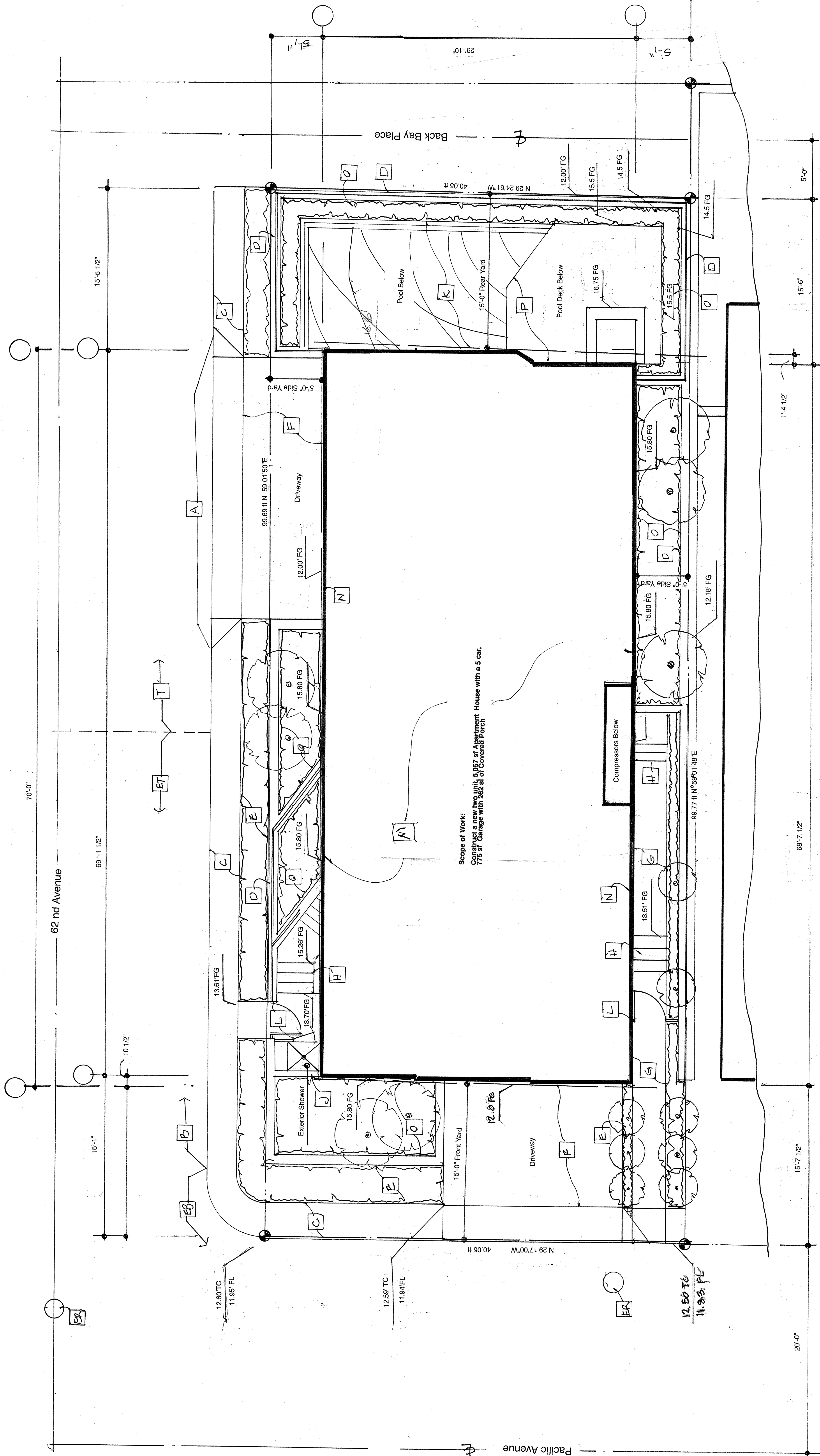


[illegible]

M. PAUL RAMSEY
A · R · C · H · I · T · E · C · T · U · R · E
3425 Wonderland Drive, Los Angeles, California 90068 213 300-6623 FAX 323 372-876-2428

Single Family Residence with attached Apartment for the:
Janice Lansing Trust
6202 S. Pacific Avenue, Playa Del Rey, California 90293

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SCALE		
JOB NO.		
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Scope of Work:	Construct a new two unit, 5,057 sf of Apartment House with a 5 car, 775 sf of Total Building Area with 262 sf of Covered Porch
Proposed Total Building Area :	6,014 sf
Proposed Area of Living Space:	5,057 sf
Proposed Garage Area:	775 sf
Proposed Covered Porch Area:	262 sf
Proposed Maximum Height:	36'-11"
Maximum Height Allowed:	45'-0"
Proposed Number of Stories:	3 Stories
Floor Area Ratio Allowed:	3:1
Floor Area Ratio Proposed:	2.46 : 1
Maximum Building Area Allowed (Living Space Area)	6,277.5 sf
Side Yard Required: 5'-0"	
Side Yard Required: equals Four Feet plus 1 foot for every story above the second floor)	
Building Required 3 stories so the setback is	
Parking Required :	4 Stalls
Parking Provided:	5 Total Stalls
Total parking provided:	5 Total Stalls

SITE PLAN / ROOF PLAN

44' = 1'-0"

12'-0"

(Max Elevation 44.75 ft)

PROJECT ADDRESS: 6222 S. Pacific Avenue Playa Del Rey, CA. 90233 LEGAL DESCRIPTION : Lot 13, Block 12, Del Rey Beach Tract., MB 6-186 4116001013	Janice Lansing Trust 1392 Riviera Avenue Venice, CA. 90291 OWNER: _____ SITE DATA	3,988.6 sq. ft. Vacant R3-1 Medium Residential Los Angeles County
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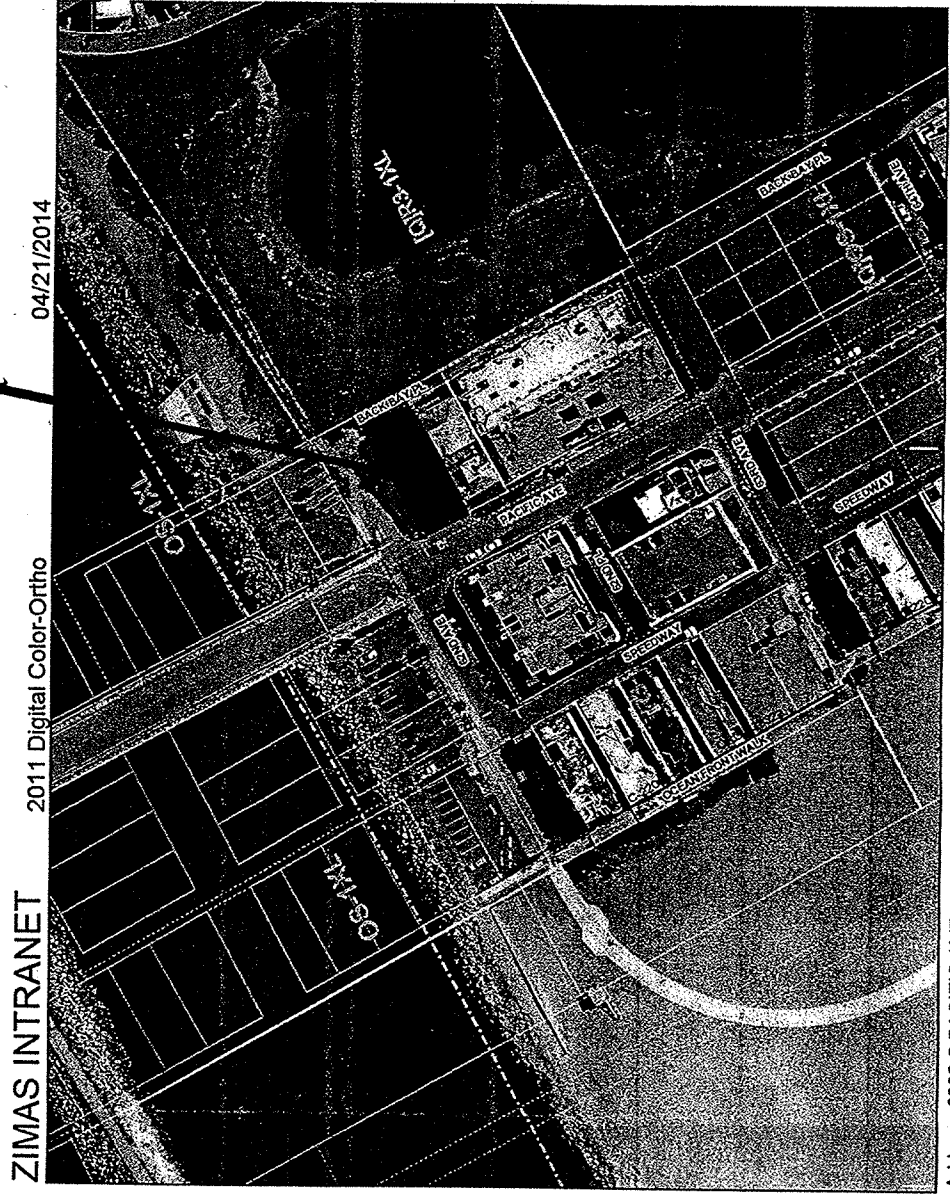
General Plan Land Use: _____

Specific Plan Area: _____

Lot size: _____

Existing Use: _____

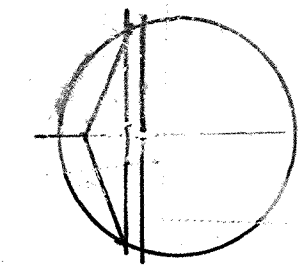
Zone: _____

Photographic Vicinity Map
no scale

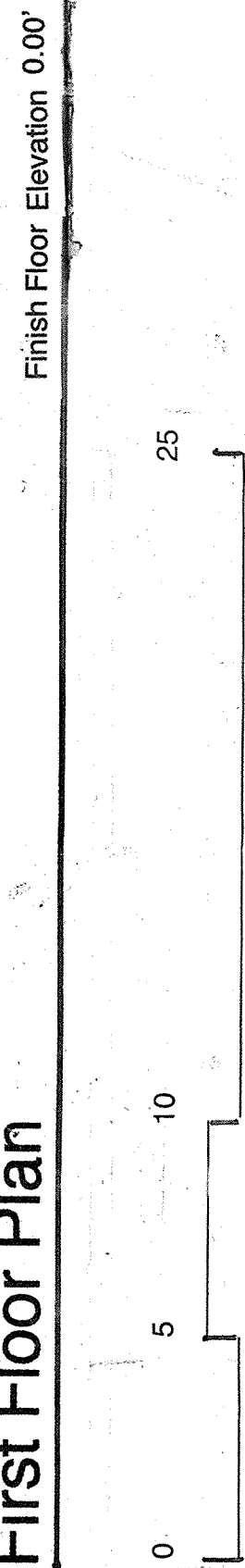
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3425 Wendenview Drive, Los Angeles, California 90068 213-300-6623 FAX 323-876-2428

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First Floor Plan

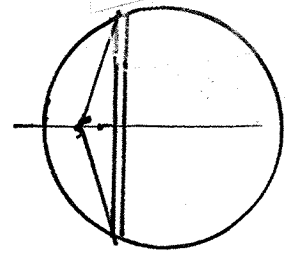


Living Space Area: 1,239 sf
Covered Porch Area: 41 sf
Garage Area: 775 sf

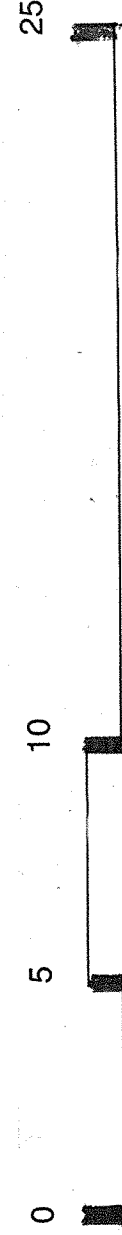
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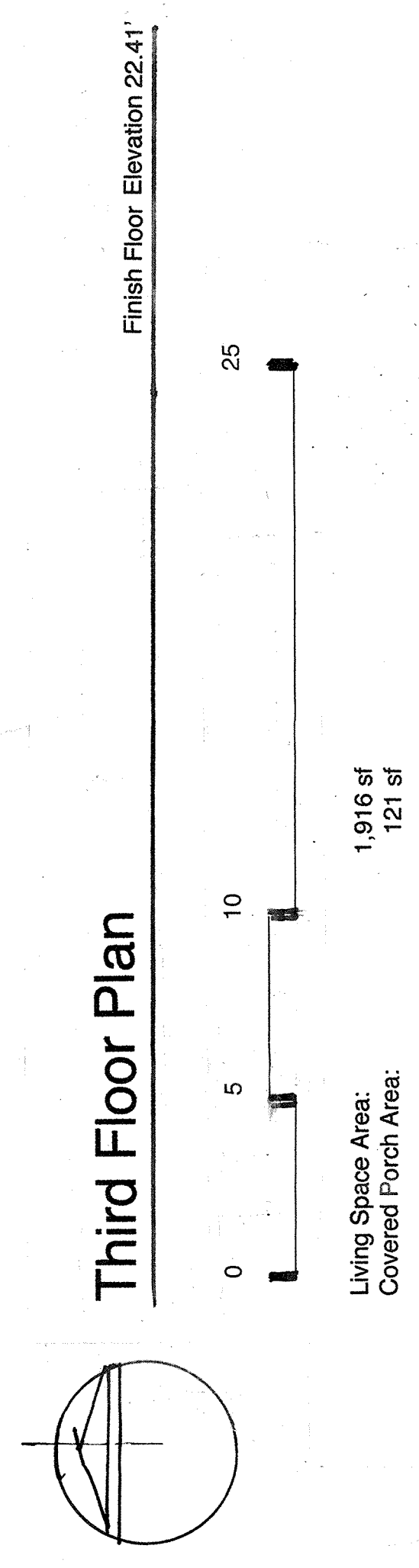
3425 Woodview Drive, Los Angeles, California 90068 213-300-6623 FAX 323-876-2478

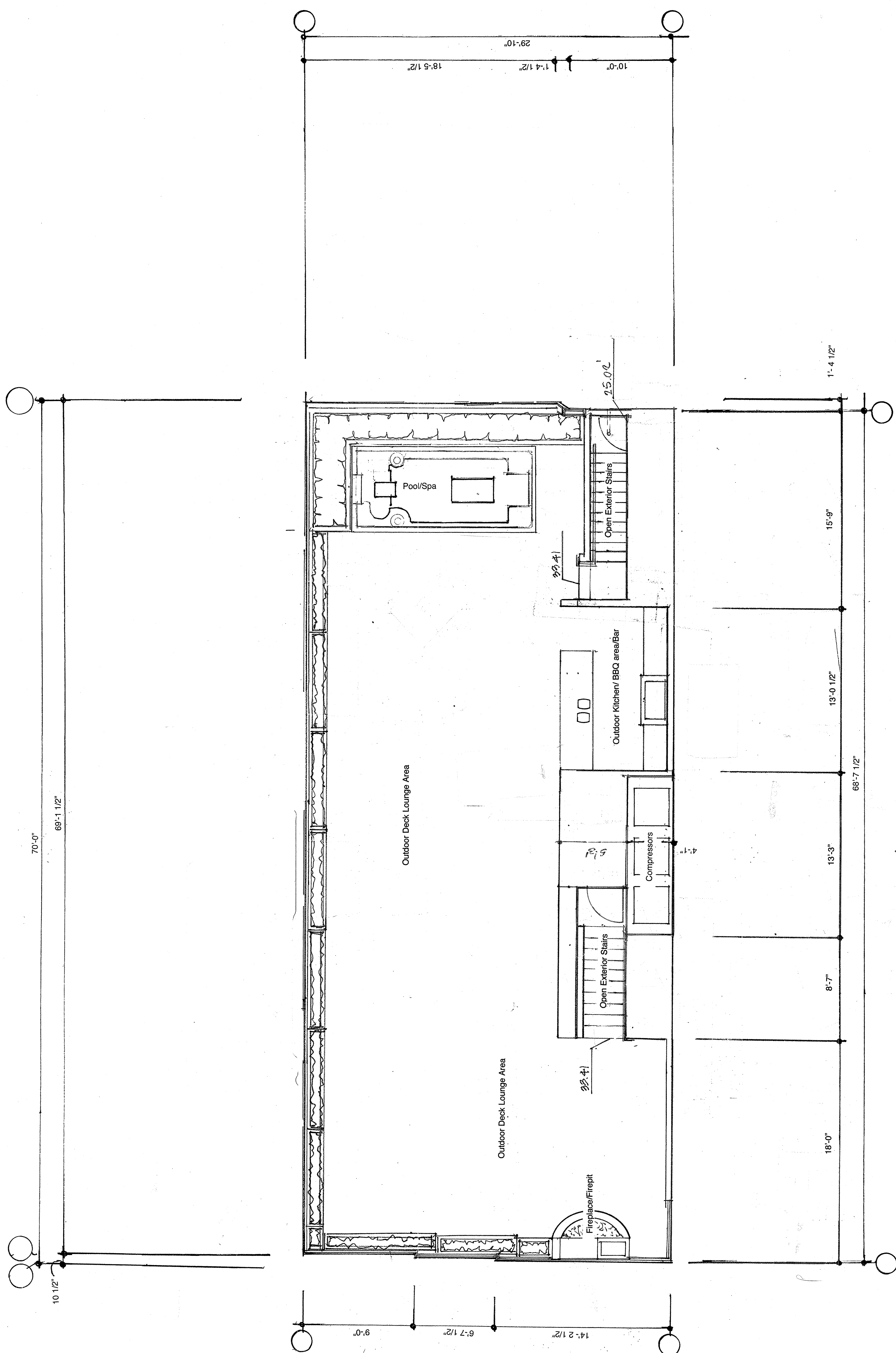
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Finish Floor Elevation 9.75'

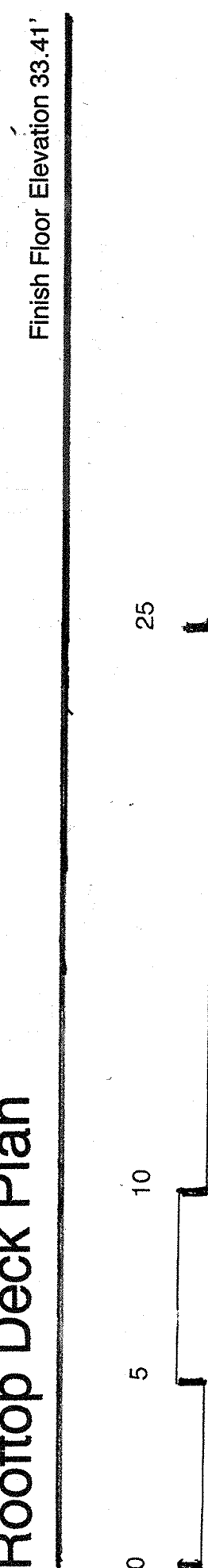
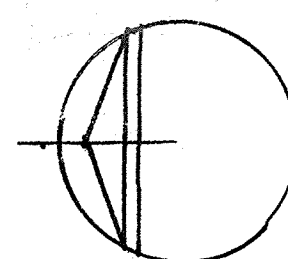


Living Space Area: 1,902 sf
Covered Porch Area: 100 sf



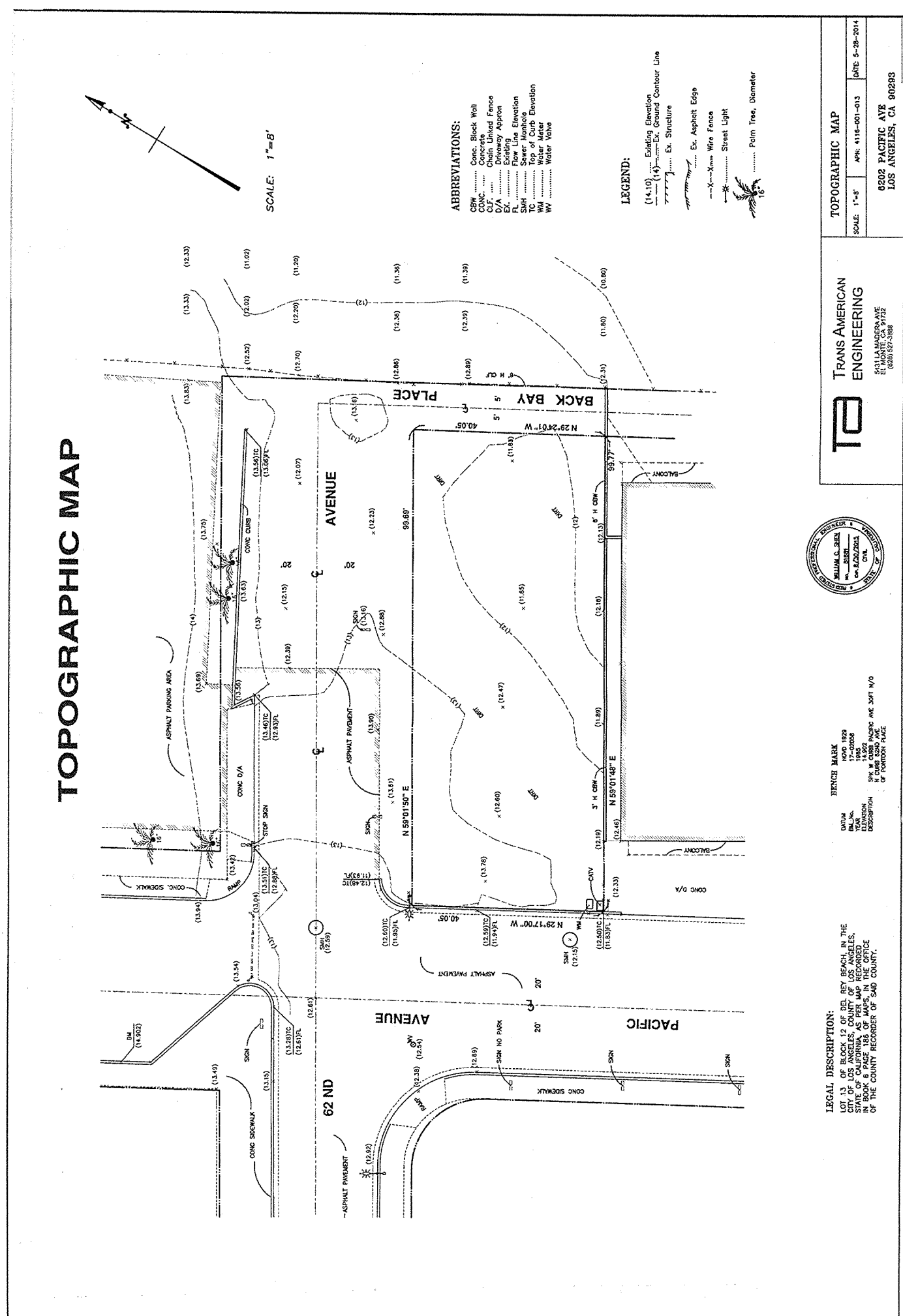


Rooftop Deck Plan



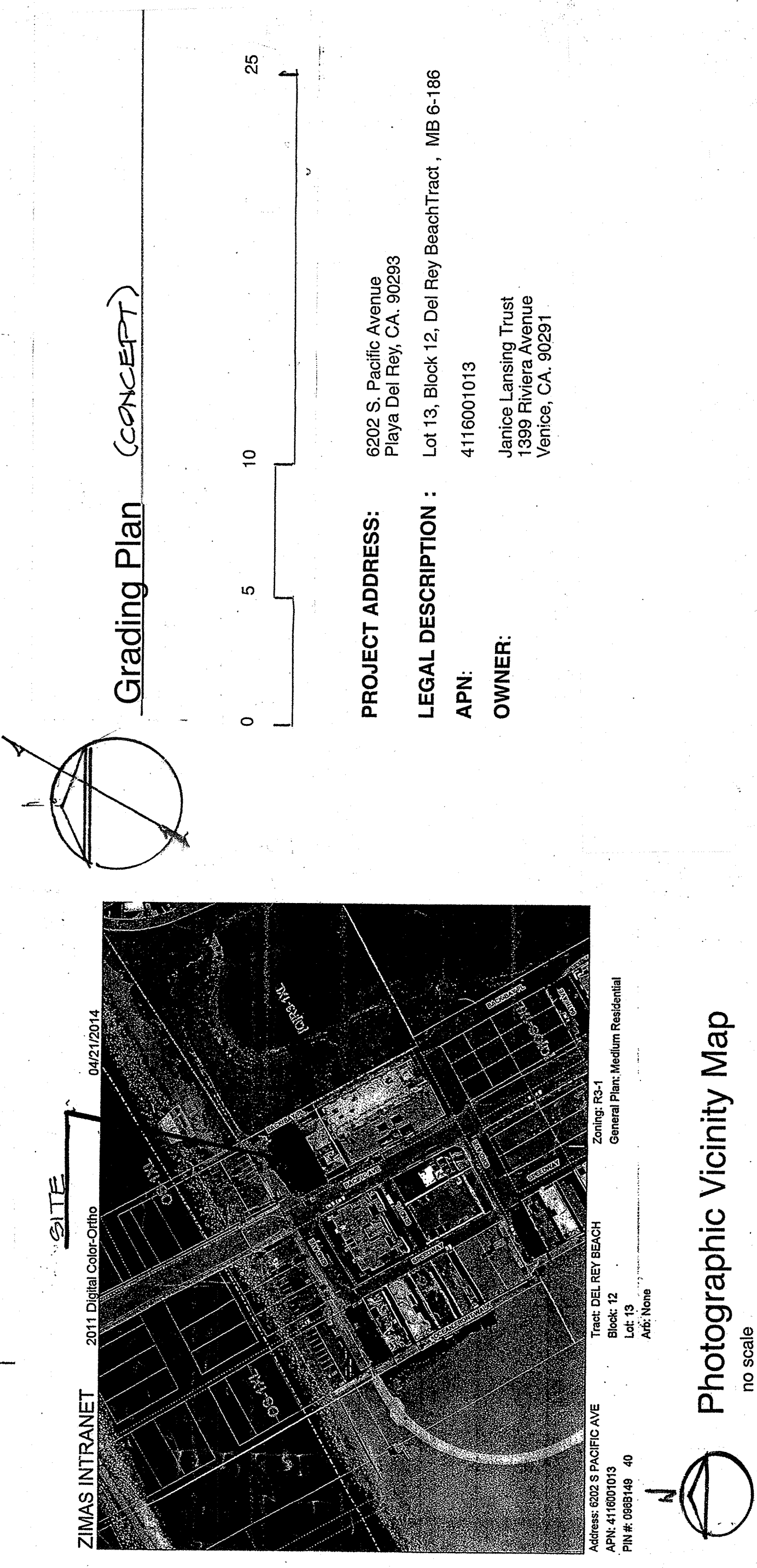
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Plan Notes		Grading Quantities	
New Elements			
A.	New driveway curb cut per city standard	Amount of Cut	95 cu yd.
B.	New sidewalk per city standards	Amount of Fill	93 cu yd.
C.	New concrete sidewalk per city standards		
D.	New 3'-0" Stone faced high retaining wal (with earth 12'-0" height) with 3'-0" max high metal	Net Export	2 cu yd.

- | Plan Notes | New Elements |
|------------|--|
| | A. New Driveway curb out per city standard |
| | B. New street curb and gutter |
| | C. New concrete sidewalk per city standards |
| | D. New 3'-0" Stone faced high retaining wall (with guardrail to 2'-6" height with 3'-0" max high metal guardrail fence railing above |
| | E. New Planting |
| | F. New concrete driveway |
| | G. New concrete walkway |
| | H. New concrete stairs |
| | J. New 5'-11" high stone veneered CMU wall around lifted exterior shower |
| | K. New swimming pool with infinity edge |
| | L. New 5'-11" metal gate |
| | M. Edge of new roof |
| | N. Sloped planting (max 1' vert 1' horiz.) |
| | O. New stone pool deck |
| | P. New street paving per city standards |
| | Existing Elements to Remain |
| | EB. Existing curb and gutter |
| | ED. Existing retaining wall on adjacent property |
| | EE. Existing sewer manhole |
| | ES. Existing City Light Standard |
| | ET. Existing or existing street paving |



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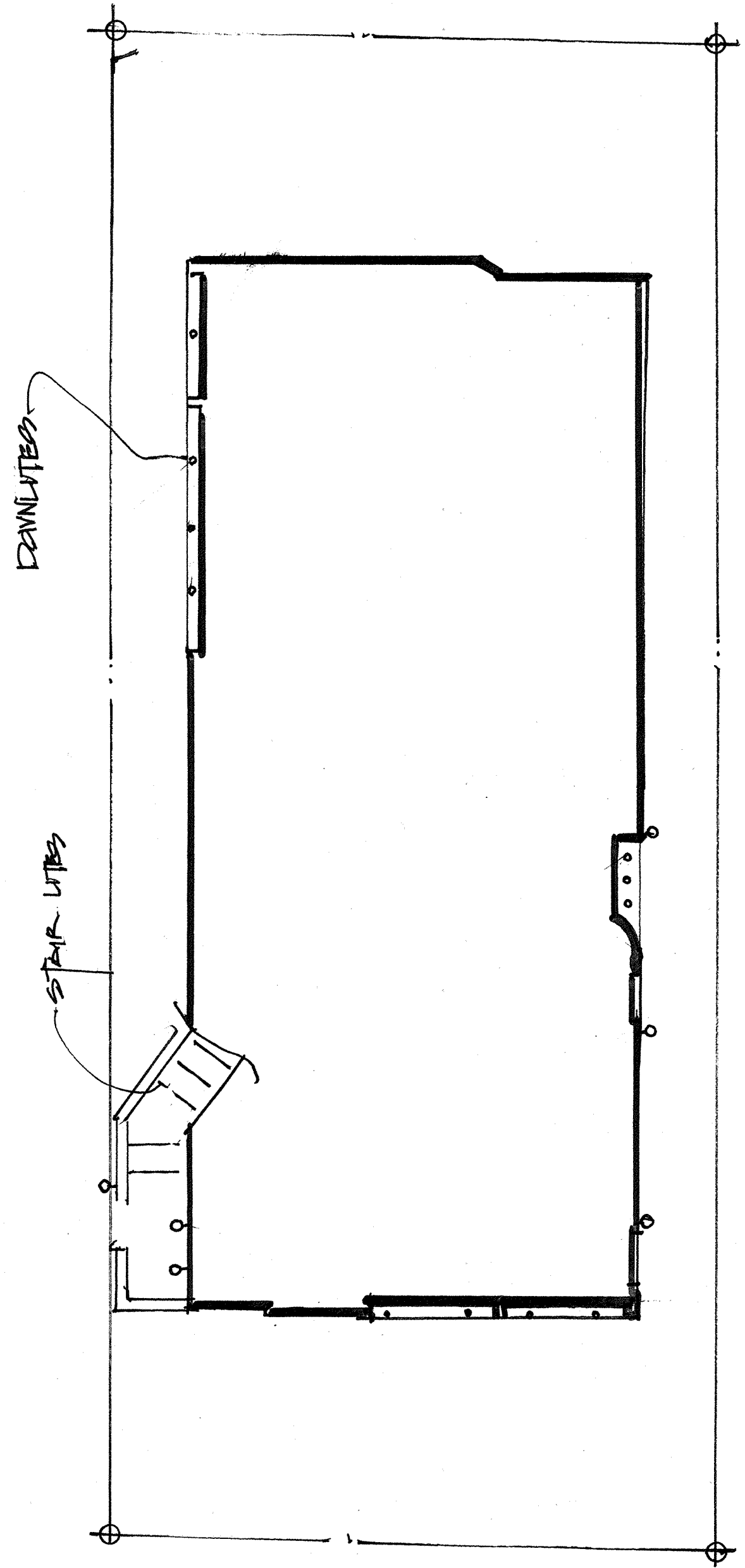

$$\frac{1}{4}!! = 1 \cdot 3 \cdot 5 \cdot 7 \cdot 9 \cdot 11 \cdot 13 \cdot 15 \cdot 17 \cdot 19 \cdot 21 \cdot 23 \cdot 25 \cdot 27 \cdot 29 \cdot 31 \cdot 33 \cdot 35 \cdot 37 \cdot 39 \cdot 41 \cdot 43 \cdot 45 \cdot 47 \cdot 49 \cdot 51 \cdot 53 \cdot 55 \cdot 57 \cdot 59 \cdot 61 \cdot 63 \cdot 65 \cdot 67 \cdot 69 \cdot 71 \cdot 73 \cdot 75 \cdot 77 \cdot 79 \cdot 81 \cdot 83 \cdot 85 \cdot 87 \cdot 89 \cdot 91 \cdot 93 \cdot 95 \cdot 97 \cdot 99$$

A.	White powdercoated storefront with dual glazed PPG (Vespacel) (2) Pacifica + Solarban 70 W glass, 24% visible light transmittance, 9 % total solar energy, Summer day time U value of 0.28 and a solar heat gain coefficient of 0.19
B.	Exterior Lath and Plaster smooth sand finish
C.	Metal railing with structure wrapped with hardiplank, min 3'-6" aff with horizontalis @ max 4' oc
D.	See through Lennox direct vent fireplace
E.	Stone Veneer
F.	White Aluminum and white Laminated glass metal railing and gate
G.	White Aluminum and white Laminated glass sectional overhead garage door
H.	Steel post and beam wrapped with hardi board
J.	Veneered CMU wall with shower behind max 5'-11" above lowest adj. fin grade
K.	Combination Metal Railing per note C and veneered CMU wall with total height of 5'-11" above lowest adj. fin grade.
L.	White aluminum window per PPG glass per note A
M.	Raised planter grade
N.	Hardi board wrap sun screen louvers
O.	Hardiboard Vent Louvers
P.	Solar C collectors above

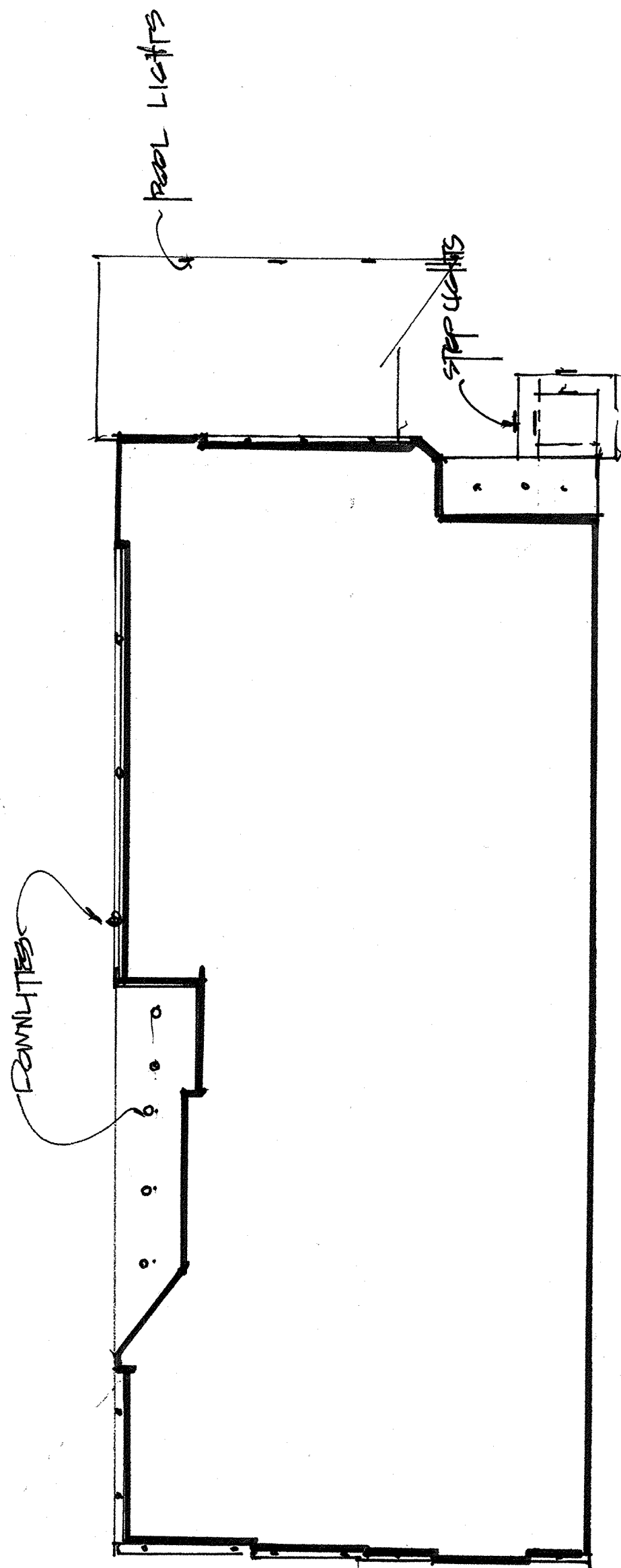
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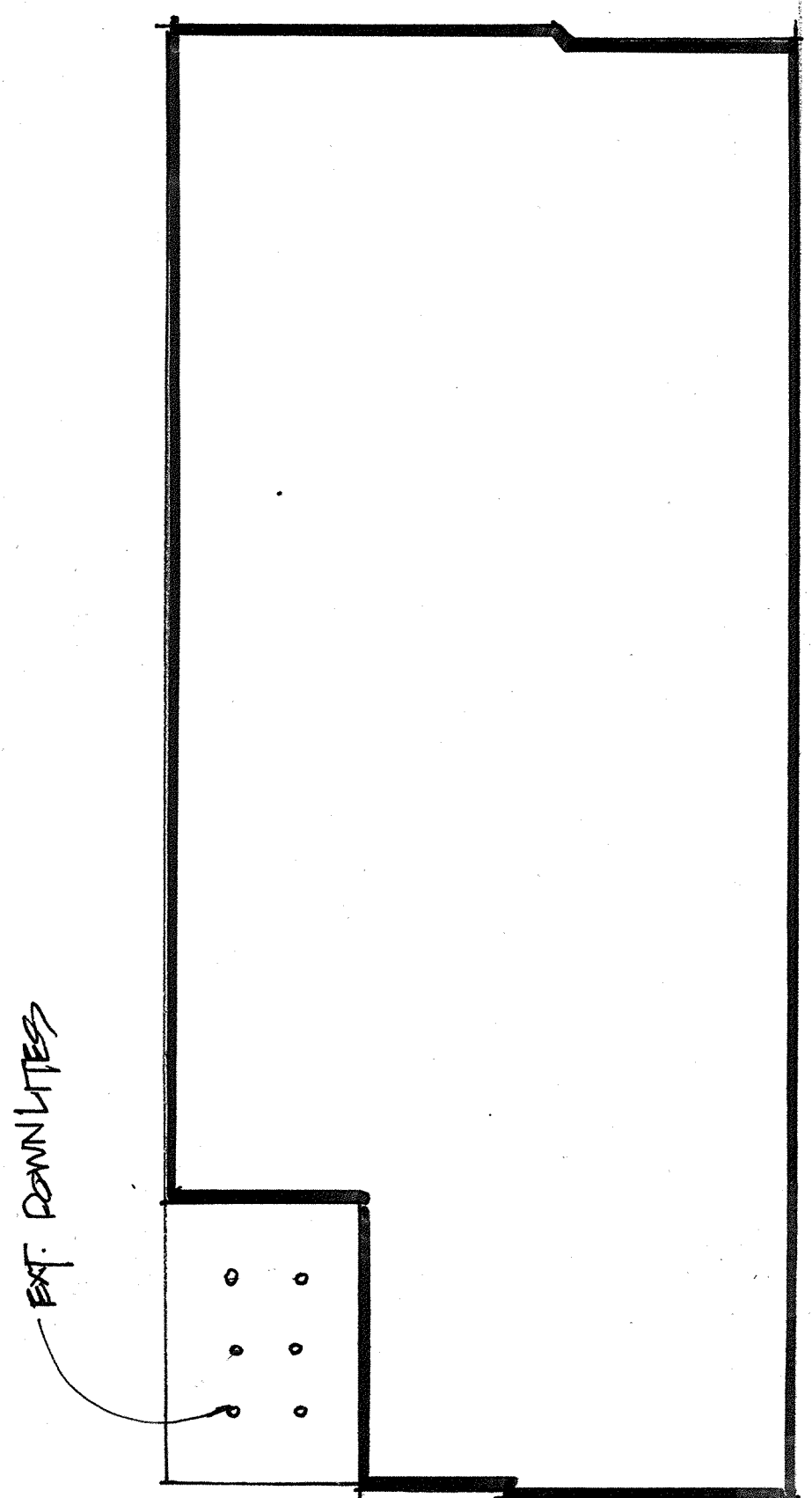
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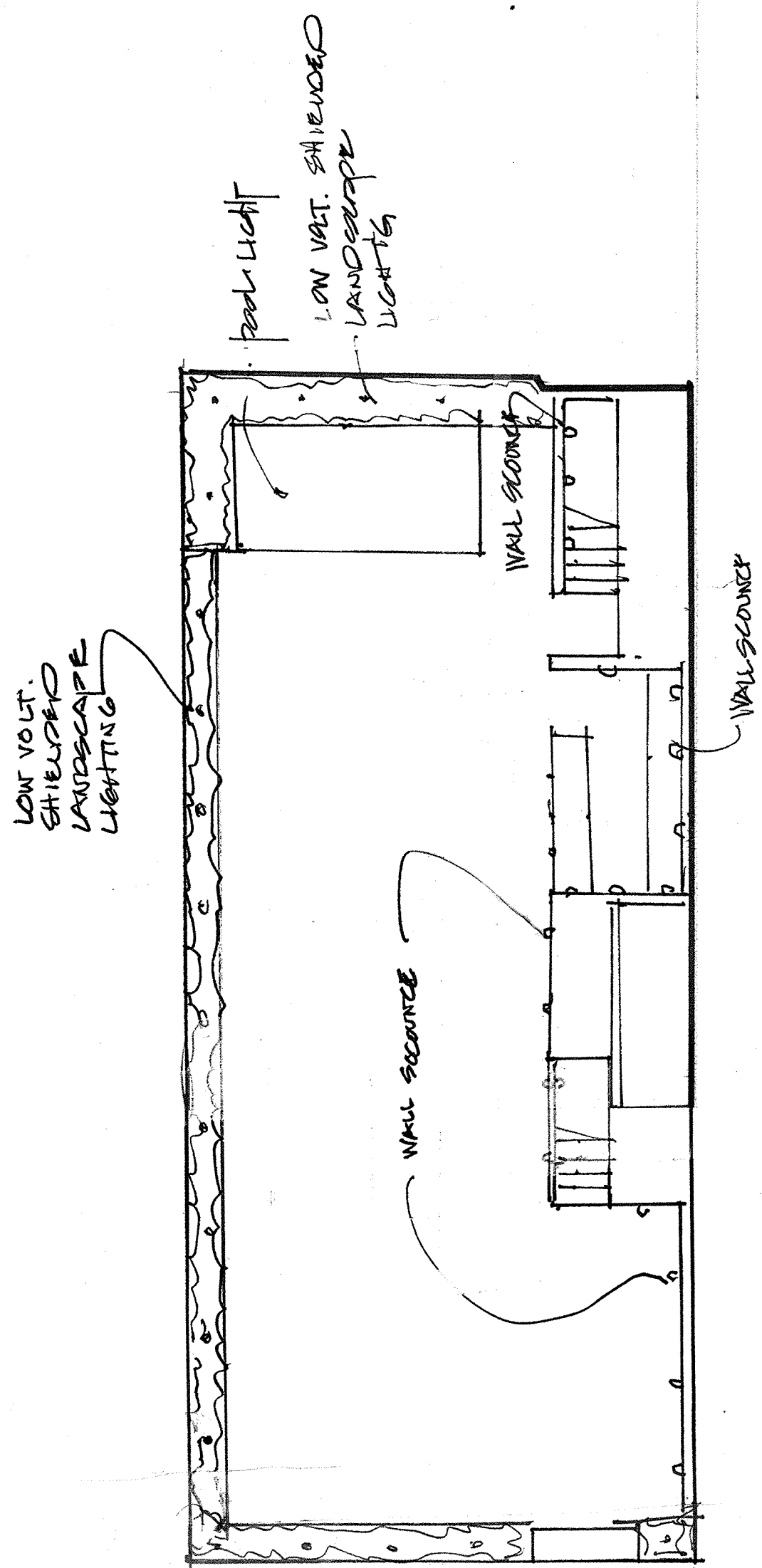
FIRST FLOOR EXTERIOR LIGHTING PLAN (CONCEPT)



SECOND FLOOR EXTERIOR LIGHTING PLAN (CONCEPT)



THIRD FLOOR EXTERIOR LIGHTING PLAN (concept)



roof deck exterior lighting plan (concept)