



## ARCHITECTURE

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## OWNER

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## STRUCTURAL ENGINEERING

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## SURVEYING

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## PROJECT IMAGE 6

## PROJECT TEAM 3

### LOT COVERAGE DATA

#### EXISTING LOT INFORMATION

LOT SIZE:	14,554 SF
ALLOWABLE LOT COVERAGE AREA: (14,554 x 50%):	7,277 SF

#### EXISTING LOT COVERAGE

BUILDING (habitable area, garage, covered porch):	2,436.0 SF	(16.73%)
HARDSCAPE (patio, decks, driveway, walks):	2,529.0 SF	(17.37%)
TOTAL (building & hardscape):	4,965.0 SF	(34.11 %)

#### PROPOSED LOT COVERAGE

BUILDING (habitable area, garage, covered porch):	154.0 SF	(1.05%)
HARDSCAPE (patio, decks, driveway, walks):	419.0 SF	(2.87%)
TOTAL (proposed additions only)	573.0 SF	(3.92%)

#### TOTAL LOT COVERAGE

BUILDING (habitable, garage, cov. porch):	2,590.0 SF	(17.79%)
HARDSCAPE (patio, decks, driveway, walks)	2,948.0 SF	(20.25%)
TOTAL :	5,538.0 SF	(38.04%)

#### EXISTING FLOOR AREA (existing habitable & covered porch)

FIRST FLOOR:	1,536.0 SF	MEZZANINE:	0.0 SF
SECOND FLOOR:	1,644.0 SF	GARAGE:	575.0 SF
BASEMENT:	0.0 SF	TOTAL:	3,755.0 SF

#### PROPOSED FLOOR AREA (added floor area only)

FIRST FLOOR:	154.0 SF	MEZZANINE:	0.0 SF
SECOND FLOOR:	151.0 SF	GARAGE:	0.0 SF
BASEMENT:	0.0 SF	TOTAL:	305.0 SF

#### TOTAL FLOOR AREA (sum of existing and proposed)

FIRST FLOOR:	1,690.0 SF	MEZZANINE:	0.0 SF
SECOND FLOOR:	1,795.0 SF	GARAGE:	575.0 SF
BASEMENT:	0.0 SF	TOTAL:	4,060.0 SF

### APPLICABLE CODES

All work pertaining to and all materials supplied for executing and completing this contract shall comply with provisions specified in the contact documents and with all applicable laws, regulations and ordinances governing work including, but not necessarily limited to those of :

- 2010 California Building Code (CBC), Inclusive of Chapter 7A
- 2010 Calif. Electrical Code (CEC)
- 2010 Calif. Mechanical Code (CMC)
- 2010 California Plumbing Code (CPC)
- 2010 California Fire Code (CFC)

### PROJECT DESCRIPTION

Remodel interior area of approximately 600 sq ft, which includes a two story addition at kitchen/bdrm, infill addition at entry, remodeled bathrooms, revised interior stair, new windows and doors, new skylights, exterior cement plaster patching and a new exterior trellis.

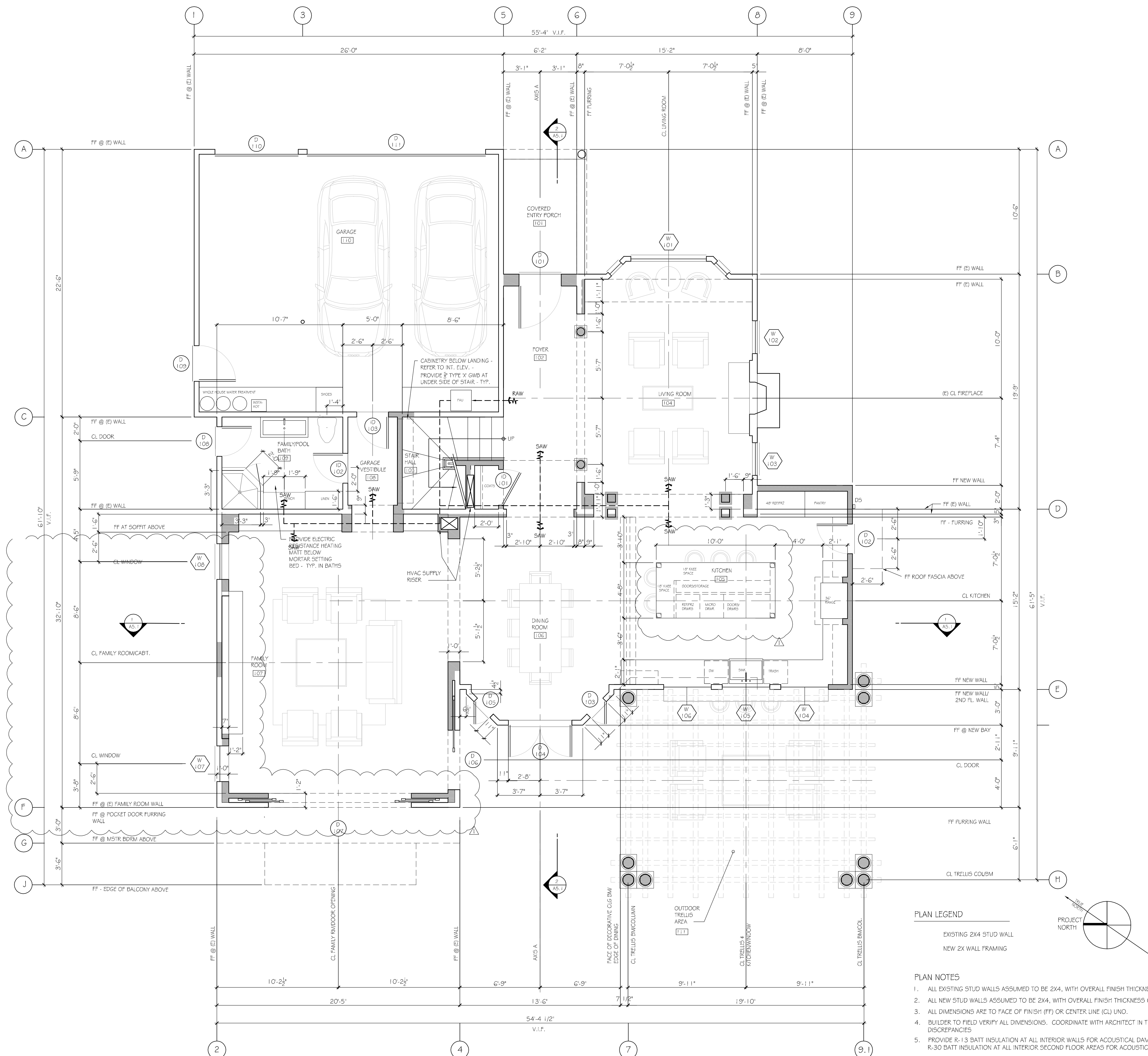
### PLANNING CODE INFO

CONSTRUCTION TYPE: TYPE V-B  
 NUMBER OF STORIES: TWO  
 BUILDING HEIGHT: NO CHANGE  
 OCCUPANCY GROUP: R-3 /U

### AGENCY NOTES

- All new additions and renovations for this project have been designed to comply with CBC, chapter 7.
- This project has had no new additions or remodeling work performed within the past two years.

T.	Tread	OFF.	Office	H.	High	D.	Deep, Depth	&	And
T.B.	Towel Bar	O.H.	Overhang	H.B.	Hose Bibb	DBL.	Double	<	Angle
T&G	Tongue & Groove	OVHD.	Overhead	H.C.	Hollow Core	DET.	Detail	@	At
T.C.	Top of Curb	OV.	Oven	HCP.	Handicapped	D.F.	Drinking Fountain	Ⓞ	Centerline
T.D.	Top of Drain	OPNG.	Opening	HDWD.	Hardwood	DIA.	Diameter	∅	Diameter or Round
T.P.	Top of Pavement	OPP.	Opposite	HDWR.	Hardware	DIM.	Dimension	⊥	Perpendicular
T.PL.	Top of Plate	O.T.S.	Off the Shelf	H.M.	Hollow Metal	DISP.	Dispenser	#	Number
TEL.	Telephone			H.P.	High Point	DN.	Down	(E)	Existing
TEMP.	Tempered	PC.	Piece	HORIZ.	Horizontal	D.O.	Door Opening		
TER.	Terrace	P.D.	Planter Drain	HR.	Hour	DR.	Door	A.A.P.E.	Abv. Approved Pad Elev.
THK.	Thick, Thickness	PL.	Plate	HT.	Height	DRN.	Drain	A.B.	Anchor Bolt
THR.	Threshold	P.L.	Property Line	HVAC.	Heating, Ventilation and Air Conditioning	DRY	Dryer	A/C	Air Condition(ing)
TOIL.	Toilet	PLBG.	Plumbing	D.S.	Downspout	D.S.P.	Dry Standpipe	A.C.	Asphaltic Concrete
THR. PT.	Through Put	P.LAM.	Plastic Laminate	D.S.P.	Dry Standpipe	D.W.	Dishwasher	AC.T.	Acoustical Tile
T.P.	Top Of Pad	PLAS.	Plaster	D.W.	Dishwasher	DWG.	Drawing	ACOUS.	Acoustical
T.O.S.	Top Of Sheathing	PLYWD.	Plywood	DWR.	Drawer	INCL.	Including	ADJ.	Adjustable
T.PV.	Top of Pavement	PR.	Pair	I.D.	Inside Diameter	I.D.	Inside Diameter	A.F.F.	Above Finish Floor
T.P.D.	Toilet Paper Dispenser	PT.	Paint	INSUL.	Insulation	INT.	Interior	ALT.	Alter or Alternate
TRASH	Trash Compactor	P.T.D.	Paper Towel Dispenser	INT.	Interior	E.	East	ALUM.	Aluminum
T.S.	Tube Steel	PTN.	Partition	JAN.	Janitor	EA.	Each	ANOD.	Anodized
T.V.	Television			JST.	Joist	E.J.	Expansion Joint	A.P.	Access Panel
T.W.	Top of Wall	Q.T.	Quarry Tile	JT.	Joint	EL.	Elevation	APPROX.	Approximately
TYP.	Typical					ELEC.	Electrical	ARCH.	Architectural
		RI.	Riser			ELEV.	Elevator	ASPH.	Asphalt
UNF.	Unfinished	RAD.	Radius	KIT.	Kitchen	EMER.	Emergency		
U.N.O	Unless Noted Otherwise	R.D.	Roof Drain			ENCL.	Enclosure	BD.	Board
UR.	Urinal	REF.	Refrigerator	LAM.	Laminate	E.O.S.	Edge of Slab	BITUM.	Bituminous
U.S.P.	Under Separate Permit	REFR.	Reference	LAV.	Lavatory	EQ.	Equal	BLDG.	Building
		REINF.	Reinforced or Reinforcing	L.F.	Lineal Foot	EQUIP.	Equipment	BLK.	Block
VERT.	Vertical	REQ'D.	Required	L.H.	Left Hand	E.W.	Each way	BLKG.	Blocking
VEST.	Vestibule	RESIL.	Resilient	L.KR.	Locker	E.W.H.	Electric Water Heater	BM.	Beam
VOL.	Volume	REV.	Revised	LN.	Line	EXIST.	Existing	BOT.	Bottom
		RFG.	Roofing	L.R.	Living Room	EXP.	Expansion	B.R.	Bedroom
W.	West	R.H.	Right Hand	LT.	Light	EXPO.	Exposed		
W/	With	RM.	Room	LVR.	Louver	EXT.	Exterior	BSMT	Basement



**PLAN LEGEND**

- EXISTING 2X4 STUD WALL
- NEW 2X WALL FRAMING

**PLAN NOTES**

1. ALL EXISTING STUD WALLS ASSUMED TO BE 2X4, WITH OVERALL FINISH THICKNESS OF 5" +/-
2. ALL NEW STUD WALLS ASSUMED TO BE 2X4, WITH OVERALL FINISH THICKNESS OF 5" +/- UNO
3. ALL DIMENSIONS ARE TO FACE OF FINISH (FF) OR CENTER LINE (CL) UNO.
4. BUILDER TO FIELD VERIFY ALL DIMENSIONS. COORDINATE WITH ARCHITECT IN THE EVENT OF ANY DISCREPANCIES
5. PROVIDE R-13 BATT INSULATION AT ALL INTERIOR WALLS FOR ACOUSTICAL DAMPENING. PROVIDE R-30 BATT INSULATION AT ALL INTERIOR SECOND FLOOR AREAS FOR ACOUSTICAL DAMPENING.

**LOUI RESIDENCE**

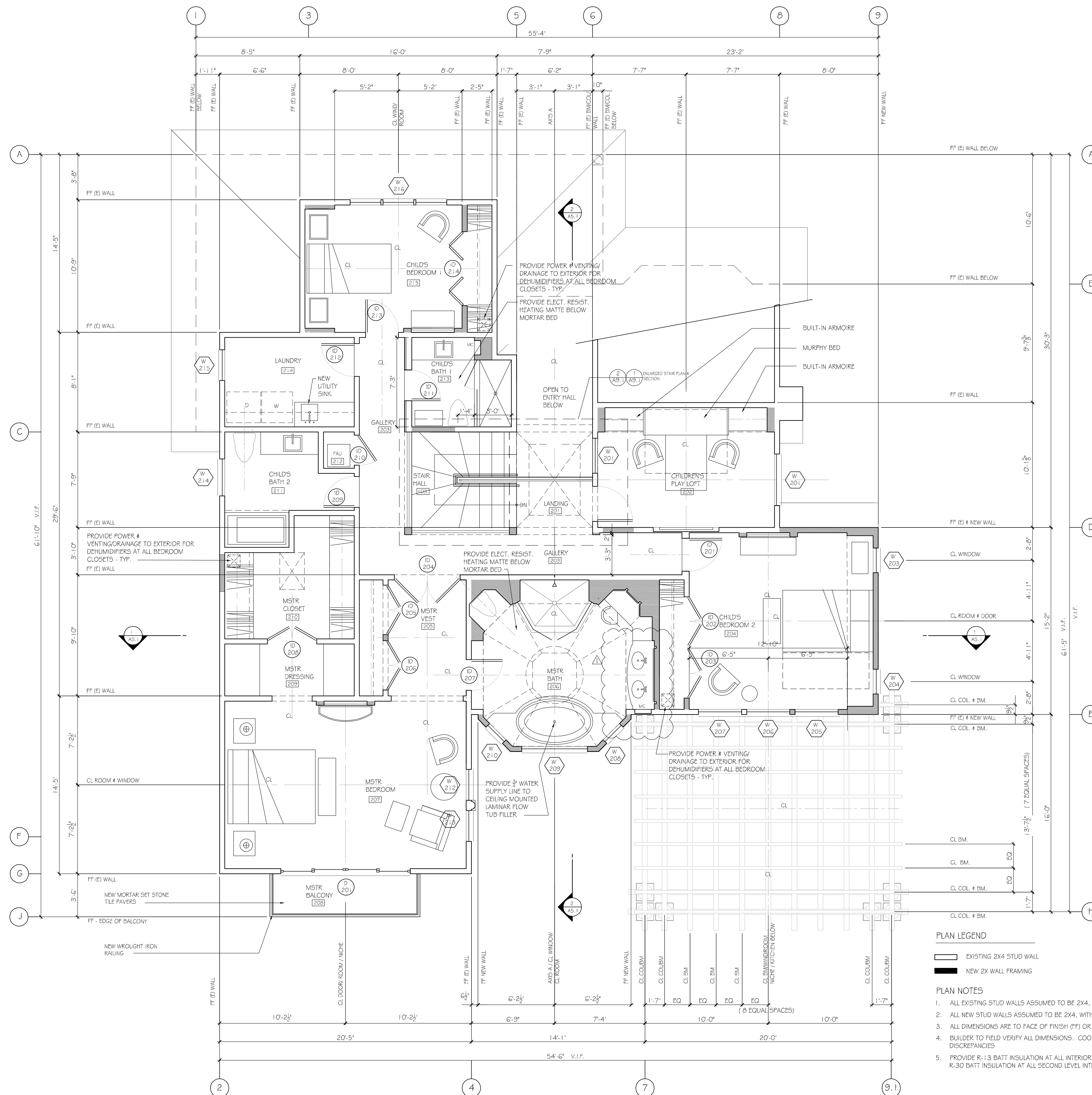
29137 COVECREST DRIVE  
 RANCHO PALOS VERDES  
 CALIFORNIA

Revisions & Issuances	
BID SET	1-21-14
DELTA 1 REVISIONS	4-9-14

**Floor Plan**

Project No.	1310
Date:	

**A3.1**



**LOUI  
RESIDENCE**

29137 COVECREST DRIVE  
RANCHO PALOS VERDES  
CALIFORNIA

Revisions & Issuances	
BID SET	1-21-14
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**Floor Plan**

Project No. 1310  
Date: **A3.2**