

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/boarding 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 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 BBQ GUYS BULL OUTLAW LYNX	'DAYTON' ADA DROP IN STAINLESS STEEL SINGLE BOWL SINK. D11516 SIGNATURE SERIES SINGLE HANDLE PULL-DOWN GOOSENECK HOT/COLD FAUCET. BRUSHED NICKEL. BBQ-N88421N1BN 30" 4 BURNER BUILT-IN NATURAL GAS GRILL. 28039 ADA ACCESSIBLE HANDLE KIT		5/L4.00 3/L4.00
	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
	F10	6 PERSON ROUND TABLE	PER OWNER			SEE L1.60
	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



ENVIRONMENTAL DESIGN STUDIO  
300 WILSON AVENUE, SUITE 100  
LOS ANGELES, CA 90012  
(310) 201-2800

# HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

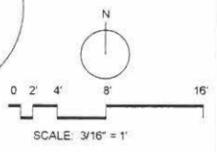
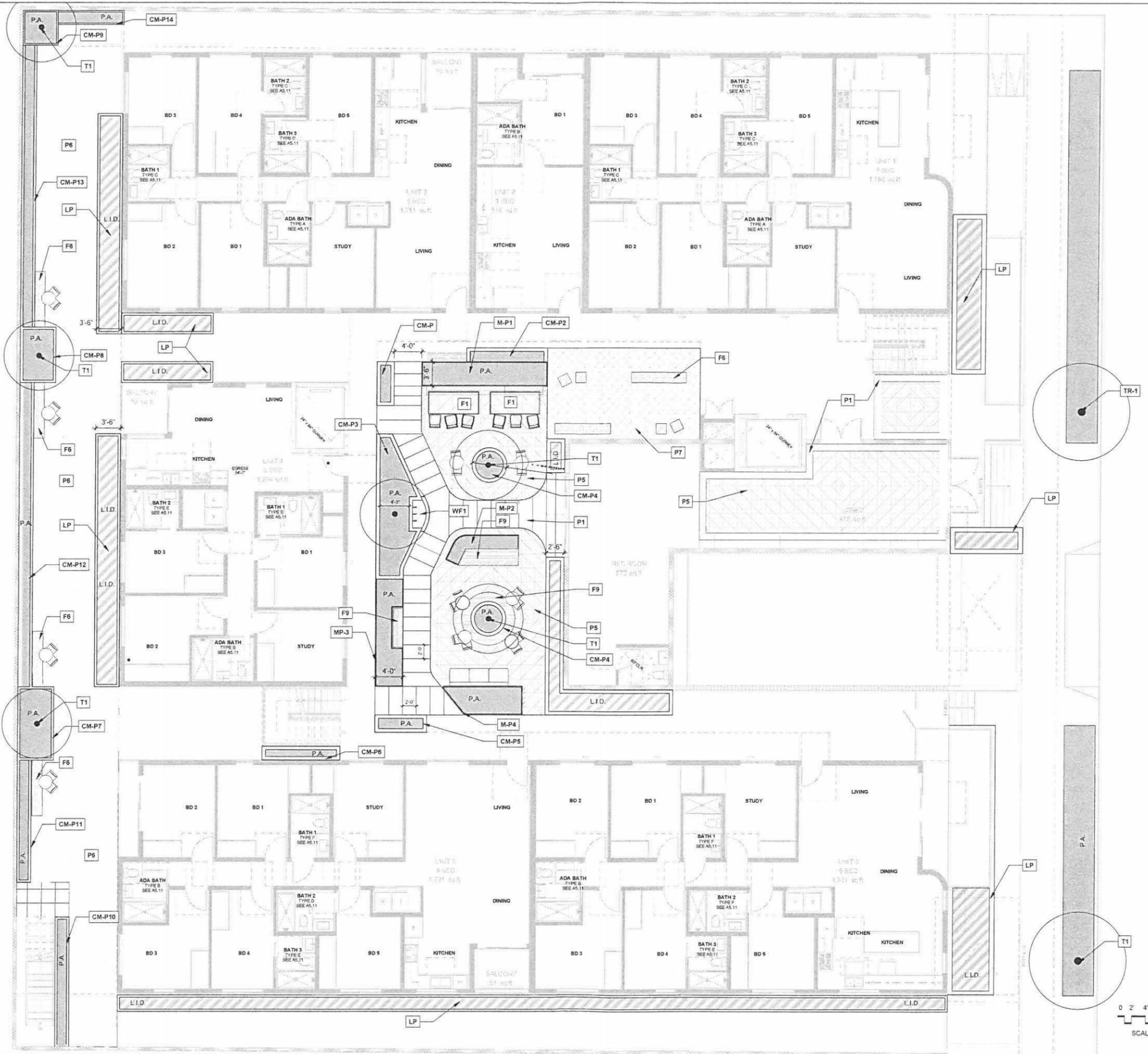
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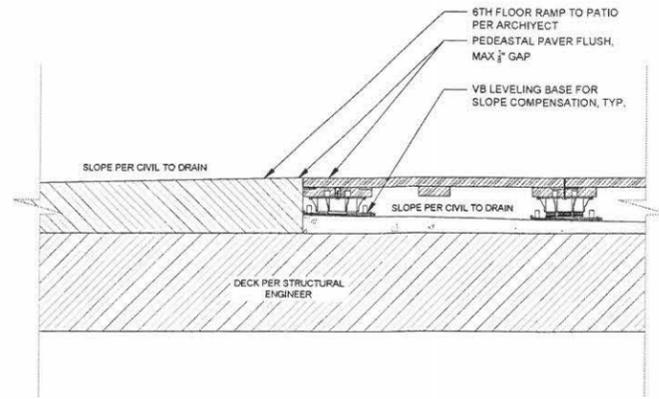
SHEET NAME

## LANDSCAPE CONSTRUCTION 1ST LAYOUT CONCEPT 2

### L1.10

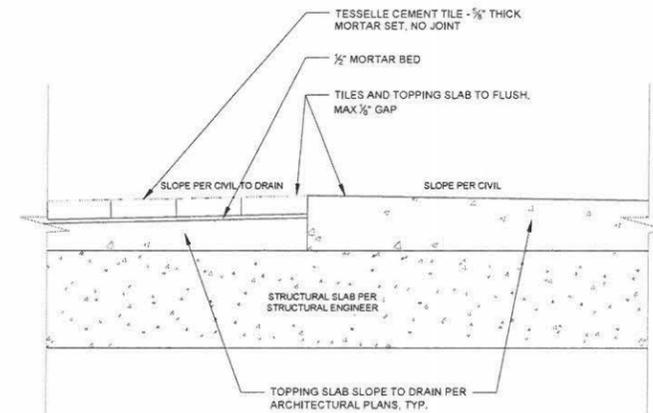






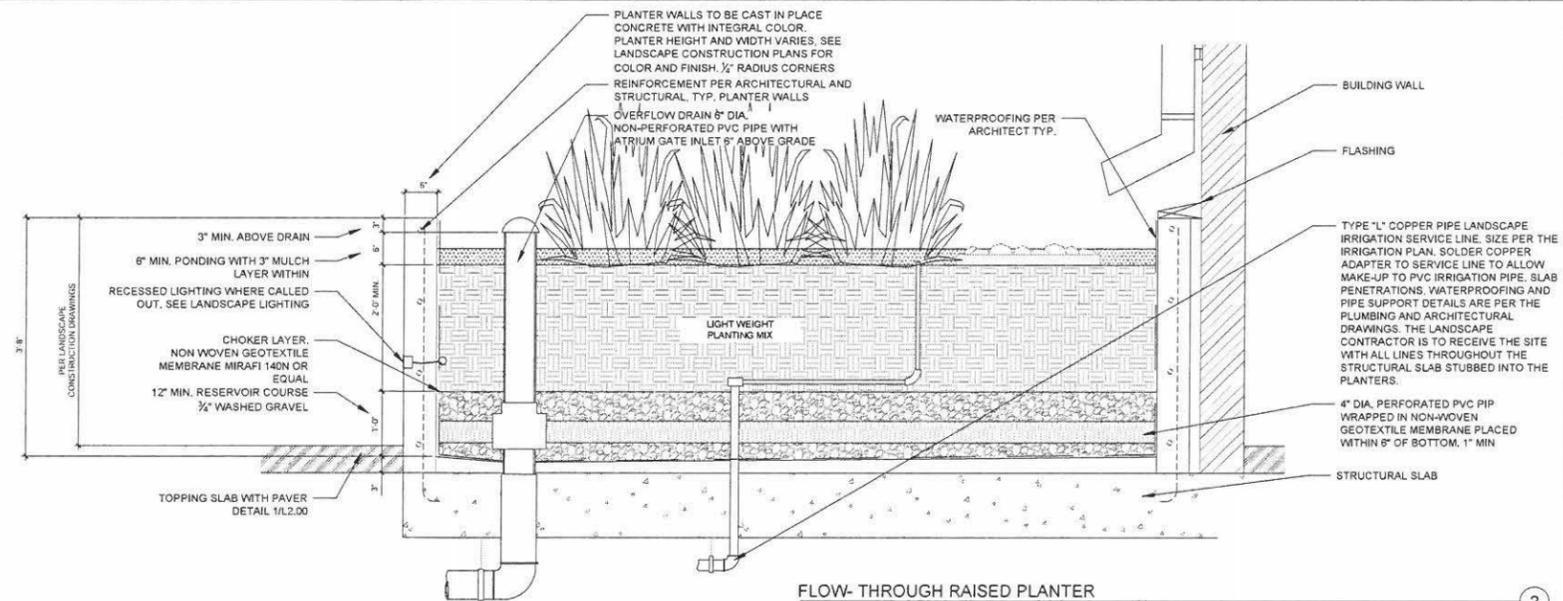
PEDESTAL PAVERS  
SCALE 1 1/2" = 1'

4



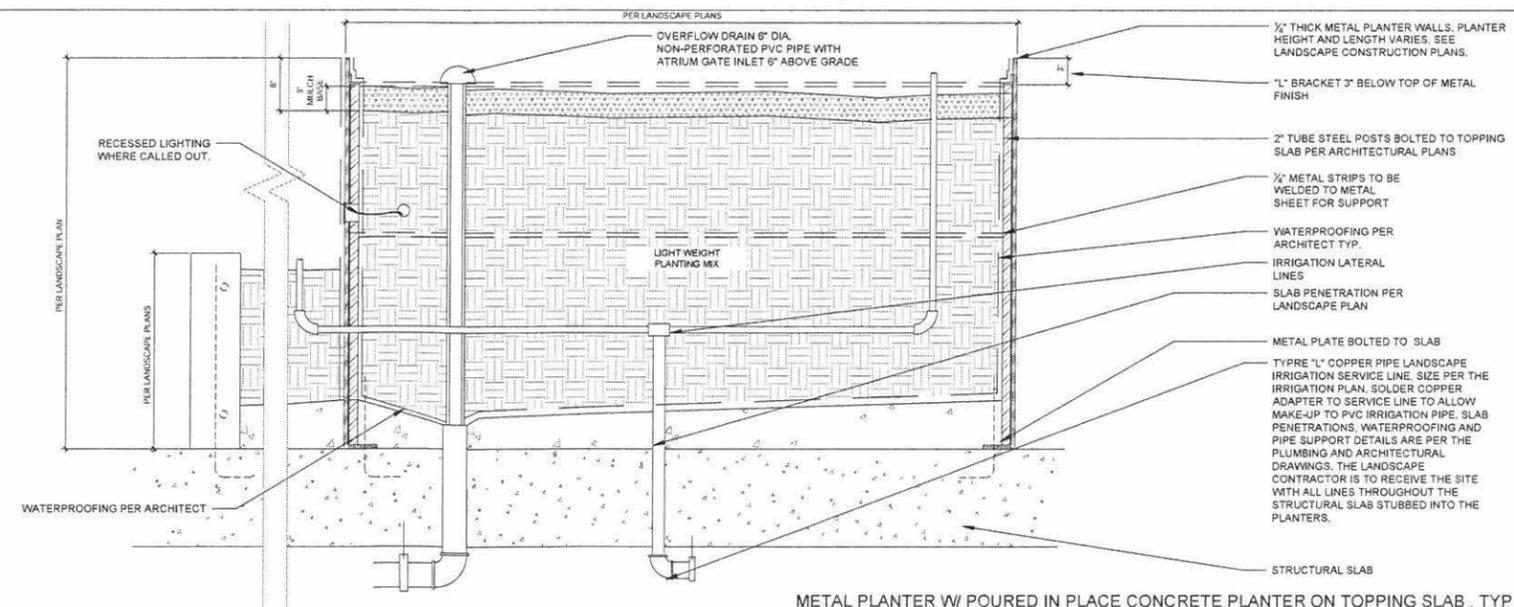
CONCRETE TILES ON TOPPING SLAB  
SCALE 1 1/2" = 1'

1



FLOW-THROUGH RAISED PLANTER  
SCALE 1 1/2" = 1'

2



METAL PLANTER W/ POURED IN PLACE CONCRETE PLANTER ON TOPPING SLAB, TYP  
SCALE 1 1/2" = 1'

7

HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

CONSTRUCTION  
DETAILS

L2.00





HOOVER

507 N HOOVER ST.  
 LOS ANGELES, 90004



12.08.20 100% DD

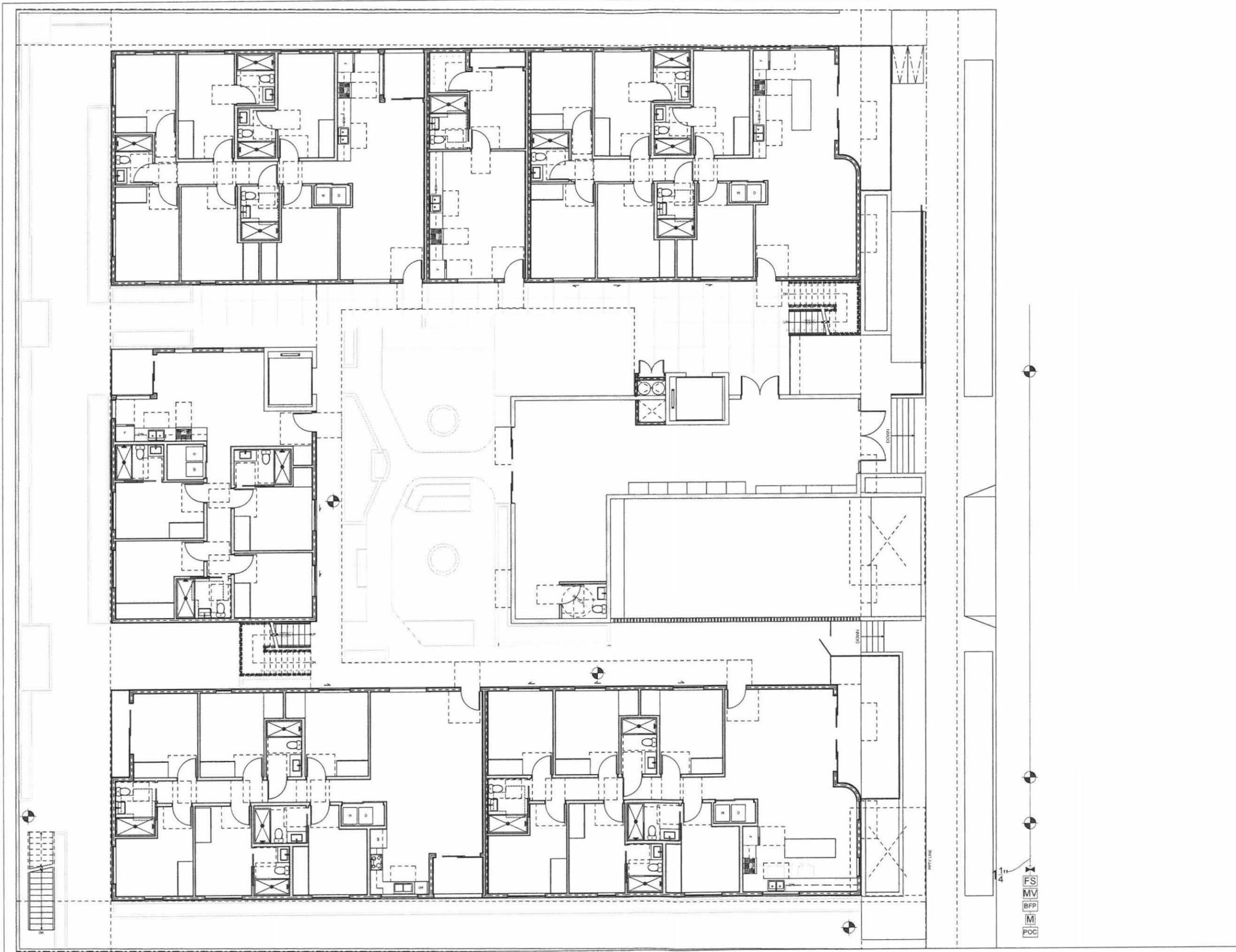
DATE	DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

IRRIGATION  
 PLAN  
 1ST FLOOR

L3.10



HOOVER

507 N HOOVER ST.  
 LOS ANGELES, 90004



12.08.20 100% DD

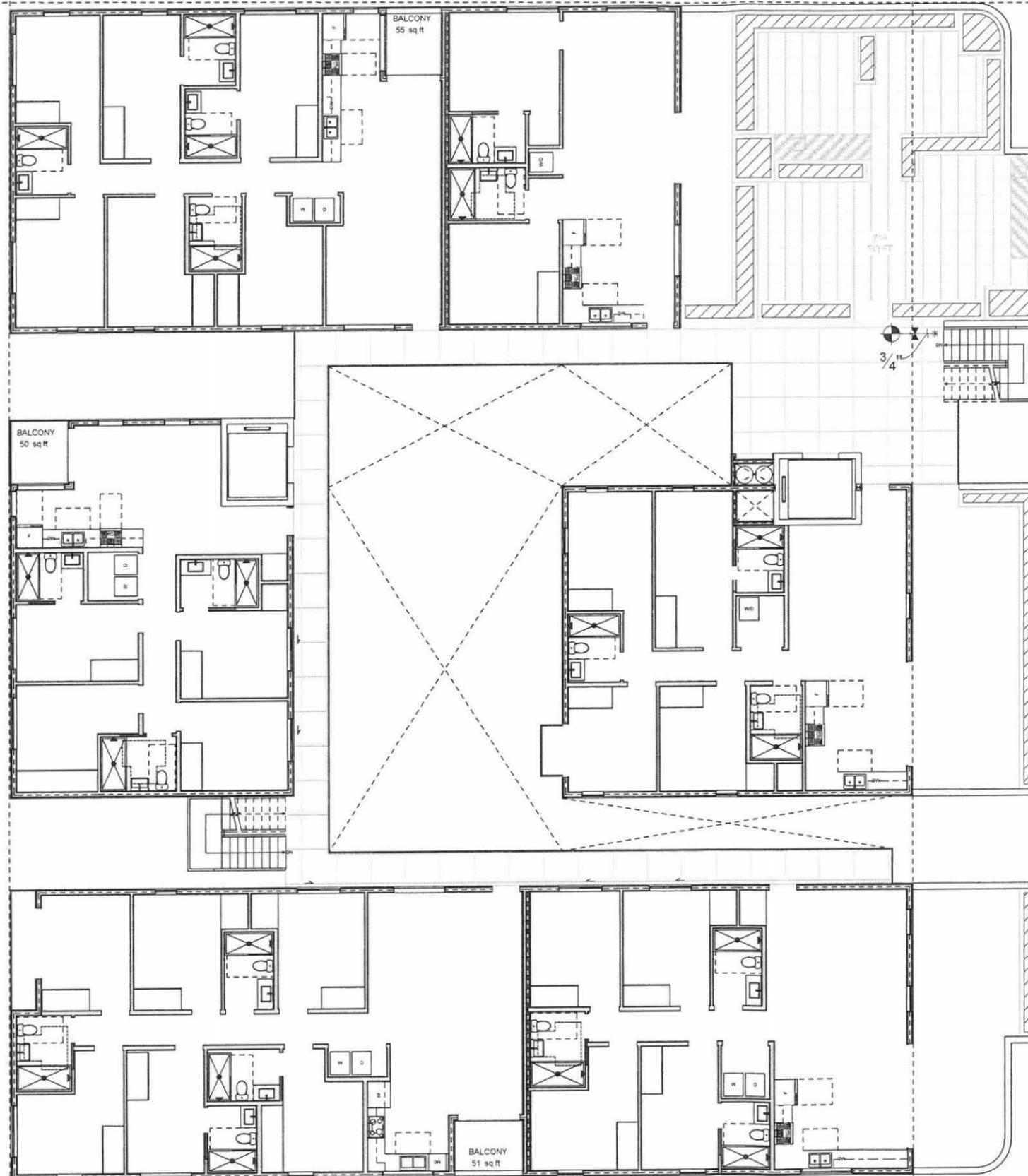
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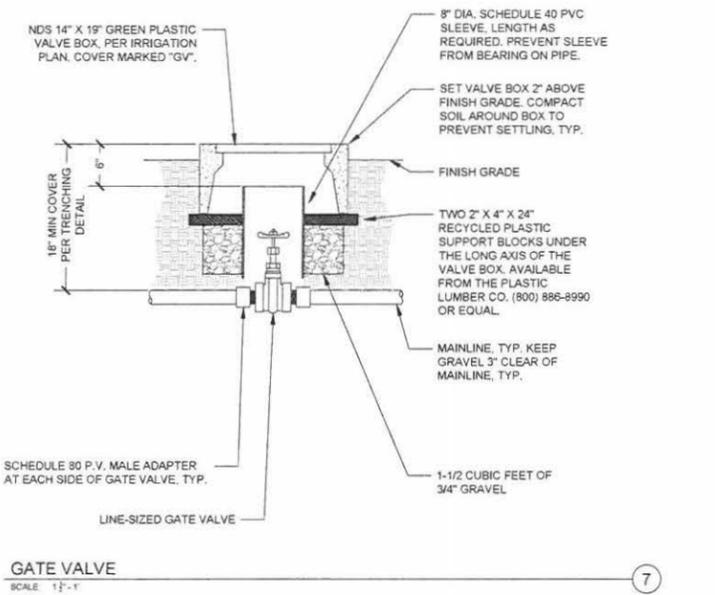
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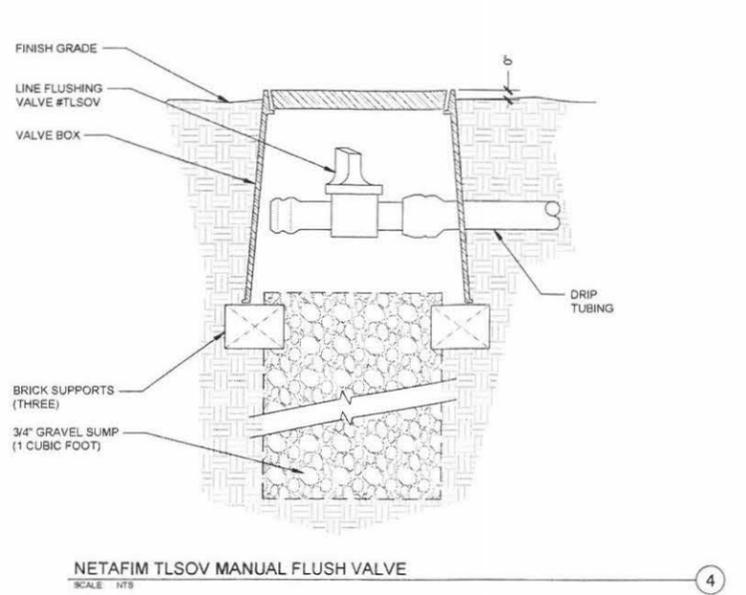
IRRIGATION  
 PLAN  
 6TH FLOOR

L3.60

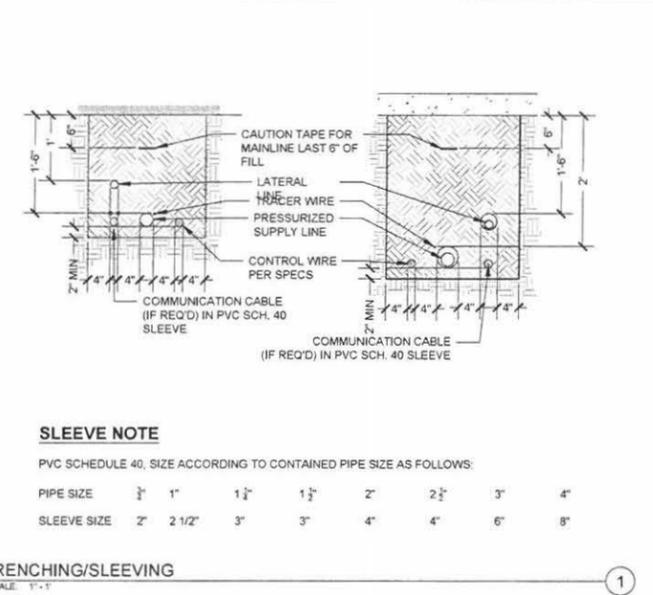




**GATE VALVE**  
SCALE: 1/2"=1'  
7



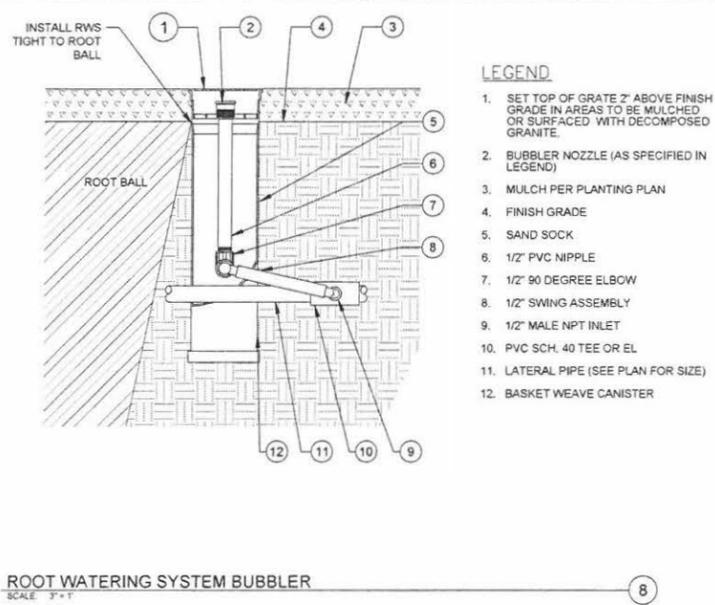
**NETAFIM TISOV MANUAL FLUSH VALVE**  
SCALE: NTS  
4



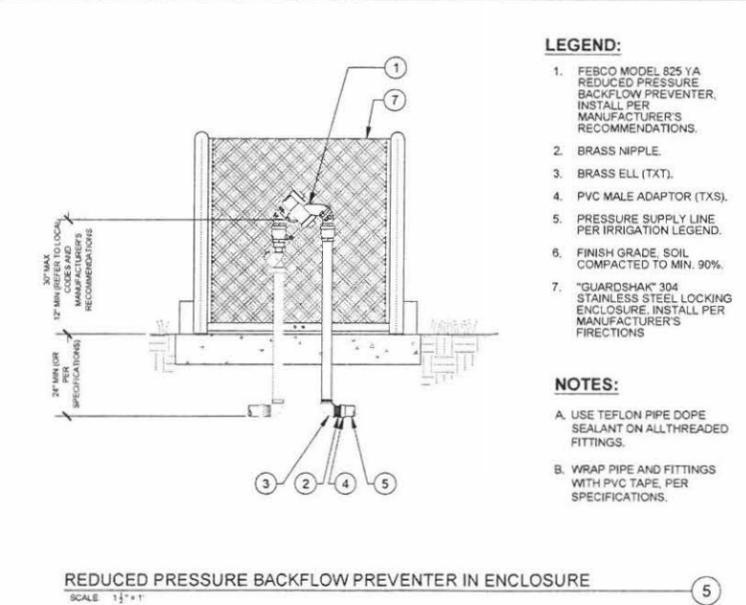
**TRENCHING/SLEEVING**  
SCALE: 1"=1'  
1

**SLEEVE NOTE**  
PVC SCHEDULE 40, SIZE ACCORDING TO CONTAINED PIPE SIZE AS FOLLOWS:

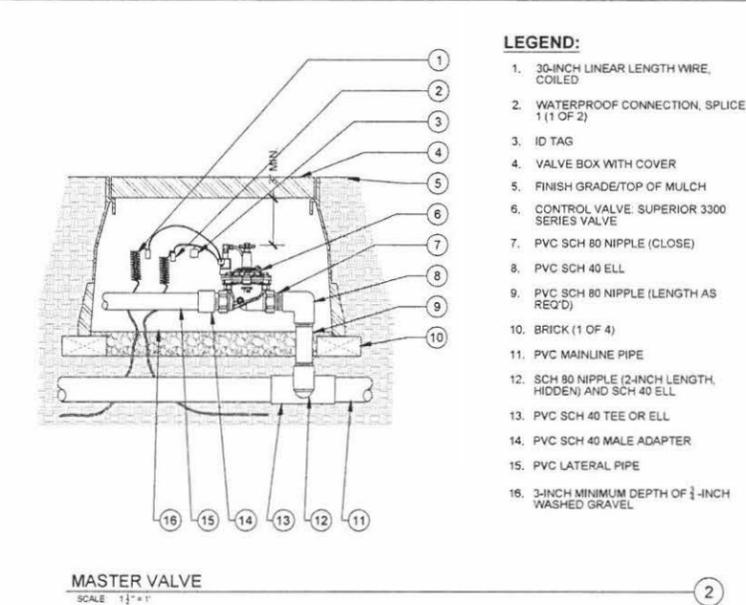
PIPE SIZE	1/2"	1"	1 1/2"	2"	2 1/2"	3"	4"
SLEEVE SIZE	2"	2 1/2"	3"	3"	4"	4"	6"



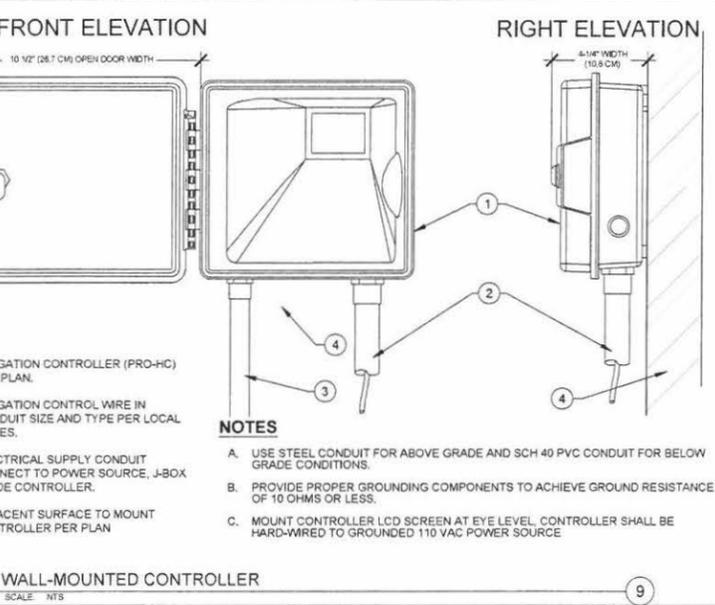
**ROOT WATERING SYSTEM BUBBLER**  
SCALE: 3"=1'  
8



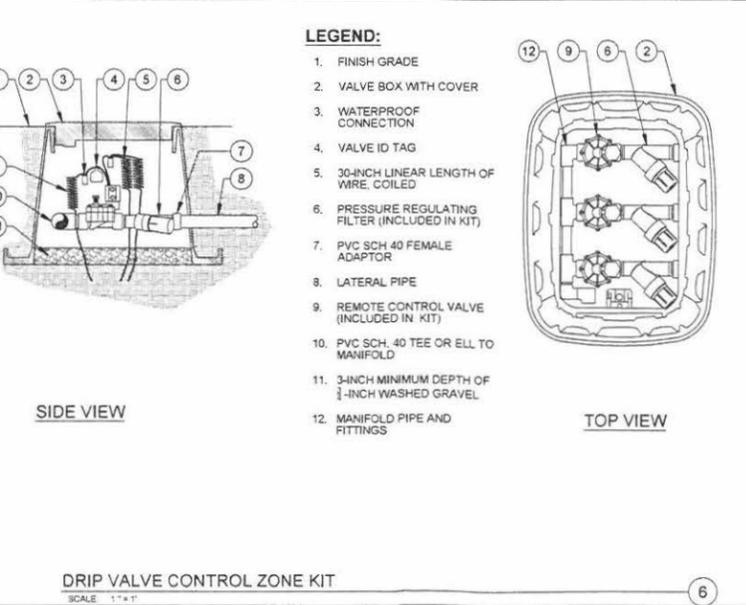
**REDUCED PRESSURE BACKFLOW PREVENTER IN ENCLOSURE**  
SCALE: 1 1/2"=1'  
5



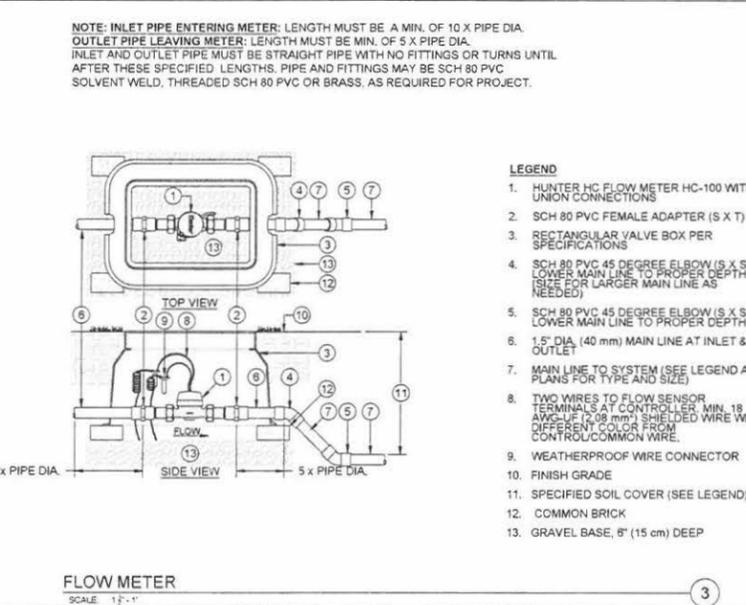
**MASTER VALVE**  
SCALE: 1 1/2"=1'  
2



**WALL-MOUNTED CONTROLLER**  
SCALE: NTS  
9



**DRIP VALVE CONTROL ZONE KIT**  
SCALE: 1"=1'  
6



**FLOW METER**  
SCALE: 1"=1'  
3

HOOVER

507 N HOOVER ST.  
LOS ANGELES, 90004



12.08.20 100% DD

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

IRRIGATION DETAILS

L4.00

HOOVER

507 N HOOVER ST.  
 LOS ANGELES, 90004



12.06.20 100% DD

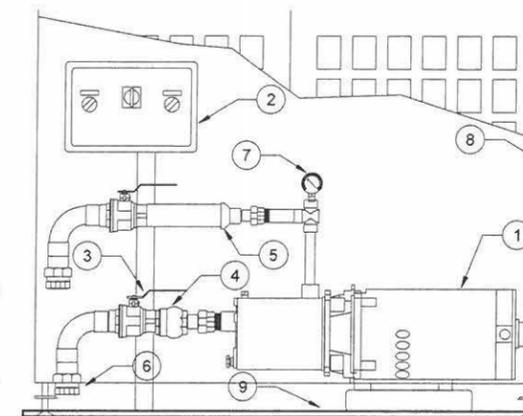
DATE DESCRIPTION

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. MARINE GRADE ALUMINUM ENCLOSURE
  9. STRUCTURAL ALUMINUM BASEPLATE

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

**BOOSTER PUMP ENCLOSURE AND CONTROLLER**

SCALE: NTS

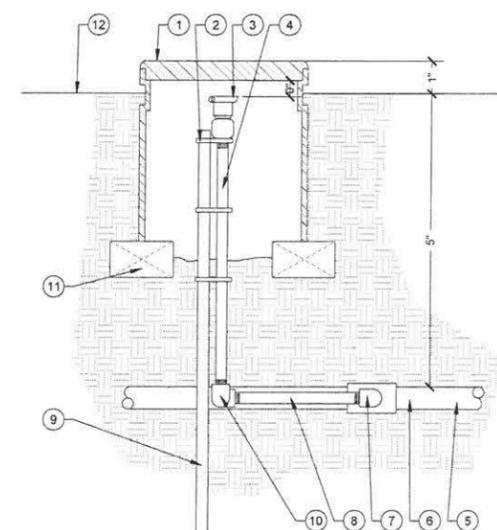
1

NOT USED  
 SCALE: NTS

7

NOT USED  
 SCALE: NTS

4



**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. 1/2" BRASS NIPPLE, LENGTH AS REQUIRED.
5. 1/2" SCHED. 40 PVC MAIN LINE SUPPLY TO COUPLER.
6. 1/2" SPEARS' SCHED. 80 PVC / METAL TRANSITION TEE OR ELL.
7. 1/2" SPEARS' SCHED. 80 PVC / METAL TRANSITION ELL.
8. 1/2" BRASS NIPPLE, LENGTH AS REQUIRED.
9. 1" GALVANIZED PIPE STAKE, MIN. 36" LONG OR AS SITE REQUIRES.
10. 1/2" SPEARS' SCHED. 80 PVC / METAL ELL.
11. FULL SIZE BRICK FOR SUPPORT.
12. FINISHED GRADE

**QUICK COUPLER**

SCALE: NTS

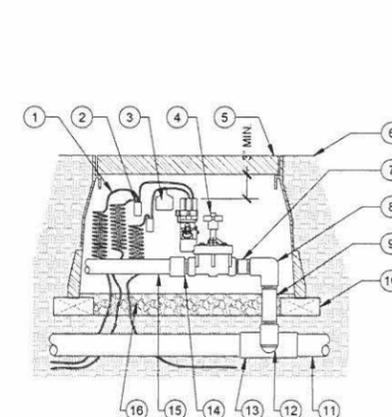
2

NOT USED  
 SCALE: NTS

8

NOT USED  
 SCALE: NTS

5



**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 1/4-INCH WASHED GRAVEL

**REMOTE CONTROL VALVE**

SCALE: 1 1/2"=1'

3

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
	MEL TRE	5	MELALEUCA QUINQUEGERMIA	GALEA PUFF TREE MULTITRUNK	48"					
	OLE MUL	3	OLEA EUROPAEA	OLIVE MULTITRUNK	48"					
	PRO FNL	3	PROSOPIS A. AZT	AZT THORNLESS MESQUITE	48"					

**PLANTING NOTES**

1. MINIMUM OF 75% OF PLANTS TO COME FROM LOS ANGELES COUNTY DROUGHT-TOLERANT PLANT LIST. SEE CHART THIS PAGE.
2. SEE SHEET L600, FOR PLANTING AND SPACING DETAILS.
3. UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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
10. SEE SPECIFICATIONS FOR OVER STRUCTURE IMPORT SOIL.
11. 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.
12. FINISHED GRADE OF TURF IS TO BE 1" BELOW FINISHED SURFACE OF ADJACENT PAVING OR MOWSTRIP.
13. ALL ON-STRUCTURE PLANTERS TO BE FILLED WITH IMPORT SOIL PER SPECIFICATIONS.
14. 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.
- 14.1. ORGANIC MULCH SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER PRODUCTS ARE NOT LOCALLY AVAILABLE.
15. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
16. STABILIZING MULCHING PROEDUCTS SHALL BE USED ON SLOOPES THAT MEET CURRENT ENGINEERING STANDARDS
17. PLANT COUNTS ARE PROVIDED FOR CONVENIENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.
18. RE-CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
19. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
20. 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

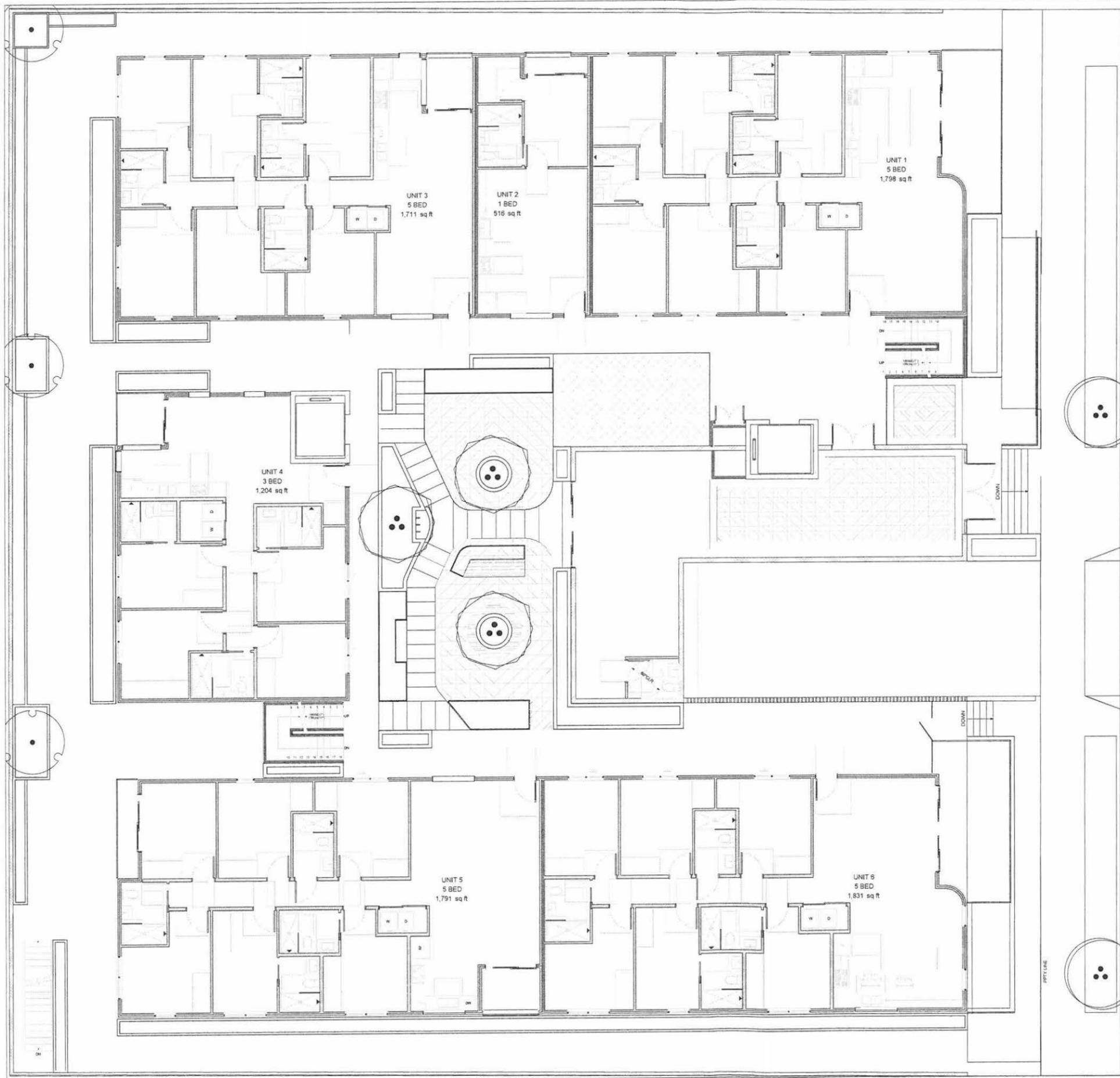
**PLANTING LEGEND  
AND NOTES**

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**



ENVIRONMENTAL DESIGN STUDIO  
111 W. WASHINGTON ST. SUITE 100  
LOS ANGELES, CA 90012  
WWW.ENVIRONMENTALDESIGNSTUDIO.COM



HOOVER

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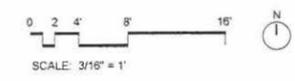
10.16.20 CONCEPTUAL

DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

PLANTING  
PLAN  
1ST FLOOR



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

L5.10

HOOVER

507 N HOOVER ST.  
 LOS ANGELES, 90004



12.08.20 100% DD

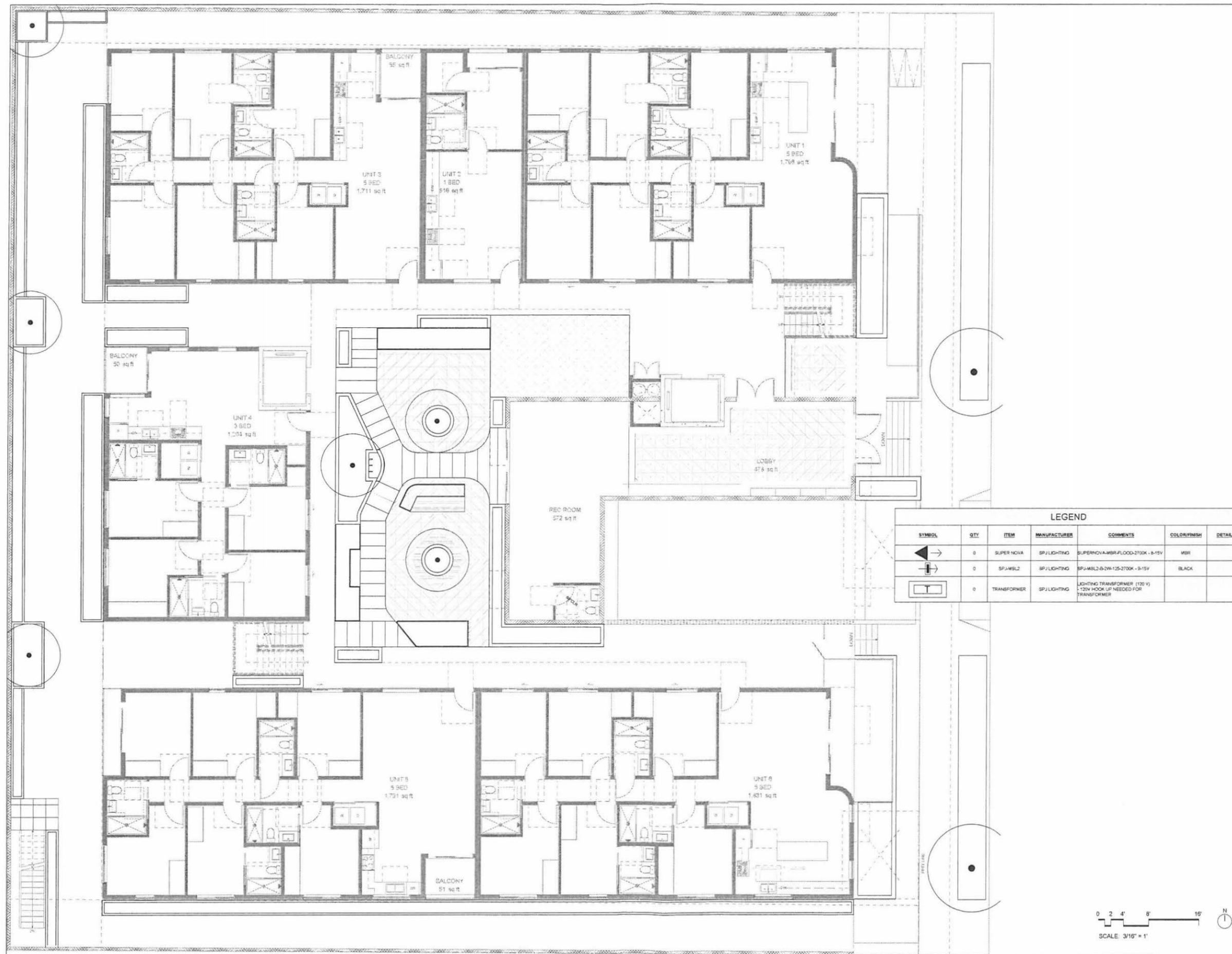
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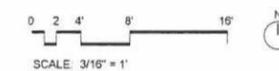
SHEET NAME

LIGHTING  
 PLAN  
 1ST FLOOR

L7.10



LEGEND						
SYMBOL	QTY	ITEM	MANUFACTURER	COMMENTS	COLOR/FINISH	DETAIL
	0	SUPER NOVA	SPJ LIGHTING	SUPERNOVA-MBR-FLOOD-2700K - 8-15V	MBR	
	0	SPJ-MSL2	SPJ LIGHTING	SPJ-MSL2-B-2W-125-2700K - 9-15V	BLACK	
	0	TRANSFORMER	SPJ LIGHTING	LIGHTING TRANSFORMER (120 V) - 120V HOOK UP NEEDED FOR TRANSFORMER		





ENVIRONMENTAL DESIGN STUDIO  
 100 WILSON AVENUE SUITE 100  
 LOS ANGELES, CA 90017  
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HOOVER

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 LOS ANGELES, 90004



12.08.20 100% DD

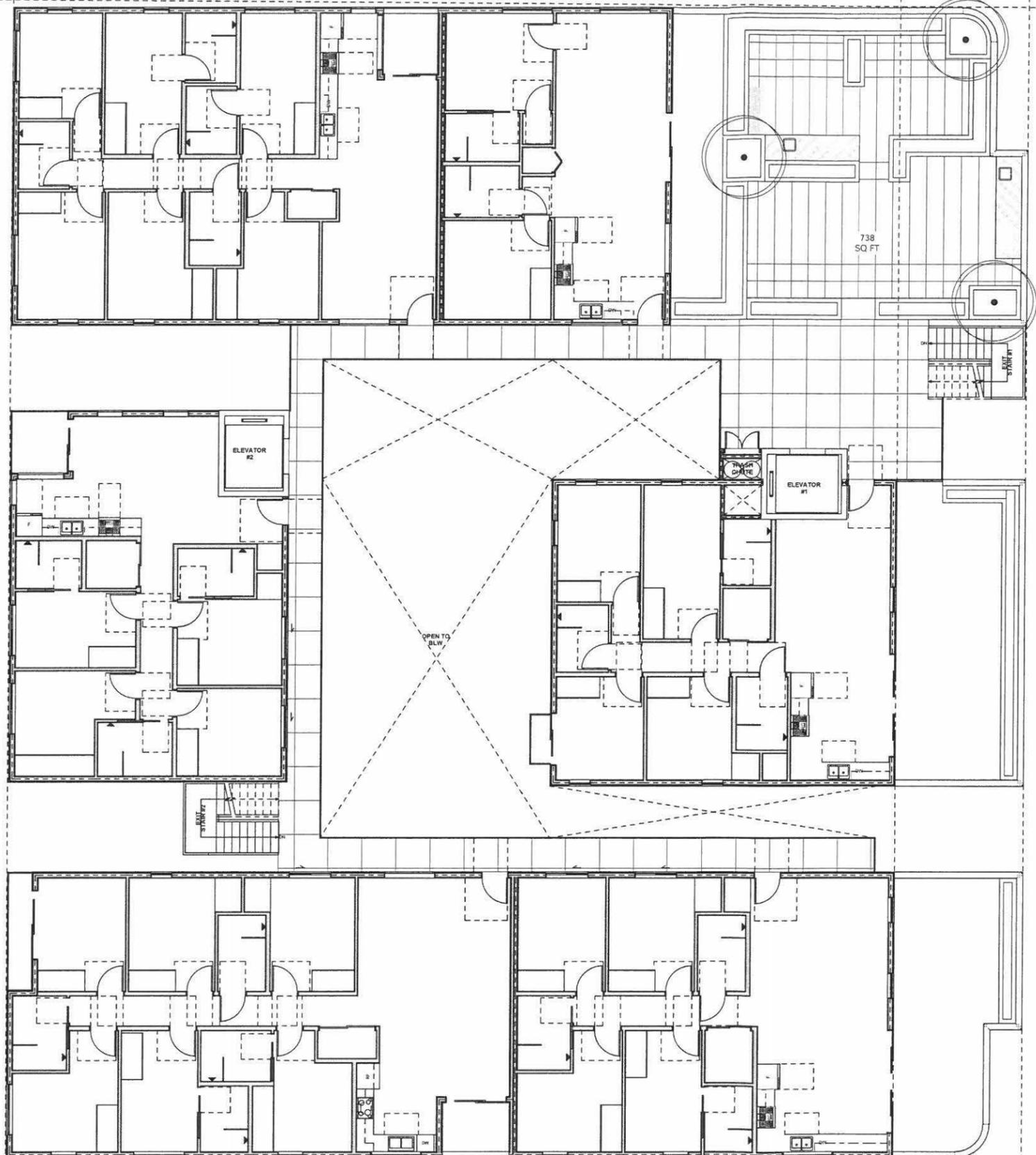
DATE DESCRIPTION

PROJECT NO: #Project Code

SHEET NAME

**LIGHTING PLAN  
 6TH FLOOR**

**L7.60**



LEGEND						
SYMBOL	QTY	ITEM	MANUFACTURER	COMMENTS	COLOR/FINISH	DETAIL
	0	SP-J-MSL2	SP/J LIGHTING	SP-J-MSL2-B-2W-12S-2700K - 9-15V	BLACK	
	0	TRANSFORMER	SP/J LIGHTING	LIGHTING TRANSFORMER (120 V) 1-120V HOOK UP NEEDED FOR TRANSFORMER		
	0	MR. UNIVERSE	SP/J LIGHTING	MR. UNIVERSE-MBR-FLOOD-2700K - 8-15V WITH SP-J1-21 J BOX FOR WALL MOUNTING	MBR	
	0	MRS. UNIVERSE	SP/J LIGHTING	MRS. UNIVERSE -8 - MBR-1W-FLOOD-80 LUMENS-2700K-8-15V	MBR	

