

PROJECT ADDRESS
1329 W, 125th street Los Angeles, CA 90044 PROPOSED SB-9

ARCHITECTURAL SHEET LIST

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.01	GENERAL NOTES
A1.00	SITE PLAN
A2.00	PROPOSED 1ST FLOOR PLAN
A2.01	PROPOSED 2ND FLOOR PLAN
A2.02	PROPOSED ROOF FLOOR PLAN
A3.00	PROPOSED ELEVATION
A3.01	PROPOSED ELEVATION
A4.00	SECTION
A5.00	DOORS AND WINDOW SCHEDULE
A6.00	DETAILS




Expiration Date : 06/30/2025

DESIGNED BY	H.G.
-------------	------


DRAWN BY	H.G.
-----------------	-------------

SIGNATURE	
------------------	--

REVISION #	DATE
------------	------

	
---	--

---	--

	
---	--

SCOPE OF WORK

PROPOSED SB-9

PROJECT ADDRESS:

125th street Los Angeles

DATE:	08/12/2023
--------------	------------

SHEET TITLE:

COVER PAGE
&
PERSPECTIVE

SCALE AS NOTED

SHEET NUMBER:

A-0.00

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
2019 CALIFORNIA GREEN BUILDING STANDARD CODE (CGBSSC)
2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE (CEC)
2019 CALIFORNIA FIRE CODE (CFC).
- B. OTHER APPLICABLE LAWS, ORDINANCES & REGULATIONS HAVING JURISDICTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AT THE JOB SITE AND TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL DRAWINGS. FLOOR AND WALL OPENINGS, SLEEVES, AND OTHER ARCHITECTURAL, ELECTRICAL AND/OR MECHANICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH THE CONSTRUCTION.
3. THE CONTRACTOR SHALL MAKE CERTAIN THAT NEW CONSTRUCTION WORK WILL NOT OBSTRUCT EXITING FROM THE BUILDING NOR OBSTRUCT FIRE DEPARTMENTS ACCESS TO THE BUILDING.
4. PROVIDE ADEQUATE SHORING, BRACING, AND OTHER SAFETY MEASURES
5. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES, UNLESS SPECIFICALLY INDICATED OTHERWISE. WHERE NO DETAILS SHOWN, CONSTRUCTION SHALL BE AS SHOWN FOR OTHER SIMILAR WORK.
6. A. DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOT CREATING AN ADVERSE EFFECT ON ADJOINING PROPERTIES AND WILL NOT BLOCK ANY EXISTING LOT DRAINAGE. ALL CONSTRUCTION DEBRIS AND DRAINAGE SHALL BE CONTAINED WITHIN THE BOUNDARIES OF THE SITE, AND DISPOSED OF IN COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES. ALL DRAINAGE CONTAINING CONSTRUCTION DEBRIS OF ANY SORT SHALL BE DIVERTED AWAY FROM EXISTING TREES AND FUTURE PLANTING AREAS.
- B. ALL CONTRACTORS DOING BUSINESS IN THE CITY OF GLENDALE MUST BE LICENSED BY THE STATE AND OTHER AUTHORITIES AS REQUIRED AND SHALL HAVE A CERTIFICATE OF WORKMAN'S COMPENSATION OF FILE WITH THE APPROPRIATE AUTHORITIES.
- C. SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, MECHANICAL AND PLUMBING. ALL OTHER PERMITS MAY BE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. THESE ARE TO BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
7. ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET VIA NON CORROSIVE DEVICE AT 2% MINIMUM SLOPE.
8. ALL FILL OR BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE COMPACTION AS DETERMINED BY A.S.T.M. METHOD D-1557. SUBDRAINS SHALL BE PROVIDED WHERE REQUIRED BY CODE
9. ALL WORK SHALL CONFORM TO CONTRACT DOCUMENTS. NO CHANGES THEREFROM SHALL BE MADE WITHOUT A REVIEW BY THE DESIGNER. WHERE MORE INFORMATION OR WHEN AN INTERPRETATION OF THE CONTRACT DOCUMENTS IS NEEDED THE OWNER BEFORE PROCEEDING WITH WORK SHALL REFER THE MATTER TO THE DESIGNER WHO WILL FURNISH INFORMATION OR INTERPRETATION IN THE FORM OF SUPPLEMENTAL AGREEMENT OR OTHER WRITTEN FORM OR DRAWING. WHERE ONLY PART OF THE WORK IS INDICATED, SIMILAR PARTS SHALL BE CONSIDERED REPETITIONS. WHERE ANY DETAIL IS SHOWN AND THE COMPONENTS ARE FULLY DESCRIBED ELSEWHERE SIMILAR DETAILS SHALL BE CONSTRUCTED AS DESCRIBED IN THE ORIGINAL DETAILS.
10. THE BUILDING ENVELOPE SHALL MEET THE REQUIREMENTS OF TITLE 24 OF THE STATE OF CALIFORNIA ENERGY CODE. THERMAL RESISTANCE SHALL MEET OR EXCEED A VALUE OF R-30 AT THE ROOF AND R-13 AT EXTERIOR WALLS. THERMAL INSULATION AS SPECIFIED SHALL BE APPLIED TO ALL EXTERIOR WALL, SOFFITS AND CEILINGS FOR A COMPLETE AND UNBROKEN THERMAL ENVELOPE.
11. ALL EXPOSED STRUCTURE OR NON-STRUCTURAL STEEL SHALL BE BONDERIZED.
12. PROVIDE NEW FIRE EXTINGUISHERS IF INDICATED OR REQUIRED. EXTINGUISHERS SHALL BE 5 GAL., TYPE 2A10BC IN RECESSED CABINETS. FIRE EXTINGUISHERS TO BE TYPE 10BC FOR ELECTRICAL AND MECHANICAL ROOMS AND SHALL BE SURFACE MOUNTED ON HANGER BRACKETS. PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
13. MECHANICAL VENTILATION - TOILET ROOMS, JANITOR - 5 AIR CHANGES/HR.
14. PROVIDE LIGHTING IN AREAS CUSTOMARILY USED BY HUMAN BEINGS - SEE ELECTRICAL DRAWINGS.
15. MECHANICAL HVAC SYSTEM AND ENERGY CONSERVATION CALCS TO BE SUBMITTED TO AND APPROVED BY MECHANICAL DIVISION PRIOR TO INSTALLATION.
16. ELECTRICAL DRAWINGS AND ENERGY CONSERVATION CALCS TO BE SUBMITTED TO AND APPROVED BY ELECTRICAL DIVISION PRIOR TO INSTALLATION.
17. PROVIDE LOW CONSUMPTION WATER CLOSET FOR NEW BUILDING, BUILDING ADDITION OR BUILDING REMODELING WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
18. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE ANY FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
19. ALL FLASHING, GUTTERS, DOWNSPOUTS & EXPOSED METALS SHALL BE BONDERIZED, PRIMED & PAINTED.
20. STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE SO FRAMED AND THE JOISTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING, WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS, THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT THE PASSAGE OF SUCH PIPES & SHALL BE BRIDGED WHERE PLUMBING, HEATING OR OTHER PIPES ARE PLACED IN OR PARTLY IN A PARTITION, NECESSITATING THE CUTTING OF THE SOLES OR PLATES, A METAL TIE NOT LESS THAN 0.058 OF AN INCH (1.47 MM) (16 GALV. GAGE) & 1-1/2 INCHES (38MM) WIDE SHALL BE FASTENED TO EACH PLATE ACROSS & TO EACH SIDE OF THE OPENING, WITH NOT LESS THAN SIX 16D NAILS.
21. ALL PLANTER BOX FLOOR DRAINS TO BE CONVEYED INDEPENDENTLY TO THE STREET VIA 4" DIA. C.I.P. UNDER PARKWAY, EXITING THROUGH THE CURB
22. ALL INSULATION SHALL HAVE A FLAME-SPREAD OF 25 MAX. AND A SMOKE(1) DENSITY OF 450 MAX.
23. THROUGH-PENETRATION FIRE STOPS TO COMPLY W/ SEC. 714.709.6 & 7.
24. ALL INTERIOR FINISH, WALLS / CLGS. / SOFFITS ARE 5/8" TYPE "X" GYP. BD. THROUGHOUT.
25. ALL ROOF DRAINS MUST BE 4" IN DIA. AND TO BE CONNECTED TO THE COUNTY STORM DRAIN CATCH BASIN. (UNDER A SEPARATE PERMIT).
26. ALL PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING., ELECTRICAL DEVICES, RECESSED CABINETS, BATHTUBS, SOFFITS, OR HEATING VENTILATING OR EXHAUST DUCTS SHALL BE SEALED, LINED INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED I-HR. RATINGS.
27. SITE CONSTRUCTED DOORS, SKYLIGHTS, AND WINDOWS, INCLUDING BUT NOT LIMITED TO, FIELD-MANUFACTURED DOORS, SKYLIGHTS, AND WINDOWS, SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS, OR WINDOW AND THE BUILDING, AND WEATHER-STRIPPED.

28. EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. WINDOWS MUST PROVIDE: MIN. 5.7 SQ. FT. OF OPENABLE AREA, MIN. CLEAR WIDTH OF 20", MIN. CLEAR HT. OF 24", AND HAVE A FINISHED SILL HT. NOT MORE THAN 44" ABOVE THE FLOOR.
29. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 70" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING.
30. REQUIRED CEILING HT. IS 7'-6" MIN. & 7'-0" MIN. IN KITCHENS, & BATHROOMS.
31. A CORROSION-RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN. 4/2" ABOVE GRADE SLAB.

32. THE APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER CITY ORDINANCE OR STATE LA

SECURITY NOTES:

1. DOOR JAMBS SHALL HAVE A SOLID BACKING WITH NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF SIX (6) INCHES (153MM) EACH SIDE OF THE STRIKE.
2. IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR THREE (3) STUD SPACES EACH SIDE OF THE DOOR OPENINGS. JAMBS SHALL HAVE SOLID BACKING AGAINST SOLE PLATES.
3. IRON OR STEEL SCREENS SHALL BE 1/8" THICK WITH 2" MESH SECURELY FASTENED.
4. IRON BARS SHALL BE 1/2" DIAMETER BARS OR 1" X 1/4" FLAT STEEL SPACED AT 5" MAX. SECURELY FASTENED.
5. CYLINDER GUARDS SHALL BE ATTACHED WITH 1/2" CONNECTING SCREWS, AND SHALL BE INSTALLED WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR, OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
6. DOOR STOPS FOR IN-SWINGING DOORS SHALL BE INTEGRATED (RABETTED) WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT VIOLATION OF THE STRIKE.
7. THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAME DOORS SHALL BE CONSTRUCTED OF AT LEAST SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS.
8. HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.
9. LOUVERED WINDOWS SHALL NOT BE USED WHEN ANY PORTION OF THE WINDOW IS LESS THAN 12 FEET (3658MM) VERTICALLY OR 6 FEET (1829MM) HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE, ROLLING OVERHEAD, SOLID OVERHEAD, SWING OR
10. GARAGE DOOR TYPES: SLIDING ACCORDION GARAGE-TYPE DOORS SHALL CONFORM TO THE FOLLOWING STANDARDS:
- 10.1. WOOD DOORS SHALL HAVE PANELS A MINIMUM OF FIVE-SIXTEENTHS (5/16) INCH (8MM) IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORT FRAMING.
- 10.2. ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF .0215 INCHES (.546MM) AND RIVETED TOGETHER A MINIMUM OF EIGHTEEN (18) INCHES (458MM) ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN THREE(3) INCHES (76MM) OF THE STRIKE OF PILOT OR PEDESTRIAN ACCESS DOOR.
- 10.3. FIBERGLASS DOORS SHALL HAVE PANELS A MINIMUM DENSITY OF SIX(6) OUNCES PER SQUARE FOOT (1831 GRAMM/M^2) FROM THE BOTTOM OF THE DOOR TO A HEIGHT OF SEVEN(7) FEET (2134 MM). PANELS ABOVE SEVEN (7) FEET (2134MM) AND PANELS IN RESIDENTIAL STRUCTURES SHALL HAVE A DENSITY NOT LESS THAN FIVE (5) OUNCES PER SQUARE FOOT (1526 GRAMS/M^2).
- 10.4. DOORS UTILIZING A CYLINDER LOCK SHALL HAVE NOT LESS THAN A FIVE (5) PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MIN OF ONE (1) INCH (25.4MM).
- 10.5. DOORS EXCEEDING SIXTEEN (16) FEET (4877MM) IN WIDTH SHALL HAVE TWO LOCK RECEIVING PINS. IF THE DOOR DOES NOT EXCEED NINETEEN (19) FEET (5791MM), A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER; OR, TORSION SPRING COUNTER BALANCE TYPE HARDWARE MAY BE USED.
- 10.6. DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES (3MM) IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF (1/2) INCH (12MM) AND PROTRUDE AT LEAST ONE AND ONE-HALF (1 1/2) INCHES (38MM) INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE EIGHTS (3/8) INCH (10MM) MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLES.
11. SWINGING EXTERIOR DOORS: ALL EXTERIOR SWINGING DOORS OF ANY RESIDENTIAL BUILDING AND ATTACHED GARAGES (EXCEPT FOR VEHICULAR ACCESS DOORS), INCLUDING THE DOOR LEADING FROM THE GARAGE AREA INTO THE DWELLING UNIT SHALL BE EQUIPPED AS FOLLOWS:
- 11.1. ALL WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF ONE AND THREEFOURTHS (1 3/4) INCHES (45MM), OR WITH PANELS NOT LESS THAN NINE-SIXTEENTHS (9/16) INCH (15MM) THICK.
- 11.2. A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK WITH A MINIMUM PROJECTION OF ONE (1) INCH (25.4MM) AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK. THE DEADBOLT SHALL HAVE AN EMBEDMENT OF AT LEAST THREE-FOURTHS (3/4) INCH (19MM) INTO THE STRIKE RECEIVING THE PROJECTED BOLT. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE FOURTH (1/4) INCH (6.3MM) IN DIAMETER. ALL INSTALLATION SHALL BE DONE SO THAT THE PERFORMANCE OF THE LOCKING DEVICE WILL MEET THE INTENDED ANTI-BURGLARY REQUIREMENTS. A DUAL LOCKING MECHANISM CONSTRUCTED SO THAT BOTH DEADBOLT AND LATCH CAN BE RETRACTED BY A SINGLE ACTION OF THE INSIDE DOOR KNOB, OR LEVER, MAY BE SUBSTITUTED PROVIDED IT MEETS ALL OTHER SPECIFICATIONS FOR LOCKING DEVICES.
- 11.3. THE INACTIVE LEAF OF DOUBLE DOORS SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF FIVE-EIGHTHS (5/8) INCH (16MM) INTO THE HEAD AND THRESHOLD OR THE DOOR FRAME.
- 11.4. GLAZING: GLAZING IN EXTERIOR DOORS OR WITHIN FORTY (40) INCHES (1016MM) OF ANY LOCKING MECHANISM SHALL BE OF FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING.
- 11.5. WIDE ANGLE VIEWER: EXCEPT WHERE CLEAR VISION PANELS ARE INSTALLED, ALL FRONT EXTERIOR DOORS SHALL BE EQUIPPED WITH A WIDE ANGLE (180°) DOOR VIEWER.
- 11.6. HOLLOW STEEL DOORS SHALL BE A MINIMUM SIXTEEN (16) GAUGE THICK WITH EXTRA REINFORCING AROUND THE LOCK TO PREVENT COLLAPSING.
- 11.7. ALUMINUM DOORS SHALL BE CONSTRUCTED PER VOL. VII, SECTION 15.3 OF SECURITY ORDINANCE NO. 5581, AND SHALL BE EQUIPPED WITH A DOUBLE CYLINDER DEADBOLT WITH A 1" MIN. BOLT PROJECTION OR HOOK SHAPED OR EXPANDING DOG BOLT TO PREVENT SPREADING. THE DEADBOLT LOCK SHALL HAVE A MINIMUM OF FIVE (5) PIN TUMBLERS AND A CYLINDER GUARD.

12. ADDRESS NUMBER AND IDENTIFYING DATA: ADDRESS NUMBERS AND OTHER IDENTIFYING DATA SHALL BE DISPLAYED AS FOLLOWS:
- 12.1. ALL RESIDENTIAL DWELLINGS SHALL DISPLAY AN ADDRESS NUMBER IN A PROMINENT LOCATION ON THE STREET SIDE OF THE RESIDENCE IN SUCH A POSITION THAT THE NUMBER IS EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES. THE NUMERALS SHALL BE NO LESS THAN SIX (6) INCHES (152MM) IN HEIGHT WITH A MINIMUM STROKE OF 1/2" (R319.1 CRC) AND SHALL BE OF A CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE ATTACHED. IN ADDITION, ANY RESIDENCE WITH REAR VEHICULAR ACCESS THROUGH ANY DRIVEWAY, ALLEYWAY OR PARKING LOT SHALL ALSO DISPLAY THE SAME NUMBERS ON THE REAR OF THE BUILDING.

CALIFORNIA GREEN BUILDING NOTES:

1. PLUMBING FIXTURES AND FIXTURE FITTINGS ON THE PLANS SHALL COMPLY WITH THE FOLLOWING FLOW RATES:
- A. WATER CLOSETS – 1.28 GPF
B. URINALS – 0.125 GPF
C. SINGLE SHOWERHEAD – 1.8 GPM AT 80PSI
D. LAVATORY FAUCETS – 1.2 GPM AT 60PSI
E. LAVATORY FAUCETS IN PUBLIC USE AREAS – 0.5 GPM AT 60PSI
H. METERING FAUCETS - 0.2 GALLONS PER CYCLE
I. KITCHEN FAUCETS – 1.8 GPM AT 60PSI (4.303.1)
2. ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. (4.406.1)
3. FIREPLACES SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. INDICATE ON THE PLANS THE MANUFACTURER NAME AND MODEL NUMBER. (4.503.1)
4. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SEET METAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)
5. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)
6. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
- A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- B. FANS MUST BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% AND 80%. (4.506.1)
7. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)
8. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)
9. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3)
10. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET ALL THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
- A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) OR
- C. NSF/ANSI 140 AT THE GOLD LEVEL OR
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)
11. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1, 4.504.3.2)
12. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF THE FOLLOWING: PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE, OR PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR RFCI FLOORSORE PROGRAM, OR MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (4.504.4)
13. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICULATE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)
1. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES), LAUNDRY, UTILITY, WET BAR SINKS (WITHIN 6' OF THE EDGE OF THE SINK), SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION. SHOW ON THE PLANS. (210.8 CEC)
2. ALL BRANCH CIRCUITS SUPPLYING 120V 15-AMPERE AND 20-AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI). (210.12 (B) CEC)
3. ALL WALL SPACES, 2' OR MORE IN WIDTH, SHALL HAVE RECEPTACLES INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY IS MORE THAN 6' FROM A RECEPTACLE (12" MAXIMUM SPACING). SHOW MINIMUM RECEPTACLES ON THE PLANS. (210.52 (A) (1) & (2) CEC)
4. AT LEAST ONE RECEPTACLE AT GRADE LEVEL SHALL BE INSTALLED IN BOTH THE FRONT AND BACK OF EACH DWELLING UNIT. (210.52 (E) (1) CEC)
5. BALCONIES, DECKS AND PORCHES ACCESSIBLE FROM INSIDE THE DWELLING UNIT SHALL HAVE AT LEAST ONE RECEPTACLE INSTALLED WITHIN THE PERIMETER OF THE DECK BALCONY OR PORCH. (210.52 (E) (3) CEC)
6. AT LEAST ONE RECEPTACLE SHALL BE INSTALLED FOR THE LAUNDRY. SHOW RECEPTACLES ON THE PLANS (210.52 (F) CEC)
- A. THE RECEPTACLE SHALL BE SUPPLIED BY AT LEAST ONE ADDITIONAL 20-AMPERE CIRCUIT.
7. AT LEAST ONE RECEPTACLE, IN ADDITION TO THOSE FOR SPECIFIC EQUIPMENT, SHALL BE PROVIDED IN EACH ATTACHED OR DETACHED GARAGE AND IN EACH UNFINISHED BASEMENT. (210.52 (G) (1) CEC)
8. ANY HALLWAY 10' OR MORE IN LENGTH SHALL HAVE AT LEAST ONE RECEPTACLE. SHOW RECEPTACLES ON THE PLANS. (210.52 (H) CEC)
9. IN CLOSETS, LUMINARIES SHALL BE (A) SURFACE-MOUNTED OR RECESSED INCANDESCENT WITH COMPLETELY ENCLOSED SURFACES, (B) SURFACE MOUNTED OR RECESSED FLUORESCENT LUMINARIES, (C) SURFACE MOUNTED OR LED LUMINARIES IDENTIFIED AS SUITABLE FOR INSTALLATION WITH STORAGE AREAS. MINIMUM CLEARANCES BETWEEN LUMINARIES AND THE NEAREST POINT OF STORAGE SPACE SHALL BE AS FOLLOWS (410.16CEC)
- A. 12" FOR SURFACE-MOUNTED INCANDESCENT OR LED LUMINARIES WITH COMPLETELY ENCLOSED LIGHT INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
- B. 6" FOR SURFACE MOUNTED FLUORESCENT LUMINARIES INSTALLED ON THE WALL ABOVE THE DOOR OR ON THE CEILING.
- C. 6" FOR RECESSED INCANDESCENT OR LED LUMINARIES WITH A COMPLETELY ENCLOSED LIGHT INSTALLED IN THE WALL OR CEILING.
- D. 6" FOR RECESSED FLUORESCENT LUMINARIES INSTALLED IN THE WALL OR CEILING.
- E. SURFACE-MOUNTED FLUORESCENT OR LED LUMINARIES INSTALLED WITHIN STORAGE SPACE WHERE IDENTIFIED FOR THIS USE.
10. ELECTRICAL BOXES SHALL HAVE DRYWALL, PLASTER, OR PLASTERBOARD SURFACES FINISHED SO THERE WILL BE NO GAPS OR OPEN SPACES GREATER THAN 1/8" AT THE EDGE OF THE BOX PER ARTICLE 314.21 (CEC). IN WALLS OR CEILINGS BOXES SHALL BE INSTALLED SO THAT THE FRONT EDGE OF THE BOX OR PLASTER RING SHALL NOT BE RECESSED MORE THAN 1/4" FROM NON-COMBUSTIBLE FINISH SURFACE AND SHALL BE FLUSHED WITH A COMBUSTIBLE SURFACE PER ARTICLE 314.20 (CEC)
11. NO-CORD CONNECTED, CHAIN, CABLE, CORD-SUSPENDED, LIGHTING TRACK, PENDANT OR CEILING-SUSPENDED FANS SHALL BE LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD, INCLUDING DIRECTLY OVER THE TUB OR SHOWER. LUMINARIES LOCATED IN THIS ZONE SHALL BE LISTED FOR DAMP AREA USE. THIS ZONE FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY. SHOW ON THE PLANS (410.10 (D) CEC)
12. ALL 120V 15-AMPERE AND 20-AMPERE RECEPTACLES IN AREAS SPECIFIED IN ARTICLE 210.52 (CEC) SHALL BE LISTED TAMPER RESISTANT RECEPTACLE.
13. LIGHTING SHALL COMPLY WITH THE APPLICABLE HIGH EFFICACY REQUIREMENT OF THE CALIFORNIA TITLE 24 PART 6 SECTION 150.
14. DRIVEN GROUNDING ELECTRODES SHALL BE STEEL, A MINIMUM OF 5/8" DIAMETER, AND A MINIMUM OF 8' DRIVEN IN THE SOIL. THE GROUNDING ELECTRODE CONDUCTOR CONNECTOR TO DRIVEN ELECTRODE SHALL BE LISTED FOR THIS PURPOSE. (250.70 CEC)
- FIRE DEPARTMENT NOTES:
1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND FROM THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.
2. FIRE SPRINKLERS: PROVIDE A COMPLETE AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT THE STRUCTURE INSTALLED ACCORDANCE WITH THE RECOMMENDATION OF NFPA 13D AND THE REQUIREMENT OF THE GLENDALE FIRE DEPARTMENT. FIRE SPRINKLERS PLANS BE SUBMITTED WITHIN 30 DAYS OF INSURANCE OF THE BUILDING PERMIT.
3. SMOKE DETECTORS: SMOKE DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.
4. CARBON MONOXIDE DETECTORS : SHALL BE INSTALLED OUTSIDE OF THE SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. ALARMS SHALL BE HARDWIRED FROM THE BUILDING POWER SUPPLY AND EQUIPPED WITH BATTERY BACKUP. DETECTORS SHALL MEET UL 2034 AND / OR NFPA 720 STANDARDS.
5. EGRESS: ALL REQUIRED EXITS ARE TO BE OPENABLE FROM THE INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT.
- FIRE PERMITS: THE FOLLOWING PERMITS ARE REQUIRED FROM THE FIRE DEPARTMENT: FIRE SPRINKLER / FUEL MODIFICATION / LANDSCAPING - OTHER
6. REQUIRED GFD INSPECTIONS: FOR INSPECTIONS, CALL FIRE DEPARTMENT INSPECTIONS FOR THIS PROJECT ARE:
- * FIRE SPRINKLER OVERHEAD/UNDERGROUND ROUGH AND FLUSH (BEFORE COVERING ANY PIPING)
- * FIELD MODIFICATION OF THE SPRINKLER FINAL
- * FUEL MODIFICATION/ LANDSCAPING
- * FIRE PREVENTION BUREAU FINAL (ADDRESS SIGNS, EGRESS FIRE DEPARTMENT ACCESS, SMOKE DETECTORS, FUEL MODIFICATION, ETC.).
- THE FOLLOWING NOTES SHALL BE LISTED ON THE LANDSCAPE PLANS ONLY (NOT ARCHITECTURAL).
- * ALL LANDSCAPING/FUEL MODIFICATION MUST COMPLY WITH THE LANDSCAPE GUIDELINES FOR HILLSIDE DEVELOPMENT
- * ALL LANDSCAPING MUST BE INSTALLED AND INSPECTED PRIOR TO THE FINAL FPB INSPECTION.
- * ALL HAZARDOUS VEGETATION MUST BE REMOVED BEFORE DELIVERY OF COMBUSTIBLE BUILDING MATERIALS. SHOW LOCATION ON PLANS.
- * INSTALL PERMANENT MARKERS AT ALL COMMON PROPERTY CORNERS; THREE (3) FEET TALL ONE (1) INCH DIAMETER PVC PIPE OVER REBAR. SHOW LOCATIONS ON PLANS.



Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
△	
△	
△	
△	

SCOPE OF WORK

PROPOSED SB-9

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

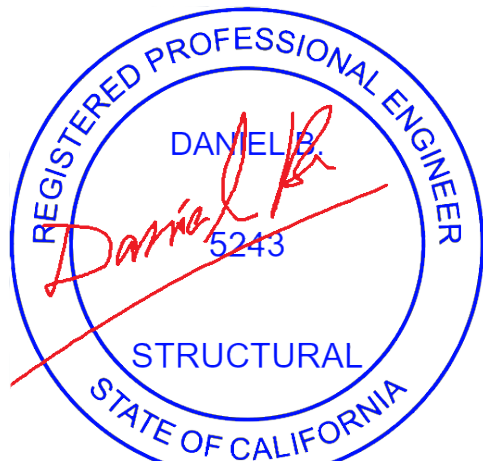
SHEET TITLE:

GENERAL NOTES

SCALE AS NOTED

SHEET NUMBER:

A-0.01



Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
△	
△	
△	
△	

SCOPE OF WORK

PROPOSED SB-9

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

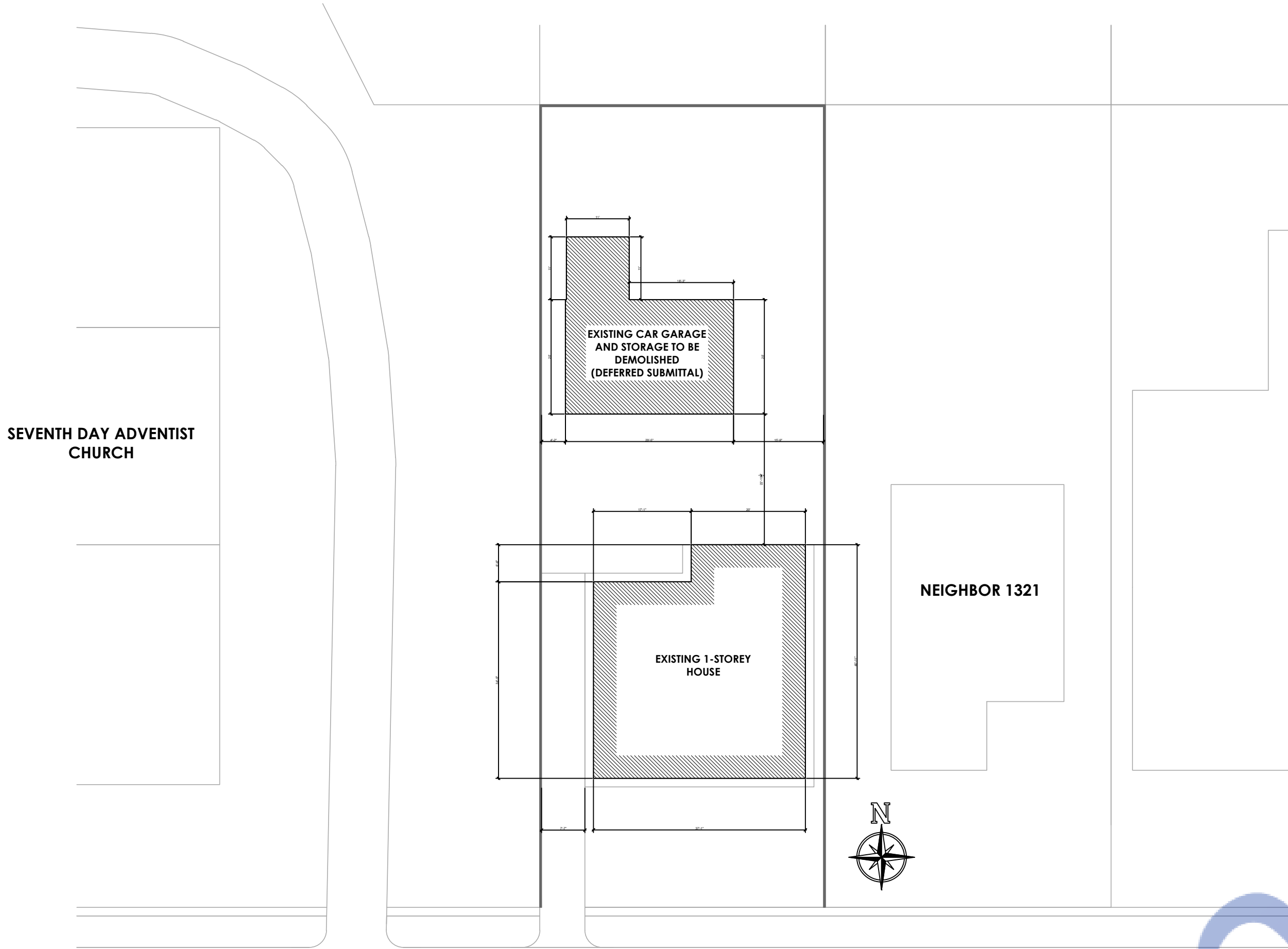
SHEET TITLE:

SITE & DEMOLITION
PLAN

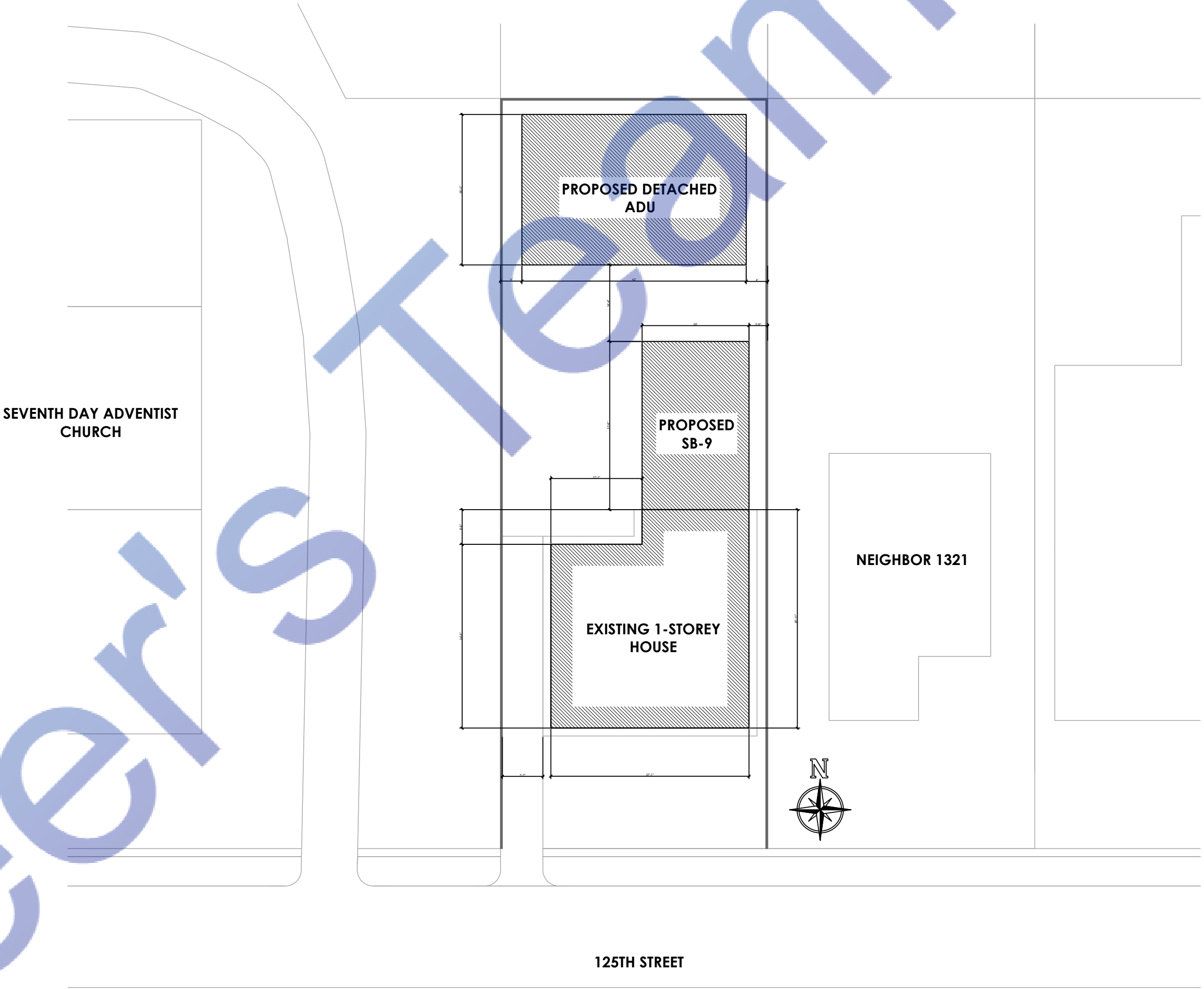
SCALE AS NOTED

SHEET NUMBER:

A-1.00



A DEMOLITION PLAN
Scale: 1/8"=1'-0"



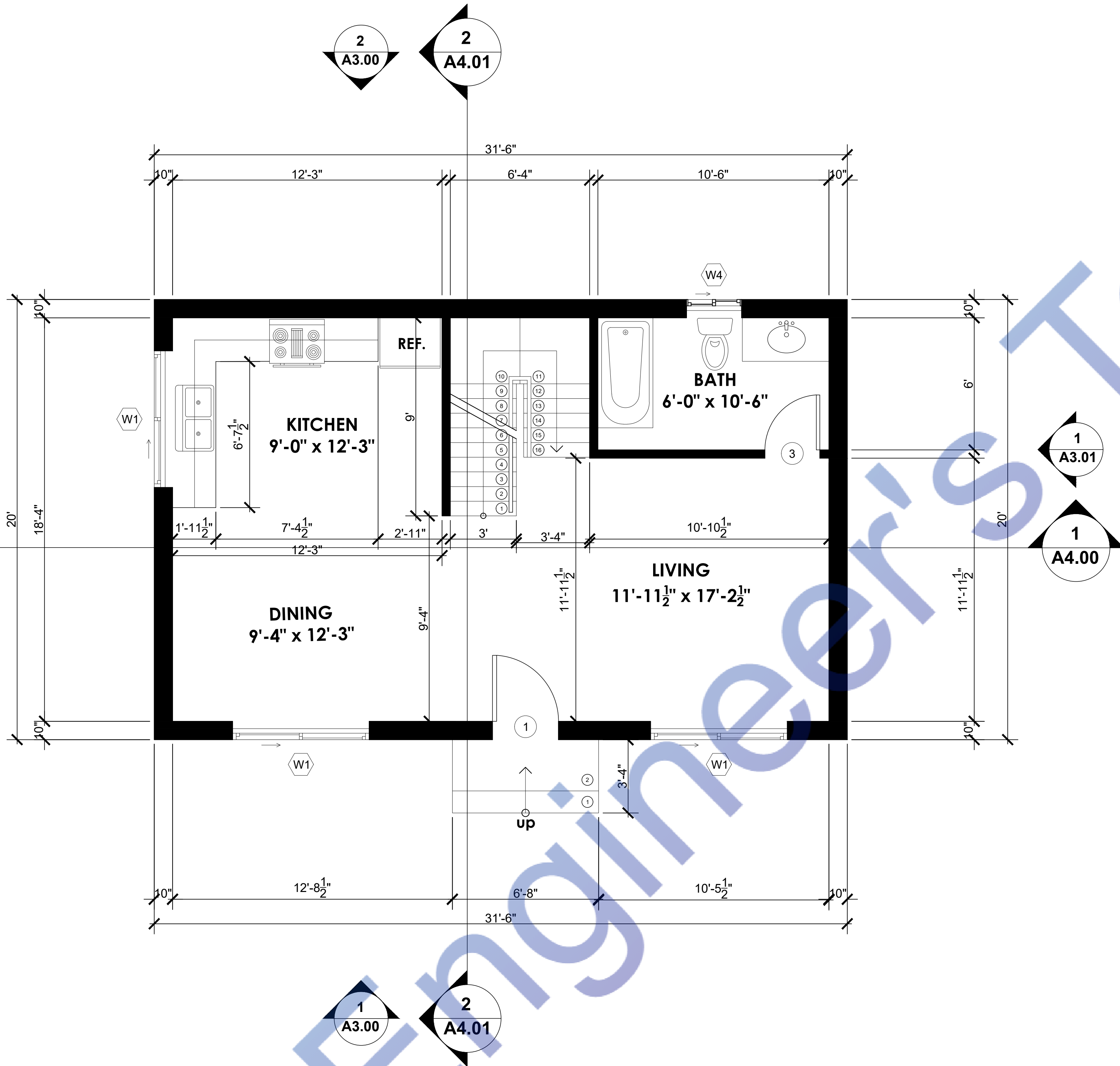
B PROPOSED ADU SITE PLAN
Scale: 1/8"=1'-0"



A

PROPOSED ADU UNIT 1 FLOOR PLAN

Scale: 1/4"=1'-0"



MEP NOTES / LEGEND:

- SD** HARDWIRE SMOKE DETECTORS W/ BATTERY BACK UP. UL 217 RATED SMOKE ALARMS AND INTERCONNECTED. SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- CM** CARBON MONOXIDE ALARM UL 2034 / 2075 RATED INTERCONNECTED HARDWIRED W/BATTERY BACKUP.
- ENTILATION FAN** PROVIDING VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.G.3)

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 A TOP STORY AND THE ROOF SPACE.

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 SQ. FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

ARC-FAULT CIRCUIT INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52. ALL NON LOCKING-TYPE 12-VOLT, 15-AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

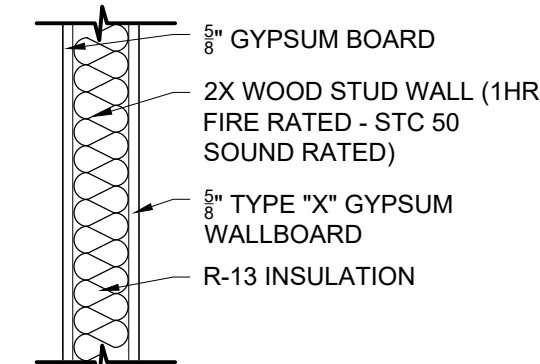
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENING IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP (CRC R314.6)

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.4)

CARBON MONOXIDE SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP (CRC R315.5)

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.



1-HR FIRE RATED WALL DETAIL

N.T.S.

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS RE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, ANY SOLUTIONS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY ANY SOLUTIONS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. ANY SOLUTIONS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE ON REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN 11 YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
 - METAL DOOR AND WALL CONNECTION
 - CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING
 - JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS)
 - STAINLESS STEEL TO WALLS
 - DO NOT CAULK ANY OTHER AREAS ESPECIALLY AT GREYWOOD
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA, HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY, NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL LL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
 - 2018 CALIFORNIA RESIDENTIAL CODE
 - 2018 CALIFORNIA ELECTRICAL CODE
 - 2018 CALIFORNIA PLUMBING CODE
 - 2018 CALIFORNIA MECHANICAL CODE
 - 2018 CALIFORNIA ENERGY CODE
 - 2018 CALIFORNIA GREEN CODEAND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

- In the case of emergency, call _____ at work phone # _____ or home phone # _____.
- Sediment from areas disturbed by construction shall be retained on the using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and washing vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycling bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollution off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance, or contain hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: Solid or liquid chemical spills, wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or lucco fragments, fuels, oils, lubricants, and hydraulic, radiator or battery fluids, fertilizers, vehicle/equipment wash water and concrete wash water, concrete, detergent or flammable wastes, wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward destiling facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass with the approved plans.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners, that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on the using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from potential stormwater runoff, with ultimate disposal in property by wind or runoff.

OCCUPANCY REQUIREMENTS

- In alterations, repairs, and additions, UL Rated smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of bedrooms, and at each additional floor or basement level. Smoke alarms may be battery operated and not interconnected.
- In alterations, repairs, and additions of existing dwellings exceeding \$1000, UL 2034 carbon monoxide alarms are required in the specific permitted dwellings or sleeping units that have attached garages or fuel burning appliances. The carbon monoxide alarms may be battery operated and not interconnected.



Expiration Date : 06/30/2025

DESIGNED BY H.G.

DRAWN BY H.G.

SIGNATURE

REVISION # DATE

1	
2	
3	
4	
5	

SCOPE OF WORK

PROPOSED SB-9

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

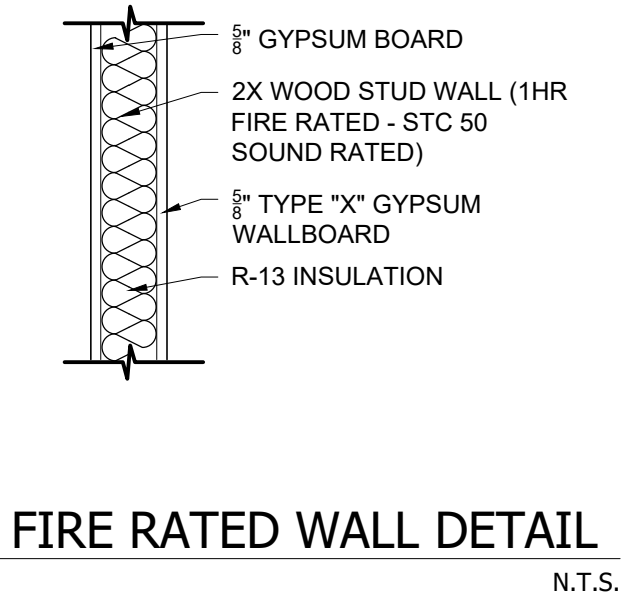
SHEET TITLE:

UNIT 1
FLOOR PLAN

SCALE AS NOTED

SHEET NUMBER:

A-2.00



5/8" GYPSUM BOARD

2X WOOD STUD WALL (1HR FIRE RATED - STC 50 SOUND RATED)

C

A-2.01

PROPOSED UNIT 2 FLOOR PLAN
Scale: 1/4" = 1'-0"



Expiration Date : 06/30/2025

DESIGNED BY H.G.

DRAWN BY H.G.

SIGNATURE

REVISION # DATE

△	
△	
△	
△	

SCOPE OF WORK

PROPOSED SB-9

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

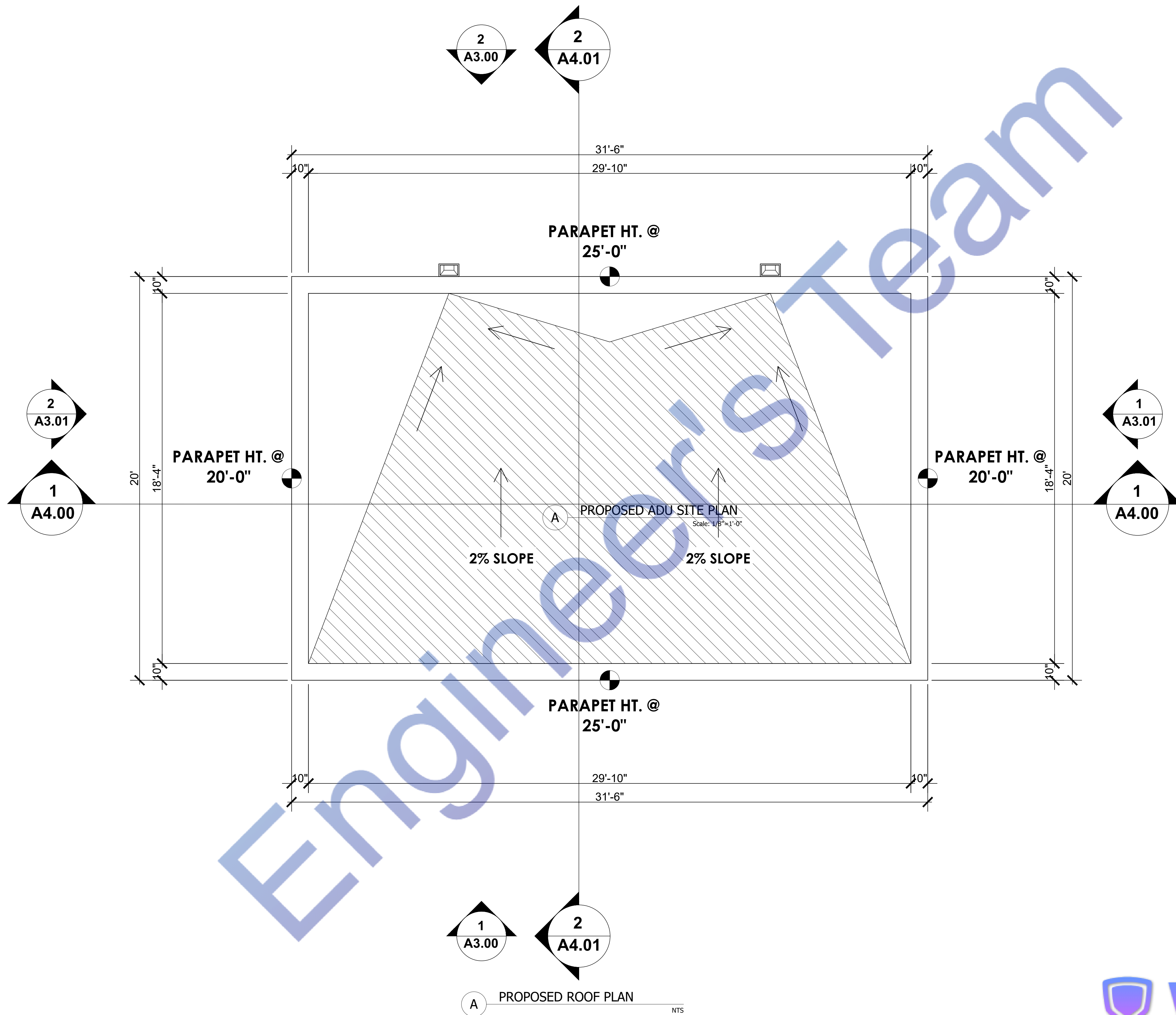
SHEET TITLE:

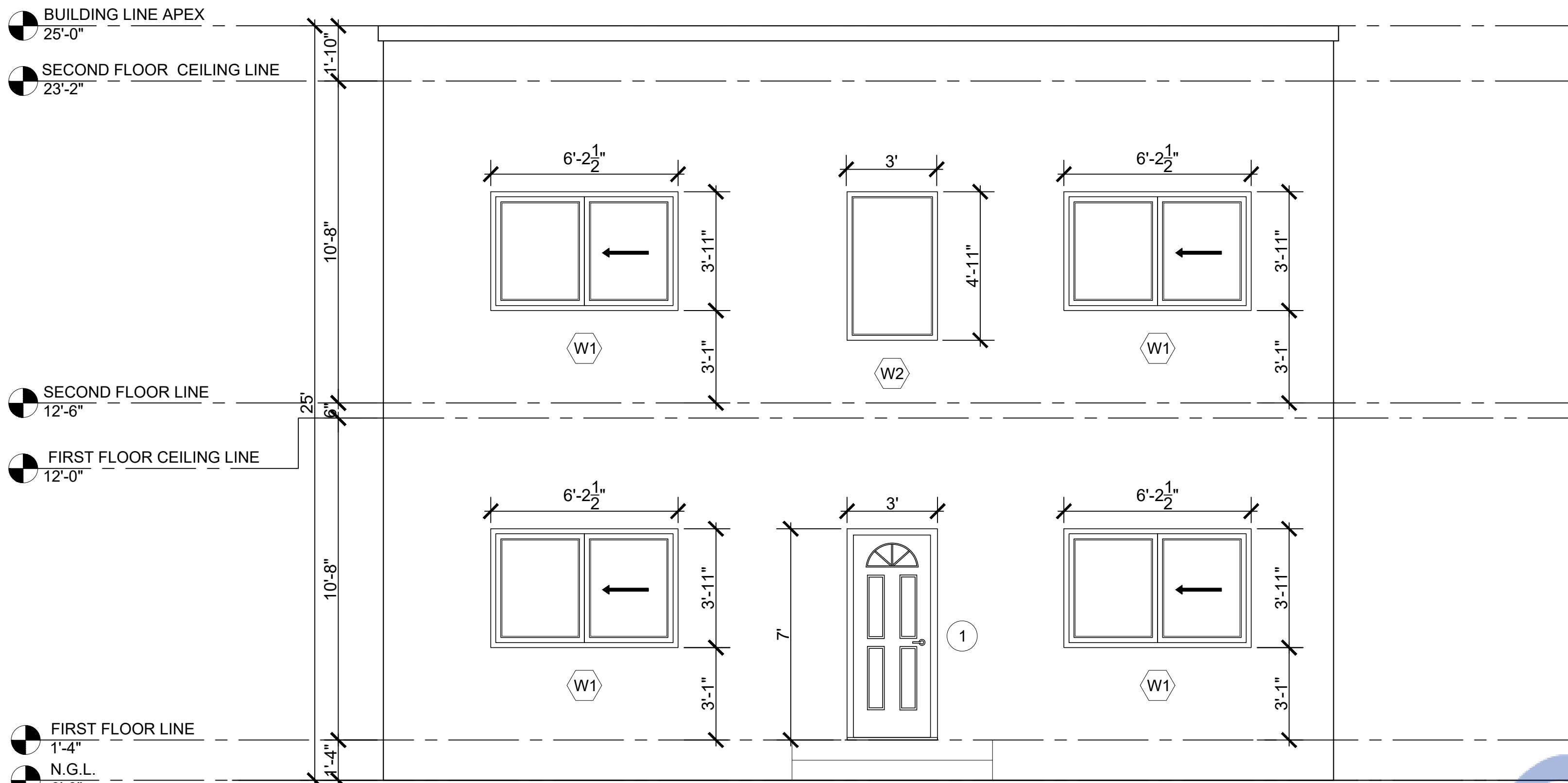
ROOF PLAN

SCALE AS NOTED

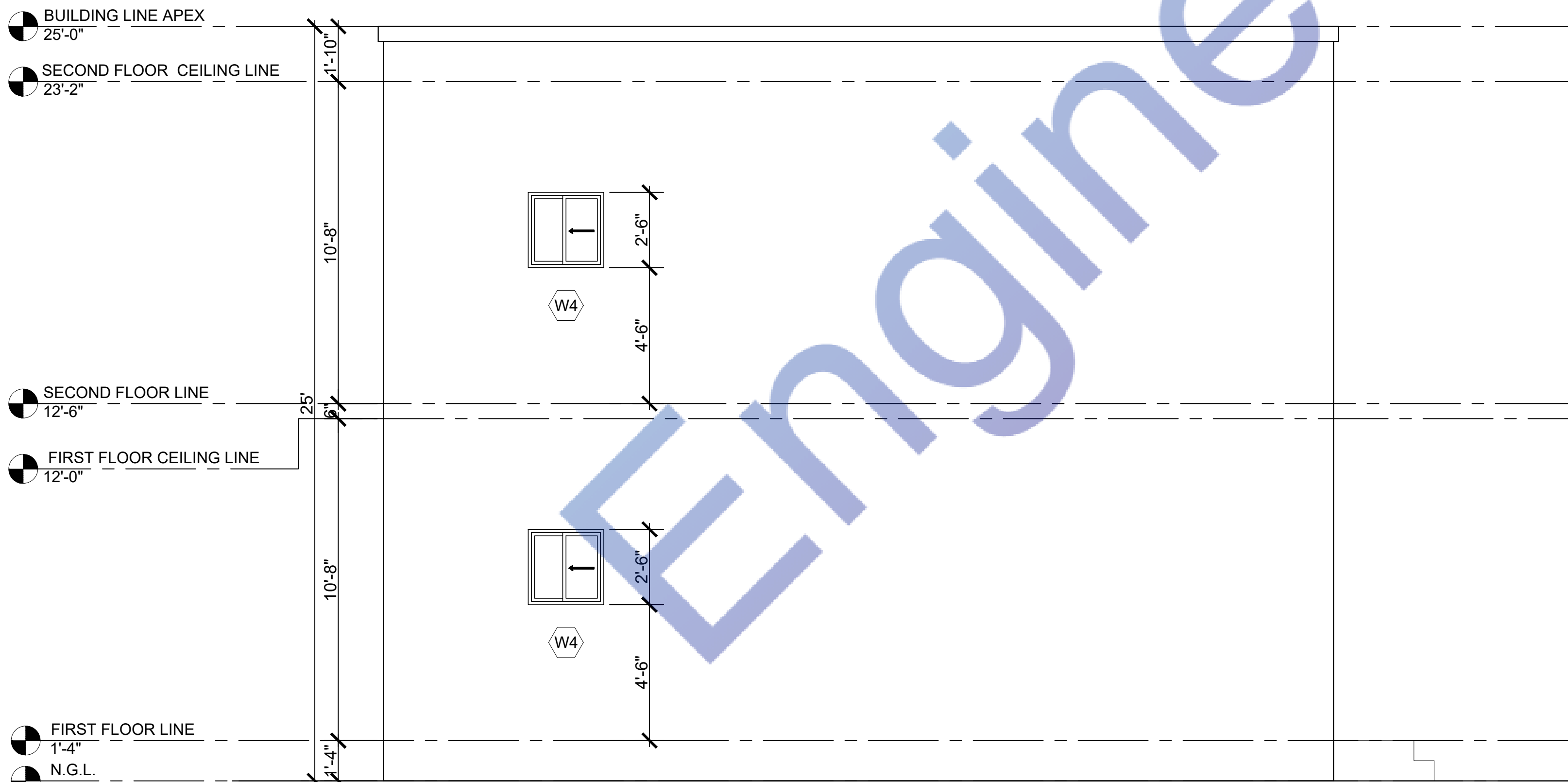
SHEET NUMBER:

A-2.02





1 PROPOSED FRONT ELEVATION
Scale: 1/4"=1'-0"

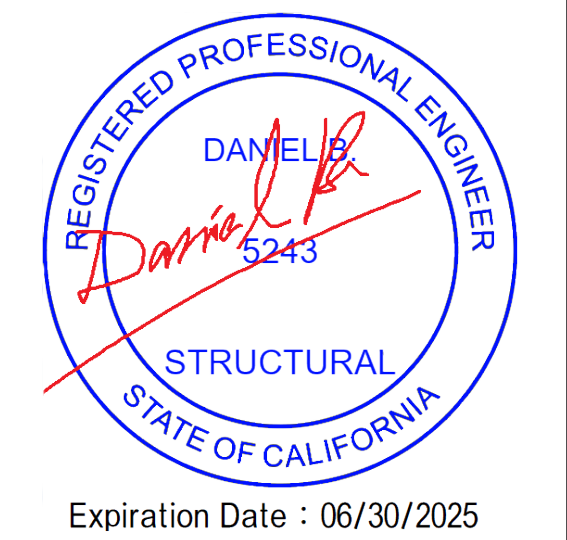


2 PROPOSED REAR ELEVATION
Scale: 1/4"=1'-0"

GENERAL VENTILATION NOTE:
CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION.
A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
ATTIC SPACE SHALL BE VENTILATED W/ 1 SQ.FT. PER 150 SQ.FT. OF ATTIC AREA. PROVIDE CROSS VENTILATION ALONG THE LENGHT OF AT LEAST TWO OPPOSITE SIDES.

NEW ROOF VENT CALCULATION:
VENTILATION RATE 1:150
1 S.F. OF VENTILATION FOR EACH 150 S.F. OF ATTIC AREA
ATTIC AREA = 442 / 150 = 2.95 SQ. FT. = 425 SQ. IN.
PROVIDE 4 VENTS
NET ATTIC VENTILATION AREA PER VENT = 110 SQ. IN.
VENT OPENINGS TO BE 3/8" MAX. AND 1/16" MIN.

ELEVATION NOTES:
ALL EXPOSED TRIMS, ROOF SHEATHING, BEAMS SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAPS AND SPLITS WHEN POSSIBLE. .
STUCCO SHALL BE 7/8" THICK. MIN. OVER 2 LAYERS OF GRADE D PAPER OR EQUIVALENT UNDERLAYMENT. .
STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER #15 FELT PAPER BACKED METAL LATH. STUCCO SHALL MATCH EXISTING.
GALVANIZED IRON FLASHING AND COUNTER- FLASHING WITH CUALKING AT ALL INTERSECTIONS OF ROOF TO WALLS.
WEEP SCREEDS SHALL BE 26 GAGE MIN. CORROSION-RESISTANT OR PLASTIC.
WEEP SCREEDS SHALL HAVE A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2". THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE.
WEEP SCREEDS SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS.
WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4" ABOVE FINISH GRADE OR 2" ABOVE PAVED AREAS.
PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET..



Expiration Date : 06/30/2025	
DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
1	
2	
3	
4	

SCOPE OF WORK

PROPOSED SB-9

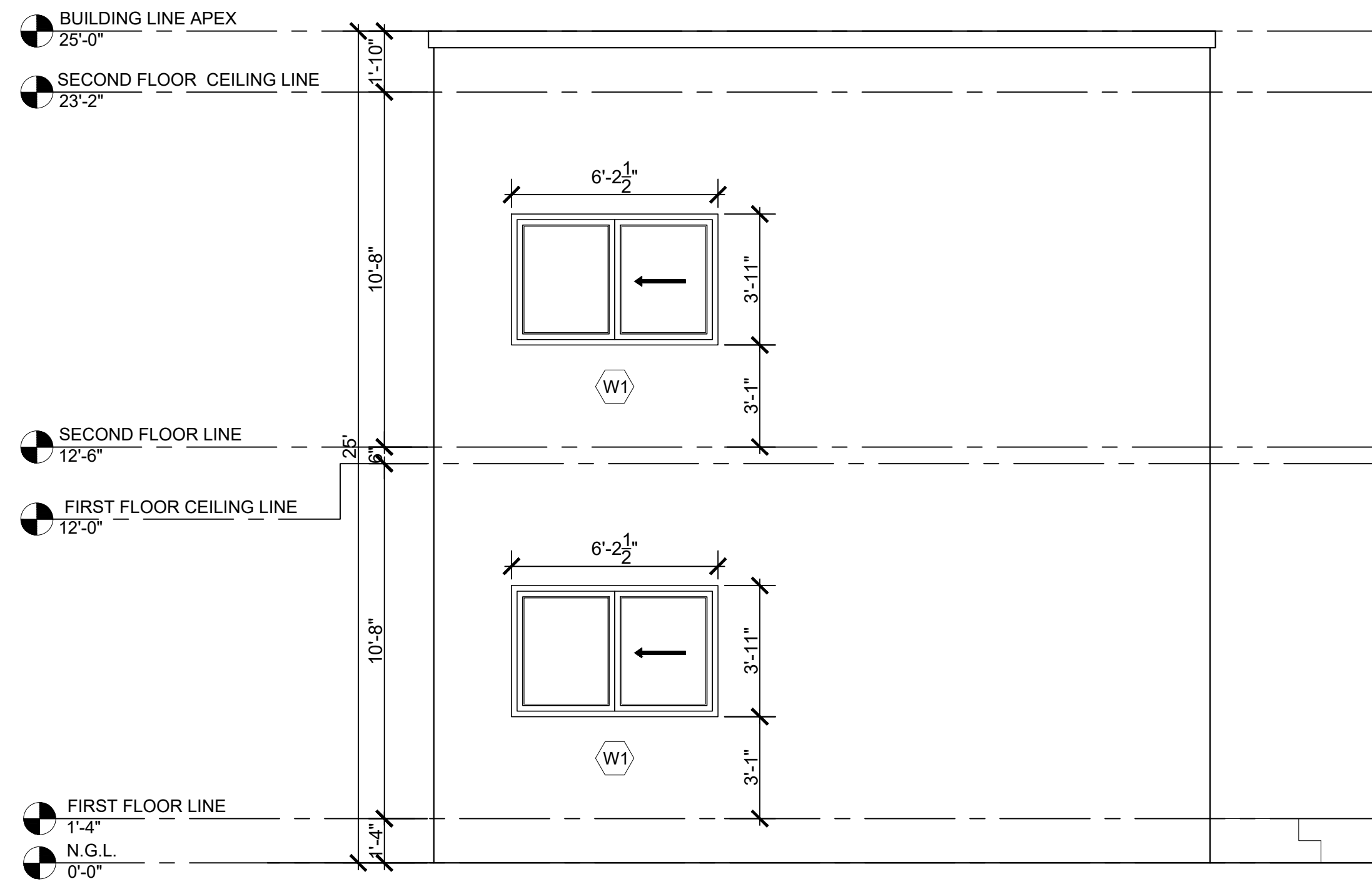
PROJECT ADDRESS:
125th street Los Angeles

DATE: 08/12/2023

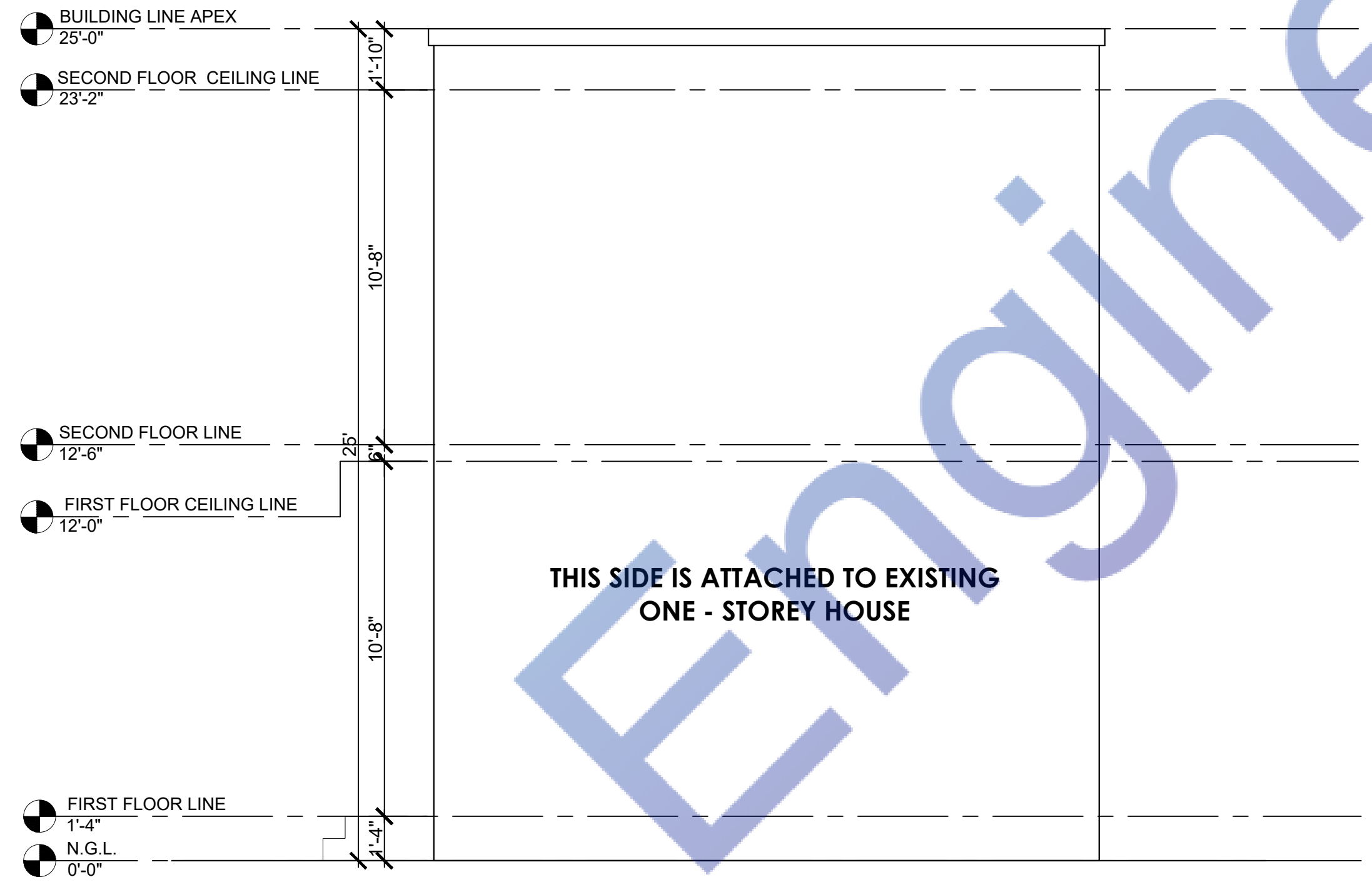
SHEET TITLE:
ELEVATIONS

SCALE AS NOTED
SHEET NUMBER:
A-3.00





1 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"

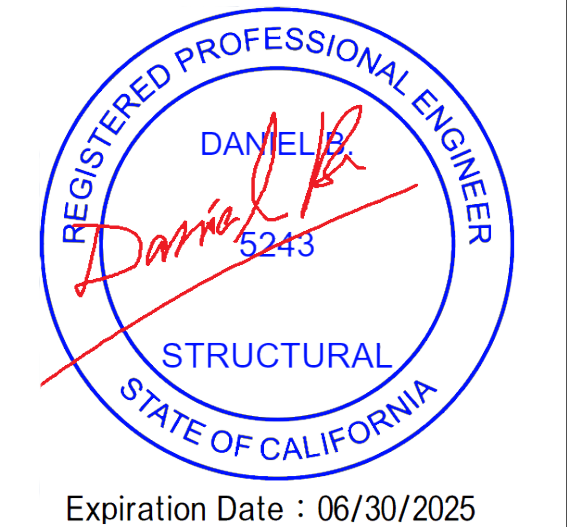


2 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"

GENERAL VENTILATION NOTE:
CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION.
A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
ATTIC SPACE SHALL BE VENTILATED W/ 1 SQ.FT. PER 150 SQ.FT. OF ATTIC AREA. PROVIDE CROSS VENTILATION ALONG THE LENGHT OF AT LEAST TWO OPPOSITE SIDES.

NEW ROOF VENT CALCULATION:
VENTILATION RATE 1:150
1 S.F. OF VENTILATION FOR EACH 150 S.F. OF ATTIC AREA
ATTIC AREA = 442 / 150 = 2.95 SQ. FT. = 425 SQ. IN.
PROVIDE 4 VENTS
NET ATTIC VENTILATION AREA PER VENT = 110 SQ. IN.
VENT OPENINGS TO BE 3/8" MAX. AND 1/16" MIN.

ELEVATION NOTES:
ALL EXPOSED TRIMS, ROOF SHEATHING, BEAMS SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAPS AND SPLITS WHEN POSSIBLE. .
STUCCO SHALL BE 7/8" THICK. MIN. OVER 2 LAYERS OF GRADE D PAPER OR EQUIVALENT UNDERLAYMENT. .
STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER #15 FELT PAPER BACKED METAL LATH. STUCCO SHALL MATCH EXISTING.
GALVANIZED IRON FLASHING AND COUNTER- FLASHING WITH CUALKING AT ALL INTERSECTIONS OF ROOF TO WALLS.
WEEP SCREEDS SHALL BE 26 GAGE MIN. CORROSION-RESISTANT OR PLASTIC.
WEEP SCREEDS SHALL HAVE A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2". THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE.
WEEP SCREEDS SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS.
WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4" ABOVE FINISH GRADE OR 2" ABOVE PAVED AREAS.
PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET..



Expiration Date : 06/30/2025	
DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
1	
2	
3	
4	

SCOPE OF WORK

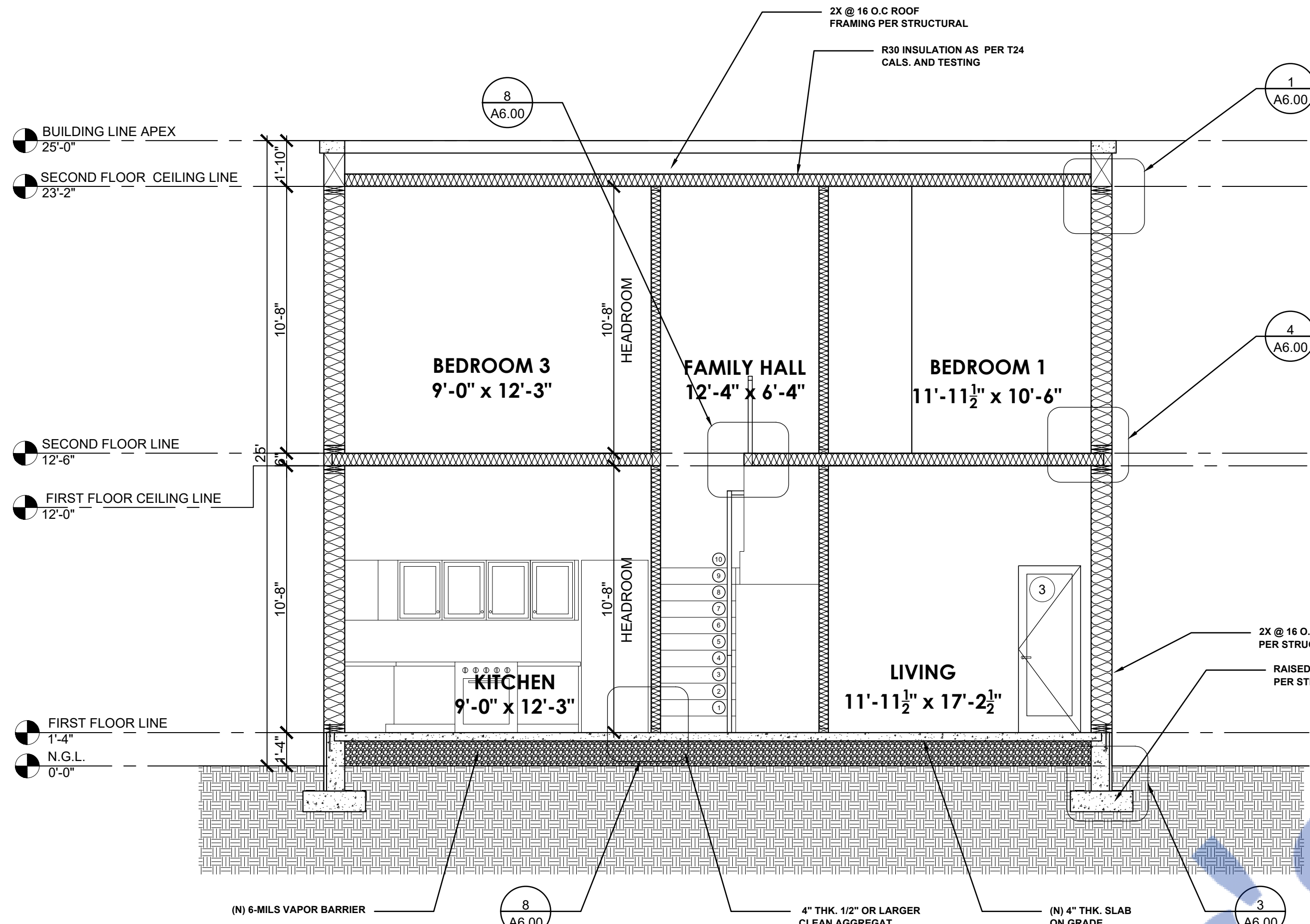
PROPOSED SB-9

PROJECT ADDRESS:
125th street Los Angeles

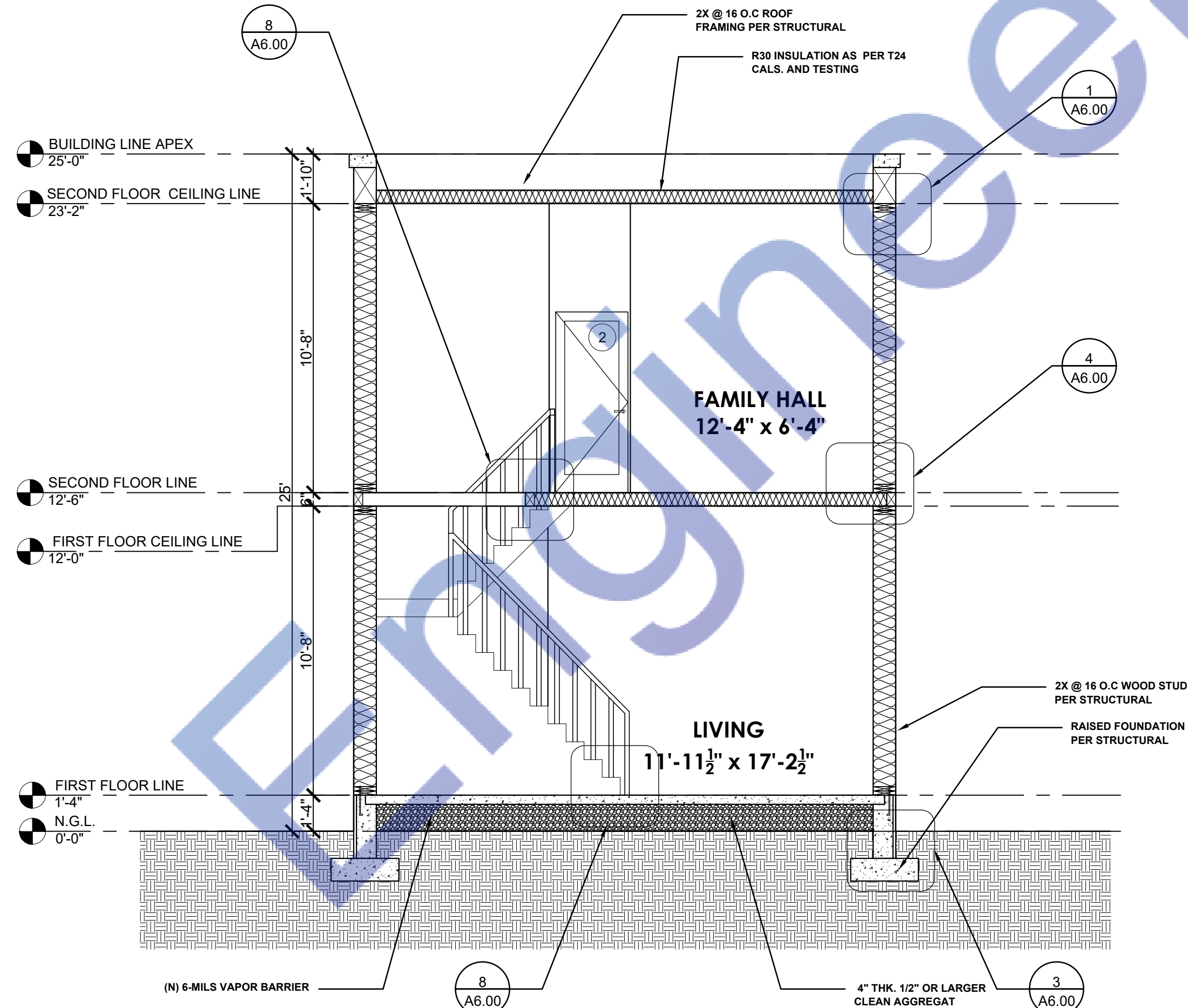
DATE: 08/12/2023

SHEET TITLE:
ELEVATIONS

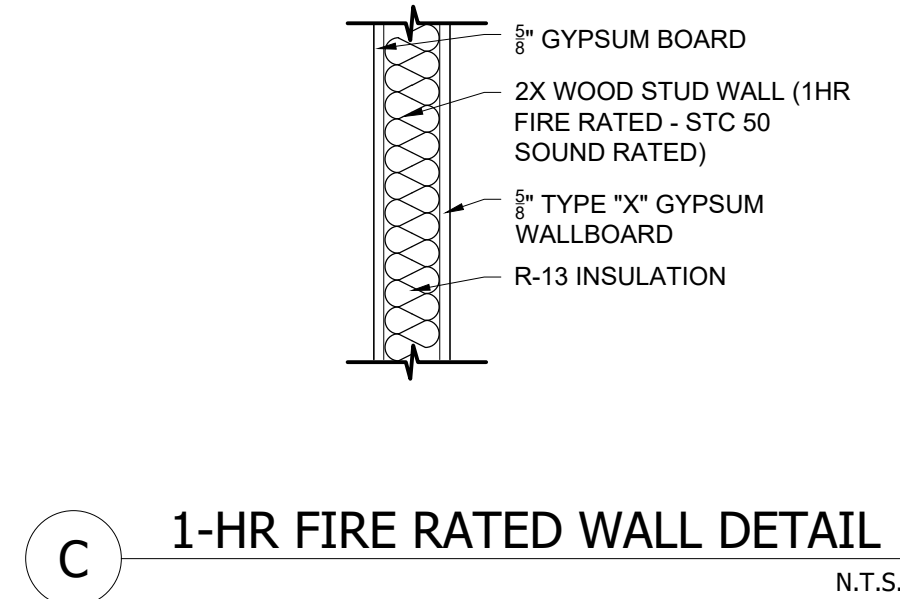
SCALE AS NOTED
SHEET NUMBER:
A-3.01



SECTION THRU - 1
Scale: 1/4"=1'-0"



SECTION THRU - 2
Scale: 1/4"=1'-0"



1-HR FIRE RATED WALL DETAIL
N.T.S.

GENERAL NOTES

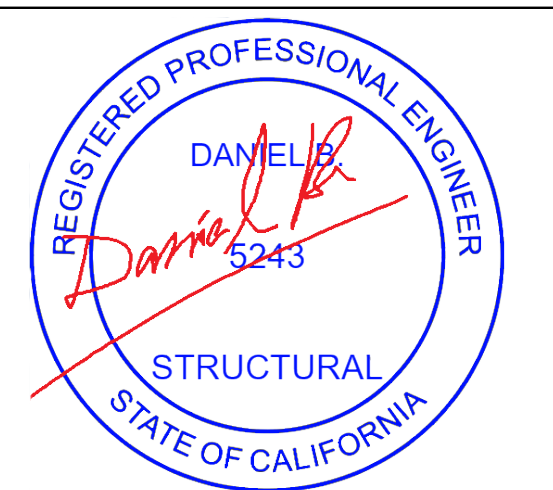
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS RE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, ANY SOLUTIONS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY ANY SOLUTIONS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. JAY SOLUTIONS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE ON REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN 1 YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
METAL DOOR AND WALL CONNECTION
CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING
JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS)
STAINLESS STEEL TO WALLS
DO NOT CAULK ANY OTHER AREAS ESPECIALLY AT GREYWOOD
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT -OF- WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY, NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
2018 CALIFORNIA RESIDENTIAL CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA ENERGY CODE
2018 CALIFORNIA GREEN CODE
AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NDDES) NOTES

- In the case of emergency, call _____ at work phone # _____ or home phone # _____.
- Sediment from areas disturbed by construction shall be retained on the using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and washing vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollution off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance, or contain hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: Solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or lumps; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers; vehicle/equipment wash water and concrete wash water; concrete, delugent or flammable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward destiling facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass with the approved plans.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners. That dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on the using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities or adjoining property by wind or runoff.

OCCUPANCY REQUIREMENTS

- In alterations, repairs, and additions, UL Rated smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of bedrooms, and at each additional floor or basement level. Smoke alarms may be battery operated and not interconnected.
- In alterations, repairs, and additions of existing dwellings exceeding \$1000, UL 300 carbon monoxide alarms are required in the specific permitted dwellings or sleeping units that have attached garages or fuel burning appliances. The carbon monoxide alarms may be battery operated and not interconnected.



Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
1	
2	
3	
4	

SCOPE OF WORK

PROPOSED SB-9

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

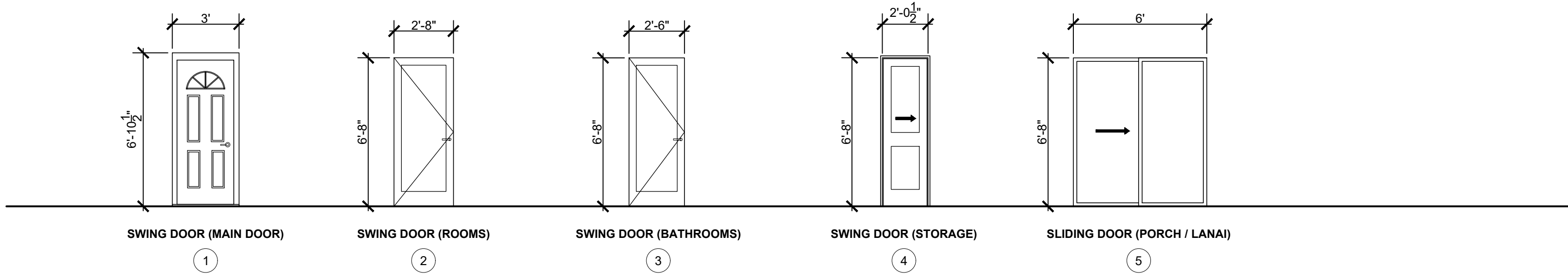
SHEET TITLE:

SECTIONS

SCALE AS NOTED

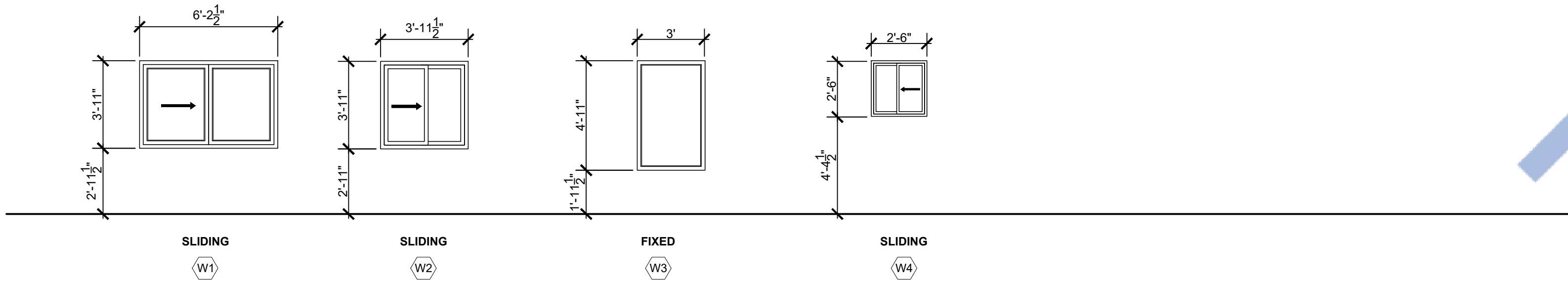
SHEET NUMBER:

A-4.00



A SCHEDULE OF DOORS

NTS



B SCHEDULE OF WINDOWS

NTS

DOOR NOTES

1. EXTERIOR DOORS MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN. PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR SPECIAL KNOWLEDGE OR EFFECT AND MOUNTED AT A HEIGHT NOT TO EXCEED 48 INCHES ABOVE THE FINISHED FLOOR.
2. EXTERIOR DOORS SHALL BE WEATHER-TIGHT. HINGES, PIVOTS, AND PINS SHALL BE INSTALLED IN A MANNER WHICH PREVENTS REMOVAL WHEN THE DOOR IS CLOSED AND LOCKED.
3. INTERIOR DOORS MUST HAVE A MINIMUM CLEAR OPENING OF 32"x80". WOODEN DOORS MUST BE SOLID PANEL DOORS, HOLLOW CORE WOOD DOORS ARE NOT ACCEPTABLE. ALL DOORS SHALL BE AS PER DOOR SCHEDULE OR EQUIVALENT FINISH AS APPROVED BY THE CONTRACTING OFFICER.
4. DOOR HARDWARE SHALL HAVE DOOR HANDLES OR DOOR PULLS WITH HEAVY WEIGHT HINGES. ALL DOORS SHALL HAVE CORRESPONDING DOOR STOPS (WALL OR FLOOR MOUNTED). ALL DOOR OPENINGS SHALL BE FIELD VERIFY PRIOR TO ANY FABRICATION
5. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL DOORS AND CONTRACTOR SHALL REVIEW WALL HEAD HEIGHTS AND OPENINGS BASED ON SOFFIT HEIGHTS AND WALL CLEARANCES PRIOR TO ORDERING.
6. ALL WOOD DOORS AND FRAMES TO BE STAINED GRADE.
7. ALL EXTERIOR DOOR GLAZING SHALL BE DUAL GLAZED WITH INTERIOR PANE TEMPERED
8. ALL EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING
A. REQUIREMENTS AS PER 2016 CBC CHAPTER 7A (708A). BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
B. BE CONSTRUCTED OF GLASS BLOCK UNITS.
C. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2
9. ALL EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2019 CBC CHAPTER 7A (708A).
A. THE EXTERIOR SURFACE OR CLADDING SHALL BE NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL.
B. SHALL BE CONSTRUCTED OF SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK.

C. SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252

D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1

WINDOW NOTES

1. WINDOW / GLAZING MANUFACTURER SHALL VERIFY ALL OPENING SIZES ON SITE AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION .
2. WINDOW GLAZING SHALL BE FIRE-RESISTANT DUAL GLAZED WITH INTERIOR PANE TEMPERED
3. ALL WINDOWS FRONTING THE COURTYARD SHALL MEET NOISE RATING OF STC 30.
4. PROVIDE INSECT SCREENS TO ALL OPERABLE WINDOWS.
5. EXTERIOR WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2016 CBC CHAPTER 7A (708A).
A. EXTERIOR WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2016 CBC CHAPTER 7A (708A).
B. BE CONSTRUCTED OF GLASS BLOCK UNITS.
C. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2

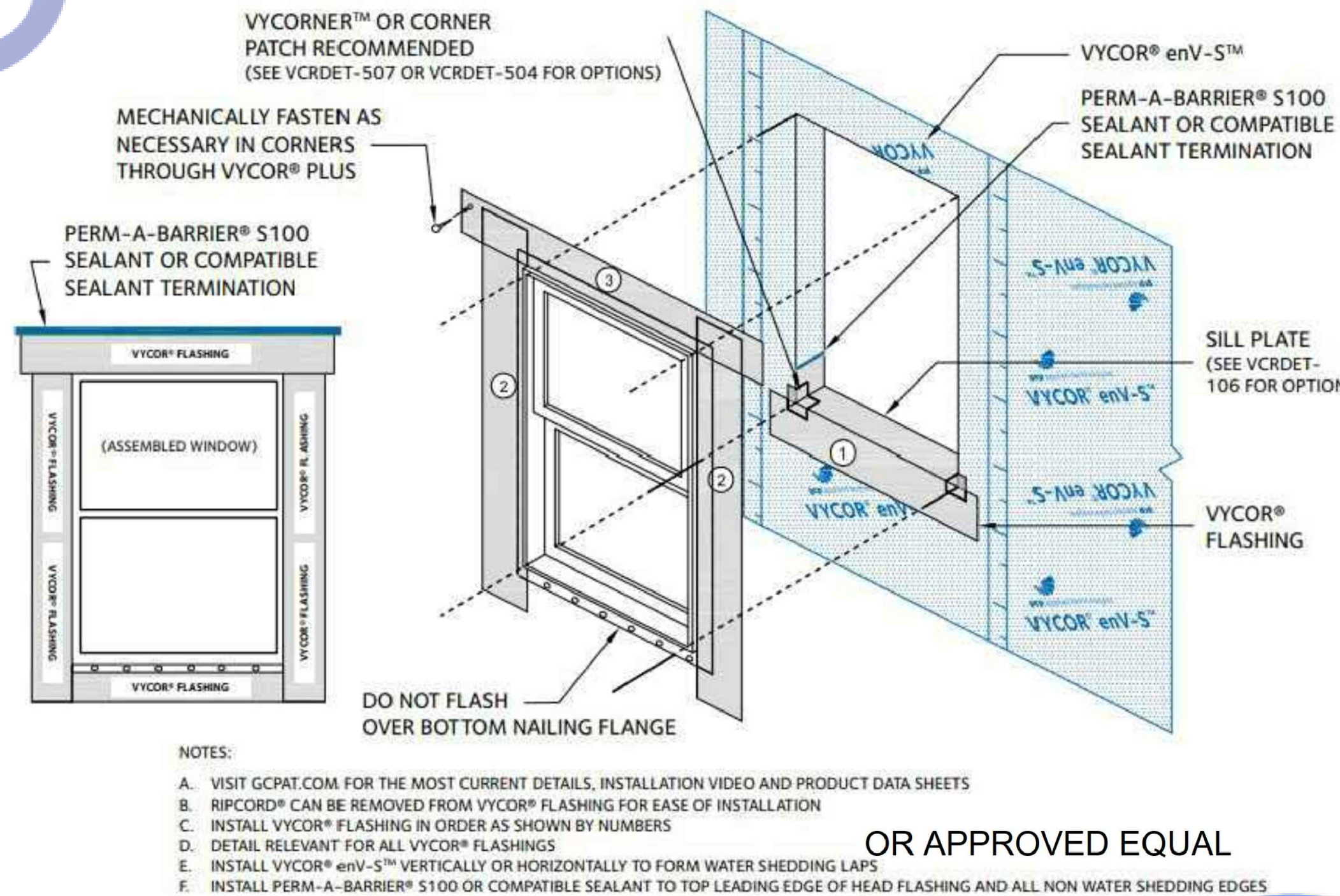
SAFETY GLAZING NOTES

1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3. (SEE EXCEPTIONS) (R308.4)
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
2. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABELER, AND STATES THAT SAFETY-GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS (2406.2). THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING (2406.4):
A. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
C. GLAZING IN DOORS AND ENCLOSURES, INCLUDING THE BUILDING WALLS FOR WHIRLPOOLS, SAUNAS, BATHTUBS AND SHOWERS.

D. GLAZING EDGE IS WITHIN A 24 INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE.

E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS AS DESCRIBE IN 1C.

TYPICAL WINDOW FLASHING INSTALLATION



OR APPROVED EQUAL

GENERAL NOTES

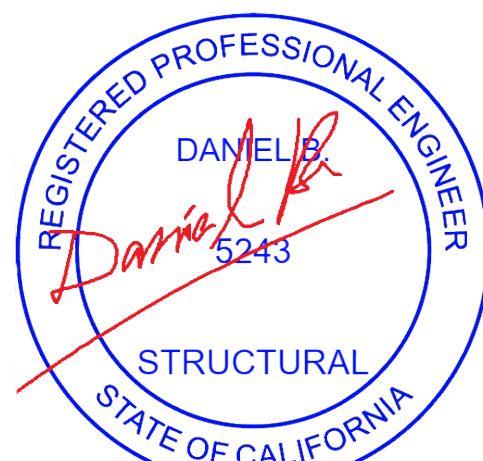
1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
3. ALL PLAN DIMENSIONS RE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. ANY CHANGES PRIOR TO APPROVED SET OF PLANS, ANY SOLUTIONS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY JAY SOLUTIONS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. JAY SOLUTIONS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
METAL DOOR AND WALL CONNECTION
CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING
JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS)
STAINLESS STEEL TO WALLS
DO NOT CAULK ANY OTHER AREAS ESPECIALLY AT GREYWOOD
9. CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS
10. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
11. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT -OF- WAY WITHOUT FIRST OBTAINING PROPER PERMITS
12. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
14. ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL LL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION
16. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
17. PROJECT SHALL CONFORM TO THE:
2018 CALIFORNIA RESIDENTIAL CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN CODE
AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NDPDES) NOTES

1. In the case of emergency, call _____ at work phone # _____ or home phone # _____
2. Sediment from areas disturbed by construction shall be retained on the using structural controls to the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and washing vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollution off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance, or contain hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
9. Potential pollutants include but are not limited to: Solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or lucco fragments, fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, delugent or flammable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward destiling facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass with the approved plans.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners, that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on the site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
18. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities or adjoining property by wind or runoff.

OCCUPANCY REQUIREMENTS

1. In alterations, repairs, and additions, UL Rated smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of bedrooms, and at each additional floor or basement level. Smoke alarms may be battery operated and not interconnected.
2. In alterations, repairs, nd additions of existing dwellings exceeding \$100,000, UL388 carbon monoxide alarms are required in he specific permitted dwellings or sleeping units that have attached garages or fuel burning appliances. The carbon monoxide alarms may be battery operated and not interconnected.



Expiration Date : 06/30/2025

DESIGNED BY H.G.

DRAWN BY H.G.

SIGNATURE

REVISION # DATE

△

△

△

△

SCOPE OF WORK

PROPOSED SB-9

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

SHEET TITLE:

SCHEDULE OF DOORS & WINDOWS

SCALE AS NOTED

SHEET NUMBER:

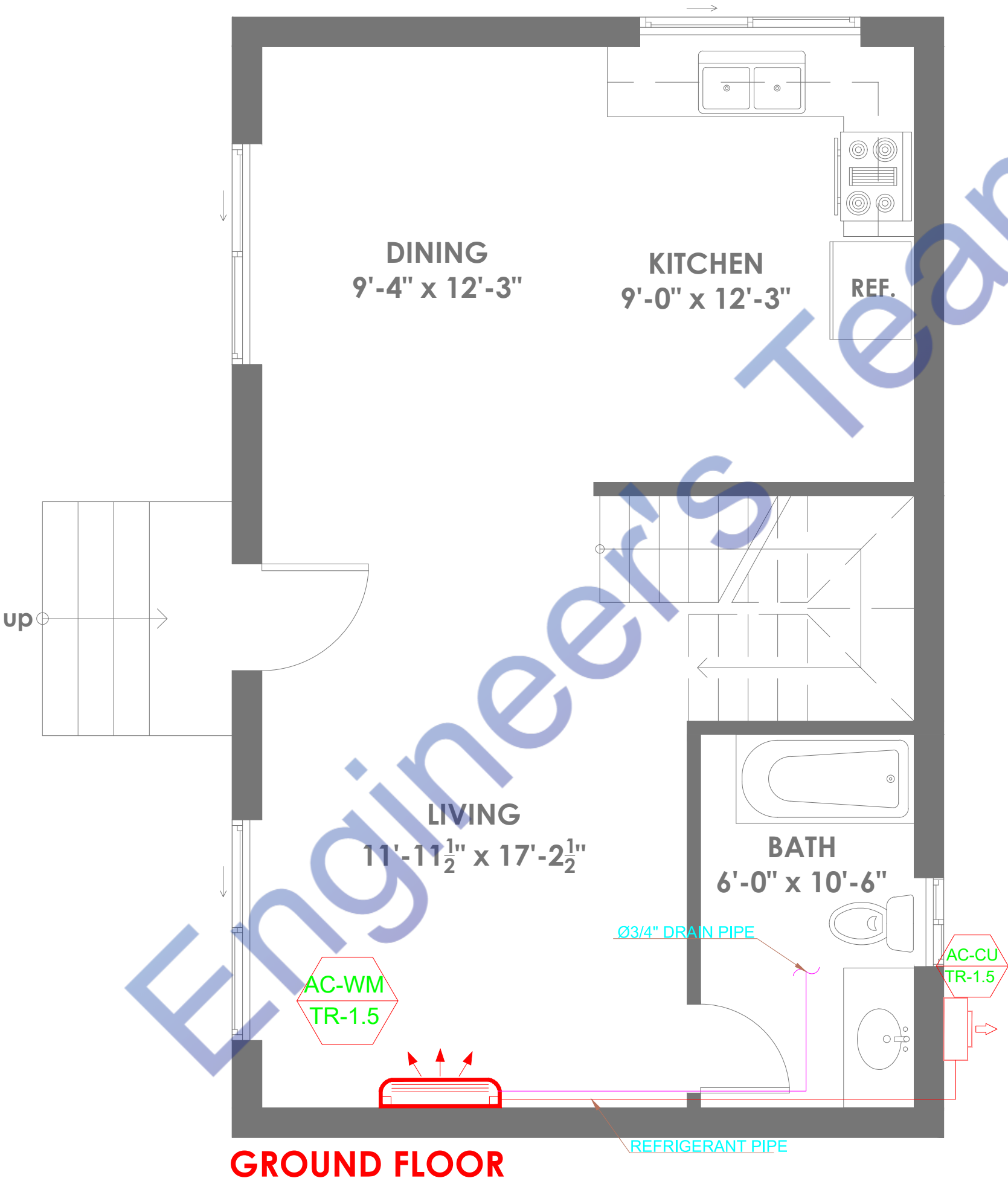
A-5.00

PROJECT
PROPOSED SB9 FOR 1329W 125TH LOS
ANGELES, CA90044

AC DRAWINGS

DATE:-13-08-2023

Engineer's Team



NOTES:
1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

S.NO.	SYMBOLS	DESCRIPTION
01		WALL MOUNTED TYPE
02		CONDENSING UNIT
03		REFRIGERANT PIPE
04		CONDENSATE DRAIN

ENGINEER SIGN :

Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

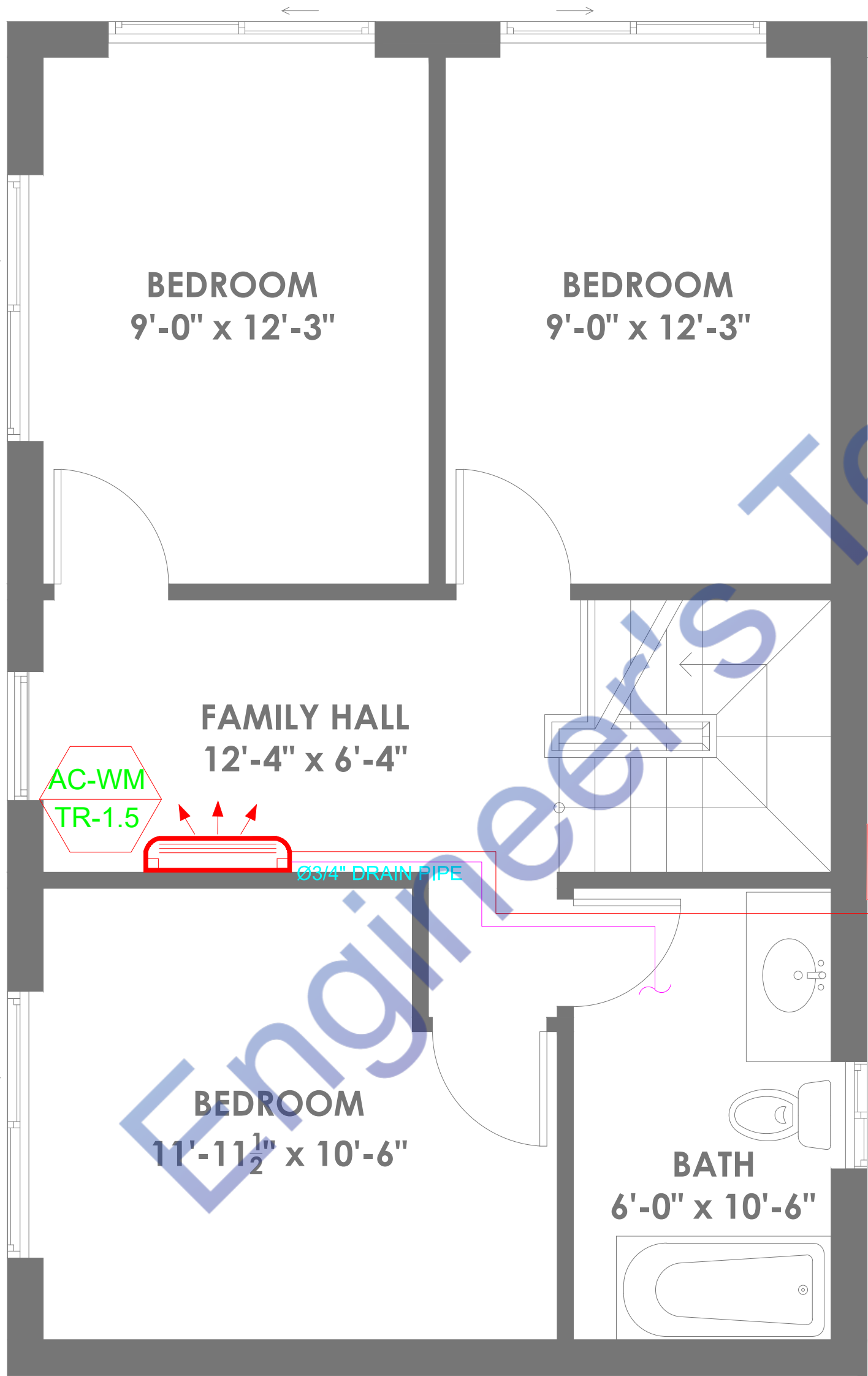
PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

No.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	AC PLAN GROUND FLOOR
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023



UPPER FLOOR

- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

S.NO.	SYMBOLS	DESCRIPTION
01		WALL MOUNTED TYPE
02		CONDENSING UNIT
03		REFRIGERANT PIPE
04		CONDENSATE DRAIN

ENGINEER SIGN :

Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION

CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

No.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	AC PLAN GROUND FLOOR
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023

NOTES:
1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

No.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	GENERAL NOTES
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023

NOTES:-

- 1. CONTRACTOR SHALL NOT CARRY OUT ANY WORK, UNLESS SHOP DRAWINGS ARE PRODUCED AND APPROVED BY THE CONSULTANT.
- 2. CONTRACTOR SHALL COORDINATE WITH ALL OTHER SERVICES WHILE MAKING SHOP DRAWINGS.
- 3. DUCT SIZES ARE INTERNAL CLEAR DIMENSIONS.
- 4. DUCT SIZE AND LAYOUT CAN BE CHANGED BY THE CONSULTANT AS PER SITE REQUIREMENTS.
- 5. GI SHEET METAL DUCT SHALL BE CONSTRUCTED AS PER SMACNA STANDARDS.
- 6. AIR DEVICES SHALL CONFORM WITH TUTTLE & BAILY STANDARDS OR AS APPROVED.
- 7. ALL OPENINGS SHALL BE PROVIDED WITH 1" THICK WOODEN FRAMES.
- 8. CONTRACTOR SHALL PROVIDE OPENING IN WALL, FLOOR, SLABS ETC AS REQUIRED.
- 9. CONTRACTOR SHALL ENSURE PROPER FIXING OF EQUIPMENT IN AVAILABLE SPACES.
- 10. CONDENSATE DRAIN LINE SHALL BE CONNECTED TO NEAREST DRAIN POINT.
- 11. ELECTRICAL POWER TO ALL HVAC EQUIPMENTS SHALL BE PROVIDED BY OTHERS.

PROJECT
PROPOSED SB9 FOR 1329W 125TH LOS
ANGELES, CA90044

ELECTRICAL DRAWINGS

DATE:-13-08-2023

Engineer's Team

ELECTRICAL NOTES:

- 01-The contractor shall thoroughly review all the drawings before start of work and shall coordinate with all other discipline and any discrepancy appears it should be brought to the consultant's knowledge immediately, before start work.
- 02-No work shall be carried out unless shop drawing are prepared and Submitted by the contractor for the approval of consultant.
- 03-MEP services shall not cut in any structural beams, ribs or any other structural elements unless a prior written approval has been taken from the Structure Engineer.
- 04-MEP contractor shall provide sleeve/opening/pipes in civil work prior to Construction for respective services.
- 05-Provide earth pits as indicated in the drawings, its details to be coordinated with other discipline.
- 06-All electrical operated equipment shall have earth connections.
- 07-Minimum wire size shall be 1.5mm.sq for detail cable sizes see DB details given in the drawings.
- 08-Contractor shall take approval from consultant for all the material to be installed prior to purchase however, Pakistan cable,
New age and Pioneer Cable are approved.
- 09-All distribution board DB, s shall be approved by consultant prior to purchase by Contractor, Contractor provide technical submittal for DB,s.
- 10-Main and sub Telephone/TV/FACP junctions' box shall be provided where required.
- 11-All kinds of wiring shall not be visible inside or outside the Building, contractor shall place sleeve/conduits where required during constructions.
- 12-Color coding for wires shall be done and approved by IEEE regulations.
- 13-The distance for cables supports and saddle for conduit or cable tray shall be according to the latest IEEE regulations.
- 14-Use separate conduit for every circuit coming out of DBs and provide Junction box required for easy pulling electrical wire.
- 15-Fire alarm panel digital video recorder, voice control panel shall be under surveillance of security staff.
- 16-All electrical pumps motor shall be provided with starter relay.
- 17-lights layout schematic, selections of lights shall be done by the architect.
- 18-Telephone & Networking cables must be 1ft away from POWER & NETWORKING cable.

NOTES:

- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
- 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
- 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

LIGHTING LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		DOWN LIGHT 15W
02		DOWN LIGHT 12W
03		DOWN LIGHT 7W
04		35W PANNEL LIGHT
05		SWITCH
06		DIMMER
07		DISTRIBUTION BOARD
08		CHANDELAH 40W
09		15W WALL LIGHT FOR STAIR
10		MIRROR LIGHT
11		2' x 2' CEILING FAN
12		ROOF MOUNTED FAN
13		PROPELLER EXHAUST FAN
14		WARDROBE INTERNAL LIGHT

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

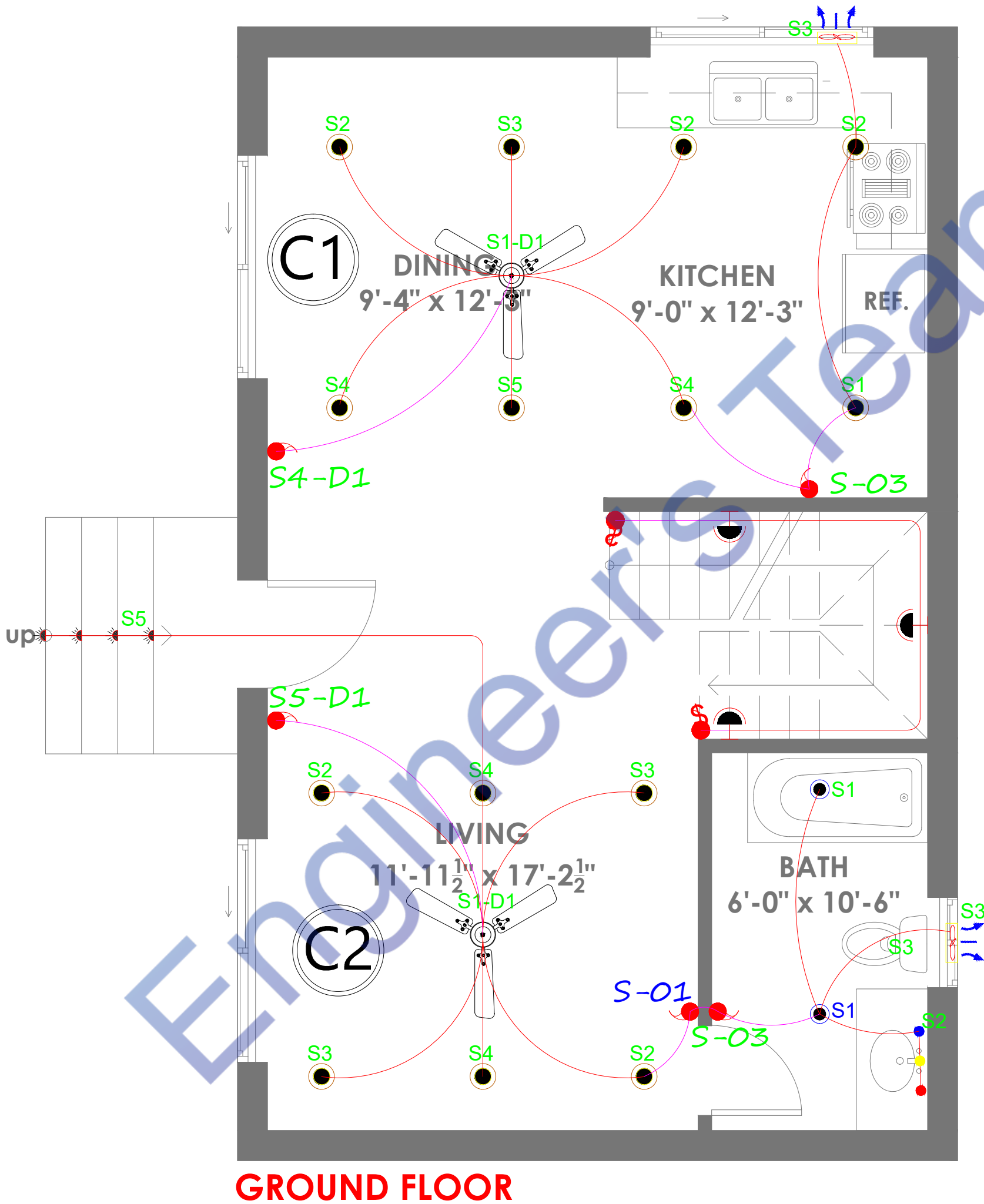
No.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	ELECTRICAL GRNERAL NOTES & LEGENDS
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023

LEGEND:

DESCRIPTION	MOUNTING HEIGHT BOTTOM FROM F.F.L.	SYMBOL
SWITCH BOARD	4'-0"	
2 WAY SWITCH POINT	4'-0"	
HALOGEN SPOT LIGHT	CEILING	
EXHAUST FAN	8'-0"	
WALL LED LIGHT	7'-0"	
DECORATED LIGHT	CEILING	
FAN POINT	CEILING/ 9'-0"	
MIRROR LIGHT	7'-0"	
FLUORESCENT LIGHT	CEILING	
IDUN LIGHT	CEILING	
DISTRIBUTION BOARD	4'-0"	
ELECTRIC BELL	7'-0"	
LIGHT PLUG 5A/10A	1'-0"	

DESCRIPTION	MOUNTING HEIGHT BOTTOM FROM F.F.L.	SYMBOL
POWER PLUG 10A/15A	1'-0"	
POWER PLUG (GEYSER)	1'-0"	
POWER PLUG (AC)	6'-0"	
TELEPHONE JUCTION BOX	WALL	
TELE PHONE (RJ-11)	1'-0"	
TV POINT (RG-6) & LED SCREEN	1'-0"	
CCTV CAMERA	CEILING	
WIRELESS FIDELITY	WALL	
GESIER POINT	5'-0"	
FANCY LIGHTS MAIN GATE LIGHT	Column pillar main gate	
WATER PROOF LIGHT	WALL	
BELL PUSH BUTTON	4'-0"	
ELECTRIC METER	4'-0"	



GROUND FLOOR

- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

LIGHTING LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		DOWN LIGHT 15W
02		DOWN LIGHT 12W
03		DOWN LIGHT 7W
04		35W PANNEL LIGHT
05		SWITCH
06		DIMMER
07		DISTRIBUTION BOARD
08		CHANDELAH 40W
09		15W WALL LIGHT FOR STAIR
10		MIRROR LIGHT
11		2' x 2' CEILING FAN
12		ROOF MOUNTED FAN
13		PROPELLER EXHAUST FAN
14		WARDROBE INTERNAL LIGHT

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

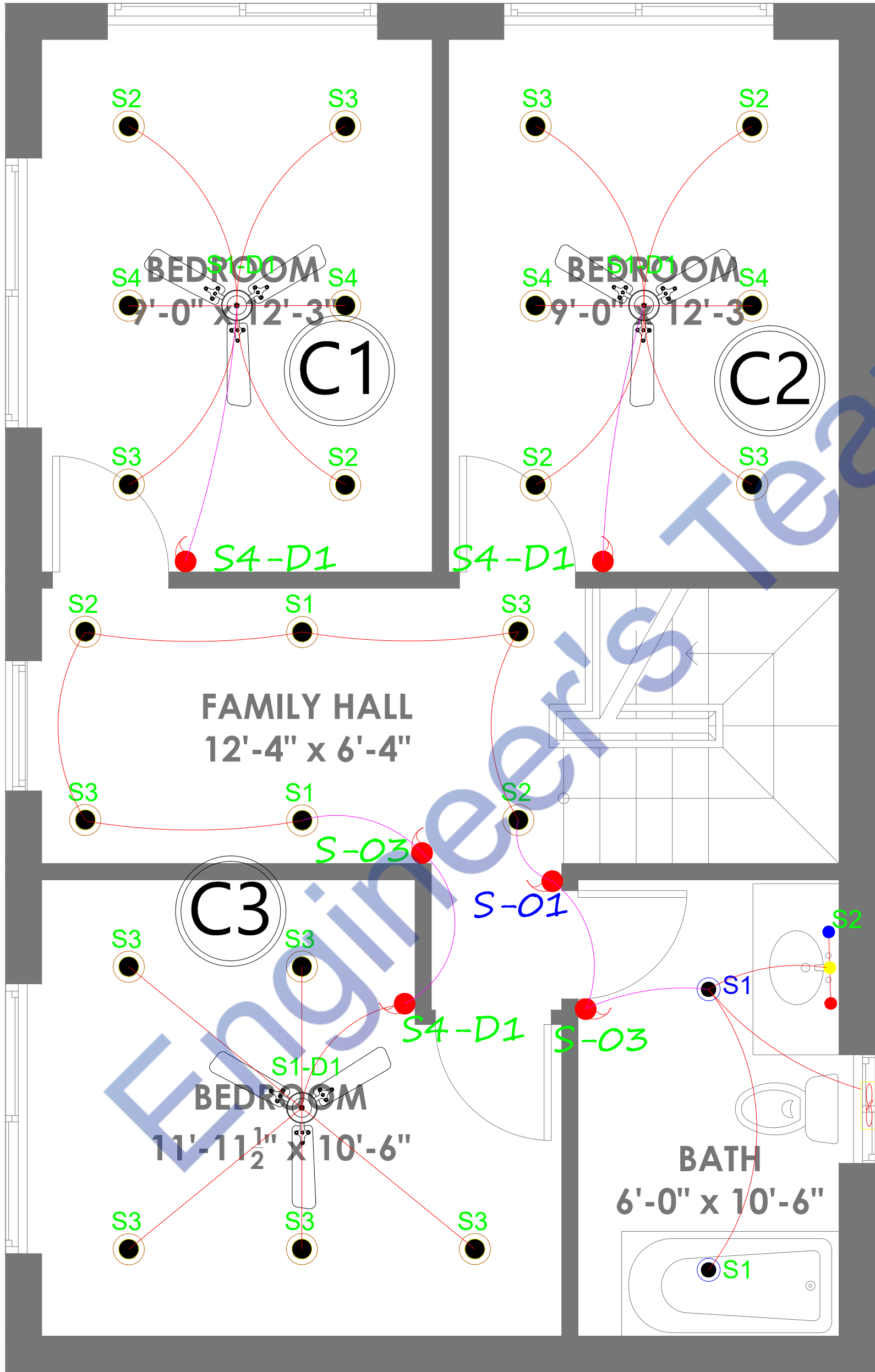
PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

No.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	LIGHTING PLAN GROUND FLOOR
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023



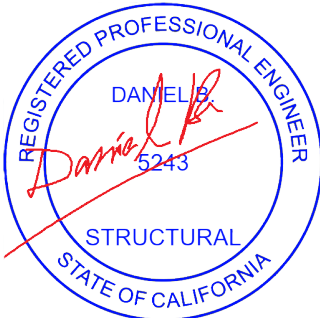
UPPER FLOOR
LIGHTING LAYOUT

- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

LIGHTING LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		DOWN LIGHT 15W
02		DOWN LIGHT 12W
03		DOWN LIGHT 7W
04		35W PANNEL LIGHT
05		SWITCH
06		DIMMER
07		DISTRIBUTION BOARD
08		CHANDELAH 40W
09		15W WALL LIGHT FOR STAIR
10		MIRROR LIGHT
11		2' x 2' CEILING FAN
12		ROOF MOUNTED FAN
13		PROPELLER EXHAUST FAN
14		WARDROBE INTERNAL LIGHT

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

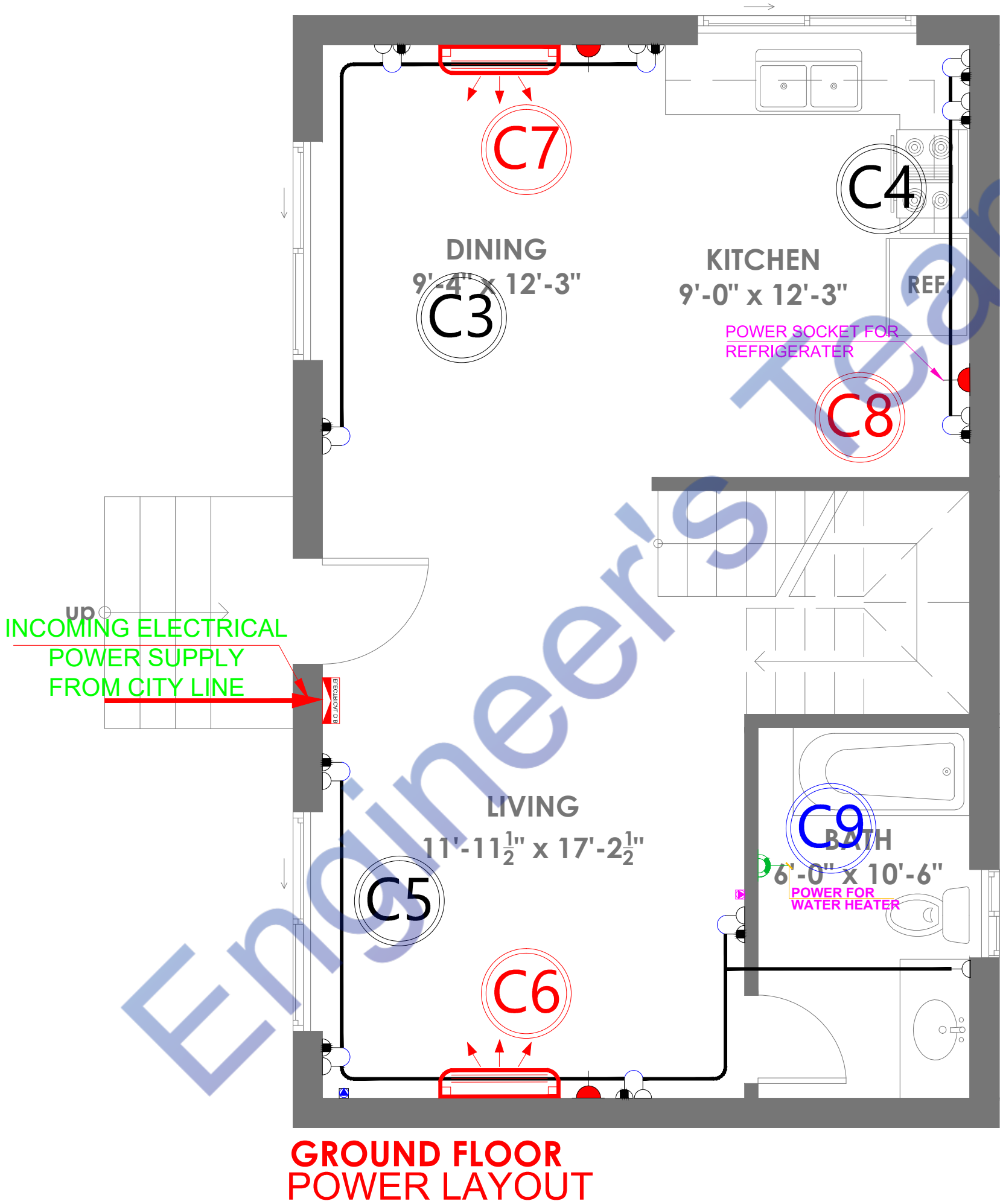
PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	LIGHTING PLAN UPPER FLOOR
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023



- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

POWER LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		GESIER SOCKET 16A
02		5A or 10A SOCKET OUTLET
03		25A SOCKET OUTLET FOR AC
04		10A COMMON SOCKET OUTLET
05		DISTRIBUTION BOARD
06		TV POINT
07		TELEPHONE POINT

ENGINEER SIGN :

Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION

CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	POWER PLAN GROUND FLOOR
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023



<u>DRAWING NO:</u>	
<u>DRAWING TITLE:</u>	POWER PLAN GROUND FLOOR
<u>DRAWN BY:</u>	W.S
<u>DESIGNED BY:</u>	W.S
<u>CHECKED BY:</u>	J.B
<u>SCALE:</u>	
<u>NORTH:</u>	
<u>DATE:</u>	13-08-2023

NOTES:
1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

POWER LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		GESIER SOCKET 16A
02		5A or 10A SOCKET OUTLET
03		25A SOCKET OUTLET FOR AC
04		10A COMMON SOCKET OUTLET
05		DISTRIBUTION BOARD
06		TV POINT
07		TELEPHONE POINT

ENGINEER SIGN :

Expiration Date : 06/30/2025

CONSULTANT:

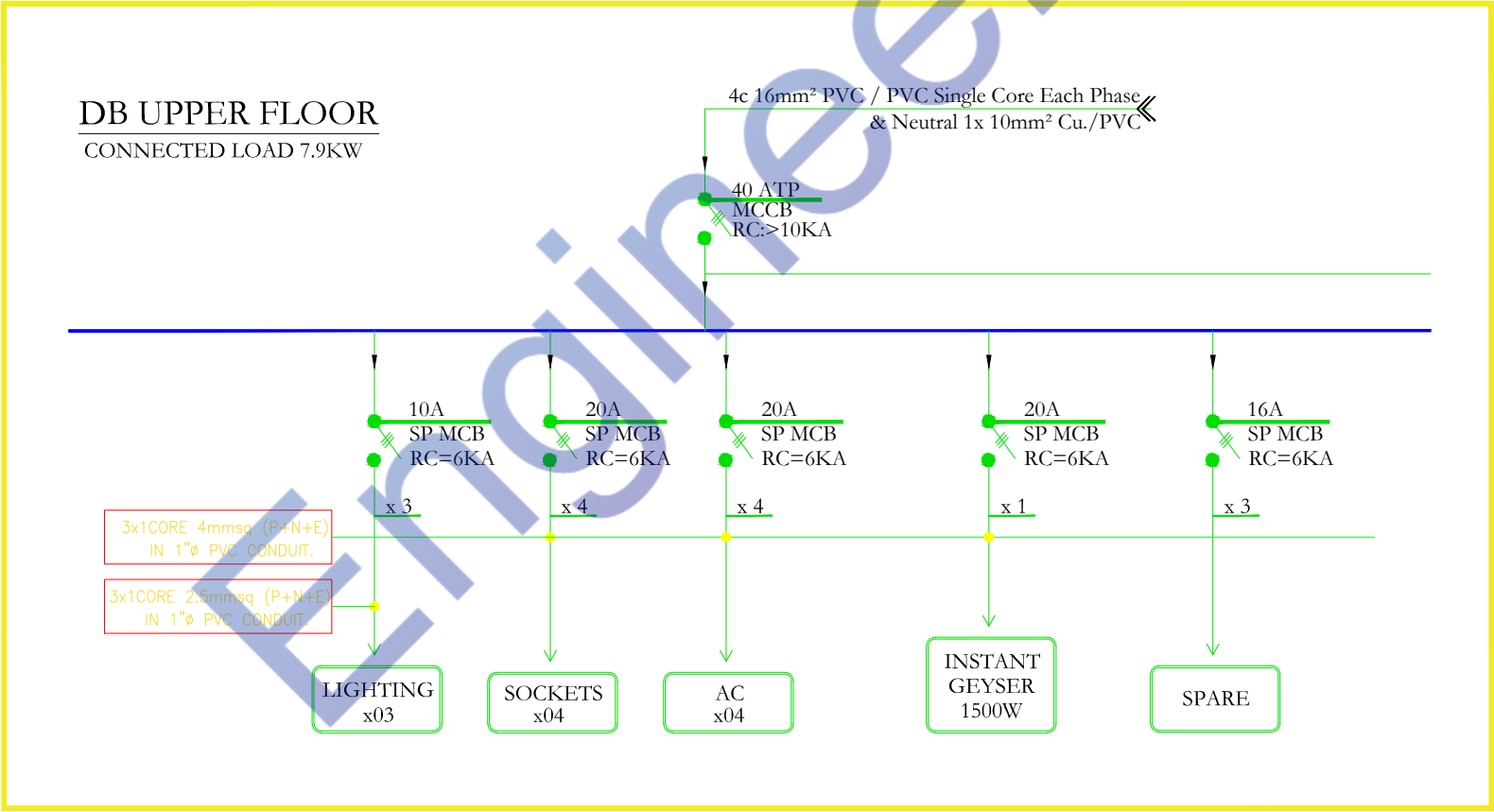
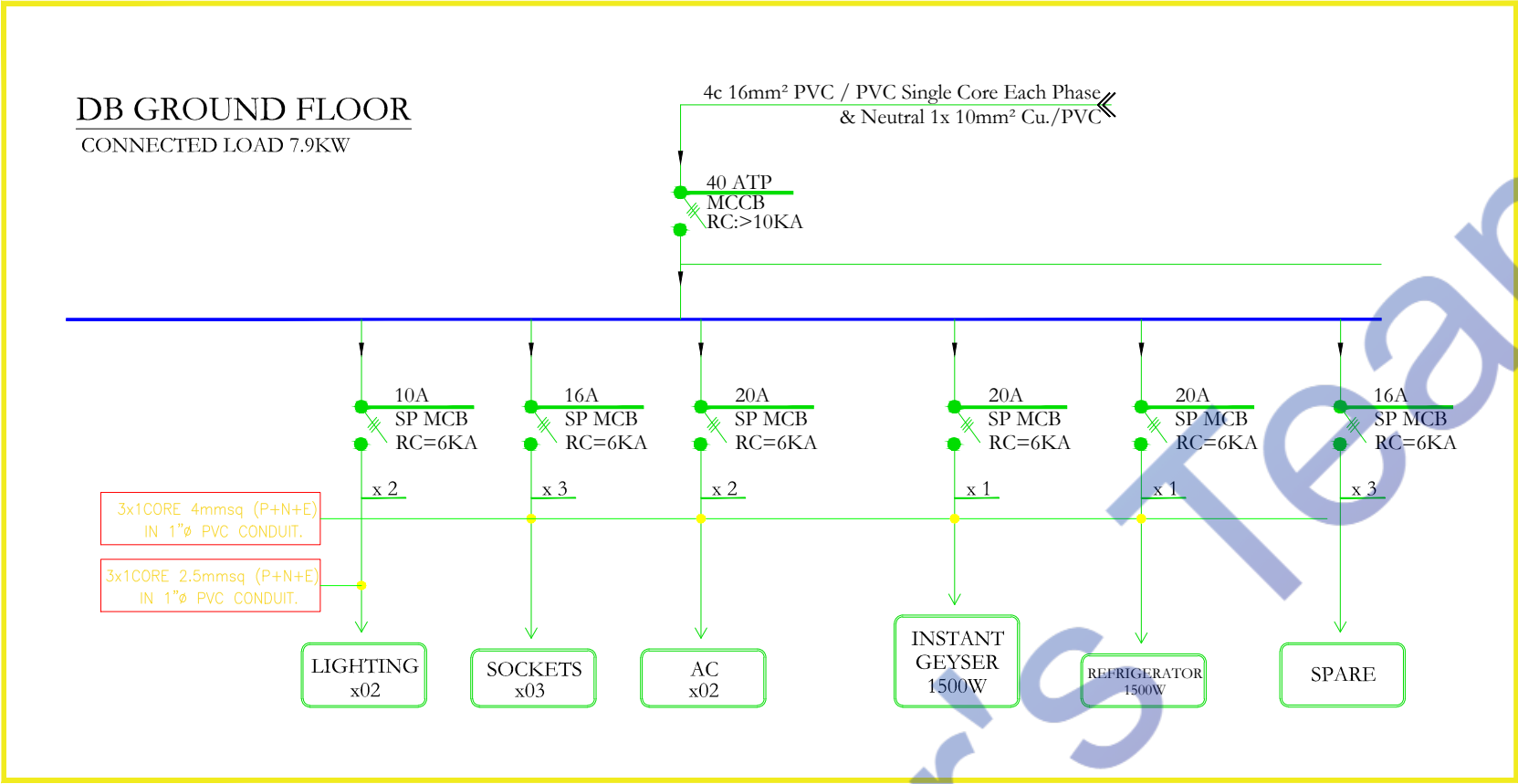
ARCHITECT:

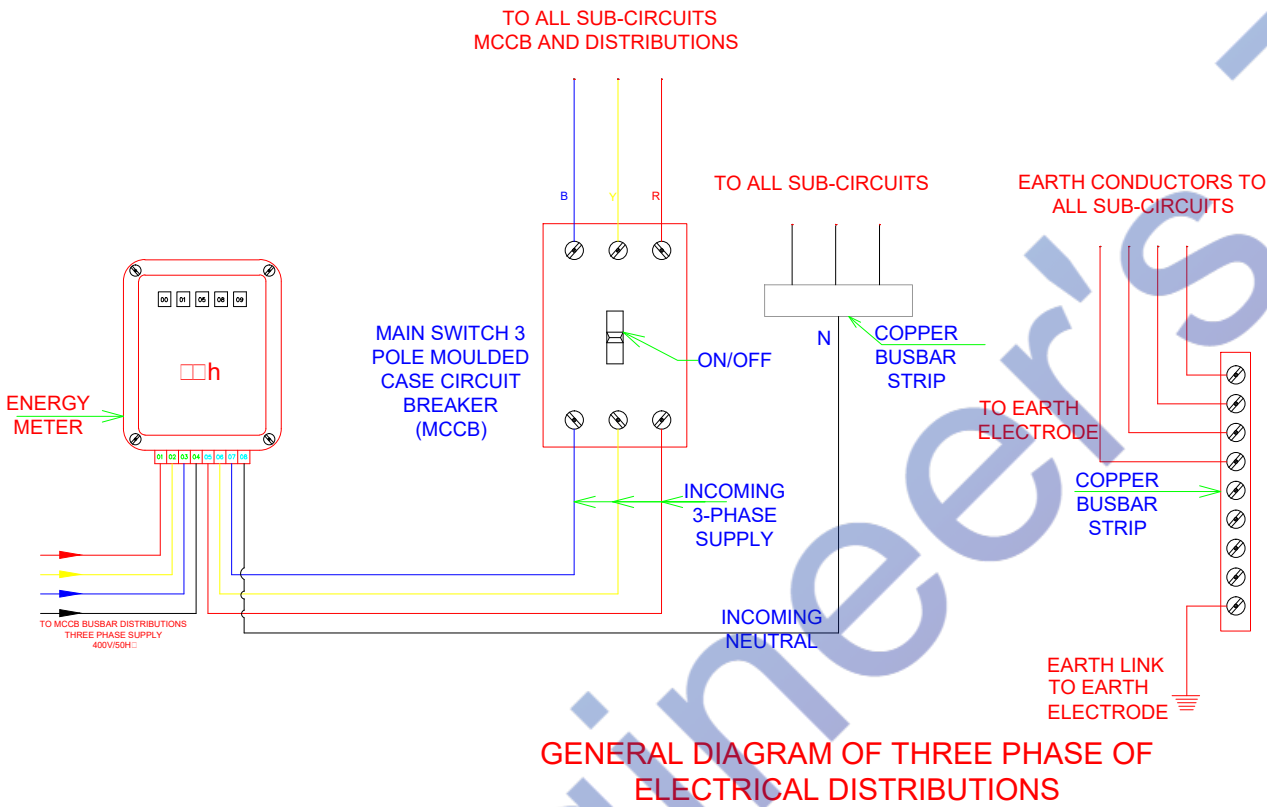
PROJECT TITLE :
PROPOSED SB9 FOR 1329W 125TH LOS ANGELES, CA90044

DESIGN STAGE:
ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	DB DETAILS
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023





- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

POWER LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		GESIER SOCKET 16A
02		5A or 10A SOCKET OUTLET
03		25A SOCKET OUTLET FOR AC
04		10A COMMON SOCKET OUTLET
05		DISTRIBUTION BOARD
06		TV POINT
07		TELEPHONE POINT

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION

CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

No.	DESCRIPTION	DATE


DRAWING NO:	
DRAWING TITLE:	TYPICAL DETAILS
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023

NOTES:
1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

POWER LEGEND:

S.NO.	SYMBOLS	DESCRIPTION
01		GESIER SOCKET 16A
02		5A or 10A SOCKET OUTLET
03		25A SOCKET OUTLET FOR AC
04		10A COMMON SOCKET OUTLET
05		DISTRIBUTION BOARD
06		TV POINT
07		TELEPHONE POINT

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

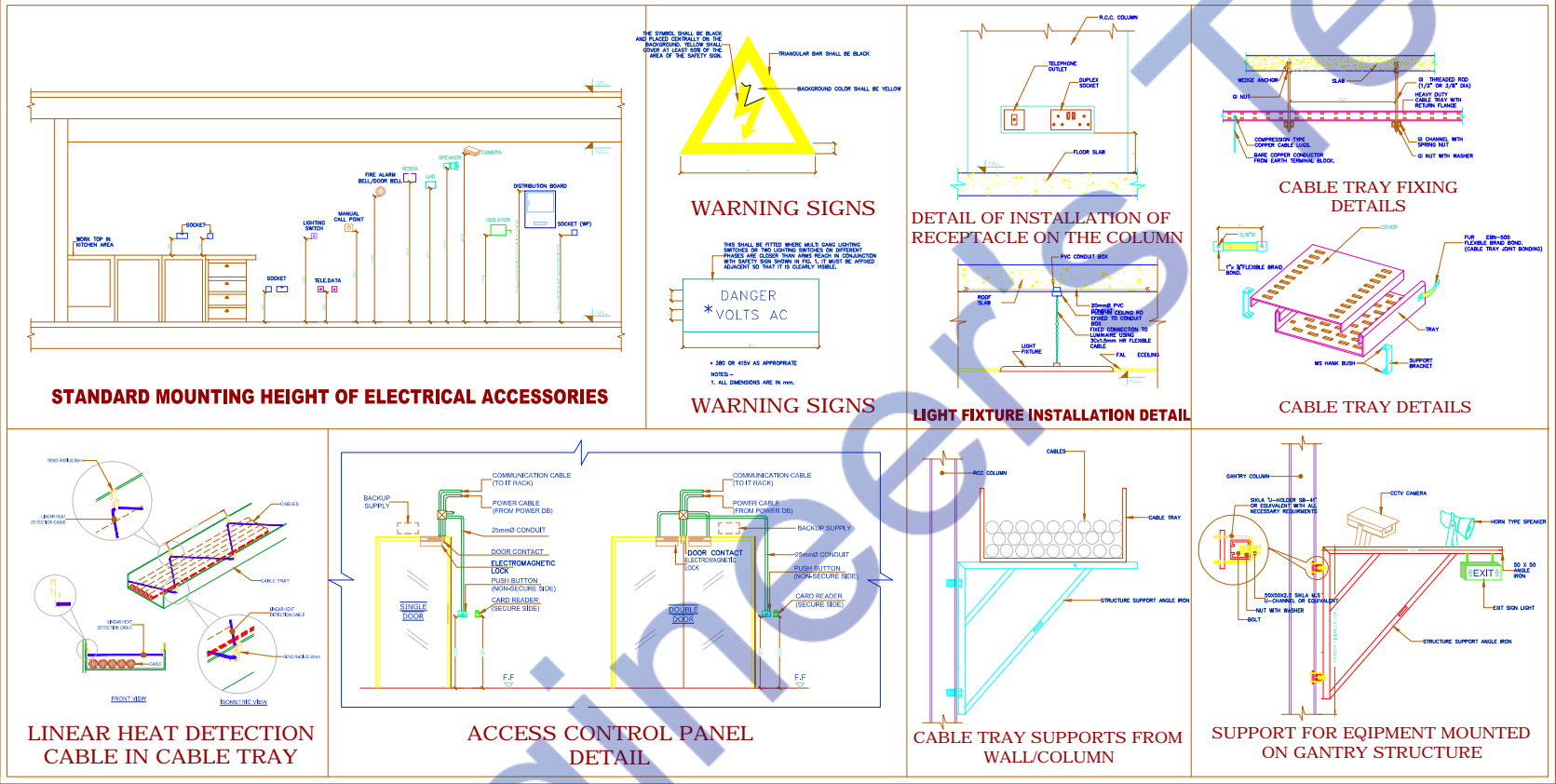
DESIGN STAGE:

ISSUED FOR CONSTRUCTION

CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	TYPICAL DETAILS
DRAWN BY:	W.S
DESIGNED BY:	W.S
CHECKED BY:	J.B
SCALE:	
NORTH:	
DATE:	13-08-2023



PROJECT
PROPOSED SB9 FOR 1329W 125TH LOS
ANGELES, CA90044

PLUMBING DRAWINGS


DATE:-13-08-2023

Engineer's Team

PLUMBING GENERAL NOTES & CONDITIONS OF OPERATIONS	
THE FOLLOWING NOTES SHALL BE APPLICABLE FOR ALL PLUMBING DRAWINGS	
01	ALL WORK SHALL CONFORM TO THE LATEST INTERNATIONAL BUILDING CODE, AND THE REQUIREMENTS OF LOCAL AUTHORITIES
02	SANITARY LINE SHALL BE OF PVC (SCHEDULE 50) AS APPROVED BY BUILDING OFFICE. WATER LINE SHOULD BE OF PVC
03	SANITARY FIXTURES AND ALL OTHER EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN STRIC ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
04	CONDENSATE LINE SHOULD BE OF 3/4" DIA (SCHEDULE 40) INCLUDED WITH 1/2" AMAFLEX (HOT WATER LINE) AND SLEAVED 12" ABOVE AND 12" BELOW THE SLAB
05	ALL OPEN ENDS OF PIPES SHALL BE PROPERLY PLUGGED OFF OFF TO PREVENT AND FOREIGN MATERIAL FROM ENTERING THE PIPE DURING INSTALATION
06	ALL PIPES UNDER TRAFFIC WILL HAVE MINIMUM 1000 mm COVER OR WALL BE ENCASED IN CONCRETE.
07	SHOWER HEAD TO HAVE THE FLOW CONTROL DEVICE TO GIVE MAX FLOW OF THREE GALLONS PER MINUTE EACH
08	ELECTRICAL WATER HEATER SHALL HAVE A STANDBY LOESS NOT THE SUCCEED 4 WATTS PER SQUARE FOOT OF TANK SURFACE AREA
09	BOLTS AND NUTS FOR WALL HANGING FIXTURES SHALL BE OF HEAVY CONSTRUCTION SUITABLE TO CARRY THE WEIGHT THAT WILL BE PLACED ON THE CARRIER BY THE FIXTURE AND USER
10	PLUMBING FIXTURE SHALL BE SELECTED BY THE OWNED OF BUILDING
11	ALL WATER ROUGHING TO BE TERMINATED WITH SHUT OFF VALVES BEFORE CONNECTION TO EQUIPMENT AND FIXTURES.
12	ISOLATING VALVES SHALL BE PROVIDED TO SEPARATE THE INDIVIDUAL TOILETS, GATE VALVES SHALL BE PROVIDED TO/FROM WATER
13	PURGE ALL WATERS LINES BEFORE CONNECTION.
14	REFER PLUMBING RISER DIAGRAM FOR PIPE SIZES, IF THERE IS A DIFFERENCE IN SIZES BETWEEN PLAN & RISER DIAGRAM REPORT CONSULTANTS BEFORE PROCEEDING
15	JOINTS TO W.C. PANS SHALL BE WITH UPVC CONNECTORS & RUBBER GASKETS. PROVIDE ISOLATING VALVE ON ALL MAIN AND BRANCH LINES FOR MAINTENANCE.
16	ALL ELECTRICAL POWER AND CONTROL WIRING/CONDUITING FROM M.C.C. TO PLUMBING EQUIPMENTS SHALL BE CARRIED OUT BY
17	ALL DRAINGE PIPING SHALL BE SLOPED @ MINIMUM 1% TYPICAL STARTING INVERT LEVELS AS INDICATED ELSEWHERE.CONTRACTOR SHALL ESTABLISH INTERMEDIATE/FINAL INVERT LEVELS BASED ON SITE CONOITIONS & THE SAME SHALL BE SHOWN ON SHOP DRAWINGS.
18	FOR COLD AND HOT WATER SUPPLY PPR PN-20 PIPES SHALL BE USED. ALL EXPOSED COLD AND HOT WATER PIPING SHALL BE GI (IIL) MEDIUM CLASS.
19	ANY VARIATION ON SITE AND / OR DUE TO SIDE CONDITION MUST BE BROUGHT TO THE NOTICE OF CONSULTANTS BEFORE PROCEEDING WITH WORK.
20	THE CONTRACTOR SHALL RESPONSIBLE FOR COORDINATING WITH GENERAL CIVIL CONTRACTOR, MECHANICAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO ENSURE THAT ADEQUATE NUMBERS & SIZES OF COORDINATED SLEEVES ARE LEFT IN SLAB.
21	NO WORK SHOULD BE DONE AT SITE WITHOUT APPROVED SHOP DRAWING. ANY SUCH WORK IS AT THE CONTRACTOR RISK & COST.
22	SHOP DRAWINGS TO INCLUDE AT LEAST PIPE INVERTS, DOUBLE LINE PIPING,TIE UP DIMENSIONS, VALVES / FITTINGS TO SCALE ETC.

NOTES:
1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

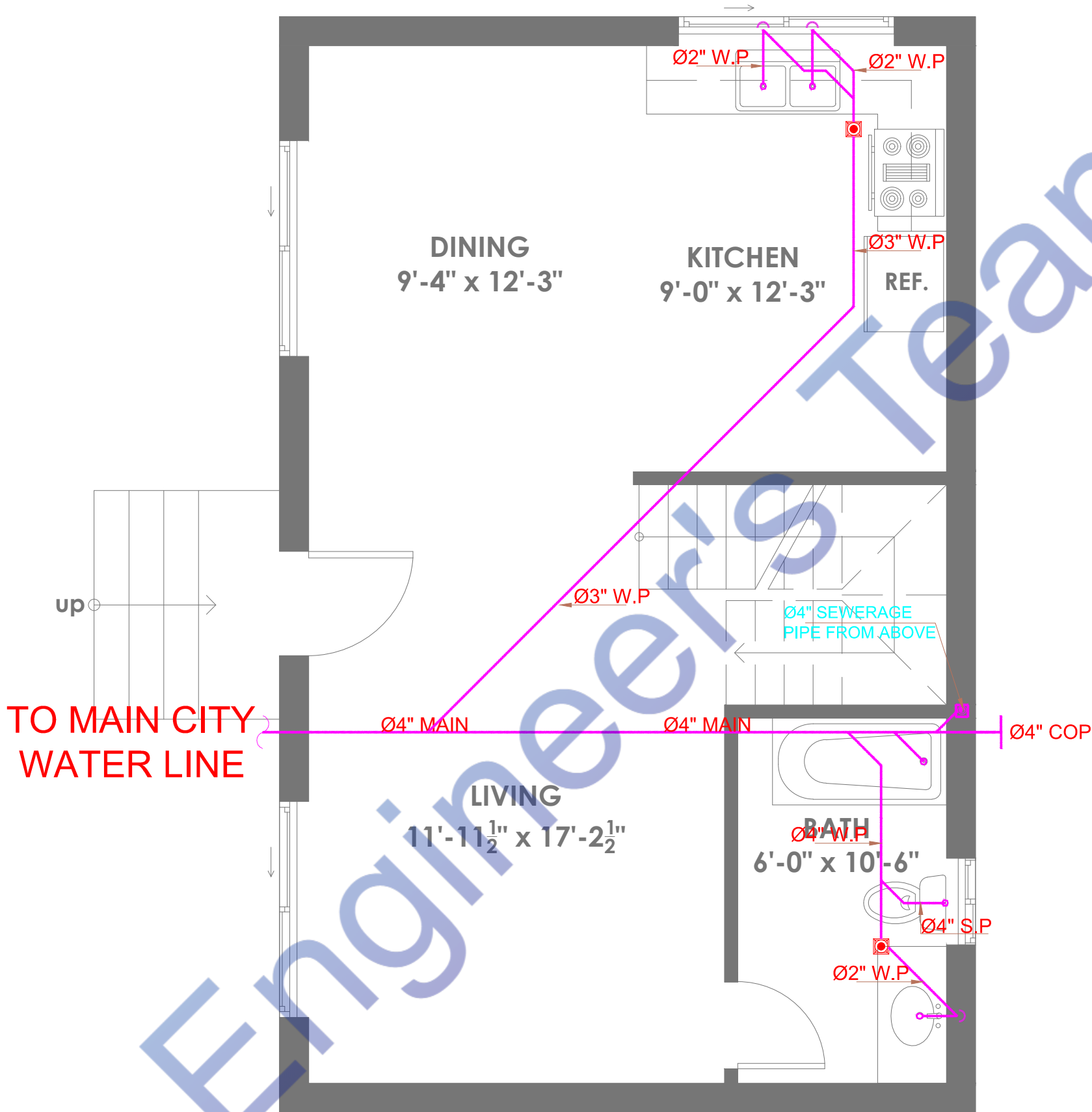
ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:		
ISSUED FOR CONSTRUCTION		
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXEUCION OF WORKS AT SITE.		
No.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	PLUMBING GRNERAL NOTES & LEGENDS
DRAWN BY:	P.S
DESIGNED BY:	P.S
CHECKED BY:	M.N
SCALE:	
NORTH:	
DATE:	13-08-2023



GROUND FLOOR DRAINAGE

- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

PLUMBING LEGENDS	
SYMBOL	DESCRIPTION
SP	SOIL WATER PIPE
RP	RAIN WATER PIPE
FD	FLOOR DRAIN
CD	COUNSELED DUCT
SYMBOL DESCRIPTION	
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

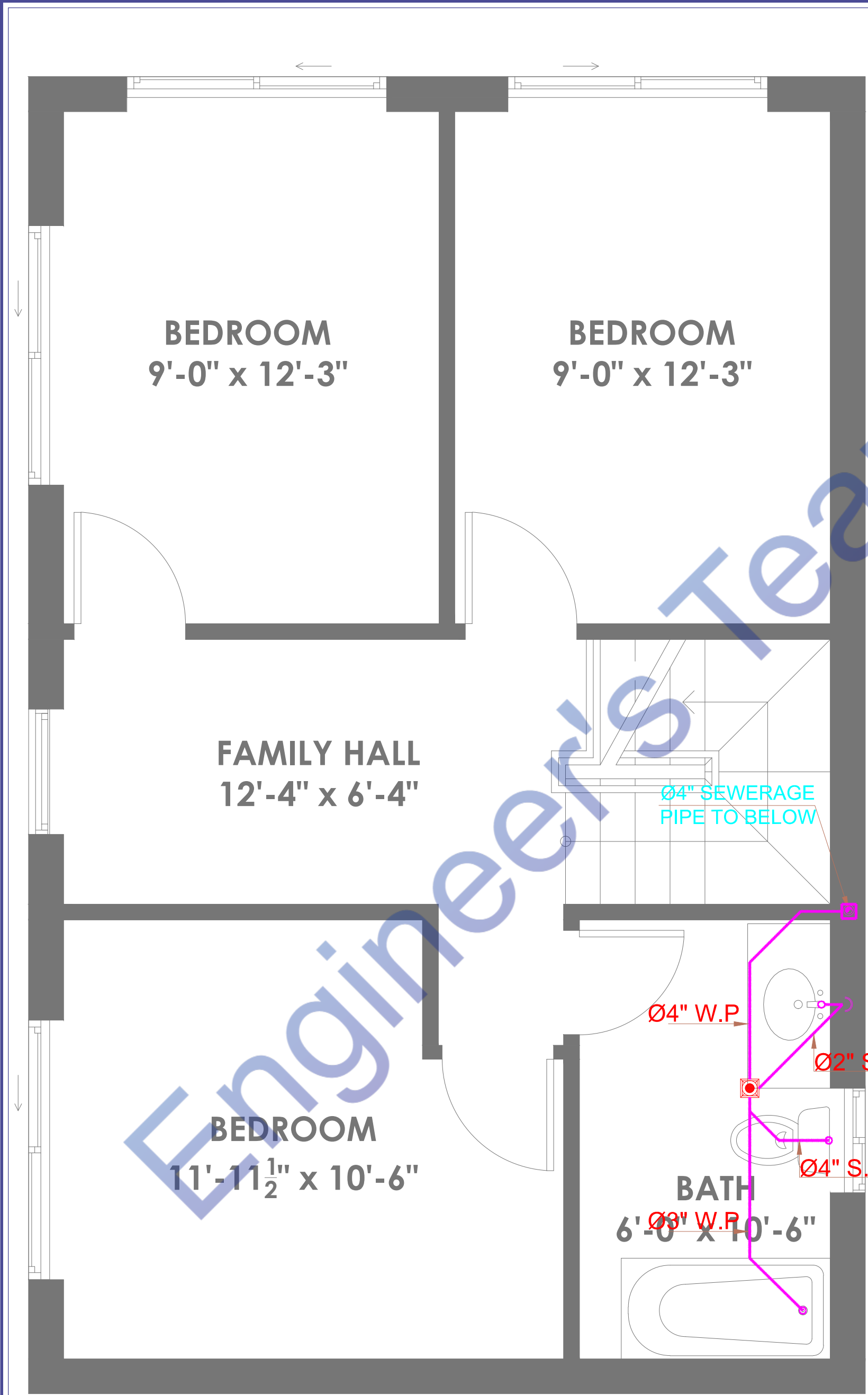
PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	DRAINAGE PLAN GROUND FLOOR
DRAWN BY:	P.S
DESIGNED BY:	P.S
CHECKED BY:	M.N
SCALE:	
NORTH:	
DATE:	13-08-2023



UPPER FLOOR DRAINAGE

NOTES:
1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

PLUMBING LEGENDS	
SYMBOL	DESCRIPTION
SP	SOIL WATER PIPE
RP	RAIN WATER PIPE
FD	FLOOR DRAIN
CD	COUNSELED DUCT
SYMBOL	DESCRIPTION
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW

ENGINEER SIGN :

Expiration Date : 06/30/2025

CONSULTANT:

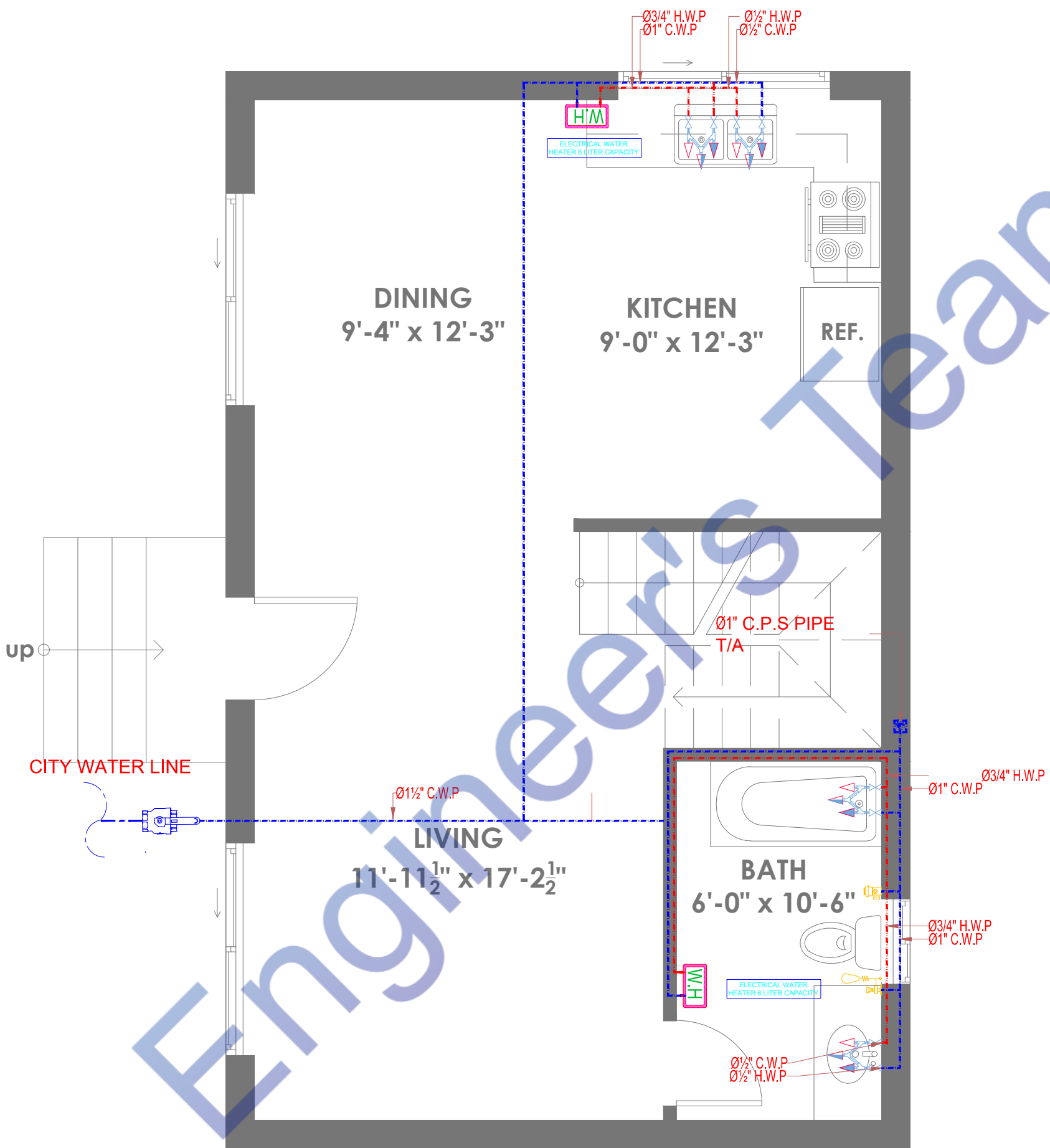
ARCHITECT:

PROJECT TITLE :
PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:
ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	DRAINAGE PLAN UPPER FLOOR
DRAWN BY:	P.S
DESIGNED BY:	P.S
CHECKED BY:	M.N
SCALE:	
NORTH:	
DATE:	13-08-2023



GROUND FLOOR
WATER SUPPLY

- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

PLUMBING LEGENDS	
SYMBOL	DESCRIPTION
	CW COLD WATER SUPPLY PIPE
	HW HOT WATER SUPPLY PIPE
	EHW/GWH ELECTRIC/GAS WATER HEATER/GYSER
FITTINGS & VALVES	
	SHUT OFF VALVE
	FLOAT VALVE
	STRAINER
SYMBOL	DESCRIPTION
F/A	FROM ABOVE
F/B	FROM BELOW
T/A	TO ABOVE
T/B	TO BELOW

ENGINEER SIGN :

Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

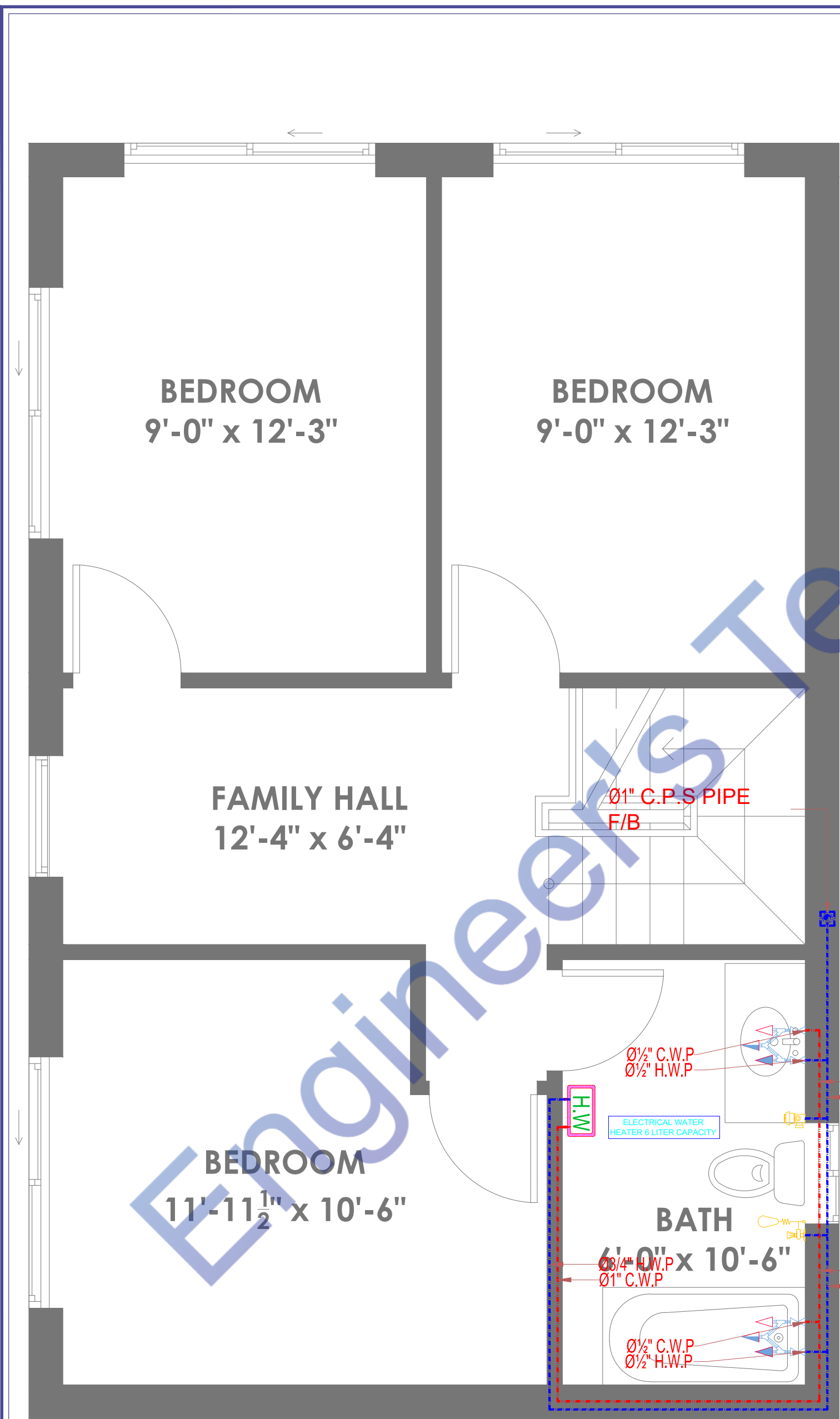
DESIGN STAGE:

ISSUED FOR CONSTRUCTION

CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.

No.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	WATER SUPPLY PLAN GROUND FLOOR
DRAWN BY:	P.S
DESIGNED BY:	P.S
CHECKED BY:	M.N
SCALE:	
NORTH:	
DATE:	13-08-2023



UPPER FLOOR WATER SUPPLY

- NOTES:
- 1- ALL DIMENSIONS ARE INCH UNLESS OTHERS WISE NOTED.
 - 2- CONTRACTOR TO CO-ORDINATE ALL BUILDING SERVICES.
 - 3- CONTRACTOR TO MAKE SHOP DRAWINGS AS PER CONTRACT DOCUMENTS AND ACCORDING TO STIPULATED REQUIREMENTS.

PLUMBING LEGENDS DESCRIPTION		
—	CW	COLD WATER SUPPLY PIPE
—	HW	HOT WATER SUPPLY PIPE
⊠	EHW/GWH	ELECTRIC/GAS WATER HEATER/GYSER
FITTINGS & VALVES		
⊞	SHUT OFF VALVE	
⊞	FLOAT VALVE	
⊞	STRAINER	
SYMBOL	DESCRIPTION	
F/A	FROM ABOVE	
F/B	FROM BELOW	
T/A	TO ABOVE	
T/B	TO BELOW	

ENGINEER SIGN :

Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:		
ISSUED FOR CONSTRUCTION		
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO EXECUTION OF WORKS AT SITE.		
NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	WATER SUPPLY PLAN UPPER FLOOR
DRAWN BY:	P.S
DESIGNED BY:	P.S
CHECKED BY:	M.N
SCALE:	
NORTH:	
DATE:	13-08-2023

NOTES:
1- ALL DIMENSIONS ARE INCH UNLESS
OTHERS WISE NOTED.
2- CONTRACTOR TO CO-ORDINATE ALL
BUILDING SERVICES.
3- CONTRACTOR TO MAKE SHOP
DRAWINGS AS PER CONTRACT
DOCUMENTS AND ACCORDING TO
STIPULATED REQUIREMENTS.

ENGINEER SIGN :



Expiration Date : 06/30/2025

CONSULTANT:

ARCHITECT:

PROJECT TITLE :

PROPOSED SB9 FOR
1329W 125TH LOS
ANGELES, CA90044

DESIGN STAGE:

ISSUED FOR CONSTRUCTION
CONTRACTOR WILL CO-ORDINATE THE SERVICES WITH ACTUAL
SITE CONDITIONS AND OTHER SERVICES AND SUBMIT PROPER
SHOP DRAWINGS FOR CONSULTANT'S APPROVAL PRIOR TO
EXECUTION OF WORKS AT SITE.

NO.	DESCRIPTION	DATE

DRAWING NO:	
DRAWING TITLE:	TYPICAL DETAILS
DRAWN BY:	P.S
DESIGNED BY:	P.S
CHECKED BY:	M.N
SCALE:	
NORTH:	
DATE:	13-08-2023

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 2022 CBC.
- DETAILS OF CONSTRUCTION SHALL BE VERIFIED AT SITE BY THE CONTRACTOR AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE PROMPTLY REPORTED TO ENGINEER PRIOR TO PROCEED WITH WORK.
- DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY MEASURE ALL EXISTING CONDITIONS TO ASSURE ACCURATE POSITIONING OF THE NEW CONSTRUCTION.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR SITUATIONS.
- DO NOT SCALE THESE DRAWINGS.
- STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE PLANS AND DETAILS PREPARED BY THE ENGINEER ARE FOR THE COMPLETED WORK ONLY. IN PREPARING THEM, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PROCEDURES NECESSARY TO ACHIEVE THE COMPLETE WORK.
- DAMAGE TO EXISTING CONDITIONS NOT CAUSED BY THE NEW WORK SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND UNDERPINNINGS, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY PRIOR TO AND DURING CONSTRUCTION. SUCH DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUCH WORK.
- ALL DISTURBED SOIL SHALL BE COMPACTED TO 90% RELATIVE DENSITY.

CONCRETE AND REBARS:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-14.
- ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
- REINFORCING STEEL SHALL BE NEW, FREE OF SCALE, AND RUST PER ASTM-615, GRADE 40 FOR #4 OR SMALLER BAR AND GRADE 60 FOR #5 OR LARGER BAR.
- CONCRETE COVERAGE OF REINFORCING BARS SHALL BE AS FOLLOWS:
3" CONCRETE IF POURED DIRECTLY AGAINST EARTH.
2" CONCRETE IF EXPOSED TO EARTH BUT POURED IN FORMS.
1 1/2" FOR BEAM, COLUMN, AND EXTERIOR SURFACES.
3/4" FOR INTERIOR SLAB, JOIST AND WALL.
- ALL LAP LENGTH SHALL BE 30" MIN, NOT LESS THAN 48X DIAMETER OF REBAR.
- EPOXY USED SHALL BE SIMP. SET-XP

LUMBER:

- ALL WOOD JOISTS & BEAMS SHALL BE DOUGLAS FIR LARCH NO.1 OR BETTER (UNLESS NOTED OTHERWISE).
- ALL LUMBER TO BE GRADE STAMPED S-DRY & THE MOISTURE CONTENT (MC) BE LESS THAN OR EQUAL TO 1% PERCENT.
- ALL PLYWOOD SHEATHING SHALL BE APPROVED STRUCTURAL 1, CDX EXTERIOR GRADE, APA OR APPROVED EQUAL.
- BOLTS BEARING ON WOOD SHALL HAVE ADEQUATE WASHERS.
- ALL NAILING SHALL BE COMMON NAIL.
- ALL STUD WALLS SHALL BE 2X4 @ 16" O.C. (U.N.O)
- PROVIDE DOUBLE JOIST BELOW WALLS.
- PSL, LVL, AND TJI SHALL BE MANUFACTURED BY TRUS JOIST MACMILLAN OR APPROVED EQUAL.
- INSTALL, PSL, LVL, AND TJI PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE 2X6 STUDS @ 24" O.C. FOR ALL PLUMBING WALLS.
- ALL PLYWOOD CONNECTED TO THE FLOOR JOIST SHALL BE GLUED AND NAILED.
- ALL LUMBER EXPOSED TO WEATHER SHALL BE DOUGLAS FIR PRESSURE TREATED OR ALL HEART REDWOOD.
- PARALLAM PSL, LVL, AND TJI BEAMS BY TRUSS JOIST MACMILLAN, ECBO APPROVAL NO. NER481.
- CONNECTORS USED ABOVE GRADE SHALL BE TYPE 304 OR 306 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED ZINC OR HOT TUMBLED COATED GALVANIZED STEEL NAILS. CRC R3173.
- CONNECTIONS FOR MATERIALS IN CONTACT WITH PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD ARE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER COATING TYPES SHALL BE PER MANUFACTURE RECOMMENDATIONS OR AS A MINIMUM CAN BE MECHANICALLY DEPOSITED ZINC-COATED GALVANIZED STEEL. CRC R3173.
- ALL EXT. WALLS SHALL HAVE 1/2" PLYWOOD W/ 10D @ 6" O.C. (EDGES) TYP. UNO.
- ALL ANCHOR BOLTS ARE PROVIDED WITH 3" X 3" X 0.224" STEEL PLATE WASHERS. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO BE EXCEED 1 3/4". PROVIDE A STANDARD OUT WASHER IS PLACED BETWEEN THE PLATER WASHER AND THE NUT, CRC602.1 1.1.

SHEARWALL SCHEDULE & NOTES

SHEAR WALL SCHEDULE										
SILL PLATE	ALLOWABLE SHEAR (LBS/FT)	SILL PLATE ATTACHMENT U.N.O.			A35/LTP4 SHEAR CLIPS	NAILING		NO. OF SIDES	MATERIALS	MARK
		FOUNDATION (A307 BOLTS)	FRAMED FLOOR			FIELD (F.N.)	EDGE (E.N.)			
			16D NAILS	SIMPSON						
2x	280	5/8" Ø A.B. @ 48" O.C.	16d NAIL @ 4" O.C.	SIMPSON SDS @ 18" O.C.	32" O.C.	8d @ 12" O.C.	8d @ 6" O.C.	1	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△1
2x	340	5/8" Ø A.B. @ 32" O.C.	16d NAIL @ 3" O.C.	SIMPSON SDS @ 12" O.C.	24" O.C.	10d @ 12" O.C.	10d @ 6" O.C.	1	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△2
3x	430	5/8" Ø A.B. @ 24" O.C.	16d NAIL @ 2.5" O.C.	SIMPSON SDS @ 8" O.C.	16" O.C.	10d @ 12" O.C.	8d @ 4" O.C.	1	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△3
3x	510	5/8" Ø A.B. @ 20" O.C.	16d NAIL @ 2" O.C.	SIMPSON SDS @ 6" O.C.	12" O.C.	10d @ 12" O.C.	10d @ 4" O.C.	1	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△4
3x	550	5/8" Ø A.B. @ 16" O.C.	16d NAIL @ 2" O.C.	2ROWS SIMPSON SDS @ 8" O.C.	10" O.C.	10d @ 12" O.C.	8d @ 3" O.C.	1	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△5
3x	1217	5/8" Ø A.B. @ 12" O.C.	16d NAIL @ 1.5" O.C.	2ROWS SIMPSON SDS @ 6" O.C.	8" O.C.	10d @ 12" O.C.	10d @ 3" O.C.	1	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△6
3x	1020	5/8" Ø A.B. @ 10" O.C.	—	SIMPSON SDS @ 3" O.C.	6" O.C.	10d @ 6" O.C.	10d @ 4" O.C.	2	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△7
3x	1330	5/8" Ø A.B. @ 8" O.C.	—	SIMPSON SDS @ 3" O.C.	4" O.C.	10d @ 6" O.C.	10d @ 2" O.C.	2	5/8" STRUCTURAL-1 PLYWOOD(PL 3/8) 5-PLY	△8

- SHEARWALL AND HOLD ARE SHOWN ON WALL ON THE SAME FLOOR SHOWN. E.G. 2ND FLOOR SHEARWALLS AND HOLDOWN ARE SHOWN ON SECOND FLOOR FRAMING PLAN.
- ALL PLYWOOD SHEARWALL TO BE STRUCTURAL 1, CDX, EXTERIOR GRADE.
- ALL PLYWOOD SHEARWALL NAILING TO BE 10d COMMON NAILS.
- ALL PANEL EDGES SHALL BE BLOCKED.
- PROVIDE 4"x POST AT EACH END OF SHEARWALL FOR HOLDOWN EXCEPT AS OTHERWISE NOTED. PROVIDE 6"x POST FOR HD-15 AND 4"x POST FOR HD-20A.
- WHERE PLYWOOD IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. EITHER SIDE PANEL JOINTS SHALL BE OFFSET TO FALL DIFFERENT FRAMING MEMBERS OF FRAMING SHALL BE 3" AND NAILING ON EACH SIDE SHALL BE STAGGERED.
- FRAMING ADJOINING PANEL EDGES SHALL BE 3"X AND NAILING SHALL BE STAGGERED.
- MINIMUM DIMENSION OF PLYWOOD PANEL TO BE 2'-10" FOR SHEARWALL.
- MINIMUM LUMBER THICKNESS OF 1 1/2" FOR CONNECTING FRAMING CLIP.
- PRE-DRILL STILL PLATE AS REQUIRED TO PREVENT SPLITTING.

NAILING NOTES:

- NAILS SHALL BE DRIVEN PERPENDICULAR WHERE POSSIBLE INSTEAD OF TOENAILS.
- PRE-DRILL FOR ALL NAILS 20d OR LARGER.
- ALL NAILS SHALL BE COMMON WIRE NAILS UNLESS NOTED OTHERWISE.
- ALL NAILING APPLICATION SHALL CONFORM TO 2022 CA BUILDING CODE.

COMMON WIRE NAILS

- JOIST OR RAFTERS AT ALL BEARINGS
TOE NAIL EACH SIDE 3-8d
- BRIDGING TO JOIST
TOE NAIL EACH END 2-8d
- 1" X 6" SUBFLOOR OR LESS TO EACH JOIST
FACE NAIL 2-8d
- WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST
FACE NAIL 3-8d
- 2" SUBFLOOR TO JOIST OR GIRDER
BLIND AND FACE NAIL 2-16d
- SOLE PLATE TO JOIST OR BLOCKING
FACE NAIL 16d @ 16" O/C
- TOP PLATE TO STUD
END NAIL 2-16d
- STUD TO SOLE PLATE
TOE NAIL 4-8d
- DOUBLE STUDS
FACE NAIL 16d @ 24" O/C
- DOUBLE TOP PLATES
FACE NAIL 16d @ 16" O/C
- TOP PLATES LAPS & INTERSECTIONS
FACE NAIL 2-16d
- CONTINUOUS HEADER TWO PIECES
ALONG EACH EDGE 16d @ 16" O/C
- CEILING JOIST TO PLATE
TOE NAIL 3-8d
- CONTINUOUS HEADER TO STUD
TOE NAIL 4-8d
- CEILING JOISTS, LAPS OVER PARTITIONS
FACE NAIL 3-16d
- CEILING JOISTS TO PARALLEL RAFTERS
FACE NAIL 3-16d
- RAFTER TO PLATE
TOE NAIL 3-8d
- 1" BRACE TO EACH STUD AND PLATE
FACE NAIL 2-8d
- 1" X 8" SHEATHING OR LESS TO EACH BEARINGS
FACE NAIL 2-8d
- WIDER THAN 1" X 8" SHEATHING TO EACH BEARING
FACE NAIL 3-8d
- BUILT-UP CORNER STUDS 16d @ 24" O/C
- BUILT-UP GIRDER & BEAMS
AT TOP AND BOTTOM STAGGER 20d @ 24" O/C
AT ENDS & AT EACH SPLICE 2-20d
- 2" PLANKS AT EACH BEARING 2-16d
- BLOCKING BETWEEN JOISTS OR RAFTERS
TO JOIST OR RAFTERS
TOE NAILS, EACH SIDE 2-10d
TO JOIST OR RAFTER BEARINGS
TOE NAILS, EACH SIDE 2-10d
TOE NAILS, EACH SIDE 2-10d
- JOIST OR RAFTERS TO SIDES OF STUDS
8" OR LESS 3-16d
FOR EACH ADDITIONAL 4" IN DEPTH OF JOIST 1-16d
- BLOCKING BETWEEN STUDS,
EACH END 2-16d
OR 2-10d TOENAILS
- RIBBONS TO STUDS
1" RIBBONS 2-8d
2" RIBBONS 2-16d

PLYWOOD NOTES:

- ALL STRUCTURAL PLYWOOD SHALL BE MANUFACTURED WITH EXTERIOR GLUE AND CONFORM TO PS-1-95. EACH SHEET SHALL BE IDENTIFIED WITH AN A.P.A. GRADE TRADE MARK. SEE DRAWINGS FOR GRADE AND THICKNESS.
- EACH SHEET OF PLYWOOD SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND SHALL EXTEND TO 3 BEARINGS MINIMUM WITH FACE GRAIN PERPENDICULAR TO JOISTS.
- ALL UNSUPPORTED PLYWOOD EDGES SHALL BE BLOCKED OR CLEARED.
- THE BUILDING DEPARTMENT SHALL BE NOTIFIED FOR ROOF & FLOOR DIAPHRAGM NAILING INSPECTION.
- PROVIDE DOUBLE JOISTS OR DOUBLE BLOCK AROUND ALL OPENINGS IN ROOF. NO OPENINGS WILL BE PERMITTED IN ROOF OR FLOOR OTHER THAN THOSE SHOWN WITHOUT THE ENGINEER'S APPROVAL.
- ROOF DIAPHRAGM SHALL BE 15/32" SHEATHING, 24/16 SPAN RATING, WITH 10D COMMON NAILS AT 4" O.C. BOUNDARIES AND EDGES, 6" O.C. UNO.
- ALL HORIZONTAL DIAPHRAGMS SHALL BE APA RATED SHEATHING, STRUCT-FLOOR EXP1/EXP2/EXT OR C-C/C-D/SHEATHING PLYWOOD.
- UNLESS OTHERWISE NOTED ON PLANS, ALL SHEAR WALL LINES, DOUBLE TOP PLATE SHALL HAVE MINIMUM SPLICE OF 48" AND NAILED WITH 2 ROWS OF 4) 16d AT 3" O.C AT EACH SIDE OF SPLICE.

SOIL NOTES:

- THE RESPONSIBLE CERTIFIED ENGINEER GEOLOGIST SHALL INSPECT AND APPROVE ALL AND EXCAVATIONS PRIOR TO PLACEMENT OF FORMS, REINFORCING STEEL OR CONCRETE. IN CASES INVOLVING CERTIFIED ENGINEERING FILL, A SOIL ENGINEER SHALL PROVIDE THE INSPECTION AND APPROVAL.
- IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

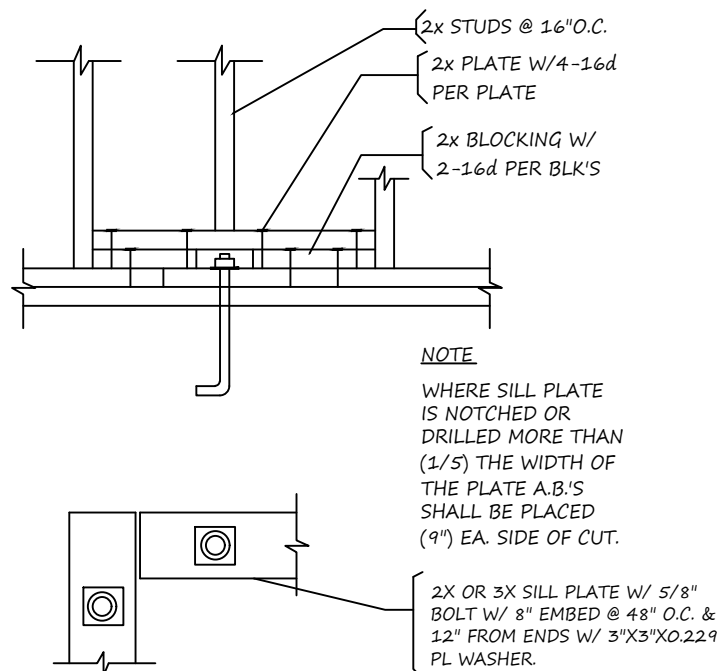
SPECIAL INSPECTION NOTES:

- INSPECTION SHALL BE IN ACCORDANCE WITH 2022 CA BUILDING CODE. REQUIREMENTS FOR MASONRY, FOUNDATION, FIELD WELDING AND FRAMING WORK.
- MATERIAL TESTING RESULTS AND/OR CERTIFICATIONS SHALL BE PROVIDED TO ARCHITECT FOR CONCRETE, STRUCTURAL STEEL AND FABRICATED FRAMING MEMBERS.
- SPECIAL INSPECTION PER CBC STANDARD IS REQUIRED FOR THE FOLLOWING ITEMS:
 - BOLTS INSTALLED IN CONCRETE
 - FIELD WELDING
 - MASONRY
 - PREFABRICATED SHEAR WALLS (W/SW)

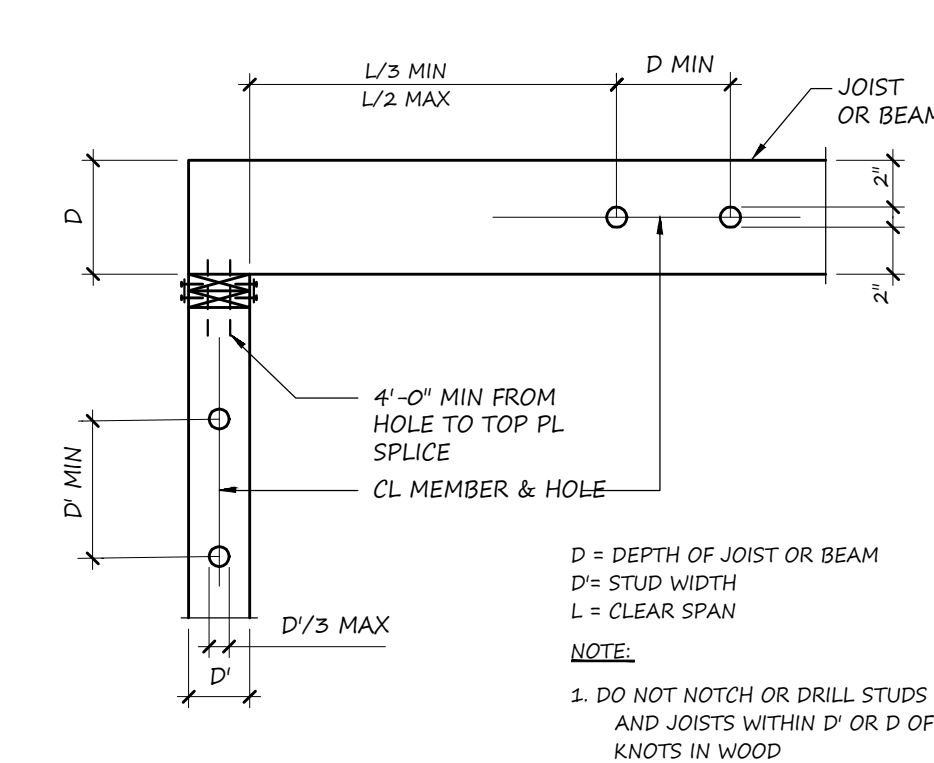
DESIGN DATA:

- DESIGN LOADS:
 - A. ROOF DL = 10 psf
LL = 20 psf
 - B. FLOOR S.O.G. DL = 52 psf
LL = 40 psf
- DESIGN CODE : CA BUILDING CODE, 2022
- SOILS ENGINEERING PARAMETERS: $\phi_u = 1500$ psf
- SEISMIC DESIGN:
 - $V = 0.1846$ W FOR PANELIZED SHEAR WALL.
- SEISMIC PARAMETERS:
 - $I_n = 1.00$
 $RISK = II$
 $S_1 = 1.856$
 $S_2 = 0.656$
 $SITE = D$
 $F_a = 1.200$
 $F_v = 1.700$
 $S_{m1} = 1.762$
 $S_{m2} = 1.020$
 $S_{d1} = 1.458$
 $S_{d2} = 0.645$
 $R = 6.500$
 $Rho = 1.0$
Methd = EQUIV FORCE
- WIND PARAMETERS:
 - $V_{max} = 1$
SPEED = 94 MPH
 $K_z = 0.85$
 $K_{zt} = 1$
ENCLOSURE = Enclosed

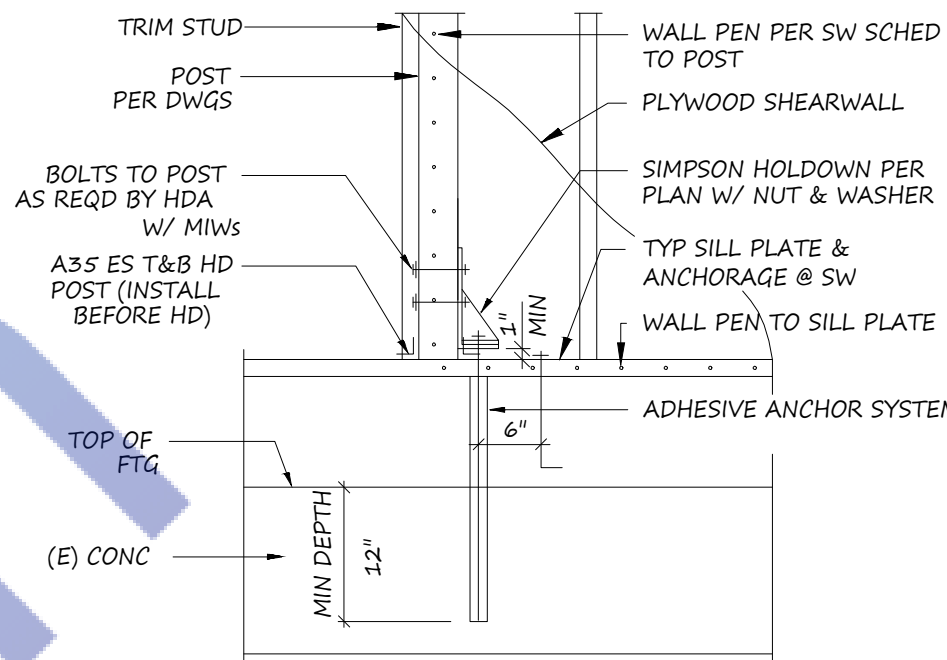
NO.	DRAWING INDEX
SO.1	GENERAL NOTES & DETAILS 1
SO.2	GENERAL NOTES & DETAILS 2
S1	Framing Plan
S2	ROOF Framing Plan
S3	Foundation Plan
S4	Details



1 ANCHOR BOLT PLACEMENT



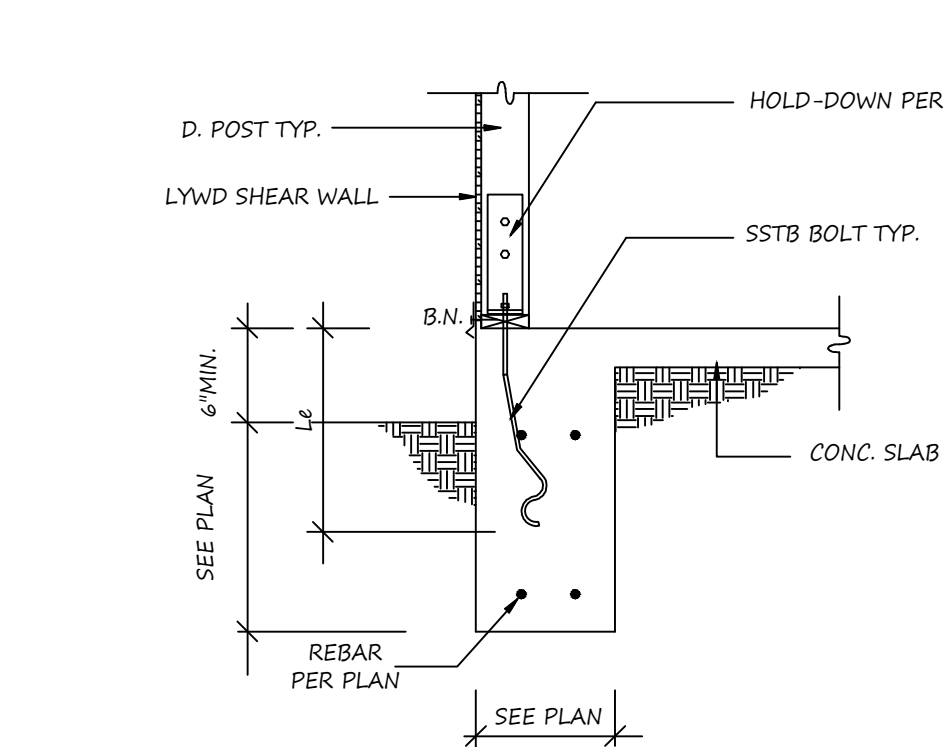
2 HOLES & NOTCHES IN WOOD STUDS



ADHESIVE ANCHOR NOTES

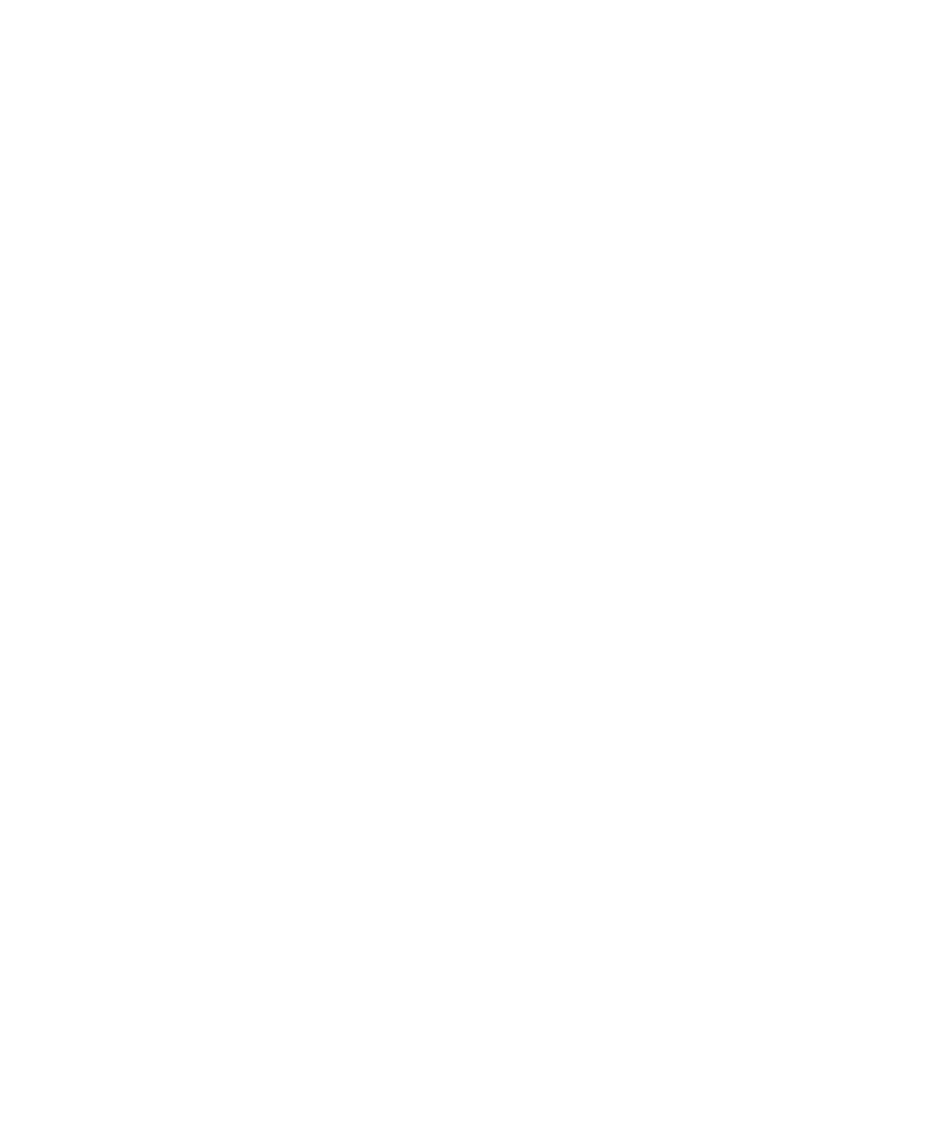
- Install adhesive anchors per manufacturer's and ICC instructions.
- When installing adhesive anchors in existing reinforced concrete, use care and caution to avoid cutting or damaging the existing reinforcing bars. Maintain a minimum clearance of 1" between reinforcement and the adhesive anchor.
- Adhesive anchors shall be HILTI HIT Adhesive Anchor System, ICC NO. ESR 1967 (or simpson SET XP ICC NO. ESR 2508)
- The Special Inspector shall record the drill bit compliance with ANSI B94-1977, hole depth and cleanliness, product description, including product name, rod diameter and length, adhesive expiration date, and verification of anchor installation with the manufacturer's published instructions
- PULL TEST:
4300 LBS. FOR 5/8" BOLT
5100 LBS. FOR 7/8" BOLT

3 TYPICAL ADHESIVE SCHEDULE



SSTB BOLTS INFO				
H.D. MODEL	A.B. MODEL	A.B. DIA	MIN. EMBED (L _e)	CAPACITY (LBS)
HDI2	SSTB20	5/8" Ø	16 3/8"	3075
HDI4	SSTB20	5/8" Ø	16 3/8"	4565
HDI5	SSTB20	5/8" Ø	16 3/8"	5645

4 HOLD-DOWN DETAILS



DATE ISSUED

DATE REVISION BY

ARCHITECT :

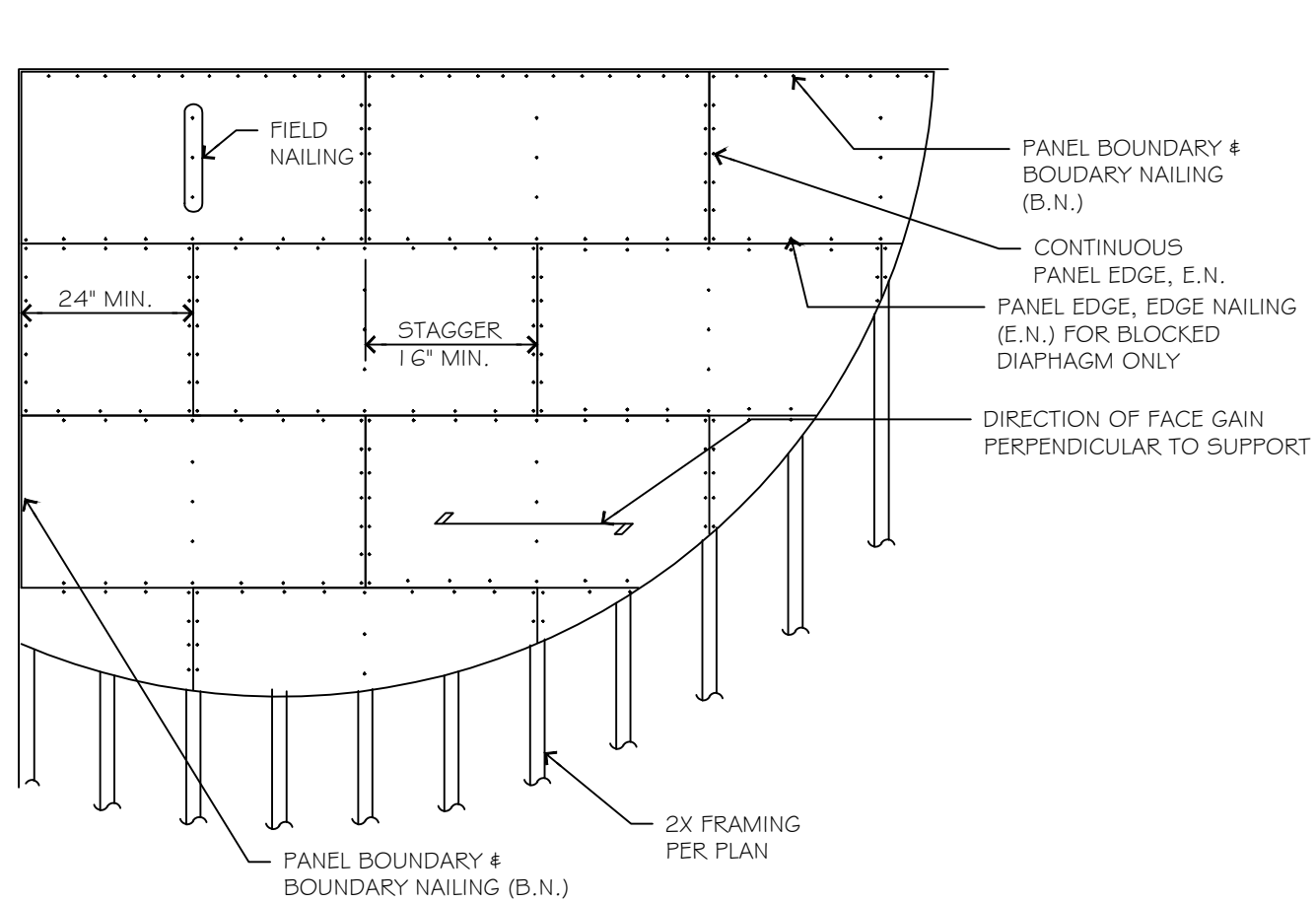
STRUCTURAL ENGINEER :

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

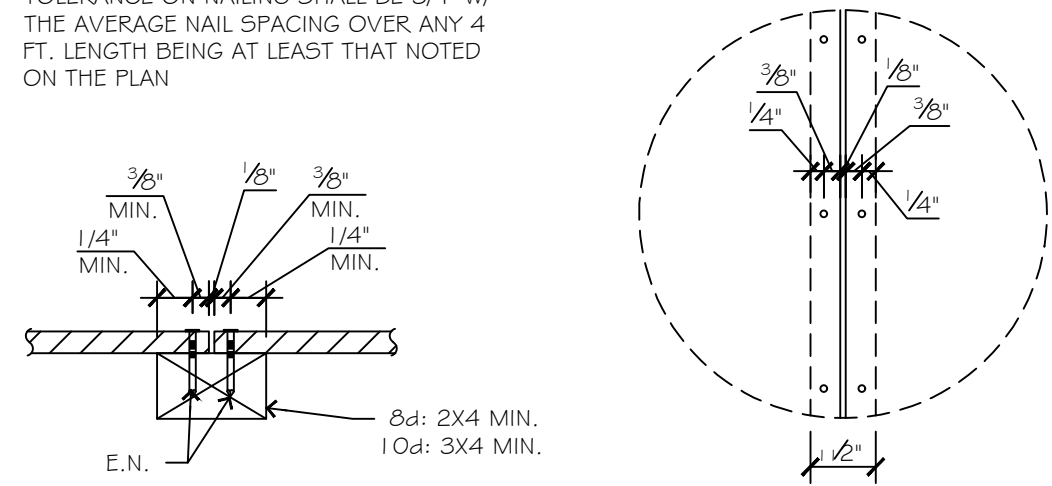
1329W 125th street
Los Angeles, CA 90044
PROPOSED SB9

SHEET TITLE
General Notes
& Details

Scale: As Shown
Design By: Mahmoud Ali
Checked By: cvmdali7@gmail.com
Start Date: 8/13/2023
Sheet No: 23-033
SHEET NUMBER
S.01

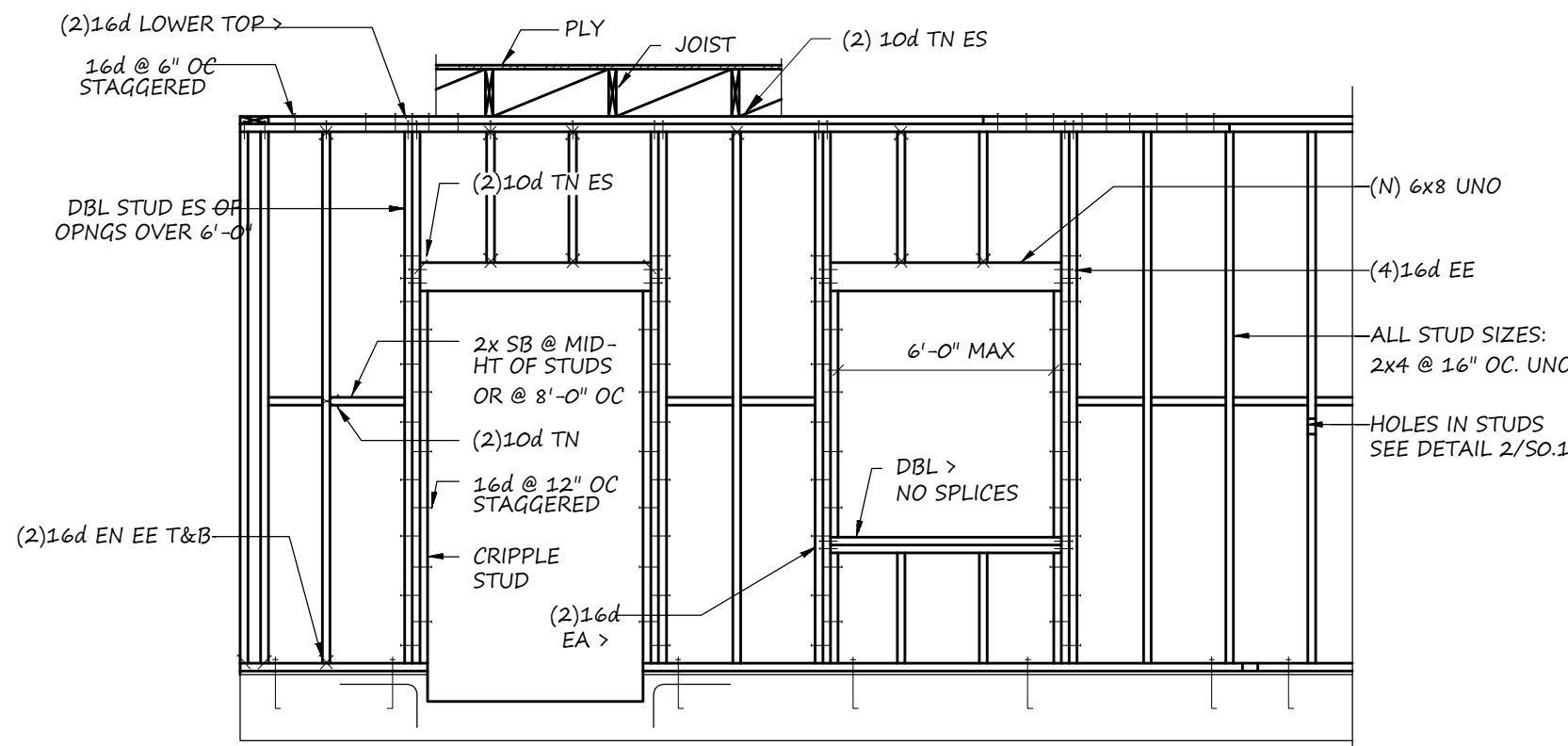


- NOTE:
1. STAGGER JOINTS AS SHOWN
 2. MIN. SIZE OF SHEET SHALL BE 2 FT. X 2 FT.
 3. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING
 4. TOLERANCE ON NAILING SHALL BE 3/4\"/>

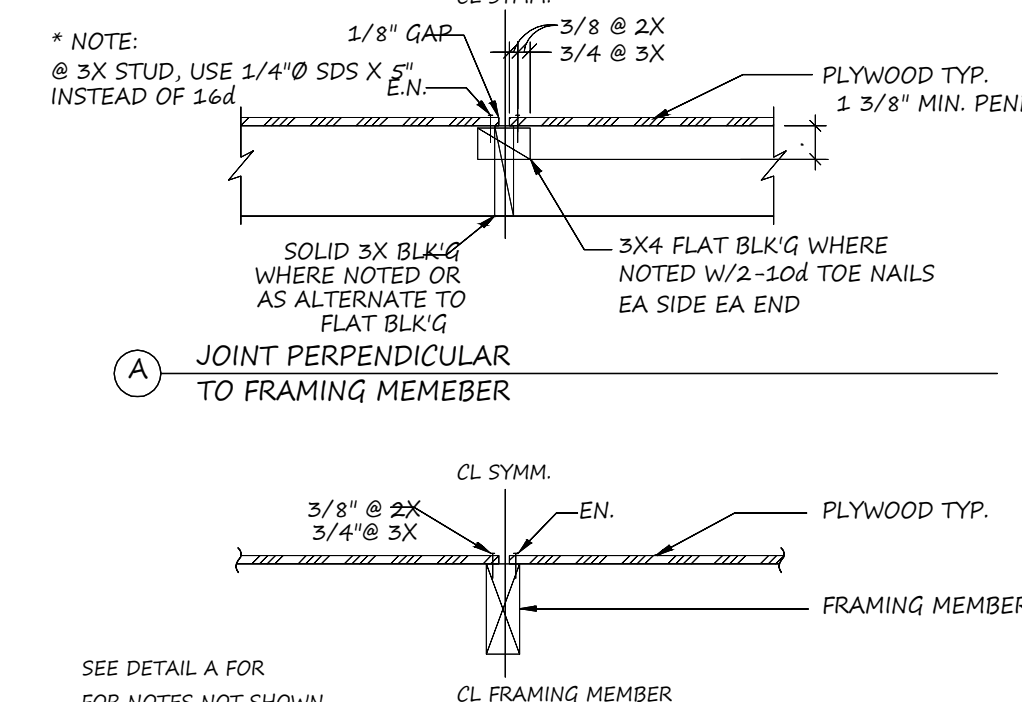


BLOCKED DIAPHRAGM NAILING PANEL JOINT NAILING

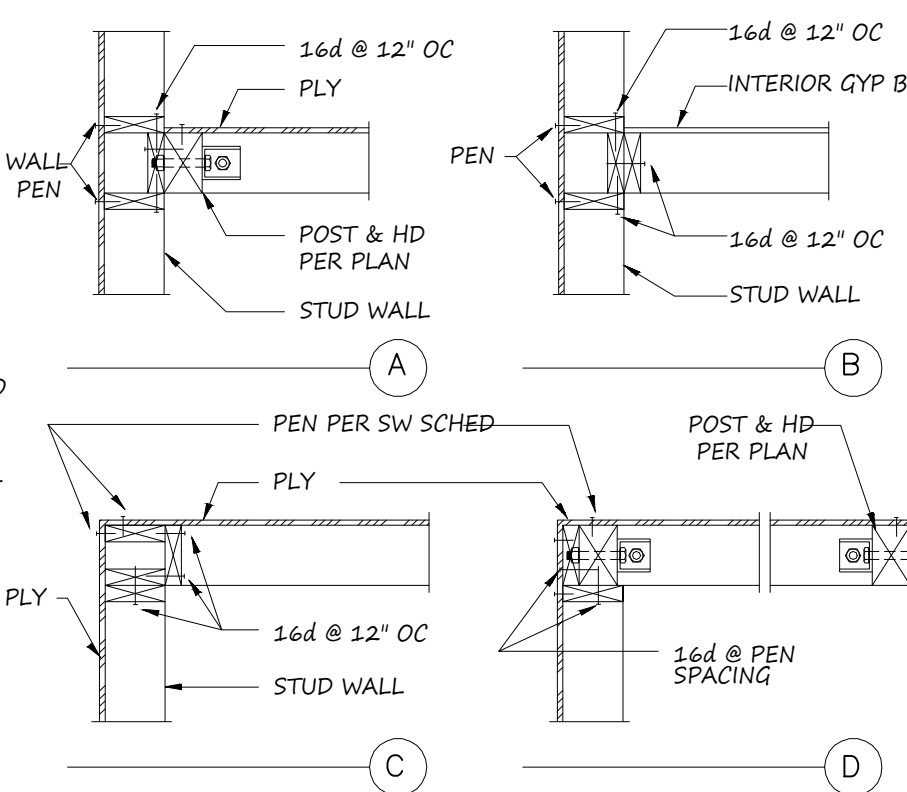
1 Panel Layout
N.T.S.



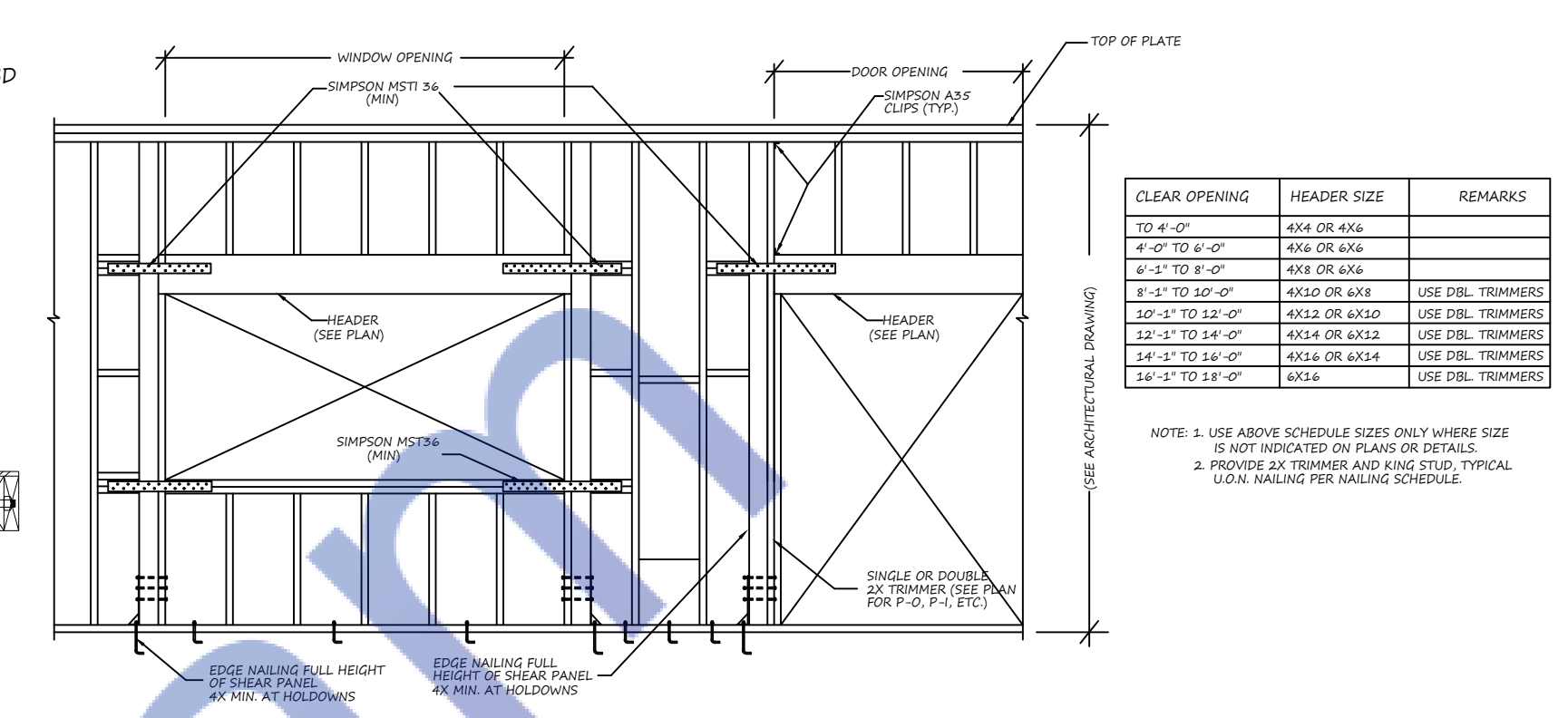
2 TYP. STUD FRAMING
3/4\"/>



3 TYP. STUD CONFIGURATION PLAN
3/4\"/>



4 TYP. WALL ELEVATION AND HEADER SCHEDULE
N.T.S.

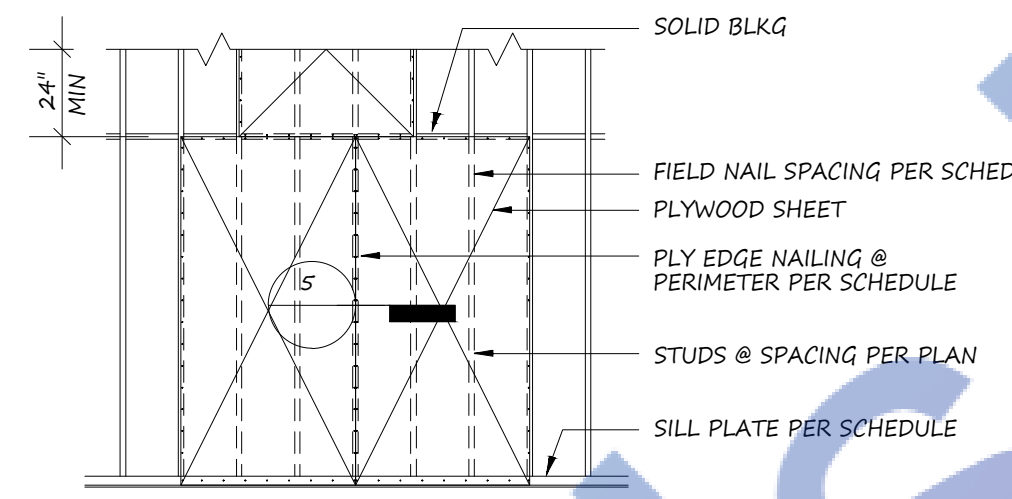


5 TYP. PLYWOOD NAILING
3/4\"/>

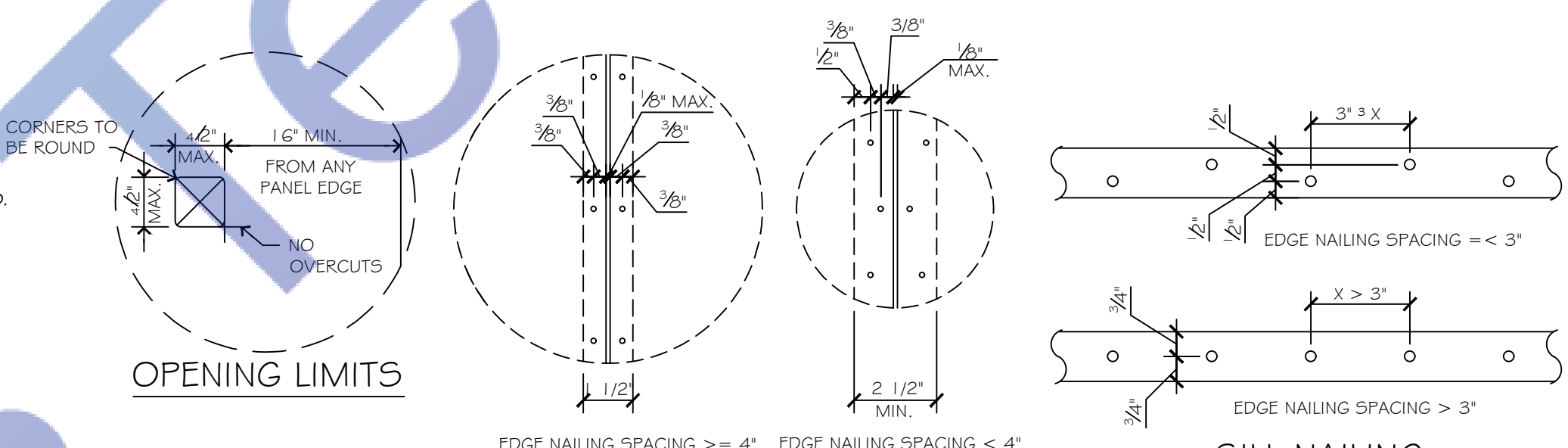
CLEAR OPENING	HEADER SIZE	REMARKS
TO 4'-0"	4X4 OR 4X6	
4'-0" TO 6'-0"	4X6 OR 4X8	
6'-0" TO 8'-0"	4X8 OR 4X8	
8'-0" TO 10'-0"	4X10 OR 4X10	USE DBL. TRIMMERS
10'-0" TO 12'-0"	4X12 OR 4X12	USE DBL. TRIMMERS
12'-0" TO 14'-0"	4X14 OR 4X14	USE DBL. TRIMMERS
14'-0" TO 16'-0"	4X16 OR 4X16	USE DBL. TRIMMERS
16'-0" TO 18'-0"	4X18	USE DBL. TRIMMERS

CLEAR OPENING	HEADER SIZE	REMARKS
TO 4'-0"	4X4 OR 4X6	
4'-0" TO 6'-0"	4X6 OR 4X8	
6'-0" TO 8'-0"	4X8 OR 4X8	
8'-0" TO 10'-0"	4X10 OR 4X10	USE DBL. TRIMMERS
10'-0" TO 12'-0"	4X12 OR 4X12	USE DBL. TRIMMERS
12'-0" TO 14'-0"	4X14 OR 4X14	USE DBL. TRIMMERS
14'-0" TO 16'-0"	4X16 OR 4X16	USE DBL. TRIMMERS
16'-0" TO 18'-0"	4X18	USE DBL. TRIMMERS

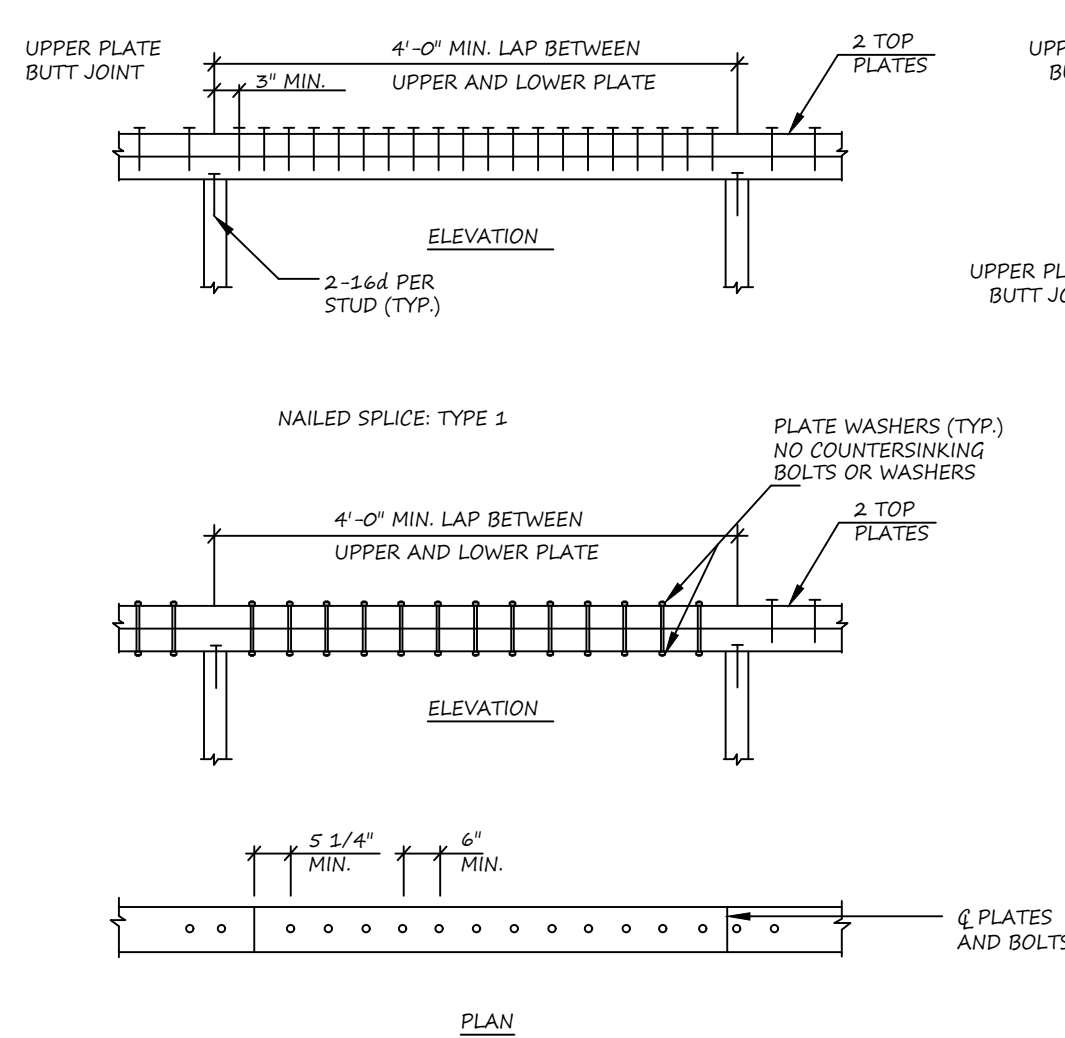
NOTE: 1. USE ABOVE SCHEDULE SIZES ONLY WHERE SIZE IS NOT INDICATED ON PLANS OR DETAILS.
2. PROVIDE 2X TRIMMER AND KING STUD, TYPICAL UNLESS NAILING PER WALLING SCHEDULE



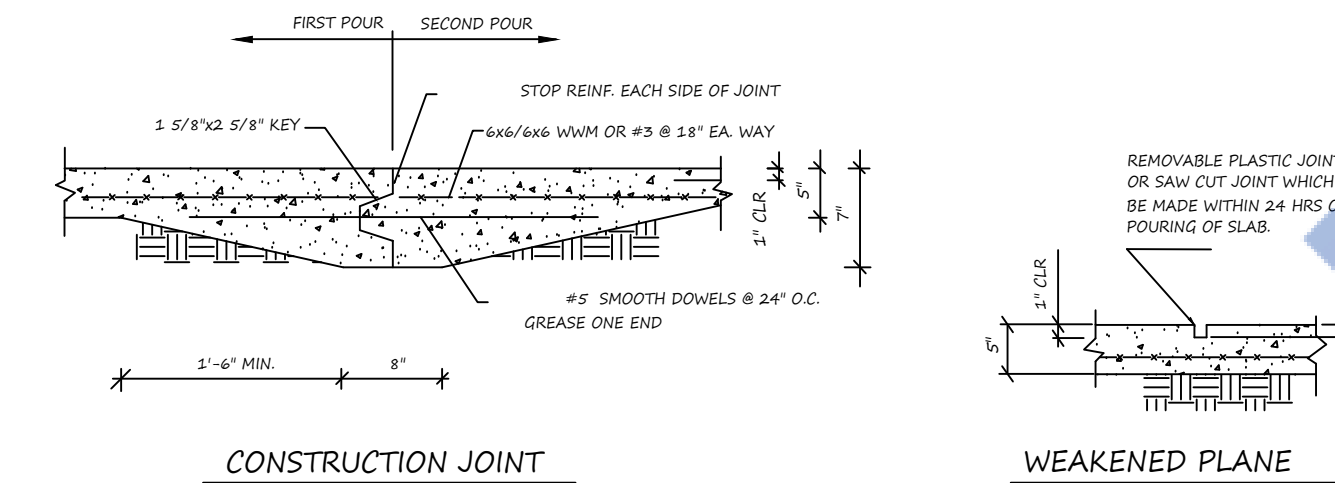
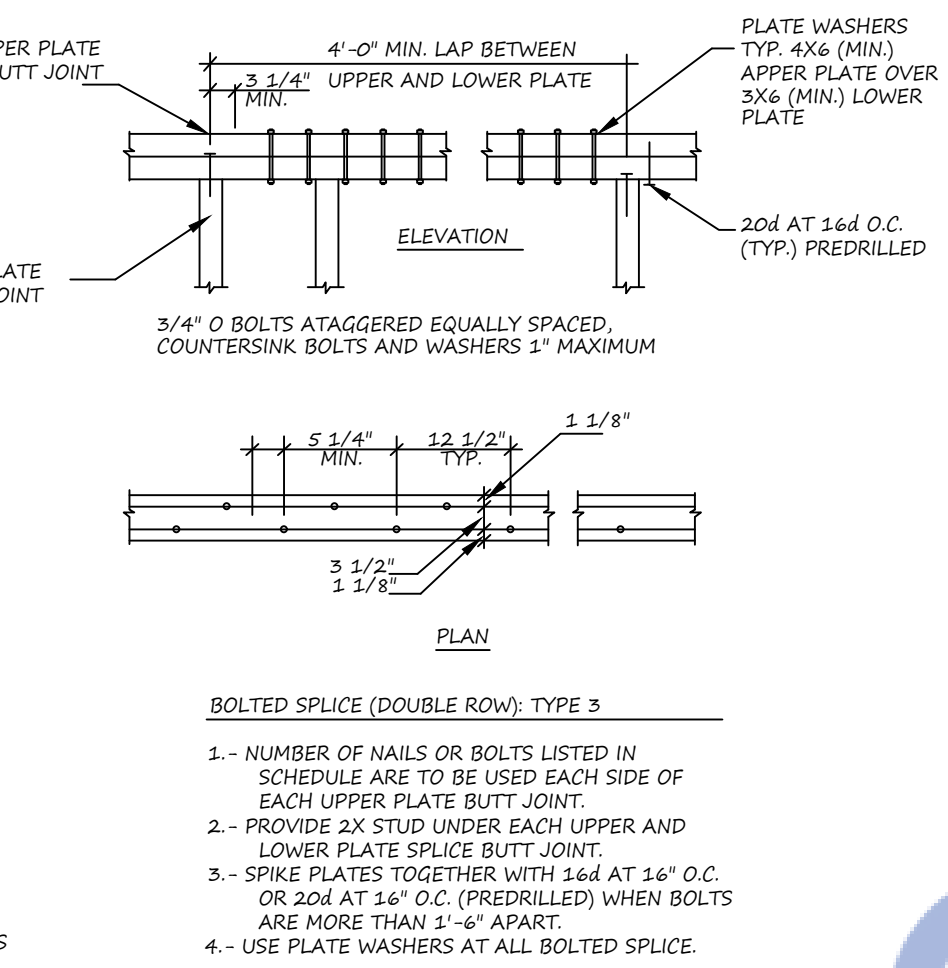
6 TYP. SHEARWALL PLYWD. NAILING ELEV.
3/4\"/>



7 SHEAR WALL
3/4\"/>



8 TYPICAL PLATE SPLICE DETAIL
N.T.S.



10 TYPICAL REINFORCING DETAILS
1\"/>

IF STUDS TAGGED EQUALLY SPACED,
NO BOLTS AND WASHERS 2" MAXIMUM

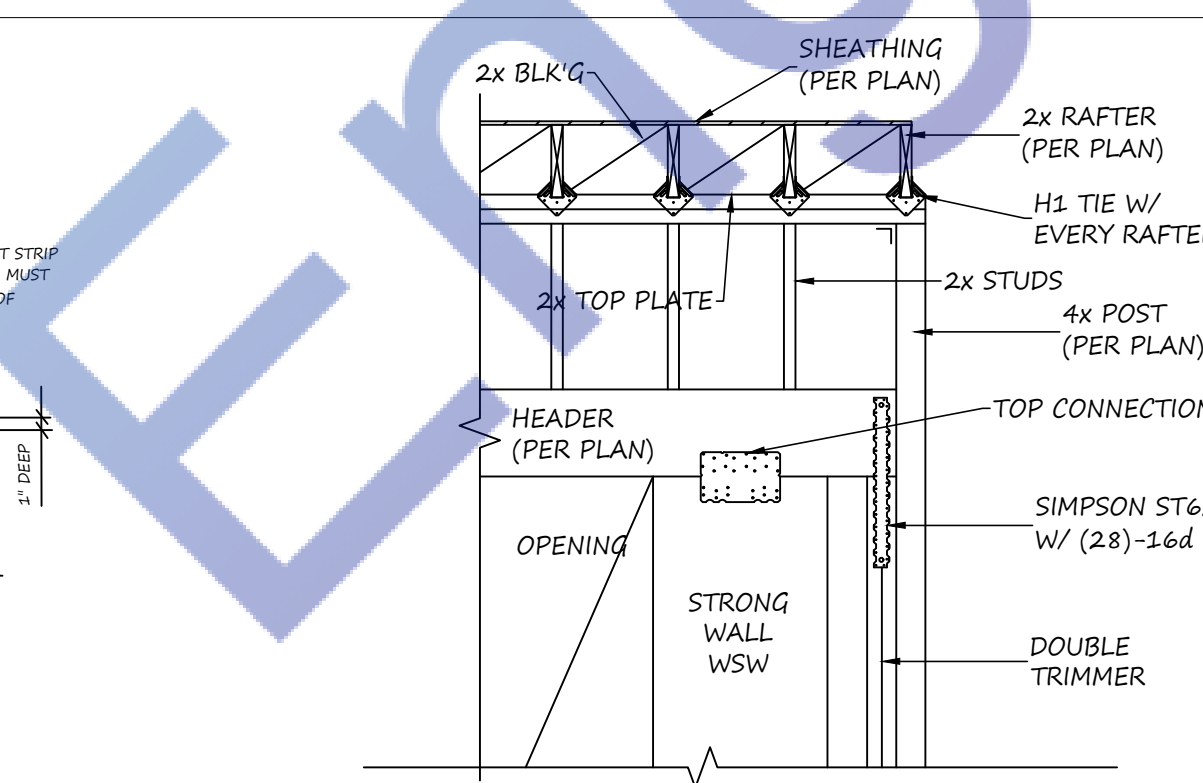
LAP SPLICE (DOUBLE ROW): TYPE 3

NUMBER OF NAILS OR BOLTS LISTED IN
CHECKLIST ARE TO BE USED EACH SIDE OF
EACH UPPER PLATE BUTT JOINT.

DIVID 2X STUD UNDER EACH UPPER AND
LOWER PLATE SPLICE BUTT JOINT

MARK	TYPE	SPLICE	SHEAR VALUE (#)
1	1	8 - 16d NAILS	117#
2	1	10 - 16d NAILS	1597#
3	1	12 - 16d NAILS	1676#
4	1	14 - 16d NAILS	1955#
5	1	16 - 16d NAILS	2234#
6	2	2 - 3/4" O M.B.	1915#
7	2	3 - 3/4" O M.B.	2815#
8	2	4 - 3/4" O M.B.	3562#
9	2	5 - 3/4" O M.B.	4261#
10	2	6 - 3/4" O M.B.	4711#
11	2	8 - 3/4" O M.B.	5439#
12	3	4 - 3/4" O M.B.	6437#
13	3	8 - 3/4" O M.B.	9463#
14	3	10 - 3/4" O M.B.	14,322#
15	3	12 - 3/4" O M.B.	15,855#

11 TYP. SLAB-ON-GRADE DETAILS
N.T.S.

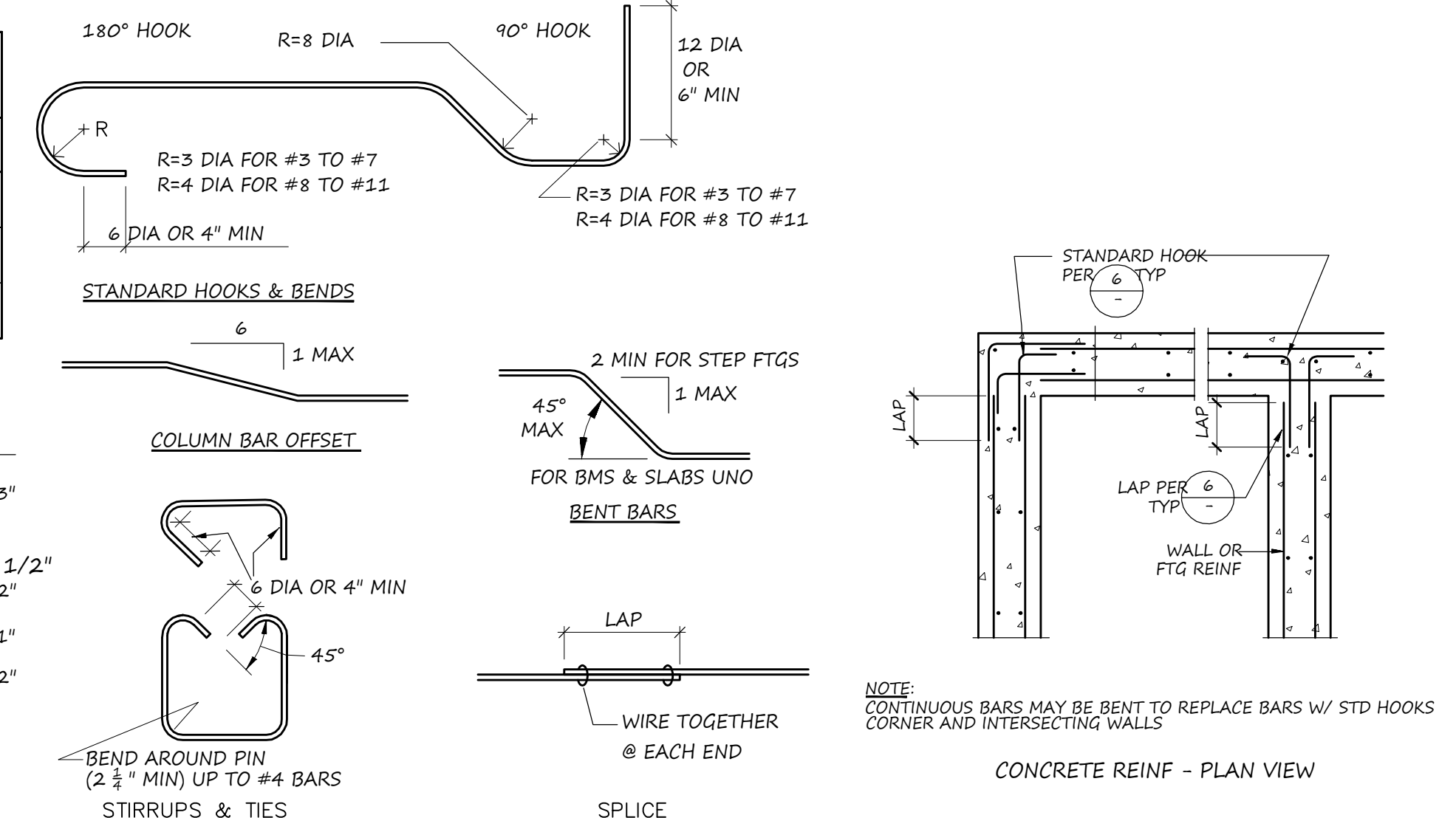


12 DRAG STRUT CONNECTION
N.T.S.

SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	22"	#6	42"	#9	74"
#4	29"	#7	49"		
#5	36"	#8	71"		

(CLASS B)
MINIMUM BAR SPACING: 4x BAR DIAMETER
CONCRETE COVER FOR REINFORCING STEEL
CAST AGAINST GRADE
FORMED - EXPOSED TO EARTH OR WEATHER
#5 & SMALLER
#6 & LARGER
FORMED - NOT EXPOSED TO EARTH OR WEATHER
SLAB - FROM TOP OF CONC
ALL BARS SHALL END IN A STANDARD 90° OR 180° HOOK UNLESS DETAILED OTHERWISE

13 TYP. DRAG STRUT CONNECTION
N.T.S.



14 TYPICAL PLATE SPLICE DETAIL
N.T.S.



15 TYP. SLAB-ON-GRADE DETAILS
N.T.S.

DATE ISSUED

DATE REVISION BY

ARCHITECT :

STRUCTURAL ENGINEER :

REGISTERED PROFESSIONAL ENGINEER

DAVID J. SANCHEZ

STRUCTURAL

STATE OF CALIFORNIA

Expiration Date : 06/30/2025

1329W 125th street

Los Angeles, CA 90044

PROPOSED SB9

SHEET TITLE

General Notes & Details

Scale: As Shown

Design By: Mahmoud ALI

Checked By: cvmdali77@gmail.com

Stamp Date: 8/13/2023

Stamp No: 23-033

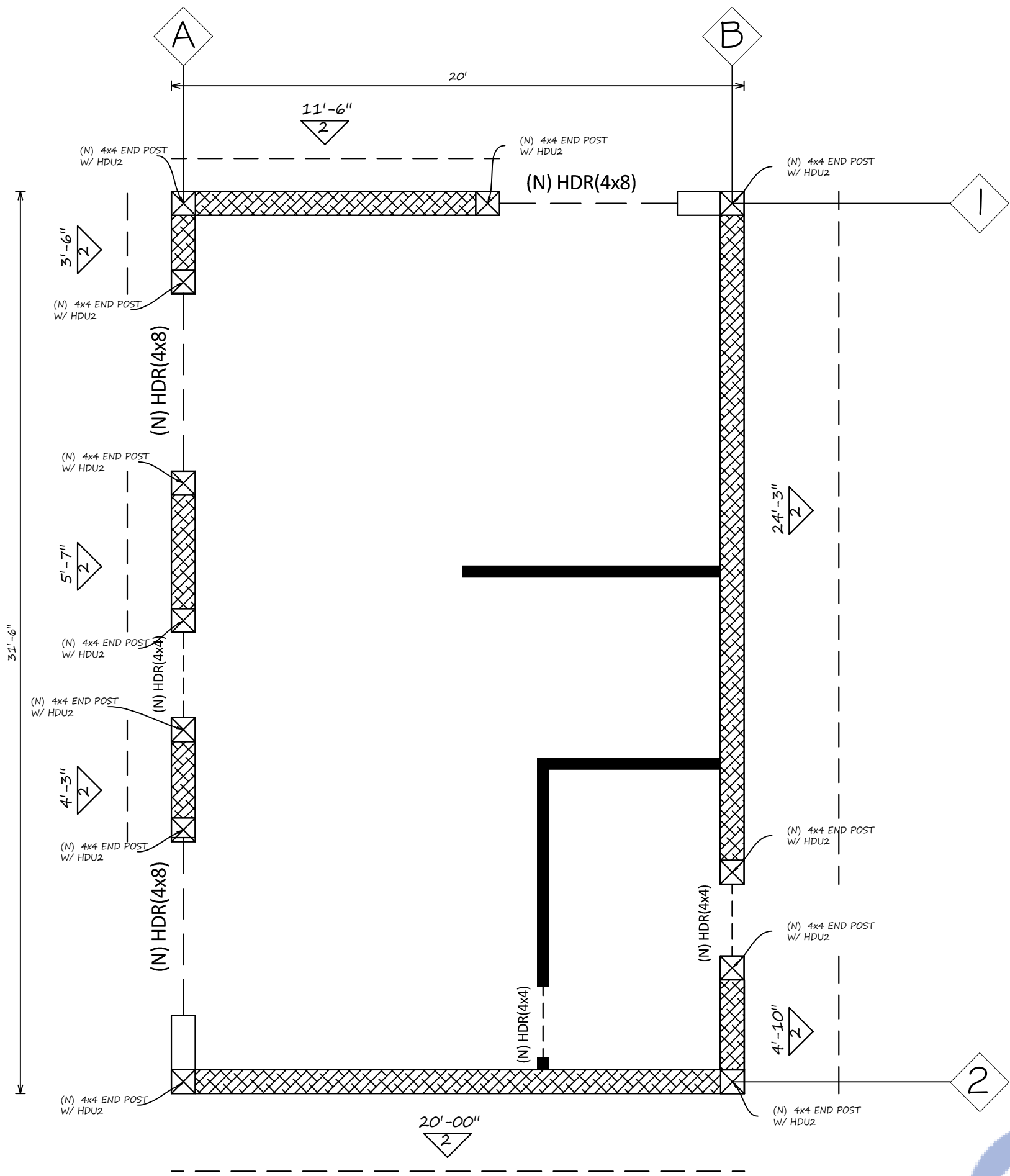
SHEET NUMBER

S.02

LEGEND :-

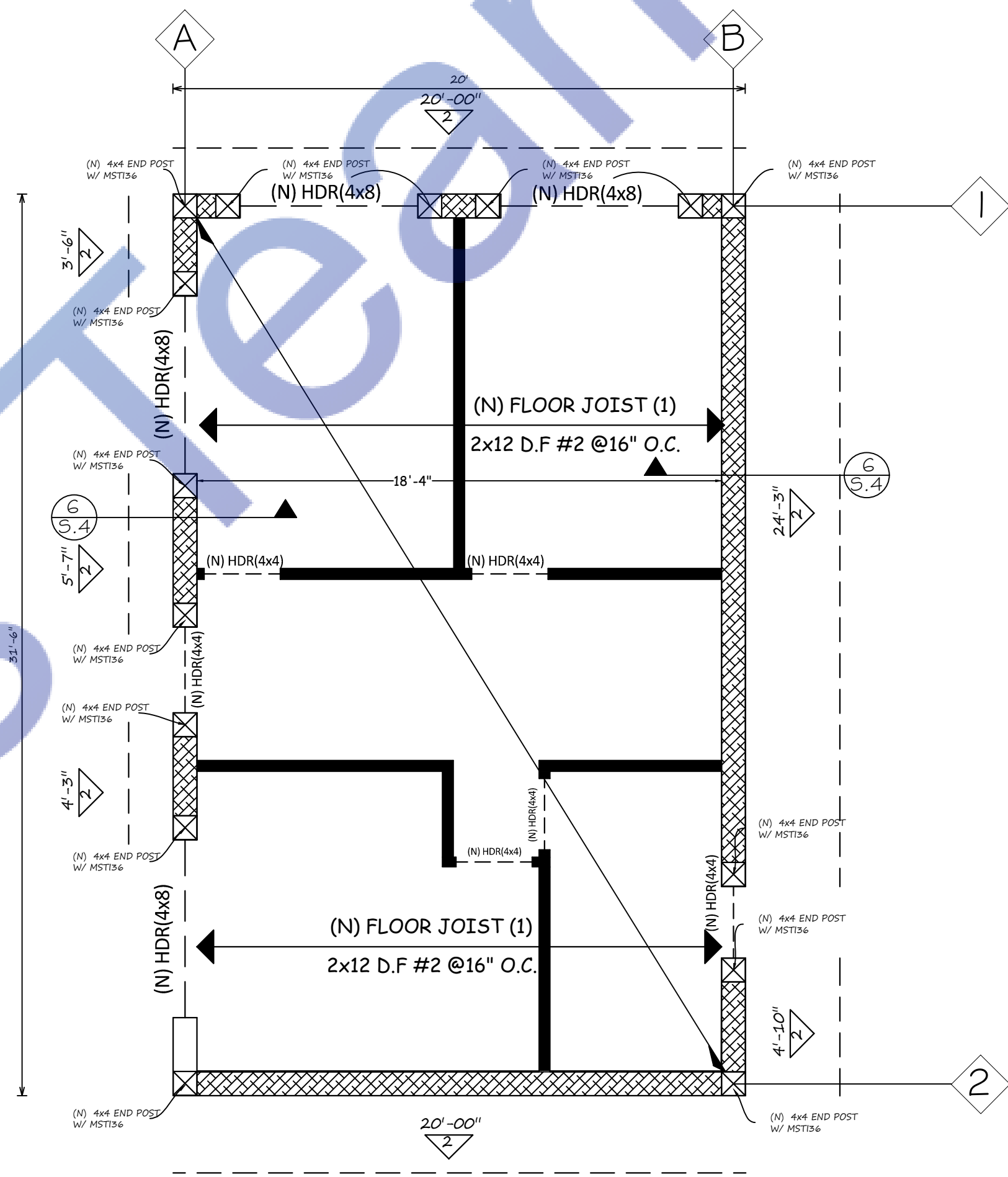
(N) 2x4@16" NEW STUD WALL

(N) SHEAR WALL SEGMENT



FLOOR FRAMING AND SHEAR WALLS OF 1ST LEVEL

Scale : 1/4" : 1'-0"



FLOOR FRAMING AND SHEAR WALLS OF 2ND LEVEL

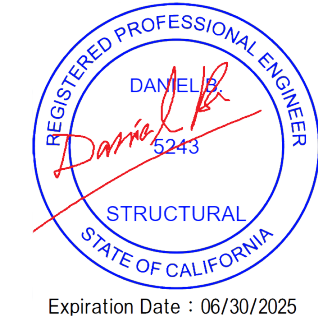
Scale : 1/4" : 1'-0"

DATE ISSUED			

#	DATE	REVISION	BY

ARCHITECT :

STRUCTURAL ENGINEER :



The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

1329W 125th street
Los Angeles ,CA 90044
PROPOSED SB9

SHEET TITLE
FLOOR
FRAMING PLAN

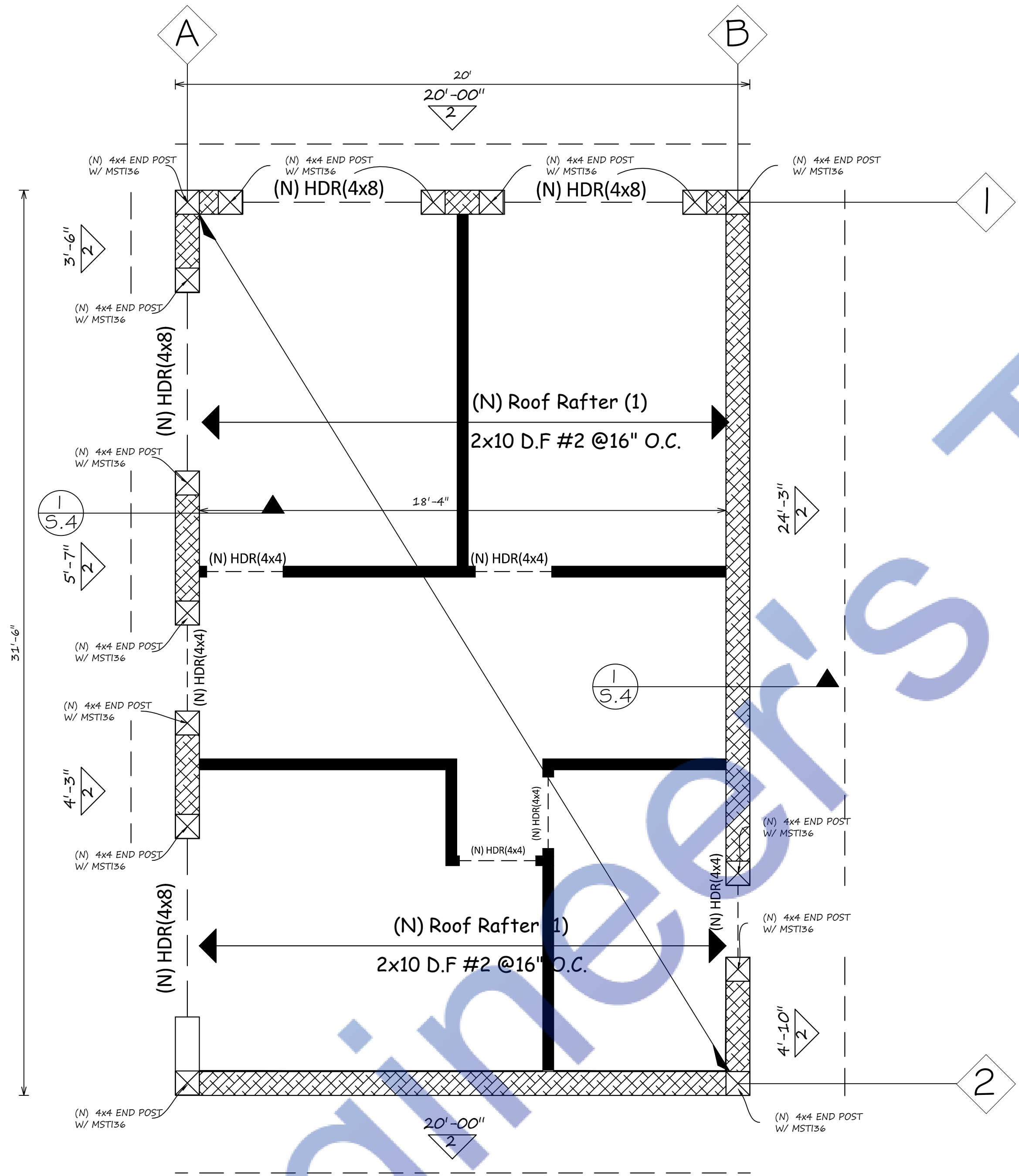
Scale:	As Shown
Design By:	Mahmoud ALJ
Checked By:	cymdali77@gmail.com
Start Date:	8/13/2023
Sheet No:	23-033
SHEET NUMBER	
S.1	



LEGEND :-

(N) 2x4@16" NEW STUD WALL

(N) SHEAR WALL SEGMENT



ROOF RAMING PLAN
Scale : 1/4" : 1'-0"

DATE ISSUED			

#	DATE	REVISION	BY

ARCHITECT :

STRUCTURAL ENGINEER :

REGISTERED PROFESSIONAL ENGINEER
DANIEL K. DANIEL
5243
STRUCTURAL
STATE OF CALIFORNIA
Expiration Date : 06/30/2025

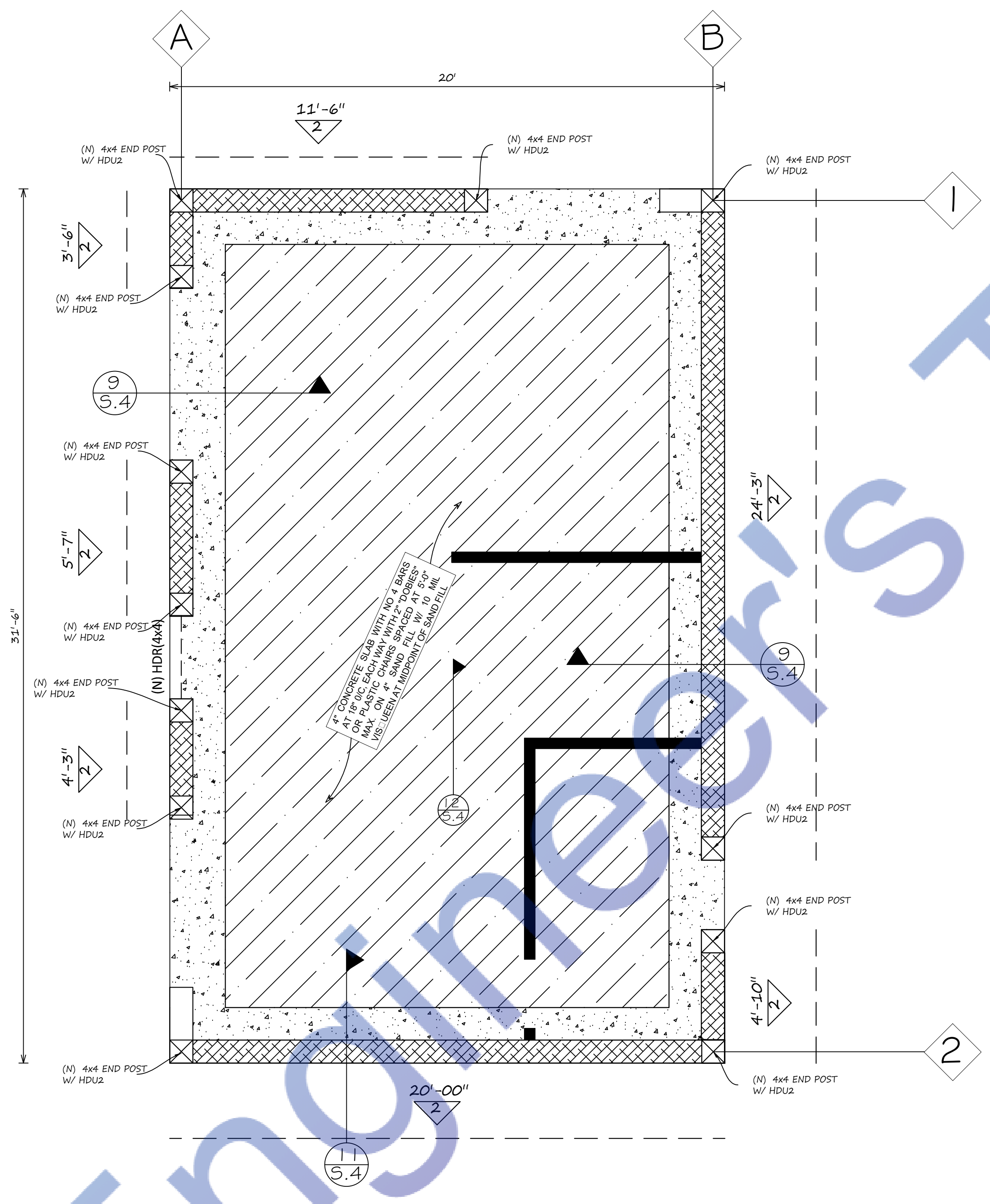
The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

1329W 125th street
Los Angeles , CA 90044
PROPOSED SB9

SHEET TITLE
ROOF
FRAMING PLAN

Scale	As Shown
Design By	Mahmoud Ali
Checked By	cvmdan17@gmail.com
Start Date	8/13/2023
Sheet No	23-033
SHEET NUMBER S.2	





LEGEND :-

- (N) 2x4@16" NEW STUD WALL
- (N) SLAB-ON-GRADE
- (N) FOOTING (24"Width x 18"Depth & 4#4 rft Top&bott, E.Y)
- (N) SHEAR WALL SEGMENT

FOUNDATION PLAN
Scale : 1/4" : 1'-0"

DATE ISSUED

DATE REVISION BY

ARCHITECT :

STRUCTURAL ENGINEER :

Expiration Date : 06/30/2025

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

1329W 125th street
Los Angeles , CA 90044
PROPOSED SB9

SHEET TITLE
FOUNDATION PLAN

Scale: As Shown
Design By: Mahmoud ALJ
Checked By: cvmdan17@gmail.com
Start Date: 8/13/2023
Sheet No: 23-033
SHEET NUMBER
S-3



DATE ISSUED

#

DATE

REVISION

BY

ARCHITECT :

STRUCTURAL ENGINEER :

REGISTERED PROFESSIONAL ENGINEER

DANIEL S. S. S.

STRUCTURAL

STATE OF CALIFORNIA

Expiration Date : 06/30/2025

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

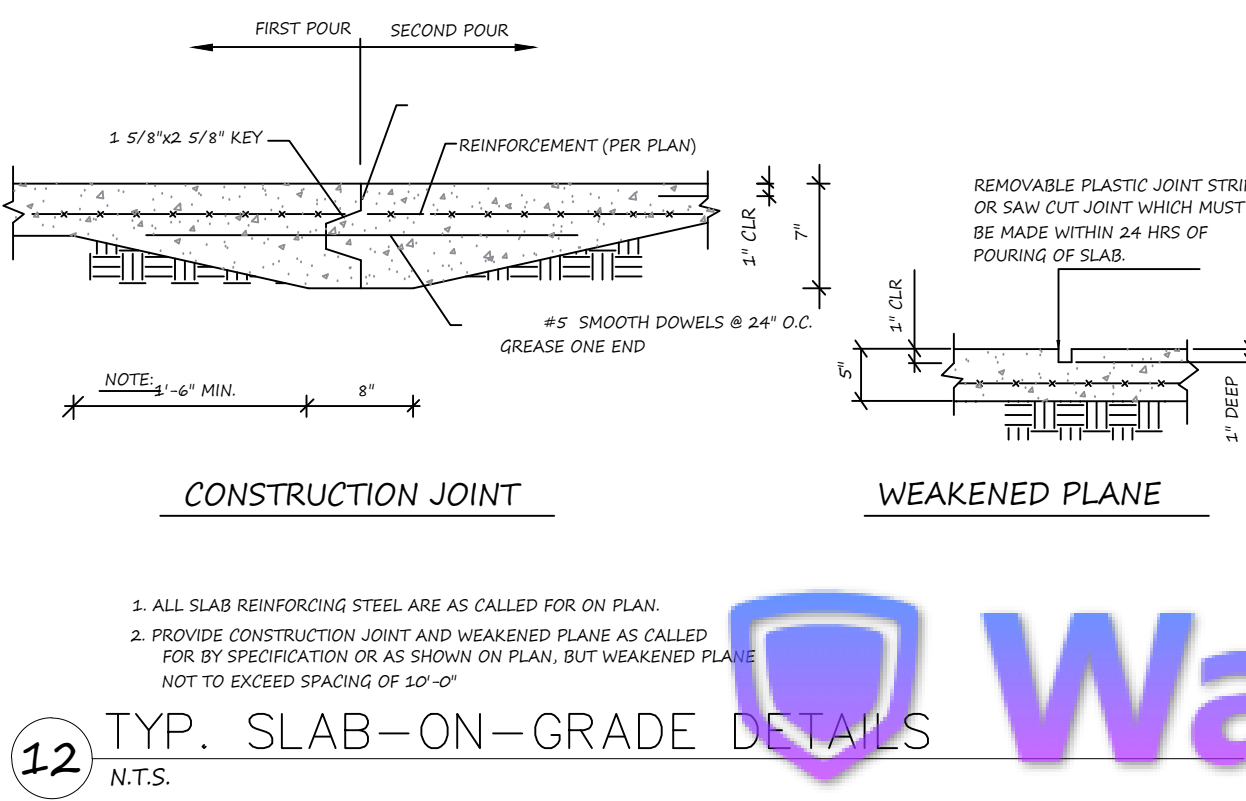
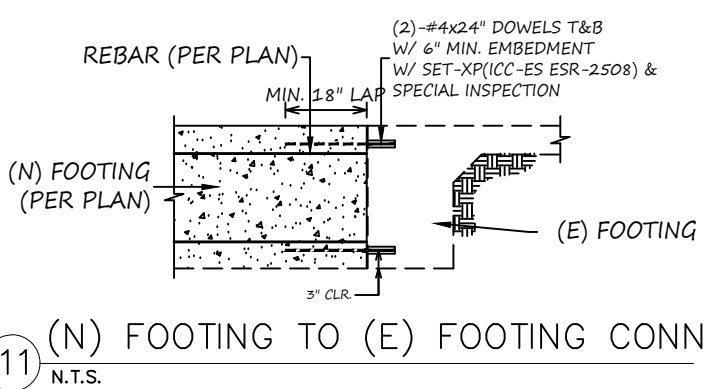
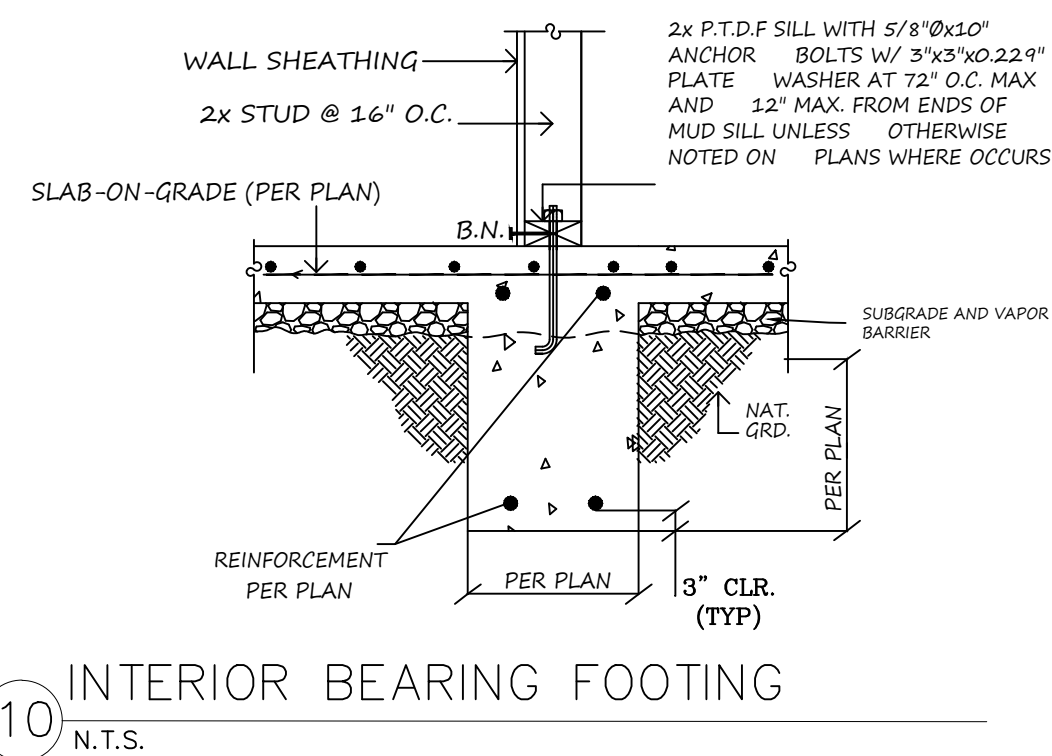
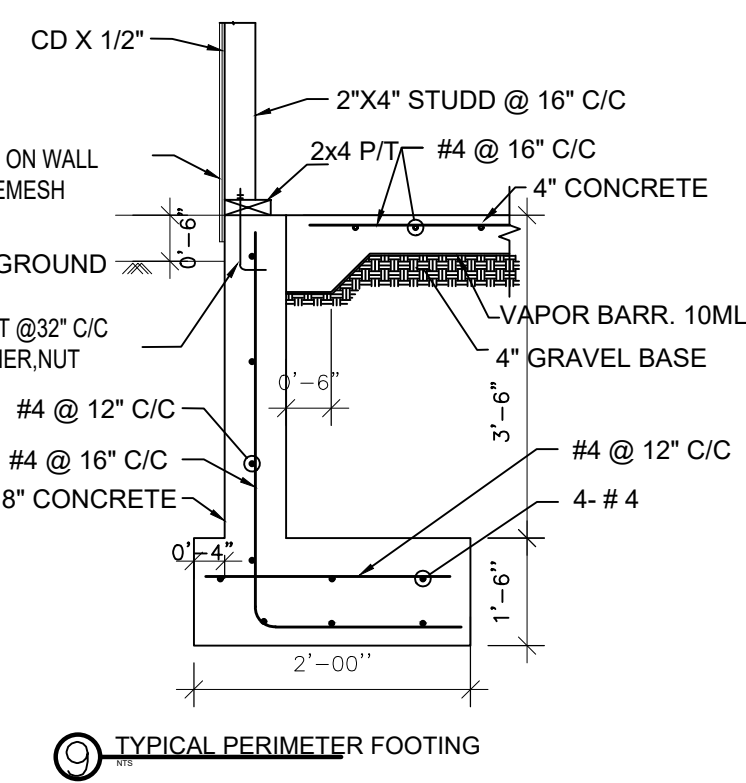
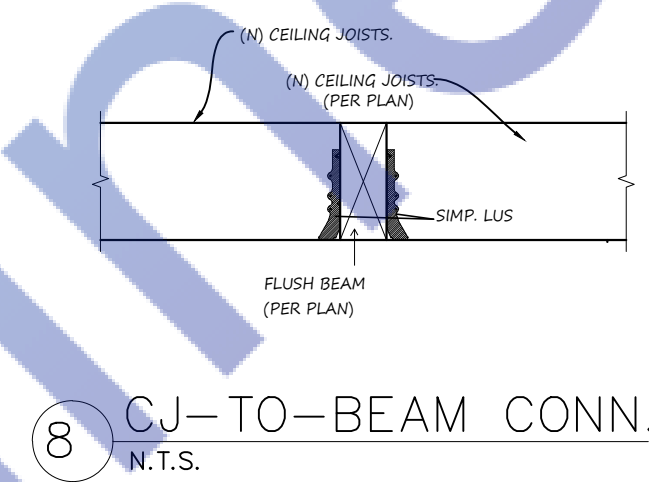
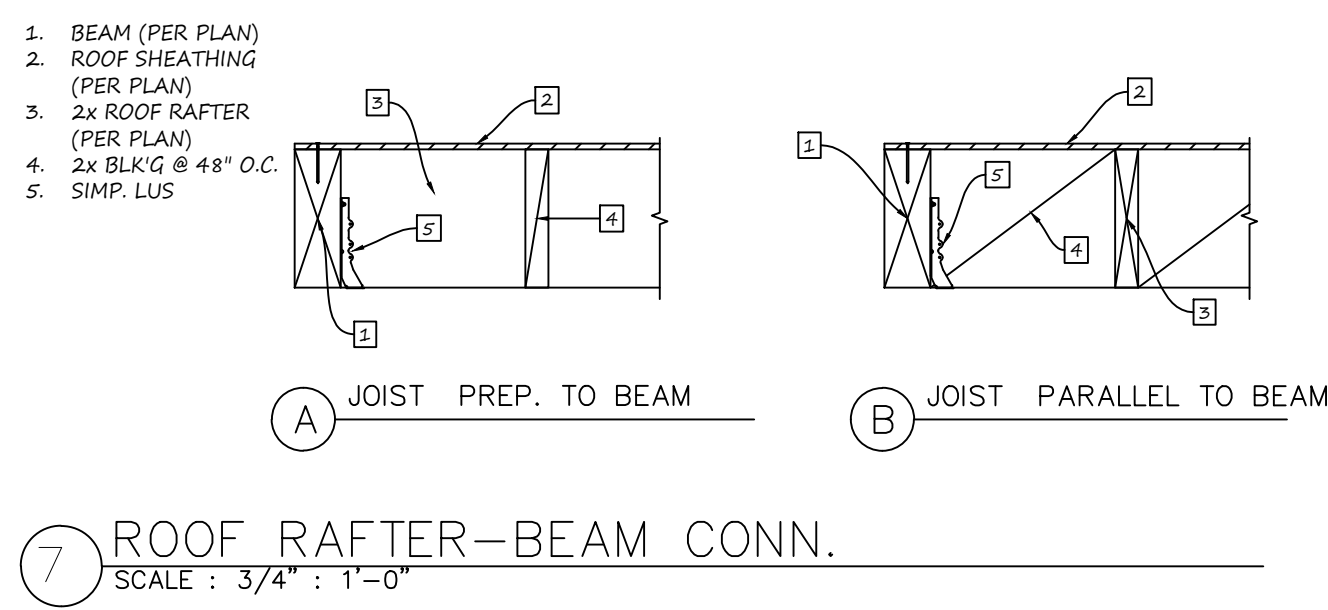
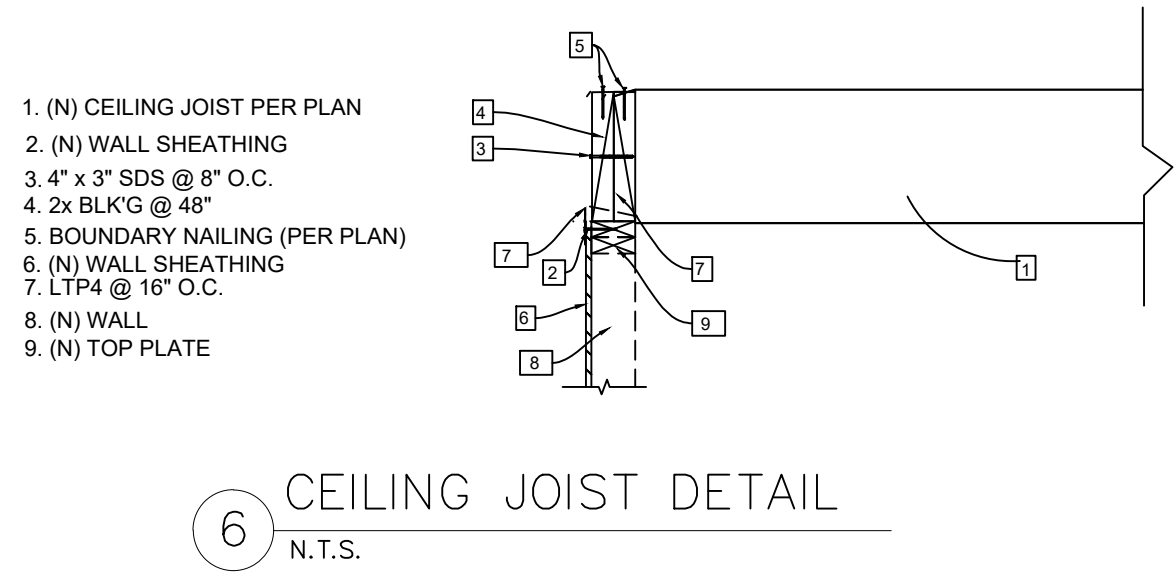
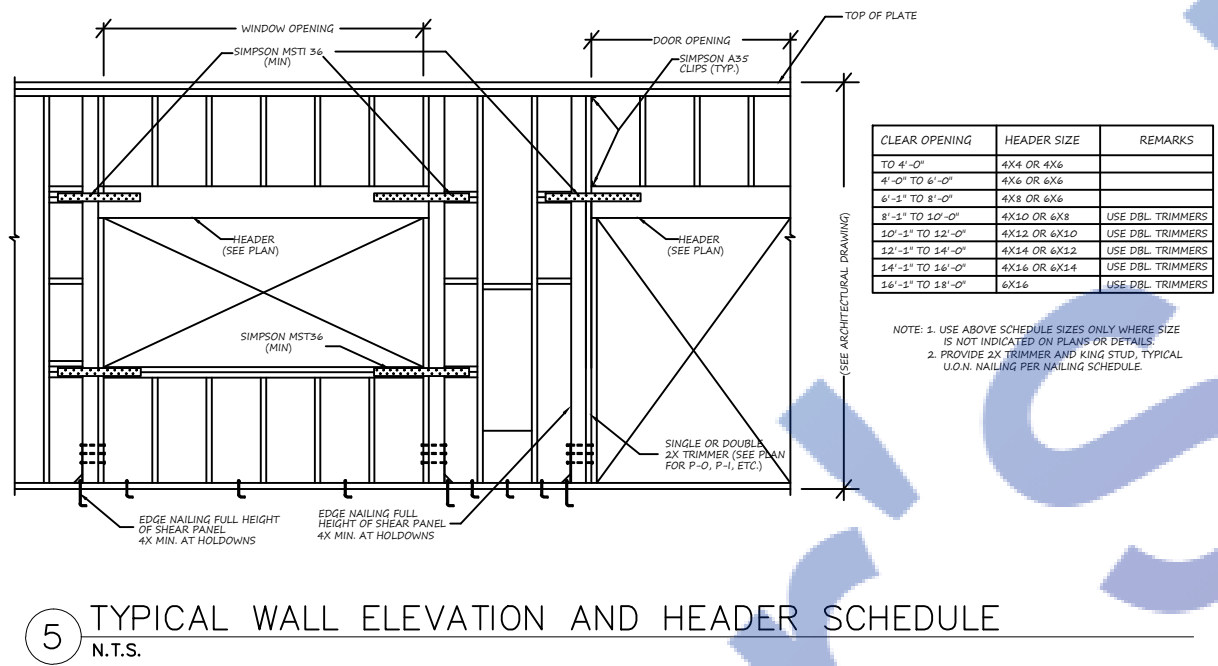
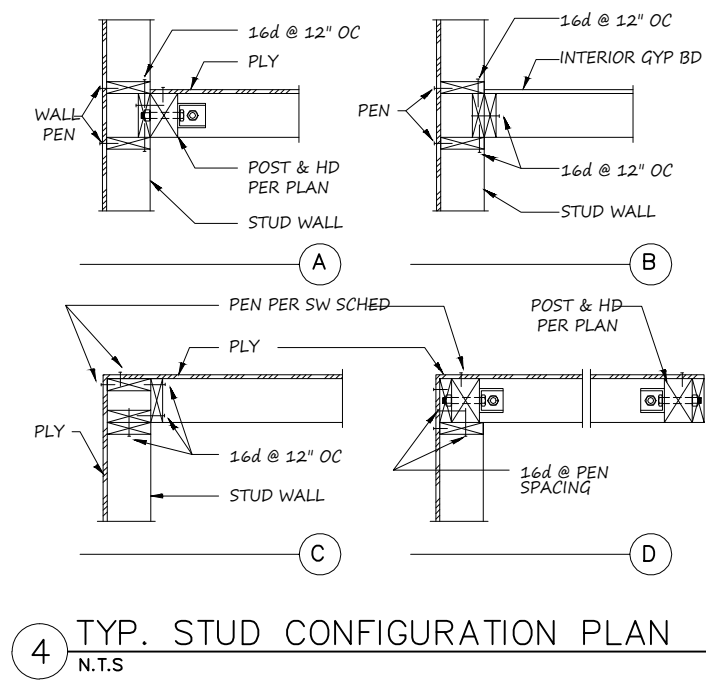
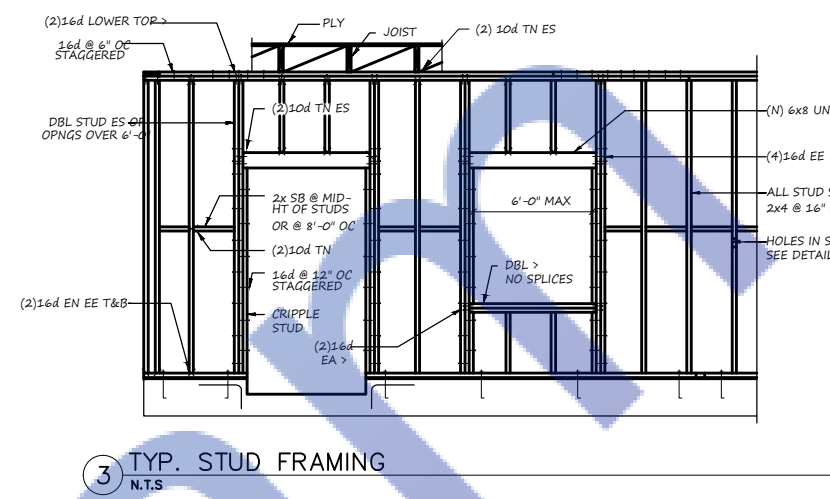
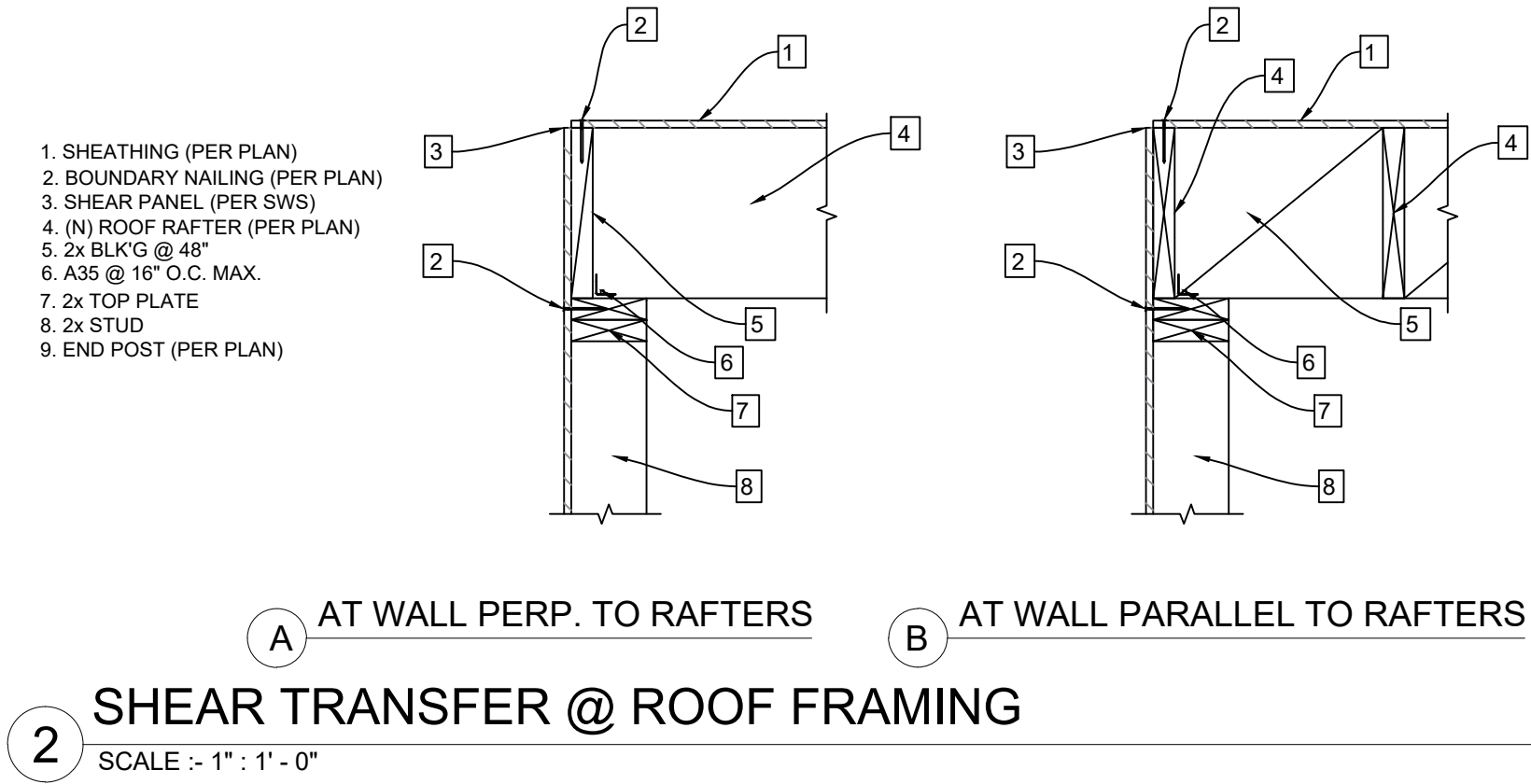
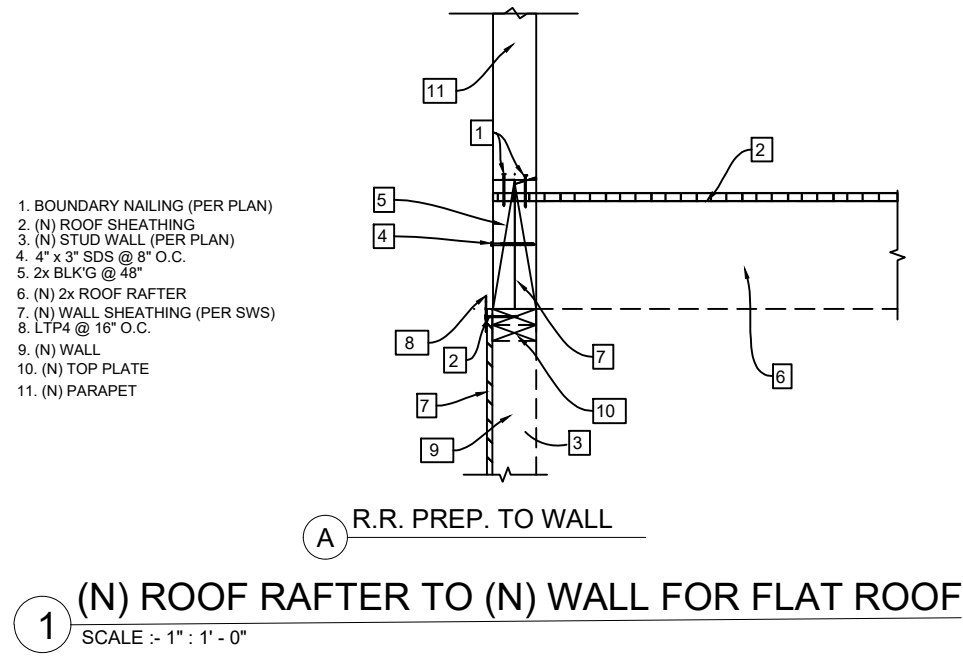
1329W 125th street
Los Angeles, CA 90044
PROPOSED SB9

SHEET TITLE

DETAILS

Scale: As Shown
Design By: Mahmoud ALJ
Checked By: cvmdad17@gmail.com
Start Date: 8/13/2023
Sheet No: 23-033
SHEET NUMBER

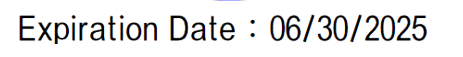
S.4







PROJECT ADDRESS
1329 W, 125th street Los Angeles, CA 90044 PROPOSED DETACHED ADU

ARCHITECTURAL SHEET LIST

SHEET NUMBER	SHEET NAME
A0.00	COVER SHEET
A0.01	GENERAL NOTES
A1.00	SITE PLAN
A2.00	PROPOSED 1ST FLOOR PLAN
A2.01	PROPOSED 2ND FLOOR PLAN
A2.02	PROPOSED ROOF FLOOR PLAN
A3.00	PROPOSED ELEVATION
A3.01	PROPOSED ELEVATION
A4.00	SECTION
A5.00	DOORS AND WINDOW SCHEDULE
A6.00	DETAILS



DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
	
	
	
	

SCOPE OF WORK	PROPOSED DETACHED ADULT
---------------	-------------------------

PROJECT ADDRESS:

125th street Los Angeles

DATE:	08/12/2023
--------------	------------

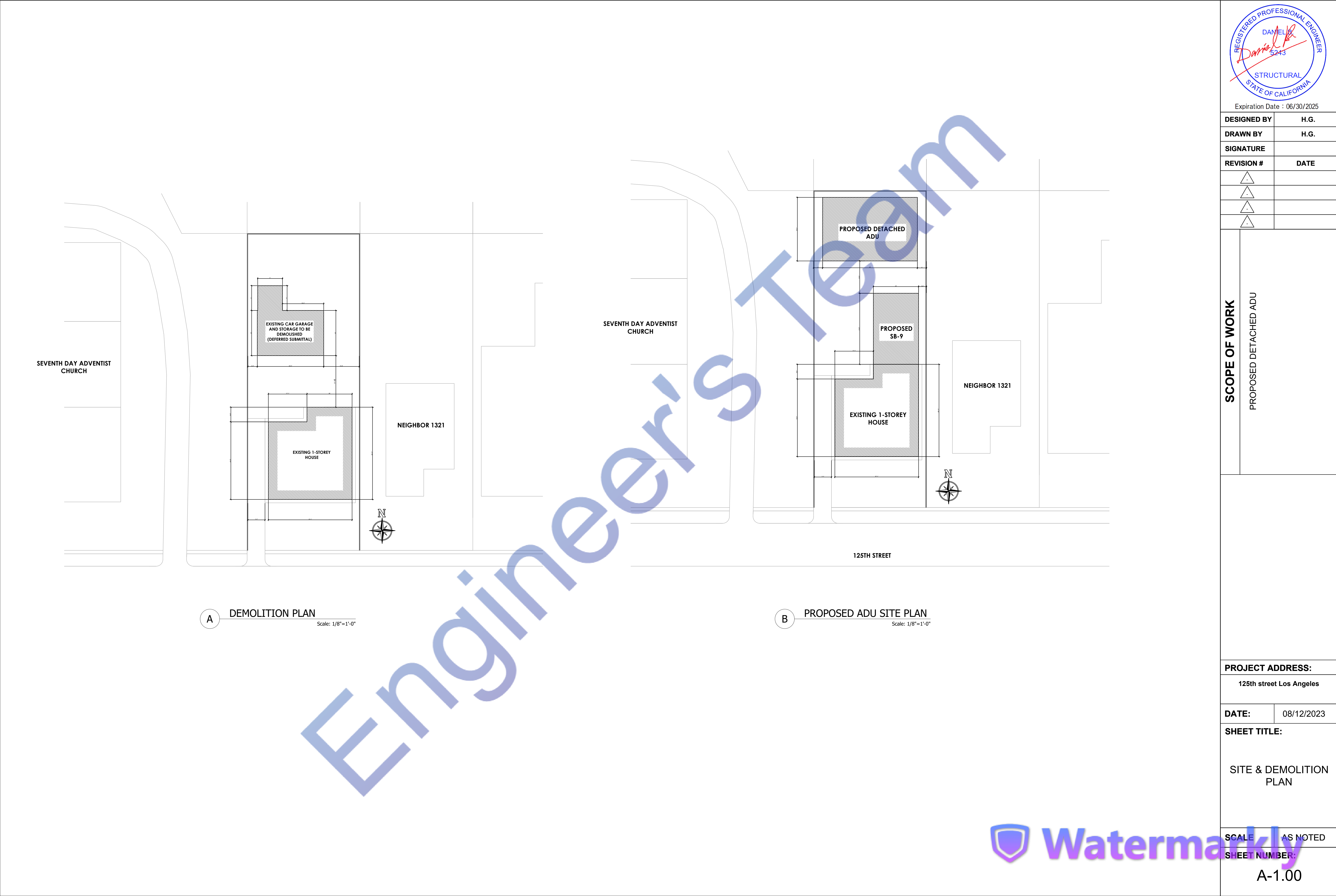
SHEET TITLE:

COVER PAGE
&
PERSPECTIVE

SCALE AS NOTED

SHEET NUMBER:

A-0.00

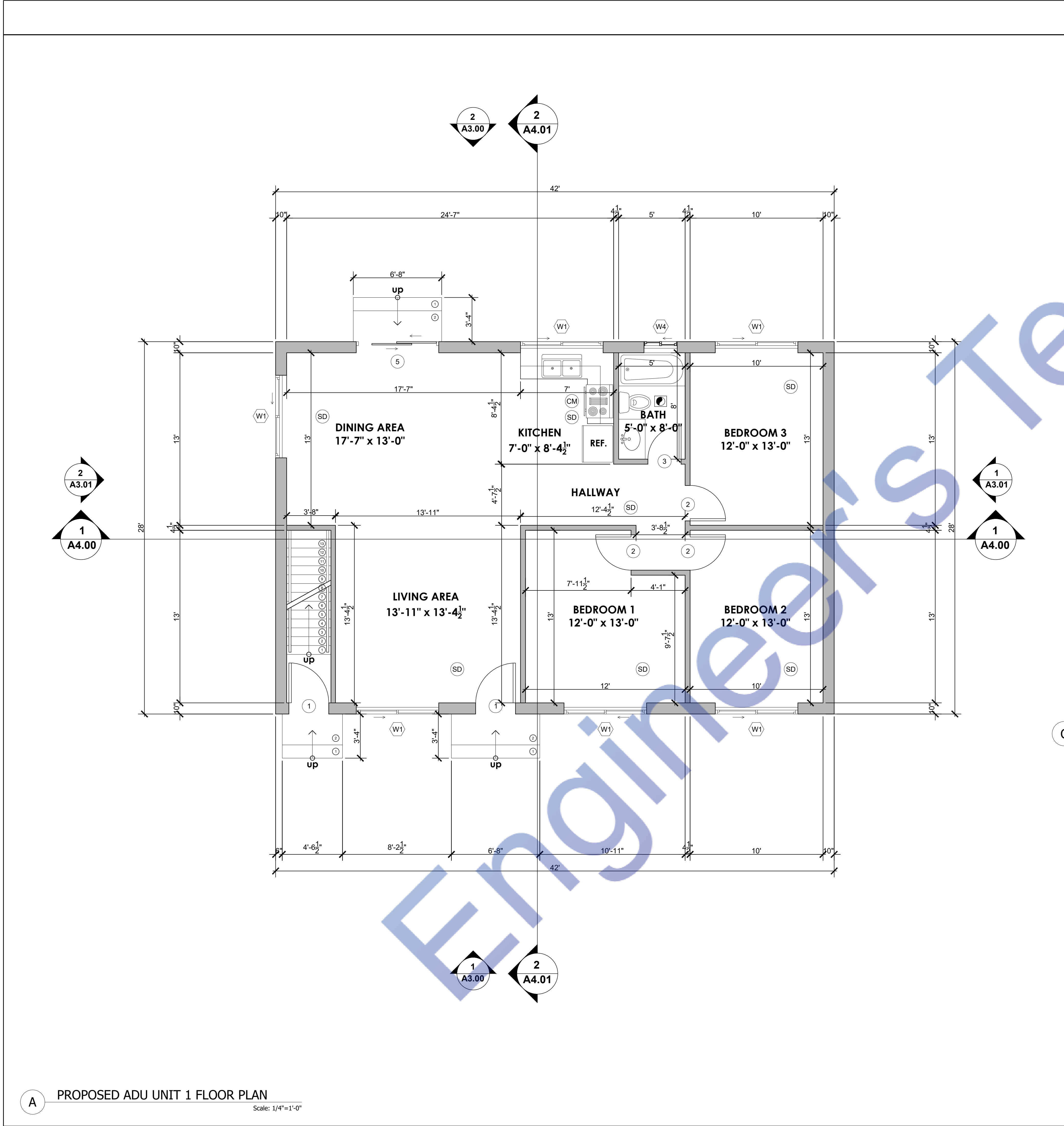


REGISTERED PROFESSIONAL ENGINEER
DANIEL B. 5243
STRUCTURAL
STATE OF CALIFORNIA
Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
△	
△	
△	
△	

SCOPE OF WORK	PROPOSED DETACHED ADU
---------------	-----------------------

PROJECT ADDRESS:	
125th street Los Angeles	
DATE:	08/12/2023
SHEET TITLE:	
SITE & DEMOLITION PLAN	
SCALE	AS NOTED
SHEET NUMBER:	
A-1.00	



MEP NOTES / LEGEND:

SD HARDWIRE SMOKE DETECTORS W/ BATTERY BACK UP, UL 217 RATED SMOKE ALARMS AND INTERCONNECTED, SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

CM CARBON MONOXIDE ALARM UL 2034 / 2075 RATED INTERCONNECTED HARDWIRED W/BATTERY BACKUP.

ENTILATION FAN PROVIDING VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.G.3).

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 A TOP STORY AND THE ROOF SPACE.

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 SQ. FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

ARC-FAULT CIRCUIT INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52. ALL NON LOCKING-TYPE 12-VOLT, 15-AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENING IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP (CRC R314.6).

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.4)

CARBON MONOXIDE SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP (CRC R315.5).

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS RE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, ANY SOLUTIONS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY ANY SOLUTIONS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. ANY SOLUTIONS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE ON REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN 11 YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
 - METAL DOOR AND WALL CONNECTION
 - CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING
 - JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS)
 - STAINLESS STEEL TO WALLS
 - DO NOT CAULK ANY OTHER AREAS ESPECIALLY AT GREYWOOD
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY, NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL LL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
 - 2018 CALIFORNIA RESIDENTIAL CODE
 - 2018 CALIFORNIA ELECTRICAL CODE
 - 2018 CALIFORNIA PLUMBING CODE
 - 2018 CALIFORNIA MECHANICAL CODE
 - 2018 CALIFORNIA ENERGY CODE
 - 2018 CALIFORNIA GREEN CODEAND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

- In the case of emergency, call _____ at work phone # _____ or home phone # _____.
- Sediment from areas disturbed by construction shall be retained on the using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and washing vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollution off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance, or contain hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: Solid or liquid chemical spills, wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or lucco fragments, fuels, oils, lubricants, and hydraulic, radiator or battery fluids, fertilizers, vehicle/equipment wash water and concrete wash water, concrete, detergent or flammable wastes, wastes from any engine/equipment steam cleaning or chemical degreasing and superheated/steamable potable water line flushing.

During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.

- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward deslting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass with the approved plans.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners, that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on the using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities or adjoining property by wind or runoff.

OCCUPANCY REQUIREMENTS

- In alterations, repairs, and additions, UL Rated smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of bedrooms, and at each additional floor or basement level. Smoke alarms may be battery operated and not interconnected.
- In alterations, repairs, and additions of existing dwellings exceeding \$1000, UL 308 carbon monoxide alarms are required in the specific permitted dwellings or sleeping units that have attached garages or fuel burning appliances. The carbon monoxide alarms may be battery operated and not interconnected.

1-HR FIRE RATED WALL DETAIL
N.T.S.

REGISTERED PROFESSIONAL ENGINEER
DANIEL K. 5243
STRUCTURAL
STATE OF CALIFORNIA

Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
1	
2	
3	
4	

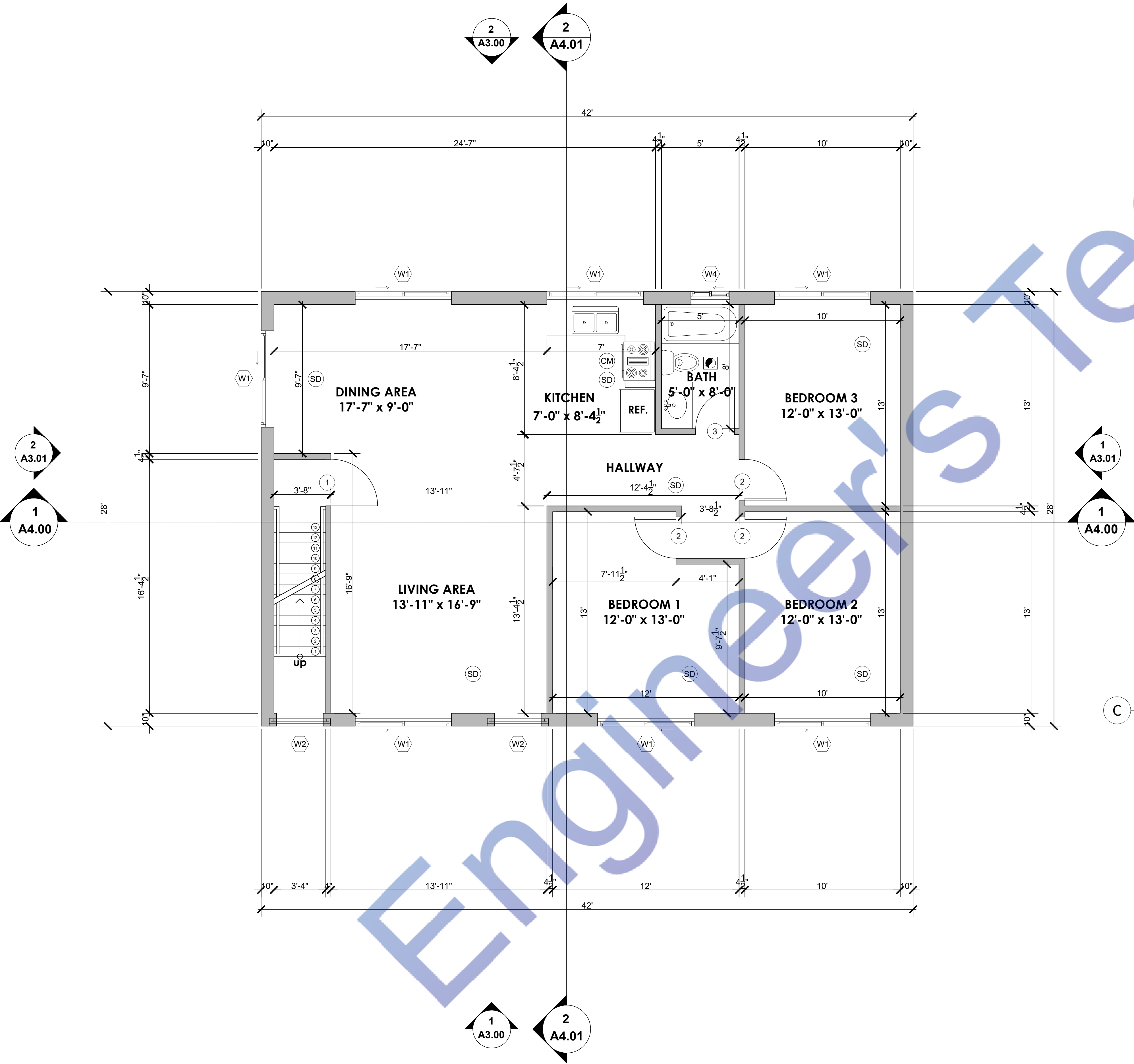
SCOPE OF WORK
PROPOSED DETACHED ADU

PROJECT ADDRESS:
125th street Los Angeles

DATE:	08/12/2023
--------------	------------

SHEET TITLE:
UNIT 1
FLOOR PLAN

SCALE	AS NOTED
SHEET NUMBER:	A-2.00



PROPOSED UNIT 2 FLOOR PLAN
Scale: 1/4"=1'-0"

MEP NOTES / LEGEND:

- SD** HARDWIRE SMOKE DETECTORS W/ BATTERY BACK UP. UL 217 RATED SMOKE ALARMS AND INTERCONNECTED. SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- CM** CARBON MONOXIDE ALARM UL 2034 / 2075 RATED INTERCONNECTED HARDWIRED W/BATTERY BACKUP.
- ENTILATION FAN** PROVIDING VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.G.3)

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 A TOP STORY AND THE ROOF SPACE.

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 SQ. FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

ARC-FAULT CIRCUIT INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52. ALL NON LOCKING-TYPE 12-VOLT, 15-AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

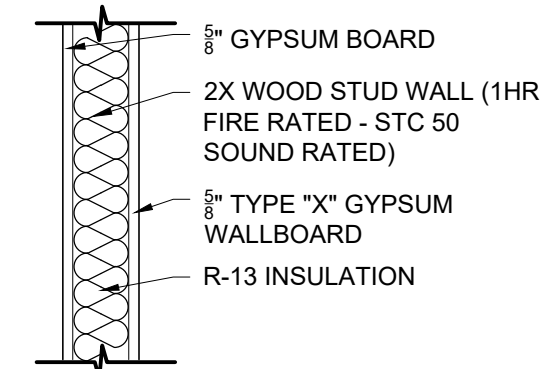
ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENING IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP (CRC R314.6)

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.4)

CARBON MONOXIDE SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP (CRC R315.5)

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN A DWELLING UNIT OR WITHIN A SLEEPING UNIT IN GROUP R OCCUPANCIES, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.



1-HR FIRE RATED WALL DETAIL
N.T.S.

GENERAL NOTES

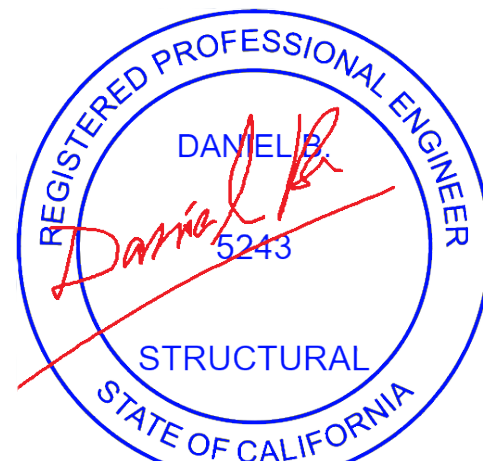
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS RE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, ANY SOLUTIONS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY ANY SOLUTIONS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. ANY SOLUTIONS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE ON REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN 11 YEAR OR THEREOF SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
 - METAL DOOR AND WALL CONNECTION
 - CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING
 - JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS)
 - STAINLESS STEEL TO WALLS
 - DO NOT CAULK ANY OTHER AREAS ESPECIALLY AT GREYWOOD
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. THE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY, NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
 - 2018 CALIFORNIA RESIDENTIAL CODE
 - 2018 CALIFORNIA ELECTRICAL CODE
 - 2018 CALIFORNIA PLUMBING CODE
 - 2018 CALIFORNIA MECHANICAL CODE
 - 2018 CALIFORNIA ENERGY CODE
 - 2018 CALIFORNIA GREEN CODEAND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

- In the case of emergency, call _____ at work phone # _____ or home phone # _____.
- Sediment from areas disturbed by construction shall be retained on the using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and washing vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollution off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance, or contain hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: Solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or lucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, delugent or flammable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superheated/steamable waste water line flushing.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass with the approved plans.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners, that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on the using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and related on site to minimize transport from the site to streets, drainage facilities or adjoining property by wind or runoff.

OCCUPANCY REQUIREMENTS

- In alterations, repairs, and additions, UL Rated smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of bedrooms, and at each additional floor or basement level. Smoke alarms may be battery operated and not interconnected.
- In alterations, repairs, and additions of existing dwellings exceeding \$100,000, UL 308 carbon monoxide alarms are required in the specific permitted dwellings or sleeping units that have attached garages or fuel burning appliances. The carbon monoxide alarms may be battery operated and not interconnected.



Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
1	
2	
3	
4	

SCOPE OF WORK

PROPOSED DETACHED ADU

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

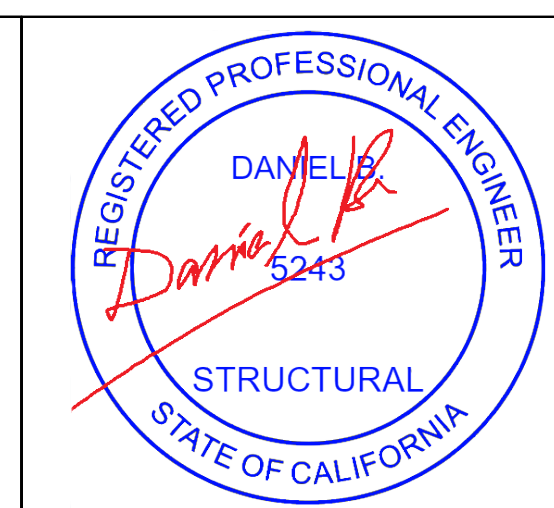
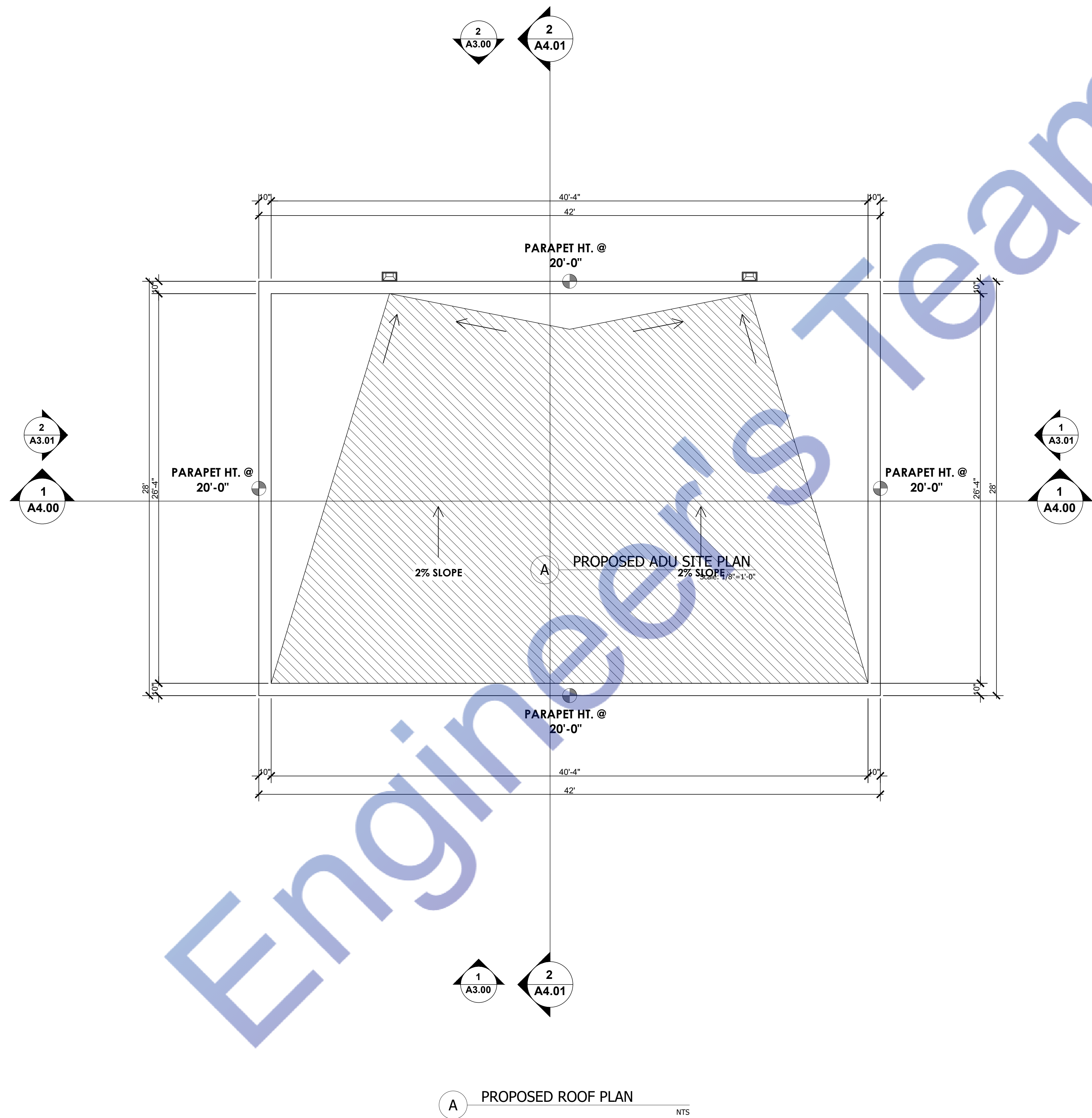
SHEET TITLE:

UNIT 2
FLOOR PLAN

SCALE AS NOTED

SHEET NUMBER:

A-2.01



Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
△	
△	
△	
△	

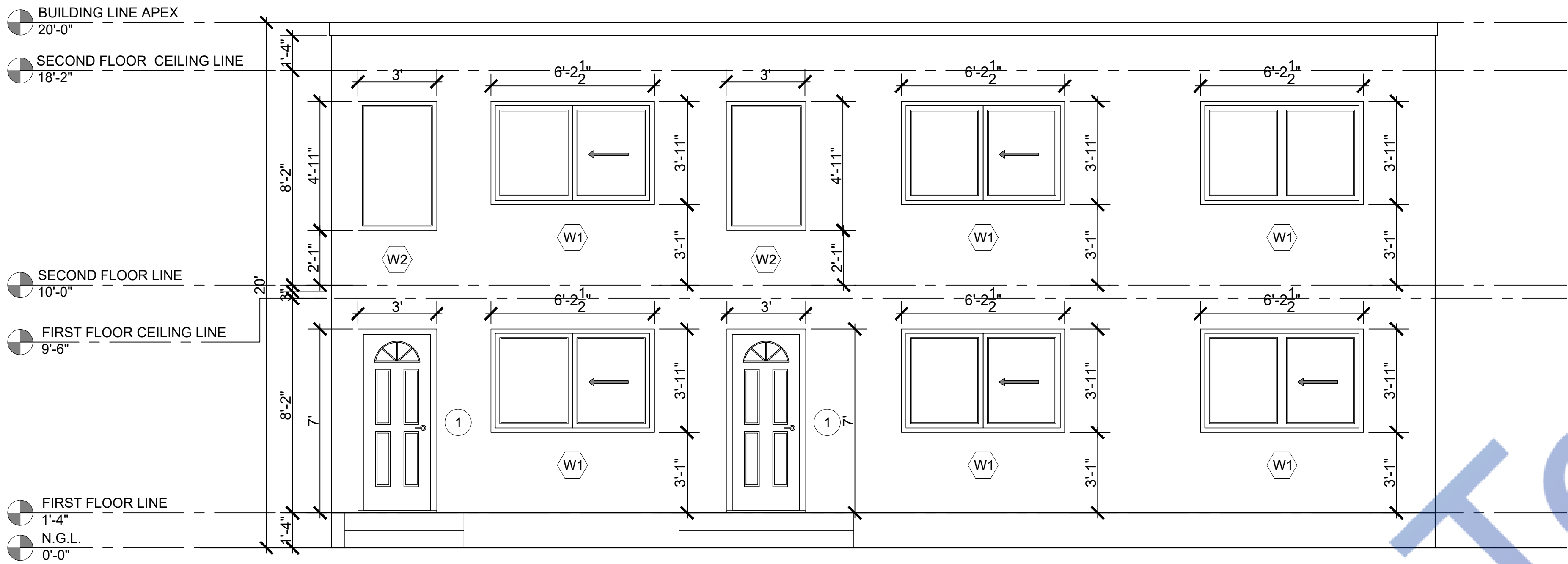
SCOPE OF WORK	PROPOSED DETACHED ADU
---------------	-----------------------

PROJECT ADDRESS:	125th street Los Angeles
------------------	--------------------------

DATE:	08/12/2023
-------	------------

SHEET TITLE:	ROOF PLAN
--------------	-----------

SCALE	AS NOTED
SHEET NUMBER:	A-2.02



1 PROPOSED FRONT ELEVATION
Scale: 1/4"=1'-0"

GENERAL VENTILATION NOTE:

CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION.

A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.

ATTIC SPACE SHALL BE VENTILATED W/ 1 SQ.FT. PER 150 SQ.FT. OF ATTIC AREA. PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES.

NEW ROOF VENT CALCULATION:

VENTILATION RATE 1:150
1 S.F. OF VENTILATION FOR EACH 150 S.F. OF ATTIC AREA
ATTIC AREA = 442 / 150 = 2.95 SQ. FT. = 425 SQ. IN.

PROVIDE 4 VENTS
NET ATTIC VENTILATION AREA PER VENT = 110 SQ. IN.
VENT OPENINGS TO BE 1/2" MAX. AND 1/8" MIN.

ELEVATION NOTES:

ALL EXPOSED TRIMS, ROOF SHEATHING, BEAMS SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAPS AND SPLITS WHEN POSSIBLE. .

STUCCO SHALL BE 7/8" THICK. MIN. OVER 2 LAYERS OF GRADE D PAPER OR EQUIVALENT UNDERLAYMENT. .

STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER #15 FELT PAPER BACKED METAL LATH. STUCCO SHALL MATCH EXISTING.

GALVANIZED IRON FLASHING AND COUNTER- FLASHING WITH CUALKING AT ALL INTERSECTIONS OF ROOF TO WALLS.

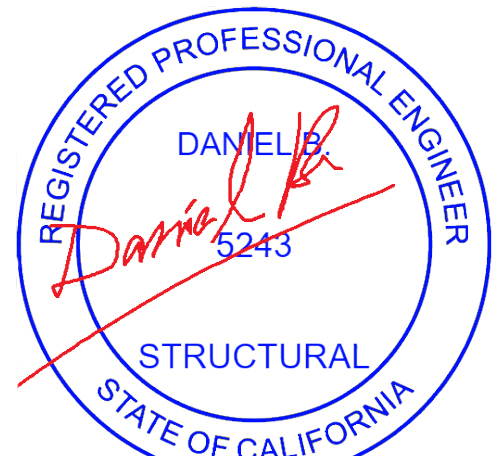
WEEP SCREEDS SHALL BE 26 GAGE MIN. CORROSION-RESISTANT OR PLASTIC.

WEEP SCREEDS SHALL HAVE A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2". THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE.

WEEP SCREEDS SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS.

WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4" ABOVE FINISH GRADE OR 2" ABOVE PAVED AREAS.

PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET..



Expiration Date : 06/30/2025

DESIGNED BY H.G.

DRAWN BY H.G.

SIGNATURE

REVISION # DATE

1	
2	
3	
4	

SCOPE OF WORK

PROPOSED DETACHED ADU

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

SHEET TITLE:

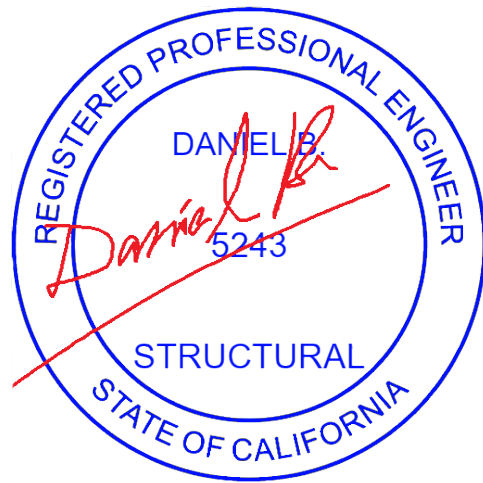
ELEVATIONS

SCALE AS NOTED

SHEET NUMBER:

A-3.00

Watermark



Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
△	
△	
△	
△	

SCOPE OF WORK

PROPOSED DETACHED ADU

PROJECT ADDRESS:
125th street Los Angeles

DATE: 08/12/2023

SHEET TITLE:

ELEVATIONS

SCALE AS NOTED

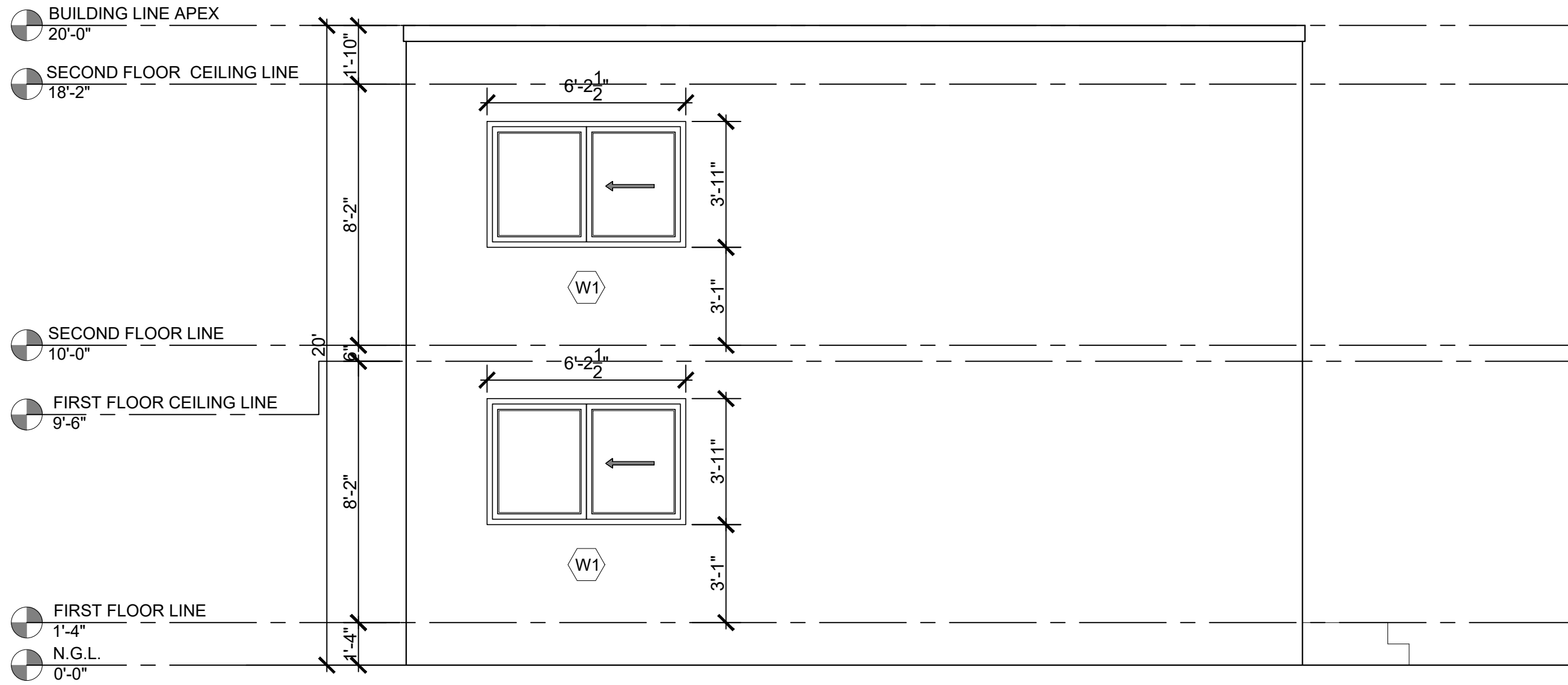
SHEET NUMBER:

A-3.01

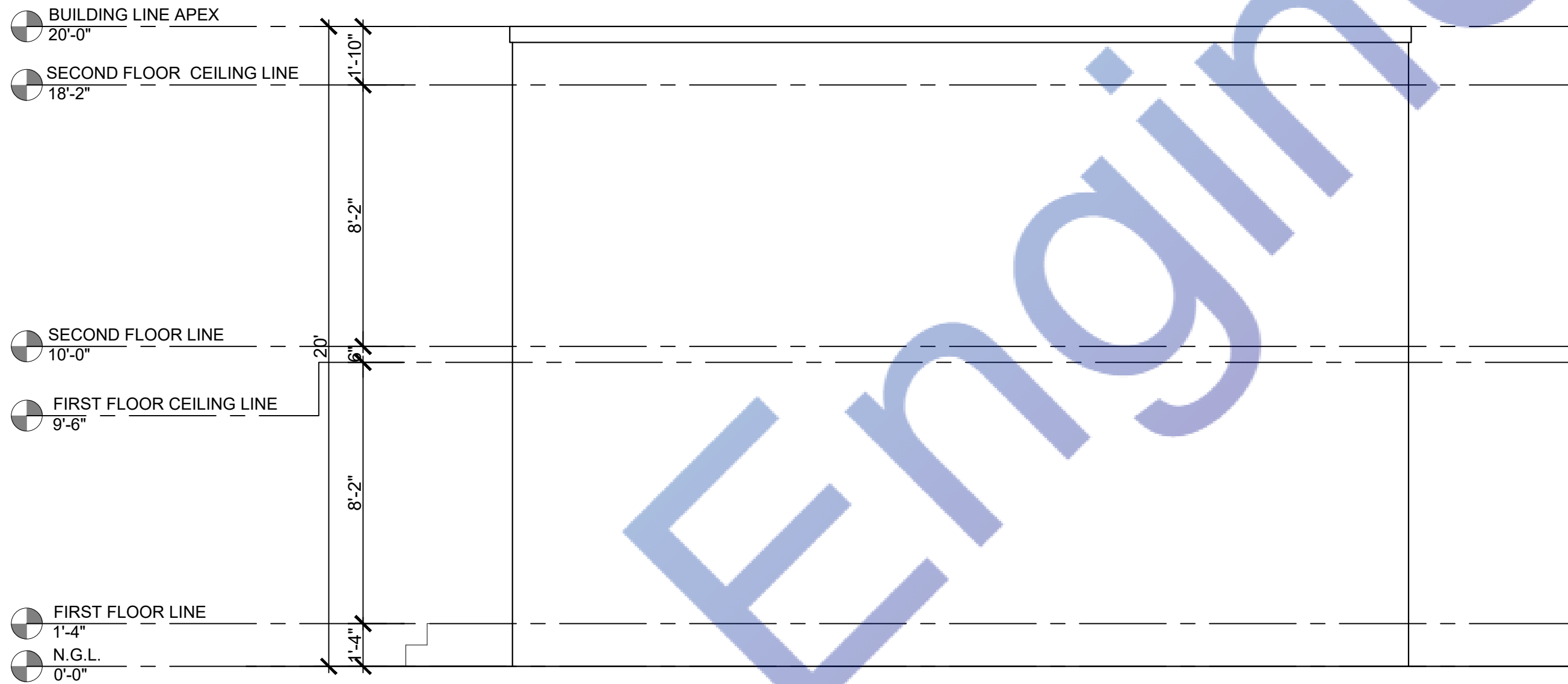
GENERAL VENTILATION NOTE:
CONTRACTOR MAY SUBSTITUTE VENTILATOR TYPE OR MANUFACTURER AS LONG AS IT MEETS VENTILATION CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY WITH CLIENT DESIRED VENTILATOR. PROVIDE WRITTEN SPEC TO DESIGNER FOR APPROVAL PRIOR TO SUBSTITUTION.
A MIN. 1-INCH AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
ATTIC SPACE SHALL BE VENTILATED W/ 1 SQ.FT. PER 150 SQ.FT. OF ATTIC AREA. PROVIDE CROSS VENTILATION ALONG THE LENGHT OF AT LEAST TWO OPPOSITE SIDES.

NEW ROOF VENT CALCULATION:
VENTILATION RATE 1:150
1 S.F. OF VENTILATION FOR EACH 150 S.F. OF ATTIC AREA
ATTIC AREA = 442 / 150 = 2.95 SQ. FT. = 425 SQ. IN.
PROVIDE 4 VENTS
NET ATTIC VENTILATION AREA PER VENT = 110 SQ. IN.
VENT OPENINGS TO BE 1/2" MAX. AND 1/8" MIN.

ELEVATION NOTES:
ALL EXPOSED TRIMS, ROOF SHEATHING, BEAMS SHALL BE RESAWN AND FREE OF LOOSE KNOTS, SAPS AND SPLITS WHEN POSSIBLE. .
STUCCO SHALL BE 7/8" THICK. MIN. OVER 2 LAYERS OF GRADE D PAPER OR EQUIVALENT UNDERLAYMENT. .
STUCCO TO BE TROWELED LIGHT LACE TEXTURE OVER #15 FELT PAPER BACKED METAL LATH. STUCCO SHALL MATCH EXISTING.
GALVANIZED IRON FLASHING AND COUNTER- FLASHING WITH CUALKING AT ALL INTERSECTIONS OF ROOF TO WALLS.
WEEP SCREEDS SHALL BE 26 GAGE MIN. CORROSION-RESISTANT OR PLASTIC.
WEEP SCREEDS SHALL HAVE A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2". THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE.
WEEP SCREEDS SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS.
WEEP SCREEDS SHALL BE PLACED A MINIMUM OF 4" ABOVE FINISH GRADE OR 2" ABOVE PAVED AREAS.
PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET..



1 PROPOSED LEFT SIDE ELEVATION
Scale: 1/4"=1'-0"



2 PROPOSED RIGHT SIDE ELEVATION
Scale: 1/4"=1'-0"





Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.
SIGNATURE	
REVISION #	DATE
1	
2	
3	
4	

SCOPE OF WORK

PROPOSED DETACHED ADU

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

SHEET TITLE:

SECTIONS

SCALE AS NOTED

SHEET NUMBER:

A-4.00

GENERAL NOTES

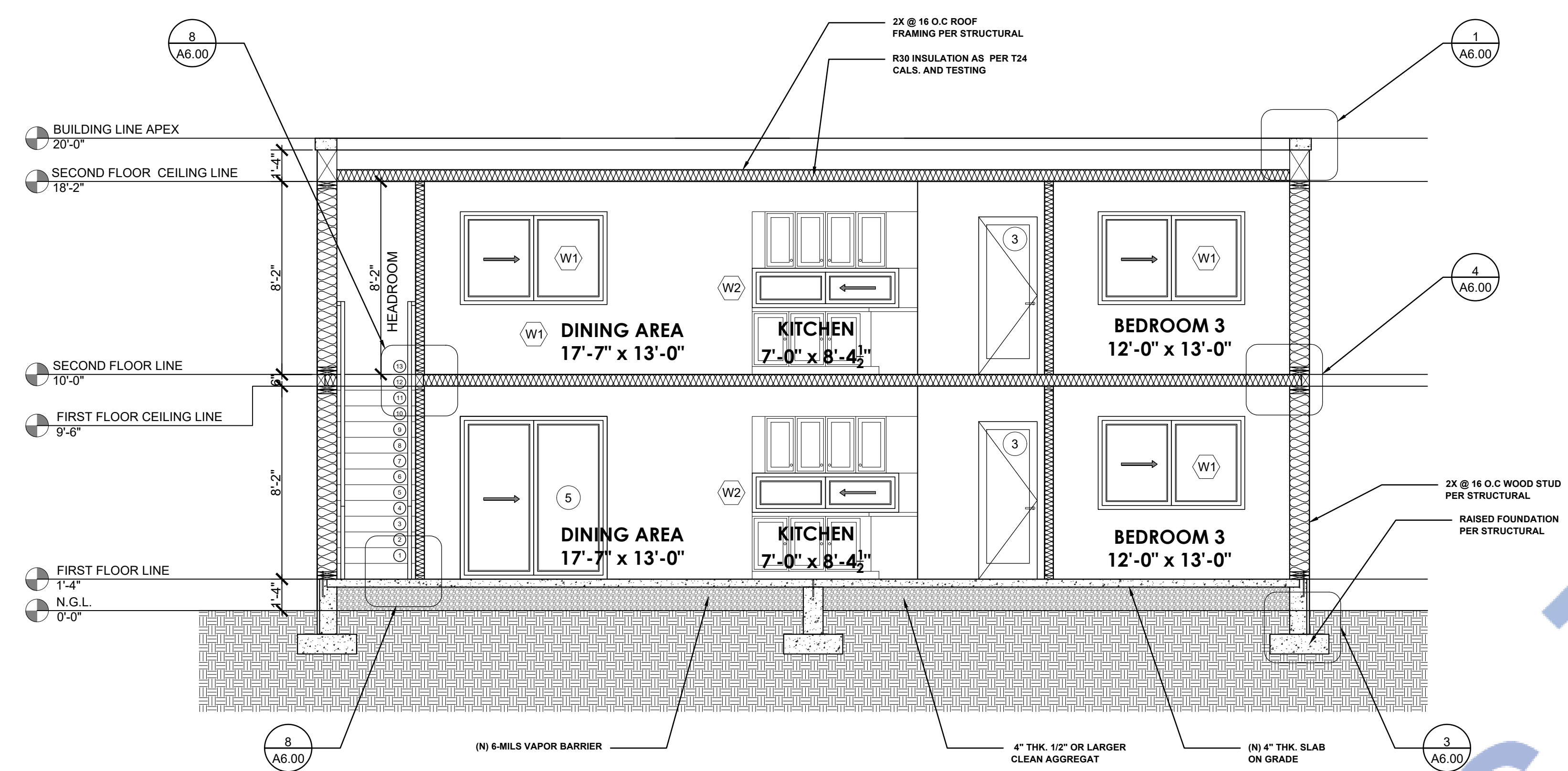
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS RE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, JAY SOLUTIONS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY JAY SOLUTIONS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. JAY SOLUTIONS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE ON REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN 1 YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
METAL DOOR AND WALL CONNECTION
CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING
JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS)
STAINLESS STEEL TO WALLS
DO NOT CAULK ANY OTHER AREAS ESPECIALLY AT GREYWOOD
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT -OF- WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY, NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL LL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
2018 CALIFORNIA RESIDENTIAL CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA ENERGY CODE
2018 CALIFORNIA GREEN CODE
AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

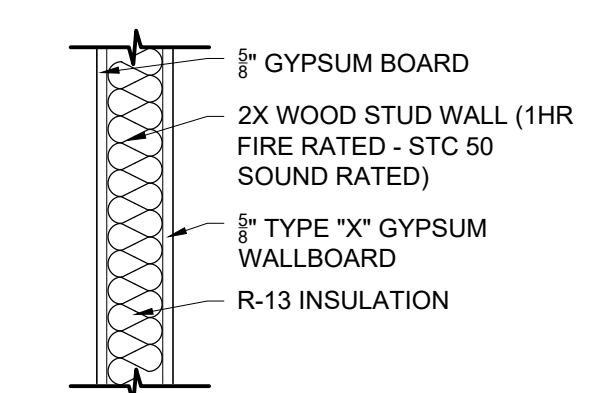
- In the case of emergency, call _____ at work phone # _____ or home phone # _____.
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and washing vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollution off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance, or contain hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: Solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or lucco fragments, fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, delugent or flammable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward desilting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass with the approved plans.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners, that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills or residues shall be implemented and related on site to minimize transport from the site to streets, drainage facilities or adjoining property by wind or runoff.

OCCUPANCY REQUIREMENTS

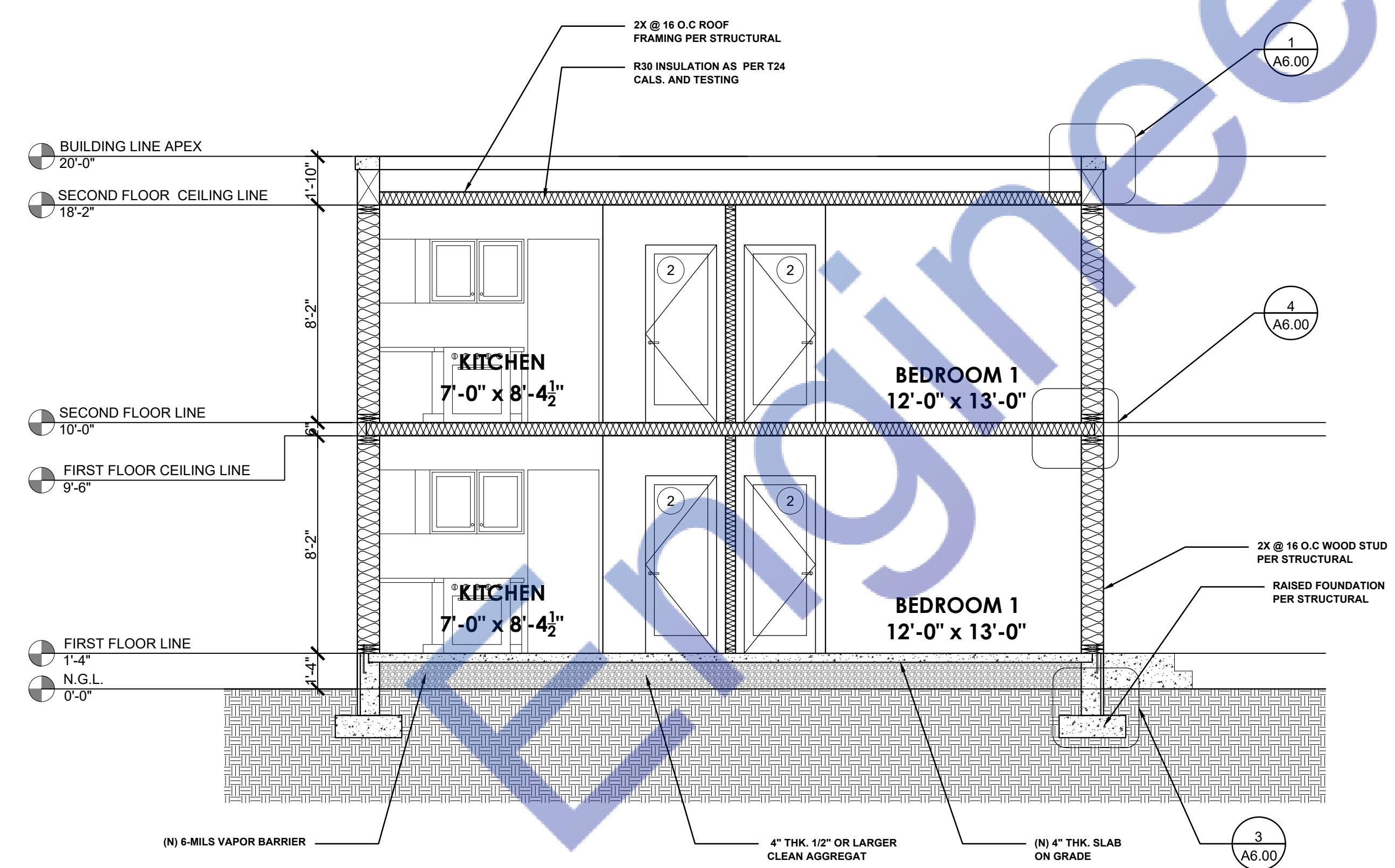
- In alterations, repairs, and additions, UL Rated smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of bedrooms, and at each additional floor or basement level. Smoke alarms may be battery operated and not interconnected.
- In alterations, repairs, nd additions of existing dwellings exceeding \$1000, UL309 carbon monoxide alarms are required in the specific permitted dwellings or sleeping units that have attached garages or fuel burning appliances. The carbon monoxide alarms may be battery operated and not interconnected.



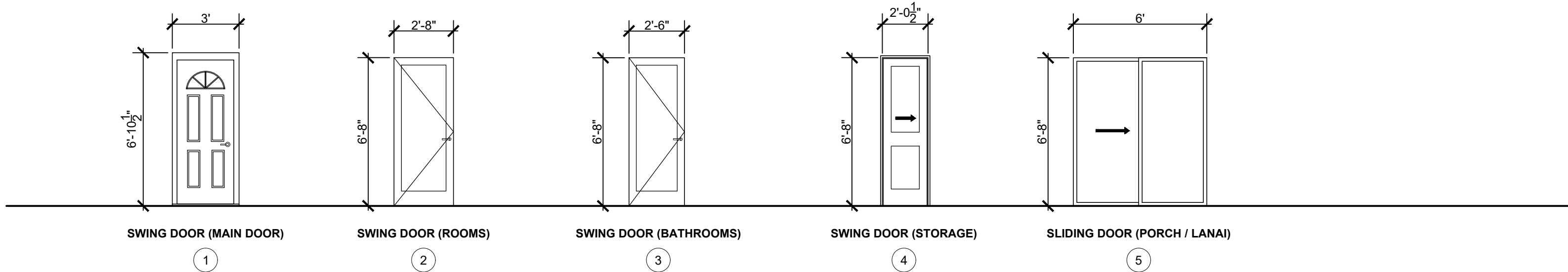
A SECTION THRU - 1
Scale: 1/4"=1'-0"



C 1-HR FIRE RATED WALL DETAIL
N.T.S.

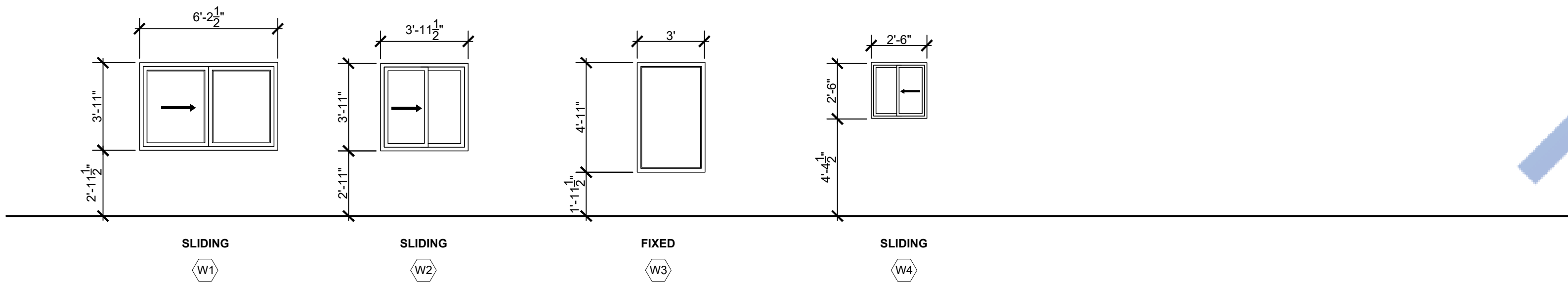


B SECTION THRU - 2
Scale: 1/4"=1'-0"



A SCHEDULE OF DOORS

NTS



B SCHEDULE OF WINDOWS

NTS

DOOR NOTES

1. EXTERIOR DOORS MAY BE PROVIDED WITH A NIGHT LATCH, DEAD BOLT OR SECURITY CHAIN. PROVIDED SUCH DEVICES ARE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR TOOL OR SPECIAL KNOWLEDGE OR EFFECT AND MOUNTED AT A HEIGHT NOT TO EXCEED 48 INCHES ABOVE THE FINISHED FLOOR.
2. EXTERIOR DOORS SHALL BE WEATHER-TIGHT. HINGES, PIVOTS, AND PINS SHALL BE INSTALLED IN A MANNER WHICH PREVENTS REMOVAL WHEN THE DOOR IS CLOSED AND LOCKED.
3. INTERIOR DOORS MUST HAVE A MINIMUM CLEAR OPENING OF 32"X80". WOODEN DOORS MUST BE SOLID PANEL DOORS, HOLLOW CORE WOOD DOORS ARE NOT ACCEPTABLE. ALL DOORS SHALL BE AS PER DOOR SCHEDULE OR EQUIVALENT FINISH AS APPROVED BY THE CONTRACTING OFFICER.
4. DOOR HARDWARE SHALL HAVE DOOR HANDLES OR DOOR PULLS WITH HEAVY WEIGHT HINGES. ALL DOORS SHALL HAVE CORRESPONDING DOOR STOPS (WALL OR FLOOR MOUNTED). ALL DOOR OPENINGS SHALL BE FIELD VERIFY PRIOR TO ANY FABRICATION
5. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL DOORS AND CONTRACTOR SHALL REVIEW WALL HEAD HEIGHTS AND OPENINGS BASED ON SOFFIT HEIGHTS AND WALL CLEARANCES PRIOR TO ORDERING.
6. ALL WOOD DOORS AND FRAMES TO BE STAINED GRADE.
7. ALL EXTERIOR DOOR GLAZING SHALL BE DUAL GLAZED WITH INTERIOR PANE TEMPERED
8. ALL EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING
A. REQUIREMENTS AS PER 2016 CBC CHAPTER 7A (708A). BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING.
B. BE CONSTRUCTED OF GLASS BLOCK UNITS.
C. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2
9. ALL EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2019 CBC CHAPTER 7A (708A).
A. THE EXTERIOR SURFACE OR CLADDING SHALL BE NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL.
B. SHALL BE CONSTRUCTED OF SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4" THICK.

C. SHALL HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252

D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1

WINDOW NOTES

1. WINDOW / GLAZING MANUFACTURER SHALL VERIFY ALL OPENING SIZES ON SITE AND SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO ANY FABRICATION .
2. WINDOW GLAZING SHALL BE FIRE-RESISTANT DUAL GLAZED WITH INTERIOR PANE TEMPERED
3. ALL WINDOWS FRONTING THE COURTYARD SHALL MEET NOISE RATING OF STC 30.
4. PROVIDE INSECT SCREENS TO ALL OPERABLE WINDOWS.
5. EXTERIOR WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2016 CBC CHAPTER 7A (708A).
A. EXTERIOR WINDOWS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS AS PER 2016 CBC CHAPTER 7A (708A).
B. BE CONSTRUCTED OF GLASS BLOCK UNITS.
C. HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257.
D. BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2

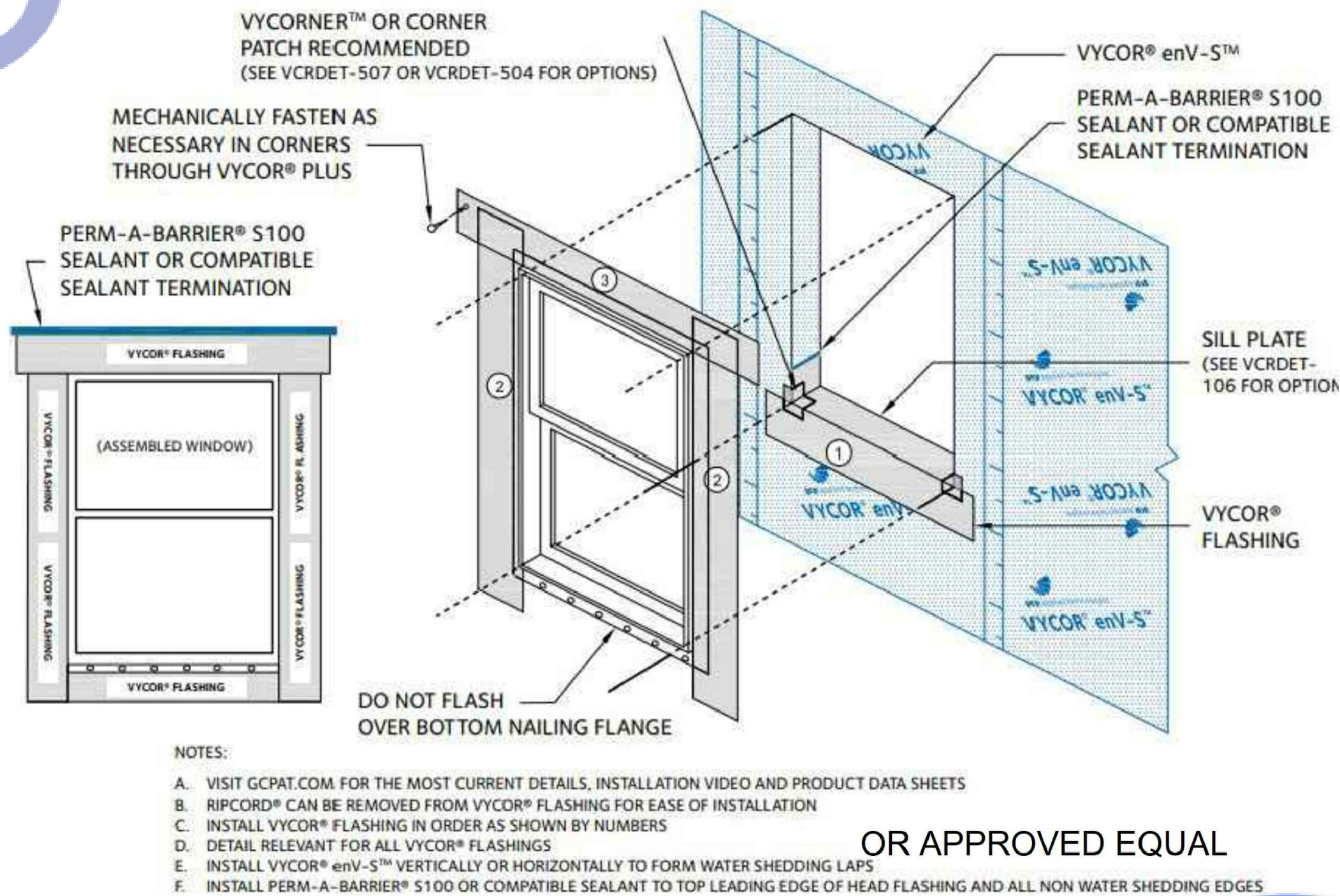
SAFETY GLAZING NOTES

1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3. (SEE EXCEPTIONS) (R308.4)
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOOR ASSEMBLIES.
B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
2. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABELER, AND STATES THAT SAFETY-GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS (2406.2). THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING (2406.4):
A. GLAZING IN INGRESS AND EGRESS DOORS EXCEPT JALOUSIES.
B. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SWINGING DOORS OTHER THAN WARDROBE DOORS.
C. GLAZING IN DOORS AND ENCLOSURES, INCLUDING THE BUILDING WALLS FOR WHIRLPOOLS, SAUNAS, BATHTUBS AND SHOWERS.

D. GLAZING EDGE IS WITHIN A 24 INCH (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE.

E. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS AS DESCRIBE IN 1C.

TYPICAL WINDOW FLASHING INSTALLATION



OR APPROVED EQUAL

GENERAL NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS
2. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
3. ALL PLAN DIMENSIONS RE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. ANY CHANGES PRIOR TO APPROVED SET OF PLANS, ANY SOLUTIONS MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY JAY SOLUTIONS IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. JAY SOLUTIONS IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
METAL DOOR AND WALL CONNECTION
CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING
JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS)
STAINLESS STEEL TO WALLS
DO NOT CAULK ANY OTHER AREAS ESPECIALLY AT GREYWOOD
9. CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS
10. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
11. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT -OF- WAY WITHOUT FIRST OBTAINING PROPER PERMITS
12. ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKERS AND OCCUPANTS AT ALL TIMES.
14. ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM AND 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL LL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLY NECESSARY TO COMPLETE ANY INSTALLATION.
16. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
17. PROJECT SHALL CONFORM TO THE:
2018 CALIFORNIA RESIDENTIAL CODE
2018 CALIFORNIA ELECTRICAL CODE
2018 CALIFORNIA PLUMBING CODE
2018 CALIFORNIA MECHANICAL CODE
2018 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN CODE
AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NOTES

1. In the case of emergency, call _____ at work phone # _____ or home phone # _____
2. Sediment from areas disturbed by construction shall be retained on the using structural controls to the maximum extent practicable.
3. Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
4. Appropriate BMPs for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
5. Runoff from equipment and washing vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
6. All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
7. At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
8. Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollution off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard, cause or threaten to cause pollution, contamination, or nuisance, or contain hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
9. Potential pollutants include but are not limited to: Solid or liquid chemical spills; wastes from paints, stains, sealants, glues, lime, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or lumps, fragments, fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, delugent or flammable wastes; wastes from any engine/equipment steam cleaning or chemical degreasing and superchlorinated potable water line flushing.
- During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
10. Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
11. Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward destiling facilities.
12. The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass with the approved plans.
13. The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
14. The permittee shall notify all general contractors, subcontractors, material suppliers, lessees, and property owners, that dumping of chemicals into the storm drain system or the watershed is prohibited.
15. Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
16. All removable erosion protective devices shall be in place at the end of each working day when the 5-day rain probability forecast exceeds 40%.
17. Sediments from areas disturbed by construction shall be retained on the site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities of adjacent properties via runoff, vehicle tracking, or wind.
18. Appropriate BMPs for construction-related materials, wastes, spills or residues shall be implemented and related on site to minimize transport from the site to streets, drainage facilities or adjoining property by wind or runoff.

OCCUPANCY REQUIREMENTS

1. In alterations, repairs, and additions, UL Rated smoke alarms are required in each sleeping room, outside each separate sleeping area in the immediate vicinity of bedrooms, and at each additional floor or basement level. Smoke alarms may be battery operated and not interconnected.
2. In alterations, repairs, and additions of existing dwellings exceeding \$100,000, UL 368 carbon monoxide alarms are required in each permitted dwelling or sleeping units that have attached garages or fuel burning appliances. The carbon monoxide alarms may be battery operated and not interconnected.



Expiration Date : 06/30/2025

DESIGNED BY H.G.

DRAWN BY H.G.

SIGNATURE

REVISION # DATE

△

△

△

△

SCOPE OF WORK

PROPOSED DETACHED ADU

PROJECT ADDRESS:

125th street Los Angeles

DATE: 08/12/2023

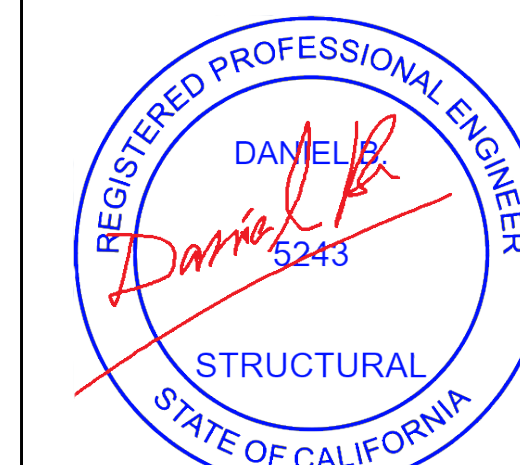
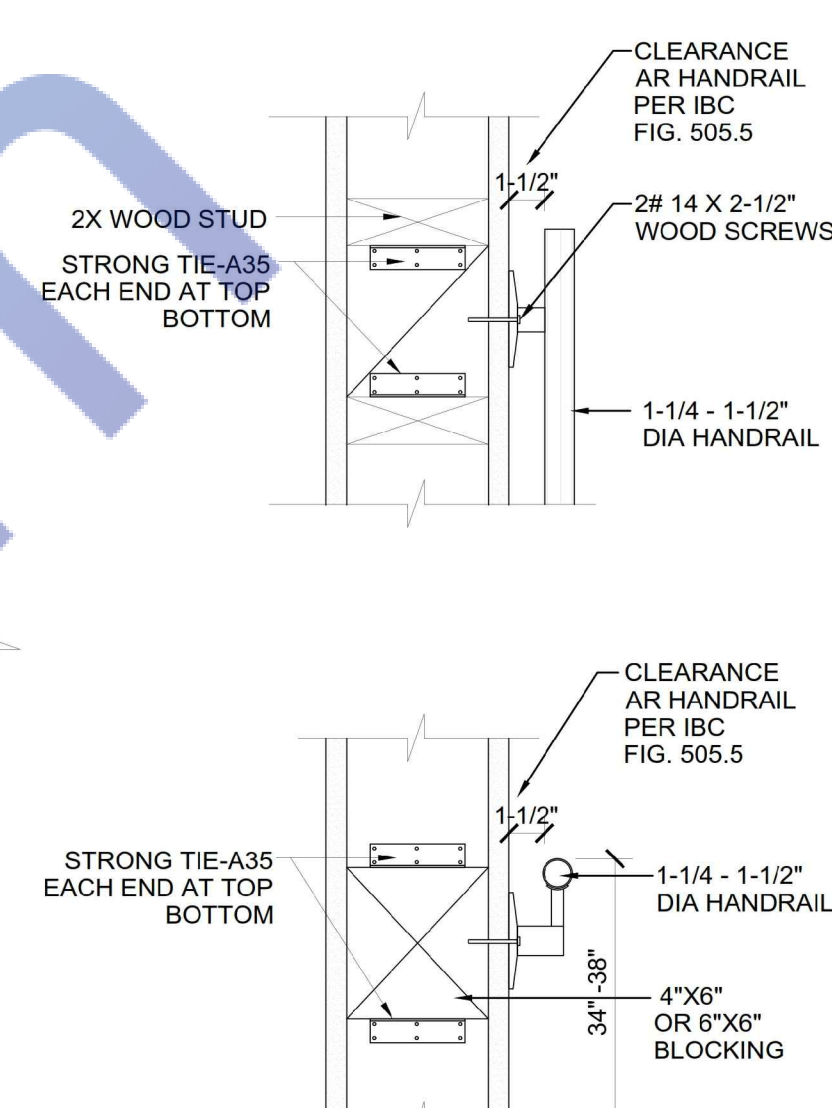
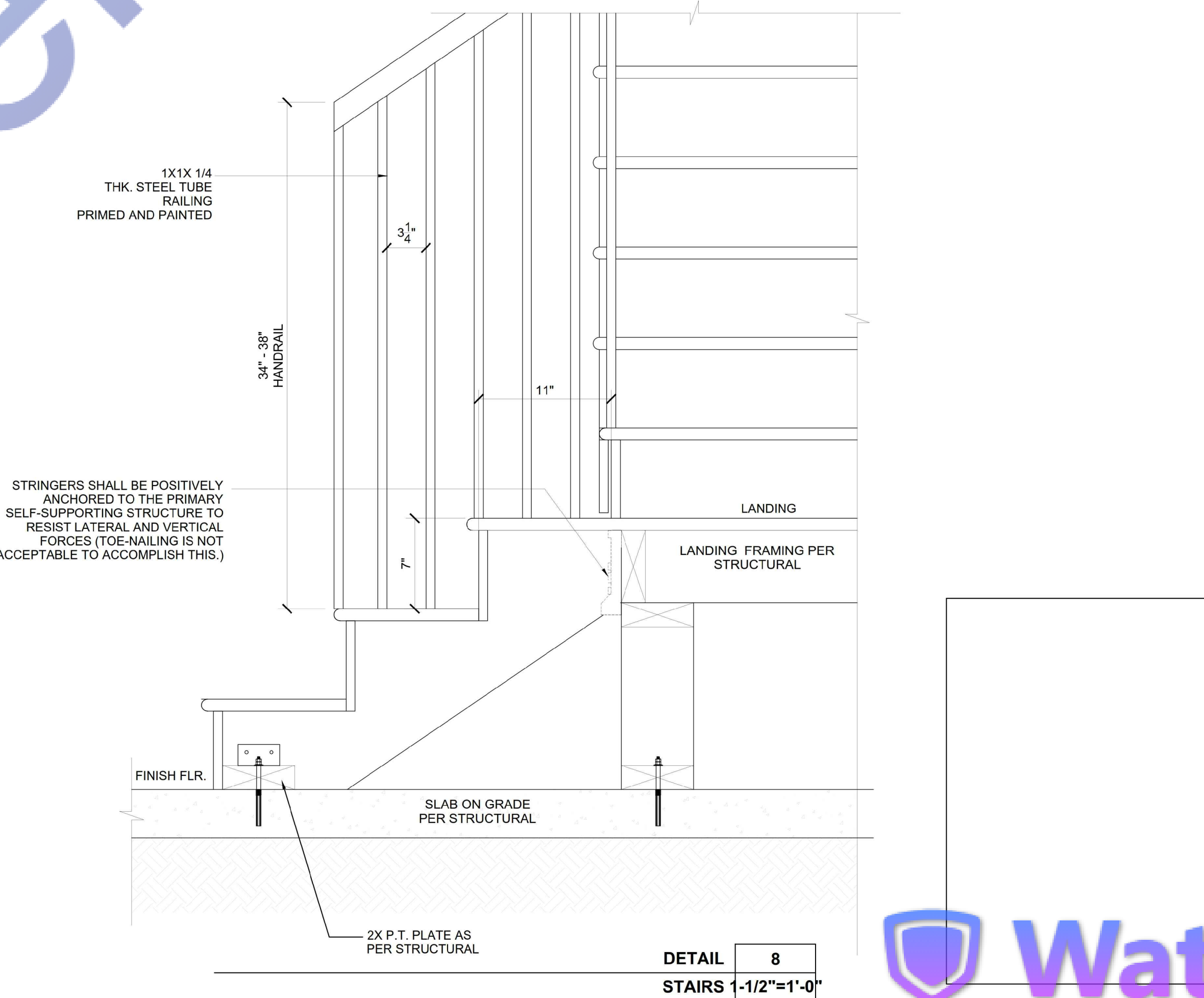
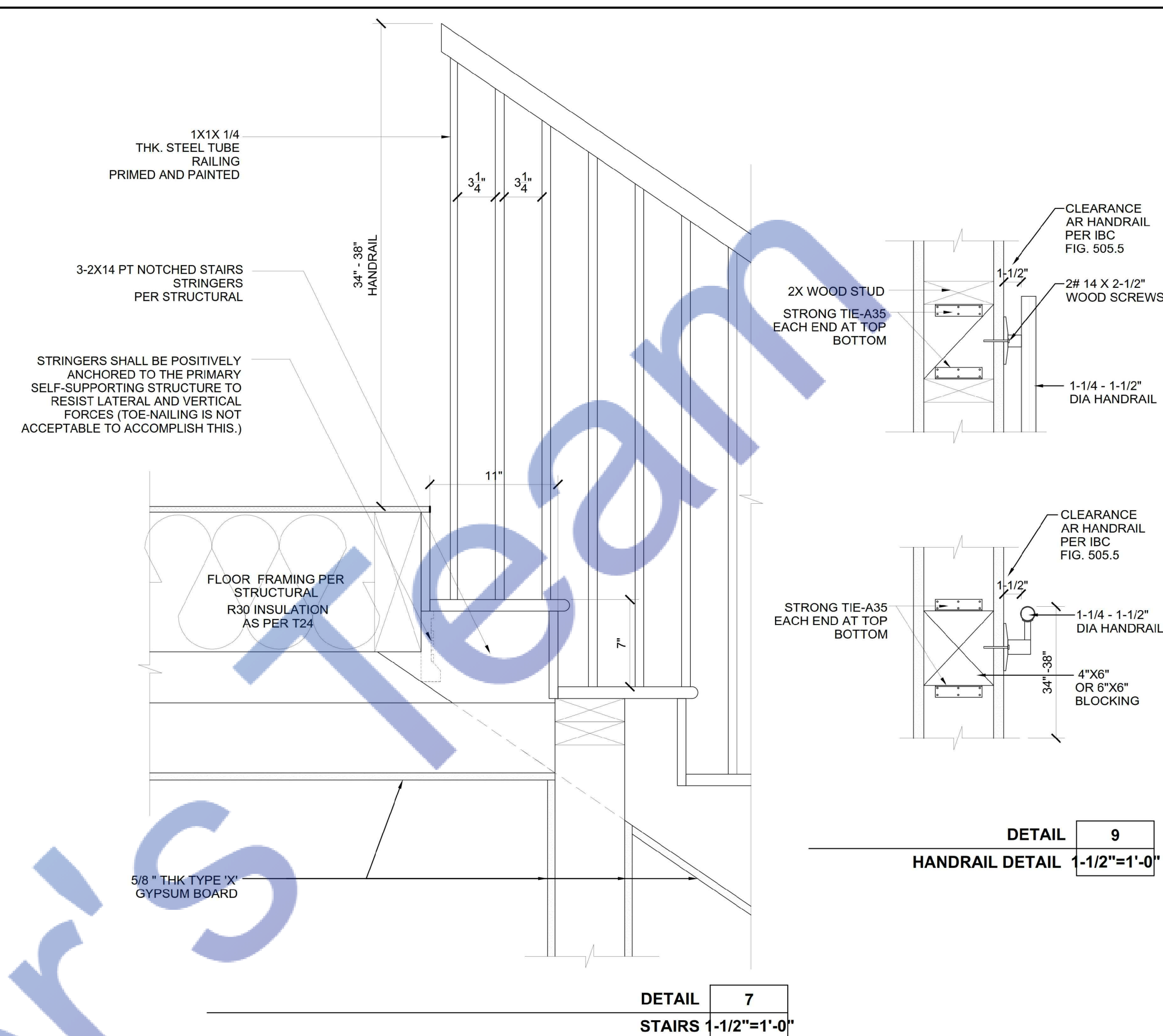
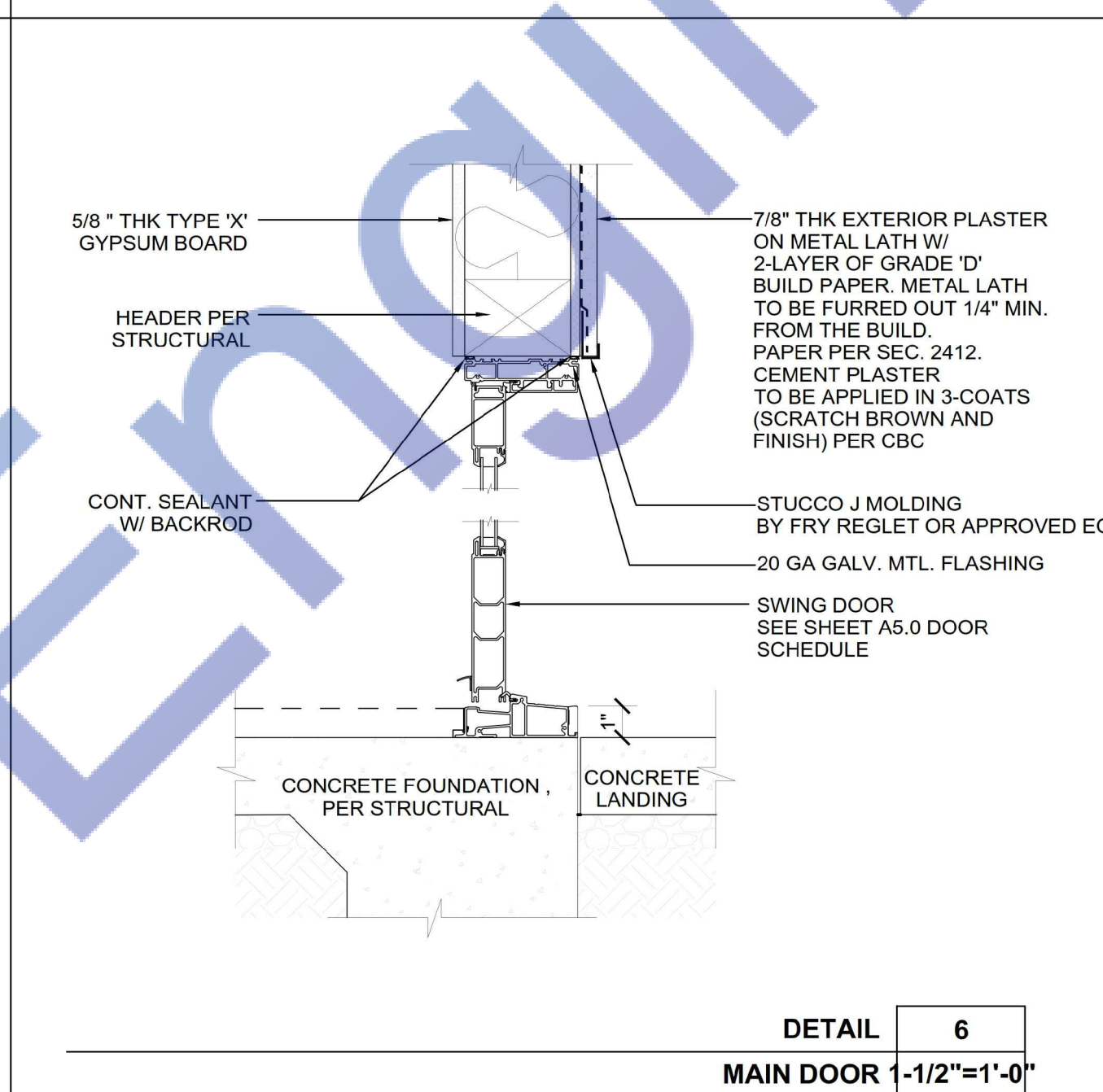
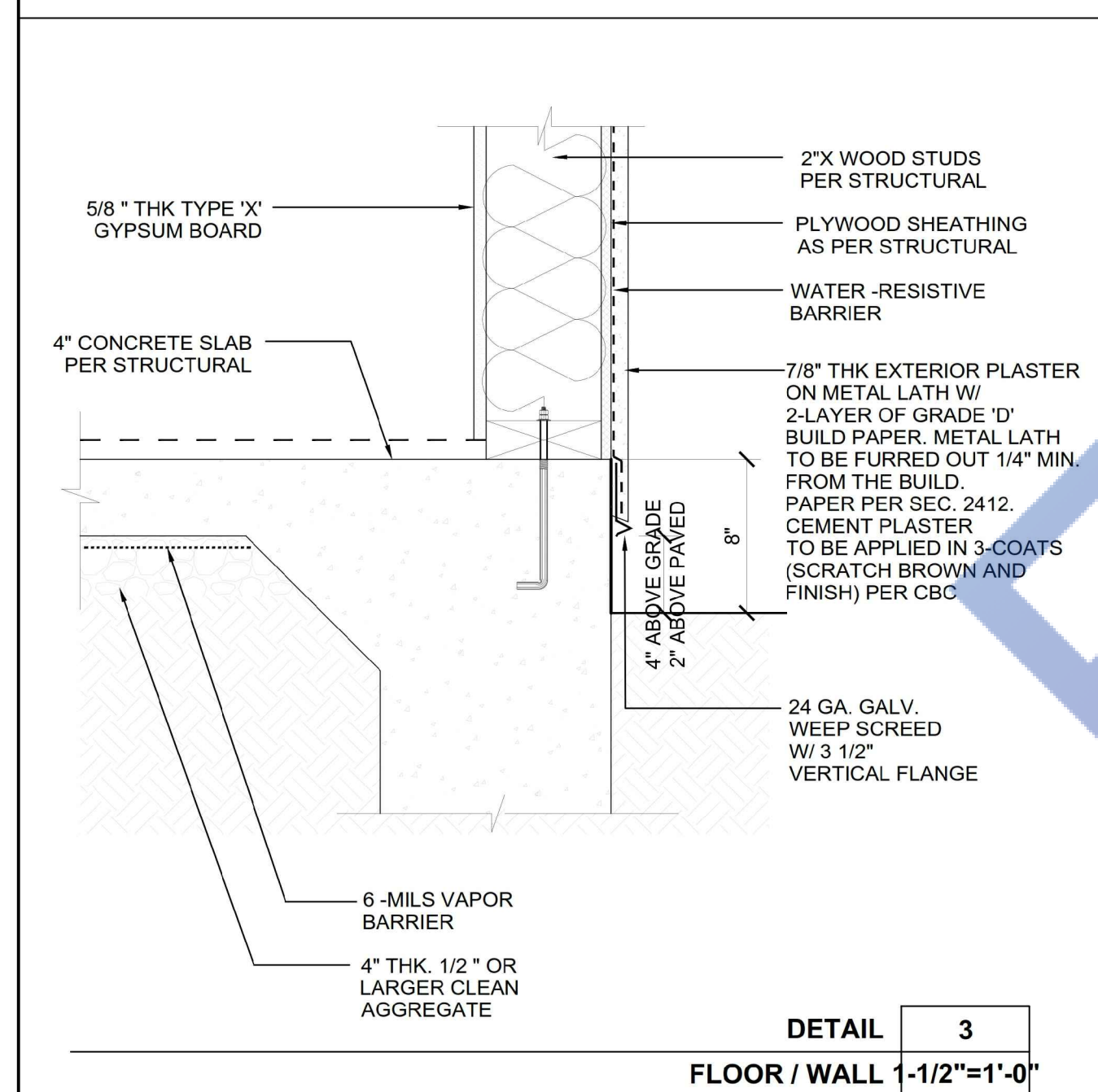
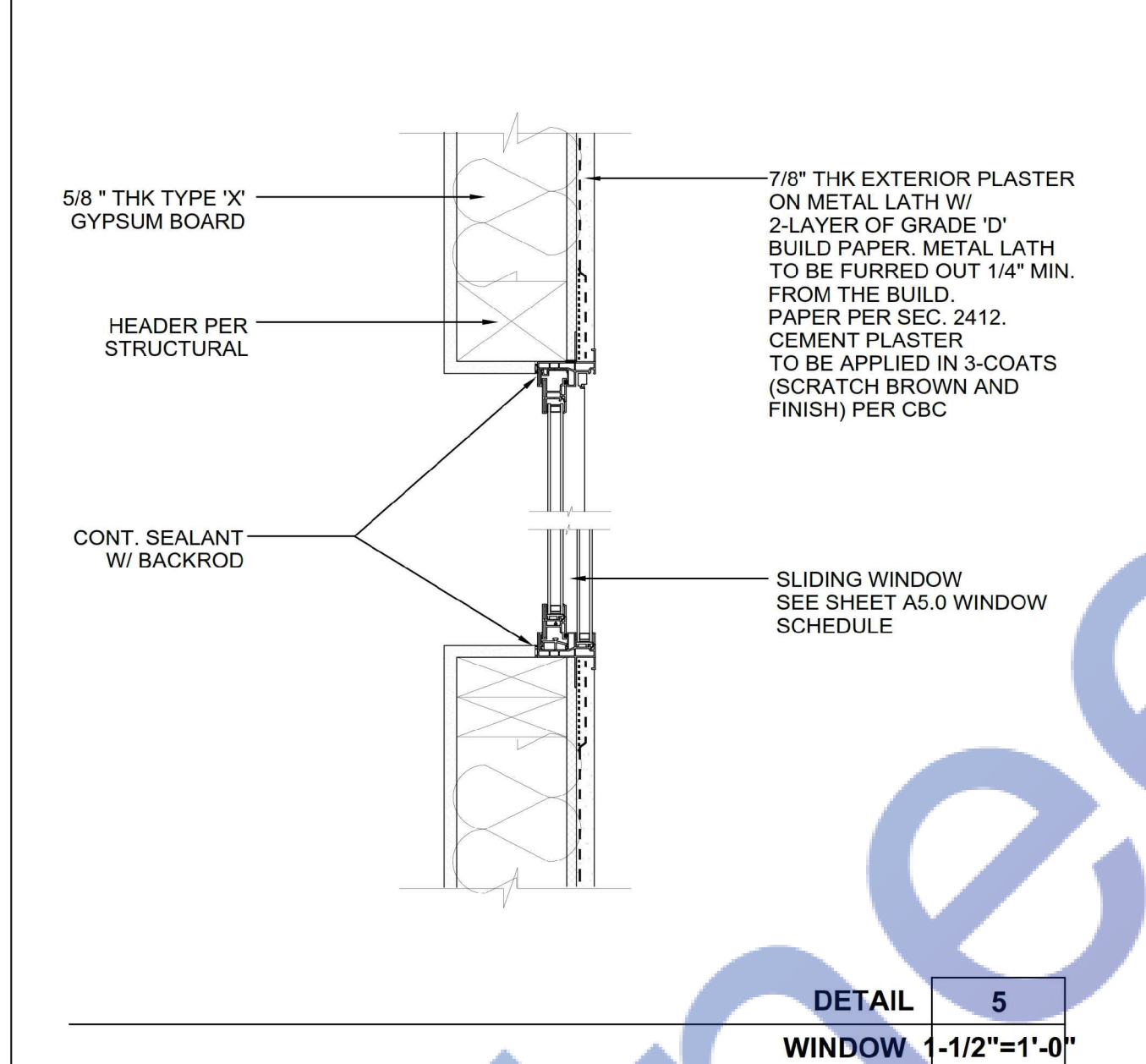
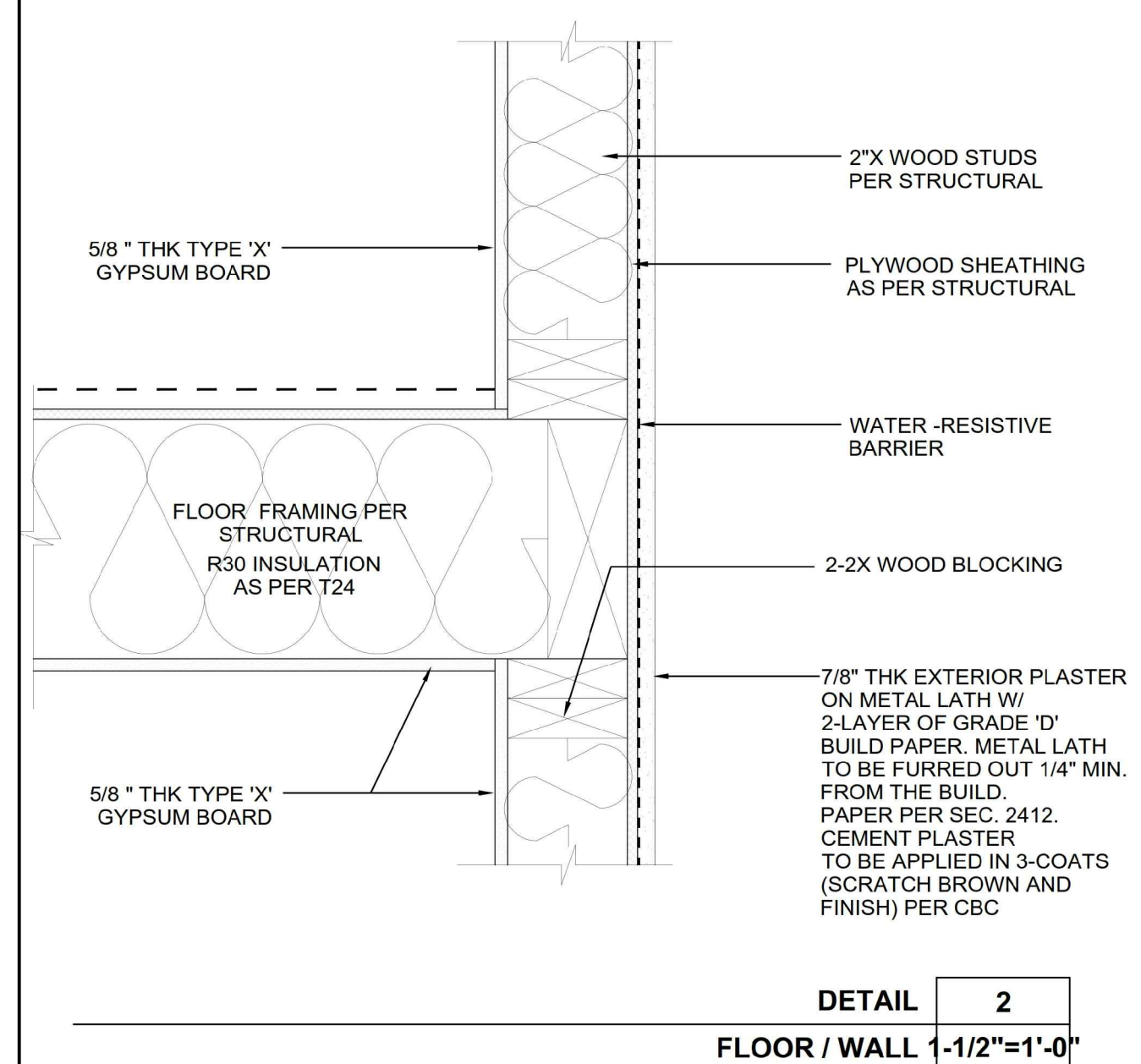
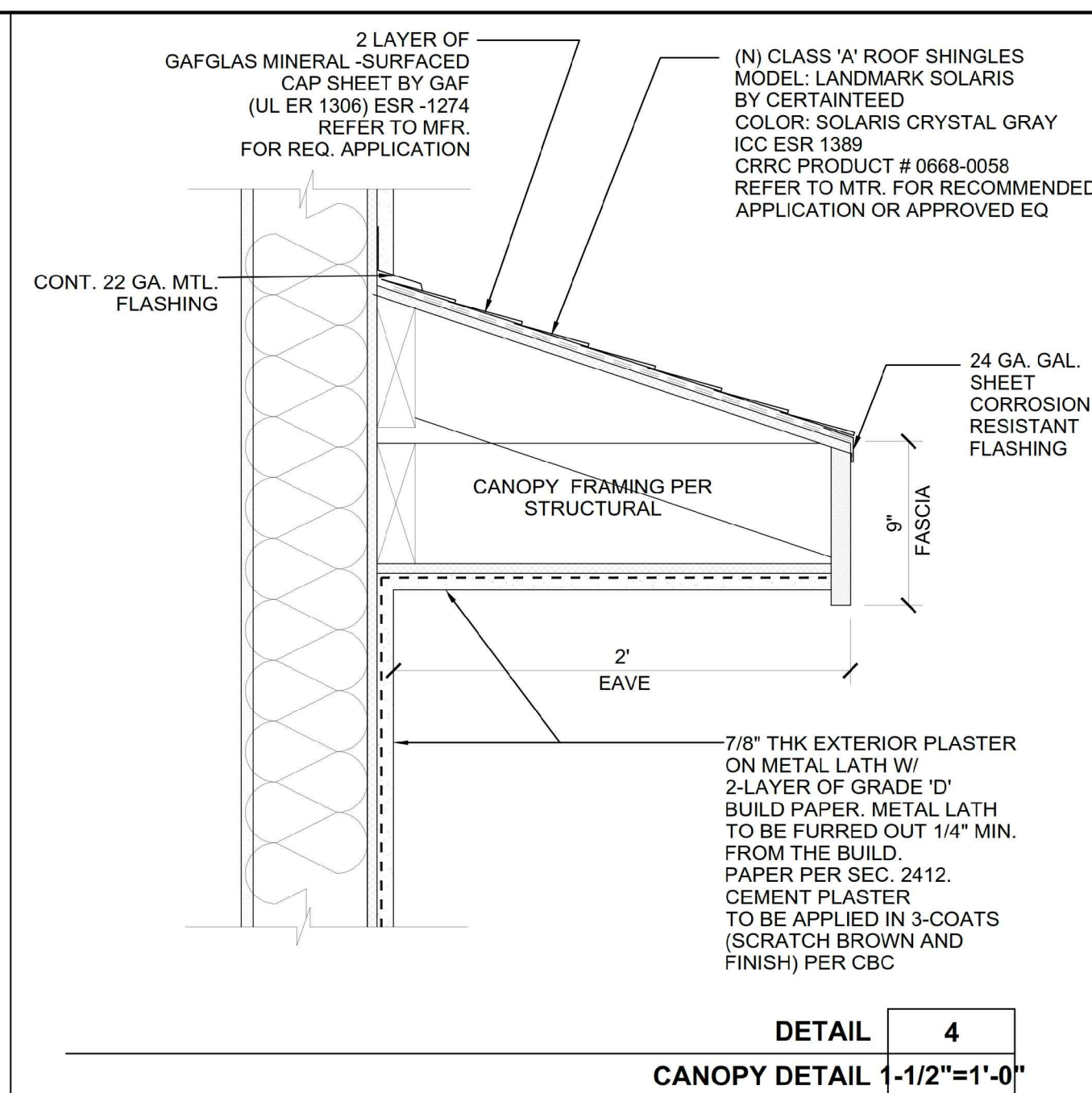
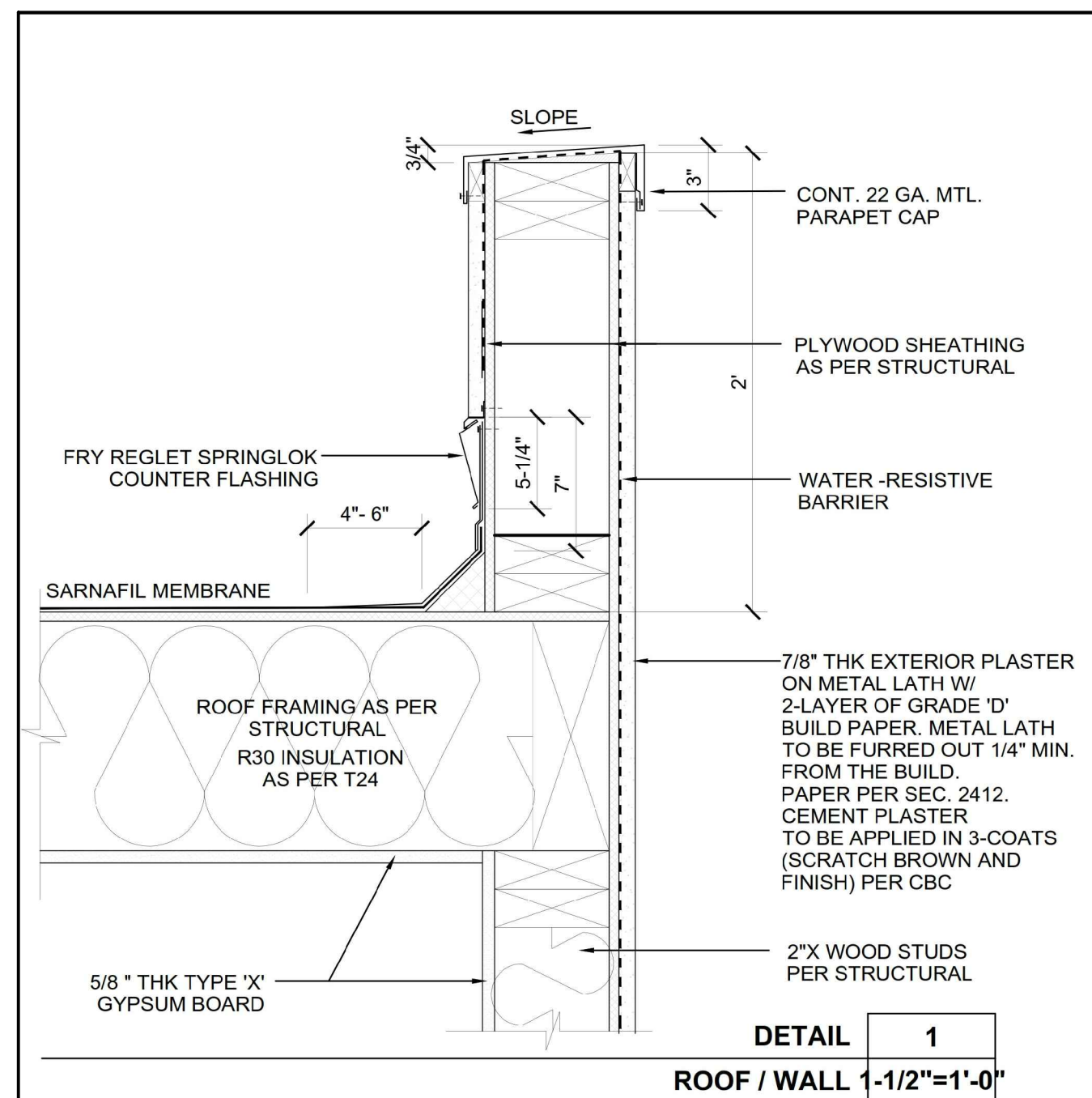
SHEET TITLE:

SCHEDULE OF DOORS & WINDOWS

SCALE AS NOTED

SHEET NUMBER:

A-5.00



Expiration Date : 06/30/2025

DESIGNED BY	H.G.
DRAWN BY	H.G.

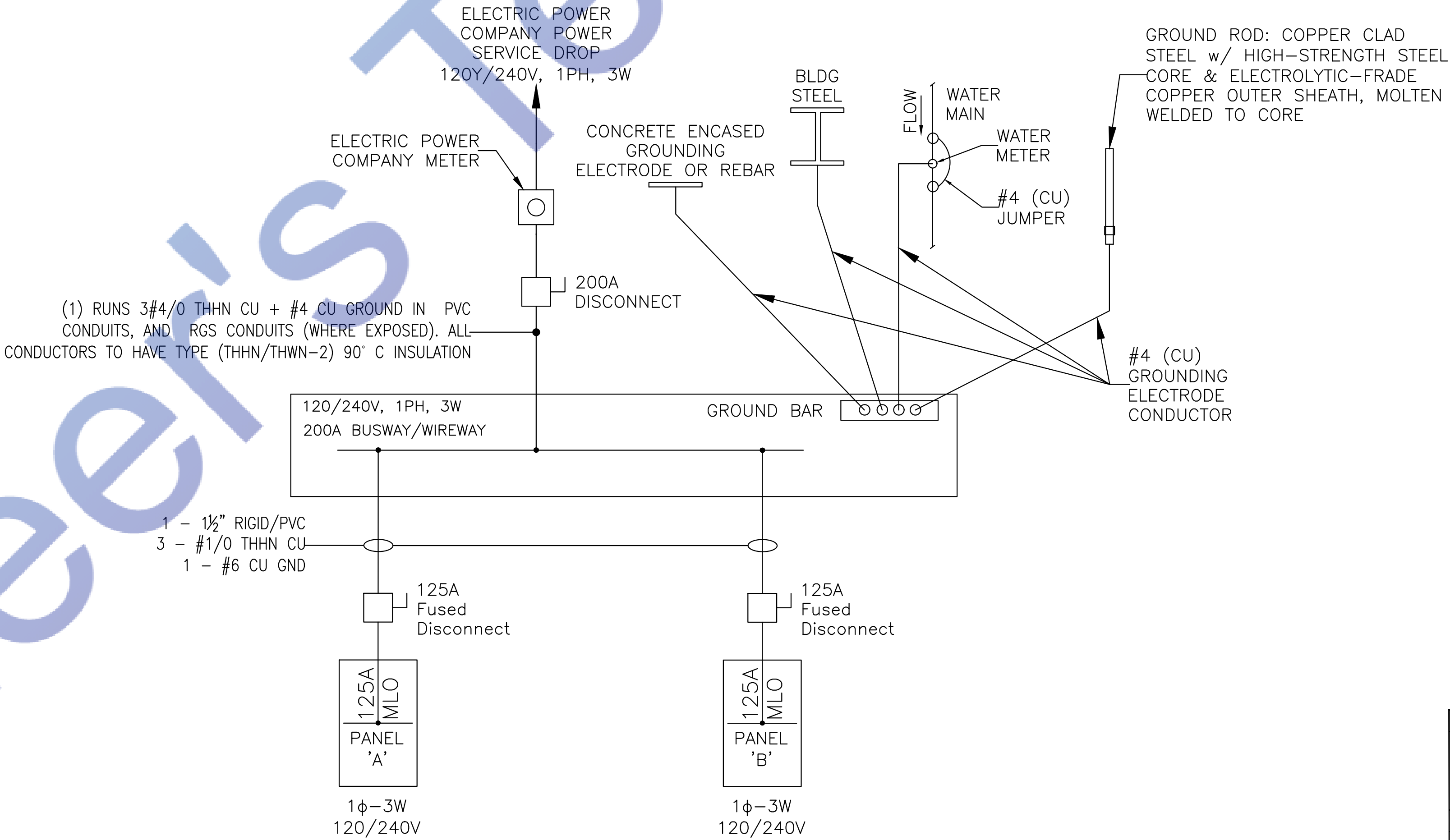
SIGNATURE	
-----------	--

REVISION #	DATE
------------	------

LIGHTING FIXTURE SCHEDULE W/ LEGENDS AND SYMBOLS					
SYMBOL	VOLTAGE	WATTS	LAMP	MOUNTING	REMARKS
	120V	18W	LED	CEILING RECESSED	WF6 – 6" WAFER–THIN LED DOWNLIGHT
	120V	42W	–	WALL/SURFACE	WALL MOUNTED LED LIGHT
	120V	9W	LED	WALL/SURFACE	2FT VANITY LIGHT FIXTURE

ELECTRICAL SYMBOLS:	
	1 WAY SWITCH
	2 WAY SWITCH
	DUPLEX WALL OUTLET
	SINGLE RECEPTACLE OUTLET
	FLUSH/SURFACE PANELBOARD
FIXTURE SUBSCRIPT LEGEND: GFI GROUND FAULT WP WEATHER PROOF	

WIRE AMPACITY CHART	
CURRENT	AWG
15 AMPS	#14
20 AMPS	#12
30 AMPS	#10
40 AMPS	#8
50 AMPS	#6



GENERAL NOTES

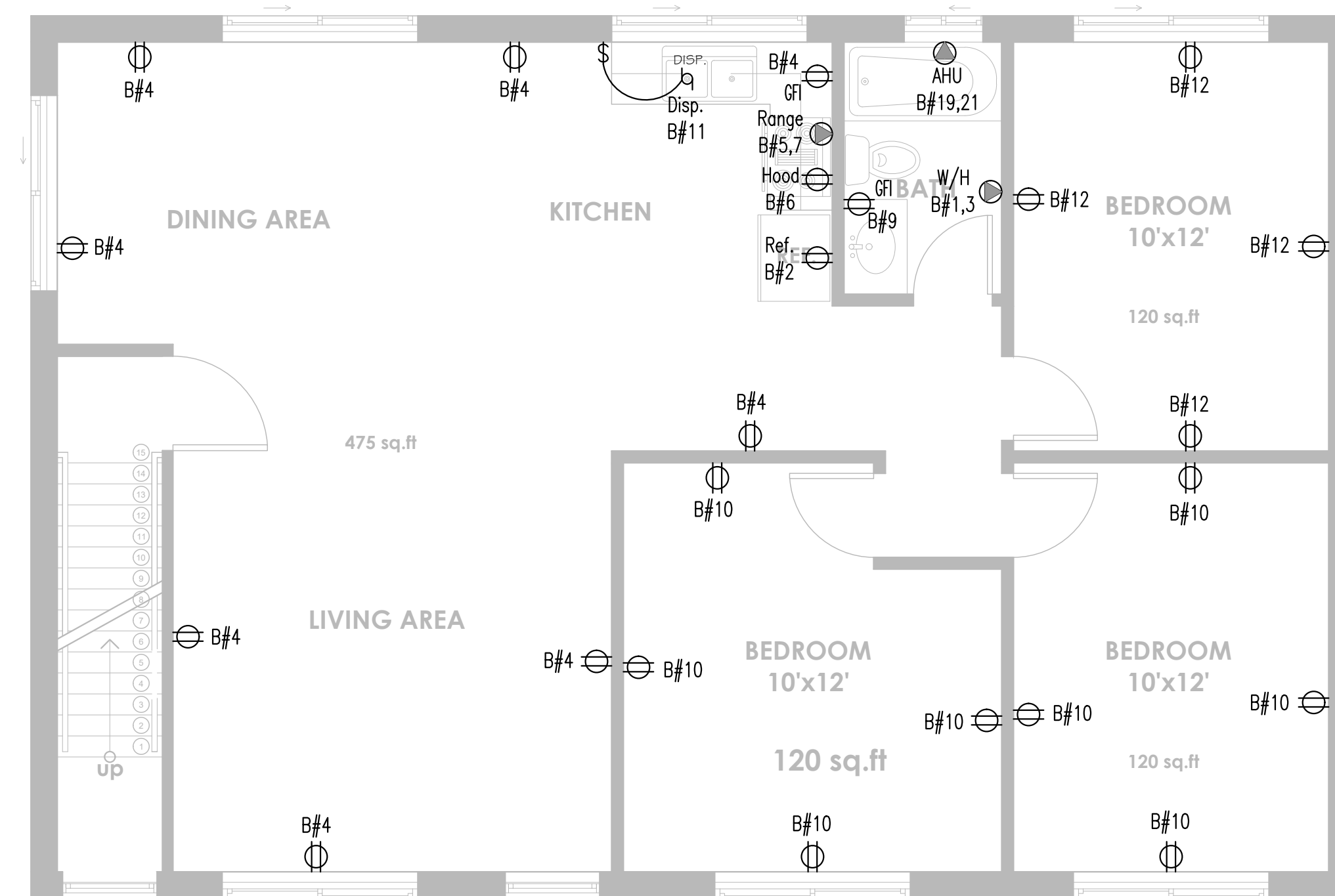
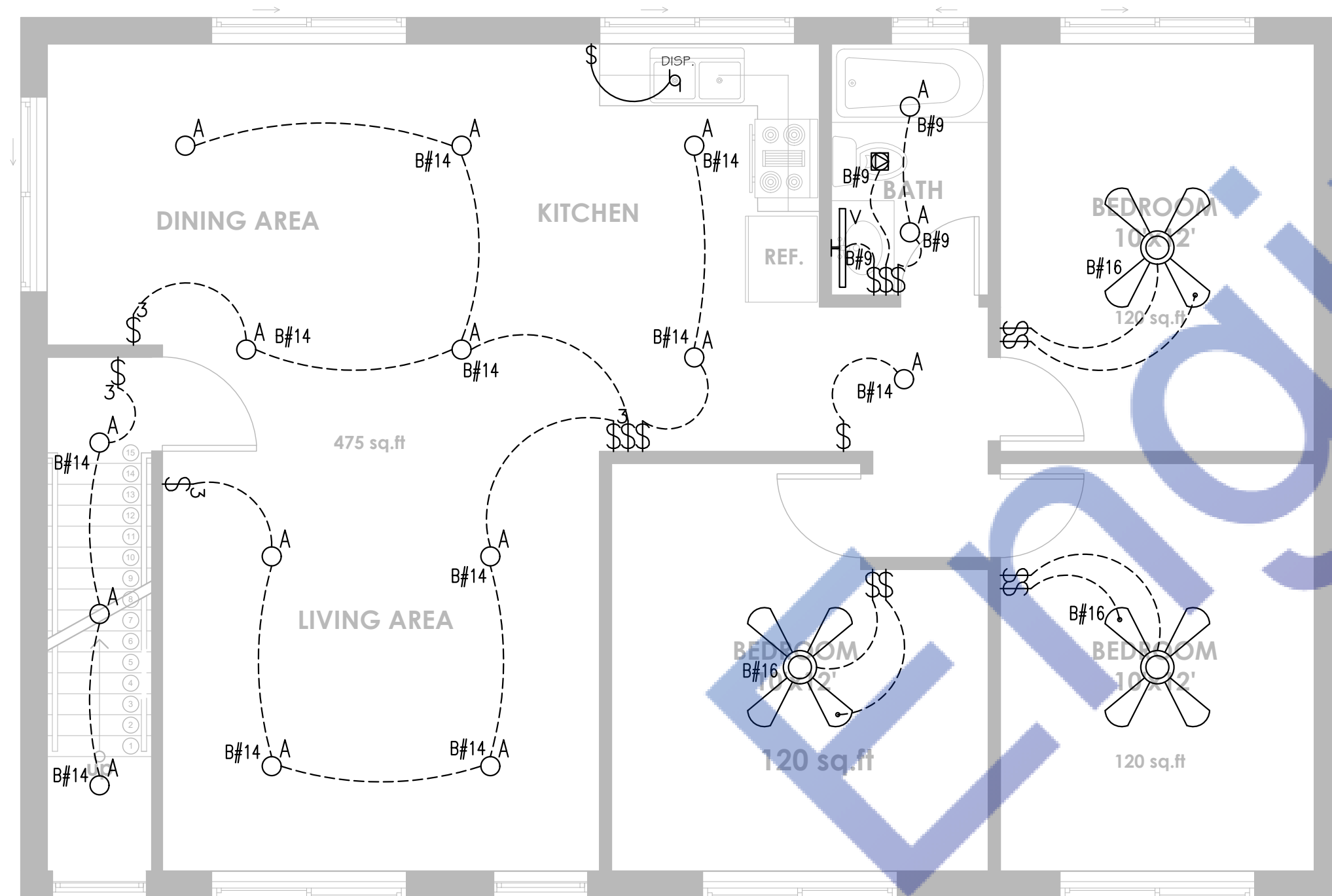
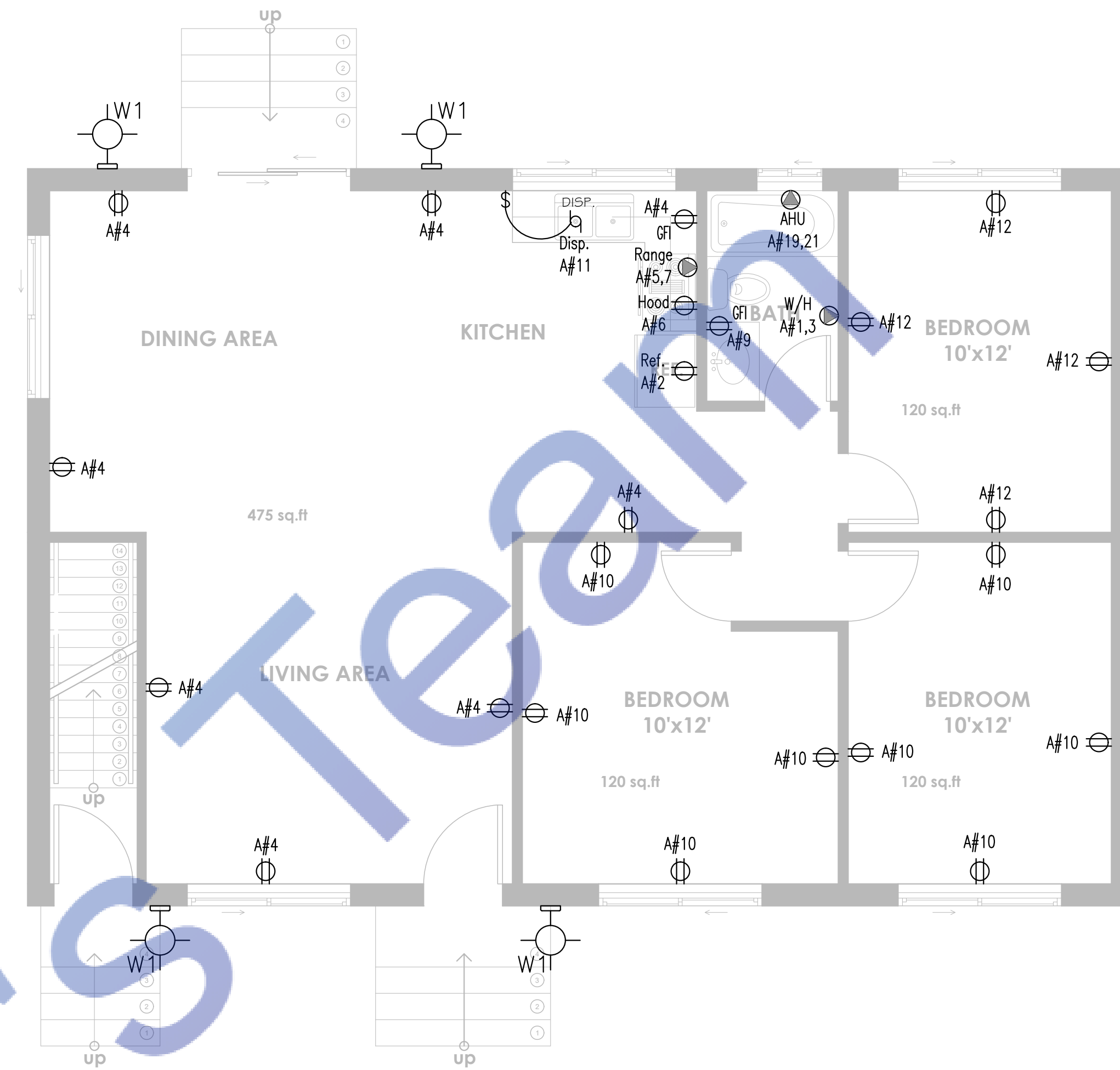
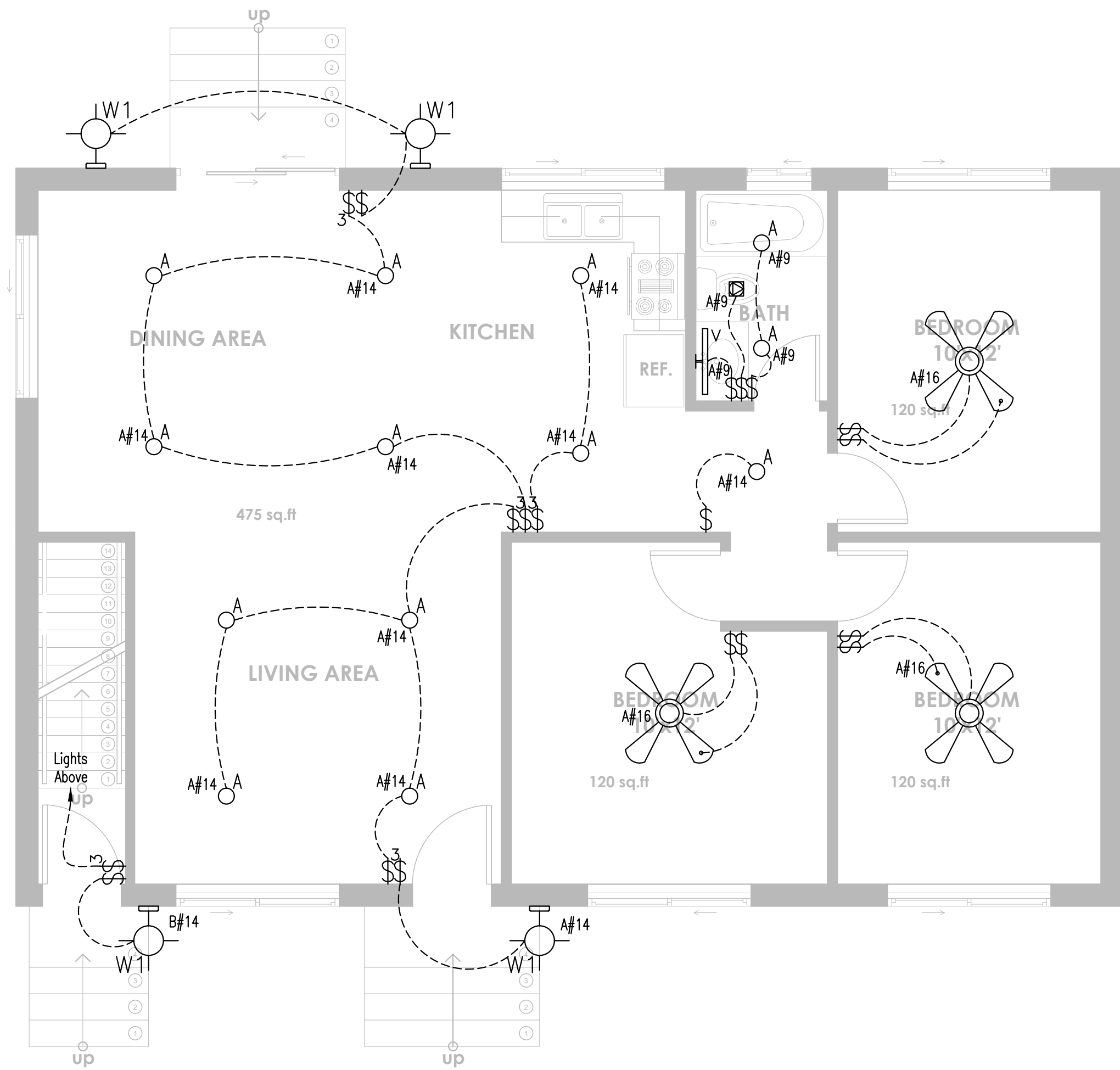
1. INSTALL LIGHT CONTROL ON STRIKE SIDE OF DOOR (UNLESS OTHERWISE NOTED).
2. COMBINE NO MORE THAN 6 CURRENT CARRYING CONDUCTORS IN ANY SINGLE HOME RUN FROM A PANEL.
3. PROVIDE CIRCUIT BREAKER FILLER, BLANK COVER PLATE, FOR ALL THE EMPTY SPACES WITHIN THE PANELBOARD.
4. PROVIDE BLANK COVER PLATE FOR ALL THE UNUSED JUNCTION OR DEVICE BOXES.
5. EACH SINGLE PHASE BRANCH CIRCUIT SHALL BE PROVIDED WITH PHASE, DEDICATED NEUTRAL AND GROUND CONDUCTOR.
6. ALL MOUNTING HEIGHTS INDICATED ARE TO BE CENTERLINE OF THE DEVICE BOX UNLESS OTHERWISE INDICATED.
(SWITCHES H=48", RECEPTACLES H=18")
7. COORDINATE WITH ARCHITECTURAL ELEVATION FOR EXACT MOUNTING HEIGHT.
8. FINAL CONNECTION TO ALL MOTORS OR VIBRATING EQUIPMENT SHALL BE WITH FLEXIBLE CONDUIT.
9. CONSULT LIGHTING FIXTURE TYPE WITH ARCHITECT OR THE INTERIOR DESIGNER BEFORE ANY INSTALLATION.
10. ALL SWITCHING TO BE CONVENTIONAL UNLESS OTHERWISE IS NOTED.
11. DIMENSIONS ARE TAKEN FROM THE CENTER OF THE OUTLET UNLESS OTHERWISE IS NOTED

1 ELECTRICAL SLD
E0.1 SCALE: NTS

NOTES:

1. ALL PANELBOARDS SUPPLIED BY A FEEDER CONDUCTOR SHALL BE MARKED (LABELED) TO INDICATE WHERE THE POWER SUPPLY FOR THE PANELBOARD ORIGINATES FROM IN ACCORDANCE WITH THE NEC 408.4(B).
2. POST AVAILABLE FAULT CURRENT RATINGS SHALL BE FIELD MARKED ON THE ELECTRICAL SERVICE EQUIPMENT IN THE FIELD PER CODE REQUIREMENTS AND SHALL MATCH OR EXCEED AVAILABLE SHORT CIRCUIT CURRENT FROM UTILITY CO
3. PROVIDE ARC–FAULT CIRCUIT INTERRUPTING BREAKER TO LIVING AREA RECEPTACLES
4. ALL HEATING, AIR CONDITIONING, AND REFRIGERATION UNITS SHALL HAVE 'HACR' RATED CIRCUIT BREAKER.
5. ALL NONLOCKING TYPE 125–VOLT, 15–AMP AND 20–AMP RECEPTACLES LOCATED IN DWELLING UNITS SHALL BE LISTED TAMPER–RESISTANT RECEPTACLES. ARTICLE 406.12 N.E.C.

PROJECT:				
–				
ADDRESS:				
–				
ISSUE	DATE	DESCRIPTION		
PROJECT INFORMATION BLOCK				
JOB #	08/08/2023			
DATE:	08/08/2023			
DRAWN BY:				
CHECKED BY:				
SCALE:	NTS			
SHEET TITLE: ELECTRICAL LEGEND, RISER & PANEL SCHEDULE				
ELECTRICAL LEGEND, RISER & PANEL SCHEDULE				
SHEET NUMBER: 1				
EXPIRATION DATE: 06/30/2025				



PROJECT:		
ADDRESS:		
ISSUE	DATE	DESCRIPTION
PROJECT INFORMATION BLOCK		
JOB #		
DATE: 08/08/2023		
DRAWN BY:		
CHECKED BY:		
SCALE: 1/4"=1'-0"		
SHEET NUMBER		
ELECTRICAL PLAN		
E1.2		
Expiration Date : 06/30/2025		



GENERAL REQUIREMENTS:

1. GENERAL AND SPECIAL CONDITIONS: GENERAL AND SPECIAL CONDITIONS ARE HEREBY MADE AN INTEGRAL PART OF THIS DIVIDOSN OF THE SPECIFICATIONS INSOFAR AS SAME ARE APPLICABLE TO THE WORK UNDER THIS DIVISION AND UNLESS OTHERWISE SPECIFIED.
2. SCOPE: PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR THE COMPLETION AND OPERATION OF ALL SYSTEMS IN THIS SECTION OF WORK.
3. CODE COMPLIANCE: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENTS, AND DEPARTMENT OF HEALTH APPLICABLE NATIONAL STATE, AND LOCAL CODES, LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK SHALL BE INCORPORATED INTO AND MADE A PART OF THESE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT/ENGINEER OF ANY WORK OR MATERIALS WHICH VIOLATE ANY OF THE ABOVE CODES, LAWS OR REGULATIONS, ANY WORK DONE BY THE CONTRACTOR'S EXPENSE AND AT NO NO EXPENSE TO THE OWNER.
4. PERMITS: APPLY FOR AND PAY FOR ALL NECESSARY PERMITS, FEES AND INSPECTIONS REQUIRED BY ANY PUBLIC AUTHORITY HAVING JURISDICTION.
5. WARRANTY: PROVIDE ALL MATERIALS AND EQUIPMENT UNDER THIS SECTION OF THE SPECIFICATION WITH A ONE YEAR WARRANTY FROM THE DATE OF ACCEPTANCE OF WORK BY THE OWNER
6. COORDINATION: VERIFY ALL ROUGHING-IN LOCATIONS AND COORDINATE PIPING AND EQUIPMENT LOCATIONS WITH WORK UNDER OTHER DIVISIONS OF THE SPECIFICATIONS TO AVOID CONFLICTS. CONTRACTOR MUST COORDINATE WITH OTHER TRADES FOR ALL STRUCTURES, PIPING, CONDUIT, DUCTWORK, LIGHTING,ETC. TO PROPERLY BE INSTALLED. ANY CONFLICTS SHALL BE RESOLVED AT NO EXPENSE TO THE OWNER. COORDINATE INSTALLATION OF ALL PLUMBING PIPING AT CMU WALLS SO THAT THE PIPING IS PLACED IN WALL DURING CMU WALL CONSTRUCTION. CUTTING AND PATCHING OF CMU WALLS IN PLACE WILL NOT BE PERMITTED.
7. PLUMBING SYSTEMS INCLUDE BUT ARE NOT LIMITED TO:

- PLUMBING FIXTURES AND EQUIPMENT

- FIRE STOPPING

- DOMESTIC WATER SYSTEM

- SANITARY WASTE AND VENT SYSTEM

FIXTURES:

1. PROVIDE COMPLETE FIXTURES AND INCLUDE SUPPLIES, STOPS, VALVES, FAUCETS, DRAINS, TRAPS, TAILPIECES, ESCUTHEONS. ETC. EXPOSED COPPER OR BRASS MATERIALS SHALL BE CHROME PLATED.
2. PROVIDE PERMANENTLY ATTACHED VACUUM BREAKERS FOR ALL FIXTURES TO WHICH HOSES MAY BE CONNECTED.
3. REFER TO ARCHITECTURAL DRAWING FOR MOUNTING HEIGHTS OF PLUMBING FIXTURES.

FIRE STOPPING:

1. FIRE STOP ALL PENERATION, BY PIPING OR CONDUITS OF FIRE RATED WALLS, FLOORS AND PARTIOTIONS. PROVIDE DEVICE(S) OR SYSTEM(S) WHICH AS BEEN TESTED AND LISTED AS COMPLYING WITH ASTM E-814 AND INSTALL IN ACCORDANCE WITH THE CONDITIONS OF THEIR LISTING. PROVIDE DEVICE(S) OR SYSTEM(S) WITH AN 'F' RATING EQUAL TO THE RATING OF THE ASSEMBLY BEING PENETRATED.

DOMESTIC WATER PIPING:

1. FURNISH AND INSTALL A COMPLETE SYSTEM OF DOMESTIC HOT AND COLD WATER FROM EXISTING SUPPLIES TO ALL FIXTURES AND/OR EQUIPMENT REQUIRING DOMESTIC WATER SUPPLIES. VERIFY LOCATION OF BEGINNING POINTS.
2. DOMESTIC WATER PIPING: cPVC
3. STERILIZE DOMESTIC WATER PIPING IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION'S SPECIFICATIONS AND LOCAL HEALTH DEPARTMENT REGULATIONS.
4. INSULATE DOMESTIC WATER PIPING ABOVE GRADE(EXCEPT EXPOSED CONNECTIONS TO PLUMBING FIXTURES) WITH ENGINEERED POLYMER FOAM INSULATION OR FIBERGLASS WITH FITTING INSERTS AND PVC COVERS. FOLLOW THIS SCHEDULE:

SERVICE	PIPE SIZE	INS. THICKNESS
DOMESTIC HOT WATER	1/2"	ALL
DOMESTIC HOT WATER		
CIRCULATION	1/2"	ALL
DOMESTIC COLD WATER	1/2"	ALL

5. DOMESTIC WATER PIPING INSULATION, JACKETS, COVERINGS, SEALERS, MASTICS AND ADHESIVE SHALL NOT EXCEED A FLAME SPREAD RATING OF 25 AND A SMOKE DEVELOPED RATING OF 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
6. ALL PIPE INSULATION SHALL RUN CONTINUOUSLY THROUGH FLOORS, WALLS AND PARTITIONS.
7. SHUT-OFF VALVES SHALL BE FULL PORT, BALL TYPE PROVIDE SHUT-OFF VALVES ON ALL BRANCH PIPING SERVING TWO OR MORE FIXTURES AND WHERE INDICATED ON THE DRAWINGS. INSTALL VALVES IN A LOCATION THAT PERMITS ACCESS FOR SERVICE AND OPERATION WITHOUT DAMAGE TO THE BUILDING OR FINISHED MATERIALS. PROVIDE ACCESS DOORS IF REQUIRED.
8. PROVIDE DRAIN VALVES IN THE DOMESTIC HOT AND COLD WATER PIPING AT ALL LOW POINTS TO ALLOW FOR COMPLETE DRAINAGE OF THE SYSTEMS.
9. PROTECT COPPER PIPING AGAINST CONTACT WITH DISSIMILAR METALS. ALL HANGERS, SUPPORTS, ANCHORS AND CLIPS SHALL BE COPPER OR COPPER-PLATED WHERE COPPER PIPING IS CARRIED ON IRON TRAPEZE HANGERS WITH OTHER PIPING PROVIDE A PERMANENT ELECTROLYTIC ISOLATION MATERIAL TO PREVENT CONTACT WITH OTHER METALS.
10. PROTECT COPPER PIPING AGAINST CONTACT WITH ALL MASONRY. WHERE COPPER PIPING IS SLEEVED THROUGH MASONRY, PROVIDE COPPER OR RED BRASS SLEEVES. WHERE COPPER PIPING IS CONCEALED IN OR AGAINST MASONRY PARTITIONS PROVIDE A HEAVY COATING OF ASPHALTIC ENAMEL ON THE COPPER PIPING AND 15# ASPHALT-SATURATED FELT BETWEEN THE PIPING AND THE MASONRY PARTITION.

PLUMBING PIPE MATERIALS SCHEDULE

PIPING SYSTEM	PIPING MATERIAL
SANITARY DRAIN AND VENTS (OUTSIDE PLENUM)	SCHEDULE 40 PVC (NEW PIPE WHERE NEEDED) <div>• EXISTING PIPE IS ABS</div>
DOMESTIC HOT & COLD WATER (IN CRAWL)	cPVC

WATER HEATER SCHEDULE

MARK	EQUIPMENT	MANUFACTURER & MODEL NO.	SPECIFICATION
WH-1	DOMESTIC WATER HEATER	RHEEM MARATHON, MODEL: MR20230	RHEEM MARATHON 30 GALLONS MODEL NO. MR30245C, 49" TANK HEIGHT, 21-5/8", 75lbs WEIGHT 4.5kW. 240V, 1PH 60HZ

PLUMBING FIXTURE SPECIFICATIONS AND CONNECTION SCHEDULE

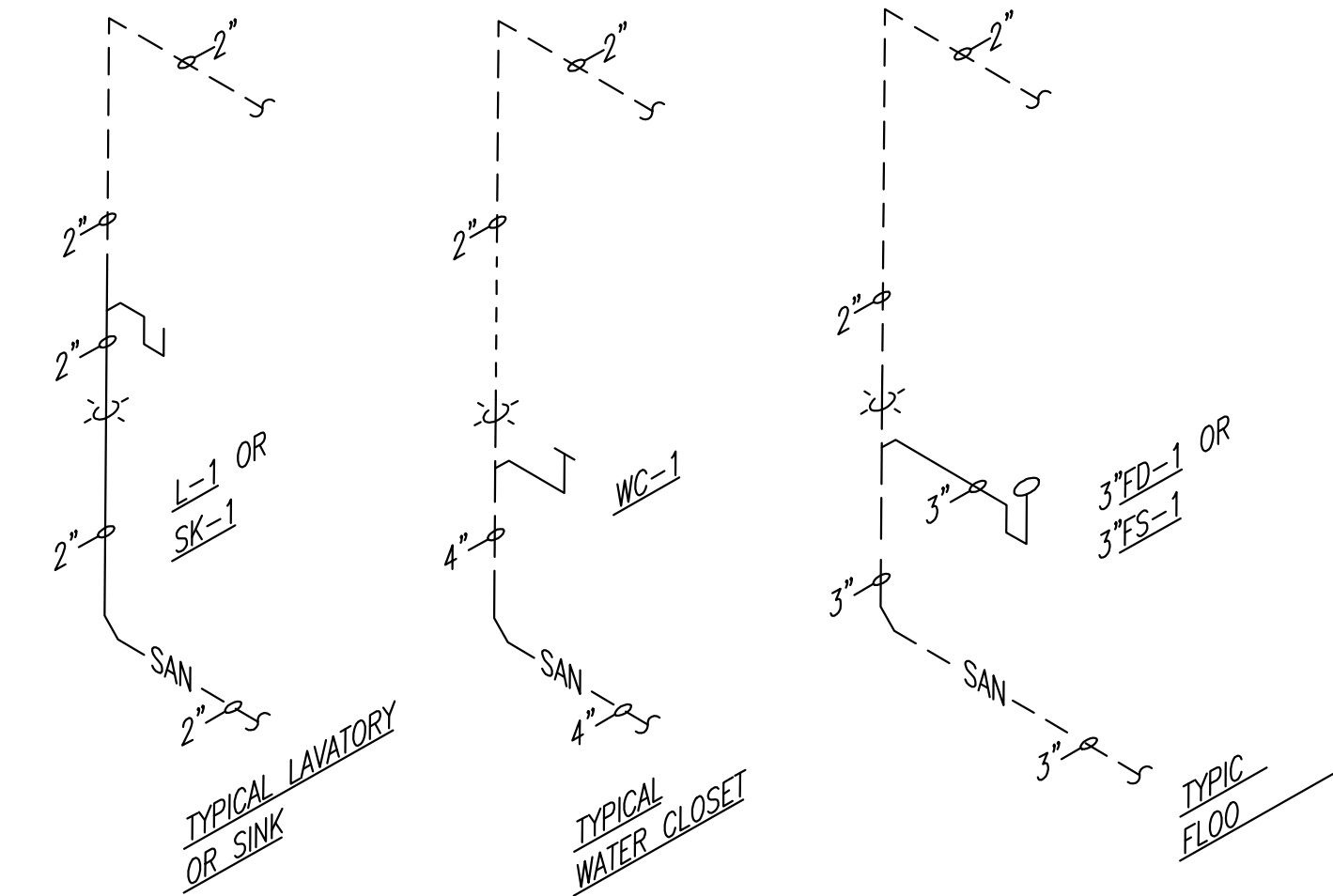
MARK	FIXTURE	TYPE	PIPE SIZES				SPECIFICATION
			SAN	VENT	CW	HW	
WC	WATER CLOSET	FLOOR MOUNTED FLUSH TANK	4"	2"	1/2"	-	ELONGATED BOWL. 7" VERTICAL ROUGH IN. WALL OUTLET. 1.28GPF FLUSH
LAV	LAVATORY	COUNTER MOUNTED	2"	2"	1/2"	1/2"	21-7/8" UNDERMOUNT. VITEROUS CHINA. MODEL NUMBER (FAUCET) 1.2GPM. WITH VANITY.

GENERAL NOTES

1. FIXTURES SHALL BE AS INDICATED OR APPROVED EQUAL.
2. ALL FIXTURES SHALL COMPLY WITH NBC 2012 TABLE 604.4.
3. ALL FIXTURE TRIM PACKAGES INCLUDING BUT NOT LIMITED TO TRAP, ANGLE STOP, FLUSH VALVE, SUPPLY TUBES, AND CLEANOUT COVER PLATES SHALL BE SAME FINISH AS THE ABOVE SPECIFIED FAUCET AND PER ARCHITECTURAL FINISH SCHEDULE.
4. ALL FIXTURES SHALL BE ROUGHED IN PER MANUFACTURER INSTRUCTIONS.
5. HOT WATER IS REQUIRED AT ALL SINKS.
6. VERIFY WATER SERVICE SIZE AND LOCATION.
7. VERIFY SANITARY SEWER SIZE AND LOCATION.

BACKFLOW PREVENTER SCHEDULE

FIXTURE SYMBOL	MANUFACTURER	MODEL NUMBER	LOCATION	
RPZ	WATTS SERIES	LF-009	INCOMING WATER PIPE- METER	LEAD FREE REDUCED PRESSUE ASSEMBLY WATTS SERIES LF-009



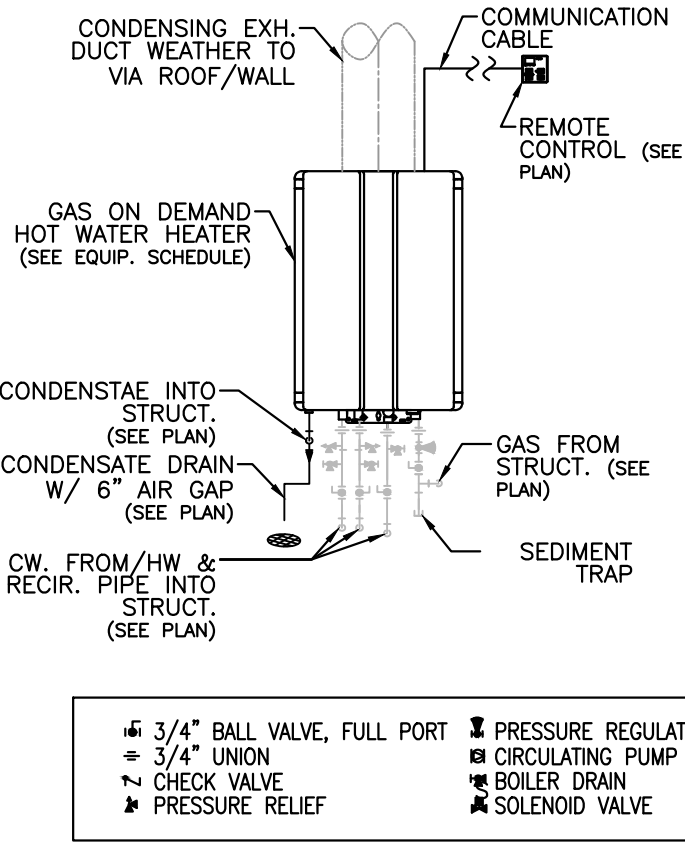
1

TYPICAL WASTE AND VENT RISERS

SCALE: NONE

LEGEND & SYMBOLS

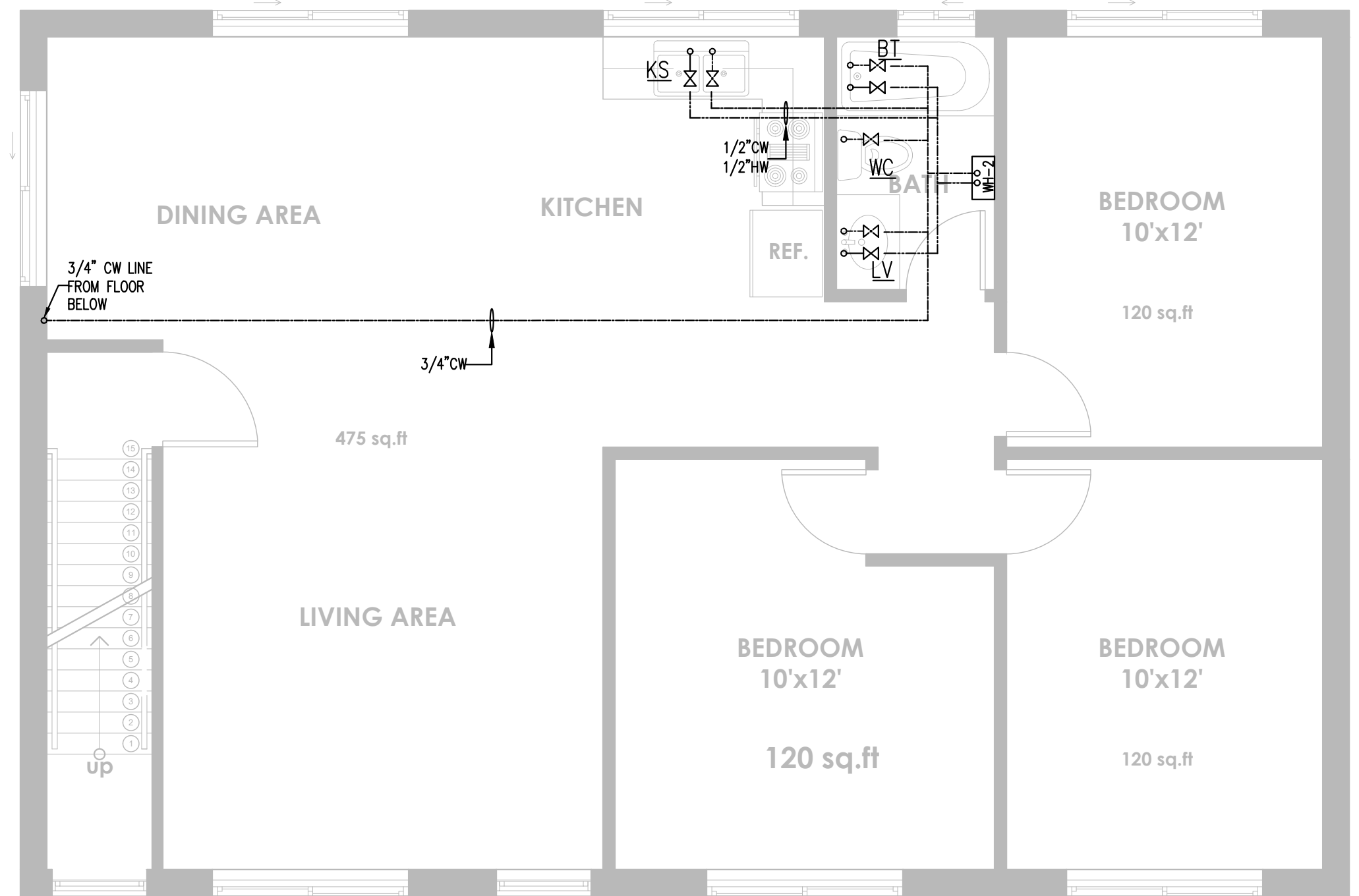
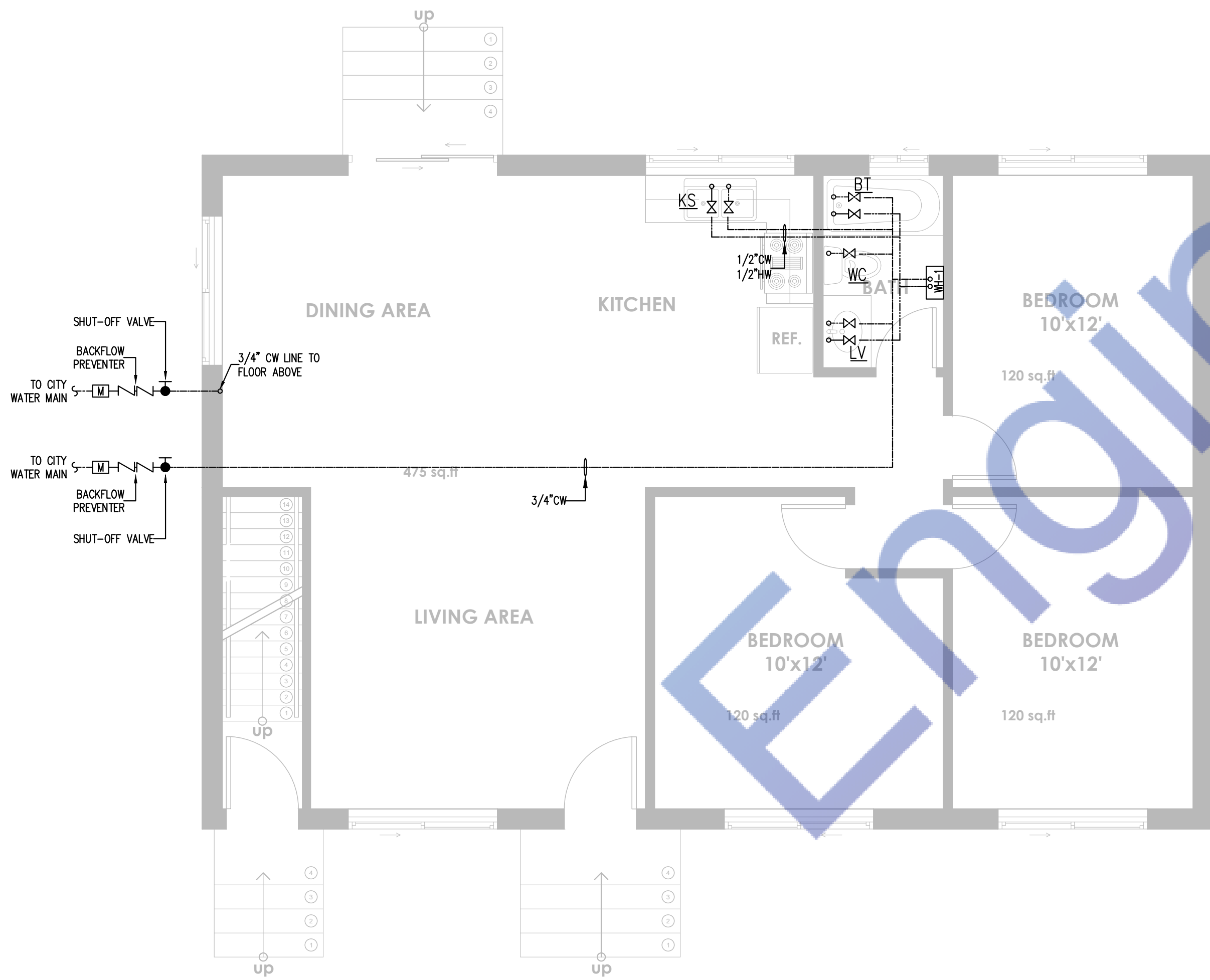
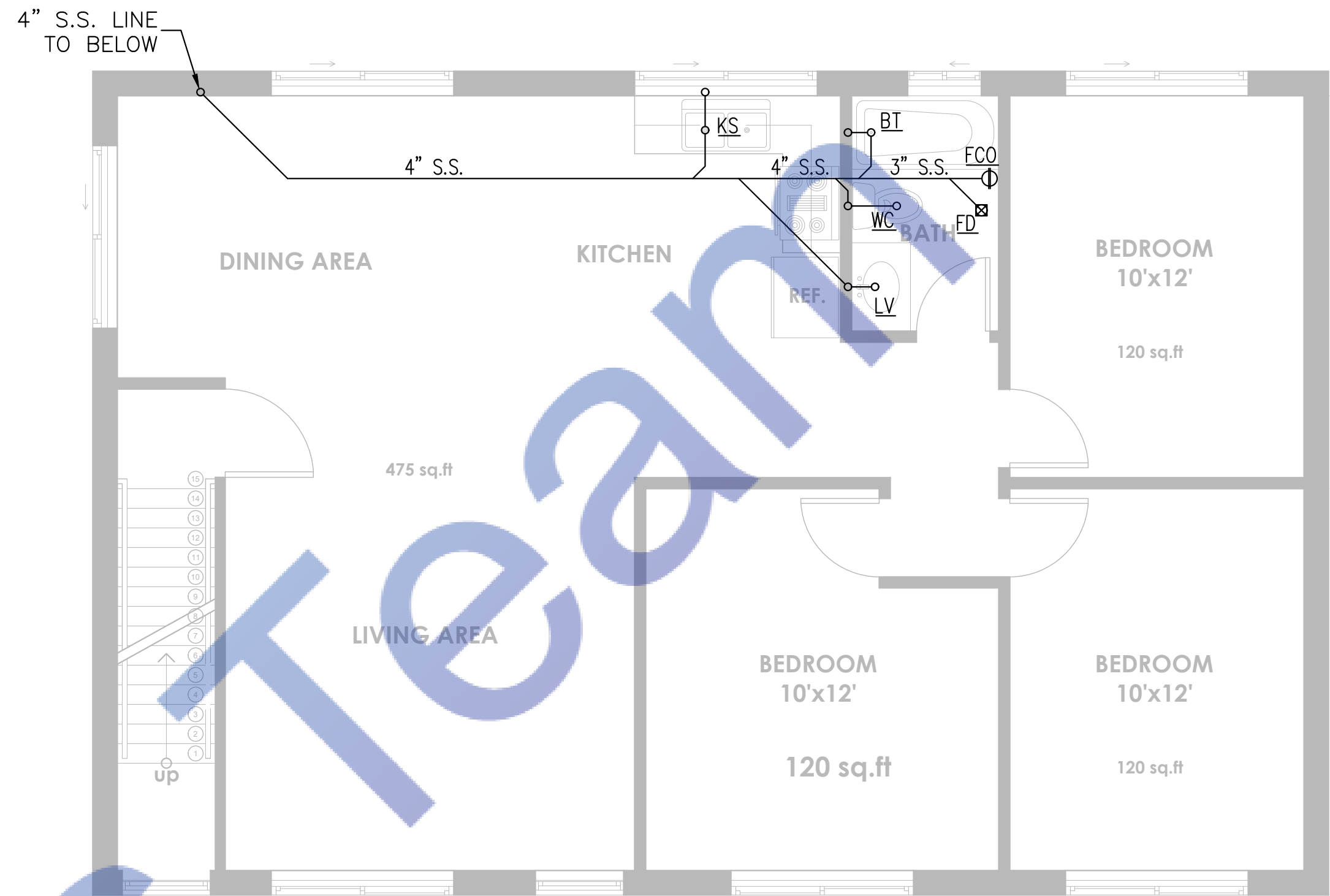
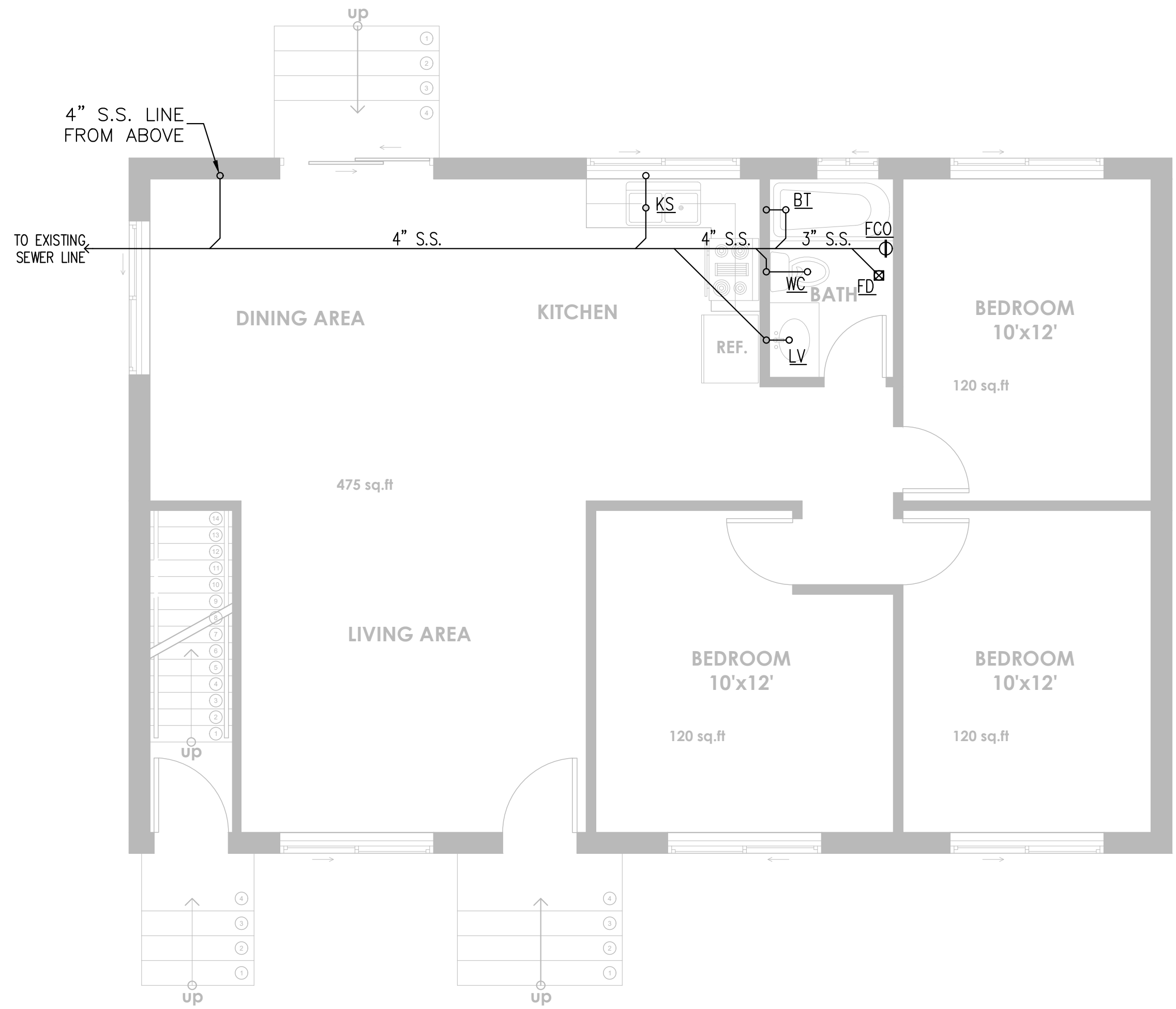
SYMBOLS	DESCRIPTION
-----	POTABLE WATER LINE
-----	HOT WATER LINE
-----	SEWER PIPE/WASTE PIPE
-----	VENT PIPE
⊠	FLOOR DRAIN
⊕	FLOOR CLEANOUT



ON DEMAND WATER HEATER, STAND ALONE
SCALE: N.T.S.


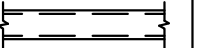
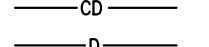
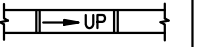
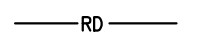
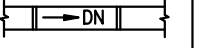
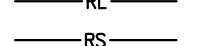
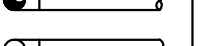
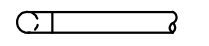
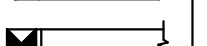
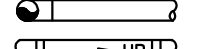
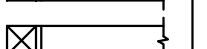
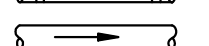
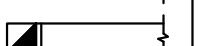

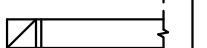
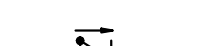
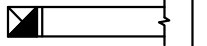

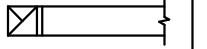

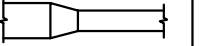


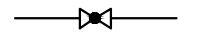


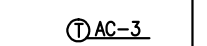
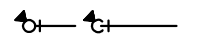

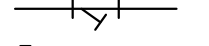


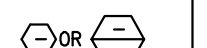
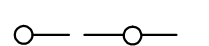



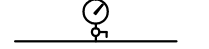

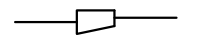

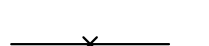
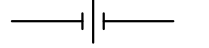
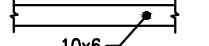
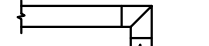
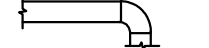
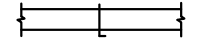
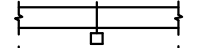
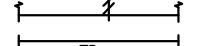
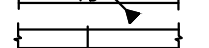

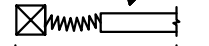

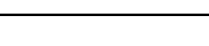


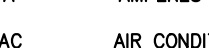


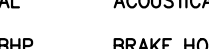

B2

PROJECT:		
-		
ADDRESS:		
-		
ISSUE	DATE	DESCRIPTION
PROJECT INFORMATION BLOCK		
JOB #		
DATE: 08/08/2023		
DRAWN BY:		
CHECKED BY:		
SCALE: NTS		
SHEET NUMBER		
REGISTERED PROFESSIONAL ENGINEER		
DANIEL B. PLUMBING DETAILS		
SHEET NUMBER		
STATE OF CALIFORNIA		
P1.1		
Expiration Date : 06/30/2025		



PROJECT:		
ADDRESS:		
ISSUE	DATE	DESCRIPTION
PROJECT INFORMATION BLOCK		
JOB #		
DATE: 08/08/2023		
DRAWN BY:		
CHECKED BY:		
SCALE: 1/2"=1'-0"		
SHEET NUMBER		
PLUMBING LAYOUT		
P1.2		
Expiration Date: 08/30/2025		



MECHANICAL LEGEND					
SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
		COORDINATE WITH ELECTRICAL			LINED DUCTWORK (OR PLENUM)
	CD	CONDENSATE DRAIN (A.C.)			DUCT RISE IN DIRECTION OF FLOW
	D	DRAIN			DUCT DROP IN DIRECTION OF FLOW
	RD	REFRIGERANT DISCHARGE			ROUND DUCT UP
	RL	REFRIGERANT LIQUID			ROUND DUCT DOWN
	RS	REFRIGERANT SUCTION			SUPPLY DUCT UP
		PIPE DOWN			SUPPLY DUCT DOWN
		PIPE UP		RA/OA	RETURN AIR DUCT/OUTSIDE AIR DUCT UP
		PIPE RISE (OR DN. FOR DROP)			RETURN AIR DUCT/OUTSIDE AIR DUCT DOWN
		DIRECTION OF FLOW IN PIPE			EXHAUST AIR DUCT UP
	AV	AIR VENT (VALVE)			EXHAUST AIR DUCT DOWN
	CHV	CHECK VALVE			DUCT TRANSITION
	CV (2W)	CONTROL VALVE (2-WAY)		CD	CEILING DIFFUSER
	CV (3W)	CONTROL VALVE (3-WAY)		RR	RETURN REGISTER
	FCD	AUTOMATIC FLOW CONTROL DEVICE		ER	EXHAUST REGISTER
	SOV	SHUT OFF VALVE		T'STAT	THERMOSTAT OR TEMPERATURE SENSOR (NUMBER INDICATES EQUIPMENT OR ZONE SERVED)
	BV	GLOBE/BALL/BUTTERFLY VALVE		H'STAT	HUMIDISTAT
	FEV	COMBINATION BALANCING & SHUT-OFF VALVE			CARBON DIOXIDE SENSOR
		FLOW ELEMENT VENTURI		CFM	CUBIC FEET PER MINUTE
		VALVE ON RISE OR DROP			SYMBOL, SEE EQUIPMENT SCHEDULE
	STR.	STRAINER			
	CL	CAPPED LINE			
	DN.	DOWN OR DROP			
	UP	RISE OR RISER			
	RV	PRESSURE RELIEF VALVE			
	PG	PRESSURE GAUGE WITH BALL VALVE			
	R.	ECCENTRIC REDUCER			
	R.	CONCENTRIC REDUCER			
	FC	FLEXIBLE CONNECTION (PIPE)			
	PA	PIPE ANCHOR			
	U	UNION			
		DUCTWORK (1ST NUMBER INDICATES WIDTH SHOWN), NET INSIDE DIMENSION			
	TV	SQUARE ELBOW WITH TURNING VANES			
		RADIUS ELBOW			
	MVD	MANUAL VOLUME DAMPER			
	MOD	MOTOR OPERATED DAMPER			
	BDD	BACKDRAFT DAMPER			
	FD	FIRE DAMPER			
	SD	DUCT MOUNTED SMOKE DETECTOR			
	SFD	AUTOMATIC SMOKE AND FIRE DAMPER			
	FLEX	FLEXIBLE CONNECTION (DUCTWORK)			
	FLEX	FLEXIBLE CONNECTION OR SEISMIC JOINT			

HVAC ABBREVIATIONS			
A	AMPERES	HZ	FREQUENCY
AC	AIR CONDITIONING	IN	INCH OR INCHES
AD	ACCESS DOOR	KW	KILOWATT
AFF	ABOVE FINISHED FLOOR	LG	LENGTH
AL	ACOUSTICAL LINING	LAT	LEAVING AIR TEMPERATURE
BHP	BRAKE HORSEPOWER	LBS	POUNDS
BTU	BRITISH THERMAL UNIT	LDB	LEAVING DRY BULB TEMPERATURE
BTUH	BTU PER HOUR	LIN FT	LINEAR FEET
CD	CEILING DIFFUSER	LWB	LEAVING WET BULB TEMPERATURE
CFM	CUBIC FEET PER MINUTE	MAX	MAXIMUM
CG	CEILING GRILLE	MBH	THOUSAND BTU PER HOUR
CLG	CEILING	MHP	MOTOR HORSEPOWER
COMPR	COMPRESSOR	MIN	MINIMUM
CR	CEILING REGISTER	NIC	NOT IN CONTRACT
DB	DRY BULB	NO.	NUMBER
DIAM	DIAMETER	NTS	NOT TO SCALE
DN	DOWN	RA	RETURN AIR
DWG	DRAWING	RM	ROOM
DX	DIRECT EXPANSION	RPM	REVOLUTIONS PER MINUTE
EAT	ENTERING AIR TEMPERATURE	SP	STATIC PRESSURE
EDB	ENTERING DRY BULB TEMPERATURE	SPEC	SPECIFICATION
EF	EXHAUST FAN	TEMP	TEMPERATURE
EWB	ENTERING WET BULB	TG	TOP GRILLE
EWT	ENTERING WATER TEMPERATURE	TV	TURNING VANES
F	DEGREES FAHRENHEIT	TYP	TYPICAL
FC	FLEXIBLE CONNECTION	W	WIDTH
FD	FIRE DAMPER	W/	WITH
FIN FL	FINISHED FLOOR	W/O	WITHOUT
FLA	FULL LOAD AMPERES	WB	WET BULB
FPM	FEET PER MINUTE	WMS	WIRE MESH SCREEN
FT	FEET	SG	SUPPLY GRILLE
HD	HEAD	RG	RETURN GRILLE
HR	HOUR	SP	SMOKE PURGE
MAU	MAKE UP AIR UNIT		

AC EQUIPMENT SCHEDULE																											
DWG TAG	NOM. TON.	QTY	MNF. OR EQUAL	MODEL OR EQUAL	BTU/H			HEAT TYPE	SYSTEM SEER	CFM			FAN STATIC (IN. W.G.)	VAPOR/LIQUID PIPE CONNECT SIZE (IN. ACR)	V/PH/HZ	COMPRESSOR			CONDENSER FAN		INDOOR FAN		ELECT. HEAT LOAD (KW)	CONDENSING UNIT		AIR HANDER UNIT	
					TOTAL COOL	SENSIBLE COOL	HEAT			SUPPLY AIR	RETURN AIR	OUTDOOR AIR				QTY	FLA	LRA	QTY	FLA	HP	FLA		MCA	MAX FUSE	MCA	MAX FUSE
AHU-1 & 2 HP-1 & 2	3.0	2 2	LENNOX *	CBX32MW-036 XP25-036-230	34,400	27,520	32,200	HEAT PUMP	21.5/10	1275	1275	0	0.80	7/8" & 3/8"	208-230/1/60	1	14	18	1	2.8	1/2	1.6	-	20.3	30	5.0	15

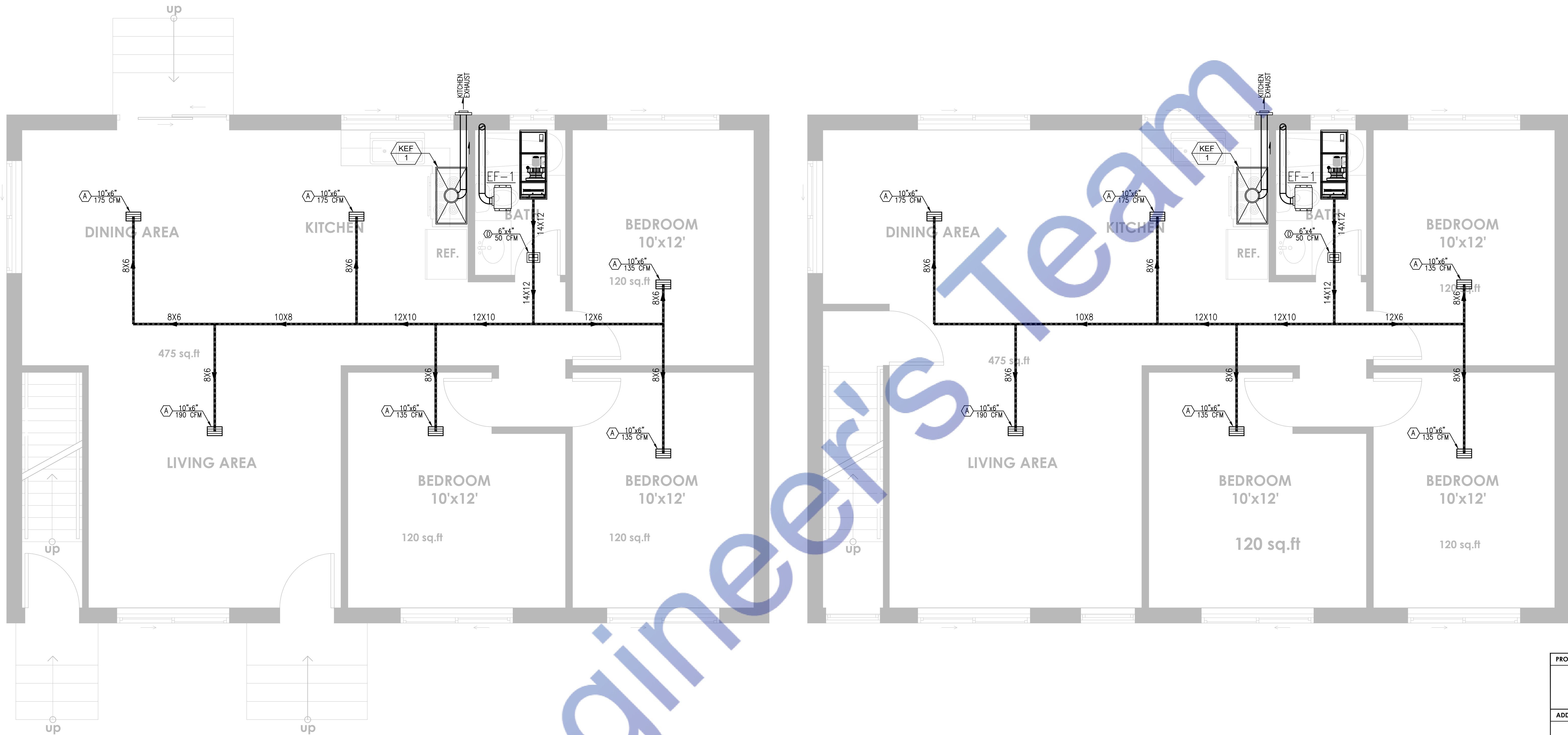
NOTES:
1) CAPACITY IS MEASURED BY MANUFACTURE TESTING WHEN PAIRED WITH CORRESPONDING CONDENSING UNIT (SEE CONDENSING UNIT SCHEDULE).
2) CONTRACTOR SHALL SUPPLY HUMIDITY SENSORS AND CONTROLS TO SUIT DEHUMIDIFICATION CYCLE WITHIN EACH SPACE.
3) COOLING CAPACITY DATA IS BASED ON 95 DEG F OUTDOOR CONDITIONS AND 67 DEG F EADB.

AIR DISTRIBUTION SCHEDULE					
DWG TAG	SERVICE	MOUNTING	DESCRIPTION	MNF OR EQUAL	MODEL OR EQUAL
A	SUPPLY AIR	SIDE SURFACE MNT	SUPPLY AIR REGISTER WITH OPPOSED BLADE DAMPER MAX NC LEVEL 25	TITUS	300RL
B	RETURN/EXHAUST AIR	*	RETURN AIR REGISTER WITH OPPOSED BLADE DAMPER, 0.67" SPACING, FIXED DEFLECTION, MAX NC LEVEL 25	*	350RL
D	SUPPLY AIR	*	DIRECTIONAL CEILING DIFFUSER, ADJUSTABLE PATTERN WITH FLAT BORDER, OPPOSED BLADE DAMPER	*	250
E	RETURN/EXHAUST AIR	*	CEILING GRILLE WITH FLAT BORDER, ALUMINUM, OPPOSED BLADE DAMPER	*	350FL

FAN SCHEDULE & DATA									
DWG TAG	QTY	MNF. OR EQUAL	MODEL OR EQUAL	SERVICE	CFM	FAN STATIC (IN. W.G.)	DUCT CONNECT SIZE	ELECTRIC	
								V/PH/HZ	WATTS
EF-1	AN	GREENHECK	SP-B110	TOILET EXH	50	0.35	4"	120/1/60	100
KEF-1	AN	GREENHECK	SP-B110	TOILET EXH	75	0.35	4"	120/1/60	100

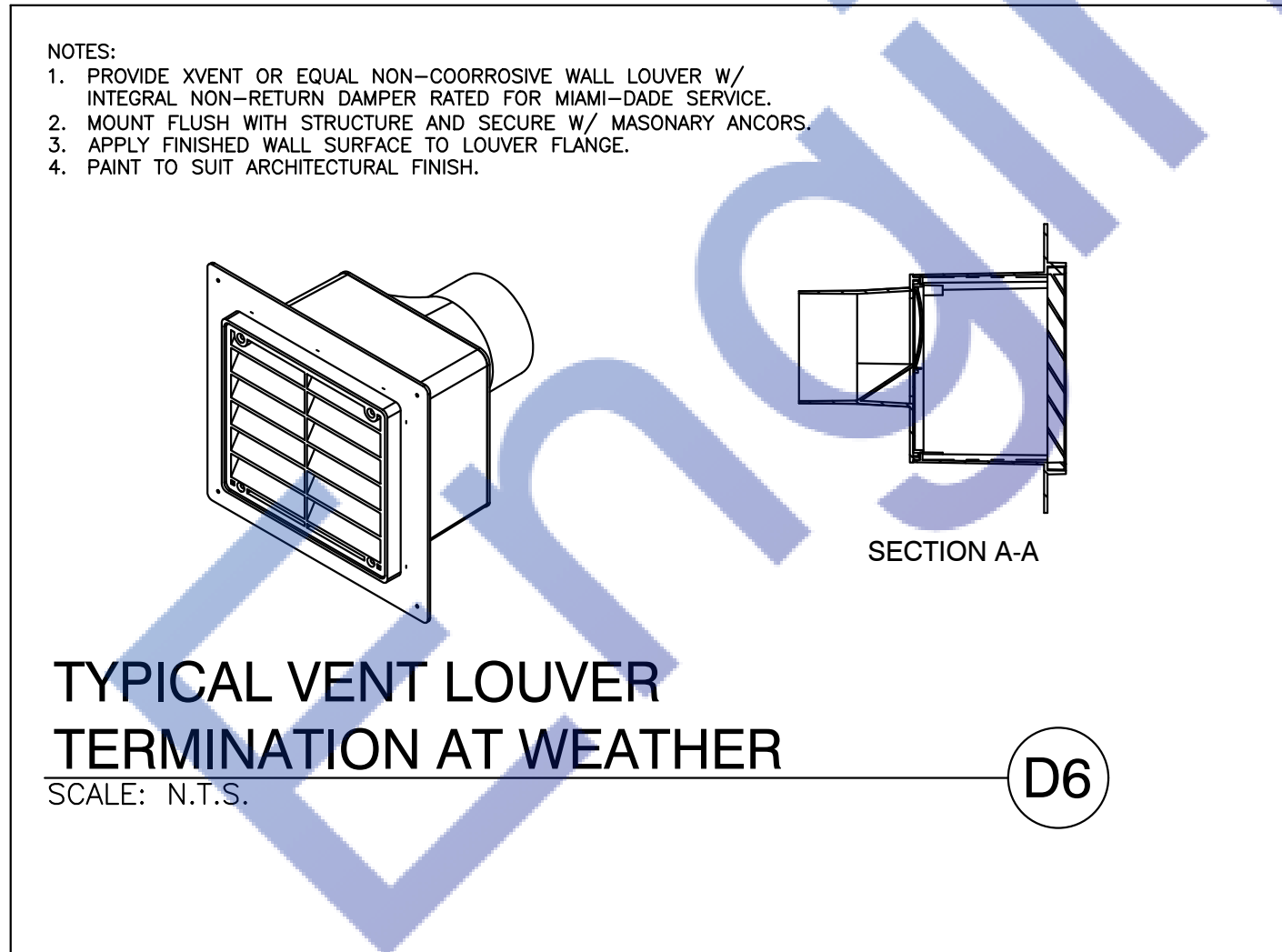
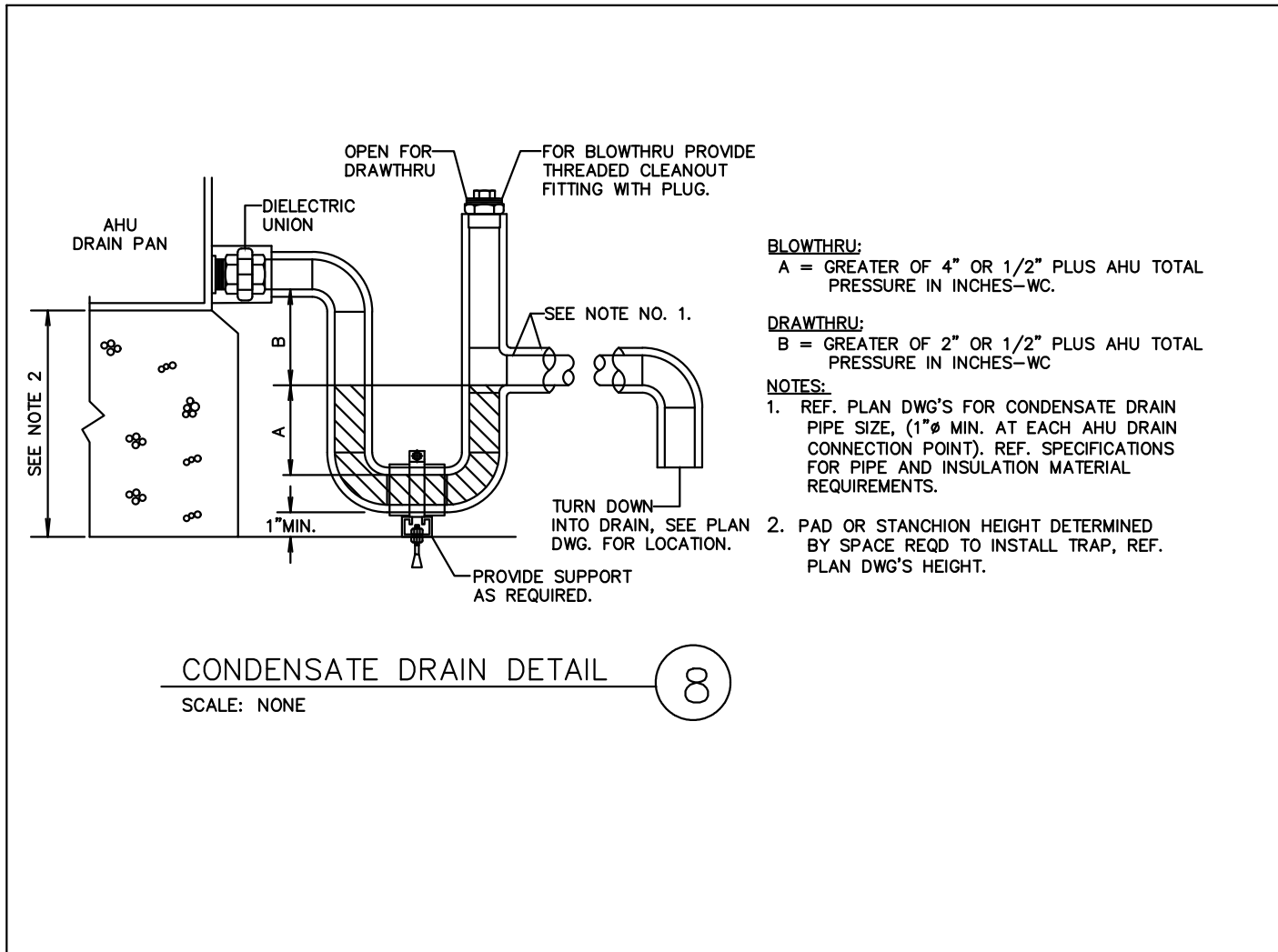
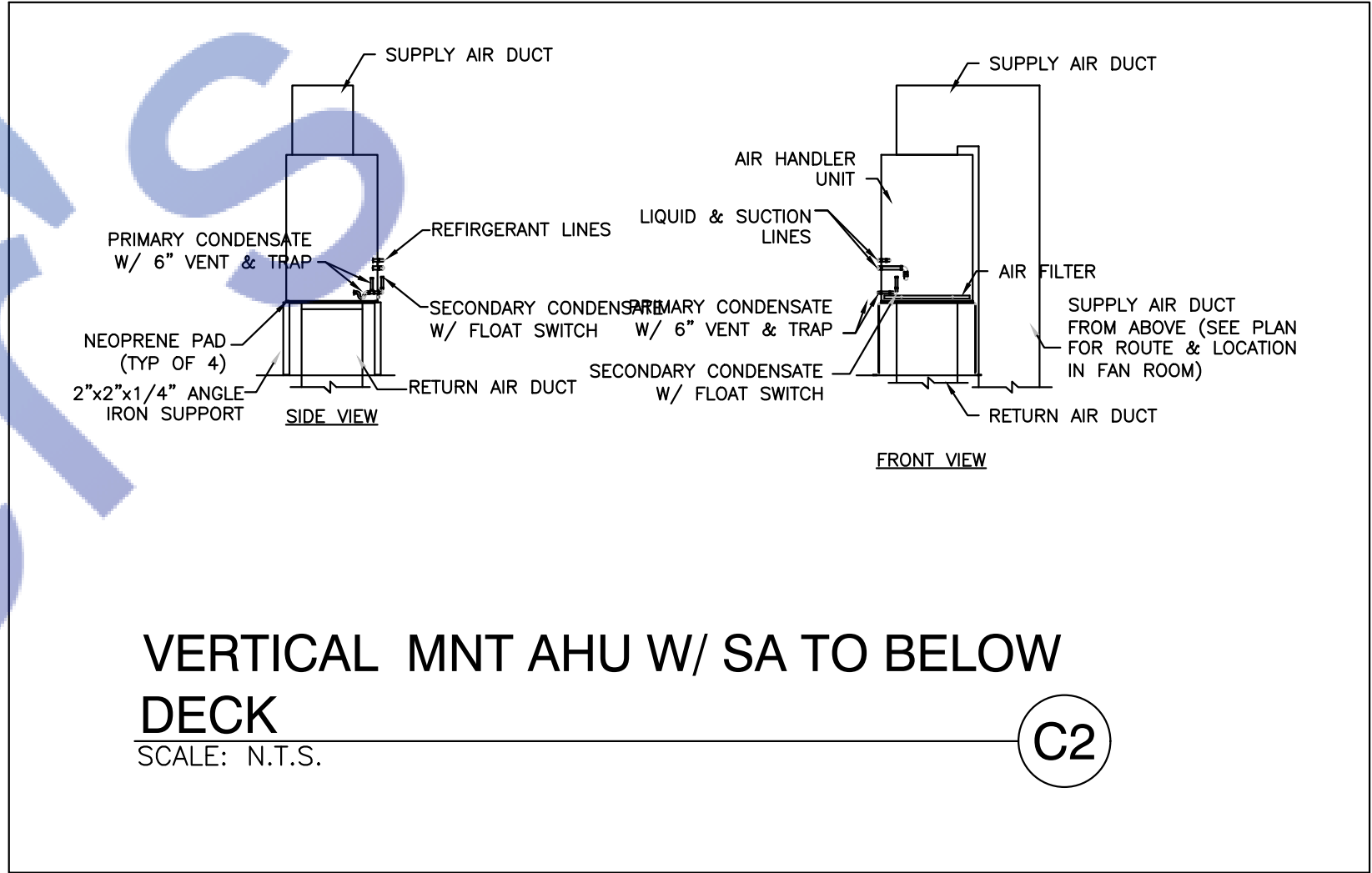
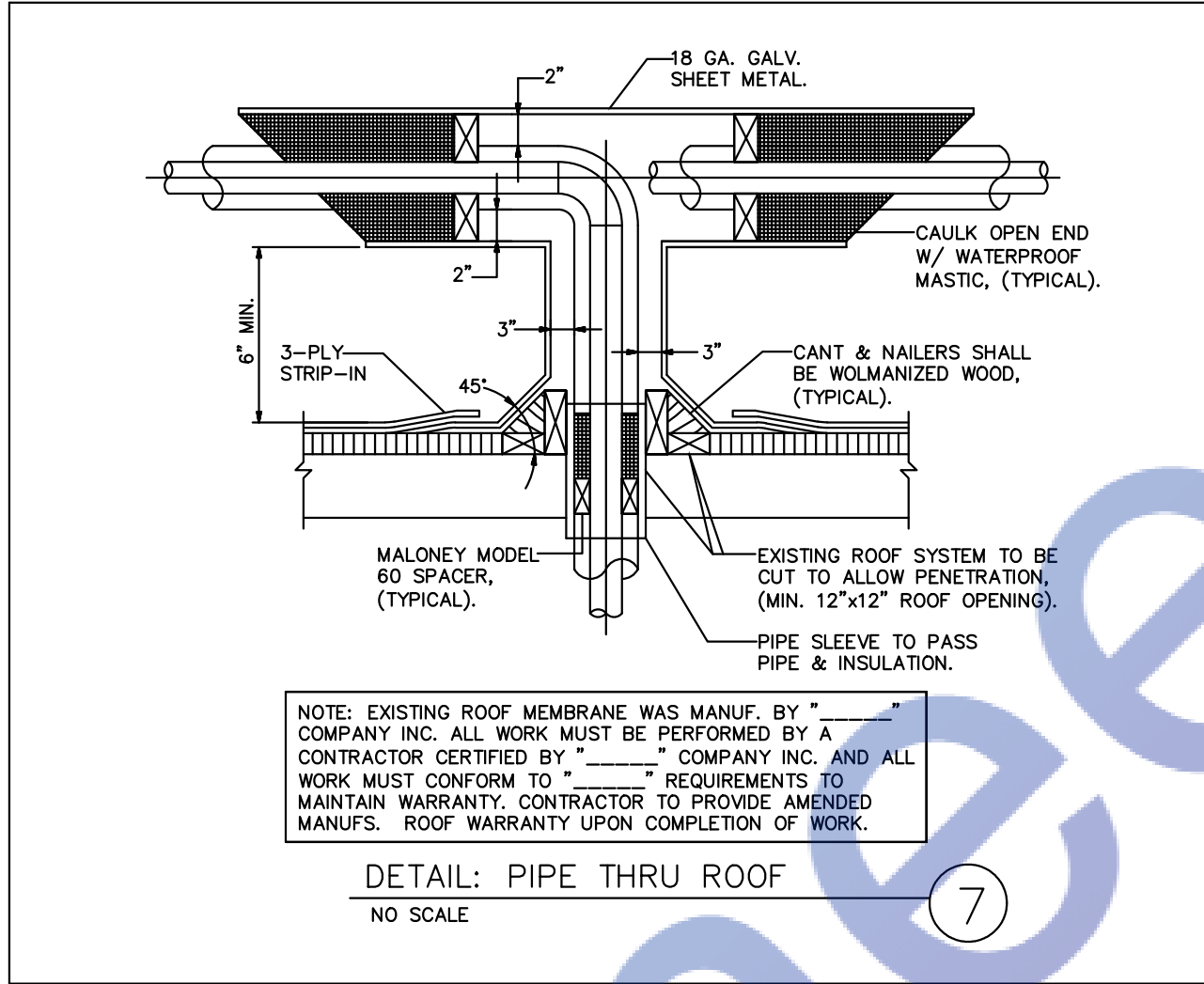
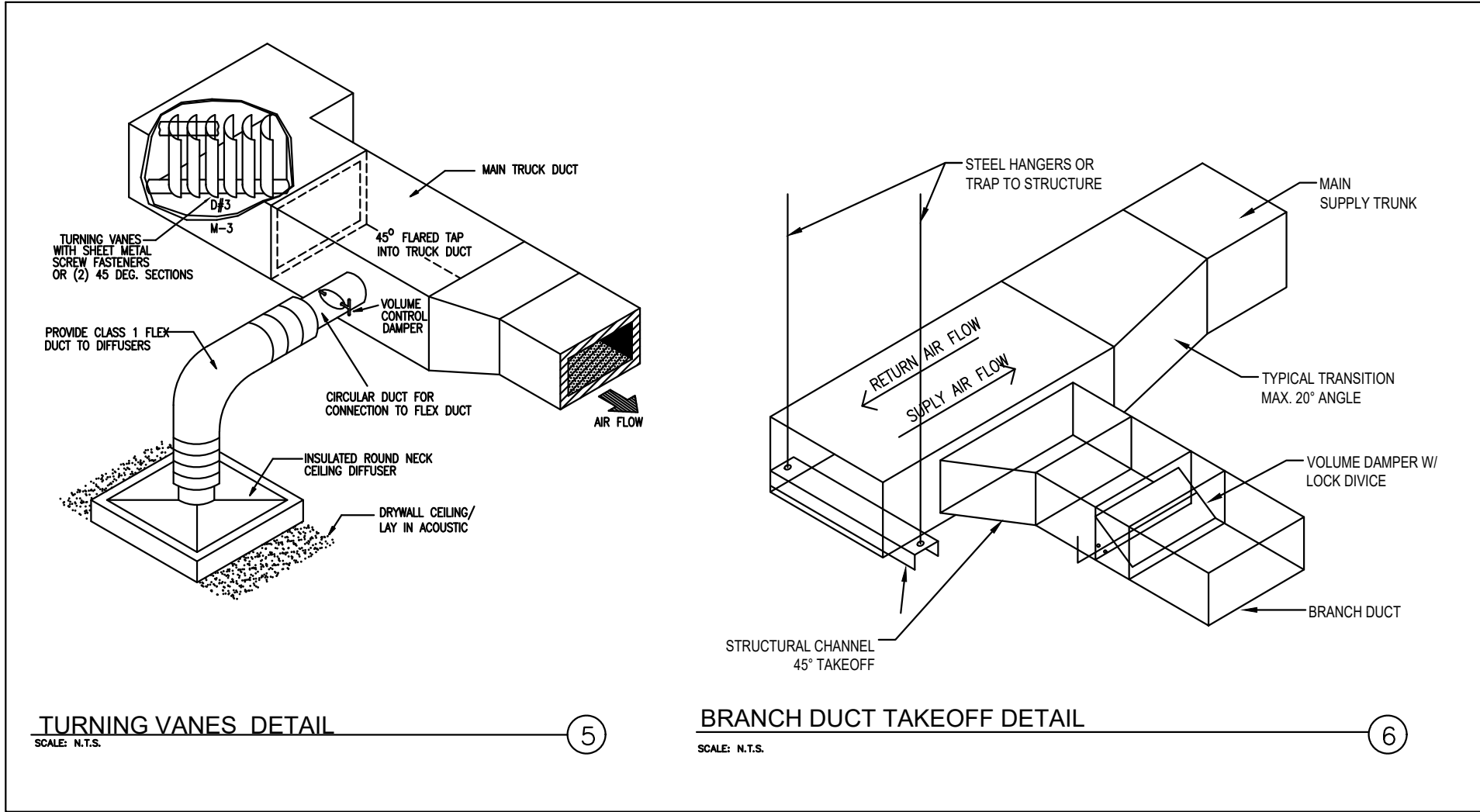
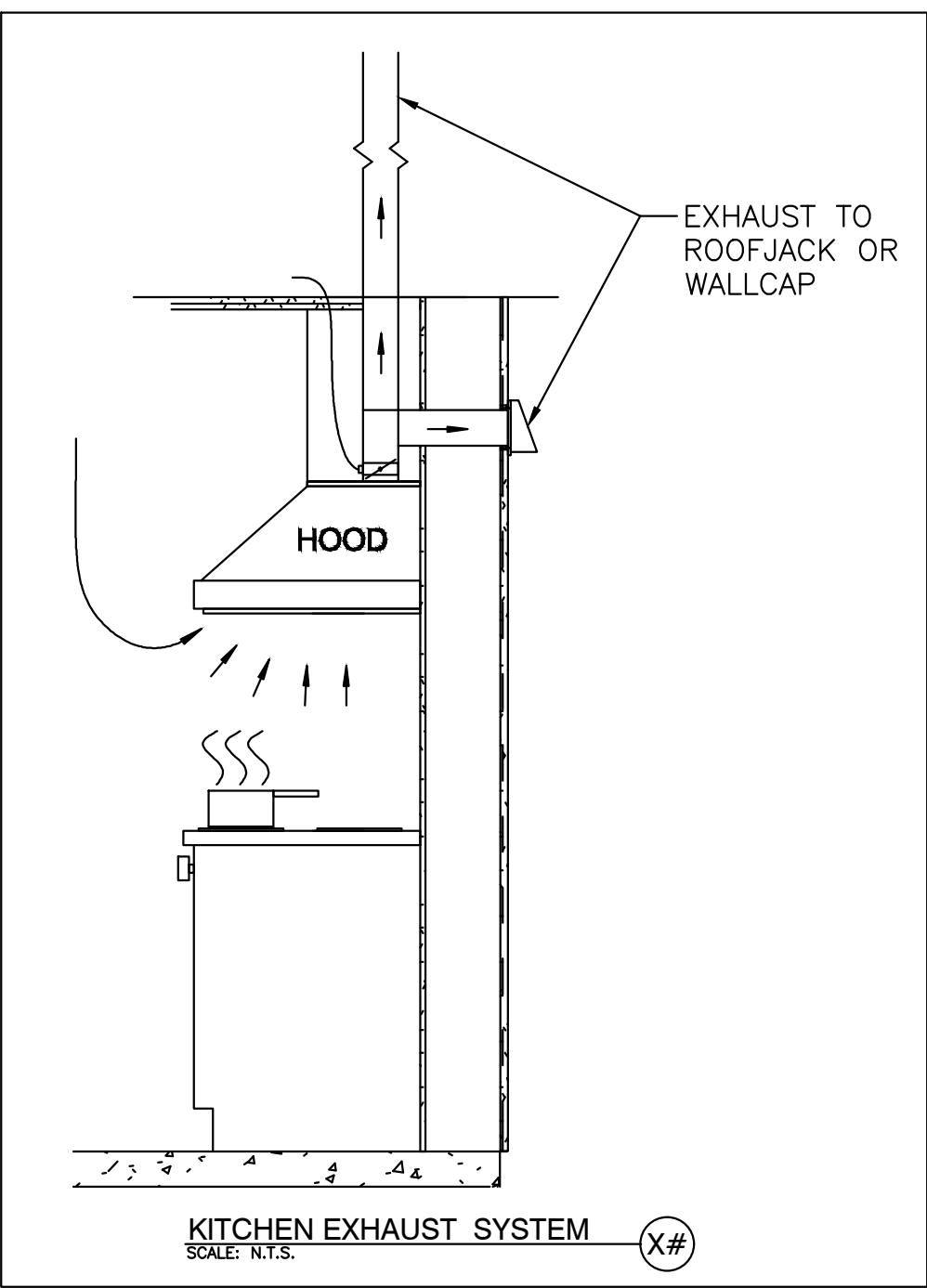
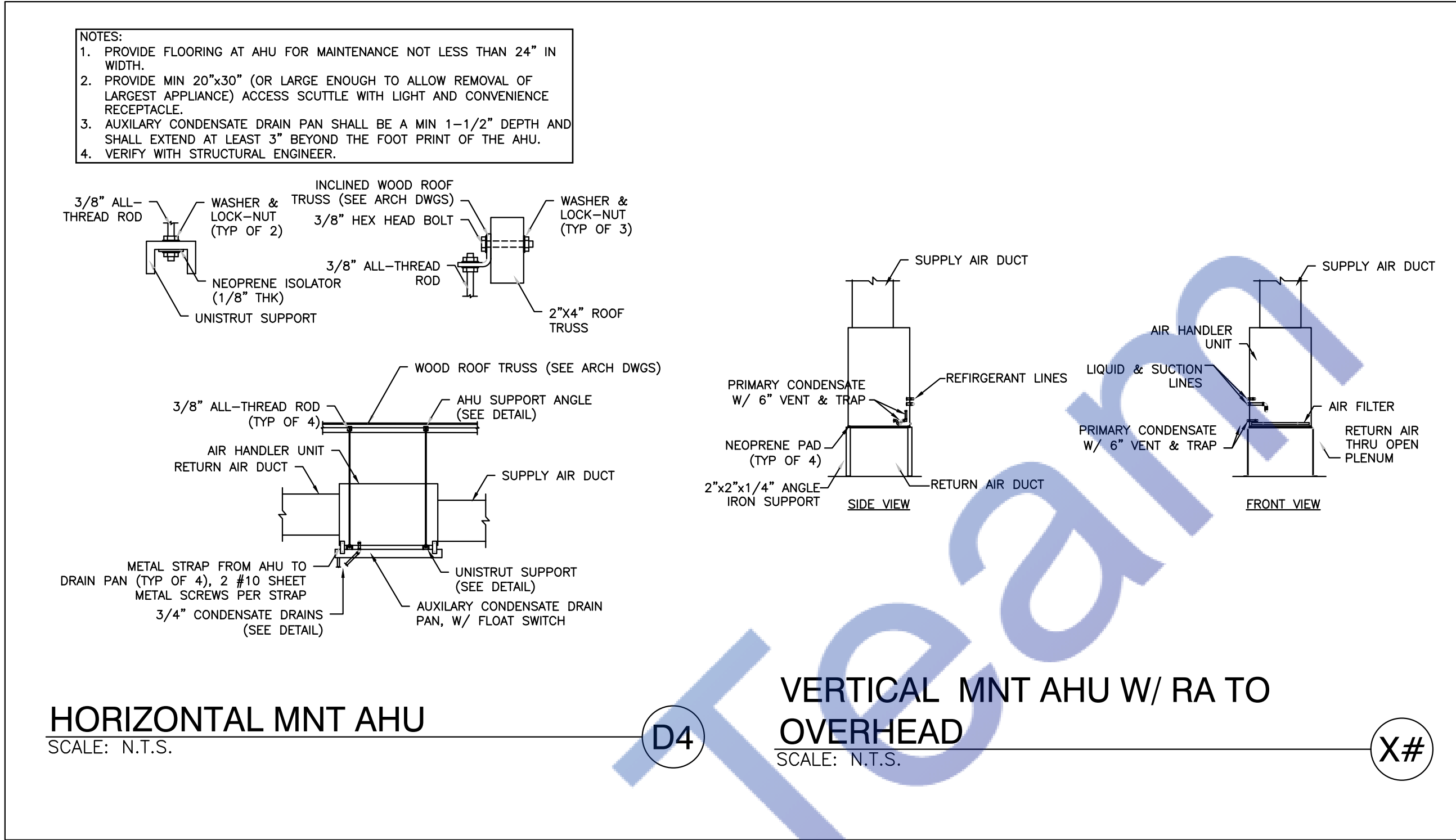
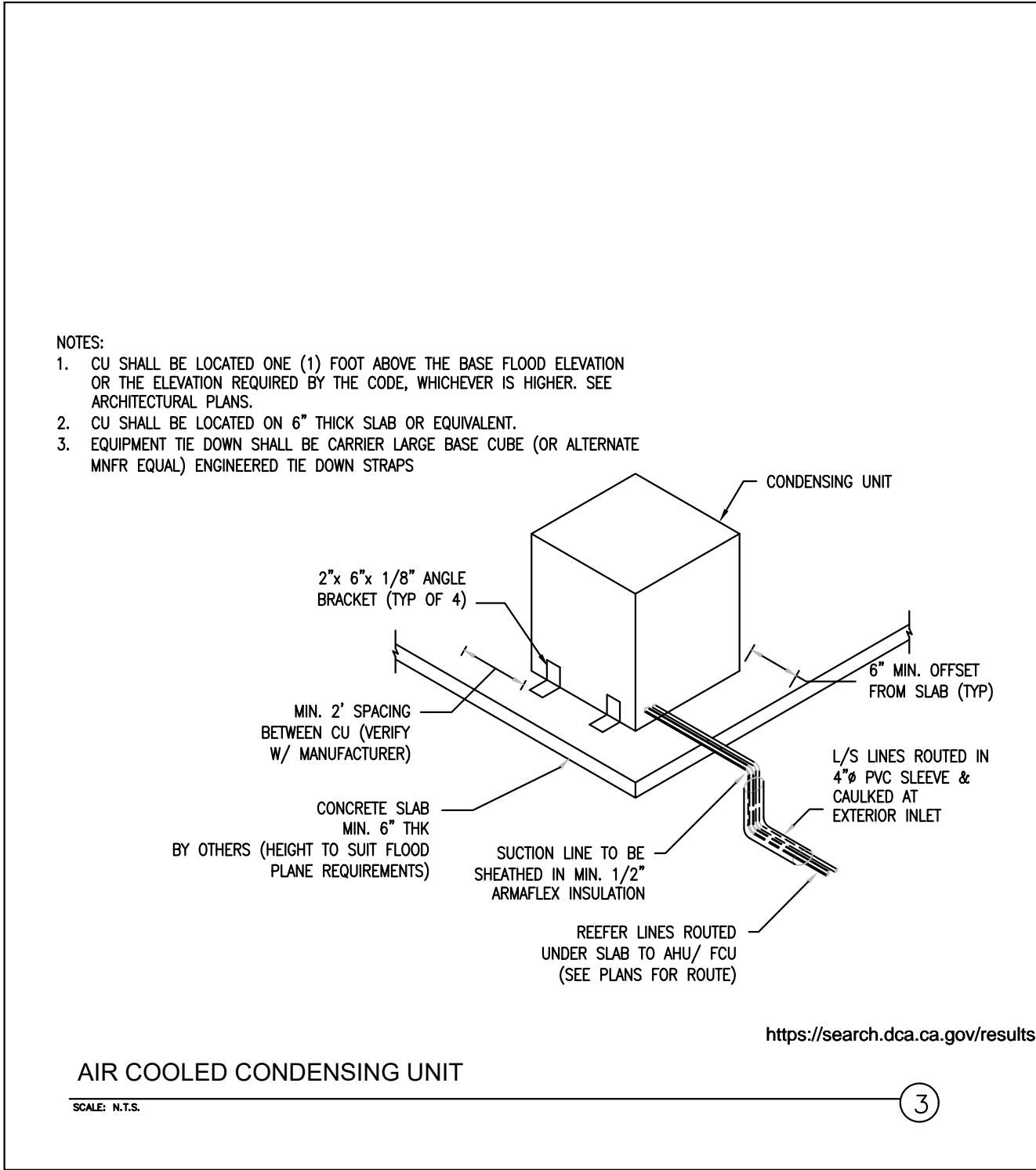
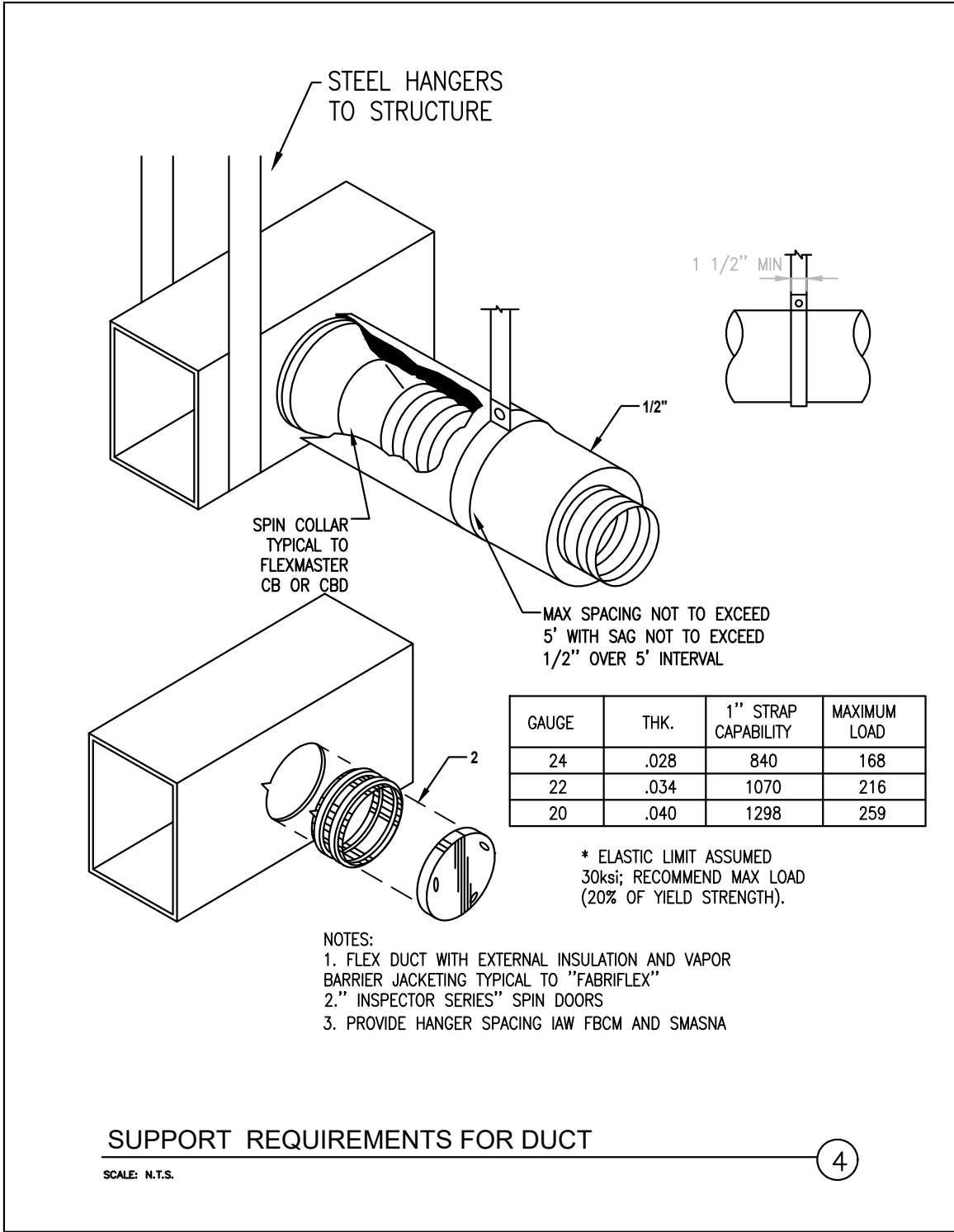
PROJECT:		
-		
ADDRESS:		
-		
ISSUE	DATE	DESCRIPTION
PROJECT INFORMATION BLOCK		
JOB #		
DATE: 08/08/2023		
DRAWN BY:		
CHECKED BY:		
SCALE: NTS		
SHEET NUMBER		
REGISTERED PROFESSIONAL ENGINEER DANIEL B. SAMM 5243 LEGEND & SPECS STRUCTURAL STATE OF CALIFORNIA M-1		
Expiration Date : 06/30/2025		





PROJECT:		
-		
ADDRESS:		
-		
ISSUE	DATE	DESCRIPTION
PROJECT INFORMATION BLOCK		
JOB #		
DATE: 08/08/2023		
DRAWN BY:		
CHECKED BY:		
SCALE: 3/8"=1'-0"		
SHEET TITLE:		
REGISTERED PROFESSIONAL ENGINEER		
DANIEL B. 5243		
MECHANICAL PLAN		
SHEET NUMBER		
STRUCTURAL		
STATE OF CALIFORNIA		
Expiration Date : 06/30/2025		





PROJECT:		
ADDRESS:		
ISSUE DATE DESCRIPTION		
PROJECT INFORMATION BLOCK		
JOB #		
DATE: 08/08/2023		
DRAWN BY:		
CHECKED BY:		
SCALE: NTS		
SHEET NUMBER		
REGISTERED PROFESSIONAL ENGINEER		
DANIEL B. 8243		
TYPICAL DETAILS		
SHEET NUMBER		
STATE OF CALIFORNIA		
Expiration Date : 08/30/2025		

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF 2022 CBC.
2. DETAILS OF CONSTRUCTION SHALL BE VERIFIED AT SITE BY THE CONTRACTOR AND DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS SHALL BE PROMPTLY REPORTED TO ENGINEER PRIOR TO PROCEED WITH WORK.
3. DIMENSIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE AND SHALL BE CONFIRMED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO CAREFULLY MEASURE ALL EXISTING CONDITIONS TO ASSURE ACCURATE POSITIONING OF THE NEW CONSTRUCTION.
4. DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR SITUATIONS.
5. DO NOT SCALE THESE DRAWINGS.
6. STRUCTURAL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE SUPERVISION OF CONSTRUCTION OR PROPER EXECUTION OF THE WORK SHOWN ON THESE DRAWINGS. SAFETY METHODS AND TECHNIQUES ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE PLANS AND DETAILS PREPARED BY THE ENGINEER ARE FOR THE COMPLETED WORK ONLY. IN PREPARING THEM, THE ENGINEER ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION PROCEDURES NECESSARY TO ACHIEVE THE COMPLETE WORK.
8. DAMAGE TO EXISTING CONDITIONS NOT CAUSED BY THE NEW WORK SHALL BE REPAIRED AND RESTORED TO THE ORIGINAL CONDITIONS AT CONTRACTOR'S EXPENSE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING AND UNDERPINNINGS, ETC. AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY PRIOR TO AND DURING CONSTRUCTION. SUCH DESIGN SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO SUCH WORK.
10. ALL DISTURBED SOIL SHALL BE COMPACTED TO 90% RELATIVE DENSITY.

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-14.
2. ALL CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS.
3. REINFORCING STEEL SHALL BE NEW, FREE OF SCALE, AND RUST PER ASTM-615, GRADE 40 FOR #4 OR SMALLER BAR AND GRADE 60 FOR #5 OR LARGER BAR.
4. CONCRETE COVERAGE OF REINFORCING BARS SHALL BE AS FOLLOWS:
 - CONCRETE IF POURED DIRECTLY AGAINST EARTH.
 - 3" CONCRETE IF EXPOSED TO EARTH BUT POURED IN FORMS.
 - 1 1/2" FOR BEAM, COLUMN, AND EXTERIOR SURFACES.
 - 3/4" FOR INTERIOR SLAB, JOIST AND WALL.
5. ALL LAP LENGTH SHALL BE 30" MIN. NOT LESS THAN 48X DIAMETER OF REBAR.
6. EPOXY USED SHALL BE SIMP. SET-XP

1. ALL WOOD JOISTS & BEAMS SHALL BE DOUGLAS FIR LARCH NO. 1 OR BETTER (UNLESS NOTED OTHERWISE).
2. ALL LUMBER TO BE GRADE STAMPED S-DRY & THE MOISTURE CONTENT (MC) BE LESS THAN OR EQUAL TO 19 PERCENT.
3. ALL PLYWOOD SHEATHING SHALL BE APPROVED STRUCTURAL 1, CDX EXTERIOR GRADE, APA OR APPROVED EQUAL.
4. BOLTS BEARING ON WOOD SHALL HAVE ADEQUATE WASHERS.
5. ALL NAILING SHALL BE COMMON NAIL.
6. ALL STUD WALLS SHALL BE 2X4 @ 16" O.C. (U.N.O.)
7. PROVIDE DOUBLE JOIST BELOW WALLS.
8. PSL, LVL, AND TJI SHALL BE MANUFACTURED BY TRUSS-JOIST MACMILLAN OR APPROVED EQUAL.
9. INSTALL, PSL, LVL, AND TJI PER MANUFACTURER'S RECOMMENDATIONS.
10. PROVIDE 2X6 STUDS @ 24" O.C. FOR ALL PLUMBING WALLS.
11. ALL PLYWOOD CONNECTED TO THE FLOOR JOIST SHALL BE GLUED AND NAILED.
12. ALL LUMBER EXPOSED TO WEATHER SHALL BE DOUGLAS FIR PRESSURE TREATED OR ALL HEART REDWOOD.
13. PARALLAM PSL, LVL, AND TJI BEAMS BY TRUSS JOIST MACMILLAN, ECRO APPROVAL NO. NER48+1.
14. CONNECTORS USED ABOVE GRADE SHALL BE TYPE 304 OR 306 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED ZINC OR HOT TUMBLER COATED GALVANIZED STEEL NAILS. CRC R3173.
15. CONNECTIONS FOR MATERIALS IN CONTACT WITH PRESSURE TREATED OR FIRE-RETARDANT TREATED WOOD ARE HOT-DIPPED ZINC COATING OR STAINLESS STEEL. COPPER COATING TYPES SHALL BE PER MANUFACTURE RECOMMENDATIONS OR AS A MINIMUM CAN BE MECHANICALLY BRONZE OR ZINC-COATED GALVANIZED STEEL. CRC R3173.
16. ALL EXT. WALLS SHALL HAVE 1/2" PLYWOOD W/ 10d @ 6" OC. (EDGES) TYP. UNO.
17. ALL ANCHOR BOLTS ARE PROVIDED WITH 3" X 3" X 22d" STEEL PLATE WASHERS. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO BE EXCEED 1 3/4". PROVIDE A STANDARD OUTD WASHER IS PLACED BETWEEN THE PLATER WASHER AND THE NUT. CRC G602.1 1.1

SILL PLATE	ALLOWABLE SHEAR (LBS/FT)	SILL PLATE ATTACHMENT U.N.O.			A35/LTP4 SHEAR CLIPS	NAILING		NO. OF SIDES	MATERIALS	MARK
		FOUNDATION (A307 BOLTS)	FRAMED FLOOR			FIELD (F.N.)	EDGE (E.N.)			
			16D NAILS	SIMPSON						
2x	280	⌀ 0 A.B. @ 48" O.C.	16d NAIL @ 4" O.C.	SIMPSON SDS @ 16" O.C.	32" O.C.	8d @ 12" O.C.	8d @ 6" O.C.	1	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	①
2x	340	⌀ 0 A.B. @ 32" O.C.	16d NAIL @ 3" O.C.	SIMPSON SDS @ 12" O.C.	24" O.C.	10d @ 12" O.C.	10d @ 6" O.C.	1	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	②
3x	430	⌀ 0 A.B. @ 24" O.C.	16d NAIL @ 2.5" O.C.	SIMPSON SDS @ 8" O.C.	16" O.C.	10d @ 12" O.C.	8d @ 4" O.C.	1	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	③
3x	510	⌀ 0 A.B. @ 20" O.C.	16d NAIL @ 2" O.C.	SIMPSON SDS @ 6" O.C.	12" O.C.	10d @ 12" O.C.	10d @ 4" O.C.	1	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	④
3x	550	⌀ 0 A.B. @ 16" O.C.	16d NAIL @ 2" O.C.	2ROWS SIMPSON SDS @ 8" O.C.	10" O.C.	10d @ 12" O.C.	8d @ 3" O.C.	1	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	⑤
3x	1217	⌀ 0 A.B. @ 12" O.C.	16d NAIL @ 1.5" O.C.	2ROWS SIMPSON SDS @ 6" O.C.	8" O.C.	10d @ 12" O.C.	10d @ 3" O.C.	1	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	⑥
3x	1020	⌀ 0 A.B. @ 10" O.C.	—	SIMPSON SDS @ 3" O.C.	6" O.C.	10d @ 12" O.C.	10d @ 4" O.C.	2	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	⑦
3x	1330	⌀ 0 A.B. @ 6" O.C.	—	SIMPSON SDS @ 3" O.C.	4" O.C.	10d @ 12" O.C.	10d @ 2" O.C.	2	⌘ STRUCTURAL-I PLYWOOD(PL ⌘) 5-PLY	⑧

1. SHEARWALL AND HOLD ARE SHOWN ON WALL ON THE SAME FLOOR SHOWN. E.G. 2ND FLOOR SHEARWALLS AND HOLDOWN ARE SHOWN ON SECOND FLOOR FRAMING PLAN.
2. ALL PLYWOOD SHEARWALL TO BE STRUCTURAL 1, CDX, EXTERIOR GRADE.
3. ALL PLYWOOD SHEARWALL NAILING TO BE 10d COMMON NAILS.
4. ALL PANEL EDGES SHALL BE BLOCKED.
5. PROVIDE 4"x POST AT EACH END OF SHEARWALL FOR HOLDOWN EXCEPT AS OTHERWISE NOTED. PROVIDE 6"x POST FOR HD-1S AND 4"x POST FOR HD-20A.
6. WOOD JOINTING IS APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. EITHER SIDE PANEL JOINTS SHALL BE OFFSET TO AVOID DIFFERENT FRAMING MEMBERS OF FRAMING SHALL BE 3" AND NAILING ON EACH SIDE SHALL BE STAGGERED.
7. FRAMING ADJOINING PANEL EDGES SHALL BE 3"X AND NAILING SHALL BE STAGGERED.
8. MINIMUM DIMENSION OF PLYWOOD PANEL TO BE 2'-10" FOR SHEARWALL.
9. MINIMUM LUMBER THICKNESS OF 1 1/2" FOR CONNECTING FRAMING CLIP.
10. PRE-DRILL STILL PLATE AS REQUIRED TO PREVENT SPLITTING.

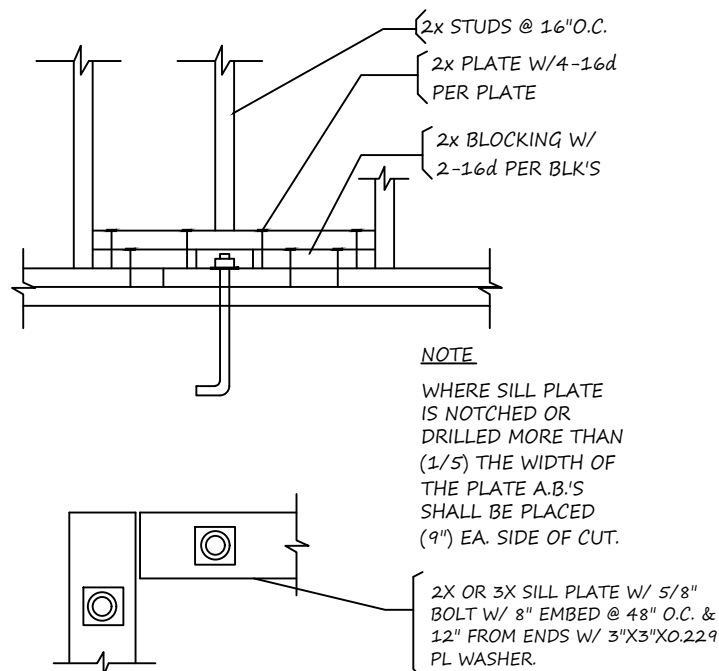
JOIST OR RAFTERS AT ALL BEARINGS TOE NAIL EACH SIDE	3-8d
2. BRIDGING TO JOIST TOE NAIL EACH END	2-8d
3. 1" X 6" SUBFLOOR OR LESS TO EACH JOIST FACE NAIL	2-8d
4. WIDER THAN 1" X 6" SUBFLOOR TO EACH JOIST FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING FACE NAIL	16d @ 16" O/C
7. TOP PLATE TO STUD END NAIL	2-16d
8. STUD TO SOLE PLATE TOE NAIL	4-8d
9. DOUBLE STUDS FACE NAIL	16d @ 24" O/C
10. DOUBLE TOP PLATES FACE NAIL	16d @ 16" O/C
11. TOP PLATES LAPs & INTERSECTIONS FACE NAIL	2-16d
12. CONTINUOUS HEADER TWO PIECES ALONG EACH EDGE	16d @ 16" O/C
13. CEILING JOIST TO PLATE TOE NAIL	3-8d
14. CONTINUOUS HEADER TO STUD TOE NAIL	4-8d
15. CEILING JOISTS, LAPS OVER PARTITIONS FACE NAIL	3-16d
16. CEILING JOISTS TO PARALLEL RAFTERS FACE NAIL	3-16d
17. RAFTER TO PLATE TOE NAIL	3-8d
18. 1" BRACE TO EACH STUD AND PLATE FACE NAIL	2-8d
19. 1" X 8" SHEATHING OR LESS TO EACH BEARINGS FACE NAIL	2-8d
20. WIDER THAN -" X 8" SHEATHING TO EACH BEARING FACE NAIL	3-8d
21. BUILT-UP CORNER STUDS	16d @ 24" O/C
22. BUILT-UP GIRDER & BEAMS AT TOP AND BOTTOM STAGGER	20d @ 24" O/C
AT ENDS & AT EACH SPLICE	2-20d
23. 2" PLANKS AT EACH BEARING	2-16d
24. BLOCKING BETWEEN JOISTS OR RAFTERS TO JOIST OR RAFTERS TOE NAILS, EACH SIDE	2-10d
TO JOIST OR RAFTER BEARINGS TOE NAILS, EACH SIDE	2-10d
25. JOIST OR RAFTERS TO SIDES OF STUDS 8" OR LESS	3-16d
FOR EACH ADDITIONAL 4" IN DEPTH OF JOIST	1-16d
26. BLOCKING BETWEEN STUDS, EACH END	2-16d
27. RIBBONS TO STUDS 1" RIBBONS	2-8d
2" RIBBONS	2-16d

1. ALL STRUCTURAL PLYWOOD SHALL BE MANUFACTURED WITH EXTERIOR GLUE AND CONFORM TO PS-1-95. EACH SHEET SHALL BE IDENTIFIED WITH AN A.P.A. GRADE TRADE MARK, SEE DRAWINGS FOR GRADE AND THICKNESS.
2. EACH SHEET OF PLYWOOD SHALL CONTAIN A MINIMUM OF 8 SQUARE FEET AND SHALL EXTEND TO 3 BEARINGS MINIMUM WITH FACE GRAIN PERPENDICULAR TO JOISTS.
3. ALL UNSUPPORTED PLYWOOD EDGES SHALL BE BLOCKED OR CLEARED.
4. THE BUILDING DEPARTMENT SHALL BE NOTIFIED FOR ROOF & FLOOR DIAPHRAGM NAILING INSPECTION.
5. PROVIDE DOUBLE JOISTS OR DOUBLE BLOCK AROUND ALL OPENINGS IN ROOF. NO OPENINGS WILL BE PERMITTED IN ROOF OR FLOOR OTHER THAN THOSE SHOWN WITHOUT THE ENGINEERS APPROVAL.
6. ROOF DIAPHRAGM SHALL BE 1/2"3/4" SHEATHING,24/36 SPAN RATING,WITH 10D COMMON NAILS AT 4" O.C. BOUNDARIES AND EDGES,6" O.C.,UNO.
7. ALL HORIZONTAL DIAPHRAGMS SHALL BE APA RATED SHEATHING, STRUCT.-FLOOR EXPL/EXP2/EXT OR C-C/C-D/SHEATHING PLYWOOD.
8. UNLESS OTHERWISE NOTED ON PLANS AT ALL SHEAR WALL LINES,DOUBLE TOP PLATE SHALL HAVE MINIMUM SPLICE OF 48" AND NAILED WITH 2 ROWS OF 4 @ 16D AT 3" O.C. AT EACH SIDE OF SPLICE.

1. THE RESPONSIBLE CERTIFIED ENGINEER GEOLOGIST SHALL INSPECT AND APPROVE ALL AND EXCAVATIONS PRIOR TO PLACEMENT OF FORMS, REINFORCING STEEL OR CONCRETE IN CASES INVOLVING CERTIFIED ENGINEERING FILL A SOIL ENGINEER SHALL PROVIDE THE INSPECTION AND APPROVAL.
2. IF THE BUILDING INSPECTOR SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGICAL INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT, AND RESUBMITTAL OF PLANS TO CHECK TO VERIFY THAT THE REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED, MAY BE REQUIRED.

1. DESIGN LOADS:
 - A. ROOF $DL = 10 \text{ psf}$
 $LL = 20 \text{ psf}$
 - B. FLOOR S.O.G $DL = 52 \text{ psf}$
 $LL = 40 \text{ psf}$
2. DESIGN CODE : CA BUILDING CODE, 2022
3. SOILS ENGINEERING PARAMETERS: $q_u = 1500 \text{ psf}$
4. SEISMIC DESIGN:
 $V = 0.1846 \text{ W FOR PANELIZED SHEAR WALL}$
5. SEISMIC PARAMETERS:
 $S_{MS} = 1.762$
 $RISK = II$
 $S_1 = 1.856$
 $S_2 = 0.656$
 $SITE = D$
 $T_M = 1.200$
 $T_R = 1.700$
 $S_{M1} = 1.020$
 $S_{M2} = 1.458$
 $S_{D1} = 0.645$
 $R = 6.500$
 $\rho = 1.0$
 $K_{eq} = 1$
 $METHD = EQUIV FORCE$
6. WIND PARAMETERS:
 $K_z = 1$
 $SPEED = 94 \text{ MPH}$
 $K_d = 0.85$
 $EXPOSURE = B$
 $K_{zt} = 1$
 $ENCLOSURE = Enclosed$

NO.	DRAWING INDEX
SO.1	GENERAL NOTES & DETAILS 1
SO.2	GENERAL NOTES & DETAILS 2
S1	Framing Plan
S2	ROOF Framing Plan
S3	Foundation Plan
S4	Details

[illegible]

TRIM STUD

POST PER DWGS

BOLTS TO POST AS REQD BY HDA W/ NUTS

A35 ES T&B HD POST (INSTALL BEFORE HD)

WALL PEN PER SW SCHED TO POST

PLYWOOD SHEARWALL

SIMPSON HOLDOWN PER PLAN W/ NUT & WASHER

TYP SILL PLATE & ANCHORAGE @ SW

WALL PEN TO SILL PLATE

ADHESIVE ANCHOR SYSTEM

6"

TOP OF FLG

MIN DEPTH 32"

(E) CONC

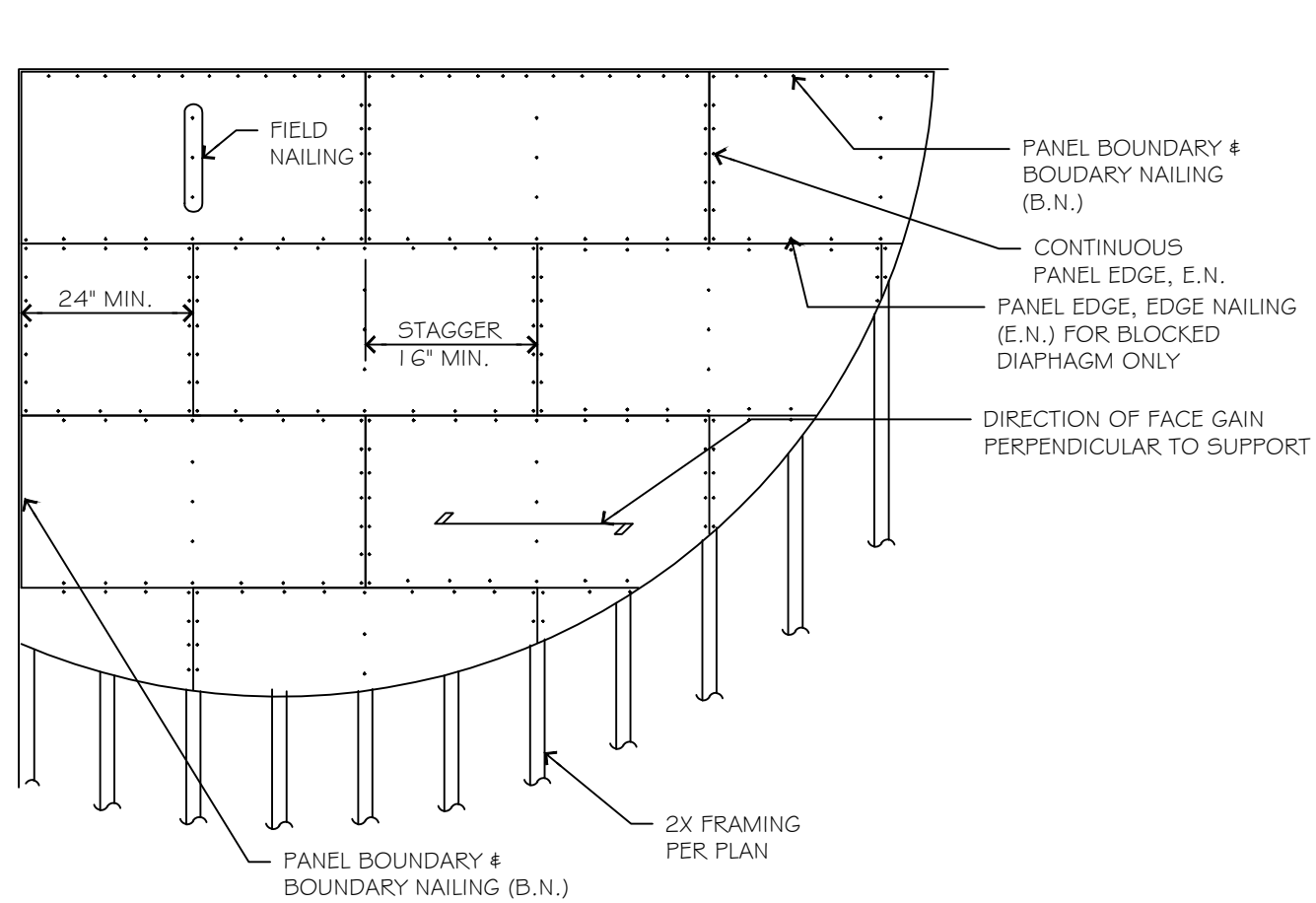
1. Install adhesive anchors per manufacturer's and ICC instructions.
2. When installing adhesive anchors in existing reinforced concrete, use care not to cut or damage existing reinforcing bars. Maintain a minimum clearance of "1" between reinforcement and the adhesive anchor.
3. Adhesive anchors shall be HLTI HIT Adhesive Anchor System, ICC No. ESR-1467 (or Simpson Steel XP ICC No. ESR-2508)
4. The Special Inspector shall record the drill bit compliance with the ANSI B94-1977, hole depth and cleanliness, product description including product name, rod diameter and length, adhesive expiration date, and verification of anchor installation with the manufacturer's published instructions
5. PULL TEST:
4300 LBS. FOR 5/8" BOLT
5100 LBS. FOR 7/8" BOLT

Diagram illustrating the connection between a wall and a slab, showing reinforcement details:

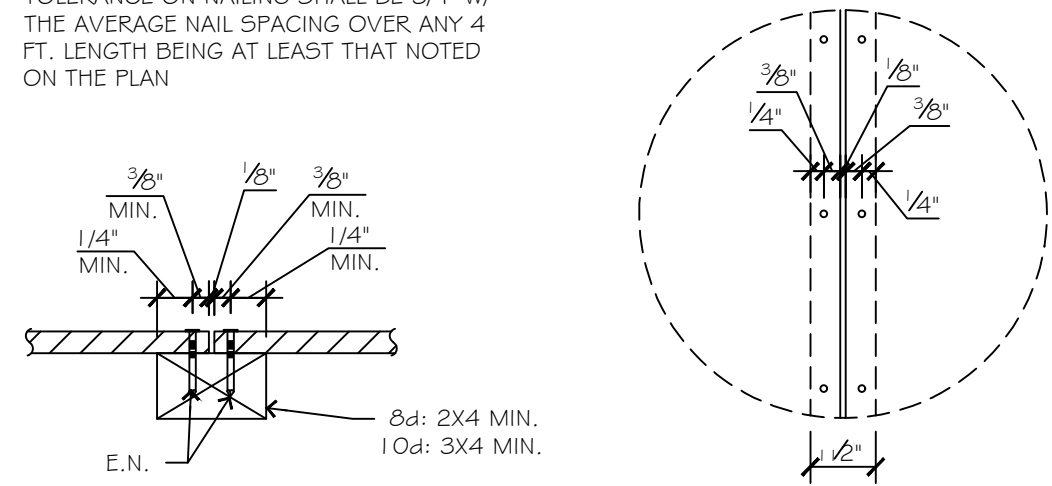
- D. POST TYP.:** Dimension line for the post type.
- LYWD SHEAR WALL:** Label for the wall.
- HOLD-DOWN PER PLAN:** Label for the hold-down reinforcement.
- SSTB BOLT TYP.:** Label for the bolt type.
- B.N.:** Label for the bolt.
- CONC. SLAB:** Label for the concrete slab.
- REBAR PER PLAN:** Label for the reinforcement bar.
- SEE PLAN:** Labels indicating the view is as shown on the plan.
- 6" MIN.:** Dimension line for the minimum height of the wall.

SSTB BOLTS INFO				
H.D. MODEL	A.B. MODEL	A.B. DIA	MIN. EMBED (L _e)	CAPACITY (LBS)
HDU2	SSTB20	5/8" Ø	16 ^{inches}	3075
HDU4	SSTB20	5/8" Ø	16 ^{inches}	4565
HDU5	SSTB20	5/8" Ø	16 ^{inches}	5645

[illegible]

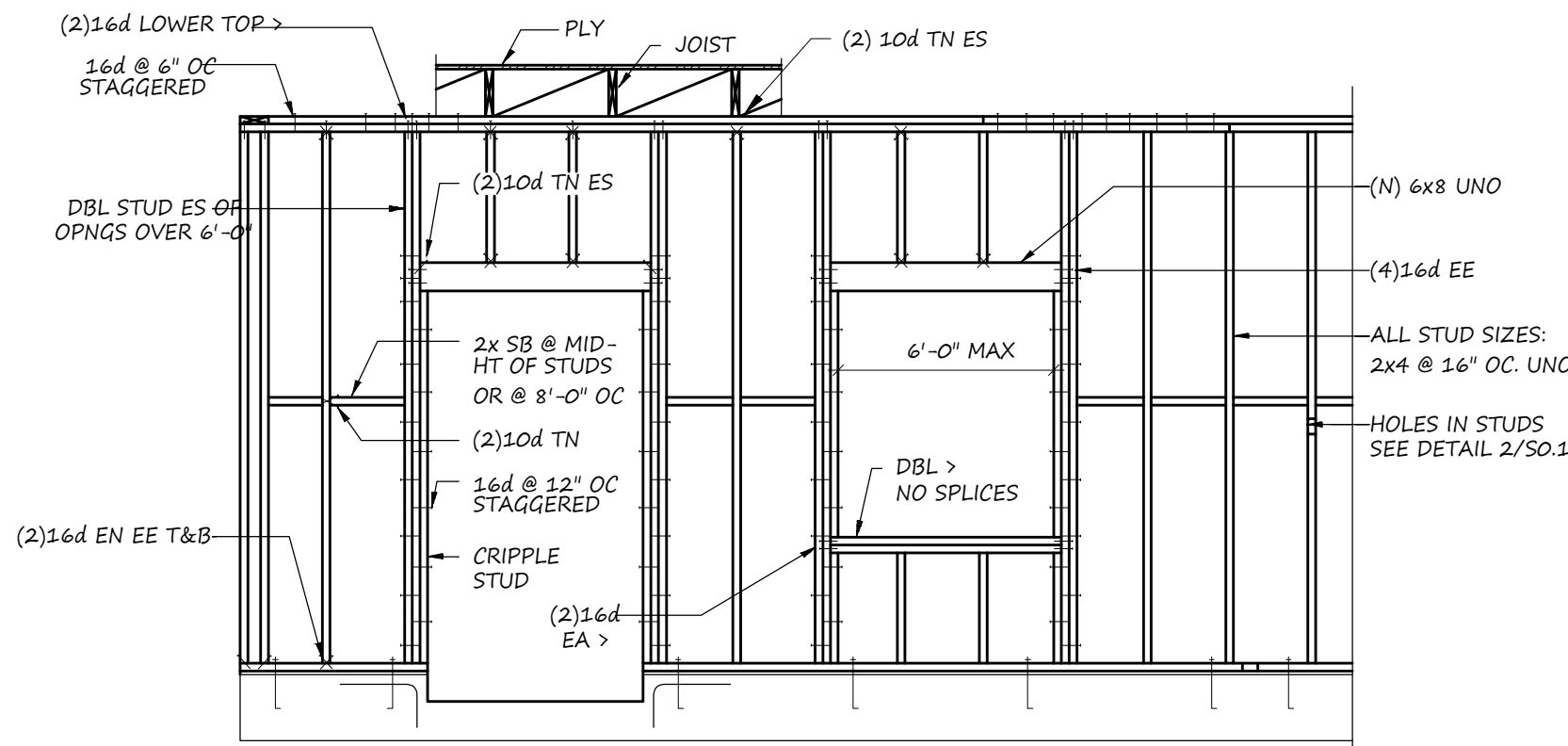


- NOTE:
1. STAGGER JOINTS AS SHOWN
 2. MIN. SIZE OF SHEET SHALL BE 2 FT. X 2 FT.
 3. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING
 4. TOLERANCE ON NAILING SHALL BE 3/4\"/>

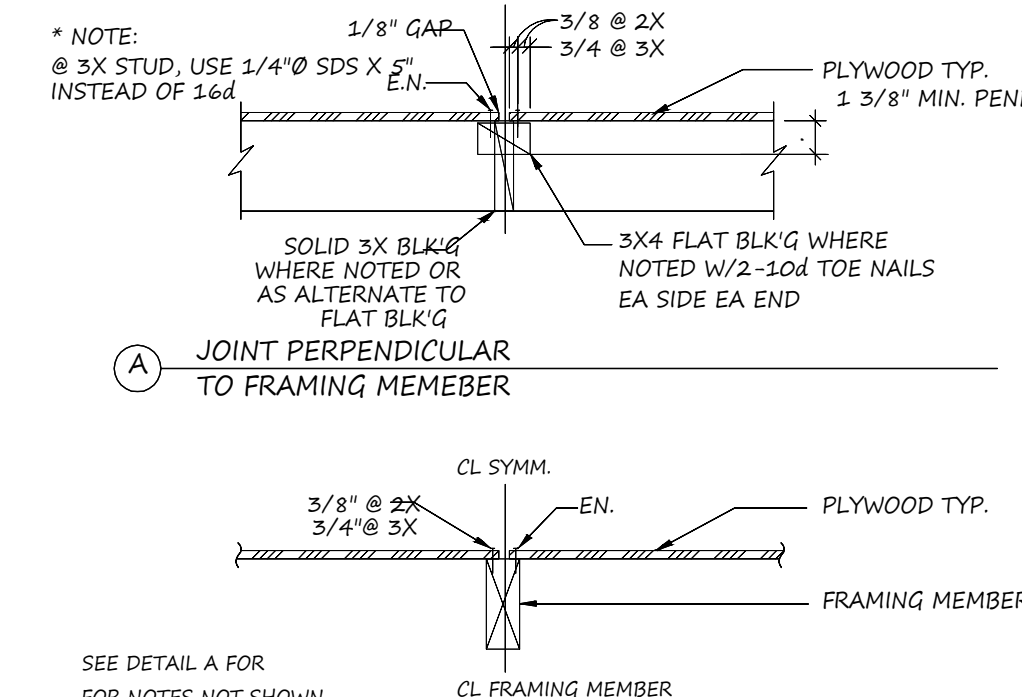


BLOCKED DIAPHRAGM NAILING PANEL JOINT NAILING

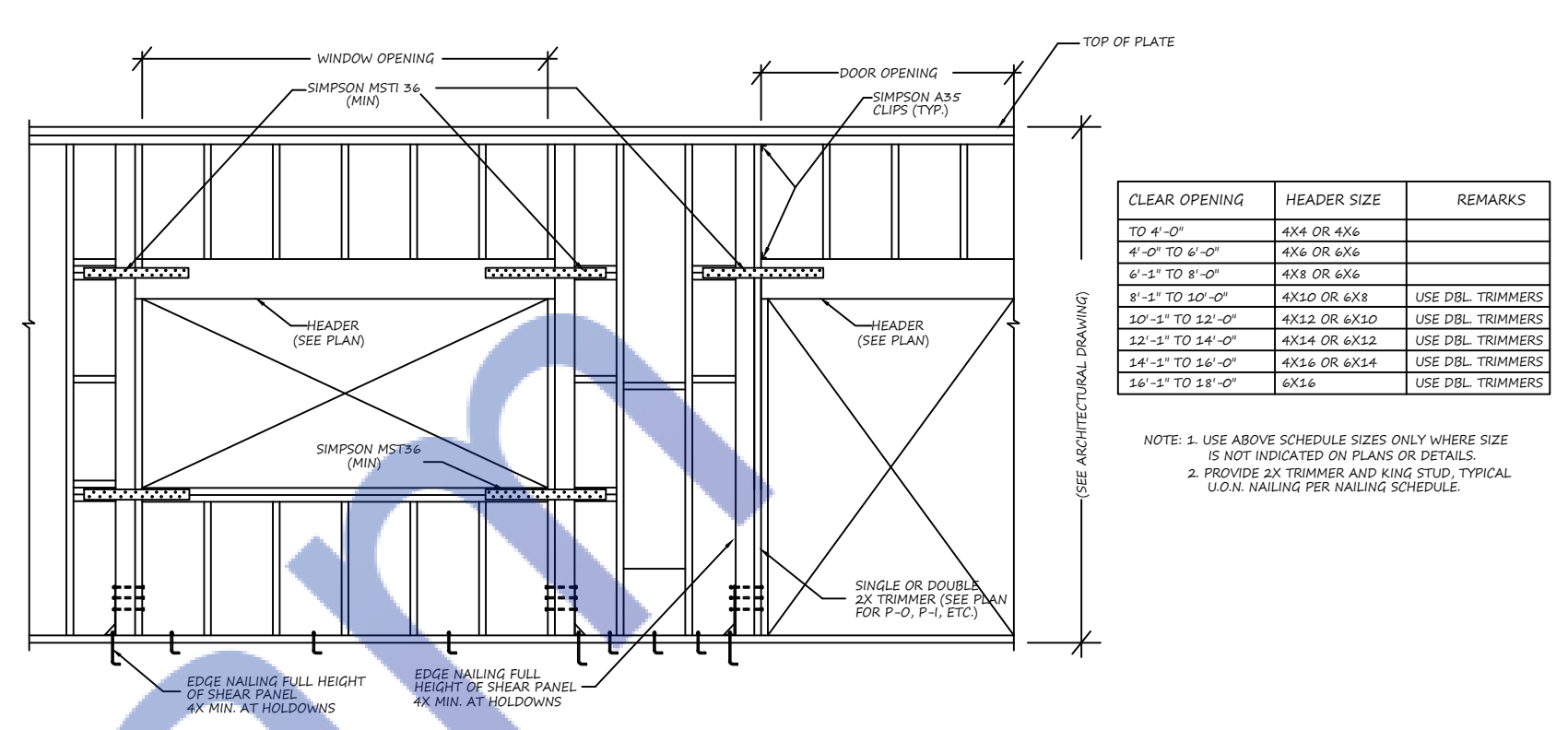
1 Panel Layout
N.T.S.



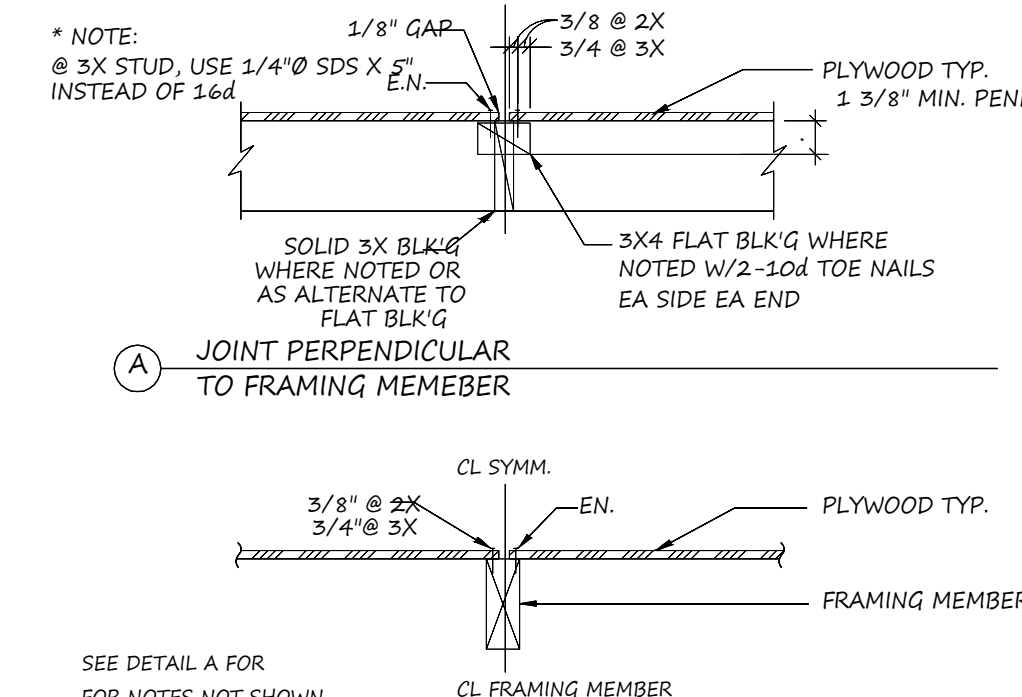
2 TYP. STUD FRAMING
3/4\"/>



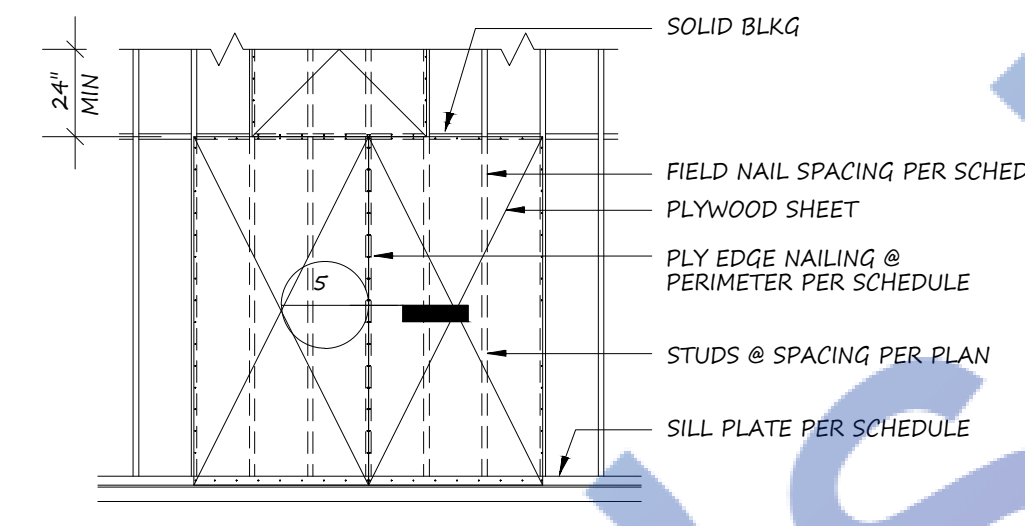
3 TYP. STUD CONFIGURATION PLAN
3/4\"/>



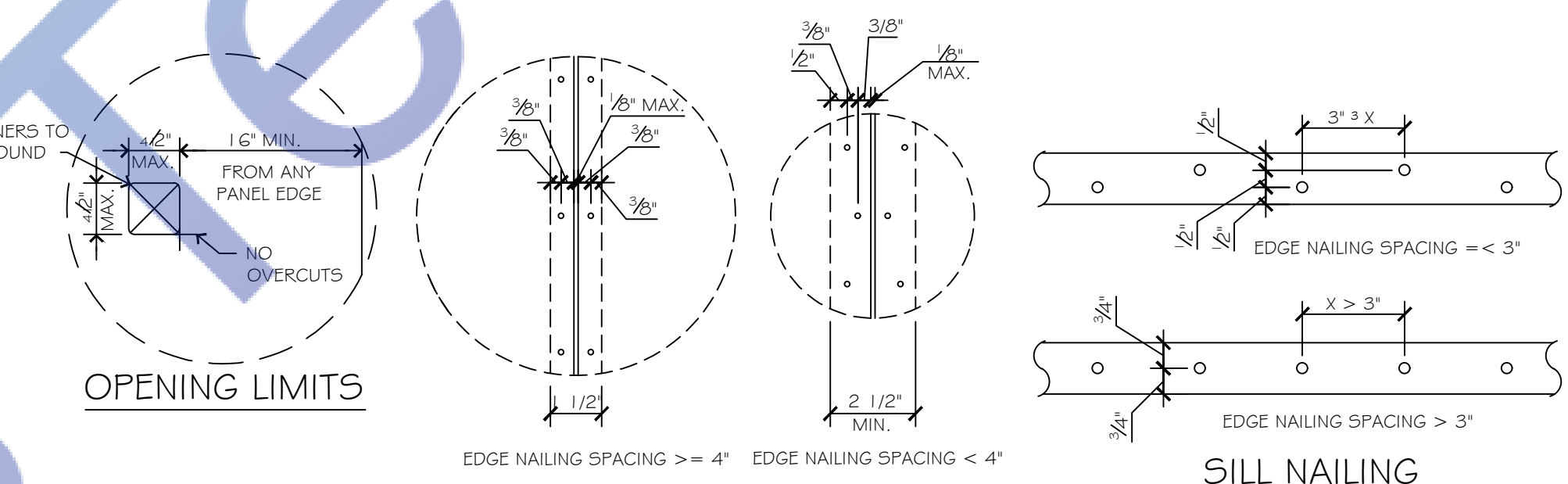
4 TYPICAL WALL ELEVATION AND HEADER SCHEDULE
N.T.S.



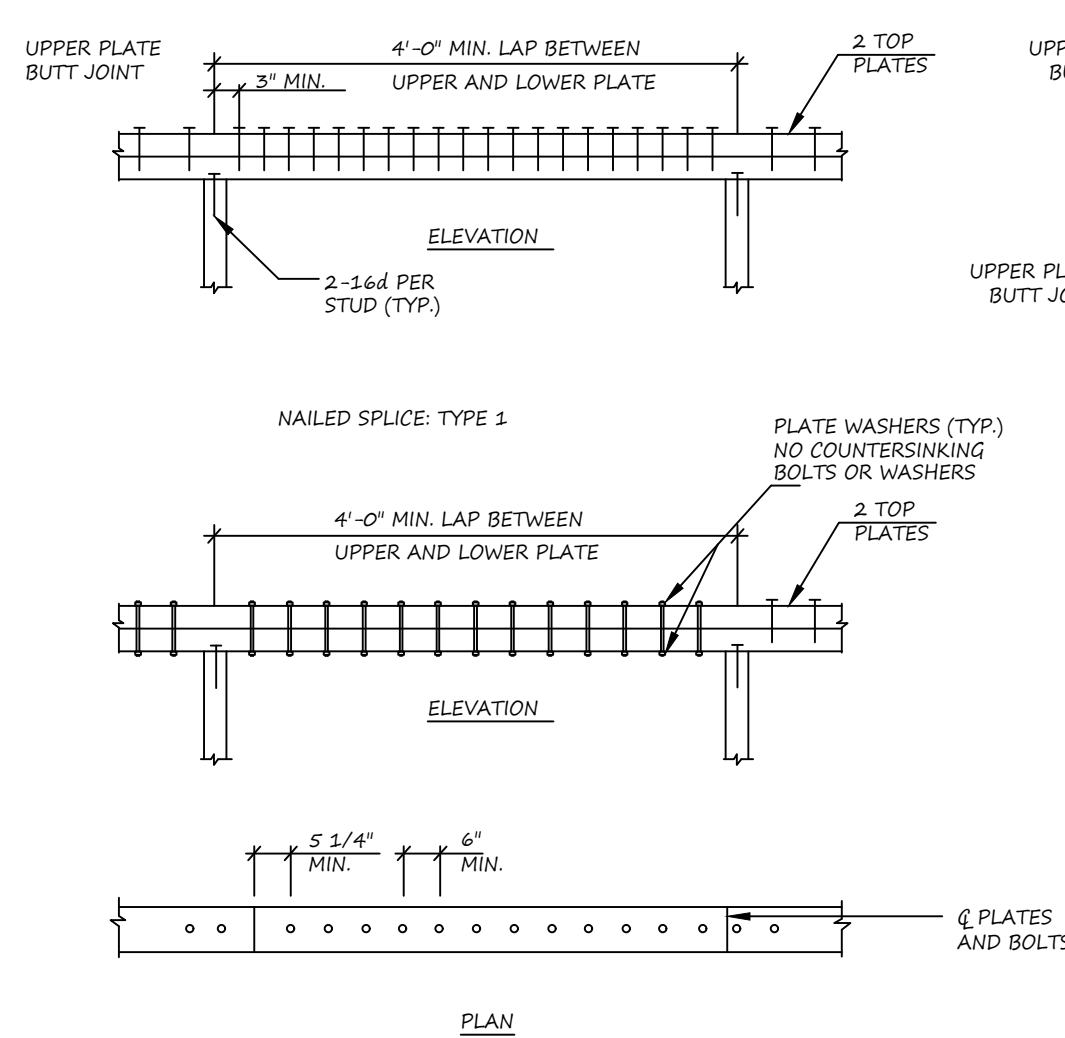
5 TYP. PLYWOOD NAILING
3/4\"/>



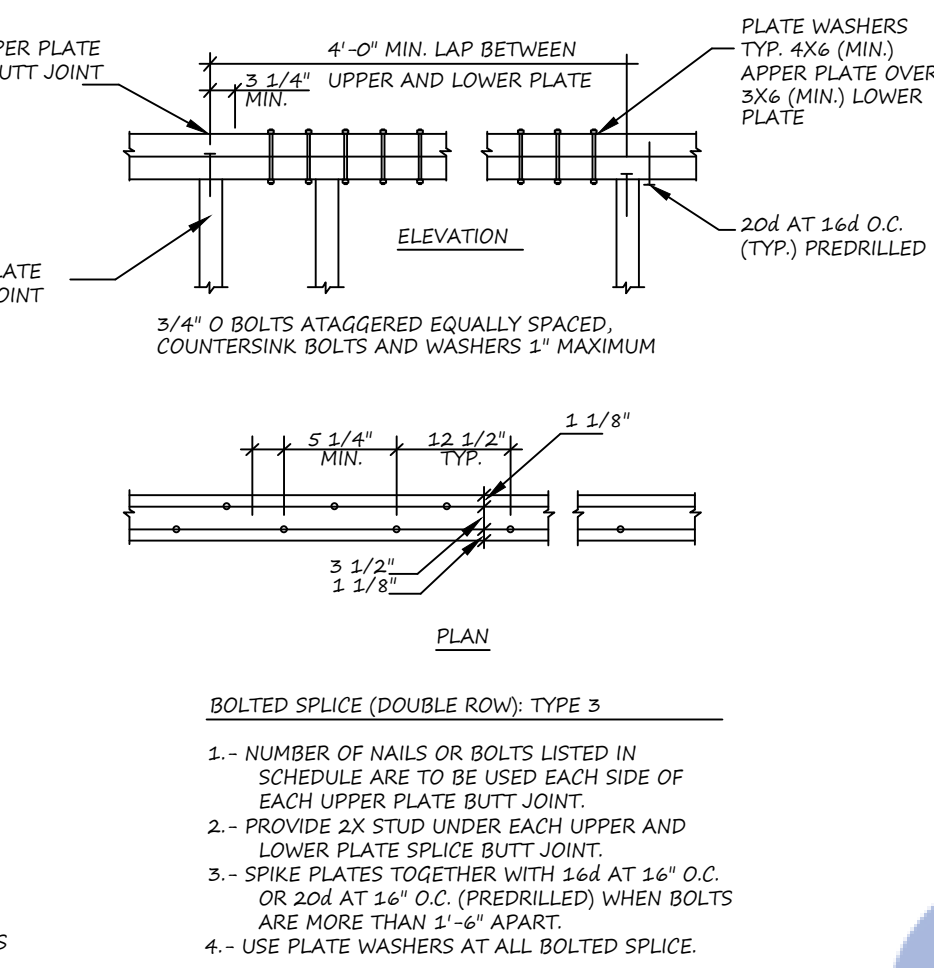
6 TYP. SHEARWALL PLYWD. NAILING ELEV.
3/4\"/>



7 SHEAR WALL
3/4\"/>



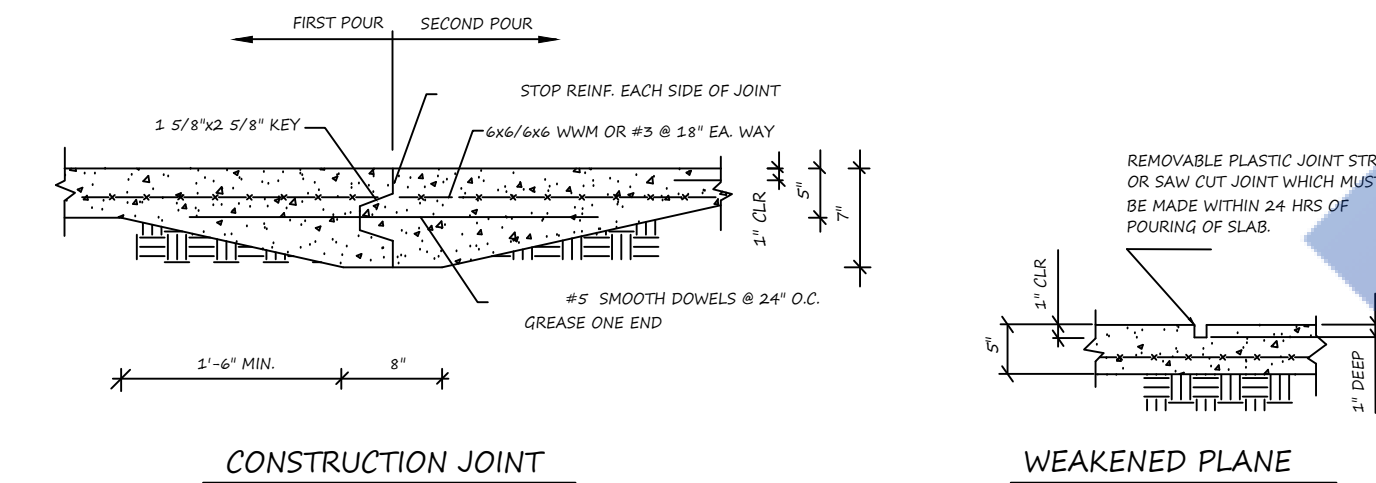
9 TYPICAL PLATE SPlice DETAIL
N.T.S.



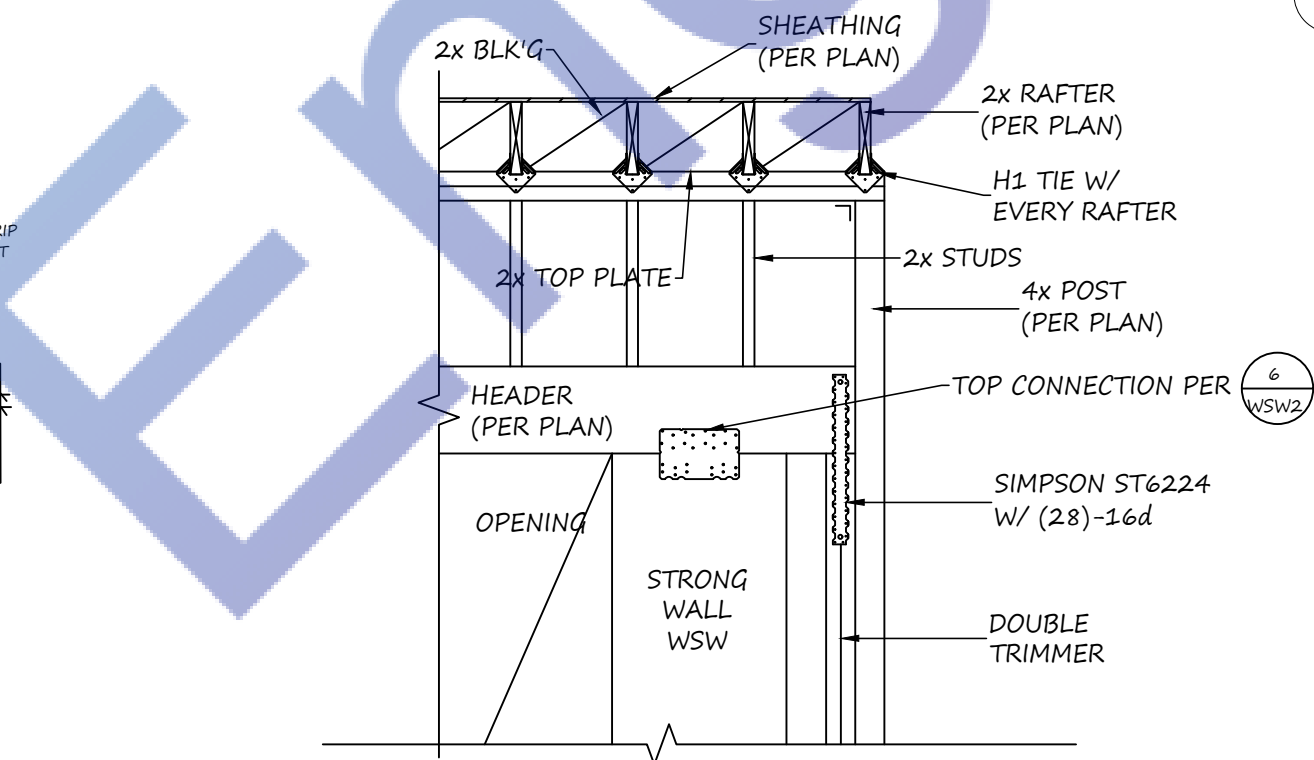
MINIMUM REINFORCING STEEL BAR LAPS (STAGGER SPLICES ONE SPLICE LENGTH)					
SIZE	LAP LENGTH	SIZE	LAP LENGTH	SIZE	LAP LENGTH
#3	22"	#6	42"	#9	74"
#4	29"	#7	49"		
#5	36"	#8	71"		

(CLASS B)
MINIMUM BAR SPACING: 4x BAR DIAMETER
CONCRETE COVER FOR REINFORCING STEEL
CAST AGAINST GRADE
FORMED - EXPOSED TO EARTH OR WEATHER
FORMED - NOT EXPOSED TO EARTH OR WEATHER
SLAB - FROM TOP OF CONC
ALL BARS SHALL END IN A STANDARD 90° OR 180° HOOK
UNLESS DETAILED OTHERWISE

10 TYPICAL REINFORCING DETAILS
1\"/>



11 TYP. SLAB-ON-GRADE DETAILS
N.T.S.



12 DRAG STRUT CONNECTION
N.T.S.

DATE ISSUED

DATE REVISION BY

ARCHITECT :

STRUCTURAL ENGINEER :

1329W 125th street
Los Angeles, CA 90044
PROPOSED ADUS

SHEET TITLE

General Notes & Details

Scale: As Shown

Design By: Mahmoud ALI

Checked By: cvmdali77@gmail.com

Stamp Date: 8/13/2023

Stamp No: 23-033

SHEET NUMBER

S.02

DATE ISSUED			

#	DATE	REVISION	BY

ARCHITECT :

STRUCTURAL ENGINEER :
REGISTERED PROFESSIONAL ENGINEER
DATE: 8/13/2023
PROJECT: 23-033
STATE OF CALIFORNIA
Expiration Date : 06/30/2025

The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

1329W 125th street
Los Angeles ,CA 90044
PROPOSED ADUS

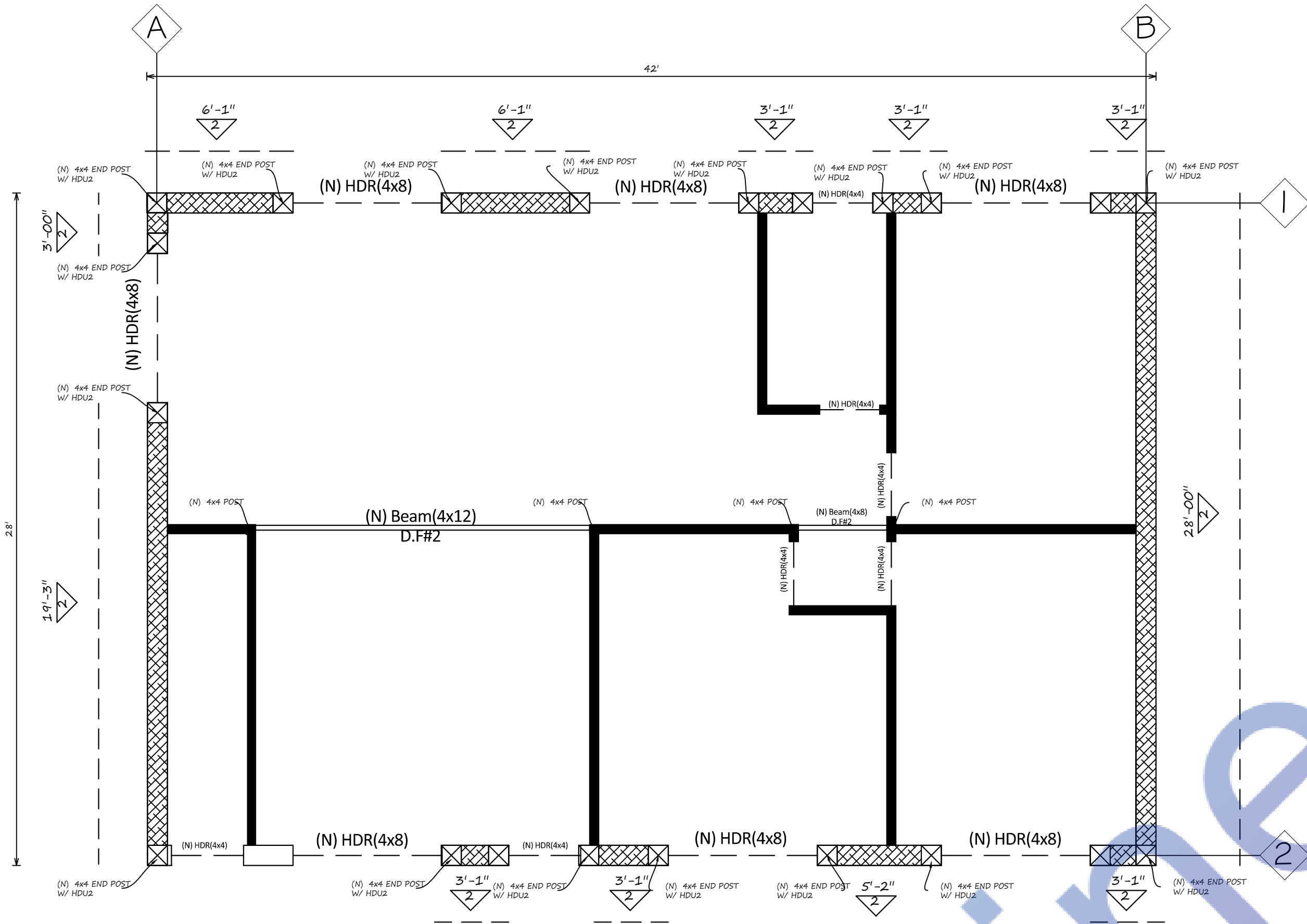
SHEET TITLE
FLOOR
FRAMING PLAN

Scale: As Shown
Design By: Mahmoud ALJ
Checked By: cvmdal77@gmail.com
Start Date: 8/13/2023
Sheet No: 23-033
SHEET NUMBER
S.1

LEGEND :-

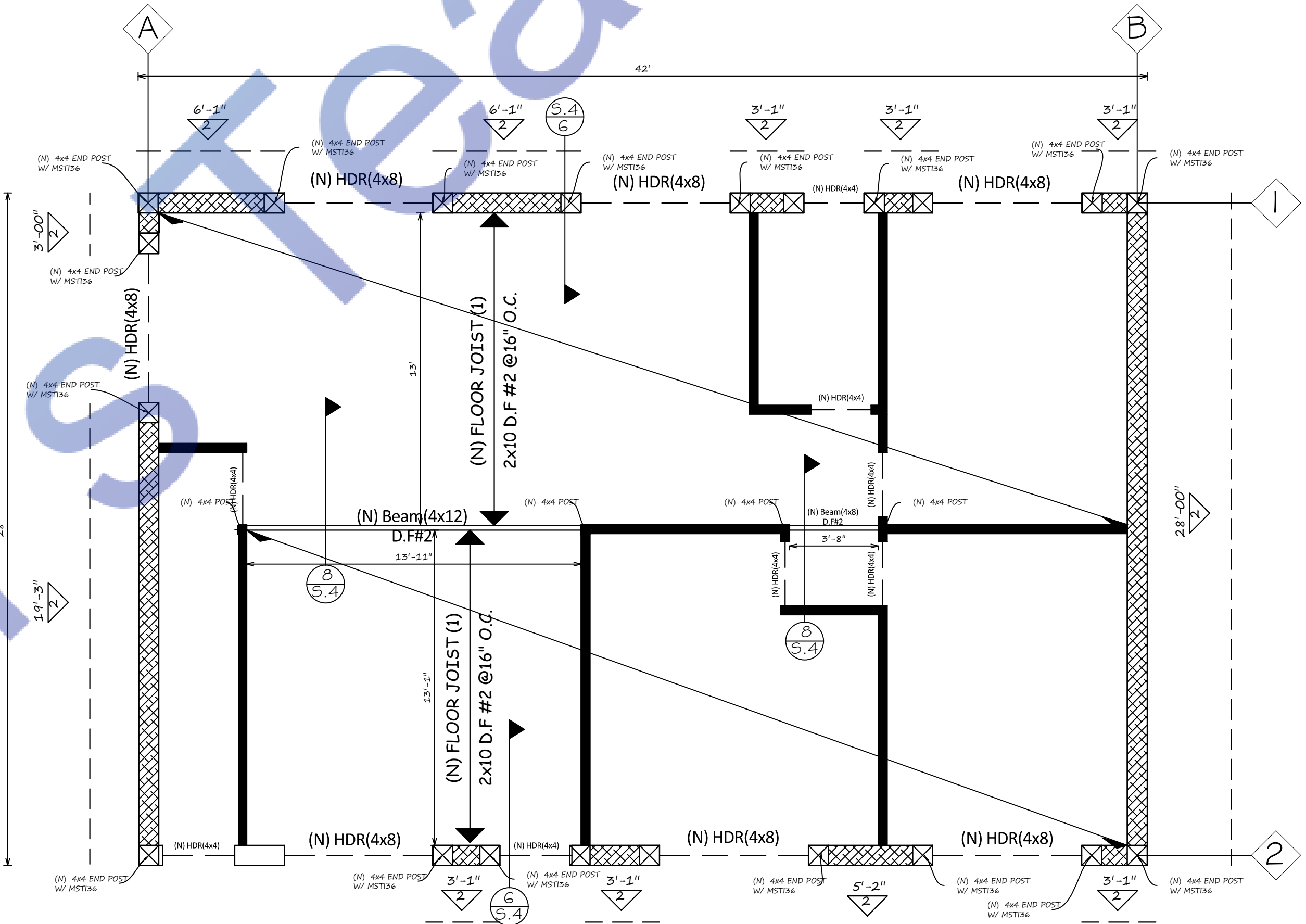
(N) 2x4@16" NEW STUD WALL

(N) SHEAR WALL SEGMENT



FLOOR FRAMING AND SHEAR WALLS OF 1ST LEVEL

Scale : 1/4" : 1'-0"



FLOOR FRAMING AND SHEAR WALLS OF 2ND LEVEL

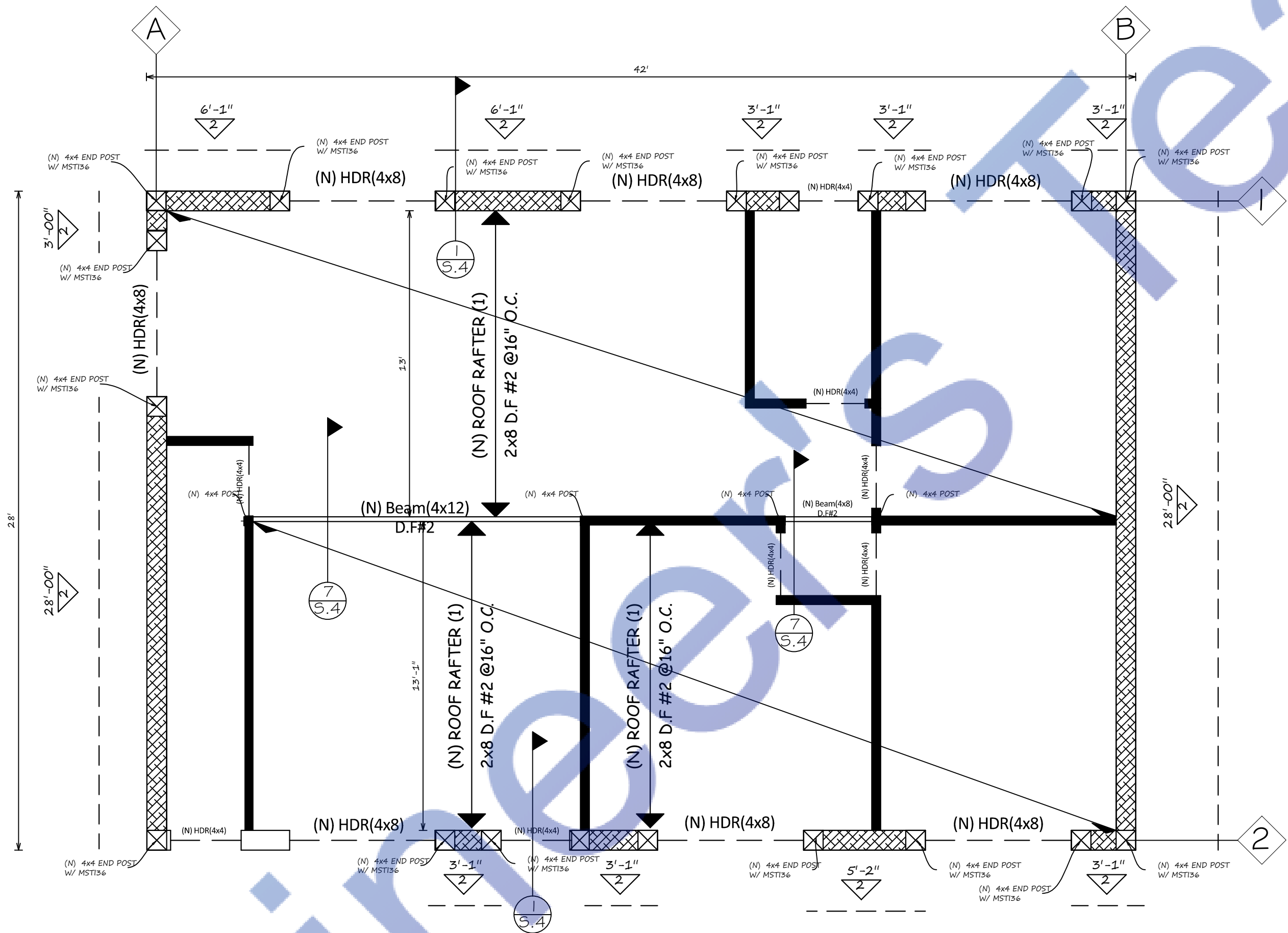
Scale : 1/4" : 1'-0"



LEGEND :-

(N) 2x4@16" NEW STUD WALL

(N) SHEAR WALL SEGMENT



ROOF RAMING PLAN
Scale : 1/4" : 1'-0"

DATE ISSUED			

#	DATE	REVISION	BY

ARCHITECT :

STRUCTURAL ENGINEER :
REGISTERED PROFESSIONAL ENGINEER
DATE: 8/13/2023
5243
STRUCTURAL
STATE OF CALIFORNIA
Expiration Date : 06/30/2025

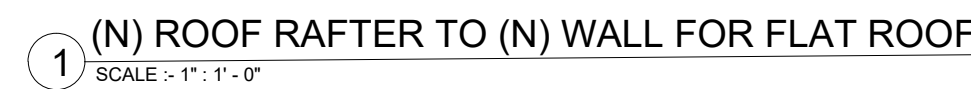
The contractor shall verify and be responsible for all dimensions and conditions on the job and this office must be notified in writing of any variation from the dimensions and conditions shown by these drawings.

1329W 125th street
Los Angeles ,CA 90044
PROPOSED ADUS

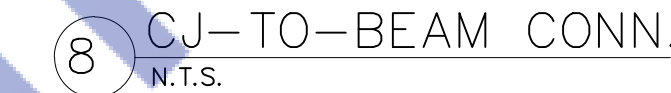
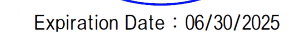
SHEET TITLE
ROOF
FRAMING PLAN

Scale:	As Shown
Design By:	Mahmoud ALJ
Checked By:	cvmdal77@gmail.com
Start Date:	8/13/2023
Sheet No:	23-033
SHEET NUMBER	
S.2	



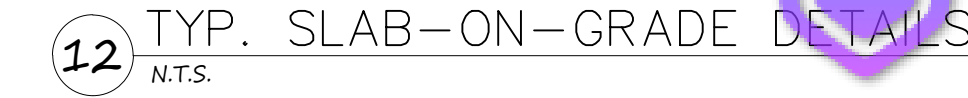
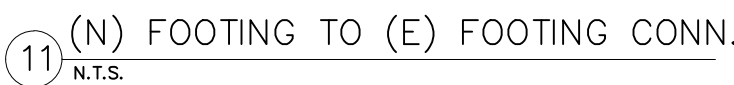
[illegible]

STRUCTURAL ENGINEER :



1329W 125th street
Los Angeles, CA 90044
PROPOSED ADUS

SHEET NUMBER
S.4



1. ALL SLAB REINFORCING STEEL ARE AS CALLED FOR ON PLAN.
2. PROVIDE CONSTRUCTION JOINT AND WEAKENED PLANE AS CALLED FOR BY SPECIFICATION OR AS SHOWN ON PLAN, BUT WEAKENED PLANE

Scale _____ As Shown _____
Design By _____ Mahmoud ALI
Checked By _____ cvmdali72@gmail.com
Start Date _____ 8/13/2023
Job No. _____ 23-033
SHEET NUMBER _____