HILLCREST RESIDENCE











PLANNING APPLICATION - 100% DD - 05.24.21

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE:

SHEET SIZE: 30X42 DATE: 08/17/19

DRAWING TITLE:
COVER SHEET

SHEET NO:
A000

FILE NAME: D:\Dropbox\ma projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP-5/22/2021 8:16:08 AM

NORTHEAST LOS ANGELES - MAXIMUM FLOOR AREA CALCULATIONS

Multiplying Factors by Zone and Slope Interval

Area	Slope Bands (%)	☐ RD1.5 RD2	☐ R2, RD3, RD4, RD5, RD6	☑ R1	☐ RS	☐ RE9	☐ RE20	☐ RE40	☐ A1
A	0 – 15	1.00	0.75	0.50	0.45	0.40	0.35	0.35	0.25
B	15 - 30	0.90	0.65	0.45	0.40	0.35	0.30	0.30	0.20
C	30 - 45	0.80	0.55	0.40	0.35	0.30	0.25	0.25	0.15
D	45 - 60	0.70	0.45	0.35	0.30	0.25	0.20	0.20	0.10
E	60 - 100	0.60	0.35	0.30	0.25	0.20	0.15	0.15	0.05
F	100 +	0.50	0.25	0.00	0.00	0.00	0.00	0.00	0.00

Hillside Area Maximum Residential Floor Area Formula

***Please fill the Lot Area and the corresponding Residential Floor Area Ratio according to Ordinance 180,403 in this table.**
***Please calculate the Maximum Residential Floor Area within each Slope Band and indicate the Total Maximum Residential Floor Area.**

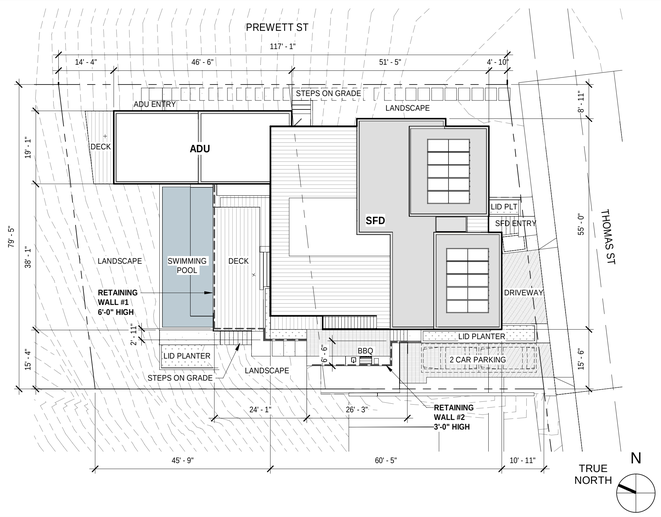
Slope Bands (%)	Area (sq ft)		RFAR		Result of Maximum Residential Floor Area
0 – 15	A: 1907.7	X	RFAR 1: 0.50	=	RFA 1: 953.85
15 - 30	B: 3696.0	X	RFAR 2: 0.45	=	RFA 2: 1663.2
30 - 45	C: 3593.10	X	RFAR 3: 0.40	=	RFA 3: 1437.24
45 - 60	D: 14.20	X	RFAR 4: 0.35	=	RFA 4: 4.97
60 - 100	E: 231.90	X	RFAR 5: 0.30	=	RFA 5: 69.57
100 +	F: 92.80	X	RFAR 6: 0.00	=	RFA 6: 0
Total Maximum Residential Floor Area (Sum of RFA 1 through RFA 6)				=	**Total:** 4,128.83

Minimum Residential Floor Area

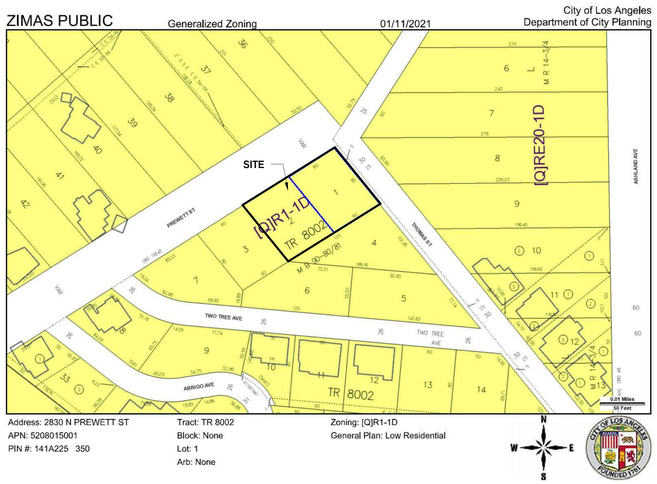
***Please check the zone that applies to the Project, fill the Lot Size, and calculate the Guaranteed Minimum Residential Floor Area.**

Zone	Percentage of Lot Size		Lot Size		Guaranteed Minimum Residential Floor Area
☐ RD1.5, RD2					3,000 SF
☐ R2, RD3, RD4, RD5, RD6					2,200 SF
☑ R1*^	20%	X	9,536	= 1,907.2	Or 1,000 SF whichever is greater
☐ RS^	20%	X		=	Or 1,000 SF whichever is greater
☐ RE9^	20%	X		=	Or 1,000 SF whichever is greater
☐ RE20^	20%	X		=	Or 1,000 SF whichever is greater
☐ RE40^	20%	X		=	Or 1,000 SF whichever is greater
☐ A1	20%	X		=	Or 1,000 SF whichever is greater

PLOT PLAN



VICINITY MAP



Address: 2830 N PREWETT ST
APN: 5208015001
PIN #: 141A225 350

Tract: TR 8002
Block: None
Lot: 1
Arb: None

Zoning: [Q]R1-1D
General Plan: Low Residential

CODE SUMMARY

JURISDICTION:

SPECIFIC PLAN AREA:	NONE
COMMUNITY PLAN AREA:	NORTHEAST LOS ANGELES
AREA PLANNING COMMISSION:	EAST LOS ANGELES
NEIGHBORHOOD COUNCIL:	LINCOLN HEIGHTS
COUNCIL DISTRICT:	CD 1 - GILBERT CEDILLO
LADBS DISTRICT OFFICE:	LOS ANGELES METRO
CITY:	CITY OF LOS ANGELES,
COUNTY:	COUNTY OF LOS ANGELES
STATE:	CALIFORNIA

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

BUILDING CODE:	2019 CBC
ELECTRICAL CODE:	2019 CEC
MECHANICAL CODE:	2019 CMC
PLUMBING CODE:	2019 CPC
ENERGY CODE:	2019 CBC
FIRE CODE:	2019 CFC 2019 NFPA-13

WITH CITY OF LOS ANGELES AMENDMENTS, 2020

ZONING CODES: LOS ANGELES PLANNING AND ZONING
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

PARCEL ZONING: [Q]R1-1D

GENERAL PLAN LAND USE: LOW MEDIUM RESIDENTIAL

USE: VACANT LAND

HEIGHT DISTRICT: 1 (Roof ≥25%: 33 ft Roof <25%: 28 ft)

TYPE OF CONSTRUCTION: TYPE V-B

OCCUPANCY: R-3 OCCUPANCY

FIRE PROTECTION: FULLY SPRINKLER, PER NFPA 13D
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INST.

VERY HIGH FIRE HAZARD SEVERITY: YES

LANDSLIDE: NO

LIQUEFACTION: NO

SPECIAL GRADING AREA: YES

MINIMUM AREA PER LOT: 5,000 SF

SETBACKS:

FRONT YARD	20% OF LOT DEPTH NOT TO EXCEED 20'-0"
REAR YARD	15'-0"
SIDES YARD	5'-0" PLUS 1'-0" FOR EA. INCREMENT OF 10'-0" OVER 18'-0" 10% OF LOT WIDTH, 3' MIN, FOR NARROW LOTS (W= < 50') 5'-0" EXTRA SETBACK FOR WALLS 14' HIGH AND 45' LONG

DENSITY:

RFA: 4,033.4 SF (SEE SLOPE BAND ANALYSIS)

NORTHEAST LA:

a. SITE LOCATED WITHIN 50' OF RIDGELINE
b. SECOND FLOOR RESTRICTED TO 75% OF BASE FLOOR AREA
c. 25% OF BUILDING FRONT TO STEP BACK 20% OF BUILDING DEPTH
d. BUILDING MASSING TO BE COMPOSED OF 3 OR MORE ELEMENTS
e. RETAINING WALLS TO BE 6' HIGH MAX, AND 12' HIGH MAX COMBINED, 75' MAX LENGH. 36" LANDSCAPE WALLS NOT TO BE CONSIDERED RET. WALLS.
f. 30' MAX HEIGHT FOR ROOF≥25% & 28' MAX HEIGHT FOR ROOF<25%
g. FINISH FLOOR LIMITED TO 6' ABOVE FINISHED GRADE
h. MAX GRADING: 500cy + [(9,585sf LOT AREA x 5%) = 479.25] = 979.25cy

PROJECT TEAM

CLIENT / OWNER:
TRUMIKA CORPORATION
DUC TRUONG
5432 BRIGGS AVE
LA CRESCENTA, CA 91214
EMAIL: hidtruong@aol.com

ARCHITECT:
MOURA DESIGN
ARCHITECT: RICARDO MOURA
5236 YARMOUTH AVE, #113
LOS ANGELES, CA 91316
TEL: 310 309 0102
EMAIL: rmoura@mouradesign.com

LANDSCAPE:
BEAUTIFUL GARDENS LA
6168 1/2 WHITWORTH DR.
LOS ANGELES CA 90035
TEL: 310 502 2058
EMAIL: beautifulgardensla@gmail.com

SURVEYOR:
N.C. HANSEN, INC.
1545 VICTORY BLVD, 2ND FLOOR
GLENDALE, CA 91201
TEL: 747 215 6667
EMAIL: neil@nchansen.com

CIVIL:
CALCIVIC ENGINEERING GROUP
2160 PARNELL WAY,
ALTADENA, CA 91101
TEL: 626 798 2828
EMAIL: calcivicengineering@gmail.com

STRUCTURAL:
CALCIVIC ENGINEERING GROUP
2160 PARNELL WAY,
ALTADENA, CA 91101
TEL: 626 798 2828
EMAIL: calcivicengineering@gmail.com

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

- NEW SINGLE FAMILY DWELLING AND ATTACHED ADU ON VACANT LAND
- LOT TIE OF 2824 & 2830 PREWETT ST;
- STREET IMPROVEMENT ALONG THOMAS STREET TO 20' MIN. ROADWAY WIDTH PER SEPARATE B-PERMIT;
- THREE FEET DEDICATION ALONG THOMAS STREET;
- SINGLE FAMILY RESIDENCE WITH 3,938 sf RFA, 4 BEDROOMS, 5 BATHROOMS AND ATTACHED 2 CAR GARAGE. 2 ADDITIONAL UNCOVERED PARKING STALLS PROVIDED AT REAR YARD.
- ATTACHED ADU, 800sf, PER GCS 65852.2(e)(1)(A)
- SWIMMING POOL
- GRADING
- TWO RETAINING WALLS: ONE 6' HIGH RET. WALL AND ONE 3' HIGH RET. WALL
- REQUEST TO DEVIATE FROM 12.21 C.10 (i)(3) MINIMUM ROADWAY WIDTH (CONTINUOUS PAVED ROADWAY FROM THE DRIVEWAY APRON TO THE BOUNDARY OF THE HILLSIDE AREA)

PROJECT INFORMATION

PROJECT ADDRESS: 2824 & 2830 PREWETT AT, LOS ANGELES, CA 90065

ASSESSOR PARCEL NUMBER: 5208-015-001 & 5208-015-002

TRACT: TR 8002

LOT: 1 & 2

BLOCK: NONE

MAP REF: M B 90-80/81

GROSS SITE AREA: LOT 1 = 4,791.8 (sq ft) per zimas (2830 Prewett)
LOT 2 = 4,793.2 (sq ft) per zimas (2824 Prewett)
TOTAL= 9,585 sq ft

9,536 sq ft PER SLOPE BAND ANALYSIS

(E) USE: VACANT LAND

PROPOSED: SINGLE FAMILY DWELLING

(N) BUILDING HEIGHT: 22'-0"

(N) NUMBER OF STORIES: 2

REQUIRED PARKING CALCULATIONS: 2 COVERED SPACES

ADDITIONAL PARKING CALCULATIONS: (3,978 RFA - 2400) / 1000 = 2 EXTRA SPACES

PROPOSED PARKING CALCULATIONS: 2 COVERED & 2 UNCOVERED SPACES

RFA CALCULATION:

RFA ALLOWABLE: 4,033.4 SF (SEE SLOPE BAND ANALYSIS)

RFA ACTUAL SIZE
(N) SFD 3,873 sf + (N) GAR 465 sf - (400 sf) EXEMPT = 3,938 sf
(N) ADU 800 sf

TOTAL RFA = 4,738 sf - (800 sf) ADU EXEMPT PER GCS 65852.2(e)(1)(A) = 3,938 sf

AREA CALCULATION PER LAMC BHO

LOWER LEVEL	
L.L. HOUSE AREA	1937 SF
OVERHANG 1	200 SF
OVERHNAG 2	156 SF
OVERHANG 3	46 SF
GARAGE (INCLUDED)	65 SF
	2404 SF
UPPER LEVEL	
U.L. HOUSE AREA	1533 SF
	1533 SF
TOTAL AREA	3938 SF

GRADING:

MAX ALLOWED CUT AND FILL: 1,000 cy + (9,536 sf x 10% = 954) = 1,956cy

PROPOSED CUT AND FILL: **777 cy CUT + 132 cy FILL = 745 cy TOTAL GRADING**

MAX ALLOWED EXPORT: 750 cy

PROPOSED EXPORT: **645 cy**

RETAINING WALL SCHEDULE

RET. WALL #	LOCATION	LENGHT	HEIGHT	MATERIAL
1	POOL DECK	65'-1"	6'-0"	BOARD FORMED CONCRETE
2	BBQ AREA	32'-3"	3'-0"	BOARD FORMED CONCRETE

SHEET INDEX

DRAWING NUMBER	DRAWING TITLE	SD	DD - PLANNING APPLICATION	ISSUE 3
ARCHITECTURAL				
A000	COVER SHEET	■		
A001	PROJECT DATA	■		
A002	SITE DATA	■		
A003	SITE REPORTS			
A004	SURVEY			
A005	SLOPE BAND ANALYSIS			
A030	YARD CALCULATIONS	■		
A031	AREA CALCULATIONS			
A035	OWNERSHIP OCCUPANT MAP			
A050	CAL GREEN		■	
A110	SITE PLAN	■		
A120	SITE SECTIONS	■		
A121	SITE SECTIONS	■		
A210	LOWER LEVEL PLAN	■		
A211	UPPER LEVEL PLAN	■		
A212	ROOF PLAN	■		
A400	EXTERIOR ELEVATIONS	■		
A401	EXTERIOR ELEVATIONS	■		
A402	MATERIAL SCHEDULE			
A403	MATERIAL SPECS			
A910	DETAILS - EXTERIOR WALLS	■	■	
A930	DETAILS - FLOOR, STAIRS & SITE	■	■	
A940	DETAILS - ROOF	■	■	
A960	DETAILS - DOORS & WINDOWS	■	■	
CIVIL				
C1	GENERAL NOTES AND DETAILS		■	
C2	GRADING PLAN		■	
C3	SECTIONS & DETAILS		■	
C4	LID PLAN		■	
LANDSCAPE				
L1	PROJECT SUMMARY		■	
L2	HARDSCAPE AND PERMEABILITY PLAN		■	
L3	PLANTING PLAN		■	
L4	HYDROZONES AND WATER BUDGET		■	
L5	IRRIGATION PLAN		■	
L6	IRRIGATION DETAILS		■	
L7	IRRIGATION NOTES		■	

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
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4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: As indicated

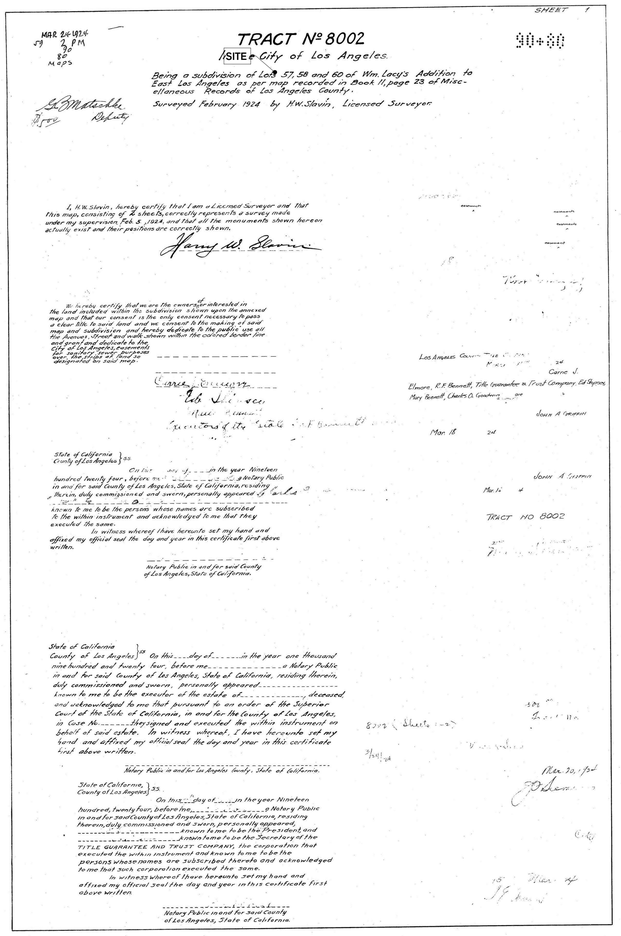
SHEET SIZE: 30X42 DATE: 06/24/19

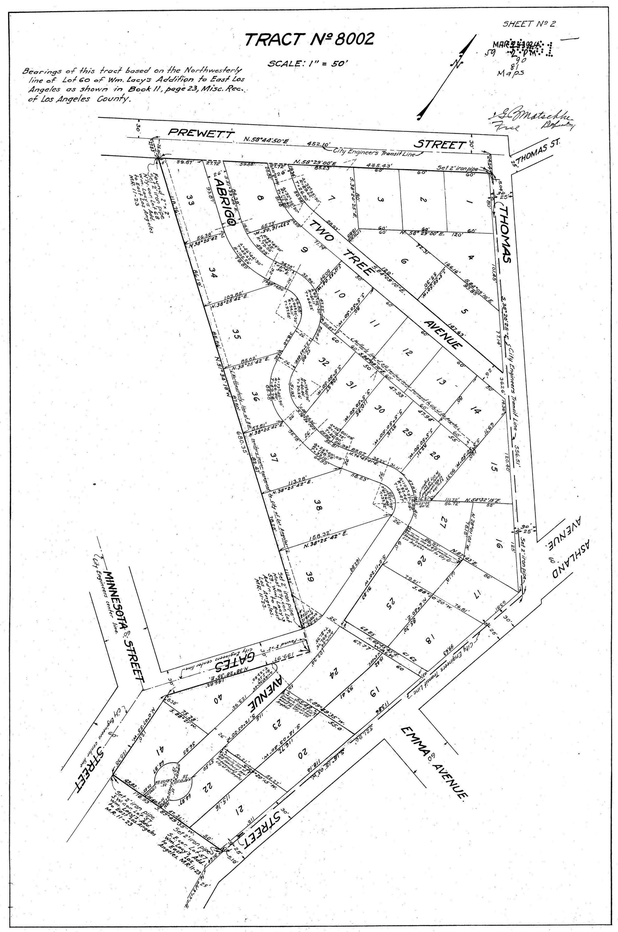
DRAWING TITLE:
PROJECT DATA

SHEET NO:
A001

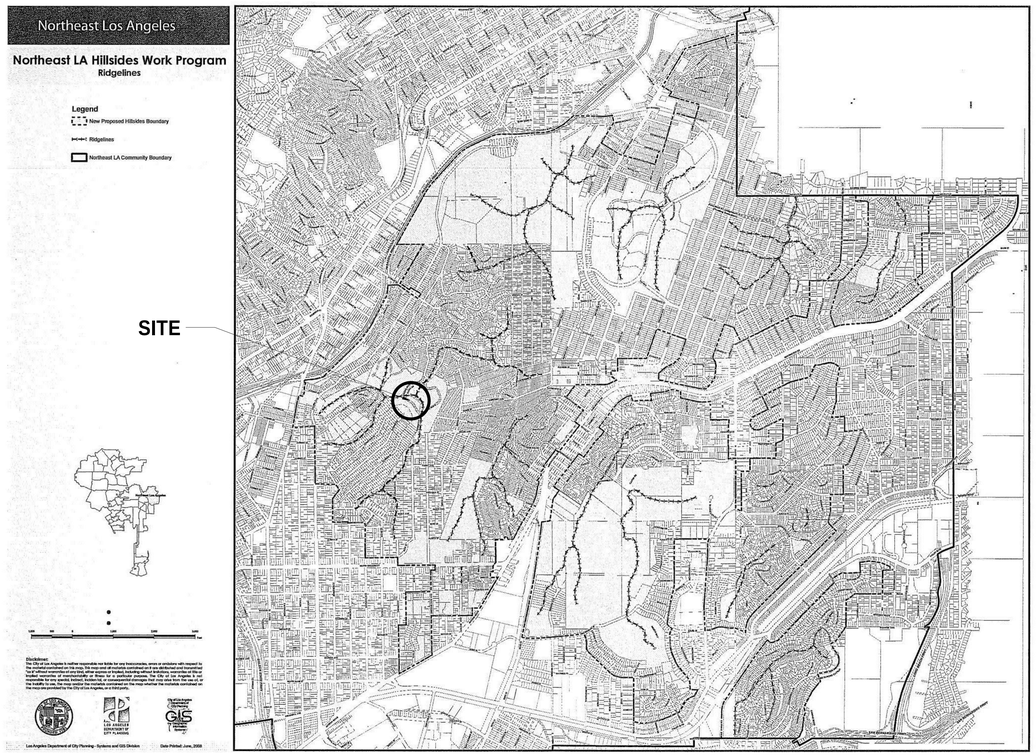
FILE NAME: D:\Drop\box\ma projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP 5/22/2021 8:16:11 AM

TRACT MAP

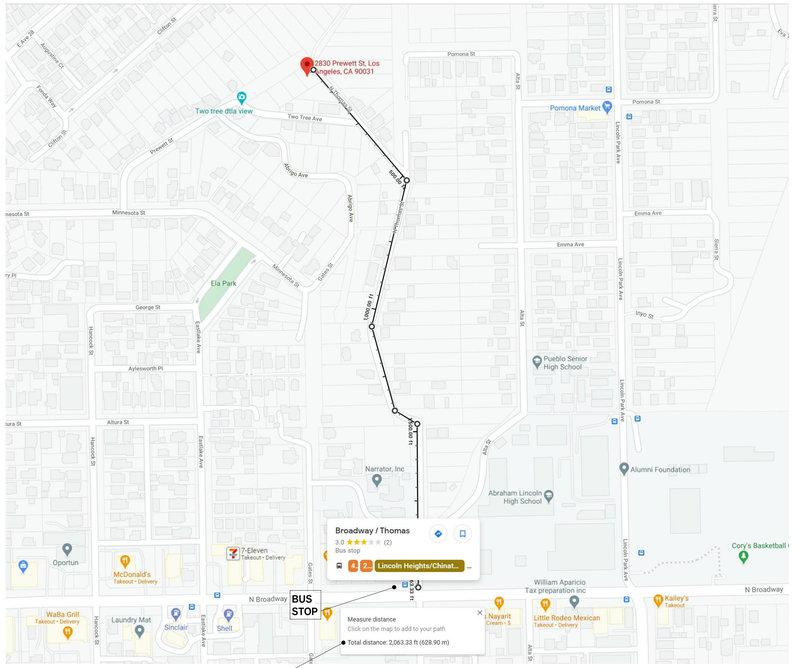




NORTHEAST LA RIDGELINES MAP



DISTANCE FROM SITE TO PUBLIC TRANSPORTATION



FILE NAME: D:\Drop\bx\ma projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:16:12 AM

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

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DRAWING SCALE:

SHEET SIZE: 30X42 DATE: 02/01/20

DRAWING TITLE:
SITE DATA

SHEET NO:
A002

ARBORIST LETTER

Arsen Margossian, **M.S.**, Certified Consulting Arborist (#WE-7233A)
Member, American Society of Consulting Arborists (ASCA)
Member, International Society of Arboriculture (ISA)
ISA Tree Risk Assessment Qualified (TRAQ)
California Licensed Pest Control Adviser (#71429) & Forestry Applicator (#121525)
California Licensed Contractor (#874409)
3512 Rosemary Ave., Glendale, CA 91208
818 957 7175, 818 957 1490 fax, 818 669 6469 mobile, arsenm@pacbell.net

March 29, 2021

TO WHOM IT MAY CONCERN

Re: City of Los Angeles Protected Trees and Shrubs.
2824 & 2830 Prewett St., Los Angeles, CA 90031

On this day, March 29, 2021, I visited the above referenced two vacant lands, to check for City of Los Angeles Protected Trees and Shrubs.

As specified by City of Los Angeles Ordinance No. 186873, Protected Tree is "Any of the following Southern California indigenous species, which measures four inches or more cumulative diameter, four and one-half feet above the ground level at the base of the tree (**DBH**): a) Indigenous Oak tree excluding the Scrub Oak, b) Southern California Black Walnut, c) Western Sycamore and d) California Bay, and Protected Shrub is Mexican Elderberry and Toyon.
According to this Ordinance, there are no indigenous native trees or shrubs on both vacant lands and their immediate vicinity.

As surveyed, the only existing vegetation on both vacant lands is annual weeds.

If I can be of further assistance, do not hesitate to contact me.

Very Truly Yours,

Arsen Margossian

LID REFERRAL FORM

City Planning Case Referral

Project Information

LA Sanitation Case Referral #: 141 Date: 5/17/2021

Site Information	**Applicant Information**
Project Address: 2824 & 2830 Prewett St	Name: Ricardo Moura
APN: 5208-015-001, 002	Email: rmoura@mouradesign.com
Type of Project: ☑ New / ☐ Redevelopment	Phone: (310) 309-0102
• ☑ Res ☐ Comm ☐ Indus. ☐ Mixed Use	Address: 5236 Yarmouth Ave Unit 113
• Other:	Los Angeles, 01316
Hillside Grading ☑ Y ☐ N ESA: ☐ Y ☑ N	
Liquefaction: ☐ Y ☑ N	
Percolation test done: ☐ Y ☑ N	

Project Information

Total site area (Ac): 219 Design Storm (85th Percentile): .75"

Approx Impervious area (Ac): .08851 Approx Pervious Area (Ac): .032

Note:
The information on this City Planning Case Referral Form is only a "preliminary review" by LA Sanitation. It informs the applicant of the stormwater requirements that will need to be implemented on the project in order to satisfy Low Impact Development (LID) requirements.

Possible BMP (Subject to Soils testing and Site conditions)	**Sanitation Plan Checker**
Infiltration: ☐ Y ☑ N Capture & Use: ☑ Y ☐ N	Reviewer: I. Meisami
Bio-Filtration: ☑ Y ☐ N	Date Reviewed: 5/21/2021

Comment(s):
Provide treatment for new and replaced impervious areas per the City of LA Appendix E criteria for small scale residential. For infiltration options, only incidental infiltration using permeable pavers to self treat are permitted.
Drain all other roof and hardscape area to rain tanks, planter boxes or lined rain gardens. Overflow to street via non erosive surface/pipe.

March 29, 2017

BASELINE HILLSIDE REFERRAL FORM

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELMINNARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address 2824 N PREWETT ST **District map** 141A225 **APN** 5208015002
Tract TR 8002 **Block** **Lot** 2

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) **(LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))**

Street Name (1) N PREWETT ST
R/W width 55' **Roadway width:** 0' **Plan Index** AERIAL
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☒ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width

Street Name (2)
R/W width **Roadway width:** **Plan Index**
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width

Street Name (3)
R/W width **Roadway width:** **Plan Index**
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width

Vehicular Access:

1. Is the **Continuous Paved Roadway (CPR)*** at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☒ No
2. Do **any** of the streets listed in the **Street designations section** have a roadway width of less than 20 feet adjacent to the lot(s)? **(LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))**
   ☒ **Yes– A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit**
   ☐ No
3. Is the **CPR** at least **20** feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? **(LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))**
   ☐ Yes
   ☒ **No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit**

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: **(LAMC 12.21.A17(g) or LAMC 12.21.C10(j)**
Lot located within 200 feet of available sewer mainline:
☐ Use existing wye and permit ☐ Obtain new connection and new permit
☐ Use existing wye and obtain new permit ☐ Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
☒ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employee signing form: **PAGE 1 of 2**

Sign Digitally signed by Than Win DN: cn=Than Win, o=BOE, ou, email=than.win@lacity.org, c=US Date: 2021.01.07 10:17:27 -08'00' Print name THAN WIN

Date: 1/7/2021 Phone Location CENTRAL

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELMINNARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address 2830 N PREWETT ST **District map** 141A225 **APN** 5208015001
Tract TR 8002 **Block** **Lot** 1

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) **(LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))**

Street Name (1) PREWETT ST
R/W width 55' **Roadway width:** 0 **Plan Index** AERIAL
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☒ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width

Street Name (2) THOMAS ST
R/W width 30' **Roadway width:** 0 **Plan Index** AERIAL
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☒ **Lot fronts on a substandard hillside limited street** Dedication required? ☐ No ☒ Yes - width 3'

Street Name (3)
R/W width **Roadway width:** **Plan Index**
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width

Vehicular Access:

1. Is the **Continuous Paved Roadway (CPR)*** at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☒ No
2. Do **any** of the streets listed in the **Street designations section** have a roadway width of less than 20 feet adjacent to the lot(s)? **(LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))**
   ☒ **Yes– A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit**
   ☐ No
3. Is the **CPR** at least **20** feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? **(LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))**
   ☐ Yes
   ☒ **No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit**

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: **(LAMC 12.21.A17(g) or LAMC 12.21.C10(j)**
Lot located within 200 feet of available sewer mainline:
☐ Use existing wye and permit ☐ Obtain new connection and new permit
☐ Use existing wye and obtain new permit ☐ Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
☒ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employee signing form: **PAGE 1 of 2**

Sign Digitally signed by Than Win DN: cn=Than Win, o=BOE, ou, email=than.win@lacity.org, c=US Date: 2021.01.07 10:17:27 -08'00' Print name THAN WIN

Date: 1/7/2021 Phone Location CENTRAL

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE:

SHEET SIZE: 30X42 DATE: 05/15/21

DRAWING TITLE:
SITE REPORTS

SHEET NO:
A003

FILE NAME: D:\Dropbox\ma projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:16:12 AM

TRACT NO. 8002

M.B. 90 / 80 - 81

PREWETT STREET

30' VARIES

S58°45'54"W 290.67'

N51°33'50"W 51.02'

R=102.63' L=58.37' Δ=32°35'20"

TWO TREE AVENUE

N84°09'10"W 379.89'

S38°20'20"E

S58°30'20"W 60.04'

N38°20'20"W 305.27'

N58°30'20"E 60.04'

60' VARIES

THOMAS STREET

Lot 1

Lot 2

Lot 4

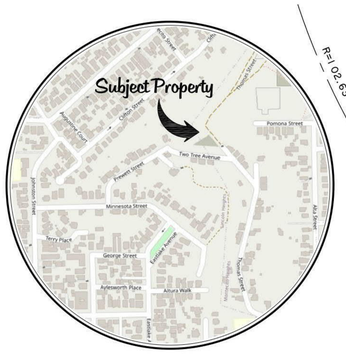
Lot 6

Lots 3 and 7
NOT A PART OF THIS SURVEY (CONTOURS SHOWN WITHIN LOTS 3 AND 7 ARE APPROXIMATE)

Note: Lot 4 under construction at time of survey

Legend

	OBSERVED RIDGELINE
AC	ASPHALT CONCRETE
AP	ANGLE POINT
CLF	CHAIN LINK FENCE
DN	DOWN
EBP	EDGE OF BROKEN PAVEMENT
EG	EDGE OF GUTTER
EP	EDGE OF PAVEMENT
FD	FOUND
GUY	GUY WIRE
IP	IRON PIPE
L&TAG	LEAD AND TAG
LACS	LOS ANGELES CITY SURVEYOR
PP	POWER POLE
RB	24" X 1/2" REBAR
S&W	SPIKE AND WASHER
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
VC	TOP OF VERTICAL CUT
VD	V-DITCH / SWALE
WV	WATER VALVE



Vicinity Map (Not To Scale)

Benchmark

TOP OF WALL ANGLE POINT (STA. 9+44.63 12.23' RT) PER CITY OF LOS ANGELES STREET PLAN P-37704. ELEVATION = 595.08 FEET (THIS ELEVATION HAS NOT BEEN COMPARED TO A PRECISE CITY BENCHMARK)

Surveyor's Notes

This map was prepared without the benefit of a title report.

Surveyor is not responsible for any items which may be omitted from this map due to obstructions at time of survey including, but not limited to, inaccessible areas, parked vehicles, and/or dense vegetation.

Any hardscape and contours shown hereon without survey point data are interpolated between the closest shown survey points and should be considered approximate as only an infinite number of field measurements would represent precise ground conditions.

Graphic Scale

10' 0' 5' 10' 20'

1 INCH = 10 FEET

3' 0' 5' 25'

310' 5' 25'

Topographic Survey

2824-2830 PREWETT STREET
LOS ANGELES, CALIFORNIA 90031

Prepared For

DUC TRUONG

Legal Description

Lot 1 and 2 of Tract No. 8002 in the City of Los Angeles, County of Los Angeles, State of California as per map filed in book 90 pages 80 and 81 of maps, in the office of the County Recorder of Los Angeles County.

APN: 5208-015-001 and 5208-015-002

Basis of Bearings

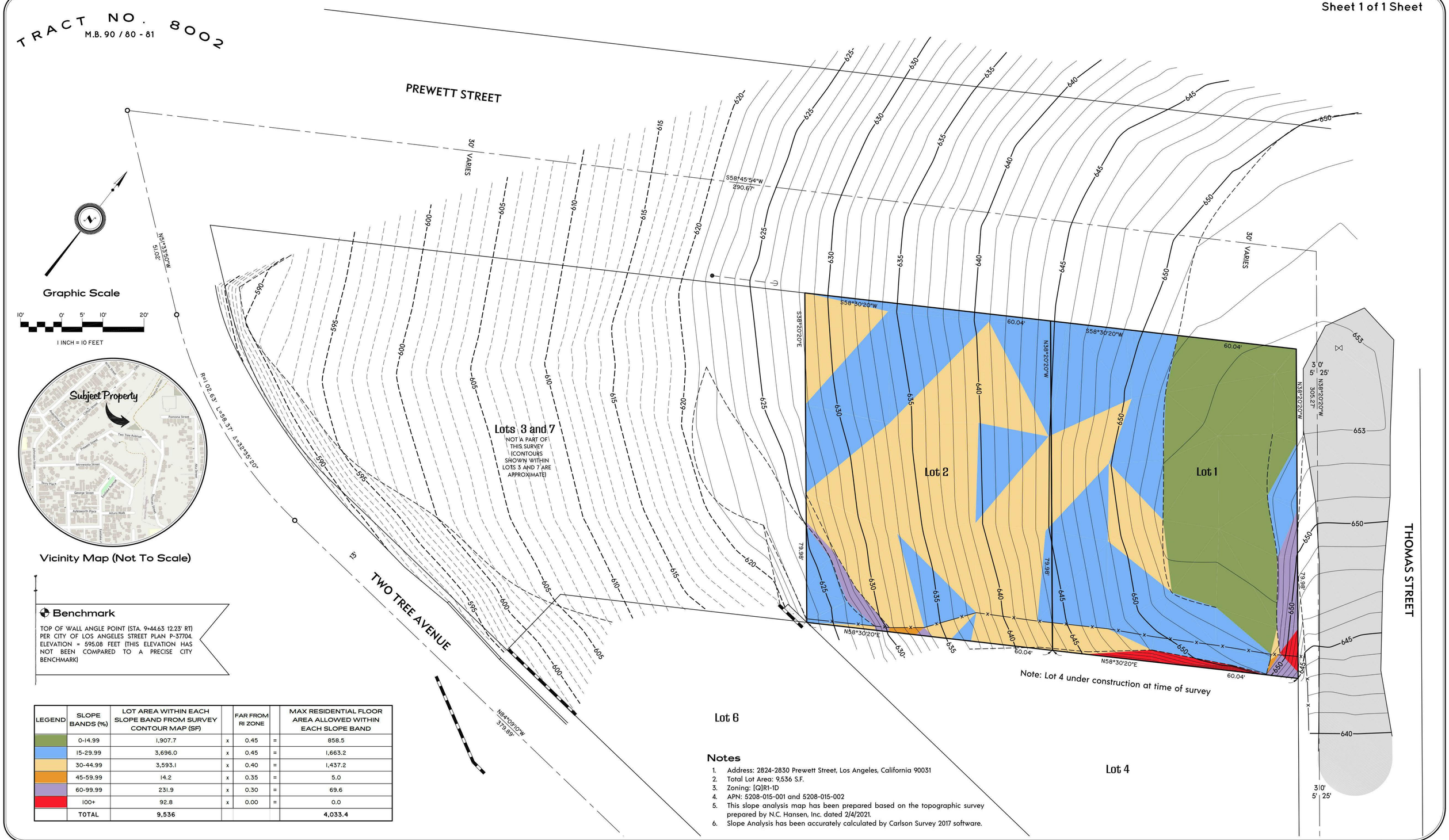
The bearings shown hereon are based on the bearing S 84°09'10" E in the centerline of Two Tree Avenue as shown on the map of Tract No. 8002 in the City of Los Angeles, County of Los Angeles, State of California as per map filed in book 90 pages 80 and 81 of maps, in the office of the County Recorder of Los Angeles County.

LICENSED LAND SURVEYOR NEIL C. HANSEN No. 8087 STATE OF CALIFORNIA

Prepared by
N.C. HANSEN, INC.
SURVEYING & MAPPING
1545 Victory Boulevard, 2nd Floor
Glendale, California 91201
Tel. (747) 215-6667 www.NCHansen.com

Date of Survey: February 4, 2021 // JN 21-035DT

TRACT NO. 8002
M.B. 90 / 80 - 81



Benchmark

TOP OF WALL ANGLE POINT (STA. 9+44.63 12.23' RT) PER CITY OF LOS ANGELES STREET PLAN P-37704. ELEVATION = 595.08 FEET (THIS ELEVATION HAS NOT BEEN COMPARED TO A PRECISE CITY BENCHMARK)

LEGEND	SLOPE BANDS (%)	LOT AREA WITHIN EACH SLOPE BAND FROM SURVEY CONTOUR MAP (SF)		FAR FROM RI ZONE		MAX RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	1,907.7	x	0.45	=	858.5
	15-29.99	3,696.0	x	0.45	=	1,663.2
	30-44.99	3,593.1	x	0.40	=	1,437.2
	45-59.99	14.2	x	0.35	=	5.0
	60-99.99	231.9	x	0.30	=	69.6
	100+	92.8	x	0.00	=	0.0
	TOTAL	9,536				4,033.4

Notes

1. Address: 2824-2830 Prewett Street, Los Angeles, California 90031
2. Total Lot Area: 9,536 S.F.
3. Zoning: [Q]R1-1D
4. APN: 5208-015-001 and 5208-015-002
5. This slope analysis map has been prepared based on the topographic survey prepared by N.C. Hansen, Inc. dated 2/4/2021.
6. Slope Analysis has been accurately calculated by Carlson Survey 2017 software.

Slope Analysis Map

2824-2830 PREWETT STREET
LOS ANGELES, CALIFORNIA 90031

Prepared For

DUC TRUONG

Legal Description

Lot 1 and 2 of Tract No. 8002 in the City of Los Angeles, County of Los Angeles, State of California as per map filed in book 90 pages 80 and 81 of maps, in the office of the County Recorder of Los Angeles County.

APN: 5208-015-001 and 5208-015-002

Basis of Bearings

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LICENSED LAND SURVEYOR NEIL C. HANSEN No. 8027 STATE OF CALIFORNIA

Prepared by
N.C. HANSEN, INC.
SURVEYING & MAPPING
1545 Victory Boulevard, 2nd Floor
Glendale, California 91201
Tel. (747) 215-6667 www.NCHansen.com

Date of Survey: February 4, 2021 // JN 21-035DT

APPLICABLE CODES AND DEFENITIONS:

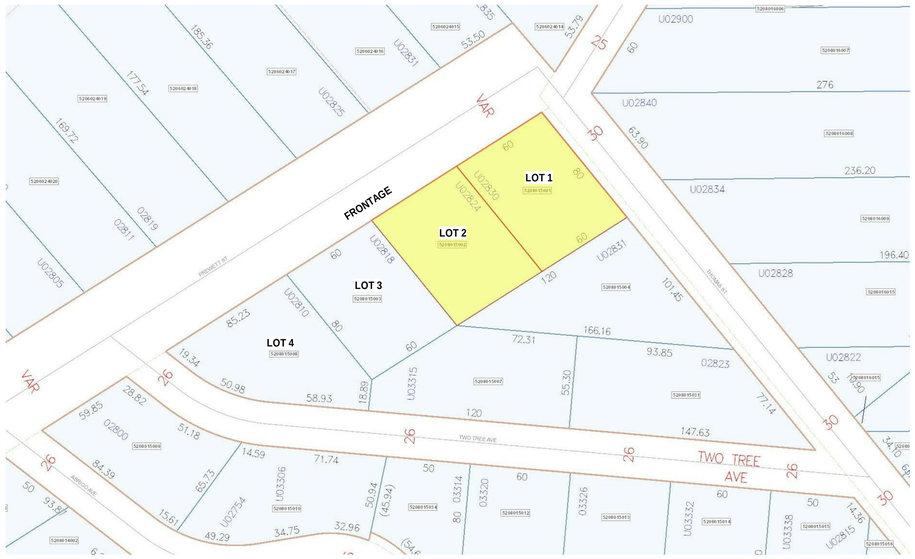
RETAINING WALLS:

Ord.176,445 (Sec. 12.21C8)

The Ordinance defines retaining walls as "a freestanding continuous structure, as viewed from the top, intended to support earth, which is not attached to a building." According to the City Attorney's Office, the phrase "not attached to a building" is intended to exempt retaining walls that are structurally integrated as part of the building foundation, such as a basement wall. However, the portion of the retaining wall which is attached to the building but extend beyond the footprint of the building is subject to the regulation of this ordinance.

12.21.C.10(a)(5) Lots Fronting on Substandard Hillside Limited Streets. (Amended by Ord. No. 184,802, Eff. 3/17/17.) For any Lot fronting onto a Substandard Hillside Limited Street, as defined in Section 12.03, no portion of a Building or Structure within 20 feet of the Front Lot Line shall exceed 24 feet in height. The 24-foot maximum Building and Structure height shall be measured from the Elevation at the centerline or midpoint of the Street on which the Lot fronts See Elevations

12.21.C10.(a)(2) Front Yard Setback on Lots Fronting on Substandard Hillside Limited Street. For any Lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum Front Yard setback of at least five feet. However, the prevailing Front Yard setback regulations, as outlined in Subparagraph (1) of this Paragraph (a), shall apply, so long as a Front Yard setback of no less than five feet is provided.



Add Lot

Enter the Lot information after adding rows:

Lot	Frontage (ft)	Setback (ft)
1	60	
2	60	
3	60	
4	85.23	

Clear Calculate

Results

Number of lots: **4**

Errors:

At least two lots entered must provide setbacks.

PREVAILING FRONT YARD CALCULATION

FILE NAME: D:\Dropbox\mma projects\016_2830 PREWETT\L2_BIM016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:16:15 AM

Section 12.21C1(e) Front Yard, Original Frontage. Reverse Corner Lots.

Q- How is this Section (as described in the previous question) applied to Reverse Corner Lots created by dividing a lot or combining a group of lots?

A- Reverse Corner Lots created by combining or dividing lots in such a way that the frontage would be on a different street must be developed with the front yard along the street upon which the original record lots had their frontage. In this case the side and rear yards shall be determined and provided on the basis of the original front lot line rather than the new technical front lot line. Under this arrangement two front yards do not have to be observed.

In Figure No. 41, lot 9 was the original lot which was later split into three lots creating a new reverse corner lot with frontage on a different street. Note that the original front yard is maintained and a side yard is provided along the new front lot line.

(ZAI 1128)

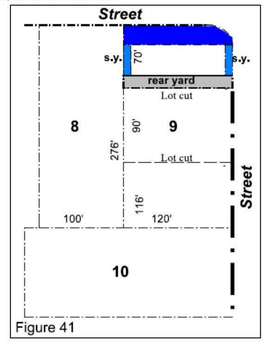
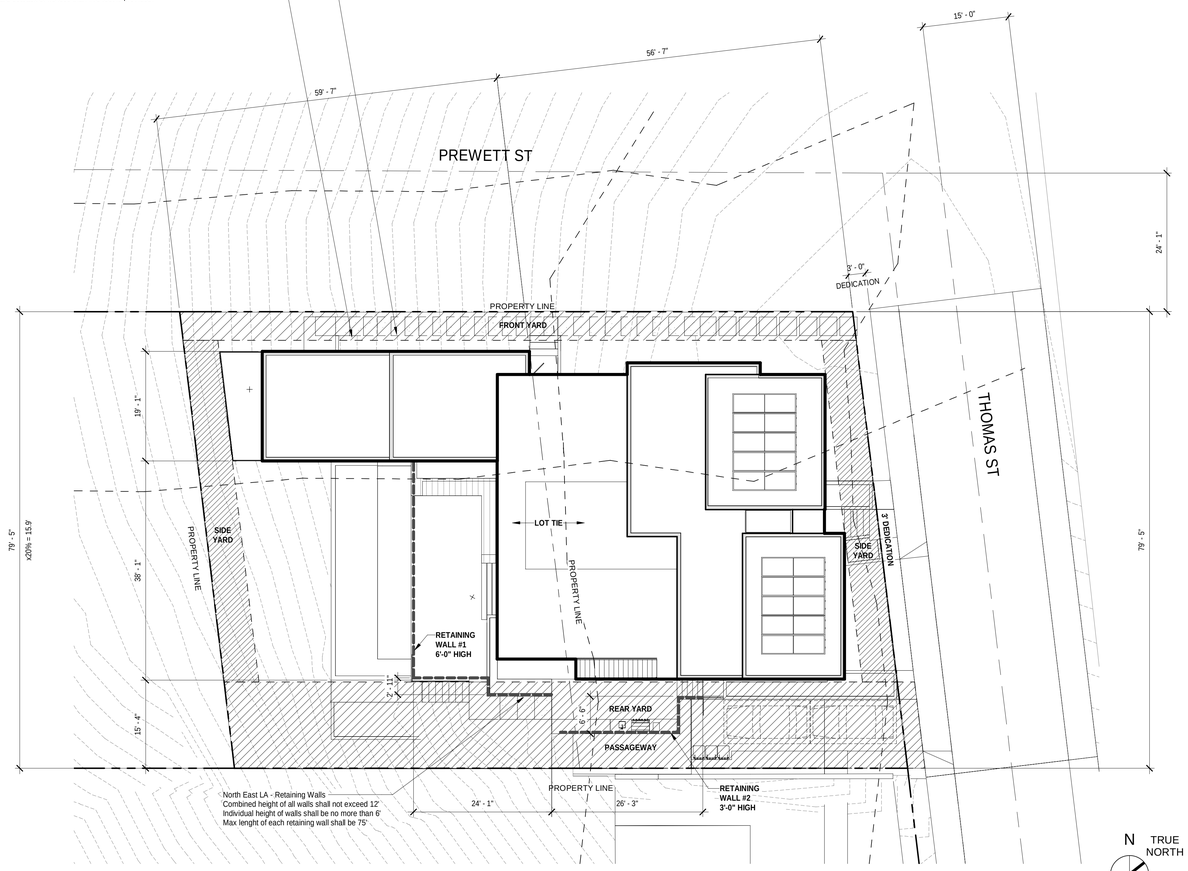


Figure 41



REQUIRED SETBACKS:

FRONT YARD 20% OF LOT DEPTH NOT TO EXCEED 20'-0"
REAR YARD 15'-0"
SIDES YARD 5'-0" PLUS 1'-0" FOR EACH INCREMENT OF 10'-0" OVER 18'-0"
10% OF LOT WIDTH, 3' MIN. FOR NARROW LOTS (WIDTH < 50')
5'-0" EXTRA SETBACK FOR WALLS 14' HIGH AND 45' LONG

RETAINING WALL SCHEDULE

RET. WALL #	LOCATION	LENGHT	HEIGHT	MATERIAL
1	POOL DECK	65'-1"	6'-0"	BOARD FORMED CONCRETE
2	BBQ AREA	32'-3"	3'-0"	BOARD FORMED CONCRETE

YARD CALCULATIONS PLAN

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

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

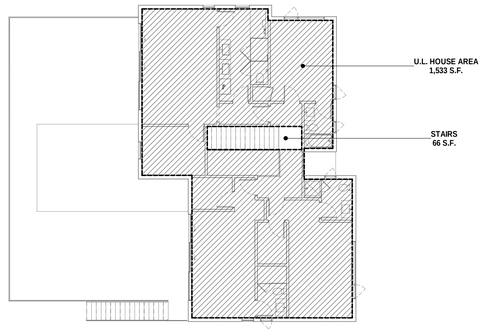
SHEET SIZE: 30X42 DATE: 08/04/19

DRAWING TITLE:

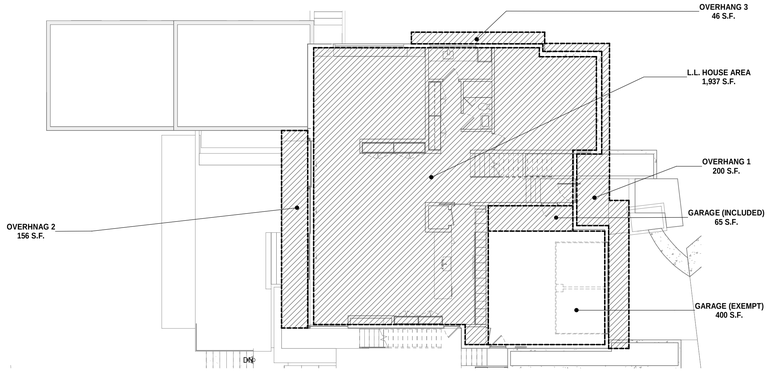
YARD CALCULATIONS

SHEET NO:

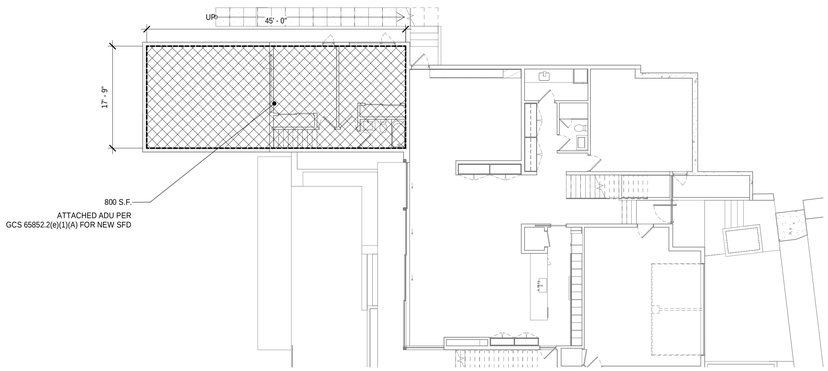
A030



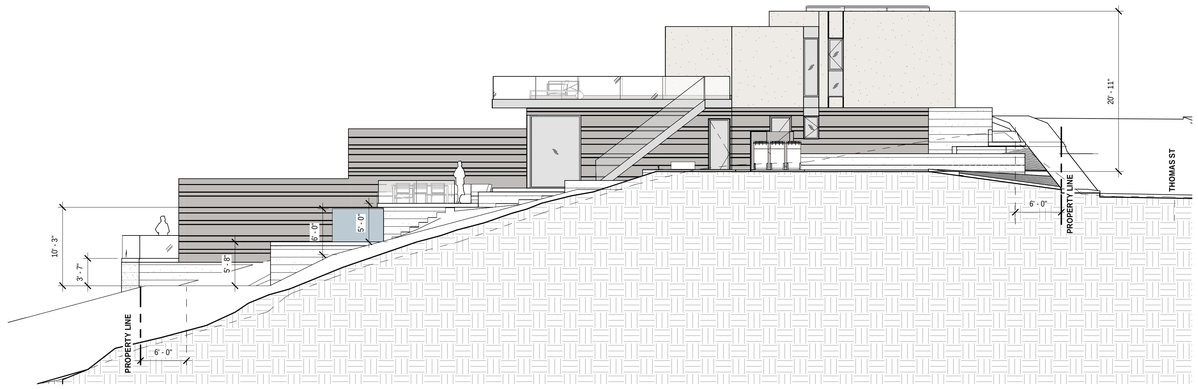
UPPER LEVEL



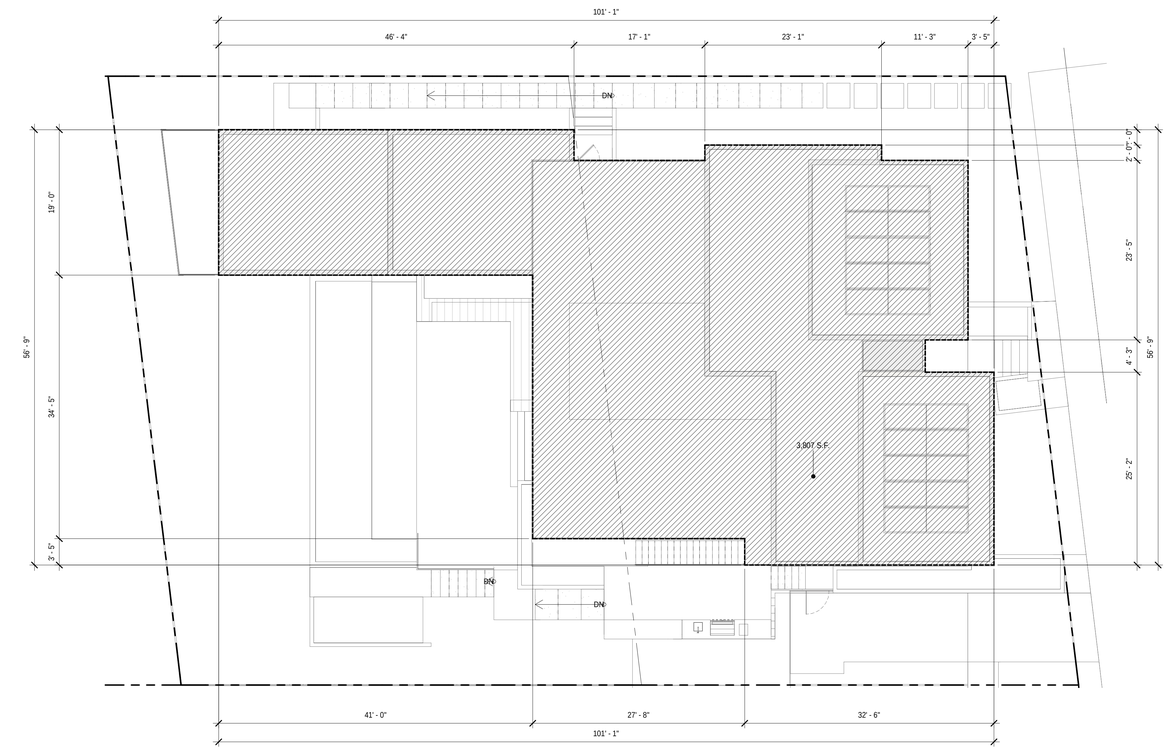
LOWER LEVEL



ADU



SOUTH WEST ELEVATION



LOT COVERAGE PLAN

RFA CALCULATION:

RFA ALLOWABLE: 4,033.4 SF (SEE SLOPE BAND ANALYSIS)

RFA ACTUAL SIZE
(N) SFD 3,873 sf + (N) GAR 465 sf - (400 sf) EXEMPT = 3,938 sf
(N) ADU 800 sf

TOTAL RFA = 4,738 sf - (800 sf) ADU EXEMPT PER GCS 65852.2(e)(1)(A) = 3,938 sf

BASE FLOOR AREA COMPARISON

BASE FLOOR = 2,404 sf x 75% = 1,803 sf
SECOND FLOOR = 1,533 sf / 2,404sf = 64% OF BASE FLOOR

AREA CALCULATION PER LAMC BHO

LOWER LEVEL	
L.L. HOUSE AREA	1937 SF
OVERHANG 1	200 SF
OVERHNAG 2	156 SF
OVERHANG 3	46 SF
GARAGE (INCLUDED)	65 SF
	2404 SF
UPPER LEVEL	
U.L. HOUSE AREA	1533 SF
	1533 SF
TOTAL AREA	3938 SF

BUILDING AREA PER BHO:

AREA CONFINED WITHIN EXTERIOR WALLS EXCLUDING:

- THE FIRST 200 SF OF COVERED PARKING AREA, OR 400 SF IF PARKING IS IN THE REAR HALF OF THE LOT OR 55 FT FROM FRONT PL.
- LATTICE ROOF PORCHES, PATIOS AND BREEZEWAYS
- DETACHED ACCESSORY BUILDINGS NOT EXCEEDING 200 SF, TOTAL OF BUILDINGS NOT TO EXCEED 400 SF;
- BASEMENTS

INCLUDING:

- ANY FLOOR OR PORTION OF A FLOOR W/ A CEILING HEIGHT GREATER THAN 14' SHALL COUNT 2X THE SQUARE FOOTAGE OF THAT AREA;
- THE AREA OF AN ATTIC OR PORTION OF AN ATTIC WITH A CEILING HEIGHT OF MORE THAN 7 FEET SHALL BE INCLUDED IN THE RFA;
- THE AREA OF STAIRWAYS AND ELEVATOR SHAFTS SHALL ONLY BE COUNTED ONCE.

PROPOSED LOT COVERAGE: 3,807 sf = 39.9%

MAX. LOT COVERAGE CALCUALTION:
9,536 sq ft (LOT AREA) x 40% = 3,814 sf (MAX LOT COVERAGE ALLOWED)

LOT COVERAGE:

(e) **Lot Coverage.** Buildings and Structures extending more than 6 feet above natural ground level shall cover no more than 40% of the area of a Lot.

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

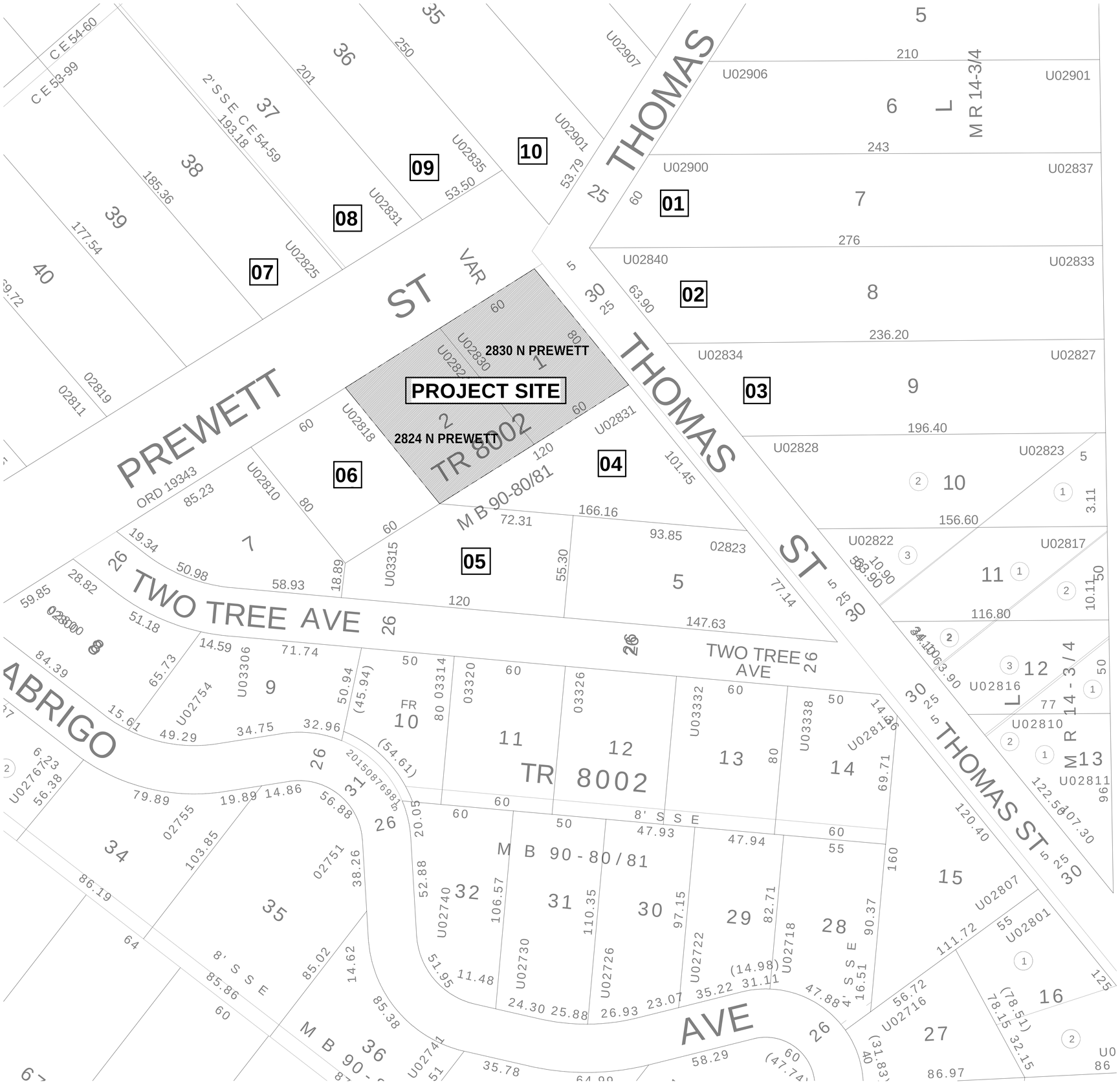
DRAWING SCALE: As indicated

SHEET SIZE: 30X42 DATE: 08/18/19

DRAWING TITLE:
AREA CALCULATIONS

SHEET NO:
A031

FILE NAME: D:\Dropbox\oma projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:16:19 AM



LIST OF ABUTING PROPERTIES:

01 - 2900 N THOMAS ST 90031
AND 2837 N ASHLAND AVE, 90031

02 - 2840 N THOMAS ST 90031
AND 2833 N ASHLAND AVE, 90031

03 - 2834 N THOMAS ST 90031
AND 2827 N ASHLAND AVE, 90031

04 - 2831 N THOMAS ST, 90031

05 - 3315 N TWO TREE AVE, 90031

06 - 2818 N PREWETT ST, 90031

07 - 2825 N PREWETT ST, 90031

08 - 2831 N PREWETT ST, 90031

09 - 2835 N PREWETT ST, 90031

10 - 2901 N THOMAS ST, 90031

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

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3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: 3/64" = 1'-0"

SHEET SIZE: 30X42 DATE: 06/22/20

DRAWING TITLE:
OWNERSHIP
OCCUPANT MAP

SHEET NO:
A035

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FORM GRN 1 — STORM WATER POLLUTION CONTROL
(2020 Los Angeles Green Building Code)

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

FORM GRN 14 — 2020 Los Angeles Green Building Code

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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FORM GRN 4 — 2020 Los Angeles Green Building Code

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # ________ - ________ - ________ Date: 06.27.2020

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)	PLAN KEYNOTES
		PLANNING AND DESIGN			
1	4.106.2	Storm water drainage and retention during construction	A050	GRN 1	
2	4.106.3	Grading and paving	A050 & A110	GBN #2, SITE PLAN	
3	4.106.4	Electric vehicle (EV) charging	A050 & A211	GBN #3 & PLAN KEYNOTE	
4	4.106.5	Cool roof for reduction of heat island effect	A212 / 2	ROOF PLAN	
5	4.106.7	Reduction of heat island effect for non-roof areas	A110	SITE PLAN KEYNOTES	S5 S8 S18
		ENERGY EFFICIENCY			
6	4.211.4	Solar ready buildings	A212 / 2	ROOF PLAN	
		WATER EFFICIENCY & CONSERVATION			
7	4.303.1	Water conserving plumbing fixtures and fittings	A050, A211 & A212	GRN #16 & PLAN KEYNOTE	
8	4.303.1.3.2	Multiple showerheads serving one shower	A050, A210	GRN 14 #6 & PLAN KEYNOTE	
9	4.303.3	Water submeters	N/A	SINGLE FAMILY RES.	
10	4.303.4	Water use reduction	A050	GRN 18R #2	
11	4.304.1	Outdoor water use in landscape areas	L5	WATER EFFICIENT WORKSHEET	
12	4.304.2	Irrigation controllers	A110	PLAN KEYNOTE	
13	4.304.3	Metering outdoor water use	A110	KEYNOTE #	S27
14	4.304.4	Exterior faucets	A050	GBN #32	
15	4.304.5	Swimming pool covers	N/A	NO POOL PROPOSED	
16	4.305.1	Graywater ready	A050 & A110	GBN #15 & SITE PLAN NOTES	
17	4.305.2	Recycled water supply to fixtures	N/A	NO RECYCLED FIXTURES	
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	N/A	
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	N/A	
20	4.305.4	Groundwater discharge	N/A	N/A	
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY			
21	4.406.1	Rodent proofing	A050	GRN 14 #9	
22	4.407.3	Flashing details	A940/70/80	SEE DETAILS	

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FORM GRN 4 — 2020 Los Angeles Green Building Code

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)	PLAN KEYNOTES
23	4.407.4	Material protection	A050	GRN 14 #10	
24	4.408.1	Construction waste reduction	A050	GRN 14 #11	
25	4.410.1	Operation and maintenance manual	A050	GRN 14 #12	
		ENVIRONMENTAL QUALITY			
26	4.503.1	Fireplaces and woodstoves	N/A	NO FIREPLACE	
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A050	GRN 14 #14	
28	4.504.2	Finish material pollutant control	A050	GRN 14 #15	
29	4.504.2.1	– Adhesives, sealants, caulks			
30	4.504.2.2	– Paints and coatings			
31	4.504.2.3	– Aerosol paints and coatings			
32	4.504.2.4	– Verification			
33	4.504.3	Carpet systems	N/A	NO CARPET	
34	4.504.3.1	Carpet cushion	N/A	NO CARPET	
35	4.504.4	Resilient flooring systems	A050	GRN 14 #18	
36	4.504.5	Composite wood products	A050	GRN 14 #19	
37	4.504.6	Filters	N/A	~1 MILE FROM FWY.	
38	4.505.2.1	Capillary break	A050	GRN 14 #22	
39	4.505.3	Moisture content of building materials	A050	GBN #23	
40	4.506.1	Bathroom exhaust fans	A050, A210	GBN #30 / PLAN KEYNOTE	
41	4.507.2	Heating and air-conditioning system design	A050	GBN #26	

FORM GRN 11 — VOC AND FORMALDEHYDE LIMITS
2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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FORM GRN 18R — 2020 Los Angeles Green Building Code

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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FORM GRN 16 — PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2020 Los Angeles Green Building Code
(Incorporate this form into the plans)

CITY LA DBS — DEPARTMENT OF BUILDING AND SAFETY

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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GREEN BUILDING NOTES

1. THE STORM WATER POLLUTION CONTROL, FORM GRN 1, SHALL BE INCORPORATED INTO THE PLANS. (4.106.2

2. CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING THE BUILDING. CONTOUR LINES, ELEVATION POINTS, AND/OR SLOPE ARROWS MAY BE USED TO SHOW COMPLIANCE WITH THIS REQUIREMENT. (4.106.3)

3. FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) IN EACH ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES:
A. PROVIDE A LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER), SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
B. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
C. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE". (4.106.4.1)

4. PLANS SHALL IDENTIFY THE TYPE OF ROOFING, MANUFACTURER, PRODUCT, AND COLOR USED. INCORPORATE THE MATERIAL SPECIFICATIONS FOR THE ROOFING PRODUCT USED AND SHOW THAT IT MEETS THE FOLLOWING MINIMUM SRI VALUE OR BOTH SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES:
A. FOR ROOF SLOPES < 2:12: 3-YEAR AGED SRI VALUE OF AT LEAST 75 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75.
B. FOR ROOF SLOPES ≥ 2:12: 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75 (4.106.5)

5. PROVIDE COMPUTATIONS SHOWING THAT AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING: A. SHADE PROVIDED BY TREES OR PLANTINGS I. INCLUDE PLANTS' FACT SHEET JUSTIFYING CROWN SPREAD AT 5 YEARS MATURITY B. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 I. INCLUDE MANUFACTURER'S SPECS FOR PAVERS OR SPECIFY UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH. C. OPEN GRID OR PERMEABLE PAVEMENT SYSTEMS I. INCLUDE OPEN GRID AND/OR PERMEABLE PAVER DETAIL D. SHADE PROVIDED BY A CANOPY SHADE SYSTEM CONSISTING OF SOLAR PANEL ARRAYS (4.106.7)

6. FOR ONE- AND TWO-FAMILY DWELLINGS, COMPLY WITH THE FOLLOWING:
A. DESIGNATE ON THE ROOF PLAN SOLAR ZONE AREA(S) WITH TOTAL AREA EQUAL TO OR GREATER THAN 250 SQ FT. THE SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND EACH AREA SHALL NOT BE LESS THAN: I. 80 SQ FT FOR ROOF AREAS OF 10,000 SQ FT OR LESS II. 160 SQ FT FOR ROOF AREAS OVER 10,000 SQ FT.
B. FOR ROOF SLOPES > 2:12 (9.5° FROM HORIZONTAL), SHOW THAT THE SOLAR ZONE IS ORIENTED BETWEEN 110° AND 270° OF TRUE NORTH.
C. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.
D. FOR ROOF SLOPES ≤ 2:12, THE SOLAR ZONE SHALL MAINTAIN A 3 FOOT WIDE ACCESS PATHWAY (MEASURED FROM THE LOAD BEARING WALL TO THE PERIMETER OF THE SOLAR ZONE) AROUND THE PERIMETER EDGES OF THE ROOF.
E. FOR ROOF SLOPES > 2:12, THE SOLAR ZONE SHALL NOT BE LOCATED HIGHER THAN (18-INCHES) (3-FEET) BELOW THE RIDGE AND SHALL NOT BE LOCATED CLOSER THAN 18-INCHES TO A HIP OR VALLEY IF PLACED ON BOTH SIDES OF THE HIP OR VALLEY.
F. FOR ROOF SLOPES > 2:12, PROVIDE A MINIMUM 3 FOOTWIDE CLEAR ACCESS PATHWAY (MEASURE FROM THE LOAD BEARING WALL TO THE SOLAR ZONE) TO THE RIDGE ON ALL SIDE OF EACH ROOF SLOPE WHERE THE SOLAR ZONES ARE LOCATED.
G. PLANS SHALL INDICATE A LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL.
H. PLANS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.
I. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
J. PLANS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM. (4.211.4, ENERGY CODE §110.10, LAFD REQUIREMENT NO.96)
K. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE REVERSED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'

7. PROVIDE COMPUTATIONS SHOWING THAT AT LEAST 25% OF THE PATHWAYS, PATIOS, DRIVEWAYS AND OTHER PAVED AREAS COMPLY WITH ONE OR A COMBINATION OF THE FOLLOWING:
A. SHADE PROVIDED BY TREES OR PLANTINGS. INCLUDE PLANTS' FACT SHEET JUSTIFYING CROWN SPREAD AT 5 YEARS MATURITY
B. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30. INCLUDE MANUFACTURER'S SPECS FOR PAVERS OR SPECIFY UNCOLORED CONCRETE WITH SMOOTH CEMENT FINISH.
C. OPEN GRID OR PERMEABLE PAVEMENT SYSTEMS. INCLUDE OPEN GRID AND/OR PERMEABLE PAVER DETAIL
D. SHADE PROVIDED BY A CANOPY SHADE SYSTEM CONSISTING OF SOLAR PANEL ARRAYS (4.106.7)

8. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1" (4.303.1)

9. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. (4.303.1.3.2)

10. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME." (4.303.1.3.2)

11. ATTACH GRN 16 AND COMPLY WITH THE LISTED MAXIMUM FLOW RATES OR PROVIDE COMPUTATIONS DEMONSTRATING A 20 PERCENT REDUCTION IN THE BUILDING'S "WATER USE BASELINE" AS ESTABLISHED IN TABLE 4.303.4.1. (4.303.4)

12. PROJECT WITH NEW LANDSCAPE AREAS OF 500 SQUARE FEET OR MORE ARE SUBJECT TO THE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). REFER TO THE MWELO SUPPLEMENTAL CORRECTION SHEET FOR ADDITIONAL COMMENTS. (4.304.1)

13. SHOW LOCATION OF IRRIGATION CONTROLLER(S) ON PLANS. IRRIGATION CONTROLLER(S) SHALL BE EITHER WEATHER- OR SOILBASED UNDER ANY OF THE FOLLOWING CONDITIONS: A. ANY NEWLY-INSTALLED IRRIGATION CONTROLLER(S); OR B. ON SITES WITH 500 SQUARE FEET OR MORE OF CUMULATIVE IRRIGATED LANDSCAPE AREAS. (4.304.2)

14. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED. (4.304.5)

15. GREYWATER READY. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM. THE FLOW FROM THE FIXTURES SHALL BE PIPED SEPARATELY, AND SHALL, AT A MINIMUM, BE ADEQUATE TO SUPPLY THE IRRIGATION DEMAND. THE POINT OF CONNECTION BETWEEN THE GRAYWATER PIPING AND OTHER WASTE PIPING SHALL BE ACCESSIBLE (AS DEFINED IN LAMC SECTION 99.02.202) AND PROVIDED WITH SIGNAGE THAT IS SATISFACTORY TO THE DEPARTMENT. (4.305.1)

16. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)

17. SHOW OR STATE ON PLANS THAT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)

18. PROVIDE FLASHING DETAILS FOR ROOF VALLEYS, AROUND WINDOWS AND DOORS AND AT CHIMNEY TO ROOF INTERSECTIONS ON THE BUILDING PLANS. (4.407.3)

19. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE." (4.407.4)

20. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. INDICATE HOW CONSTRUCTION WASTE WILL BE HANDLED:
A. CITY OF LOS ANGELES CERTIFIED HAULER
B. SOURCE SEPARATED ON SITE (INCORPORATE WASTE MANAGEMENT PLAN ONTO PLANS) (4.408.1)

21. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL, INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION." (4.410.1)

22. PLANS SHALL STATE THAT THE FIREPLACE IS DIRECT-VENT, SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. INCORPORATE MANUFACTURER'S SPECIFICATIONS ONTO PLANS. (4.503.1)

23. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT." (4.504.1)

24. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1- 4.504.3." (4.504.2.1-4.504.2.3)

25. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
A. CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. CERTIFIED UNDER UL GREENGUARD GOLD
C. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 (4.504.4)

26. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5. (4.504.5)

27. NEW MECHANICALLY VENTILATED BUILDINGS WITHIN 1,000 FEET OF A FREEWAY SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL. (4.504.6)

28. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. SHOW ON DETAILS. (4.505.2.1)

29. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
A. A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.
B. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
C. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

30. SHOW LOCATION OF EXHAUST FANS ON PLANS FOR BATHROOMS CONTAINING BATHTUBS, SHOWERS, OR TUB/SHOWER COMBINATIONS. PLANS SHALL STATE THAT THE BATHROOM EXHAUST FANS COMPLY WITH THE FOLLOWING:
A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
B. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL. (4.506.1)

31. HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
A. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
B. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
C. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

32. A LANSCAPE WATER METER PROVIDED BY THE CITY OF LOS ANGELES DEPARTMENT OF WATER AND POWER SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION FOR THE FOLLOWING:
A. NEW CONSTRUCTION PROJECTS, AS DEFINED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, WITH AGGREGATE LANDSCAPE AREA OVER 500 SQUARE FEET.
B. WHEN REQUIRED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
C. ADDITIONS AND ALTERATIONS, WITH A VALUATION OF $200,00 OR MORE, WHERE THE ENTIRE POTABLE WATER SYSTEM IS REPLACED, INCLUDING ALL UNDERGROUND PIPING TO THE EXISTING METER.

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

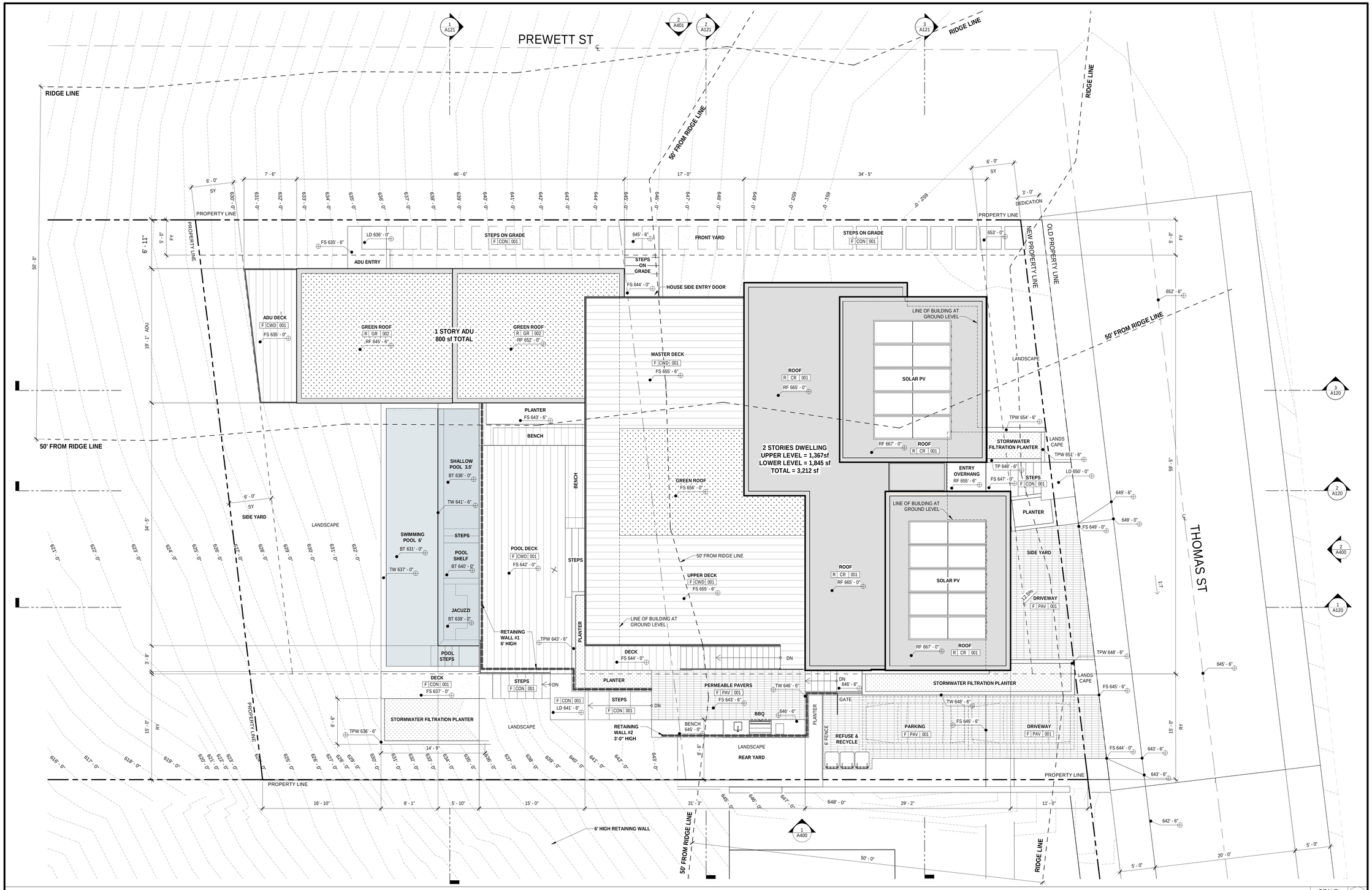
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SHEET SIZE: 30X42 DATE: 06/03/19

DRAWING TITLE: CAL GREEN

SHEET NO: A050

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DATE STAMP:5/22/2021 8:16:22 AM



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

NOTES

1. SEE A040 GENERAL SITE NOTES
2. HOUSE TO BE GRAYWATER READY. SEE A050 GREEN BUILDING NOTE #15.
3. CONSTRUCTION VEHICLES SHALL BE SUBJECT TO THE RESTRICTIONS ESTABLISHED BY THE LOS ANGELES FIRE DEPARTMENT RED FLAG – NO PARKING PROGRAM. RESTRICTED PARKING SIGNS SHALL BE PROCURED AND INSTALLED ALONG THE PROJECT SITE AT THE OWNER/DEVELOPER'S EXPENSE WHEN REQUIRED BY THE LAFD AND/OR LADOT.

RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RET. WALL #	LOCATION	LENGHT	HEIGHT	MATERIAL
1	POOL DECK	65'-1"	6'-0"	BOARD FORMED CONCRETE
2	BBQ AREA	32'-3"	3'-0"	BOARD FORMED CONCRETE

FINISHES LEGEND

GROUP	TYPE	#	DESCRIPTION
FLOORS			
F	CON	001	CONCRETE FLOOR, NATURAL CEMENT COLOR, LIGHT BROOM FINISH
F	CWD	001	PARKLEX COMPOSITE WOOD DECK - CINDER
F	PAV	001	PERMEABLE PAVERS_AQUA VIA I, COLOR GREY
ROOF			
R	CR	001	COOL ROOF MENBRANE
R	GR	002	GREEN ROOF, XERO FLOOR

FINISH SYMBOL: W.SST.001 — FINISH NUMBER, FINISH TYPE, FINISH GROUP

KEYNOTES

#	SITE PLAN KEYNOTES TEXT
S1	LANDSCAPE. SEE GREEN NOTES 12 & 15, AND LANDSCAPE DRAWINGS

#	BUILDING KEYNOTES TEXT

LEGEND

ALIGN — ALIGN
RETAINING WALL
LANDSCAPE

ABBREVIATIONS:

BT	BOTTOM SURFACE
LD	LANDING
FF	FINISH FLOOR
FS	FINISH SURFACE
TW	TOP OF WALL
TPW	TOP OF PLANTER WALL
TRP	TOP OF ROOF PARAPET

GENERAL NOTES:
SEE SHEETS A003 FOR GENERAL NOTES

N TRUE NORTH

0' 4' 8' 16' 32'

APPROVAL STAMP

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MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

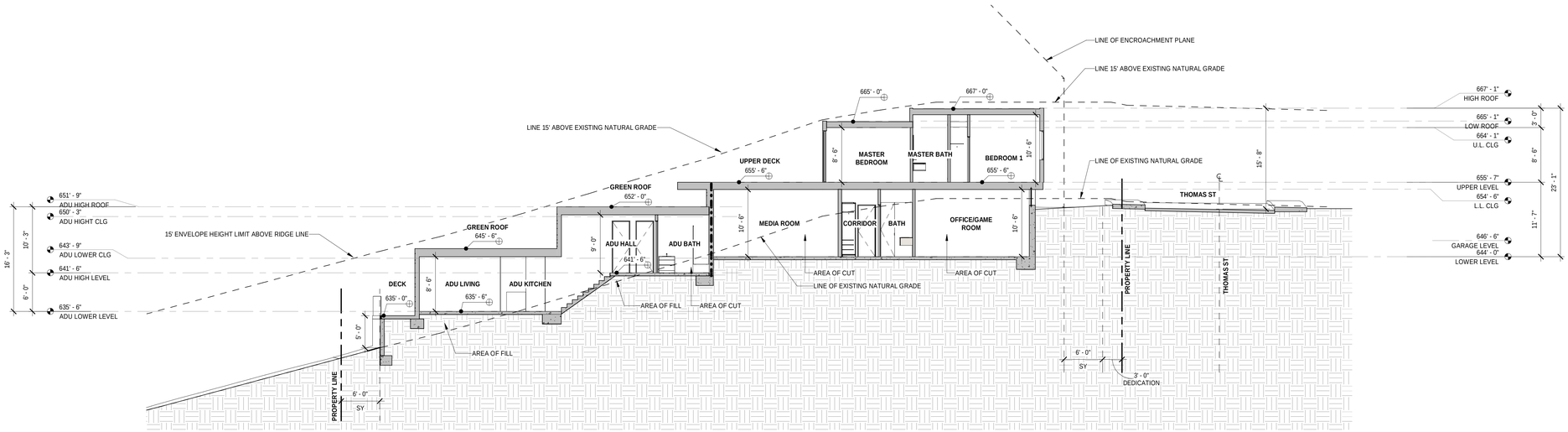
HILLCREST

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LOS ANGELES, CA 90031

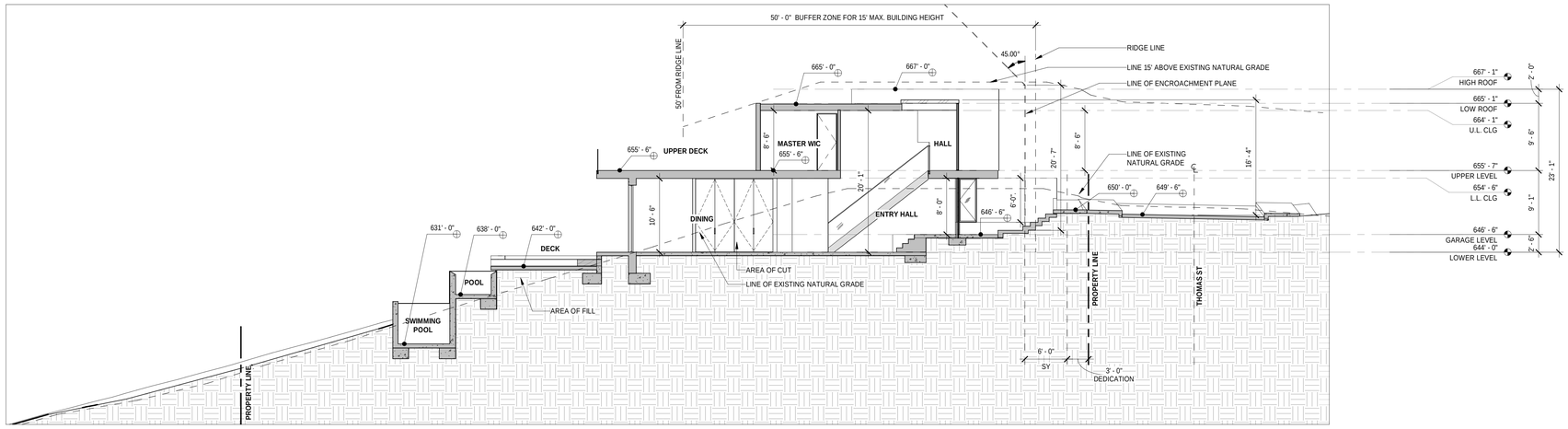
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NO.	DATE	DESCRIPTION
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3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

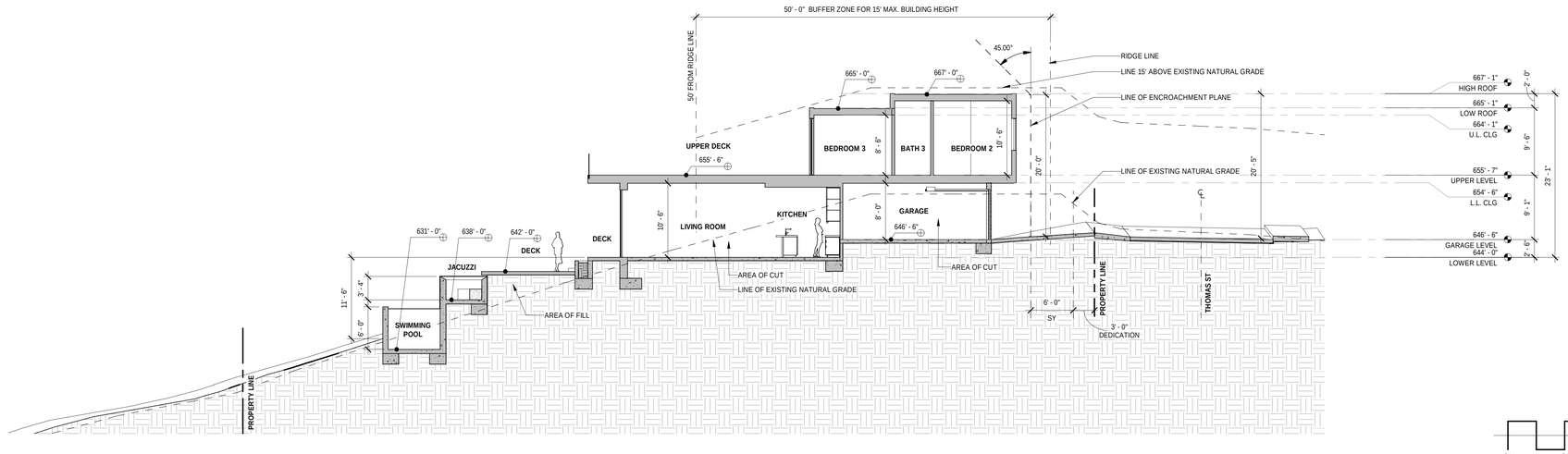
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SHEET SIZE: 30X42 DATE: 08/18/19
DRAWING TITLE: SITE PLAN
SHEET NO: A110



EAST - WEST SECTION | SCALE 1/8" = 1'-0" | 3



EAST - WEST SECTION B | SCALE 1/8" = 1'-0" | 2



EAST - WEST SECTION A | SCALE 1/8" = 1'-0" | 1

0' 4' 8' 16' 32'

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DATE STAMP 5/22/2021 8:18:28 AM

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5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

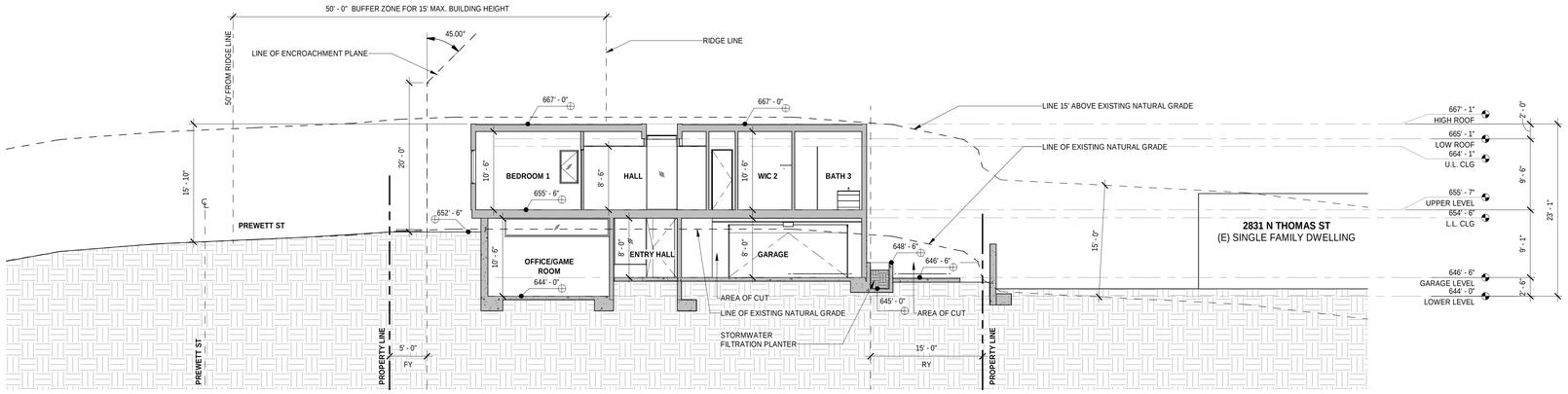
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4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: 1/8" = 1'-0"

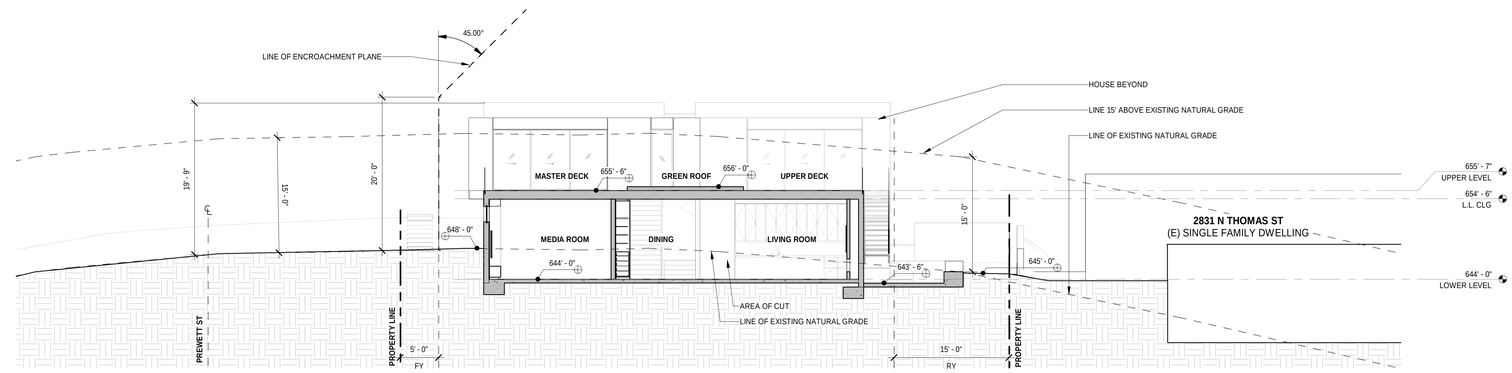
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SITE SECTIONS

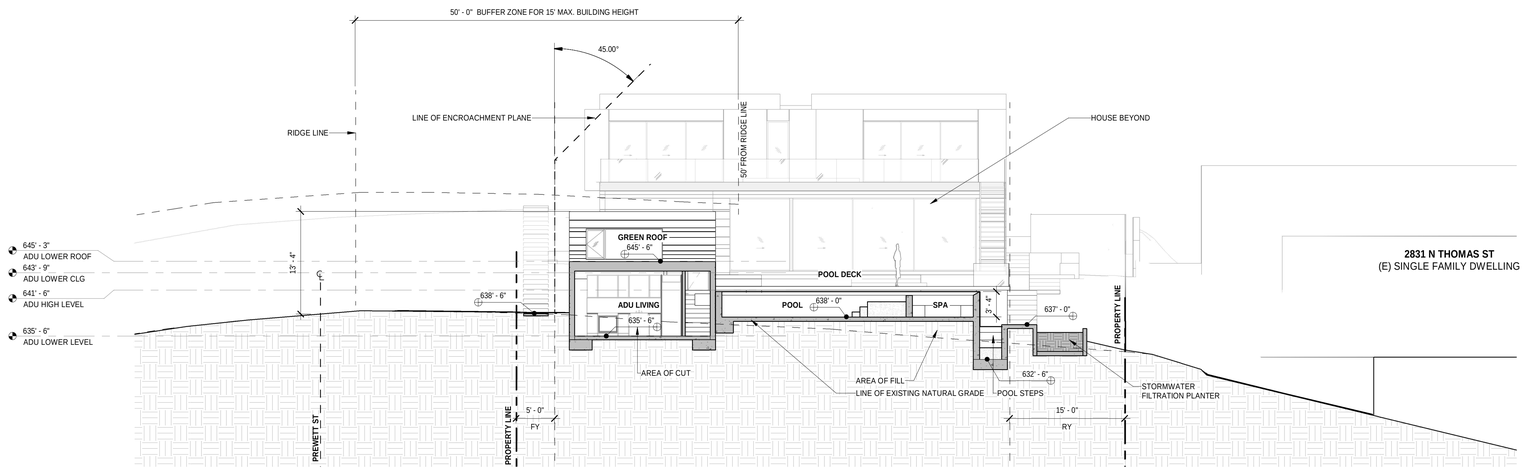
SHEET NO:
A120



NORTH - SOUTH SECTION C | SCALE 1/8" = 1'-0" | 3



NORTH - SOUTH SECTION B | SCALE 1/8" = 1'-0" | 2



NORTH - SOUTH SECTION A | SCALE 1/8" = 1'-0" | 1

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DATE STAMP:5/22/2021 8:16:32 AM

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

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3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: 1/8" = 1'-0"

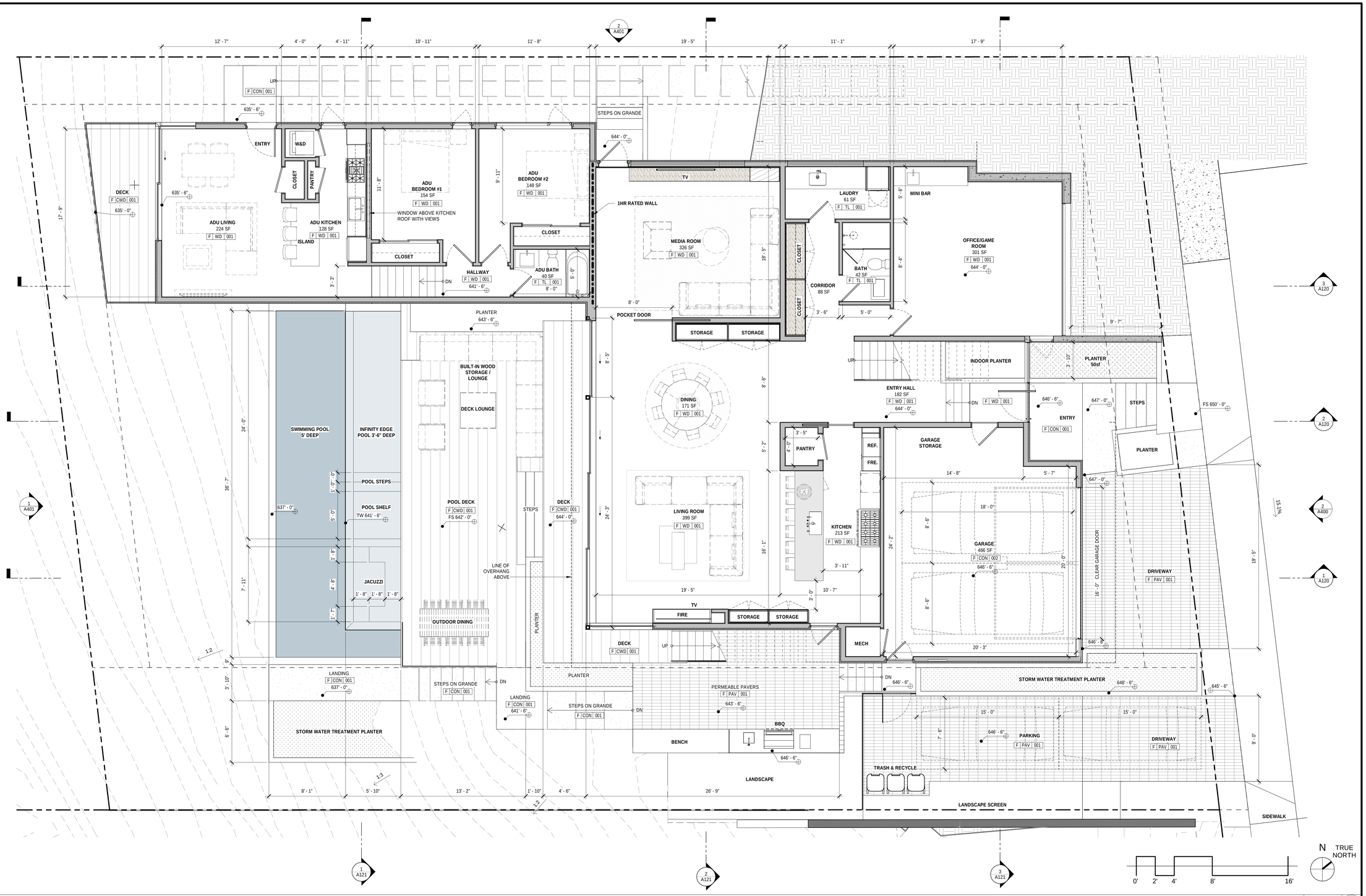
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DRAWING TITLE:

SITE SECTIONS

SHEET NO:

A121



LOWER LEVEL — SCALE 1/4" = 1'-0" — 1

NOTES

1. SEE SHEET A040 FOR GENERAL NOTES.
2. SEE SHEET A050 FOR GREEN BUILDING REQUIREMENTS.
3. SEE SHEET A060 FOR ENERGY CALCULATIONS
4. SEE SHEET A070 FOR SPECIFICATIONS.
5. SEE SHEET A1000 FOR FINISHES, FIXTURES AND APPLIANCES SCHEDULE.
6. SEE SHEET A1010 FOR DOORS SCHEDULE.
7. SEE SHEET A1011 FOR WINDOWS SCHEDULE.
8. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A005 FORM GRN 14 NOTE # 9

WALL SCHEDULE

FINISHES LEGEND

GROUP	TYPE	#	DESCRIPTION
FLOORS			
F	CON	001	CONCRETE FLOOR, NATURAL CEMENT COLOR, LIGHT BROOM FINISH
F	CON	002	CONCRETE FLOOR, SEALED
F	CWD	001	PARKLEX COMPOSITE WOOD DECK - CINDER
F	PAV	001	PERMEABLE PAVERS_AQUA VIA I, COLOR GREY
F	TL	001	TILE FLOOR
F	WD	001	WOOD FLOOR
ROOF			
R	CR	001	COOL ROOF MENBRANE
R	GR	002	GREEN ROOF, XERO FLOOR

FINISH SYMBOL

W SST 001

- FINISH NUMBER
- FINISH TYPE
- FINISH GROUP

KEYNOTES

#	SITE PLAN KEYNOTES TEXT
S1	LANDSCAPE. SEE GREEN NOTES 12 & 15, AND LANDSCAPE DRAWINGS

#	BUILDING KEYNOTES TEXT

LEGEND

- RM NAME / # / 150 SF — ROOM INFO
- XXX — DOOR NUMBER
- XXX — WINDOW NUMBER
- NEW DOOR, SEE DOOR SCHEDULE
- NEW WALL
- C# — WALL TAG, SEE WALL SCHEDULE AND DETAILS
- SD — CEILING MOUNTED SMOKE DETECTOR
- CM — CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN. REQ'D

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DATE STAMP-5/22/2021 8:16:39 AM

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

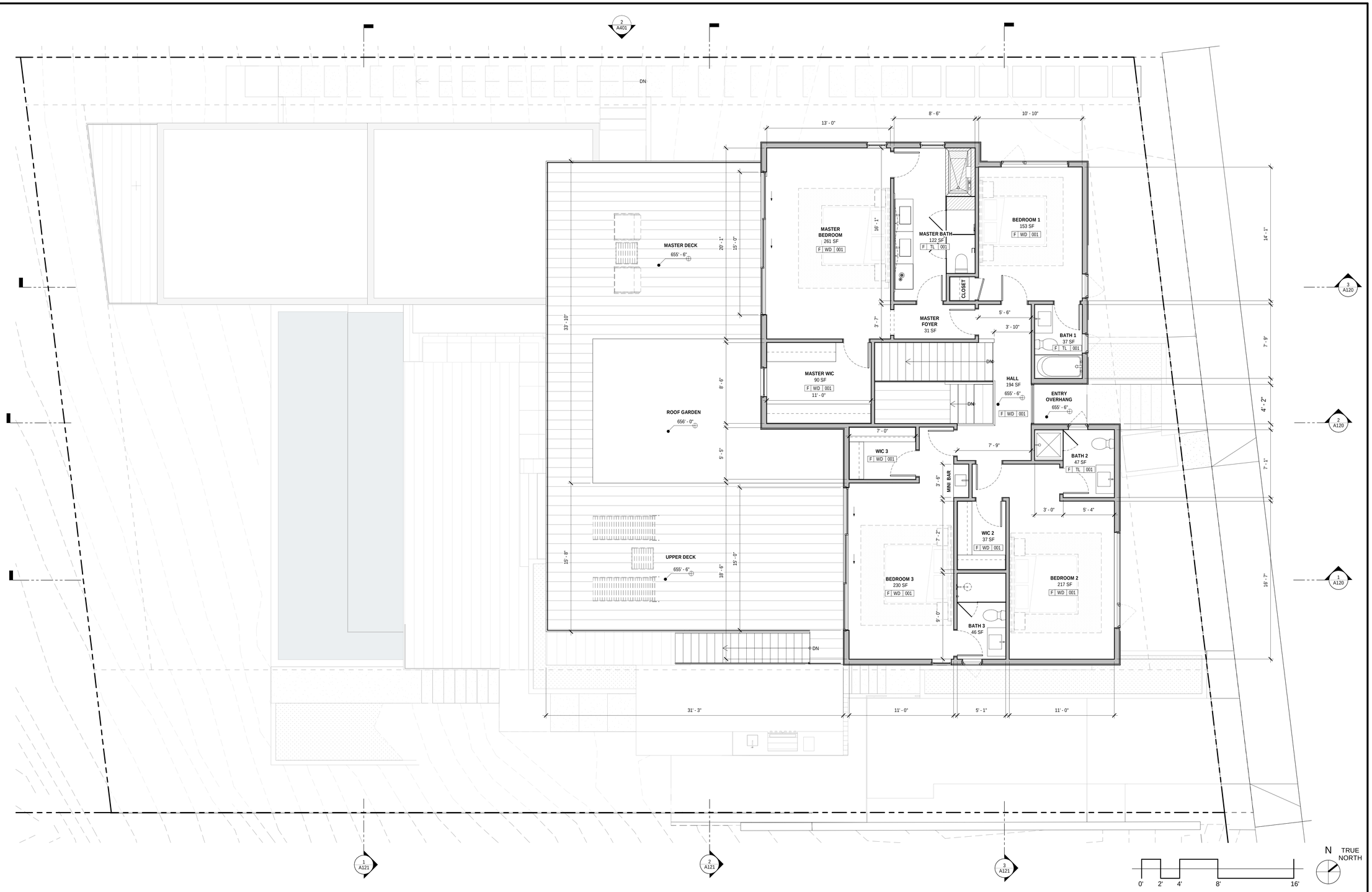
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2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: As indicated

SHEET SIZE: 30X42 DATE: 08/04/19

DRAWING TITLE:
LOWER LEVEL PLAN

SHEET NO:
A210



UPPER LEVEL | SCALE 1/4" = 1'-0" | 1

NOTES

1. SEE SHEET A040 FOR GENERAL NOTES.
2. SEE SHEET A050 FOR GREEN BUILDING REQUIREMENTS.
3. SEE SHEET A060 FOR ENERGY CALCULATIONS
4. SEE SHEET A070 FOR SPECIFICATIONS.
5. SEE SHEET A1000 FOR FINISHES, FIXTURES AND APPLIANCES SCHEDULE.
6. SEE SHEET A1010 FOR DOORS SCHEDULE.
7. SEE SHEET A1011 FOR WINDOWS SCHEDULE.
8. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A005 FORM GRN 14 NOTE # 9

WALL SCHEDULE

FINISHES LEGEND

GROUP	TYPE	#	DESCRIPTION
ARCHITECTURAL			
A	AL	001	ALUMINUM FASCIA, PAINTED COLOR GREY #1
A	GL	002	CLEAR TEMPERED GLASS GUARDRAIL
WALLS			
W	CON	001	BOARD FORMED CONCRETE
W	FC	001	FIBER CEMENT PANELS, SWISS PEARL, CARAT, ONYX 7090
W	STC	001	STUCCO_SMOOTH FINISH_CUSTOM COLOR WARM GREY#1

FINISH SYMBOL

W/SST/001

- FINISH NUMBER
- FINISH TYPE
- FINISH GROUP

KEYNOTES

#	SITE PLAN KEYNOTES TEXT
S1	LANDSCAPE. SEE GREEN NOTES 12 & 15, AND LANDSCAPE DRAWINGS

#	BUILDING KEYNOTES TEXT

LEGEND

- RM NAME / # / 150 SF — ROOM INFO
- XXX — DOOR NUMBER
- XXX — WINDOW NUMBER
- NEW DOOR, SEE DOOR SCHEDULE
- NEW WALL
- C# — WALL TAG, SEE WALL SCHEDULE AND DETAILS
- SD — CEILING MOUNTED SMOKE DETECTOR
- CM — CEILING MOUNTED CARBON MONOXIDE SMOKE DETECTOR
- EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN. REQ'D

APPROVAL STAMP

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
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3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

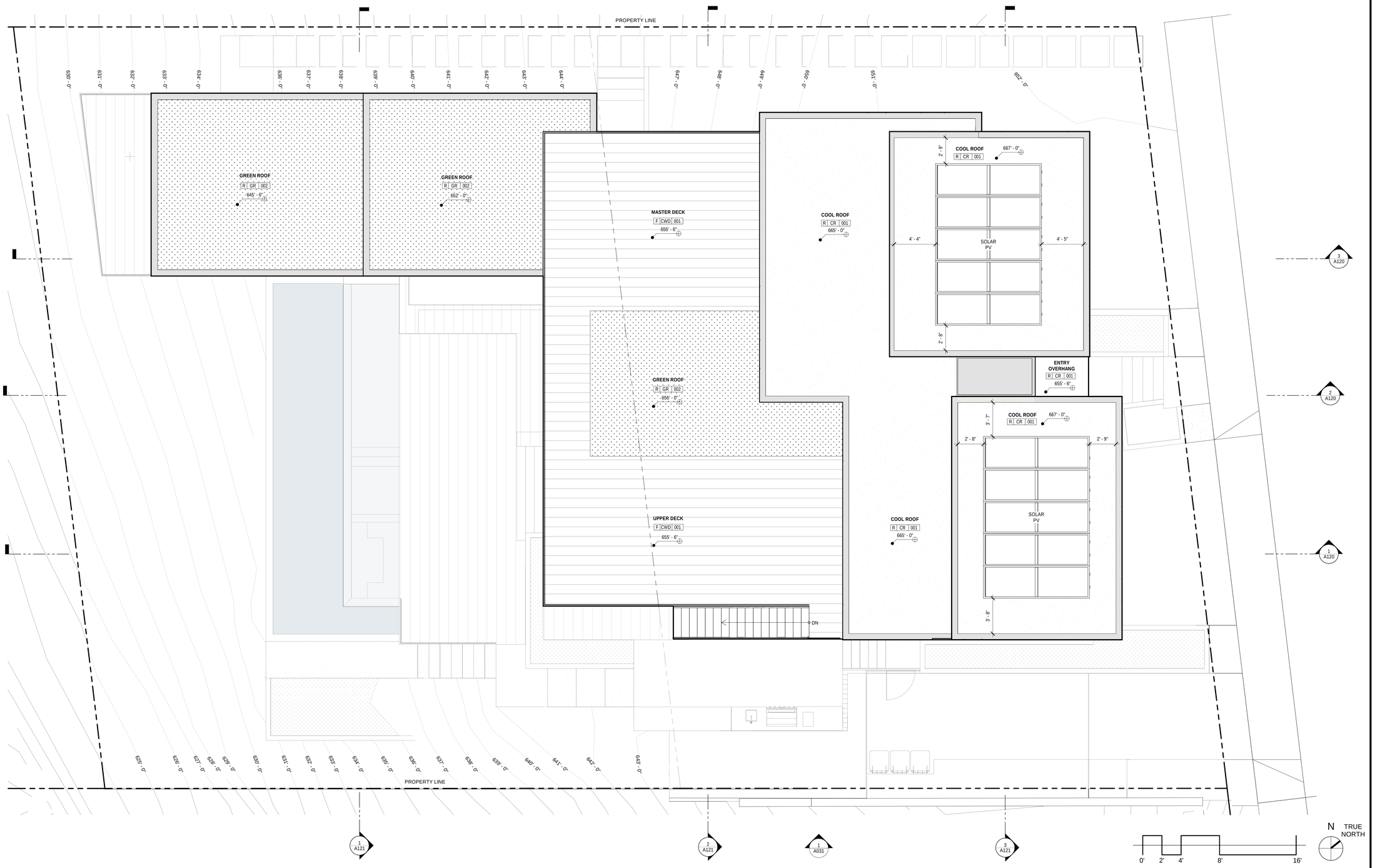
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SHEET SIZE: 30X42 DATE: 08/04/19

DRAWING TITLE:
UPPER LEVEL PLAN

SHEET NO:
A211

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ROOF | SCALE 1/4" = 1'-0" | 1

NOTES

1. SEE SHEET A040 FOR GENERAL NOTES.
2. SEE SHEET A050 FOR GREEN BUILDING REQUIREMENTS.
3. SEE SHEET A060 FOR ENERGY CALCULATIONS
4. SEE SHEET A070 FOR SPECIFICATIONS.
5. SEE SHEET A1000 FOR FINISHES, FIXTURES AND APPLIANCES SCHEDULE.
6. SEE SHEET A1010 FOR DOORS SCHEDULE.
7. SEE SHEET A1011 FOR WINDOWS SCHEDULE.
8. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A005 FORM GRN 14 NOTE # 9

WALL SCHEDULE

FINISHES LEGEND

GROUP	TYPE	#	DESCRIPTION
ARCHITECTURAL			
A	AL	001	ALUMINUM FASCIA, PAINTED COLOR GREY #1
A	GL	002	CLEAR TEMPERED GLASS GUARDRAIL
WALLS			
W	CON	001	BOARD FORMED CONCRETE
W	FC	001	FIBER CEMENT PANELS, SWISS PEARL, CARAT, ONYX 7090
W	STC	001	STUCCO_SMOOTH FINISH_CUSTOM COLOR WARM GREY#1

FINISH SYMBOL

W/SST 001

- W/SST — FINISH GROUP
- SST — FINISH TYPE
- 001 — FINISH NUMBER

KEYNOTES

#	SITE PLAN KEYNOTES TEXT
S1	LANDSCAPE. SEE GREEN NOTES 12 & 15, AND LANDSCAPE DRAWINGS

#	BUILDING KEYNOTES TEXT

LEGEND

APPROVAL STAMP

FILE NAME: D:\Dropbox\mma projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:16:46 AM

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

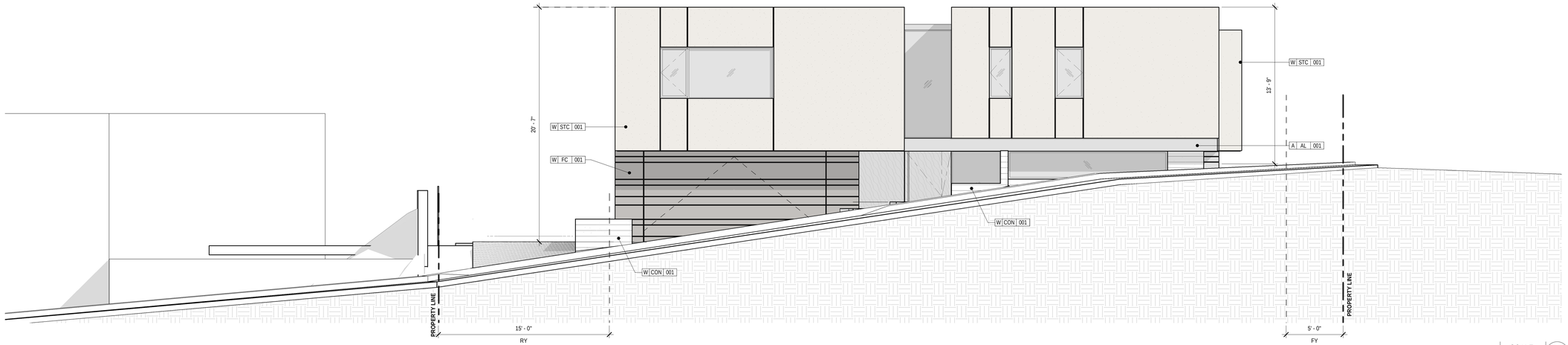
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1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: As indicated

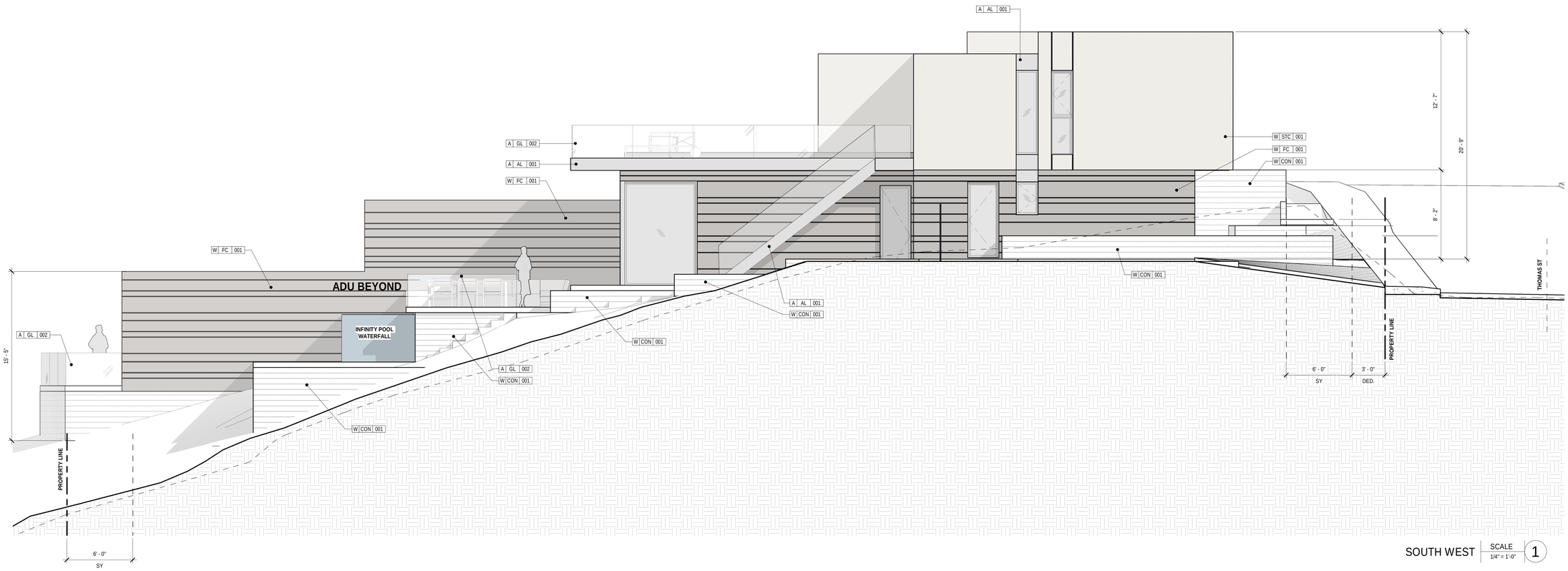
SHEET SIZE: 30X42 DATE: 08/04/19

DRAWING TITLE:
ROOF PLAN

SHEET NO:
A212



SOUTH EAST | SCALE 1/4" = 1'-0" | 2



SOUTH WEST | SCALE 1/4" = 1'-0" | 1

NOTES

KEYNOTES

FINISHES LEGEND

GROUP	TYPE	#	DESCRIPTION
ARCHITECTURAL			
A	AL	001	ALUMINUM FASCIA, PAINTED COLOR GREY #1
A	GL	002	CLEAR TEMPERED GLASS GUARDRAIL
WALLS			
W	CON	001	BOARD FORMED CONCRETE
W	FC	001	FIBER CEMENT PANELS, SWISS PEARL, CARAT, ONYX 7090
W	STC	001	STUCCO_SMOOTH FINISH_CUSTOM COLOR WARM GREY#1

LEGEND

XXX — DOOR NUMBER

XXX — WINDOW NUMBER

FINISH SYMBOL

W SST 001

- FINISH NUMBER
- FINISH TYPE
- FINISH GROUP

APPROVAL STAMP

FILE NAME: D:\Dropbox\mma projects\0016_2830 PREWETT\12_BIM\0016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:16:56 AM

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

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3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: As indicated

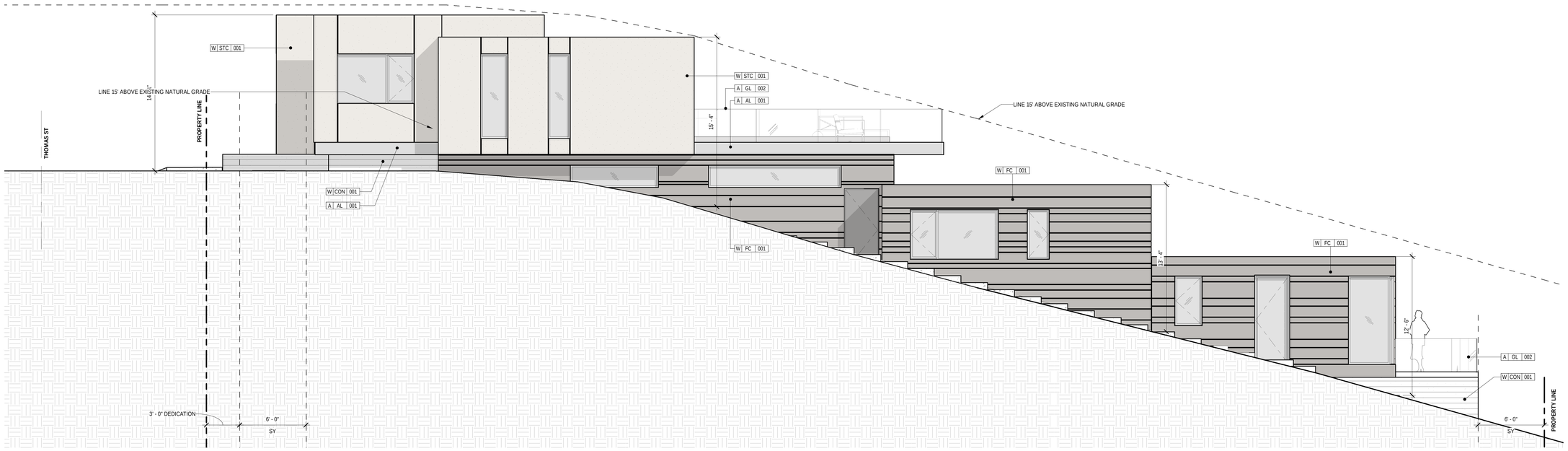
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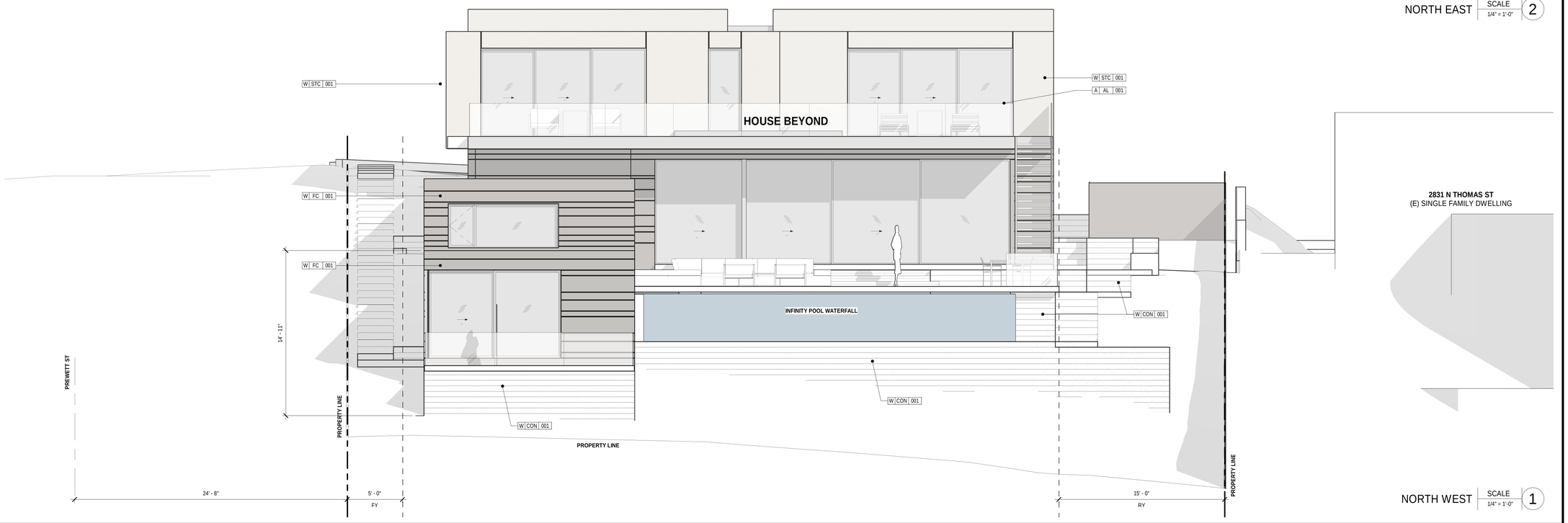
EXTERIOR ELEVATIONS

SHEET NO:

A400



NORTH EAST | SCALE 1/4" = 1'-0" | 2



NORTH WEST | SCALE 1/4" = 1'-0" | 1

NOTES

KEYNOTES

GROUP	TYPE	#	DESCRIPTION
ARCHITECTURAL			
A	AL	001	ALUMINUM FASCIA, PAINTED COLOR GREY #1
A	GL	002	CLEAR TEMPERED GLASS GUARDRAIL
WALLS			
W	CON	001	BOARD FORMED CONCRETE
W	FC	001	FIBER CEMENT PANELS, SWISS PEARL, CARAT, ONYX 7090
W	STC	001	STUCCO_SMOOTH FINISH_CUSTOM COLOR WARM GREY#1

FINISHES LEGEND

LEGEND

XXX — DOOR NUMBER

XXX — WINDOW NUMBER

FINISH SYMBOL

W SST 001

- 001 — FINISH NUMBER
- SST — FINISH TYPE
- W — FINISH GROUP

APPROVAL STAMP

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MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: As indicated

SHEET SIZE: 30X42 DATE: 10/24/20

DRAWING TITLE:

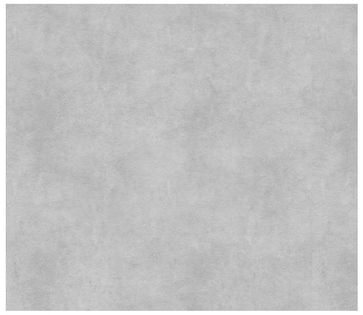
EXTERIOR ELEVATIONS

SHEET NO:

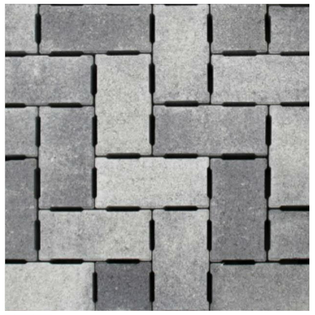
A401



W | STC | 001 **LAHABRA STUCCO - DOVE GREY**



F | CON | 001 **NATURAL CEMENT COLOR, LIGHT BROOM FINISH**



F | CON | 001 **PERMEABLE PAVERS ACKER STONE AQUA VIA**



W | CON | 001 **BOARD FORMED CONCRETE**



A | AL | 001 **GREY COLOR ALUMINUM**



A | GL | 002 **CLEAR GLASS GUARDRAIL**



W | FC | 001 **SWISS PEARL FIBER CEMENT PANELS - PLATINUM 9020**



F | CWD | 001 **DECK - PARKLEX BLOCKTECK CINDER**



R | GR | 002 **XERO FLOOR GREEN ROOF SYSTEM**











FINISH LEGEND

GROUP	TYPE	#	DESCRIPTION
ARCHITECTURAL			
A	AL	001	ALUMINUM FASCIA, PAINTED COLOR GREY #1
A	GL	002	CLEAR TEMPERED GLASS GUARDRAIL
FLOORS			
F	CON	001	CONCRETE FLOOR, NATURAL CEMENT COLOR, LIGHT BROOM FINISH
F	CWD	001	PARKLEX COMPOSITE WOOD DECK - CINDER
F	TL	001	TILE FLOOR
F	WD	001	WOOD FLOOR
ROOF			
R	GR	002	GREEN ROOF, XERO FLOOR
WALLS			
W	CON	001	BOARD FORMED CONCRETE
W	FC	001	FIBER CEMENT PANELS, SWISS PEARL, CARAT, ONYX 7090
W	STC	001	STUCCO_SMOOTH FINISH_CUSTOM COLOR WARM GREY#1

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

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2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE:

SHEET SIZE: 30X42 DATE: 02/08/20

DRAWING TITLE:
MATERIAL SCHEDULE

SHEET NO:
A402

FILE NAME: D:\Dropbox\ma projects\0\16_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP-5/22/2021 8:17:09 AM

Torch-Applied & Tough

Asphalt membranes modified with atactic polypropylene (APP) are widely valued for their strength, and ability to resist cracking, blistering and oxidation after years of UV exposure. CertainTeed offers six Flintlastic® torch-applied, APP-Modified products:

Product	Role	Thickness	Weight	Coverage	ASTM	Why Buy?
Flintlastic® STA	Base, Ply, Cap	3.8 mm (150 mils)	86 lbs.	100 sq. ft.	D6222, Grade S, Type I	Versatile product combines strength of APP with the stress-resilience of its polyester reinforcement mat. *Using as base or ply:* Same benefit as APP-Base T plus premium product allows for extended warranties (see rear). *Using as cap:* Quick torch installation with granule-free, forgiving selvage edge.
Flintlastic STA Plus	Base, Ply, Cap	4.5 mm (177 mils)	98 lbs.	100 sq. ft.	D6222, Grade S, Type I	See "Flintlastic STA" plus premium product allows for extended warranties (see rear).
Flintlastic GTA	Cap	4.0 mm (160 mils)	103 lbs.	100 sq. ft.	D6222, Grade G, Type I	Workhorse granule-surfaced cap sheet combines strength of APP with the stress-resilience of its polyester reinforcement mat.
Flintlastic GTA-FR	Cap	4.0 mm (160 mils)	103 lbs.	100 sq. ft.	D6222, Grade G, Type I	See "Flintlastic GTA"; fire retardant additives enables enhanced fire rating.
Flintlastic GTA CoolStar®	Cap	4.0 mm (160 mils)	93 lbs.	100 sq. ft.	D6222, Grade G, Type I	See "Flintlastic GTA" plus highly reflective, granules. Reduce thermal heat gain, improving building comfort and reducing energy cost.
Flintlastic GTA-FR CoolStar®	Cap	4.0 mm (160 mils)	98 lbs.	100 sq. ft.	D6222, Grade G, Type I	See "Flintlastic GTA-FR" plus highly reflective, granules. Reduce thermal heat gain, improving building comfort and reducing energy cost.

There's a method to our madness! CertainTeed Asphaltic Membrane Product Name Nomenclature: *Surface/Application/Material (i.e. Granular/Torch/APP)*



Cap Colors

	GTA	GTA-FR
BURNT SIENNA	S	
COLONIAL SLATE	S	
COOLSTAR	S	S
HEATHER BLEND	S	
MOIRÉ BLACK	S	S*
RESAWN SHAKE	S	
WEATHERED WOOD	S	
WHITE	S	S

Coat Flintlastic STA and STA Plus with SMARTCOAT™ to meet warranty requirements and reduce energy burden through reflective surfacing.

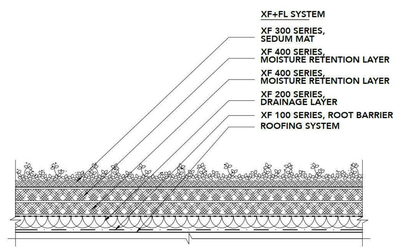
S = Indicates stocked, at minimum, in Little Rock, Arkansas manufacturing plant; check CertainTeed Plant Catalogs for additional stocking locations, any product stocked in Little Rock is available nationwide

**Only stocked in California*

CRRC PROD. ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
					INITIAL	3 YEAR	INITIAL	3 YEAR	INITIAL	3 YEAR	
0668-0133a	CertainTeed LLC	**Flintlastic GTA-FR** CoolStar | **Flintlastic GTA** CoolStar	Asphaltic Membrane	Bright White	0.73	0.63 *	0.91	0.91 *	90	76*	+

COOL ROOF SYSTEM





NOTE:
1- INSTALL THE ROOT BARRIER DIRECTLY ON TOP OF WATERPROOFING MEMBRANE.

XeroFlor NORTH AMERICA
WWW.XEROFLORNORTHAMERICA.COM
TOLL FREE: 1-866-355-1353

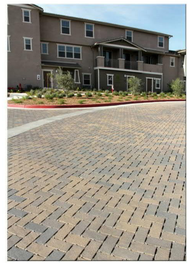
XF+FL SYSTEM
Standard Layers

SCALE 1:2
©2020

GREEN ROOF SYSTEM

Aqua-Via I





Specs:

Stone Size (Nominal)	4 3/8" x 8 3/4" 112mm x 224mm
Thickness	8 cm
Stones Per Sq. Ft.	3.7
Stones Per Pallet	350
Sq. Ft. Per Pallet	95
Weight Per Piece	9.1
Weight Per Pallet	3,237

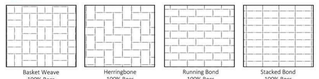
Chamfer:

Micro Chamfer
* Void areas have No Chamfer

Applications:

Pedestrian, light vehicular traffic, heavy vehicular traffic, residential driveways, walkways, patios, courtyards, pools decks, outdoor kitchens and outdoor living spaces.

Patterns:



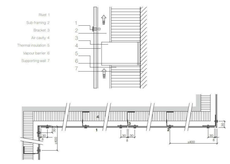
Notes: Installation specs, details and additional patterns (PDF, PAT & DWG), are available online.

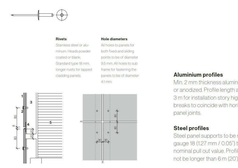
ACKER-STONE
800-258-2353
www.AckerStone.com • info@AckerStone.com
REV. 1/2020

PERMEABLE PAVERS SYSTEM

60

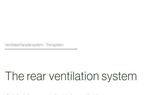
Metal sub frame (aluminium or galvanized steel)





Rivets
Stainless steel or alu-minium, head-powder coated or black. Standard pair 16 mm, longer rivets for lapped cladding panels.

Hole diameters
Rivet hole diameter 6.4 mm, bolt head and sliding points in box of diameter 9.0 mm. All holes in sub frame for fastening the panels to be of diameter 4.0 mm.

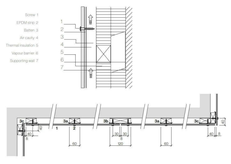


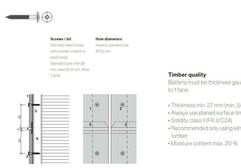
Aluminium profiles
Min. 2 mm thickness aluminium mill or anodized. Profile length about 3 m for installation story high breaks to coincide with horizontal panel joints.

Steel profiles
Steel panel supports to be min. gauge 18 (127 mm / 0.097) to obtain nominal pull out value. Profiles should not be longer than 6 m (20').

61

Timber battens





Screws / bit
Stainless steel screws with pozidriv stainless steel head. Standard type 4.8x38 mm, head Ø 9 mm, drive T20X

Hole diameters
Hole diameters 6 mm Ø 9.0 mm



Timber quality
Battens must be thickness gauged to 1 face

- Thickness min. 27 mm (min. 3/4")
- Always use planed surface timber
- Stability class II (FK 60224)
- Recommended only using kiln-dried lumber
- Moisture content max. 20-%

62

The rear ventilation system

A highly sustainable solution

Providing considerable energy savings for any building, the environmentally friendly ventilated facade system and Swisspearl fiber cement panels are not only a good contribution to climate protection, they also offer a great opportunity to enhance the durability, appearance and value of a building.

All Swisspearl panels are specially designed for rainscreen cladding applications with rear ventilation. Combined with each other, they become the most reliable system from the technical construction viewpoint. This cladding system effectively protects the building and its structure from the elements for a long time. Furthermore, it reduces humidity and the air circulation optimizes the efficiency of insulation. Therefore, there will be no problem with mold, fungi, etc. The rot-resistant and non-combustible panels are extremely durable and virtually maintenance free – an attractive solution with many advantages.

63

Maximum longevity to exterior cladding

The five main components

The typical rainscreen system is based on natural rear ventilation. It is most reliable, sustainable and provides maximum longevity to exterior cladding. Ventilated facade systems consist of five main components.



1 Support structure
2 Sub frame
3 Thermal insulation layer
4 Ventilated cavity
5 Swisspearl Cladding

1 Support structure
The exterior wall of a building is mainly made of concrete, CMU blocks, brick-work, steel or timber frame with studs and planked by gypsum boards.

2 Sub frame
Swisspearl facade panels are installed on timber or metal supports

3 Thermal insulation layer
The advantage of an exterior thermal insulation is to keep the entire building structure at a constant tempera-ture and to minimize thermal bridges and thus reduce the loss of energy to a min-imum. Economical as well as ecological advantages result.

4 Ventilated cavity
The main task of the air cavity is the evac-uation of moisture and excess heat. Thanks to the pressure difference between bottom and top, the air circulation occurs naturally.

5 Swisspearl Cladding
The outer skin of the building envel-ope has main functions, to be aesthetically pleas-ing as well as protecting, guard influences from climate and environ-ment.



Special base panel Refer to page 185
Three Reflex colors are also available with a sanded surface panel.





Swisspearl Reflex

Shiny look with metallic character

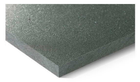
Reflex is a through-colored fiber cement panel with a reflective surface coating. The metallic character gives the panels a sophisticated, shiny look and creates exciting nuances in color shades depending on the vantage point and lighting.

The standard range, with 11 colors, opens up unlimited opportunities in architecture.

With its shiny appearance, Reflex transforms building envelopes into sophisticated architectural highlights.



DC International School, Washington, USA. Architect: Perkins Eastman DC, Washington, USA. Photographer: Bryant Fischer, Baltimore, USA.



INFO

Panel
Base panel: Integrally colored
Top layer: Iridescent

Panel size Refer to page 61
Swisspearl Largo:
Arbitrary panel size up to a maximum size of 3030 x 1250 mm; thickness 8.0 mm and 12 mm. Large panels can also be used for the interior.
Swisspearl Linearis:
4 different panel sizes; thickness 8 mm.
Swisspearl Modulis:
2 different panel sizes, thickness 8 mm.

For a detailed summary of the sizing and color options, please refer to our delivery program.

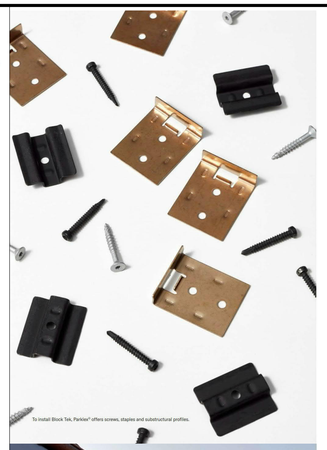
Colors
A wide standard range of 11 colors.

Installation
The whole range from flat layer to lapped coverings, with face or concealed fastening.

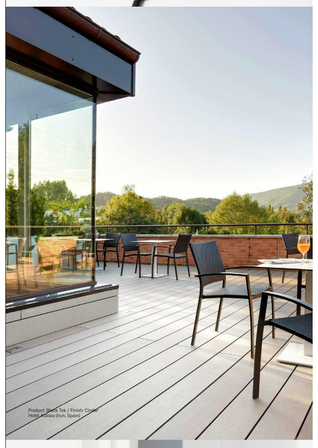
Detailed information refer to our DIM (Design & Installation Manual).



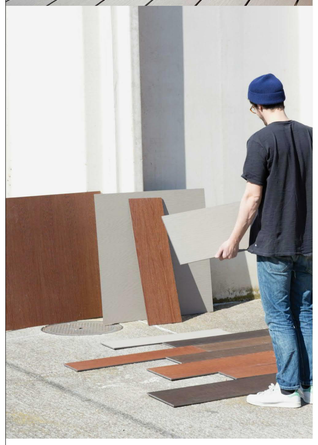
SWISSPEARL FIBER CEMENT PANELS RAIN SCREEN SYSTEM



To install Block Tek, Parklex® offers screws, staples and substructural profiles.



Product: Block Tek / Finish: Cinder
Home: Mallorca (Island, Spain)



Each board is unique. We make sure that the texture of the surface varies from one panel to another, in order to avoid repeated patterns in any composition. Block Tek decking is available in 6 different finishes and 3 standard widths: 130, 198 and 300 mm.

All panels come in a maximum length of 2440 mm.
The available thicknesses are 10 and 14 mm.
Orders in customised widths and shapes are available on request.

PARKLEX COMPOSITE WOOD DECK SYSTEM

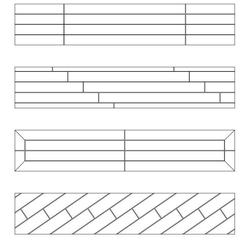
Tests	Standard	Property or attribute	Unit of measurement	Result
				Parklex Block Tek 2019
1. Inspection				
Colour, pattern and surface finish	EN 438-8 Part 5.2.2.1	Each surface texture must be considered as unique. The presence of slight differences in colour and structure is normal. Recriminations such as marks or stain inclusions are not considered to be defects, but as part of the decoration.		
2. Dimensional tolerances				
Thickness (t)	EN 438-2 Part 5	*(t)*	mm	± 0.50 ± 0.05
Length and width	EN 438-2 Part 6	-	mm	+10 / -0
Edge straightness	EN 438-2 Part 7	-	mm/m	1.5
Edge squareness	EN 438-2 Part 8	-	mm/m	1.5
3. Physical properties				
Dimensional stability at elevated temperature	EN 438-2 Part 17	Cumulative dimensional change	% max. longitud. % max. transversal	0.2 0.5
Tensile strength	EN ISO 527-2	Longitud. Transversal	MPa	≥ 80
Modulus of elasticity	EN 178	Flexural	MPa	≥ 100
Resistance to staining	EN 438-2 Part 26	Hydrogen, NEM and Ethyl acetate	Rating	5
Resistance to staining	EN 438-2 Part 26	Alkali 3, 2, 3 and (A)	Rating	5
4. Weather resistance requirements				
Resistance to UV light	EN 438-2 Part 29 EN ISO 4892-2 EN 15886 - 2010	Contrast Appearance	Grey scale rating Rating	≥ 3 ≥ 4
Resistance to artificial weathering (including light-fastness)	EN 438-2 Part 29 Rating according to EN 15886 – 2010	Contrast Appearance	Grey scale rating Rating	≥ 3 ≥ 4
Resistance to salt spray	UNE EN ISO 9227	Appearance	Rating	0 (No alteration)
Freeze-thaw resistance	EN 438-2 Pts 15 +16	Appearance/Cracks	Rating	No cracks/ blisters
Fungal resistance	EN ISO / EN 152	Fungal resistance	Class	1 (Very Durable)
5. Other requirements				
Flexural strength	EN ISO 178	Longitud. Transversal	MPa	≥ 80
Flexural Modulus	EN ISO 178	Longitud. Transversal	MPa	≥ 9.000
Thermal resistance/Conductivity	EN 12664	Thermal conductivity (λ)	W/m·K	0.285
Resistance to climatic shock	EN 438-2 Part 19	Appearance Flexural strength	Rating Dv Rating	≥ 4 ≥ 0.85
Density	EN ISO 1183	Density	Kg/m³	≥ 1.300
Resistance to wet conditions (48-50°C)	EN 438-2 Part 15	Moisture absorbed Appearance	% Rating	≤ 12 ≥ 4
Resistance to wet conditions (48-50°C)	EN 317	Moisture absorbed Thickness increased	%	≤ 1 ≤ 2
Assessment of static electricity	EN 1815	Potential difference	kV	< 2 (Antistatic)
Dynamic coefficient of friction (DCOF)	EN 13361	Slip resistance	μ	0.84 (DS)
Slip / pad resistance	BS 7976	Slip resistance	PTV	> 45
Ramp ship resistance	DIN 51130	Slip resistance	Class	R10
Ramp slip resistance	DIN 51097	Slip resistance	Class	C
6. EC Safety requirements - Reaction to fire				
Reaction to fire	EN 13501	Euroclass	Class/Euroclass	Bs1-d1

(A) Other products used: Oil, Ammonia, bleach, mayonnaise, ketchup, mustard, hand cream, wine vinegar and oil.



Block Tek decking can be installed with screws, staples or with an adhesive system over a supporting substructure.

Perimeter expansion joints must be left at the end and along the length of the boards in order to allow them to move, freely expand or contract, and to facilitate the evacuation of water or snow.



The assembly pattern must be studied before starting the work since installation of the supporting substructure will depend on the pattern used.

CINNAMON

CINDER



TOBACCO

PARKLEX COMPOSITE WOOD DECK SYSTEM

FILE NAME: D:\Drybox\mira projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:17:10 AM

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

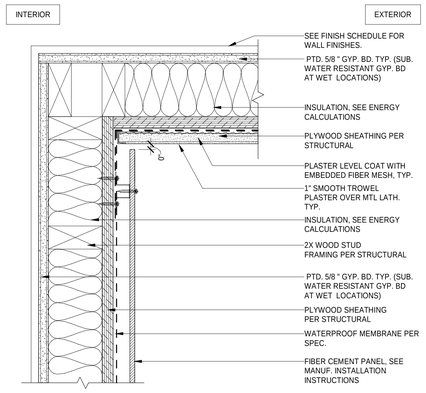
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4	05.24.21	100%DD PLANNING APPLICATION

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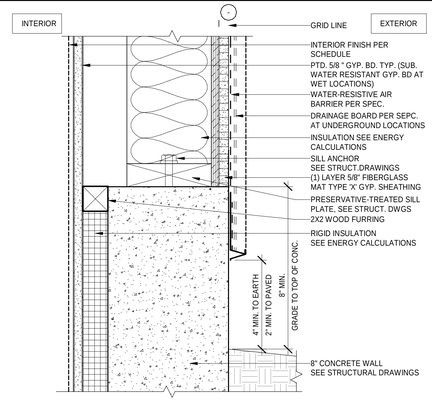
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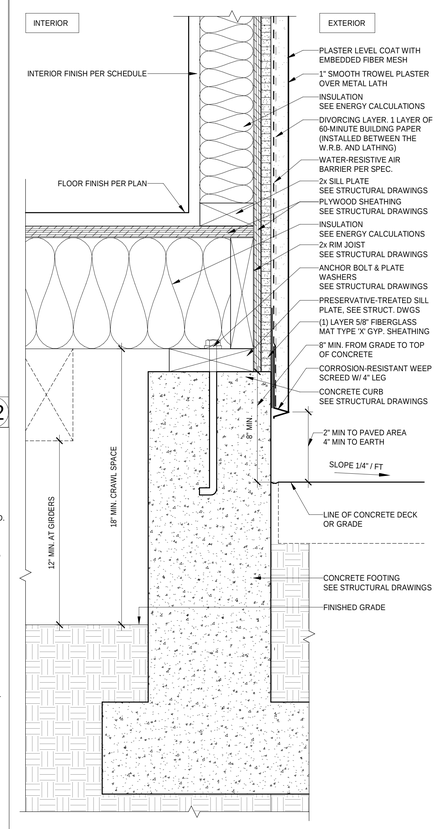
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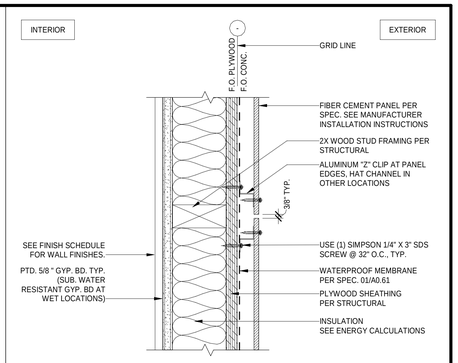
TYP. STUCCO & F.C. WALL INSIDE CORNER | SCALE 3" = 1'-0" | 10



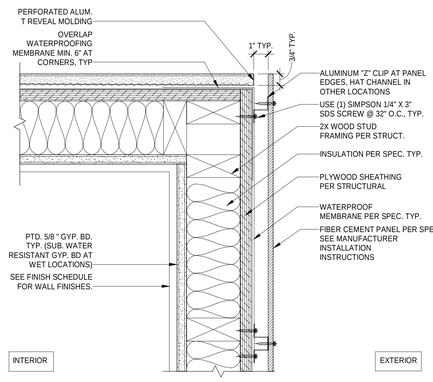
TYP. EXTERIOR WALL TRANSITION | SCALE 3" = 1'-0" | 12



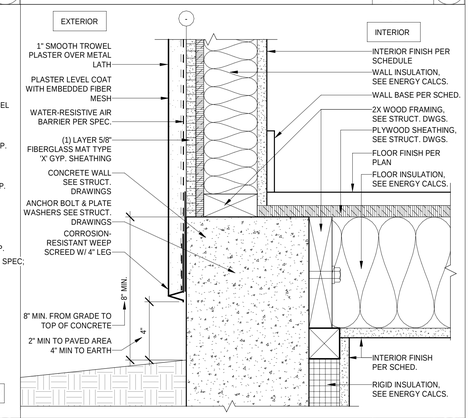
TYP. EXTERIOR WALL BASE @ RAISED FLOOR1 | SCALE 3" = 1'-0" | 7



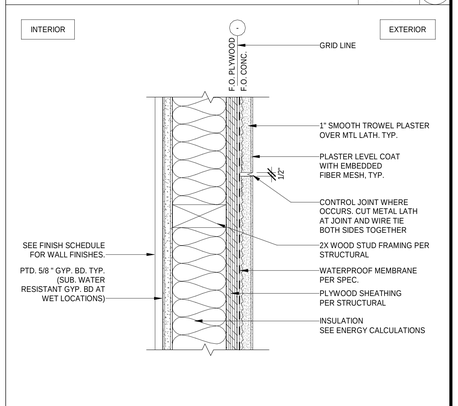
TYP. FIBER CEMENT EXTERIOR WALL | SCALE 3" = 1'-0" | 4



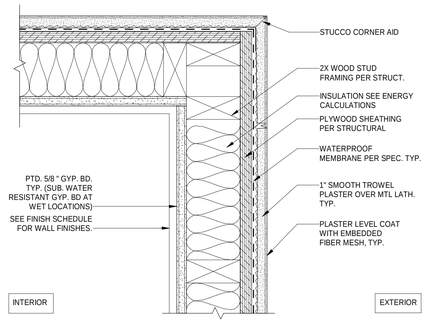
TYP. STUCCO & F.C. WALL OUTSIDE CORNER | SCALE 3" = 1'-0" | 13



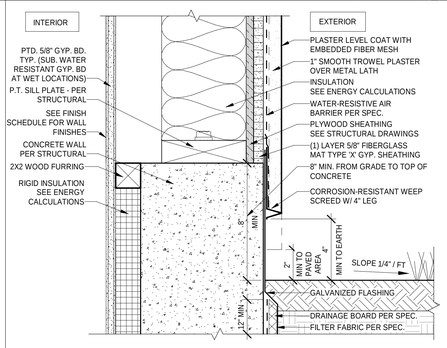
TYP. EXTERIOR WALL TRANSITION AT FLOOR | SCALE 3" = 1'-0" | 11

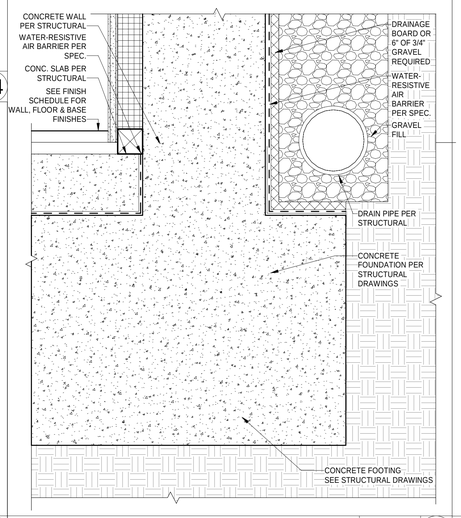


TYP. STUCCO EXTERIOR WALL | SCALE 3" = 1'-0" | 3

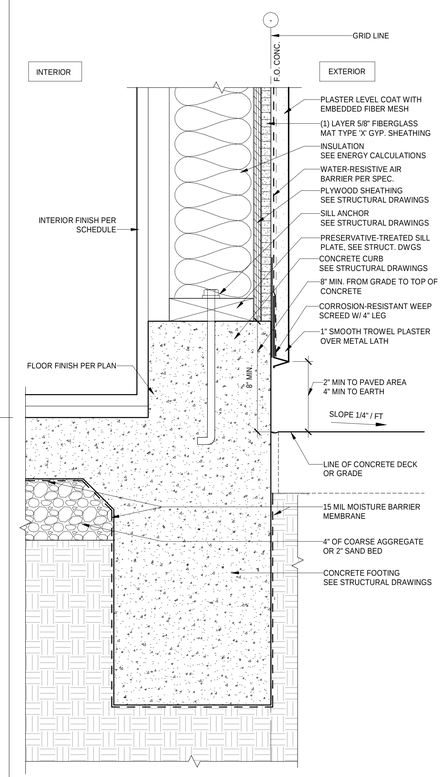


TYP. STUCCO WALL OUTSIDE CORNER | SCALE 3" = 1'-0" | 14

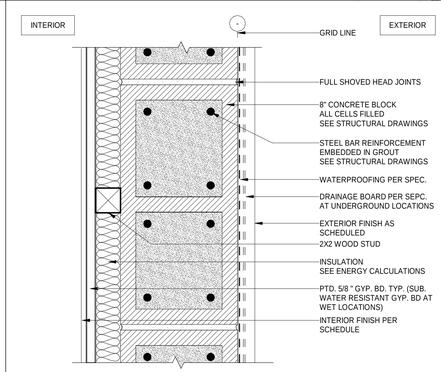




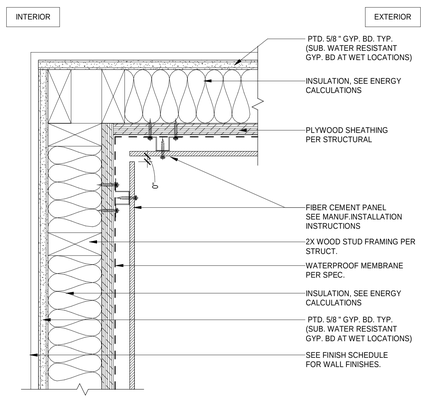
TYP. EXT. PLASTER WALL BASE & FOOTING | SCALE 3" = 1'-0" | 9



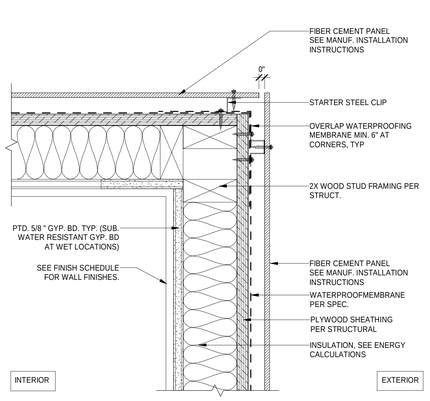
TYP. EXTERIOR WALL BASE @ SLAB-ON-GRADE1 | SCALE 3" = 1'-0" | 5



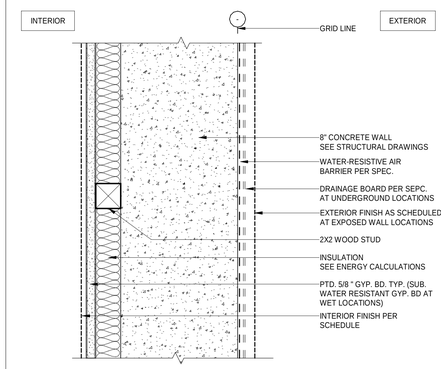
TYP. CMU EXTERIOR WALL | SCALE 3" = 1'-0" | 2



TYP. F.C. WALL INSIDE CORNER | SCALE 3" = 1'-0" | 6



TYP. F.C. WALL OUTSIDE CORNER | SCALE 3" = 1'-0" | 8



TYP. CONCRETE EXTERIOR WALL | SCALE 3" = 1'-0" | 1

MOURA DESIGN

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2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: 3" = 1'-0"

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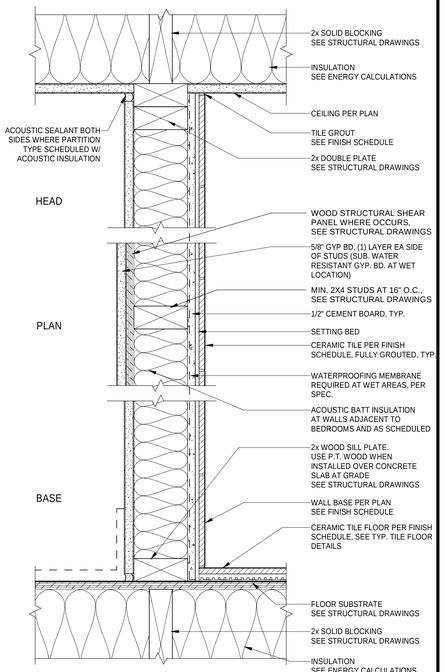
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DETAILS - EXTERIOR WALLS

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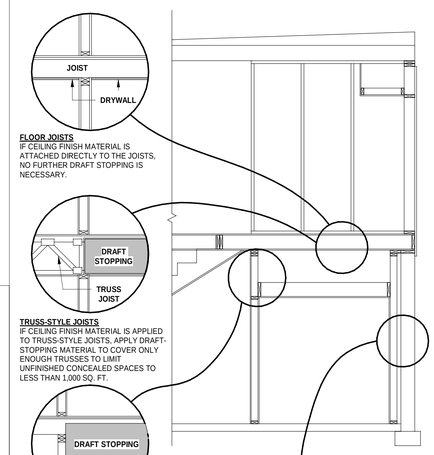
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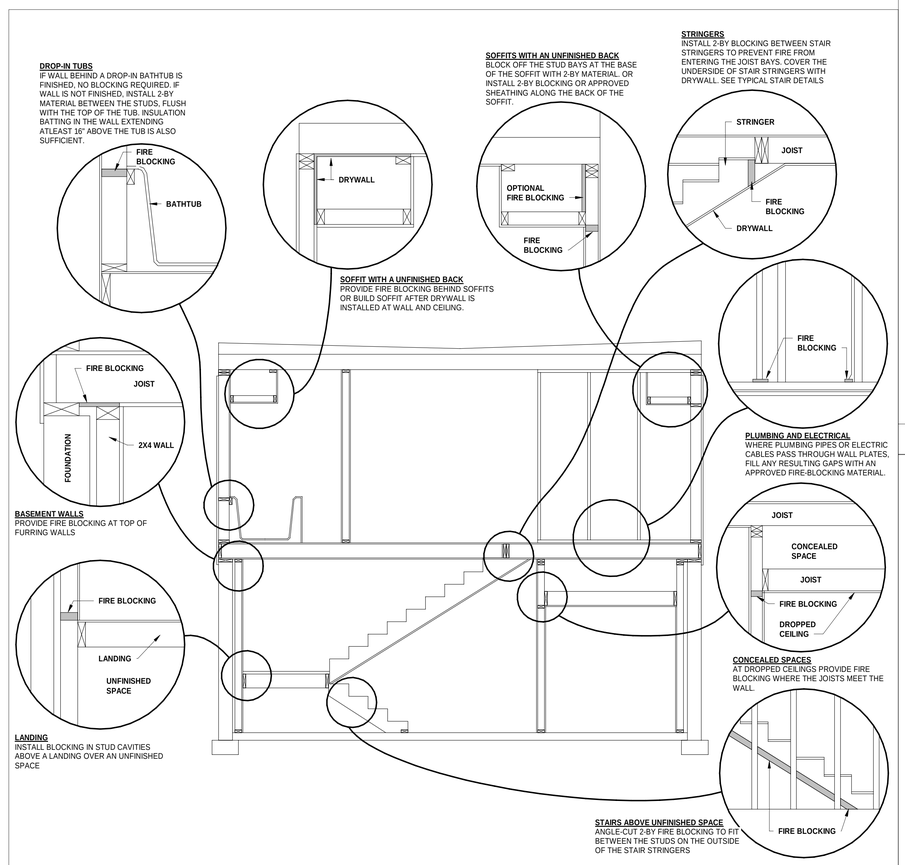


WALL TYPE	FIRE RATING	STC RATING	INSULAT.	UL #	NOTES
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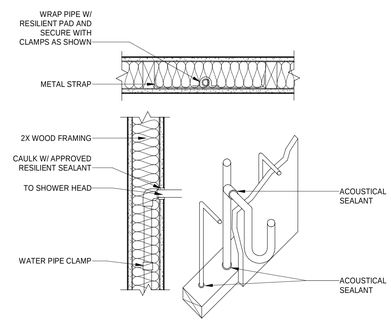
TYPE E: INTERIOR PARTITION W/ TILE — SCALE 3" = 1'-0" — 3



DRAFTSTOPPING DIAGRAM — SCALE 3/8" = 1'-0" — 4

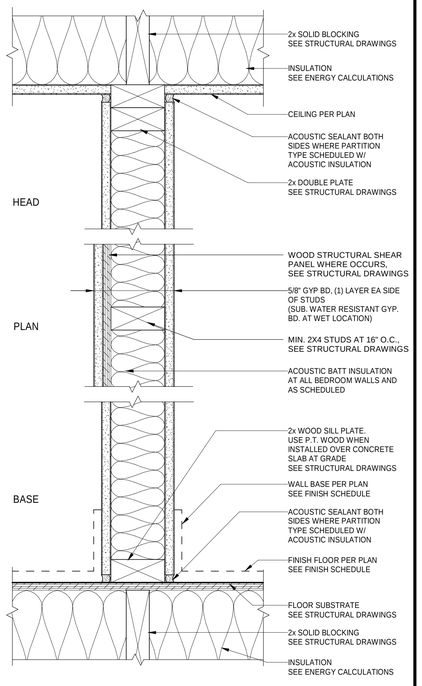


FIRE BLOCKING DIAGRAM — SCALE 3/8" = 1'-0" — 5



NOTE: CONTRACTOR TO PROVIDE FIRE RATED PENETRATION DETAIL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION

TYP. PLUMBING PENETRATIONS1 — SCALE 1 1/2" = 1'-0" — 2



WALL TYPE	FIRE RATING	STC RATING	INSULAT.	UL #	NOTES
A	N/A	35-39	AS NOTED	N/A	-

TYPE A: NON-RATED INTERIOR PARTITION — SCALE 3" = 1'-0" — 1

MOURA DESIGN
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2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: As indicated

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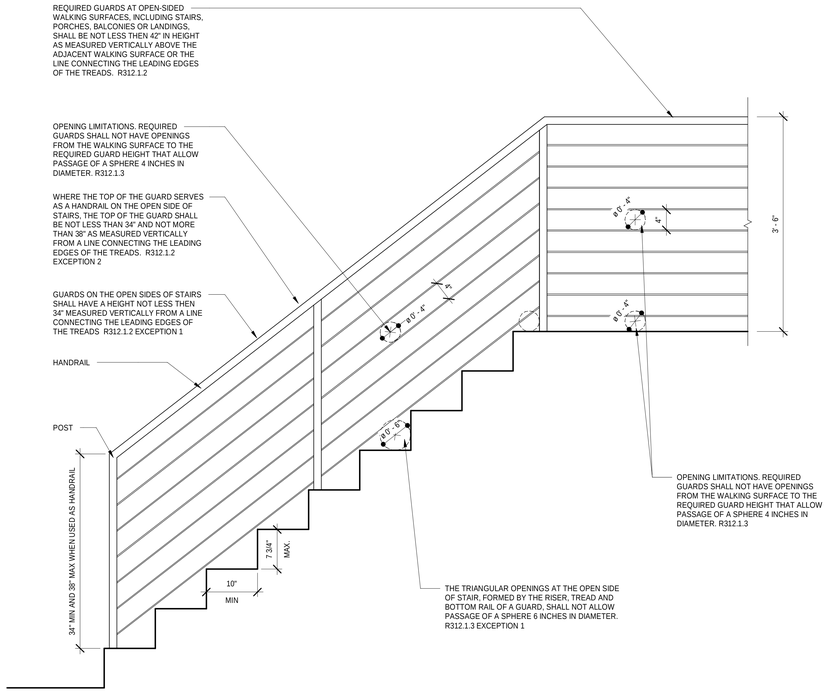
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DETAILS - INTERIOR WALLS

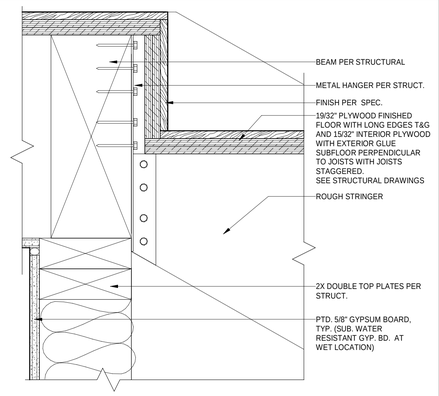
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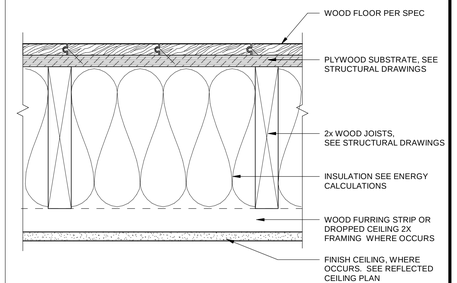
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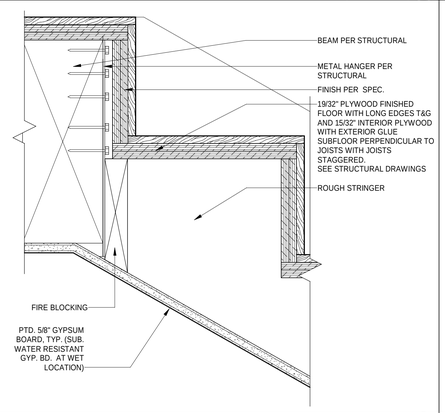
TYP. OPEN STAIRS GUARDRAIL ELEVATION DETAIL | SCALE 1" = 1'-0" | 11



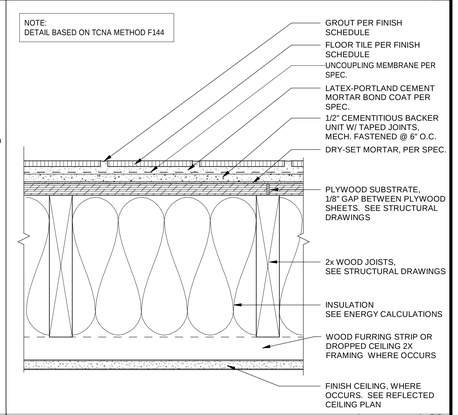
TYP. STAIR @ LANDING1 | SCALE 3" = 1'-0" | 8



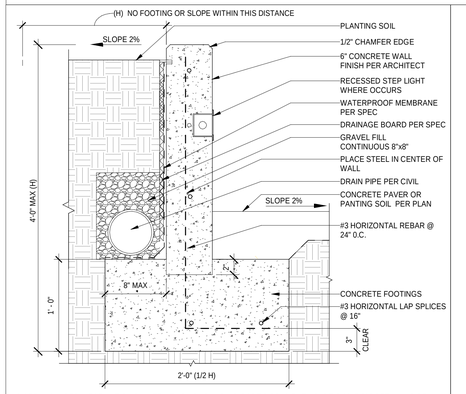
TYP. WOOD FRAMED FLOOR1 | SCALE 3" = 1'-0" | 4



TYP. TOP OF STAIR @ LANDING2 | SCALE 3" = 1'-0" | 7

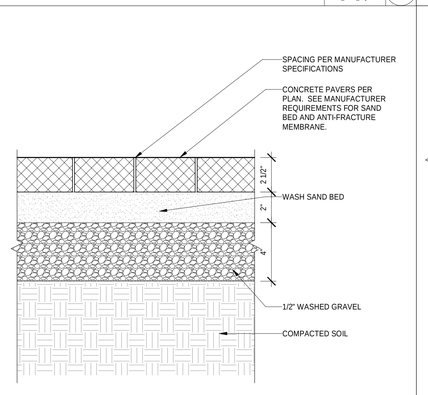


TYP. TILE FLOOR OVER WOOD SUBFLOOR1 | SCALE 3" = 1'-0" | 3

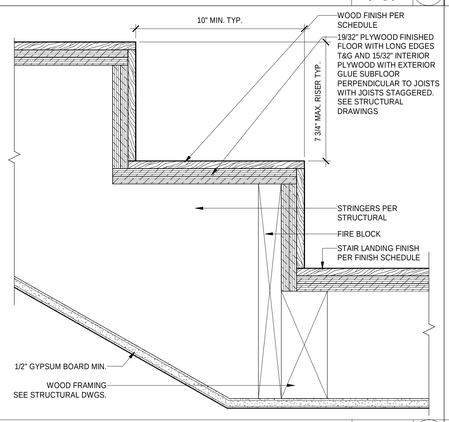


NOTE: WALL PER INFORMATION BULLETIN/PUBLIC - BUILDING CODE DOCUMENT NO. P/BC 2017-002 RETAINING OR SLOUGH WALL (4'-0" HIGH OR LESS)

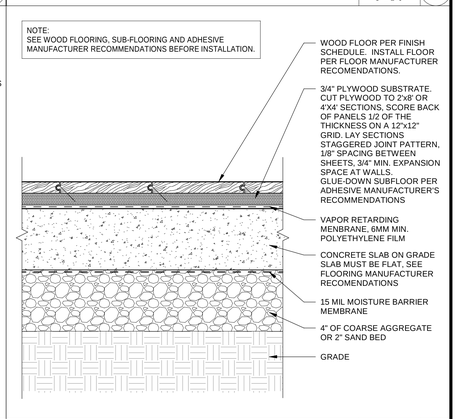
TYP. CONCRETE PLANTER WALL | SCALE 1 1/2" = 1'-0" | 14



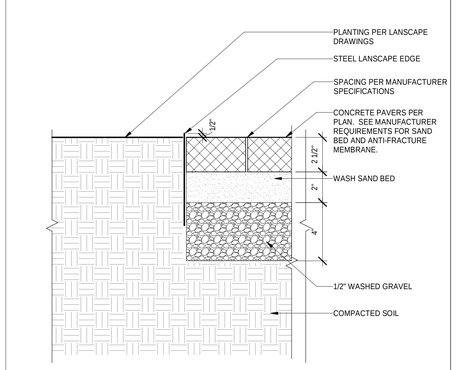
CONCRETE PAVERS | SCALE 3" = 1'-0" | 10



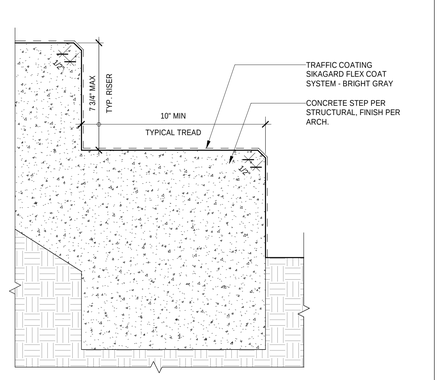
TYP. BOTTOM OF STAIR @ LANDING1 | SCALE 3" = 1'-0" | 6



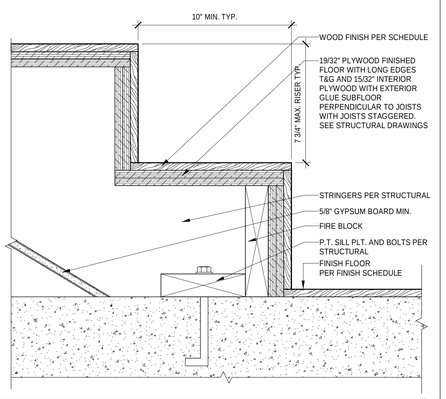
TYP. WOOD FLOOR OVER CONCRETE SLAB1 | SCALE 3" = 1'-0" | 2



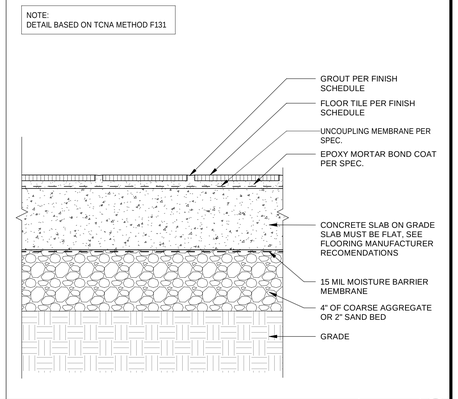
CONCRETE PAVERS @ LANDSCAPE | SCALE 3" = 1'-0" | 13



STAIR ON GRADE | SCALE 3" = 1'-0" | 9



TYP. BOTTOM OF STAIR @ SLAB ON SLAB | SCALE 3" = 1'-0" | 5



TYP. TILE FLOOR OVER CONCRETE SLAB1 | SCALE 3" = 1'-0" | 1

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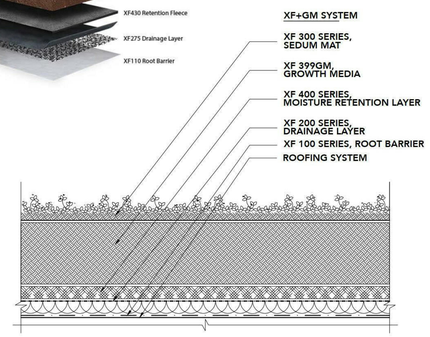
DETAILS - FLOOR, STAIRS & SITE

SHEET NO:

A930

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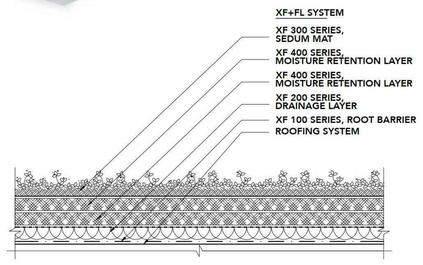
NOTE:
1- INSTALL THE ROOT BARRIER DIRECTLY ON TOP OF WATERPROOFING MEMBRANE.

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TOLL FREE: 1-866-335-1151

XF+GM SYSTEM
Standard Layers

SCALE 1:2
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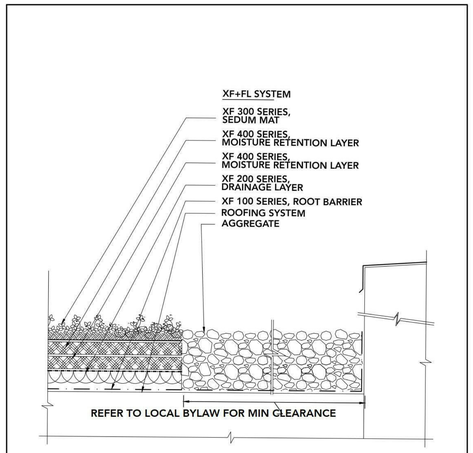


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SCALE 1:2
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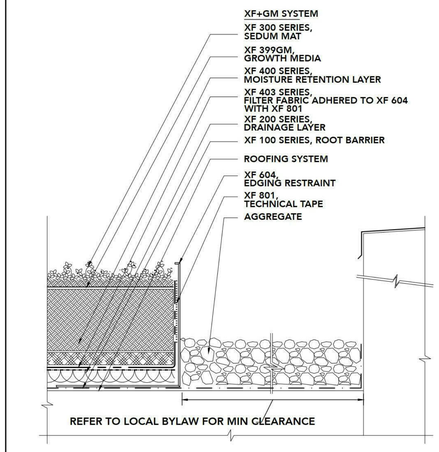


NOTE:
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XF+FL SYSTEM
Detail at Roof Parapet

SCALE 1:2
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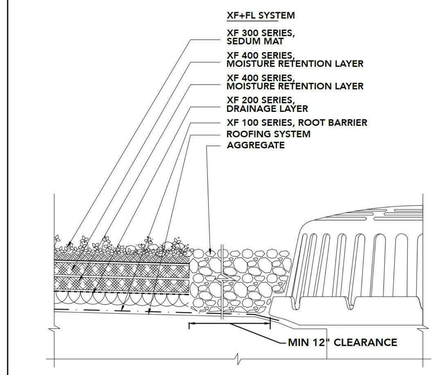


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XF+GM SYSTEM
Detail at Roof Parapet

SCALE 1:2
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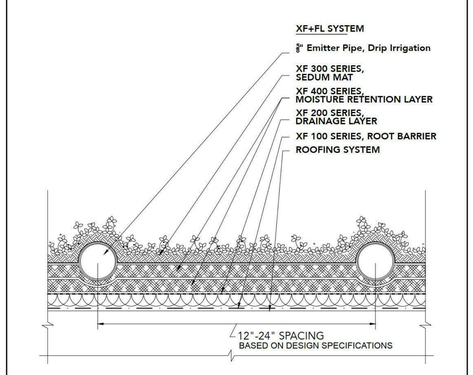


NOTE:
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XF+FL SYSTEM
Detail at Roof Drain

SCALE 1:2
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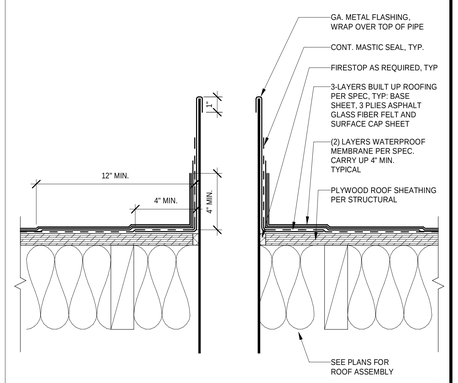


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XeroFlor NORTH AMERICA
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TOLL FREE: 1-866-335-1151

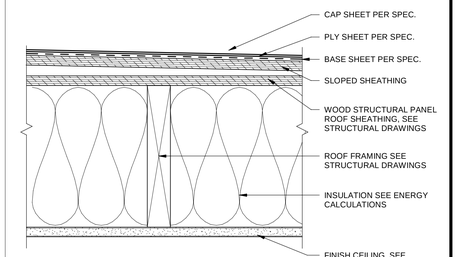
XF+FL SYSTEM
Integrated with Irrigation System

SCALE 1:2
©2020



TYP. ROOF PENETRATION1 — SCALE 3" = 1'-0" — 2

NOTE: SEE ROOFING MANUFACTURER INSTALLATION INSTRUCTIONS



TYP. BUILT UP ROOFING SYSTEM1 — SCALE 3" = 1'-0" — 1

MOURA DESIGN
5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

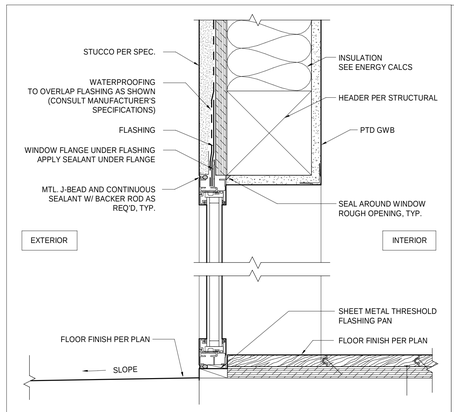
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SHEET SIZE: 30X42 DATE: 07/01/19

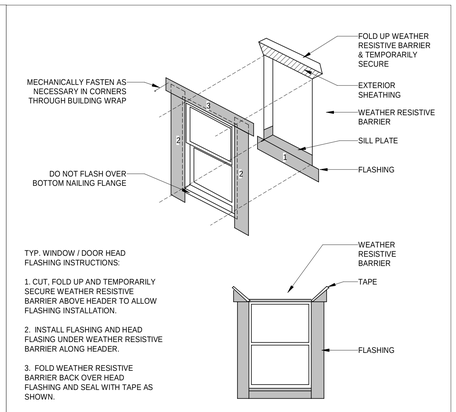
DRAWING TITLE:
DETAILS - ROOF

SHEET NO:
A940

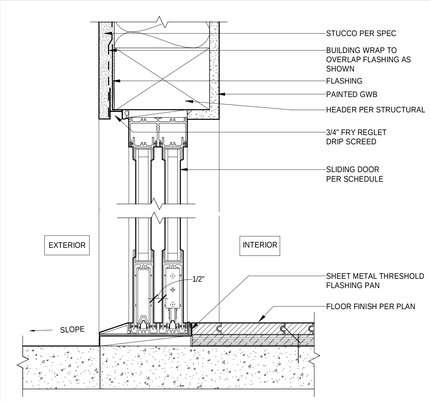
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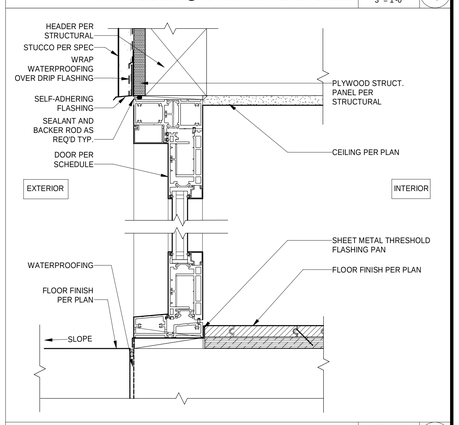
FULL HEIGHT WIND. HEAD/SILL @ STUCCO1 | SCALE 3" = 1'-0" | 15



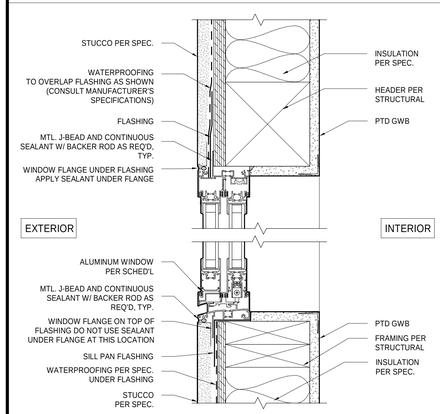
TYP. FLASHING INSTRUCTIONS DIAGRAM2 | SCALE 3" = 1'-0" | 11



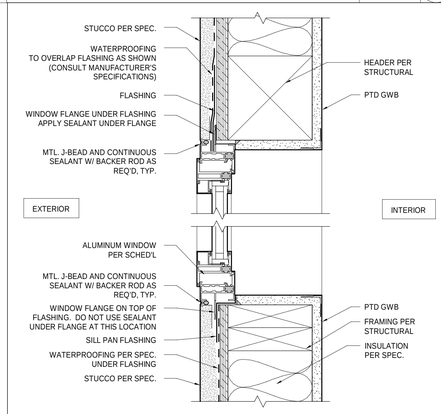
TYP. SLIDER @ STUCCO HEAD/SILL1 | SCALE 3" = 1'-0" | 4



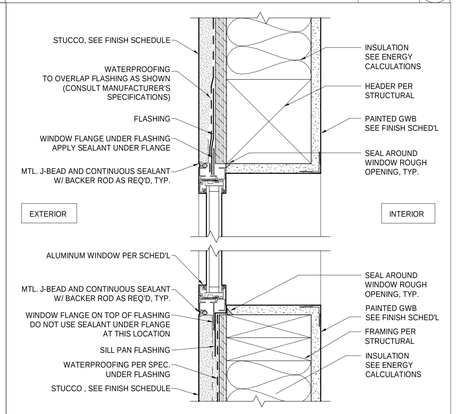
TYP. EXT. DOOR HEAD/SILL @ STUCCO1 | SCALE 3" = 1'-0" | 3



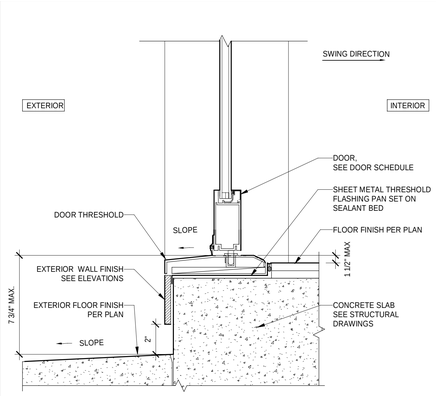
TYP. SLIDING WINDOW HEAD/SILL @ STUCCO1 | SCALE 3" = 1'-0" | 18



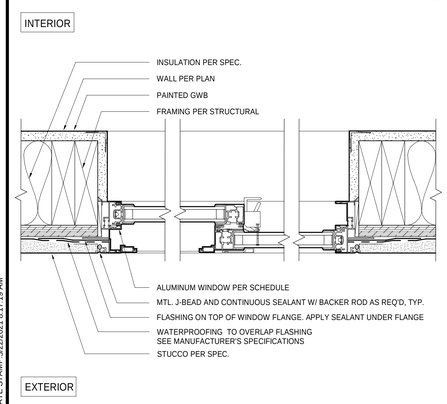
TYP. CAS./AWN. WIND. HEAD/SILL @ STUCCO1 | SCALE 3" = 1'-0" | 14



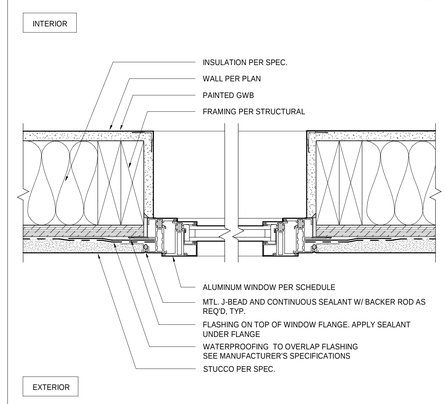
TYP. FIXED WINDOW HEAD & SILL @ STUCCO1 | SCALE 3" = 1'-0" | 10



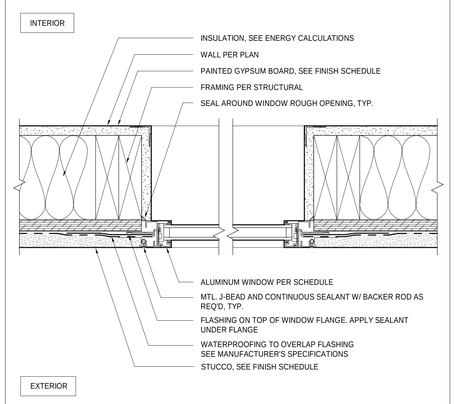
TYP. DOOR SILL @ STEP1 | SCALE 3" = 1'-0" | 2



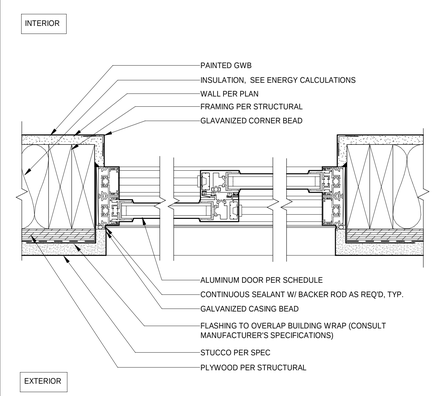
TYP. SLIDING WINDOW JAMB @ STUCCO1 | SCALE 3" = 1'-0" | 17



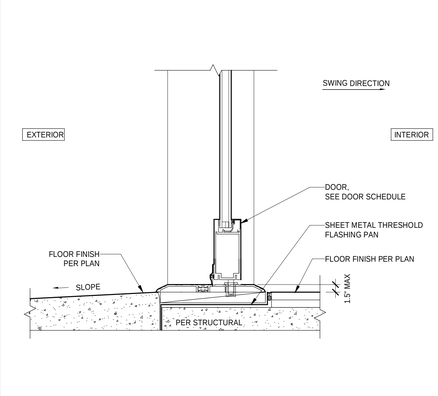
TYP. CAS./AWNING WIND. JAMB @ STUCCO1 | SCALE 3" = 1'-0" | 13



TYP. FIXED WINDOW JAMB @ STUCCO1 | SCALE 3" = 1'-0" | 9



TYP. SLIDER @ STUCCO JAMB1 | SCALE 3" = 1'-0" | 5



TYP. DOOR SILL @ FLUSH FLOOR | SCALE 3" = 1'-0" | 1

MOURA DESIGN

5236 YARMOUTH AVE SUITE 113
ENCINO, CA, 91316
TEL: 310.309.0102

CONSULTANT:

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION

DRAWING SCALE: 3" = 1'-0"

SHEET SIZE: 30X42 DATE: 12/14/16

DRAWING TITLE:

DETAILS - DOORS & WINDOWS

SHEET NO:

A960

FILE NAME: D:\Dropbox\ima projects\016_2830 PREWETT\12_BIM\016_2830 PREWETT_Arch.rvt
DATE STAMP:5/22/2021 8:17:19 AM

1. General Notes:

(a) Any modifications of or changes in approved grading plans must be approved by the City Engineer.

(b) All grading and construction shall conform to City of Los Angeles requirements.

(c) Approval of these plans reflect solely the review of plans in accordance with the City and does not reflect any position by the City or the Department of public Works regarding the status of any issues relating to the land on which the improvements may be construed.

(d) Any export of material from the site to off-site property requires an approved grading plan.

(e) All graded sites must have drainage swales, berms, and other drainage devices prior to approval of rough grading.

(f) A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.

(g) The Field Engineer must set drainage stakes for all drainage devices.

(h) All storm drain work is to be done under continuous inspection by the Field Engineer. Weekly status reports shall be submitted by the Field Engineer to the City Engineer.

(i) Final grading must be approved before occupancy of buildings will be allowed.

(j) Comply with the Planning and Zoning Code by showing locations and sizes of oak trees on the grading plan and obtaining the appropriate permit.

(k) Separate plans for temporary drainage and Stormwater Pollution (Erosion Control) measures to be used during the rainy season must be submitted prior to October 1. The erosion control devices shown on said plans must be installed by no later than November 1 and maintained in operable condition until April 15 of the following year, and before any anticipated rain.

(l) Every effort should be made to eliminate the discharge of nonstormwater from the project site at all times.

(m) Provisions shall be made for contributory drainage at all times.

(n) A preventive program to protect the slopes from potential damage form burrowing rodents is required. Owner to inspect slopes periodically for evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal.

(o) Roof drainage must be diverted from graded slopes.

(p) All subdrain outlets are to be surveyed for line and elevation. this can be shown on an as-built grading plan.

2. Fill Notes:

(a) Fill shall be compacted throughout their full extent to a minimum of 90% of maximum dry density as determined by current A.S.T.M. Soil Compaction Tests D1557 or D2922, where applicable: Where not applicable, a test acceptable to the Building Official shall be used.

(b) Field density shall be determined by a method acceptable to the Building Official. However, not less than 10% of the required density test, uniformly distributed, shall be obtained by the current A.S.T.M. D1557 (Sand Cone Method).

(c) Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:

(1) One test for each two-foot vertical lift.

(2) One test for each 1,000 cubic yards of material placed.

(3) One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.

(4) One test in the vicinity of each building pad for each two-foot vertical lift or portion thereof.

(d) Sufficient tests of the soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Geotechnical Engineer including soil types, shear strengths parameters and corresponding unit weights in accordance with the following guidelines:

(1) Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.

(2) Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.

(3) Fill soils shall be free of deleterious materials.

(4) The results of such testing shall be including in the reports required by Section 7016.8 of the Building Code.

(e) Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain if any have been inspected and approved by the Geotechnical Engineer. The Building Official may require a "Standard Test Method for moisture, ash, organic matter, peat or other organic soils" current ASTM D-2974 on any suspect material. All materials that have a test value of 10% of greater will be rejected as unsuitable for support of or being structural fill.

(f) Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Geotechnical Engineer and approved in advance by the Building Official.

(g) Continuous inspection by the Geotechnical Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth greater than 30 feet or slope surface 2:1.

(h) Continuous inspection by the Geotechnical Engineer, or a responsible representative, shall be provided during all subdrain installations.

(i) Fill slopes of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction

(j) The Geotechnical Engineer shall provide sufficient inspection during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.

(k) The grading contractor shall submit the statement required by the City Engineer at the completion of rough grading.

3. Inspection Notes:

(a) The permittee of his agent shall notify the Building Official at least one working day in advance of required inspections at

(1) Initial. When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill. Fill shall no have been placed prior to this inspection.

(2) Rough. When approximate final elevations have been established; drainage terraces, swales and berms installed at the top of the slope; and the statement required in this Section have been received.

(3) Final. When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted.

(b) Geotechnical Notes:

(1) All recommendations included in the consultant's geotechnical report(s) must be complied with and are a part of the grading plans and specifications.

(2) Grading operations must be conducted under periodic geologic inspections with monthly inspection reports to be submitted to the City Engineer.

(3) The Consulting Geologist and Geotechnical Engineer must state in a final report, prior to the approval of rough grading by the City Grading Division, that geotechnical hazards have been removed, mitigated or designated as "Restricted Use Areas". The final report must be submitted to the Engineering Division for their review and approval.

(4) Foundation, wall and pool excavation must be inspected and approved by the consulting geologist and geotechnical engineer, prior to the placing of steel or concrete.

(5) Building pads located in cut/fill transition areas shall be overexcavated a minimum of three (3) feet below the proposed bottom of footing.

(c) Planting and Irrigation Notes:

(1) The plans of a designed irrigation system for full coverage of all portions of the slopes shall be submitted and approved prior to rough grading approval by the City.

(2) All cut slopes over five (5) feet and fill slopes over three (3) feet shall be planted with an approved ground cover and provided with an irrigation system as soon as practical after rough grading.

(3) Planting and irrigation plans for slopes greater than 20 feet in height must be prepared and signed by a Licensed Landscape Architect or Registered Civil Engineer.

(d) Stormwater Pollution Plan Notes:

ATTACHMENT A NOTES

(a) Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.

(b) Stockpiles of earth and other construction related materials must be protected from being transported form the site by the forces of wind or water.

(c) Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.

(d) Excess or waste concrete may not be washed into the public way or any other drainage systems. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.

(e) Trash and construction related solid wasted must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

(f) Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.

(g) Any slopes with disturbed soil or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

4. Additional Notes

(a) The existence and location of any underground utility or structures shown on these plans are obtained by a search of the available records. To the best of our knowledge, there are no existing utilities except for as shown on this map. The contractor is required to take due precautionary measures to protect the utility lines shown and any other utility lines not of record or not shown on this drawing.

(b) The contractor is required to familiarize himself with the plans, the soils and/or geologic reports, and the site prior to commencing work.

(c) The soils and geological report prepared by IRVINE GEOTECHNICAL, INC. dated MAY 13, 2008, and any subsequent reports shall be considered a part of these plans and all recommendations thereof shall be complied with.

(d) Retaining walls shown on these plans (if any) are to be constructed by separate permit.

(e) Sanitary facilities shall be maintained on the site from the beginning to the completion of grading operation.

(f) Dust shall be controlled by watering as required by air pollution control district of Los Angeles County.

(g) The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

(h) All cut or fill slopes shall be no steeper than 2:1 unless otherwise noted.

(i) The surface of all cut and fill slopes shall be protected against damage by

(j) Quantities: Cut: 847 C.Y. Fill: 132 C.Y. Export: 715 C.Y. (Quantities shown hereon are for permit fee establishment only and shall not be used for bidding or contract purposes).

(k) Specifications shall have precedence over drawings.

(l) In-grading inspections must be made by the consulting geologist and geotechnical engineer. Monthly in-grading inspection reports must be submitted directly to the Geology and Soils Section by the consultants.

(m) Rough grading must be approved by a final geology and geotechnical engineering report prior to approval by the Geology and Soils Section. An As-Built Geologic Map must be included in the final geology report. Submit report for approval for issuance of building permit. Provide a final report statement that verifies work was done in accordance with report recommendations and code provisions (Section 7021-3).

(n) Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and geotechnical engineer prior to the placing of steel or

(o) The contractor shall notify Calcivic Engineering Group of any discrepancies in the plans before proceeding with construction.

(p) Registered Deputy Grading Inspector is required on grading and foundation earthwork where (site exceeds 60,000 s.f.) (cut or fill slopes exceeds 2:1) (cuts exceed 40 ft. in height and within 20 ft. of a property line) (foundation excavation below a 1:1 plane from property line) (projects involve unusual hazards)(shoring work including slot-cuts)". (1704)

(q) A Registered deputy Grading Inspector is required on all shoring work including slot-cuts Sec. 1701.5.

(r) All grading slopes shall be planted and sprinklered. (7012.1)

(s) Standard 12 inch high berm is required at top of all graded slopes.

(t) No fill to be placed, until the city grading inspector has inspected and approved the bottom excavation.

(u) Man-made fill shall be compacted to a minimum relative compaction of 90% Cohesionless soils with less than 15% finer than .005 mm require 95% compaction. Sec. 91.7013.3

(v) Continuous inspection by the soils engineer/ geologist is required for grading.

(aa) "General Specifications for all Grading plans" – Department Building and safety form B-164 is a part of the plans.

(bb) All grading slopes shall be planted and sprinklered. Sec.91.7012.1

(cc) Temporary Erosion control to be installed between November 1 and April 15. Obtain Grading inspector's and Department of Public Works approval of proposed procedures. (>200 cy.)] (7007.1)

(dd) All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.

(ee) The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is place. Fill may not be placed without approval of the grading inspector.

(ff) existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retain.

(gg) Stake and flag the property lines in accordance with a licensed survey map.

(hh) Final plans and caculations must be signed by a register Civil Engineer. (7006.1).

ATTACHMENT B NOTES

The following BMPs as outlined in, but not limited to, the Best Management Practice Handbook, California Stormwater Quality Task Force, Sacramento, California 1993, or the latest revised edition, may apply during the construction of this project (additional measures may be required if deemed appropriate by County Inspectors):

CA001 – DEWATERING OPERATIONS
CA002 – PAVING OPERATIONS
CA003 – STRUCTURE CONSTRUCTION AND PAINTING
CA010 – MATERIAL DELIVERY AND STORAGE
CA011 – MATERIAL USE
CA012 – SPILL PREVENTION AND CONTROL
CA020 – SOLID WASTE MANAGEMENT
CA021 – HAZARDOUS WASTE MANAGEMENT
CA022 – CONTAMINATED SOIL MANAGEMENT
CA023 – CONCRETE WASTE MANAGEMENT
CA030 – VEHICLE AND EQUIPMENT CLEANING
CA031 – VEHICLE AND EQUIPMENT FUELING
CA032 – VEHICLE AND EQUIPMENT MAINTENANCE
CA040 – EMPLOYEE/SUBCONTRACTOR TRAINING
ESC01 – SCHEDULING
ESC02 – PRESERVATION OF EXISTING VEGETATION
ESC10 – SEEDING AND PLANTING
ESC11 – MULCHING
ESC20 – GEOTEXTILES AND MATS
ESC21 – DUST CONTROLS
ESC22 – TEMPORARY STREAM CROSSING
ESC23 – CONSTRUCTION ROAD STABILIZATION
ESC24 – STABILIZED CONSTRUCTION ENTRANCE
ESC30 – EARTH DIKE
ESC31 – TEMPORARY DRAINS AND SWALES
ESC32 – SLOPE DRAIN
ESC40 – OUTLET PROTECTION
ESC41 – CHECK DAMS
ESC42 – SLOPE ROUGHENING/TERRACING
ESC50 – SILT FENCE
ESC51 – STRAW BALE BARRIERS
ESC52 – SAND BAG BARRIER
ESC53 – BRUSH OR ROCK FILTER
ESC54 – STORM DRAIN INLET PROTECTION
ESC55 – SEDIMENT TRAP
ESC56 – SEDIMENT BASIN

This plan has been reviewed and conforms to recommendations of soils engineering/geologic reports dated X

Signature and date _____

DIGALERT
Call Toll Free
1-800-422-4133
2 Working Days Before You Dig
Underground Service Alert of Southern California

UNAUTHORIZED CHANGES & USES

CAUTION: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

CALIFORNIA COUNCIL OF CIVIL ENGINEERS & LAND SURVEYORS

CALIFORNIA COUNCIL OF CIVIL ENGINEERS & LAND SURVEYORS

OWNER NAME

Ms. COURTNEY ROSENTHAL

9301 W. OAKMORE ROAD
LOS ANGELES, CALIFORNIA

SOIL ENGINEER

SCHICK GEOTECHNICAL, INC.
7650 HASKELL AVE. SUITE D
VANNUYS, CALIFORNIA 91406
TEL (818) 905-8011

NOTE: EARTH IMPORT & EXPORT ACTIVITIES MAX. TAKE PLACE ONLY BETWEEN THE TIMES OF 9.00 A.M AND 3.00 P.M MONDAY THRU. FRIDAY

EARTHWORK QUANTITIES:

		CUT	FILL	OVERALL GRADING	BHO GRADING
1	DRIVEWAY	64 CY	0 CY	64 CY CUT	EXEMPTED 64 C.Y CUT
2	GARAGE	100 CY	0 CY	100 CY CUT	EXEMPTED 100 CY CUT
3	UNDER STRUCTURE (FIRST/SECOND FLOOR)	613 CY	0 CY	613 CY CUT	613 CY CUT
4	ADU LIVING FLOOR.	0 CY	132 CY	132 CY FILL	132 CY FILL
	TOTAL	777 CY	132 CY	645 CY EXPORT	745 CY NON-EXEMPT

TOTAL CUT & FILL = 979 CY

BHO ALLOWABLE =1,000 C.Y. + (10% X 9,535 s.f) = 1,953 C.Y.
NOT TO EXCEED 750 CY. MAX. (BY RIGHT)

IMPORT= NONE
EXPORT= 645 CY. — LESS THAN 750 CY.

DISCLAIMER:

THE QUANTITIES SHOWN HEREON ARE FOR PERMIT AND BONDING PURPOSES ONLY. THE CONTRACTOR SHALL NOT RELY ON THESE QUANTITIES SHOWN HEREON. HE SHOULD DETERMINE THE QUANTITIES BASED ON THE GRADING PLAN, SOILS REPORT AND THE ACTUAL SITE CONDITION.

EARTHWORK QUANTITY CALCULATION

2830 PREWETT STREET
LOS ANGELES, CALIFORNIA

CUT @ DRIVEWAY CUT @ CONTOURS

653= 206 sf
652= 331 sf
651= 313 sf
650= 337 sf
649= 315 sf
648= 247 sf
647= 182 sf

1,737 sf x 1' / 27 = 64 c.y.

CUT @ BLDG. CUT @ CONTOURS

653= 841 sf
651= 1,433 sf
649= 1,921 sf
647= 2,400 sf
645= 1,954 sf
643= 308 sf

8,282 sf x 2' / 27 = 613 c.y.

FILL @ ADU LIVING FLR. FILL @ CONTOURS

632= 142 sf
634= 250 sf
636= 286 sf
638= 292 sf
640= 458 sf
642= 856 sf

1,785 sf x 2' / 27 = 132 c.y.

CUT @ GARAGE CUT @ CONTOURS

653= 286 sf
651= 484 sf
649= 484 sf
647= 484 sf

1,353 sf x 2' / 27 = 100 c.y.

TOTAL
CUT = 777 C.Y
FILL = 132 C.Y
EXPORT = 645 C.Y



VICINITY MAP
NO SCALE

LEGEND:

A.C. ..... EDGE OF A.C. PAVING
BOW ..... BOTTOM OF WALL
BOT. ..... BOTTOM
E.C. ..... EDGE OF CONCRETE
EL-SPOT. ..... SPOT ELEVATION
F.F. ..... FINISHED FLOOR
F.L. ..... FLOWLINE
F.S. ..... FINISHED SURFACE
FG. ..... FINISHED GRADE
P.A. ..... PLANTER AREA
T.C. ..... TOP OF CURB
T.G. ..... TOP OF GRATE
TYP. ..... TYPICAL
T.W. ..... TOP OF WALL

(98.00) T.C. — EXISTING TOP OF CURB ELEVATION
(97.50) F.L. — EXISTING FLOW LINE ELEVATION
98.00 — PROPOSED ELEVATION
DESCRIPTION OF ELEVATION
(98.00) EL-SPOT — EXISTING SPOT ELEVATION
DESCRIPTION OF ELEVATION
1.0% — PROPOSED GRADIENT AND DIRECTION OF FLOW
(2) — CONSTRUCTION NOTES AND DETAIL NO.
(100) — EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
100 — PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
PROPOSED RETAINING WALL
EXISTING RETAINING WALL

REGISTERED PROFESSIONAL ENGINEER
IVAN W. K. CHIU
No. C44677
CIVIL
STATE OF CALIFORNIA

REVISION | DATE | NO.

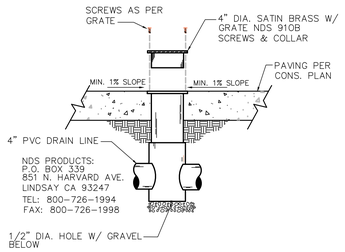
CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
TEL. (626) 798-2828 FAX(626) 798-6644
2160 PARRELL WAY. ALTADENA, CALIFORNIA 91001
E-MAIL: calcivic@earthlink.net

GENERAL NOTES AND DETAILS

2830 PREWETT STREET
LOS ANGELES, CALIFORNIA

CHECKED BY I.C.
DRAWN BY K.H.
PLAN SCALE AS SHOWN
DATE 02/23/21
JOB NO. 022321

SHEET NO. C1 OF 6 SHTS

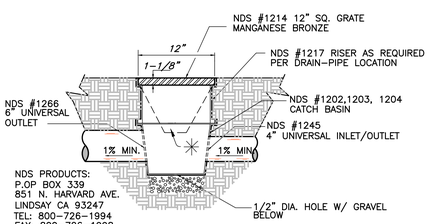


ROUND AREA DRAIN (A)

NOT TO SCALE

CONSTRUCTION NOTES:

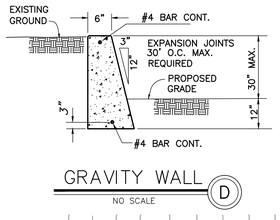
1. CONSTRUCT AREA DRAIN PER DETAIL "A" HEREON
2. CONSTRUCT 12"x12" NDS CATCH BASIN PER DETAIL "B" HEREON
3. CONSTRUCT POP-UP DRAINAGE DEVICE PER DETAIL "C" HEREON
4. CONSTRUCT GRAVITY WALL PER DETAIL "D" HEREON
5. INSTALL ACO BRICK SLOT 100, TYPE 441-GALVANIZED PART # 138040 FOR DRAINAGE OR APPROVED EQUAL PER DETAIL "E" HEREON
6. CONSTRUCT STORM WATER BIO-FILTRATION PLANTER BOX PER DETAIL ON LID PLAN
7. CONSTRUCT RIP-RAP BLANKET PER DETAIL "F" SHEET C3
8. CONSTRUCT 4" THICK CONCRETE PAVING PER DETAIL "G" SHEET C3
9. CONSTRUCT PERMEABLE PAVER PER DETAIL ON LID PLAN SHEET C3
10. PROPOSED RETAINING WALL UNDER SEPARATE PERMIT PER STRUCTURAL PLAN
11. CONSTRUCT NEW CONCRETE DRIVEWAY PER SPPWC STD. 110-2, TYPE "B", W=40', Y=5', X=3'
12. PROPOSED 6" CONCRETE CURB & GUTTER AND SIDEWALK UNDER SEPARATE PERMIT PER CITY OF L.A STD. PLAN AND DETAIL (PER STREET IMPROVEMENT PLAN)
13. CONSTRUCT CURB DRAIN PER SPPWC STD. PLAN NO. 150-3, CASE 2 INLET
14. PROPOSED NEW A.C PAVING UNDER SEPARATE PERMIT, PER STREET IMPROVEMENT PLAN



✳ INSTALL 12" CATCH BASIN FILTER BAG PART # 1200 FF

12" X 12" CATCH BASIN (B)

NO SCALE

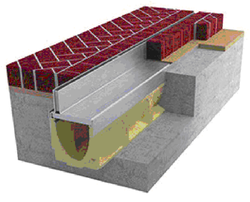


GRAVITY WALL (D)

NO SCALE

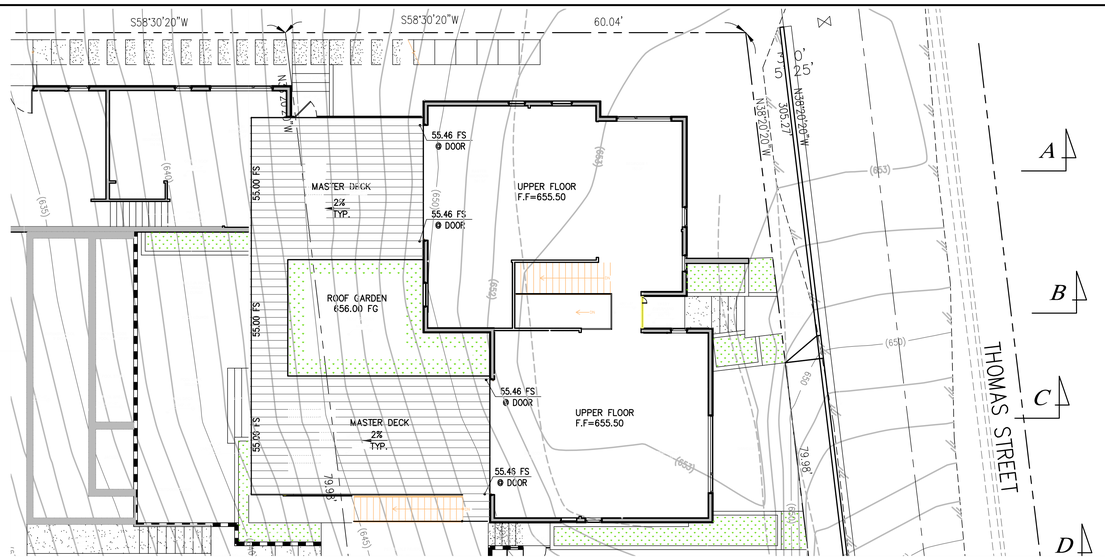
NDS POP-UP DRAINAGE EMITTER (C)

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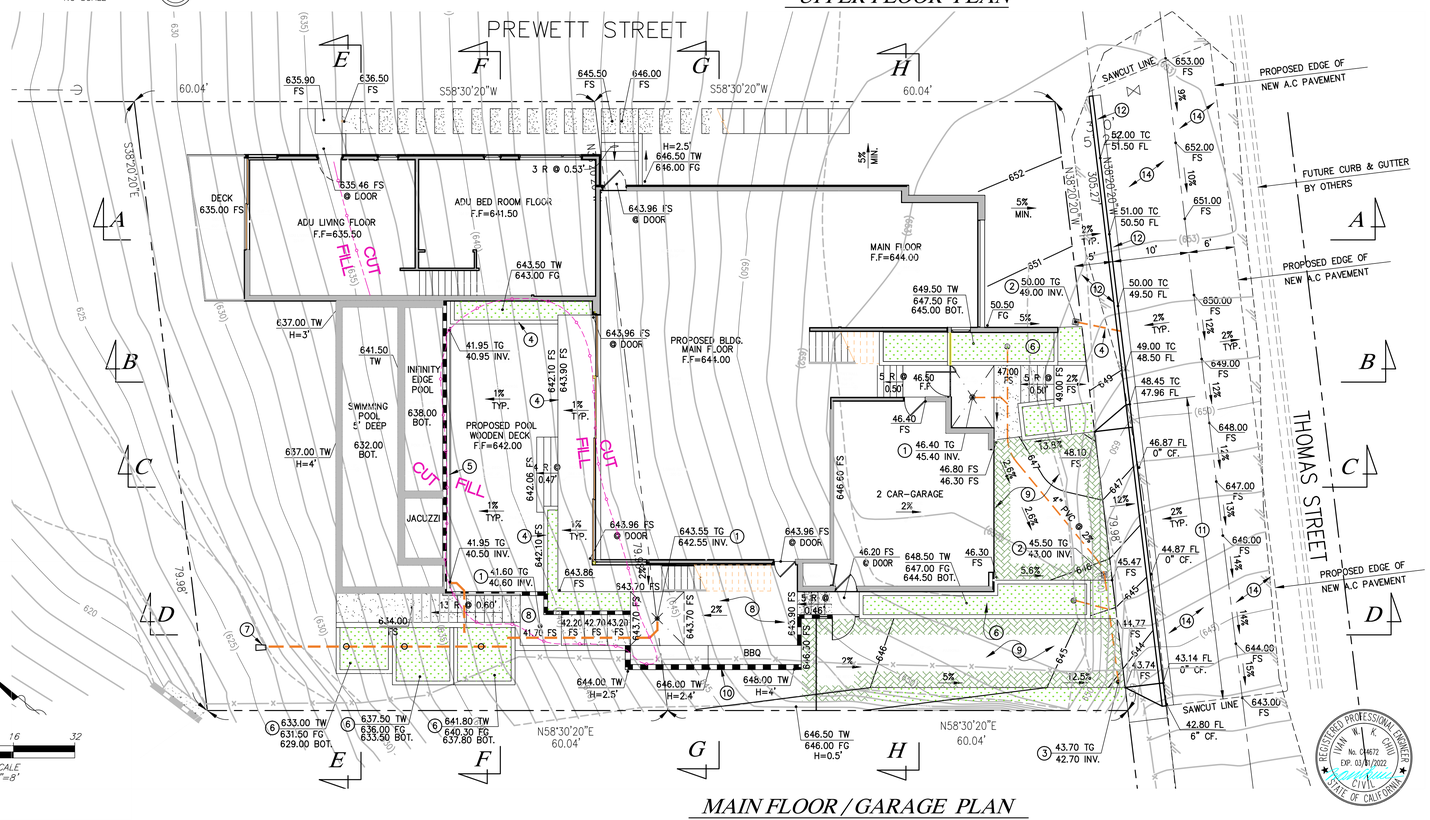


(D)

ACO BRICK SLOT 100, TYPE 441-GALVANIZED PART # 138040



UPPER FLOOR PLAN



MAIN FLOOR / GARAGE PLAN

CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2160 PARRELL WAY. ALTADENA, CALIFORNIA 91001
TEL. (626) 798-2828 FAX(626) 798-6644
E-MAIL calcivic@earthlink.net

NO.	DATE	REVISION

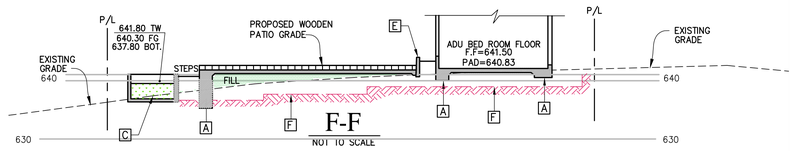
GRADING PLAN

2830 PREWETT STREET
LOS ANGELES, CALIFORNIA

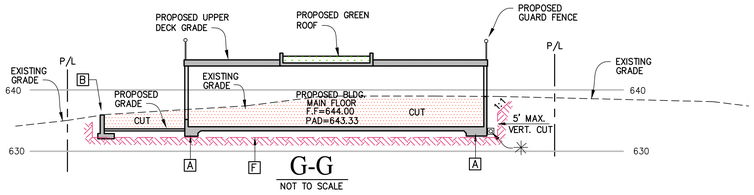
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DRAWN BY: K.H.
PLAN SCALE: 1" = 8'
DATE: 04/27/2021
JOB NO.: 042721
SHEET NO.: C2 OF 5 SHTS

IVAN W. I. CHU No. C34672 EXP. 03/31/2022 CIVIL STATE OF CALIFORNIA

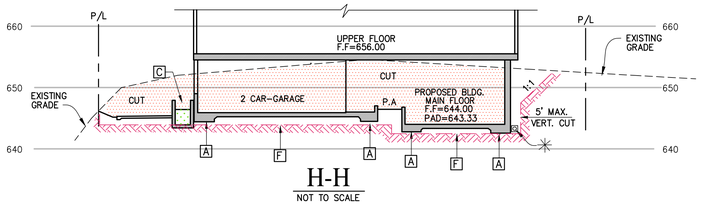
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07/01/01 04 / 30 / 2000



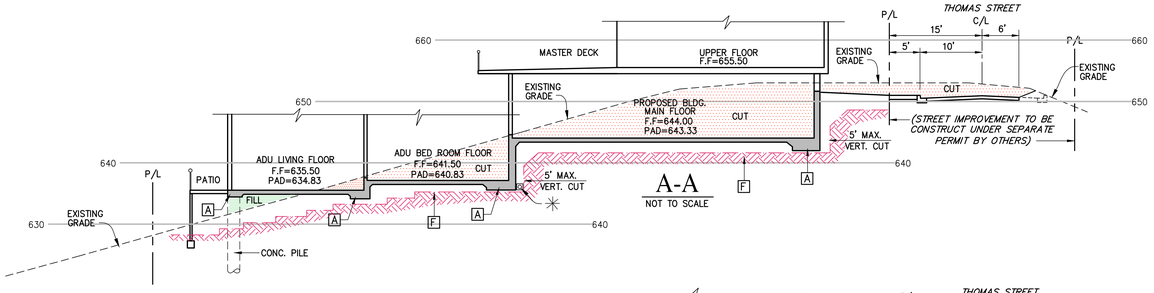
F-F
NOT TO SCALE



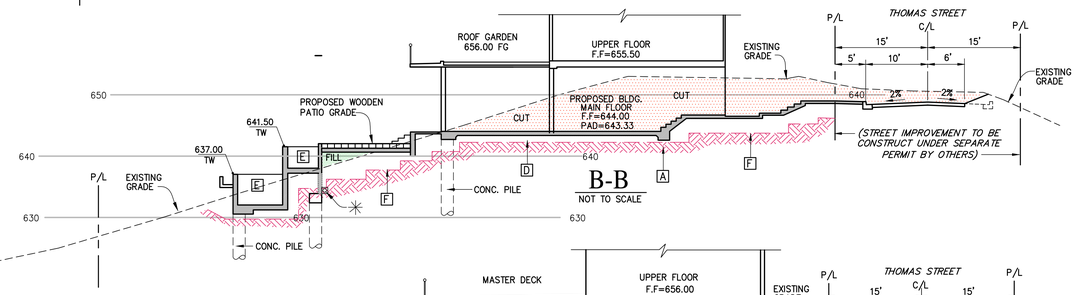
G-G
NOT TO SCALE



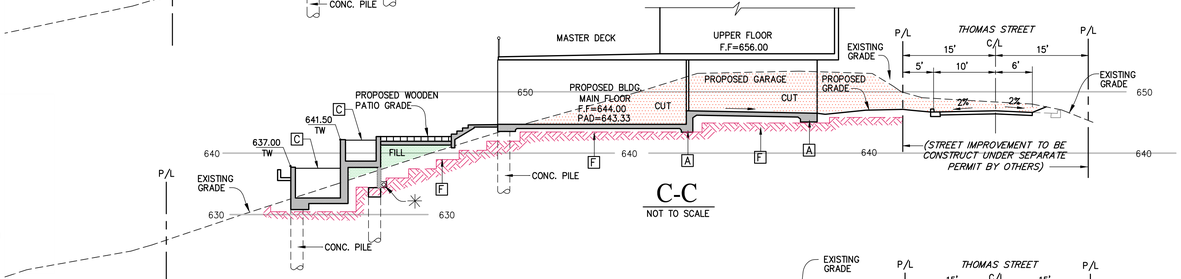
H-H
NOT TO SCALE



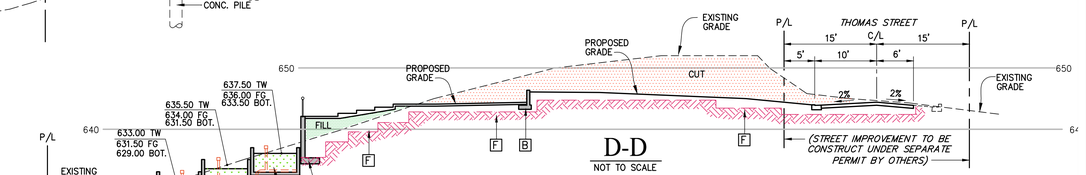
A-A
NOT TO SCALE



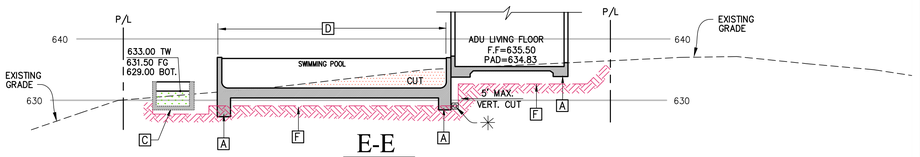
B-B
NOT TO SCALE



C-C
NOT TO SCALE

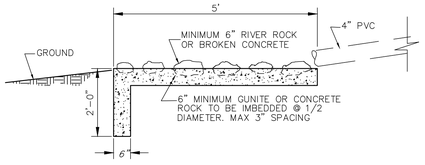


D-D
NOT TO SCALE

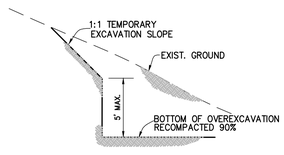


E-E
NOT TO SCALE

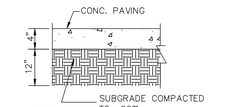
- A — PROPOSED BLDG. WALL AND FOOTING UNDER SEPARATE PERMIT, SEE STRUCTURAL PLAN
- B — PROPOSED RETAINING WALL WALL UNDER SEPARATE PERMIT, SEE STRUCTURAL PLAN
- C — PROPOSED INFILTRATION PLANTER BOX PER LID PLAN
- D — PROPOSED SWIMMING POOL UNDER SEPARATE PERMIT, PER LANDSCAPE PLAN
- E — PROPOSED 2' HT. MAX. GRAVITY WALL
- F — APPROX. EXCAVATION LINE
- ✳ 4" PERF. SUBDRAIN PIPE WRAP IN 12" SQUARE GRAVEL POCKET SEE STRUCTURAL PLAN



RIP-RAP BLANKET (F)
NO SCALE



TEMP. 5' MAX. VERTICAL CUT
NO SCALE



NOTES:
1 BROOM FINISH FOR SLOPES < 6%
2 WOOD FLOAT FINISH FOR SLOPES > 6%

CONC. PAVING DETAIL (G)
NO SCALE

REGISTERED PROFESSIONAL ENGINEER
HAN W. K. CHIU
No. C44672
EXP. 03/31/2022
CIVIL
STATE OF CALIFORNIA

NO.	DATE	REVISION

CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2160 PARNELL WAY, ALTADENA, CALIFORNIA 91001
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E-MAIL calcivic@earthlink.net

SECTION AND DETAILS

2830 PREWETT STREET
LOS ANGELES, CALIFORNIA

CHECKED BY: I.C.
DRAWN BY: K.H.
PLAN SCALE: AS SHOWN
DATE: 04/20/2021
JOB NO.: 042021
SHEET NO.: C3
OF 5 SHTS

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07-01-01 04 / 30 / 2000

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3rd floor, station 18.

Project Address: 2830 PREWETT STREET LOS ANGELES, CA 90031

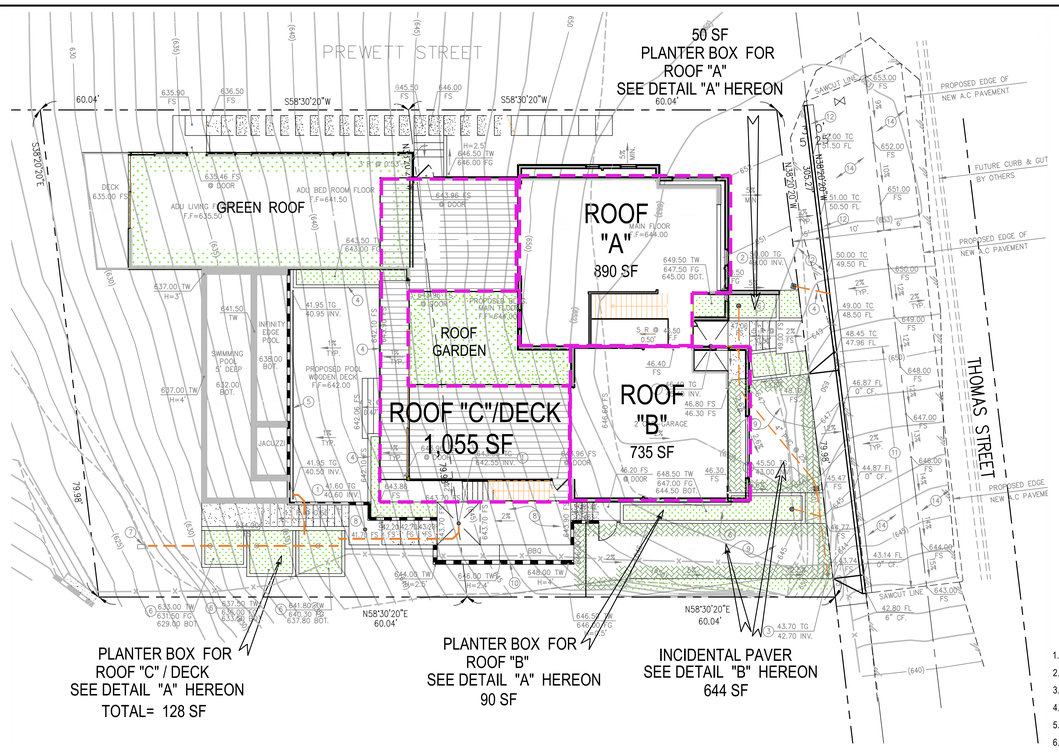
RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

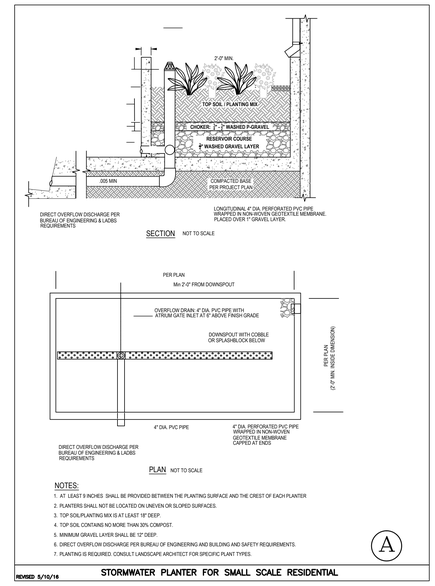
Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 50 to 129 gal each		
2	Rain Tank(s) – > 130 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)	268 SF	
5	Permeable pavers / Porous concrete (min 10% open space)	☒ Incidental; 644 total SF ☐ Infiltration; _____ total SF	
6	Rain Garden	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental; _____ total SF ☐ Infiltration; _____ total SF	
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail





NOTES:

1. AT LEAST 9 INCHES SHALL BE PROVIDED BETWEEN THE PLANTING SURFACE AND THE CREST OF EACH PLANTER
2. PLANTERS SHALL NOT BE LOCATED ON UNEVEN OR SLOPED SURFACES.
3. TOP SOIL/PLANTING MIX IS AT LEAST 18" DEEP.
4. TOP SOIL CONTAINS NO MORE THAN 30% COMPOST.
5. MINIMUM GRAVEL LAYER SHALL BE 6" DEEP.
6. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
7. SEE PLANTERS BOX FACT SHEET FOR MORE INFORMATION.

STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION *means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.*

STORMWATER OBSERVATION *must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved.* ***AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES.***

STORMWATER OBSERVATION REPORT (SOR) *must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved.* ***PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.***

Project Address: 2830 PREWETT STREET LOS ANGELES, CA 90031	**Building Permit No.:**
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan:	**Phone Number:**

I declare that the following statements are true to the best of my knowledge:

1. I am responsible for the approved LID Plan, and

2. I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

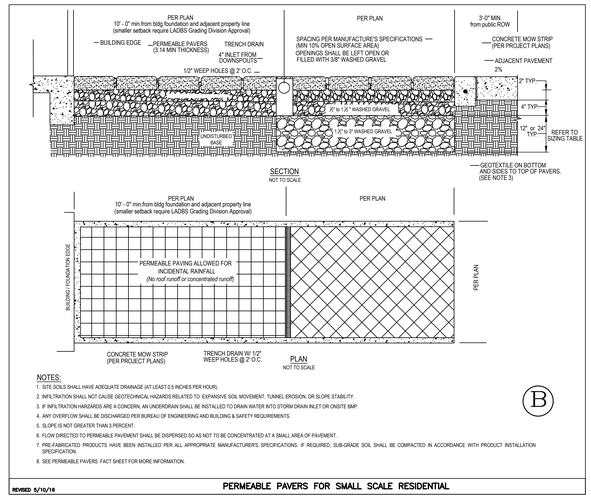
Signature Date Contractor/Architect/Engineer License

PLANTER BOX CALCULATIONS
(PER SMALL SCALE RESIDENTIAL PLANTER BOX FACT SHEET)

ROOF	AREA (SF)	AREA REQUIRED (SF)	AREA PROVIDED (SF)
A	890	800 x 0.05=45	50
B	735	735 x 0.05=37	90
C	1,055	1,055 x 0.05=53	128

CONSTRUCTION NOTES:

1. CONSTRUCT AREA DRAIN PER DETAIL "A" HEREON
2. CONSTRUCT 12"x12" NDS CATCH BASIN PER DETAIL "B" HEREON
3. CONSTRUCT POP-UP DRAINAGE DEVICE PER DETAIL "C" HEREON
4. CONSTRUCT GRAVITY WALL PER DETAIL "D" HEREON
5. INSTALL ACO BRICK SLOT 100, TYPE 441-GALVANIZED PART # 138040 FOR DRAINAGE OR APPROVED EQUAL PER DETAIL "E" HEREON
6. CONSTRUCT STORM WATER BIO-FILTRATION PLANTER BOX PER DETAIL ON LID PLAN
7. CONSTRUCT RIP-RAP BLANKET PER DETAIL "F" SHEET C3
8. CONSTRUCT 4" THICK CONCRETE PAVING PER DETAIL "G" SHEET C3
9. CONSTRUCT PERMEABLE PAVER PER DETAIL ON LID PLAN SHEET C3
10. PROPOSED RETAINING WALL UNDER SEPARATE PERMIT PER STRUCTURAL PLAN
11. CONSTRUCT NEW CONCRETE DRIVEWAY PER SPPWC STD. 110-2, TYPE "B" , W=40', Y=5', X=3'
12. PROPOSED 6" CONCRETE CURB & GUTTER AND SIDEWALK UNDER SEPARATE PERMIT PER CITY OF L.A STD. PLAN AND DETAIL (PER STREET IMPROVEMENT PLAN)
13. CONSTRUCT CURB DRAIN PER SPPWC STD. PLAN NO. 150-3, CASE 2 INLET
14. PROPOSED NEW A.C PAVING UNDER SEPARATE PERMIT, PER STREET IMPROVEMENT PLAN



NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO: EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HARZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURERS' SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

B

REVISED 5/10/16 — PERMEABLE PAVERS FOR SMALL SCALE RESIDENTIAL

NO.	DATE	REVISION

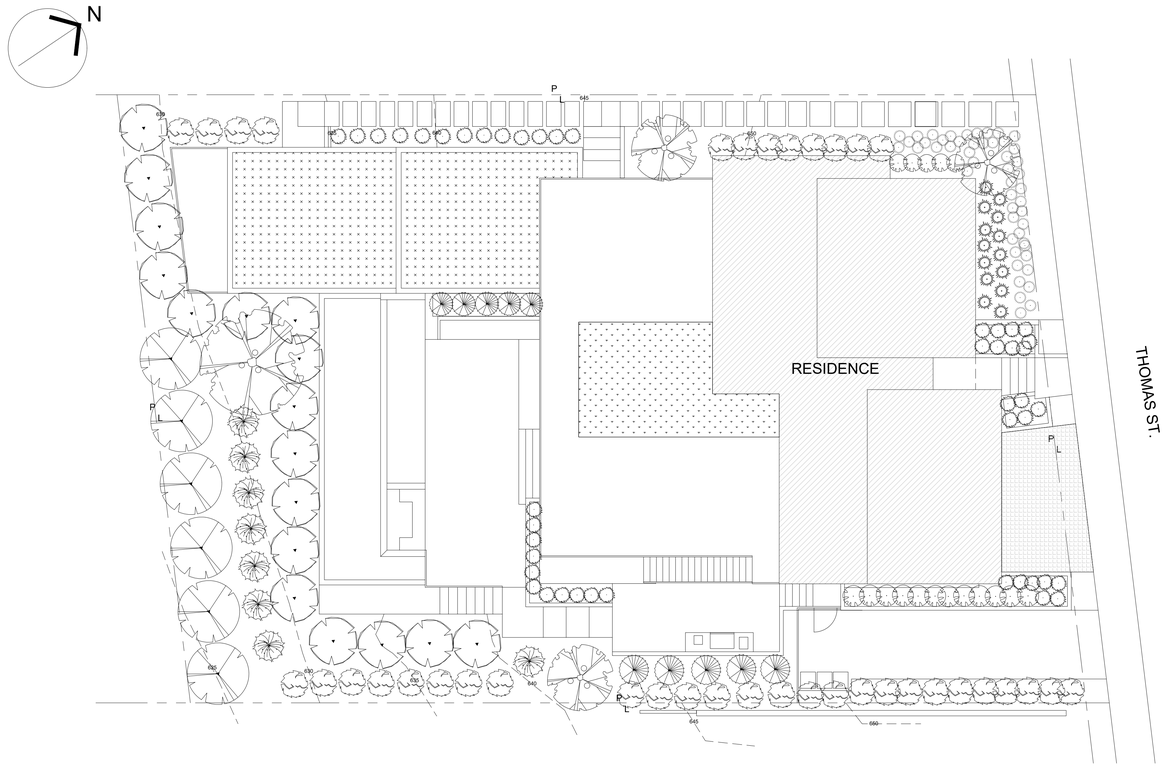
CALCIVIC ENGINEERING GROUP
CONSULTING ENGINEERS & LAND SURVEYORS
CIVIL / STRUCTURAL / LAND SURVEYING
2160 PARRELL WAY, ALTADENA, CALIFORNIA 91001
TEL (626) 798-2000 FAX (626) 798-8644
TBD CERT. EXP. TBD
E-MAIL calcivic@earthlink.net

LID PLAN

2830 PREWETT STREET
LOS ANGELES, CA 90042

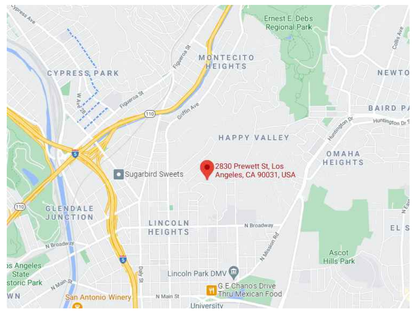
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DATE: 05/05/21
JOB NO.: 050521
SHEET NO.: C4 OF 4 SHEETS

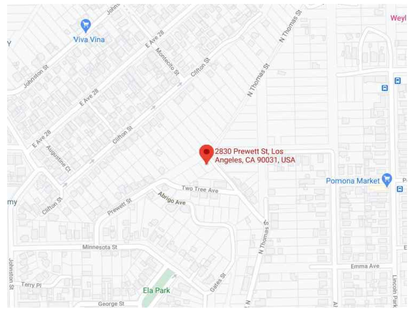
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07-07-01 04 / 30 / 2009



SHEET INDEX

L1 - Project summary
L2 - Hardscape and permeability plan
L3 - Planting plan
L4 - Hydrozones and water budget
L5 - Irrigation plan
L6 - Irrigation details
L7 - Irrigation notes





VICINITY MAP

LANDSCAPE DESIGN
COMPANY: BEAUTIFUL GARDENS LA
ADDRESS: 6168 1/2 Whitworth Dr.,
Los Angeles, CA 90035
310.502.0058
CONTACT: Mrs. KATHERINE KARGES

LANDSCAPE CONTRACTOR

TOM STOUT
B C27-C53 980007
12405 VENICE BLVD #352
LOS ANGELES, CA 90066
310.901.0224

DIRECTORY

PROJECT ADDRESS

PROJECT: Residence
ADDRESS: 2830 Prewett,
Los Angeles, CA 90031

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PROJECT SUMMARY

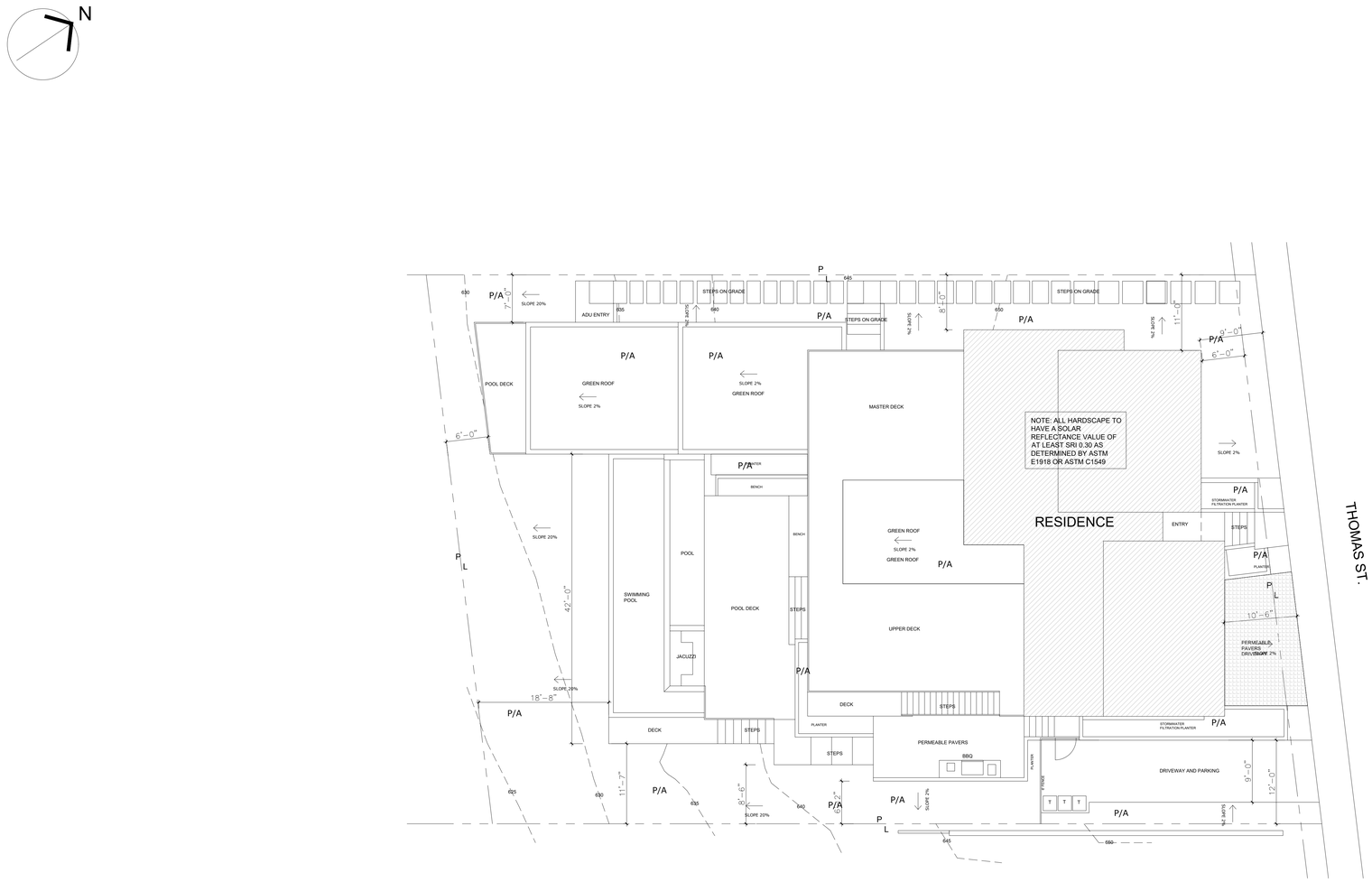
Beautiful Gardens LA
6168 1/2 Whitworth Dr.
Los Angeles, CA 90035
310.502.0058 310.230.1782

Project:
Residence
2830 Prewett,
Los Angeles, CA 90031

L1

Scale: 1/8"=1'-0"
Date: 03/31/21

REV: 04/27/21



PERMEABILITY TABLE			
		SQ.FT.	SQ.FT.
PARCEL			9,270
BUILDING FOOTPRINT			1,741
LANDSCAPED AREA			3,741
POOL			482

PERMEABLE HARDSCAPE			436
	PERMEABLE PAVERS DRIVEWAY	146	
	PERMEABLE PAVERS BBQ AREA	210	
	MULCHED AREAS	80	
IMPERMEABLE HARDSCAPE			2,870
	ENTRY WALK AND STEPS	70	
	NORTH SIDEYARD PAVERS	320	
	MASTERDECK	1,098	
	BACKYARD SLOPE STEPS	160	
	POOL COPING	44	
	POOL DECK	516	
	REAR DECK	121	
	DRIVEWAY AND PARKING	360	
	LANDSCAPE WALLS	181	

KATHERINE KARGES
LANDSCAPE DESIGNER

TOM STOUT
LANDSCAPE CONTRACTOR
B C27-C53 980007

CONTACT 811 BEFORE YOU DIG. 811 SAFE DIGGING PARTNER

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HARDSCAPE AND
PERMEABILITY PLAN

Beautiful Gardens LA
6168 1/2 Whitworth Dr.
Los Angeles, CA 90035
310.502.0058 310.230.1782

Project:
Residence
2830 Prewett,
Los Angeles, CA 90031

L2

Scale: 1/8"=1'-0"
Date: 03/31/21

REV: 04/27/21

BACKYARD AND SIDEYARDS PLANTING LEGEND

	BOTANICAL NAME	COMMON NAME	WATER USE (LOW, MODERATE, REGION 3)	QTY	SIZE
	ARCTOSTAPHYLOS HOWARD MC MINN	HOWARD MC MINN MANZANITA	L	3	24" bx
	ADENANTHOS SERICEUS	COASTAL WOOLLY BUSH	L	12	5 gal
	BACCHARIS PILULARIS	COYOTE BRUSH	L	17	5 gal
	RHUS INTEGRIFOLIA	LEMONADE BERRY	VL	6	5 gal
	CEANOTHUS MARITIMUS VALLEY VIOLET	VALLEY VIOLET CEANOTHUS	L	8	5 gal
	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT RUSH	L	24	1 gal
	MUHLENBERGIA RIGENS	DEER GRASS	L	5	5 gal
			L		
	SEDUM spp SPATHULIFOLIUM	BROADLEAF STONECROP	L		4in FLATS



BACCHARIS PILULARIS



LOMANDRA LONGIFOLIA 'BREEZE'



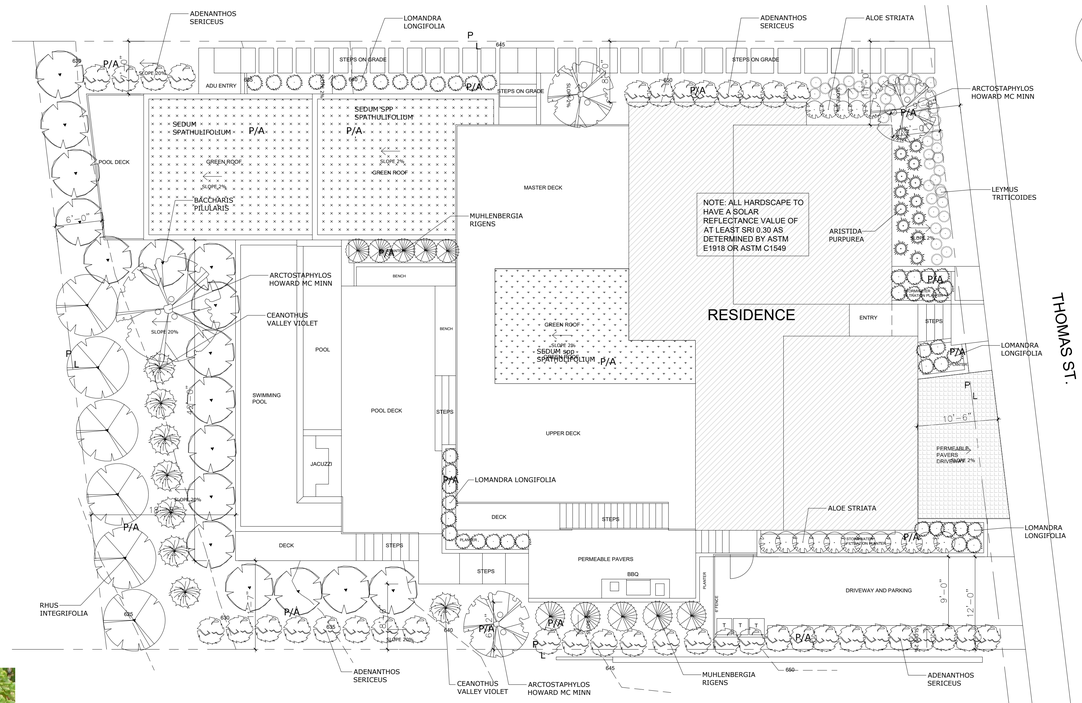
MUHLENBERGIA RIGENS



RHUS INTEGRIFOLIA



SEDUM spp SPATHULIFOLIUM

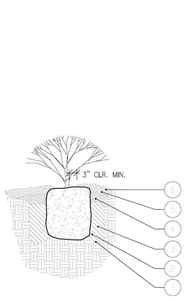


FRONTYARD PLANTING LEGEND

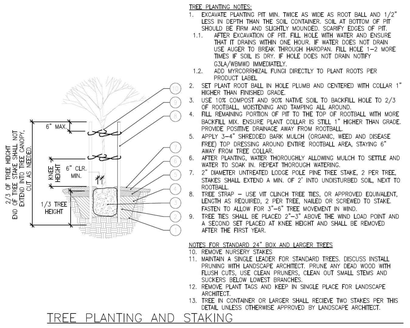
	BOTANICAL NAME	COMMON NAME	WATER USE (LOW, MODERATE, REGION 3)	QTY	SIZE
	ARCTOSTAPHYLOS HOWARD MC MINN	HOWARD MC MINN MANZANITA	L	1	24" bx
	ADENANTHOS SERICEUS	COASTAL WOOLLY BUSH	L	26	5 gal
	ALOE STRIATTA	CORAL ALOE	L	17	5 gal
	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT RUSH	L	21	1 gal
	ARISTIDA PURPUREA	PURPLE THREE-AWN	VL	14	1 gal
	LEYMUS TRITICOIDES	CREEPING WILD RYE	L	49	1 gal

PLANTING NOTES:

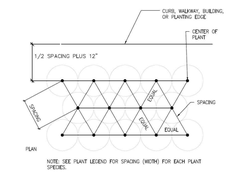
1. SOIL PREPARATION:
A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
C. REMOVE ALL VEGETATION REMNANTS, CLODS OF 2" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETERIOUS MATERIAL.
D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSL OR 85% PROCTOR). TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT;
1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
1.2. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7". (WWW. SIMPLICI-TEA.COM). FOLLOW DIRECTIONS ON PRODUCT LABEL.
1.3. "SOLUPLKS" FROM EARTHFORT (WWW.EARTHFORT.COM). LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
4. MULCH SPECIFICATION: INSTALL A 3"-4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH ON TOP OF IRRIGATION TUBING. WOOD CHIPS OR ARTIFICALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
5. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
6. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
7. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANITNG PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
8 PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
9. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT BEAUTIFUL GARDENS LA TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
10. ON SITE POSITIONING: BEAUTIFUL GARDENS LA RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY BEAUTIFUL GARDENS LA PRIOR TO PLANTING.
11. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY BEAUTIFUL GARDENS LA. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
12. MEADOW AREA: SPACE PLUGS EVENLY THROUGHOUT, SEE LEGEND FOR SPACING (IN A TRIANGULAR PATTERN). USE 2" OR SMALLER PLUGS. SPREAD WILDFLOWER SEED BETWEEN GRASS PLUGS AFTER ALL PLANTING IS COMPLETE. SPREAD SEED PER NURSERY RECOMMENDATIONS. CONTACT S&S SEEDS FOR SEED RATE & TO PURCHASE SEEDS: WWW.SSSEEDS.COM, (805) 684-0436, EMAIL: INFO@SSSEEDS.COM, ADDRESS: PO BOX 1275, CARPINTERIA, CA.



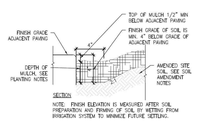
SHRUB PLANTING



TREE PLANTING AND STAKING



PLANT SPACING



GRADE AT EDGE OF PAVING

COMPOST SPECIFICATION:

COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER. PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 30 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.
A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT.
B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.
C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT. SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

Planting Notes

"A certificate of completion shall be signed by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."

"All Planting areas to include a min. of 3in of mulch shall be applied to all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers or direct seeding applications where mulch is contraindicated."

"For soils less than 6% organic matter in the top 6in of soil, compost at a rate of 4 cubic yards per 1,000 square feet."

"Recirculating water systems shall be used for all water features."

"A minimum 3-inch layer of mulch shall be aplied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a 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."
"For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches of soil."

KATHERINE KARGES
LANDSCAPE DESIGNER

TOM STOUT
LANDSCAPE CONTRACTOR
B C27-C53 980007

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

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PLANTING PLAN

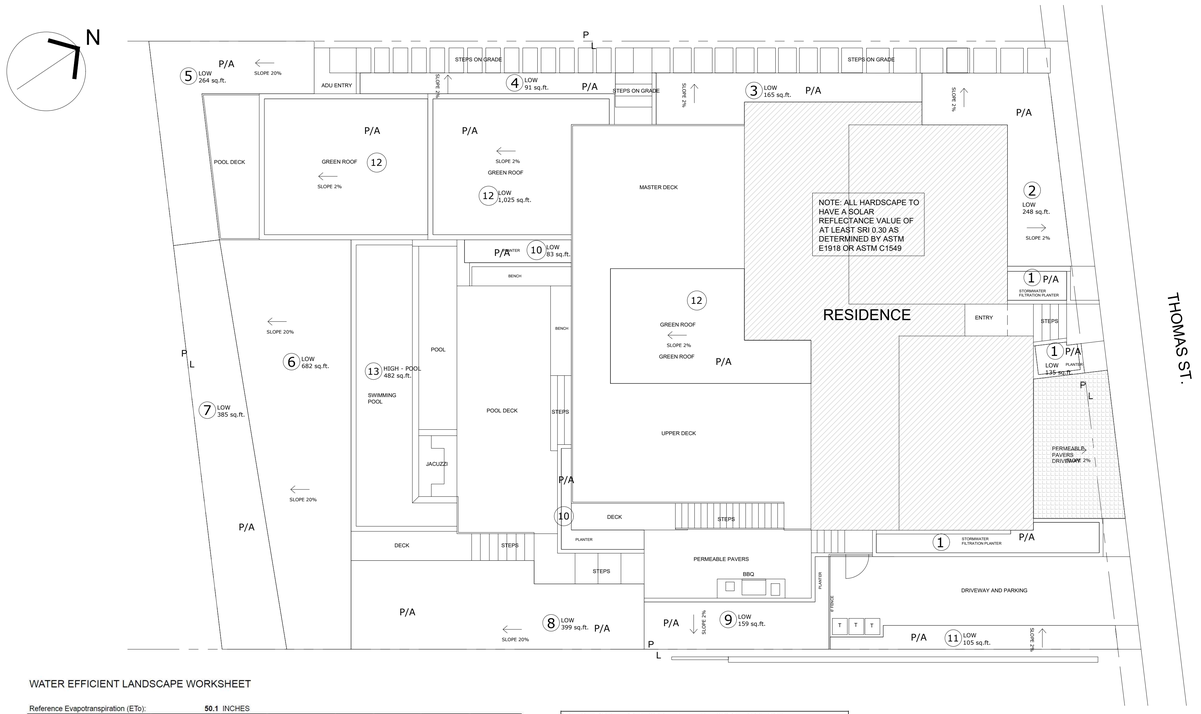
Beautiful Gardens LA
6168 1/2 Whitworth Dr.
Los Angeles, CA 90035
310.502.0058 310.230.1782

Project:
Residence
2830 Prewett,
Los Angeles, CA 90031

L3

Scale: 3/16"=1'-0"
Date: 03/31/21

REV: 04/27/21



WATERING SCHEDULE

WATER DURING INTIAL PLANTING PERIOD:
SHRUB AND GROUNDCOVERS SYSTEMS: 30 MINUTES 1X PER DAY FOR FIRST 10 DAYS

SPRING WATERING DURING PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 30 - 35 MINUTES 2X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 45 MINUTES 1X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

FALL WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 35-45 MINUTES 2X PER WEEK (FOR NATIVE OR DROUGHT TOLERANT PLANTS)

WINTER WATERING AFTER PLANT ESTABLISHMENT
TREE, SHRUB AND GROUNDCOVER SYSTEMS: 40 MINUTES 1X PER WEEK (SUPPLEMENTAL WATER ONLY REQUIRED IN DROUGHT CONDITIONS)

NOTE:
1. "WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED WATERING SCHEDULE IS PROVIDED AS A GENERAL GUIDELINE. TIME AND DAYS PER WEEK SHALL BE ADJUSTED BASED ON WEATHER CONDITIONS, PLANT TYPE, SOIL, ETC. "
2. "ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS ESTABLISHMENT IS TYPICALLY FIRST 3-6 MONTHS"
3. "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

STATIC WATER PRESSURE
1- CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE
2- STATIC PRESSURE: 70 PSI
3- CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ONSITE

DRIP APPLICATION RATE: 0.96 in/hr

"A minimum 3-inch layer of mulch shall be aplied on all expose soil surfaces of planting areas except turf areas, creeping or rooting groundcoves, or direct seeding applications where mulch is contraindicated."
"Unless contradicted by a soils test, compost at a rate of a 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."

WATER TYPE: POTABLE
WATER PURVEYOR: LOS ANGELES DEPARTMENT OF WATER AND POWER
CONTACT INFORMATION: 950 W 1st St.,
San Pedro, CA 90731
(800) 342-5397

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

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

"THE PACKAGE COMPLIES WITH THE PERFORMANCE APPROACH OF THE MWELO."

KATHERINE KARGES
LANDSCAPE DESIGNER

TOM STOUT
LANDSCAPE CONTRACTOR
B C27-C53 980007

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo): **50.1** INCHES

Landscape area		PF	Irrigation Method	Irrigation Efficiency	ETAF (PF/IE)	Landscape Area (sq.ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Zone 1	LOW WATER	0.2	Drip	0.81	0.25	135	33.33	1035.40
Zone 2	LOW WATER	0.2	Drip	0.81	0.25	248	61.23	1902.07
Zone 3	LOW WATER	0.2	Drip	0.81	0.25	165	40.74	1265.49
Zone 4	LOW WATER	0.2	Drip	0.81	0.25	91	22.47	697.94
Zone 5	LOW WATER	0.2	Overhead	0.75	0.27	264	70.40	2186.76
Zone 6	LOW WATER	0.2	Overhead	0.75	0.27	682	181.87	5649.14
Zone 7	LOW WATER	0.2	Overhead	0.75	0.27	385	102.67	3189.03
Zone 8	LOW WATER	0.2	Overhead	0.75	0.27	399	106.40	3305.00
Zone 9	LOW WATER	0.2	Drip	0.81	0.25	159	39.26	1219.47
Zone 10	LOW WATER	0.2	Drip	0.81	0.25	83	20.49	636.58
Zone 11	LOW WATER	0.2	Drip	0.81	0.25	105	25.93	805.31
Zone 12	LOW WATER	0.2	Drip	0.81	0.25	1025	253.09	7861.37
Zone 13	POOL	1	None	1	1.00	482	482.00	14971.88
Totals						4223	1439.88	44,725
						(A)	(B)	
Special Landscape Areas								
Totals						0	0	
						(C)	(D)	
							ETWU Total	44,725
							Maximum Allowed Water Allowance (MAWA)	72,146
MAWA= ETo x 0.62 X ((0.55xLA) + (0))								
ETWU= ETo X 0.62 X ETAF X Area								

ETAF Calculations			
Regular Landscape Areas			
Total ETAF x AREA (B)	1439.88		Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas or 0.45 or below for non-residential areas
Total Area (A)	4223		
Average ETAF (B/A)	**0.34**		
All Landscape Areas			
Total ETAF x Area	1439.88	B+D	
Total Area	4223	A+C	
Sitewide ETAF	**0.34**	(B+D)/(A+C)	

MAWA =	50.1	X 0.62 [(0.55 x	4,223	) + 0] =	72,146	GAL
ETWU =	50.1	X 0.62 X	1,439.88	=	44,725	GAL

44,725 < 72,146
ETWU COMPLIES WITH MAWA

Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.	
Plant Water Use Type	Plant Factor
Very Low	0 - 0.1
Low	0.2 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
SLA	1

ZONE	VALVE	WUCOLS	DESCRIPTION	AREA (sq. ft.)	% OF LANDSCAPE	IRRIGATION METHOD	FLOW (GPM)	MICROCLIMATE	SLOPE (%)	APPLICATION RATE (inch/hr)
1	1	LOW	FRONTYARD STORMWATER PLANTERS	135	3	DRIP	1.35	FULL SUN	2	0.96
2	2	LOW	FRONTYARD PLANTING	248	6	DRIP	2.48	FULL SUN	2	0.96
3	3	LOW	NORTH SIDEYARD	165	4	DRIP	1.65	SHADE	2	0.96
4	4	LOW	NORTH SIDEYARD	91	2	DRIP	0.91	SHADE	2	0.96
5	5	LOW	BACKYARD NORTHWEST CORNER	264	6	OVERHEAD	1.58	FULL SUN	20	0.96
6	6	LOW	BACKYARD SLOPE PLANTING	682	16	OVERHEAD	4.09	FULL SUN	20	0.96
7	7	LOW	BACKYARD SLOPE PLANTING	385	9	OVERHEAD	2.31	FULL SUN	20	0.96
8	8	LOW	SOUTH SIDEYARD SLOPE	399	10	OVERHEAD	2.39	FULL SUN	20	0.96
9	9	LOW	SOUTH SIDEYARD	159	4	DRIP	1.59	FULL SUN	2	0.96
10	10	LOW	BACKYARD PATIO PLANTING	83	2	DRIP	0.83	FULL SUN	2	0.96
11	11	LOW	SOUTH FRONTYARD PLANTING	105	3	DRIP	1.05	FULL SUN	2	0.96
12	12	LOW	GREEN ROOF	1025	24	DRIP	10.25	FULL SUN	2	0.96
13	-	HIGH	POOL	482	11					
			TOTAL LANDSCAPE WITHOUT POOL	3,741						
			TOTAL LANDSCAPE	4,223	100					

HYDROZONES - PLANTS BY ZONE

ZONE	WATER REQ	PLANTS
1	LOW	LOMANDRA LONFIGOLIA, ALOE STRIATA
2	LOW	ELYMUS/LEYMUS TRITICOIDES, ARISTIDA PURPUREA, ARCTOSTAPHYLOS HOWARD MC MINN
3	LOW	ADENANTHOS SERICEUS, ARCOTSTAPHYLOS HOWARD MC MINN
4	LOW	LOMANDRA LONGIFOLIA
5	LOW	ADENANTHOS SERICEUS, BACCHARIS PILULARIS
6	LOW	ARCTOSTAPHYLOS HOWARD MC MINN, BACCHARIS PILULARIS, CEANOTHUS MARITIMUS VALLEY VIOLET, ADENANTHOS SERICEUS
7	LOW	RHUS INTEGRIFOLIA
8	LOW	ARCTOSTAPHYLOS HOWARD MC MINN, BACCHARIS PILULARES, ADENANTHOS SERICEUS, CEANOTHUS MARITIMUS VALLEY VIOLET
9	LOW	ADENANTHOS SERICEUS, MUHLENBERGIA RIGENS
10	LOW	MUHLENBERGIA RIGENS, LOMANDRA LONGIFOLIA
11	LOW	ADENANTHOS SERICEUS
12	LOW	SEDUM spp SPATHULIFOLIUM BOUTELOUA GRACILIS 'BLONDE AMBITION'

ZONE	1
WUCOLS:	LOW
AREA:	135
TOTAL ZONE FLOW:	1.35
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	2
WUCOLS:	LOW
AREA:	248
TOTAL ZONE FLOW:	2.48
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	3
WUCOLS:	LOW
AREA:	165
TOTAL ZONE FLOW:	1.65
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	4
WUCOLS:	LOW
AREA:	91
TOTAL ZONE FLOW:	0.91
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	5
WUCOLS:	LOW
AREA:	264
TOTAL ZONE FLOW:	1.58
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	6
WUCOLS:	LOW
AREA:	682
TOTAL ZONE FLOW:	4.09
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	7
WUCOLS:	LOW
AREA:	385
TOTAL ZONE FLOW:	2.31
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	8
WUCOLS:	LOW
AREA:	399
TOTAL ZONE FLOW:	2.39
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	9
WUCOLS:	LOW
AREA:	159
TOTAL ZONE FLOW:	1.59
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	10
WUCOLS:	LOW
AREA:	83
TOTAL ZONE FLOW:	0.83
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	11
WUCOLS:	LOW
AREA:	105
TOTAL ZONE FLOW:	1.05
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

ZONE	12
WUCOLS:	LOW
AREA:	1025
TOTAL ZONE FLOW:	10.25
PRECIP RATE:	0.96 in/hr
EMMITER FLOW:	0.9 GPH
3/4" PIPE:	

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CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

HYDROZONES AND WATER BUDGET

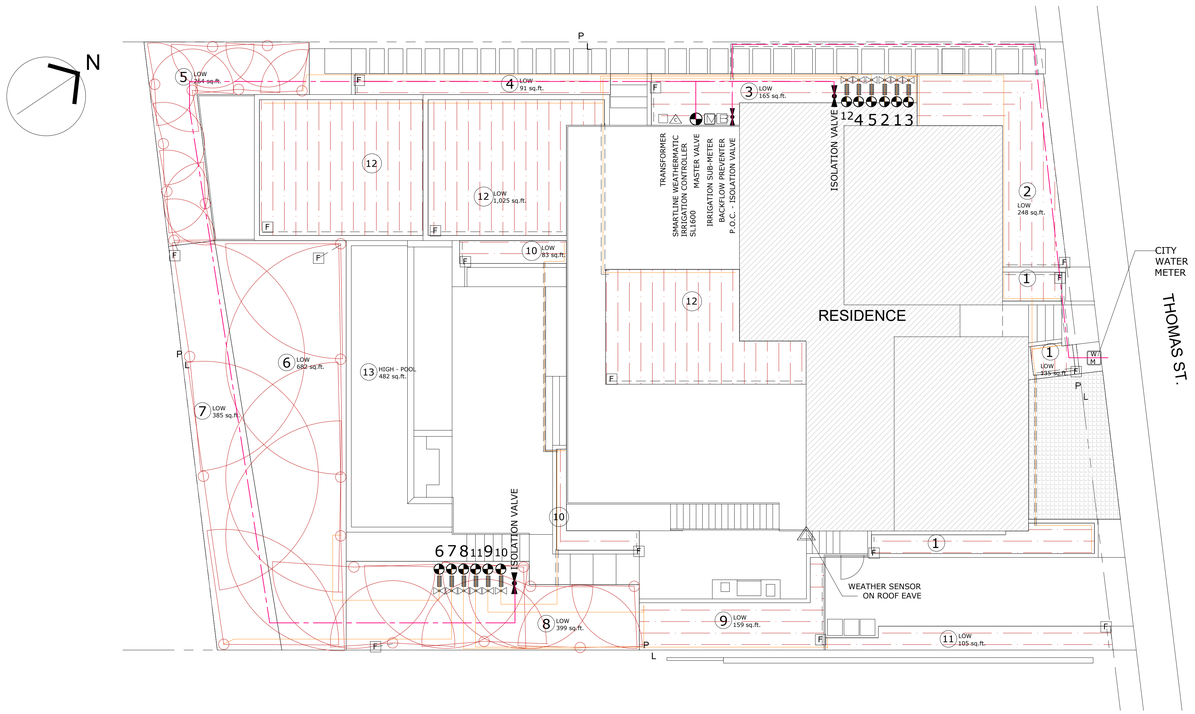
Beautiful Gardens LA
6168 1/2 Whitworth Dr.
Los Angeles, CA 90035
310.502.0058 310.230.1782

Project:
Residence
2830 Prewett,
Los Angeles, CA 90031

L4

Scale: 3/16"=1'-0"
Date: 03/31/21

REV: 04/27/21



GENERAL IRRIGATION NOTES

1. A DIAGRAM OF THE HYDROZONE PLAN SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
2. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
3. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
4. IRRIGATION WATER SUPPLY IS CITY SUPPLIED POTABLE WATER FROM THE EXISTING WATER METER LOCATED AT THE PARKWAY.
5. 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, SCHEDULE OF LANDSCAPE MAINTENANCE AND SCHEDULE OF IRRIGATION MAINTENANCE.
6. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
7. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
8. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
9. MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

IRRIGATION DETAIL NOTES

DRIP

1. ALL PLANTED AREAS ARE DRIPPED WITH NETAFIM TLCV6-12 GRID. THE EMITTER SPACING IS 12" AND THE ROW SPACING FOR ALL ZONES IS 12"

2. ALL DRIP GRIDS HAVE BEEN POSITIONED TO BE SITUATED ON THE CONTOUR OF THE SLOPE. WHEN INSTALLING RIDS, ENSURE LINES OF THE GRID ARE PARALLEL TO THE SLOPE.

3. ENSURE THAT ALL PLANTS HAVE ONE EMITTER POSITIONED ON THE ROOTBALL. IF AN EMITTER DOES NOT FALL DIRECTLY ON TOP OF A ROOTBALL, USE THE NETAFIM MICRO TUBING ADAPTOR PLUGGED INTO A NEARBY NETAFIM INLINE EMITTER, AND RUN 1/4" DRIP TUBE ONTO ROOTBAKK AND STAKE DOWN.

4. THE DRIP ZONES HAVE DASHED LINES DRAWN IN MARKING THE POSITIONS OF ALL THE DRIP TUBING.

5. ALL ZONES HAVE EITHER 1/2" PVC, 3/4" PVC OR 1/2" BLANK POLYETHYLENE TUBING RUNNING DIRECTLY FROM THE VALVE WHERE THE ZONE BEGINS. THESE INDIVIDUAL SIZES ARE CLEARLY MARKED ON THIS PLAN. BE SURE TO INSTALL THE CORRECT SIZE PIPE OR TUBING, AS THEY ARE DESIGNED TO HANDLE THE MAXIMUM FLOW OF EACH ZONE.

6. ON THE EDGES OF THE DRIP ZONES, START THE EMITTER LINE ROWS NO MORE THAN 4" FROM THE HARDSCAPING EDGE.

7. THE SUPPLY AND EXHAUST HEADERS FOR EACH SUB-GRID CONSIST OF 1/2" BLANK POLYETHYLENE TUBING.

8. DRIP GRIDS AND SUB-GRIDS HAVE A FLUSH POINT AT THE HYDRAULIC OPPOSITE END OF THE SUPPLY HEADER. INSTALL PER INSTALLATION DETAIL.

9. TEMPORARILY PLUG ANY EMITTER THAT WILL NOT BE NEEDED WITH NETAFIM PLUG. THIS PLUG CAN BE EASILY REMOVED LATER, WHEN THE ROOTS HAVE REACHED THAT AREA.

VALVES

1. VALVES ARE 3/4" RAIN BIRD CONTROL ZONE KITS WITH PRE-INSTALLED FILTERS AND 30 PSI PRESSURE REGULATORS. THEY ARE TO BE INSTALLED PER INSTALLATION DETAIL.

2. VALVE MAINFOLDS HAVE AN ISOLATION VALVE DIRECTLY UPSTREAM.

PIPES

1. THE MAINLINE PIPE IS 1" SCHEDULE 40 PVC ALL THE WAY FROM THE WATER METER, THROUGH THE POINT OF CONNECTION AND ONWARD TO EACH VALVE MAINFOLD. CONNECT TO THE CITY WATER SUPPLY WHERE SHOWN ON PLAN.

CONTROLLER, WEATHER SENSOR AND IRRIGATION SUB-METER

1. THE IRRIGATION CONTROLLER IS A 16-STATION WEATHERMATIC SL1600 SMART CONTROLLER.

2. WEATHERMATIC WEATHER SENSOR SLW10 INSTALLED ABOVE CONTROLLER, ON ROOF EAVE, WITH NO OBSTRUCTION FROM ABOVE. ENSURE THE WEATHER SENSOR IS IN A SUNNY SPOT, AND THAT NOTHING BLOCKS RAIN.

3. THERE IS A MASTER VALVE DIRECTLY DOWNSTREAM OF THE IRRIGATION SUB-METER. BE SURE TO WIRE IT TO CONTROLLER.

IRRIGATION LEGEND

QUANTITY	SYMBOL	DESCRIPTION
METERS/PUMPS		
1	M	1 INCH IRRIGATION SUB-METER DLJ 100
BACKFLOW DEVICES		
1		FEBCO 860 - 1"
CONTROL VALVES		
12		RAIN BIRD XCZ-1F-100-PRF (30 psi)
1		MASTER VALVE - RAIN BIRD 100 - PEB
IRRIGATION ACCESORIES		
1		WEATHERMATIC SL 1600
1		WEATHERMATIC WEATHER SENSOR SLW10
16	F	NETAFIM MANUAL LINE-FLUSHING VALVE - #TLSOV
12		PRESSURE REGULATOR (INCLUDED WITH VALVE)
12		DRIP FILTER (INCLUDED WITH VALVE)
3		NIBCO 1" ISOLATION VALVE (BALL VALVE)
MAINLINE PIPE		
300 ft		SCHEDULE 40 1"
LATERAL PIPE		
580 ft		SCHEDULE 40 3/4"
PVC SLEEVES		
130 ft		2" CLASS 200 PVC
OVERHEAD SPRAY		
7+15F + 18+8F		TORO PRECISSION SERIES SPRAY NOZZLE 15F / 8F
DRIP TUBING		
1,750 ft		NETAFIM TLCV6-12
130 ft		1/2" BLANK POLYETHYLENE TUBING
TBD	SEE DETAILS PAGE	NETAFIM MICRO TUBING ADAPTOR - TLMTUBEADP
TBD	SEE NOTES	NETAFIM EMITTER PLUG - TLDPLUG

STATIC WATER PRESSURE
1- CONTRACTOR SHALL VERIFY EXISTING STATIC WATER PRESSURE ONSITE
2- STATIC PRESSURE: 70 PSI
3- CONTRACTOR SHALL VERIFY SIZE OF EXISTING WATER METER ONSITE

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

"THE LANDSCAPE FOR THIS PROPERTY MUST BE BUILT TO THE APPROVED LANDSCAPE PLANS WITHIN THIS APPROVED BUILDING PLAN SET. ANY REVISIONS TO APPROVED PLANS WILL REQUIRE RE-SUBMITTAL AND APPROVAL AND MUST STILL COMPLY WITH THE CURRENT WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS. ANY AREAS OF LANDSCAPE NOT COMPLETED AT TIME OF THE CLOSE OF THE BUILDING CONSTRUCTION PERMIT MUST BE COVERED WITH A MINIMUM 3 INCH (3") LAYER OF MULCH. THIS INCLUDES ALL EXPOSED SOIL SURFACES OF EXISTING PLANTING AREAS EXCEPT IN TURF AREAS, OVER CREEPING OR ROOTING GROUNDCOVERS, OR IN DIRECT SEEDING APPLICATIONS, WHERE MULCH IS NOT APPROPRIATE. FUTURE LANDSCAPE INSTALLATIONS FOR INCOMPLETE LANDSCAPE INSTALLATIONS MUST BE TO THE APPROVED LANDSCAPE PLANS. I HAVE READ AND UNDERSTAND THE TERMS OF THIS STATEMENT."

IRRIGATION MAINTENANCE SCHEDULE

DURING FIRST SIX WEEKS AFTER INSTALLATION:

1. CHECK CONTROLLER AND LANDSCAPE EVERY TWO WEEKS TO ENSURE THAT THE AUTOMATIC PROGRAM IS FUNCTIONING WELL, AND THE PLANTS ARE THRIVING.

2. CHECK WATERING HISTROY ON CONTROLLER
3. CHECK THAT ALL DATA IN CONTROLLER ARE CURRENT AND CORRECT.
4. TURN ON ALL ZONES AND WALK THROUGH TO ENSURE PROPER FUNCTION OF ALL COMPONENTS.

EVERY SIX MONTHS:

1. FLUSH ALL DRIP ZONES TO REMOVE ANY DEBRIS FROM THE SYSTEM.
2. FLUSH ALL DRIP FILTERS AT THE VALVES EVERY SIX MONTHS.
3. TURN ON EACH ZONE, AND THROUGH TO ENSURE THAT ALL IS FUNCTIONING WELL. MAKE ANY REPAIRS OR ADJUSTMENTS NEEDED.

ANNUALLY:

1. PERFORM AN ANNUAL FULL-SYSTEM IRRIGATION CHECK. MAKE ANY NEEDED REPAIR OR ADJUSTMENTS.

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

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."

"THE PACKAGE COMPLIES WITH THE PERFORMANCE APPROACH OF THE MWELO."

KATHERINE KARGES
LANDSCAPE DESIGNER

TOM STOUT
LANDSCAPE CONTRACTOR
B C27-C53 980007

All drawings, specifications and documents prepared by BEAUTIFUL GARDENS LA are instruments of service for use solely with respect to this project and shall not be used on other projects, for additions to this project, or for completion of this project without the express written permission of BEAUTIFUL GARDENS LA. BEAUTIFUL GARDENS LA shall be deemed the author of these documents and shall retain all common law, statutory and other rights, including copyright. Viewing these drawings and or documents shall constitute acceptance of the above terms.

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IRRIGATION PLAN

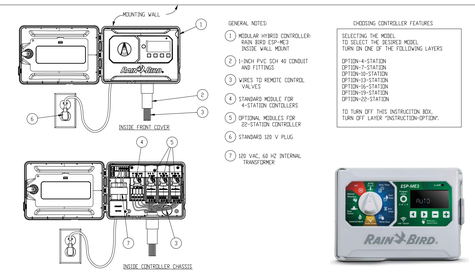
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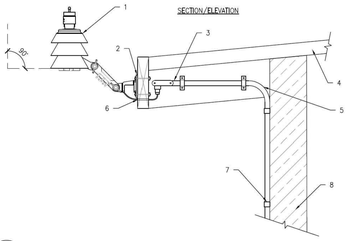
CHOOSING CONTROLLER FEATURES

SELECTING THE MODEL TO SELECT THE DESIRED MODEL TURN ON ONE OF THE FOLLOWING LAYERS

OPTION-4-STATION
OPTION-7-STATION
OPTION-09-STATION
OPTION-13-STATION
OPTION-16-STATION
OPTION-19-STATION
OPTION-22-STATION

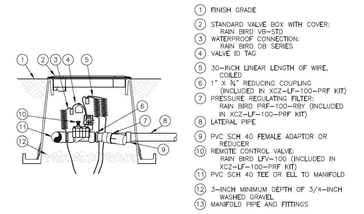
TO TURN OFF THIS INSTRUCTION BOX, TURN OFF LAYER "INSTRUCTION-OPTION".

1 ESP-ME3 MODULAR HYBRID CONTROLLER 4-5-21 NTS

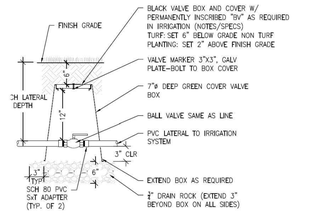


1. NEW WEATHER MONITOR, SEE IRRIGATION LEGENDS AND NOTES FOR MODEL AND MFG.
2. MOUNT WEATHER MONITOR ON BUILDING EAVE AS SHOWN, WITH BRACKET PROVIDED BY MFG. PER DETAILS, NOTES AND MFG. DIRECTIONS. SET MONITOR PLUMB AND LEVEL.
3. 'L' TYPE CONDUIT OUTLET BODY WITH WEATHER TIGHT RUBBER COMPRESSION FITTING AT END OF 3" ø GALVANIZED EMT CONDUIT WITH FITTINGS REQUIRED.
4. BUILDING PROOF.
5. AT ALL CHANGE OF DIRECTIONS IN CONDUIT, PROVIDE SMOOTH BEND OR USE SWEEP ELLS, SIZE TO MATCH.
6. DRILL CLEARANCE HOLE THROUGH WOOD EAVE TO EASILY FEED CABLE FROM WEATHER MONITOR TO NEW CONDUIT.
7. SECURE ALL CONDUITS TO SIDE OF WOOD ROOF RAFTER AND CMU BUILDING WALL WITH TYP. CLAMPS AND FASTENERS AS REQUIRED, CLAMPS, MIN. 4 LOCATIONS.
8. BUILDING WALL, CMU BLOCK.

2 WEATHER MONITOR ON BUILDING EVE



3 DRIP ZONE CONTROL VALVE OPTIONS



4 BALL VALVE SCALE: 1/2" = 1'

DLJ Epoxy Coated Bronze Water Meters
Models DLJ 50, DLJ 75, DLJ 7575, DLJ 100



Description

Operation The DLJ 50, 75, 7575 and 100 are multijet (sintercast) impeller meters. The impeller and magnet are the only moving parts in the measuring chamber. The impeller is located in a strainer basket, which allows for high amounts of impurities to be passed through the meter before clogging occurs. The impeller movement is transferred by a magnetic coupling to the hermetically sealed register.

Compliance The DLJ line of meters complies with AWWA C708 and ISO 4064 Class B standards.

Installation The meter must be installed in a horizontal pipeline. The flow arrow must match the meter with direction of flow as indicated by the arrow cast into the meter body. Install so that the meter vertically or horizontally and with the register facing any direction.

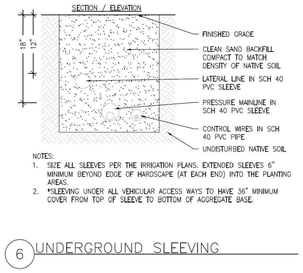
Application The DLJ meter is for use only with cold water up to 122 degrees F (50 degrees C).

Construction The meter consists of an epoxy coated bronze body, with inlet and outlet and flow direction cast into it, an integral strainer/measuring chamber, a removable dry hermetically sealed register assembly and a secured calibration port (factory tested and set).

Characteristics	Specifications			
	DLJ 50 5/8" x 3/4"	DLJ 75 1" x 1"	DLJ 7575 1 1/4" x 3/4"	DLJ 100 1 1/2"
Flow Rating (gpm)	30	25	30	50
Continuous Flow (gpm)	15	20	25	30
Normal Flow Range (gpm)	1–20	1–20	2–30	3–50
Low Flow (gpm)	1/4	1/4	1/4	1/2
Maximum Pressure (psi)	150	150	150	150
Max Fluid Temperature (F)	122	122	122	122
Sweep Hand Resolution (Gallons)	10	10	10	10
Maximum Reading (Gallons or Cubic Feet)	10	10	10	10

NOTE: INSTALL WATER METER IN STANDARD RECTANGULAR VALVE BOX.

5 3" IRRIGATION SUB-METER SCALE: NOT TO SCALE



NOTES:
1. SIZE ALL SLEEVES PER THE IRRIGATION PLANS. EXTENDED SLEEVES 6" MINIMUM BEYOND EDGE OF HARDSCAPE (AT EACH END) INTO THE PLANTING AREAS.
2. SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE.

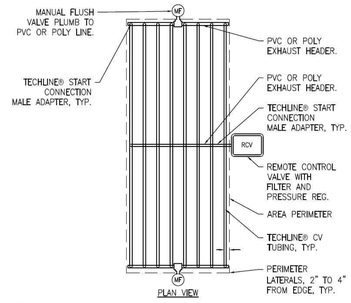
6 UNDERGROUND SLEEVING



12 RAINBIRD 3/4 ANTI SIPHON VALVE WITH PRESSURE REGULATOR



13 FLOW SENSOR
RAINBIRD MJ100b



7 INLINE DRIP CENTER FEED



NOTE: IF THERE ARE ANY EMITTERS IN THE NETAFIM GRID THAT WILL NOT BE NEEDED IN THE PRESENT, PLUG THEM WITH THE "DRIPPER PLUG RING" FROM NETAFIM. THESE PLUGS ARE REUSABLE.

8 DRIPPER PLUG RING



TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

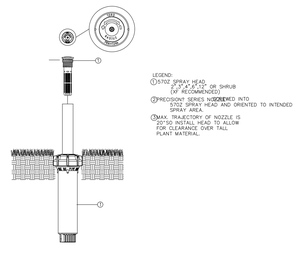
CLIP THIS ADAPTOR ONTO THE NEAREST INLINE EMITTER IN THE GRID TO THE PLANT. THEN ATTACH A LENGTH OF ¼" DRIP TUBING, AND RUN IT TO THE TOP OF THE ROOT BALL, AND STAPLE IT DOWN.

THIS ADAPTOR AND ¼" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

9 NETAFIM MICRO-TUBING ADAPTOR

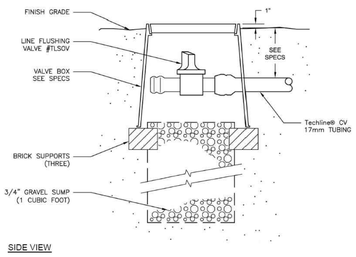


14 AUTOMATIC FLUSH VALVE 1/2" MPT INLET MODEL TL050MFV-1

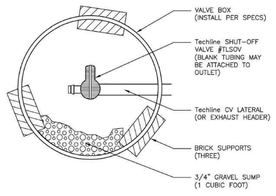


NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING IS NOT FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

15 TORO PRECISION ROTATING NOZZLE

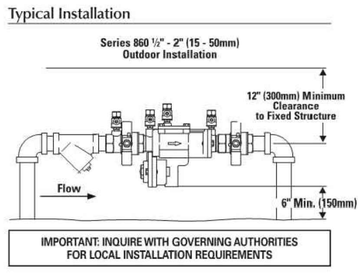


SIDE VIEW



TOP VIEW

10 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE



11 BACKFLOW PREVENTER

CONTACT 811 BEFORE YOU DIG
811
SAFE DIGGING PARTNER

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IRRIGATION DETAILS

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L6

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GENERAL IRRIGATION NOTES

"CONTRACTOR SHALL BE LICENSED; IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE S RESPONSIBILITY TO READ, UNDERSTAND, AND ADHERE TO PROJECT NOTES AND SPECIFICATION, PERTAINING TO ALL PLANS, INCLUDING THE FOLLOWING GENERAL AND SITE SPECIFIC NOTES."

1. "THIS DESIGN IS DIAGRAMMATIC. ALL VALVES, ETC., SHOW WITHIN PAVED AREAS FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN THE PLANTING AREAS WHERE POSSIBLE, AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM AND EXISTING STRUCTURES, UTILITIES AND PLANTING."
2. "ALL MAINLINE PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SLEEVES, MAIN LINE SLEEVE, CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING, OR SIZE AS INDICATED ON PLANS."
3. "ALL EXTERIOR LOW VOLTAGE WIRE CONNECTIONS SHALL BE FULLY ENCLOSED USING WATERPROOF CONNECTORS."
4. "EXTEND ALL SLEEVES A MINIMUM OF SIX (6) INCHES BEYOND PAVING EDGES."
5. "PROVIDE A MINIMUM OF 18" COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL COVER OVER ALL PRESSURE MAINLINE PIPE AND 12" MINIMUM COVER OVER ALL MINIMUM COVER OVER ALL NON-PRESSURE LATERAL LINES."
6. "CONTRACTOR SHALL BE RESPONSIBLE FOR PULLING VALVE WIRING THROUGH SLEEVING WHEN NECESSARY."
7. "ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCHEDULE 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING."
8. "EXERCISE EXTREME CARE WHEN EXCAVATING FOR IRRIGATION SYSTEM DUE TO EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH AND ALL OTHER TRADES ON SITE."
9. "DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTION, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF BEAUTIFUL GARDENS LA. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY REVISIONS NECESSARY."
10. "ALL THREADED PIPE CONNECTIONS MADE TO SLIP-JOINT PVC PIPE SHALL BE MADE WITH A PVC THREADED COUPLING. ALL THREADED ADAPTERS AND COUPLINGS ARE TO BE 'DURA' DEEP SOCKET TYPE. DURA' DEEP SOCKET TYPE. DEEP SOCKET TYPE."
11. "ALL VALVES SHALL BE LOCATED IN GROUND COVER AREAS WHENEVER POSSIBLE. REMOTE CONTROL VALVES SHALL BE INSTALLED IN BELOW GRADE BOXES. USE BROWN COLORED BOXES UNLESS OTHERWISE SPECIFIED."
12. "THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING THE FINAL CONNECTION OF CONTROL WIRES BETWEEN EXISTING WIRES AND NEW CONTROL VALVES."
13. "CONTRACTOR SHALL PROVIDE SEPARATE SLEEVE FOR PRESSURIZED MAINLINE AND LATERALS ROUTED UNDER EXISTING WALKWAYS AS NEEDED."
14. "CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND S INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION AND COORDINATION OF THE IRRIGATION SYSTEM TO INSURE A COMPLETE SYSTEM."
15. "COVER ALL DRIP LINES WITH MINIMUM 3" THICK LAYER OF APPROVED BARK MULCH."
16. "PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE REGULATION DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
17. "MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR."
18. "CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CHECK VALVES OR ANTI-DRAIN VALVES AREA REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
19. "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
20. "AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, AND AN IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."
21. "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."
22. "AN OPEN-TRENCH INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO COVERING BELOW GRADE PIPES, LATERALS, AND MAINS. THE DESIGNER OF THE LANDSCAPE, OR THEIR DESIGNEE, AND GENERAL CONTRACTOR, OR THEIR DESIGNEE, PERFORMING THE INSTALLATION MUST BE PRESENT AT THE OPEN- TRENCH INSPECTION. FOR OPEN-TRENCH INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405."
23. "PRIOR TO FINAL INSPECTION INSTALLER SHALL TEST THE IRRIGATION SYSTEM TO VERIFY THAT IT MEETS THE APPROVED DESIGN AND SPECIFICATIONS."
24. "PRIOR TO FINAL INSPECTION INSTALLER MUST PROGRAM THE IRRIGATION CONTROLLER."
25. "A FINAL INSPECTION BY CITY STAFF IS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY TO ENSURE THAT THE SYSTEM WAS BUILT TO APPROVED PLANS AND SPECIFICATIONS. FOR FINAL INSPECTIONS, CALL THE OFFICE OF SUSTAINABILITY AND THE ENVIRONMENT AT (310) 458-8405. THE FOLLOWING ITEMS WILL BE REQUIRED AT FINAL INSPECTION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:
POST-INSTALLATION SOIL TEST RESULTS WHICH MUST CONTAIN THE PERCENTAGE (%) OF ORGANIC MATTER; MAY ALSO INCLUDE BUT IS NOT LIMITED TO SOIL TEXTURE; INFILTRATION RATE OR SOIL TEXTURE INFILTRATION RATE TABLE; PH; TOTAL SOLUBLE SALTS; SODIUM; AND RECOMMENDATIONS DETERMINED BY LABORATORY TEST. EXCEPTION: LANDSCAPES CONTAINED ENTIRELY IN PLANTERS OR CONTAINERS ARE EXEMPT FROM THIS REQUIREMENT.
A DETAILED IRRIGATION CONTROLLER MAP MUST BE INSTALLED INSIDE OR NEAR THE IRRIGATION CONTROLLER WITH AT MINIMUM A DESCRIPTION FOR EACH ZONE INCLUDING: PLANT MATERIAL, WATERING DEVICE, VALVE, OR STATION NUMBER, RUN TIME FOR PEAK DEMAND MONTH AND PRECIPITATION RATE.
IRRIGATION SCHEDULES INCLUDING ESTABLISHMENT PERIOD START AND END DATES, MUST BE POSTED INSIDE THE IRRIGATION CONTROLLER HOUSING UNIT BY THE INSTALLER."
26. "ELECTRONIC SUBMISSION OF AN AS-BUILT SET OF PLANS TO THE CITY IS REQUIRED IF REQUESTED BY CITY INSPECTOR."
27. "PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS."
28. "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
29. "THE IRRIGATION SYSTEM MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."
30. "THE IRRIGATION DESIGNER OR LANDSCAPE ARCHITECT OR LANDSCAPE DESIGNER SHALL PERFORM ONE OR MORE SITE OBSERVATIONS DURING SYSTEM INSTALLATION TO CHECK FOR ADHERENCE TO THE DESIGN, INCLUDING THAT THE PROPER INSTALLATION OF THE BACKFLOW PREVENTION ASSEMBLY, MAIN LINE, LATERALS, VALVES, SPRINKLER HEADS, DRIP IRRIGATION EQUIPMENT, CONTROL WIRE, CONTROLLERS, AND SENSORS MEETS THE INTENT OF THE IRRIGATION DESIGN PLAN AS DESIGNED AND APPROVED."
31. "AREAS DESIGNATED AS MULCH ON APPROVED LANDSCAPE PLANS, INCLUDING AREAS COVERED BY WOOD CHIPS, GRAVEL, STONE, DECOMPOSED GRANITE, AND AREAS DESIGNATED AS ARTIFICIAL TURF ON APPROVED LANDSCAPE PLANS CANNOT BE REPLACED WITH TURFGRASS OR HIGH WATER USE PLANTS AS DEFINED IN THE CURRENT EDITION OF THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), ONCE MULCH OR ARTIFICIAL TURF HAS BEEN INSTALLED."
32. "TURFGRASS, INCLUDING EXISTING PLANT MATERIAL, IS NOT ALLOWED ON SLOPES GREATER THAN TWENTY-FIVE PERCENT (25%) WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE."
33. "PLANT MATERIAL LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR LISTED FOR THE SOUTH COAST REGION BY THE PLANTRIGHT ORGANIZATION ARE PROHIBITED, INCLUDING EXISTING PLANT MATERIAL, EXCEPT FOR KNOWN NON-FRUITING, NON-INVASIVE, STERILE VARIETIES, CULTIVARS OR SELECTIONS."
34. "AUTOMATIC WEATHER-BASED OR SOIL-MOISTURE BASED IRRIGATION CONTROLLERS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM."
35. "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER O F THE LANDSCAPE PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT"

Establishment Schedule

When the landscape is new, schedule the Weathermatic smart controller for Watering mode: "Basic". This means the controller will execute your schedule, not an automatic one. After 1 year, switch to Water mode: "Smart". This will ensure that the new plants are watered correctly while they are getting established.

Establishment Schedule (first year after planting)

Zones	Plant Type	Month	Application Rate	Weekly ETo	Minutes Per Week
All	Low-water	January	.96 in/hr	0.5 in.	28
All	Low-water	February	.96 in/hr	0.68 in.	38
All	Low-water	March	.96 in/hr	0.84 in.	47
All	Low-water	April	.96 in/hr	1.1 in.	61
All	Low-water	May	.96 in/hr	1.24 in.	69
All	Low-water	June	.96 in/hr	1.35 in.	75
All	Low-water	July	.96 in/hr	1.4 in.	78
All	Low-water	August	.96 in/hr	1.33 in.	74
All	Low-water	September	.96 in/hr	1.17 in.	65
All	Low-water	October	.96 in/hr	0.88 in.	49
All	Low-water	November	.96 in/hr	0.61 in.	34
All	Low-water	December	.96 in/hr	0.43 in.	24

Permanent Schedule

When the landscape is new, schedule the Weathermatic smart controller for Watering mode: "Basic". This means the controller will execute your schedule, not an automatic one. After 1 year, switch to Water mode: "Smart". This will ensure that the new plants are watered correctly while they are getting established.

Permanent Schedule (second year after planting)

Zones	Plant Type	Month	Application Rate	Weekly ETo	Minutes Per Week
All	Low-water	January	.96 in/hr	0.5 in.	7
All	Low-water	February	.96 in/hr	0.68 in.	9
All	Low-water	March	.96 in/hr	0.84 in.	12
All	Low-water	April	.96 in/hr	1.1 in.	15
All	Low-water	May	.96 in/hr	1.24 in.	17
All	Low-water	June	.96 in/hr	1.35 in.	19
All	Low-water	July	.96 in/hr	1.4 in.	19
All	Low-water	August	.96 in/hr	1.33 in.	18
All	Low-water	September	.96 in/hr	1.17 in.	16
All	Low-water	October	.96 in/hr	0.88 in.	12
All	Low-water	November	.96 in/hr	0.61 in.	8
All	Low-water	December	.96 in/hr	0.43 in.	6

Permanent Schedule Landscape Data

Landscape data for Smart Controller After Plants are Established

Zones	Sprinkler Type	Plant Type	Soil Type	Slope	More or Less
All	Inline drip, 0.96 in/hr (enter this rate manually in controller)	Native (25%)	Silty sand	None	Adjust individual zones for shade per controller instructions

TOM STOUT
LANDSCAPE CONTRACTOR
B C27-C53 980007

KATHERINE KARGES
LANDSCAPE DESIGNER

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IRRIGATION NOTES

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Project:
Residence
2830 Prewett,
Los Angeles, CA 90031

L7

Scale: 3/16"=1'-0"
Date: 03/31/21

REV: 04/27/21