

# REMODEL AND ADDITION TO EXISTING SINGLE FAMILY DWELLING AT

**403 W. MANCHESTER AVENUE**  
**PLAYA DEL REY, CA 90293**

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



**CONTACTS**

**OWNER**  
 GAYLE EVERETT  
 403 W. MANCHESTER AVE.  
 PLAYA DEL REY, CA 90293  
 503-515-3622

**ARCHITECT**  
 JOHN HAMILTON, AIA  
 HAMILTON ARCHITECTS  
 12240 VENICE BOULEVARD, STE 25  
 LOS ANGELES, CA 90066  
 310-398-1500

**SITE SURVEYOR**  
 THOMAS TERWILLIGER, P.L.S.  
 TERWILLIGER LAND SURVEY ENGINEERS  
 14 MONARCH BAY PLAZA, #231  
 DANA POINT, CA 92629  
 310-866-2510

**STRUCTURAL & CIVIL ENGINEER**  
 JAMES TUCHSCHER, P.E.  
 TUCHSCHER ENGINEERING GROUP, INC.  
 115 PINE AVENUE, SUITE 210  
 LONG BEACH, CA 90802  
 562-682-8800

**ENERGY ANALYSIS CONSULTANT**  
 SEVAG KURDIAN  
 SKDESIGN  
 2333 MIRA VISTA AVE., #26  
 MONTROSE, CA 91020  
 818-512-9231

- SEPARATE PERMITS**
1. A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5' AND FOR SHORING AND UNDERPINNING.
  2. POOLS, SPAS, PATIO COVERS AND OTHER FREESTANDING STRUCTURES REQUIRE SEPARATE REVIEWS AND PERMITS.
  3. SOLAR PHOTOVOLTAIC SYSTEMS SHALL BE UNDER A SEPARATE REVIEW AND PERMIT.
  4. AUTOMATIC FIRE SUPPRESSION SYSTEMS SHALL REQUIRE A SEPARATE REVIEW AND PERMIT.
  5. A SEPARATE PERMIT IS REQUIRED FOR RETAINING WALLS, BLOCK WALLS AND FENCES.

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-	TOPOGRAPHIC SURVEY
CIVIL	
STRUCTURAL	

**PROJECT INFORMATION**

**PROJECT DESCRIPTION**  
 REMODEL AND ADDITION TO EXISTING SINGLE FAMILY DWELLING INCLUDING 1103.14 SQ FT FIRST FLOOR ADDITION AND NEW 893.56 SQ FT SECOND STORY.

**ASSESSOR'S PARCEL NUMBER**  
 4116-023-012

<b>TRACT</b>	<b>BLOCK</b>	<b>LOT</b>	<b>ARB</b>	<b>PIN</b>
TR 8557	25	11	NONE	096B153 1015

**PLANNING AND ZONING INFORMATION**

PARCEL AREA: 8525.81 SQ FT (PER SURVEY)  
 AREA REGULATIONS: IRREGULAR  
 ZONING DISTRICT: R1-1  
 ZONING INFORMATION: ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE TRANSPORTATION CORRIDOR  
 ZI-1874 SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR  
 SPECIFIC PLAN: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR  
 HILLSIDE AREA (ZONING CODE): NO  
 EXISTING USE: SINGLE FAMILY RESIDENTIAL  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL

**MAX. ALLOWABLE RESIDENTIAL FLOOR AREA:** 15420.81 SQ FT (3 x 5140.27 SQ FT BUILDABLE AREA)  
**FLOOR AREA, RESIDENTIAL (EXISTING):**  
 FIRST FLOOR: 1603.58 SQ FT  
 COVERED PORCH: 49.77 SQ FT  
**TOTAL EXISTING R.F.A.:** **1653.35 SQ FT**

**FLOOR AREA, RESIDENTIAL (PROPOSED):**  
 FIRST FLOOR: 2706.72 SQ FT (INCLUDING 1103.14 SQ FT ADDITION)  
 SECOND FLOOR: 921.97 SQ FT (INCLUDING 893.56 SQ FT SECOND STORY ADDITION AND 28.41 SQ FT AREA OVER 14'-0" HT.)  
**TOTAL PROPOSED R.F.A.:** **3628.69 SQ FT**

**SETBACKS:**  
 FRONT YARD: 21'-5"  
 SIDE YARD: 5'-0"  
 REAR YARD: 15'-0"  
**BUILDING HEIGHT:** 32'-1" (TO LOWEST ADJ. GRADE LEVEL)  
**NUMBER OF STORIES:** 2 OVER BASEMENT  
**PARKING PROVIDED:** 2 STALLS (NO CHANGE)

**BUILDING INFORMATION**

LIQUEFACTION ZONE: NO  
 LANDSLIDE AREA: NO  
 SPECIAL GRADING AREA: YES  
 METHANE HAZARD SITE: METHANE ZONE  
 OCCUPANCY: R-3 / U  
 TYPE OF CONSTRUCTION: V-B  
 NUMBER OF STORIES: 3  
 FIRE SPRINKLER SYSTEM: YES PER NFPA 13D OR R313

**FLOOR AREA, GROSS:**  
**BASEMENT:** 1210.41 SQ FT (EXISTING); 1285.80 SQ FT (PROPOSED)  
**FIRST FLOOR:** 1603.58 SQ FT (EXISTING); 2706.72 SQ FT (PROPOSED)  
**SECOND FLOOR:** 0.00 SQ FT (EXISTING); 893.56 SQ FT (PROPOSED)  
**TOTALS:** 2813.99 SQ FT (EXISTING); 4886.08 SQ FT (PROPOSED)

**RELEVANT CODES**

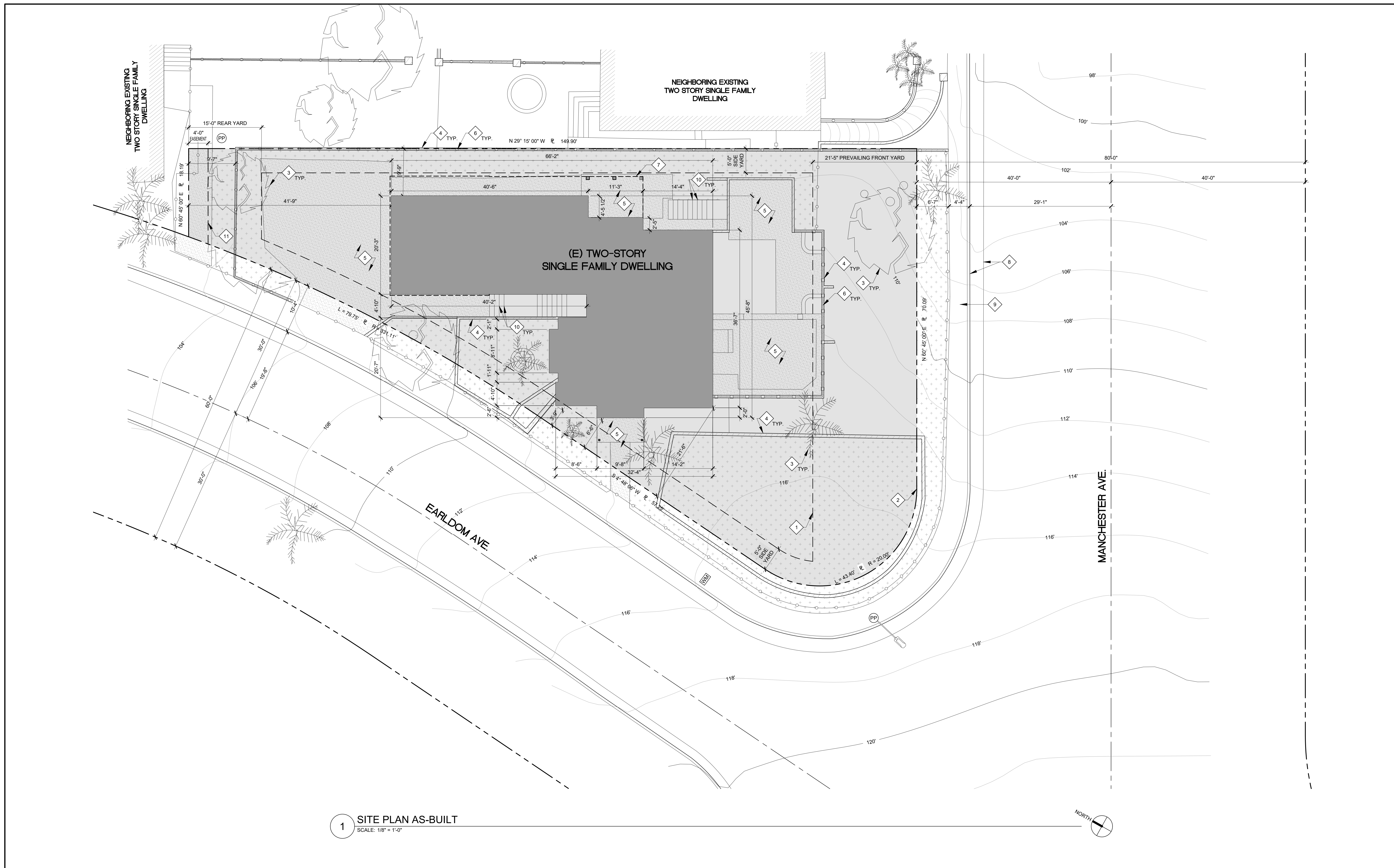
2020 LOS ANGELES BUILDING CODE	2020 LOS ANGELES GREEN BUILDING CODE
2020 LOS ANGELES MECHANICAL CODE	2020 LOS ANGELES FIRE CODE
2020 LOS ANGELES ELECTRICAL CODE	2019 CALIFORNIA ENERGY CODE
2020 LOS ANGELES PLUMBING CODE	CITY OF LOS ANGELES MUNICIPAL CODE

NO.	DATE	REVISION
-	-	INITIAL SUBMITTAL

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

**TITLE SHEET**

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



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



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**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
- 11 PUBLIC UTILITY EASEMENT

**PREVAILING SETBACK CALCULATIONS**

**LA DBS** - Back to LADBS - All Services

Add Lot - Enter the Lot information after adding rows.

Lot	Frontage (ft)	Setback (ft)	Results
12	40	20.25	<b>Number of lots: 7</b> Prevailing Setback: 24.41 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
13	40	20.59	
14	40	21.25	
15	40	25.09	
16	40	46.42	
17	40	20.5	
18	40	20.75	
19	40	20.75	

Clear Calculate

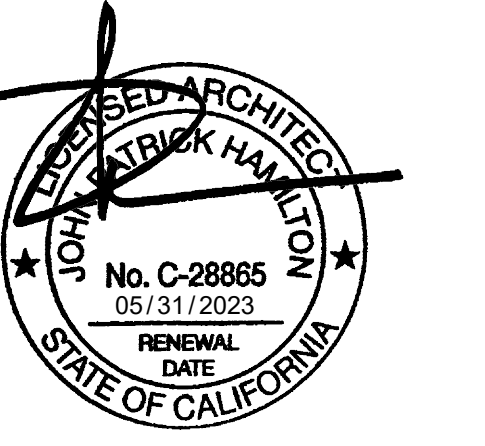
**Lot Used**

Lot	Frontage (ft)	Setback (ft)
12	40.00	20.25
13	40.00	20.59
14	40.00	21.25
15	40.00	25.09
17	40.00	20.50
18	40.00	20.75

**LEGEND**

- (E) LANDSCAPED AREA
- PP UTILITY POLE

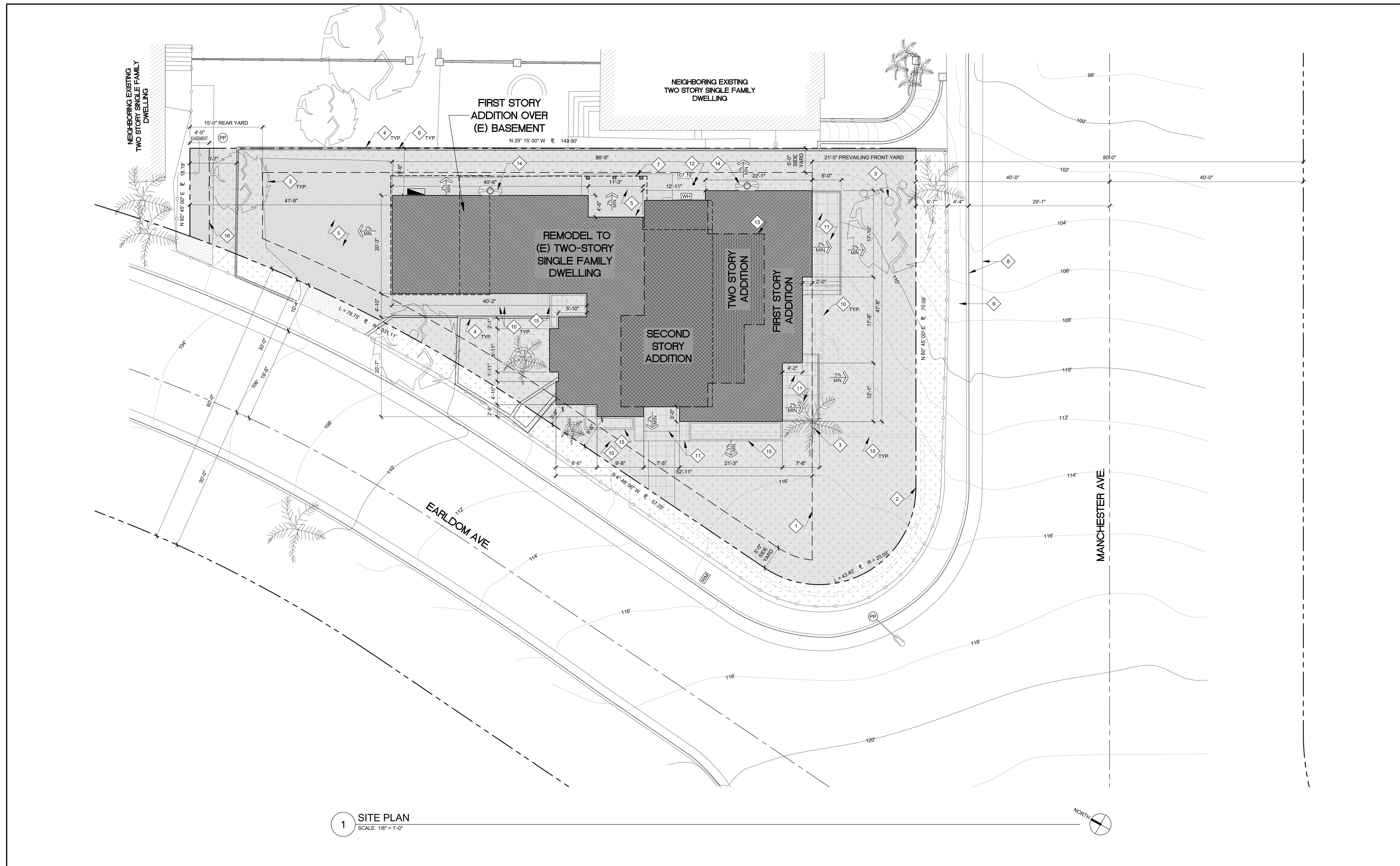
**SITE PLAN AS-BUILT**



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

**KEYNOTES**

- |    |                                                                                                                                   |    |                                                                                              |
|----|-----------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------|
| 1  | OUTLINE OF BUILD-ABLE AREA                                                                                                        | 13 | OUTLINE OF NEW SECOND FLOOR LEVEL ABOVE                                                      |
| 2  | PROPERTY LINE                                                                                                                     | 14 | LOW IMPACT DEVELOPMENT STORMWATER RAIN TANK. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6   |
| 3  | EXISTING ON-SITE TREE                                                                                                             | 15 | LOW IMPACT DEVELOPMENT STORMWATER PLANTER BOX. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6 |
| 4  | EXISTING RETAINING WALL                                                                                                           | 16 | PUBLIC UTILITY EASEMENT                                                                      |
| 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.                                                                                   |    |                                                                                              |

**SITE NOTES**

- DIMENSIONS INDICATED ARE TO FACE OF FINISHED SURFACE, UNLESS NOTED OTHERWISE.
- CONTRACTOR TO VERIFY IN FIELD ALL EXISTING CONDITIONS. REPORT ANY DISCREPANCIES WITH ARCHITECT AND OWNER PRIOR TO ANY CONSTRUCTION.
- CALL UNDERGROUND SERVICE ALERT (DIGIAlert - 811) FOR UTILITY NOTIFICATIONS / MARKINGS PRIOR TO REMOVALS AND EXCAVATIONS. REMOVE ALL MARKINGS AFTER CONSTRUCTION IS COMPLETED.
- CONNECTIONS TO THE SEWER OR STORM DRAINS REQUIRE A SEWER PERMIT.
- PRIOR TO COMMENCING ANY UNDERGROUND UTILITY WORK, OBTAIN SEPARATE UTILITY EXCAVATION PERMITS AND STREET USE PERMITS FOR UTILITY EXCAVATION.
- 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.
- 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).
- NO WORK SHALL BE DONE WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL.
- NO CONSTRUCTION DEBRIS SHALL BE SPILLED OR STORED ONTO PUBLIC RIGHT-OF-WAY.
- 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.
- 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.
- PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
- 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.
- NO RUNOFF SEDIMENT OR WASTES IS ALLOWED IN WATER LEAVING THE SITE.
- ALL CONCENTRATED DRAINAGE SHALL BE CONDUCTED TO THE STREET AT A 2% MIN. SLOPE
- CONNECT ALL BUILDING RAIN GUTTER DOWNSPOUTS TO SUB-GRADE DRAINAGE SYSTEM. SEE CIVIL DRAWINGS.
- 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 1008.1.6, R311.3).

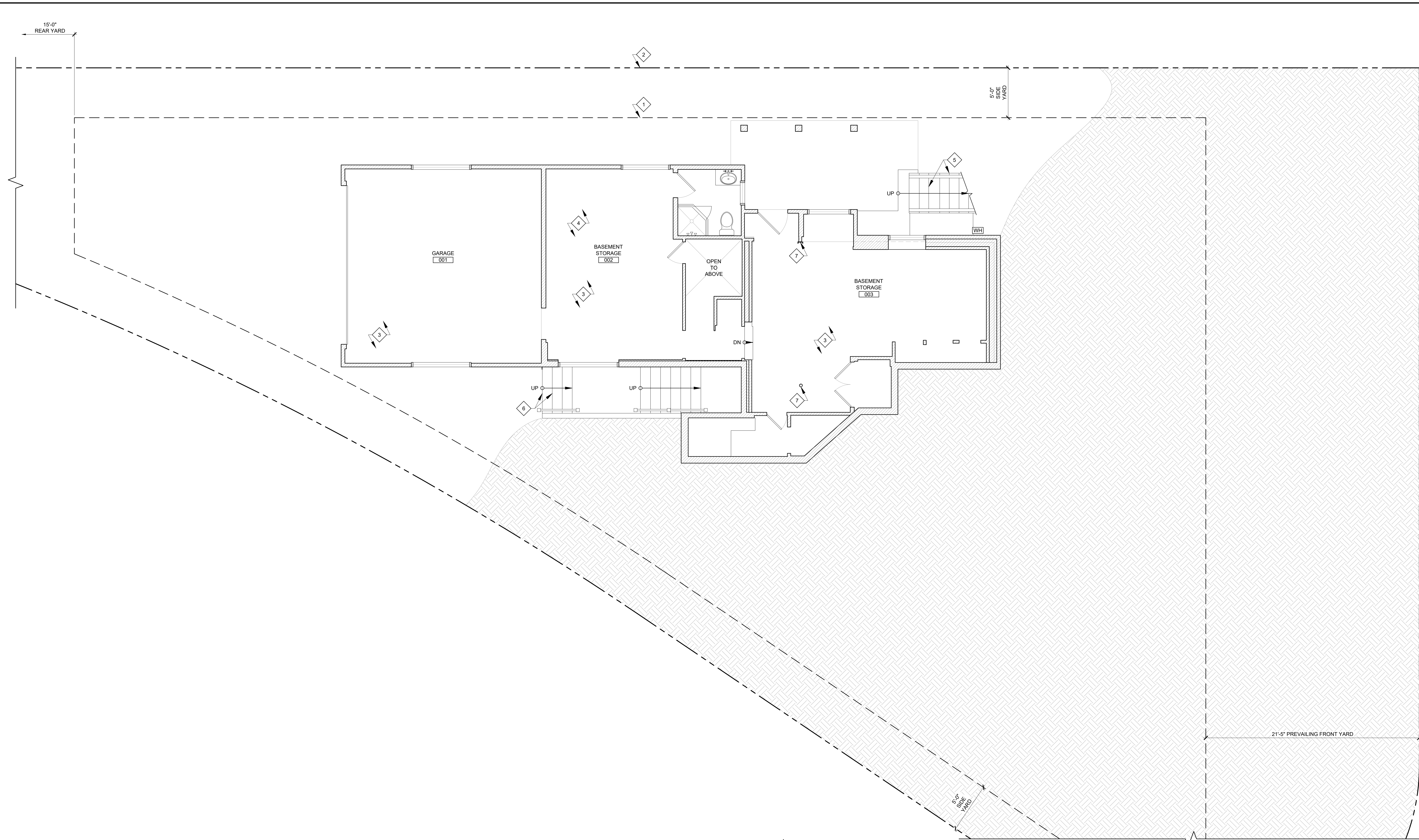
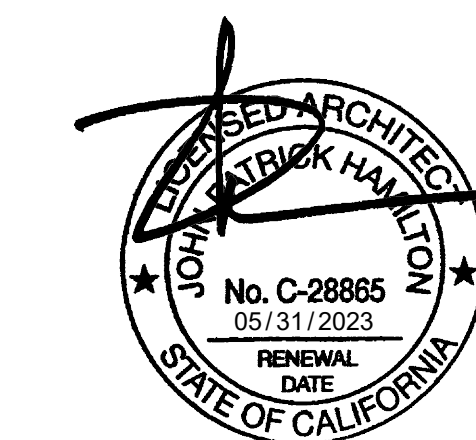
**LEGEND**

- (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

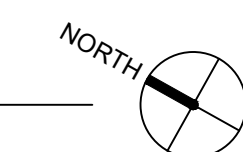
**SITE PLAN**

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

**A1.1**



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



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**KEYNOTES**

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

**NOTES**

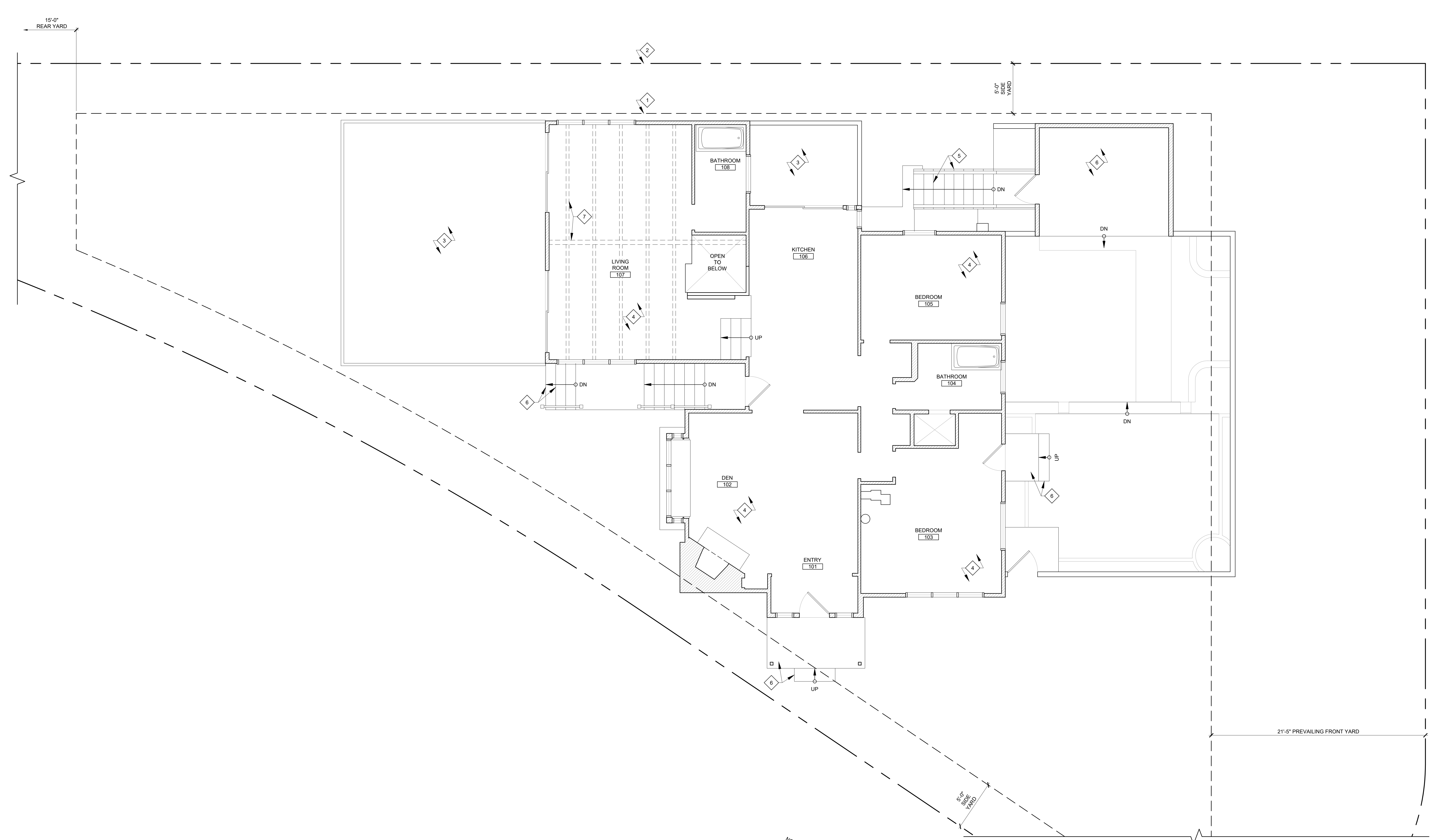
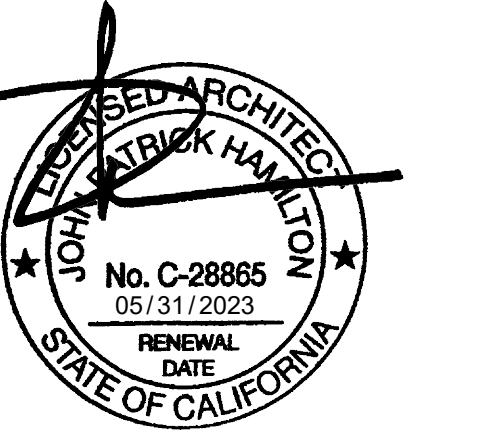
**LEGEND**

EXISTING WALL

**BASEMENT FLOOR PLAN AS-BUILT**

Project: 21024 Drawing Number  
 Date: 10.14.2021  
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**A1.2**



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

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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

**NOTES**

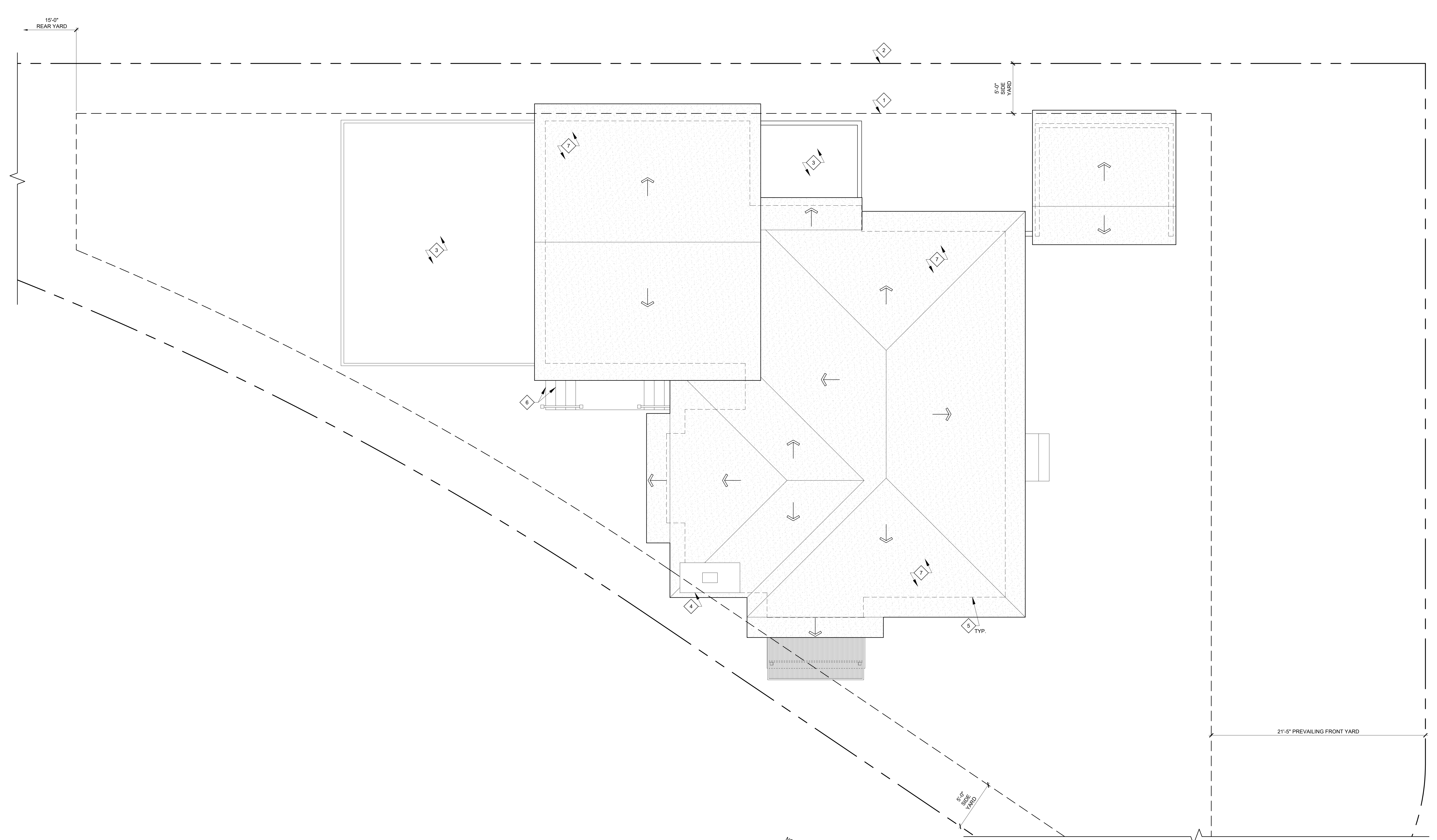
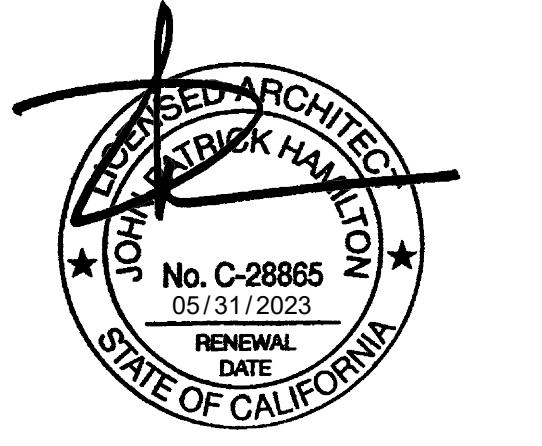
**LEGEND**

EXISTING WALL

**FIRST FLOOR  
 PLAN AS-BUILT**

Project: 21024 Drawing Number  
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 Checked by: JPH

**A1.3**



**1 ROOF PLAN AS-BUILT**  
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**KEYNOTES**

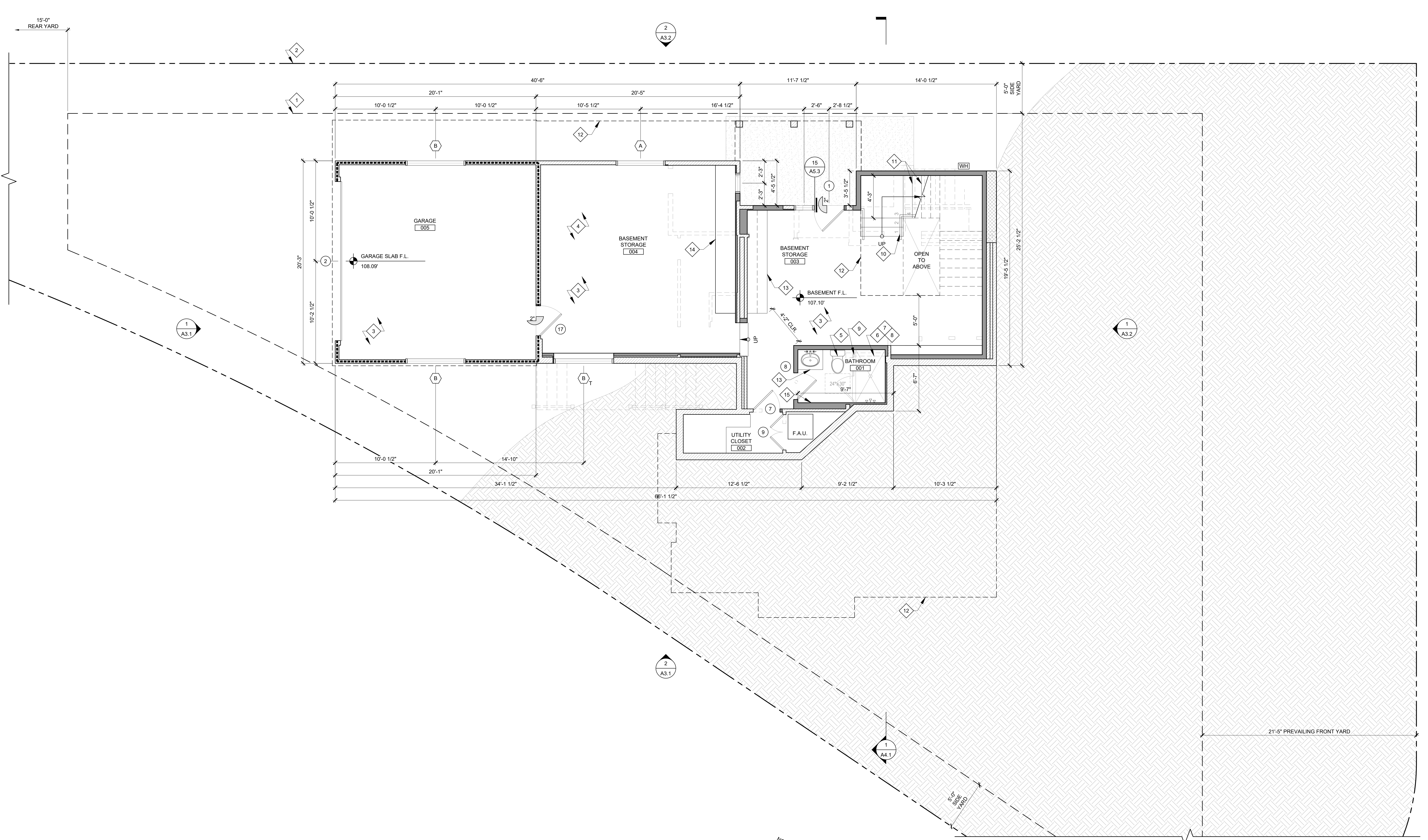
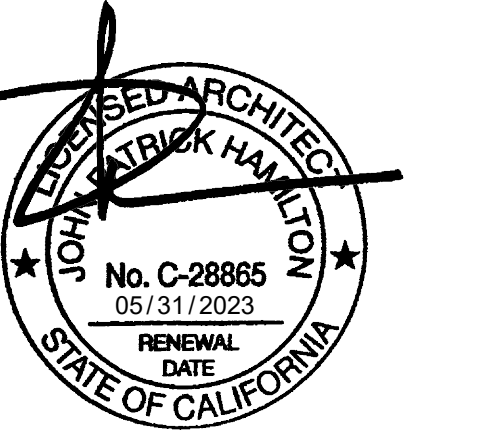
- 1 OUTLINE OF BUILDABLE AREA
- 2 PROPERTY LINE
- 3 (E) EXTERIOR UNCOVERED DECK BELOW
- 4 (E) FIREPLACE CHIMNEY
- 5 OUTLINE OF (E) EXTERIOR WALL BELOW
- 6 (E) CAST-IN-PLACE CONC. DECK / STAIR
- 7 (E) LOW-SLOPE GRAVEL ROOFING

**NOTES**

**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**

- 1 OUTLINE OF BUILDABLE AREA
- 2 PROPERTY LINE
- 3 (E) CAST-IN-PLACE CONCRETE SLAB ON GRADE CONSTRUCTION
- 4 AREA OF (N) PORTION OF CAST-IN-PLACE CONCRETE SLAB ON GRADE CONSTRUCTION. SEE STRUCTURAL.
- 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 AS.2.
- 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
- 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 8'-0" ABOVE THE SHOWER DRAIN.
- 8 RAISED CURB AT SHOWER THRESHOLD
- 9 STAIR-MOUNTED HANDRAIL, 3'-0" TALL AS MEASURED FROM TREADS. SEE DETAILS ON SHEET AS.4.
- 10

- 11 STAIR TREADS SHALL HAVE 11" MIN RUN AND 7.75" MAX RISE. SEE DETAILS ON SHEET AS.4.
- 12 OUTLINE OF FIRST FLOOR ABOVE
- 13 (N) BUILT-IN CABINETRY: PRE-FINISHED, SOLID WOOD, FULL OVERLAY CABINETS BY 'OMEGA' OR EQUAL APPROVED BY ARCHITECT.
- 14 (N) FULL-HEIGHT BUILT-IN CABINETRY PER OWNER
- 15 NON-STRUCTURAL 2x FURRING

**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
- ENCLOSURE SHALL MEET THE REQUIREMENTS OF CRC R302.6. GARAGE WALLS SHALL BE CONSTRUCTED WITH A MINIMUM OF 1/2" GYPSUM BOARD ON THE ENCLOSED SIDE; CEILING SHALL BE CONSTRUCTED WITH A MINIMUM OF 5/8" TYPE "X" GYPSUM BOARD ON THE UNDERSIDE.

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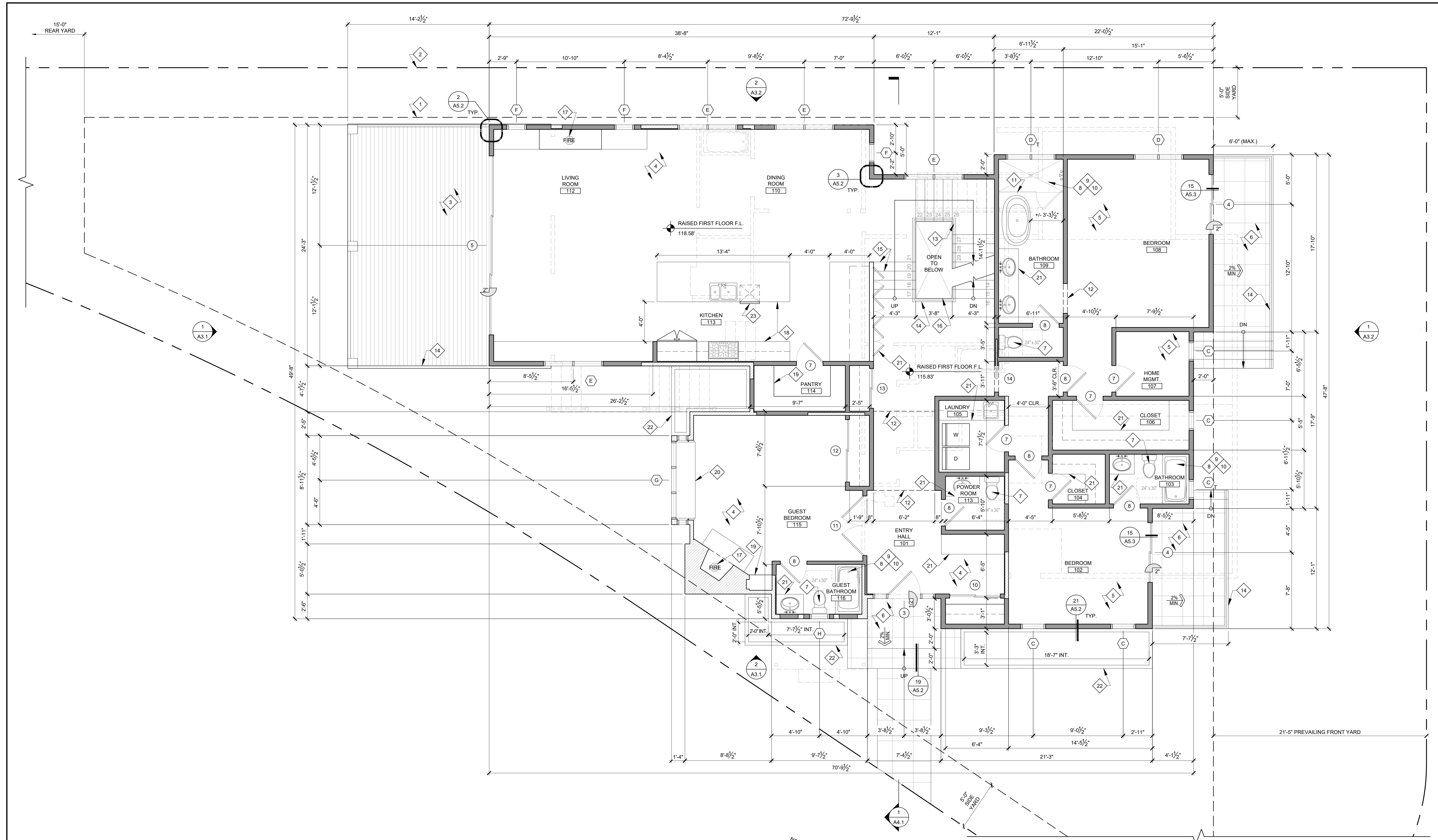
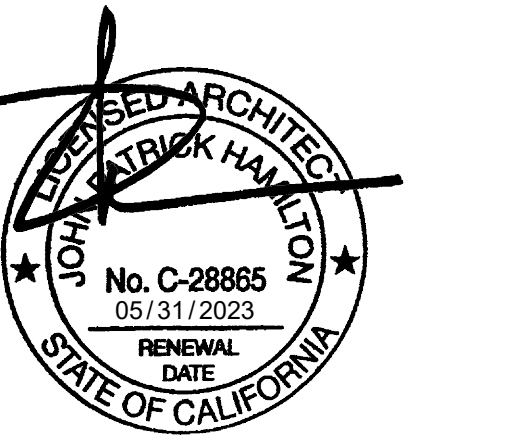
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**BASEMENT FLOOR PLAN**

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

**A2.0**



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

**KEYNOTES**

- 1 OUTLINE OF BUILDBLE AREA
- 2 PROPERTY LINE
- 3 (E) EXTERIOR DECK TO BE REFINISHED WITH COMPOSITE DECKING SYSTEM. SEE SHEET A0.7 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 (E) EXTERIOR DECK TO BE REFINISHED WITH COMPOSITE DECKING SYSTEM. SEE SHEET A0.7 FOR SPECIFICATION. INSULATE UNVENTED DECK JOIST BAYS TO MATCH TYPICAL UNVENTED ROOF JOIST INSULATION ASSEMBLY AND R-VALUE REQUIRED BY ENERGY ANALYSIS CALCULATION.
- 9 (E) RAISED / FRAMED FLOOR CONSTRUCTION
- 10 SHOWER STALLS SHALL HAVE A CLEAR INTERIOR FINISH AREA OF 7.1 SQ FT MINIMUM AND SHALL ACCOMMODATE A 2'-8" 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. SEE DETAIL 20/A5.2.
- 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 A0.7 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
- 22 LOW IMPACT DEVELOPMENT STORMWATER PLANTER BOX. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6
- 23 DISHWASHER SHALL MEET OR EXCEED ENERGY STAR PROGRAM REQUIREMENTS.

**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

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

NO.	DATE	REVISION
		INITIAL SUBMITTAL

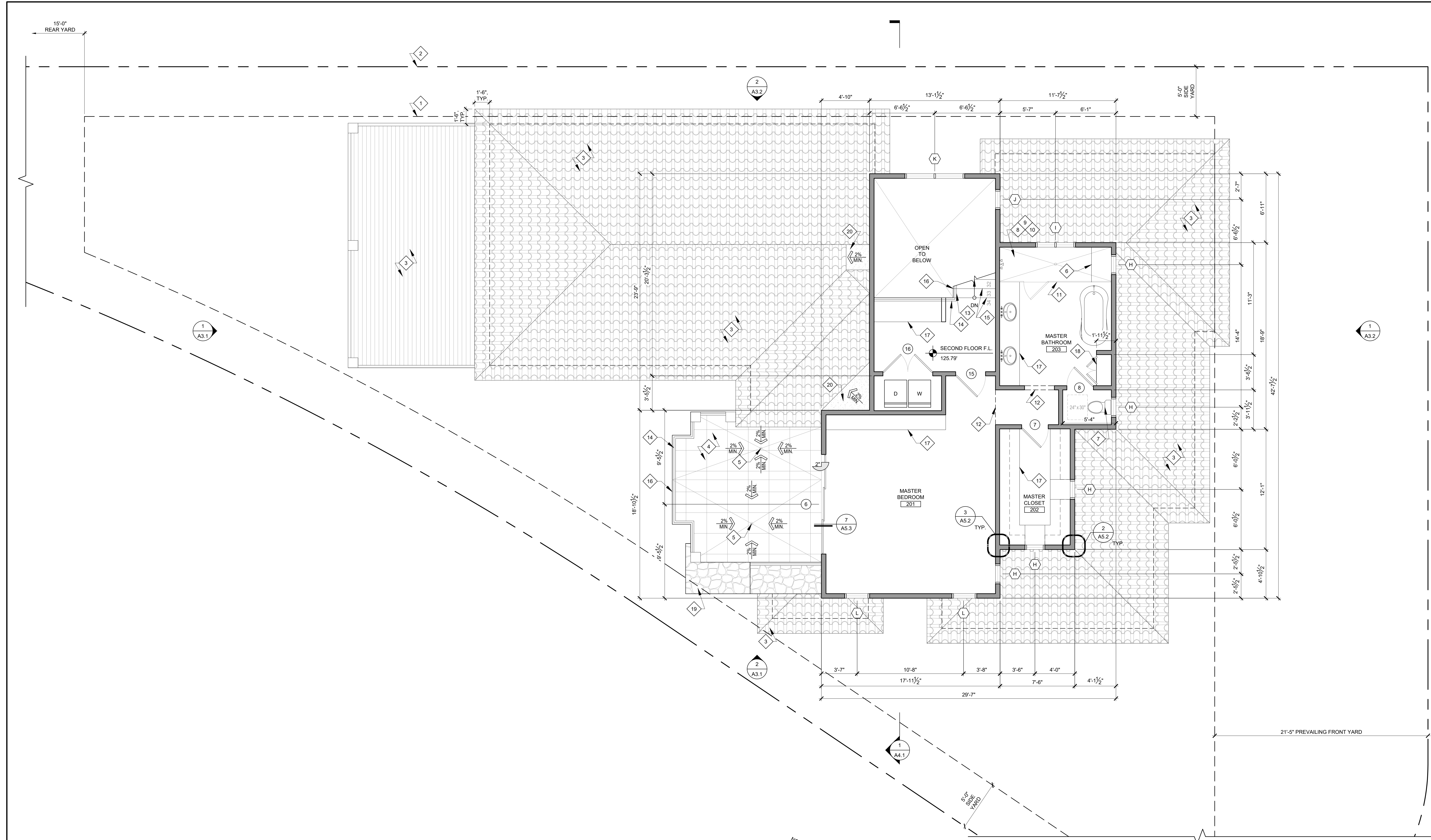
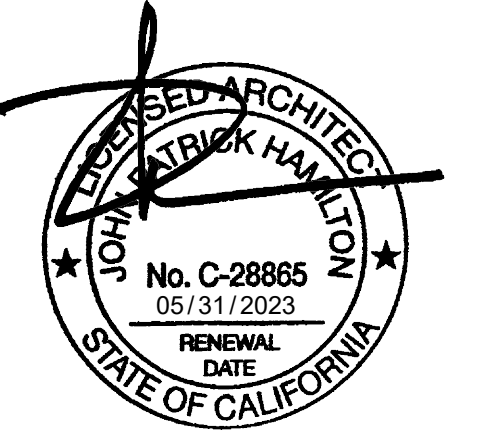
**CLIENT:**  
 GAYLE EVERETT  
 403 W. MANCHESTER AVE.  
 PLAYA DEL REY, CA 90293

**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"

**KEYNOTES**

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
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| <ul style="list-style-type: none"> <li>1 OUTLINE OF BUILDABLE AREA</li> <li>2 PROPERTY LINE</li> <li>3 EXTERIOR DECK OR ROOF BELOW</li> <li>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.</li> <li>5 DECK DRAIN PER CPC 1101.12.1</li> <li>6 BUILT-IN SHOWER SEAT</li> <li>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, FIBERMAT 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.</li> <li>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</li> <li>9</li> </ul> | <ul style="list-style-type: none"> <li>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.</li> <li>11 CURBLESS SHOWER THRESHOLD SEE APPLICABLE SHOWER DETAILS ON SHEET A5.2.</li> <li>12 OUTLINE OF CASED OPENING OR SOFFIT ABOVE</li> <li>13 STAIR-MOUNTED HANDRAIL, 3'-0" TALL AS MEASURED FROM TREADS. SEE DETAILS ON SHEET A5.4.</li> <li>14 GUARD RAIL, 3'-6" TALL AS MEASURED FROM FLOOR LEVEL. SEE DETAIL 20/A5.2.</li> <li>15 STAIR TREADS SHALL HAVE 11" MIN RUN AND 7.75" MAX RISE. SEE DETAILS ON SHEET A5.4.</li> <li>16 EDGE OF FLOOR</li> <li>17 (N) CUSTOM BUILT-IN CABINERY PER OWNER</li> <li>18 (N) FULL-HEIGHT BUILT-IN CABINERY PER OWNER</li> <li>19 CHIMNEY / PARAPET WALL WITH NON-COMBUSTIBLE STONE VENEER FINISH. MANUFACTURER, STYLE, AND COLOR PER OWNER.</li> <li>20 PLYWOOD CRICKET TO PROVIDE 2% MIN. POSITIVE DRAINAGE AWAY FROM ROOF.</li> </ul> |
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**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

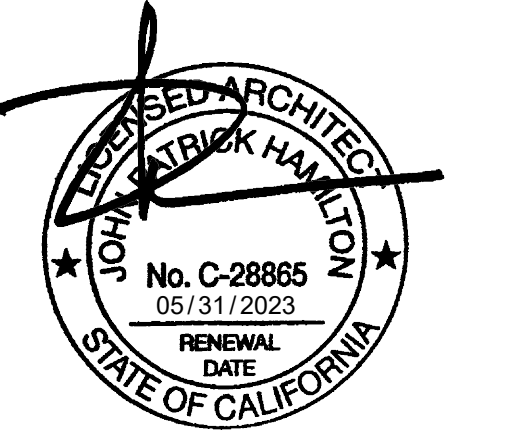
**PROJECT:**  
 EVERETT RESIDENCE  
 403 W. MANCHESTER AVE.  
 PLAYA DEL REY, CA 90293

NO.	DATE	REVISION
		INITIAL SUBMITTAL

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

**SECOND FLOOR PLAN**

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



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

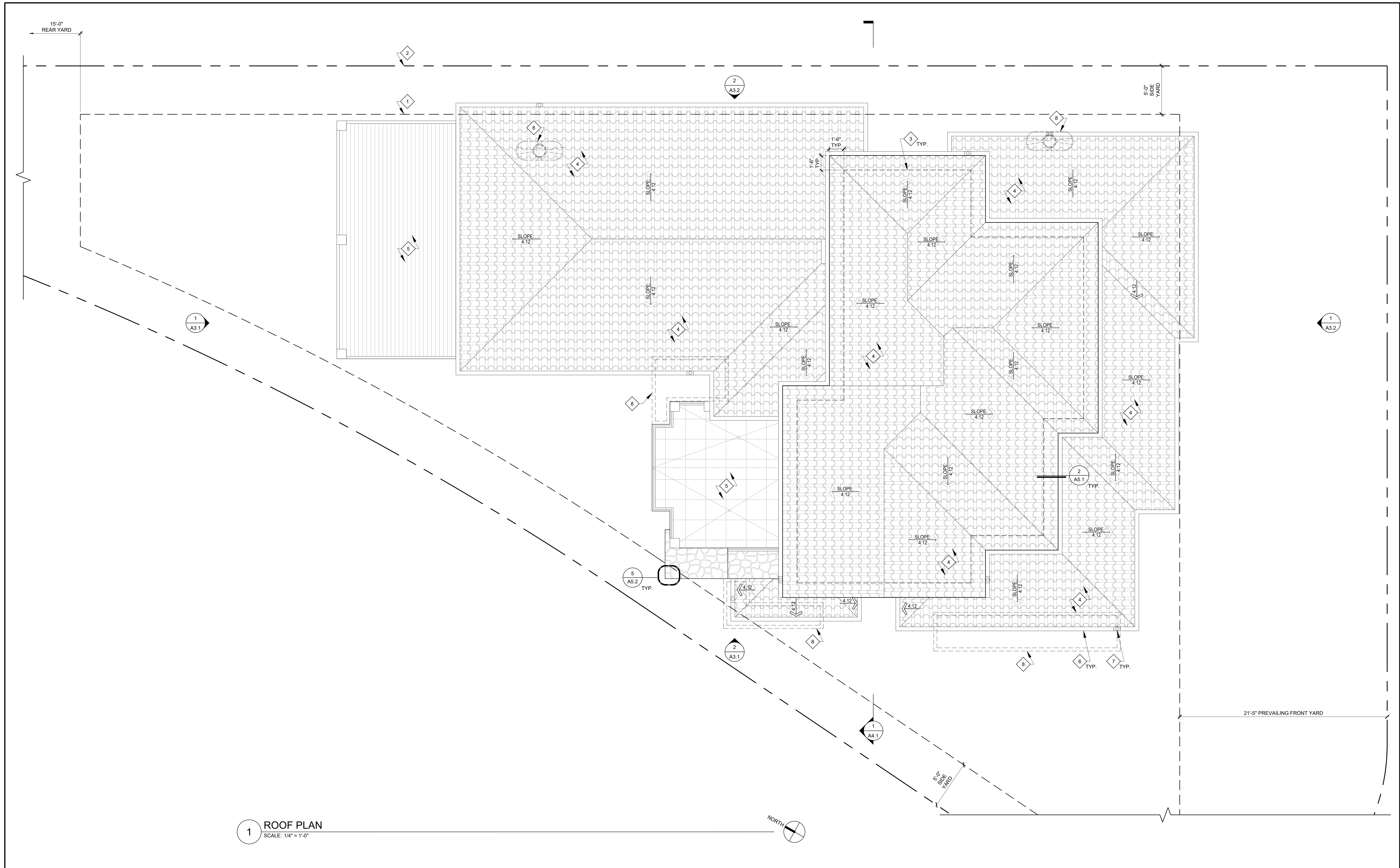
NO.	DATE	REVISION
-	-	INITIAL SUBMITTAL

**CLIENT:**  
 GAYLE EVERETT  
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 PLAYA DEL REY, CA 90293

**ROOF PLAN**

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

**A2.3**



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

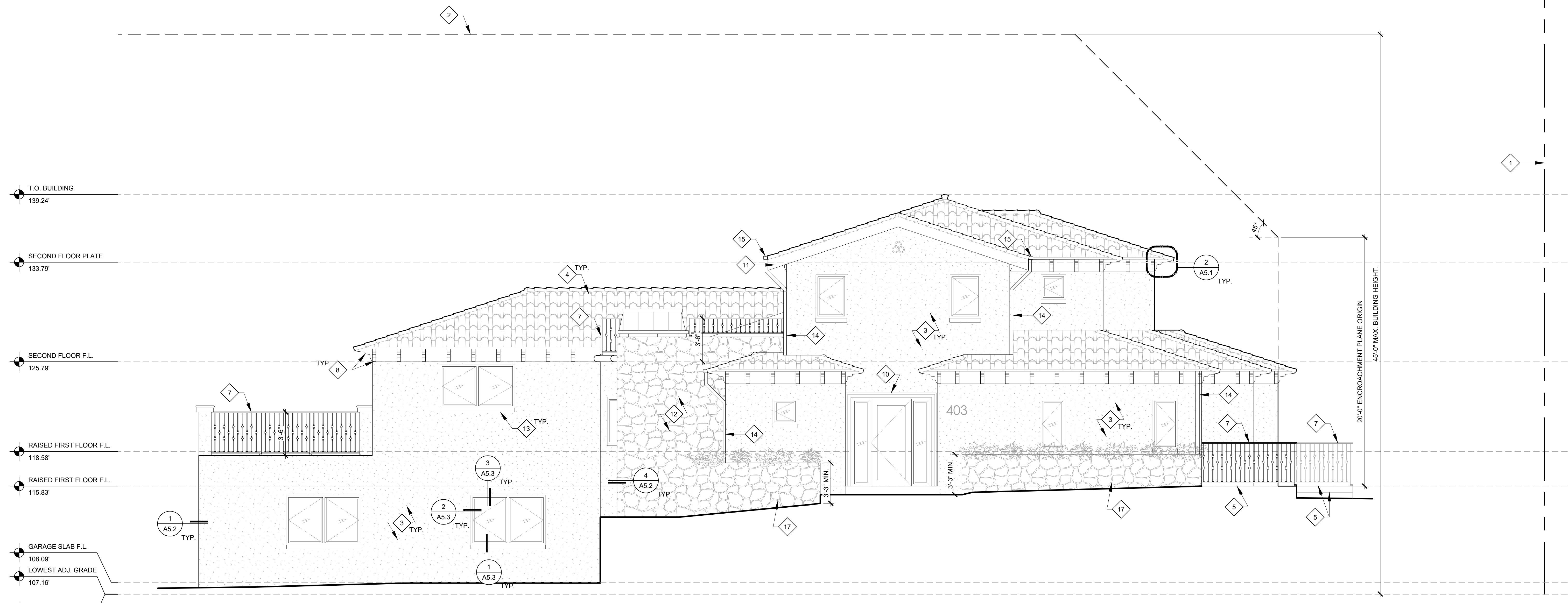
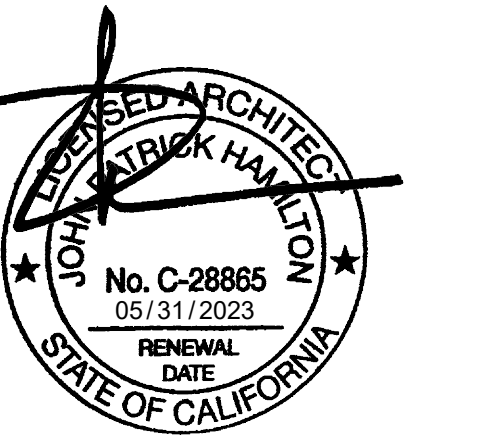
**KEYNOTES**

- 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
- 6 5" RECTANGULAR ALUMINUM GUTTER
- 7 4" WIDE x 3" RECTANGULAR ALUMINUM DOWNSPOUT, PAINTED.
- 8 LOW IMPACT DEVELOPMENT STORMWATER MITIGATION BMP DEVICE BELOW. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6.

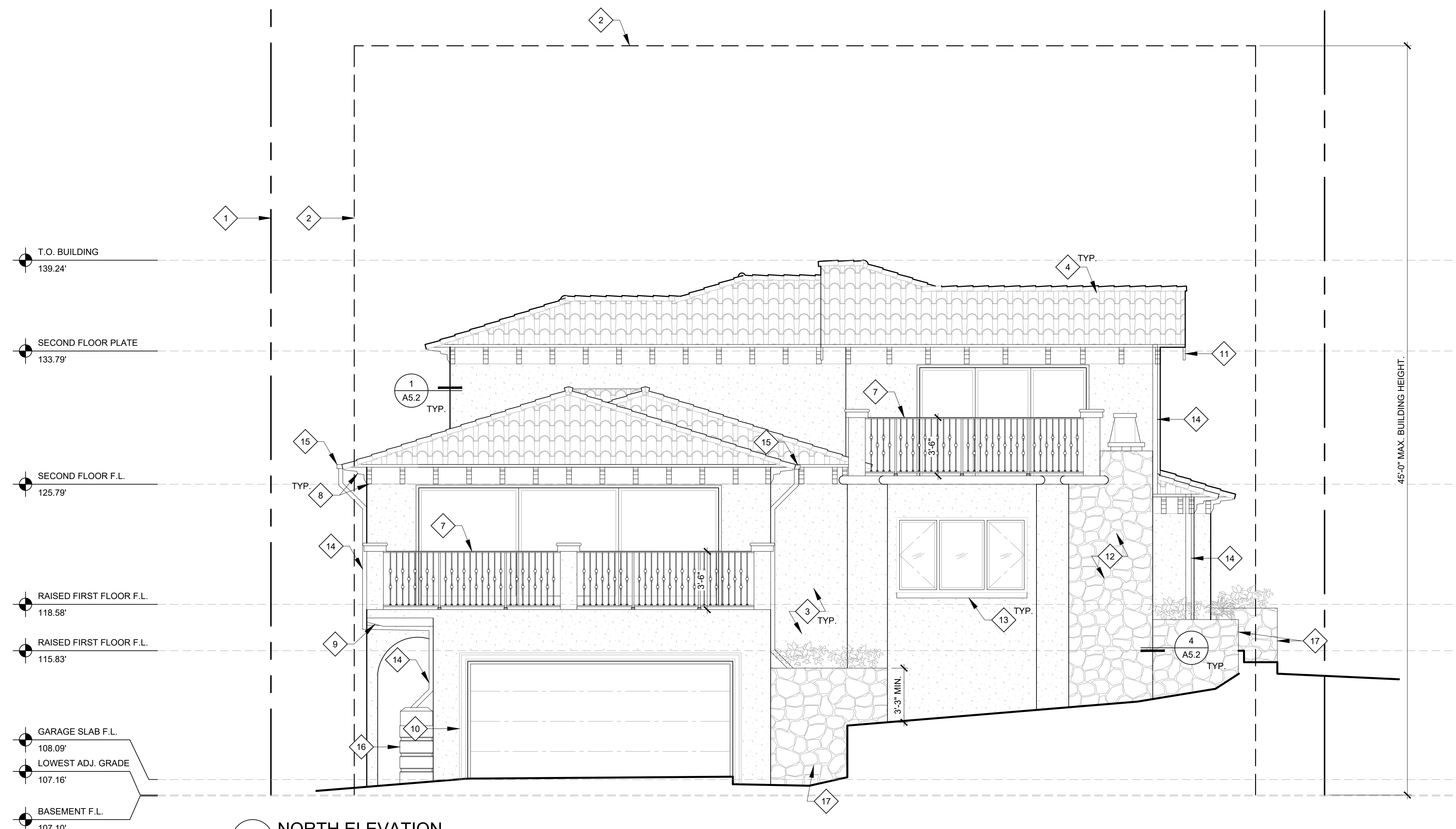
**NOTES**

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 CRRC-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 EMISSANCE VALUE EQUAL OR GREATER THAN THOSE SPECIFIED IN TABLE 4.106.5 OF THE LOS ANGELES GREEN BUILDING CODE. THERMAL EMISSANCE SHALL BE DETERMINED BY TESTING BY AN APPROVED AGENCY IN ACCORDANCE WITH ASTM C1371, ASTM E408, OR CRRC-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 EMISSANCE. CALCULATION OF INITIAL SRI SHALL BE BASED ON INITIAL TESTED VALUES OF SOLAR REFLECTANCE AND ON THERMAL EMISSANCE.

**LEGEND**



**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. SEE DETAIL 20/A5.2.
- 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 WINDOW SILL TRIM WITH DRIP EDGE.
- 14 4"x3" PLAIN RECTANGULAR DOWNSPOUT WITH BAKED ENAMEL FINISH TERMINATING AT LOW IMPACT DEVELOPMENT BMP DEVICE. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6.
- 15 5" RECTANGULAR ALUMINUM GUTTER, .032" THICKNESS, WITH BAKED ENAMEL FINISH
- 16 LOW IMPACT DEVELOPMENT STORMWATER RAIN TANK. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6.
- 17 LOW IMPACT DEVELOPMENT STORMWATER PLANTER BOX. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6.

PROJECT:  
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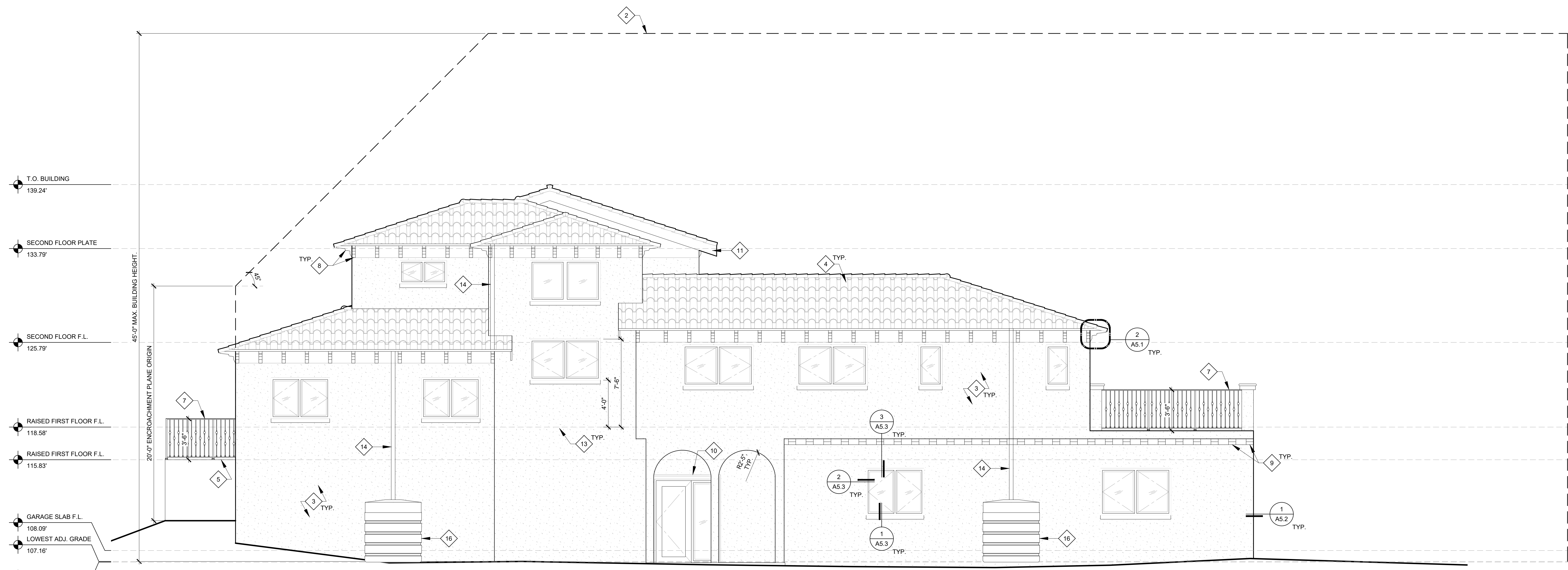
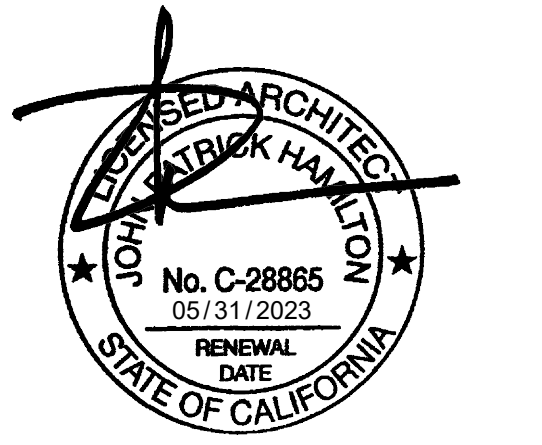
NO.	DATE	REVISION
		INITIAL SUBMITTAL

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**



T.O. BUILDING  
139.24'

SECOND FLOOR PLATE  
133.79'

SECOND FLOOR F.L.  
125.79'

RAISED FIRST FLOOR F.L.  
118.58'

RAISED FIRST FLOOR F.L.  
115.83'

GARAGE SLAB F.L.  
108.09'

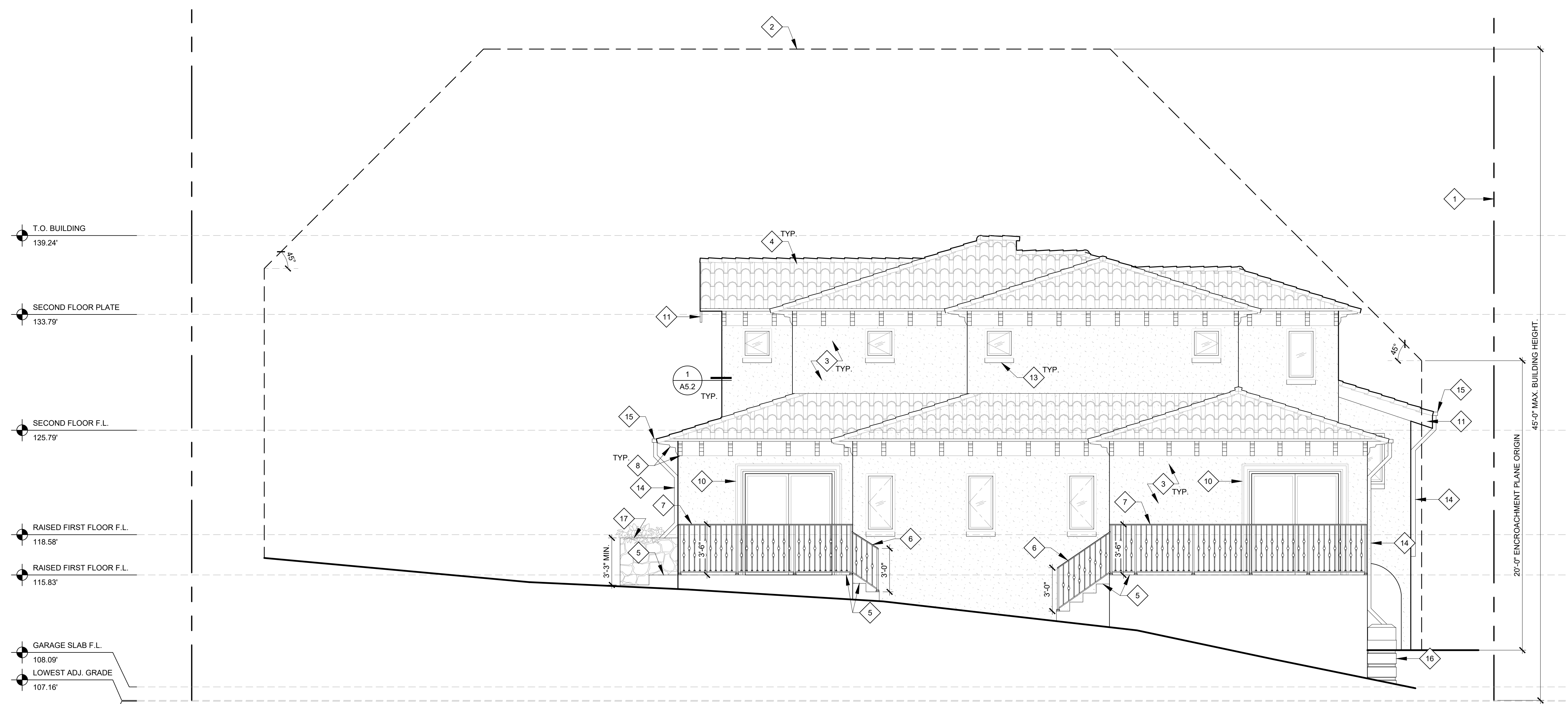
LOWEST ADJ. GRADE  
107.16'

BASEMENT F.L.  
107.10'

45'-0" MAX. BUILDING HEIGHT.

20'-0" ENROACHMENT PLANE ORIGIN

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



T.O. BUILDING  
139.24'

SECOND FLOOR PLATE  
133.79'

SECOND FLOOR F.L.  
125.79'

RAISED FIRST FLOOR F.L.  
118.58'

RAISED FIRST FLOOR F.L.  
115.83'

GARAGE SLAB F.L.  
108.09'

LOWEST ADJ. GRADE  
107.16'

BASEMENT F.L.  
107.10'

45'-0" MAX. BUILDING HEIGHT.

20'-0" ENROACHMENT PLANE ORIGIN

**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. SEE DETAIL 20/A5.2.
- 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.
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- 14 4"x3" PLAIN RECTANGULAR DOWNSPOUT WITH BAKED ENAMEL FINISH TERMINATING AT LOW IMPACT DEVELOPMENT BMP DEVICE. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6.
- 15 5" RECTANGULAR ALUMINUM GUTTER, .032" THICKNESS, WITH BAKED ENAMEL FINISH
- 16 LOW IMPACT DEVELOPMENT STORMWATER RAIN TANK. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6.
- 17 LOW IMPACT DEVELOPMENT STORMWATER PLANTER BOX. SEE LOW IMPACT DEVELOPMENT PLAN ON SHEET A1.6.

PROJECT:  
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**EXTERIOR ELEVATIONS**

Project: 21024 Drawing Number  
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**A3.2**