Josens - 914 Ventura - Back Room - Under House - Excavation
Art Studio

Window Schedule:
Wood Ultrex - Integrity - Pebble Gray
- ITGL 6036 E - Tempered Glass - Marvin
  R.O. 5 1/2” x 3 1/4”
- ITGL 3624 - Tempered Glass - Marvin
  R.O. 3 1/2” x 2 1/4”

Door Schedule:
Simpson 7944 Dutch Door 32” x 6’ 8”

Smoke Detector
ESL 449 CSRH Photo Electric - Isolated 135°F

Lighting
LED Ceiling x 5

Concrete - Optional XyPex Additive

Drawings:
- Site Diagram
- First Floor Room Plan
- Foundation (Existing)
- Second Floor Overlay On Existing Foundation
- East Elevation (No Chase)
- North Elevation
- South Elevation
- South Elevation (Details), Max Height Location
- West Elevation
- West Elevation (Details)
- Proposed New Foundation Under Back Room
- Optional Proposed New Foundation

914 Plot Survey, Paul Od Webb May 2017
Aug 23rd, 2017
EAST ELEVATION

(NO CHANGE)
NORTH ELEVATION

\[ \frac{1}{4} = 10^\circ \]
South Elevation

Max Height 27'6"

Back Room Proposed Excavation

Typical

Grade

South Elevation 914 Ventura

\( \frac{1}{4}'' = 1 \text{ foot} \)
Details

South Elevation
914 Ventura

\( \frac{1}{2} \text{"} \Rightarrow 1 \text{ foot} \)
West Elevation

1/4" = 1 foot
Looking East from Back Yard

Proposed Excavation Area
To Grade + 5'6"

External Door
New Window

40" x 30" Landing

Pro
Existing
Crawl Space

Details
West Elevation
914 Ventura
(OPTIONAL)

EXISTING (East Foundation)

8" Retaining Wall

40"

DRAIN PORT

Sump Pump

REPLACED FOUNDATION

3' 4"

FLOOR DRAIN

O EXCAVATE Down TO 7'8"

West 3 Riser

NET 7' 7"

From Top of Floor To Bottom of West Room Floor Joist"