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TEL: (661) 2532111

RESIDENCE @
17872 CASTELLAMMARE DRIVE
PACIFIC PALISADES, CA 90272

SHEET TITLE

SITE PLAN

PLANS APPROVED
as required by
Case No. 24-2003-5550 (COP)
ZONING ADMINISTRATOR
CITY OF LOS ANGELES
Date: 9-22-05

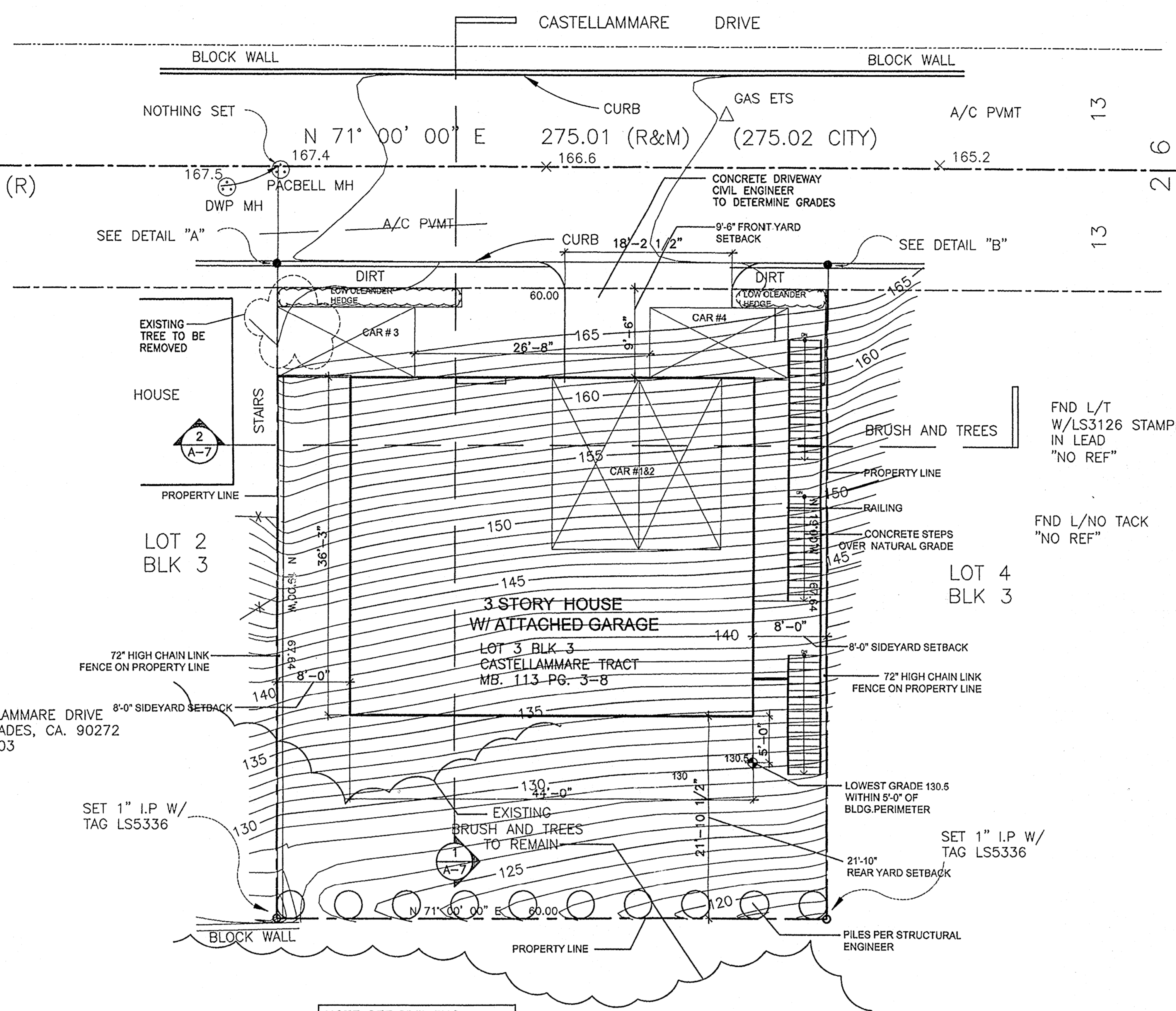
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ESTB BY INTERSECTION
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PG.25
"NOTHING SET"

SURVEY NOTE: CONTRACTOR TO SURVEY & VERIFY MAXIMUM HT. OF STRUCTURE FROM LOWEST POINT 5' OUT FROM STRUCTURE

LOT AREA = 60X67.64 = 4058 SF
ACTUAL LOT COVERAGE = 44X36.3 = 1,595 SF
ALLOWABLE LOT COVERAGE = .40X4058 = 1623 SF
PARKING REQ. = 1584X3 = 4752 - 2400 - 400 = 1952
2 ADDITIONAL SPACE REQ.
LANDSCAPE REQ.
50% OF FRONT YARD.
FRONT YARD AREA REQ. = 2X60 = 120 SF
LANDSCAPE PROVIDED = 2X30 = 60 SF

SLOPE : 165'-118'/67.2 = 0.72 = 72%
SLOPE: %72 > %66 = 45'-0" MAX. HT.

DRAWINGS TO BE SUBMITTED BY FIRE SPRINKLER CONTRACTOR IN ACCORDANCE WITH N.F.P.A. STANDARD 13 D GUIDELINES. DRAWINGS TO BE REVIEWED AND PERMITTED BY LOCAL JURISDICTION PRIOR TO INSTALLATION. O.C. BLDG ORD. NO. 3953, ART 2 SEC 7.1.31.
ALL SHOP DRAWINGS TO BE APPROVED BY ARCHITECT FOR SPRINKLER PLACEMENT.
ALL FIRE SPRINKLER HEADS TO BE FLUSH WITH FINISH MATERIAL.



NOTE: SEE CIVIL ENG. DRAWINGS FOR ADDITIONAL INFORMATION

SITE/ LANDSCAPE PLAN 1
SCALE: 1/8"=1'-0"

NOTES

- ELEVATIONS ARE BASED ON CITY OF L.A. B.M. 1418275; WIRE SPK IN N. CURB TRAMONTO DR; 1 FT W OF BC CURB RETURN W. OF NOTTEARGENTA RD. EL. 307.408 (1980).
- DATE OF SURVEY: SEPTEMBER 2002
- HORIZON W.O. #: 02-035

SITE ADDRESS: 17872 CASTELLAMMARE DRIVE
PACIFIC PALISADES, CA. 90272
APN: 4416-015-003

APPROVED FOR LOG AND PLANS DEPARTMENT
DATE: 9-15-05
[Signature]

PUBLIC WORKS STANDARD NOTES

- ALL LABOR, EQUIPMENT, AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- THE OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/ DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF LOS ANGELES AND THE CITY OF LOS ANGELES STANDARDS.
- ULTRA-LOW FLOW PLUMBING FIXTURES ARE REQUIRED ON ALL NEW DEVELOPMENT AND REMODELING WHERE PLUMBING IS TO BE ADDED. (MAX. 1.6 GALLONS AND 1.0 GAL. URINALS AND LOW FLOW SHOWER HEADS).
- NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL OF THE ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT DEPT.
- TREES WITHIN THE PUBLIC RIGHT-OF-WAY CANNOT BE REMOVED BY THE PROPERTY OWNER FOR ANY REASON WITHOUT THE WRITTEN APPROVAL OF THE PARKS AND SPORTS DIVISION OR THE DIRECTOR OF ENVIRONMENTAL AND PUBLIC WORKS MANAGEMENT.

GENERAL SITE PLAN NOTES

- LANDSCAPE DRAWINGS-IF APPLICABLE
- A SEPARATE SET OF LANDSCAPE DRAWINGS WILL COMPLETE THIS ARCHITECTURAL SITE PLAN INCLUDING INFORMATION ON POOL/SPA GRADING, DRAINAGE, RETAINING WALLS, HARDSCAPE, PLANTING MATERIAL, LIGHTING AND IRRIGATION.
 - CONTRACTOR TO INFORM ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND LANDSCAPE DRAWINGS.
 - ALL GRADES SHALL SLOPE 2% MINIMUM AWAY FROM BUILDING AND BE A MINIMUM OF 8" BELOW WOOD SILL PLATE AT PERIMETER OF BUILDING. SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
 - FOR GRADES SPECIFIED TO BE LESS THAN 6" 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. GRADE 4000 BITUMINOUS WATERPROOFING MEMBRANE COVERED WITH GALVANIZED SHEET METAL FLASHING, BOTH PROJECTING 6" BELOW WOOD SILL PLATE AND ABOVE GRADE. WIDTH OF WATERPROOFING WILL VARY ACCORDING TO GRADE ELEVATION.
 - PERMIT
 - THIS PERMIT APPLICATION IS FOR BUILDING PERMIT ONLY.
 - THIS PERMIT APPLICATION DOES NOT INCLUDE LANDSCAPE ELEMENTS, HARDSCAPE, GRADING, POOL/SPA/FOUNTAINS, TENNIS COURT OR TREE REMOVAL. SEPARATE PERMITS AND APPLICATIONS WILL BE REQUIRED.
 - THIS PERMIT APPLICATION DOES NOT INCLUDE MECHANICAL, PLUMBING, AND ELECTRICAL PERMITS.
 - ARCHITECT WILL PROCESS PLANS THROUGH 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 ALL OTHER PERMITS INCLUDING ELECTRICAL, MECHANICAL, PLUMBING 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.
 - SURVEYOR
 - A LICENSED SURVEYOR OR CIVIL ENGINEER SHALL LAY OUT THE STRUCTURES ON THE SITE AND SHALL PROVIDE A CERTIFICATE PLAN INDICATING THAT THE STRUCTURES ARE LOCATED IN ACCORDANCE WITH APPROVED PLANS. THE SURVEYOR SHALL ALSO CERTIFY COMPLIANCE ALL HEIGHT REQUIREMENTS, IF REQUIRED BY THE CITY OF LOS ANGELES.
 - CONTRACTOR
 - VERIFY FRONT, REAR, SIDE YARDS, AND MAINTAIN ALL HEIGHT RESTRICTIONS. MEASURE FROM PROPERTY LINE TO FACE OF FINISH BUILDING MATERIAL. VERIFICATIONS TO BE CERTIFIED BY LICENSED CIVIL ENGINEER/SURVEYOR BEFORE SETTING FOUNDATION FORMS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCY FROM THE PERMITTED SET OF PLANS.
 - CIVIL ENGINEER
 - A LICENSED CIVIL ENGINEER TO DESIGN AND ENGINEER ANY SUMP PUMPS AND REQUIRED DRAIN LINKS FROM PUMP WHICH WILL BE INCLUDED ON THIS PROJECT.

FIRE HYD

FND SPK/WASHER
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PG.119

ARCHITECT

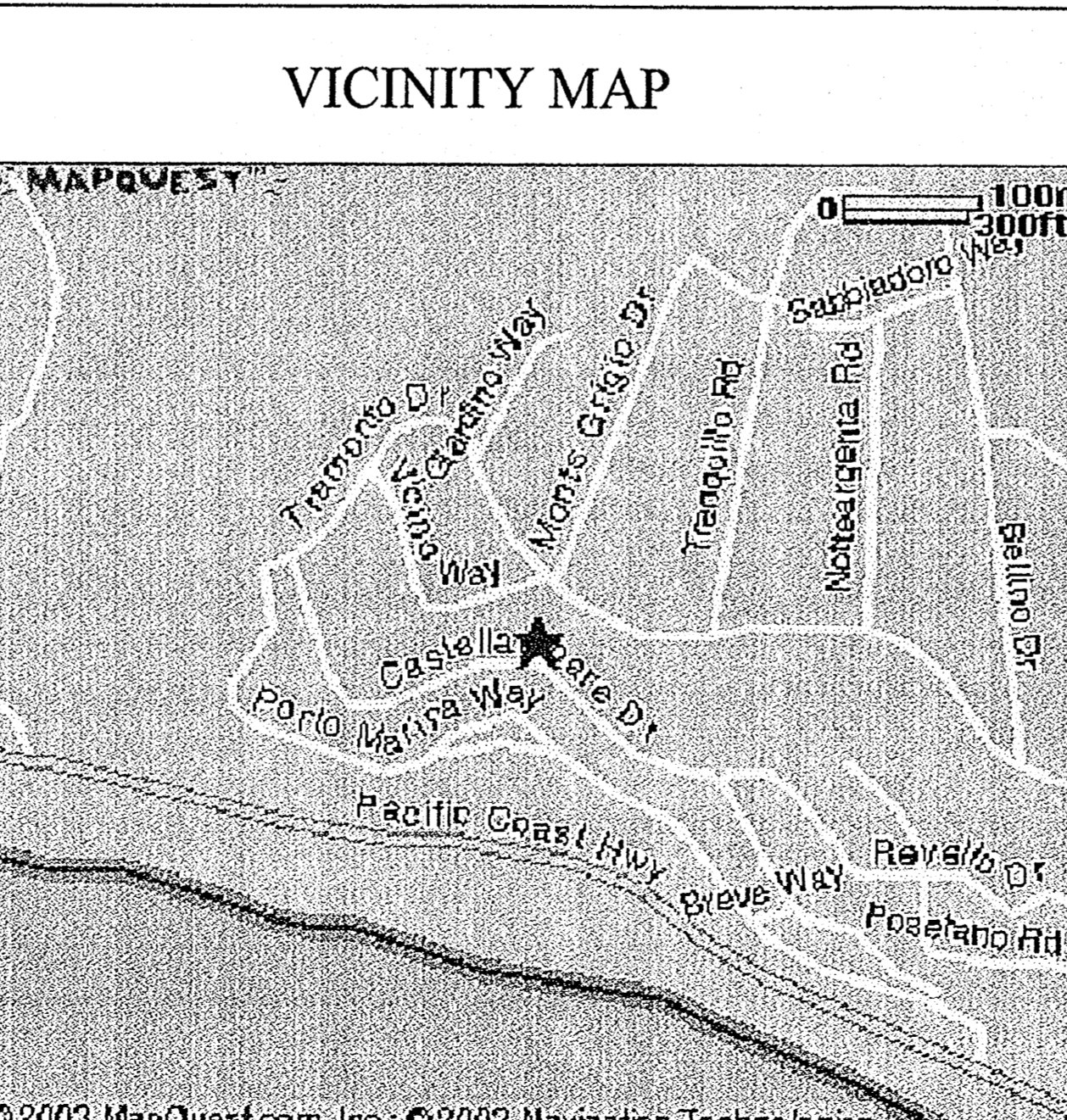
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FAX: 310. 829-2812
CONTACT: PHILIP VERTOCH

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PROJECT INFORMATION

Construction Type: TYPE V
Occupancy: RESIDENTIAL-SFD
Address: 17872 CASTELLAMMARE DRIVE
PACIFIC PALISADES, CA, 90272
Zoning: R-1-1
Legal Description: LOT 3 BLOCK 3
CASTELLAMMARE TRACT

BUILDING AREA- NEW SFD	
ENTRY LEVEL:	1180 S.F.
MID. LEVEL:	1455 S.F.
LOWER LEVEL:	1433 S.F.
GARAGE:	415 S.F.
TOTAL AREA LIVEABLE:	4068 S.F.
TOTAL HOUSE:	4483 S.F. <i>dr gpl</i>

PROPOSED RESIDENCE AREA PER ZONING & BLDG. CODE:
U1 415 S.F.
R3 4068 S.F.

SHEET INDEX

ARCHITECTURAL	
A-0.0	COVER SHEET / SITE - LANDSCAPE PLAN
A-1.0	GENERAL NOTES
A-1.1	SOILS APPROVAL
A-2.0	SURVEY
A-3.0	NOT USED
A-4.0	ENTRY LEVEL FLOOR PLAN
A-4.1	MID LEVEL FLOOR PLAN
A-4.2	LOWER LEVEL FLOOR PLAN
A-4.3	ROOF/ MECHANICAL DECK PLAN
A-5.0	NOT USED
A-6.1	EXTERIOR ELEVATIONS
A-7.0	SECTIONS
A-8.0	DOOR & WINDOW SCHEDULE
A-9.1	DETAILS
A-9.2	DETAILS

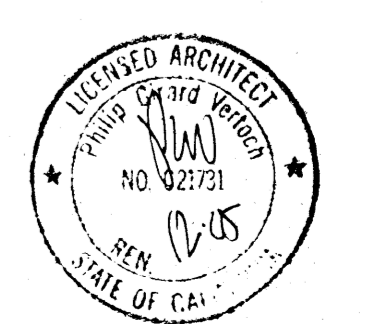
CIVIL	
C-1.0	TITLE SHEET
C-2.0	REMOVAL PLAN
C-3.0	GRADING & DRAINAGE PLAN
C-4.0	SECTIONS & DETAILS

REVISION

NO.	DESCRIPTION

PROJECT INFORMATION

SCALE:
DATE: JUNE 22, 2005
DRAWN BY:
CHECKED BY:



A-0.0

CITY DRAWING COPY