

1 SITE PLAN AS-BUILT
SCALE: 1/8" = 1'-0"



PROJECT:
 EVERETT RESIDENCE
 403 W. MANCHESTER AVE.
 PLAYA DEL REY, CA 90293

NO.	DATE	REVISION
-	-	INITIAL SUBMITTAL

CLIENT:
 GAYLE EVERETT
 403 W. MANCHESTER AVE.
 PLAYA DEL REY, CA 90293

KEYNOTES

- 1 OUTLINE OF BUILD-ABLE AREA
- 2 PROPERTY LINE
- 3 EXISTING ON-SITE TREE
- 4 EXISTING RETAINING WALL
- 5 CAST-IN-PLACE CONC. DRIVEWAY / WALKWAY
- 6 EXISTING FENCE OR GATE
- 7 OUTLINE OF FIRST FLOOR LEVEL ABOVE BASEMENT
- 8 EXISTING CURB AND GUTTER
- 9 EXISTING SIDEWALK
- 10 EXISTING STAIRS

PREVAILING SETBACK CALCULATIONS

Lot	Frontage (ft)	Setback (ft)
12	40	20.25
13	40	20.59
14	40	21.25
15	40	25.09
16	40	46.42
17	40	20.5
18	40	20.75

Number of lots: 7
 Prevailing Setback: 21.41 ft
 Calculation:
 Total no of lots entered: 7
 Total frontage entered: 280.00 ft
 40% from total frontage entered: 112.00 ft
 No of lots used in the calculation: 6
 Setback range used: 20.25 ft - 25.09 ft
 Total frontage used in the calculation: 240.00 ft

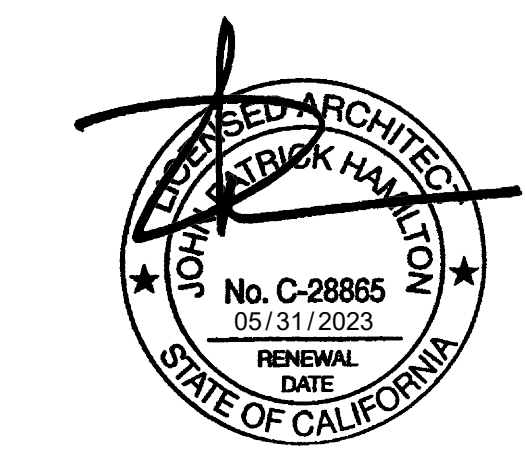
LEGEND

- (E) LANDSCAPED AREA
- UTILITY POLE

SITE PLAN AS-BUILT

Project: 21024 Drawing Number
 Date: 10.14.2021
 Drawn by: JXC
 Checked by: JPH

A1.0



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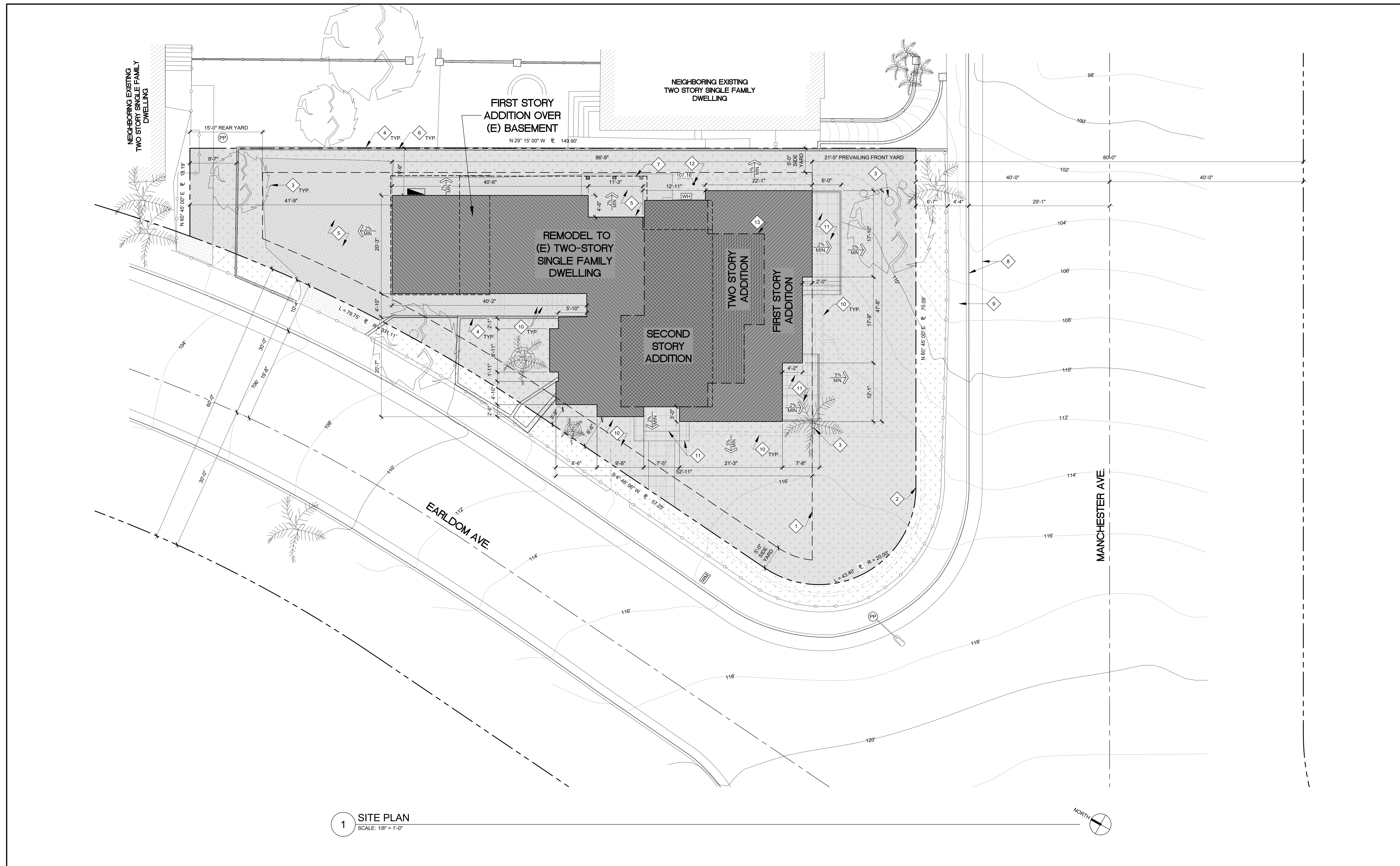
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SITE PLAN

Project: 21024 Drawing Number:
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A1.1

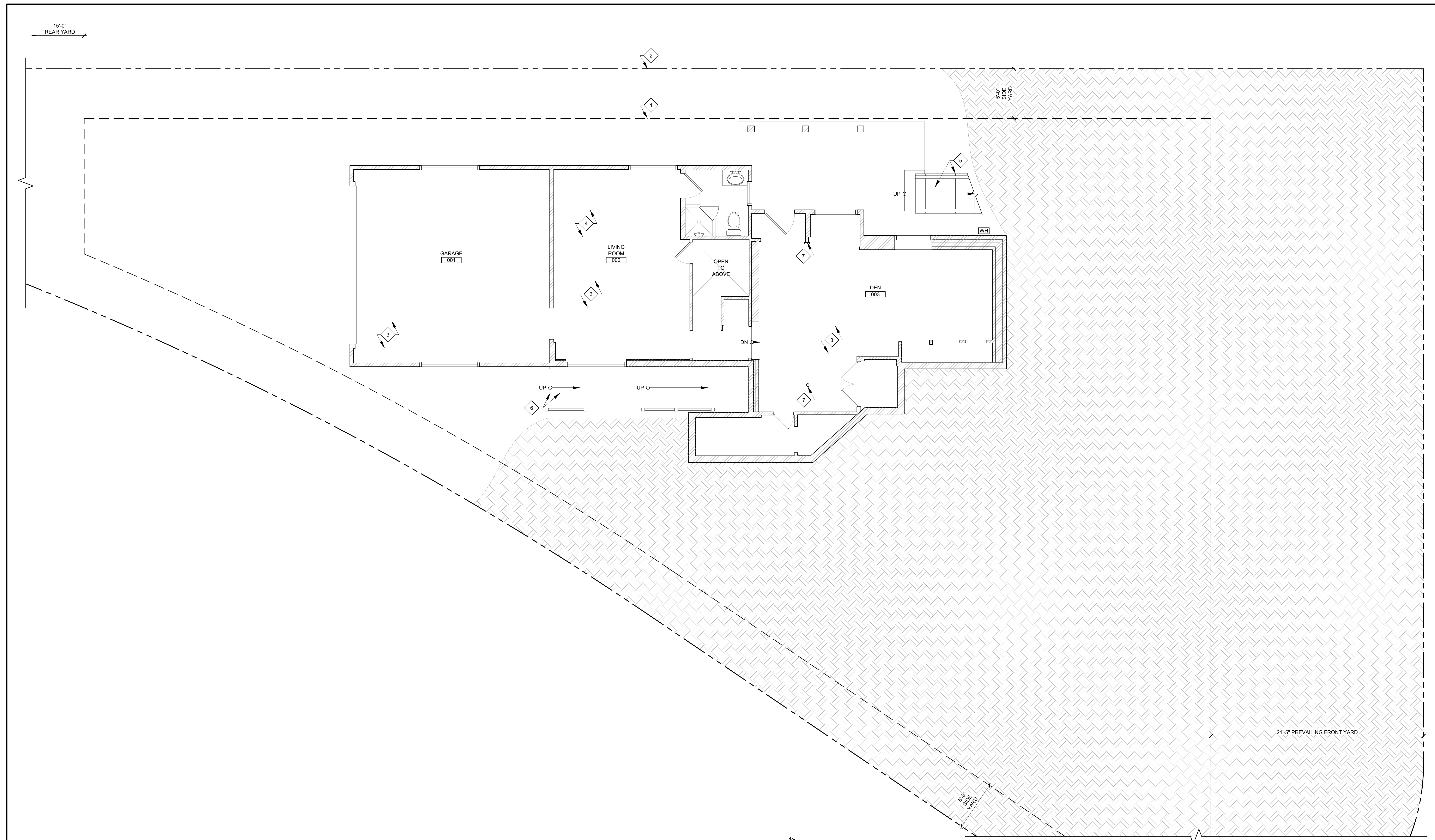
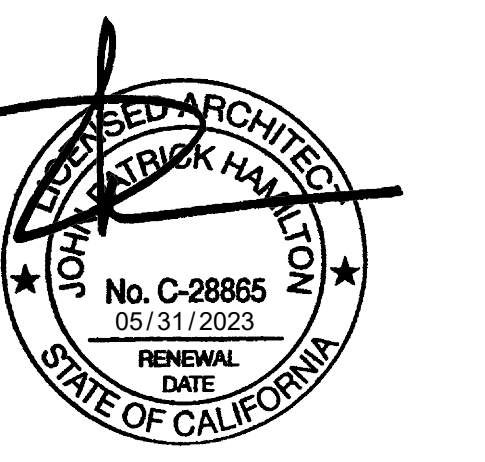


1 SITE PLAN
 SCALE: 1/8" = 1'-0"

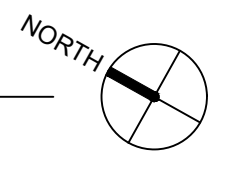
KEYNOTES	
1	OUTLINE OF BUILD-ABLE AREA
2	PROPERTY LINE
3	EXISTING ON-SITE TREE
4	EXISTING RETAINING WALL
5	(E) CAST-IN-PLACE CONC. DRIVEWAY / WALKWAY
6	EXISTING FENCE OR GATE
7	OUTLINE OF FIRST FLOOR LEVEL ABOVE BASEMENT
8	EXISTING CURB AND GUTTER
9	EXISTING SIDEWALK
10	(E) STAIRS / WALL / CONC. WALKWAY TO BE DEMOLISHED
11	(N) CAST-IN-PLACE CONC. DECK / STAIR / WALKWAY WITH TILE FINISH PER OWNER. STAIR TREADS SHALL HAVE 1" MIN RUN AND 7.75" MAX RISE.
12	LOWEST ADJACENT GRADE WITHIN 5'-0" OF BUILDING.
13	OUTLINE OF NEW SECOND FLOOR LEVEL ABOVE

SITE NOTES	
1.	DIMENSIONS INDICATED ARE TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE.
2.	CONTRACTOR TO VERIFY IN FIELD ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES WITH ARCHITECT AND OWNER PRIOR TO ANY CONSTRUCTION.
3.	CALL UNDERGROUND SERVICE ALERT (DIGIAlert - 811) FOR UTILITY NOTIFICATIONS / MARKINGS PRIOR TO REMOVALS AND EXCAVATIONS. REMOVE ALL MARKINGS AFTER CONSTRUCTION IS COMPLETED.
4.	CONNECTIONS TO THE SEWER OR STORM DRAINS REQUIRE A SEWER PERMIT.
5.	PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION.
6.	PROVIDE SAFEGUARDING DURING CONSTRUCTION SUCH AS PROTECTION ADJOINING PROPERTY AS REQUIRED BELOW AND OTHER ITEMS SUCH AS SITE FENCING AND BARRIERS (3306), SANITATION (3305), ETC.
7.	PROVIDE PROTECTION OF ADJOINING PROPERTY WHEN EXCAVATION IS TO GREATER DEPTH THAN THE WALLS OR FOUNDATION OF AN ADJACENT BUILDING OR STRUCTURE AND THE ADJACENT BUILDING OR STRUCTURE IS LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION. SUBMIT TO BAS (PRIOR TO ISSUANCE OF PERMIT) EVIDENCE OF ADJOINING PROPERTY OWNER(S) WRITTEN NOTIFICATION AND PROVIDE PLANS FOR TEMPORARY SHORING (3307).
8.	NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL.
9.	NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
10.	ALL LABOR, EQUIPMENT AND MATERIAL REQUIRED FOR OFF-SITE IMPROVEMENTS ARE THE RESPONSIBILITY OF THE OWNER. OWNER IS RESPONSIBLE FOR REPAIR OF ALL DAMAGE TO OFF-SITE IMPROVEMENTS CAUSED BY CONSTRUCTION.
11.	ALL ABANDONED CURB CUTS RESULTING FROM NEW DEVELOPMENT ARE TO BE REMOVED AND REPLACED WITH CURB, GUTTER, SIDEWALK AND LANDSCAPING TO MATCH EXISTING, PER CITY OF LOS ANGELES STANDARD DRAWINGS.
12.	PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
13.	WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION AND SHALL BE MITIGATED FROM PERMEATING INTO FOUNDATION WALL FOOTING OF THE NEW PROPOSED IMPROVEMENTS. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM OF 10 FEET.
14.	NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
15.	ALL CONCENTRATED DRAINAGE SHALL BE CONDUCTED TO THE STREET AT A 2% MIN. SLOPE
16.	CONNECT ALL BUILDING RAIN GUTTER DOWNSPOUTS TO SUB-GRADE DRAINAGE SYSTEM. SEE CIVIL DRAWINGS.
17.	PROVIDE A LANDING (SLOPED 2% AWAY FROM THE BUILDING AT EXTERIOR) AT EACH EXTERIOR DOOR, WITH A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR OR THE STAIR SERVED (WHICHEVER IS GREATER) (CBC 1009.1.6, R311.3).

LEGEND	
	(E) LANDSCAPED AREA. NEW LANDSCAPE AREA NOT TO EXCEED 500 SF.
	RECESSED MAIN ELECTRICAL PANEL. LOCATION TO BE COORDINATED & APPROVED BY SERVICE PROVIDER (LOCATION INDICATED IS PROPOSED). A NEW ELECTRICAL SERVICE SHALL BE PROVIDED WITH A STAINLESS STEEL GROUNDING ELECTRODE. MINIMUM 5/8" DIAMETER, MINIMUM 8' DRIVEN INTO THE SOIL AND LISTED FOR THIS PURPOSE. (CEC 250.70) SHALL BE AESTHETICALLY SCREENED FROM PUBLIC VIEW.
	(E) GAS METER. PROVIDE SEISMIC GAS SHUT OFF VALVE THAT IS RIGIDLY MOUNTED TO THE EXTERIOR OF THE BUILDING CONTAINING FUEL GAS PIPING.
	(E) WATER METER
	NEW TANKLESS WATER HEATER



1 BASEMENT FLOOR PLAN AS-BUILT
SCALE: 1/4" = 1'-0"










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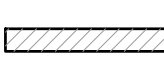
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KEYNOTES

-  OUTLINE OF BUILDABLE AREA
-  PROPERTY LINE
-  (E) CAST-IN-PLACE CONCRETE SLAB ON GRADE CONSTRUCTION
-  (E) RAISED FLOOR CONSTRUCTION
-  (E) WOOD-FRAMED STAIR
-  (E) CAST-IN-PLACE CONC. STAIR
-  (E) STEEL PIPE COLUMN OR CHANNEL MEMBER

NOTES

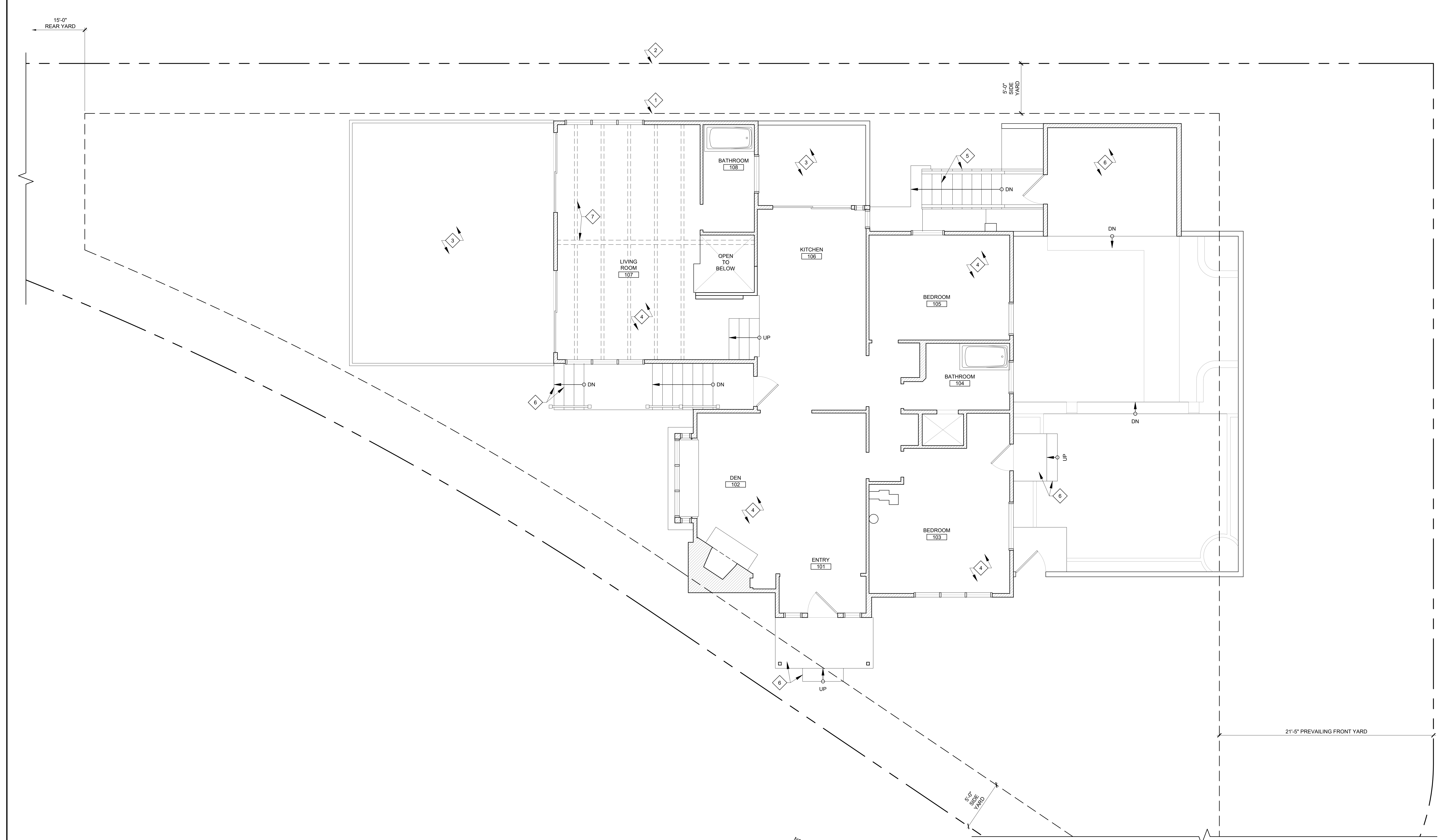
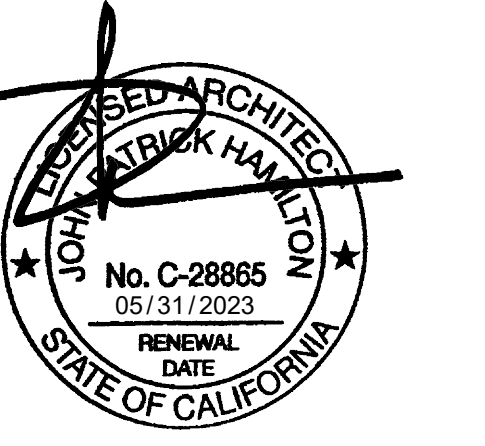
LEGEND

 EXISTING WALL

BASEMENT FLOOR PLAN AS-BUILT

Project: 21024 Drawing Number
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 Checked by: JPH

A1.2



1 FIRST FLOOR PLAN AS-BUILT
 SCALE: 1/4" = 1'-0"
 NORTH

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KEYNOTES

- 1 OUTLINE OF BUILDABLE AREA
- 2 PROPERTY LINE
- 3 (E) EXTERIOR UNCOVERED DECK
- 4 (E) RAISED / FRAMED FLOOR CONSTRUCTION
- 5 (E) WOOD-FRAMED STAIR
- 6 (E) CAST-IN-PLACE CONC. DECK / STAIR
- 7 OUTLINE OF EXPOSED BEAM AND CEILING RAFTERS ABOVE

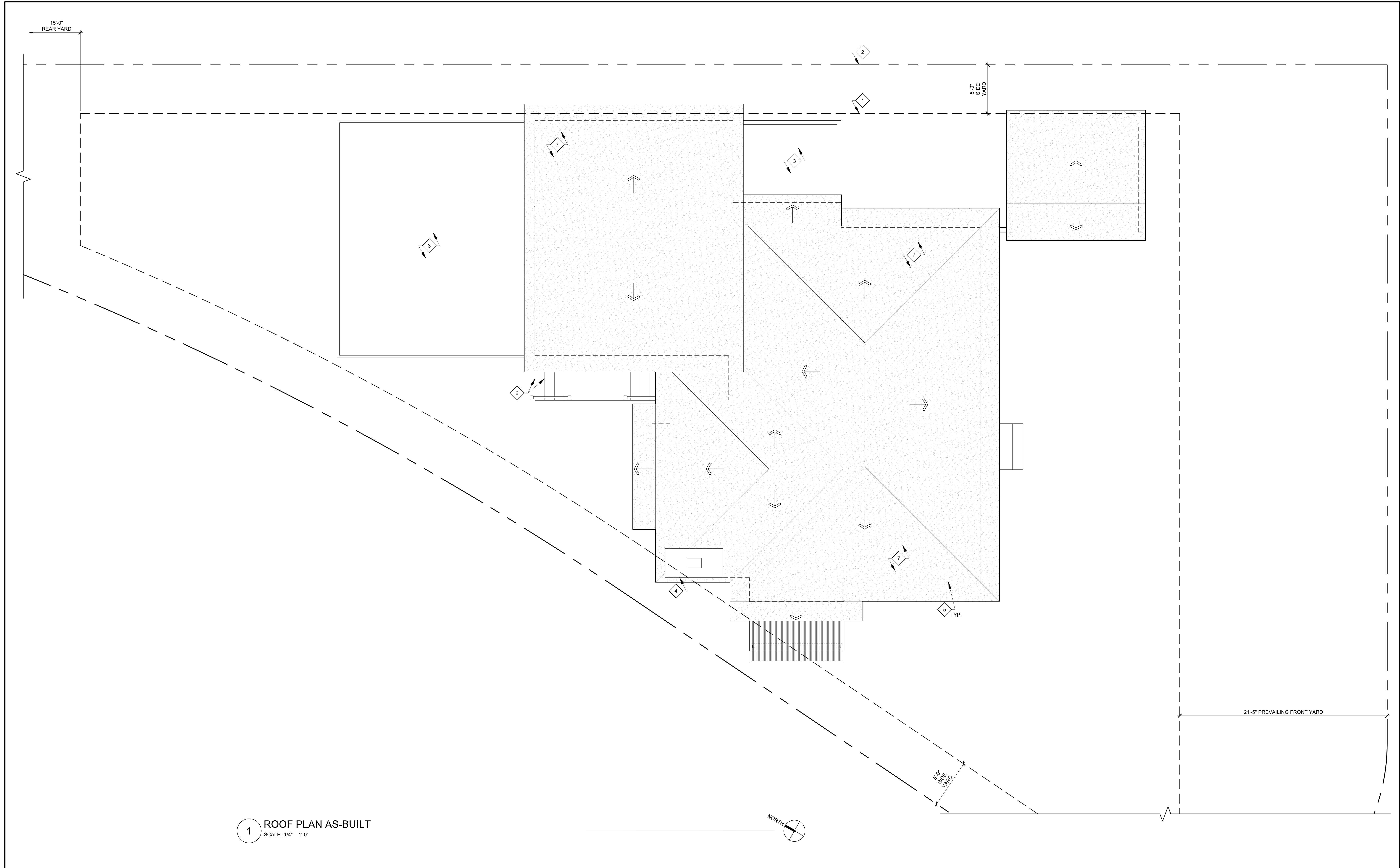
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LEGEND

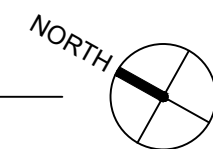
EXISTING WALL

**FIRST FLOOR
 PLAN AS-BUILT**

Project: 21024 Drawing Number
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 Drawn by: JXC
 Checked by: JPH
A1.3



1 ROOF PLAN AS-BUILT
SCALE: 1/4" = 1'-0"



KEYNOTES

- 1 OUTLINE OF BUILDABLE AREA
- 2 PROPERTY LINE
- 3 (E) EXTERIOR UNCOVERED DECK BELOW
- 4 (E) FIREPLACE CHIMNEY
- 5 OUTLINE OF (E) EXTERIOR WALL BELOW
- 6 (E) CAST-IN-PLACE CONC. DECK / STAIR
- 7 (E) LOW-SLOPE GRAVEL ROOFING

NOTES

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PLAYA DEL REY, CA 90293

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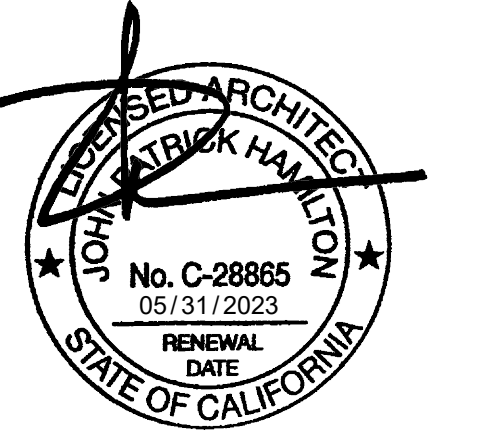
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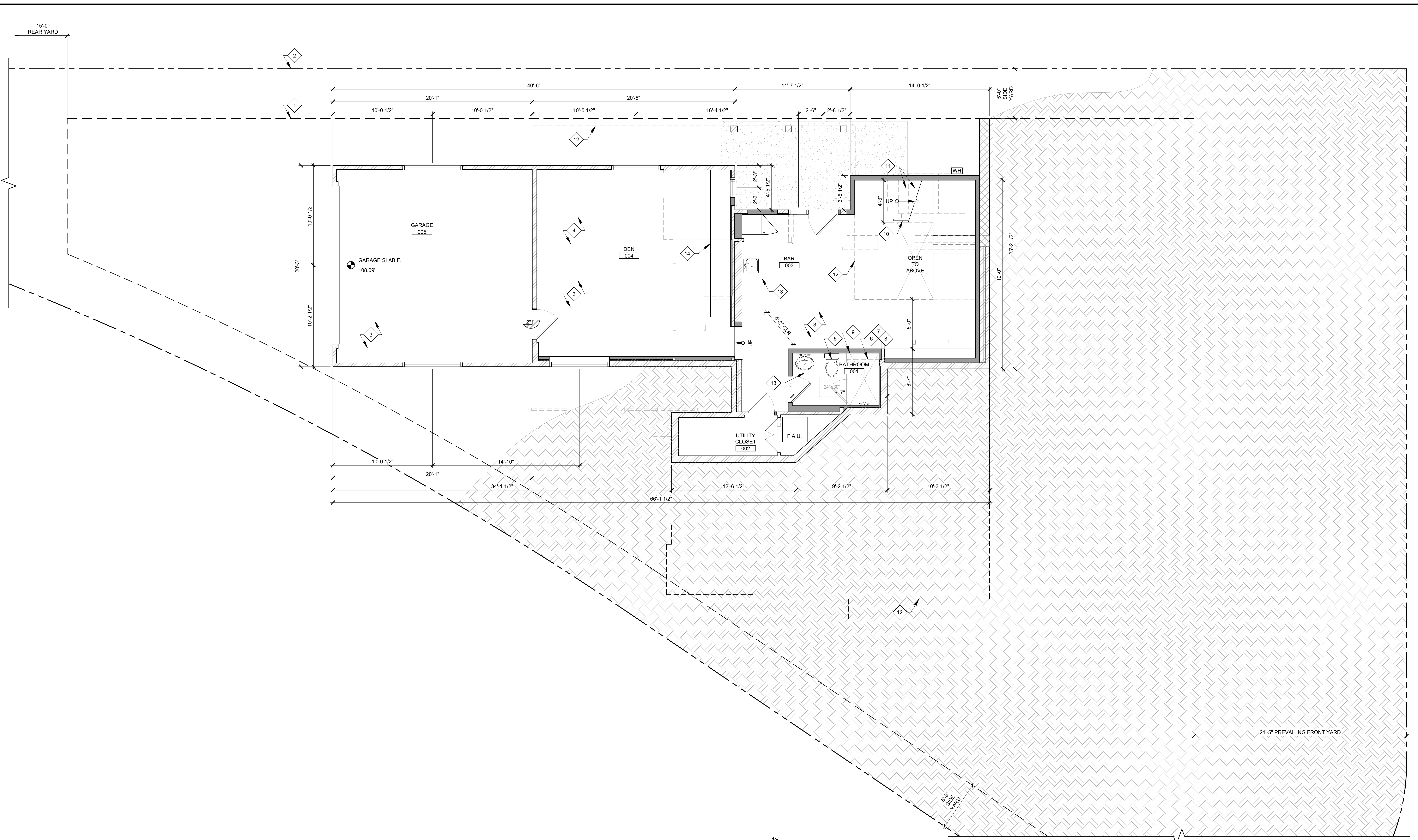
GAYLE EVERETT
403 W. MANCHESTER AVE.
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ROOF PLAN AS-BUILT

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Drawn by: JXC
Checked by: JPH

A1.4





1 **BASEMENT FLOOR PLAN**
 SCALE: 1/4" = 1'-0"

KEYNOTES

- | | |
|---|---|
| <p>1 OUTLINE OF BUILDABLE AREA</p> <p>2 PROPERTY LINE</p> <p>3 (E) CAST-IN-PLACE CONCRETE SLAB ON GRADE CONSTRUCTION</p> <p>4 AREA OF (N) PORTION OF CAST-IN-PLACE CONCRETE SLAB ON GRADE CONSTRUCTION. SEE STRUCTURAL.</p> <p>5 ALL TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS, AND A MINIMUM CLEAR FLOOR AREA OF 24"x30" IN FRONT OF THE BOWL. NON-SLIP, NON-ABSORBANT FLOORING PER OWNER. PROVIDE MINIMUM 6'-0" A.F.F. NON-ABSORBANT WALL FINISH AT TUB/SHOWER AND SHATTER-RESISTANT MATERIALS FOR THE SHOWER ENCLOSURE. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2) SEE SHOWER DETAILS ON SHEET A5.2.</p> <p>6 PROVIDE A THERMOSTATIC MIXING VALVE AT ALL SHOWERS/SHOWER TUBS WITH INDIVIDUAL CONTROL VALVES FOR PRESSURE BALANCE AND THERMOSTATIC, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE. ALL FITTINGS SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION</p> <p>7 SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQ FT MINIMUM AND SHALL ACCOMMODATE A 2'-6" MINIMUM CLEAR CIRCLE AT THRESHOLD LEVEL. THESE MINIMUM CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 6'-0" ABOVE THE SHOWER DRAIN.</p> <p>8 RAISED CURB AT SHOWER THRESHOLD</p> <p>9 STAIR-MOUNTED HANDRAIL, 3'-0" TALL AS MEASURED FROM TREADS. SEE DETAILS ON SHEET A5.4.</p> | <p>11 STAIR TREADS SHALL HAVE 11" MIN RUN AND 7.75" MAX RISE. SEE DETAILS ON SHEET A5.4.</p> <p>12 OUTLINE OF FIRST FLOOR ABOVE</p> <p>13 (N) BUILT-IN CABINETRY: PRE-FINISHED, SOLID WOOD, FULL OVERLAY CABINETS BY 'OMEGA' OR EQUAL APPROVED BY ARCHITECT.</p> <p>14 (N) FULL-HEIGHT BUILT-IN CABINETRY PER OWNER</p> |
|---|---|

NOTES

1. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH SPACE-HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT.

LEGEND

- | | |
|--|--|
| | NEW WALL |
| | NEW CONC. RETAINING WALL. PROVIDE FURRING ON INTERIOR SIDE OF WALL |
| | NEW PARTIAL HEIGHT FRAMED WALL |
| | EXISTING WALL |
| | EXISTING WALL TO BE DEMOLISHED |

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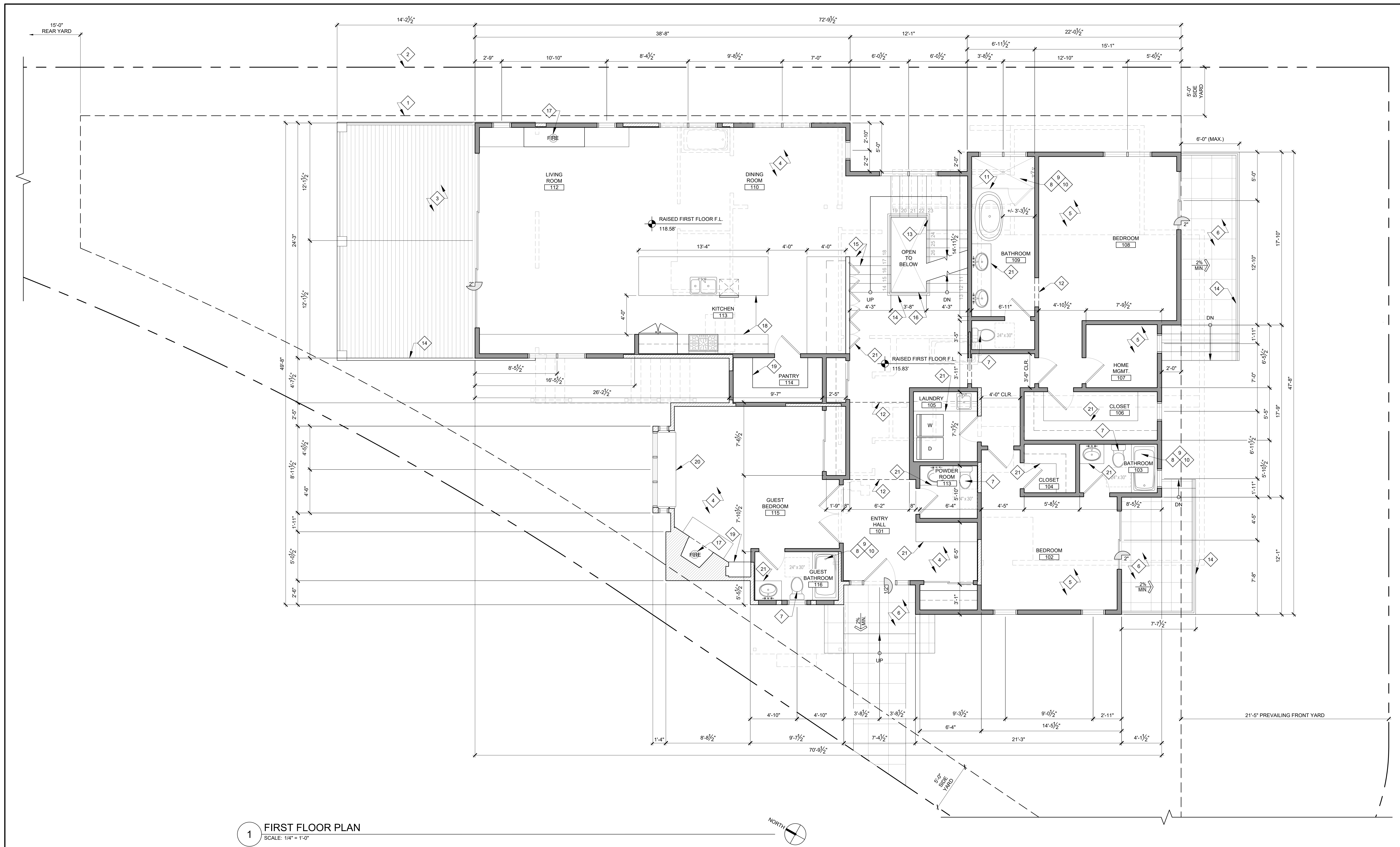
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BASEMENT FLOOR PLAN

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 Checked by: JPH

A2.0



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

HAMILTON ARCHITECTS
12240 VENICE BOULEVARD TELEPHONE 310-398-1500
SUITE NO. TWENTY-FIVE FACSIMILE 310-398-8800
LOS ANGELES, CA 90066 HAMILTONARCHITECTS.NET



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403 W. MANCHESTER AVE.
PLAYA DEL REY, CA 90293

KEYNOTES

- 1 OUTLINE OF BUILDBLE AREA
- 2 PROPERTY LINE
- 3 (E) EXTERIOR DECK TO BE REFINISHED WITH COMPOSITE DECKING SYSTEM. SEE SHEET A0.6 FOR SPECIFICATION. INSULATE UNVENTED DECK JOIST BAYS TO MATCH TYPICAL UNVENTED ROOF JOIST INSULATION ASSEMBLY AND R-VALUE REQUIRED BY ENERGY ANALYSIS CALCULATION.
- 4 (E) RAISED / FRAMED FLOOR CONSTRUCTION
- 5 AREA OF (N) RAISED / FRAMED FLOOR CONSTRUCTION
- 6 (N) CAST-IN-PLACE CONC. DECK / STAIR / WALKWAY WITH TILE FINISH PER OWNER
- 7 ALL TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS, AND A MINIMUM CLEAR FLOOR AREA OF 24"x30" IN FRONT OF THE BOWL.
NON-SLIP, NON-ABSORBANT FLOORING PER OWNER. PROVIDE MINIMUM 6"-0" A.F.F. NON-ABSORBANT WALL FINISH AT TUB/SHOWER AND SHATTER-RESISTANT MATERIALS FOR THE SHOWER ENCLOSURE. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2) SEE SHOWER DETAILS ON SHEET A5.2.
PROVIDE A THERMOSTATIC MIXING VALVE AT ALL SHOWERS/SHOWER TUBS WITH INDIVIDUAL CONTROL VALVES FOR PRESSURE BALANCE AND THERMOSTATIC, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE. ALL FITTINGS SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION
- 8
- 9
- 10 SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQ FT MINIMUM AND SHALL ACCOMMODATE A 2'-6" MINIMUM CLEAR CIRCLE AT THRESHOLD LEVEL. THESE MINIMUM CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 6'-0" ABOVE THE SHOWER DRAIN.
- 11 CURBLESS SHOWER THRESHOLD SEE APPLICABLE SHOWER DETAILS ON SHEET A5.2.
- 12 OUTLINE OF CASED OPENING OR SOFFIT ABOVE
- 13 STAIR-MOUNTED HANDRAIL, 3'-0" TALL AS MEASURED FROM TREADS. SEE DETAILS ON SHEET A5.4.
- 14 GUARD RAIL, 3'-6" TALL AS MEASURED FROM FLOOR LEVEL.
- 15 STAIR TREADS SHALL HAVE 11" MIN RUN AND 7.75" MAX RISE. SEE DETAILS ON SHEET A5.4.
- 16 EDGE OF FLOOR
- 17 (N) DIRECT-VENT SEALED COMBUSTION FIREPLACE. SEE A0.6 FOR SPECIFICATION.
- 18 (N) BUILT-IN CABINETRY: PRE-FINISHED, SOLID WOOD, FULL OVERLAY CABINETS BY "OMEGA" OR EQUAL APPROVED BY ARCHITECT.
- 19 (N) FULL-HEIGHT BUILT-IN CABINETRY PER OWNER
- 20 (E) BUILT-IN SEAT TO BE REFINISHED PER OWNER
- 21 (N) CUSTOM BUILT-IN CABINETRY PER OWNER

NOTES

1. ALL HABITABLE ROOMS SHALL BE PROVIDED WITH SPACE-HEATING SYSTEMS CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF NOT LESS THAN 68 DEGREES FAHRENHEIT.

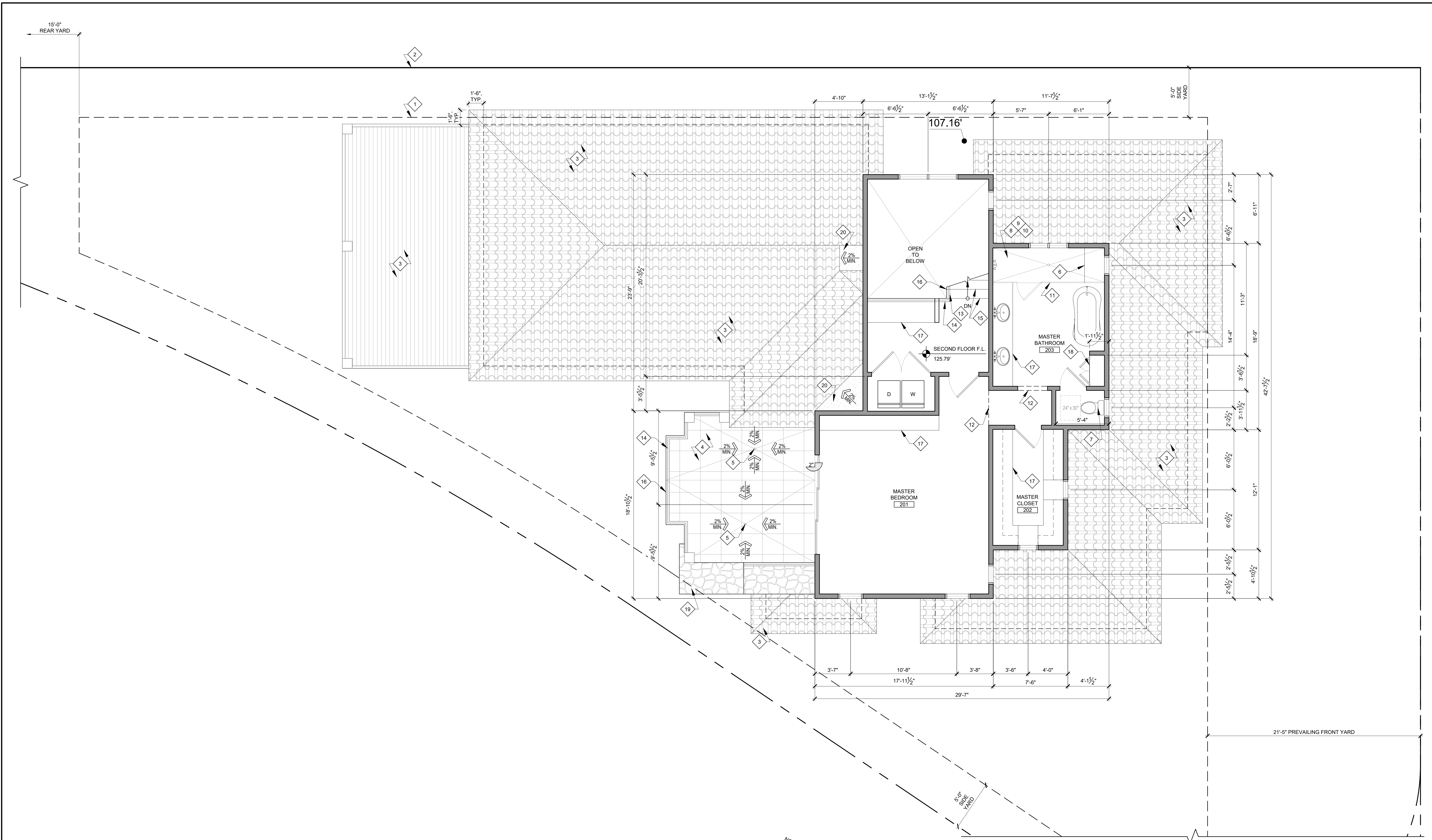
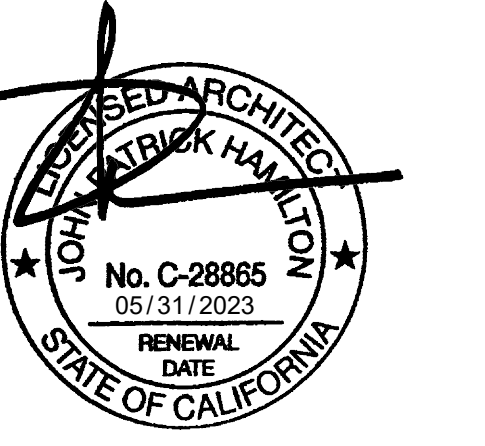
LEGEND

- NEW WALL
- NEW CONC. RETAINING WALL. PROVIDE FURRING ON INTERIOR SIDE OF WALL
- NEW PARTIAL HEIGHT FRAMED WALL
- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED

FIRST FLOOR PLAN

Project: 21024 Drawing Number
Date: 10.14.2021
Drawn by: JXC
Checked by: JPH

A2.1



1 SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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KEYNOTES

- 1 OUTLINE OF BUILDABLE AREA
- 2 PROPERTY LINE
- 3 EXTERIOR DECK OR ROOF BELOW
- 4 NEW 202 SF DECK WITH TILE FINISH PER OWNER. INSULATE UNVENTED DECK JOIST BAYS TO MATCH TYPICAL UNVENTED ROOF JOIST INSULATION ASSEMBLY AND R-VALUE REQUIRED BY ENERGY ANALYSIS REPORT.
- 5 DECK DRAIN PER CPC 1101.12.1
- 6 BUILT-IN SHOWER SEAT
- 7 ALL TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GALLONS, AND A MINIMUM CLEAR FLOOR AREA OF 24"x30" IN FRONT OF THE BOWL. NON-SLIP, NON-ABSORBANT FLOORING PER OWNER. PROVIDE MINIMUM 6'-0" A.F.F. NON-ABSORBANT WALL FINISH AT TUB/SHOWER AND SHATTER-RESISTANT MATERIALS FOR THE SHOWER ENCLOSURE. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (RY02.4.2) SEE SHOWER DETAILS ON SHEET A5.2.
- 8 PROVIDE A THERMOSTATIC MIXING VALVE AT ALL SHOWERS/SHOWER TUBS WITH INDIVIDUAL CONTROL VALVES FOR PRESSURE BALANCE AND THERMOSTATIC, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE. ALL FITTINGS SHALL PROVIDE SCALD AND THERMAL SHOCK PROTECTION

- 10 SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQ FT MINIMUM AND SHALL ACCOMMODATE A 2'-6" MINIMUM CLEAR CIRCLE AT THRESHOLD LEVEL. THESE MINIMUM CLEARANCES SHALL BE MAINTAINED UP TO A HEIGHT OF 6'-0" ABOVE THE SHOWER DRAIN.
- 11 CURBLESS SHOWER THRESHOLD SEE APPLICABLE SHOWER DETAILS ON SHEET A5.2.
- 12 OUTLINE OF CASED OPENING OR SOFFIT ABOVE
- 13 STAIR-MOUNTED HANDRAIL, 3'-0" TALL AS MEASURED FROM TREADS. SEE DETAILS ON SHEET A5.4.
- 14 GUARD RAIL, 3'-6" TALL AS MEASURED FROM FLOOR LEVEL.
- 15 STAIR TREADS SHALL HAVE 11" MIN RUN AND 7.75" MAX RISE. SEE DETAILS ON SHEET A5.4.
- 16 EDGE OF FLOOR
- 17 (N) CUSTOM BUILT-IN CABINERY PER OWNER
- 18 (N) FULL-HEIGHT BUILT-IN CABINERY PER OWNER
- 19 CHIMNEY / PARAPET WALL WITH NON-COMBUSTIBLE STONE VENEER FINISH. MANUFACTURER, STYLE, AND COLOR PER OWNER.
- 20 PLYWOOD CRICKET TO PROVIDE 2% MIN. POSITIVE DRAINAGE AWAY FROM ROOF.

NOTES

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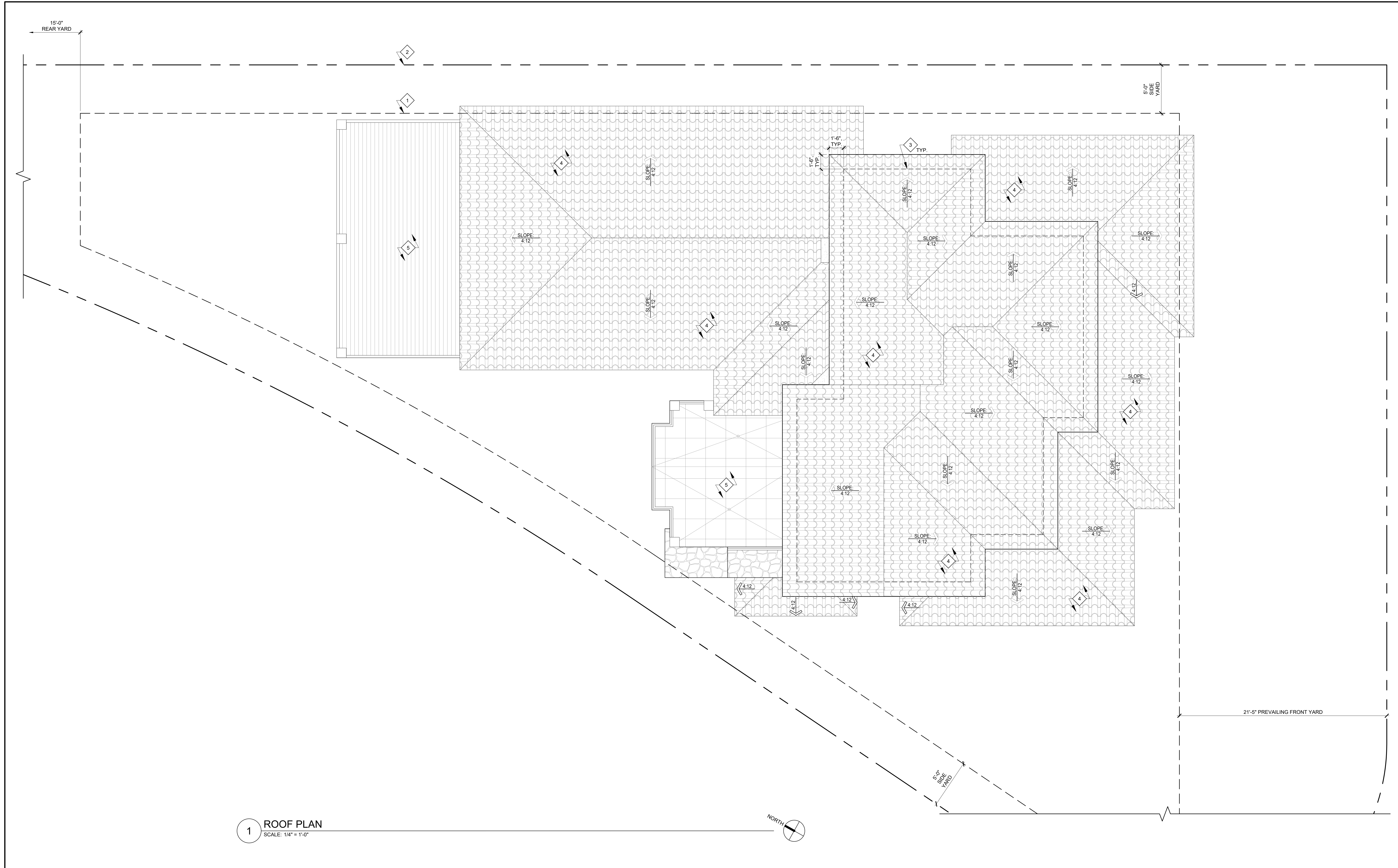
LEGEND

- NEW WALL
- NEW CONC. RETAINING WALL. PROVIDE FURRING ON INTERIOR SIDE OF WALL
- NEW PARTIAL HEIGHT FRAMED WALL
- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED

SECOND FLOOR PLAN

Project: 21024 Drawing Number
 Date: 10.14.2021
 Drawn by: JXC
 Checked by: JPH

A2.2



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

KEYNOTES

- 1 OUTLINE OF BUILD-ABLE AREA
- 2 PROPERTY LINE
- 3 OUTLINE OF SECOND FLOOR EXTERIOR WALL BELOW
- 4 UL "CLASS A" BARREL CLAY TILE BY "MCA CLAY ROOF TILE" MODEL: "CORONA TAPERED MISSION TILE" COLOR: "OLD SANTA BARBARA BLEND." SEE IAPMO UES REPORT 0356. SEE SHEET A0.6 FOR MORE INFORMATION.
- 5 EXTERIOR DECK BELOW

NOTES

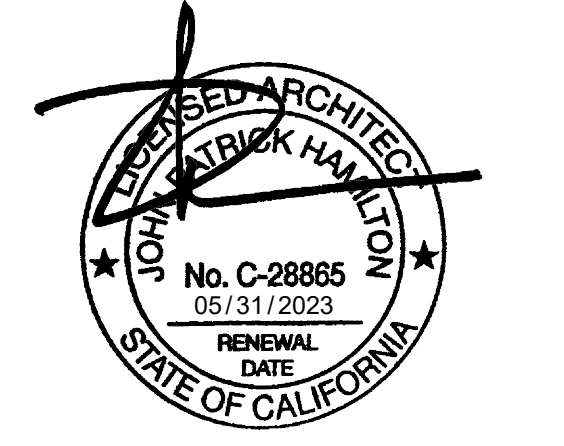
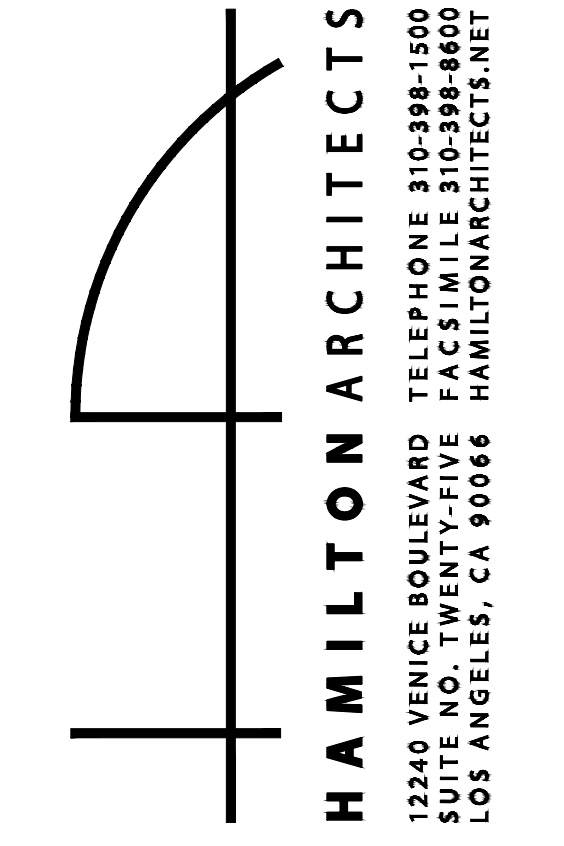
1. ROOFING MATERIALS MUST COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

A: ROOFING MATERIAL MUST HAVE A MINIMUM 3-YEAR AGED SOLAR REFLECTANCE EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN TABLE 4.106.5 OF THE LOS ANGELES GREEN BUILDING CODE. SOLAR REFLECTANCE SHALL BE DETERMINED BY TESTING BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM C1549, ASTM E1918 OR CRR-1. SOLAR REFLECTANCE VALUES SHALL BE BASED ON THE AGED REFLECTANCE VALUE OF THE ROOFING PRODUCT OR THE EQUATION IN SECTION 4.106.5.1 IF AGED SOLAR REFLECTANCE VALUES ARE NOT AVAILABLE.

ROOFING MATERIAL MUST HAVE AN EMITTANCE VALUE EQUAL OR GREATER THAN THOSE SPECIFIED IN TABLE 4.106.5 OF THE LOS ANGELES GREEN BUILDING CODE. THERMAL EMITTANCE SHALL BE DETERMINED BY TESTING BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM C1371, ASTM E408, OR CRR-1.

B: ROOFING MATERIAL MUST HAVE AN AGED SOLAR REFLECTANCE INDEX EQUAL TO OR GREATER THAN THOSE SPECIFIED IN TABLE 4.106.5 OF THE LOS ANGELES GREEN BUILDING CODE. SOLAR REFLECTANCE INDEX (SRI) SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E1980. CALCULATION OF AGED SRI SHALL BE BASED ON AGED TESTED VALUES OF SOLAR REFLECTANCE AND ON THERMAL EMITTANCE. CALCULATION OF INITIAL SRI SHALL BE BASED ON INITIAL TESTED VALUES OF SOLAR REFLECTANCE AND ON THERMAL EMITTANCE.

LEGEND



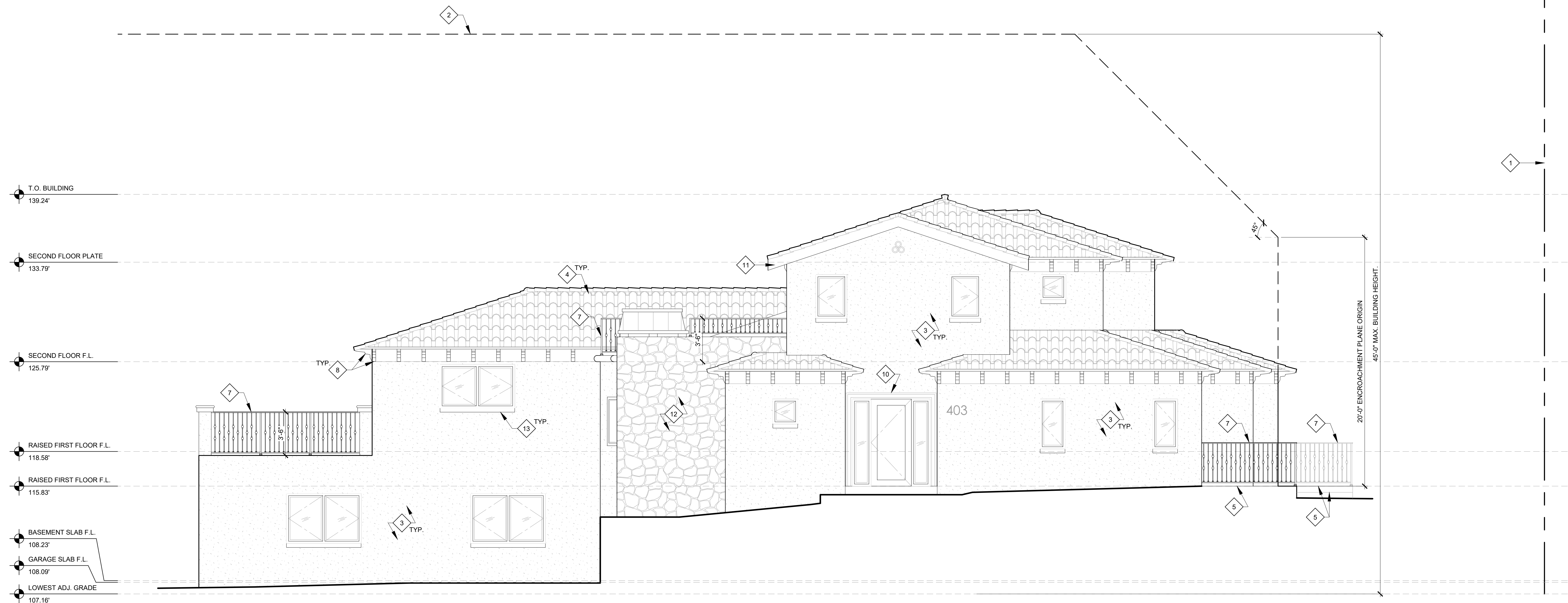
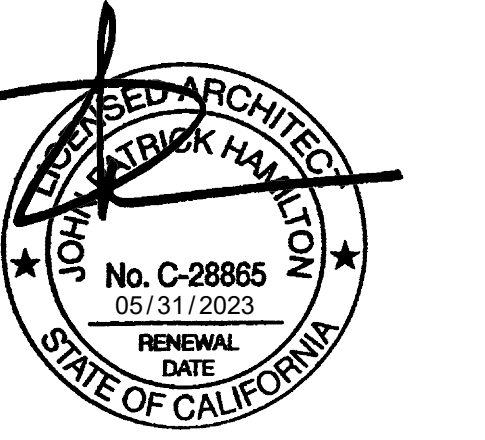
PROJECT:
EVERETT RESIDENCE
403 W. MANCHESTER AVE.
PLAYA DEL REY, CA 90293

NO.	DATE	REVISION
-	-	INITIAL SUBMITTAL

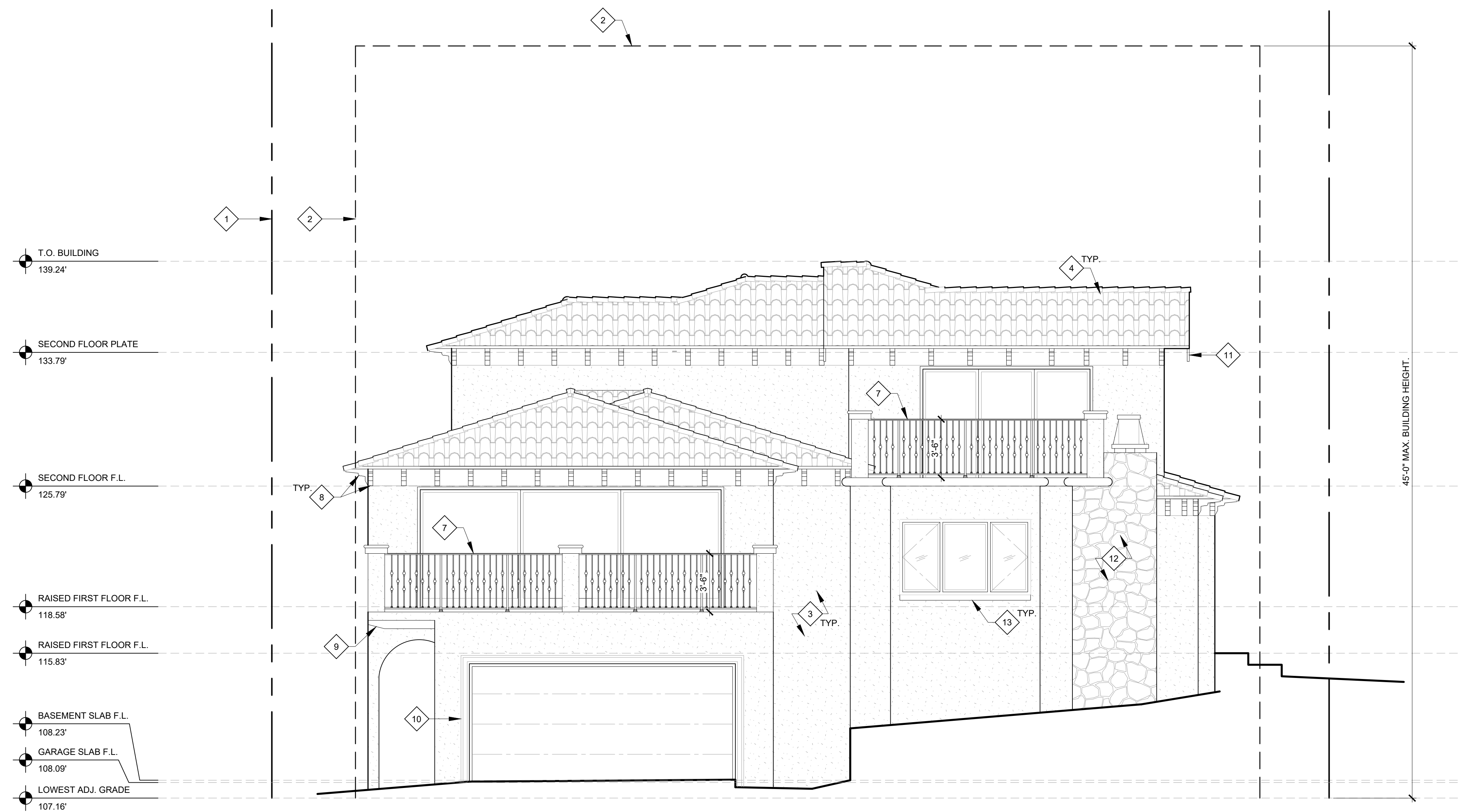
CLIENT:
GAYLE EVERETT
403 W. MANCHESTER AVE.
PLAYA DEL REY, CA 90293

ROOF PLAN

Project: 21024 Drawing Number:
Date: 10.14.2021
Drawn by: JXC
Checked by: JPH



2 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



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

KEYNOTES

- 1 PROPERTY LINE
- 2 OUTLINE OF BUILD-ABLE AREA
- 3 7/8" THREE-COAT CEMENT PLASTER WALL FINISH WITH INTEGRAL COLOR. PROVIDE SANTA BARBARA SMOOTH COAT TEXTURE, TYP.
- 4 NEW CLAY TILE ROOFING. SEE ROOF PLAN ON SHEET A2.3 FOR MORE INFORMATION.
- 5 (N) CAST-IN-PLACE CONC. DECK / STAIR / WALKWAY WITH TILE FINISH PER OWNER
- 6 3'-0" TALL OPEN STEEL HANDRAIL, HOT-DIPPED GALVANIZED & PAINTED
- 7 3'-6" TALL OPEN STEEL GUARDRAIL, HOT-DIPPED GALVANIZED & PAINTED
- 8 DECORATIVE 4x12 WOOD CORBELS AT 2'-0" O.C. PROVIDE STAIN UNDER CLEAR SEALER.
- 9 DECORATIVE 6x8 WOOD BEAMS AT 1'-6" O.C. PROVIDE STAIN UNDER CLEAR SEALER.
- 10 CAST STONE DOOR SURROUND
- 11 WOOD FASCIA. PROVIDE STAIN UNDER CLEAR SEALER.
- 12 NON-COMBUSTIBLE STONE VENEER. MANUFACTURER, STYLE, AND COLOR PER OWNER.
- 13 CAST STONE WINDOW SILL TRIM WITH DRIP EDGE.

PROJECT:
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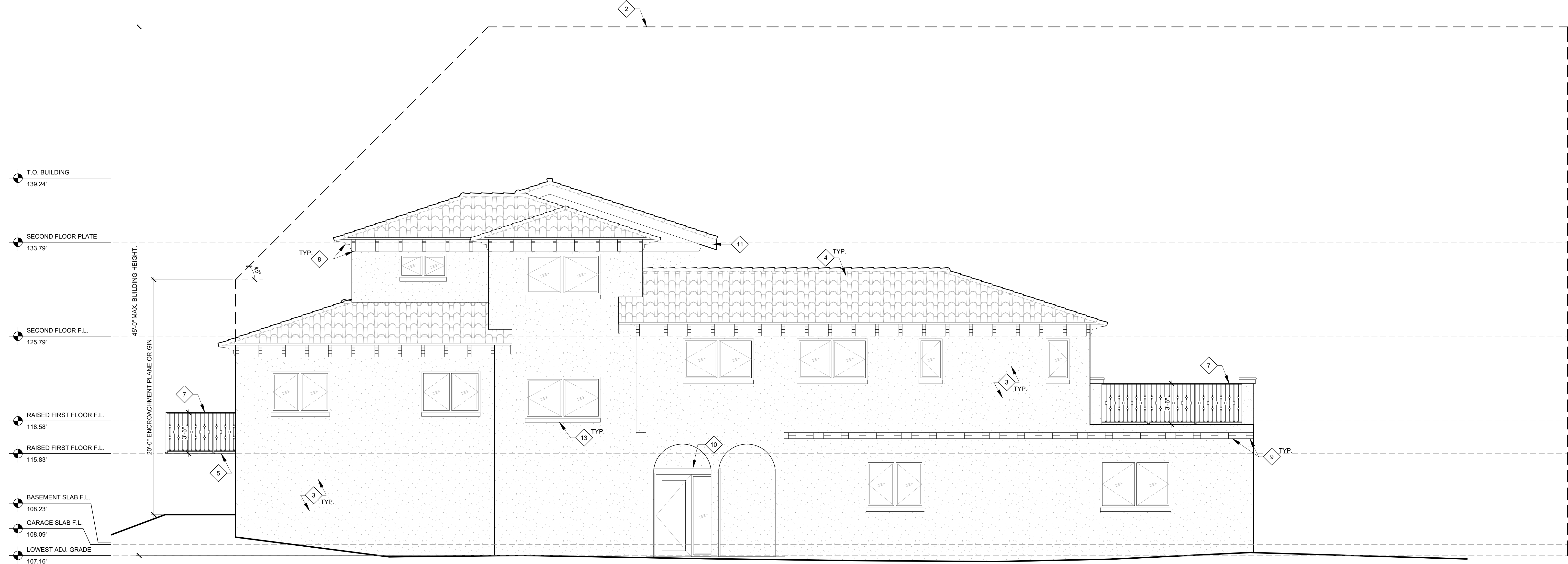
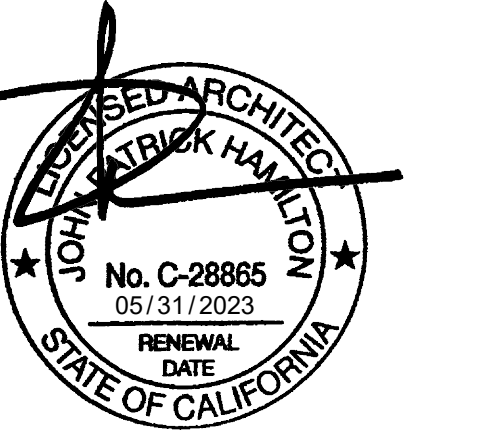
NO.	DATE	REVISION
		INITIAL SUBMITTAL

CLIENT:
 GAYLE EVERETT
 403 W. MANCHESTER AVE.
 PLAYA DEL REY, CA 90293

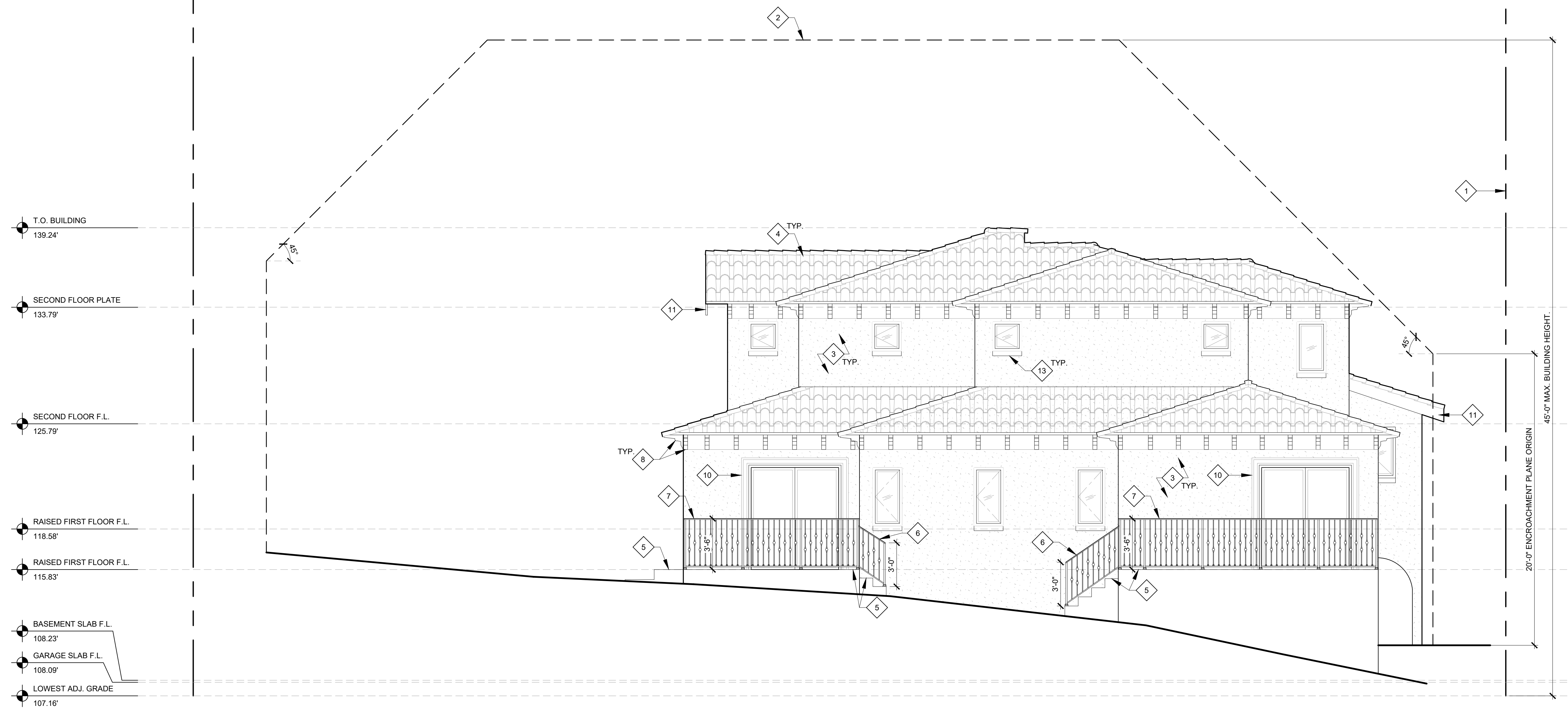
EXTERIOR ELEVATIONS

Project: 21024 Drawing Number
 Date: 10.14.2021
 Drawn by: JXC
 Checked by: JPH

A3.1



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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

KEYNOTES

- 1 PROPERTY LINE
- 2 OUTLINE OF BUILD-ABLE AREA
- 3 7/8" THREE-COAT CEMENT PLASTER WALL FINISH WITH INTEGRAL COLOR. PROVIDE SANTA BARBARA SMOOTH COAT TEXTURE, TYP.
- 4 NEW CLAY TILE ROOFING. SEE ROOF PLAN ON SHEET A2.3 FOR MORE INFORMATION.
- 5 (N) CAST-IN-PLACE CONC. DECK / STAIR / WALKWAY WITH TILE FINISH PER OWNER
- 6 3'-0" TALL OPEN STEEL HANDRAIL, HOT-DIPPED GALVANIZED & PAINTED
- 7 3'-6" TALL OPEN STEEL GUARDRAIL, HOT-DIPPED GALVANIZED & PAINTED
- 8 DECORATIVE 4x12 WOOD CORBELS AT 2'-0" O.C. PROVIDE STAIN UNDER CLEAR SEALER.
- 9 DECORATIVE 6x8 WOOD BEAMS AT 1'-6" O.C. PROVIDE STAIN UNDER CLEAR SEALER.
- 10 CAST STONE DOOR SURROUND
- 11 WOOD FASCIA. PROVIDE STAIN UNDER CLEAR SEALER.
- 12 NON-COMBUSTIBLE STONE VENEER. MANUFACTURER, STYLE, AND COLOR PER OWNER.
- 13 CAST STONE WINDOW SILL TRIM WITH DRIP EDGE.

PROJECT:
 EVERETT RESIDENCE
 403 W. MANCHESTER AVE.
 PLAYA DEL REY, CA 90293

NO.	DATE	REVISION
-	-	INITIAL SUBMITTAL

CLIENT:
 GAYLE EVERETT
 403 W. MANCHESTER AVE.
 PLAYA DEL REY, CA 90293

EXTERIOR ELEVATIONS

Project: 21024 Drawing Number
 Date: 10.14.2021
 Drawn by: JXC
 Checked by: JPH

A3.2