

ADDRESS & OWNER'S NAME

2015 SPEYER LANE B, REDONDO BEACH, CA 90278

OWNER: CORY SUFNAR

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LEGAL INFORMATION

Lot Parcel Area : 7,500 (sq ft)
Tract No: P M 309-43-44
Lot: 1
Zoning:
Use Type: Single Family Residence
Structural Type: V-B
Occupancy Type: R-3
AIN: 4159011069
Year Built: 2002
Total #Of Unit: 2
beds/Baths: 4/3
building (sq ft) 2,231 (sq ft)

SCOPE OF WORK

- 1- ADDING A NEW FIRE PLACE
2- ADDING A NEW PATIO
3- REPLACING A WINDOW

NOTE

BEFORE ANY CONSTRUCTION AND PERMIT SITE PLANS DIMENSIONS, SET BACKS, ANY EASEMENTS ETC. SHOULD BE CHECKED AND VERIFIED BY LICENSED SURVEYOR. THE SITE PLAN SHOWN HERE IS ONLY FOR GENERAL REFERENCE

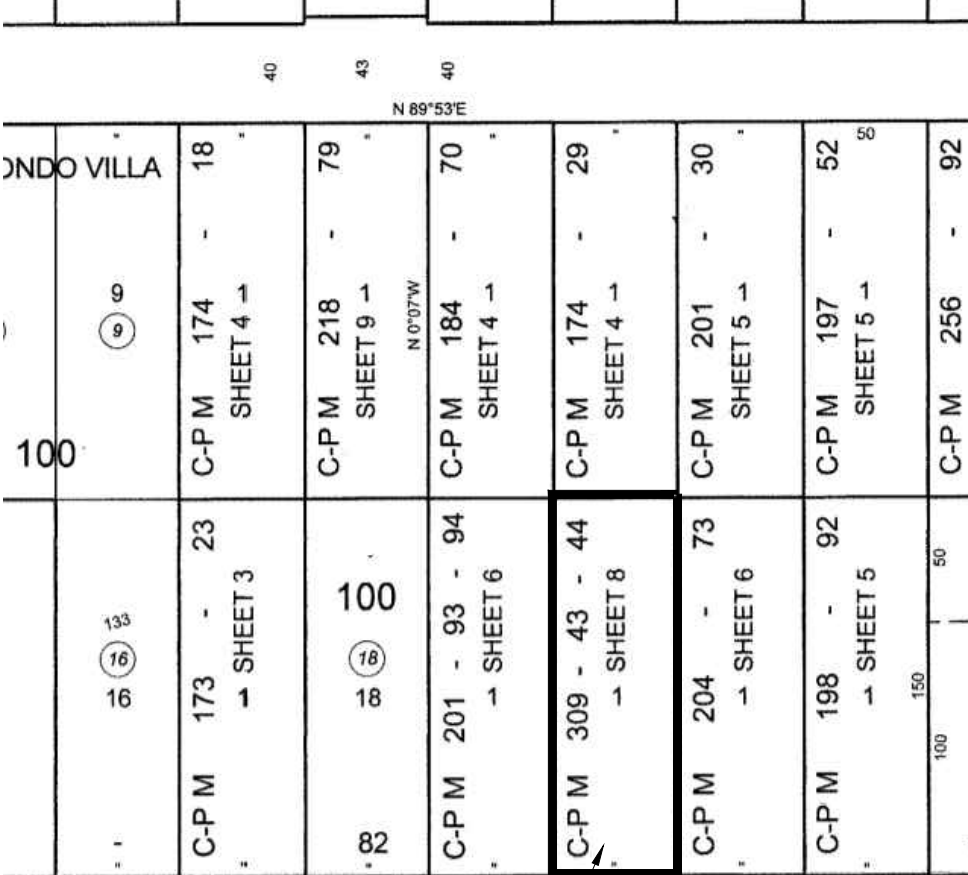
LEGEND:

- PROPERTY LINE
/// DRIVE WAY

1- The construction shall 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.
2- An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream 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 and 180,670) (Includes Commercial additions and TI work over \$10,000.) Separate plumbing permit is required.

Codes:

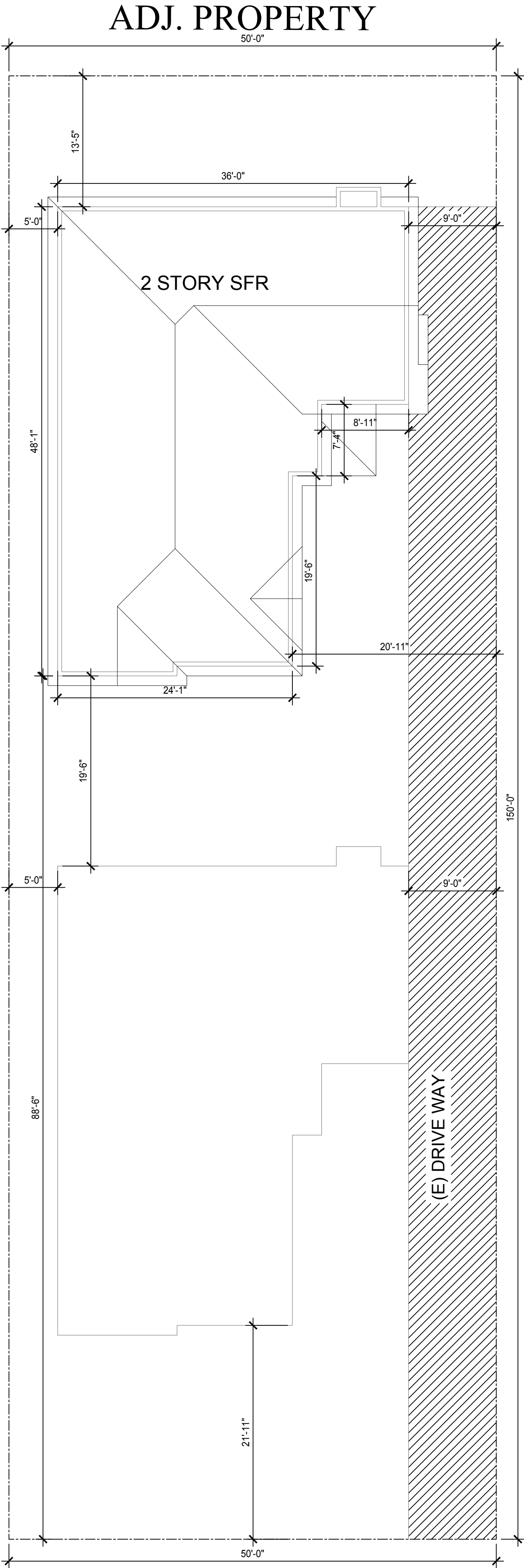
This project shall comply with:
2019 California Building Code
2019 California Green Building Code
2019 California Electrical Code
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Residential Code
2019 California Energy Code



PARCEL MAP

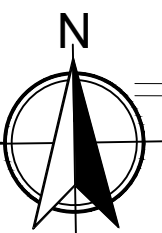


VICINITY MAP

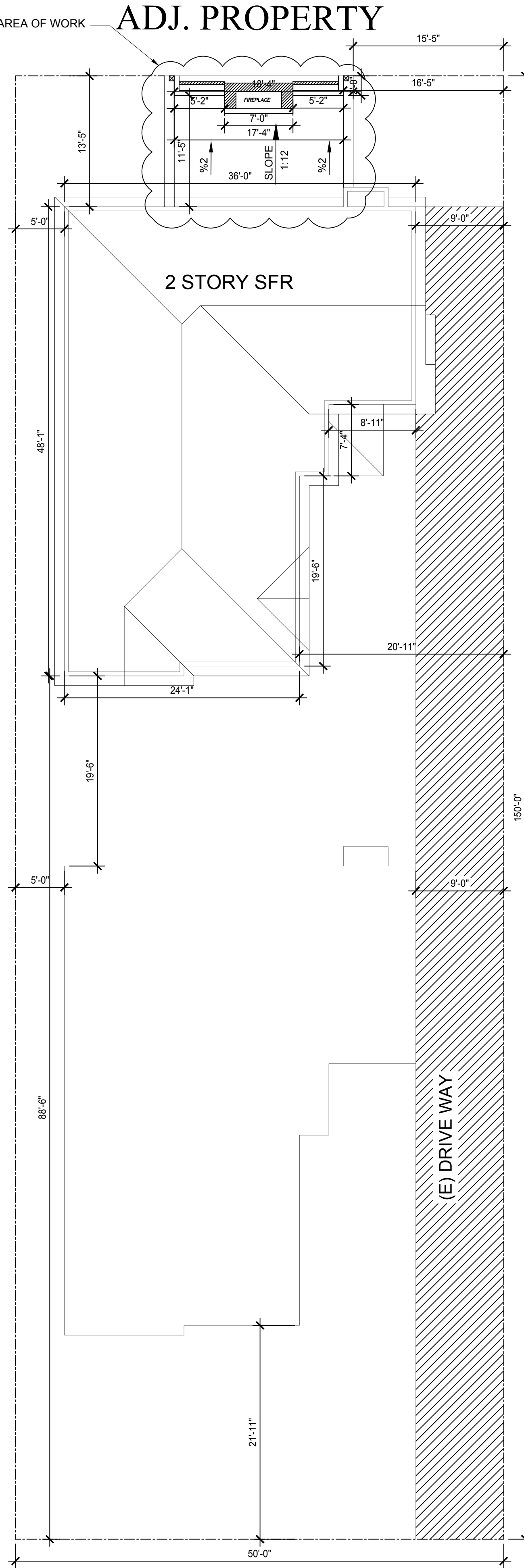


(E) PLOT PLAN

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

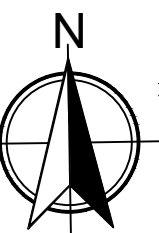


SPEYER LANE



(N) PLOT PLAN

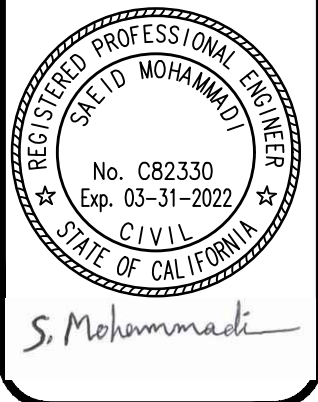
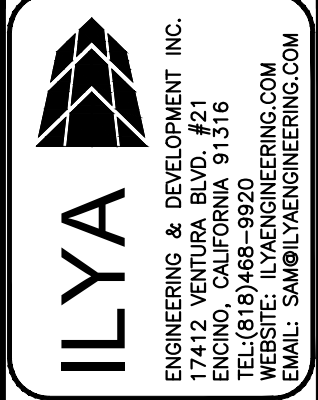
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SPEYER LANE

NO.	DATE	REVISIONS
1	9/22/20	-

2015 SPEYER LC B,
REDONDO BEACH, CA 91604



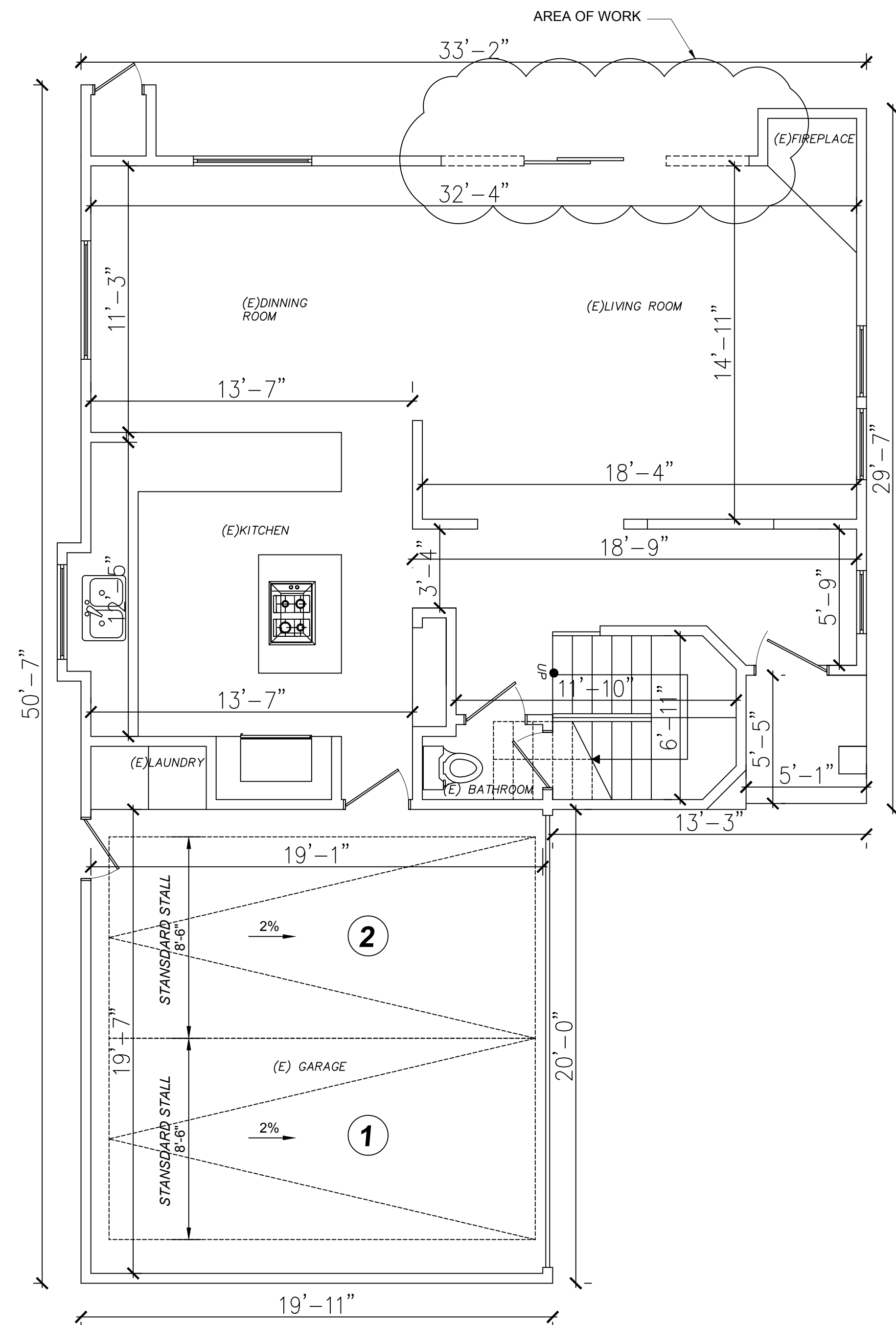
(E) & (N) PLOT PLAN

NAME
DATE
SCALE
CHECKED
SHEET

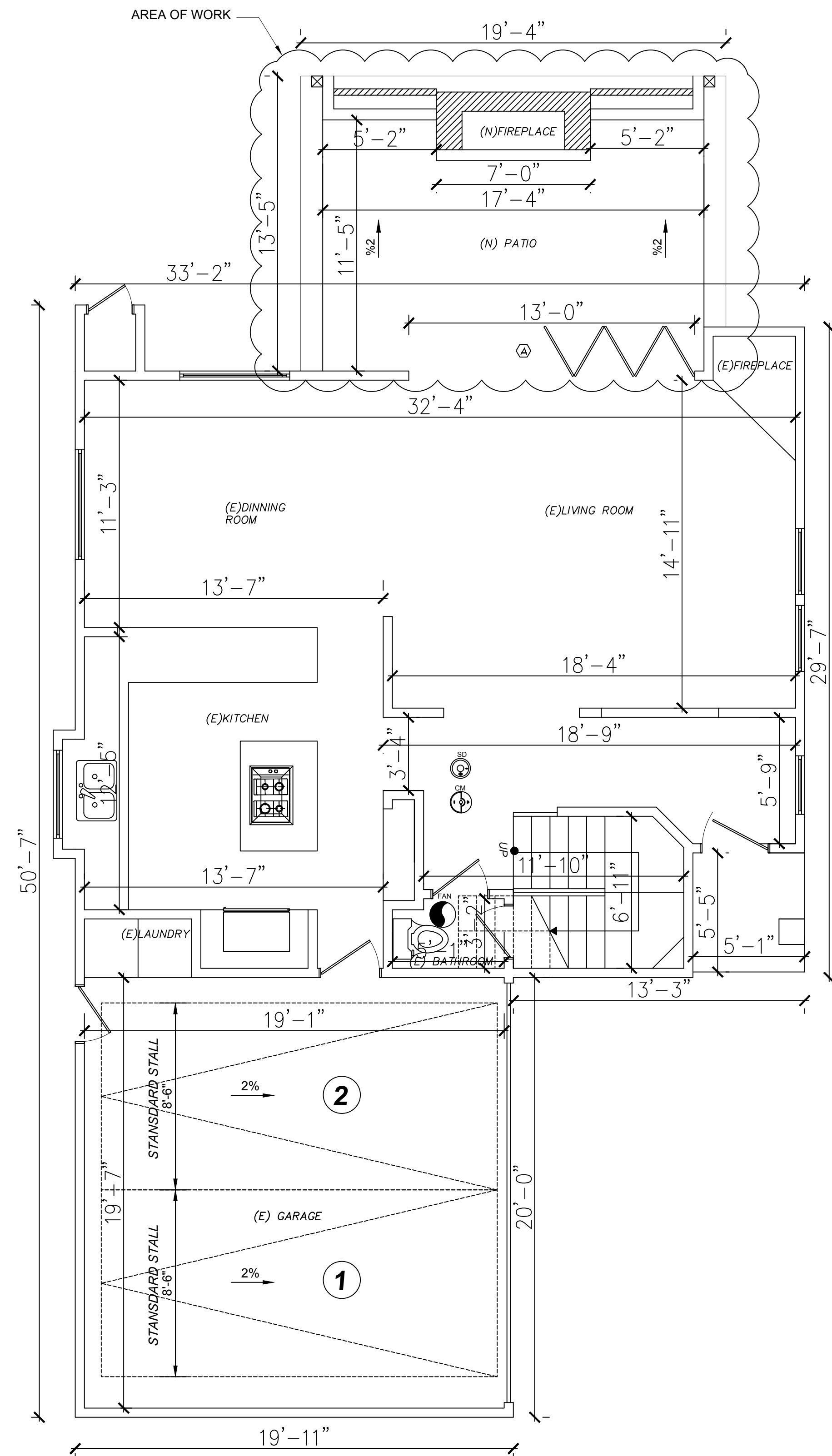
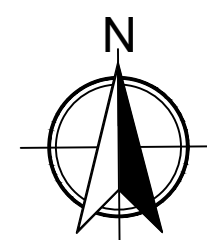
A-1

1 OF 5 SHEETS

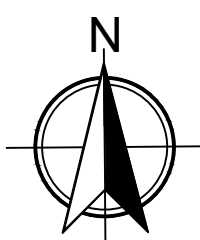
JOB NO. 2008-290



(E) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

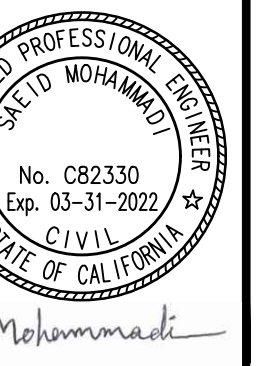


(N) FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2015 SPEYER LC B,
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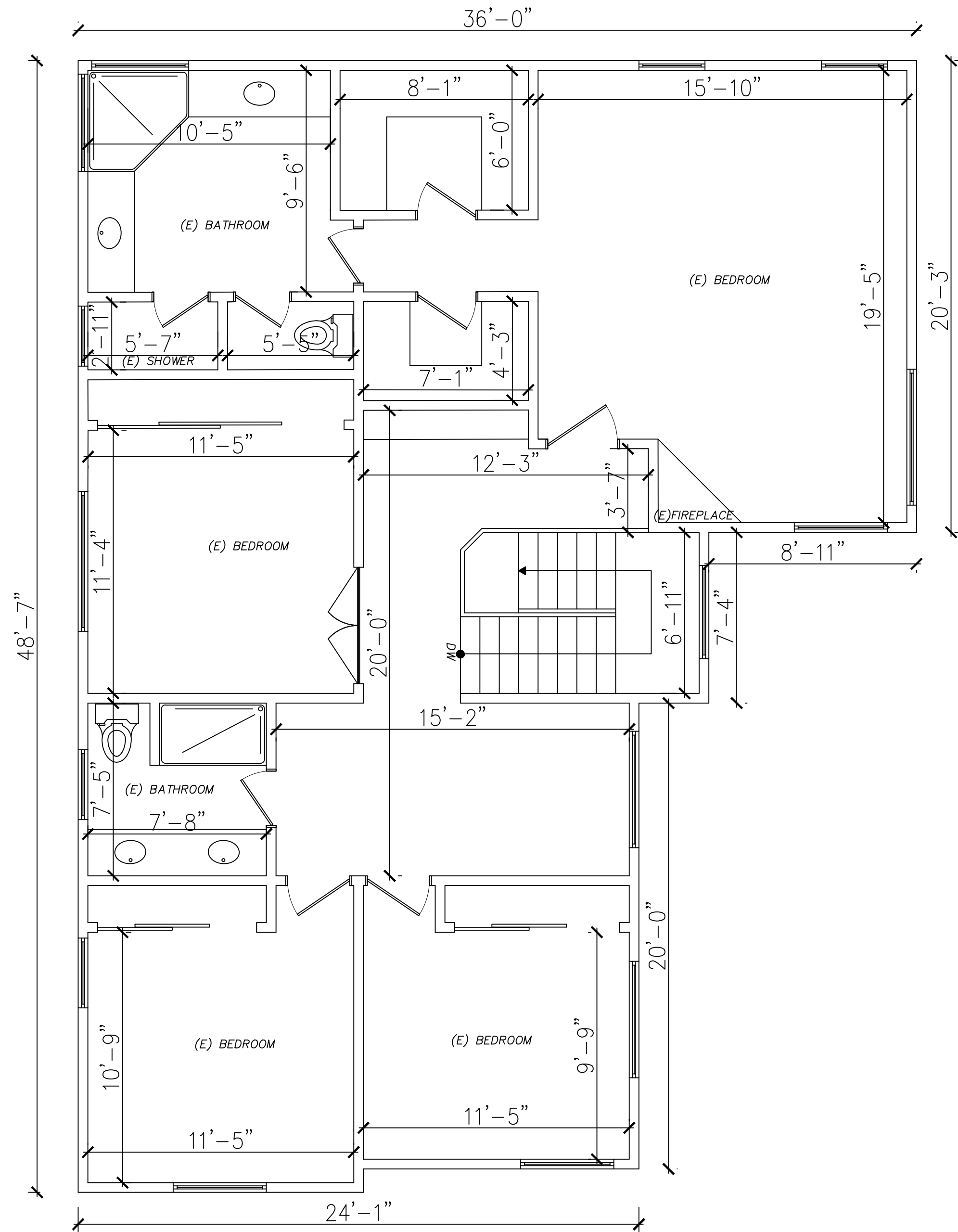
ILYA
ENGINEERING & DEVELOPMENT INC.
17412 VENTURA BLVD, #21
REDONDO BEACH, CA 91264
TEL: (818) 468-9920
WWW.ILYAEENGINEERING.COM



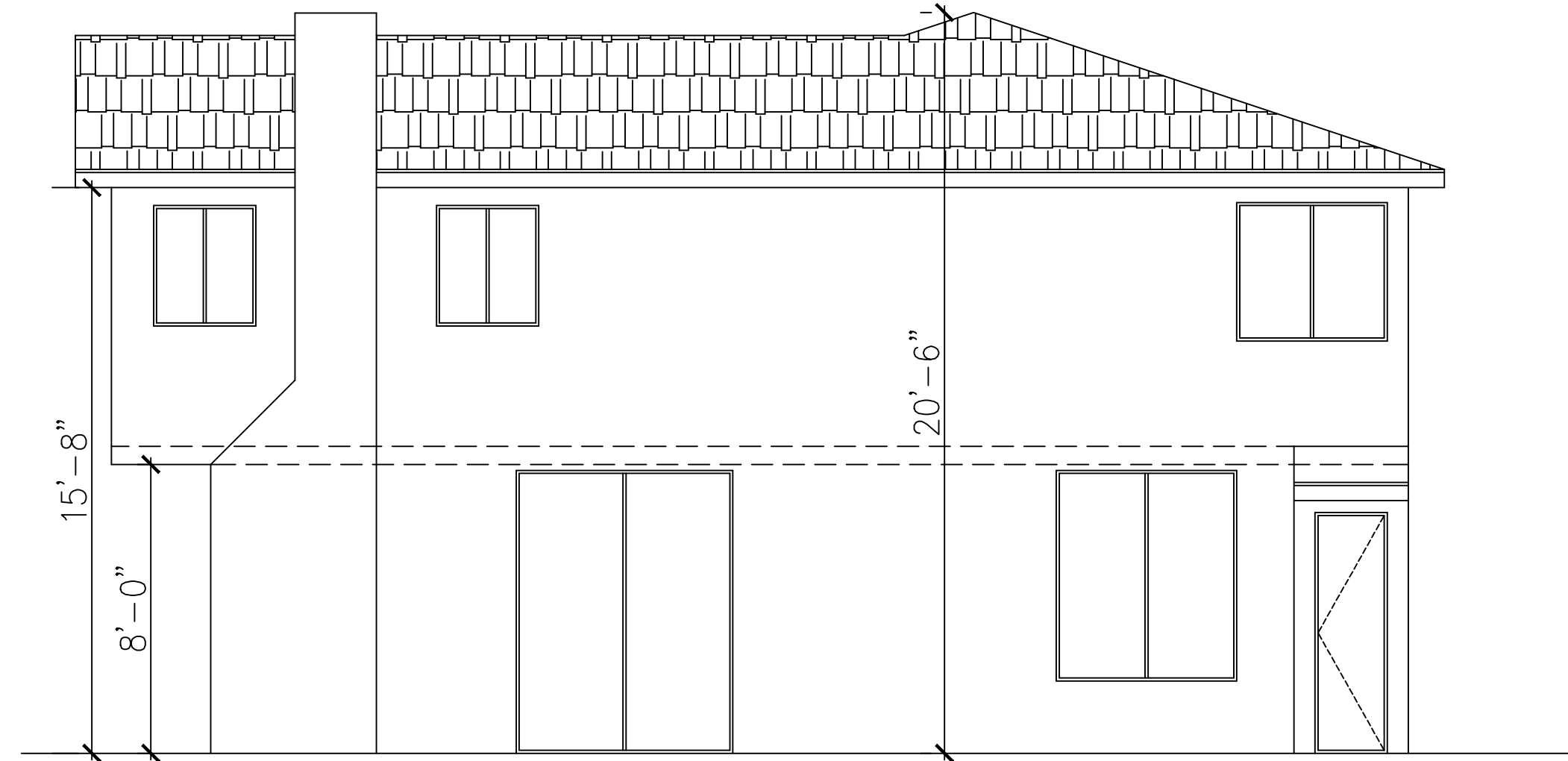
(E) & (N) FIRST FLOOR PLAN

NAME	
DATE	9/2/2020
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SHEET	A-2
	2 OF 5 SHEETS
JOB NO.	2008-290

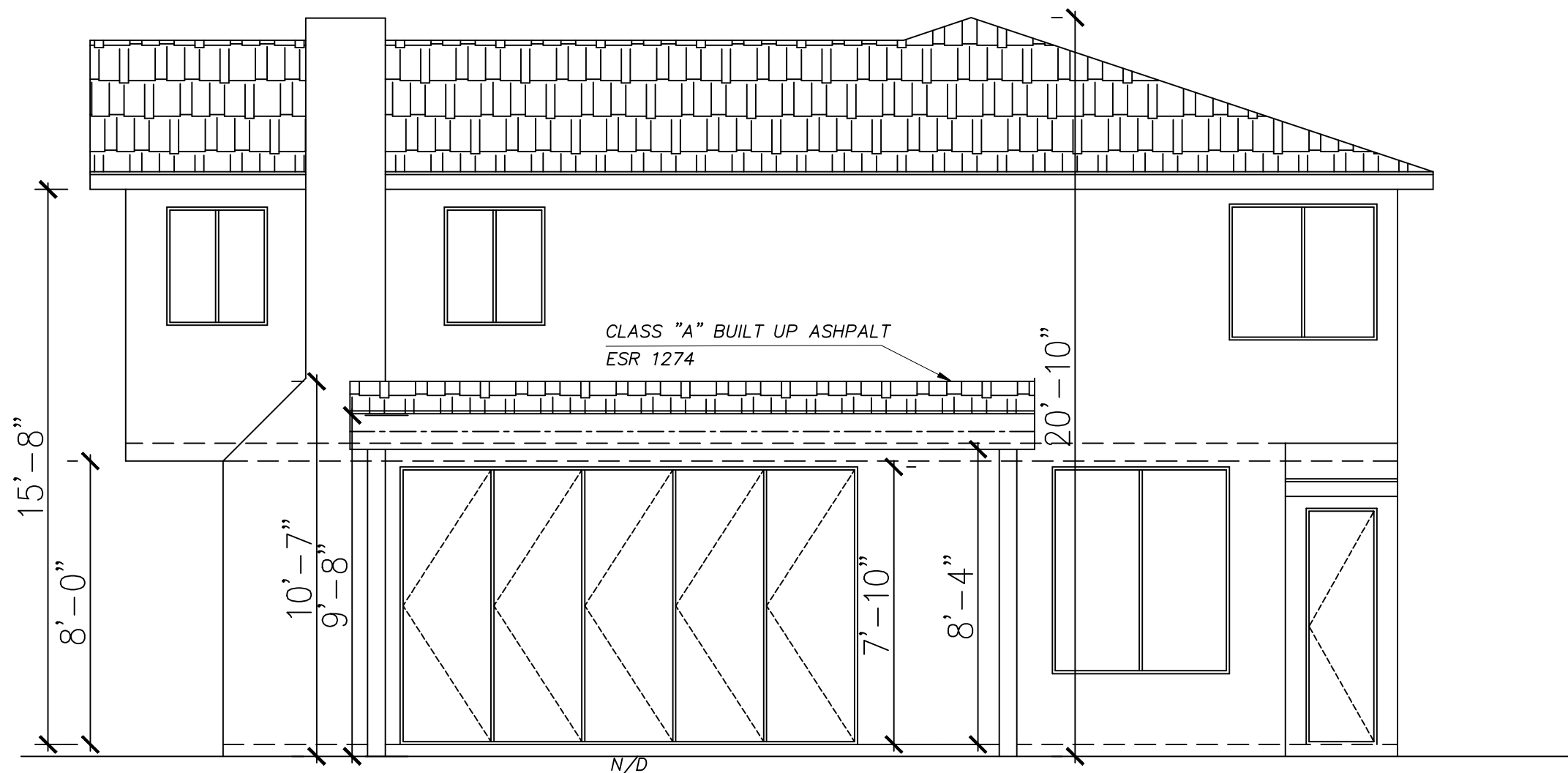
NO.	DATE	REVISIONS
1	9/2/20	-



(E)&(N) SECOND FLOOR PLAN (NO CHANGE)
SCALE: 1/4"=1'-0"



(E) REAR ELEVATION
SCALE: 1/4"=1'-0"



(N) REAR ELEVATION
SCALE: 1/4"=1'-0"

DOOR SCHEDULE

DOOR No.	TYPE	SIZE		CONSTRUCTION		SHGC	U-FACTOR
		width	height	material	tempered		
(A)	FOLDING DOOR	15'-0"X1'-10"		glass	no	0.25	0.32

ALL OTHER WINDOWS & DOORS EXISTING

DOOR NOTES

- DOOR, WINDOW AND SKYLIGHT SIZES ON THE SCHEDULE ARE APPROXIMATE ONLY. CONTRACTOR SHALL FIELD MEASURE EACH OPENING AND REVIEW WITH THE ARCHITECT AND OWNER PRIOR TO ORDERING UNIT. REFER TO MANUFACTURERS SPECIFICATIONS FOR ACTUAL FRAME SIZE AND ROUGH OPENING.
- ALL WINDOW AND SKYLIGHT GLAZING SHALL BE DUAL GLAZED UNITS WITH A MINIMUM RATED "U" VALUE OF 0.4 AND SHADING COEFFICIENT OF 50. VERIFY WITH TITLE 24 CALCULATIONS.
- ALL DOOR GLAZING SHALL BE DUAL GLAZED TEMPERED UNITS WITH A MINIMUM RATED "U" VALUE OF 0.4 AND SHADING COEFFICIENT OF 50. VERIFY WITH TITLE 24 CALCULATIONS.
- MANUFACTURED VINYL WINDOWS AND DOORS, MILGARD, LOE VINYL UNITS, TAN FRAME COLOR, UNIT SIZE AND TYPE PER PLAN. CONFIRM COLOR CHOICE WITH THE ARCHITECT. INSTALL IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTION.
- MANUFACTURED SKYLIGHT SHALL BE BY VELUX, C250 NUMBER FOR SKYLIGHT UNITS, NER-3/6, UNIT SIZE AND TYPE PER PLAN. ALL WINDOW UNITS SHALL HAVE CLEAR ANODIZED ALUMINUM EXTERIOR AND PRIMED AND PAINTED INTERIORS. ALL OPERABLE UNITS SHALL HAVE MATCHING SCREENS.
- ALL WINDOW HARDWARE (HOOK, OPENERS, AND HINGES) SHALL HAVE A FINISH TO MATCH FRAMES. VERIFY WITH ARCHITECT / OWNER.
- INSTALL WINDOWS, DOORS, AND SKYLIGHT IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.
- ALL NEW PENETRATION GLAZING SHALL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING "U" VALUE. ALL GLAZING 18 INCHES OR LESS ABOVE THE FINISH FLOOR AND /OR WITHIN 24 INCHES OF EITHER VERTICAL EDGE OF A DOOR WITHIN THE SAME ONE PLANE SHALL BE TEMPERED GLASS AND SHALL BE SO LABELED.
- TEMPERED GLAZING IS REQUIRED FOR ALL GLASS ADJACENT TO BATHTUBS AND SHOWERS, WITHIN 60 INCHES OF THE FLOOR.
- ALL DOOR HARDWARE (KNOBS, LEVERS, ETC.) AND HARDWARE FINISH SHALL BE APPROVED BY THE ARCHITECT. ALL EXTERIOR DOOR HINGES AND FASTENERS SHALL BE STAINLESS STEEL. PROVIDE ALLOWANCE. CONTRACTOR SHALL INSTALL DOOR STOPS AT THE OWNER APPROVED LOCATION.
- HIGH OPERABLE SKYLIGHTS SHALL HAVE POLE CRANK OPERATOR HARDWARE. PROVIDE ONE POLE CRANK OPERATORS.
- ALL OPERABLE EXTERIOR WINDOW AND NOTED DOORS (VERIFY) SHALL HAVE SCREENS. SCREENS SHALL HAVE A FIBERGLASS FRAME AND CHARCOAL COLORED FIBERGLASS SCREEN CLOTH.
- ALL OPERABLE EXTERIOR DOORS AND WINDOWS, INCLUDING DOOR TO THE GARAGE, SHALL BE FULLY WEATHER-STRIPPED. ALL EXTERIOR DOORS AND WINDOWS SHALL HAVE A 20-OZ. GALV. METAL HEAD AND BILL FLASHING. DOOR BILL FLASHING SHALL BE INSTALL UNDER OPENING & KEYED IN THE BOTTOM OF THRESHOLD.
- INTERIOR WOOD DOORS, DOOR FRAMES AND ANY OTHER RELATED WOOD SURFACES SHALL BE STAINED OR PAINTED PER OWNER'S SCHEDULE. COLOR SHALL BE SELECTED AND APPROVED BY THE ARCHITECT.
- ALL INTERIOR DOORS TO BEDROOMS AND BATHROOMS SHALL HAVE PASSAGE SET HARDWARE WITH A PRIVACY LATCH.
- ALL EXTERIOR DOORS SHALL HAVE DEADBOLTS WITH INTERIOR THUMP LATCH WITH AN EXTERIOR KEY.
- DRAPES AND WINDOW TREATMENT SHALL BE BY THE OWNER.
- ALSO, SEE TITLE 24 ENERGY NOTES FOR ADDITIONAL REQUIREMENTS FOR DOORS AND WINDOWS.

LEGEND:

(E) WALLS

(N) WALLS

DEMO WALLS

SMOKE DETECTOR

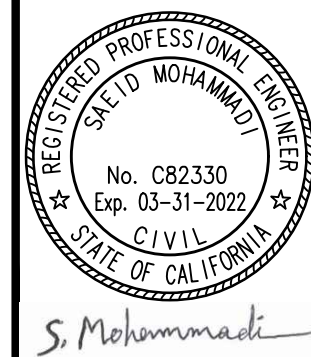
CARBON MONOXIDE ALARM

MECH. EXHAUST FAN

MIN. 50 CFM, WITH HUMIDISTAT CONTROLLER

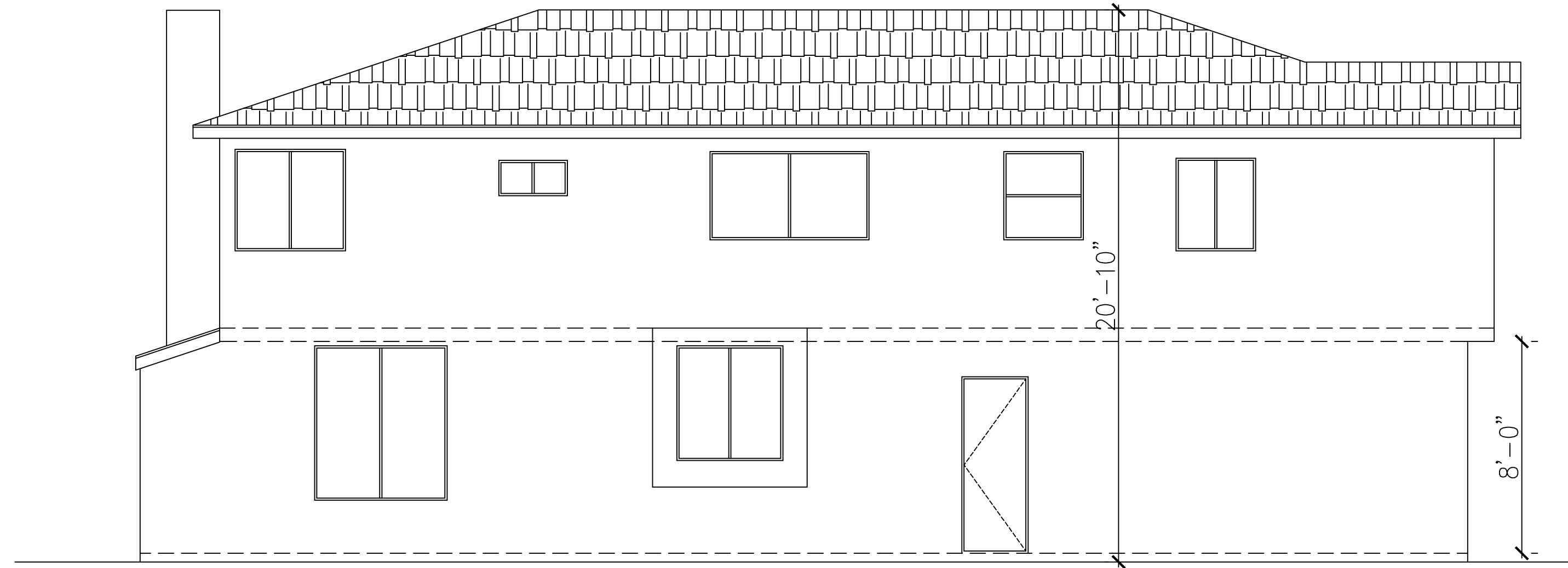
NO.	DATE	REVISIONS
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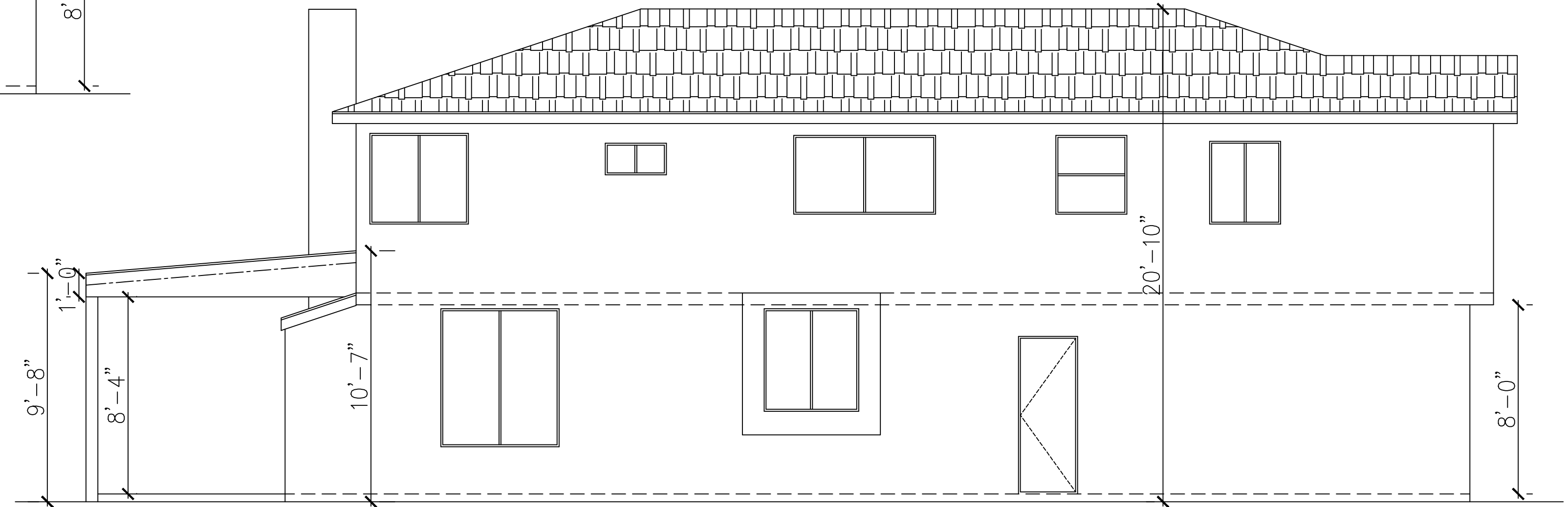


(E)&(N) SECOND FLOOR PLAN
(E)&(N) REAR ELEVATION

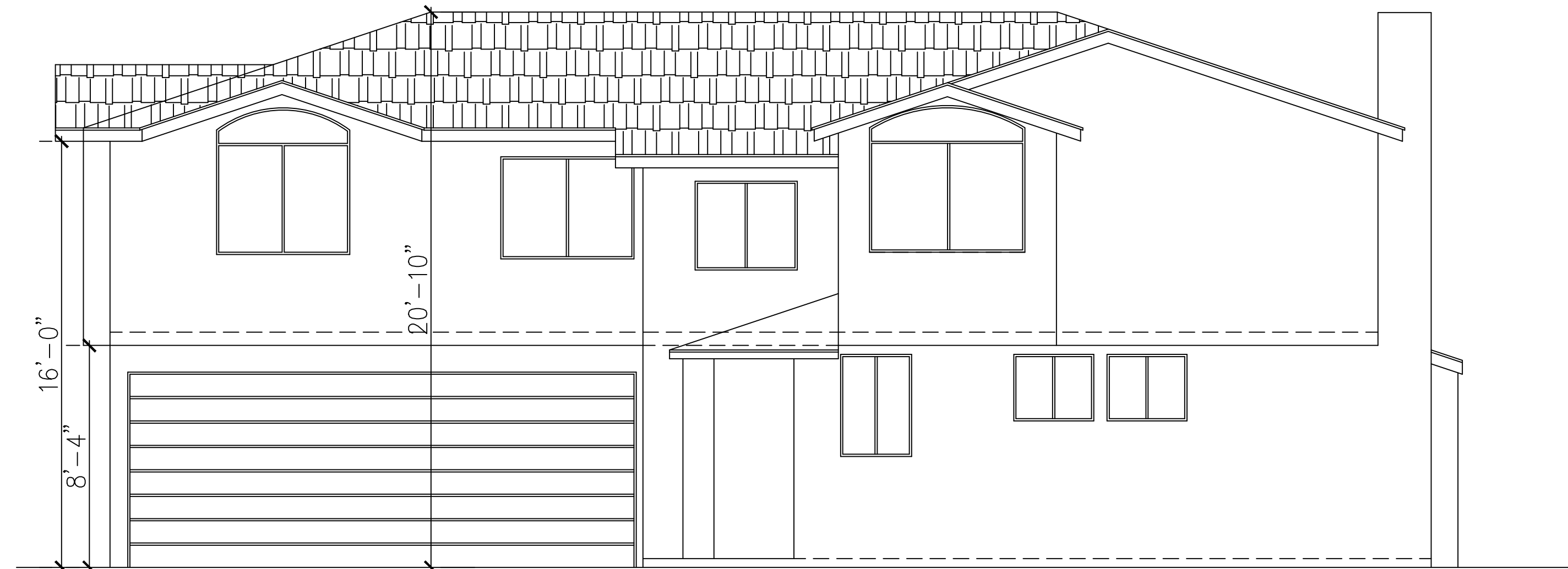
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SHEET
A-3
3 OF 5 SHEETS
JOB NO. 2008-290



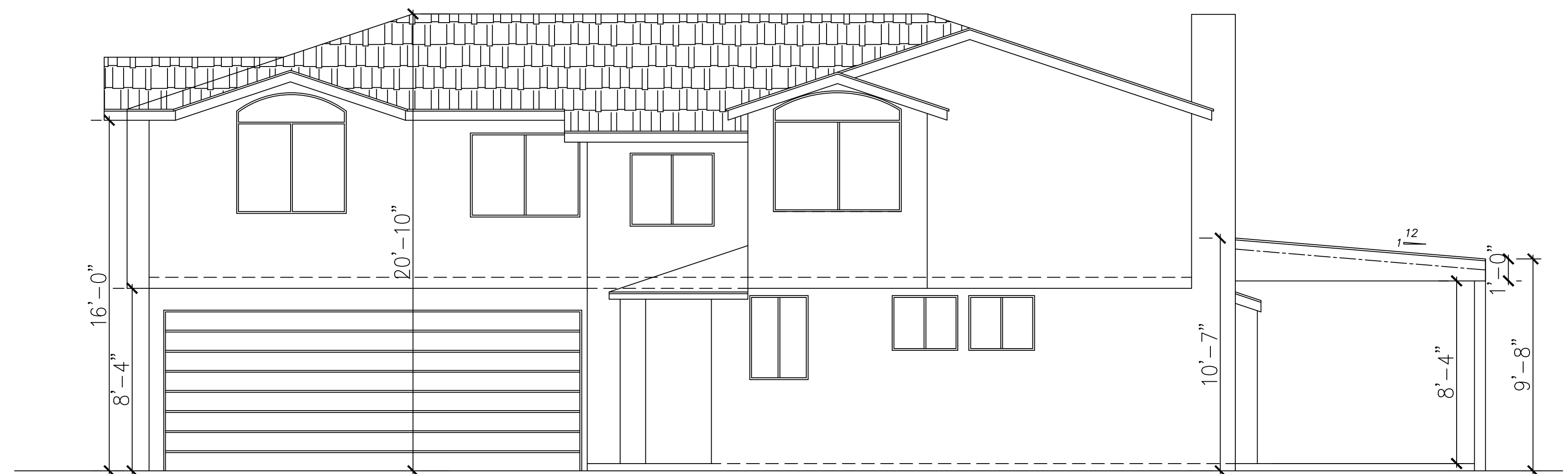
(E) LEFT ELEVATION
SCALE: 1/4"=1'-0"



(N) LEFT ELEVATION
SCALE: 1/4"=1'-0"



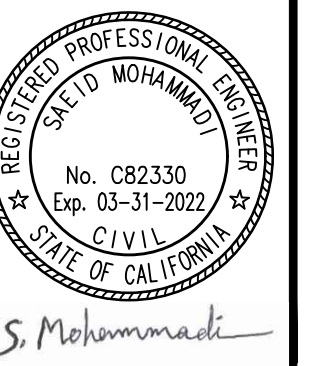
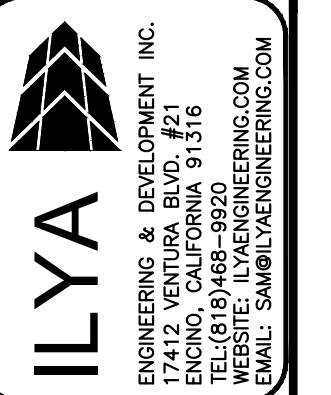
(E) RIGHT ELEVATION
SCALE: 1/4"=1'-0"



(N) RIGHT ELEVATION
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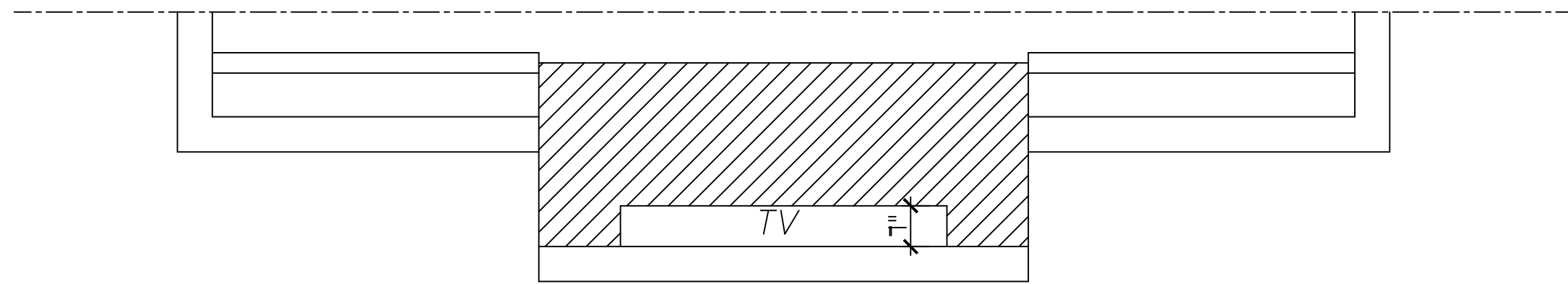
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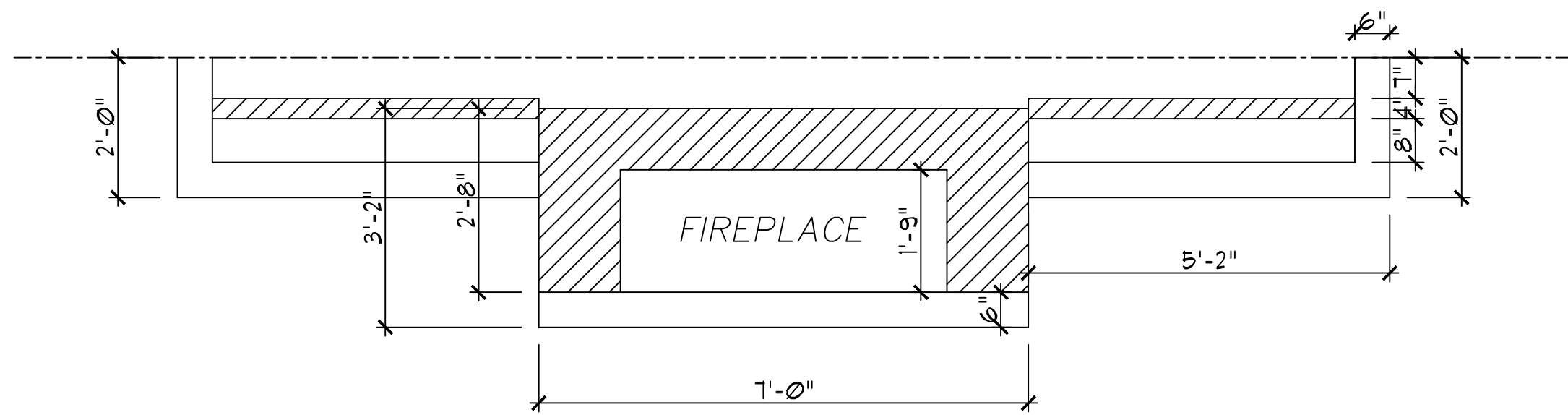


(E)&(N) RIGHT & LEFT
ELEVATIONS

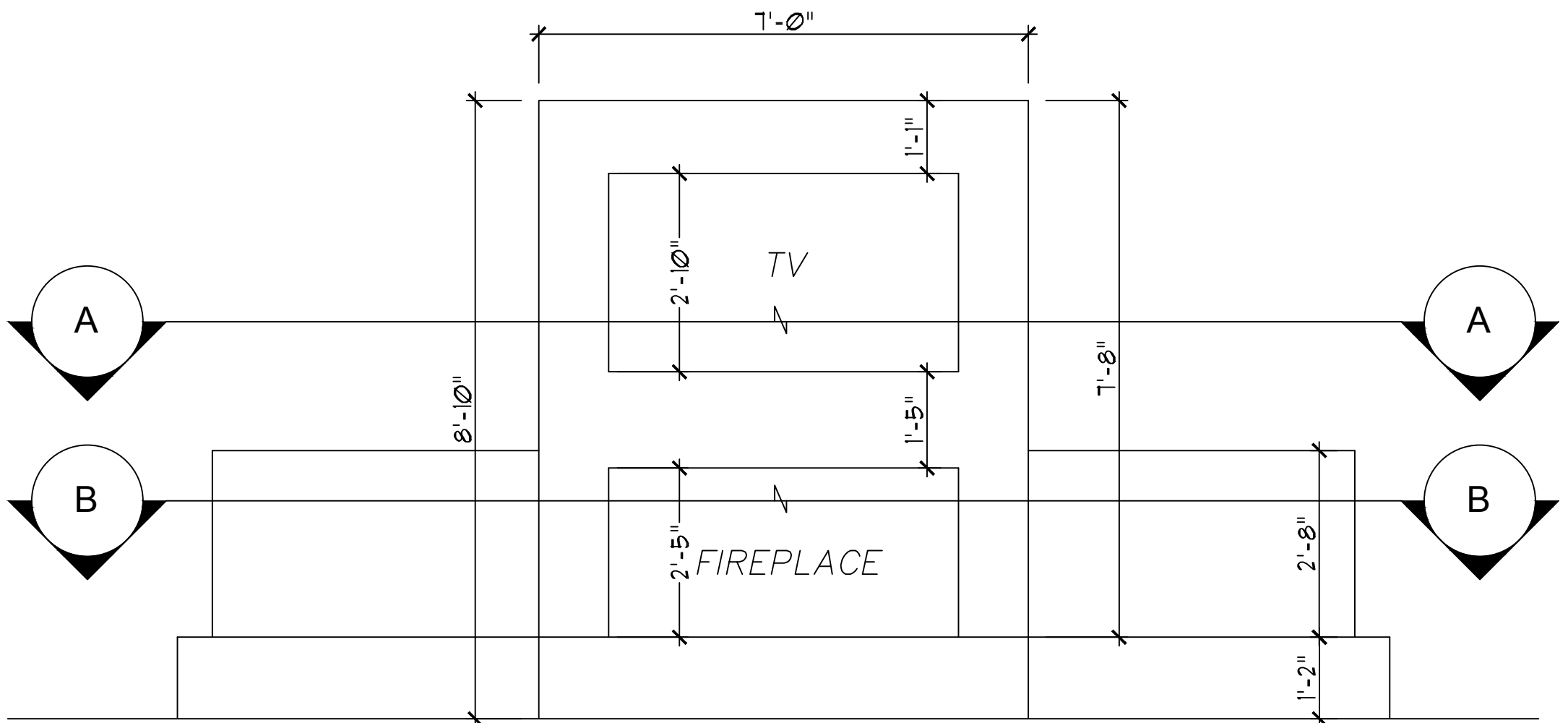
NAME
DATE 9/2/2020
SCALE
CHECKED
SHEET A-4
4 OF 5 SHEETS
JOB NO. 2008-290



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



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



(N) FIREPLACE
SCALE: 1/4"=1'-0"

- FIREPLACE NOTES
1. LISTED VENTED FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND WHERE INSTALLED IN OR ATTACHED TO COMBUSTIBLE MATERIAL SHALL BE SPECIFICALLY LISTED FOR SUCH INSTALLATION. (NFPA 54:10.7.2.(1))
 2. PROVIDE COMBUSTION AND CIRCULATING AIR IN ACCORDANCE WITH SECTION 701.0 CMC. INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 3. GAS FIREPLACES SHALL BE DIRECT VENT SEALED COMBUSTION TYPE PER SECTION 4.503.1. INSTALL FIREPLACES IN ACCORDANCE WITH CBEE5 150.0 (e).

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ILYA
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17412 VENTURA BLVD, #21
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WWW.ILYAEENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. C82330
Exp. 03-31-2022
CIVIL
S. Mohammadi

(N) FIREPLACE

NAME
DATE 9/2/2020
SCALE
CHECKED
SHEET A-5 5 OF 5 SHEETS JOB NO. 2008-290