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PROJECT INFO

LEGAL DESCRIPTION
LOT: 50 & 51

TRACT: NO. 7336
M.B. 90-60

BUILDING CODE DATA

FLOOD ZONE: X
FIRE SPRINKLERS REQ'D: YES
OCCUPANCY: R3/U
TYPE: X B
STORY: 2
HEIGHT: SEE ELEVATIONS
(MAX. ALLOW. HT. = 30'-0")

ZONING CODE ALLOWANCE

PROJECT:
DENSITY: 1:1,500 sq.ft. OF NET LOT AREA
SETBACKS: FRONT: 15'
BACK: 5'
SIDE: 5'

BUILDING HEIGHT: 2 STORIES & 30'
MIN. UNIT SIZE: 3-UNIT: 1,100 sq.ft.
4-UNIT: 1,250 sq.ft.

EXISTING PROPERTY DATA

FLOOR AREA: HOUSE=1095 sq.ft.
GARAGE=365 sq.ft.
LOT COVERAGE: 22.5%
LANDSCAPE AREA: 3,245 sq.ft.
BEDROOMS: 3
PARKING STALLS: 2
HEIGHT: 18'

AREA ANALYSIS

PROJECT:
ZONE: RMD
NET LOT AREA= 6,470 sq.ft.
GROSS LOT AREA= 6,470 sq.ft.
EASEMENTS: NONE
NUMBER OF UNITS= 3
LOT AREA PER UNIT= 2,156.67 sq.ft. (1,500 sq.ft. MIN. REQ'D)

BEDROOMS + BATHROOMS PER UNIT

UNIT A:	BEDROOMS	3	UNIT B:	BEDROOMS	3	UNIT C:	BEDROOMS	3
	BATHROOMS	2.5		BATHROOMS	2.5		BATHROOMS	2.5

LIVING AREA/UNIT:

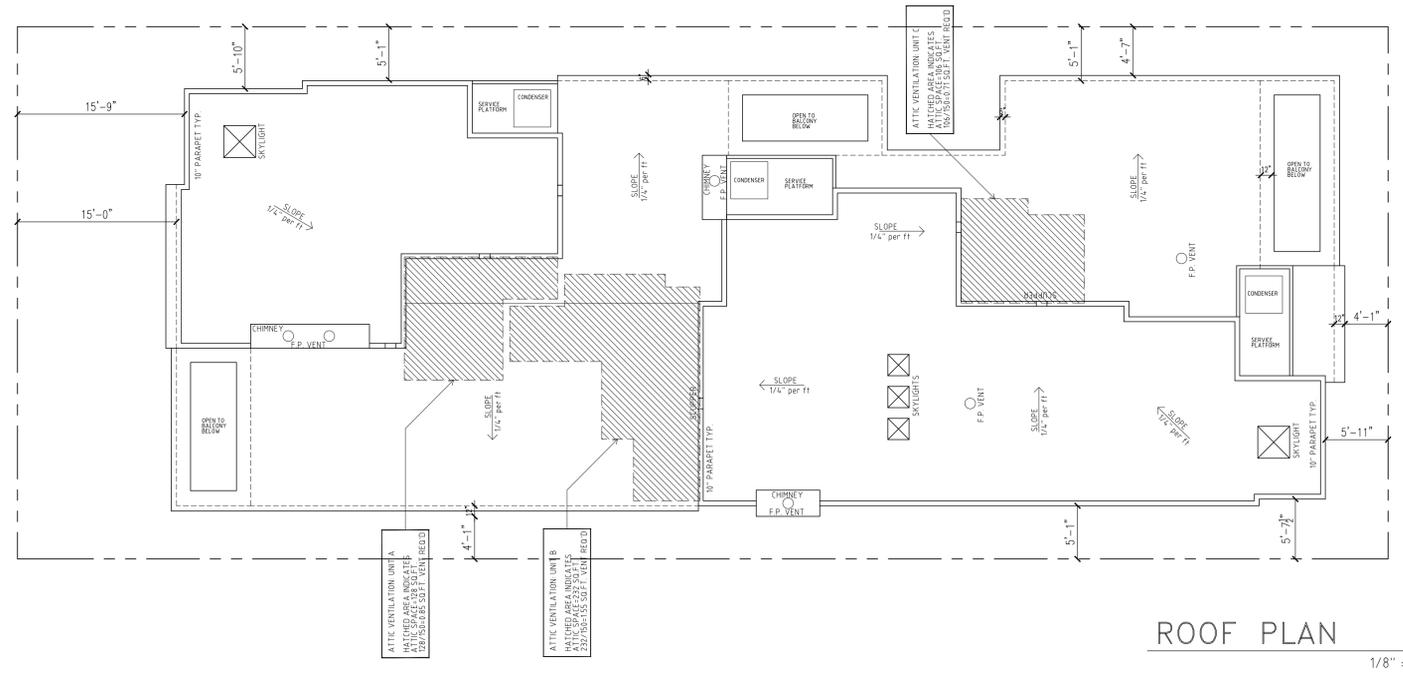
UNIT A:	1st FL.	723	sq.ft.	UNIT B:	1st FL.	580	sq.ft.	UNIT C:	1st FL.	704	sq.ft.
	2nd FL.	1216	sq.ft.		2nd FL.	1398	sq.ft.		2nd FL.	1231	sq.ft.
	MEZZ.	182	sq.ft.		MEZZ.	175	sq.ft.		MEZZ.	175	sq.ft.
	TOTAL	2121	sq.ft.		TOTAL	2153	sq.ft.		TOTAL	2110	sq.ft.
	GARAGE	423	sq.ft.		GARAGE	435	sq.ft.		GARAGE	422	sq.ft.

PRIVATE OPEN SPACE (100 sq.ft. REQ'D PER UNIT):

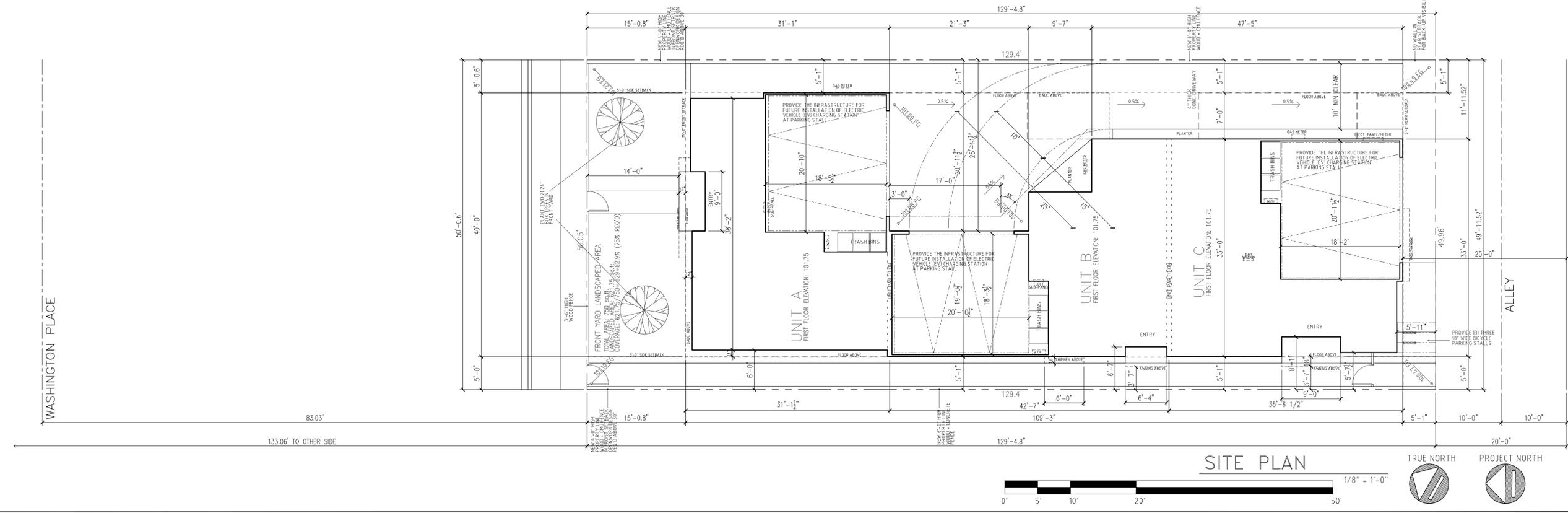
UNIT A:	REQ'D OPEN SPACE	UNIT B:	REQ'D OPEN SPACE	UNIT C:	REQ'D OPEN SPACE			
	BALCONY 103	sq.ft.		BALCONY 102	sq.ft.		BALCONY 122	sq.ft.

NOTES

- THIS PROJECT SHALL COMPLY WITH 2013 CBC, CMC, CPC, CA GREEN ENERGY STANDARDS CODE
- FIRE SPRINKLER PLANS TO BE UNDER SEPERATE PERMIT.
- PROVIDE 2 NEW 24" BOX TREES TO FRONT YARD.



ROOF PLAN
1/8" = 1'-0"



SITE PLAN
1/8" = 1'-0"

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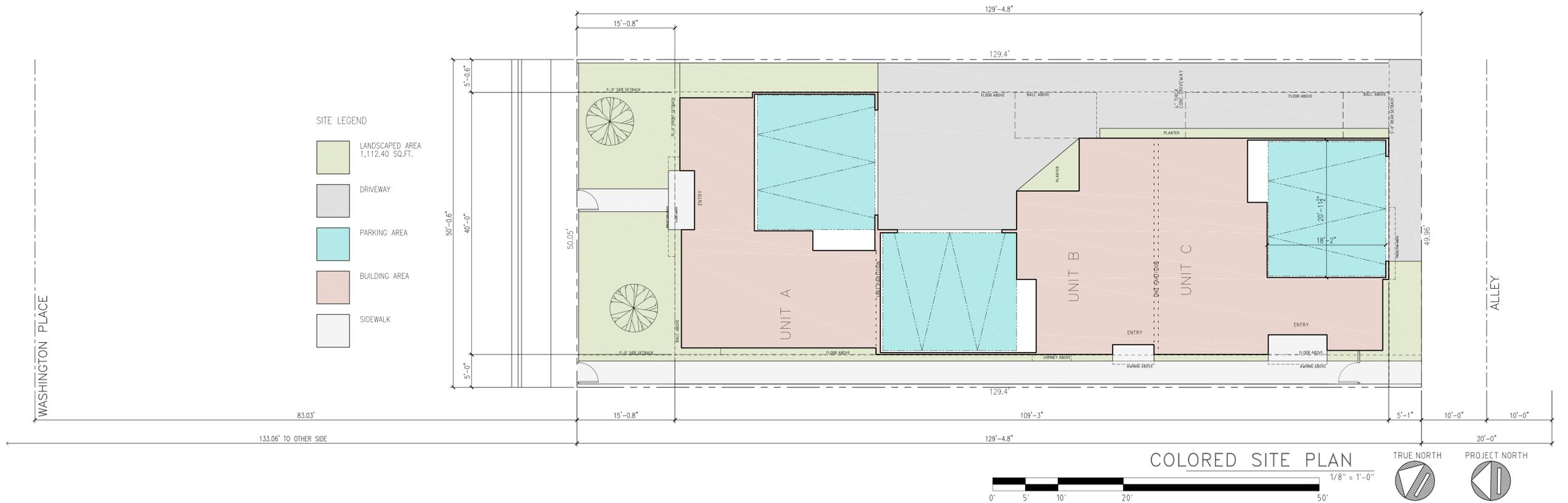
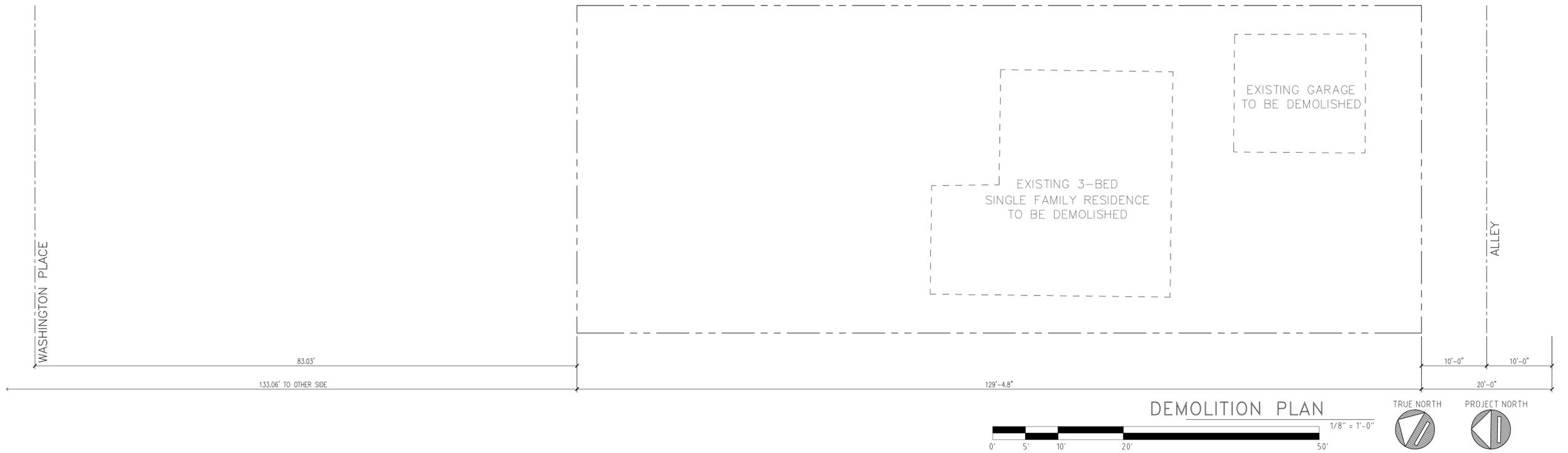


SITE PLAN

PALMER DEVELOPMENT GROUP LLC.

THREE-UNIT RESIDENTIAL DEVELOPMENT AT:
12464 WASHINGTON PL
CULVER CITY, CA 90066

A1.0



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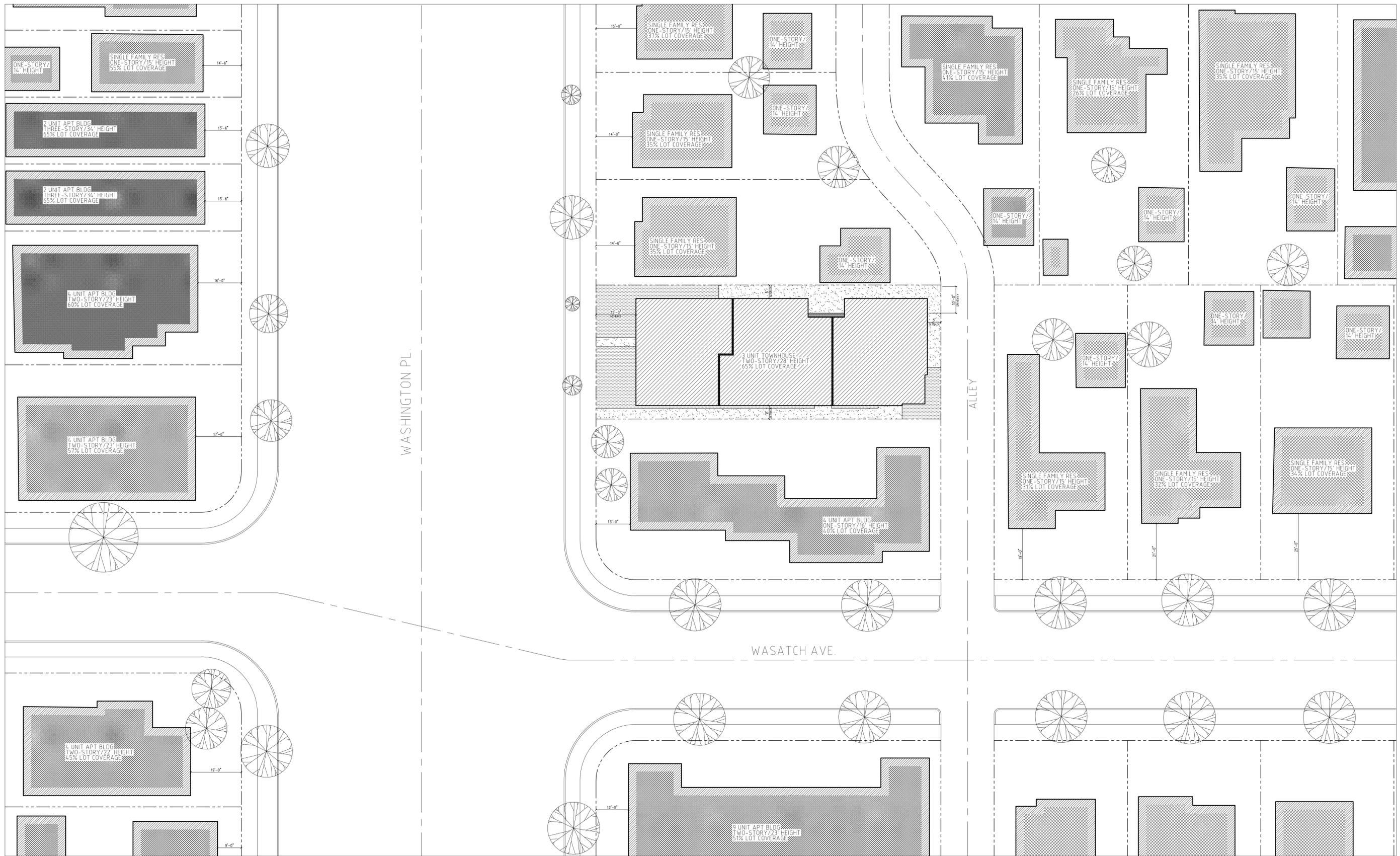


COLORED SITE PLAN/DEMO PLAN

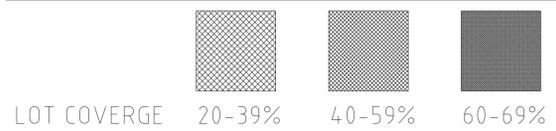
PALMER DEVELOPMENT GROUP LLC.

THREE-UNIT RESIDENTIAL DEVELOPMENT AT:
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A1.1



LEGEND



NEIGHBORHOOD PLAN

1/16" = 1'-0"



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NEIGHBORHOOD PLAN

PALMER DEVELOPMENT GROUP LLC.

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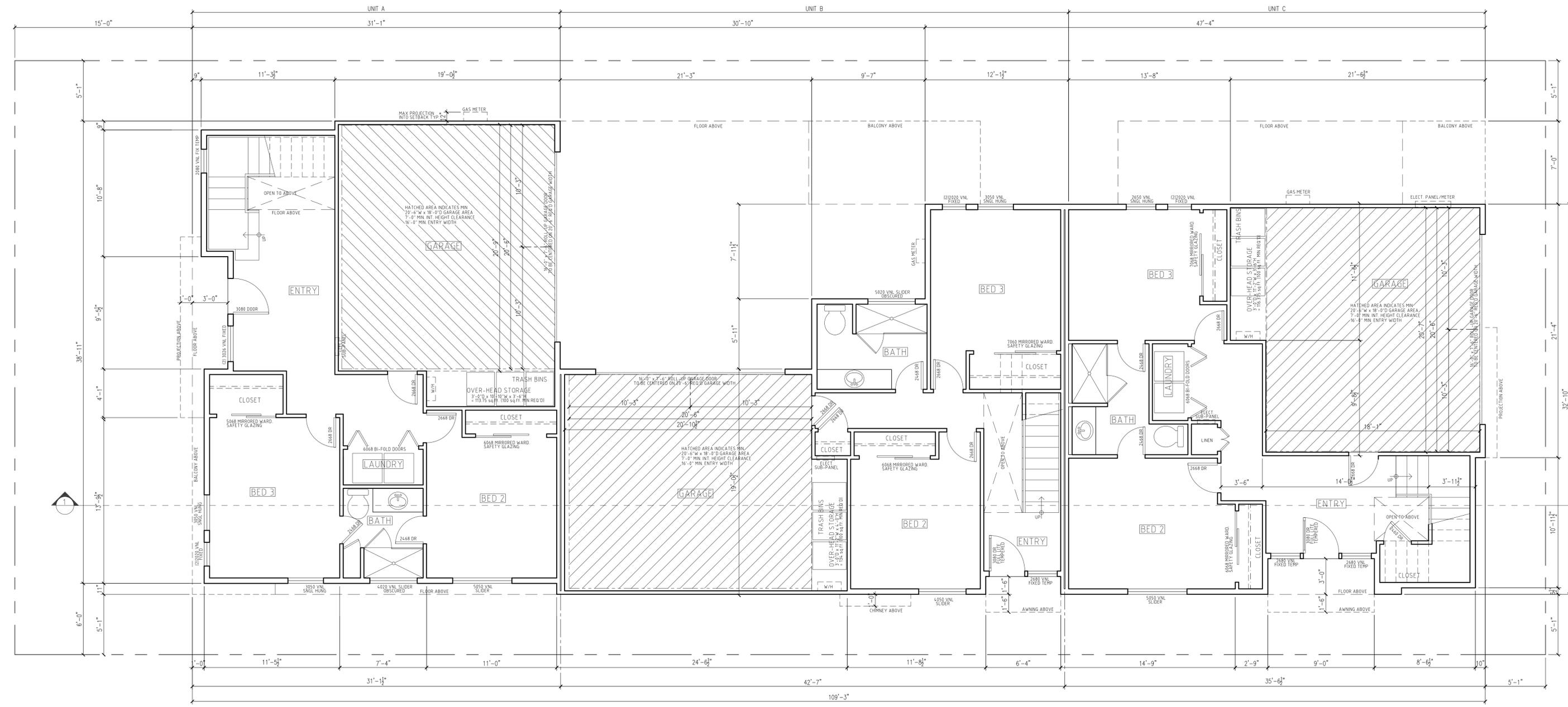


FLOOR PLANS

PALMER DEVELOPMENT GROUP LLC.

THREE-UNIT RESIDENTIAL DEVELOPMENT AT:
 12464 WASHINGTON PL
 CULVER CITY, CA 90066

A2.0



FIRST FLOOR PLAN



- KEYNOTES**
- NO CHANGES SHALL BE MADE ON THE PLANS WHETHER INTERIOR OR EXTERIOR WITHOUT WRITTEN APPROVAL FROM THE BUILDING & PLANNING DEPARTMENTS.
 - AN A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUE-LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO ERECTION.
 - GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH FLOORS OR CEILING SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
 - ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION MANUFACTURER TO SUPPLY A CERTIFICATE OF COMPLIANCE TO OWNER.
 - BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE EXTERIOR ESCAPE AND RESCUE OPENING MEETING ALL THE FOLLOWING:
 A. CLEAR NET OPENING SHALL BE NOT LESS THAN 5.7 sq ft. EXCEPTION: GRADE FLOOR OPENINGS SHALL BE NOT LESS THAN 5 sq ft (IBC 1026.2 & 4).
 B. WIDTH OF RESCUE OPENINGS SHALL BE NO LESS THAN 20 in. (IBC 1026.2.1)
 C. HEIGHT OF RESCUE OPENINGS SHALL BE NO LESS THAN 24 in. (IBC 1026.2.1)
 D. BOTTOM OF RESCUE OPENING SHALL BE NO MORE THAN 44 in. FROM THE FINISHED FLOOR. (IBC 1026.3)
 NOTE: SLEEPING ROOMS WITH AN APPROVED EXTERIOR DOOR OPENING DIRECTLY INTO A YARD, COURT, OR OTHER PUBLIC RIGHT OF WAY, NEED NOT MEET EGRESS REQUIREMENTS.
 - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF ANY KEY OR SPECIAL KNOWLEDGE. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MIN. 34" TO MAX. 48" ABOVE THE FLOOR.
 - LANDING UNDER DOOR SWING MUST BE LESS THAN 1/2" BELOW THE THRESHOLD.
 - WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, IT SHALL BE INTERCONNECTED IN SUCH A MANNER SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
 - IN NEW CONSTRUCTION SMOKE ALARMS (IE. SMOKE DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (PER SHEET 10-3" 13 FIRE PROTECTION, No. 2.)
 - ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT EXCEPT IN KITCHEN, BATHS, LAUNDRY AND GARAGES SHALL BE PROTECTED BY A LISTED ARC-FULL-CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL WIRING FROM STATED ROOMS TO PANEL SHALL BE MARKED IN CONTRASTING COLOR EVERY 12-in. IDENTIFYING CABLES WITH AFI PROTECTION.

- LENNOX FIREPLACE MODEL SLVDT WITH NONCOMBUSTIBLE WALL AND HEARTH (C.C.# 106-F-50-S OR EQUAL).
- RHEEM RESIDENTIAL TANKLESS WATERHEATER MODEL RTG-95X OUTDOOR VENT. WATER HEATER SHALL BE STOPPED TO WALL AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS WITH THE LOWER 1/3 ABOVE THE CONTROLS.
- UNIT A HVAC: BRYANT 358BAV040 OR EQUAL
 UNIT B HVAC: TRANE TSH2000-SUN-IC OR EQUAL
 ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2-2007 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION REQUIRED IN SECTION 4 OF THAT STANDARD.
- 6'-0" ROMAN BATH PROVIDE 6" HIGH NON-ABSORBENT SPLASH AT WALLS.
- 5'-0" BATH TUB WITH SHOWER. PROVIDE WATERPROOF JOINTS BETWEEN TUB AND ADJACENT WALL.
- HIGH EFFICIENCY TOILET, 128 GAL. PER FLUSH MAX. (ICBC 4.403.1) DIMENSION A MIN. 15" CLEARANCE FROM CENTER OF WATER CLOSET TO ANY SIDE-WALL OR OBSTRUCTION.
- MAXIMUM FLOW RATES (ICBC 4.403.1)
 A. SHOWERHEADS: 2.0 GPM @ 80 PSI
 B. BATHROOM FAUCETS: 1.5 GPM @ 60 PSI
 C. KITCHEN AND UTILITY FAUCETS: 1.8 GPM
- WALLS WITHIN 2' OF THE FRONT AND SIDES OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OF PORTLAND CEMENT, CERAMIC TILE, OR OTHER APPROVED MATERIAL SURFACE TO A HEIGHT OF 4', AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6".
- CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM SHALL NOT BE USED OVER A VAPOR RETARDER. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, OR ON CEILINGS WHERE FRAME JOINTS EXCEEDS 12'-0" FOR 1/2" THICK OR 18'-0" FOR 5/8" THICK.

- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN. FINISHED INTERIOR AREA OR NOT LESS THAN 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER DOORS SHALL SWING OUT THE MIN. AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70" ABOVE THE SHOWER DRAIN OUTLET.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN OUTLET. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PER. (ICBC 2909.2, PROVIDE TEMP. GLASS ENCLOSURE IN SECTION 4 OF THAT STANDARD).
- CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- USE 2x6 MINIMUM STUDS FOR ALL PLUMBING WALLS.
- APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATIONS SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
- 16'-0" x 8'-0" OVERHEAD GARAGE DOOR w/ 7'-0" CLEAR AT OPEN POSITION INCLUDING ALL HARDWARE. PROVIDE/INSTALL ELECTRIC DOOR OPENER w/ SAFETY DEVICE.
- ATTACHED GARAGE TO DWELLING SHALL BE SEPARATED WITH A MIN. 1/2" GYPSUM BOARD REQUIRED ON THE GARAGE SIDE SEPARATING DWELLING AND ATTIC AREA FROM GARAGE AND A MIN. 5/8" GYPSUM BOARD REQUIRED BETWEEN GARAGE AND ALL HABITABLE ROOMS LOCATED ABOVE GARAGE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM).
- GARAGE DOOR SPRINGS TO BE APPROVED WITH BREAK RETAINERS AND MANUFACTURER'S LABELS. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HARD DRAWN-SPRING WIRE OR OIL TEMPERED WIRE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
- DOOR LEADING TO GARAGE FROM LIVING AREA TO BE SELF-CLOSING SELF-LATCHING, NIGHT-FITTING MIN. 3/2" THICK SOLID WOOD DOOR OR HONEYCOMB CORE STEEL DOOR, OR MIN. 20 MINUTE RATED FIRE DOOR ASSEMBLY.
- GARAGE FLOOR SURFACE SHALL BE OF NONCOMBUSTIBLE OR ASPHALT PAVING MATERIAL AND SHALL BE SLOPED TO FACILITATE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

- THE WALLS AND SOFFITS OF THE ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR (5'-8" TYPE X GYP. B01) FIRE-RESISTIVE CONSTRUCTION.
- WIDTH OF STAIRWAYS TO BE MIN. 36" CLEAR. THE CLEAR WIDTH IS FROM WALL TO WALL, WALL TO BALUSTRADE, OR BALUSTRADE TO BALUSTRADE.
- PROVIDE A MIN. 1 FOOT-CANDLE OF STAIRWAY ILLUMINATION AT TREAD RUNS.
- DECK COVERING TO BE MFR-W/P DECKING I.C.C.# ESR-2900
- ALL LUMINARIES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MOTION SENSOR IN COMBINATION WITH A PHOTOCONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
- ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
- Shield fixtures and direct light downward. Shield must not allow light to shine above the horizontal plane (dark sky light pollution). Exterior lights shall not spill significantly onto neighboring properties (light trespass). Bare lamp bulb must not be visible at the property line when viewed at a maximum elevation of five feet OR more than fourteen feet (14') into adjacent property when viewed at ground level.



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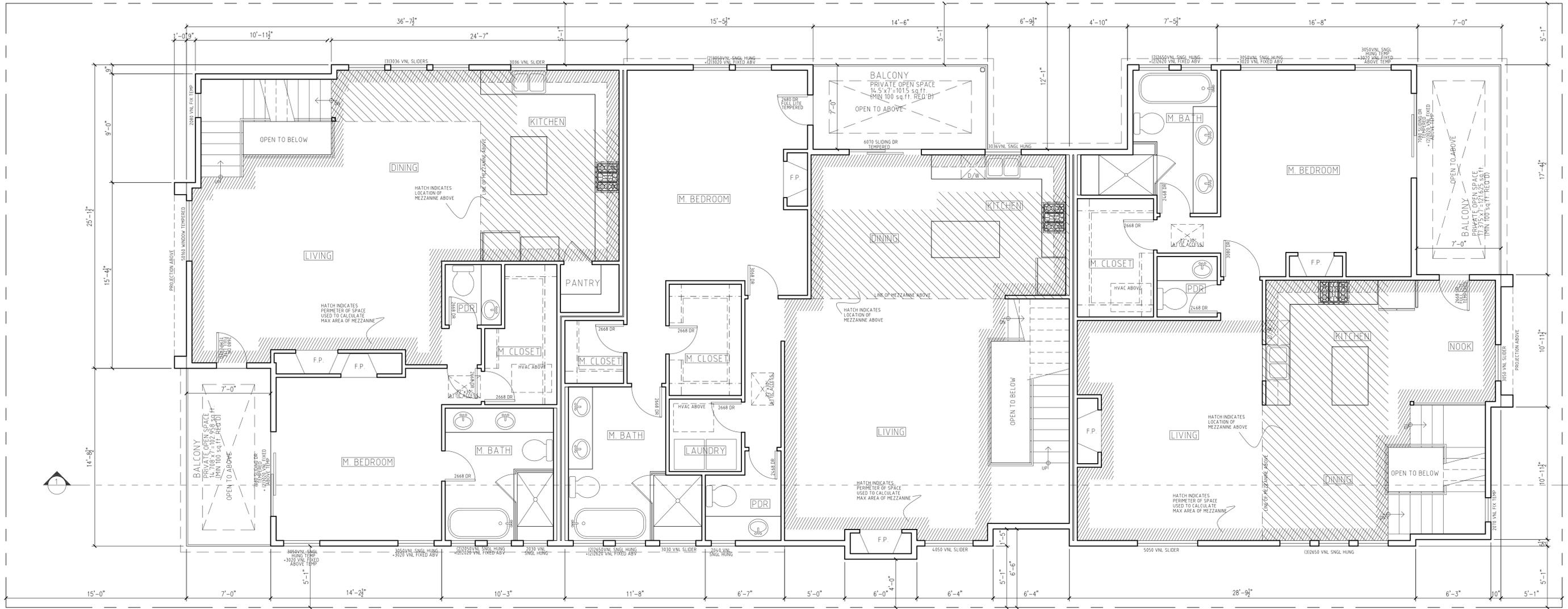


FLOOR PLANS

PALMER DEVELOPMENT GROUP LLC.

THREE-UNIT RESIDENTIAL DEVELOPMENT AT:
 12464 WASHINGTON PL
 CULVER CITY, CA 90066

A2.1



SECOND FLOOR PLAN



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



KEYNOTES

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- 2 AN A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUE-LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO ERECTION.
- 3 GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH FLOORS OR CEILING SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
- 4 ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION MANUFACTURER TO SUPPLY A CERTIFICATE OF COMPLIANCE TO OWNER.
- 5 BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE EXTERIOR ESCAPE AND RESCUE OPENING MEETING ALL THE FOLLOWING:
 A. CLEAR NET OPENING SHALL BE NOT LESS THAN 5.7 sq ft. EXCEPTION: GRADE FLOOR OPENINGS SHALL BE NOT LESS THAN 5 sq ft (IBC 1026.2 & EX)
 B. WIDTH OF RESCUE OPENINGS SHALL BE NO LESS THAN 20 in. (IBC 1026.2.1)
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- 6 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF ANY KEY OR SPECIAL KNOWLEDGE. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MIN. 34" TO MAX. 48" ABOVE THE FLOOR.
- 7 LANDING UNDER DOOR SWING MUST BE LESS THAN 1/2" BELOW THE THRESHOLD.
- 8 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, IT SHALL BE INTERCONNECTED IN SUCH A MANNER SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- 9 IN NEW CONSTRUCTION SMOKE ALARMS (I.E. SMOKE DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (PER SHEET 10-3, 13 FIRE PROTECTION, No. 2.)
- 10 ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT EXCEPT IN KITCHEN, BATHS, LAUNDRY AND GARAGES SHALL BE PROTECTED BY A LISTED ARC-FULLY CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL WIRING FROM STAIRS TO PANEL SHALL BE MARKED IN CONTRASTING COLOR EVERY 12-IN. IDENTIFYING CABLES WITH AFI PROTECTION.
- 11 LENNOX FIREPLACE MODEL SLVDT WITH NONCOMBUSTIBLE WALL AND HEARTH (L.C.# 186-F-50-S OR EQUAL).
- 12 RHEEM RESIDENTIAL TANKLESS WATERHEATER MODEL RTG-95X OUTDOOR VENT. WATER HEATER SHALL BE STRAPPED TO WALL AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS WITH THE LOWER A MIN. 4" ABOVE THE CONTROLS.
- 13 UNIT A HVAC: BRYANT 358BAV040 OR EQUAL UNIT B HVAC: TRANE TUH2800-SUN-IC OR EQUAL ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2-2007 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION REQUIRED IN SECTION 4 OF THAT STANDARD.
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- 15 5'-0" BATHTUB WITH SHOWER. PROVIDE WATERPROOF JOINTS BETWEEN TUB AND ADJACENT WALL.
- 16 HIGH EFFICIENCY TOILET, 128 GAL. PER FLUSH MAX. (ICBC 4.403.1) DIMENSION A MIN. 15" CLEARANCE FROM CENTER OF WATER CLOSET TO ANY SIDE-WALL OR OBSTRUCTION.
- 17 MAXIMUM FLOW RATES (ICBC 4.403.1)
 A. SHOWERHEADS: 2.0 GPM @ 80 PSI
 B. BATHROOM FAUCETS: 1.5 GPM @ 60 PSI
 C. KITCHEN AND UTILITY FAUCETS: 1.8 GPM
- 18 WALLS WITHIN 2' OF THE FRONT AND SIDES OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OF PORTLAND CEMENT, CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL SURFACE TO A HEIGHT OF 4', AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- 19 TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6".
- 20 CEMENT-FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM SHALL NOT BE USED OVER A VAPOR RETARDER. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, OR ON CEILINGS WHERE FRAME JOINTS EXCEEDS 12" O.C. FOR 1/2" THICK OR 18" O.C. FOR 5/8" THICK.
- 21 ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN. FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER DOORS SHALL SWING OUT THE MIN. AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70" ABOVE THE SHOWER DRAIN OUTLET.
- 22 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH AND NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN OUTLET. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PER DR. 2509.2. PROVIDE TEMP. GLASS ENCLOSURE.
- 23 CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- 24 USE 2x6 MINIMUM STUDS FOR ALL PLUMBING WALLS.
- 25 APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATIONS SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- 26 HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
- 27 16'-0" x 8'-0" OVERHEAD GARAGE DOOR w/ 7'-L" CLEAR AT OPEN POSITION INCLUDING ALL HARDWARE. PROVIDE/INSTALL ELECTRIC DOOR OPENER w/ SAFETY DEVICE.
- 28 ATTACHED GARAGE TO DWELLING SHALL BE SEPARATED WITH A MIN. 1/2" GYPSUM BOARD REQUIRED ON THE GARAGE SIDE SEPARATING DWELLING AND ATTIC AREA FROM GARAGE AND A MIN. 5/8" GYPSUM BOARD REQUIRED BETWEEN GARAGE AND ALL HABITABLE ROOMS LOCATED ABOVE GARAGE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM).
- 29 GARAGE DOOR SPRINGS TO BE APPROVED WITH BREAK RETAINERS AND MANUFACTURER'S LABELS. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HARD DRAWN SPRING WIRE OR DR. TEMPERED WIRE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
- 30 DOOR LEADING TO GARAGE FROM LIVING AREA TO BE SELF-CLOSING SELF-LATCHING TIGHT FITTING MIN. 1-3/8" THICK SOLID WOOD DOOR OR HONEYCOMB CORE STEEL DOOR, OR MIN. 20 MINUTE RATED FIRE DOOR ASSEMBLY.
- 31 GARAGE FLOOR SURFACE SHALL BE OF NONCOMBUSTIBLE OR ASPHALT PAVING MATERIAL AND SHALL BE SLOPED TO FACILITATE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- 32 THE WALLS AND SOFFITS OF THE ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR (1-H) TYPE X GYP. BD.) FIRE-RESISTIVE CONSTRUCTION.
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- 34 PROVIDE A MIN. 1 FOOT-CANDLE OF STAIRWAY ILLUMINATION AT TREAD RUNS.
- 35 DECK COVERING TO BE MER-KO W.P. DECKING I.C.# ESR-2900
- 36 ALL LUMINARIES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MOTION SENSOR IN COMBINATION WITH A PHOTOCONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).
- 37 ALL INSTALLED LUMINARIES SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A VACANCY SENSOR OR DIMMER.
- 38 Shield fixtures and direct light downward. Shield must not allow light to shine above the horizontal plane (dark sky light pollution). Exterior lights shall not spill significantly onto neighboring properties (light trespass). Bare lamp bulb must not be visible at the property line when viewed at a maximum elevation of five feet (5') OR more than fourteen feet (14') into adjacent property when viewed at ground level.



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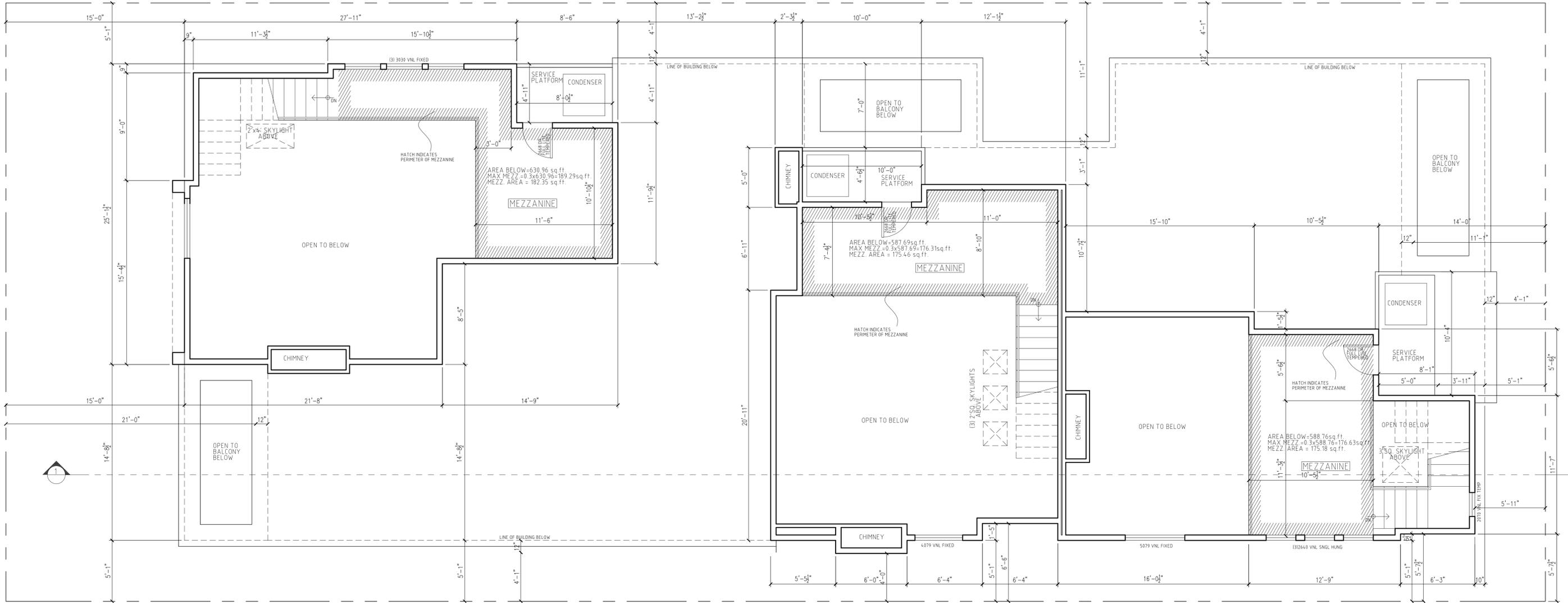


FLOOR PLANS

PALMER DEVELOPMENT GROUP LLC.

THREE-UNIT RESIDENTIAL DEVELOPMENT AT:
 12464 WASHINGTON PL
 CULVER CITY, CA 90066

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MEZZANINE PLAN

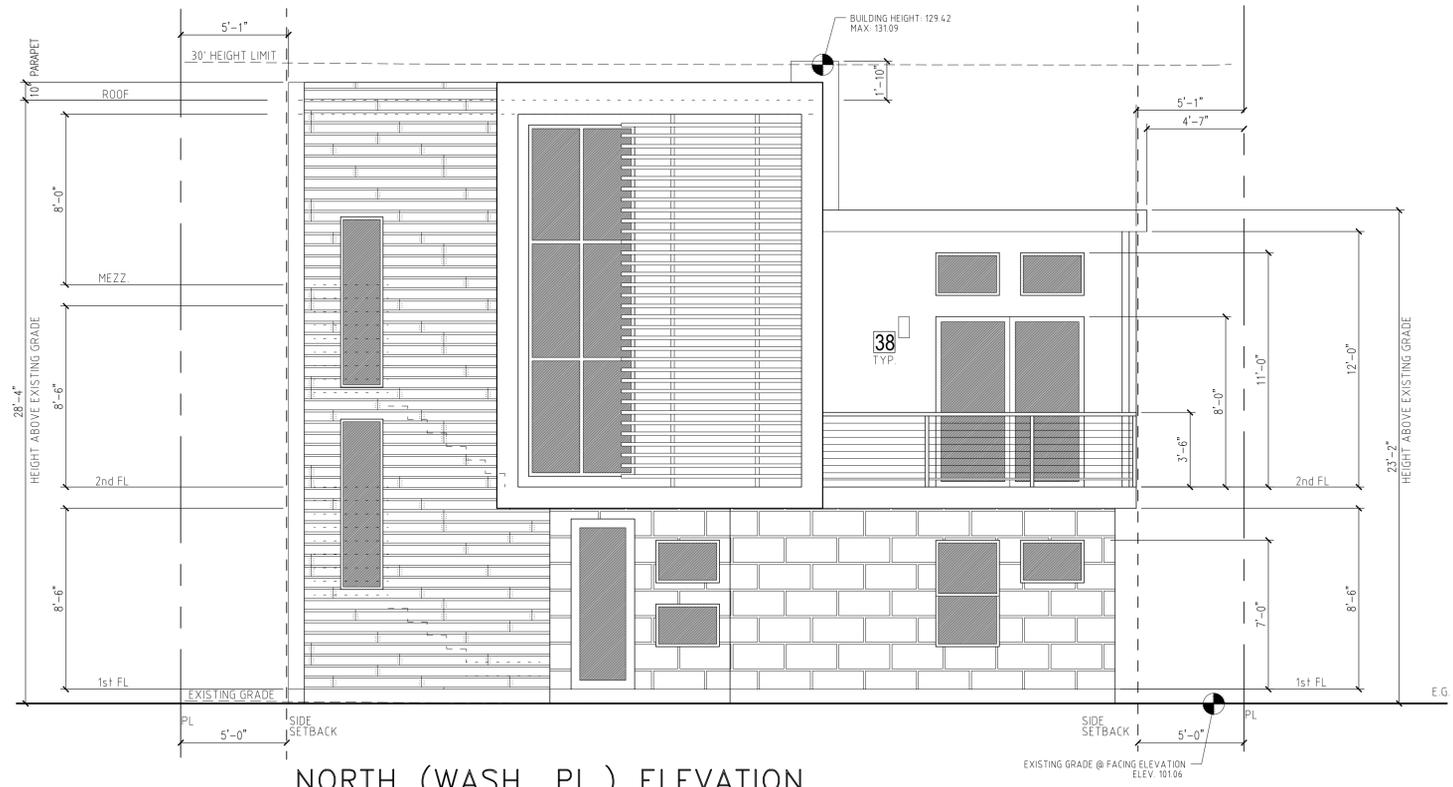


KEYNOTES

- 1 NO CHANGES SHALL BE MADE ON THE PLANS WHETHER INTERIOR OR EXTERIOR WITHOUT WRITTEN APPROVAL FROM THE BUILDING & PLANNING DEPARTMENTS.
- 2 AN A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUE-LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO ERECTION.
- 3 GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH FLOORS OR CEILING SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
- 4 ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION MANUFACTURER TO SUPPLY A CERTIFICATE OF COMPLIANCE TO OWNER.
- 5 BASEMENTS AND SLEEPING ROOMS BELOW THE FOURTH STORY SHALL HAVE AT LEAST ONE EXTERIOR ESCAPE AND RESCUE OPENING MEETING ALL THE FOLLOWING:
 A. CLEAR NET OPENING SHALL BE NOT LESS THAN 5.7 sq. ft. EXCEPTION: GRADE FLOOR OPENINGS SHALL BE NOT LESS THAN 5 sq. ft. (CBC 1026.2 & EX)
 B. WIDTH OF RESCUE OPENINGS SHALL BE NO LESS THAN 20 in. (CBC 1026.2.1)
 C. HEIGHT OF RESCUE OPENINGS SHALL BE NO LESS THAN 24 in. (CBC 1026.2.1)
 D. BOTTOM OF RESCUE OPENING SHALL BE NO MORE THAN 44 in. FROM THE FINISHED FLOOR. (CBC 1026.3)
 NOTE: SLEEPING ROOMS WITH AN APPROVED EXTERIOR DOOR OPENING DIRECTLY INTO A YARD, COURT, OR OTHER PUBLIC RIGHT OF WAY, NEED NOT MEET EGRESS REQUIREMENTS.
- 6 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF ANY KEY OR SPECIAL KNOWLEDGE. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MIN. 34" TO MAX. 48" ABOVE THE FLOOR.
- 7 LANDING UNDER DOOR SWING MUST BE LESS THAN 1/2" BELOW THE THRESHOLD.
- 8 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, IT SHALL BE INTERCONNECTED IN SUCH A MANNER SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- 9 IN NEW CONSTRUCTION SMOKE ALARMS (I.E. SMOKE DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP AND LOW BATTERY SIGNAL. (PER SHEET 10-3, 13 FIRE PROTECTION, No. 1.)
- 10 ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT EXCEPT IN KITCHEN, BATHS, LAUNDRY AND GARAGES SHALL BE PROTECTED BY A LISTED ARC-FULLY CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. ALL WIRING FROM STATED ROOMS TO PANEL SHALL BE MARKED IN CONTRASTING COLOR EVERY 12-in. IDENTIFYING CABLES WITH AFI PROTECTION.
- 11 LENNOX FIREPLACE MODEL SLDVT WITH NONCOMBUSTIBLE WALL AND HEARTH (C.F.# 18-F-50-5 OR EQUAL).
- 12 RHEEM RESIDENTIAL TANKLESS WATERHEATER MODEL RTG-95X OUTDOOR VENT. WATER HEATER SHALL BE STRAPPED TO WALL AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS WITH THE LOWER A MIN. 4" ABOVE THE CONTROLS.
- 13 UNIT A HVAC: BRYANT 358BAV040 OR EQUAL UNIT B HVAC: TRANE TUH2B060-SUN-IC OR EQUAL ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ANSI/ASHRAE STANDARD 62.2-2007 VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY IN LOW-RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION REQUIRED IN SECTION 4 OF THAT STANDARD.
- 14 6'-0" ROMAN BATH PROVIDE 6" HIGH NON-ABSORBENT SPLASH AT WALLS.
- 15 5'-0" BATHTUB WITH SHOWER. PROVIDE WATERPROOF JOINTS BETWEEN TUB AND ADJACENT WALL.
- 16 HIGH EFFICIENCY TOILET, 1.28 GAL. PER FLUSH MAX. (CGC 4.403.1) DIMENSION A MIN. 15" CLEARANCE FROM CENTER OF WATER CLOSET TO ANY SIDE-WALL OR OBSTRUCTION.
- 17 MAXIMUM FLOW RATES (CGC 4.403.1)
 A. SHOWERHEADS: 2.0 GPM @ 80 PSI
 B. BATHROOM FAUCETS: 1.5 GPM @ 60 PSI
 C. KITCHEN AND UTILITY FAUCETS: 1.8 GPM
- 18 WALLS WITHIN 2" OF THE FRONT AND SIDES OF WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE OF PORTLAND CEMENT CONCRETE, CERAMIC TILE, OR OTHER APPROVED MATERIAL SURFACE TO A HEIGHT OF 4', AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE.
- 19 TOILET AND BATHING ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6".
- 20 CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM SHALL NOT BE USED OVER A VAPOR RETARDER. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, OR ON CEILINGS WHERE FRAME JOINTS EXCEEDS 12" O.C. FOR 1/2" THICK OR 18" O.C. FOR 5/8" THICK.
- 21 ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN. FINISHED INTERIOR AREA OR NOT LESS THAN 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER DOORS SHALL SWING OUT THE MIN. AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70" ABOVE THE SHOWER DRAIN OUTLET.
- 22 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH AND NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN OUTLET. USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE PER (CGC 209.2, PROVIDE TEMP. GLASS ENCLOSURE IN SECTION 4 OF THAT STANDARD).
- 23 CONTROL VALVES FOR SHOWER AND TUB/SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- 24 USE 2x6 MINIMUM STUDS FOR ALL PLUMBING WALLS.
- 25 APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATIONS SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- 26 HOSE BIBBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
- 27 16'-0" x 8'-0" OVERHEAD GARAGE DOOR w/ 7'-4" CLEAR AT OPEN POSITION INCLUDING ALL HARDWARE. PROVIDE/INSTALL ELECTRIC DOOR OPENER w/ SAFETY DEVICE.
- 28 ATTACHED GARAGE TO DWELLING SHALL BE SEPARATED WITH A MIN. 1/2" GYPSUM BOARD REQUIRED ON THE GARAGE SIDE SEPARATING DWELLING AND ATTIC AREA FROM GARAGE AND A MIN. 5/8" GYPSUM BOARD REQUIRED BETWEEN GARAGE AND ALL HABITABLE ROOMS LOCATED ABOVE GARAGE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM).
- 29 GARAGE DOOR SPRINGS TO BE APPROVED WITH BREAK RETAINERS AND MANUFACTURER'S LABELS. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HARD DRAWN SPRING WIRE OR OIL TEMPERED WIRE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
- 30 DOOR LEADING TO GARAGE FROM LIVING AREA TO BE SELF-CLOSING SELF-LATCHING TIGHT FITTING MIN. 3/2" THICK SOLID WOOD DOOR OR HONEYCOMB CORE STEEL DOOR, OR MIN. 20 MINUTE RATED FIRE DOOR ASSEMBLY.
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NORTH (WASH. PL.) ELEVATION

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



EAST ELEVATION

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



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ELEVATIONS	

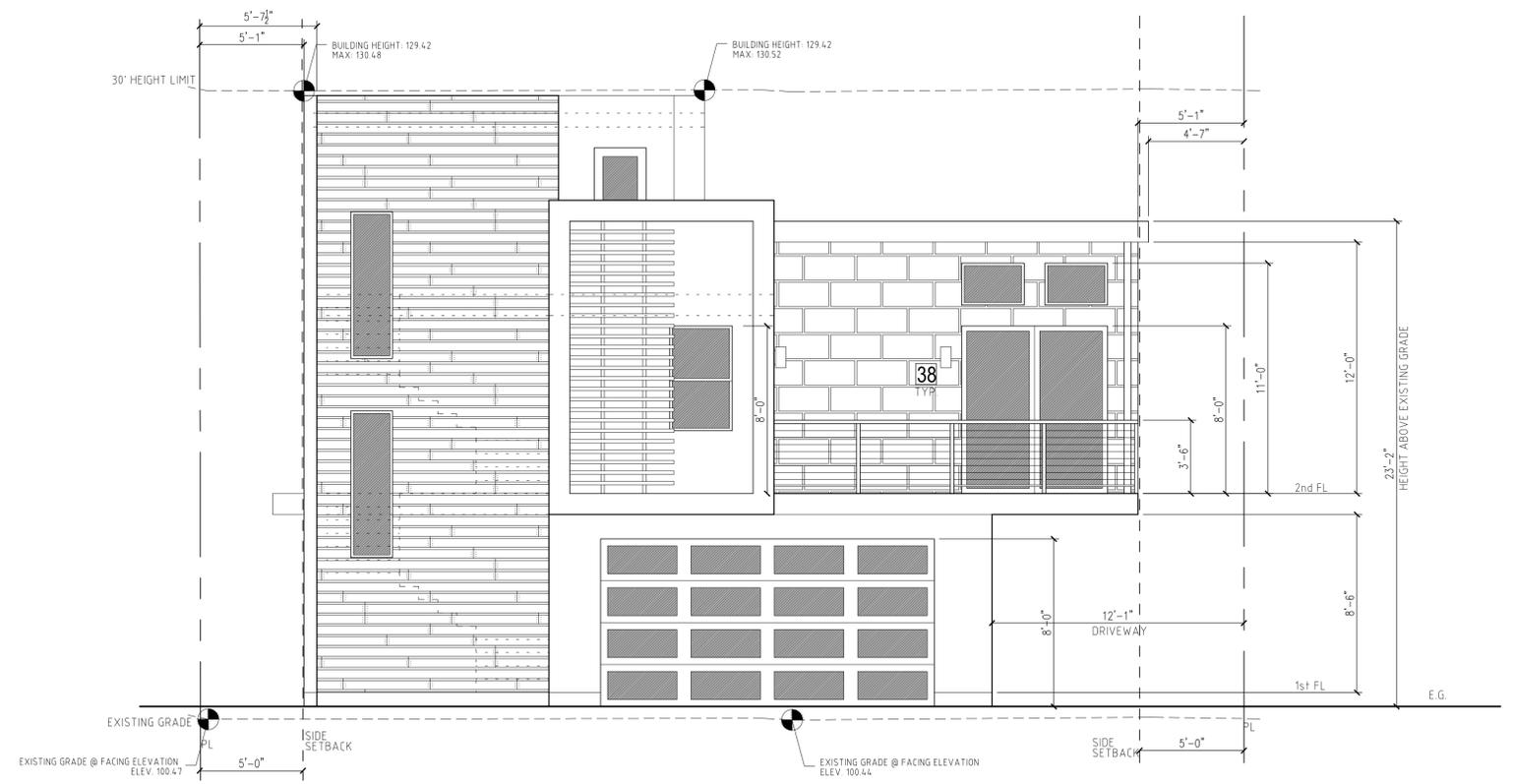
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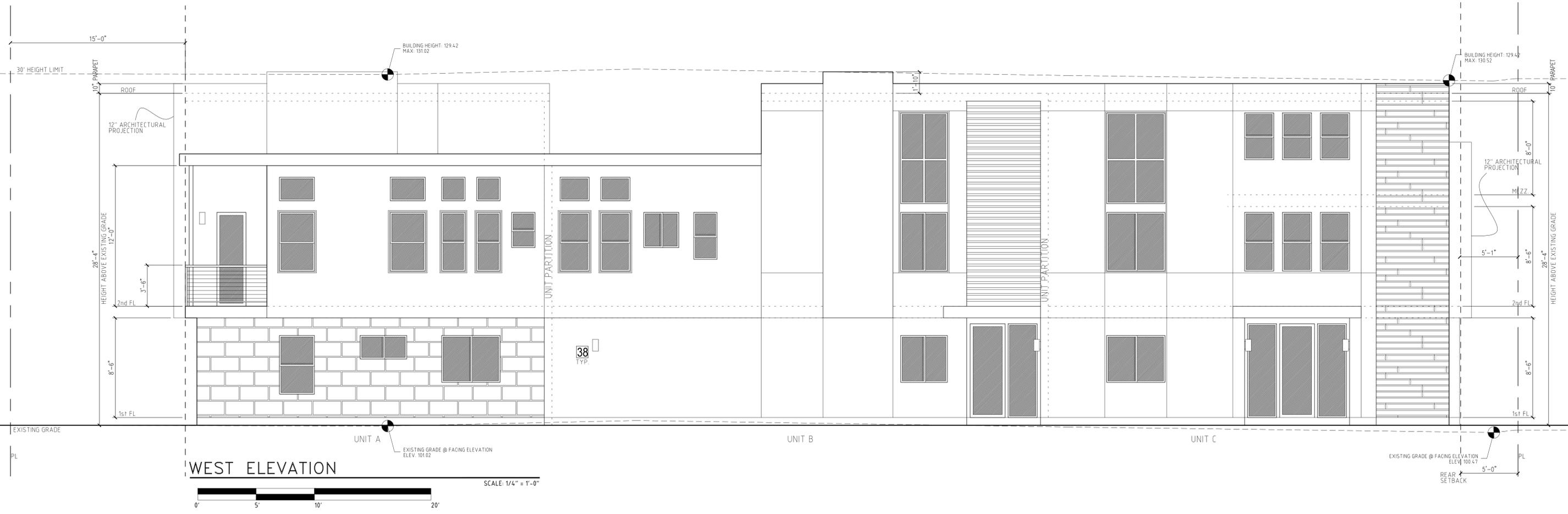
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SOUTH (ALLEY) ELEVATION

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



WEST ELEVATION

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



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ELEVATIONS	

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EXTERIOR FINISH COLORS:

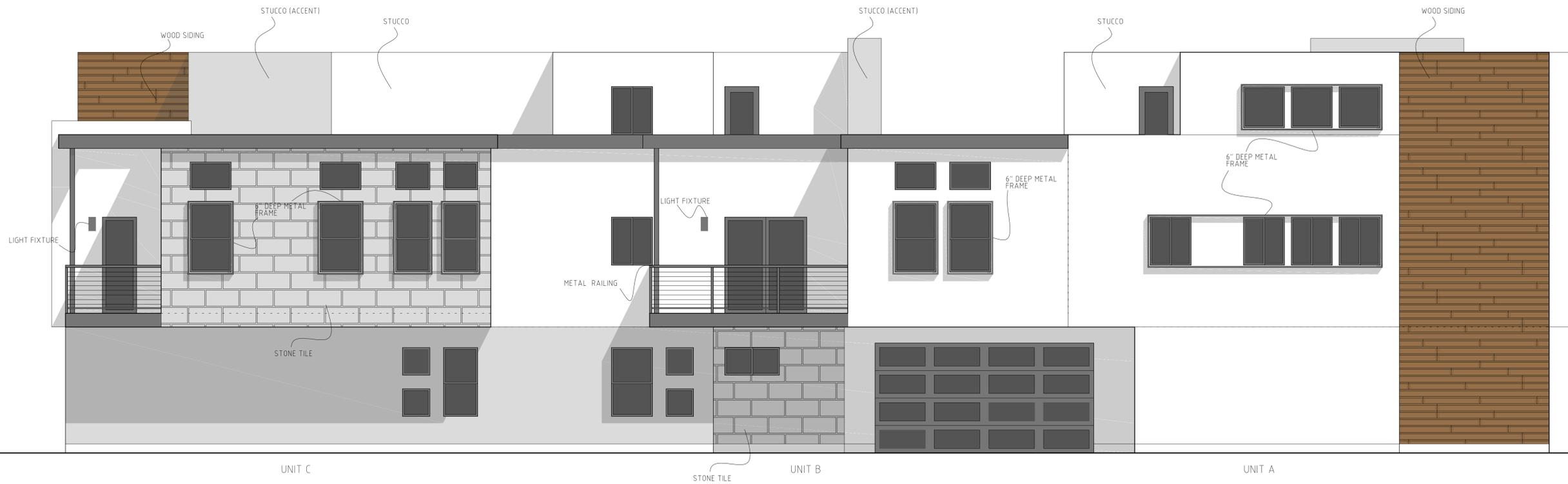
	MANUFACTURER	COLOR	COLOR No.
STUCCO	WORLD OF COLOR	OFF WHITE	-
ACCENT	WORLD OF COLOR	LIGHT BEIGE	-

MATERIALS LIST:

ROOF	ARCHITECTURAL COMPOSITION MIN. CLASS B
WALLS	EXTERIOR PLASTER
SIDING	DARK WOOD
STONE	WARM GREY
WIN. TRIM	ALUMINUM
FASCIA BD.	ALUMINUM
LATTICE WK.	WOOD



NORTH (WASH. PL.) ELEVATION-COLORED
SCALE: 1/4" = 1'-0"



EAST ELEVATION-COLORED



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COLORED ELEVATIONS

PALMER DEVELOPMENT GROUP LLC.

THREE-UNIT RESIDENTIAL DEVELOPMENT AT:
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CULVER CITY, CA 90066

A3.2

EXTERIOR FINISH COLORS:

	MANUFACTURER	COLOR	COLOR No.
STUCCO	WORLD OF COLOR	OFF WHITE	-
ACCENT	WORLD OF COLOR	LIGHT BEIGE	-

MATERIALS LIST:

ROOF	ARCHITECTURAL COMPOSITION MIN. CLASS B
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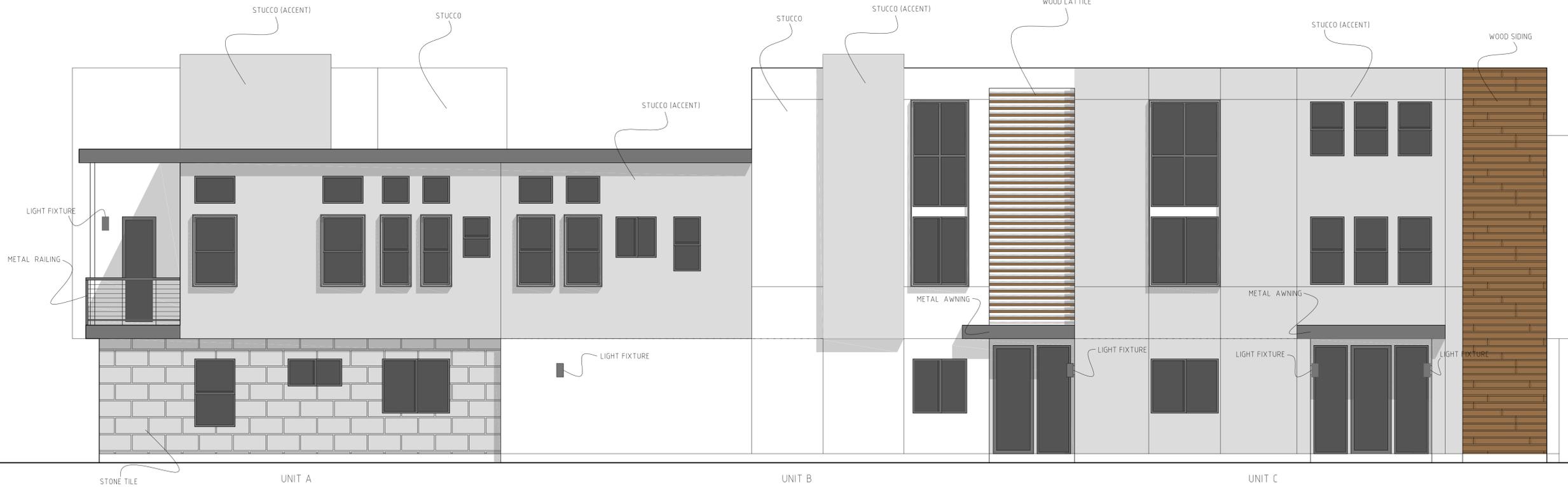
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SOUTH (ALLEY) ELEVATION-COLORED

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



WEST ELEVATION-COLORED



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



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COLORED ELEVATIONS

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ADJACENT ELEVATIONS

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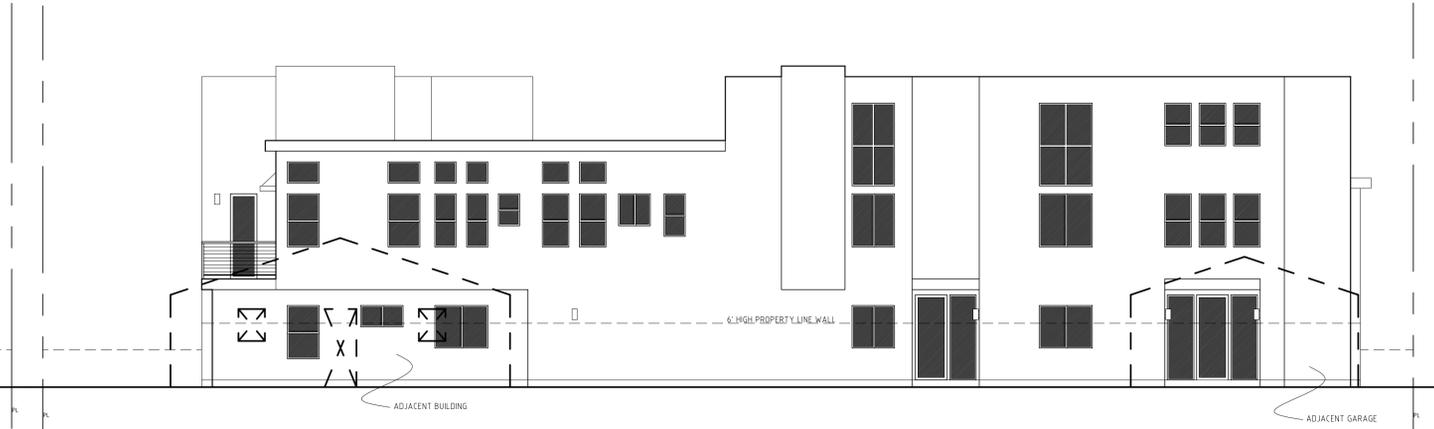
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EAST ELEVATION – WINDOW LAYOUT WITH ADJACENT BUILDINGS

ADJACENT BUILDING AND WINDOW LOCATIONS ARE APPROXIMATE SCALE: 1/8" = 1'-0"



WEST ELEVATION – WINDOW LAYOUT WITH ADJACENT BUILDINGS

ADJACENT BUILDING AND WINDOW LOCATIONS ARE APPROXIMATE SCALE: 1/8" = 1'-0"

