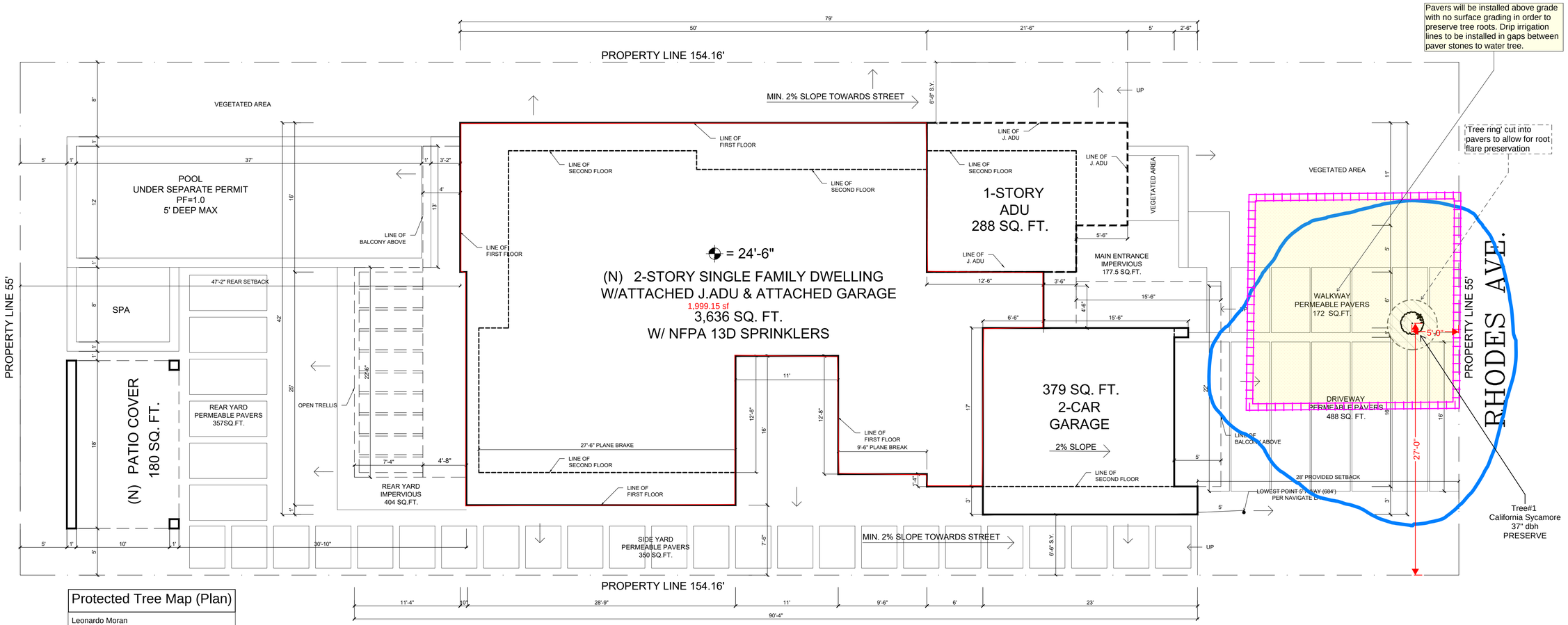

Protected Tree Map (Plan)

Leonardo Moran
Thrifty Tree Service Inc. **5/1/2023**
Plant Health Care Dept.
Registered Consulting Arborist (RCA) # 660
Certified Arborist: WE-11356A
Qualified Applicator License (QAL) # 136278
Tree Risk Assessment Qualified
(818) 996-4577

= California Sycamore Canopy Cover

= Protective Fencing

= Protected Root Zone

HARDSCAPE CALCULATIONS

DRIVEWAY (PAVERS)	=	488	SQ. FT.
WALKWAY (PAVERS)	=	172	SQ. FT.
SIDE YARDS (PAVERS)	=	350	SQ. FT.
REAR YARDS (PAVERS)	=	357	SQ. FT.
REAR YARDS (IMPERVIOUS)	=	404	SQ. FT.
MAIN ENTRANCE (IMPERVIOUS)	=	177.5	SQ. FT.
TOTAL	=	1,948.50	SQ. FT.

(SEE PERMEABLE PAVERS DETAIL ON 14/AD-1)

50% OF HARDSCAPE (1,948.50 SQ. FT.)	=	974.25	SQ. FT. REQUIRED
PROVIDED 1,948.5-404-177.5=	=	1,367	SQ. FT.

1,367 SQ. FT. > 974.25 FT. = OK

Legend :

DRAINIGE ARROW SHOWING DIRECTION OF 2% SLOPE

SITE PLAN

3/16" = 1'-0"

NORTH

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 CONTRUCTION 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
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:

1A. 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.

2A. CONTRACTOR SHALL MEET WITH CITY ARBORIST PRIOR TO EXCAVATING FOR NEW DRIVEWAY APRON.

3A. 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.

4A. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL INDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE

5A. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40 -AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

6A. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.(4.106.4.2, 4.106.4.3.)

GISPAN DESIGN
4337 WOODMAN AVE.
SHERMAN OAKS, CA 91423
OFFICE: 818.922.2395

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	DESCRIPTION

STAMP

ADDRESS
6107 N RHODES AVE (LOT B)
NORTH HOLLYWOOD , CA 91606

(N) 2-STORY SINGLE FAMILY DWELLING
W/ATTACHED GARAGE

OWNER

DRAWING TITLE
SITE PLAN

DATE	2/15/23
SCALE	3/16"=1'-0"
PROJECT	22-2208
PROJECT MGR:	O.G
DRAWN BY:	M.K

SHEET
A2.0