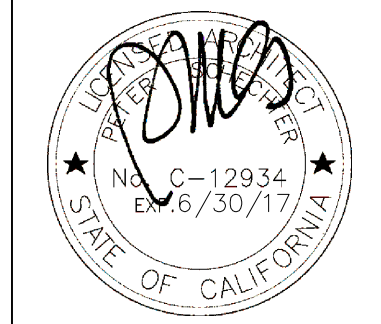


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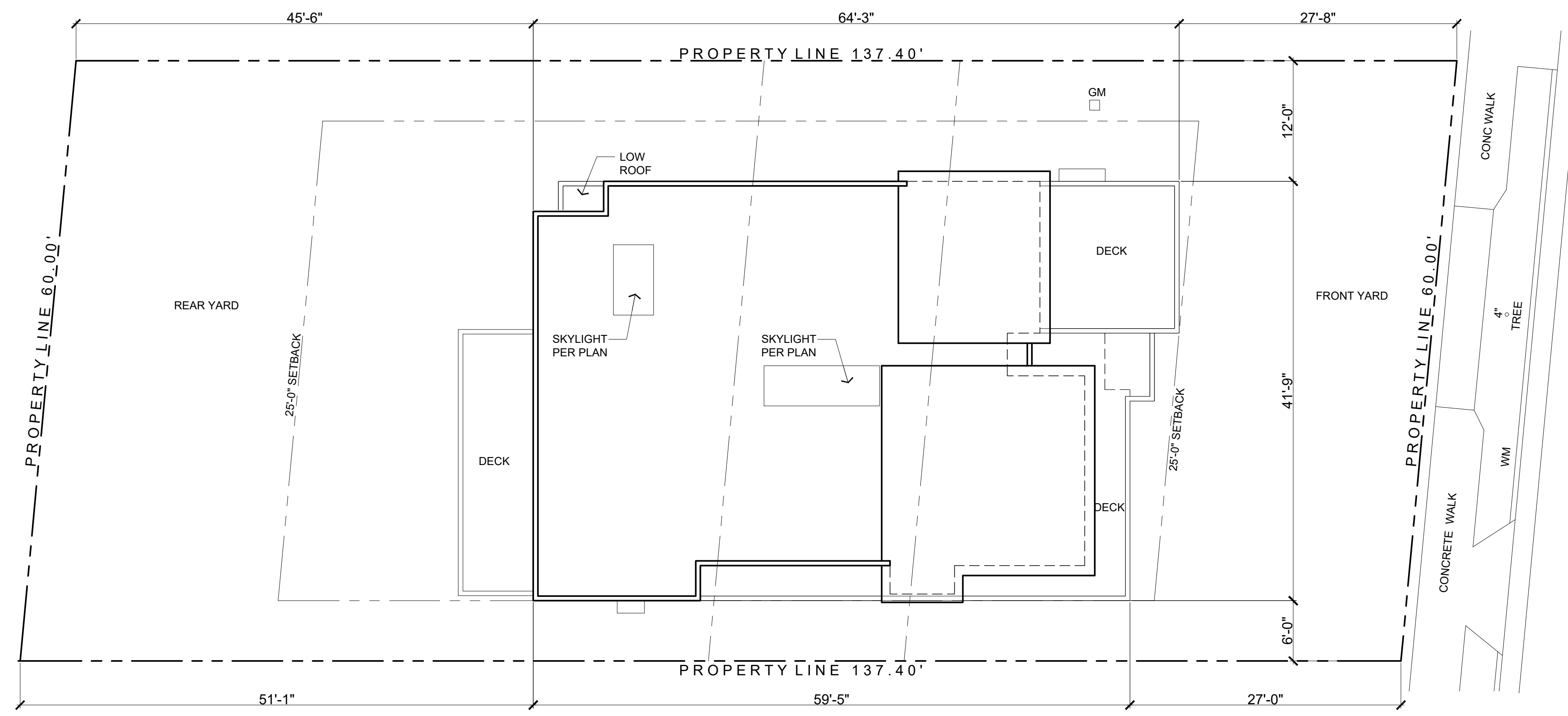


REVISION:	

SITE PLAN

GOLD RESIDENCE
1509 PINE STREET
SANTA MONICA, CA 90405

SHEET
A1.0



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

SITE PLAN NOTES:

- ALL DIMENSIONS ARE TO FACE OF STUD (AS IN FLOOR PLANS) UNLESS NOTED OTHERWISE.
- AGENCY CLEARANCES: SEE GENERAL NOTES SHT. A1.2 CALIFORNIA STATE DIV. OF INDUSTRIAL SAFETY PERMIT IS REQUIRED FOR EXCAVATIONS FIVE FEET (5') OR MORE IN DEPTH TO BOTTOM OF EXCAVATION. AIR QUALITY MANAGEMENT DISTRICT AQMD NOTIFICATION FOR DEMOLITION ACTIVITY WHERE ASBESTOS CONTAINING MATERIAL IS PRESENT. PROVIDE SAFEGUARDING FEATURES DURING CONSTRUCTION SUCH AS PROTECTION OF ADJOINING PROPERTIES. PROVIDE PROTECTION OF ADJOINING PROPERTY WHEN EXCAVATION IS TO A GREATER DEPTH THAN THE WALLS OR FOUNDATION OF AN ADJOINING BUILDING OR STRUCTURE AND THE ADJACENT BUILDING OR STRUCTURE IS LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION.
- AN APPROVED SEISMIC 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.
- ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE COLLECTED AND DIRECTED VIA NON-EROSIVE DEVICES, ABOVE OR BELOW GROUND, VIA GRAVITY TO THE STREET OR AN APPROVED LOCATION AT A 2% MIN. SITE DRAINAGE SHALL BE CONDUCTED AWAY FROM BUILDING FOUNDATIONS AND ANY PONDING AREAS AT 5% MIN. WITHIN 3 FEET OF BLDG. AREA DRAINS, SUB DRAINS, WEEP HOLES, SLUMP PUMPS, GUTTERS, ROOF SCUPPERS, AND DOWN SPOUTS ARE TO BE NET-SCREENED AND INSPECTED PERIODICALLY AND CORRECTED IF CLOGGED OR DAMAGED. SEE DRAINAGE PLAN.
- PROVIDE ELECTRICAL PANEL AND METER AS LOCATED IN PLANS. COORDINATE WITH UTILITY COMPANY: EDISON CO. SERVICE PLANNER (310) 315-3220 PROVIDE REQUIRED GROUNDING, BONDING AND CLEARANCES AS PER NATIONAL ELECT. CODE, NEC AND ANY ADDITIONAL CITY REQUIREMENTS.
- THE CONTRACTOR IS TO SUBMIT AND COMPLY WITH THE PROJECT WASTE MANAGEMENT PLAN FOR THE CITY CONSTRUCTION AND DEMOLITION RECYCLING REQUIREMENTS AS IN HIS AGREEMENT WITH THE OWNER.
- TREES WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE REMOVED FOR ANY REASON AND ARE TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION. PRUNING SHALL ONLY BE DONE BY CITY TREE TRIMMERS TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES. ALL QUESTIONS ARE TO BE DIRECTED TO THE COMMUNITY FORESTER. SEE TREE PROTECTION GUIDELINES ON COVER SHEET.
- SEE THIS SHEET FOR CITY PUBLIC WORKS STANDARD NOTES.
- THE SOILS REPORT BY RALPH STONE & CO., INC FILE #XXXX DATED XXXXXX IS PART OF THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THE GENERAL CONTRACTOR IS TO COMPLY WITH THE CONCLUSIONS AND RECOMMENDATIONS OF THE SOILS REPORT INCLUDING EXCAVATION, FOUNDATION DEPTH, RECOMPACTION AND SITE DRAINAGE.
- IF RELOCATING OR INSTALLING A NEW WATER/GAS METER, CONTACT THE FOLLOWING DEPARTMENTS AND OBTAIN APPROVAL. PROVIDE PROOF OF APPROVAL TO CITY. A. GAS COMPANY: GERALD BOHNE (310) 264-0286 B. CITY WATER DIVISION: JAIME GOMEZ (310) 458-8579

TREE PROTECTION ZONE GUIDELINES

- TREES WITHIN THE PUBLIC RIGHT-OF-WAY MAY NOT BE REMOVED FOR ANY REASON AND ARE TO BE PROTECTED FROM INJURY OR DAMAGE DURING CONSTRUCTION. PRUNING SHALL ONLY BE DONE BY CITY TREE TRIMMERS TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES. ALLOW 1 - 2 WEEKS LEAD TIME FOR SCHEDULING. TRIMMING TREES FOR CONSTRUCTION CLEARANCE BY CONTRACTOR CREWS IS PROHIBITED. (CITY ORDINANCE SMMC 7.40.110) UNLESS SPECIFICALLY PERMITTED THROUGH THE COMMUNITY FORESTER'S OFFICE. ALL QUESTIONS REGARDING STREET TREES ARE TO BE DIRECTED TO THE COMMUNITY FORESTER.
- THE TYPICAL TPZ SHOULD ENCOMPASS THE CANOPY PLUS AN ADDITIONAL RADIAL WIDTH OF TEN FEET (10'). HOWEVER, SINCE THESE CONDITIONS ARE UNIQUE, THE APPLICATION SHOULD BE EVALUATED WITH THE FINAL LIMITS OF THE TPZ BEING ESTABLISHED BY THE COMMUNITY FORESTER.
- MULCH THE ENTIRE AREA OF THE TPZ IN AN EFFORT TO IMPROVE THE GROWING ENVIRONMENT FOR THE ROOTS. DURING CONSTRUCTION PHASE MAINTAIN A FOUR TO SIX INCH LAYER OF CHIP MULCH OVER THE SOIL SURFACE TO REDUCE SOIL COMPACTION, IMPROVE AERATION, ENHANCE MOISTURE RETENTION AND REDUCE TEMPERATURE EXTREMES. MULCH GENERALLY CONSISTS OF SHREDDED LEAVES OR BARK, PINE STRAW, PEAT MOSS, WOOD CHIPS OR COMPOSTED GREENWASTE.
- FENCE THE TPZ WITH SUITABLE FENCING MATERIAL TO PREVENT WOUNDS TO THE TREE AND SOIL COMPACTION WITHIN THE ROOT ZONE. POST THE FENCE WITH A SIGN STATING "TREE PROTECTION ZONE - KEEP OUT"
- SHOULD IT BE NECESSARY TO TRENCH WITHIN THE TPZ ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING SHALL BE CUT WITH PRUNING SAWS. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE TPZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED BY BORING.
- REMOVAL OF HARDSCAPE MATERIALS FROM WITHIN THE TPZ SHALL BE DONE MANUALLY.
- THE MINIMUM DISTANCE BETWEEN AN OPEN TRENCH AND ANY TREE SHALL BE ONE FOOT (1') OR SIX INCHES (6") FOR EVERY INCH OF TRUNK DIAMETER MEASURED AT FOUR AND A HALF FEET (4 1/2') ABOVE EXISTING GRADE IF THIS METHOD DEFINES A GREATER DISTANCE. MINIMUM CLEARANCE SHALL BE 10' FROM THE TRUNK OF THE TREE.

- IN THE EVENT ROOT PRUNING IS REQUIRED TO ACCOMMODATE GRADE CHANGES OR THE INSTALLATION OF HARDSCAPE FEATURES THE ROOT PRUNING PROCEDURES DESCRIBED IN THIS OUTLINE SHOULD BE FOLLOWED.
- AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TPZ UNLESS NECESSARY.
- PRUNE AND FERTILIZE ALL TREES AFTER THE COMPLETION OF ALL EXTERIOR WORK ON THE BUILDING AND AT THE BEGINNING OF THE LANDSCAPE PHASE.
- ALL QUESTIONS REGARDING THE CITY TREE ADJACENT TO THE PROJECT MAY BE DIRECTED TO THE COMMUNITY FORESTER, WALT WARRINER AT (310) 458-8974.
- COORDINATE ALL OFF-SITE IMPROVEMENTS WITHIN THE TPZ WITH THE COMMUNITY FORESTERS OFFICE.
- NO CONSTRUCTION MATERIALS OR ACTIVITIES ALLOWED IN THIS AREA.
- PRUNING OF CITY TREES TO PROVIDE CLEARANCE FOR CONSTRUCTION ACTIVITIES SHALL ONLY BE DONE BY CITY OF SANTA MONICA COMMUNITY FOREST OPERATIONS.
- CALL THE COMMUNITY FORESTERS OFFICE TO SET A SITE VISIT TO DETERMINE THE EXACT LOCATION OF THE TPZ FENCE BEFORE START OF WORK. (310) 458-8974

PUBLIC WORK NOTES

- NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT THE PRIOR APPROVAL AND PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS, ADMINISTRATIVE SERVICES, ROOM 113.
- OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFFSITE IMPROVEMENTS CAUSED BY CONSTRUCTION. CALL PUBLIC WORKS INSPECTOR FOR INSPECTION OF OFFSITE IMPROVEMENTS AT SUBSTANTIAL COMPLETION OF ONSITE WORK AT (310) 458-8737.
- ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL OFFSITE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS/DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AS AMENDED BY THE CITY OF SANTA MONICA AND CITY OF SANTA MONICA STANDARDS.
- ALL SURVEY POINTS SHALL BE PROTECTED OR RE-ESTABLISHED IF THEY ARE REMOVED, DAMAGED OR DESTROYED DURING CONSTRUCTION.
- NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
- WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL AND FOOTING OF THE NEW PROPOSED IMPROVEMENTS.
- NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
- ALL SITE UTILITIES SHALL BE CONSTRUCTED UNDERGROUND TO THE NEAREST OFFSITE UTILITY POLE TO THE ELEC PANEL CONTRACTOR/DEVELOPER TO MAKE ARRANGEMENTS WITH THE UTILITY COMPANIES TO PLACE ALL OVERHEAD UTILITIES UNDERGROUND.
- THE CITY STRONGLY URGES THE APPLICANT TO INSPECT THE EXISTING SEWER CONNECTION. IF THE CONNECTION IS DAMAGED OR OVER 30 YEARS OLD, THE CITY RECOMMENDS THAT THE APPLICANT SHOW ON THE PLANS THE CONSTRUCTION OF A NEW 6-INCH DIAMETER VCP SANITARY SEWER CONNECTION FROM PROPERTY LINE TO SANITARY SEWER MAIN IN ACCORDANCE WITH CITY OF SANTA MONICA STANDARDS. (SEWER PERMIT REQUIRED).
- OWNER/CONTRACTOR SHALL COMPLY WITH THE UTILITY DIVISION CROSS CONNECTION GUIDELINES. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, CROSS CONNECTION CONTROL INSPECTION MUST BE COMPLETED. CONTACT THE CITY WATER DIVISION AT (310) 458-8531.
- PRIOR TO INSTALLATION OF ANY CROSS-CONNECTION DEVICE, PLEASE CONTACT THE CITY'S CROSS-CONNECTION INSPECTOR AT (310) 458-8535.
- PRIOR TO BACKFILLING OR COVERING UP ANY URBAN RUNOFF MITIGATION RELATED EXCAVATIONS AND/OR STRUCTURES, CONTACT THE CITY URBAN RUNOFF COORDINATOR AT (310) 458-8223 FOR INSPECTION.
- PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION. CONTACT PW ADMINISTRATIVE SERVICES, ROOM 113.
- THE SITE MUST COMPLY WITH SMMC CHAPTER 7.10.060 URBAN RUNOFF POLLUTION ORDINANCE FOR CONSTRUCTION ACTIVITIES AND TEMPORARY BMPs.