

2516 W 164TH STREET, TORRANCE, CA, US, 90504

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2516 W 164th Street, Torrance, CA, US, 90504

VERIFY ALL DIMENSIONS & FIELD SIZE TO END OF CONSTRUCTION NOTIFY ARCH OF ANY DISCREPANCIES PRIOR TO STARTING WORK.

ROOF PLAN NOTES

1. ROOFING SHALL BE COMPOSITION FIBERGLASS SHINGLES
2. ROOF FLASHING SHALL BE PER MANUF. WRITTEN SPECIFICATIONS
3. ROOF PITCH 8:12 UNLESS NOTED OTHERWISE
4. ROOF SHEATHING SHALL BE 1/2" CDX PLYWOOD 12/16 NAIL 16" ON OC @ 1" EDGE AND 12" ON OC FIELD
5. ROOF OVERHANG TO BE 1'-0" AT TAILS
6. RAFTERS SHALL BE 2X8 @ 16" OC OND
7. ALL RIDGE, VALLEY AND HPS SHALL BE 2" DEEPER THAN THE RAFTERS.
8. PURCHAS SHALL BE SAME SIZE AS RAFTERS AND SHALL HAVE 2X4 BRACE AT 8" OC, MAX 8 FT LONG USE 2 2X4 BRACE IF OVER 8 FT LONG BRACE AT 4 DEGREE WAIN FROM HORIZ.
9. PROVIDE GUTTER AT ALL EAVES.
10. ALL VALLEYS SHALL BE FLASHED WITH 24" WIDE CALK, SHT. WTL.
11. PROVIDE BASE FLASHING AT ALL CHIMNEY BASES AND ROOF WALL ANCHURES.
12. ALL INTERIOR SHEAR WALLS SHALL EXTEND THRU THE ATTIC TO THE BOTTOM OF THE BOTTOM OF ROOF SHEATHING.
13. VENTILATION ROOF AREA 482 SF / 750 = 321 SF
14. INSTALL 4 CORNER ROOF VENTS WITH 1 SQ FT VENT AREA EACH

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

ROOF PLAN

PETE VOLBERG Architectural Planning
255 N. 2nd AVE. SUITE 100 IRVINE CA 92616
Tel: 949.353.1800 Fax: 949.353.1801

DATE: 1/25/2025
REV: 001
PROJECT: 2516 W 164TH STREET TORRANCE

OWNER: [REDACTED]
ARCHITECT: [REDACTED]
DATE: [REDACTED]
PROJECT: 2516 W 164TH STREET TORRANCE



\$829,900

Great opportunity in the heart of Torrance! This 3-bedroom, 1-bath home offers approximately 1,070 sq ft of living space and [...]



American Home Realty

- 3 beds
- 1 bath
- SingleFamilyResidence
- Residential
- Active
- 1070 sq ft



Basics

Category: Residential

Status: Active

Bathrooms: 1 bath

Lot size: 6112, 6112 sq ft

Property Condition: Fixer,RepairsCosmetic

County: Los Angeles

Type: SingleFamilyResidence

Bedrooms: 3 beds

Area: 1070 sq ft

Year built: 1951

View: None

Building Details

Structure Type: House

Architectural Style: Craftsman

Open Parking Spaces: 2

Common Walls: NoCommonWalls

Fencing: AverageCondition,Block

Garage Spaces: 2

Water Source: Public

Lot Features: ZeroToOneUnitAcre

Sewer: PublicSewer

Construction Materials: Stucco

Foundation Details: Raised

Levels: One

Amenities & Features

Pool Features: None

Patio & Porch Features: None

Parking Total: 4

Window Features: DoublePaneWindows,InsulatedWindows

Fireplace Features: None

Laundry Features: InKitchen

Parking Features: DoorMulti,
Driveway, Garage, Paved

Spa Features: None

Roof: Composition

Cooling: None

Heating: FloorFurnace

Nearby Schools



High School District: Torrance Unified

Agent info

Agent name: Britt Nelson

Agent MLS: SNELSBRI

Agent email: nelsonfinancial@gmail.com **Agent officephone:** 949-448-0961

Agent direct phone: 714-335-6744

Miscellaneous

List Office Name:

American Home Realty

Listing Terms:

Cash,CashToNewLoan,Conventional,FHA,FannieMae,VaLoan

Common Interest:

None

Community Features:

Biking,Curbs,DogPark,Golf,Park,StormDrains,Sidewalks

Attribution Contact:

714-335-6744

