PLAN SYMBOLS

ROOF DRAIN WITH OVERFLOW

FLOOR DRAIN

LINEAR FLOOR DRAIN

PLAN NOTES

1. SLOPE TO DRAIN A MINIMUM OF 1/4" / 12".

2. REFER TO CIVIL DRAWINGS FOR SITE DRAINAGE.

3. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE SPECIFICATIONS, PLANTING AND IRRIGATION DETAILS

4. ALL ROOF & DECK DRAINAGE SHALL BE DIRECTEED TO LID PLANTERS. SEE PLUMBING AND CIVIL DRAWINGS. MIN 2% SLOPE; TYP.

5. MINIMUM SOLAR ZONE AREA TO TOTAL 250 SF PER CEC 110.10(b). EACH SOLAR ZONE AREA CONTRIBUTING TO THE TOTAL REQUIRED ZONE AREAS TO HAVE NO DIMENSION LESS THAN 5FT AND ARE NO LESS THAN 160SF EACH.

6. EXTERIOR WALLS AND OVERHANGS TO BE LAFD-APPROVED NON-COMBUSTIBLE MATERIALS

7. FIRE SPINKLER SYSTEM TO BE NFPA13

8. FOR PV SYSTEM REQUIREMENTS SEE G0.50; PAGE 4
6.14kWdc / .4kW PER PANEL = ~ 16 PANELS

530' - 9"
LOT DEPTH

PROPERTY LINE

PROPOSED SIDE YD SETBACK 12' - 6 3/8"

REQ'D SIDE YD SETBACK 12' - 0"

25' - 0"
REQ'D REAR YD SETBACK

299' - 5 3/4"
PROPOSED REAR YD SETBACK

FOSSIL RIDGE PARK

ALL EXISTING TREES TO REMAIN; TYP.

LOWER ROOF
(1) STANDARD PARKING SPACE
ATTACHED 4 CAR GARAGE

POOL ENCLOSURE FENCE AROUND ENTIRE PROPERTY
3' EASEMENT FOR PUBLIC UTILITIES
DWP EASEMENT - 3' WIDE

810' - 6 3/4"

PERMEABLE PAVERS

REFER TO CIVIL DRAWINGS C1.02 FOR DRIVEWAY SLOPE AND TRANSITIONS

DECK
3' WIDE PLANTER

10 % SLOPE

SOLAR ON SEPERATE PERMIT

15 % SLOPE

LINE OF EXTERIOR WALL BELOW

COMPACT FILL; REFER TO CIVIL DRAWINGS

812' - 0"

822' - 6 1/2"

FULLY SPRINKLERED (NFPA 13) THREE STORY SINGLE FAMILY RESIDENCE WITH ATTACHED 4 CAR GARAGE + ATTACHED FULLY SPRINKLERED ADU

SOLAR ON SEPERATE PERMIT

15' - 3 3/4"

DN

800' - 0"

LANDSCAPE STAIRS; REFER TO LANDSCAPE DRAWINGS FOR DETAILS; TYP.

(E) RETAINING WALL PERMIT #18020-10000-02626

205' - 5 1/4"

SUNKEN DINING AREA
794' - 10 5/8"

REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION DETAILS; TYP.

797' - 4 5/8"

182' - 8 7/8"

POOL & SPA (UNDER SEPERATE PERMIT)

244' - 0 3/4"
244' - 0 3/4"

TOE OF SLOPE

42" GUARDRAIL OFFSET 3' MIN FROM (N) RETAINING WALL

814' - 11 3/4" T.O.W.

120' - 0"
TENNIS COURT
60' - 0"

788' - 1 3/4"

POOL EQUIPMENT ZONE

(N) 10' TALL RETAINING WALL APPROX LENGTH 316 LINEAR FEET UNDER SEPERATE PERMIT

46' - 0"

FULLY SPRINKLERED ATTACHED ADU

TRANSFORMER LOCATION; LOWER LEVEL ELEV. 786' 4 3/4"

812' - 6" T.O.W.

804' - 2" T.O.W.

53' - 10 3/8"

8' - 11 1/4"

12' - 0"
REQ'D SIDE YD SETBACK

PROPERTY LINE

OPEN LATTICE ROOF PER BASELINE HILLSIDE ORDINANCE (BHO) 12.03

SOLAR ON SEPERATE PERMIT

0' 1/2" TYP

0' - 8 1/2" TYP

HOLLYLINE AVE

5' - 7 1/2"

LID PLANTER

5' - 0"

REQ'D FRONT YD SETBACK

10' - 9"

UTILITY POLE
WATER VALVE
FIRE HYDRANT
EXISTING STREET TREE TO REMAIN

5' MIN FRONT YARD SETBACK PER 12.21C.10(a)(2); REFER TO G0.62 FOR CALCULATIONS

3' - 0" MIN

F.G. 773' - 6"

TRANSFORMER STAGING AREA 18' X 30'

16' - 0"

6' X 8' PAD MOUNTED TRANSFORMER

3' - 0" MAX

CAR ENTRANCE; (N) DRIVEWAY APRON

19' - 4"

VEHICULAR GATE W/ KNOX BOX W/ ADDRESS; REFER TO LANDSCAPE DRAWINGS FOR DETAILS; TYP

3' - 0"
REQ STREET DEDICATION

8' - 0"

SLOPE

12' - 0"

REFER TO CIVIL DRAWINGS FOR DRIVEWAY SLOPE AND DETAILS; TYP

4' - 0"

PERMEABLE PAVERS

6' - 4"

(E) UTILITY POLE

6' - 0"

PROPOSED FIRE TRUCK STREET PARKING

18' - 5"

ADU STANDARD PARKING SPACE

LID PLANTER PER CIVIL

PROPERTY LINE

28' - 3 5/8"

PEDESTRIAN ENTRANCE + GATE W/ KNOX BOX AND ADDRESS PER R319.1; REFER TO LANDSCAPE DRAWINGS FOR DETAILS

21' - 11"

PROTECTED OAK TREE #1003; DBH 14"
PROTECTED OAK TREE #1001; DBH 14"

PROTECTED BLACK WALNUT TREE #1002; DBH 4.75"

NON-COMBUSTABLE ON GRADE LANDSCAPE STAIRS

CONDENSING UNITS PER MEP ENGINEER

EXISTING STREET TREE TO REMAIN

PROTECTED OAK TREE #1006; DBH 36.5"
PROTECTED OAK TREE #1005; DBH 18.5"

42" GUARDRAIL OFFSET 3' MIN FROM (N) RETAINING WALL

SITE PLAN 1
SCALE: 1" = 20'-0"
NORTH

#	DESCRIPTION	DATE
1	P.C. CORR.	6/05/23
2	P.C. CORR. #2	7/26/23

HOLLYLINE
RESIDENCE

SITE PLAN

PROJECT NUMBER: 21013

A1.00

2305\02231\4\02.RVT

PLAN SYMBOLS

Bedroom 101	ROOM NAME & NUMBER
101	DOOR NUMBER
6	WALL FRAMING TYPE
1i	WINDOW WALL NUMBER / SKYLIGHT TYPE
GYP-1	MATERIAL TAG
	EXHAUST FAN IN CEILING, ENERGY STAR COMPLIANT. DUCTED TO TERMINATE OUTSIDE THE BUILDING
SD CMD	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR

PLAN NOTES

1. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IN AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE (4.210.1, 9.210.1)

2. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 4.403.2 / TABLE 9.403.2 (4.303.1, 9.303.1). REFER TO GRN 16 ON G0.20.

3. BATHROOM FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1, 9.506.1).

4. DIMENSIONS TO PARTITIONS ON FLOOR PLANS ARE TO INTERIOR FINISH, UNLESS OTHERWISE NOTED. SEE A650 & A651

5. ALL ROOF & DECK DRAINAGE SHALL BE DIRECTEED TO LID PLANTERS. SEE PLUMBING AND CIVIL DRAWINGS. MIN 2% SLOPE; TYP.

6. SEE STRUCUTURAL, CIVIL & MECHANICAL FOR MORE INFORMATION

7. CONTRACTOR TO VERIFY CONIDITIONS ON SITE

8. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD.

9. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CALUKS, AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES (4.504.1- 4.504.3)

10. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)

11. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTEED AGAISNT THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE (4.406.1)

12. 2X6 WALLS **(R-19),** 2X4 BASEMENT FURRING **(R-15),** ROOF **(R-30),** FLOOR **(R-0)**

HOLLYLINE AVE

LID PLANTER; REFER TO CIVIL DRAWINGS FOR DETAILS

PRV LOCATION; REFER TO MEP DRAWINGS FOR DETAILS

SLIDE FROM ABOVE

JUNGLE GYM 061

CLIMBING WALL

MEDIA WALL

RECESSED BALL PIT

CASEWORK

SUNKEN COUCH

MEDIA RM 054

LANDSCAPE AREA REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND IRRIGATION DETAILS; TYP.

PLUNGE POOL

STORAGE

HALLWAY 012

POWDER RM 052

MECH RM 051

MASSAGE RM 033

ZERO GRAVITY RM 034

STEAM/ SHOWER

SAUNA

SPA 031

BENCH

STOR 035

TENNIS STOR 041

(N) RETAINING WALL UNDER SEPERATE PERMIT; REFER TO CIVIL DRAWINGS FOR DETAILS; TYP.

TENNIS COURT

PRIMARY RESIDENCE ENTRY

POWDER RM 032

BEDROOM 021

CL 022

LAUNDRY A013

BATH RM 023

BATH RM A015

ADU

ENTRY FOYER 011

LIVING RM A012

BEDROOM A014

CL A016

1HR (STC 50 SEPERATION BETWEEN ADU & SFD, TYP. AT WALLS CEILINGS AND FLOOR

ENCLOSED USEABLE SPACE UNDER STAIR TO BE 1HR SEPERATION; REFER TO ENLARGED STAIR DRAWINGS; TYP.

ADU ENTRY

SWITCH GEAR 001

GAS METER PER MEP ENGINEER

AC UNITS

REQ FRONT YARD SETBACK

REQ STREET DEDICATION

#	DESCRIPTION	DATE
1	P.C. CORR.	6/05/23
2	P.C. CORR. #2	7/26/23

HOLLYLINE RESIDENCE

OVERALL PLAN - LOWER LEVEL

PROJECT NUMBER: 21013

A2.10

00 LOWER LEVEL
SCALE: 1/8" = 1'-0"

NORTH

7/26/2023 7:45:48 PM

PLAN SYMBOLS

Bedroom 101	ROOM NAME & NUMBER
101	DOOR NUMBER
6	WALL FRAMING TYPE
1i	WINDOW WALL NUMBER / SKYLIGHT TYPE
GYP-1	MATERIAL TAG
	EXHAUST FAN IN CEILING, ENERGY STAR COMPLIANT. DUCTED TO TERMINATE OUTSIDE THE BUILDING
SD/CMD	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR

PLAN NOTES

1. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IN AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE (4.210.1, 9.210.1)

2. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 4.403.2 / TABLE 9.403.2 (4.303.1, 9.303.1). REFER TO GRN 16 ON G0.20.

3. BATHROOM FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1, 9.506.1).

4. DIMENSIONS TO PARTITIONS ON FLOOR PLANS ARE TO INTERIOR FINISH, UNLESS OTHERWISE NOTED. SEE A650 & A651

5. ALL ROOF & DECK DRAINAGE SHALL BE DIRECTEED TO LID PLANTERS. SEE PLUMBING AND CIVIL DRAWINGS. MIN 2% SLOPE; TYP.

6. SEE STRUCUTURAL, CIVIL & MECHANICAL FOR MORE INFORMATION

7. CONTRACTOR TO VERIFY CONIDITIONS ON SITE

8. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD.

9. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CALUKS, AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES (4.504.1- 4.504.3)

10. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)

11. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTEED AGAISNT THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE (4.406.1)

12. 2X6 WALLS **(R-19),** 2X4 BASEMENT FURRING **(R-15),** ROOF **(R-30),** FLOOR **(R-0)**

#	DESCRIPTION	DATE
1	P.C. CORR.	6/05/23

HOLLYLINE RESIDENCE

OVERALL PLAN - FIRST FLOOR

PROJECT NUMBER: 21013

A2.11

01 FIRST FLOOR
SCALE: 1/8" = 1'-0"

PLAN SYMBOLS

Bedroom 101	ROOM NAME & NUMBER
101	DOOR NUMBER
6	WALL FRAMING TYPE
1i	WINDOW WALL NUMBER / SKYLIGHT TYPE
GYP-1	MATERIAL TAG
	EXHAUST FAN IN CEILING, ENERGY STAR COMPLIANT. DUCTED TO TERMINATE OUTSIDE THE BUILDING
SD/CMD	COMBINATION SMOKE / CARBON MONOXIDE DETECTOR
SD	SMOKE DETECTOR

PLAN NOTES

1. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IN AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE (4.210.1, 9.210.1)
2. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 4.403.2 / TABLE 9.403.2 (4.303.1, 9.303.1). REFER TO GRN 16 ON G0.20.
3. BATHROOM FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1, 9.506.1).
4. DIMENSIONS TO PARTITIONS ON FLOOR PLANS ARE TO INTERIOR FINISH, UNLESS OTHERWISE NOTED. SEE A650 & A651
5. ALL ROOF & DECK DRAINAGE SHALL BE DIRECTEED TO LID PLANTERS. SEE PLUMBING AND CIVIL DRAWINGS. MIN 2% SLOPE; TYP.
6. SEE STRUCUTURAL, CIVIL & MECHANICAL FOR MORE INFORMATION
7. CONTRACTOR TO VERIFY CONIDITIONS ON SITE
8. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD.
9. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CALUKS, AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES (4.504.1- 4.504.3)
10. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)
11. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTEED AGAISNT THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE (4.406.1)
12. 2X6 WALLS **(R-19),** 2X4 BASEMENT FURRING **(R-15),** ROOF **(R-30),** FLOOR **(R-0)**

KID SUITE 1 221
KID SUITE 2 224
CASEWORK
CL 222
CL 225
BATH RM 223
BATH RM 226
HALLWAY 211
LAUNDRY CHUTE
ELEV.
PLAY RM 227
WARDROBE
GUEST SUITE 3 231
BUILT IN SOFA BED
BATH RM 232
PRIMARY CL 242
PRIMARY BATH RM 243
PRIMARY SUITE 241
BENCH
MILLWORK COFFEE BAR
POWDER RM 245
HALLWAY 244
HIS STUDY 247
HER STUDY 246
BOOKCASE
COAT CL
DISPLAY SHELF
PENDANT LIGHT
EQ
UP
DN
DECK
LINE OF OVERHANG ABOVE
AREA FOR PV=703 SF SOLAR UNDER SEPERATE PERMIT
[No Slope]
HEAVY TIMBER OPEN LATTICE / SPACED ROOF PER (BHO) 12.03 NON COMBUSTIBLE CONSTRUCTION 4" MIN. SPACING BETWEEN MEMEBERS
OPEN TO BELOW
REQ FRONT YD SETBACK
REQ STREET DEDICATION

#	DESCRIPTION	DATE
1	P.C. CORR.	6/05/23
2	P.C. CORR. #2	7/26/23

HOLLYLINE RESIDENCE

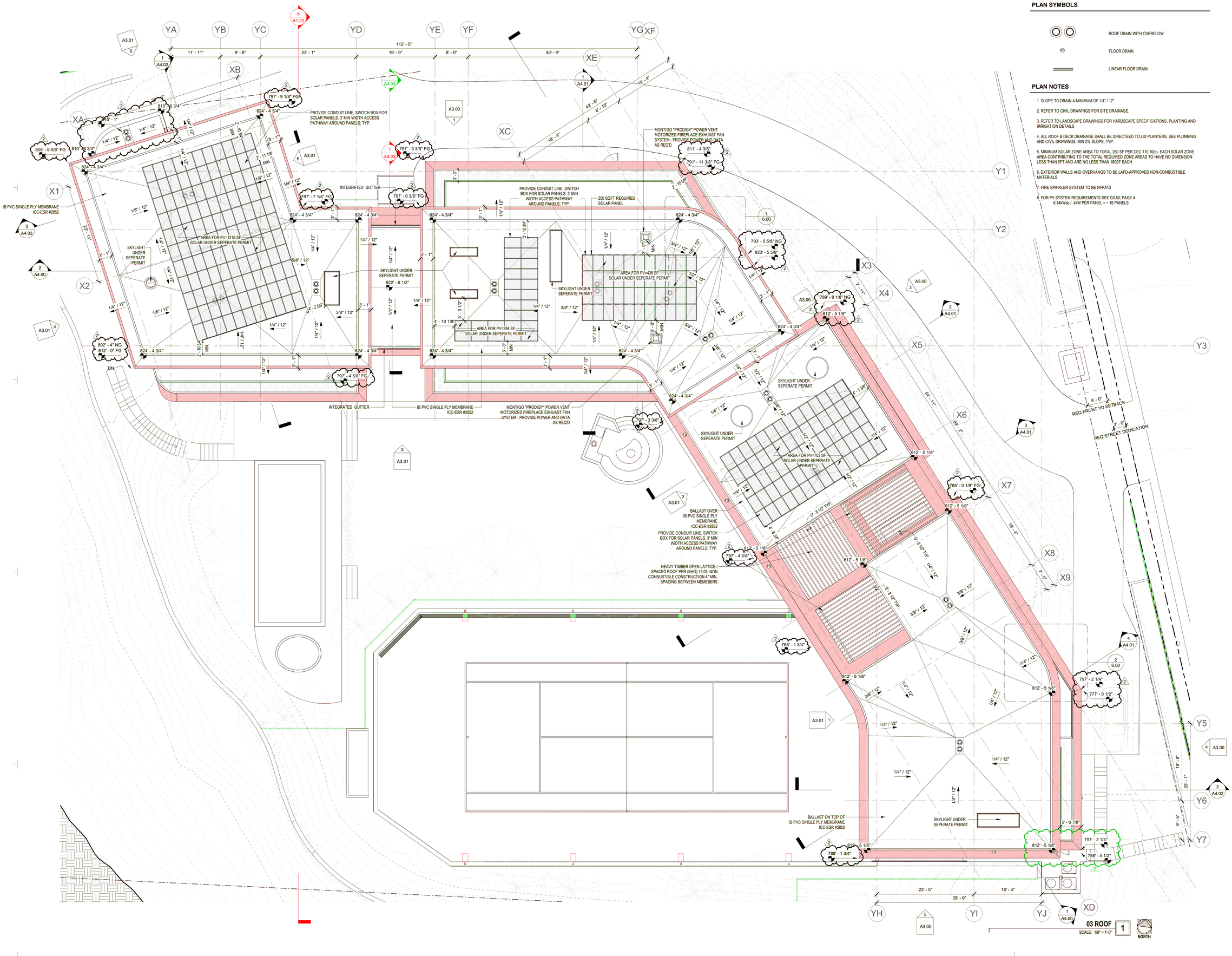
OVERALL PLAN - SECOND FLOOR

PROJECT NUMBER: 21013

A2.12

02 SECOND FLOOR 1
SCALE: 1/8" = 1'-0"
NORTH

7/26/2023 1:05:48 PM



PLAN SYMBOLS

ROOF DRAIN WITH OVERFLOW

FLOOR DRAIN

LINEAR FLOOR DRAIN

PLAN NOTES

1. SLOPE TO DRAIN A MINIMUM OF 1/4" / 12".
2. REFER TO CIVIL DRAWINGS FOR SITE DRAINAGE.
3. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE SPECIFICATIONS, PLANTING AND IRRIGATION DETAILS
4. ALL ROOF & DECK DRAINAGE SHALL BE DIRECTEED TO LID PLANTERS. SEE PLUMBING AND CIVIL DRAWINGS. MIN 2% SLOPE; TYP.
5. MINIMUM SOLAR ZONE AREA TO TOTAL 250 SF PER CEC 110.10(b). EACH SOLAR ZONE AREA CONTRIBUTING TO THE TOTAL REQUIRED ZONE AREAS TO HAVE NO DIMENSION LESS THAN 5FT AND ARE NO LESS THAN 160SF EACH.
6. EXTERIOR WALLS AND OVERHANGS TO BE LAFD-APPROVED NON-COMBUSTIBLE MATERIALS
7. FIRE SPINKLER SYSTEM TO BE NFPA13
8. FOR PV SYSTEM REQUIREMENTS SEE G0.50; PAGE 4
   6.14kWdc / 4kW PER PANEL = ~ 16 PANELS

#	DESCRIPTION	DATE
2	P.C. CORR. #2	7/26/23

HOLLYLINE RESIDENCE

OVERALL PLAN - ROOF

PROJECT NUMBER: 21013

A2.13

03 ROOF 1
SCALE: 1/8" = 1'-0"

NORTH

7/26/2023 1:47:58 PM