

4044 - 4068 GLOBE AVE - CULVER CITY, CA 90230

10 UNIT CONDO DEVELOPMENT - TRACT MAP NO.

LEGAL DESCRIPTION:

TRACT 8895, 6936 - LAND DESC IN DOC 1568032 20050701 POR OF LOTS 469, 470,71, 72, 73, 74, 75
IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AINs: 4233-033-901,902,903,904,905,906,907



PLAN A

3 BEDROOM - 2.5 BATHROOM

FIRST FLOOR	527 SQ FT
SECOND FLOOR	826 SQ FT
TOTAL	1,353 SQ FT



PLAN B

3 BEDROOM - 2 BATHROOM

FIRST FLOOR	682 SQ FT
SECOND FLOOR	624 SQ FT
TOTAL	1,306 SQ FT



PLAN C-1

3 BEDROOM - 2 BATHROOM

FIRST FLOOR	681 SQ FT
SECOND FLOOR	623 SQ FT
TOTAL	1,304 SQ FT



PLAN C-2

3 BEDROOM - 2 BATHROOM

FIRST FLOOR	681 SQ FT
SECOND FLOOR	623 SQ FT
TOTAL	1,304 SQ FT

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ZONING INFORMATION

- ZONE:	R-2
- LOT SIZES:	SEE A-100
- BUILDING FOOT PRINT:	SEE A-100
- LOT COVERAGE:	SEE A-100
- BUILDING HEIGHT:	20 - 21 ft
- PARKING SPACES:	20

CODE INFORMATION

- OCCUPANCY GROUP:	R-3/U
- CONSTRUCTION TYPE:	V-B

- CODES:
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA MECHANICAL CODE
2013 LOS ANGELES COUNTY FIRE CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
CULVER CITY MUNICIPAL CODE

Design/Build by:



8739 Artesia Blvd
Bellflower, CA 90706
Phone: (310) 821-7631
www.habitatla.org

Robert Dwelle, PE
rdwelle@habitatla.org



NOT FOR CONSTRUCTION

Job:
Habitat for Humanity
Globe Ave Affordable Housing
4044-4068 Globe Ave
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Consultants:
Survey/Mapping:
RD Engineering
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Soils:
Norcal Engineering
Contact: Scott Spensiero
10641 Humbolt Street
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Date:
JANUARY 20, 2016

Scale:

Sheet Title:
COVER

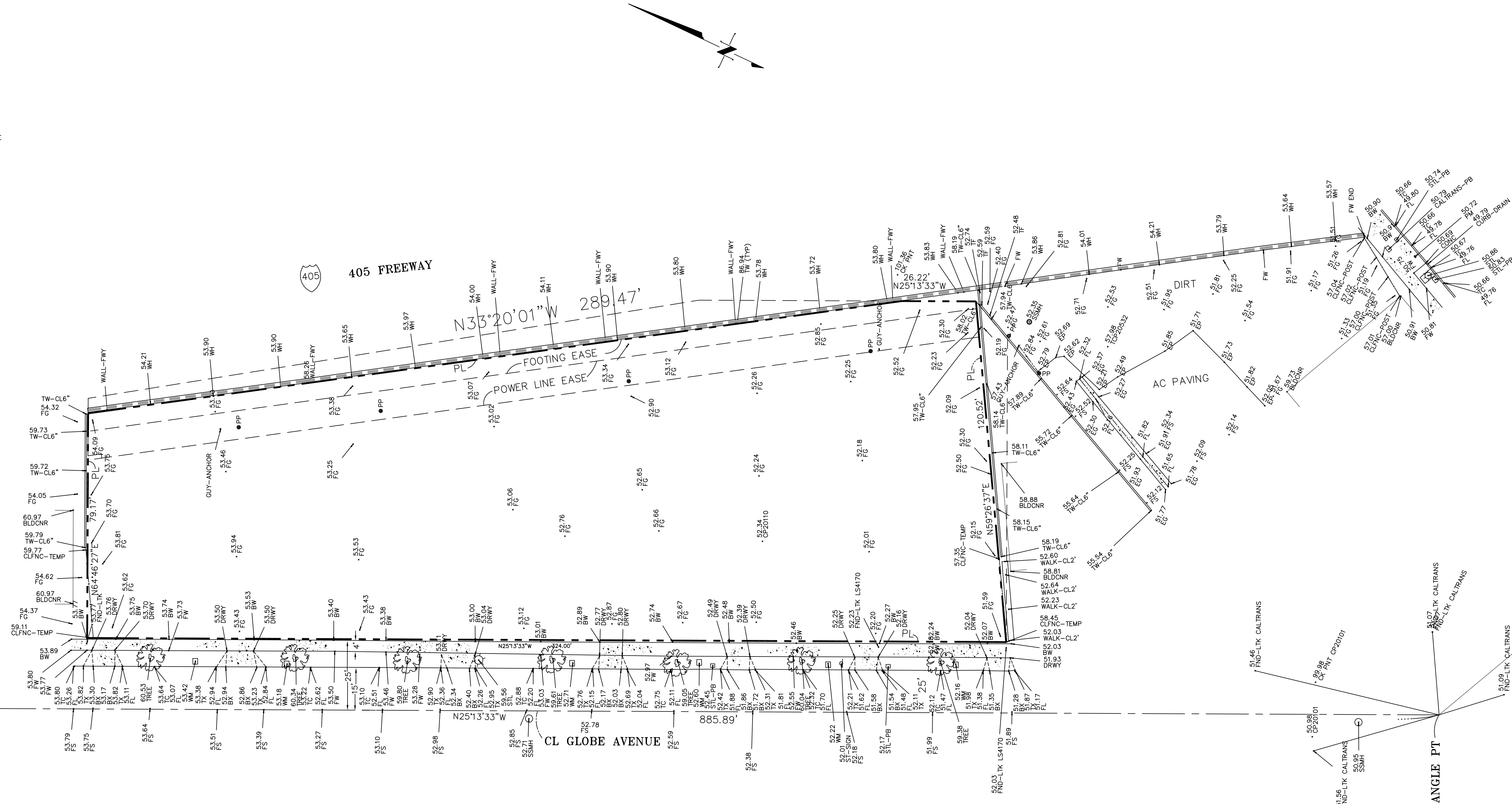
Sheet No.:
A-00

Revisions:

No	Description	Date

LEGEND

- IP IRON PIPE
SPK SPIKE
FIRE HYDRANT
CLFNC CHAINLINK FENCE
LIGHT POLE
EG EDGE OF GUTTER
FF FINISH FLOOR
CL CENTER LINE
WFNC WROUGHT IRON FENCE
FS FINISH SURFACE
EP ENGE PAVEMENT
TW TOP OF WALL
NG NATURAL GRADE
PB PULLBOX
FL FLOW LINE
TC TOP OF CURB
SSMH SANITARY SEWER MANHOLE
BW BACK OF TACK
LT LEAD AND TACK
CF CURB FACE
BLDCNR BUILDING CORNER
ASPH ASPHALT PAVEMENT
CB CATCH BASIN
PL PROPERTY LINE
WH WEEP HOLE



BENCH MARK:
CITY GPS CONTROL POINT 38 PUNCHED SPK
CL INT. SAWTELL BLVD & WASHINGTON PL
ELEV.=56.71 FEET, NAV 88 DATUM

TOTAL SITE AREA
32,361 SQ. FT.

BASIS OF BEARINGS
THE BEARING OF N25°13'33\"W FOR THE CL OF GLOBE AVE AS
AVE AS SHOWN ON CALTRANS R/M MAP NO. F1929-6
07-LA-405-27.69 IS THE BASIS OF BEARINGS FOR THIS MAP.

RD CIVIL ENGINEERING
505 DOBBINS DRIVE
SAN GABRIEL, CA 91775
(626) 288-7911

TOPOGRAPHIC SURVEY MAP
LOCATION: GLOBE AVENUE
CULVER CITY, CALIFORNIA
APN: 4233-033-901 THRU 907

PREPARED FOR:
Habitat for Humanity
GREATER LOS ANGELES
8739 ARTESIA BLVD
BELLFLOWER, CA 90706
(310) 323-4663

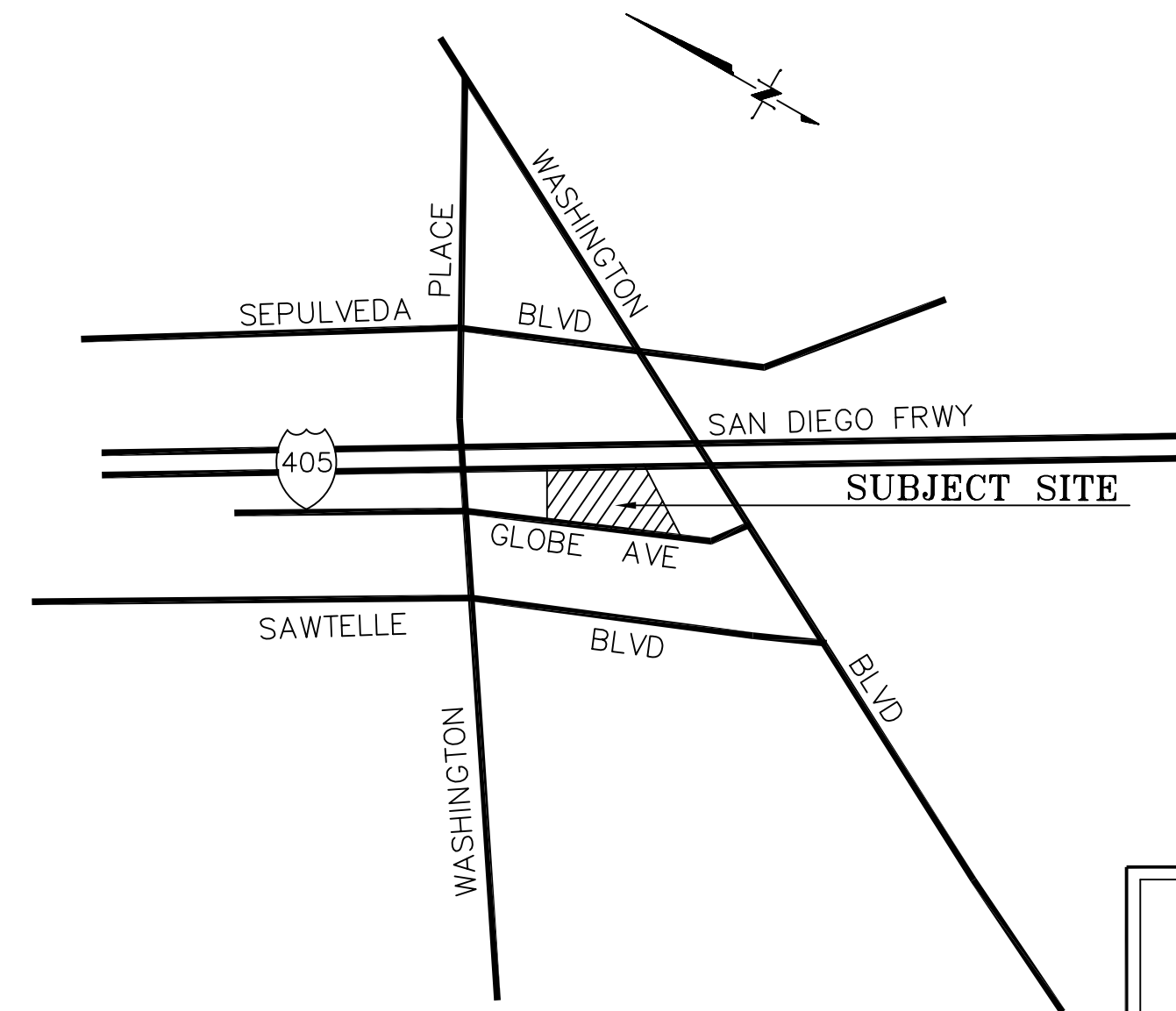
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9/23/14	RD	ADDITIONAL TOPO TO WASHINGTON BLDG	8/15/14	1
			SCALE	1"=20'
			DRAWN	OF
			RD	1
			APPROVED	JOB NUMBER
				701

LEGEND

IP	IRON PIPE
SPK.	SPIKE
	FIRE HYDRANT
CLFNC	CHAINLINK FENCE
	LIGHT POLE
EG	EDGE OF GUTTER
FF	FINISH FLOOR
CL	CENTER LINE
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LT	LEAD AND TACK
CF	CURB FACE
BLDCNR	BUILDING CORNER
ASPH	ASPHALT PAVEMENT
CB	CATCH BASIN
PL	PROPERTY LINE
WH	WEEP HOLE

TENTATIVE
TRACT NO. 73084

BEING A SUBDIVISION OF A PORTION OF LOT 470 OF TRACT 6936 AS PER MAP RECORDED IN BOOK 73 PAGE 43 AND PORTIONS OF LOTS 71 THROUGH 75 OF TRACT 8895 AS PER MAP RECORDED IN BOOK 120 PAGES 69 THROUGH 71 OF MAPS, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CREATING 5 LOTS AND AND 10 RESIDENTIAL AIR SPACE UNITS.

VICINITY MAP
NTS

OWNER:
CULVER CITY HOUSING AUTHORITY
11965 ALLIN STREET
CULVER CITY, CALIFORNIA

PREPARED FOR:

TOPOGRAPHIC SURVEY MAP

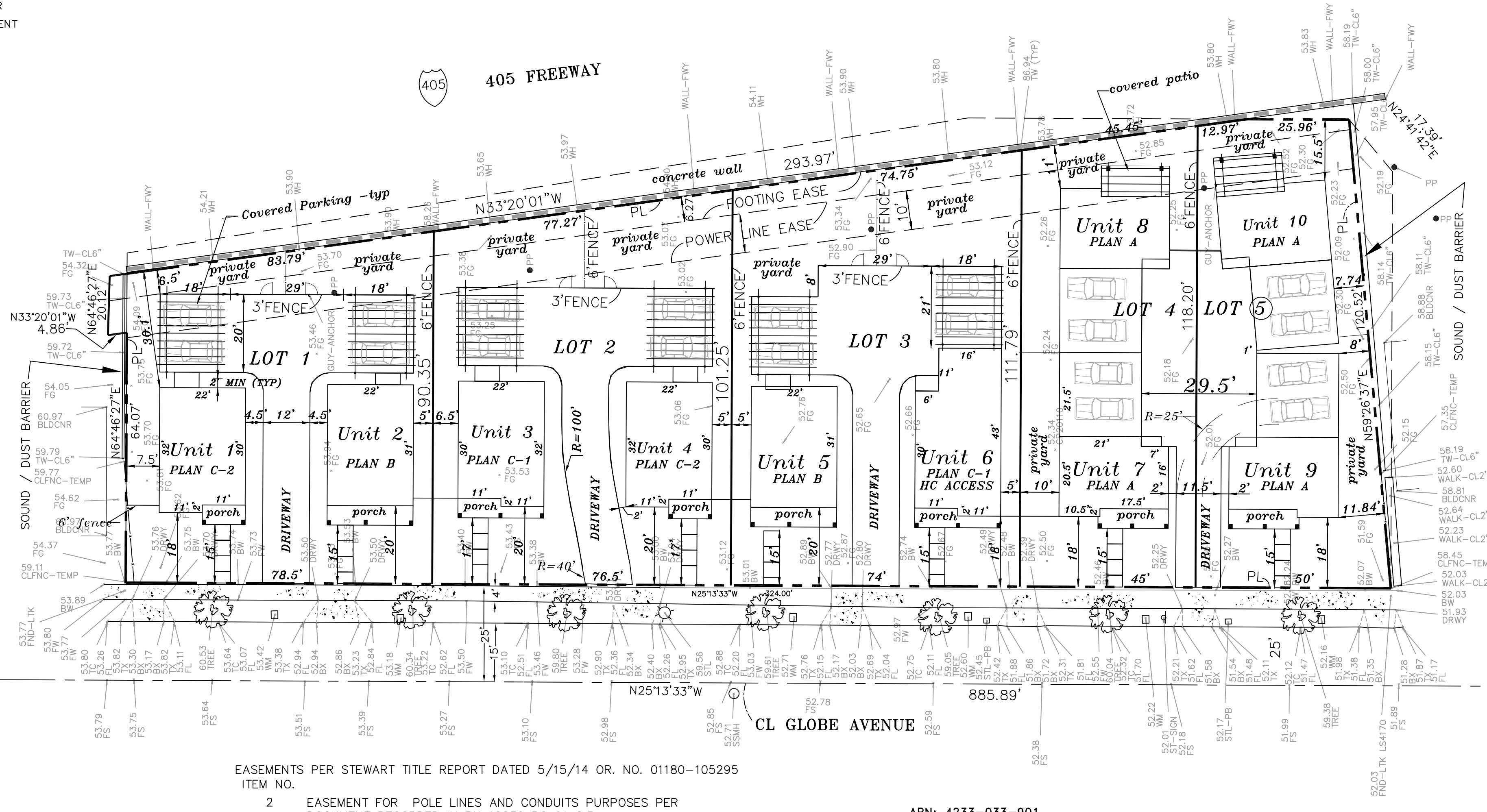
LOCATION: GLOBE AVENUE
CULVER CITY, CALIFORNIA
APN: 4233-033-901 THRU 907

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Habitat for Humanity
GREATER LOS ANGELES

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(310) 323-4663

DATE 8/20/14
SCALE 1"=20'
DRAWN
RD
APPROVED
JOB NUMBER
701EASEMENTS PER STEWART TITLE REPORT DATED 5/15/14 OR. NO. 01180-105295
ITEM NO.

- EASEMENT FOR POLE LINES AND CONDUITS PURPOSES PER DOCUMENT RECORDED IN BK 12236 PG 61 O.R.
- EASEMENT POLE LINES AND CONDUITS PURPOSES PER DOCUMENT RECORDED IN BK 17729 PG 343 O.R.
- EASEMENT FOR INGRESS AND EGRESS PURPOSES BY DOC. REC. APRIL 18, 1963 AS INSTR. 4009 O.R.
- EASEMENT FOR SUB-FOOTING PURPOSES BY DOC. REC. APRIL 18, 1963 AS INSTR. 4009 O.R.
- EASEMENT FOR POLE LINES AND CONDUITS PURPOSES PER BY DOC. REC. MARCH 7, 1958 AS INSTR. 2370 BK D37-199.
- EASEMENT FOR PUBLIC UTILITY PURPOSES PER BY DOC. REC. MARCH 7, 1958 AS INSTR. 2371 O.R.
- EASEMENT FOR POLE LINES AND CONDUITS PURPOSES PER DOCUMENT RECORDED IN BK D128 PG 374 O.R.
- EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BK D121 PG 676 O.R.
- EASEMENTS FOR POWER LINE, FOOTING, TEMPORARY CONSTRUCTION AND RIGHTS INCIDENTAL THERETO AS RESERVED BY THE STATE OF CALIFORNIA IN DOCUMENTS RECORDED AS INSTRUMENTS:
 - RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568026 O.R.
 - RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568027 O.R.
 - RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568028 O.R.
 - RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568029 O.R.
 - RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568030 O.R.
 - RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568031 O.R.
 - RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568032 O.R.

APN: 4233-033-901
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APN: 4233-033-903
APN: 4233-033-904
APN: 4233-033-905
APN: 4233-033-906
APN: 4233-033-907

UTILITY PROVIDERS

CULVER CITY SANITATION
310-253-6400
GOLDEN STATE WATER CO.
800-999-4033
SOUTHERN CAL EDISON CO.
800-611-1911
SOUTHERN CALIFORNIA GAS CO.
800-427-2200

GROSS SITE AREA
32,430 S.F.
0.74 AC

BASIS OF BEARINGS
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BENCH MARK:

CITY GPS CONTROL POINT 38 PUNCHED SPK
CL INT. SAWTELL BLVD & WASHINGTON PL
ELEV.=56.71 FEET, NAV 88 DATUM

FIMA FLOOD DESIGNATION
FIRM PANEL 06037C159F
FLOOD ZONE X
9/26/2008

ZONING R-2
GENERAL PLAN
RESIDENTIAL
LOW DENSITY 2 FAMILY

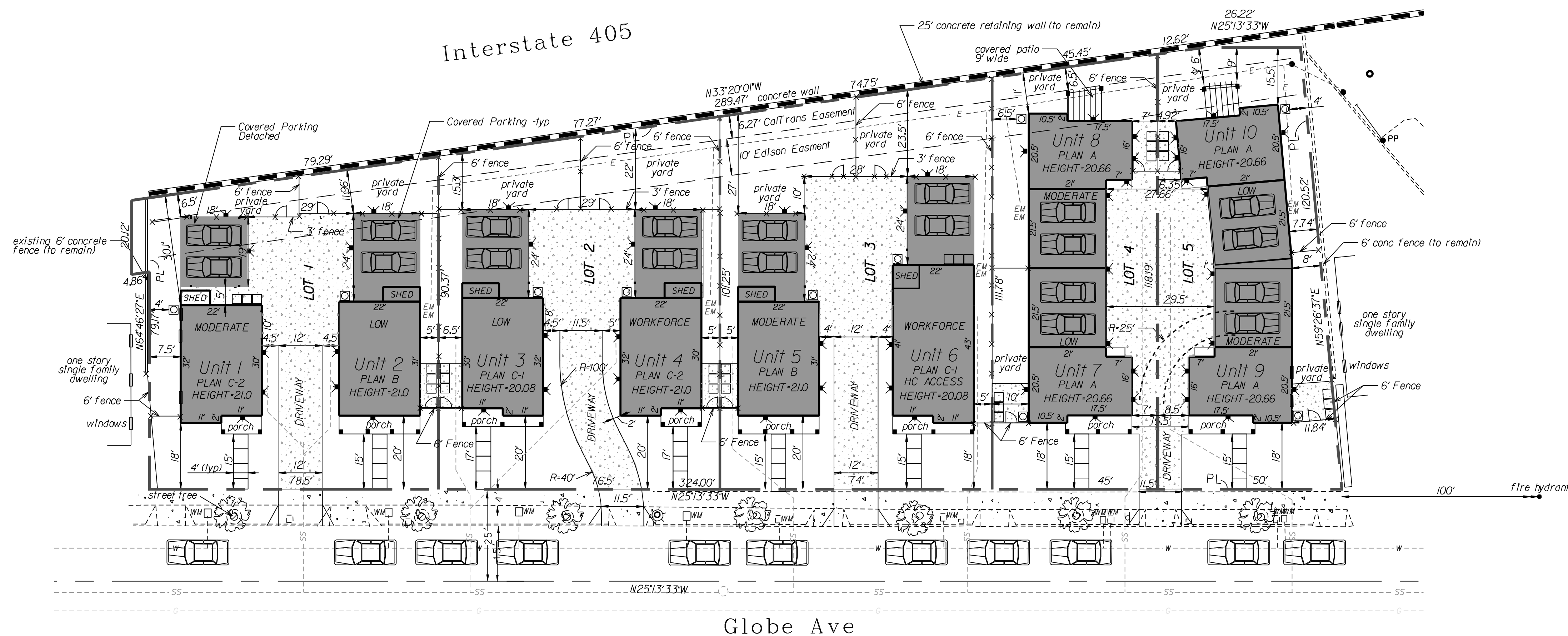
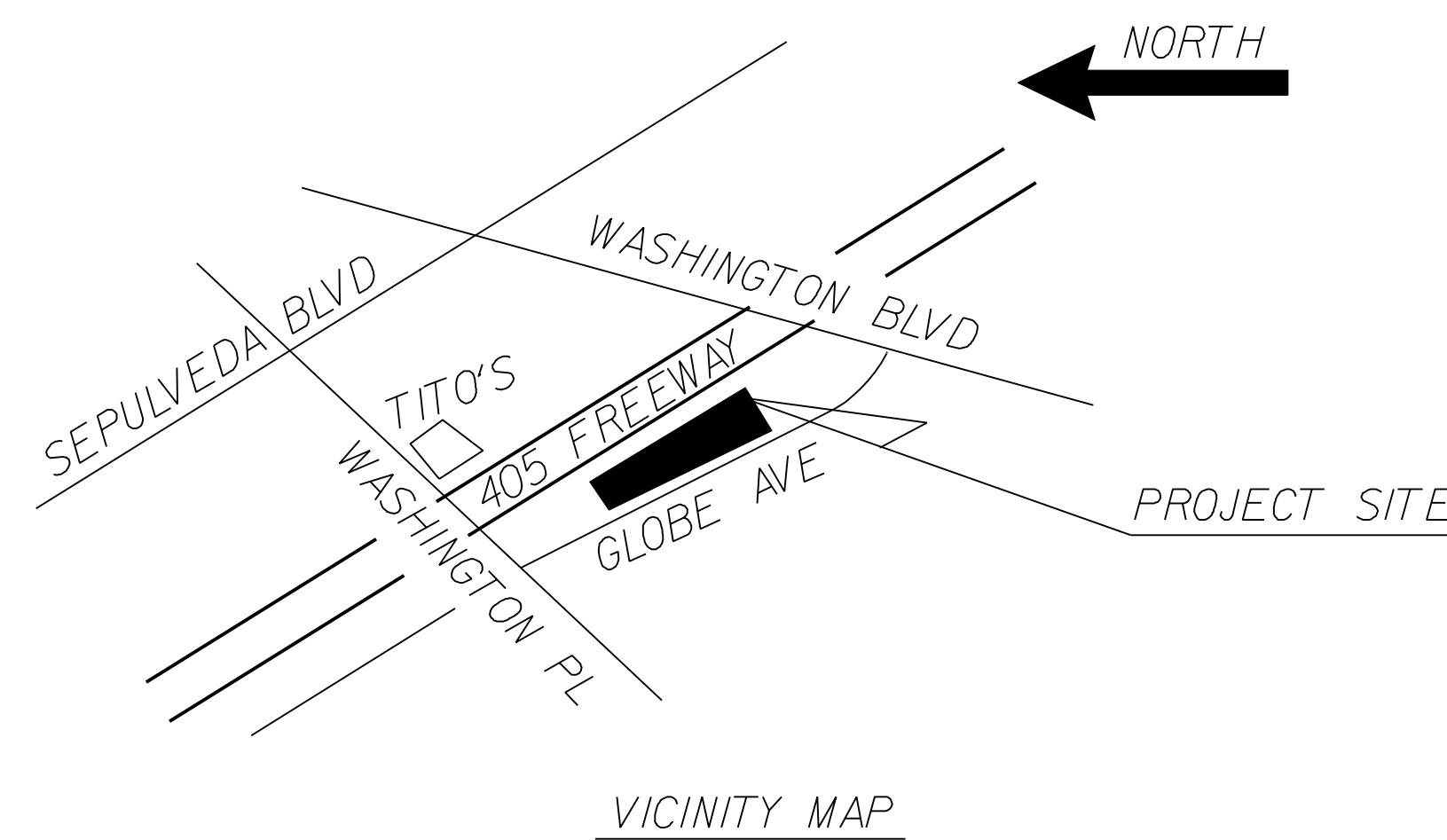


Ralph E. Darr

CL WASHINGTON

PLACE

FD SPK RCE 24625



UNIT	NO OF UNITS	BED/BATH	FIRST FLOOR	SECOND FLOOR	TOTAL
PLAN A	4	3/2.5	527 SQ FT	826 SQ FT	1,353 SQ FT
PLAN B	2	3/2	682 SQ FT	624 SQ FT	1,306 SQ FT
PLAN C-1	2	3/2	681 SQ FT	623 SQ FT	1,304 SQ FT
PLAN C-2	1	3/2	681 SQ FT	623 SQ FT	1,304 SQ FT
PLAN C-1 HC	1	3/2 • DEN	882 SQ FT	621 SQ FT	1,503 SQ FT
TOTAL	10				13,439 SQ FT

SYMBOLS

EXTERIOR LIGHT AT 80"/96" ABOVE FF 

TRASH AREA 

ALL FENCES ARE DOG EAR WOOD
PICKET FENCES UNLESS OTHERWISE
NOTED 

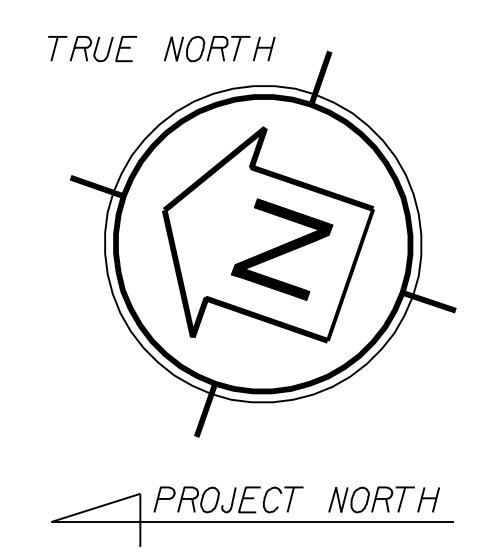
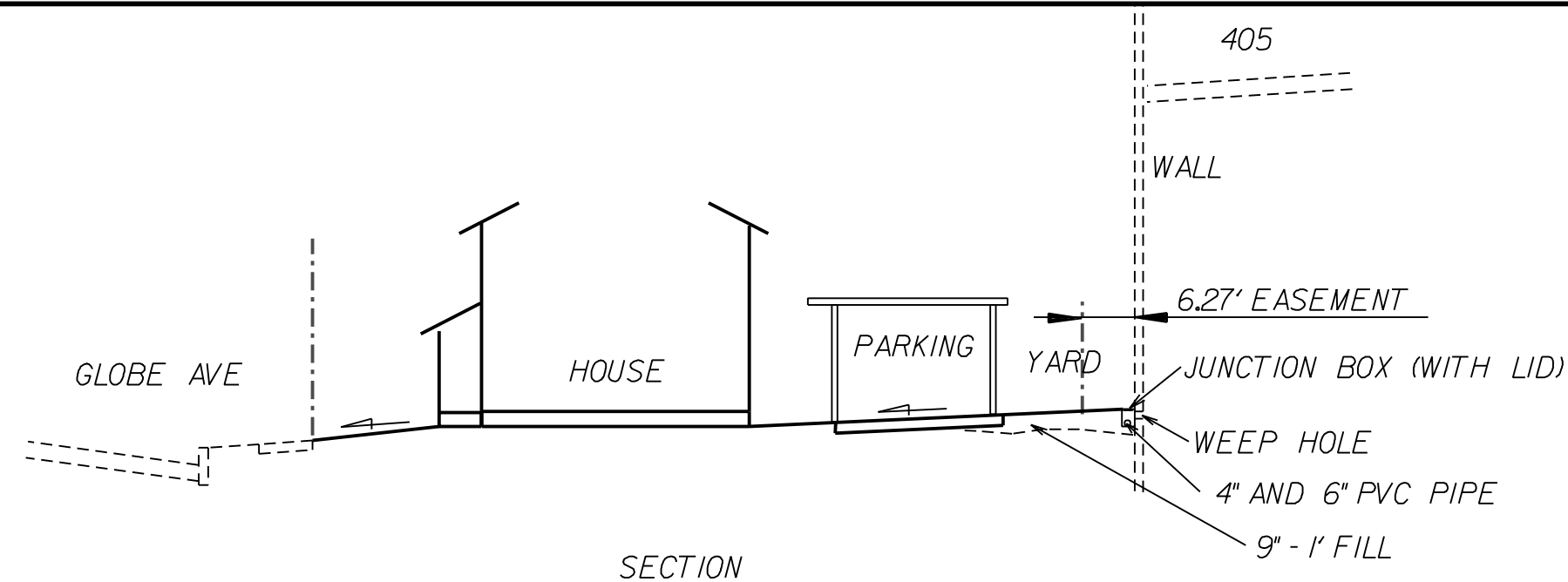
CONCRETE 

A/C COMPRESSOR 

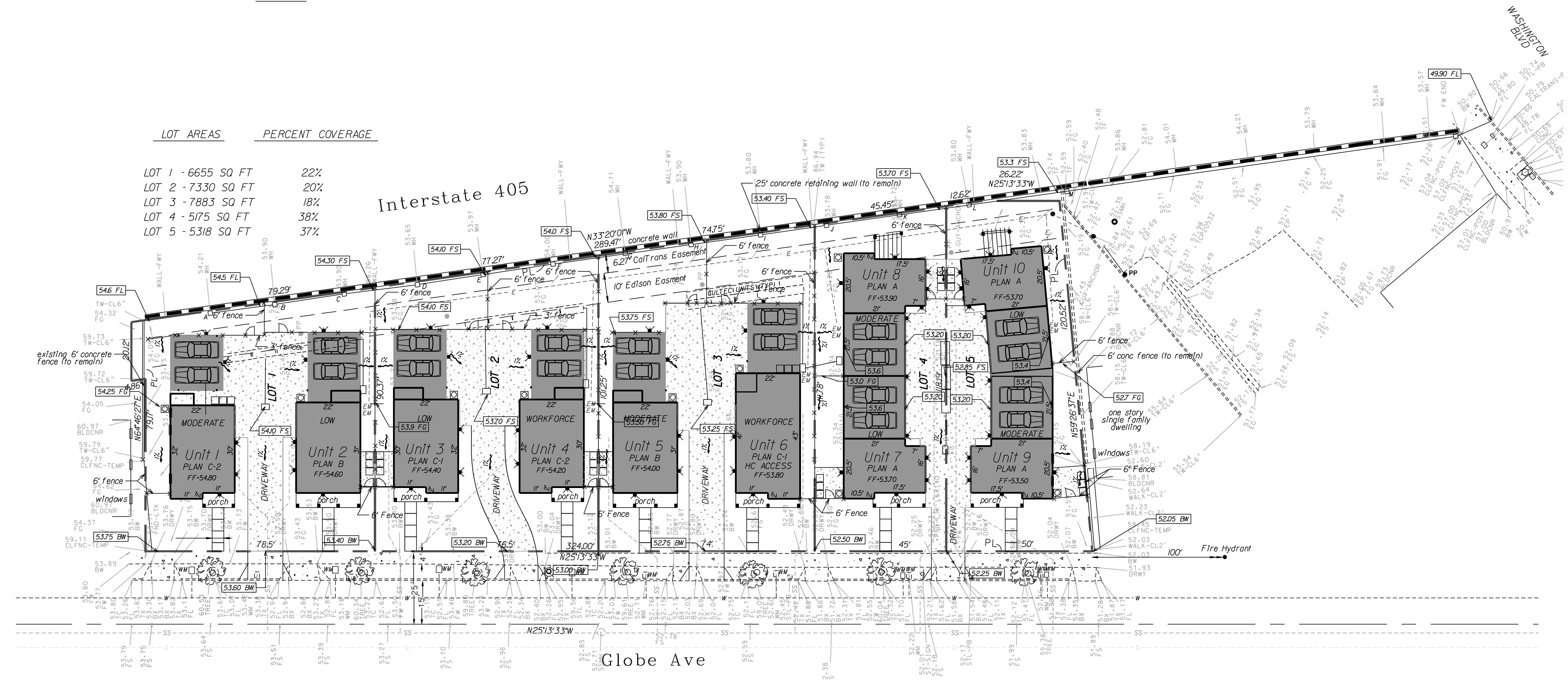
4" CONCRETE WALKWAY 

STREET LIGHT 

Sheet No.: A-100

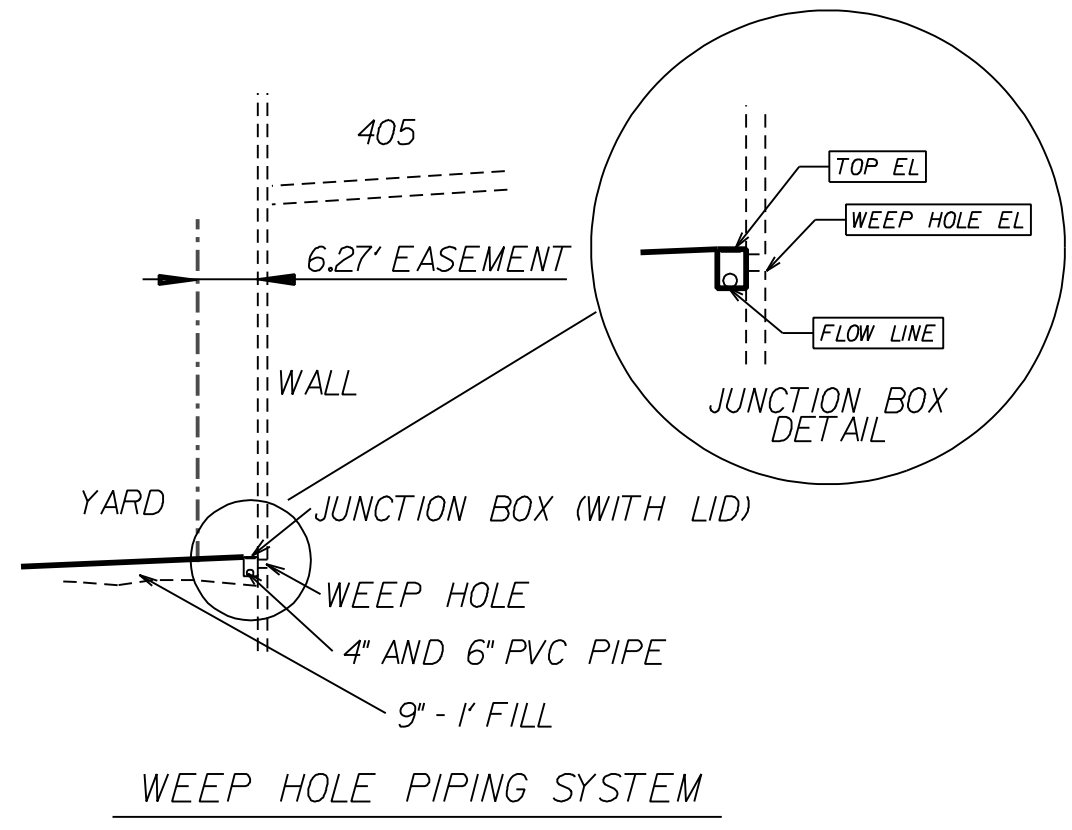


LOT AREAS	PERCENT COVERAGE
LOT 1 - 6655 SQ FT	22%
LOT 2 - 7330 SQ FT	20%
LOT 3 - 7883 SQ FT	18%
LOT 4 - 5175 SQ FT	38%
LOT 5 - 5318 SQ FT	37%



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WEEP HOLE PIPING SYSTEM					
NO.	EXIST GROUND	WEEP WHOLE	FINISH GROUND	FLOW	PIPE SIZE
A	53.7	54.21	54.55	54.0	4"
B	53.7	53.90	54.45	53.8	4"
C	53.4	53.90	54.4	53.6	4"
D	53.65	53.65	54.2	53.4	4"
E	53.3	53.97	54.1	53.2	6"
F	53.1	54	54.1	53.0	6"
G	53.4	54.1	53.9	52.8	6"
H	53.4	53.9	53.8	52.6	6"
I	53.2	53.8	53.5	52.4	6"
J	53.3	53.78	53.4	52.2	6"
K	52.85	53.72	53.6	52.0	6"
L	52.50	53.80	53.6	51.8	6"
M	52.50	-	52.5	51.5	6"
N	51.20	-	51.2	50.3	6"

OUT FALLS TO WASHINGTON BLVD AT 49.9 (THREE 4" PIPES)

Design/Build by:



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Job:
HABITAT FOR HUMANITY
GLOBE AVE
AFFORDABLE HOUSING

4044-4068 GLOBE AVE
CULVER CITY, CA 90230

Revisions:

No.	Description	Date

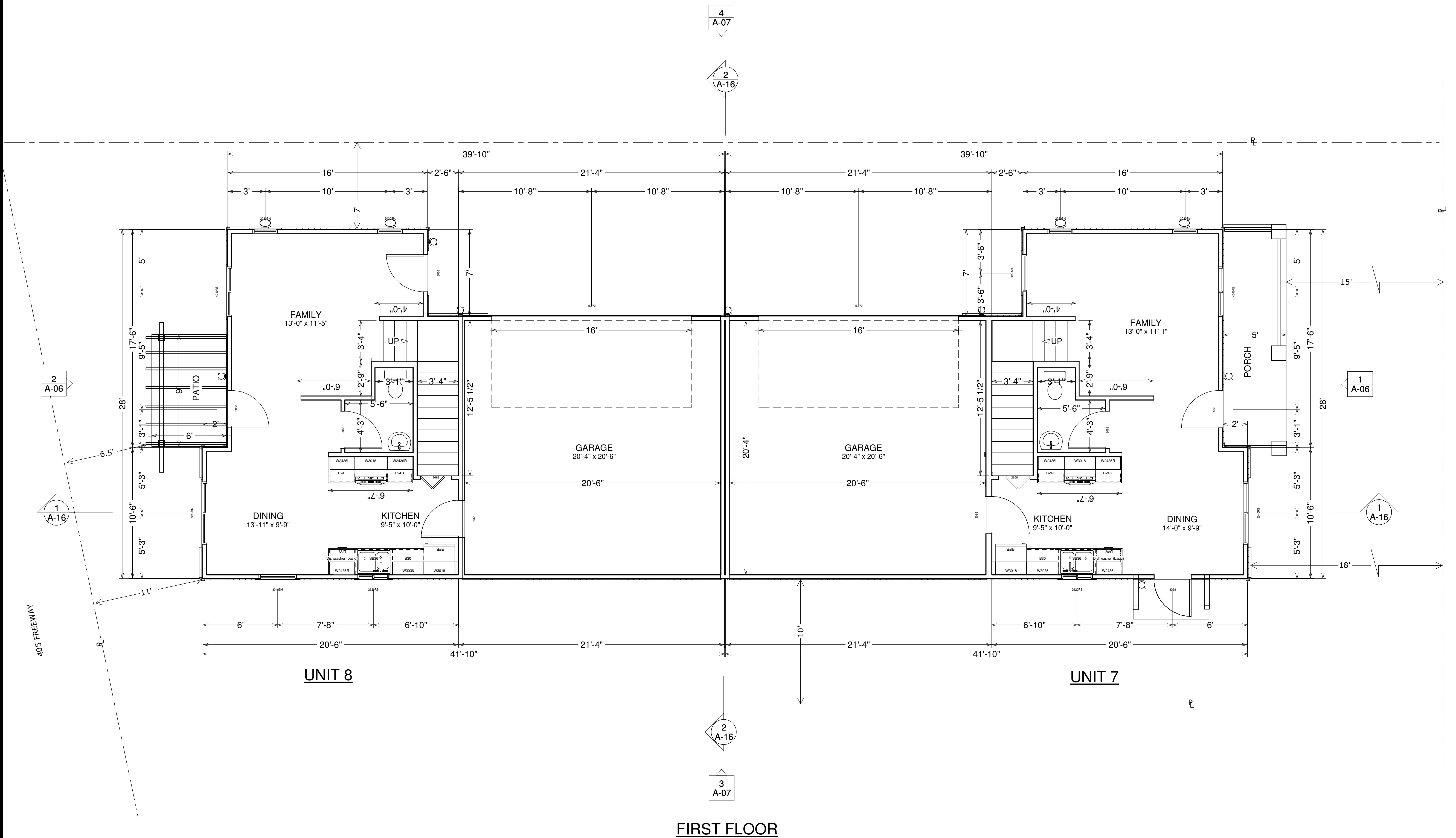
Date:
JANUARY 20, 2016

Scale:
1" = 20'

Sheet Title:
Grading Plan

Sheet No.:
A-101

UNIT 9 AND 10 MIRROR IMAGE



Revisions:

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Survey/Mapping:
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Soils:
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10641 Humbolt Street
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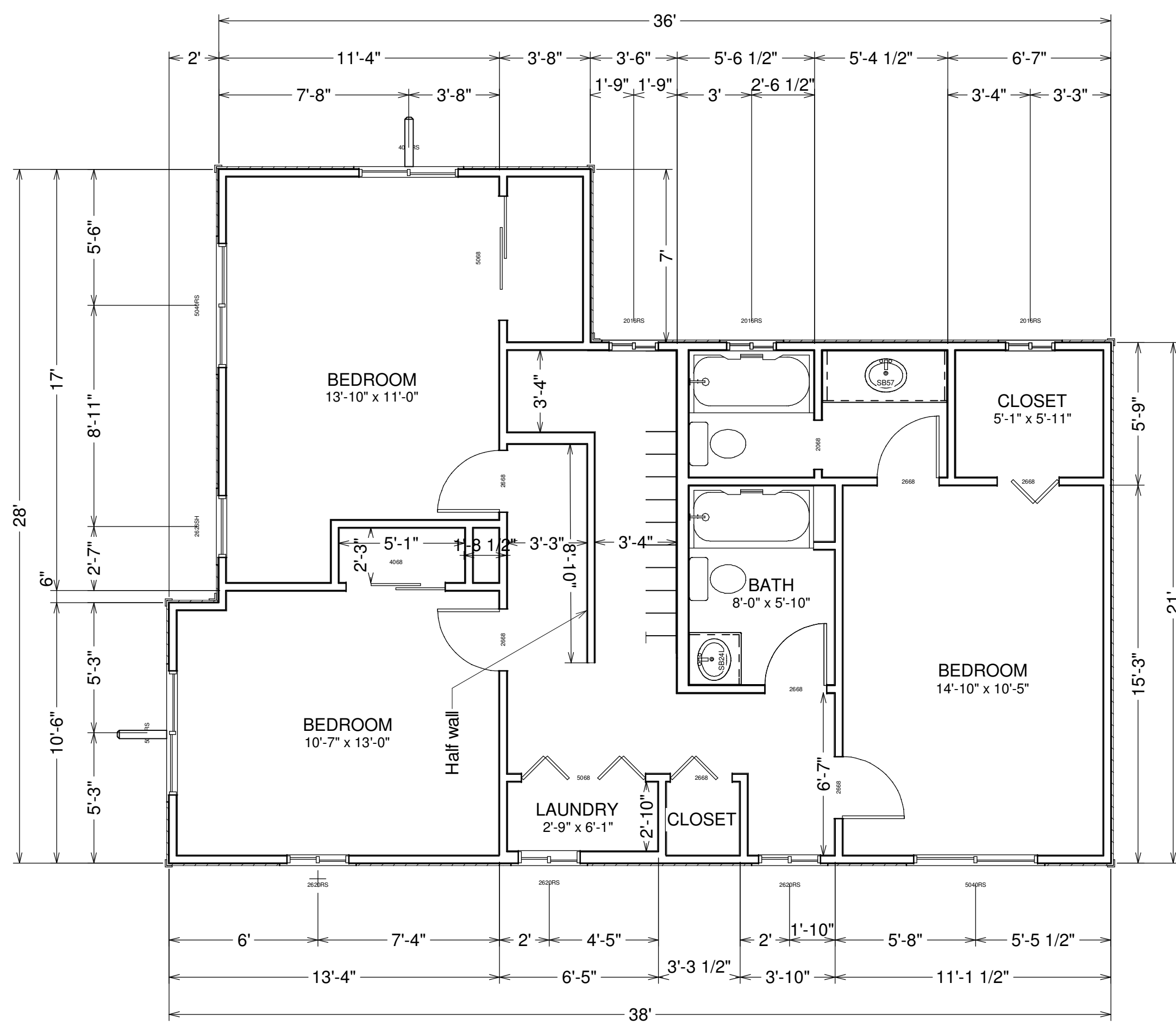
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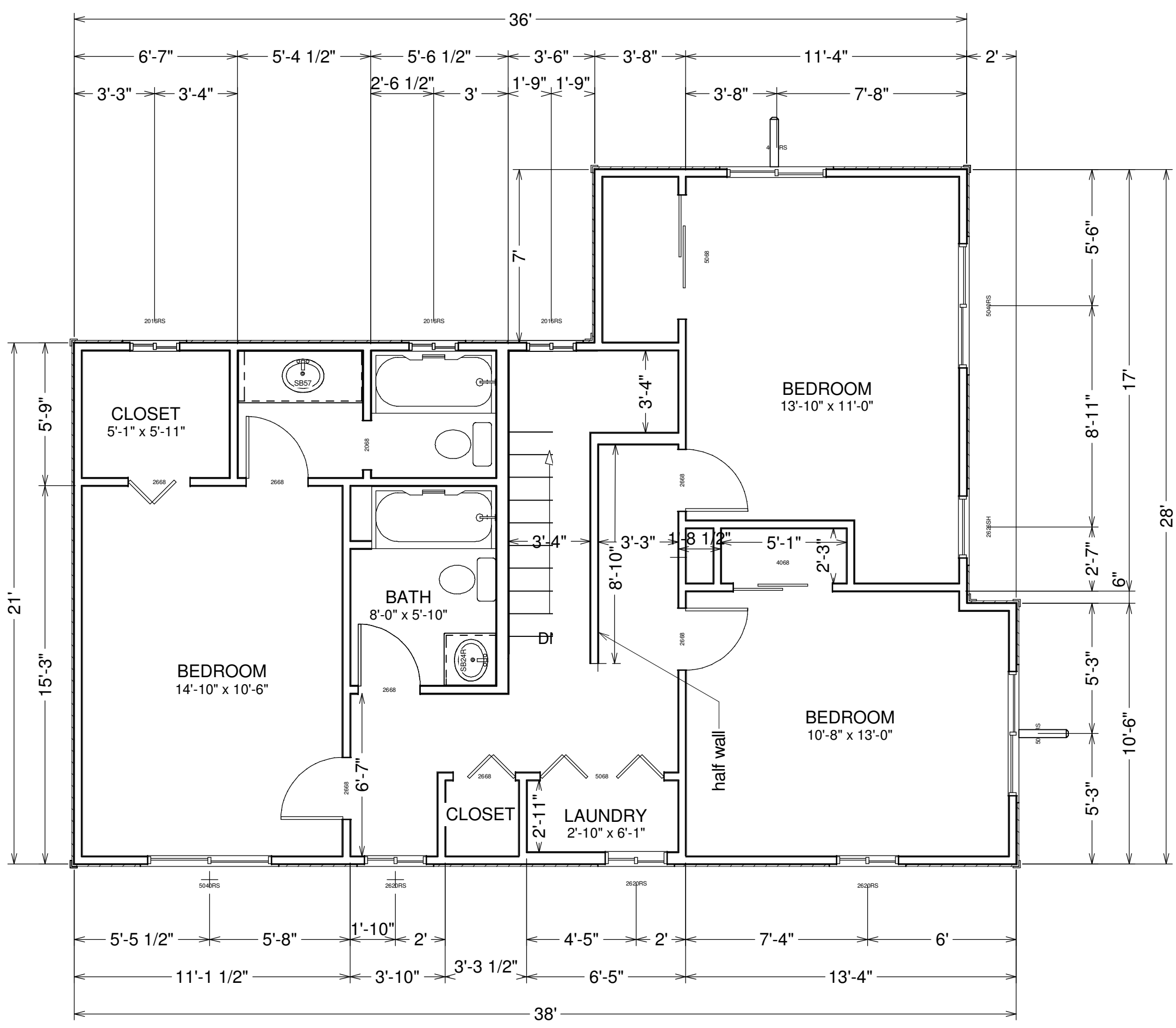
FLOOR PLAN
PLAN A

Sheet No.:

A-01



UNIT 8



UNIT 7

SECOND FLOOR

Revisions:

No	Description	Date

Design/Build by:

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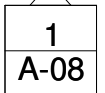
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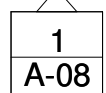
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FLOOR PLAN
PLAN A

Sheet No.:
A-02

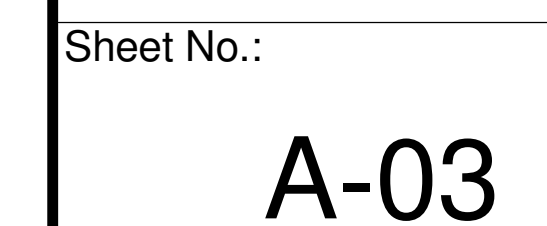


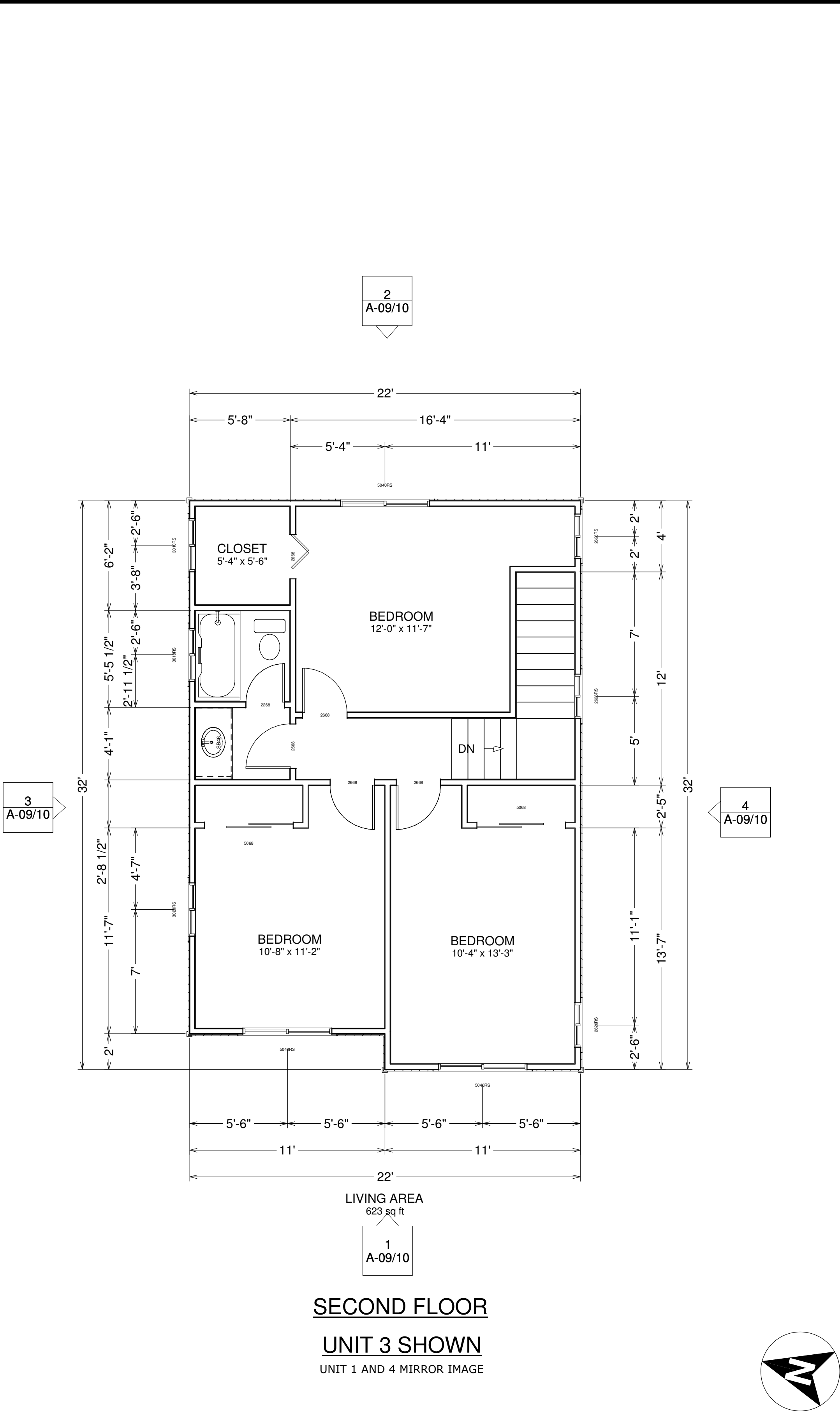
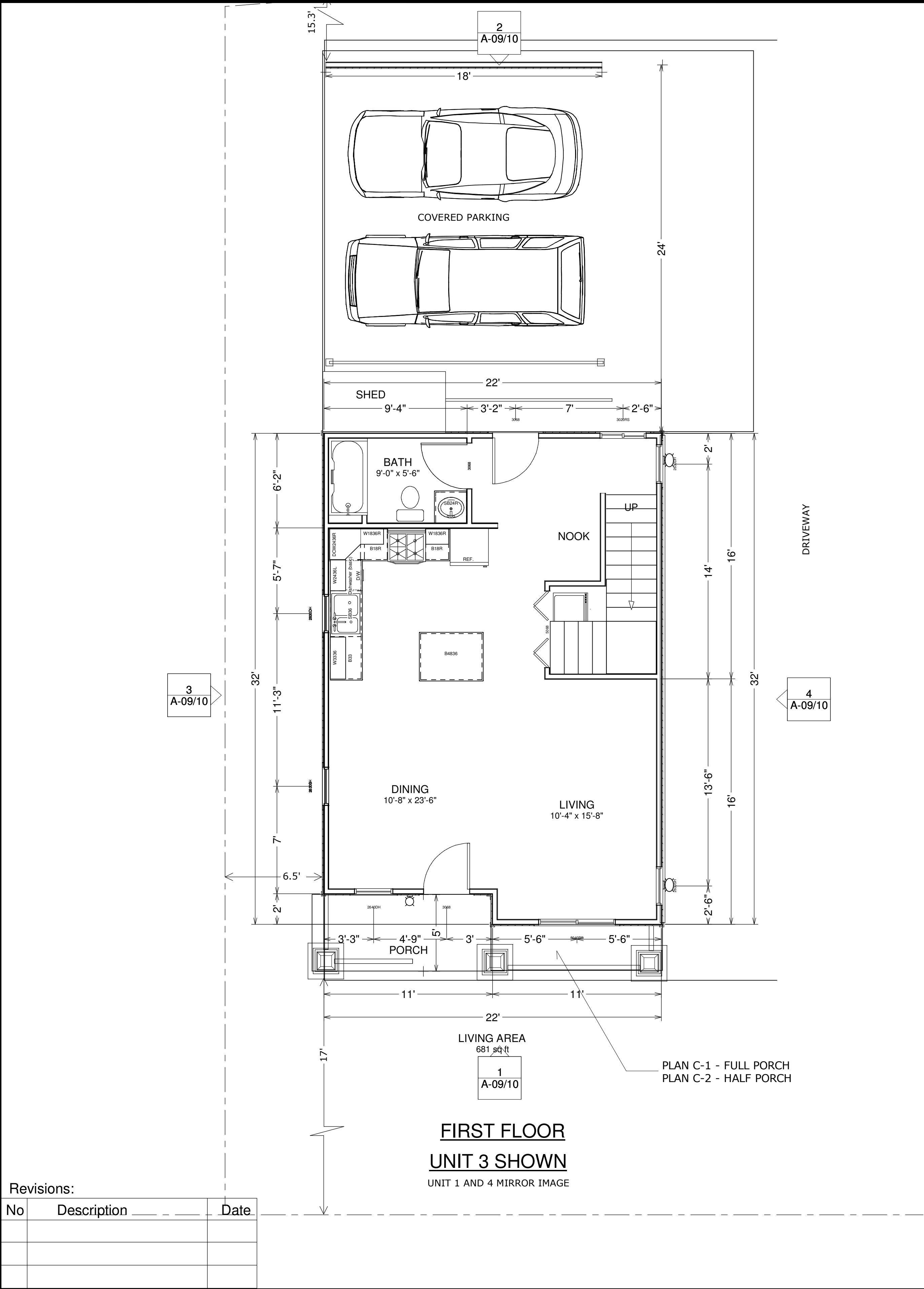
NIT 2 MIRROR IMAGE

Revisions:		
No	Description	Date



UNIT 2 MIRROR IMAGE





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REGISTERED PROFESSIONAL ENGINEER
ROBERT K. DWELLE
C 73395
EXP 12/31/12
CIVIL
STATE OF CALIFORNIA

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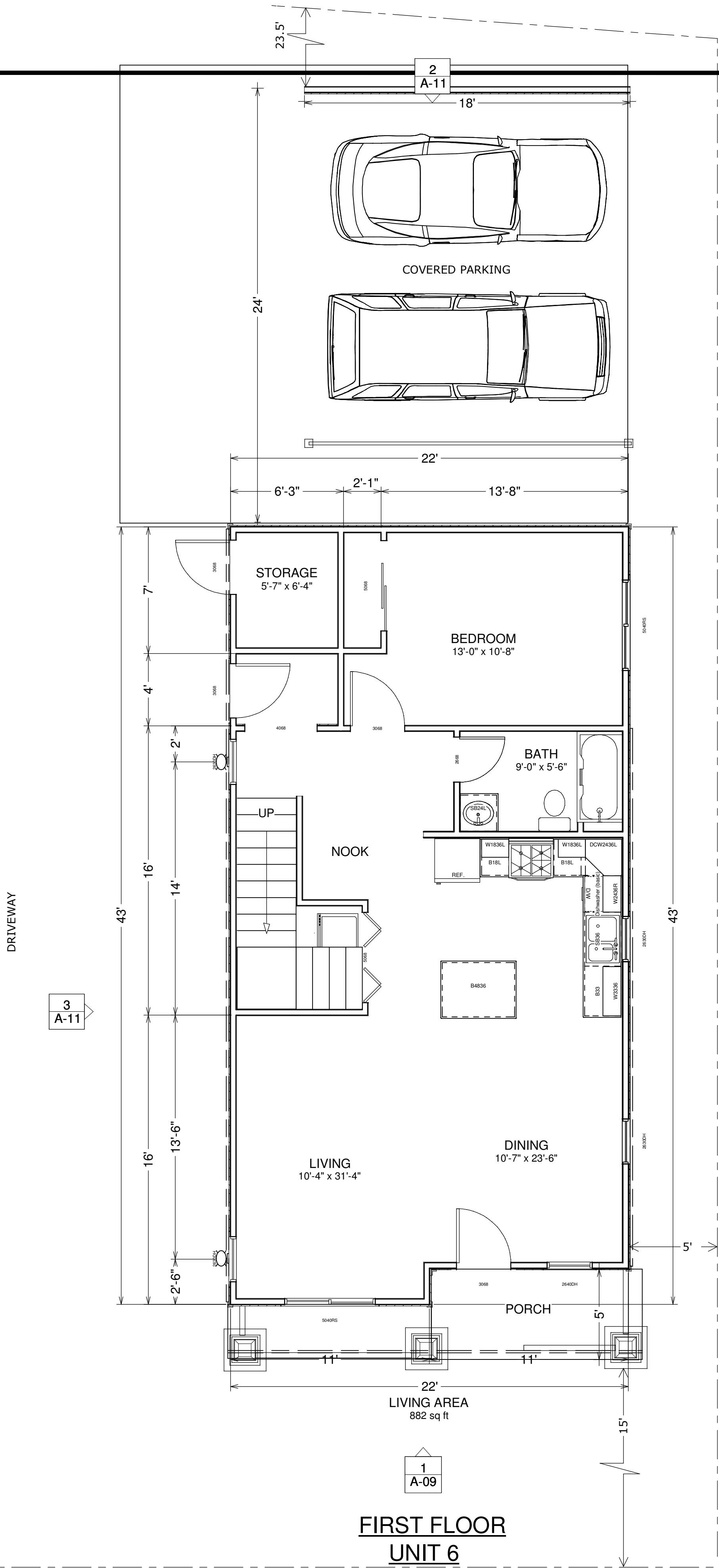
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Sheet Title:
FLOOR PLAN
PLAN C-1/C-2

Sheet No.:
A-04

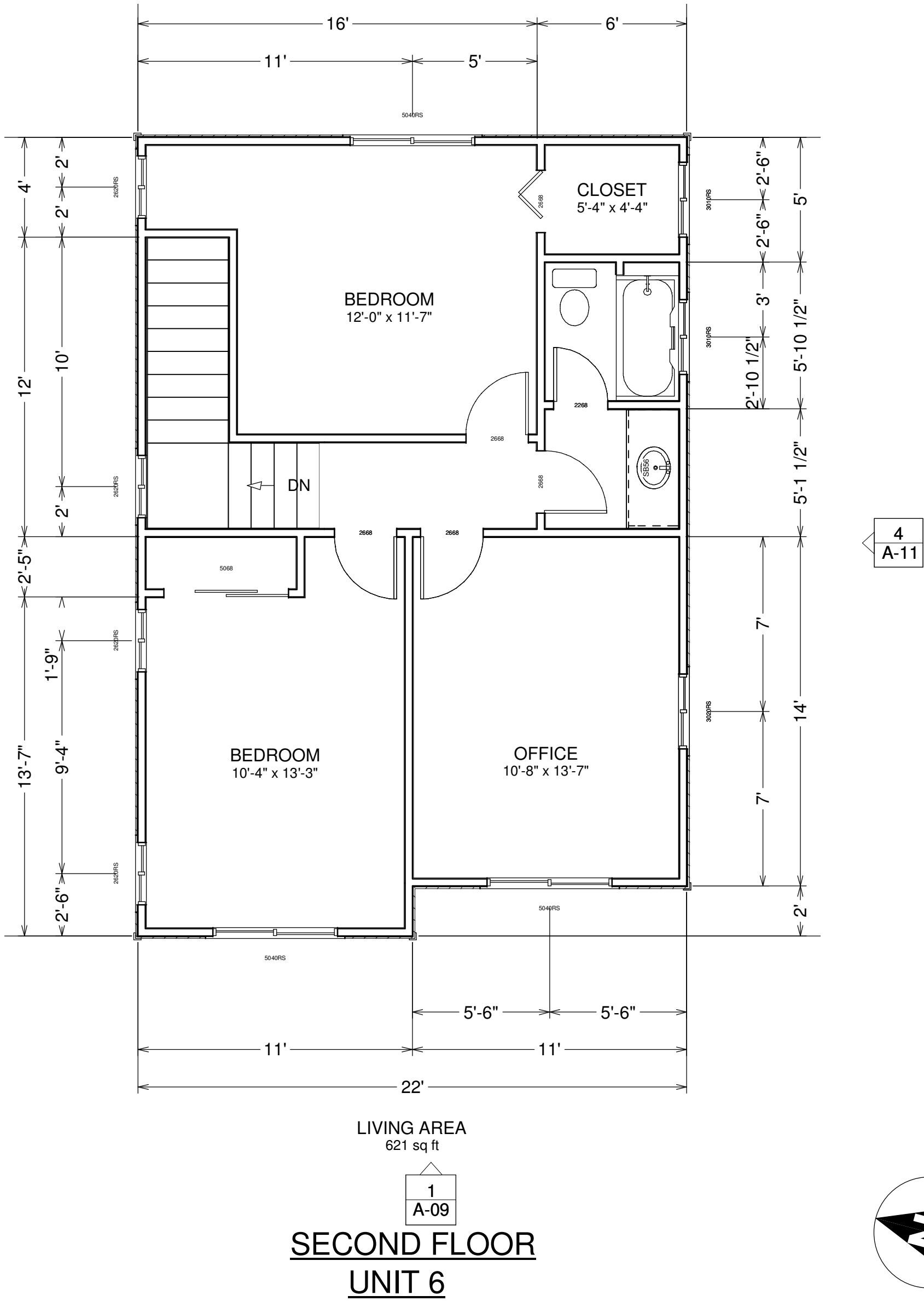
Revisions:

No	Description	Date



FIRST FLOOR
UNIT 6

1503 SQ FT TOTAL



SECOND FLOOR
UNIT 6

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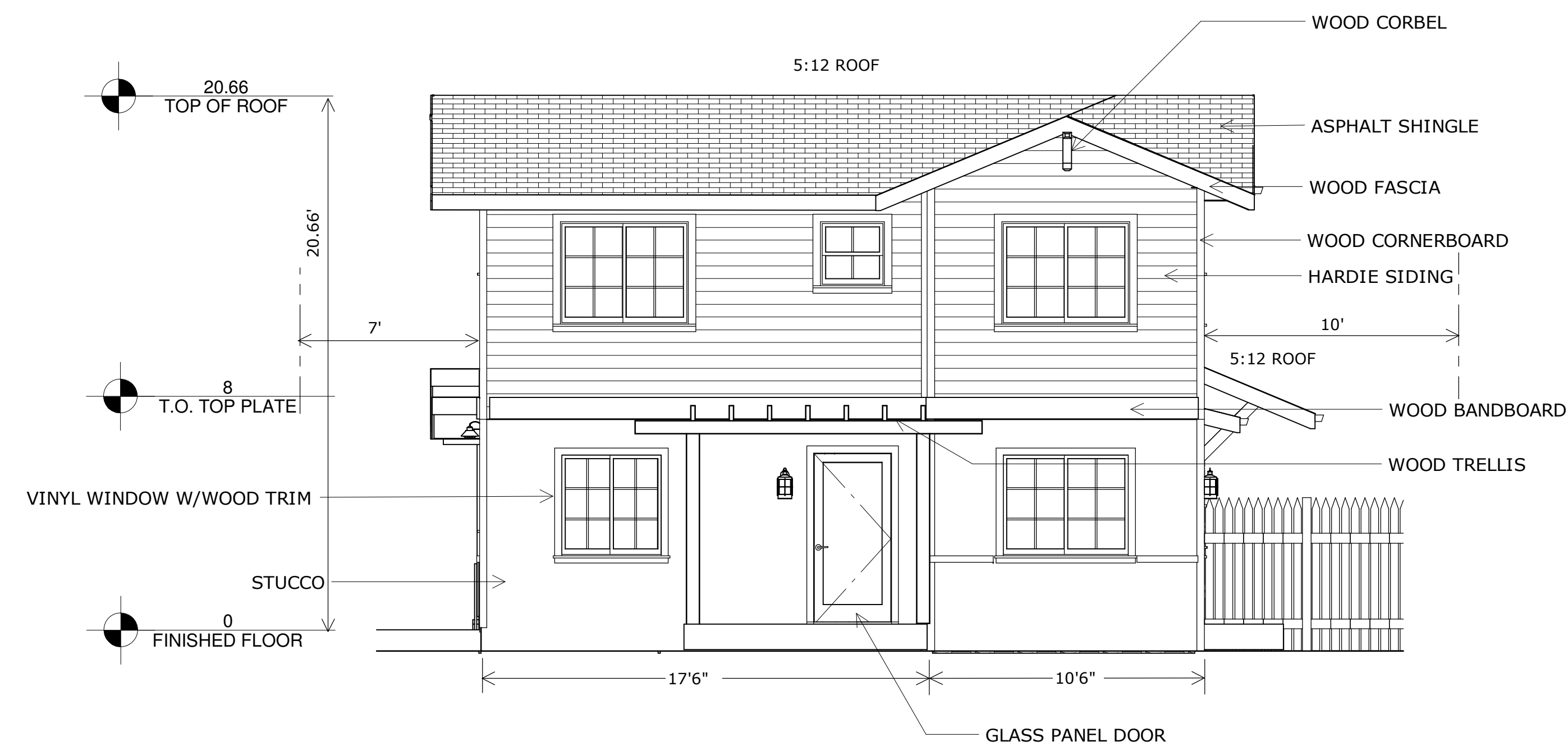
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Date:
JANUARY 20, 2016

Scale:
1/4" = 1'

Sheet Title:
**FLOOR PLAN
PLAN C-1 WITH HC**

Sheet No.:
A-05



BACK - 2



FRONT - 1

Revisions:		
No	Description	Date

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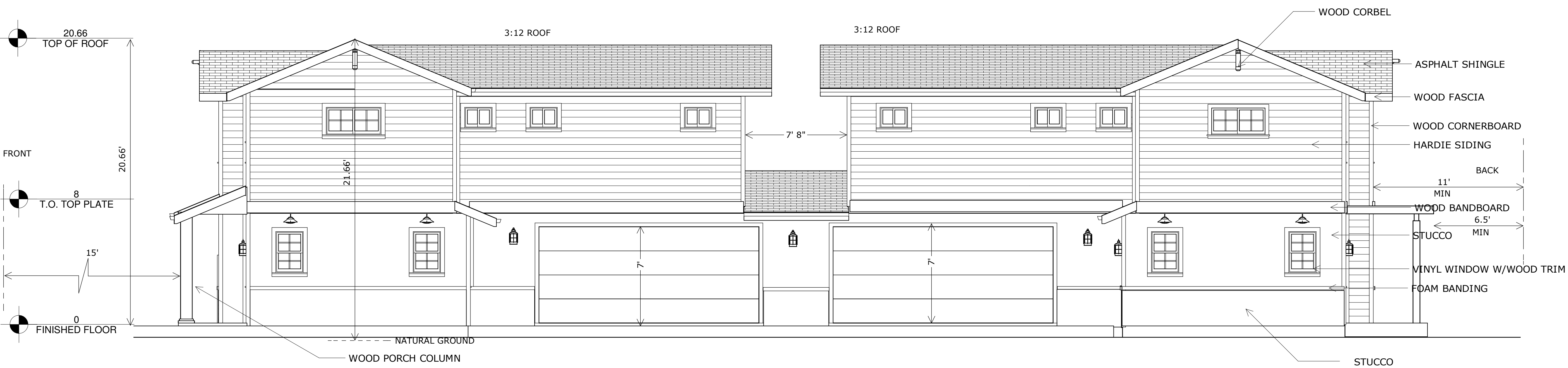
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Sheet Title:
ELEVATION
PLAN A

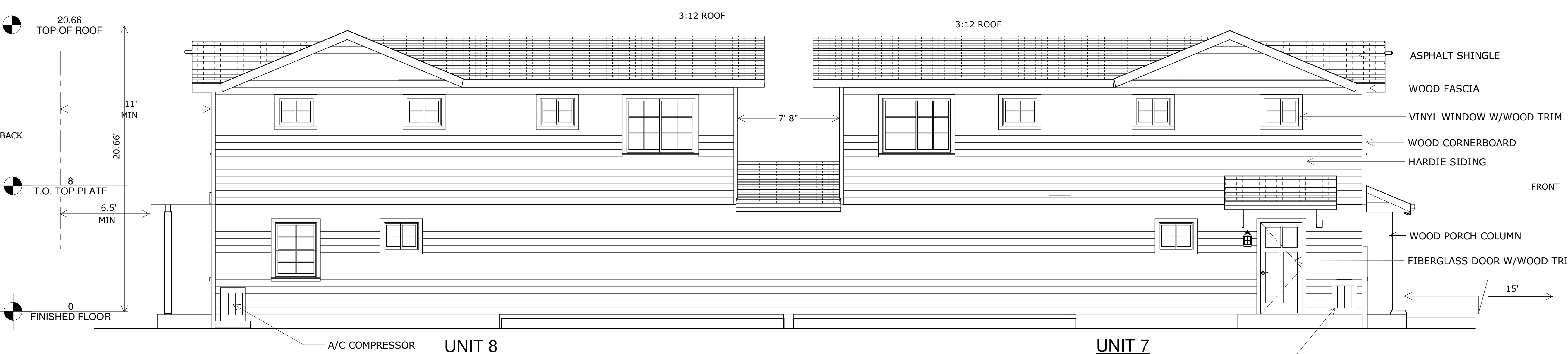
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A-06



UNIT 7

RIGHT SIDE - 4

UNIT 8



UNIT 8

LEFT SIDE - 3

UNIT 7

Revisions:

No	Description	Date



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NOT FOR CONSTRUCTION

Job:

Habitat for Humanity
Globe Ave Affordable Housing
4044-4068 Globe Ave
Culver City, CA 90230

Consultants:

Survey/Mapping:
RD Engineering
Contact: Ralph Dartt
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Pasadena, CA 91107
(626) 288-7911

Structural:
Tibba Engineering
Contact: Mark Ibrahim
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(949)-232-1919

Soils:
Norcal Engineering
Contact: Scott Spensiero
10641 Humbolt Street
Los Alamitos, CA 90720
(562) 799-9469

Date:

JANUARY 20, 2016

Scale:

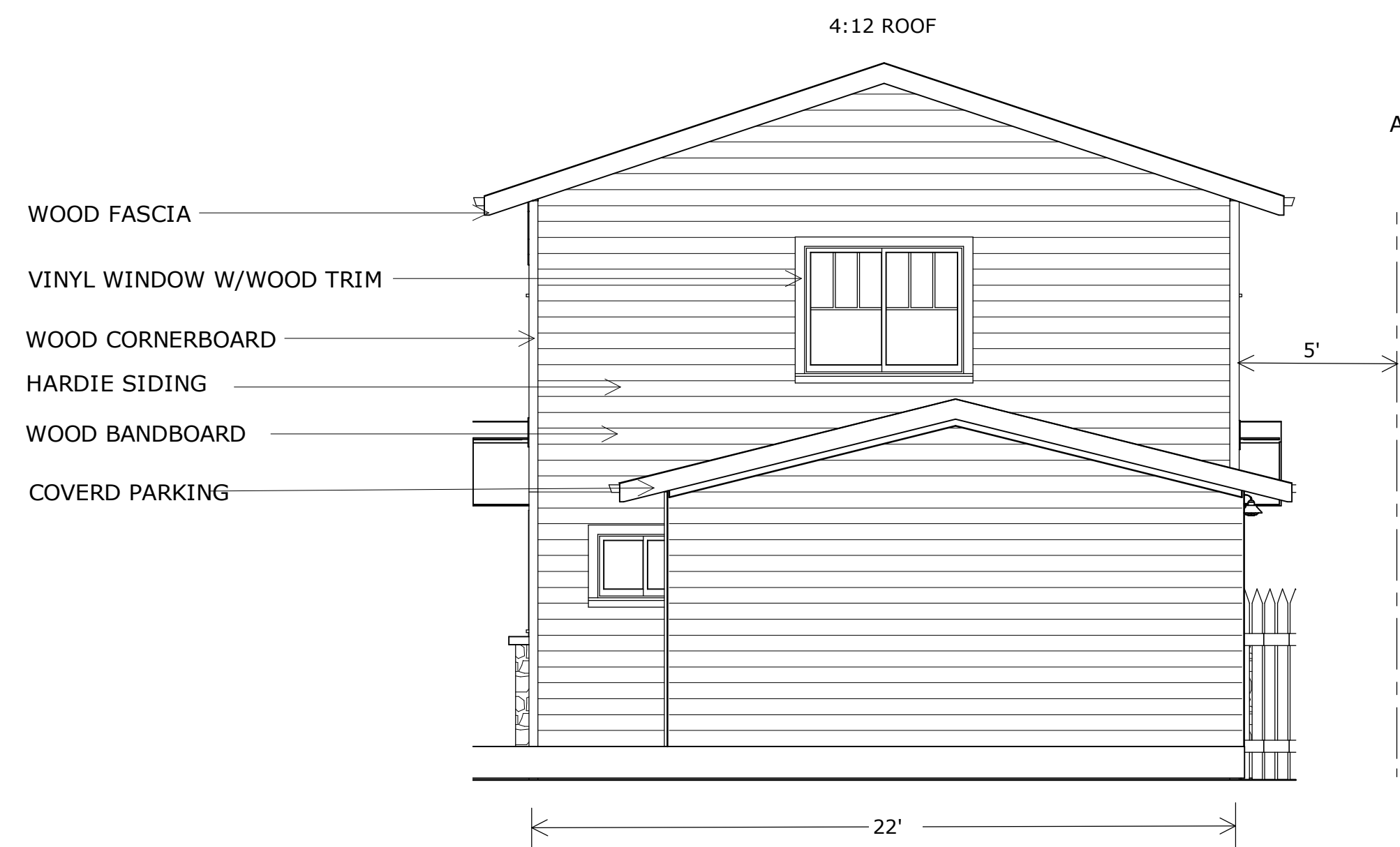
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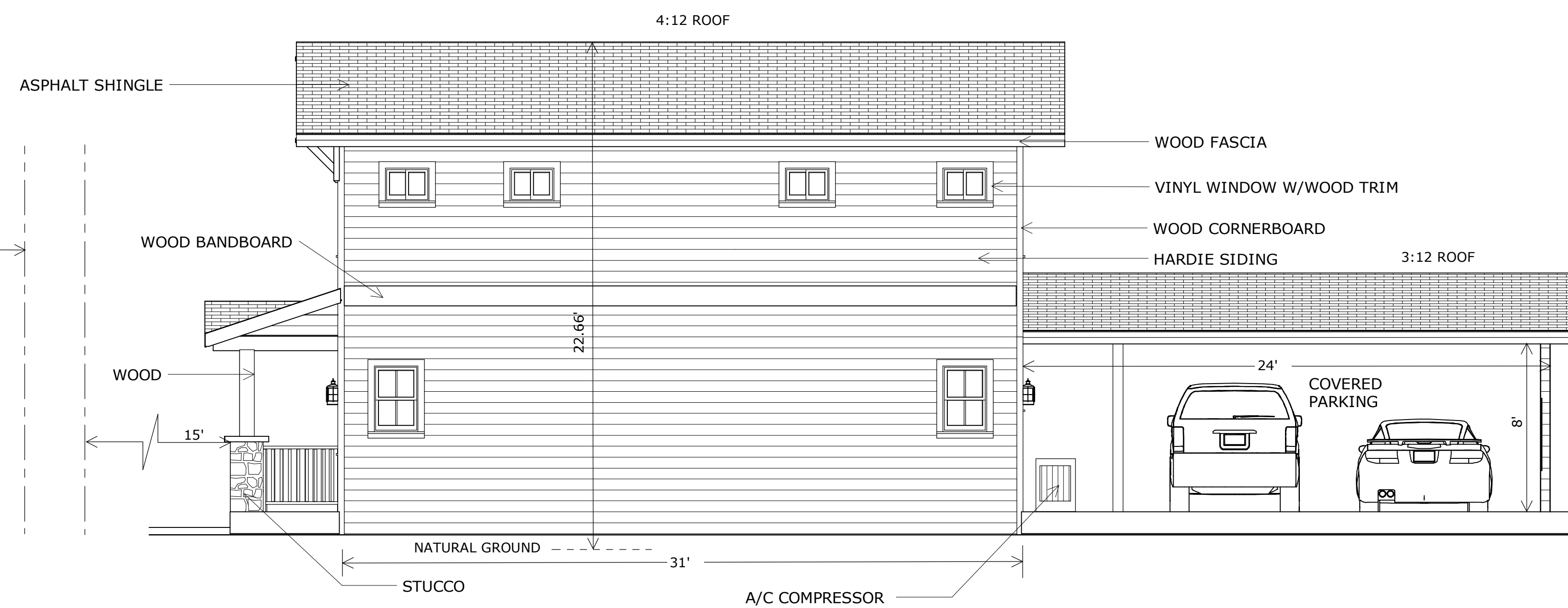
ELEVATION
PLAN A

Sheet No.:

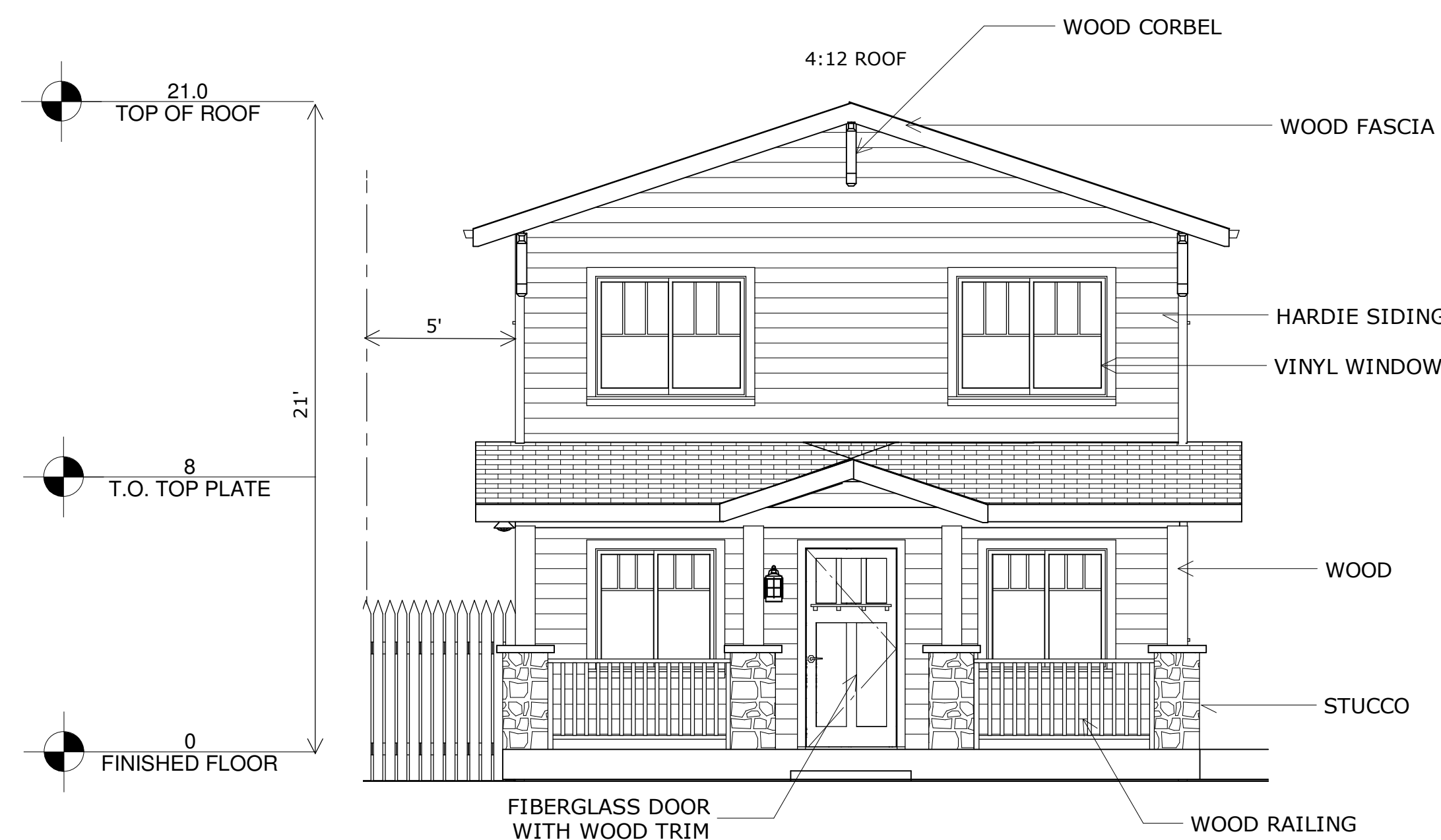
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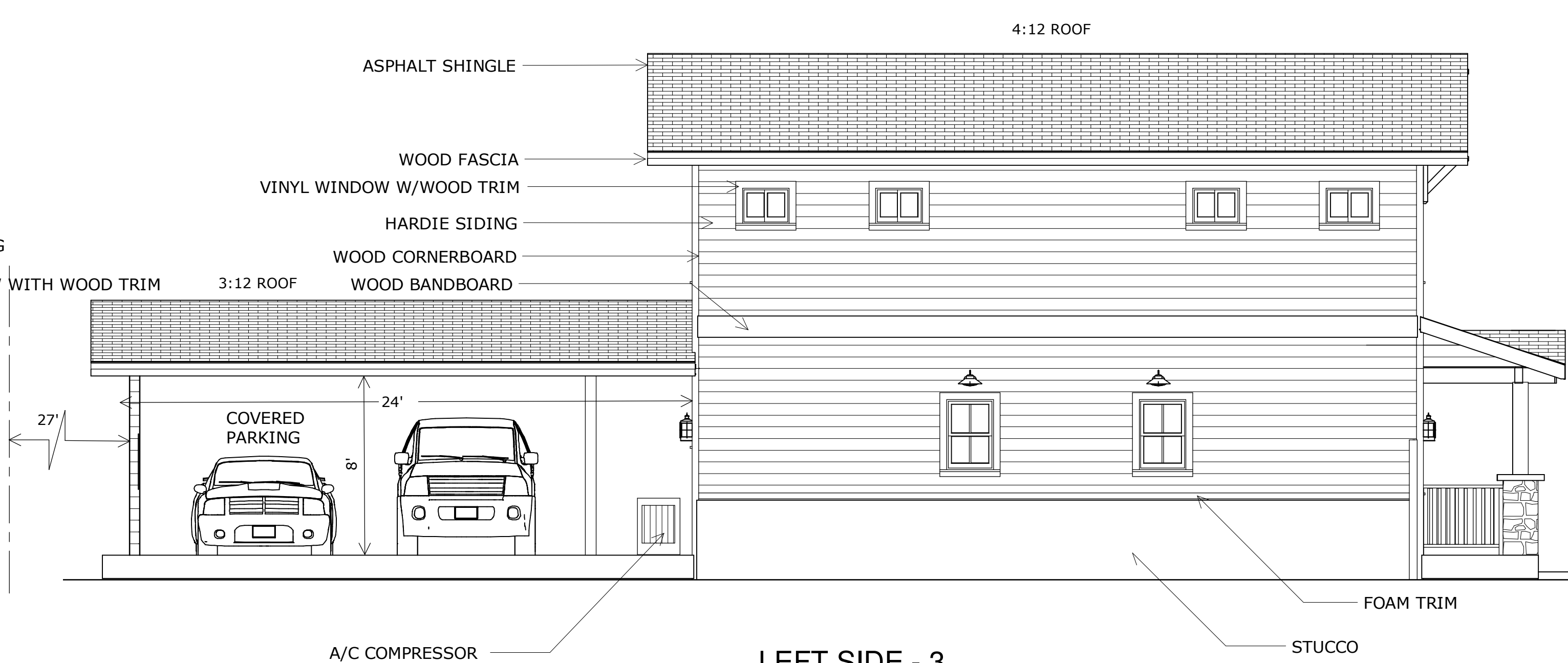
BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Design/Build by:



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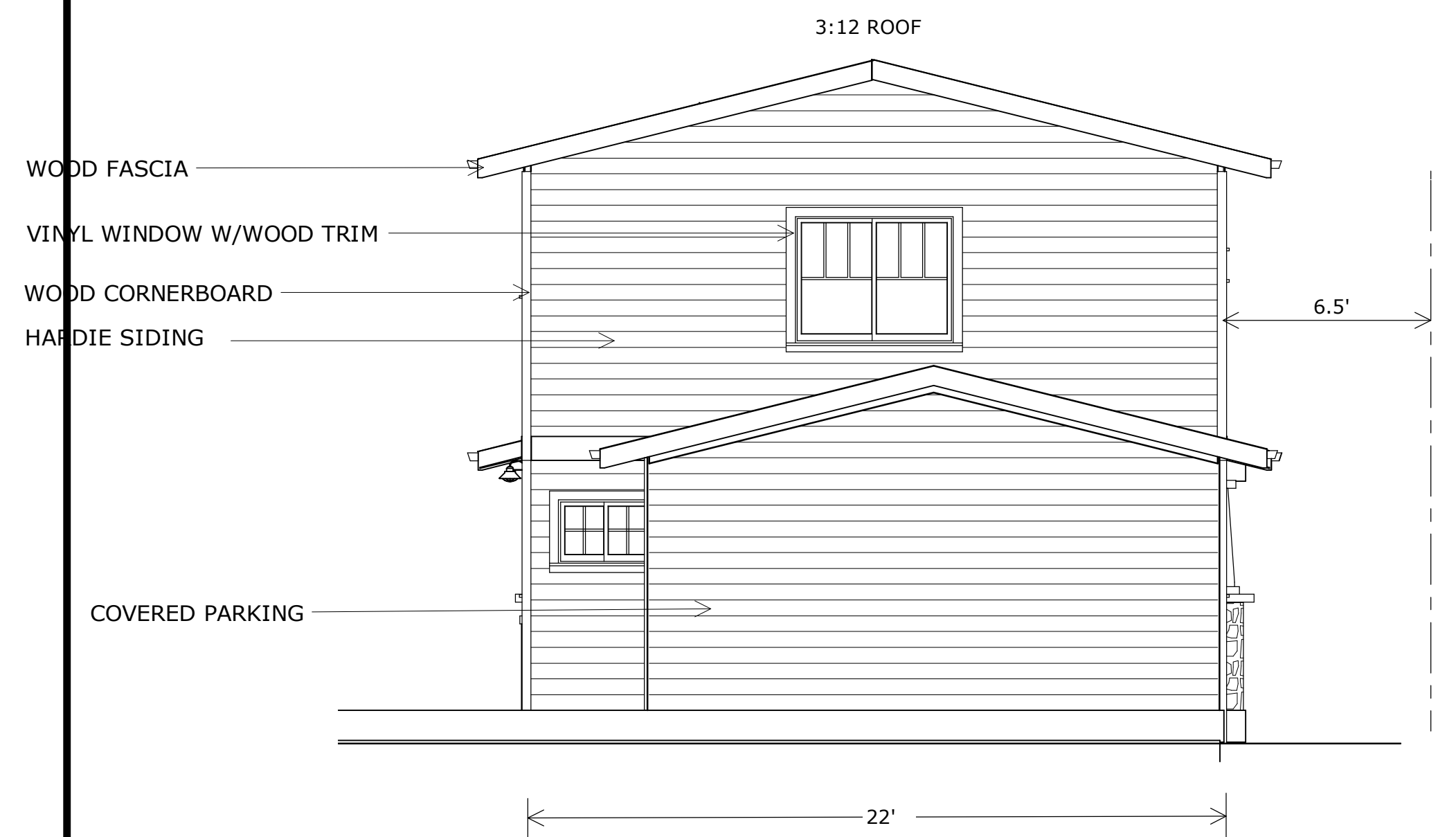
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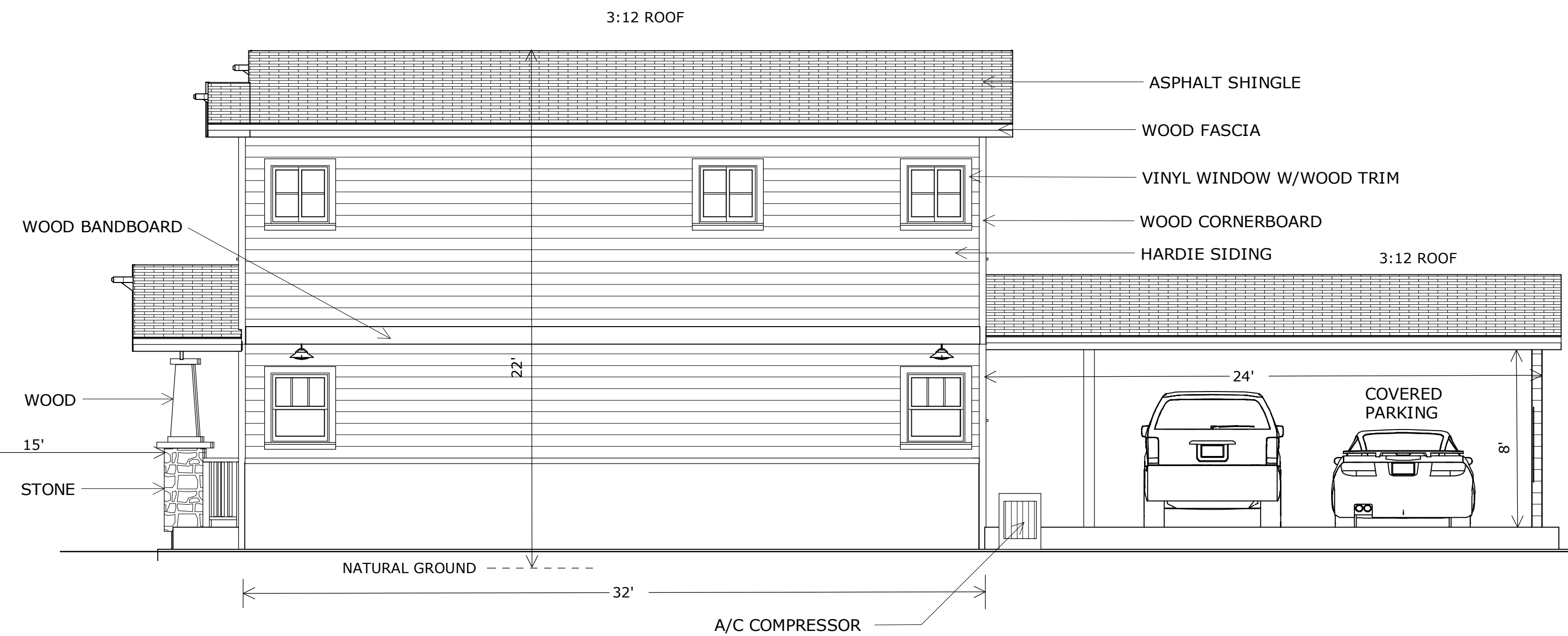
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PLAN B**

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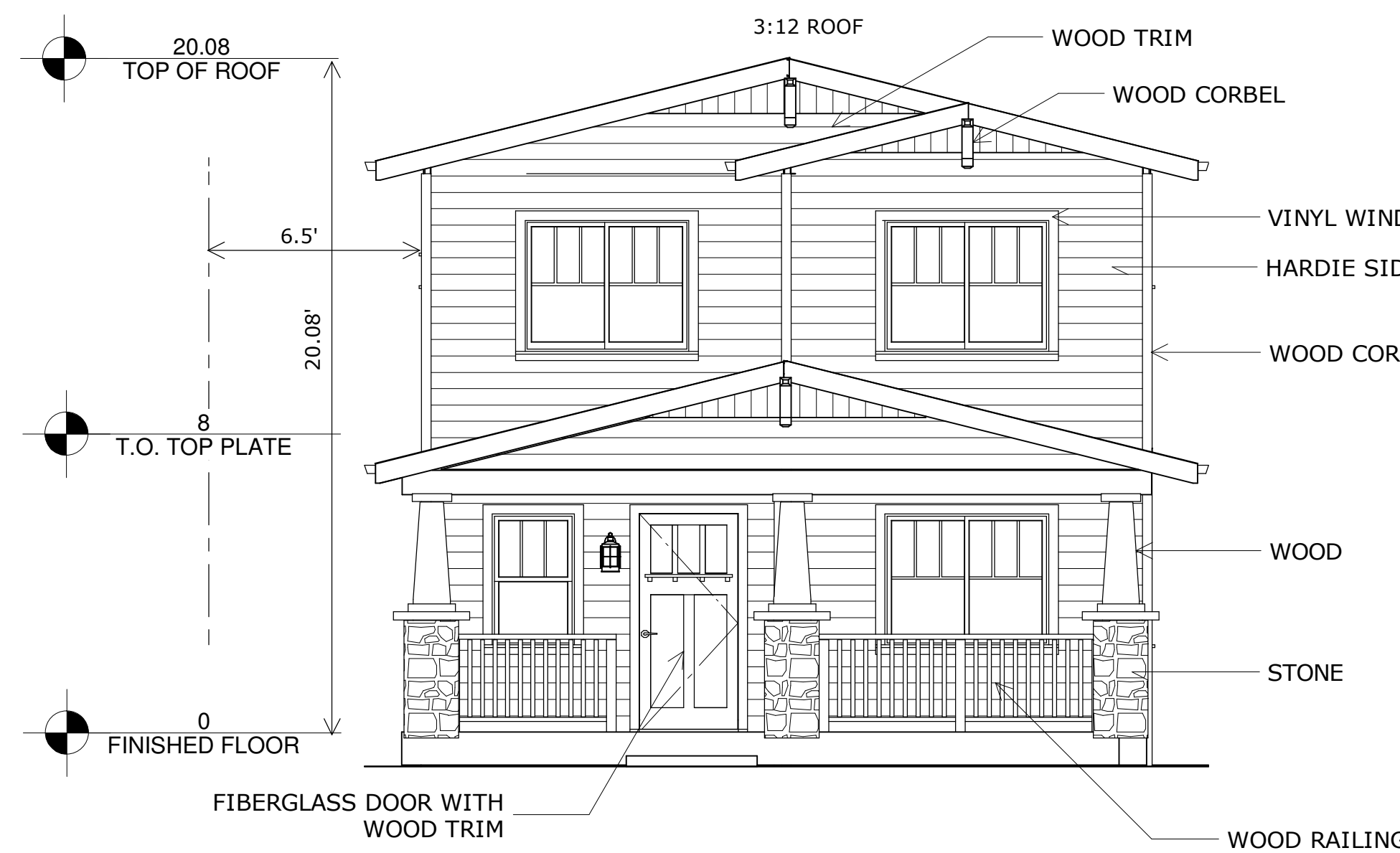
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No	Description	Date



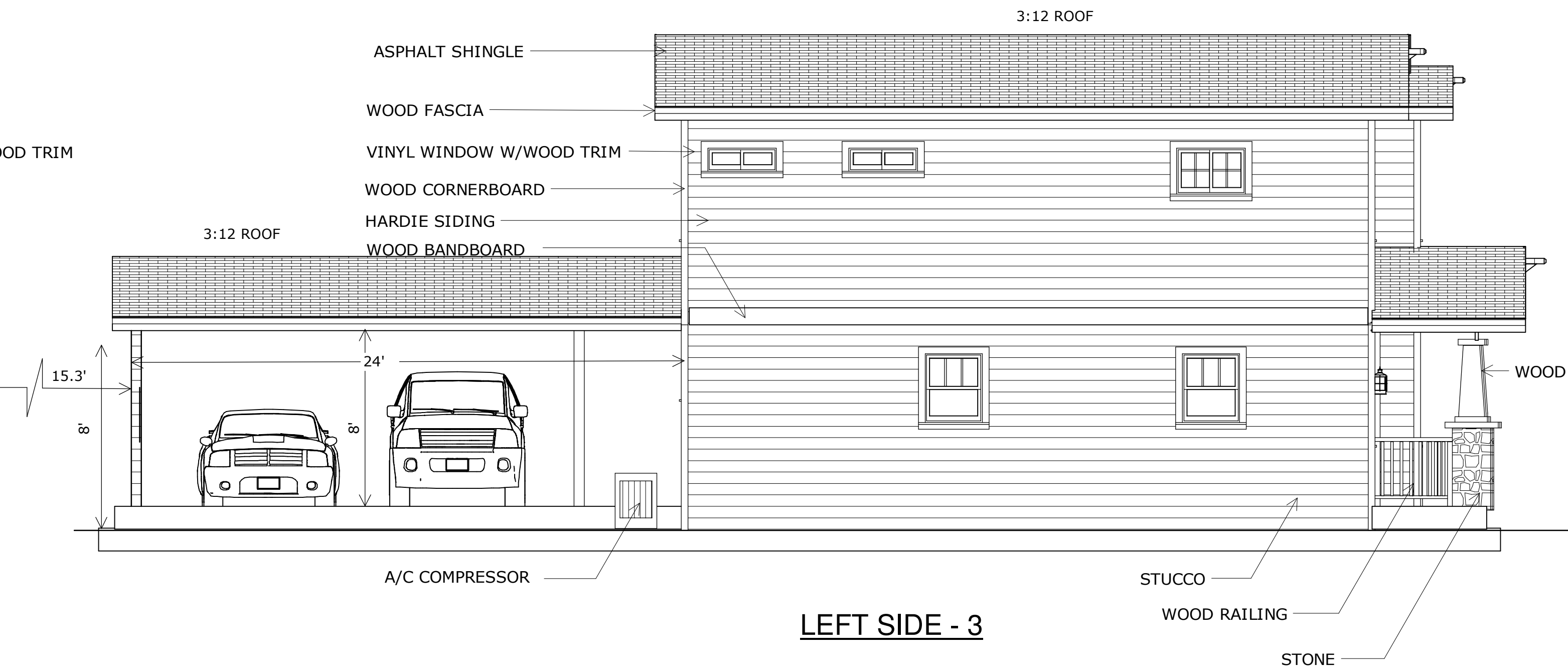
BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Revisions:		
No	Description	Date

Design/Build by:

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Greater Los Angeles

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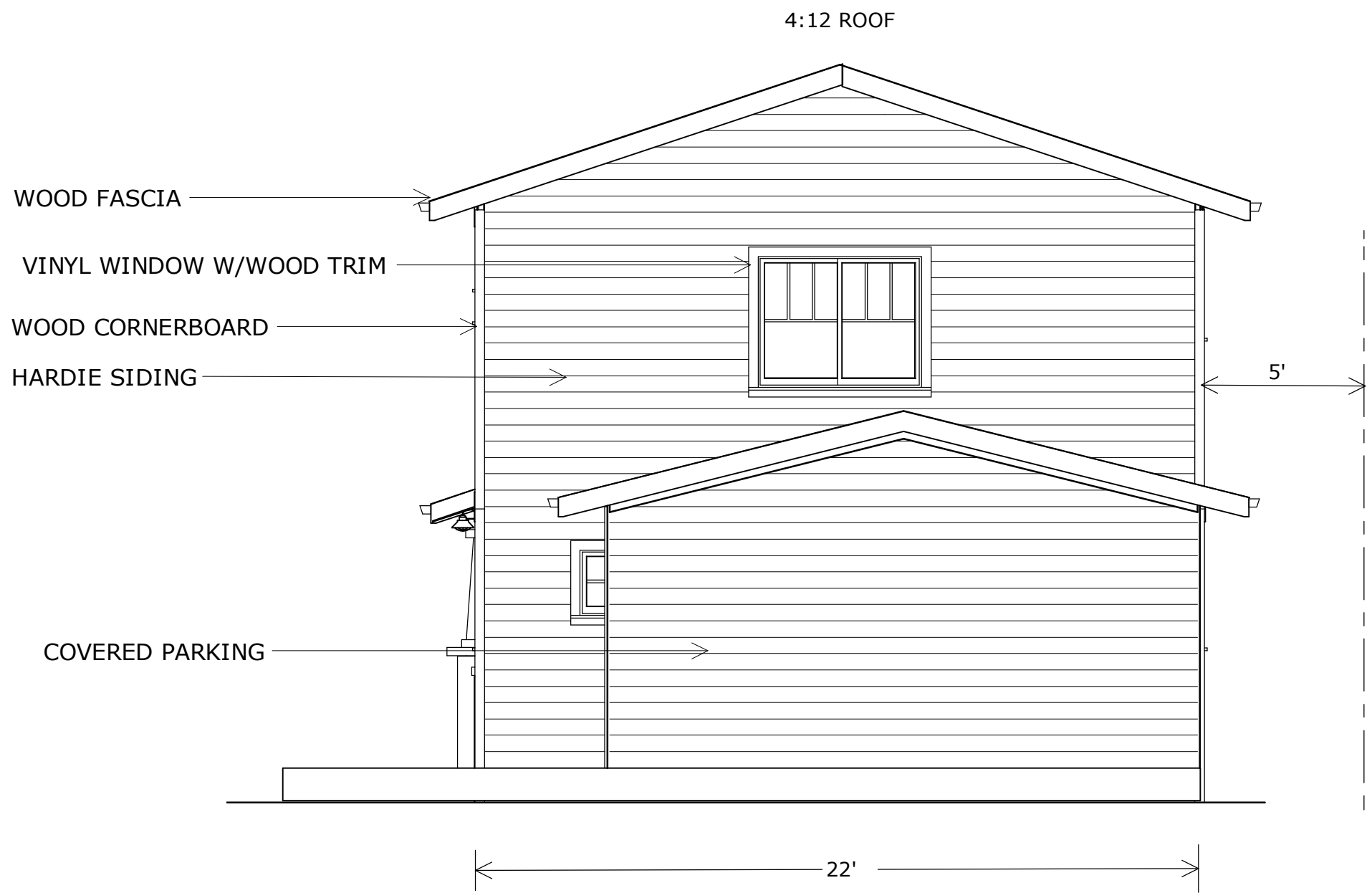
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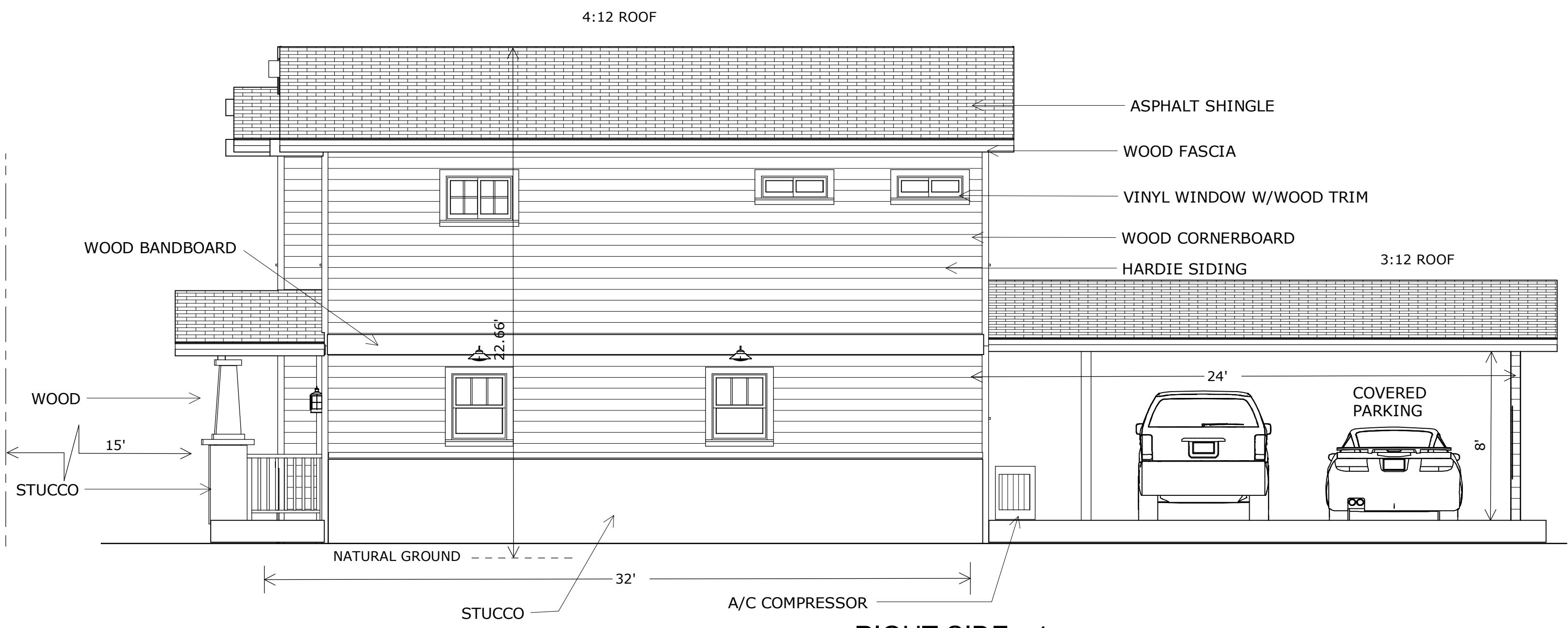
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Sheet Title:
ELEVATIONS
PLAN C-1

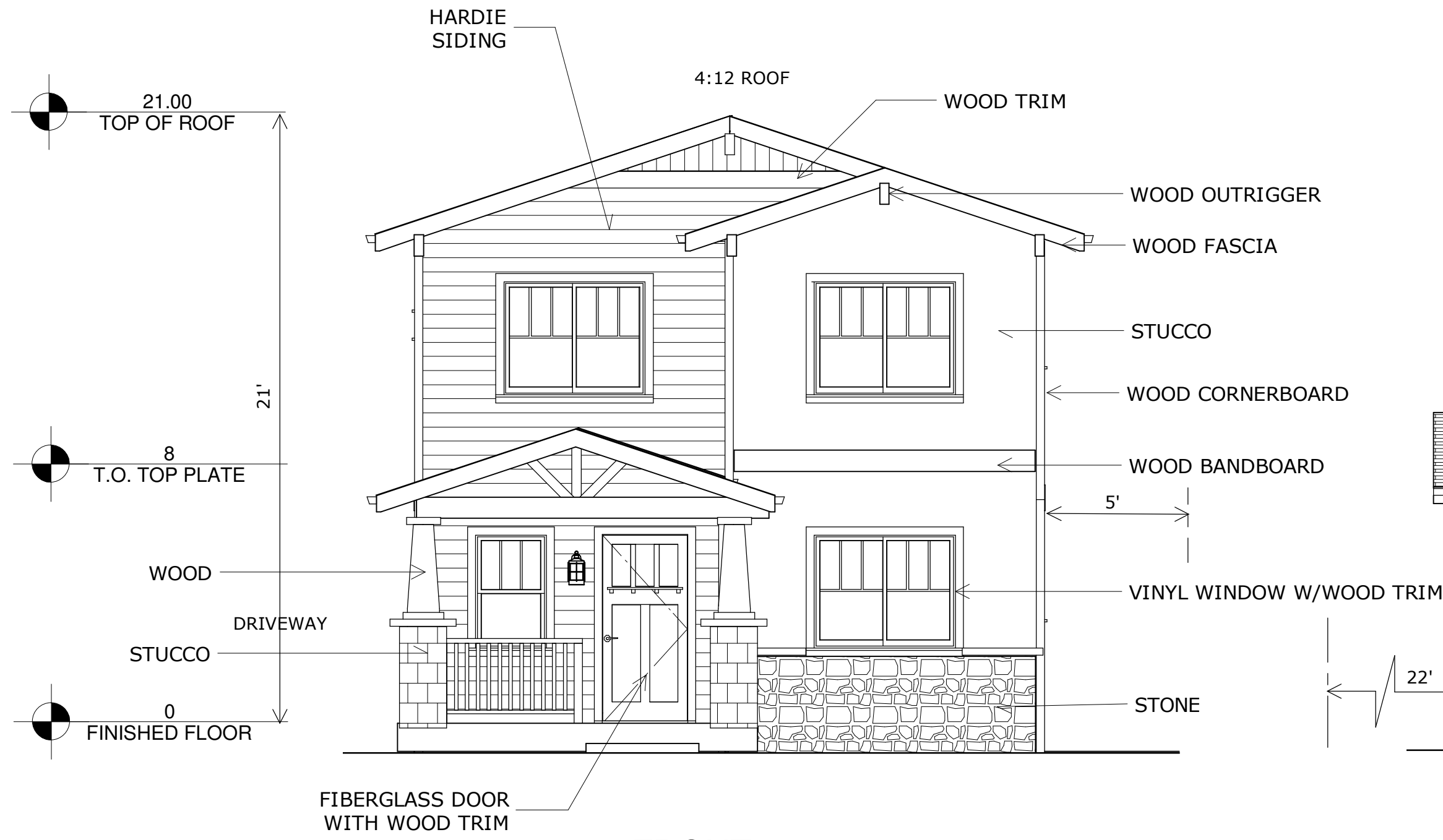
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BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

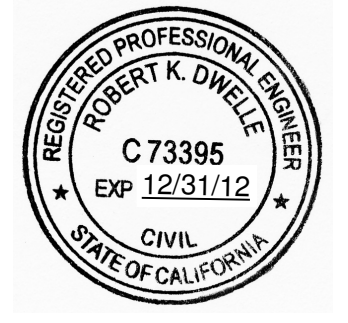
Revisions:

No	Description	Date

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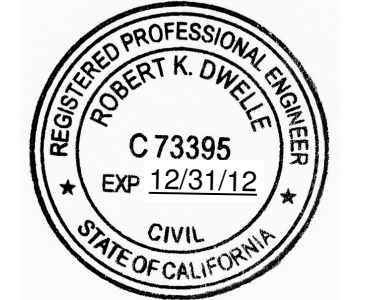
Sheet Title: ELEVATIONS
PLAN C-2

Sheet No.: A-10



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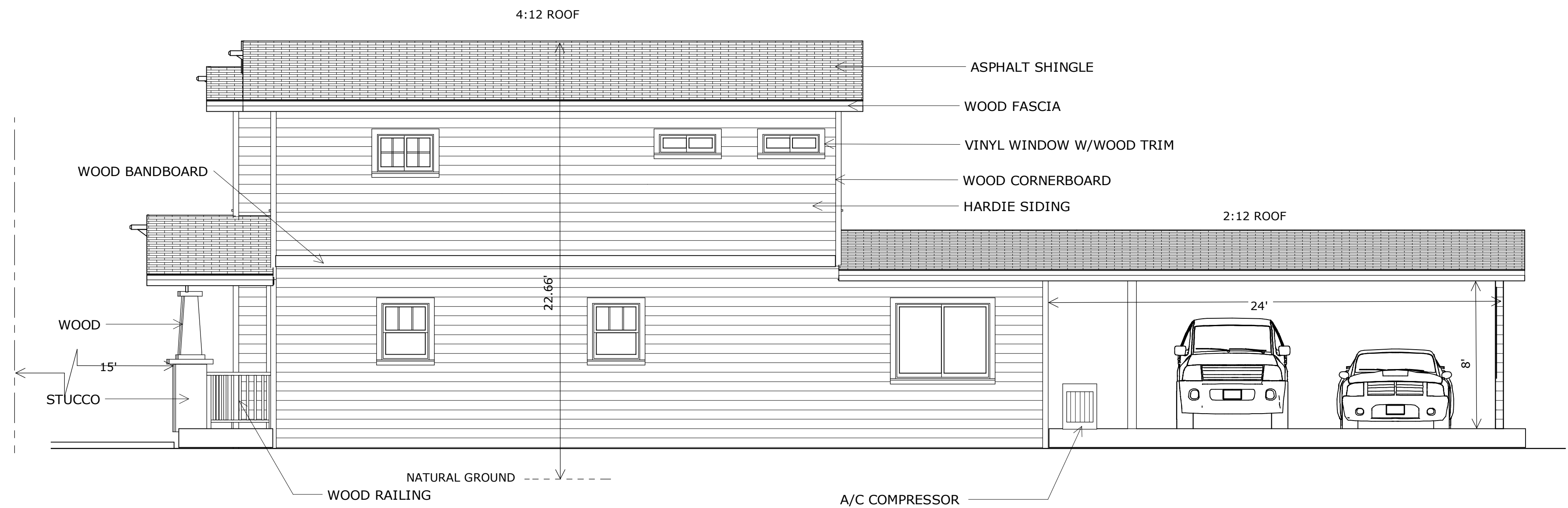
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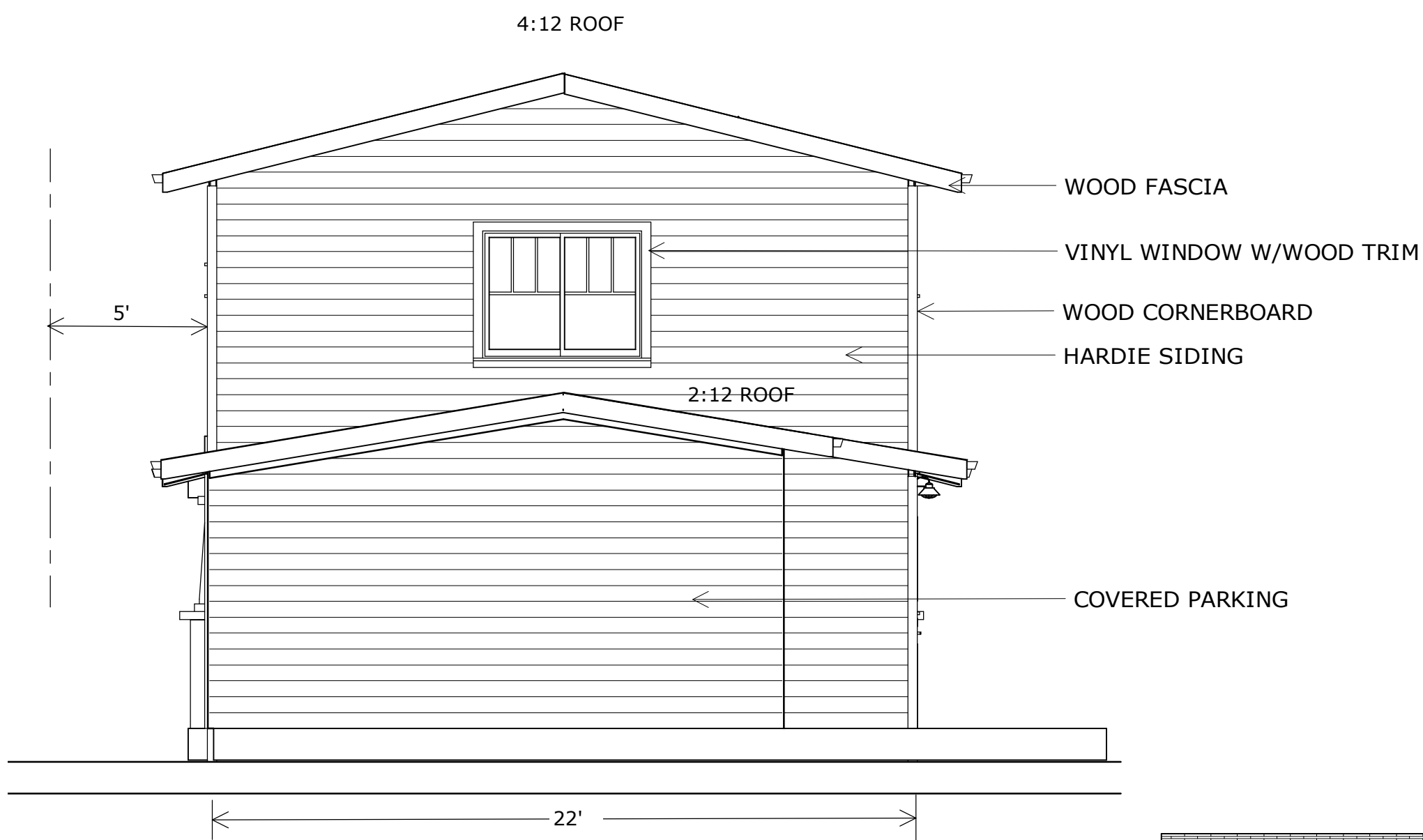
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**ELEVATION
PLAN C-2 WITH HC**

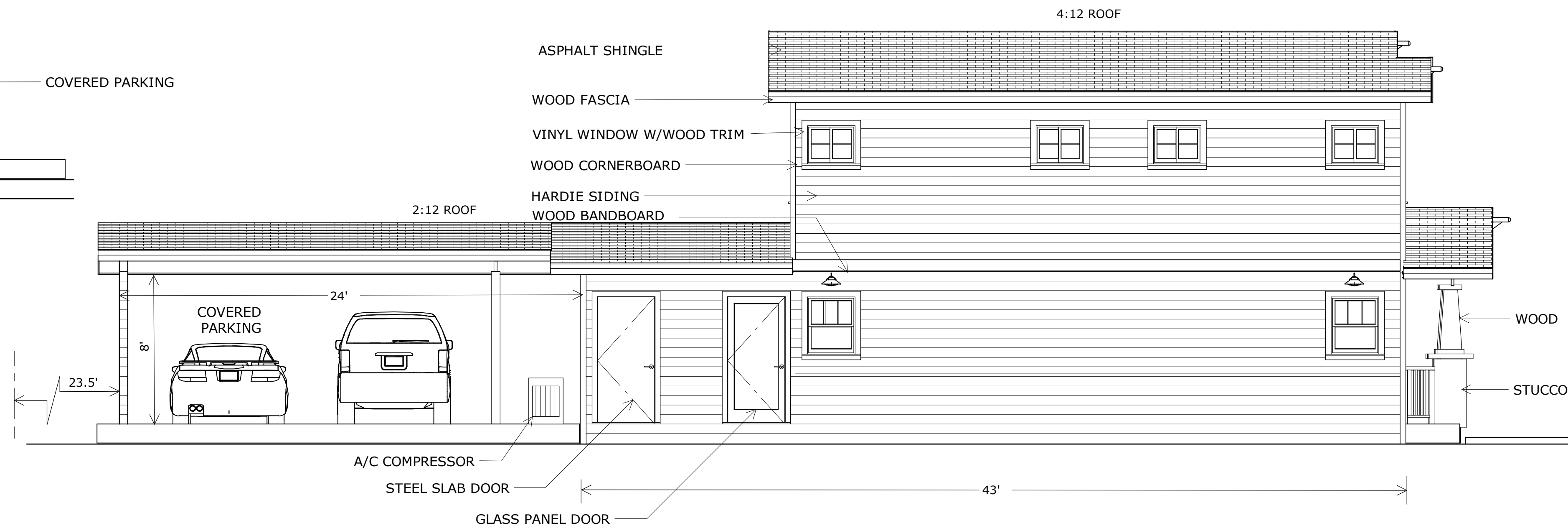
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RIGHT SIDE - 4



BACK - 2



LEFT SIDE - 3

Revisions:

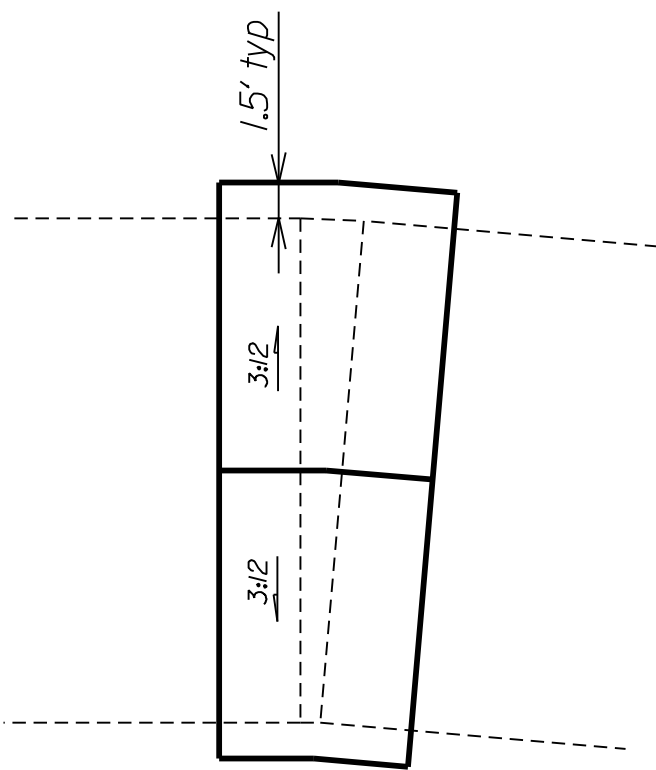
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ROOF PLAN NOTES

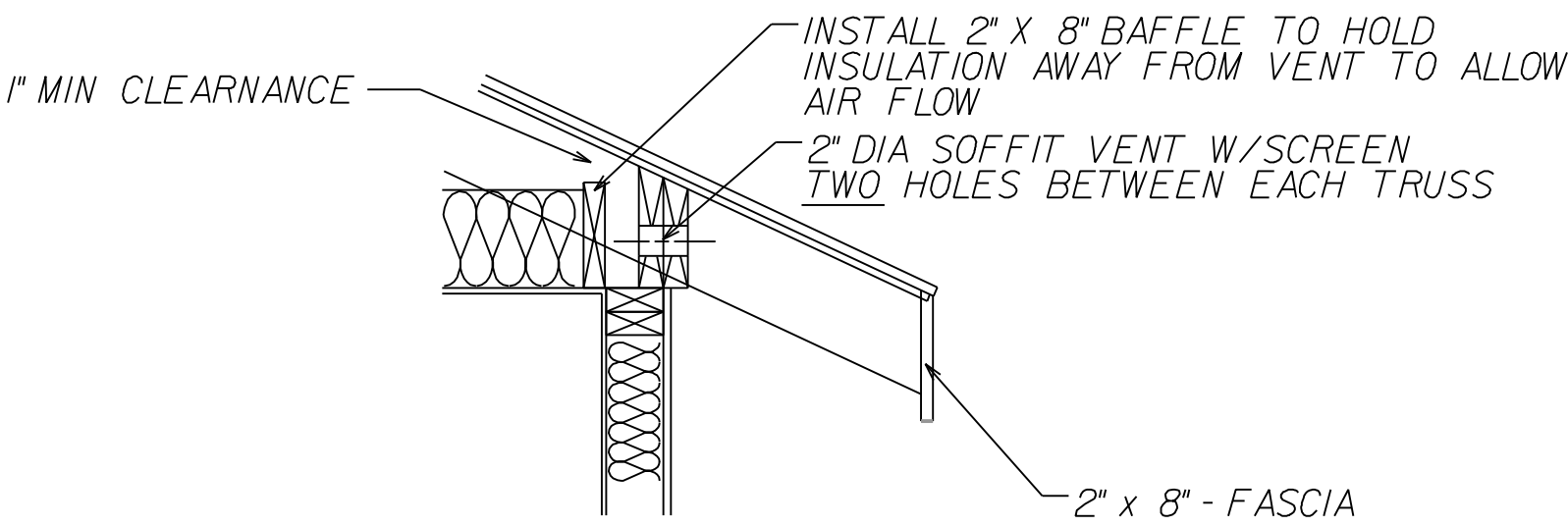
- All roofing to be GAF Timberline Prestique fiberglass asphalt roofing (or Equal) class A fire rating (UL 790)
- Installation of roofing shall be in accordance with manufacturer's specifications
- Underlayment shall conform to ASTM D 226, Type I, ASTM D 4869, Type I or ASTM D 6757.
- Each package of asphalt shingles shall bear labeling indicating compliance with ASTM D 3161 or listing of an approved testing agency. Shingles shall also comply with ASTM D 225 or ASTM D 3462

For 3:12 roofs: underlayment shall be two layers applied in the following manner. Apply a 19-inch (483 mm) strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch wide (914 mm) sheets of underlayment, overlapping successive sheets 19 inches (483 mm), and fastened sufficiently to hold in place.

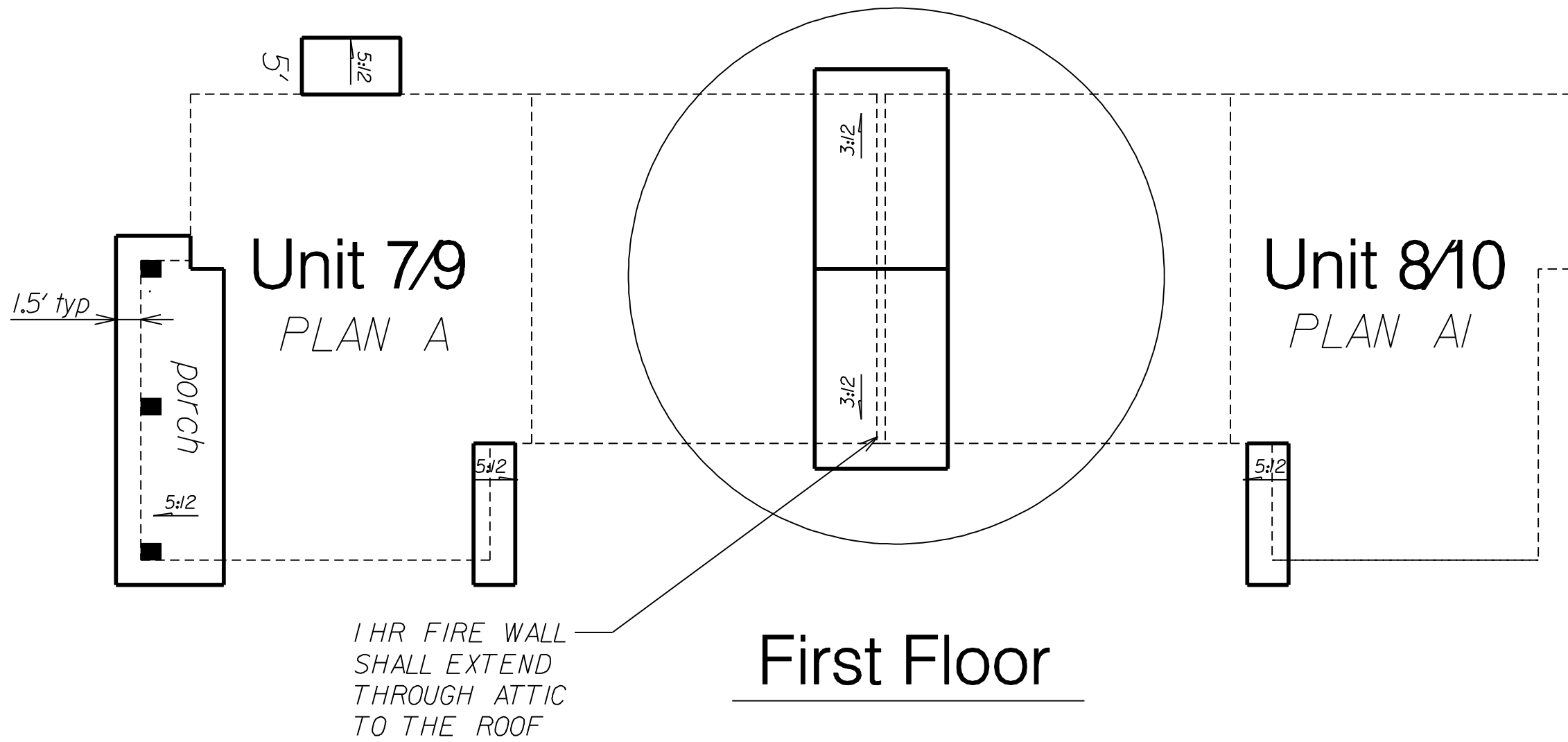
For 5:12 roofs: underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. End laps shall be offset by 6 feet (1829 mm).



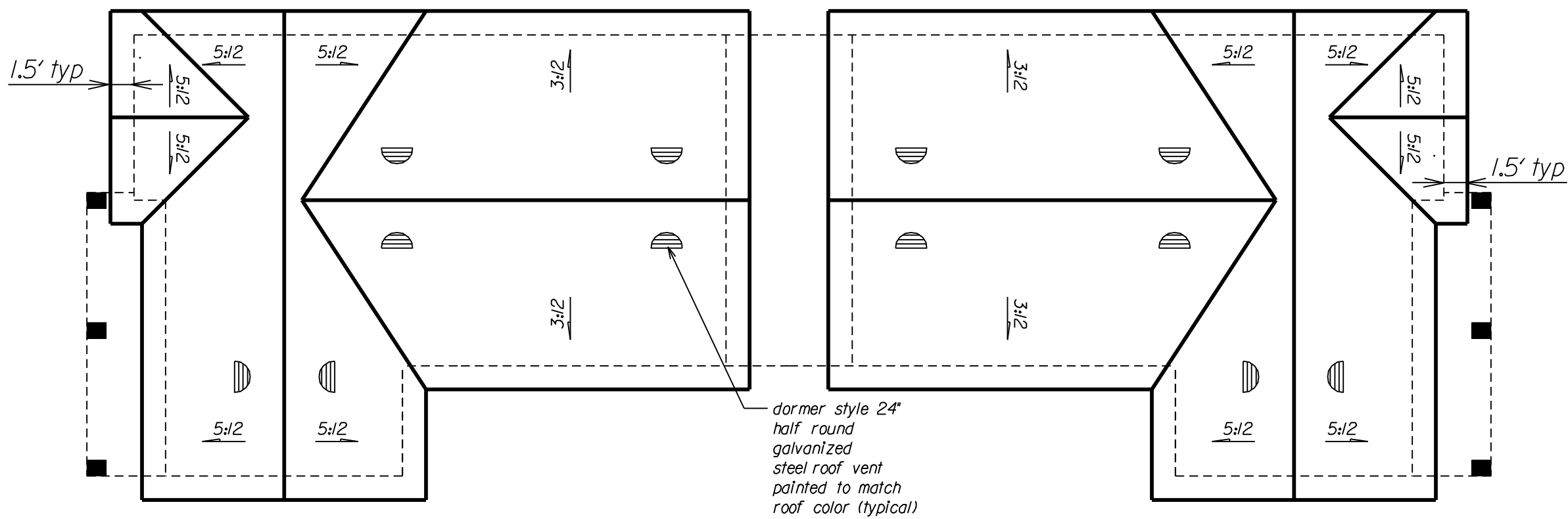
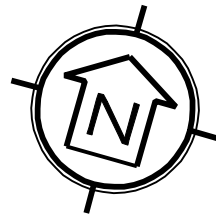
Angled units



SOFFIT VENT DETAIL



First Floor



Second Floor

FIRST FLOOR ROOF PLAN

- Total attic area = 168 sq feet/150 = 1.12sq ft - 50% in upper - 50% soffits- provide 0.56 sq feet of soffit vents around perimeter.(see detail)
- Soffit/vent openings shall have corrosion-resistant wire mesh or other approved material with 1/8" min and 1/4" max opening.
- Flashing and counterflashing shall be provided in accordance with the manufacturer's Installation Instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No.26 galvanized sheet gage) corrosion-resistant metal. The valley flashing shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than 1 inch (25 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4 inches (102 mm).

SECOND FLOOR ROOF PLAN

- Total attic area = 872 sq feet/150 = 5.80sq ft - 50% in upper - 50% soffits- provide 2.9 sq feet of soffit vents around perimeter.(see detail)
- Soffit/vent openings shall have corrosion-resistant wire mesh or other approved material with 1/8" min and 1/4" max opening.
- Flashing and counterflashing shall be provided in accordance with the manufacturer's Installation Instructions, and where of metal, shall not be less than 0.019-inch (0.48 mm) (No.26 galvanized sheet gage) corrosion-resistant metal. The valley flashing shall extend at least 11 inches (279 mm) from the centerline each way and have a splash diverter rib not less than 1 inch (25 mm) high at the flow line formed as part of the flashing. Sections of flashing shall have an end lap of not less than 4 inches (102 mm).

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CULVER CITY, CA 90230

Revisions:

No.	Description	Date

Date:

JANUARY 20, 2016

Scale:

1/8" = 1'

Sheet Title:

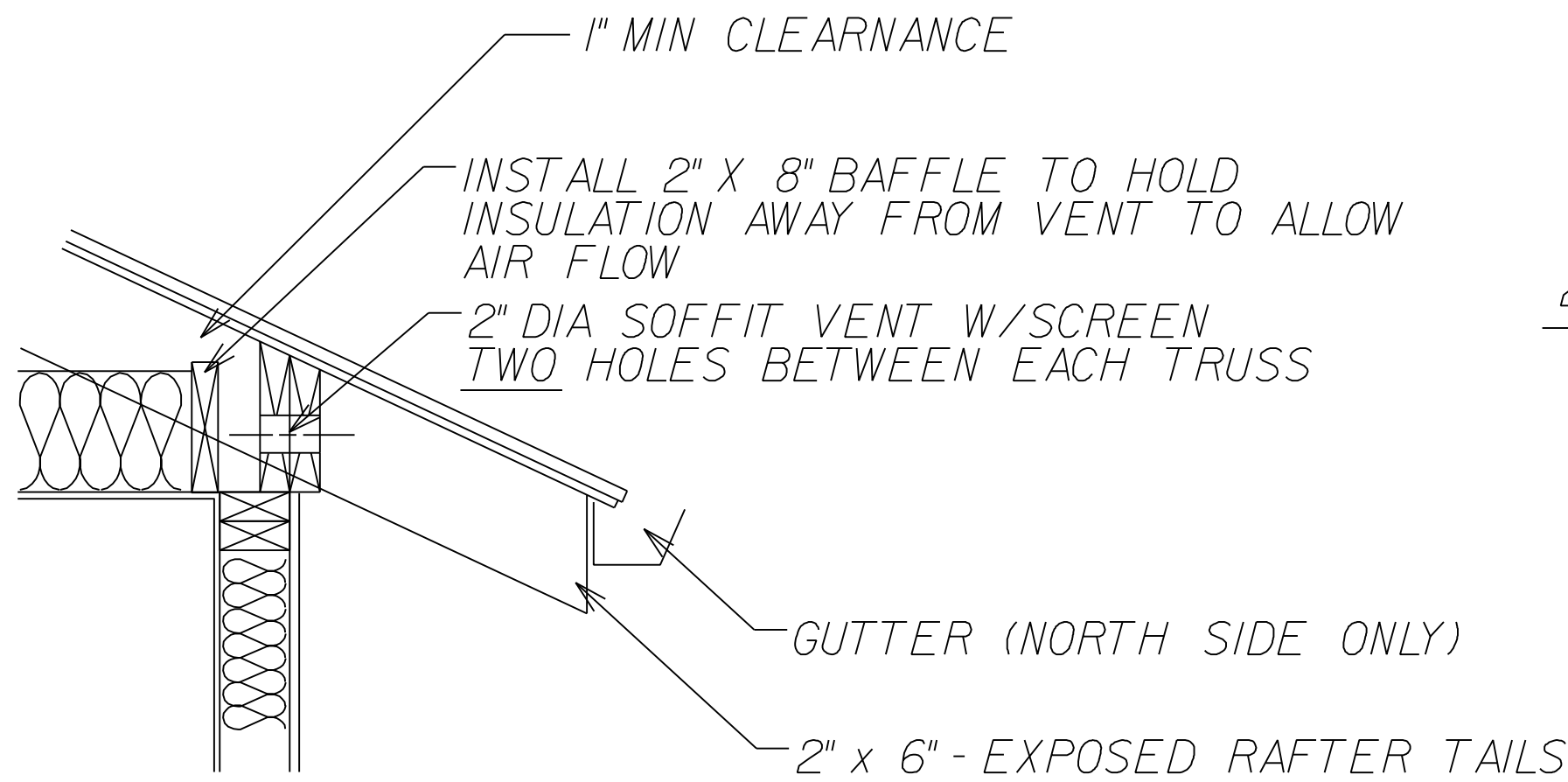
ROOF PLAN
PLAN A /A1

Sheet No.:

A-12

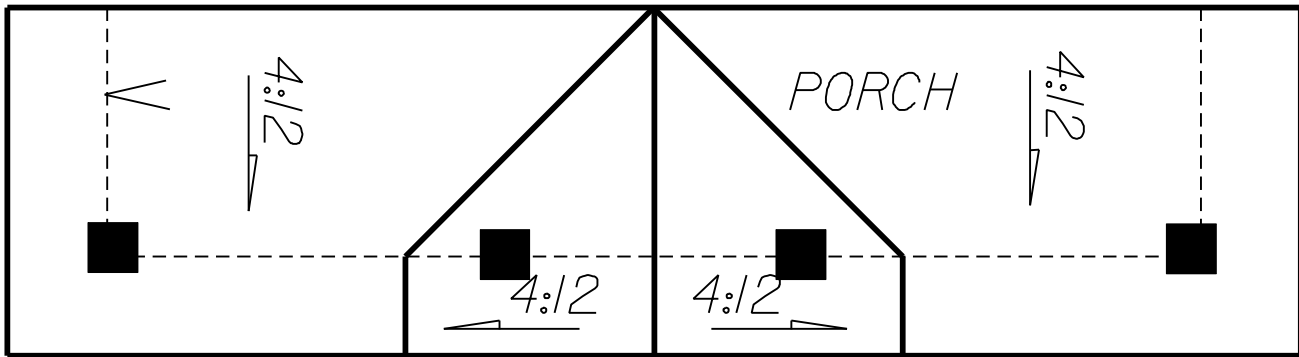
ROOF PLAN NOTES

- All roofing to be Malarkey fiberglass asphalt roofing (or Equal) class A fire rating (UL 790) over one layer of #15 felt paper applied shingle fashion,parallel to and starting from the eave and lapped 2" horizontal and 4" vertical and fasten sufficiently to hold in place.
- Installation of roofing shall be in accordance with manufacturer's specifications
- Underlayment shall conform to ASTM D 226,Type I,ASTM D 4869,Type I or ASTM D 6757.
- Each package of asphalt shigles shall bear labeling indicating complaince with ASTM D 3161 or listing of an approved testing agency. Shingles shall also comply with ASTM D 225 or ASTM D 3462
- Soffit/vent openings shall have corrosion-resistant wire mesh or other approved material with 1/8" min and 1/4" max opening.
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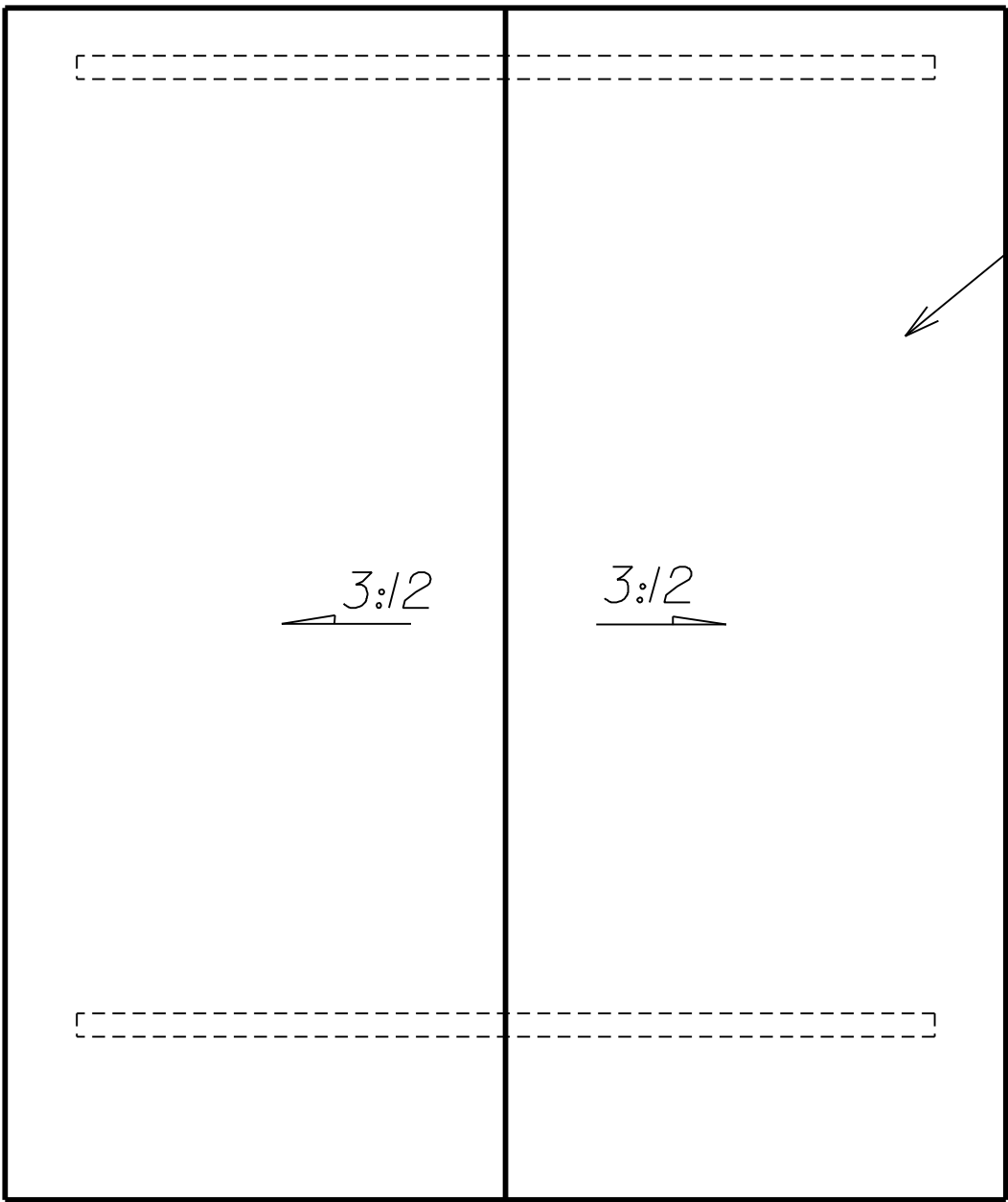
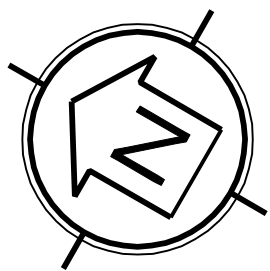


SOFFIT VENT DETAIL

2' typ

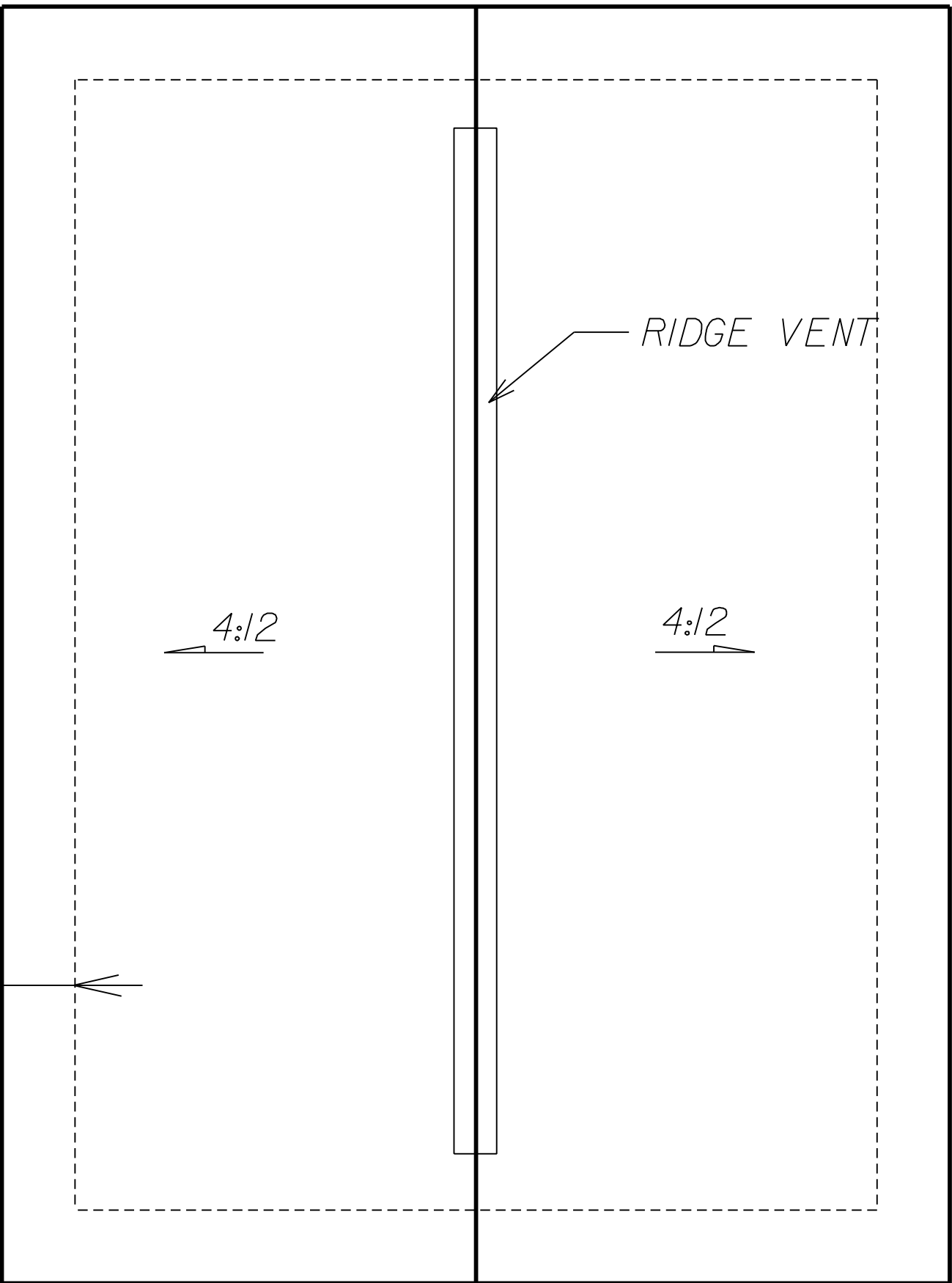


FIRST FLOOR ROOF PLAN



COVERED PAKING

2' typ



SECOND FLOOR ROOF PLAN

- Total attic area = 1980 sq feet/300 = 6.6sq ft - 50% in upper - 50% soffits provide 3.30 sq feet of soffit vents around perimeter. (see detail)

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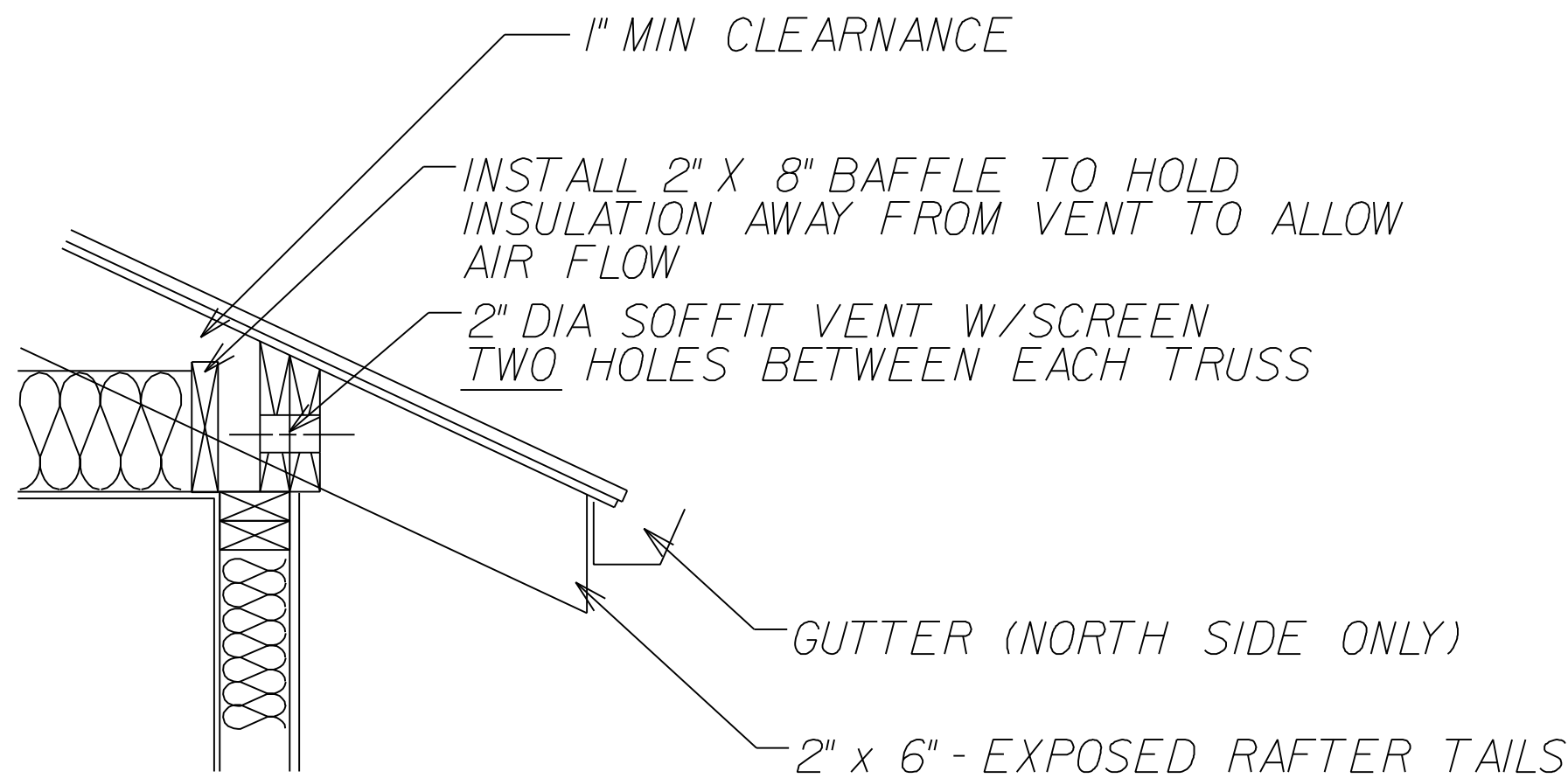
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ROOF PLAN

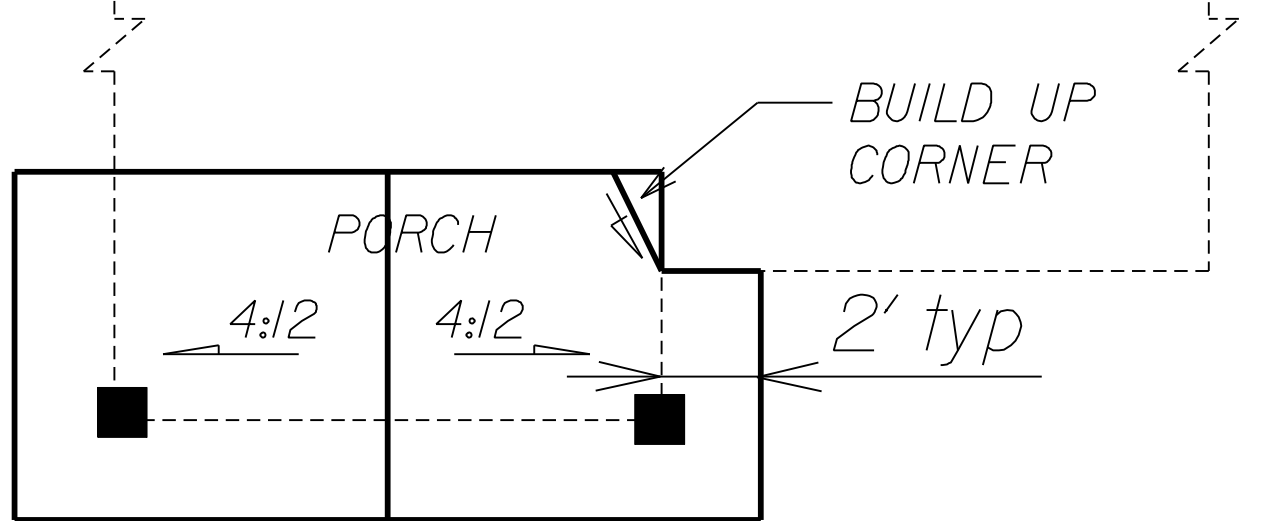
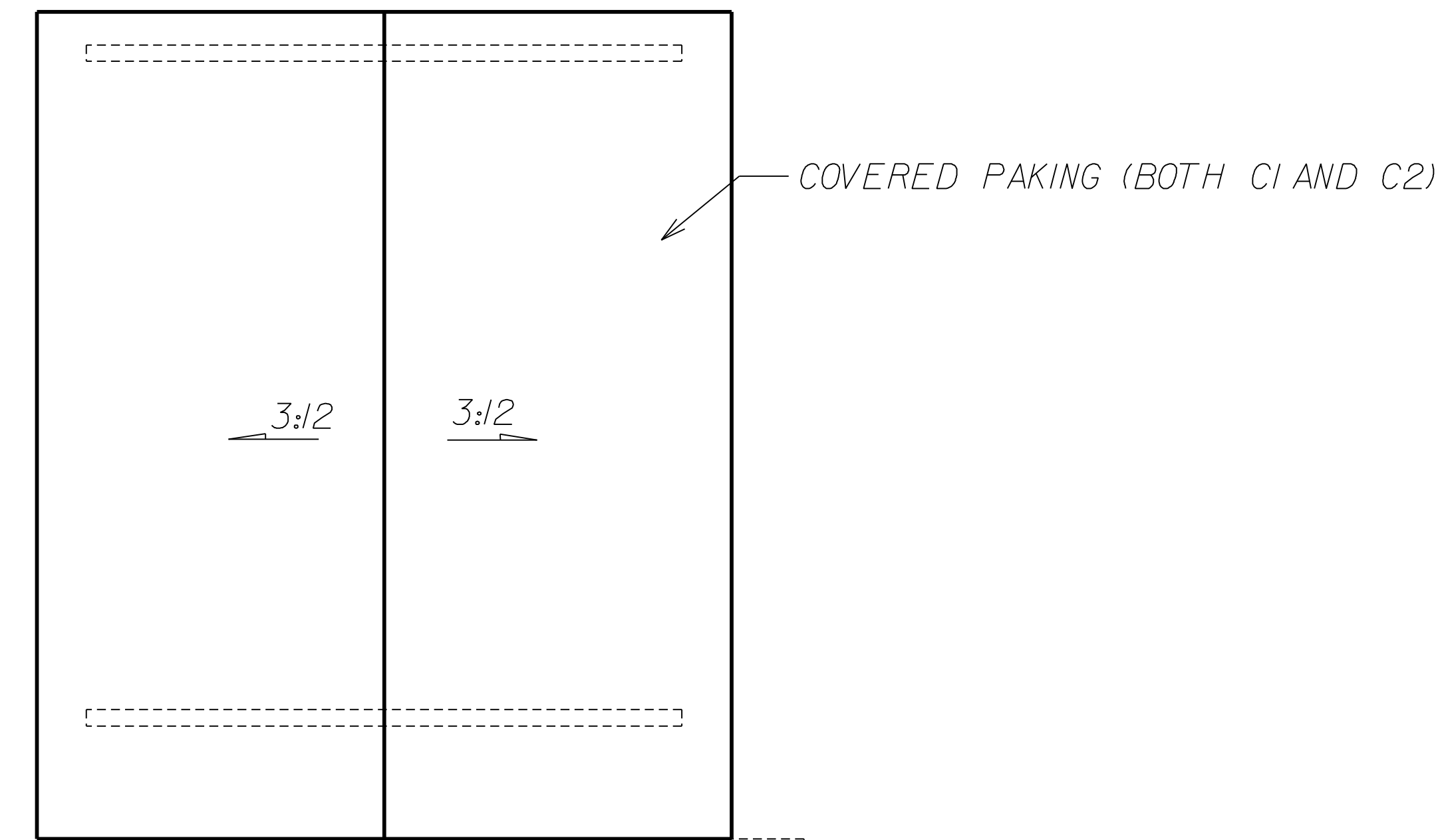
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ROOF PLAN NOTES

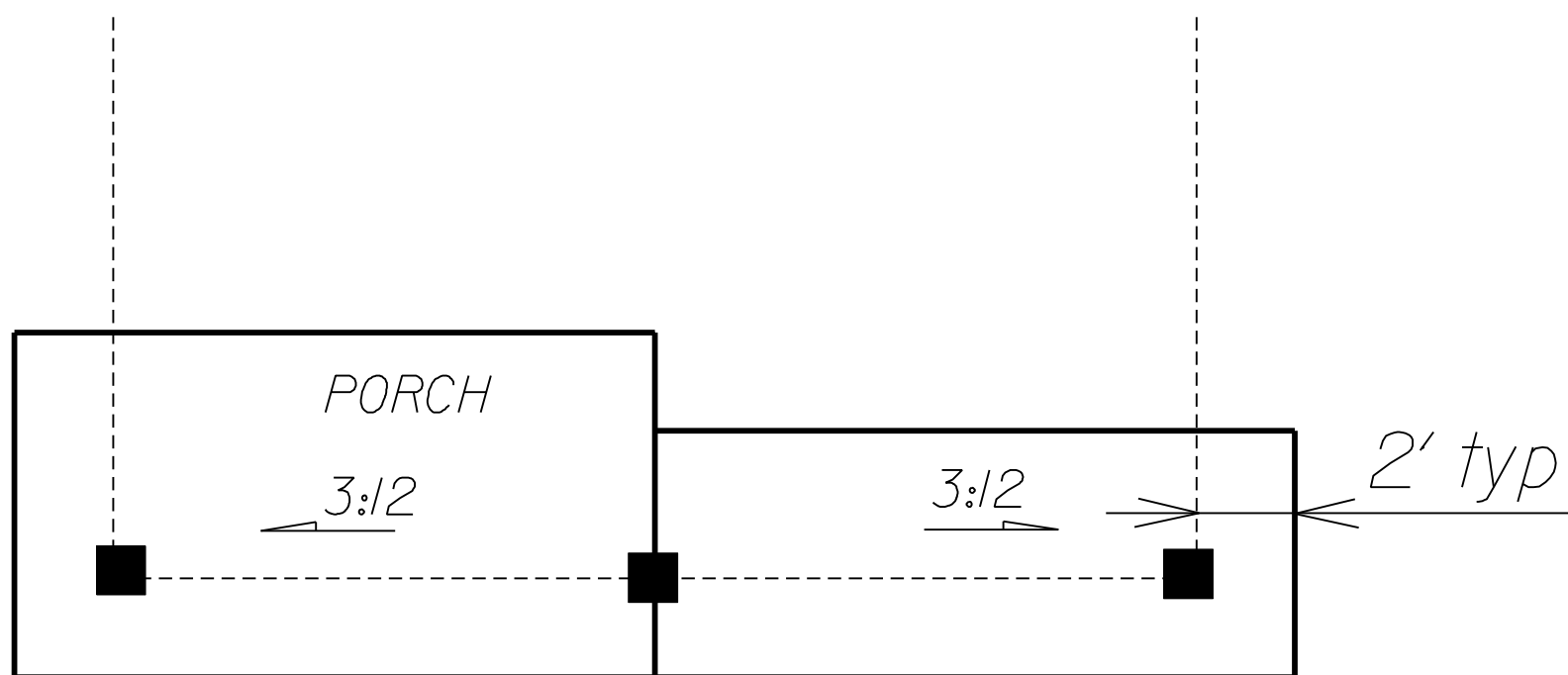
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SOFFIT VENT DETAIL

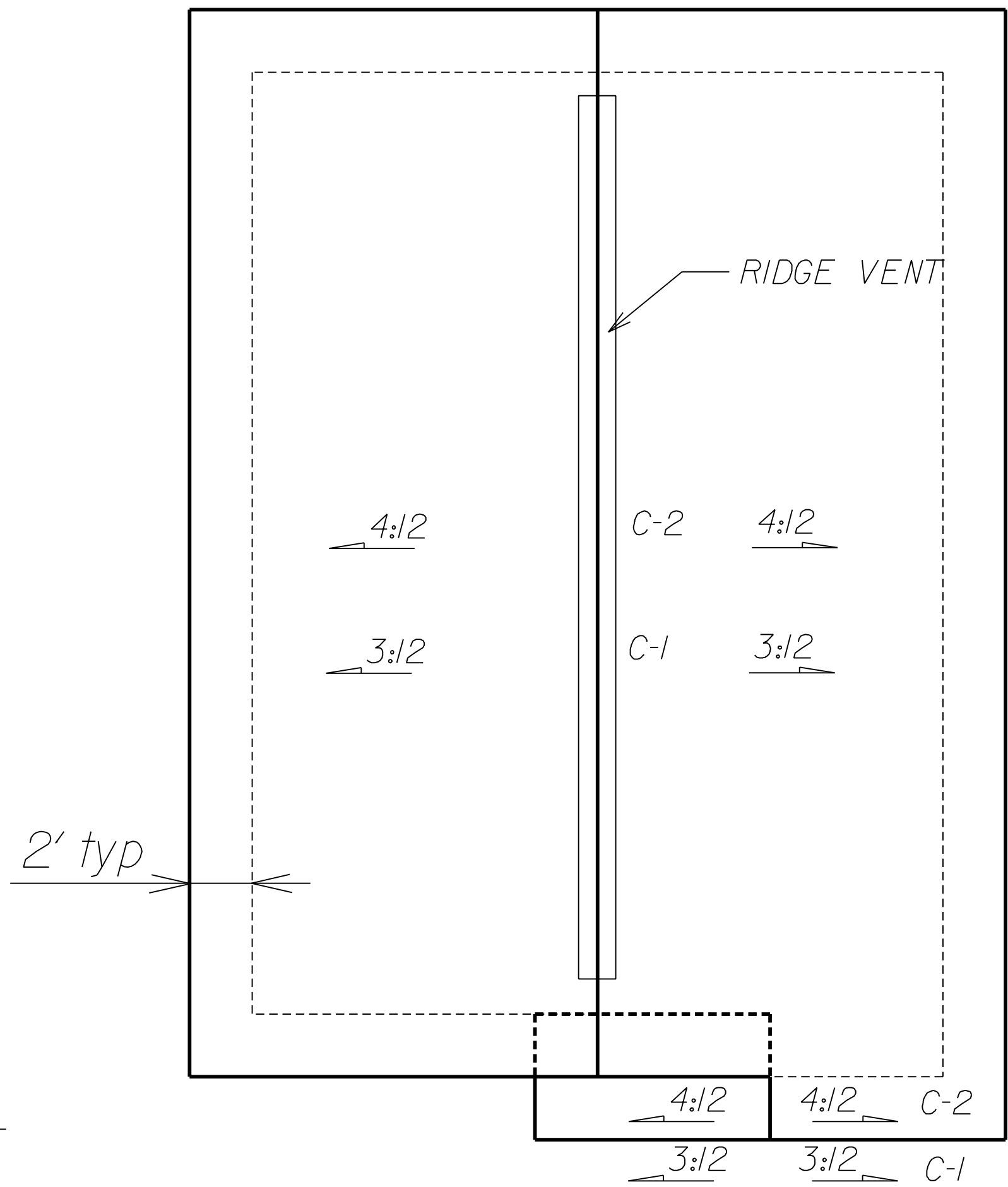


FIRST FLOOR ROOF PLAN
PLAN C-2



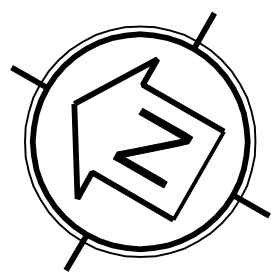
PLAN C-1

FIRST FLOOR ROOF PLAN



SECOND FLOOR ROOF PLAN

- Total attic area = 1980 sq feet / 300 = 6.6sq ft - 50% in upper - 50% soffits provide 3.30 sq feet of soffit vents around perimeter. (see detail)



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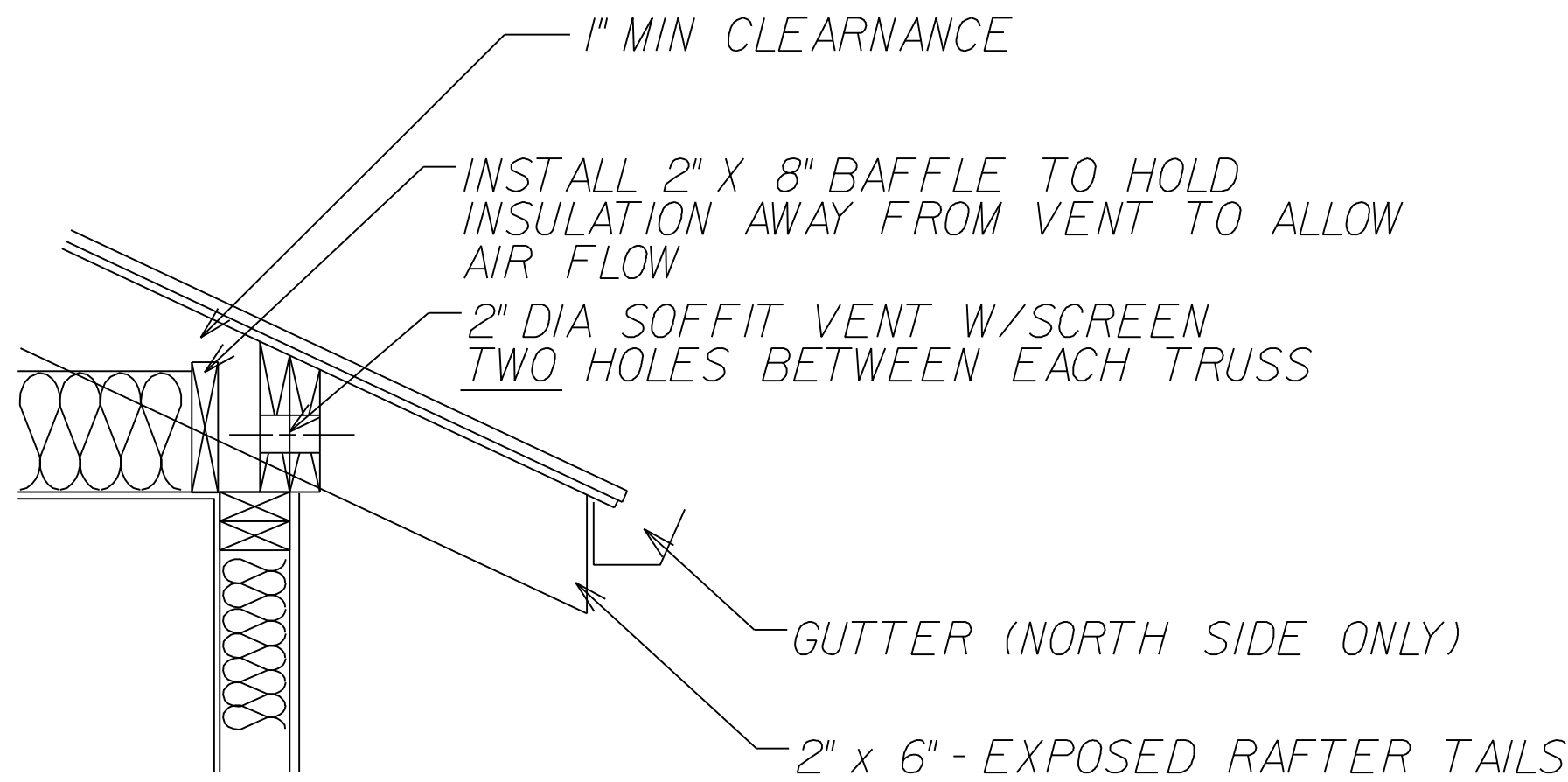
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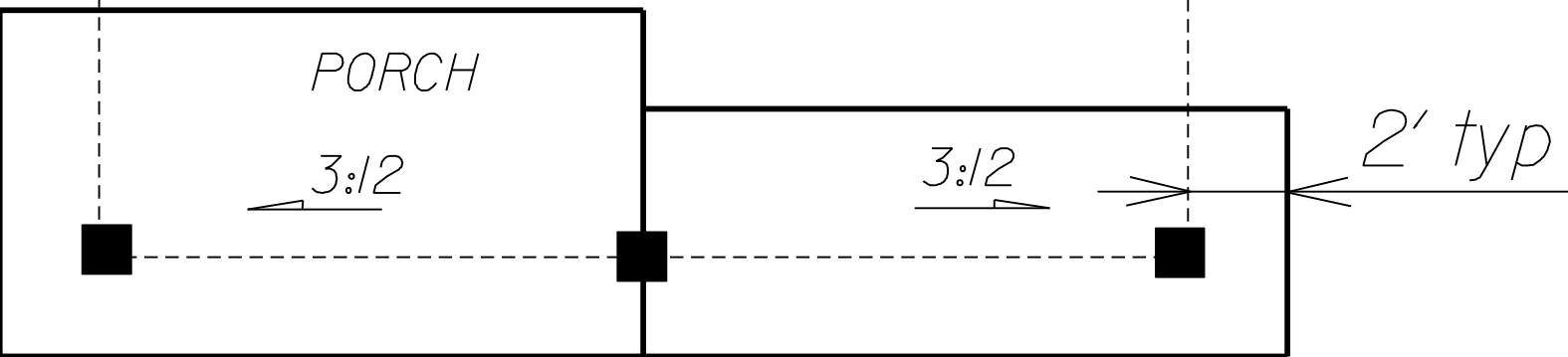
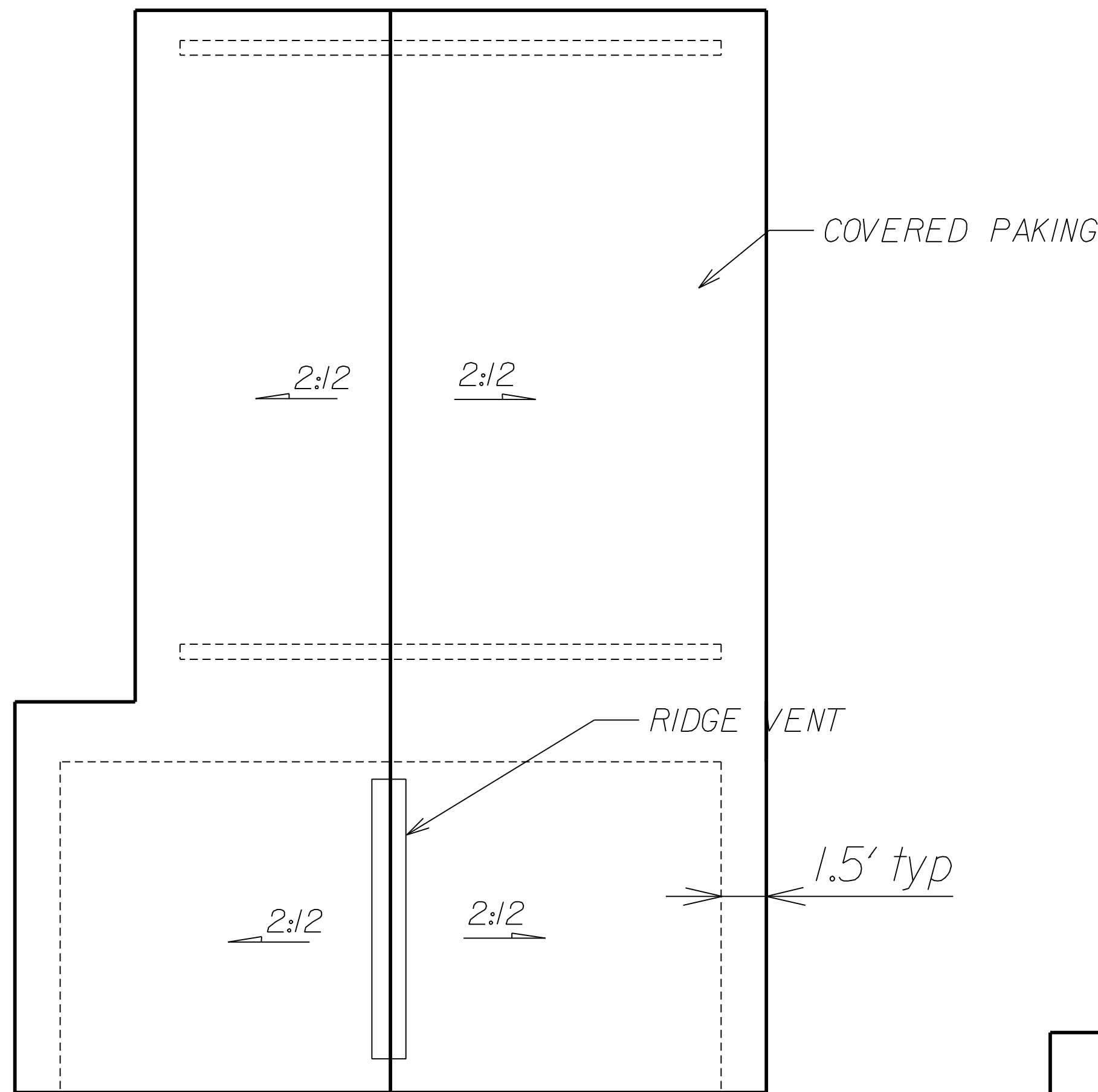
Sheet No.:
A-14

ROOF PLAN NOTES

- All roofing to be Malarkey fiberglass asphalt roofing (or Equal) class A fire rating (UL 790) over one layer of #15 felt paper applied shingle fashion, parallel to and starting from the eave and lapped 2" horizontal and 4" vertical and fasten sufficiently to hold in place.
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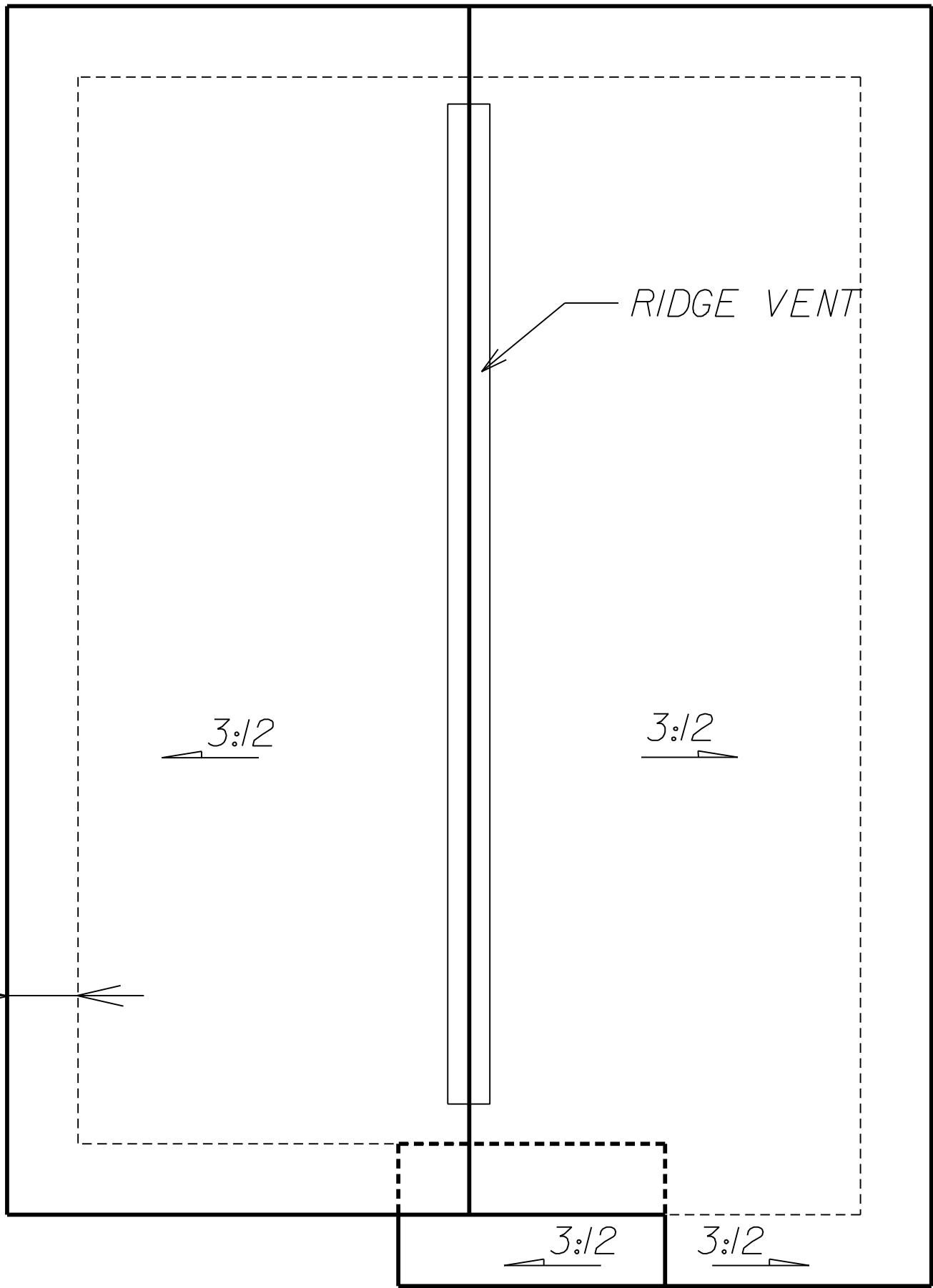


SOFFIT VENT DETAIL



PLAN C-1

FIRST FLOOR ROOF PLAN



SECOND FLOOR ROOF PLAN

- Total attic area = 1980 sq feet / 300 = 6.6sq ft - 50% in upper - 50% soffits provide 3.30 sq feet of soffit vents around perimeter. (see detail)

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Sheet Title:
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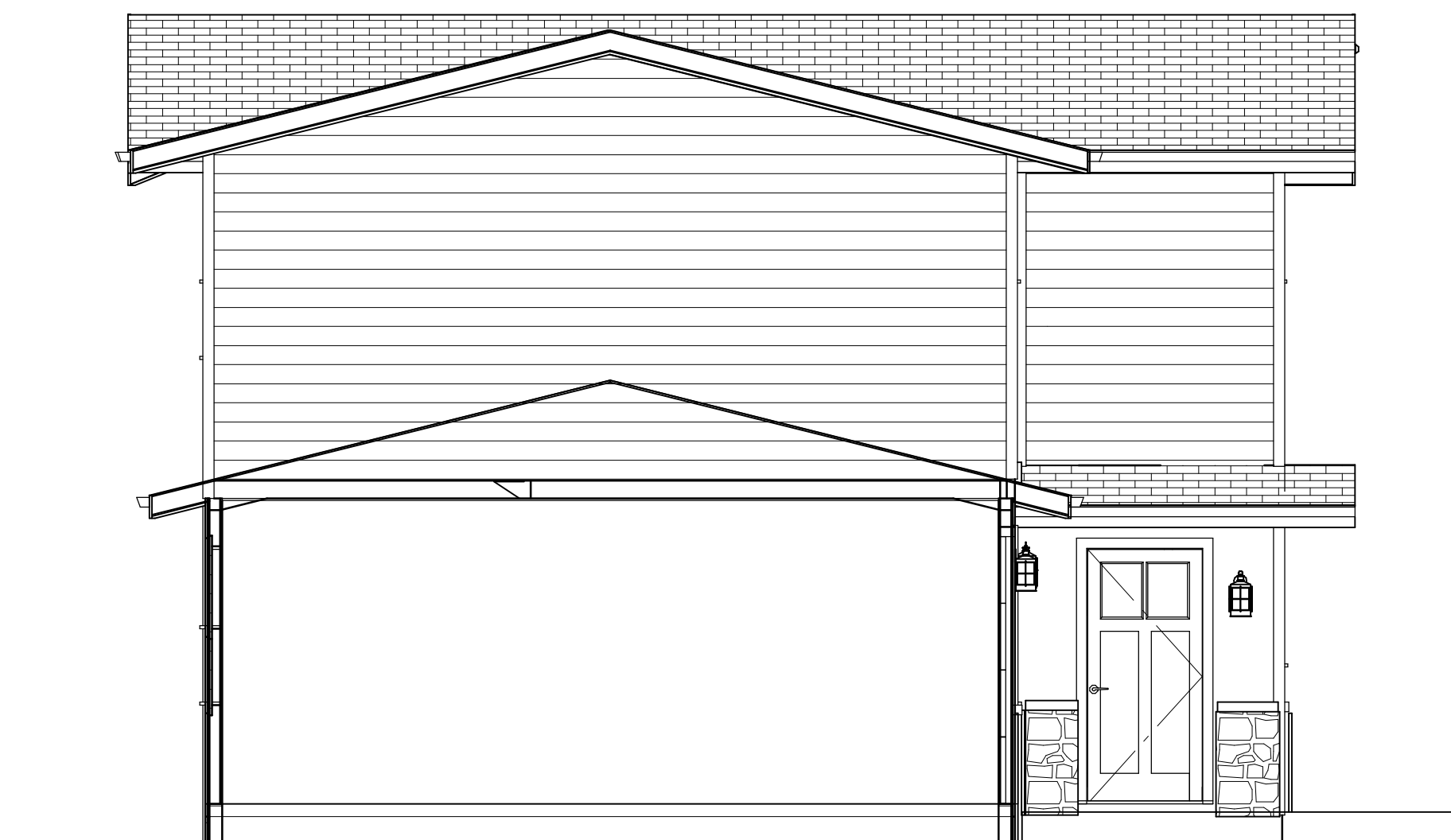
Sheet No.:
A-15



UNIT 8

SECTION-1

UNIT 7



UNIT 8

SECTION-2

Revisions:

No	Description	Date

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Date:

JANUARY 20, 2016

Scale:

Sheet Title:

**SECTIONS
PLAN A**

Sheet No.:

A-16

COLOR PALLET
PLAN A

Trim Siding Stucco

COLOR PALLET
PLAN B

Trim Siding Door

COLOR PALLET
PLAN C-1

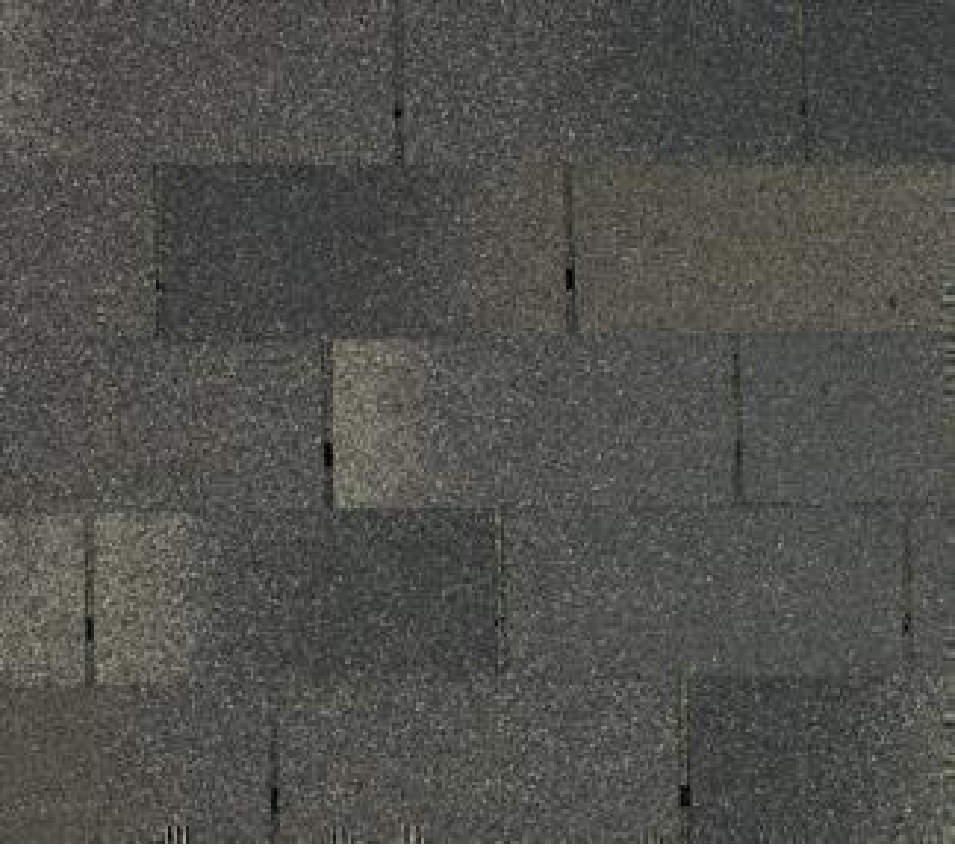
Trim Siding Door

COLOR PALLET
PLAN C-2

Trim Siding Door



Hardie Lap Siding
Cedarmill



Roofing - Marlarkey -
Dura-seal
Storm Grey



Stucco



AirStone - Stone Veneer



Hardie Shingle



Vinyl Widows
Milgard Montecito
or similar



Fiberglass Craftsman
style Door
Therma-Tru Benchmark
or similar

Revisions:

No	Description	Date

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Structural:
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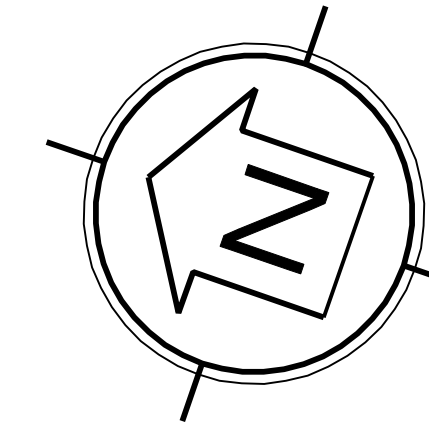
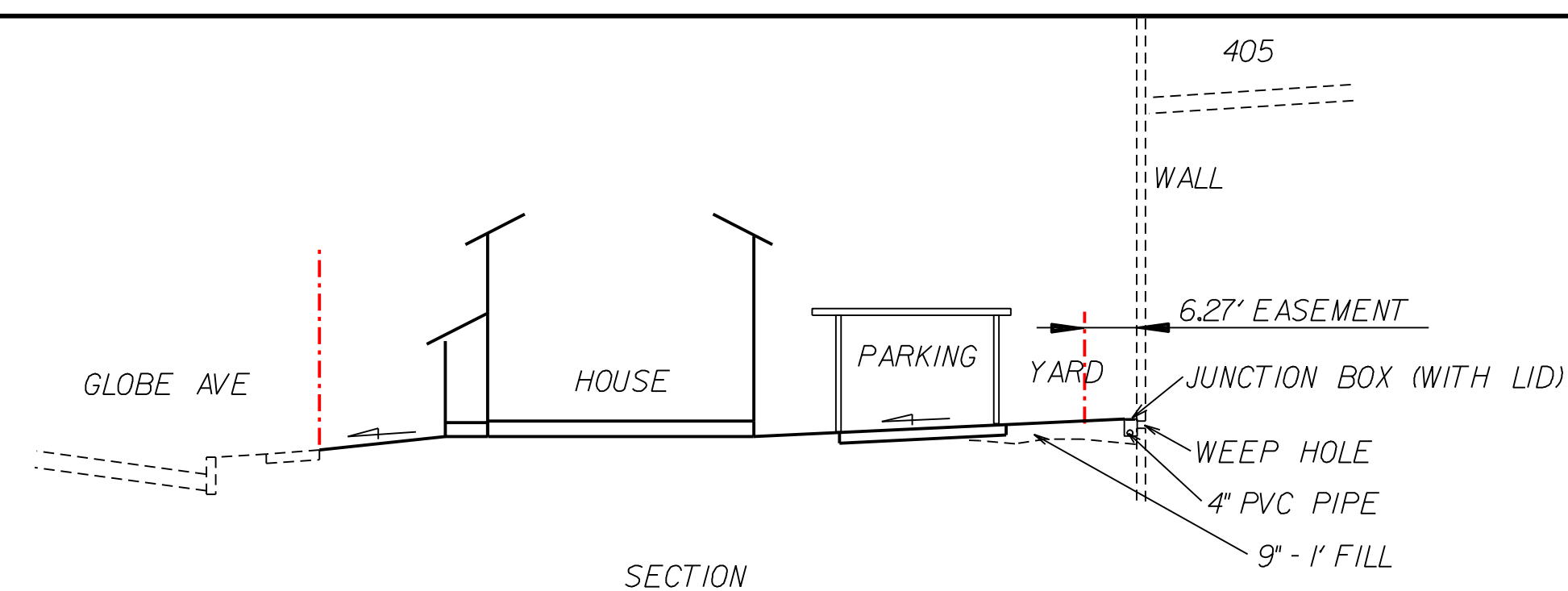
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Date:
JANUARY 20, 2016

Scale:

Sheet Title:
**BUILDING COLOR
AND MATERIALS**

Sheet No.:
A-17



LOT AREAS PERCENT COVERAGE

LOT 1 - 6655 SQ FT	22%
LOT 2 - 7330 SQ FT	20%
LOT 3 - 7883 SQ FT	18%
LOT 4 - 5175 SQ FT	38%
LOT 5 - 5318 SQ FT	37%



Globe Ave

BENCH MARK:
CITY GPS CONTROL POINT 38 PUNCHED SPK
CL INT. SAWTELL BLVD & WASHINGTON PL
ELEV.=56.71 FEET, NAV 88 DATUM

BASIS OF BEARINGS
THE BEARING OF N25°13'33"W FOR THE CL OF GLOBE AVE AS
AVE AS SHOWN ON CALTRANS R/M MAP NO. F1929-6
07-LA-405-27.69 IS THE BASIS OF BEARINGS FOR THIS MAP.



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GLOBE AVE
AFFORDABLE HOUSING

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CULVER CITY, CA 90230

Revisions:

No.	Description	Date

Date:

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Scale:

1" = 20'

Sheet Title:

Landscaping Plan

Sheet No.:

L-1

Revisions:		
No	Description	Date



Magnolia Tree

TREES



Leucohyllum Frutescens



Dietes Vegeta

SHRUBS



Pittosporum Varigated



Agapanthus (Storm Cloud)



Nasella Tenuissifolia

PLANTS



Artificial Turf



Decomposed Granite

GROUND COVER



Mulch

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Scale:

Sheet Title:

SAMPLE PLANTS

Sheet No.:

L-2



BACK - 2



FRONT - 1

Revisions:

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Sheet Title:
**ELEVATION
PLAN A**

Sheet No.:
A-06



RIGHT SIDE - 4



LEFT SIDE - 3

Revisions:

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Sheet Title:
ELEVATION
PLAN A

Sheet No.:
A-07



BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Revisions:

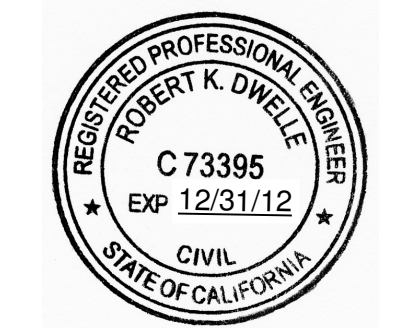
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Scale:

1/4" = 1'

Sheet Title:

**ELEVATION
PLAN B**

Sheet No.:

A-08



BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Revisions:

No	Description	Date

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Date:

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Scale:

1/4" = 1'

Sheet Title:

**ELEVATIONS
PLAN C-1**

Sheet No.:

A-09



BACK - 2

RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Revisions:

No	Description	Date

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Scale:
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Sheet Title:
**ELEVATIONS
PLAN C-2**

Sheet No.:
A-10



BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Revisions:

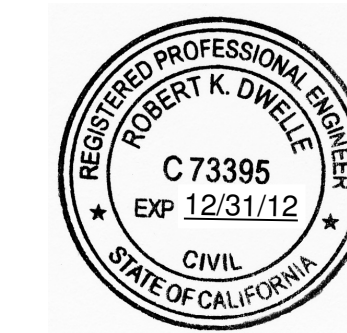
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Scale:

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Sheet Title:

**ELEVATION
PLAN C-2 WITH HC**

Sheet No.:

A-11



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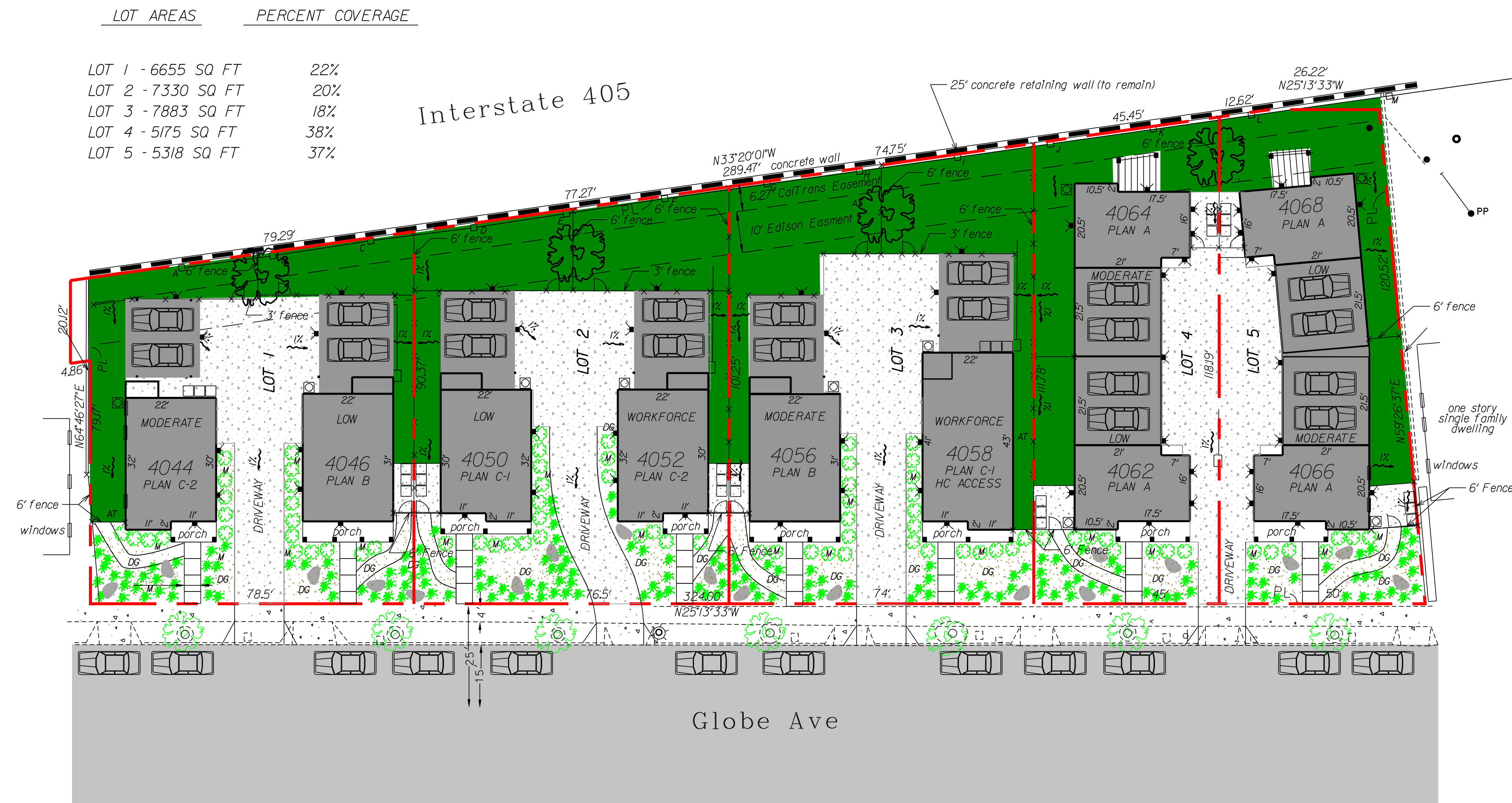
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Sheet No.:



Sheet No.: