



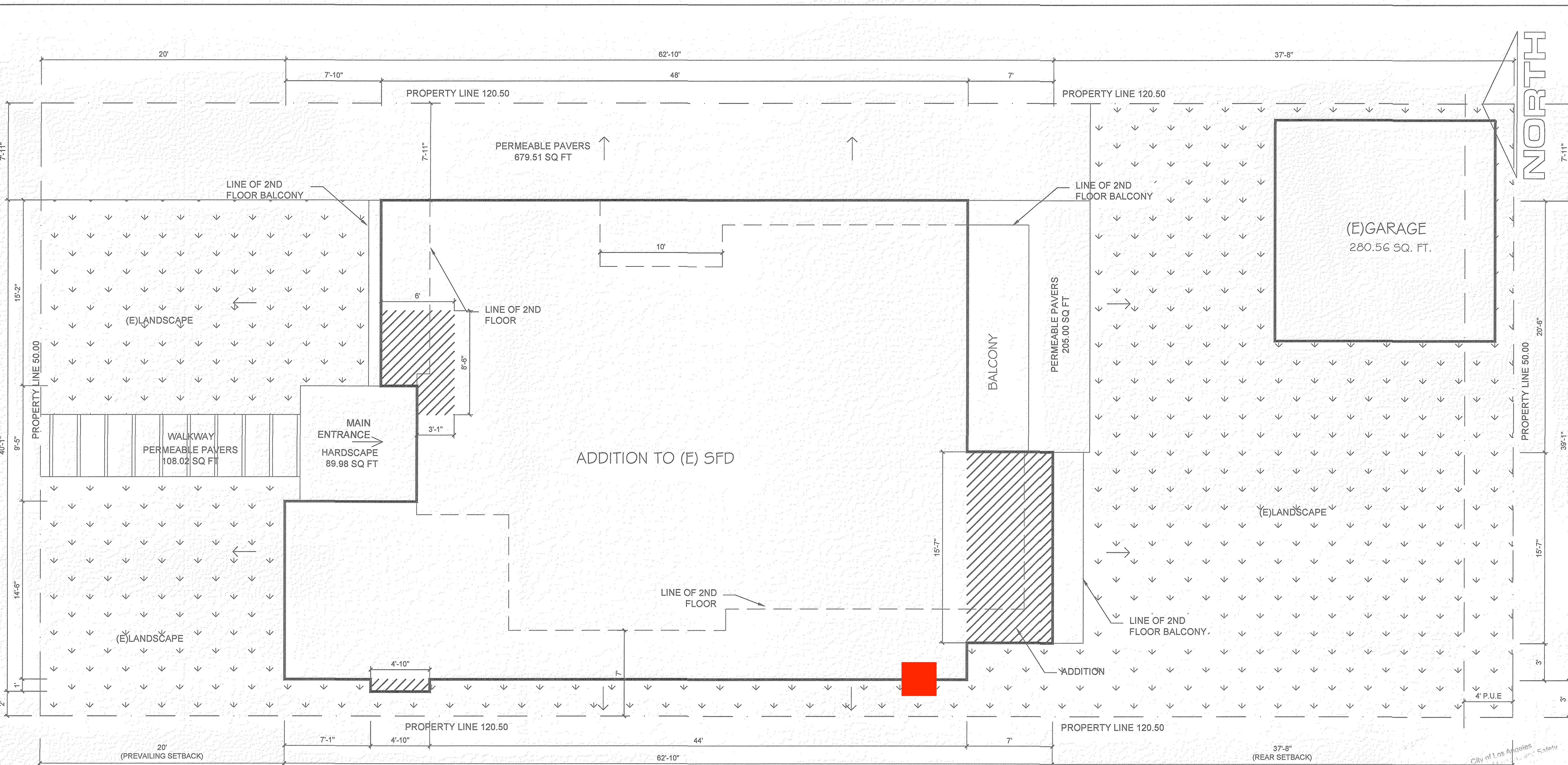
GISPAN DESIGN  
4628 VAN NUYS BLVD, SUITE A  
SHERMAN OAKS, CA 91403  
OFFICE: 818.646.0116

RESTRICTIONS:  
THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PROPERTY OF GISPAN DESIGN. THE USE OF THESE PLANS ARE RESTRICTED TO THE ORIGINAL SITE AND OWNER FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH GISPAN DESIGN. VISUAL CONTACT WITH THEM CONSTITUTE APPROVAL WITH THESE RESTRICTIONS.

REVISIONS	
DATE	DRAFTER

6360 DREXEL AVE  
LOS ANGELES, CA 90048

REMODEL & ADDITION TO (E) SFD



**HARDSCAPE CALCULATIONS**

- WALKWAY (PAVERS) = 108.02 SQ. FT.
- SIDE YARD (PAVERS) = 679.51 SQ. FT.
- REAR YARD (PAVERS) = 205.00 SQ. FT.
- MAIN ENTRY (HARDSCAPE) = 89.98 SQ. FT.
- TOTAL PAVERS = 1,082.51 SQ. FT.

(SEE PERMEABLE PAVERS DETAIL ON W-4 AND 12/AD-1)

25% OF HARDSCAPE (1,082.51 SQ. FT.) = 270.62 SQ. FT. REQUIRED

PROVIDED 1,082.51 SQ. FT. - 89.98 SQ. FT. (HARDSCAPE) 992.53 SQ. FT. > 270.62 SQ. FT. = OK

TOTAL LANDSCAPING: 2,452.77 SQ. FT.

**Legend :**

- DRAINAGE ARROW SHOWING DIRECTION OF 2% SLOPE
- GRASS

**NOTES:**

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
2. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION.
3. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT 2%.
4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS

**SITE PLAN**

1/4" = 1'-0"

5. CONSTRUCTION WASTE SHALL BE REDUCED BY 65%; CONTAINERS FOR WASTE AND RECYCLED MATERIAL MUST BE PROVIDED ON SITE AND THE CONTRACTOR IS TO VERIFY THAT THE WASTE AND RECYCLED MATERIAL WILL BE SEPARATED AND REMOVED BY A CITY OF LOS ANGELES CERTIFIED HAULER.
6. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
7. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET. (R401.3).
8. HARDSCAPE MATERIAL WITH AN INITIAL SOLAR REFLECTANCE OF AT LEAST 0.30 (4.106.7).
9. OWNER SHALL REPAIR OR REPLACE ANY DAMAGED, DEFECTIVE, OFF GRADE, OR ANY NON-CONFORMING CONDITIONS THAT EXIST IN THE PUBLIC RIGHT OF WAY AND BE CONSIDERED HAZARDOUS BY THE CITY ENGINEER (MUNICIPAL ORDINANCE 9.08.415). THIS WORK WILL REQUIRE A SEPARATE PERMIT THROUGH ENGINEERING DIVISION AND MUST BE OBTAINED BY AN "A" OR "C-8" LICENSED CONTRACTOR AND COMPLETED PRIOR TO FINAL INSPECTION.

**NOTES:**

CONTRACTOR SHALL OBTAIN A SEPARATE PERMIT FROM ENGINEERING DIVISION FOR PROPOSED DRIVEWAY APPROACH. CONTRACTOR SHALL POSSESS A "C-8" OR "A" LICENSE FOR ALL CONCRETE WORK IN THE PUBLIC RIGHT OF WAY.

CONTRACTOR SHALL MEET WITH CITY ARBORIST PRIOR TO EXCAVATING FOR NEW DRIVEWAY APRON.

THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE

This set of plans and specifications has been reviewed and is submitted for compliance with state and local ordinances related to the Green Building Code. It is unlawful to alter, change, or deviate from these plans without the stamping of this plan SHALL NOT be construed to be approval or compliance with any provisions of any Ordinance of the City of Los Angeles.

DRAWING TITLE	
SITE PLAN	
DATE	12.02.19
SCALE	1/4" = 1'-0"
PROJECT	19-2022
PROJECT MGR:	MARIAM S.
DRAWN BY:	YESSERA J.
SHEET	A2.0