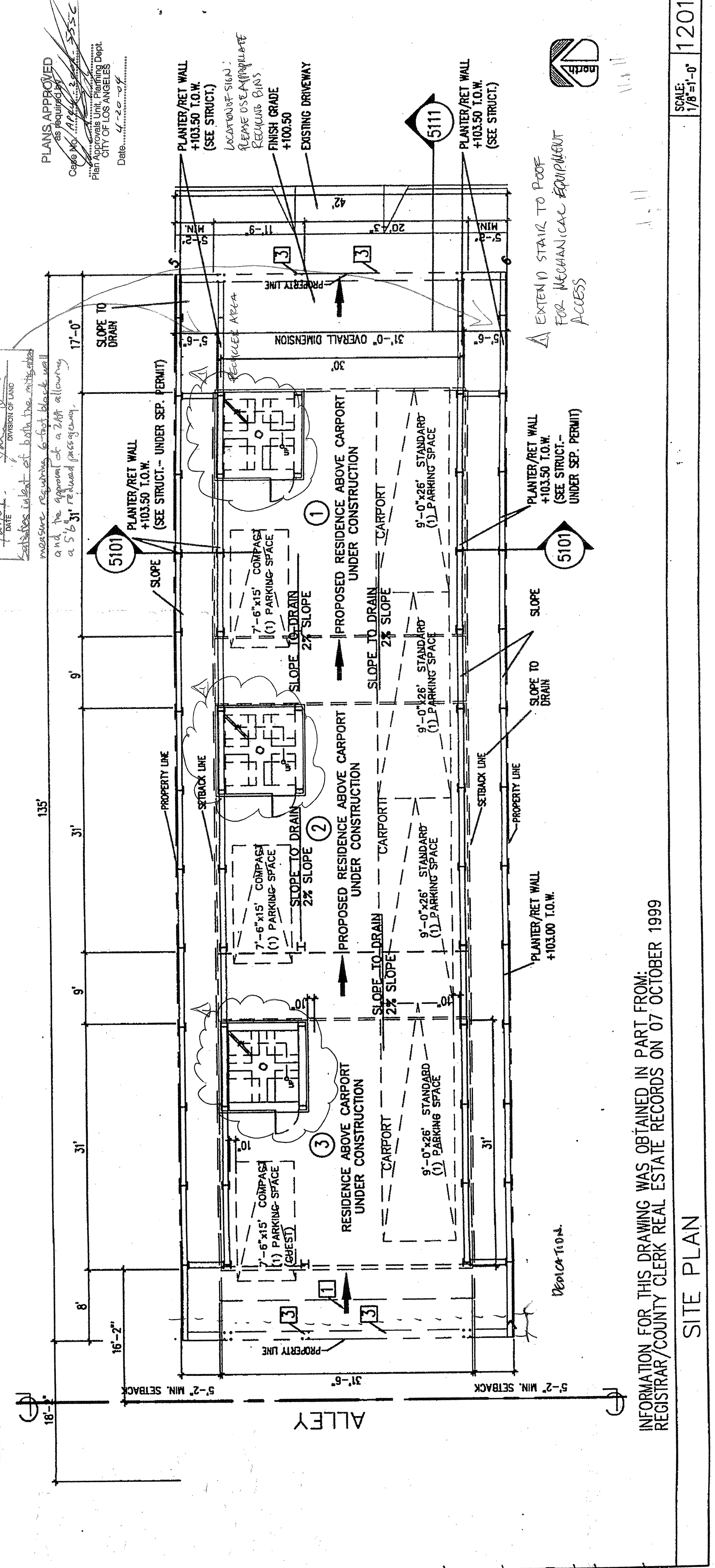


EXISTING SITE PLAN (UNDER CURRENT PERMIT) SCALE: 1/8"=1'-0" 1211



PROPOSED SITE PLAN (UNDER CURRENT PERMIT) SCALE: 1/8"=1'-0" 1201

### GENERAL NOTES

TOTAL SITE AREA = 5,670 SQ. FT.  
 SITE AREA = 5,670 SQ. FT.  
 BUILDING AREA = 3,441 SQ. FT. (60%)  
 NET SITE AREA = 2,229 SQ. FT.

FRONT YARDS: 15' MIN.  
 SIDE YARDS: 5' MIN. (OR 10% LOT WIDTH)  
 REAR YARDS: 5' MIN.

DRIVE AISLE WIDTH: 9' MIN

PARKING STALL SIZE:  
 STANDARD = 9' x 18'  
 COMPACT = 7'-6" x 15' (ALL BUT ONE ALLOWED)  
 TANDEM = 9' x 26'

- Block: Type, size and location of block.
- Masonry: Specify type and size of masonry walls.
- Proportions: Indicate proportions of all elements.
- Dimensions: Indicate dimensions of all elements.
- Materials: Indicate materials of all elements.
- Finishes: Indicate finishes of all elements.
- Foundations: Indicate foundations of all elements.
- Retention: Indicate retention walls of all elements.
- Slopes: Indicate slopes of all elements.
- Erosion: Indicate erosion control measures of all elements.
- Utilities: Indicate utility lines of all elements.
- Stormwater: Indicate stormwater management measures of all elements.
- Fire: Indicate fire safety measures of all elements.
- Security: Indicate security measures of all elements.
- Other: Indicate other measures of all elements.

### LEGAL DESCRIPTION

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
 BLOCK 2, LOT 10, SEA GIRT TRACT, IN THE CITY OF LOS ANGELES, NO. 4239, IN BOOK 245 AT PAGES 10 & 11 OF PARCEL MAPS, IN THE OFFICE COUNTY RECORDER OF SAID COUNTY

### PARKING CALCULATIONS

PARKING REQUIRED:  
 RD-1.5-1  
 3 - UNITS = 7  
 TOTAL REQUIRED = 7 SPACES

PARKING PROVIDED:  
 STANDARD (9' x 26')  
 H.C. (9' x 20')  
 COMPACT (7.5' x 15')  
 4 SPACES  
 NONE  
 3 SPACES  
 TOTAL PROVIDED = 7 SPACES

### SITE LEGEND

- 1 PROVIDE PAINTED ARROWS ON PAVEMENT DRIVEWAY TO BE ONE WAY IN ONE WAY OUT
- 2 PROVIDE DIRECTIONAL SIGNAGE (IE ENTRANCE ONLY, EXIT ONLY DO NOT ENTER, WRONG WAY)
- 3 8'-6" x 26'-0" COMPACT PARKING SPACE
- 4 7'-6" x 15'-0" COMPACT PARKING SPACE
- 5 TYPICAL 6" DIA. DOWNSPOUT DRAIN.
- 6 CONNECT TO 4" PVC TO STREET (THRU CURB) OR ALLEY.
- 7 3'-6" x 4'-0" ALUM. GRATE GATE MASTER KEY COMMON TO RESIDENCE.
- 8 NEW A.B.S. SEWER LINE. CONNECT TO EXISTING LATERAL VERIFY EXACT LOCATION.
- 9 PROVIDE 20" RESOIR SPACE (MEASURED FROM BACK OF SIDEWALK TO SECURITY GATE IF SECURITY GATE IS TO BE PROVIDED ON 5TH AVENUE

4" CONCRETE W/W.W. MESH ON SAND  
 STEEL TROWEL W/ LT. BROOM FINISH  
 4" CONCRETE W/W.W. MESH ON SAND STEEL TROWEL W/ ROCK SALT FINISH.  
 PLANTING AREA - LANDSCAPED AND IRRIGATED  
 CONCRETE PAVEMENT

709 5TH AVENUE  
 VENICE, CALIFORNIA 90291  
 310.457.3884  
 310.457.0485

# TRIPLEX

709 5TH AVENUE  
 VENICE, CALIFORNIA

REVISIONS AND SPECIFICATIONS:  
 ALL DIMENSIONS AND PROPORTIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS AND PROPORTIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS AND PROPORTIONS ARE TO FACE UNLESS OTHERWISE NOTED.

Date	No	Revisions
03-03-2002	01	11-16-01
03-14-2002	02	11-16-01
08-07-2003	03	11-16-01
07-08-04	04	11-16-01

Issued For	Date	No	Revisions
PLAN CHECK	11-16-01	01	11-16-01
PLAN CHECK	11-16-01	02	11-16-01
PLAN CHECK	08-07-03	03	11-16-01
PLAN CHECK	07-08-04	04	11-16-01

DATE	DESCRIPTION
08-07-2003	981609
08-07-2003	981609
08-07-2003	981609
08-07-2003	981609

INFORMATION FOR THIS DRAWING WAS OBTAINED IN PART FROM: REGISTRAR/COUNTY CLERK REAL ESTATE RECORDS ON 07 OCTOBER 1999