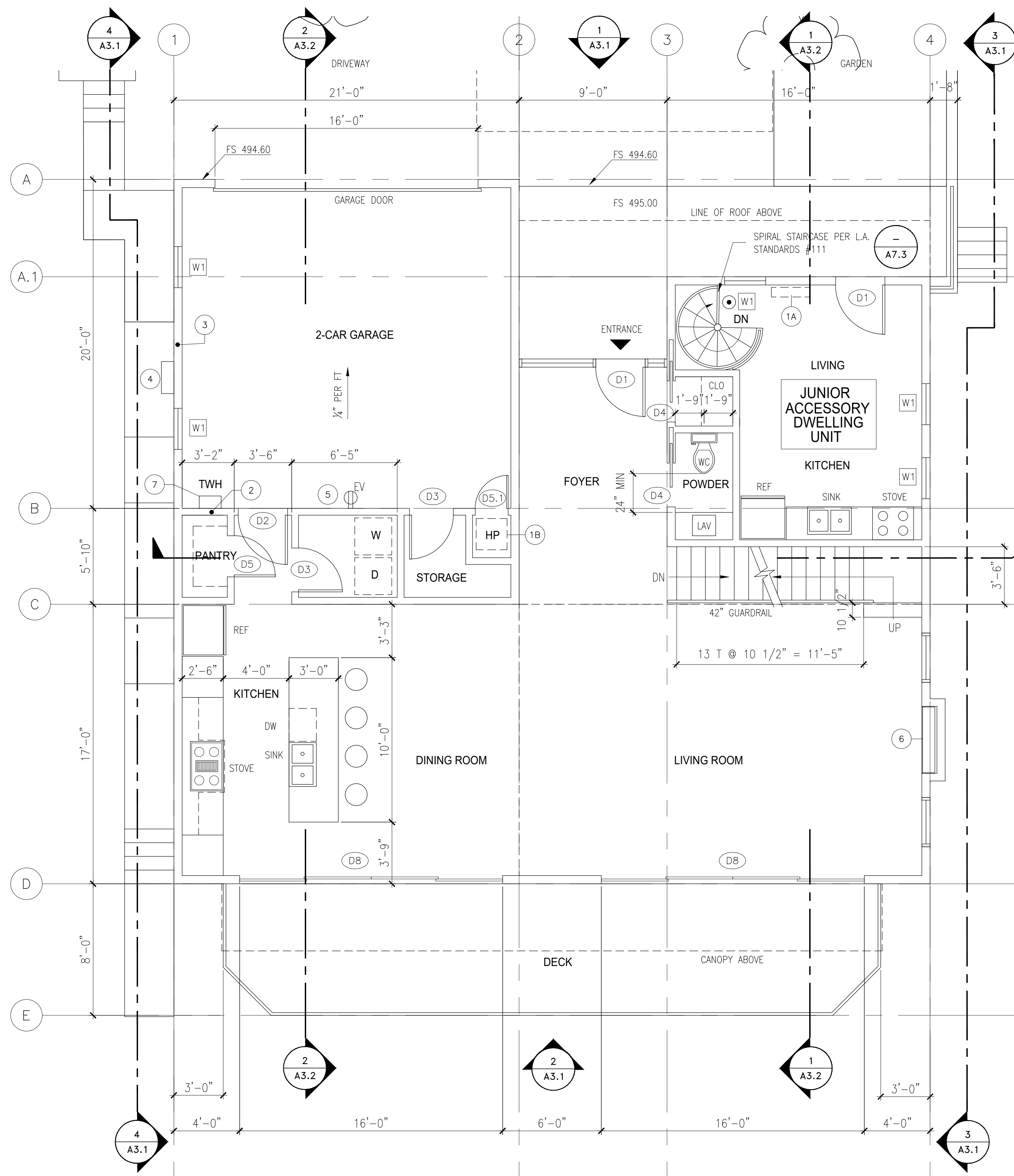




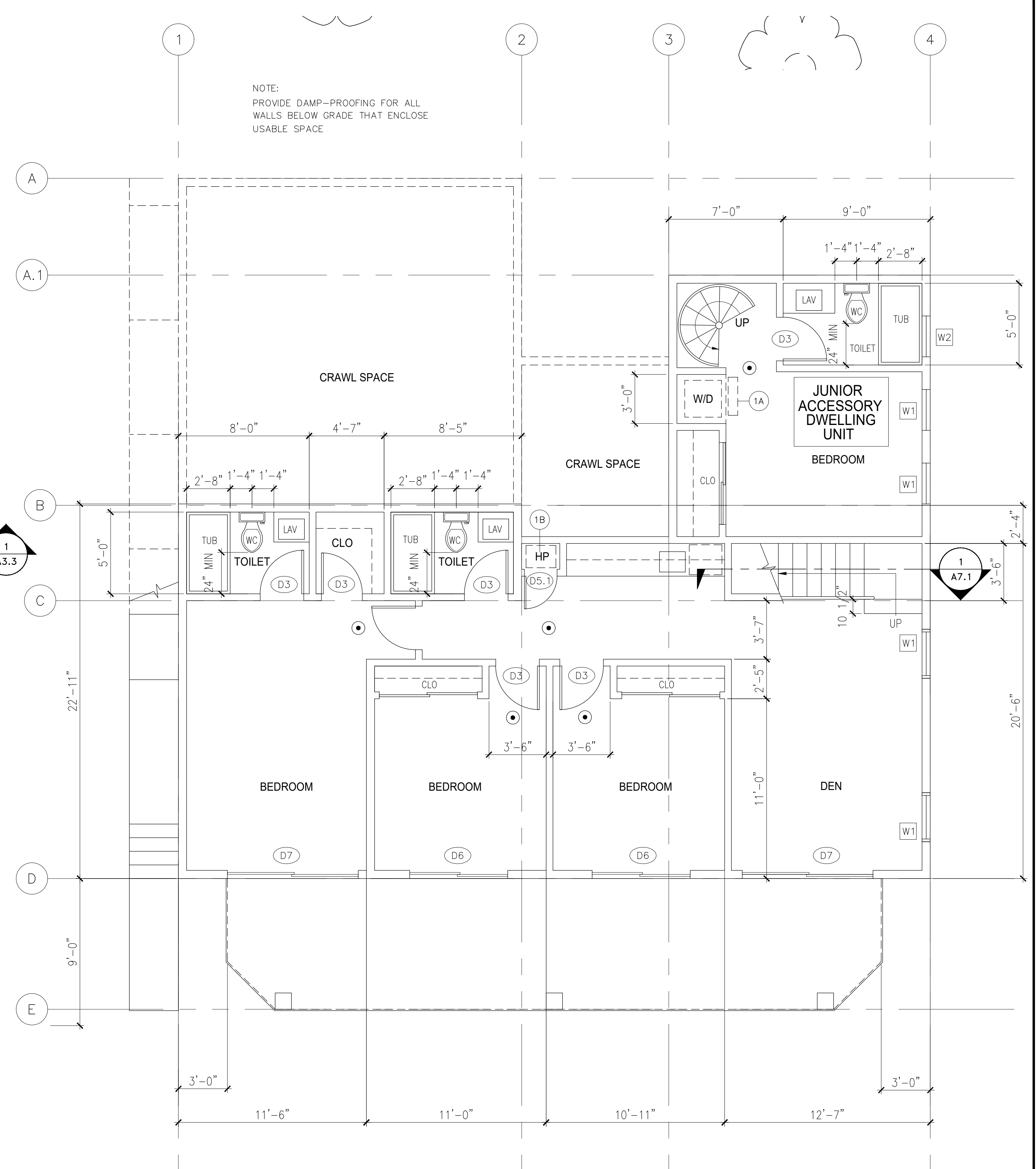


**HOLGATE RESIDENCE**

**2314 HOLGATE SQUARE**  
 LOS ANGELES CA 90031



ELEV. 495.50  
**SECOND LEVEL FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"  
 2  
 A2.1



ELEV. 485.50  
**FIRST LEVEL FLOOR PLAN**  
 SCALE : 1/4" = 1'-0"  
 1  
 A2.1

**TOILET NOTES:**

1. SHOWER AND BATH TUB WALLS SHALL BE FINISHED WITH CERAMIC TILES OVER 3/8" CEMENT BOARD OVER 30# MOISTURE BARRIER.
2. SHOWER FLOOR SHALL BE FINISHED WITH CERAMIC TILES SLOPED TO DRAIN WITH 1/4" FOOT SLOPE OVER SLOPED CONCRETE FILL OVER HOT MOPPED MEMBRANE WATER PROOFING.

- 6 MANUFACTURED ELECTRIC FIREPLACE BY "NAPOLEON" PER MODEL: TRAVISTA
- 7 TANKLESS WATER HEATER

THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED "EV CAPABLE".

D. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"

- 5 FUTURE INSTALLATION OF ELECTRIC VEHICLE EQUIPMENT (EVSE):

A. 1" (ID) CONDUIT FOR DEDICATED BRANCH CIRCUIT FOR EV CHARGING TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE.

B. THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

C. THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR THE FUTURE EV CHARGING AS EV CAPABLE.

**KEY NOTES:**

- 1A) MINI-SPLIT HVAC : 9,000 BTUH
- 1B) HEAT PUMP HVAC: 36,000 BTUH
- 1C) HEAT PUMP HVAC: 30,000 BTUH
- 2 ROUTING OF PLUMBING LINES FROM SOLAR ZONE
- 3 ROUTING OF POWER LINE FROM SOLAR ZONE
- 4 ELECTRIC SERVICE PANEL

2 X 4 WOOD STUDS @ 16" O.C. WITH 1/2" GYPSUM BOARD EACH SIDE FOR INTERIOR PARTITIONS.

FOR EXTERIOR PARTITIONS, EXTERIOR SIDE SHALL BE EXTERIOR PLASTER WITH:  
 1. R-15 BATT INSULATION BETWEEN STUDS AT ALL EXTERIOR WALLS AND PARTY WALL BETWEEN MAIN HOUSE AND ADU UNIT.

**PLAN LEGEND:**

- 1 DOOR - SEE SCHEDULE ON SHEET A6.1
- W WINDOW - SEE SCHEDULE ON SHEET A6.1
- SMOKE DETECTOR/CO DETECTOR HOT WIRED WITH BATTERY BACK-UP TYPE.
- DS DOWNSPOUT
- EV FUTURE ELECTRIC VEHICLE CHARGING DEDICATED 208/240-VOLT CIRCUIT (4.106.4) SEE KEYNOTE 5.
- CLO WARDROBE CLOSET
- DW DISHWASHER
- LAV LAVATORY
- TUB BATH TUB
- REF REFRIGERATOR
- SHO SHOWER
- WC WATER CLOSET
- W/D WASHER AND DRYER

DATE	REVISIONS

**SHEET CONTENTS**

FIRST LEVEL FLOOR PLAN  
 SECOND LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"  
 CADD FILE:  
 DRAWN:  
 DATE:

SHEET NO:

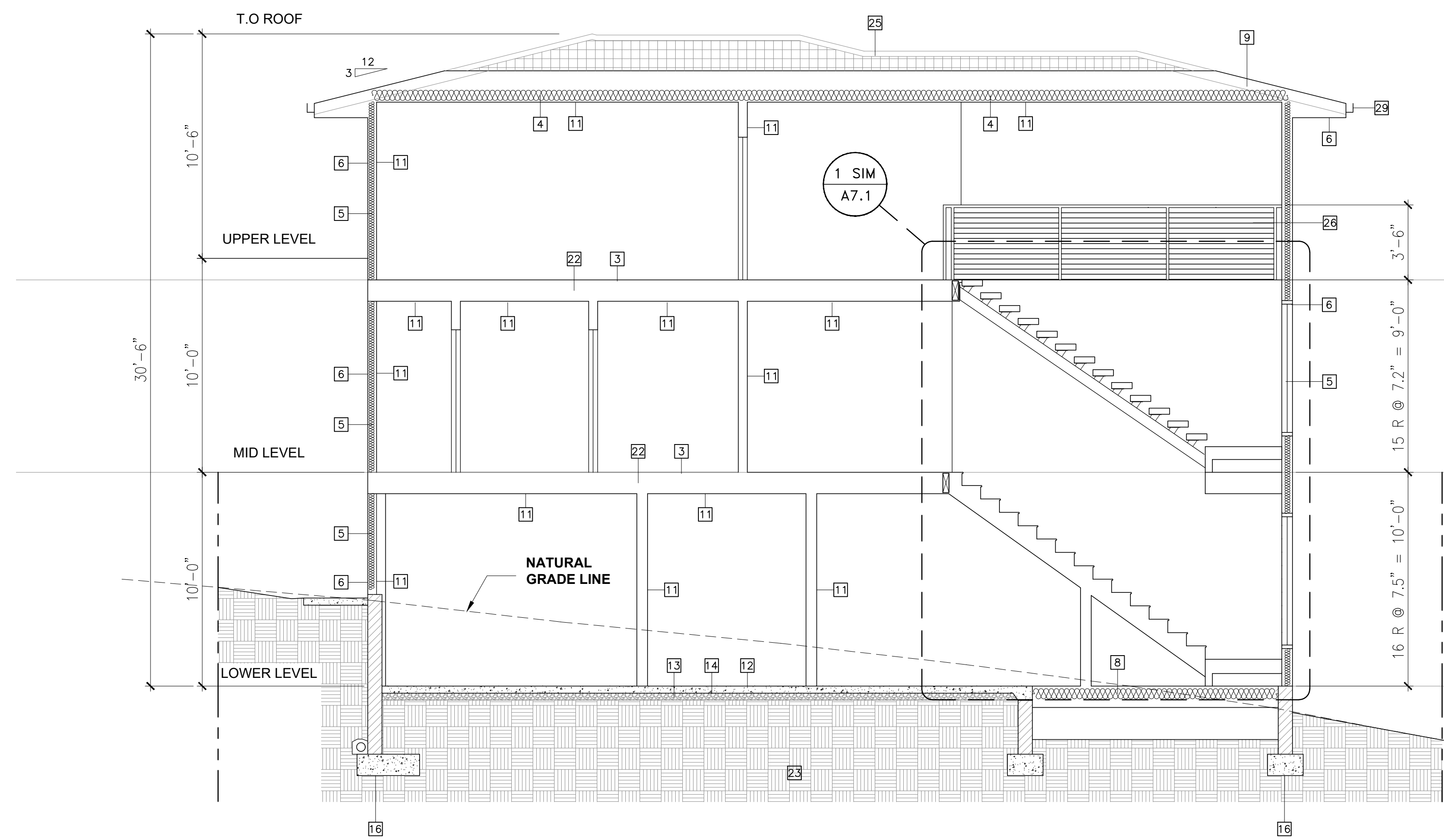
**A2.1**

SHEET OF









CROSS SECTION 1  
SCALE : 1/4" = 1'-0"

LEGEND:

- 1 METAL COPING
- 2 MEMBRANE ROOFING (CLASS A)
- 3 PLYWOOD SHEATHING
- 4 R-38 BATT INSULATION (ROOF) SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS III VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION. (R806.5)
- 5 R-15 BATT INSULATION (WALL)
- 6 CEMENT PLASTER
- 7 METAL COUNTERFLASHING
- 8 R-19 BATT INSULATION (CRAWL)
- 9 ROOF JOIST
- 10 CONCRETE MASONRY WALL
- 11 5/8" GYPSUM BOARD
- 12 4" CONCRETE SLAB
- 13 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE
- 14 VAPOR BARRIER
- 15 PAVING
- 16 CONCRETE FOOTING
- 17 FIXED GLASS WINDOW
- 18 2 X P.T. LEDGER
- 19 SLIDING DOOR
- 20 AWNING WINDOW
- 21 FLOOR JOIST
- 22 NATURAL GRADE
- 23 WATER PROOFING MEMBRANE
- 24 ASPHALT SHINGLE ROOFING (CLASS A)
- 25 GUARDRAIL
- 26 DECK COATING OVER LIGHTWEIGHT CONCRETE
- 27 CEILING JOIST
- 28 METAL GUTTER
- 29 90% COMPACTED FILL
- 30 WATERPROOFING PER W. R. MCADAMS INC. (PER LARR# 26022) TYP @ RETAINING WALL @BUILDING STRUCTURE
- 31 MIRADRIN BOARD
- 32 PERFORATED DRAIN PIPE TO DAYLIGHT
- 33 SHEET METAL OVER PLYWOOD SHEATHING

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DATE	REVISIONS

SHEET CONTENTS

BUILDING SECTIONS
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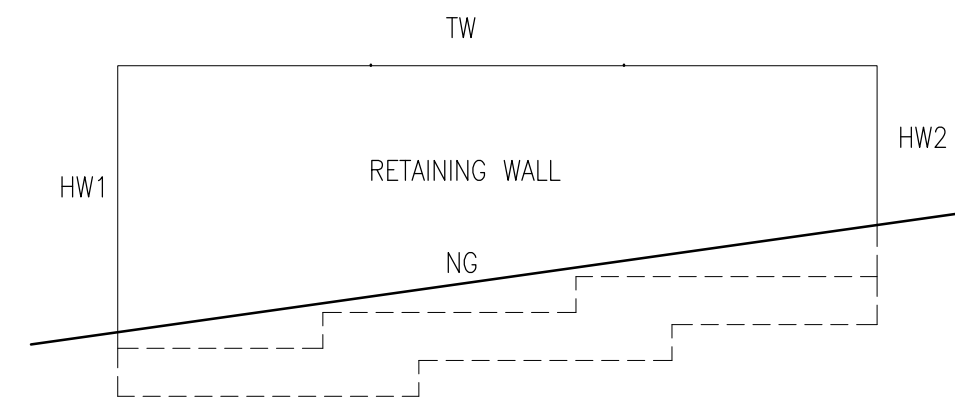
SCALE: 1/4" = 1'-0"

CADD FILE:

DRAWN:

DATE: 11/26/2021

SHEET NO:  
**A3.3**  
SHEET OF



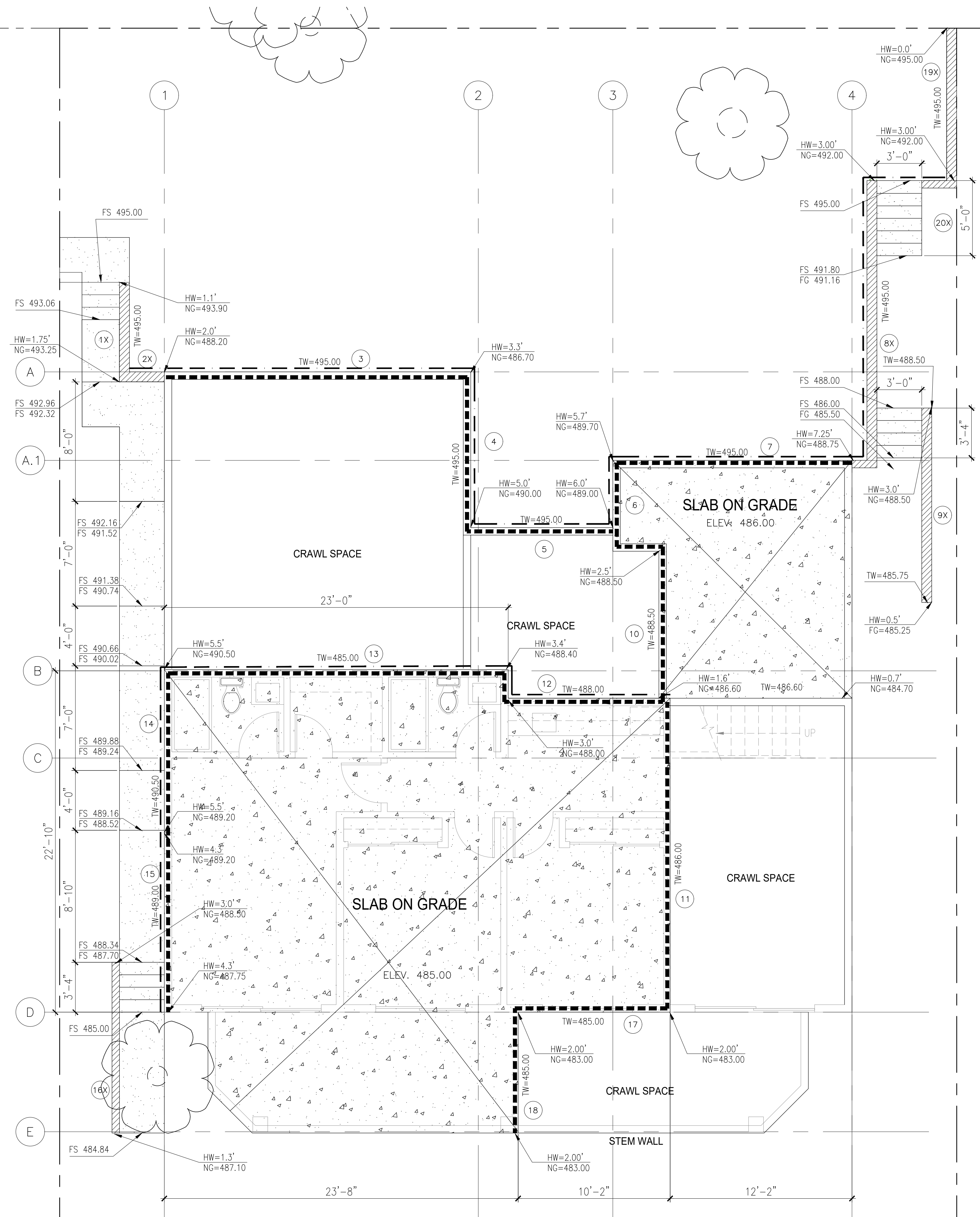
TYPICAL RETAINING WALL ELEVATION

ABBREVIATIONS/LEGEND

- FG FINISH GRADE
- FS FINISH SURFACE
- HW HEIGHT OF RETAINING WALL
- NG NATURAL GRADE LINE
- TW TOP OF WALL ELEVATION
- BUILDING RETAINING WALL
- SITE RETAINING WALL (OUTSIDE OF BUILDING)
- 3" DIA PERFORATED PIPE DRAIN TO DAYLIGHT
- RETAINING WALL OUTSIDE OF BUILDING (# WITH X)
- RETAINING WALL WITHIN BUILDING

RETAINING WALL SCHEDULE

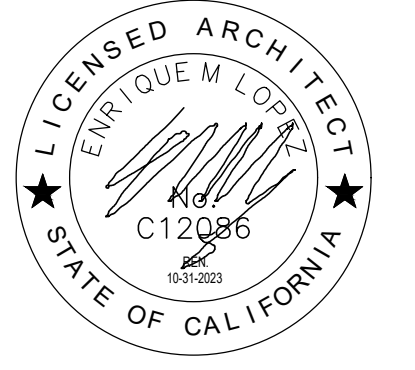
RETAINING WALL NO.	LENGTH	HEIGHT	
		HW1	HW2
1X	6'-8"	1.75'	1.10'
2X	3'-0"	2.00'	1.75'
3	20'-6"	3.30'	2.00'
4	10'-6"	5.00'	3.30'
5	9'-6"	6.00'	5.00'
6	4'-6"	6.00'	5.70'
7	17'-8"	7.40'	5.70'
8X	19'-2"	6.00'	3.00'
9X	13'-0"	3.00'	0.50'
10	10'-4"	2.50'	1.60'
11	21'-0"	2.00'	1.60'
12	10'-0"	3.00'	1.60'
13	23'-0"	5.50'	3.40'
14	10'-8"	5.50'	5.50'
15	12'-0"	4.30'	4.30'
16X	11'-5"	3.00'	1.30'
17	10'-2"	2.00'	2.00'
18	8'-1"	2.00'	2.00'
19X	10'-2"	2.00'	2.00'
20X	5'-0"	3.00'	0.00'



RETAINING WALL PLAN  
SCALE : 1/4" = 1'-0"

1  
A2.1

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HOLGATE RESIDENCE

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LOS ANGELES CA  
90031

DATE REVISIONS

SHEET CONTENTS

RETAINING WALL PLAN  
SCHEDULE

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

CADD FILE:

DRAWN:

DATE: 6/1/2023

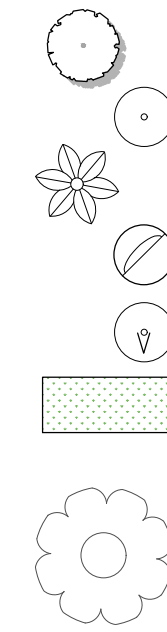
SHEET NO:

**A8.1**

SHEET OF

PLANT SCHEDULE

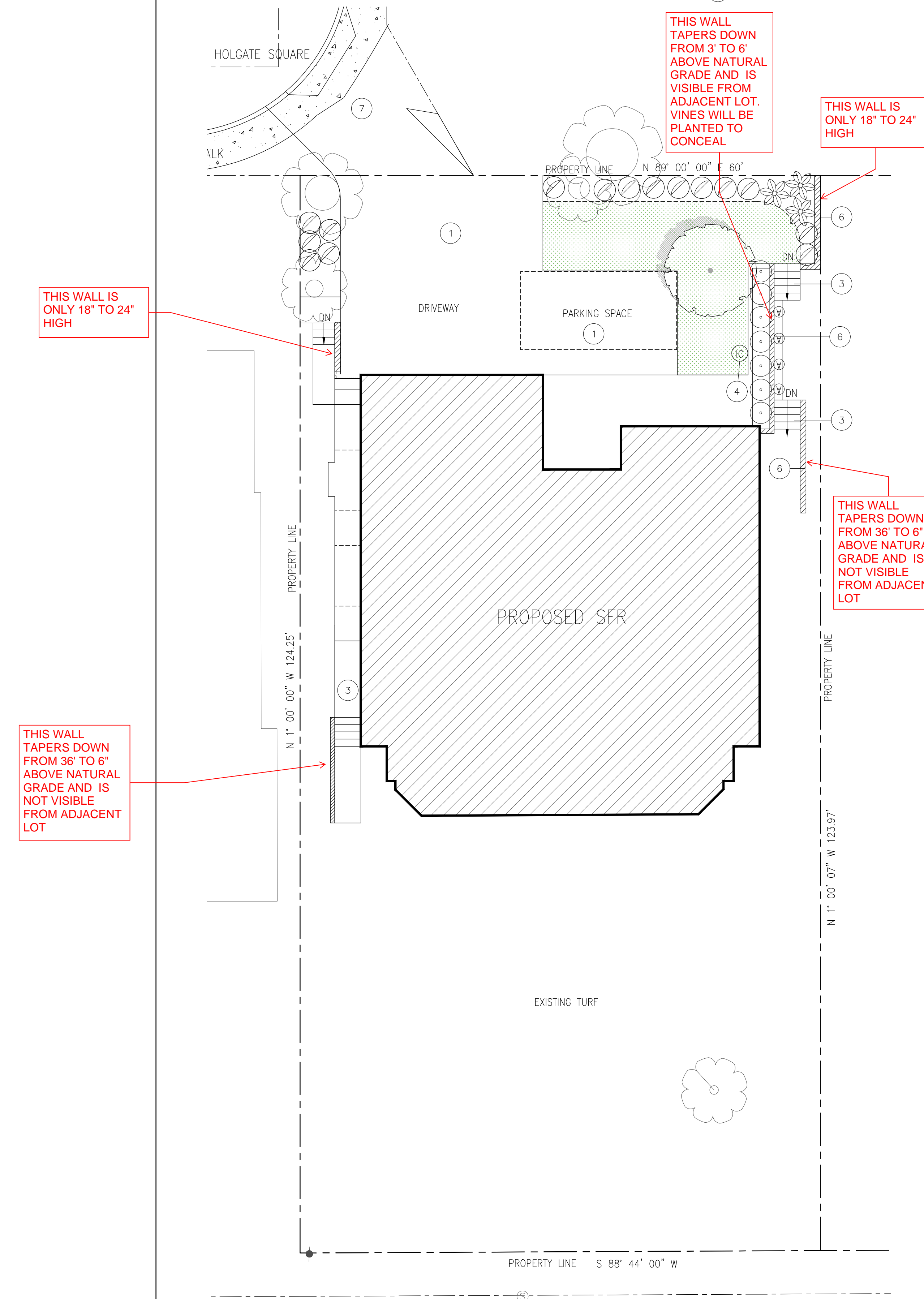
BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
CUPANIOPSIS ANACARDIODES	CARROT WOOD	24" BOX	AS SHOWN	1	
PRUNUS CAROLINIANA	CAROLINA CHERRY	15 GAL	AS SHOWN	7	HEDGE
ACACIA COGNATA 'COUSIN ITT'	LITTLE RIVER WATTLE	5 GAL	AS SHOWN	3	SHADE TOLERANT
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEVEANLY BAMBOO	5 GAL	AS SHOWN	15	SHADE TOLERANT
FICUS PUMILA	CREEPING FIG	1 GAL	AS SHOWN	4	SHADE TOLERANT
ZOYSIAGRASS	ZOYSIA		AS SHOWN		



EXISTING TREE TO REMAIN

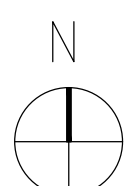
KEY NOTES:

- 1 CONCRETE PAVING - SMOOTH FINISH WITH A MINIMUM SOLAR REFLECTANCE OF 0.30 (4.106.7)
- 2 PLANTERS
- 3 CONCRETE STAIRS
- 4 IRRIGATION CONTROLLER. FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION (4.302.2)
- 5 42" GUARDWALL
- 6 RETAINING WALL SEE SHEET A8.1
- 7 (E) DRIVEWAY APPROACH



PLANTING PLAN  
SCALE : 1/8" = 1'-0"

1  
L-01



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**HOLGATE RESIDENCE**

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HOLGATE SQUARE  
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90031**

DATE	REVISIONS

SHEET CONTENTS  
PLANTING PLAN

SCALE:  
CADD FILE:  
DRAWN:  
DATE:

SHEET NO:  
**L-01**

SHEET OF