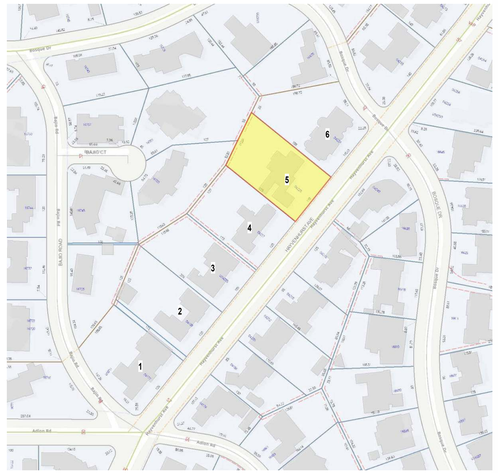
PREVAILING FRONT YARD



Add Lot — Enter the Lot information after adding rows:

Lot	Frontage (ft)	Setback (ft)
1	142.78	20
2	120	21
3	105	26.5
4	120	26
5	110	25
6	121.33	21

Clear — Calculate

Results

Number of lots: 6

Prevailing Setback: 23.25 ft ← **23'-3" PREVAILING FRONT YARD**

Calculation

Total no of lots entered: **6**
Total frontage entered: **719.11 ft**
40% from total frontage entered: **287.64 ft**
No of lots used in the calculation: **6**
Setback range used: **20.00 ft - 26.50 ft**
Total frontage used in the calculation: **719.11 ft**

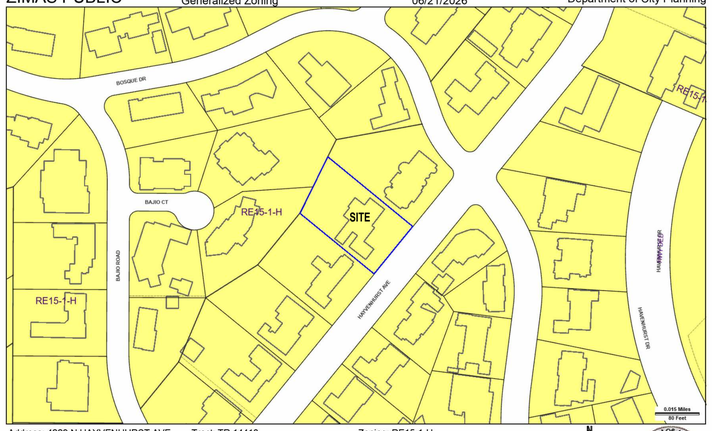
Lots Used

Lot	Frontage (ft)	Setback (ft)
1	142.78	20.00
2	120.00	21.00
3	105.00	26.50
4	120.00	26.00
5	110.00	25.00
6	121.33	21.00

View Calculation Details

VICINITY MAP

ZIMAS PUBLIC — Generalized Zoning — 06/21/2026 — City of Los Angeles Department of City Planning

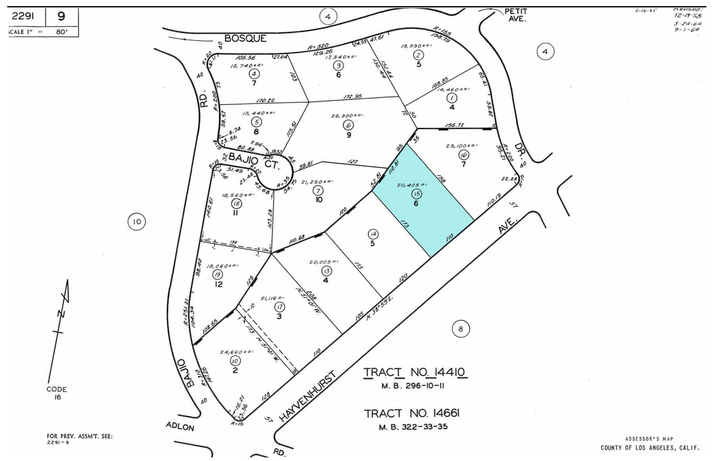


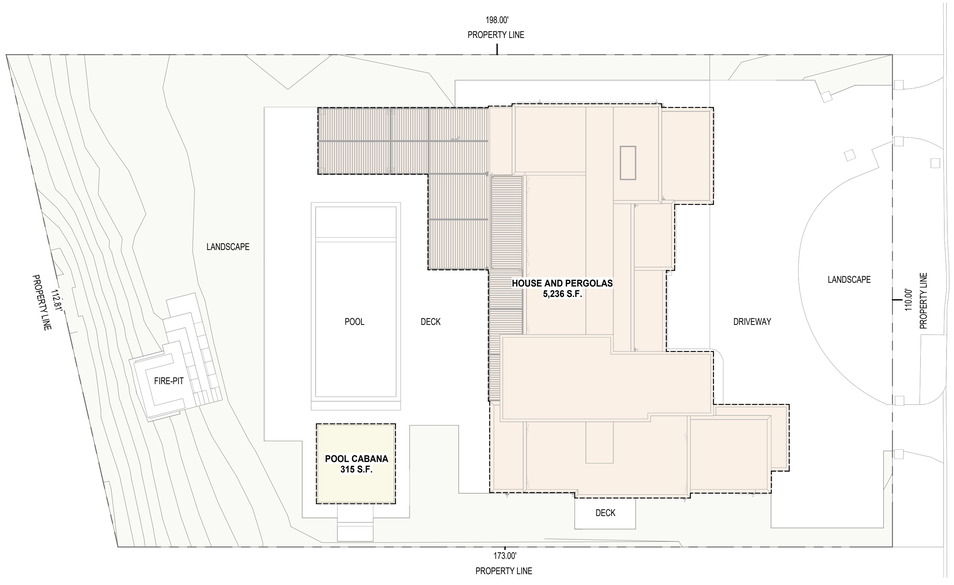
Address: 4229 N HAYVENHURST AVE
APN: 2291009015
PIN #: 165B137 281

Tract: TR 14410
Block: None
Lot: 6
Arb: None

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

TRACT MAP





1 LOT COVERAGE
1/16" = 1'-0"

LOT COVERAGE CALCULATION:

5,236 SF HOUSE + 315 SF CABANA =
5,551 SF TOTAL / 20,404.7 SF LOT = **27% COVERAGE**

AREA CALCULATIONS

MAX RFA:

20,404.7 SF LOT x 35% = 7,414.6 SF MAX.

PUSH HOUSE TO BE 7,600 SF

RESIDENTIAL FLOOR AREA	
GARAGE	198 SF
GARAGE AREA	198 SF
HOUSE 1ST FLR	3,328 SF
POOL CABANA	240 SF
HOUSE 2ND FLR	2,637 SF
HOUSE FLOOR AREA	6,205 SF
	6,403 SF

FLOOR AREA PER LAMC	
HOUSE FLOOR AREA	
HOUSE 1ST FLR	3,288 SF
HOUSE 2ND FLR	2,254 SF
POOL CABANA	240 SF
	5,782 SF
TOTAL FLOOR AREA	5,782 SF

FLOOR AREA PER CALIFORNIA BUILDING CODE		
R-3 OCC		
HOUSE 1ST FLR	R-3 OCC	3,328 SF
HOUSE 2ND FLR	R-3 OCC	2,577 SF
POOL CABANA	R-3 OCC	240 SF
		6,145 SF
U OCC		
GARAGE	U OCC	398 SF
		398 SF
TOTAL FLOOR AREA		6,542 SF

FLOOR AREA PER SCHOOL DISTRICT FEES	
HOUSE FLOOR AREA	
HOUSE 1ST FLR	3,537 SF
HOUSE 2ND FLR	2,749 SF
HOUSE FLOOR AREA	6,286 SF
TOTAL AREA	6,286 SF

PROJECT INFORMATION

SCOPE OF WORK:
- TWO-STORY SINGLE-FAMILY DWELLING,
- NEW PERIMETER 6' FENCE
- NEW SWIMMING POOL AND SPA
- NEW OUTDOOR KITCHEN
- NEW FIRE LOUNGE WITH BUILT-IN BENCH AND GAS FIRE PIT
- NEW POOL CABANA
- GRADING: 918.5 CY OF R&R, 152 CY OF CUT AND 152 CY OF FILL

SEPARATE PERMIT:
- FIRE SPRINKLERS NFPA 13D
- SOLAR PANELS SYSTEM

EARTHWORK VOLUMES:
CUT: **152 cy** FILL: **152 cy**
EXPORT: **0 cy**

OVER EXCAVATION / REMOVAL & COMPACTION: **918.5 cy**

APPLICABLE CODES	
JURISDICTION	CITY OF LOS ANGELES, CALIFORNIA
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:	
RESIDENTIAL CODE:	2025 CRC
MECHANICAL CODE:	2025 CEC
PLUMBING CODE:	2025 CMC
ENERGY CODE:	2025 CBC
FIRE CODE:	2025 CFC
	2025 NFPA-13
	2023 CITY OF LOS ANGELES AMEND. REG. AND ORDINANCES

BUILDING CODE SUMMARY	
CONSTRUCTION...	TYPE V-B
OCCUPANCY TYPE:	R-3 FOR RESIDENCE, U FOR GARAGE
# OF STORIES	2
FIRE PROTECTION	FIRE SPRINKLERS NFPA 13D THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

LEGAL DESCRIPTION	
ADDRESS	4229 N HAYVENHURST AVE, ENCINO, CA 91436
APN	2291 009 015
TRACT	TR 14410
MAP REFERENCE	M B 296-10/11
LOT	6
GROSS SITE AREA	20,404.7 (sq ft)

PLANNING & ZONING	
EXISTING USE	SINGLE FAMILY DWELLING
PROPOSED USE	SINGLE FAMILY DWELLING
ZONING	RE15-1-H
COMMUNITY PLAN	ENCINO -TARZANA
HILLSIDE AREA	YES
FIRE	VERY HIGH FIRE HAZARD SEVERITY ZONE
FLOOD ZONE	OUTSIDE FLOOD ZONE
SPECIAL GRADING AREA	YES

BUILDING DATA		
	EXISTING SFD	PROPOSED SFD
BUILDING HEIGHT	16'-0"	29'-2"
BUILDING DIMENSIONS		88'-0" WIDE x 62'-9" DEEP
NO. OF STORIES	1	2
NO. OF UNITS	1	1
BUILDING AREA	3,262 sf	6,403 sf
YEAR BUILT	1952	-
BEDROOMS	4	8
BATHROOMS	5	10
PARKING	2 (COVERED)	2 (COVERED)

ENERGY CODE COMPLIANCE

RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

SEE A060 TO A063 ENERGY NOTES AND CALCULATIONS

SHEET INDEX

SHEET #	DRAWING TITLE	PLAN CHECK SET	PERMIT SET
0 - ARCHITECTURAL			
A001	PROJECT DATA	■	■
A002	SOIL REPORT, GPI & HRF	■	■
A003	ENVIRONMENTAL PROTECTION MEASURES	■	■
A030	AREA CALCULATIONS	■	■
A113	SITE DETAILS		■
A941	DETAILS - MONO BEAM STAIRS		■
1 - SURVEY			
SRV	SURVEY	■	■
2 - ARCHITECTURAL			
A040	GENERAL NOTES	■	■
A041	GENERAL NOTES	■	■
A042	GENERAL NOTES	■	■
A043	GENERAL NOTES	■	■
A050	GREEN BUILDING	■	■
A051	GREEN BUILDING	■	■
A060	ENERGY CALCULATIONS	■	■
A061	ENERGY CALCULATIONS	■	■
A062	ENERGY CALCULATIONS	■	■
A100	SITE PLAN - DEMOLITION	■	■
A101	POOL BACKFILL	■	■
A110	SITE PLAN - PROPOSED	■	■
A111	GRADING PLAN	■	■
A112	GRADING NOTES	■	■
A120	POOL PLAN	■	■
A210	1ST FLOOR PLAN PROPOSED	■	■
A211	2ND FLOOR PLAN PROPOSED	■	■
A212	ROOF PLAN	■	■
A220	SITE PLAN - ELECTRICAL	■	■
A221	1ST FLOOR CEILING PLAN ELECTRICAL	■	■
A222	2ND FLOOR CEILING PLAN ELECTRICAL	■	■
A300	SECTIONS SFD	■	■
A301	SECTIONS SFD	■	■
A302	SECTIONS SFD	■	■
A303	SECTIONS SFD	■	■
A304	SECTIONS SFD	■	■
A400A	ELEVATIONS SFD	■	■
A401	ELEVATIONS SFD	■	■
A402	ELEVATIONS SFD	■	■
A403	ELEVATIONS POOL CABANA & STEPED LOUNGE	■	■

SHEET #	DRAWING TITLE	PLAN CHECK SET	PERMIT SET
A910	DETAILS - EXTERIOR	■	■
A920	DETAILS - WALLS, INTERIOR	■	■
A930	DETAILS - FLOORS	■	■
A940	DETAILS - STAIRS	■	■
A960	DETAILS - ROOF	■	■
A970	DETAILS - INTERIOR	■	■
A980	DETAILS - DOORS & WINDOWS	■	■
A991.1	REPORTS - SKYLIGHTS	■	■
A991.2	REPORTS - SKYLIGHTS	■	■
A991.3	REPORTS - SKYLIGHTS	■	■
A992.1	REPORTS - ROOFING	■	■
A993.1	REPORTS - GLASS RAIL	■	■
A993.2	REPORTS - GLASS RAIL	■	■
A993.3	REPORTS - GLASS RAIL	■	■
A993.4	REPORTS - GLASS RAIL	■	■
A1010	DOORS SCHEDULE	■	■
A1011	WINDOWS SCHEDULE	■	■
ARCHITECTURAL			
A231	1ST FLOOR CEILING PLAN MECHANICAL	■	■
A232	2ND FLOOR CEILING PLAN MECHANICAL	■	■
STRUCTURAL			
S-0.1	GENERAL NOTES & INFO	■	■
S-0.2	GENERAL NOTES & INFO	■	■
S-0.3	TYP. DETAILS	■	■
S-0.4	TYP. DETAILS	■	■
S-0.5	TYP. DETAILS	■	■
S-0.6	TYP. DETAILS	■	■
S-0.7	TYP. DETAILS	■	■
S-0.8	TYP. DETAILS	■	■
S-1.0	HOUSE & CABANA FOUNDATION PLANS, POOL PLAN	■	■
S-1.1	HOUSE SECOND FLOOR AND POOL CABANA FRAMING PLAN	■	■
S-1.2	HOUSE ROOF FRAMING PLAN	■	■
S-2.0	FOUNDATION DETAILS	■	■
S-2.1	POOL DETAILS	■	■
S-3.0	FRAMING DETAILS	■	■
S-3.1	FRAMING DETAILS	■	■
S-3.2	FRAMING DETAILS	■	■

PROJECT DIRECTORY

OWNER:
THE HOFFMAN TRUST
LIRAN ZORELLA
4229 HAYVENHURST AVENUE,
ENCINO, CA 91436

ARCHITECT:
MOURA ARCHITECTURE
ARCHITECT: RICARDO MOURA
5236 YARMOUTH AVE, #113
LOS ANGELES, CA 91316
TEL: 310 309 0102
EMAIL: moura@mouraarchitecture.com

GEOTECHNICAL:
A. G. I. GEOTECHNICAL INC.
BRUCE SMITH, GE 2673
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA 91406
TEL: 818 785 5244

LANDSCAPE:
BEAUTIFUL GARDENS LA
KATHERINE KARGES
TEL: 310 502 0058
EMAIL: beautifulgardensla@gmail.com

STRUCTURAL:
SAA STRUCTURAL ENGINEERING
NICK SIVUSHENKA, P.E.
TEL: 323 448 4682
HTTPS://SAAENG.COM

EPLAN APPROVAL STAMP BOX

MOURA ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT — RICARDO MOURA — C-38075 — 7/31/2027 RENEWAL DATE — STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

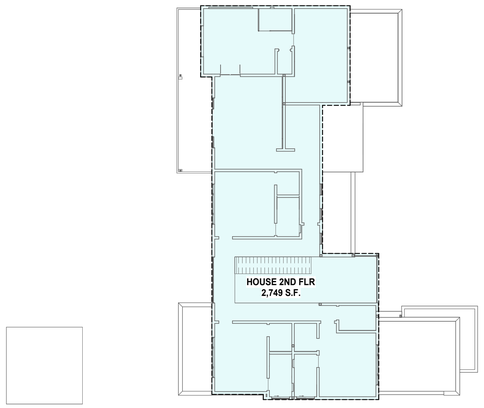
DRAWING SCALE: 1/16" = 1'-0"
SHEET SIZE: 24x36

DRAWING TITLE:
PROJECT DATA

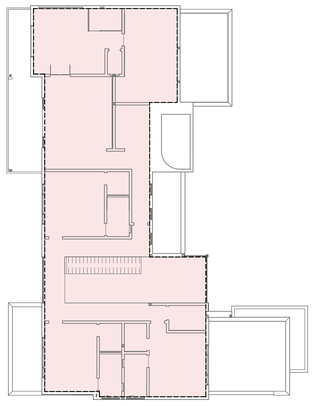
SHEET NO:
A001

MOURA ARCHITECTURE copyright ©

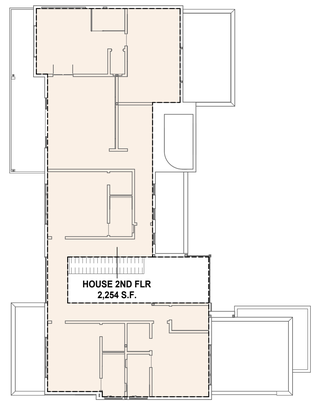
DATE STAMP: 10/30/2026 6:40:02 PM



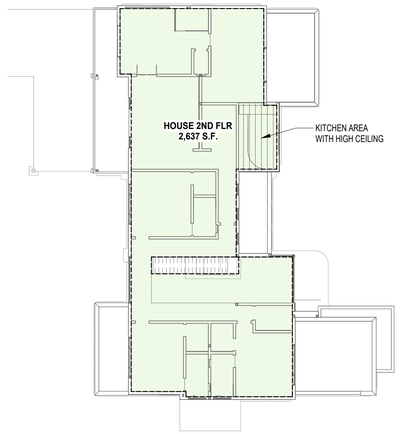
2ND FLR



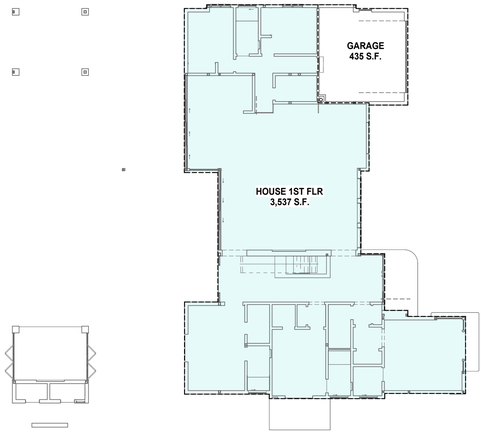
2ND FLR



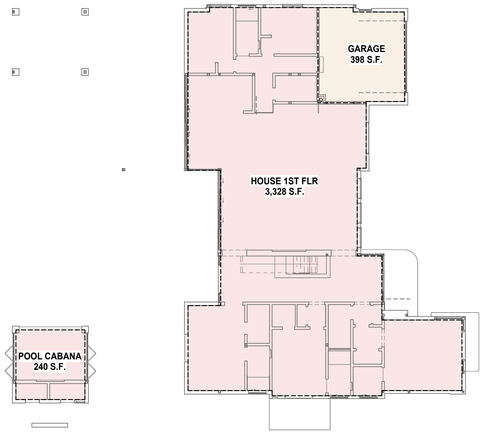
2ND FLR



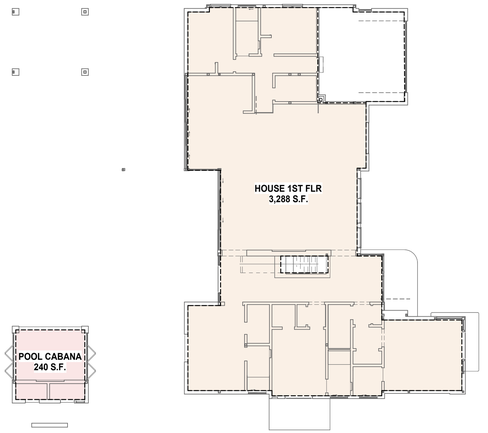
2ND FLR



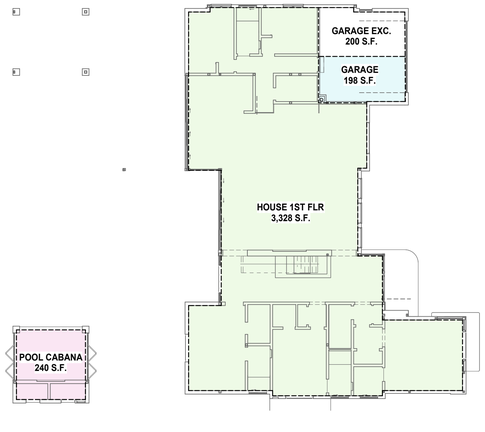
1ST FLR



1ST FLR



1ST FLR



1ST FLR

FLOOR AREA PER SCHOOL DISTRICT FEES	
HOUSE FLOOR AREA	
HOUSE 1ST FLR	3,537 SF
HOUSE 2ND FLR	2,749 SF
HOUSE FLOOR AREA	6,286 SF
TOTAL AREA	6,286 SF

FLOOR AREA PER CALIFORNIA BUILDING CODE		
R-3 OCC		
HOUSE 1ST FLR	R-3 OCC	3,328 SF
HOUSE 2ND FLR	R-3 OCC	2,577 SF
POOL CABANA	R-3 OCC	240 SF
		6,145 SF
U OCC		
GARAGE	U OCC	398 SF
		398 SF
TOTAL FLOOR AREA		6,542 SF

FLOOR AREA PER LAMC	
HOUSE FLOOR AREA	
HOUSE 1ST FLR	3,288 SF
HOUSE 2ND FLR	2,254 SF
POOL CABANA	240 SF
	5,782 SF
TOTAL FLOOR AREA	5,782 SF

RESIDENTIAL FLOOR AREA	
GARAGE	198 SF
GARAGE AREA	198 SF
HOUSE 1ST FLR	3,328 SF
POOL CABANA	240 SF
HOUSE 2ND FLR	2,637 SF
HOUSE FLOOR AREA	6,205 SF
	6,403 SF

BUILDING AREA FOR SCHOOL DISTRICT FEE (INCLUDING EXTERIOR WALL THICKNESS):

AREA CONFINED WITHIN EXTERIOR WALLS, EXCLUDING:

- GARAGE, COVERED PORCHES, PATIOS AND BREEZEWAYS;

BUILDING FLOOR AREA PER BUILDING CODE:

AREA CONFINED WITHIN EXTERIOR WALLS, PLUS AREAS INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE, EXCLUDING:

- VENT SHAFTS AND COURTS

BUILDING FLOOR AREA PER LOS ANGELES ZONING CODE:

AREA CONFINED WITHIN EXTERIOR WALLS, EXCLUDING:

- EXTERIOR WALLS, STAIRWAYS,
- SHAFTS AND ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY
- PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS,
- BICYCLE PARKING,
- BASEMENT STORAGE AREAS

BUILDING RESIDENTIAL FLOOR AREA PER LOS ANGELES MUNICIPAL CODE:

AREA CONFINED WITHIN EXTERIOR WALLS, INCLUDING:
- ANY FLOOR OR PORTION OF A FLOOR WITH A CEILING HEIGHT GREATER THAN 14' SHALL COUNT TWICE
- THE AREA OF STAIRWAYS AND ELEVATOR SHAFTS SHALL ONLY BE COUNTED ONCE

& EXCLUDING:
- UP TO 200 SF OF COVERED PARKING ON FRONT YARD AND UP TO 400 SF COVERED PARKING ON BACK YARD, DETACHED ACCESSORY BUILDING NOT EXCEEDING 200SF, OPEN LATTICE ROOF PORCHES, PATIOS AND BREEZEWAYS, BASEMENTS, & 200 SF ACCESSORY BUILDING, AND UP TO 400 SF OF COMBINED ACCESSORY BUILDINGS AREA

DATE STAMP: 10/30/2026 6:40:08 PM

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE: 1/16" = 1'-0"
SHEET SIZE: 24x36

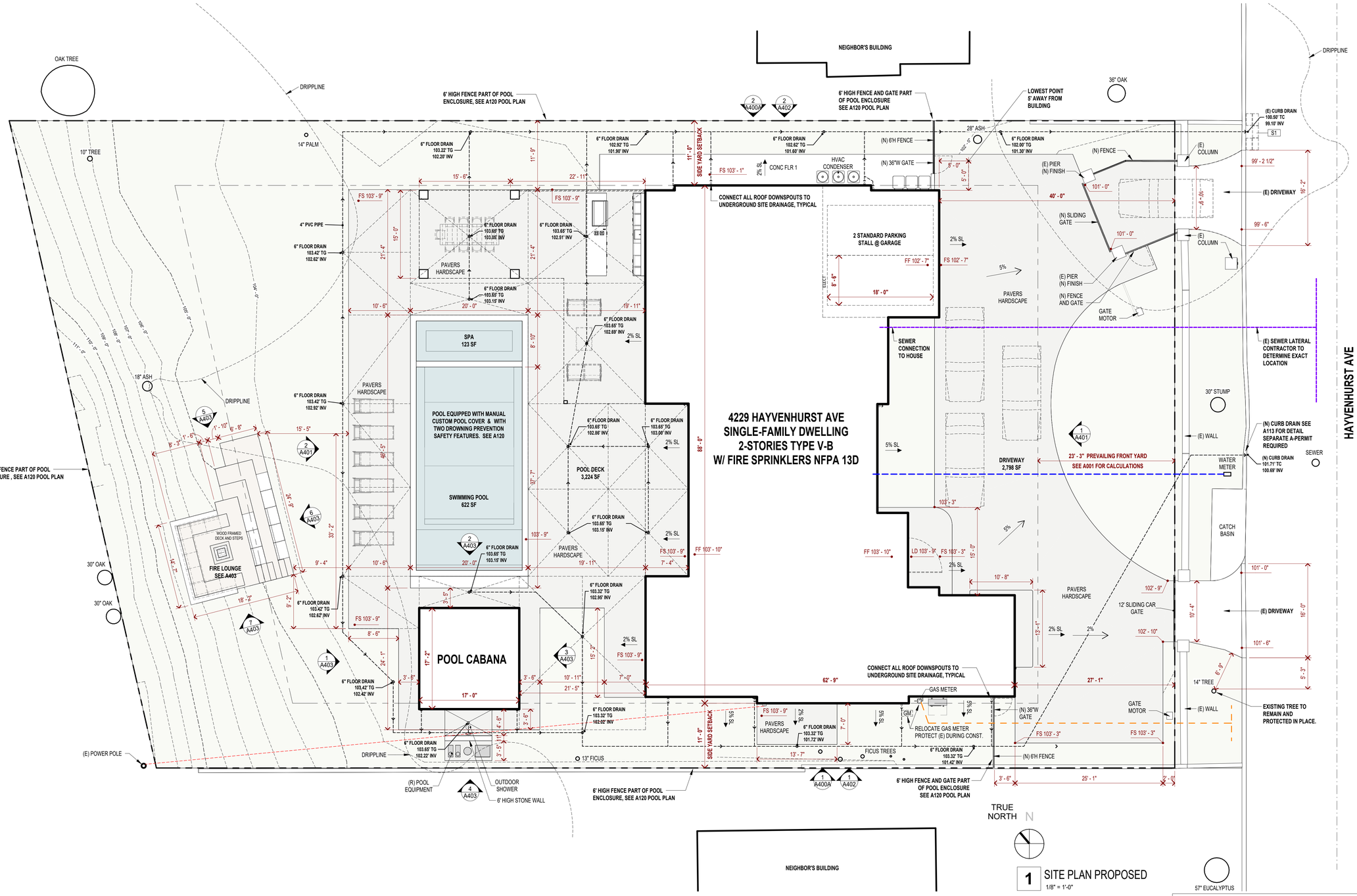
DRAWING TITLE:

AREA CALCULATIONS

SHEET NO:

A030

MOURA ARCHITECTURE copyright ©



1 SITE PLAN PROPOSED
1/8" = 1'-0"

#	SITE KEYNOTE TEXT
S1	DURING CONSTRUCTION WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM PER CATCH BASIN WITH GRAVEL BAGS DETAIL ON A045

NOTES

1. SEE A040 SITE NOTES FOR SITE PLAN GENERAL NOTES
2. NO FILL IS TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
3. A GRADING PERMIT IS REQUIRED FOR EXCAVATION AND BACKFILL
4. ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE
5. IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED
6. ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED, VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.
7. 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
8. LATERAL SUPPORT SHALL NOT BE REMOVED FROM ANY ADJACENT PROPERTIES OR STRUCTURES
9. **ADDRESS NOTES:**
BUILDING ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
FIRE PROTECTION NOTE:
THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. R313, 12.21A17(d), 12.21X10(n)
THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLANING DIVISION PRIOR TO INSTALLATION.
10. **GRADING NOTE:**
LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401)

LEGEND

	LANDSCAPE - SEE LANDSCAPE DRAWINGS
2% SL	2% MIN. SLOPE AWAY FROM BUILDING
5% SL FOR 10'	5% SLOPE MIN. FOR THE FIRST 10' OF GRADE. 2% IF HARDSCAPE
	STEP: 4" MIN AND 7.75" MAX RISER, AND 10" MIN. THREAD
	AREA DRAIN, 4" ROUND PIPE DRAIN, SPACED @ 30' O.C. MAX. GRADE SURROUNDING SURFACE AT 1% MIN. TO DRAIN. SEE TYPICAL DETAIL.

ABBREVIATIONS:

FS	FINISH SURFACE
FF	FINISH FLOOR
FG	FINISH GRADE
TP	TOP OF PARAPET
TB	TOP OF BALUSTRADE
TR	TOP OF ROOF
TW	TOP OF WALL
(E)	EXISTING
(N)	NEW
(A)	ALTERED
(R)	REBUILT OR REPAIRED

EPLAN APPROVAL STAMP BOX

DATE STAMP: 10/30/2026 6:40:31 PM

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE:	1/8" = 1'-0"
SHEET SIZE:	24x36

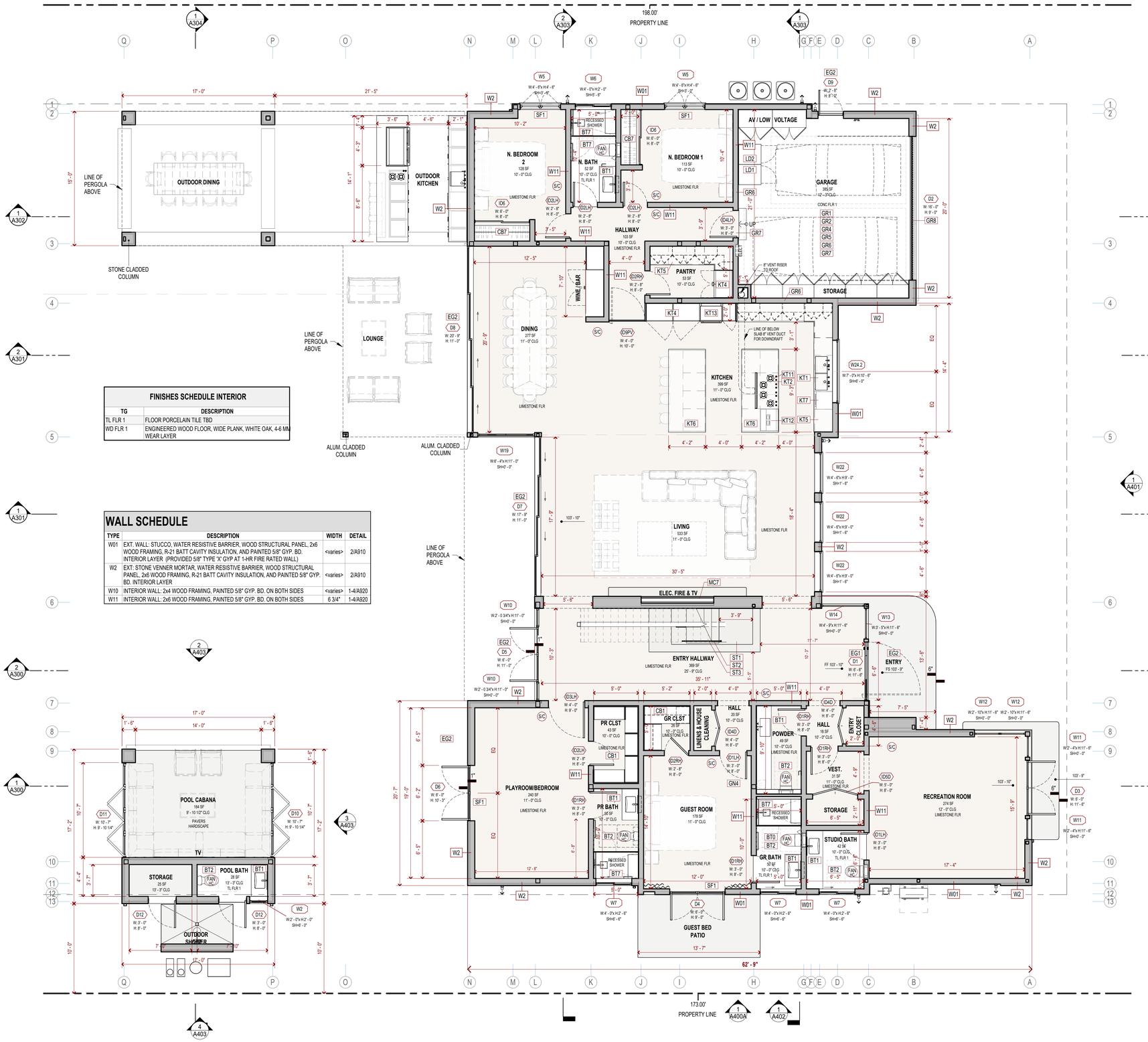
DRAWING TITLE:

SITE PLAN - PROPOSED

SHEET NO:

A110

MOURA ARCHITECTURE copyright ©



FINISHES SCHEDULE INTERIOR

TG	DESCRIPTION
TL FLR 1	FLOOR PORCELAIN TILE TBD
WD FLR 1	ENGINEERED WOOD FLOOR, WIDE PLANK, WHITE OAK, 4-6 MM WEAR LAYER

WALL SCHEDULE

TYPE	DESCRIPTION	WIDTH	DETAIL
W01	EXT. WALL: STUCCO, WATER RESISTIVE BARRIER, WOOD STRUCTURAL PANEL, 2x6 WOOD FRAMING, R-21 BATT CAVITY INSULATION, AND PAINTED 5/8" GYP. BD. INTERIOR LAYER (PROVIDED 5/8" TYPE 'X' GYP AT 1-HR FIRE RATED WALL)	<varies>	2/A910
W2	EXT: STONE VENNER MORTAR, WATER RESISTIVE BARRIER, WOOD STRUCTURAL PANEL, 2x6 WOOD FRAMING, R-21 BATT CAVITY INSULATION, AND PAINTED 5/8" GYP. BD. INTERIOR LAYER	<varies>	2/A910
W10	INTERIOR WALL: 2x4 WOOD FRAMING, PAINTED 5/8" GYP. BD. ON BOTH SIDES	<varies>	1-4/A920
W11	INTERIOR WALL: 2x6 WOOD FRAMING, PAINTED 5/8" GYP. BD. ON BOTH SIDES	6 3/4"	1-4/A920

#	BUILDING KEYNOTE TEXT
BATHROOM	
BT0	REINFORCEMENT FOR GRAB BARS MUST BE INSTALLED IN ACCORDANCE WITH SECTION R327.1.1. SEE A044 AGING-IN-PLACE NOTES.
BT1	VANITY, FAUCET & MIRROR MEDICINE CABINET. 1.2 GPM @ 60 PSI
BT2	TOILET. 1.28 GALFLUSH. 15" MIN. BETWEEN THE CENTER OF WATER CLOSET AND TO ANY SIDE WALL, AND 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET.
BT7	TILED SHOWER WITH SHOWERHEAD, VALVE, DRAIN AND TEMPERED GLASS ENCLOSURE. 1.8 GPM @ 80 PSI FOR MULTIPLE SHOWER HEADS SEE A050 GRN 14 #6
CABINETRY	
CB1	CLOSET - CUSTOM CLOSET CABINET, SEE INTERIOR ELEVATIONS
CB7	CLOSET - PROVIDE SHELF AND ROD
EGRESS	
EG1	EGRESS DOOR - MIN. 36" WIDE x 80" HIGH. SEE DOOR SCHEDULE. PER CRC R311.2
EG2	PROVIDE A LANDING OR FLOOR ON EACH SIDE OF THE EXTERIOR DOOR. LANDING WIDTH SHALL BE NOT LESS THAN THE DOOR SERVED. LANDINGS SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 11/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. EXCEPT FOR THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE THRESHOLD TOP PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. A TOP LANDING IS NOT REQUIRED WHERE A STAIRWAY OF NOT MORE THAN TWO RISERS IS LOCATED ON THE EXTERIOR SIDE OF THE DOOR, PROVIDED THAT THE DOOR DOES NOT SWING OVER THE STAIRWAY.
GARAGE	
GR1	AUTOMATIC GARAGE DOOR OPENERS, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
GR2	GARAGE TO BE SEPARATED FROM HABITABLE ROOMS ABOVE BY 5/8" TYPE X GYPSUM BOARD OR EQUIVALENT (TABLE R302.6)
GR4	OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED WITH FIREBLOCKING AS REQUIRED BY SECTION R302.11, ITEM 4
GR5	GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R309.1)
GR6	GARAGE TO BE SEPARATED FROM DWELLING UNIT BY 5/8" TYPE 'X' GYPSUM BOARD.
GR7	DOOR TO BE 20 MINUTES FIRE PROTECTION RATING, SELF-CLOSING AND WITH SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)
GR8	GARAGE DOOR PERIMETER GAP SHALL BE SHALL BE CONTROLLED BY ON OF THE FOLLOWING: 1 - WEATHER STRIPPING HAZARDS; 2 - DOOR OVERLAPS ONTO JAMBS AND HEADERS; 3 - GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING.
GENERAL NOTE	
GN4	AGING -IN-PLACE DESIGN PER R307, SEE A044 FOR REQUIREMENTS AND DETAILS
KITCHEN	
KT1	KITCHEN SINK AND FAUCET 1.8 GPM @ 60 PSI
KT2	GAS RANGE. ELECTRIC COOKTOP READY. SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING: 1 - A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. 2 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."
KT4	FREEZER & REFRIGERATOR. PROVIDE POWER AND WATER.
KT5	KITCHEN CABINET - QUARTZ COUNTER TOP, AND PAINTED WOOD.
KT6	KITCHEN ISLAND - QUARTZ COUNTER TOP, PAINTED WOOD CABINETS. PROVIDE POWER FOR ISLAND OUTLETS.
KT7	DISH WASHER, MUST BE ENERGY-STAR CERRIFIED. PROVIDE POWER, WATER AND DRAIN.
KT11	EXHAUST HOOD, 180 CFM MIN. PROVIDE POWER AND VENT TO BUILDING EXTERIOR.
KT12	MICROWAVE OVEN
KT13	OVENS
LAUNDRY	
LD1	DRYER - PROVIDE DRYER EXHAUST VENT THROUGH WALL TO OUTSIDE. COMPLY WITH ENERGY CODE SECTION 150.0(v) IF GAS DRYER.
LD2	CLOTHES WASHER, MUST BE ENERGY-STAR CERRIFIED. PROVIDE POWER, WATER & DRAIN.
MECHANICAL	
MC7	ELECTRIC FIREPLACE
SAFETY	
SF1	EMERGENCY EGRESS FROM SLEEPING ROOM. MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.2.1)
STAIRS	
ST1	STAIRS - 7.75" MAX RISER & 10" MIN TREAD. 36" CLEAR WIDTH. 6'-8" MIN. HEAD ROOM CLEARANCE. INTERIOR AND EXTERIOR STARS SHALL BE ILLUMINATED (R303.7 & R303.8) ENCLOSE USABLE SPACE UNDER STAIRS WITH 1/2" GYP. SEE DETAILS AND FINISH SCHEDULE.
ST2	HANDRAIL - HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (HANDRAILS TO BE 34"-38" HIGH ABOVE NOSE TREADING).
ST3	36" HIGH GUARDRAIL ALONG OPEN SIDE OF STAIRS (R312.1.2 EXCEP. 1) SEE DETAILS

LEGEND

RM NAME — # — 150 SF — ROOM INFO

11 — W: 1'-0" H: 1'-0" — DOOR NUMBER, WIDTH & HEIGHT

1t — W:1'-0"x H:1'-0" SHH0 — WINDOW NUMBER, WIDTH & HEIGHT, SILL HEIGHT

W# — WALL TAG

C-01 — CABINET TAG

24" / 15" / 30" — TOILET: 15" MIN. FROM CL TO SIDE WALL, 24" MIN. CLEAR IN FRONT OF TOILET

30" MIN. — 30" MIN. MANEUVERING SPACE INSIDE SHOWERS AND TUBS

DOOR WIDTH / 36" / 36" — EXTERIOR DOOR LANDINGS; 1 1/2" MAX BELOW THRESHOLD; 7 3/4" MAX BELOW THRESHOLD AT EXTERIOR

NEW DOOR, SEE DOOR SCHEDULE

NEW WALL

S/C — CEILING MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR: INTERCONNECTED, HARDWIRED, AND EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SEE A040 BUILDING CODE NOTES 17 & 18.

FAN — EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN. REQ'D ENERGY STAR, DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING, CONTROLLED BY A HUMIDITY CONTROL

SHEET NOTES

1. SEE SHEET A040-A042 FOR GENERAL NOTES.
2. SEE SHEET A050-A051 FOR GREEN BUILDING REQUIREMENTS.
3. SEE A060-A061 FOR ENERGY CODE NOTES AND MANDATORY MEASURES
4. SEE A060-A065 FOR ENERGY NOTES & CALCULATIONS
5. SEE A1010 & A1011 FOR DOORS AND WINDOWS SCHEDULES
6. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A005 FORM GRN 14 NOTE # 9
7. SEE INTERIORS SET FOR ALL ROOMS FINISHES, DIMENSIONS, AND CABINETRY DETAILS.

TRUE NORTH N

EPLAN APPROVAL STAMP BOX

1 1ST FLR PLAN
3/16" = 1'-0"

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT — RICARDO MOURA — C-38075 — 7/31/2027 RENEWAL DATE — STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE: As indicated
SHEET SIZE: 24x36

DRAWING TITLE:

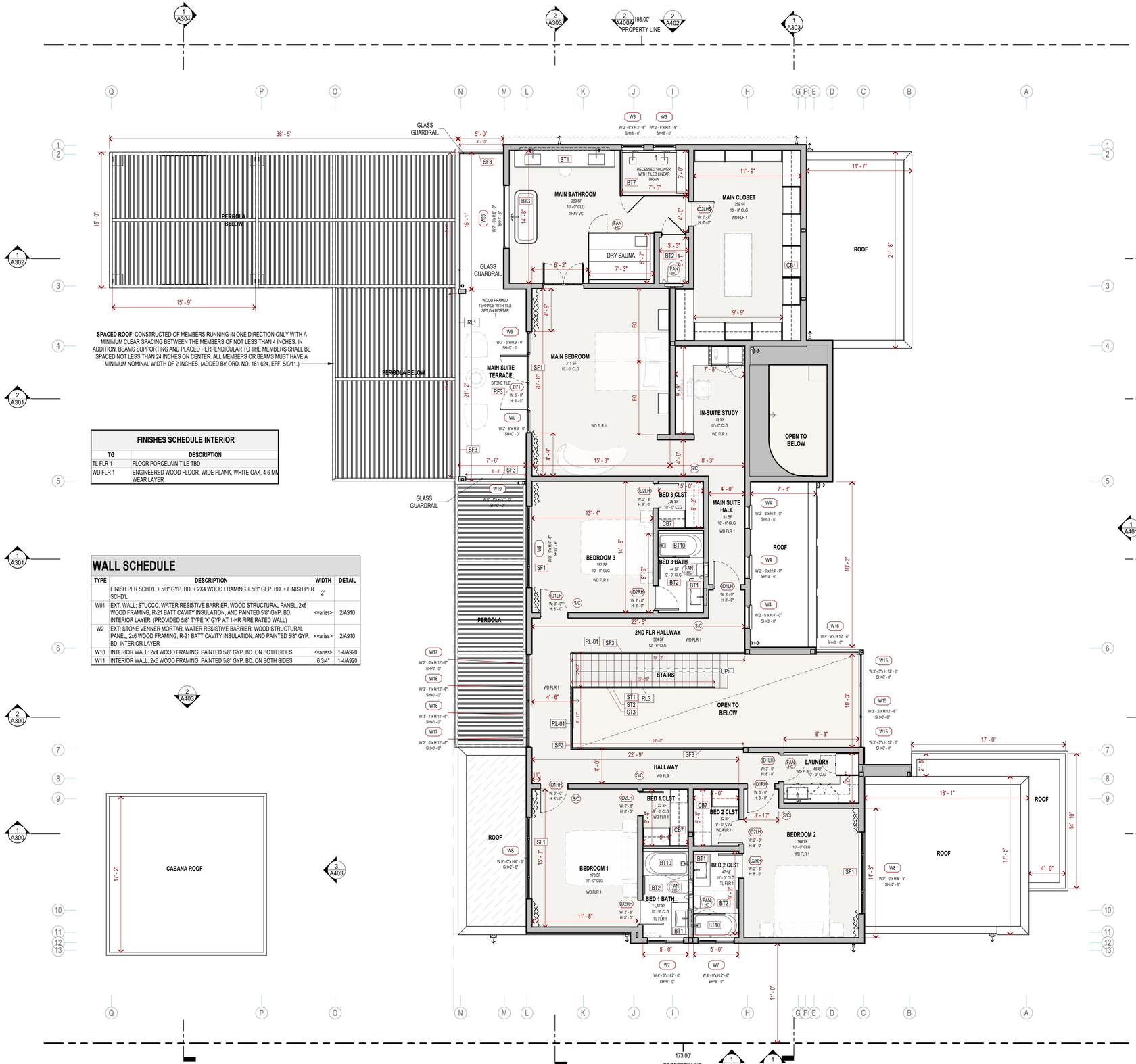
1ST FLOOR PLAN PROPOSED

SHEET NO:

A210

MOURA ARCHITECTURE copyright ©

DATE STAMP: 10/30/2026 6:40:50 PM



FINISHES SCHEDULE INTERIOR

TG	DESCRIPTION
TL FLR 1	FLOOR PORCELAIN TILE TBD
WD FLR 1	ENGINEERED WOOD FLOOR, WIDE PLANK, WHITE OAK, 4-6 MM WEAR LAYER

WALL SCHEDULE

TYPE	DESCRIPTION	WIDTH	DETAIL
	FINISH PER SCHD'L + 5/8" GYP. BD. + 2X4 WOOD FRAMING + 5/8" GEP. BD. + FINISH PER SCHD'L	2"	
W01	EXT. WALL: STUCCO, WATER RESISTIVE BARRIER, WOOD STRUCTURAL PANEL, 2x6 WOOD FRAMING, R-21 BATT CAVITY INSULATION, AND PAINTED 5/8" GYP. BD. INTERIOR LAYER. (PROVIDED 5/8" TYPE 'X' GYP AT 1-HR FIRE RATED WALL)	<varies>	2/A910
W2	EXT: STONE VENNER MORTAR, WATER RESISTIVE BARRIER, WOOD STRUCTURAL PANEL, 2x6 WOOD FRAMING, R-21 BATT CAVITY INSULATION, AND PAINTED 5/8" GYP. BD. INTERIOR LAYER	<varies>	2/A910
W10	INTERIOR WALL: 2x4 WOOD FRAMING, PAINTED 5/8" GYP. BD. ON BOTH SIDES	<varies>	1-4/A920
W11	INTERIOR WALL: 2x6 WOOD FRAMING, PAINTED 5/8" GYP. BD. ON BOTH SIDES	6 3/4"	1-4/A920

SPACED ROOF: CONSTRUCTED OF MEMBERS RUNNING IN ONE DIRECTION ONLY WITH A MINIMUM CLEAR SPACING BETWEEN THE MEMBERS OF NOT LESS THAN 4 INCHES. IN ADDITION, BEAMS SUPPORTING AND PLACED PERPENDICULAR TO THE MEMBERS SHALL BE SPACED NOT LESS THAN 24 INCHES ON CENTER. ALL MEMBERS OR BEAMS MUST HAVE A MINIMUM NOMINAL WIDTH OF 2 INCHES. (ADDED BY ORD. NO. 181,624, EFF. 5/9/11.)

BUILDING KEYNOTE TEXT

#	
BATHROOM	
BT1	VANITY, FAUCET & MIRROR MEDICINE CABINET. 1.2 GPM @ 60 PSI
BT2	TOILET. 1.28 GAL/FLUSH. 15" MIN. BETWEEN THE CENTER OF WATER CLOSET AND TO ANY SIDE WALL, AND 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET.
BT3	FREE STANDING TUB & FAUCET. 1.8 GPM @ 80 PSI
BT7	TILED SHOWER WITH SHOWERHEAD, VALVE, DRAIN AND TEMPERED GLASS ENCLOSURE. 1.8 GPM @ 80 PSI FOR MULTIPLE SHOWER HEADS SEE A050 GRN 14 #6
BT10	BUILT-IN TUB & SHOWER COMBO WITH BI-FOLD TEMPERED GLASS ENCLOSURE. 1.8 GPM @ 80 PSI FOR MULTIPLE SHOWER HEADS SEE A050 GRN 14 #6
CABINETRY	
CB1	CLOSET - CUSTOM CLOSET CABINET, SEE INTERIOR ELEVATIONS
CB7	CLOSET - PROVIDE SHELF AND ROD
ROOF	
RF3	TILE SET ON MORTAR OVER CERTAINTEED FLINTLASTIC GTA COOLSTAR ULTRA UNDER. ICC ESR-1388
SAFETY	
SF1	EMERGENCY EGRESS FROM SLEEPING ROOM. MIN. 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL (R310.2.1)
SF3	42" HIGH GUARD PER R312.1.2, AND 4" MAX OPENING PER R312.1.3 SEE DETAILS
STAIRS	
ST1	STAIRS - 7.75" MAX RISER & 10" MIN TREAD. 36" CLEAR WIDTH. 6'-8" MIN. HEAD ROOM CLEARANCE. INTERIOR AND EXTERIOR STARS SHALL BE ILLUMINATED (R303.7 & R303.8) ENCLOSE USABLE SPACE UNDER STAIRS WITH 1/2" GYP. SEE DETAILS AND FINISH SCHEDULE.
ST2	HANDRAIL - HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (HANDRAILS TO BE 34"-38" HIGH ABOVE NOSE TREADING).
ST3	36" HIGH GUARDRAIL ALONG OPEN SIDE OF STAIRS (R312.1.2 EXCEP. 1) SEE DETAILS

RAILING SCHEDULE

MARK	DESCRIPTION	LENGTH	LOCATION
RL1	42" HIGH, TEMPERED GLASS GUARDRAIL W/ DECK MOUNTED SS SHOE AND TOP HANDRAIL CAP	48' - 7"	MAIN SUITE TERRACE
RL3	36" HIGH, TEMPERED GLASS GUARDRAIL MOUNTED ON SIDE OF STAIRS WITH WOOD CAP, AND TOP ALUMINUM HANDRAIL CAP. 15'-10" LONG RAIL + 3'-9" GATE		HOUSE STAIRS
RL-01	42" HIGH 1/2" TEMP. CLEAR GLASS GUARDRAIL, S.S. RAIL CAP, S.S. BASE SHOE. CRL GRS SYSTEM, ESR 3842	25' - 3"	2ND FLOOR HALL
RL-01	42" HIGH 1/2" TEMP. CLEAR GLASS GUARDRAIL, S.S. RAIL CAP, S.S. BASE SHOE. CRL GRS SYSTEM, ESR 3842	19' - 2"	2ND FLOOR HALL

LEGEND

RM NAME
150 SF — ROOM INFO

11 — DOOR NUMBER
W: 1' - 0"
H: 1' - 0" — WIDTH & HEIGHT

11 — WINDOW NUMBER
W:1'-0"x H:1'-0"
SHH0 — WIDTH & HEIGHT, SILL HEIGHT

W8 — WALL TAG

C-01 — CABINET TAG

TOILET: 15" MIN. FROM CL TO SIDE WALL, 24" MIN. CLEAR IN FRONT OF TOILET

30" MIN. MANEUVERING SPACE INSIDE SHOWERS AND TUBS

DOOR WIDTH — EXTERIOR DOOR LANDINGS

1 1/2" MAX BELOW THRESHOLD

7 3/4" MAX BELOW THRESHOLD AT EXTERIOR

NEW DOOR, SEE DOOR SCHEDULE

NEW WALL

CEILING MOUNTED COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR: INTERCONNECTED, HARDWIRED, AND EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SEE A040 BUILDING CODE NOTES 17 & 18.

FAN HC — EXHAUST FAN, CEILING MOUNTED @ 50 CFM MIN. REQ'D ENERGY STAR, DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING, CONTROLLED BY A HUMIDITY CONTROL

SHEET NOTES

1. SEE SHEET A040-A042 FOR GENERAL NOTES.
2. SEE SHEET A050-A051 FOR GREEN BUILDING REQUIREMENTS.
3. SEE A060-A061 FOR ENERGY CODE NOTES AND MANDATORY MEASURES
4. SEE A060-A065 FOR ENERGY NOTES & CALCULATIONS
5. SEE A1010 & A1011 FOR DOORS AND WINDOWS SCHEDULES.
6. BUILDING ENVELOPE SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS. SEE A005 FORM GRN 14 NOTE # 9
7. SEE INTERIORS SET FOR ALL ROOMS FINISHES, DIMENSIONS, AND CABINETRY DETAILS.

TRUE NORTH N

1 2ND FLR PLAN
3/16" = 1'-0"

EPLAN APPROVAL STAMP BOX

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE:	As indicated
SHEET SIZE:	24x36

DRAWING TITLE:

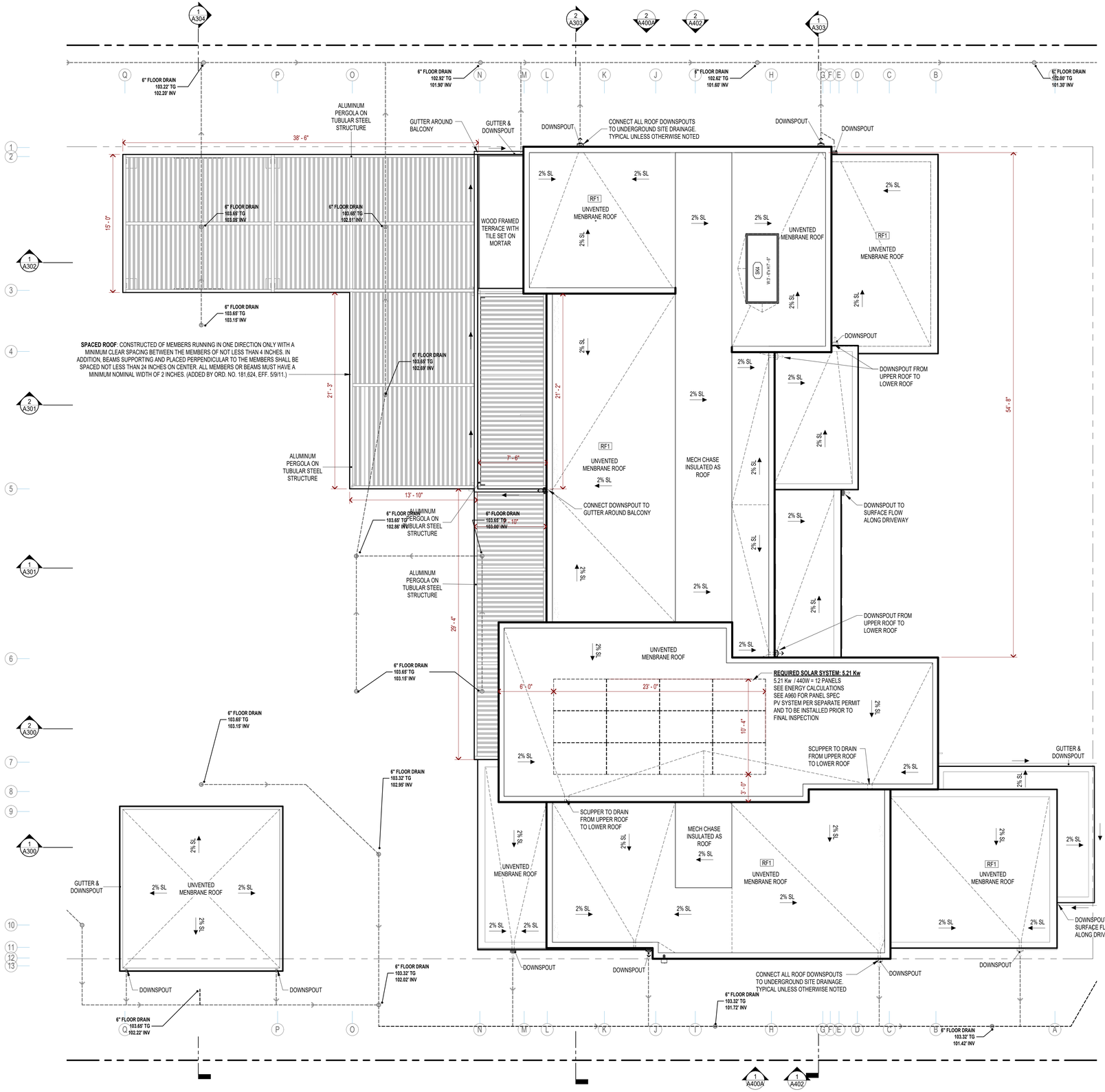
2ND FLOOR PLAN PROPOSED

SHEET NO:

A211

MOURA ARCHITECTURE copyright ©

DATE STAMP: 10/30/2026 6:40:55 PM



1 ROOF PLAN
3/16" = 1'-0"

TRUE NORTH N

ORRC PROD ID	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE INITIAL	SOLAR REFLECTANCE 3 YEAR	THERMAL EMITTANCE INITIAL	THERMAL EMITTANCE 3 YEAR	SRI INITIAL	SRI 3 YEAR
0668-0161	CertainTeed LLC	**CertainTeed** Flintlastic GTA CoolStar Ultra **CertainTeed** Finiquo GTA-FR CoolStar Ultra **CertainTeed** Finiquo MS Cap Sheet CoolStar Ultra	Asphaltic Membrane	Bright White	0.73	0.68*	0.90	0.91*	90	83*

ORRC PRODUCT ID: **0668-0161**
MANUFACTURER: **CertainTeed LLC**
BRAND: **CertainTeed**
CertainTeed
CertainTeed
MODEL: **Flintlastic GTA CoolStar Ultra**
Flintlastic GTA-FR CoolStar Ultra
Finiquo MS Cap Sheet CoolStar Ultra

TYPE: **Asphaltic Membrane**
COLOR: **Bright White**
PRODUCT MARKET: **All Markets**
SLOPE: **Low**

APPLICATION APPROVAL DATE: **March 12, 2025**
MANUFACTURER CONTACT: **Ryan Bulinda** **484-202-9452** **https://www.certainteed.com**

COOL ROOF:

PLANS SHALL IDENTIFY THE TYPE OF ROOFING, MANUFACTURER, PRODUCT, AND COLOR USED. INCORPORATE THE MATERIAL SPECIFICATIONS FOR THE ROOFING PRODUCT USED AND SHOW THAT IT MEETS THE FOLLOWING MINIMUM SRI VALUE OR BOTH SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES:
- FOR ROOF SLOPES < 2:12: 3-YEAR AGED SRI VALUE OF AT LEAST **78** OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST **0.65** AND A THERMAL EMITTANCE OF AT LEAST **0.85**.
- FOR ROOF SLOPES ≥ 2:12: 3-YEAR AGED SRI VALUE OF AT LEAST **20** OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST **0.25** AND A THERMAL EMITTANCE OF AT LEAST **0.85** (4.106.5)



CERTAINTEED FLINTLASTIC GTA-FR COOLSTAR
FIRE RESISTANT GRANULATED CAP SHEET NON-GLARE ROOF MATERIAL

#	BUILDING KEYNOTE TEXT
ROOF	
RF1	CLASS 'A' COOL ROOF ASPHALT MEMBRANE - CERTAINTEED FLINTLASTIC GTA COOLSTAR ULTRA ICC ESR-1388

COOL ROOF:

PLANS SHALL IDENTIFY THE TYPE OF ROOFING, MANUFACTURER, PRODUCT, AND COLOR USED. INCORPORATE THE MATERIAL SPECIFICATIONS FOR THE ROOFING PRODUCT USED AND SHOW THAT IT MEETS THE FOLLOWING MINIMUM SRI VALUE OR BOTH SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES:
- FOR ROOF SLOPES < 2:12: 3-YEAR AGED SRI VALUE OF AT LEAST **78** OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST **0.65** AND A THERMAL EMITTANCE OF AT LEAST **0.85**.
- FOR ROOF SLOPES ≥ 2:12: 3-YEAR AGED SRI VALUE OF AT LEAST **20** OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST **0.25** AND A THERMAL EMITTANCE OF AT LEAST **0.85** (4.106.5)

SHEET NOTES

1. SEE SHEET A040-A043 FOR GENERAL NOTES.
2. SEE A060-A062 FOR ENERGY CODE NOTES AND MANDATORY MEASURES & CALCULATIONS
3. SEE A1010 & A1011 FOR DOORS AND WINDOWS SCHEDULES
4. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R337.5.4 AND BUILDING CODE 705A.4)
5. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY. R337.5.3 BUILDING CODE 705A.3
6. ALL ROOF COVERINGS SHALL BE CLASS 'A' AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R337.5 & R902)

EPLAN APPROVAL STAMP BOX

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT RICARDO MOURA C-38075 7/31/2027 RENEWAL DATE STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

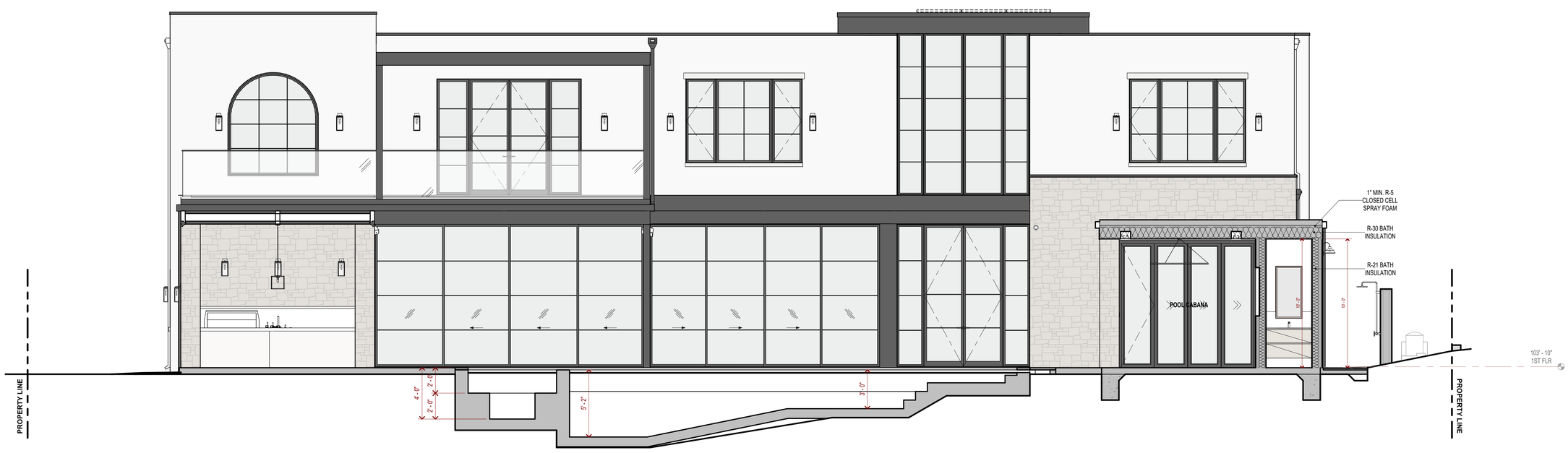
DRAWING SCALE:	As indicated
SHEET SIZE:	24x36

DRAWING TITLE:
ROOF PLAN

SHEET NO:
A212

MOURA ARCHITECTURE copyright ©

DATE STAMP: 10/30/2026 6:40:57 PM



1 LONG SECTION C
1/4" = 1'-0"

DATE STAMP: 10/30/2026 6:41:26 PM

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

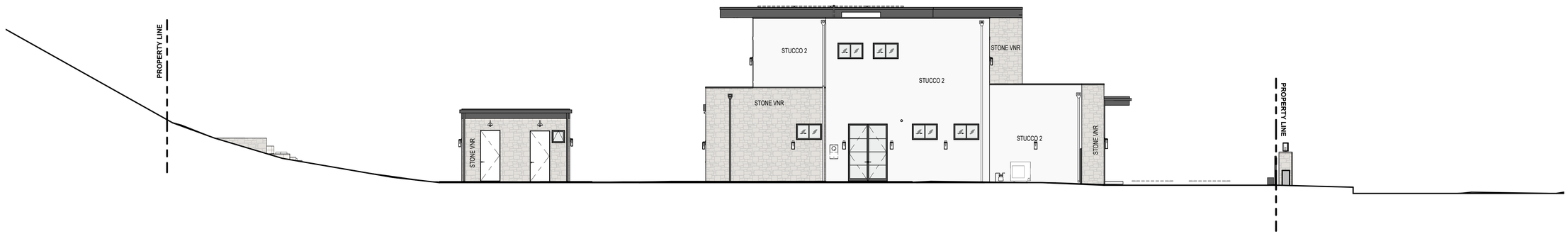
ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE:	1/4" = 1'-0"
SHEET SIZE:	24x36

DRAWING TITLE:
SECTIONS SFD

SHEET NO:
A304

MOURA ARCHITECTURE copyright ©



1 SITE ELEVATION - LEFT SIDE - SOUTHWEST
1/8" = 1'-0"



2 SITE ELEVATION - RIGHT SIDE - NORTHEAST
1/8" = 1'-0"

DATE STAMP: 10/30/2026 6:41:33 PM

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE:	1/8" = 1'-0"
SHEET SIZE:	24x36

DRAWING TITLE:

ELEVATIONS SFD

SHEET NO:

A400A

MOURA ARCHITECTURE copyright ©



2 BACK - NORTHWEST
1/4" = 1'-0"

FINISHES SCHEDULE EXTERIOR			
TG	DESCRIPTION	FIRE RATING	QTY.
ALUMINUM WOOD LIKE CLG	ALUMINUM WOOD LIKE T&G BOARDS. WOOD PRINT TBD	NONCOMBUSTIBLE	
LIMESTONE	PORCELAIN PAVERS LIMESTONE LOOK	NONCOMBUSTIBLE	
PRE-CAST TRIM	PRE-CAST CONCRETE TRIM, COLOR TBD	NONCOMBUSTIBLE	
STONE VNR	1.5" STONE VENEER ON MORTAR	NONCOMBUSTIBLE	
STUCCO 1	STUCCO, SMOOTH FINISH, COLOR BEIJE	NONCOMBUSTIBLE	
STUCCO 2	STUCCO, SMOOTH FINISH, COLOR WHITE	NONCOMBUSTIBLE	



1 FRONT - SOUTHEAST
1/4" = 1'-0"

DATE STAMP: 10/30/2026 6:41:39 PM

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE:	1/4" = 1'-0"
SHEET SIZE:	24x36

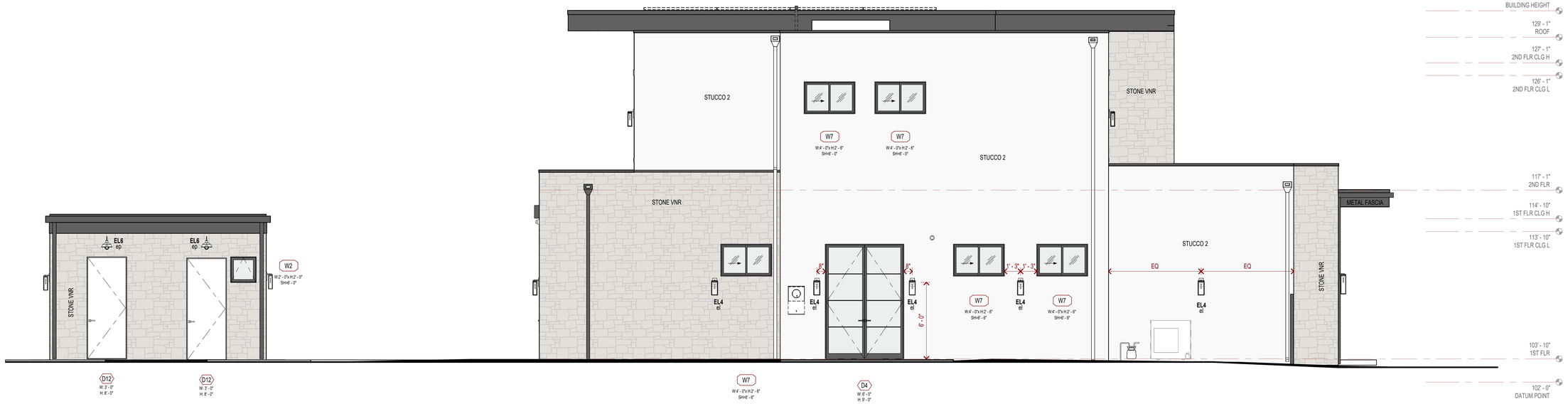
DRAWING TITLE:

ELEVATIONS SFD

SHEET NO:

A401

MOURA ARCHITECTURE copyright ©



1 LEFT SIDE - SOUTHWEST
1/4" = 1'-0"

FINISHES SCHEDULE EXTERIOR

TG	DESCRIPTION	FIRE RATING	QTY.
ALUMINUM WOOD LIKE CLG	ALUMINUM WOOD LIKE T&G BOARDS. WOOD PRINT TBD	NONCOMBUSTIBLE	
LIMESTONE	PORCELAIN PAVERS LIMESTONE LOOK	NONCOMBUSTIBLE	
PRE-CAST TRIM	PRE-CAST CONCRETE TRIM, COLOR TBD	NONCOMBUSTIBLE	
STONE VNR	1.5" STONE VENEER ON MORTAR	NONCOMBUSTIBLE	
STUCCO 1	STUCCO, SMOOTH FINISH, COLOR BEIJE	NONCOMBUSTIBLE	
STUCCO 2	STUCCO, SMOOTH FINISH, COLOR WHITE	NONCOMBUSTIBLE	



2 RIGHT SIDE - NORTHEAST
1/4" = 1'-0"

DATE STAMP: 10/30/2026 6:41:47 PM

MOURA
ARCHITECTURE
www.mouraarchitecture.com
EMAIL: MOURA@MOURAARCHITECTURE.COM
TEL: 310.309.0102

CERTIFICATION:

LICENSED ARCHITECT
RICARDO MOURA
C-38075
7/31/2027
RENEWAL DATE
STATE OF CALIFORNIA

OWNER:

ZORELLA REVOCABLE LIVING TRUST
LIRAN ZORELLA
ITAY BARASH

PROJECT:

4229 HAYVENHURST

4229 HAYVENHURST AVE
LOS ANGELES CA, 91436-3535

ISSUE OR REVISION NOTES:

#	DATE	DESCRIPTION
1	09.02.26	PLAN CHECK SET
2	10.30.26	PERMIT SET

NOT FOR CONSTRUCTION UNTIL STAMPED AND APPROVED BY REGULATORY AGENCY

DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR HIS OR HER USE AND FOR OCCUPYING THE PROJECT FOR WHICH THEY WERE PREPARED, AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.

ARCHITECTURAL DRAWINGS ARE NOT TO BE USED AS SHOP DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD-VERIFYING ALL DIMENSIONS AND PREPARING SHOP DRAWINGS THAT COORDINATE SPECIFIC MEASUREMENTS AND ADDRESS THE MEANS AND METHODS REQ'D.

DRAWING SCALE:	1/4" = 1'-0"
SHEET SIZE:	24x36

DRAWING TITLE:

ELEVATIONS SFD

SHEET NO:

A402

MOURA ARCHITECTURE copyright ©











