

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
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- 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:



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rdwelle@habitatla.org



NOT FOR CONSTRUCTION

Job:
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Globe Ave Affordable Housing
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Consultants:
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Contact: Scott Spensiero
10641 Humbolt Street
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(562) 799-9469

Date:
JANUARY 20, 2016

Scale:

Sheet Title:
COVER

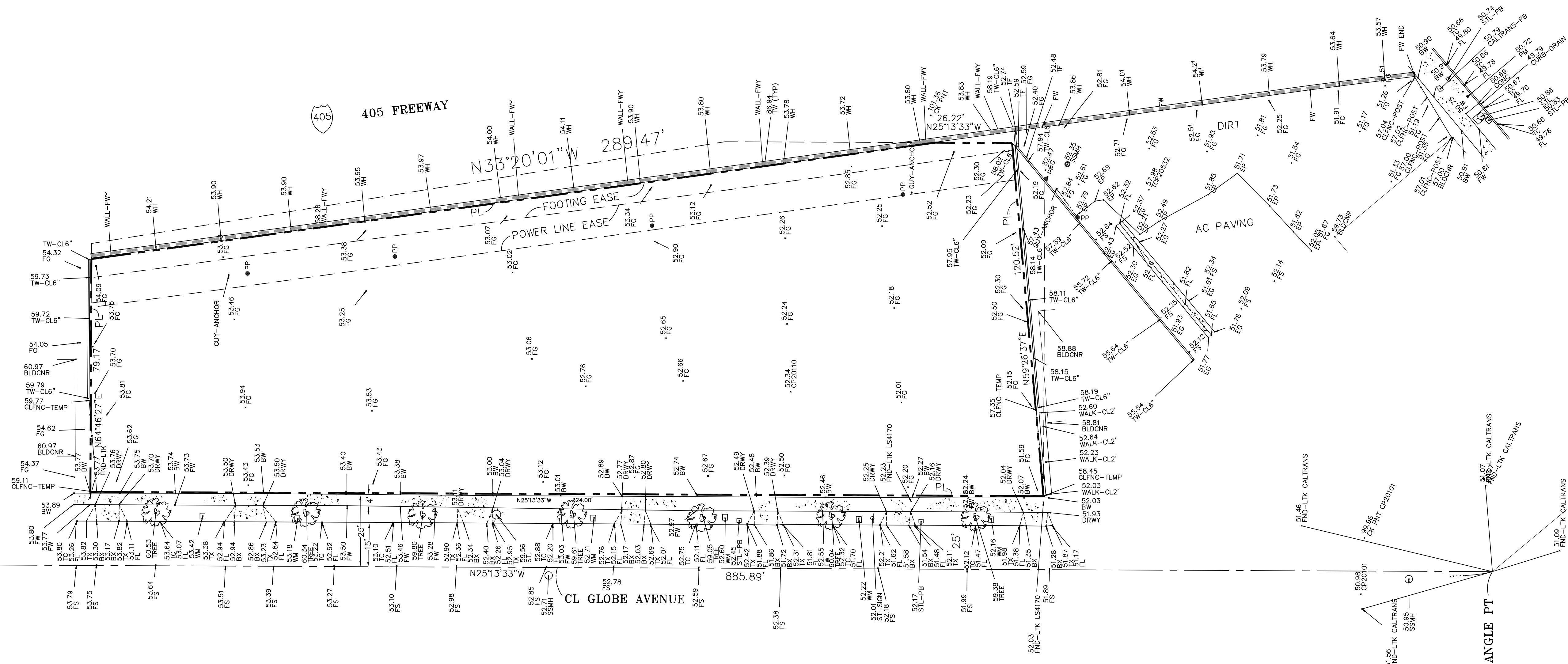
Sheet No.:
A-00

Revisions:

No	Description	Date

- LEGEND
- IP IRON PIPE
 - SPK SPIKE
 - CLFNC FIRE HYDRANT
 - CLFNC CHAINLINK FENCE
 - CLFNC 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

CL WASHINGTON
FD SPK RCE 24625



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

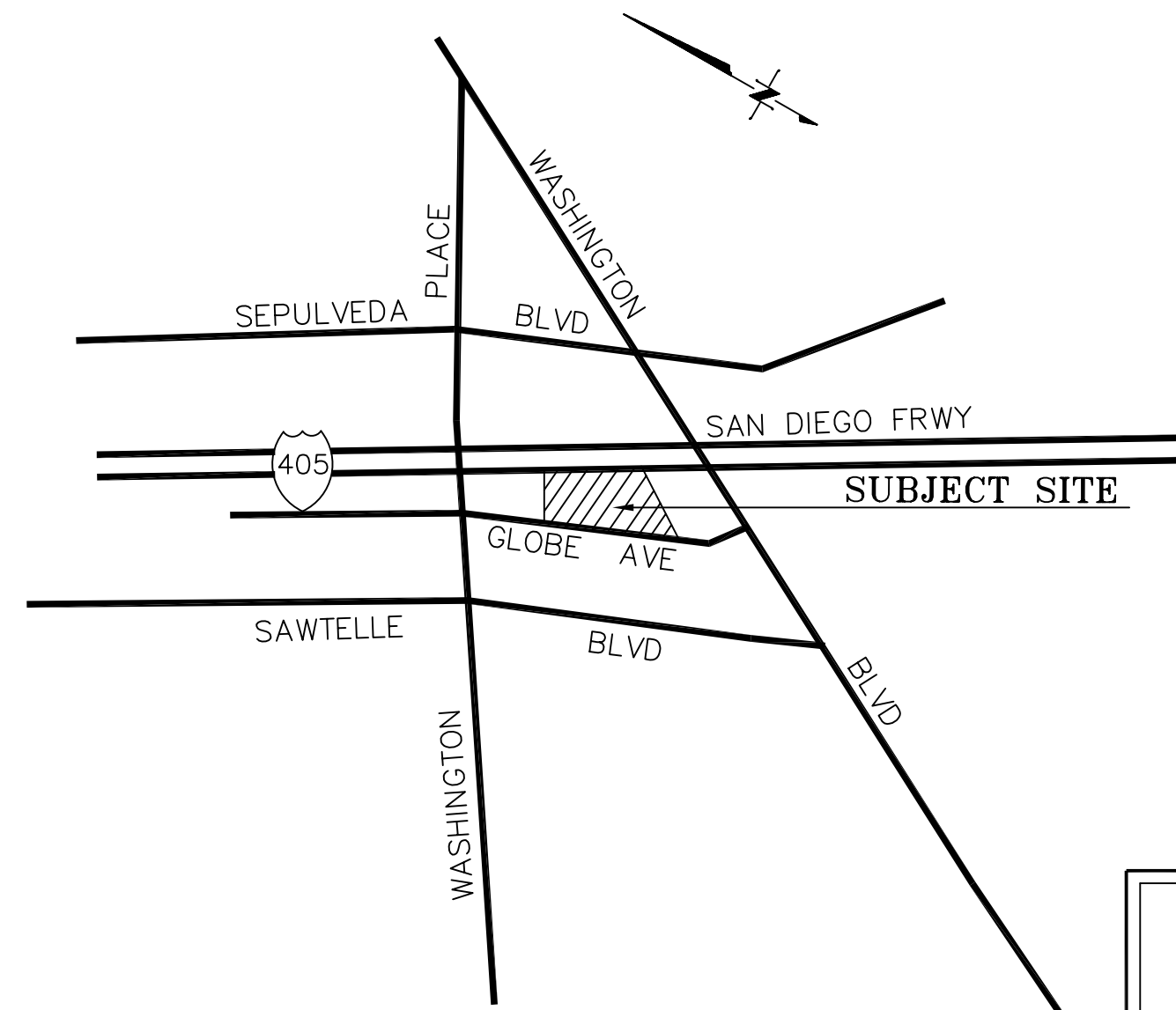
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			SCALE	1"=20'
			DRAWN	OF
			RD	1
			APPROVED	JOB NUMBER
				701

LEGEND

IP	IRON PIPE
SPK.	SPIKE
	FIRE HYDRANT
CLFNC	CHAINLINK FENCE
	LIGHT POLE
EG	EDGE OF GUTTER
FF	FINISH FLOOR
CL	CENTER LINE
WFNC	WROUGHT IRON FENCE
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TC	TOP OF CURB
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BW	BACK OF WALK
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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LOT AREAS PERCENT COVERAGE

LOT 1 - 6724 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%
TOTAL - 32430 SQ FT	

EASEMENTS PER STEWART TITLE REPORT DATED 5/15/14 OR. NO. 01180-105295	
ITEM NO.	
2	EASEMENT FOR POLE LINES AND CONDUITS PURPOSES PER DOCUMENT RECORDED IN BK 12236 PG 61 O,R,
5	EASEMENT POLE LINES AND CONDUITS PURPOSES PER DOCUMENT RECORDED IN BK 17729 PG 343 O,R,
7	EASEMENT FOR INGRESS AND EGRESS PURPOSES BY DOC. REC. APRIL 18, 1963 AS INSTR. 4009 O.R.
8	EASEMENT FOR SUB-FOOTING PURPOSES BY DOC. REC. APRIL 18, 1963 AS INSTR. 4009 O.R.
9	EASEMENT FOR POLE LINES AND CONDUITS PURPOSES PER BY DOC. REC. MARCH 7, 1958 AS INSTR. 2370 BK D37-199.
13	EASEMENT FOR PUBLIC UTILITY PURPOSES PER BY DOC. REC. MARCH 7, 1958 AS INSTR. 2371 O.R.
15	EASEMENT FOR POLE LINES AND CONDUITS PURPOSES PER DOCUMENT RECORDED IN BK D128 PG 374 O,R,
19	EASEMENT FOR PUBLIC UTILITY PURPOSES PER DOCUMENT RECORDED IN BK D121 PG 676 O,R,
22-34	EASEMENTS FOR POWER LINE,FOOTING, TEMPORARY CONSTRUCTION AND RIGHTS INCIDENTAL THERETO AS RESERVED BY THE STATE OF CALIFORNIA IN DOCUMENTS RECORDED AS INSTRUMENTS: 22 RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568026 O.R. 24 RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568027 O.R. 26 RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568028 O.R. 28 RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568029 O.R. 30 RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568030 O.R. 32 RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568031 O.R. 34 RECORDED JULY 1 2005 AS INSTRUMENT NO. 2005-1568032 O.R.

APN: 4233-033-901
APN: 4233-033-902
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
THE BEARING OF N25°13'33"W FOR THE CL OF GLOBE AVE AS SHOWN ON CALTRANS R/M MAP NO. F1929-6 07-LA-405-27.69 IS THE BASIS OF BEARINGS FOR THIS MAP.

BENCH MARK:

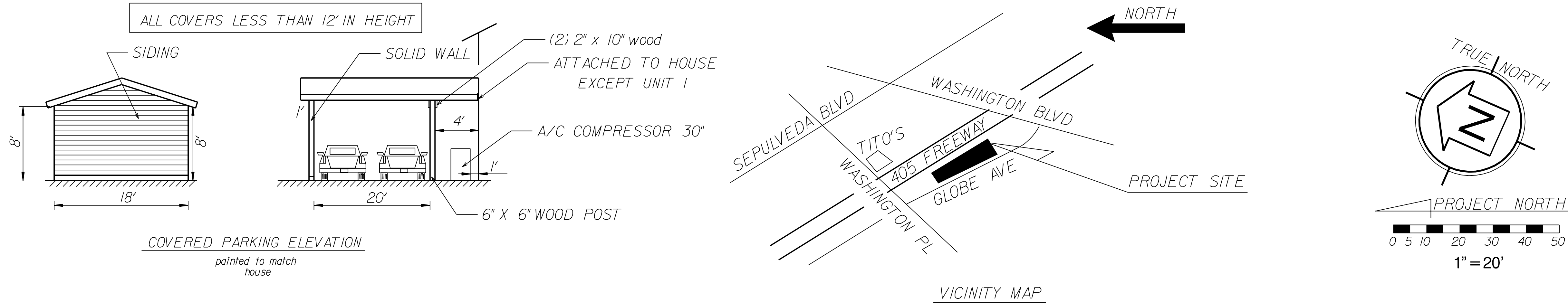
CITY GPS CONTROL POINT 38 PUNCHED SPK
CL INT. SAWTELL BLVD & WASHINGTON PL
ELEV.=56.71 FEET, NAV 88 DATUM

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



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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:
Site Plan

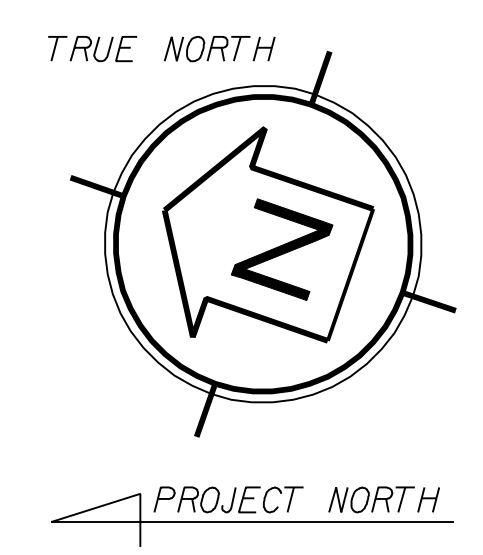
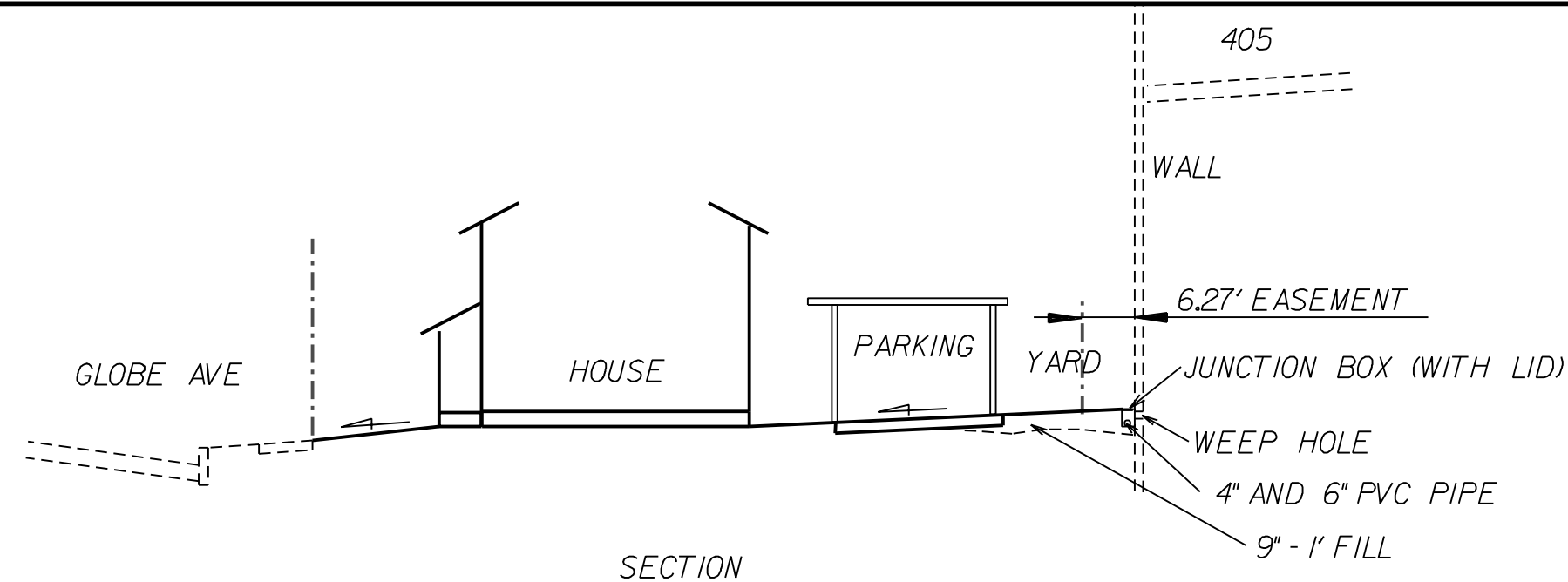
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A-100

PROJECT SUMMARY		
LEGAL DESCRIPTION		
LOT: PORTION 469,470,71,72,73,74,75		
TRACT: 8895,6936		
APN: 4233 - 033 - 901 THROUGH 907		
TOTAL SITE AREA: 32,361		
SITE COVERED BY STRUCTURES: 11,139		
TOTAL GROSS FLOOR AREA: 13,439		
USE: RESIDENTIAL		
	REQUIRED	PROVIDED
PARKING:	20	
SIDE X SIDE GARAGE		8
SIDE X SIDE COVERED		12
LANDSCAPED AREA	2,746	2,800
OPEN SPACE	N/A	N/A
STORAGE	N/A	N/A

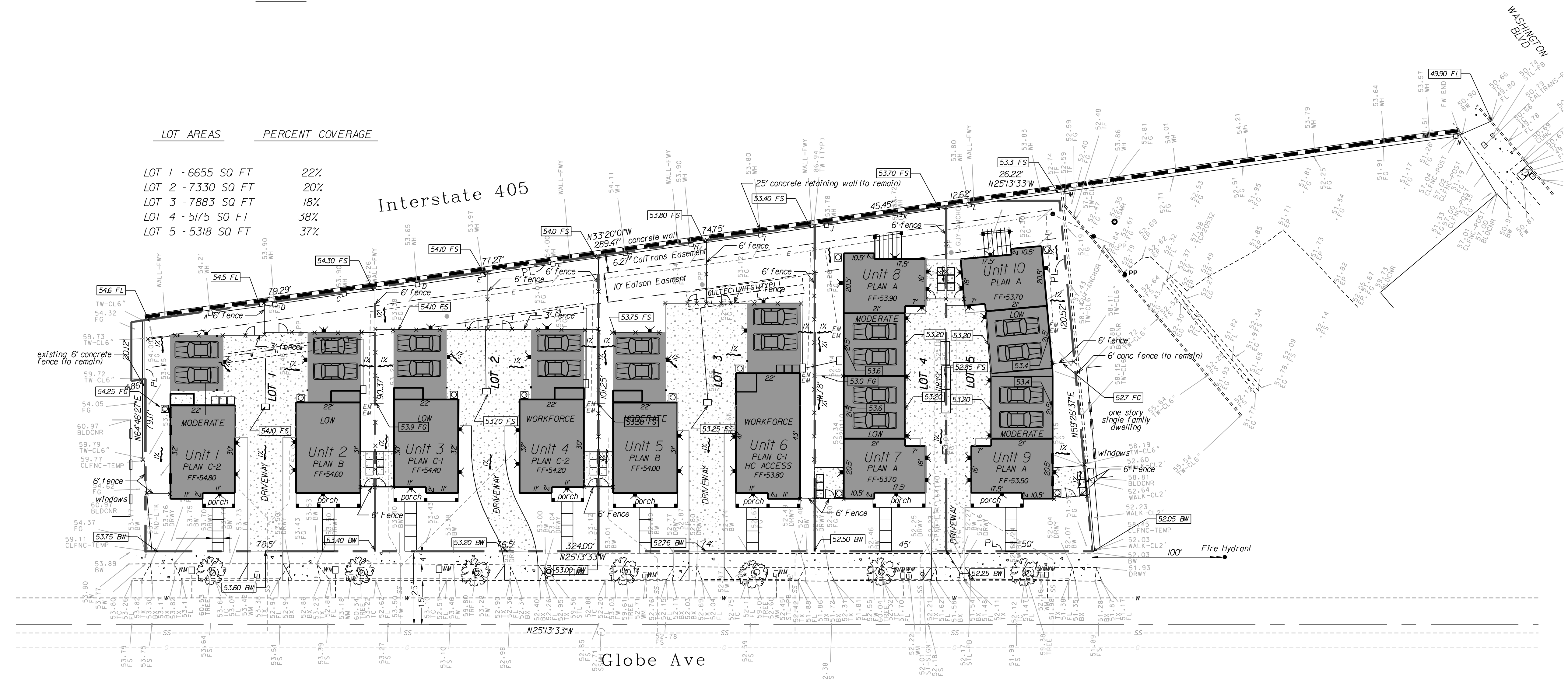
UNIT	NO OF UNITS	BED/BATH	FIRST FLOOR	SECOND FLOOR	TOTAL
PLAN A	4	3/2.5	527 SQ FT	826 SQ FT	1,353 SQ FT
PLAN B	2	3/2	682 SQ FT	624 SQ FT	1,306 SQ FT
PLAN C-1	2	3/2	681 SQ FT	623 SQ FT	1,304 SQ FT
PLAN C-2	1	3/2	681 SQ FT	623 SQ FT	1,304 SQ FT
PLAN C-1 HC	1	3/2 + DEN	882 SQ FT	621 SQ FT	1,503 SQ FT
TOTAL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

4044 -4068 GLOBE AVE	
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	39%
LOT 5 - 5318 SQ FT	38%
TOTAL - 32,361 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	☼

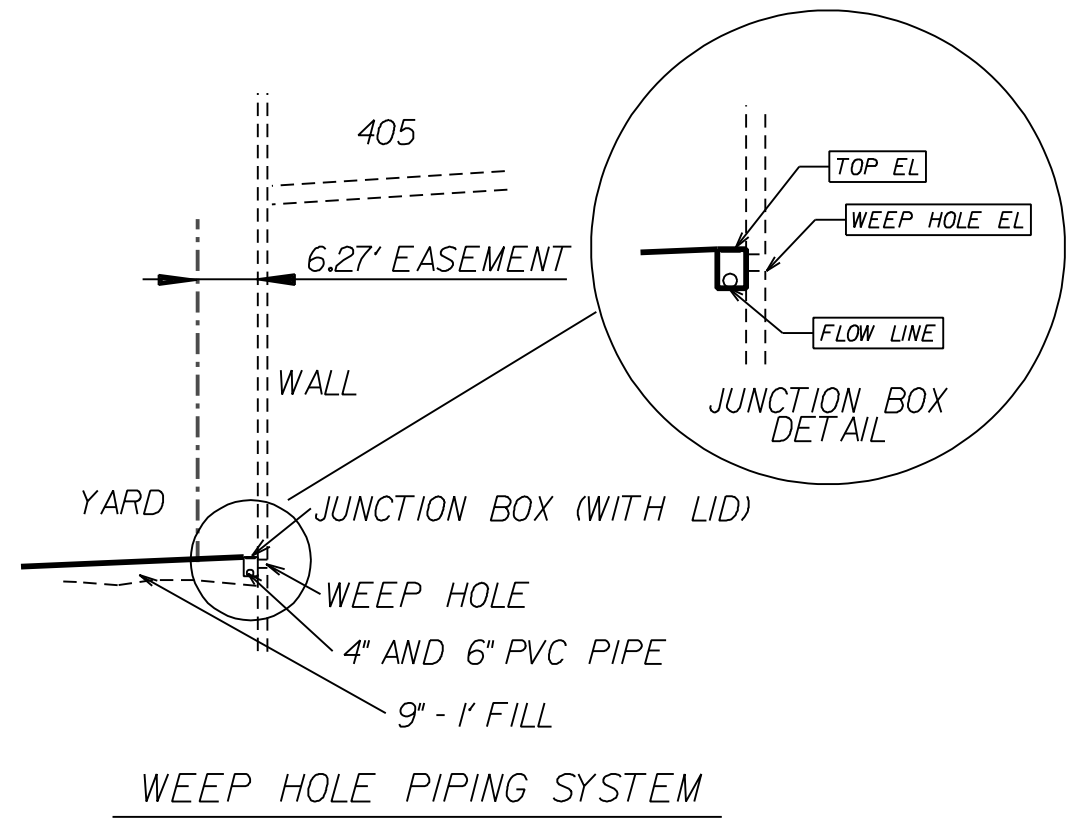


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WEEP HOLE PIPING SYSTEM					
NO.	EXIST GROUND	WEEP WHOLE	FINISH GROUND	FLOW	PIPE SIZE
A	53.7	54.21	54.55	54.0	4"
B	53.7	53.90	54.45	53.8	4"
C	53.4	53.90	54.4	53.6	4"
D	53.65	53.65	54.2	53.4	4"
E	53.3	53.97	54.1	53.2	6"
F	53.1	54	54.1	53.0	6"
G	53.4	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)

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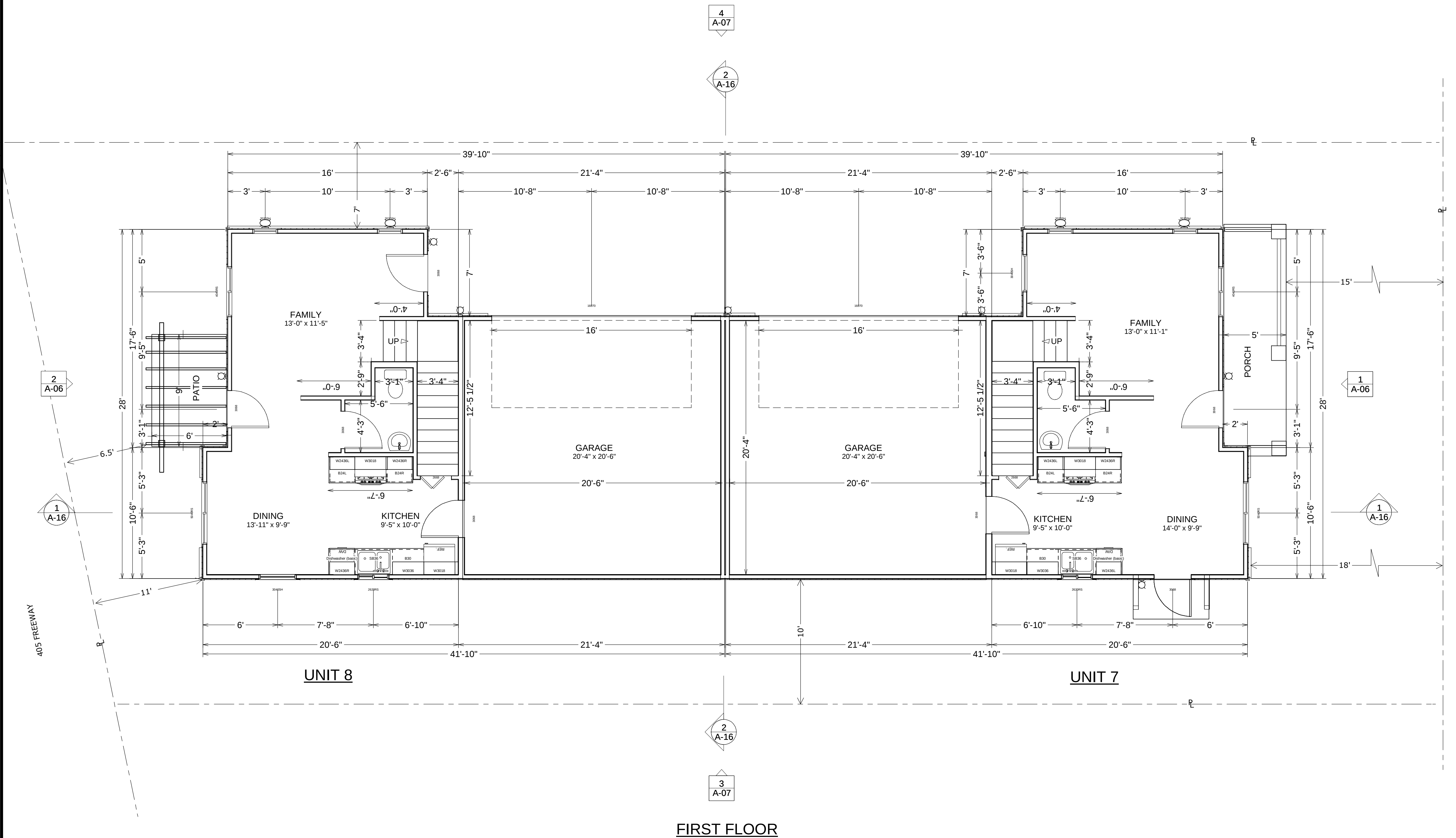
Sheet Title:

Grading Plan

Sheet No.:

A-101

UNIT 9 AND 10 MIRROR IMAGE



FIRST FLOOR

Revisions:		
No	Description	Date

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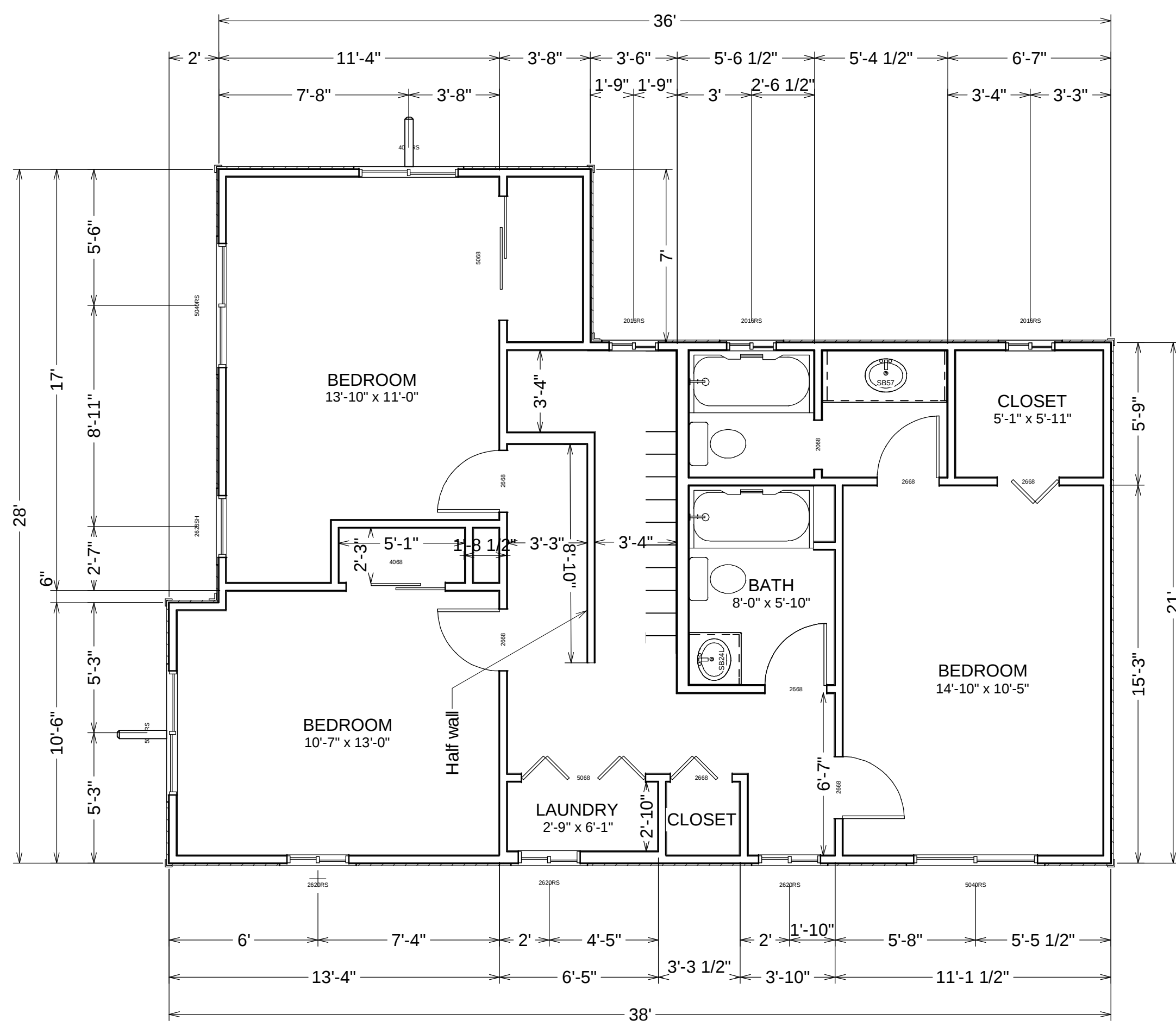
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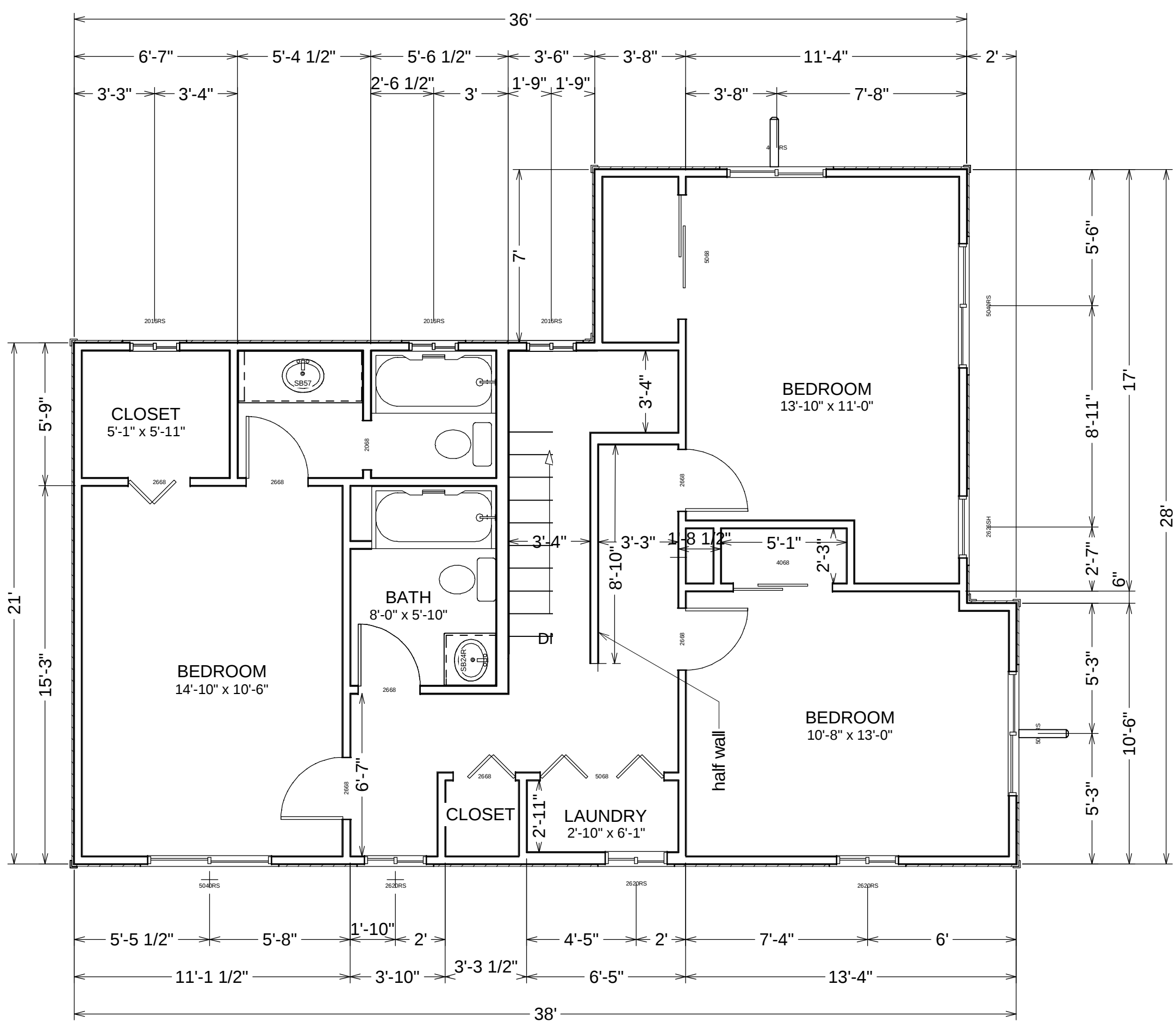
**FLOOR PLAN
PLAN A**

Sheet No.:

A-01



UNIT 8



UNIT 7

SECOND FLOOR

Revisions:

No	Description	Date



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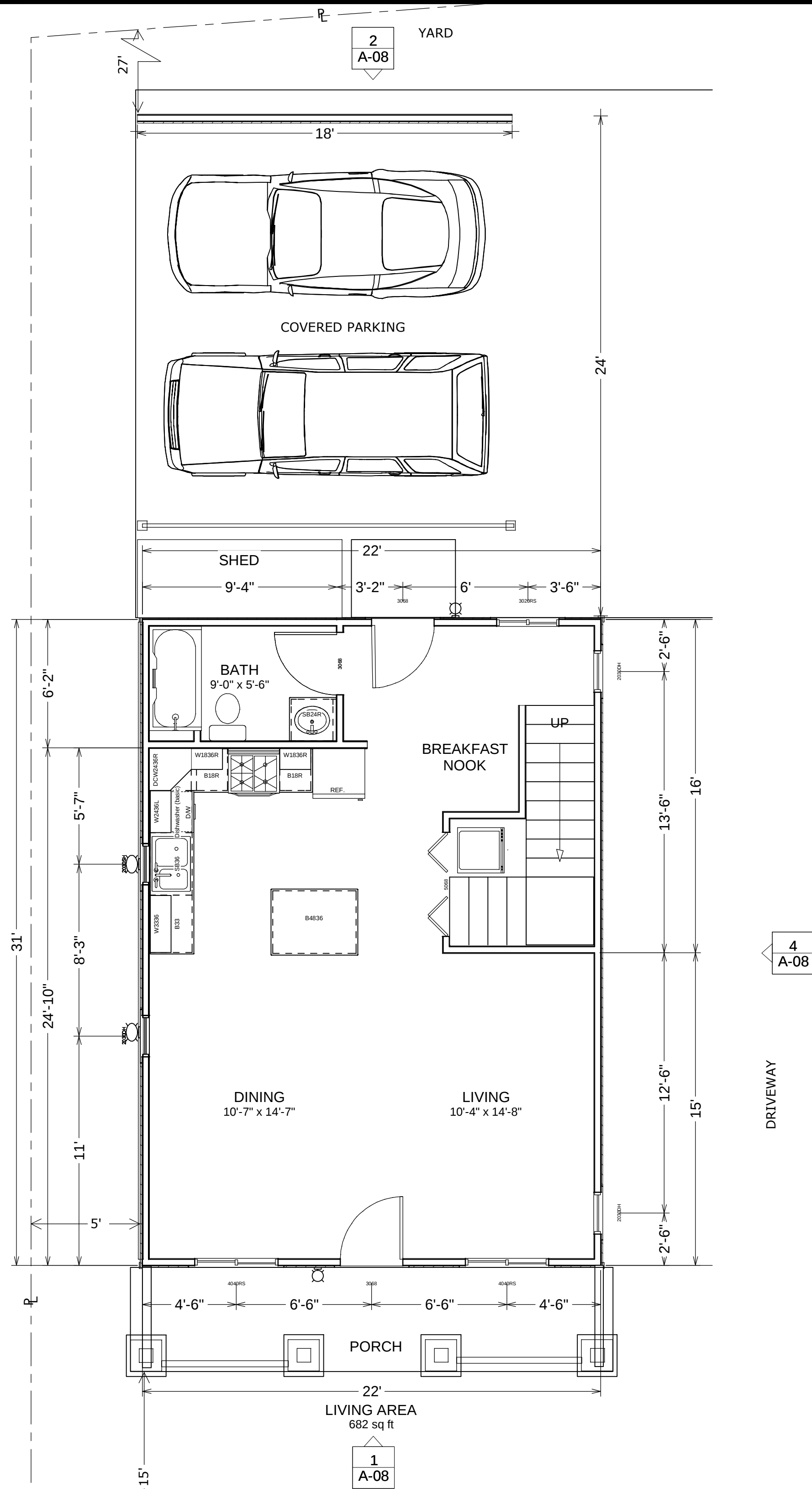
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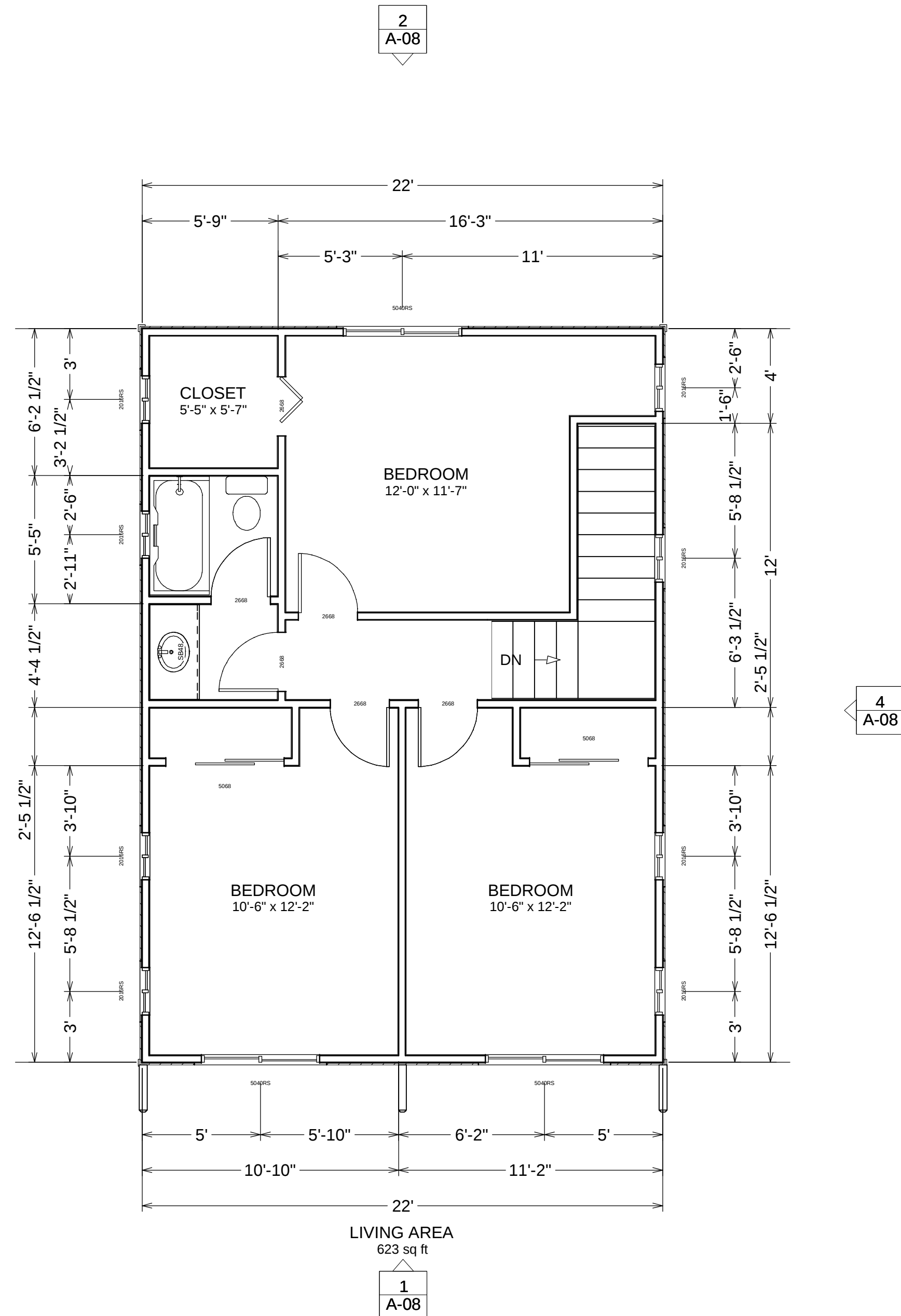
**FLOOR PLAN
PLAN A**

Sheet No.:

A-02



FIRST FLOOR
UNIT 5 SHOWN
UNIT 2 MIRROR IMAGE



SECOND FLOOR
UNIT 5 SHOWN
UNIT 2 MIRROR IMAGE

Revisions:		
No	Description	Date



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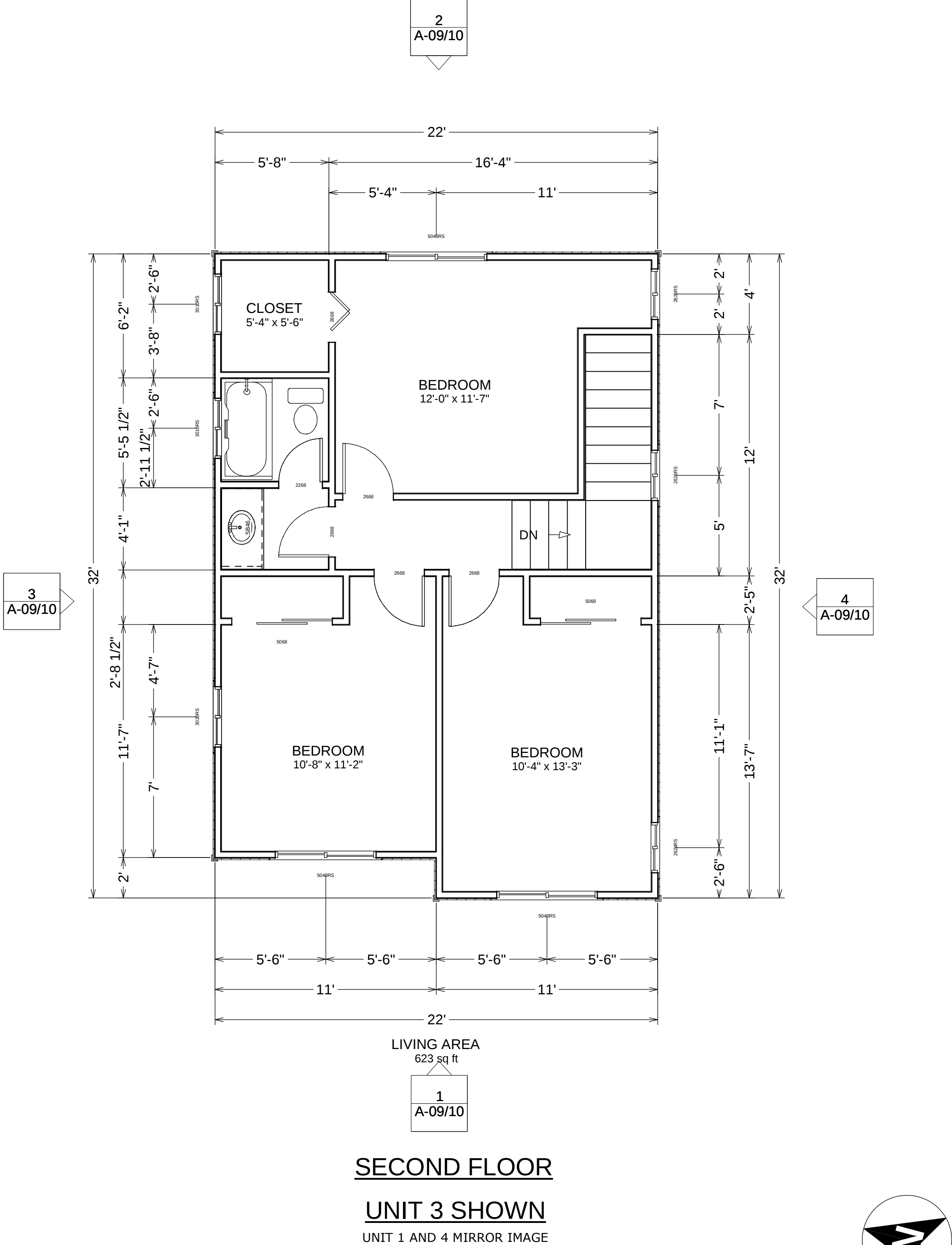
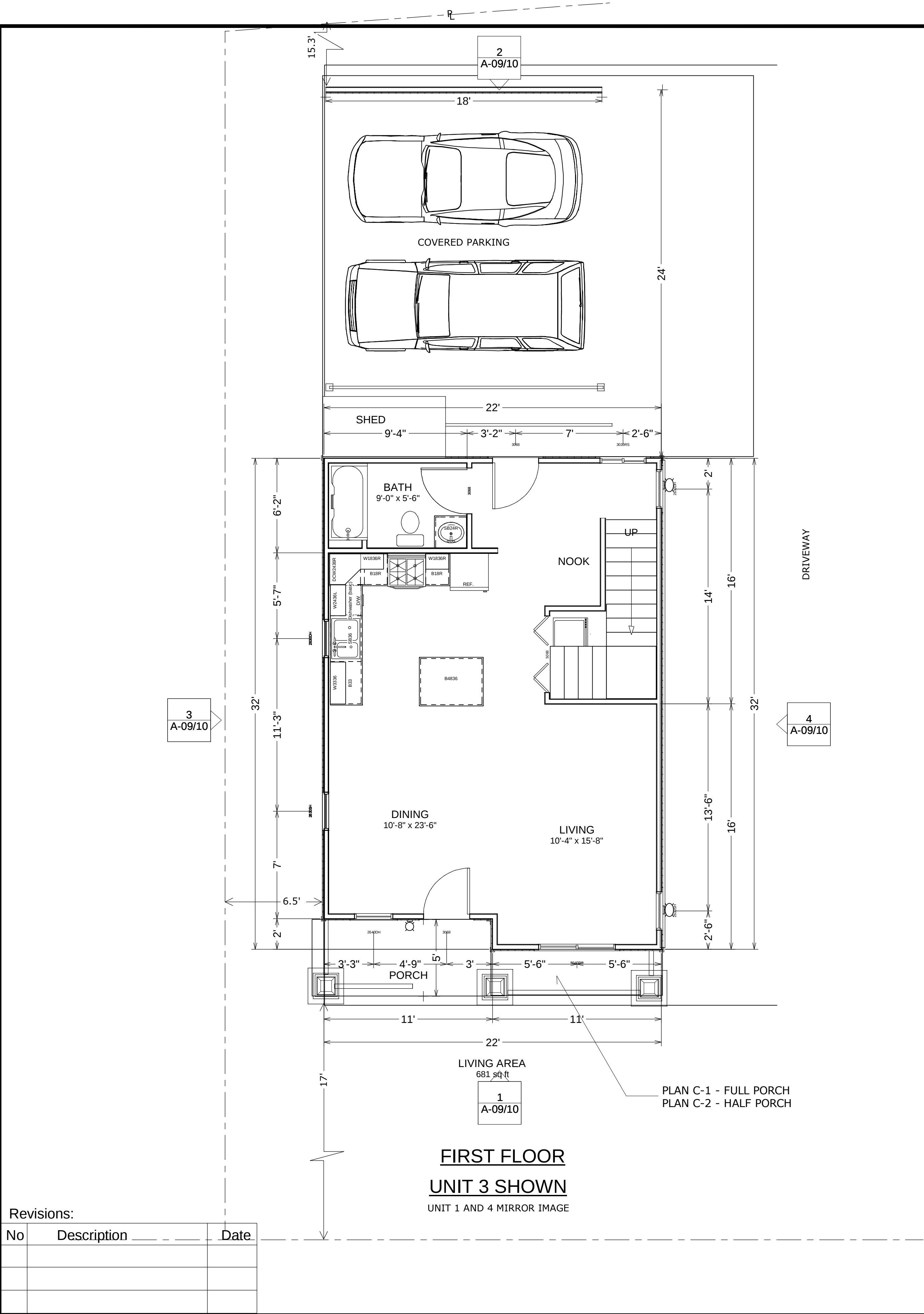
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Scale:
1/4" = 1'

Sheet Title:
FLOOR PLAN
PLAN B

Sheet No.:
A-03



Design/Build by:

Habitat for Humanity®
Greater Los Angeles

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Robert Dwelle, PE
rdwelle@habitatla.org

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

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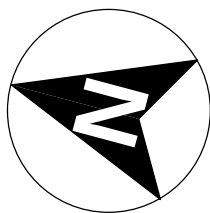
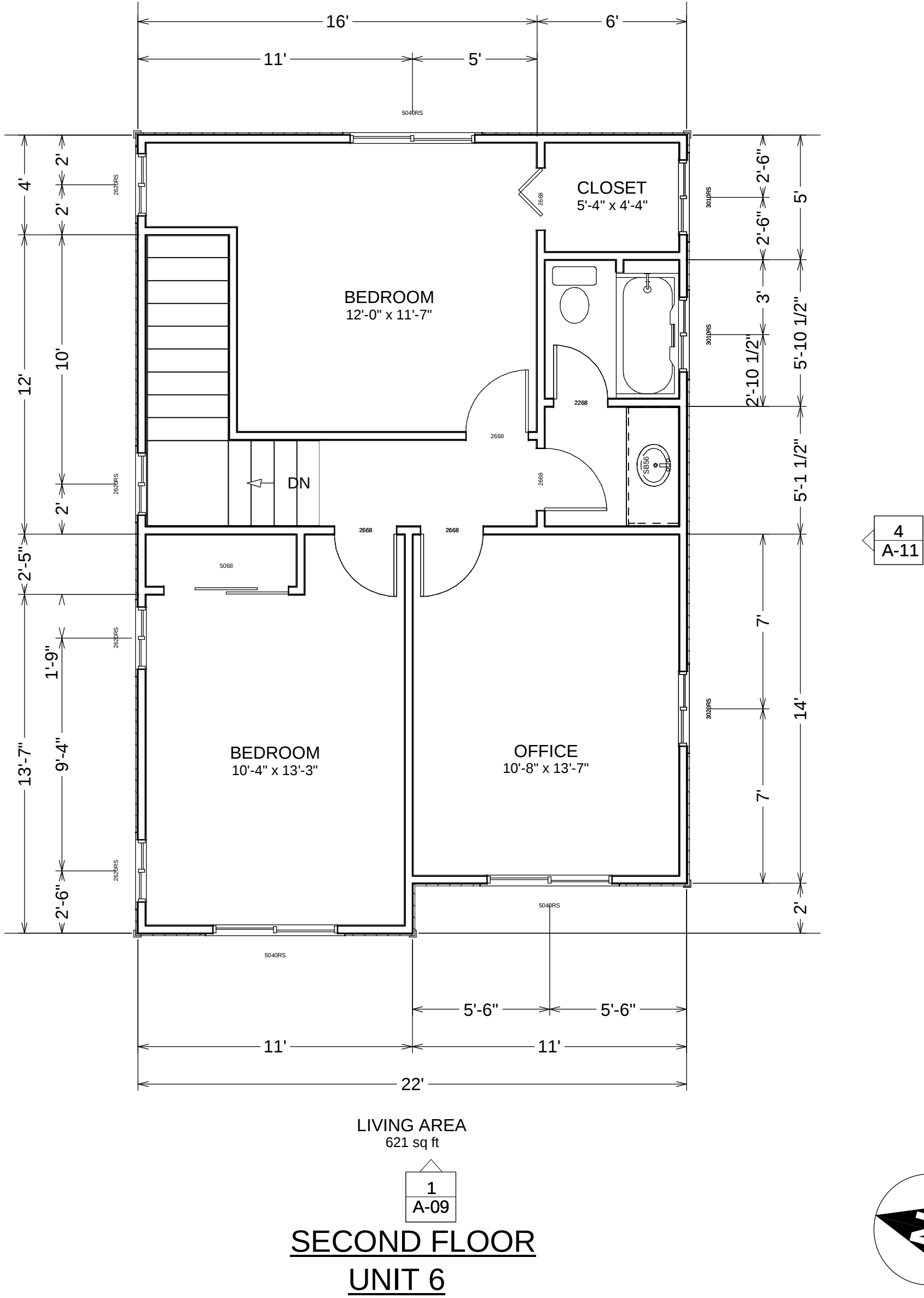
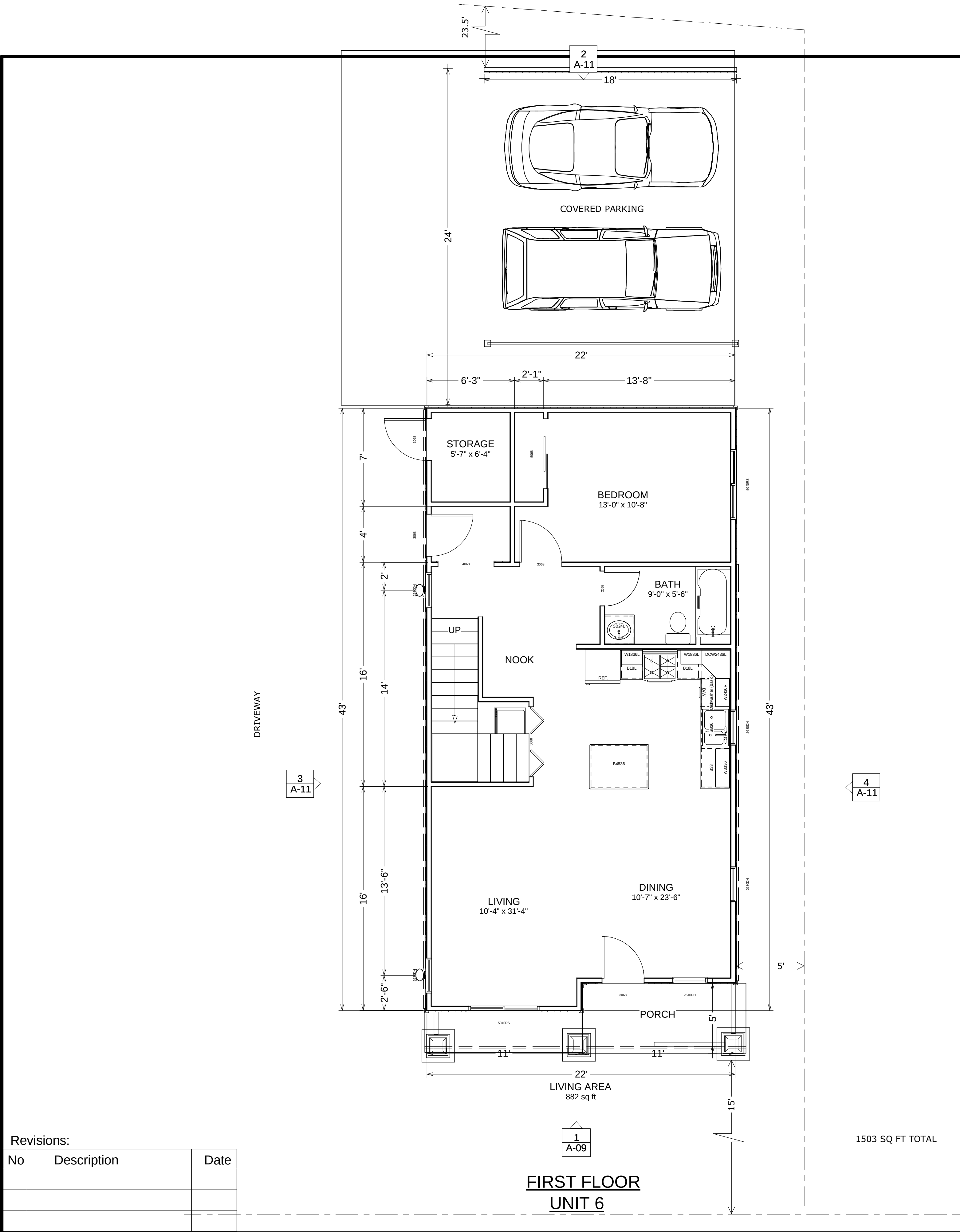
Date:
JANUARY 20, 2016

Scale:
1/4" = 1'

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

Sheet No.:
A-04

Revisions:		
No	Description	Date



Design/Build by:

Habitat for Humanity®
Greater Los Angeles

8739 Artesia Blvd
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Phone: (310) 821-7631
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Robert Dwelle, PE
rdwelle@habitatla.org

NOT FOR CONSTRUCTION

Job:

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

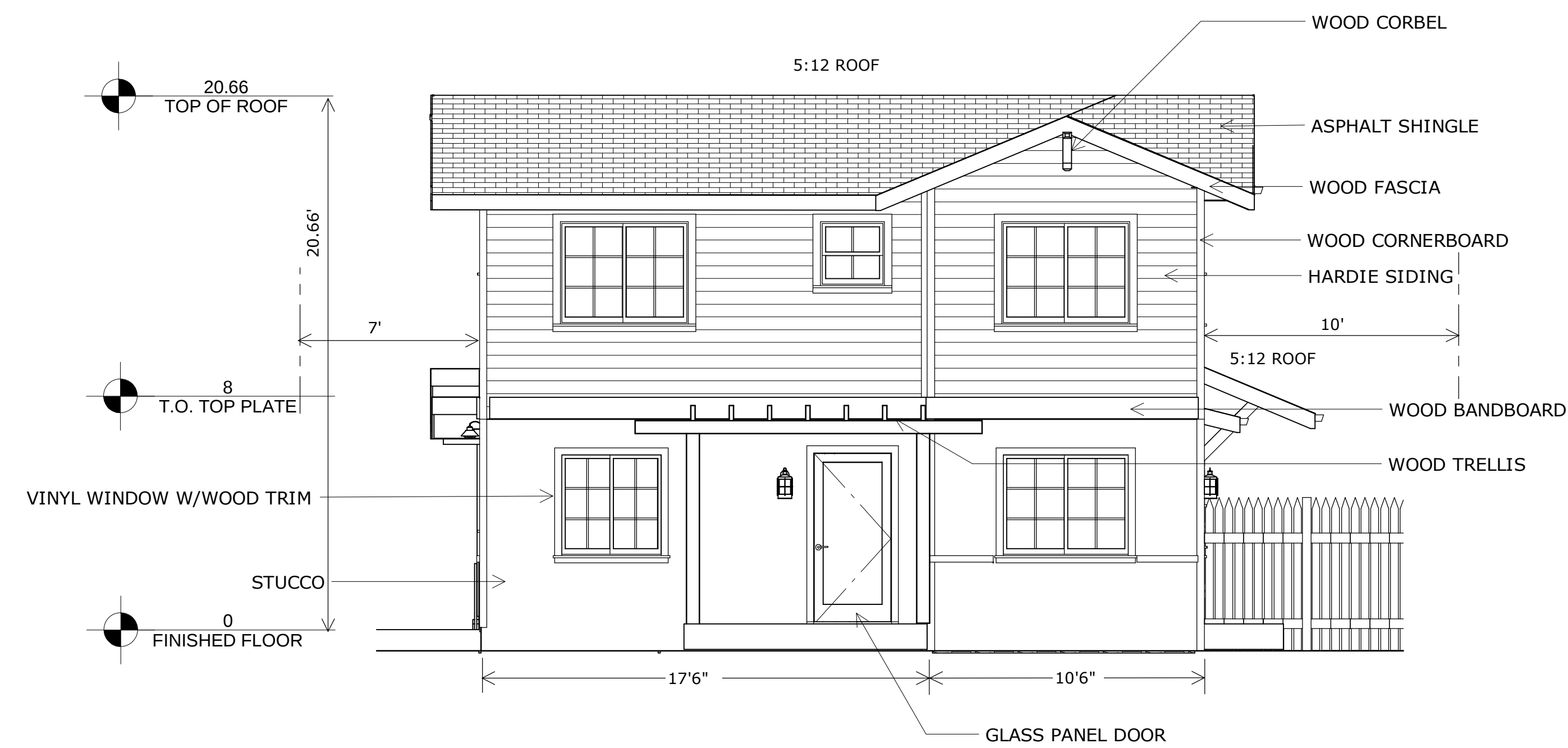
- Consultants:
- Survey/Mapping:
RD Engineering
Contact: Ralph Dartt
3635 Shadow Grove Rd
Pasadena, CA 91107
(626) 288-7911
- Structural:
Tibba Engineering
Contact: Mark Ibrahim
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Orange, CA 92867
(714) 553-2595
- MEP:
G MEP
Contact: Bruce Entezam
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Santa Ana, CA 92707
(949)-232-1919
- Soils:
Norcal Engineering
Contact: Scott Spensiero
10641 Humbolt Street
Los Alamitos, CA 90720
(562) 799-9469

Date: JANUARY 20, 2016

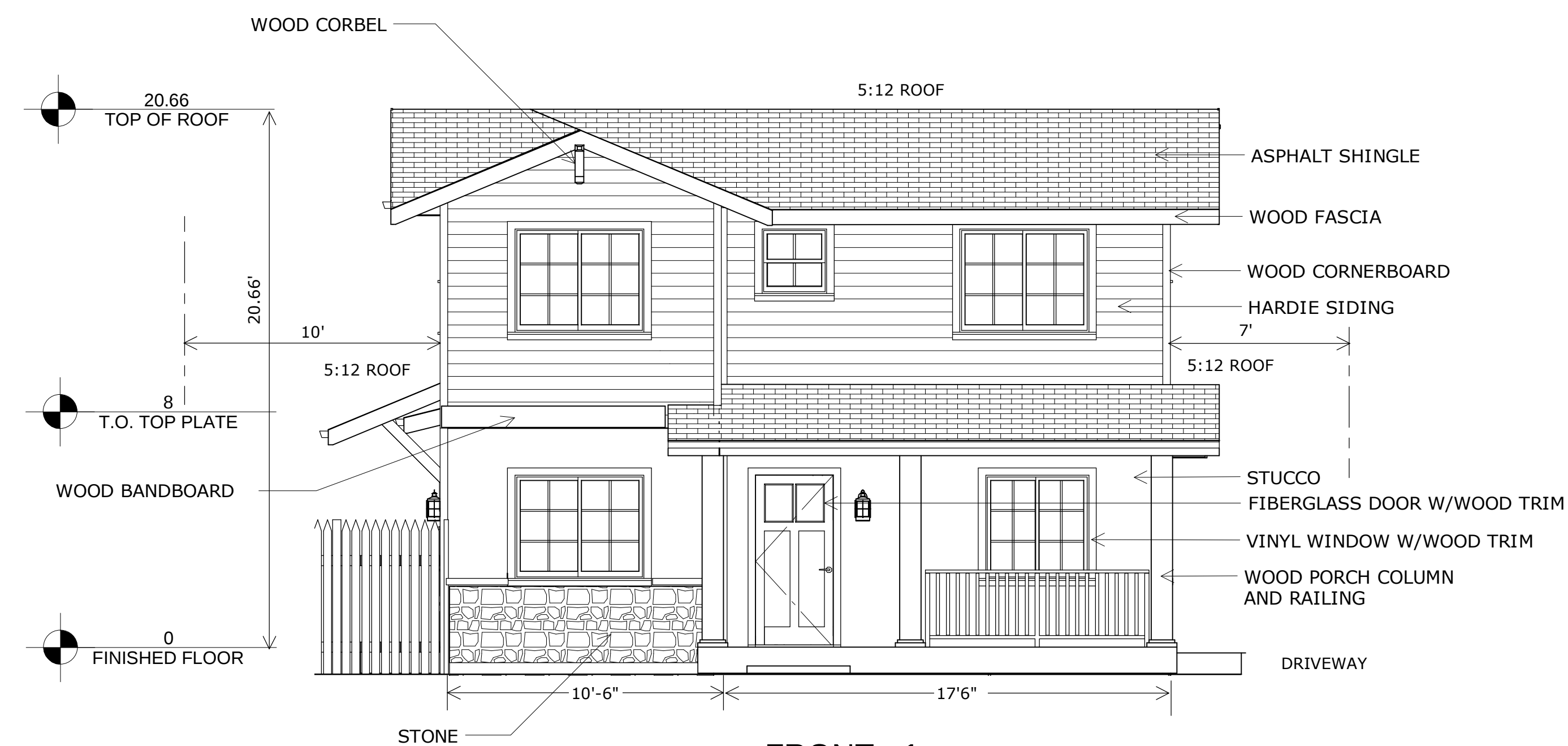
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Sheet Title: FLOOR PLAN PLAN C-1 WITH HC

Sheet No.: A-05



BACK - 2



FRONT - 1

Revisions:		
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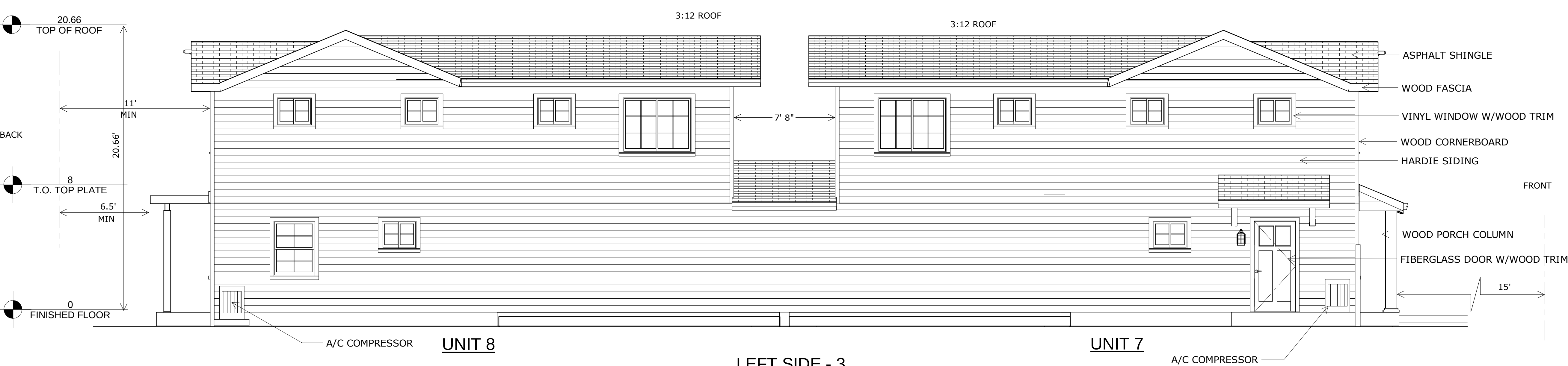
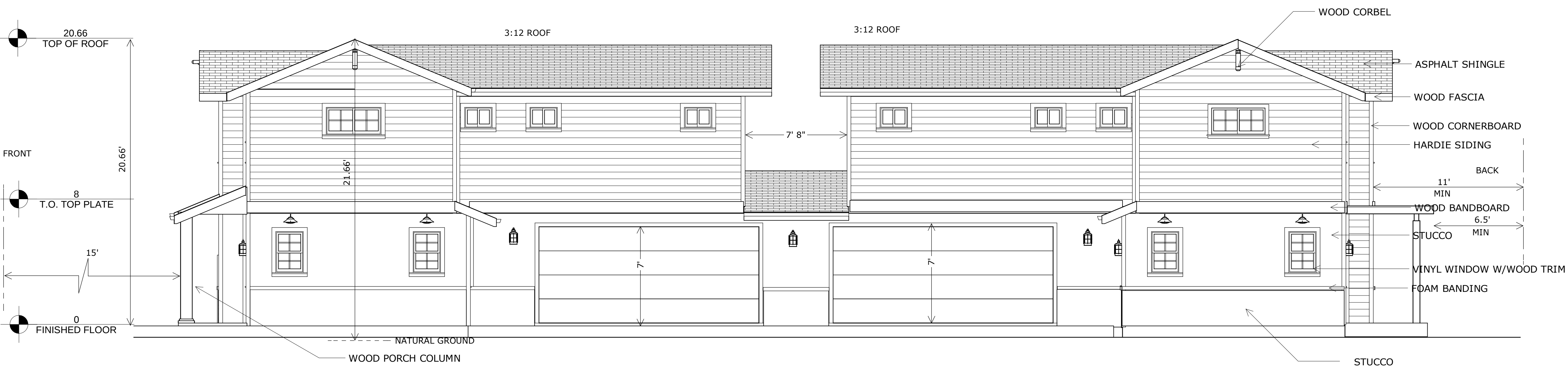
Soils:
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Date:
JANUARY 20, 2016

Scale:
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Sheet Title:
ELEVATION
PLAN A

Sheet No.:
A-06



Revisions:		
No	Description	Date



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Date:

JANUARY 20, 2016

Scale:

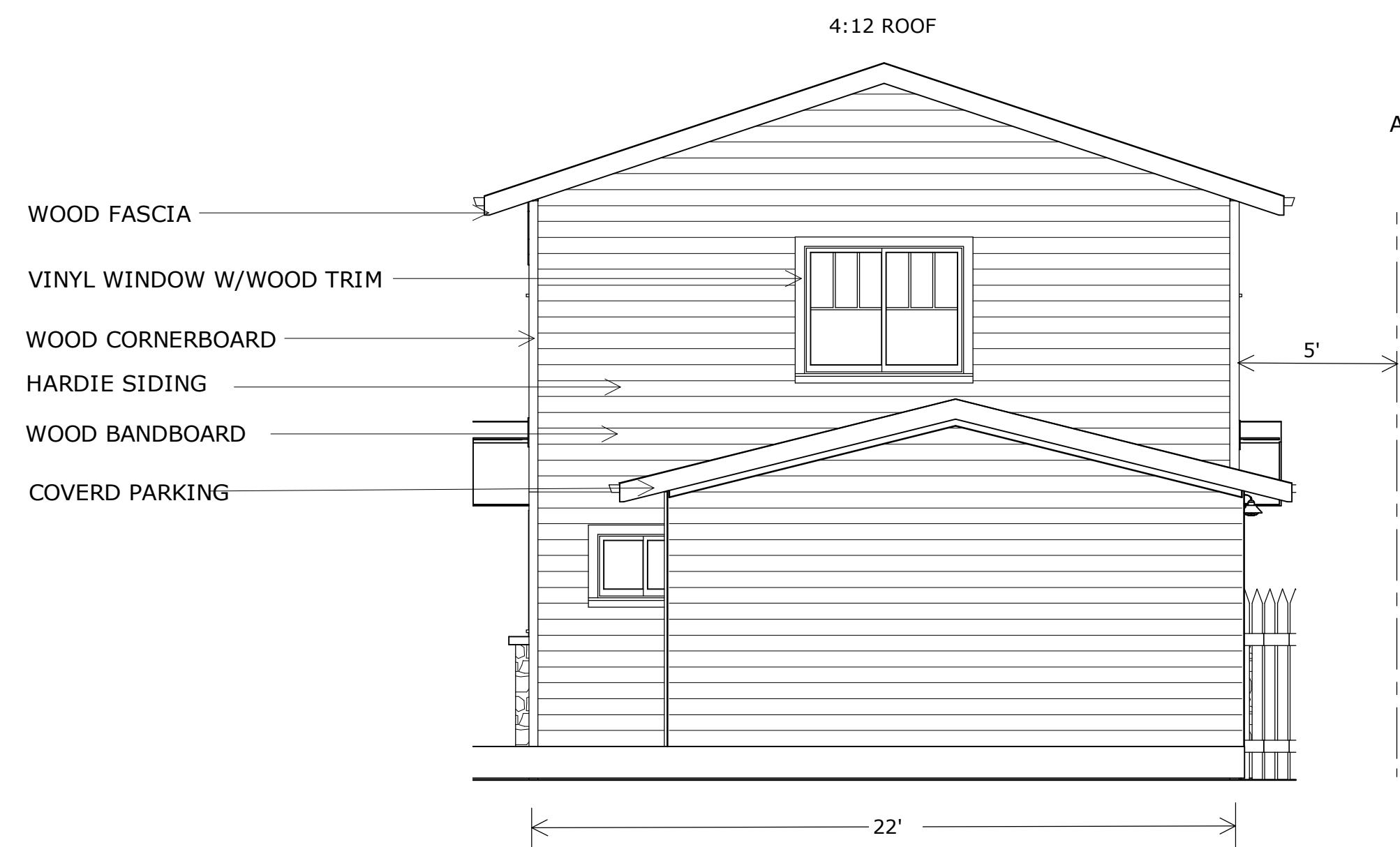
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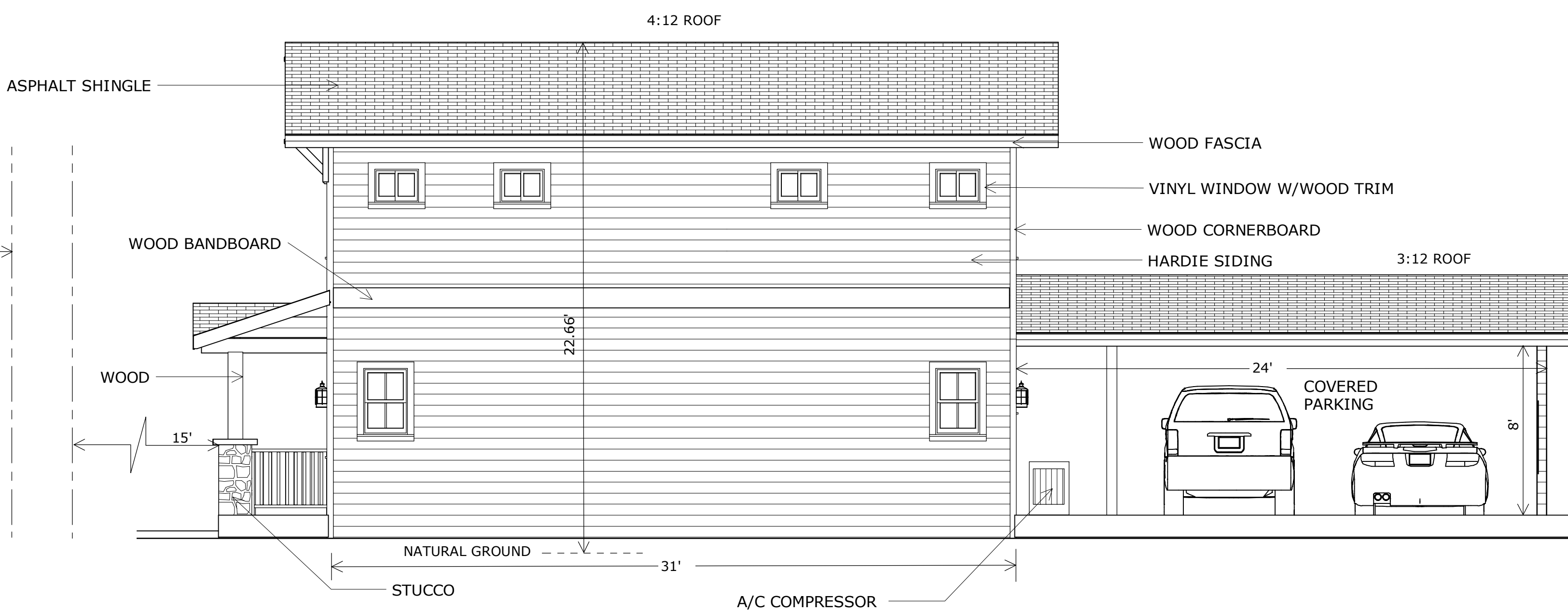
ELEVATION
PLAN A

Sheet No.:

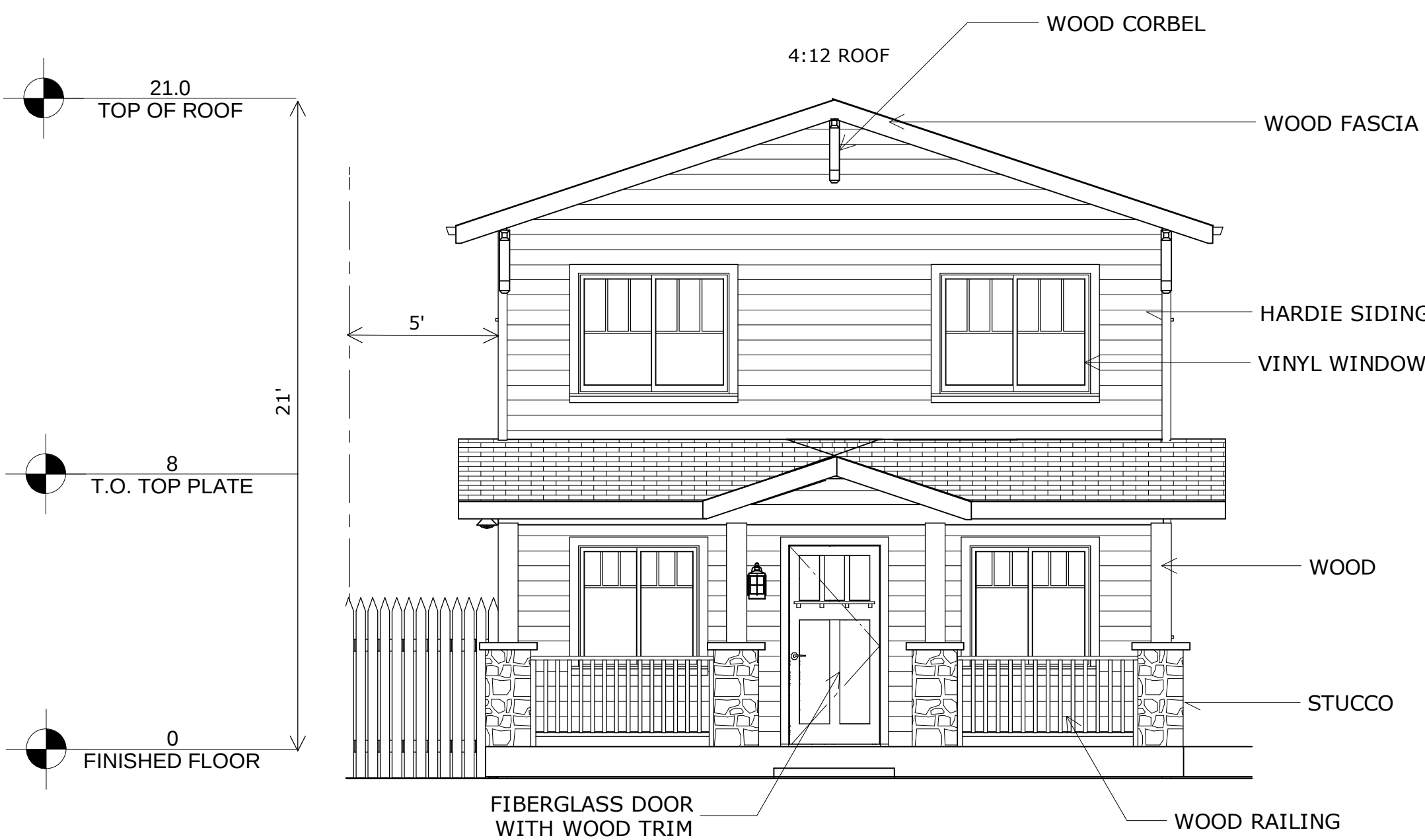
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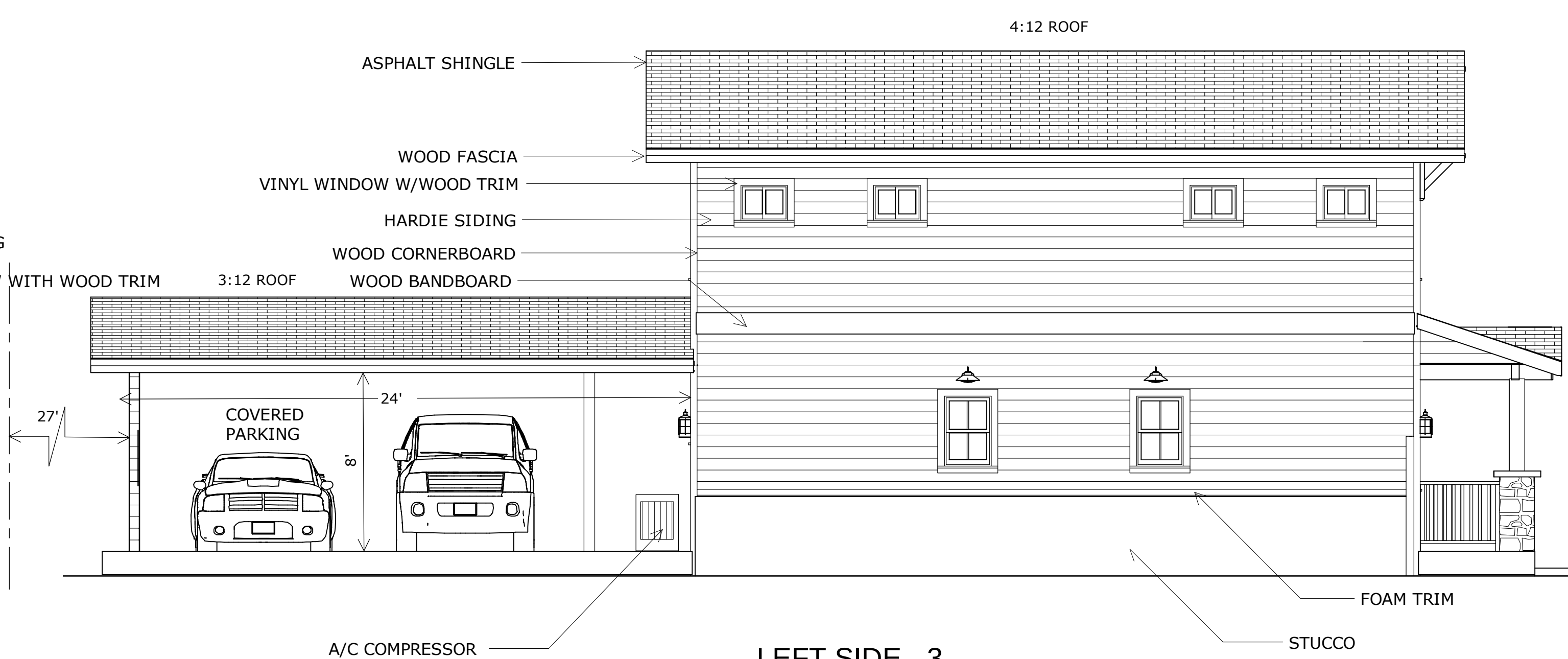
BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Revisions:		
No	Description	Date

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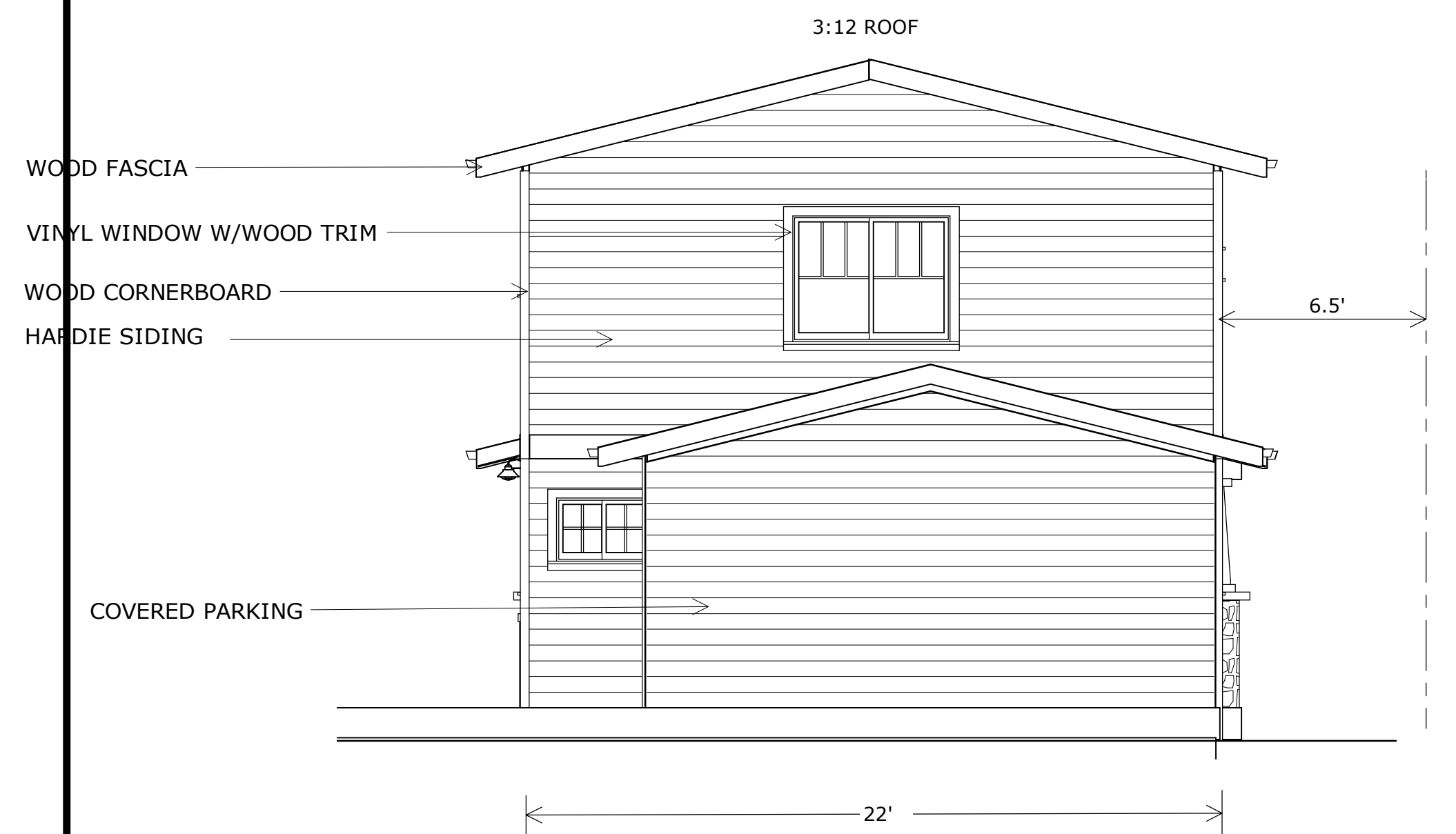
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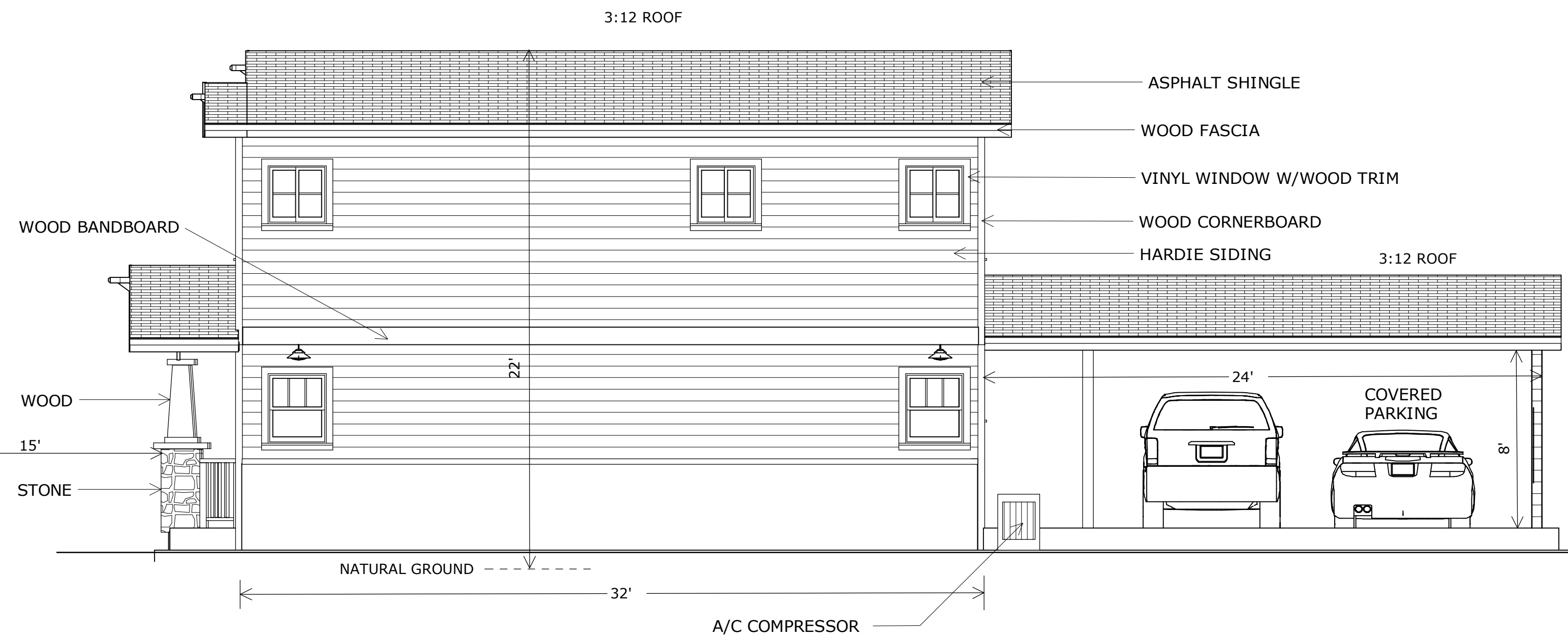
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**ELEVATION
PLAN B**

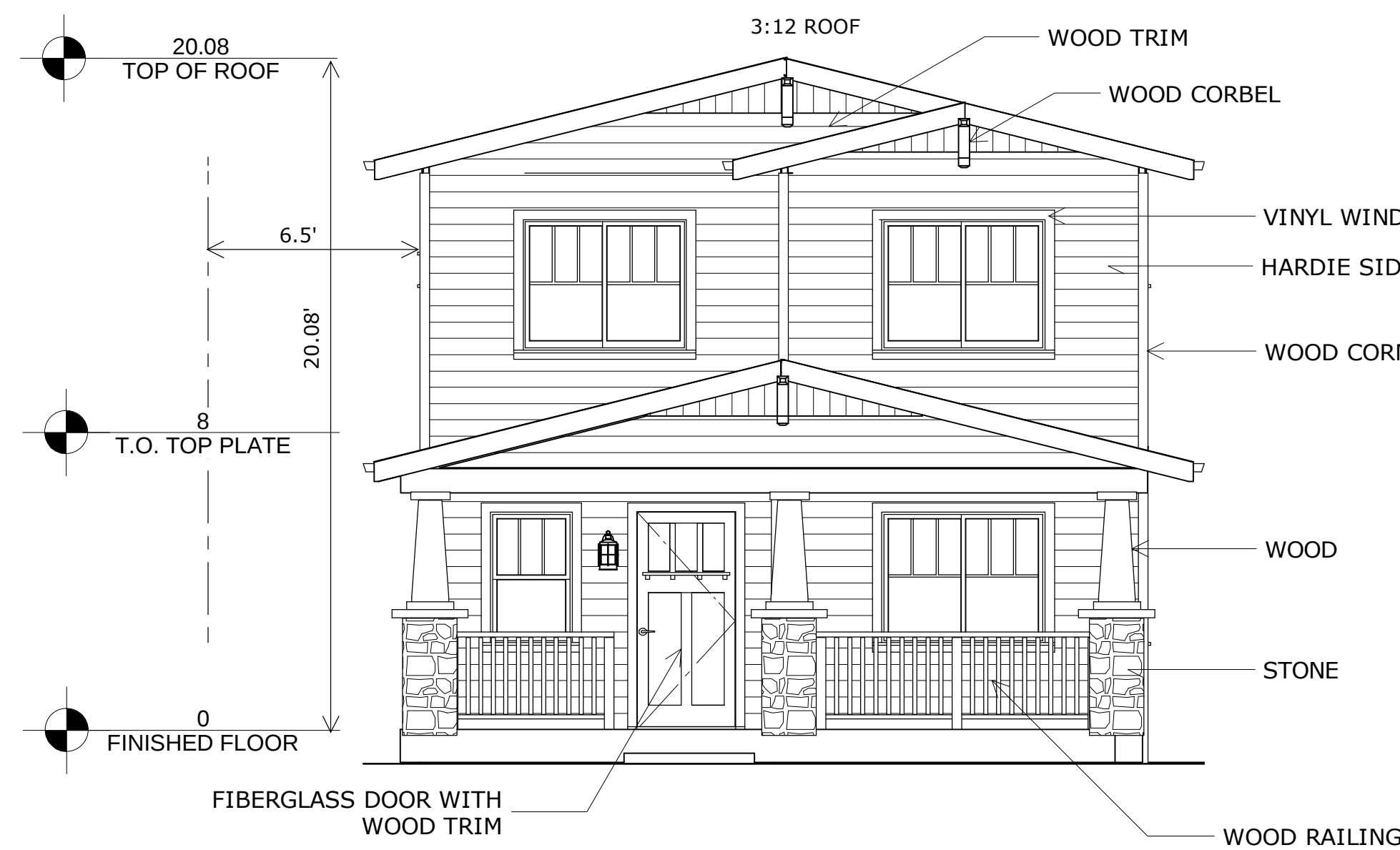
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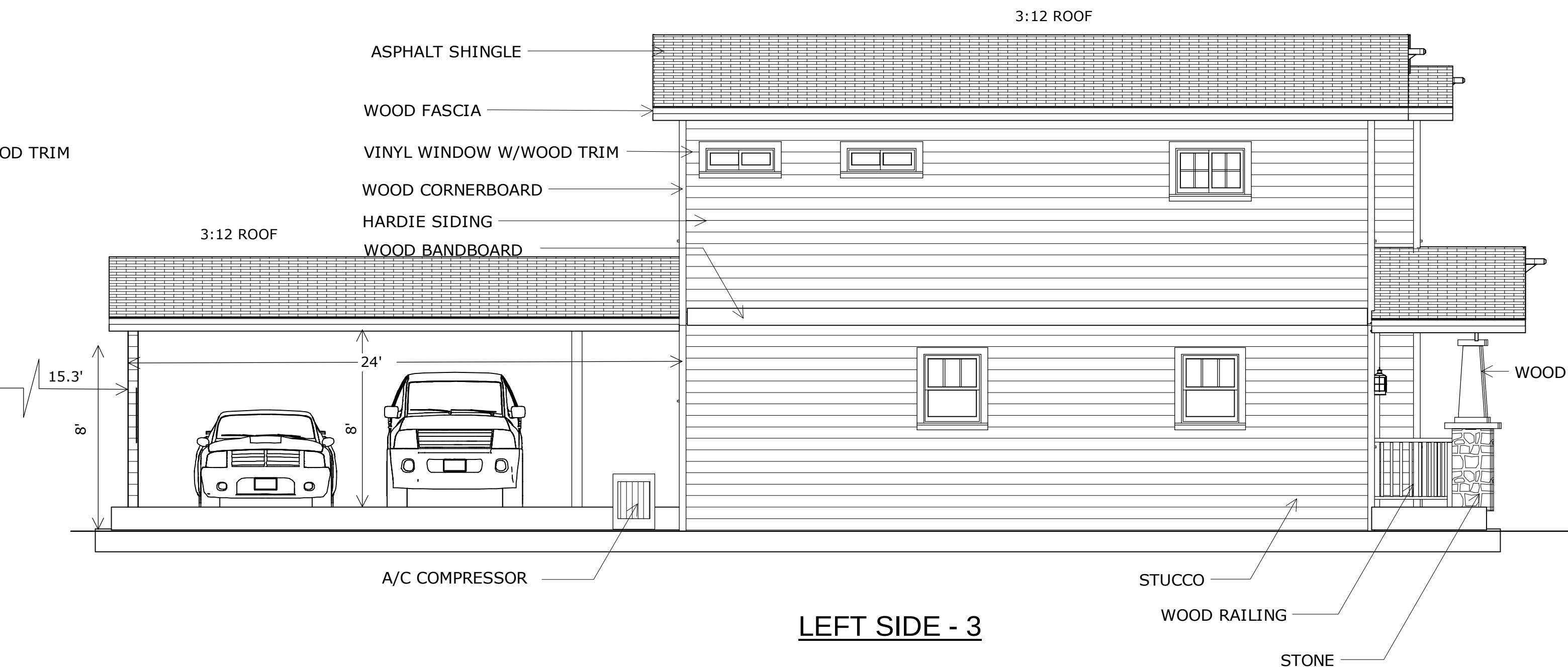
BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

Revisions:

No	Description	Date



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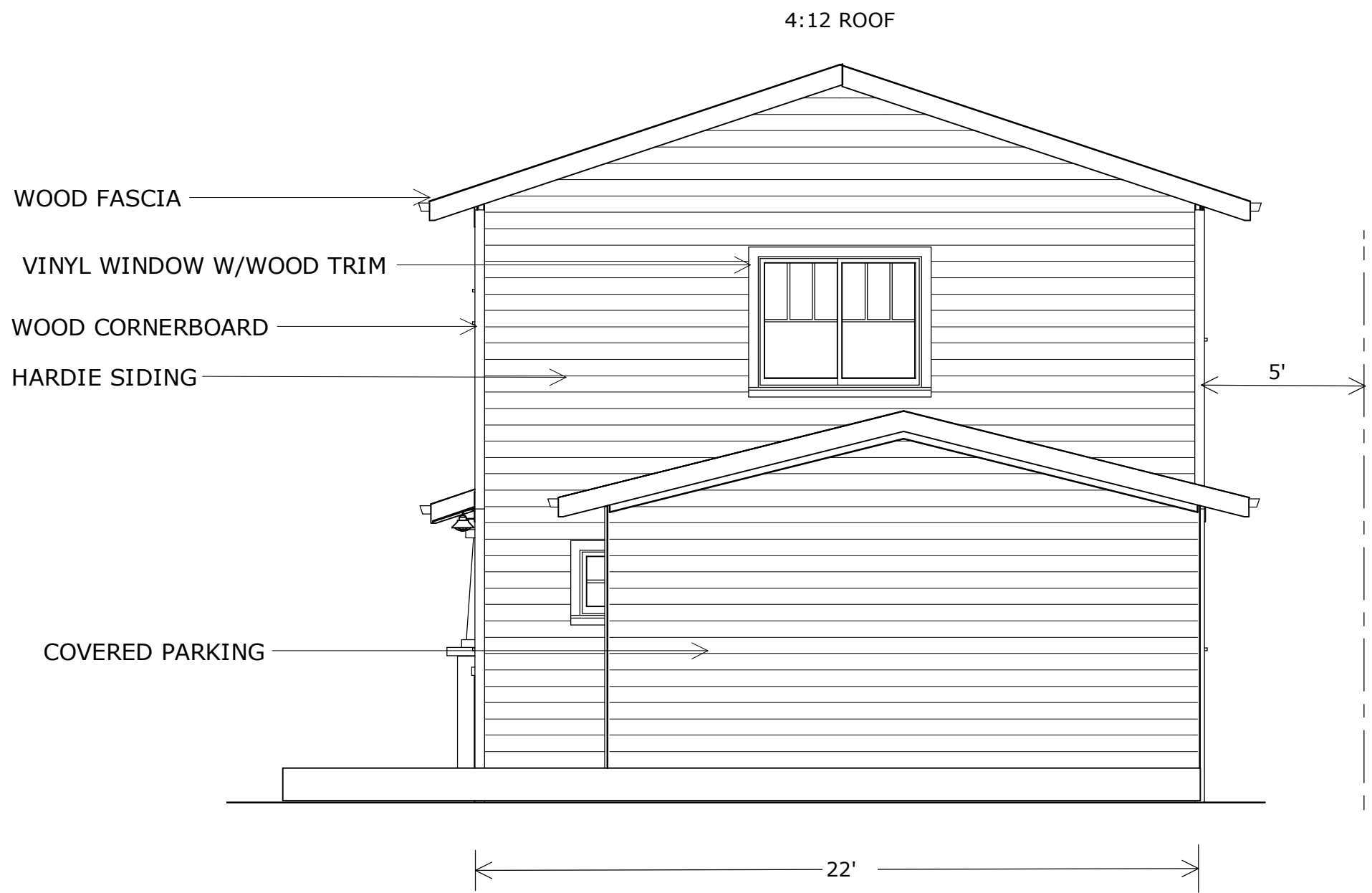
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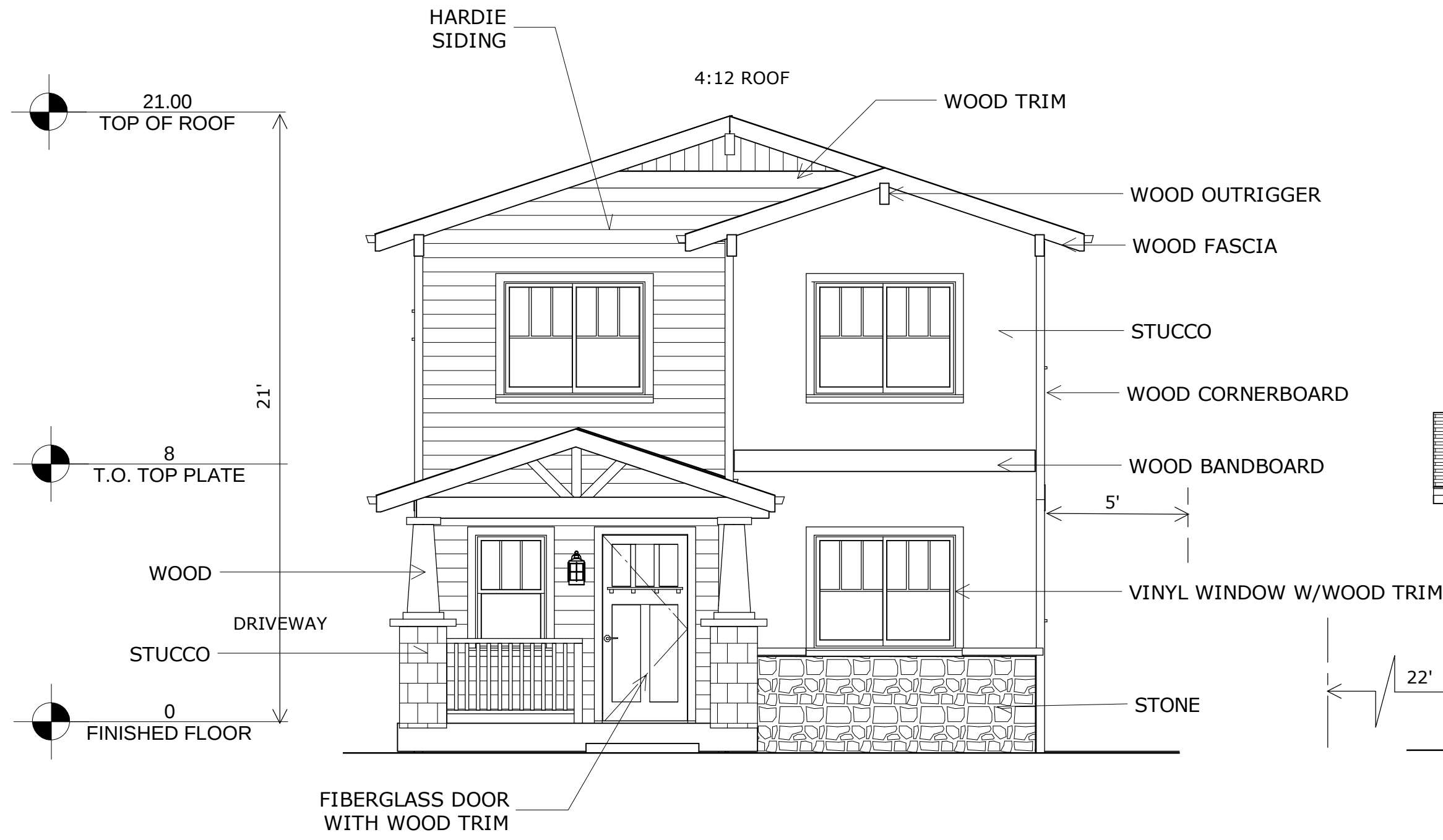
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Sheet Title:
**ELEVATIONS
PLAN C-1**

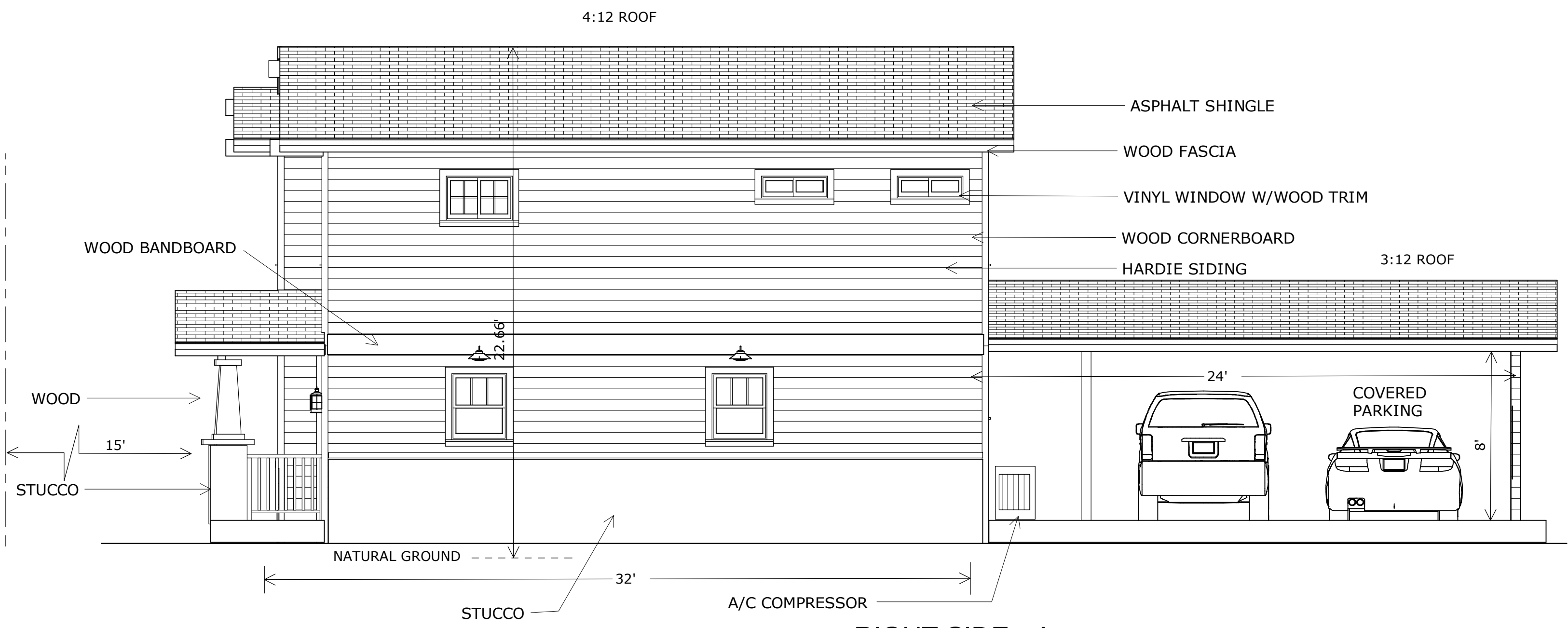
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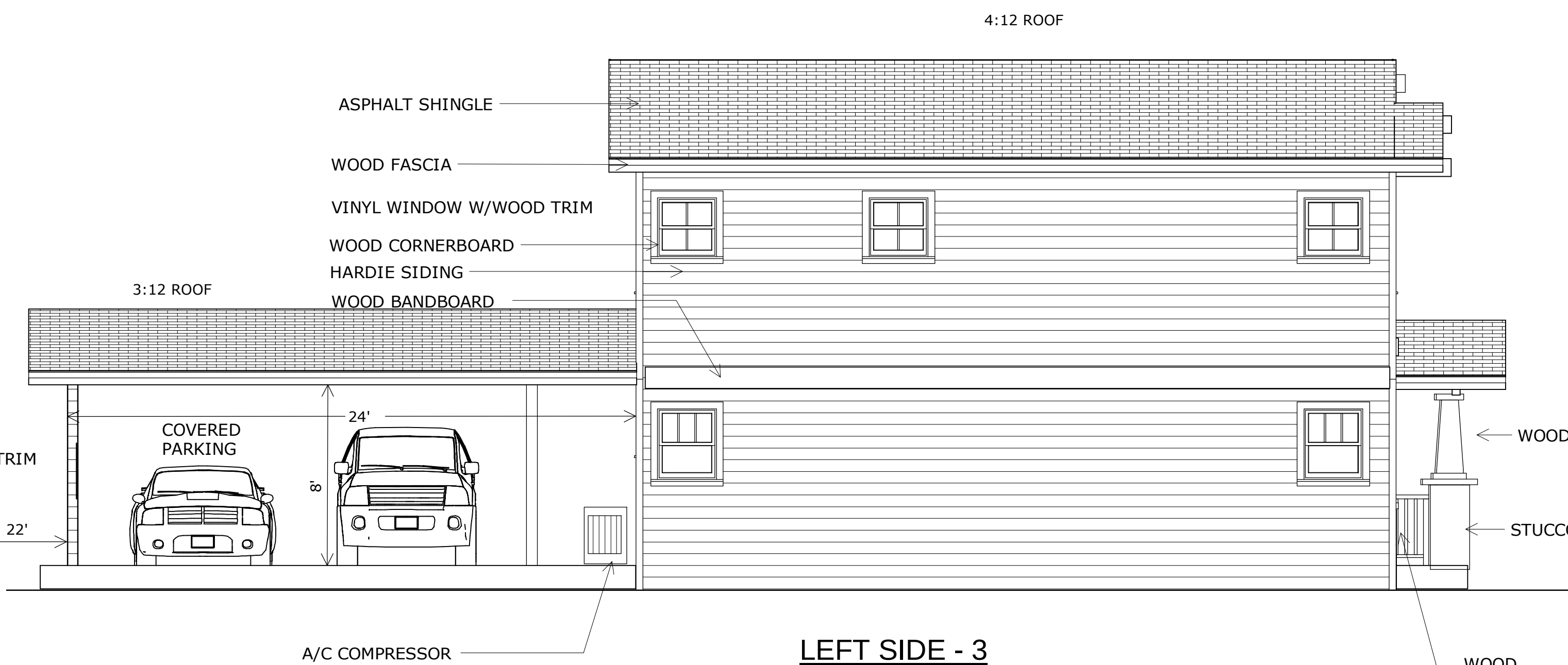
BACK - 2



FRONT - 1



RIGHT SIDE - 4



LEFT SIDE - 3

Revisions:

No	Description	Date

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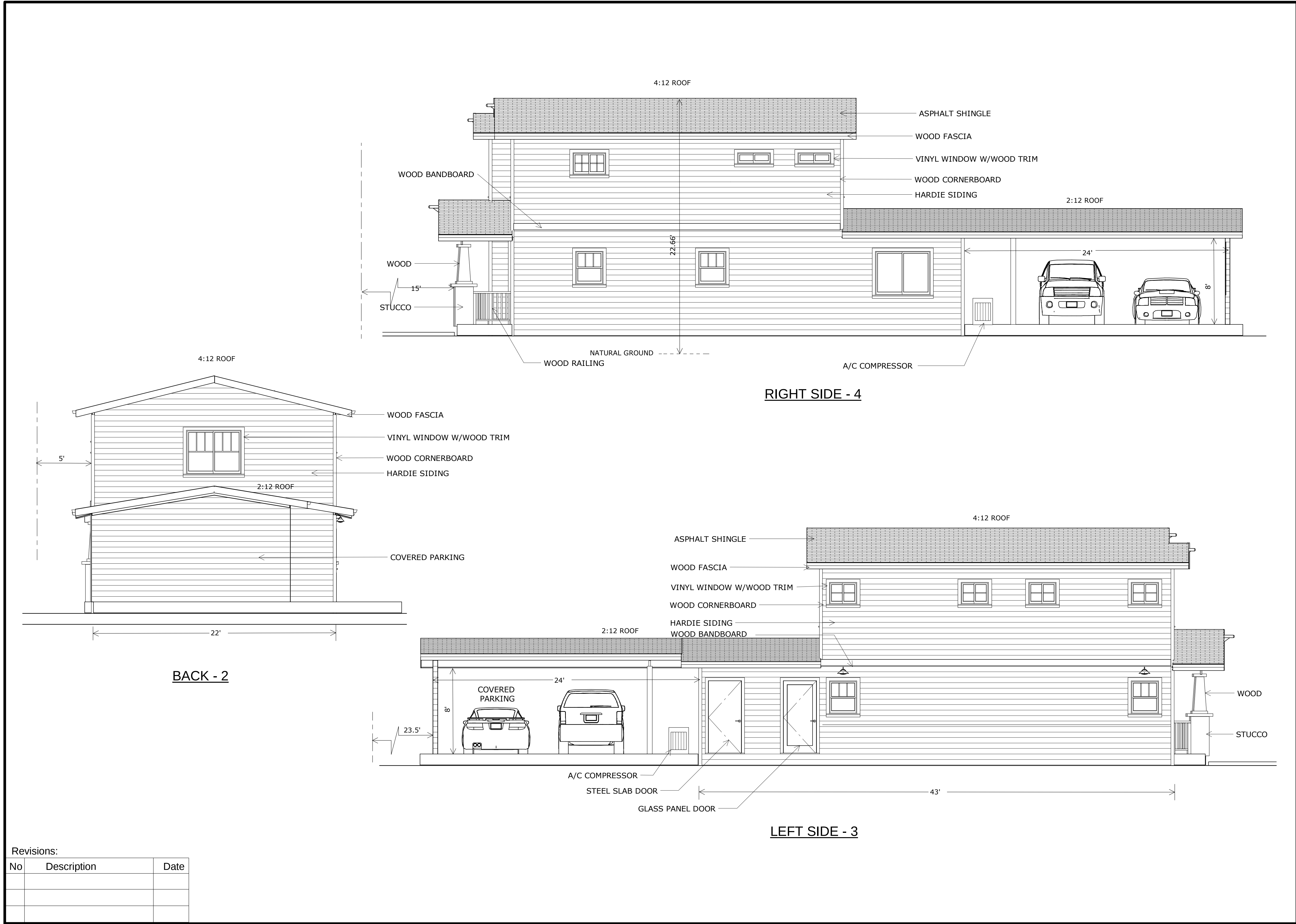
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Date: JANUARY 20, 2016

Scale: 1/4" = 1'

Sheet Title: ELEVATIONS
PLAN C-2

Sheet No.: A-10



Revisions:

No	Description	Date

Design/Build by:


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Date:

JANUARY 20, 2016

Scale:

1/4" = 1'

Sheet Title:

**ELEVATION
PLAN C-2 WITH HC**

Sheet No.:

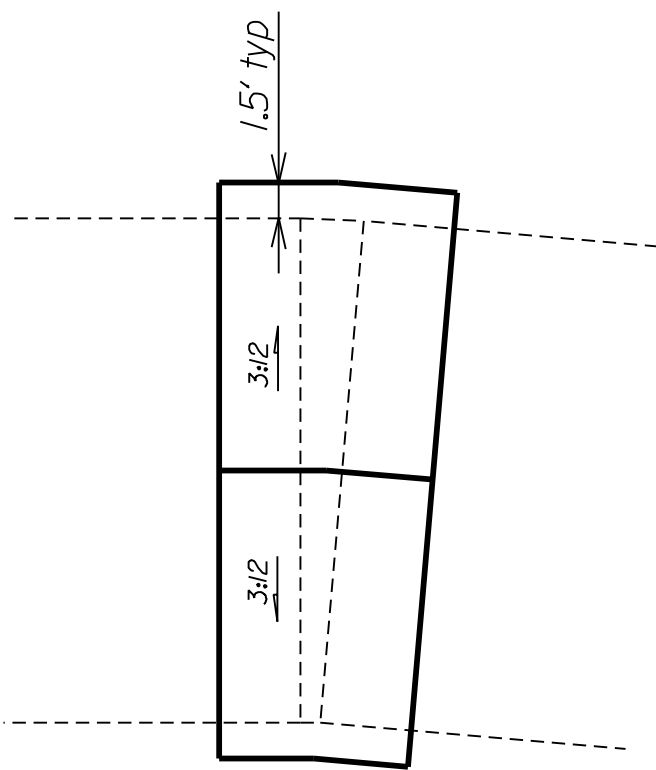
A-11

ROOF PLAN NOTES

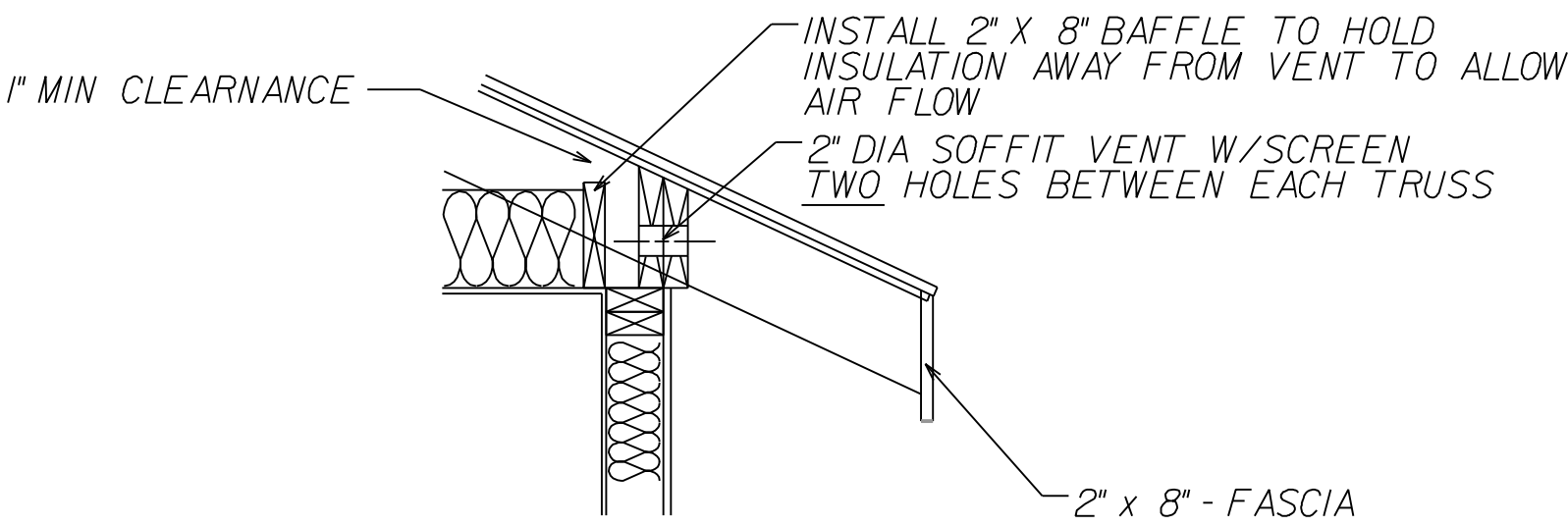
- All roofing to be GAF Timberline Prestique fiberglass asphalt roofing (or Equal) class A fire rating (UL 790)
- Installation of roofing shall be in accordance with manufacturer's specifications
- Underlayment shall conform to ASTM D 226, Type I, ASTM D 4869, Type I or ASTM D 6757.
- Each package of 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.

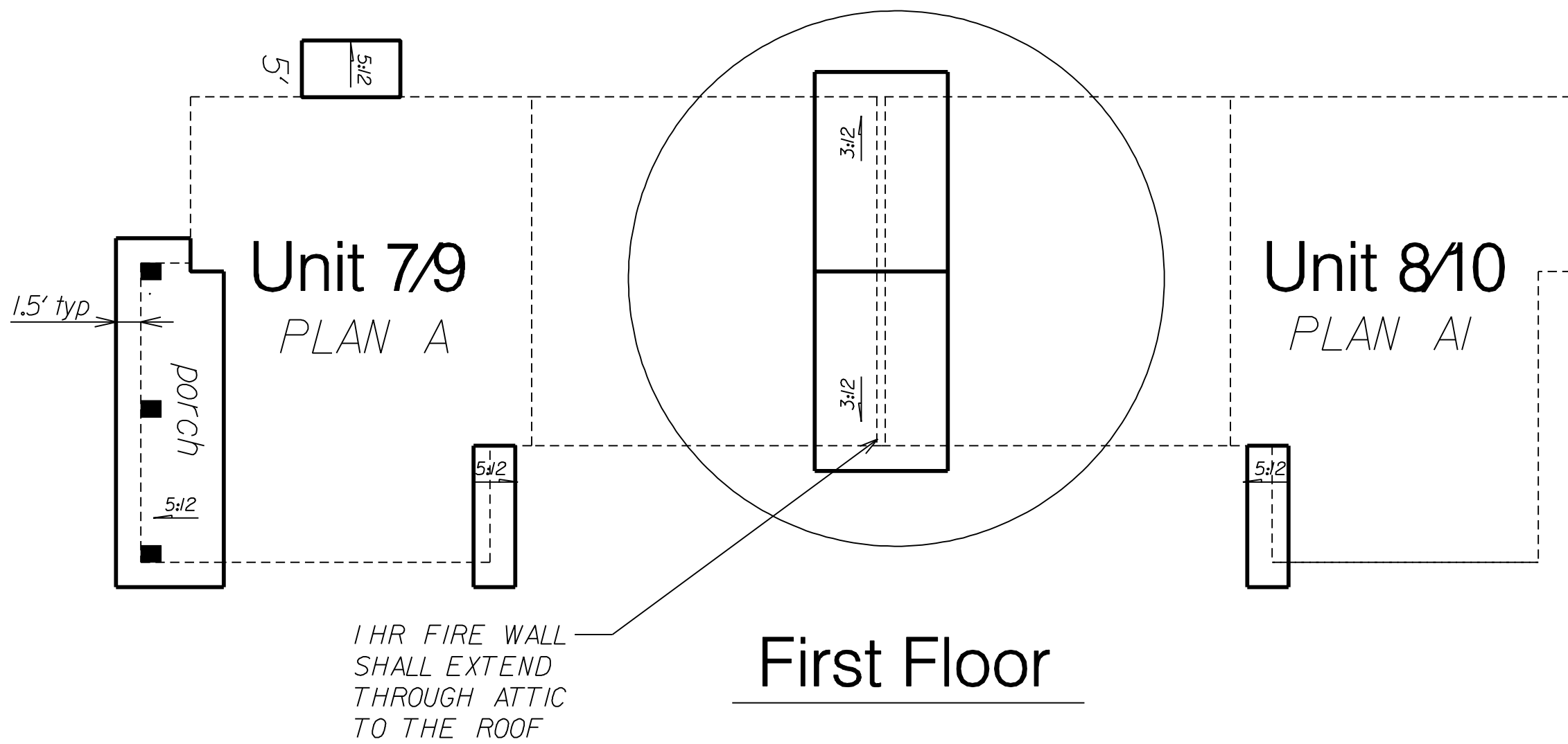
For 5:12 roofs: underlayment shall be one layer applied in the following manner. Underlayment shall be applied shingle fashion, parallel to and starting from the eave and lapped 2 inches (51 mm), fastened sufficiently to hold in place. End laps shall be offset by 6 feet (1829 mm).



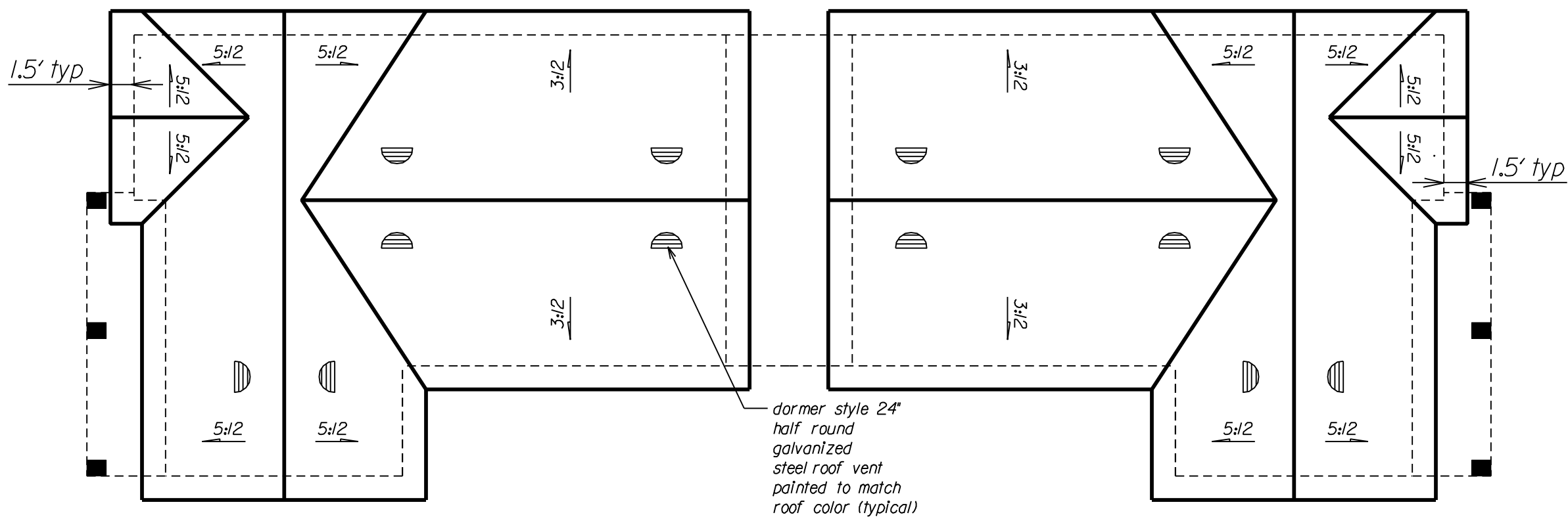
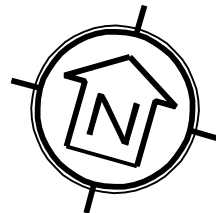
Angled units



SOFFIT VENT DETAIL



First Floor



Second Floor

FIRST FLOOR ROOF PLAN

- Total attic area = 168 sq feet / 150 = 1.12 sq 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 = 5.80 sq 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:

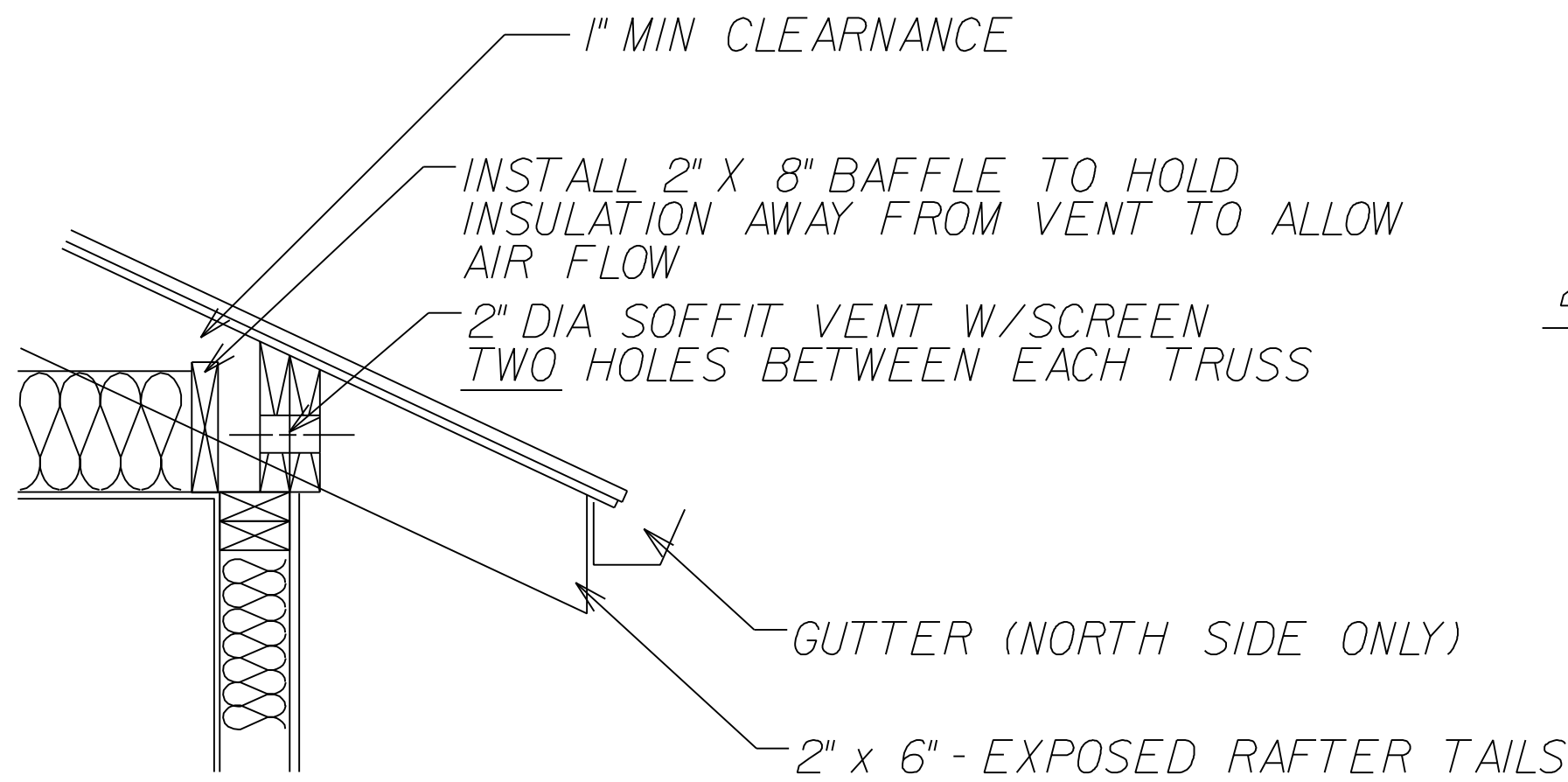
ROOF PLAN
PLAN A /A1

Sheet No.:

A-12

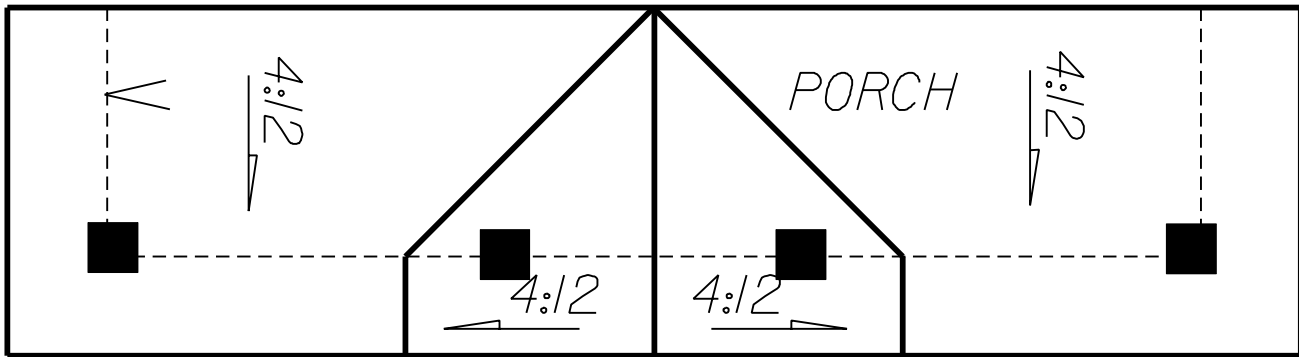
ROOF PLAN NOTES

- 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.
- 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).

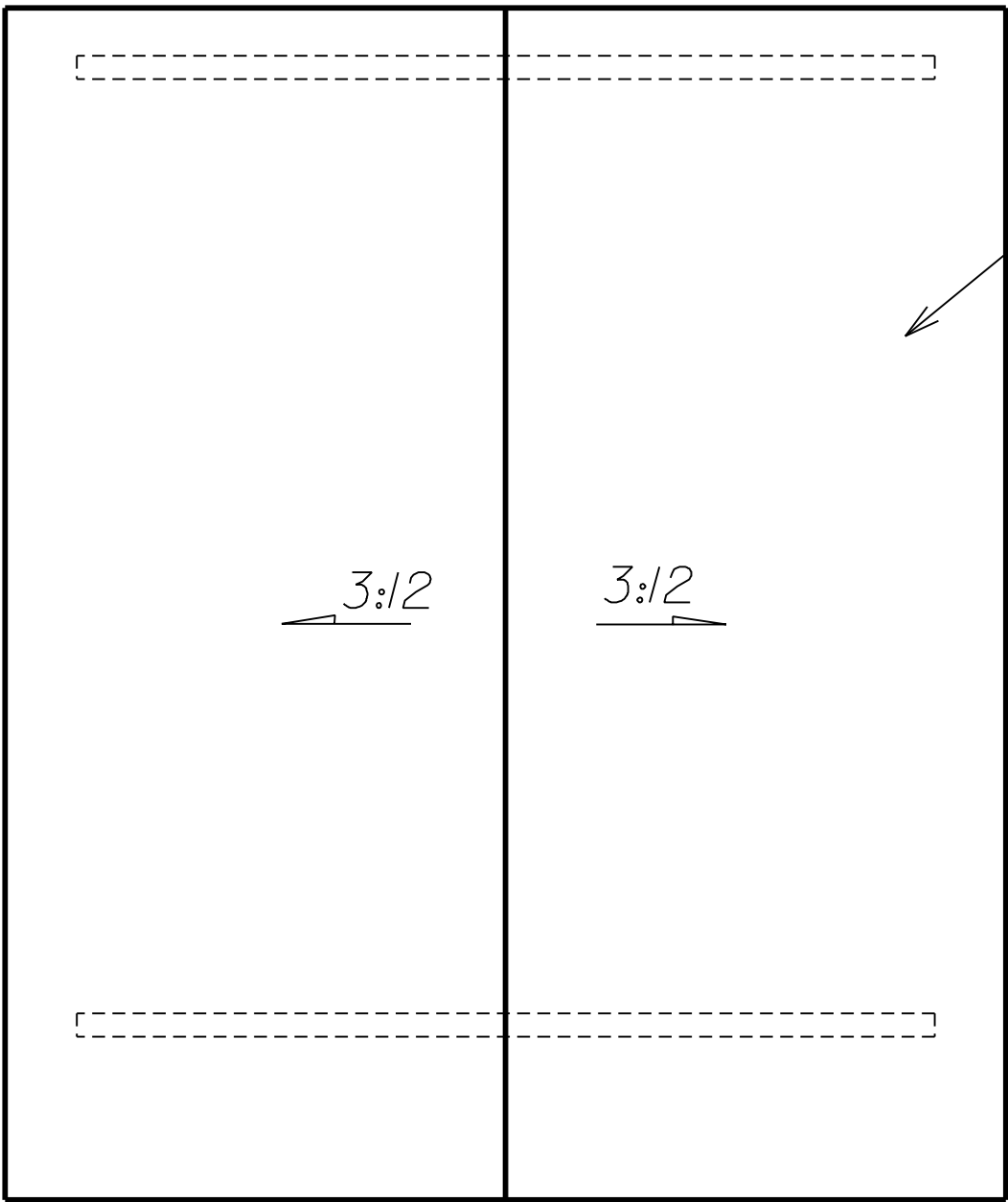
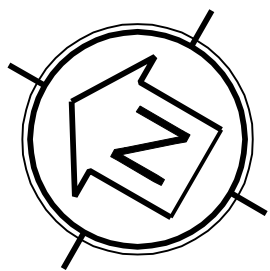


SOFFIT VENT DETAIL

2' typ →

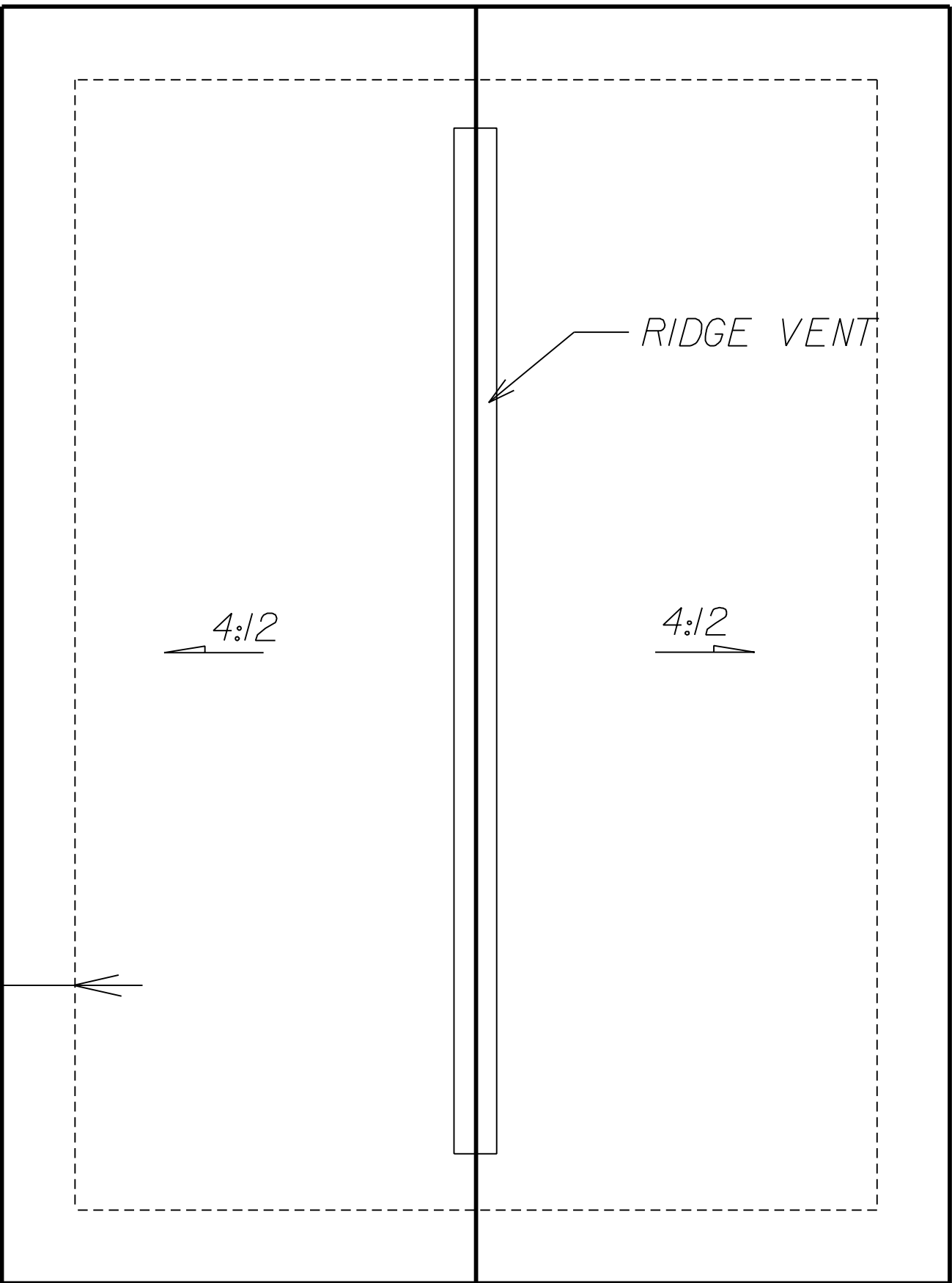


FIRST FLOOR ROOF PLAN



COVERED PAKING

2' typ →



RIDGE VENT

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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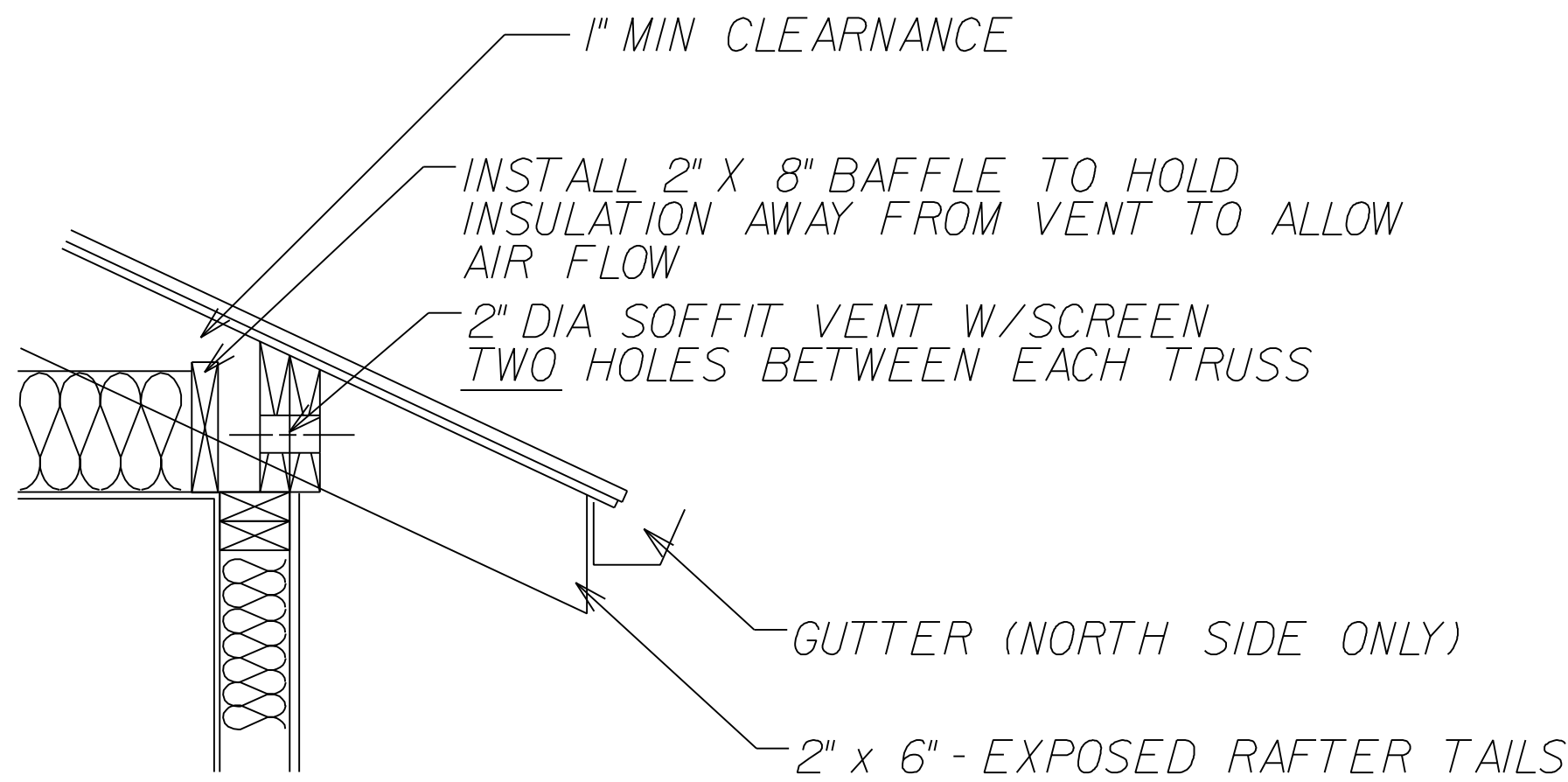
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Sheet Title:
ROOF PLAN

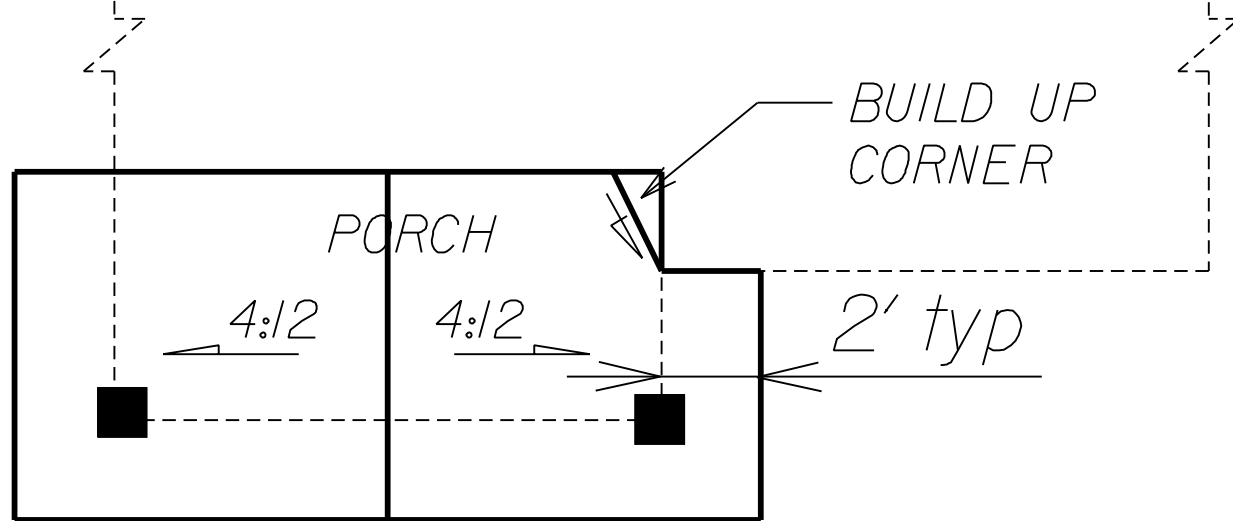
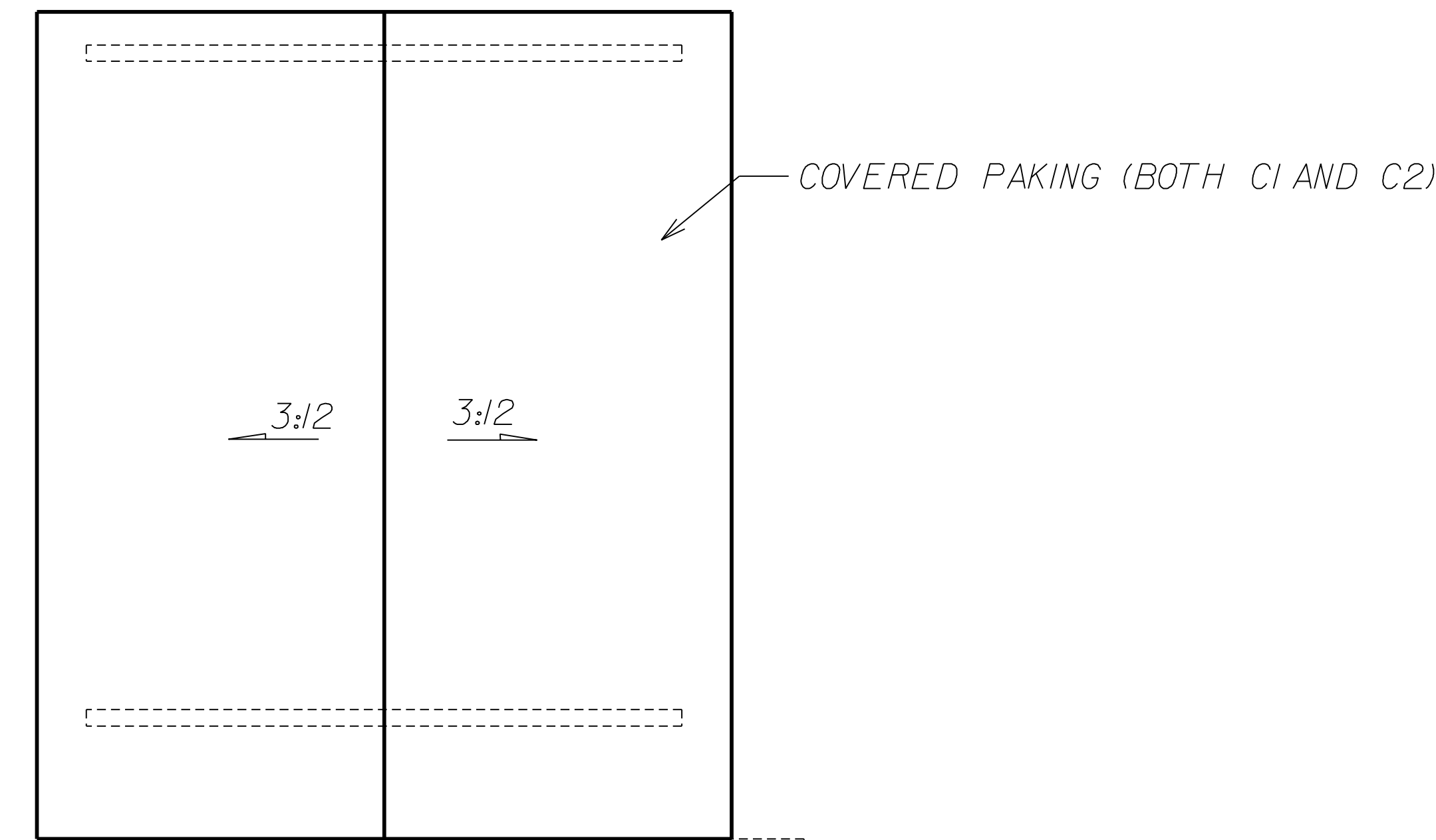
Sheet No.:
A-13

ROOF PLAN NOTES

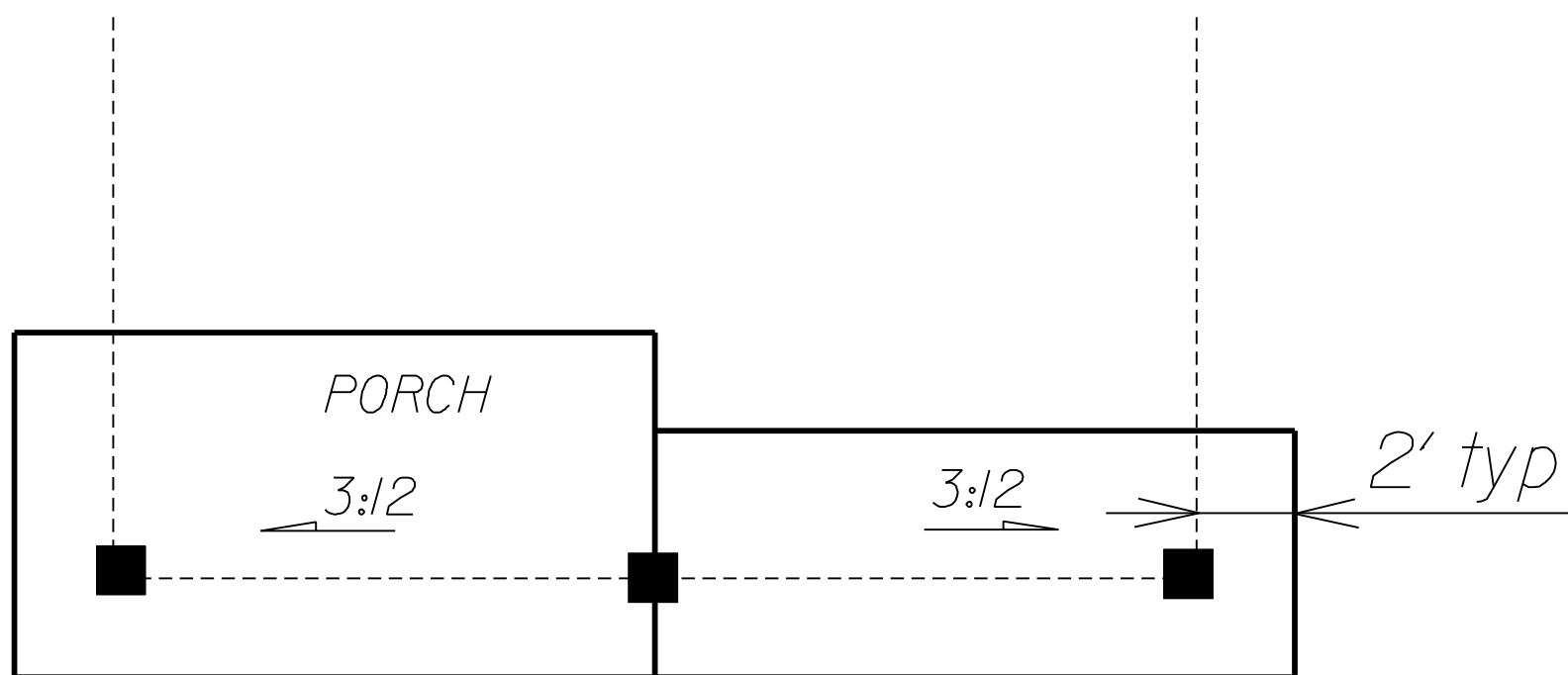
- All roofing to be Malarkey fiberglass asphalt roofing (or Equal) class A fire rating (UL 790) over one layer of #15 felt paper applied shingle fashion, parallel to and starting from the eave and lapped 2" horizontal and 4" vertical and fasten sufficiently to hold in place.
- Installation of roofing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



SOFFIT VENT DETAIL

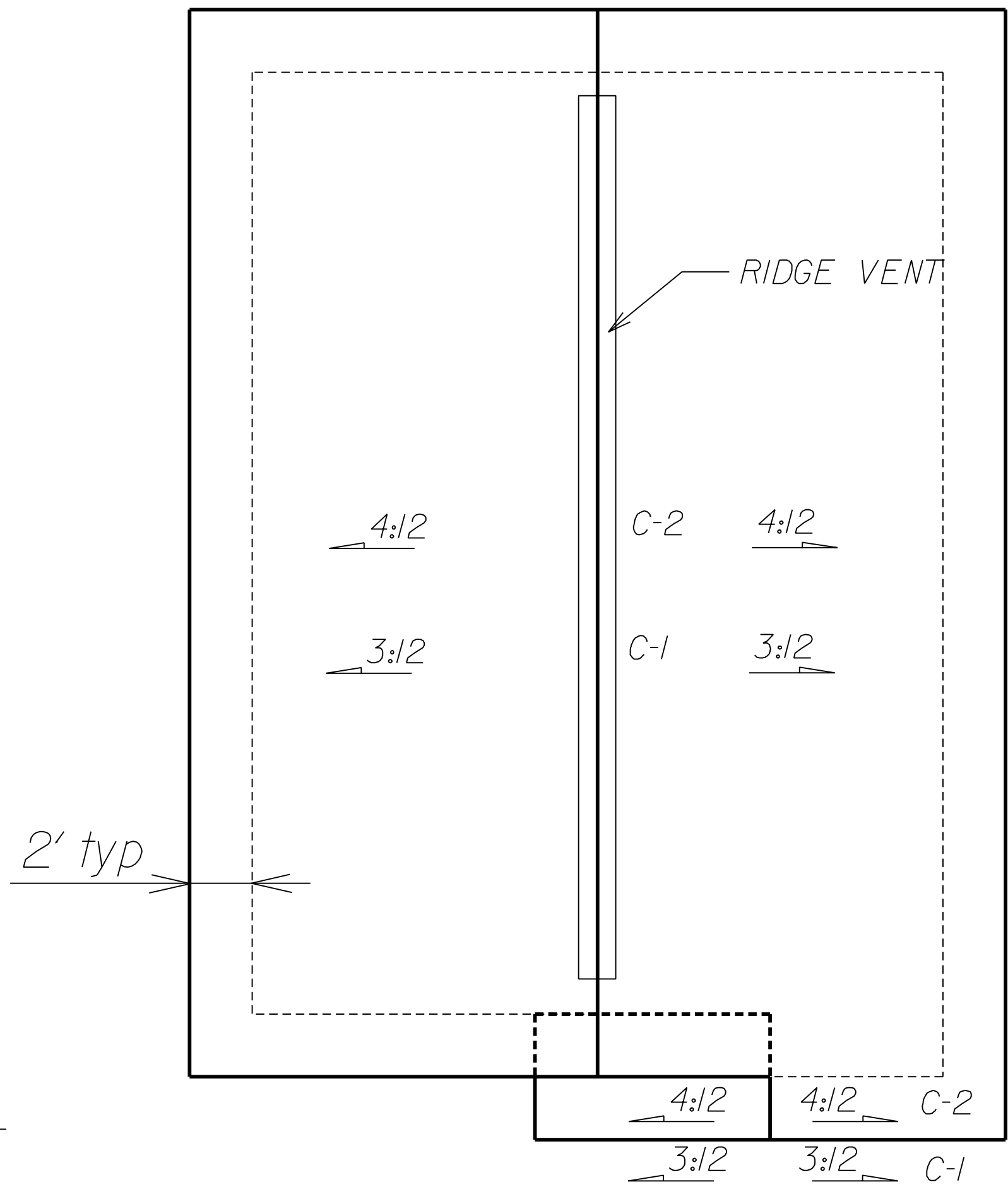


FIRST FLOOR ROOF PLAN
PLAN C-2



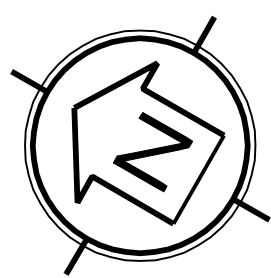
PLAN C-1

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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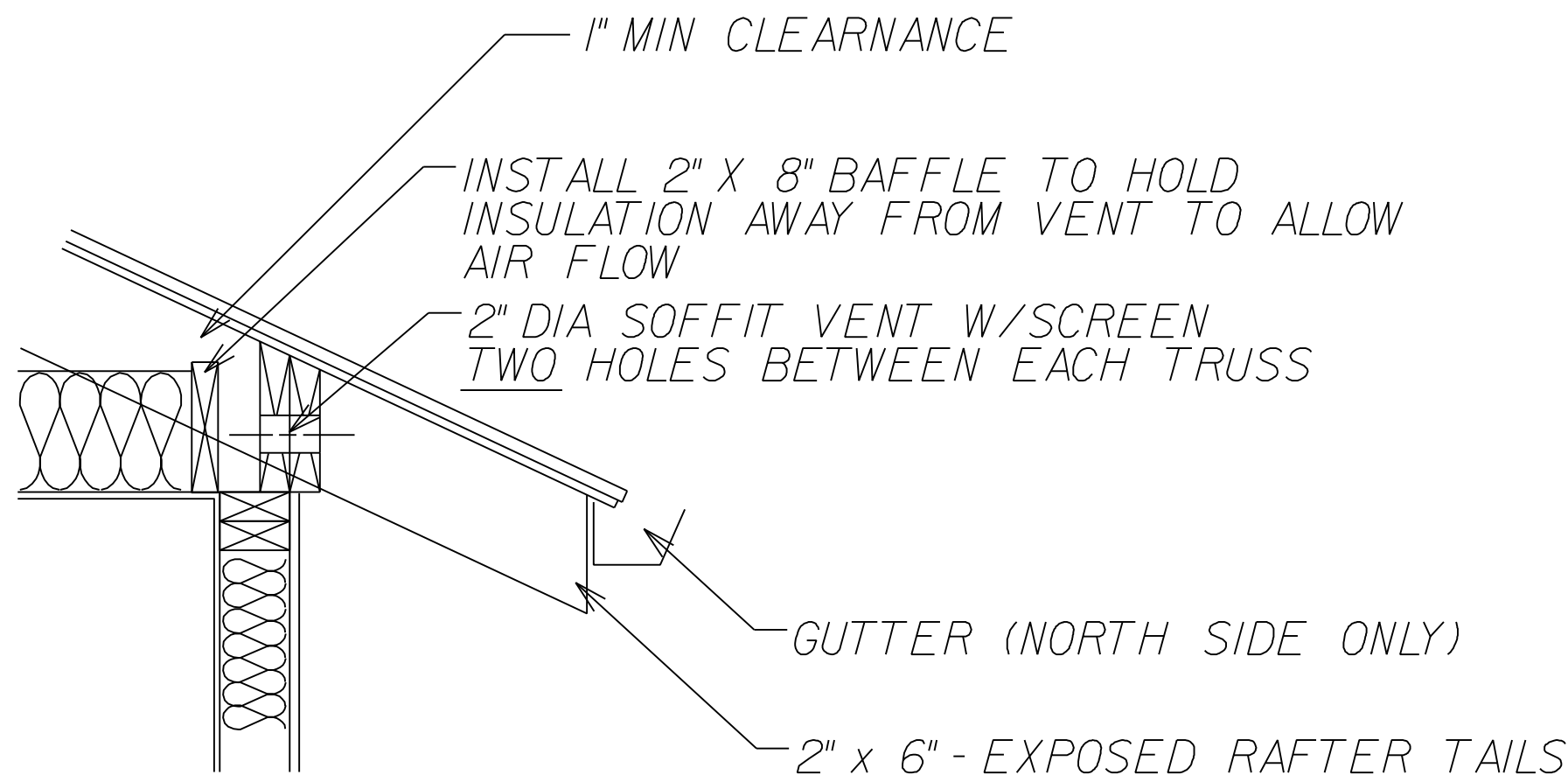
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Sheet Title:
ROOF PLAN

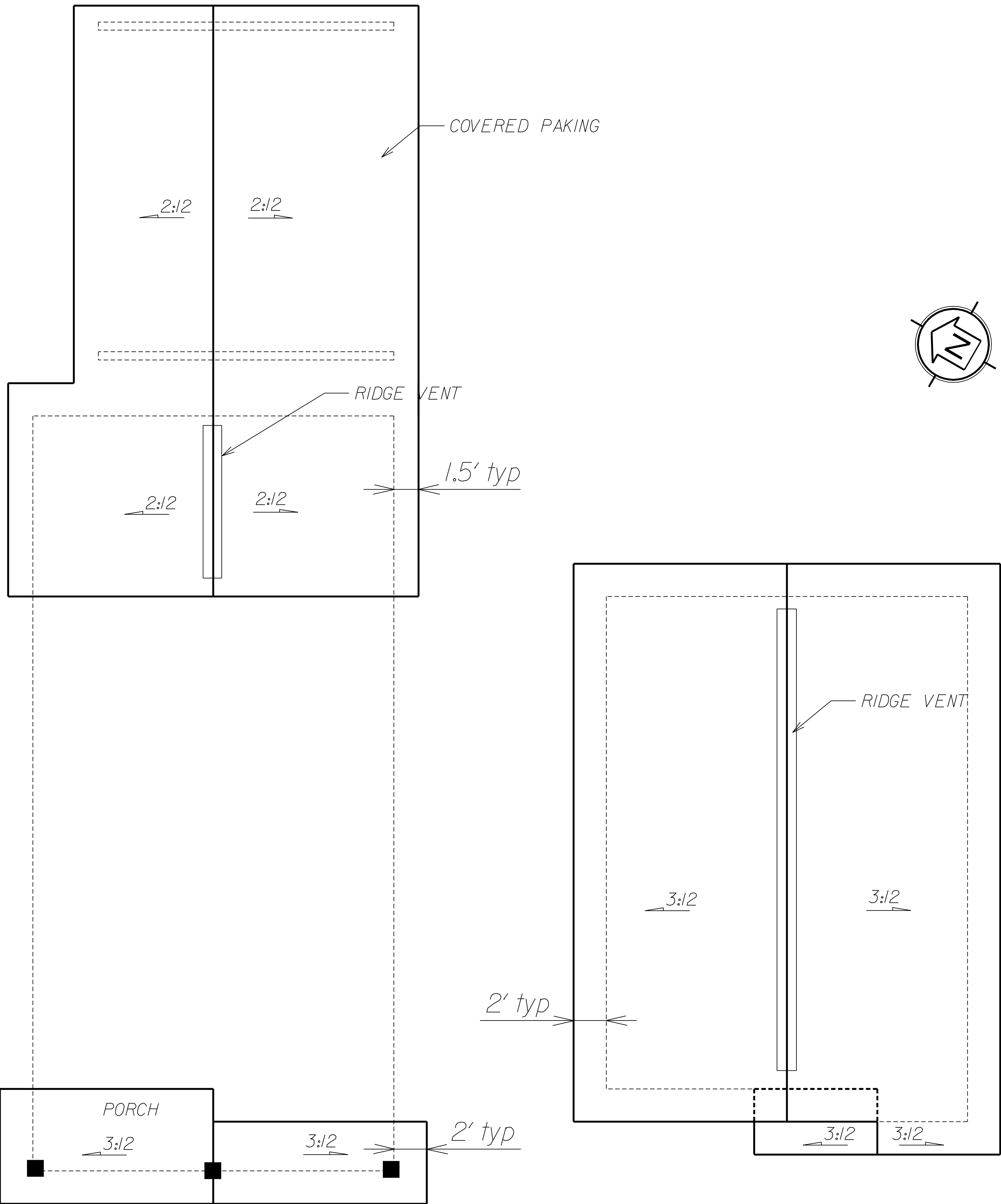
Sheet No.:
A-14

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.
- 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
- 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).



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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AFFORDABLE HOUSING

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CULVER CITY, CA 90230

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Date:
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Scale:
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Sheet Title:
ROOF PLAN

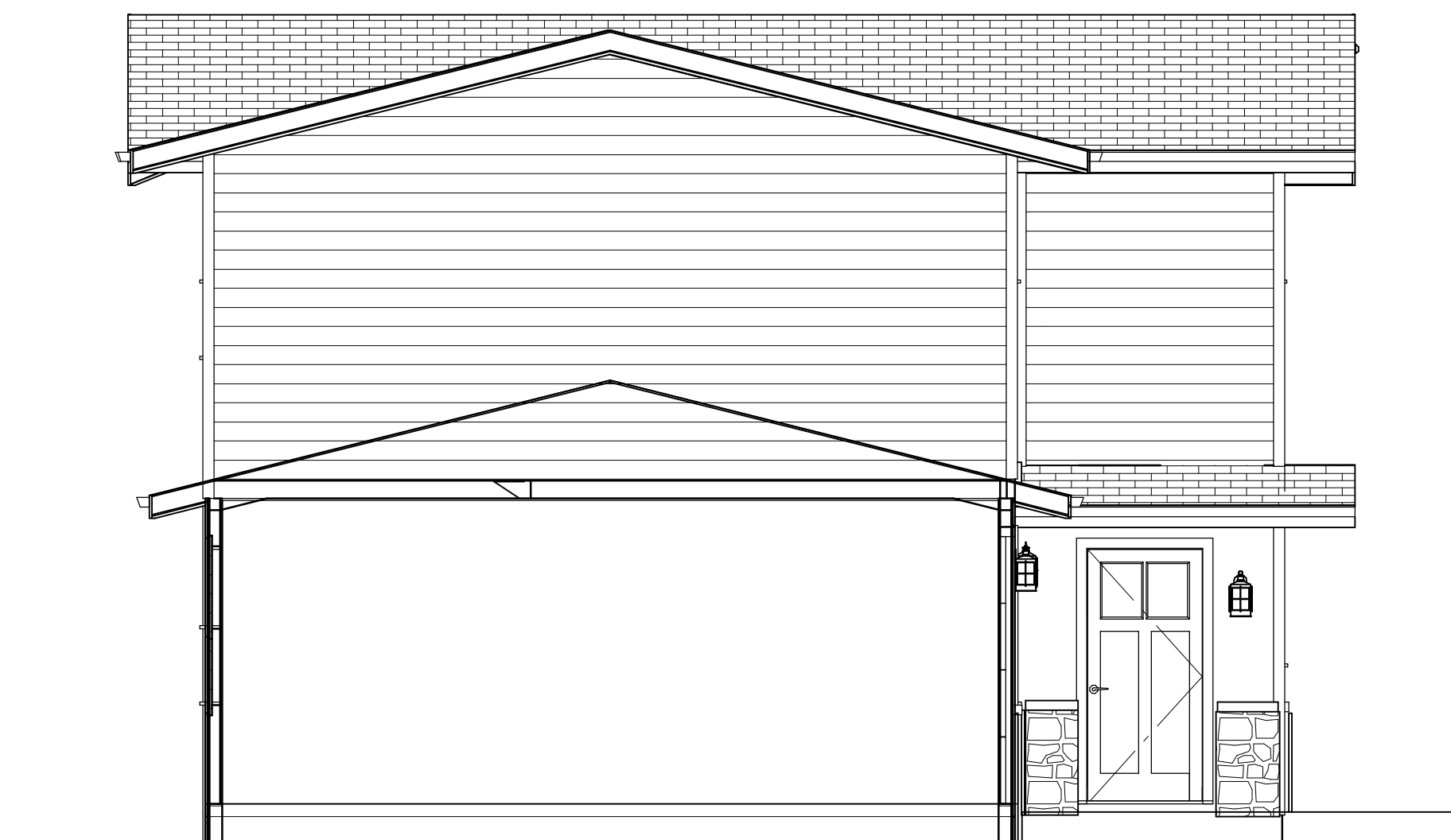
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A-15



UNIT 8

SECTION-1

UNIT 7



UNIT 8

SECTION-2

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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

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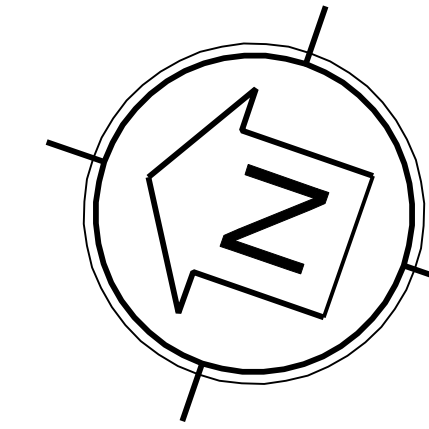
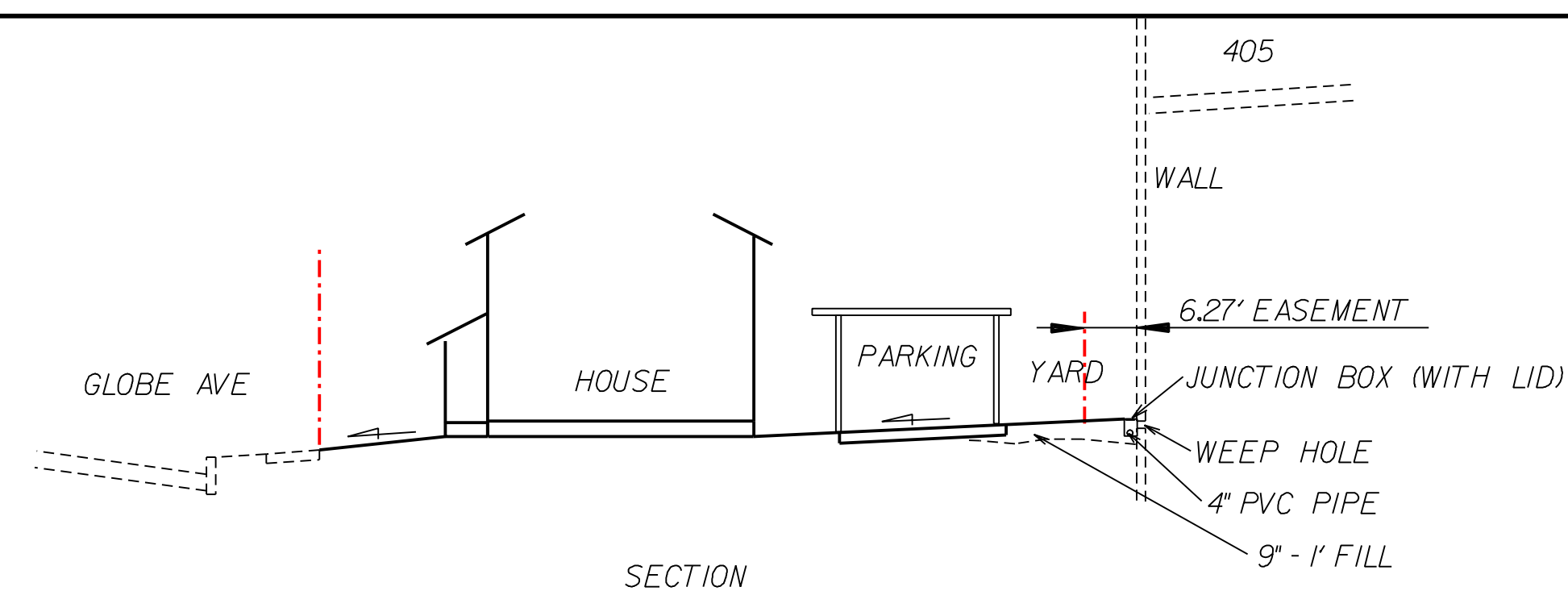
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Sheet Title:
**BUILDING COLOR
AND MATERIALS**

Sheet No.:
A-17



LOT AREAS PERCENT COVERAGE

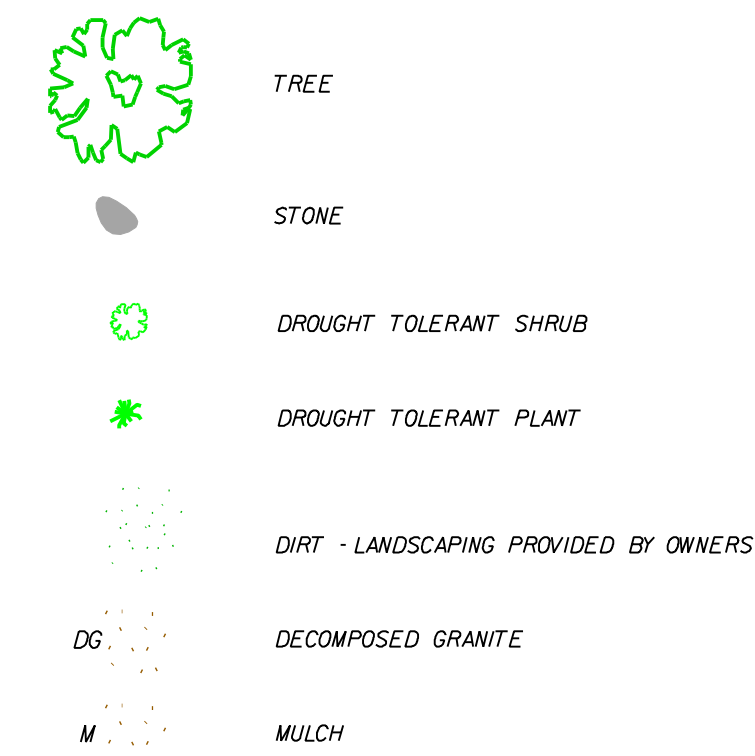
LOT 1 - 6655 SQ FT	22%
LOT 2 - 7330 SQ FT	20%
LOT 3 - 7883 SQ FT	18%
LOT 4 - 5175 SQ FT	38%
LOT 5 - 5318 SQ FT	37%



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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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 Variegated



Agapanthus (Storm Cloud)



Nasella Tenuissifolia

PLANTS



Artificial Turf



Decomposed Granite

GROUND COVER



Mulch

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Sheet Title:

SAMPLE PLANTS

Sheet No.:

L-2



[BACK - 2](#)



[FRONT - 1](#)

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Sheet Title:

**ELEVATION
PLAN A**

Sheet No.:

A-06



RIGHT SIDE - 4



LEFT SIDE - 3

Revisions:

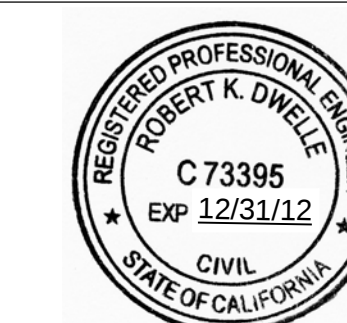
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Sheet Title:

**ELEVATION
PLAN A**

Sheet No.:

A-07



BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

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Scale:
1/4" = 1'

Sheet Title:
ELEVATION
PLAN B

Sheet No.:
A-08



BACK - 2



FRONT - 1



RIGHT SIDE - 4



LEFT SIDE - 3

Revisions:

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Sheet Title:

**ELEVATIONS
PLAN C-1**

Sheet No.:

A-09



BACK - 2

RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

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

Sheet No.:
A-10



BACK - 2



RIGHT SIDE - 4



FRONT - 1



LEFT SIDE - 3

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Sheet Title:

**ELEVATION
 PLAN C-2 WITH HC**

Sheet No.:

A-11



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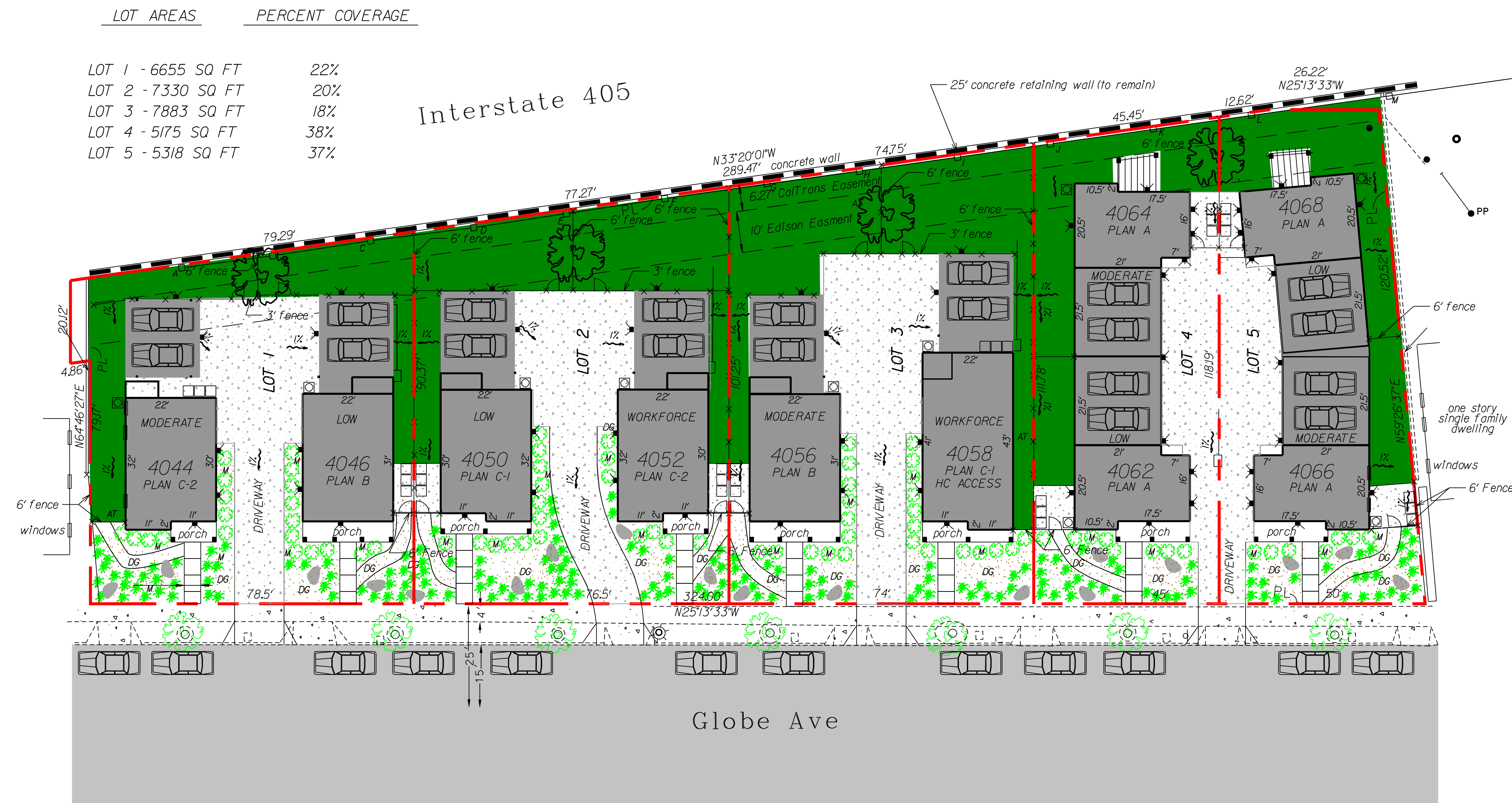
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Sheet No.:



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