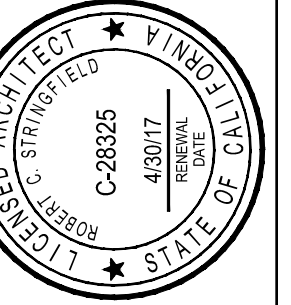
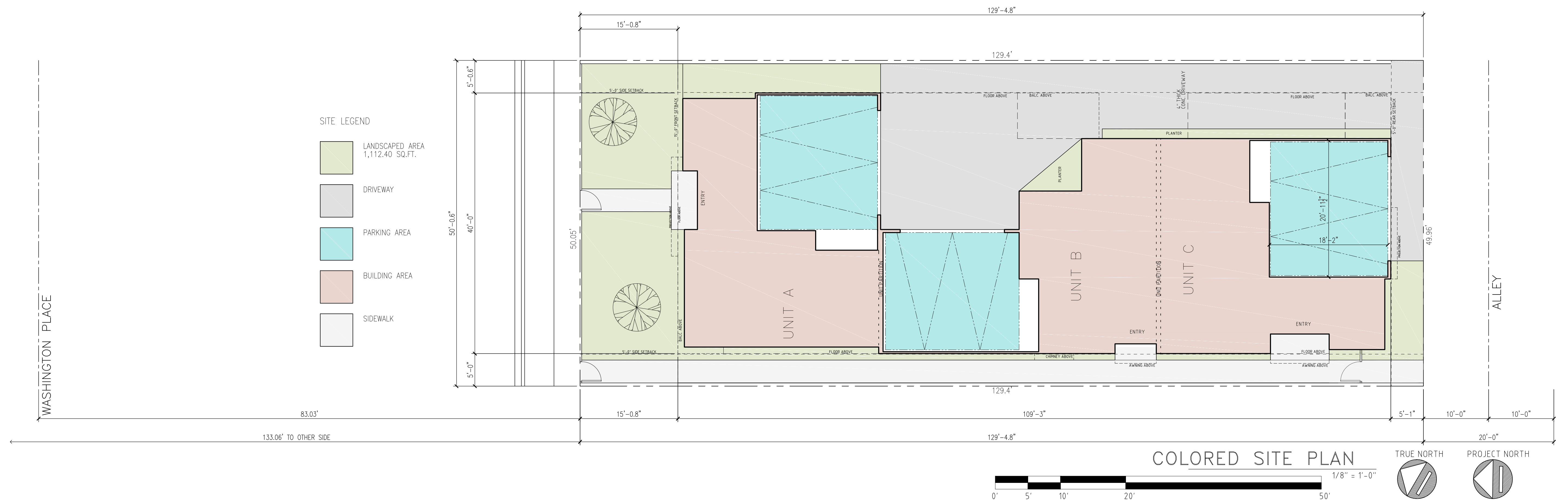
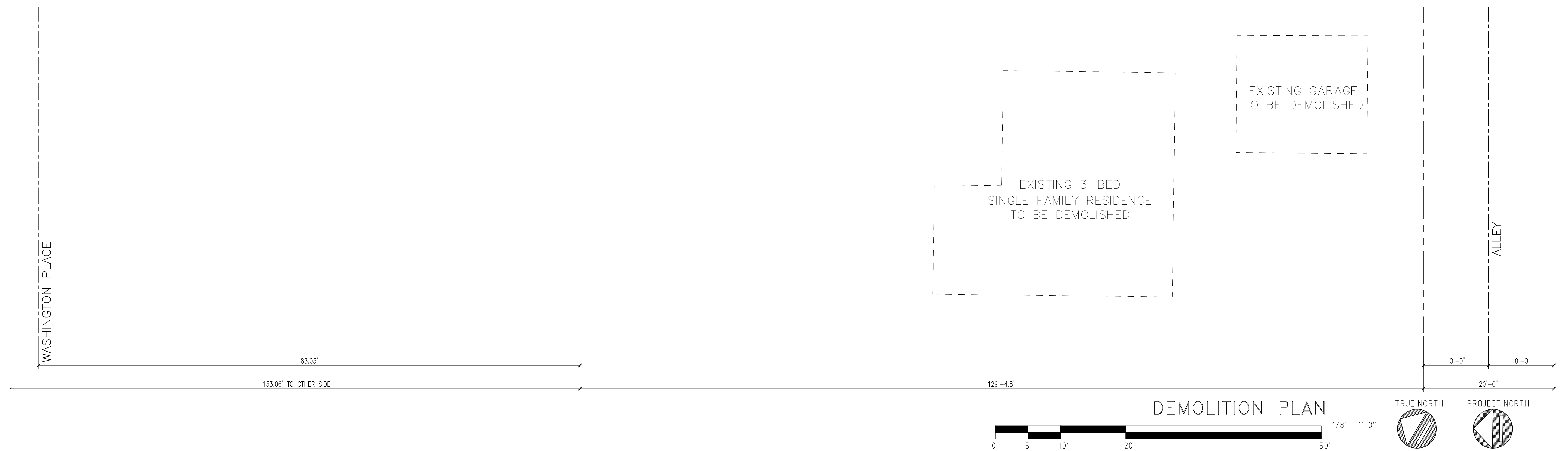


WASHINGTON PLACE

50' ± 0.6'

83.03'

133.06' TO OTHER SIDE

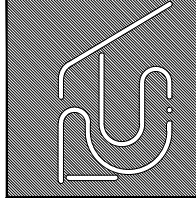


4725 DEELANE ST. TORRANCE, CA 90503 PH:(310) 678-0630

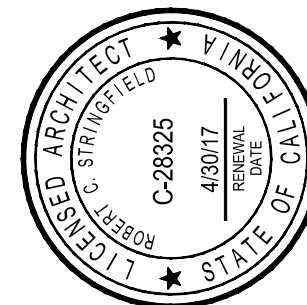
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THREE UNIT RESIDENTIAL DEVELOPMENT
12464 WASHINGTON PL.
CULVER CITY, CA 90066

A1.1



Robert C. Siringfield Architect, A.I.A.
Architecture-Design-Planning
California License No. C 28325
4725 DELANE ST. TORRANCE, CA 90503 PH(310) 678-0630



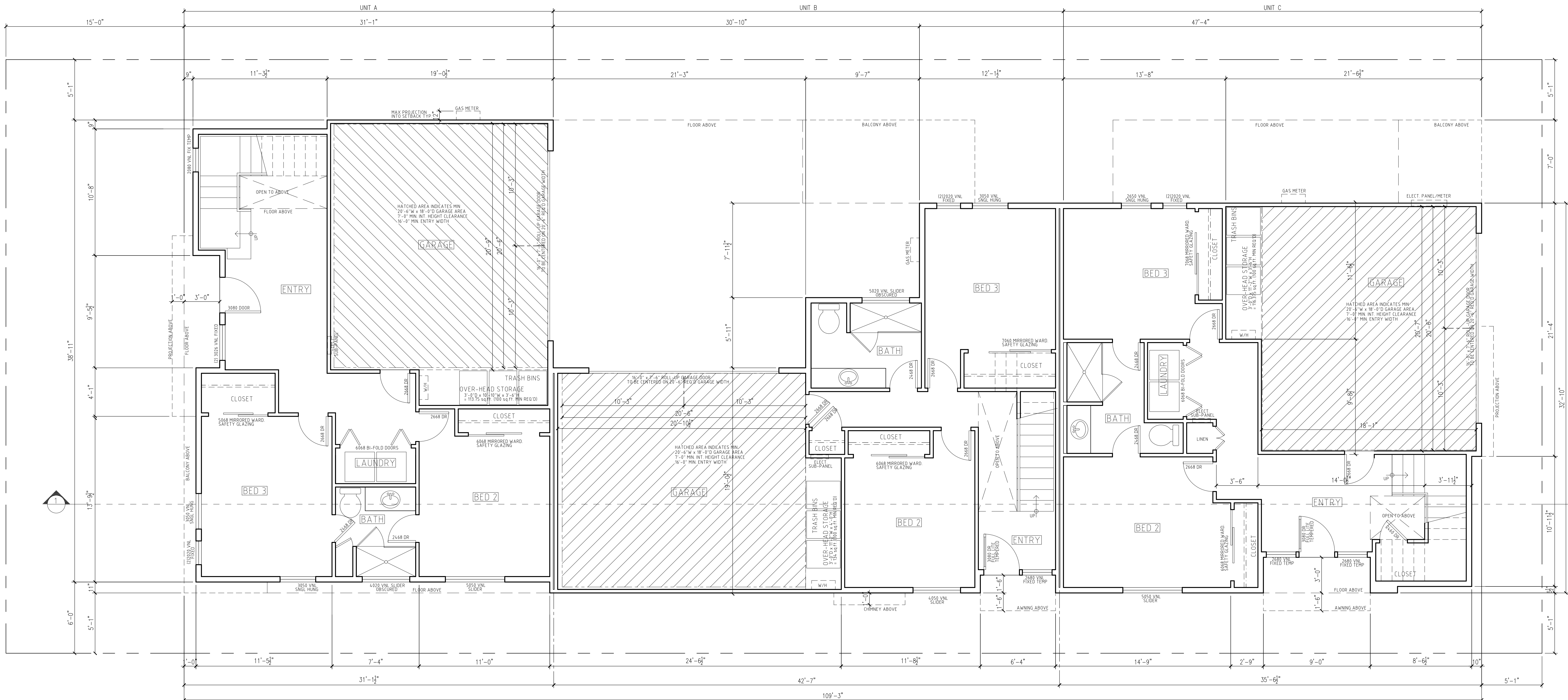
FLOOR PLANS

PALMER DEVELOPMENT GROUP LLC.

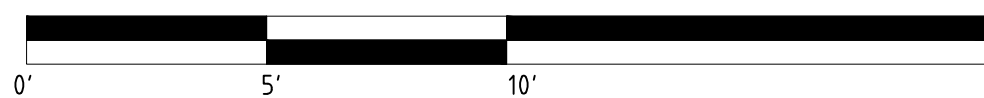
THREE-UNIT RESIDENTIAL DEVELOPMENT AT:

12464 WASHINGTON PL.
CULVER CITY, CA 90066

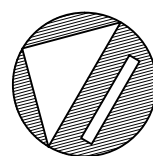
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FIRST FLOOR PLAN



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

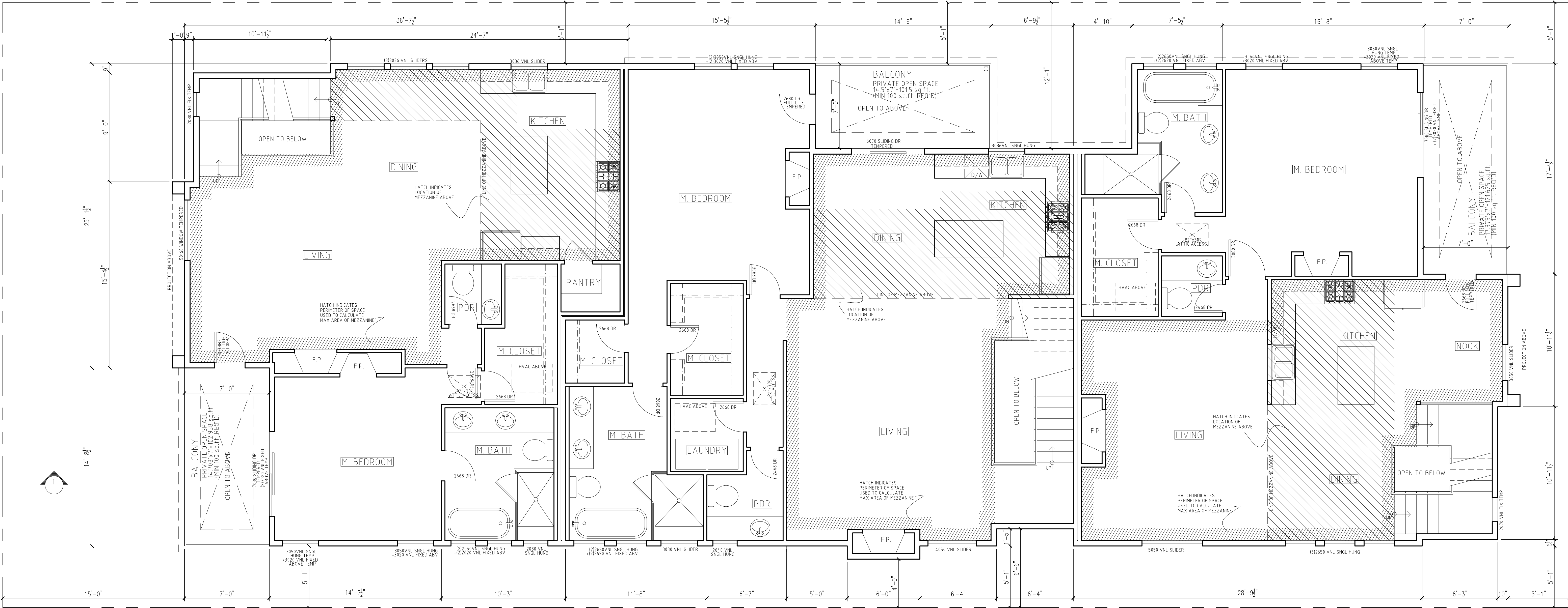


KEYNOTES

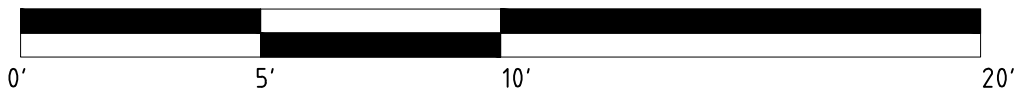
- NO CHANGES SHALL BE MADE ON THE PLANS WHETHER INTERIOR OR EXTERIOR WITHOUT WRITTEN APPROVAL FROM THE BUILDING & PLANNING DEPARTMENTS.
- AN A.I.T.C. CERTIFICATE OF COMPLIANCE FOR GLUE-LAMINATED WOOD MEMBERS SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO ERECTION.
- GAS VENTS AND NON-COMBUSTIBLE PIPING IN WALLS, PASSING THROUGH FLOORS OR LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCTS 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 (CBC 1026.2 & 4).
B. WIDTH OF RESCUE OPENINGS SHALL BE NO LESS THAN 20 in. (CBC 1026.2.1)
C. HEIGHT OF RESCUE OPENING 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.
- 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 (I.E. SMOKE DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND 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-Fault 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 SLDTVT WITH NONCOMBUSTIBLE WALL AND HEARTH (I.C.C. # 106-F-501-5 OR EQUAL).
- RHEEM RESIDENTIAL TANKLESS WATERHEATER MODEL RTG-85X 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 10H28040-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" BATHTUB WITH SHOWER. PROVIDE WATERPROOF JOINTS BETWEEN TUB AND ADJACENT WALL.
- HIGH EFFICIENCY TOILET, 128 GAL. PER FLUSH MAX. (CGC 4.403.1) DIMENSION A MIN. 15" CLEARANCE FROM CENTER OF WATER CLOSET TO ANY SIDE-WALL OR OBSTRUCTION.
- 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
- 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.
- 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 WALLS 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 FINISH EXCEEDS 12" O.C. FOR 1/2" THICK OR 18" O.C. FOR 5/8" THICK.
- 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.
- 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 2509.2. PROVIDE TEMP. GLASS ENCLOSURE.
- 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'-4" 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, RIGHT-FITTING MIN. 1-3/8" 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.

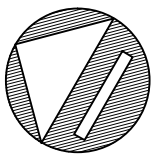
- THE WALLS AND SOFFITS OF THE ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR (5/8" TYPE X GYP. BD.) FIRE-RESISTIVE CONSTRUCTION.
- WIDTH OF STAIRWAYS TO BE MIN. 36" CLEAR. THE CLEAR WIDTH IS FROM WALL TO WALL, WALL TO BALUSTRADE, OR BALUSTRADE TO BALUSTRADE.
- PROVIDE A MIN. 1 FOOT-CANDLE OF STAIRWAY ILLUMINATION AT TREAD RUNS.
- DECK COVERING TO BE MER-KO 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.



SECOND FLOOR PLAN

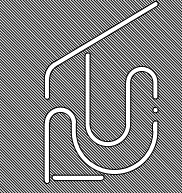


SCALE: 1/4" = 1'-0"

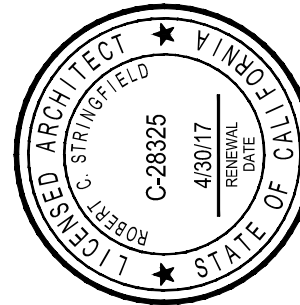


KEYNOTES

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- 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.
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- RHEEM RESIDENTIAL TANKLESS WATERHEATER MODEL RTG-85X 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 A MIN. 4" ABOVE THE CONTROLS.
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UNIT B HVAC: TRANE TUD20040-SUN-1C OR EQUAL
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- 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 JOINTING EXCEEDS 12" O.C. FOR 1/2" THICK OR 18" O.C. FOR 5/8" THICK.
- 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.
- 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 2509.2. PROVIDE TEMP. GLASS ENCLOSURE.
- 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'-4" 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 STEEL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION.
- 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.
- 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 (1-H) TYPE X GYP. BD.) 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 MER-KO 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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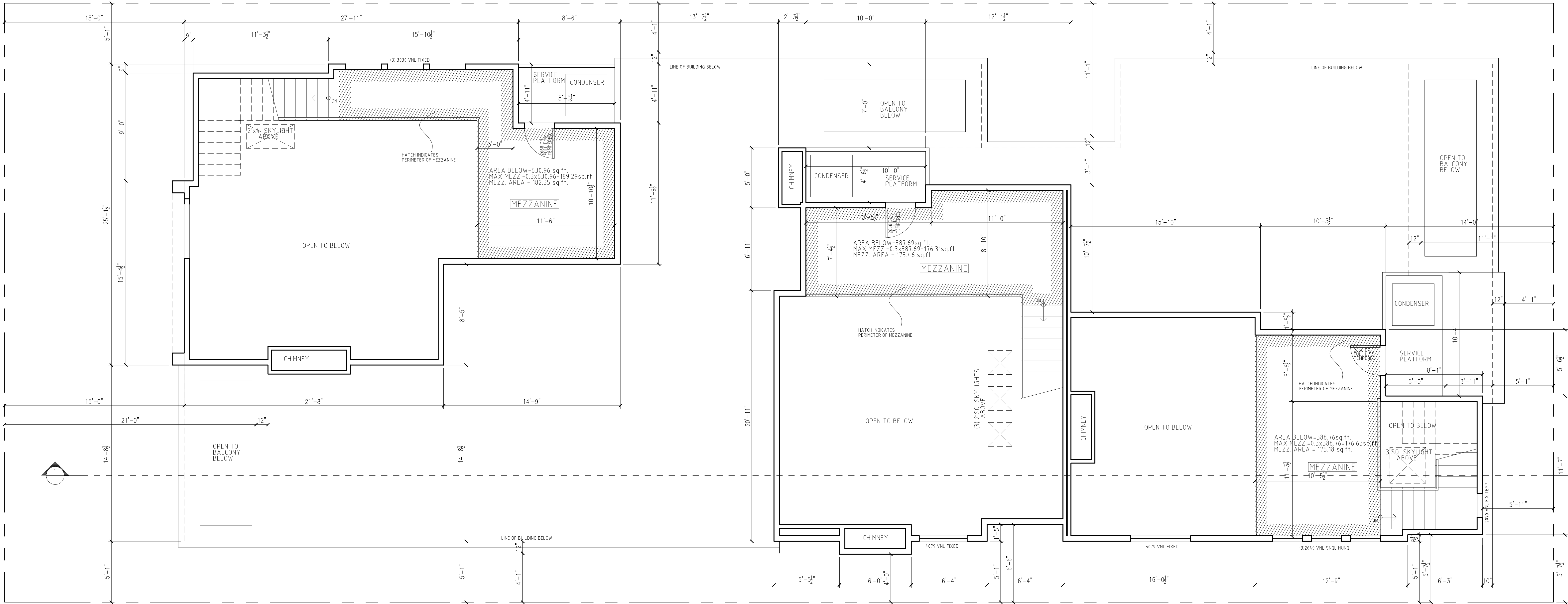
FLOOR PLANS

PALMER DEVELOPMENT GROUP LLC.

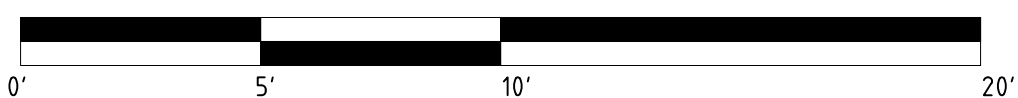
AT:

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

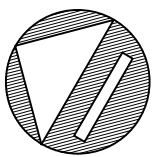
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MEZZANINE PLAN



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

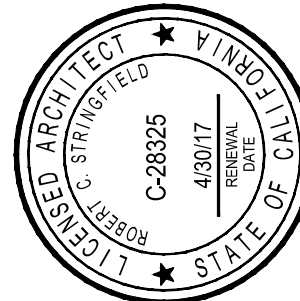


KEYNOTES

- 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 LESS, SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.
- ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCTS 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 (CBC 1026.2 & EX).
B. WIDTH OF RESCUE OPENINGS SHALL BE NO LESS THAN 20 in. (CBC 1026.2.1)
C. HEIGHT OF RESCUE OPENING 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.
- 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 (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.)
- 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-Fault 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.

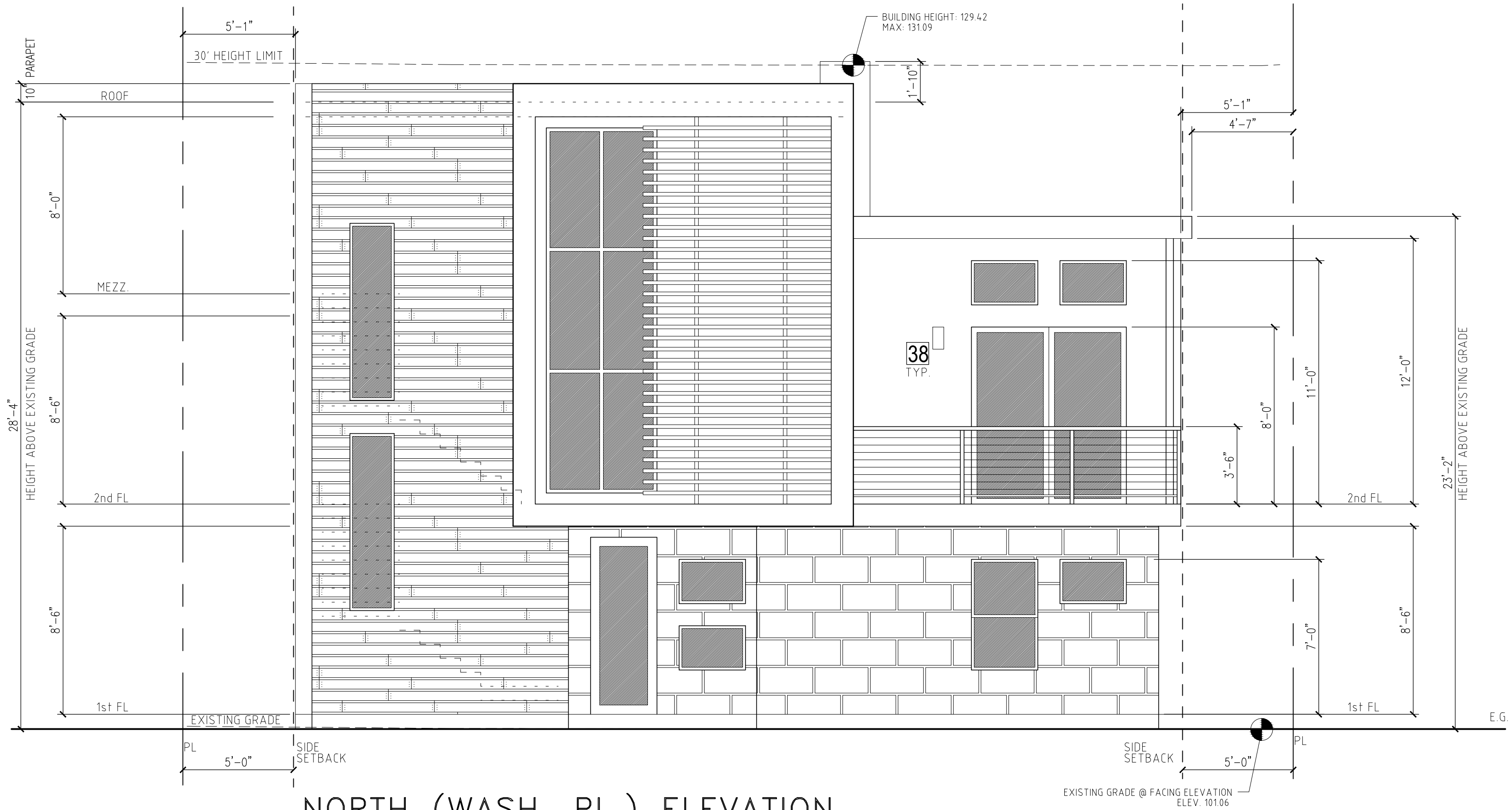
- LENNOX FIREPLACE MODEL, SLDTV WITH NONCOMBUSTIBLE WALL AND HEARTH (I.C.C. # 186-F-50-5 OR EQUAL).
- RHEEM RESIDENTIAL TANKLESS WATERHEATER MODEL RTG-85X OUTDOOR VENT. WATER HEATER SHALL BE STRAPPED TO WALL AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSIONS WITH THE LOWER A MIN. 4" ABOVE THE CONTROLS.
- UNIT A HVAC: BRYANT 359BAV040 OR EQUAL
UNIT B HVAC: TRANE TUD20040-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" BATHTUB WITH SHOWER. PROVIDE WATERPROOF JOINTS BETWEEN TUB AND ADJACENT WALL.
- HIGH EFFICIENCY TOILET, 1.28 GAL. PER FLUSH MAX. (CGBC 4.03.1). DIMENSION A MIN. 15" CLEARANCE FROM CENTER OF WATER CLOSET TO ANY SIDE-WALL OR OBSTRUCTION.
- MAXIMUM FLOW RATES (CGBC 4.03.1)
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, 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.
- 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 JOINTING EXCEEDS 12" O.C. FOR 1/2" THICK OR 18" O.C. FOR 5/8" THICK.
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KEYNOTES

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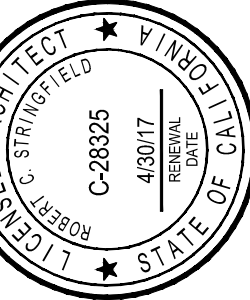
NORTH (WASH. PL.) ELEVATION

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



EAST ELEVATION

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



ELEVATIONS	

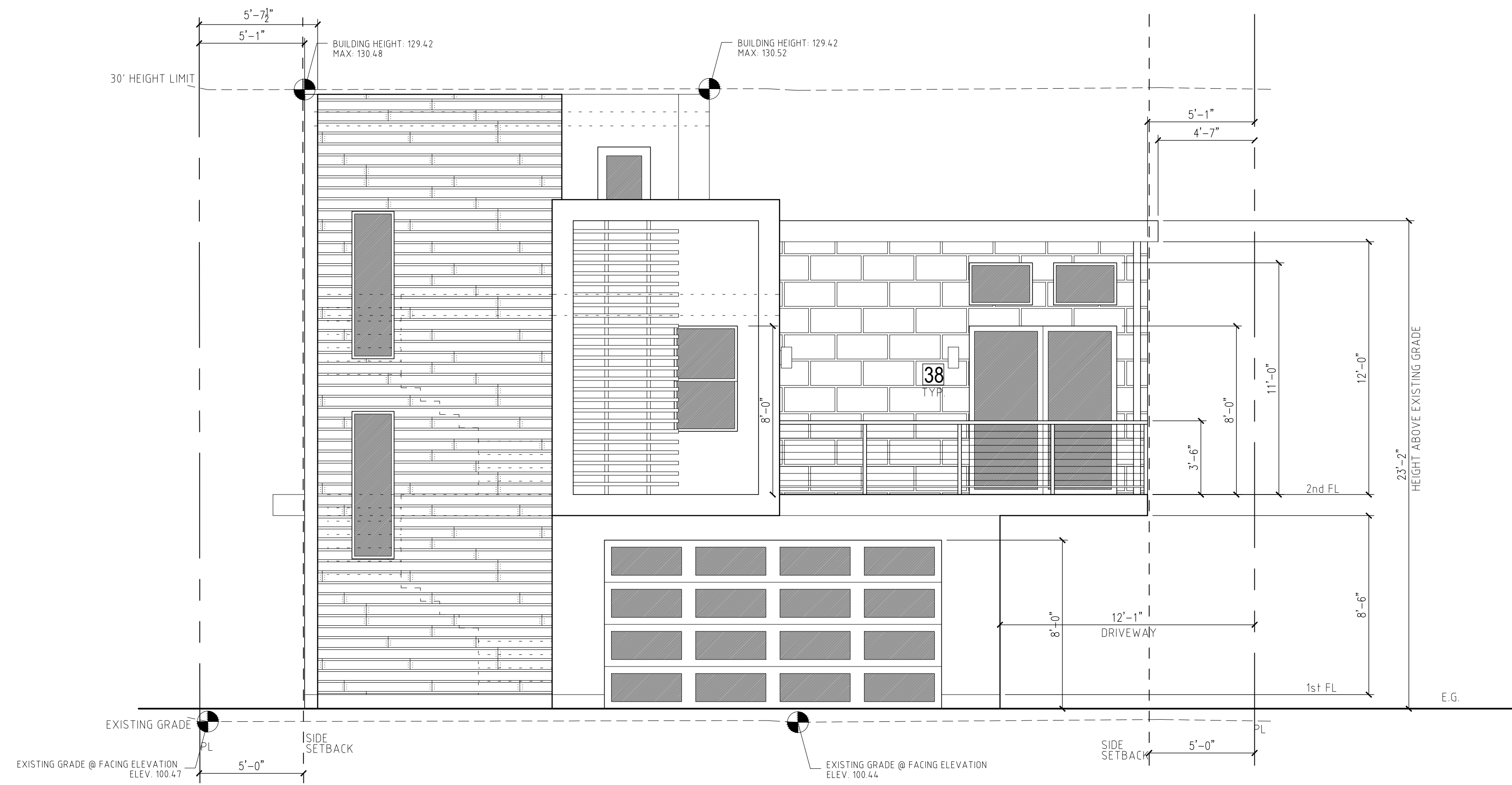
PALMER DEVELOPMENT GROUP LLC.

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

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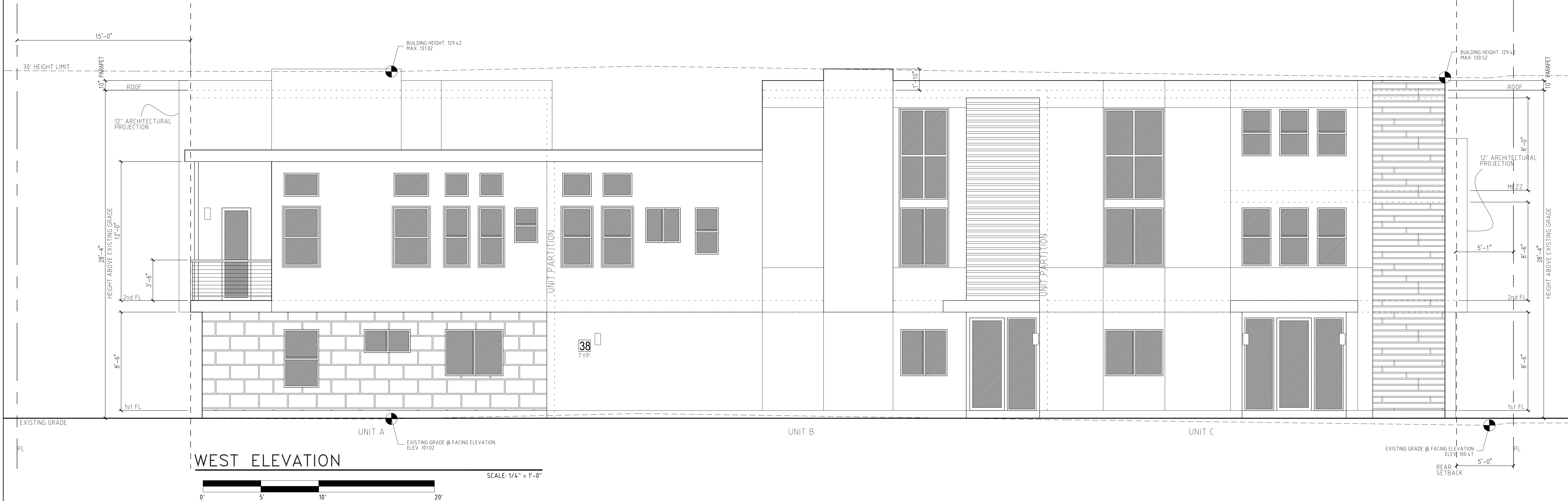
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SOUTH (ALLEY) ELEVATION

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



WEST ELEVATION

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



ELEVATIONS	

EXTERIOR FINISH COLORS:			
	MANUFACTURER	COLOR	COLOR No.
STUCCO ACCENT	WORLD OF COLOR	OFF WHITE	-
	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		

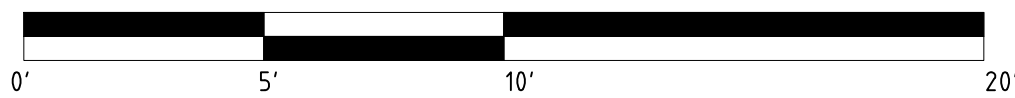


NORTH (WASH. PL.) ELEVATION—COLORED

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



EAST ELEVATION—COLORED



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

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COLORED ELEVATIONS	

PALMER DEVELOPMENT GROUP LLC.	

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

EXTERIOR FINISH COLORS:			
	MANUFACTURER	COLOR	COLOR No.
STUCCO ACCENT	WORLD OF COLOR	OFF WHITE	-
	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		

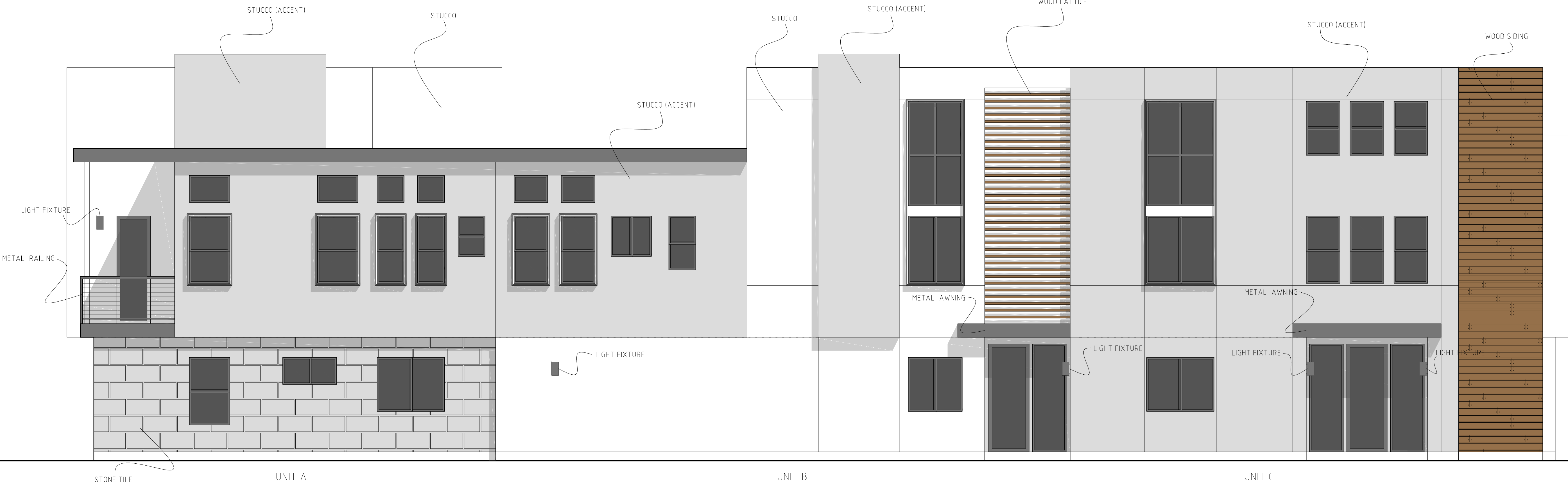
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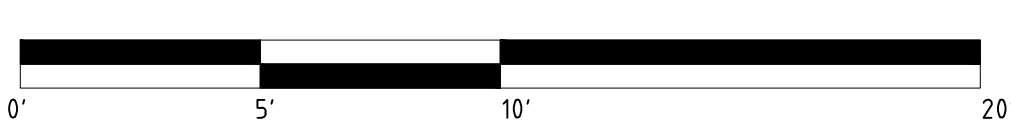


SOUTH (ALLEY) ELEVATION—COLORED

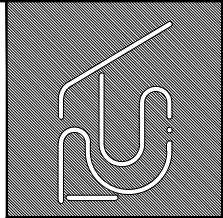
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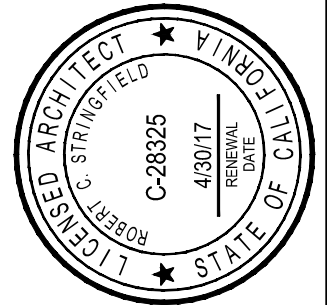
WEST ELEVATION—COLORED



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



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COLORED ELEVATIONS

PALMER DEVELOPMENT GROUP LLC.

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

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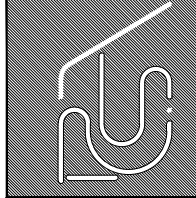
EAST ELEVATION – WINDOW LAYOUT WITH ADJACENT BUILDINGS

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

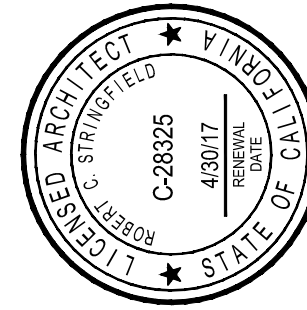


WEST ELEVATION – WINDOW LAYOUT WITH ADJACENT BUILDINGS

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



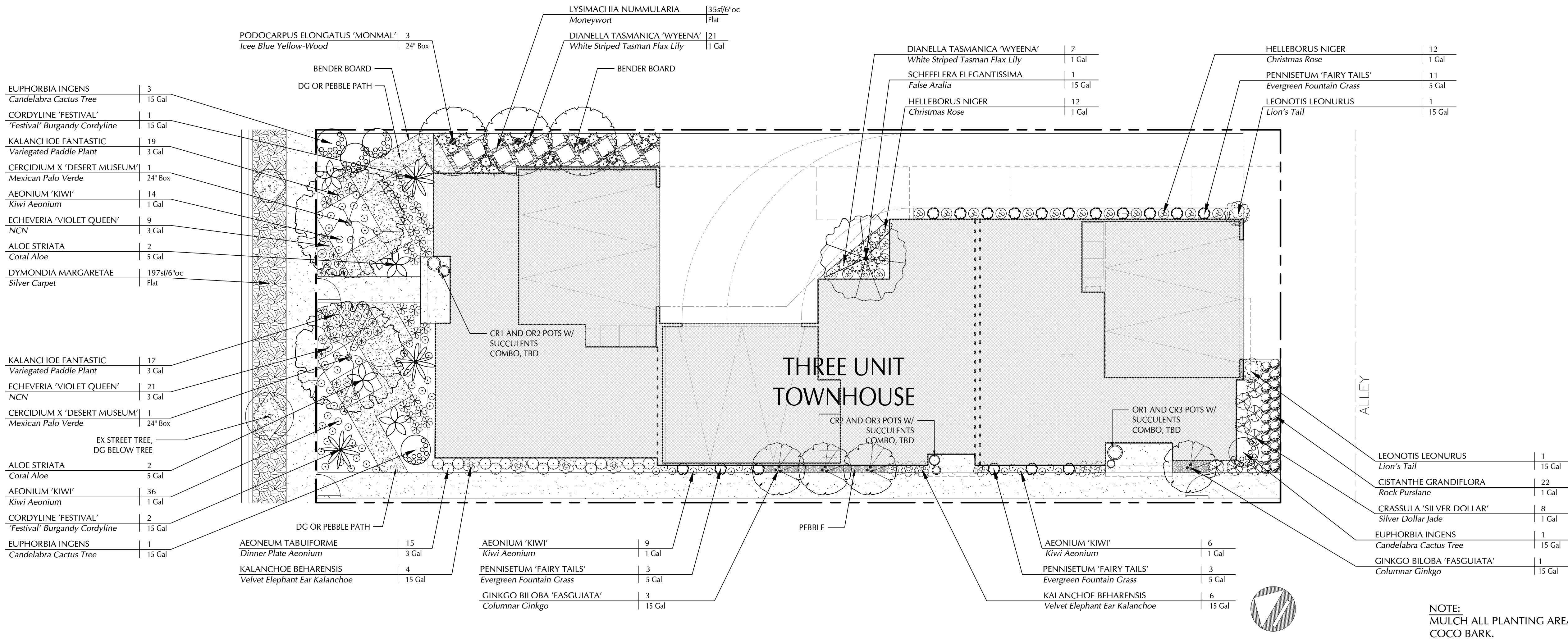
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ADJACENT ELEVATIONS	

PALMER DEVELOPMENT GROUP LLC.

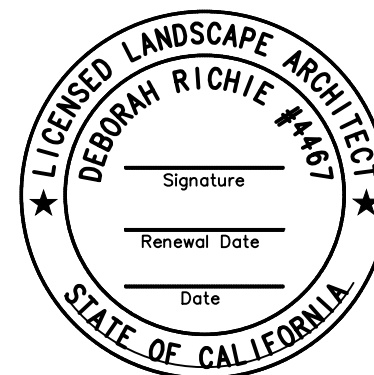
THREE-UNIT RESIDENTIAL DEVELOPMENT AT:
12464 WASHINGTON PL
CULVER CITY, CA 90066



Richie-Bray, Inc.
LANDSCAPE ARCHITECTURE

2432 Via Amador,
Palos Verdes Estates, CA 90274
(310) 377-5868
FAX : (310) 377-3484

E-mail: rbadmin@richie-bray.com



PROJECT TITLE

WASHINGTON PL. - 3 UNITE
RESIDENTIAL DEVELOPMENT

12464 WASHINGTON PL.
CULVER CITY, CA 90066

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

SHEET TITLE

PLANTING PLAN

REVISIONS

12-22-2016

12-19-2016

SCALE: 1/8" = 1'-0"

DATE: 12-15-2016

DRAWN BY:

CHECKED:

DR

XREF FILE:

PROJECT NO.

SHEET NO.

LP-1