

1 **BASEMENT FLOOR PLAN**
SCALE: 3/16" = 1'-0"

NOTES:
SEE DOOR AND WINDOW SCHEDULE ON SHEET A5.1
SEE GREEN NOTES ON SHEET A0.4
SEE BUILDING AND SAFETY NOTES ON SHEET A0.2A
SEE HILLSIDE DEVELOPMENT REGULATIONS NOTES ON SHEET A0.2B

LID NOTES:
ALL DOWNSPOUTS TO DRAIN TO BMP DEVICE PER CIVIL PLANS.

EXIT:
DISTANCE BETWEEN EXITS (POINT 'A' AND 'B') :
MIN. 1/3 DIAGONAL OF BUILDING

DISTANCE BETWEEN TWO PROVIDED EXITS: 86'
1/3 DIAGONAL OF BASEMENT = 1/3 x 77.08' = 25.6' (MIN. REQUIRED)

86' > 25.6'

- LEGEND:**
- ⊙ HARD-WIRED SMOKE DETECTOR WITH A BATTERY BACK-UP INTER-CONNECTED DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
 - ⊙ "ENERGY STAR" COMPLIANT EXHAUST FAN W/ HUMIDISTAT "50 CFM" DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
 - ⊙ C.M.A. CARBON MONOXIDE DETECTOR PER CODE SECTION R312 CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
- 2X WD STD 1-HR FIRE RATED WALL
 - EXTERIOR CONCRETE WALL PER STRUCTURAL DWGS
 - 2X WD STD INTERIOR WALL
 - DIRT
 - PERMEABLE AREA 5'x5' CONCRETE SLABS W/ GRAVEL IN BETWEEN, SEE LID DWGS UNCOLORED CONCRETE, SEE DAVIS CHART
 - BASEMENT DIAGONAL LINE (LENGTH: 77'-1")
 - 1" RWAY CONNECTS EV CHARGER TO MAIN SERVICE PANEL. SEE NOTE 24/A0.4

Leila Mesbahi
DESIGN

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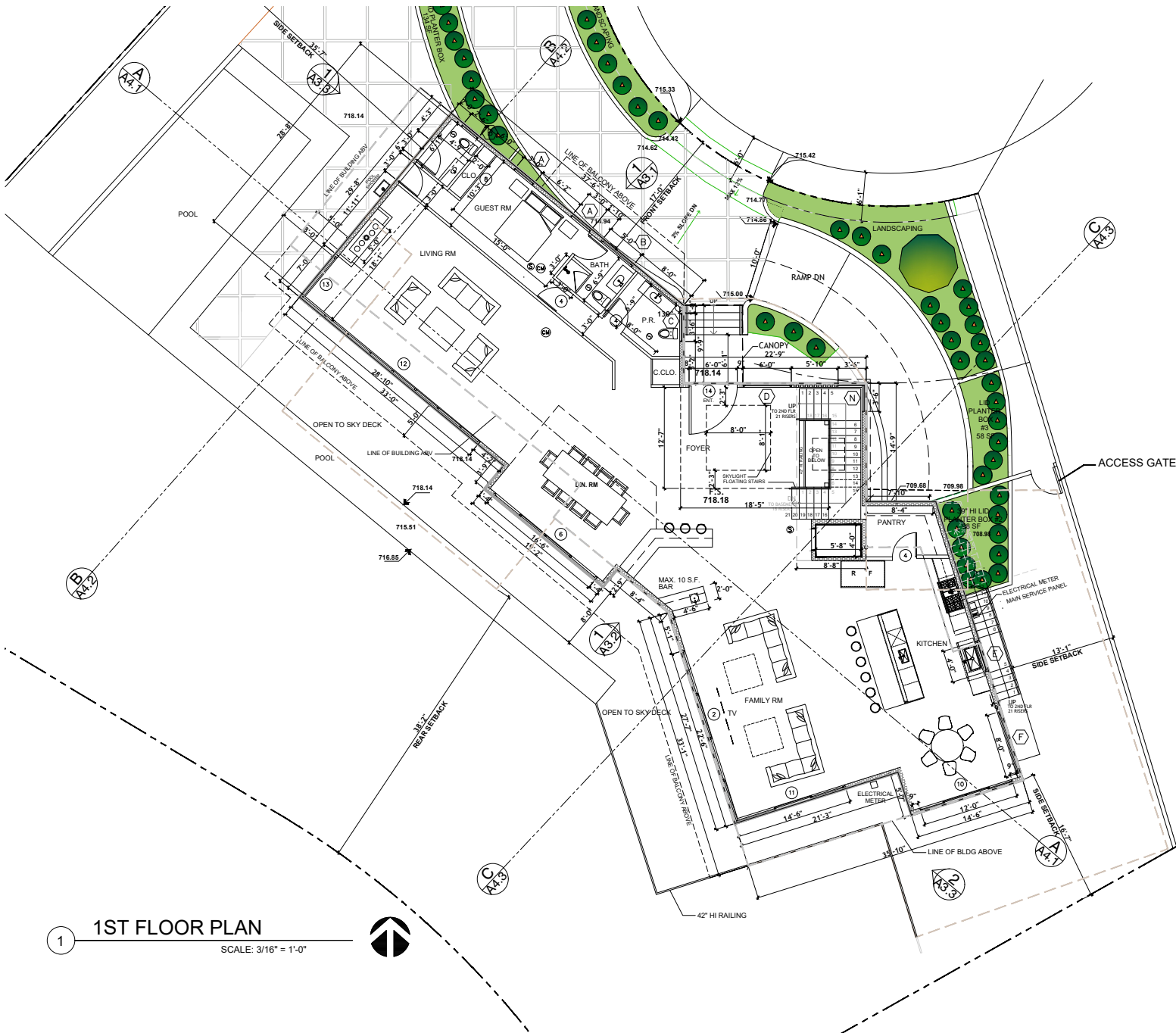
NEW TWO STORY SINGLE FAMILY RESIDENCE
OVER BASEMENT

PROJECT ADDRESS:
827 GLENMERE WAY, LOS ANGELES, CA 90008
OWNERS: WESLEY RICHARDS & HEISEL WANGOLI

DESIGNED BY:	L.MESBAHI
CHECKED BY:	B.BARDI
DRAWN BY:	L.MESBAHI
DATE DRAWN:	
JOB NUMBER:	LM-1121
SHEET TITLE:	

BASEMENT FLOOR PLAN

SHEET NUMBER:
A2.1



NOTES:
 SEE DOOR AND WINDOW SCHEDULE ON SHEET A5.1
 SEE GREEN NOTES ON SHEET A0.4
 SEE BUILDING AND SAFETY NOTES ON SHEET A0.2
 SEE HILLSIDE DEVELOPMENT REGULATIONS NOTES ON SHEET A0.3

LID NOTES:
 ALL DOWNSPOUTS TO DRAIN TO BMP DEVICE PER CIVIL PLANS.

EXIT:
 DISTANCE BETWEEN EXITS (POINT 'A' AND 'B') :
 MIN. $\frac{1}{2}$ DIAGONAL OF BUILDING

DISTANCE BETWEEN TWO PROVIDED EXITS: $86' \pm$
 $\frac{1}{2}$ DIAGONAL OF BASEMENT $\pm 77.08' = 25.6'$ (MIN. REQUIRED)

$86' > 25.6'$

- LEGEND:
- ① HARD-WIRED SMOKE DETECTOR WITH A BATTERY BACK-UP INTER-CONNECTED DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
 - ② "ENERGY STAR" COMPLIANT EXHAUST FAN W/ HUMIDISTAT "50 CFM" DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
 - ③ C.M.A. CARBON MONOXIDE DETECTOR PER CODE SECTION R313 CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP."
- 2X WD STD 1-HR FIRE RATED WALL
 EXTERIOR CONCRETE WALL PER STRUCTURAL DWGS
 2X WD STD INTERIOR WALL
 DIRT
 PERMEABLE AREA
 5'-0" CONCRETE SLABS W/ GRAVEL IN BETWEEN, SEE LID DWS UNCOLORED CONCRETE, SEE DAVIS CHART

Livid Mesbahi
DESIGN

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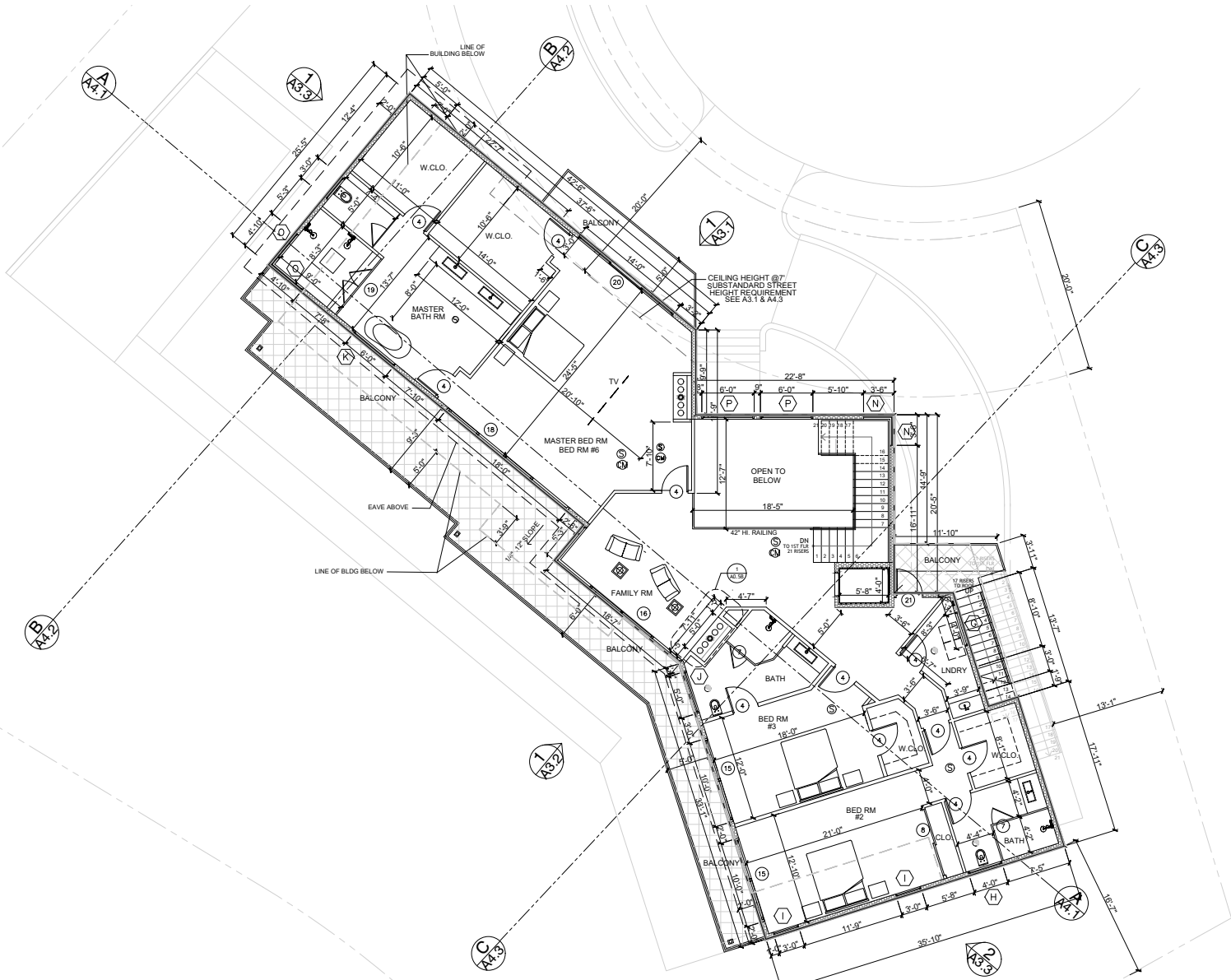
NEW TWO STORY SINGLE FAMILY RESIDENCE
 OVER BASEMENT
 PROJECT ADDRESS:
 827 GLENMERE WAY, LOS ANGELES, CA 90048
 OWNERS: WESLEY RICHARDS & HEISEL WANGOLI

DESIGNED BY:	L.MESBAH
CHECKED BY:	B.BARDI
DRAWN BY:	L.MESBAH
DATE DRAWN:	
JOB NUMBER:	LM-1121
SHEET TITLE:	

FIRST
FLOOR PLAN

SHEET NUMBER:
A2.2

1 1ST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



1 **2ND FLOOR PLAN**
SCALE: 3/16" = 1'-0"

NOTES:
SEE DOOR AND WINDOW SCHEDULE ON SHEET A5.1
SEE GREEN NOTES ON SHEET A0.4
SEE BUILDING AND SAFETY NOTES ON SHEET A0.2
SEE HILLSIDE DEVELOPMENT REGULATIONS NOTES ON SHEET A0.3

LID NOTES:
ALL DOWNSPOUTS TO DRAIN TO BMP DEVICE PER CIVIL PLANS.

EXIT:
DISTANCE BETWEEN EXITS (POINT 'A' AND 'B') :
MIN. $\frac{1}{3}$ DIAGONAL OF BUILDING
DISTANCE BETWEEN TWO PROVIDED EXITS: 86'
 $\frac{1}{3}$ DIAGONAL OF BASEMENT = $\frac{1}{3} \times 77.08' = 25.6'$ (MIN. REQUIRED)
86' > 25.6'

- LEGEND:
- (S) HARD-WIRED SMOKE DETECTOR WITH A BATTERY BACK-UP. INTERCONNECTED DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE.
 - (S) "ENERGY STAR" COMPLIANT EXHAUST FAN W/ HUMIDISTAT "50 CFM" DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING
 - (S) C.M.A. CARBON MONOXIDE DETECTOR PER CODE SECTION R315 CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP."
- 2X WD STD 1-HR FIRE RATED WALL
 EXTERIOR CONCRETE WALL PER STRUCTURAL DWG'S
 2X WD STD INTERIOR WALL



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NEW TWO STORY SINGLE FAMILY RESIDENCE
OVER BASEMENT
PROJECT ADDRESS:
827 GLENMERE WAY, LOS ANGELES, CA 90049
OWNERS: WESLEY RICHARDS & HEISEL WANGOLI

DESIGNED BY:	L.MESBAHI
CHECKED BY:	B.BARDO
DRAWN BY:	L.MESBAHI
DATE DRAWN:	
JOB NUMBER:	LM-1121
SHEET TITLE:	

SECOND FLOOR PLAN
SHEET NUMBER:
A2.3