NEW SINGLE FAMILY RESIDENCE

OFF OF CANYONSIDE ROAD
LA CRESCENTA, CA 91214

APN: 5868-020-012

GENERAL NOTES

Miscellaneous

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE BEFORE STARTING ANY WORK AND BE RESPONSIBLE FOR THE SAME, THE ARCHITECT SHALL BE NOTIFY. OF ANY DISCREPANCIES WHICH MAY EXIST. CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
2. THE SPECIFICATIONS ARE OF A GENERAL NATURE AND MAY REFER TO WORK WHICH IS NOT REQUIRED. THEY ARE NOT INTENDED TO SUPERSEDE ANY CONTRACTUAL AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE SUPERVISION TO PROPERLY EXECUTE THE PROJECT AND TO PROVIDE ASSURANCE THE WORK IS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL NECESSARY PERMITS SHALL BE SECURED BY THE CONTRACTOR PRIOR TO START ANY CONSTRUCTION.

Site Preparation

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT OF FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. IMPORT FOR SLAB SUPPORT SHALL CONSIST OF SAND, GRAVELY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

Concrete

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LATEST APPLICABLE EDITION OF ASTM STANDARDS.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM STD. C-150 FOR TYPES I, II, AND III.
3. REINFORCING STEEL SHALL CONFORM TO:
   a). ASTM STD. A-615 GRADE 40 (#6 AND SMALLER) AND GRADE 60 (#7 AND LARGER)
   b). ASTM STD. A-185 FOR WELDED PLAIN WIRE FABRIC.
4. CONCRETE AGGREGATE SHALL CONFORM TO ASTM STD. C 33.
5. CONCRETE FOR CONTINUOUS FOOTINGS, FOOTING PADS AND SLABS ON GRADE SHALL BE f'c = 2,500 psi AT 28 DAYS, UNLESS OTHERWISE NOTED.
6. CONCRETE FOR STRUCTURAL SLABS, BEAMS AND COLUMNS SHALL BE f'=3000 PSI AT 28 DAYS
7. ALL CONCRETE FOR SPECIFIED ULTIMATE COMPRESSIVE STRENGTH IN EXCESS OF 2,500 PSI SHALL BE PLACED UNDER THE CONTINUOUS INSPECTION OF A CERTIFIED DEPUTY INSPECTOR.
8. WATER FOR MIXING CONCRETE SHALL BE TAKEN FROM A SOURCE OF DOMESTIC USE AND SHALL BE FREE FROM MATERIALS THAT MAY BE DELETERIOUS TO THE CONCRETE OR REINFORCING STEEL.
9. CONCRETE SHALL BE DEPOSITED IN ITS FINAL POSITION WITHIN 30 MINUTES AFTER DISCHARGE FROM ANY MIXER. CONCRETE SHALL NOT BE DROPPED FROM A HEIGHT MORE THAN 3'. THE CONCRETE SHALL BE COMPACTED DURING PLACING WITH APPROVED VIBRATING EQUIPMENT.
10. TWELVE TO FOURTEEN HOURS AFTER PLACING, CONCRETE SHALL BE KEPT CONTINUOUSLY MOIST BY WETTING THE SURFACE FOR A MIN. PERIOD OF 10 DAYS, OR BY SEALING THE SURFACE WITH A NON-STANIG CURING COMPOUND. NO CURING COMPOUND SHALL BE USED ON SURFACES WHERE FUTURE BLENDING WITH CONCRETE OR PAINTING IS REQUIRED.
11. NO TWO GRADES OF CONCRETE SHALL BE PLACED ON A JOB AT THE SAME TIME.
12. UNLESS NOTED ON PLANS, THE FOLLOWING MINIMUM CLEARANCES SHALL APPLY:
    a). CONCRETE DEPOSITED AGAINST EARTH = 3"
    b). CONCRETE SURFACES EXPOSED TO EARTH AFTER FORM REMOVAL OR EXPOSED DIRECTLY TO WEATHER. No 6 THROUGH No 18 REBAR = 2". No. 5 AND SMALLER = 1-½"
    c). CONCRETE SURFACES NOT EXPOSED DIRECTLY TO EARTH OR WEATHER: SLABS, WALLS
    1. No 14 AND No 18 REBARS = 1-½"
    2. No 11 AND SMALLER = ¾"
13. REINFORCING SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED AGAINST DISPLACEMENT WITHIN THE TOLERANCE PERMITTED.
14. ALL READY MIX CONCRETE SHALL CONFORM TO ASTM STD C-94. IF CONCRETE IS OTHER THAN READY-MIXED, THE CONCRETE QUALITY SHALL CONFORM TO ACI 318-83, CHAPTER 4.
15. ALL REINFORCEMENT SHALL BE POSITIONED IN THE CONCRETE PER DIMENSIONS SHOWN IN THE WORKING DRAWINGS.
16. SPLICES IN REINFORCEMENT SHALL BE NOT LESS THAN 24", WHEREVER IT MAY OCCUR.
17. ALL BARS SHALL BE BENT COLD. NO BARS PARTIALLY EMBEDDED IN CONCRETE SHALL BE FIELD BENT, EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER.
18. METAL REINFORCEMENT SHALL BE FREE OF LOOSE FLAKY RUST, AND ANY OTHER COATINGS THAT WILL REDUCE BONDAGE.

Wood

1. ALL LUMBER SHALL BE DOUGLAS FIR PER PS20-70, GRADED PER GRADING RULE 17 WCLIB. UNLESS NOTED OTHERWISE, THE FOLLOWING MINIMUM GRADES SHALL APPLY:
   a). SILL PLATES IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DF#1
   b). 2x4 STUDS AND PLATES SHALL BE DF#2
   c). 2x6 STUDS AND PLATES SHALL BE DF#2
   d). FLOOR JOISTS, RAFTERS, 4x BEAMS, 4x HEADERS SHALL BE DF#1 & S.S.
   e). 6x AND LARGER BEAMS SHALL BE DF#1 OR BETTER
   f). POSTS SHALL BE DF#1
2. ALL PLYWOOD SHALL CONFORM TO P.S. 1-83 AND SHALL BE OF GRADE, INDEX , NUMBER AND THICKNESS CALLED ON PLANS. ALL PLYWOOD SHALL BE BONDED WITH EXTERIOR GLUE. ALL PLYWOOD EXPOSED DIRECTLY TO WEATHER SHALL BE EXTERIOR TYPE. UNLESS NOTED OTHERWISE, THE FOLLOWING MINIMUM STANDARDS SHALL APPLY:
   a). ROOF SHEATHING: 1/2" CDX 24/0, WITH EXTERIOR GLUE NAILED WITH 8d NAILS AT 6" BOUNDARIES, 6" EDGES AND 12" FIELD. NO EDGE BLOCKING REQUIRED.
   b). FLOOR SHEATHING: 5/8" CDX, T&G PLYWOOD, 32/16 WITH EXTERIOR GLUE. USE 10d NAILS AT 4" BOUNDARY, 6" EDGE, 10" FIELD. BLOCK ALL EDGES.
3. CUTTING AND BORING OF WOOD STUDS:
   a). EXTERIOR AND BEARING WALL STUDS MAY BE NOTCHED A MAXIMUM OF 25% OF STUD DEPTH. NONBEARING WALL STUDS MAY BE NOTCHED TO A MAXIMUM OF 40% OF THE STUD DEPTH.
   b). A HOLE NOT GREATER THAN 40% OF THE STUD DEPTH MAY BE BORED IN NONBEARING STUDS OR ANY STUD WHERE SUCH STUD IS DOUBLED, PROVIDED THAT NOT MORE THAN 2 SUCCESSIVE DOUBLED STUDS ARE BORED. IN NO CASE THE EDGE OF THE HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF THE STUD AS A CUT OR NOTCH.
4. ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED PER UBC. STD. 25-12 UBC. STD. 23-12
5. FLOOR JOISTS SHALL BE DOUBLED UNDER ALL PARTITION WALLS.
6. ALL ROOF RAFTERS AND FLOOR JOISTS SHALL BE BLOCKED AT SUPPORTS.
7. WHERE CEILING JOISTS RUN OTHER THAN PARALLEL TO ROOF RAFTERS, RAFTERS SHALL BE TIED BY 1x4 CROSS TIES AT 48" o.c. , AND NAILED TO THE ROOF RAFTER WITH 3-16d NAILS
8. WHERE PLUMBING, HEATING OR OTHER PIPES NECESSITATE THE CUTTING OF SOLES OR PLATES, THE CUT HOLE SHALL BE TIED BY A SIMPSON STRONG TIE ST-22 STRAP WITH 16d NAILS AT EACH HOLE.
9. PRIOR TO COVERING, ALL NAILING OF ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR.
10. ALL SHEAR WALL NAILING SHALL BE INSPECTED AND APPROVED BY THE BUILDING INSPECTOR PRIOR TO COVERING.
11. HEADERS ARE 4x4 FOR OPENINGS 4' OR LESS AND 4x6 FOR OPENINGS OVER 4' BUT LESS OR EQUAL TO 6', UNLESS NOTED OTHERWISE.
12. PROVIDE SIMPSON "U" TYPE HANGERS, UNLESS NOTED OTHERWISE.
13. LAP TOP PLATES 48" MIN. WITH 12-16d NAILS AT EACH SIDE OF SPLICE, UNLESS NOTED OTHERWISE.
14. ALL STUDS SHALL BE BRACED WITH 1x6 DIAGONAL BRACE OR SIMPSON RCWB WALL BRACE LET INTO THE STUDS AT SUCH ANGLE THAT CROSSES A MINIMUM OF 4 STUDS SPACE.
15. ALL DOUBLED ROOF RAFTERS, CEILING JOISTS AND FLOOR JOISTS SHALL BE NAILED TOGETHER WITH 16d AT 16" o.c. STAGGERED.
16. ALL FLOOR JOISTS AND ROOF RAFTERS SHALL BE WITHIN 4" OF THE STUD BENEATH.

General

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED IN THE PROPERTY. FAILURE TO COMPLY MAY CAUSE DELAYS AND / OR ADDITIONAL EXPENSES.
2. INSTALL A SEISMIC SHUTOFF VALVE ON EACH FUEL GAS LINE FOR NEW BUILDINGS AND ALTERATIONS IN EXCESS OF $10,000.00. "AN APPROVED GAS SHUT VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."
3. OBTAIN PERMIT FROM PUBLIC WORKS FOR A PROTECTION FENCE CANOPY OR ON OVER ANY STREET OR PUBLIC SPACE.
4. OBTAIN APPROVAL FROM PUBLIC WORKS AND BUILDING DEPARTMENT FOR AN TEMPORARY SHORING / EXCAVATIONS THAT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY PRIOR TO CONSTRUCTION.
5. FOR SITE WITH POTENTIAL METHANE ZONE, OBTAIN APPROVAL FROM THE FIRE DEPARTMENT AND MECHANICAL DIVISION OF BUILDING DEPARTMENT FOR INSTALLING A MECHANICAL VENTING SYSTEM PER MGD #12.
6. OBTAIN PERMIT FORM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO PERMIT ISSUANCE FOR:
   - TRENCHES / EXCAVATIONS MORE THAN 5' IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND.
   - CONSTRUCTION OR DEMOLITION OF ANY BUILDING, STRUCTURE OR SCAFFOLDING MORE THAN 3 STORIES OR 36' HEIGHT.
7. OBTAIN PERMIT FORM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO PERMIT ISSUANCE FOR:

Special Hazards

1. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, RAZOR RIBBON FENCE, CABLE OR OTHER OBSTRUCTIONS SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF FIRE.
2. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE. LAMC 57.12.02
3. THE INDOOR STORAGE OF COMBUSTIBLE MATERIALS SHALL BE REGULATED IN RELATION TO ARRANGEMENT, LOCATION, SIZE OF AREAS, HEIGHT SEPARATIONS AND HOUSEKEEPING.

Fire Protection

1. DRAFT STOPPING.
   - IT SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION.
   - IT SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.
   - IT SHALL BE REQUIRED ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES.
2. UNPROTECTED OPENINGS ARE PROHIBITED IN ENVELOPE PROTECTION TYPE CEILINGS. ALL DUCT OPENINGS REQUIRED FIRE DAMPERS AND ARE LIMITED IN AN AREA TO 100 sq.in. IN ANY 100 SQ.FT. OF CEILING. ACCESS OPENINGS REQUIRE 1-HR FIRE RATED ASSEMBLIES WITH CLOSING DEVICES APPROVED BY THE DEPARTMENT OF BUILDING AND SAFETY.
3. SMOKE DETECTOR.
   - IN EACH DWELLING UNIT AND GUEST ROOM, PROVIDE A SMOKE DETECTOR MOUNTED ON THE CEILING OF WALL OF EACH SLEEPING ROOM, AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO THE SLEEPING ROOM AT THE TOP OF STAIRWAY WITH SLEEPING ROOMS AT THE UPPER LEVEL.
   - A SMOKE DETECTOR SHALL BE INSTALLED IN THE BASEMENT OF DWELLING UNITS HAVING A STAIRWELL WHICH OPENS INTO THE DWELLING.
4. SPRINKLER SYSTEM.
   IS REQUIRED TO BE APPROVED BY PLUMBING DIVISION OF THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
5. FIRE EXTINGUISHERS.
   LOCATION TO BE APPROVED BY FIRE / BUILDING INSPECTOR.
   - PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A-10BC WITHIN 75 FT. OF TRAVEL INSTANCE TO ALL PORTIONS OF THE BUILDING @ EACH FLOOR ALSO DURING CONSTRUCTION.
6. FIRE LANE.
   FIRE LANE IS REQUIRED WHERE ANY OF THE FIRST STORY EXTERIOR WALLS OF A BUILDING (OR THE ENTRANCE TO ANY DWELLING UNIT OR GUEST ROOM) MORE THAN 150 FT. FROM THE EDGE OF AN IMPROVED STREET OR APPROVED FIRE LANE (AS MEASURED ALONG THE NORMAL ENTRANCE ROADWAY OR WALKWAY.
7. PROVIDE AN APPROVED SPARKS ARREST FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBECUE DEVICE WHICH USES FUEL BURNING MATERIAL.

Interior

1. PROVIDE 70 INCH HIGH NONABSORBENT WALL ADJACENT TO SHOWER, AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER.
2. ONLY LOW CONSUMPTION WATER CLOSETS SHALL BE PROVIDED. "PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION."
3. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS REQUIRES 1-HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
4. EXIT DOORWAYS SHALL BE NOT LESS THAN 36" X 6'-8" (WIDTH AND HEIGHT). PROJECTIONS INCLUDING PANIC HARDWARE, SHALL NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR WIDTH.
5. PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.
6. GLASS SKYLIGHTS SHALL COMPLY WITH 91.2409. PLASTIC SKYLIGHTS WITH 91.1006.12
7. PROVIDE WINDOW WELLS (WITH FIXED LADDER) FOR EGRESS WINDOWS BELOW GRADE.
8. WATER HEATER IS REQUIRED TO BE ANCHORED. "WATER HEATER MUST BE STRAPPED TO WALL."
9. PROVIDE ACCESS TO THE BOTTOM OF COURT FOR CLEANING PURPOSES.
10. COURT MORE THAN TWO STORIES IN HEIGHT SHALL BE PROVIDED WITH A HORIZONTAL AIR INTAKE WITH A MINIMUM AREA OF 10 SQ.FT.

Notes

1. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 171,874-FOR WORK OVER $10,000.)-
2. WATER HEATER MUST STRAPPED TO WALL. "SEC. 507.3, UPC
3. "PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION."
4. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
5. THE DECK DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 8' BELOW THE THRESHOLD.
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

Security Requirements

1. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL BE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE A MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2 LONG.
2. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY, SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24" FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS 2" IN ANY DIMENSION.
3. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS UNLESS SIZED AS REQUIRED HEREIN FOR STILES AND RAILS EXCEPT MULLIONS OVER 18" LONG, MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2".
4. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIRS GREATEST DIMENSION.
5. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF AT LEAST 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.
6. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
7. PROVIDE DOOR VIEWERS, VIEW PORTS, OR VIEWING WINDOWS FOR DWELLING AND GUEST ROOM ENTRANCE DOORS.
8. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY OR SIMILAR SURFACE WHICH IS WITHIN 8 FEET OF THE UTILITY POLE OR SIMILAR STRUCTURES.
9. SLIDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY CLOSED POSITION.
10. SLIDING DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91.6731 AND 91.6732.
11. PROVIDE DEADBOLTS WITH HARDENED INSERTS; DEAD LOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR; LOCKS OPENABLE WITHOUT KEY, SPECIAL KNOWLEDGE OR EFFORT ON INTERIOR; THROW TYPE AND EMBEDMENT OF DEAD BOLTS FOR SINGLE SWINGING DOOR, ACTIVE LEAF OF PAIRS OF DOORS, OR BOTTOM LEAF OF THE DOOR. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. THE USING OF A LOCKING DEVICE WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NONREMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRED "SPECIAL KNOWLEDGE OR EFFORT" WHEN USED IN A SINGLE FAMILY RESIDENCE, DUPLEXES OR INDIVIDUAL UNITS IN APARTMENT HOUSE. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8".
12. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A HOOK-SHAPED DEAD BOLT SHALL HAVE A MIN. THROW OF 3/4".
13. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MIN. WITH SOLID CORE CONSTRUCTION. HOLLOW CORE DOORS LESS THAN 1-3/8" THICK, SHALL BE COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS 6" ON CENTERS AROUND THE PERIMETER OR EQUIVALENT. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
14. WOOD PANEL TYPE DOORS WITH PANELS FABRICATED OF LUMBER NOT LESS THAN 9/16" THICK, PROVIDED THAT SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4" THICK. INDIVIDUAL PANELS SHALL NOT EXCEED 300 sq.in. IN AREA. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1-3/8 INCHES AND 3 INCHES IN WIDTH.
15. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE DOORS.
16. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

Bath

1. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQ. WITHIN 70" ABOVE DRAIN.
2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT MATERIALS:
3. GLASS ENCLOSURE DOORS MUST BE LABELED CATEGORY II SWING DOOR OUTWARD.
4. NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1024 " OR 30" DIA CIR 510, 511, 5406, 5407, UBC STD. T-54 & D.C. 909.
5. BATHS WITHOUT OPENABLE WINDOWS SHALL BE PROVIDED WITH VENT FAN CAPABLE OF MINIMUM 5 AIR CHANGES PER HR.
6. TOILET COMPARTMENT MINIMUM 30" WIDE WITH 24" CIR. IN FRONT OF TOILET.
7. PROVIDE MINIMUM 12" X 12" ACCESS AT TUB TRAP EXCEPT WHERE CONCERNED FIXED CONNECTIONS ARE OF BRASS & WITHOUT SLIP JOINTS.
8. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE A/P CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED

Plumbing

1. USE CAST IRON WASTE OUTSIDE BUILDING PERIMETER.
2. 3" MIN WASTE FROM ALL TOILETS.
3. PLUMBING SHALL BE INSTALLED SUCH THAT NO STRUCTURAL MEMBER IS NOTCHED EXCEPT IN ACCORDANCE WITH CODE.
4. PIPING SHALL BE MIN 18" BELOW FINISH GRADE.
5. VENT PLUMBING TO THE REAR OF THE BUILDING.
6. PLACE VENTS OUT OF VIEW WHENEVER POSSIBLE.
7. ALL HOSE BIBS SHALL HAVE ANTI SIPHON VALVES.
8. HOSE BIBS SHALL BE 14" OR HIGHER ABOVE FINISH GRADE.
9. INSULATE ALL HOT WATER PIPING IN UNHEATED SPACE MIN R-3
10. ALL PLUMBING INSTALLATIONS SHALL CONFORM TO THE MOST RECENT UBC AND LOCAL CODE REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFORM TO ALL REQUIRMENTS.
11. FIXTURES AMERICAN STANDARD OR AS SPECIFIED BY OWNER.
12. PROVIDE SOLID COPPER WATER LINES INCLUDING SERVICE.
13. PROVIDE APPROVED LATERAL SUPPORTS FOR WATER HEATER (STRAPS).
14. USE LOW FLUSH TOILETS.
15. APPROVED VALVES & SHOWER HEADS WITH FLOW RESTRICTORS SHALL BE USED.
16. USE DILECTRIC CONNECTIONS FOR DISSIMILAR MATERIALS.
17. PROVIDE CLEANOUTS AS REQUIRED.
18. VIBRATION DAMPERS SHALL BE INSTALLED.
19. MANUFACTURERS LINES SHALL BE INSTALLED IN TUB DURING CONSTRUCTION FOR PROTECTION.
20. PLUMBING CONTRACTOR SHALL PROVIDE ALL PARTS REQUIRED FOR THE COMPLETE INSTALLATION OF FIXTURES, VALVES, AND TOILETS, AND ALL OTHER RELATED ITEMS.
21. PROVIDE TUB ACCESS 12" x 12" min.
22. ALL FIXTURES SHALL HAVE A SEPARATE SHUT OFF VALVE.
23. IAPMO APPROVAL REQUIRED FOR 1 PIECE LAV.
24. SHOWER HEADS, LAVATORY FAUCETS, AND SINKS SHALL MEET THE FLOW REQUIREMENTS OUTLINED IN THE APPLIANCE EFFICIENCY STANDARDS SECTION 2-5314.

Owner / Builder Note

- THE CONTRACTOR IS RESPONSIBLE OF VERIFYING ALL EXISTING CONDITIONS AND ALL DIMENSIONS AT THE SITE PRIOR TO COMMENCE WORK AND NOTIFY THE DESIGNER OF ANY ERROR OR DISCREPANCIES. IF THE CONTRACTOR/BUILDER FAILS TO NOTIFY THE DESIGNER ON TIME OF ANY DISCREPANCY THE CONTRACTOR SHALL BE RESPONSIBLE OF ANY CONSECUENCE ARISEN DUE TO THE DISCREPANCY.

  EXISTING BUILDING AND FIELD MEASUREMENTS WERE TAKEN BY VISUAL METHOD AS ACCURATE AS POSSIBLE. WALL THICKNESS WHERE POSSIBLE WAS MEASURED, BUT WERE THICKNESS WAS NOT ASSUMED. ALL DIMENSIONS SHALL BE VERIFIED ON SITE.
- THESE DOCUMENTS WERE PREPARED TO MEET MINIMUM CODE REQUIREMENTS AS WELL AS TO BE APPROVED BY THE DEPARTMENT OF BUILDING & SAFETY. ADDITIONAL REQUIREMENTS MAY BE NEEDED AND/OR BUILDING INSPECTOR MAY REQUIRE ADDITIONAL WORK.

BUILDING CODE DATA LEGEND

APPLICABLE CODES:
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA ELECTRICAL CODE
2013 CALIFORNIA MECHANICAL CODE
2013 CALIFORNIA PLUMBING CODE
2013 CALIFORNIA FIRE CODE
2013 TITLE 24 ENERGY STANDARDS
2013 CALIFORNIA UNIFORM ADMINISTRATIVE CODE

AREA BREAKDOWN

LOT AREA:	4,670 SQ. FT.
LOT COVERAGE (40% MAX.):	1,868 SQ. FT.
TOTAL AREA COVERED:	1,403.50 SQ. FT. = 30.05 %
PERVIOUS AREA:	1,379.50 SQ. FT. = 29.56 %
IMPERVIOUS AREA:	3,290 SQ. FT. = 70.44 %
BOX TREES PER GREEN PROGRAM:	2-15 GAL. BOX TREES
LANDSCAPING:	2-15 GAL. BOX TREES
	75% TO BE DROUGHT-TOLERANT
NEW 2-CAR GARAGE:	480 SQ. FT.
NEW RESIDENCE (3-STORY):	
FIRST FLOOR:	866 SQ. FT.
FIRST FLOOR LIVABLE:	866 SQ. FT.
SECOND FLOOR:	983.50 SQ. FT.
SECOND FLOOR LIVABLE:	923.50 SQ. FT.
THIRD FLOOR (STAIRCASE & STORAGE):	135.50 SQ. FT.
THIRD FLOOR DECK AREA:	800 SQ. FT.
THIRD FLOOR AREA:	935.50 SQ. FT.
THIRD FLOOR LIVABLE AREA:	0 SQ. FT.
TOTAL FLOOR AREA:	2,785 SQ. FT.
TOTAL LIVABLE AREA:	1789.50 SQ. FT.

CONTACT INFO.

DESIGNER:
T2 DESIGN
12937 KIPWAY DR.
DOWNEY, CA. 90242
PH: (323) 273-8735
CONTACT: THOMAS TUN

SHEET INDEX

	ARCHITECTURAL
CS-0	COVER SHEET, PROJECT INFO., GENERAL NOTES
A-1	SITE PLAN
A-2	RESIDENCE FIRST AND SECOND FLOOR PLANS
A-3	RESIDENCE EXTERIOR ELEVATIONS
A-4	GARAGE FLOOR PLAN AND EXTERIOR ELEVATIONS

GRADING QUANTITIES

14.8 C.Y. CUT

OAK TREE STATEMENT

NO OAK TREES SHALL BE IMPACTED BY THE DEVELOPMENT.
NO CONSTRUCTION OR GRADING ACTIVITY MAY TAKE PLACE WITHIN 5 FEET OF THE DRIPLINE OF AN OAK TREE OR WITHIN 15 FEET OF AN OAK TREE TRUNK AND NO OAK TREE MAY BE REMOVED WITHOUT AN OAK TREE PERMIT

GREEN BUILDING REQUIREMENTS

CHAPTER 22.52, PART 20

A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.

PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENT THAN THE 2005 CALIFORNIA ENERGY EFFICIENT STANDARDS, TITLE 24 PART 6 (SECTION 22.52.2130.C.1)

PROJECT SHALL RECYCLE AND/OR SALVAGE THE MINIMUM AMOUNT OF NON-HAZARDOUS CONSTRUCTION OF DEMOLITION DEBRIS (SECTION 22.52.2130.C.4) AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY DEPT. OF PUBLIC WORKS, ENVIRONMENTAL PROGRAMS DIVISION.

PROJECT SHALL COMPLY WITH THE REQUIREMENTS THAT TANK-TYPE TOILETS BE HIGH EFFICIENCY TOILETS (MAXIMUM 1.28 GAL./FLUSH) (SECTION 22.52.2130.C.3)

DROUGHT-TOLERANT LANDSCAPING

CHAPTER 22.52, PART 21

NOTE: LANDSCAPE AREA, THIS PLAN, IS INDICATED BY THE AREA AS SHOWN, TOTAL LANDSCAPE AREA/FIRE/FUEL MOD ZONE PLAN TO BE PROVIDED BY OTHERS.

LANDSCAPED AREA:
MIN. 75% OF LANDSCAPED AREA TO BE DROUGHT-TOLERANT
DROUGHT-TOLERANT LANDSCAPED AREA: S.F. MIN.

GRASS/TURF AREA: MAX. 25% OF LANDSCAPED AREA.

DROUGHT-TOLERANT PLANTS TO BE SELECTED FROM THE COUNTY'S "DROUGHT-TOLERANT PLANT LIST." PLANTS SHALL BE GROUPED BY HYDROZONE

LOW IMPACT DEVELOPMENT (LID)

CHAPTER 22.52, PART 22

TOTAL PAVED AREA: S.F.
TOTAL STRUCTURE AREA: S.F.
TOTAL IMPERVIOUS SURFACE AREA (PAVING + STRUCTURE): S.F.

LID BEST MANAGEMENT PRACTICES SHALL BE INSTALLED AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS (DPW) PURSUANT TO THE COUNTY'S "LOW IMPACT DEVELOPMENT STANDARDS MANUAL, "UNLESS MODIFIED OR WAIVED BY DPW.

PROJECT SHALL PROVIDE:
PERVIOUS PAVING (MIN. 50% OF ALL PAVING) AND WILL PLANT TWO TREES (15 GAL., 1 DROUGHT-TOLERANT) TO OVERHANG IMPERVIOUS SURFACES.

Means Of Egress

1. ALL EXTERIOR ELEVATION CHANGES AND INTERIOR ELEVATION CHANGES OF 12 INCHES OR MORE ALONG THE PATH OF EXIT TRAVEL SHALL BE MADE BY STEPS, STAIRS OR STAIRWAYS CONFORMING WITH THE REQUIREMENTS OF SECTION 1003.3.3.3 OR RAMPS CONFORMING WITH THE REQUIREMENTS OF SECTION 1003.3.3.4.
2. INTERIOR ELEVATION CHANGES OF LESS THAN 12 INCHES ALONG THE PATH OF EXIT TRAVEL SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE BY RAMPS CONFORMING WITH THE REQUIREMENTS OF SECTION 1003.4.
3. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED. THE UNLACHING OF ANY LEAVE SHALL NOT REQUIRE MORE THAN ONE OPERATION.
4. THE MEANS OF EGRESS SYSTEM SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN 7 FEET MEASURED VERTICALLY FROM THE WALKING SURFACE TO THE LOWEST PROJECTION FROM THE CEILING OR OVERHEAD STRUCTURE.

SOUND REQUIREMENTS

1. ALL PENETRATION INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED LINED OR INSULATED WITH APPROVED PERMANENT RESILIENT SEALANT.
2. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES WILL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR 1/4" THICK APPROVED RESILIENT MATERIAL.
3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND SEPARATION WALLS.
4. CARPETS OR SIMILAR SURFACE MATERIALS WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.
5. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES WILL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES AND BATHROOMS NEED NOT TO BE LINED.)
6. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOISTS SPACES WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE FOR FIRE SPRINKLER PIPING, GAS LINE OR ELECTRICAL CONDUIT.
7. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS WILL BE SEPARATED HORIZONTALLY BY 24" AND THE BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXED ACCORDINGLY.)
8. THE ENTRANCE DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26. (LAMINATED 1-3/4" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS WITH COMPRESSION SEALS AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT.)
9. WALL MOUNTED LAVATORIES AND TOILETS WILL NOT BE PERMITTED IN SOUND RATED WALLS.

ATTACHMENT A

JOB ADDRESS ______________________ PERMIT # _____ - _____ - _____

COUNTY OF LOS ANGELES

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES
MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL CONSTRUCTION PROJECTS / CERTIFICATION STATEMENT

CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULTS IN SOIL DISTURBANCE. CONSTRUCTION INCLUDES STRUCTURE TEARDOWN. IT DOES NOT INCLUDE ROUTINE MAINTENANCE TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY; EMERGENCY CONSTRUCTION ACTIVITIES REQUIRE TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION MATERIAL OR CONSTRUCTION WASTE TO STORM WATER; MECHANICAL PERMIT WORK; OR SIGN PERMIT WORK.
—NPDES PERMIT PART 5 "DEFINITIONS"

- ☐ ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE NAD MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES AND WIND.
- ☐ STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- ☐ FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- ☐ NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- ☐ EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- ☐ TRASH AND CONSTRUCTION REALTED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- ☐ SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS, LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME ______________________________
(OWNER OR AUTHORIZED AGENT FOR THE OWNER)

SIGNATURE ______________________________ DATE ________________
(OWNER OR AUTHORIZED AGENT FOR THE OWNER)

PROJECT DATA

SITE ADDRESS: THE PROPERTY IS A VACANT LOT OFF OF CANYONSIDE ROAD, THOMAS GUIDE PAGE: 504 H5

CONSTRUCTION TYPE: TYPE V-B

EXISTING OCCUPANCY USE: R-3, SINGLE FAMILY

PROPOSED OCCUPANCY USE: R-3

ZONING: R-1-7500

MAXIMUM HEIGHT ALLOWED: 35'-0"

MAXIMUM HEIGHT PROVIDED: 34'-4"

ASSESSOR'S PARCEL NUMBER: 5868-020-012

LEGAL DESCRIPTION: A PORTION OF LOT.11 OF BLOCK "D" OF TRACT NO.5784 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SHEETS 1 AND 2, AS PER MAP RECORDED IN BOOK 100, PAGES 18 TO 20 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARKING: 2 COVERED + 1 UNCOVERED

SCOPE OF WORK

- PROPOSED 2-STORY, 3-BEDROOM 2 ½" BATH RESIDENCE WITH A THIRD STORY DECK
- NEW 2-CAR GARAGE AT 480 SQ. FT.

job no.	CANYONSIDE
drawn	TT
submittal	
revision	

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sheet title **plot plan, vicinity map, sheet index, bld'g data, and general notes**

date printed 5-31-15 sheet **CS-0**

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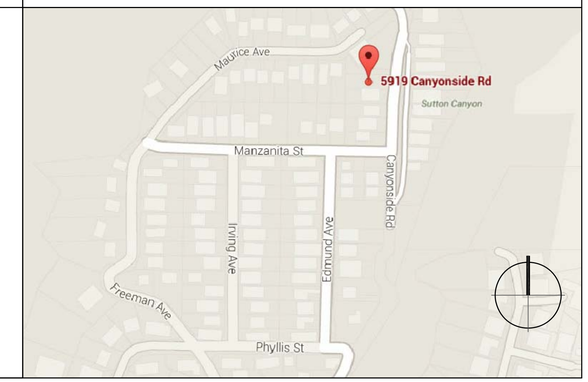
site legend

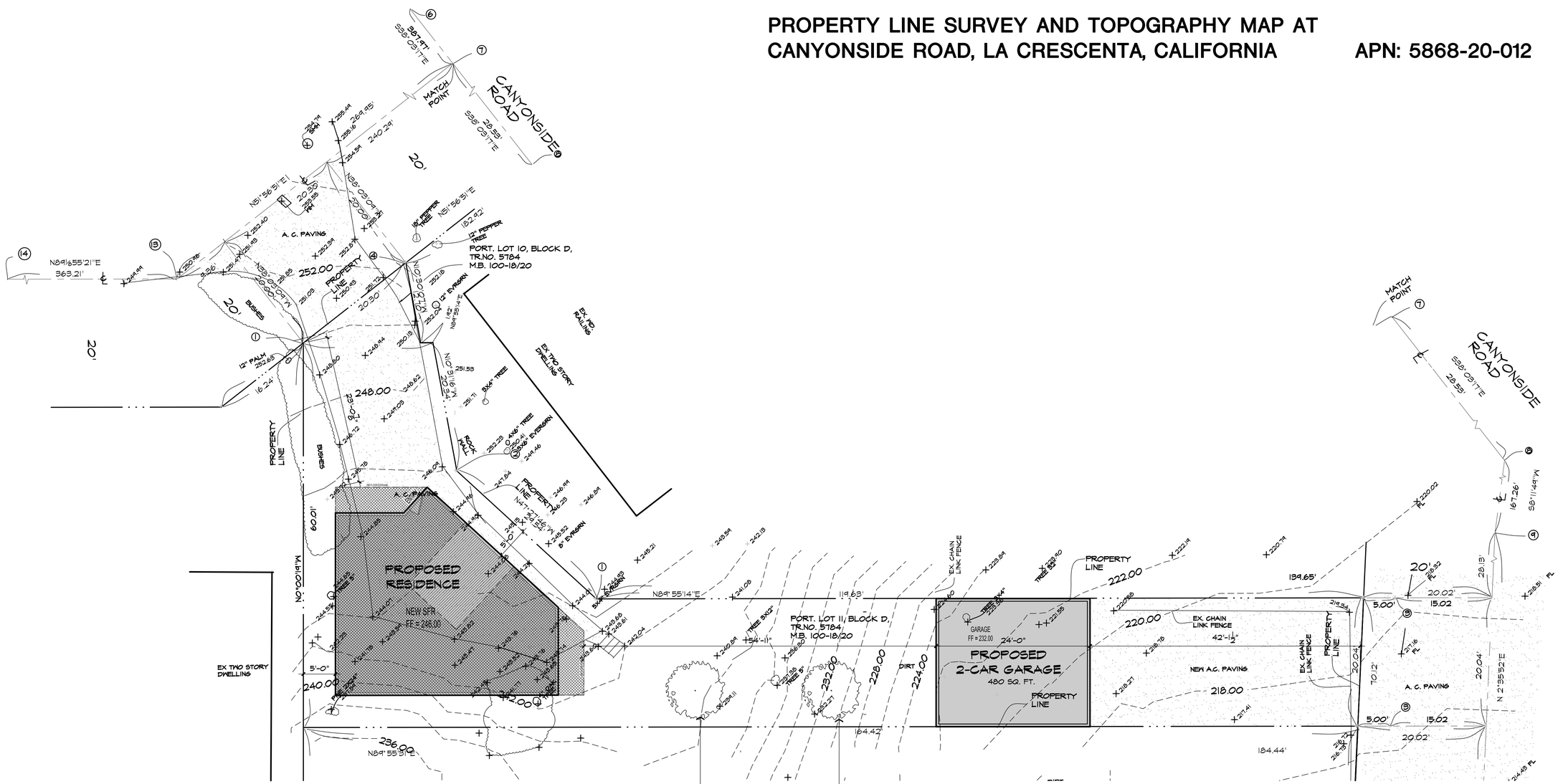
- PROPOSED AREA @ FIRST LEVEL
- PROPOSED AREA @ SECOND LEVEL
- PROPOSED DECK @ THIRD LEVEL

vicinity map



PROPERTY LINE SURVEY AND TOPOGRAPHY MAP AT CANYONSIDE ROAD, LA CRESCENTA, CALIFORNIA

APN: 5868-20-012



SITE PLAN
SCALE: 1/8"=1'-0"

job no.	CANYONSIDE
drawn	TT
submittal	
revision	

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sheet title: **site plan, vicinity map, sheet index, bld'g data, and general notes**

date printed 5-31-15 sheet **A-1**

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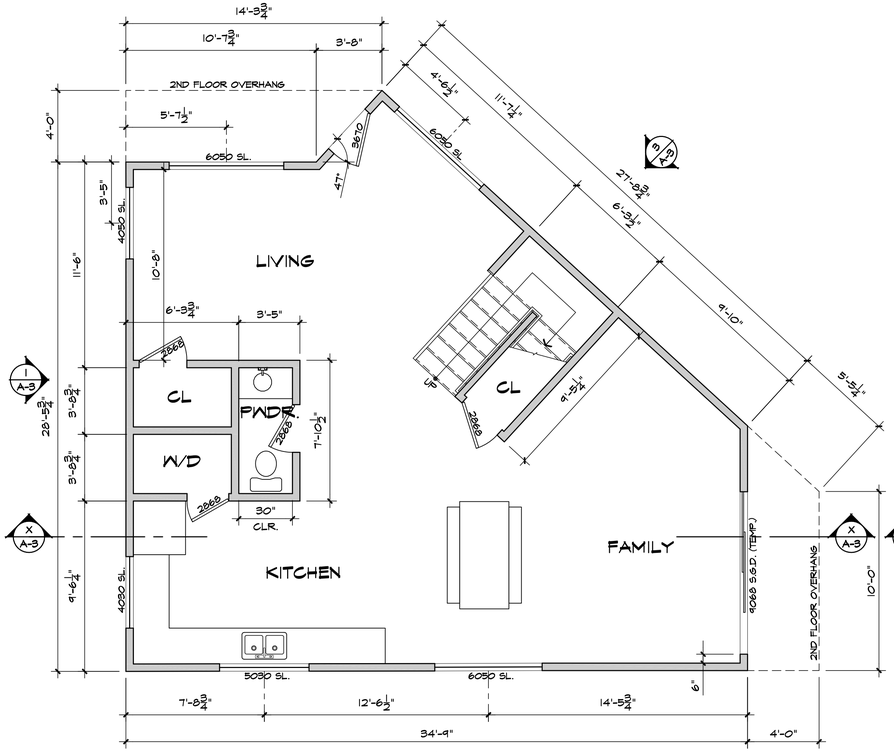
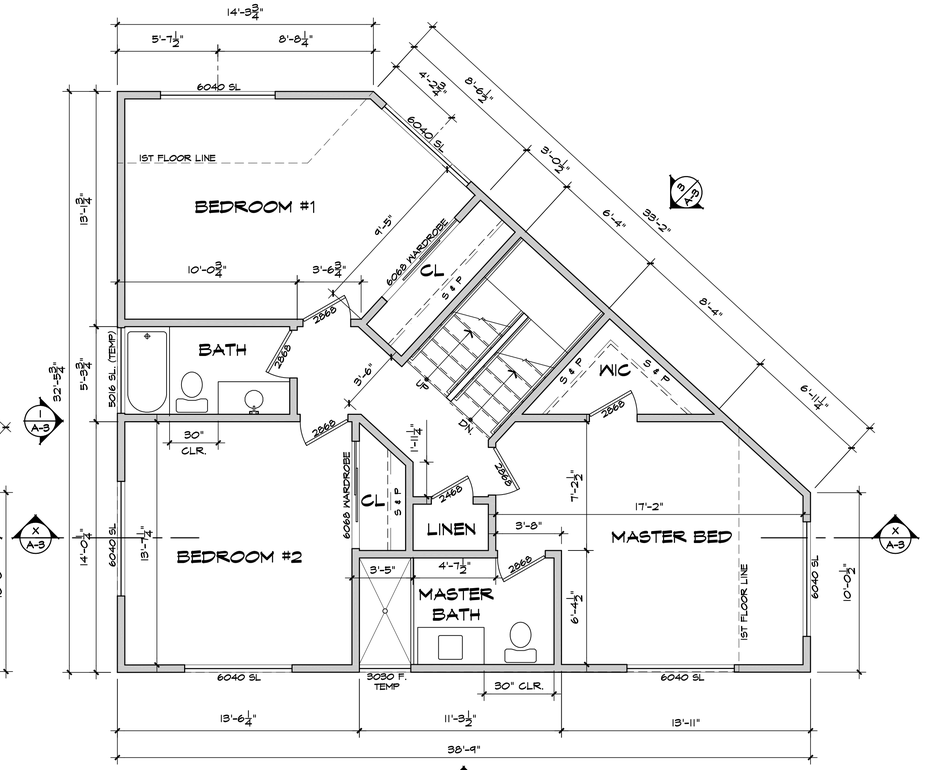
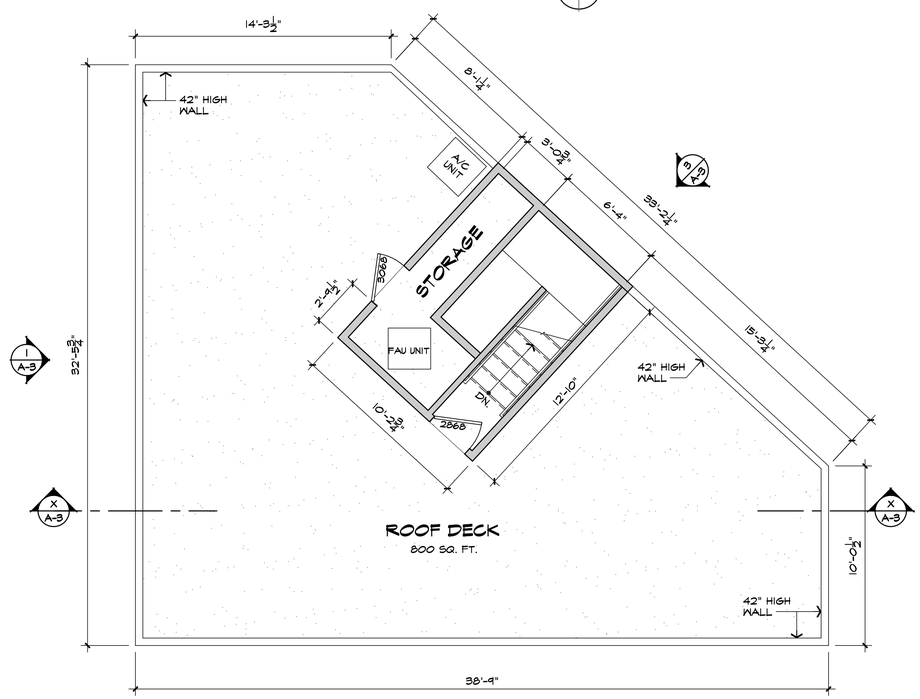


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



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



ROOF DECK PLAN
SCALE: 1/4"=1'-0"

wall legend

SYMBOL	DESCRIPTION
	NEW WALL W/2x STUDS @ 16" O.C.

Floor Plan Requirements

1. WOOD WITHIN 8" OF EXPOSED EARTH SHALL BE PRESSURE TREATED.
2. PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.
3. ALL GLASS LESS THAN 18" ABOVE ADJACENT WALKING SURFACE, GLASS IN FIXED AND SLIDING DOORS OR ADJACENT TO A DOOR WITHIN 24", AND GLASS ADJACENT TO SHOWERS AND BATHTUBS SHALL BE TEMPERED.
4. HARD-WIRED SMOKE ALARMS WITH A BATTERY BACK-UP SHALL BE PROVIDED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO EACH SLEEPING AREA. A SMOKE ALARM SHALL ALSO BE LOCATED AT EACH STORY OR BASEMENT. PROVIDE 1 CARBON MONOXIDE DETECTOR ON EACH FLOOR.
5. THE FOLLOWING ARE REQUIRED FOR ATTACHED GARAGE/CARPORT:
   - A. 1-HR CONSTRUCTION ON THE GARAGE SIDE FOR WALLS, CEILINGS, POSTS, AND BEAMS ADJACENT TO OR SUPPORTING THE DWELLING.
   - B. SELF-CLOSING, TIGHT-FITTING, SOLID WOOD 1-3/8" THICK DOOR OR 20 MINUTE LABELED DOOR AT OPENING TO DWELLING. (DOES NOT APPLY TO 1-STORY CARPORT - 302.4 EXCEPTION 3)
   - C. THE FLOOR SURFACE SHALL BE OF NONCOMBUSTIBLE MATERIALS OR ASPHALTIC PAVING MATERIALS.
12. WHERE PLANTER BOXES ARE INSTALLED ADJACENT TO WOOD FRAME WALLS, A 2" WIDE AIR SPACE SHALL BE PROVIDED BETWEEN THE PLANTER AND THE WALL. FLASHINGS SHALL BE INSTALLED WHEN THE AIR SPACE IS LESS THAN 6" IN WIDTH.
13. A CIRCULATING AIR SUPPLY OPENING OR DUCT OF 2 SQ. IN. PER 1,000 BTU IS REQUIRED FOR FORCED AIR UNITS.
14. CLOTHES DRYER EXHAUST DUCT MUST BE 4 INCHES IN DIAMETER, AND LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
15. ELEMENTS OF APPLIANCES WHICH CREATE A GLOW, SPARK, OR FLAME SHALL BE LOCATED A MINIMUM OF 18" ABOVE GARAGE FLOOR, AND SHALL BE PROTECTED FROM AUTOMOBILE DAMAGE.
16. THE BUILDING SHALL HAVE WATER CLOSETS THAT USE NO MORE THAN 1.6 GALLONS PER FLUSH.
17. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
18. NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES: ONE IN THE UPPER 1/3 AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS.
19. ABS AND PVC DWV PIPING INSTALLATION SHALL BE LIMITED TO STRUCTURES NOT EXCEEDING 2 STORIES IN HEIGHT. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
20. INDICATES HARD-WIRED SMOKE DETECTOR w/ BATTERY BACKUP. (S)
21. INDICATES CARBON MONOXIDE DETECTOR AT EACH LEVEL. HARDWIRED WITH BATTERY BACKUP. (CO)
25. INDICATES 50 CFM BATHROOM FAN - ENERGY STAR COMPLIANT AND DUCTED TO THE EXTERIOR OF THE BUILDING. (⊕)
26. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
27. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
28. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
29. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
30. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
31. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
32. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
33. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
34. EMERGENCY EGRESS WINDOWS SHALL BE MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 SF MIN AREA AND 44" MAX AT SILL.
35. ALL LANDINGS SHALL BE 1.5" MAX BELOW DOOR THRESHOLDS.

job no. CANYONSIDE
drawn TT
submittal
revision

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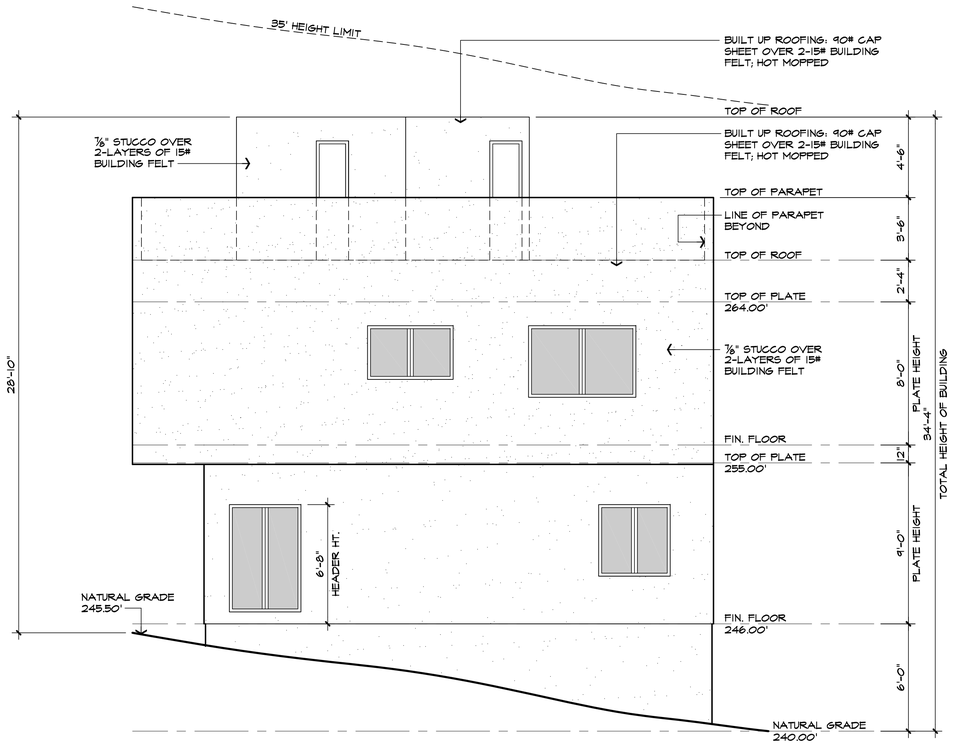
residence first and second floor plans

sheet title

date printed 5-31-15 sheet **A-2**



WEST ELEVATION
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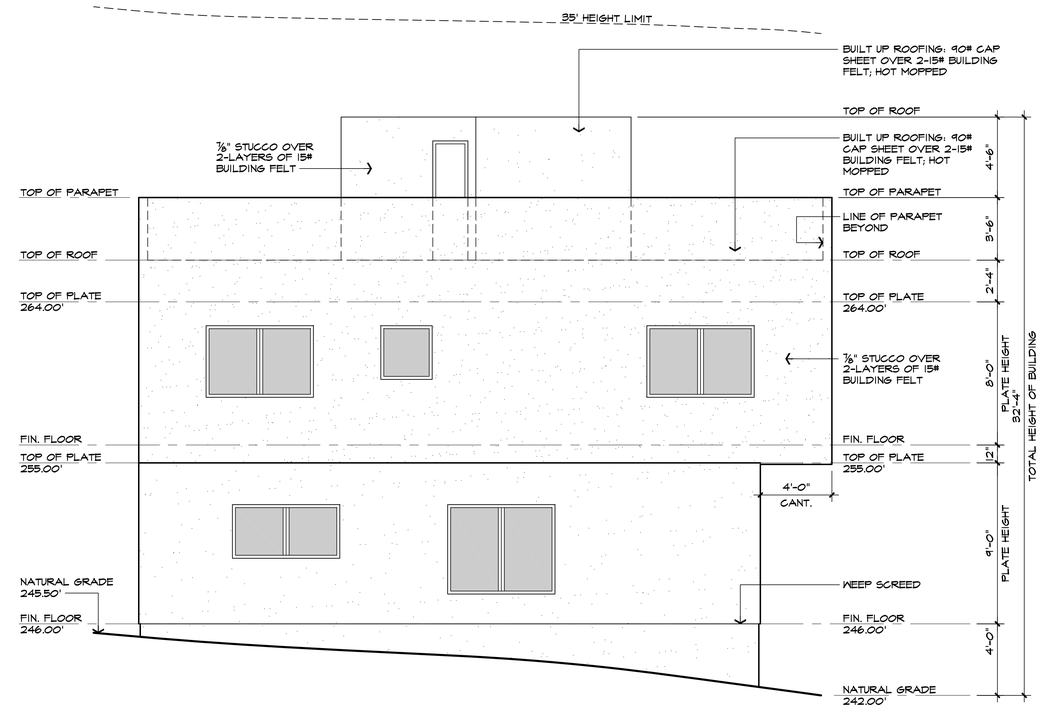
1



SOUTH ELEVATION
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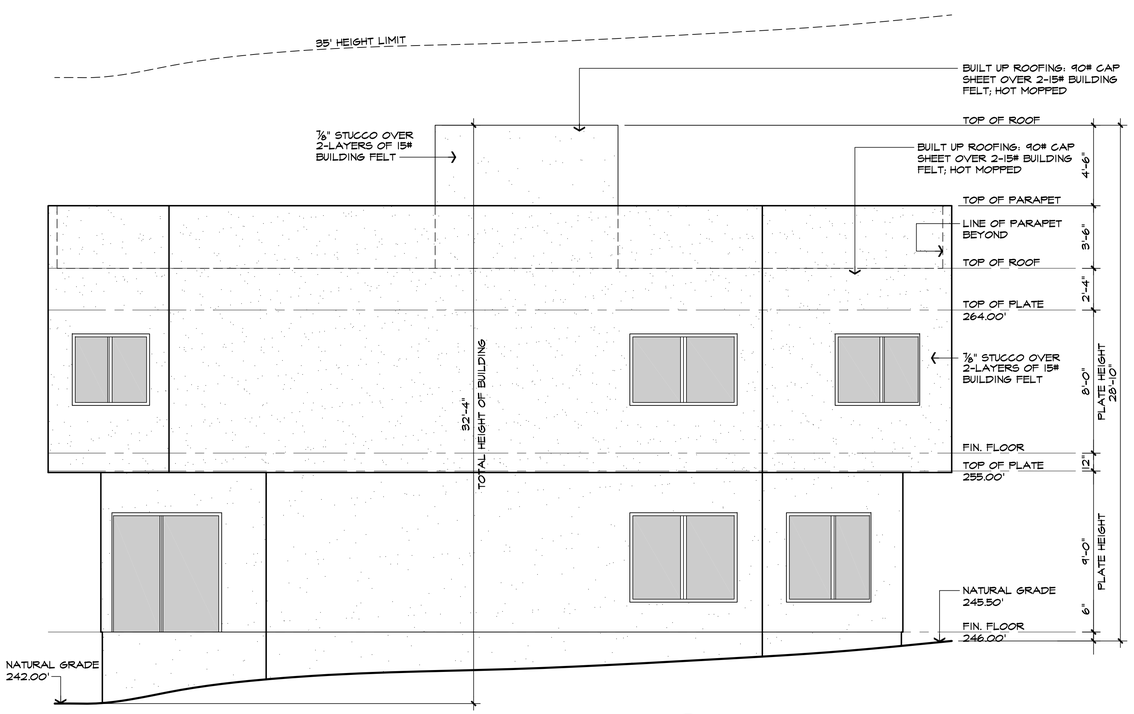

NORTHEAST ELEVATION
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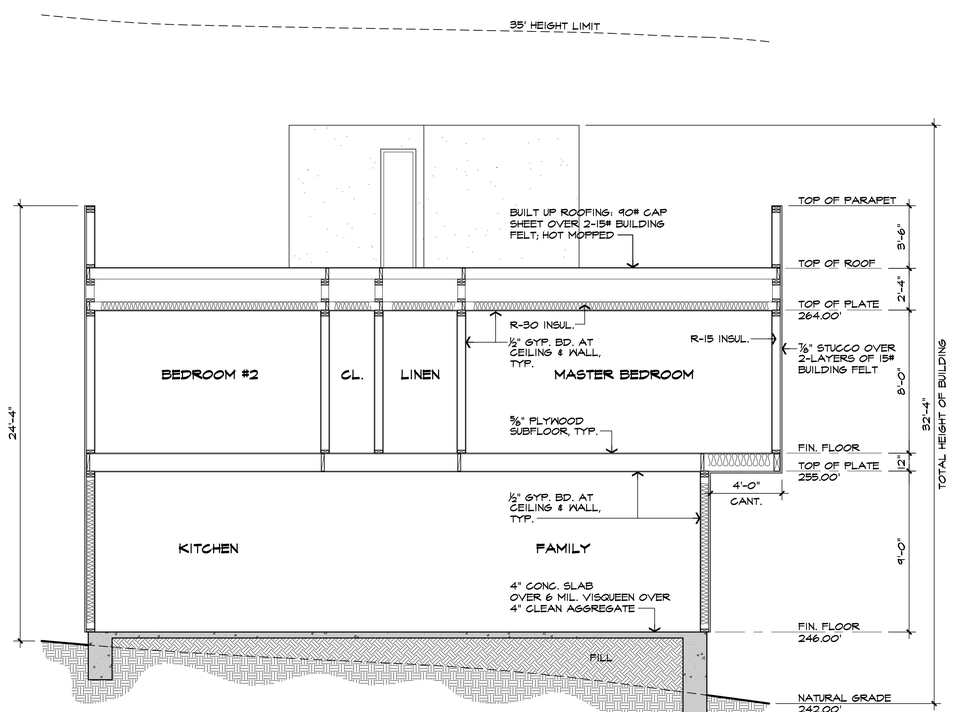

CROSS SECTION
SCALE: 1/4"=1'-0"
X

job no.	CANYONSIDE
drawn	TT
submittal	
revision	

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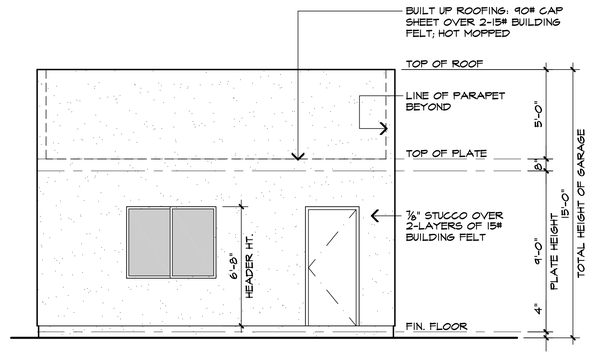
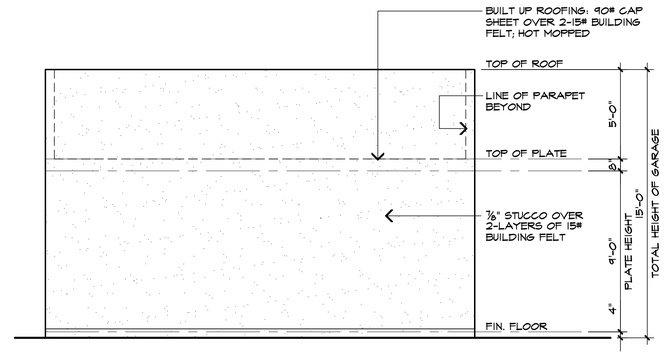
residence ext. elevations and section

sheet title

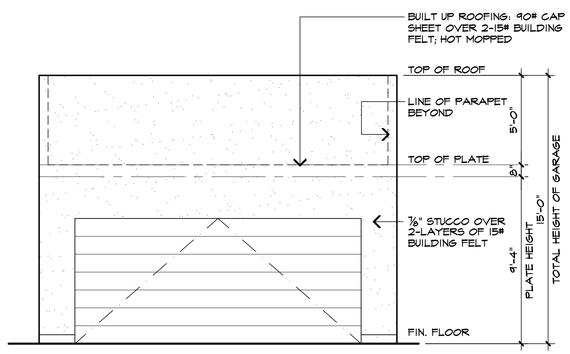
date printed 5-31-15 sheet **A-3**



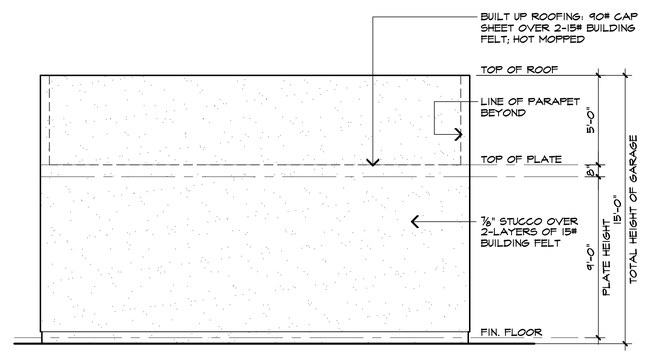
GARAGE WEST ELEVATION (3)
SCALE: 1/4"=1'-0"



GARAGE NORTH ELEVATION (4)
SCALE: 1/4"=1'-0"



GARAGE EAST ELEVATION (1)
SCALE: 1/4"=1'-0"



GARAGE SOUTH ELEVATION (2)
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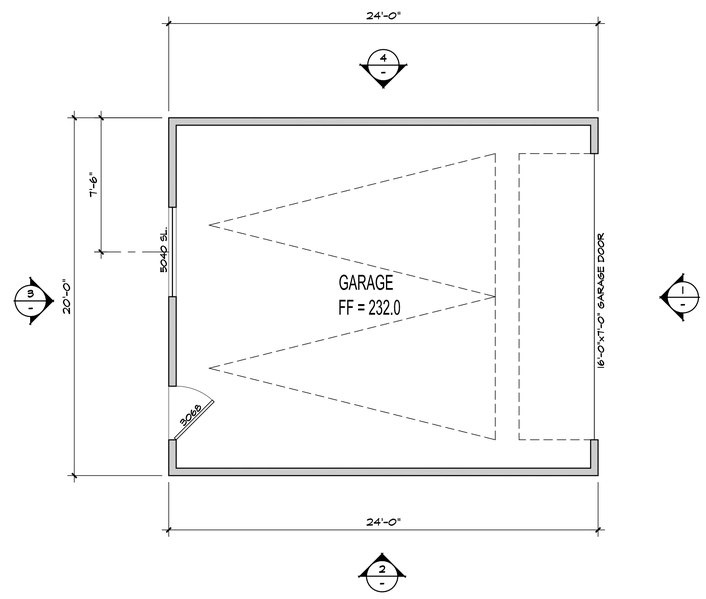

GARAGE FLOOR PLAN
SCALE: 1/4"=1'-0"

wall legend

SYMBOL	DESCRIPTION
	NEW WALL W/2x STUDS @ 16" O.C.

job no. CANYONSIDE
drawn TT
submittal
revision

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sheet title: **garage floor plan and exterior elevations**

date printed 6-17-14 sheet **A-4**