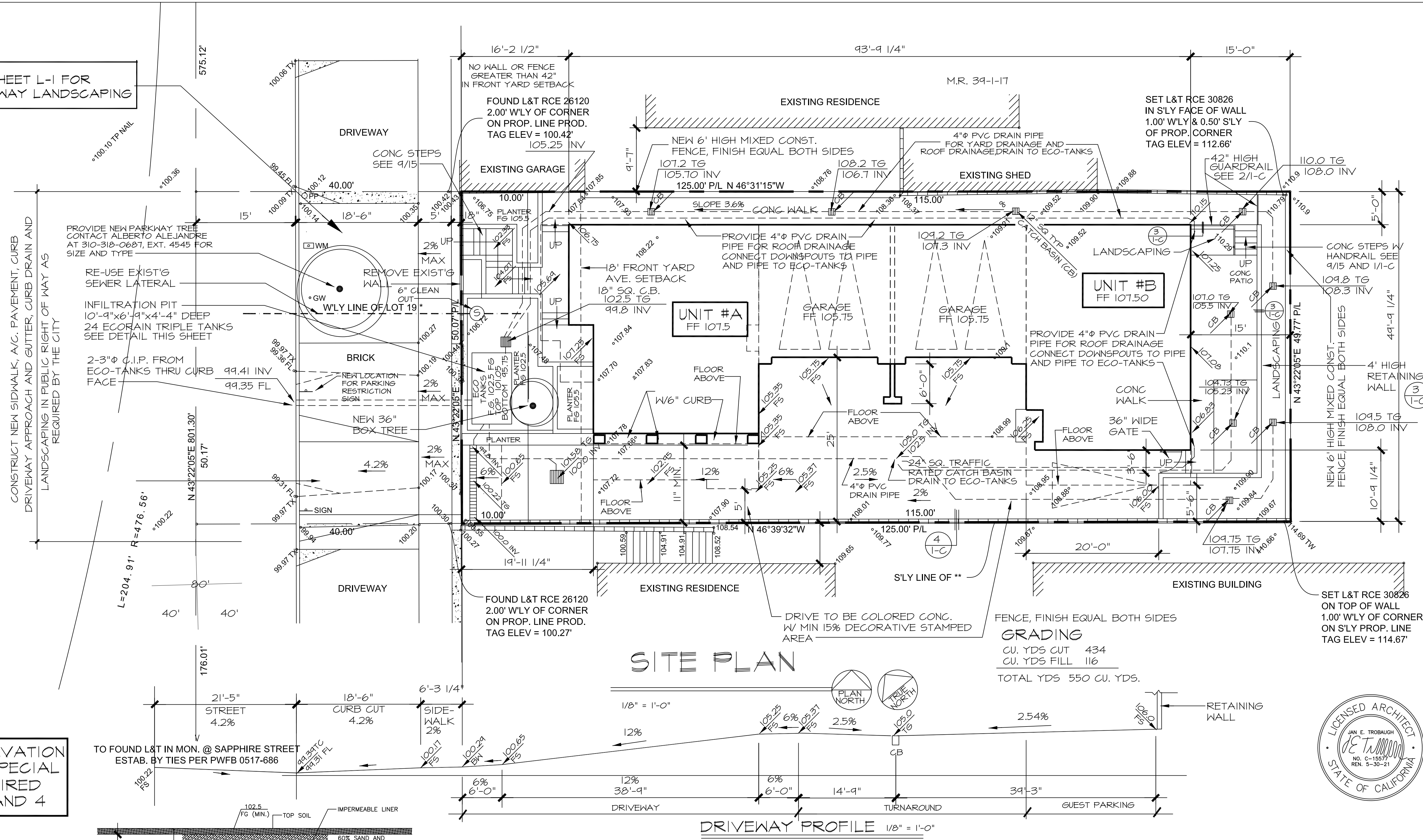


SOUTH GUADALUPE AVENUE

SEE SHEET L-1 FOR PARKWAY LANDSCAPING

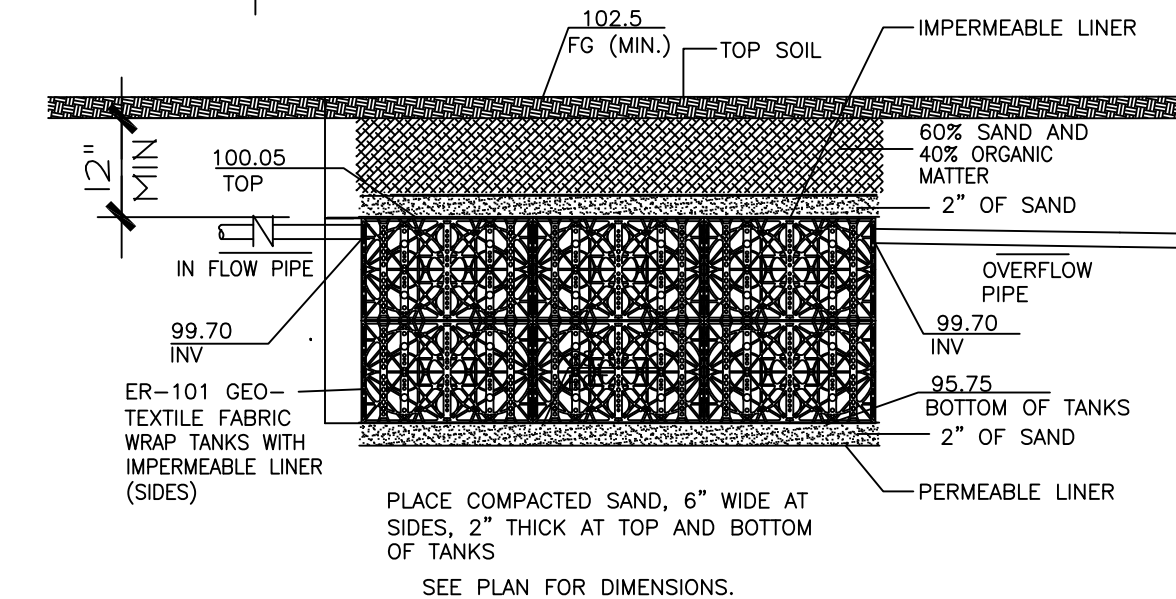


SITE PLAN

DRIVEWAY PROFILE 1/8" = 1'-0"

STRUCTURAL OBSERVATION IS REQUIRED AND SPECIAL INSPECTION IS REQUIRED SHEARWALLS 2, 3, AND 4

TO FOUND L&T IN MON. @ SAPPHIRE STREET ESTAB. BY TIES PER PWFB 0517-686



- INSTALLATION REQUIREMENTS:**
- EXCAVATE TRENCH LARGER THAN SPECIFIED TANK SIZE.
 - COMPACT BASE TO 35 PSI.
 - ADD SAND TO BASE, COMPACT AND LEVEL WITH A STRAIGHT EDGE.
 - LAY GEOTEXTILE MATERIAL IN BOTTOM AND ON SIDES OF TRENCH, ENOUGH TO FULLY WRAP TANK, WITH 12" SEAM OVERLAPS.
 - INSTALL TANKS UPRIGHT FOR MAXIMUM STRENGTH.
 - COVER ECORAIN TANKS WITH GEOTEXTILE MATERIAL-WRAP TIGHT, CUT AWAY EXCESS FOLDS, OVERLAP AND/OR SEAL JOINTS WITH TAPE.
 - BACKFILL SIDES WITH SANDY FILL IN MAXIMUM 12" LAYER-COMPACTING EACH LAYER AT LEAST 95%.
 - BACKFILL OVER TOP WITH 2" CLEAN SAND AND 10" MINIMUM TOP SOIL (40% SAND, 40% ORGANIC MATTER) AS SHOWN.
- NOTE:** CONTACT STORMWATER SOLUTIONS REGARDING INSTALLATION.

ECORAIN TANKS
NOT TO SCALE



ALL EXISTING TREES ON THIS SITE TO BE REMOVED

PROVIDE MIN. OF ONE 36" BOX TREE IN THE FRONT YARD, NOT A PALM

ADDITIONAL PERMITS

- GRADING AND SHORING PERMIT
- SITE BLOCK WALLS
- SITE RETAINING WALLS
- DEMOLITION
- PLUMBING, MECHANICAL AND ELECTRICAL
- FIRE SPRINKLERS

<p>NOTE: SEE SHEET IA FOR TYPICAL CITY OF REDONDO BEACH NOTES FROM BUILDING DEPARTMENT AND ENGINEERING DEPT.</p> <p>FIRE SPRINKLERS</p> <p>PROVIDE TO THE CITY OF REDONDO BEACH BUILDING DEPT. FIRE SPRINKLER DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ROUGH FRAMING INSPECTION</p>	<p>OWNER</p> <p>ANATOLY IODA 1012 GARNET ST REDONDO BEACH, CA, 90271 310-505-1651</p>	<p>AREA ANALYSIS A = 6,240 S.F.</p> <table border="1"> <tr> <td>LOT AREA</td> <td>6240 SQ.FT.</td> <td></td> </tr> <tr> <td>LOT COVERAGE</td> <td>2540 SQ.FT.</td> <td>41%</td> </tr> <tr> <td>DRIVES, WALKS, PATIOS</td> <td>2400 SQ.FT.</td> <td>40%</td> </tr> <tr> <td>LANDSCAPING</td> <td>1212 SQ.FT.</td> <td>19%</td> </tr> </table>	LOT AREA	6240 SQ.FT.		LOT COVERAGE	2540 SQ.FT.	41%	DRIVES, WALKS, PATIOS	2400 SQ.FT.	40%	LANDSCAPING	1212 SQ.FT.	19%
	LOT AREA	6240 SQ.FT.												
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<p>LEGAL</p> <p>LOT PORTIONS OF 19 & 20 BLOCK 164 AND VACATED PORTION OF SOUTH GUADALUPE TOWNSITE OF REDONDO BEACH M.B. 39-1-17 APN 7508-018-015</p>	<p>JOB ADDRESS</p> <p>528 S. GUADALUPE AVE REDONDO BEACH</p>	<p>LIVING AREA / UNIT</p> <table border="1"> <tr> <td>UNIT #A FIRST FLOOR</td> <td>873 SQ.FT.</td> </tr> <tr> <td>SECOND FLOOR</td> <td>1511 SQ.FT.</td> </tr> <tr> <td>TOTAL</td> <td>2384 SQ.FT.</td> </tr> <tr> <td>GARAGE</td> <td>422 SQ.FT.</td> </tr> <tr> <td>BALCONY</td> <td>205 SQ.FT.</td> </tr> </table>	UNIT #A FIRST FLOOR	873 SQ.FT.	SECOND FLOOR	1511 SQ.FT.	TOTAL	2384 SQ.FT.	GARAGE	422 SQ.FT.	BALCONY	205 SQ.FT.		
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SECOND FLOOR	1511 SQ.FT.													
TOTAL	2384 SQ.FT.													
GARAGE	422 SQ.FT.													
BALCONY	205 SQ.FT.													
<p>BLDG SUMMARY</p> <p>TYPE OF CONSTRUCTION: 2' B' TWO STORIES W/ SPRINKLERS</p> <p>OCCUPANCY: R-3/U FLOOD ZONE: 'X'</p>	<p>LIVING AREA / UNIT</p> <table border="1"> <tr> <td>UNIT #B FIRST FLOOR</td> <td>823 SQ.FT.</td> </tr> <tr> <td>SECOND FLOOR</td> <td>1536 SQ.FT.</td> </tr> <tr> <td>TOTAL</td> <td>2359 SQ.FT.</td> </tr> <tr> <td>GARAGE</td> <td>422 SQ.FT.</td> </tr> </table>	UNIT #B FIRST FLOOR	823 SQ.FT.	SECOND FLOOR	1536 SQ.FT.	TOTAL	2359 SQ.FT.	GARAGE	422 SQ.FT.	<p>OUTDOOR LIVING SPACE</p> <table border="1"> <tr> <td>UNIT #A BALCONY: 17'-6" x 10' x 200%</td> <td>= 350 SQ.FT.</td> </tr> <tr> <td>UNIT #B YARD: 15' x 45' x 200%</td> <td>= 1350 SQ.FT.</td> </tr> </table> <p>STORAGE - 400 CU.FT./UNIT PARKING - 2-ENCLOSED/UNIT 1-GUEST</p>	UNIT #A BALCONY: 17'-6" x 10' x 200%	= 350 SQ.FT.	UNIT #B YARD: 15' x 45' x 200%	= 1350 SQ.FT.
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UNIT #A BALCONY: 17'-6" x 10' x 200%	= 350 SQ.FT.													
UNIT #B YARD: 15' x 45' x 200%	= 1350 SQ.FT.													

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SHEET DESCRIPTION
SITE PLAN

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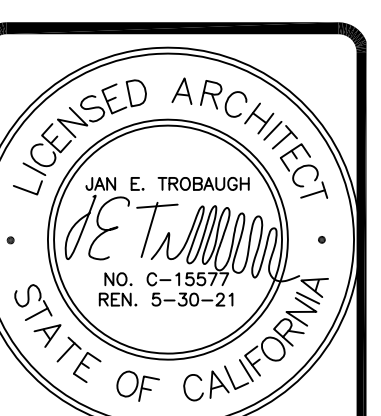
PROJECT DESCRIPTION
TWO UNIT PROJECT FOR ANATOLY IODA
528 S. GUADALUPE AVE
REDONDO BEACH, CA.

DRAWN	JT
CHECKED	
DATE	1-19
SCALE	
NOTED	
JOB NO.	18-115
SHEET	1

REVISIONS	BY

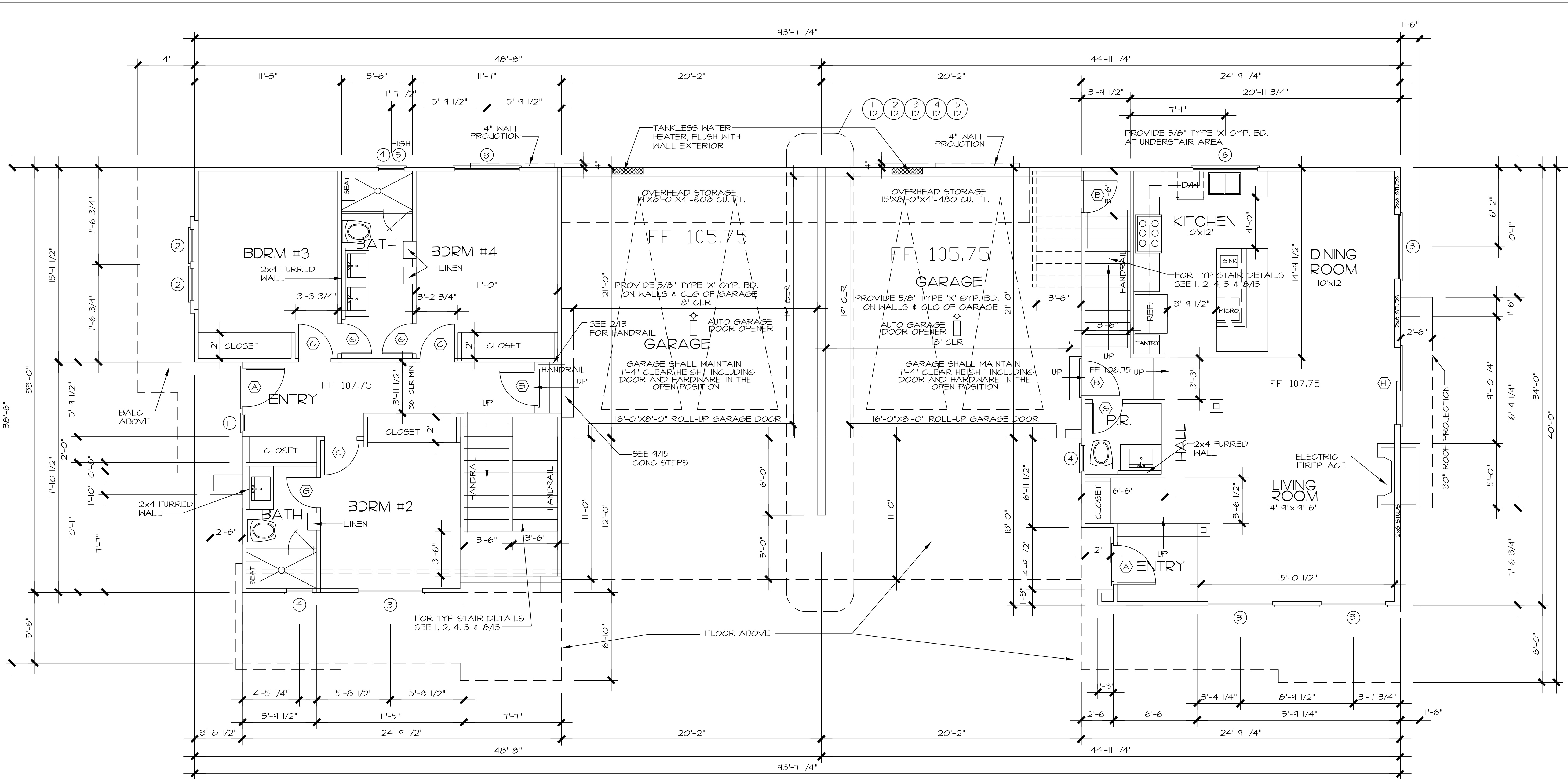
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FIRST FLOOR
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PROJECT DESCRIPTION
528 S. GUADALUPE

DRAWN	JT
CHECKED	JT
DATE	12-19
SCALE	NOTED
JOB NO.	18-115
SHEET	2



FIRST LEVEL PLAN
 1/4" = 1'-0"
 UNIT #A

FIRST LEVEL PLAN
 1/4" = 1'-0"
 UNIT #B

TANKLESS WATER HEATER

TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIANCE WITH THE WATER HEATERS LISTED INSTALLATION INSTRUCTIONS AND THE 2016 CALIF. PLUMBING CODE.

SHOWER AND SHOWER/TUBS

SHOWERS AND TUB/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDES SCALD AND THERMAL SHOCK PROTECTION

THRESHOLD NOTE

MAX. HEIGHT OF STEP FROM DOOR THAT OPENS TO THE EXTERIOR OF GARAGE TO BE 3/4" FROM TOP OF THRESHOLD TO WALKING SURFACE BELOW. DOOR SHALL NOT OPEN OVER LOWER LANDING

BATHROOM LINEN

IN WALL LINEN 16"x59.5"x12" DEEP

BATHROOM VANITY

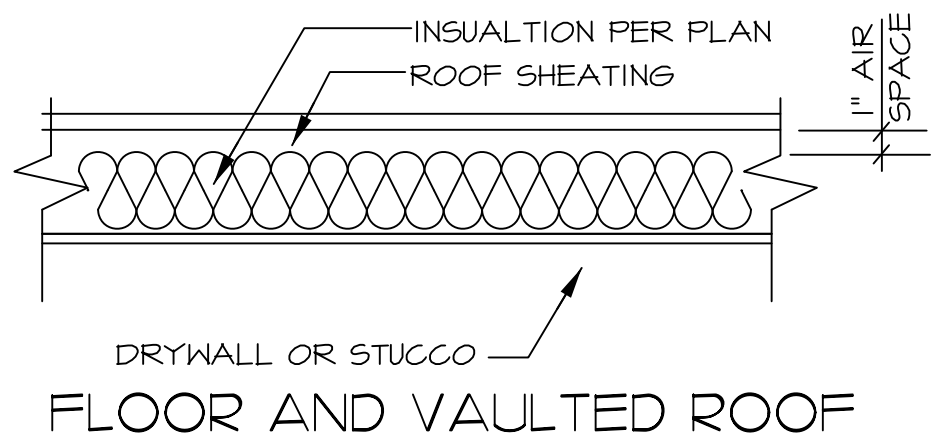
40" VANITY W/ 2x4 WALL BEHIND VANITY

INSULATION REQUIREMENTS

- RAISED FLOORS: R-30
- RAISED FLOOR AT GARGE: R-30
- EXTERIOR 2X4 WALLS: MIN. R-15
- EXTERIOR 2X6 WALLS: MIN. R-21
- ALL ROOF RAFTERS AT CONDITION SPACE: R-30

NOTE:

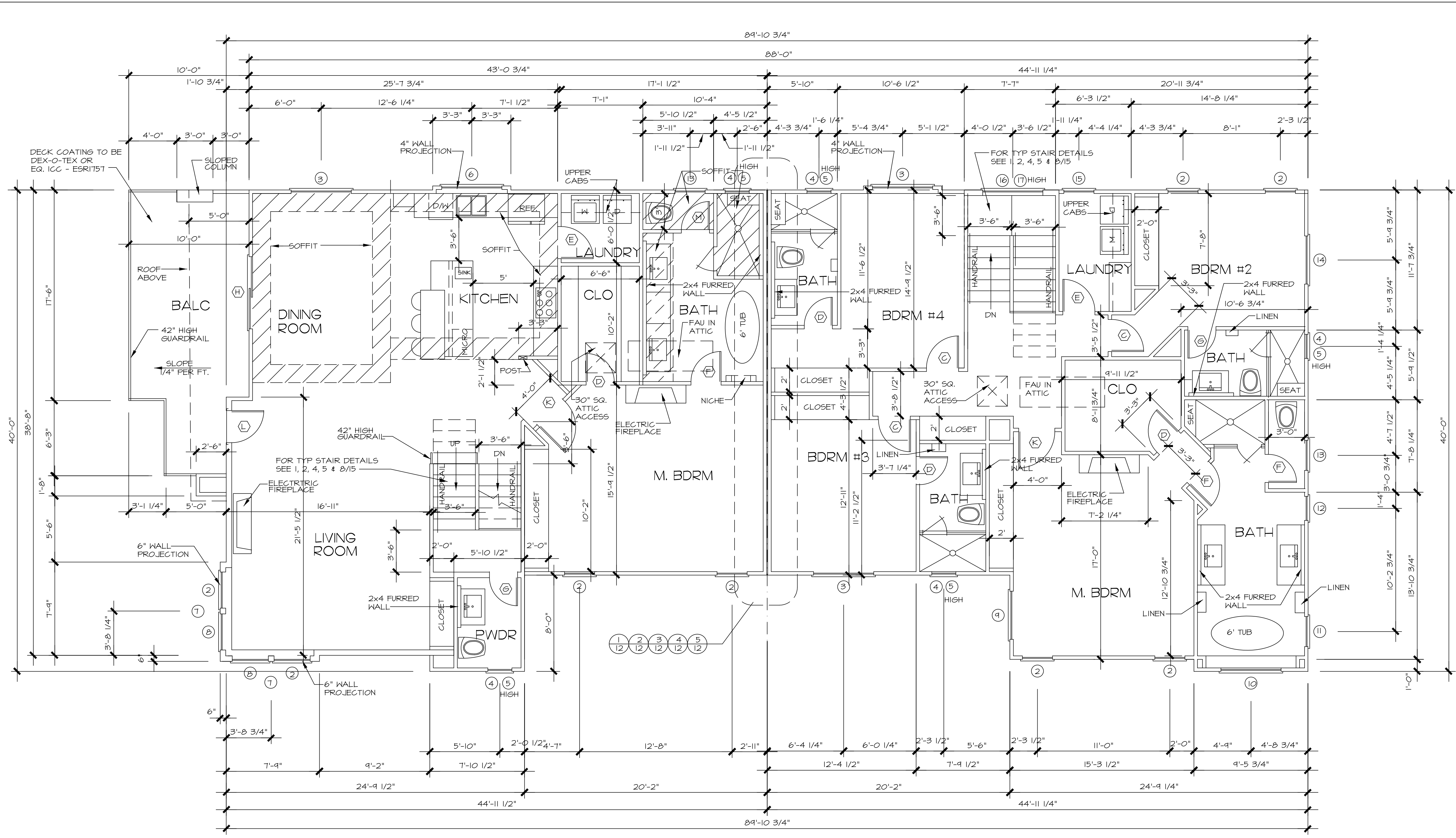
FOR R-30 INSULATION USE TWO LAYERS OF R-15 IF CLEAR DEPTH IS LESS THAN 10.5" TO PROVIDE MIN 1" AIR SPACE



TANKLESS WATERHEATER SHALL COMPLY WITH RBMC CHAPER 24 NOISE REGULATION ARTICLE 3

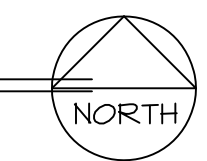
USE PLYWOOD SHEATING FOR ALL DECKS, NO OSB ALLOWED

ROOF EMITTANCE: 0.85
 RADIANT BARRIER SHEATING REQUIRED FOR ROOF



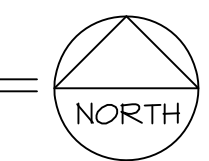
SECOND LEVEL PLAN

1/4" = 1'-0" UNIT #A



SECOND LEVEL PLAN

1/4" = 1'-0" UNIT #B



TANKLESS WATER HEATER
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THRESHOLD NOTE
 MAX. HEIGHT OF STEP FROM DOOR THAT OPENS TO THE EXTERIOR OF GARAGE TO BE 7 3/4" FROM TOP OF THRESHOLD TO WALKING SURFACE BELOW. DOOR SHALL NOT OPEN OVER LOWER LANDING

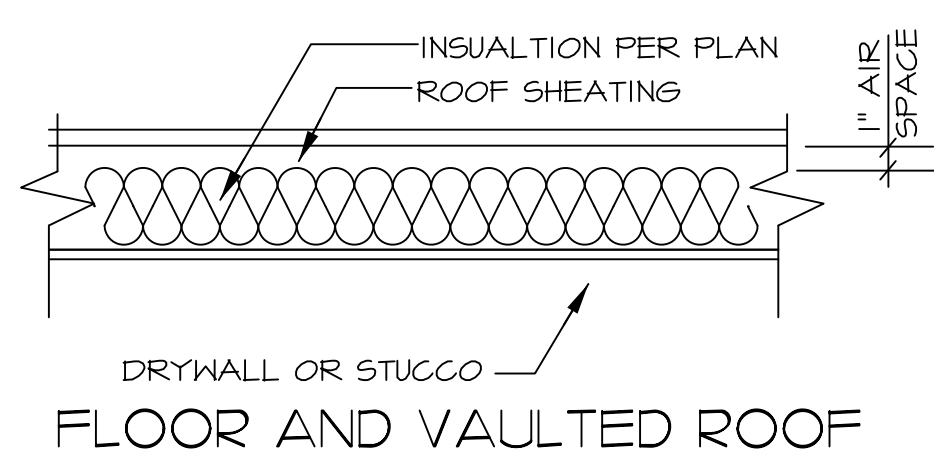
BATHROOM LINEN
 IN WALL LINEN
 16"x59.5"x12" DEEP

BATHROOM VANITY
 40" VANITY 1/2" 2x4 WALL BEHIND VANITY

INSULATION REQUIREMENTS

RAISED FLOORS: R-30
 RAISED FLOOR AT GARAGE: R-30
 EXTERIOR 2X4 WALLS: MIN. R-15
 EXTERIOR 2X6 WALLS: MIN. R-21
 ALL ROOF RAFTERS AT CONDITION SPACE: R-30

NOTE:
 FOR R-30 INSULATION USE TWO LAYERS OF R-15 IF CLEAR DEPTH IS LESS THAN 10.5" TO PROVIDE MIN 1" AIR SPACE



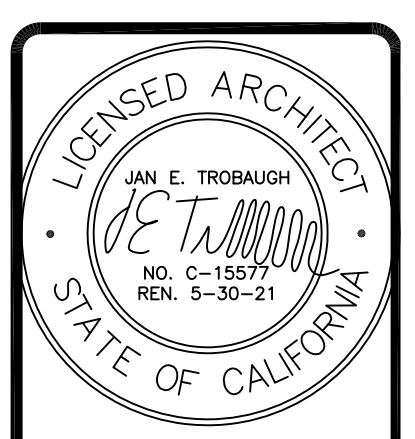
USE PLYWOOD SHEATING FOR ALL DECKS, NO OSB ALLOWED

ROOF EMITTANCE: 0.85
 RADIANT BARRIER SHEATING REQUIRED FOR ROOF

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SHEET DESCRIPTION
SECOND FLOOR
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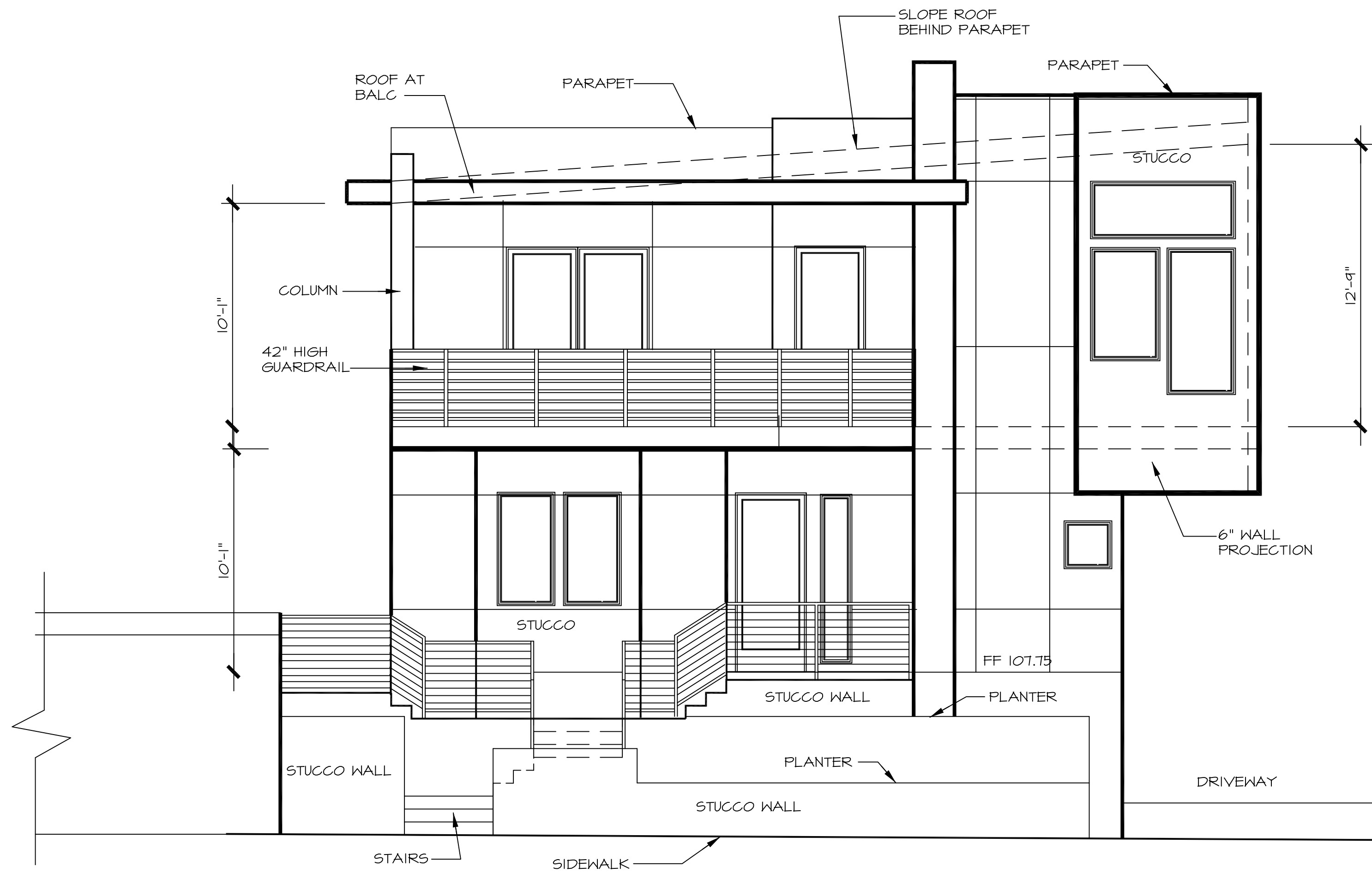


PROJECT DESCRIPTION
528 S. GUADALUPE

DRAWN	JT
CHECKED	JT
DATE	12-19
SCALE	
NOTED	
JOB NO.	18-115
SHEET	3
OF SHEETS	

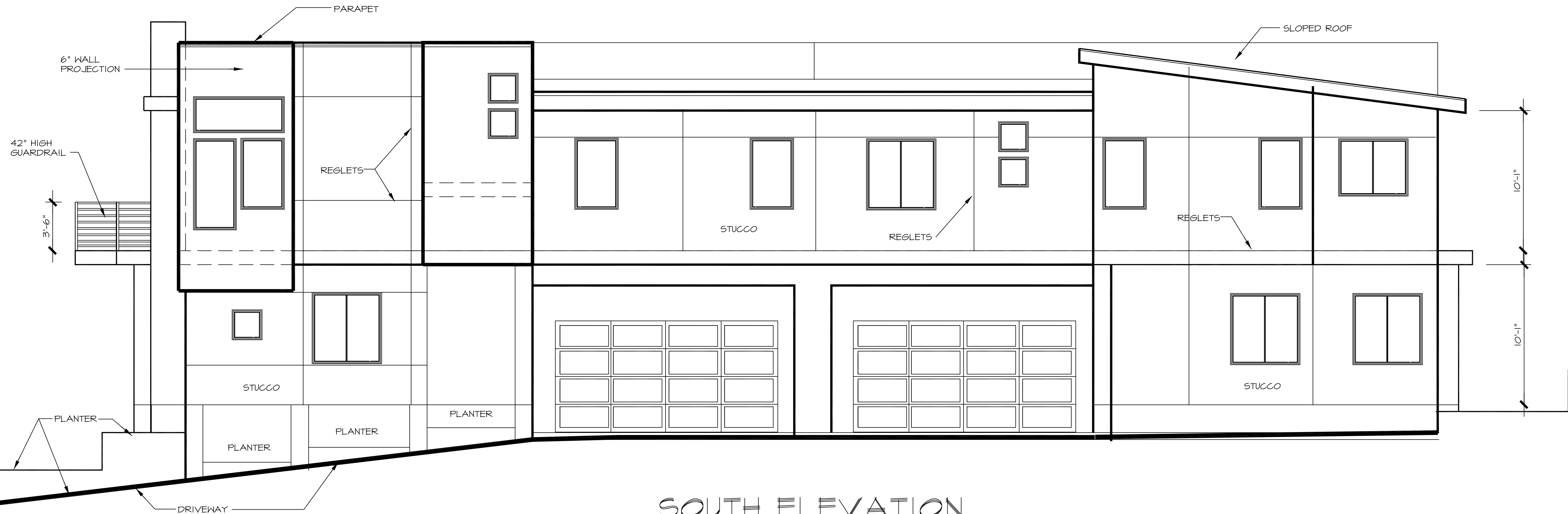
HEIGHT SURVEY REQUIRED

A LICENSED SURVEYOR SHALL SURVEY THE SECOND FLOOR WHEN FLOOR SHEETING IS COMPLETED TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO DETERMINE ACTUAL BUILDING HEIGHT PRIOR TO ANY SECOND FLOOR WALLS BEING ERECTED. A COPY OF THIS INFORMATION SHALL BE PROVIDED TO THE ARCHITECT ON COMPLETION OF THIS FLOOR HEIGHT SURVEY IF THIS INFORMATION IS NOT PROVIDED TO THE ARCHITECT THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR HEIGHT CERTIFICATION DISCREPANCIES



WEST ELEVATION

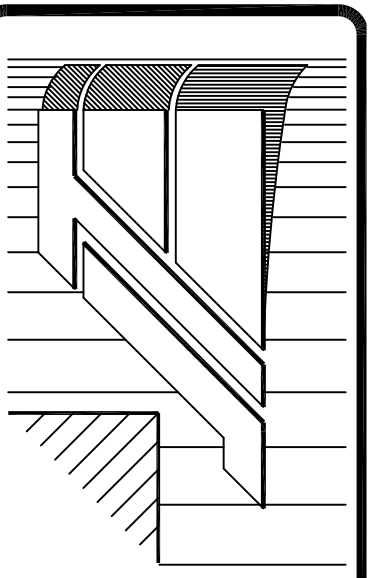
1/4" = 1'-0"



SOUTH ELEVATION

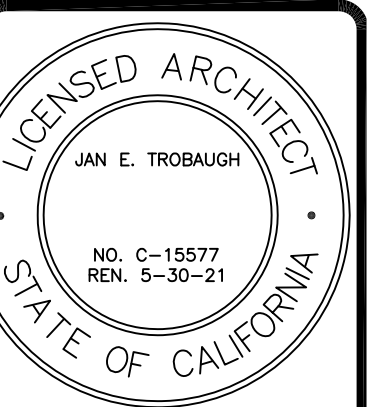
1/4" = 1'-0"

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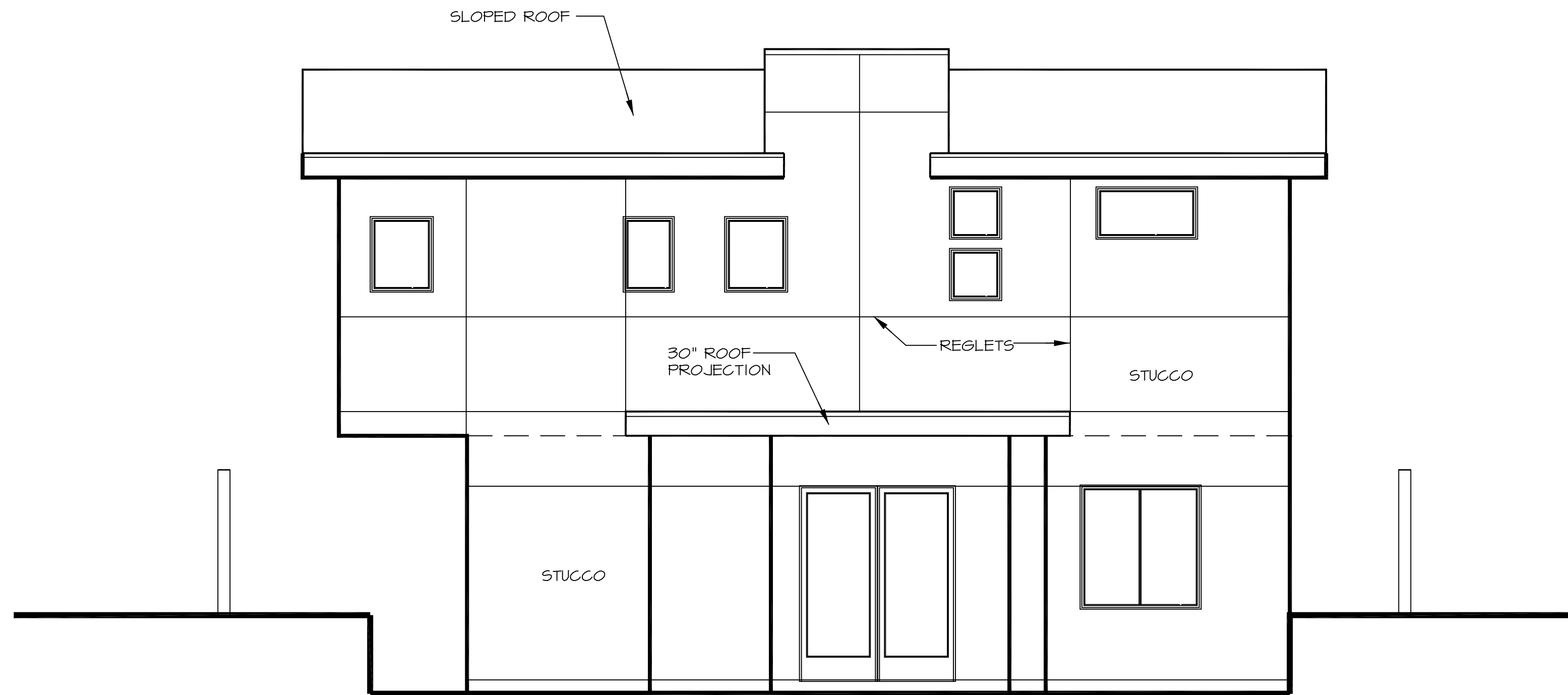
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JOB NO.	18-115
SHEET	5
OF	SHEETS

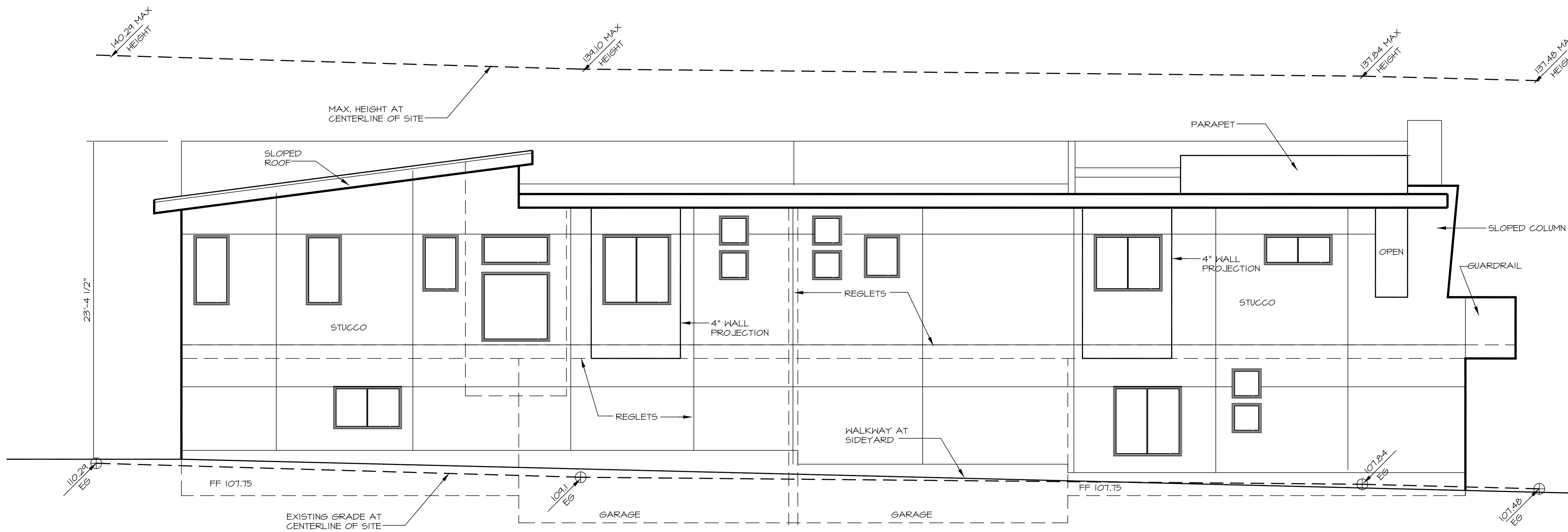


HEIGHT SURVEY REQUIRED

A LICENSED SURVEYOR SHALL SURVEY THE SECOND FLOOR WHEN FLOOR SHEETING IS COMPLETED TO VERIFY ALL FINISHED FLOOR ELEVATIONS TO DETERMINE ACTUAL BUILDING HEIGHT PRIOR TO ANY SECOND FLOOR WALLS BEING ERRECTED. A COPY OF THIS INFORMATION SHALL BE PROVIDED TO THE ARCHITECT ON COMPLETION OF THIS FLOOR HEIGHT SURVEY IF THIS INFORMATION IS NOT PROVIDED TO THE ARCHITECT THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR HEIGHT CERTIFICATION DISCREPANCIES

EAST ELEVATION

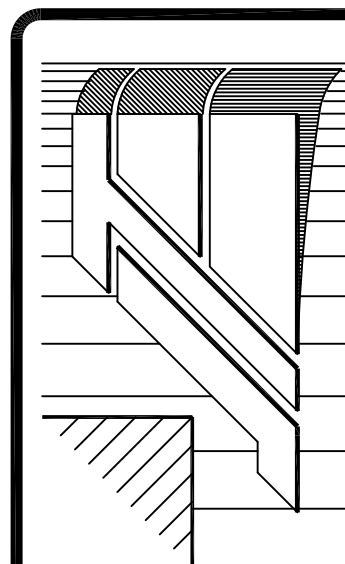
1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

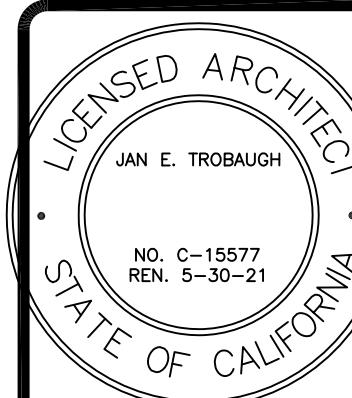
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SHEET DESCRIPTION ELEVATIONS

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PROJECT DESCRIPTION

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SCALE	NOTED
JOB NO.	18-115
SHEET	6