

### NOTES::

- 1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINIG THE FUEL GAS PIPING.
- 2. PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER COSUMPTION.
- 3. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT 2% MINUMUM.

GRASS

PREMEABLE PAVERS

SEE DET-14/AD-1

4. THE CONSTRUCTION SHALL NOT RESTRIC A FIVE— FOOT CLEAR AND UNOBSTRUCT ACCESS TOCKS TO WAY WATER OF POWER DISTRIBUTION PACILITAES (FOMES, POWES, POW

5. CONSTRUTION WASTE SHALL BE REDUCED BY 50%:

5. CONSTRUTION WASTE SHALL BE REDUCED BY 50%: ECONTAINERS OF WASTE AND BECYCLED MATERIAL MUST BE PROVIDED A ON SITE AND CONTRACTOR TO VERIET THAT WASTE AND FOR RECYCLED MATERIAL WILL BE SEPARATED AND REMOVED BY CITY OF LOS ANGELES CERTIFIED HAUMER ERIAL WILL BE SEPARATED AND REMOVED BY CITY OF LOS ANGELES CERTIFIED CERTIFIED HAULER

6. MATARIAR SADELIVEREDY FOR FINE CONSTITUTE ON USTERSHATIONS SITE SHALL BE PROTECTED BROWN RAINTHER SOURCES OF MOISTURE

### HARDSCAPE CALCULATIONS

DRIVEWAY (PAVERS) = 330.40 SQ. FT.

WALKWAY (PAVERS) = 32.00 SQ. FT.

REAR YARD (PAVERS) = 378.50 SQ. FT.

BRIVEWAY (PAVERS) = 330.40 \$0.75. (PAVERS) = 330.40 \$0.4ET.PAVERS) = 32.00 SQ. FT. WALKWAY (PAVERS) = 32.00 SQ. FT. = 32.00 SQ. FT. REAR YARD (PAVERS) = 378.50 SQ. FT. = 378.50 SQ. FT. SIDE YARDS (PAVERS) = 347.50 SQ. FT. = 347.50 SQ. FT. FOTAL PAVERS = 1,088.40 SQ. FT. = 1,088.40 SQ. FT. (SEE PERMEABLE PAVERS DETAIL ON W-4 AND 12/ ADFA) TOTAL PAVERS DETAIL PAVERS DETAIL PAVERS DETAIL PAVERS DETAIL PAVE

PROVIDED 1,088.40 SQ. FT. 1,088.4 SQ. FT. > 14.03 FT. = OK

# DESIGNS, INC.

RESIDENTIAL, COMMERCIAL & INTERIOR DESIGN SERVICES

4337 WOODMAN AVENUE SHERMAN OAKS, CA 91423 OFFICE 818.922.2395

WWW.NEDESIGNSINC.COM

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1	DESIGN CHANGES	10.08.2
NO.	REVISION/ISSUE	DATE
DDO	IECT	

7346 S. RINDGE AVE. PLAYA DEL REY , CA 90293

DRAWING TITLE SITE PLAN

PROJECT
SHEET
A2.0

11.16.21

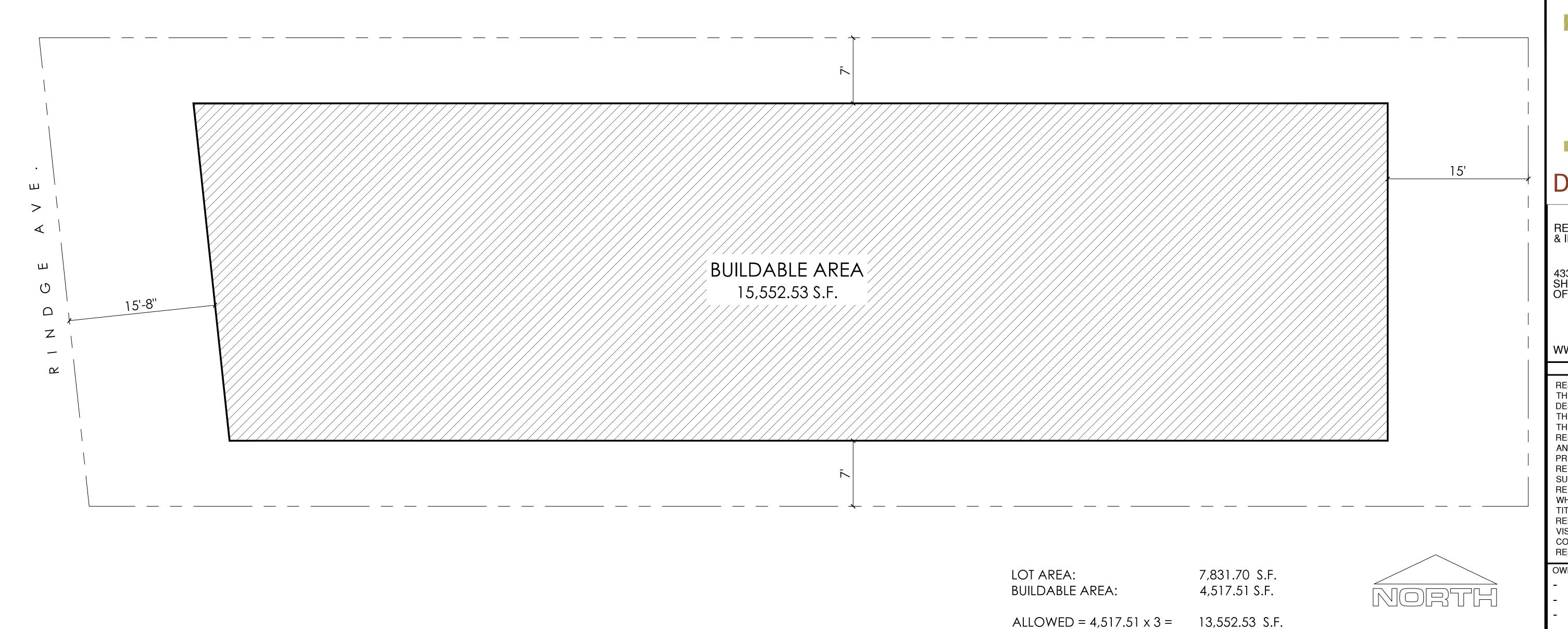
SCALE

SHEET
A2.0

DRAWN BY:

3/16"=1'-0"

P.A.



ALLOWED =  $4,517.51 \times 3 =$ PROPOSED

2,792 < 13,552.53 OK

2,792 S.F.

12.21.1 - A.1

For RA, RE, RS, and R1 Zoned properties in a Coastal Zone not located in a Hillside Area, as defined in Section 12.03 of this Code, the total Floor Area contained in all the main buildings on a Lot shall not exceed three times the Buildable Area of the Lot.



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OWN

DESIGN CHANGES 10.08.20 REVISION/ISSUE

PROJECT

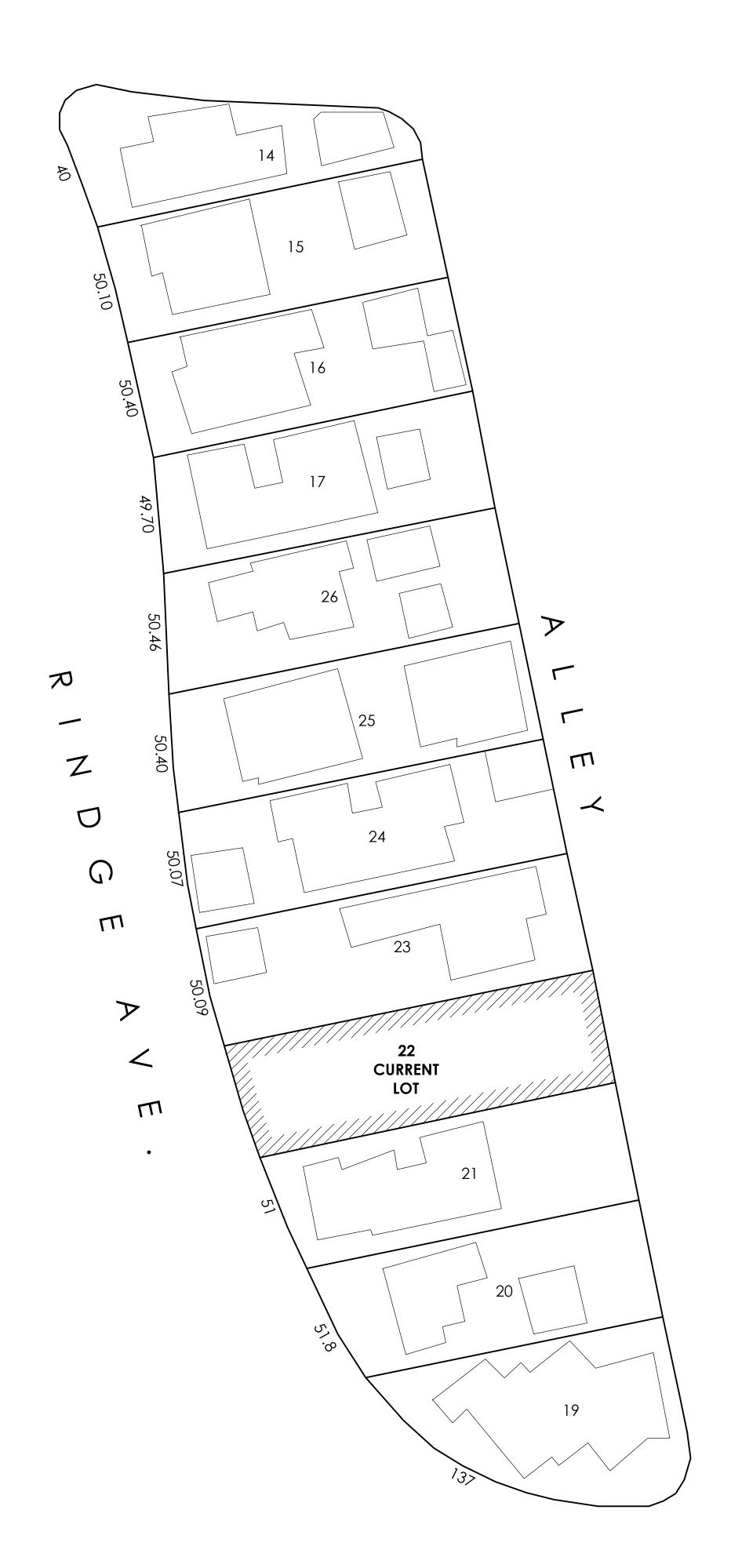
7346 S. RINDGE AVE. PLAYA DEL REY , CA 90293

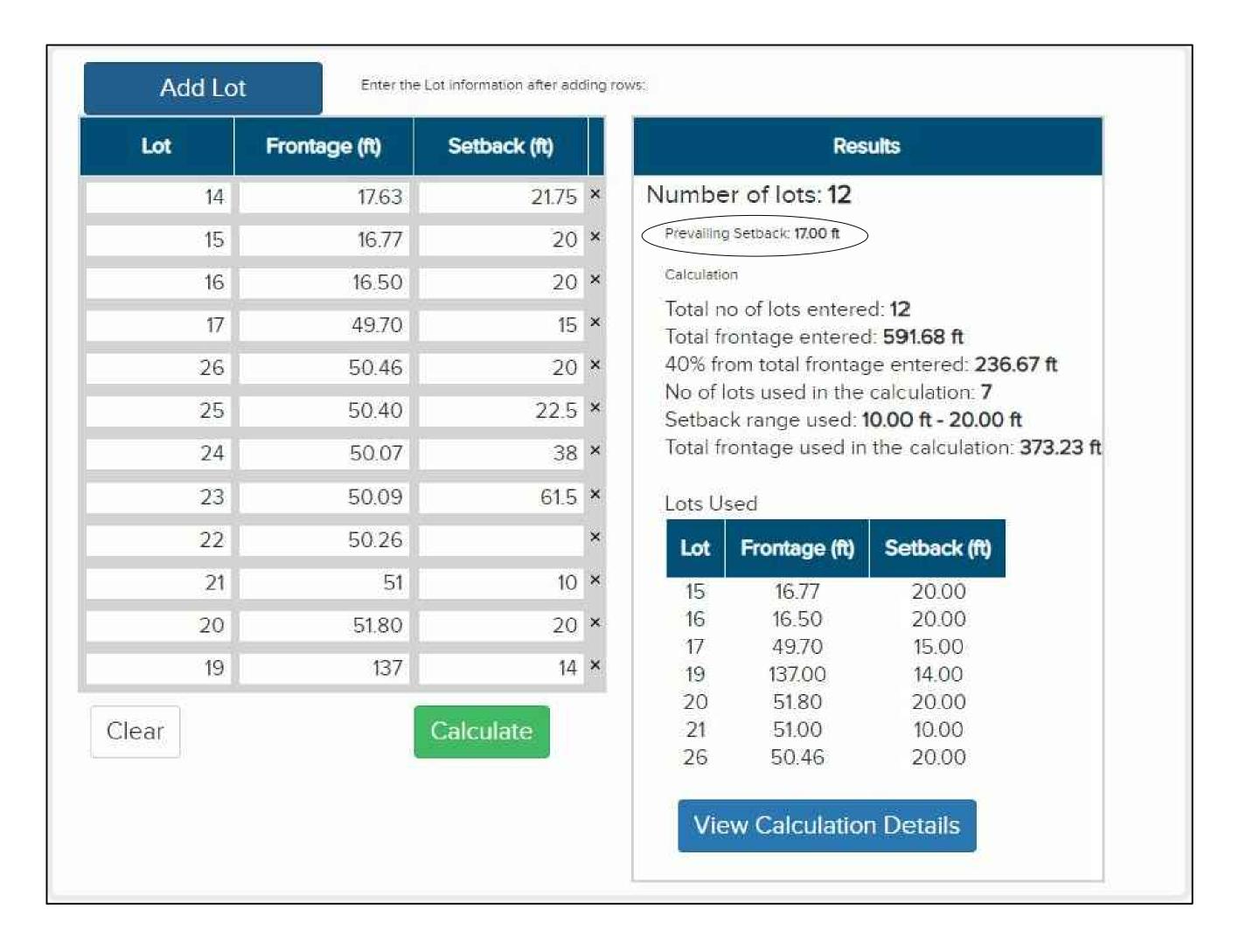
DRAWING TITLE BUILDABLE AREA CALCULATIONS

DATE 11.16.21

P.A. 3/16"=1'-0"

A2.1 DRAWN BY:





SETBACK REQUIRED: 17'-0" SETBACK REQUIRED: 17'-0" SETBACK PROVIDED: 22'-0" SETBACK PROVIDED: 22'-0" 



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7	DESIGN CHANGES	10.08.2
).	REVISION/ISSUE	DATE

PROJECT

7346 S. RINDGE AVE. PLAYA DEL REY , CA 90293

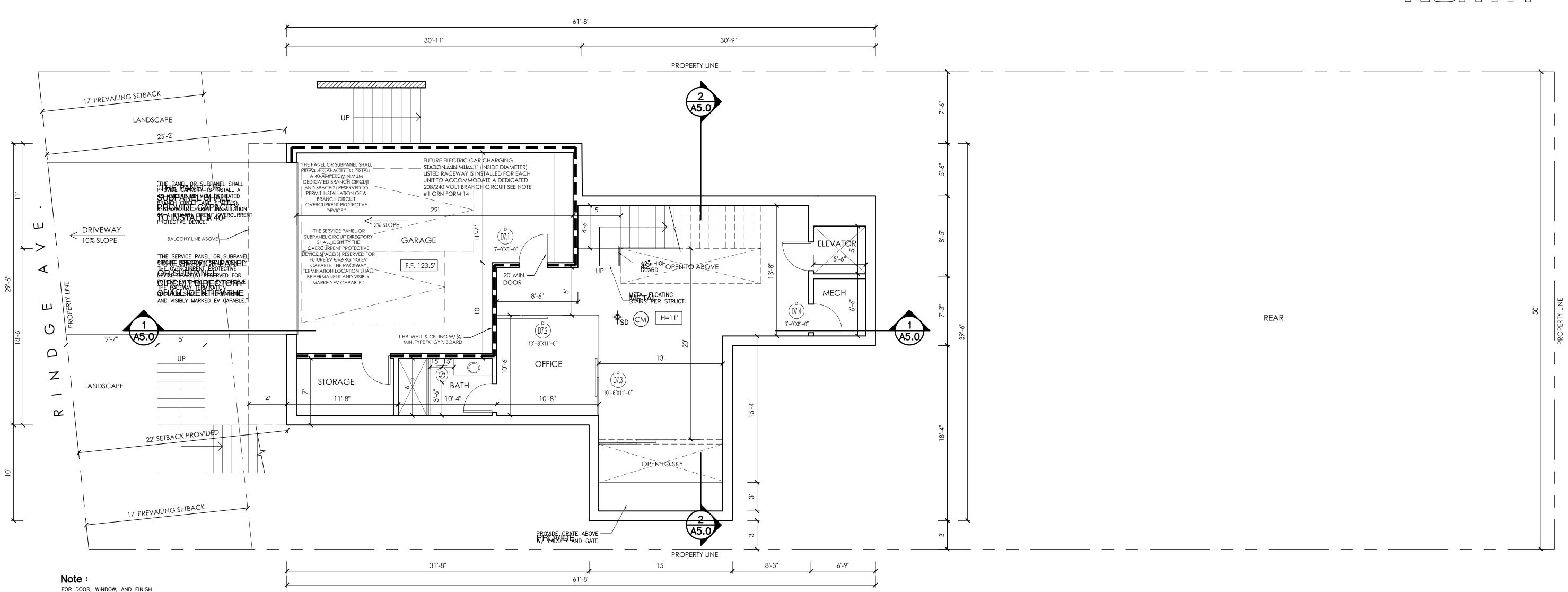
DRAWING TITLE FRONT SETBACK

DATE 11.16.21

P.A.

3/16"=1'-0"





BASE BASEMENT LEVEL D. V. F. L.

3/16/16"=1'-0"-0'

Legend

SCHEDULE REFER TO SHEET A7.0

2. = = = 1-HR FIRE SEPARATION WALL. SEE DET. 6/AD-1

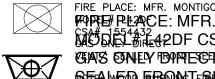
/////// 2-HR CONCRETE WALL

4. WASHER AND DRYFR TO UNIT VENT DRYER TO OUTSIDE AS PER MFR.

S 5. 5 MIN. AIR CHANGE FAN EXHAUST SYSTEM WITH 5.50 MANN HIAMIDS (A HANN) GEEFRADY LIGHT ESHATUS ENERGY SEEN BOTHS 945 CONTROLLED HUNTIESTATING PENABLE MPROMAND DUCTED TO TERMINATE TO THE OUTSIDE.

CARBON MONOXIDE

TSD 6. BACKUPARE NEED IN CALLESLEEPING ROOMS DEVERY WITH A BATTERY BACKULRSAME AREQUIRED ON TALLIND SEEED FROM TO THE



FORE PLACE: MFR. MONTIGO MODE 4432 MODE 4432 MODE 4432 MODE 4432 MODE 4432 GAS GIVEN BURIESEL AVENT/ SEE MED FOR METER ELAND AND OTHER WOOD BURNING DEVICES ARE PROHIBITED

3. ANA PROBE VENCENIONS SHAHMS ISTALED BE EACH AND BACK PART OF THE PROPERTY AND THE PR BHAENEWIA FOO PRINCELEIAS GWY HIN VED ARC TO ES SONE OS DORY. SHORE PLANTS SHOW BE NOT SON FIRST ROS OF THAT ANTHATION BASEMENTEROR WINDELLINENGS NYTRUCTUOR BEOTHAN ONESTORY SMOKEALARMS SHALL BE TRIMERY CONTRIBED TO THE TRIME AND LOW BATTERY SALE THE ALARMS WITHIN THÉ INDIVIDUAL DWELLING UNIT. IN NEW CONGEPENCEPIONOS MORE ATMANTHES SEIALL
NETALLED IN DWELTING UNITS AND IN SIEFPING DATE
WHENEWELT FUELD BURNING REPERCENTERS ON FRACED AND FROM MUTNETED BUTST LIBAN GAMOT PATING FANDARSONAL CABREON MYONDE BENEW FILLING UNIT SLEEPING AREA IN THE MEDIATE FICHITLE OF THE BEORD WITHOUT AND ON EART LEVELED A GARBING UNIT SHEEPING AREA IN THE MEDIATE FICHITE OF THE BEORD WITHOUT AND ON EART LEVELED A GARBING UNIT ON EART LEVEL BE

A. THE CONSTRUCTION SHALL NOT RESTRICT A STYFEOT AS EXIST TO AN THE STYFEOT AS EXIST TO AN THE STYFEOT AND THE STYFEOT AS EXIST TO AN THE STYFEOT AS EXIST. PACES SUITO BONES, WARTER CORDER ON ERETS PUSPS: IBALVES INVEACRS, ITAPES RECOMMERS, POLES PRUID-BOOXESS, ATIRIA NOS FOO RIMERAS, UPA UILLES FORMERSCIAN VELOLUMENTERS WAPPOUTENERN CES, AND POWER THE WAPPORT THE LINES ARE EDEATED BY OF THE HIROPERATION ORE THE HIROPERATION ORE ŢĶĖ ÇONSTRUGTION SHALL NOT BE WITHIN ADDINIDER TEXPERSITY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY FARTHER TO COMPLY MAY CAUSE WHO BET BUT THEN ON THE TOTAL DOWNSTREAM SIDE OF THE YEAR OF THE WHOLE GAS SHLUTTO FOR VATERUE TWALLOBET AND TAKE DURN TAKE PIDIEG. GAER LONDINANCE HE CONSTRUCTOR SIDE CHARMITY IN ETTEMPAND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OF STADIC TURE CONTAINING THE EXPENSE OF THE EXPENSE OF THE BUILDING OF THE EXPENSE OF THE CONTAINING THE EXPENSE OF THE CONTAINING THE CONTAINING THE CONTAINING PERMIT IS REQUIRED). C. RICHOBISION SIXAVARESE A REATHEOSIRED TO BE STOWNERS CREETS, OLAUSARY ITARY STEWNER HOW TO MAGNINER SHWARE PROPESSION OF THE AND COLD WATER AND CONNECTED TO AN ORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY F.UBS:ATNTD:BVASHSNOWMACHONES.ONATILEETASOVE SHIAIUB BEVIPRO VALDETORWATH MOOT SHOWEROLD WATER AND COUNTED THE AWAPPROVED WATER AND FLOORS FILOURS AND SHOVE BATHTUB

F PROVINE ULTRALLOW WILDER SHOWER HEADS AND FORCES TO BE ADAPTED FOR LOW WAYER FLUSH CONSTRUCTION. EXISTING SHOWER HEADS AND TOOILETS MUST BE ABOAPTED FOR LOW GIATER POWERS HAR PROPERTY ON THE ABOAPTED FOR LOW SHAALLRETTINGA PHETISEAR BY RELARGITING APPROVED RABEREING (AGENGY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAMEAFROEGET BESIGNATRORPAND WALL. PERFORMANCE GRADE RATING. (RESEARCH REPORTANOT BEOUREAL (BRORDE SANT.
XVATIER CHEATER MUSTE BEWELTRAPHEDE FERM.) FORMALLOF WHATE EPROBLE PARTICE BY SMRUES THE EASARMASHAELD \$700\NDACQNT\6\E0\!\$\$07F.9.RLAPON.50F.3\QLAFPONDS POR EXESTING SOBEIGN SITE APROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT TO BY A PARTIEL THEN PLANTED. ANT FOR A SINGLE OF ENING. THE DEACTIVATION OF THE PERCHASING THE DEACTIVATION OF THE PERCHASING FOR AMINDOF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET ANTO BEXECUMPPEED WHT HITA, MRANUALAMEANS FINTE OF THE COURT OF THE COURT OF THE SUCTION OF THE SUCTION OF THE SUCTION OF THE SUCTION OF THE POEM OF THE POE SMYTCH SHALWBEIRE LEASES AYBARONE THE FABOOR. (9109 OF62ABC) J. FOR EXISTING

K. AUTOMATIC GARAGE DOOR OPENERS, IE KRANDED!MANIC GARAGE ROADORDANDERNAHIF PROXIDEROSHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4) L. SMOKE DETECTORS SHANQKBEFFOOTBEDALDAFAEROYWELENGALL PWITTH SOLETHOSE FORMAN ACCUPANCY, CCUPANCY, WITTEN SOLEDWIND FOR SOLETHING (P. 19314.2) ALTERATIONS, REPAIRS, OR ADDITIONS (R31/4EREM. MYRNERES ARPOLANDOT (SARREQUIRED FOR ATLINER REPORS, PREMAINS VOREAS DIVISIONS EXISTING PROPERTINGS WITH STEEPING UNITS ATTACHED GARAGES OR FLIET BURNING APPLIANCES
SHALL BEYER VIDEO WIFE A CARBOTES ORBATIVES.
RURNING APPLIANCE WELSHALLORER PROVIDED WAREON AWARMON SAHAELAWARMS IN ACCOMPDANTE WATCHESE CONFIDENCE SANT. 2. PCARBON METRUSIDE A EARWAY SHATEL PERMY BES REQUIREBINITHE SPECIFIC DWELLING UNIT QR-SHEEPING WHITT-FOR WHIGH THE PERMIT WASPARTAINED. BESTEDZIDEN. FIVERIXTSRACE INTENDENDATION OF THE WITHOUT CONTENT NO FIND HE WITHOUT THE WITHO PRORIDED WITH FATOURATO LIGHT BY MERTYS PROVIDE AN AVERAGE THE MINATION OF 6 FOOT CANDLE AVER OF BEALTH OF 30 BUMES REFERENCE DE DE ROUTHE LA RETSE FOIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE PLLAUMARATA D'VIHO FEVA FOSTOTNO PARADRIES NO VOER THE APPENIONS THE LATURING WAR A LIE I MAPE OF STEEL AT THE JOB SITE

OCCUPANCY CLASSIFICATION
OCCUPANCY CLASSIFICATION TOWNHOUSE: 1. TOWNHOUSES BHIABE BEFARARATED BY TWORT-FIREURE FIRENCE SYSTEM WOLE-FASTENDUNGS LOOMES ENGINE SYLTES TO MERY RIMEWA PIPE HE BE BE OBJACE MERT SYTERIOR WALLS.
SECOND BIBLUR FOR TEXTS THOSE WALL ASSEMBLY
METHODALIBLE TROPES OF THE SAFMBLY
METHODALIBLE TROPES OF THE TEXTS OF T HAPERMOTH RULE REVOLUNALLS DO NOT CONTAIN PLUMBING-RESISMECHAMICALWEQUIEMMENTIGOUCTS TOM WENTS IN THE PEACHT WOPUTHER CONTINUOUS IN THE PEACHT WOPUTHER CONTINUOUS IN THE PUBLIC PROPERTY OF THE PART PECWARL SLAB, SEPARATING TOWN HOUSES SHALL BE

3. BARARFIETSHALLARE BREYERED VIORE FOMMUN WALLS. PARAPETS
3. PARAPETS TO THE PROPERTY OF COMMON WALLS. PARAPETS
3. PARAPETS TANES SHOWE FABOVE FRIEDROOF WALLS OR OPMINDNOWALKLS PARAPETS SHALL SEXTION DR. MO.T. LESSE THAMMES OALMERNES / AS ON SECTEMBE ROBOTHSINDAYTAVONE TOPWINDELSET SHEALCHAFT ESTRAIGNURALLY BPECTNOENE 385 EP 5 WHERE JULEA PET PRATIONER APPROVINGED BY A COMMON 1-HOUR FIRE DESIGNATION OF BUILDING APPROVINGED BY SHEAFHING). WALE A COVERNO TAID ROOFING WINHOUSE SHALL THE SEPARATRON EAPROVIDED BY A COMMON 1-

GARAGE CARRORTS ANTS. THE BARREDAED BUILDING IS A GARAGE AND MATANCE AS PORTINE IN CHESTIS IS NOT OPENNATCSEASTA 24 STREESE (B&POSC2) DREOPLENINGS FROM ASPRIKART ISLIGIARNASCIEU BYBREES TARE INOTO PAURICIONI (1880-205.1) FOR SEEPING PORPOSES ATHE ANOTHERWITTED TAYOZ SMNIMY DOBBERBEFTWEERA BARGE AMOUTE AND SELENG UNIT SHALL HAVE A MINITUM FIRE NO 1-3/8 REQUERITOR NEAD SELF-

## 4. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING A TISTATTIC AREA GREACHE ACCORDANCE SHITH TABLE R. 502.9 M R. 502.6 )

5. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING 5HD WATSINGE NEW MALL SEOF OF RETURNS OF SELFMINIATING THE LOW SHEET STEROOR TO THE ARROYDED SHARLLBEVE ON STRUCTED OF EVINDA INVIDITION OF SAGE ®A®ESHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2). BUILDING HEIGHT LIMPROATION ALCEBOONDE COALCIUBLATHON SEROP PLANE A ESTABLIIGH IRZG GAAIDEH PLAAQULATS IPSEANS EDINOM FSZÓBLIÁHTA CRADTA LEÐUE ÁT TÖÐNISE ANTIÐ NÐEÐUÐNIF VAND SITE ESTABRASHED GRADE PLANES ON ELEVATIONS

LANGE AND SHELLE OF THE PLANES ON ELEVATIONS

LANGE AND SHELLE OF THE PLANES ON ELEVATIONS

LEIGHT OF THE STRUCTURE (IN FEET AND STORY)

CRADE PLANE ON ALL ELEVATION VIEWS: (R201)

3. LOVERS TEVENEDES ESPECIALISMOS DE LA DESEMB BAREMENTOETHISLENEY IN GONS BUILDING ASCIST (R201)

FIRE-RESISTANCE RATED CONSTRUCTION 1 P. FROWIDE 11-HR FIRE-RESSISTIAN EXTEXTERADS WALRES REPARAEIOSE PIA FAAITEOIN: DISSTATNOE ES:[LESSIO72-11A(N) ] ' I, TOR HSS2THAN 13' OF BTHE BY BY ONE (S) EQUIR PER STURBY ONE NO STUDY IN ACCORDANCE WITH SECTION R313. [1-R302.1(2)]

SHOWHAROW HUNELERE HEESINGTANGEING BEING PROVIDED & OPENINGS ARE NOTALLOWED WITHIN STANDING FIRE BERAMATION DESTANCERENT B302 OWED SWIFTS ORE 1 (20) genmaxindumi858bi@PENUNGMAREA KS-ALd20WED WHEN

EXITERIDIHANTO ANCOUNTACLIQUSEDOFHANI 2 DE DETACHOM CANTAGERS OFFICE OF STORM TO BY MOTORIENG HANNELY INCAPIES WITHIN HE FOOPFEAVETEUM DETACHED GARAGES ACCESSORY TO A PARTY OF THE PROPERTY OF THE PRO E.OJWELLNEGCUPTYSER THUE LANTLY INFEET ONES GOEES SERY SETARLICETUPIES TELLET AREFEXEMAT FAROMPERMITS. 6 BDAGAEMBLIEAGHAIWINTGSNOT TUABO-FRAAMILAY 1D-WHÉ IEILFIGHGRGSSEHAANCE BE WE MARATESTER ON CEARM OF HER BY WALL AND !!! OR FIRM PEASEMENT LESS THAN A 1-FIRE RESEARCH ASSEMBLES PATTING WHITH SESTIMP AND A 1-1 OCCOPPINATION OF UP 263 INTO WHITH SESTIMP ON THE COMPLETE DETAILS (R302.3) 7. THROUGH

8: MEMBERENE PERHEPRA FICHUS COMBLY WOMENSON THE RECETION PARA TENEFRED WALLS SIZE FEOUREPD TO HAVE IN FREGURES ISTEM RESISTEMENT OF THE FREGURES ISTEM RESISTEMENT. RENTURBES SOLALD BE INSTALLED SO THAT THE

FIRE PROTECTION 1. THE BUILDING SHALL BE ECTULEP BUILD MUTSHAIN AS LITEQUIATED WITH SUDE NUTUMATURE BESENEUKINE RIBEY SPIENKUERASYSTEM DIA NICKE POLATIGE WITH SECTONORPAS 3.28 OFFN FPA (BD! 3.R33.3,142.20) A 17(D)) 2. FHE SERVER SYSTEMEN SHAEL BERNEPRBY ED BY OUT. PRIOR TO INSTALLATION.

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**OWNER** 

DESIGN CHANGES 0.08.2 DATE REVISION/ISSUE

**PROJECT** 

7346 S. RINDGE AVE. PLAYA DEL REY, CA 90293

DRAWING TITLE **GARAGE FLOOR PLAN** 

ROJECT SHEET A3.0 11.16.21 DRAWN BY:

3/16"=1'-0"

P.A.

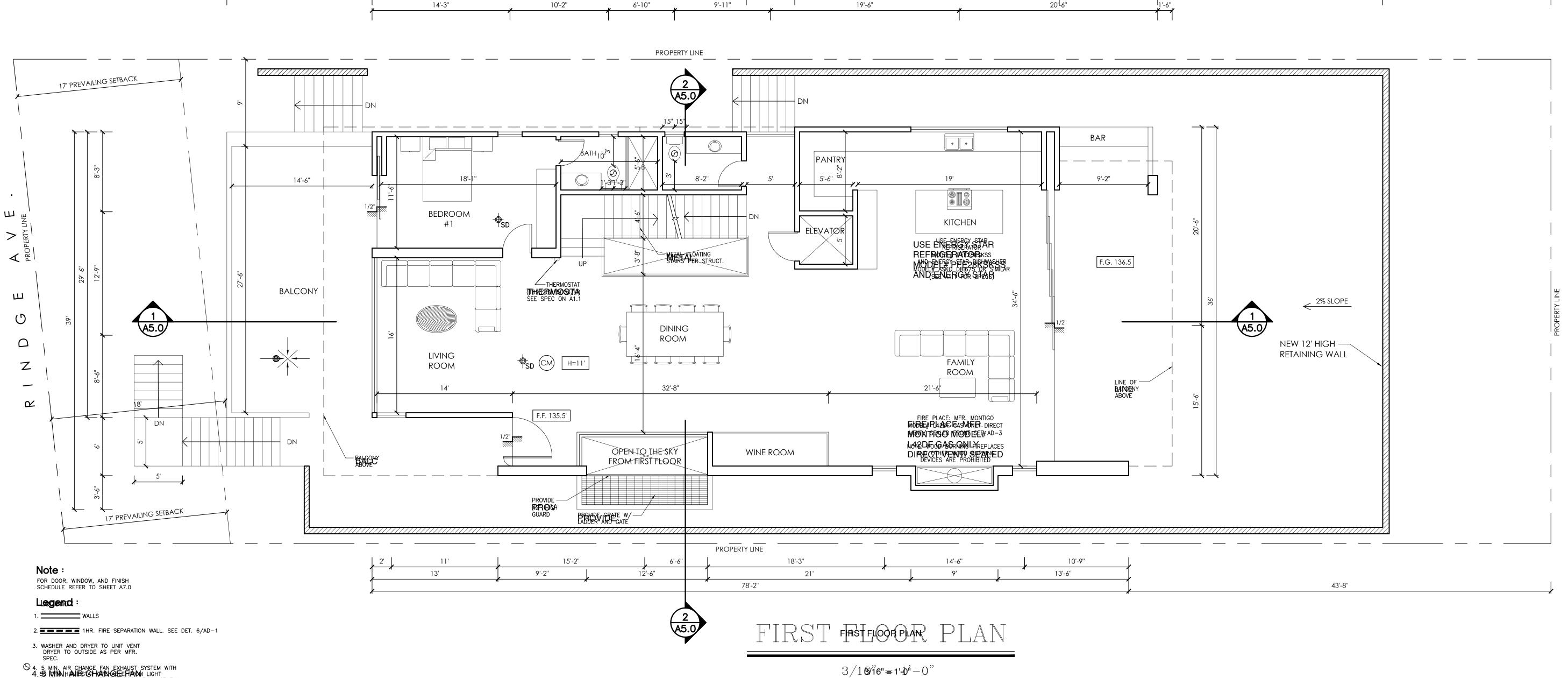


17'-5"

40'-8" SETBACK FROM P.L

23'-3" SETBACK FROM WALL

10'-2"



81'-2"

27'-4"

EXHALUSE ENERGY STAN HUMIDSTAP CONTROLLED
HUMING STANINO REMABLE WAS DUCTED TO TERMINATE TO THE OUTSIDE.

(CM) CARBON MONOXIDE

(CM) CARBON MONOXIDE

5 HARD WIRED, SMOKE I

5: HARD WRED IN THE STREET WITH A BATTERY
DEVICE TOWNS WITH A BATTERY
BACKURSAME ALEQUARED ON TALLIZED
SEER MEDICAL ROOMS ANYMYALLWAYS.

FIRE PLACE: MFR. MONTIGO

FORTH PLACE: MFR. MONTIGO

SALA SOLL BREAD FOR SET AVENT/

SEA WOOD BURNING DEVICES ARE PROHIBITED

STATED SHALL BE EACH SHOULD STATED BY EACH MUSTALIDED SHALL BE EACH MUSTALIDED SHEER CHOSME AND PRODUCE SOME OF AREA CONTROLLED SOME OF A SOME OF A

A: THE CONSTRUCTION SHALL NOT RESTRICT A STYREOT AS EAST TO AN THE STYREOT AS EAST END AND AS EAST END AS EAST END AND AS EAST END EAST EN PACES SOLICE BONES, WARTES CORRES WERE TO PUSPS: IBALVES NMEAGES, ITARES RESONNERS, POLES PRUID-BOOXESS, ATIRIA NOS FOO RIMERAS, UPA UILLES FONTESCIAN VELS LINETERS WILL DEN ENTEN ENTEN DE S. ANT CHEST DE LA COMPANION DE THE LINES AR DE LOS CAREDES LA COMPANION DEL COMPANION DE LOS CAREDES LA COMPANION DEL COMPANION DE LOS CAREDES LA COMPANION DE LOS CAREDES LA COMPANION DEL COMPANION DE LOS CAREDES LA COMPANION DEL COMPANION DE LOS CAREDES LA COMPANION DE LOS CAREDES LA COMPANION DEL COMPANION DE LOS CAREDES LA COMPANION DEL CO THE CONSTRUCTION SHALL NOT BE WITHIN TENIGETE PEANLY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERRY FAREINE TO COMPTY MAYECAUSE WHO SEED OF THEY SULLIVE TO SEED OF THE S EXPENSES FRANÇAPEROVED SEISMIC GAS SHUTTO FOR VATEVIET WHE LOBET AN ISSTATELE DUPN TASE PRINTE GAS LONDINANCE HE COOSYNSTARAM SIDE CHARMITY IN RETURNED BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OF STRUCTURE CONTAINING THE CONTAINING THE FURE OF THE CONTAINING THE FURE OF THE CONTAINING THE CONTAINING THE CONTAINING THE CONTAINING PERMIT IS REQUIRED). C. RICHOBISION SIXAVARESE A REA THEODSIRED TO BE STOWNERS CREETS, OLAUSARY (TARY STEWNER HOW TO MAGNINER SHWARE PROPESSION OF THE AND COLD WATER AND CONTROLL AVAIORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY EUBSANDAVASHSNOWMA CHOOKE, ONATUSE ASOVE SHIATUB BEVIPIRO VIDOE TORVITATAL MODT SHOWEROLD 

15'

F PROVINE ULTRALLOW WILDER SHOWER HEADS AND FORCES TO BE ADAPTED FOR LOW WATER AFENDE ADAPTED FOR LOW WATER FLUSH CONSTRUCTION. EXISTING SHOWER HEADS AND TOOILETS MUST BE ABOAPTED FOR LOW GIVATER POYTH SHAPPED FOR LOW STATE THE APPROVED TABLE IN CASE OF THE APPROVED THE APP STAALLREENEABETISEARBY AFLARGITINTAPPROVED RABEREING (AGOENGY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAMEAFROENTET WESIGNATROMPAND WALL. PERFORMANCE GRADE RATING. (RESEARCH REPORTANCE BEQUIRED: (BRORDE SANT.
XVATIER CHEATERS MUSTE BEWEIR PREDETERM PWALLOFWATERO DE PATERSMEES THE EASTRIA SHAED \$700\NDACQNT\8\E00\\$507F.9.RLAPON.50F.3\QLAPONDS POR EXESTING SOBENSIN SITE PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT TO BY A PARTIEL THEN PLANTED. ANT FOR A SINGLE OF ENING. THE DEALTYANDING FOR AMINDOF 30 SECONDS WHEN THE DOOR ÌS OPENED. IT SHALL AUTOMATICALLY RESET ANTO BEXECUMPPOED WHITHIA, MRANUALAMEANS FYTHYPMENT LYBYTER (METAING SHECGURNAY METAIN A STANDAY OF THE SUCTION OF THE STANDAY METAINS AS STANDAY OF THE SUMMARY OF THE SUMARY OF THE SUMAR SIMUTCH SHADWEENED LEERS STATION BOWE THE FABOOR. (1970) OF6LABC) J. FOR EXISTING

38'-8"

K AUTOMATIC GARAGE DOOR OPENERS, IE KRANDED MATIC GARAGE DOOR OPENERS, IE KRANDERWAHIF PROXIDEROSHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4) L. SMOKE DETECTORS SHAMQKBEFFOORBEDALDALEROWELENGALL PWIHENDHER BERMANNOCCUPANCY, CCUPANCY, WHIRE A PERMIT REQUIRED FOR CY, VIERTON'S REPAIRS OR BUILDING (2314.2) ALTERATIONS, REPAIRS, OR ADDITIONS (R3MHEREM. MYRNERE ARPOERNOOT FOR REQUIRED ADERAILMERATERAINS, OREASIMS NO REAISIDING IONS EXISTING PWEETINGS DE SLEEPING UNITS THACHED CARACES OR THE BURNING APPLIANCES SHACL BE PROVIDED WITH A CARBONE MORNING CORDANIC WITH A CARBONE MORNING CONTROLLED BERBERGY VIDED WAREON AWARMON SCHALL ADMARNOS EN ACCOMPDANTE WATCHFISE OVER ON CREW 5.2. PCARBON METRUSIBLE TERMINISCHALE CERMIN BIES REQUIREDIN THE SPECIFIC DWELLING UNIT OR-SHEERING WHITHEOR WHIGH THE PERMIT WASPARTAINED. BESTEDZIDEN. FIVERIXTSRACE INTENDENDATION OF THE WITHOUT COLIFE NO CONSIDER LINE BE PRORPOYED WITH FRATOURAL LIGHT BY MERENS PROVIDE AN AVERAGE THOMINATION OF 6 FOOT CANDLE AVER OF 30 SHATEL BENTRONIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE PLLAUMMATO ONHO FEVA FOR OTNORAR ORIES NO XORR THE APREMIONS THE LATING MARKET BEIGHDE OF BLE AT THE JOB SITE

OCCUPANCY CLASSIFICATION TOWNHOUSE: 1.

TOWMHOUSE SIGNABLE BEFRETARIATION THOUTIFIGURE FIRE PERSTANCE - RATEMBLE ALLOWS ENDELTES

TOWMHOUSE SIGNABLE BEFRETARIATION THOUTIFIGURE FIRE PERSTANCE - RATEMBLE WALLOWS ENDELTES

TOWN 1-1-1-2 FOR A TEND WALLOWS ENDELTES

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FIRE-RESISTANCE RATED CONSTRUCTION
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DESIGN CHANGES 10.08.2

D. REVISION/ISSUE DATE

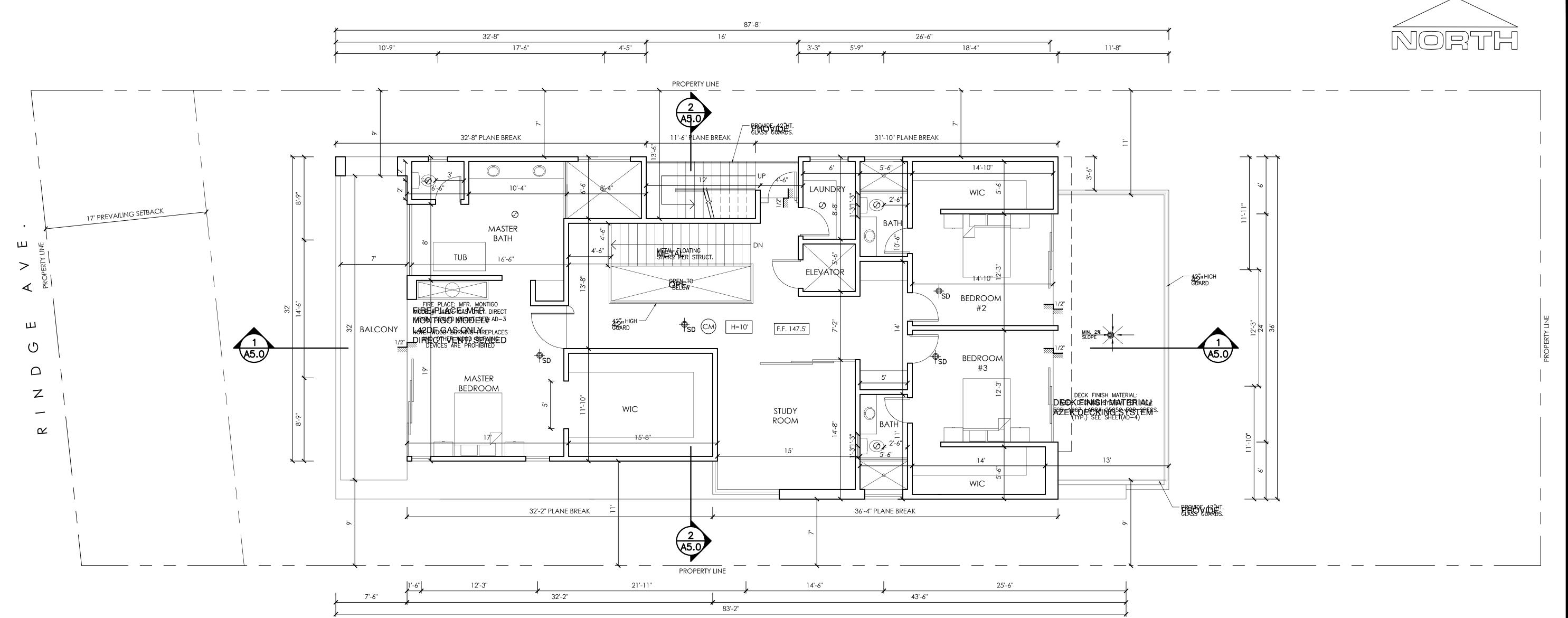
PROJECT

7346 S. RINDGE AVE. PLAYA DEL REY, CA 90293

DRAWING TITLE
FIRST FLOOR PLAN

ATE 11.16.21 SHEET A3.1

3/16"=1'-0" DRAWN BY: P.A.



Note :

FOR DOOR, WINDOW, AND FINISH SCHEDULE REFER TO SHEET A7.0

2. ===== 1HR. FIRE SEPARATION WALL. SEE DET. 6/AD-1

3. WASHER AND DRYER TO UNIT VENT DRYER TO OUTSIDE AS PER MFR.

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# SECOND FLOOR FLANR PLAN

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NO. REVISION/ISSUE DATE

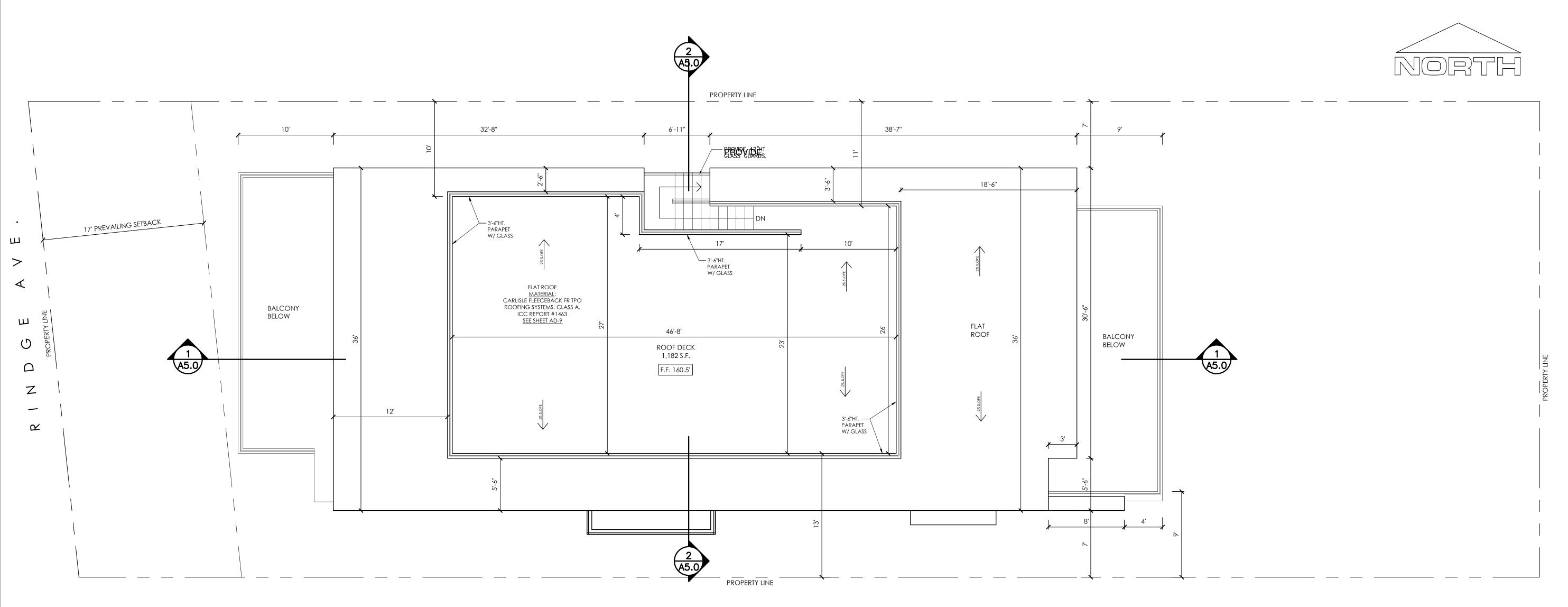
PROJECT

7346 S. RINDGE AVE. PLAYA DEL REY, CA 90293

DRAWING TITLE
SECOND FLOOR PLAN

ATE 11.16.21 SHEET A3.2

ALE DRAWN BY: 3/16"=1'-0" P.A.



ROOF PLAN LAN

3/16/16"  $\equiv$  1'-10" -0"

### Note:

- 1. MINIMUM ROOF SLOPE OF 3/8" PER FOOT SHALL BE PROVIDED AT ANY POINT OF THE ROOF. PROVIDE UNIFORM SLOPE TOWARD DOWNSPOUTS AND/OR SCUPPERS AS INDICATED ON ROOF PLAN. (REFER TO DETAILS FOR DOWNSPOUTS AND SCUPPERS INCLUDED IN THIS DRAWINGS.)
- 2. INSULATIONS SHALL BE INSTALLED AT BOTTOM OF JOISTS OR FRAMING UNDER ENTIRE ROOF. USE R-30 INSULATION WITH VAPOR BARRIER.
- 3. CHECK & VERIFY LOCATIONS & EXACT SIZES OF ALL A/C EQUIPMENT, REQUIRED OPENINGS & SUPPORTS WITH A/C CONTRACTORS BEFORE FRAMING BEGINS. ANY REWORKING REQUIRED TO ACCOMODATE EQUIPMENT IN QUESTION SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
- 4. PAINT ALL ROOF EQUIPMENTS. ALL ROOF METAL SHALL RECEIVE TWO (2) COATS OF EXTERIOR SEMI GLOSS PAINT. VERIFY COLOR W/ARCHITECT.

- 5. TELEVISION ANTENNA CROSSARMS OR OTHER ROOF OBSTRUCTIONS SHALL BE LOCATED 20'-0" MIN. FROM EDGE OF ROOF & 7'-0" MIN. ABOVE ROOF.
- 6. PROVIDE ATTIC DRAFT STOPS AS REQUIRED (SEE ROOF PLAN & DETAILS). DRAFT STOPS SHALL DIVIDE ATTIC SPACES INTO AREAS NOT TO EXCEED 3,000 SQ. FT. PER UBC SEC.3205 (8). SEE DETAILS FOR WOOD & GYP. BOARD DRAFT STOPS. PROVIDE 2" X \_\_ WOOD FRAMING AS REQUIRED TO COMPLETE ITS CONSTRUCTION.
- 7. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBECUE.
- 8. PROVIDE GRAVITY TYPE ATTIC VENTILATORS AT ROOF IF TRUSSES ARE NOT OF SOLID WEB CONSTRUCTION. WHEN ATTIC DRAFT STOP ARE REQUIRED PROVIDE TWO (2) ROOF GRAVITY VENTILATORS FOR EACH DIVISION.
- 9. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING THE ROOF.
- 10. CRICKET WITH 1/2" PLYWOOD OVER 2" X \_\_" SLEEPERS TYPICAL.

- 11. THE ROOFS FOR THE MAIN BUILDING AND THE EXISTING BUILDING ARE TO BE INSPECTED BY A QUALIFIED ROOFING SPECIALIST TO VERIFY THAT:
- A. ALL EXISTING ROOFING MATERIALS AND INSTALLATION METHODSHAVE BEEN PROPERLY INSTALLED AND MAINTAINED.
- B. ASSOCIATED FLASHINGS AN SHEET METAL HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.
- C. THE ROOFS ARE TO BE FLOOD TESTED IN A MANNER APPROPRIATE TO THE TYPE EXISTING ROOFING SEE NOTE 12 BELOW.
- D. ANY DEFICIENCIES OR LEAK CONDITIONS ARE TO BE CORRECTED TO INSURE A WATERTIGHT INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE TIME OF PROJECT ACCEPTANCE BY THE TENNANT.
- 12. ROOF FLOOD TEST TO BE CONDUCTED IN THE PRESENCE PROVIDE MIN. 96 HRS. NOTICE TO BOTH PARTIES.
- 13. ATTIC NET FUTUATION PROPERTIES OF THE REQUERED BY VENTS. OPENINGS
- \* PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.

NOTE: THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A FEWER VEES BACKES FOUGH ON FOR INSTANCE AT LONGE OF THE POLICE OF THE POLIC

EXCEPTION 7 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:

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(SEE SHEET A1.1 FOR MORE INFORMATION)

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1	DESIGN CHANGES	10.08.2
NO.	REVISION/ISSUE	DATE

PROJECT

7346 S. RINDGE AVE. PLAYA DEL REY , CA 90293

DRAWING TITLE

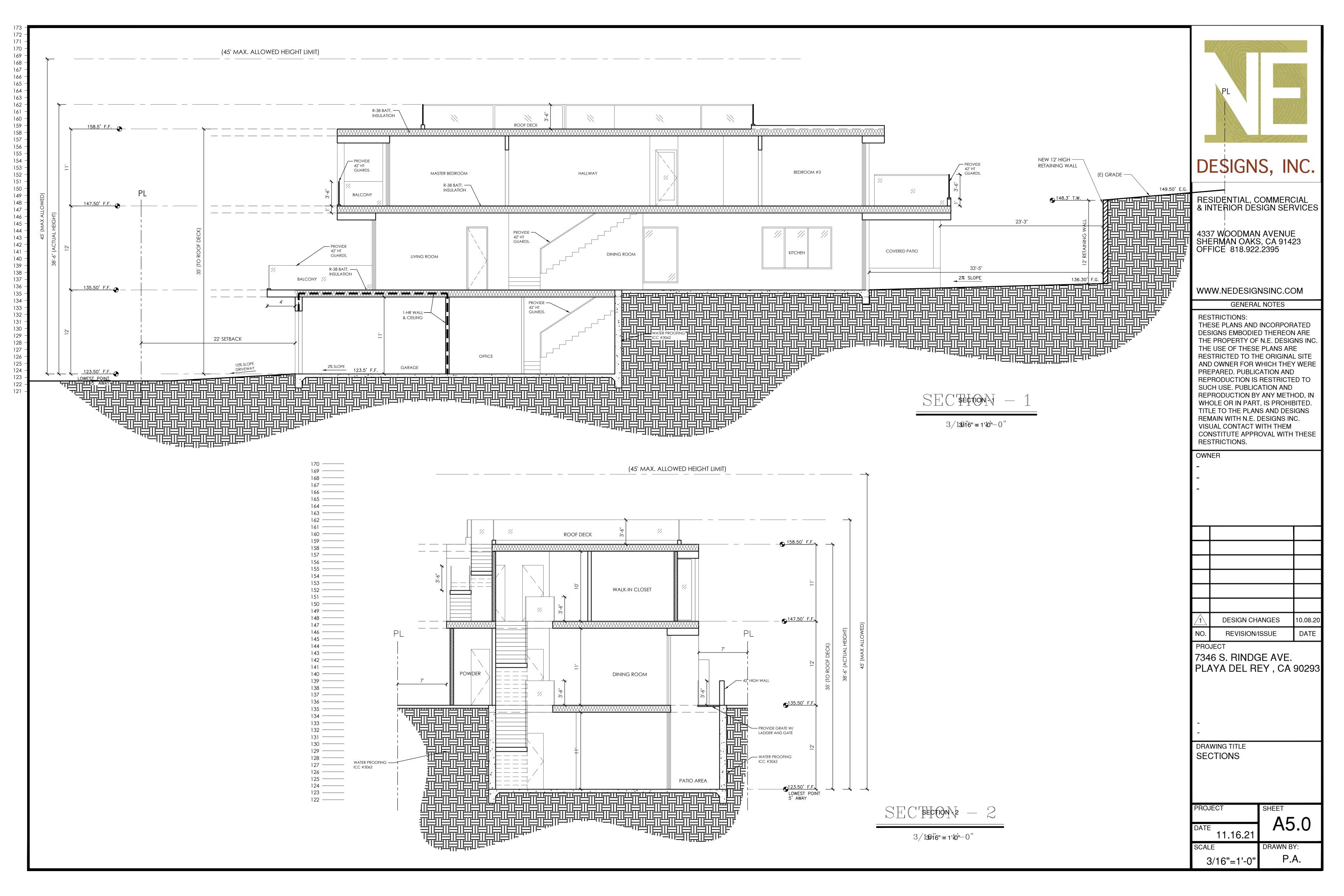
PROJECT SHEET

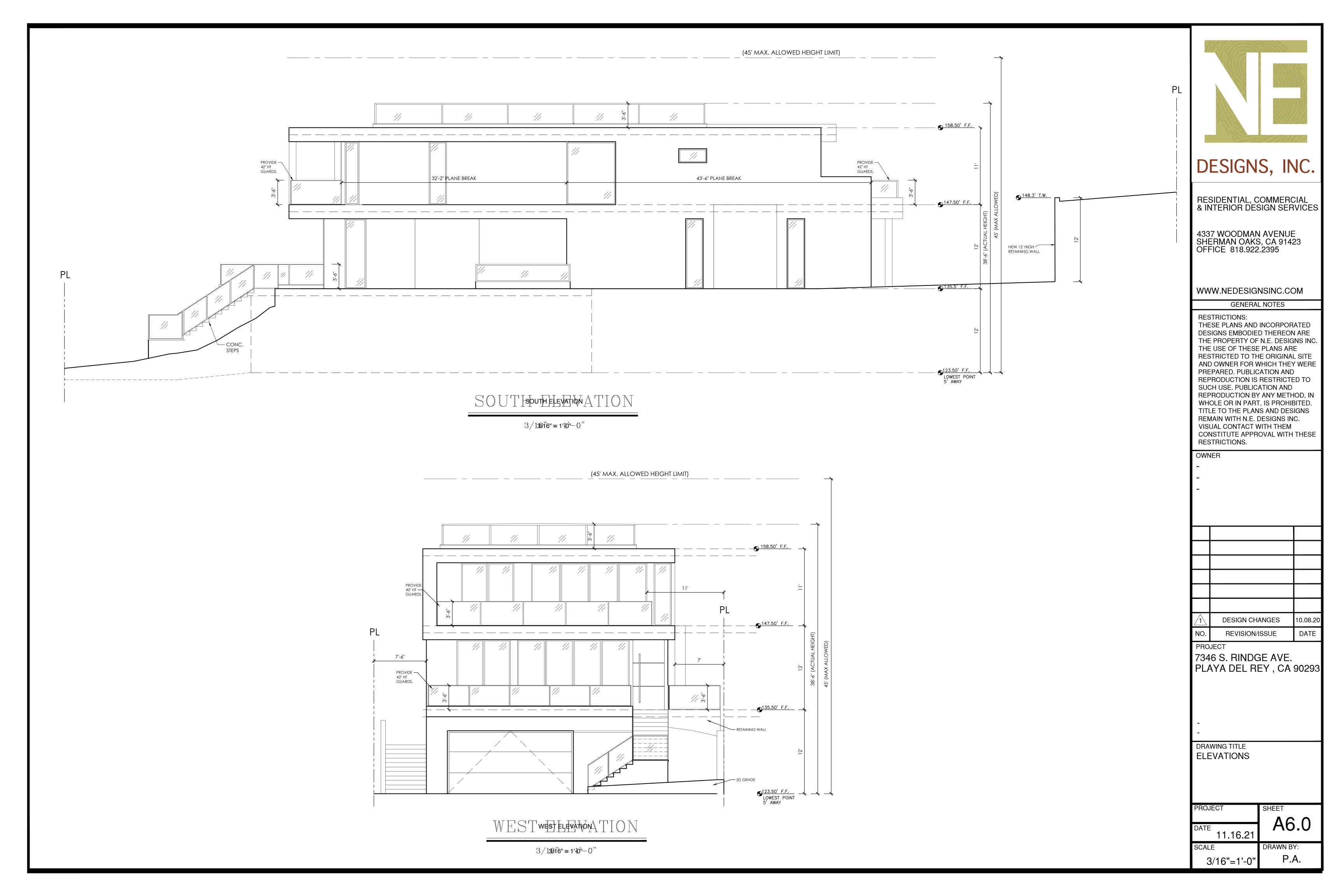
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11.16.21

CALE 3/16"=1'-0"

"=1'-0" DRAWN BY:





### S % OSPECIAL HAZARDSDS

GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4)

a. INGRESS AND EGRESS DOORS. b. PANELS IN SLIDING OR SWINGING DOORS

- c. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN
- 5' OF STANDING SURFACE) d. IF WITHIN 2' VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
- e. IN WALL ENCLOSING STAIWAY LANDING. f. GLAZING 5'-0" FROM TOP OR BOTTOM OF STEPS WITH BOTTOM EDGE LESS THAN 60" ABOVE WALKING SURFACE.

### U. SECURITY REQUIREMENTS

### <u>General:</u>

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through Windows located in the vicinity of the door or through view ports in the door or adjoining wall. 91.6706

2. Screens, barricades, of fences made of material which preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8ft. of the utility pole or similar structures. 91.6707

### DOORS:

3. Wood flush—type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 — Door stops of in—swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. 91.6709.4

4. Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. 91.6708

5. All pin—type door hinges accessible from outside shall have min. ¼" dia. Steel jamb stud with ¼" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. 91.6709.5, 91.6709.7

6. Provided dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Locks must be open able from inside without key, special knowledge or special effort (latch not required in B,F, and S occupancies. 91.6709.2)

7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook—shaped or an expanding—lug deadbolt shall have a minimum throw of ?". 91.6709.2

8. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a non-removable thumb turn which is independent of the deadlocking latch and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be separated by more than 8

9. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of soled lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. 91.6709.1 item 2

10. Sliding doors shall be provided with device in the upper channel of the moving panel in the closed or partially open position. 916710.

11. Sliding doors shall be equipped with locking devices and shall be so constructed and installed that tests specified in 91.6717.1

12. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted , hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. 91.6711

13. Provide metal guides at top and bottom of metal accordion grate or grille—type doors and cylinder locks or padlocks. Cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. 91.6712

### <u>GLAZING:</u>

14. In B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 5 in. but less than 48 in, shall be construction of tempered or approved burglary—resistant material or protected with metal bars or grilles. 91.6714?Å

15. Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2". The provisions of the section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. 91.6713

16. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. 91.6715.3

17. Other open able windows shall be provided with substantial locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts cross—bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. 91.6715.2

18. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of moving panel in the closed or partially open position. 91.6715.1

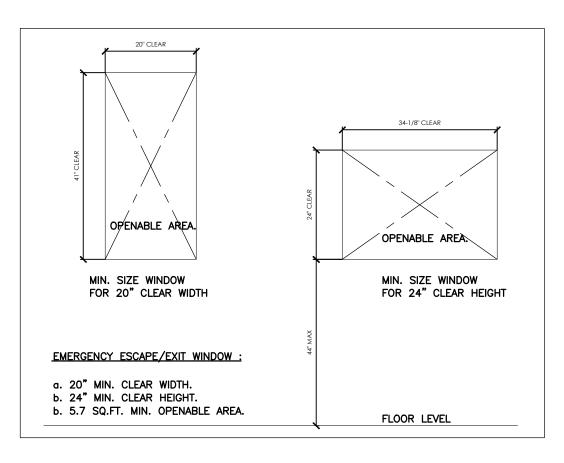
19. Sliding windows shall be equipped with locking device sand shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in 91.6717.2

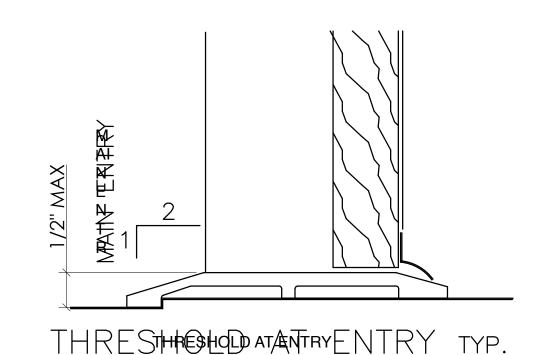
20. Any release for metal bars, grills, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates or similar devices that exceeds two inches in any dimension. 91.6715.4

OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS: 21. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. 91.6716

23. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC) OR TO THE LOCATION OF THE HOOK-UP THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WEHTER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE RO COMPLY MAY CAUSE COSNTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

24. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIFIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.





TYPEFF

QT	Y 1 1	ID D1	WIDTH x HEIGHT		<del> </del>		E			GL – GLASS
ΔΕ Ε	1	D1	,	LOCATION	TYPE	THICK	FINISH	FRAME	REMARKS	AL — ALUMINUM
ΔE	1	וט	18'-0"X9'-0"	GARAGE	Α	TBD	TBD	TBD		ST - STEEL
H		D2	3'-0"X8'-0"	BATHROOM #4	С	TBD	TBD	TBD		SC - SOLID CORE
8	1	D3	2'-0"X8'-0"	STORAGE	С	TBD	TBD	TBD		TEMP. — TEMPERED
<b>   </b>	1	D4	3'-0"X8'-0"	GARAGE	С	TBD	TBD	TBD	20 MIN. SELF CLOSING / SELF LATCHING	
GARAGE	1	D5	3'-0"X8'-0"	ELEVATOR	С	TBD	TBD	TBD		MIR — MIRROR
0  <u> </u>	1	D6	2'-8"X8'-0"	POWDER #2	С	TBD	TBD	TBD		AN — ANODIZE
	1	D7	3'-0"X8'-0"	MECHANICAL ROOM	С	TBD	TBD	TBD		PG — PAINT GLOSS
	1	D7.1	3'-0"X8'-0"	OFFICE GARAGE LEVEL	D	TBD	TBD	TBD		V.I.F. — VERIFY IN FIELD
	1	D7.2	3'-0"X8'-0"	GAME ROOM	G	TBD	TBD	TBD		TBD - TO BE DETERMINE
	1	D8	5'-0"X10'-0"	MAIN ENTRANCE	В	TBD	TBD	TBD		
	1	D9	15'-6"X11'-0"		D	TBD	TBD	TBD		
	1	D10	3'-0"X9'-0"	BEDROOM #1	С	TBD	TBD	TBD		
#[700]#	1	D11	7'-6"X11'-0"	BEDROOM #1	E	TBD	TBD	TBD		
	1	D12	2'-8"X9'-0"	BATH #1	С	TBD	TBD	TBD		
	1	D13	3'-0"X9'-0"	POWDER #1	С	TBD	TBD	TBD		
FR	1	D14	3'-0"X9'-0"	ELEVATOR	С	TBD	TBD	TBD		
t	1	D15	27'-6"X11'-0"	FAMILY ROOM	D	TBD	TBD	TBD		
	1	D16	17'-6"X9'-0"	MASTER BEDROOM	D	TBD	TBD	TBD		
	1	D17	5'-4"X8'-0"	WIC	F	TBD	TBD	TBD		
	1	D18	4'-6"X8'-0"	MASTER BEDROOM	В	TBD	TBD	TBD		
	1	D19	2'-8"X8'-0"	TOILET	С	TBD	TBD	TBD		
7 [T] (M)	1	D20	3'-0"X8'-0"	ELEVATOR	С	TBD	TBD	TBD		
	1	D21	3'-0"X8'-0"	LAUNDRY	С	TBD	TBD	TBD		
	1	D22	2'-8"X8'-0"	BATH #2	С	TBD	TBD	TBD		
	1	D23	3'-0"X8'-0"	BEDROOM #2	С	TBD	TBD	TBD		
2E CS (CS)	1	D24	3'-0"X8'-0"	BEDROOM #3	С	TBD	TBD	TBD		
	1	D25	2'-8"X8'-0"	BATH #3	С	TBD	TBD	TBD		
	1	D26	14'-6"X9'-0"	GYM	D	TBD	TBD	TBD		
	1	D27	12'-0"X10'-0"	BEDROOM #3	D	TBD	TBD	TBD		
	1	D28	11'-9"X9'-0"	BEDROOM #2	D	TBD	TBD	TBD		
	1	D29	3'-0"X8'-0"	HALLWAY TO ROOF DECK	С	TBD	TBD	TBD		

WINDOWOWSCHLEDULE										
	QTY	ID	WIDTH/HEIGHT	LOCATION	TYPE	GLAZING	FRAME MATL	FRAME FIN	HDR (HT.)	REMARKS
	1	W1	2'-0"X3'-0"	BATH #1	Α	DUAL	TBD	TBD	9'-0"	CASEMENT
æ	1	W1.1	2'-6"X8'-0"	BEDROOM #1	Α	DUAL	TBD	TBD	9'-0"	CASEMENT
JE LOOPE	1	W1.2	2'-6"X8'-0"	BEDROOM #1	Α	DUAL	TBD	TBD	9'-0"	CASEMENT
<u>₽</u>	1	W2	2'-0"X3'-0"	POWDER	Α	DUAL	TBD	TBD	9'-0"	CASEMENT
Σ C	1	W3	5'-0"X12'-0"	HALLWAY	В	DUAL	TBD	TBD	12'-0"	FIX/TEMP.
FHRST	1	W4	10'-0"X6'-0"	KITCHEN	С	DUAL	TBD	TBD	9'-0"	CASEMENT
<u> </u>	1	W5	17'-0"X11'-0"	DINING ROOM	В	DUAL	TBD	TBD	11'-0"	FIX/TEMP.
	1	W5.1		DINING ROOM	В	DUAL	TBD	TBD	11'-0"	FIX/TEMP.
	1		2'-6"X11'-0"	DINING ROOM	В	DUAL	TBD	TBD	11'-0"	FIX/TEMP.
	1	W5.3		DINING ROOM	В	DUAL	TBD	TBD	11'-0"	FIX/TEMP.
	1	W6	2'-0"X3'-0"	TOILET	Α	DUAL	TBD	TBD	8'-0"	CASEMENT
	1	W8	4'-0"X4'-6"	LAUNDRY	С	DUAL	TBD	TBD	8'-0"	CASEMENT
ac I	1	W9	4'-0"X3'-0"	BATH#2	Α	DUAL	TBD	TBD	8'-0"	CASEMENT
δ	1	W10	4'-0"X3'-0"	BATH#3	С	DUAL	TBD	TBD	8'-0"	CASEMENT
Ä	1	W12	6'-0"X9'-0"	MASTER BEDROOM	В	DUAL	TBD	TBD	9'-0"	FIX/TEMP.
SECOND (FIDOR	1	W12.1	2'-6"X8'-0"	MASTER BEDROOM	В	DUAL	TBD	TBD	9'-0"	FIX/TEMP.
<u> </u>	1	W12.2	2'-6"X8'-0"	MASTER BEDROOM	В	DUAL	TBD	TBD	9'-0"	FIX/TEMP.
(H)	1	W13	7'-6"X9'-0"	MASTER BATH	В	DUAL	TBD	TBD	9'-0"	FIX/TEMP.
	1	W14	5'-6"X10'-0"	MASTER BATH	В	DUAL	TBD	TBD	10'-0"	FIX/TEMP.
	1	W15	9'-11"X8'-0"	STAIRWAY AT ROOF DECK	В	DUAL	TBD	TBD	8'-0"	FIX/TEMP.
	1	W16	3'-6"X8'-6"	STAIRWAY AT ROOF DECK	В	DUAL	TBD	TBD	8'-0"	FIX/TEMP.
	1	W17	3'-3"X11'-0"	GAME ROOM GARAGE LEVEL	В	DUAL	TBD	TBD	11'-0"	FIX/TEMP.

<del></del>			3"X9'-0"   MASTER BATH	В	DUAL TBD	TBD 9'-0"	FIX/TEMP.	
			"X10'-0" MASTER BATH		DUAL TBD	TBD 10'-0"	FIX/TEMP.	
			1"X8'-0" STAIRWAY AT ROOF D		DUAL TBD	TBD 8'-0"	FIX/TEMP.	
			S"X8'-6" STAIRWAY AT ROOF D		DUAL TBD	TBD 8'-0"	FIX/TEMP.	
		1   W17   3'-3	3"X11'-0" GAME ROOM GARAGE	LEVEL B	DUAL TBD	TBD 11'-0"	FIX/TEMP.	
			$\longrightarrow /\!\!/$					
/ _ > >	TYPEA A	TYPE B	TYPEC C	TYPE D	TYIP	E E TYPH	EF F	TYTPMEG G
<u></u>						$\begin{array}{ c c c c c c c c c c c c c c c c c c c$	$\longrightarrow \bigg  \longrightarrow \bigg $	
OOR	TY	PA A	TYPE B	TYi	PHEC C	TYIPPE	D D	TYIPPEE E
OOR YPE								

TYPEG G



# DESIGNS, INC.

RESIDENTIAL, COMMERCIAL & INTERIOR DESIGN SERVICES

4337 WOODMAN AVENUE SHERMAN OAKS, CA 91423 OFFICE 818.922.2395

WWW.NEDESIGNSINC.COM

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DESIGN CHANGES 10.08.20 REVISION/ISSUE

**PROJECT** 

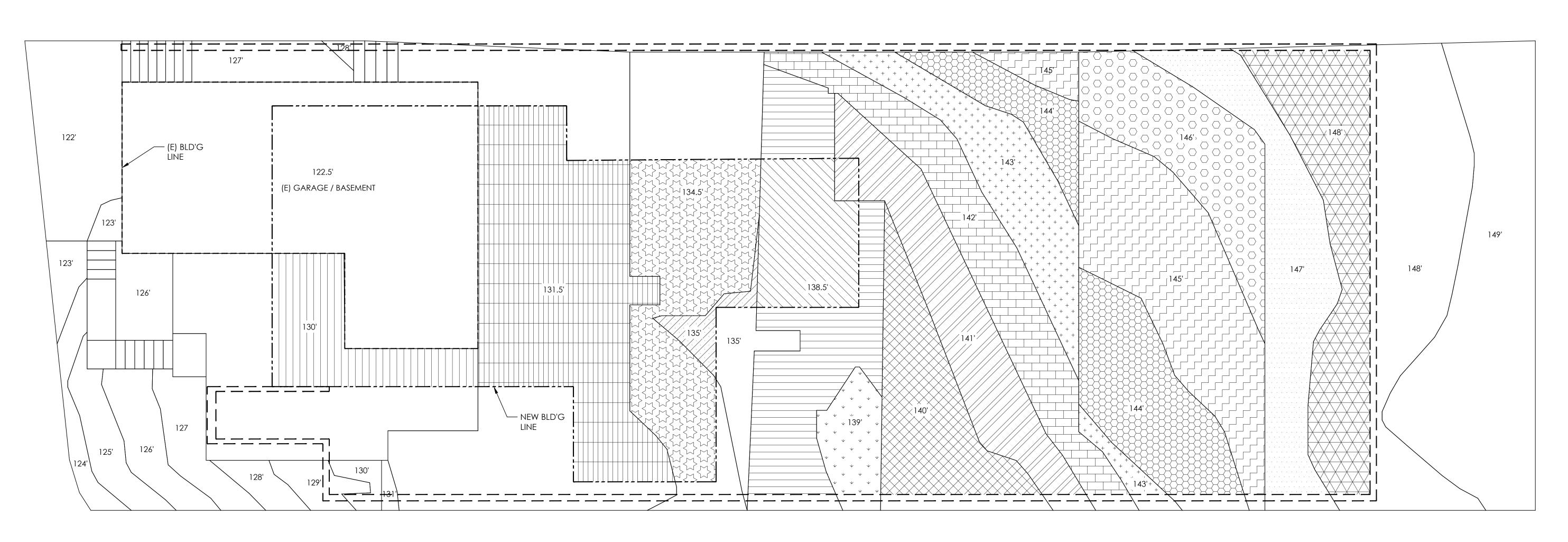
7346 S. RINDGE AVE. PLAYA DEL REY , CA 90293

DRAWING TITLE **ROOF PLAN** 

11.16.21

3/16"=1'-0"

DRAWN BY: P.A.



<u>&EGEND:</u>

---- LINE OF EXISTING BUILDING

------ LINE OF NEW FIRST FLOOR

— — LINE OF NEW RETAINING WALL

GRADING GRADINGPLAN (EXCAVATION AVATION

3/16/16"=1'-0"



### A. GENERAL NOTES

- 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- 2. ALL DETAILS AND NOTES ON RECORD DRAWINGS BY THE ARCHITECT AND ENGINEER ARE TO FOR ALL PERMANENT WORK.
- 3. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF INDUSTRIAL SAFETY DIVISION OF THE STATE OF CALIFORNIA AND OF THE LOCAL BUILDING CODE.
- 4. SOIL ENGINEER SHALL REVIEW THE SHORING DESIGN AND INSTALLATION OF THE SHORING SHALL BE PERFORMED UNDER THE CONTINUOUS INSPECTION AND APPROVAL OF THE SOILS ENGINEER.
- 5. REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE CUT OR FILL SLOPES EXCEEDS 2:1.
- 6. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY LINES PRIOR TO EXCAVATING
- 7. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAIN AT LEAST TWO WORKING DAYS BEFORE START WORK WITH THIS PERMIT. TELEPHONE NO.(800)422-4133.
- 8. NO EXCAVATION OR GRADING SHALL COMMENCE UNTIL 30 DAYS AFTER THE NOTICE REQUIRED BY THE LOS ANGELES CITY BUILDING CODE HAS BEEN POSTED ON THE SITE.
- 9. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO ENSURE PROVISIONS FOR POCKETS, BLOCK OUTS, OFFSETS, STEPPED FOTINGS, AND ANY OTHER ITEMS AFFECTED BY THE SHORING.
- 10. DRAINAGE AND WATERPROOFING BY OTHERS.

# 11. CODONTUNUSUS INSPECIOTION BEYTHHE SOILS EINGINEER/ÉGIOLOGIST IS SEROLUBIED FOR PROPERTION.

- 12. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
  OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF
  PROPOSED PROCEDURES.
- 13. HEAVY EQUIPMENT OR CRANES SHALL NOT BE LOCATED ADJACENT TO THE SHORING BULKHEAD EXCEPT WHERE SPECIFICALLY PROVIDED BY THE DESIGN.
- 14. NO GRADING PERMIT CAN BE ISSUED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WHEN THE SITE IS LOCATED WITHIN AREA DESIGNATED AS GRADING HILLSIDE.
- 15. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER THE CONSTRUCTION OF WALL AND THE NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
- 16. RETAINING WALLS LOCATED WITHIN SIDE YARDS SHALL NOT EXCEED 6-FT. PER ZONING CODE.

EXCAVATION							
PATTERN	AREA	SIZE (S.F.)	DEPTH	CUBIC YARDS			
	130'	160 S.F.	6.5'	1,040			
	131.5'	520 S.F.	8'	4,160			
MWMWM WMWMWM	134.5'	213 S.F.	11'	2,343			
	135'	30 S.F.	11.5'	345			
	138.5'	132 S.F.	15'	1,980			
	138.5'	275 S.F.	3'	825			
*	139'	49 S.F.	3.5'	171.5			
	140'	163 S.F.	4.5'	733.5			
	141'	181 S.F.	5.5'	995.5			
	142'	197 S.F.	6.5	1,280.5			
+ + + + + + + + + + + + + + + + + +	143'	173 S.F.	7.5'	1,297.5			
	144'	230 S.F.	8'	1,840			
	145'	275 S.F.	9'	2,475			
	146'	167 S.F.	10'	1,670			
	147'	173 S.F.	10.5'	1,816.5			
	148'	265 S.F.	11.5'	3,047.5			
TOTAL ECAV	/ATION:			26,020.5 / 27 =			

963.72 (CUT) - 8.53 (FILL) = 955.19 CY EXPORT

DESIGN	S, INC

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& INTERIOR DESIGN SERVICES

RESIDENTIAL, COMMERCIAL

4337 WOODMAN AVENUE SHERMAN OAKS, CA 91423

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PROJECT
7346 S. RINDGE AVE.
PLAYA DEL REY , CA 90293

DESIGN CHANGES

REVISION/ISSUE

10.08.20

-DRAWING TITLE

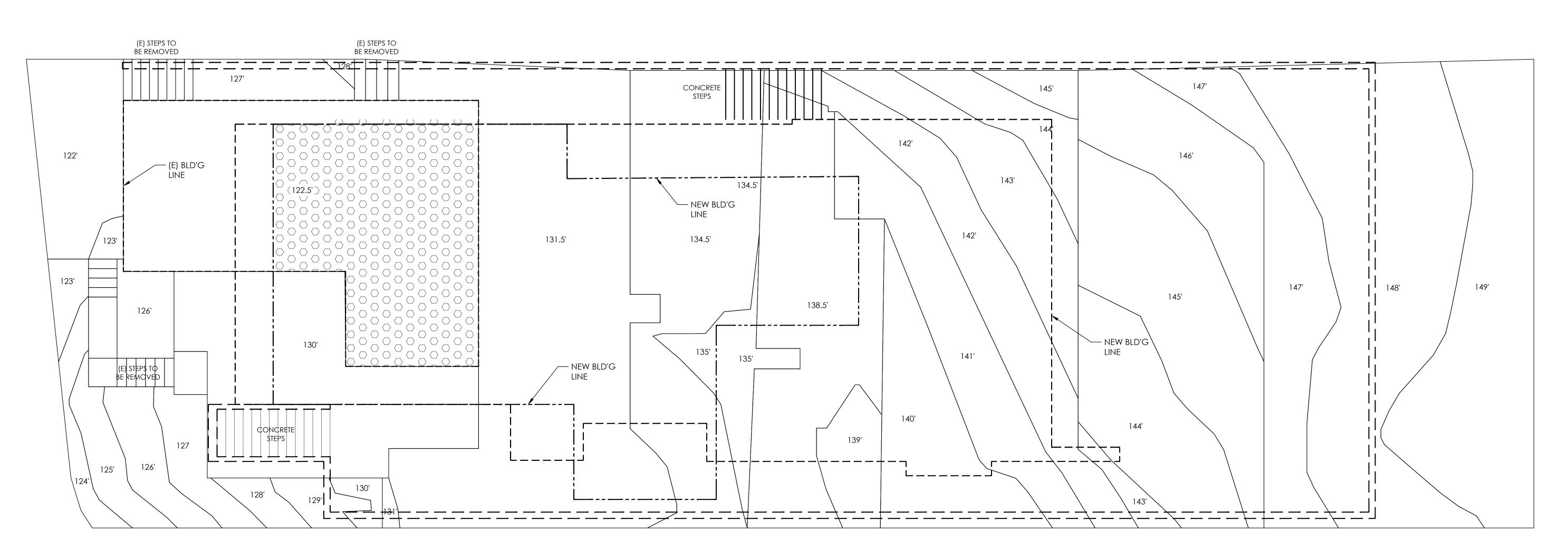
**GRADING PLAN** 

PROJECT

G-1

SCALE
3/16"=1'-0"

DRAWN BY:
P.A.



<u>&EGEND:</u>

---- LINE OF EXISTING BUILDING

------ LINE OF NEW FIRST FLOOR

— — LINE OF NEW SECOND FLOOR

GRADING PLANGELLIN (

3/16/16"=1'-0"

FILL					
PATTERN	AREA	SIZE (S.F.)	FILL DEPTH	CUBIC YARDS	
	122.5'	461 S.F.	0.5'	230.5	
TOTAL FILL:				230.5 / 27 = 8.53 C.Y.	

## B. GRADING NOTES

- 1. GRADED SLOPES ARE LIMITED TO A MAXIMUM SLOPE OF 2:1. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
- 2. STANDARD 12 INCH BERM IS REQUIRED AT THE TOP OF ALL GRADED SLOPES
- 3. NO FILL TO BE PLACED UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- 4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% MAX. DRY DENSITY DEEPER THANHAND 4 OF EEE TEBBELOOW FINN ISHI GRADE, UNNUESSSA A ONCEYFE REBATLATEVEO DOPANCTAVONO (NO (NO ESS. ESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- 5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 CY] (7007.1)



DESIGNS, INC.

RESIDENTIAL, COMMERCIAL & INTERIOR DESIGN SERVICES

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1	DESIGN CHANGES	10.08.2				
NO.	REVISION/ISSUE	DATE				
PROJECT						

7346 S. RINDGE AVE. PLAYA DEL REY , CA 90293

DRAWING TITLE GRADING PLAN

PROJECT

G-2 11.16.21

DRAWN BY: P.A. 3/16"=1'-0"