

**SPATARO RESIDENCE  
ADDITION AND REMODELING**

10301 Walavista Rd  
Los Angeles CA 90064

OWNER

Vincent and Michelle Spataro

10301 Walavista Rd  
Los Angeles CA 90064

ARCHITECT

Studio Antares

3565 Redwood Ave  
Los Angeles CA 90066

Contact: Alex S Getov  
T: 310 259 4021  
alex@studio-antares.com

SEAL

ISSUES / REVISIONS

11-11-2017	PLAN CHECK
03-10-2017	PERMIT

DRAWING TITLE AND NUMBER

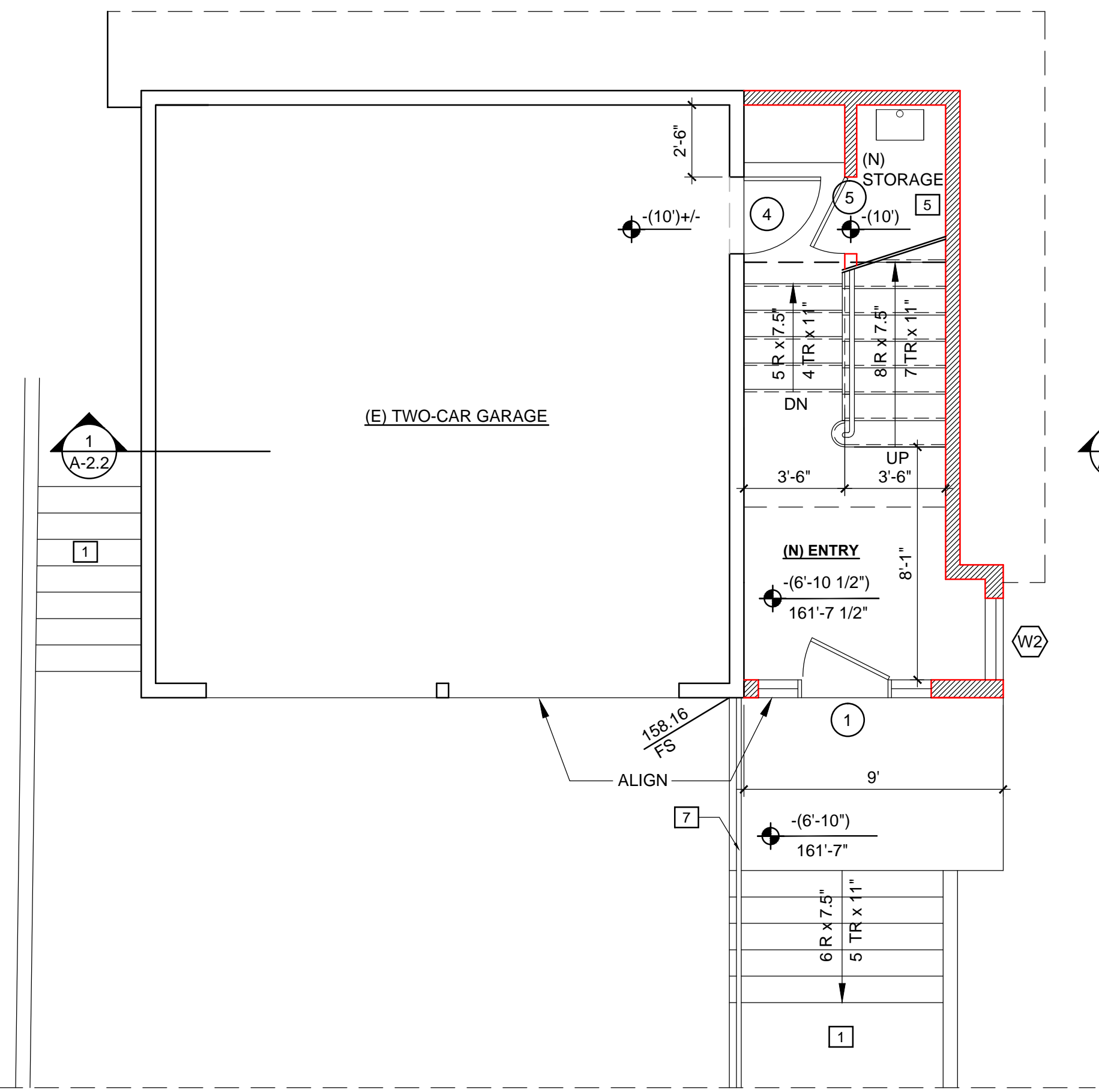
FLOOR PLANS

**A-1.1**

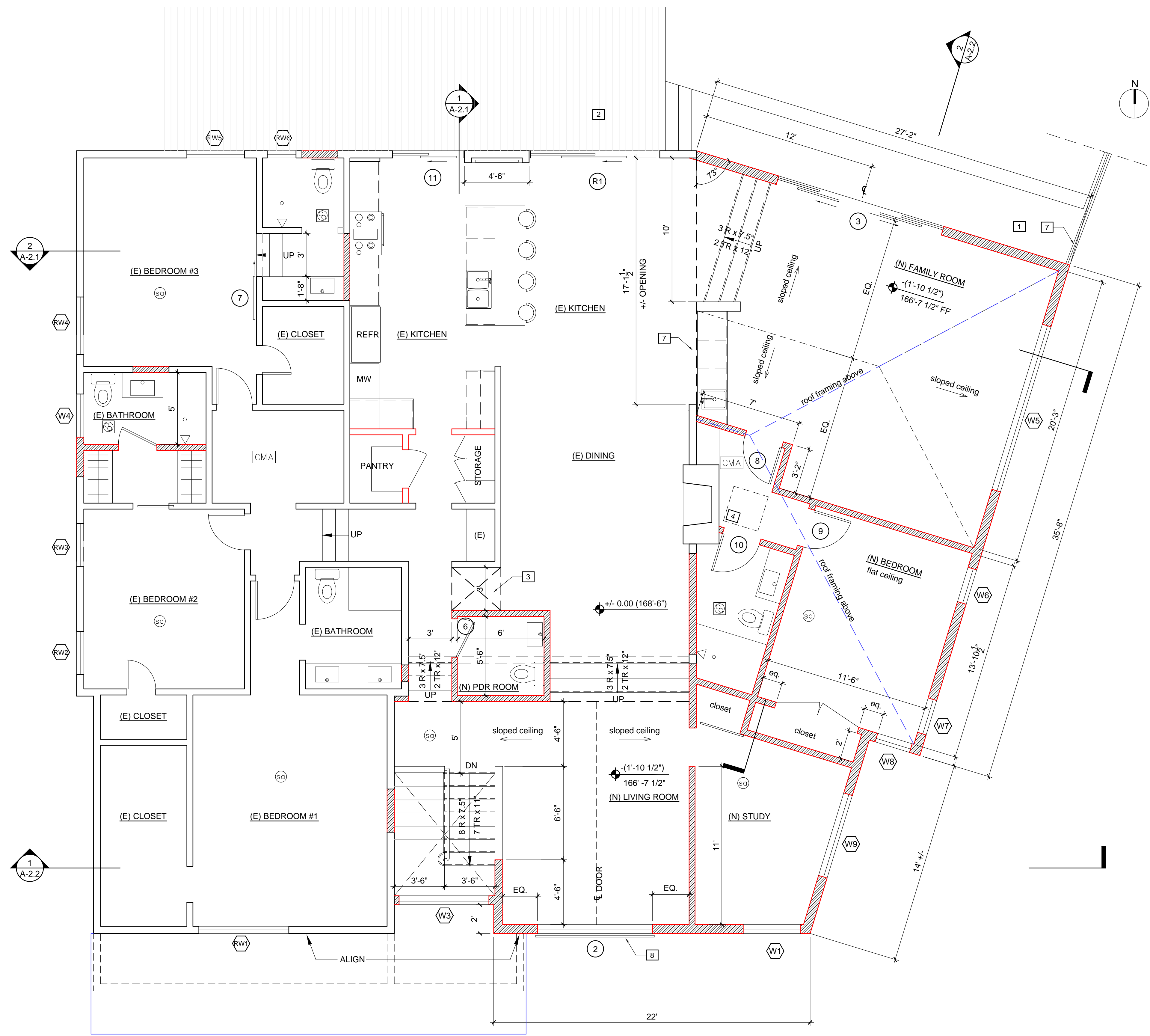
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO ANTARES. IT IS ISSUED EXCLUSIVELY FOR THE PURPOSE OF THIS PROJECT. IT MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO ANTARES, INC. IT SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT. STUDIO ANTARES, INC. RETAINS THE COPYRIGHTS AND IT IS INDEMNIFIED WHEN THE DOCUMENT IS USED OR ALTERED BY OTHER PARTY.  
ALL RIGHTS RESERVED © COPYRIGHT 2017.

- LEGEND**
- EXISTING WALL TO REMAIN
  - NEW WALL  
ALL NEW EXTERIOR WALLS - USE 2x6 STUDS
  - SMOKE DETECTOR & ALARM - SEE NOTES ON G-1.1
  - CARBON MONOXIDE ALARM - SEE NOTES ON G-1.1
  - EXHAUST FAN WITH LIGHT: 50 CFM/min.PT OF DISCHARGE: 3' FROM ANY OPENING,ENERGY STAR, HUMIDITY SENSING CONTROLLED,SEE NOTES ON G-1.1
  - CONCRETE DECK AND STEPS
  - WOOD DECK - SEE 9/ A-6.1
  - SKYLIGHT
  - 30"x30" MIN ATTIC ACCESS
  - ALL SIDES OF ACCESSIBLE UNDER STAIRS SPACES SHOULD BE FINISHED WITH 5/8", TYPE "X" GYPSUM WALL BOARD
  - NOT USED
  - GUARDRAIL - 42" AFF, WOOD
  - GUARDRAIL - 42" AFF, METAL

- EVSE NOTES:**
- PROVIDE 1" MIN. INSIDE Ø LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
  - THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MIN.DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE TO DEVICE.
  - THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVE FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION SHALL BE PERMANENT AND VISIBLY MARKED "EV CAPABLE".



**2 GARAGE LEVEL FLOOR PLAN SCALE: 1/4"=1'-0"**



- NOTES**
- ALL SHOWN DIMENSIONS ARE TO THE FACE OF FINISHED WALL, UNLESS NOTED OTHERWISE
  - FOR ADDITIONAL INFORMATION SEE NOTES ON G-1.1 & G-1.2
  - THE ADDITIONS AND ALTERATIONS INCLUDED IN THE DRAWINGS ARE LIMITED BY SITE OBSERVATION AND EXAMINATION TO ACCESSIBLE AREAS OF THE SUBJECT SITE. THE DRAWINGS ARE BASED ON FIELD MEASUREMENTS RECORDING ONLY VISIBLE ELEMENTS.CERTAIN PRE-EXISTING FRAMING, GRADING, AND FOUNDATION DETAILS AND WORKMANSHIP AND THEIR PRESENT CONDITION COULD NOT BE VERIFIED AND ARE THEREFORE UNKNOWN. NO WARRANTIES ARE MADE AS TO THEIR PRESENT CONDITIONS OR STATUS.

**1 FLOOR PLAN SCALE: 1/4"=1'-0"**

**SPATARO RESIDENCE  
ADDITION AND REMODELING**

10301 Walavista Rd  
Los Angeles CA 90064

OWNER

Vincent and Michelle Spataro  
10301 Walavista Rd  
Los Angeles CA 90064

ARCHITECT

Studio Antares  
3565 Redwood Ave  
Los Angeles CA 90066

Contact: Alex S Getov  
T: 310 259 4021  
alex@studio-antares.com

SEAL

ISSUES / REVISIONS

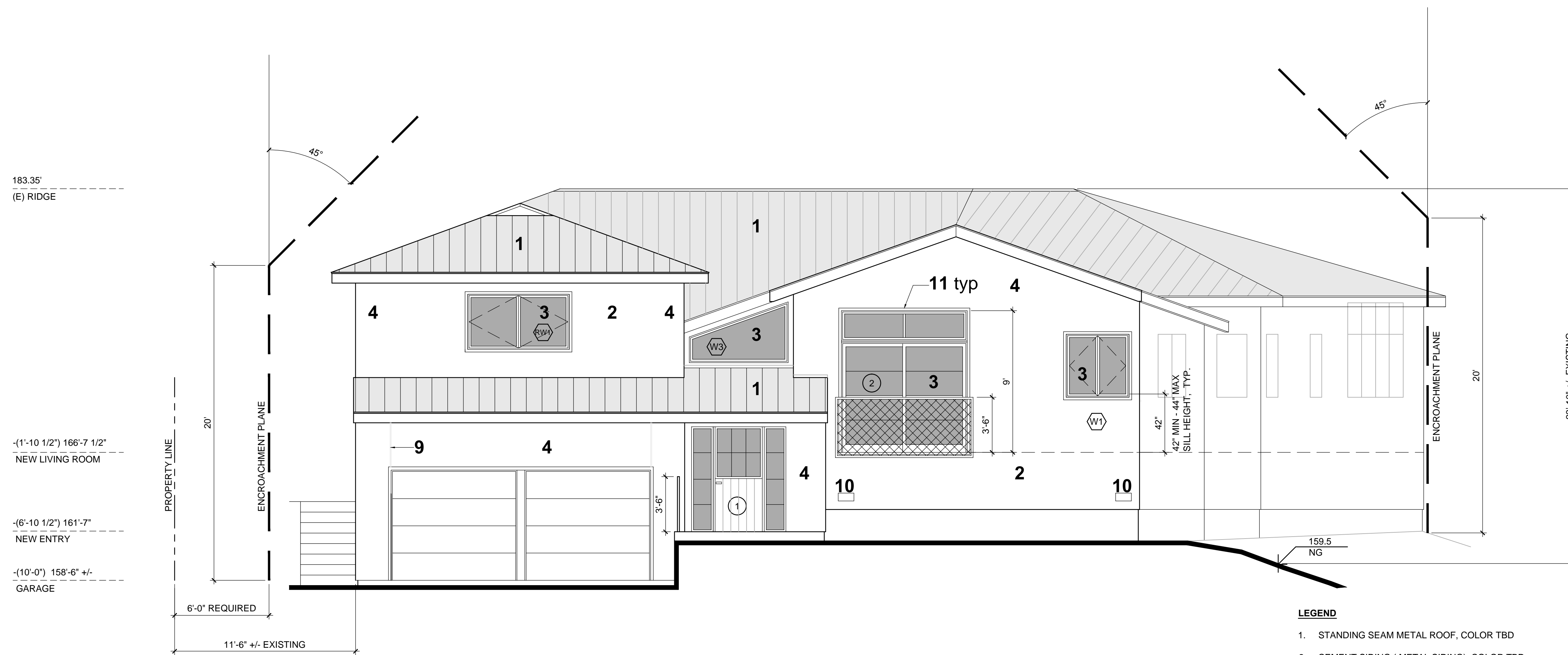
11-11-2017	PLAN CHECK
03-10-2017	PERMIT

DRAWING TITLE AND NUMBER

EXTERIOR ELEVATIONS

**A-3.1**

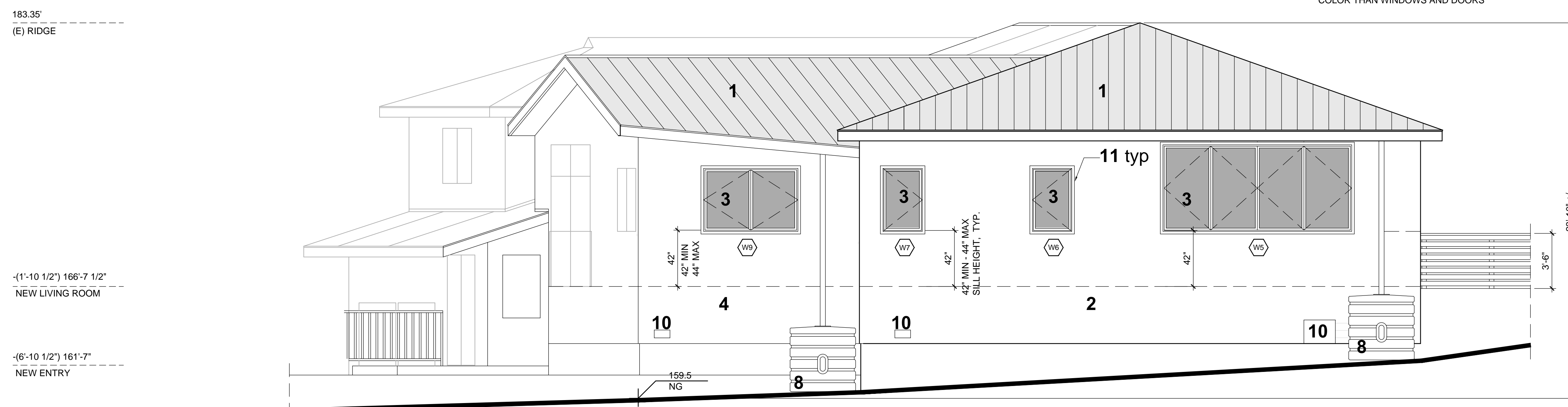
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO ANTARES. IT IS ISSUED EXCLUSIVELY FOR THE PURPOSE OF THIS PROJECT. IT MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO ANTARES, INC. IT SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT. STUDIO ANTARES, INC. RETAINS THE COPYRIGHTS AND IT IS INDEMNIFIED WHEN THE DOCUMENT IS USED OR ALTERED BY OTHER PARTY.  
ALL RIGHTS RESERVED © COPYRIGHT 2017.



**SOUTH-FRONT-WALAVISTA ROAD**

**LEGEND**

1. STANDING SEAM METAL ROOF, COLOR TBD
2. CEMENT SIDING ( METAL SIDING), COLOR TBD
3. CLAD WINDOWS/DOORS, COLOR TBD
4. STUCCO, COLOR TBD
5. CONCRETE WALKWAY
6. WOOD DECK
7. CONCRETE STEPS ON GRADE
8. RAIN TANK, SEE G-0.2
9. 1" FRY REGLET CHANNEL SCREED MOLDING, ALUMINUM: CLEAR ANODIZED FINISH PCS-100-100(OR EQUAL)
10. (N) CRAWL SPACE VENTILATION AND ACCESS, SEE NOTES ON G-1.1 (EXISTING NOT SHOWN)
11. WINDOW / EXTERIOR DOORS TRIM, SAME MATERIAL AND COLOR THAN WINDOWS AND DOORS



**EAST-MOTOR AVENUE**

**SPATARO RESIDENCE  
ADDITION AND REMODELING**

10301 Walavista Rd  
Los Angeles CA 90064

OWNER

Vincent and Michelle Spataro  
10301 Walavista Rd  
Los Angeles CA 90064

ARCHITECT

Studio Antares

3565 Redwood Ave  
Los Angeles CA 90066

Contact: Alex S Getov  
T: 310 259 4021  
alex@studio-antares.com

SEAL

ISSUES / REVISIONS

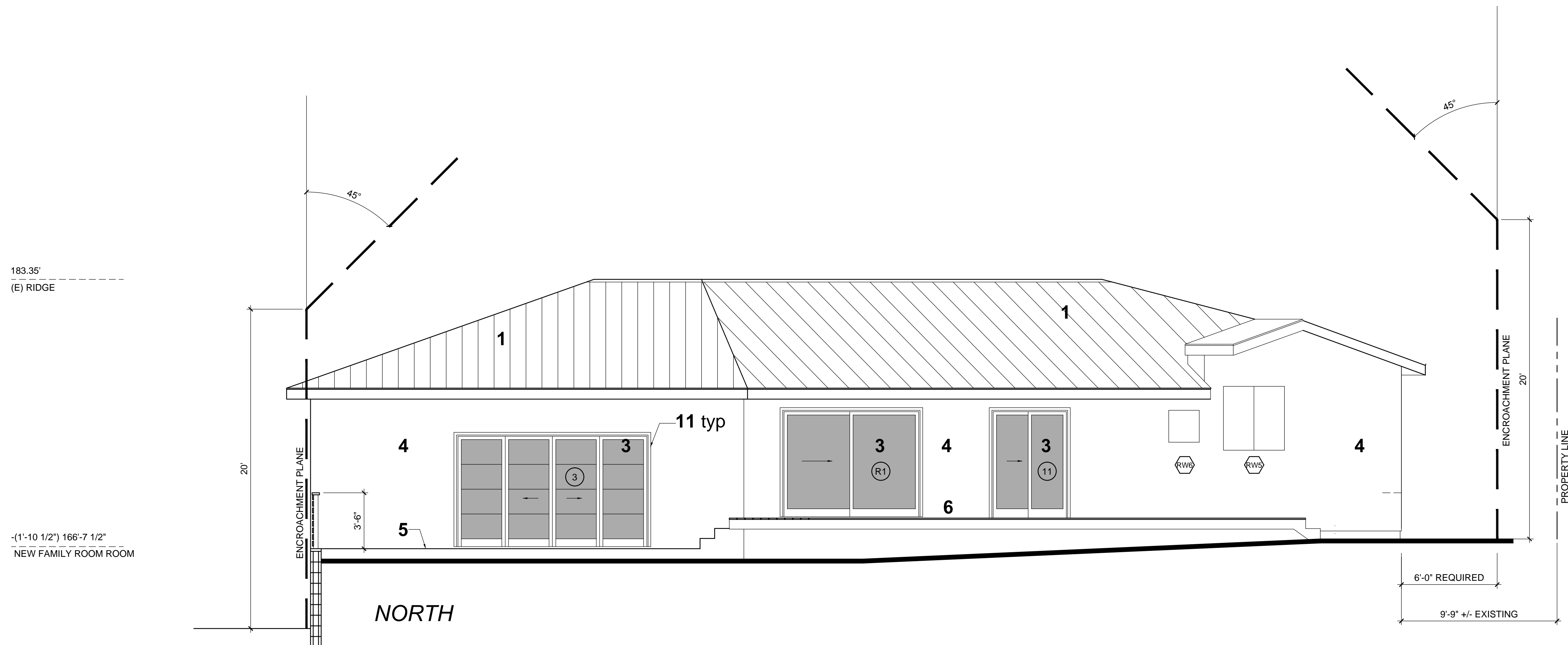
11-11-2017	PLAN CHECK
03-10-2017	PERMIT

DRAWING TITLE AND NUMBER

EXTERIOR ELEVATIONS

**A-3.2**

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO ANTARES. IT IS ISSUED EXCLUSIVELY FOR THE PURPOSE OF THIS PROJECT. IT MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO ANTARES, INC. IT SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT. STUDIO ANTARES, INC. RETAINS THE COPYRIGHTS AND IT IS INDEMNIFIED WHEN THE DOCUMENT IS USED OR ALTERED BY OTHER PARTY.  
ALL RIGHTS RESERVED © COPYRIGHT 2017.



183.35'  
(E) RIDGE

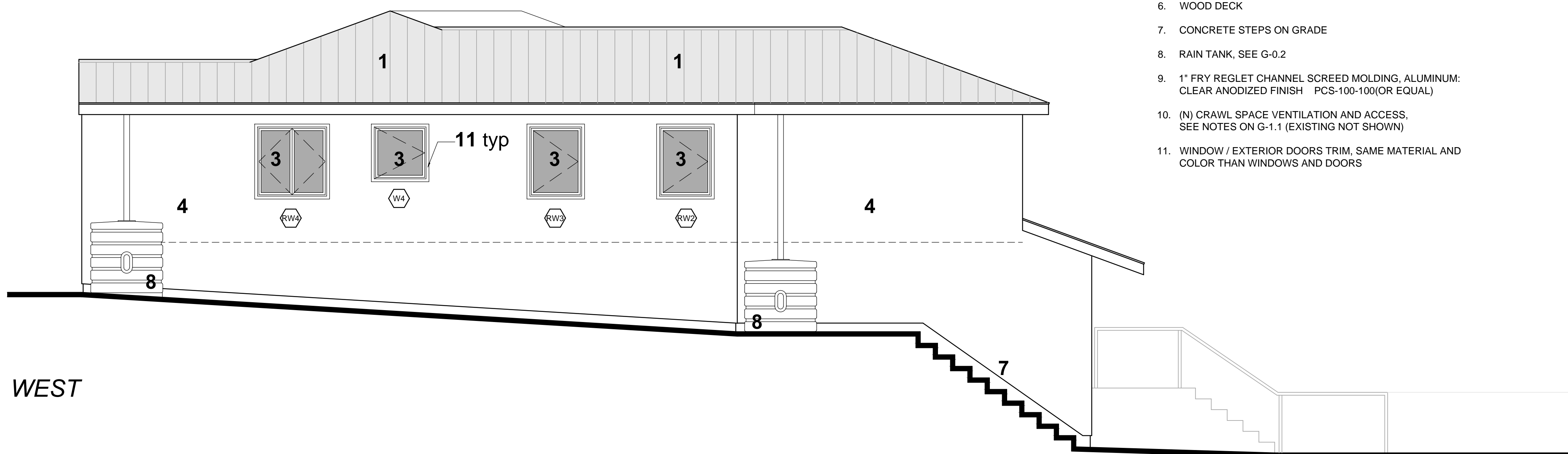
-(1'-10 1/2') 166'-7 1/2"  
NEW FAMILY ROOM ROOM

NORTH

LEGEND

1. STANDING SEAM METAL ROOF, COLOR TBD
2. CEMENT SIDING ( METAL SIDING), COLOR TBD
3. CLAD WINDOWS/DOORS, COLOR TBD
4. STUCCO, COLOR TBD
5. CONCRETE WALKWAY
6. WOOD DECK
7. CONCRETE STEPS ON GRADE
8. RAIN TANK, SEE G-0.2
9. 1" FRY REGLET CHANNEL SCREED MOLDING, ALUMINUM: CLEAR ANODIZED FINISH PCS-100-100(OR EQUAL)
10. (N) CRAWL SPACE VENTILATION AND ACCESS, SEE NOTES ON G-1.1 (EXISTING NOT SHOWN)
11. WINDOW / EXTERIOR DOORS TRIM, SAME MATERIAL AND COLOR THAN WINDOWS AND DOORS

183.35'  
(E) RIDGE



WEST

**SPATARO RESIDENCE  
ADDITION AND REMODELING**

10301 Walavista Rd  
Los Angeles CA 90064

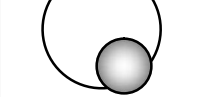
**OWNER**

Vincent and Michelle Spataro

10301 Walavista Rd  
Los Angeles CA 90064

**ARCHITECT**

Studio Antares



3565 Redwood Ave  
Los Angeles CA 90066

Contact: Alex S Getov  
T: 310 259 4021  
alex@studio-antares.com

**SEAL**

**ISSUES / REVISIONS**

11-11-2017	PLAN CHECK
03-10-2017	PERMIT

**DRAWING TITLE AND NUMBER**

**SCHEDULES**

**A-5.1**

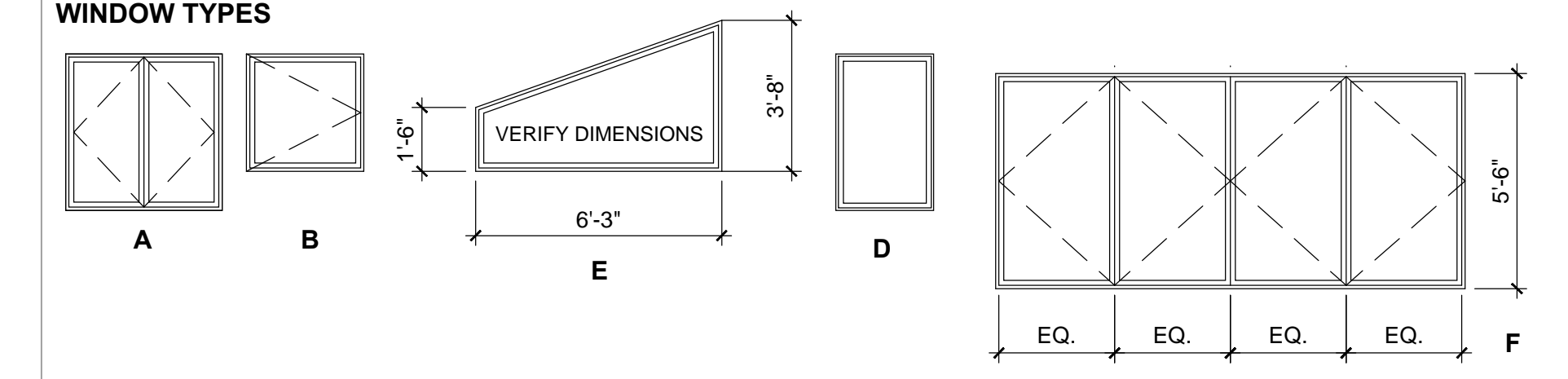
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO ANTARES. IT IS ISSUED EXCLUSIVELY FOR THE PURPOSE OF THIS PROJECT. IT MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO ANTARES, INC. IT SHALL NOT BE USED IN CONNECTION WITH ANY OTHER PROJECT. STUDIO ANTARES, INC. RETAINS THE COPYRIGHTS AND IT IS INDEMNIFIED WHEN THE DOCUMENT IS USED OR ALTERED BY OTHER PARTY.  
ALL RIGHTS RESERVED © COPYRIGHT 2017.

**WINDOW SCHEDULE**

S.	T.	W. x H.	TYPE	NOTES
<b>REPLACEMENT</b>				
(RW1)	A	6'-6" x 3'-6" existing, verify	DOUBLE CASEMENT	EXISTING HEADER TO REMAIN, EGRESS
(RW2)	B	3'-0" x 4'-0" existing, verify	CASEMENT	EXISTING HEADER TO REMAIN
(RW3)	B	3'-0" x 4'-0" existing, verify	CASEMENT	EXISTING HEADER TO REMAIN
(RW4)	A	4'-0" x 4'-0" existing, verify	DOUBLE CASEMENT	EXISTING HEADER TO REMAIN, EGRESS
(RW5)	A	4'-0" x 4'-0" existing, verify	DOUBLE CASEMENT	EXISTING HEADER TO REMAIN
(RW6)	B	2'-0" x 2'-0" existing, verify	CASEMENT	EXISTING HEADER TO REMAIN

S.	T.	W. x H.	TYPE	NOTES
<b>NEW WINDOWS</b>				
(W1)	A	4'-0" x 4'-0"	DOUBLE CASEMENT	
(W2)	D	2'-6" x 4'-0"	FIXED	
(W3)	E	VARIABLES	FIXED	
(W4)	B	3'-0" x 3'-0"	CASEMENT	
(W5)	F	12'-0" x 5'-6"	COMBINATION - CASEMENTS	
(W6)	B	2'-6" x 4'-0"	CASEMENT	
(W7)	B	2'-6" x 4'-0"	CASEMENT	
(W8)	B	2'-6" x 4'-0"	CASEMENT	EGRESS WINDOW
(W9)	A	6'-0" x 4'-0"	DOUBLE CASEMENT	EGRESS WINDOW

**WINDOW TYPES**

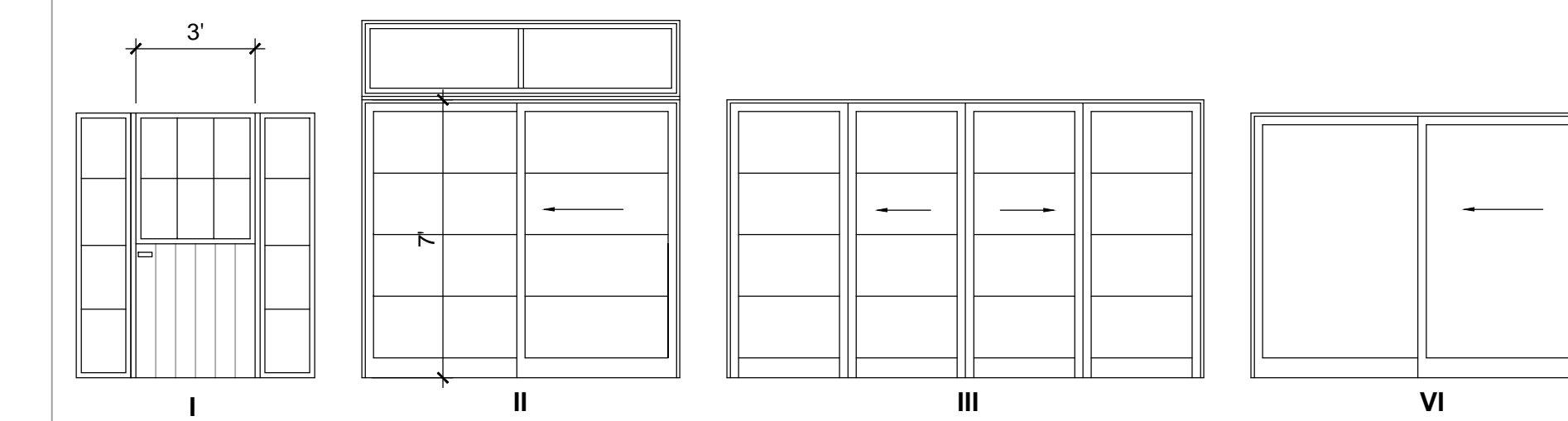


- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH WOOD CLAD, Marvin OR SIM.
- ALL NEW WINDOWS AND DOORS - WOOD CLAD, Marvin OR SIM.
- GLAZING - U-FACTOR, SHGC: BY TITLE 24
- COLOR: TBD
- HARDWARE-STANDARD
- EXTERIOR TRIM: BRICK MOULD CLAD CASING BY MARVIN
- STANDARD SCREEN MESH
- SEE MEANS OF EGRESS NOTES, G-1.1
- VERIFY REQUIRED FRAMING (ROUGH) OPENING PER MANUFACTURER

**DOOR SCHEDULE**

S.	T.	W. x H.	TYPE	NOTES
(1)	I	6'-0" x 7'-0" OPENING	SWING DOOR + TWO SIDE LIGHTS	KEYED ENTRY DOOR, TEMPERED GLASS
(2)	II	8'-0" x 9'-0"	2-PANELS, ULTIMATE SLIDING FRENCH DOOR + TRANSOM	TEMPERED GLASS
(3)	III	12'-0" x 7'-0"	4-PANEL, ULTIMATE SLIDING FRENCH DOOR	TEMPERED GLASS
(4)	IV	2'-8" x 6'-8"	SWING DOOR	30 MIN. DOOR BETWEEN GARAGE AND ENTRY
(5)	IV	2'-8" x 6'-8"	SWING DOOR	INTERIOR DOOR
(6)	IV	2'-8" x 6'-8"	SWING DOOR	INTERIOR DOOR
(7)	V	3'-0" x 8'-0" (verify height)	SURFACE SLIDING DOOR	INTERIOR DOOR
(8)	IV	2'-8" x 6'-8"	SWING DOOR	INTERIOR DOOR
(9)	IV	2'-8" x 6'-8"	SWING DOOR	INTERIOR DOOR
(10)	IV	2'-8" x 6'-8"	SWING DOOR	INTERIOR DOOR
(11)	VI	5'-0" x 6'-8" existing hdr, verify	2-PANELS, ULTIMATE SLIDING FRENCH DOOR	EXISTING HEADER TO REMAIN, TEMPERED GLASS
(R1)	VI	9'-0" x 6'-8" existing, verify	2-PANELS, ULTIMATE SLIDING FRENCH DOOR	EXISTING HEADER TO REMAIN, TEMPERED GLASS

**DOOR TYPES**



- EXTERIOR DOORS - WOOD CLAD BY Marvin OR SIM
  - COLOR, TBD
  - EXTERIOR TRIM: BRICK MOULD CLAD CASING BY MARVIN
  - STANDARD SCREEN MESH
- VERIFY REQUIRED FRAMING (ROUGH) OPENING PER MANUFACTURER
- EXTERIOR GLAZING - U-FACTOR, SHGC: BY TITLE 24
- ALL DOOR GLAZING: TEMPERED GLASS