

GENERAL LEGEND

——— — EXISTING/PROPOSED CENTERLINE (Q) — — — EXISTING PROPERTY LINE (EX. 凡)

PROPOSED SETBACK LINE

— — — — — EXISTING/PROPOSED EASEMENT — — PROPOSED SAWCUT

PROPOSED CURB AND GUTTER PROPOSED SLOTTED CURB

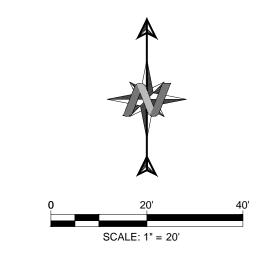
PROPOSED CONCRETE PAVEMENT/HARDSCAPE PROPOSED ASPHALT CONCRETE PAVEMENT

PROPOSED GRAVEL PROPOSED PERVIOUS PAVEMENT

DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

PROPOSED RETAINING WALL. HEIGHT PER PLAN.

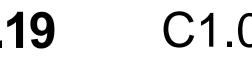
RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.





The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.





Page



Project. *





Woodland Hills, CA 91364



— EXISTING/PROPOSED CENTERLINE (♠)

— EXISTING PROPERTY LINE (EX. ♠)

— PROPOSED PROPERTY LINE (♠)

— PROPOSED SETBACK LINE

— — EXISTING/PROPOSED EASEMENT

— PROPOSED SAWCUT

PROPOSED CURB AND GUTTER

PROPOSED SLOTTED CURB

PROPOSED SLOTTED CURB

PROPOSED RETAINING WALL. HEIGHT PER PLAN.

PROPOSED CONCRETE PAVEMENT/HARDSCAPE

PROPOSED ASPHALT CONCRETE PAVEMENT
PROPOSED GRAVEL
PROPOSED PERVIOUS PAVEMENT

DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

GRADING LEGEND

GB RIDGE HINGE GRADE BREAK

— // — // CUT DAYLIGHT OF GRADING LIMITS (CUT/FILL LINE)

LIMIT OF DISTURBANCE

TOP OF SLOPE

TOE OF SLOPE

OVERLAND RELEASE PATH

GRADING KEY NOTES:

1 PROPOSED ASPHALT PAVEMENT. MATCH STRUCTURAL SECTION OF EXISTING

PAVEMENT.

2 PROPOSED CONCRETE PAVEMENT.

3 PROPOSED STANDARD 4' WIDE CONCRETE VALLEY GUTTER.

4) PROPOSED 6' WIDE ADA COMPLIANT VALLEY GUTTER.

(5) PROPOSED TRANSITION FROM STANDARD VALLEY GUTTER TO ADA COMPLIANT VALLEY GUTTER.
 (6) PROPOSED TYPE A CURB PER CITY STANDARD 270.

(7) PROPOSED 6" CURB AND GUTTER PER CITY STANDARD 241.(8) PROPOSED SIDEWALK PER CITY STANDARD 230G. EXPANSION JOINTS AND

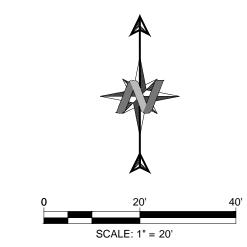
SCORING PER CITY STANDARD 235.

(9) PROPOSED 34' WIDE MULTI-RESIDENTIAL DRIVEWAY APPROACH PER CITY

(10) SAWCUT AND PAVEOUT. SAWCUT A MINIMUM OF 2' INTO PAVEMENT OR AS NECESSARY TO FORM COMPETENT EDGE.

PROPOSED 30' WIDE ALTERNATE A DRIVEWAY PER CITY STANDARD 250C.

12) PROPOSED TRUNCATED DOMES.





The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (YM Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.









www.ymarch.com

Project. *

Date

GENERAL LEGEND

——— EXISTING/PROPOSED CENTERLINE (©) — — EXISTING PROPERTY LINE (EX. 凡) PROPOSED SETBACK LINE

— — — — — EXISTING/PROPOSED EASEMENT — — PROPOSED SAWCUT GUTTER FLOWLINE

PROPOSED SLOTTED CURB PROPOSED RETAINING WALL. HEIGHT PER PLAN. PROPOSED CONCRETE PAVEMENT/HARDSCAPE

PROPOSED CURB AND GUTTER

PROPOSED GRAVEL PROPOSED PERVIOUS PAVEMENT

DEEPENED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS. RAISED FOUNDATION WALL. RETAINED HEIGHT PER PLAN. SEE STRUCTURAL PLANS BY OTHERS FOR CONSTRUCTION DETAILS.

PROPOSED ASPHALT CONCRETE PAVEMENT

GRADING LEGEND

<u>GB __RIDGE __HINGE</u> GRADE BREAK LIMIT OF DISTURBANCE

——100—— CONTOUR MAJOR TOP OF SLOPE TOE OF SLOPE

STORM DRAIN LEGEND:

-50LF12"SD@0.5% - STORM DRAIN PIPE LENGTH, SIZE AND SLOPE (SD)

ENERGY DISSIPATOR ■ DROP INLET

SANITARY SEWER LEGEND:

CLEANOUT

-75LF6"SS@2.0%- SANITARY SEWER PIPE LENGTH, SIZE AND SLOPE (SS)

SANITARY SEWER MANHOLE (SSMH)

 SANITARY SEWER CLEANOUT TO GRADE (SSCO) SANITARY SEWER BACKWATER VALVE

WATER LEGEND:

-------6"DW----- DOMESTIC WATER SERVICE AND SIZE (DW)

■ GATE VALVE ** FIRE HYDRANT (FH)

POST INDICATOR VALVE (PIV)

FIRE DEPARTMENT CONNECTION (FDC) BACKFLOW DEVICE FOR FIRE SERVICE (RPZ OR DDC)

BACKFLOW DEVICE FOR DOMESTIC SERVICE (RPZ) W DOMESTIC WATER METER

Project. *

IR IRRIGATION METER (DESIGN BY OTHERS) ► THRUST BLOCK

SANITARY SEWER KEY NOTES

1) PROPOSED 4" SANITARY SEWER LATERAL. MAINTAIN A MINIMUM SLOPE OF 2% IN LATERAL. SEE PLUMBING PLANS BY OTHERS FOR CONTINUATION

WITHIN 5' OF THE BUILDING, INCLUDING CLEANOUT AT FACE OF BUILDING. 2 PROPOSED SANITARY SEWER CLEANOUT WITH COVER TO GRADE.

3 PROPOSED POINT OF CONNECTION TO MAIN.

STORM DRAIN KEY NOTES (1) PROPOSED 24" DROP INLET WITH TRAFFIC RATED GRATE.

(2) PROPOSED 48" DIAMETER MANHOLE PER CITY STANDARD.

(3) PROPOSED STORMTECH MC-3500 UNDERGROUND INFILTRATION CHAMBER

WATER KEY NOTES

1 PROPOSED 4" DOMESTIC WATER METER PER CITY STANDARD. 2 PROPOSED 4" DOMESTIC WATER LINE. SEE MECHANICAL PLANS BY

OTHERS FOR CONTINUATION WITHIN 5' OF BUILDING. MECHANICAL DESIGNER TO VERIFY SIZING. NOTIFY ENGINEER OF ANY DISCREPANCIES.

3 PROPOSED 6" FIRE LINE TO SERVE THE IN BUILDING FIRE RISER.

4 PROPOSED GATE VALVE PER CITY STANDARD.

6 PROPOSED 8" DOUBLE DETECTOR CHECK BACKFLOW DEVICE PER CITY

7 PROPOSED REDUCED PRESSURE BACKFLOW DEVICE PER CITY STANDARD. 8 PROPOSED POST INDICATOR VALVE AND FIRE DEPARTMENT CONNECTION PER CITY STANDARD.

9 PROPOSED POINT OF CONNECTION TO EXISTING MAIN. CONNECT PER CITY PROPOSED METER AND LATERAL TO PROVIDE IRRIGATION SERVICES. SEE LANDSCAPE PLANS BY OTHERS FOR SIZING AND ONSITE LAYOUT.





PRELIMINARY UTILITY PLAN

acceptance of these restrictions. Written dimensions on these drawings shall have pre-over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

NOTE: UTILITIES SHOWN WERE PLOTTED FROM OBSERVED EVIDENCE AND PLANS OBTAINED FROM UTILITY PROVIDERS. EXACT LOCATIONS AND QUANTITIES MAY VARY. TO CONTRACTOR SHALL CALL 811 FOR UTILITY LOCATING SERVICES PRIOR TO EXCAVATION

Know what's below. Call 811 before you dig.

The above drawings, specifications, ideas, designs and arrangements

represented thereby are and shall remain property of the Architect (YM

Architects), and no part thereof shall be copied, disclosed to others or used in connection with any other project other than the specific project

for which they have been prepared and developed, without the written consent of the Architect (YM Architects). Visual contact with these

drawings or specifications shall constitute conclusive evidence of

12.10.19

C3.0



→ OVERLAND RELEASE PATH

Y&M Architects 724 South Spring Street, Suite 304 Los Angeles, CA 90014 Tel. 213 623 2107 Fax. 213 623 2108

www.ymarch.com



Woodland Hills, CA 91364