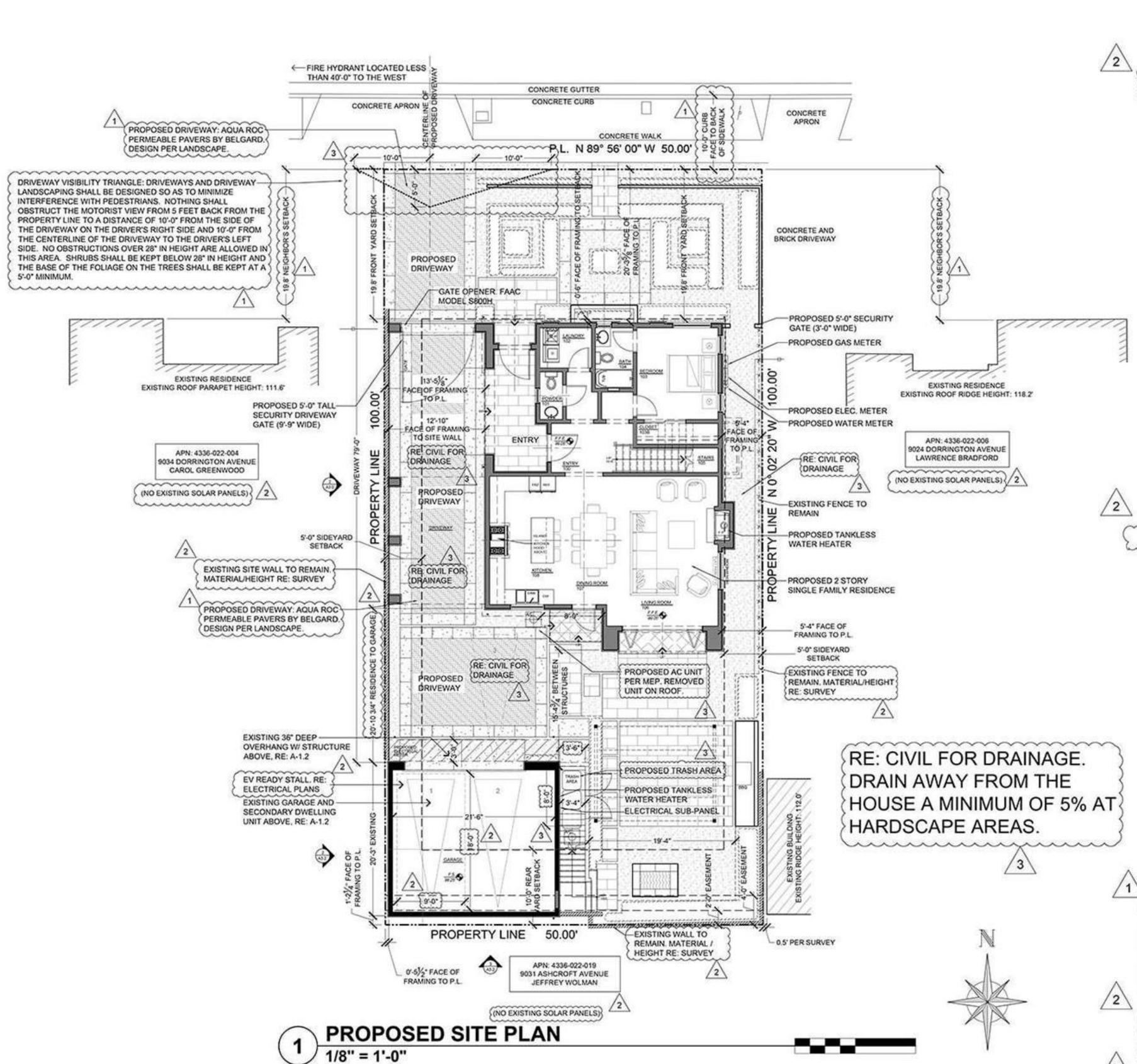
CONCRETE CURB CONCRETE GUTTER

VERIFY ALL DIMENSIONS WITH SETBACKS PRIOR TO CONSTRUCTION

DORRINGTON AVENUE

ASPHALT ROADWAY



SITE PLAN NOTES

- GENERAL GRADING REQUIREMENTS' DEPARTMENT OF BUILDING AND SAFETY IS MADE PART OF THIS PLAN.
- GEOLOGIC AND SOILS REPORT BY COAST GEOTECHNICAL, INC. W.O. #532517-01 DATED JUNE 20TH, 2017 AND ALL ADDENDUM THERETO IS MADE PART OF THIS PLAN. RECOMMENDATIONS IN THE ABOVE STATED REPORTS TO BE STRICTLY FOLLOWED.
- ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL UNDISTURBED SOIL OR FOUNDED INTO CERTIFIED RECOMPACTED FILL PER COUNTY SPECIFICATIONS. CITY INSPECTION APPROVALS AND CERTIFICATION REQUIRED, LICENSED SOILS ENGINEER TO INSPECT AND CERTIFY RECOMPACTION AS RECOMMENDED BY ABOVE STATED GEOLOGIC AND SOILS REPORTS.
- CITY OF WEST HOLLYWOOD SOILS APPROVAL LETTER AND ALL ADDENDUM THERETO SHALL BE PART OF THIS PLAN.
- COUNTY GRADING PRE INSPECTION REPORT PLAN TAG SHALL BE PART OF THE PLAN.
- ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE COMMUNITY DRAINAGE SYSTEM IN AN APPROVED DEVICE AT 2% MINIMUM. SEE PRECISE GRADING PLAN.
- BUILDINGS SHALL BE LOCATED CLEAR OF TOE OF ALL SLOPES WHICH EXCEED A SLOPE OF 3:1 AS PER SECTION 91.2907(D)2.
- NO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR, OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. (HSC 17922.5 EFF. 3-6-76).
- THE CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE, SCAFFOLDING OR FALSE WORK MORE THAN 3 STORIES OR 36' IN HEIGHT, REQUIRES A PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (HSC 17922.5, EFFECTIVE 3-6-76).
- A SEPARATE SET OF LANDSCAPE DRAWINGS WILL COMPLETE THIS ARCHITECTURAL PLAN, INCLUDING INFORMATION ON HARDSCAPE, PLANTING MATERIAL, LIGHTING AND
- CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN
- ARCHITECTURAL AND LANDSCAPE DRAWINGS.

WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATION.

- ALL GRADES SHALL SLOPE 5% MINIMUM AT LANDSCAPE AND 2% MINIMUM AT HARDSCAPE AWAY FROM THE BUILDING AND BE A MINIMUM OF 6" BELOW WOOD SILL. PLATE AT PERIMETER OF BUILDING, SEE GRADING PLAN FOR ADDITIONAL INFORMATION. FOR GRADES SPECIFIED TO BE LESS THAN 8" FROM WOOD SILL PLATES AND FOR AREAS WHERE CONCRETE PAVING IS ADJACENT TO BUILDING, SILL PLATES SHALL BE PROTECTED WITH A CONTINUOUS STRIP OF W.R. GRACE 4000 BITUTHENE WATERPROOFING MEMBRANE COVERED WITH SHEET METAL FLASHING, BOTH
- A LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LAY OUT STRUCTURES ON THE SITE AND SHALL PROVIDE A CERTIFIED PLAN INDICATING THAT THE STRUCTURES ARE LOCATED IN ACCORDANCE WITH THE APPROVED PLANS.

PROJECTING 6" BELOW WOOD SILL PLATE AND 6" ABOVE GRADE. WIDTH OF

- THE BUILDING PERMIT APPLICATION IS FOR THE DEFINED SCOPE OF WORK AS OUTLINED ON THIS SHEET ONLY.
- ALL UTILITY SERVICES ARE TO BE UNDERGROUND, ORD 252
- THE OWNER'S REPRESENTATIVE WILL PROCESS PLANS THOROUGH PLAN CHECK REVIEW FOR THE BUILDING PERMIT ONLY. CONTRACTOR WILL BE RESPONSIBLE TO SIGN AND OBTAIN THE BUILDING PERMIT ON BEHALF OF THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING POOL + SPA AND LANDSCAPE PERMITS. ANY APPLICATION FORMS OR DRAWINGS REQUIRED FOR SAID PERMITS WILL BE PREPARED BY THE SUBCONTRACTOR AND REMUNERATION SHALL BE INCLUDED IN BID.
- SEPARATE PERMIT IS REQUIRED FOR FENCE WALLS, OUTDOOR SWIMMING POOLS /
- THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATION THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
- GENERAL SURVEY NOTE: THE EXTERIOR BOUNDARY SHOWN HERE WAS OBTAINED FROM THE RECORDED DATA OR PHYSICAL SURVEYS BY OTHERS. THE INFORMATION SHOWN HEREON IS NOT TO BE CONSTRUED AS A TRACT MAP, RECORD OF SURVEY OR RECORD ABLE DOCUMENT. THE DATA PRESENTED IS FOR CONSTRUCTION STAKING AND MUST BE CHECKED AGAINST LEGAL SURVEYS BEFORE PROCEEDING WITH GRADING OR CONSTRUCTION.
- ALL TOPOGRAPHICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM SURVEYS BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONTOURS AND ESTABLISHING DRAINAGE PATTERNS PRIOR TO COMMENCING GRADING OR CONSTRUCTION.
- DURING CONSTRUCTION OF THE STRUCTURE LOT DRAINAGE MUST BE MAINTAINED. IT IS SUGGESTED THAT AFTER THE FOUNDATIONS ARE POURED AND THE UTILITY TRENCH COMPLETED, THE DRAINAGE PROVISIONS, INCLUDING BERMS, BE RESTORED TO DRAIN TOWARD STREET, OR OTHER APPROVED DRAINAGE DEVICES. NO RUNOFF SHALL BE DISCHARGED OVER ANY SLOPE DIRECTED ONTO ADJACENT PROPERTIES. THIS SHOULD BE DONE BEFORE THE LUMBER FOR FRAMING IS PLACED ON THE LOT.
- ALL ROOF DRAINAGE TO BE TAKEN TO THE STREET OR OTHER APPROVED DRAINAGE PATH VIA NON-EROSIVE DEVICES, RE: CIVIL PLANS FOR DRAINAGE SYSTEM.
- THE CONTRACTOR SHALL VERIFY THE APPROXIMATE LOCATION OF ALL UTILITY METERS WITH THE UTILITY COMPANIES. THE EXACT LOCATIONS TO BE VERIFIED WITH THE ARCHITECT PRIOR TO TRENCHING.
- IN THE EVENT EXCAVATION REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF THE SOILS ENGINEER AND OR GEOLOGIST MAY BE REQUIRED.
- LOCATE A/C COMPRESSOR PADS PER ARCHITECT'S PLAN, VERIFY REQUIREMENTS WITH LOCAL GOVERNING AGENCIES PRIOR TO COMMENCING ANY CONSTRUCTION. COMPRESSORS MUST BE SCREENED FROM VIEW. SCREENING SHALL BE DESIGNED BY THE LANDSCAPE ARCHITECT
- OUTLETS, OUTLETS IN BATHROOMS, KITCHENS, BASEMENTS, CRAWL SPACES, GARAGES AND WITHIN 6' OF ANY WATER OR OTHER LIQUID SOURCES.

GROUND FAULT PROTECTION IS REQUIRED FOR ALL GRADE ACCESS EXTERIOR

- VERIFY ALL GRADES WITH GRADING PLAN ADVISE ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.
- REFER TO SOILS REPORT FOR GRADING AND FOUNDATION. PER CITY INSPECTION
- NO ELECTRICAL PANELS OR SUB-PANELS ALLOWED IN GARAGE FIRE WALL OR IN
- PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET SEE

CLOTHES' CLOSETS. SEC 709.7 CBC + ART 240-24(D+E) NEC.

- GAS FIRED TANKLESS WATER HEATER BY TAKAGI INDUSTRIAL CO. WITH R-5 INSULATION
- ELECTRICAL SUB-PANEL. ELECTRICIAN TO LOCATE AND SIZE ALSO TO ACQUIRE PERMIT. UPGRADE TO 400 AMP.
- GATE OPENER FAAC MODEL S800H INGROUND (180 DEGREE) HYDRAULIC 24V. PROVIDE

BLANKET AND CIRCULATING PUMP ON 18" HIGH PLYWOOD PLATFORM, VERIFY WITH T-24

ENERGY CALCULATIONS & PLUMBING PLANS, PROVIDE APPROVED ANCHOR STRAP PER

····· URBAN DESIGNER NOTES:

U.P.C. 510.5.P+T VALVES OUTSIDE

ALL PROPERTY LINE WALLS SHALL BE PRE-FINISHED ON OUT-FACING SURFACE.

2. MINIMIZE EQUIPMENT, METERS AND VENTS VISIBLE ON THE EXTERIOR.

3. GUTTERS AND DOWNSPOUTS SHOWN SHOULD BE DECORATIVE.

4. PROVIDE LOCATION AND SCREENING OF HVAC EQUIPMENT

______ SOILS REPORT REQUIRES THE FOLLOWING: 40. 5% SLOPE AWAY FROM THE NEW RESIDENCE FOR THE FIRST 5 FEET

41. 2% HARDSCAPE SLOPE AWAY FROM THE RESIDENCE FOR THE FIRST 5 FEET 42. REVISE PLANS AND PROVIDE A SITE DRAINAGE SYSTEM. RE: CIVIL DRAWINGS 43. REVISE PLANS AND CONNECT ALL ROOF DOWN SPOUTS TO THE DRAINAGE SYSTEM RE: CIVIL DRAWINGS

NO SOLAR PANELS ON ADJACENT BUILDINGS AND BUILDING IN THE REAR.

AVE 90048

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REVISIONS: PLANNING APPROVAL 08-10-17 CITY RESUBMITTAL 2 11-05-17 CITY RESUBMITTAL /3 \ 12-07-17

DATE: OCTOBER 23, 2017 SCALE: 1/8"=1"-0"

JOB NUMBER: MS-05-16



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