

## **CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802-4830  
(562) 590-5071



# **W7a**

**5-21-0081 (210 Montreal, LLC)**

**September 8, 2021**

### **EXHIBITS**

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Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 –Project Plans



**Marina Del Rey**

**Ballona Wetlands**

**Playa Del Rey**

**Project Location**

**California Coastal Commission**

**5-21-0081**

**Exhibit 1**

**Page 1 of 2**

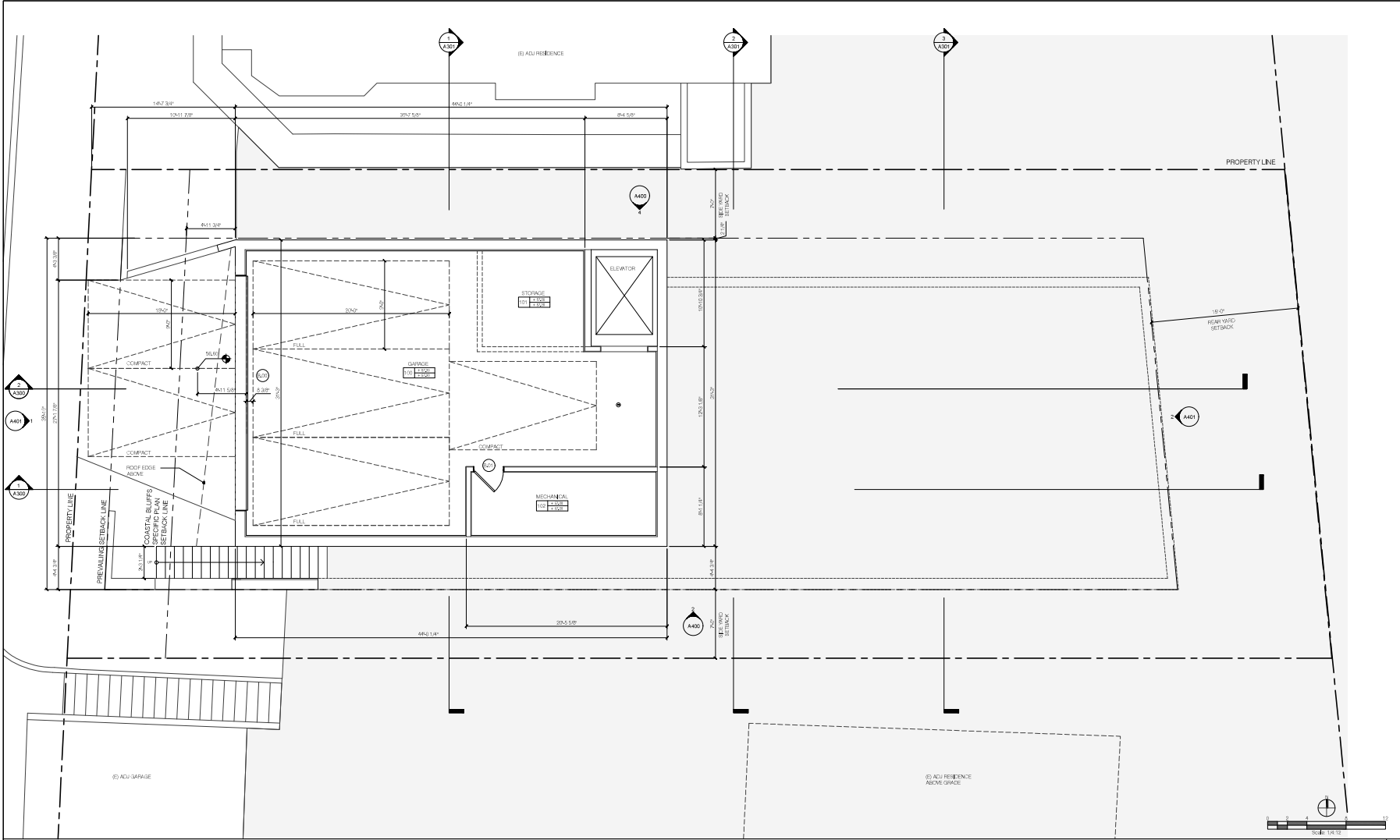
**LAX**





**Project Site**

**Montreal Street**



- # FLOOR PLAN NOTES**
1. SEE SHEETS A200.10-A200.11 ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  2. SEE SHEETS A200.10 FOR CALIFORNIA RESIDENTIAL REQUIREMENTS
  3. SEE SHEETS A200.10-A200.11 FOR TITLE & REQUIREMENTS
  4. SEE STRUCTURAL SHEETS FOR MORE INFORMATION
  5. PENETRATIONS OF FIRE-RATED EXTERIOR ASSEMBLIES TO BE PROTECTED AT WALLS (A200.02) AND ROOF (A200.01) - PROTECTION REQUIRED ON BOTH SIDES OF ASSEMBLY AT THROUGH PENETRATIONS
  6. COINTEGRATED STRAND CONCRETE IS NOT PERMITTED AS A SUBSTRATE FOR ROOF, BALCONY, DECK OR ANY OTHER HORIZONTAL SURFACES OR SURFACES UP OR LESS FROM HORIZONTAL
  7. ADJACENT, GRILLS AND ANY OTHER EXTERIOR BUILDING FACADE PENETRATION VERTICALLY AND HORIZONTALLY
  8. DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIGERATOR (GAS APPLIANCE) EXHAUST DEWASH TO BE LOCATED NOT LESS THAN 3 FEET FROM OPERABLE PORTIONS OF WINDOWS AND DOORS
  9. DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIGERATOR (GAS APPLIANCE) EXHAUST DEWASH TO BE LOCATED NOT LESS THAN 3 FEET FROM PASSAGEWAYS AND NOT LESS THAN 10 FEET FROM

- # FLOOR PLAN NOTES**
10. ALL EXTERIOR SURFACES EXPOSED TO WEATHER TO BE PROTECTED BY EXTERIOR COVERINGS THAT ARE SPECIFICALLY MANUFACTURED FOR EXTERIOR USE, EXCEPT FOR THE FOLLOWING:  
A. CEILINGS AND SOFFITS ENCLOSED BY WALLS, FACINGS AND BULKHEADS OR BEAMS THAT EXTEND NOT LESS THAN 12 INCHES BELOW SUCH CEILING OR SOFFITS  
B. WALLS OR PORTIONS OF WALLS BENEATH AN ENCLOSED ROOF AREA WHERE LOCATED A HORIZONTAL OPENING FROM AN EXTERIOR OPENING EQUAL TO OR NOT LESS THAN TWICE THE HEIGHT OF THE OPENING  
C. CEILINGS AND SOFFITS LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE CEILING OR SOFFIT
  11. INSTALL MIN. OUTLET, DOWNSPOUTS & LEADER HEADS FOR BACON MARCH, CEILING, SHEET METAL, MANHOLE, CONNECT DOWNSPOUTS TO SUBBASE GRADE STORM WATER COLLECTION SYSTEM
  12. SURFACE WATER TO DRAIN AWAY FROM BUILDING & STRUCTURES PER LOCAL PLANS
  13. 1 1/2 INCH MAX THRESHOLD TO FINISH LEVEL CHANGE AT EXTERIOR DOORS

- FLOOR PLAN PLAN LEGEND:**
- PLAN SYMBOLS DESCRIPTION
- EXTERIOR WALL
  - INTERIOR WALL
  - WATER CLOSET W/ TRIP LEVER - > 30 INCH FINISHED MOUTH ABOVE WC CENTER WC ON CLEAR WIDTH > 24 INCH FINISHED AT FRONT OF WC
  - WASHY CLOSET, SINK & FAUCET
  - TOILET SHOWN INSTALL TO 10 INCH HIGH WITH SHOWERHEAD & CONTROLS
  - CONTROL VALVE W/ SOLID & THERMAL SHOCK PROTECTION FOR RATED FLOW RATE
  - > 30 INCH FINISHED MOUTH & DEPTH AT INSTALL / TEMPERED GLASS ENCLOSURE
  - BATHROOM WITH SHOWER & CONTROLS
  - CONTROL VALVE W/ SOLID & THERMAL SHOCK PROTECTION FOR RATED FLOW RATE
  - STACKED WASHER & DRYER W/ RECESSED WATER SUPPLY (HAMMER ARRESTOR) & DRAIN BOX AND RECESSED (2) GAS METAL GAS SUPPLY & EXHAUST VENT BOX
  - VENT EXHAUST TO OUTSIDE AIR
  - GAS RANGE
  - RANGE HOOD W/ EXHAUST VENT TO OUTSIDE AIR

- KITCHEN SINK W/ GARBAGE DISPOSAL UNDER COUNTER OR WASHES
- KITCHEN CABINETS, COUNTERTOPS & BACKSPASHES
- REFRIGERATOR W/ WATER LINE & RECESSED WATER LINE BOX
- SURFACE SLOPE TO DRAIN
- CULINIS MOUNTED SMOKE DETECTOR
- HARDWARE WITH BATTERY BACKUP
- CULINIS MOUNTED COMBINATION SMOKE CARBON MONOXIDE DETECTOR
- HARDWARE WITH BATTERY BACKUP

**VENT AREA CALCULATIONS:**

OVERHANG AREA	67 SQ. FT.	VENTILATION RATE	1/150	VENTILATION REQ'D	645 SQ. FT.
VENTILATION REQUIRED		VENTILATION PROVIDED			645 SQ. FT.
TOTAL VENTILATION PROVIDED					

Submital Date Description

**OJMR Architects**

3600 Wilshire Boulevard Suite 2006  
Los Angeles CA 90010

323 931 1007 ojmrarchitects.net

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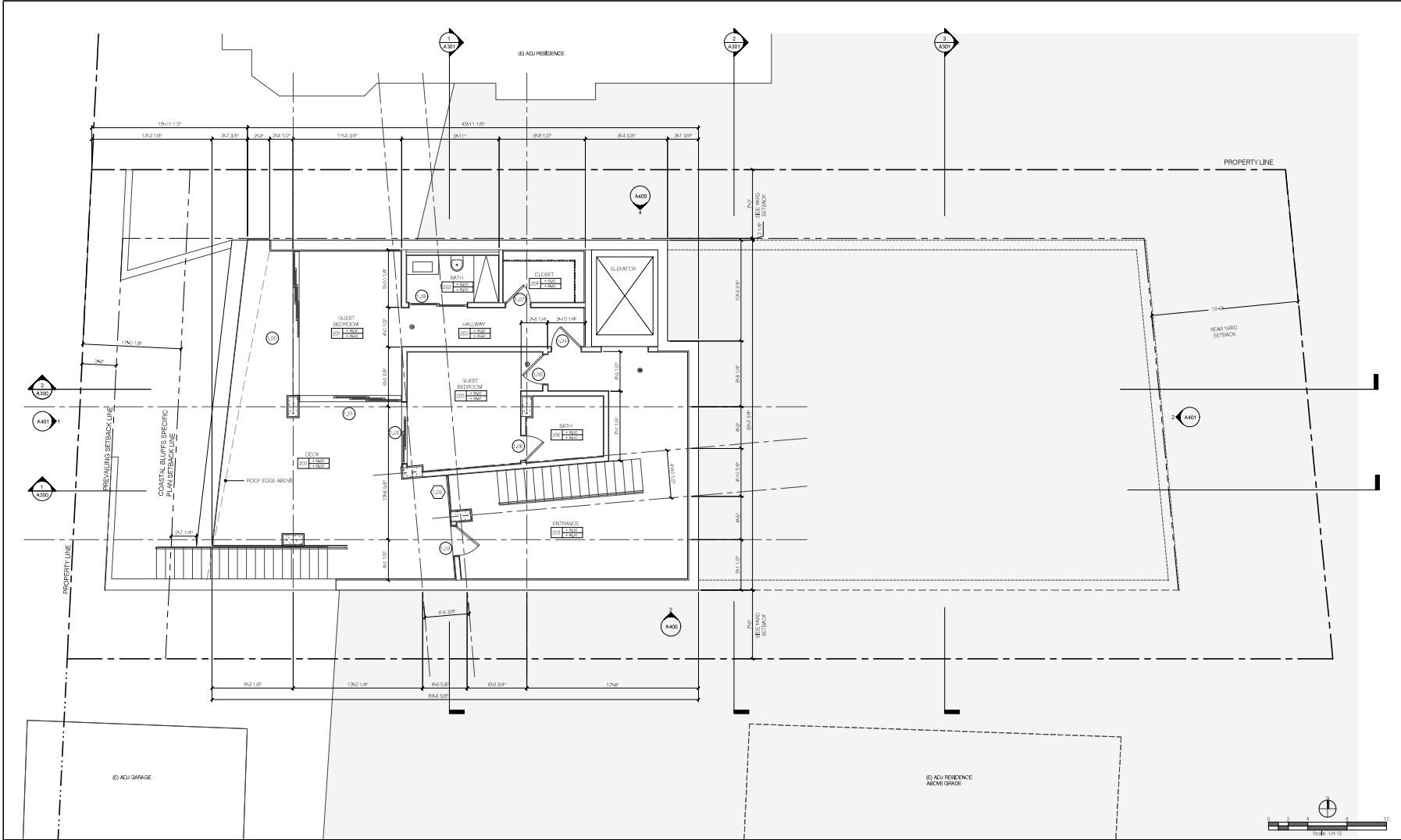
Project Number:  
18299.01

Project Name & Address:  
210 E. Montreal Residence  
210 E. Montreal St.  
Playa Del Rey, CA 90293

Sheet Title:  
Basement Floor Plan

Sheet Number:  
A200.00

Phase:  
Design Documentation



- # FLOOR PLAN NOTES
1. SEE SHEETS A200.10-A200.11 ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  2. SEE SHEETS A200.10-A200.11 ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  3. SEE SHEETS A200.10-A200.11 ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  4. SEE SHEETS A200.10-A200.11 ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  5. SEE SHEETS A200.10-A200.11 ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  6. PENETRATIONS OF FIRE-RATED EXTERIOR ASSEMBLIES TO BE PROTECTED AT WALLS (A200.01) AND ROOF (A200.01) - PROTECTION REQUIRED ON BOTH SIDES OF ASSEMBLY AT THROUGH PENETRATIONS
  7. COINTEGRATED STRAND BOND (CSB) IS NOT PERMITTED AS A SUBSTRATE FOR ROOF, BALCONY, DECK OR ANY OTHER HORIZONTAL SURFACES OR SURFACES UP OR LESS FROM HORIZONTAL
  8. ADJACENT, GRILLS AND ANY OTHER EXTERIOR BUILDING FACADE PENETRATION VERTICALLY AND HORIZONTALLY
  9. DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIGERATOR (GAS APPLIANCES) EXHAUST DISCHARGE TO BE LOCATED NOT LESS THAN 3 FEET FROM OPERABLE PORTIONS OF WINDOWS AND DOORS
  10. DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIGERATOR (GAS APPLIANCES) EXHAUST DISCHARGE TO BE LOCATED NOT LESS THAN 3 FEET FROM PASSENGER INTAKE AIR AND NOT LESS THAN 10 FEET FROM EXHAUST INTAKE AIR

- # FLOOR PLAN NOTES
11. ALL EXTERIOR SURFACES EXPOSED TO WEATHER TO BE PROTECTED BY EXTERIOR COVERINGS THAT ARE SPECIFICALLY MANUFACTURED FOR EXTERIOR USE, EXCEPT FOR THE FOLLOWING:
    - A. CEILINGS AND SOFFITS ENCLOSED BY WALLS, FACINGS AND BULKHEADS OR BEAMS THAT EXTEND NOT LESS THAN 10 INCHES BELOW SUCH CEILING OR SOFFITS
    - B. WALLS OR PORTIONS OF WALLS BENEATH AN ENCLOSED ROOF AREA WHERE LOCATED A HORIZONTAL DISTANCE FROM AN EXTERIOR OPENING EQUAL TO NOT LESS THAN TWICE THE HEIGHT OF THE OPENING
    - C. CEILINGS AND SOFFITS LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE CEILING OR SOFFIT
  12. INSTALL 1/2" MIN. THICK DOWNSPOUTS & LEADER HEADS FOR BACHMAN ARCHITECTURAL SHEET METAL MANUFACTURED DOWNSPOUTS TO SUBSURFACE STORM WATER COLLECTION SYSTEM
  13. SURFACE WATER TO DRAIN AWAY FROM BUILDING & STRUCTURES PER PERMITS PLANS
  14. 1 1/2" MIN. MAX THRESHOLD TO FINISH LEVEL CHANGE AT EXTERIOR DOORS

FLOOR PLAN PLAN LEGEND:

PLAN SYMBOLS	DESCRIPTION
	EXTERIOR WALL
	INTERIOR WALL
	WATER CLOSET W/ TRIP LEVER - > 30 INCH FINISHED MOUTH ACROSS WC (CENTER WC ON CLEAR MOUTH) > 24 INCH FINISHED AT FRONT OF WC
	WANTY CABINET SINK & FAUCET
	TILED SHOWER STALL (70 INCH MIN. HIGH) WITH SHOWERHEAD & CONTROLS
	CONTROL VALVE W/ SOLID THERMAL SHOCK PROTECTION FOR RATED FLOW RATE
	> 30 INCH FINISHED MOUTH DEPTH AT STALL / TEMPERED GLASS ENCLOSE
	BATHTUB WITH TUB SPOUT & CONTROLS
	CONTROL VALVE W/ SOLID THERMAL SHOCK PROTECTION FOR RATED FLOW RATE
	STACKED WASHER & DRYER W/ RECESSED WATER SUPPLY & DRAIN ARRESTOR
	A DRAIN BOX AND RECESSED (22 GA METAL) GAS SUPPLY & EXHAUST VENT BOX
	VENT EXHAUST TO OUTDOORS
	GAS RANGE
	RANGE HOOD W/ EXHAUST VENT TO OUTDOORS

- KITCHEN SINK W/ GARBAGE DISPOSAL  
UNDER COUNTER DISHWASHER
- KITCHEN CABINETS, COUNTERTOPS & BACKSPASHES
- REFRIGERATOR WATER LINE & RECESSED WATER LINE BOX
- SURFACE SLOPE TO DRAIN
- CULINIS MOUNTED SMOKE DETECTOR  
HARDWARE WITH BATTERY BACKUP
- CULINIS MOUNTED COMBINATION SMOKE CARBON MONOXIDE DETECTOR  
HARDWARE WITH BATTERY BACKUP

VENT AREA CALCULATIONS:

OVERHANG AREA	4326 SQ. FT.
VENTILATION RATIO	1/150
VENTILATION REQUIRED	28 SQ. FT.
VENTILATION PROVIDED	28 SQ. FT.
TOTAL VENTILATION PROVIDED	28 SQ. FT.

Submitted: \_\_\_\_\_ Date: \_\_\_\_\_ Description: \_\_\_\_\_

**OJMR Architects**

3600 Wilshire Boulevard Suite 2006  
Los Angeles, CA 90010

323.931.1007 | ojmrarchitects.net

Project Number:  
18,299.01

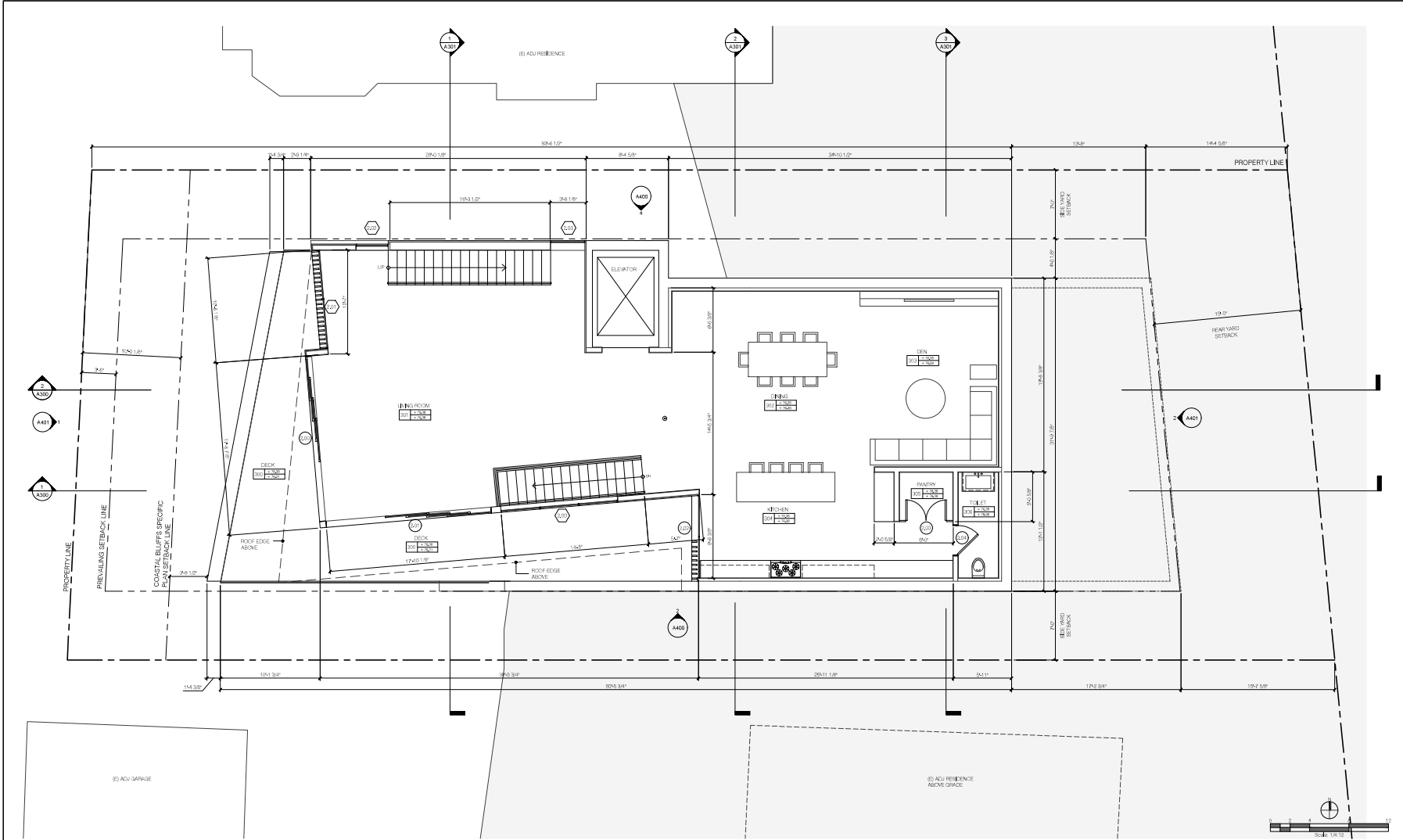
Project Name & Address:  
210 E. Montreal Residence  
210 E. Montreal St.  
Playa Del Rey, CA 90293

Sheet Title:  
First Floor Plan

Sheet Number:  
A200.01

Phase:  
Design Documentation

Legend | 1



Submital Date: Description:

## OJMR Architects

3600 Wilshire Boulevard Suite 2006  
Los Angeles CA 90010  
323.931.1007 ojmrarchitects.net

Project Number:

18,299.01

Project Name & Address:

210 E. Montreal Residence  
210 E. Montreal St.  
Playa Del Rey, CA 90293

Sheet Title:

Second Floor Plan

Sheet Number:

A200.02

Phase:

Design Documentation

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- # FLOOR PLAN NOTES
- SEE SHEETS A200.1A-A200.1H ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  - SEE SHEETS A200.2A FOR CALIFORNIA RESIDENTIAL REQUIREMENTS
  - SEE SHEETS A200.2B FOR TITLE 24 REQUIREMENTS
  - SEE STRUCTURAL SHEETS FOR MORE INFORMATION
  - PENETRATIONS OF FIRE-RATED EXTERIOR ASSEMBLIES TO BE PROTECTED AT WALLS (A400.021) AND ROOF (T400.011) - PROTECTION REQUIRED ON BOTH SIDES OF ASSEMBLY AT THROUGH PENETRATIONS
  - COATED STRAND BOND (CSB) IS NOT PERMITTED AS A SUBSTRATE FOR ROOF, BALCONY, DECK OR ANY OTHER HORIZONTAL SURFACES, OR SURFACES 45° OR LESS FROM HORIZONTAL
  - ADJACENT VENTS, GRILLS AND ANY OTHER EXTERIOR BUILDING FACADE PENETRATION VERTICALLY AND HORIZONTALLY
  - DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIG. (GAS APPLIANCES) EXHAUST DEWASH TO BE LOCATED NOT LESS THAN 3 FEET FROM OPERABLE PORTIONS OF WINDOWS AND DOORS
  - DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIG. (GAS APPLIANCES) EXHAUST DEWASH TO BE LOCATED NOT LESS THAN 3 FEET FROM PASSIVE INTAKE AIR AND NOT LESS THAN 10 FEET FROM EXHAUST INTAKE AIR

- # FLOOR PLAN NOTES
- ALL EXTERIOR SURFACES EXPOSED TO WEATHER TO BE PROTECTED BY EXTERIOR COVERINGS THAT ARE SPECIFICALLY MANUFACTURED FOR EXTERIOR USE, EXCEPT FOR THE FOLLOWING:
    - CEILINGS AND SOFFITS ENCLOSED BY WALLS, FASCINS AND BULKHEADS OR BEAMS THAT EXTEND NOT LESS THAN 12 INCHES BELOW SUCH CEILING OR SOFFIT
    - WALLS OR PORTIONS OF WALLS BENEATH AN ENCLOSED ROOF AREA WHERE LOCATED A HORIZONTAL DISTANCE FROM AN EXTERIOR OPENING EQUAL TO NOT LESS THAN TWICE THE HEIGHT OF THE OPENING
    - CEILINGS AND SOFFITS LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM THE OUTER EDGE OF THE CEILING OR SOFFIT
  - INSTALL MIN. OUTLET, DOWNSPOUT & LEADER HEADS FOR BATHROOM, REFRIG., SHEET METAL, MANUAL, & CONNECT DOWNSPOUT TO SUBBASE GRADE STORM WATER COLLECTION SYSTEM
  - SURFACE WATER TO DRAIN AWAY FROM BUILDING & STRUCTURES PER LOCAL PLANS
  - 1 1/2 INCH MAX THRESHOLD TO FINISH LEVEL CHANGE AT EXTERIOR DOORS

### FLOOR PLAN PLAN LEGEND:

- PLAN SYMBOLS
- EXTERIOR WALL
- INTERIOR WALL
- WATER CLOSET W/ TRIP LEVEL - > 30 INCH FINISHED MOUTH ABOVE WC CENTER WC ON CLEAR WIDTH > 24 INCH FINISHED AT FRONT OF WC
- WASH CLOSET, SINK & FAUCET
- TRIP SHOWN INSTALL TO 30 INCH FINISHED WITH SHOWERHEAD & CONTROLS
- CONTROL VALVE W/ SOLID & THERMAL SHOCK PROTECTION FOR RATED FLOW RATE > 30 INCH FINISHED WITH A 3/4" THERMAL SHOCK PROTECTION FOR RATED FLOW RATE
- BATHROOM WITH SPOUT & CONTROLS
- CONTROL VALVE W/ SOLID & THERMAL SHOCK PROTECTION FOR RATED FLOW RATE
- STACKED WASHER & DRYER W/ RECESSED WATER SUPPLY (SHOWER ARRESTOR) & DRAIN BOX AND RECESSED (22 GA METAL) GAS SUPPLY & EXHAUST VENT BOX
- VENT EXHAUST TO OUTSIDE AIR
- GAS RANGE
- RANGE HOOD W/ EXHAUST VENT TO OUTSIDE AIR

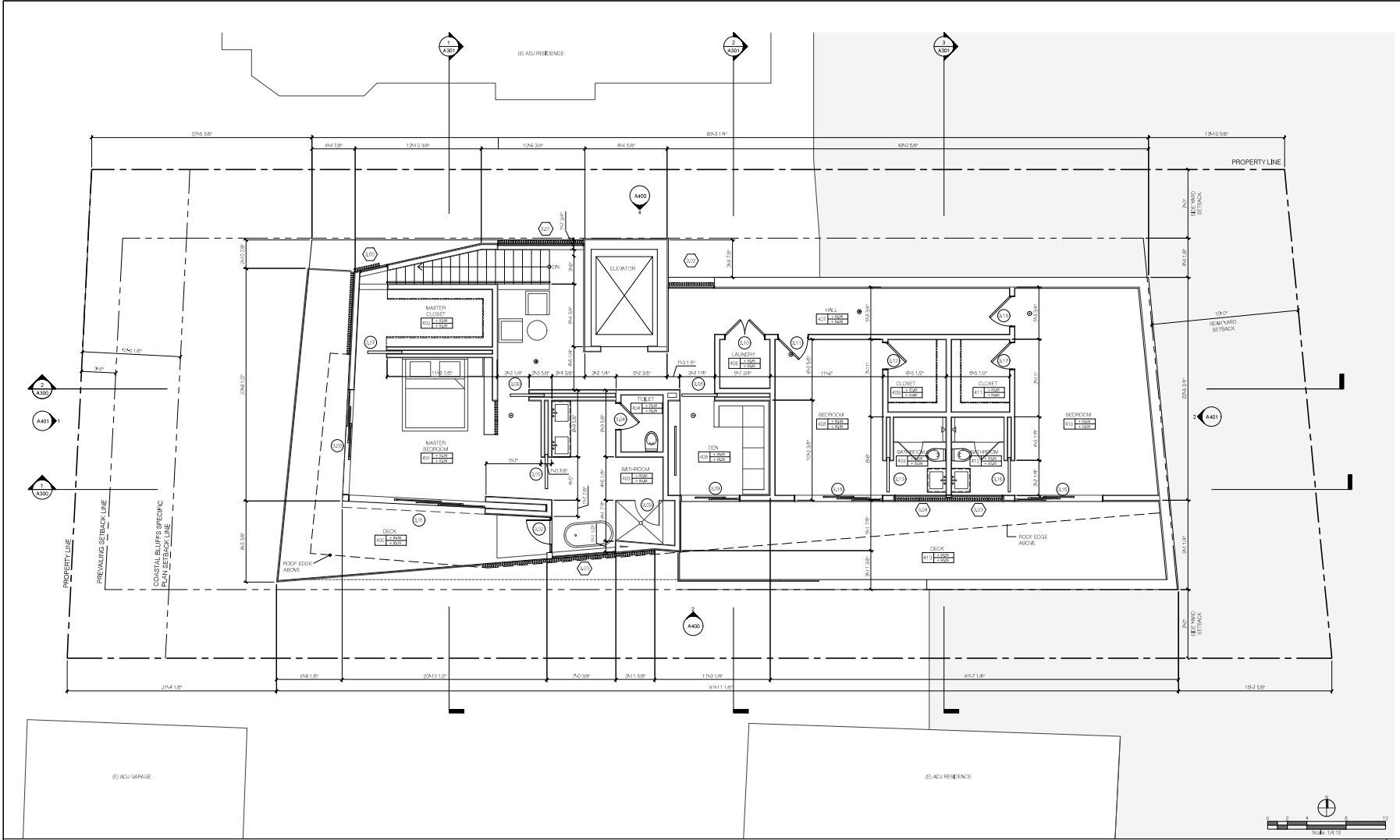
- KITCHEN SINK W/ GARBAGE DISPOSAL UNDER COUNTER OR W/ WASH
- KITCHEN CABINETS, COUNTERTOPS & BACKSPASHES
- REFRIGERATOR W/ WATER LINE & RECESSED WATER LINE BOX
- SURFACE SLOPE TO DRAIN

- CEILING MOUNTED SMOKE DETECTOR
- HARDWIRED WITH BATTERY BACKUP
- CEILING MOUNTED COMBINATION SMOKE CARBON MONOXIDE DETECTOR
- HARDWIRED WITH BATTERY BACKUP

### VENT AREA CALCULATIONS:

OVERHANG AREA:	226.8 SQ. FT.	VENTILATION RATE:	1/150	VENTILATION REQD:	1,212 SQ. FT.
VENTILATION REQUIRED:					
VENTILATION PROVIDED:					
TOTAL VENTILATION PROVIDED:					1,212 SQ. FT.

Legend | 1



- # FLOOR PLAN NOTES**
- SEE SHEETS A200.1A-A200.1H ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS & NOTES
  - SEE SHEETS A200.1G FOR CALIFORNIA RESIDENTIAL REQUIREMENTS
  - SEE SHEETS A200.1A-A200.1H FOR TITLE & REQUIREMENTS
  - SEE STRUCTURAL SHEETS FOR MORE INFORMATION
  - PENETRATIONS OF FIRE-RATED EXTERIOR ASSEMBLIES TO BE PROTECTED AT WALLS (A200.2G1) AND ROOF (TABLE 611) - PROTECTION REQUIRED ON BOTH SIDES OF ASSEMBLY AT THROUGH PENETRATIONS
  - COINTEGRATED STRAND CONCRETE (CSC) IS NOT PERMITTED AS A SUBSTRATE FOR ROOF, BALCONY, DECK OR ANY OTHER HORIZONTAL SURFACES OR SURFACES UP OR LESS FROM HORIZONTAL
  - ADJACENT VENTS, GRILLS AND ANY OTHER EXTERIOR BUILDING FACADE PENETRATION VERTICALLY AND HORIZONTALLY
  - DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIGERATE (GAS APPLIANCE) EXHAUST DEWASH TO BE LOCATED NOT LESS THAN 3 FEET FROM OPERABLE PORTIONS OF WINDOWS AND DOORS
  - DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND REFRIGERATE (GAS APPLIANCE) EXHAUST DEWASH TO BE LOCATED NOT LESS THAN 3 FEET FROM PASSAGE OPENINGS AND NOT LESS THAN 10 FEET FROM

- # FLOOR PLAN NOTES**
- ALL EXTERIOR SURFACES EXPOSED TO WEATHER TO BE PROTECTED BY EXTERIOR COVERINGS THAT ARE SPECIFICALLY MANUFACTURED FOR EXTERIOR USE, EXCEPT FOR THE FOLLOWING:  
A. CEILINGS AND SOFFITS ENCLOSED BY WALLS, FACINGS AND BULKHEADS OR BEAMS THAT EXTEND NOT LESS THAN 10 INCHES BELOW SUCH CEILINGS OR SOFFITS  
B. WALLS OR PORTIONS OF WALLS BENEATH AN ENCLOSED ROOF AREA WHERE LOCATED A HORIZONTAL DISTANCE FROM AN EXTERIOR OPENING EQUAL TO NOT LESS THAN TWICE THE HEIGHT OF THE OPENING  
C. CEILINGS AND SOFFITS LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM THE OUTSIDE EDGE OF THE CEILING OR SOFFIT
  - INSTALL MINOR CUTTING, DOWNSPUTS & GUTTER HEADS FOR BACON AND CEILING, SHEET METAL, MANHOLE, CONNECT DOWNSPUTS TO SUBSURFACE STORM WATER COLLECTION SYSTEM
  - SURFACE WATER TO DRAIN AWAY FROM BUILDING & STRUCTURES PER LOCAL PLANS
  - 1 1/2 INCH MAX THRESHOLD TO FINISH LEVEL CHANGE AT EXTERIOR DOORS

- FLOOR PLAN PLAN LEGEND:**
- | PLAN SYMBOLS | DESCRIPTION  |
|--------------|--|
| [Symbol]     | EXTERIOR WALL  |
| [Symbol]     | INTERIOR WALL  |
| [Symbol]     | WATER CLOSET W/ TRIP LENGTH > 30 INCH FINISHED MOUTH ABOVE WC CENTER WC ON CLEAR MOUTH > 24 INCH FINISHED AT FRONT OF WC                       |
| [Symbol]     | WANTY CABINET, SINK & FAUCET   |
| [Symbol]     | TRIP SHOWN INSTALL TO 20 INCH HIGH WITH SHOWERHEAD & CONTROLS  |
| [Symbol]     | CONTROL VALVE W/ SOLID & THERMAL SHOCK PROTECTION FOR RATED FLOW RATE > 30 INCH FINISHED MOUTH & 20 INCH AT INSTALL / TEMPERED GLASS ENCLOSURE |
| [Symbol]     | BATHROOM WITH SPOUT & CONTROLS   |
| [Symbol]     | CONTROL VALVE W/ SOLID & THERMAL SHOCK PROTECTION FOR RATED FLOW RATE  |
| [Symbol]     | STACKED WASHER & DRYER W/ RECESSED WATER SUPPLY (HAMMER ARRESTOR) & CHAIN BOX AND RECESSED (22 GA METAL) GAS SUPPLY & EXHAUST VENT BOX         |
| [Symbol]     | VENT EXHAUST TO OUTSIDE AIR  |
| [Symbol]     | GAS RANGE  |
| [Symbol]     | RANGE HOOD W/ EXHAUST VENT TO OUTSIDE AIR  |

- KITCHEN SINK W/ GARBAGE DISPOSAL UNDER COUNTER DRAIN W/ WASH**
- KITCHEN CABINETS, COUNTERTOPS & BACKSPASHES**
- REFRIGERATOR W/ WATER LINE & RECESSED WATER LINE BOX**
- SURFACE SLOPE TO DRAIN**
- CULINIS MOUNTED SMOKE DETECTOR**
- HARDWARE WITH BATTERY BACKUP**
- CULINIS MOUNTED COMBINATION SMOKE CARBON MONOXIDE DETECTOR**
- HARDWARE WITH BATTERY BACKUP**

- VENT AREA CALCULATIONS:**
- | OVERHANG AREA        | 355.75 SQ. FT. |
|----------------------|----------------|
| VENTILATION RATIO    | 1/150          |
| VENTILATION REQUIRED | 214 SQ. FT.    |
| VENTILATION PROVIDED | 214 SQ. FT.    |

- VENT AREA CALCULATIONS:**
- | OVERHANG AREA        | 355.75 SQ. FT. |
|----------------------|----------------|
| VENTILATION RATIO    | 1/150          |
| VENTILATION REQUIRED | 214 SQ. FT.    |
| VENTILATION PROVIDED | 214 SQ. FT.    |

Submitted: Date: Description:

**OJMR Architects**

3600 Wilshire Boulevard, Suite 2006  
Los Angeles, CA 90010  
323.931.1007 | ojmrarchitects.net

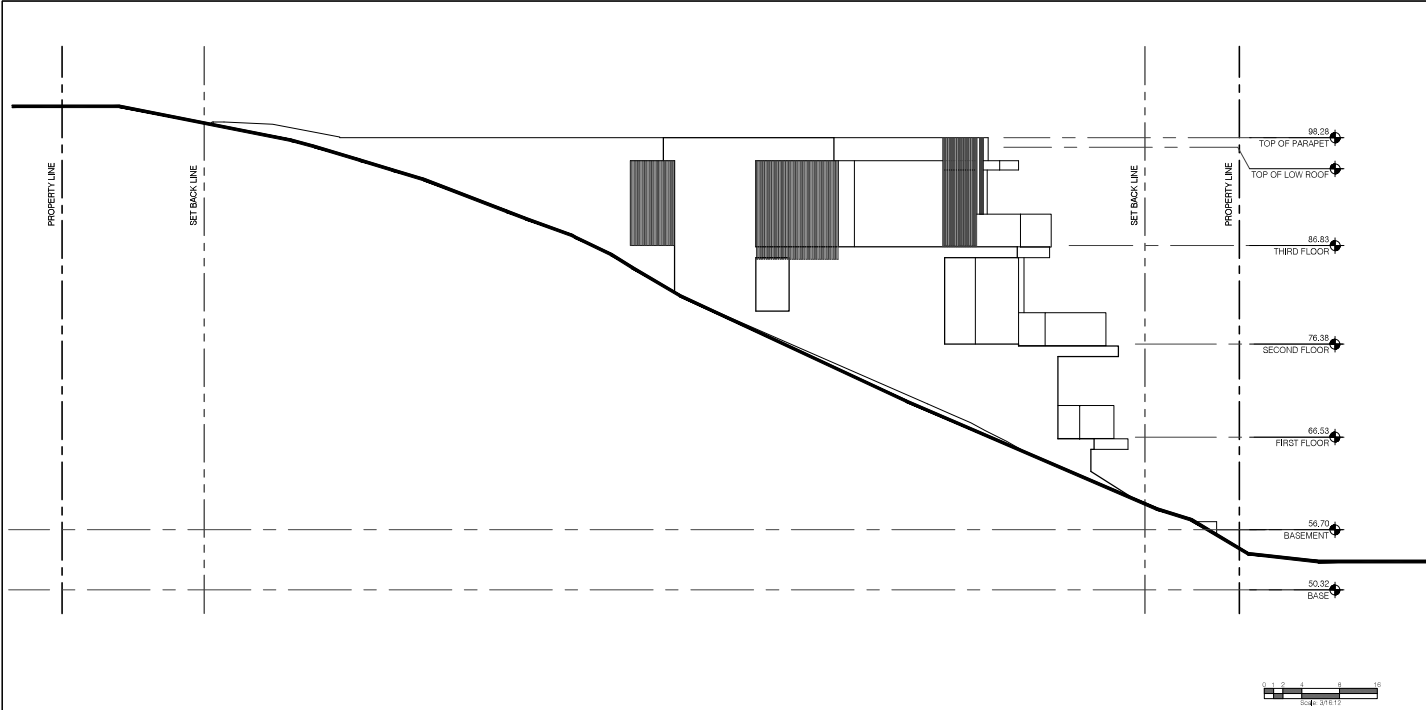
Project Number:  
18,299.01

Project Name & Address:  
210 E. Montreal Residence  
210 E. Montreal St.  
Playa Del Rey, CA 90293

Sheet Title:  
Third Floor Plan

Sheet Number:  
A200.03

Phase:  
Design Documentation



- EXTERIOR ELEVATION NOTES:**
- SEE SHEETS ADD-14 AND 15 FOR ARCHITECTURAL NOTES FOR ABREVIATIONS, SYMBOLS & NOTES
  - SEE SHEETS ADD-20 FOR CALIFORNIA RESIDENTIAL REQUIREMENTS
  - SEE SHEETS ADD-30 AND 31 FOR TITLE 24 REQUIREMENTS
  - SEE STRUCTURAL SHEETS FOR MORE INFORMATION
  - ALL EXTERIOR SURFACES EXPOSED TO WEATHER TO BE PROTECTED BY EXTERIOR COVERINGS THAT ARE SPECIFICALLY MANUFACTURED FOR EXTERIOR USE, EXCEPT FOR THE FOLLOWING:
    - CEILINGS AND SOFFITS ENCLOSED BY WALLS, FASCIES AND BULKHEADS OR BEAMS THAT EXTEND NOT LESS THAN 12 INCHES BELOW SUCH CEILING OR SOFFIT
    - WALLS OR PORTIONS OF WALLS BENEATH AN ENCLOSED ROOF AREA, WHERE LOCATED A HORIZONTAL DISTANCE FROM AN EXTERIOR OPENING EQUAL TO NOT LESS THAN TWICE THE HEIGHT OF THE OPENING
    - CEILINGS AND SOFFITS LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM THE OUTER EDGE OF THE CEILING OR SOFFIT
  - ORIENTED STRAND BOARD (OSB) IS NOT PERMITTED AS A SUBSTRATE FOR ROOF, BALCONY, DECK OR ANY OTHER HORIZONTAL SURFACES, OR SURFACES 4" OR LESS FROM HORIZONTAL ALUX VENTS, DRILLES AND ANY OTHER EXTERIOR BUILDING FACADE PENETRATION VERTICALLY AND HORIZONTALLY
  - DRYER, BATHROOM, RANGE HOOD, WATER HEATER, AND FIREPLACE (SAS APPLIANCE) EXHAUST DISCHARGE TO BE LOCATED NOT LESS THAN 3 FEET FROM PASSIVE INTAKE AIR AND NOT LESS THAN 10 FEET FROM FORCED INTAKE AIR
  - PAINT & FINISH MATERIALS:
    - RETURN PAINT COLORS AND EXTERIOR FINISH MATERIALS AROUND EXTERIOR FIELD CORNERS AND TERMINATE AT INTERIOR CORNER, UNLESS SHOWN OR NOTED OTHERWISE
    - UNDERSIDES AND TOPS OF PROJECTING ELEMENTS (FRAMES, TRIMS, BALCONY OR DECK ROOF EAVES, ETC.) TO BE PAINTED THE SAME COLOR AS THE EXTERIOR VERTICAL PLANE OF THE EXTENDING ELEMENT
    - WRAP PAINT COLOR SHOWN ON THE EXTERIOR VERTICAL PLANE OF A ROOF, BALCONY OR OVERHANGING BEAM AROUND THE BEAM TO THE UNDERSIDE OF THE ROOF, BALCONY OR BUILDING OVERHANG
    - PAINT MECHANICAL VENTS AND LOUVERS TO MATCH THE COLOR OF THE ADJACENT MATERIAL, DO NOT PAINT THE SCREENS
  - INSTALL RAIN GUTTERS, DOWNSPOUTS AND LEADER HEADS PER SWACNA ARCHITECTURAL SHEET METAL MANUAL - CONNECT DOWNSPOUTS TO SUBSURFACE STORM WATER PIPING
  - SURFACE WATER TO DRAIN AWAY FROM BUILDINGS & STRUCTURES PER TITLE PLANS
  - SEE SHEET ADD-25 DOOR & WINDOW SCHEDULES FOR MORE INFORMATION

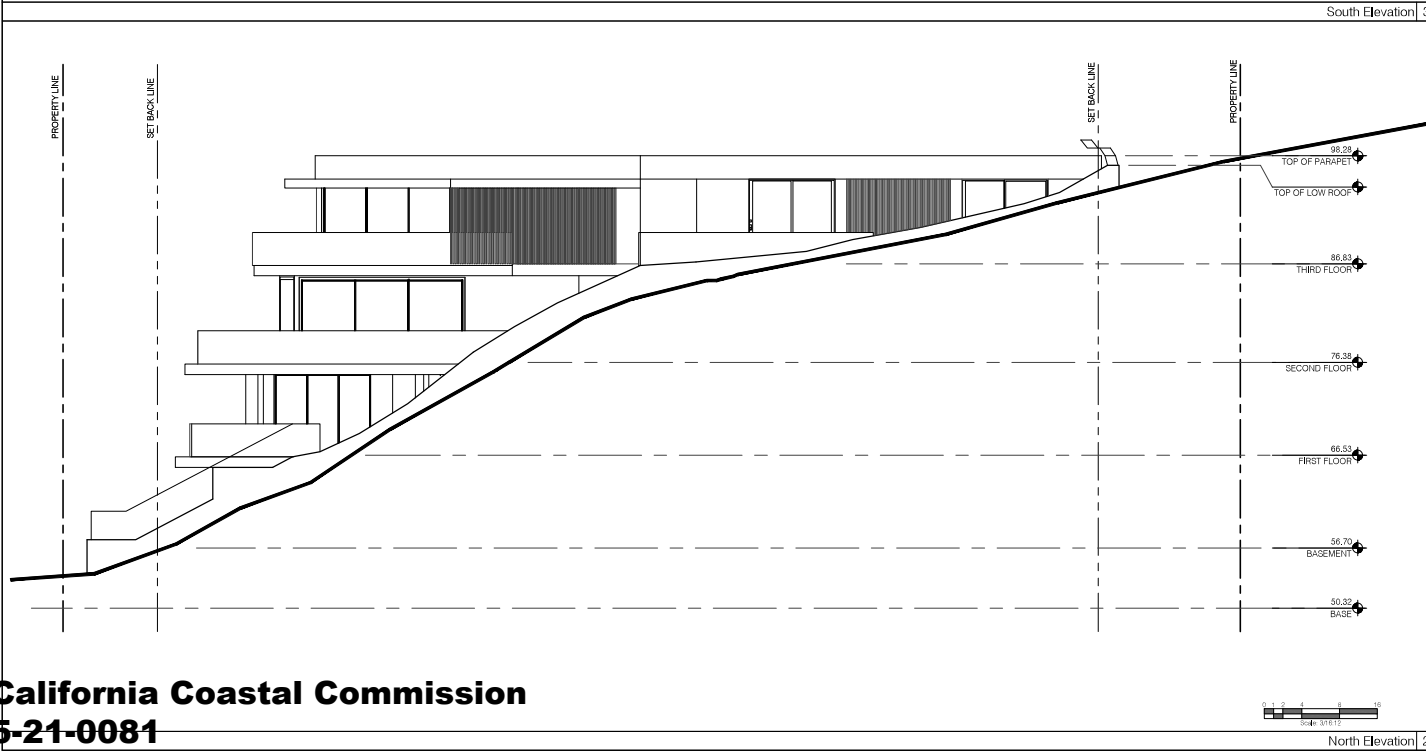
EXTERIOR ELEVATION MATERIALS & FINISHES

PLAN SYMBOL	DESCRIPTION
	DOWNSPOUT (#####) AND DOWNSPOUT
	DARK ANODIZED ALUMINUM FACTORY FINISH
	LIGHT GRAY (#####) AND DOWNSPOUT, SEE PER PLUMBING DRAWINGS
	DARK ANODIZED ALUMINUM FACTORY FINISH
	PRINTED CEMENT PLASTERED COAT (#####) FINISH COAT (#####) #####
	PLASTER TO REMAIN (#####) - CONTROL JOINTS SHOWN HORIZONTALLY & VERTICALLY
	LIGHT FEATURE (WET WATER) - BOTTOM OF (BLUE) 8" (8) INCHES APS
	DARK ANODIZED ALUMINUM FACTORY FINISH
	PRINTED EXHAUST VENT TERMINATION (#####) (#####)
	WINDOWS & SLIDING GLASS DOORS
	DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH
	PRINTED WOOD DOORS & FRAMES (#####) (#####) (#####)

PLAN SYMBOL	DESCRIPTION
	METAL GARAGE DOOR
	DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH
	GRADE LINE

PAINT SCHEDULE:

CUNN EDWARDS, COLOR, FLAT SHEEN
PLASTER
CUNN EDWARDS, COLOR, EGGSHELL SHEEN
WOOD FINISHES, WOOD DOORS, EXPOSED METAL FINISHES



EXTERIOR ELEVATION MATERIALS & FINISHES

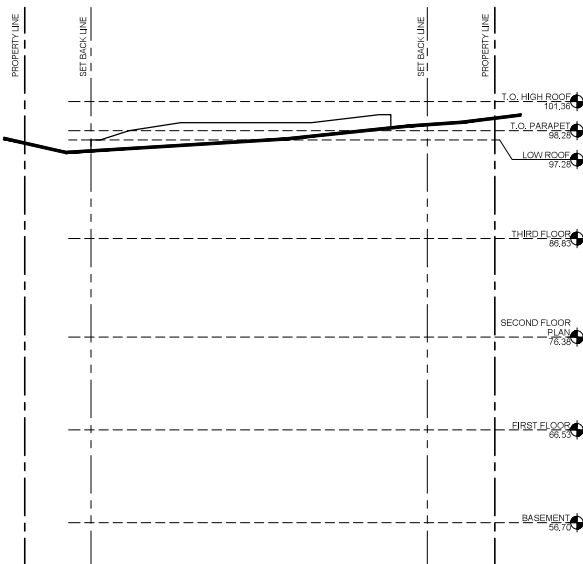
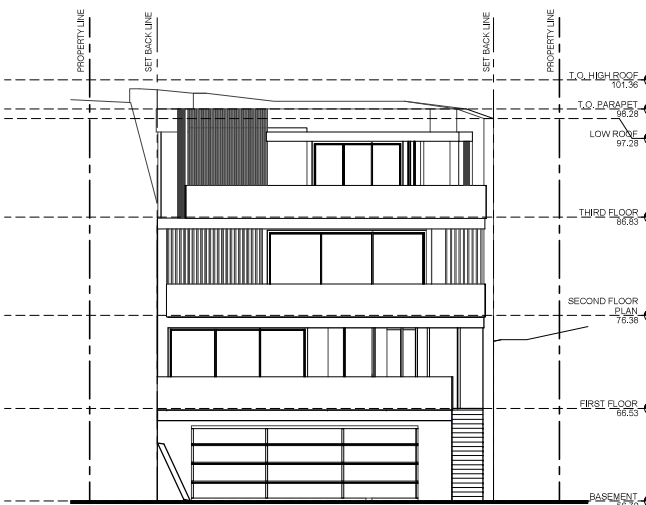
PLAN SYMBOL	DESCRIPTION
	DOWNSPOUT (#####) AND DOWNSPOUT
	DARK ANODIZED ALUMINUM FACTORY FINISH
	LIGHT GRAY (#####) AND DOWNSPOUT, SEE PER PLUMBING DRAWINGS
	DARK ANODIZED ALUMINUM FACTORY FINISH
	PRINTED CEMENT PLASTERED COAT (#####) FINISH COAT (#####) #####
	PLASTER TO REMAIN (#####) - CONTROL JOINTS SHOWN HORIZONTALLY & VERTICALLY
	LIGHT FEATURE (WET WATER) - BOTTOM OF (BLUE) 8" (8) INCHES APS
	DARK ANODIZED ALUMINUM FACTORY FINISH
	PRINTED EXHAUST VENT TERMINATION (#####) (#####)
	WINDOWS & SLIDING GLASS DOORS
	DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH
	PRINTED WOOD DOORS & FRAMES (#####) (#####) (#####)

PLAN SYMBOL	DESCRIPTION
	METAL GARAGE DOOR
	DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH
	GRADE LINE

PAINT SCHEDULE:

CUNN EDWARDS, COLOR, FLAT SHEEN
PLASTER
CUNN EDWARDS, COLOR, EGGSHELL SHEEN
WOOD FINISHES, WOOD DOORS, EXPOSED METAL FINISHES



			<p><b>EXTERIOR ELEVATION NOTES:</b></p> <p>1. SEE SHEETS ADD-14 AND 15 FOR ARCHITECTURAL NOTES FOR ABBREVIATIONS, SYMBOLS &amp; NOTES</p> <p>2. SEE SHEETS ADD-20 FOR CALIFORNIA RESIDENTIAL REQUIREMENTS</p> <p>3. SEE SHEETS ADD-24 AND 25 FOR TITLE 24 REQUIREMENTS</p> <p>4. SEE STRUCTURAL SHEETS FOR MORE INFORMATION</p> <p>5. ALL EXTERIOR SURFACES EXPOSED TO WEATHER TO BE PROTECTED BY EXTERIOR COVERINGS THAT ARE SPECIFICALLY MANUFACTURED FOR EXTERIOR USE, EXCEPT FOR THE FOLLOWING:</p> <p>A. CEILINGS AND ROOFS ENCLOSED BY WALLS, PARAPETS AND BULKHEADS OR BEAMS THAT EXTEND NOT LESS THAN 10 INCHES BELOW SUCH CEILING OR ROOFS</p> <p>B. WALLS OR PORTIONS OF WALLS BENEATH AN ENCLOSED ROOF AREA, WHERE LOCATED A HORIZONTAL DISTANCE FROM AN EXTERIOR OPENING EQUAL TO NOT LESS THAN TWICE THE HEIGHT OF THE OPENING</p> <p>C. CEILINGS AND ROOFS LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM THE OUTER EDGE OF THE CEILING OR ROOF</p> <p>6. ORIENTED STRAND BOARD (OSB) IS NOT PERMITTED AS A SUBSTRATE FOR ROOF, BALCONY, DECK OR ANY OTHER HORIZONTAL SURFACES, OR SURFACES 48" OR LESS FROM HORIZONTAL ALIEN VENTS, DRIBLES AND ANY OTHER EXTERIOR BUILDING FACADE PENETRATION VERTICALLY AND HORIZONTALLY</p> <p>7. DRYER, BATHROOM, RANGE HOOD, WATER HEATER, AND FIREPLACE (SAS APPLIANCE) EXHAUST DISCHARGE TO BE LOCATED NOT LESS THAN 3 FEET FROM OPERABLE PORTIONS OF WINDOWS AND DOORS</p> <p>8. DRYER, BATHROOM, RANGE HOOD, WATER HEATER AND FIREPLACE (SAS APPLIANCE) EXHAUST DISCHARGE TO BE LOCATED NOT LESS THAN 3 FEET FROM PASSIVE INTAKE AIR AND NOT LESS THAN 10 FEET FROM FORCED INTAKE AIR</p> <p>9. PAINT &amp; FINISH MATERIALS:</p> <p>A. RETURN PAINT COLORS AND EXTERIOR FINISH MATERIALS AROUND EXTERIOR FIELD CORNERS AND TERMINATE AT INSIDE CORNER, UNLESS SHOWN OR NOTED OTHERWISE</p> <p>B. UNDERSIDES AND TOPS OF PROJECTING ELEMENTS (FRAMES, TRIM, BALCONY OR DECK ROOF EAVES, ETC.) TO BE PAINTED THE SAME COLOR AS THE EXTERIOR VERTICAL PLANE OF THE EXTENDING ELEMENT</p> <p>C. WRAP PAINT COLOR SHOWN ON THE EXTERIOR VERTICAL PLANE OF A ROOF, BALCONY OR OVERHANG BEAM AROUND THE BEAM TO THE UNDERSIDE OF THE ROOF, BALCONY OR BUILDING OVERHANG</p> <p>D. PAINT MECHANICAL VENTS AND LOUVERS TO MATCH THE COLOR OF THE ADJACENT MATERIAL. DO NOT PAINT THE SCREENS</p> <p>10. INSTALL RAIN GUTTERS, DOWNSPOUTS AND LEADER HEADS PER SWANA ARCHITECTURAL SHEET METAL MANUAL - CONNECT DOWNSPOUTS TO SUBSURFACE STORM WATER PIPING</p> <p>11. SURFACE WATER TO DRAIN AWAY FROM BUILDINGS &amp; STRUCTURES PER TITLE 24 PLANS</p> <p>12. SEE SHEET ADD-25 DOOR &amp; WINDOW SCHEDULES FOR MORE INFORMATION</p> <p>EXTERIOR ELEVATION MATERIALS &amp; FINISHES</p> <table><tr><th>PLAN SYMBOL</th><th>DESCRIPTION</th></tr><tr><td></td><td>DOWNSPOUT (#####) AND DOWNSPOUT</td></tr><tr><td></td><td>DARK ANODIZED ALUMINUM FACTORY FINISH</td></tr><tr><td></td><td>LIGHT FIXTURE (PWT-WHITE) - BOTTOM OF (BLUE) - 8 INCHES APS</td></tr><tr><td></td><td>DARK ANODIZED ALUMINUM FACTORY FINISH</td></tr><tr><td></td><td>PAINTED EXHAUST VENT TERMINATION (#####)</td></tr><tr><td></td><td>WINDOWS &amp; SLIDING GLASS DOORS</td></tr><tr><td></td><td>DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH</td></tr><tr><td></td><td>PAINTED WOOD DOORS &amp; FRAMES (#####)</td></tr><tr><td></td><td>METAL GARAGE DOOR</td></tr><tr><td></td><td>DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH</td></tr><tr><td></td><td>GRADE LINE</td></tr></table> <p>PAINT SCHEDULE:</p> <p>DUNN EDWARDS, COLOR PLAT SHEEN</p> <p>PLASTER</p> <p>DUNN EDWARDS, COLOR, EGG-SHELL SHEEN</p> <p>WOOD FINISHES, WOOD DOORS, EXPOSED METAL FINISHES</p>	PLAN SYMBOL	DESCRIPTION		DOWNSPOUT (#####) AND DOWNSPOUT		DARK ANODIZED ALUMINUM FACTORY FINISH		LIGHT FIXTURE (PWT-WHITE) - BOTTOM OF (BLUE) - 8 INCHES APS		DARK ANODIZED ALUMINUM FACTORY FINISH		PAINTED EXHAUST VENT TERMINATION (#####)		WINDOWS & SLIDING GLASS DOORS		DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH		PAINTED WOOD DOORS & FRAMES (#####)		METAL GARAGE DOOR		DARK BRONZE ANODIZED ALUMINUM FACTORY FINISH		GRADE LINE
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	GRADE LINE																										
Not Used   4	West Elevation   2	Legend   1																									

California Coastal Commission

5-21-0081

Not Used | 4

West Elevation | 2

Legend | 1

Submital: Date: Description:

OJMR Architects

3600 Wilshire Boulevard Suite 2006  
Los Angeles, CA 90010  
323.931.1007 ojmarchitects.net

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Project Number:  
18,299.01

Project Name & Address:  
210 E. Montreal Residence  
210 E. Montreal St.  
Playa Del Rey, CA 90293

Sheet Title:  
East & West Elevations

Sheet Number:  
A300.01

Phase:  
Design Documentation

Submitted Date Description

OJMR Architects

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Los Angeles CA 90010  
323 931 1007 ojmrarchitects.net

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Sheet Title:

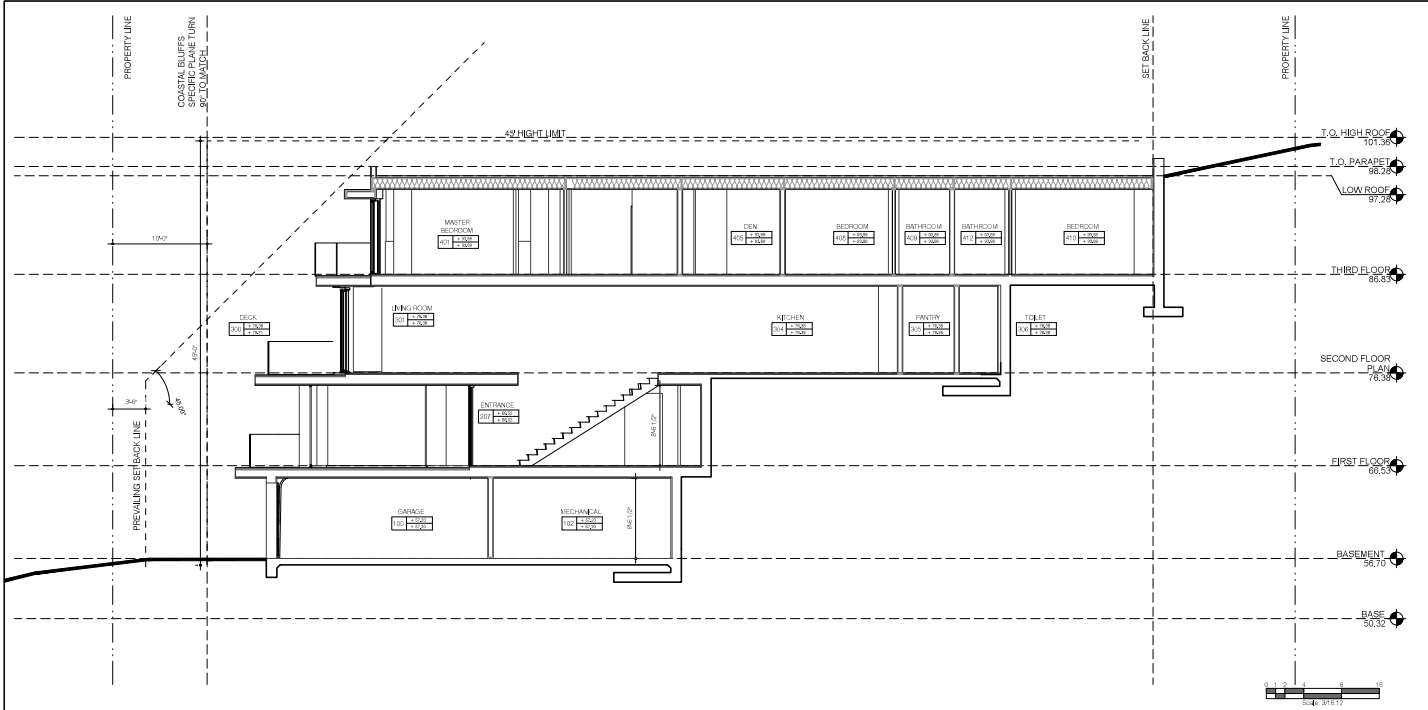
East & West Elevations

Sheet Number:

A300.01

Phase:

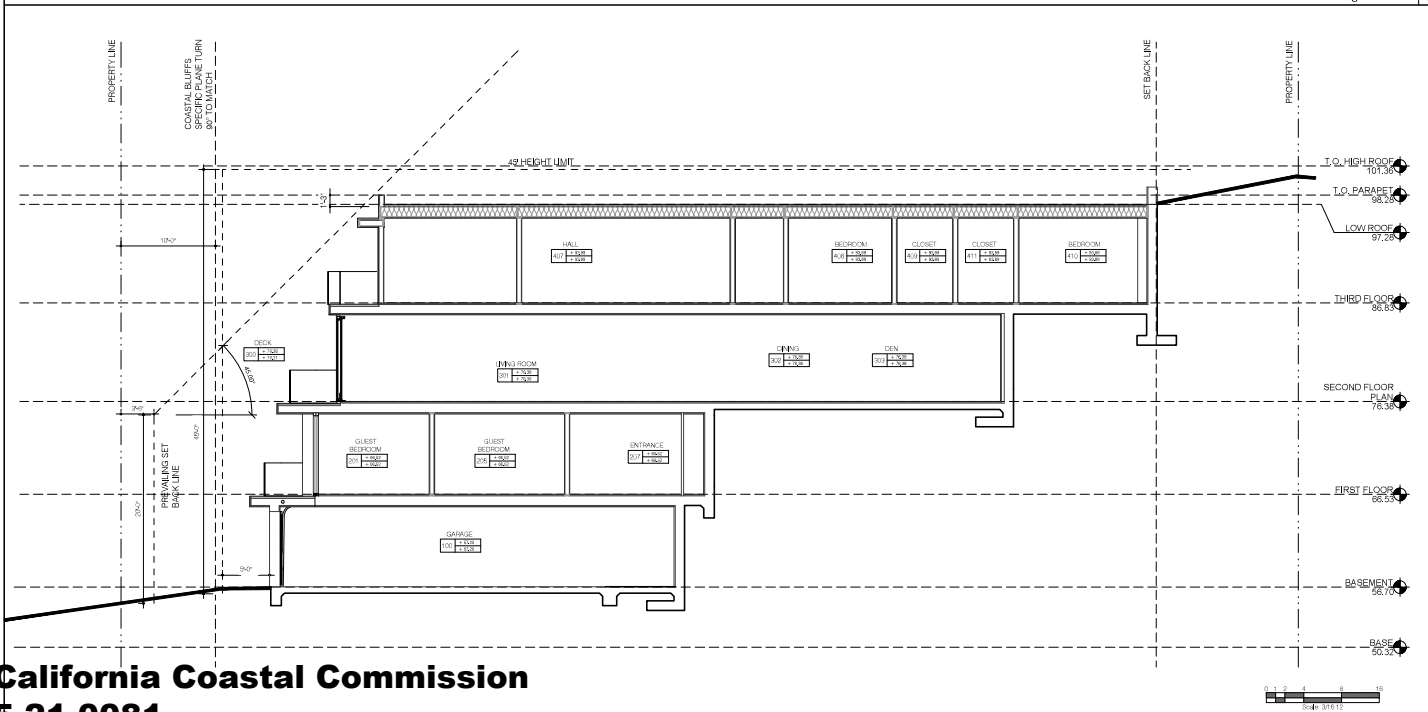
Design Documentation



- BUILDING & SITE SECTION NOTES:**
- SEE SHEETS A400-1A-001 THROUGH A400-1A-004 FOR ARCHITECTURAL SYMBOLS & NOTES
  - SEE SHEETS A400-20 FOR CALIFORNIA RESIDENTIAL REQUIREMENTS
  - SEE SHEETS A400-20-001 THROUGH A400-20-004 FOR ELECTRICAL REQUIREMENTS
  - INSTALL RAIN GUTTERS, DOWNSPOUTS AND LEADER HEADS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL - CONNECT TO SUBSURFACE STORM WATER COLLECTION SYSTEM
  - SEE STRUCTURAL SHEETS FOR MORE INFORMATION

**BUILDING & SITE SECTION LEGEND:**

PLAN SYMBOL	DESCRIPTION
	REINFORCED CONCRETE SUB-GRADE FOUNDATION
	GRADE LINE
	SLAB LEVEL CHANGE - 4 TO 10 INCHES



**BUILDING & SITE SECTION LEGEND:**

PLAN SYMBOL	DESCRIPTION
	REINFORCED CONCRETE SUB-GRADE FOUNDATION
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## OJMR Architects

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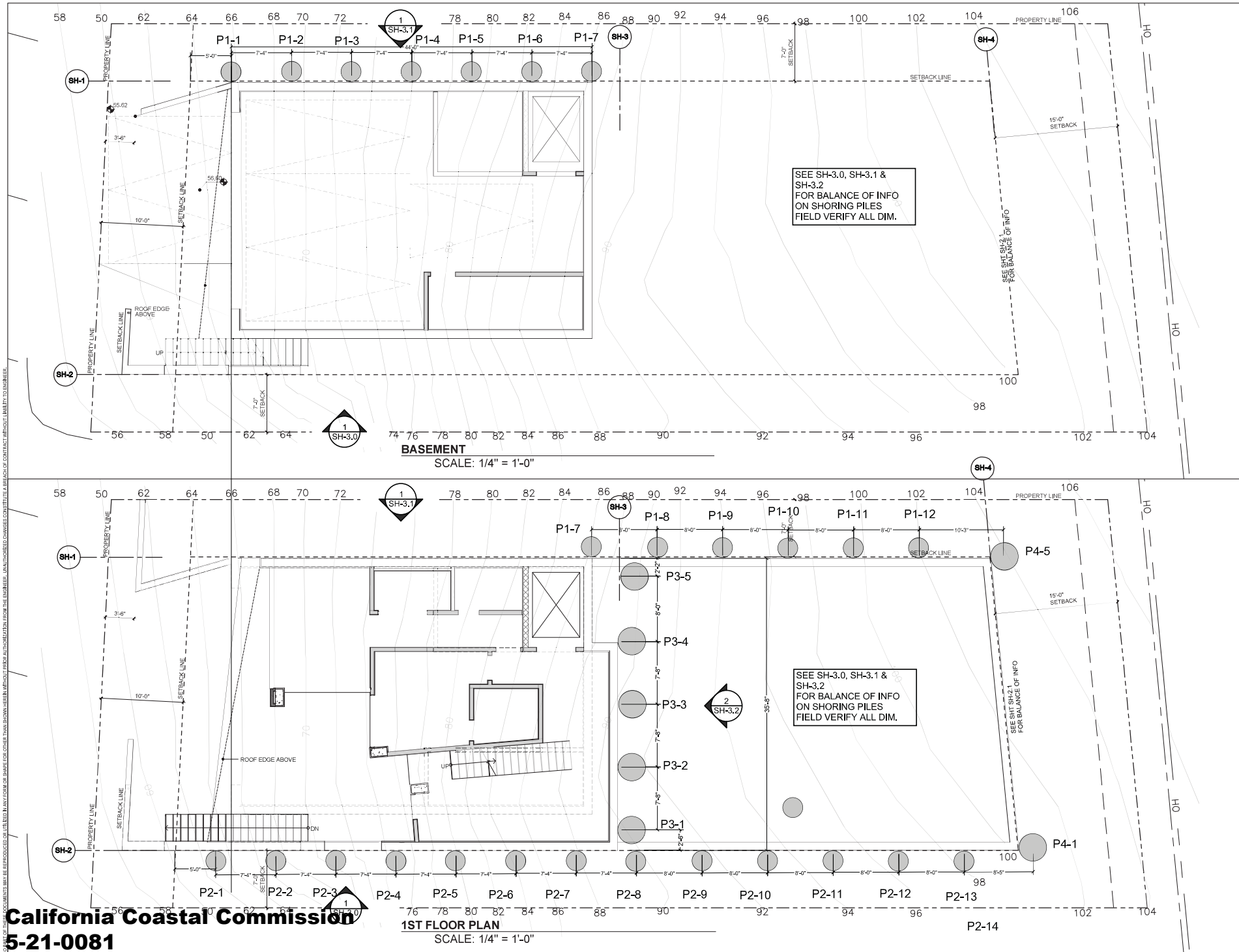
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Sheet Title:  
Building Sections

Sheet Number:  
A400.00

Phase:  
Design Documentation



California Coastal Commission  
5-21-0081



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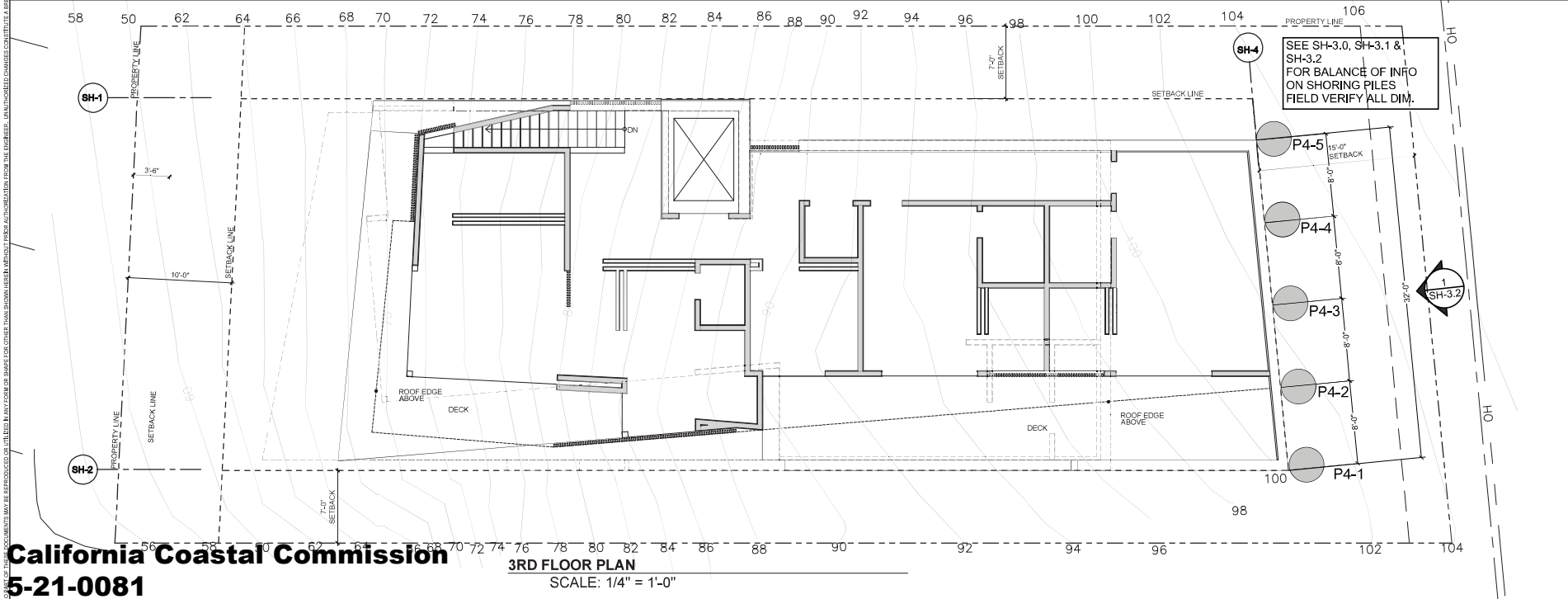
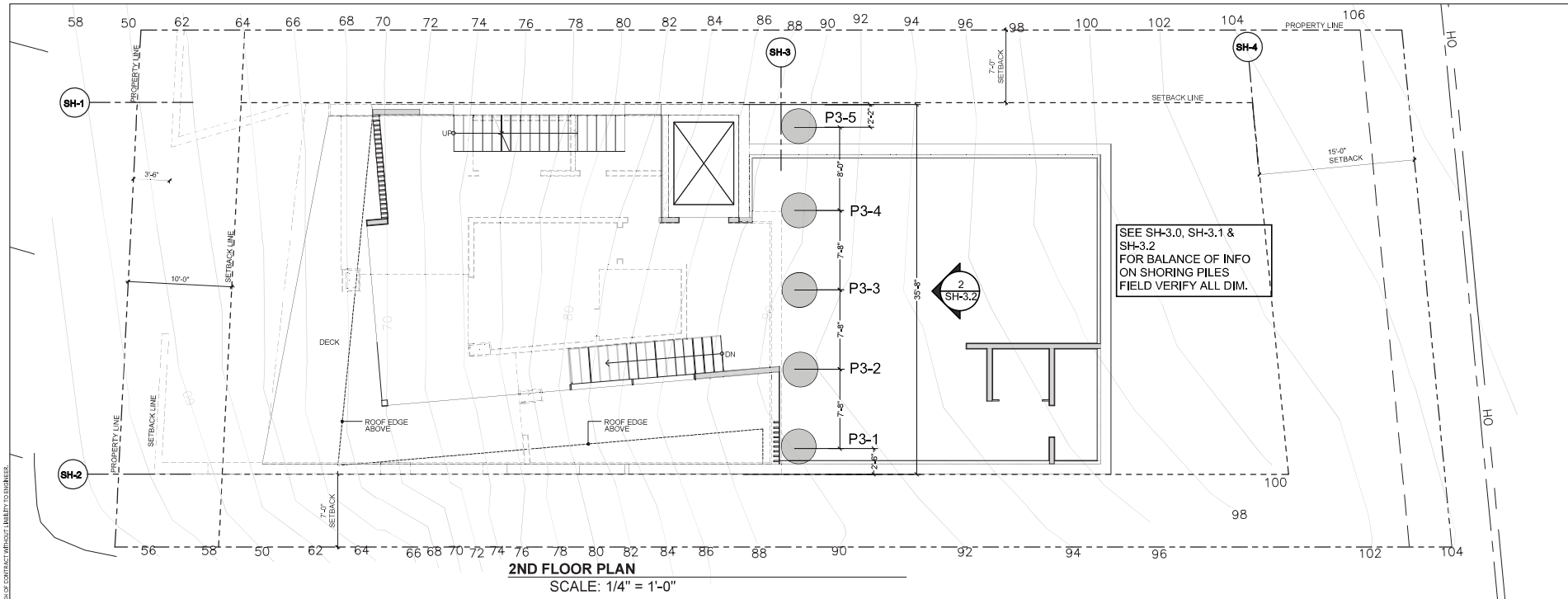
Date:  
PC SUBMITTAL 12-10-2020

Sheet title:  
**SHORING PLAN  
@  
BASEMENT AND  
1ST FLOOR  
LEVELS**

Prepared by: SS  
Scale: As Noted  
Job No. 2019-13

**SH-2.0**

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Date:  
PC SUBMITTAL 12-10-2020



Sheet title:  
**SHORING PLAN  
@  
2ND FLOOR AND  
3RD FLOOR  
LEVELS**

Prepared by: SS  
Scale: As Noted  
Job No. 2019-13

**SH-2.1**