

GENERAL NOTES:

- PROJECT ADDRESS: 210 EAST 121ST STREET LOS ANGELES COUNTY, CA 90061
- LOS ANGELES COUNTY ZONE DISTRICT: ATHENS
- LOS ANGELES COUNTY SUPERVISORIAL DISTRICT: 2
- LOS ANGELES COUNTY COMMUNITY DISTRICT: WEST RANCHO DOMINGUEZ-VICTORIA
- APN NO.: 6086-003-046, 6086-003-047, AND 6086-003-048
- ZONE: R2
- PROPERTY AREA:
 - 7.1. NET=37,053 SF (0.85 ACRES)
 - 7.2. GROSS=42,878 SF (0.98 ACRES)
- THOMAS BROTHERS' GUIDE MAP PAGE: 734
- NO. OF CONDOMINIUMS = 10
- NO. OF PARKING SPACES = 24 (4 GP)
- THERE ARE NO EXISTING EASEMENTS ON THE SUBJECT SITE.
- PROPOSED AND EXISTING GRADES ARE THE SAME.
- WATER PURVEYOR IS GOLDEN STATE WATER COMPANY.

LOS ANGELES COUNTY NOTES:

- PER SECTION 21.32.160 OF THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING, STREET TREE PLANTING IS REQUIRED. REFER TO LANDSCAPING PLAN SHEET A5.0 FOR DETAILS.
- PRIVATE DRIVEWAY SHALL BE LABELED FIRE LANE.
- MAINTENANCE FOR THE PRIVATE DRIVEWAY AND FIRE LANE SHALL BE THE HOMEOWNER'S ASSOCIATION RESPONSIBILITY.
- PER SECTION 21.32.195 OF THE LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING, ONE TREE IN THE FRONT YARD OF EACH RESIDENTIAL LOT IS REQUIRED. REFER TO LANDSCAPING PLAN SHEET A5.0 FOR DETAILS.
- MAINTENANCE OF ALL COMMON AREAS SHALL BE THE HOMEOWNER'S ASSOCIATION RESPONSIBILITY.

CSD NOTES:

- PER CSD, FRONT YARD MUST CONTAIN A MINIMUM 50% LANDSCAPING (PROVIDED 63%). REFER TO LANDSCAPING PLAN SHEET A5.0 FOR DETAILS.

FIRE DEPARTMENT NOTES:

- ACCESS SHALL COMPLY WITH SECTION 503 OF FIRE CODE WHICH REQUIRES ALL WEATHER ACCESS. ALL WEATHER ACCESS MAY REQUIRE PAVING.
- PRIVATE DRIVEWAY SHALL BE INDICATED ON THE FINAL MAP AS "PRIVATE DRIVEWAY AND FIRE LANE" WITHIN THE WIDTHS CLEARLY DEPICTED AND SHALL BE MAINTAINED IN ACCORDANCE WITH THE FIRE CODE. ALL REQUIRED HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO CONSTRUCTION.
- VEHICULAR ACCESS MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION TO ALL REQUIRED FIRE HYDRANTS.
- PROVIDE FIRE DEPARTMENT OR CITY APPROVED STREET SIGNS AND BUILDING ACCESS NUMBERS PRIOR TO OCCUPANCY.
- PRIVATE DRIVEWAY AND FIRE LANE SHALL PROVIDE A MINIMUM LIVE LOAD WEIGHT CAPACITY OF 75,000 LBS

LEGEND:

- 2% DRAINAGE PATTERN
- GUEST PARKING
- S INDICATES PROPOSED 8" SEWER LINE VCP
- SL INDICATES PROPOSED SEWER LATERALS
- W INDICATES PROPOSED WATER LINE
- G INDICATES PROPOSED GAS LINE
- E-E INDICATES PROPOSED ELECTRIC LINE
- D INDICATES PROPOSED STORM DRAIN LINE
- EXISTING SURFACE ELEVATIONS
- TRASH BINS

NOTES:

- NEW 8" SEWER LINE SHALL BE CONSTRUCTED ON EASEMENT TO THE L.C.D.P.W. FOR MAINTENANCE PURPOSES.

NOTES:

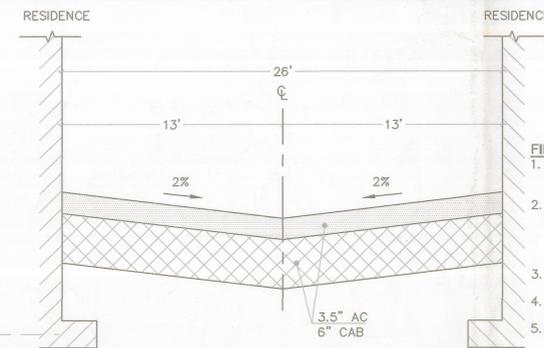
- REFER TO LOS ANGELES COUNTY ROAD DEPARTMENT (DESIGN DIVISION) JOB NO. 4691 DWG. NO.44917.

LEGEND:

- 1 PORTLAND CEMENT CONCRETE CURB AND GUTTER
- 5 4" PORTLAND CEMENT CONCRETE GUTTER
- 9 TYPE 1 ASPHALT PAVEMENT ON BASE MATERIAL

2 EXIST. 121ST ST SECTION

Scale: NTS



4 PRIVATE DRIVEWAY AND FIRE LANE

Scale: NTS

DRP FILE COPY

DEPT OF REGIONAL PLANNING

MAR 30 2011 EXHIBIT

RECEIVED CS INDEX NO.



PROJECT ADDRESS

210 EAST 121ST STREET LOS ANGELES COUNTY, CA 90061

PROJECT NO. 2008-4

CHECKED MP

DRAWN BP

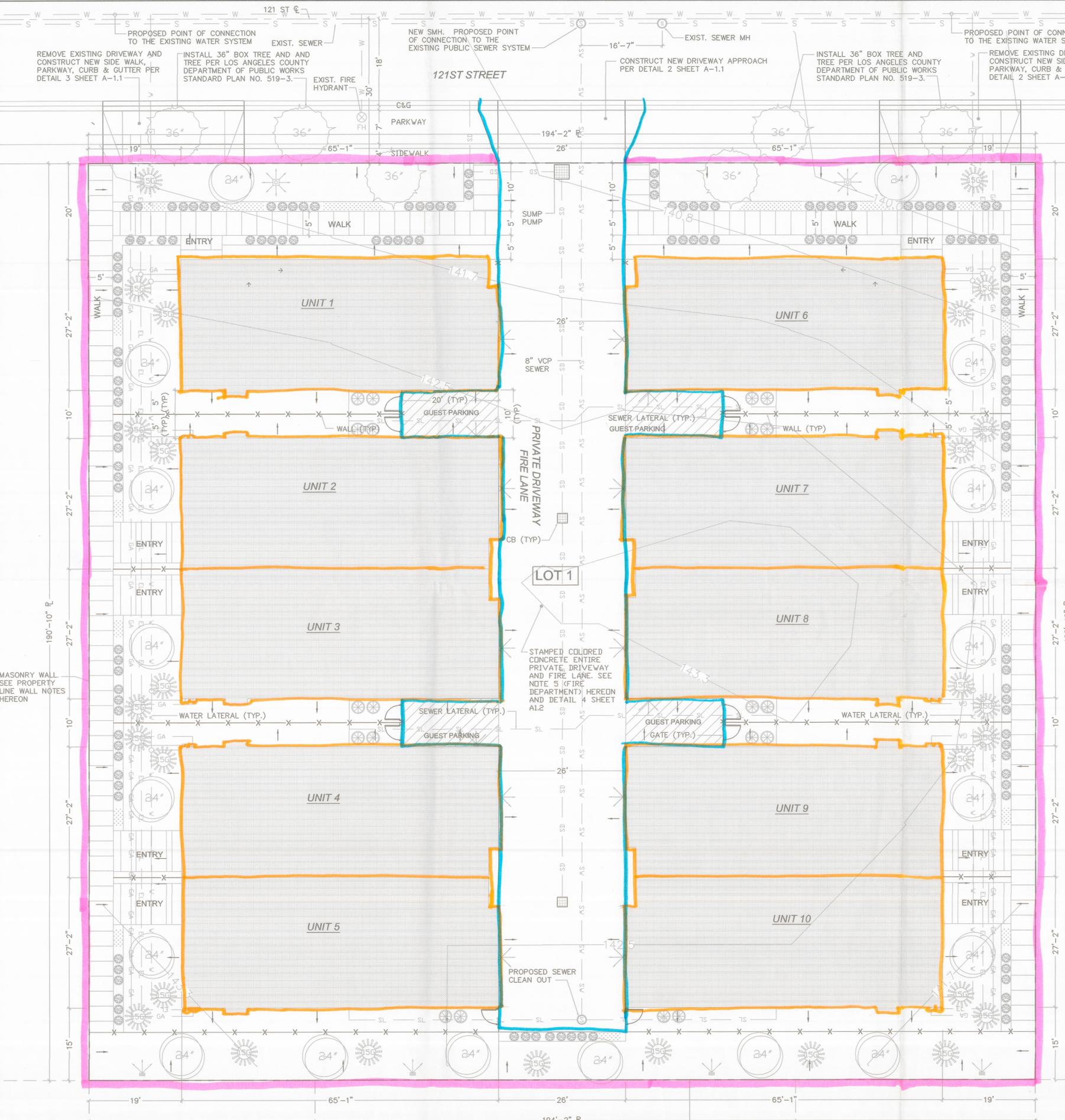
SCALE

DATE 3/28/2011

TITLE EXHIBIT

SHEET

EXHIBIT Scale: 3/32"=1'-0"



MASONRY WALL SEE PROPERTY LINE WALL NOTES HEREON