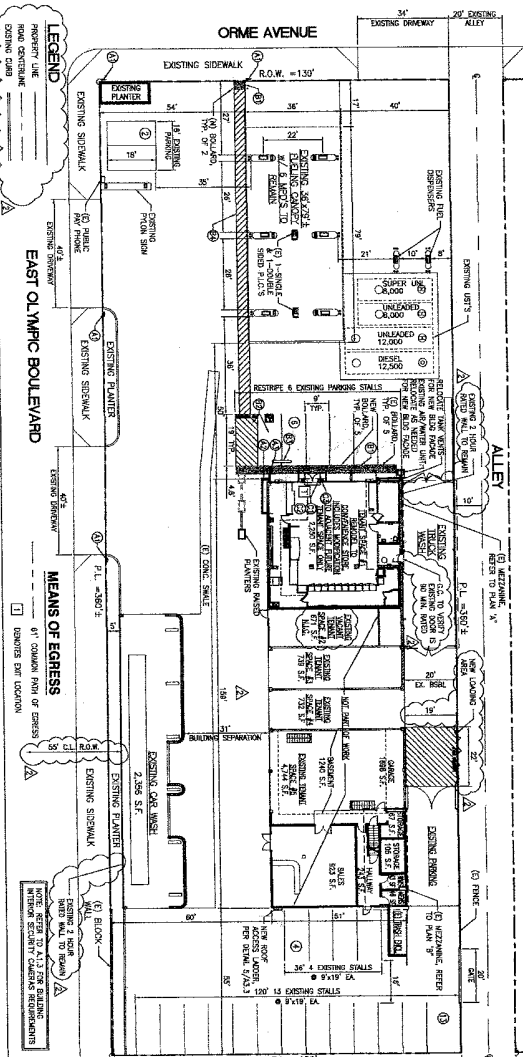
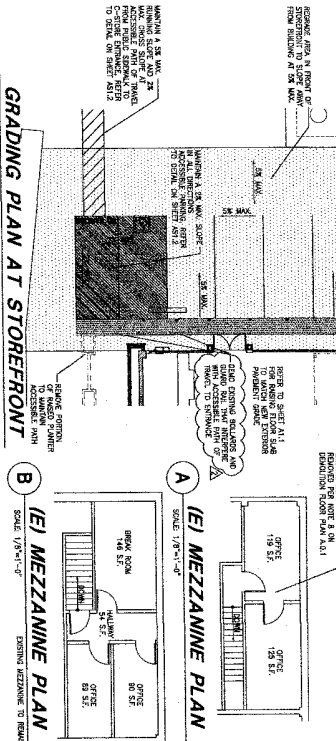


TITLE SHEET AND SITE PLAN

CONSTRUCTION NOTES

- THE CONSTRUCTION SHALL BE PERFORMED BY A LICENSED CONTRACTOR AND A LICENSED ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA BUILDING CODE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.
- ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF LOS ANGELES.
- THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.
- ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



GENERAL PROJECT NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA BUILDING CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES.

3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.

5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF LOS ANGELES.

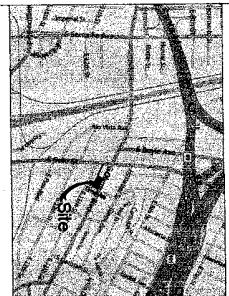
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE.

9. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

VICINITY MAP



BOUNDARY DESCRIPTION

THE BOUNDARY DESCRIPTION IS AS FOLLOWS:

1. THE NORTH BOUNDARY IS THE 10' WIDE ALLEY BOUNDING THE EAST SIDE OF THE PROPERTY.

2. THE SOUTH BOUNDARY IS THE 10' WIDE ALLEY BOUNDING THE WEST SIDE OF THE PROPERTY.

3. THE WEST BOUNDARY IS THE 10' WIDE ALLEY BOUNDING THE WEST SIDE OF THE PROPERTY.

4. THE EAST BOUNDARY IS THE 10' WIDE ALLEY BOUNDING THE EAST SIDE OF THE PROPERTY.

ACCESSIBILITY IMPROVEMENTS

- INSTALL CURB CUTS AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT PAVEMENT AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT SIGNAGE AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT LIGHTING AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT CROSSWALKS AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT BENCHES AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT BIKING RACKS AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT WATER FOUNTAINS AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT RESTROOMS AT ALL INTERSECTIONS WITH ADJACENT STREETS.
- INSTALL ADA COMPLIANT SEATING AT ALL INTERSECTIONS WITH ADJACENT STREETS.

SCOPE OF WORK

- DEMOLITION OF EXISTING BUILDING AND FOUNDATION.
- FOUNDATION AND RETENTION WALL CONSTRUCTION.
- STRUCTURAL CONSTRUCTION.
- Mechanical, Electrical, and Plumbing (MEP) Installation.
- Interior Finishes and Fixtures.
- Exterior Finishes and Landscaping.
- Site Preparation and Erosion Control.
- Final Inspection and Closeout.

SEPARATE PERMITS

- 1. ELECTRICAL PERMIT
- 2. MECHANICAL PERMIT
- 3. PLUMBING PERMIT
- 4. CONSTRUCTION PERMIT
- 5. SIGN PERMIT
- 6. LANDSCAPE PERMIT
- 7. BIKING PERMIT
- 8. WATER PERMIT
- 9. FLOOD CONTROL PERMIT
- 10. HISTORIC PRESERVATION PERMIT

APPLICABLE CODES

- 1. CALIFORNIA BUILDING CODE (CBC)
- 2. CALIFORNIA ELECTRICAL CODE (CEC)
- 3. CALIFORNIA MECHANICAL CODE (CMC)
- 4. CALIFORNIA PLUMBING CODE (CPC)
- 5. CALIFORNIA SIGN CODE (CSC)
- 6. CALIFORNIA LANDSCAPE CODE (CLC)
- 7. CALIFORNIA BIKING CODE (CBC)
- 8. CALIFORNIA WATER CODE (CWC)
- 9. CALIFORNIA FLOOD CONTROL CODE (CFC)
- 10. CALIFORNIA HISTORIC PRESERVATION CODE (CHPC)

SITE DATA

ADDRESS: 2740 EAST OLIVAR, BEVERLY HILLS, CA 90212 (LOS ANGELES COUNTY)

APPLICANT: BARCHAUSEN ENGINEERING INC.

OWNER: BARCHAUSEN ENGINEERING INC.

APN: 5170-07-006

LOT SIZE: 54,000 SQ FT (1.25 ACRES)

ZONING INFORMATION: L-2.5 (LOW DENSITY RESIDENTIAL)

GENERAL LAND USE: COMMERCIAL

CONSTRUCTION TYPE: SINGLE-FAMILY RESIDENTIAL

OCCUPANCY: SINGLE-FAMILY RESIDENTIAL

BUILDING AREA

1. TOTAL BUILDING AREA: 12,500 SQ FT

2. GROUND COVER: 12,500 SQ FT

3. PARKING SPACES: 25

4. DRIVEWAY: 1,000 SQ FT

5. PORCH: 500 SQ FT

6. BALCONY: 200 SQ FT

7. TERRACE: 100 SQ FT

8. STAIRS: 100 SQ FT

9. ELEVATOR SHAFT: 100 SQ FT

10. MECHANICAL ROOM: 100 SQ FT

11. ELECTRICAL ROOM: 100 SQ FT

12. PLUMBING ROOM: 100 SQ FT

13. STORAGE ROOM: 100 SQ FT

14. ENTRY: 100 SQ FT

15. HALLWAY: 100 SQ FT

16. OFFICE: 100 SQ FT

17. CONFERENCE ROOM: 100 SQ FT

18. BREAK ROOM: 100 SQ FT

19. RESTROOM: 100 SQ FT

20. STORAGE: 100 SQ FT

PARKING PROVIDED

25 SPACES PROVIDED

1. 10 SPACES - 8' x 20'

2. 15 SPACES - 8' x 20'

3. 10 SPACES - 8' x 20'

4. 5 SPACES - 8' x 20'

5. 5 SPACES - 8' x 20'

6. 5 SPACES - 8' x 20'

7. 5 SPACES - 8' x 20'

8. 5 SPACES - 8' x 20'

9. 5 SPACES - 8' x 20'

10. 5 SPACES - 8' x 20'

PARKING REQUIRED

25 SPACES REQUIRED

1. 10 SPACES - 8' x 20'

2. 15 SPACES - 8' x 20'

3. 10 SPACES - 8' x 20'

4. 5 SPACES - 8' x 20'

5. 5 SPACES - 8' x 20'

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JURISDICTION

CITY OF LOS ANGELES

DEPARTMENT OF BUILDING SAFETY

1. PERMIT NO. 1234567

2. PROJECT NO. 1234567

3. DRAWING NO. 1234567

4. SHEET NO. 1234567

5. DATE: 12/31/2023

6. SCALE: AS SHOWN

7. PROJECT LOCATION: 2740 EAST OLIVAR, BEVERLY HILLS, CA 90212

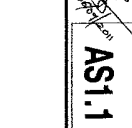
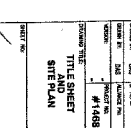
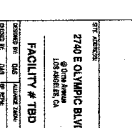
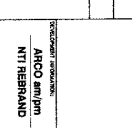
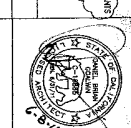
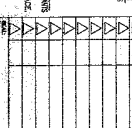
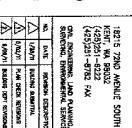
8. PROJECT OWNER: BARCHAUSEN ENGINEERING INC.

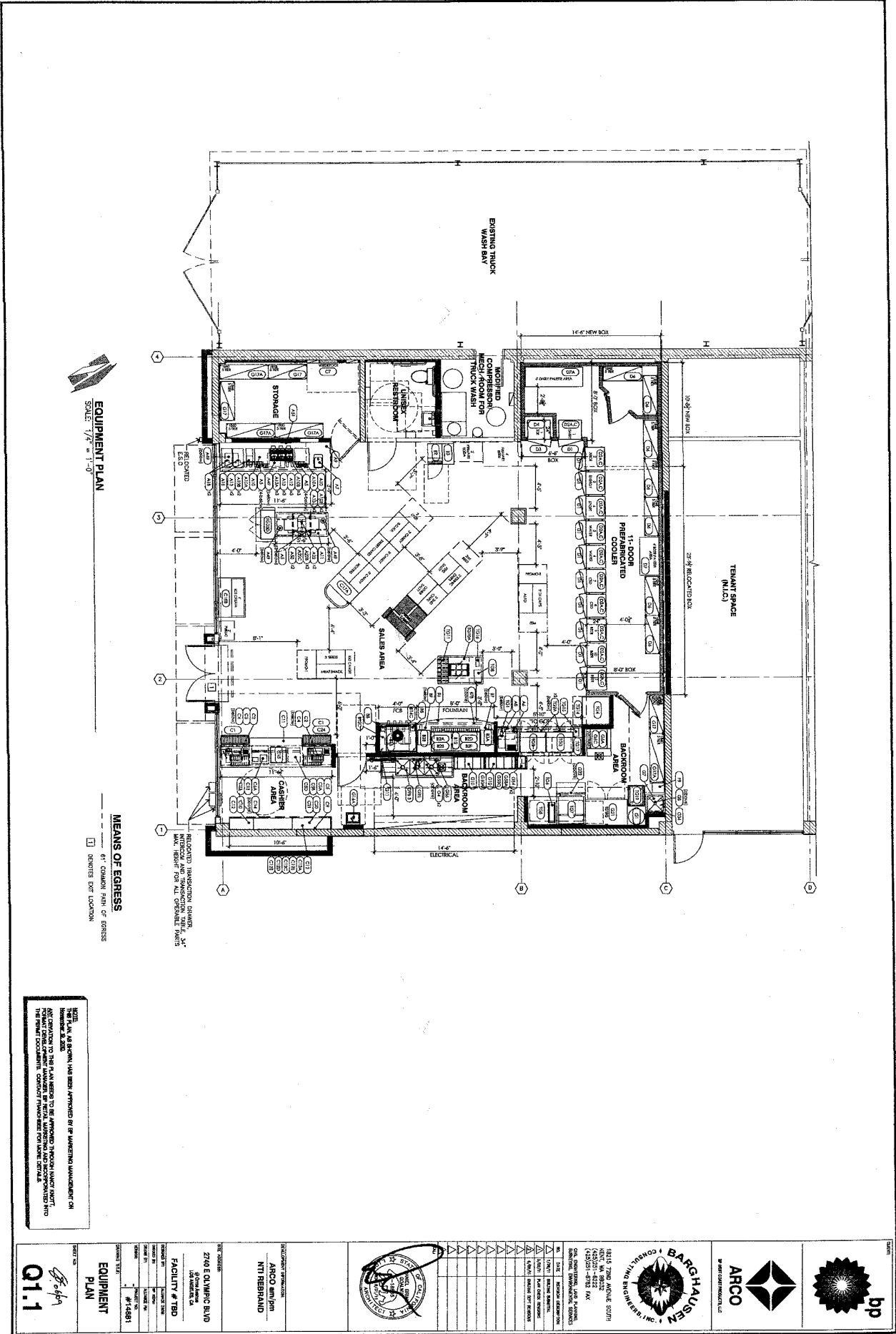
9. PROJECT APPLICANT: BARCHAUSEN ENGINEERING INC.

10. PROJECT OWNER: BARCHAUSEN ENGINEERING INC.

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EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

MEANS OF EGRESS
 □ 6'-0" COMMON PATH OF EGRESS
 □ DOOR'S EXIT LOCATION

THIS PLAN IS A DESIGN AND SHALL BE APPROVED BY THE APPLICABLE AGENCIES ON BEHALF OF THE CITY OF BIRMINGHAM. THE CITY OF BIRMINGHAM IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

Q1.1

1815 79th Avenue South Gulf Breeze, FL 32562 (904) 241-5752 FAX		2710 E OLIVAN BLVD GUNWATER, AL FACILITY # 780		EQUIPMENT INFORMATION: ARCO #10/10M NITREBRAND	
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