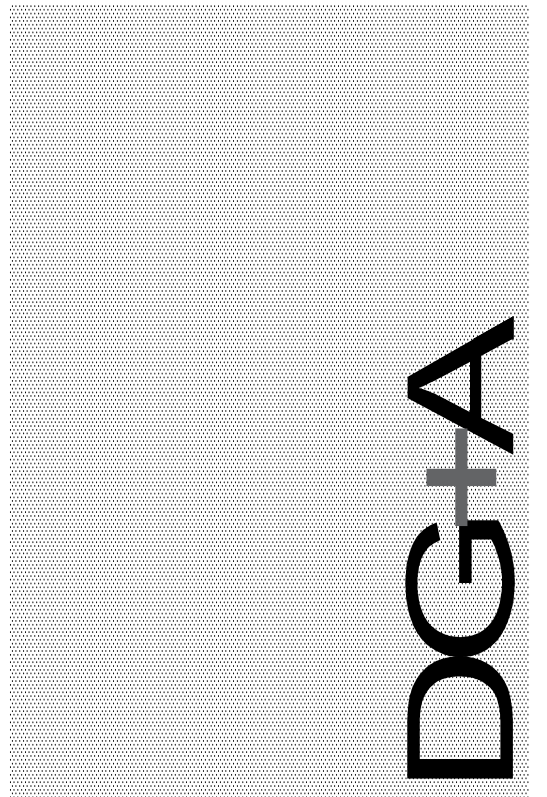


New Single Family Residence

Project Address:

1646 Havemeyer Lane

Redondo Beach, Ca. 90277



DG+Associates llc
Design // Planning // Development
2706 Artesia Blvd. Suite D
Redondo Beach, Ca. 90278

Abbreviations				Sheet Index		Statistics		Consultants	
Abbreviations	Description	Abbreviations	Description						
A.F.F.	ABOVE FIN. FLOOR	MIN.	MINIMUM	T.1	TITLE SHEET	LOT AREA	2,500 S.F.	PROJECT DESIGNER DG+ASSOCIATES LLC ADDRESS --- 2706 ARTESIA BLVD. SUITE D, REDONDO BEACH CA. 90277 PHONE --- 310.920.9995	
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS	C.1	SURVEY	LIVING SPACE			
AMP.	AMPERE	MNTD.	MOUNTED	C.2	SITE PLAN	FIRST FLOOR AREA - LIVING SPACE	752 S.F.	STRUCTURAL ENGINEERING RAY LIU ASSOCIATES, CORP ADDRESS --- 3452 EAST FOOTHILL BLVD SUITE #620, PASADENA, CA. 91107 PHONE --- 626.529.3858	
BLD'G	BUILDING	MUL.	MULLION	C.3	GRADING PLAN	SECOND FLOOR AREA - LIVING SPACE	1,226 S.F.		
BLK'G	BLOCKING	NO.	NUMBER	C.4	GRADING SECTIONS	MEZZANINE AREA - LIVING SPACE	232 S.F.	ENERGY COMPLIANCE GOLDEN STATE COMPLIANCE ADDRESS --- 2706 ARTESIA BLVD. SUITE D, REDONDO BEACH CA. 90277 PHONE --- 310.920.9995	
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT	C.5	GENERAL NOTES	TOTAL AREA - LIVING SPACE	2,210 S.F.		
CAB.	CABINET	N.T.S.	NOT TO SCALE	T24.A	TITLE 24 REPORT	GARAGE		SURVEYOR DENN ENGINEERS ADDRESS --- 3914 PLAZA DEL AMO BLVD. TORRANCE CA. 90503 PHONE --- 310.542.9433	
CLG.	CEILING	O/	OVER	T24.B	TITLE 24 REPORT - CONTINUED	GARAGE AREA	387 S.F.		
CLR.	CLEAR	O.C.	ON CENTER	A.1	1ST FLOOR PLAN	OUTDOOR LIVING SPACE		CIVIL ENGINEERING PERU CONSULTANTS ADDRESS --- 5061 ROCK VALLEY ROAD, RANCH PALOS VERDES, CA. 90275 PHONE --- 310.270.0811	
COL.	COLUMN	OFF.	OFFICE	A.2	2ND FLOOR PLAN	ROOF DECK	189 S.F.		
CONC.	CONCRETE	PLAS.LAM.	PLASTIC LAMINATE	A.3	LOFT FLOOR PLAN	BALCONYS	23 S.F.	Project Information	
CONT.	CONTINUOUS	PL.	PLATE	A.4	ROOF PLAN	LOT COVERAGE			
DED.	DEDICATED	PLUMB.	PLUMBING	A.5	EXTERIOR ELEVATIONS	LOT AREA	2,500 S.F.	GOVERNING CODE 2022 CBC, CMC, CPC, CEC, CFC AND 2022 T-24 ENERGY REG. FORMS 2022 GREEN BUILDING STANDARDS 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA RESIDENTIAL CODE	
DET.	DETAIL	PLYWD.	PLYWOOD	A.6	EXTERIOR ELEVATIONS	BUILDING FOOTPRINT	1,139 S.F.		
D.F.	DRINK FOUNTAIN	PR.	PAIR	A.7	EXTERIOR ELEVATIONS			CONSTRUCTION TYPE OCCUPANCY - R3/U TYPE VB FIRE SPRINKLERS REQUIRED	
DIA.	DIAMETER	PTN.	PARTITION	A.8	EXTERIOR ELEVATIONS	1,139 / 2,500 = .45	45%		
DIAG.	DIAGONAL	RAD.	RADIUS	A.9	BUILDING SECTION	Scope of Work		ZONING: R-1 SINGLE FAMILY RESIDENCE	
DIM.	DIMENSION	REF.	REFERENCE	A.10	BUILDING SECTION				
DN.	DOWN	REFRG.	REFRIGERATOR			1. NEW SINGLE FAMILY RESIDENCE W/ ATTACHED 2-CAR GARAGE		NUMBER OF STORIES 3	
DWG.	DRAWING	REQD.	REQUIRED			2. NEW SITE WALLS & RETAINING WALLS			
EA.	EACH	R.H.	RIGHT HAND					LEGAL DESCRIPTION APN # 4160-016-018 REDONDO VILLA TRACT LOT 30 BLK 130	
ELECT.	ELECTRICAL	RM.	ROOM						
ELEV.	ELEVATION	R.O.	ROUGH OPENING						
EQ.	EQUAL	SCHED.	SCHEDULE						
EXT.	EXTERIOR	S.C.	SOLID CORE						
EXIST.	EXISTING	SECT.	SECTION						
F.D.	FLOOR DRAIN	S.F.	SQUARE FEET						
F.E.C.	FIRE EXTINGUISHER	SHT.	SHEET						
F.H.C.	FIRE HOSE CABINET	SIM.	SIMILAR						
FIN.	FINISH	SPEC.	SPECIFICATION						
FXT.	FIXTURE	S.S.	STAINLESS STEEL						
FLUOR.	FLUORESCENT	STL.	STEEL						
F.O.S.	FACE OF STUD	STOR.	STORAGE						
F.O.W.	FACE OF WALL	STRUCT.	STRUCTURAL						
F.S.	FLOOR SINK	SUSP.	SUSPENDED						
GL.	GLASS	SYM.	SYMMETRICAL						
GYP.BRD.	GYPSUM BOARD	TEL.	TELEPHONE						
H.C.	HOLLOW CORE	TEMP.	TEMPERED						
HDWR.	HARDWARE	THK.	THICKNESS						
H.M.	HOLLOW METAL	T.O.W.	TOP OF WALL						
HOR.	HORIZONTAL	TYP.	TYPICAL						
HR.	HOUR	U.L.	UNDERWRITERS						
HT.	HEIGHT	LABORATORY	LABORATORY						
H.V.A.C.	HEATING	UNLESS NOTED	OTHERWISE						
INSUL.	INSULATION	U.N.O.	UNLESS NOTED						
JAN.	JANITOR	V.	VOLT						
J-BOX	JUNCTION BOX	V.C.T.	VINYL COMPOSITION						
LAM.	LAMINATE	TILE	TILE						
LAM.PLAS.	LAMINATED PLASTIC	VERT.	VERTICAL						
LAV.	LAVATORY	VEST.	VESTIBULE						
L.H.	LEFT HAND	V.I.F.	VERIFY IN FIELD						
LT.	LIGHT	W/	WITH						
MAINT.	MAINTENANCE	W/O	WITHOUT						
MAT.	MATERIAL	WC	WALL COVERING						
MAX.	MAXIMUM	W.C.	WATER CLOSET						
MECH.	MECHANICAL	W.H.	WATER HEATER						
MET.	METAL	W.P.	WATER PROOF						
MFR.	MANUFACTURER	W.R.	WATER RESISTANT						

o 310.920.9995
e dg@dgassoc.net
w dgassoc.net

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2845 W. Valley Blvd
Alhambra, Ca. 91803

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DRAWN BY: D.GREGG DATE: 11/18/23

Title Sheet

T.1

DG+Associates llc
 Design // Planning // Development
 2706 Artesia Blvd, Suite D
 Redondo Beach, Ca. 90278

o 310.920.9995
 e dg@dgassoc.net
 w dgassoc.net

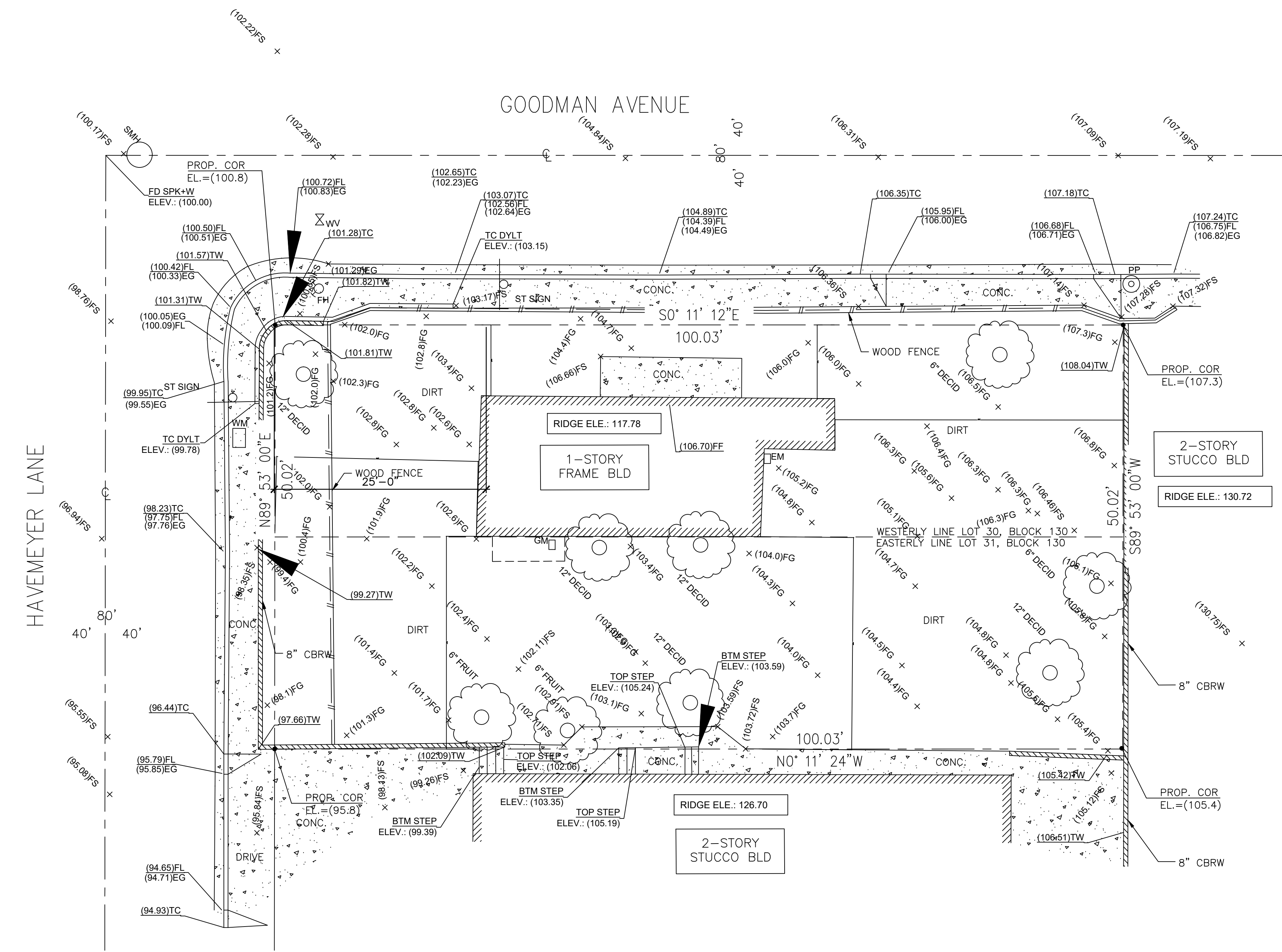
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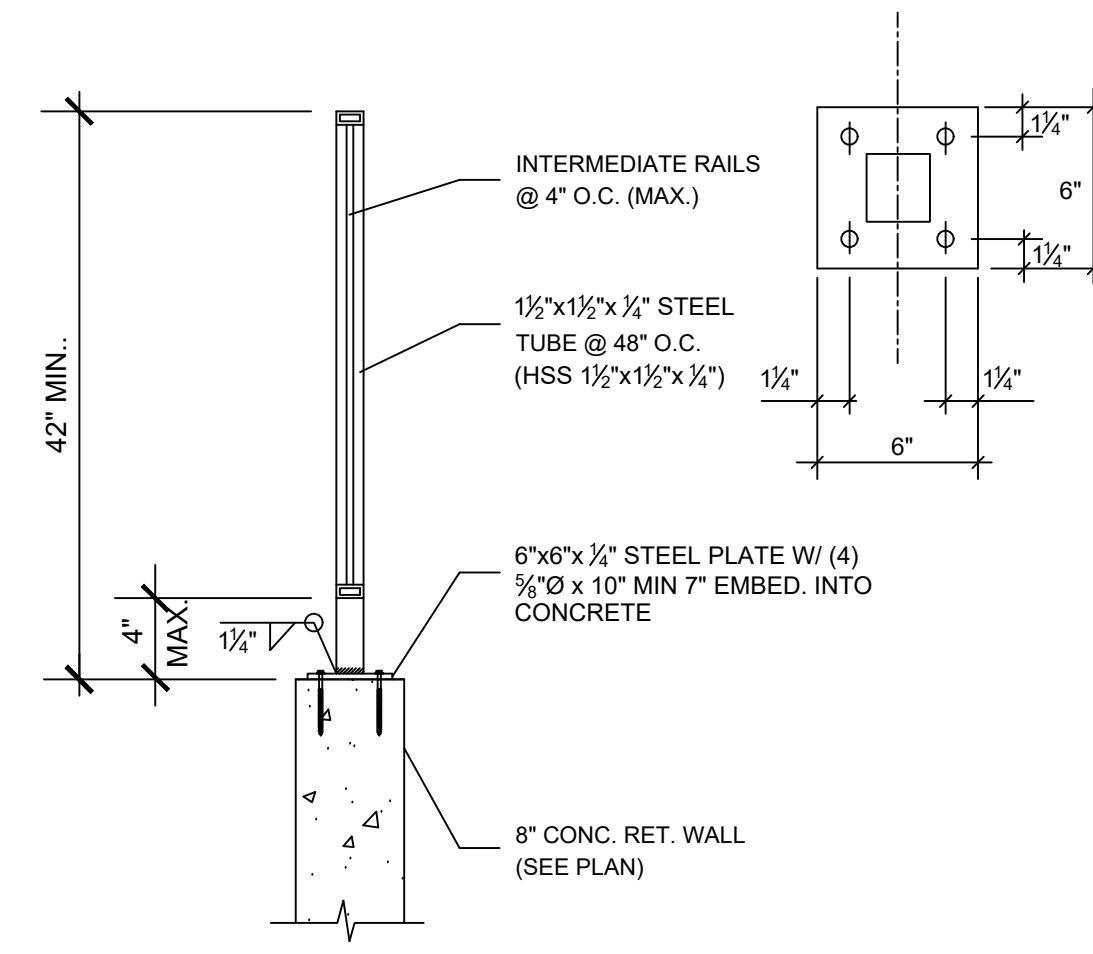
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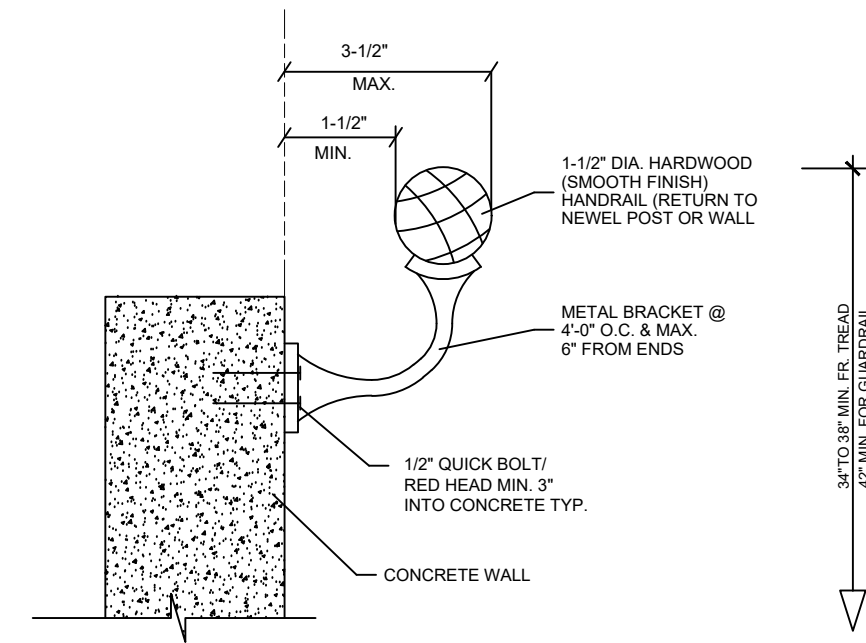
Survey

C.1

SCALE 1/8" = 1'-0"

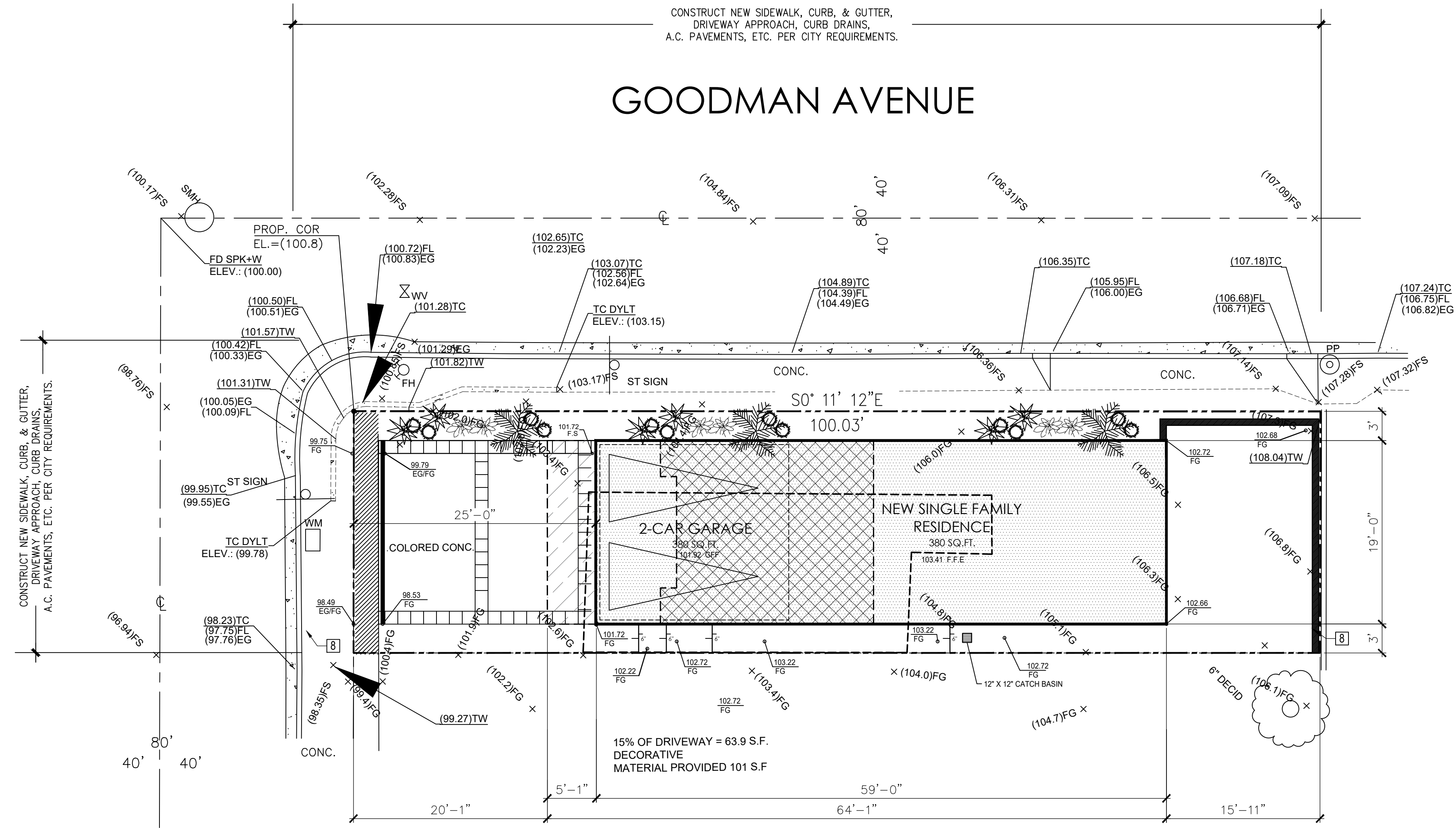


METAL GUARDRAIL DETAIL (A)



METAL GUARDRAIL DETAIL (B)

SITE PLAN - KEY NOTES		LEGEND
[1] Electrical meter location verify with Power Company.	[19] ALL EXTERIOR LIGHTING TO BE DIRECTED AWAY FROM ADJACENT RESIDENTIAL LAND USES.	--- PROPERTY LINE
[2] ADU / JI-ADU (2 HEAD CLUSTER Meter Location - 200 amp)	[11] DRIVEWAYS TO BE 3 1/2" THK. COLORED CONCRETE OVER BASE PER SOILS REPORT PROVIDE CONTROL JOINTS AS SHOWN. (MED BROOM TEXTURED FINISH & 15% MIN. DECORATIVE PAVING)	— EXISTING BUILDING PERIMETER
[3] GAS METER	[12] PROVIDE / INSTALL LANDSCAPE IRRIGATION SYSTEM AND HOSE BIBBS AT COMMON AREAS (TYP.) CONNECT TO "HOUSE" WATER METER	ADU CONVERSION
[3] WATER HEATER	[13] 30% EXTERIOR PLASTER OVER MASONRY OR POURED CONCRETE & 70% WOOD FENCING 6'-0" HIGH PROPERTY LINE WALLS AS REQUIRED (TYP. U.N.O)	▨ BUILDING PERIMETER
[4] 12" WIDE TRENCH DRAIN W/ TRAFFIC RATED GRATE	[14] 3 1/2" THK CONC. WALKS, STOOPS , PATIOS ON-GRADE STAIRS (MED. BROOM FINISH) : STAIRS TO BE 4" MIN. / 7" MAX. RISE W/ 11" MIN. TREADS (TYP.)	▩ 3RD FLOOR LOFT AREA
[5] (2) 2" C.I.P THRU CURB PER APWA STD. 150	[15] 18'-0" x 19'-0" MIN. CLEAR AT INTERIOR OF GARAGE (TYP.)	— PROPOSED 5' TALL RETAINING WALL
[6] (E) 42" BLOCK WALL REPLACE AS NEEDED	[16] PROVIDE / INSTALL NEW CONC. APPROACH PER CITY REQUIREMENTS	FG FINISH GRADE
[7] NEW 6" SEWER LATERAL	[17] SUMP PUMP (SEPARATE PERMIT REQUIRED) HORSEPOWER - 1/3 HP VOLTAGE - 115V PHASE - 1	EG EXISTING GRADE
[8] (2) 3" C.I.P THRU CURB PER APWA STD. 150	[18] NEW ELECTRICAL METER LOCATION PROVIDE 200AMP UNDERGROUND SERVICE PANEL LOCATION TO BE APPROVED BY EDISON PRIOR TO INSTALLATION.	NG NEIGHBORING GRADE
[9] 6" SEWER CLEAN-OUT BEHIND PROPERTY LINE	[19] 15% OF DRIVEWAY = 63.9 S.F. DECORATIVE MATERIAL PROVIDED 101 S.F	
[10] 12" FULL DEPTH A.C PAVEMENT	[20] AREA TO BE DEDICATED TO THE CITY VIA EASEMENT DEED FOR SIDEWALK USE . TO BE CONSTRUCTED TO MATCH SIDEWALK.	
[19] ALL UTILITIES TO BE INSTALLED UNDERGROUND. SEE CIVIL DRAWINGS FOR ALL UTILITY INFORMATION.	[21] GAS METER	
[20] ALL BUILDINGS ARE TO BE TWO STOREYS w/ ATTACHED GARAGE(S)		



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e dg@dgassoc.net
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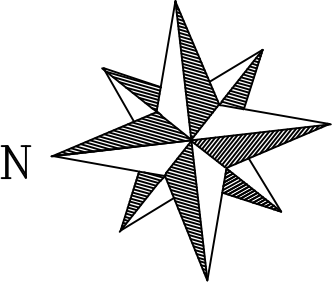
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DRAWN BY: D.GREGG DATE: 11/18/23

Site
Plan



C.2

SCALE 1/8" = 1'-0"

LICENSED SURVEYOR TO PROVIDE MONITORING OF SHORING ANA IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND WEEKLY BASIS THEREAFTER, WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED

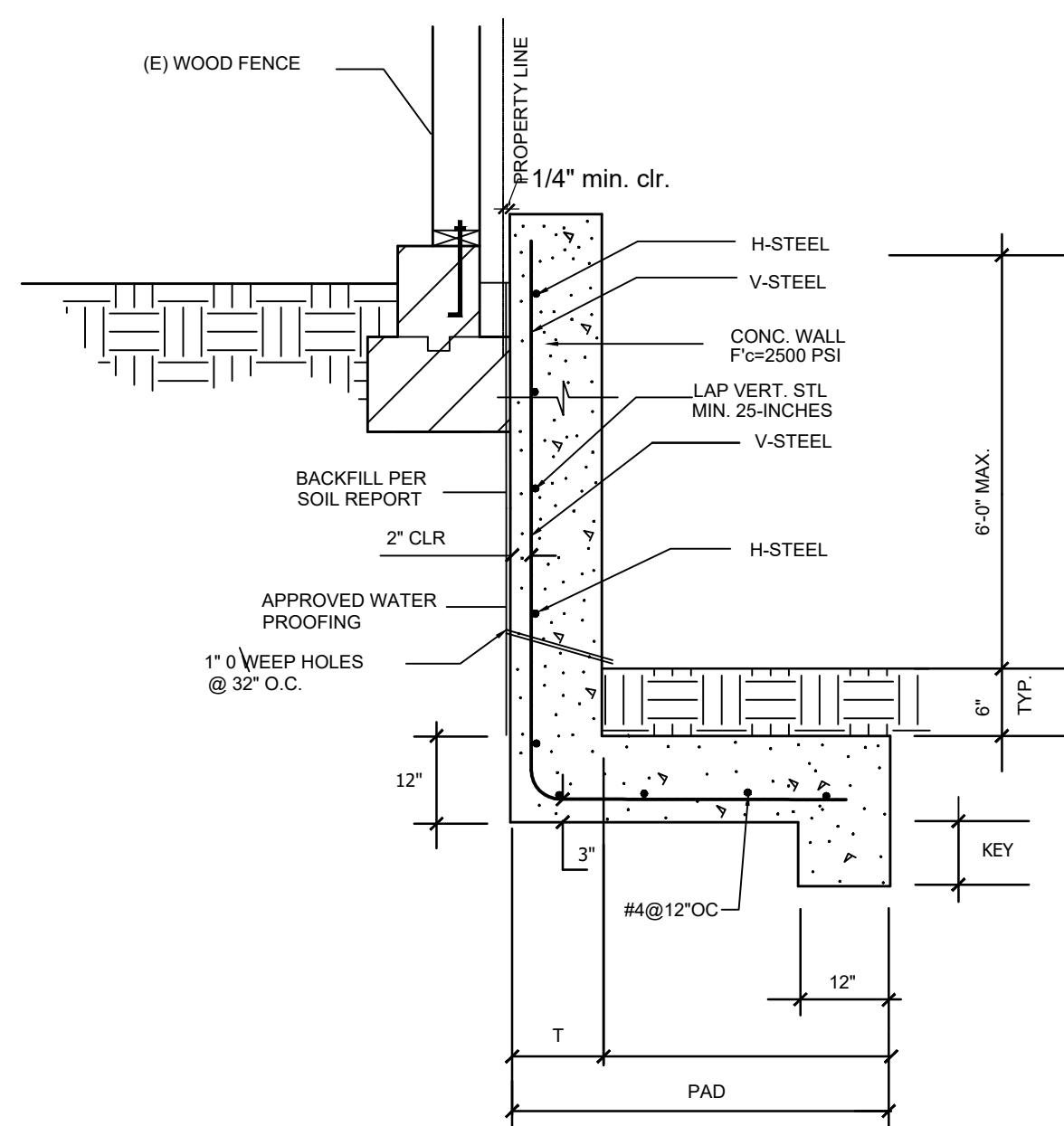
IN LIEU OF SPECIAL INSPECTION BY DEPUTY INSPECTOR, GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING THE SHORRING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.

CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 10 DAYS PRIOR TO STARTING ANY EXCAVATION WORK. (CIVIL CODE SECTION 832). PROOF OF CERTIFIED MAIL SHALL BE PROVIDED PRIOR TO EXCAVATION PERMIT.

NO GRADING PERMITS CAN BE ISSUED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

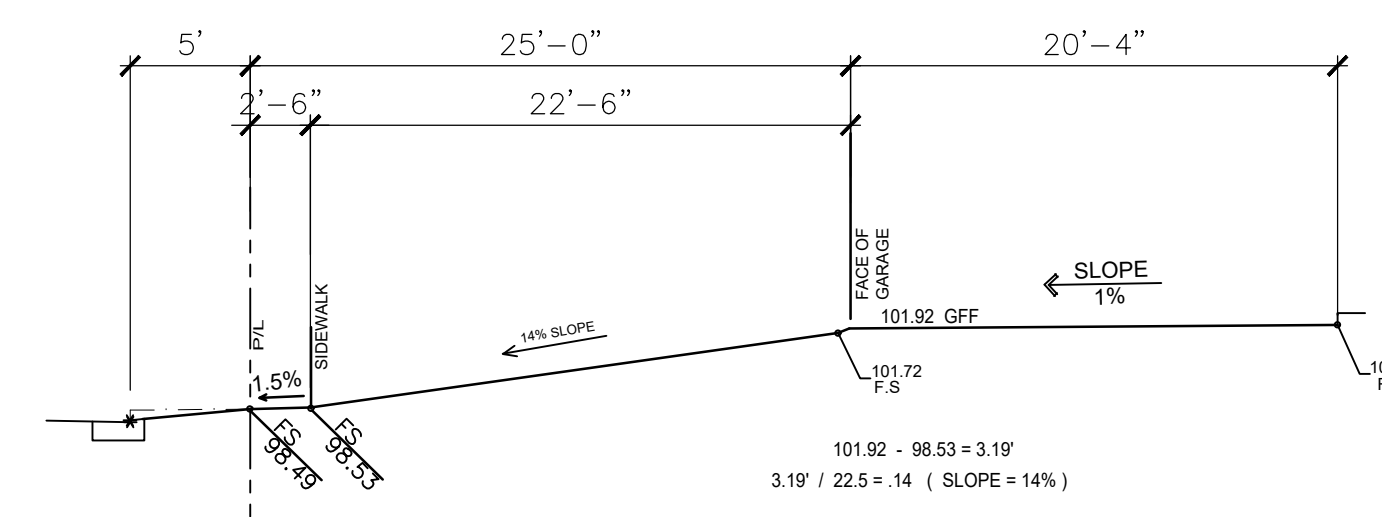
TEMPORARY EXCAVATIONS RECOMMENDATIONS:
THE PLANNED EXCAVATIONS WILL REQUIRE AN A-B SLOT-CUT METHOD. THE PROPOSED EXCAVATION WILL REQUIRE TO BE TRIMMED AT A 1 TO 1 (HORIZONTAL TO VERTICAL) GRADIENT UP TO A TOTAL HEIGHT OF 10 FEET. THE A-B SLOT-CUT METHOD WILL THEN CONSIST OF 6'-0" WIDE SECTIONS OF SOILS, WHICH WOULD BE ALTERNATELY EXCAVATED WITH A 5' VERTICAL AT BOTTOM OF THE CUT, FOUNDATION PLACED WITH CONCRETE AND WALL CONSTRUCTED.

EXCAVATIONS ALONG PROPERTY LINE WILL REQUIRE THE A-B SLOT-CUT METHOD WHICH WILL CONSIST OF 6 FEET WIDE SECTIONS OF SOILS, WHICH WOULD BE ALTERNATELY EXCAVATED WITH A 5 FEET VERTICAL AT THE BOTTOM OF THE CUT, FOUNDATION PLACED WITH CONCRETE AND A WALL CONSTRUCTED. OUR TEMPORARY SLOT-CUT CALCULATIONS ARE ATTACHED IN APPENDIX "A". CARE SHOULD BE TAKEN TO PROVIDE OR MAINTAIN ADEQUATE LATERAL SUPPORT FOR ALL ADJACENT IMPROVEMENTS AND STRUCTURES AT ALL TIMES DURING THE GRADING OPERATIONS AND CONSTRUCTION PHASE. THESE CUTS SHALL BE OBSERVED BY A REPRESENTATIVE OF THIS FIRM DURING GRADING AND CONSTRUCTIONS PHASE.

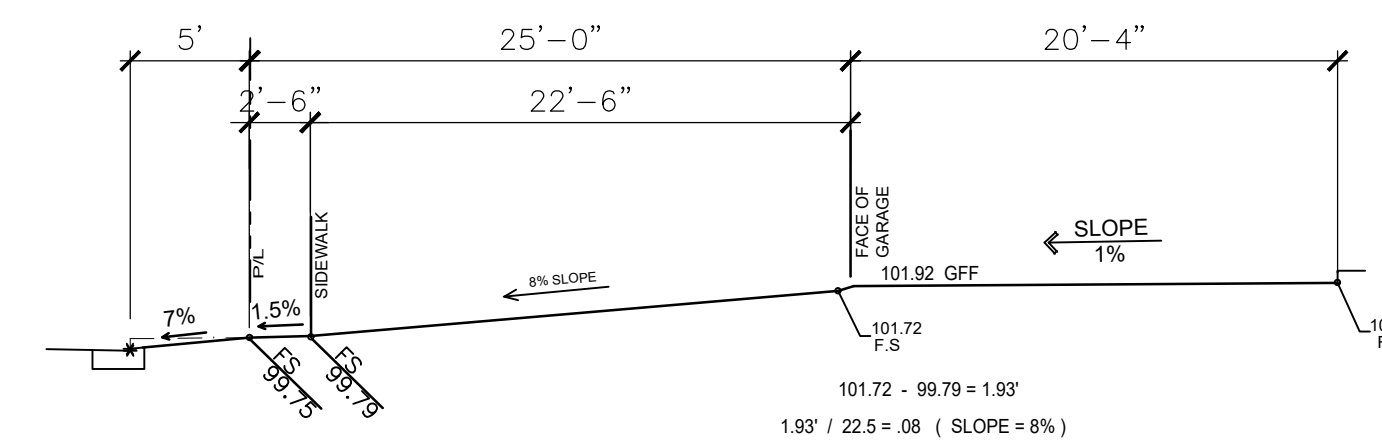


TYPE	HT	T	V-STEEL	H-STEEL	TOE	TOE STEEL	HL	HL STEEL	PAD	B	KEY
CONC.	9'	10'	#5 @ 12" OC	#4 @ 12" OC	3'-6"	#4 @ 12" OC	0	0	4'-4"	12"	8"
CONC.	5'	10'	#5 @ 12" OC	#4 @ 12" OC	3'-6"	#4 @ 12" OC	0	0	4'-2"	12"	2"
CONC.	4'	10'	#5 @ 12" OC	#4 @ 12" OC	3'-0"	#4 @ 12" OC	0	0	3'-8"	12"	NO
CONC.	3'	10'	#5 @ 12" OC	#4 @ 12" OC	2'-0"	#4 @ 12" OC	0	0	2'-8"	12"	NO
CONC.	2'	10'	#5 @ 12" OC	#4 @ 12" OC	1'-4"	#4 @ 12" OC	0	0	2'-2"	12"	NO
CONC.	1'	10'	#5 @ 12" OC	#4 @ 12" OC	1'-0"	#4 @ 12" OC	0	0	2'-2"	12"	NO

HT=HEIGHT; T=THICKNESS; V=VERTICAL; H=HORIZONTAL; HL=HEEL; B=PAD THICKNESS
 *FLAT ON GRADE AGAINST WALL, NO KEY REQUIRED

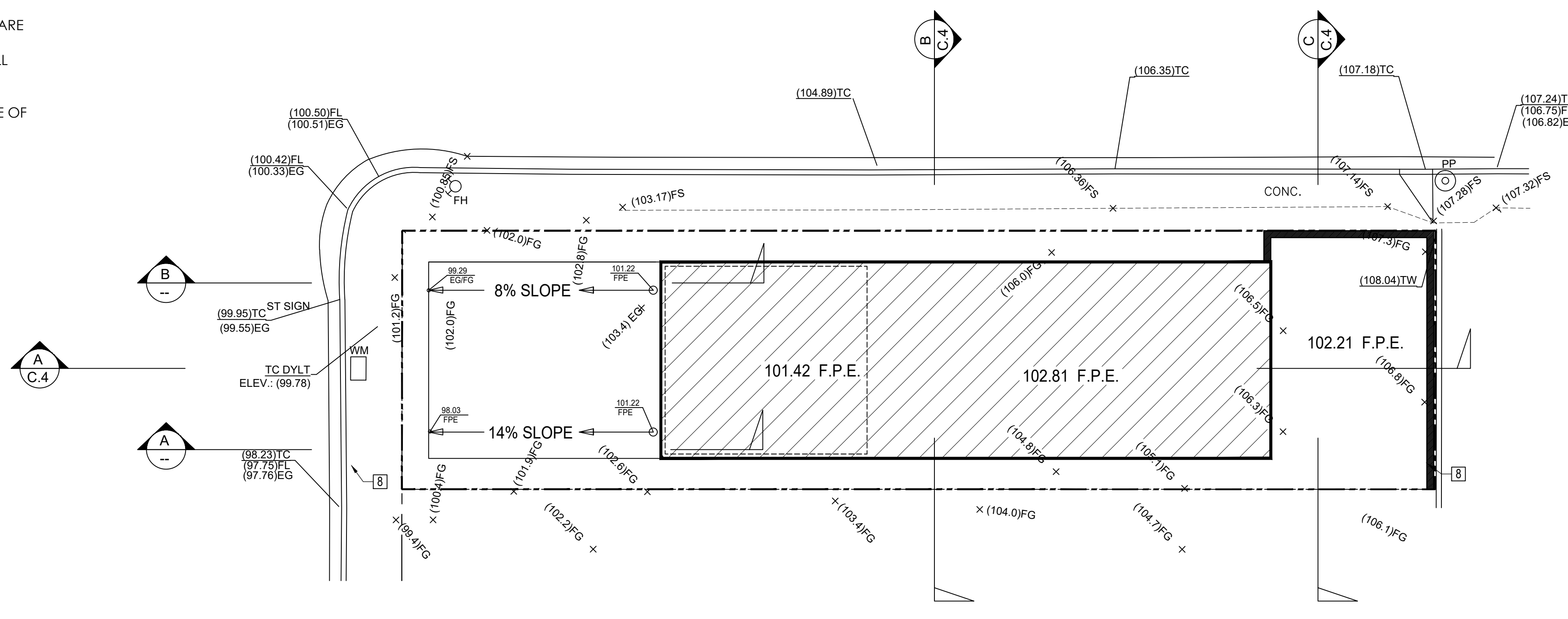


Driveway Profile A



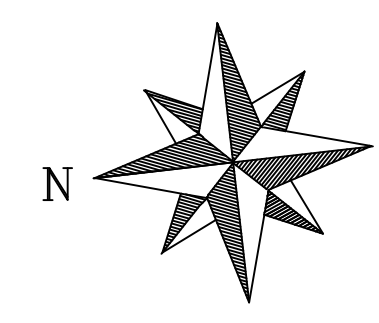
Driveway Profile B

Retaining Wall Detail C



CUT / FILL CALC'S
 CUT = 252 C.U.
 FILL = 0 C.U.
 EXPORT = 252 C.U.

Grading Plan
 Scale: 1/8"=1'-0"



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Grading Plan

C.3

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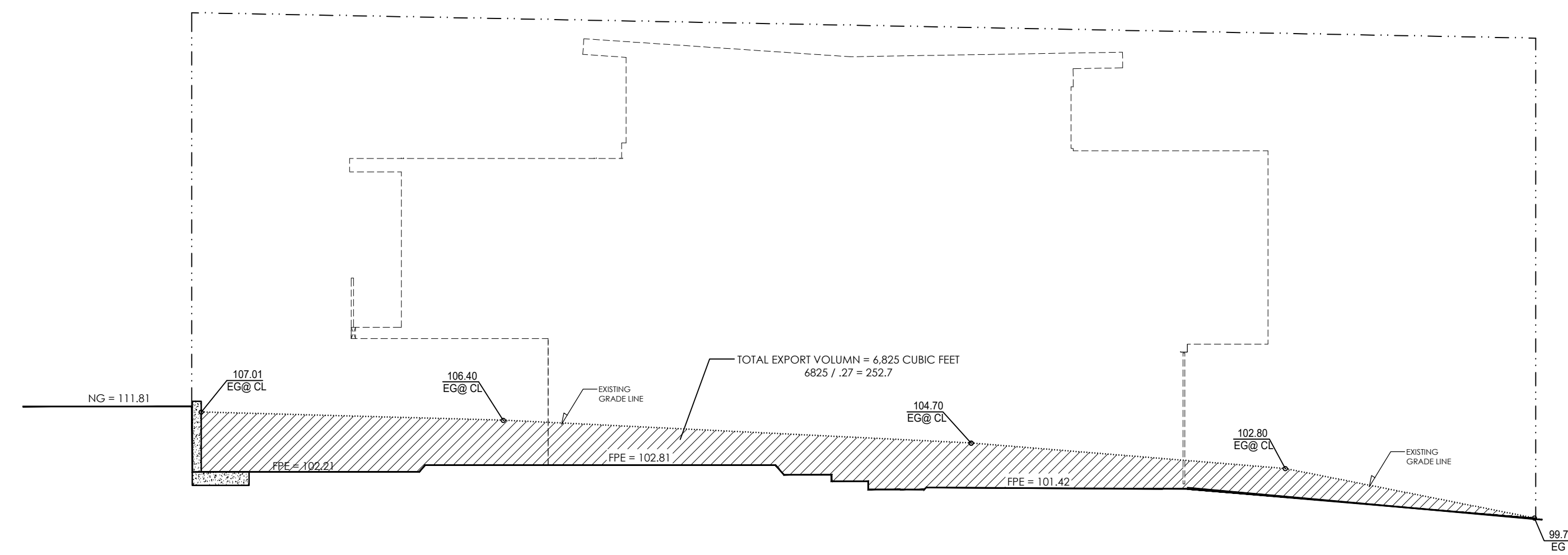
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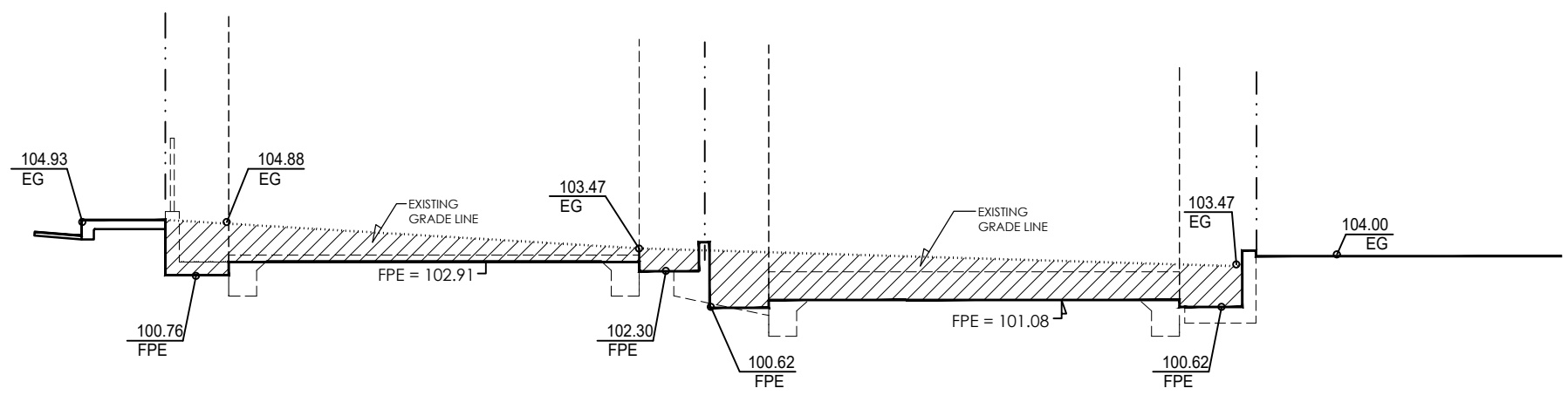
Grading Sections

C.4

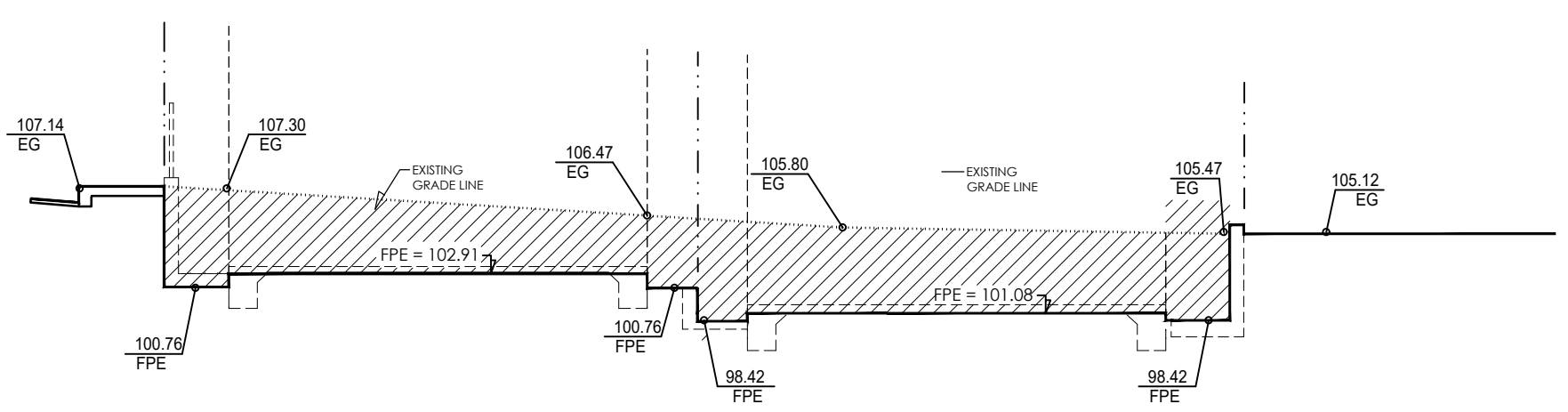
SCALE 1/8" = 1'-0"



Grading Section "A"
 Scale: 1/8"=1'-0"



Grading Section "B"
 Scale: 1/8"=1'-0"



Grading Section "C"
 Scale: 1/8"=1'-0"

FLOOR PLAN NOTES:

- NEW ELEC.METER SERVICE**
(N) 200 AMP SERVICE
- GROUND FAULT INTERRUPTER (GFI) OUTLETS**
SHALL BE PROVIDED IN BATHROOMS, GARAGES CRAWL SPACES, EXTERIOR AND WITHIN 6' OF KITCHEN SINKS
- FIXED APPLIANCES WITH SEPERATE CIRCUIT**
DISPOSAL, DISHWASHER, WASHER, DRYER F.A.U etc. ANY APPLIANCE WITH 1/4 H.P MOTOR OR LARGER, SHALL BE ON A SEPERATE #12 AWG. WIRE BRANCH CIRCUIT
- GENERAL LIGHTING @ KITCHEN and BATH**
PROVIDE FLOURESCENT LIGHTS RATED AT NOT LESS THAN 40 LUMENS PER WATT
- MECHANICAL VENTILATION @ BATHROOMS**
BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA IN LIEU OF EXTERIOR OPENINGS, PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR.
- WINDOWS AT BEDROOMS (EGRESS)**
MIN CLR. OPENING 5.7 sq. ft.
MIN CLR. HEIGHT, 24"
MIN. CLR. WIDTH, 20"
FINISH SILL HEIGHT TO BE NOT MORE THAN 44" ABOVE FINISH FLOOR
- DRYER VENT**
EXHAUST TO OUTSIDE AIR @ WALL
PROVIDE LIT TRAP/ ACCESS
PAINT TO MATCH EXTERIOR FINISH
INSTALL PER MANUF. SPECS.
- WATER CLOSET**
LOW FLOW COMMSUPSION WATER CLOSET
1.28 GAL. PER FLUSH, MAX.
- LAVATORY**
MANUF. PER OWNER
MODEL:
GRANITE COUNTERTOP
6" BACKSPLASH
- SHOWER / TUB**
PROVIDE APPROVED SMOOTH HARD NON-ABSORBANT FINISH TO 72" MIN. ABOVE DRAIN INLET. VERIFY WITH DESIGNER
PROVIDE 1-LAYER OF "GREENBOARD" MOISTURE RESISTANT GYP. WALLBOARD
PROVIDE APPROVED PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES
- ACCESS TO TOILETS**
30" CLEAR WIDTH
24" CLEARANCE IN FRONT
- TUB TRAP ACCESS**
12" X12" PREFABRICATED SHEET METAL
PAINT TO MATCH ADJACENT WALL
- SHelf AND POLE (+66" HIGH)**
1-1/2" Ø WOOD POLE WITH 1X4 WOOD SHELF
PAINT TO MATCH ADJACENT WALL FINISH
OPTION: CLOSET ORGANIZER MILLWORK
CONFIRM WITH OWNER
- DISHWASHER**
30" MODEL. HOT WATER STUB OUT
SMITTY PAN WITH DRAIN
- KITCHEN SINK**
DBL BASIN. STYLE PER OWNER
MANUF:
MODEL:
PROVIDE GARBAGE DISPOSAL
- 42" S/S REFRIGERATOR 84" TALL**
PROVIDE COLD WATER STUB OUT (ICE MAKER)
MANUF:
MODEL:
- 48" 6-BURNER RANGE W/ OVEN**
MANUF. PER OWNER
MODEL:
PROVIDE GAS STUB OUT
PROVIDE SHEET METAL HOOD (24" MIN. CLR.)
VENT THROUGH ROOF PER MANUF. SPECS.
OR DOWNDRAFT VENT TYPE
- KITCHEN ISLAND**
COUNTERTOP PER OWNER
CABINETS BELOW
- NEW TANKLESS WATER HEATER**
PROVIDE GAS LINE.
INSTALL PER MNFG. SPECS.
MOUNTED 60" ABOVE EXISTING GRADE
- KITCHEN WOOD BASE CABINETS**
COLOR, STYLE PER OWNER
- KITCHEN WOOD WALL CABINETS**
COLOR, STYLE PER OWNER
- WASHER**
HOT AND COLD WATER VALVES,
PROVIDE SMITTY PANP WITH DRAIN
PAINT TO MATCH EXTERIOR FINISH
INSTALL PER MANUF. SPECS.
- ENGINEERED WOOD FLOORING**
PER OWNER
- NON-ABSORBANT TILE FOR BATH AND KITCHEN**
STYLE AND SIZE PER OWNER
- PROVIDE 5/8" TYPE 'X' BETWEEN HOUSE AND GARAGE AND ON CEILING
- 5/8" TYPE 'X' DRYWALL ON UNDERSIDE OF STAIRS
- NEW DECK. SLOPE 1/4" PER FT.
COVER WITH DEX-O-TEX
CROSSFIELD PRODUCTS
ESR-1757. (PLYWOOD ONLY. NO OSB)
- DIRECT-VENT GAS FIREPLACE INSERT
GAS POWERED
NON-WOOD BURNING (BY "REGENCY")
UL LISTED OR EQUAL
- GARAGE FLOOR SLOPE
GARAGE FLOOR SHALL BE SLOPED TO FACILITATE MOVEMENT OF LIQUIDS TOWARD A DRAIN OR VEHICLE ENTRY DOORWAY - R309.1
- HEATING FURNACE
LOCATED IN MEZZANINE CLO. WITH VENTED DOOR INTALL PER MNFR. SPECS.

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Design // Planning // Development
2706 Artesia Blvd., Suite D
Redondo Beach, Ca. 90278

o 310.920.9695
e dg@dgassoc.net
w dgassoc.net

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Redondo Beach, Ca. 90277

CLIENT:

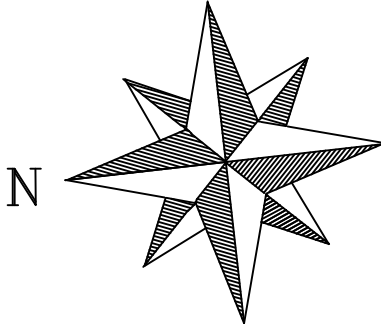
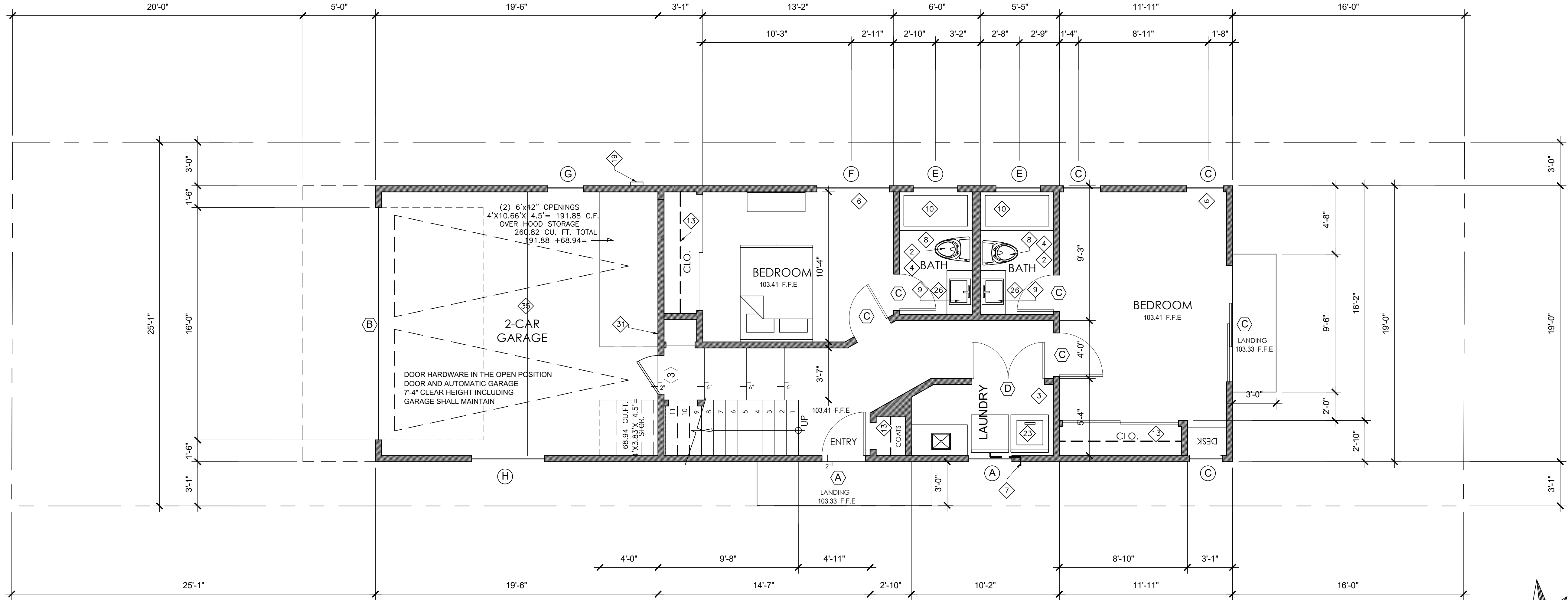
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DRAWN BY: D.GREGG DATE: 10/15/23

First Floor Plan



A.1

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

NO.	DATE	REVISIONS

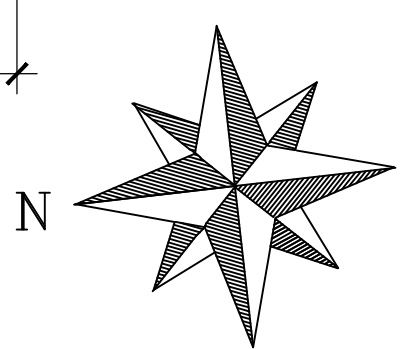
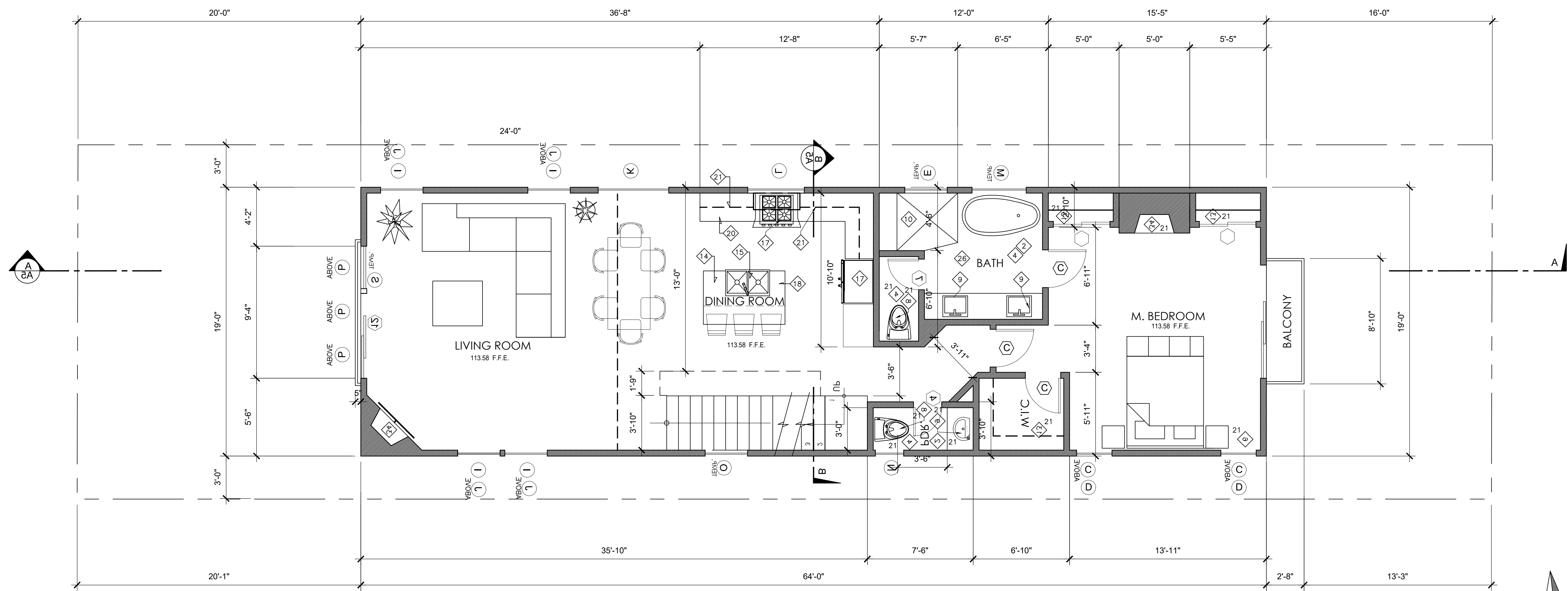
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DRAWN BY: D.GREGG DATE: 10/15/23

Second Floor Plan

FLOOR PLAN NOTES:

1. **NEW ELEC. METER SERVICE**
(N) 200 AMP SERVICE
2. **GROUND FAULT INTERRUPTER (GFI) OUTLETS**
SHALL BE PROVIDED IN BATHROOMS, GARAGES CRAWL SPACES, EXTERIOR AND WITHIN 6' OF KITCHEN SINKS
3. **FIXED APPLIANCES WITH SEPERATE CIRCUIT**
DISPOSAL, DISHWASHER, WASHER, DRYER F.A.U etc. ANY APPLIANCE WITH 1/4 H.P MOTOR OR LARGER, SHALL BE ON A SEPERATE #12 AWG. WIRE BRANCH CIRCUIT
4. **GENERAL LIGHTING @ KITCHEN and BATH**
PROVIDE FLOURESCENT LIGHTS RATED AT NOT LESS THAN 40 LUMENS PER WATT
5. **MECHANICAL VENTILATION @ BATHROOMS**
BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA IN LIEU OF EXTERIOR OPENINGS, PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR.
6. **WINDOWS AT BEDROOMS (EGRESS)**
MIN CLR. OPENING 5.7 sq. ft.
MIN CLR. HEIGHT, 24"
MIN. CLR. WIDTH, 20"
FINISH SILL HEIGHT TO BE NOT MORE THAN 44" ABOVE FINISH FLOOR
7. **DRYER VENT**
EXHAUST TO OUTSIDE AIR @ WALL
PROVIDE LIT TRAP/ ACCESS
PAINT TO MATCH EXTERIOR FINISH
INSTALL PER MANUF. SPECS.
8. **WATER CLOSET**
LOW FLOW COMMSUPSION WATER CLOSET
1.28 GAL. PER FLUSH, MAX.
9. **LAVATORY**
MANUF: PER OWNER
MODEL:
GRANITE COUNTERTOP
6" BACKSPLASH
10. **SHOWER/ TUB**
PROVIDE APPROVED SMOOTH HARD NON- ABSORBANT FINISH TO 72" MIN. ABOVE DRAIN INLET. VERIFY WITH DESIGNER
PROVIDE 1-LAYER OF "GREENBOARD" MOISTURE RESISTANT GYP. WALLBOARD
PROVIDE APPROVED PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES
11. **ACCESS TO TOILETS**
30" CLEAR WIDTH
24" CLEARANCE IN FRONT
12. **TUB TRAP ACCESS**
12" X12" PREFABRICATED SHEET METAL
PAINT TO MATCH ADJACENT WALL
13. **SHELF AND POLE (+66" HIGH)**
1-1/2" Ø WOOD POLE WITH 1X4 WOOD SHELF
PAINT TO MATCH ADJACENT WALL FINISH
OPTION: CLOSET ORGANIZER MILLWORK
CONFIRM WITH OWNER
14. **DISHWASHER**
30" MODEL. HOT WATER STUB OUT
SMITTY PAN WITH DRAIN
15. **KITCHEN SINK**
DBL BASIN. STYLE PER OWNER
MANUF:
MODEL:
PROVIDE GARBAGE DISPOSAL
16. **42" S/S REFRIGERATOR 84" TALL**
PROVIDE COLD WATER STUB OUT (ICE MAKER)
MANUF:
MODEL:
17. **48" 6-BURNER RANGE W/ OVEN**
MANUF: PER OWNER
MODEL:
PROVIDE GAS STUB OUT
PROVIDE SHEET METAL HOOD (24" MIN. CLR.)
VENT THROUGH ROOF PER MANUF. SPECS.
OR DOWNDRAFT VENT TYPE
18. **KITCHEN ISLAND**
COUNTERTOP PER OWNER
CABINETS BELOW
19. **NEW TANKLESS WATER HEATER**
PROVIDE GAS LINE
INSTALL PER MNFG. SPECS.
MOUNTED 60" ABOVE EXISTING GRADE
20. **KITCHEN WOOD BASE CABINETS**
COLOR, STYLE PER OWNER
21. **KITCHEN WOOD WALL CABINETS**
COLOR, STYLE PER OWNER
23. **WASHER**
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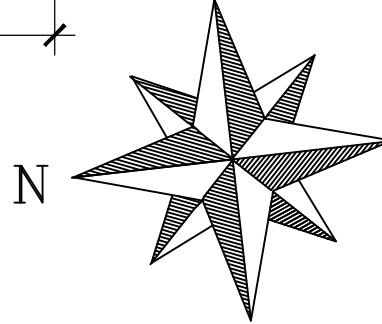
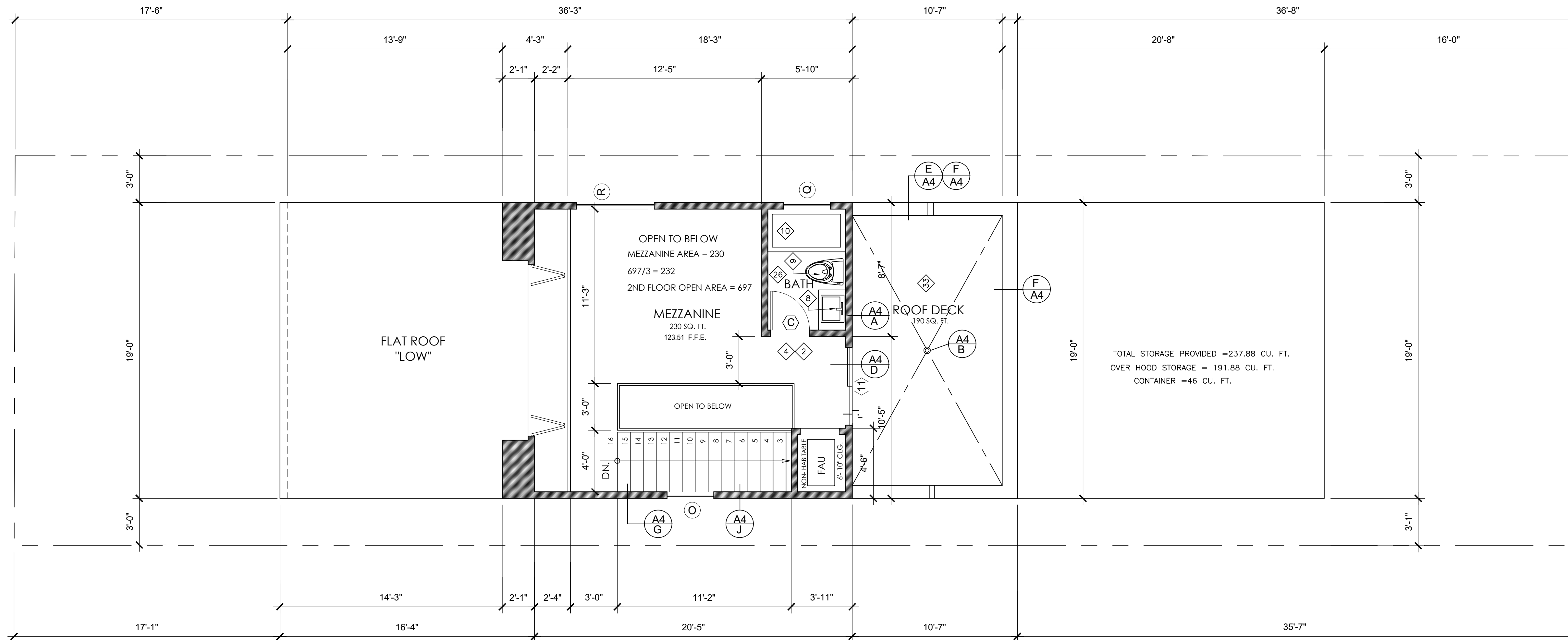
Loft
Floor Plan

A.3

SCALE 1/4" = 1'-0"

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Roof Plan

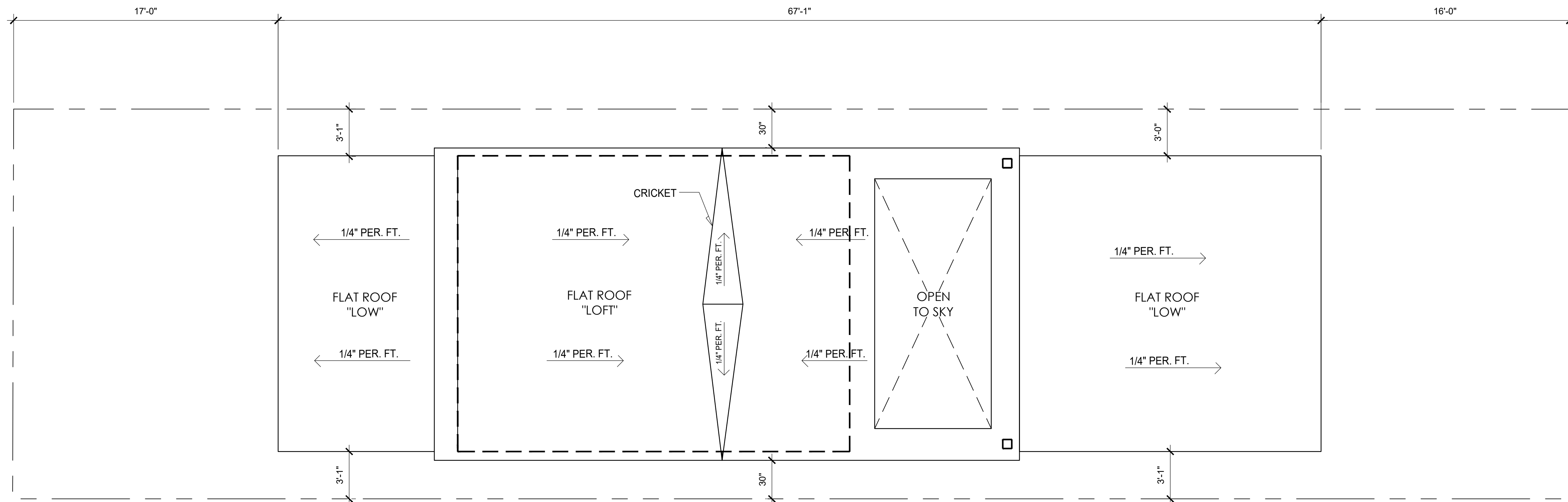
A.4

SCALE 1/4" = 1'-0"

ROOF PLAN NOTES:

- 1) PROVIDE TYPICAL FINISH MATERIALS AS FOLLOWED, CLASS "A" (ROOF SLOPES FROM 2:12 - 4:12) COMP. ASPHALT SHINGLES O/ 2LAYERS OF 15# FELT WITH 19" OVERLAP O/1/2" CDX PLYWOOD
- 2) FOR SLOPES LESS THAN 2:12 USE BUILT UP ROOF CLASS 'B' MIN. ROLL ROOFING O/ 2 LAYERS OF 19# FELT 1/2" CDX PLYWOOD
- 3) PROVIDE FLASHING AT VALLEYS, W/T MINIMUM 25 GUAGE GALVANIZED IRON.
- 4) PROVIDE ROOF GUTTERS AND DOWNSPOUTS. ALL DRAINAGE TO TERMINATE AT STREET VIA NONCOROSIVE DEVICE.
- 5) PROVIDE ATTIC VENTILATION FOR EACH SEPERATE SPACE WITH NOT LESS THAN 1/150 OF VENT AREA; AND WITH BALANCE OF VENTILATION PROVIDED BY EAVE VENTS, AND/OR GABLE. END VENTS.

NOTE: ROOF EMITTANCE U-VALUE 0.644



NOTE :
 THE RIDGE HEIGHT SHALL BE CERTIFIED BY A
 LICENCED SURVEYER / REGISTERED CIVIL
 ENGINEER ON A FORM PROVIDED BY THE CITY
 PRIOR TO THE APPROVAL OF THE ROOF FRAMING /
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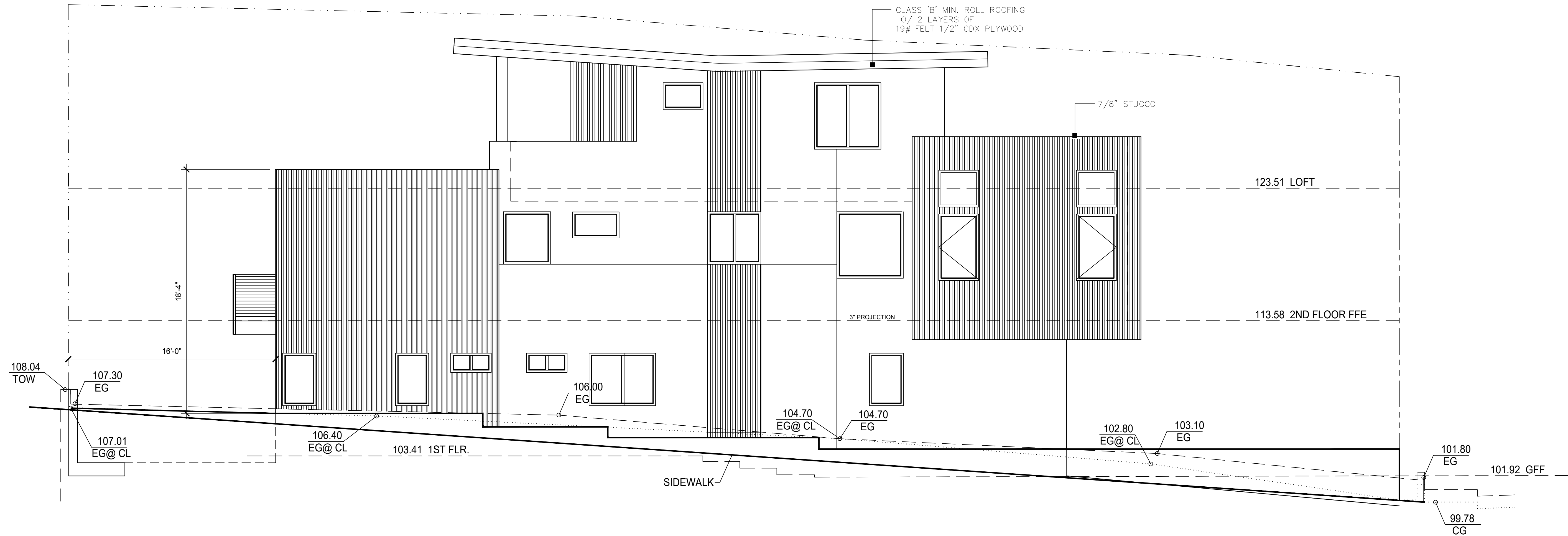
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East Elevation

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Exterior Elevations

A.5

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

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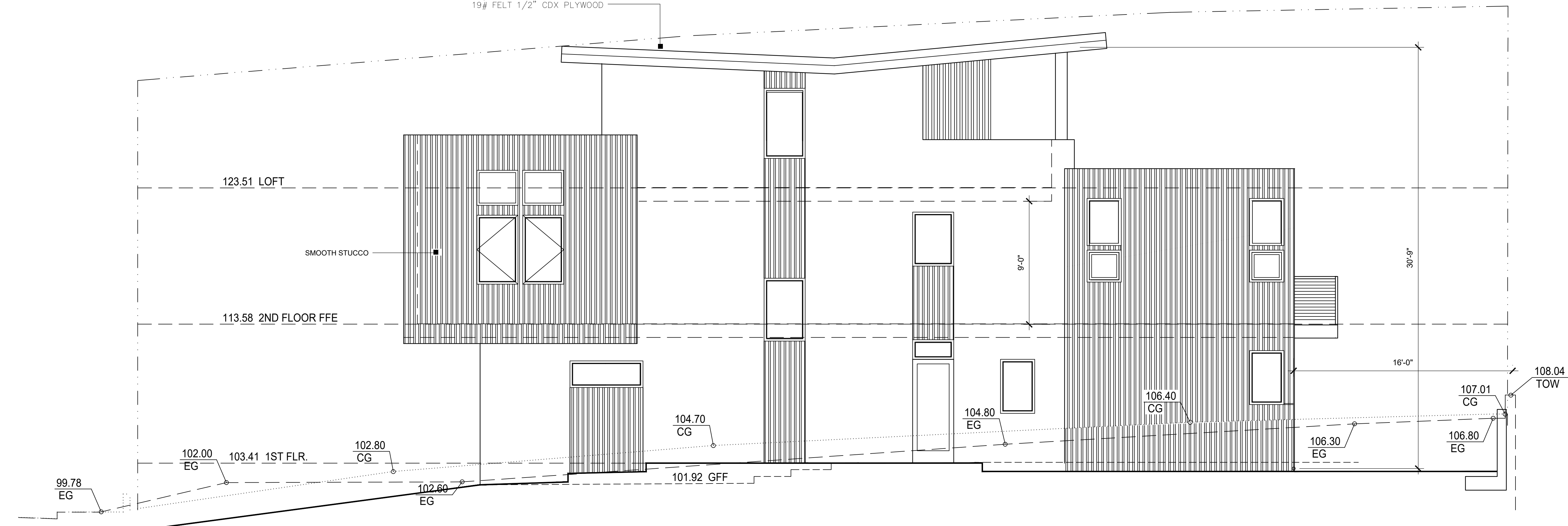
Exterior Elevations

A.6

SCALE 1/4" = 1'-0"

NOTE :
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CLASS 'B' MIN. ROLL ROOFING
0/ 2 LAYERS OF
19# FELT 1/2" CDX PLYWOOD



West Elevation

PROPERTY ADDRESS:
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Exterior Elevations

A.7

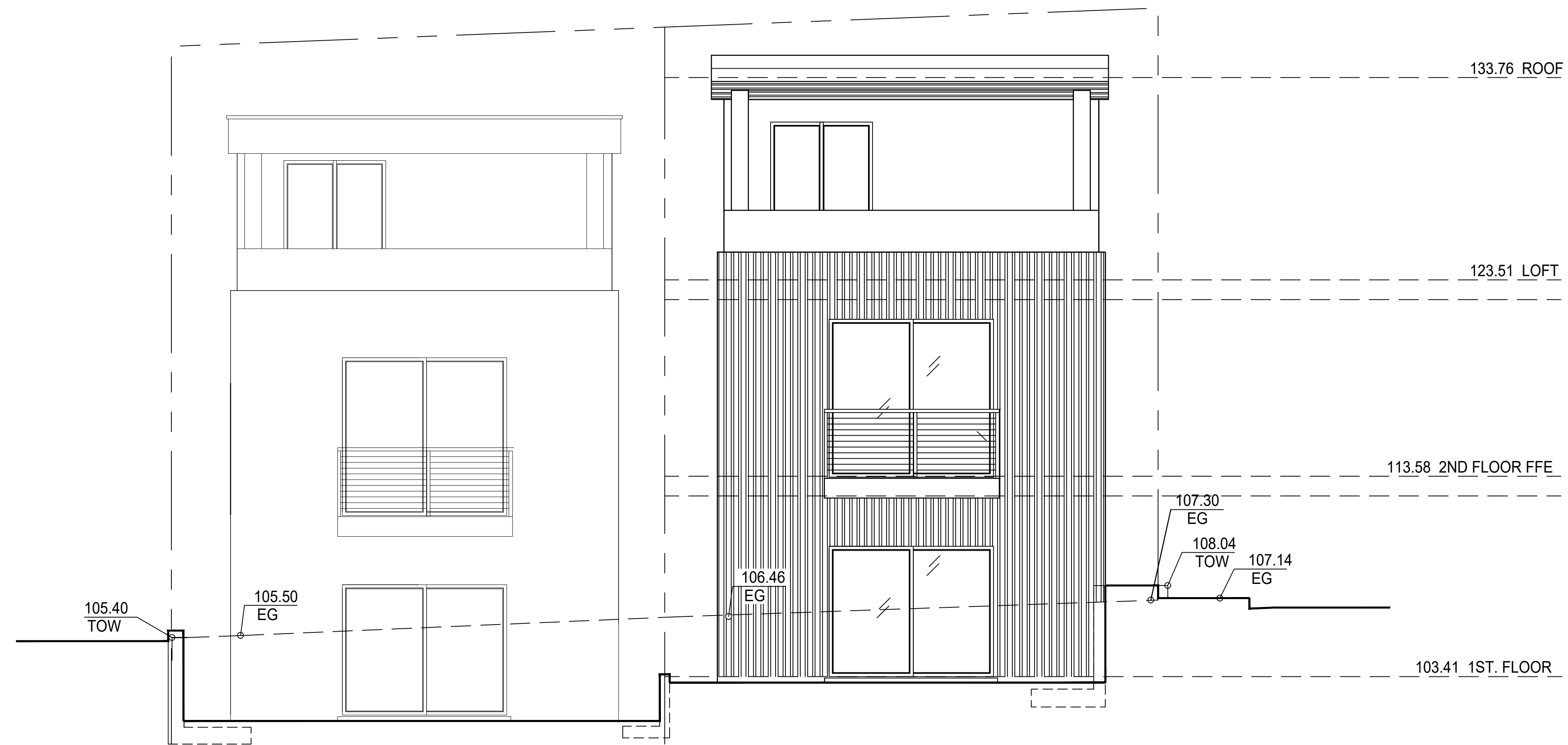
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North Elevation

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South Elevation

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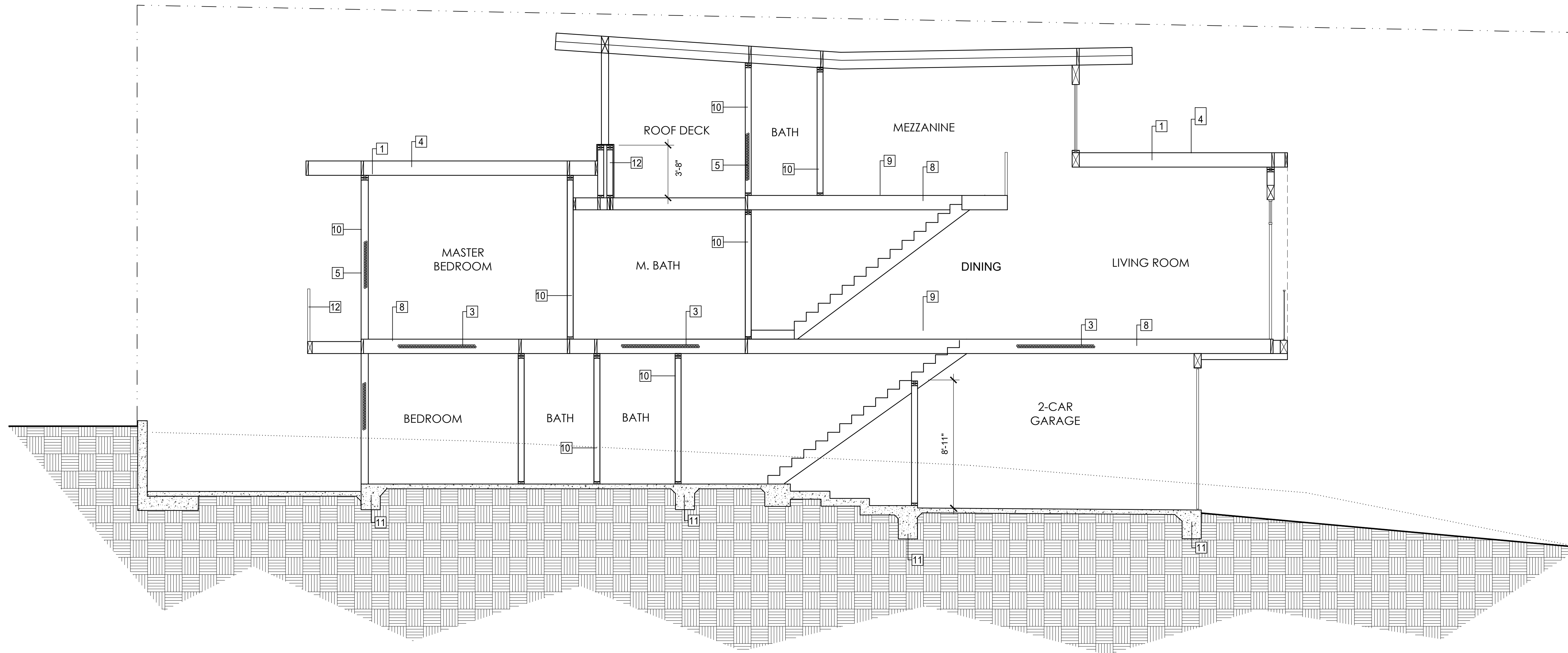
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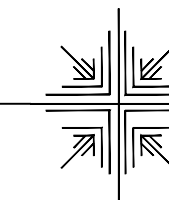
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Building Section Notes

- 1. 2X R.R. @ 16" O.C.
- 2. 5/8" DRYWALL ON WALLS AND CLG. TYP
- 3. R-19 INSULATION FLOORS
- 4. 1/2" CDX PLYWOOD
- 5. R-19 EXTERIOR WALLS
- 6. R-30 INSULATION FLOORS & CEILINGS
- 7. BEAM PER PLAN
- 8. 2X FLR. JST @ 16" O.C PER PLAN
- 9. 5/8" T&G FLOORING
- 10. 2X6 STUDS @ 16" O.C (@EXT.WALLSONLY)
- 11. CONC. FOOTING. PER PLAN
- 12. 42" HIGH GUARDRAIL



Section "A"
Scale: 1/4"=1'-0"



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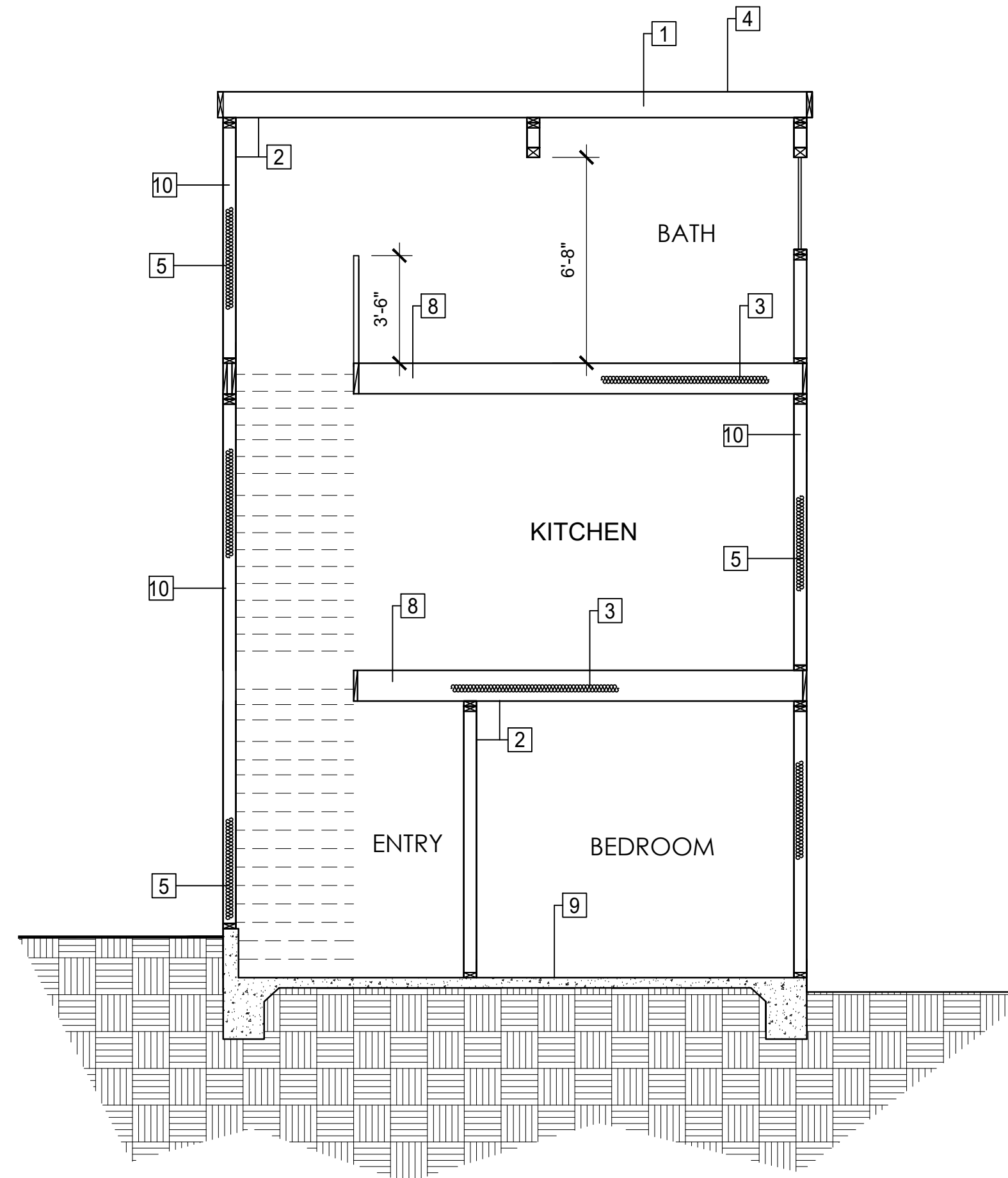
Building Section

A.9

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

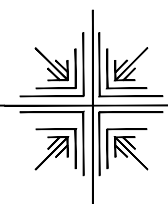
Building Section Notes

- | | |
|---------------------------------------|--|
| 1. 2X R.R. @ 16" O.C. | 7. BEAM PER PLAN |
| 2. 5/8" DRYWALL ON WALLS AND CLG. TYP | 8. 2X FLR. JST @ 16" O.C PER PLAN |
| 3. R-19 INSULATION FLOORS | 9. 5/8" T&G FLOORING |
| 4. 1/2" CDX PLYWOOD | 10. 2X6 STUDS @ 16" O.C (@EXT.WALLSONLY) |
| 5. R-19 EXTERIOR WALLS | 11. CONC. FOOTING. PER PLAN |
| 6. R-30 INSULATION FLOORS & CEILINGS | 12. 42" HIGH GUARDRAIL |



Section "B"

Scale: 1/4"=1'-0"



o 310.920.9995
e dg@dgassoc.net
w dgassoc.net

PROPERTY ADDRESS:

1646 Havemeyer Lane
Redondo Beach, Ca. 90277

CLIENT:

Enrico Properties
2845 W. Valley Blvd
Alhambra, Ca. 91803

NO.	DATE	REVISIONS

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DRAWN BY: D.GREGG DATE: 11/15/23

Building Section

A.10

SCALE 1/4" = 1'-0"