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## Project Info

**Project Description:**  
Whole House Renovation to existing 1 story 1,015 sq ft Single Family Residence.  
Address of 859 1st Second City w/ (B) of GARDEN STREET

**Legal Description:**  
TRACT # 18009 LOT 61  
RS Area District 11  
APN: 4-161-014-018

**Zoning & Occupancy:**  
RS Area District 11  
Cesalati Exempt

**Construction:**  
Type V-B  
Fire Sprinklers throughout

**Code Analysis:**  
2013 California Building Code  
2013 California Plumbing Code  
2013 California Electrical Code  
2013 California Fire Code  
2013 California Energy Standards

**Client:**  
D. & Phil Miyahara  
1301 11th St  
Manhattan Beach, CA 90266

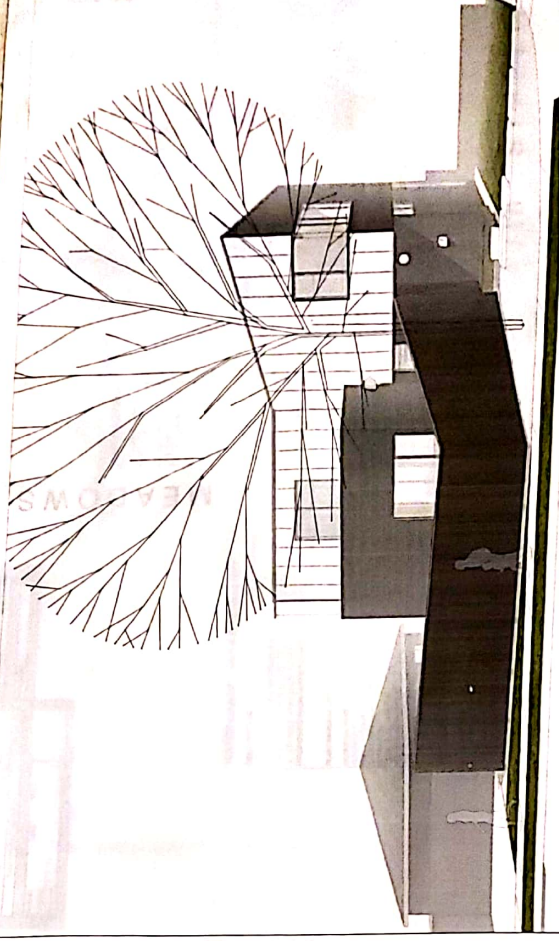
**Design by:**  
Robert Sweet  
r-s-a, Inc.  
2507 190th St.  
Redondo Beach, CA 90278  
tel: 310 937 7760

**Structural Engineer:**  
Eric McCollum, McCollum Engineering  
777 2nd Street, Suite 104  
Hermosa Beach, CA 90254

## Vicinity Map



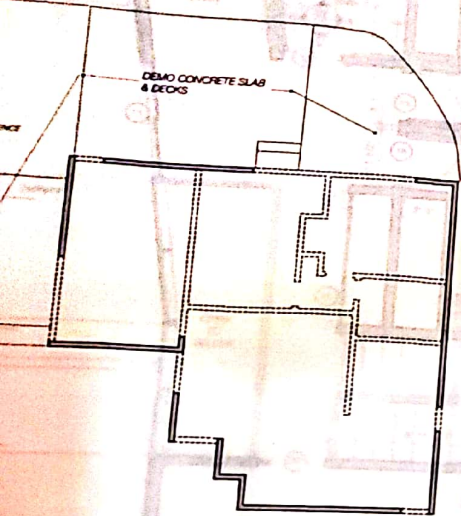
## Perspective



## Sheet Index

| Sheet No. | Sheet Title           |
|-----------|-----------------------|
| A-1       | General Notes         |
| A-2       | Foundation & Footings |
| A-3       | Framing               |
| A-4       | Roofing               |
| A-5       | Exterior Finishes     |
| A-6       | Interior Finishes     |
| A-7       | MEP                   |
| A-8       | MEP                   |
| A-9       | MEP                   |
| A-10      | MEP                   |
| A-11      | MEP                   |
| A-12      | MEP                   |
| A-13      | MEP                   |
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| A-100     | MEP                   |

| EXISTING VALUATION CALCULATION   |                                  |           |               | TOTALS                    |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|--|----------------------------------|-----------|---------------|---------------------------|----------------------|------|-----------|---------------|---------------|-----|----------|--------------|------------------|--|----------|----|------------|------|--|--|--|--|--|--|--|
| <table border="1"> <thead> <tr> <th>Floor Area (square feet)</th> <th>Area</th> <th>Value</th> <th>Total Value</th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>1015</td> <td>\$ 140.00</td> <td>\$ 142,400.00</td> </tr> <tr> <td>Second Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Third Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total S.F.</td> <td>1015</td> <td></td> <td></td> </tr> </tbody> </table>   | Floor Area (square feet)         | Area      | Value         | Total Value               | First Floor          | 1015 | \$ 140.00 | \$ 142,400.00 | Second Floor  |     |          |              | Third Floor      |  |          |    | Total S.F. | 1015 |  |  |  |  |  |  |  |
| Floor Area (square feet)   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| First Floor  | 1015                             | \$ 140.00 | \$ 142,400.00 |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Second Floor   |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Third Floor  |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Total S.F.   | 1015                             |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Private Garage</th> <th>Area</th> <th>Value</th> <th>Total Value</th> </tr> </thead> <tbody> <tr> <td></td> <td>287</td> <td>\$ 57.31</td> <td>\$ 22,186.71</td> </tr> </tbody> </table>   | Private Garage                   | Area      | Value         | Total Value               |                      | 287  | \$ 57.31  | \$ 22,186.71  |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Private Garage   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  | 287                              | \$ 57.31  | \$ 22,186.71  |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Decks</th> <th>Area</th> <th>Value</th> <th>Total Value</th> </tr> </thead> <tbody> <tr> <td>30' or more</td> <td></td> <td>\$ 58.75</td> <td>\$</td> </tr> <tr> <td>Deck at Grade</td> <td>267</td> <td>\$ 35.25</td> <td>\$ 10,152.00</td> </tr> <tr> <td>Patio/Deck Cover</td> <td></td> <td>\$ 40.80</td> <td>\$</td> </tr> </tbody> </table>  | Decks                            | Area      | Value         | Total Value               | 30' or more          |      | \$ 58.75  | \$            | Deck at Grade | 267 | \$ 35.25 | \$ 10,152.00 | Patio/Deck Cover |  | \$ 40.80 | \$ |            |      |  |  |  |  |  |  |  |
| Decks  | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| 30' or more  |                                  | \$ 58.75  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Deck at Grade  | 267                              | \$ 35.25  | \$ 10,152.00  |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Patio/Deck Cover   |                                  | \$ 40.80  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <b>Existing Valuation</b>  |                                  |           |               | <b>Total Existing</b>     | <b>\$ 194,738.71</b> |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <b>PROPOSED NEW</b>  |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>New Floor Area (square feet)</th> <th>Area</th> <th>Value</th> <th>Total Value</th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>897</td> <td>\$ 140.00</td> <td>\$ 143,520.00</td> </tr> <tr> <td>Second Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Third Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total S.F.</td> <td>897</td> <td></td> <td></td> </tr> </tbody> </table> | New Floor Area (square feet)     | Area      | Value         | Total Value               | First Floor          | 897  | \$ 140.00 | \$ 143,520.00 | Second Floor  |     |          |              | Third Floor      |  |          |    | Total S.F. | 897  |  |  |  |  |  |  |  |
| New Floor Area (square feet)   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| First Floor  | 897                              | \$ 140.00 | \$ 143,520.00 |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Second Floor   |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Third Floor  |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Total S.F.   | 897                              |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
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| New Garage   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  |                                  | \$ 57.31  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
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| New Decks  | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| 30' or more  | 180                              | \$ 58.75  | \$ 11,103.75  |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Deck at Grade  | 267                              | \$ 35.25  | \$ 9,411.75   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Patio/Deck Cover   |                                  | \$ 40.80  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <b>Total New Valuation</b>   |                                  |           |               | <b>\$ 164,015.30</b>      |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <b>REMODEL</b>   |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Floor Area Remodel (square feet)</th> <th>Area</th> <th>Value</th> <th>Total Value</th> </tr> </thead> <tbody> <tr> <td>First Floor</td> <td>0</td> <td>\$ 80.00</td> <td>\$</td> </tr> <tr> <td>Second Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Third Floor</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total S.F.</td> <td>0</td> <td></td> <td></td> </tr> </tbody> </table>             | Floor Area Remodel (square feet) | Area      | Value         | Total Value               | First Floor          | 0    | \$ 80.00  | \$            | Second Floor  |     |          |              | Third Floor      |  |          |    | Total S.F. | 0    |  |  |  |  |  |  |  |
| Floor Area Remodel (square feet)   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| First Floor  | 0                                | \$ 80.00  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Second Floor   |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Third Floor  |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Total S.F.   | 0                                |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
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| Floor Area Remodel (Major)   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| First Floor  | 1015                             | \$ 140.00 | \$ 142,400.00 |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Second Floor   |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Third Floor  |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Total S.F.   | 1015                             |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Garage Remodel</th> <th>Area</th> <th>Value</th> <th>Total Value</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>\$ 28.47</td> <td>\$</td> </tr> </tbody> </table>  | Garage Remodel                   | Area      | Value         | Total Value               |                      |      | \$ 28.47  | \$            |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Garage Remodel   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  |                                  | \$ 28.47  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <table border="1"> <thead> <tr> <th>Deck Remodel</th> <th>Area</th> <th>Value</th> <th>Total Value</th> </tr> </thead> <tbody> <tr> <td>30' or more</td> <td></td> <td>\$ 14.88</td> <td>\$</td> </tr> <tr> <td>Deck at Grade</td> <td></td> <td>\$ 17.63</td> <td>\$</td> </tr> <tr> <td>Patio/Deck Cover</td> <td></td> <td>\$ 20.40</td> <td>\$</td> </tr> </tbody> </table>  | Deck Remodel                     | Area      | Value         | Total Value               | 30' or more          |      | \$ 14.88  | \$            | Deck at Grade |     | \$ 17.63 | \$           | Patio/Deck Cover |  | \$ 20.40 | \$ |            |      |  |  |  |  |  |  |  |
| Deck Remodel   | Area                             | Value     | Total Value   |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| 30' or more  |                                  | \$ 14.88  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Deck at Grade  |                                  | \$ 17.63  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Patio/Deck Cover   |                                  | \$ 20.40  | \$            |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <b>Total Remodel Valuation</b>   |                                  |           |               | <b>\$ 142,100.00</b>      |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <b>Demolition</b>  |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Building   | Initial                          | Date      |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| Planning   |                                  |           |               |                           |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
| <b>Proposed Valuation</b>  |                                  |           |               | <b>Previous 12 months</b> | <b>\$ 164,015.30</b> |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  |                                  |           |               | <b>Proposed Remodel</b>   | <b>\$ 142,100.00</b> |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  |                                  |           |               | <b>Net Value</b>          | <b>\$ 306,115.30</b> |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  |                                  |           |               | <b>Other</b>              |                      |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  |                                  |           |               | <b>Total Proposed</b>     | <b>\$ 306,115.30</b> |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |
|  |                                  |           |               | <b>Percentage</b>         | <b>157.20%</b>       |      |           |               |               |     |          |              |                  |  |          |    |            |      |  |  |  |  |  |  |  |



**DEMO KEY**

- = EXISTING WALL TO REMAIN
- - - - - = EXISTING WALL TO DEMOLISH

**Demo Plan**

Scale 1/8" = 1'

02

**WATER USAGE / AREA BREAKDOWN**

| DESCRIPTION                     | SQUARE FOOTAGE |
|---------------------------------|----------------|
| LOT                             | 5,284 SF       |
| BUILDINGS / DRIVEWAY FOOTPRINTS | 1,669 SF       |
| LANDSCAPE / HARDSCAPE AREA      | 3,615 SF       |
| ALLOWABLE HIGH WATER AREA       | 723 SF         |
| PROPOSED HIGH WATER AREA        | 0 SF           |

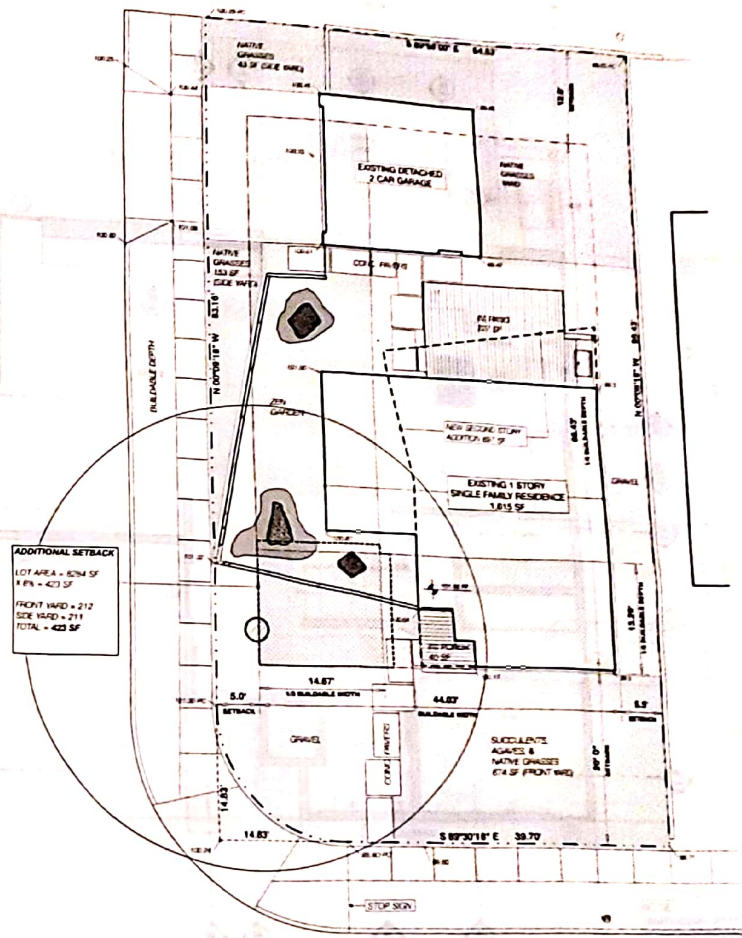
**PLANT MATERIAL LIST**

| BOTANICAL NAME         | WATER CLASS |
|------------------------|-------------|
| FLORIBUNDA FORTEA      | LOW         |
| ARGENTAE ATTENUATA     | LOW         |
| CHONDRILUM TECTORIALUM | LOW         |
| GANGNEUNG              | LOW         |
| GENESIO CHUNGICUS      | LOW         |
| PESTICIA HERBA MOLLIS  | MIDDLE      |
| AUTUMN DISCARISE       | LOW         |

**REQUIRED LANDSCAPE BREAKDOWN**

| DESCRIPTION                    | SQUARE FOOTAGE |
|--------------------------------|----------------|
| FRONT YARD @ CORNER YARD AREA  | 1,435 SF       |
| REQUIRED LANDSCAPED AREA (20%) | 299 SF         |
| PROPOSED LANDSCAPE AREA        | 870 SF         |

MEADOWS AVENUE



ADDITIONAL SETBACK  
 LOT AREA = 5284 SF  
 1.6% = 423 SF  
 FRONT YARD = 212  
 SIDE YARD = 211  
 TOTAL = 423 SF

11th STREET

**Site Plan**

Scale 1/8" = 1'

01



Miyaha House

Owner: Dan & Phyllis Miyaha

Cell: 319 227 6320

Jan 7, 2015

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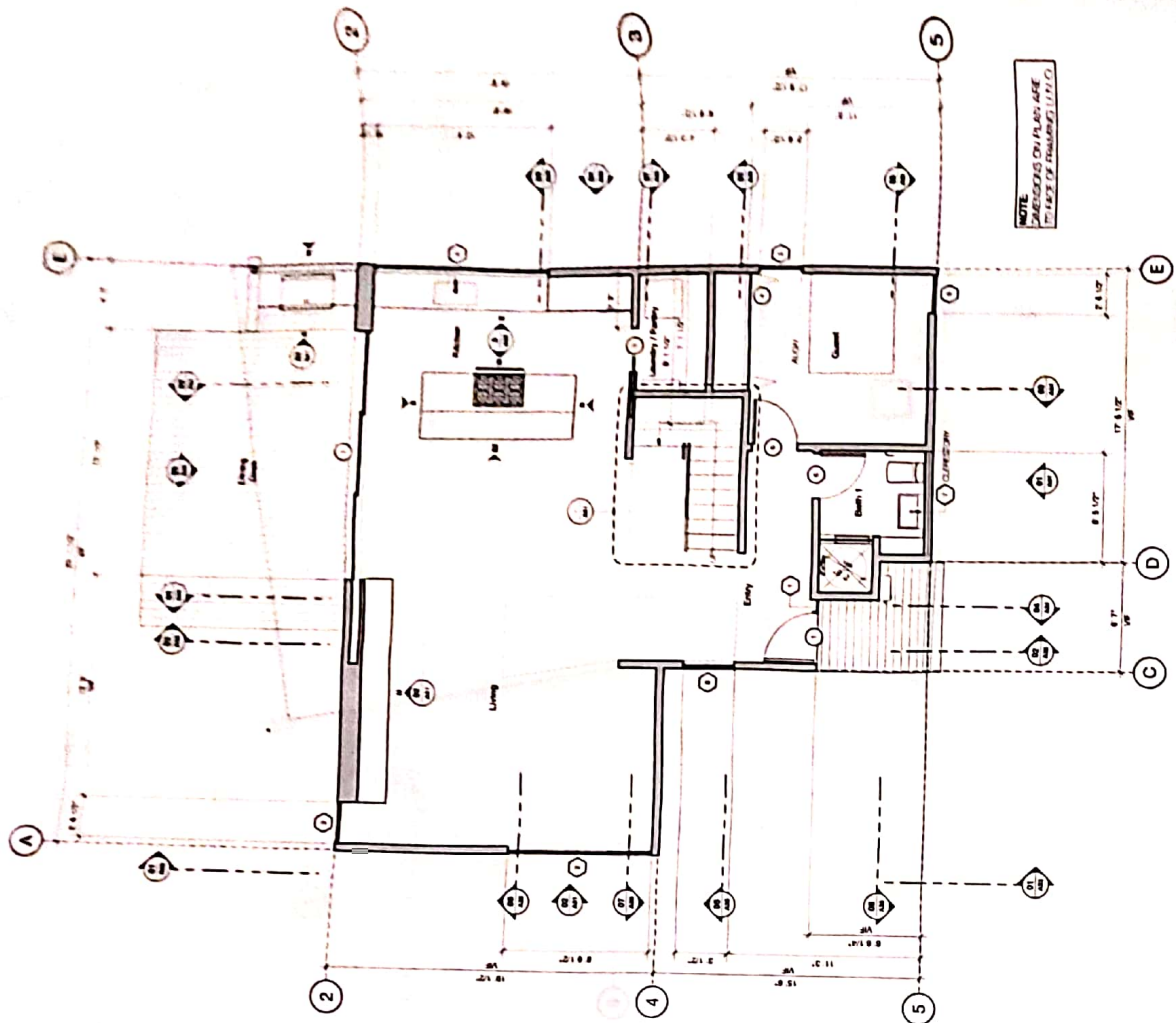
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11

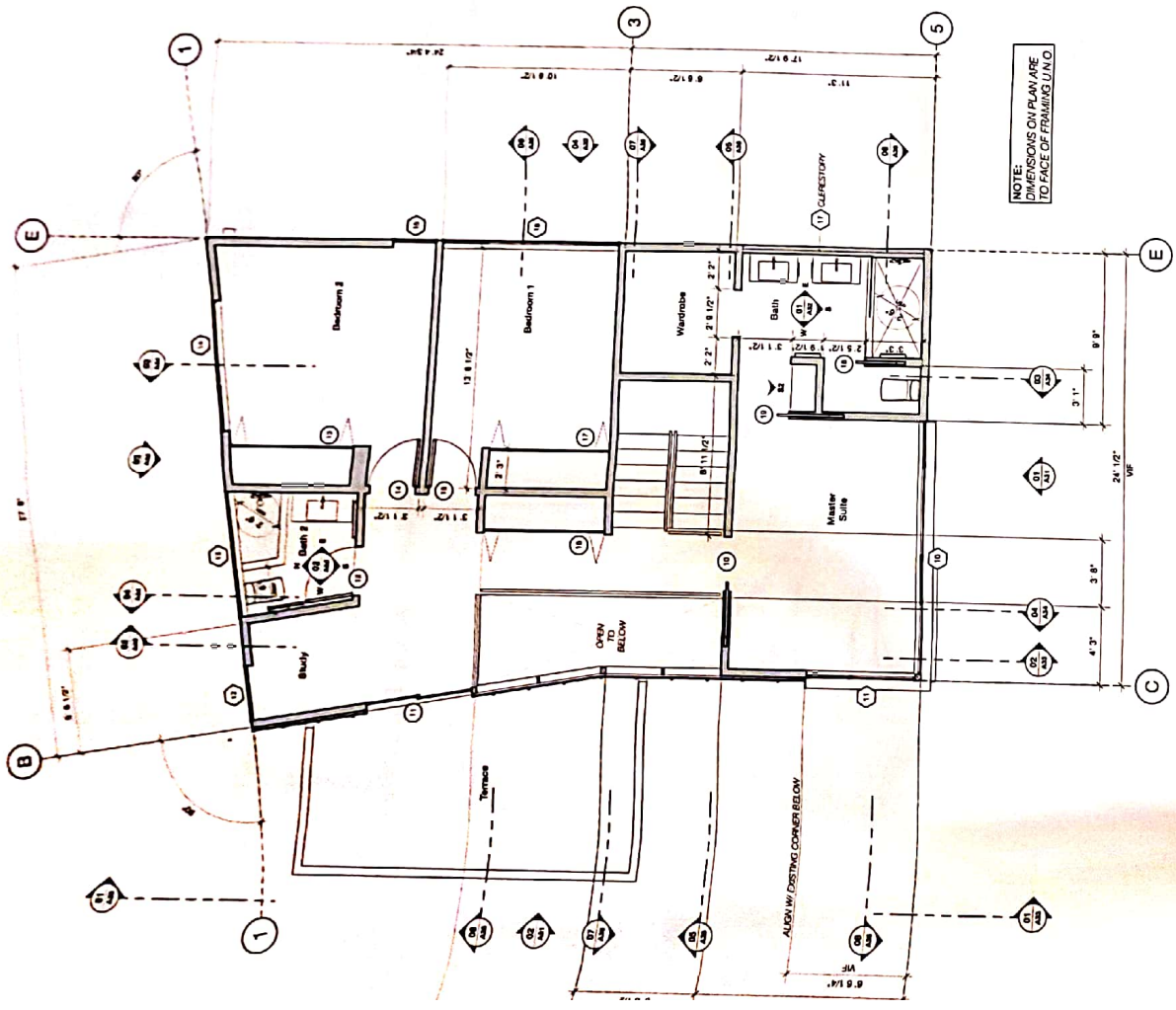
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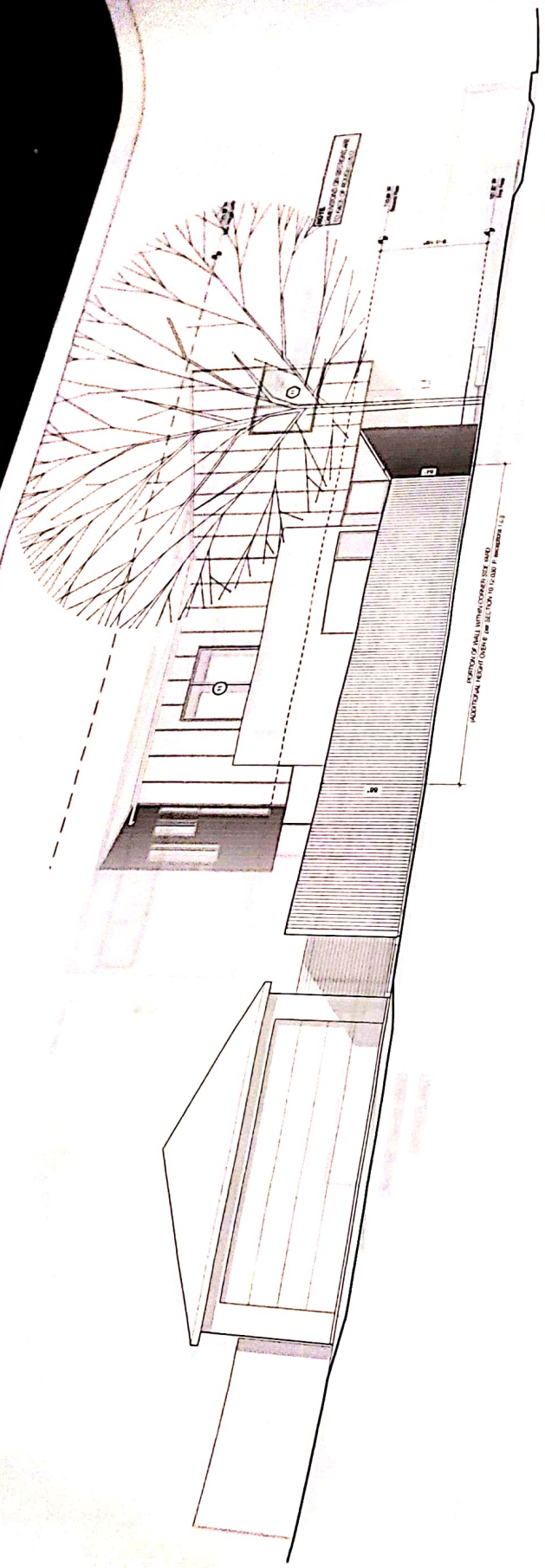
First Floor  
Scale: 1/4" = 1'-0"



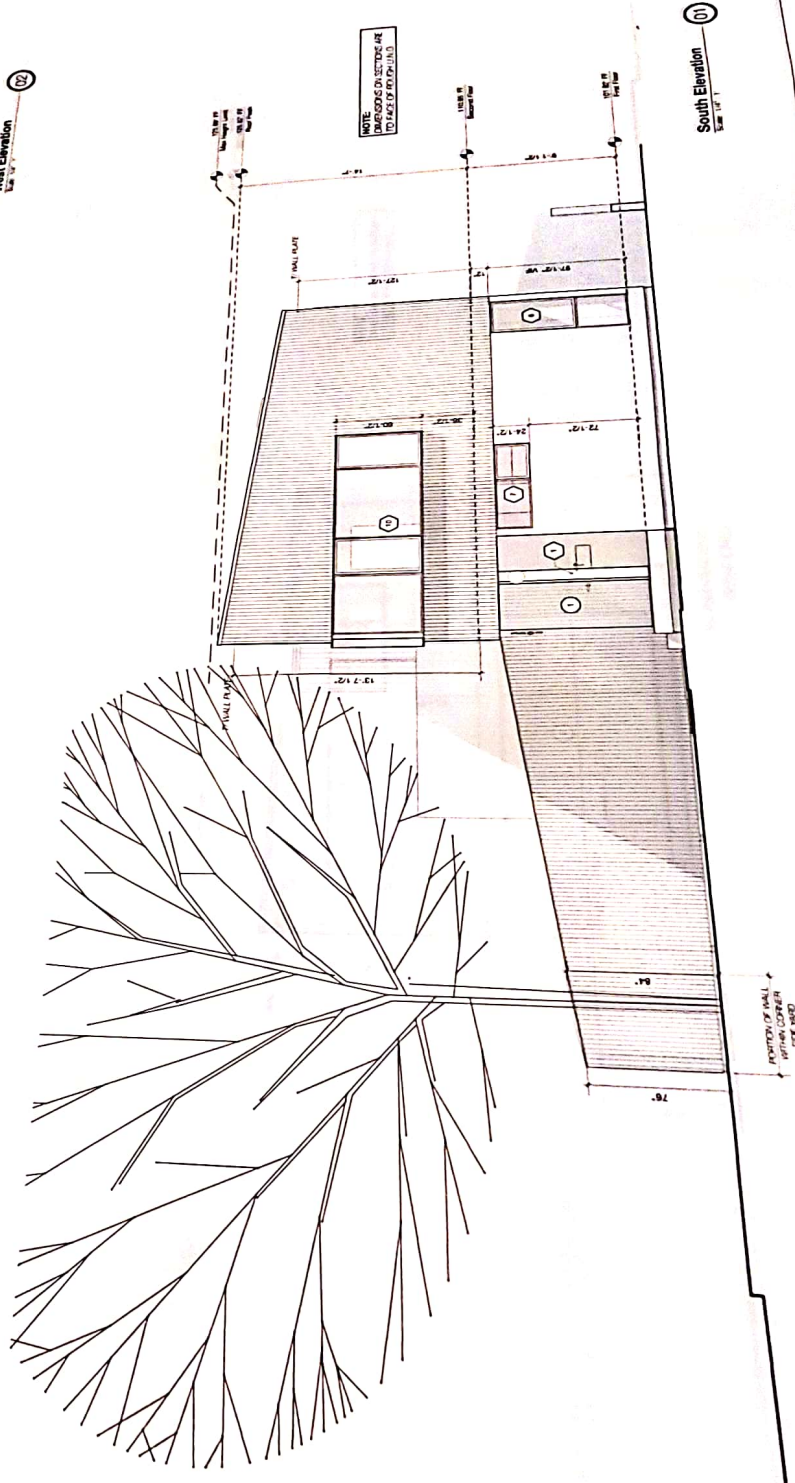
Second Floor  
Scale: 1/4" = 1'-0"



NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
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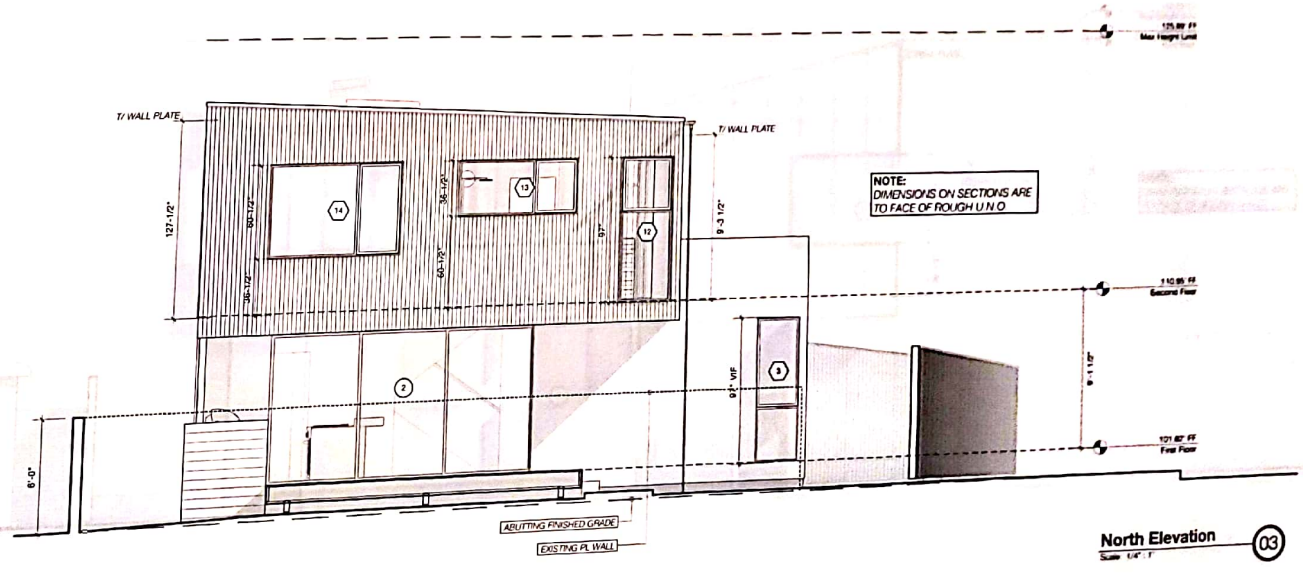
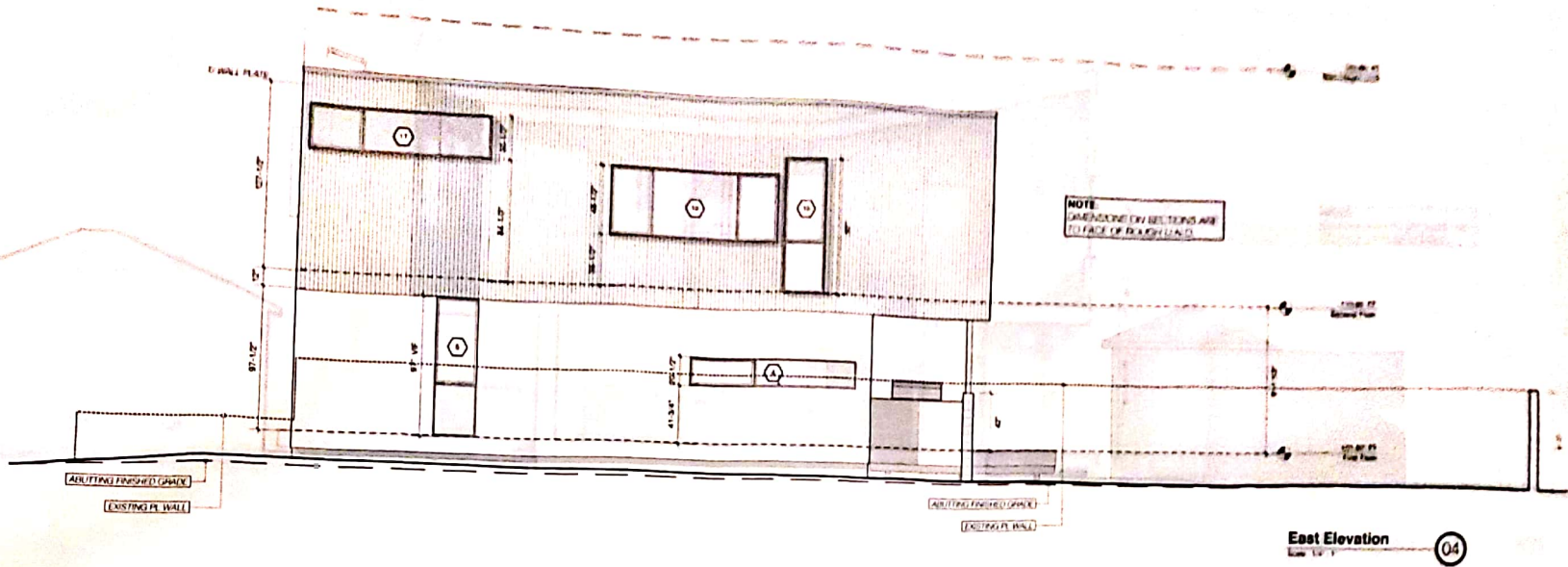
West Elevation  
Scale 1/8" = 1'-0"

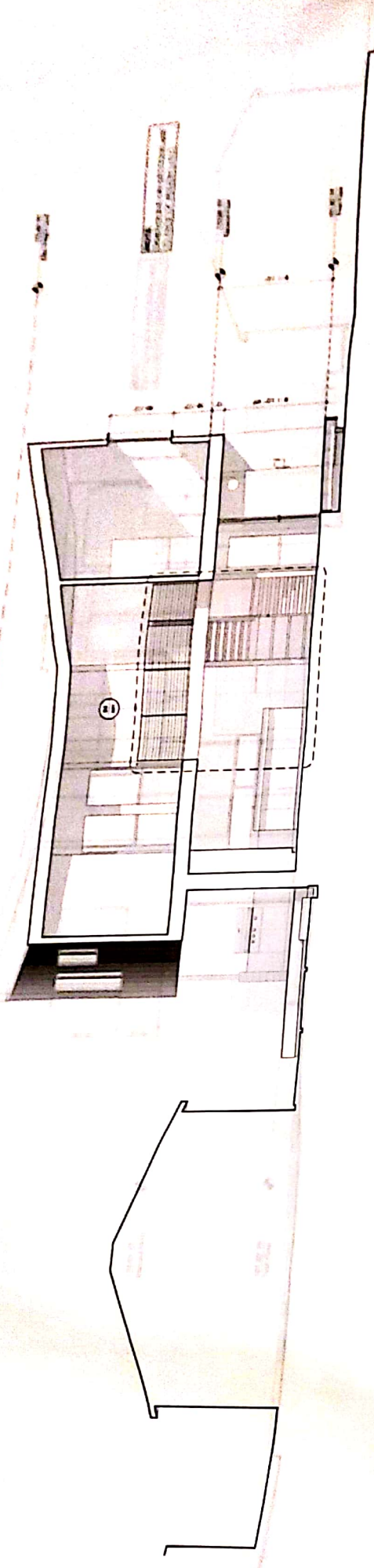


South Elevation  
Scale 1/8" = 1'-0"

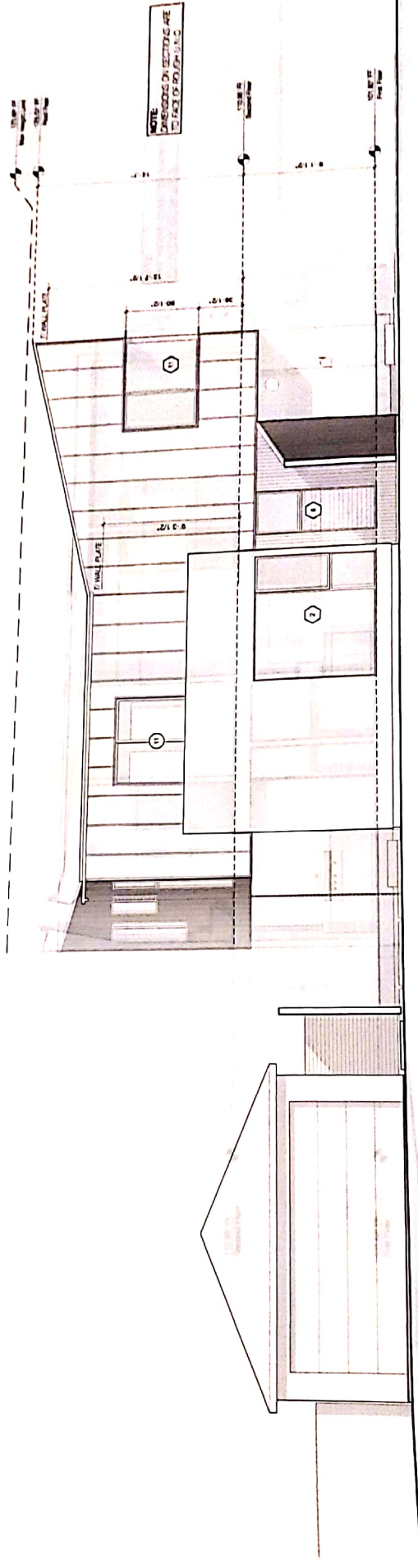
NOTE: DIMENSIONS ON SECTIONS ARE TO FACE UNLESS OTHERWISE NOTED.

APPROXIMATE WALL THICKNESS SHOWN FOR REFERENCE ONLY.





Section 01



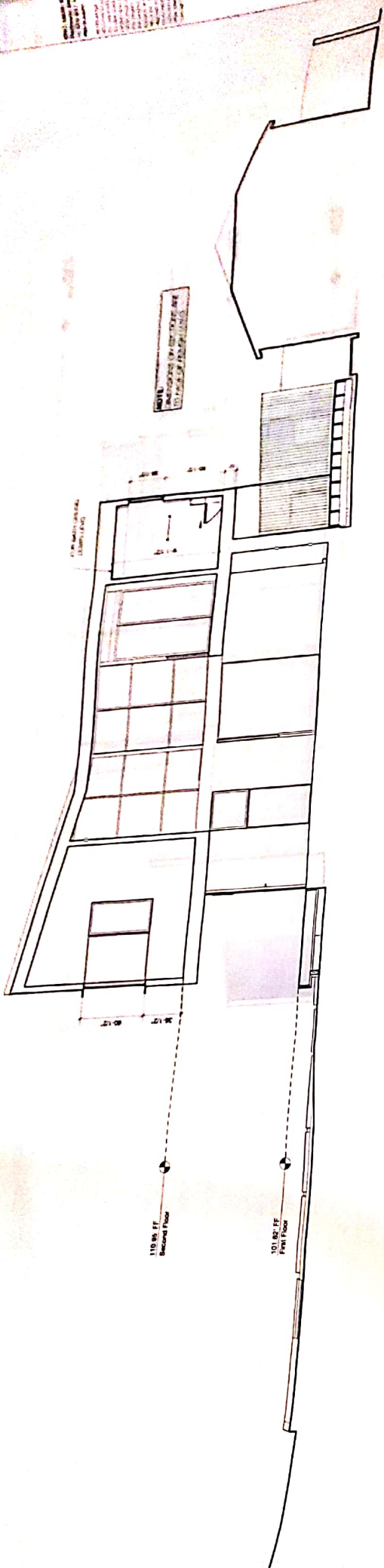
NOTE:  
SECTION 02 SECTION 01  
IS TO BE USED FOR  
REFERENCE

Section 02

FOR MEASUREMENTS  
CLIMB TO ROOF

NOTE:  
DIMENSIONS ON THIS SECTION ARE  
TO FACE OF FINISH LINDS

Section 04



110.86' FF  
Second Floor

101.82' FF  
First Floor

Section 03

NOTE:  
DIMENSIONS ON SECTIONS ARE  
TO FACE OF ROUGH LIND



110.95' FF  
Second Floor

101.82' FF  
First Floor

21'-08" 21'-08" 21'-08"

8'-1 1/2" VIF