

Required materials for Department of City Planning clearance:

1. One set of color photographs mounted on 8.5"x11" cardstock or paper equivalent. Include pictures of every lot for a distance of 200 feet, with an index map indicating where the photographs were taken.
2. Samples of all exterior building materials and colors with manufacturer's specifications sheets and/or brochures.
3. Approved Tree Report from Department of Public Works – Bureau of Street Services – Urban Forestry Division.
4. Soils report from licensed professionals and Soils Approval Letter from LADBS Grading Division.
5. Complete Architectural Drawings (full size set required for Plan Check and one 11"x17") with professional license stamp(s) and accurate date, including, but not limited to having the following:
 - a. Site plan at a minimum of 1/8 inch scale, fully dimensioned
 - b. Grading plan showing new and existing 1-foot contour intervals
 - c. Site survey by a licensed surveyor showing project boundaries and 1-foot contour intervals
 - d. Complete floor plans at minimum ¼ scale, fully dimensioned and indicate finish floor height
 - e. Complete elevations of existing and proposed structures, indicating materials, dimensions, etc.
 - f. Roof plan at minimum ¼ inch scale
 - g. Retaining wall schedule with each freestanding retaining wall labeled with all relevant details including height, length, width and materials (if applicable)
 - h. Section drawings through specific areas of the project to illustrate relationship parallel and perpendicular to the natural hillside
 - i. Slope Analysis (prepared and stamped/signed by a licensed surveyor or civil engineer) with FAR calculations delineated on plans using the chart/formula below:

		Multiplying Factors by Zone and Slope Interval							
Area	Slope Interval (%)	RD1.5, RD2	R2, RD3, RD4, RD5, RD6	R1	RS	RE9	RE20	RE40	A1
A	0-15	1.00	0.75	0.50	0.45	0.40	0.35	0.35	0.25
B	15-30	0.90	0.65	0.45	0.40	0.35	0.30	0.30	0.20
C	30-45	0.80	0.55	0.40	0.35	0.30	0.25	0.25	0.15
D	45-60	0.70	0.45	0.35	0.30	0.25	0.20	0.20	0.10
E	60-100	0.60	0.35	0.30	0.25	0.20	0.15	0.15	0.05
F	100+	0.50	0.25	0.00	0.00	0.00	0.00	0.00	0.00

- j. If located along a ridgeline as identified on "Northeast LA Ridgelines" map, include location of ridgeline with 50-foot buffer delineated on all site plans (See below for ridgeline limitations).

