN/SHADE	LOW	PER PLAN
HET ARB	(H)	HETEROMELES ARBUTIFOLIA	TOYON	2	24" BOX	15' X 15'	10"	4	SUN/SHADE	LOW	PER PLAN
QUE AGR	(Q)	QUERCUS AGRIFOLIA	COAST LIVE OAK	3	36" BOX	25' X 20'	15"	5	SUN/SHADE	LOW	PER PLAN
UMB CAL	(U)	UMBELLULARIA CALIFORNICA	BAY LAUREL	8	24" BOX	25' X 20'	13"	4	SUN/SHADE	LOW	PER PLAN

SHRUB

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
BOU GRA	(B)	BOUTELOUA GRACILIS	BLUE GRAMA	48	5 GAL	1 X 1	10"	1.5	SUN	LOW	PER PLAN
ENC CAL	(E)	ENCELIA CALIFORNICA	ISLAND ALUMN ROT	12	15 GAL	1' X 2'	8"	1	SUN/SHADE	LOW	PER PLAN
HEU MAX	(H)	HEUCHERA MAXIMA	CALIFORNIA BUSH SUNFLOWER	61	15 GAL	4' X 4'	3"	1	SUN	LOW	PER PLAN
IRI DOU	(I)	IRIS DOUGLASSIANA	DOUGLAS IRIS	21	5 GAL	2' X 2'	1"	1	SUN	LOW	PER PLAN
MUH RIG	(M)	MUHLENBERGIA RIGENS	DEER GRASS	7	15 GAL	4' X 4'	2"	1.5	SUN	LOW	PER PLAN
RHA CAL	(R)	RHAMNUS CALIFORNICA	COFFEEBERRY	13	15 GAL	8' X 4'	6"	2	SUN	LOW	PER PLAN
WOO FIM	(W)	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	2	15 GAL	4' X 4'	3"	1.5	SHADE	MED	PER PLAN

VINES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CAL MAC	(C)	CALYSTEGIA MACROSTEGIA	ISLAND MORNING GLORY	4	15 GAL	18' X 20'	6"	3	SUN	LOW	PER PLAN
VIT GIR	(V)	VITIS GIRDIANA	DESERT GRAPE	11	15 GAL	15' X 15'	6"	3	SUN	LOW	PER PLAN

GROUND COVER

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
ART CAN	(A)	ARTEMISIA 'CANYON GREY'	COASTAL SAGEBRUSH	1018 SF	FLATS	2' X 8'	1'	2	SUN/SHADE	LOW	6" O.C.
BAC PIG	(B)	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	728 SF	FLATS	1' X 8'	1'	3	SUN/SHADE	LOW	6" O.C.
CEA YAN	(C)	CEANOETHUS 'YANKEE POINT'	CEANOETHUS	1725 SF	FLATS	2' X 8'	1'	2	SUN/SHADE	LOW	6" O.C.
JUN PAT	(J)	JUNCUS PATENTS	CALIFORNIA RAY RUSH	134	1 GAL	16' X 16'	1'	2	SUN/SHADE	LOW	6" O.C.

LOT 2 BASEMENT PLAN 1
1/8" = 1'-0"

LOT 2
2545 BOWMONT DRIVE
BEVERLY HILLS, CA 90210

Owner:
2545 BOWMONT DRIVE, LLC.
2545 BOWMONT DR.
BEVERLY HILLS CA 90210

Architect:
IR ARCHITECTS
16800 DEVONSHIRE ST.# 307
GRANADA HILLS, CA 91344
213.537.0480



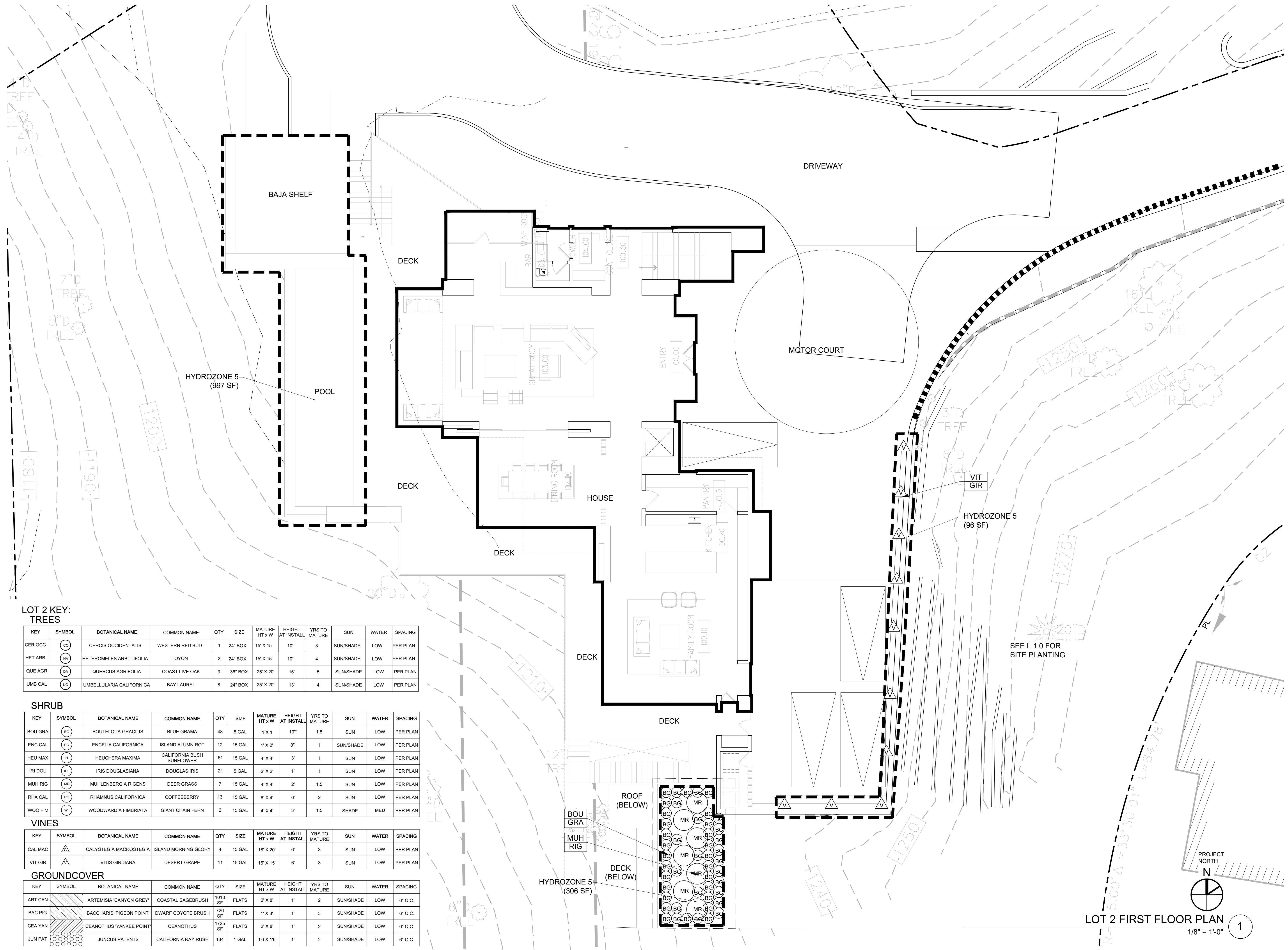
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LOT 2 FIRST FLOOR PLAN

DATE: AUG 1.2019

SCALE: 1/8" = 1'

L 3.0



LOT 2 KEY: TREES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CER OCC	(CO)	CERCIS OCCIDENTALIS	WESTERN RED BUD	1	24" BOX	15' X 15'	10'	3	SUN/SHADE	LOW	PER PLAN
HET ARB	(HA)	HETEROMELES ARBUTIFOLIA	TOYON	2	24" BOX	15' X 15'	10'	4	SUN/SHADE	LOW	PER PLAN
QUE AGR	(CA)	QUERCUS AGRIFOLIA	COAST LIVE OAK	3	36" BOX	25' X 20'	15'	5	SUN/SHADE	LOW	PER PLAN
UMB CAL	(UC)	UMBELLULARIA CALIFORNICA	BAY LAUREL	8	24" BOX	25' X 20'	13'	4	SUN/SHADE	LOW	PER PLAN

SHRUB

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
BOU GRA	(BG)	BOUTELOUA GRACILIS	BLUE GRAMA	48	5 GAL	1 X 1	10"	1.5	SUN	LOW	PER PLAN
ENC CAL	(EC)	ENCELIA CALIFORNICA	ISLAND ALUMN ROT	12	15 GAL	1' X 2'	8"	1	SUN/SHADE	LOW	PER PLAN
HEU MAX	(H)	HEUCHERA MAXIMA	CALIFORNIA BUSH SUNFLOWER	61	15 GAL	4' X 4'	3'	1	SUN	LOW	PER PLAN
IRI DOU	(ID)	IRIS DOUGLASIANA	DOUGLAS IRIS	21	5 GAL	2' X 2'	1'	1	SUN	LOW	PER PLAN
MUH RIG	(MR)	MUHLENBERGIA RIGENS	DEER GRASS	7	15 GAL	4' X 4'	2'	1.5	SUN	LOW	PER PLAN
RHA CAL	(RC)	RHAMNUS CALIFORNICA	COFFEEBERRY	13	15 GAL	8' X 4'	6'	2	SUN	LOW	PER PLAN
WOO FIM	(WF)	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	2	15 GAL	4' X 4'	3'	1.5	SHADE	MED	PER PLAN

VINES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CAL MAC	(MA)	CALYSTEGIA MACROSTEGIA	ISLAND MORNING GLORY	4	15 GAL	18' X 20'	6'	3	SUN	LOW	PER PLAN
VIT GIR	(VA)	VITIS GIRDIANA	DESERT GRAPE	11	15 GAL	15' X 15'	6'	3	SUN	LOW	PER PLAN

GROUNDCOVER

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
ART CAN	(AC)	ARTEMISIA 'CANYON GREY'	COASTAL SAGEBRUSH	1018 SF	FLATS	2' X 8'	1'	2	SUN/SHADE	LOW	6" O.C.
BAC PIG	(BP)	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	726 SF	FLATS	1' X 8'	1'	3	SUN/SHADE	LOW	6" O.C.
CEA YAN	(CY)	CEANOOTHUS 'YANKEE POINT'	CEANOOTHUS	1725 SF	FLATS	2' X 8'	1'	2	SUN/SHADE	LOW	6" O.C.
JUN PAT	(JP)	JUNCUS PATENTS	CALIFORNIA RAY RUSH	134	1 GAL	16' X 16'	1'	2	SUN/SHADE	LOW	6" O.C.

**LOT 2
2545 BOWMONT DRIVE**
BEVERLY HILLS, CA 90210

Owner:
2545 BOWMONT DRIVE, LLC.
2545 BOWMONT DR.
BEVERLY HILLS CA 90210

Architect:
IR ARCHITECTS
16800 DEVONSHIRE ST.# 307
GRANADA HILLS, CA 91344
213.537.0480



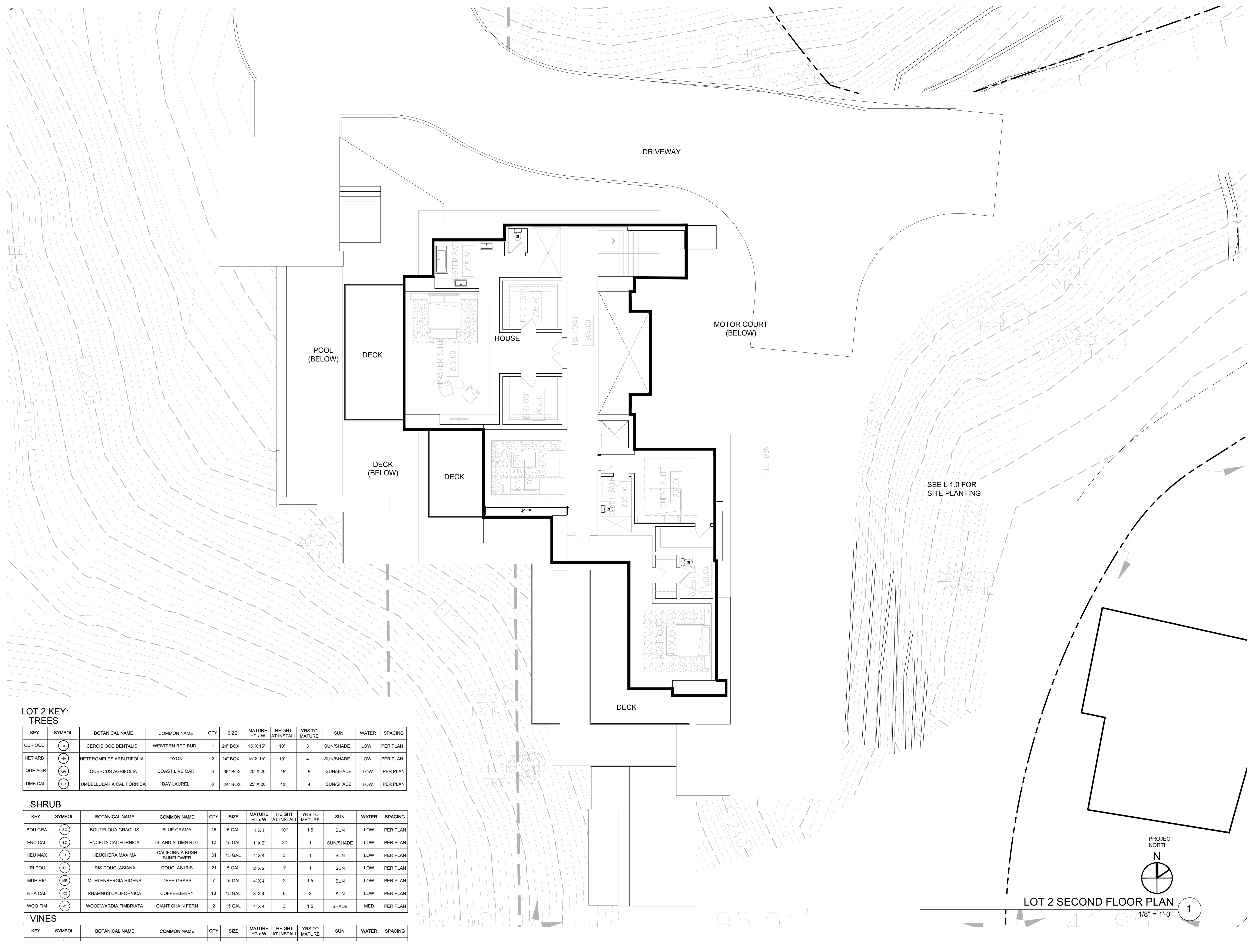
Plot date: 3/2/2020 5:38 PM

**LOT 2 SECOND
FLOOR PLAN**

DATE: AUG 1, 2019

SCALE: 1/8"=1'

L 4.0



**LOT 2 KEY:
TREES**

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CER OCC	(CC)	CERCIS OCCIDENTALIS	WESTERN RED BUD	1	24" BOX	15' X 15'	10"	3	SUN/SHADE	LOW	PER PLAN
HET ARB	(HA)	HETEROMELES ARBUTIFOLIA	TOYON	2	24" BOX	15' X 15'	10"	4	SUN/SHADE	LOW	PER PLAN
QUE AGR	(QA)	QUERCUS AGRIFOLIA	COAST LIVE OAK	3	36" BOX	25' X 20'	15'	5	SUN/SHADE	LOW	PER PLAN
UMB CAL	(UC)	UMBELLULARIA CALIFORNICA	BAY LAUREL	8	24" BOX	25' X 20'	13'	4	SUN/SHADE	LOW	PER PLAN

SHRUB

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
BOU GRA	(BG)	BOUTELOUA GRACILIS	BLUE GRAMA	48	5 GAL	1' X 1'	10"	1.5	SUN	LOW	PER PLAN
ENC CAL	(EC)	ENCELIA CALIFORNICA	ISLAND ALUMN ROT	12	15 GAL	1' X 2'	8"	1	SUN/SHADE	LOW	PER PLAN
HEU MAX	(H)	HEUCHERA MAXIMA	CALIFORNIA BUSH SUNFLOWER	61	15 GAL	4' X 4'	3"	1	SUN	LOW	PER PLAN
IRI DOU	(ID)	IRIS DOUGLASSIANA	DOUGLAS IRIS	21	5 GAL	2' X 2'	1"	1	SUN	LOW	PER PLAN
MUH RIG	(MR)	MUHLENBERGIA RIGENS	DEER GRASS	7	15 GAL	4' X 4'	2"	1.5	SUN	LOW	PER PLAN
RHA CAL	(RC)	RHAMNUS CALIFORNICA	COFFEEBERRY	13	15 GAL	8' X 4'	6"	2	SUN	LOW	PER PLAN
WOO FIM	(WF)	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	2	15 GAL	4' X 4'	3"	1.5	SHADE	MED	PER PLAN

VINES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
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**LOT 2 KEY:
TREES**

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CER OCC	(CC)	CERCIS OCCIDENTALIS	WESTERN RED BUD	1	24" BOX	15' X 15'	10'	3	SUN/SHADE	LOW	PER PLAN
HET ARB	(HA)	HETEROMELES ARBUTIFOLIA	TOYON	2	24" BOX	15' X 15'	10'	4	SUN/SHADE	LOW	PER PLAN
QUE AGR	(QA)	QUERCUS AGRIFOLIA	COAST LIVE OAK	3	36" BOX	25' X 20'	15'	5	SUN/SHADE	LOW	PER PLAN
UMB CAL	(UC)	UMBELLULARIA CALIFORNICA	BAY LAUREL	8	24" BOX	25' X 20'	13'	4	SUN/SHADE	LOW	PER PLAN

SHRUB

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
BOU GRA	(BG)	BOUTELOUA GRACILIS	BLUE GRAMA	48	5 GAL	1 X 1	10"	1.5	SUN	LOW	PER PLAN
ENC CAL	(EC)	ENCELIA CALIFORNICA	ISLAND ALUMN ROT	12	15 GAL	1' X 2'	8"	1	SUN/SHADE	LOW	PER PLAN
HEU MAX	(H)	HEUCHERA MAXIMA	CALIFORNIA BUSH SUNFLOWER	61	15 GAL	4' X 4'	3'	1	SUN	LOW	PER PLAN
IRI DOU	(ID)	IRIS DOUGLASIANA	DOUGLAS IRIS	21	5 GAL	2' X 2'	1'	1	SUN	LOW	PER PLAN
MUH RIG	(MR)	MUHLENBERGIA RIGENS	DEER GRASS	7	15 GAL	4' X 4'	2'	1.5	SUN	LOW	PER PLAN
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WOO FIM	(WF)	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	2	15 GAL	4' X 4'	3'	1.5	SHADE	MED	PER PLAN

VINES

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
CAL MAC	(△)	CALYSTEGIA MACROSTEGIA	ISLAND MORNING GLORY	4	15 GAL	18' X 20'	6'	3	SUN	LOW	PER PLAN
VIT GIR	(△)	VITIS GIRDIANA	DESERT GRAPE	11	15 GAL	15' X 15'	6'	3	SUN	LOW	PER PLAN

GROUND COVER

KEY	SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT x W	HEIGHT AT INSTALL	YRS TO MATURE	SUN	WATER	SPACING
ART CAN	(□)	ARTEMISIA 'CANYON GREY'	COASTAL SAGEBRUSH	1018 SF	FLATS	2' X 8'	1'	2	SUN/SHADE	LOW	6" O.C.
BAC PIG	(□)	BACCHARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	726 SF	FLATS	1' X 8'	1'	3	SUN/SHADE	LOW	6" O.C.
CEA YAN	(□)	CEANOTHUS 'YANKEE POINT'	CEANOTHUS	1725 SF	FLATS	2' X 8'	1'	2	SUN/SHADE	LOW	6" O.C.
JUN PAT	(□)	JUNCUS PATENS	CALIFORNIA RAY RUSH	134	1 GAL	1 1/2' X 1 1/2'	1'	2	SUN/SHADE	LOW	6" O.C.



CERCIS OCCIDENTALIS



HETEROMELES ARBUTIFOLIA



QUERCUS AGRIFOLIA



UMBELLULARIA CALIFORNICA



JUNCUS PATENS



ARTEMISIA 'CANYON GREY'



BACCHARIS 'PIGEON POINT'



BOUTELOUA GRACILIS



CALYSTEGIA MACROSTEGIA



CEANOTHUS 'YANKEE POINT'



ENCELIA CALIFORNICA



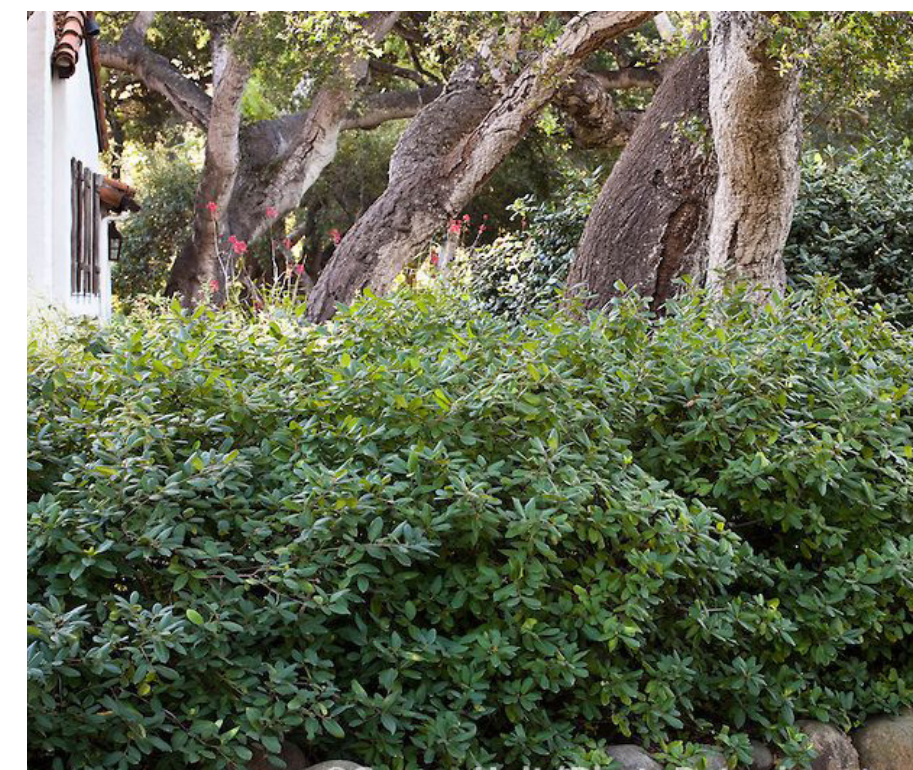
HEUCHERA MAXIMA



IRIS DOUGLASIANA



MUHLENBERGIA RIGENS



RHAMNUS CALIFORNICA



VITIS GIRDIANA

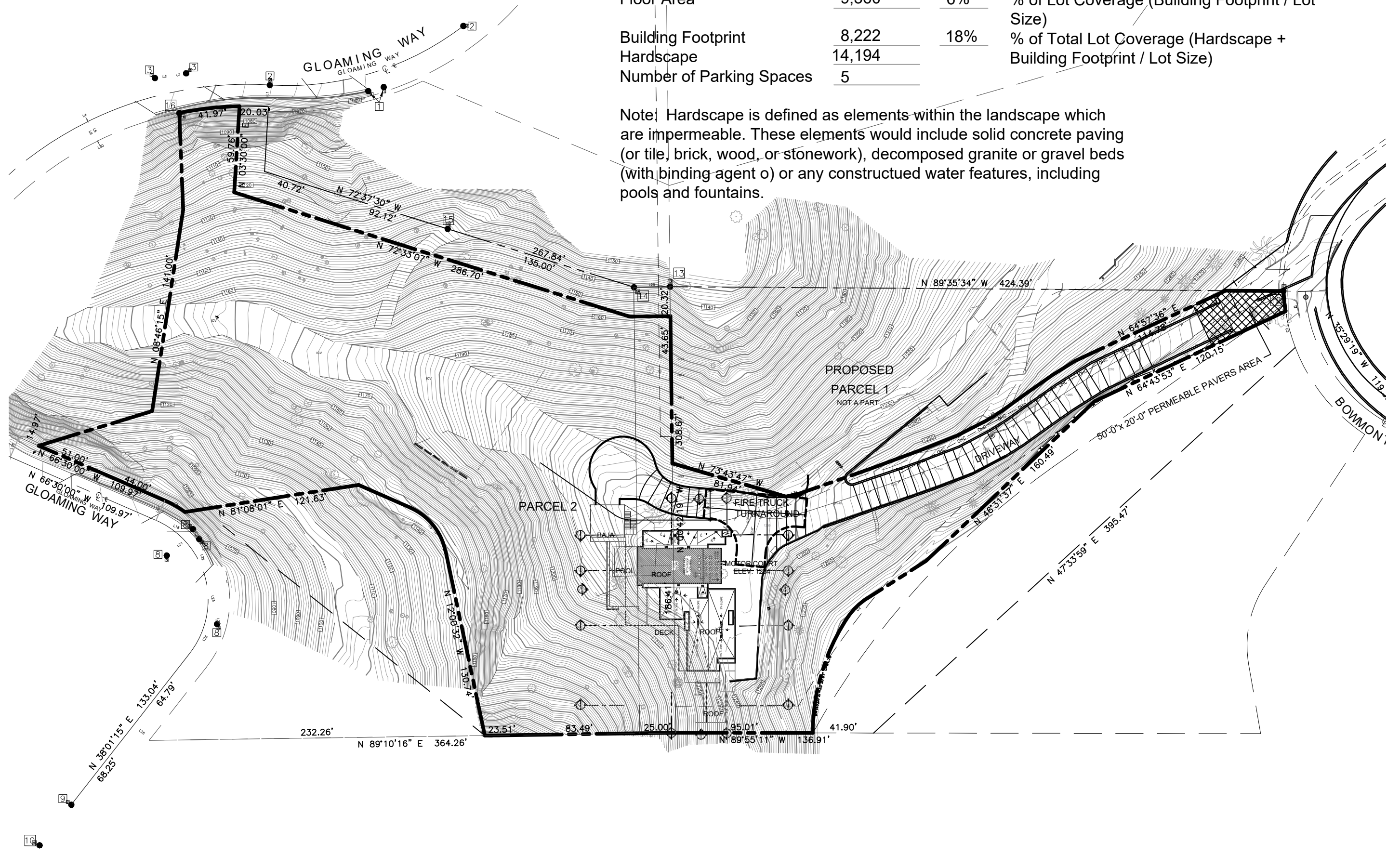


WOODWARDIA FIMBRIATA

A Project Profile that contains the following information:

Lot Size	123,752.0	7%	Floor Area Ratio (Floor Area / Lot Size)
Floor Area	9,360	6%	% of Lot Coverage (Building Footprint / Lot Size)
Building Footprint	8,222	18%	% of Total Lot Coverage (Hardscape + Building Footprint / Lot Size)
Hardscape	14,194		
Number of Parking Spaces	5		

Note: Hardscape is defined as elements within the landscape which are impermeable. These elements would include solid concrete paving (or tile, brick, wood, or stonework), decomposed granite or gravel beds (with binding agent) or any constructed water features, including pools and fountains.



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Granada Hills, CA. 91344
16800 Devonshire St. Ste. 307



SINGLE FAMILY RESIDENCE
2545 BOWMONT DRIVE, LLC/ LOT 2
2545 BOWMONT DRIVE
LOS ANGELES, CA 90210

JOB NO: 2016.11.01

07/25/2019

DRAWN BY: IR
APPROVED BY: IR

PLOT/SITE PLAN

E-6



PLOT SITE PLAN ①
SCALE: 1/64"=1'-0"

PLANTING SPECIFICATIONS:

1. GENERAL:

- A. THE LANDSCAPE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND SERVICES FOR THE COMPLETE INSTALLATION AS DESCRIBED IN THE LANDSCAPE PLAN, DETAIL DRAWINGS AND IN THESE SPECIFICATIONS.
- B. ANY DEVIATION FROM THE PLAN OR SPECIFICATIONS IS TO HAVE A PRIOR WRITTEN APPROVAL BY THE OWNER OR HIS REPRESENTATIVE.
- C. ALL MATERIALS AND WORKMANSHIP SHALL BE OF HIGHEST QUALITY. WORK SHALL MEET THE REQUIREMENTS OF ALL GOVERNMENT CODES, ORDINANCES AND LAWS RELATING TO THE WORK.
- D. SAMPLES AND/OR PHOTOGRAPHS OF ALL MATERIALS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR WRITTEN APPROVAL PRIOR TO INSTALLATION. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO REJECT UNSATISFACTORY MATERIAL BEFORE AND AFTER PLANTING. ACCEPTABLE REPLACEMENTS WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE.
- E. UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL ASSUME ALL RISKS AND BEAR ALL LOSSES TO HIS MATERIALS AND EQUIPMENT.
- F. DURING THE COURSE OF THE CONTRACT (INCLUDING THE MAINTENANCE PERIOD) THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND MAINTAIN PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE. THE MINIMUM AMOUNT OF PUBLIC LIABILITY INSURANCE SHALL BE \$1,000,000 FOR EACH PERSON INJURED. THE MINIMUM AMOUNT OF PROPERTY DAMAGE INSURANCE SHALL BE \$1,000,000 FOR ANY SINGLE PROPERTY DAMAGE CLAIM.
- G. THE LANDSCAPE CONTRACTOR SHALL REPAIR WORK DAMAGED BY HIM OR MAKE PAYMENT FOR EACH REPAIR.
- H. SHOULD THE LANDSCAPE CONTRACTOR HAVE HIS WORK DAMAGED BY ANOTHER CONTRACTOR, HE IS TO MAKE ARRANGEMENTS WITH THE OTHER CONTRACTOR FOR THE CONTRACTOR'S REPAIR OR THAT CONTRACTOR'S PAYMENT FOR THE REPAIR. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON-CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. CONTRACTOR IS TO SUPPLY A SUFFICIENT QUANTITY OF PLANTS TO FULFILL THE SPACING REQUIREMENTS.

2. WEED CONTROL:

THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL WEEDS AND OR UNWANTED GRASSES (INCLUDING THE ROOTS) EXISTING IN THE LANDSCAPE AREAS.
ALL LANDSCAPE AREAS ARE TO RECEIVE THE PRE-EMERGENT HERBICIDE SURFLAN PER MANUFACTURER'S INSTRUCTIONS. APPLICATION OF THE HERBICIDE SHALL BE DONE BY PERSONNEL LICENSED TO HANDLE AGRICULTURAL CHEMICALS.

3. SOIL CONDITIONING AND GRADING:

ROUGH GRADING OTHER THAN THAT NOTED ON THE LANDSCAPE DRAWINGS IS BY THE GENERAL CONTRACTOR. FINISH GRADING IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. FINISH GRADING WILL CONSIST OF RAKING ALL AREAS TO A SMOOTH GRADE ROTO-TILLING THE SOIL TO A DEPTH OF 6" AND REMOVING ALL ROCKS OR CLODS OF 2" DIAMETER OR LARGER (TURF AREA). REMOVAL OF MINOR AMOUNTS OF CONSTRUCTION WASTE IS INCLUDED. FINISH GRADE IS TO BE 2" BELOW TOP OF ADJACENT FLASHING AND PAVING.
ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF 4 CUBIC YARDS OF NITROHUMUS, 30 POUNDS OF 6.20.20 FERTILIZER, 50 POUNDS OF TRI-C HUMATE PLUS AND 10 POUNDS OF SOIL SULFUR FOR EACH 1000 SQUARE FEET. THE ABOVE AMENDMENTS ARE TO BE INCORPORATED UNIFORMLY INTO THE TOP 6" OF SOIL. AGRIFORM 21 GRAM PLANT TABLET INSTALLED IN ALL PLANTING PITS. REFER TO DETAILS FOR AMOUNTS.

4. PLANTING:

PRIOR TO PLANTING & BACKFILLING ALL PLANTERS ON DECK, CONTRACTOR TO PERFORM A 24 HOUR TEST OF WATERPROOFING MATERIAL BY SEALING ALL DRAINS & FILLING PLANTERS WITH WATER FOR A MINIMUM OF 24 HOURS. DRAINS TO BE UNSEALED AT END OF TEST TO ALLOW FOR WATER FLOW VERIFICATION. LEAKING TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
ALL PLANTS ARE TO HAVE A PLANTING PIT TWO TIMES THE DIAMETER OF THE ROOT BALL AND 6" BELOW ITS DEPTH. THE PLANT PIT IS TO BE BACKFILLED (AFTER POSITIONING OF PLANT) WITH THE FOLLOWING PER YARD BLEND:

PLANTERS @ GRADE: 50% - SITE SOIL; 50% - KELLOGG 'SOLL AMEND'
GROUND COVERS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE, ROOTS FULLY COVERED WITH SOIL AND FIRMED.
MULCH ALL SHRUB AND GROUND COVER AREAS WITH A 2" LAYER WOOD BARK MULCH. KEEP MULCH 6" AWAY FROM PLANT TRUNK.
WATERING OF PLANTS IS TO TAKE PLACE IMMEDIATELY AFTER PLANTING.
STAKING OF TREES IS TO BE PER DETAILS. SOD IS TO BE FRESHLY CUT OVERSEEDED 'MEDALLION' FROM PACIFIC SOD AND PLACED IN SECTIONS NOT SMALLER THAN ONE SQUARE FOOT. STAGGER THE JOINTS BETWEEN ROLLS. SIFT SOIL (USE SOIL WASTE THAT HAS FALLEN OFF SOD) INTO ALL JOINTS TO FILL ANY VOIDS CREATED. ROLL SOD WITH LIGHTLY WEIGHTED ROLLER AFTER COMPLETION OF ALL SODDING OPERATIONS.

5. CLEAN UP:

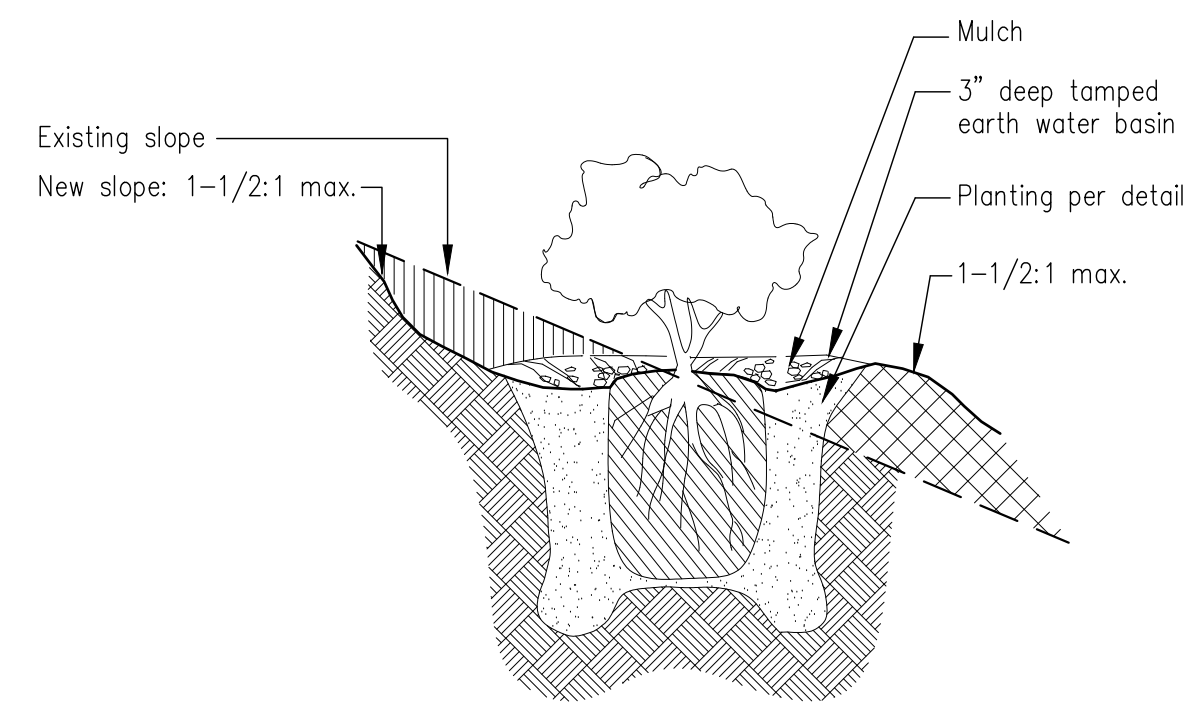
AT THE COMPLETION OF ALL PLANTING OPERATIONS, THE PREMISES ARE TO BE LEFT NEAT AND CLEAN. ALL SURPLUS MATERIALS, NURSERY TAGS AND WASTE ARE TO BE REMOVED FROM THE SITE.

6. MAINTENANCE:

THE LANDSCAPE CONTRACTOR IS TO MAINTAIN ALL LANDSCAPE AREAS FOR A PERIOD OF NINETY (90) CALENDAR DAYS FROM THE DATE OF COMPLETION, ESTABLISHED BY THE OWNER OR HIS REPRESENTATIVE. ALL AREAS ARE TO BE KEPT WELL WATERED, FREE OF WEEDS, UNWANTED GRASSES AND TRASH DURING THIS PERIOD. AN APPLICATION OF FERTILIZER (16.6.8) IS TO BE MADE AT 30-DAY INTERVALS DURING THE MAINTENANCE PERIOD AND AT THE COMPLETION OF THE MAINTENANCE PERIOD. MAINTENANCE IS TO INCLUDE CONTROL AND TREATMENT OF ALL PLANT DISEASE AND PLANT PESTS ENCOUNTERED DURING THIS PERIOD. APPLICATION OF CHEMICALS IS TO BE PERFORMED BY A LICENSED CHEMICAL APPLICATOR. THE SPRINKLER SYSTEM IS TO BE CHECKED FOR COVERAGE AT EACH WATERING. MALFUNCTIONS, SUCH AS DIRTY HEADS, CLOGGED EMITTERS, ADJUSTMENT OF HEADS, ETC., ARE TO BE CORRECTED ON THE SPOT. MORE SERIOUS DEFECTS ARE TO BE REPORTED IMMEDIATELY TO THE OWNER FOR CORRECTION BY THE SPRINKLER CONTRACTOR OR CORRECTED IMMEDIATELY BY THE LANDSCAPE CONTRACTOR IF CONTRACT INCLUDED SPRINKLER INSTALLATION.

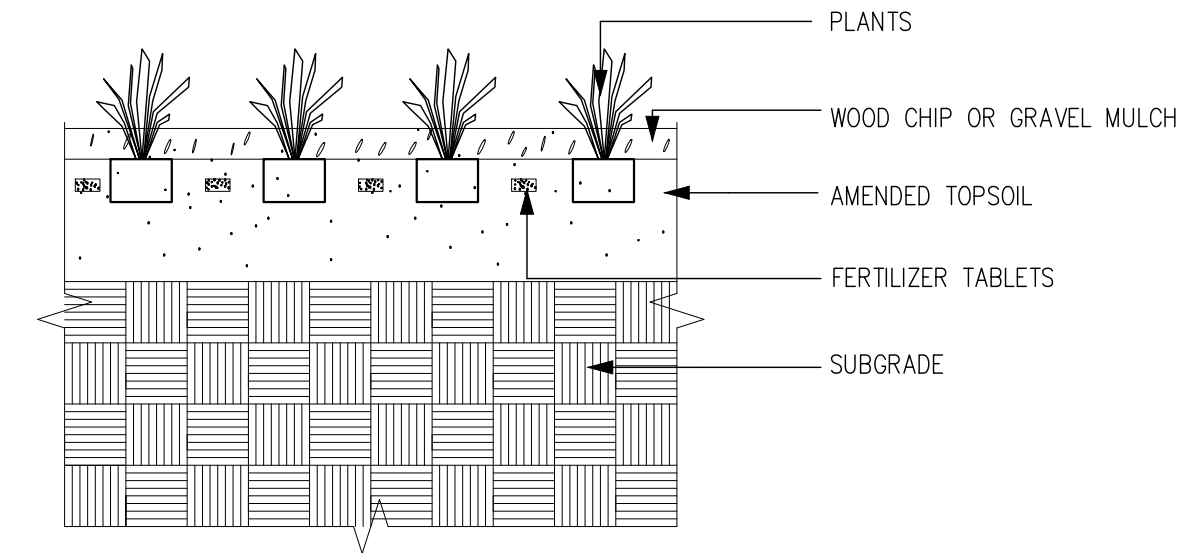
7. GUARANTEE:

ALL PLANT MATERIAL (OTHER THAN FLATTED MATERIAL) LESS THAN 24" BOX SIZE SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. ALL PALMS & 24" BOX MATERIAL AND LARGER MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED. THEY ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS



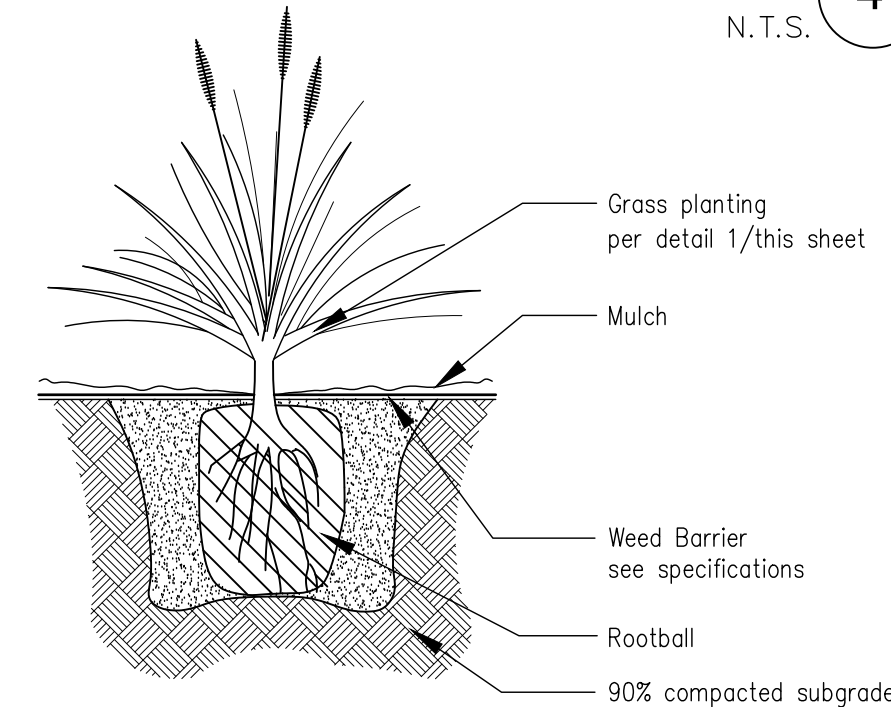
SHRUB PLANTING ON SLOPE

N.T.S. 4



GROUNDCOVER PLANTING

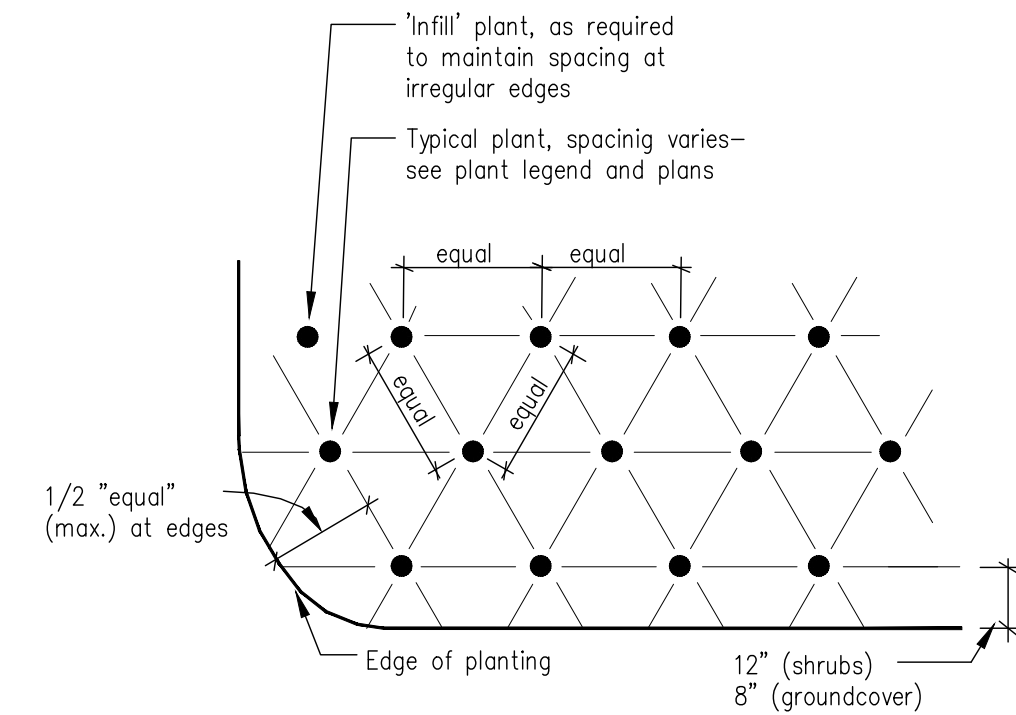
N.T.S. 1



NOTE: Stabilized infield mix decomposed granite to be used only areas planted with grass.

GRASS PLANTING

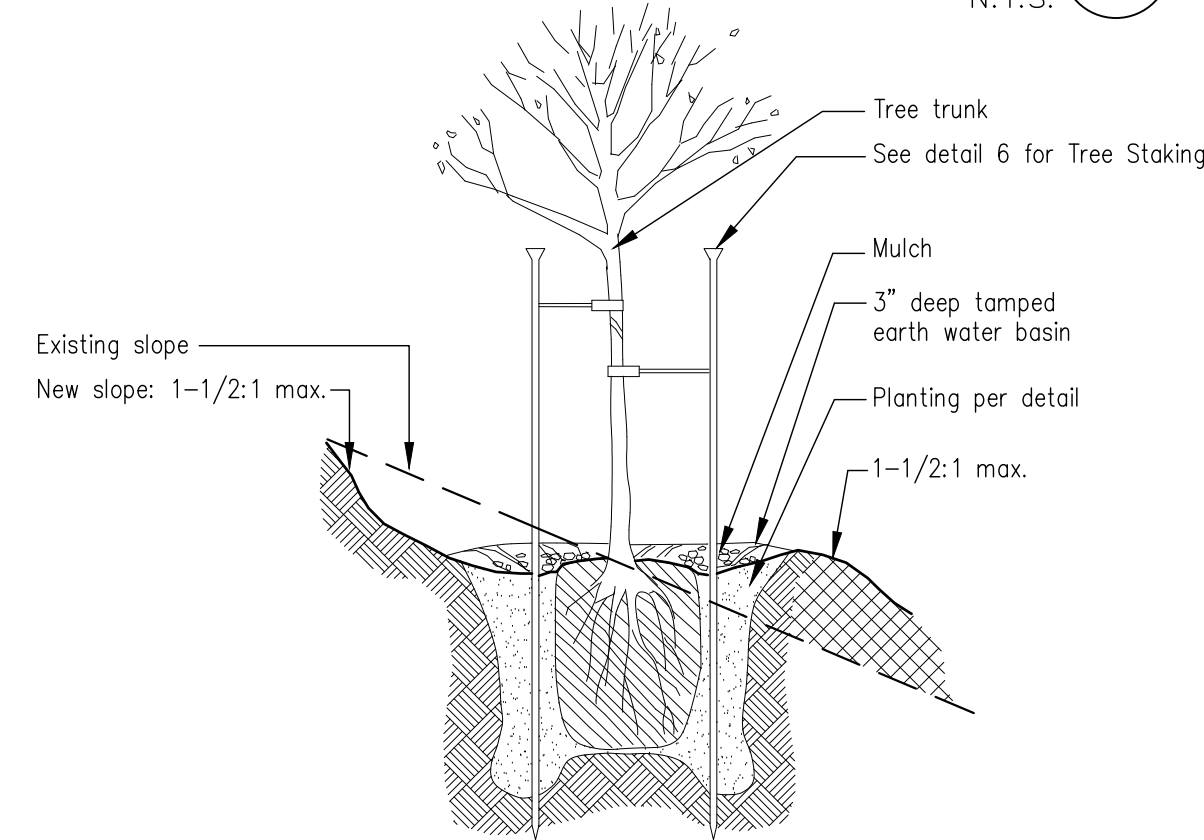
N.T.S. 5



Note: All groundcover shall be planted at equal spacing

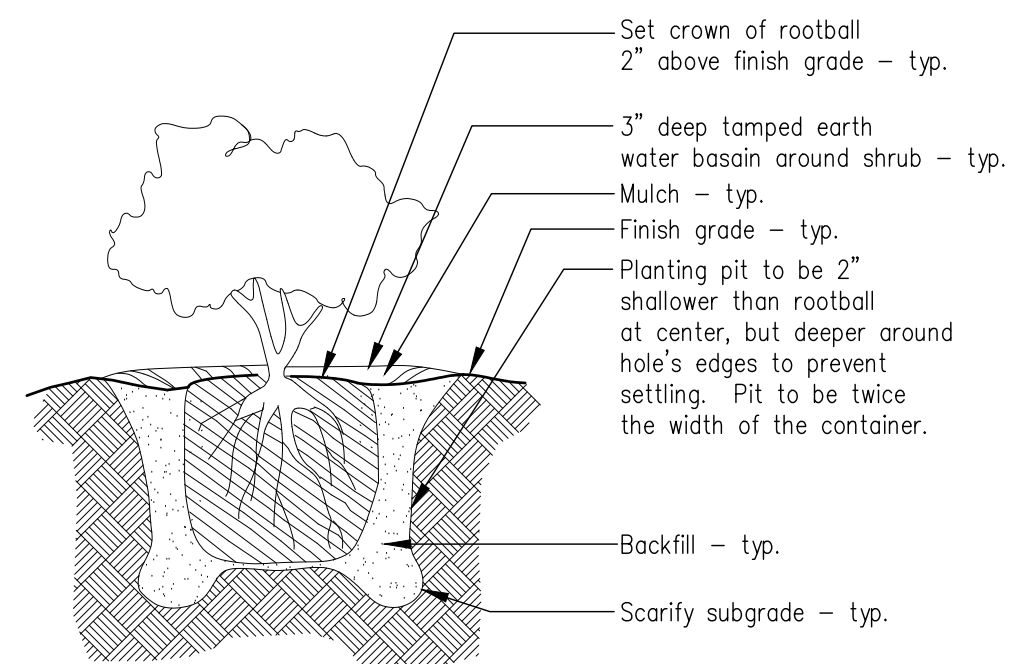
GROUNDCOVER/SHRUB PLANTING LAYOUT

N.T.S. 2



TREE PLANTING ON SLOPE

N.T.S. 6



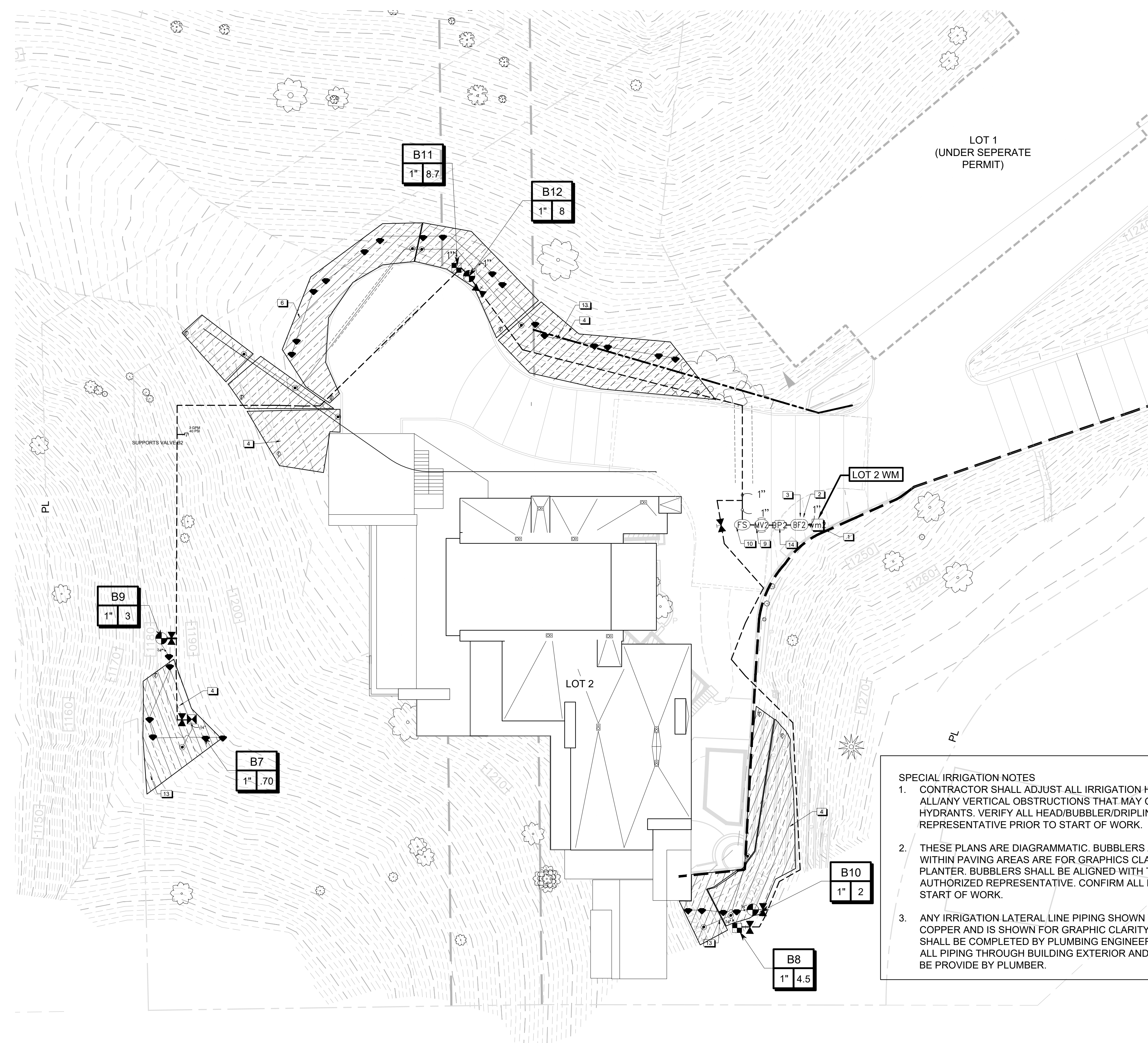
SHRUB PLANTING

N.T.S. 3

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)										
Annual ET(O)	LA SqFt	SLA SqFt	MAWA (gal/year)	Notes						
50.1	6284		107,356	ET(o) per MWEL0 09'						
SLA=0 MAWA = (50.1)(.62)(.55 x 1350)										
ESTIMATED TOTAL WATER USE CALCULATIONS (ETWU)										
Hydrozone	Plant Desc.	Zone #	Valve	Plant Factor	Irrigatoin Method	IE	ETAF PF/IE	Land Area	ETAF X AREA	ETWU gal/yr
	Hillside	1	A1	0.3	D	0.81	0.370	4333	1604.81	49,848.76
	Hillside	2	A2	0.5	D	0.81	0.617	403	248.77	7,727.15
	Planter	3	A3	0.3	D	0.81	0.370	120	44.44	1,380.53
	Planter	4	A4	0.5	D	0.81	0.617	25	15.43	479.35
	Planter	5	A5	0.3	D	0.81	0.370	406	150.37	4,670.80
	Pool	6	A6	1	N/A	1	1.000	997	997.00	30,968.81
ETWU= (Eto)(.62)(ETAFxAREA)								6284		95,075.41

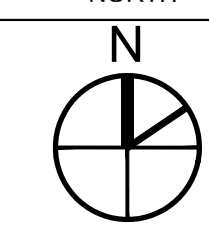
THE ETWU (95,075 GAL/YR) IS LESS THAN THE MAWA (107,356 GAL/YR). FOR THIS PROJECT, THE WATER BUDGET COMPLIES WITH THE MAWA.





SPECIAL IRRIGATION NOTES

1. CONTRACTOR SHALL ADJUST ALL IRRIGATION HEADS AS REQUIRED TO ACCOMMODATE ALL/ANY VERTICAL OBSTRUCTIONS THAT MAY OCCUR, INCLUDING LIGHT POLES AND FIRE HYDRANTS. VERIFY ALL HEAD/BUBBLER/DRIPLINE LAYOUT WITH OWNERS AUTHORIZED REPRESENTATIVE PRIOR TO START OF WORK.
2. THESE PLANS ARE DIAGRAMMATIC. BUBBLERS AND LATERAL LINES ARE SHOWN ON PLAN WITHIN PAVING AREAS ARE FOR GRAPHICS CLARITY ONLY. ACTUAL LOCATION TO BE WITHIN PLANTER. BUBBLERS SHALL BE ALIGNED WITH TREES AND AS DIRECTED BY OWNERS AUTHORIZED REPRESENTATIVE. CONFIRM ALL LAYOUT IN FIELD WITH OWNER'S REP PRIOR TO START OF WORK.
3. ANY IRRIGATION LATERAL LINE PIPING SHOWN WITHIN BUILDING AREAS SHALL BE A TYPE K COPPER AND IS SHOWN FOR GRAPHIC CLARITY ONLY. ACTUAL DESIGN AND ROUTING OF SUCH SHALL BE COMPLETED BY PLUMBING ENGINEER AND INSTALLED BY PLUMBING CONTRACTOR. ALL PIPING THROUGH BUILDING EXTERIOR AND THROUGH BUILDING TO UPPER FLOORS SHALL BE PROVIDE BY PLUMBER.



IRRIGATION SITE PLAN 1
1/16" = 1'-0"

LOT 2
2545 BOWMONT DRIVE
BEVERLY HILLS, CA 90210

Owner:
2545 BOWMONT DRIVE, LLC.
2545 BOWMONT DR.
BEVERLY HILLS CA 90210

Architect:
IR ARCHITECTS
16800 DEVONSHIRE ST.# 307
GRANADA HILLS, CA 91344
213.537.0480



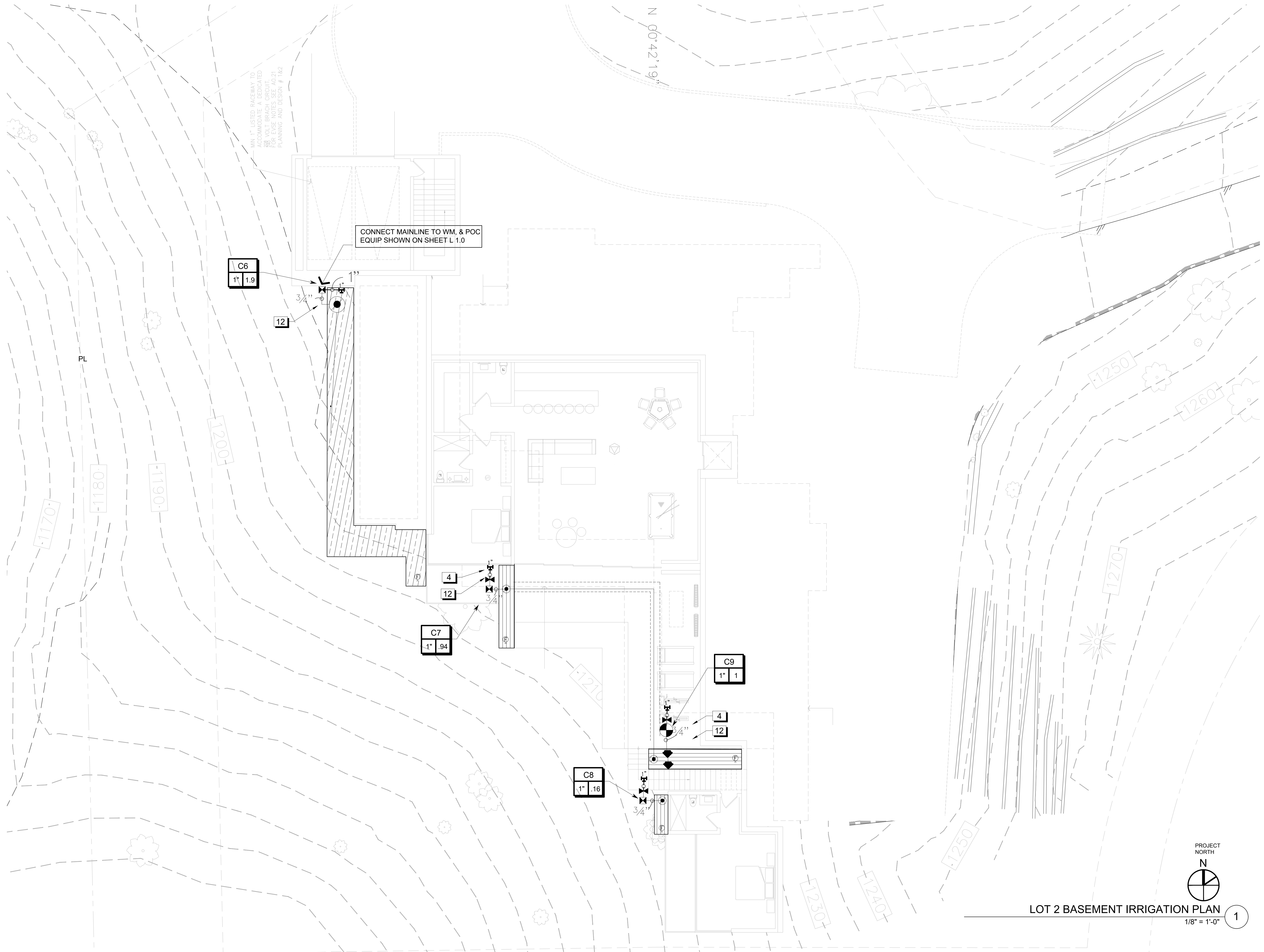
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IRRIGATION SITE PLAN

DATE MAR 2, 2020

SCALE 1/16"=1'

LI 1.0



LOT 2
2545 BOWMONT DRIVE
BEVERLY HILLS, CA 90210

Owner:
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16800 DEVONSHIRE ST.# 307
GRANADA HILLS, CA 91344
213.537.0480



Plot date: 3/2/2020 7:36 PM

LOT 2 BASEMENT IRRIGATION PLAN

DATE: MAR 2, 2020

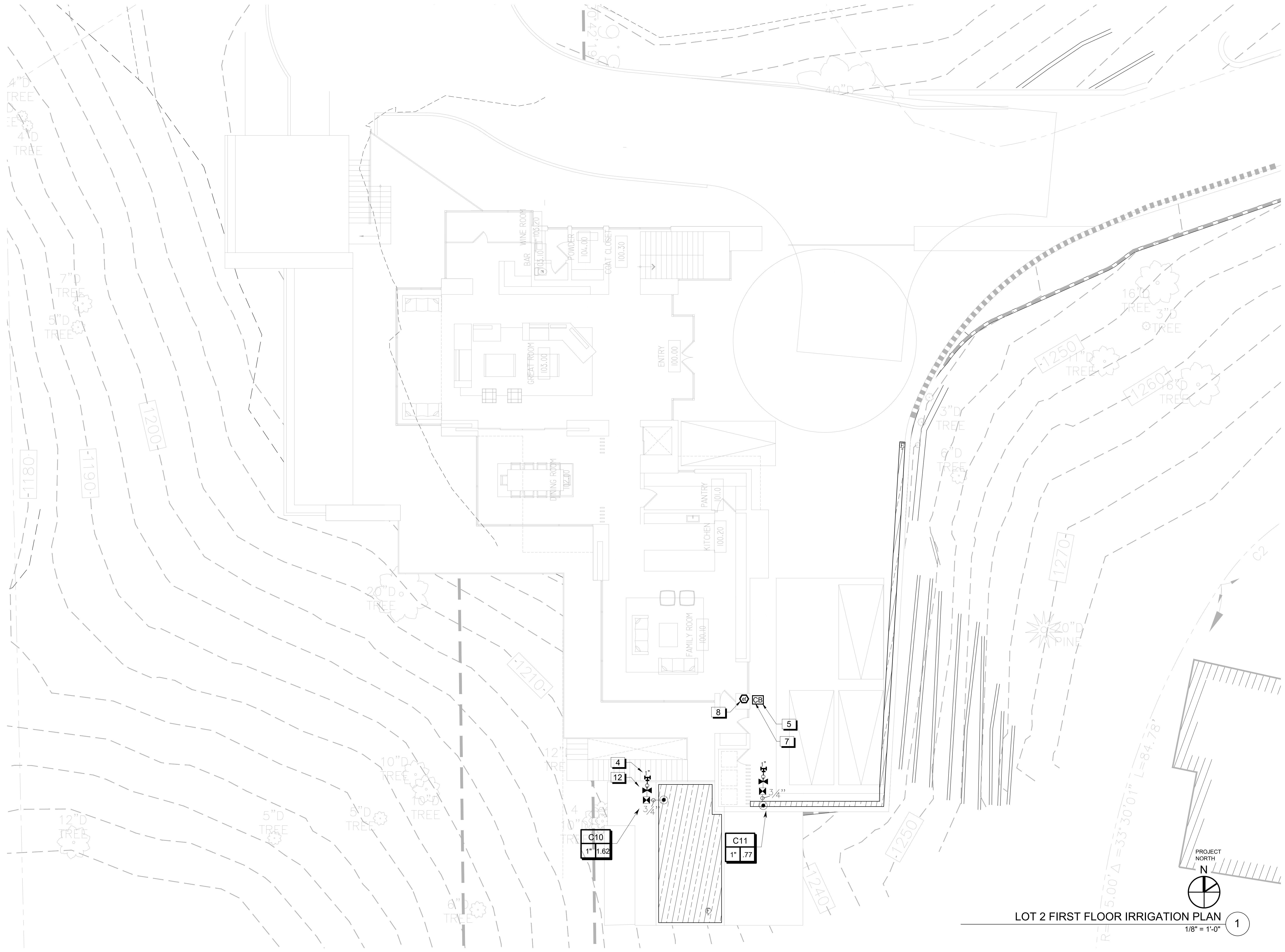
SCALE: 1/8"=1'

LI 2.0

PROJECT NORTH

LOT 2 BASEMENT IRRIGATION PLAN

1/8" = 1'-0" 1



LOT 2 FIRST FLOOR IRRIGATION PLAN 1
1/8" = 1'-0"

LOT 2
2545 BOWMONT DRIVE
BEVERLY HILLS, CA 90210

Owner:
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BEVERLY HILLS CA 90210

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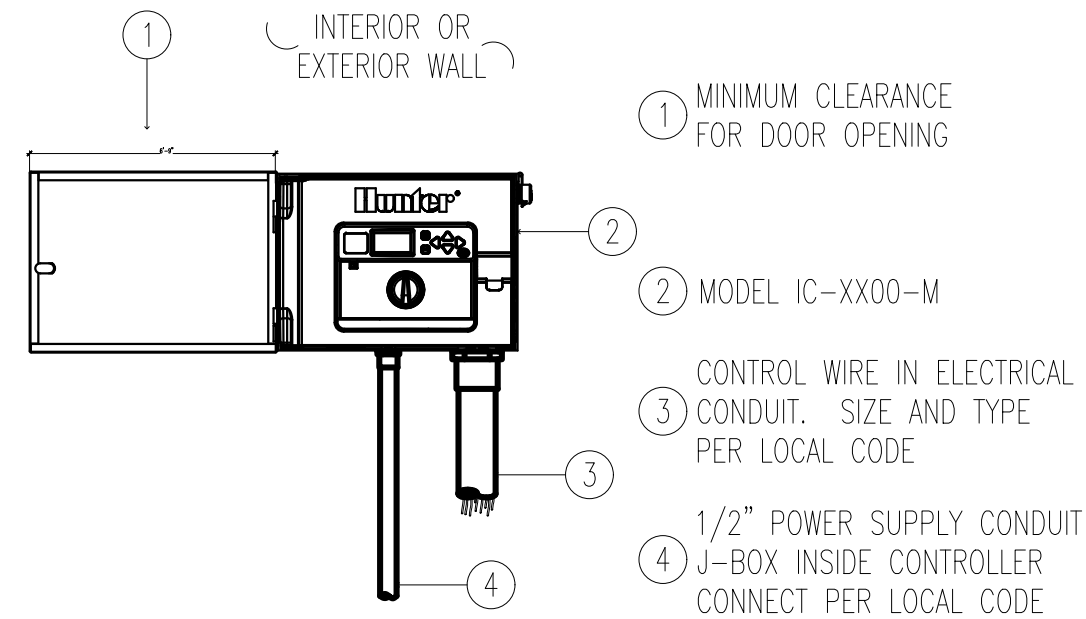
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LOT 2 FIRST FLOOR IRRIGATION PLAN

DATE: MAR 2, 2020

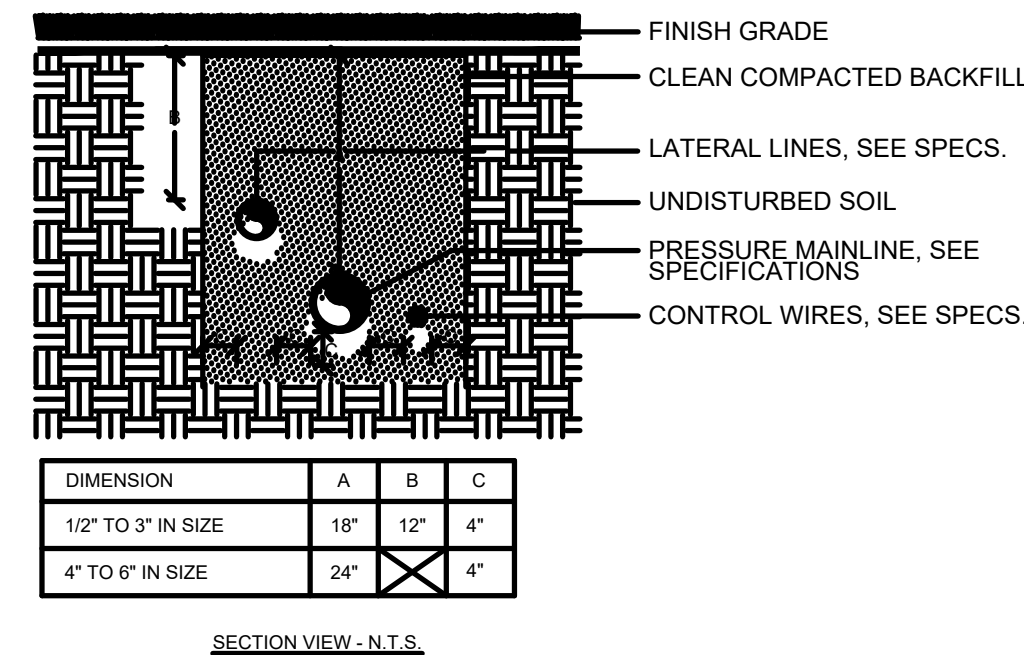
SCALE: 1/8" = 1'

LI 3.0



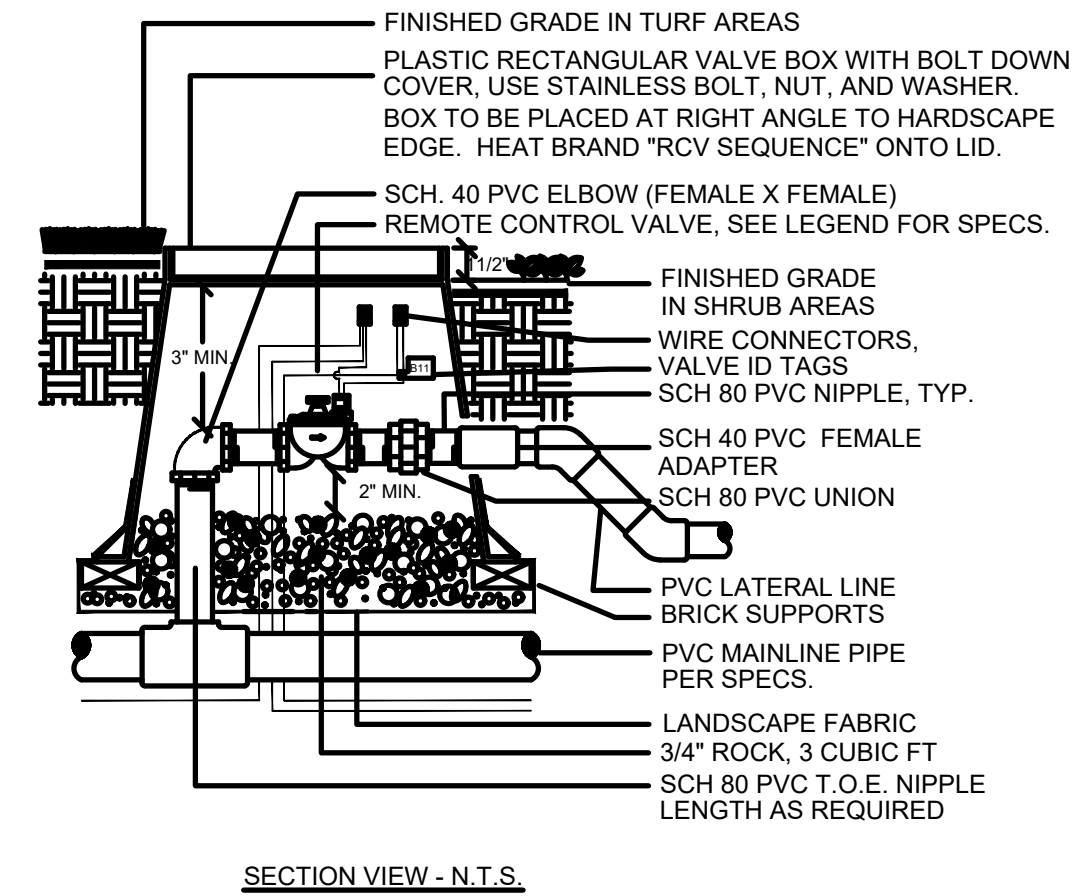
NOTE
SPECIFY 6, 12, 18, 24, 30, 36, 42 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 or 220 VAC SOURCE.

1 NO SCALE **AUTOMATIC CONTROLLER ASSEMBLY**



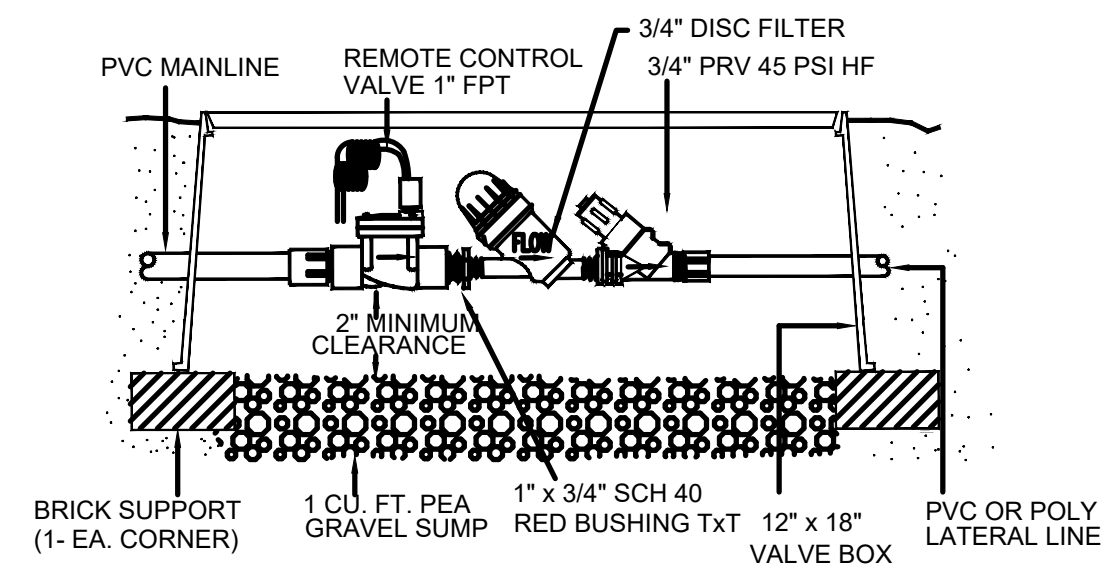
NOTE:
ALL PLASTIC PIPING SHALL BE SNAKED WITHIN TRENCH. BUNDLE WIRING AND WRAP WITH TAPE AT TEN FOOT INTERVALS. ALL MAINLINE PIPING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS.

2 NO SCALE **TYPICAL TRENCHING UNDER LANDSCAPE AREA**



NOTE:
INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

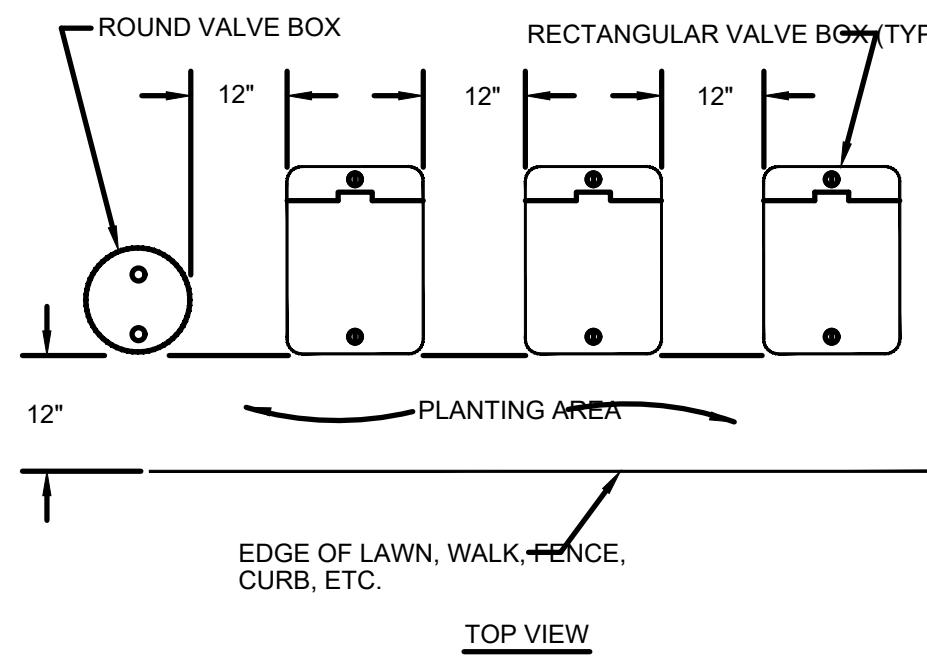
3 NO SCALE **TYPICAL REMOTE CONTROL VALVE ASSEMBLY**



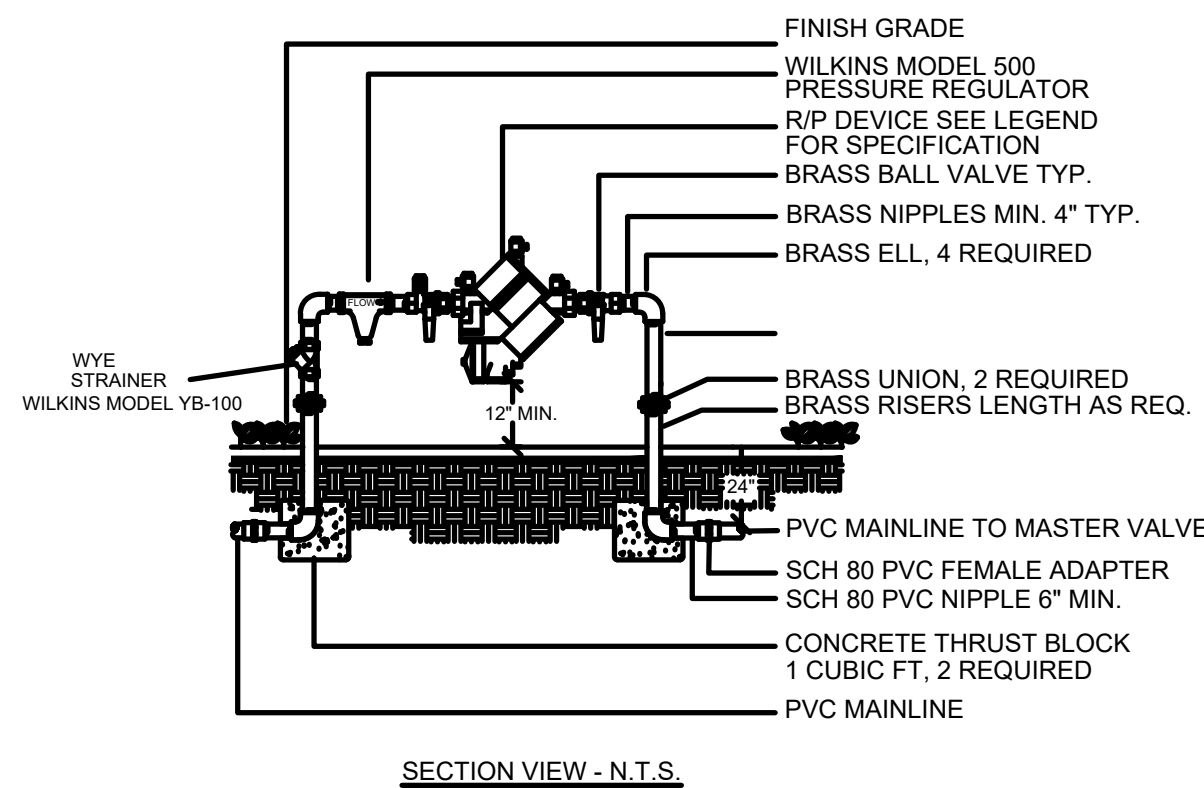
NOTE:
INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.

4 NO SCALE **LOW VOLUME CONTROL ZONE ASSEMBLY**

NOTES:
1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.

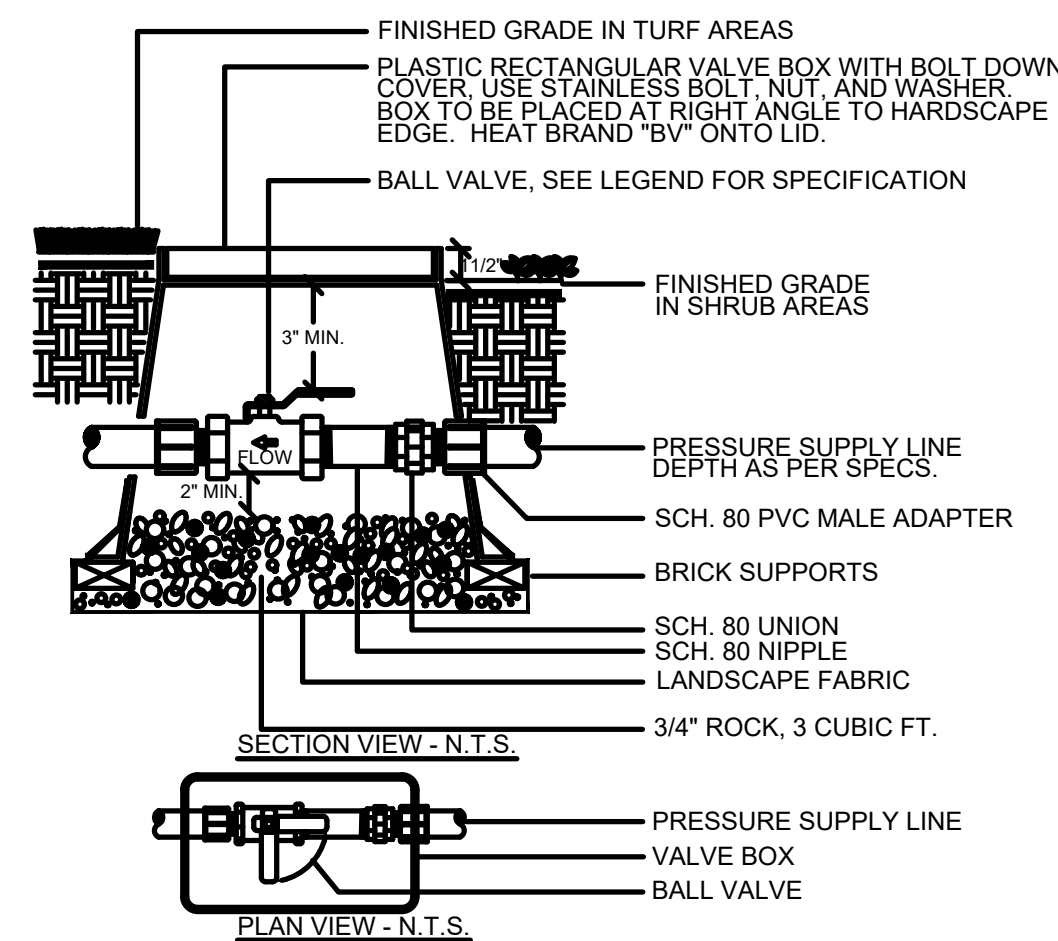


5 NO SCALE **TYPICAL VALVE BOX LAYOUT**



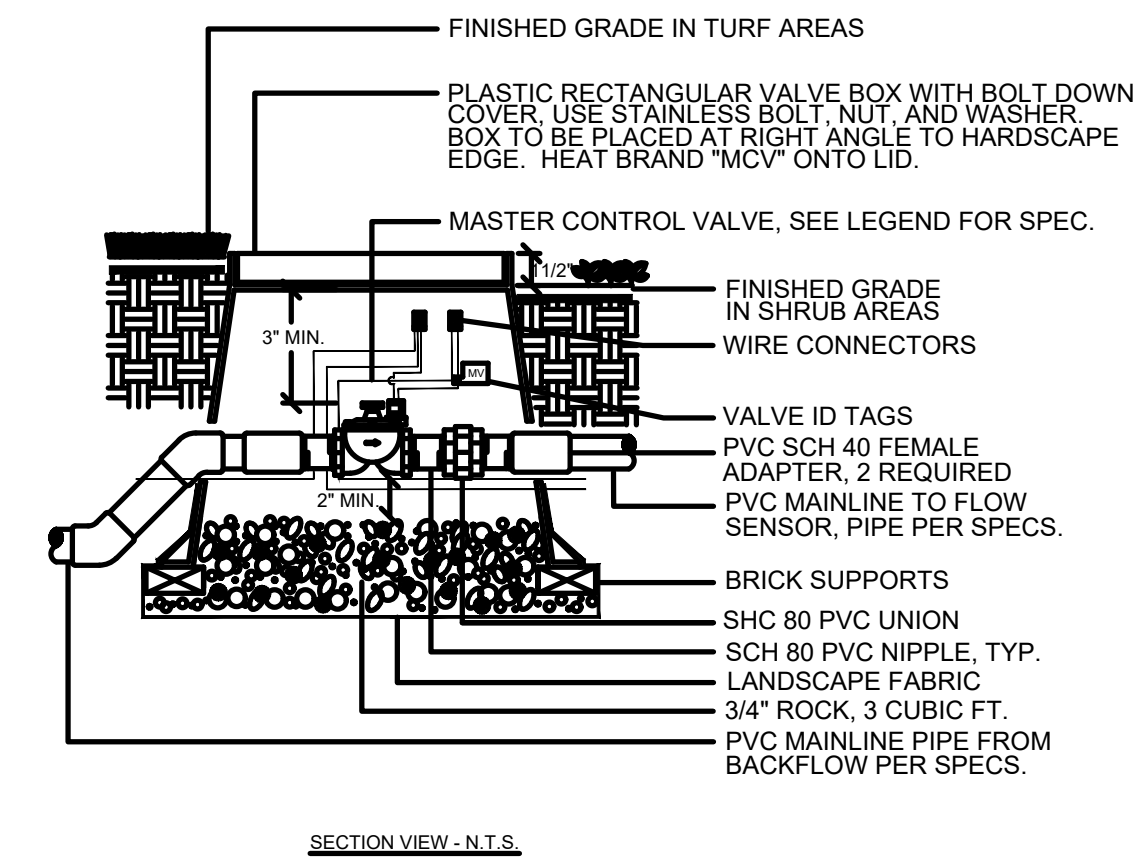
NOTE:
- IF WYE STRAINER OR PRESSURE REGULATOR IS SPECIFIED, INSTALL ON EITHER THE HORIZONTAL PIPING OR ON THE DOWNSTREAM LEG AS SPACE PERMITS.
- ALL MATERIAL INSTALLED ABOVE GROUND SHALL BE PAINTED FRAZEE "BLACKSMITH" COLOR

6 NO SCALE **TYPICAL BACKFLOW PREVENTION ASSEMBLY**



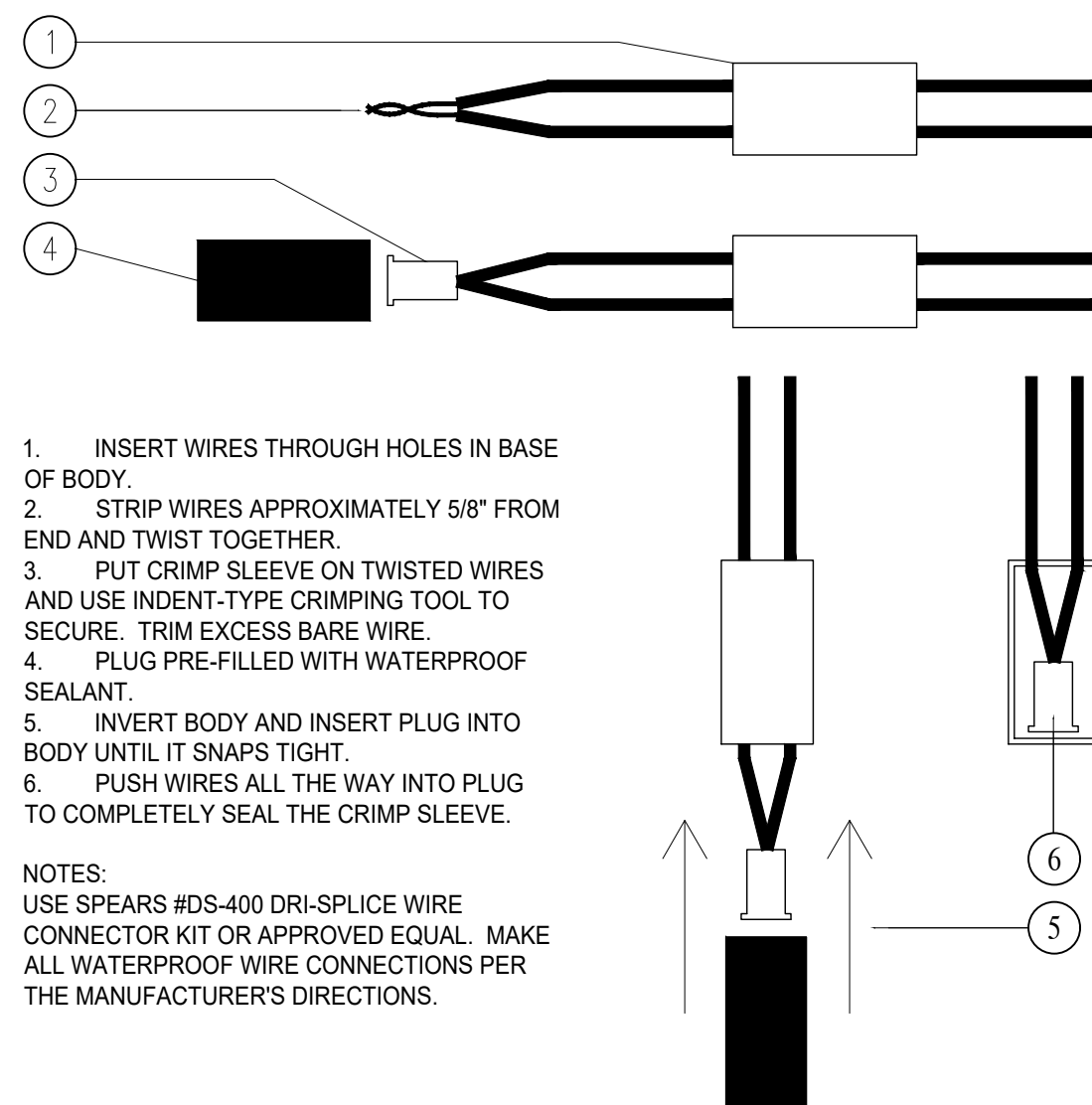
NOTE:
- BOX TO BE INSTALLED AS TO ALLOW FOR PROPER OPERATION OF BALL VALVE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE, INSTALL VALVE OFF-CENTER IN BOX.
- INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.

7 NO SCALE **TYPICAL BALL VALVE ASSEMBLY**



NOTE:
- INSTALL CONTROL VALVES A MINIMUM OF ONE FOOT APART IN SHRUB AREAS UNLESS OTHERWISE NOTED.
- USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM UP-STREAM SIDE OF THE MASTER VALVE ASSEMBLY.

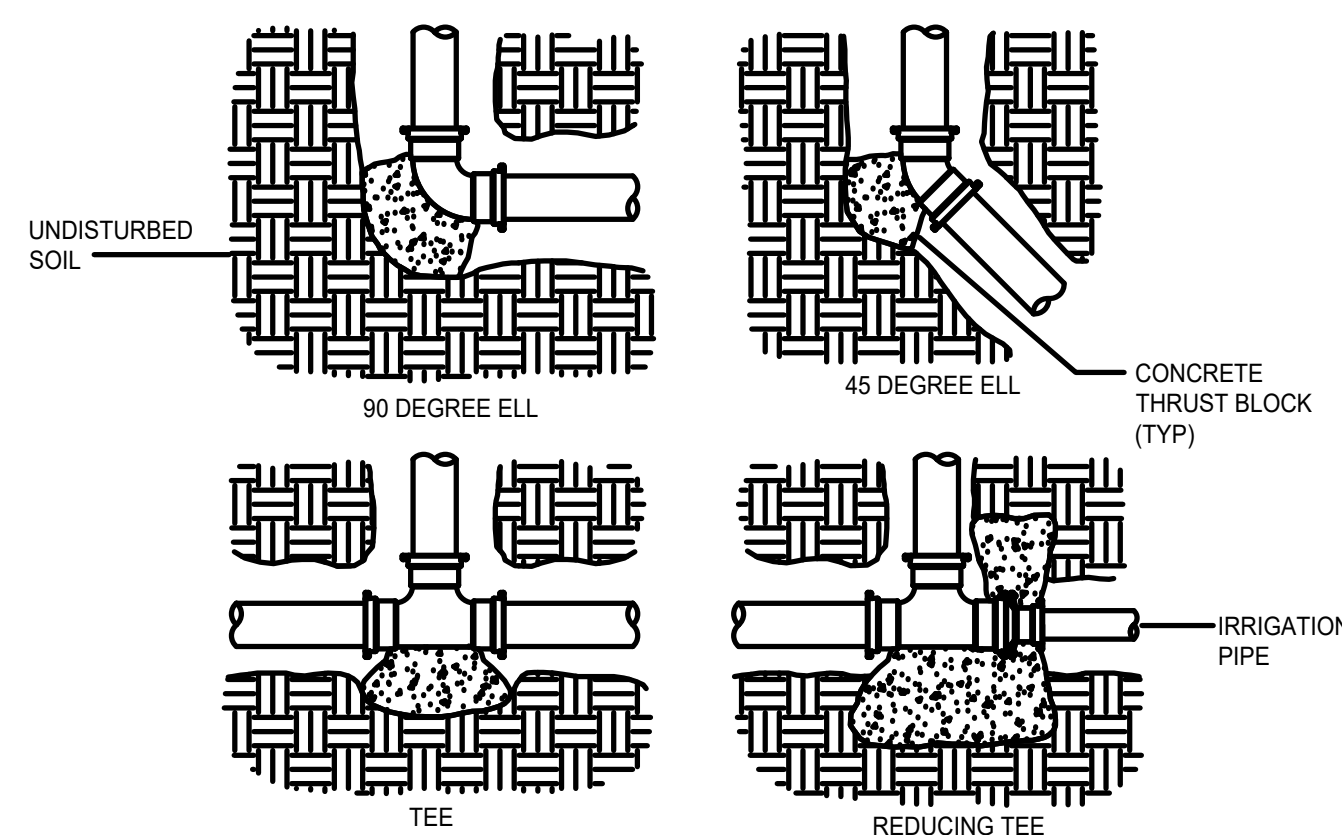
8 NO SCALE **TYPICAL MASTER CONTROL VALVE ASSEMBLY**



1. INSERT WIRES THROUGH HOLES IN BASE OF BODY.
2. STRIP WIRES APPROXIMATELY 5/8" FROM END AND TWIST TOGETHER.
3. PUT CRIMP SLEEVE ON TWISTED WIRES AND USE INDENT-TYPE CRIMPING TOOL TO SECURE. TRIM EXCESS BARE WIRE.
4. PLUG PRE-FILLED WITH WATERPROOF SEALANT.
5. INVERT BODY AND INSERT PLUG INTO BODY UNTIL IT SNAPS TIGHT.
6. PUSH WIRES ALL THE WAY INTO PLUG TO COMPLETELY SEAL THE CRIMP SLEEVE.

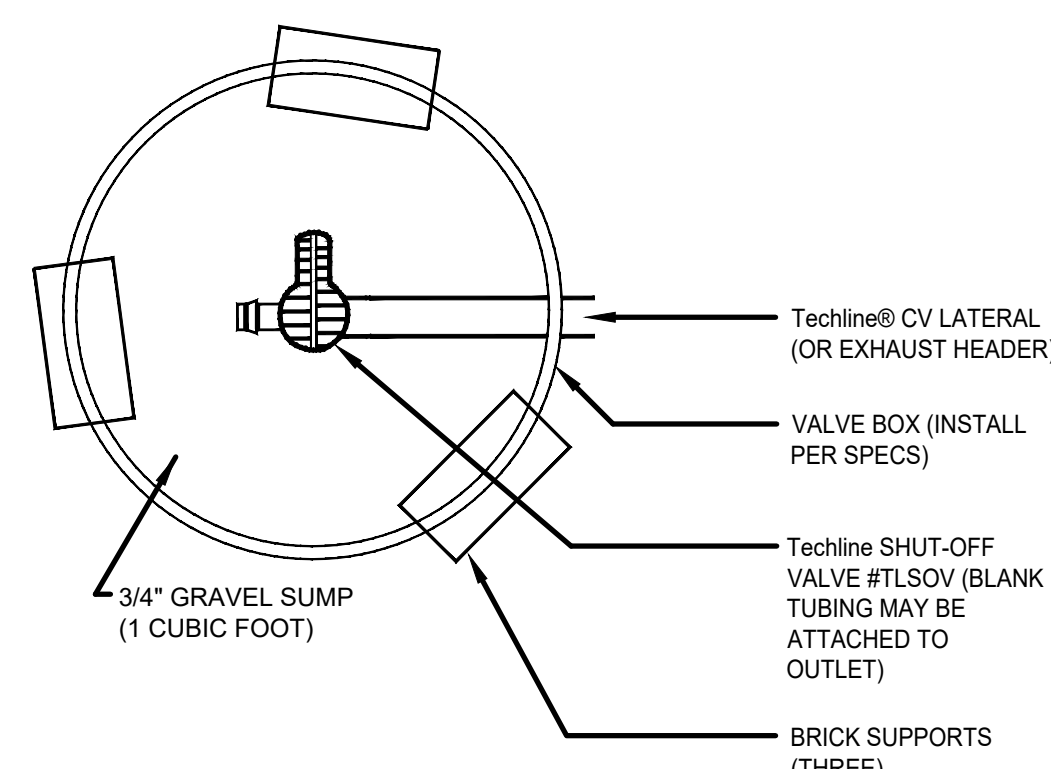
NOTES:
USE SPEARS #DS-400 DRI-SPLICE WIRE CONNECTOR KIT OR APPROVED EQUAL. MAKE ALL WATERPROOF WIRE CONNECTIONS PER THE MANUFACTURER'S DIRECTIONS.

9 NO SCALE **WIRE CONNECTION**

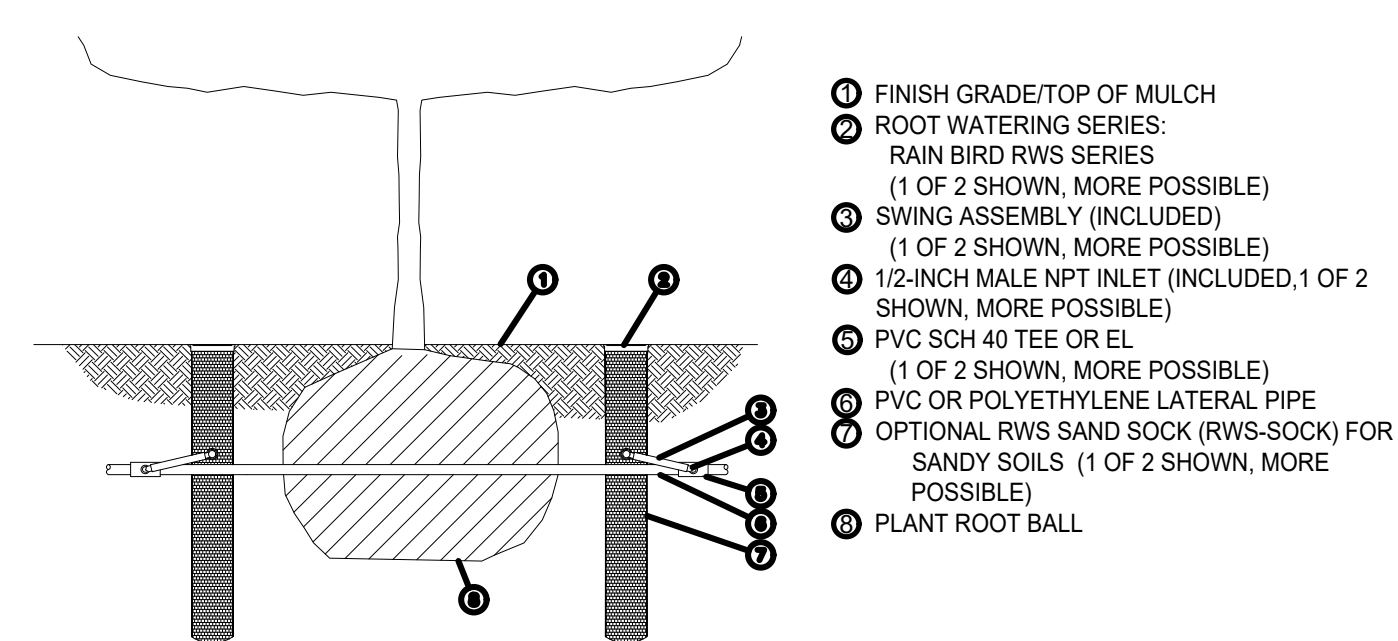


NOTE:
THRUST BLOCKS TO BE A MINIMUM OF 1 CUBIC FEET CONCRETE. REFER TO MANUFACTURER RECOMMENDATIONS FOR CONFIGURATIONS NOT SHOWN. PRIOR TO THRUST BLOCKING, WRAP FITTINGS USING AWWA C209 APPROVED TAPE.

10 NO SCALE **THRUST BLOCKS**

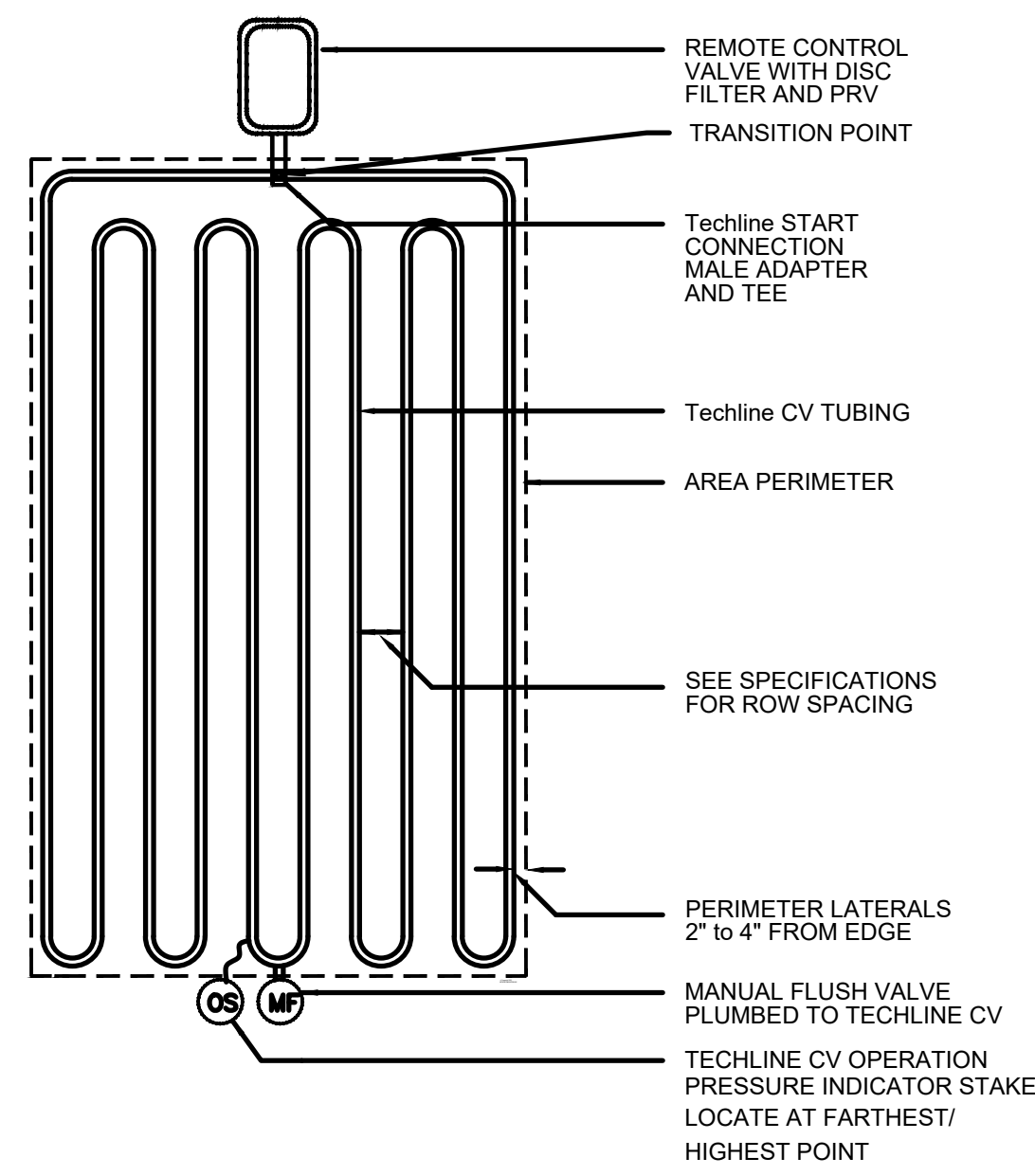


11 NO SCALE **NETAFIM TECHLINE LINE FLUSHING VALVE**

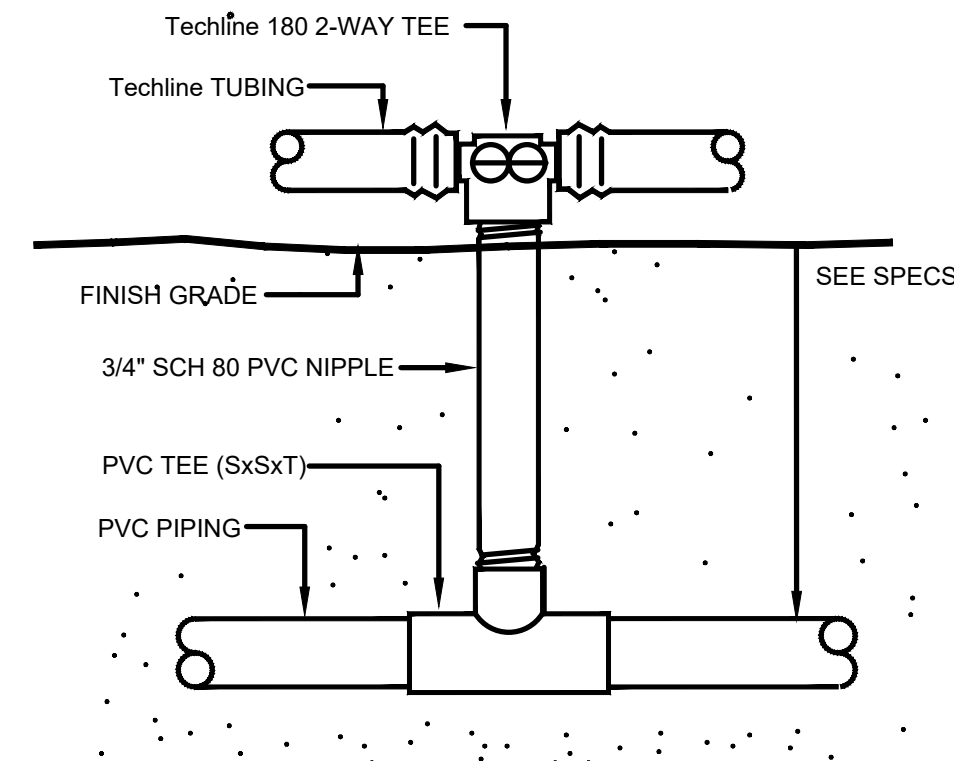


NOTES:
1. POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
2. INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
3. RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:
RWS (NO BUBBLER/EMITTER INCLUDED) RWS-B-1401 (0.25 GPM)
RWS-B-1402 (0.5 GPM, CHECK VALVE)
RWS-B-C-1402 (0.5 GPM, CHECK VALVE)
RWS-B-C-1404 (1.0 GPM, CHECK VALVE)
RWS-B-1401 (0.25 GPM, CHECK VALVE)
RWS-B-X-1401 (0.25 GPM, 18" SWING ASSEMBLY)
RWS-B-1402 (0.5 GPM)
RWS-B-C-1408 (2.0 GPM, CHECK VALVE)

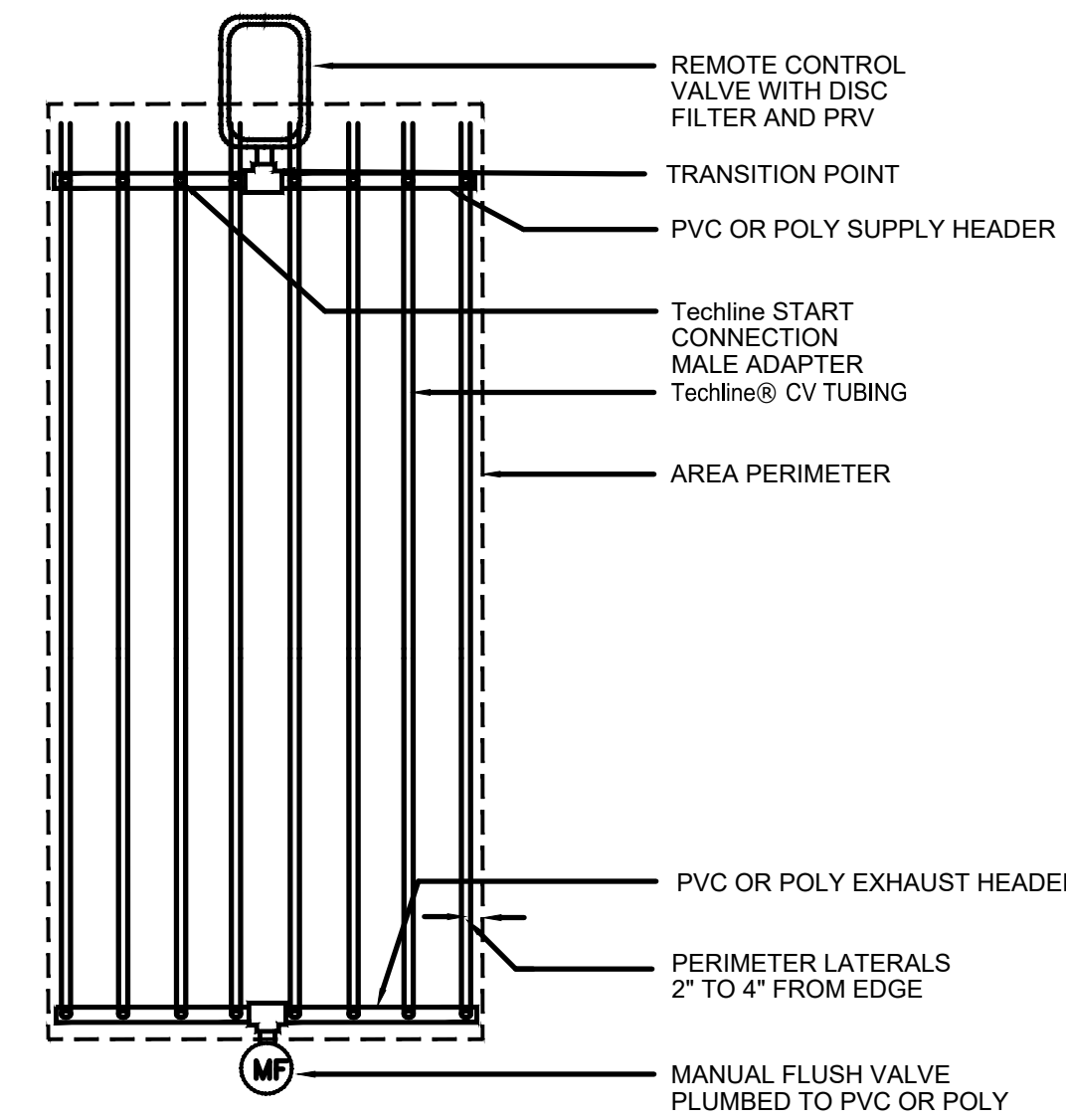
12 NO SCALE **RWS INSTALLATION FOR TREES**



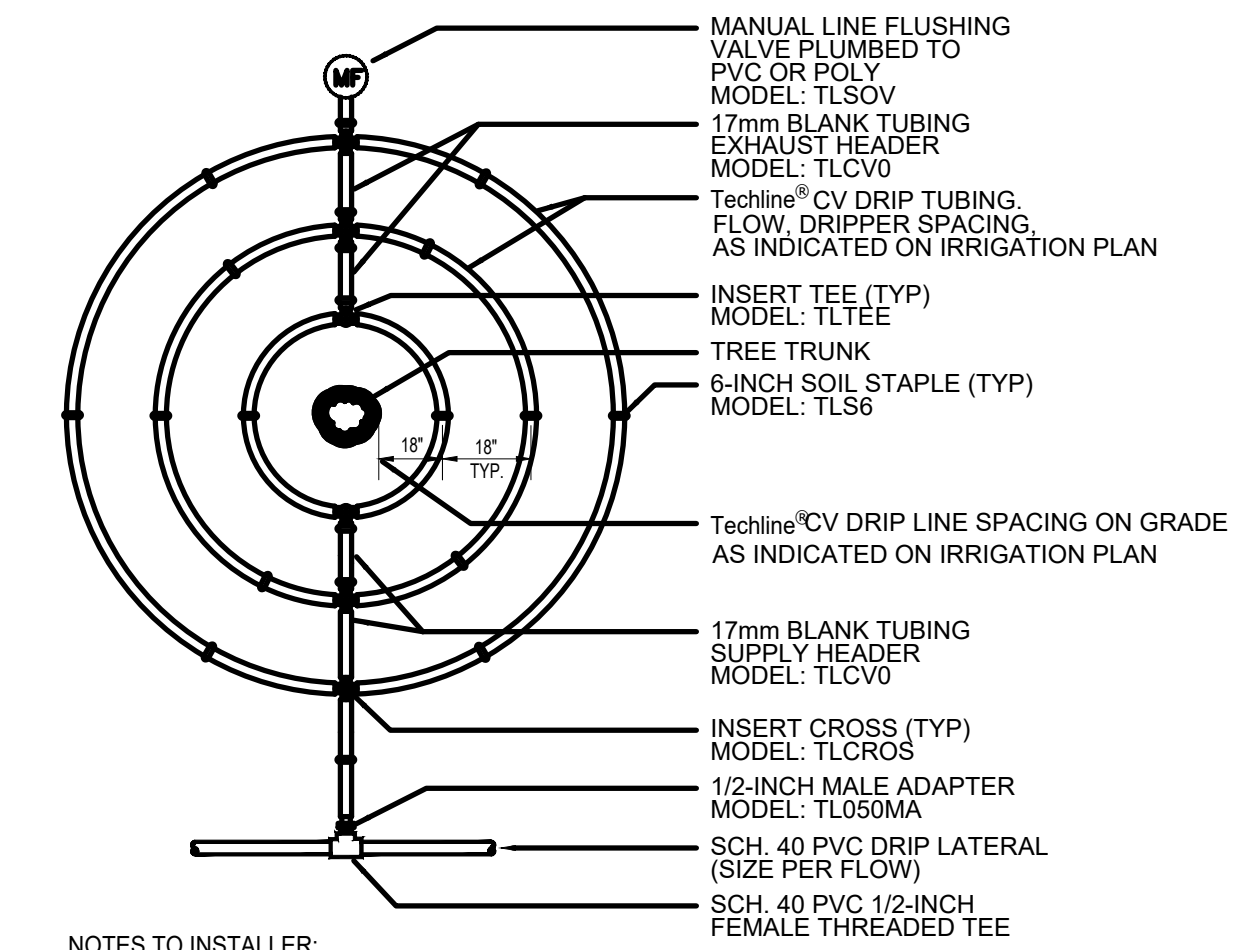
13 NO SCALE Techline® CV LITE END FEED LAYOUT



14 NO SCALE NETAFIM AT-GRADE START CONNECTION



15 NO SCALE Techline® CV END FEED LAYOUT



NOTES TO INSTALLER:

1. INSTALL FIRST Techline® CV LOOP 18-INCHES FROM EDGE OF TREE TRUNK. ADD & INSTALL EACH ADDITIONAL LOOP AT 12" ON CENTER UNTIL PAST ROOTBALL & EDGE OF BOX.
2. INSTALL Techline® CV TUBING ON SURFACE TO A MAXIMUM OF 6-INCHES BELOW GRADE IF AVAILABLE SPACE EXISTS. STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATION, BACKFILL, AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS.
3. INSTALL Techline® CV IN ACCORDANCE WITH NETAFIM INSTALLATION GUIDELINES.

16 NO SCALE NETAFIM DRIP RINGS: 24 - 84" BOX TREES

LOT 2
2545 BOWMONT DRIVE
BEVERLY HILLS, CA 90210

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IR ARCHITECTS
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213.537.0480



Plot date: 3/2/2020 7:36 PM

IRRIGATION
DETAILS

DATE MAR 2, 2020

SCALE NTS

LI 8.1

GENERAL NOTES

- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. IN CASE OF CONFLICT BETWEEN THE SPECIFICATIONS, DRAWINGS, AND/OR CODE, THE MORE STRINGENT REQUIREMENT SHALL PREVAIL.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- THE MAINLINE AND SLEEVING IS DIAGRAMMATIC. ALL PIPING IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN LIMIT OF WORK BOUNDARIES. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- IRRIGATION EQUIPMENT AS SHOWN IS DIAGRAMMATIC. INSTALL ALL THE IRRIGATION REMOTE CONTROL VALVES, QUICK COUPLERS, MASTER VALVES, FLOW SENSORS, BACKFLOWS, AIR/VACUUM DEVICES, BALL VALVES, AND ANCILLARY EQUIPMENT IN SHRUB PLANTING AREAS WHEN FEASIBLE OR AS APPROVED BY OWNER'S REPRESENTATIVE AND THE LANDSCAPE IRRIGATION DESIGNER.
- DO NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD REVISIONS DEEMED NECESSARY BY THE OWNER.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY, AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION. ACTUAL LOCATION FOR THE INSTALLATION OF ANCILLARY EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE BACKFLOW PREVENTER, PUMP STATION (IF APPLICABLE) AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR IS TO PROVIDE THREE (3) ADDITIONAL PILOT WIRES AND ONE (1) COMMON WIRE TO THE END OF THE MAINLINE RUN IN TWO DIRECTIONS FROM THE CONTROLLER. THE ADDITIONAL WIRE SHALL BE EXTENDED 10', MAKING A COIL TO FIT INSIDE A RECTANGULAR PULL BOX. LABEL THE LID OF THE PULL BOX 'SW'.
- ALL PIPE UNDER PAVED AREAS, HARDSCAPE, OR AS DIRECTED BY OWNERS REPRESENTATIVE TO BE INSTALLED IN SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED. ALL 4" AND SMALLER SLEEVING SHALL BE PVC 1220 SCH. 40, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-1785-4. ALL 6" AND LARGER SLEEVING SHALL BE PVC 1220 CLASS 200 SDR21, TYPE 1, GRADE 2 MATERIAL CONFORMING TO ASTM STANDARD D-2241. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF PAVING.
- ALL QUICK COUPLER VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL QUICK COUPLER VALVES WITHIN 18" OF HARDSCAPE OR AS NOTED ON PLANS.
- THE IRRIGATION CONTRACTOR SHALL ADJUST THE PRESSURE REGULATOR ON EACH ELECTRIC CONTROL VALVE SO THAT THE SPRINKLER HEAD FARTHEST AND HIGHEST IN ELEVATION FROM ITS RESPECTIVE CONTROL VALVE OPERATES WITHIN THE OPERATING PRESSURE SHOWN ON THE IRRIGATION LEGEND. NOT TO EXCEED FIVE (5) PSI ABOVE THE GIVEN OPERATING PRESSURE FROM THE SPECIFIED PRESSURE LOCATED ON THE IRRIGATION LEGEND.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE BY DIRECT FIELD MEASUREMENT PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY AND COSTS FOR ANY REVISIONS.
- SHOULD FIELD CONDITIONS REQUIRE PIPE INSTALLATION OTHER THAN THAT SHOWN ON PLANS, THE CONTRACTOR SHALL LIMIT EXCESS FLOW AND SIZE ALL PIPE NOT TO EXCEED A VELOCITY OF 5 FEET PER SECOND (FPS) IN PVC PIPE AND CAST IRON PIPE. FLOW THROUGH ANCILLARY EQUIPMENT, STEEL AND COPPER PIPE SHALL NOT EXCEED A VELOCITY OF 7.5 FPS. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- ELECTRICAL POWER SOURCE FOR THE IRRIGATION CONTROLLER AND/OR BOOSTER PUMP (IF APPLICABLE) SHALL BE PROVIDED UNDER THE ELECTRICAL SECTION OF THE SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE ELECTRICAL SERVICE WITH THE GENERAL CONTRACTOR AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER AND/OR BOOSTER PUMP.
- LANDSCAPE CONTRACTOR SHALL PROVIDE CLIENT WITH "AS BUILT" IRRIGATION ZONE PLAN CONTAINING ALL IRRIGATION ZONES, VALVE BOXES, MAIN LINES, HOSE BIBS, CONTROLLER, AND MASTER ASSEMBLY.
- THE IRRIGATION DESIGNER OR LANDSCAPE DESIGNER OR LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE UNDER ANY CIRCUMSTANCES FOR THE QUALITY OR TIMELINESS OF PERFORMANCE OF THE WORK INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY MAINLINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS AND SENSORS (IF APPLICABLE). THE RESPONSIBILITY FOR SAME SHALL REST WITH THE CONTRACTOR PERFORMING THE WORK.

OWNERS RESPONSIBILITY

- THE OWNER IS RESPONSIBLE FOR THE SCHEDULING OF THE IRRIGATION SYSTEM TO MEET HORTICULTURAL REQUIREMENTS AND TO INSURE THAT EXCESSIVE SOIL SATURATION AND/OR SOIL EROSION DOES NOT OCCUR.
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF THE IRRIGATION SYSTEM.
- IT IS THE OWNER'S RESPONSIBILITY TO INSPECT THE IRRIGATION SYSTEM PERIODICALLY TO INSURE THAT THE SYSTEM IS OPERATING EFFICIENTLY AND THAT ALL NECESSARY REPAIRS ARE MADE TO PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

VALVE_SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PSI @ POC
B7	Netafim LVCZS8010075-LF	1"	Area for Dripline	.70	40	46.46	34.17
B8	Netafim LVCZS8010075-HF	1"	Area for Dripline	4.5	40	46.30	59.33
B9	Rain Bird PEB	1"	Bubbler	3	30	46.46	34.17
B10	Rain Bird PEB	1"	Bubbler	2	30	33.25	31.98
B11	Netafim LVCZS8010075-HF	1"	Area for Dripline	8.7	40	46.15	41.55
B12	Rain Bird PEB	1"	Bubbler	8	30	33.25	31.98
C6	Netafim LVCZS8010075-LF	1"	Area for Dripline	1.9	40	46.16	46.17
C7	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.94	40	45.00	45
C8	Netafim LVCZS8010075-LF	1"	Area for Dripline	0.16	40	45.00	45
C9	Rain Bird PEB	1"	Bubbler	1	30	45.00	45
C10	Netafim LVCZS8010075-LF	1"	Area for Dripline	1.62	40	46.16	46.17
C11	Netafim LVCZS8010075-LF	1"	Area for Dripline	.77	40	46.16	46.17

MINIMUM DESIGN CRITERIA

WATER METER SIZE = 1", STATIC PRESSURE IS 43 PSI

WATER METER CONFIRMED BY LADWP

A BOOSTER PUMP IS REQUIRED

MINIMUM SYSTEM DESIGN CRITERIA IS BASED ON 75 P.S.I. USING 15 G.P.M. CONTRACTOR SHALL VERIFY ALL POC SIZE, PRESSURE AND FLOW BEFORE INSTALLATION. IF INFORMATION CONFLICTS, NOTIFY THE OWNER FOR INFORMATION FAILURE TO DO SO MAY RESULT IN CONTRACTOR BEING RESPONSIBLE FOR ANY CHANGES REQUIRED AS A RESULT.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	EXIST. 1" WATER METER (INSTALLED BY OTHERS). EXACT LOCATION SHALL BE CONFIRMED ON SITE. INSTALLING CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, PRIOR TO START OF CONSTRUCTION.
2	NEW 1" (REDUCED PRESSURE) BACKFLOW PREVENTION ASSEMBLY AND PRESSURE REGULATOR. EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
3	CONTRACTOR TO ADJUST PRESSURE REGULATOR AT THIS LOCATION. SET STATIC WATER PRESSURE NOT TO EXCEED 75 PSI.
4	IRRIGATION PLAN IS DIAGRAMMATIC. ALL PIPING, VALVES AND HEADS ARE TO BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
5	THREE AUTOMATIC ET CONTROLLER ASSEMBLY (INSTALLED AS SHOWN ON PLAN). INSTALLING CONTRACTOR SHALL COORDINATE INSTALLATION AND EXACT LOCATION PRIOR TO START OF CONSTRUCTION. A MINIMUM (2") ELECTRICAL CONDUIT FROM NEW CONTROLLER LOCATION TO ON-GRADE PLANTING AREA, PROVIDED BY OTHERS. INSTALLING CONTRACTOR SHALL VERIFY AND COORDINATE EXACT LOCATION OF STUB-OUTS AND ROUTING OF CONDUIT WITH THE GENERAL CONTRACTOR ON SITE, PRIOR TO START OF CONSTRUCTION.
6	TYPICAL - DENOTES AT-GRADE IN-LINE EMITTER TUBING. EXACT LAYOUT OF TUBING AND SYSTEM SHALL BE DETERMINED ON SITE. LAYOUT SHALL BE CHALKED IN AND FINAL LAYOUT APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINALIZING INSTALLATION. REFER TO LEGEND FOR TUBING MODEL NO. SEE DRIP DETAILS SHEET FOR DRIPLINE DETAILS.
7	AUTOMATIC ET CONTROLLER AND ALL OTHER IRRIGATION EQUIPMENT LOCATIONS SHOWN ON THIS DRAWING ARE APPROXIMATE. STAKE OUT ALL IRRIGATION EQUIPMENT LOCATIONS FOR REVIEW AND APPROVAL BY OWNER PRIOR TO INSTALLATION. FINAL LOCATION AND EXACT POSITIONING OF ALL IRRIGATION EQUIPMENT SHALL BE DETERMINED BY THE OWNERS REPRESENTATIVE.
8	ET SENSOR ASSEMBLY MOUNTED TO EXTERIOR WALL OF BLDG. (EXACT LOCATION SHALL BE DETERMINED AND APPROVED ON SITE BY LANDSCAPE ARCHITECT.
9	MASTER VALVE (1") EXACT LOCATION SHALL BE DETERMINED ON SITE. LANDSCAPE ARCHITECT TO APPROVE FINAL LOCATION ON SITE.
10	NEW 1" FLOW SENSOR, EXACT LOCATION SHALL BE DETERMINED ON SITE. CONTRACTOR TO INSTALL PER MANUFACTURERS INSTRUCTIONS.
12	POC LOCATIONS SHOWN ARE CONCEPTUAL ONLY. PLEASE REFER TO MEP PLANS FOR EXACT LOCATION. (TYP).
13	IN-LINE CHECK VALVES ARE TO BE INSTALLED WHEREVER ELEVATION CHANGE IS 5' OR GREATER. (TYP)
14	BOOSTER PUMP, (BY OTHERS).

THESE ARE TWO TYPES OF IRRIGATION WATER CONNECTIONS:
 1. WATER METER
 2. "POC" FROM DOMESTIC WATER SUPPLY

FLOW AVAILABLE		PRESSURE AVAILABLE	
Water Meter Size:	1"	Static Pressure at POC:	43.00 psi
Flow Available:	20.24 gpm	Elevation Change:	5.00 ft
		Service Line Size:	1"
		Length of Service Line:	20.00 ft
		Booster Pump pressure provided:	40.00 psi
		Pressure Available:	79.00 psi
DESIGN ANALYSIS		DESIGN ANALYSIS	
Maximum Station Flow:	1.9 gpm	Maximum Station Flow:	8.7 gpm
Flow Available at POC:	20.24 gpm	Flow Available at POC:	19.46 gpm
Residual Flow Available:	18.34 gpm	Residual Flow Available:	10.76 gpm

GENERAL IRRIGATION NOTES:

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF THE FINAL INSPECTION.

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

UNLESS CONTRADICTED BY A SOILS TEST, COMPOST AT A RATE OF MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

A SOILS REPORT HAS NOT BEEN PROVIDED. THIS IRRIGATION DESIGN ASSUMES THE PROPERTY IS SITED ON LOAM SOILS. IF THIS IS NOT THE CASE, PLEASE CONTACT IRRIGATION DESIGNER IMMEDIATELY FOR REDESIGN.

CONTROL OF IRRIGATION WATER IS A NECESSARY PART OF SITE MAINTENANCE. SOGGY GROUND AND PERCHED WATER MAY RESULT IF IRRIGATION WATER IS EXCESSIVELY APPLIED. IRRIGATION SYSTEMS SHOULD BE ADJUSTED TO PROVIDE THE MINIMUM WATER NEEDED. ADJUSTMENTS SHOULD BE MADE FOR CHANGES IN CLIMATE AND RAINFALL.

SLEEVES ARE REQUIRED FOR ALL IRRIGATION PIPING INSTALLED UNDER OR THROUGH PAVING/RETAINING WALLS. REFER TO IRRIGATION SLEEVE SIZING CHART SHOWN ON THIS SHEET. IT IS RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, FOOTINGS AND COORDINATE THIS WORK WITH OTHER TRADES.

IRRIGATION SLEEVE SIZES							
PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
SLEEVE SIZE	2"	2"	2-1/2"	3"	4"	5"	6"

NOTE: IRRIGATION CONTROL WIRE CONDUIT SIZE SHALL BE 4"

IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
1401 1402	Rain Bird RWS-M-B-C Mini Root Watering System with 4.0" diameter x 18.0" long with locking grate, semi-rigid mesh tube and Rain Bird 1401 0.25 gpm or 1402 0.5 gpm bubbler as indicated. With Check Valve.	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
■	Netafim LVCZS8010075-HF Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.	
✕	Netafim LVCZS8010075-LF Pre-Assembled Control Zone Kit, with 1" Series 80 Control Valve, 3/4" Disc Filter, and Low Flow Pressure Regulator 0.25GPM to 4.4GPM.	
▣	Rain Bird XACZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Anti-Siphon Valve, 3/4" pressure regulating RBY Filter, and 30psi pressure regulator, for above grade installation. 0.2gpm-5gpm.	
●	Pipe Transition Point Pipe transition point from PVC lateral to drip tubing.	
⊕	Drip Flush Valve	
▨	Area to Receive Dripline Netafim TLHCVXR-053-12 Techline HCVXR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. 0.53 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	
▨	Area to Receive Dripline Netafim TLHCVXR-053-18 Techline HCVXR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. 0.53 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
⊕	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.	
✕	LASCO Fittings TUBV-SC 1", 1-1/2", 2" and 3" Plastic Full Block True Union Ball Valve. Shut Off/Isolation Valve to Eliminate Water Hammer. Install same size as mainline.	
⊕	Buckner-Superior 3200 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4", 1"-1/2", 2"-1/2" and 3".	
⊕	Febco 825Y 1" Reduced Pressure Backflow Preventer	
⊕	Hunter IC-1800-SS Modular Controller, 18 stations, Outdoor Model, Stainless Steel Cabinet. Commercial Use. With two ICM-600 modules included.	
⊕	Hunter WSS-SEN Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter X-Core and ACC Controllers, install as noted. Includes gutter mount bracket. Module not included.	
⊕	Creative Sensor Technology FSI-T10-001 1" (25mm) PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital output compatible w/all irrigation controllers. Flow range: 86-52 GPM. Use a shielded Direct Burial cable with at least one twisted pair of conductors.	
⊕	Booster Pump Specified By Others.	
⊕	Cap for future use Cap at the mainline or lateral line for future use. The pressure and flow provided to that location are indicated next to the cap symbol.	
---	Irrigation Lateral Line: PVC Schedule 40	
---	Irrigation Lateral Line: Polyethylene Pipe SDR-7	
---	Irrigation Mainline: PVC Schedule 40	
---	Pipe Sleeve: PVC Schedule 40	
⊕	Valve Callout	
#	Valve Number	
→	Valve Flow	
⊕	Valve Size	



12794 WASHINGTON BLVD. CULVER CITY, CA 90066

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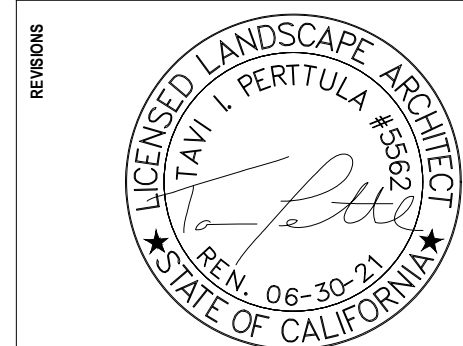
e. INFO@TAVIDESIGNGROUP.COM

PROJECT ID: **BOWMONT DR.**

LOT 2
 2545 BOWMONT DRIVE
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Plot date: 3/2/2020 7:37 PM

IRRIGATION NOTES & CALCS

DATE: MAR 2, 2020

SCALE: NTS

DRAWING NO. **LI 8.2**