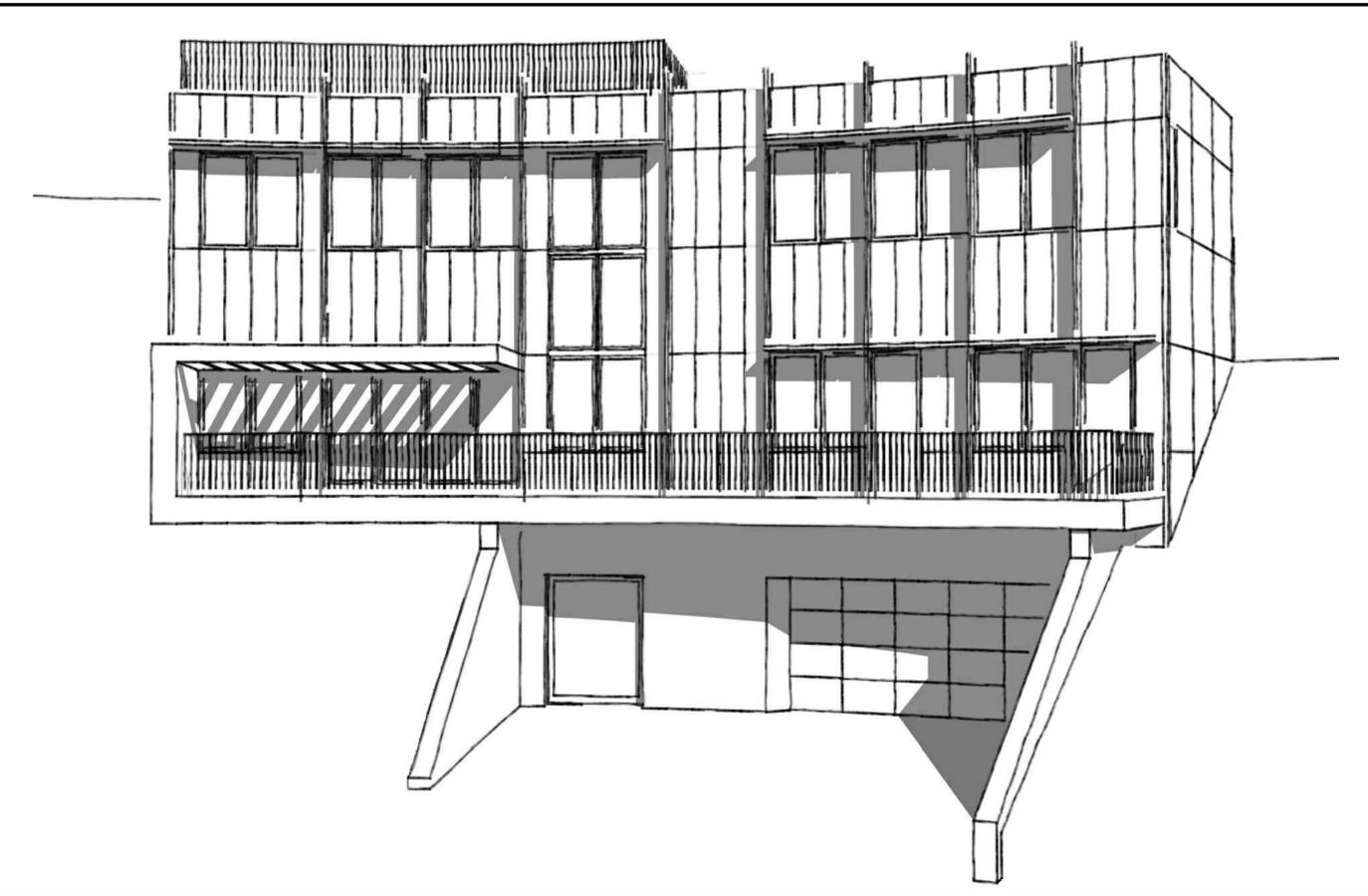


BUILDING GRID LINES 1 A	EXTERIOR ELEVATION 2 ELEVATION NO. A3.2 SHEET NO.	REVISION CLOUD (CLOUD AROUND REVISION OPTIONAL) 3 REVISION NO.
EXTERIOR DOOR/WINDOW SYMBOL FLOOR NUMBER 101 REFERENCE NO.	INTERIOR ELEVATION 4 ELEV. NO. (TYP.) A6.10 SHEET NO.	ROOM LABEL ROOM NAME LIVING ROOM ROOM NO. 1-24 FLOOR LEVEL
INTERIOR DOOR SYMBOL ROOM NO. 1.1.1 REFERENCE NO.	SECTION SECTION NO. 4 SHEET NO. A4.4	<input checked="" type="checkbox"/> FLOOR OR CEILING SUPPLY AIR REGISTER <input type="checkbox"/> WALL SUPPLY AIR REGISTER <input type="checkbox"/> FLOOR OR CEILING RETURN AIR GRILLE <input type="checkbox"/> WALL RETURN AIR GRILLE
DETAIL AREA REFERENCE 5 DETAIL NO. A9.2 SHEET NO.	WORK POINT OR CONTROL POINT 8'-0"	<input checked="" type="checkbox"/> HARDWIRED SMOKE DETECTOR <input checked="" type="checkbox"/> HARDWIRED CARBON MONOXIDE DETECTOR <input checked="" type="checkbox"/> HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR <input type="checkbox"/> EXHAUST FAN - ENERGY STAR RATED AND HUMIDISTAT CONTROLLED
EXISTING FRAMING	WOOD FRAMING 2X6 2X4	MASONRY
GYPSUM BOARD	PLASTER	TILE SETTING BED
FINISHED WOOD	ROUGH WOOD CONTINUOUS	ROUGH WOOD TRIMMER/BLOCKING/SHIM
PLYWOOD	MDF	METAL
STONE/ENGINEERED STONE	TILE	THIN-SET MORTAR
EARTH	INSULATION	CONCRETE



3D VIEW	SCALE N.T.S.	6			
HARDSCAPE/LANDSCAPE CALCULATIONS					
FRONT YARD	STAIRS	DRIVEWAY	HARDSCAPE TOTAL	LANDSCAPE	TOTAL
AREA 31.5 S.F.	291.1 S.F.	322.6 S.F.	364.1 S.F.	686.7 S.F.	1000%
PERCENTAGE 4.6%	42.4%	47.0%	53.0%	100%	100%
SIDE YARD (WEST)	STAIRS	DRIVEWAY	HARDSCAPE TOTAL	LANDSCAPE	TOTAL
AREA 0 S.F.	0 S.F.	0 S.F.	1,570.6 S.F.	1,570.6 S.F.	100%
PERCENTAGE 0%	0%	0%	100%	100%	100%
SIDE YARD (EAST)	STAIRS	POOL DECK	HARDSCAPE TOTAL	LANDSCAPE	TOTAL
AREA 31.4 S.F.	24.4 S.F.	55.8 S.F.	1,022.9 S.F.	1,078.7 S.F.	100%
PERCENTAGE 2.9%	2.2%	5.2%	94.8%	100%	100%
PARKING REQUIREMENTS					
LAMC 12.21 (c)(10)(g)	\$2,400 - 2 SPACES, 1 ADDTL SPACE PER 1,000 S.F. OR PART THEREOF				
PROPOSED RFA	3,088.9 S.F.				
SPACES REQUIRED	3				
SP 7 C:					
ROADWAY WIDTH < 28'	+2				
TOTAL SPACES PROVIDED	5				
BUILDING HEIGHT					
NUMBER OF STORIES	3				
BUILDING HEIGHT (MAXIMUM ENVELOPE HEIGHT) PROPOSED	28.00'				
RETAINING WALLS					
MAXIMUM HEIGHT	4'				
LENGTH	138.45'				
	164.50'				
	189.45'				
CUMULATIVE TOTAL LENGTH	492.40'				
QUANTITY OF HARDSCAPE ON SITE					
BUILDING FOOTPRINT	1,868.9 S.F. (15.6% OF LOT AREA)				
DRIVEWAY	418.7 S.F.				
SITE STAIR	142.5 S.F.				
POOL DECK	1,193.4 S.F. (INCL. POOL)				
TOTAL PAVING/HARDSCAPE	3,623.5 S.F. (30.3% OF LOT AREA)				
IMPERMEABLE LOT COVERAGE					
BUILDING FOOTPRINT	1,868.9 S.F.				
DRIVEWAY	95.0 S.F.				
SITE STAIR	142.5 S.F.				
POOL DECK	1,193.4 S.F.				
LANDSCAPING	8,665.5 S.F. (72.1% OF LOT AREA)				
LOT AREA	12,014.6 S.F.				

ARCHITECTURAL	TITLE 24
E-1 TITLE SHEET & 3D VIEW	T24-1 TITLE 24
E-1.1 SCHEDULES, NOTES, & CALCULATIONS	T24-2 TITLE 24
E-1.2 GPI, HILLSIDE REFERRAL FORM, NOTES, AND FORMS	T24-3 TITLE 24
E-1.3 GREEN	
E-1.4 ICC REPORT	
E-1.5 SLOPE BAND ANALYSIS MAP & FORMS	
E-3 SURVEY	STRUCTURAL ENGINEERING
E-5 SITE PLAN	S-1 GENERAL NOTES & SCHEDULES
E-6.1 GARAGE & SECOND FLOOR PLAN	S-1A LARR APPROVAL & CONDITIONS
E-6.2 THIRD FLOOR & ROOF PLAN	S-2 FOUNDATION & 2ND FLOOR FRAMING PLAN
E-7.1 EXTERIOR ELEVATIONS	S-3 3RD FLOOR, ROOF DECK & HIGH FLOOR FRAMING PLANS
E-7.2 EXTERIOR ELEVATIONS	S-4.1 2ND FLOOR SLAB REINFORCING
E-7.3 BUILDING SECTIONS	S-4.2 3RD FLOOR SLAB REINFORCING
E-10 LANDSCAPE PLANS	S-4.4 SOUTH ELEVATION DETAILS
E-11.1 LANDSCAPING DETAILS	S-4.5 WEST ELEVATION DETAILS
E-11.2 ARCHITECTURAL DETAILS	S-5 TYPICAL FOUNDATION DETAILS
	S-6 TYPICAL CONCRETE DETAIL & SCHEDULES
	S-7 TYPICAL CONCRETE DETAILS
	S-8 TYPICAL CONCRETE DETAILS
	S-9 TYPICAL RETAINING WALL DETAILS
	S-10 TYPICAL RETAINING WALL & CONCRETE DETAILS
	S-11 TYPICAL FRAMING & STRAP DETAILS
	S-12 TYPICAL SHEAR TRANSFER DETAILS
	S-13 TYPICAL SHEAR TRANSFER DETAILS
CIVIL ENGINEERING	
C-1A CIVIL TITLE SHEET AND DETAILS	
C-2 PRECISE GRADING AND DRAINAGE KEY PLAN	
C-2B PRECISE GRADING AND DRAINAGE PLAN	
C-2C PRECISE GRADING AND DRAINAGE PLAN	
C-3A GRADING SECTIONS	
C-3B GRADING SECTIONS	
C-3C GRADING SECTIONS	

OWNER: SARKIS MKHITARIAN 421 IRVING AVE #1 GLENDALE, CA, 90272 PHONE: 213-310-3320 CONTACT: DAVID MKHITARIAN	ARCHITECT: REES STUDIO INC 2605 17TH STREET SANTA MONICA, CA, 90405 PHONE: 310-396-2921	CIVIL ENGINEER: AMEC, INC 435 N BEVERLY DRIVE BEVERLY HILLS, CA, 90210 PHONE: 310-247-0834
GEOTECHNICAL ENGINEER: GEOSYSTEMS, INC. 1545 VICTORY BLVD., 2ND FL. GLENDALE, CA 91201 PHONE: 816-500-9533	STRUCTURAL ENGINEER: JZ STRUCTURAL, INC. 205 S. CHAPEL AVE #C2. ALHAMBRA, CA 91801 PHONE: 626-389-7774	

SHEET LIST	SCALE N.T.S.	4
PROJECT DIRECTORY	SCALE N.T.S.	3
SCOPE OF WORK: NEW THREE-STORY SINGLE-FAMILY DWELLING WITH ROOF DECK AND ATTACHED GARAGE, SITE GRADING AND RETAINING WALLS, POOL AND SPA.		
LOT AREA:	12,118.8 S.F.	
APN:	5583002004	
TRACT:	TR 6450	
MAP REFERENCE:	M B 74-84/90 (SHTS 6-12)	
BLOCK:	13	
LOT:	26	
ARB (LOT CUT REFERENCE):	NONE	
MAP SHEET:	157-5A191	
APPLICABLE CODES:	2023 CITY OF LOS ANGELES BUILDING CODE 2023 CITY OF LOS ANGELES RESIDENTIAL CODE 2023 CITY OF LOS ANGELES GREEN BUILDING CODE	
ZONING:	RE9-1	
OCCUPANCY GROUP:	R-3/U	
BUILDING USE:	SINGLE FAMILY DWELLING	
CONSTRUCTION TYPE:	TYPE V-B W/ NFPA 13D SPRINKLERS FIRE SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.	

SYMBOLS	SCALE N.T.S.	8
<p>< Angle</p> <p>@ At</p> <p>⊕ Centerline</p> <p>⊙ Diameter or Round</p> <p>⊥ Perpendicular</p> <p># Number</p> <p>(E) Existing</p> <p>AB Anchor Bolt</p> <p>ABV Above</p> <p>A/C Air Conditioning</p> <p>A.C. Asphaltic Concrete</p> <p>ACT Acoustical Tile</p> <p>ACOUS Acoustical</p> <p>ADJ Adjustable</p> <p>A.F.F. Above Finish Floor</p> <p>ALT Alter or Alternate</p> <p>ALUM Aluminum</p> <p>ANOD Anodized</p> <p>A.P. Access Panel</p> <p>APPROX Approximate</p> <p>ARCH Architectural</p> <p>ASPH Asphalt</p> <p>BD Board</p> <p>BITUM Bituminous</p> <p>BLDG Building</p> <p>BLK Block</p> <p>BLKG Blocking</p> <p>BM Beam</p> <p>BOT Bottom</p> <p>BR Bedroom</p> <p>BSMT Basement</p> <p>B.U.R. Built Up Roofing</p> <p>CAB Cabinet</p> <p>CARP Carpet</p> <p>C.B. Catch Basin</p> <p>CEM Cement</p> <p>CER Ceramic</p> <p>C.I. Cast Iron</p> <p>CLG Ceiling</p> <p>CLO Closet</p> <p>CLR Clear</p> <p>CM Concrete</p> <p>C.M.U. Concrete Masonry Unit</p> <p>CNTR Counter</p> <p>COL Column</p> <p>CONC Concrete</p> <p>COND Condition or Condenser</p> <p>CONN Connection</p> <p>CONST Construction</p> <p>CONT Continuous</p> <p>CONTR Contractor</p> <p>CORR Corridor</p> <p>C.T. Ceramic Tile</p> <p>CTR Center</p> <p>C.W. Cold Water</p> <p>D Deep, Depth</p> <p>DBL Double</p> <p>DD Deck drain</p> <p>DET Detail, Detector</p> <p>D.F. Drinking Fountain</p> <p>DIA Diameter</p> <p>DIM Dimension</p> <p>DISP Dispenser</p> <p>DN Down</p> <p>DO. Door Opening</p> <p>DR Door</p> <p>DS Downspout</p> <p>D.S.P. Dry Standpipe</p> <p>DWG Drawing</p> <p>DWR Drawer</p> <p>E East</p> <p>EA Each</p> <p>EF Exhaust Fan</p> <p>EJ Expansion Joint</p> <p>EL Elevation</p> <p>ELC Electrical</p> <p>ELEC Concrete Masonry Unit</p> <p>ELEV Elevation</p> <p>EMER Emergency</p> <p>ENCL Enclosure</p> <p>E.O.S. Edge of Slab</p> <p>EQ Equal</p> <p>EQUIP Equipment</p> <p>E.W. Each Way</p> <p>EXST Existing</p> <p>EXP Expansion</p> <p>EXT Exterior</p> <p>F Fixed</p> <p>F.A. Fire Alarm</p> <p>F.A.U. Forced Air Unit</p> <p>F.D. Floor Drain</p> <p>FDN Foundation</p> <p>F.E. Fire Extinguisher</p> <p>FG. Finish Grade</p> <p>F.H.C. Fire Hose Cabinet</p> <p>FIN. Finish</p> <p>FLASH Flashing</p> <p>FL. FLR. Floor</p> <p>F.O. Face of ...</p> <p>F.O.C. Face of Concrete</p> <p>F.O.F. Face of Finish</p> <p>F.O.M. Face of Masonry</p> <p>F.O.S. Face of Stud</p> <p>FPRF Fireproof</p> <p>FR Frame</p> <p>FS Full Size</p> <p>FT Foot, Feet</p> <p>FTG Footing</p> <p>FURR Furring, Furred</p> <p>FUT Future</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>G.B. Grab Bar</p> <p>GL Glass, Glazing</p> <p>GND Ground</p> <p>GR Grade</p> <p>GYP Gypsum</p> <p>H High</p> <p>H.B. Hose Bib</p> <p>H.C. Hollow Core</p> <p>HCP Handicapped</p> <p>HDWR Hardware</p> <p>HDWD Hardwood</p> <p>H.M. Hollow Metal</p> <p>HORIZ Horizontal</p> <p>HR Hour</p> <p>HT Height</p> <p>HVAC Heating, Ventilation and Air Conditioning</p> <p>H.W. Hot Water</p> <p>I.D. Inside Diameter</p> <p>INCL Including</p> <p>INSUL Insulation</p> <p>INT Interior</p> <p>JST Joist</p> <p>JT Joint</p> <p>KIT Kitchen</p> <p>LAM Laminate</p> <p>LAV Lavatory</p> <p>L.F. Lineal Foot</p> <p>L.H. Left Hand</p> <p>LKR Locker</p> <p>L.R. Living Room</p> <p>LT Light</p> <p>L.V. Low Voltage</p> <p>LVR Louver</p> <p>GA Gauge</p> <p>GALV Galvanized</p> <p>G.B. Grab Bar</p> <p>GL Glass, Glazing</p> <p>GND Ground</p> <p>GR Grade</p> <p>GYP Gypsum</p> <p>H High</p> <p>H.B. Hose Bib</p> <p>H.C. Hollow Core</p> <p>HCP Handicapped</p> <p>HDWR Hardware</p> <p>HDWD Hardwood</p> <p>H.M. Hollow Metal</p> <p>HORIZ Horizontal</p> <p>HR Hour</p> <p>HT Height</p> <p>HVAC Heating, Ventilation and Air Conditioning</p> <p>H.W. Hot Water</p> <p>I.D. 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Overhang</p> <p>OVHD Overhead</p> <p>OPNG Opening</p> <p>OPP Opposite</p> <p>PA Planting Area</p> <p>PC Piece</p> <p>PD Planter drain</p> <p>PL Plate</p> <p>P.L. Property Line</p> <p>PLMG Plumbing</p> <p>PLAM Plastic Laminate</p> <p>PLAS Plaster</p> <p>PLYWD Plywood</p> <p>PR Pair</p> <p>PT Paint</p> <p>P.T.D. Paper Towel Dispenser</p> <p>PTN Partition</p> <p>Q.T. Quarry Tile</p> <p>R Riser</p> <p>RAD Radius</p> <p>RD Roof Drain</p> <p>REF Reference</p> <p>REFR Refrigerator</p> <p>REINF Reinforced, Reinforcing</p> <p>REQ Required</p> <p>RESIL Resilient</p> <p>REV Revised, Reverse</p> <p>RFG Roofing</p> <p>R.H. Right Hand</p> <p>RM Room</p> <p>R.O. Rough Opening</p> <p>R.W. Retaining Wall</p> <p>S South</p> <p>S Solid Core</p> <p>SCHED Schedule</p> <p>SD Smoke Detector</p> <p>SECT Section</p> <p>SEP Separation, Separate</p> <p>SHR Shower</p> <p>SHT Sheet</p> <p>SIM Similar</p> <p>SLDG Sliding</p> <p>S.O.G. Slab On Grade</p> <p>SPEC Specification</p> <p>SQ Square</p> <p>S.S. Stainless Steel</p> <p>STD Standard</p> <p>STL Steel</p> <p>STOR Storage</p> <p>STRUCT Structural</p> <p>SUSP Suspended</p> <p>SW Switch</p> <p>SYM Symmetrical</p> <p>SYS System</p> <p>T Tempered</p> <p>T.B. Towel Bar</p> <p>T&G Tongue & Groove</p> <p>T.O.C. Top of Curb</p> <p>T.O.D. Top of Drain</p> <p>TEMP Tempered, Temperature</p> <p>TG Tempered Glass</p> <p>THK Thick, Thickness</p> <p>THR Threshold</p> <p>TOIL Toilet</p> <p>T.O.P. Top of Pavement</p> <p>T.O.S. Top of Slab</p> <p>T.P.D. Toilet Paper Dispenser</p> <p>T.S. Top of Steel</p> <p>TV Television</p> <p>T.O.W. Top of Wall</p> <p>TYP Typical</p> <p>U.F. Under Floor</p> <p>UNF Unfinished</p> <p>U.O.N. Unless Otherwise Noted</p> <p>VERT Vertical</p> <p>VEST Vestibule</p> <p>V.I.F. Verify in Field</p> <p>VOL Volume</p> <p>W West, Wide</p> <p>W/ With</p> <p>W.H. Water Heater</p> <p>W/O Without</p> <p>W.C. Water Closet</p> <p>WD Wood</p> <p>WNDW Window</p> <p>WP Waterproof</p> <p>WPM Waterproof Membrane</p> <p>WT Weight</p>		

PROJECT INFORMATION	SCALE N.T.S.	2
ABBREVIATIONS	SCALE N.T.S.	5

VICINITY MAP	SCALE N.T.S.	1

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RODGERTON RESIDENCE
6023 Roddington Dr.
Los Angeles, CA 90068

Project Number 2401

TITLE SHEET

PLAN CHECK 12 MARCH 2025

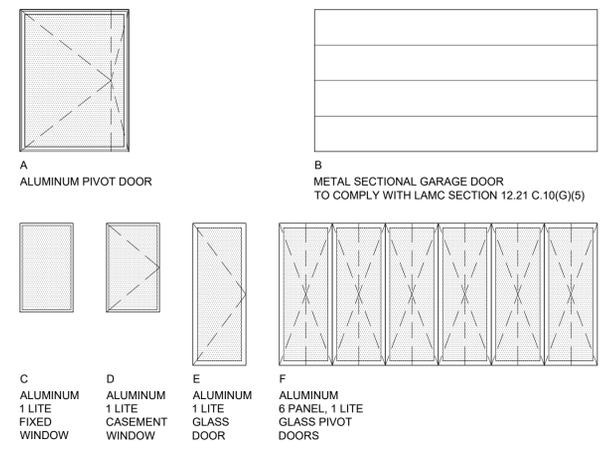
LICENSED ARCHITECT
ROBERT REES
C-26934
EXPIRES 12-31-2028
STATE OF CALIFORNIA

E-1

- ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
- DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL CORNER DOORS SHALL BE LOCATED PER DETAIL A0-1/20. ALL OTHER DOORS AND ALL WINDOWS NOT DIMENSIONED SHALL BE LOCATED WITH IN EXISTING OPENINGS OR BE CENTERED IN THE CLEAR SPACE OR ROOM.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OF POWER DISTRIBUTION FACILITIES (POWER POLLS, 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)
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED) (308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, UPC).
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (11158.2 AND 2406.3(5)).
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLASSED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
- BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEG. F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8)
- DAMP-PROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R612.4.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND ROOF SPACE (R302.11)
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS (R302.12)
- HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS (R311.7.7.3)
- SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.

GLAZING NOTES

SCALE
N.T.S. 2

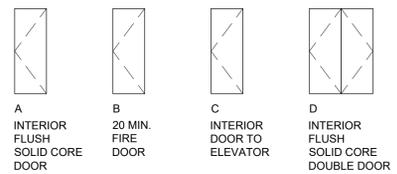


- DIRECTION OF OPERATION SHOWN FROM EXTERIOR.
- ALL GLASS SHALL BE TEMPERED.
- THE MANUFACTURER SHALL PERMANENTLY IDENTIFY EACH UNIT OF TEMPERED GLASS. THIS IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
- EGRESS WINDOWS SHALL BE MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 S.F. MIN. AREA (5.0 S.F. AT GRADE LEVEL), AND 44" MAX. TO CLEAR OPENING AT SILL.
- SIZES ARE APPROXIMATE
- VERIFY ROUGH OPENINGS AND NET FRAME SIZES WITH ARCHITECT PRIOR TO ORDERING DOORS AND FRAMING.

NO.	TYPE	WIDTH	HEIGHT	HEAD HT	U-FAC.	SHGC	HEAD/SILL	JAMB	NOTES
101	A	6'-2"	8'-0"						
102	B	16'-0"	8'-0"						NW DOORS MODERN TECH 3550
201	D REV	2'-11"	5'-0"						
	C	2'-11"	5'-0"						
202	E REV	2'-11"	8'-0"						
	C	2'-11"	8'-0"						
	C	2'-11"	8'-0"						
	E	2'-11"	8'-0"						
203	C	2'-11"	6'-0"						
	C	2'-11"	6'-0"						
204	C	2'-11"	6'-0"						
	C	2'-11"	6'-0"						
205	D REV	2'-11"	6'-0"						
	C	2'-11"	6'-0"						
206	E	2'-11"	8'-0"						
207	D REV	2'-11"	6'-0"						
	C	2'-11"	6'-0"						
208	E	2'-11"	8'-0"						
301	C	2'-3"	6'-0"						
302	C	2'-11"	6'-0"						
	D	2'-11"	6'-0"						
303	D REV	2'-11"	6'-0"						
	C	2'-11"	6'-0"						
304	C	2'-11"	6'-0"						
	D	2'-11"	6'-0"						
305	C	2'-11"	6'-0"						
	C	2'-11"	6'-0"						
306	D REV	2'-11"	6'-0"						
	C	2'-11"	6'-0"						
307	C	2'-11"	6'-0"						
	D	2'-11"	6'-0"						
308	C	2'-11"	6'-0"						
	D	2'-11"	6'-0"						
309	C	2'-3"	6'-0"						
310	F	22'-8"	9'-0"						
401	E	3'-0"	8'-0"						
402	D	3'-4"	6'-0"						

GENERAL NOTES

SCALE
N.T.S. 4



NO.	TYPE	WIDTH	HEIGHT	THK.	HEAD/SILL	JAMB	HDWR.	STOP	NOTES
101.1	B	3'-0"	8'-0"	1-3/4"					FIRE RATED
102.1	C	3'-0"	8'-0"	1-3/4"					
103.1	A	2'-8"	8'-0"	1-3/4"					
201.1	C	3'-0"	8'-0"	1-3/4"					
203.1	A	2'-8"	8'-0"	1-3/4"					
204.1	A	2'-8"	8'-0"	1-3/4"					
204.2	D	3'-4"	8'-0"	1-3/4"					
205.1	A	2'-8"	8'-0"	1-3/4"					
205.2	D	4'-0"	8'-0"	1-3/4"					
206.1	A	2'-8"	8'-0"	1-3/4"					
207.1	A	2'-8"	8'-0"	1-3/4"					
208.1	A	2'-8"	8'-0"	1-3/4"					
209.1	A	2'-8"	8'-0"	1-3/4"					
301.1	C	3'-0"	8'-0"	1-3/4"					
305.1	A	2'-8"	8'-0"	1-3/4"					
307.1	A	2'-8"	8'-0"	1-3/4"					
307.2	D	4'-0"	8'-0"	1-3/4"					
308.1	A	2'-8"	8'-0"	1-3/4"					

INTERIOR DOOR SCHEDULE

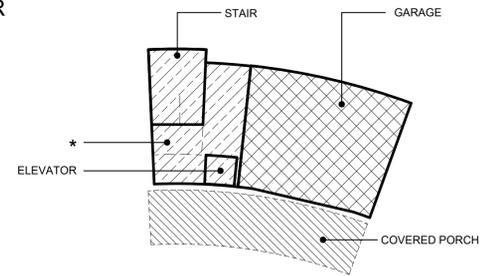
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EXT. DOOR/WINDOW SCHEDULE

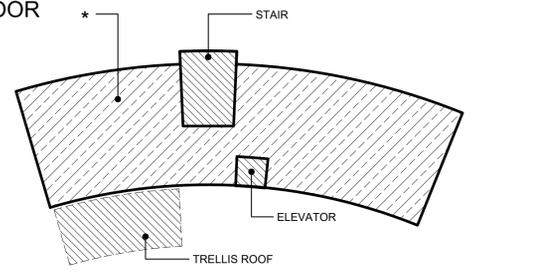
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N.T.S. 1

SCALE
N.T.S. 8

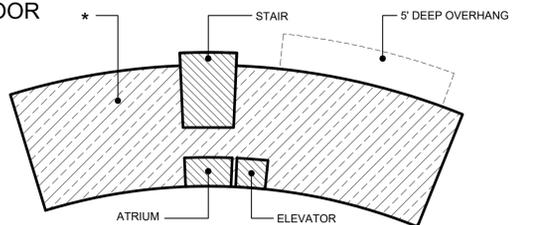
1ST FLOOR



2ND FLOOR



3RD FLOOR



SCHOOL DISTRICT FEE TABULATION	CREDIT	TOTAL
FIRST FLOOR (INCL. STAIR, ELEVATOR, GARAGE & STORAGE)	855.6 S.F. (GARAGE) 445.6 S.F.	410.0 S.F.
SECOND FLOOR	1,363.3 S.F. (STAIR & ELEV.) 123.3 S.F.	1,240.0 S.F.
THIRD FLOOR	1,363.4 S.F. (STAIR, ELEV., & MECH.) 173.0 S.F.	1,190.3 S.F.
ROOF LEVEL	66.3 S.F. (STAIR) 50.7 S.F.	15.6 S.F.
TOTAL SCHOOL FEES FLOOR AREA		3,060.4 S.F.

RFA ANALYSIS	CREDIT	TOTAL
1ST FLOOR * (INCL. STAIR, ELEV., GARAGE & COVERED PORCH)	1,034.1 S.F. (GARAGE) 200.0 S.F.	834.1 S.F.
2ND FLOOR *	1,430.0 S.F. (STAIR & ELEVATOR) 292.0 S.F.	1,138.0 S.F.
3RD FLOOR *	1,271.4 S.F. (STAIR, ELEV. & ATRIUM) 154.6 S.F.	1,116.8 S.F.
ROOF LEVEL	0.0 S.F.	0.0 S.F.
TOTAL PROPOSED RESIDENTIAL FLOOR AREA (RFA):		3,088.9 S.F.
MAX RFA (PER SLOPE BAND ANALYSIS):		2,617.33 S.F.
20% CUMULATIVE SIDE SETBACK BONUS		523.47 S.F.
TOTAL ALLOWABLE RESIDENTIAL FLOOR AREA (RFA):		3,140.80 S.F.
LOT AREA:		12,066.1 S.F.

PROPOSED LOT COVERAGE (2,034.6 / 12,066.1)= 16.9 %
MAXIMUM LOT COVERAGE PER HOLLYWOODLAND SPECIFIC PLAN= 30.0 %

AREA DIAGRAMS

SCALE
N.T.S. 7

AREA CALCULATIONS

SCALE
N.T.S. 5

REFERRAL FORM

SLOPE BAND ANALYSIS
Exhibit A: Citywide Hillside Area Regulations Worksheet



Instructions

This form serves as an Exhibit to the Slope Band Analysis Joint Referral Form (CP-7849) for projects subject to the Citywide Hillside Area Regulations and shall be prepared, stamped, and signed by a State of California registered Civil Engineer or Licensed Land Surveyor.

To determine the Maximum Residential Floor Area (RFA), check the zone of the project site in Table 1 or Table 2, as applicable, and complete Worksheet 1. Properties with multiple zones should submit a separate copy of the tables and calculations for EACH zone. DO NOT round up calculations.

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Slope Bands (%)	Lot Area (SF) within each Slope Band from Survey / Contour Map	FAR from the Zone Checked in Table 1 or Table 2	Maximum RFA ¹ allowed within each Slope Band
0 - 14.99	0.00	X 0.40	= 0.00
15 - 29.99	2,824.80	X 0.35	= 988.68
30 - 44.99	537.00	X 0.30	= 161.10
45 - 59.99	1,087.00	X 0.25	= 271.75
60 - 99.99	5,979.00	X 0.20	= 1,195.80
100 +	1,668.00	X 0.00	= 0.00
Total Lot Area		Total Maximum RFA	2,617.33

SURVEYOR'S CERTIFICATION



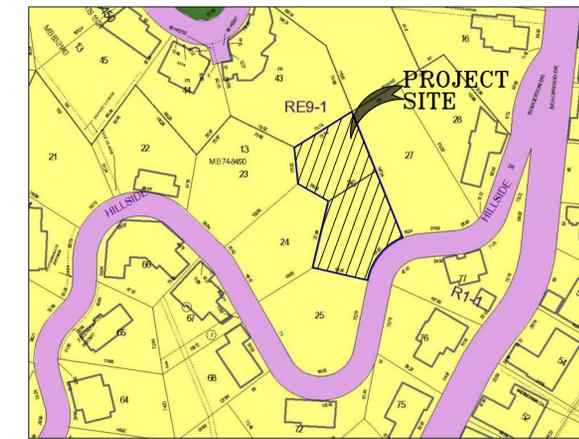
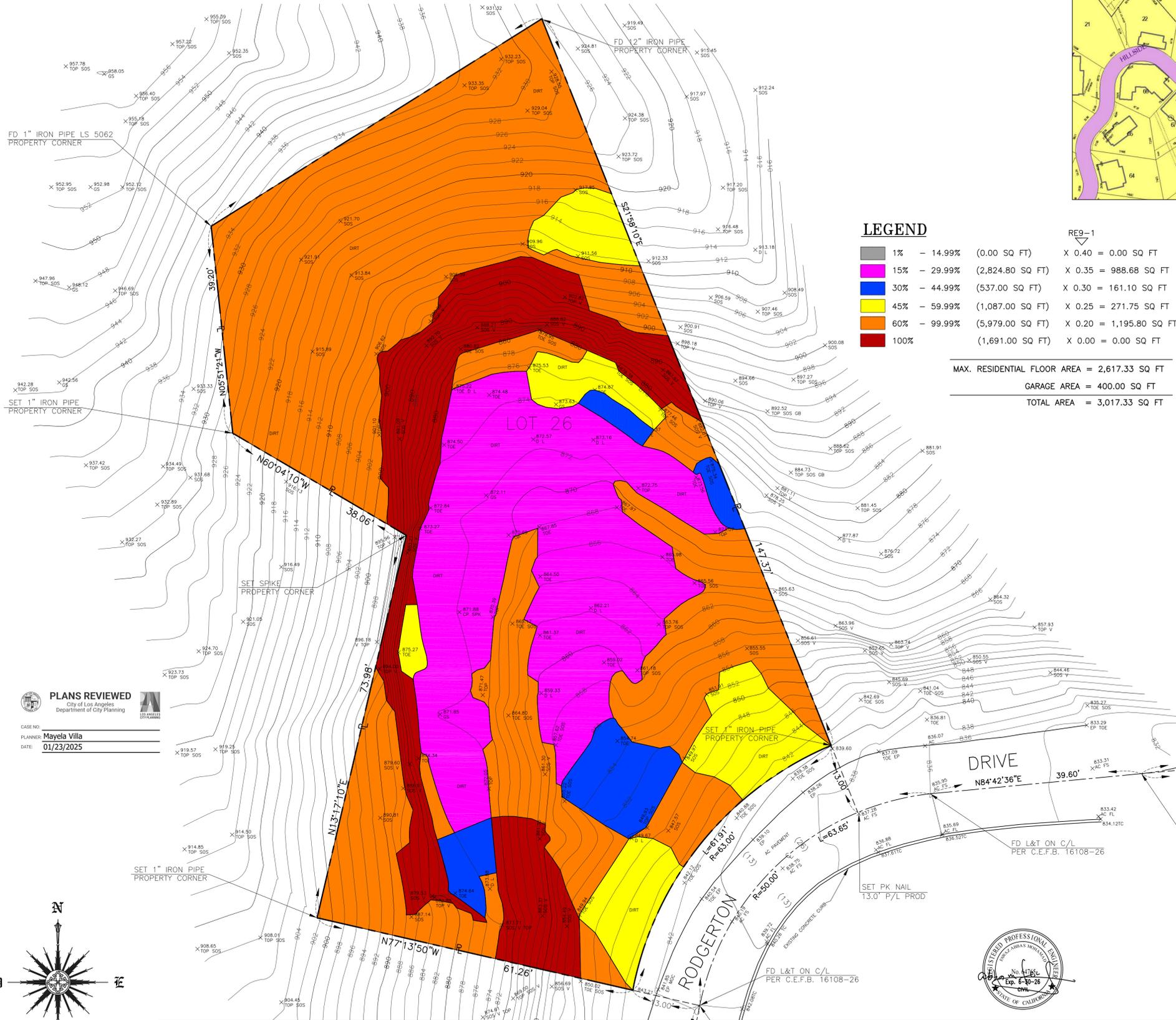
(Space for Surveyor's Stamp/Seal)

I, FAWAZ ABBAS MOHAMAD (Print Name), the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: 64765, Expiration Date: _____), certifies that all of the above information is correct.

Signature: *Fawaz Abbas Mohamad* Date: 9-26-24

¹ RFA shall be calculated as defined in LAMC Section 12.03.

TOPOGRAPHIC MAP



KEY MAP
N.T.S.

LEGEND

1%	- 14.99%	(0.00 SQ FT)	X 0.40 = 0.00 SQ FT
15%	- 29.99%	(2,824.80 SQ FT)	X 0.35 = 988.68 SQ FT
30%	- 44.99%	(537.00 SQ FT)	X 0.30 = 161.10 SQ FT
45%	- 59.99%	(1,087.00 SQ FT)	X 0.25 = 271.75 SQ FT
60%	- 99.99%	(5,979.00 SQ FT)	X 0.20 = 1,195.80 SQ FT
100%		(1,691.00 SQ FT)	X 0.00 = 0.00 SQ FT

MAX. RESIDENTIAL FLOOR AREA = 2,617.33 SQ FT
GARAGE AREA = 400.00 SQ FT
TOTAL AREA = 3,017.33 SQ FT

ZIMAS

6023 W RODGERTON DR

Address/Legal: 6023 W RODGERTON DR, ZIP Code 90028, PIN Number 157-5A191 07, Lot/Parcel Area (Calculated) 12,118.8 (sq ft), Thomas Brothers Grid PAGE 503 - GRID G1, Assessor Parcel No. (APN) 5583002004, Tract TR 6450, Map Reference M B 74-84-90 (SHTS 8-12), Block 13, Lot 28, Arb (Lot Out Reference) None, Map Sheet 157-5A191

Jurisdictional: Community Plan Area Hollywood, Area Planning Commission Central, Neighborhood Council Hollywood United, Council District CD 4 - David Rye, Census Tract # 1894 00, LACS District Office Los Angeles Metro, Building Permit Info View

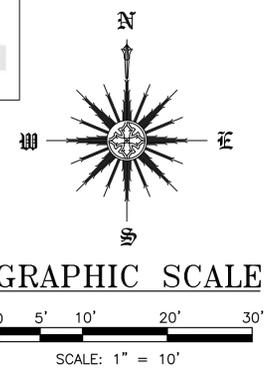
Planning and Zoning: Zoning REB-1, Zoning Information (ZI) None, General Plan Land Use Low Residential, General Plan Footnote(s) Yes, Hillside Area (Zoning Code) Yes, Baseline Hillside Ordinance Yes, Baseline Mensuration Ordinance No, Specific Plan Area Hollywoodland, Historic Preservation Review No, HistoricPlacesLA View, POD - Pedestrian Oriented None, Districts CDO - Community Design Overlay, NSO - Neighborhood Stabilization Overlay, Sign District No, Streetscape No, Adaptive Reuse Incentive Area No, Ellis Act Property No, Rent Stabilization Ordinance (RSO) No, CRA - Community Redevelopment Agency Central City Parking, Downtown Parking No, Building Line None, 500 FT School Zone No, 500 FT Park Zone Active: Griffith Park

Assessor: Assessor Parcel No. (APN) 5583002004, Ownership (Assessor) Owner1, Address, Ownership (Bureau of Engineering, Land Records) Owner, Address, APN Area (Co. Public Works) 0.277 (ac), Use Code 010V - Residential Vacant Land, Assessed Land Val. 189,278, Assessed Improvement Val. 30, Last Owner Change 10/06/04, Last Sale Amount \$0, Tax Rate Area 13, Deed Ref No. (City Clerk) 872731, Deed Ref No. (City Clerk) 819000, Deed Ref No. (City Clerk) 7-590, Deed Ref No. (City Clerk) 2570071, Deed Ref No. (City Clerk) 1438909, Deed Ref No. (City Clerk) 1321223, Building 1 No data for building 1, Building 2 No data for building 2, Building 3 No data for building 3, Building 4 No data for building 4, Building 5 No data for building 5

Case Numbers: Recent Activity None, File: 1008-159-88

PLANS REVIEWED
City of Los Angeles Department of City Planning
CITY OF LOS ANGELES
CITY PLANNING DEPARTMENT

CASE NO: _____
PLANNER: Mayela Villa
DATE: 01/23/2025



BENCH MARK:
LID OF SANITARY SEWER MANHOLE STRUCTURE ID 46902060 IN RODGERTON DRIVE AS SHOWN ON WYE MAP. ELEVATION=831.10'

BASIS OF BEARINGS:
THE N84°42'36"E ALONG THE CENTERLINE OF RODGERTON DRIVE TRACT 6450, MAP BOOK 74 PAGE 86, CITY OF LOS ANGELES, STATE OF CALIFORNIA, TAKEN AS THE BEARING FOR THIS SURVEY.

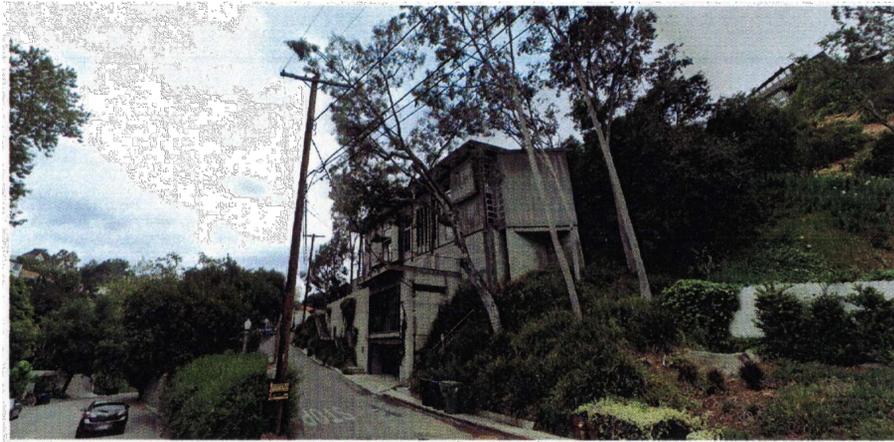
LEGAL DESCRIPTION:
TRACT NO. 6450 LOT 26, BLK 13
MAP BOOK 74 PAGES 84 TO 90

ALFREDO LACUESTA
PROFESSIONAL ENGINEER
LACUESTA SURVEYING & ENGINEERING CO.
P.O. BOX 4062, LA PUENTE, CA 91747

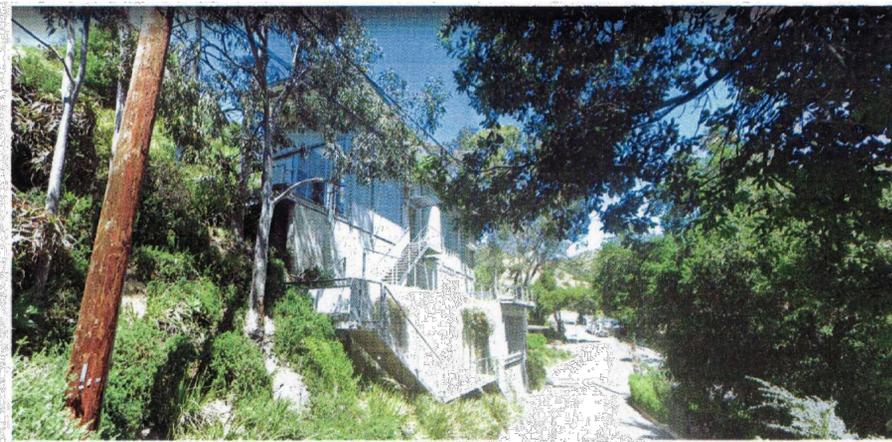
SLOPE ANALYSIS AND
MAX. RESIDENTIAL FLOOR AREA PLAN

PREPARED BY:
JK ASSOCIATES THE CHOICE
CIVIL CONSULTING ENGINEERS
1295 LOS ANGELES ST. BLDG. #4
GLENDALE CA 91204
TEL: (818) 507-9881
FAX: (818) 507-9882
Signature: *Fawaz Abbas Mohamad* Date: 9-26-24

TOPOGRAPHIC MAP
SCALE: 1"=10'
APN: 2285-004-021
DATE: 2-24-21
JK2015.55
6023 RODGERTON DRIVE
LOS ANGELES, CA 90068



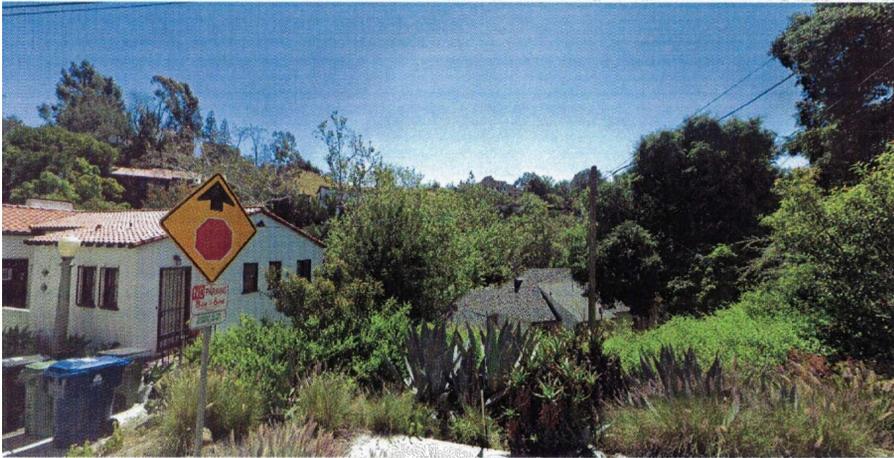
1. 3101 BEACHWOOD DR.



2. 6007 RODGERTON DR.



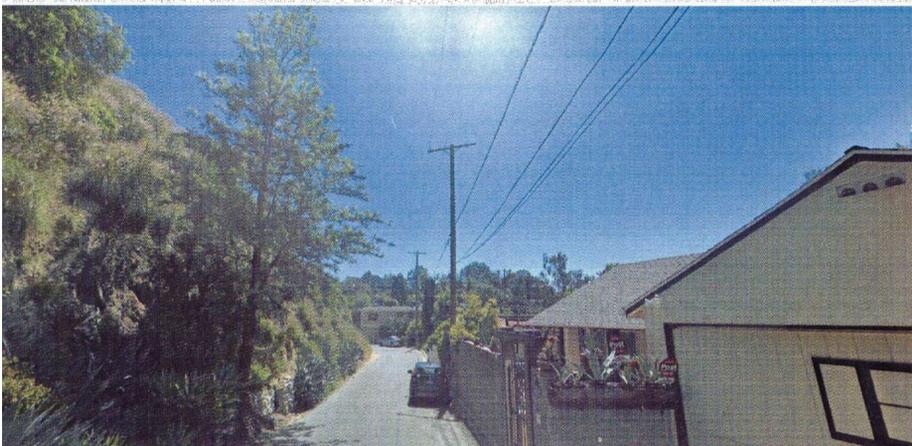
3. 6020 RODGERTON DR.



4. 6024 RODGERTON DR.



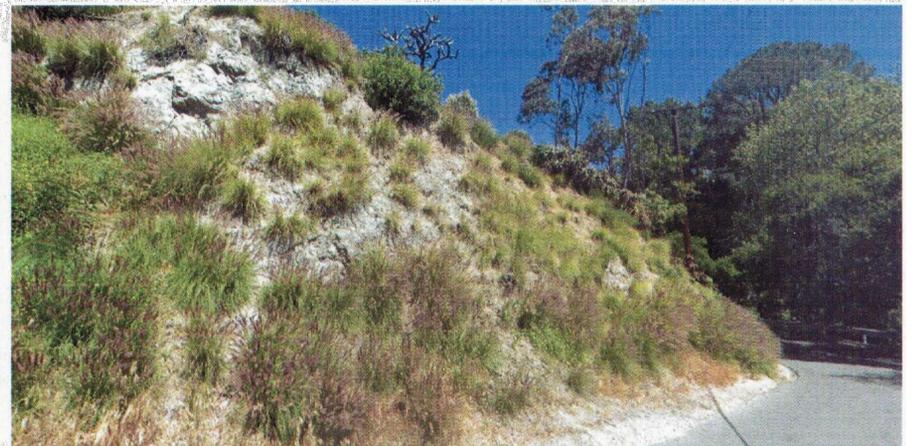
5. 6040 RODGERTON DR.



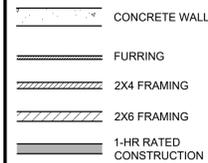
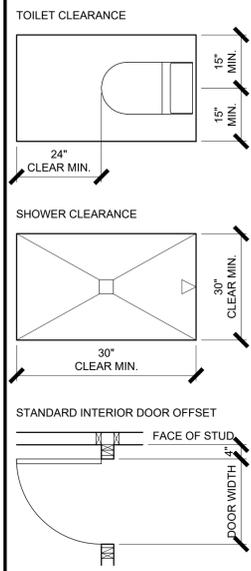
6. 6054 RODGERTON DR.



7. 6023 RODGERTON DR. (SITE)



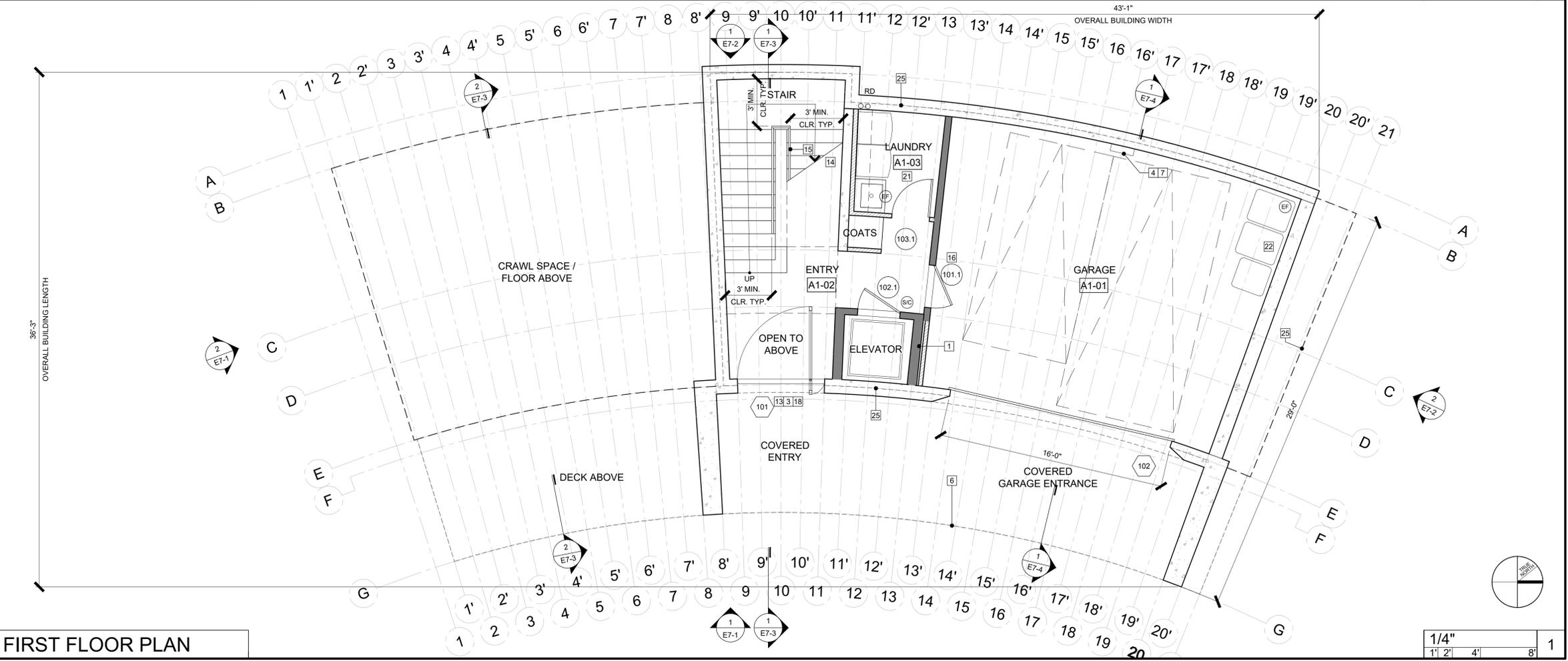
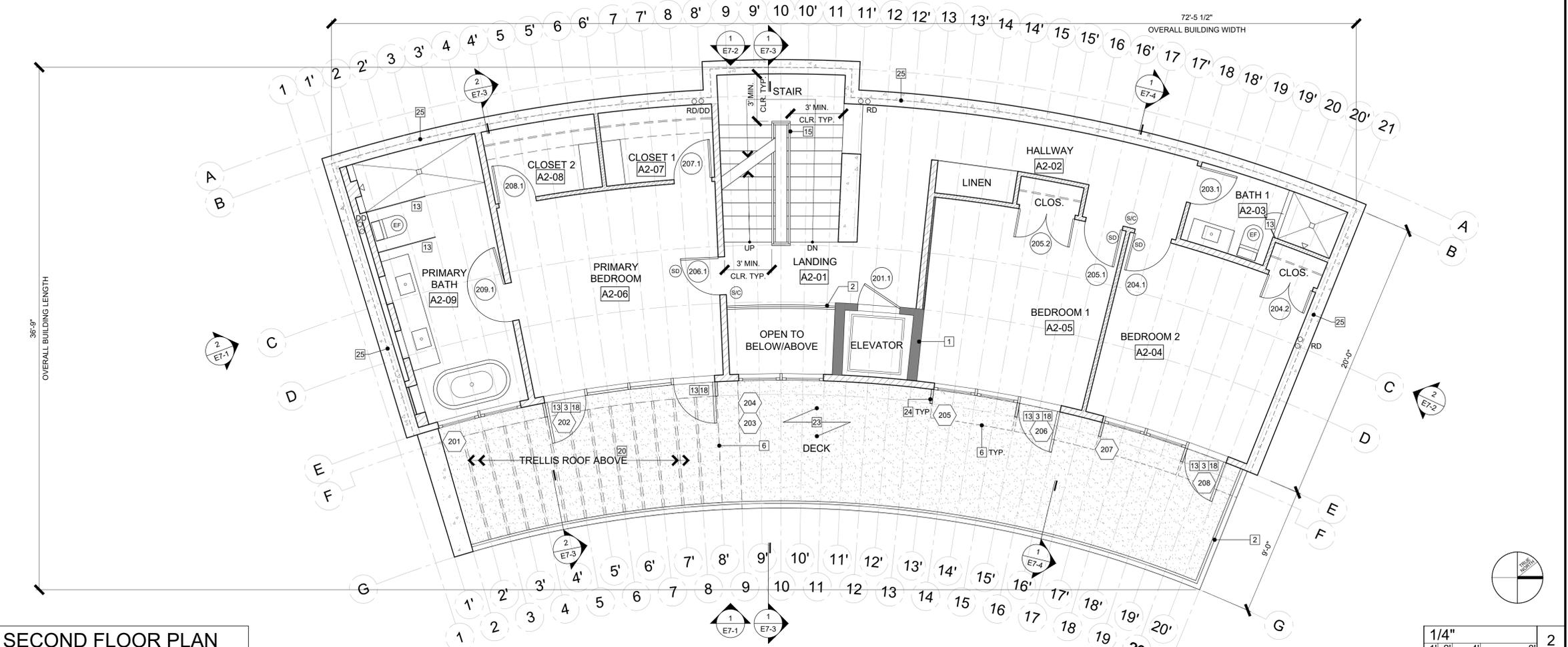
8. 6017 RODGERTON DR.



- NOTES/KEYS:**
- EXHAUST FAN IS TO BE ENERGY STAR RATED AND HUMIDISTAT CONTROLLED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING
 - ALL NEWLY INSTALLED APPLIANCES ARE TO BE ENERGY STAR RATED
 - HARDWIRED SMOKE DETECTOR
 - HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR

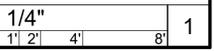
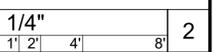
- LEGEND**
- 1-HR. FIRE RATED WALL/CEILING BETWEEN GARAGE / ELEVATOR AND RESIDENCE INCLUDING 20-MIN. RATED SELF-CLOSING, SELF-LATCHING DOOR - SEE DTL. 3/E11.2-1
 - 42" H. GUARDRAIL WITH MAX. 4" OPENINGS
 - EGRESS WINDOW / DOOR
 - FUTURE ELECTRIC VEHICLE CHARGING STATION MIN. 1" DIAMETER RACEWAY TO ACCOMMODATE/DEDICATE 208/240 VOLT BRANCH CIRCUIT SEE NOTES ON A0-4
 - ROUTING TO SERVICE PANEL, INVERTERS AND WATER HEATER IN ROOF FRAMING AND WALL FRAMING BELOW
 - OUTLINE OF ROOF / WALL / SHADE PROJECTION ABOVE
 - INVERTER AND METERING PANEL LOCATION
 - SINGLE-PLY CLASS 'A' ROOF, SEAMAN 36 MIL. FIBERTITE / 30 OZ SQ. YD. / ICC: ESR-1456 / COLOR: WHITE / MIN. SLOPE 1/4" PER FOOT 3 YEAR AGED SOLAR REFLECTANCE 0.63 MIN. THERMAL EMITTANCE -0.75 MIN. SRI -75 MIN.
 - OVERHANG W/ METAL CAP AND FASCIA COLOR TBD
 - SKYLIGHT, VELUX FCM1446
 - SKYLIGHT, VELUX FCM2270
 - CONDUCTOR HEAD AND/OR DOWNSPOUT
 - TEMPERED GLASS
 - ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UNDER-STAIR SURFACES PROTECTED BY MIN. 1/2" GYPSUM BOARD (CRC R302.7)
 - HAND RAIL, TOP 34"-38" ABOVE STAIR NOSING, TYP.
 - 20 MIN. SELF CLOSING DOOR
 - AC CONDENSER
 - LANDING MAX 1.5" BELOW THRESHOLD, TYP
 - ROOF/DECK DRAIN W/ ADJACENT OVERFLOW DRAIN @ +2'
 - ALUMINUM TRELLIS BEAMS
 - AREA ABOVE TO BE USED TO HOUSE MECHANICAL EQUIPMENT
 - TRASH AREA
 - CLASS 'A' RATED WOOD DECKING (ESR-1159) / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM, LARR 24842
 - VERTICAL FINS - MATERIAL & COLOR TBD - SEE ELEVATIONS
 - FACE OF SHEATHING AT FLOOR ABOVE
 - OUTLINE OF ROOF / WALL / SHADE PROJECTION BELOW
 - 3.15 kW ROOF MOUNTED PHOTOVOLTAIC SYSTEM

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD (OR POST), UNLESS OTHERWISE NOTED.
 - DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.
 - VERIFY ALL STRUCTURAL ITEMS WITH STRUCTURAL PLANS



NOTES AND KEYS

3 FIRST FLOOR PLAN



Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310.396.2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA 90068

Project Number 2401

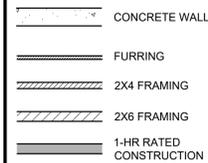
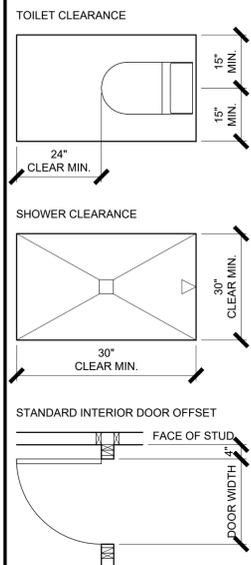
RODGERTON RESIDENCE

FIRST FLOOR PLAN & SECOND FLOOR PLAN

PLAN CHECK
12 MARCH 2025



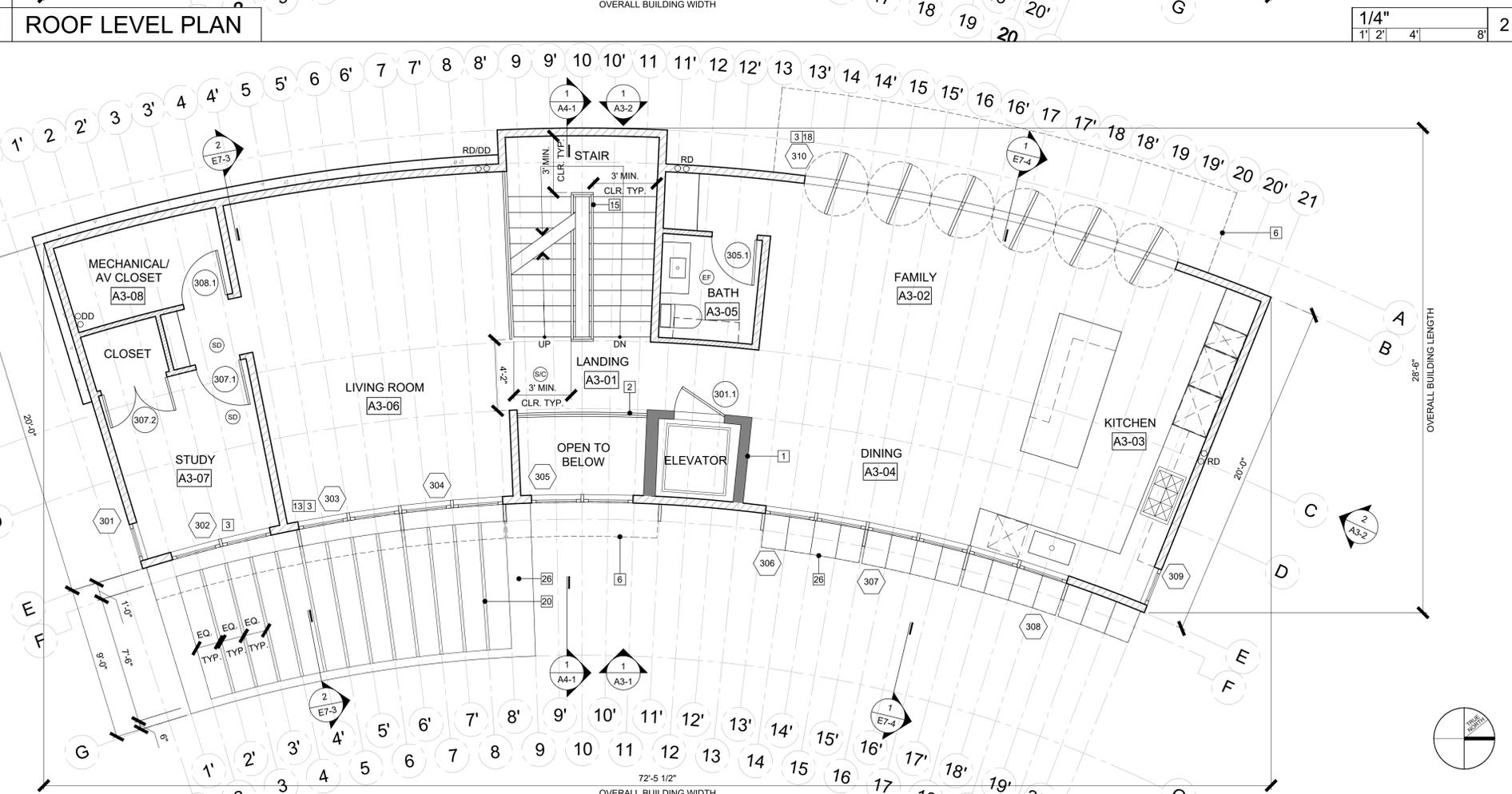
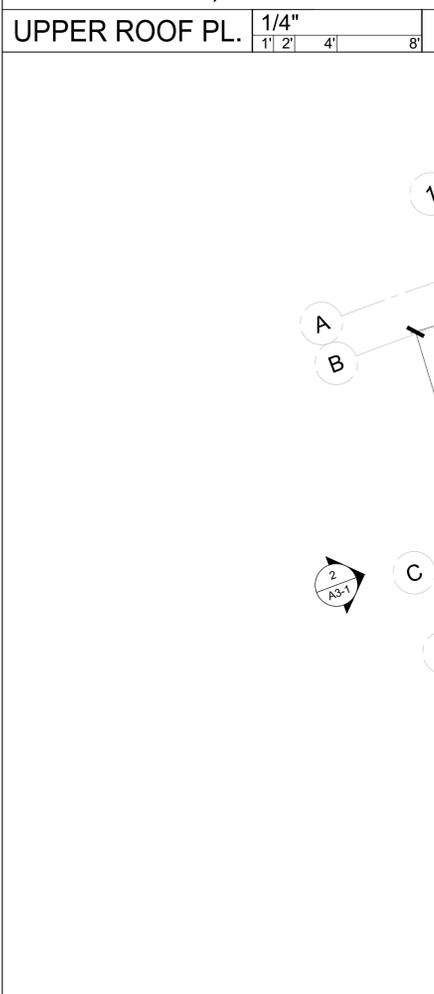
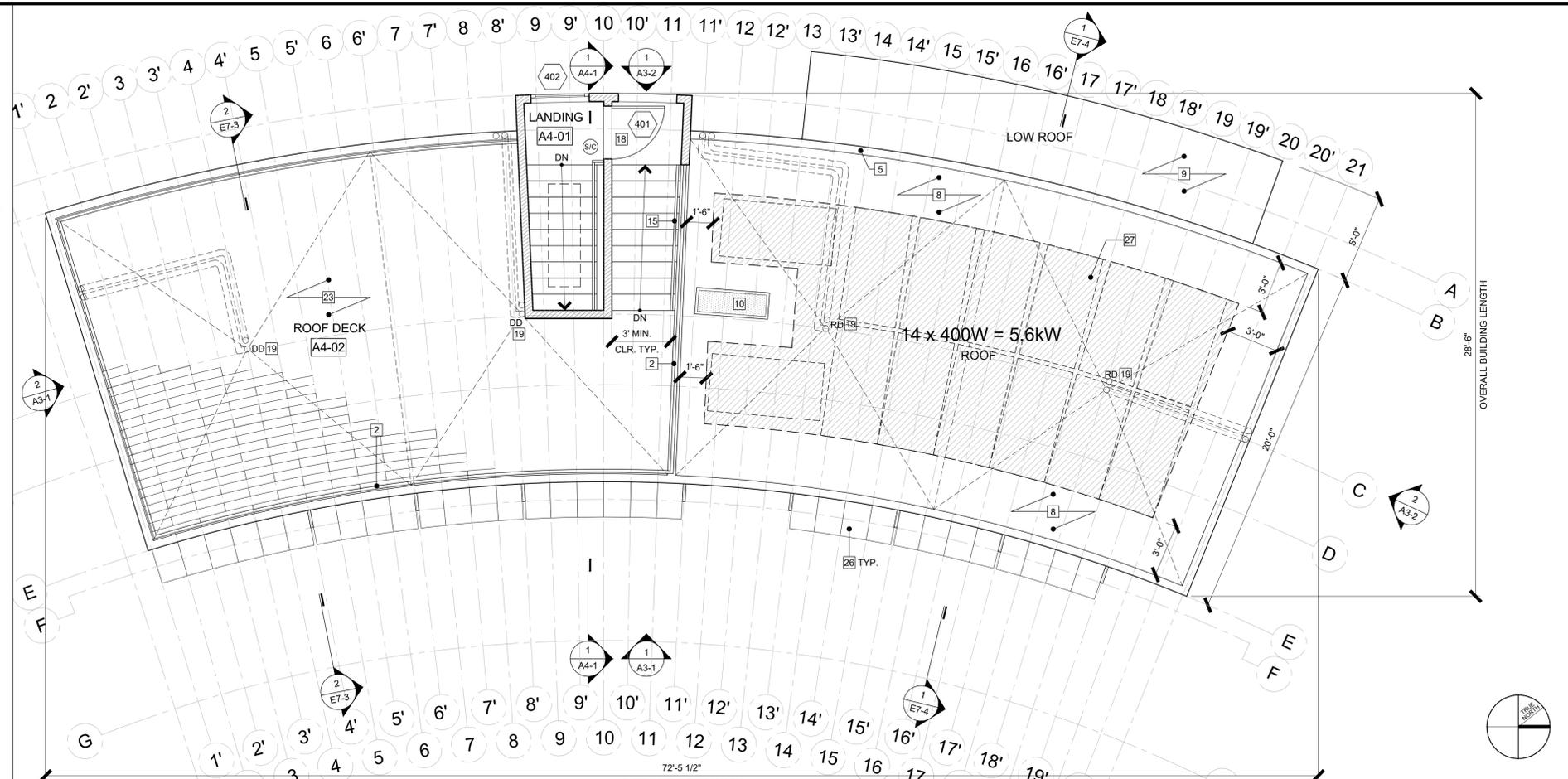
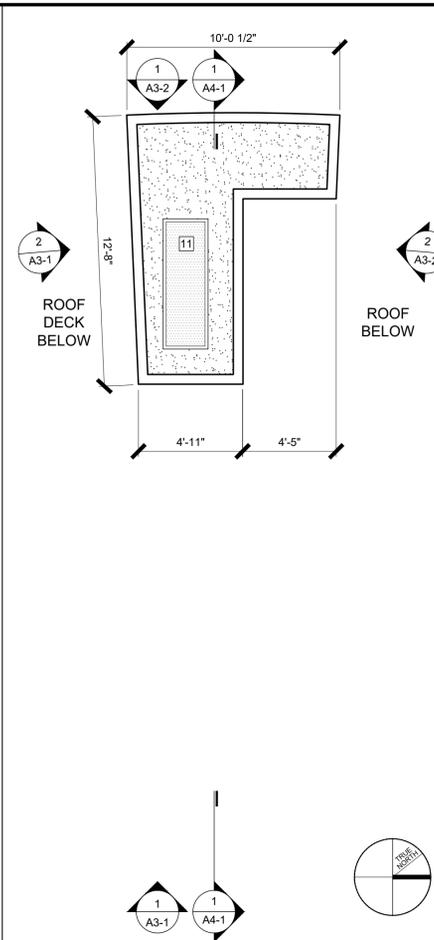
E-6.1



- NOTES/KEYS:**
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 - HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR

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 - SKYLIGHT, VELUX FCM2270
 - CONDUCTOR HEAD AND/OR DOWNSPOUT
 - TEMPERED GLASS
 - ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UNDER-STAIR SURFACES PROTECTED BY MIN. 1/2" GYPSUM BOARD (CRC R302.7)
 - HAND RAIL, TOP 34"-38" ABOVE STAIR NOSING, TYP.
 - 20 MIN. SELF CLOSING DOOR
 - AC CONDENSER
 - LANDING MAX 1.5" BELOW THRESHOLD, TYP
 - ROOF/DECK DRAIN W/ ADJACENT OVERFLOW DRAIN @ +2"
 - ALUMINUM TRELLIS BEAMS
 - AREA ABOVE TO BE USED TO HOUSE MECHANICAL EQUIPMENT
 - TRASH AREA
 - CLASS 'A' RATED WOOD DECKING (ESR-1159) / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM, LARR 24842
 - VERTICAL FINS - MATERIAL & COLOR TBD - SEE ELEVATIONS
 - FACE OF SHEATHING AT FLOOR ABOVE
 - OUTLINE OF ROOF / WALL / SHADE PROJECTION BELOW
 - 3.15 kW ROOF MOUNTED PHOTOVOLTAIC SYSTEM

- NOTES**
- ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD (OR POST), UNLESS OTHERWISE NOTED.
 - DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.
 - VERIFY ALL STRUCTURAL ITEMS WITH STRUCTURAL PLANS



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RODGERTON RESIDENCE
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Project Number 2401

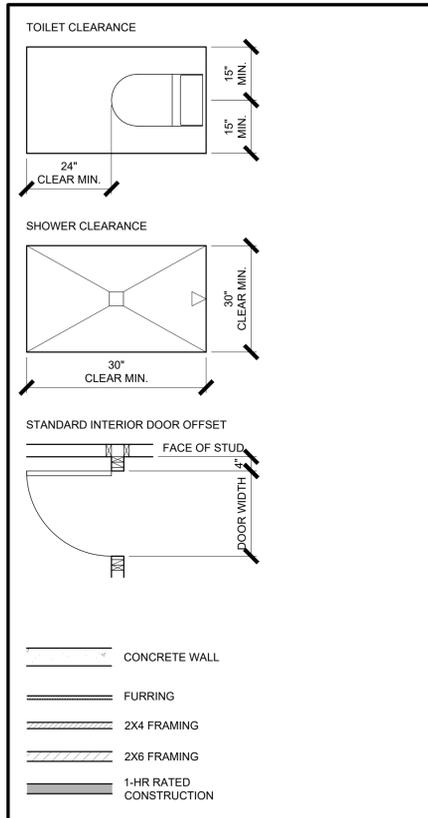
RODGERTON RESIDENCE

THIRD FLOOR PLAN & ROOF LEVEL PLAN

PLAN CHECK
 12 MARCH 2025



E-6.2



NOTES/KEYS:

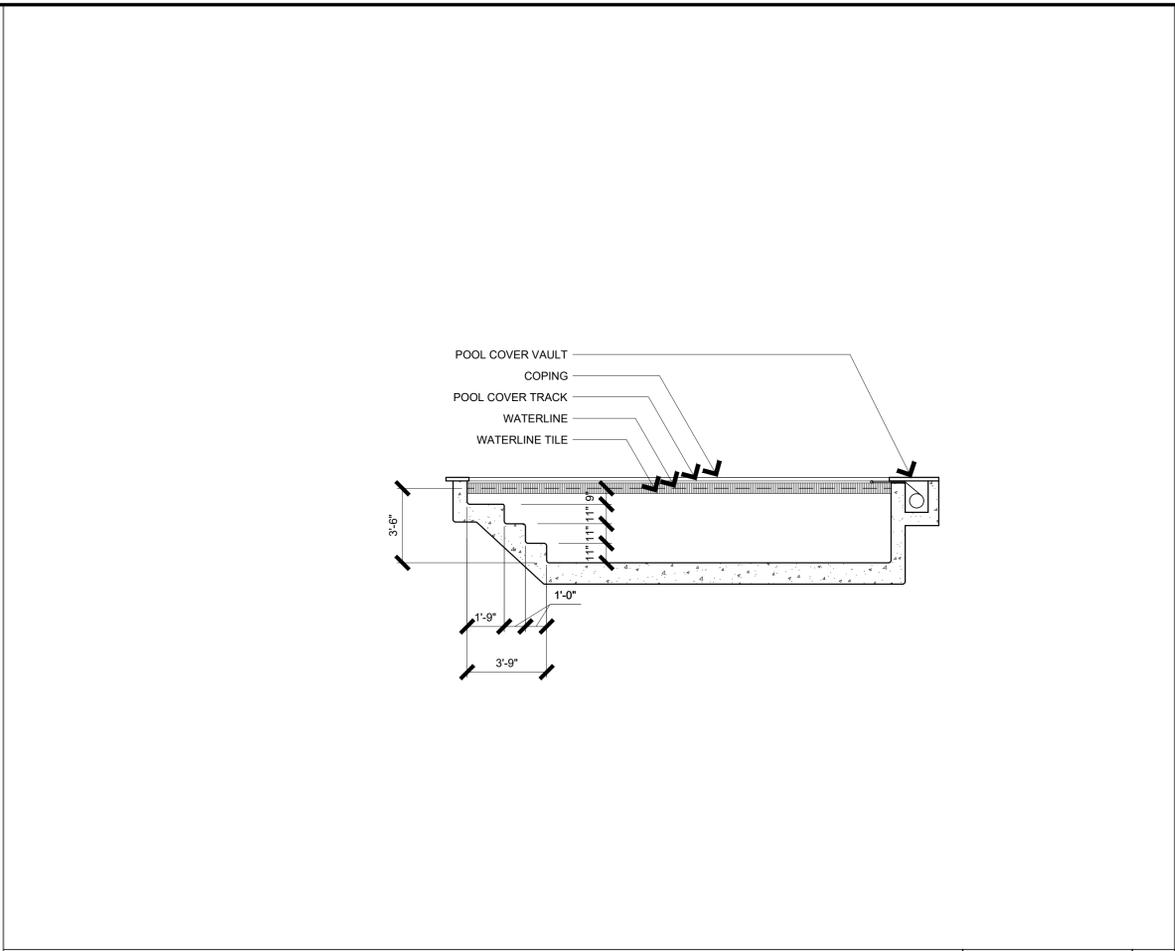
- EXHAUST FAN IS TO BE ENERGY STAR RATED AND HUMIDISTAT CONTROLLED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING
- ALL NEWLY INSTALLED APPLIANCES ARE TO BE ENERGY STAR RATED
- HARDWIRED SMOKE DETECTOR
- HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR

LEGEND

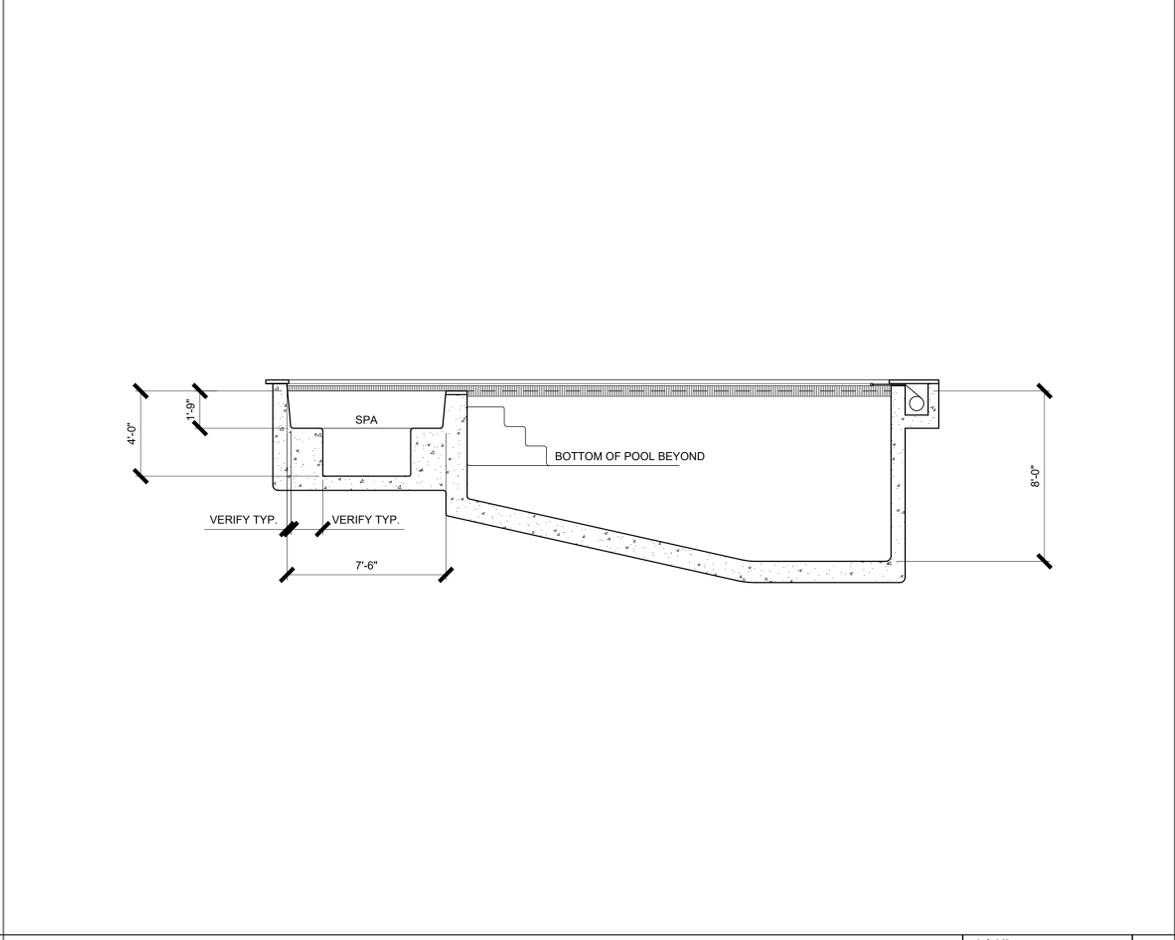
- 1-HR. FIRE RATED WALL/CEILING BETWEEN GARAGE / ELEVATOR AND RESIDENCE INCLUDING 20-MIN. RATED SELF-CLOSING, SELF-LATCHING DOOR -SEE DTL. 3/E11.2-1
- 42" H. GUARDRAIL WITH MAX. 4" OPENINGS
- EGRESS WINDOW / DOOR
- FUTURE ELECTRIC VEHICLE CHARGING STATION
MIN. 1" DIAMETER RACEWAY TO ACCOMMODATE/DEDICATE 208/240 VOLT BRANCH CIRCUIT SEE NOTES ON A0-4
- ROUTING TO SERVICE PANEL, INVERTERS AND WATER HEATER IN ROOF FRAMING AND WALL FRAMING BELOW
- OUTLINE OF ROOF / WALL / SHADE PROJECTION ABOVE
- INVERTER AND METERING PANEL LOCATION
- SINGLE-PLY CLASS 'A' ROOF, SEAMAN 36 MIL. FIBERTITE / 30 OZ SQ. YD. / ICC: ESR-1456 / COLOR: WHITE / MIN. SLOPE 1/4" PER FOOT
3 YEAR AGED SOLAR REFLECTANCE 0.63 MIN.
THERMAL EMITTANCE -0.75 MIN.
SRI -75 MIN
- OVERHANG W/ METAL CAP AND FASCIA COLOR TBD
- SKYLIGHT, VELUX FCM1446
- SKYLIGHT, VELUX FCM2270
- CONDUCTOR HEAD AND/OR DOWNSPOUT
- TEMPERED GLASS
- ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UNDER-STAIR SURFACES PROTECTED BY MIN. 1/2" GYPSUM BOARD (CRC R302.7)
- HAND RAIL. TOP 34"-38" ABOVE STAIR NOSING, TYP.
- 20 MIN. SELF CLOSING DOOR
- AC CONDENSER
- LANDING MAX 1.5" BELOW THRESHOLD, TYP
- ROOF/DECK DRAIN W/ ADJACENT OVERFLOW DRAIN @ +2"
- ALUMINUM TRELLIS BEAMS
- AREA ABOVE TO BE USED TO HOUSE MECHANICAL EQUIPMENT
- TRASH AREA
- CLASS "A" RATED WOOD DECKING (ESR-1159) / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM, LARR 24842
- VERTICAL FINIS -MATERIAL & COLOR TBD -SEE ELEVATIONS
- FACE OF SHEATHING AT FLOOR ABOVE
- OUTLINE OF ROOF / WALL / SHADE PROJECTION BELOW
- 3.15 KW ROOF MOUNTED PHOTOVOLTAIC SYSTEM

NOTES
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD (OR POST), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.
3. VERIFY ALL STRUCTURAL ITEMS WITH STRUCTURAL PLANS

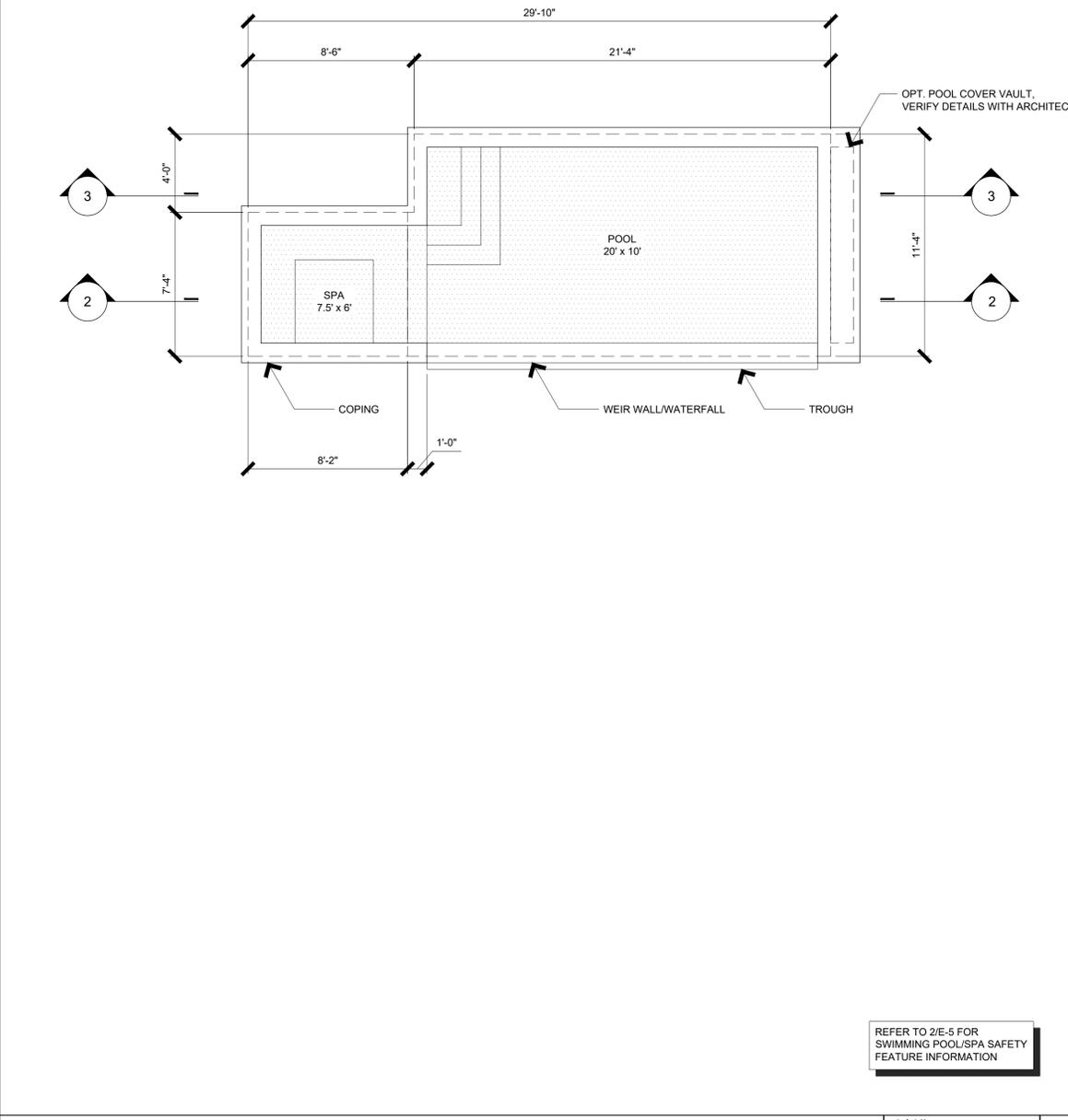
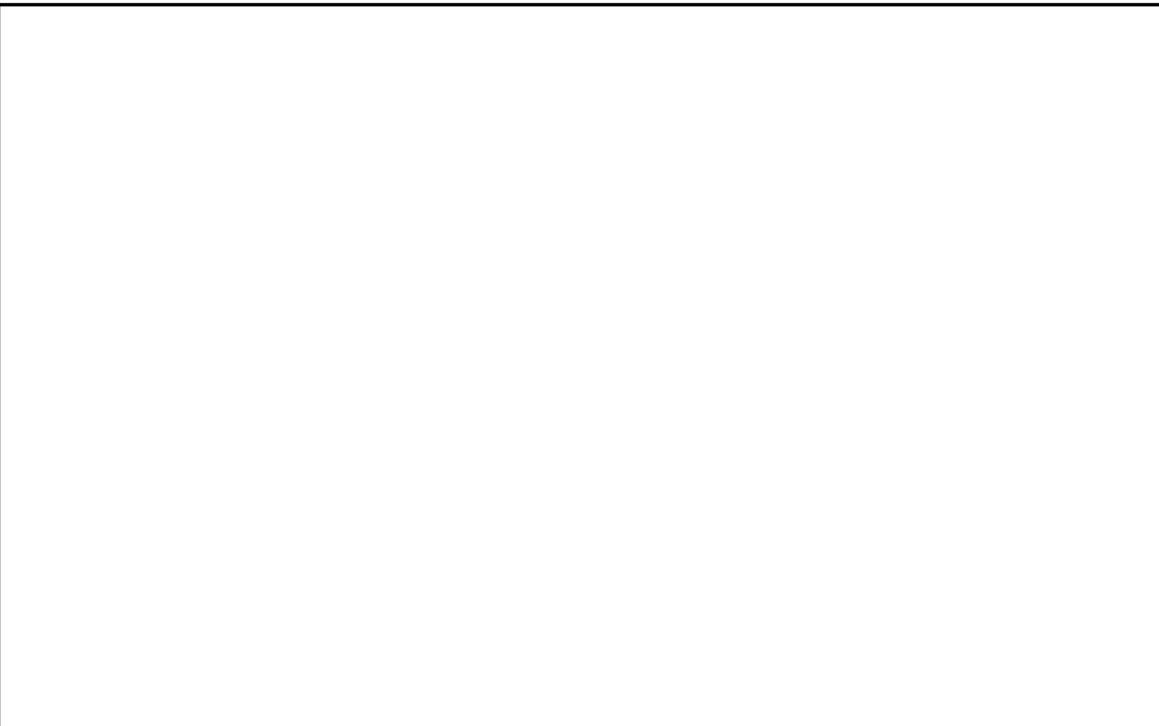
NOTES AND KEYS 4 SECTION 1



SECTION 2 1/4" 1' 2' 4' 8' 3



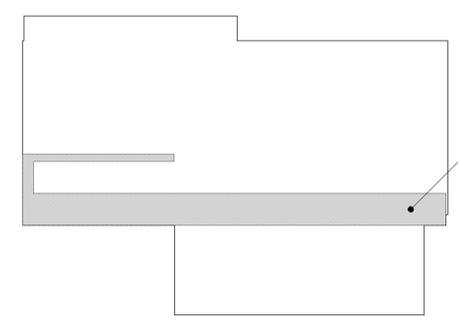
SECTION 1 1/4" 1' 2' 4' 8' 2



POOL PLAN 1/4" 1' 2' 4' 8' 1

REFER TO 2/E-5 FOR SWIMMING POOL/SPA SAFETY FEATURE INFORMATION

- LEGEND
- | | |
|--|--|
| 1 STEEL TROWEL STUCCO FINISH, COLOR 1 | 14 EXHAUST VENT |
| 2 STEEL TROWEL STUCCO FINISH, COLOR 2 | 15 HOOD VENT |
| 3 EGRESS WINDOW 42" MIN / 44" MAX. SILL HT. SEE SCHEDULE FOR ADDITIONAL INFO | 16 MATERIAL TBD |
| 4 HAND RAIL, 34"-38" ABV. STAIR NOSING | 17 FIRE RISER FINAL LOCATION TBD |
| 5 42" H. GUARDRAIL W/ 3/8" X 2" TOP RAIL & 3/8" X 2" STEEL PICKETS, MAX. 4" OPENINGS | 18 LINE OF WALL BELOW GRADE |
| 6 9 1/4" WIDE BOARD FORMED CONCRETE. CONFIRM JOINT LOCATIONS WITH ARCHITECT | 19 INTERNAL ROOF / DECK DRAIN / OVERFLOW INTERCONNECT W/ SUBTERRANEAN DRAINAGE |
| 7 ENTRY DOOR | 20 HORIZONTAL SHADE PROJECTION |
| 8 GARAGE DOOR | 21 STUCCO CONTROL JOINT (VERTICAL JOINTS ON FRONT AND REAR ELEVATION CAN BE DELETED AT THE OWNER'S DISCRETION) |
| 9 CLIP LOCK METAL ROOFING MATERIAL TBD | |
| 10 METAL FACIA | |
| 11 BREAK METAL CAP | |
| 12 BREAK METAL DRIP EDGE | |
| 13 12" D. VERTICAL FIN MAX. 6" THICK, MIN. 6' APART | |
- THE FIRST NINE FEET, MEASURED FROM GRADE, OF EXTERIOR WALLS AND DOORS SHALL BE BUILT AND MAINTAINED WITH A GRAFFITI-RESISTANT FINISH CONSISTING OF EITHER A HARD, SMOOTH, IMPERMEABLE SURFACE SUCH AS CERAMIC TILE OR BAKED ENAMEL, OR A RENEWABLE COATING OF AN APPROVED ANTI-GRAFFITI MATERIAL, OR A COMBINATION OF BOTH.

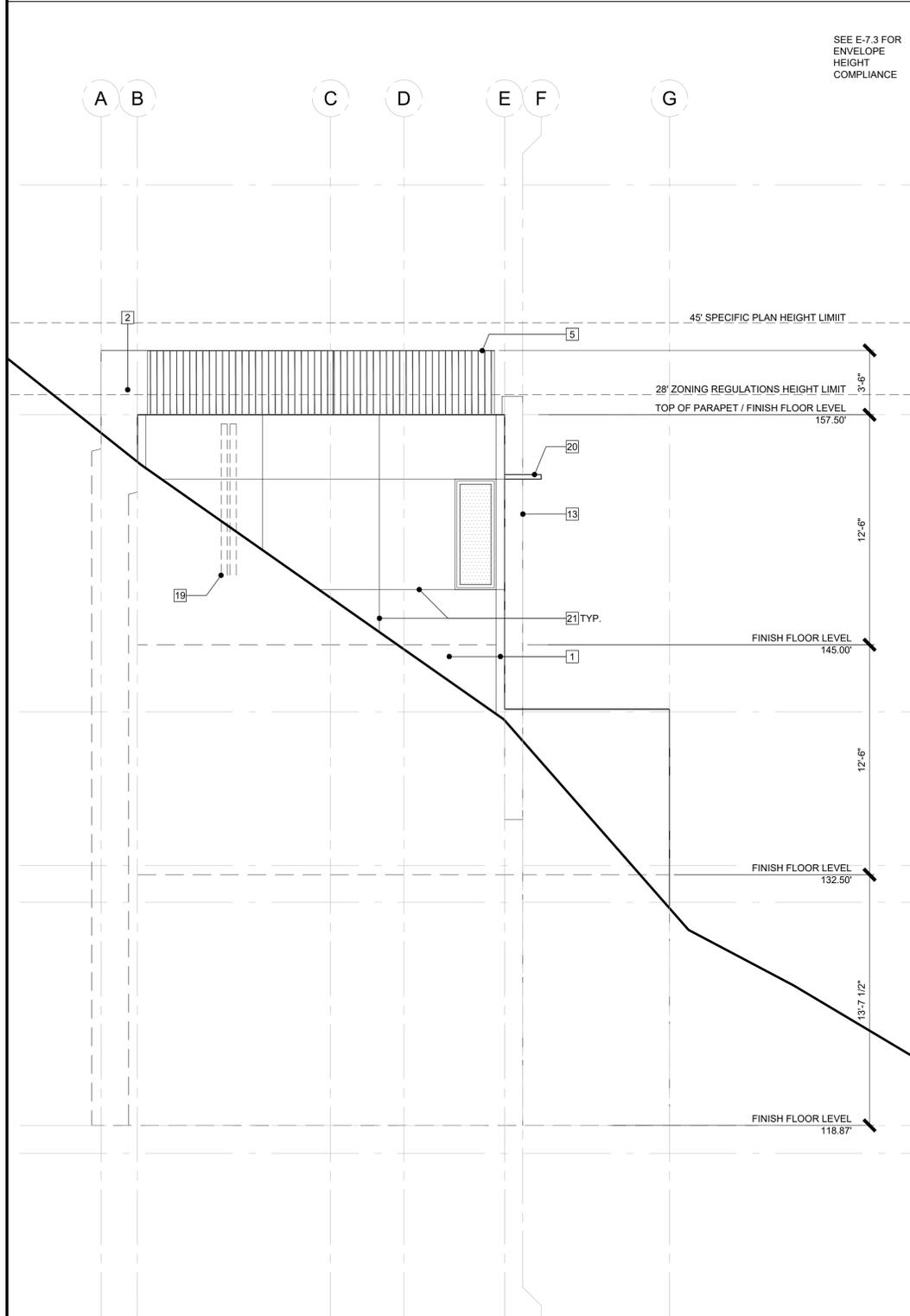


FACADE PROJECTION DIAGRAM

1/4" scale
1' 2' 4' 8'

NOTES & KEYS

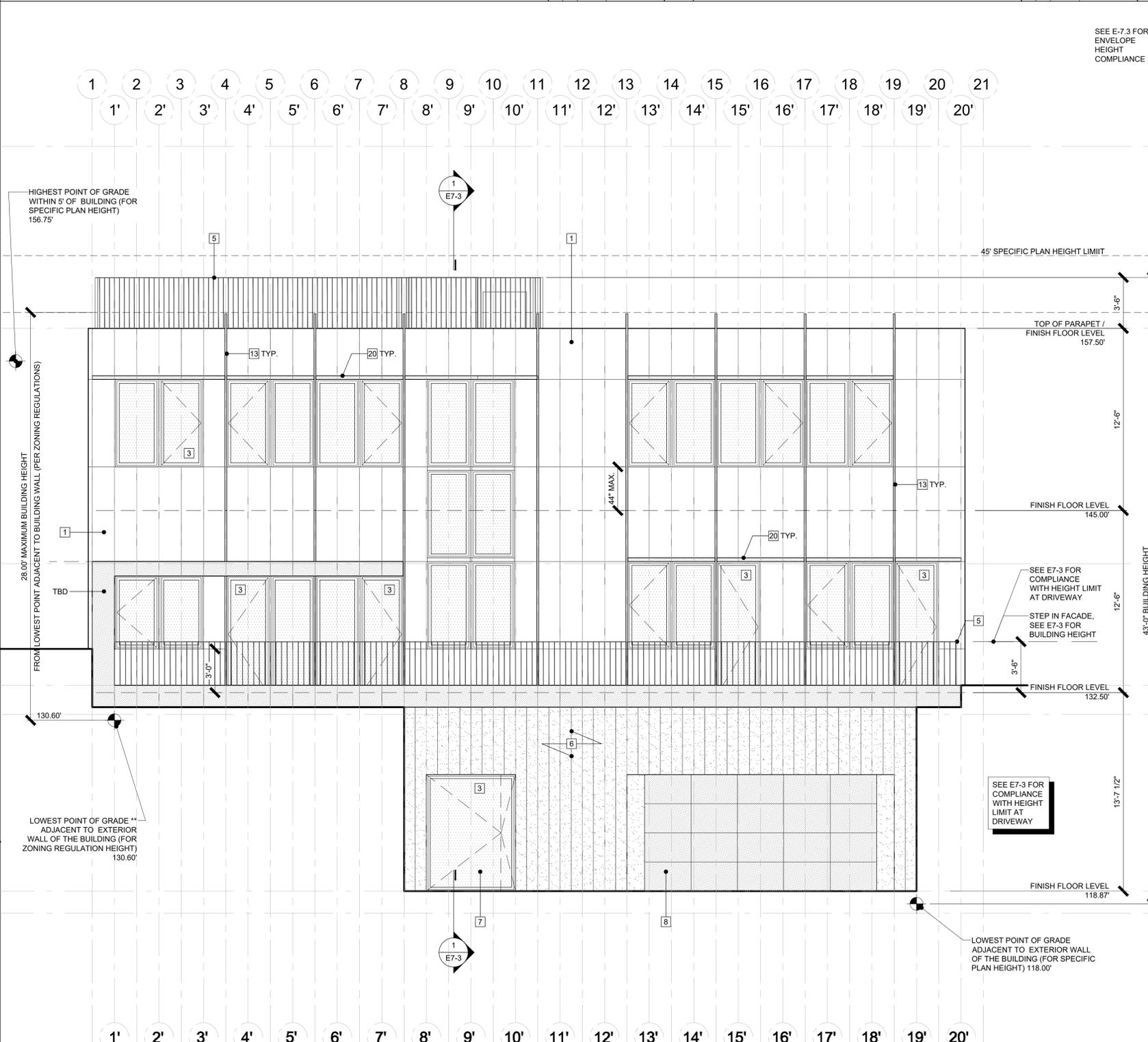
1/4" scale
1' 2' 4' 8'



SIDE ELEVATION

1/4" scale
1' 2' 4' 8'

FRONT ELEVATION

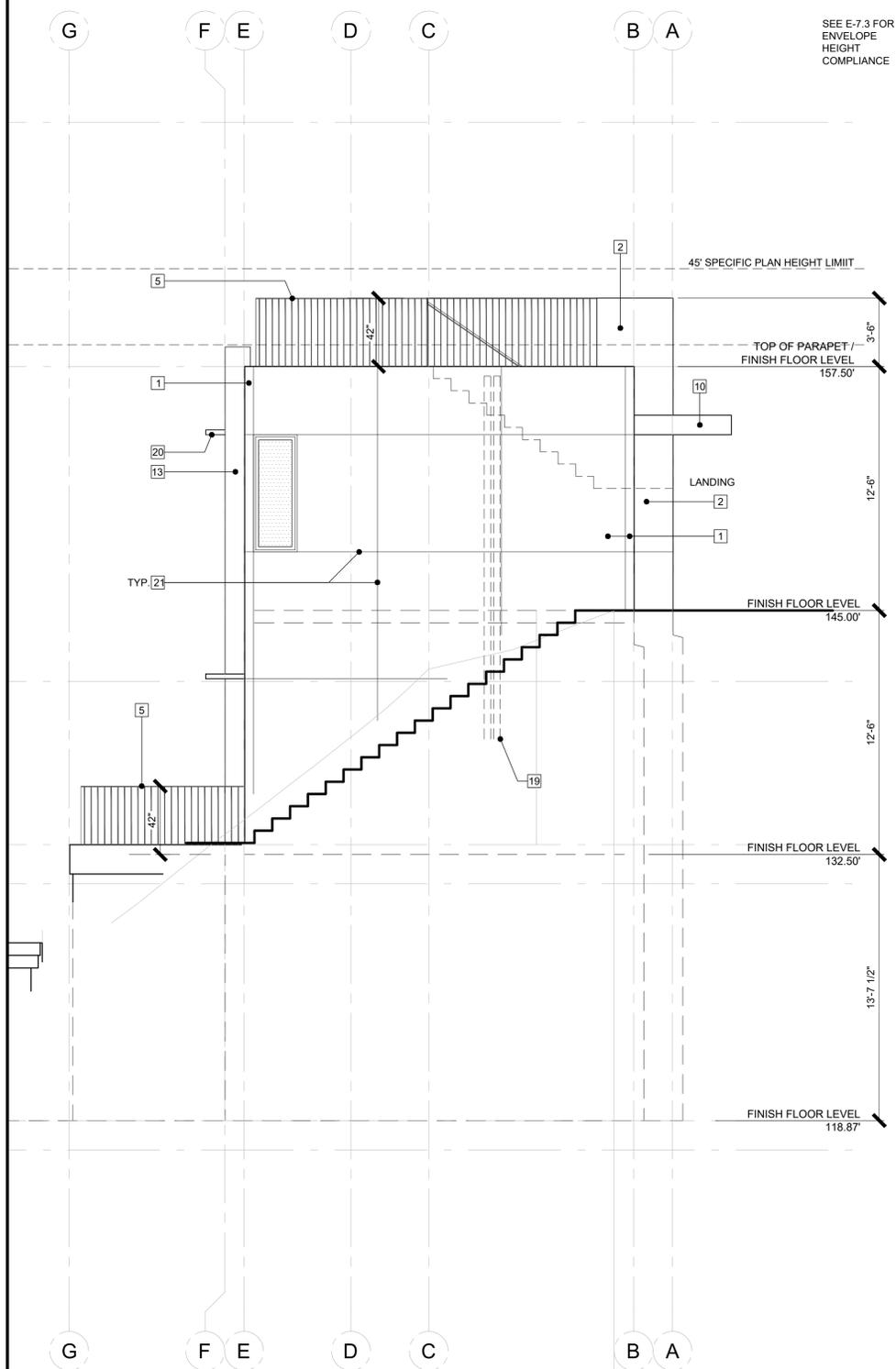


1/4" scale
1' 2' 4' 8'

- LEGEND
- 1 STEEL TROWEL STUCCO FINISH, COLOR 1
 - 2 STEEL TROWEL STUCCO FINISH, COLOR 2
 - 3 EGRESS WINDOW 42" MIN / 44" MAX. SILL HT. SEE SCHEDULE FOR ADDITIONAL INFO
 - 4 HAND RAIL, 34"-38" ABV. STAIR NOSING
 - 5 42" H. GUARDRAIL W/ 3/8" X 2" TOP RAIL & 3/8" X 2" STEEL PICKETS, MAX. 4" OPENINGS
 - 6 9 1/4" WIDE BOARD FORMED CONCRETE. CONFIRM JOINT LOCATIONS WITH ARCHITECT
 - 7 ENTRY DOOR
 - 8 GARAGE DOOR
 - 9 CLIP LOCK METAL ROOFING MATERIAL TBD
 - 10 METAL FACIA
 - 11 BREAK METAL CAP
 - 12 BREAK METAL DRIP EDGE
 - 13 12" D. VERTICAL FIN MAX. 6" THICK, MIN. 6' APART
 - 14 EXHAUST VENT
 - 15 HOOD VENT
 - 16 MATERIAL TBD
 - 17 FIRE RISER FINAL LOCATION TBD
 - 18 LINE OF WALL BELOW GRADE
 - 19 INTERNAL ROOF / DECK DRAIN / OVERFLOW INTERCONNECT W/ SUBTERRANEAN DRAINAGE
 - 20 HORIZONTAL SHADE PROJECTION
 - 21 STUCCO CONTROL JOINT (VERTICAL JOINTS ON FRONT AND REAR ELEVATION CAN BE DELETED AT THE OWNER'S DISCRETION)
- THE FIRST NINE FEET, MEASURED FROM GRADE, OF EXTERIOR WALLS AND DOORS SHALL BE BUILT AND MAINTAINED WITH A GRAFFITI-RESISTANT FINISH CONSISTING OF EITHER A HARD, SMOOTH, IMPERMEABLE SURFACE SUCH AS CERAMIC TILE OR BAKED ENAMEL, OR A RENEWABLE COATING OF AN APPROVED ANTI-GRAFFITI MATERIAL, OR A COMBINATION OF BOTH.

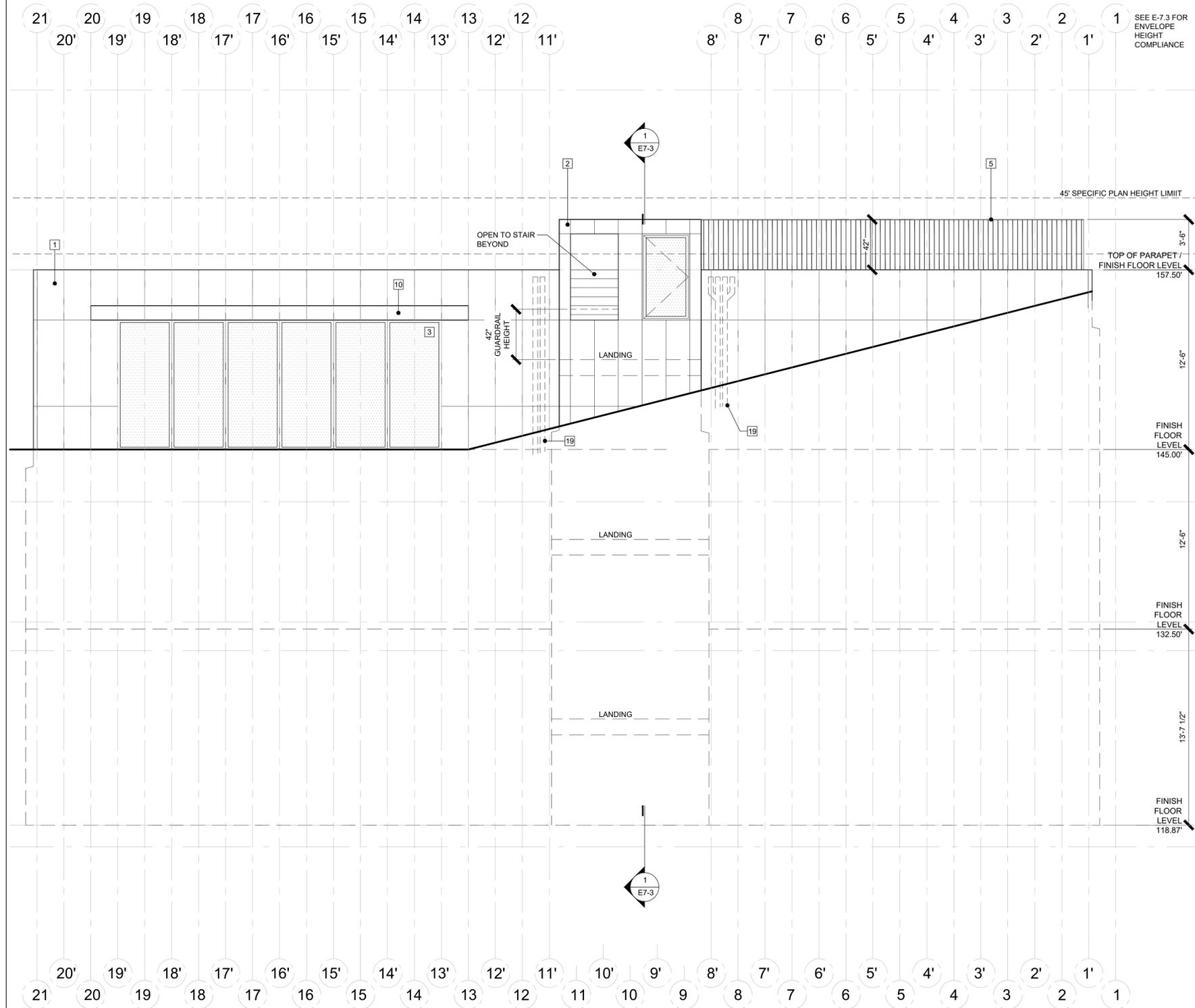
NOTES & KEYS

1/4" 2



SIDE ELEVATION

1/4" 3



REAR ELEVATION

1/4" 1

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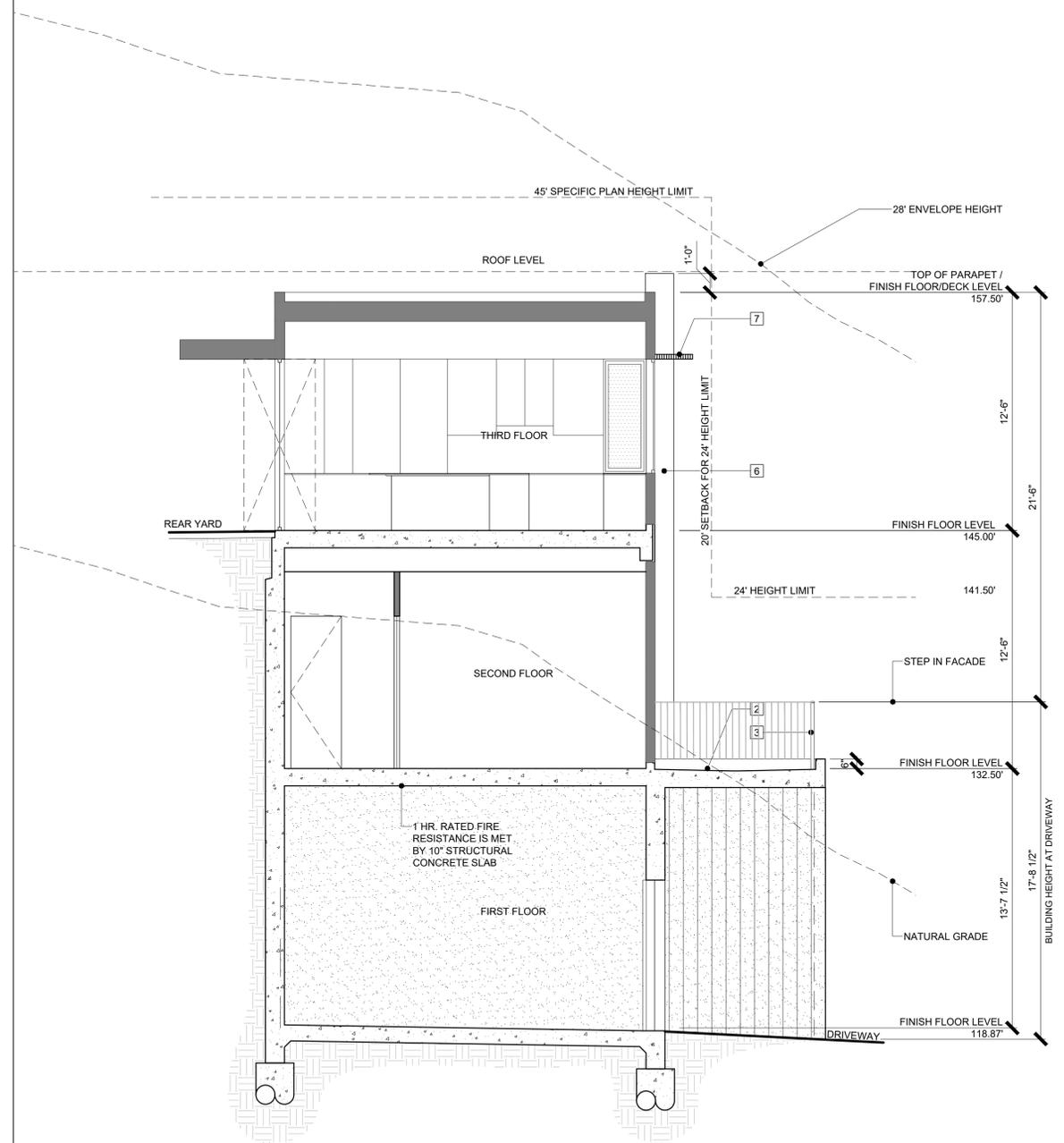
RODGERTON RESIDENCE

SECTIONS

PLAN CHECK
12 MARCH 2025



E-7.4



- LEGEND**
- 1 GUTTER/DOWNSPOUT/INTERNAL DOWNSPOUT
 - 2 FIRE RATED WOOD DECKING / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM. LARR 24842
 - 3 42" H GUARD RAIL SYSTEM W/ MAX. 4" OPENINGS
 - 4 HAND RAIL, TOP 34"-38" ABOVE STAIR NOSING, TYP.
 - 5 ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND SOFFITS PROTECTED BY 1/2" GYPSUM BOARD (CRC R302.7)
 - 6 12" D. VERTICAL FIN MAX. 6" THICK, MIN. 6" APART
 - 7 HORIZONTAL SHADE PROJECTION
 - 8 TILE FINISH OVER CONCRETE DECK

NOTES & KEYS

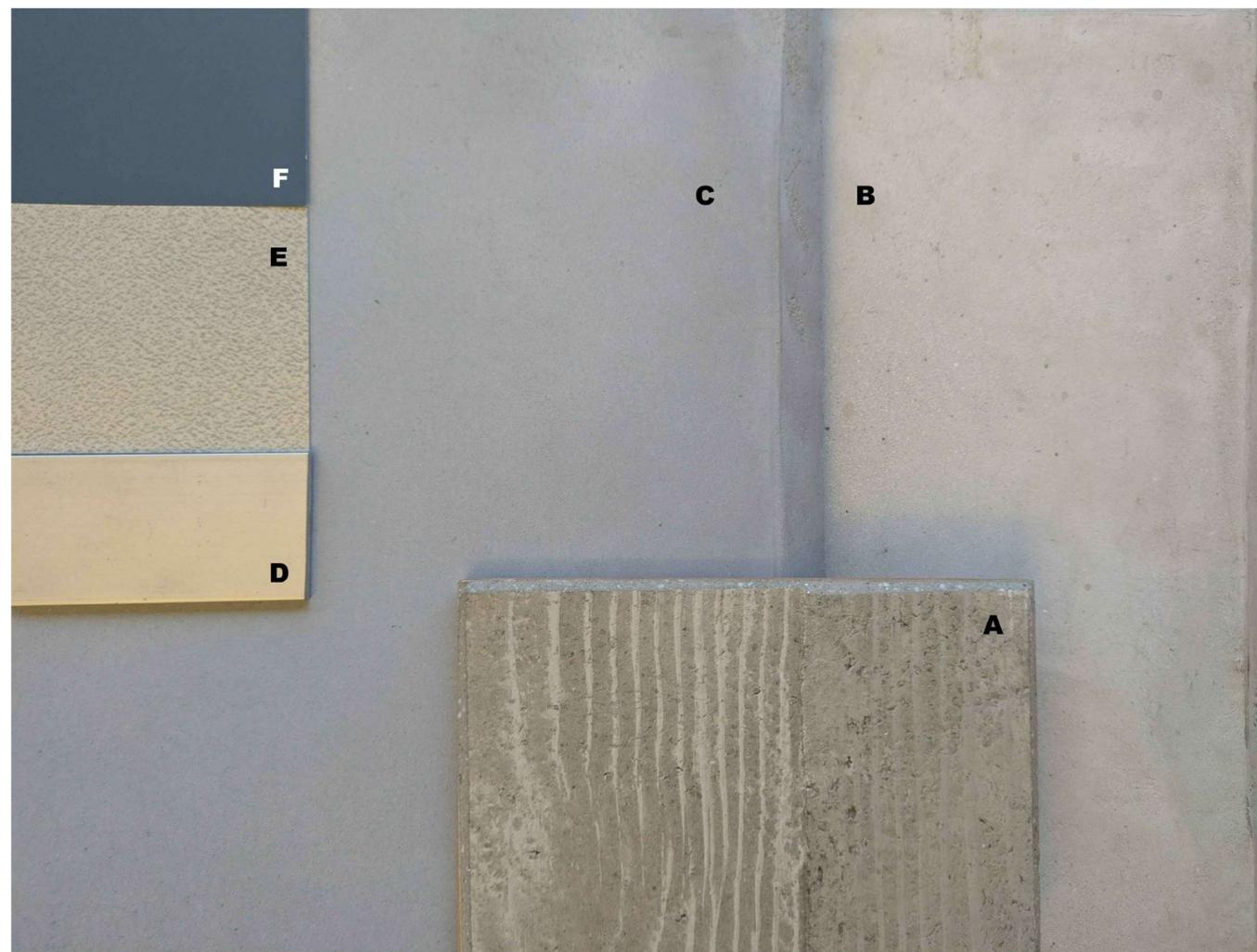
3 SECTION

1/4"
1' 2' 4' 8'

2 SECTION

1/4"
1' 2' 4' 8'

1



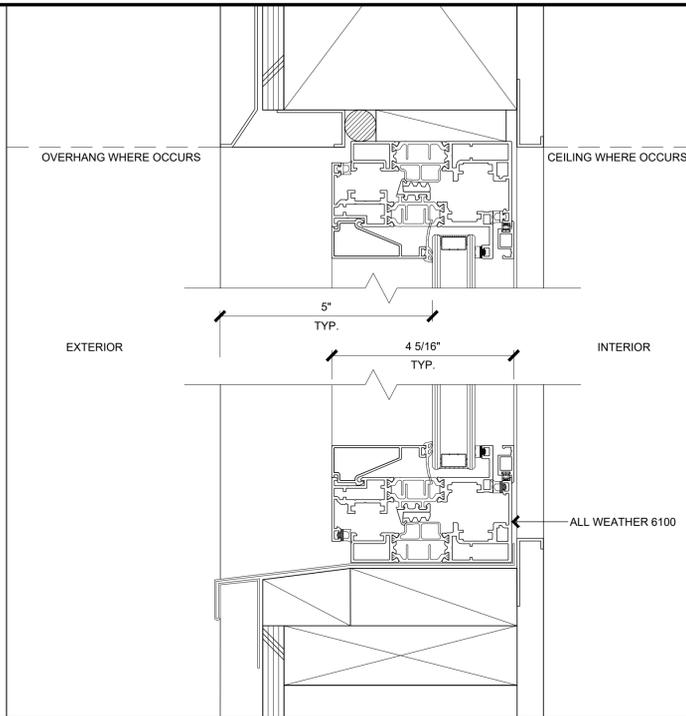
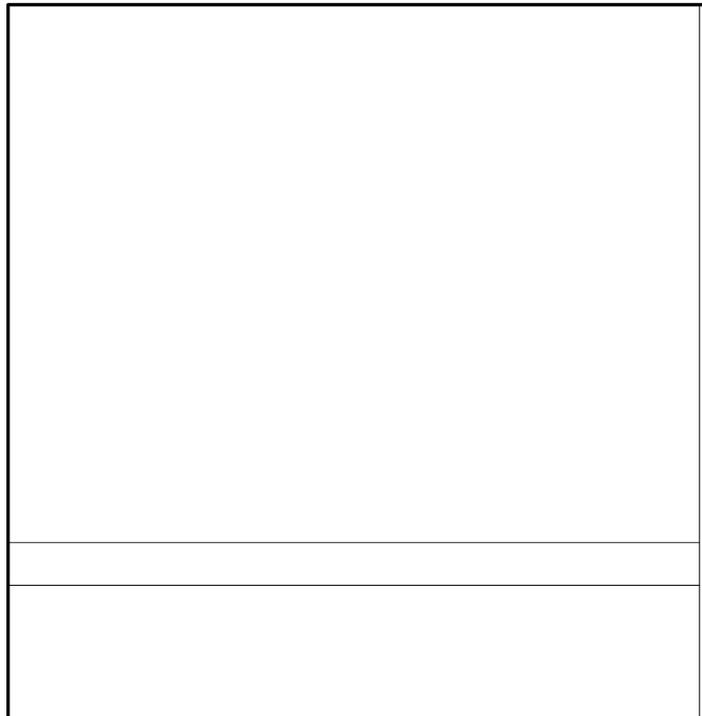
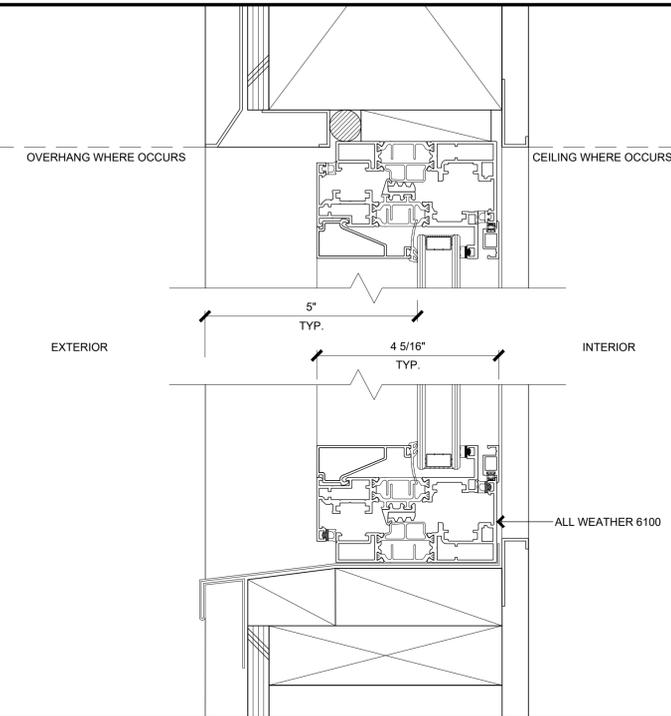
LEGEND:

- A -VERTICAL BOARD FORMED CONCRETE (LOWEST LEVEL FACADE / PEDIMENT)
- B -STEEL TROWEL FINISH STUCCO (MAIN UPPER FACADE)
- C -STEEL TROWEL FINISH STUCCO (SECONDARY FACADE ELEMENTS)
- D -CLEAR ANODIZED ALUMINUM (WINDOW AND DOOR FRAMES)
- E -SHEET METAL CLADDING (VERTICAL FIN PROJECTIONS)
- F -SHEET METAL CLADDING (HORIZONTAL SHADE PROJECTIONS, TRELIS MEMBERS)
-PAINT (RAILINGS)

MATERIALS AND COLORS

PLAN CHECK
12 MARCH 2025



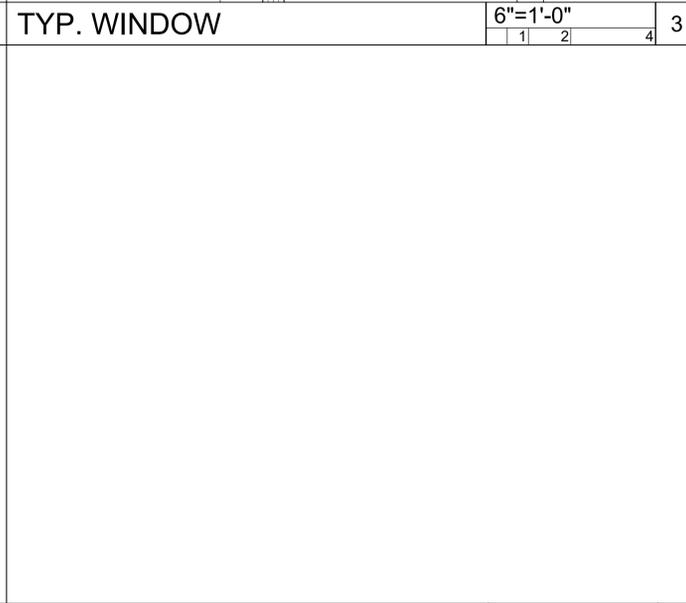
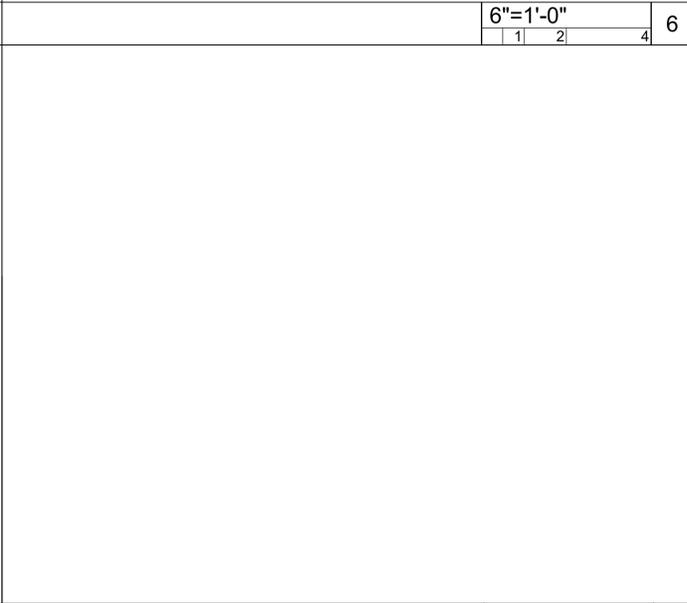
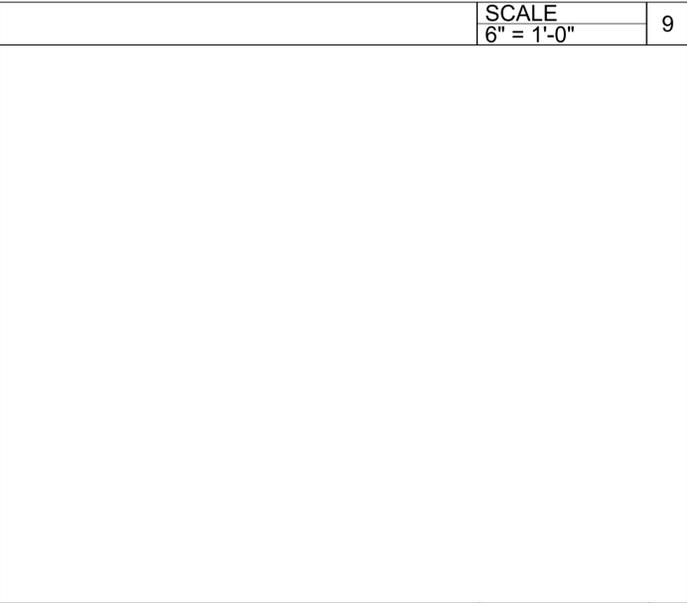


SCALE
6" = 1'-0" 9

6" = 1'-0" 6

TYP. WINDOW

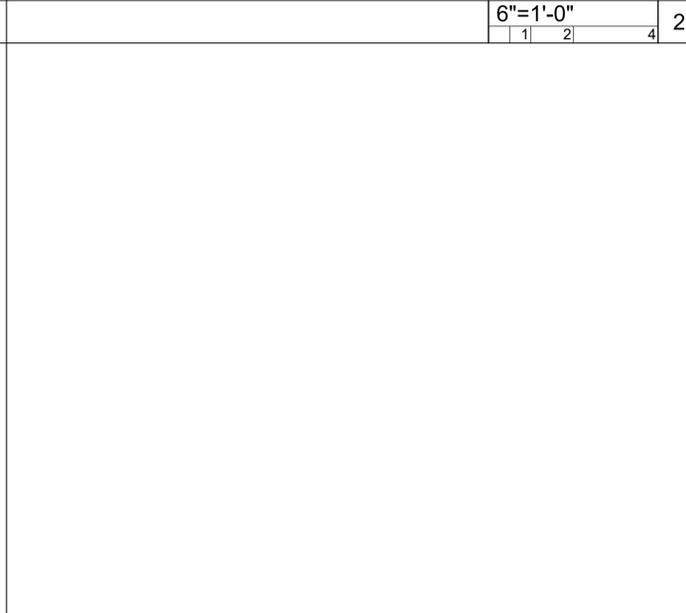
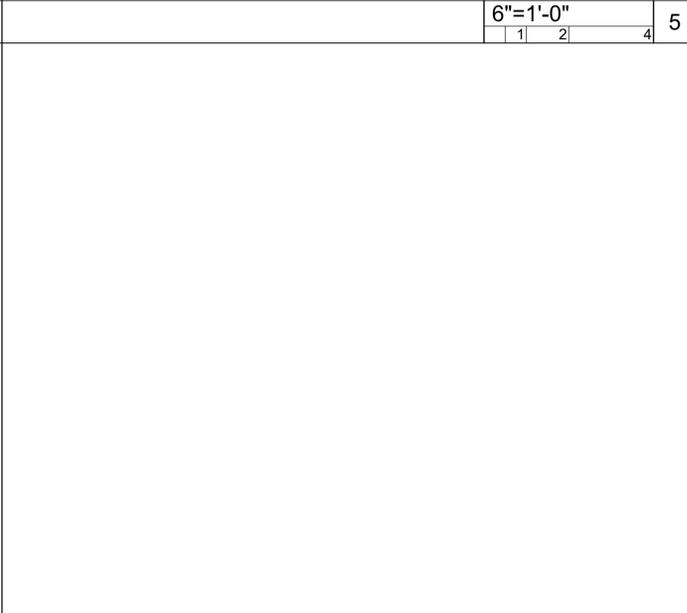
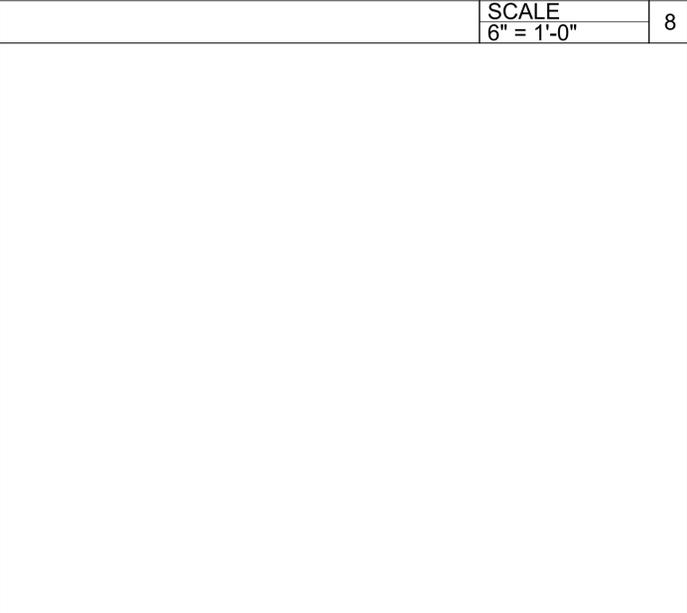
6" = 1'-0" 3



SCALE
6" = 1'-0" 8

6" = 1'-0" 5

6" = 1'-0" 2



6" = 1'-0" 10

SCALE
6" = 1'-0" 7

6" = 1'-0" 4

6" = 1'-0" 1

RODGERTON RESIDENCE

DETAILS

PLAN CHECK
12 MARCH 2025



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