

# REQUEST FOR MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN

8414 EDWIN DRIVE



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

**Building and Safety**  
 Address 8414 W EDWIN DR District map 156B169 APN 5565040033  
 Tract TR 25690 Block Lot 14

**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) EDWIN DR  
 R/W width 36' Roadway width: 28' Plan Index D-16271

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**

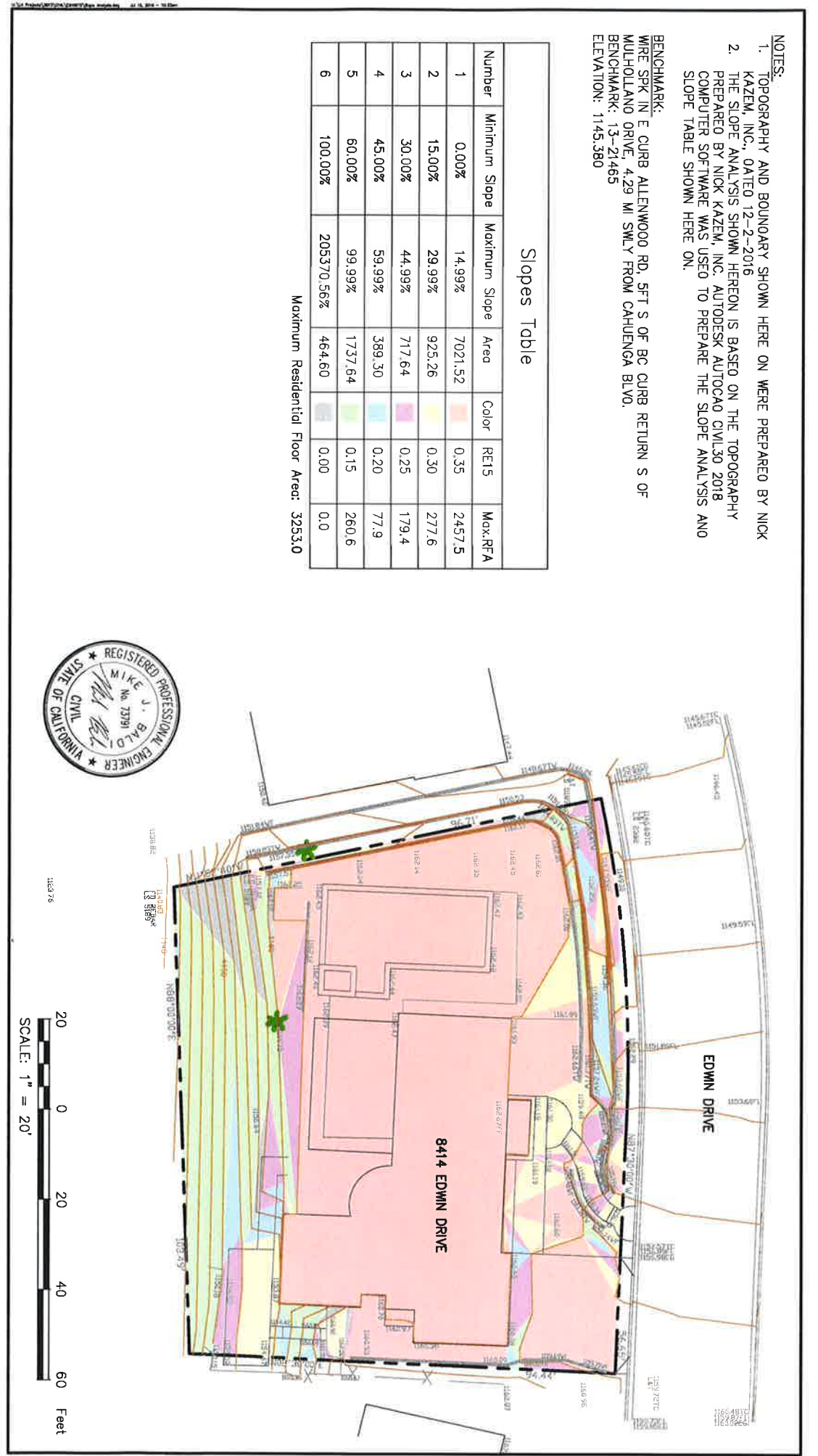
Sign [Signature] Print name E.P.

Date: 5/17/18 Phone (818) 374-5090 Location Van Nuys

**SLOPE ANALYSIS EXHIBIT  
8414 EDWIN DRIVE  
LOS ANGELES, CALIFORNIA**

**Whitson Engineers**  
 5200 West Century Boulevard | Suite 430 | Los Angeles, CA 90045 | 310 645-3205 | F 310 645-3204  
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT | www.whitsonengineers.com  
 Project No.: 3973.00

**WE**  
 7/12/2018  
 Sheet 1 of 1  
 1"=20'



**Department of Building and Safety / City Planning**  
**Slope Analysis and Maximum Residential Floor Area Verification Form**

**SECTION I.** Name Applicant(s) / Property Owner(s): Raphael Berry  
 Address: 8414 Edwin Drive, Los Angeles, CA 90046 Phone Number: 310 435 0467

**SECTION II.** Project Address: 8414 Edwin Drive, Los Angeles, CA 90046  
 Lot: 14 Tract: 25690 APN: 5565 - 040 - 033

Proposed Project Description: (describe proposed work in detail)  
New retaining walls and associated grading and backfill. Rework existing entry with new front yard retaining walls. Install new side yard retaining walls.

**SECTION III.** Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2a]								
Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2b]				
Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 Hillside Area Maximum Residential Area Formula [Table 12.21 C.10-2c]				
(A)	(B)		(C)	(D)
Slope Bands (%)	Lot Area within each Sloe Band (sq. ft.) From survey/contour map.		FAR From the Zone circled In Table 1 or Table 2	Maximum Residential Floor Area* allowed within each Slope Band
0 - 14.99	7021.52	X	0.35	= 2457.5
15 - 29.99	925.26	X	0.30	= 277.6
30 - 44.99	717.64	X	0.25	= 179.4
45 - 59.99	389.3	X	0.20	= 77.9
60 - 99.99	1737.64	X	0.15	= 260.6
100 +	464.60	X	0.00	= 0
Maximum Residential Floor Area				3253.0

\* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

**Department of Building and Safety / City Planning**  
**Slope Analysis and Maximum Residential Floor Area Verification Form**

Mike Baldi, the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: C73791, Expiration Date: 8/30/19), Certify that all of the above information is correct.  
 Signature: [Signature] Date: 7/11/18

**SECTION IV.** (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: 3253.026 (sq. ft.)

**Property Information:**

Lot: 14 Tract: 25690

Assessor Parcel number: 5565040033

**City Planning's Staff:**

2 Sets of Slope Analysis Maps Stamped and Signed Yes  No  [Signature]

Name (Please Print): Dennis Chen

Signature: [Signature] Date: 7/19/18

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN REVIEW BOARD

Alan Kishbaugh, Chair Jack Dawson, Vice Chair  
Ben Di Benedetto Shahab Ghods Michael Kaufman Gene H. Klow Gabrielle Newmark

October, 17 2018

DIR-2018-5371-DRB-SPP-MSP, 8414 Edwin Dr (CD4) – Construction of two (2) new retaining walls, associated grading, and backfill. The project includes the reworking of the existing entry with new stairs and entry gate door. Retaining walls are 181 feet in length and vary from 2 feet to 8 feet tall. The project also includes a new masonry side yard fence (non-retaining) with a height of 6 feet and a length of 50 feet, 3 inches. The project is located in the Inner Corridor and on an 11,291 square-foot lot. The project is upslope from Edwin Drive, downslope from Mulholland Drive, and not visible from Mulholland Drive. The property is zoned RE15-1-H-HCR and is subject to the Baseline Hillside Ordinance.

Grading – Cut: 77 Cubic Yards (CUYD), Fill: 58 CUYD, Export: 19 CUYD, Import: 0 CUYD


Quorum: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>DRB Recommendations:</b>	Moved: <u>Ben</u>
Abstained:	<input type="checkbox"/> Approved as Submitted	Second: <u>Gabrielle</u>
Absent: <u>Jack, Michael</u>	<input type="checkbox"/> Disapproved	Ayes: <u>5</u>
Recused:	<input checked="" type="checkbox"/> Continued*	Nays: <u>0</u>
	<input type="checkbox"/> Approved with Conditions	

- Show 3 sections: prior, existing, and proposed of wall at property line for a total of 9 drawings like those sections shown on pg. 28

guideline 30 - retaining wall exposure needs to be diminished with landscape. Plant vines

guideline 57 - new landscape needs to be 75% or more preferred native plant list. Current plant list only has one plant on the preferred list.

Follow guideline 28 ~~to greatest extent possible~~, so that wall does not exceed 10 ft

  
Chairperson, Mulholland Scenic Parkway DRB

10-17-18  
Date

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

The major concern from the Design Review Board was making sure the project retaining wall design is "independent" downhill to the adjacent neighboring property. In order to ensure safety, we are designing retaining walls, by-right, using LADBS regulations, zoning code, and the Mulholland Specific Plan. Major caisson construction will allow all grade levels located at 8414 Edwin Drive to remain independent of the adjacent site and street level.

The sections on page 28A illustrate the progression of our site from previous to current conditions, as well as our proposal for how grading will be done at construction. The existing non-permitted wall on subject property will be used as a temporary shoring wall for grading purposes; no access required from adjacent property. Sloping grades will be no greater than 2:1 at the North and West Property Lines. All grades will drain and slope to new swales located on subject property. In addition, a new 6 foot high wood site fence, offset 1'-0" from the West PL, will follow grade. This site fence will act as a visual barrier, requiring minimal effort to adjust in the future if needed.

Our retaining walls will follow guideline 28 of the specific plan. At no point does any retaining wall or fence rise over 10 feet above finished grade. Within side yard site setbacks, the max height of any wall is 6 feet, and beyond the side yard setbacks our retaining walls rise to a maximum of 10 feet above finished grade. To diminish wall exposure we are now planting vines along the entirety of the retaining wall face as per guideline 30.

The areas between any new walls and those that will remain will be planted according to the preferred plant list of the specific plan. We are now following guideline 57; whereas previously only one of our plants was on the preferred list, now at least 75% of new plants are on the preferred list. These plants will be added to the site in accordance with the specific plan guidelines so that they look natural to the surrounding landscape.

RESPONSE TO DESIGN REVIEW COMMENTS

- 1 THE NINE NEW SECTIONS ON PAGE 28A ILLUSTRATE OUR PROPOSITION CONFORMING TO THE SPECIFIC PLAN GUIDELINES WHILE RETAINING INDEPENDENCE BETWEEN OUR SITE AND ANY NEIGHBOING PROPERTIES.
- 2 ANY NEW RETAINING WALLS WILL BE CONCEALED BY DENSE PLANTING, INCLUDING TREES, SHRUBS, AND VINES AS PER OUR PROJECT RENDERS ON PAGE 23 AND LANDSCAPE DRAWINGS
- 3 OUR NEW PLANT LIST CONSISTS OF AT LEAST 75% PREFERRED PLANTS.
- 4 SECTIONS ON PAGE 28A CONFIRM THAT NEW RETAINING WALLS DO NOT EXCEED 10 FEET IN HEIGHT AND CONFORM TO THE GUIDELINES OF THE SPECIFIC PLAN.



**City of Los Angeles  
Department of City Planning**

**7/16/2018  
PARCEL PROFILE REPORT**

**PROPERTY ADDRESSES**

8414 W EDWIN DR

**ZIP CODES**

90046

**RECENT ACTIVITY**

None

**CASE NUMBERS**

- CPC-2017-2864-ZC
- CPC-2002-6583-SP
- CPC-2002-6583-SP
- CPC-1965-18760
- ORD-185491
- ORD-167943
- ORD-167943
- ORD-132416
- ORD-129279
- ORD-128730
- ENV-2018-153-CE
- ENV-2017-2865-ND
- ENV-2009-832-CE

Address/Legal Information	
PIN Number	156B169 365
Lot/Parcel Area (Calculated)	11,284.0 (sq ft)
Thomas Brothers Grid	PAGE 592 - GRID H1
Assessor Parcel No. (APN)	5565040033
Tract	TR 25690
Map Reference	M B 675-25/27
Block	None
Lot	14
Arb (Lot Cut Reference)	None
Map Sheet	156B169
Jurisdictional Information	
Community Plan Area	Bel Air - Beverly Crest
Area Planning Commission	South Valley
Neighborhood Council	Bel Air-Beverly Crest
Council District	CD 4 - David E. Ryu
Census Tract #	2611.01
LADBS District Office	Los Angeles Metro
Planning and Zoning Information	
Special Notes	None
Zoning	RE15-1-H-HCR
Zoning Information (ZI)	ZI-2462 Modifications to SF Zones and SF Zone Hillside Area Regulations ZI-2467 HCR Hillside Construction Regulation Supplemental Use District
General Plan Land Use	Very Low II Residential
General Plan Note(s)	Yes
Hillside Area (Zoning Code)	Yes
Specific Plan Area	Mulholland Scenic Parkway (Inner Corridor)
Subarea	None
Special Land Use / Zoning	None
Design Review Board	Yes
Historic Preservation Review	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Other Historic Survey Information	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CUGU: Clean Up-Green Up	None
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	High

Non-Residential Market Area	High
Transit Oriented Communities (TOC)	Not Eligible
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No

Assessor Information	
Assessor Parcel No. (APN)	5565040033
APN Area (Co. Public Works)*	0.259 (ac)
Use Code	0101 - Residential - Single Family Residence - Pool
Assessed Land Val.	\$1,460,929
Assessed Improvement Val.	\$723,910
Last Owner Change	08/28/2015
Last Sale Amount	\$2,100,021
Tax Rate Area	67
Deed Ref No. (City Clerk)	925026
	871431
	615431
	1067018

Building 1	
Year Built	1962
Building Class	D85A
Number of Units	1
Number of Bedrooms	5
Number of Bathrooms	4
Building Square Footage	3,261.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	No
Very High Fire Hazard Severity Zone	Yes
Fire District No. 1	No
Flood Zone	None
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	Yes
Oil Wells	None

Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	Within Fault Zone
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at [zimas.lacity.org](http://zimas.lacity.org)  
 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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 (\*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	No
Tsunami Inundation Zone	No
<b>Economic Development Areas</b>	
Business Improvement District	None
Promise Zone	None
Renewal Community	No
Revitalization Zone	None
State Enterprise Zone	None
Targeted Neighborhood Initiative	None
<b>Housing</b>	
Direct all Inquiries to	Housing+Community Investment Department
Telephone	(866) 557-7368
Website	<a href="http://hcidla.lacity.org">http://hcidla.lacity.org</a>
Rent Stabilization Ordinance (RSO)	No
Ellis Act Property	No
<b>Public Safety</b>	
Police Information	
Bureau	West
Division / Station	Hollywood
Reporting District	621
Fire Information	
Bureau	Valley
Batallion	14
District / Fire Station	97
Red Flag Restricted Parking	No

**CASE SUMMARIES**

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2017-2864-ZC
Required Action(s):	ZC-ZONE CHANGE
Project Descriptions(s):	ZONE CHANGE PER L.A.M.C.
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-2002-6583-SP
Required Action(s):	SP-SPECIFIC PLAN (INCLUDING AMENDMENTS)
Project Descriptions(s):	PROPOSED DESIGN AND PRESERVATION GUIDELINES PURSUANT TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
Case Number:	CPC-1965-18760
Required Action(s):	Data Not Available
Project Descriptions(s):	
Case Number:	ENV-2018-153-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ZONE CHANGE PER L.A.M.C.
Case Number:	ENV-2017-2865-ND
Required Action(s):	ND-NEGATIVE DECLARATION
Project Descriptions(s):	ZONE CHANGE PER L.A.M.C.
Case Number:	ENV-2009-832-CE
Required Action(s):	CE-CATEGORICAL EXEMPTION
Project Descriptions(s):	ENVIRONMENT CLEARANCE TO ADD SUSTAINABILITY GUIDELINES TO THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES

**DATA NOT AVAILABLE**

- ORD-185491
- ORD-167943
- ORD-167943
- ORD-132416
- ORD-129279
- ORD-128730

3. KAHN, CYNTHIA E  
TR CYNTHIA AND KAHN R CO  
TR R AND C KAHN TRUST  
8421 W COREYELL PL  
LOS ANGELES, CA 90046

*OWNER*  
6. BERRY, RAPHAEL AND MAGANA,  
HORTENSIA R  
8414 W EDWIN DR  
LOS ANGELES, CA 90046

9. LIN, DEBORAH  
8401 W EDEWIN DR  
LOS ANGELES, CA 90046

2. FARKAS, PAMELA R  
TR PAMELA R FARKAS TRUST  
8415 W COREYELL PL  
LOS ANGELES, CA 90046

5. SHELDON, DAVID A  
8430 W EDWIN DR  
LOS ANGELES, CA 90046

8. FRIEDEN, MARLENE  
8400 W EDWIN DR  
LOS ANGELES, CA 90046

12  
BEN & NICOLE NICHOLOS  
8419 W EDWIN DR  
LOS ANGELES, CA 90046

1. STEVENS, CHRISTIAN A AND  
ALLYSON  
8411 W COREYELL PL  
LOS ANGELES, CA 90046

4. ZHAVI, GIL AND SHARON  
8437 W COREYELL PL  
LOS ANGELES, CA 90046

7. BAUER, ROBERT AND STACY  
8410 W EDWIN DR  
LOS ANGELES, CA 90046

10. DANIS, JEFREY D  
TR JEFREY D DANIS TRUST  
8405 W EDWIN DR  
LOS ANGELES, CA 90046

11  
BRYAN BROWN  
8411 W EDWIN DR  
LOS ANGELES, CA 90046

14  
MICHELLE OPPENHEIMER  
8433 W EDWIN DR  
LOS ANGELES, CA 90046

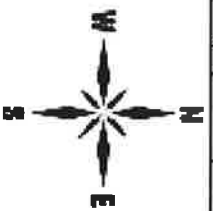
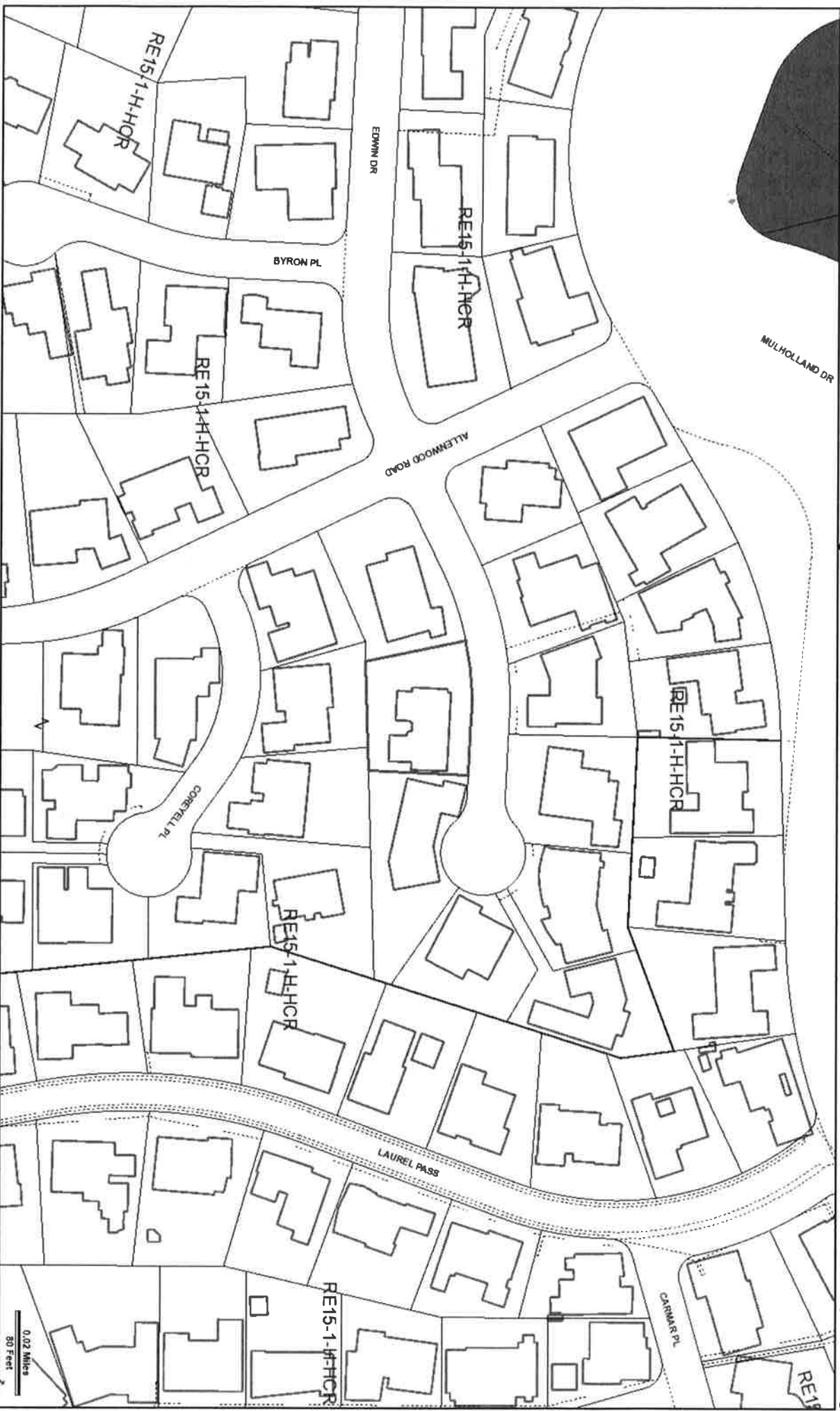
REPRESENTATIVE  
DAVID RIVERA  
8563 VENICE BLVD  
LOS ANGELES, CA 90034

ZIMAS PUBLIC

Generalized Zoning

07/16/2018

City of Los Angeles  
Department of City Planning



0.02 Miles  
50 Feet

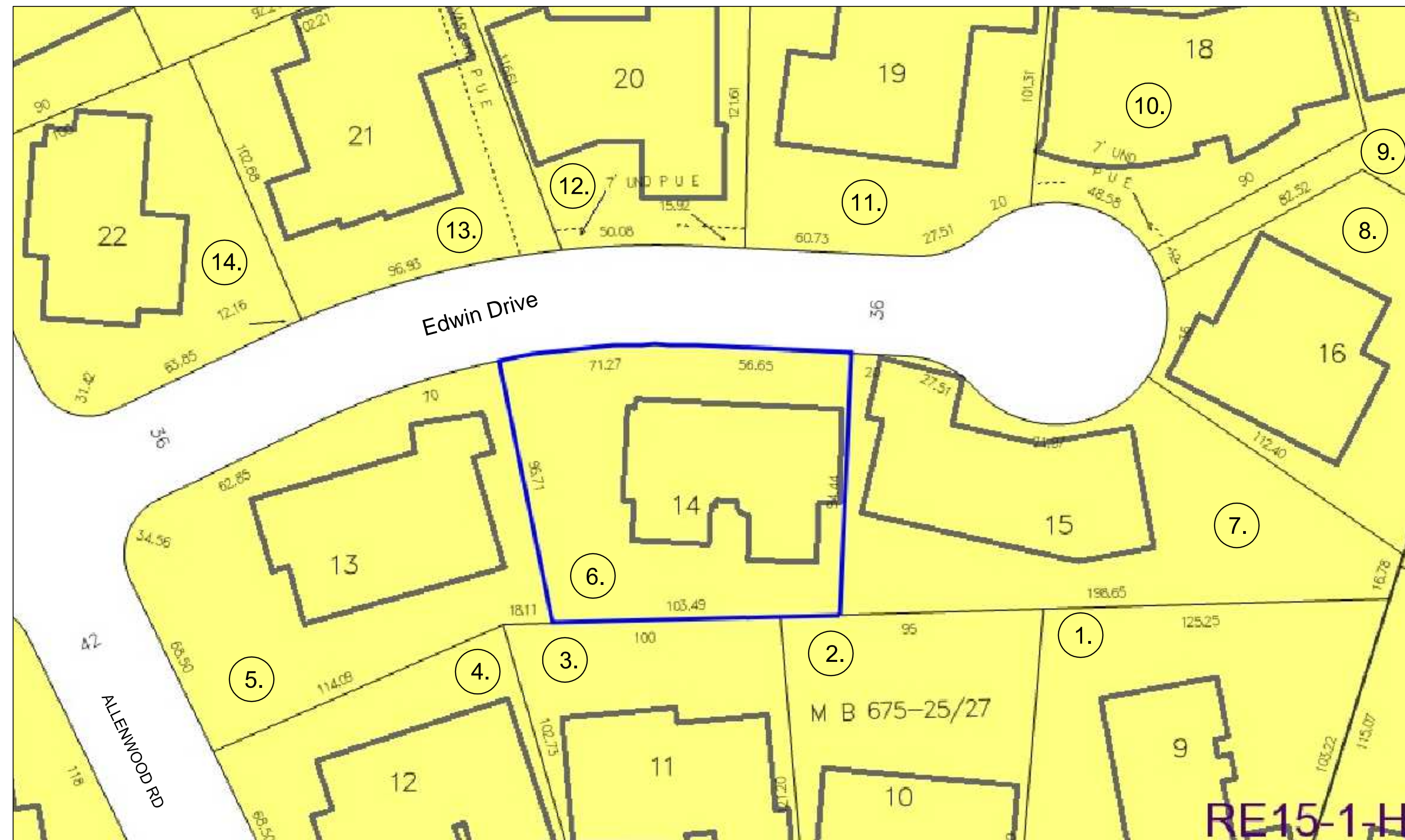
Address: 8414 W EDWIN DR  
APN: 5565040033  
PIN #: 156B169 365

Tract: TR 25690  
Block: None  
Lot: 14  
Arb: None

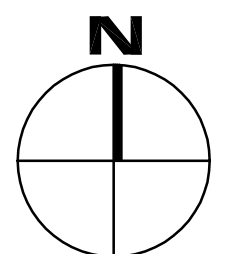
Zoning: RE15-1-H-HCR  
General Plan: Very Low II Residential

TR 25690

- |   |   |   |
|---|---|---|
| 1. Lot 9<br>Address: 8411 W COREYELL PL<br>Los Angeles, CA 90046<br>APN: 5565040028<br>Owner: Stevens, Christian A and Allyson                                      | 6. Lot 14<br>Address: 8414 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040033<br>Owner: Berry, Raphael and Magana, Hortensia R        | 11. Lot 19<br>Address: 8411 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040038<br>Owner: Brown, Ryan M<br>TR Ryan M Brown Trust                 |
| 2. Lot 10<br>Address: 8415 W COREYELL PL<br>Los Angeles, CA 90046<br>APN: 5565040029<br>Owner: Farkas, Pamela R<br>TR Pamela R Farkas Trust                         | 7. Lot 15<br>Address: 8410 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040034<br>Owner: Bauer, Robert and Stacy                       | 12. Lot 20<br>Address: 8419 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040039<br>Owner: Nicholos, Ben G and Nicole M                           |
| 3. Lot 11<br>Address: 8421 W COREYELL PL<br>Los Angeles, CA 90046<br>APN: 5565040030<br>Owner: Kahn, Cynthia E<br>TR Cynthia and Kahn R Co<br>TR R and C Kahn Trust | 8. Lot 16<br>Address: 8400 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040035<br>Owner: Frieden, Marlene                              | 13. Lot 21<br>Address: 8429 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040040<br>Owner: Berliner, Alex J<br>TR Alex J Berliner Trust           |
| 4. Lot 12<br>Address: 8437 W COREYELL PL<br>Los Angeles, CA 90046<br>APN: 5565040031<br>Owner: Zahavi, Gil and Sharon   | 9. Lot 17<br>Address: 8401 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040036<br>Owner: Lin, Deborah                                  | 14. Lot 22<br>Address: 8433 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040041<br>Owner: Oppenheimer, Michelle H<br>TR Oppenheimer Family Trust |
| 5. Lot 13<br>Address: 8430 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040032<br>Owner: Sheldon, David A  | 10. Lot 18<br>Address: 8405 W EDWIN DR<br>Los Angeles, CA 90046<br>APN: 5565040037<br>Owner: Danis, Jeffrey D<br>TR Jeffrey D Danis Trust |   |



0' 5' 10' 20' 50' 100'



PLOT PLAN 1  
Scale: 1/32"=1'-0"

Architect  
**TWG** Architects Inc.  
 executive architect  
 8563 Venice Boulevard  
 Los Angeles, California 90034  
 310 837 0115 tel  
 310 837 7540 fax  
 e.wolf@twgla.com

Owner  
**Raphael Berry**  
 8414 Edwin Drive  
 Los Angeles CA 90046  
 310 435 0467

Project  
**Berry Residence**  
 8414 Edwin Drive  
 Los Angeles CA 90046

Mulholland Scenic Parkway  
 Specific Plan Review  
 07/20/18

ABUTTING LOT  
 INDEX MAP



**PENALTY OF PERJURY STATEMENT**

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date of preparation: 9/13/18. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an:  Original Mailing List or  Updated Mailing List

DAVID RIVERA  
(Print or type)

*David Rivera*  
(Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: \_\_\_\_\_.

The attached Occupants List is an:  Original Mailing List or  Updated Mailing List

\_\_\_\_\_  
(Print or type)

\_\_\_\_\_  
(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

- \* (1) Secured Building
- (2) Gated Yard
- (3) Refused Access
- (4) Other: Specify

- \*\* (1) Returned to building on three separate occasions
- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
- (4) Other: Specify

**REMINDER TO APPLICANT AND PROJECT TEAM:** The Department of City Planning will not utilize application maps and ownership lists which bear a date of more than 180 days old by the date of public notification. Furthermore, the applicant may be required to update the radius map and/or ownership list before the Department will schedule the public hearing for any discretionary application.



**LOS ANGELES**  
201 N. LOS ANGELES ST., STE. 13A  
LOS ANGELES, CA 90012  
TEL: (213)617-9600, FAX: (213)617-9643

**VAN NUYS**  
14540 SYLVAN ST.  
VAN NUYS, CA 91411  
TEL: (818) 779-8866, FAX: (818) 779-8870

**CONTRACT**

**CASE NUMBER:** \_\_\_\_\_ **BTCID:** VO18-791  
**REFERENCE:** VO18-639 **DATE:** 9/13/2018  
**SITE ADDRESS:** 8414 W. EDWIN DR  
**AUTHORIZED BY:** RIVA

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	1	x \$1.88	\$1.88
Mailing Only - Number	0	x \$1.53	
Appeals - Number		x \$1.62	
Posting of Site - Number of signs		x \$75.00 (1 <sup>st</sup> )	
		x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$13.00
All Weather Posting (optional)			\$20.00
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$1.88**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

The City of LA usually generates a determination letter comprising of one(1) to three(3) pages which requires 1st Class postage. If your project requires a determination letter that exceeds three pages, you will be billed for excess postage and material costs that are due on receipt of bill. A \$ 50.00 fee will be charged if you want a copy of the BTC file(s).

Refunds and Credits only valid one year from the original filing date. Cancellations and changes are subject to a 20% or \$50.00 handling fee, whichever is greater. Returned checks subject to a \$200.00 fee. If the check is fraudulent, the City will be notified that the invoice is null and void. A fee of 10% will be charged to re-activate all null and void invoices.

If instructed by the city that your case has gone to appeal, we will immediately mail out per city instructions. The cost of mail and processing of \$1.62/label, is immediately due to us from you. It is to be paid within 10 days. If we do not receive payment within 10 days, a 10% a month (starting after 10 days) fee will be charged and due.

Signature: *David Rivera*

Telephone: (310) 837-0115

Print Name: DAVID RIVERA - REPRESENTATIVE

Refunds and Credits only valid one year from the original filing date.

**PAID**  
CASH  
*Bm*

**PENALTY OF PERJURY STATEMENT**

I hereby certify that to the best of my knowledge the attached radius map correctly depicts the required data obtained from the records of the City Engineer, City Clerk, and/or the Los Angeles Department of City Planning and, where appropriate, the State Division of Highways.

I further hereby certify that to the best of my knowledge, and under the penalty of perjury, the attached ownership list correctly shows the latest names and addresses on the City Engineer's land records as of the following date of preparation: 7/16/18. In certain circumstances, such as in annexation proceedings, where there may be no City Engineer records, the records of the County Assessor's Office may be accepted by the City Planning Commission.

The attached Ownership List is an:  Original Mailing List or  Updated Mailing List

DAVID RIVERA (Print or type) *David Rivera* (Signature)

I hereby certify that to the best of my knowledge and under the penalty of perjury, the attached occupants list correctly indicates addresses of the required occupants that fall within the radius as of the following date of preparation: \_\_\_\_\_

The attached Occupants List is an:  Original Mailing List or  Updated Mailing List

\_\_\_\_\_  
(Print or type) \_\_\_\_\_  
(Signature)

In certain instances I may have been unable to verify all occupants, therefore the following indicates which occupants I was not able to identify. I understand that the Department of City Planning will determine if reasonable attempts were made to secure these addresses from the information provided below.

Ownership #	Reason unable to verify *	Attempts made to verify **	Additional Information

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- (3) Refused Access
- (4) Other: Specify

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- (2) Efforts to contact owner or manager without success
- (3) Contact made with owner or manager, who refused to provide the information
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14540 SYLVAN ST.  
VAN NUYS, CA 91411  
TEL: (818) 779-8866, FAX: (818) 779-8870

**CONTRACT**

**CASE NUMBER:** \_\_\_\_\_ **BTCID:** VO18-639

**REFERENCE:** \_\_\_\_\_ **DATE:** 7/16/2018

**SITE ADDRESS:** 8414 W. EDWIN DR

**AUTHORIZED BY:** KEVIN

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	14	x \$1.88	\$26.32
Mailing Only - Number	0	x \$1.53	
Appeals - Number		x \$1.62	
Posting of Site - Number of signs	1	x \$75.00 (1 <sup>st</sup> )	\$75.00
		x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$13.00
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$114.32**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

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Signature: *David Rivera*  
Telephone: (310) 837-0115  
Print Name: DAVID RIVERA - APPLICANT

Refunds and Credits only valid one year from the original filing date.





**LOS ANGELES**  
 201 N. LOS ANGELES ST., STE. 13A  
 LOS ANGELES, CA 90012  
 TEL: (213)617-9600, FAX: (213)617-9643

**VAN NUYS**  
 14540 SYLVAN ST.  
 VAN NUYS, CA 91411  
 TEL: (818) 779-8866, FAX: (818) 779-8870

**CONTRACT**

**CASE NUMBER:** DIR-18-5371-DRB-SPP-MSP **BTCID:** VO18-956  
**REFERENCE:** **DATE:** 11/5/2018  
**SITE ADDRESS:** 8414 W EDWIN DR  
**AUTHORIZED BY:** RIVA

**DESCRIPTION OF SERVICES AND FEES:**

Labels and Mailing Preparation - Number	15	x \$1.88	\$28.20
Mailing Only – Number	0	x \$1.53	
Appeals – Number		x \$1.62	
Posting of Site – Number of signs	1	x \$75.00 (1 <sup>st</sup> )	\$75.00
		x \$60.00 (addtl.)	
Research/Add'l N.C. and Council Notification			\$13.00
All Weather Posting (optional)		\$20.00	
Removal of Signs (optional)	0	\$50.00	

**TOTAL DUE: \$116.20**

A COPY OF THIS FORM MUST BE PRESENTED TO THE PLANNING DEPARTMENT AT THE TIME OF FILING TO HAVE YOUR APPLICATION DEEMED "COMPLETE"

Note: If applicant/map maker is retaining labels for addition of case number, labels must be returned to BTC within 7 days from the date of this invoice, or BTC will be forced to produce labels and charge the applicant/map maker. If bill is not paid, further processing of your other cases will stop. For cases requiring immediate mailing, labels must be submitted on the day of payment or BTC will produce labels and charge applicant/map maker.

x Dr

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x Dr

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x Dr

Signature: David Rivera

Telephone: (310) 837-0115

Print Name: DAVID RIVERA – REPRESENTATIVE

Refunds and Credits only valid one year from the original filing date.



**PAID**  
**CASH**  
*Sim*



May 18, 2018  
Document Report

**Documents**

**Document**

**Record Description**

Record ID: 63101517  
Doc Type: RANGE FILE  
Sub Type: MISCELLANEOUS  
Doc Date: 12/07/2016  
Status: OPEN  
Doc Version: None  
AKA Address: None  
Project Name: None  
Disaster ID: None  
Subject: None  
Product Name: None  
Manufacturer's Name: None  
Expired Date: None  
Receipt Number: None  
Case Number: None  
Scan Number: 1050410201731557  
Dwelling Units: None

**Property Address(es)**

8414 W EDWIN DR 90046-0000

**Legal Description(s)**

Tract:  
Block: Lot: Arb:  
Modifier: Map Reference:

\*\*\*\*\*

Note: If you have any questions, please visit one of our Records Counter Section open Monday thru Fridays from 7:30 AM to 4:30 PM,  
EXCEPT on Wednesdays which opens from 9:00 AM to 4:30 PM.

Locations: Metro - 201 N. Figueroa St., 1st Floor Rm. 110, Los Angeles CA 90012  
Van Nuys - 6262 Van Nuys Blvd, 2nd Floor Van Nuys CA 91401

1050410201731557

LADBS  
CODE ENFORCEMENT BUREAU

RANGE FILE

8414 W. EDWIN DR  
(ADDRESS)

12/7/16  
(FILE DATE)

P.C.  
(PREPARED BY)

FILE IS: OPEN

(Revised 10/99)

1050410201791557

BOARD OF BUILDING AND SAFETY COMMISSIONERS  
VAN AMBATELOS  
PRESIDENT  
E. FELICIA BRANNON  
VICE-PRESIDENT  
JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

# CITY OF LOS ANGELES CALIFORNIA



ERIC GARCETTI  
MAYOR

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

FRANK M. BUSH  
GENERAL MANAGER

OSAMA YOUNAN, P.E.  
EXECUTIVE OFFICER

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.  
Location: New retaining walls

## ORDER TO COMPLY AND NOTICE OF FEE

RAPHAEL & HORTENSIA BERRY/ MAGANA  
8414 W EDWIN DR  
LOS ANGELES, CA 90046

CASE #: 745294  
ORDER #: A-4236732  
EFFECTIVE DATE: December 07, 2016  
COMPLIANCE DATE: January 06, 2017

OWNER OF  
SITE ADDRESS: 8414 W EDWIN DR  
ASSESSORS PARCEL NO.: 5565-040-033  
ZONE: RE15; Min. Lot 15,000 Sq. Ft.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER. The invoice/notice will be sent to the owner as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

### VIOLATION(S):

- 1. The pool enclosure is not constructed to code.**  
You are therefore ordered to: Construct the pool enclosure with all of the following characteristics: 1) Access gates through the enclosure are required to open away from the swimming pool and to be self-closing with a self-latching device placed no lower than 60 inches above the ground. 2. A minimum height of 60 inches (1524 mm). 3. A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches (51 mm)  
Code Section(s) in Violation: 91.3109, 91.3109.4.4.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.  
Location: Pool enclosure removal
- 2. Construction work is being performed without the required permits.**  
You are therefore ordered to: 1) Stop all work being performed without the required permit(s). 2) Obtain all required permits and approvals prior to commencing any work.

### NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION (S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 days from the Compliance Date, will result in imposition of the fee noted below.

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$660.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON -COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$2,310.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

### PENALTY WARNING :

Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

### INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

### APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3033. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Edmond Deckert

Date: November 30, 2016

EDMOND DECKERT  
221 N. FIGUEROA ST. SUITE 1100  
LOS ANGELES, CA 90012  
(213)252-3033

Edmond.Deckert@lacity.org

ED  
REVIEWED BY

The undersigned mailed this notice by regular mail, postage prepaid, to the addressee on this day.

DEC 01 2016

To the address as shown on the last equalized assessment roll. Initialed by PC

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



CODE ENFORCEMENT BUREAU  
For routine City business and non-emergency services: Call 3-1-1  
www.ladbs.org

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# CUSTOMER SERVICE REQUEST

CSR No.: 385945  
 CALL DATE: November 18, 2016 11:34 am  
 DUE BY: December 20, 2016 11:34 am  
 SOURCE: INTERNET  
 TAKEN BY:

GENERAL ENFORCEMENT  
 EDMOND DECKERT  
 PRIORITY: 2

CASE #:

8414 W EDWIN DR 90046

APN: 5565-040-033	ZONE: RE15		
LADBS Branch Office	LA	Community Plan Area	Bel Air - Beverly Crest
Census Tract	2611.01	Council District	4
Energy Zone	9	Fire District	VHFHSZ
Hillside Grading Area	YES	Hillside Ordinance	Yes
Near Source Zone Distance	0	Thomas Brothers Map Grid	592-H1
District Map	156B169	Area Planning Commission	South Valley
Certified Neighborhood Council	Bel Air - Beverly Crest	LAPD Reporting District	621
LAPD Division	HOLLYWOOD	LAPD Bureau	WEST
Specific Plan Area	Mulholland Scenic Parkway (Inner Corridor)	CNAP area	2
Low to moderate income %	9.84%	City Planning Cases	CPC-18760
Ordinance	ORD-132416	City Planning Cases	CPC-2002-6583-SP
Ordinance	ORD-167943	Ordinance	ORD-128730
Ordinance	ORD-129279		

PROBLEM: CONSTRUCTION DONE WITHOUT PERMITS OR INSPECTIONS  
 CALLER COMMENT: Building a large retaining wall with no permits, pool enclosure is gone so pool is open to wandering children and their dogs get out onto the street.

COMMENT:

SITE OWNER: MAULDIN, NATHANIEL W AND MARIE  
 10061 RIVERSIDE DR NO 1016  
 TOLUCA LAKE, CA 91602  
 Contact ID: AC492509

*no permits (P)*

EXISTING UNRESOLVED CSR'S ON THIS PARCEL PIN # 156B169 365  
 CSR #: 385945 CONSTRUCTION DONE WITHOUT PERMITS OR INSPECTIONS RECEIVED ON: 11/18/16

THERE ARE NO EXISTING CASES LISTED ON THIS PARCEL

RESOLUTION:  No Violation  Duplicate Complaint  Start a Case  Refer to:

APPROVED USE: \_\_\_\_\_ PRESENT USE: \_\_\_\_\_ STORIES: \_\_\_\_\_ TOTAL DWELLING UNITS: \_\_\_\_\_

CONSTRUCTION TYPE: \_\_\_\_\_ APPROXIMATE SIZE: \_\_\_\_\_ X

DWELLING UNITS IN VIOLATION: \_\_\_\_\_ NON RESIDENTIAL SQUARE FOOTAGE IN VIOLATION: \_\_\_\_\_

USES:  YARDS:  OTHER STRUCTURES:  HOME OCCUPATION:

HISTORICAL PRESERVATION OVERLAY ZONE:  RECYCLING CENTER:  CONSTRUCTION EQUIPMENT:

CODE VIOLATIONS (LOCATION & COMMENTS):

*C-745294* *Stop work - walls/retaining.*

*O-4236732*

*11-29-16*

*[Signature]*

INSPECTOR: \_\_\_\_\_ START TIME: \_\_\_\_\_ STOP TIME: \_\_\_\_\_ DATE: \_\_\_\_\_

CONFIDENTIAL CUSTOMER INFORMATION:

**GREEN BUILDING CODE SUPPLEMENTAL CORRECTION SHEET FOR PROJECTS SUBJECT TO THE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWEL0) (2017 LAGBC)**

Plan Check Submittal Date: 2/5/2018  
 Plan Check / Permit Application Number: R18VN01961 / 18014 - 20000 - 00621  
 Job Address: 8414 W. Edwin Dr.  
 Applicant: David Rivera Phone: (310) 837-0115  
 P.C. Engineer: Dave Matson Phone: (818) 374-9989  
 E-mail: dave.matson@lacity.org

**GENERAL**

- 1. The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
- 2. A landscape design plan and irrigation design plan shall be submitted for plan check.
- 3. Specify total landscape area (in square feet) on plans, including a breakdown of turf and plant material. Plans shall clearly identify all of the site's hardscape, water features, and planting areas.

**PERFORMANCE APPROACH  
(For landscape areas of 500 square feet and over)**

**Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)**

- 1. Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- 2. Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget calculations shall be submitted for plan check.

**Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)**

- 3. Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
- 4. The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
- 5. The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: <http://ucanr.edu/sites/WUCOLS/>
- 6. All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.
- 7. All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- 8. For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

**Landscape Design Plan (Title 23, Chapter 2.7 §492.6)**

- 9. The landscape design plans, at a minimum, shall:
  - a. Delineate and label each hydrozone by number, letter, or other methods.
  - b. Identify each hydrozone as low, moderate, high water, or mixed water use.

- c. Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
- 10. For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
- 11. Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
- 12. Add note to plans: "Recirculating water systems shall be used for water features"
- 13. Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- 14. Add note to plans: "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 into the soil."

**Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)**

- 15. The irrigation plans, at a minimum, shall contain the following:
  - a. Location of dedicated landscape water meter(s).
  - b. Location, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices.
  - c. Static water pressure at the point of connection the public water supply
  - d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station.
- 16. A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft).
- 17. Automatic weather-based or soil-moisture based Irrigation controllers shall be installed on the irrigation system.
- 18. Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
- 19. 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.
- 20. Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
- 21. Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
- 22. Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.

**Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9)**

- 23. Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans"
- 24. The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
- 25. Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- 26. Add note to plans: "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"
- 27. Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."

**PRESCRIPTIVE APPROACH**  
**(For landscape areas between 500 and 2,500 square feet)**

**Plant Material (Title 23, Chapter 2.7, Appendix D (b) (3))**

- |   |  |
|---|--|
| <input type="checkbox"/> 1. For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found on-line at: <a href="http://ucanr.edu/sites/WUCOLS/">http://ucanr.edu/sites/WUCOLS/</a> | <input type="checkbox"/> 3. Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated." |
| <input type="checkbox"/> 2. For non-residential areas, 100% of the plants, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3.   |  |

**Turf (Title 23, Chapter 2.7, Appendix D (b) (4))**

- |   |  |
|---|--|
| <input type="checkbox"/> 4. Turf shall not exceed 25% of the landscape area in residential areas. | <input type="checkbox"/> 6. Turf not permitted on slopes greater than 25%.         |
| <input type="checkbox"/> 5. No turf permitted in non-residential areas                            | <input type="checkbox"/> 7. Turf is prohibited in parkways less than 10 feet wide. |

**Irrigation (Title 23, Chapter 2.7, Appendix D (b) (5))**

- |  |  |
|--|--|
| <input type="checkbox"/> 8. Automatic weather-based or soil-moisture based irrigation controllers shall be installed on the irrigation system. The irrigation controller shall be of a type which does not lose programming data in the event the primary source is interrupted. | <input type="checkbox"/> 12. For non-residential projects with landscape areas of 1,000sqft or more, private submeter(s) to measure landscape water use shall be installed.  |
| <input type="checkbox"/> 9. Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.  | <input type="checkbox"/> 13. Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance." |
| <input type="checkbox"/> 10. Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.  | <input type="checkbox"/> 14. Add note to plans: "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"                             |
| <input type="checkbox"/> 11. Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.  |  |

**Required Statements and Certification (Title 23, Chapter 2.7, Appendix D (b) (1) and (6))**

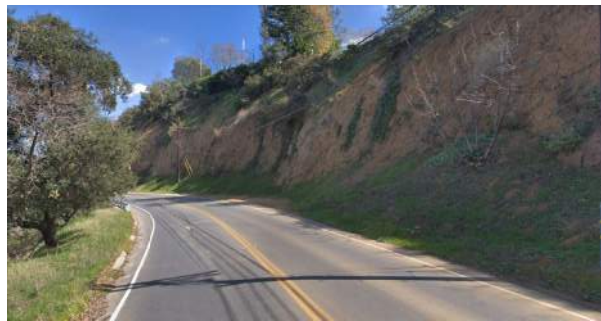
- |   |   |
|---|---|
| <input type="checkbox"/> 15. The final set of landscape plans shall have the applicant's signature and date with the statement, "I agree to comply with the requirements of the prescriptive compliance option of the MWEL0." | <input type="checkbox"/> 16. Add note to plans: "At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance." |
|---|---|

\*\*\*\*\*

**ADDITIONAL CORRECTIONS / COMMENTS**

No.		Code Sec. No.
<input checked="" type="checkbox"/>	When the building plans are complete, please make an appointment with your plan check reviewer. Bring the final set of plans along with this correction sheet and marked set for Green Building approval and permit clearance.	
<input checked="" type="checkbox"/>	Additional plan check time will be required once a complete set of landscape plans has been submitted for review. Additional corrections may follow.	
	BASED ON THE SQUARE FOOTAGE YOU CAN EITHER DO THE PRESCRIPTIVE APPROACH (pg. 3), OR PERFORMANCE APPROACH (pg. 1&2). BOTH APPROACHES REQUIRE THE FIRST 3 ITEMS FROM 'GENERAL'.	
	FOR PRESCRIPTIVE APPROACH, NO MORE THAN 25% CAN BE TURF AND/OR POOL/SPA.	
	Overall square footage of work -- 3,704 sf (gross) -- 2,411 sf (gross) Landscape and 1,293 sf Hardsharp (gross). Because the project is under the landscape area threshold, we will be using the Prescriptive approach to satisfy the Green Sustainability Requirements .	





P1 PROJECT NOT VISIBLE DUE TO TOPOGRAPHY



P2 PROJECT NOT VISIBLE DUE TO OTHER DEVELOPMENT



P3 PROJECT NOT VISIBLE DUE TO OTHER DEVELOPMENT



P4 PROJECT NOT VISIBLE DUE TO OTHER DEVELOPMENT



P5 PROJECT NOT VISIBLE DUE TO OTHER DEVELOPMENT



P6 PROJECT NOT VISIBLE DUE TO OTHER DEVELOPMENT

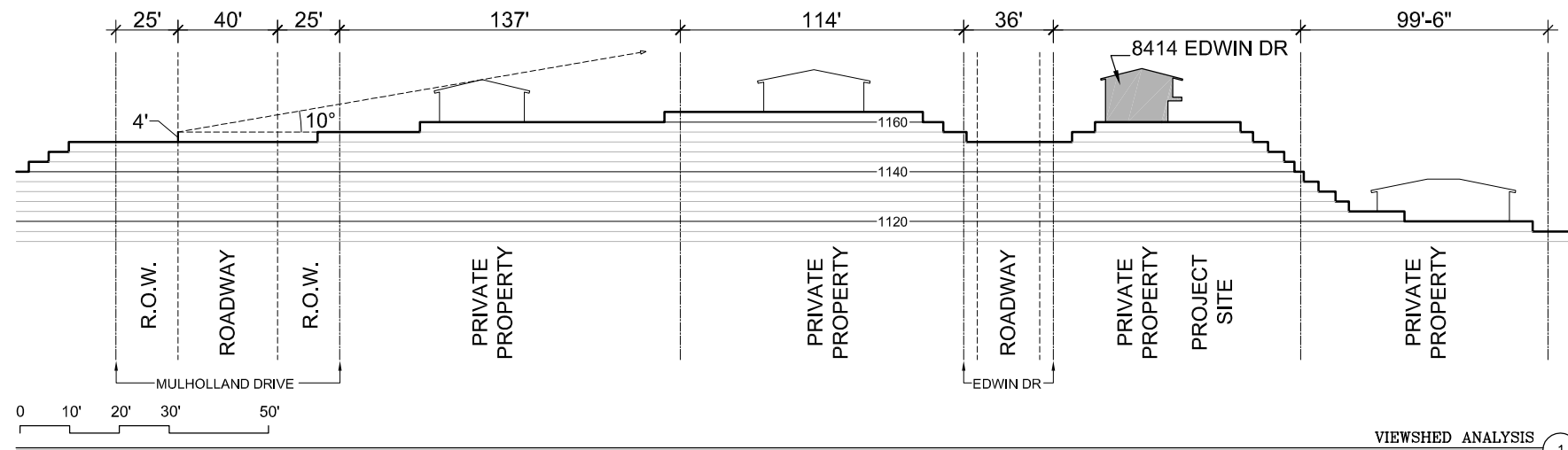


P7 PROJECT NOT VISIBLE DUE TO TOPOGRAPHY



0' 300' 1000' 1500'  
100' 500'

3/4 MILE VISIBILITY ARC  
SCALE = 1:6000



VIEWSHED ANALYSIS  
1/32" = 1'-0"

NOTE: ALL PHOTOS FACE IN THE DIRECTION OF PROJECT SITE

Architect  
**TWG Architects Inc.**  
executive architect  
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310 837 0115 tel  
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e.wolf@twgla.com

Owner  
**Raphael Berry**  
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310 435 0467

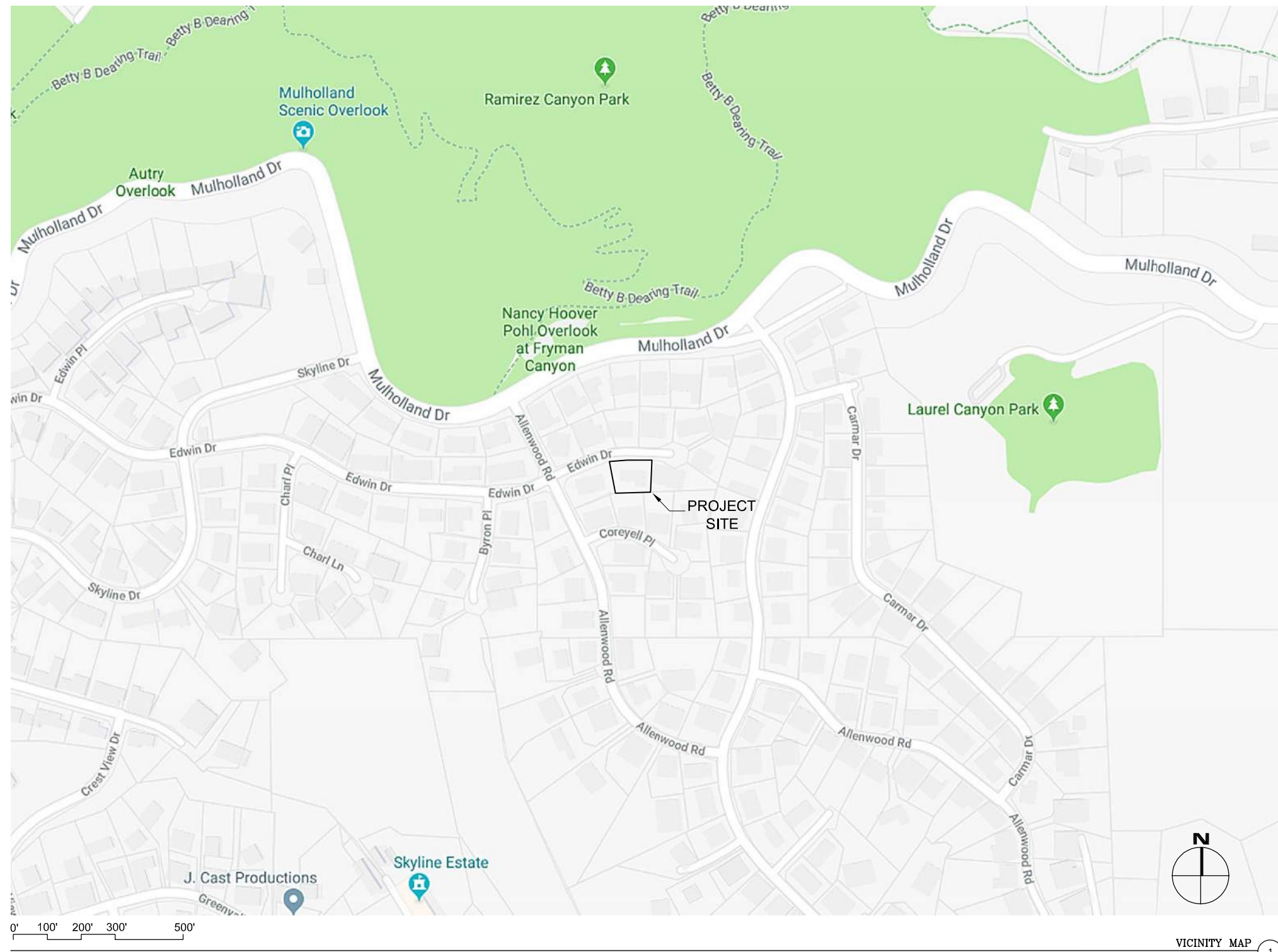
Project  
**Berry Residence**  
8414 Edwin Drive  
Los Angeles CA 90046

Mulholland Scenic Parkway  
Specific Plan Review  
07/20/18



**VISIBILITY STUDY**

**19**



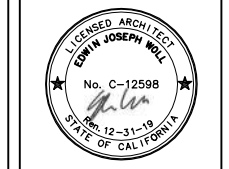
VICINITY MAP 1  
SCALE = 1:2000

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 Specific Plan Review  
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VICINITY  
 MAP  
**20**



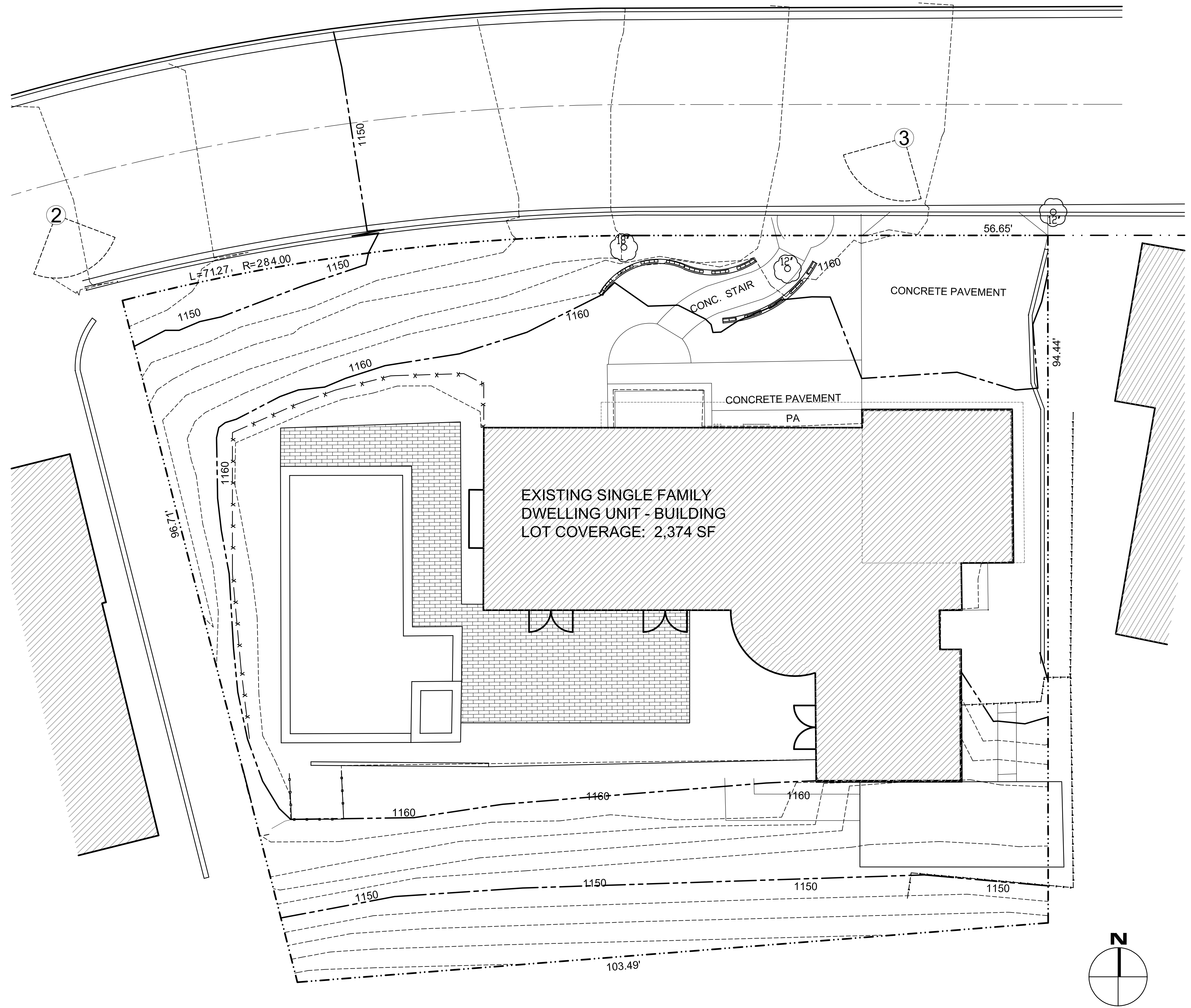
GOOGLE STREET VIEW 2015 - PROPERTY ENTRY LOOKING SOUTH

3



GOOGLE STREET VIEW 2015 NORTHWEST CORNER OF PROPERTY

2



"PRE-EXISTING" NATURAL GRADE BASED ON PHOTO OBSERVATIONS AND EXISTING PERMIT DIAGRAMS

1/8" = 1'-0"

1

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Mulholland Scenic Parkway  
Specific Plan Review  
07/20/18

2014 NAVIGATE LA  
CONTOUR SITE PLAN  
OVERLAY

**20A**



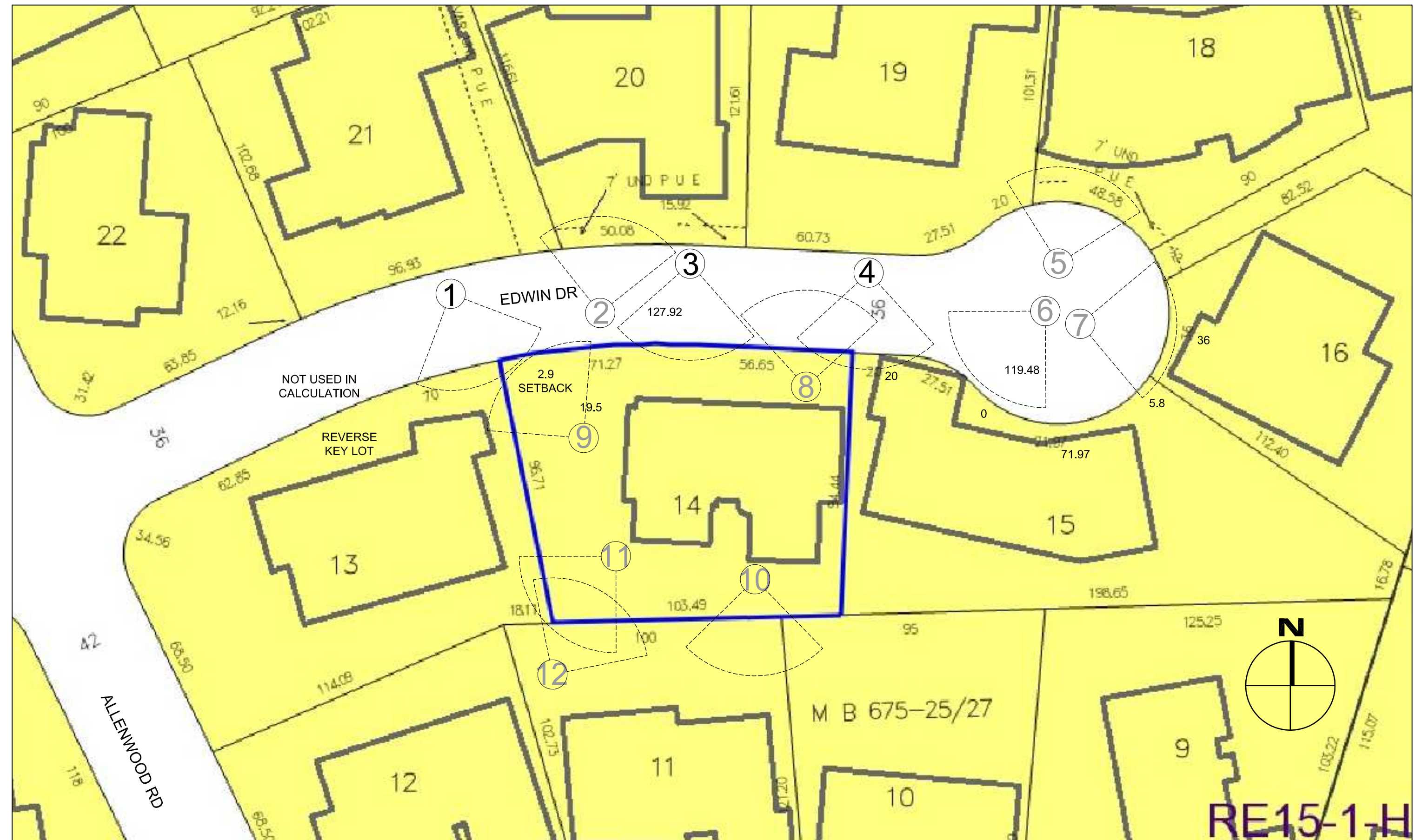
1



3



4



0' 5' 10' 20' 50' 100'

PHOTO MAP  
Scale: 1/32"=1'-0" 1

Architect  
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07/20/18

SETBACK  
CALCULATIONS AND  
SITE PHOTOS

20B

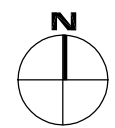
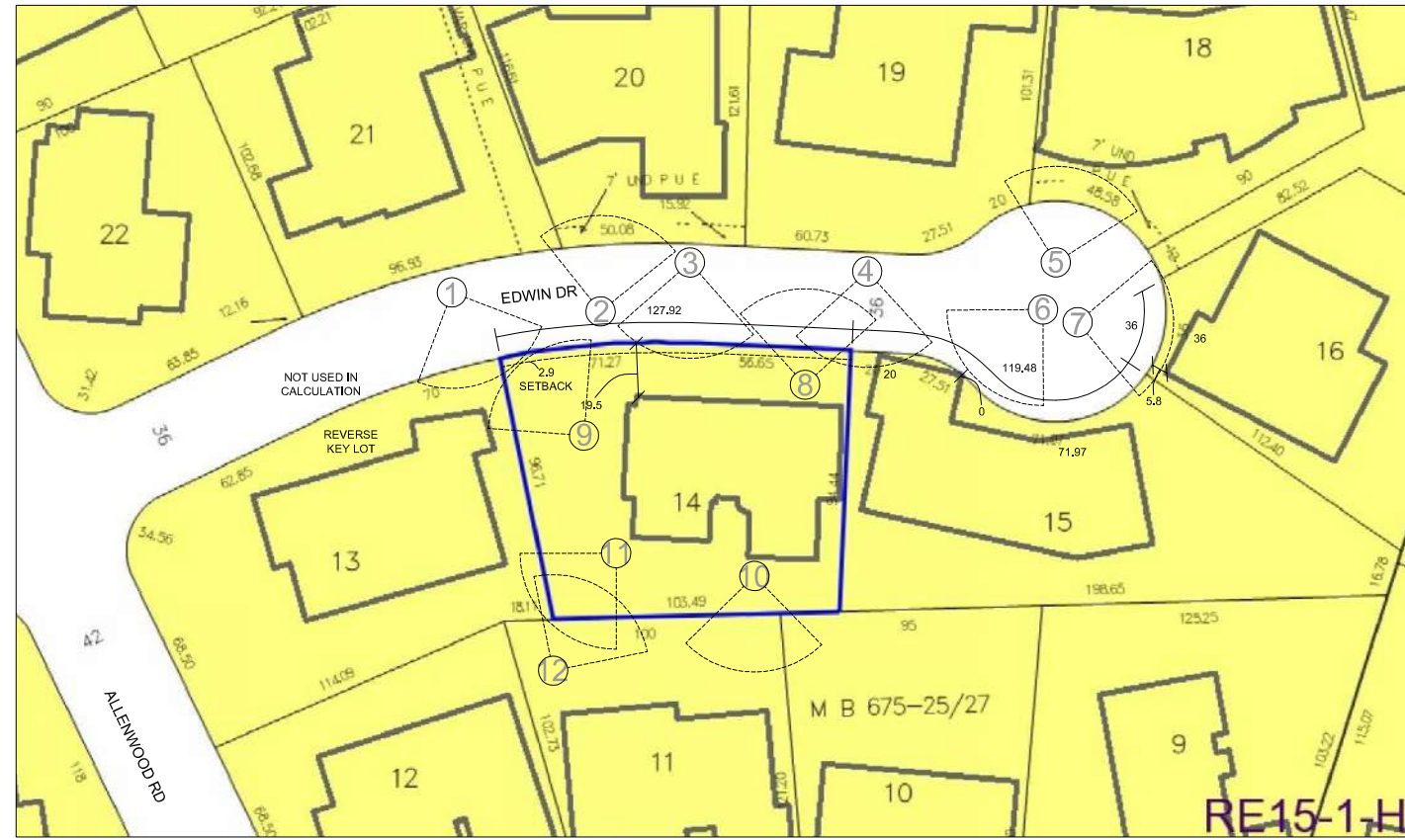


**PREVAILING FRONT YARD SETBACK**

	ADDRESS	FRONTAGE	SETBACK
1	TRACT 25690 LOT 14 8478 HOLLYWOOD BLVD	127.92	19.5
2	TRACT 25690 LOT 15 8464 HOLLYWOOD BLVD	119.48	0
3	TRACT 25690 LOT 16 1557 MARMONT AVE	36	5.8
TOTAL		283.4	

TOTAL FRONTAGE = 283.4  
 40% OF TOTAL FRONTAGE = 113.36  
 LOTS THAT VARY IN DEPTH BY NOT MORE THAN 10 FT : 15,16  
 TOTAL FRONTAGE OF SELECTED LOTS  
 (119.48 + 36 = 155.48 > 113.36)  
 TOTAL SETBACK OF SELECTED LOTS DIVIDED BY NUMBER OF SELECTED LOTS = 2.9  
 (0 + 5.8 = 2,9)

PREVAILING FRONT YARD SETBACK = 2.9'



PLOT PLAN 1  
Scale: 1/32"=1'-0"

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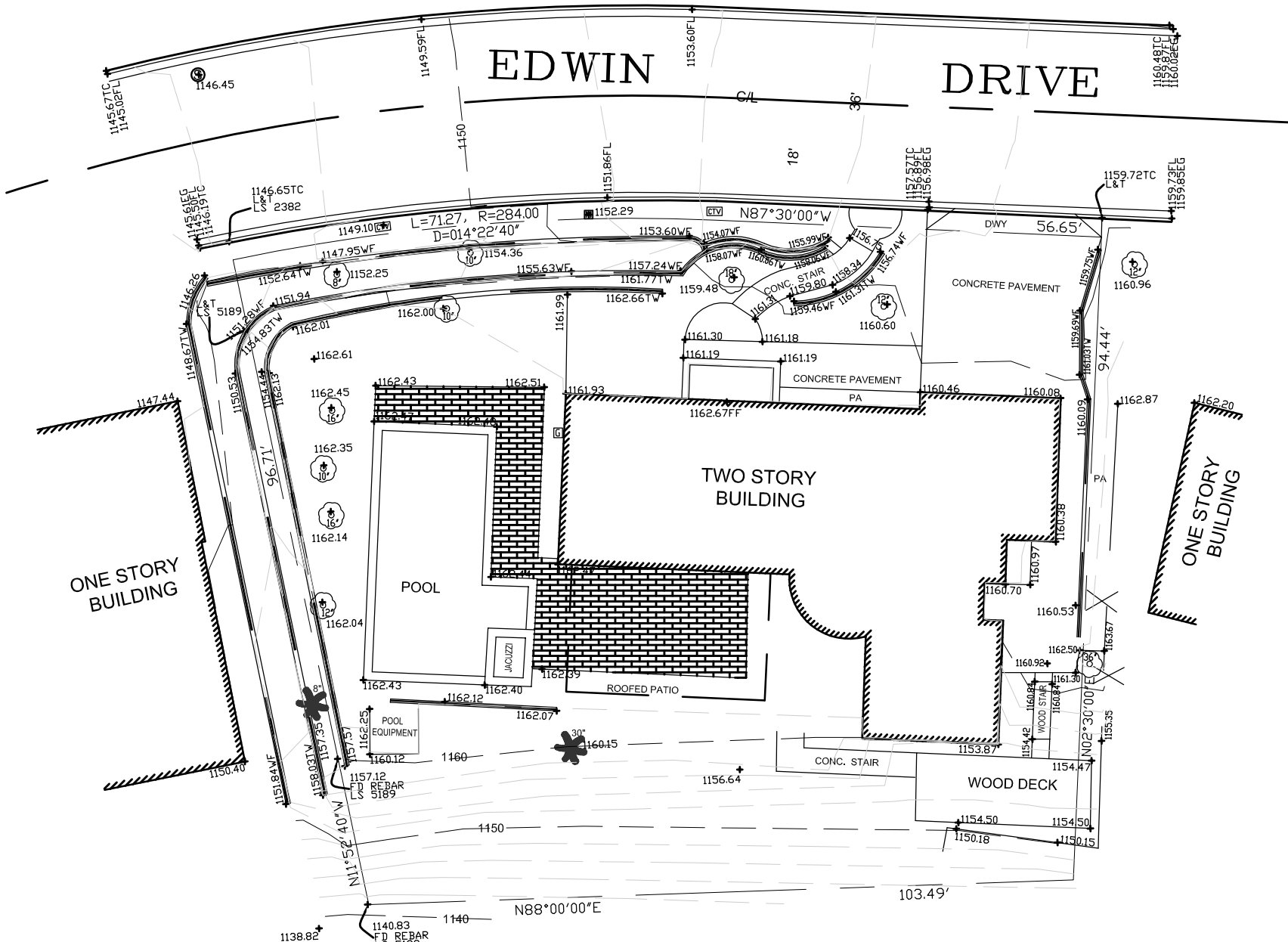
Owner  
**Raphael Berry**  
 8414 Edwin Drive  
 Los Angeles CA 90046  
 310 435 0467

Project  
**Berry Residence**  
 8414 Edwin Drive  
 Los Angeles CA 90046

Mulholland Scenic Parkway  
 Specific Plan Review  
 07/20/18



SETBACK  
 CALCULATIONS AND  
 SITE PHOTOS



**NOTES**

**LEGAL DESCRIPTION:**  
 LOT 14 OF TRACT NO 25690, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, RECORDED IN BOOK 675 PAGES 25/27 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**NOTES:**  
 1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA.  
 2. MISC. DATA  
 TOTAL PROPERTY AREA: 11,291 SQ.FT.

**BENCH MARK:**  
 WIRE SPK IN E CURB ALLENWOOD RD, 5FT S OF BC CURB RETURN S OF MULHOLLAND DRIVE, 4.29 MI SWLY FROM CAHUENGA BLVD  
 BENCH MARK : 13-21465  
 ELEVATION = 1145.380

LEGEND	
<b>MISCELLANEOUS</b>	<b>ABBREVIATIONS</b>
<ul style="list-style-type: none"> <li> WATER METER</li> <li> SEWER MAINT HOLE</li> <li> GAS METER</li> <li> CABLE T.V. BOX</li> <li> SPOT ELEVATION</li> <li> PVC FENCE</li> <li> CHAIN LINK FENCE</li> <li> RETAINING BLOCK WALL</li> <li> BOUNDARY LINE</li> <li> TREE - SIZE IN INCHES</li> <li> BRICK PAVEMENT</li> <li> PALM TREE</li> </ul>	<ul style="list-style-type: none"> <li>TC TOP OF CURB</li> <li>EG EDGE OF GUTTER</li> <li>FL FLOW LINE</li> <li>C/L CENTER LINE</li> <li>P/L PROPERTY LINE</li> <li>EP EDGE OF PAVEMENT</li> <li>PA PLANTING AREA</li> <li>TW TOP OF WALL</li> <li>FW WALL FACE</li> <li>BW BACK OF WALK</li> <li>FW FRONT OF WALK</li> <li>DWY DRIVEWAY</li> </ul>

PREPARED BY:  
**NICK KAZEM, INC.**  
 4966 TOPANGA CYN. BLVD.,  
 WOODLAND HILLS, CA 91364  
 (818) 999-9890

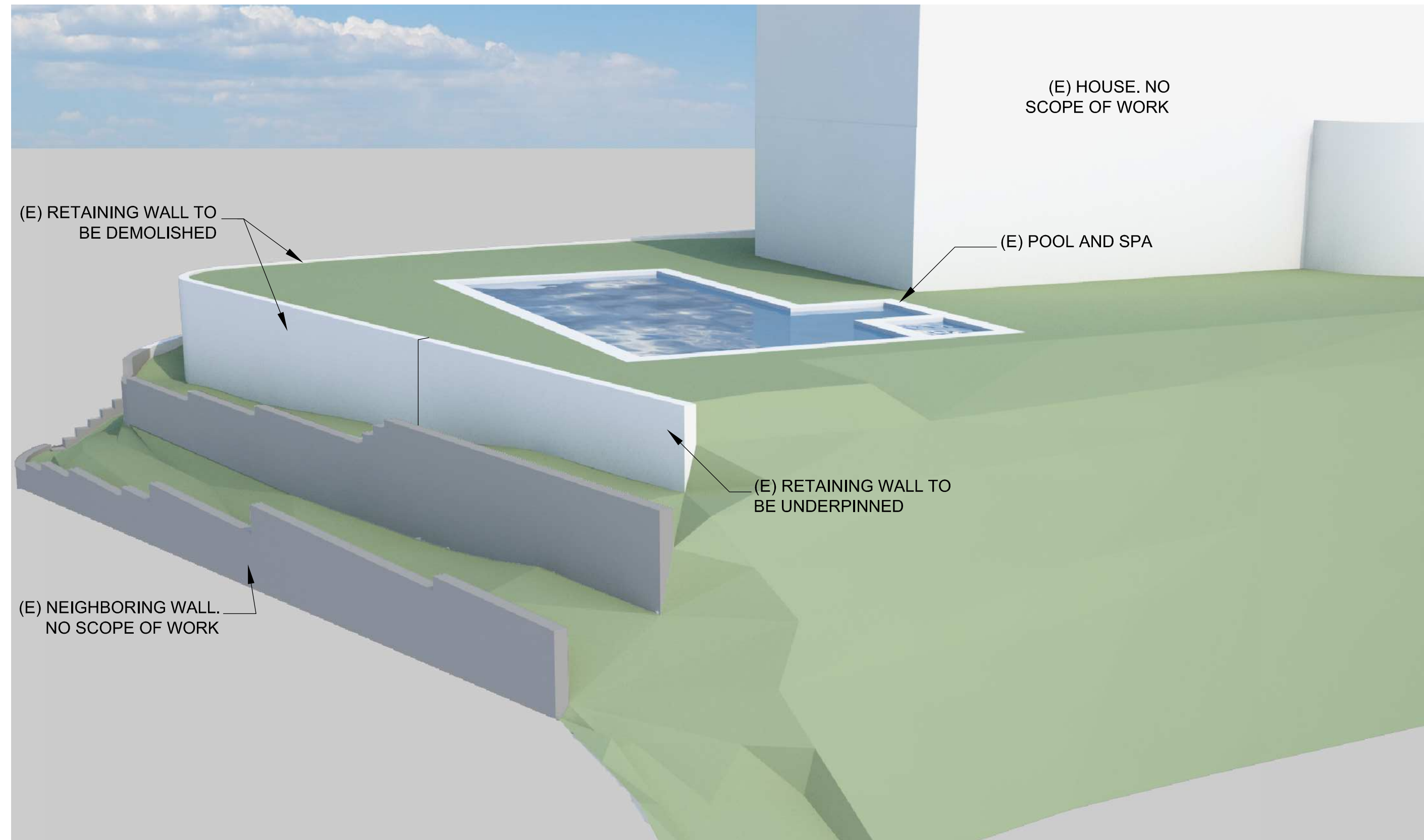
NICK KAZEMI  
 L.S. NO. 7022  
 EXP. 6-30-2018

PREPARED FOR:  
**RAPHAEL BERRY**  
 (310)435-0467

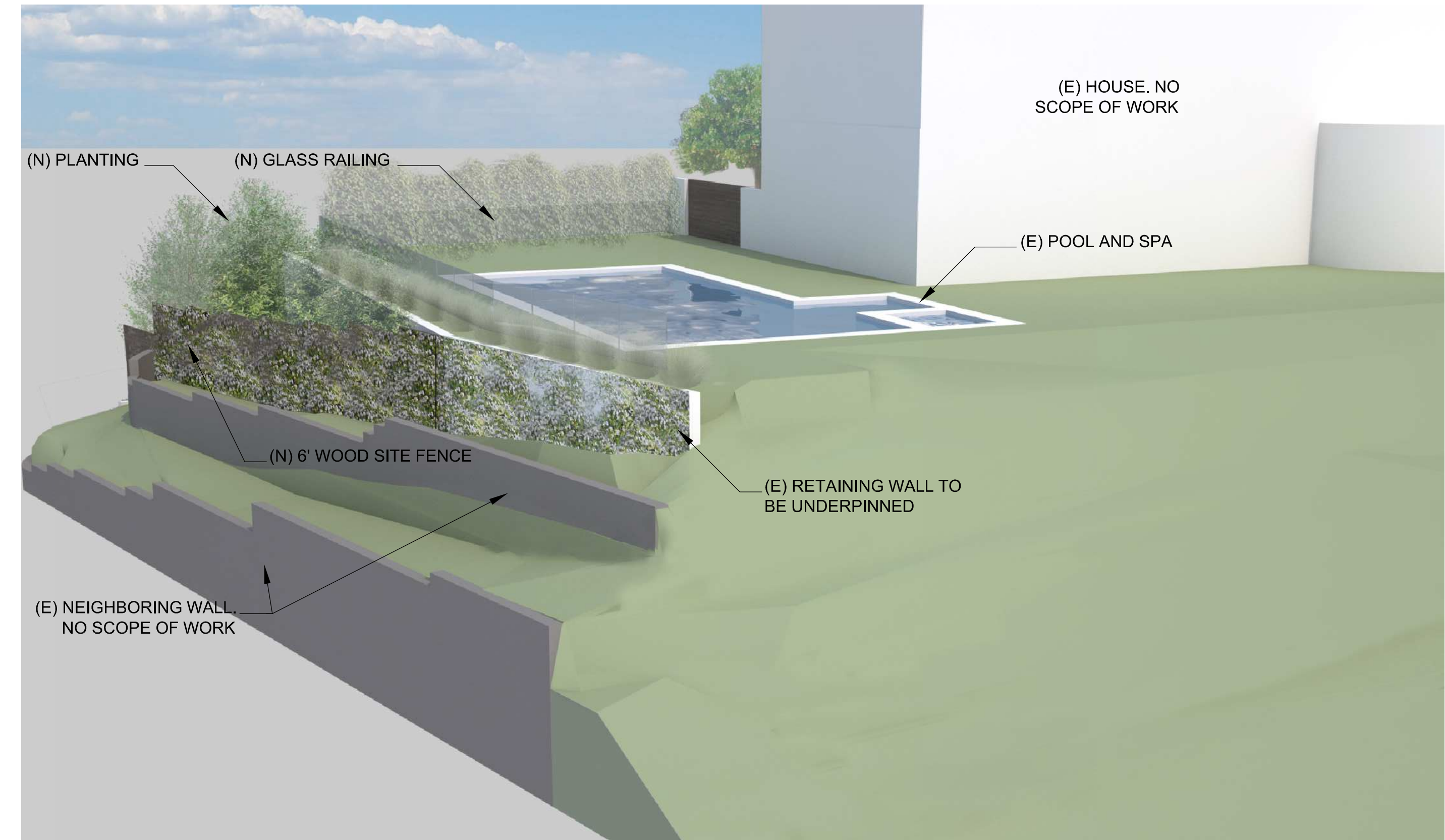
REV. NO	DATE	REVISION	BY:	APP.
SCALE	CHK'D BY	APPROVED BY:	R.C.E. NO.	DATE
1" = 10'				12-20-2016
			DWG. NO.	3435

TOPOGRAPHY SURVEY

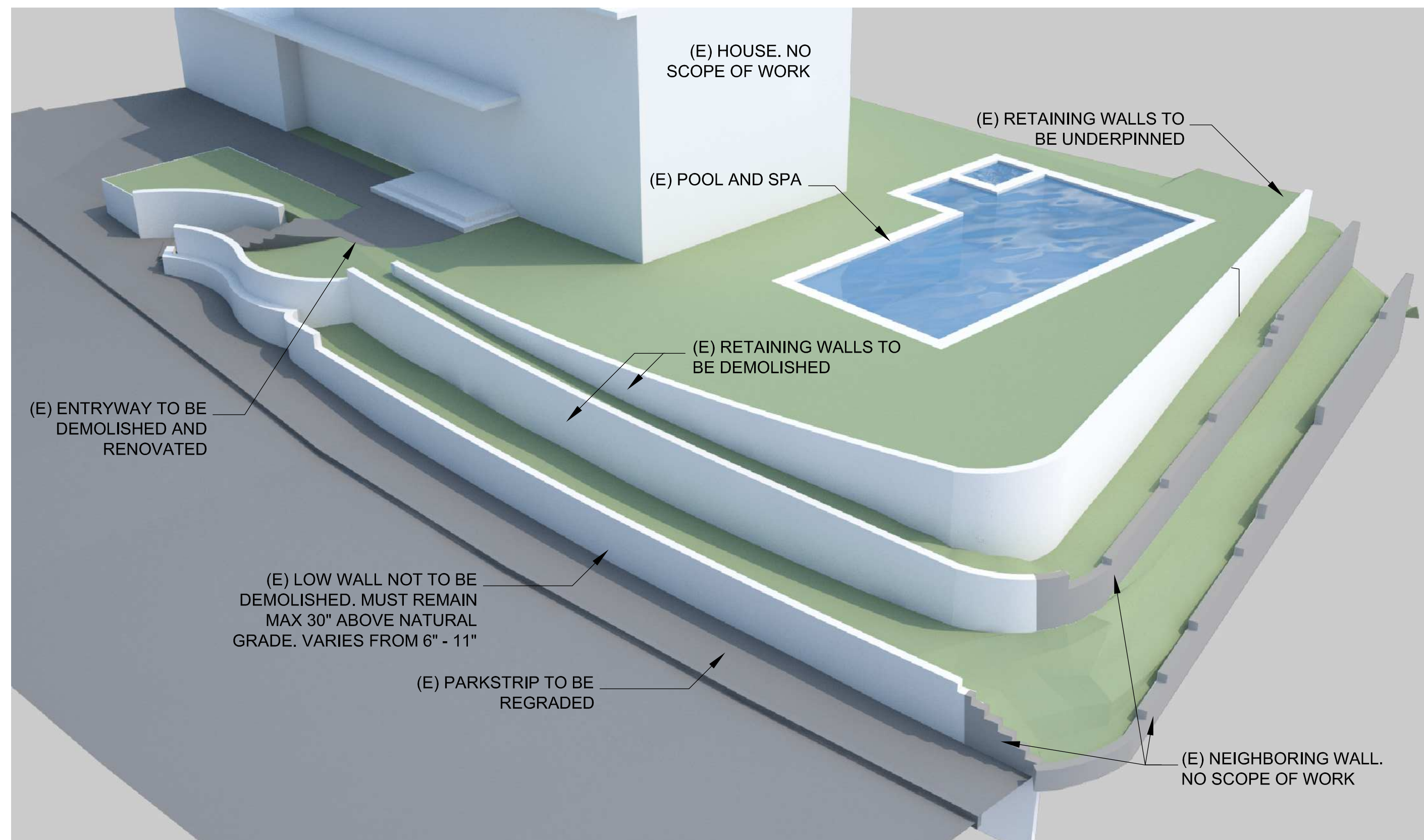
FOR  
 8414 EDWIN DRIVE, LOS ANGELES, CALIFORNIA



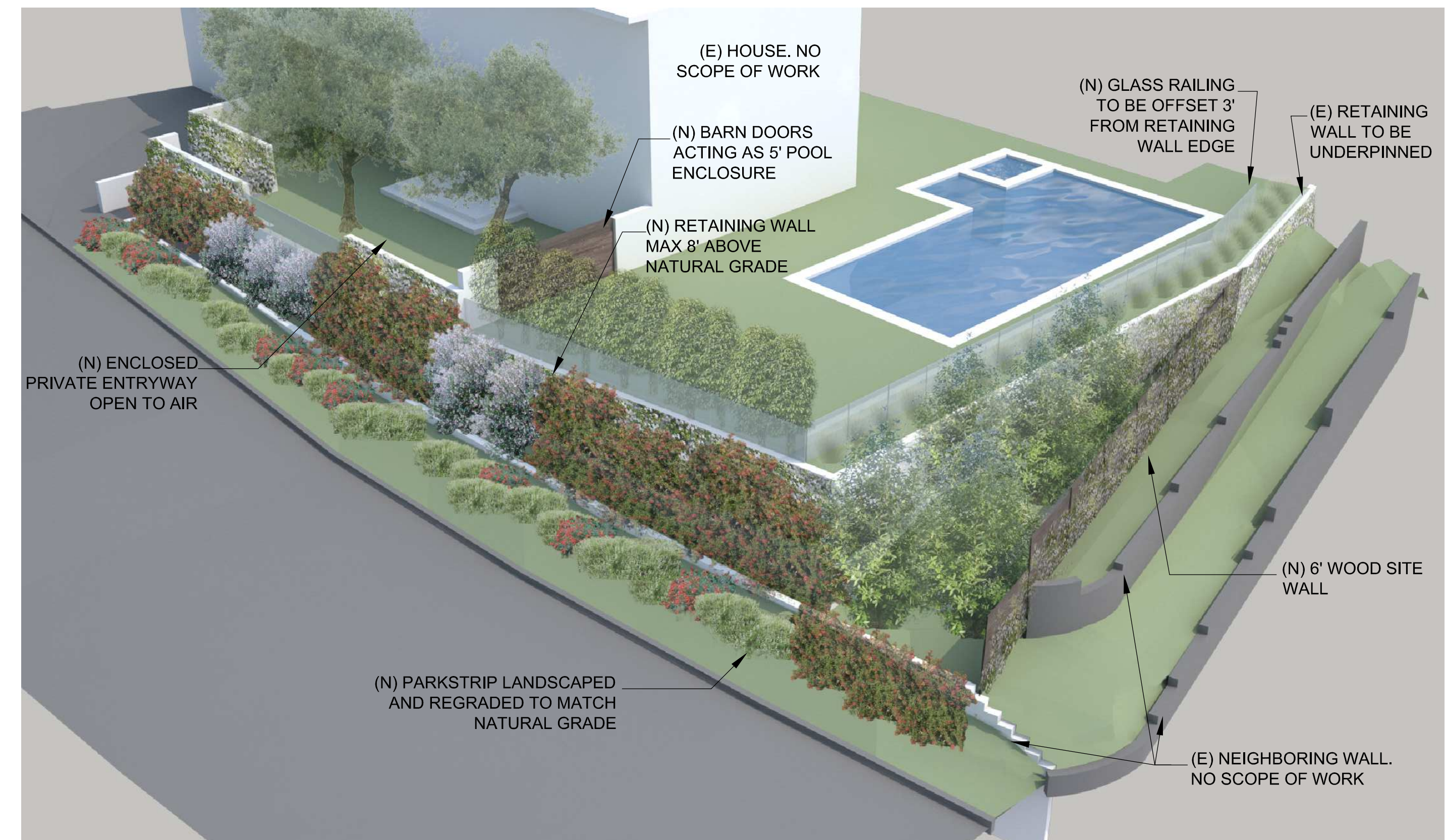
EXISTING SIDE YARD RENDER 4



PROPOSED SIDE YARD RENDER 2



EXISTING FRONT YARD RENDER 3



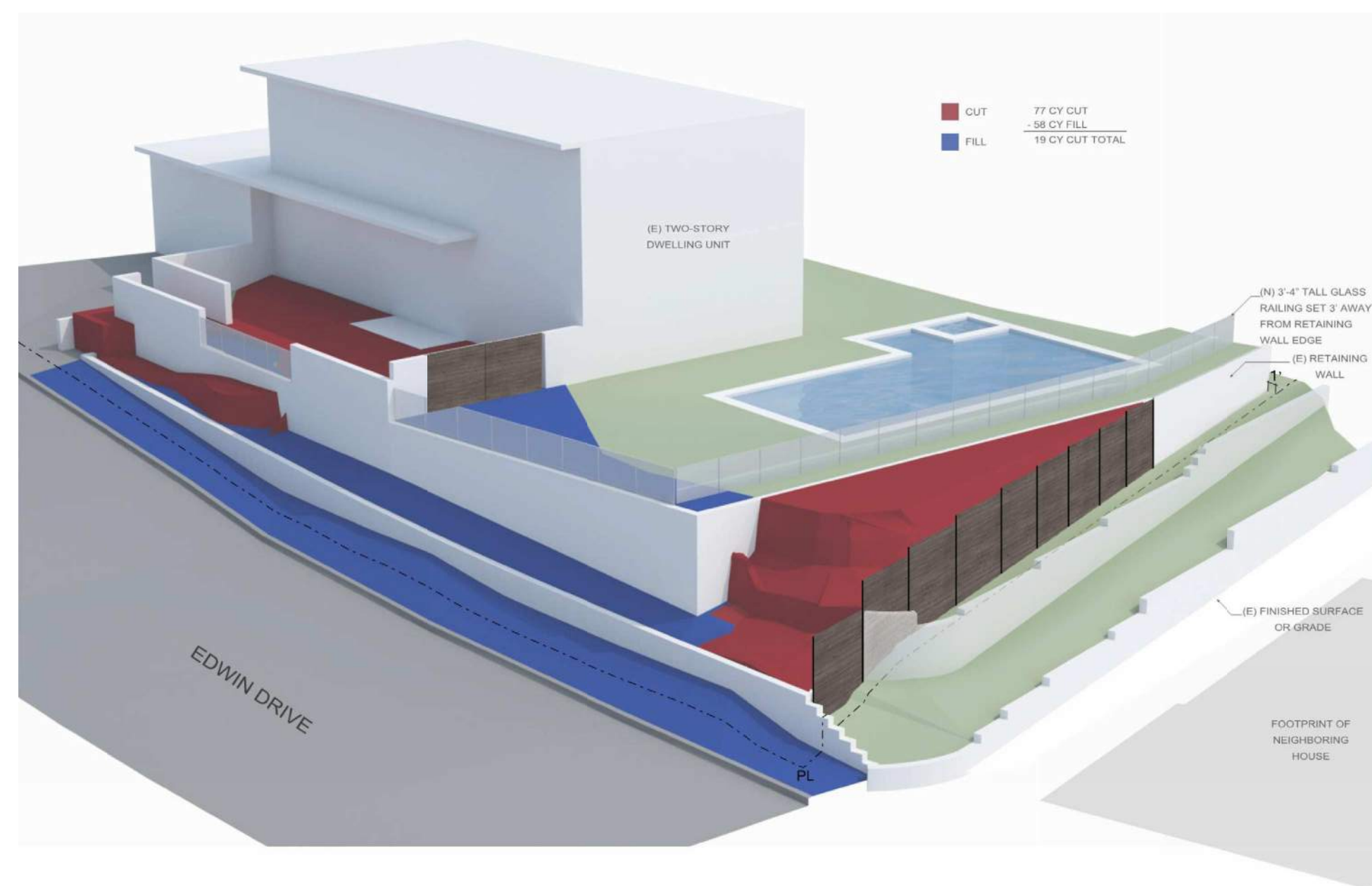
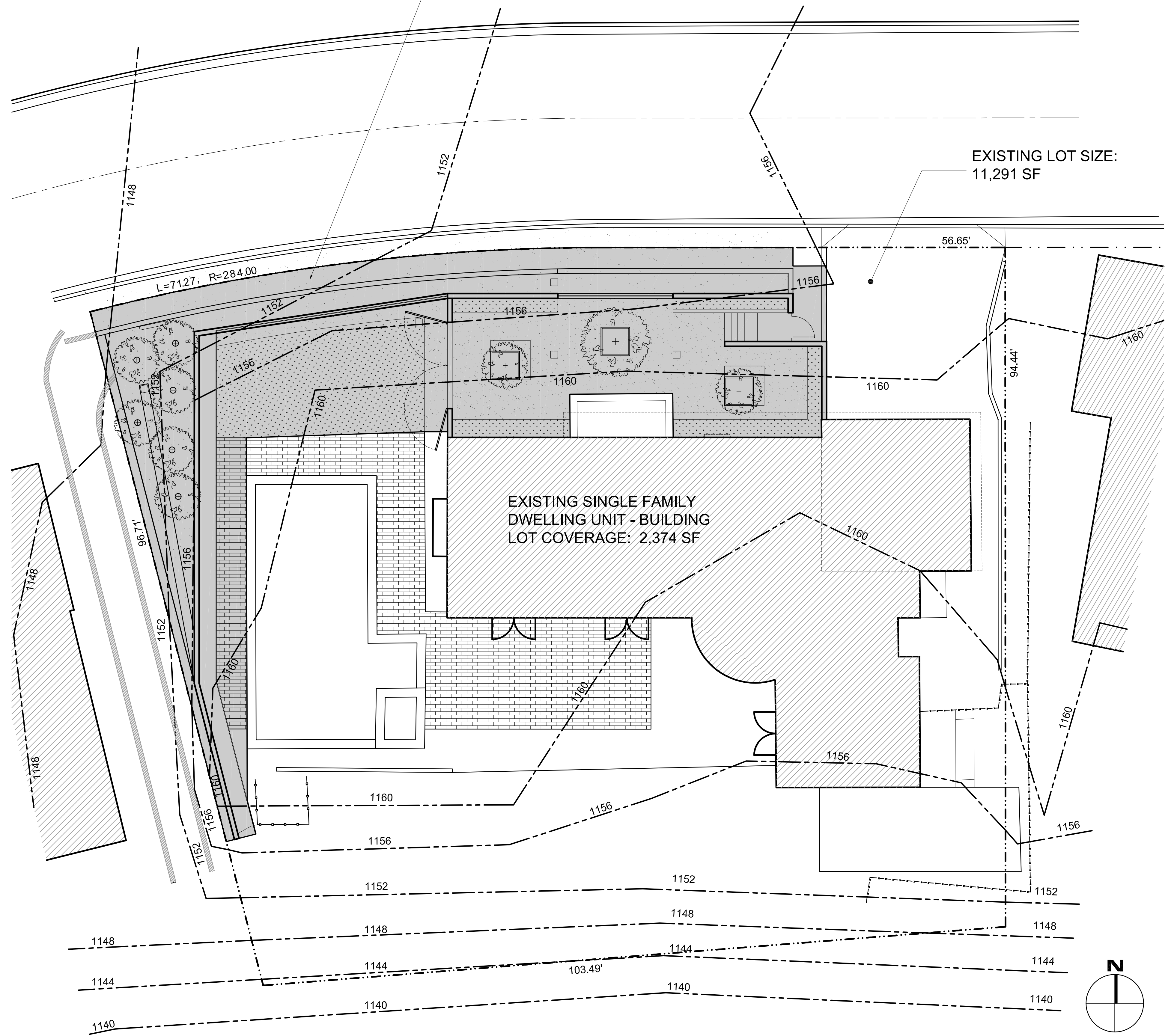
PROPOSED FRONT YARD RENDER 1

SCOPE OF WORK: RETAINING WALLS AND ASSOCIATED GRADING AND BACKFILL.  
 OVERALL AREA OF WORK: 2,908 SF; GROSS  
 GROSS LANDSCAPE: 2,155 SF  
 GROSS HARDSCAPE: 564 SF  
 GRADING: CUT: 77 CY, FILL: 58 CY -- EXPORT 19 CY

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 executive architect  
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 310 837 7540 fax  
 e.wol@twgla.com

EXISTING LOT SIZE:  
 11,291 SF

EXISTING SINGLE FAMILY  
 DWELLING UNIT - BUILDING  
 LOT COVERAGE: 2,374 SF



3D GRADING DIAGRAM BASED ON 2014 NAVIGATE LA CONTOUR SITE PLAN

2

2014 NAVIGATE LA CONTOUR SITE PLAN OVERLAY TO ESTABLISH "NATURAL" GRADE

1/8" = 1'-0"

1

Owner  
**Raphael Berry**  
 8414 Edwin Drive  
 Los Angeles CA 90046  
 310 435 0467

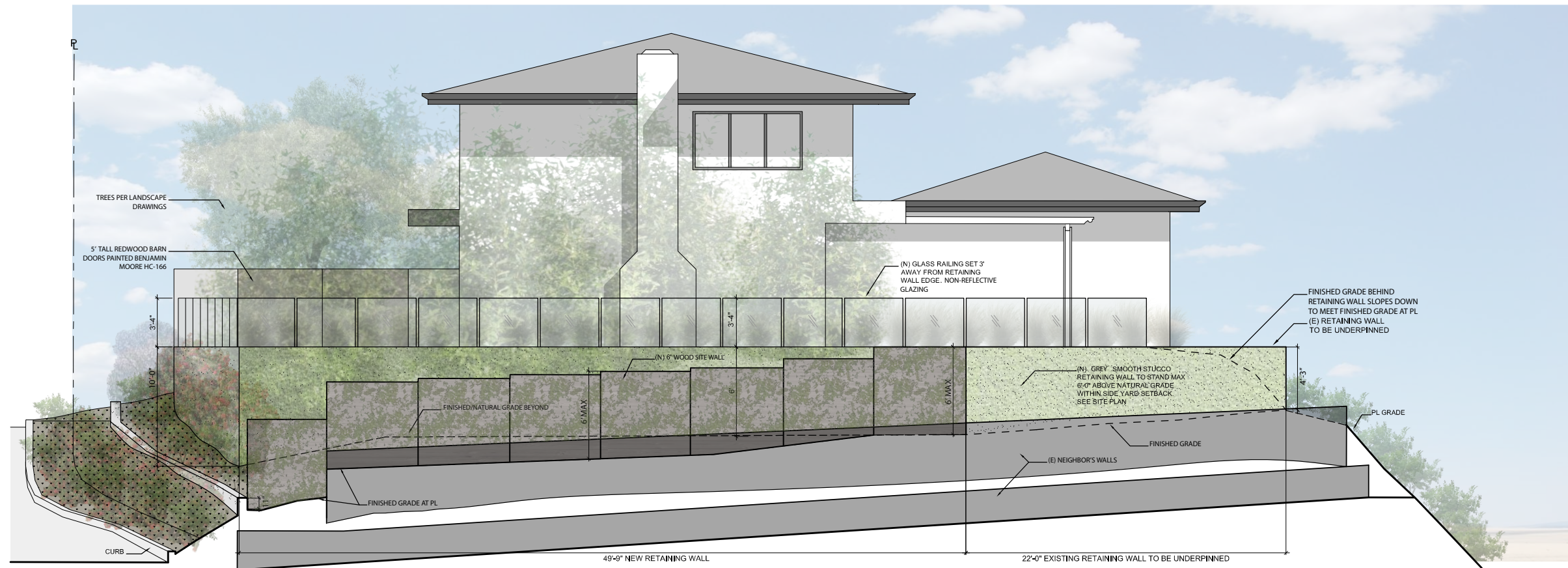
Project  
**Berry Residence**  
 8414 Edwin Drive  
 Los Angeles CA 90046

Mulholland Scenic Parkway  
 Specific Plan Review  
 11/19/18

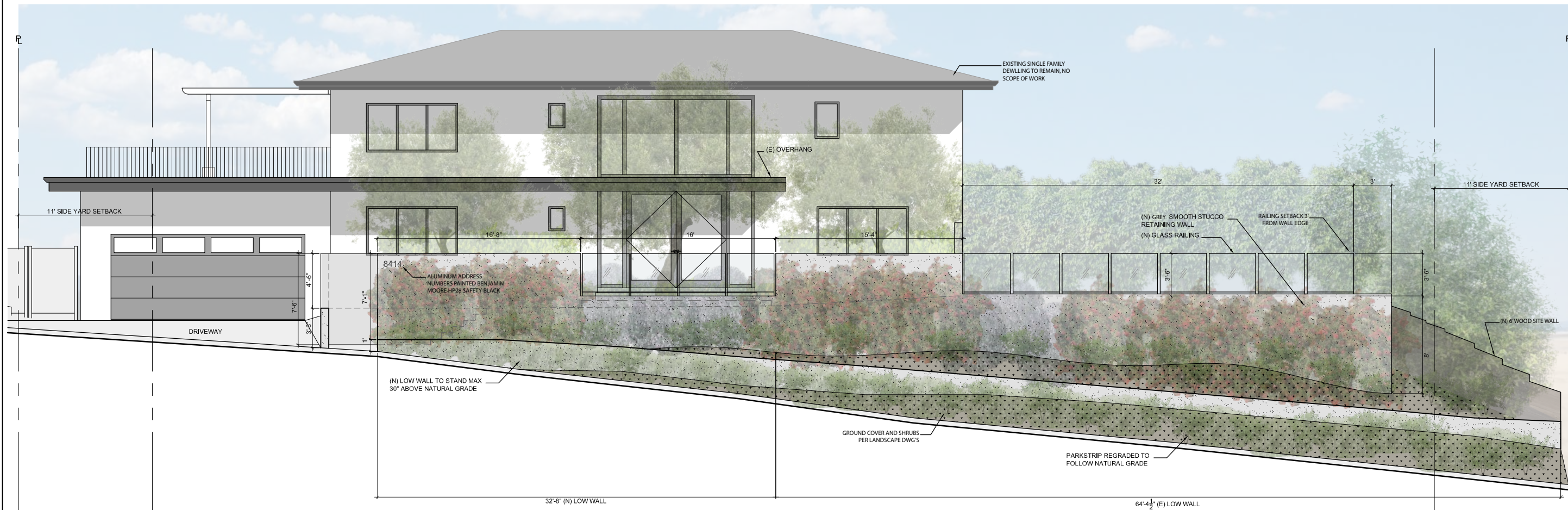
2014 NAVIGATE LA  
 CONTOUR SITE PLAN  
 OVERLAY







WEST ELEVATION  
1/4" = 1'-0" 2



NORTH ELEVATION  
1/4" = 1'-0" 1

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Owner  
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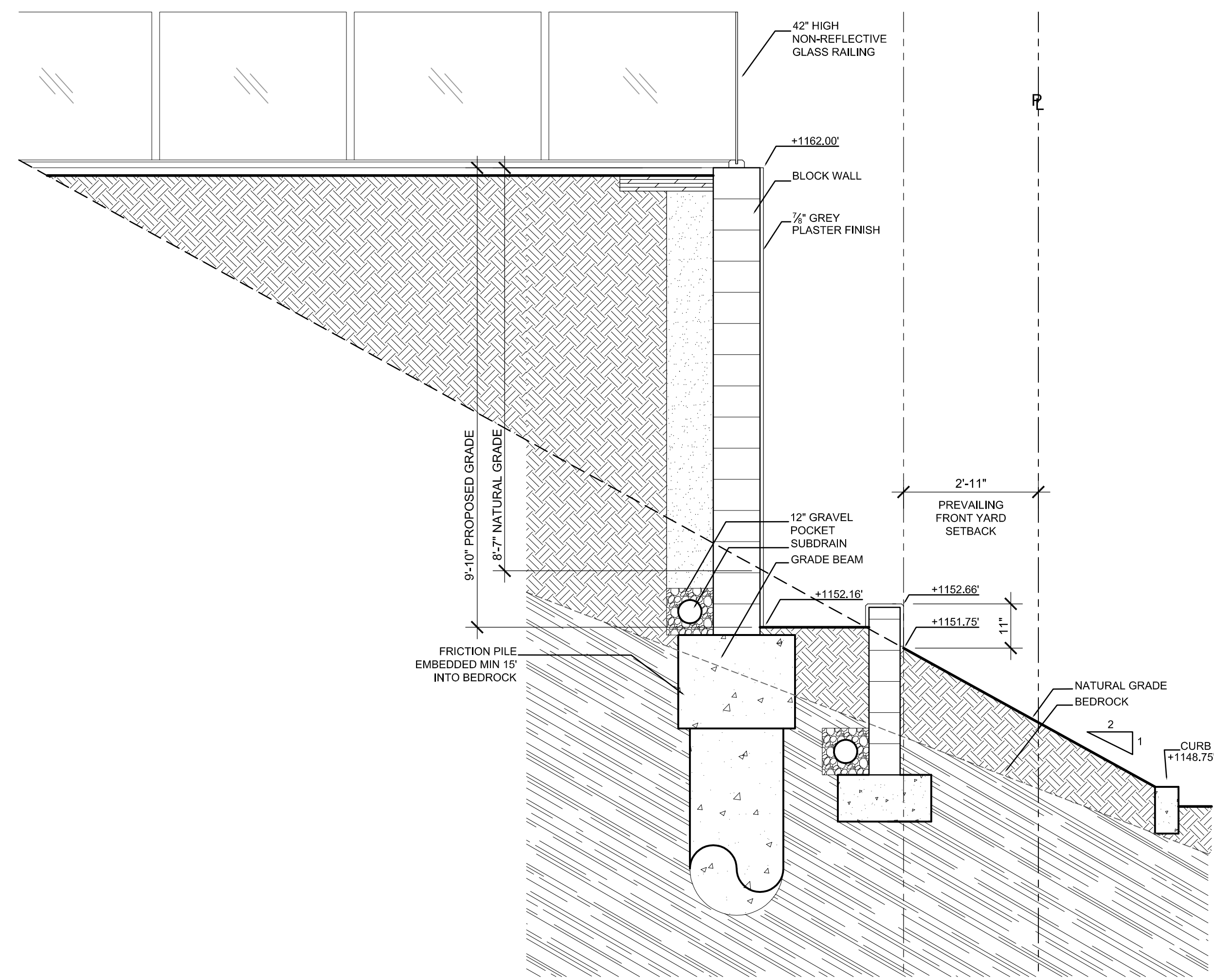
Project  
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Mulholland Scenic Parkway  
Specific Plan Review  
07/20/18

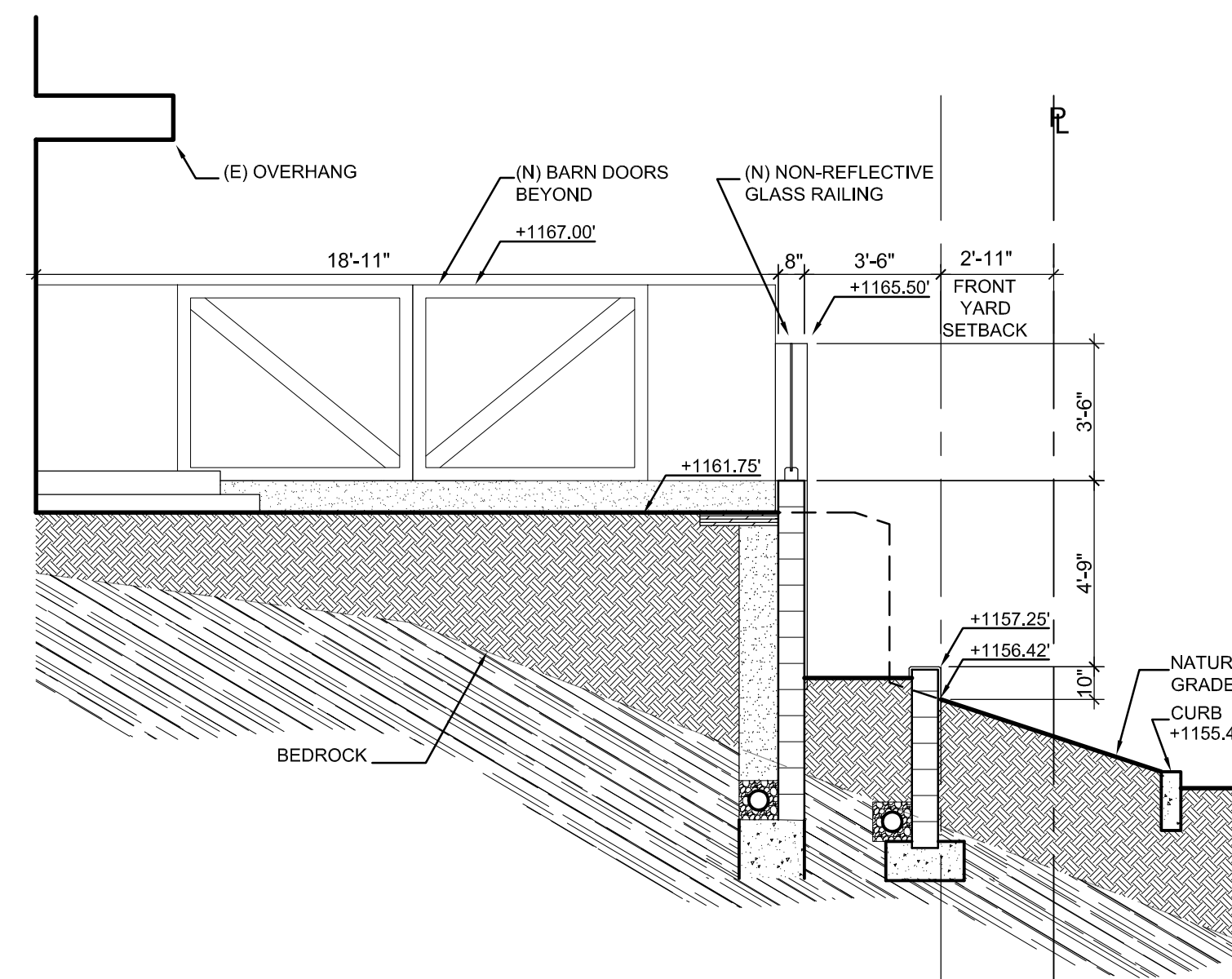
SITE  
ELEVATIONS  
**27**



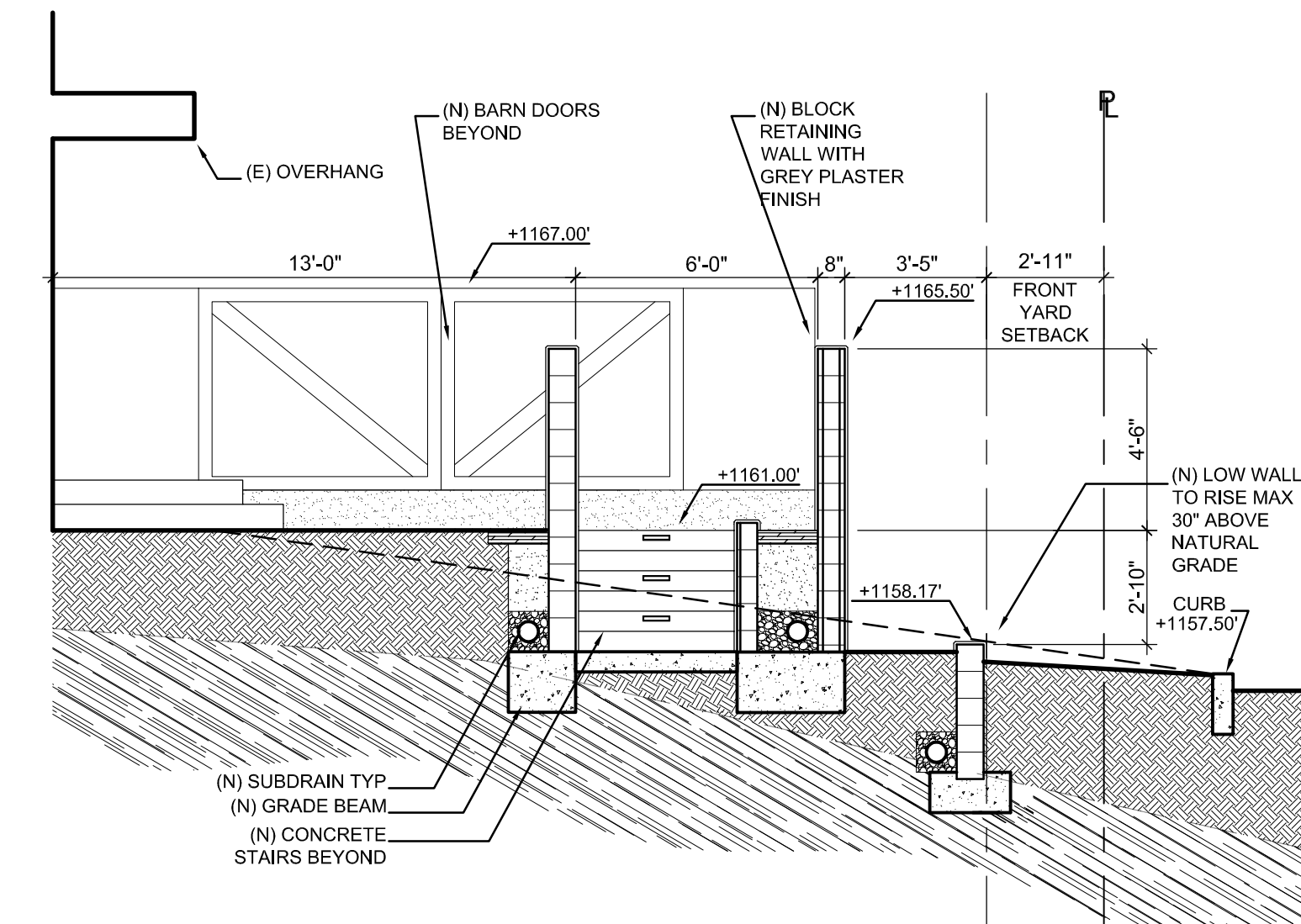
CONCEPT RENDERING 11



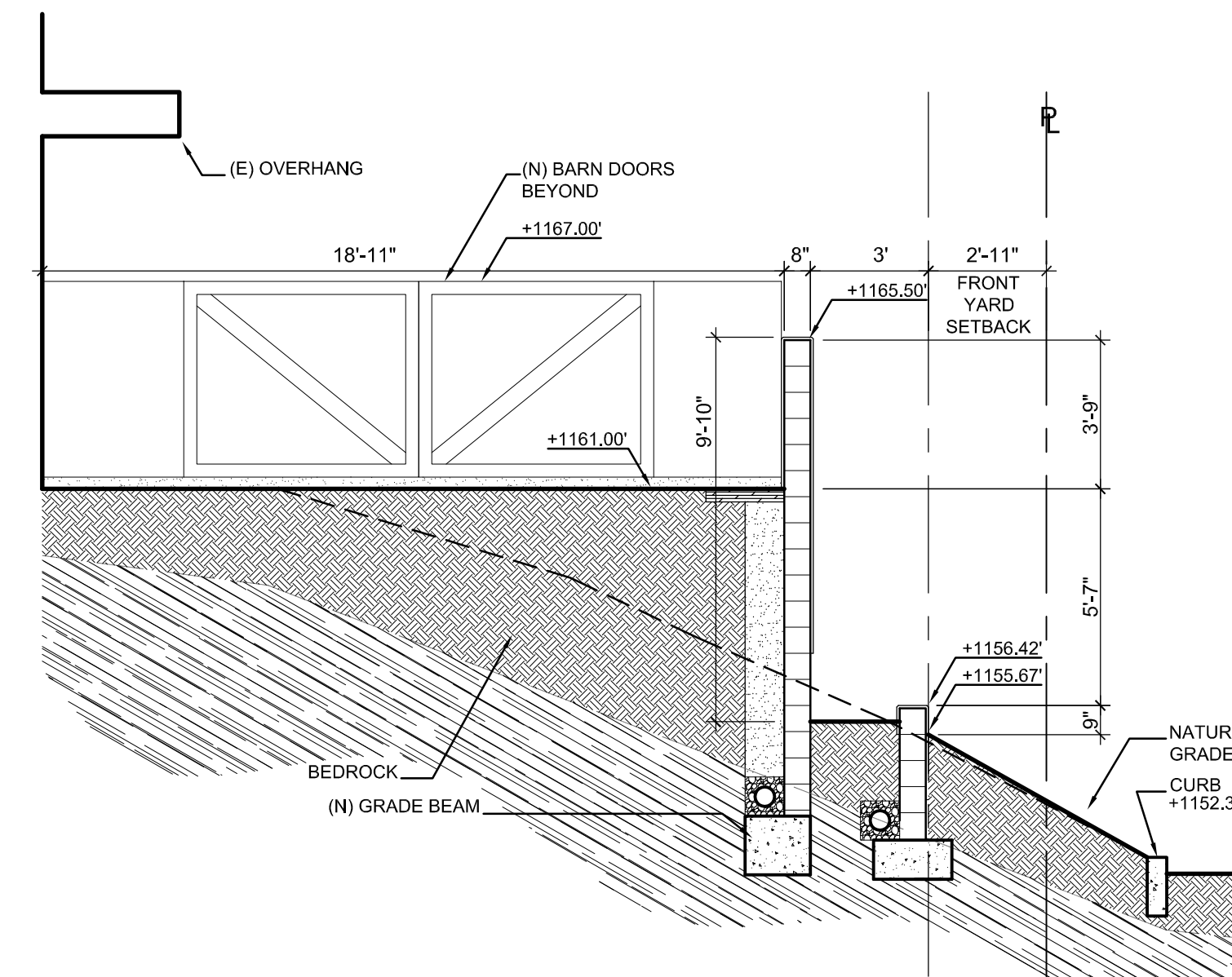
WALL SECTION 9  
1/2" = 1'-0"



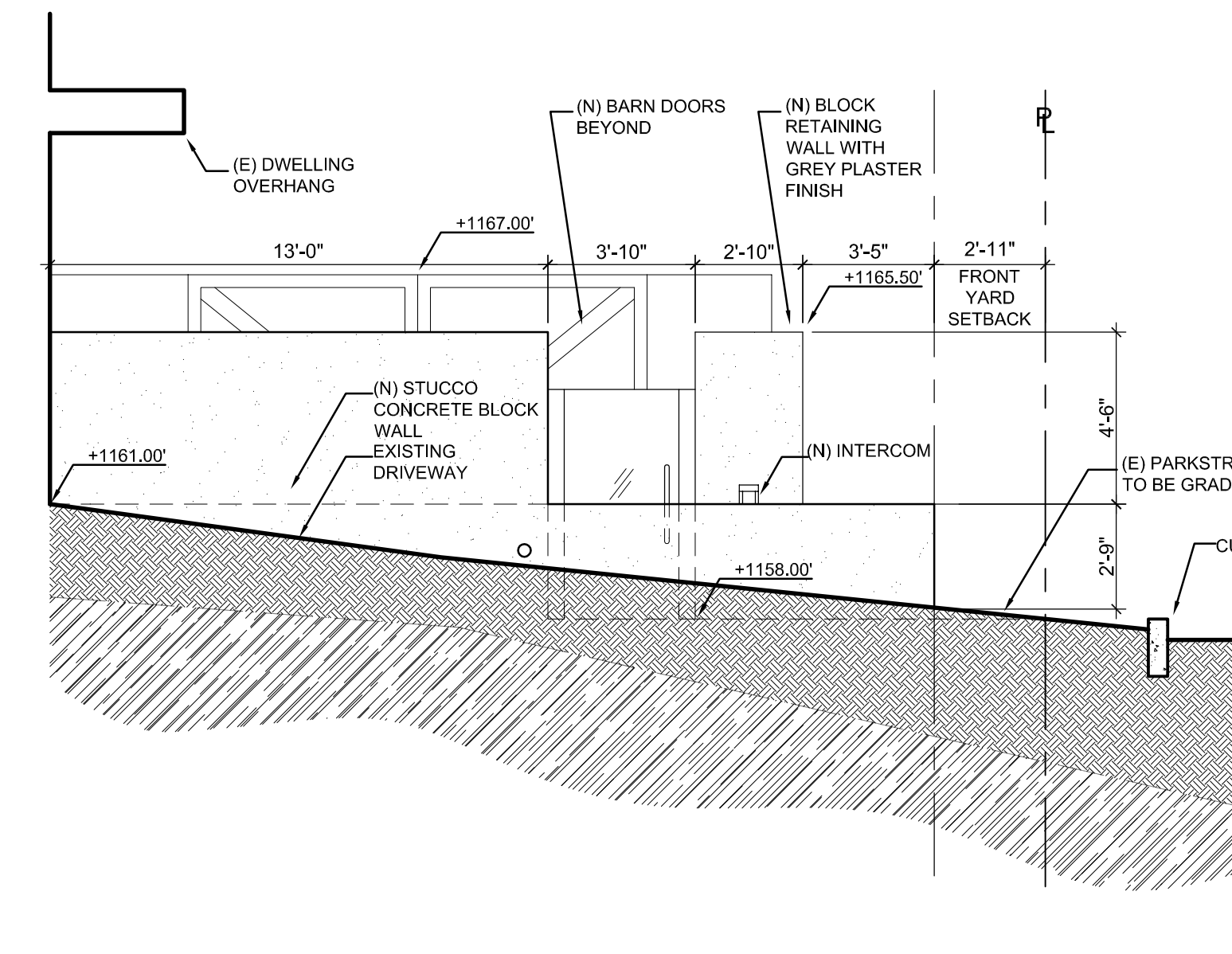
FRONT ENTRY SECTION 8  
1/4" = 1'-0"



WALL SECTION 6  
1/4" = 1'-0"



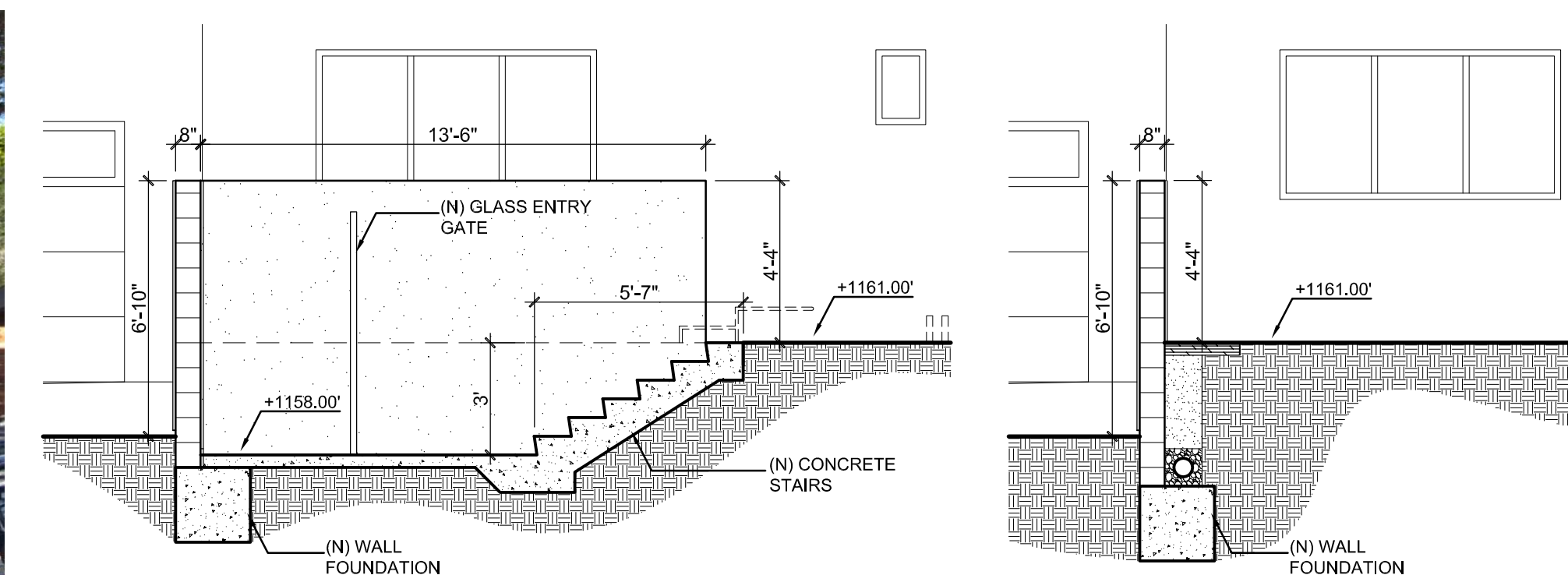
FRONT ENTRY SECTION 7  
1/4" = 1'-0"



FRONT ENTRY ELEVATION 5  
1/4" = 1'-0"

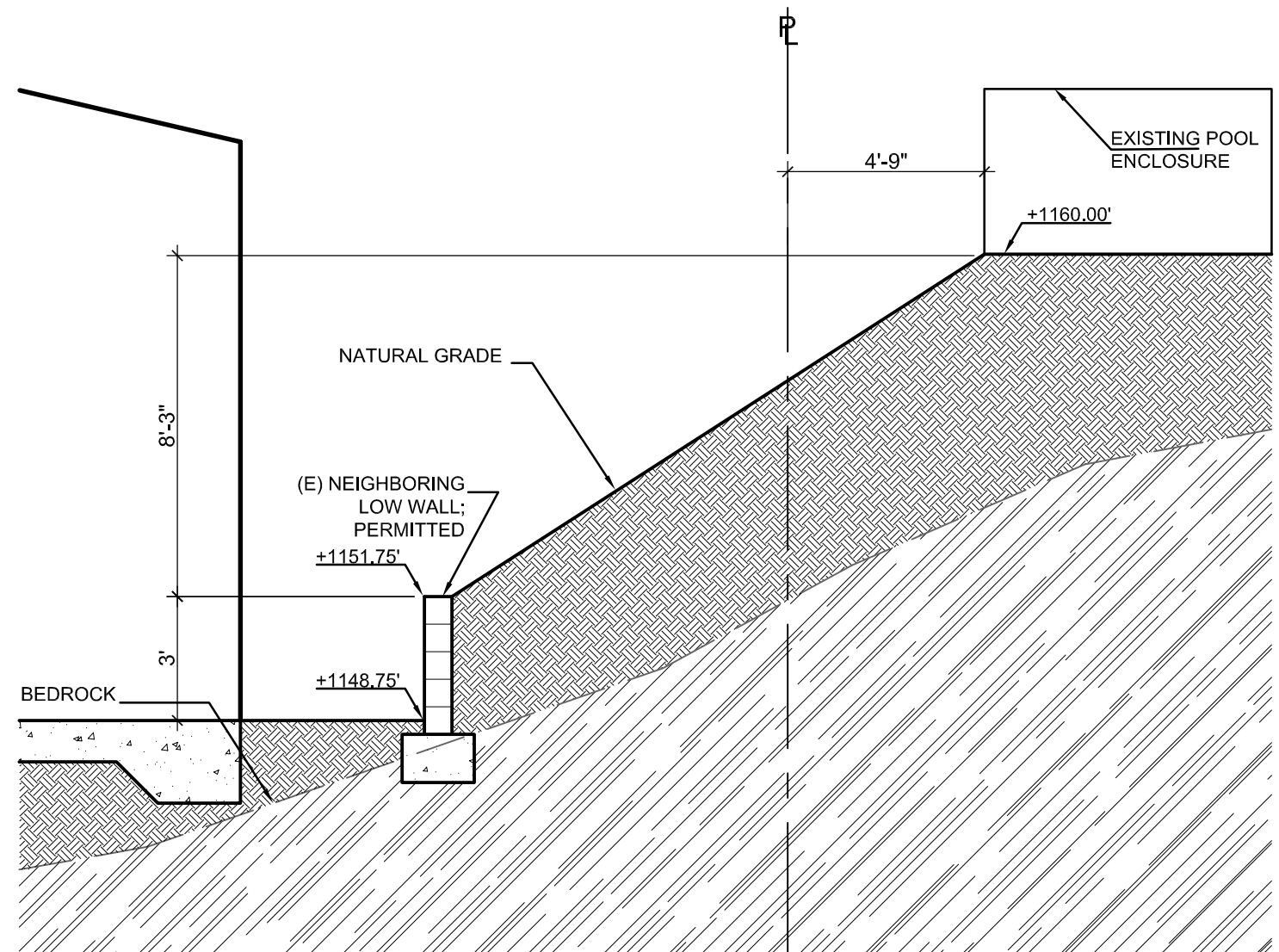


EXISTING RETAINING WALL PROFILE 10

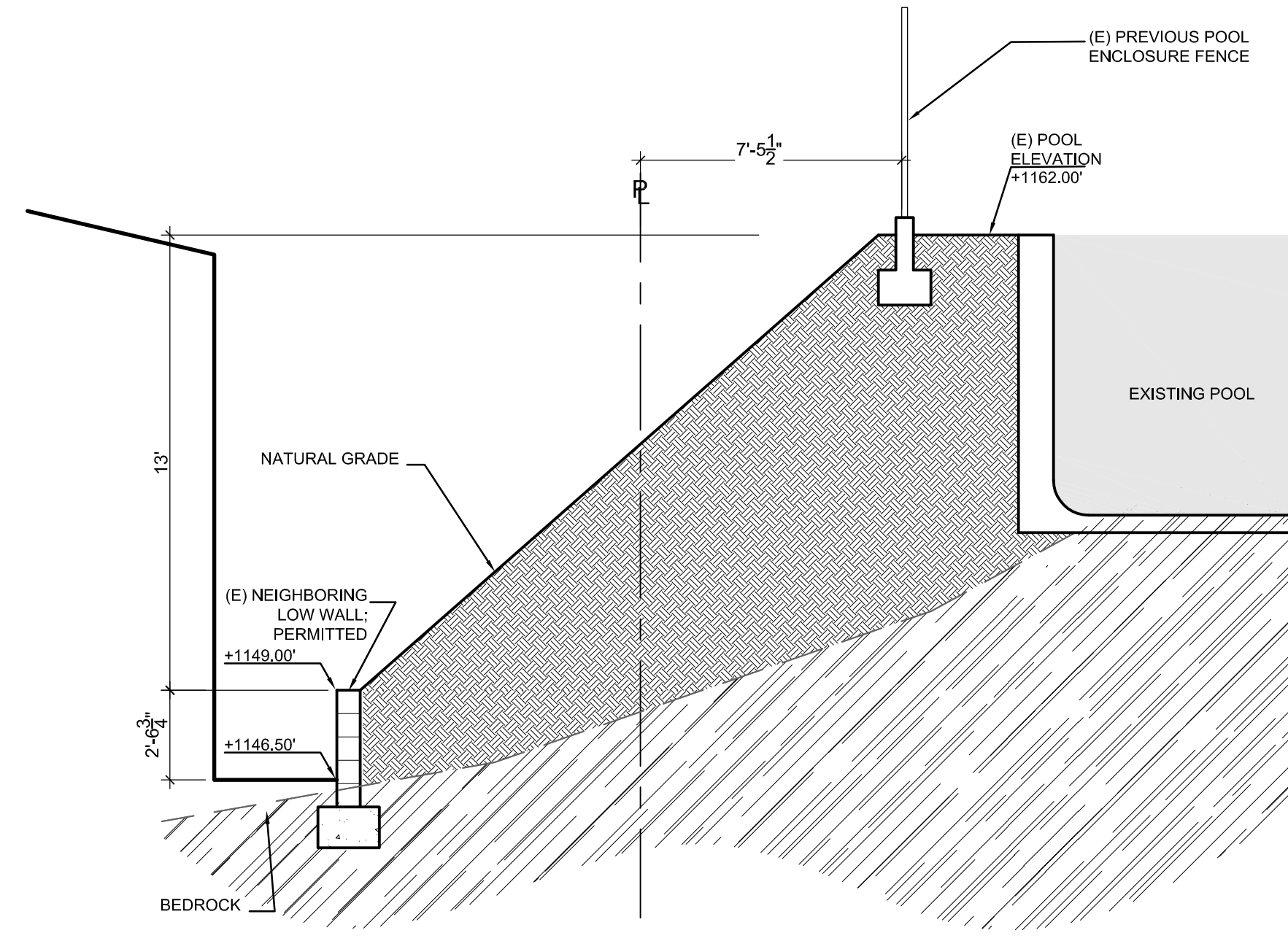


WALL SECTION 2  
1/4" = 1'-0"

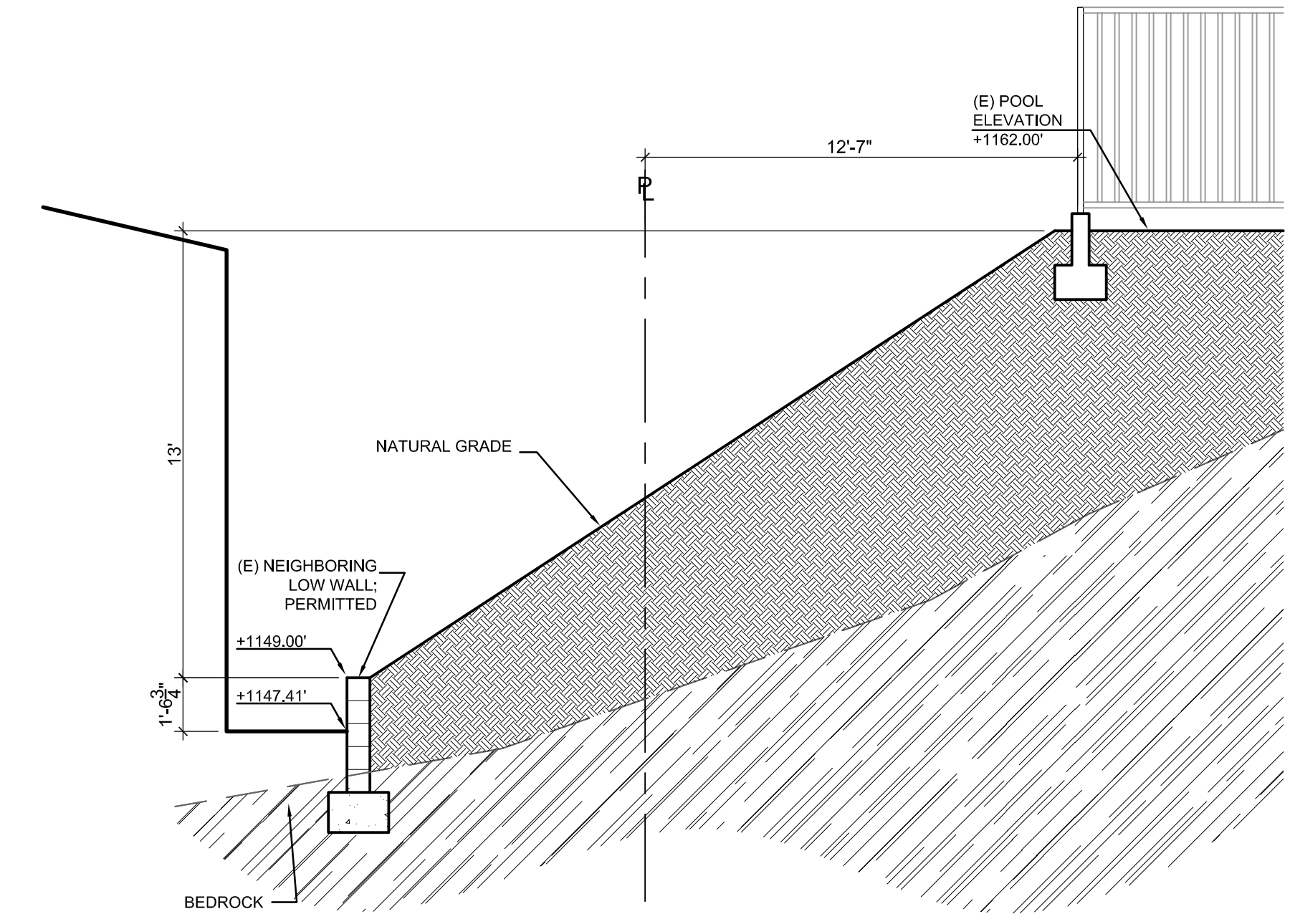
WALL SECTION 1  
1/4" = 1'-0"



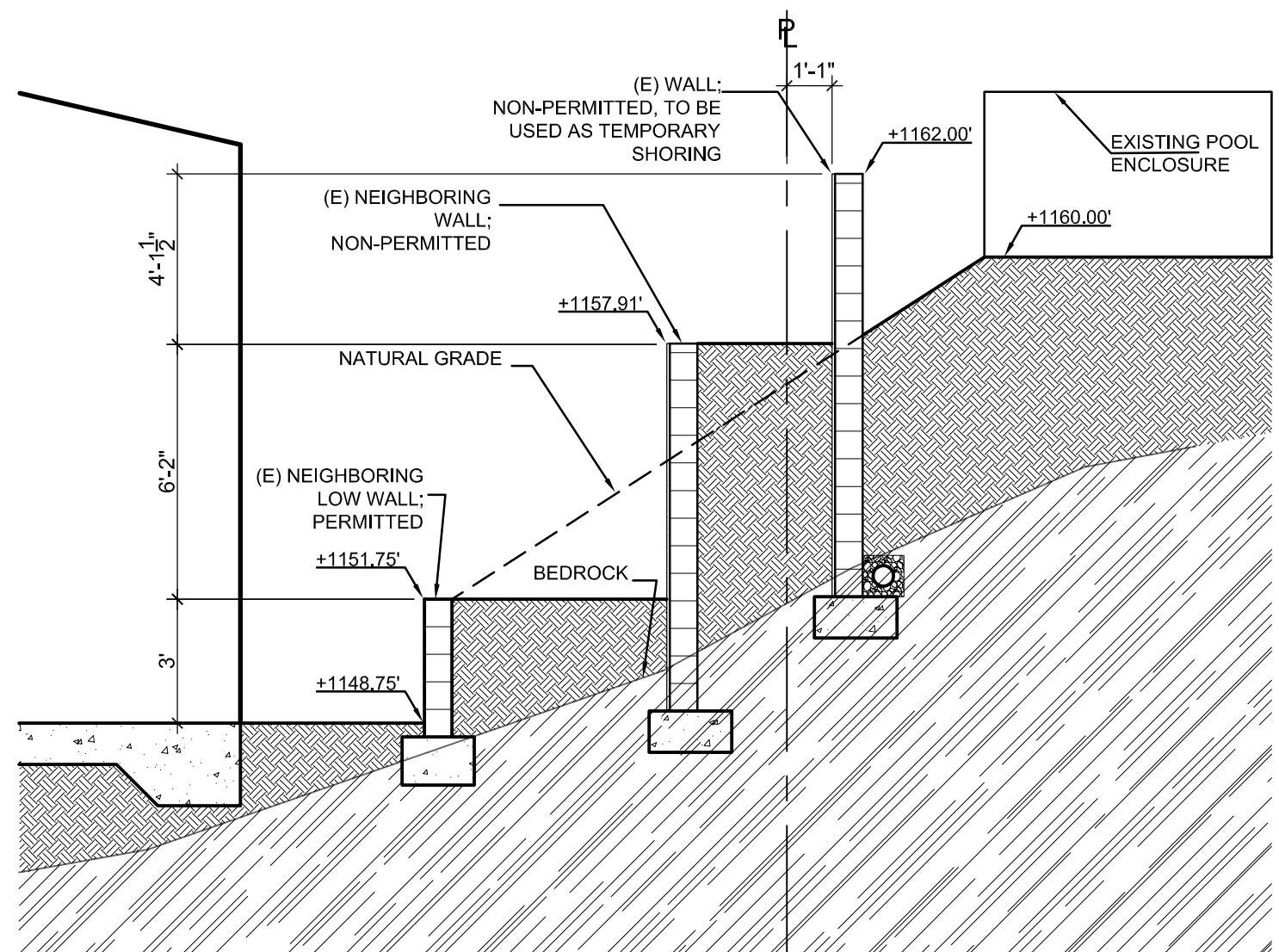
SITE SECTION BEFORE WORK  
 1/4" = 1'-0" 3



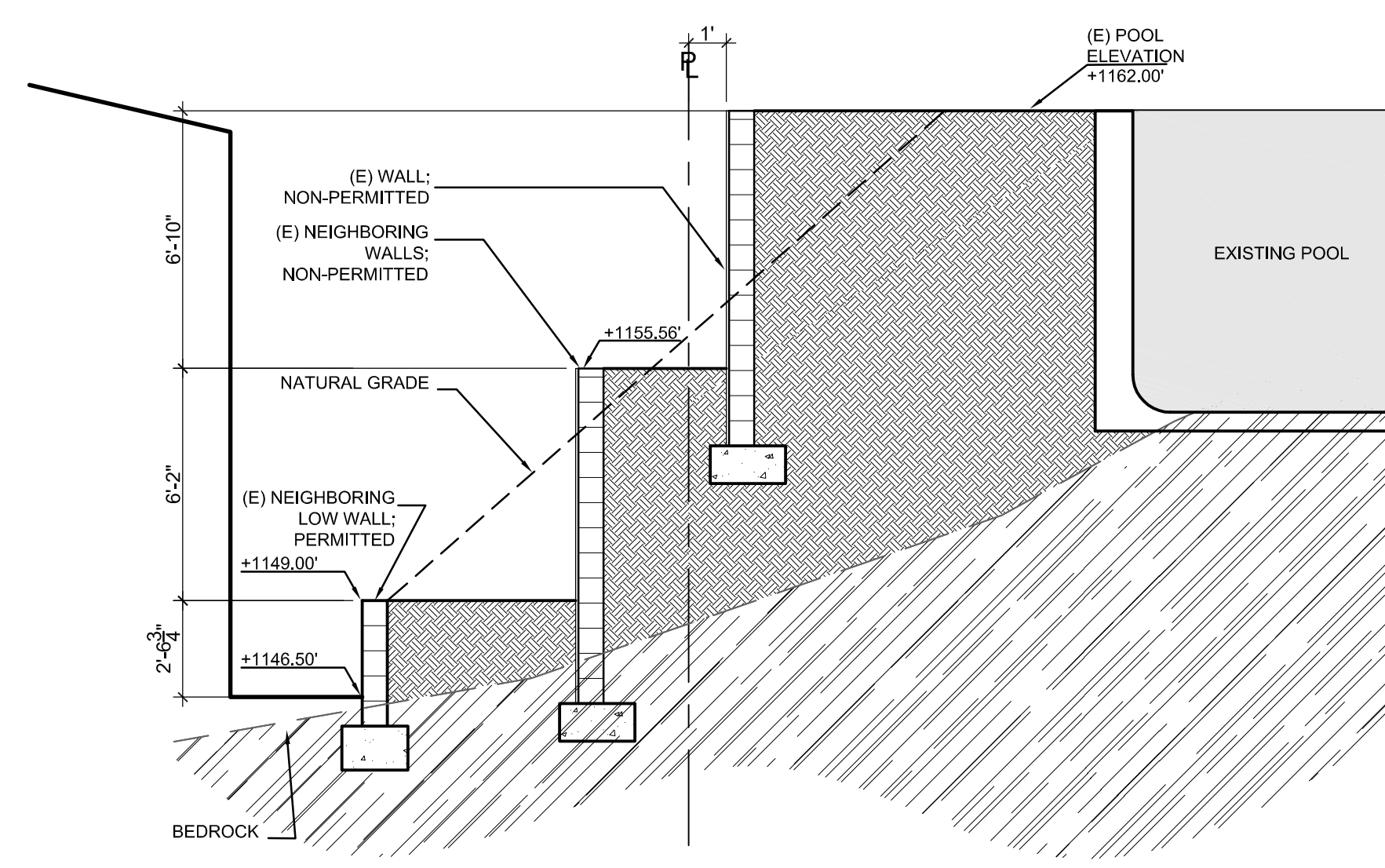
SITE SECTION BEFORE WORK  
 1/4" = 1'-0" 2



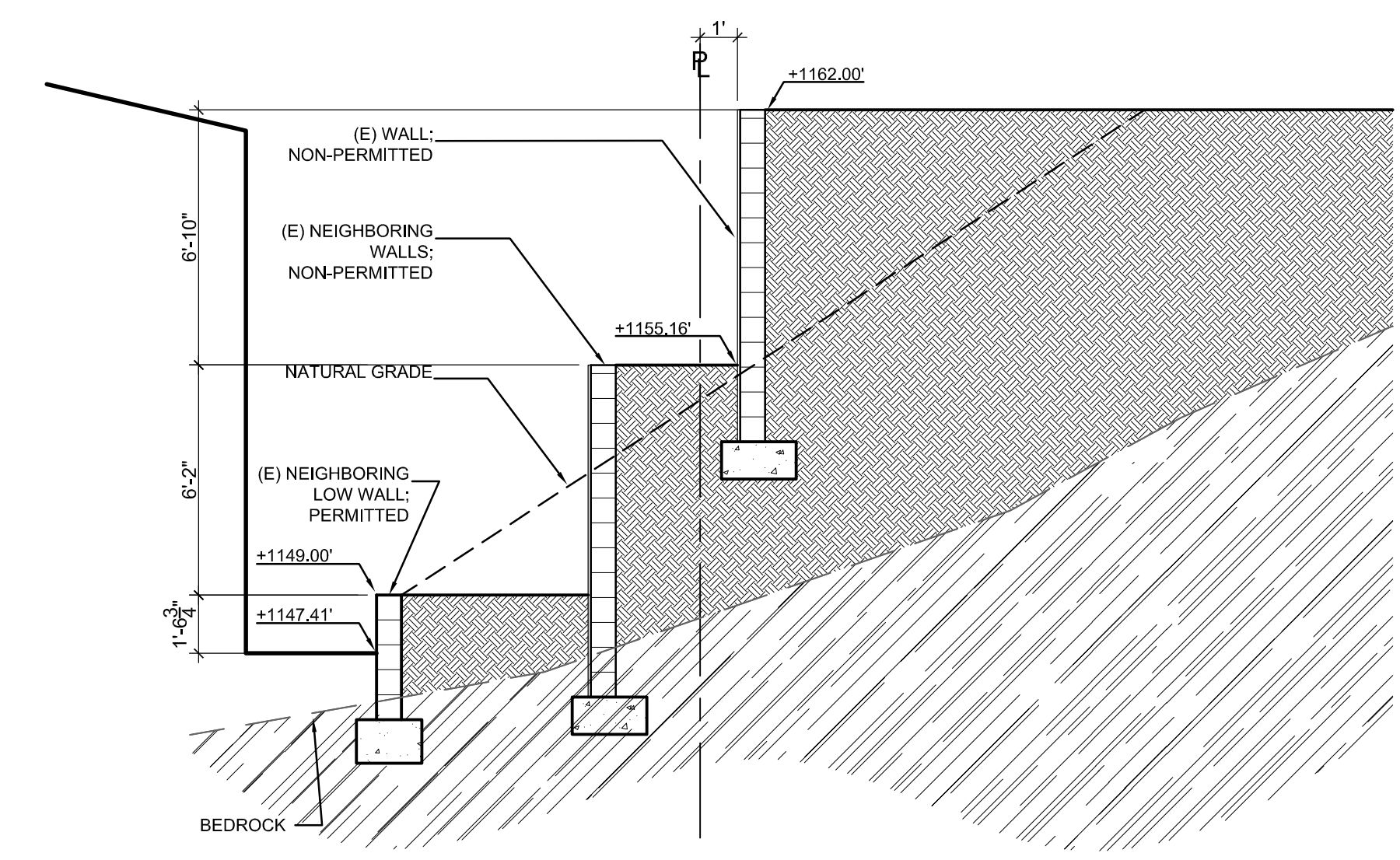
SITE SECTION BEFORE WORK  
 1/4" = 1'-0" 1



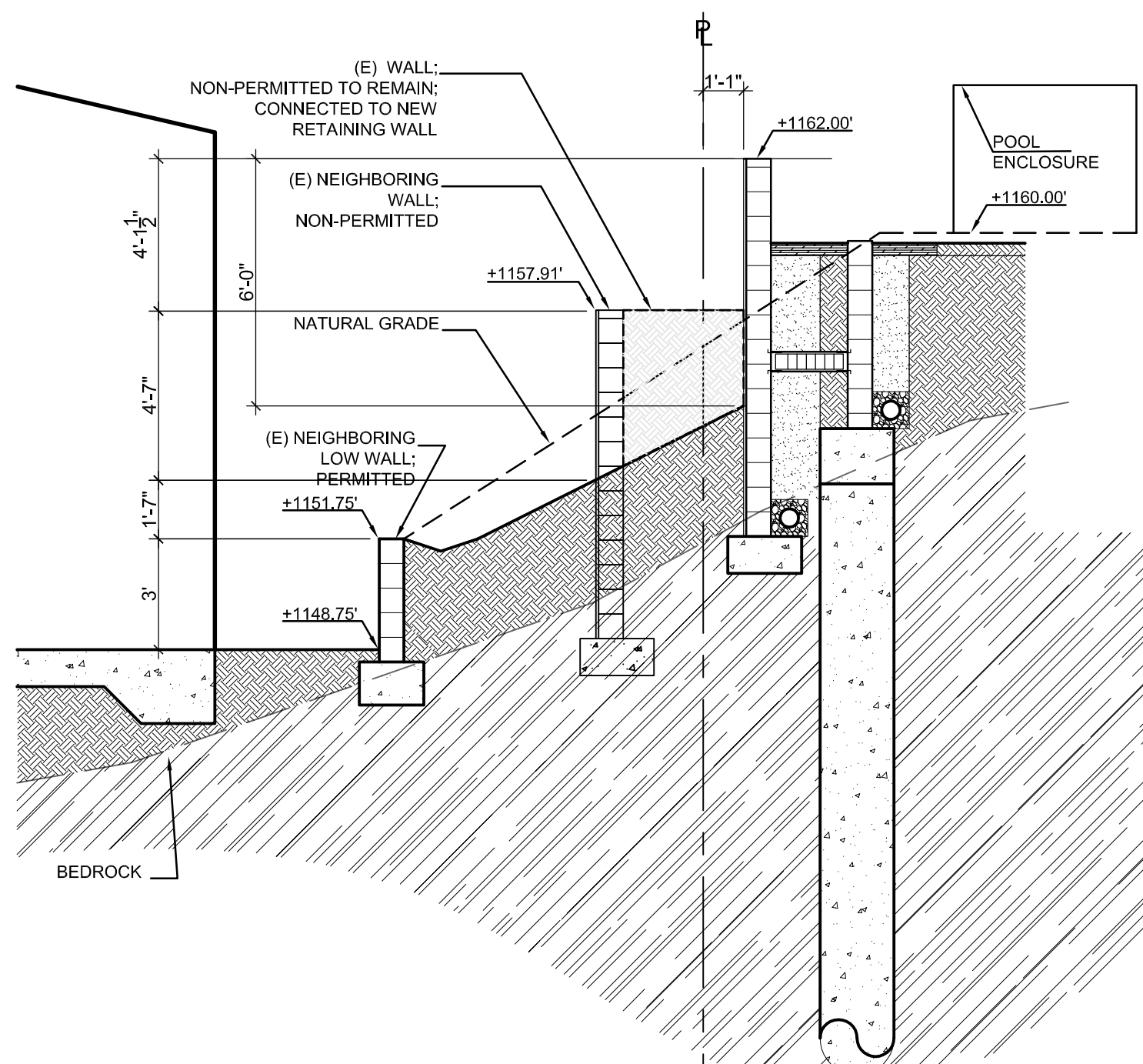
EXISTING WALL SECTION  
 1/4" = 1'-0" 3



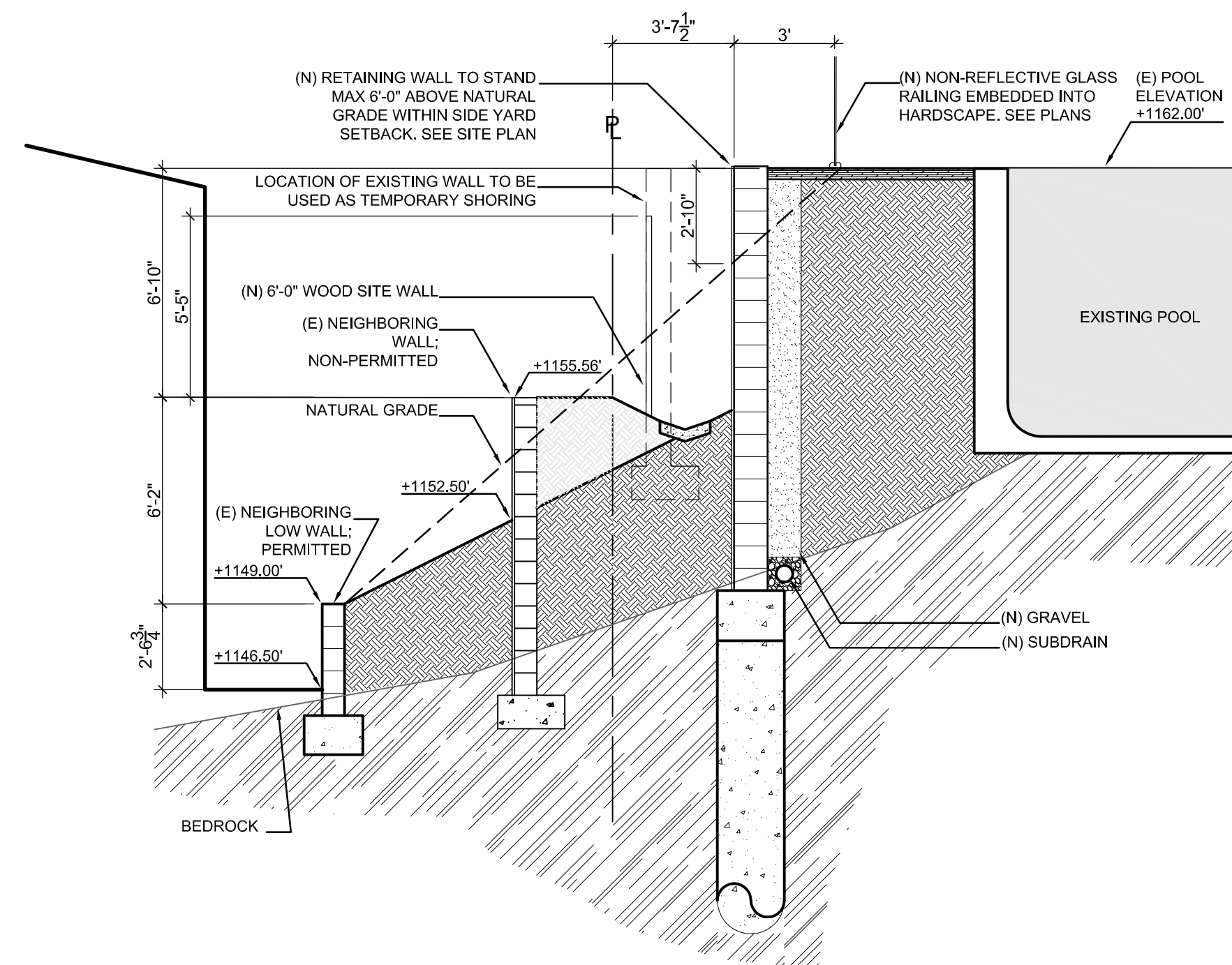
EXISTING WALL SECTION  
 1/4" = 1'-0" 2



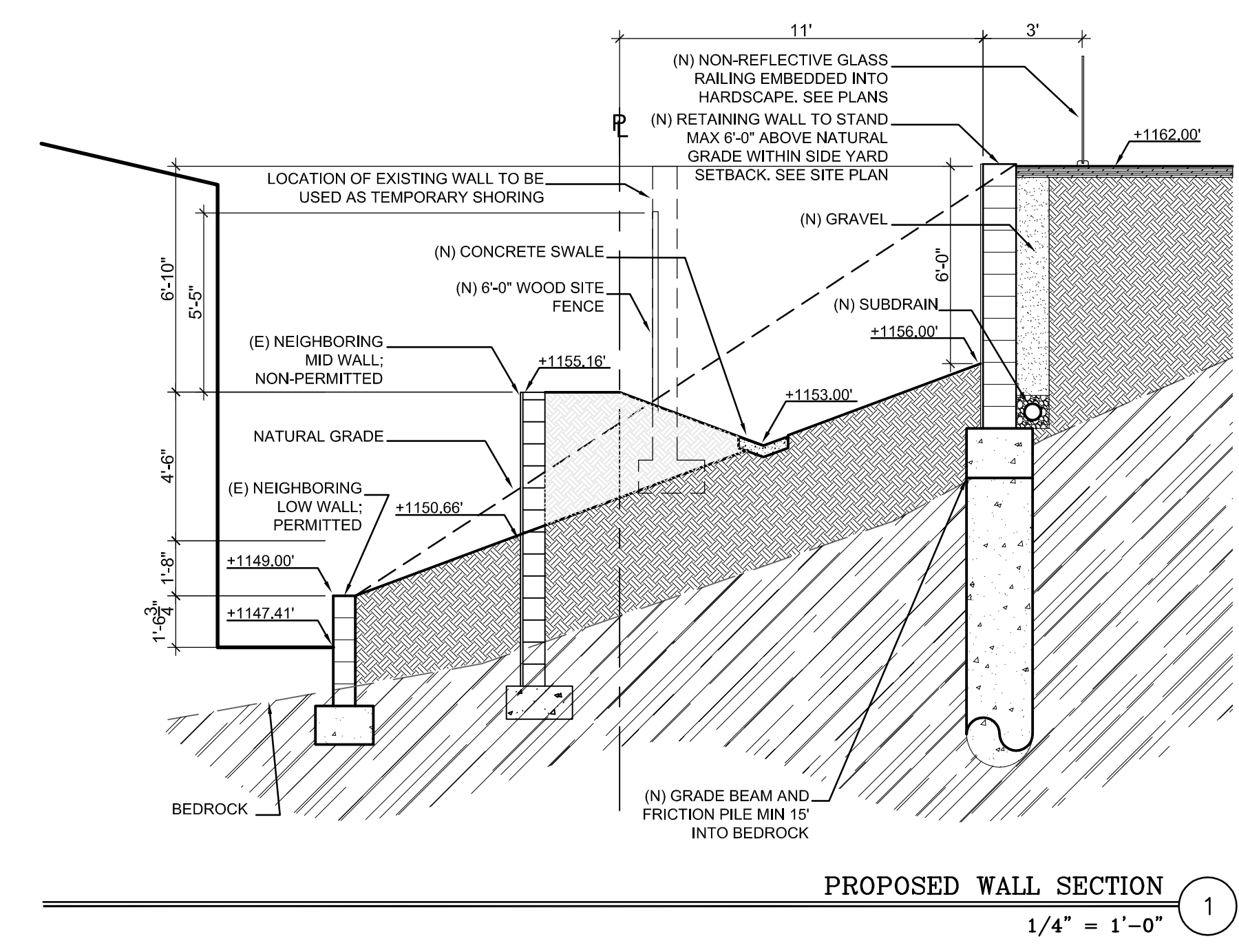
EXISTING WALL SECTION  
 1/4" = 1'-0" 1



PROPOSED WALL SECTION  
 1/4" = 1'-0" 3



PROPOSED WALL SECTION  
 1/4" = 1'-0" 2



PROPOSED WALL SECTION  
 1/4" = 1'-0" 1

Owner  
**Raphael Berry**  
 8414 Edwin Drive  
 Los Angeles CA 90046  
 310 435 0467

Project  
**Berry Residence**  
 8414 Edwin Drive  
 Los Angeles CA 90046

Mulholland Scenic Parkway  
 Specific Plan Review  
 11/19/18



The referenced report dated August 23, 2017, is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis ( ) refer to applicable sections of the 2017 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

**GEOLOGY AND SOILS REPORT APPROVAL LETTER**

September 18, 2017

LOG # 99735  
SOILS/GEOLOGY FILE - 2

Raphael Berry  
8414 W. Edwin Drive  
Los Angeles, CA 90046

TRACT: 25690  
LOT(S): 14  
LOCATION: 8414 W. Edwin Drive

<u>CURRENT REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report	17-427-22	08/23/2017	Applied Earth Sciences

<u>PREVIOUS REFERENCE REPORT/LETTER(S)</u>	<u>REPORT No.</u>	<u>DATE(S) OF DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter	25758	10/06/1998	LADBS
Geology/Soils Report Add.	02163	09/25/1998	Brian A. Robinson
Geology/Soils Report Add.	02163	09/02/1998	Brian A. Robinson
Dept. Approval Letter	25054	07/22/1998	LADBS
Geology/Soils Report	02163	05/01/1998	Brian A. Robinson

The Grading Division of the Department of Building and Safety has reviewed the referenced report dated August 23, 2017, that provide recommendations for the proposed new pile supported two story addition to the front of the existing two-story residence, backfill existing swimming pool shell, new pile supported rear yard swimming pool.

Previously, the Grading Division of the Department of Building and Safety had reviewed and approved (Log # 25758, dated October 6, 1998) the referenced reports dated September 25, 1998, and September 2, 1998, for the proposed rear yard swimming pool and rear yard addition to the existing residence.

Applied Earth Sciences assumes responsibility for all previous geotechnical engineering data contained in the reports prepared by Brian A. Robinson and Associates.

The earth materials at the subsurface exploration locations consist of up to 5.5 feet of uncertified fill underlain by sandstone conglomerate bedrock.

The consultants recommend to support the proposed structure(s) on conventional and/or drilled-pile foundations bearing on competent bedrock.

- Whenever the principal building on a site is added to, altered or repaired in excess of 50 percent of its replacement value, the entire site shall be brought up to the current Code standard. (7005.9).

If this condition applies, a supplemental report identifying all non-conforming conditions shall be provided with recommendations to bring the entire site into conformance with the current Code standard. This shall include but not to be limited to regrading and/or retaining of steep slopes and underpinning/replacement of all existing foundations where not in conformance with current Code standards.


- 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)
- All recommendations of the report(s) that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- 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)
- A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
- 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 (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)
- Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2, 7011.3)
- Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
- 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 cu yd. (7007.1)
- All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)

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

11. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
12. Excavations shall not remove lateral support from a public way, adjacent property or an existing structure. 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)
13. Prior to the issuance of any permit which 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)
14. Unsurcharged temporary excavations over 3 feet shall be trimmed back at a gradient not exceeding 1(H):1(V), as recommended.
15. All foundations shall derive entire support from competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
16. Proposed end bearing caissons, to be used only for the residence addition, shall utilize a minimum diameter of 3 feet, shall be founded a minimum of 3 feet into competent bedrock, as recommended. The new addition shall be structurally independent of the existing structure. If underpinning is proposed, a supplemental report shall be provided with additional recommendations.
17. Proposed friction piles, shall utilize a minimum diameter of 2 feet, shall be founded a minimum of 15 feet into competent bedrock, as recommended.
18. Foundations adjacent to a descending slope steeper than 3:1 (H:V) 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)
19. Buildings adjacent to ascending slopes steeper than 3:1 (H:V) in gradient shall be set back from the toe of the slope a level distance equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1)
20. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2014-030.
21. 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. (P/BC 2014-050)
22. The design passive pressure shall be neglected for a portion of the pile with a setback distance (horizontal set back) less than five feet from fill, soil or weathered bedrock contact plane with bedrock.
23. When water over 3 inches in depth is present in drilled pile holes, a concrete mix with a strength of 1000 p.s.i. over the design p.s.i. shall be tremied from the bottom up; an

- admixture that reduces the problem of segregation of paste/aggregates and dilution of paste shall be included. (1808.8.3)
24. Slab on uncertified fill shall be designed as a structural slab. (7011.3)
25. 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 maximum of 16 inches on center each way.
26. 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.
27. The pool shall be designed for expansive soil conditions in accordance with Information Bulletin P/BC 2014-014.
28. The proposed swimming pool shall be designed for a freestanding condition. (1808.7.3)
29. The proposed swimming pool shall utilize a hydrostatic pressure relief valve, as recommended.
30. Pool deck drainage shall be collected and conducted to an approved location via a non-erosive device. (7013.10)
31. Pools adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3).
32. Pool foundations adjacent to a descending slope steeper than 3H:1V in gradient shall be a minimum distance of one-sixth the vertical height of the slope but need not exceed 20 feet measured horizontally from the footing bottom to the face of the slope (1808.7.3).
33. All roof and pad drainage shall be conducted to the street in an acceptable manner; 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)
34. All concentrated drainage shall be conducted in an approved device and disposed of in a manner approved by the LADBS. (7013.10)
35. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
36. 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 utilization in the field. (7008.2, 7008.3)
37. 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)
38. All friction pile or caisson drilling and installation 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, 1704.9)

- 39. Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. He/She shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building 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)
- 40. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of construction, pile installation, protection fences and dust and traffic control will be scheduled. (108.9.1)
- 41. Pile installation shall be performed under the inspection and approval of the soils engineer and deputy grading inspector. (1705.6)
- 42. Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. He/She shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading 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)
- 43. No slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.

  
JEFFREY T. WILSON  
Engineering Geologist I

  
ALAN DANG  
Structural Engineering Associate II

Log No. 99735  
213-482-0480

cc: Applied Earth Sciences, Project Consultant  
LA District Office



**City of Los Angeles  
Department of Building  
and Safety**

Version  
1

**Grading Pre-Inspection Report**

Address: **8414 W EDWIN DR**  
Council District: **4** Permit Application: **18030-20000-00769**

Work Description:  
**GPI FOR (155SF) ADDITION TO SFD, (N)RETAINING WALL, (N) POOL/SPA, AND (E) POOL/SPA BACKFILL AND SHELL REMOVAL**

Inspector/Telephone: **VASIL MIHALEV, (213) 482-0404**  
Inspection District: **LA**  
Inspection Date: **02/07/2018**

Property Posted: **N/A** Posting Date: **N/A** Posting Fees Paid? **No**  
Tract: **TR 25690**  
Block: Lot(s): **14** ARB: County Ref No: **M B 675-25/27**

Approved Graded Lot: <b>No</b>	Bearing Value: <b>per soils report</b>
Fill Over 100 Feet: <b>No</b>	Buttress Fill: <b>No</b>
Slope of Surface: <b>Ascending</b>	Natural Soil Classification 1804.2: <b>per soils report</b>
	Cut: degrees Height: ft in
Fill: degrees Height: ft in	
Natural: <b>26</b> degrees Height: <b>40ft</b> in	Slide Area: <b>No</b>
Sewer Available: <b>Yes</b>	PSDS Sized Per Code: <b>N/A</b>
Site is <b>Below</b> Street	Roof Gutters: <b>Yes</b>
Condition of Street for Drainage Purposes: <b>paved</b>	Recommended Termination of Drainage <b>to street</b>
Driveway Grade: <b>% - Proposed</b>	Maximum Rough Grade Allowed: <b>20%</b>

**GRADING APPROVAL TO ISSUE PERMIT(S)**  
OK TO ISSUE. SEE BELOW FOR COMMENTS.  
**X** DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

- X 1. A grading permit is required for **excavation and backfill** .
- X 2. A retaining wall permit is required. .
- X 3. OSHA permit required for **vertical cuts 5 feet or over**.
- 4. All footings shall be founded in undisturbed natural soil per Code.
- 5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.
- 6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
- X 7. **Geological and Soils** report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
- X 8. Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the plans. **Geologist and Soils Engineer** to sign plans.
- 9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
- X 10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
- X 11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
- X 12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
- X 13. Department approval is required for construction of structures. on or over slopes steeper than 2 horizontal to 1 vertical.
- 14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
- X 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- 16. A Registered Deputy Inspector is required.
- X 17. 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.
- X 18. Specify on the plans: "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 placed. Fill may not be placed without approval of the grading inspector."
- 19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
- X 20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
- X 21. Stake and flag the property lines in accordance with a licensed survey map. .
- X 22. Approval required by the Department for **starting work**.
- 23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077
- 24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

**\*\* Additional requirements: THIS GPI SHALL BE PART OF THE APPROVED PLANS 1) An onsite initial grading inspection meeting is required prior to any excavation work. 2) Lateral support shall not be removed from adjacent properties public right of way or any structures. 3) Compaction report will be required for fill that is placed on site.**

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Alquist-Priolo Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0480.





CITY OF LOS ANGELES

CERTIFICATE OF OCCUPANCY



CITY OF LOS ANGELES  
CERTIFICATE OF OCCUPANCY



ADDRESS OF BUILDING: 8414 EDWIN DR

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[ ] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.\* (Non-Residential Uses)

[x] This certifies that, so far as ascertained by or make known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:\* (Residential uses)

Permit No.and Year: 98VN43995

25' X 26' IRREGULAR SHAPED ADDITION TO AN EXISTING ONE STORY,TYPE V, DWELLING WITH ATTACHED GARAGE.

R-3/U-1 OCCUPANCY.

Total Parking Required: [X] No Change in Parking Requirement.

Total Parking Provided: = Standard: + Compact: + Disabled:

\* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: LA-(VN)-WLA-SP-C.D. #:5B  
Bureau: BLDG-(BCS)  
Division: GI-MS-MSS-EQ-(BMI)-COMM:

OWNER: JONATHAN P AND LINDA V SPIRA  
OWNER'S: 8414 EDWIN DR  
ADDRESS: LOS ANGELES, CA 90046

Issued: July 26, 1999

*T. Pope*  
BY: T. POPE/lah

08-B-95C (R.11/89)

ADDRESS OF BUILDING: 8414 EDWIN DR

NOTE: Any change of use of occupancy must be approved by the Department of Building and Safety.

[ ] This certifies that, so far as ascertained or made known to the undersigned, the vacant land, building or portion of building described below and located at the address complies with the applicable construction requirements (Chapter 9) and/or the applicable zoning requirements (Chapter 1) of the Los Angeles Municipal Code for the use, or occupancy group in which it is classified.\* (Non-Residential Uses)

[x] This certifies that, so far as ascertained by or made known to the undersigned, the building or portion of building described below and located at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, as to permitted uses, Ch. 9, Arts. 1,3,4, and 5; and with applicable requirements of State Housing Law-for following occupancies:\* (Residential uses)

Permit No. And Year: 98VN44033

16' x 36' swimming pool and 6' x 6' spa with approved enclosure and audible alarms installed as per RGA14-67.  
Accessory to an R-3 Occupancy.

Total Parking Required: [x] No Change in Parking Requirement.

Total Parking Provided: = Standard: + Compact: + Disabled:

\* ALSO SUBJECT TO ANY AFFIDAVITS OR BUILDING AND ZONING CODE MODIFICATIONS WHETHER LISTED ABOVE OR NOT.

Issued By/Office: LA-(VN)-WLA-SP - C.D.# 5  
Bureau: BLDG-(BCS)  
Division: GI-MS-MSS-EQ-(BMI)-COMM

OWNER: N. Maulden  
OWNER'S: 8414 Edwin St.  
ADDRESS: Los Angeles, CA 90046

Issued: April 5, 1999

*T. Pope*  
BY: T. POPE/kp

08-B-95C (R.11/89)

1150090700209

1

APPLICATION TO CONSTRUCT NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

Form B-1a

CITY OF LOS ANGELES

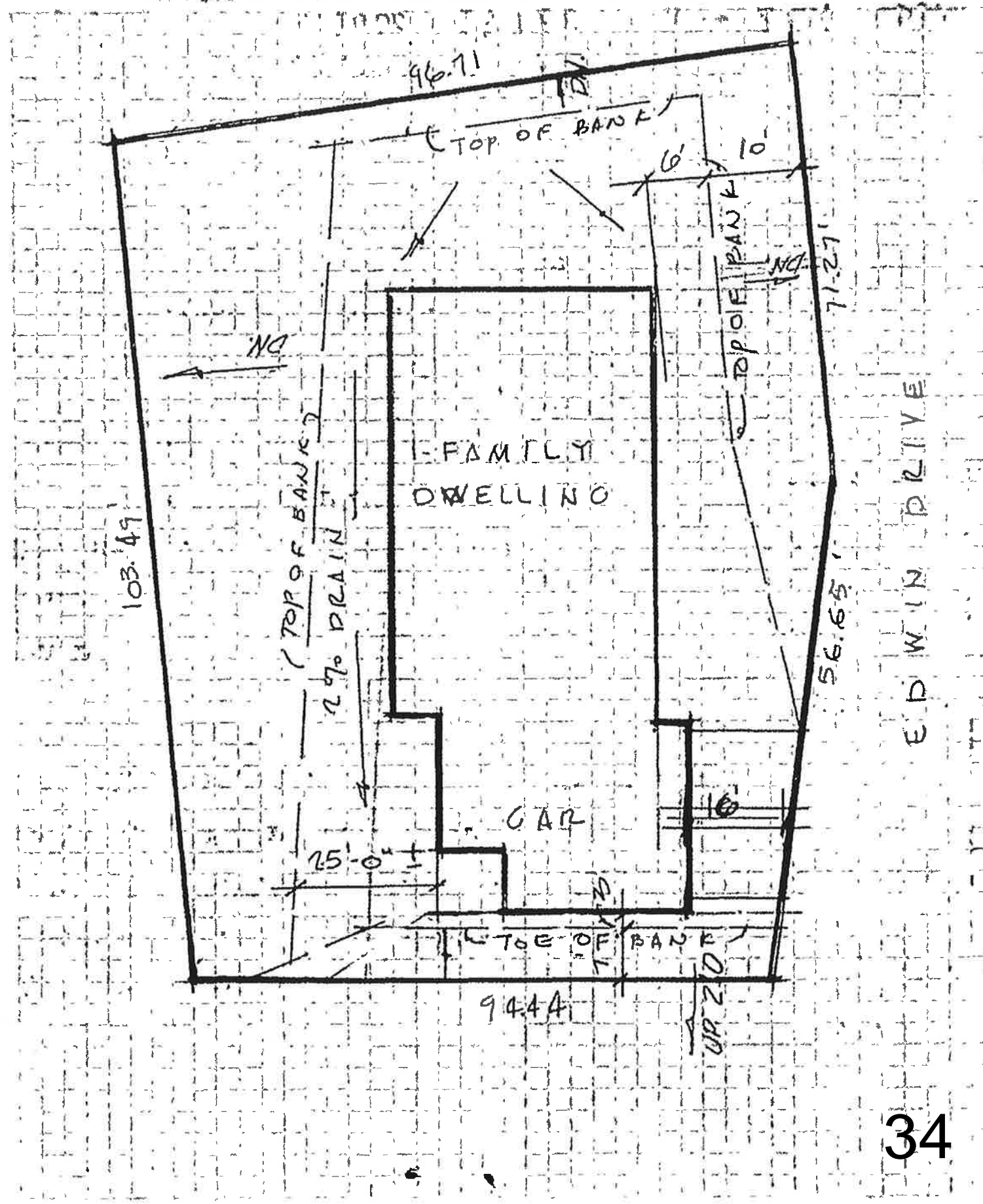
DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only. 2. Plot Plan Required on Back of Original.

Form with fields for LEGAL DESCR., JOB ADDRESS (8414 Edwin Drive), PURPOSE OF BUILDING (1 family dwelling + GARAGE), OWNER'S NAME (Louis R. & Claire V. Silver), CONTRACTOR (Owner), and VALUATION (\$30,000).

Table with columns: TYPE (V), GROUP (R-1), MAX. OCC., P.C. (\$53.50), S.P.C., G.P.I. (500), B.P. (107.00), I.F., O.S., C/O. Includes dates MAR-16-62, APR--4-62, APR--4-62 and counts A-2 CK, B-7 CK, B-1 CK.

LEGAL DESCRIPTION Lot 14 TR. 25690



8414 W Edwin Dr

Permit Application #: 98030-20000-0221  
47 0092

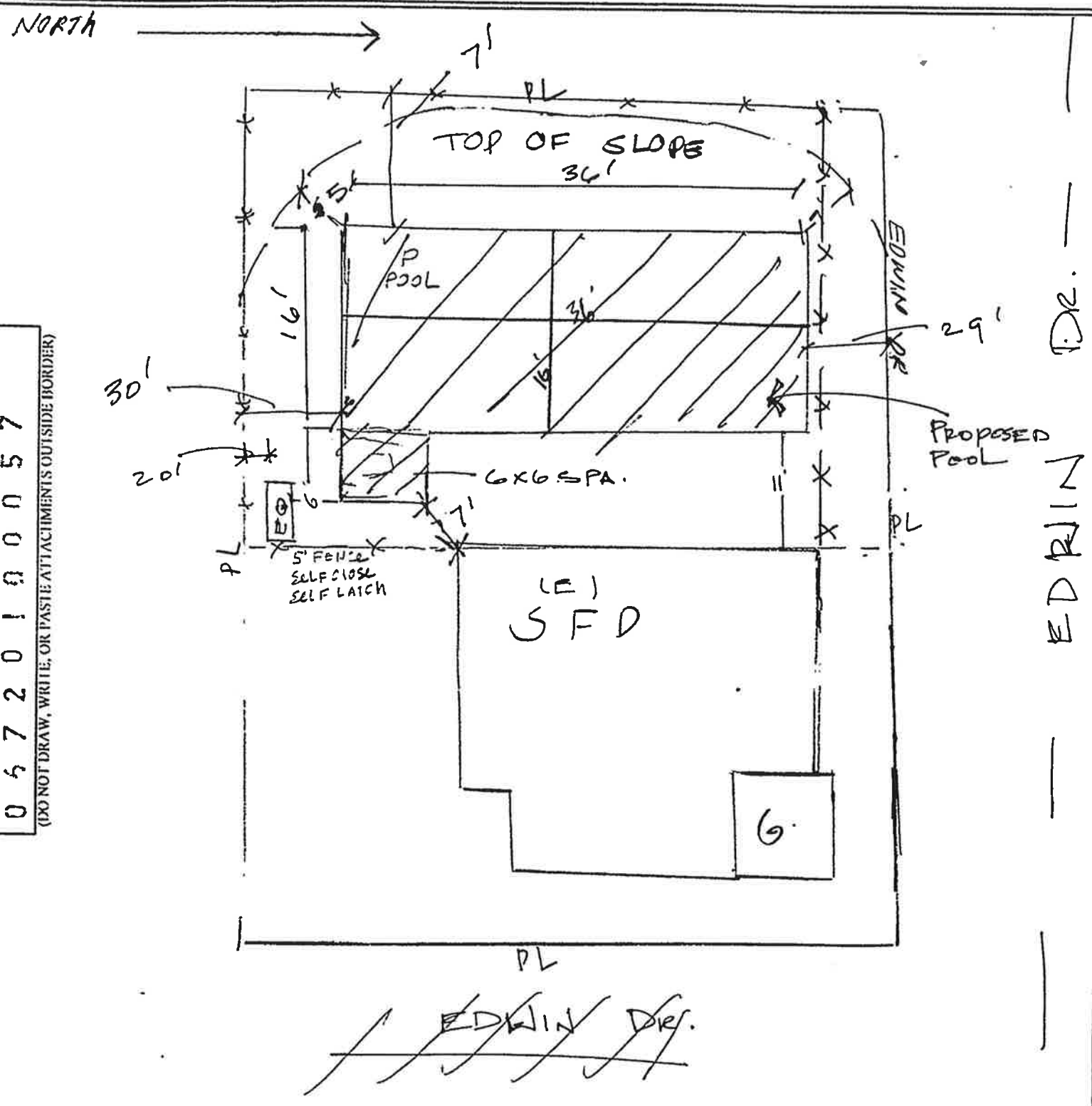
Grading Swimming Pool City of Los Angeles - Department of Building and Safety

Plan Check #: Initiating Office: VAN NUYS

RESIDENTIAL.  
Over the Counter Permit

### PLOT PLAN ATTACHMENT

Printed on: 10/13/98 12:01:33



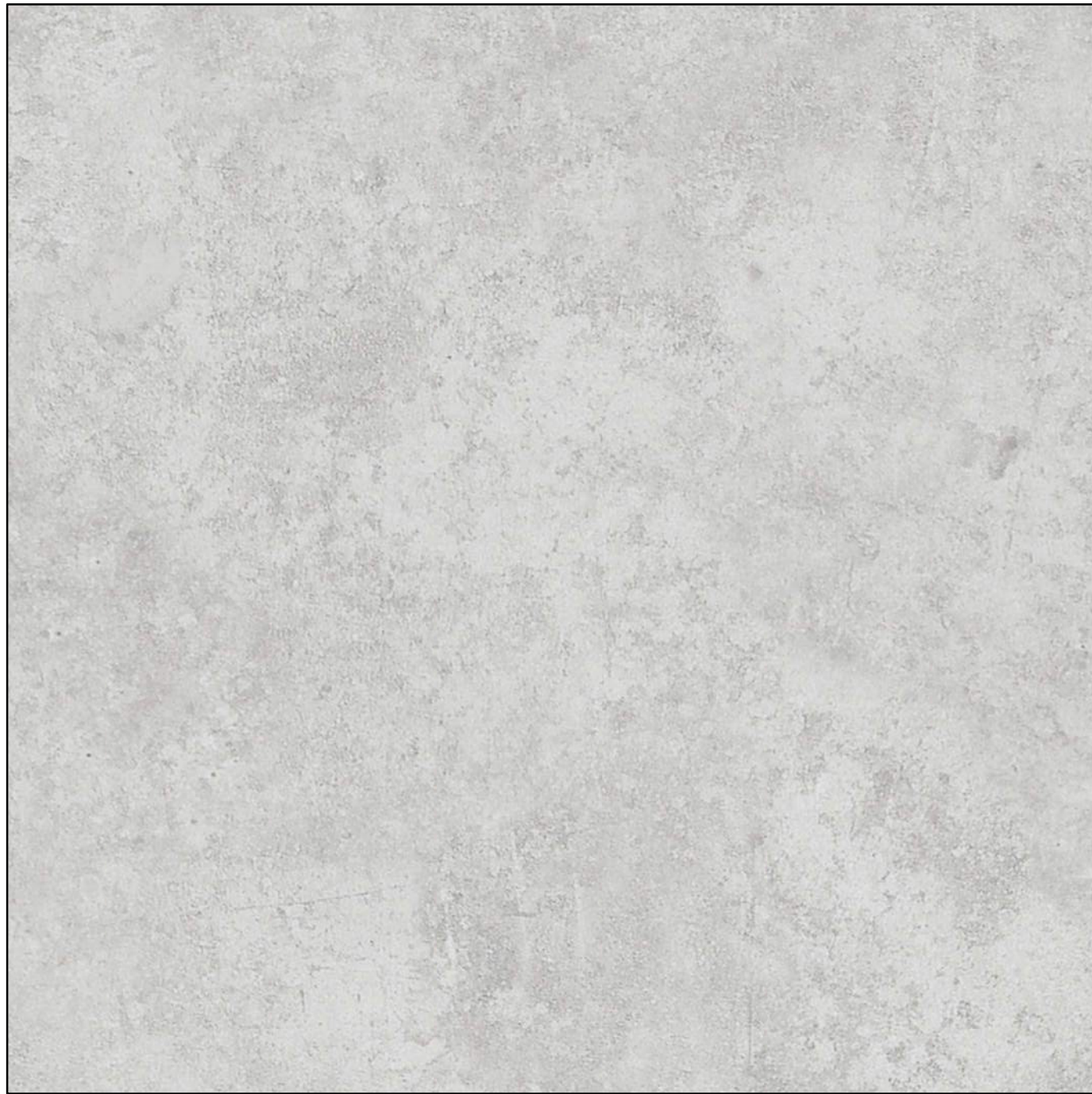
0572010057  
(DO NOT DRAW, WRITE, OR PASTE ATTACHMENTS OUTSIDE BORDER)



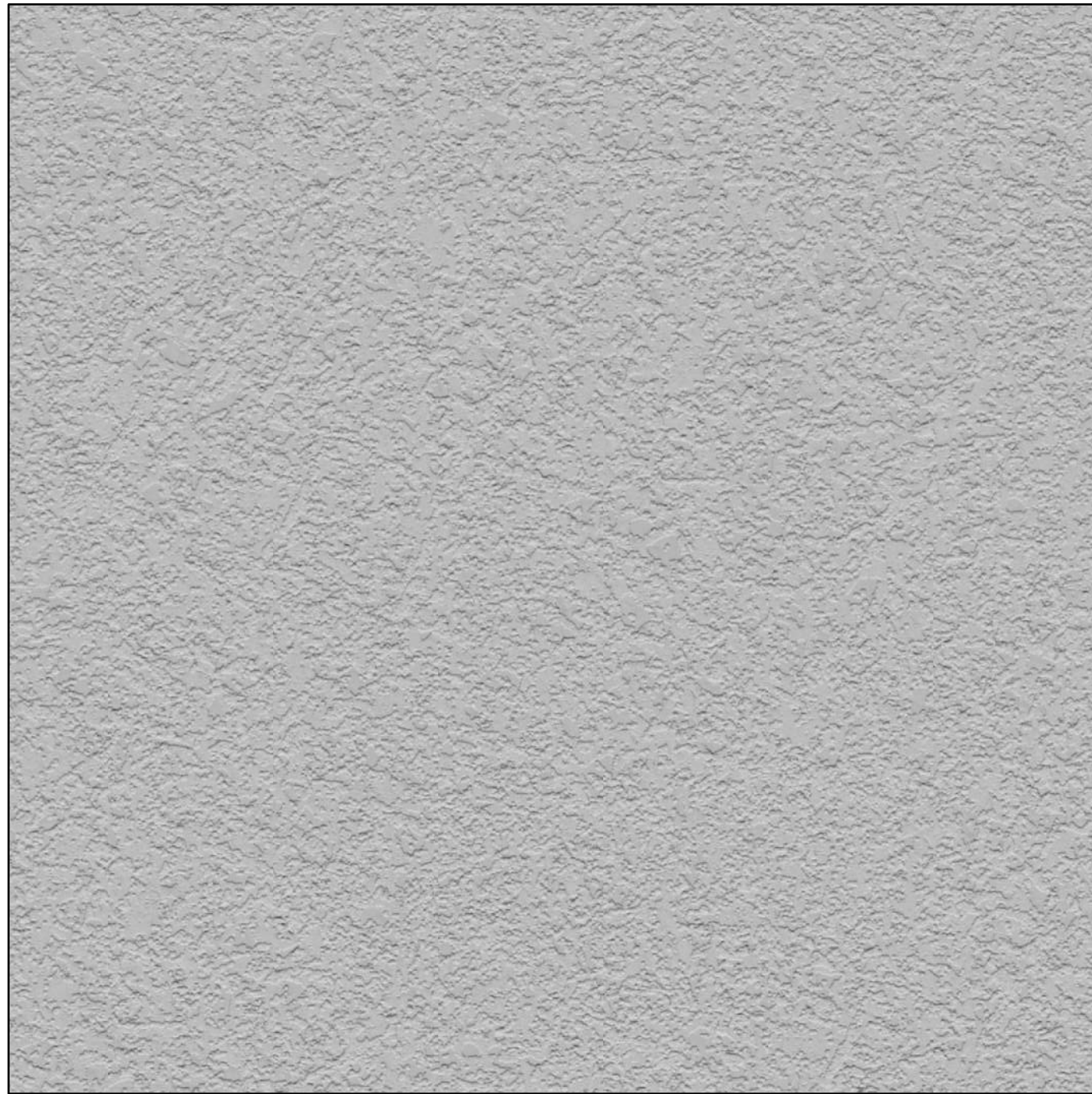
EUROPA GLASS RAILING SYSTEM WITH  
NON-REFLECTIVE SECURITY DOUBLE GLAZING



BENJAMIN MOORE "HP28 SAFETY BLACK" PAINTED ON  
ALUMINUM ADDRESS NUMBERS



FINISHED SURFACE CONCRETE AT PROPOSED STEPS  
AND WALKWAY



LA HABRA "SILVER GREY 16 (57)" STANDARD COLOR  
SMOOTHE STUCCO

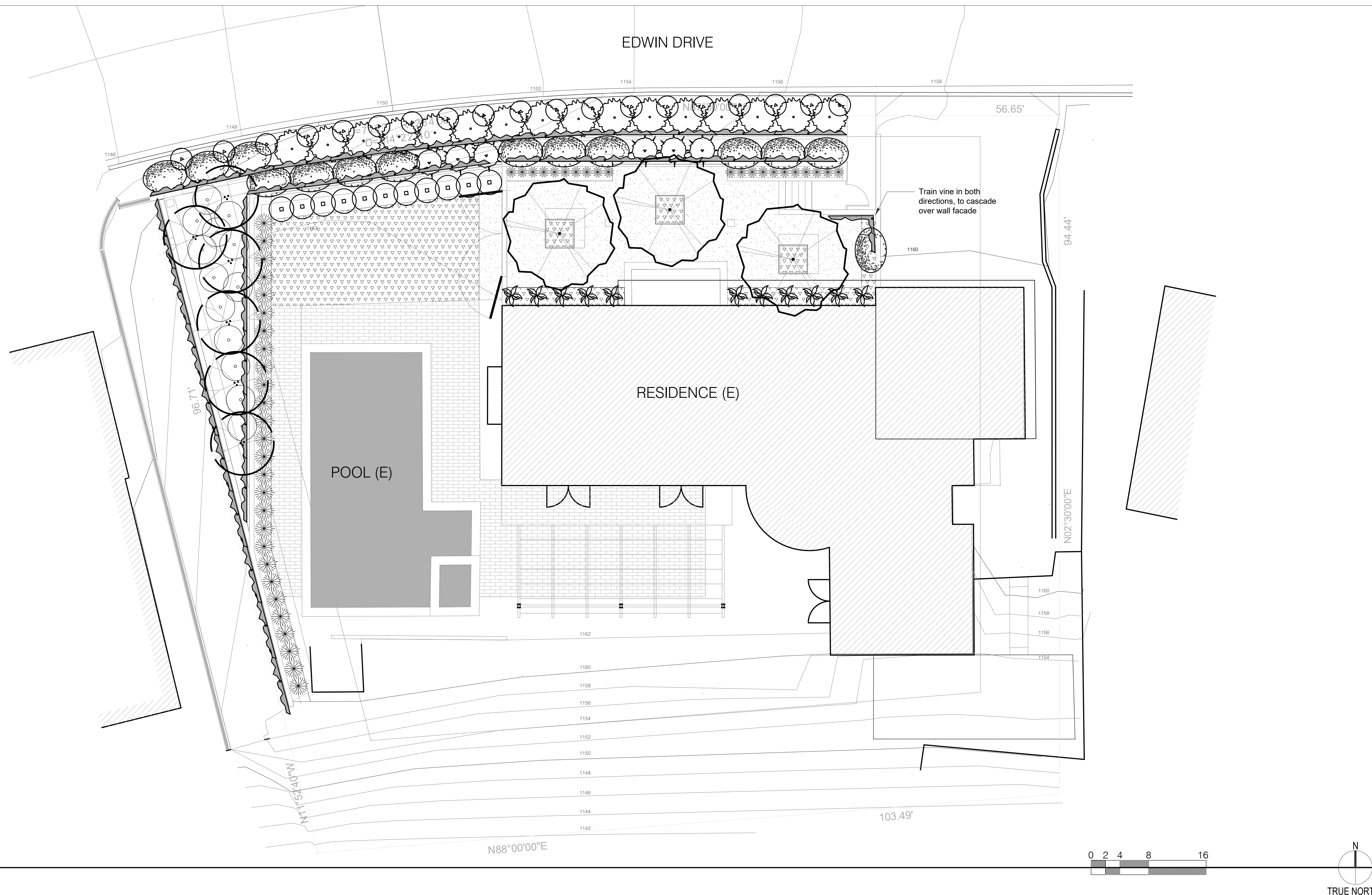


BENJAMIN MOORE "HC-166" PAINTED ON REDWOOD  
BARN DOORS AND FENCE

Owner  
**Raphael Berry**  
8414 Edwin Drive  
Los Angeles CA 90046  
310 435 0467

Project  
**Berry Residence**  
8414 Edwin Drive  
Los Angeles CA 90046

Mulholland Scenic Parkway  
Specific Plan Review  
11/19/18



**1** LANDSCAPE PLAN  
1/8" = 1'-0"

**GENERAL NOTES:**

1. A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
2. 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 into the soil.
3. A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project

**TREE REMOVAL & REPLACEMENT**  
Refer to "Arborist Tree Report" prepared by Evergreen Arborist Consultants, Inc, dated July 18, 2018 for existing tree locations and types and mitigation plan. According to the report four (9) non-protected trees shall be removed and mitigated for by planting nine (9) 24" box trees or bigger of a suitable species. To fulfill this requirement Landscape architect has provided nine (9) replacement trees specified in the Planting Plan, including seven (6) 24" box *Heteromeles arbutifolia* and three (3) *Olea europaea 'Wilsonii'* (fruitless).

**PLANT LEGEND:**

TOTAL LANDSCAPE / IRRIGATED AREA: 1255 SF								
SYMBOL	BOTANIC NAME	COMMON NAME	WATER USE	QUANTITY	CONTAINER SIZE	MATURE SIZE	SPACING	NOTES
<b>TREES</b>								
	<i>Heteromeles arbutifolia</i>	Toyon	VL	6	24" box	8-10' t 8-10' w	per plan	replacement tree
	<i>Olea europaea 'Wilsonii'</i> - Multi-trunk	Fruitless Olive	L	3	36" box	15-20' t 15-20' w	per plan	replacement tree per arborist report
<b>SHRUBS &amp; PERENNIALS</b>								
	<i>Epilobium californica</i>	California Fuschia	VL	19	1 gal	2-3' t 2-3' w	5' 0" O.C.	
	<i>Frangula (Rhamnus) californica</i>	Coffeeferry	VL	14	5 gal	6-8' t 6-8' w	6' 0" O.C.	
	<i>Gambelia (Galvezia) speciosa</i>	Island Snapdragon	VL	6	1 gal	3' t 5' w	4' 0" O.C.	
	<i>Salvia mellifera</i>	Black Sage	VL	16	1 gal	3-6' t 6-8' w	5' 0" O.C.	
<b>GROUNDCOVER</b>								
	<i>Ceanothus 'Yankee Point'</i>	Yankee Point Ceanothus	VL	13	5 gal	2-3' t 6-8' w	-4' 6" O.C.	
<b>VINES</b>								
	<i>Ficus repens</i>	Creeping Fig	L	34	1 gal	up to 20' long	per plan	cover exposed retaining walls & freestanding walls
<b>SUCCULENTS</b>								
	<i>Dudleya pulverulenta</i>	Chalk Dudleya	VL	21	1 gal	1-2' t 1-2' w	1' 6" O.C.	
<b>FERNS</b>								
	<i>Woodwardia fimbriata</i>	Giant Chain Fern	M	15	5 gal	4-6' t 3-4' w	3' 6" O.C.	
<b>MEADOW SPECIES</b>								
	<i>Carex praegracilis</i>	Slender Sedge	M	90%	quarts	1' t 1' w	9' O.C.	
	<i>Sisyrinchium bellum</i>	Blue-eyed Grass	L	10%	quarts			
				540 SF total				
	<i>Muhlenbergia rigens</i>	Deer Grass	L	12	5 gal	2-3' t 2-3' w	2' 6" O.C.	
<b>EXISTING</b>								
	<i>Ficus nitida</i> (existing hedge)	Ficus	M	existing	existing			install root barrier between hedge & proposed retaining wall



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PROJECT:  
**BERRY RESIDENCE**  
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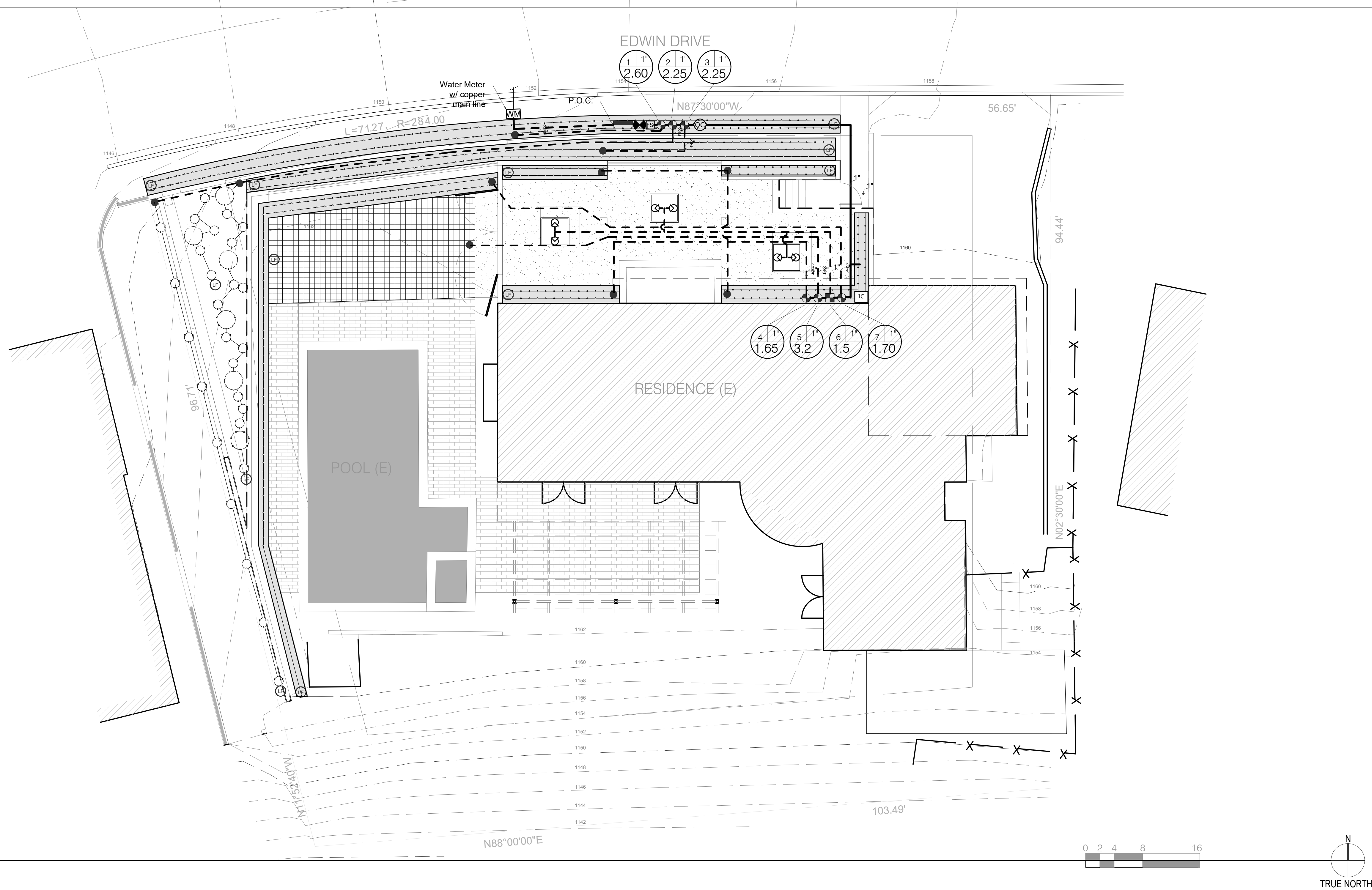
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LANDSCAPE PLANTING PLAN

SHEET #  
**L1.0**





1

**IRRIGATION PLAN**

1/8" = 1'-0"

**HYDROZONE CHART & ESTIMATE WATER USE:**

ESTIMATED WATER USE CALCULATIONS (ETWU)										
hydrozone	hydrozone #	Plant Factor (PF)*	irrigation method	irrigation efficiency (IE)	ETAF (PF/IE)	LA	ETAF x LA	% AREA	Estimated Total Water Use (ETWU) gal / yr	
Front Lower Terrace (groundcover)	1	0.3	D	0.81	0.37	260.00	96.30	18%	2991.16	
Side Lower Terrace (trees & gc)	2	0.4	D	0.81	0.49	225.00	111.11	15%	3451.33	
Front Middle Terrace (shrubs)	3	0.4	D	0.81	0.49	225.00	111.11	15%	3451.33	
Courtyard Beds (rushes & ferns)	4	0.4	D	0.81	0.49	165.00	81.48	11%	2530.98	
Upper Terrace Groundcover	5	0.4	D	0.81	0.49	385.00	190.12	26%	5905.61	
Courtyard Trees	6	0.4	B	0.75	0.53	45.00	24.00	3%	745.49	
Upper Terrace Hedge (shrubs)	7	0.5	D	0.81	0.62	170.00	104.94	12%	3259.59	
<b>TOTALS</b>						<b>1475.00</b>	<b>719.06</b>	<b>100%</b>	<b>22,335.50</b>	

**Average ETAF** 0.49  
 Average ETAF for Regular landscape areas must be .55 or below for residential areas, and .45 or below for non-residential areas.  
 ETWU = (ETO)(.62)(ETAF x AREA) \*WUCOLS Zone 3

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)			
ANNUAL	LA	SLA	MAWA gal / yr
Eto	SF	SF	gal / yr
50.1	1475.0	0	25,199.0

MAWA = (ETO)(.62)(.55 x LA) + (.45 x SLA) per MWEO 201

The ETWU (22,335.50 gal / yr) is less than the MAWA (25,199 gal / yr).  
 For this project, the water budget complies with the MAWA.

**IRRIGATION LEGEND:**

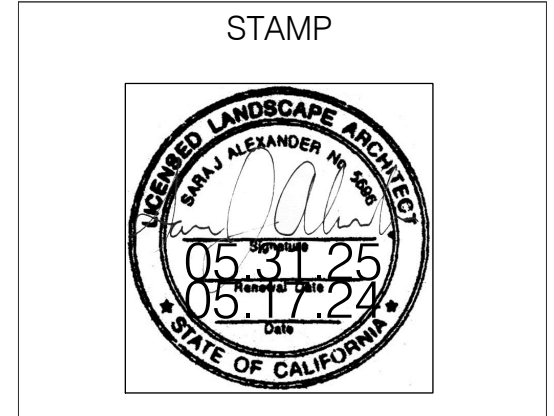
SYMBOL	DESCRIPTION	PRODUCT DESCRIPTION	MODEL #	NOTES
	Grid Drip Layout, .18" spacing, .6 gph	Techline CV Dripline, 12" spacing, .6GPH	NETAFIM TLCV6-1225	Zone GPM based on loam soil. Approximately 12-18" spacing between rows.
	Grid Drip Layout, 12" spacing, .6 gph	Techline HCV Dripline, 12" spacing, .77GPH	NETAFIM TLHCVR67-1225	Zone GPM based on loam soil. install kurapia plugs adjacent to drip emitter. Locate at end of line in planting beds.
	Manual Line Flushing Valve	Netafim Manual Flush Valve	NETAFIM TLS0V	
	Root Zone Watering System	Hunter 12" Root Zone Watering System at .5 GPM	HUNTER RZWS-12-50	2 units per tree
	Tree & shrub rings	Techline CV Dripline	NETAFIM TLCV6-1225	Sheet 2.1, detail 9
	Inline Low Flow Valve Assembly	Rainbird 1" PEB Valve, Low flow capable	RAINBIRD PEB-PRS-D	Locate in planting beds.
	Inline Low Flow Valve Assembly w/ Filter	Rainbird 1" PEB Valve w/ 3/4" RBY Filter	RAINBIRD PEB-PRS-D RAINBIRD RBY75MPTX	Locate in planting beds.
	Master Valve Shutoff	1" GP Series Valve	RAINBIRD 150-GP	Locate in planting beds.
	Reduced Pressure Backflow Assembly	FEBCO 825Y with 1" Pressure Regulator		Locate in planting beds.
	Main line (pressurized)	1", 1 1/2" PVC pipe SCH 40		Provide SCH 40 PVC sleeve when lines pass under concrete slab or other hardscape features. Locate lines in planting beds where possible.
	Lateral line	3/4", 1" PVC pipe SCH 40		
	Weather-based Irrigation Controller	16 station Rachio 3 with Waterproof Outdoor Enclosure + Wireless Flow Meter	RACHIO 16ZULWC-FB	Install according to manufacturer's installation instructions
	Flow Sensor			
	Quick Coupler Valve	RAINBIRD 1" Locking Rubber Cover, 1 piece body	RAINBIRD 5 LRC	Locate in planting beds. Provide locking lid on valve box

**NOTE:**  
 PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY

- SOILS REPORT WAS NOT PROVIDED. DESIGN ASSUMES LOAM SOILS. PLEASE CONTACT DESIGNER FOR REDESIGN IF THIS IS NOT THE CASE
- INSTALL ALL IRRIGATION LINES IN LAWN AREAS AND PLANTING BEDS
- IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS
- INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS

PIPE SIZE CHART		
SIZE	GPM	SLEEVE SIZE
1/2"	0-5	1"
3/4"	6-10	2"
1"	11-15	2"
1-1/4"	16-22	2 1/2"
1-1/2"	23-30	3"

Contractor shall verify the POC size, pressure and flow before installation. If information conflicts, notify owner for information. Failure to do so may result in contractor being responsible for any changes required as a result.



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LANDSCAPE IRRIGATION PLAN

SHEET #  
**L2.0**

Irrigation

Construction Notes:

- P.O.C. to 1 1/2" irrigation water meter. Installing contractor shall verify on site the exact location size and current static pressure prior to start of construction of the irrigation system to ensure conflicts between what has been noted on plans and actual site conditions. Failure to notify landscape architect of conflicts will hold contractor responsible for any revisions to system, necessary for proper operation of system, including all materials and labor cost.
- Exact location and final configuration shall be reviewed and approved by landscape architect for (1") reduce pressure backflow prevention assembly w/ strainer and pressure regulator set at (60 p.s.i.) delivery pressure.
- Exact location of controller unit shall be determined on site for Automatic controllers. Required 120 V independent electrical contractor shall be provided under electrical section of contract. Coordinate installation with general contractor to ensure proper service connection is determined.
- Exact location shall be determined on site for in-line emitter tubing system with manual flush-out assembly. All assemblies shall be installed planting areas and located in system per manufacturer's recommendations.
- Exact configurations of tubing systems shall be determined on site for PVC exhaust header line for in-line emitter tubing systems. In-line system shall be installed per manufacturer's recommendation.
- All irrigation piping and equipment shall be installed inside planting areas, whenever possible. Piping or equipment shown outside of planting areas are for graphic clarity only intended to be installed inside planting areas. Refer to installation details and specifications for information regarding installation.
- Exact configuration and rows of tubing, shall be determined on site and shall be installed per manufacturer recommendation for in-line emitter tubing system, with regards to row spacing and emitter outputs depending on soil type on site.
- Existing landscape and irrigation systems in these areas are not a part of this contract phase and shall be kept operational during construction. Contact and coordinate with general contractor and ensure all existing lines are not damaged or relocated as necessary to ensure regularly scheduled maintenance and irrigation of these areas will not be interrupted during course of construction. Damages to existing landscape or irrigation system shall be repaired to original state.

General Notes:

- Install all pressure and non-pressure lines and any equipment inside planting areas wherever possible (items shown outside such areas are for purposes of clarity only).
- Select and install all equipment in accordance with legend. Specifications and construction details.
- For symbol designations, refer to legend.
- Where pressure regulating valves are used, adjust valves for optimum pressure, or as noted on drawings.
- Adjust all systems to avoid spray on buildings, walks, and or roadways by individually adjusting sprinkler heads and control valves.
- Define areas as necessary to determine exact location of sprinkler heads prior to installation.
- Maintain as-built drawings and specification on site at all times. Update as-built drawings daily. Site reviews will not be conducted without these drawings.
- Review and verify areas receiving irrigations system regarding accuracy of size and configuration. Any discrepancies that would provide detrimental to final coverage shall be brought to owner's attention before installation. If she/he fails to do so, the contractor may be responsible for any related adjustments required.
- Where vertical obstructions in the landscape area interfere with the spray pattern of any sprinkler resulting in the improper irrigation coverage, contractor shall rectify the situation by field adjustment to the irrigation system. This may require the addition of quarter circle to each side of the obstruction or other measures. All such adjustments shall be made at no additional cost to the owner.
- Piping and wire conduit penetrations through walls and installation of irrigation equipment under paving must be coordinated with the general contractor and/or contractors of all the various trades that may be involved to eliminate problems that may arise from inaccessibility or damage to another trade's work.



SPECIFICATIONS TO ACCOMPANY DRAWINGS

	8		4
	7		3
	6		2
	5		1

STAMP

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LANDSCAPE IRRIGATION DETAILS

SHEET #

# L2.1