SITE PLAN REVIEW PERMIT #: RPPL2018006620

PROJECT #: 2018-004169

This plan is APPROVED in compliance with the Los Angeles County Zoning Code and subject to the requirements noted herein. This approval shall expire if it is not used within two years of the approval date and prior to any change in ordinance requirements. This approval shall not be construed to permit the violation of any provision of the Los Angeles County Code or State or Federal Law.



Zoe Axelrod

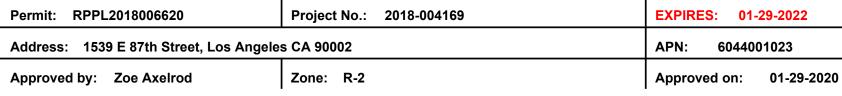
EXPIRATION DATE

PRINT

01-29-2020 01-29-2022

APPROVAL DATE





CSD: Florence-Firestone General Plan: H18 (18 du/acre)

This Site Plan Review including construction of a (n) duplex and garage is found to be in substantial compliance. Comply

with the following standards of approval:

- Two (n) attached 1,760 sq. ft., 2-story units with 5 bedrooms and 3.5 bathrooms per unit.
- Parking. (n) 513 sq. ft. detached 3-car garage and one (1) uncovered parking space provided
- Landscaping. Maintain a minimum of 25% landscaping in front yard per Florence-Firestone CSD. 62% landscaping
- Tree Planting. Plant (2) 15-gallon trees with trunk diameter of 0.75 to 1.5 inches measured 6 inches above the soil line at the time of planting. Tree requirements are met
- Maintain height and setbacks as shown on approved plans.

Certificate of Compliance recorded 7/26/2019. Instrument No. 20190740640. No grading proposed or approved.

- No oak tree encroachments or removals are proposed or approved.
- Green Building and LID requirements may be applicable to the satisfaction of the Department of Public Works

Changes to this approval may require additional DRP review and fees. Approvals from other County Departments may be needed prior to the issuance of a Building Permit.

SURFACE AREA:

EXISTING IMPERVIOUS: 0.0 SQ.FT. **NEW IMPERVIOUS:** 2,325.0 SQ.FT. 0.0 SQ.FT. NEW PERVIOS:

(N) IRRIGATION CONTROLLER WEATHER BASED

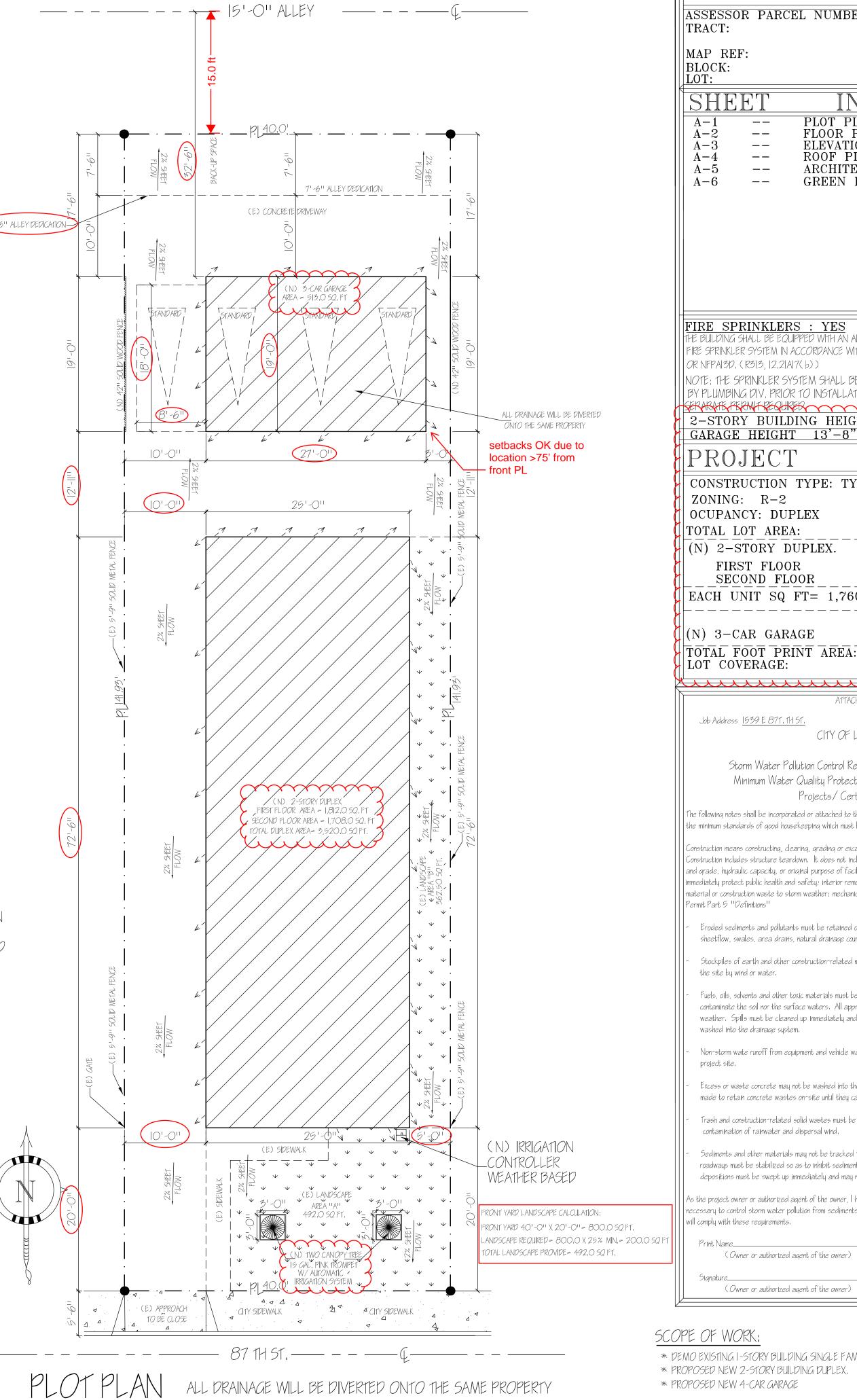
N DRAINAGE AWAY FROM BLDNG

- * 15% MORE ENERGY EFFICIENT THAN
- 11TLE 24 20005 CA ENERGY EFFICIENCY STANDARDS
- * RECYCLE/REUSE > 50% OF NON-HAZARDOUS CONSTRUCTION/DEMOLITION DEBRIS BY WEIGHT
- * INSTALL SMART IRRIGATION CONTROLLER,
- * INSTALL HIGH-EFFICIENCY TOILETS.
- * 100% OF ALL LANDSCAPING TO BE DROUGHT-TOLERANT

GREEN BUILDING AND DROUGHT-TOLERANT LANSCAPING.

(A) AREA: 492,0 SQ. FT. (B) AREA: 362,50 SQ. FT.

TOTAL (E) LANSCAPING PROVIDED = 854,50 SQ, FT



DESCRIPTION:

ASSESSOR PARCEL NUMBER: 6044-001-023 PUTNEY PLACE

MAP REF: M.B. 12-124 BLOCK: NONE LOT:

INDEX: 16 PGS PLOT PLAN A-1

FLOOR PLAN A-2ELEVATION PLAN A-3A-4ROOF PLAN

ARCHITECTURAL GARAGE PLAN GREEN BUILDING

FIRE SPRINKLERS: YES

FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3

OR NFPA13D. (R313, 12,21A17(b)) NOTE: THE SPRINKLER SYSTEM SHALL BE APPROVED

BY PLUMBING DIV. PRIOR TO INSTALLATION.

SERARATE PERMIT REQUIRED 2-STORY BUILDING HEIGHT 22'-2"

PROJECT DATA:

CONSTRUCTION TYPE: TYPE V-B

ZONING: R-2 OCUPANCY: DUPLEX

TOTAL LOT AREA:

|(N)| 2-STORY DUPLEX.

= 3,520.0 SQ. FT.FIRST FLOOR = 1,812.0 SQ. FT. = 1,708.0 SQ. FT. SECOND FLOOR

= 5.677.20 SQ. FT.

= 513.0 SQ. FT.

EACH UNIT SQ FT= 1,760.0 SQ FT

| (N) 3 - CAR GARAGE |

= $\overline{2.325.0}$ $\overline{S0.}$ $\overline{FT.}$ TOTAL FOOT PRINT AREA: LOT COVERAGE: = 40.95 %

Job Address 1539 E 871, 111 ST. CITY OF LOS ANGELES

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects/Certification Statement

The following notes shall be incorporated or attached to the approved construction/grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that results in soil disturbance. Construction includes structure teardown. It does not include routine maintenance to maintaing original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm weather; mechanical permit work; or sing permit work. -NPDES |Permit Part 5 "Definitions"

Eroded sediments and pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage course or wind.

Stockpiles of earth and other construction-related materials must be protected from being transported from the site by wind or water.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil nor the surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spill may not be washed into the drainage system.

Non-storm wate runoff from equipment and vehicle washing and any other activity shall be contained at the

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be appropriately disposed of or recycled.

Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal wind.

Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.

As the project owner or authorized agent of the owner, I have read and understand the requiremtns, listed above, ecessary to control storm water pollution from sediments, erosion, and construction materials, and \mid certify that \mid will comply with these requirements.

(Owner or authorized agent of the owner)

(Owner or authorized agent of the owner)

SCOPE OF WORK

- * DEMO EXISTING I-STORY BUILDING SINGLE FAMILY DWELLING HOUSE.
- * PROPOSED NEW 2-STORY BUILDING DUPLEX.
- * PROPOSED NEW 4-CAR GARAGE



1) PRIOR TO BUILDING PERMIT ISSUANCE APPROVAL MUST BE OBTAINED FROM THE ENGINEERING DEPT. FIRE DEPT. AND THE PLANNING DEPARTMENT

(N/A)A) A BUILDING PERMIT SHALL BE SECURED FOR ALL PAVING AND SUBGRADE PREPARATION. SEC 3319.5

(N/A)B) ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATIONS REQUIRES A GRADING PERMIT 3306.2

(N/A)C) VEHICULAR DRIVEWAYS SHALL BE A MINIMUM OF 4" THICK 3319.6

D) ALL CONCRETE SHALL BE LAID ON FIRMLY COMPACTED SOIL. THE MINIMUM GRADING SHALL BE 0.5 %.

2) NO SUBPANELS SHALL BE LOCATED ON CLOSETS OR BATHROOMS NEC240-24 D.C.

A) G.F.C.I. PROTECTION IS REQUIRED FOR ALL GARAGE RECEPTACLES. N/A

B) RECESSED LIGHTS (NON-IC RATED) MUST BE MAINTAINED AT @ 3" CLEARANCE FROM INSULATION RECESSED LIGHTS (NON-IC RATED) 1/2" FROM COMBUSTIBLES.

C) SHOW LOCATION OF SUBPANELS SO AS NOT TO PENETRATE MODIFIED 1-HR. WALL.

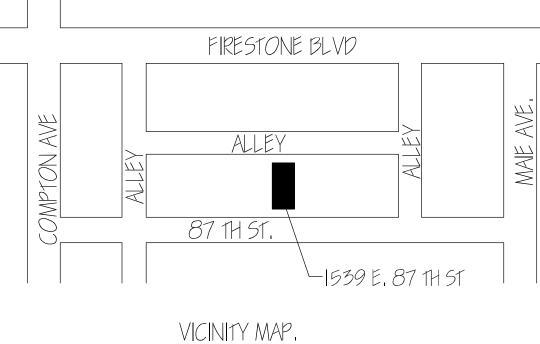
3) AN APPROVED BACKWATER VALVE IF REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER

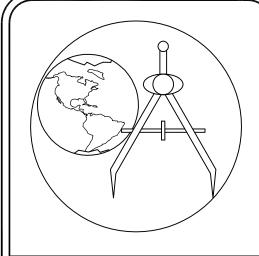
4) ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISWASHER, CLOTHE DRYER/WASHER, BUILT IN HEATER OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P. MOTOR OR LARGER, SHALL BE ON A SEPARATE #12AWG WIRE BRANCH CIRCUIT.

EACH DWELLING UNIT SHALL HAVE INSTALLED THERE IN AN INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12AWG LUG WIRE AND A 15 AMP. INDICATING-TYPE SWITCH. N/A

5) ALL RAIN/DRAINAGE WATER TO BE DIRECTED AWAY FROM HOUSE PERIMETER AND FROM PROPERTY VIA GRAVITY TOWARDS STREET CURB

6) CBC 310.9.1.4 REQUIRES SMOKE DETECTORS TO BE INSTALLED ON EACH STORY WHEN A DWELLING UNIT HAS MORE THAN 1-STORY.





Y: NERY MATUS

D&D MATUS 1649 W, 68 1H ST LOS ANGELES CA, 90047

PHONE: (323)208-1735 PHONE/FAX:

(323)696-95|3 ddmatus@yahoo.com

PROPOSED

NEW 2-STORY BUILDING (DUPLEX) AND GARAGE FOR

1539 E. 87 1H ST. LOS ANGELES, CA 90002

ENGINEER:

AL SALTO, P.E. LIC.# 83859 216 S. CITRUS ST., WEST COVINA. CA

91791

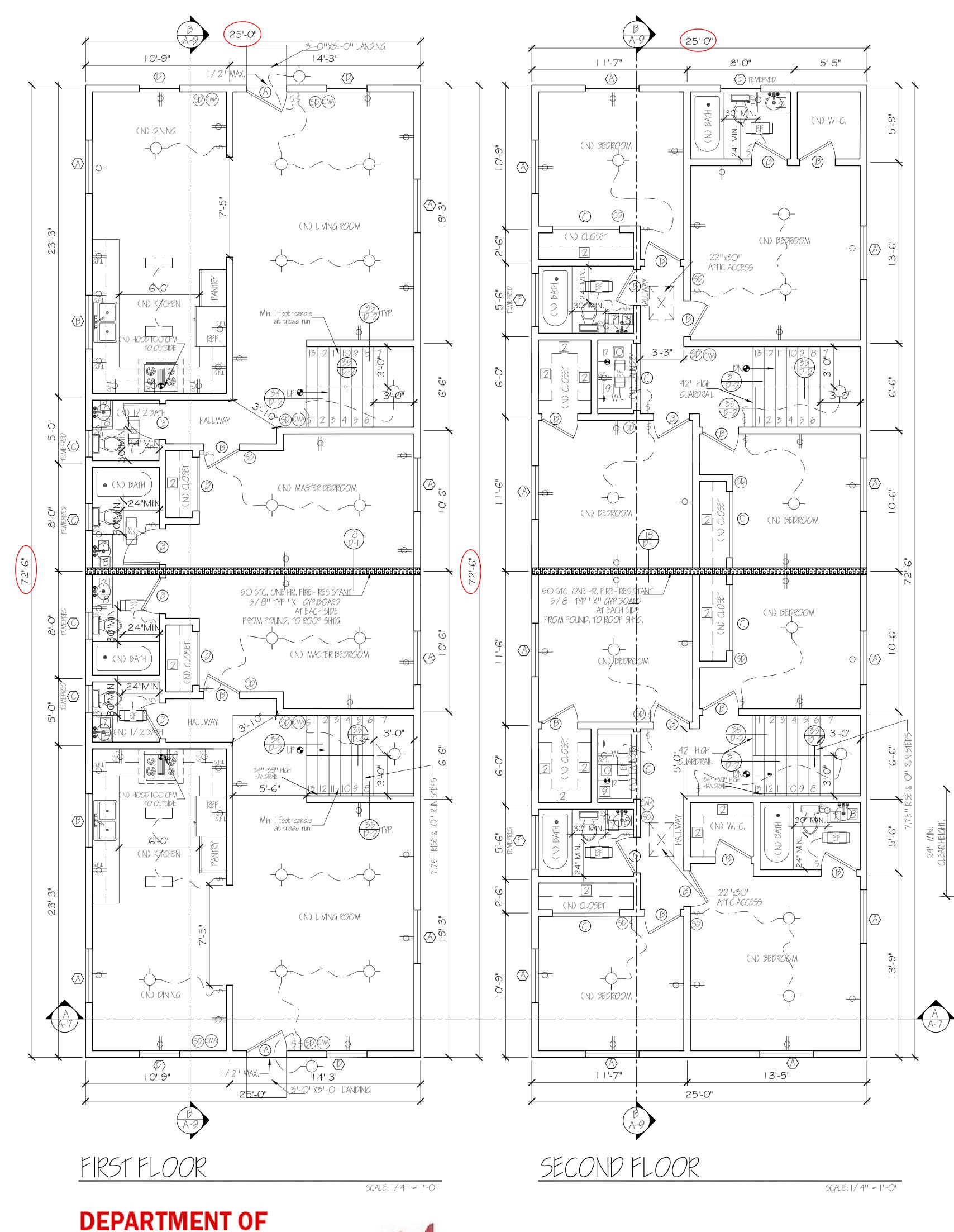
PH. (323) 559-3981 asalto_engineering@yahoo.com

EVISION DATE: DRAWN BY: NERY MATUS 7ATE: 12/19/2018 SCALE: AS SHOWN

PLOT PLAN,

HEET 111.E:

DEPARTMENT OF REGIONAL PLANNING APPROVED 2



* Fire-resistive assemblies for the protection of openings, when required by the Building Code shall comply with Building Code 715 and Table 715.4

WINDOW SCHEDULE. (A			V SCHEDULE. (ALL DUAL GLA	ALL DUAL GLAZED)	
	SYM	1. SIZE	TYPE	QTY	
	Α	4'-0" X 4'-0"	ALUMINUM SLIDER (DUAL GALZE)	17	
	В	4'-0" X 3'-0"	ALUMINUM SLIDER (DUAL GALZE)	2	
	C	2'-0" X 2'-0"	ALUMINUM SLIDER (OBSC.)	4	
	D	3'-0" X4'-0"	ALUMINUM S/H (DUAL GALZE)	4	
	E	3'-0" X2'-0"	ALUMINUM SLIDER (OBSC.)	1	
	F	4'-0" X2'-0"	ALUMINUM SLIDER (OBSC.)	2	

U-FACTOR 3 SHAC 20

* Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort. Building code 1008,1,8

\bigcirc	DO	OR SCHEDULE.			
SYN	1. SIZE	TYPE	QTY		
Α	3'-0" x 6'-8" x 3/4"	SOLID CORE	2		
В	2'-8" x 6'-8" x 3/4"	HOLLOW CORE	22		
С	5'-0" x 6'-8"	SLIDING CLOSET DOOR	6		
D	4'-0" x 6'-8"	SLIDING CLOSET DOOR	2		
F	16'-0'' x 7'-0''	GARAGE DOOR	1		
NOTES:					

- 1) PROVIDE 15" MIN, BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL, (TYP).
- 2) GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308,3 (SEE EXCEPTIONS) (R308,4): a) Fixed and operable panels of swinging, sliding and bifold assemblies.
 - b) Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
 - c) Glazing in an individual fixed or operable panel that meets all of the following conditions: 1) Exposed area of an Individual pane greater than 9 square feet.
 - 2) Bottom edge less than 18 inches above the floor. 3) Top edge greater than 36 inches above the floor.
 - 4) One or more walking surfaces within 36 inches horizontally of the glazing.
 - d) Glazina in railinas.
 - e) Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of glazing is less than 60 inches measured vertically above and standing or walking surface.
- f) Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
- a) Glazing adjacent to stairways, landing and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking
- h) Glazing adjacent to stairway within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the

ALITOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.

VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7

SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED.

A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.

GREEN BUILDING NOTE:

ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 4,303,2

NOTE:

The width of landings shall not be less than the width of stairways they serve , the minimum dimension in the direction of travel must be eaual to the width of the stairway.

EMERGENCY EGRESS (A)

20'' MIN.

CLEAR WIDTH OPENING.

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IS ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

NOTE:

BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (319,1)

NOTE:

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET. MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS, EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFITTI

GENERAL REQUIREMENTS:

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY, FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND / OR ADDITIONAL EXPENSES,

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306,3).

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OLITLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306,4).

. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER OMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

6. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION, EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER EN CLOSURE." (R308).

8. WATER HEATER MUST BE STRAPPED TO WALL.

9. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, LIPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000).

IO. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND 20LLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

I, EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS. OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R3O3.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLE OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

2, A COPY OF THE EVALUATION REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT 1HE JOB SITE.

13. PROVIDE ONE HOUR RATED CONSTRUCTION FOR ALL BEARING WALLS ON THE FIRST FLOOR, WHICH PROVIDE SUPPORT OF THE SECOND FLOOR CEILING ASSEMBLY.

14. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R3024.1.2.

5. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.I. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO 1HAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.

16. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

6. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/ CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

7. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY, SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

18. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

19. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION 8308.3.

20. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THESE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

21. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68°F AT A POINT 3 FT. ABOVE THE FLOOR AND 2 FT. FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.

LEGEND

NEW WALL

_____ FLUORESCENT LIGHT 1-HR FIRE RATED WALL/STC 50

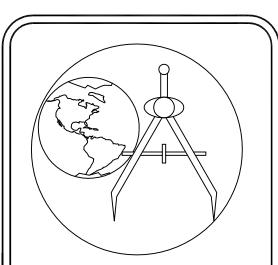
EXHAUST FAN (GREEN BUILDING NOTES 24 & 25) CAPABLE OF 50 cfm EXHAUSTED DIRECTLY TO THE OUTSIDE W/ HUMIDASTAT

HARDWIRE WITH BATTERY BACK-UP SMOKE DETECTOR

(ENERGY STAR)

STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM, INTERWIRED W/ BATTERY BACK-UP

GAS OUTLET



3Y; NERY MATUS

D&D MATUS 1649 W, 68 TH ST LOS ANGELES CA. 90047 PHONE: (323)208-1735

PHONE/FAX: (323)696-95|3

ddmatus@yahoo.com

PROPOSED NEW 2-STORY BUILDING

> FOR 1539 E. 87 1H ST. LOS ANGELES, CA

> > 90002.

(DUPLEX) AND GARAGE

ENGINEER:

DRAWN BY: NERY MATUS 7ATE: 12/19/2018

FLOOR PLAN

SCALE: AS SHOWN

SHEET 111LE:

REGIONAL PLANNING APPROVED 2



BY: NERY MATUS D&D MATUS

1649 W. 68 1H ST LOS ANGELES CA, 90047 PHONE: (323)208-1735 PHONE/FAX: (323)696-95|3 ddmatus@yahoo.com

PROPOSED NEW 2-STORY BUILDING (DUPLEX) AND GARAGE FOR 1539 E. 87 TH ST. LOS ANGELES, CA 90002.

ENGINEER:

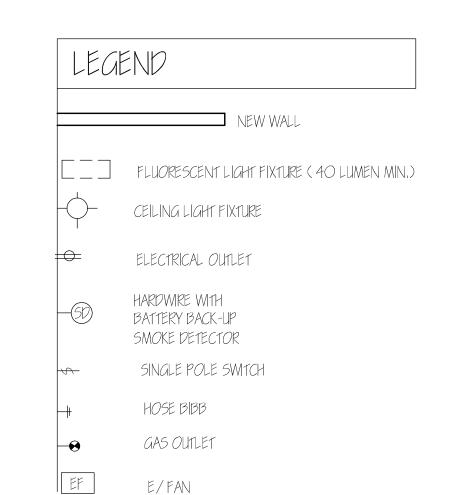
DRAWN BY: NERY MATUS DATE: 12/19/2018

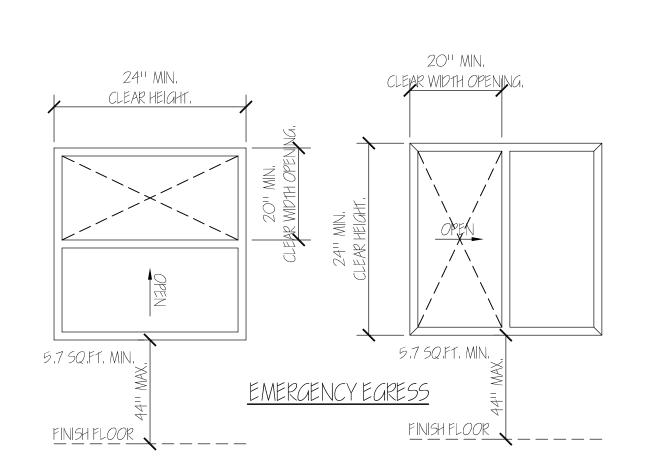
SCALE: AS SHOWN

ELEVATION PLAN

A-3

DEPARTMENT OF REGIONAL PLANNING APPROVED





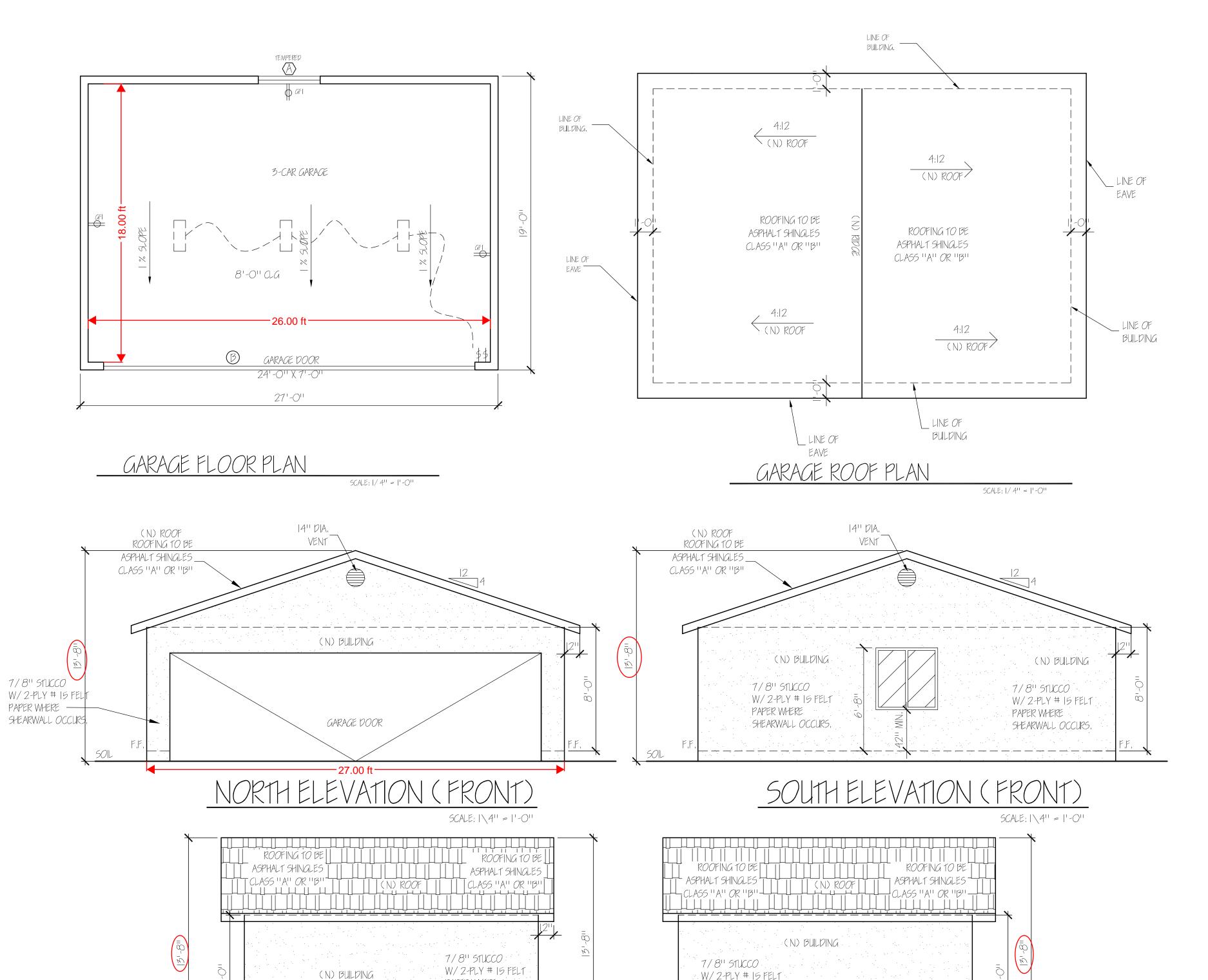
	naak		
	DOOR SCHEDULE,		
SYM.	SIZE	TYPE	<i>Q</i> 1Y.
Α	3'-0" x 6'-8"	SOLID CORE DOOR	
В	16'-0" x 7'-0"	GARAGE DOOR	

	WINDOW SCHEDULE.		
SYM.	SIZE	1YPE	Q1Y.
А	4'-0'' X 4'-0''	ALUMINUM SLIDER (0B5C.)	

NOTE: ALL WINDOWS TO BE VINYL FRAME DUAL GLAZED INSULATED WITH NO GRIDS.

ROOF PLYWOOD

ROOF SHETHING TO BE 1/2" 1HK, CDX PLYWOOD, APA RATED FACE GRAIN PEPENDICULAR TO FRMG. NAILED TO FRMG WITH 8d COMM, NAILS @ 6-6-12 STAGGARED SHEETS 4'-O''



PAPER WHERE

EAST ELEVATION (SIDE)

SHEARWALL OCCURS.

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

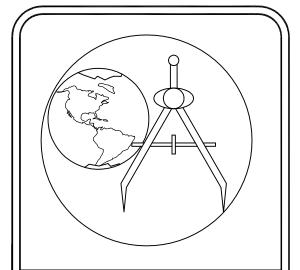
. W/ 2-PLY # 15 FELT

SHEARWALL OCCURS.

WEST ELEVATION (SIDE)

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

PAPER WHERE



NERY MATUS 1649 W. 68 1H ST. LOS ANGELES CA, 90047 PHONE: (323)208-1735 FAX:(323)696-95|3 ddmatus@yahoo.com

PROPOSED NEW 2-STORY DUPLEX AND GARAGE FOR 1539 E. 871H ST LOS ANGELES CA.

DRAWN BY: NERY MATUS DATE: 12/29/20178 SCALE: AS SHOWN

ARCHITECTURAL GARAGE PLAN.

SHEET TITLE;

A-5

DEPARTMENT OF REGIONAL PLANNING APPROVED 2