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LEGEND	
	PROPERTY LINE
	GRID LINE TAG
	ROOM NAME ROOM NUMBER
	WINDOW (NUMBER)
	DOOR (NUMBER)
	ELEVATION TAG
	SECTION CUT TAG
	CALLOUT TAG
	SPOT ELEVATION
	CEILING HEIGHT (ABOVE FINISHED FLOOR)
	LINE OF ELEMENTS ABOVE
	LINE OF ELEMENTS UNDER

4116 HIGUERA STREET, DUPLEX CONDOMINIUMS

DESCRIPTION OF PROPOSED PROJECT:

PLANNING COMMISSION APPROVAL OF REQUEST FOR TENTATIVE PARCEL MAP FOR TWO NEW TOWNHOME-STYLE CONDOMINIUMS ON A 5,437 SQUARE FOOT SITE. AN EXISTING SINGLE FAMILY HOME WILL BE DEMOLISHED. REQUEST FOR ADMINISTRATIVE ADJUSTMENTS OF 10% REDUCTION IN DRIVEWAY PARKING SPACE AND BACK UP SPACE LENGTH DUE TO SMALL, NARROW AND IRREGULAR LOT WITH EXISTING STREET TREE. CONSTRUCT TWO- STORY DUPLEX CONDOMINIUMS WITH 2 GARAGE PARKING SPACES AND 2 UNCOVERED TANDEM SPACES

LEGAL DESCRIPTION OF LOT:

LOT 102 OF TRACT NO. 4161, IN THE CITY OF CULVER CITY, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 46, PAGE 32 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APPLICABLE CODES: 2017 CAL GREEN BLDG STANDARDS LA COUNTY AMENDMENTS

2017 CAL RESCODE WITH LA CO. AMENDMENTS
2017 CAL FIRE CODE WITH LA CO. AMENDMENTS
2017 PLUMBING CODE WITH LA CO. AMENDMENTS
2017 CAL ELECTRICAL CODE WITH LA CO. AMENDMENTS
2017 CAL MECHANICAL CODE WITH LA CO. AMENDMENTS



GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING DRAWINGS, NOTES, SPECIFICATIONS AND THESE GENERAL NOTES (UNLESS INDICATED OTHERWISE IN THE DRAWINGS OR SPECIFICATIONS).
- ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, Culver City BUILDING CODE 2016 AND ALL OTHER APPLICABLE REGULATIONS.
- STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING WORK.
- SHOULD THE SPECIFICATIONS FAIL TO PARTICULARLY DESCRIBE THE MATERIAL OR KIND OF GOODS TO BE USED IN ANY PLACE, THEN IT SHALL BE THE DUTY OF THE CONTRACTOR TO MAKE INQUIRY OF THE ARCHITECT FOR WHAT IS BEST SUITED. THE MATERIAL THAT WOULD BE NORMALLY USED IN THIS PLACE TO PRODUCE FIRST QUALITY FINISHED WORK SHALL BE CONSIDERED A PART OF THE CONTRACT.
- SANITARY TOILET FACILITIES ARE TO BE MAINTAINED BY THE GENERAL CONTRACTOR THROUGHOUT CONSTRUCTION.
- THE SITE IS TO BE KEPT SECURE AT ALL TIMES DURING CONSTRUCTION. ANY LOSS OR DAMAGE TO SITE DUE TO LACK OF SECURITY DURING CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR ELECTRICAL, LIGHTING AND MECHANICAL SYSTEMS CONFORMITY TO THE CALIFORNIA STATE ENERGY CODE (TITLE 24) AS WELL AS COMPLIANCE WITH ANY OTHER APPLICABLE LOCAL CODE.

- GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY TEMPORARY POWER DURING CONSTRUCTION.
- LOCATE ALL MANUALLY OPERATED SWITCHES & CONTROLS BETWEEN 36 TO 38 INCHES FROM THE FINISH FLOOR UNLESS OTHERWISE NOTED. RECEPTACLES TO BE LOCATED AT 12" TO CENTER ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
- ALL MULTIPLE SWITCH AND RECEPTACLE OUTLETS SHOULD BE GANG MOUNTED SO THAT THEY CAN BE COVERED BY A SINGLE COVER PLATE.
- ANYWORK TO BE DONE IN THE PUBLIC RIGHT OF WAY WILL REQUIRE A SEPARATE PERMIT THROUGH THE PUBLIC WORKS DIVISION AND MUST BE COMPLETED PRIOR TO FINAL INSPECTION.
- THE CONSTRUCTION SHOULD NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 70 INCH HIGH NON-ABSORBANT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- ALL GUARDRAILS ARE TO BE 42" HIGH WITH 4" MAXIMUM CLEAR SPACING OPENING BETWEEN RAILS.

- GLAZING IN FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
 - FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SF
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
 - GLAZING IN RAILINGS
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.
- ADDITIONS TO DWELLINGS BUILT PRIOR TO 8/1/10 WHERE CUMULATIVE RFA DOES NOT EXCEED 500 SF AND BUILDING COMPLIES WITH SETBACK, HEIGHT, AND GRADING REQUIREMENTS OF 12.21C10
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

PROJECT ADDRESS: 4116 Higuera St., Culver City, CA 90232

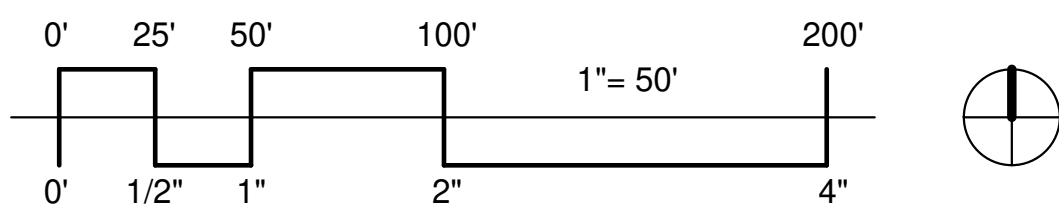
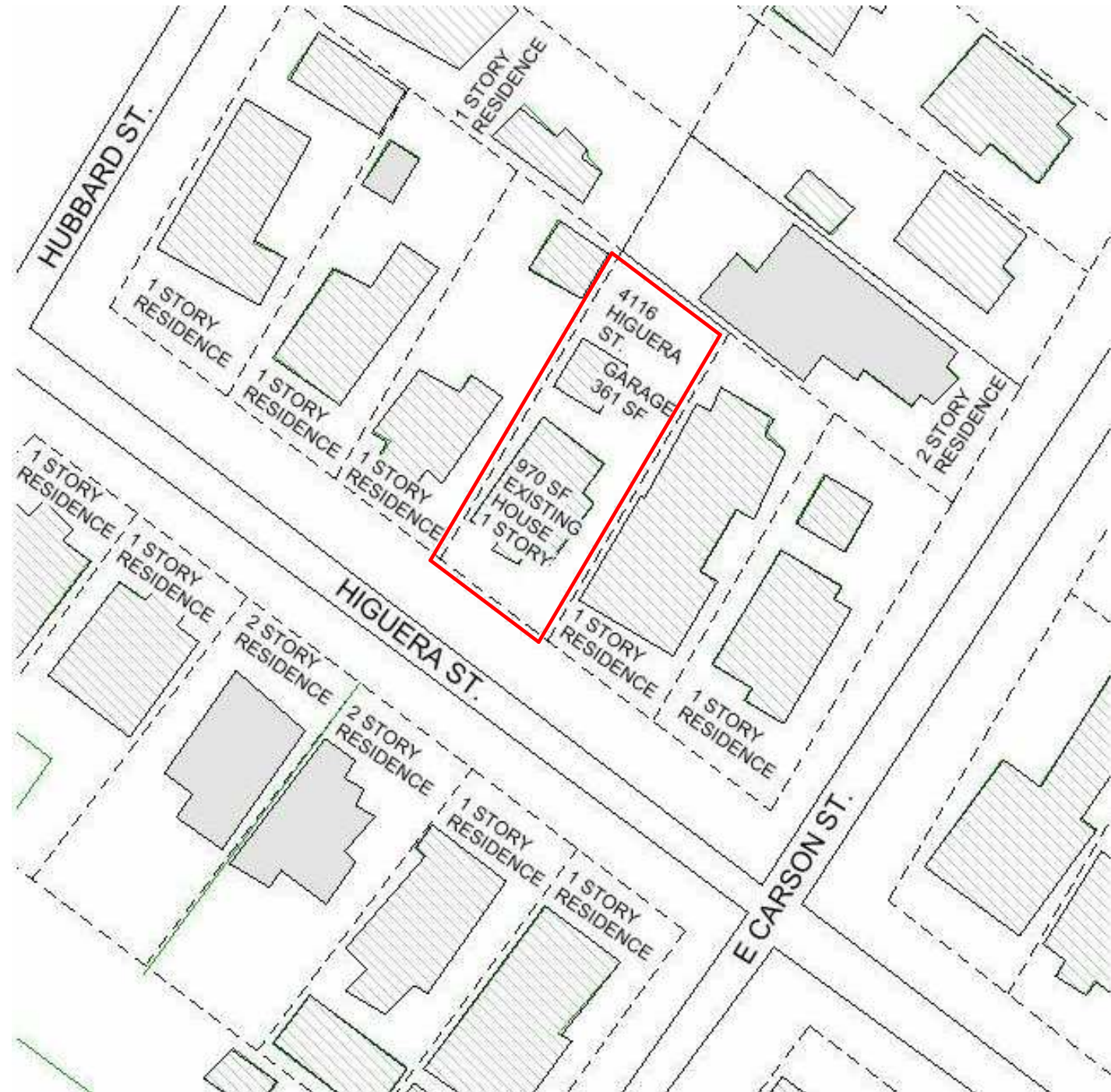
	CODE:	EXISTING:	PROPOSED:
LOT:	102		
TRACT:			
CENSUS TRACT:	7024		
MAP REFERENCE:	BOOK 46, P.32		
ASSESSOR'S PARCEL NUMBER:	4206-011-016		
ZONE:	R2		
FIRE ZONE:	NO		
HILLSIDE ZONE:	NO		

CEC CLIMATE ZONE	CZ 8	CZ 8	CZ 8
EXISTING LOT AREA	MIN 5000 SF	5399 SF	5399 SF
CONSTRUCTION TYPE	TYPE V	TYPE V	TYPE V
OCCUPANT GROUP	R3	R3	R3
BUILDING AREA and FAR			
MAX FAR (up to 40% of lot area+1500 SF)	3659.6 SF	911 SF	UNIT A 1938 SF
			UNIT B 1721 SF

GARAGE	225 SF	361 SF	225 SF
TOTAL BUILDING AREA (GARAGE NOT INCLUDED)	3659.6 SF	911 SF	3659 SF
TOTAL FAR	67.8%	16.9%	67.76%

BUILDING HEIGHT MAX	FEET (R2)	15 FEET	28'-6" FEET
PARKING	2covered sp+2add sp	2car garage	2garage sp+2add sp
DRIVEWAY	19'W + 20'L	8'W + 15'L	19'W + 20'L
GARAGE	20'6"W+18'L	19'W+19'L	20'6"W+18'L
BUILDING SETBACKS			
HOUSE SIDE: SETBACK	4 FEET MIN	VARIABLE	4 FEET MIN
FRONT YARD: SETBACK	15 FEET MIN	15 FEET	15 FEET
REAR YARD: SETBACK	10 FEET MIN	25 FEET	OVER 10 FEET
FRONT YARD PAVING	25% MAX	225 SF	163 SF

VICINITY MAP



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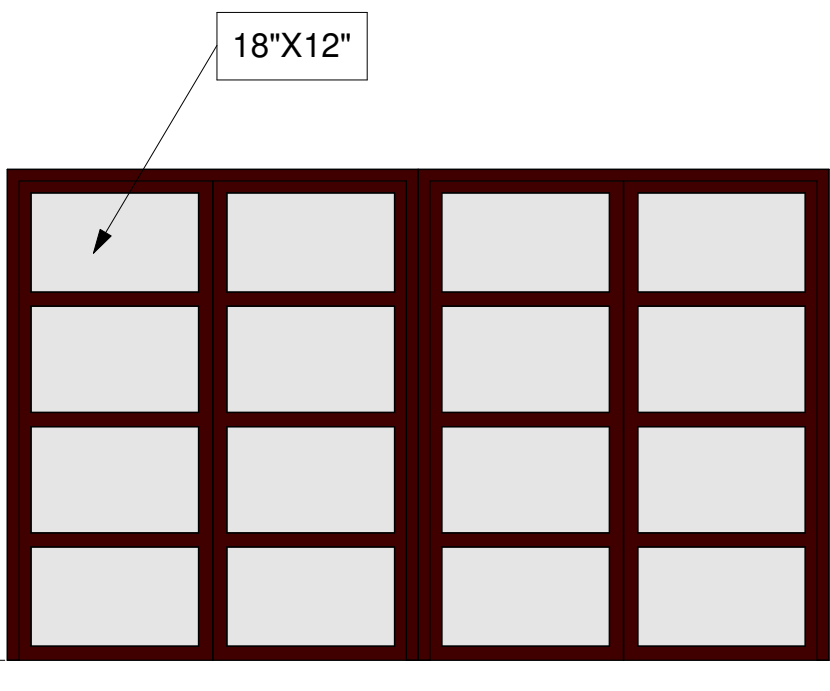
No.	Revisions	Date

4116 Higuera St., Culver City CA 90232
Cover Sheet

Project number	2015.01
Date	12/14/2018
Drawn by	Liudmila Sergeeva
Checked by	Alison Kendall

A-0.0

Scale	As indicated
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AUTOMATIC GATE:
DARK BRONZE METAL TUBES FROSTED GLASS PANELS

F4 FRONT FENCE 4' HIGH
F6 SIDE FENCE 6' HIGH

FENCE/ GATE/ TRASH ENCLOSURE
DETAIL
3/8" = 1'-0"

1. SITE COVERAGE:
TOTAL SITE AREA 5399SF
TOTAL BLDG COVERAGE 2195SF
TOTAL PAVING COVERAGE 1322SF
ALL PERM PAVERS

2. BLDG AREA:
UNIT A: 2019SF (1FL: 901SF, 2FL: 1118SF)
UNIT B: 1640SF (1FL: 886SF, 2FL: 754SF)
SHARED GARAGE: 408SF

3. FRONT YARD:
675SF TOTAL
169SF MAX PAVING

4. EXTERIOR LIGHT FIXTURE:
WALL SCONCES NEAR ENTRIES
(MAX HEIGHT ABOVE GRADE 8')
LANDSCAPE PATHWAY LIGHTS
(MAX HEIGHT ABOVE GRADE 4')
BOTH W/CAP TO PREVENT UPLIGHT

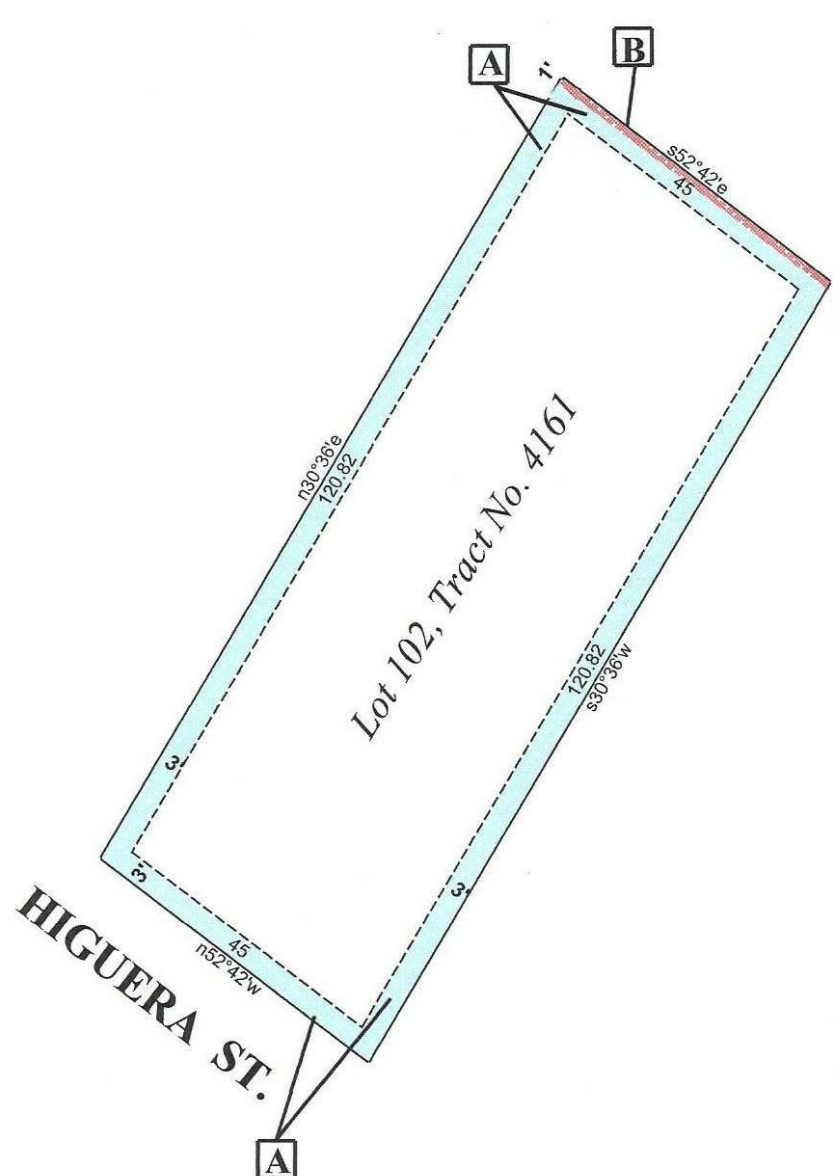
EASEMENT

Easement Notes:

- A** Item No. 8
Easement: Public Utilities
Rec: Bk 503, Page 139 O.R.
- B** Item No. 10
Easement: Public Utilities
Rec: Bk 34966, Pg 346 O.R.

Unlocated Easements:

- * Item No. 7
Rights of way: Coney water thru ditches, etc.
Rec: Bk 99, Pg 373 Deeds
- * Location is not set out in the record.



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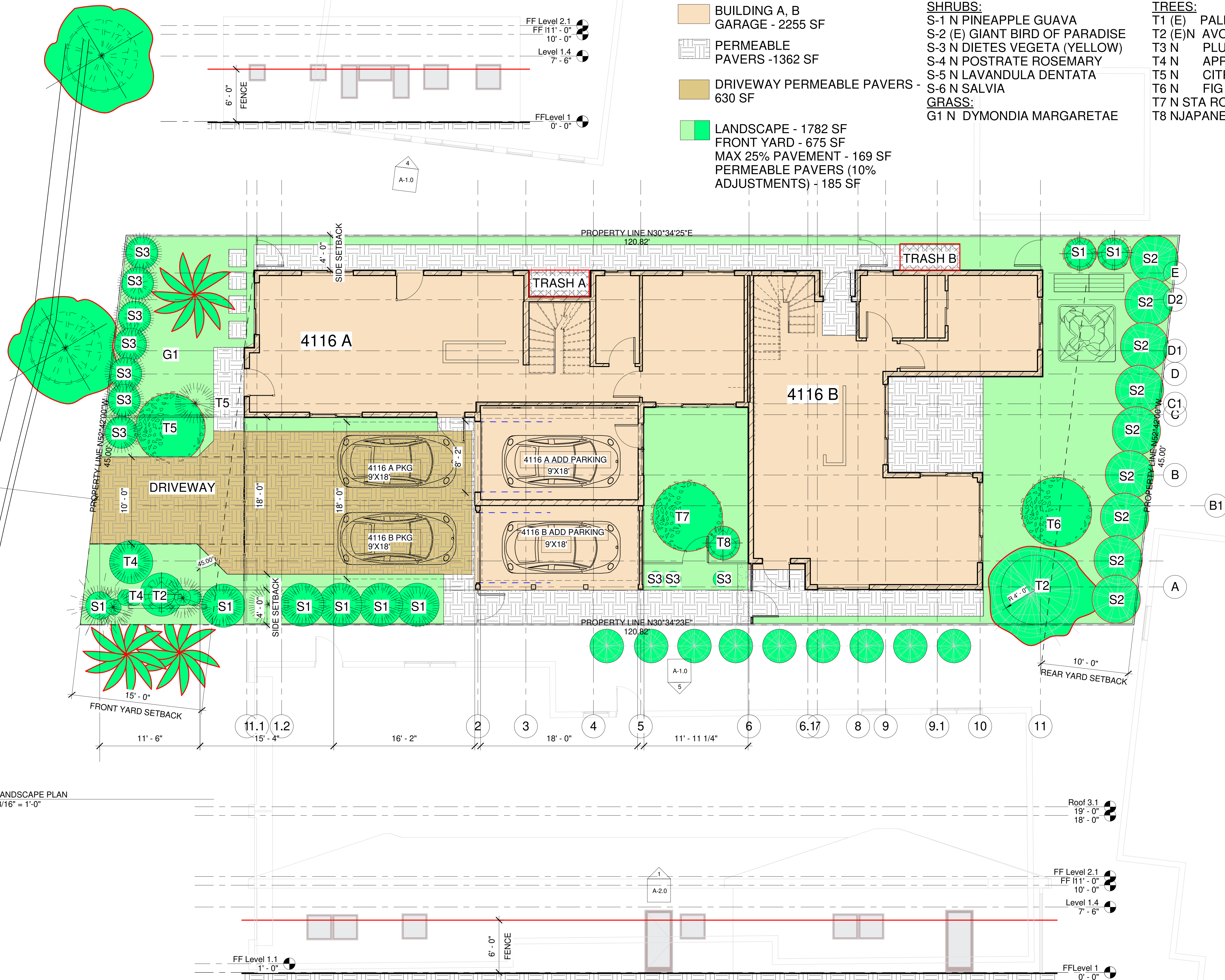
No.	Revisions	Date

**4116 Higuera St., Culver City
CA 90232
Site Plan**

Project number	2015.01
Date	12/14/2018
Drawn by	Liudmila Sergeeva
Checked by	Alison Kendall

A-0.1

Scale	As indicated
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Roof 3.1
19' - 0"
18' - 0"

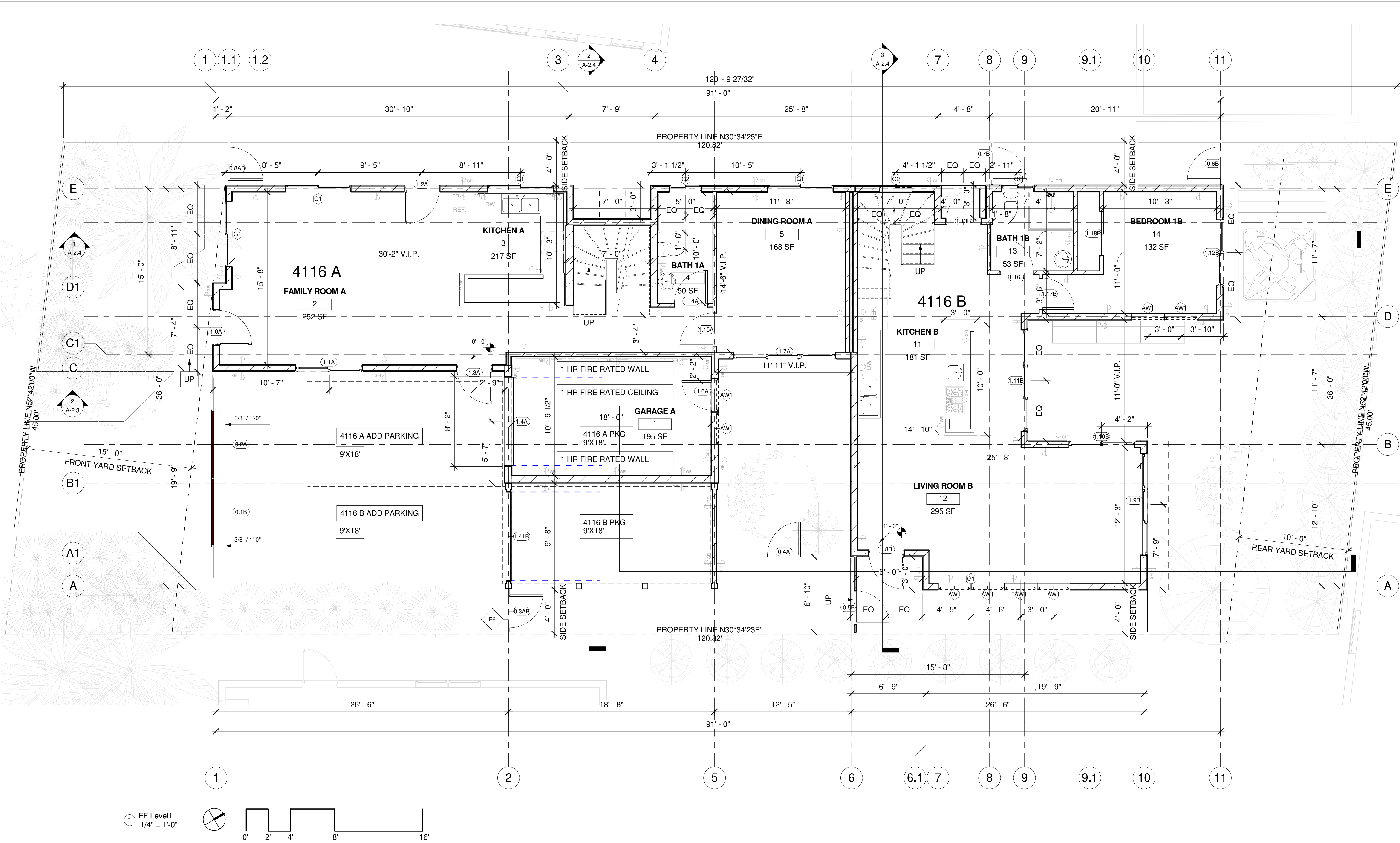
FF Level 2.1
FF 111' - 0"
10' - 0"

Level 1.4
7' - 6"

FFLevel 1
0' - 0"

TREES:
T1 (E) PALM
T2 (E)N AVOCADO
T3 N PLUM
T4 N APPLE
T5 N CITRUS
T6 N FIG
T7 N STA ROSA PLUM
T8 NJAPANESE MAPLE

Scale	As indicated
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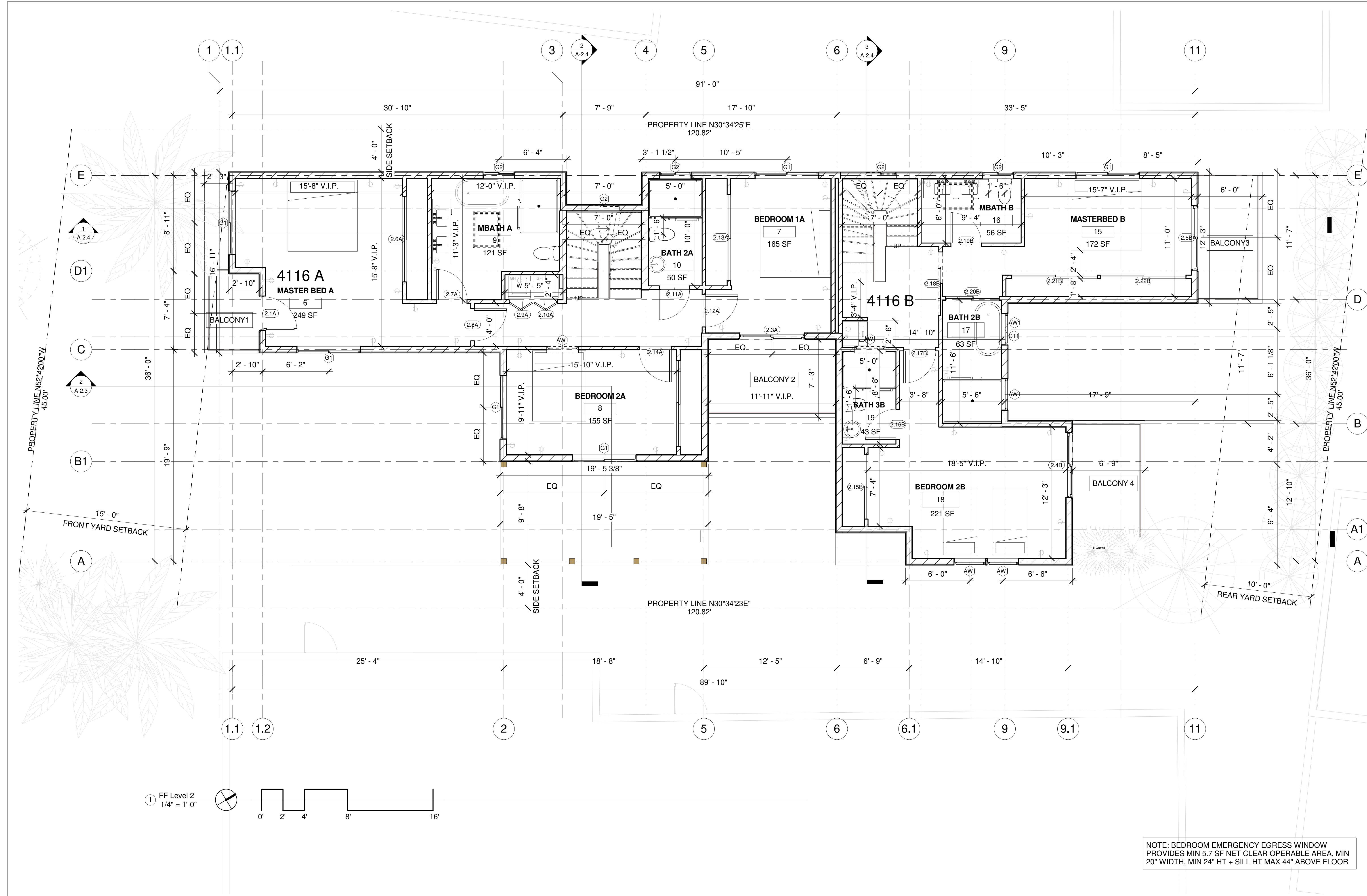
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**4116 Higuera St., Culver City
CA 90232
1st Floor Plan**

Project number	2015.01
Date	12/14/2018
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A-1.1

Scale 1/4" = 1'-0"





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No.	Revisions	Date

**4116 Higuera St., Culver City
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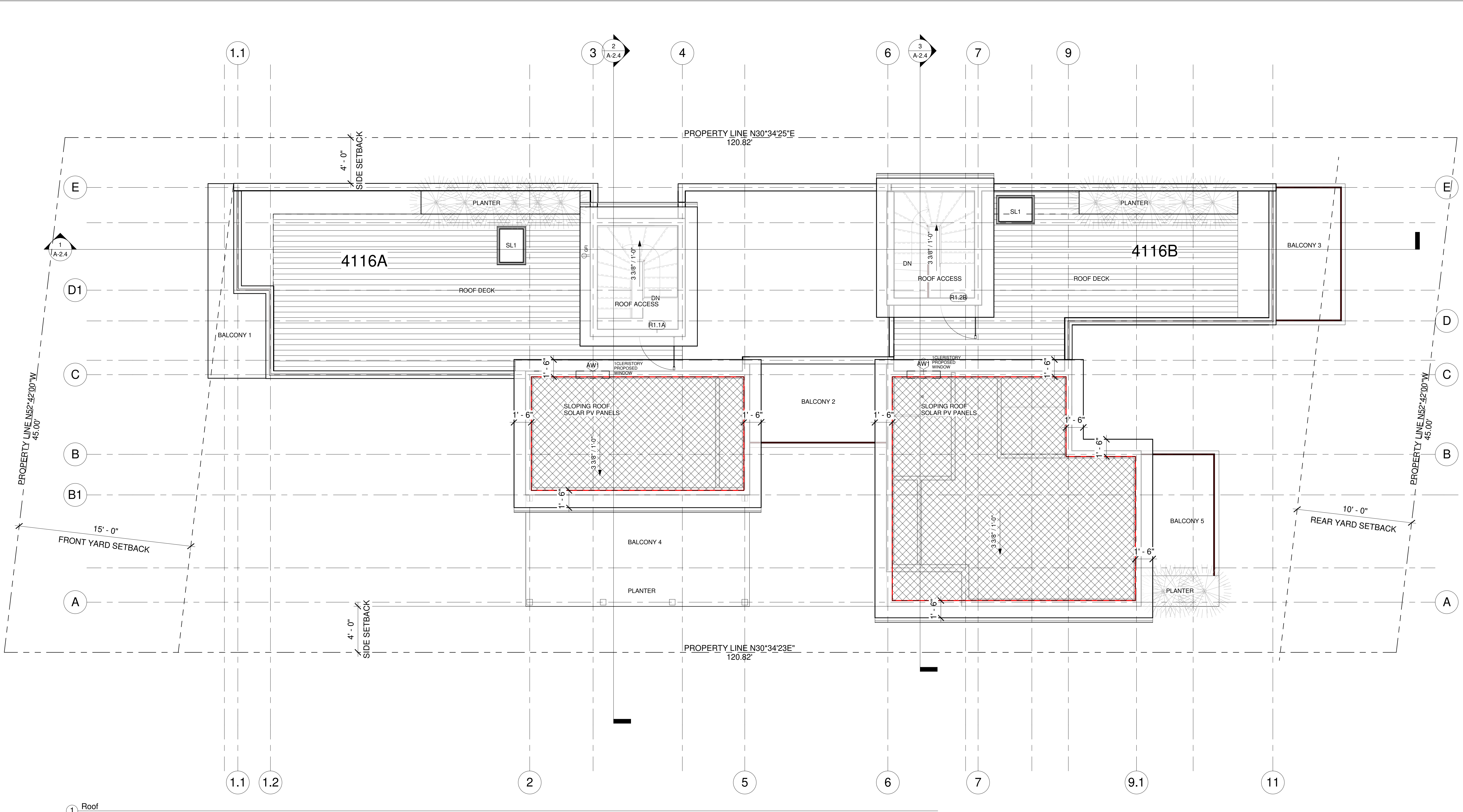
2nd Floor Plan

Project number	2015.01
Date	12/14/2018
Drawn by	Liudmila Sergeeva
Checked by	Alison Kendall

A-1.2

Scale	1/4" = 1'-0"
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1 Roof
1/4" = 1'-0"

NOTES:

1. ALUM PIPE RAILING SYSTEM
2. LIGHT WEIGHT FIBERGLASS PLANTERS
3. PLAT ROOF MATERIAL: WEATHER WEAR DEX-O TEX AJ-44 SR
COLOR # 3304 PROVINCIAL TAN
4. SLOPING ROOF MATERIAL: ASPHALT SHINGLES GAF COOL ROOF TIMBERLINE HD REFLECTOR SERIES - "SAGEWOOD" CRRC COMPLIANT
5. SOLAR PHOTO VOLTAIC PANELS: DECOTECH SOLAR PANELS (LOW PROFILE NO RACK MOUNTING SYSTEMS)
GAF SOLAR PV MOUNTING SYSTEM



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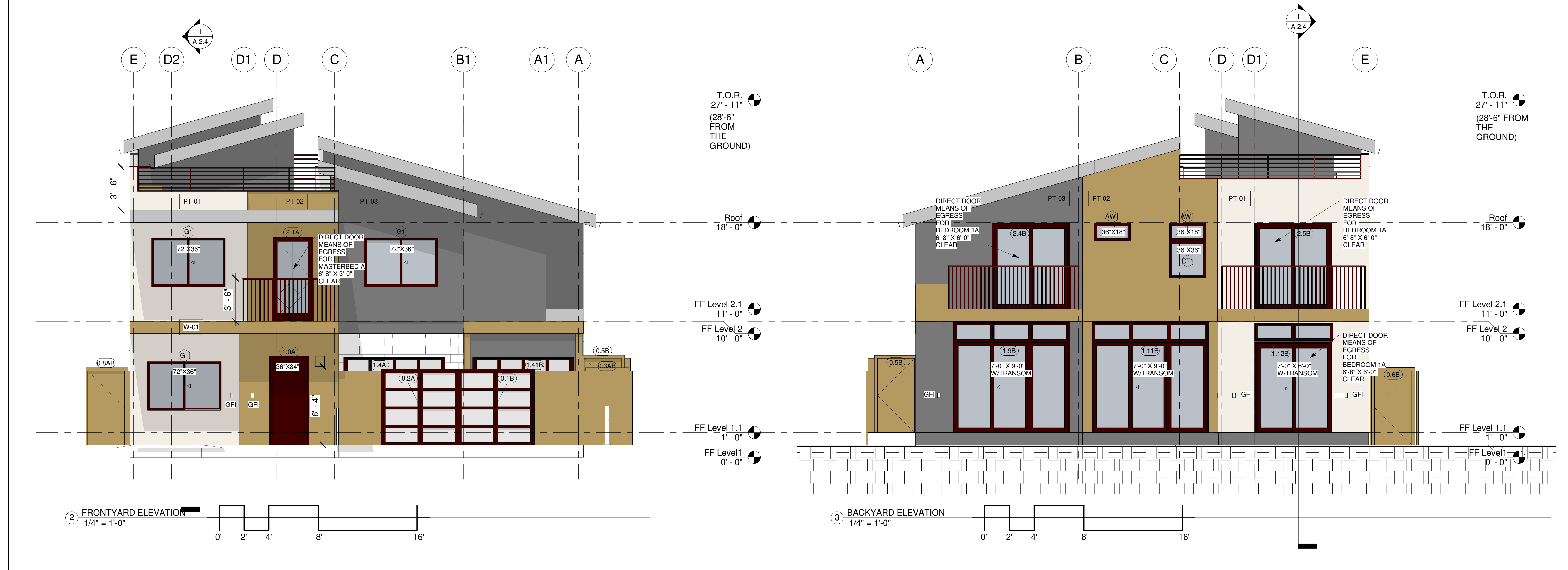
No.	Revisions	Date

**4116 Higuera
St., Culver City
CA 90232
Roof Plan**

Project number	2015.01
Date	12/14/2018
Drawn by	Liudmila Sergeeva
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A-1.3

Scale 1/4" = 1'-0"





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No.	Revisions	Date

**4116 Higuera St., Culver City
CA 90232**

Elevations W_S_E

Project number	2015.01
Date	12/14/2018
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Checked by	Alison Kendall

A-2.0

Scale 1/4" = 1'-0"

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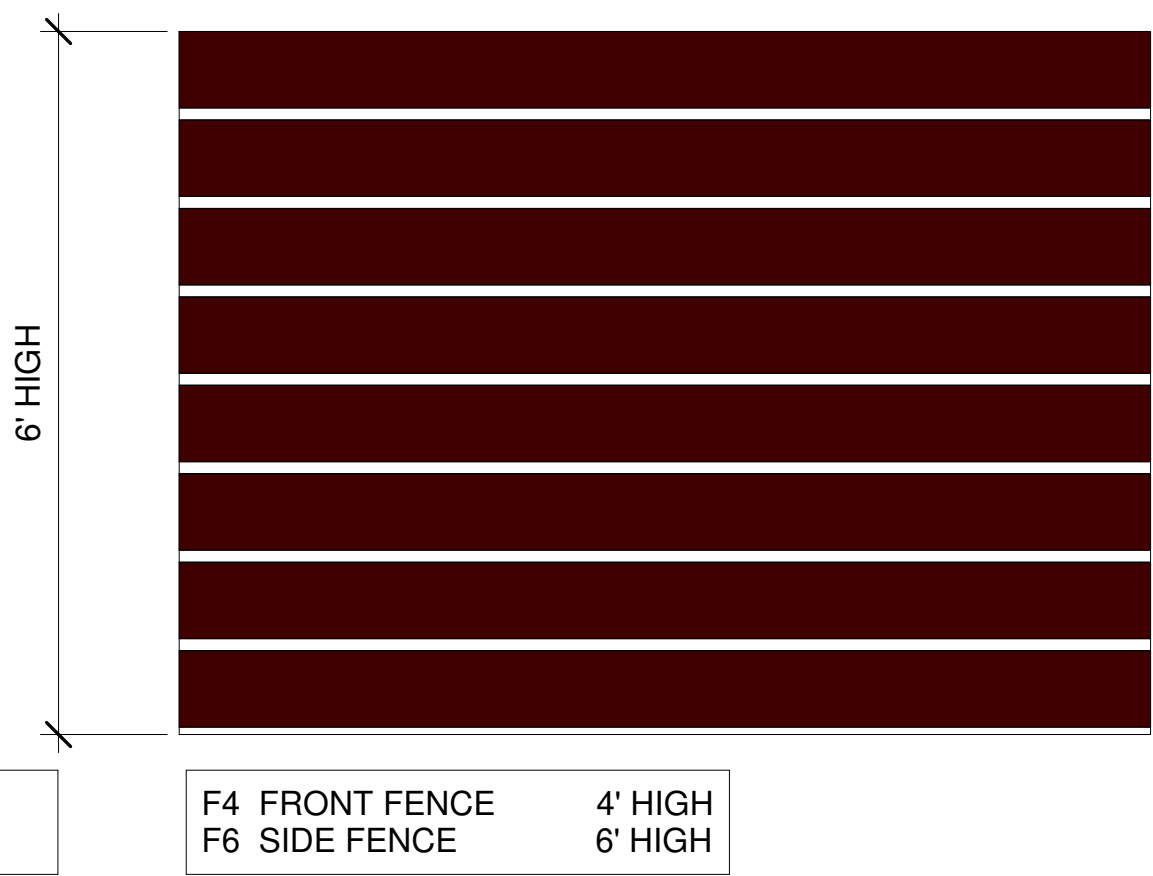
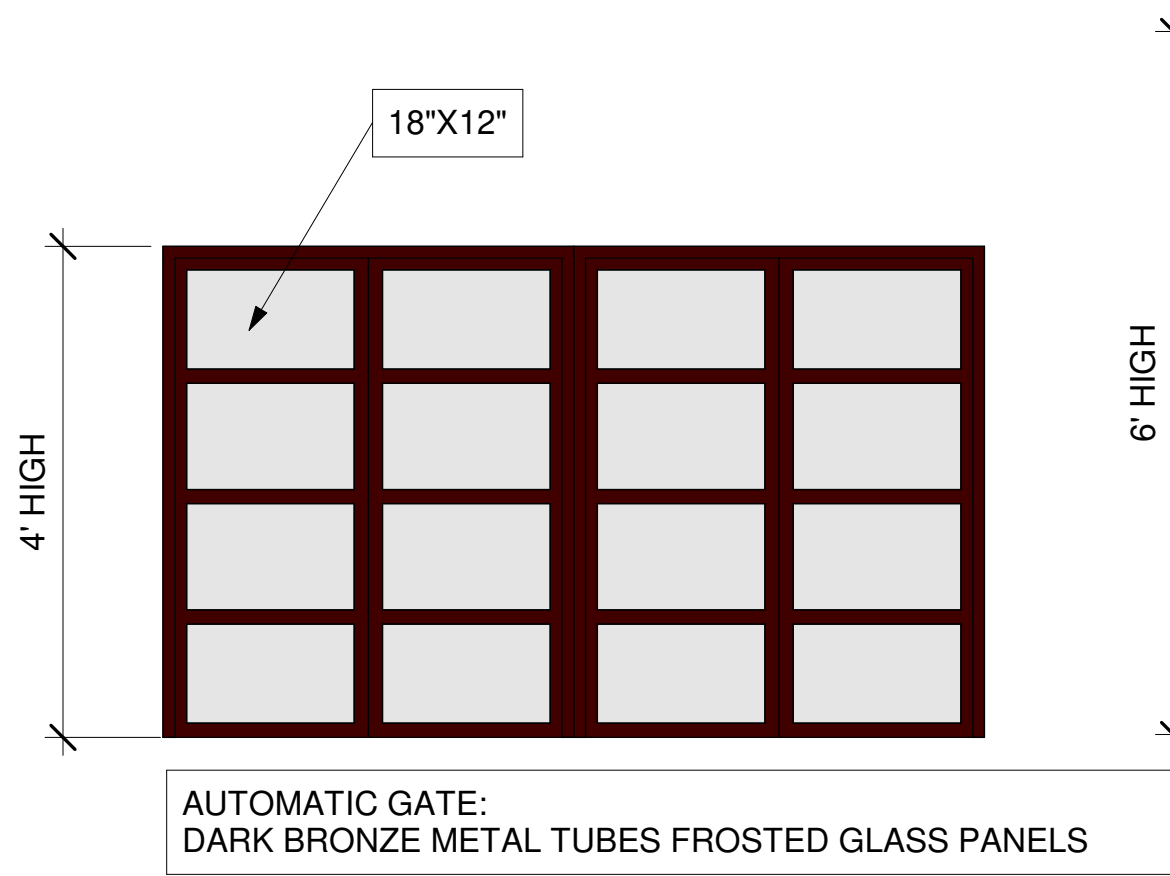
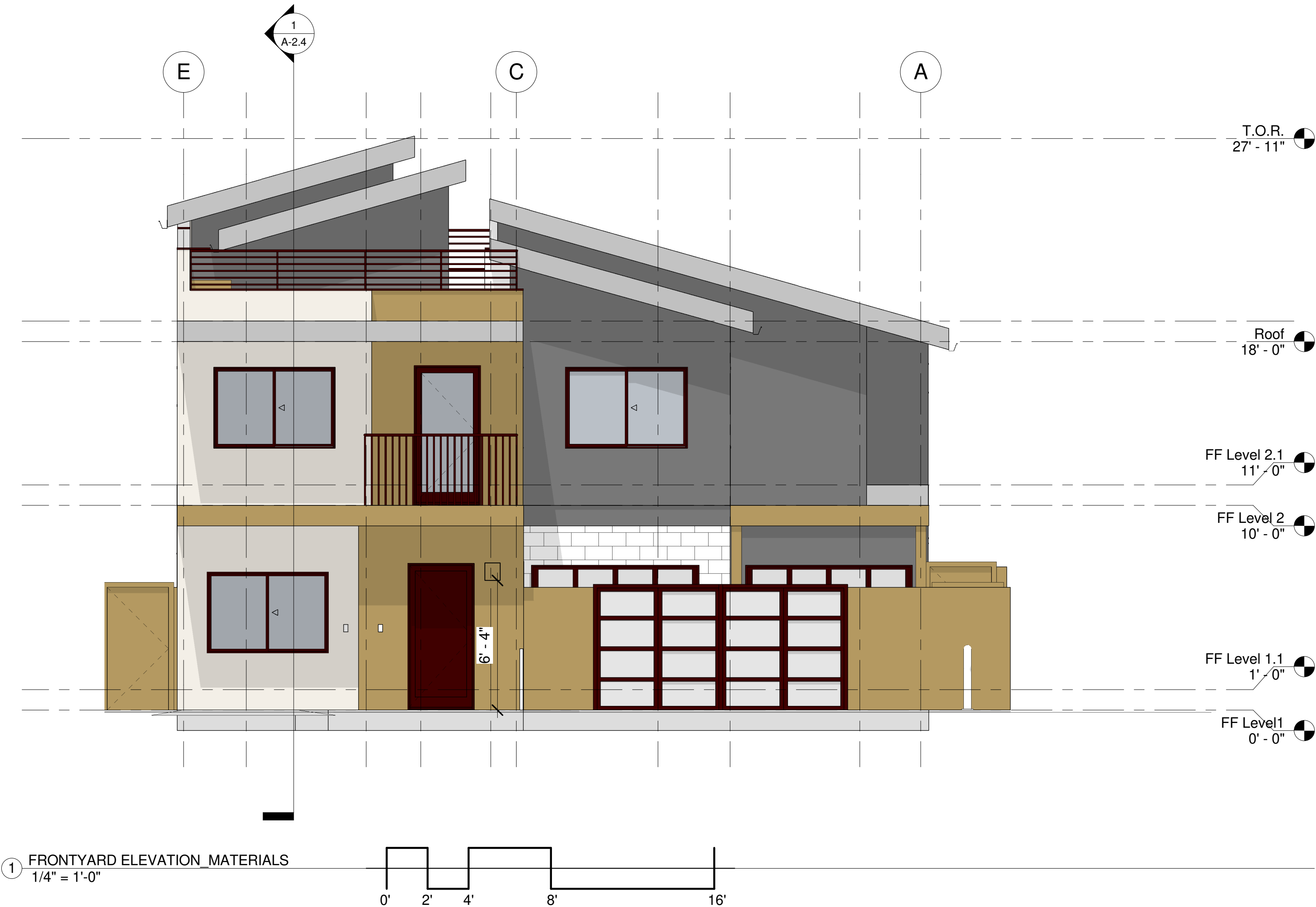
**4116 Higuera St., Culver City
CA 90232**
Elevations N

Project number	2015.01
Date	12/14/2018
Drawn by	Liudmila Sergeeva
Checked by	Alison Kendall

A-2.1

Scale	1/4" = 1'-0"
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1. OLSEN INFINITY PAVERS - HAZELNUT
2. AUTOMATIC GATE
3. FENCES
4. ALUMINUM AND FROSTED GARAGE DOOR
5. MERLEX STUCCO - MOONSHADOW
6. MERLEX STUCCO - BROWNSTONE
7. MERLEX STUCCO - IVORY POWDER
8. MARVIN INTEGRITY ULTREX WINDOWS AND DOORS



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PROJECT ADDRESS:
**4116 Higuera St., Culver City
CA 90232**

OWNER:
F Bar and A Kendall 1997 Revocable Trust +
N Kendall-Bar
Tel: 310.586.1557 Cell: 310.460.8522
E-mail: alison@kendallplanning.com

No.	Revisions	Date

**4116 Higuera St., Culver City
CA 90232**
Material Samples

Project number	2015.01
Date	12/14/2018
Drawn by	Mila Sergeeva
Checked by	Alison Kendall

A-2.2

Scale	As indicated
-------	--------------

HIGUERA STREET

25' - 0"

2
A-2.3

PROPERTY LINE N52°42'00"W
45.00'

DRIVEWAY

FRONT YARD SETBACK

11' - 6"

15' - 4"

16' - 2"

18' - 0"

11' - 11 1/4"

1 1.1 1.2

2

3

4

5

6

7

8

9

10

11

4116 A

4116 B

4116 A PKG
9'X18'

4116 B PKG
9'X18'

4116 A ADD PARKING
9'X18'

4116 B ADD PARKING
9'X18'

PROPERTY LINE N30°34'23"E
120.82'

A-1.0
5

REAR YARD SETBACK

10' - 0"

B

A

E

D

1 PARKING DETAILS
3/16" = 1'-0"

11.1 1.2

2

4

5

6

6.17

9

9.1

10

11

PROPERTY LINE N62°42'00"W
45.00'

10' - 8"

15' - 4"

18' - 0"

18' - 0"

12' - 0"

T.O.R.
27' - 11"

Roof 3.1
19' - 0"

Roof
18' - 0"

FF Level 2.1
11' - 0"

FF Level 2
10' - 0"

FF Level 1.1
1' - 0"

FF Level 1
0' - 0"

2 BLDG Section1
3/16" = 1'-0"



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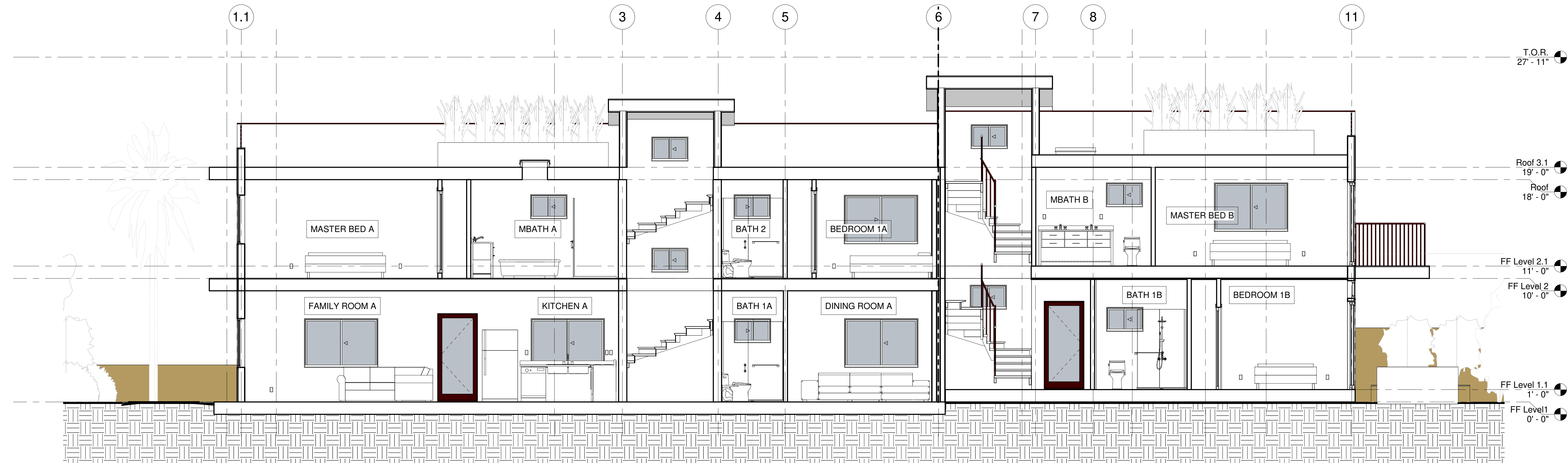
**4116 Higuera St., Culver City
CA 90232**
BLDG Section_1

Project number 2015.01
Date 12/14/2018
Drawn by Mila Sergeeva
Checked by Alison Kendall

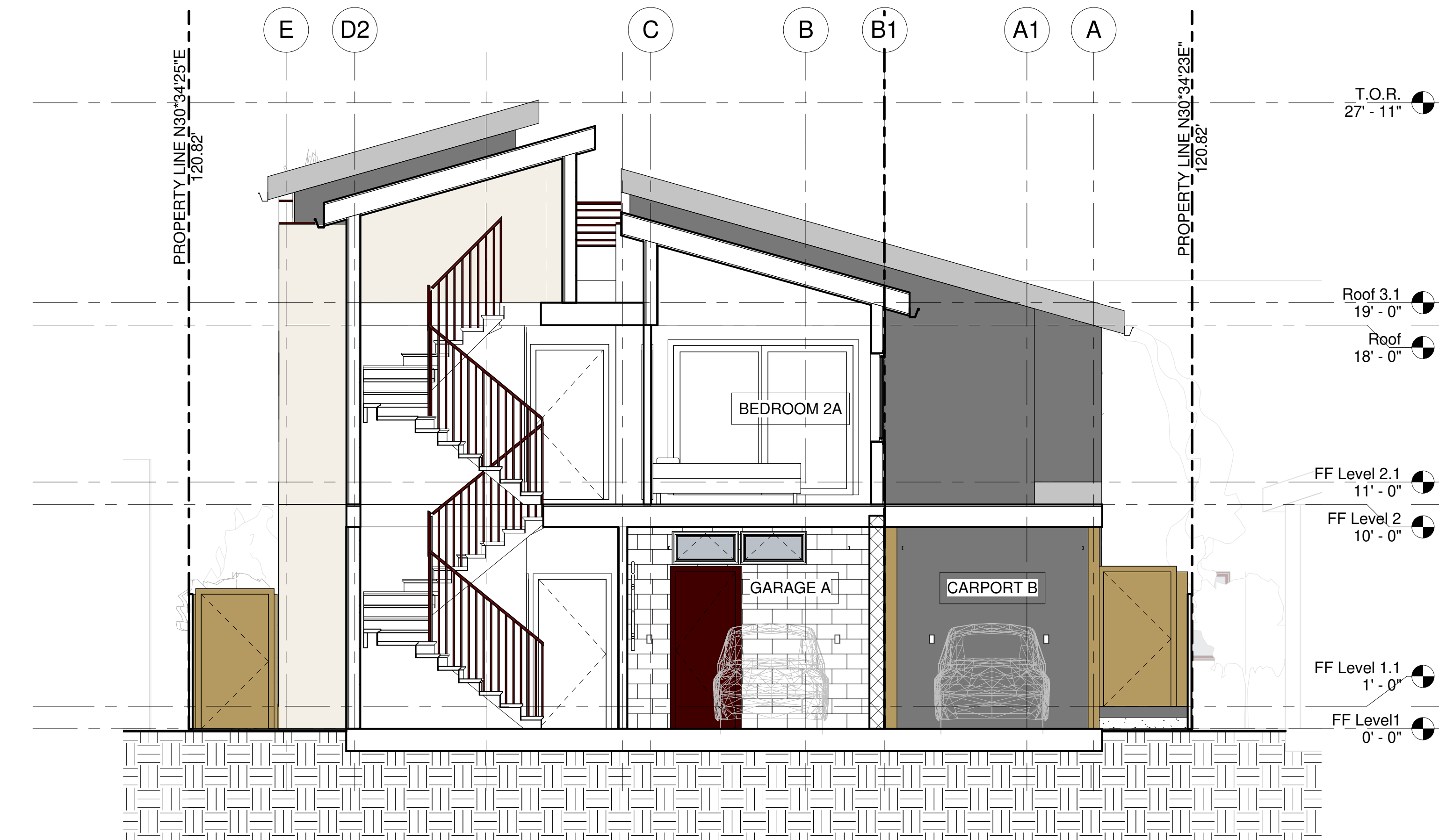
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Scale 3/16" = 1'-0"

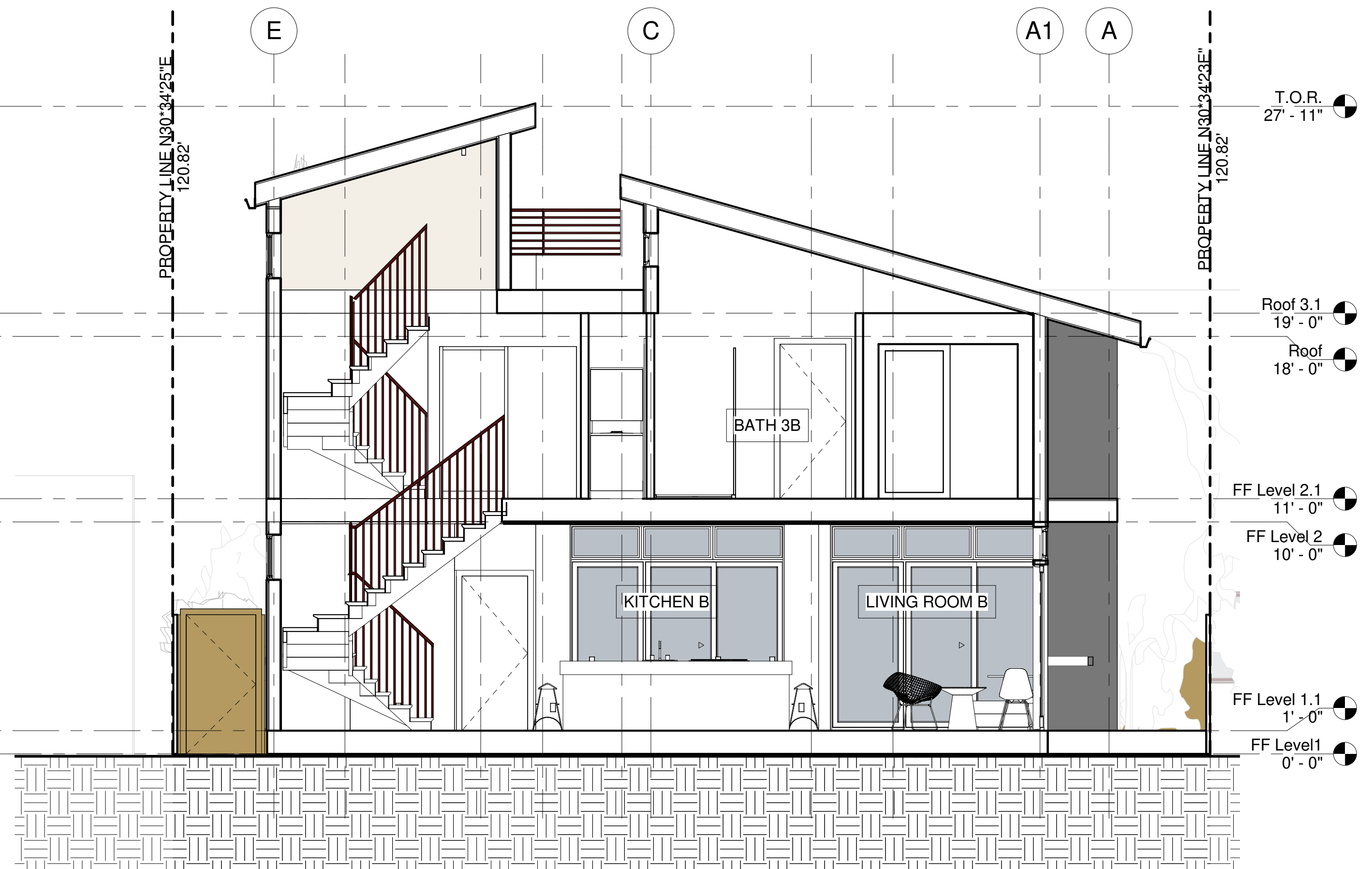
12/28/2018 4:25:20 PM



1 BLDG Section2
1/4" = 1'-0"



2 BLDG Section3
1/4" = 1'-0"



3 BLDG Section4
1/4" = 1'-0"



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No.	Revisions	Date

**4116 Higuera St., Culver City
CA 90232
BLDG Sections**

Project number	2015.01
Date	12/14/2018
Drawn by	Author
Checked by	Checker

A-2.4

Scale 1/4" = 1'-0"

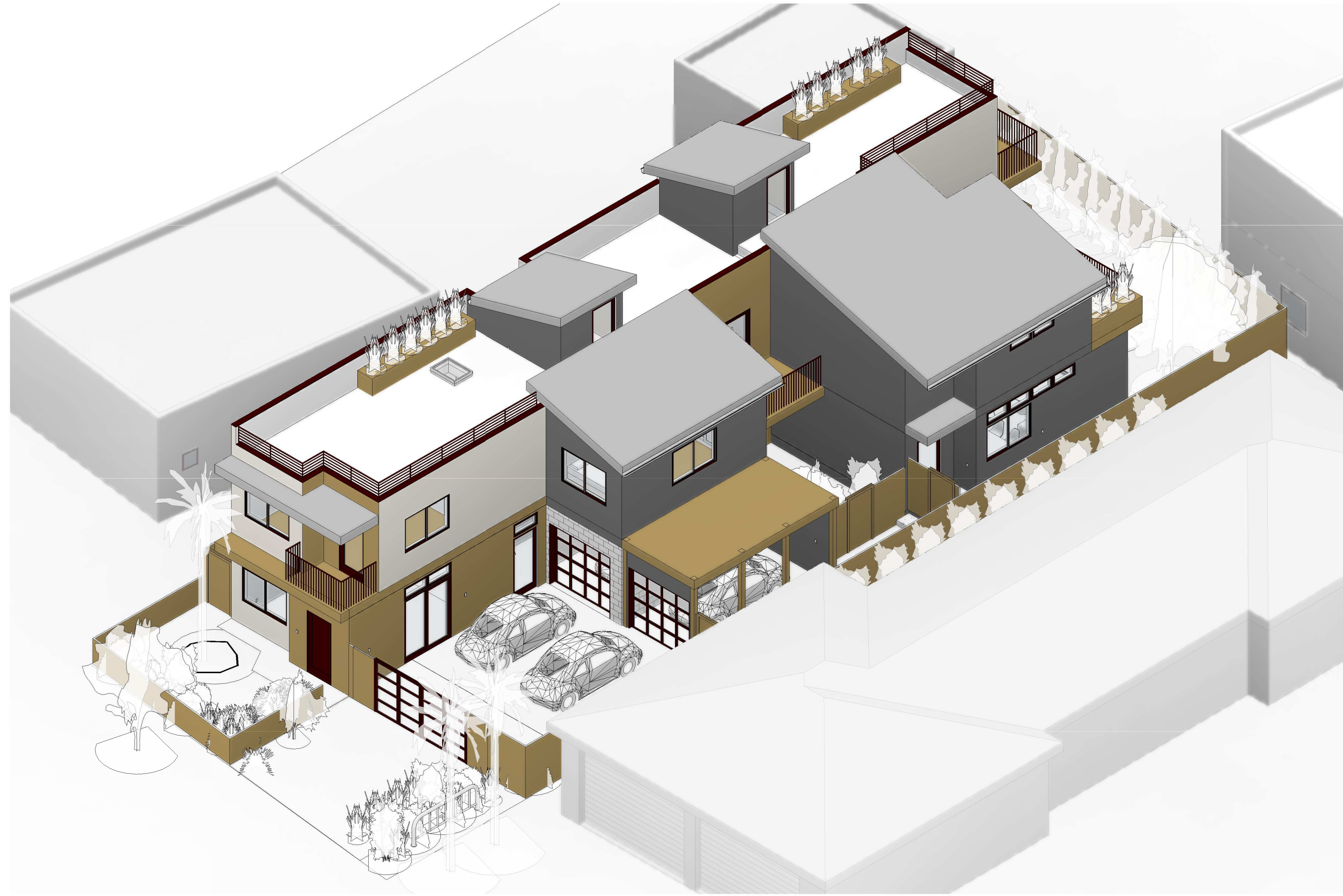
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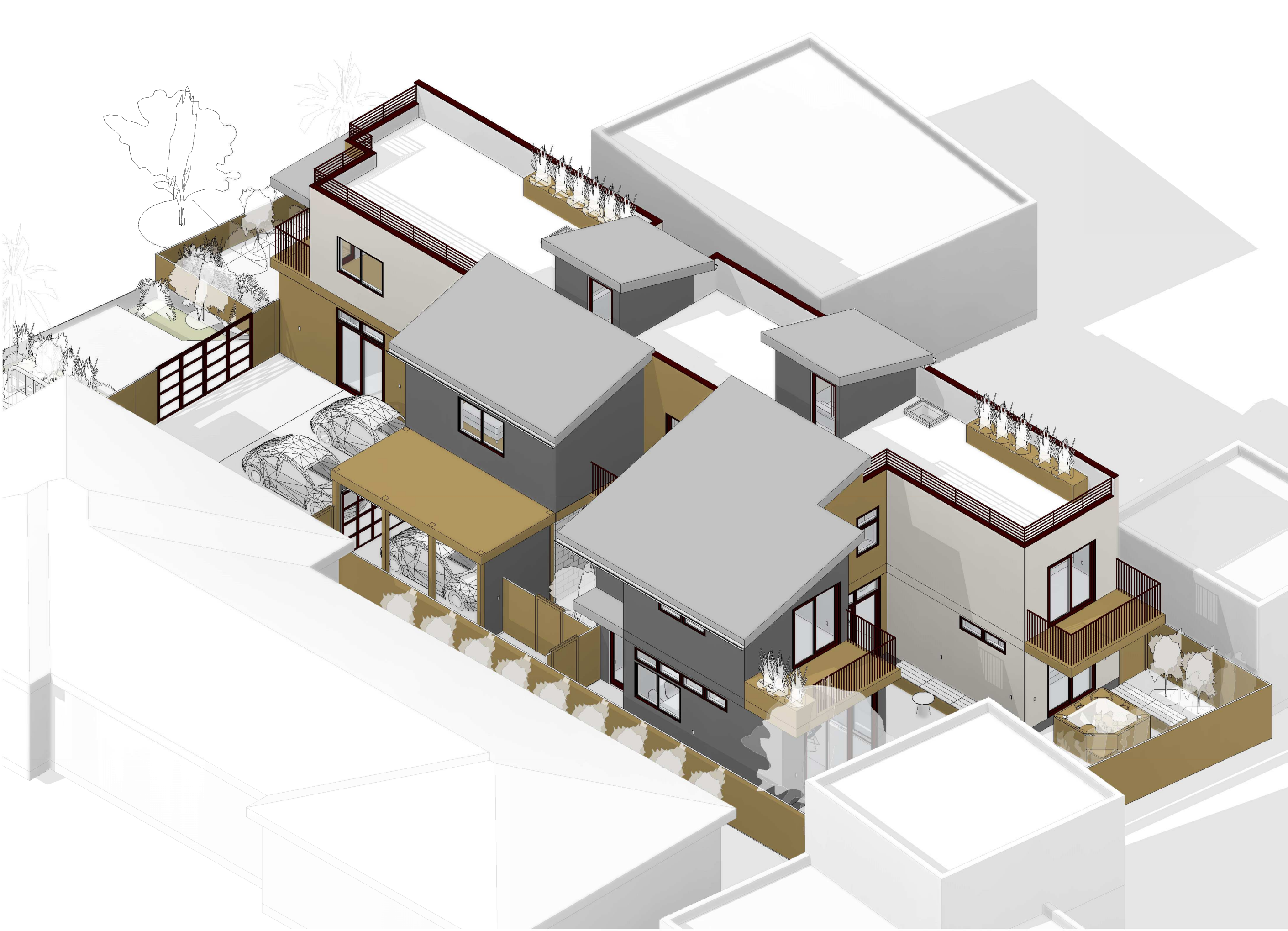
2 FRONT VIEW 1



3 FRONT VIEW 2



4 FRONT YARD VIEW



1 REAR YARD VIEW



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No.	Revisions	Date

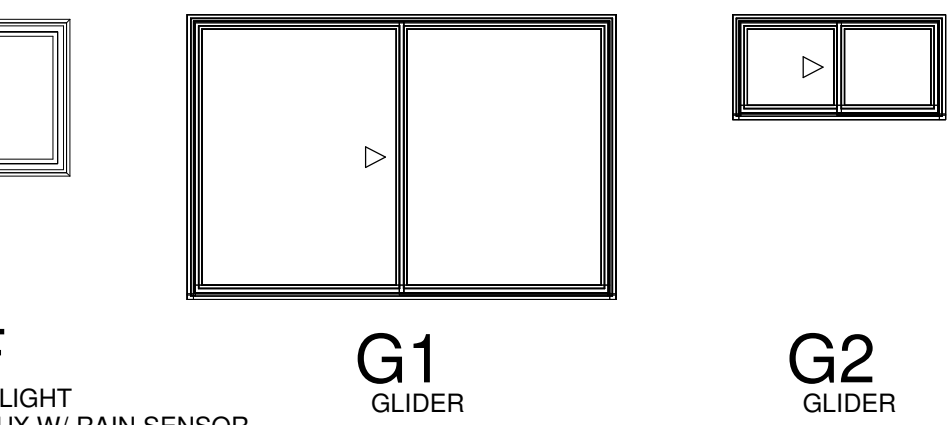
**4116 Higuera
St., Culver City
CA 90232**
Photo Simulation

Project number	2015.01
Date	12/14/2018
Drawn by	Author
Checked by	Checker

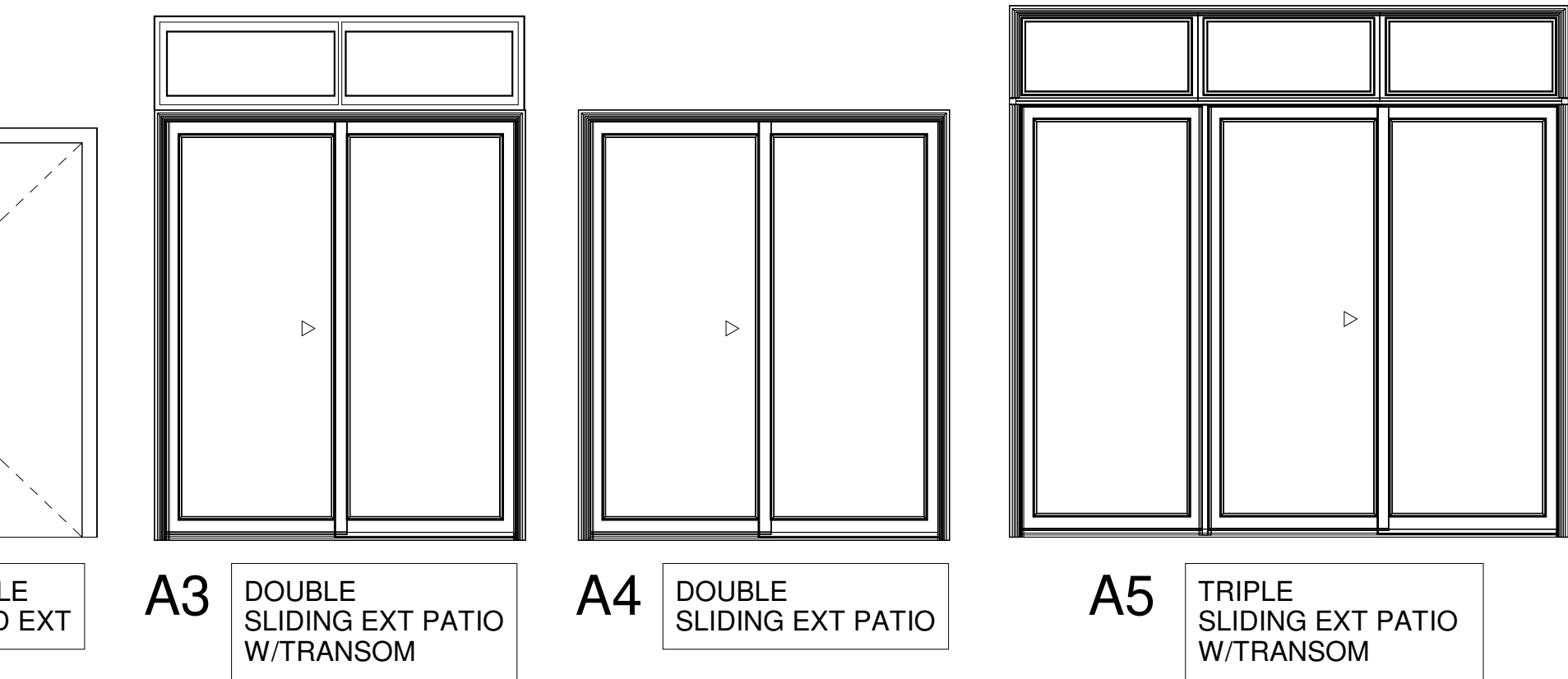
A-3.0

Scale

Window Schedule				
Height	U Value	VT	SHGC	Comments
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
1' - 5 1/2"				MARVIN INTEGRITY AWNING
2' - 11 1/2"				MARVIN INTEGRITY CASEMENT
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
3' - 11 1/2"				MARVIN INTEGRITY GLIDER
1' - 11 1/2"				MARVIN INTEGRITY GLIDER

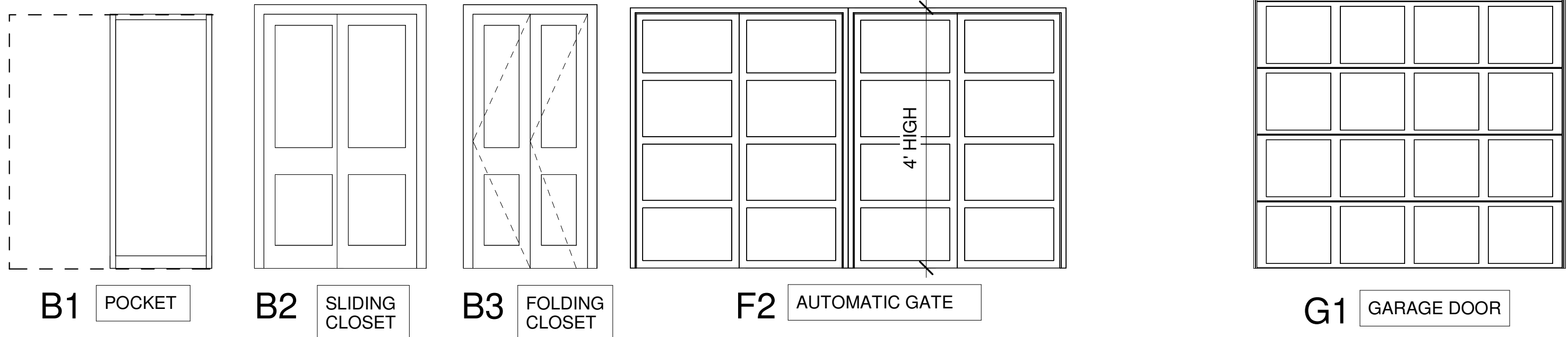


Door Schedule			
h	Height	Thickness	Comments
	6' - 0"	0' - 2"	
	6' - 0"	0' - 2"	
	6' - 0"	0' - 2"	
	6' - 0"	0' - 2"	
	6' - 0"	0' - 2"	
6"	7' - 2"	0' - 1 1/4"	
	7' - 2"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX DOUBLE SLIDING W/TRANSOM
6"	7' - 2"	0' - 1 1/4"	MARVIN INTEGRITY ALL ULTREX INSWING FRENCH
6"	7' - 2"	0' - 1 1/4"	MARVIN INTEGRITY ALL ULTREX OUTSWING FRENCH W/TRANSOM
	7' - 0"	0' - 1 1/2"	
	7' - 0"	0' - 2"	
	8' - 10 1/2"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX TRIPLE SLIDING W/TRANSOM
6"	7' - 2"	0' - 1 1/4"	MARVIN INTEGRITY ALL ULTREX OUTSWING FRENCH W/TRANSOM
	8' - 10 1/2"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX TRIPLE SLIDING W/TRANSOM
	7' - 2"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX DOUBLE SLIDING W/TRANSOM
	8' - 10 1/2"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX TRIPLE SLIDING W/TRANSOM
	7' - 2"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX DOUBLE SLIDING W/TRANSOM
6"	7' - 2"	0' - 1 1/4"	MARVIN INTEGRITY ALL ULTREX OUTSWING FRENCH W/TRANSOM
	6' - 8"	0' - 2"	
	6' - 8"	0' - 2"	
	6' - 8"	0' - 2"	



Window Schedule									
Type Mark	Mark	Phase	LOCATION	Width	Height	U Value	VT	SHGC	Comments
G2	G	NEW	STAIR B	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
G2	G	NEW	STAIR A	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
G2	G	NEW	MBATH B	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
G2	G	NEW	BATH 2A	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
G2	G	NEW	MBATH A	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
G2	G	NEW	STAIR B	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
G2	G	NEW	STAIR A	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
G2	G	NEW	BATH 1A	2' - 11 1/2"	1' - 11 1/2"				MARVIN INTEGRITY GLIDER
SL1	F	NEW	MBATH A	2' - 4"	3' - 2"		0.9	0.78	
SL1	F	NEW	MBATH B	2' - 4"	3' - 2"		0.9	0.78	

Door Schedule							
Mark	Type	Phasing	Location	Width	Height	Thickness	Comments
1.18B	B2	NEW	BEDROOM 1B	4' - 0"	6' - 8"	0' - 2"	
1.41B	G1	NEW	GARAGE	8' - 0"	7' - 0"	0' - 1 1/2"	
2.1A	A1	NEW	MASTERBED A	3' - 2 15/16"	6' - 10"	0' - 1 1/4"	MARVIN INTEGRITY ALL ULTREX INSWING FRENCH
2.3A	A4	NEW	BEDROOM 1A	6' - 0 5/8"	6' - 10"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX DOUBLE SLIDING
2.4B	A4	NEW	BEDROOM 2B	6' - 0 5/8"	6' - 10"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX DOUBLE SLIDING
2.5B	A4	NEW	MASTERBED B	6' - 0 5/8"	6' - 10"	0' - 1 3/4"	MARVIN INTEGRITY ALL ULTREX DOUBLE SLIDING
2.6A	B2	NEW	MASTERBED A	8' - 0"	6' - 8"	0' - 2"	
2.7A	A	NEW	MBATH A	2' - 10"	6' - 8"	0' - 2"	
2.8A	A	NEW	MASTERBED A	3' - 0"	6' - 8"	0' - 2"	
2.9A	B3	NEW	LAUNDRY A	2' - 6"	6' - 8"	0' - 1 1/2"	
2.10A	B3	NEW	LAUNDRY A	2' - 6"	6' - 8"	0' - 1 1/2"	
2.11A	A	NEW	BATH 2A	2' - 10"	6' - 8"	0' - 2"	
2.12A	A	NEW	BEDROOM 1A	3' - 0"	6' - 8"	0' - 2"	
2.13A	B2	NEW	BEDROOM 1A	8' - 0"	6' - 8"	0' - 2"	
2.14A	A	NEW	BEDROOM 2A	3' - 0"	6' - 8"	0' - 2"	
2.15B	B2	NEW	BEDROOM 2B	6' - 0"	6' - 8"	0' - 2"	
2.16B	A	NEW	BATH 3B	2' - 10"	6' - 8"	0' - 2"	
2.17B	A	NEW	BEDROOM 2B	3' - 0"	6' - 8"	0' - 2"	
2.18B	B1	NEW	MASTERBED B	2' - 11 7/16"	6' - 6 3/4"		
2.19B	A	NEW	MBATH B	2' - 10"	6' - 8"	0' - 2"	
2.20B	B2	NEW	BATH 2B	5' - 0"	6' - 8"	0' - 2"	
2.21B	B2	NEW	MASTERBED B	8' - 0"	6' - 8"	0' - 2"	
2.22B	B2	NEW	MASTERBED B	8' - 0"	6' - 8"	0' - 2"	
R1.1A	A1	NEW	ROOF ACCESS A	3' - 2 15/16"	6' - 10"	0' - 1 1/4"	MARVIN INTEGRITY ALL ULTREX OUTSWING FRENCH
R1.2B	A1	NEW	ROOF ACCESS B	3' - 2 15/16"	6' - 10"	0' - 1 1/4"	MARVIN INTEGRITY ALL ULTREX OUTSWING FRENCH



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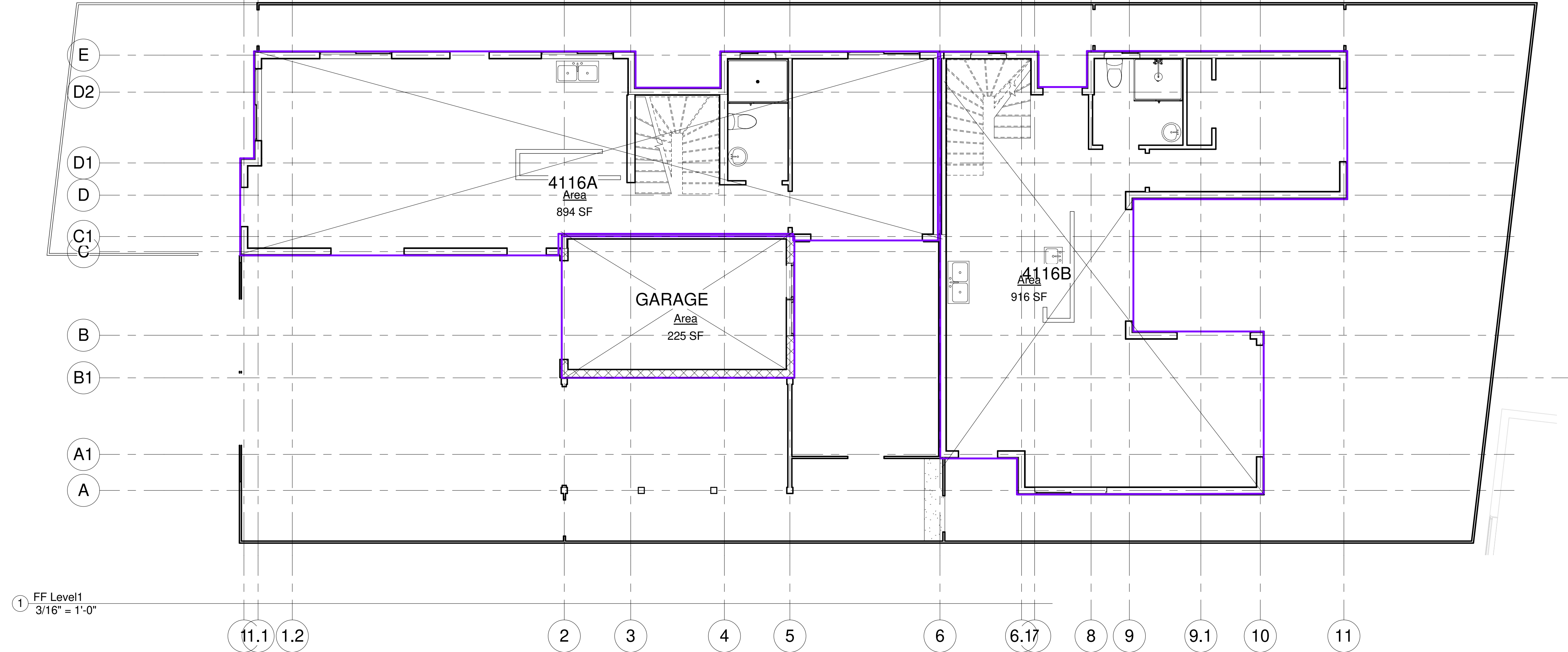
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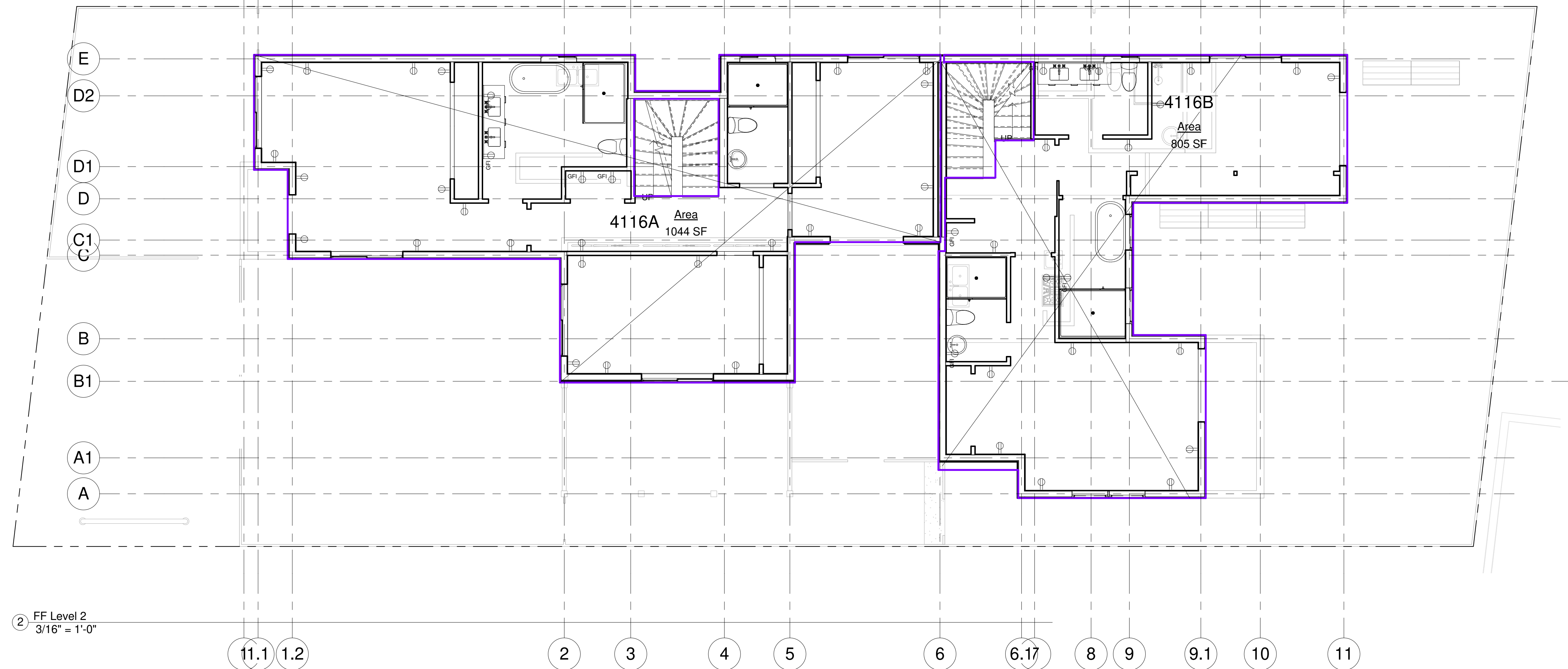
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4116 Higuera St., Culver City CA 90232	
SCHEDULES	
Project number	2015.01
Date	12/14/2018
Drawn by	Liudmila Sergeeva
Checked by	Alison Kendall
A-7.1	
Scale	3/8" = 1'-0"

2. ALL GLASS LITES IN DOORS AND SIDE LITES TO
3. SAFETY GLAZING IS REQUIRED AT THE FOLLOWING:
 - A) GLAZING IN INGRESS AND EGRESS DOORS
 - B) GLAZING LOCATED WITHIN 40 INCHES ABOVE OR BELOW THE FLOOR OR WALKWAY
 - C) GLAZING IN PANELS HAVING AN AREA OF GLASS LESS THAN 18 INCHES ABOVE OR BELOW THE FLOOR OR WALKWAY
 - D) GLAZED OPENINGS WITHIN 40" OF THE POSITION, SHALL BE FULLY TEMPERED OR SHALL BE PROTECTED BY METAL OR GLASS OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT EXCEED 2" IN THICKNESS
4. ALL ENTRY DOORS TO DWELLING UNITS OR OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR. SUCH VIEW MAY BE PROVIDED BY A VIGNETTE OF THE DOOR OR THROUGH VIEW PORTS
5. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK, 91.6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE JOINED BY RABBIT TO THE JAMB
6. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM THE INSIDE SHALL HAVE MIN. 1 1/4" DIAMETER. THE STRIKE PLATE FOR LATCHES AND HOLDERS SHALL BE SECURED TO THE FRAME WITH AN ANCHOR BOLT OF 1/2" LONG. 91.67.09.5, 91.6709.7
7. PROVIDE DEAD BOLTS WITH HARDENED INSERTS AND LOCKS ON EXTERIOR. LOCKS MUST BE OPENED BY KEY OR SPECIAL EFFORT. 91.6709.2
8. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM LENGTH OF 5/8", AND A HOOK-SHAPED OR AN ANCHOR BOLT OF 1/2". 91.6709.2
9. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADBOLT AND A DEAD BOLT OPERATED BY INDEPENDENT OF THE DEADLOCKING LATCH SHALL NOT BE CONSIDERED A SYSTEM WHICH REQUIRED IN DWELLING UNITS. THE DOOR KNOB AND THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8"
10. WOOD PANEL TYPE DOORS MUST HAVE PANEL PORTIONS NOT LESS THAN 1 1/4" THICK AND INELASTIC. 300 SQUARE INCHES IN AREA. MULLIONS SHALL BE 1 1/4" THICK. STILES AND RAILS SHALL BE 1 1/4" THICK. 91.6709.2
11. SLIDING DOORS SHALL BE PROVIDED WITH A MOVING PANEL TO PROHIBIT RAISING AND LOWERING PARTIALLY OPEN POSITION. 91.6710
12. VERIFY DOOR FRAME AND SASH DIMENSIONS AND DETAILS. SEE EXTERIOR ELEVATIONS.
13. GLAZING IN HAZARDOUS LOCATIONS SHALL BE:
 - A) INGRESS AND EGRESS DOORS
 - B) PANELS IN SLIDING OR SWINGING DOORS
 - C) DOORS AND ENCLOSURE FOR HOT TUBS
 - D) ENCLOSING THE COMPARTMENTS OF A STAIRWAY
 - E) IF WITHIN 2' OF VERTICAL EDGE OF GLASS
 - F) IN WALL ENCLOSING STAIRWAY LANDINGS
 - G) DOORS AND ENCLOSURES FOR HOT TUBS
 - H) ENCLOSING THESE COMPARTMENTS
14. ALL DIMENSIONS ARE NET FRAME SIZE.
15. DIRECTION OF OPERATION SHOWN FROM THE EXTERIOR
16. ALL WINDOWS TO BE PROVIDED WITH NEW SCREENS
17. SKYLIGHT SIZES INDICATE DIMENSION OF INTERIOR
18. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MINIMUM 24" CLEAR HEIGHT, MINIMUM 20" CLEAR WIDTH. 91.310.4
19. GLASS SKYLIGHT SHALL COMPLY WITH 91.2409. PL
20. PROVIDE NATURAL VENTILATION IN BATHROOMS WITH AN AREA NOT LESS THAN 5% OF FLOOR AREA WITH A WINDOW OR VENT. 1203.3
21. FLASHING OF WINDOWS AND DOORS PERFORMED BY MILGARD INSTALLATION INST



① FF Level 1
3/16" = 1'-0"



② FF Level 2
3/16" = 1'-0"



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No.	Revisions	Date

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FAR PLANS**

Project number 2015.01
Date 12/14/2018
Drawn by Liudmila Sergeeva
Checked by Alison Kendall

D-00.1
Scale 3/16" = 1'-0"