

May 3, 2021

Doug Haines  
La Mirada Ave. Neighborhood Association  
P.O. Box 93596  
Los Angeles, CA 90093

Planning and Land Use Management Committee  
City of Los Angeles, City Council  
c/o Los Angeles City Clerk  
200 N. Spring Street, Rm. 395  
Los Angeles, CA 90012

## Re: Council Files 20-0603 and 20-0603-S1

Chair Harris-Dawson, and Honorable committee members:






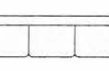





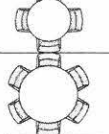
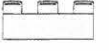

Please note the attached application and plans for another co-living project proposed by Mr. Daniel Pourbaba for 505 to 517 N. Hoover St., whose projects on the 5800 block of Lexington Ave. are the subject of our appeals.

The proposed Hoover St. project claims to be only 40 units, but actually consists of 195 bedrooms, which will be individually leased out in a hotel/boarded house manner. The Hoover St. project therefore must be considered as an application for 195 units.

Thank you.

Doug Haines, for the La Mirada Ave. Neighborhood Assn.

LEGEND						
SYMBOL	CALLOUT	ITEM	MANUFACTURER	COMMENTS	COLOR/ FINISH	DETAIL
	PA	PLANTING AREA		SEE PLANTING SHEETS		
	LP	LID PLANTER		SEE CIVIL DRAWINGS		SEE 2/L2.00
	CM-P	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 6'-4" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P2	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 11'-8" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P3	42" HIGH POURED IN PLACE CONCRETE PLANTER		CUSTOM x 20'-11" L x 42" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P4	42" HIGH POURED IN PLACE CONCRETE PLANTER		5' DIAMETER x 42" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P5	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-6" W x 7'-6" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P6	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 11'-3" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P7	42" HIGH POURED IN PLACE CONCRETE PLANTER		5'-2" W x 10'-7" L x 42" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P8	42" HIGH POURED IN PLACE CONCRETE PLANTER		5'-2" W x 8'-0" L x 42" HIGH. POURED IN PLACE IN CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P9	42" HIGH POURED IN PLACE CONCRETE PLANTER		5'-0" W x 5'-0" L x 42" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P10	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 18'-8" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P11	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 17'-7" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P12	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 43'-10" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P13	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 40'-4" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P14	30" HIGH POURED IN PLACE CONCRETE PLANTER		2'-0" W x 9'-6" L x 30" HIGH. POURED IN PLACE CONCRETE PLANTER PER ARCH.		SEE L1.10
	CM-P15	36" POURED IN PLACE CONCRETE HIGH PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P16	30" HIGH POURED IN PLACE CONCRETE PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P17	42" HIGH POURED IN PLACE CONCRETE PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P18	42" HIGH POURED IN PLACE CONCRETE PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P19	36" POURED IN PLACE CONCRETE HIGH PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P20	36" POURED IN PLACE CONCRETE HIGH PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P21	30" HIGH POURED IN PLACE CONCRETE PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P22	36" POURED IN PLACE CONCRETE HIGH PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P23	42" HIGH POURED IN PLACE CONCRETE PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P24	42" HIGH POURED IN PLACE CONCRETE PLANTER		PLANTER PER ARCH.		SEE L1.60
	CM-P25	42" HIGH POURED IN PLACE CONCRETE PLANTER		PLANTER PER ARCH.		SEE L1.60
	M-P1	30" HIGH METAL PLANTER		3'-6" W x 18'-1" L x 30" HIGH. METAL PLANTER PER ARCH.	BLACK**	SEE 3/L2.00
	M-P2	24" HIGH METAL PLANTER		2'-0" W x 10'-5" L x 24" HIGH. METAL PLANTER PER ARCH.	BLACK**	SEE 3/L2.00
	M-P3	30" HIGH METAL PLANTER		4'-0" W x 15'-6" L x 24" HIGH. METAL PLANTER PER ARCH.	BLACK**	SEE 3/L2.00
	M-P4	30" HIGH METAL PLANTER		4'-0" W x 15'-6" L x 24" HIGH. METAL PLANTER PER ARCH.	BLACK**	SEE 3/L2.00
	P1	CONCRETE		POURED IN PLACE CONCRETE SLOPED TO DRAINS. BROOM FINISH	TBD	SEE L1.10
	P2	TOPPING SLAB		POURED IN PLACE CONCRETE SLOPED TO DRAINS. MOCK UP TO BE PROVIDED BY CONTRACTOR. TO BE APPROVED BY CLIENT BEFORE INSTALL.	TBD	SEE L1.10
	P3	PAVER 1 - 48"x48"	WESTCOAT SPECIALTY COATING SYSTEM	SC-10 ACRYLIC TOPCOATS - SOLAR REFLECTIVE (SR) SERIES. MOCK UP TO BE PROVIDED BY CONTRACTOR. TO BE APPROVED BY CLIENT BEFORE INSTALL.	HEATHER GRAY I 103. SCORE LINE COLOR TBD. **	SEE L1.10, L1.20
	P4	PAVER 2 - 24"x24"	WESTCOAT SPECIALTY COATING SYSTEM	SC-10 ACRYLIC TOPCOATS - SOLAR REFLECTIVE (SR) SERIES. MOCK UP TO BE PROVIDED BY CONTRACTOR. TO BE APPROVED BY CLIENT BEFORE INSTALL.	SR GRAY I 101. SCORE LINE COLOR TBD. **	SEE L1.10

	P5	8" CEMENT TILE	TESSELLE - NEOTERRA ICICLE 8" SQUARE CEMENT TILE	8" NEOTERRA ICICLE SQUARE CEMENT TILE. 305 SQ FT. SAMPLES TO BE PROVIDED BY CONTRACTOR FOR APPROVAL BY CLIENT.	NEOTERRA ICICLE	SEE 1/L2.00
	P6	D.G.			TBD	SEE L1.20
	P7	SYN-LAWN TURF				
	T1	NEW TREE LOCATIONS				
	A1	BUILT-IN BBQ WOOD FRAMED, DEKTON COUNTER TOP, SINK, FAUCET, AND BBQ	ELKAY	'DAYTON' ADA DROP IN STAINLESS STEEL SINGLE BOWL SINK. D11516		5/L4.00
			BBQ GUYS	SIGNATURE SERIES SINGLE HANDLE PULL-DOWN GOOSENECK HOT/COLD FAUCET. BRUSHED NICKEL. BBQ-N88421N1BN		
			BULL OUTLAW	30" 4 BURNER BUILT-IN NATURAL GAS GRILL. 26039		3/L4.00
			LYNX	ADA ACCESSILBE HANDLE KIT		
	A2	ROUND FIREBOWL		SHUTOFF TIMER. ELECTRONIC OR PUSH BUTTON START PER OWNER DIRECTION		
	A3	30" HIGH GATE				SEE L1.60
	F1	LARGE COMMUNITY TABLE	PER OWNER			SEE L1.10
	F2	ROUND TWO TOP TABLE	PER OWNER			SEE L1.10
	F3	CHAIR	PER OWNER			SEE L1.10
	F4	3 PERSON SOFA	PER OWNER			SEE L1.10, L1.60
	F5	SMALL SOFA	PER OWNER			SEE L1.60
	F6	8' LONG CUSTOM LOG, 18" HIGH	PER OWNER			SEE L1.10
	F7	18' LONG CUSTOM LOG, 18" HIGH	PER OWNER			SEE L1.10
	F8	ROUND COFFEE TABLE	PER OWNER			SEE L1.10, L1.60
	F9	BUILT IN BENCH ON PLANTER		CUSTOM THERMORY BUILT IN BENCH BOLTED ON PLANTER.		SEE L1.10, L1.60
	F10	4 PERSON ROUND TABLE	PER OWNER			SEE L1.60
		6 PERSON ROUND TABLE	PER OWNER			
	F11	HIGH STOOL TABLE				SEE L1.60
	F12	PING PONG TABLE				SEE L1.60

\*\* CONTRACTOR TO SUBMIT SAMPLES OF FINISHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGIN INSTALLATION

## LANDSCAPE CALCULATIONS

### TREE COUNT - 1 TREE PER EVERY 4 UNITS

39 UNITS REQUIRES 10 TREES.

PROVIDED 11 TREES IN LANDSCAPE

### LANDSCAPE AREA - SQUARE FOOTAGE

LANDSCAPE AREA PROVIDED ---- SQ FT.

### SHEET INDEX

L1.00	LANDSCAPE CONSTRUCTION SCHEDULE
L1.10	LANDSCAPE CONSTRUCTION PLAN 1ST FLOOR
L1.11	HORIZONTAL PLAN
L1.60	LANDSCAPE CONSTRUCTION PLAN 6TH FLOOR
L2.00	LANDSCAPE CONSTRUCTION DETAILS
L3.00	IRRIGATION CALCULATIONS
L3.01	IRRIGATION LEGEND AND NOTES
L3.10	IRRIGATION PLAN 1ST FLOOR
L3.60	IRRIGATION PLAN 6TH FLOOR
L4.00	IRRIGATION DETAILS
L5.00	PLANTING LEGEND AND NOTES
L5.10	PLANTING PLAN - 1ST FLOOR
L5.60	PLANTING PLAN - 6TH FLOOR
L6.00	PLANTING DETAILS
L7.10	LANDSCAPE LIGHTING PLAN 1ST FLOOR
L7.60	LANDSCAPE LIGHTING PLAN 6TH FLOOR



HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

CONSTRUCTION  
NOTES AND  
LEGEND

L1.00

HOOVER

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LOS ANGELES, 90004



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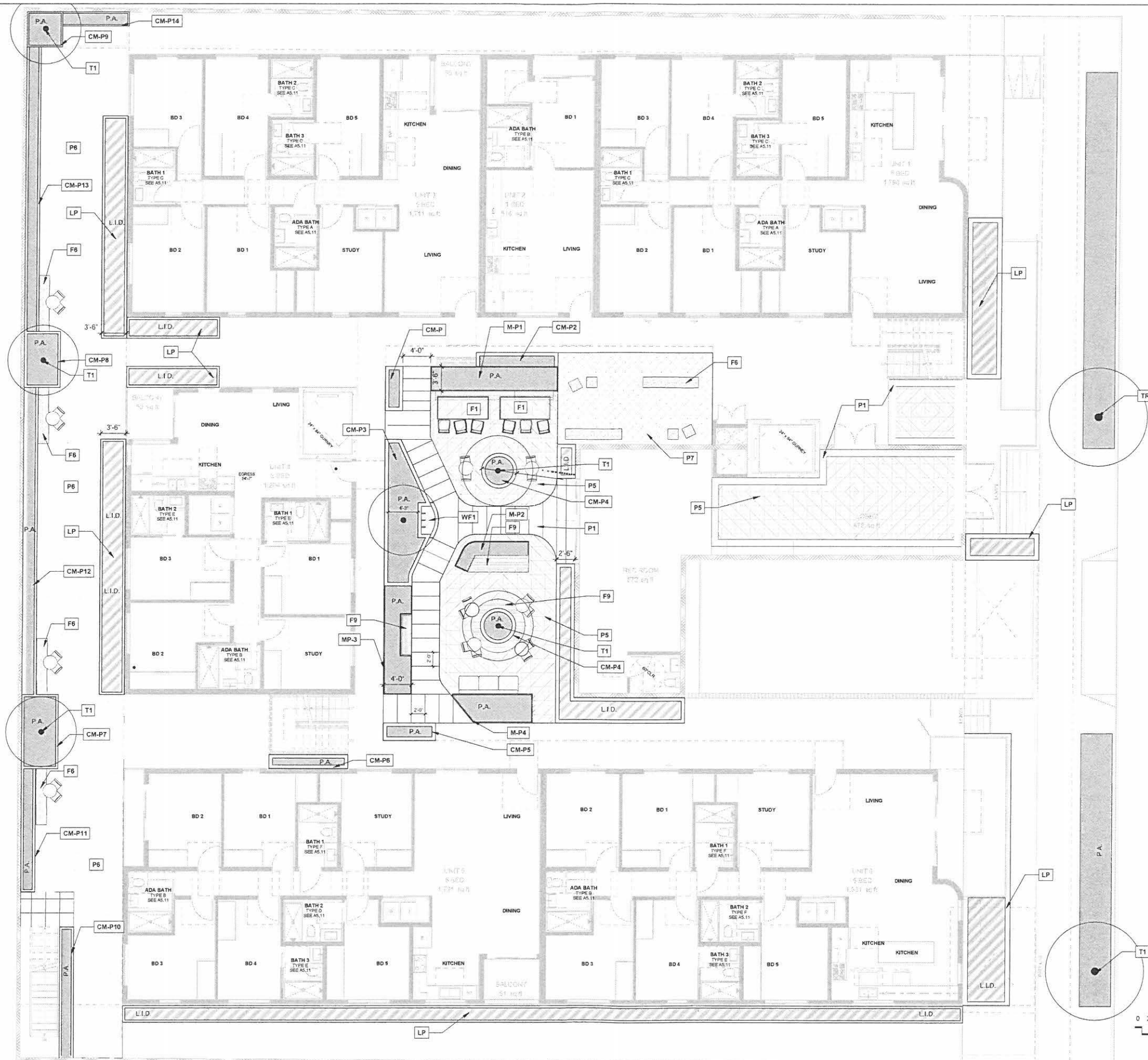
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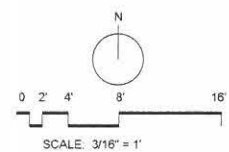
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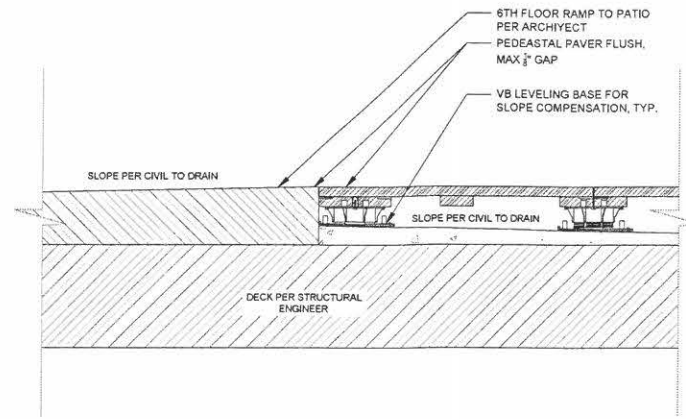
LANDSCAPE  
CONSTRUCTION  
1ST LAYOUT  
CONCEPT 2

L1.10

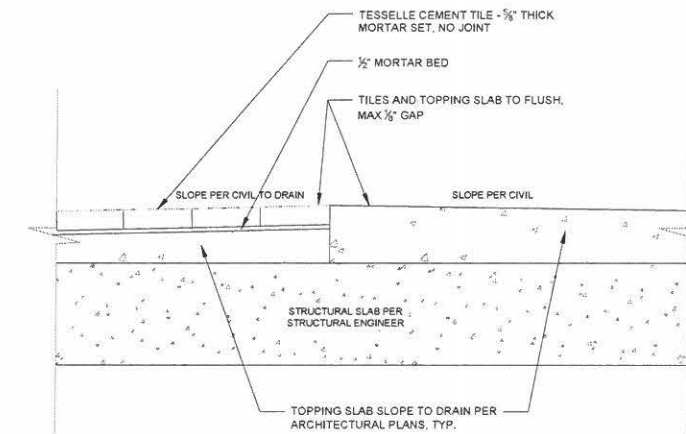




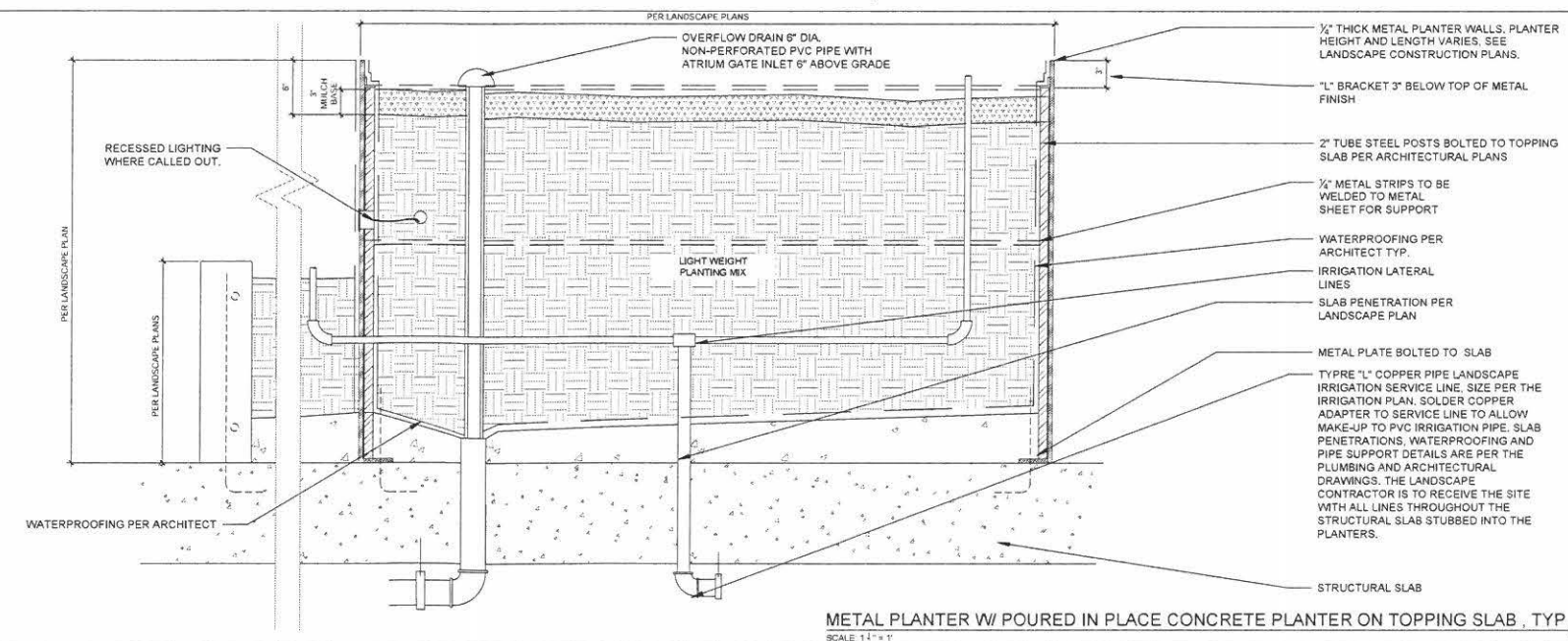
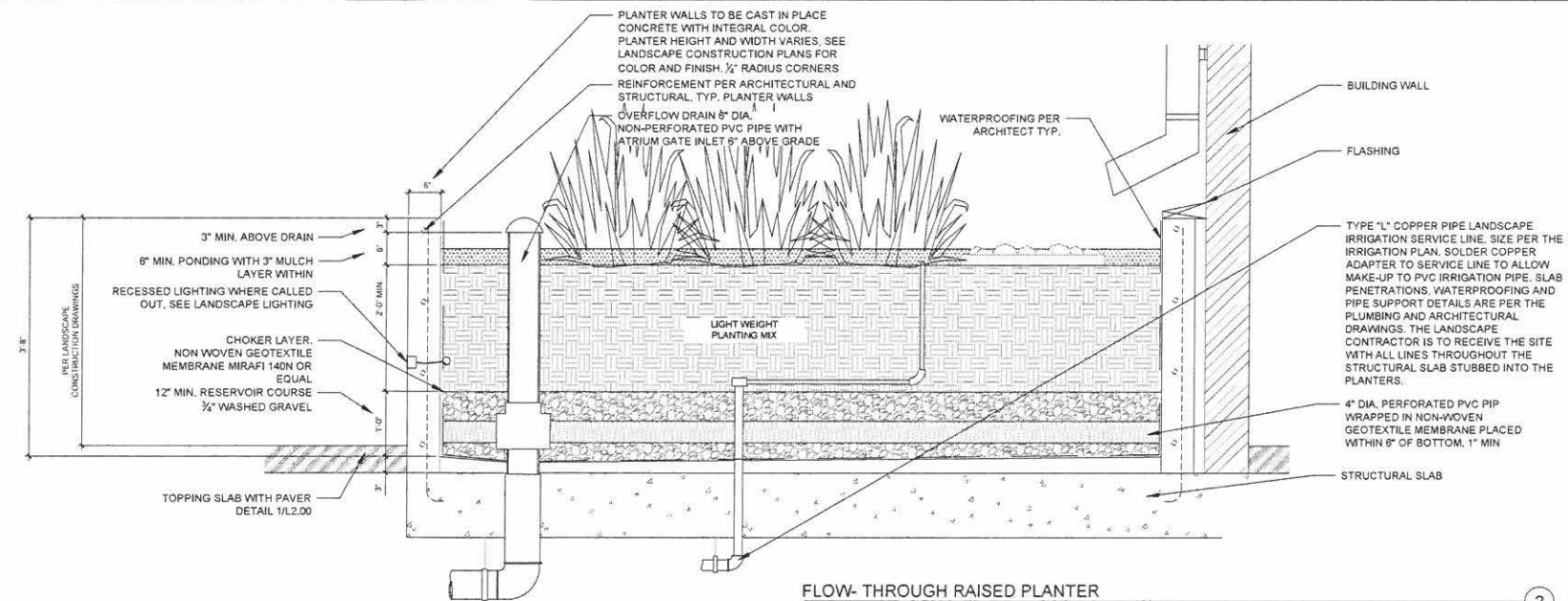




PEDESTAL PAVERS  
SCALE 1 1/2" = 1'



CONCRETE TILES ON TOPPING SLAB  
SCALE 1 1/2" = 1'



HOOVER

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LOS ANGELES, 90004



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SHEET NAME

CONSTRUCTION  
DETAILS

L2.00

LANDSCAPE WATER USE ORDINANCE CALCULATIONS											
MAXIMUM APPLIED WATER ALLOWANCE (MAWA)											
*50.1 IS THE EVAPOTRANSPIRATION RATE FOR LOS ANGELES CALIFORNIA. SOURCE: MWELO (SEE PARAGRAPH BELOW FOR EXPLANATION)				ET <sub>o</sub>	ET <sub>o</sub> X .62	LA	ETAF	ETAF X LA	SLA	[(1-ETAF)SLA]	MAWA (GAL/YR)
				50.1	31.06	2,212	0.45	995	0	0.00	30,919
TOTAL ESTIMATED WATER USE (ETWU)											
HYDROZONE	IRRIGATION TYPE	(ET <sub>o</sub> )	(ET <sub>o</sub> ) (.62)	PF (PLANT FACTOR)	IE (IRRIGATION EFFICIENCY)	ETAF=(PF/IE)	HA (LANDSCAPE AREA SF)	ETAF*HA	SLA	[(ETAF*HA) + SLA]	ETWU (GAL/YR)
PARKWAY	DRIP	50.1	31.1	0.3	.81	.37	414	153	0	153	4,763
ENTRANCE LID	DRIP	50.1	31.1	0.3	.81	.37	287	106	0	106	3,302
COURTYARD LID	DRIP	50.1	31.1	0.3	.81	.37	80	30	0	30	920
COURTYARD	DRIP	50.1	31.1	0.4	.81	.49	302	149	0	149	4,632
BACKYARD LID	DRIP	50.1	31.1	0.3	.81	.37	469	174	0	174	5,396
BACKYARD	DRIP	50.1	31.1	0.4	.81	.49	268	132	0	132	4,111
ROOF TOP	DRIP	50.1	31.1	0.3	.81	.37	392	145	0	145	4,510
							2,212	890			27,634
						(A)	(B)				
					SITEWIDE ETAF					ETWU TOTAL	27,634
					TOTAL ETAF X AREA	B	890			MAWA	30,919
					TOTAL AREA	A	2212				
					SITEWIDE ETAF		0.40				

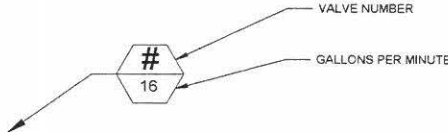
**L3.00**

IRRIGATION SCHEDULE					
SYMBOL	ITEM	MANUFACTURER	DESCRIPTION	SIZE	DETAIL
	POINT OF CONNECTION		POINT OF CONNECTION TO CITY MAIN LINE		
	LANDSCAPE WATER METER		PER CIVIL PLANS		
	BACK FLOW PREVENTER		PER CIVIL PLANS		
	MASTER VALVE	BUCKNER	3300 NORMALLY OPEN MASTER VALVE.		SEE DETAIL #/L400.
	FLOW SENSOR				
	GATE VALVE	NIBCO	T-113 BRASS GATE VALVE	LINE SIZE	SEE DETAIL #/L400.
	CONTROLLER	RAINBIRD	ESP12LXMEF: 12 STATION CONTROLLER WITH, FLO-SMART MODULE, AND ET-LXM WEATHER BASED ET MANAGER MODULE AND RAIN SHUT-OFF. MOUNT IN PANEL AT GROUND LEVEL, IN WALL MOUNTED ENCLOSURE. ROUTE VALVE CONTROL WIRES IN SCHEDULE 40 PVC SLEEVE, ROUTE FOLLOWS MAIN LINE ROUTING.		SEE DETAIL #/L400.
	REMOTE CONTROL VALVE	RAINBIRD	100-PESB.		SEE DETAIL #/L400.
	DRIP VALVE KIT	RAINBIRD	DRIP VALVE, "RAINBIRD" XCZ - 1000-PRB - COM 1" COMMERCIAL WIDE FLOW CONTROL VALVE KIT. SEE VALVE LEGEND FOR FLOW RATES.		SEE DETAIL #/L400.
	VALVE 3				SEE DETAIL #/L400.
	MAINLINE		SCHEDULE 40 PVC, WITH SCHEDULE 80 FITTINGS. ROUTE 18" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL #/L400.
	LATERAL LINE		SCHEDULE 40 PVC, ROUTE 12" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL #/L400.
	DRIP LINE	RAINBIRD	XFS-CV-09-12-500, 0.9 GPH EMITTERS, 12" EMITTER SPACING, (1.5 GPM PER 100 FEET). INSTALL AT 12" O.C. TYPICAL FOR SHRUBS AND GROUND COVER. SEE IRRIGATION NOTES AND MANUFACTURER INSTRUCTIONS.		SEE DETAIL #/L400.
	FLUSH VALVE	NETAFIM	MANUAL FLUSH VALVE, INSTALLED IN PLANTING AREA IN PLASTIC BOX. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.		SEE DETAIL #/L400.
	INDICATOR	RAINBIRD	OPERIND - DRIP SYSTEM OPERATION POP-UP VISUAL INDICATOR KIT(OPERIND X17500). INSTALL PER MANUFACTURER'S STANDARDS.		SEE DETAIL #/L400.
	TREE BUBBLER	RAINBIRD	RWS-M-B-C-1402 MINI ROOT WATERING SYSTEM	0.5 GPM	SEE DETAIL #/L400.
	QUICK COUPLER	RAINBIRD			
	HOSE BIB		HOSE BIB CONNECTED TO DOMESTIC POTABLE WATER PER PLUMBING PLANS		
	PIPE SIZE				
	SLAB PENETRATION		MAIN OR LATERAL LINES TO GO THROUGH PODIUM. SEE PLUMBING AND STRUCTURAL		

IRRIGATION NOTES

- THIS PLAN CONNECTS TO AN EXISTING OPERABLE IRRIGATION SYSTEM. CONTRACTOR TO FIELD VERIFY THE EXISTING SYSTEM PRIOR TO CONSTRUCTION.
- FOR THE PURPOSE OF LEGIBILITY, SOME IRRIGATION VALVES AND LINES ARE SHOWN OUTSIDE PLANTED AREAS. ALL VALVES ARE TO BE LOCATED WITHIN PLANTERS AND WHENEVER POSSIBLE, LINES ARE TO BE ROUTED INSIDE (WITHIN 6" OF) THE EDGE OF THE PLANTED AREAS.
- THIS IRRIGATION DESIGN PLAN IS DIAGRAMMATIC, AND THE LAYOUT MAY NOT BE PRECISE. THE CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES IN LINE ROUTING.
- EXISTING STATIC PRESSURE PER CALIFORNIA WATER DISTRICT IS 73 HIGH 82 LOW PSI. THE CONTRACTOR IS TO PROVIDE MEASURED STATIC WATER PRESSURE INFORMATION FROM FIELD TESTING AT THE PROJECT POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT FOR VERIFICATION AND POSSIBLE MODIFICATION OF THE DESIGNED SYSTEM.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- AS-BUILT DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES. AS-BUILT DRAWINGS SHALL BE UPDATED ON A DAILY BASIS DURING SYSTEM INSTALLATION. NO SITE REVIEWS ARE TO BE CONDUCTED WITHOUT THESE DRAWINGS.
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESNT SPRAY ON THE BUILDING.
- DRIPPER LINE INSTALLATION PROCEDURE: FOLLOWING INSTALLATION AND COMPACTION OF SOIL IN PLANTERS, INSTALL ALL PLANT MATERIAL OF 1 GAL. SIZE AND LARGER PER THE PLANTING PLAN. LAY DRIPPER LINES ON SOIL SURFACE STARTING WITH LINES 2" FROM PLANTER EDGES, AND ON-CENTER ROW SPACING PER THE PLAN AND THE IRRIGATION LEGEND. SECURE THE LINES WITH GALVANIZED STEEL TIE-DOWN STAKES AT 4' INTERVALS AND CHANGES IN DIRECTION. USE BLANK TUBING AROUND OBSTACLES IN PLANTERS. SUPPLY AND EXHAUST HEADERS TO BE 3/4" SCHEDULE 40 PVC. LATERAL LINES CONNECTING SYSTEMS ARE TO BE 8" MIN. DEEP IN PLANTERS. SPREAD PLANTER MULCH TOP DRESSING THROUGHOUT PER THE PLANTING NOTES. GROUND COVERS TO BE INSTALLED FOLLOWING MULCH PLACEMENT. PLANT MATERIAL WILL REQUIRE HAND WATERING UNTIL COMPLETION OF THE ABOVE OPERATIONS AND TESTING AND APPROVAL OF THE DRIPPER LINE SYSTEM.
- ALL PIPING UNDER PAVEMENT SHALL BE SLEEVED IN PVC SLEEVES 2X LARGER THAN THAT PIPE SIZE.
- SALVAGED SITE EQUIPMENT IN OPERABLE CONDITION SHALL BE DELIVERED TO OWNER REPRESENTATIVE.
- REMOTE CONTROL VALVES NOT AFFECTED BY DEMOLITION SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- LOCKS SHALL BE INSTALLED ON ALL PUBUCLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DETAILS AND SPECIFICATIONS.
- A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES WHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- A CERTIFICATE OF COMPLETION (FORM GRN 12) SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT PRIOR TO FINAL INSPECTION APPROVAL.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

VALVE CALLOUT KEY



HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

IRRIGATION  
SCHEDULE  
AND NOTES

L3.01

HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

IRRIGATION  
PLAN  
1ST FLOOR

L3.10



1" = 4'

FS  
MV  
BFP  
M  
POC



HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

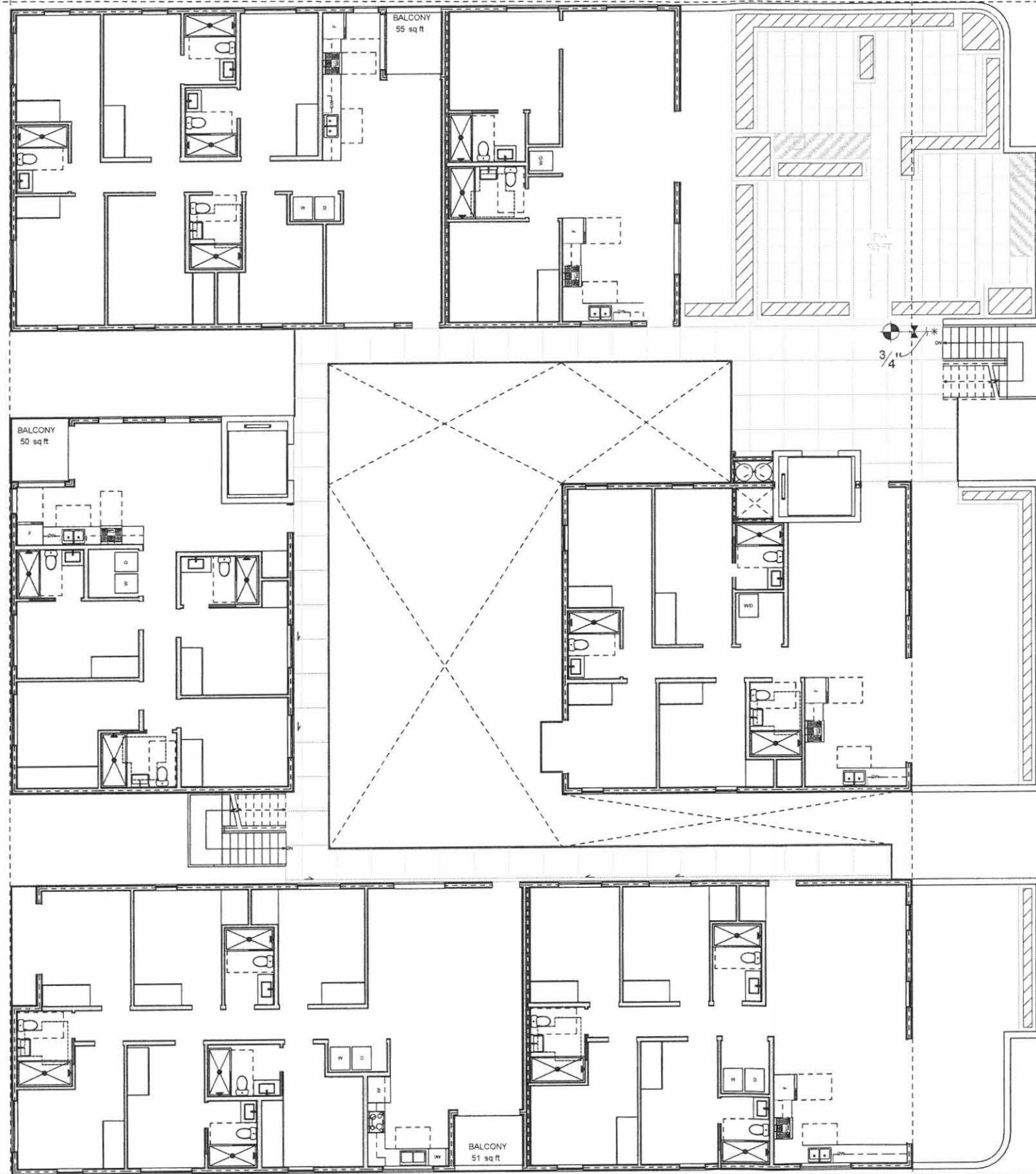
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

IRRIGATION  
PLAN  
6TH FLOOR

L3.60



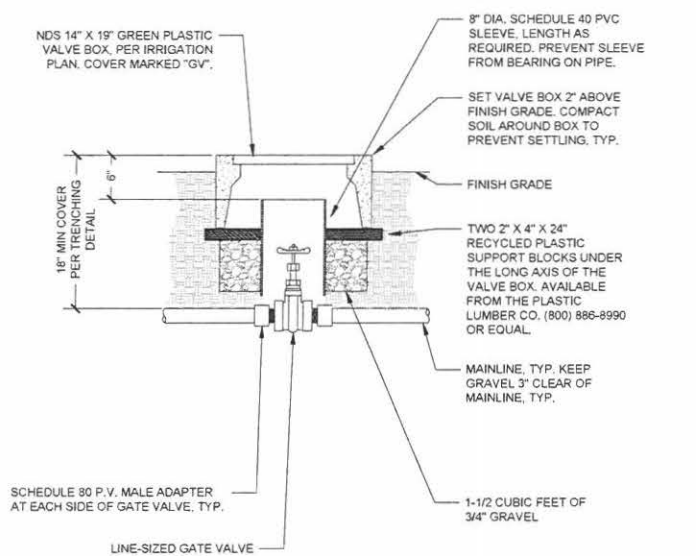


Diagram illustrating the cross-section of a trench drain installation. The components shown include:

- FINISH GRADE
- LINE FLUSHING VALVE #TLSOV
- VALVE BOX
- DRIP TUBING
- BRICK SUPPORTS (THREE)
- 3/4" GRAVEL SUMP (1 CUBIC FOOT)

Diagram illustrating the layout of a trench for a pressurized supply line and lateral line, showing dimensions and components.

**Dimensions:**

- Trench width: 1'-6"
- Top section width: 1'-6"
- Bottom section width: 2'-0"
- Bottom section depth: 2'-0"
- Bottom section width (inner): 1'-6"
- Bottom section depth (inner): 2'-0"
- Bottom section width (outer): 2'-0"
- Bottom section depth (outer): 2'-0"
- Bottom section width (inner, bottom): 1'-6"
- Bottom section depth (inner, bottom): 2'-0"
- Bottom section width (outer, bottom): 2'-0"
- Bottom section depth (outer, bottom): 2'-0"

**Labels:**

- CAUTION TAPE FOR MAINLINE LAST 6" OF FILL
- LATERAL
- TRACER WIRE
- PRESSURIZED SUPPLY LINE
- CONTROL WIRE PER SPECS
- COMMUNICATION CABLE (IF REQ'D) IN PVC SCH. 40 SLEEVE
- COMMUNICATION CABLE (IF REQ'D) IN PVC SCH. 40 SLEEVE

PIPE SIZE	$\frac{3}{4}$ "	1"	1 $\frac{1}{4}$ "	1 $\frac{1}{2}$ "	2"	2 $\frac{1}{2}$ "	3"	4"
SLEEVE SIZE	2"	2 $\frac{1}{2}$ "	3"	3"	4"	4"	6"	8"

Diagram illustrating the installation of a Root Wall System (RWS) into a concrete wall. The diagram shows a cross-section of the wall and the RWS components. The RWS is installed into a hole drilled into the wall. The components are labeled with numbers 1 through 12:

- 1: RWS Vertical Post
- 2: RWS Cap
- 3: RWS Cap Seal
- 4: RWS Cap Seal Gasket
- 5: RWS Cap Seal Gasket
- 6: RWS Cap Seal Gasket
- 7: RWS Cap Seal Gasket
- 8: RWS Cap Seal Gasket
- 9: RWS Cap Seal Gasket
- 10: RWS Cap Seal Gasket
- 11: RWS Cap Seal Gasket
- 12: RWS Cap Seal Gasket

The diagram also shows the RWS being installed into a hole drilled into the wall, with the RWS being secured by the RWS Cap and RWS Cap Seal. The RWS is shown being installed into a hole drilled into the wall, with the RWS being secured by the RWS Cap and RWS Cap Seal. The RWS is shown being installed into a hole drilled into the wall, with the RWS being secured by the RWS Cap and RWS Cap Seal.

1. SET TOP OF GRATE 2" ABOVE FINISH GRADE IN AREAS TO BE MULCHED OR SURFACED WITH DECOMPOSED GRANITE.
2. BUBBLER NOZZLE (AS SPECIFIED IN LEGEND)
3. MULCH PER PLANTING PLAN
4. FINISH GRADE
5. SAND SOCK
6. 1/2" PVC NIPPLE
7. 1/2" 90 DEGREE ELBOW
8. 1/2" SWING ASSEMBLY
9. 1/2" MALE NPT INLET
10. PVC SCH. 40 TEE OR EL
11. LATERAL PIPE (SEE PLAN FOR SIZE)
12. BASKET WEAVE CANISTER

1. FEBCO MODEL 825 YA  
REDUCED PRESSURE  
BACKFLOW PREVENTER,  
INSTALL PER  
MANUFACTURER'S  
RECOMMENDATIONS.

2. BRASS NIPPLE.
3. BRASS ELL (TXT).
4. PVC MALE ADAPTOR (TXS).
5. PRESSURE SUPPLY LINE PER IRRIGATION LEGEND.
6. FINISH GRADE, SOIL COMPACTED TO MIN. 90%.
7. "GUARDSHAK" 304 STAINLESS STEEL LOCKING ENCLOSURE, INSTALL PER MANUFACTURER'S DIRECTIONS

- A. USE TEFLON PIPE DOPE SEALANT ON ALL THREADED FITTINGS.
- B. WRAP PIPE AND FITTINGS WITH PVC TAPE, PER SPECIFICATIONS.

1. 30-INCH LINEAR LENGTH WIRE, COILED
2. WATERPROOF CONNECTION, SPLICE 1 (1 OF 2)
3. ID TAG
4. VALVE BOX WITH COVER
5. FINISH GRADE/TOP OF MULCH
6. CONTROL VALVE, SUPERIOR 3300 SERIES VALVE
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQ'D)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3-INCH MINIMUM DEPTH OF  $\frac{3}{4}$ -INCH WASHED GRAVEL

**FRONT ELEVATION**

10 1/2" (26.7 CM) OPEN DOOR WIDTH

**RIGHT ELEVATION**

6 1/4" (16.0 CM) WIDTH

**LEGEND**

1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN.
2. IRRIGATION CONTROL WIRE IN

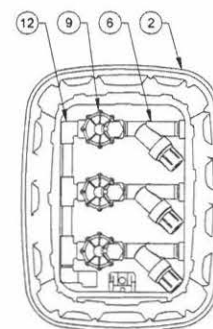
The diagram includes three views of the irrigation controller: a front elevation showing a door with a handle and a width of 10 1/2 inches (26.7 cm); a right elevation showing the side profile with a width of 6 1/4 inches (16.0 cm); and a top elevation showing the top surface with a depth of 10 1/2 inches (26.7 cm). Callouts 1 and 2 point to the controller and the control wire entry point, respectively. Callouts 3 and 4 point to the main power and ground wires, respectively.

1. IRRIGATION CONTROLLER (PRO-HC) PER PLAN.
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES.
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER.
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

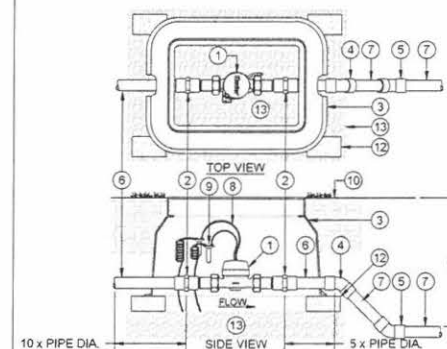
- A. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
- B. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.
- C. MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUND 110 VAC POWER SOURCE

A technical cross-sectional diagram of a water pump assembly. The diagram shows a pump housing with a central impeller. Numbered callouts identify the following components: 1. Top cover/bellows, 2. Gasket, 3. Impeller, 4. Motor, 5. Drive shaft, 6. Impeller nut, 7. Drive shaft seal, 8. Drive shaft, 9. Impeller nut, 10. Impeller, 11. Drive shaft seal.

1. FINISH GRADE
2. VALVE BOX WITH COVER
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER (INCLUDED IN KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE (INCLUDED IN KIT)
10. PVC SCH. 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 1/2-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS



**NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.  
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.  
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL  
AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC  
SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.**



1. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
2. SCH 80 PVC FEMALE ADAPTER (S X T)
3. RECTANGULAR VALVE BOX PER SPECIFICATIONS
4. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
5. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
6. 1" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
7. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
8. TWO WIRES TO FLOW SENSOR  
TERMINALS AT 1/2" (13 mm) MIN. 18 AWG V (12.9 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM MAIN LINE TO COMMON WIRE
9. WEATHERPROOF WIRE CONNECTOR
10. FINISH GRADE
11. SPECIFIED SOIL COVER (SEE LEGEND)
12. COMMON BRICK
13. GRAVEL BASE, 6" (15 cm) DEEP

507 N HOOVER ST.  
LOS ANGELES, 90004

[illegible]

PROJECT NO: #Project Code

SHEET NAME

### IRRIGATION DETAILS

**L4.00**

HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.06.20 100% DD

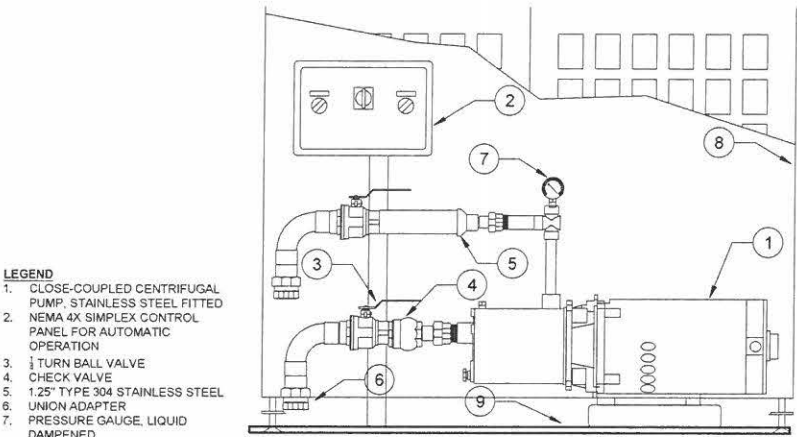
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

IRRIGATION  
DETAILS

L4.10

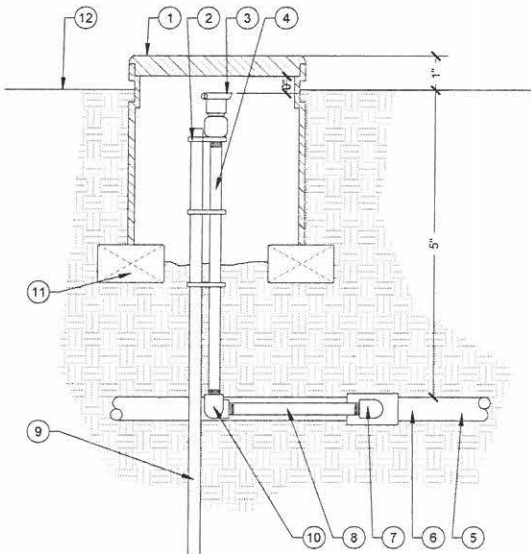


- LEGEND**
1. CLOSE-COUPLED CENTRIFUGAL PUMP, STAINLESS STEEL FITTED
  2. NEMA 4X SIMPLEX CONTROL PANEL FOR AUTOMATIC OPERATION
  3. 1/2 TURN BALL VALVE
  4. CHECK VALVE
  5. 1.25" TYPE 304 STAINLESS STEEL UNION ADAPTER
  6. PRESSURE GAUGE, LIQUID DAMPENED
  7. MARINE GRADE ALUMINUM ENCLOSURE
  8. STRUCTURAL ALUMINUM BASEPLATE

NOTE: INLET AND OUTLET PIPING TO BE ALIGNED BY CONTRACTOR.

BOOSTER PUMP ENCLOSURE AND CONTROLLER  
SCALE: NTS

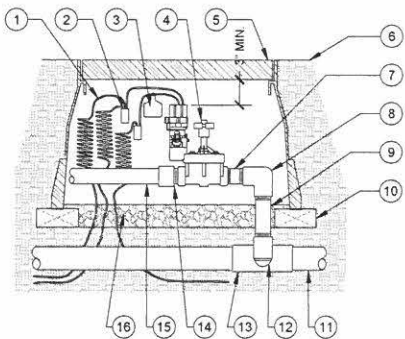
1



- LEGEND:**
1. NDS PRO SERIES 10" DIA. PLASTIC BOX WITH COVER BRANDED "QC". INSTALL 2" ABOVE FINISH GRADE IN SHRUB AND GROUND COVER AREAS.
  2. 3 EA. STAINLESS STEEL CLAMP.
  3. QUICK COUPLING VALVE SET 1" BELOW TOP AND 12" MAX. AWAY FROM ANY SIDEWALK, CURB, ETC.
  4. 3/4" BRASS NIPPLE, LENGTH AS REQUIRED.
  5. 3/4" SCHED. 40 PVC MAIN LINE SUPPLY TO COUPLER.
  6. 3/4" "SPEARS" SCHED. 80 PVC / METAL TRANSITION TEE OR ELL.
  7. 3/4" "SPEARS" SCHED. 80 PVC / METAL TRANSITION ELL.
  8. 3/4" BRASS NIPPLE, LENGTH AS REQUIRED.
  9. 1" GALVANIZED PIPE STAKE, MIN. 36" LONG OR AS SITE REQUIRES.
  10. 3/4" "SPEARS" SCHED. 80 PVC / METAL ELL.
  11. FULL SIZE BRICK FOR SUPPORT.
  12. FINISHED GRADE

QUICK COUPLER  
SCALE: NTS

2



- LEGEND:**
1. 30-INCH LINEAR LENGTH WIRE, COILED
  2. WATERPROOF CONNECTION, SPLICE 1 (1 OF 2)
  3. ID TAG
  4. REMOTE CONTROL VALVE
  5. VALVE BOX WITH COVER
  6. FINISH GRADE/TOP OF MULCH
  7. PVC SCH 80 NIPPLE (CLOSE)
  8. PVC SCH 40 ELL
  9. PVC SCH 80 NIPPLE (LENGTH AS REQ'D)
  10. BRICK (1 OF 4)
  11. PVC MAINLINE PIPE
  12. SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
  13. PVC SCH 40 TEE OR ELL
  14. PVC SCH 40 MALE ADAPTER
  15. PVC LATERAL PIPE
  16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

REMOTE CONTROL VALVE  
SCALE: 1 1/2" = 1'

3

NOT USED  
SCALE: NTS

7

NOT USED  
SCALE: NTS

4

NOT USED  
SCALE: NTS

8

NOT USED  
SCALE: NTS




5

NOT USED  
SCALE: NTS

9

NOT USED  
SCALE: NTS

6

PLANT SCHEDULE										
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	VERY LOW	LOW	MEDIUM	HIGH
	WEL TRE	1	MELALEUCA QUINCQUEMERVIA	GALEPOT TREE MULT-TRUNK	48"					
	OLE MUL	3	OLEA EUROPAEA	OLIVE MULT-TRUNK	48"					
	PRO TNL	3	PROSOPIS A. AZT	AZT THORNLESS MESQUITE	48"					

- PLANTING NOTES**
- MINIMUM OF 75% OF PLANTS TO COME FROM LOS ANGELES COUNTY DROUGHT-TOLERANT PLANT LIST. SEE CHART THIS PAGE.
  - SEE SHEET L600, FOR PLANTING AND SPACING DETAILS.
  - UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT.
  - 21 DAYS PRIOR TO PLANT INSTALLATION, THE CONTRACTOR IS TO SUBMIT A COMPLETE LIST OF PLANT MATERIAL TO BE SUPPLIED. THIS LIST IS TO INCLUDE PLANT SPECIFICATIONS (HEIGHT, SPREAD, AND CALIPER WHERE APPLICABLE), NURSERY SOURCES AND CONTACTS. CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF EACH TREE AND A REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUND COVER SPECIES. NO SUBSTITUTIONS WILL BE ALLOWED FOLLOWING SUBMITTAL OF THE LIST.
  - EACH CONTAINER PLANT DELIVERED TO THE SITE MUST BE CLEARLY LABELED AS TO SPECIES, VARIETY, AND NURSERY SOURCE. ANY PLANTS SHIPPED WITHOUT LABELS AND CORRESPONDING PACKING SLIP WILL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. CONTRACTOR TO NOTIFY NURSERY THAT THIS PROVISION WILL BE STRICTLY ENFORCED. DISPUTES REGARDING DETERMINATION OF PLANT SPECIES OR VARIETY WILL BE RESOLVED BY THE LANDSCAPE ARCHITECT, AND HIS/HER DECISION WILL BE FINAL.
  - PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. SOIL COMPACTION SHOULD BE AVOIDED IN ALL AT GRADE PLANTING AREAS.
  - CHAPTER 2.7, SHALL BE PROVIDED TO THE CITY INSPECTOR AT TIME OF FINAL LANDSCAPE INSPECTION. IN THE EVENT THE SOILS MANAGEMENT REPORT RECOMMENDS SOIL MODIFICATIONS, THE PROJECT APPLICANT OR HIS/HER DESIGNEE SHALL SUBMIT ADDITIONAL DOCUMENTATION VERIFYING IMPLEMENTATION OF SOILS MANAGEMENT REPORT RECOMMENDATIONS. THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PROCURING THE SERVICES OF A SOIL TESTING LABORATORY (WALLACE LABS - OR EQUAL) TO PERFORM AN AGRICULTURAL SUITABILITY ANALYSIS. THE LAB'S RECOMMENDATIONS ARE TO BE FOLLOWED FOR SOIL PREPARATION AND BACKFILL AMENDMENT AND PROCEDURES, AND FOR MAINTENANCE FERTILIZER APPLICATIONS. TWO SEPARATE SAMPLES SHALL BE TAKEN:  
1 FROM THE NEW LOCUST AVE AT GRADE PLANTING AREA  
1 FROM THE NEW PALMER COURT AT GRADE PLANTING AREA  
SAMPLES SHALL BE DELIVERED BY THE CONTRACTOR TO THE SOILS TESTING LABORATORY. THE LABORATORY SHOULD BE INFORMED OF THE INTENDED PLANTING FOR EACH SAMPLE. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE WILL ASSIST WITH SELECTING TESTING LOCATIONS.
  - FOR BIDDING PURPOSES ONLY, THE CONTRACTOR IS TO ASSUME THE FOLLOWING AMENDMENT FOR SOIL PREPARATION, AND IS TO ASSUME UTILIZATION OF AMENDED SITE SOIL FOR PLANT PIT BACKFILL: INCORPORATE INTO THE SOIL THE FOLLOWING MATERIALS, PER PROCEDURES DESCRIBED IN THE SPECIFICATIONS. MATERIAL AMOUNTS PER 1000 SQUARE FEET:  
3 CU. YD. NITROGEN FORTIFIED WOOD COMPOST  
2 CU. YD. ORGANIC FERTILIZER  
100 LBS. GYPSUM  
30 LBS. COMMERCIAL FERTILIZER
  - SEE SPECIFICATIONS FOR OVER STRUCTURE IMPORT SOIL.
  - PLACE A 3" DEEP SHREDDED CEDAR BARK MULCH COVER IN PLANTING AREAS. SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF BASE OF SHRUBS AND GROUND COVER AND 6" CLEAR OF TREE TRUNKS. PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.
  - FINISHED GRADE OF TURF IS TO BE 1" BELOW FINISHED SURFACE OF ADJACENT PAVING OR MOWSTRIP.
  - ALL ON-STRUCTURE PLANTERS TO BE FILLED WITH IMPORT SOIL PER SPECIFICATIONS.
  - A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. SOIL SHALL NOT BE VISIBLE THROUGH MULCH. KEEP MULCH 3" CLEAR OF PLANT STEMS AND 6" CLEAR OF TREE TRUNKS. PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
  - ORGANIC MULCH SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER PRODUCTS ARE NOT LOCALLY AVAILABLE.
  - TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
  - STABILIZING MULCHING PROEDUCTS SHALL BE USED ON SLOOPES THAT MEET CURRENT ENGINEERING STANDARDS
  - PLANT COUNTS ARE PROVIDED FOR CONVENIENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.
  - RE-CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
  - 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.
  - 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.



HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



10.16.20 CONCEPTUAL

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

PLANTING LEGEND  
AND NOTES

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

L5.00





HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



10.16.20 CONCEPTUAL

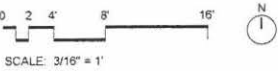
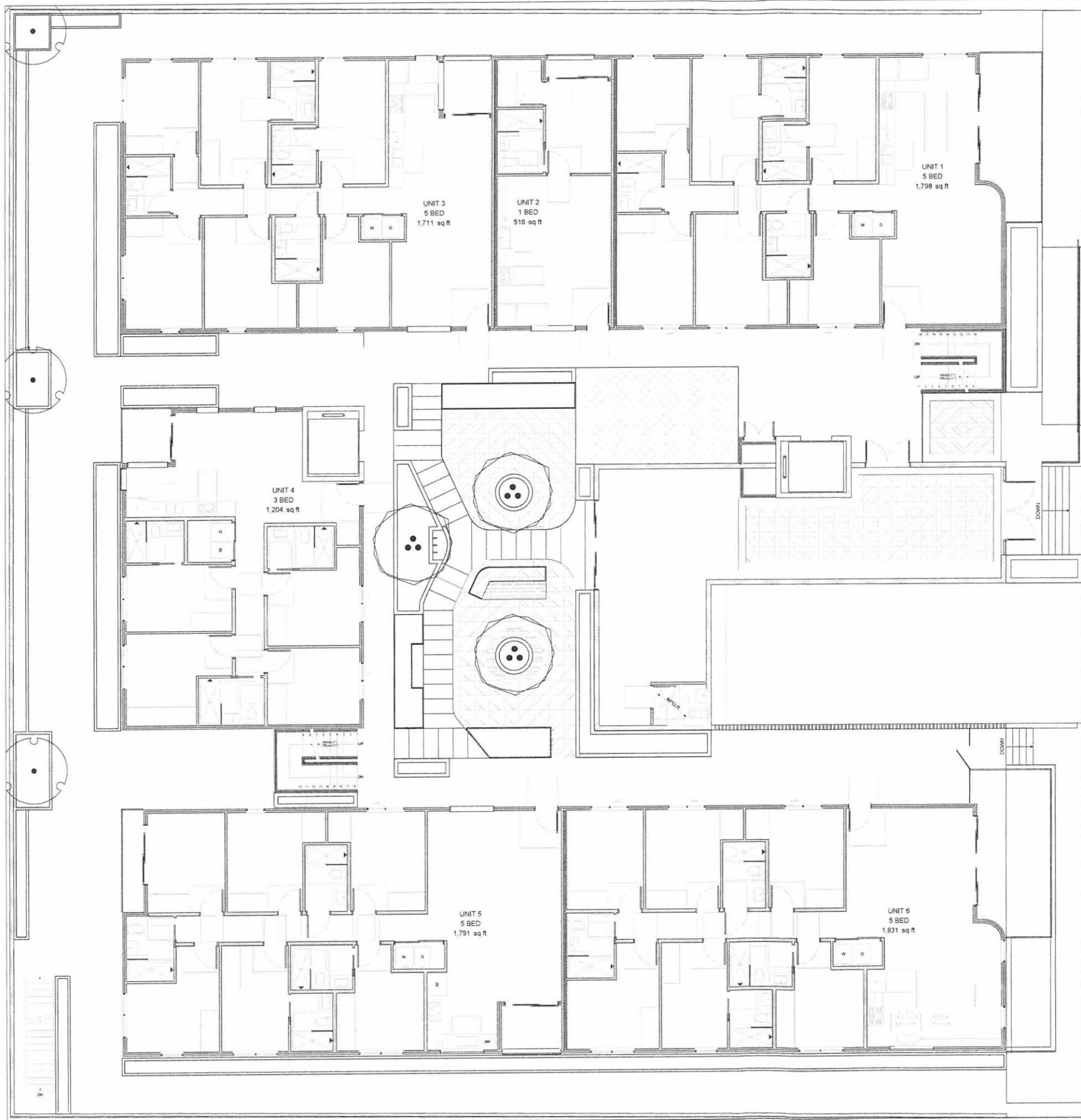
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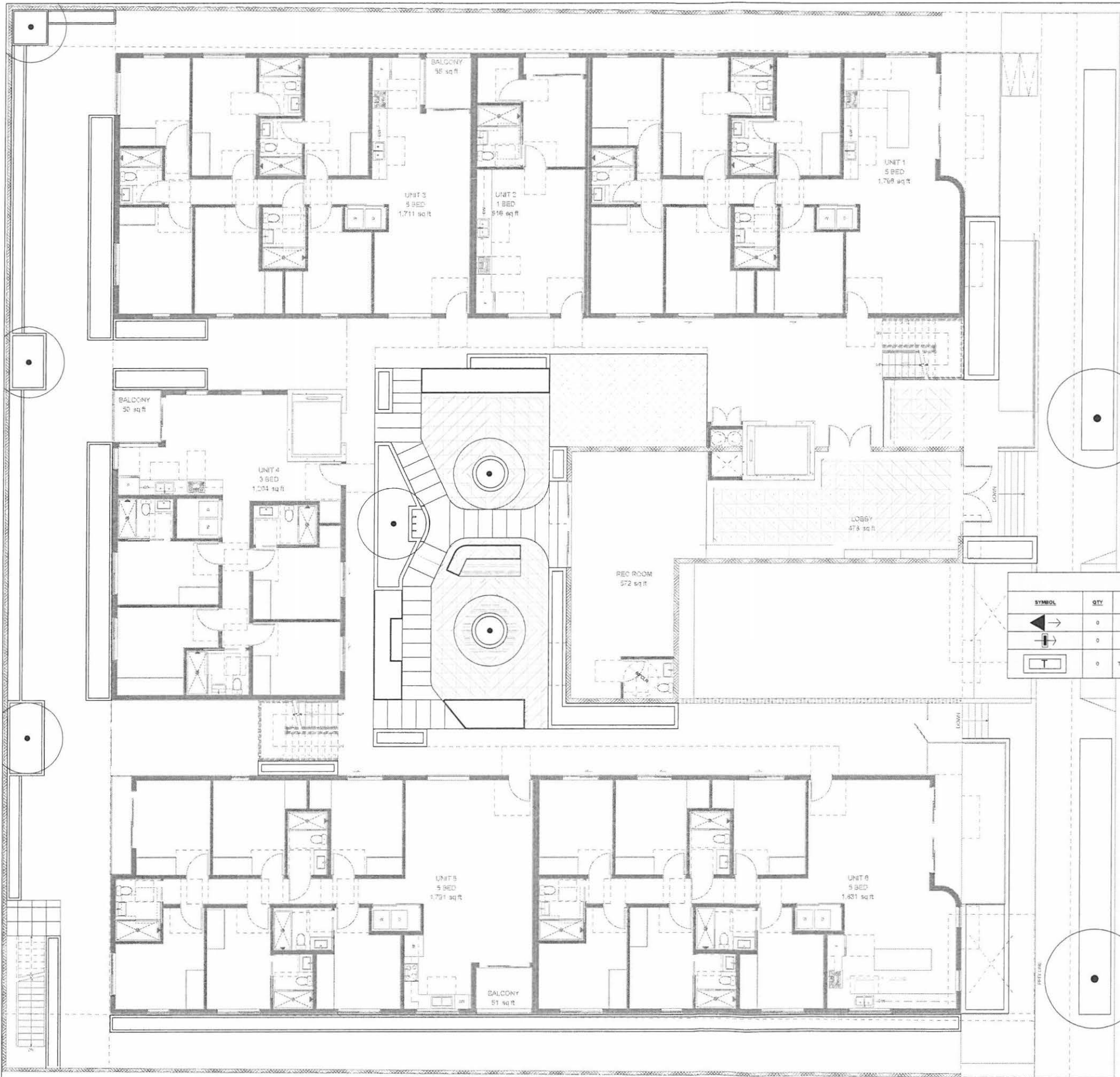
SHEET NAME

PLANTING  
PLAN  
1ST FLOOR

L5.10



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



LEGEND						
SYMBOL	QTY	ITEM	MANUFACTURER	COMMENTS	COLOR/FINISH	DETAIL
	0	SUPER NOVA	SPJ LIGHTING	SUPERNOVA-MBR-FLOOD-2700K - 9-15V	MBR	
	0	SPJMSL2	SPJ LIGHTING	SPJMSL2-S-2W-125-2700K - 9-15V	BLACK	
	0	TRANSFORMER	SPJ LIGHTING	LIGHTING TRANSFORMER (120 V) -120V HOOK UP NEEDED FOR TRANSFORMER		

0 2 4' 8' 16' N  
SCALE 3/16" = 1'



HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

LIGHTING  
PLAN  
1ST FLOOR

L7.10

HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

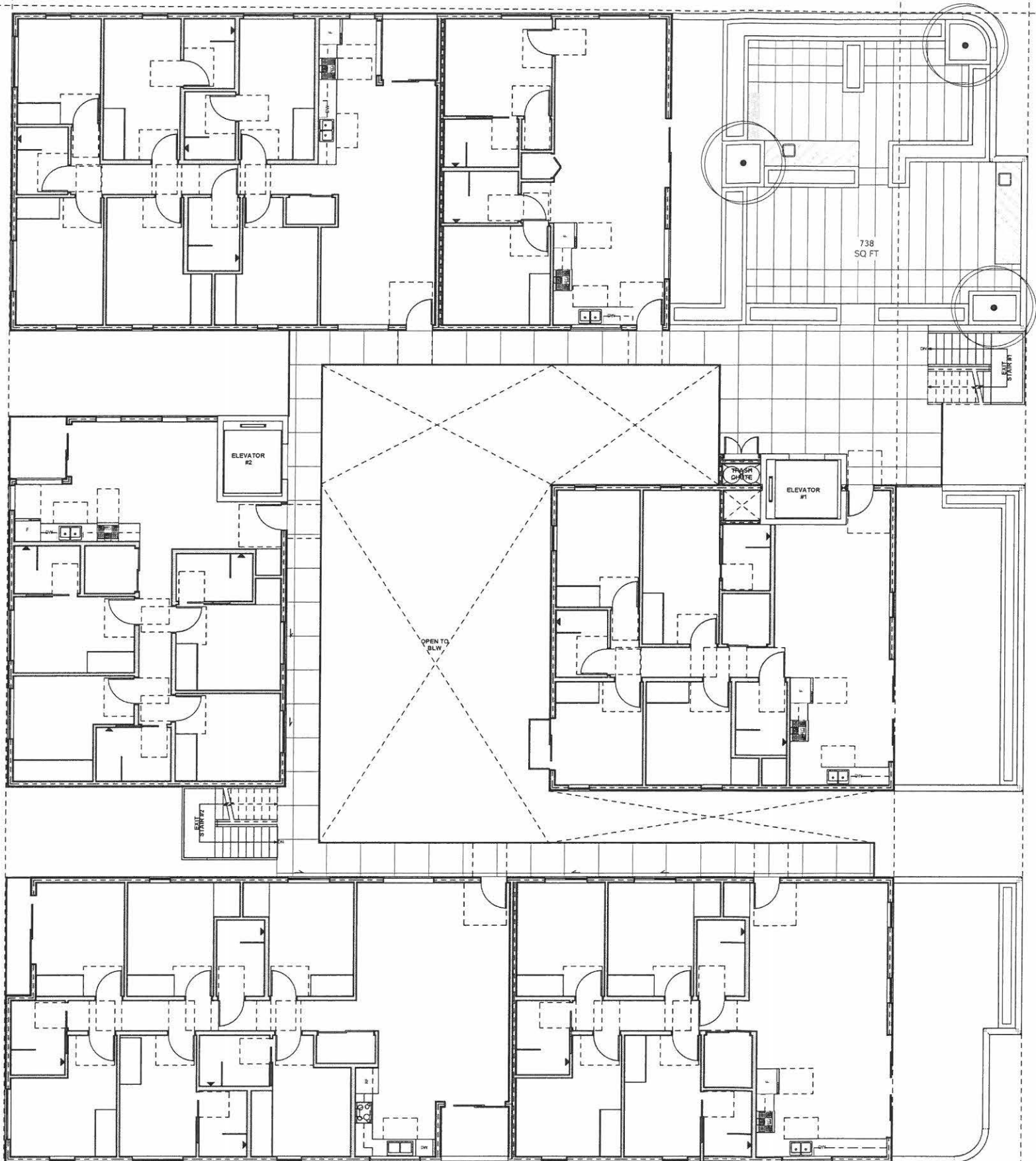
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

LIGHTING  
PLAN  
6TH FLOOR

L7.60



LEGEND						
SYMBOL	QTY	ITEM	MANUFACTURER	COMMENTS	COLOR/FINISH	DETAIL
	0	SPJ-MSL2	SPJ LIGHTING	SPJ-MSL2-2W-12S-2700K - 9-15V	BLACK	
	0	TRANSFORMER	SPJ LIGHTING	LIGHTING TRANSFORMER (120 V) 120V HOOK UP NEEDED FOR TRANSFORMER		
	0	MR. UNIVERSE	SPJ LIGHTING	MR. UNIVERSE-MBR-FLOOD-2700K - 8-15V, WITH SPJ-21 J BOX FOR WALL MOUNTING	MBR	
	0	MRS. UNIVERSE	SPJ LIGHTING	MRS. UNIVERSE - 8 - MBR-1W-FLOOD - 80 LUMENS-2700K-8-15V	MBR	

