APPENDIX A

Project Plans

HILLCREST RESIDENCE

03.20.24

MOURA DESIGN

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

LICENSED ARCHITECT
RICARDO MOURA
C-30075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE:

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

DRAWING TITLE:
COVER SHEET

SHEET NO:
A000

FILE NAME: D:\Dropbox\rma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP 3/20/2024 4:36:58 PM

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.**

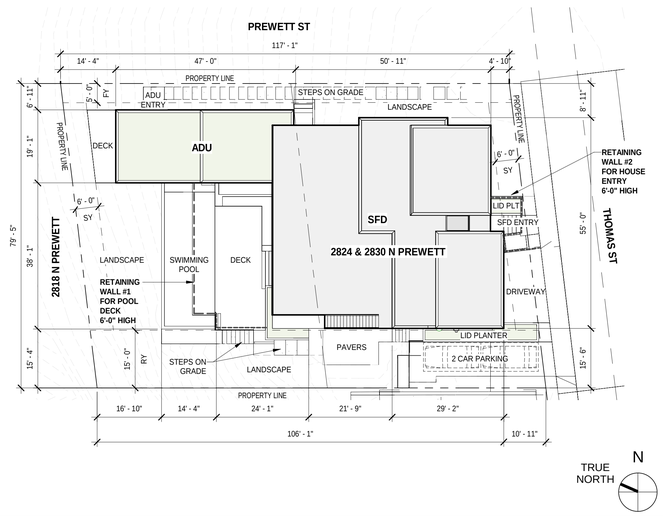
Slope Bands (%)	Area (sq ft)		RFAR		Result of Maximum Residential Floor Area
0 – 15	A: 1907.7	X	RFAR 1: 0.50	=	RFA 1: 953.85
15 - 30	B: 3696.0	X	RFAR 2: 0.45	=	RFA 2: 1663.2
30 - 45	C: 3593.10	X	RFAR 3: 0.40	=	RFA 3: 1437.24
45 - 60	D: 14.20	X	RFAR 4: 0.35	=	RFA 4: 4.97
60 - 100	E: 231.90	X	RFAR 5: 0.30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

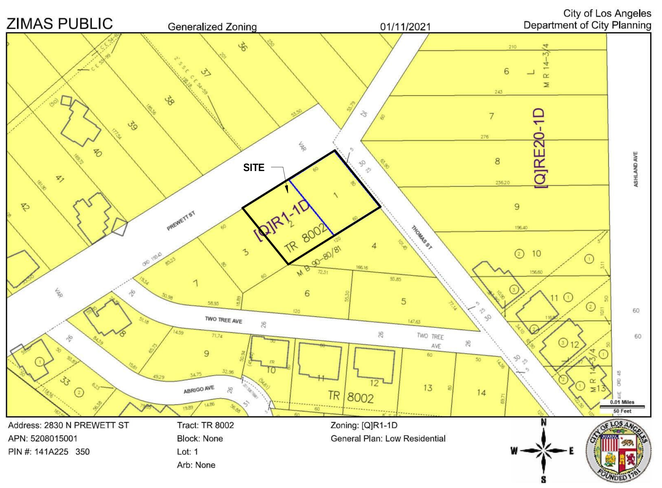
***Please check the zone that applies to the Project, fill the Lot Size, and calculate the Guaranteed Minimum Residential Floor Area.**

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)

HEIGHT PER NEHO: 1 (Roof ≥25%: 30 ft Roof <25%: 26 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 HILLSIDE ORDINANCE:

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

BASELINE HILLSIDE ORDINANCE:

12.21.C10(k)(4) Northeast Los Angeles Hillside Ordinance. Properties subject to the Northeast Los Angeles Hillside Ordinance established by Ordinance No. 180,403, shall be exempted from Paragraphs **(b) (Maximum Residential Floor Area), (d) (Height Limits), and (f) (Grading)** of this Subdivision 10.

PROJECT TEAM

CLIENT / OWNER:
PHILLIP WILSON,
DENNIS HOLMES &
STANISLAV TROY
3418 HUXLEY ST
LOS ANGELES, CA 90027

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

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

GEOTECHNICAL:
GEOSOILS CONSULTANTS INC.
6634 VALJEAN AVE,
VAN NUYS, CA 91406
TEL: 818 785 2158

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

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

ENERGY:
ALTERNATIVE ENERGY SYSTEMS
96 N. MADISON AVE
PASADENA CA 91101
TEL: 626 365 1518
EMAIL: Marylynn@title24energy.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, 6-FEET MAXIMUM HIGH EACH
- REQUEST TO DEVIATE FROM 12.21 C.10 (i)(2) TO PERMIT THE CONSTRUCTION, USE, AND MAINTENANCE OF A NEW SINGLE-FAMILY DWELLING ON A LOT FRONTING ON A SUBSTANDARD HILLSIDE LIMITED STREET WITHOUT PROVIDING A 20-FOOT WIDE ADJACENT MINIMUM ROADWAY ADJACENT TO THE PROPERTY ALONG PREWETT.
- 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: (3,938 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

NORTHEAST LOS ANGELES ORDINANCE
BUILDING DESIGN
SECTION A.2.d OPTION 1
SECOND FLOOR AS 75%, OR LESS, OF THE BASE RESIDENTIAL FLOOR AREA

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	BASE FLOOR AREA
UPPER LEVEL		
U.L. HOUSE AREA	1533 SF	2404 SF = 64% OF BASE FLOOR AREA
	1533 SF	
TOTAL AREA	3938 SF	

GRADING PER NORTHEAST HILLSIDE ORDINANCE:

500 CY + (5% X 9,536 SF LOT AREA) = 500 CY + 476.8 CY = 976.8 CY

CONTACT NATIVE AMERICAN TRIBE A MINIMUM OF 72 HOURS IN ADVANCE OF ANY EXCAVATIONS:

SAVANNAH SALAS
KNRMDISPATCH@GMAIL.COM
(626) 825-8248

AND CC

ADMIN@KNRM-NSN.US
(626) 521-5827
(9:00AM – 5:00PM)

RETAINING WALL SCHEDULE

WALL #	LOCATION	LENGHT	HEIGHT	MATERIAL
1	POOL DECK - BBQ AREA	62'-0"	6'-0"	BOARD FORMED CONCRETE
2	ENTRY	35'-6"	6'-0"	BOARD FORMED CONCRETE

SHEET INDEX

DRAWING NUMBER	DRAWING TITLE	SD	DD - PLANNING APPLICATION	PLAN CHECK SET
A120	SWIMMING POOL			
ARCHITECTURAL				
A000	COVER SHEET	■	■	■
A001	PROJECT DATA	■	■	■
A002	SITE DATA	■	■	■
A003	SURVEY		■	■
A004	SLOPE BAND ANALYSIS		■	■
A005	SITE REPORTS		■	■
A006	GRADING APPROVAL LETTER			■
A030	YARD CALCULATIONS	■	■	■
A031	AREA CALCULATIONS		■	■
A110	SITE PLAN	■	■	■
A210	LOWER LEVEL PLAN	■	■	■
A211	UPPER LEVEL PLAN	■	■	■
A212	ROOF PLAN	■	■	■
A300	SECTIONS			■
A301	SECTIONS			■
A302	SECTIONS			■
A400	EXTERIOR ELEVATIONS	■	■	■
A401	EXTERIOR ELEVATIONS	■	■	■
A402	MATERIAL SCHEDULE		■	■
A403	MATERIAL SPECS		■	■
A1010	DOORS SCHEDULE			■
A1020	WINDOWS SCHEDULE			■
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

LICENSED ARCHITECT
RICARDO MOURA
Ricardo Moura
C-35675
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

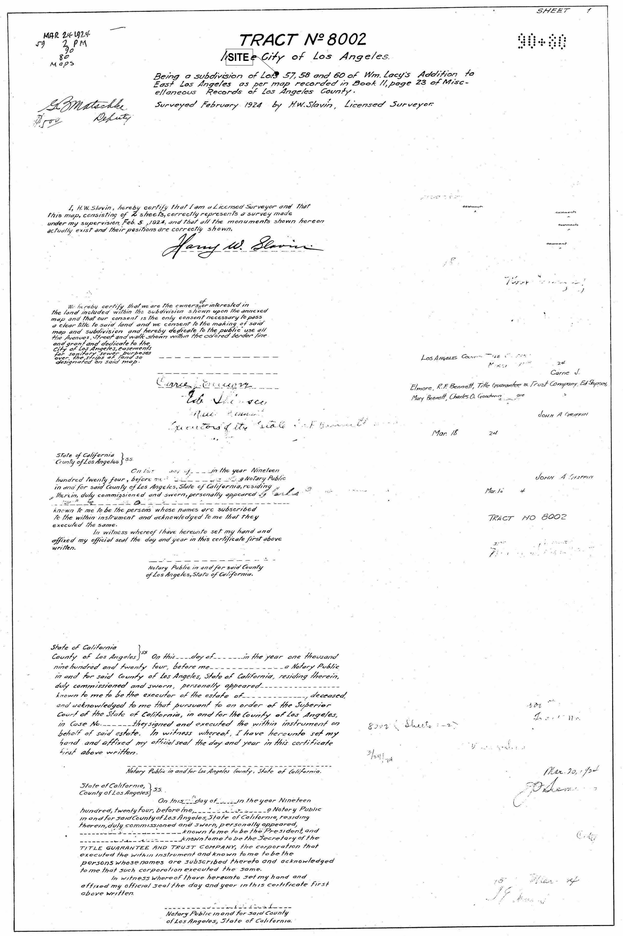
DRAWING SCALE: As indicated
SHEET SIZE: 30X42 DATE: 06/24/19

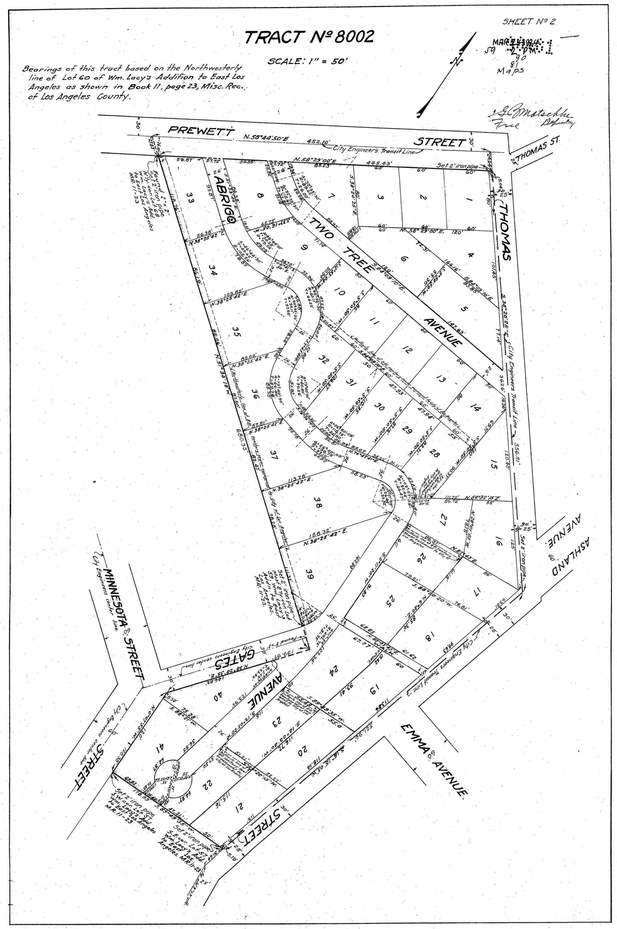
DRAWING TITLE:
PROJECT DATA

SHEET NO:
A001

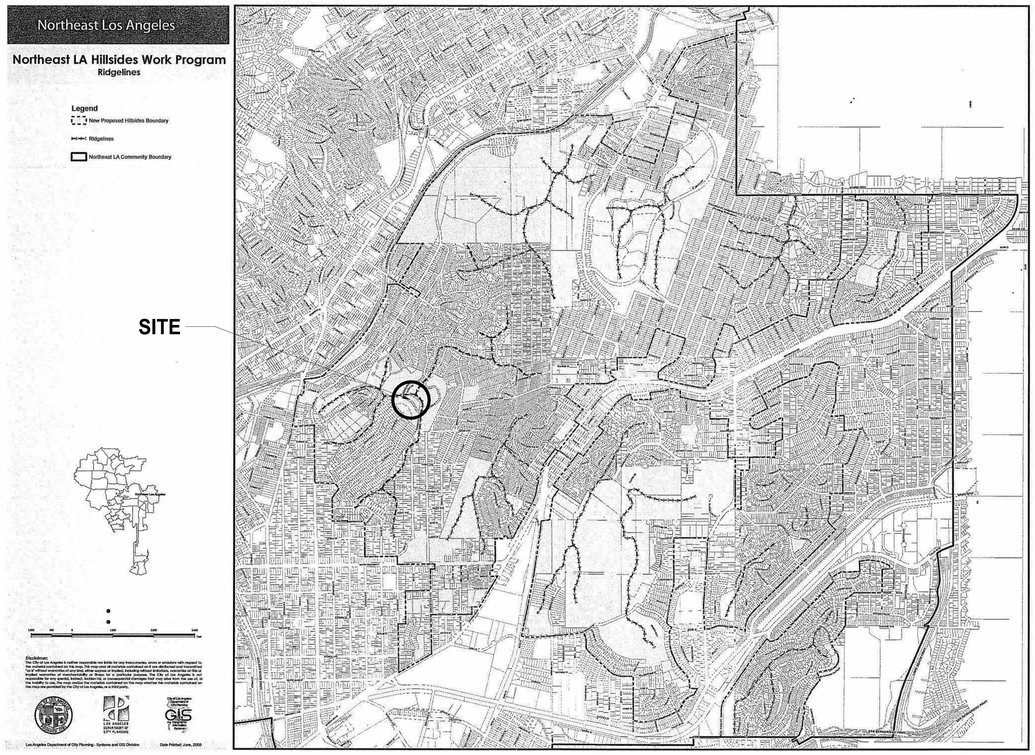
FILE NAME: D:\Dropbox\vms projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP:3/23/2024 11:29:51 AM

TRACT MAP

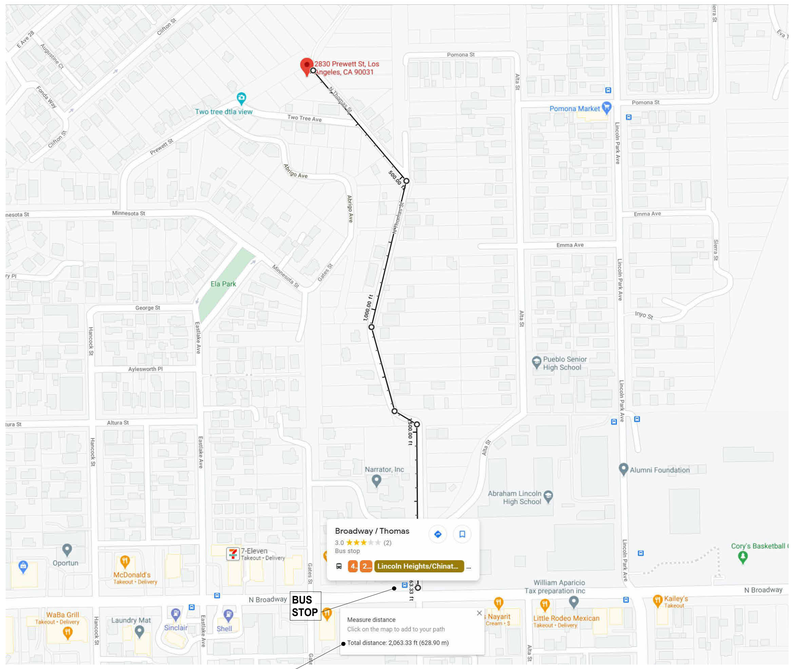




NORTHEAST LA RIDGELINES MAP



DISTANCE FROM SITE TO PUBLIC TRANSPORTATION



MOURA DESIGN
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LICENSED ARCHITECT
RICARDO MOURA
Ricardo Moura
C-30078
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

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5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE:

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

DRAWING TITLE:

SITE DATA

SHEET NO:

A002

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DATE STAMP 3/20/2024 4:37:00 PM

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

N64°09'10"W
379.89'

S58°30'20"W
60.04'

S38°20'20"E
79.98'

N38°20'20"W
305.27'

N58°30'20"E
60.04'

60' VARIES

THOMAS STREET

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

Lot 2

Lot 1

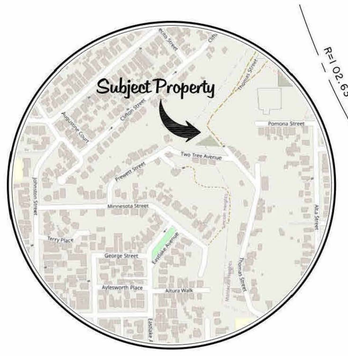
Lot 6

Lot 4

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

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

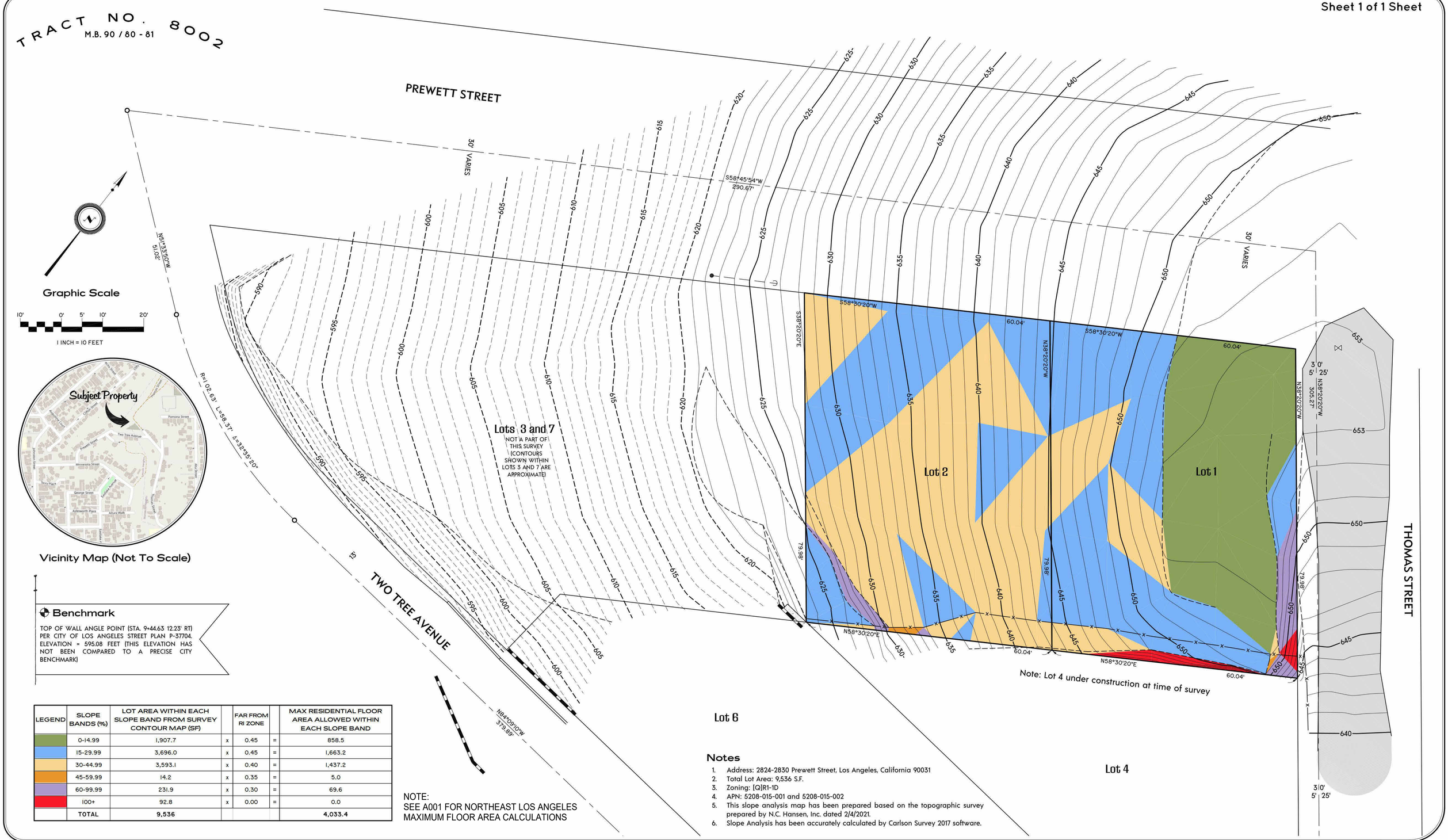
The bearings shown hereon are based on the bearing S 84°09'10" E in the centerline of Two Tree Avenue as shown on the map of Tract No. 8002 in the City of Los Angeles, County of Los Angeles, State of California as per map filed in book 90 pages 80 and 81 of maps, in the office of the County Recorder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

LICENSED LAND SURVEYOR
NEIL C. HANSEN
No. 7007
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



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10' 0' 5' 10' 20'

1 INCH = 10 FEET

Vicinity Map (Not To Scale)

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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

NOTE:
SEE A001 FOR NORTHEAST LOS ANGELES MAXIMUM FLOOR AREA CALCULATIONS

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

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. 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

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 Than Win Digitally signed by Than Win DN: cn=Than Win, o=BOE, ou, email=than.win@lacity.org, c=US Date: 2021.01.07 10:17:52 -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 Than Win Digitally signed by Than Win DN: cn=Than Win, o=BOE, ou, email=than.win@lacity.org, c=US Date: 2021.01.07 10:17:52 -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

LICENSED ARCHITECT RICARDO MOURA C-38075 7/31/25 RENEWAL STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE:

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

DRAWING TITLE:
SITE REPORTS

SHEET NO:
A005

FILE NAME: D:\Dropbox\rma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP: 3/20/2024 4:37:01 PM

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

JAVIER NUNEZ
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CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING

JOHN WEIGHT
EXECUTIVE OFFICER

GEOLOGY AND SOILS REPORT APPROVAL LETTER

May 27, 2021

LOG # 117273
SOILS/GEOLOGY FILE - 2

Trumika Corporation
5432 Briggs Avenue
La Crescenta, CA 91214

TRACT: 8002
LOT(S): 1 & 2
LOCATION: 2824 & 2830 N. Prewett Street

CURRENT REFERENCE REPORT/LETTER(S)	REPORT No.	DATE OF DOCUMENT	PREPARED BY
Geology/Soils Report	7578	04/06/2021	GeoSoils Consultants, Inc.
Oversized Doc(s).	"	"	"

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed two-story residence, one-story accessory dwelling unit (ADU), swimming pool, and decks. The lower level of the residence and the ADU will be partially subterranean. Retaining walls ranging up to 10 feet in height are proposed for the partially subterranean floor levels. The subject property is vacant and generally undeveloped. A slope descends to the southwest about 60 feet in height at gradients of about 3:1 to 4:1 (H:V) and steepening at the lower 10 feet along Two Tree Avenue to gradients of about 1:1 to 1½:1 (H:V). Subsurface exploration performed by the consultant consisted of six test pits to a maximum depth 5½ feet and supplemented with field mapping of the bedrock outcrops. The earth materials at the subsurface exploration locations consist of up to 4 feet of uncertified fill underlain by slopewash and sandstone and siltstone bedrock. Geologic structure observed by the consultant consisted of northeast and southeast dipping bedding between 25 and 32 degrees. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on competent bedrock.

The referenced report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2020 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. The proposed development spans across two consecutive lots. Prior to the issuance of building permits, a lot-tie shall be performed.

2. Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required (7006.6). The consent shall be included as part of the final plans.

3. Conformance with the Zoning Code Section 12.21 C8, which limits the heights and number of retaining walls, will be determined during structural plan check.

4. Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program for the proposed removal of support and/or retaining of slopes adjoining to a public way (3307.3.2).

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

5. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports (7006.1).

6. All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.

7. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)

8. A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).

9. All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).

10. All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).

11. Prior to the issuance of any permit, an accurate volume determination shall be made and included in the final plans, with regard to the amount of earth material to be exported from the site. For grading involving import or export of more than 1000 cubic yards of earth materials within the grading hillside area, approval is required by the Board of Building and Safety. Application for approval of the haul route must be filed with the Board of Building and Safety Commission Office. Processing time for application is approximately 8 weeks to hearing plus 10-day appeal period.

12. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.

13. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

14. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).

15. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).

201 N. Figueroa Street 3rd Floor, LA (213) 482-7045

16. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).

17. Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring, as recommended. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)

18. Where any excavation, not addressed in the approved reports, would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structures, a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring, underpinning, and sequence of construction. Shoring recommendations shall include the maximum allowable lateral deflection of shoring system to prevent damage to adjacent structures, properties and/or public ways. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)

19. Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).

20. The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).

21. Prior to the issuance of the permits, the soils engineer and the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.

22. Unsurcharged temporary excavations in fill, slopewash, and/or favorably-oriented bedrock may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.

23. Unsurcharged temporary excavations exposing unsupported geology and/or unsupported bedding planes shall be trimmed back along the lowest unsupported plane or shored, as recommended.

24. Shoring shall be designed for the lateral earth pressures specified for permanent retaining walls on page 15 of the 04/06/2020 report, as recommended. All surcharge loads shall be included into the design.

25. Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of ½ inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.

26. A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

27. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.

28. Foundations adjacent to a descending slope steeper than 3:1 (horizontal to vertical) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2); for pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet (1808.7.3).

29. Pile caisson and/or isolated foundation ties are required by LAMC Sections 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2020-030.

30. Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per P/BC 2020-050.

31. The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock.

32. When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.8.3).

33. Existing uncertified fill shall not be used for lateral support of deep foundations (1810.2.1).

34. Slabs placed on approved compacted fill shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.

35. Concrete floor slabs placed on expansive soil shall be placed on a 4-inch fill of coarse aggregate or on a moisture barrier membrane. The slabs shall be at least 3½ inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.

36. The seismic design shall be based on a Site Class C, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check.

37. Retaining walls shall be designed for the lateral earth pressures specified on page 15 of the 04/06/2020 report. All surcharge loads shall be included into the design.

38. Retaining walls/basement walls higher than 6 feet shall be designed for lateral earth pressure due to earthquake motions as specified on page 16 of the 04/06/2020 report (1803.5.12).

Note: Lateral earth pressure due to earthquake motions shall be in addition to static lateral earth pressures and other surcharge pressures. The height of a stacked retaining wall shall be considered as the summation of the heights of each wall.

39. Basement walls and other walls in which horizontal movement is restricted at the top shall be designed for at-rest pressure as specified on page 15 of the 04/06/2020 report (1610.1). All surcharge loads shall be included into the design.

40. Retaining walls at the base of ascending slopes shall be provided with freeboard.

41. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.

42. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erosive device to the street in an acceptable manner (7013.11).

43. With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record (1805.4).

44. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector (108.9).

45. Basement walls and floors shall be waterproofed/damp-proofed with an LA City approved "Below-grade" waterproofing/damp-proofing material with a research report number (104.2.6).

46. Prefabricated drainage composites (Miradrain, Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.

47. Where the ground water table is lowered and maintained at an elevation not less than 6 inches below the bottom of the lowest floor, or where hydrostatic pressures will not occur, the floor and basement walls shall be damp-proofed. Where a hydrostatic pressure condition exists, and the design does not include a ground-water control system, basement walls and floors shall be waterproofed. (1803.5.4, 1805.1.3, 1805.2, 1805.3)

48. The pool shall be designed for expansive soil conditions in accordance with Information Bulletin P/BC 2017-014.

49. The proposed swimming pool shall be designed for a freestanding condition. The portion of the pool wall within a horizontal distance of 7 feet from the top of the slope shall be capable of supporting the water in the pool without soil support (1808.7.3).

50. The structure shall be connected to the public sewer system per P/BC 2020-027.

51. All roof, pad, and deck drainage shall be conducted to the street in an acceptable manner in non-erosive devices or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).

52. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).

53. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).

54. The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6, & 1705.8).

55. All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1705.1.2)

56. Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing

excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)

57. Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, pile installation, protection fences, and dust and traffic control will be scheduled (108.9.1).

58. Installation of shoring shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).

59. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).

60. No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

EDMOND LEE
Engineering Geologist Associate III

LEILA ETAAT
Structural Engineering Associate II

Log No. 117273
213-482-0480

cc: Ricardo Moura, Applicant
GeoSoils Consultants, Inc., Project Consultant
LA District Office

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

LICENSED ARCHITECT
RICARDO MOURA
Ricardo Moura
C-35075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE:

SHEET SIZE: 30X42 DATE: 10/05/21

DRAWING TITLE:
GRADING APPROVAL LETTER

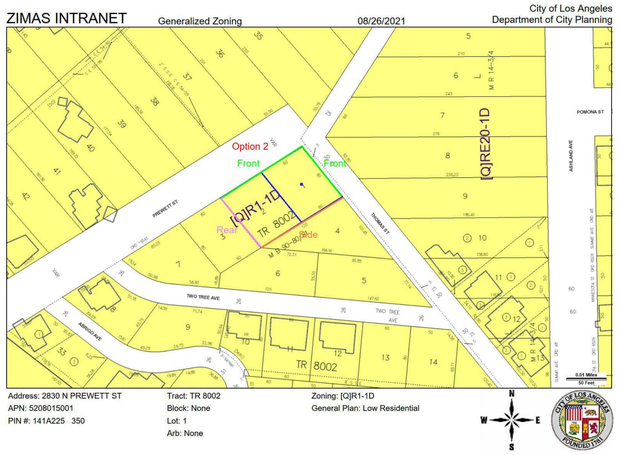
SHEET NO:
A006

FILE NAME: D:\Dropbox\rma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP: 3/20/2024 4:37:02 PM

This information is provided as of August 26, 2021 and the zone is as shown on the Zoning Map. Should you need any further assistance pertaining to this matter, please contact Eric Wong at Eric.Wong@lacity.org.

Eric Wong
Structural Engineering Associate II

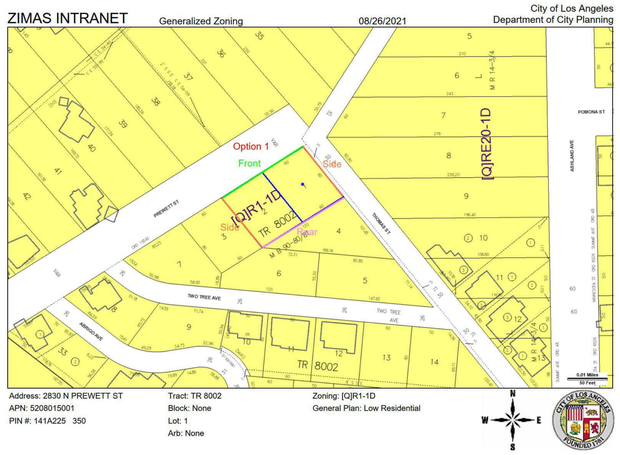
Chad Doi
Zoning Engineer



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



Address: 2830 N PREWETT ST
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Tract: TR 8002
Block: None
Lot: 1
Arb: None

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

distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development. ***(Amended by Ord. No. 176,354, Eff. 1/31/05.)***

LOT, CORNER. *A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty five (135) degrees.*

LOT, INTERIOR. *A lot other than a corner lot.*

LOT, KEY. *The first interior lot to the rear of a reversed corner lot and not separated therefrom by an alley.*

LOT, REVERSED CORNER. *A corner lot the side street line of which is substantially a continuation of the front line of the first lot to its rear.*

LOT, THROUGH. *A lot having a frontage on two parallel or approximately parallel streets, but not including those lots having frontage on a street and frontage on a navigable public canal or waterway parallel or approximately parallel to said street.* ***(Amended by Ord. No. 184,802, Eff. 3/17/17.)***

LOT LINE, FRONT. *In the case of an interior lot, the line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.*

LOT LINE, REAR. *A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front line.*

LOT LINE, SIDE. *Any lot boundary line not a front lot line or a rear lot line.*

STREET. *Any public thoroughfare other than an alley or walk, except that in those cases where a subdivision has been recorded containing lots which abut only on an alley or walk, said alley or walk may be considered to be a street.*

This property is considered to be a Corner/Reversed Corner Lot. As defined above, to maintain the original front yard per LAMC Sec. 12.21 C1(e), the lot line fronting on Prewett Street shall be the front lot line as option 1. Or lot line fronting on Thomas Street shall be the front lot line as option 2. The remaining lot lines shall be as indicated in the attached zoning maps.

This letter is in response to a zoning code question only and based on limited information. Full code compliance shall also be to the satisfaction of the Department of Building and Safety Plan Check through the submittal of fully detailed plans.

2824-2830 n.prewett.st ydl 8-26-2021

CITY OF LOS ANGELES
CALIFORNIA

ERIC GARCETTI
MAYOR

BOARD OF BUILDING AND SAFETY COMMISSIONERS
VAN AMBATIELOS, PRESIDENT
JAVIER NUNEZ, VICE PRESIDENT
ISELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
ELVIN W. MOON

DEPARTMENT OF BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012
OSAMA YOUNAN, P.E.
GENERAL MANAGER
SUPERINTENDENT OF BUILDING
JOHN WEIGHT
EXECUTIVE OFFICER

August 26, 2021

Ricardo Moura
5236 Yarmouth Ave. Unit #113
Encino, CA 91316

RE: 2824 N PREWETT ST **APN: 5208-015-002**
2830 N PREWETT ST **5208-015-001**

In response to your request of August 2, 2021, regarding zoning information on the above referenced property ("Property"), please be advised of the following:

The property, known as Tract: TR 8002, Block: None, Lots: 1 and 2, which is shown on the Zoning Map to be located in the **[Q]R1-1D** Zone. See the attached print out of the Parcel Profile Report for zoning related information pertaining to this property.

You requested a determination of the lot lines for the above parcel. Please be advised of the following:

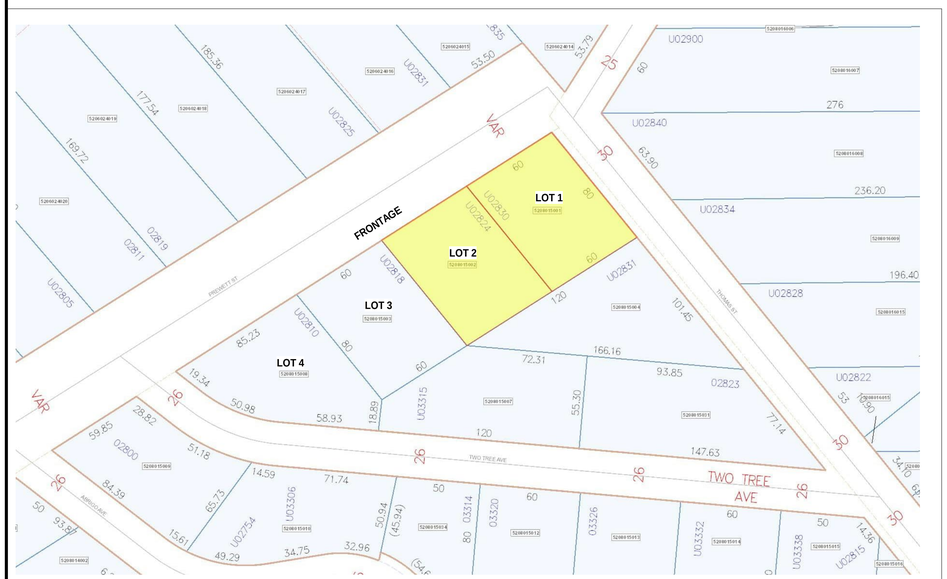
In order to better understand how and why we are making our determination, we should first see how some common terms are defined in the zoning code. According to LAMC Section 12.03, these terms are defined as follows:

LAMC SECTION 12.03 – "DEFINITIONS"

FRONTAGE. *All property fronting on one (1) side of a street between intersecting or intercepting streets, or between a street and right-of-way, waterway, end of dead-end street, or city boundary measured along the street line. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts.*

LOT. *A parcel of land occupied or to be occupied by a use, building or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a*

LADBS G-5 (Rev. 7/21/2020) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER



Add Lot

Enter the Lot information after adding rows:

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

Results
Number of lots: **4**
Errors:
At least two lots entered must provide setbacks.

Clear Calculate

PREVAILING FRONT YARD CALCULATION

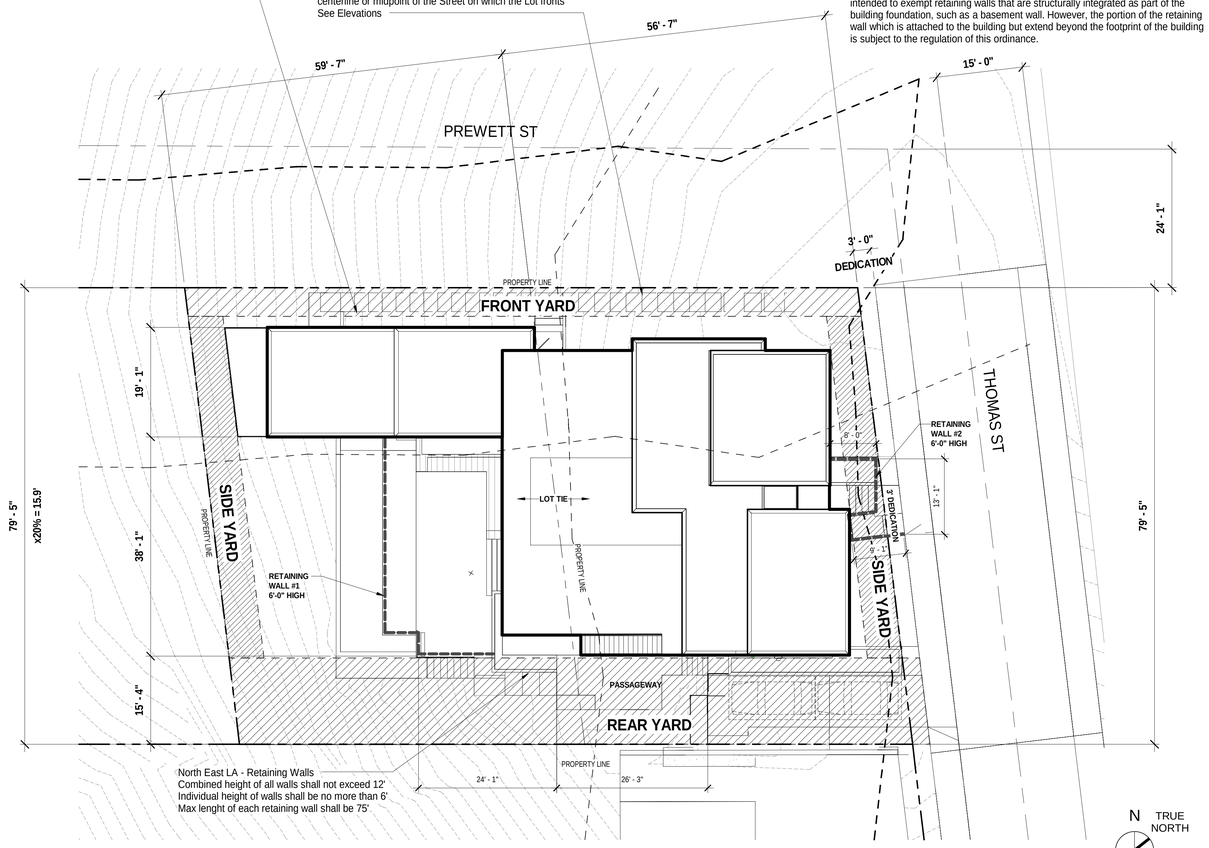
12.21.C10.(a)(2) Front Yard Setback on Lots Fronting on Substandard Hillside Limited Street. For any Lot that fronts on a Substandard Hillside Limited Street, there shall be a minimum Front Yard setback of at least five feet. However, the prevailing Front Yard setback regulations, as outlined in Subparagraph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

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

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.



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

WALL #	LOCATION	LENGHT	HEIGHT	MATERIAL
1	POOL DECK - BBQ AREA	62'-0"	6'-0"	BOARD FORMED CONCRETE
2	ENTRY	35'-6"	6'-0"	BOARD FORMED CONCRETE

YARD CALCULATIONS PLAN

FILE NAME: D:\Dropbox\vima projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP 3/23/2024 11:33:09 AM

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

LICENSED ARCHITECT
RICARDO MOURA
C-36075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

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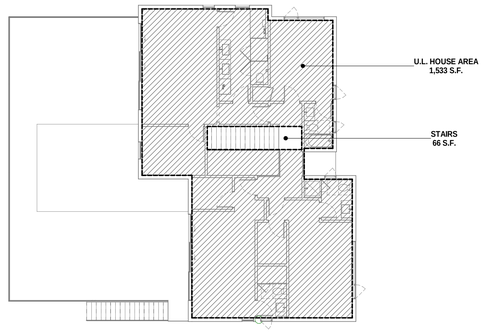
6	03.20.24	ZAD APPEAL

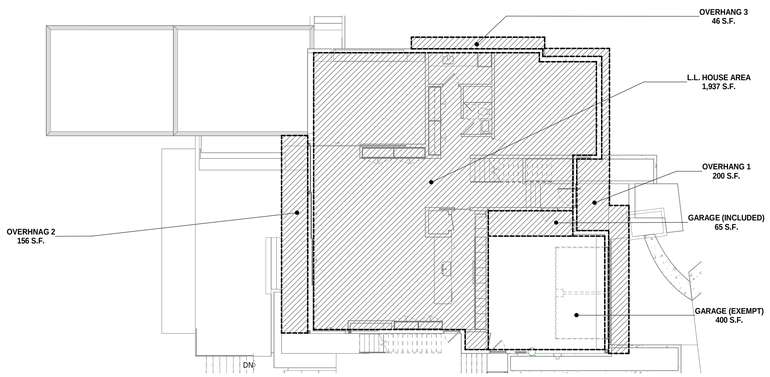
DRAWING SCALE: 3/32" = 1'-0"
SHEET SIZE: 30X42 DATE: 08/04/19

DRAWING TITLE:
YARD CALCULATIONS

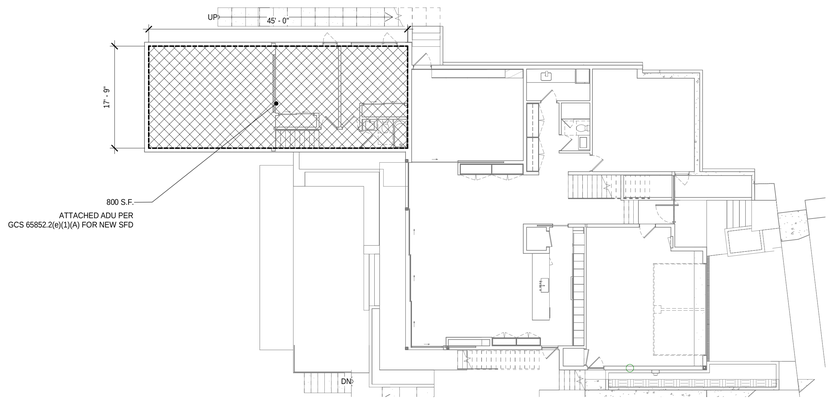
SHEET NO:
A030



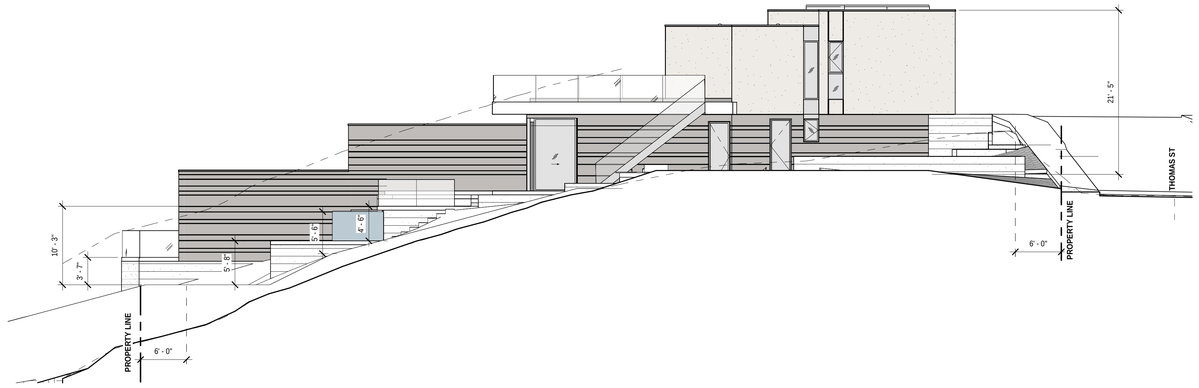
UPPER LEVEL



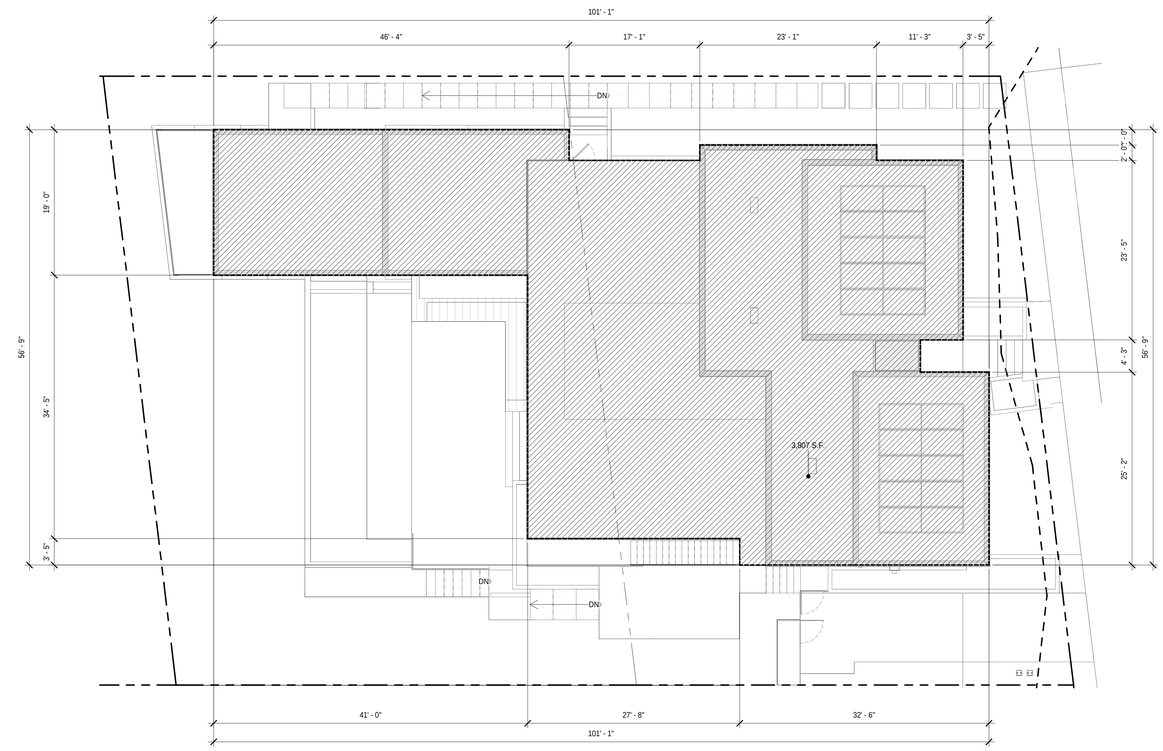
LOWER LEVEL



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 CALC. PER LAMC RFA	
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 400 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

LICENSED ARCHITECT
RICARDO MOURA
C-39075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

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DRAWING SCALE: As indicated
SHEET SIZE: 30X42 DATE: 08/18/19

DRAWING TITLE:
AREA CALCULATIONS

SHEET NO:
A031

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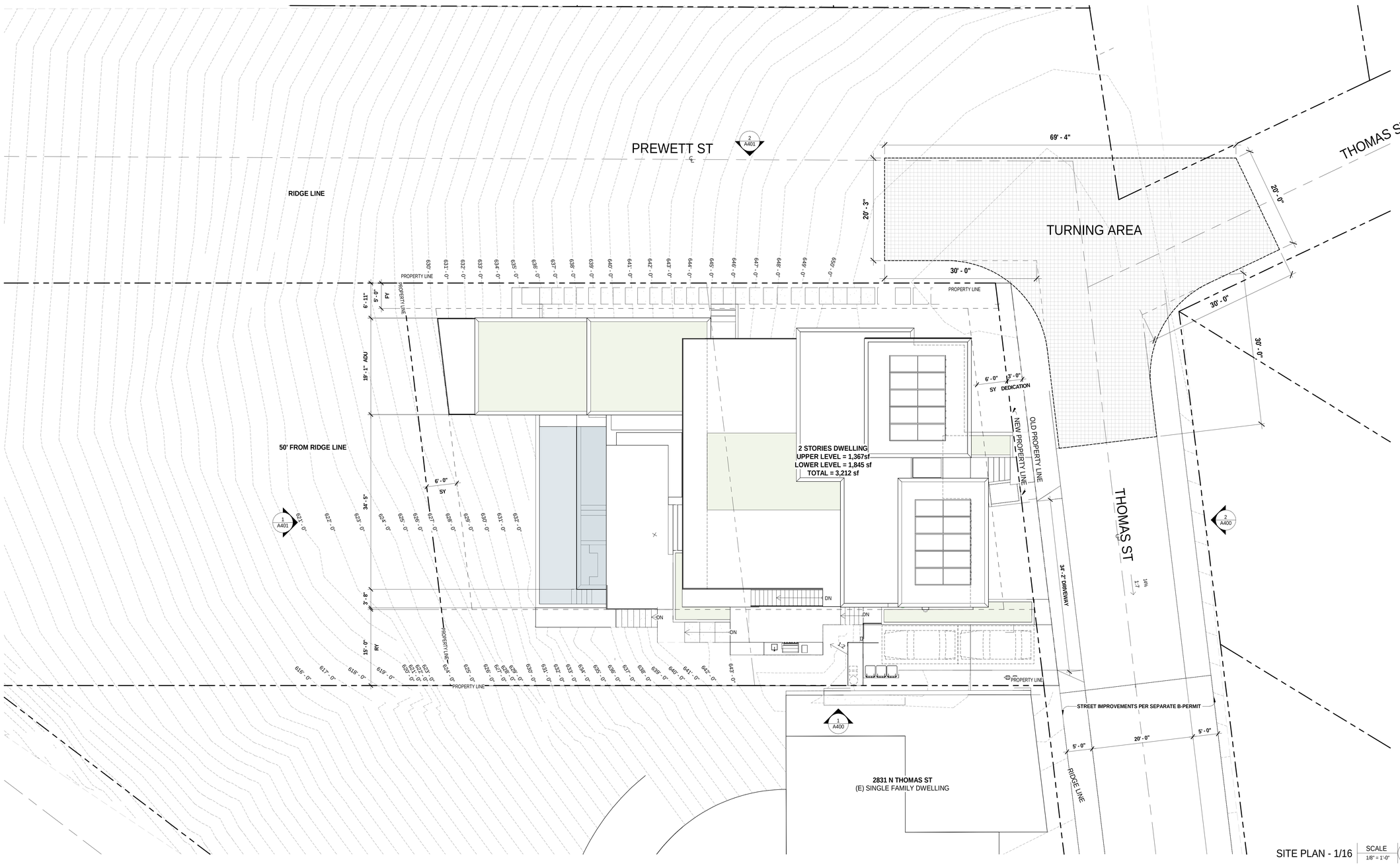

SITE PLAN - 1/16 | SCALE 1/8" = 1'-0" | 1

Los Angeles Fire Department
Fire Development Services

Hydrants & Access
APPROVED PLANS

By: Kurt Corral #445 Date: 7/31/2024

Transaction ID Number: H23-98446

The approval of these plans and/or specifications does not exempt them from strict compliance with all other pertinent sections of the Municipal Code and other laws and regulations.

LA DBS — VERY HIGH FIRE HAZARD SEVERITY ZONE (SRA/LRA)

B. VERY HIGH FIRE HAZARD SEVERITY ZONE (SRA/LRA)
1. Roofing. Roofs shall be constructed to provide a minimum Class A rating when tested in accordance with ASTM E108 or UL 790, or shall be ... 701A.3
2. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter. 701A.3.2
3. Attached appendages with ... 701A.3.3
4. Exterior walls shall be approved noncombustible or ... 701A.4
5. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or ... 701A.5
6. Exterior windows, window walls, glass doors, and glazed openings within exterior doors shall be multi-pane glazing with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes when tested according to NFPA 257, or ... 701A.6
7. Exterior doors shall be approved noncombustible or ignition-resistant material, heavy timber, or ... 701A.7
8. Exterior door assemblies shall conform to the performance requirements of SFM 12-7A-2 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1-3/8 inches thick with ... 701A.8
9. Vents. Attic ventilation openings, foundation ... 701A.9
10. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet of the building ... 701A.10
11. The underside of eaves and overhanging appendages ... 701A.11
12. Buildings shall have all underfloor areas completely ... 701A.12
13. Chimneys and Flues. Chimneys ... 701A.13
14. Appendages, flatwares, water heaters, and other ... 701A.14
15. Fences within 5 feet of a building ... 701A.15
16. Accessory structures ... 701A.16
17. Any portion of a building or structure ... 701A.17
18. Any ... 701A.18
19. Any ... 701A.19

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.

LEGEND

ALIGN — ALIGN
RETAINING WALL
LANDSCAPE

FINISH SYMBOL
W | SST | 001
FINISH NUMBER
FINISH TYPE
FINISH GROUP

0' 4' 8' 16' 32'

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

N TRUE NORTH

APPROVAL STAMP

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

LICENCED ARCHITECT — RICARDO MOURA — C-36075 — 7/31/25 RENEWAL DATE — STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
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DRAWING SCALE: 1/8" = 1'-0"
SHEET SIZE: 30X42 DATE: 08/18/19

DRAWING TITLE:
SITE PLAN 1/16

SHEET NO:
A100

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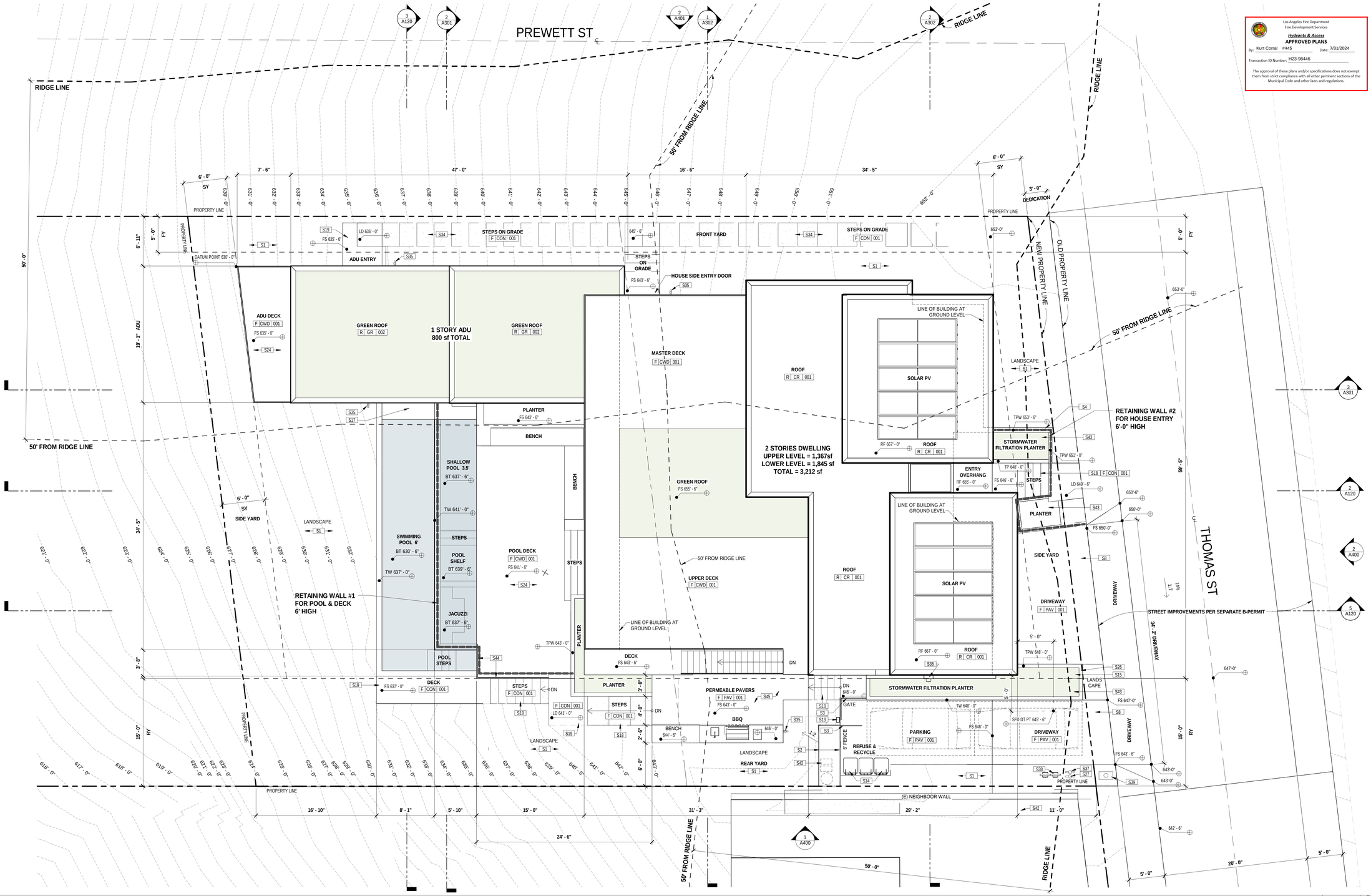

SITE PLAN | SCALE 3/16" = 1'-0" | 1

KEYNOTES SCHEDULE - SITE PLAN

#	SITE PLAN KEYNOTES TEXT
S1	LANDSCAPE. SEE LANDSCAPE DRAWINGS
S2	6' HIGH WOOD FENCE. SEE DETAILS & FINISH SCHEDULE
S3	6' HIGH STEEL GATE WITH CUSTOM PERFORATED PANEL. SEE DETAILS & FINISH SCHEDULE
S4	RETAINING WALL, BOARD FORMED CONCRETE FINISH. SEE DETAILS & FINISH SCHEDULE
S8	CONCRETE PAVERS DRIVEWAY,SOLAR REFLECTANCE OF AT LEAST 0.30. SEE ARCH DETAILS, AND FINISH SCHEDULE.
S13	AUTOMATIC IRRIGATION SYSTEM CONTROLLER, WEATHER OR SOIL-BASED, SEE GREEN NOTE 13
S14	TRASH, RECYCLING, OR LANDSCAPE BINS ENCLOSURE. CONCRETE PAD ON GRADE.
S15	MAILBOX PER SPEC.
S17	AUTOMATIC POOL COVER PER SPEC. SEE DETAILS
S18	STAIRS ON GRADE, CONCRETE W/ LIGHT BROOM FINISH. SOLAR REFLECTANCE OF AT LEAST 0.30. SEE FINISH SCHEDULE AND STRUCTURAL DRAWINGS
S19	LANDING, CONCRETE PER FINISH SCHEDULE. SEE DETAILS AND STRUCTURAL DRAWINGS
S24	WOOD DECK, PT WOOD FRAME ON CONCRETE PIERS. SEE DETAILS AND STRUCTURAL DRAWINGS
S26	HOUSE ADDRESS
S27	LANDSCAPE WATER METER PROVIDED BY CITY OF LOS ANGELES DEPARTMENT OS WATER AND POWER
S34	CONCRETE STEPS ON GRADE. SEE DETAILS AND FINISH SCHEDULE.

KEYNOTES SCHEDULE - SITE PLAN

#	SITE PLAN KEYNOTES TEXT
S35	HOSE BIB
S36	ELECTRICAL METER - VERIFY LOCATION WITH LADWP (213) 367 6937 OR LADWP.COM
S37	WATER SUB-METER - COORDINATE INSTALATION WITH LADWP
S38	GAS METER - VERIFY LOCATION WITH SO CAL GAS
S39	WATER METER - COORDINATE INSTALATION WITH LADWP (213) 367-1182
S42	POOL & SPA EQUIP. PER POOL GC.
S43	PLANTER. PROVIDE WATERPROOFING & DRAINAGE. SEE DETAILS.
S44	GLASS GUARDRAIL, TEMPERED GLASS, 42" ABOVE FINISH FLOOR, SHOE RECESSED INTO DECK.
S45	CONCRETE PAVERS. SOLAR REFLECTANCE OF AT LEAST 0.30. SEE ARCH. DETAILS, FINISH SCHEDULE AND LANDSCAPE DRAWINGS

FINISH LEGEND TYPE_SITE PLAN

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 MEMBRANE
R	GR	002	GREEN ROOF, XERO FLOOR

RETAINING WALL SCHEDULE

WALL #	LOCATION	LENGHT	HEIGHT	MATERIAL
1	POOL DECK - BBQ AREA	62'-0"	6'-0"	BOARD FORMED CONCRETE
2	ENTRY	35'-6"	6'-0"	BOARD FORMED CONCRETE

NOTES

1. SEE A040 GENERAL SITE NOTES
2. HOUSE TO BE GRAYWATER READY. SEE A050 GREEN BUILDING NOTE #15.
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DRAWING SCALE: As indicated
SHEET SIZE: 30X42 DATE: 08/18/19
DRAWING TITLE: SITE PLAN
SHEET NO: A110

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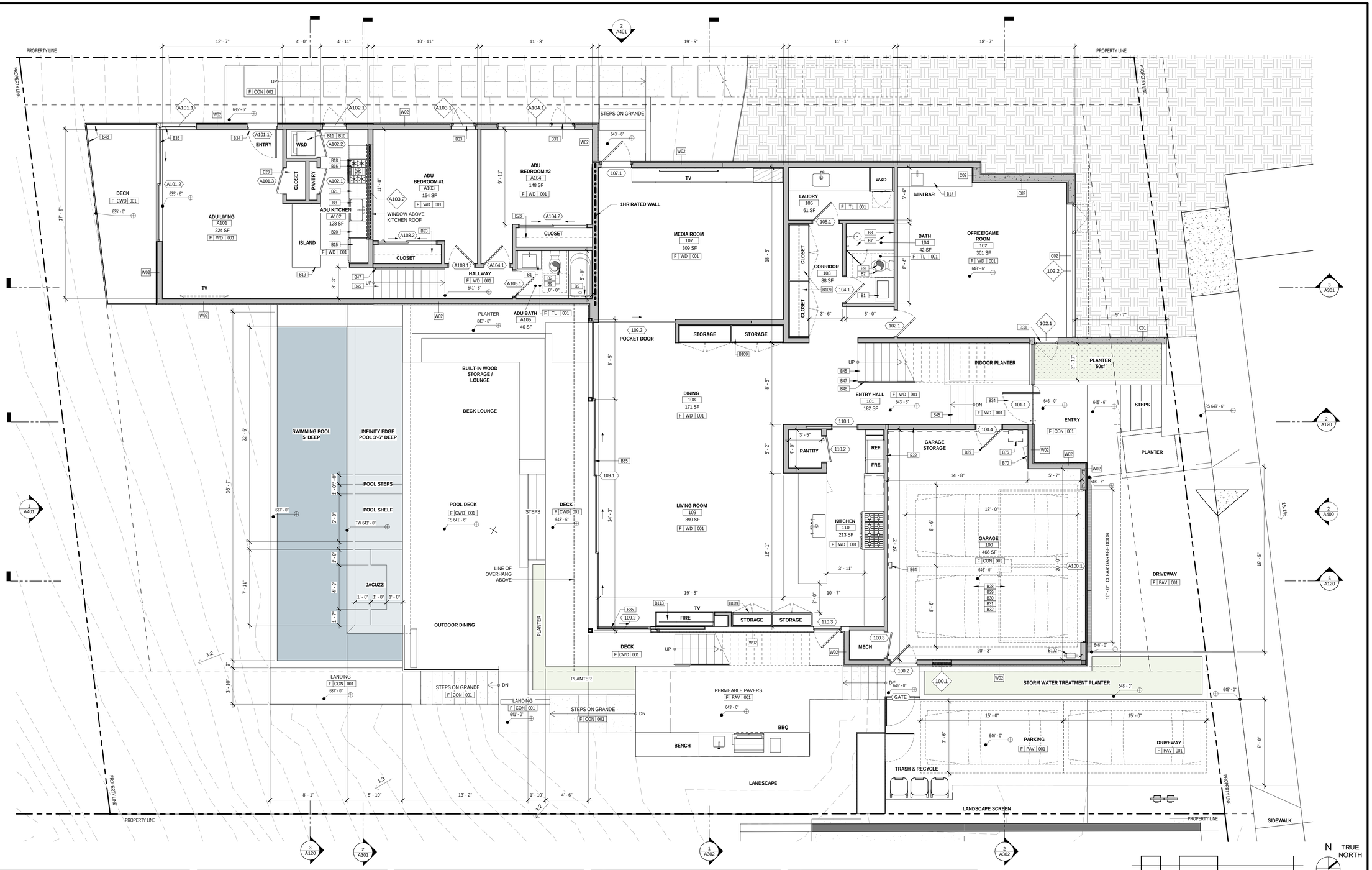


LOWER LEVEL 1

1/4" = 1'-0"

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

FINISH SYMBOL
W|SST|001
FINISH NUMBER
FINISH TYPE
FINISH GROUP

APPROVAL STAMP

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.

FINISH LEGEND TYPE_FLOOR PLAN

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

WALL SCHEDULE

TYPE	DESCRIPTION	WIDTH	F.R.
C01	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE, SEE FINISH SCHEDULE FOR EXPOSED SIDE	8"	N/A
C02	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x2 WOOD FURRING, R5 RIGID INSULATION & PAINTED 5/8" GYP. BD. INTERIOR LAYER	11 1/4"	
C03	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x4 WOOD FURRING, R15 BATT INSULATION & 5/8" GYP. BD. INTERIOR LAYER + FINISH PER SCHEDULE	12 1/8"	N/A
W02	FC CLADDING + WRB + WD SHEATHING + 2x4 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER	8 1/8"	N/A
W04	STUCCO + WRB + WD SHEATHING + 2x6 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER + INTERIOR FINISH PER SCHEDULE	7 5/8"	
W05	FINISH PER SCHD'L + 5/8" GYP. BD. + 2X4 WOOD FRAMING + 5/8" GEP. BD. + FINISH PER SCHD'L	4 3/4"	N/A
W10	FINISH PER SCHD'L + 5/8" TYPE 'X' GYP. BD. + 2X6 WOOD FRAMING + 5/8" TYPE 'X' GEP. BD. + FINISH PER SCHD'L	8 1/2"	1HR

#	BUILDING KEYNOTES TEXT
B1	VANITY, FAUCET & MIRROR. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE
B2	TOILET. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE
B3	SINK AND FAUCET. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE.
B5	BUILT-IN TUB AND FAUCET. SEE A050 GRN 16 FOR FLOW RATE, SEE PLUMBING FIXTURES SCHEDULE.
B6	STARFIRE - SAFETY GLAZING (R308.3) (R308.4)
B7	TILED SHOWER WITH SHOWERHEAD, VALVE, DRAIN AND TEMPERED GLASS ENCLOSURE, SEE GREEN SHT. NOTE 9 & 10. SEE PLUMBING FIXTURES SCHEDULE.
B8	SHOWER NICHE - 5" DEEP NICHE W/ MARBLE SHELVES & W/ TILE FINISH ON ALL SIDES, ALIGN ON TILE SEAMS TYP.
B9	ENERGY STAR RATED, HUMIDISTAT CONTROL MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3).
B10	DRYER - PROVIDE DRYER EXHAUST VENT THROUGH ROOF TO OUTSIDE.
B11	WASHER. PROVIDE POWER, WATER & DRAIN.
B14	WET BAR WILL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO HOT WATER, NO GARBAGE DISPOSAL, NO 220V, ELECTRICAL OUTLET, NO GAS OUTLET AND NO MORE THAN 10 SF OF COUNTER SURFACE AREA (ZA 90-0080(ZAI)
B15	FREEZER & REFRIGERATOR. PROVIDE POWER AND WATER.
B16	RANGE. PROVIDE GAS AND POWER.
B18	EXHAUST HOOD - PROVIDE POWER AND VENT TO BUILDING EXTERIOR.
B19	KITCHEN ISLAND - STONE COUNTER TOP, PAINTED WOOD CABINETS, SINK & FAUCET. PROVIDE POWER, WATER & DRAIN. SEE FINISH SCHEDULE
B20	DISH WASHER. PROVIDE POWER, WATER AND DRAIN.
B21	CABINET WITH PULL-OUT DISPOSAL & RECYCLE. PAINTED WOOD. SEE FINISH SCHEDULE
B23	CLOSET - PROVIDE SHELF AND HANGER
B25	BUILT-IN TUB & SHOWER COMBO WITH TEMPERED GLASS ENCLOSURE. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE.

#	BUILDING KEYNOTES TEXT
B27	DOOR TO BE 20 MINUTES FIRE PROTECTION RATING, SELF-CLOSING AND WITH SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)
B28	GARAGE TO BE SEPARATED FROM HABITABLE ROOMS ABOVE BY 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (TABLE R302.6)
B29	DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).
B30	OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED WITH FIREBLOCKING AS REQUIRED BY SECTION R302.11, ITEM 4
B31	GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)
B32	GARAGE TO BE SEPARATED FROM DWELLING UNIT BY 1/2" GYPSUM BOARD MIN. (TABLE R302.6)
B33	EMERGENCY EGRESS FROM SLEEPING ROOM: MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.2.1)
B34	EGRESS DOOR - MIN. 36" WIDE x 80" HIGH. SEE DOOR SCHEDULE.
B35	SAFETY GLAZING PER R308.3 & R308.4. SEE DOOR & WINDOW SCHEDULE
B45	STAIRS - 7.75" MAX RISER & 10" MIN TREAD. 36" MIN. CLEAR WIDTH. 6'-8" MIN. HEAD ROOM CLEARANCE. SEE DETAILS AND FINISH SCHEDULE.
B46	36" HIGH GUARDRAIL ALONG OPEN SIDE OF STAIRS (R312.1.2 EXCEP. 1) SEE DETAILS
B47	HANDRAIL - HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (HANDRAILS TO BE 34"-38" HIGH ABOVE NOSE TREADING).
B48	GLASS GAURDRAIL, CLEAR TEMPERED GLASS. 42" HIGH A.F.F. GUARDRAIL SHOE RECESSED INTO DECK. SEE DETAILS
B64	ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) - SEE GREEN SHEET A050 NOTE 3

#	BUILDING KEYNOTES TEXT
B70	MAIN SERVICE PANEL (MIN. BUSBAR RATING OF 200 AMPS, ELECTRICIAN TO VERIFY). 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 RESERVED 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'
B76	SOLAR PV SYSTEM BATTERY, 6kW STORRAGE MIN. SEE ENERGY CALCULATIONS
B102	FIRE SUPPRESSION SYSTEM. VERIFY LOCATION W/ FIRE DEPARTMENT. PER SEPARATE PERMIT.
B109	CUSTOM CASEWORK. SEE INTERIOR ELEVATIONS AND DETAILS
B113	DIRECT VENT GAS FIRE PLACE. SEE A991/02 FOR SPEC.
B118	STAIRS - OPEN WOOD TREAD, AND PAINTED STEEL PLATE STRINGERS. SEE DETAILS, FINISH SCHEDULE AND STRUCTURAL DRAWINGS.

MOURA DESIGN

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

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE: As indicated

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

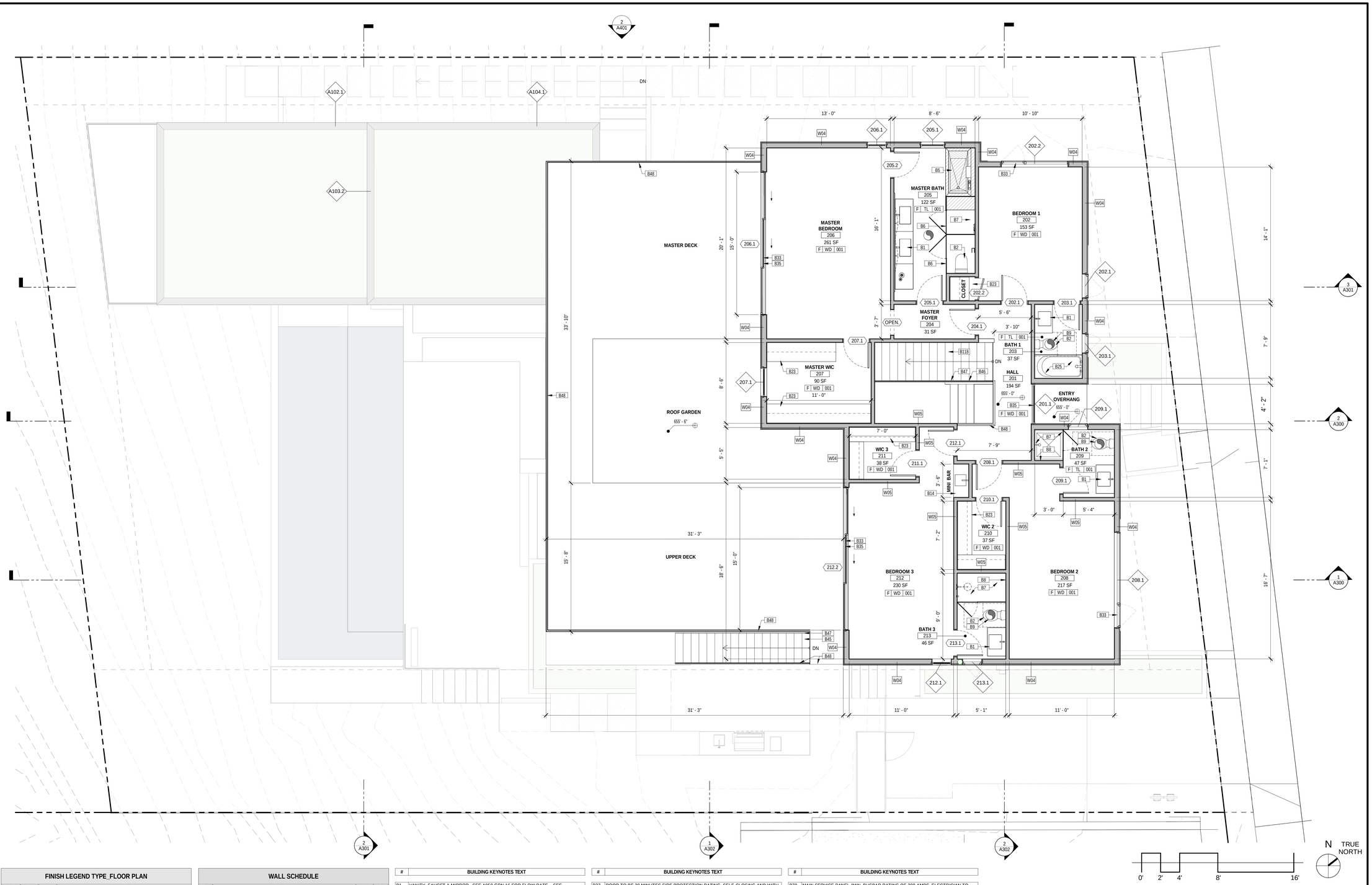
DRAWING TITLE:

LOWER LEVEL PLAN

SHEET NO:

A210

FILE NAME: D:\Dropbox\rma projects\0316_2830 PREWETT - THOMAS\12_BIM\0316_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP:3/23/2024 11:38:39 AM



UPPER LEVEL 1

1/4" = 1'-0"

FINISH LEGEND TYPE_FLOOR PLAN

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

WALL SCHEDULE

TYPE	DESCRIPTION	WIDTH	F.R.
C01	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE, SEE FINISH SCHEDULE FOR EXPOSED SIDE	8"	N/A
C02	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x2 WOOD FURRING, R5 RIGID INSULATION & PAINTED 5/8" GYP. BD. INTERIOR LAYER	11 1/4"	
C03	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x4 WOOD FURRING, R15 BATT INSULATION & 5/8" GYP. BD. INTERIOR LAYER + FINISH PER SCHEDULE	12 1/8"	N/A
W02	FC CLADDING + WRB + WD SHEATHING + 2x4 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER	8 1/8"	N/A
W04	STUCCO + WRB + WD SHEATHING + 2x6 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER + INTERIOR FINISH PER SCHEDULE	7 5/8"	
W05	FINISH PER SCHD'L + 5/8" GYP. BD. + 2X4 WOOD FRAMING + 5/8" GEP. BD. + FINISH PER SCHD'L	4 3/4"	N/A
W10	FINISH PER SCHD'L + 5/8" TYPE 'X' GYP. BD. + 2X6 WOOD FRAMING + 5/8" TYPE 'X' GEP. BD. + FINISH PER SCHD'L	8 1/2"	1HR

#	BUILDING KEYNOTES TEXT
B1	VANITY, FAUCET & MIRROR. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE
B2	TOILET. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE
B3	SINK AND FAUCET. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE.
B5	BUILT-IN TUB AND FAUCET. SEE A050 GRN 16 FOR FLOW RATE, SEE PLUMBING FIXTURES SCHEDULE.
B6	STARFIRE - SAFETY GLAZING (R308.3) (R308.4)
B7	TILED SHOWER WITH SHOWERHEAD, VALVE, DRAIN AND TEMPERED GLASS ENCLOSURE, SEE GREEN SHT. NOTE 9 & 10. SEE PLUMBING FIXTURES SCHEDULE.
B8	SHOWER NICHE - 5" DEEP NICHE W/ MARBLE SHELVES & W/ TILE FINISH ON ALL SIDES, ALIGN ON TILE SEAMS TYP.
B9	ENERGY STAR RATED, HUMIDISTAT CONTROL MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3).
B10	DRYER - PROVIDE DRYER EXHAUST VENT THROUGH ROOF TO OUTSIDE.
B11	WASHER. PROVIDE POWER, WATER & DRAIN.
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B15	FREEZER & REFRIGERATOR. PROVIDE POWER AND WATER.
B16	RANGE. PROVIDE GAS AND POWER.
B18	EXHAUST HOOD - PROVIDE POWER AND VENT TO BUILDING EXTERIOR.
B19	KITCHEN ISLAND - STONE COUNTER TOP, PAINTED WOOD CABINETS, SINK & FAUCET. PROVIDE POWER, WATER & DRAIN. SEE FINISH SCHEDULE
B20	DISH WASHER. PROVIDE POWER, WATER AND DRAIN.
B21	CABINET WITH PULL-OUT DISPOSAL & RECYCLE. PAINTED WOOD. SEE FINISH SCHEDULE
B23	CLOSET - PROVIDE SHELF AND HANGER
B25	BUILT-IN TUB & SHOWER COMBO WITH TEMPERED GLASS ENCLOSURE. SEE A050 GRN 16 FOR FLOW RATE. SEE PLUMBING FIXTURES SCHEDULE.

#	BUILDING KEYNOTES TEXT
B27	DOOR TO BE 20 MINUTES FIRE PROTECTION RATING, SELF-CLOSING AND WITH SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)
B28	GARAGE TO BE SEPARATED FROM HABITABLE ROOMS ABOVE BY 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (TABLE R302.6)
B29	DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).
B30	OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED WITH FIREBLOCKING AS REQUIRED BY SECTION R302.11, ITEM 4
B31	GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)
B32	GARAGE TO BE SEPARATED FROM DWELLING UNIT BY 1/2" GYPSUM BOARD MIN. (TABLE R302.6)
B33	EMERGENCY EGRESS FROM SLEEPING ROOM. MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.2.1)
B34	EGRESS DOOR - MIN. 36" WIDE x 80" HIGH. SEE DOOR SCHEDULE.
B35	SAFETY GLAZING PER R308.3 & R308.4. SEE DOOR & WINDOW SCHEDULE
B45	STAIRS - 7.75" MAX RISER & 10" MIN TREAD. 36" MIN. CLEAR WIDTH. 6'-8" MIN. HEAD ROOM CLEARANCE. SEE DETAILS AND FINISH SCHEDULE.
B46	36" HIGH GUARDRAIL ALONG OPEN SIDE OF STAIRS (R312.1.2 EXCEP. 1) SEE DETAILS
B47	HANDRAIL - HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (HANDRAILS TO BE 34"-38" HIGH ABOVE NOSE TREADING).
B48	GLASS GAURDRAIL, CLEAR TEMPERED GLASS. 42" HIGH A.F.F. GUARDRAIL SHOE RECESSED INTO DECK. SEE DETAILS
B64	ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) - SEE GREEN SHEET A050 NOTE 3

#	BUILDING KEYNOTES TEXT
B70	MAIN SERVICE PANEL (MIN. BUSBAR RATING OF 200 AMPS, ELECTRICIAN TO VERIFY). 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'
B76	SOLAR PV SYSTEM BATTERY, 6kW STORRAGE MIN. SEE ENERGY CALCULATIONS
B102	FIRE SUPPRESSION SYSTEM. VERIFY LOCATION W/ FIRE DEPARTMENT. PER SEPARATE PERMIT.
B109	CUSTOM CASEWORK. SEE INTERIOR ELEVATIONS AND DETAILS
B113	DIRECT VENT GAS FIRE PLACE. SEE A991/02 FOR SPEC.
B118	STAIRS - OPEN WOOD TREAD, AND PAINTED STEEL PLATE STRINGERS. SEE DETAILS, FINISH SCHEDULE AND STRUCTURAL DRAWINGS.

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

FINISH SYMBOL

W SST 001

- FINISH NUMBER
- FINISH TYPE
- FINISH GROUP

APPROVAL STAMP

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.

FILE NAME: D:\Dropbox\rma projects\016_2830 PREWETT - THOMAS\12_BIM016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP:3/23/2024 11:39:26 AM

MOURA DESIGN

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

RICARDO MOURA
Ricardo Moura
C-38075
7/31/25
RENEWAL DATE

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

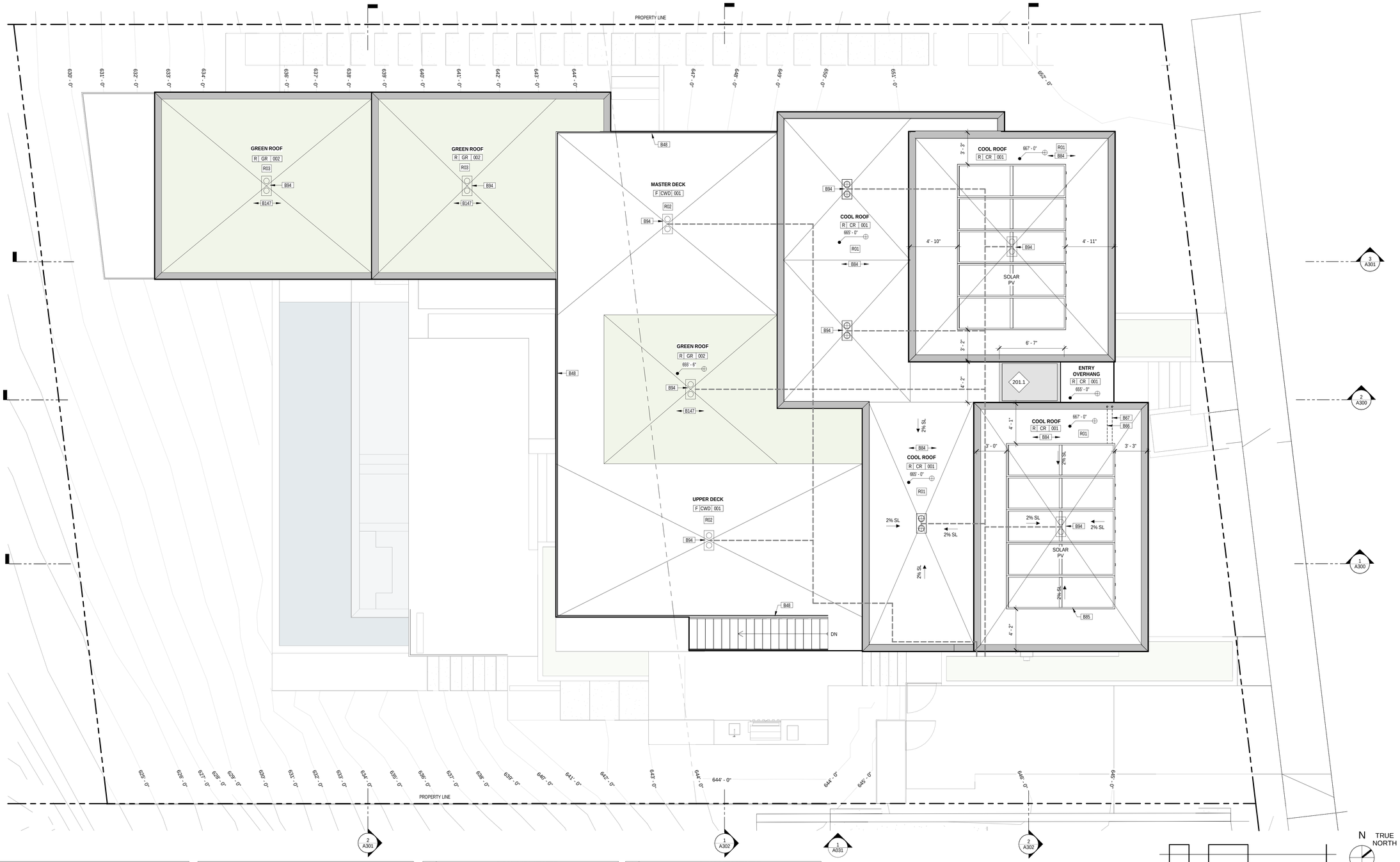
NO.	DATE	DESCRIPTION
1	02.28.21	50% SCHEMATIC DESIGN
2	03.28.21	100% SCHEMATIC DESIGN
3	04.05.21	50% DESIGN DEVELOPMENT
4	05.24.21	100%DD PLANNING APPLICATION
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE: As indicated

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

DRAWING TITLE:
UPPER LEVEL PLAN

SHEET NO: A211



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

FINISH LEGEND TYPE_FLOOR PLAN

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

ROOF SCHEDULE

TYPE	DESCRIPTION	THICK.
R01	COOL ROOF SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION, 2X12 ROOF RAFTERS, 5/8" GYP. BOARD	1' - 4 1/4"
R02	COMPOSITE WOOD DECK ON SLEEPERS, SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION,12" TJI ROOF RAFTERS, 5/8" GYP. BOARD	1' - 7 1/4"
R03	GREEN ROOF, WATERPROOFING MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION,12" LVL ROOF RAFTERS, 5/8" GYP. BOARD	1' - 7 3/4"

#	BUILDING KEYNOTES TEXT
B48	GLASS GAURDRAIL, CLEAR TEMPERED GLASS. 42" HIGH A.F.F. GUARDRAIL SHOE RECESSED INTO DECK. SEE DETAILS
B66	PLUMBING PATHWAY FROM SOLAR ZONE TO HOT H20 HEATER.
B67	ROUTING PATHWAY FROM SOLAR ZONE INVERTERS AND METERING EQUIPMENT TO THE MAIN SERVICE PANEL.
B84	COOL ROOF MENBRANE PER SPEC. SEE DETAILS
B85	SOLAR PANEL SEE ENERGY CALCULATIONS
B94	ROOF DRAIN W/ CONCEALED DRAIN PIPE. CONNECT TO STORMWATER MITIGATION SYSTEM. SEE DETAILS
B147	GREEN ROOF SYSTEM, XEROFLOR XF-GM

#	BUILDING KEYNOTES TEXT

LEGEND

FINISH SYMBOL

W SST 001

- FINISH NUMBER
- FINISH TYPE
- FINISH GROUP

APPROVAL STAMP

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

MOURA DESIGN

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

LICENSED ARCHITECT
RICARDO MOURA
C-35075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE: As indicated

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

DRAWING TITLE:

ROOF PLAN

SHEET NO:

A212

FILE NAME: D:\Dropbox\mma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP:3/23/2024 11:43:54 AM

KEYNOTES SCHEDULE - SECTIONS

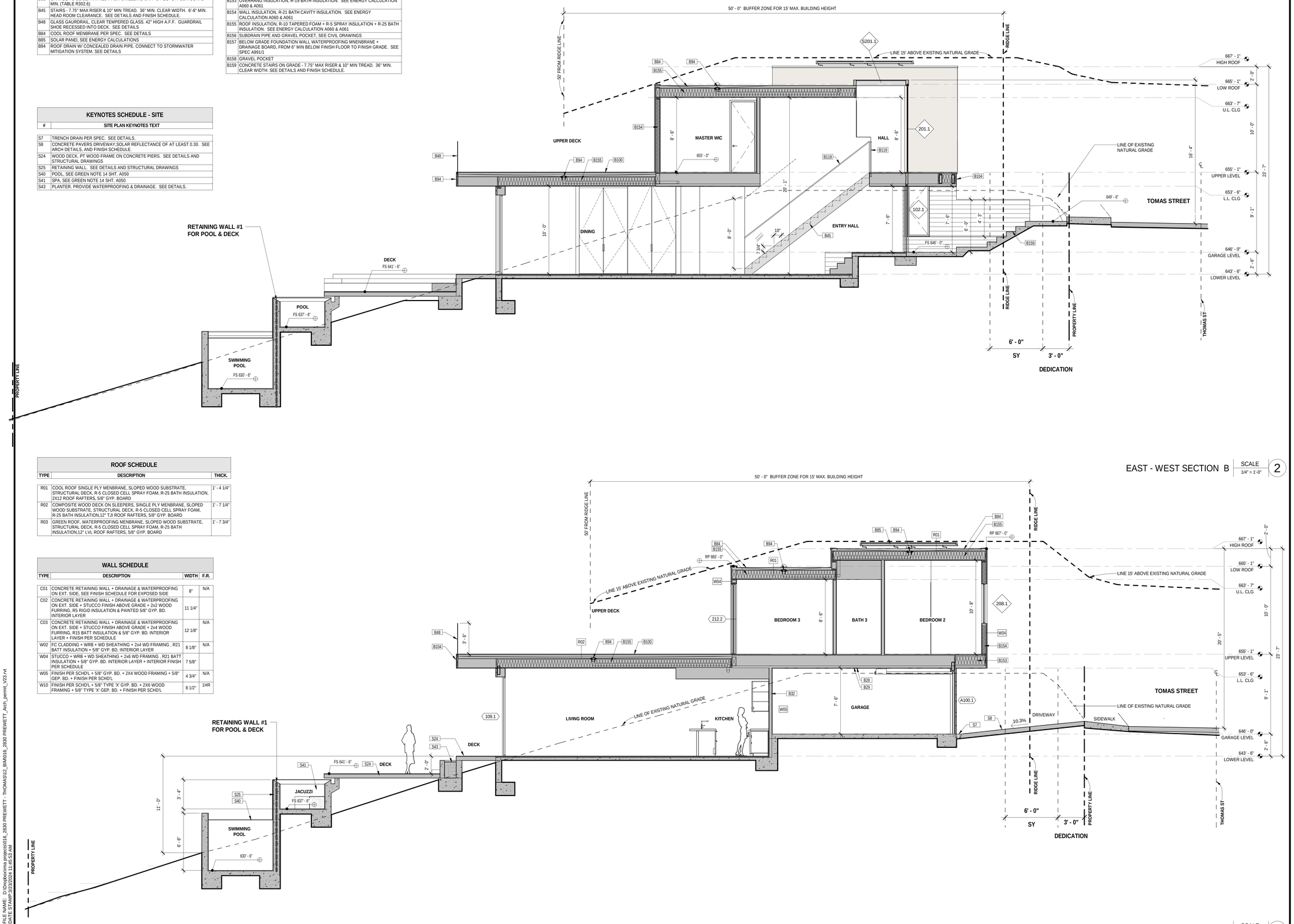
#	BUILDING KEYNOTES TEXT
B28	GARAGE TO BE SEPARATED FROM HABITABLE ROOMS ABOVE BY 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (TABLE R302.6)
B29	DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).
B32	GARAGE TO BE SEPARATED FROM DWELLING UNIT BY 1/2" GYPSUM BOARD MIN. (TABLE R302.6)
B45	STAIRS - 7.75" MAX RISER & 10" MIN TREAD. 36" MIN. CLEAR WIDTH. 6'-8" MIN. HEAD ROOM CLEARANCE. SEE DETAILS AND FINISH SCHEDULE.
B48	GLASS GAURDRAIL, CLEAR TEMPERED GLASS, 42" HIGH A.F.F. GUARDRAIL SHOE RECESSED INTO DECK. SEE DETAILS
B84	COOL ROOF MENBRANE PER SPEC. SEE DETAILS
B85	SOLAR PANEL SEE ENERGY CALCULATIONS
B94	ROOF DRAIN W/ CONCEALED DRAIN PIPE. CONNECT TO STORMWATER MITIGATION SYSTEM. SEE DETAILS

KEYNOTES SCHEDULE - SECTIONS

#	BUILDING KEYNOTES TEXT
B100	WOOD DECK ON PT WOOD FRAMING. PROVIDE CROSS DRAINAGE UNDER FRAMING INTO FLOOR DRAIN. SEE FINISH SCHEDULE AND DETAILS.
B104	METAL FASCIA. SEE FINISH SCHEDULE AND DETAILS
B117	RETAINING WALL. SEE STRUCTURAL AND CIVIL DRAWINGS
B119	STAIRS - CLEAR TEMPERED GLASS GUARDRAIL WITH NICKEL SATIN COLOR ANODIZED ALUMINUM CAP. SEE DETAILS, FINISH SCHEDULE.
B153	OVERHANG INSULATION, R-19 BATH INSULATION. SEE ENERGY CALCULATION A060 & A061
B154	WALL INSULATION, R-21 BATH CAVITY INSULATION. SEE ENERGY CALCULATION A060 & A061
B155	ROOF INSULATION, R-10 TAPERED FOAM + R-5 SPRAY INSULATION + R-25 BATH INSULATION. SEE ENERGY CALCULATION A060 & A061
B156	SUBDRAIN PIPE AND GRAVEL POCKET, SEE CIVIL DRAWINGS
B157	BELOW GRADE FOUNDATION WALL WATERPROOFING MNENBRANE + DRAINAGE BOARD, FROM 6" MIN BELOW FINISH FLOOR TO FINISH GRADE. SEE SPEC A991/1
B158	GRAVEL POCKET
B159	CONCRETE STAIRS ON GRADE - 7.75" MAX RISER & 10" MIN TREAD. 36" MIN. CLEAR WIDTH. SEE DETAILS AND FINISH SCHEDULE.

KEYNOTES SCHEDULE - SITE

#	SITE PLAN KEYNOTES TEXT
S7	TRENCH DRAIN PER SPEC. SEE DETAILS.
S8	CONCRETE PAVERS DRIVEWAY,SOLAR REFLECTANCE OF AT LEAST 0.30. SEE ARCH DETAILS, AND FINISH SCHEDULE.
S24	WOOD DECK, PT WOOD FRAME ON CONCRETE PIERS. SEE DETAILS AND STRUCTURAL DRAWINGS
S25	RETAINING WALL. SEE DETAILS AND STRUCTURAL DRAWINGS
S40	POOL, SEE GREEN NOTE 14 SHT. A050
S41	SPA, SEE GREEN NOTE 14 SHT. A050
S43	PLANTER. PROVIDE WATERPROOFING & DRAINAGE. SEE DETAILS.



EAST - WEST SECTION B | SCALE 1/4" = 1'-0" | 2

ROOF SCHEDULE

TYPE	DESCRIPTION	THICK.
R01	COOL ROOF SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION, 2X12 ROOF RAFTERS, 5/8" GYP. BOARD	1' - 4 1/4"
R02	COMPOSITE WOOD DECK ON SLEEPERS, SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION,12" TJI ROOF RAFTERS, 5/8" GYP. BOARD	1' - 7 1/4"
R03	GREEN ROOF, WATERPROOFING MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION,12" LVL ROOF RAFTERS, 5/8" GYP. BOARD	1' - 7 3/4"

WALL SCHEDULE

TYPE	DESCRIPTION	WIDTH	F.R.
C01	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE, SEE FINISH SCHEDULE FOR EXPOSED SIDE	8"	N/A
C02	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x2 WOOD FURRING, R5 RIGID INSULATION & PAINTED 5/8" GYP. BD. INTERIOR LAYER	11 1/4"	
C03	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x4 WOOD FURRING, R15 BATT INSULATION & 5/8" GYP. BD. INTERIOR LAYER + FINISH PER SCHEDULE	12 1/8"	N/A
W02	FC CLADDING + WRB + WD SHEATHING + 2x4 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER	8 1/8"	N/A
W04	STUCCO + WRB + WD SHEATHING + 2x6 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER + INTERIOR FINISH PER SCHEDULE	7 5/8"	
W05	FINISH PER SCHD'L + 5/8" GYP. BD. + 2X4 WOOD FRAMING + 5/8" GEP. BD. + FINISH PER SCHD'L	4 3/4"	N/A
W10	FINISH PER SCHD'L + 5/8" TYPE 'X' GYP. BD. + 2X6 WOOD FRAMING + 5/8" TYPE 'X' GEP. BD. + FINISH PER SCHD'L	8 1/2"	1HR

EAST - WEST SECTION A | SCALE 1/4" = 1'-0" | 1

MOURA DESIGN

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

LICENSED ARCHITECT
RICARDO MOURA
Ricardo Moura
C-26175
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

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

SHEET SIZE: 30X42 DATE: 10/06/21

DRAWING TITLE:

SECTIONS

SHEET NO:

A300

FILE NAME: D:\Dropbox\ma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
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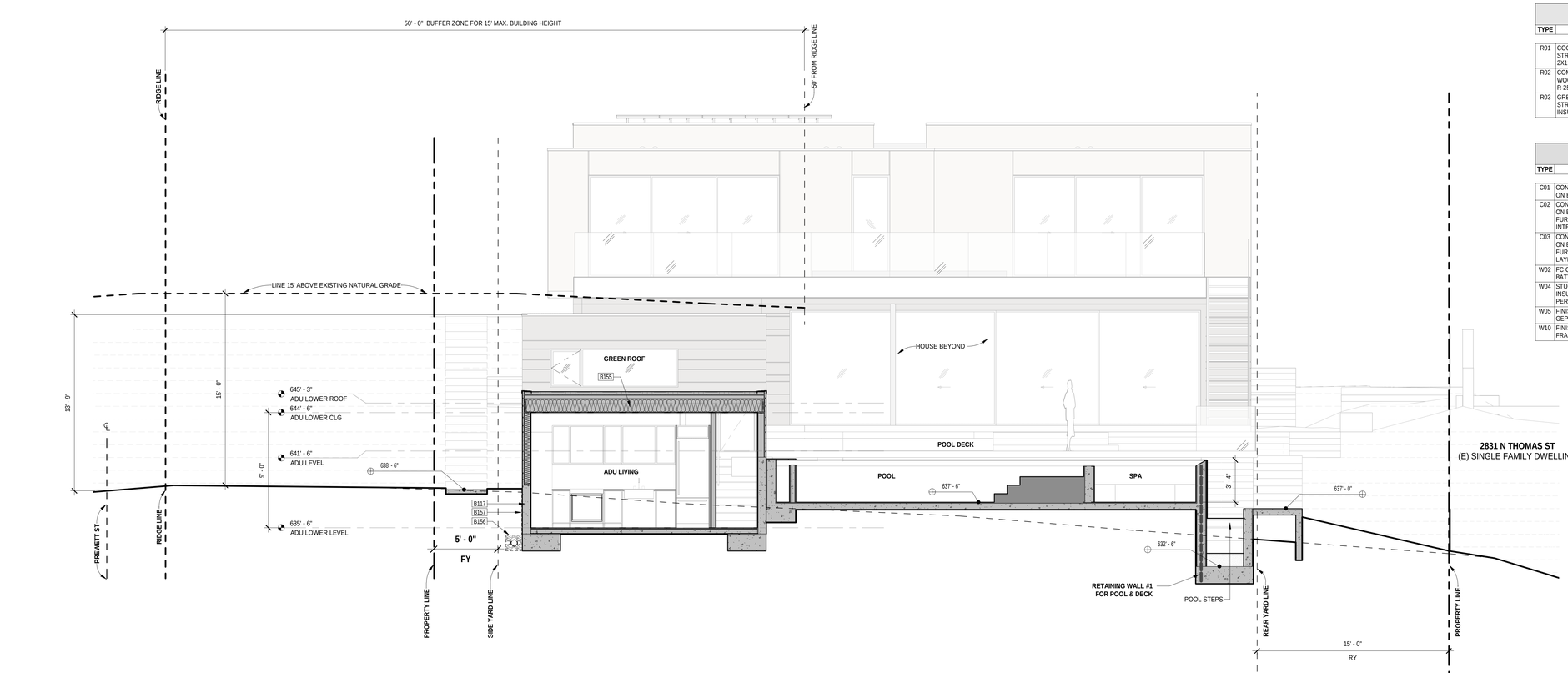

NORTH - SOUTH SECTION A 1/4 — SCALE 1/4" = 1'-0" — 2

KEYNOTES SCHEDULE - SECTIONS	
#	BUILDING KEYNOTES TEXT
B28	GARAGE TO BE SEPARATED FROM HABITABLE ROOMS ABOVE BY 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (TABLE R302.6)
B29	DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).
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B48	GLASS GAURDRAIL, CLEAR TEMPERED GLASS, 42" HIGH A.F.F. GUARDRAIL SHOE RECESSED INTO DECK. SEE DETAILS
B84	COOL ROOF MENBRANE PER SPEC. SEE DETAILS
B85	SOLAR PANEL SEE ENERGY CALCULATIONS
B94	ROOF DRAIN W/ CONCEALED DRAIN PIPE. CONNECT TO STORMWATER MITIGATION SYSTEM. SEE DETAILS

KEYNOTES SCHEDULE - SECTIONS	
#	BUILDING KEYNOTES TEXT
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B117	RETAINING WALL. SEE STRUCTURAL AND CIVIL DRAWINGS
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B153	OVERHANG INSULATION, R-19 BATH INSULATION. SEE ENERGY CALCULATION A060 & A061
B154	WALL INSULATION, R-21 BATH CAVITY INSULATION. SEE ENERGY CALCULATION A060 & A061
B155	ROOF INSULATION, R-10 TAPERED FOAM + R-5 SPRAY INSULATION + R-25 BATH INSULATION. SEE ENERGY CALCULATION A060 & A061
B156	SUBDRAIN PIPE AND GRAVEL POCKET, SEE CIVIL DRAWINGS
B157	BELOW GRADE FOUNDATION WALL WATERPROOFING MNENBRANE + DRAINAGE BOARD, FROM 6" MIN BELOW FINISH FLOOR TO FINISH GRADE. SEE SPEC A091/1
B158	GRAVEL POCKET
B159	CONCRETE STAIRS ON GRADE - 7.75" MAX RISER & 10" MIN TREAD. 36" MIN. CLEAR WIDTH. SEE DETAILS AND FINISH SCHEDULE.

KEYNOTES SCHEDULE - SITE	
#	SITE PLAN KEYNOTES TEXT
S7	TRENCH DRAIN PER SPEC. SEE DETAILS.
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S24	WOOD DECK, PT WOOD FRAME ON CONCRETE PIERS. SEE DETAILS AND STRUCTURAL DRAWINGS
S25	RETAINING WALL. SEE DETAILS AND STRUCTURAL DRAWINGS
S40	POOL, SEE GREEN NOTE 14 SHT. A050
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ROOF SCHEDULE		
TYPE	DESCRIPTION	THICK.
R01	COOL ROOF SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION, 2X12 ROOF RAFTERS, 5/8" GYP. BOARD	1' - 4 1/4"
R02	COMPOSITE WOOD DECK ON SLEEPERS, SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION,12" TJI ROOF RAFTERS, 5/8" GYP. BOARD	1' - 7 1/4"
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WALL SCHEDULE			
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W02	FC CLADDING + WRB + WD SHEATHING + 2x4 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER	8 1/8"	N/A
W04	STUCCO + WRB + WD SHEATHING + 2x6 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER + INTERIOR FINISH PER SCHEDULE	7 5/8"	
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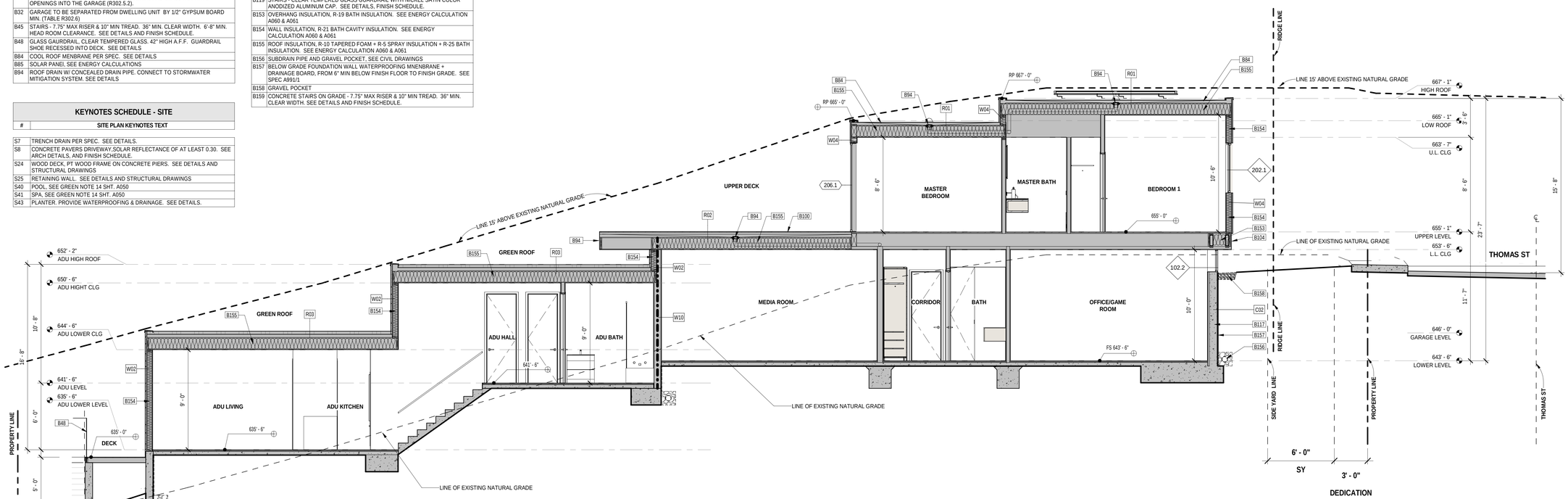
W10	FINISH PER SCHD'L + 5/8" TYPE 'X' GYP. BD. + 2X6 WOOD FRAMING + 5/8" TYPE 'X' GEP. BD. + FINISH PER SCHD'L	8 1/2"	1HR



EAST - WEST SECTION 1/4 — SCALE 1/4" = 1'-0" — 3

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

LICENSED ARCHITECT — RICARDO MOURA — C-36078 — 7/31/25 RENEWAL DATE — STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

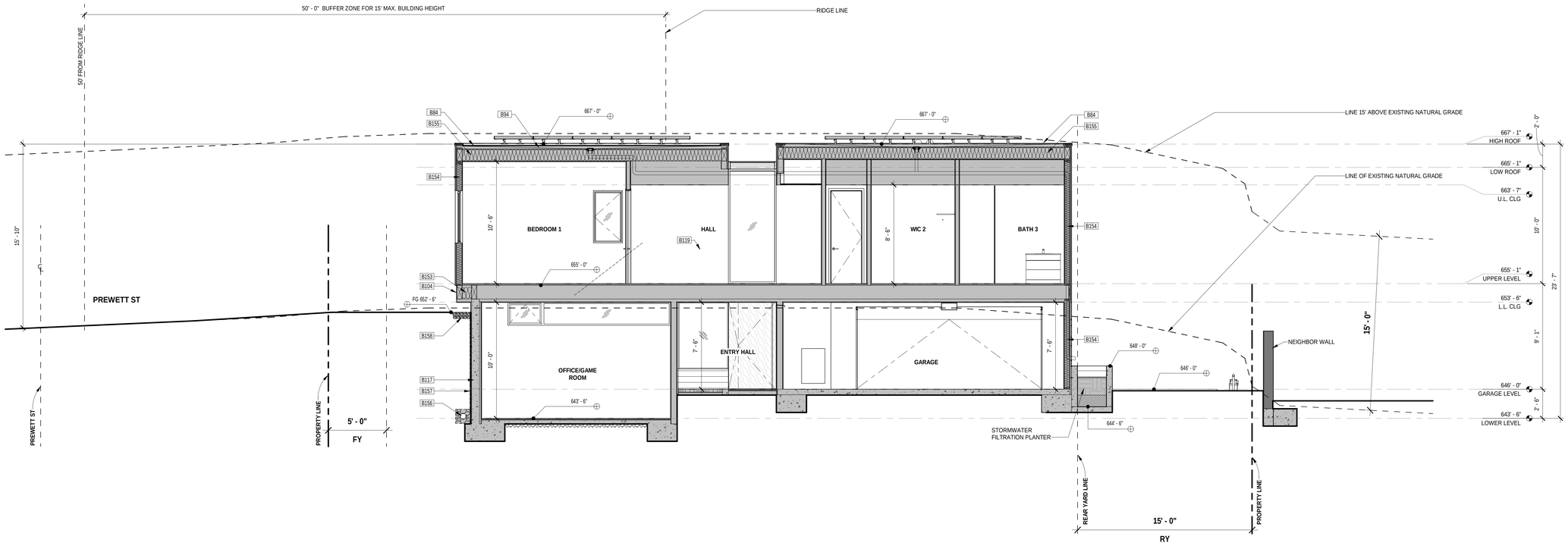
DRAWING SCALE: 1/4" = 1'-0"

SHEET SIZE: 30X42 DATE: 10/06/21

DRAWING TITLE: SECTIONS

SHEET NO: A301

FILE NAME: D:\Dropbox\mma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP:3/23/2024 11:46:36 AM



NORTH - SOUTH SECTION C 1/4 — SCALE 1/4" = 1'-0" — 2

KEYNOTES SCHEDULE - SECTIONS

#	BUILDING KEYNOTES TEXT
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B85	SOLAR PANEL SEE ENERGY CALCULATIONS
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KEYNOTES SCHEDULE - SECTIONS

#	BUILDING KEYNOTES TEXT
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B117	RETAINING WALL. SEE STRUCTURAL AND CIVIL DRAWINGS
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KEYNOTES SCHEDULE - SITE

#	SITE PLAN KEYNOTES TEXT
S7	TRENCH DRAIN PER SPEC. SEE DETAILS.
S8	CONCRETE PAVERS DRIVEWAY,SOLAR REFLECTANCE OF AT LEAST 0.30. SEE ARCH DETAILS, AND FINISH SCHEDULE.
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S25	RETAINING WALL. SEE DETAILS AND STRUCTURAL DRAWINGS
S40	POOL, SEE GREEN NOTE 14 SHT. A050
S41	SPA, SEE GREEN NOTE 14 SHT. A050
S43	PLANTER. PROVIDE WATERPROOFING & DRAINAGE. SEE DETAILS.

ROOF SCHEDULE

TYPE	DESCRIPTION	THICK.
R01	COOL ROOF SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION, 2X12 ROOF RAFTERS, 5/8" GYP. BOARD	1' - 4 1/4"
R02	COMPOSITE WOOD DECK ON SLEEPERS, SINGLE PLY MENBRANE, SLOPED WOOD SUBSTRATE, STRUCTURAL DECK, R-5 CLOSED CELL SPRAY FOAM, R-25 BATH INSULATION,12" TJI ROOF RAFTERS, 5/8" GYP. BOARD	1' - 7 1/4"
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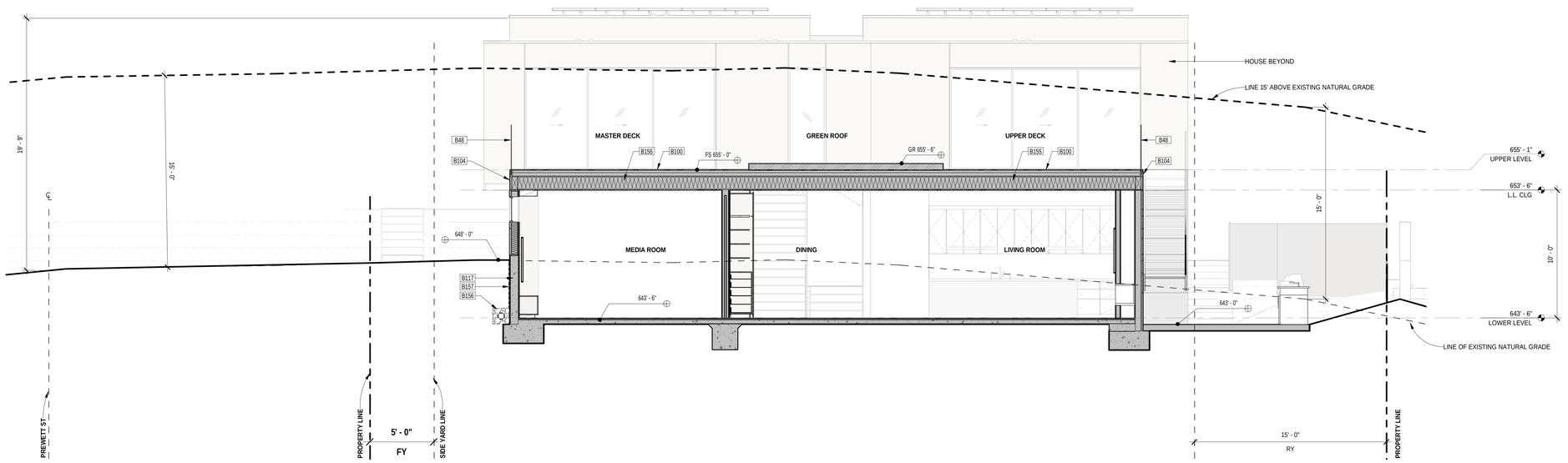
WALL SCHEDULE

TYPE	DESCRIPTION	WIDTH	F.R.
C01	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE, SEE FINISH SCHEDULE FOR EXPOSED SIDE	8"	N/A
C02	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x2 WOOD FURRING, R5 RIGID INSULATION & PAINTED 5/8" GYP. BD. INTERIOR LAYER	11 1/4"	
C03	CONCRETE RETAINING WALL + DRAINAGE & WATERPROOFING ON EXT. SIDE + STUCCO FINISH ABOVE GRADE + 2x4 WOOD FURRING, R15 BATT INSULATION & 5/8" GYP. BD. INTERIOR LAYER + FINISH PER SCHEDULE	12 1/8"	N/A
W02	FC CLADDING + WRB + WD SHEATHING + 2x4 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER	8 1/8"	N/A
W04	STUCCO + WRB + WD SHEATHING + 2x6 WD FRAMING , R21 BATT INSULATION + 5/8" GYP. BD. INTERIOR LAYER + INTERIOR FINISH PER SCHEDULE	7 5/8"	
W05	FINISH PER SCHD'L + 5/8" GYP. BD. + 2X4 WOOD FRAMING + 5/8" GEP. BD. + FINISH PER SCHD'L	4 3/4"	N/A
W10	FINISH PER SCHD'L + 5/8" TYPE 'X' GYP. BD. + 2X6 WOOD FRAMING + 5/8" TYPE 'X' GEP. BD. + FINISH PER SCHD'L	8 1/2"	1HR



NORTH - SOUTH SECTION B 1/4 — SCALE 1/4" = 1'-0" — 1

FILE NAME: D:\Dropbox\mma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP:3/23/2024 11:47:16 AM

MOURA DESIGN

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

LICENSED ARCHITECT
RICARDO MOURA
C-38075
3/31/25
RENEWAL DATE
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

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

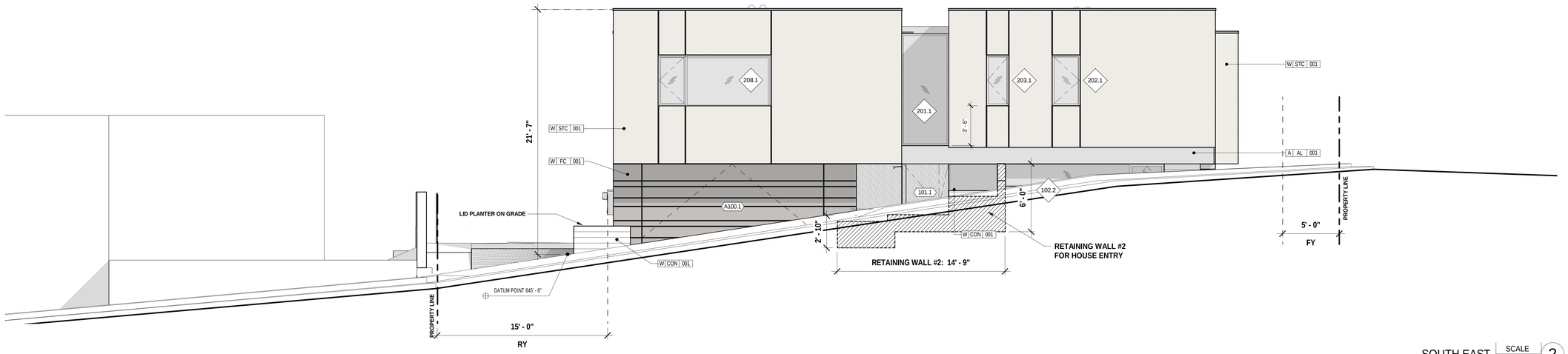
SHEET SIZE: 30X42 DATE: 10/06/21

DRAWING TITLE:

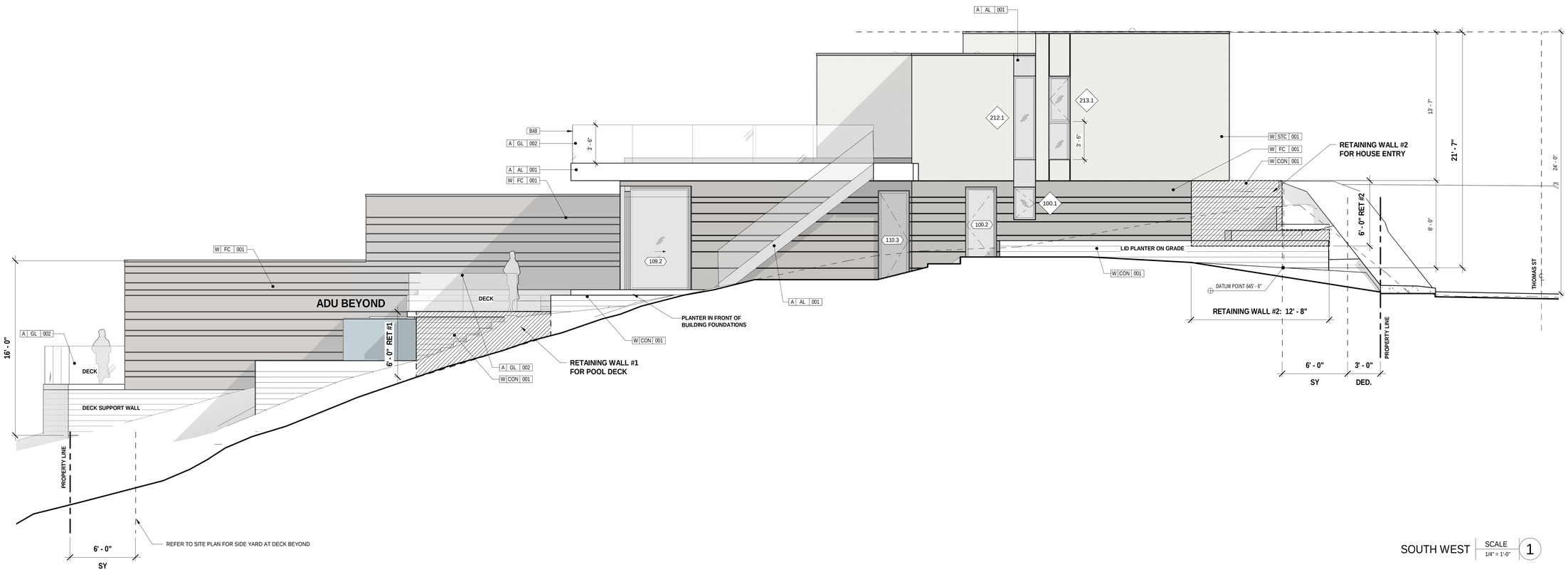
SECTIONS

SHEET NO:

A302



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



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

KEYNOTES SCHEDULE - ELEVATIONS

#	BUILDING KEYNOTES TEXT
B48	GLASS GAURDRAIL, CLEAR TEMPERED GLASS, 42" HIGH A.F.F. GUARDRAIL SHOE RECESSED INTO DECK. SEE DETAILS

FINISH LEGEND TYPE_ELEVATIONS

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

RETAINING WALL IN ELEVATION

APPROVAL STAMP

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.

MOURA DESIGN

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

LICENCED ARCHITECT
RICARDO MOURA
C-35075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE: As indicated

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

DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A400

FILE NAME: D:\Dropbox\ma projects\0\16_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
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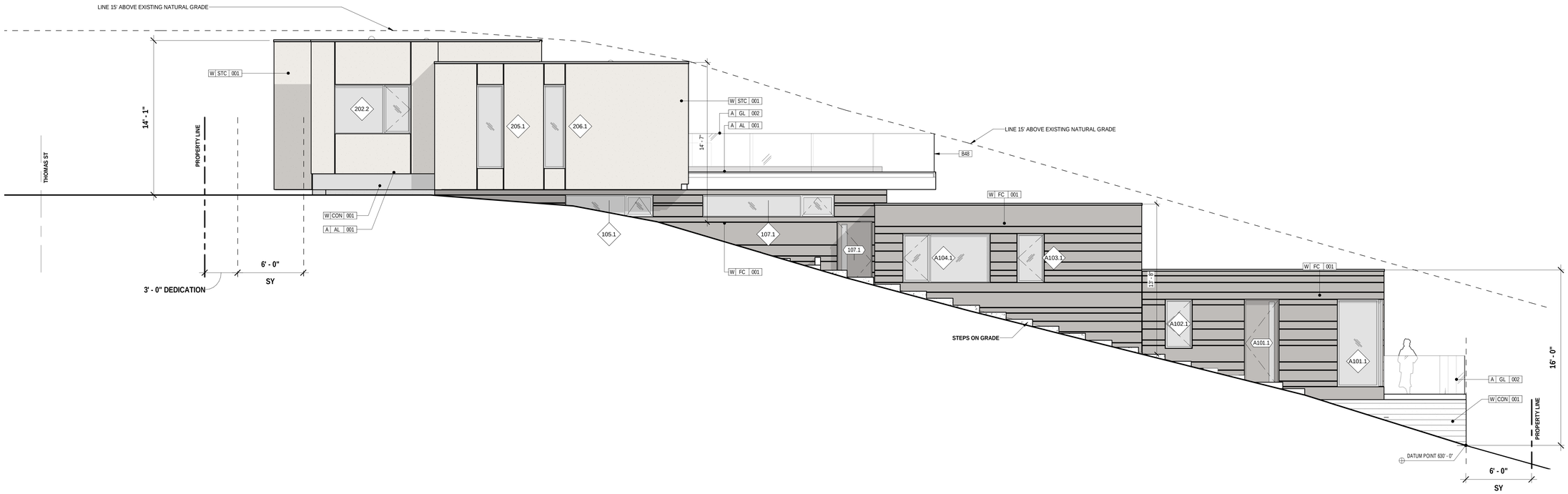
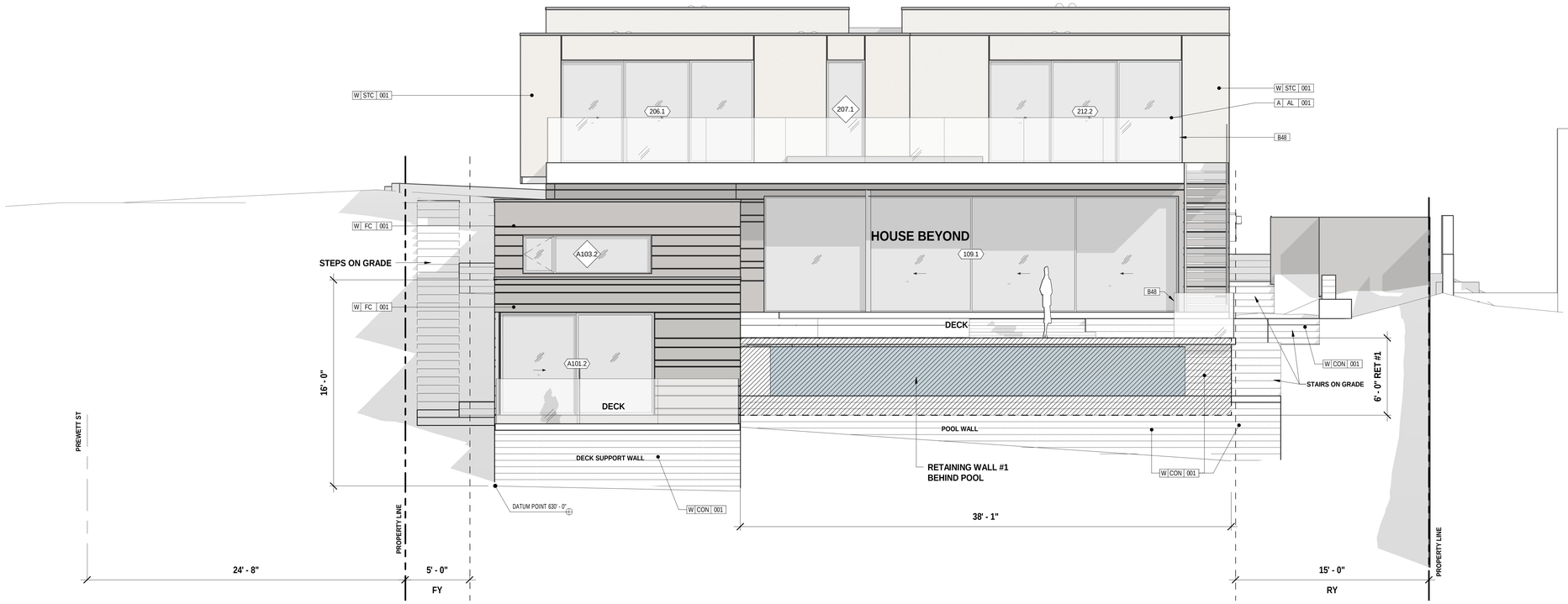
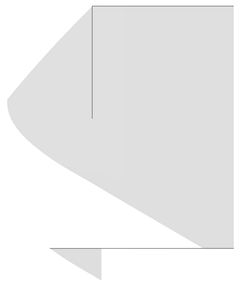


NORTH EAST | SCALE 1/4" = 1'-0" | 2



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

2831 N THOMAS ST
(E) SINGLE FAMILY DWELLING



KEYNOTES SCHEDULE - ELEVATIONS

#	BUILDING KEYNOTES TEXT
B48	GLASS GAURDRAIL, CLEAR TEMPERED GLASS. 42" HIGH A.F.F. GUARDRAIL SHOE RECESSED INTO DECK. SEE DETAILS

FINISH LEGEND TYPE_ELEVATIONS

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

RETAINING WALL IN ELEVATION

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.

APPROVAL STAMP

MOURA DESIGN

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

LICENSED ARCHITECT — RICARDO MOURA — LICENSE 30078 — 7/31/25 RENEWAL DATE — STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE: As indicated

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

DRAWING TITLE:

EXTERIOR ELEVATIONS

SHEET NO:

A401

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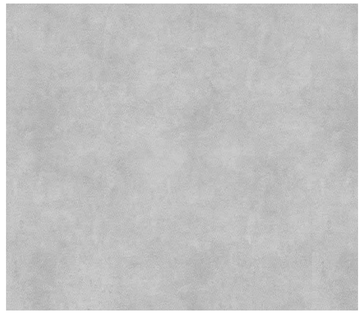
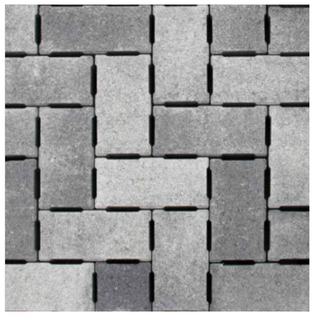
W | STC | 001 LAHABRA STUCCO - DOVE GREY



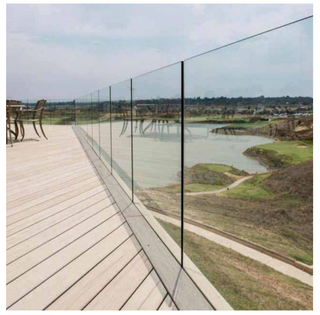
F | CON | 001 NATURAL CEMENT COLOR, LIGHT BROOM FINISH



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

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

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LOS ANGELES, CA 90031

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4	05.24.21	100%DD PLANNING APPLICATION
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE:

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

DRAWING TITLE:
MATERIAL SCHEDULE

SHEET NO:
A402

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DATE STAMP-3/20/2024 4:37:42 PM

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

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

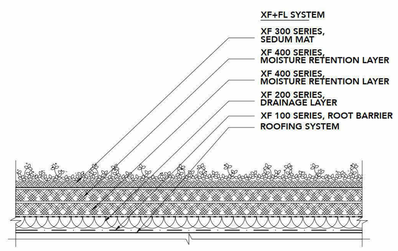
Coat Flintlastic STA and STA Plus with SMARTCOAT™ to meet warranty requirements and reduce energy burden through reflective surfacing.

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.

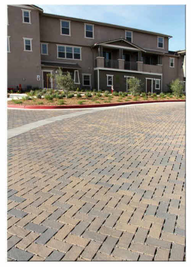
XeroFlor NORTH AMERICA
WWW.XEROFLORNORTHAMERICA.COM
TOLL FREE: 1-866-355-1153

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

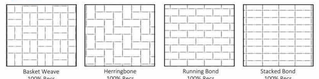
Chamfer:

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:

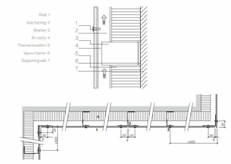


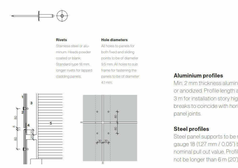
Notes: Installation specs, details and additional patterns (PDF, PAT & DWG), are available online.

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

PERMEABLE PAVERS SYSTEM

Metal sub frame (aluminium or galvanized steel)





Rivets
Stainless steel rivet or alu. rivet. Head powder coated or black.
Standard pull 10 mm, longer rivets for lapped cladding panels.

Hole diameters
Rivet hole diameter 6.5 mm and sliding points in box of diameter 10 mm. All holes in sub frame for fastening the panels to be of diameter 4.2 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').

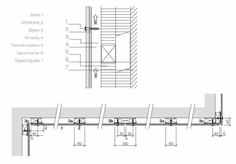
The rear ventilation system

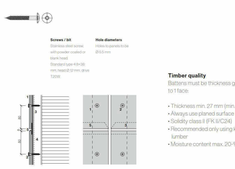
A highly sustainable solution

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.

At 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.

Timber battens





Screws / Gil
Stainless steel screws with powder coated or black head.
Standard pull 10 mm, head 8.2 mm, drive TX15

Hole diameters
Hole diameter 6.5 mm Ø8.5 mm

Timber quality
Battens must be thickness gauged to 1 facts

- Thickness min. 27 mm (min. 3/4")
- Always use planed surface timber
- Stability class II (EN 335/24)
- Recommended only using kiln-dried lumber
- Moisture content max. 20-%

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, brickwork, 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 temperature and to minimize thermal bridges and thus reduce the loss of energy to a minimum. Economical as well as ecological advantages result.

4 Ventilated cavity
The main task of the air cavity is the evacuation 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 envelope has two main functions: to be aesthetically pleasing as well as protecting against influences from climate and environment.

Special base panel refer to page 115
Three Reflex colors are also available with a sanded surface panel.

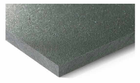
Swisspearl Reflex

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.



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 3050 x 1250 mm; thickness 8 mm and 12 mm. Large panels can also be used for the interior.

Swisspearl Linearis:
4 different panel sizes; thickness 8 mm.

Swisspearl Modulo:
2 different panel sizes; thickness 8 mm.

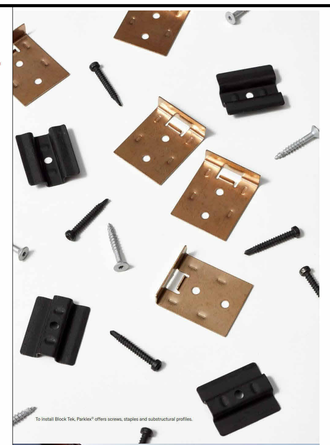
For a detailed summary of the sizing and color options, please refer to our delivery programs.

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).

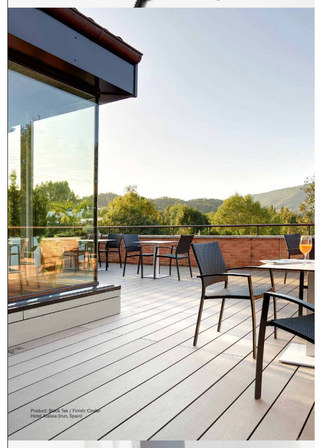
SWISSPEARL FIBER CEMENT PANELS RAIN SCREEN SYSTEM



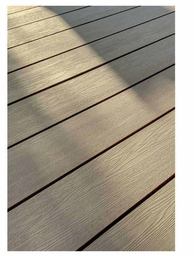
To install Block Tek, Parklex® offers screws, staples and substructural profiles.

Tests	Standard	Property or attribute	Unit of measurement	Result
				Parklex Block Tek 23/12/20/A
1. Inspection				
Colour, pattern and surface finish	EN 438-2 Part 1.2.2.1	Solid surface texture must be considered as unique. The presence of slight differences in colour and structure is normal. Pieces/slats used as control or work instruments are not considered to be defects, but as part of the declaration.		
2. Dimensional tolerances				
Thickness (t)	EN 438-2 Part 5	t≤ 6 t> 6	mm	± 0.04 ± 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	% long. (organ.) % trans. (organ.)	0.2 0.8
Tensile strength	EN ISO 527-2	Longitud. Crosswise	MPa	≥ 80
Flexural modulus	EN 178	Longitud. Crosswise	MPa	≥ 100
Resistance to staining	EN 438-2 Part 26	Hydrolux, NEN and ENV available	Rating	5
Resistance to staining	EN 438-2 Part 26	Acrisol C.S. 2 and 20	Rating	5
4. Weather resistance requirements				
Resistance to UV light	EN 438-2 Part 29 Method 1 EN ISO 4892 - 2/A3	Contrast Appearance	Grey scale rating Rating	≥ 3 ≥ 4
Resistance to artificial weathering (including light fastness)	EN 438-2 Part 29 Rating according to EN ISO/09 – 4/A3	Contrast Appearance	Grey scale rating Rating	≥ 3 ≥ 4
Resistance to cold cycles	UNE EN ISO 4892	Appearance	Rating	0 Max exfoliation
Resistance to humidity cycles	UNE EN ISO 4892	Normal resistance	Rating	0 Excellent
Fungal resistance	EN 350 / EN 15	Fungal resistance	Class	1 Very Durable
5. Other requirements				
Flexural strength	EN ISO 178	Longitud. Crosswise	MPa	≥ 80
Flexural Modulus	EN ISO 178	Longitud. Crosswise	MPa	≥ 5000
Thermal resistance/Conductivity	EN 12664	Thermal conductivity (λ)	W/m·K	0.265
Resistance to climatic shock	EN 438-2 Part 19	Appearance Flexural strength Dry bending resistance	Rating Dry Rating Dry Rating	≥ 4 ≥ 0.95 ≥ 0.95
Density	EN ISO 1183	Density	g/cm³	≥ 1.35
Resistance to wet conditions (96h 70°C)	EN 438-2 Part 15	Moisture absorbed Appearance	% Rating	≤ 3 ≥ 4
Resistance to wet conditions (96h 23°C)	EN 317	Moisture absorbed Thickness increased	% %	≤ 1 ≤ 2
Electrical out of static electricity (Powerful)	EN 1815	Potential difference	kV	> 2 (Antistatic)
Dynamic coefficient of friction (Wet conditions)	EN 13361	Slip resistance	u	0.84 (DS)
Slip / Jost resistance	BS 7976	Slip resistance	PTV	> 45
Ramp slip resistance	DIN 51131	Slip resistance	Class	W21
Ramp slip resistance	DIN 51097	Slip resistance	Class	C
6. EC Safety requirements - Reaction to fire				
Reaction to fire	EN 13501	Euroclass	Classification	B-s1-d0

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

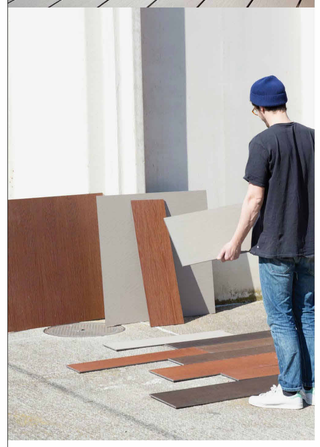


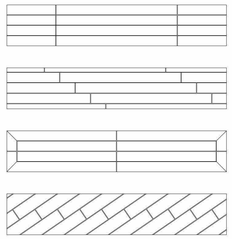
Product: Block Tek / Finish: Cinder
Fixing: Adhesive Mesh, Screws



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.

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

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

LICENSED ARCHITECT
RICARDO MOURA
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

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2824 & 2830 PREWETT
LOS ANGELES, CA 90013

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5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE:

SHEET SIZE: 30X42 DATE: 05/10/21

DRAWING TITLE:
MATERIAL SPECS

SHEET NO:
A403

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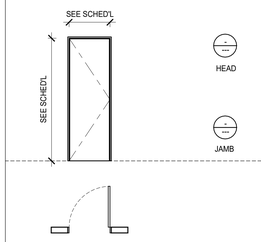
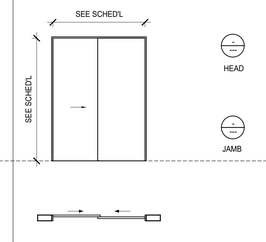


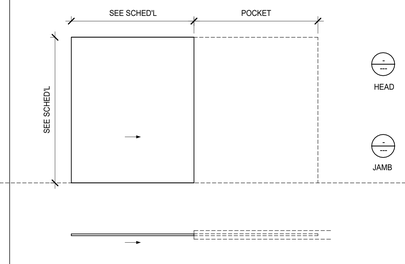
TYPE INT_A

INTERIOR SOLID CORE SINGLE WOOD DOOR
2" TRIM



TYPE INT_B

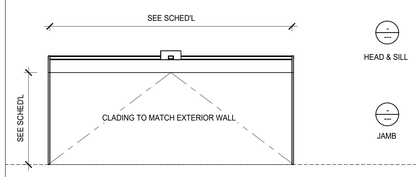
INTERIOR DOUBLE SLIDING MIRROR CLOSET DOOR
2" TRIM



TYPE INT_C

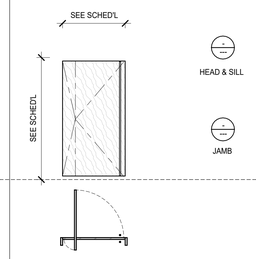
INTERIOR SOLID CORE POCKET WOOD DOOR
TRIMLESS

EXTERIOR DOOR TYPE



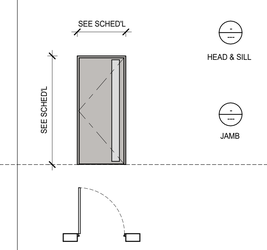
TYPE EXT_A

AUTOMATIC ONE-PIECE GARAGE DOOR WITH CLADING TO MATCH BUILDING FACADE



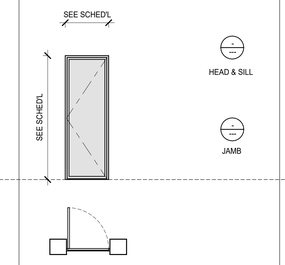
TYPE EXT_B

EXTERIOR SOLID WOOD OFFSET PIVOT DOOR



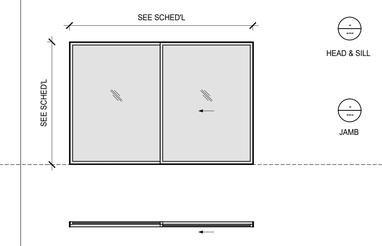
TYPE EXT_C

EXTERIOR ALUMINUM SINGLE SWING DOOR WITH
VERTICAL GLASS WINDOW



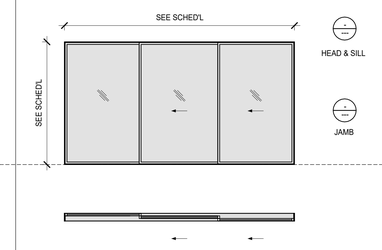
TYPE EXT_D

EXTERIOR ALUMINUM AND GLASS SINGLE SWING
DOOR



TYPE EXT_E

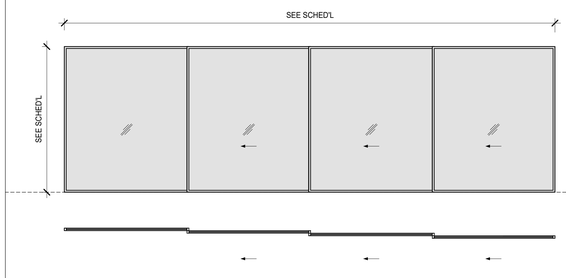
EXTERIOR SLIDING GLASS DOOR 2 PANELS
INSTULATED DOUBLE GLASS - LOW-E



TYPE EXT_F

EXTERIOR SLIDING GLASS DOOR 3 PANELS
INSTULATED DOUBLE GLASS - LOW-E

EXTERIOR DOOR TYPE



TYPE EXT_G

EXTERIOR SLIDING GLASS DOOR 4 PANELS
INSTULATED DOUBLE GLASS - LOW-E

DOOR SCHEDULE

DOOR #	ROOM NAME	ROOM #	Door Type	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	MATERIAL FRAME	MATERIAL GLAZING	MATERIAL PANEL	MATERIAL THRESHOLD	MATERIAL HEAD MATERIAL	HARDWARE GROUP	REMARKS
Exterior												
100.2	GARAGE	100	EXT_C	2' - 8"	6' - 10"	AL	GL	AL	AL		2	
101.1	ENTRY HALL	101	EXT_B	3' - 11"	7' - 6"	AL	GL.	WD TEAK QUARTERED HORIZONTAL	AL		1	
107.1	MEDIA ROOM	107	EXT_C	3' - 0"	7' - 0"							
109.1	LIVING ROOM	109	EXT_G	32' - 1 145/256"	9' - 0"	AL	GL		AL			
109.2	LIVING ROOM	109		5' - 6"	9' - 6"	AL	GL	N/A	AL	AL		
110.3			EXT_D	2' - 8"	9' - 0"	AL	GL	AL	AL		2	
206.1	MASTER BEDROOM	206	EXT_F	15' - 0"	8' - 0"	AL	GL		AL			
212.2	BEDROOM 3	212	EXT_F	15' - 0"	8' - 0"	AL	GL		AL			
A100.1	GARAGE	100	EXT_A	16' - 0"	6' - 0"			AL_COLOR GREY#2			4	
A101.1	ADU LIVING	A101	EXT_C	3' - 0"	7' - 11"							
A101.2	ADU LIVING	A101	EXT_E	12' - 0"	8' - 0"	AL	GL		AL			
Interior												
100.3	GARAGE	100	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
100.4	GARAGE	100	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
102.1	OFFICE/GAME ROOM	102	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
104.1	BATH	104	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
105.1	LAUDRY	105	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
109.3	MEDIA ROOM	107	INT_C	8' - 0"	9' - 6"	COLOR_WHITE		COLOR_WHITE				
110.1	KITCHEN	110	INT_B	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE				
110.2	KITCHEN	110	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
202.1	BEDROOM 1	202	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
202.2	BEDROOM 1	202	INT_A	2' - 3"	7' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
203.1	BATH 1	203	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
204.1	MASTER FOYER	204	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
205.1	MASTER BATH	205	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
205.2	MASTER BATH	205	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
207.1	MASTER WIC	207	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
208.1	BEDROOM 2	208	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
209.1	BATH 2	209	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
210.1	WIC 2	210	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
210.4				3' - 0"	5' - 0"							
211.1	WIC 3	211	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
212.1	BEDROOM 3	212	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
213.1	BATH 3	213	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
A101.3	ADU LIVING	A101	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
A102.1	ADU KITCHEN	A102	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
A102.2	ADU KITCHEN	A102	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
A103.1	ADU BEDROOM #1	A103	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
A103.2	ADU BEDROOM #1	A103	INT-B	6' - 0"	8' - 0"	COLOR_WHITE		COLOR_WHITE				
A104.1	ADU BEDROOM #2	A104	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	
A104.2	ADU BEDROOM #2	A104	INT_B	7' - 0"	8' - 0"	COLOR_WHITE		COLOR_WHITE				
A105.1	ADU BATH	A105	INT_A	2' - 8"	8' - 0"	COLOR_WHITE		COLOR_WHITE			I_1	

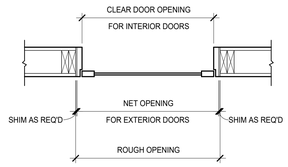
NOTES:

1. SAFETY GLAZING (SG)- GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (R308.4)
2. EACH PANEL OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATION SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD
3. ALL GLAZING IS CLEAR UNLESS NOTED OTHERWISE IN THIS TABLE
4. ALL GLAZING IS DUAL GLAZED LOW E UNLESS NOTED OTHERWISE IN THIS TABLE
5. ALL GLASS TEMPERED W/ AT LEAST ONE PANE PER HIGH FIRE SEVERITY ZONE
6. VEHICULAR ACCESS DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E 330 OR ANSI/ DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.
7. ALL ALIGNMENTS IN ELEVATIONS/PLANS/SECTIONS OVERRIDE DIMENSIONS IN THE SCHEDULE
8. ALL DIMENSIONS TO BE FIELD VERIFIED
9. ALL LOCK SETS AND HARDWARE TO BE STAINLESS STEEL, TBD

PLAN DIAGRAM : TYPICAL DOORS DIMENSIONING

-ALL EXTERIOR DOOR DIMENSIONS GIVEN ARE TO NET FRAME WIDTH & NET FRAME HEAD HEIGHT A.F.F., TYP., UNLESS OTHERWISE NOTED.

-ALL INTERIOR DOOR DIMENSIONS GIVEN ARE TO INSIDE CLR. OPENING & FINISH HEAD HEIGHT A.F.F., TYP.



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

LICENSED ARCHITECT
RICARDO MOURA
C-35075
7/31/25
RENEWAL DATE
STATE OF CALIFORNIA

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
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE: As indicated

SHEET SIZE: 30X42 DATE: 02/21/17

DRAWING TITLE:

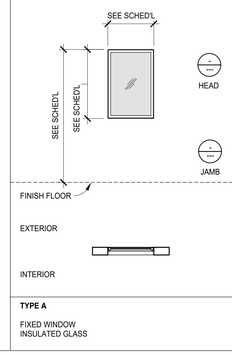
DOORS SCHEDULE

SHEET NO:

A1010

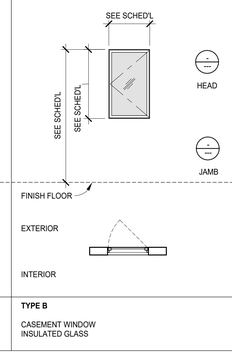
FILE NAME: D:\Dropbox\rma projects\1016_2830 PREWETT - THOMAS\12_BIM\1016_2830 PREWETT_Arch_permit_V23.rvt
DATE STAMP-3/20/2024 4:37:43 PM

WINDOW ASSEMBLY TYPE



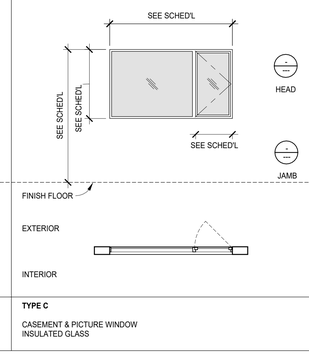
TYPE A

FIXED WINDOW
INSULATED GLASS



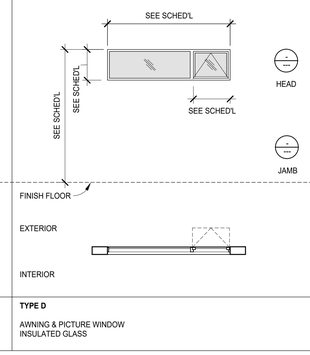
TYPE B

CASEMENT WINDOW
INSULATED GLASS



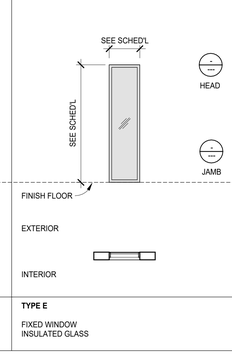
TYPE C

CASEMENT & PICTURE WINDOW
INSULATED GLASS



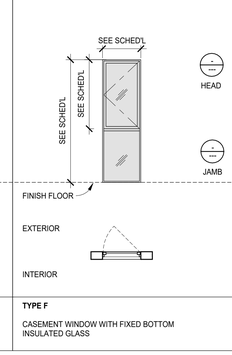
TYPE D

AWNING & PICTURE WINDOW
INSULATED GLASS



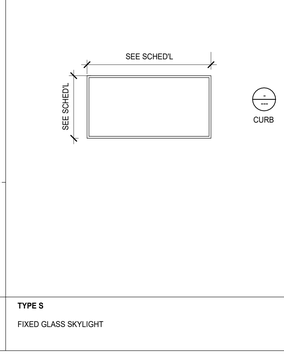
TYPE E

FIXED WINDOW
INSULATED GLASS



TYPE F

CASEMENT WINDOW WITH FIXED BOTTOM
INSULATED GLASS



TYPE S

FIXED GLASS SKYLIGHT

WINDOW SCHEDULE

WIND. #	ROOM NAME	ROOM RM #	WINDOW TYPE	OPENING SIZE WIDTH	OPENING SIZE HEIGHT	HEADER A.F.F.	OPERABLE WIDTH	OPERABLE HEIGHT	FRAME MATERIAL	FRAME FINISH	GLAZING	SHADE SYSTEM	NOTES
100.1	GARAGE	100	B	2' - 0"	3' - 0"	6' - 11"	0' - 0"	0' - 0"	AL	AL	GL		
102.1	OFFICE/GAME ROOM	102	B	2' - 6"	6' - 3"	8' - 0"	0' - 0"	0' - 0"	AL	AL	GL		
102.2	OFFICE/GAME ROOM	102	D	14' - 0"	2' - 0"	7' - 6"	3' - 0"	2' - 0"	AL_Clear	ANODIZED	GL		
105.1	LAUDRY	105	D	8' - 0"	2' - 0"	7' - 0"	2' - 6"	2' - 0"	AL_Clear	ANODIZED	GL		
107.1	MEDIA ROOM	107	D	12' - 0"	2' - 0"	7' - 0"	3' - 0"	2' - 0"	AL_Clear	ANODIZED	GL		
201.1	HALL	201	E	4' - 2"	9' - 10 45/128"	9' - 10 45/128"			AL	AL	GL		
202.1	BEDROOM 1	202	B	2' - 6"	4' - 6"	8' - 0"	0' - 0"	0' - 0"	AL	AL	GL		
202.2	BEDROOM 1	202	C	7' - 0"	4' - 6"	8' - 0"	2' - 6"	4' - 6"	AL	AL	GL		
203.1	BATH 1	203	B	2' - 0"	4' - 6"	8' - 0"	0' - 0"	0' - 0"	AL	AL	GL		
205.1	MASTER BATH	205	A	2' - 6"	7' - 8"	8' - 0"			AL	AL	GL		
206.1	MASTER BEDROOM	206	A	2' - 0"	7' - 8"	8' - 0"			AL	AL	GL		
207.1	MASTER WIC	207	A	3' - 0"	7' - 8"	8' - 0"			AL	AL	GL		
208.1	BEDROOM 2	208	C	10' - 0"	4' - 6"	8' - 0"	2' - 6"	4' - 6"	AL	AL	GL		
209.1	BATH 2	209	B	2' - 0"	4' - 6"	8' - 0"	0' - 0"	0' - 0"	AL	AL	GL		
212.1	BEDROOM 3	212	E	2' - 0"	7' - 8"	8' - 0"			AL	AL	GL		
213.1	BATH 3	213	F	2' - 0"	7' - 8"	8' - 0"	2' - 0"	4' - 6"	AL	AL	GL	T.B.D.	
A101.1	ADU LIVING	A101	A	3' - 9"	8' - 0"	8' - 0"			AL	AL	GL		
A102.1	ADU KITCHEN	A102	B	2' - 6"	4' - 6"	8' - 0"	0' - 0"	0' - 0"	AL	AL	GL		
A103.1	ADU BEDROOM #1	A103	B	2' - 6"	4' - 6"	8' - 0"	0' - 0"	0' - 0"	AL	AL	GL		
A103.2	ADU BEDROOM #1	A103	C	10' - 0"	3' - 0"	8' - 0"	2' - 6"	4' - 6"	AL	AL	GL		
A104.1	ADU BEDROOM #2	A104	C	8' - 0"	4' - 6"	8' - 0"	2' - 6"	4' - 6"	AL	AL	GL		

WINDOW & SKYLIGHT SCHEDULE

SKYLIGHT #	SKYLIGHT SIZE WIDTH	SKYLIGHT SIZE HEIGHT	FRAME MATERIAL	FRAME FINISH	GLAZING THICK	GLAZING TYPE	NOTES
S201.1	8' - 3"	4' - 2"	AL	ANODIZED		GL	GLAZED SKYLIGHT

NOTES:

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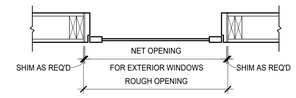
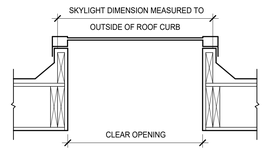
3. ALL GLAZING IS CLEAR UNLESS NOTED OTHERWISE IN THIS TABLE
4. ALL GLAZING IS DUAL GLAZED LOW E UNLESS NOTED OTHERWISE IN THIS TABLE
5. ALL GLASS TEMPERED W/ AT LEAST ONE PANE PER HIGH FIRE SEVERITY ZONE
6. VEHICULAR ACCESS DOORS SHALL BE TESTED IN ACCORDANCE WITH EITHER ASTM E 330 OR ANSI/ DASMA 108, AND SHALL MEET THE ACCEPTANCE CRITERIA OF ANSI/DASMA 108.
7. ALL ALIGNMENTS IN ELEVATIONS/PLANS/SECTIONS OVERRIDE DIMENSIONS IN THE SCHEDULE
8. ALL DIMENSIONS TO BE FIELD VERIFIED
9. ALL LOCK SETS AND HARDWARE TO BE STAINLESS STEEL, TBD

PLAN DIAGRAM : TYPICAL WINDOWS AND SKYLIGHTS DIMENSIONING

-ALL WINDOW DIMENSIONS GIVEN ARE TO NET FRAME WIDTH & NET FRAME SILL / HEAD HEIGHT A.F.F., TYP., UNLESS OTHERWISE NOTED.





MOURA DESIGN

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

LICENSED ARCHITECT
RICARDO MOURA
C-39075
7/31/25
RENEWAL
STATE OF CALIFORNIA

CERTIFICATION:

PROJECT:

HILLCREST

2824 & 2830 PREWETT
LOS ANGELES, CA 90031

ISSUE OR REVISION NOTES:

NO.	DATE	DESCRIPTION
5	10.25.21	50% CD PLAN CHECK SET
6	03.20.24	ZAD APPEAL

DRAWING SCALE: As indicated

SHEET SIZE: 30X42 DATE: 09/21/21

DRAWING TITLE:

WINDOWS SCHEDULE

SHEET NO:

A1020

FILE NAME: D:\Dropbox\rma projects\016_2830 PREWETT - THOMAS\12_BIM\016_2830 PREWETT_Arch_permit_V23.rvt
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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

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 @ GARAGE
CUT @ CONTOURS

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

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

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

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

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

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

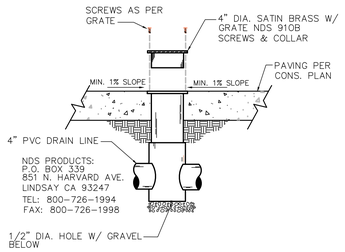
NO.	DATE	REVISION

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

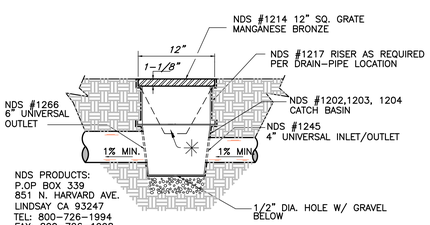


ROUND AREA DRAIN (A)

NOT TO SCALE

CONSTRUCTION NOTES:

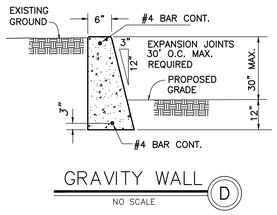
1. CONSTRUCT AREA DRAIN PER DETAIL "A" HEREON
2. CONSTRUCT 12"x12" NDS CATCH BASIN PER DETAIL "B" HEREON
3. CONSTRUCT POP-UP DRAINAGE DEVICE PER DETAIL "C" HEREON
4. CONSTRUCT GRAVITY WALL PER DETAIL "D" HEREON
5. INSTALL ACO BRICK SLOT 100, TYPE 441-GALVANIZED PART # 138040 FOR DRAINAGE OR APPROVED 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

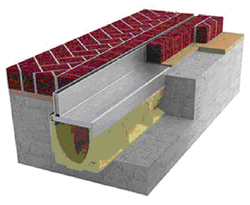


GRAVITY WALL (D)

NO SCALE

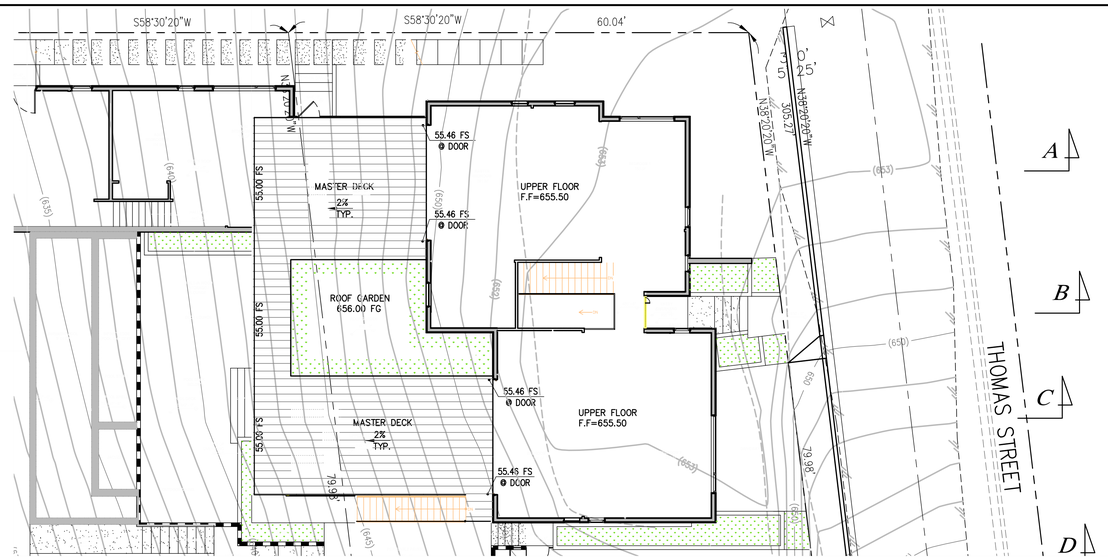
NDS POP-UP DRAINAGE EMITTER (C)

NOT TO SCALE

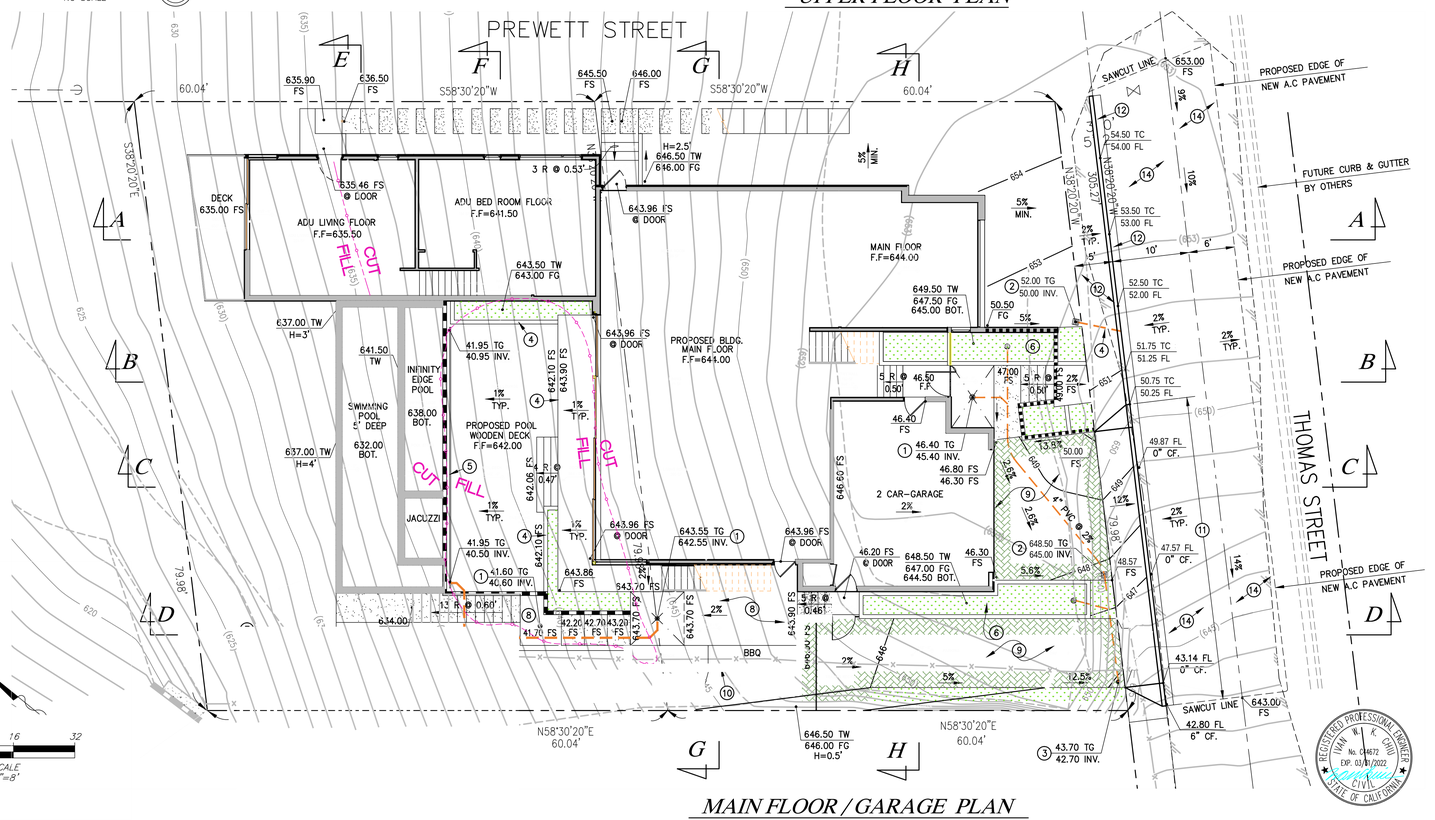


(D)

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

CHECKED BY: I.C.
DRAWN BY: K.H.
PLAN SCALE: 1" = 8'
DATE: 04/27/2021
JOB NO.: 042721

SHEET NO. C2 OF 5 SHTS

IAN W. I. CHU No. C34672 EXP. 03/31/2022 CIVIL STATE OF CALIFORNIA REGISTERED PROFESSIONAL ENGINEER

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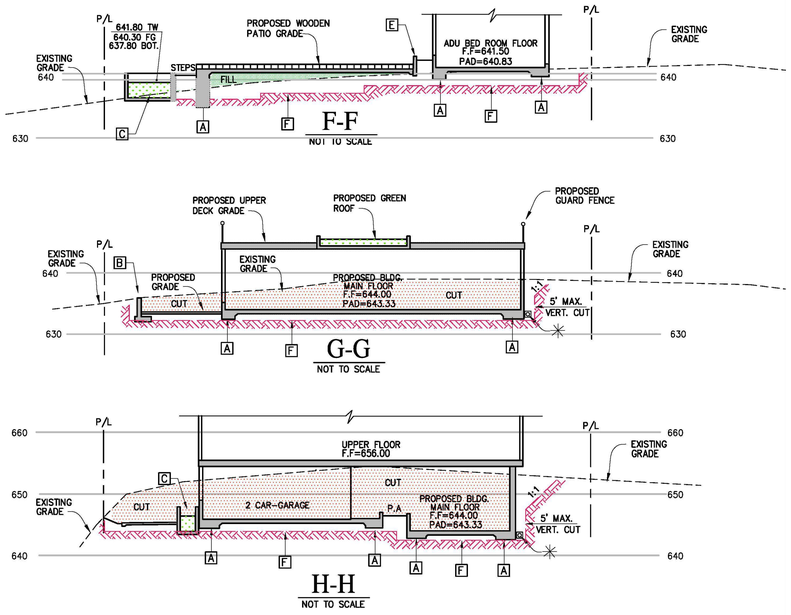
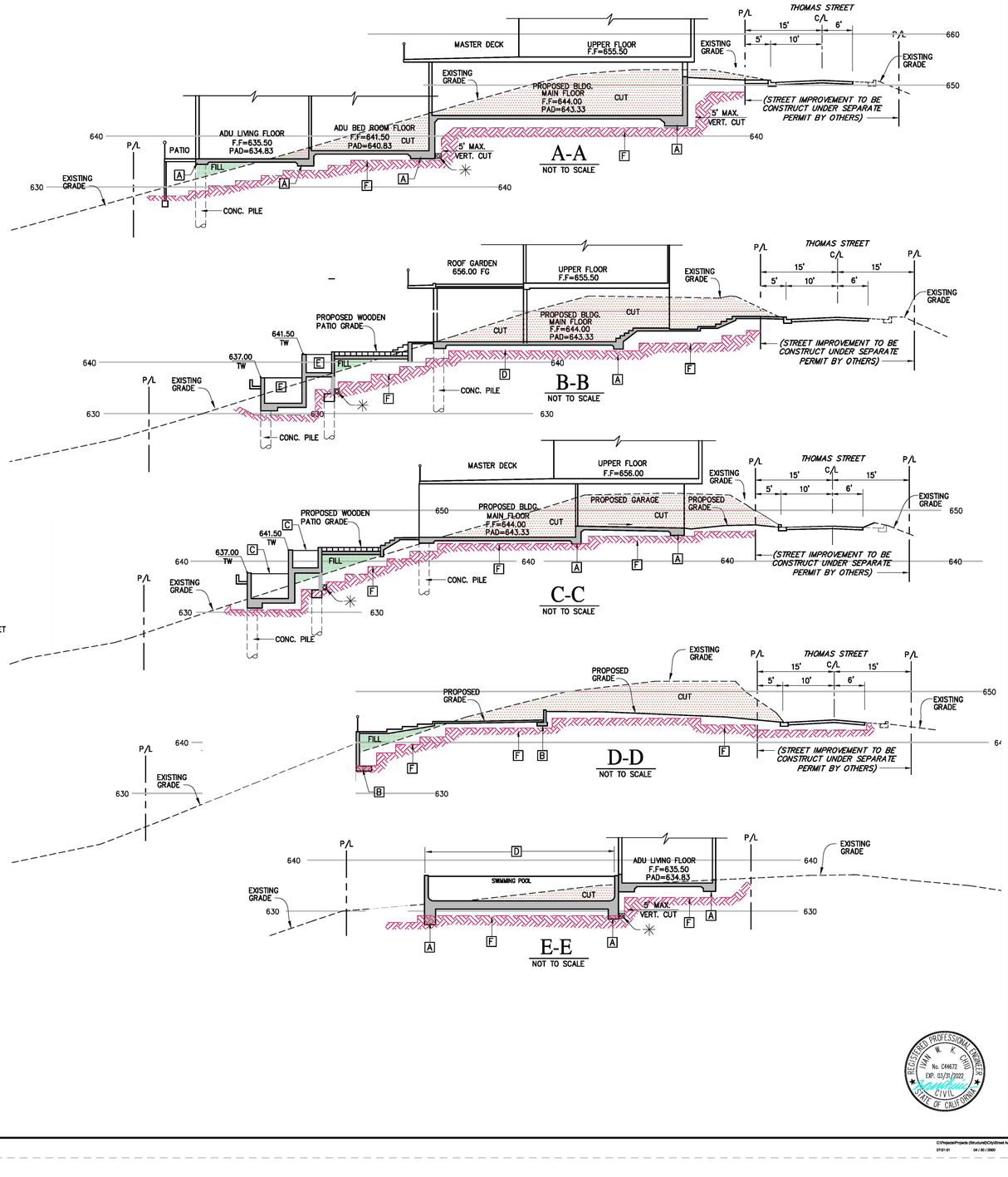
07/01/01 04 / 30 / 2000





A— PROPOSED BLDG. WALL AND FOOTING UNDER SEPARATE PERMIT, SEE STRUCTURAL PLAN

B— PROPOSED RETAINING WALL WALL UNDER SEPARATE PERMIT, SEE STRUCTURAL PLAN

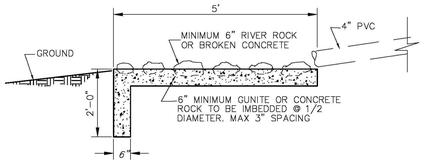
C— PROPOSED INFILTRATION PLANTER BOX PER LID PLAN

D— PROPOSED SWIMMING POOL UNDER SEPARATE PERMIT, PER LANDSCAPE PLAN

E— PROPOSED 2' HT. MAX. GRAVITY WALL

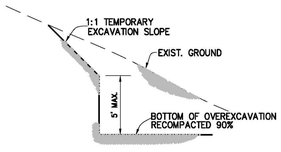
F— APPROX. EXCAVATION LINE

✳ 4" PERF. SUBDRAIN PIPE WRAP IN 12" SQUARE GRAVEL POCKET SEE STRUCTURAL PLAN



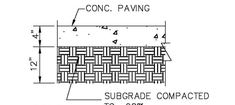
RIP-RAP BLANKET (F)

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
IMAD N. K. CHIN
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 PARRELL WAY, ALHAMBRA, CALIFORNIA 91001
TEL. (626) 798-2828 FAX(626) 798-6644
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 SETS

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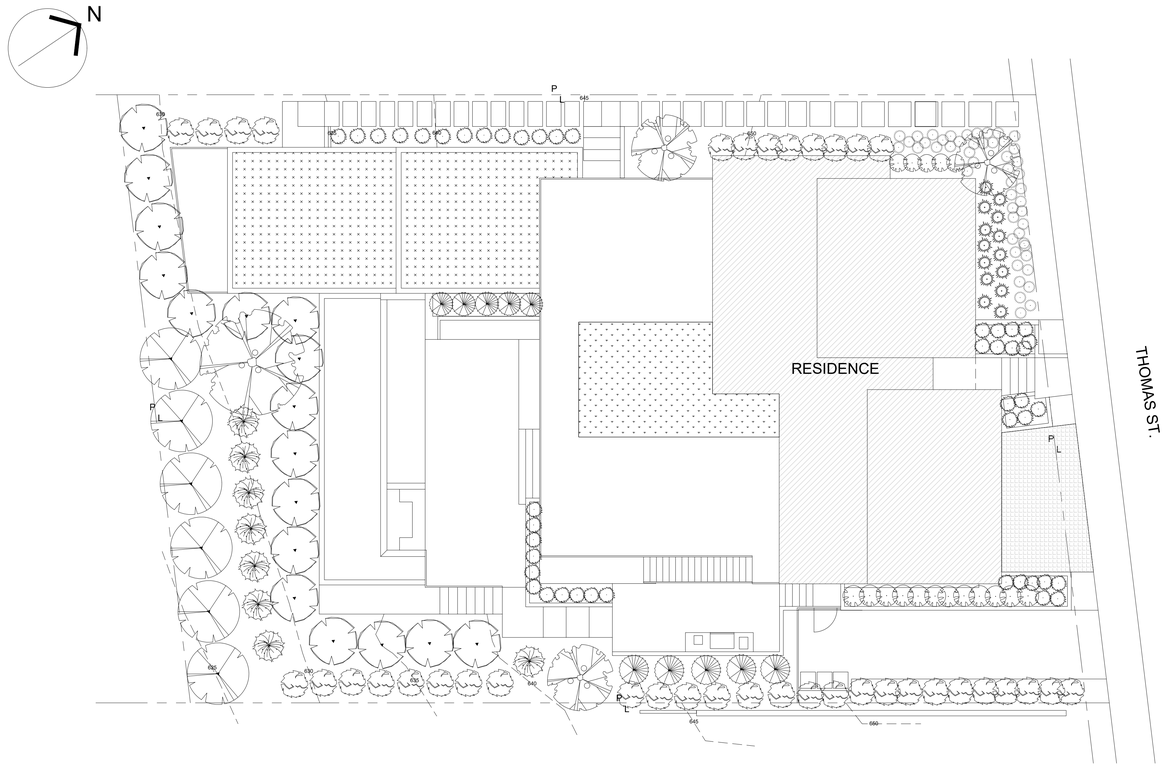


SHEET INDEX

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

PROJECT SUMMARY

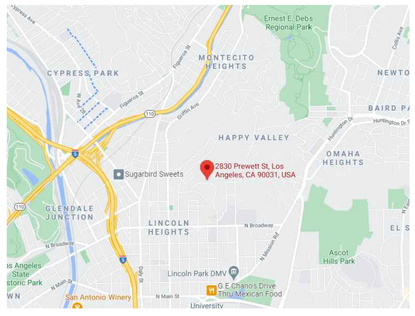
Beautiful Gardens LA
6168 1/2 Whitworth Dr.
Los Angeles, CA 90035
310.502.0058 310.230.1782

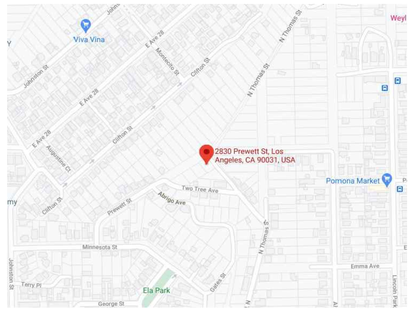
Project:
Residence
2830 Prewett,
Los Angeles, CA 90031

L1

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

REV: 04/27/21





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

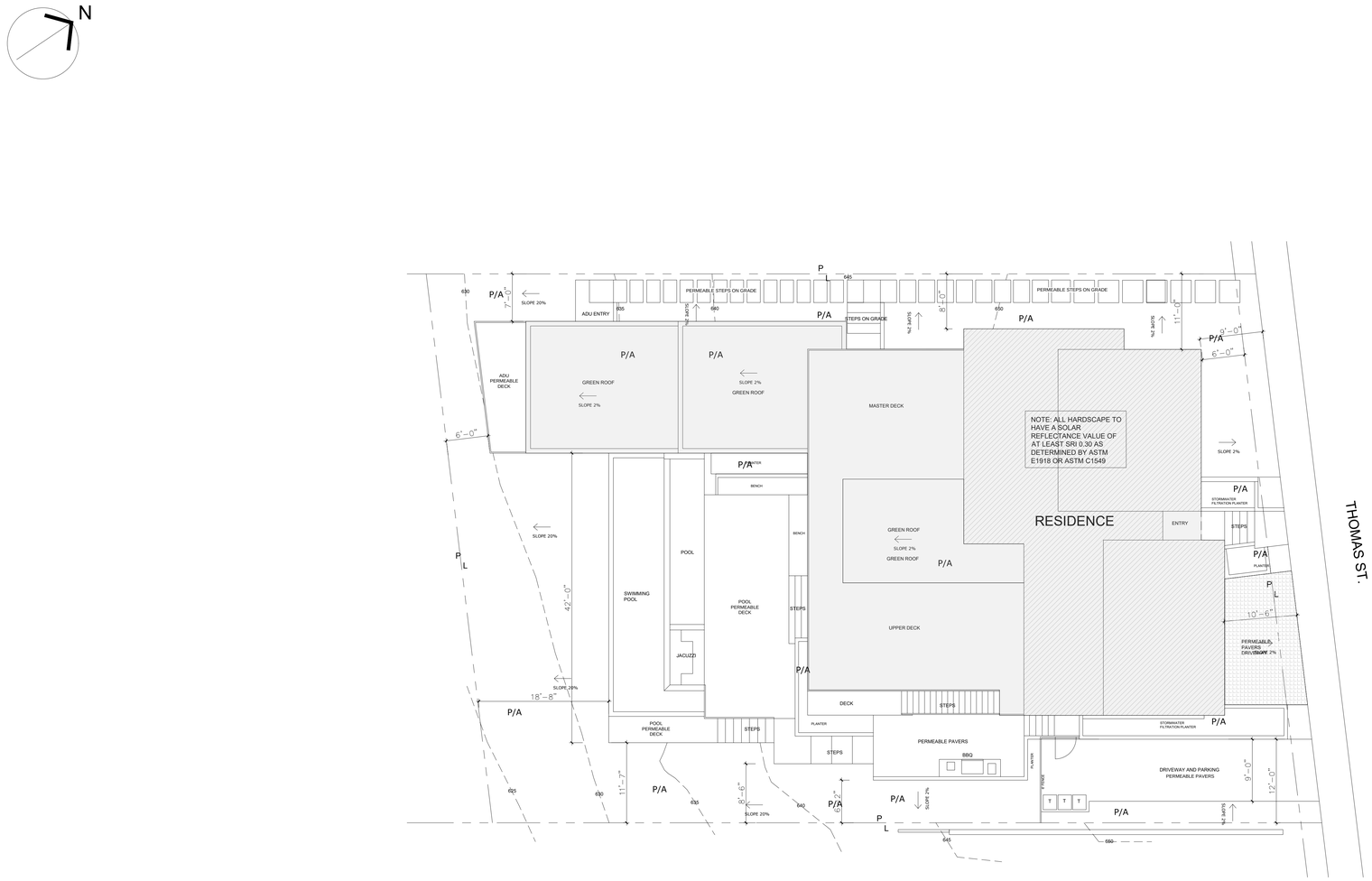
LANDSCAPE CONTRACTOR

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



PERMEABILITY TABLE			
		SQ.FT.	SQ.FT.
PARCEL			9,536
BUILDING FOOTPRINT			3,805
LANDSCAPED AREA			2,913
POOL			482

PERMEABLE HARDSCAPE			1,881
	PERMEABLE PAVERS DRIVEWAY	629	
	PERMEABLE PAVERS BBQ AREA	262	
	MULCHED AREAS	80	
	PERMEABLE DECKS	590	
	PERMEABLE NORTH SIDE STEPS	320	

IMPERMEABLE HARDSCAPE			455
	ENTRY WALK AND STEPS	70	
	BACKYARD SLOPE STEPS	160	
	POOL COPING	44	
	LANDSCAPE WALLS	181	

KATHERINE KARGES
LANDSCAPE DESIGNER

TOM STOUT
LANDSCAPE CONTRACTOR
B C27-C53 980007

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"
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BACKYARD AND SIDEYARDS PLANTING LEGEND

	BOTANICAL NAME	COMMON NAME	WATER USE: VL=VERY LOW, L=LOW, M=MODERATE, H=HIGH	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

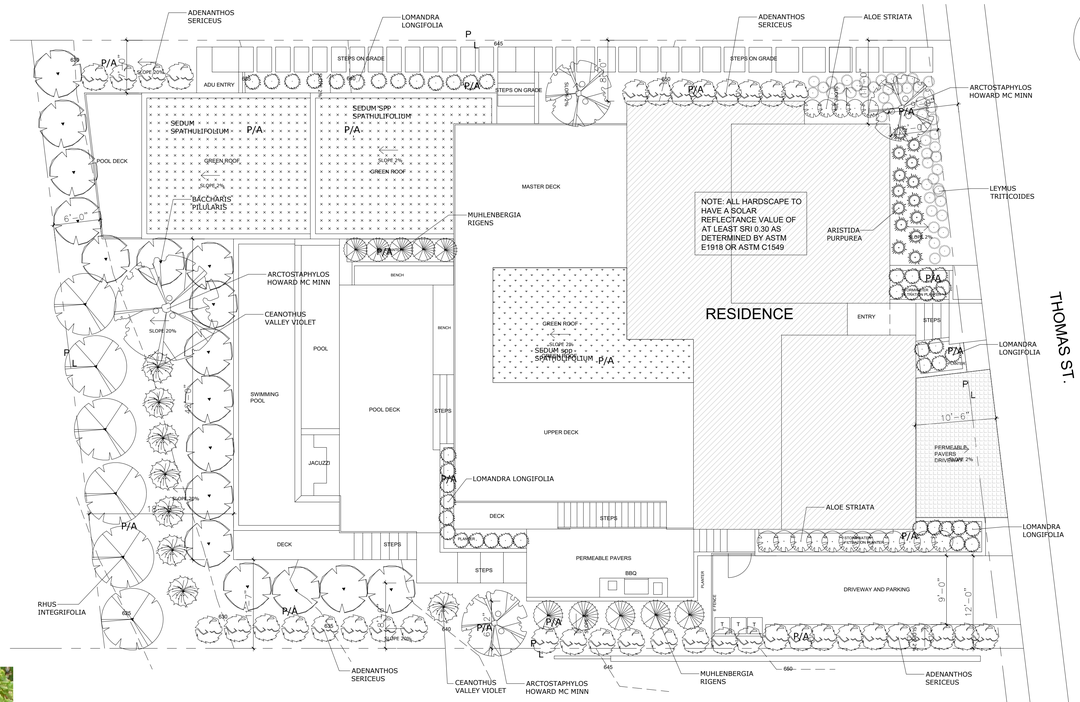
BACCHARIS PILULARIS

LOMANDRA LONGIFOLIA 'BREEZE'

MUHLENBERGIA RIGENS

RHUS INTEGRIFOLIA

SEDUM spp SPATHULIFOLIUM

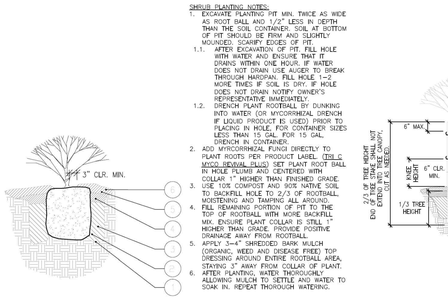


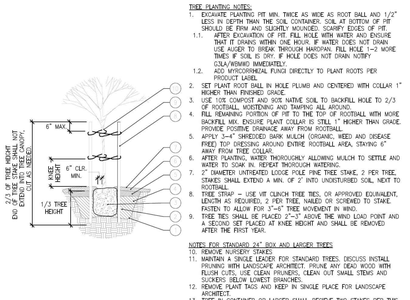
FRONTYARD PLANTING LEGEND

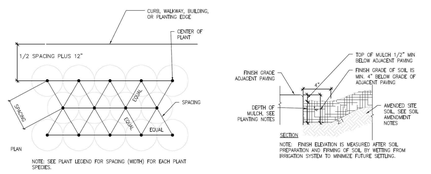
	BOTANICAL NAME	COMMON NAME	WATER USE: VL=VERY LOW, L=LOW, M=MODERATE, H=HIGH	QTY	SIZE
	ARCTOSTAPHYLOS HOWARD MC MINN	HOWARD MC MINN MANZANITA	L	1	24" bx
	ADENANTHOS SERICEUS	COASTAL WOOLLY BUSH	L	26	5 gal
	ALOE STRIATTA	CORAL ALOE	L	17	5 gal
	LOMANDRA LONGIFOLIA	SPINY-HEADED MAT RUSH	L	21	1 gal
	ARISTIDA 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.SSEEDS.COM, (805) 684-0436, EMAIL: INFO@SSSEEDS.COM, ADDRESS: PO BOX 1275, CARPINTERIA, CA.







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 mater 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

PLANTING PLAN

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

Project:
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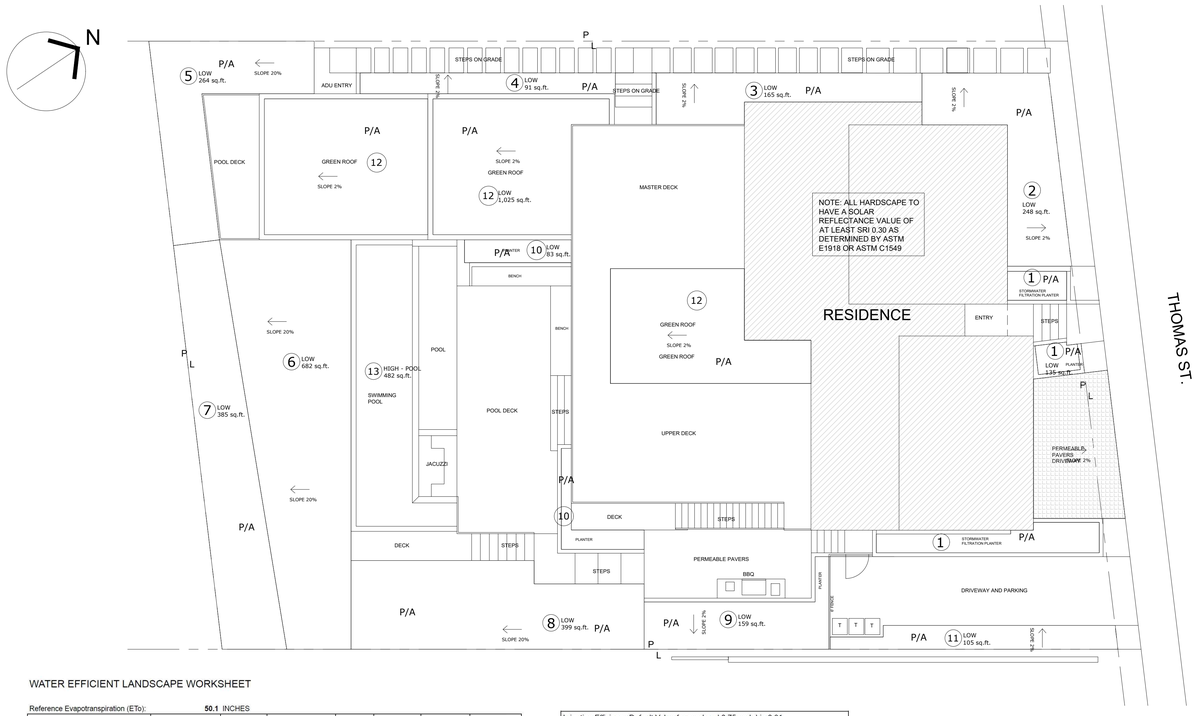

WATERING SCHEDULE

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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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

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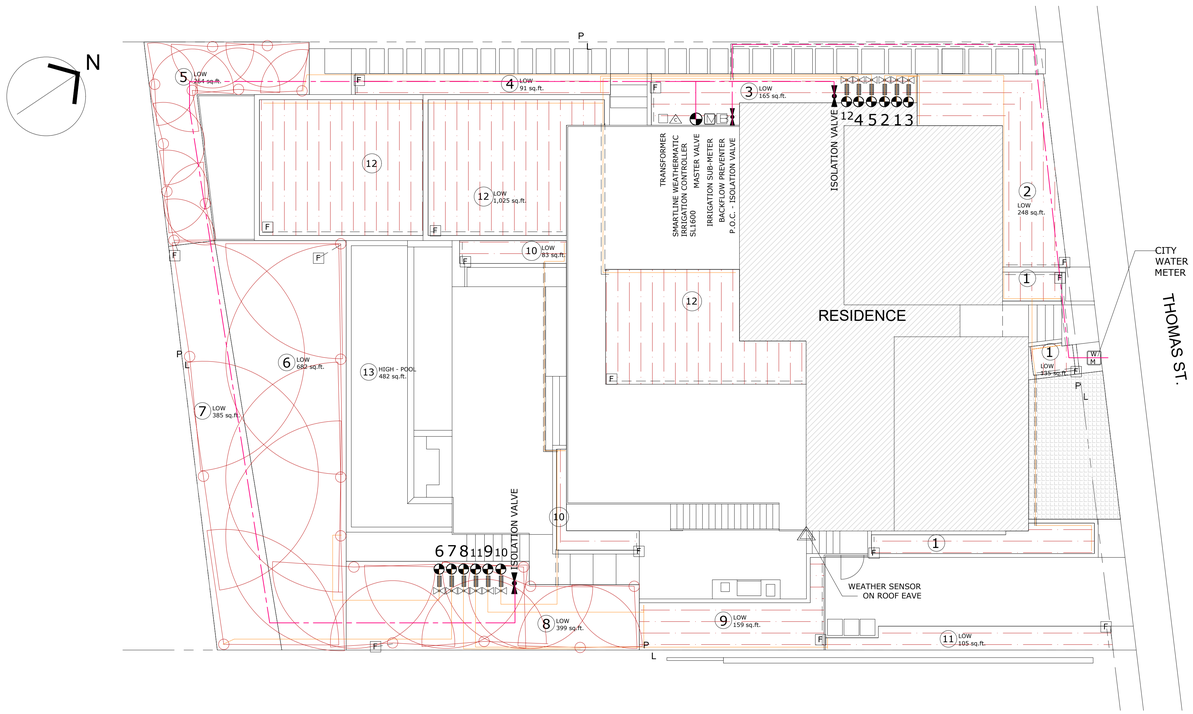

GENERAL IRRIGATION NOTES

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

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IRRIGATION PLAN

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Los Angeles, CA 90035
310.502.0058 310.230.1782

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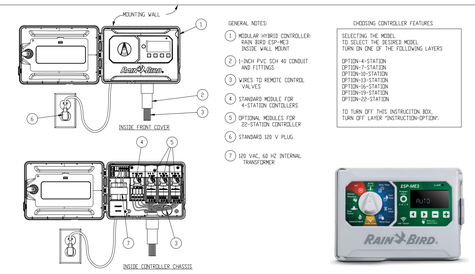
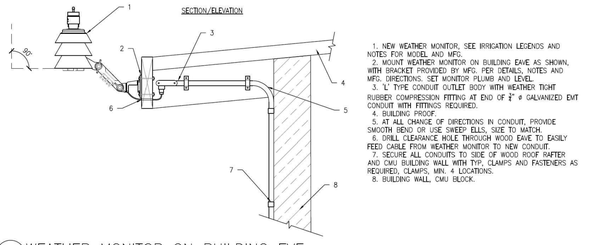
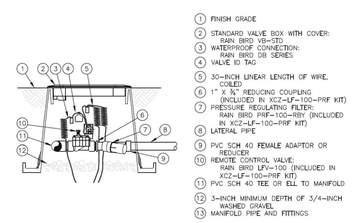


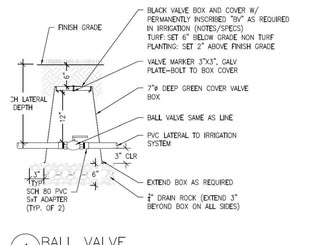
1 ESP-ME3 MODULAR HYBRID CONTROLLER



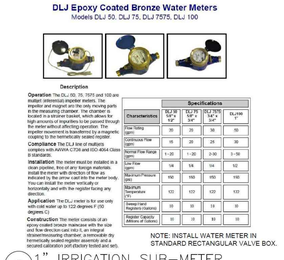
2 WEATHER MONITOR ON BUILDING EVE



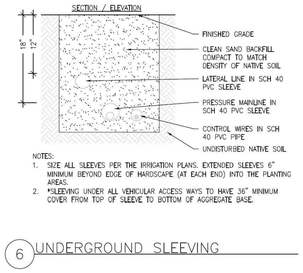
3 DRIP ZONE CONTROL VALVE OPTIONS



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



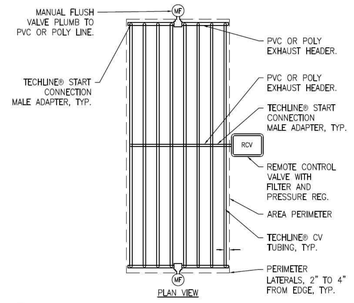
5 3" IRRIGATION SUB-METER
SCALE: NOT TO SCALE



6 UNDERGROUND SLEEVING

12 RAINBIRD 3/4 ANTI SIPHON VALVE WITH PRESSURE REGULATOR

13 FLOW SENSOR
RAINBIRD MJ100b



7 INLINE DRIP CENTER FEED

8 DRIPPER PLUG RING

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.

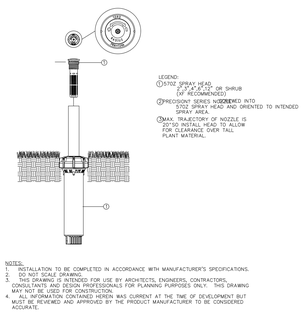
TO ENSURE THAT EACH NEW PLANT HAS AN EMITTER ON ITS ROOT BALL, USE THIS ADAPTOR FROM NETAFIM. IT IS CALLED A MICRO TUBING ADAPTOR. THE MODEL NUMBER IS: TLMTUBEADP.

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.

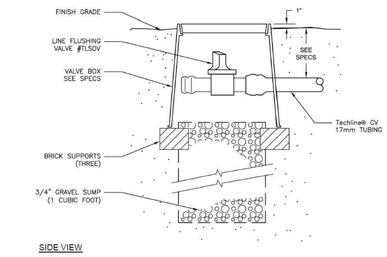
THIS ADAPTOR AND ¼" TUBING MAY BE REMOVED AFTER THE ROOTS OF THE PLANTS MOVE OUT INTO THE NATIVE SOIL.

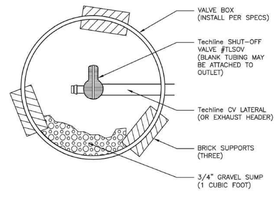
9 NETAFIM MICRO-TUBING ADAPTOR

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

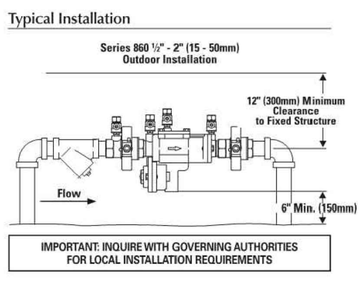


15 TORO PRECISION ROTATING NOZZLE





10 NETAFIM TECHLINE CV MANUAL FLUSHLINE VALVE



11 BACKFLOW PREVENTER

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SAFE DIGGING PARTNER

IRRIGATION DETAILS

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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

IRRIGATION NOTES

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

L7

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

REV: 04/27/21