

GENERAL NOTES

- INFORMATION CONTAINED IN THESE DOCUMENTS WHICH DESCRIBE OR LOCATE EXISTING UTILITIES IS BASED ON INFORMATION (DRAWINGS, NOTES, SURVEYS, ETC.) SUPPLIED BY THE OWNER AND/OR HIS CONSULTANTS, AND LIMITED SITE OBSERVATION. THE CONTRACTOR/OWNERS SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND FINISH CONDITIONS APPLICABLE TO THE WORK DESCRIBED HEREIN.
- THE CONTRACTOR IS TO SURVEY EXISTING SITE CONDITIONS AS REQUIRED FOR COORDINATION OF EXISTING UTILITIES AND THEIR CONNECTIONS TO LOCAL AGENCIES. WHERE DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL ADVISE THE OWNER AND THE ARCHITECT.
- LARGER SCALE DRAWINGS SHALL HAVE PRECEDENCE OVER THOSE OF SMALLER SCALE. WHERE DISCREPANCIES ARE FOUND BETWEEN THE ARCHITECTURAL DRAWINGS AND THOSE OF OTHER CONSULTANTS, THE ARCHITECTURAL DRAWINGS SHALL GENERALLY BE ASSUMED TO GOVERN.
- DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
- DETAILS NOT SHOWN ARE TO BE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, OBTAIN CLARIFICATION FROM THE OWNER BEFORE PROCEEDING WITH THE WORK.
- ALL DRAWINGS AND NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH ANY CODE OR CODES OF FEDERAL, STATE, COUNTY OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS.
- ALL WORK ON THESE PLANS SHALL CONFORM TO THE 2007 EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA MECHANICAL CODE, AND THE CALIFORNIA ELECTRICAL CODE WITH STATE AND LOCAL AMENDMENTS AS ADOPTED BY THE COUNTY OF LOS ANGELES.
- CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS REQUIRED PER GOVERNING AGENCY AND CODE REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY TEMPORARY SHORING AND BRACING TO INSURE THE SAFETY OF THE WORK.
- CONTRACTOR SHALL COORDINATE ALL MECHANICAL, PLUMBING, ELECTRICAL, SPRINKLERS AND ARCHITECTURAL WORK.
- WHERE WORK OR EQUIPMENT IS INDICATED N.I.C. SUCH WORK AND OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION FOR SIDEWALKS, DRIVEWAYS, CURBS, GUTTERS, STREETLIGHTS, EASEMENTS, UTILITIES, FENCES, SIGNS, BARRICADES, ETC. ADJACENT TO THE PROPERTY, AND SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- THE CONTRACTOR SHALL TAKE PROTECTION MEASURES THAT WILL BE UTILIZED DURING CONSTRUCTION TO PROTECT ADJOINING AND NEARBY PROPERTIES (PUBLIC AND PRIVATE) FROM NOISE, DUST, DIRT, FIRE HAZARDS AND POTENTIAL PROBLEMS CAUSED BY SUCH CONSTRUCTIONS.
- IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICTS WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY ARCHITECT.
- PROPERTY AND PREMISE LINES ADJACENT TO THE BUILDING SHALL BE ESTABLISHED IN THE FIELD BY A CALIFORNIA LICENSED SURVEYOR AND A SURVEY REPORT SHALL BE SUBMITTED TO THE INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.
- WELDING TO BE DONE ON THIS PROJECT SHALL BE PERFORMED BY WELDERS CERTIFIED BY THE BUILDING DEPARTMENT FOR STRUCTURAL AND LIGHT-GAUGE STEEL.
- CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, MECHANICAL, AND AS REQUIRED BY CODES, LOCATION, AND TYPES TO BE APPROVED BY THE OWNER.
- FUTURE OWNER IMPROVEMENTS REQUIRE SEPARATE BUILDING PERMITS.
- CONTRACTOR SHALL CONSTRUCT ALL WOOD STUD FRAMING TO MATCH EXACT PROFILES OF WALLS, REVEALS, ETC. SHOWN ON THESE DRAWINGS.
- THIS DOCUMENT, THE IDEAS, AND THE DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE USED IN WHOLE OR IN PART, FOR ANY PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT.
- REFER TO ORIGINAL PERMIT DOCUMENTS FOR ADDITIONAL NOTES. WHERE CONFLICTS OCCUR WORK SHALL BE CONSTRUCTED TO THE MORE RESTRICTIVE CODE IN EFFECT-SEE NOTE 9 ABOVE.
- ALL NEW AND EXISTING RETAINING WALLS SHALL BE WATERPROOFED, PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE SHOULD BE INSTALLED ON THE FUEL GAS 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)
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, UPC).
- CONTACT BETWEEN DISSIMILAR METAL SHALL BE PROTECTED WITH HEAVY MODIFIED BITUMINOUS PAINT.
- SHOP DRAWINGS
A) SHOP DRAWINGS SHALL BE SUBMITTED FOR ALL EQUIPMENT AND MATERIALS WHICH MUST INTERFACE AND COORDINATE WITH OTHERS, WHETHER DETAILED OR NOT.
B) SHOP DRAWINGS SHALL BE SUBMITTED IN A MINIMUM OF 3 COPIES.
- UPON COMPLETION OF WORK ALL CONSTRUCTION AREAS SHALL BE LEFT BROOM CLEAN AND FREE FROM DEBRIS.
- WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO OWNER.

31. SUBSTITUTIONS

- REFERENCE TO MAKES BRANDS, MODELS, ETC. IS TO ESTABLISH THE TYPE AND QUALITY DESIRED; SUBSTITUTION OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE ARCHITECT AND/OR OWNER PRIOR TO BID (UNLESS NOTED OTHERWISE)
- TEMPORARY FACILITIES
A) THE CONTRACTOR SHALL PROVIDE A MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER.
B) THE CONTRACTOR SHALL MAKE NECESSARY CONNECTION TO EXISTING UTILITIES FOR TEMPORARY POWER AND WATER SUPPLIES, AND SHALL COORDINATE SUCH USE WITH THE OWNER PRIOR TO CONNECTION.
C) THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND ENTIRE PERIMETER OF CONSTRUCTION AREA.

33. WATERPROOFING:

- ALL WATERPROOFING DETAILS SHALL BE SUBMITTED TO AND REVIEWED BY A WATERPROOFING CONSULTANT HIRED BY THE OWNER, PRIOR TO CONSTRUCTION.
- WATERPROOFING MANUFACTURERS SHALL ACCEPT ALL SUBSTRATES PRIOR TO INSTALLATION OF THEIR PRODUCTS.
- ANGLED OR SCREW NAILS ARE REQUIRED FOR ALL PLYWOOD DECKS WHICH HAVE A DEX-O-TEX OR SIMILAR APPLIED WATERPROOFING SYSTEM.
- DETAILS FROM SPECIFIC MANUFACTURERS INCLUDED IN THIS SET ARE TO BE CONSIDERED GENERIC. ALL DETAILS SHALL BE CONFIRMED WITH THE MANUFACTURER PRIOR TO ORDERING MATERIALS.

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR 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 TEN FEET OF ANY POWER LINES - WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

- IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.

- PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBEQUE.

- PROVIDE A 70-INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

- PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

- A GRADING BOND IS REQUIRED FOR PROJECTS INVOLVING OVER 250 SQUAREYARDS OF SOIL IN HILLSIDE GRADING AREAS.

ENERGY CONSERVATION NOTES

- INSULATING MATERIAL SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.
- ALL INSULATING MATERIAL SHALL COMPLY WITH THE FLAME SPREAD AND SMOKE DENSITY REQUIREMENTS OF THE 1997 UNIFORM BUILDING CODE.
- MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS LISTED IN THE ENERGY REGULATIONS.

- SITE-CONSTRUCTED DOORS AND WINDOWS, EXTERIOR JOINTS, AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED, EXCEPT FIRE RATED DOORS OR WINDOWS, AND UNFRAMED GLASS DOORS.

- CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.

- CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE.

- ALL SHADING DEVICES SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET

FIRE ZONE 4/ VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES

- OPENINGS INTO ATTICS, FLOORS, OR OTHER ENCLOSED AREAS SHALL NOT EXCEED 144 SQ. INCHES AND SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENING OF 1/4 INCH. (BUILDING CODE 6403.5)

SECURITY REQUIREMENTS

- Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC):
a. Single swinging doors, active leaf or a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert, 1" min. throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be a dead latch type. (BC 6709.2)
b. Inactive leaf of a pair of doors or upper leaf of dutch doors shall have a deadbolt as per the paragraph "a" not a key operated, or hardened deadbolt at top and bottom with 1/2" embedment. (BC 6709.3)
c. Swinging wood doors shall be solid core not less than 1-3/8" thick. (BC 6709.1.1)
d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Siles and rails to be 1-3/8" thick and 3" minimum width. (BC 6709.1.2)
e. Door hinge pins accessible from the outside shall be non-removable. (BC 6709.5)
f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)
g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC 6714)
h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width. (BC 6711)
i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6708 and 6707 of the Los Angeles County Building Code and shall bear forced-entry-resistant labels.

CONSTRUCTION REQUIREMENTS

- Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% respectively. (LACBC 2320.1.1.9 & 10)
Interior finishes in Group R-3 occupancies shall have a minimum Flame Spread Classification of II except in kitchens, bathrooms and garages. (LACBC T-9-B)
- Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10 foot intervals both vertical and horizontal. (LACBC 703.2.1)
- Pipes, ducts and other nonstructural construction shall not interfere with accessibility to or within underfloor area. (LACBC 2306.8)
- Galvanized sheet metal (24 gauge in.) roof valley flashing is required. (LACBC 1508)
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports.
- Floors shall have tongue and groove or blocked panel edges. Plywood spans shall conform with Table 23-1a-E-1 of the Building Code.

GLAZING REQUIREMENTS

- The following shall be considered specific hazardous locations for the purposes of glazing. Glazing in these locations must satisfy glazing meeting the requirements of the 2007 CALIFORNIA BUILDING CODE. (LACBC 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 storm doors.
d. Glazing in all unframed swinging doors.
e. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathrooms, and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
f. Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24-inch arc of either vertical edge of the door in closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
g. Glazing in an individual fixed or operable panel, other than locations described in Item e and f, that meets all of the following conditions:
1. exposed area of an individual pane greater than 9 square feet.
2. exposed bottom edge less than 18 inches above the floor.
3. exposed top edge greater than 36 inches above the floor.
4. one or more walking surfaces within 36 inches horizontally of the plane of the glazing.

MECHANICAL/PLUMBING/ELECT. CODE REQUIREMENTS

- The following are required for the forced air furnace in a compartment:
a. Compartment dimensions shall have 3" minimum clearance on all sides, back, and top, and 6" minimum clearance along the combustion chamber opening side of the furnace. The minimum width permitted is 12" greater than the equipment. (LACMC 604.1 & 604.7)
b. Area of combustion air openings of 1 sq. inch per 1,000 BTU (100 sq. inch minimum) is required into the compartment. Half of area within 12 inches of ceiling and half within 12 inches of floor. (LACMC 701.702.707 & 7-1)
c. Combustion air from the attic through 20 gauge galvanized steel sleeve extending 6 inches minimum above ceiling joists without a screen at the top (attic to have adequate openings). (LACMC 703.1.2.3)
d. Combustion air from outside to compartment with a 1/4" screen at outside opening.
e. Separate ducts for upper and lower combustion air supply openings. (LACMC 704.1.6)
2. Clothes dryer exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper (not in crawl spaces or in attic areas)
3. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to the point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two. (LACMC 604.3.2 & 604.3.2.2)
4. The dwelling shall have water closets (toilets) which use no more than 1.6 gallons per flush. (LACPC 402.3)
5. All showers and tub-showers shall have either a pressure balance or a thermostatic mixing valve. (LACPC 402.3)
6. water heaters to be strapped to the wall in two places, one @ the upper 1/3 of the tank and one @ the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (LACPC 610.5)
7. ABS and PVC DWV piping installations shall be limited to structures not exceeding two stories in height. (LACPC 701.1.2.2) Drains shall be cast iron. Ducts shall be sized per Chapter 6 of the LA County Mechanical Code.

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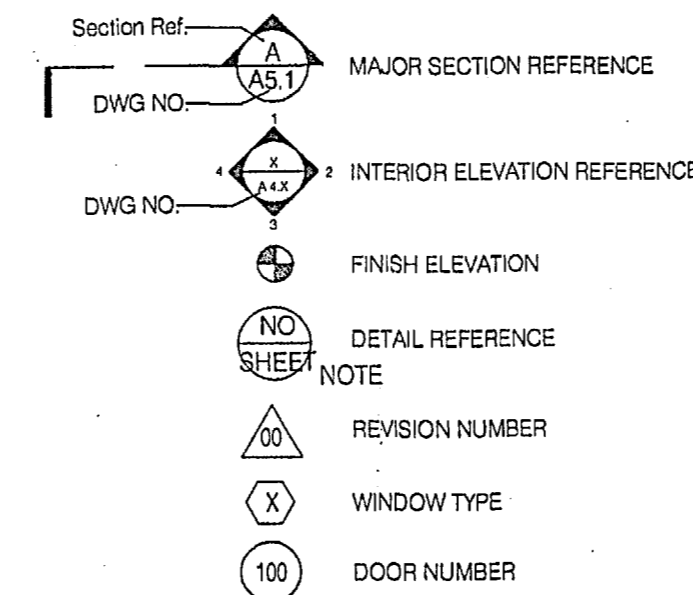
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SYMBOL LEGEND



ABBREVIATIONS

- A.F.F. ABOVE FINISH FLOOR
- A.D. AREA DRAIN
- @ AT
- C.H. CEILING HEIGHT
- C.H.O.B. CEILING HEIGHT BOTTOM OF BEAM
- C.H.T.O.B. CEILING HEIGHT TOP OF BEAM
- C. CENTER LINE
- CONC. CONCRETE
- EQ. EQUAL
- (E) EXISTING
- HT. HEIGHT
- INT. INTERIOR
- (N) NEW
- NR. NON-RATED
- R.D. ROOF DRAIN
- SF. SQUARE FEET
- T.B.D. TO BE DETERMINED
- TYP. TYPICAL
- U.N.O. UNLESS NOTED OTHERWISE
- W/ WITH
- WD. WOOD

PROJECT DIRECTORY

- | | |
|--|--|
| OWNER/CLIENT
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2160 Parnell Way
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PROJECT INFORMATION

- Address**
2117 Buenos Aires Drive
Covina, CA 91724
- Legal Description**
Assessor's ID: 8277-025-012
TR=PARCEL MAP AS PER BK 104
P11 OF PM LOT 1
- Zone**
A1 - Light Agriculture / Residential
- Occupancy**
Group R, Division 3 - Dwelling
Group U, Division 4 - Carport & Storage
- Lot Area**
41,742 s.f. (26,572 s.f. per tax assessor)
- Proposed Occupancy**
(R-3) single family residence
(U-1) garage

- Floor Areas (excl. exterior walls)**
- upper level: 1,076 s.f.
 - entry & main level: 1,513 s.f.
 - lower level 1: 2,295
 - lower level 2: 1,055
 - total floor area: 4,939 s.f.
- 6-car garage: 960 s.f.

- Building Height (above adjacent natural grade)**
- Maximum allowed: 35'-0"
 - Proposed: 34'-8"

- Type of Construction**
Type V-B, TYPE V-B, BH

- Number of Stories:**
Proposed building is segmented.
(see keyplans on sheet A2.0-A2.4)
Segment 1 = 3 stories
Segment 2 = 2 stories
(building does not have a basement)

- Fire Zone**
very high fire hazard severity zone

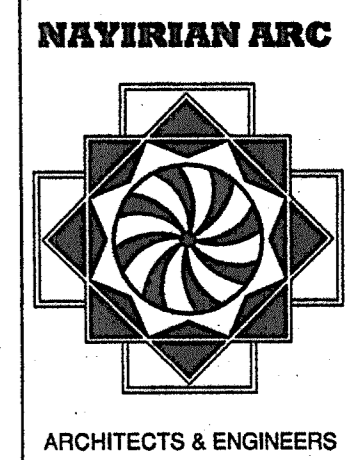
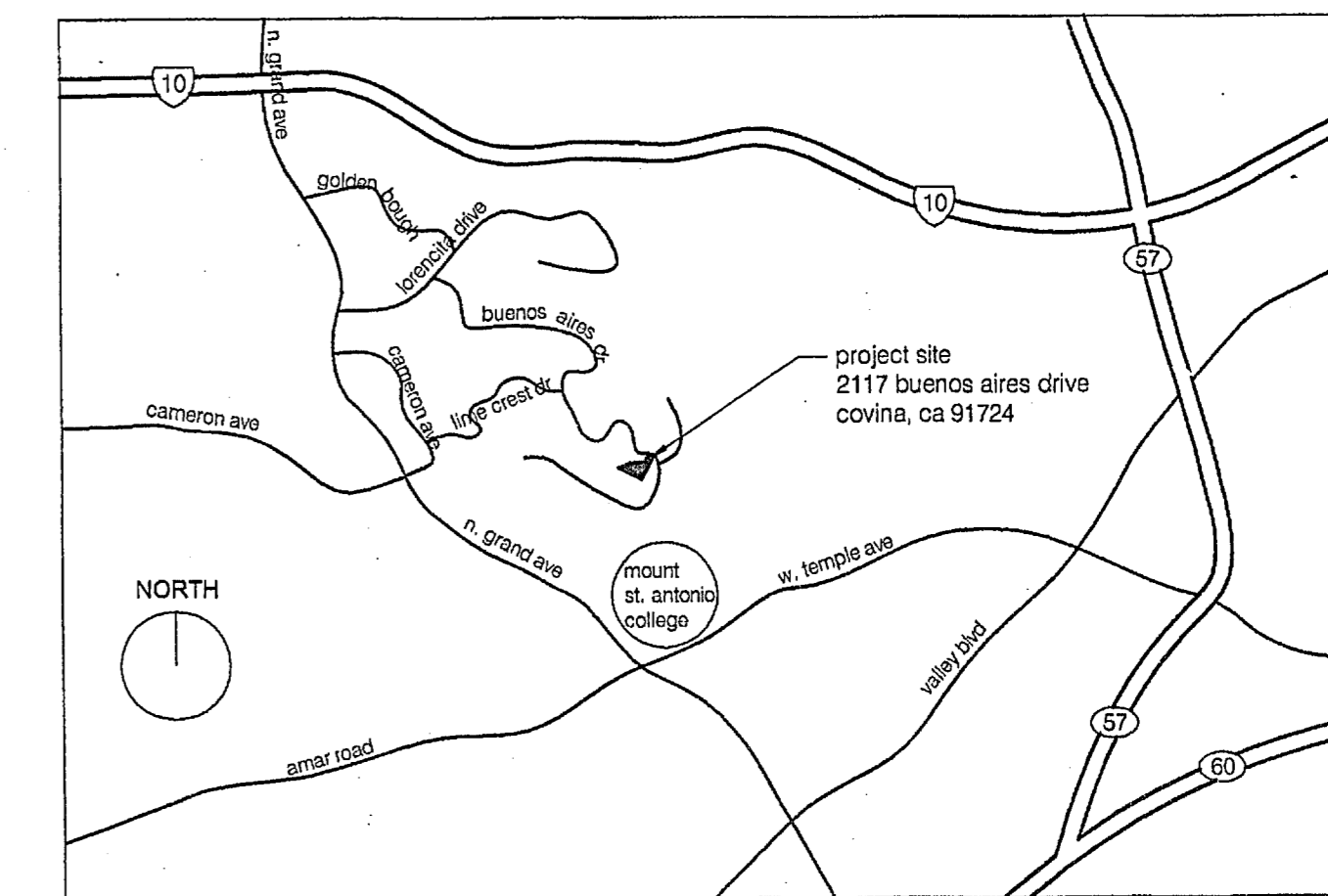
- Fire Sprinklers**
approved fire sprinkler system is required

- Setbacks Required**
front yard: 20'-0"
side yards: 5'-0"
rear yard: 15'-0"

- Parking Requirements**
2 covered spaces

- Deferred Submittals**
Deferred submittal documents shall be submitted to the architect or engineer-of-record who shall review them and forward them to the building department with a notation that they have been reviewed and have been found to be in general conformance with the design of the building.

VICINITY MAP



436 COLORADO ST. #208
GLENDALE, CA 91204
TEL: 818-334-6288
CELL: 818-484-6466

COVER SHEET

Mr. ROBERT GOUGH
RESIDENCE
2117 BUENOS AIRES DR.
COVINA HILLS, CA. 91724

Rev.: _____
Date: _____
Scale: _____
Drawn: _____
Job: _____
Sheet: **A-0**
Of _____ Sheets

Door Schedule

SYM	W	H	THK	TYPE	HC/SC	MATERIAL	FINISH	HD	SL	JB	HARDWARE GROUP	REMARKS
1	3'-0"	6'-8"	X 1-3/8"	A	SC	WOOD	paint					upper level elevator door, (1) hour fire rated
2	5'-9"	8'-0"	X 1-3/8"	B	SC	WOOD	paint					full height (floor to ceiling) interior double doors @ master bed.
3	11'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ master bed
4	11'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ master bed
5	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ master bedroom
6	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ master closet (her)
7	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ master closet (his)
8	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ master bath
9	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ master bath toilet
10	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ m. bath
11	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ guest bedroom
12	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ guest bath
13	3'-0"	8'-0"	X 1 3/8"	A	SC	WOOD	paint					floor to ceiling door @ guest bedroom
14	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					door @ guest closet
15	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ guest bed
16	12'-10-3/4"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ stair hall
20	3'-0"	7'-6"	X 1 3/4"	D	HC	METAL	paint					exterior door, 1 1/2" hollow core @ front entry
21	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					interior garage access door
22	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					entry coat closet door
23	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ stair hall
24	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ stair hall
25	3'-0"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					main level elevator door, (1) hour fire rated
26	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ living
27	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ living
28	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ dining
29	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ dining
30	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ kitchen
31	12'-0"	8'-8"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ kitchen
32	11'-0"	7'-6"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ family
33	3'-0"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					interior garage access door (self-closing, tight-fitting door required)
34	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					main level powder room door
35	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					garage bathroom door (self-closing, tight-fitting door required)
36	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					garage storage door (self-closing, tight-fitting door required)
37	17'-4"	7'-6"	X 1 3/4"	E		METAL	paint					sectional roll-up garage door
38	8'-4"	7'-6"	X 1 3/4"	E		METAL	paint					sectional roll-up garage door
40	12'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ sitting room
41	3'-0"	8'-0"	X 1 3/8"	A	SC	WOOD	paint					bedroom 3 entry door
42	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					closet 3 door
43	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ bedroom 3
44	3'-0"	8'-0"	X 1 3/8"	A	SC	WOOD	paint					bedroom 4 entry door
45	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					closet 4 door
46	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ bedroom 4
47	3'-0"	8'-0"	X 1 3/8"	A	SC	WOOD	paint					bedroom 5 entry door
48	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					closet 5 door
49	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ bedroom 5
50	3'-4"	8'-0"	X 1 3/8"	A	SC	WOOD	paint					bedroom 6 entry door
51	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ bedroom 6
52	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					closet 6 door
53	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					laundry room door
54	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					bath 3 door
55	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					bathroom 4 door
57	3'-0"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					lower level 1 elevator door, (1) hour fire rated

Door Schedule (continued)

SYM	W	H	THK	TYPE	HC/SC	MATERIAL	FINISH	HD	SL	JB	HARDWARE GROUP	REMARKS
58	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ rec. room
59	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ rec. room
60	10'-0"	8'-0"	X 1 3/4"	C		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ rec. room
61	7'-6"	8'-0"	X 1 3/4"	F		clear anodized aluminum frame						slider w/ tempered glass, low-e, no tint, dual glazing @ rec. room
62	3'-0"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					mech. room door with louvered register for ventilation
63	3'-0"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					storage room door
64	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					bathroom 5 door
65	3'-0"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					elevator equip. room door, (1) hour fire rated
66	3'-0"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					elevator door, (1) hour fire rated
67	2'-8"	6'-8"	X 1 3/8"	A	SC	WOOD	paint					storage door (usable space under stair), (1) hour fire rated

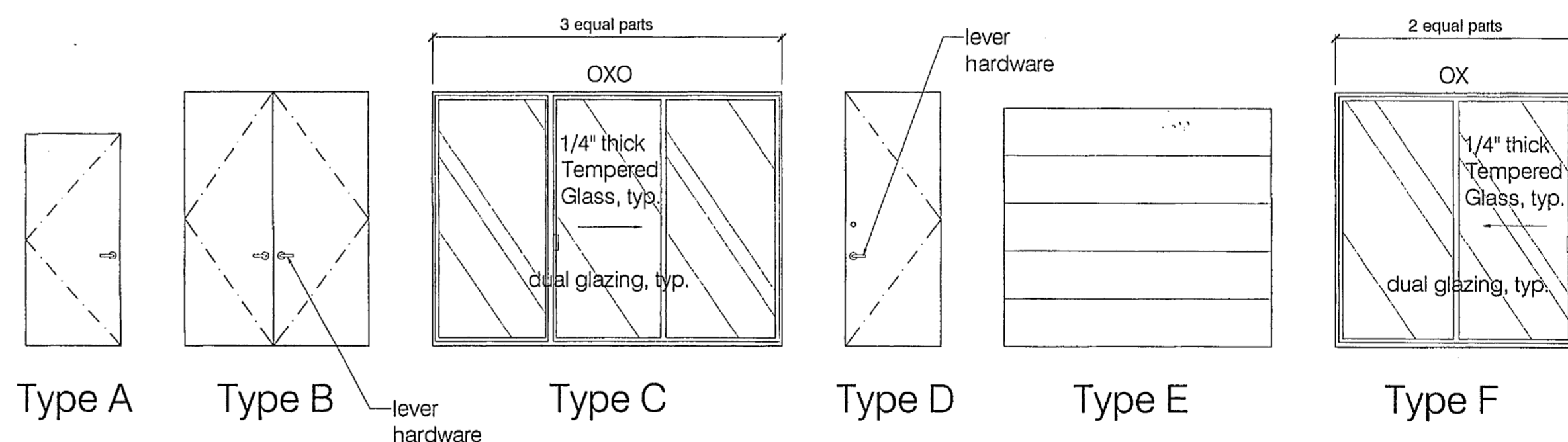
Notes

- The exit door must open over a landing not more than 1/2" below the threshold per 1997 ubc 1003.3.1.6
- glass doors adjacent panels and all glazed openings within 18" of the floor shall be of glass approved for impact hazard per 1997 ubc section 2406.
- Glazing in hazardous locations shall be tempered. 91.2406.4.
 - ingress and egress doors
 - panels in sliding or swinging doors
 - doors and enclosure for hot tub, bathtub, showers (also glazing in wall enclosing these compartments within 5' of standing surface) 91.1115b.9.8
 - if within 2' of vertical edge of closed door and within 5' of standing surface
 - in wall enclosing stairway landing
- provide emergency egress from sleeping rooms. Show details on plans. Min. 24" clear ht., 20" clear width, 5.7 sq.ft. Min. Area & 44" max. To sill. 91.310.4
- verify all styles with owner prior to ordering window manufacturer to submit quantity list & location for every window to architect for review prior to ordering.
- Door manufacturer to submit quantity list & location for every door to architect for review prior to ordering.
- All doors to have 3 sets s.s. Hinges unless noted otherwise
- exit doors shall be capable of opening without the use of a key or any special knowledge or effort. (building code 1003.3.1.8)
- width and height of required exit doorways shall not be less than 3 feet in nominal width by 6 feet 8 inches in nominal height and shall be capable of opening such that the clear width is not less than 32 inches.
- All exterior windows, curtain and window walls, skylights and exterior door glazing shall utilize multi-glazed panels. (building code 6403.4)
- All exterior doors, other than the garage doors, shall be solid-core not less than 1-3/8" thick or utilized dual-glazed panel minimum. (building code 6403.4)
- Self-closing, light-fitting doors required at garage occupancy separation.

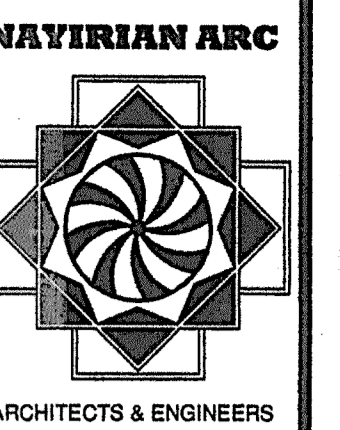
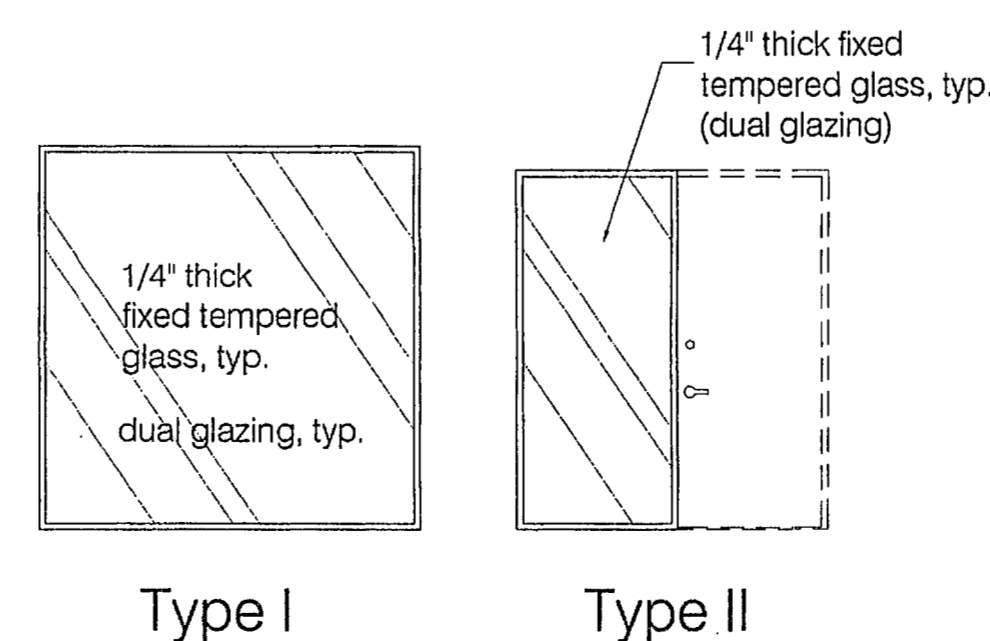
Window Schedule

SYM	W	HT.	TYPE	CONFIGURATION	DETAILS			HARDWARE GROUP	REMARKS
					HD	SL	JB		
A	7'-10-3/4"	8'-0"	I	clear anodized aluminum frame w/ fixed glass					fixed window w/ tempered glass, low-e, no tint, dual glazing
B	3'-4"	7'-6"	II	clear anodized aluminum frame w/ fixed glass					fixed window w/ tempered glass, low-e, no tint, dual glazing

Door Types



Window Types



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GLENDALE, CA. 91204
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CELL: 818-484-6466

DOOR AND WINDOW SCHEDULES

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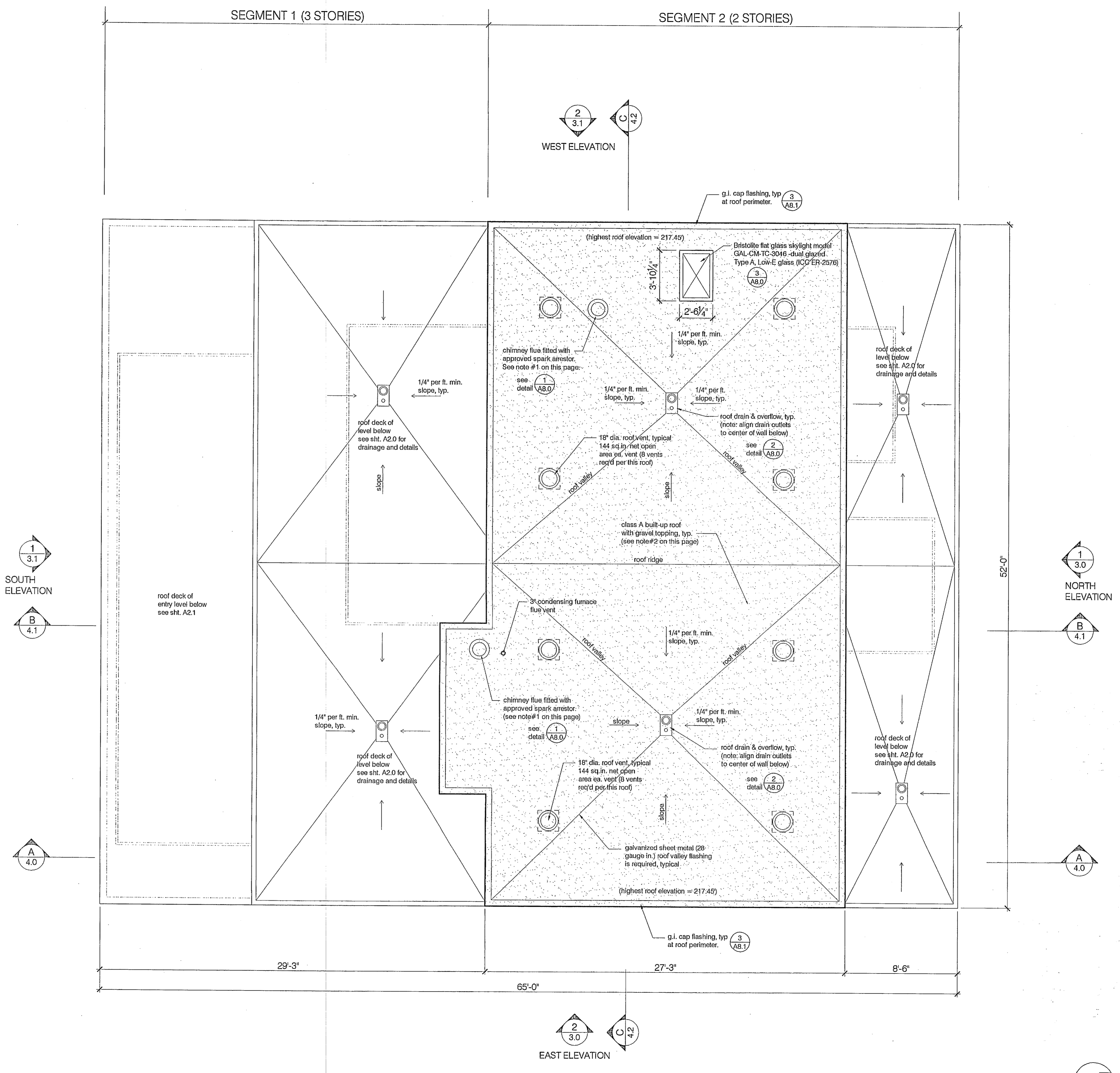
ROOF PLAN

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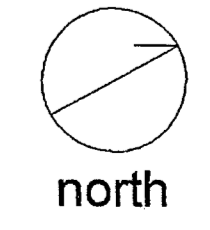
NOTES

- Chimney shall be equipped with an approved spark arrestor with a net opening area of four times that of the chimney. Max. 1/2" screen. Factory built chimneys shall terminate in a listed factory built chimney cap. No other architectural feature or shroud is permitted without manufacturer's approval. Chimney shall extend 2 feet above roof wall within 10 feet.
- All flat-roof coverings shall be Class "A" rated [1504, T15-E] Fire Retardant Roof complying with ASTM C 578. Roof Assembly shall be listed by an approved testing agency.
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports.



roof plan
 Scale 1/4" = 1'

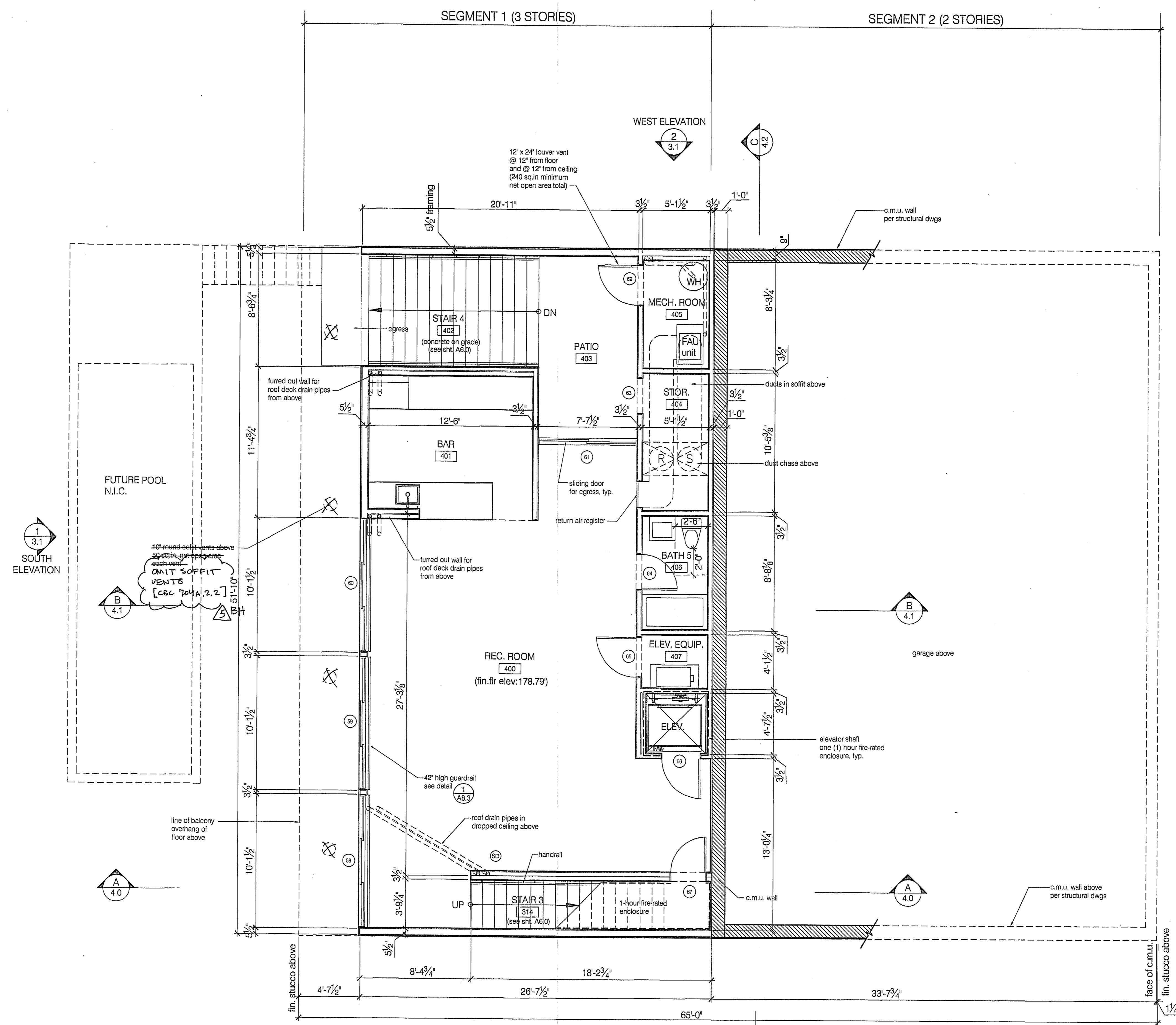
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LOWER LEVEL 2 PLAN

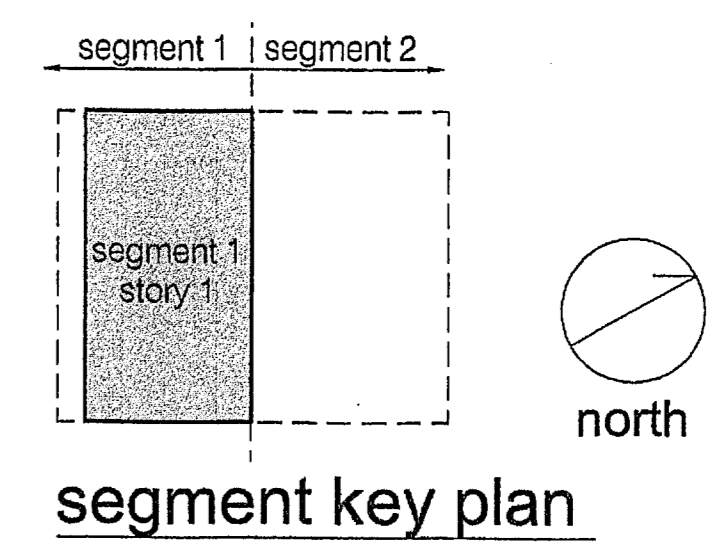
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lower level 2 plan (rec room)
 Scale 1/4" = 1'

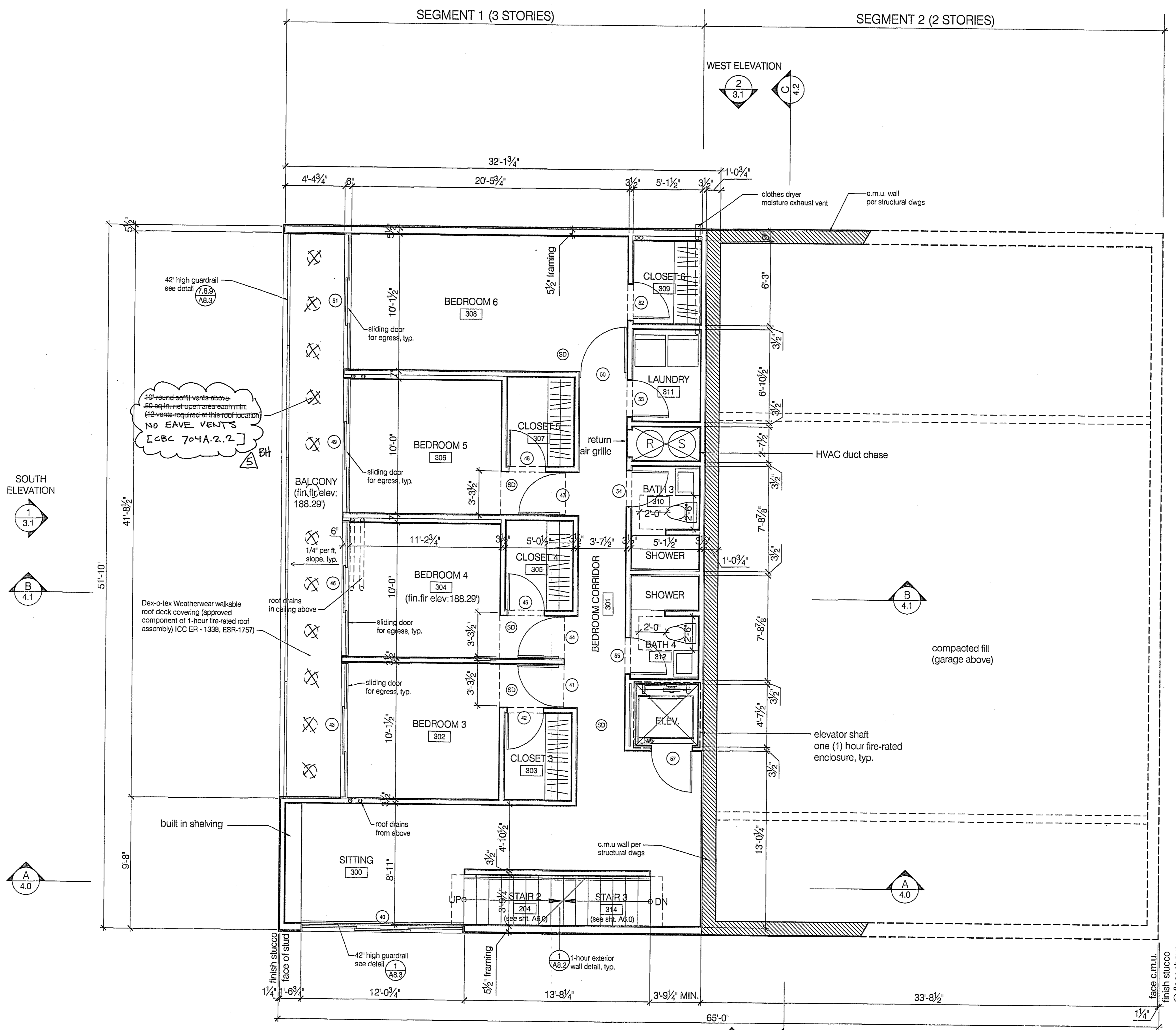
- NOTES:
- all dimensions to face of stud unless noted otherwise.
 - 2x4 wood stud framing typical, unless noted otherwise.
 - SD = hardwired smoke alarms w/ battery backups
 - 1-hour fire-rated 5/8" Type X drywall (ASTM C1396)
 - all walls and ceiling in Elev. Enclosure shall be 1-hour fire-rated material.
 - water heater to be strapped to the wall in two places, one @ the upper 1/3 of the tank and one @ the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (LACPC 510.5)



LOWER LEVEL 1 PLAN

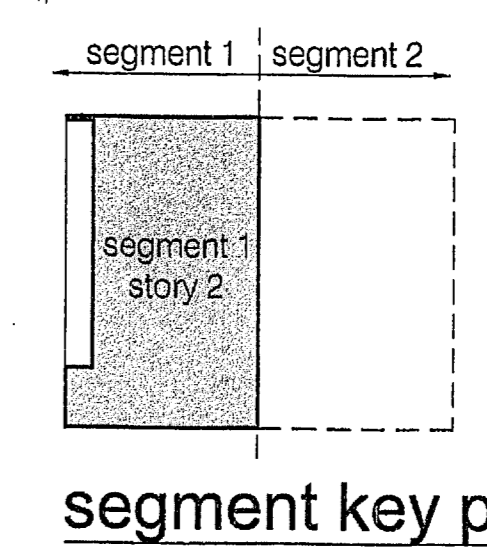
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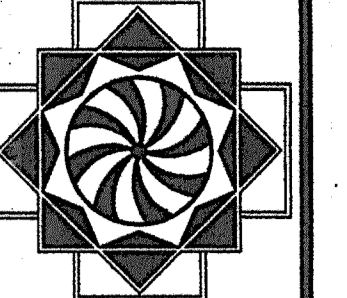


lower level 1 plan (bedrooms)
 Scale 1/4" = 1'

- NOTES:
- All dimensions to face of stud unless noted otherwise.
 - 2x4 wood stud framing typical, unless noted otherwise.
 - SD = hardwired smoke alarms w/ battery backups
 - 1 hour fire-rated 5/8" Type X drywall (ASTM C1399)
 - All elevator enclosure walls and ceilings shall be 1-hour fire rated 5/8" TYPE X drywall, typ. (ASTM C1399)



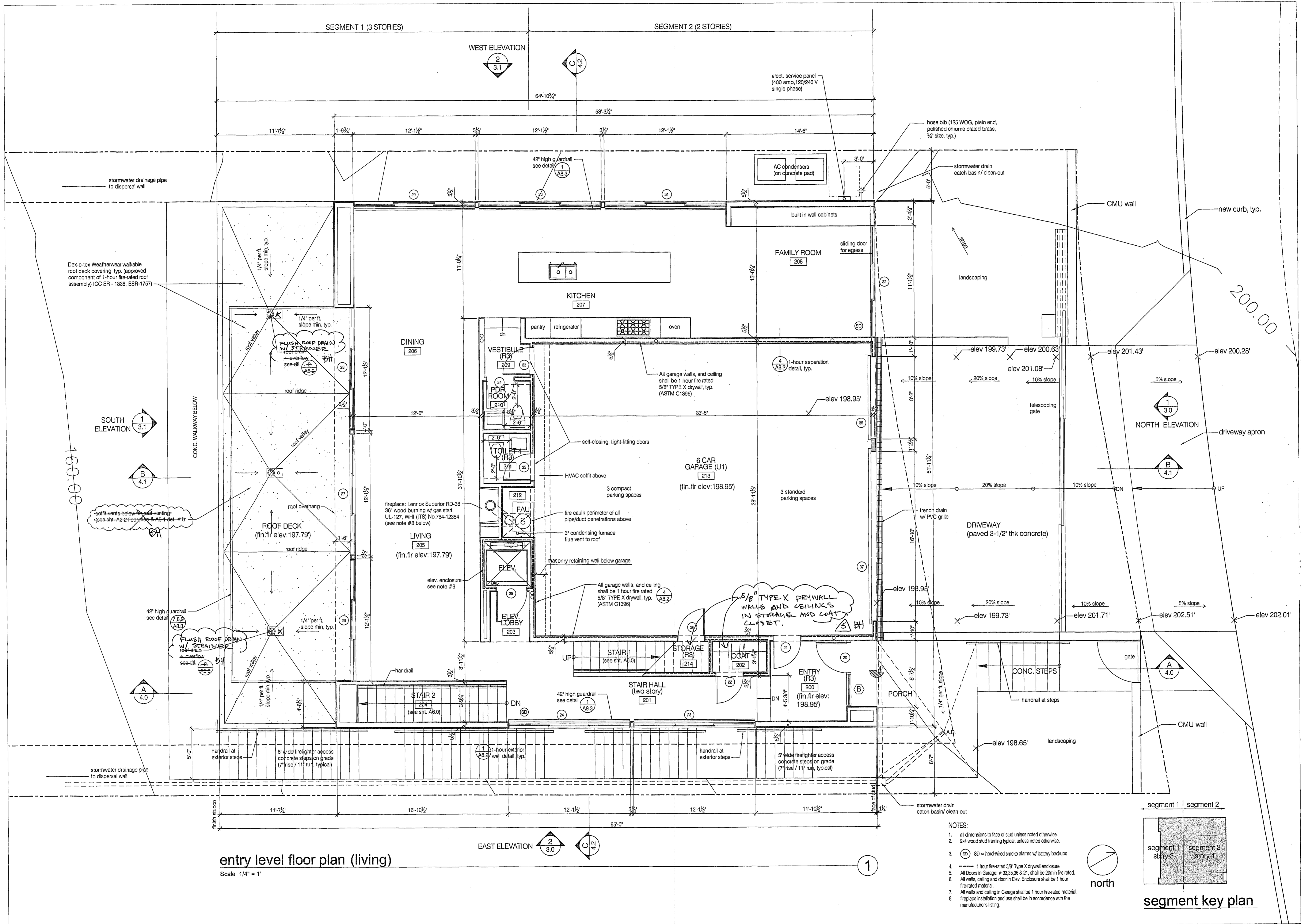
segment key plan



ENTRY LEVEL FLOOR PLAN

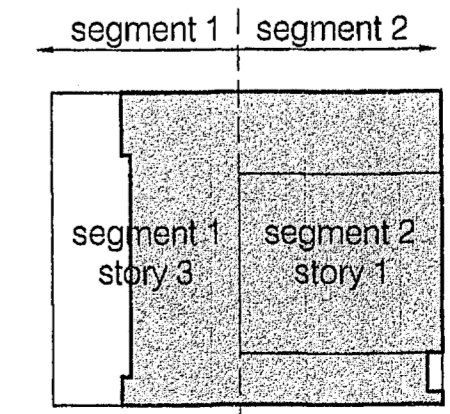
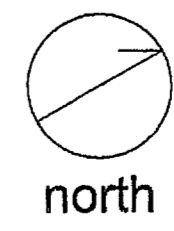
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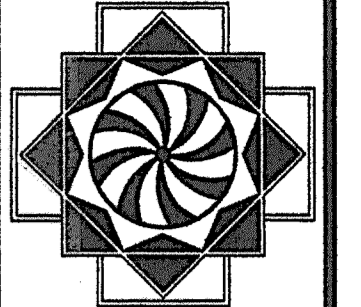


entry level floor plan (living)
Scale 1/4" = 1'

- NOTES:
1. all dimensions to face of stud unless noted otherwise.
 2. 2x4 wood stud framing typical, unless noted otherwise.
 3. SD = hard-wired smoke alarms w/ battery backups
 4. 1 hour fire-rated 5/8" Type X drywall enclosure
 5. All Doors in Garage: # 33,35,36 & 21, shall be 20min fire rated.
 6. All walls, ceiling and door in Elev. Enclosure shall be 1 hour fire-rated material.
 7. All walls and ceiling in Garage shall be 1 hour fire-rated material.
 8. fireplace installation and use shall be in accordance with the manufacturer's listing.



segment key plan



UPPER LEVEL PLAN

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ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
 Minimum Water Quality Protection Requirements for All Development Construction
 Projects/Certification Statement

The following is intended minimum notes or as an attachment for construction and grading plans and represent the minimum standards of good housekeeping which must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or 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 solid waste.
- Trash and construction related 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 roadway 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.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

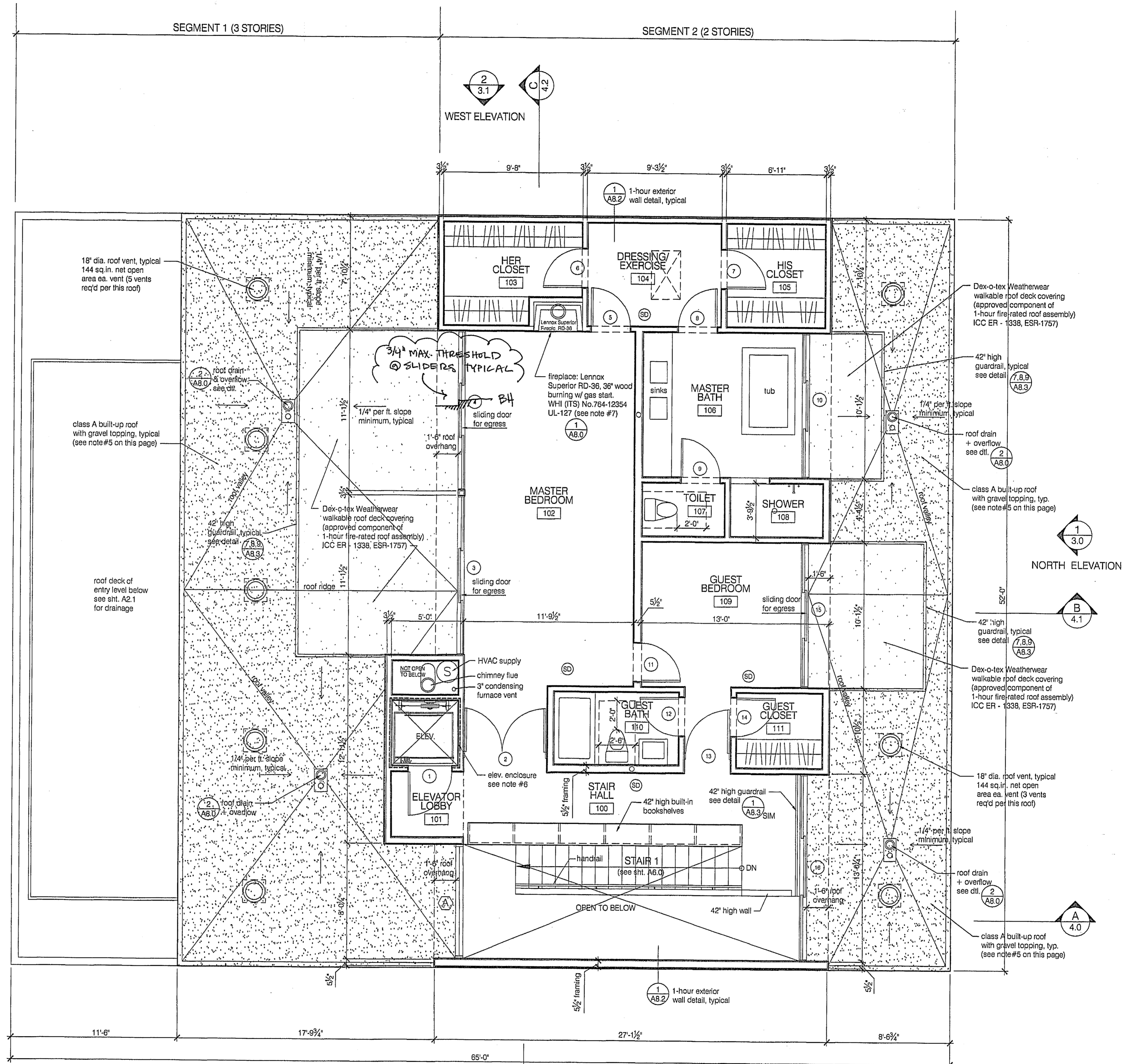
Other:

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 of the owner)

Signature _____ Date _____
 (Owner or authorized agent of the owner)

* The above Best Management Practices were adopted in the California Storm Water Best Management Practices Handbook, March 1993



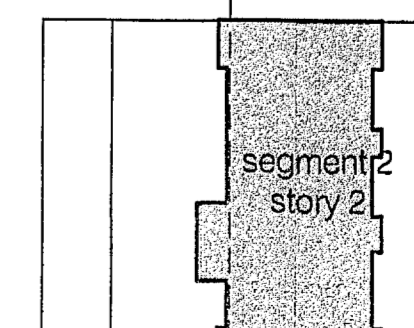
upper level floor plan (master suite)

Scale 1/4" = 1'

NOTES:

- All dimensions to face of stud unless noted otherwise.
- 2x4 wood stud framing typical, unless noted otherwise.
- SD = hardwired smoke alarms w/ battery backups
- 1 hour fire-rated 5/8" Type X drywall (ASTM C1398)
- All flat-roof coverings shall be Class "A" rated (1504, T15-E) fire Retardant Roof complying with ASTM C 578. Roof assembly shall be listed by an approved testing agency.
- All elevator enclosure walls and ceilings shall be 1-hour fire rated 5/8" TYPE X drywall, typ. (ASTM C1398)
- Fireplace installation and use shall be in accordance with the manufacturer's listing.

segment 1 segment 2



segment key plan



DRAINAGE GENERAL NOTES

1. Provisions shall be made for contributory drainage at all times.
2. Owner will maintain drainage devices and keep free of debris.
3. 2% minimum positive drainage from proposed structures.
4. Clean-outs to be provided every 50 feet.

DRAINAGE SYSTEM CALCS

gallons per minute runoff in drainage system: $Q = CIA/96.23$

Q=runoff from area, gallons per minute
 C=coefficient of runoff
 I=intensity of 100 year rainfall, inches per hour
 A=area to be drained

100 year -1 hour rainfall in Covina, LA county = 1.5 inches

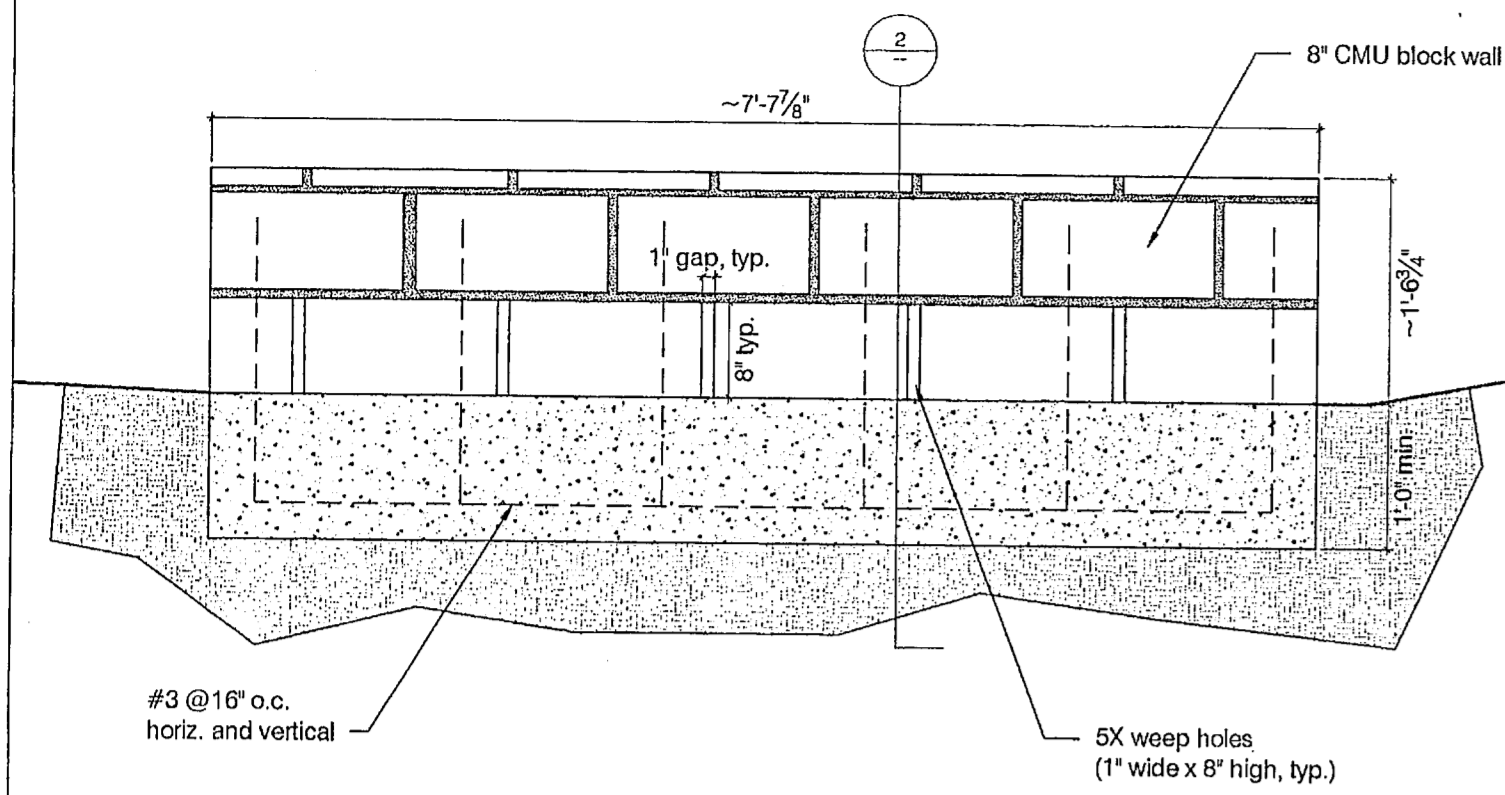
roof / building decks = 3,380 SF x 1.00 runoff coefficient
 hardscape = 1,062 SF x 1.00 runoff coefficient
 landscape (loam-light vegetation) = 375 SF x 0.45 runoff coefficient

gallons per minute runoff to dispersal wall at 100 year rain = 72 GPM

DRAINAGE PRODUCT LEGEND

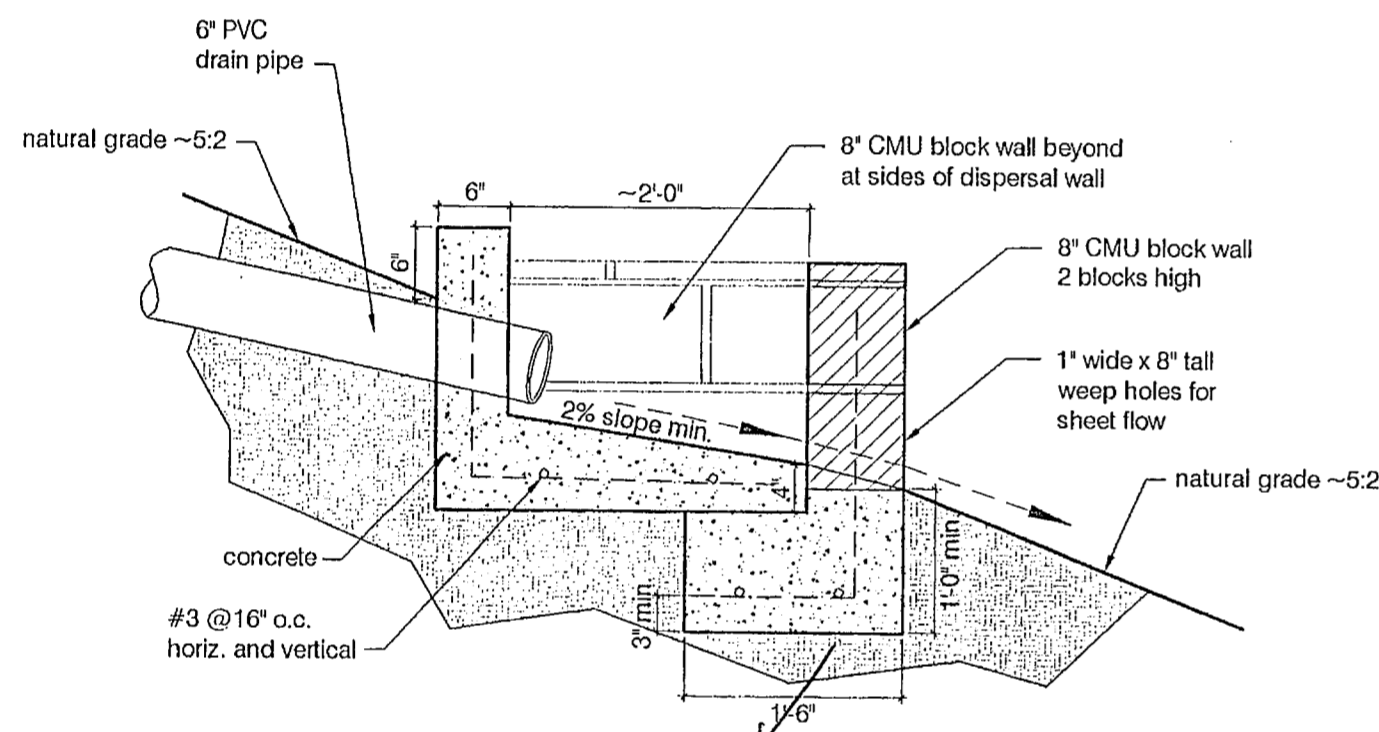
- (A) 4" drain inlet with atrium grate by NDS or approved equal
- (B) 4" channel drain (vehicle traffic rated) with 2% slope drain below by NDS or approved equal
- (C) drain inlet with 7" square patio grate by NDS or approved equal
- (D) 12" x 12" square catch basin by NDS or approved equal (see detail 3 of this page)

*all fittings, installation procedures by NDS or approved equal



dispersal wall, front elevation
 SCALE: 3/4"=1'-0"

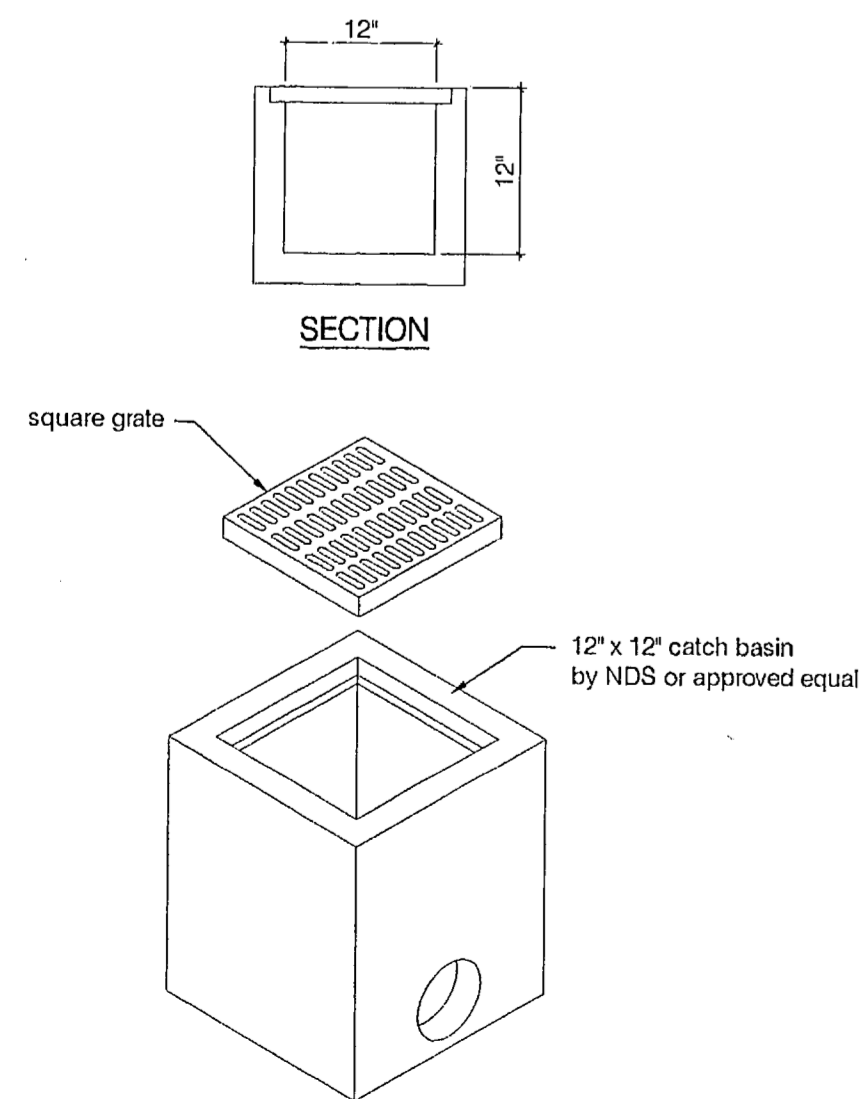
1



The soil/bedrock under the footing should be competent to support the structure. MTC needs to inspect, test, and approve the bottom excavation before pouring concrete as the supports for the 8" PVC drain pipe.

dispersal wall, section
 SCALE: 3/4"=1'-0"

2

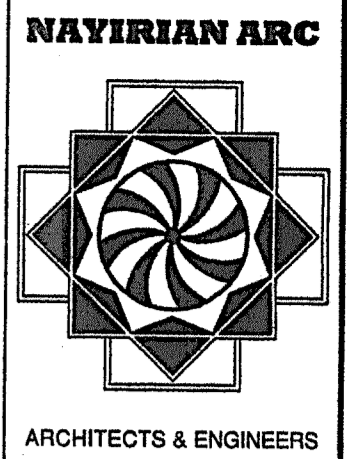
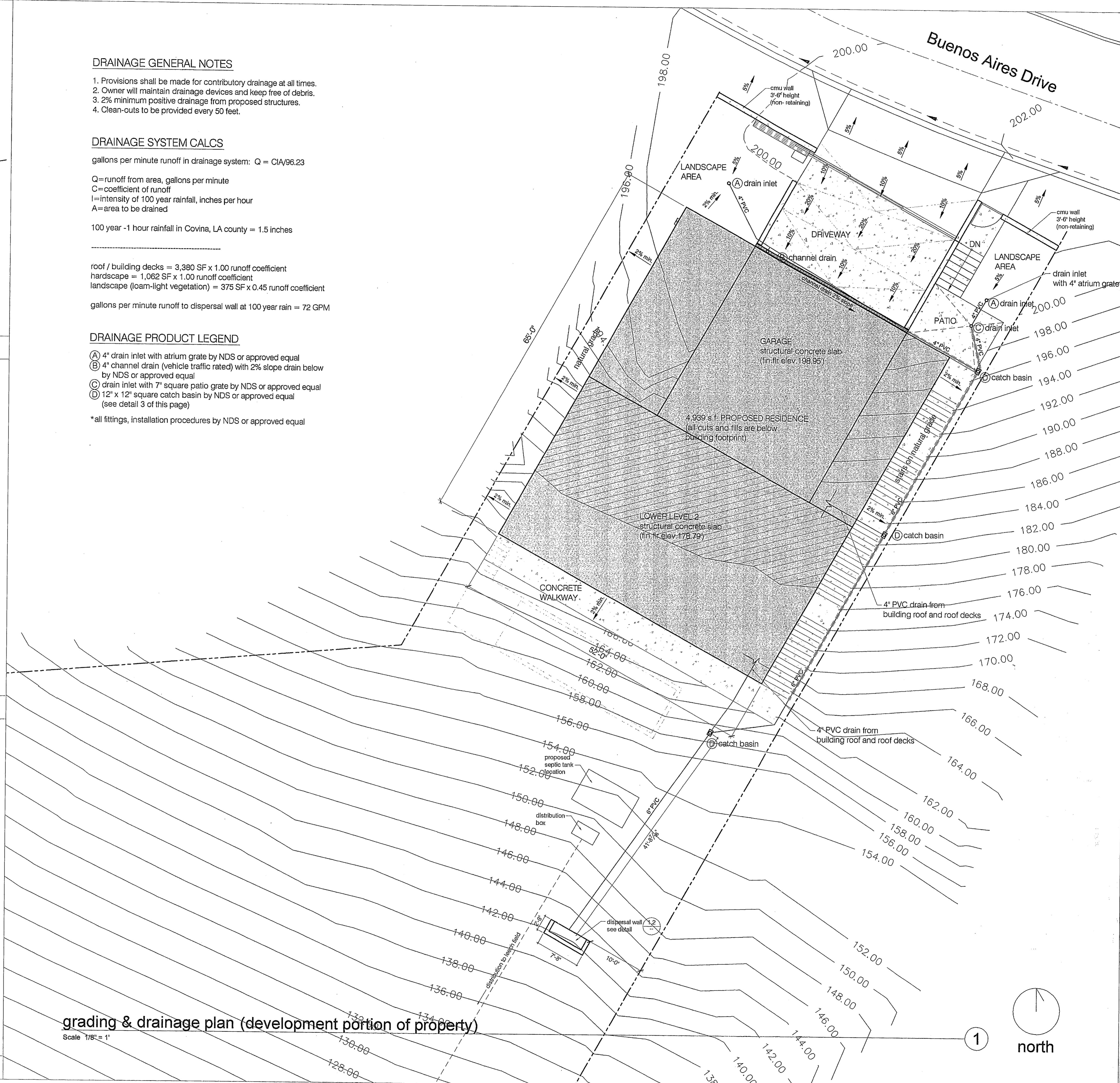


12" x 12" catch basin
 NOT TO SCALE

3

grading & drainage plan (development portion of property)

Scale 1/8" = 1'

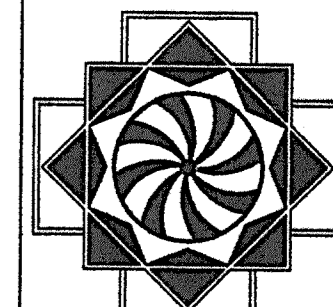


436 COLORADO ST. #208
 GLENDALE, CA. 91204
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 CELL: 818-484-8466

GRADING & DRAINAGE PLAN

Mr. ROBERT GOUGH
 RESIDENCE
 2117 BUENOS AIRES DR.
 COVINA HILLS, CA. 91724

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GEOTECHNICAL NOTES

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COVINA HILLS, CA. 91724

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GENERAL GEOTECHNICAL NOTES

1. All work must be in compliance with the recommendations included in the geotechnical consultant's report and the approved grading plans and specifications.
2. Grading operations must be conducted under periodic inspections by the geotechnical consultant with monthly inspection reports to be submitted to the Geology and Soils Section.
3. The soil engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
4. Rough grading must be approved by a final engineering geology and soils engineering report. An as-built Geologic Map must be included in the final geology report. Provide a final report statement that verifies work was done in accordance with the report recommendations and code provisions (section 3318.1 of the County of Los Angeles Building Code). The final reports must be submitted to the Geotechnical and Materials Engineering Division for review and approval.
5. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soils engineer, prior to the placing of steel or concrete.
6. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.

ADDITIONAL NOTES:

1. CONTRACTOR TO PROVIDE SHORING PLANS / PERMIT PRIOR TO CONSTRUCT.
2. CONTRACTOR TO PROVIDE OSHA PERMIT PRIOR TO CONSTRUCTION.
3. OWNER SHALL NOTIFY ADJACENT NEIGHBORS PRIOR TO START OF CONSTRUCTION.

BH 3

FILL NOTES

1. All fill shall be compacted to the following minimum relative compaction criteria.
 - a. 90 percent of maximum dry density within ~~40 feet below finish grade~~ ^{THE PROPOSED FILL AREA} IF ANY.
 - b. 93 percent of maximum dry density ~~deeper than 40 feet below finish grade~~ ^{FOR THE FILL ON SLOPE SURFACE} IF THE FILL ~~is on a slope~~ ^{IS ON A SLOPE} UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER ^{AND TRIMMED OVER FILL AND TRIMMED TO PROPOSED GRADE}

The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-94 where applicable; Where not applicable, a test acceptable to the Building Official shall be used. (section 3313.4 of the County of Los Angeles Building Code)
2. Field density shall be determined by a method acceptable to the Building Official. (section 3313.4 of the County of Los Angeles Building Code) However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone Method.
3. Sufficient test of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
 - a. One test for each two-foot vertical lift.
 - b. One test for each 1,000 cubic yards of material placed.
 - c. One test at the location of the final fill slope for each building site (lot) in each four-foot vertical lift or portion thereof.
4. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil types, shear strength parameters and corresponding unit weights in accordance with the following guidelines.
 - a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than (3) horizontal to one vertical.
 - b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability requirements. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
 - c. Fill soils shall be free of deleterious materials.
5. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer. The Building Official may require a "Standard Test Method for moisture, ash, organic matter, peat or other organic soils" ASTM D-2974-87 on any suspect material. Detrimental amounts of organic material shall not be permitted in fills. Soil containing small amounts of roots may be allowed provided that the roots are in a quantity and distributed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.
6. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an "As built" grading plan.
7. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all fill placement and compaction operations where fills have a depth of greater than 30 feet or slope surface steeper than 2:1 (section 3313.7 of the County of Los Angeles Building Code)
8. Continuous inspection by the Soil Engineer, or a responsible representative, shall be provided during all subdrain installation. (section 3313.2 of the County of Los Angeles Building Code)
9. All subdrain outlets are to be surveyed for line and elevation. Subdrain information must be shown on an "As-Built" grading plan.
10. Fill slopes in excess of 2:1 steepness ratio are to be constructed by the placement of soil at sufficient distance beyond the proposed finish slope to allow compaction equipment to be operated at the outer limits of the final slope surface. The excess fill is to be removed prior to completion of rough grading. Other construction procedures may be used when it is demonstrated to the satisfaction of the Building Official that the angle of slope, construction method and other factors will have equivalent effect. (Section 3313.4 of the County of Los Angeles Building Code.)

BENCH MARK:

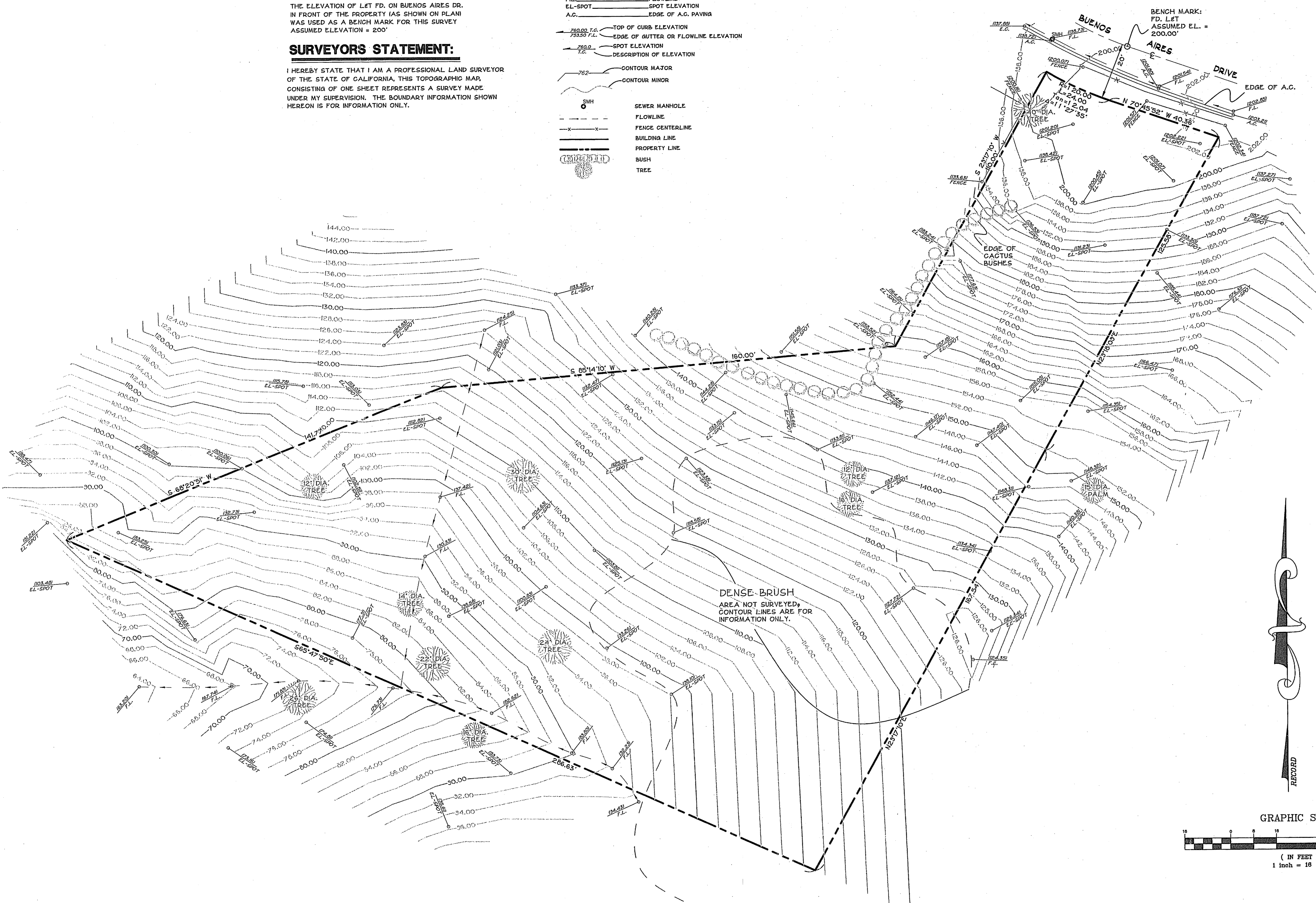
THE ELEVATION OF L&T FD. ON BUENOS AIRES DR. IN FRONT OF THE PROPERTY (AS SHOWN ON PLAN) WAS USED AS A BENCH MARK FOR THIS SURVEY ASSUMED ELEVATION = 200'

SURVEYORS STATEMENT:

I HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF CALIFORNIA, THIS TOPOGRAPHIC MAP, CONSISTING OF ONE SHEET REPRESENTS A SURVEY MADE UNDER MY SUPERVISION. THE BOUNDARY INFORMATION SHOWN HEREON IS FOR INFORMATION ONLY.

LEGEND:

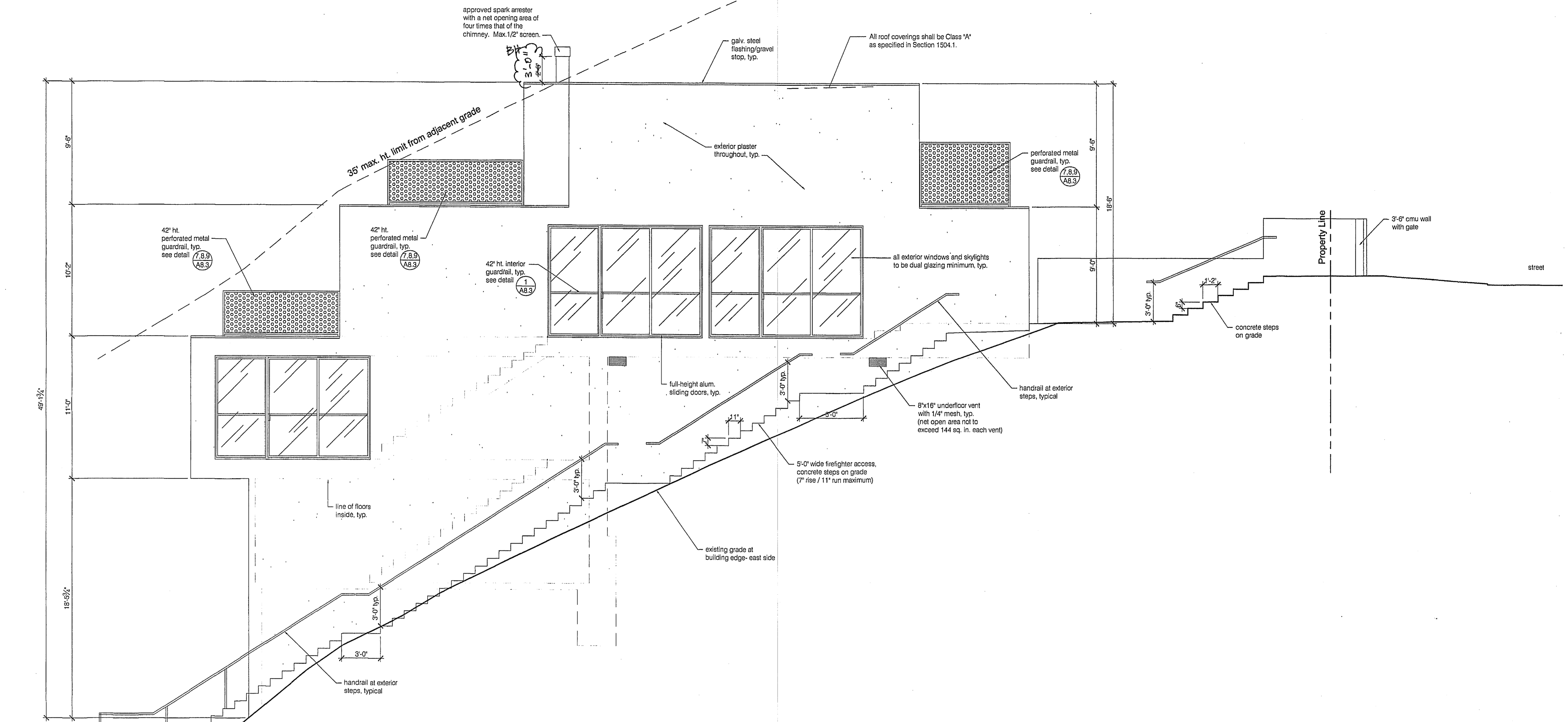
- F.L. FLOWLINE
- EL-SPOT SPOT ELEVATION
- A.C. EDGE OF A.C. PAVING
- 760.00 T.C. TOP OF CURB ELEVATION
- 753.50 F.L. EDGE OF GUTTER OR FLOWLINE ELEVATION
- 760.0 SPOT ELEVATION
- T.C. DESCRIPTION OF ELEVATION
- 762 CONTOUR MAJOR
- CONTOUR MINOR
- SMH SEWER MANHOLE
- FLOWLINE
- FENCE CENTERLINE
- BUILDING LINE
- PROPERTY LINE
- BUSH
- TREE



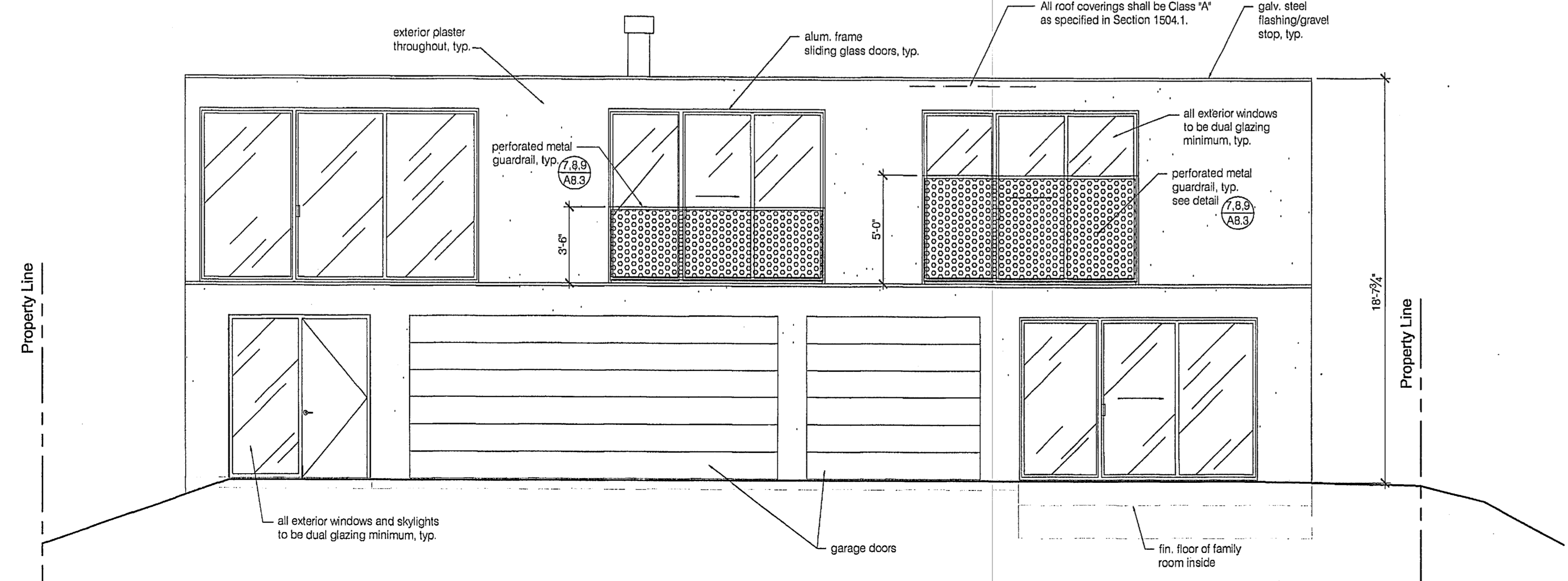
NORTH & EAST EXTERIOR ELEVATIONS

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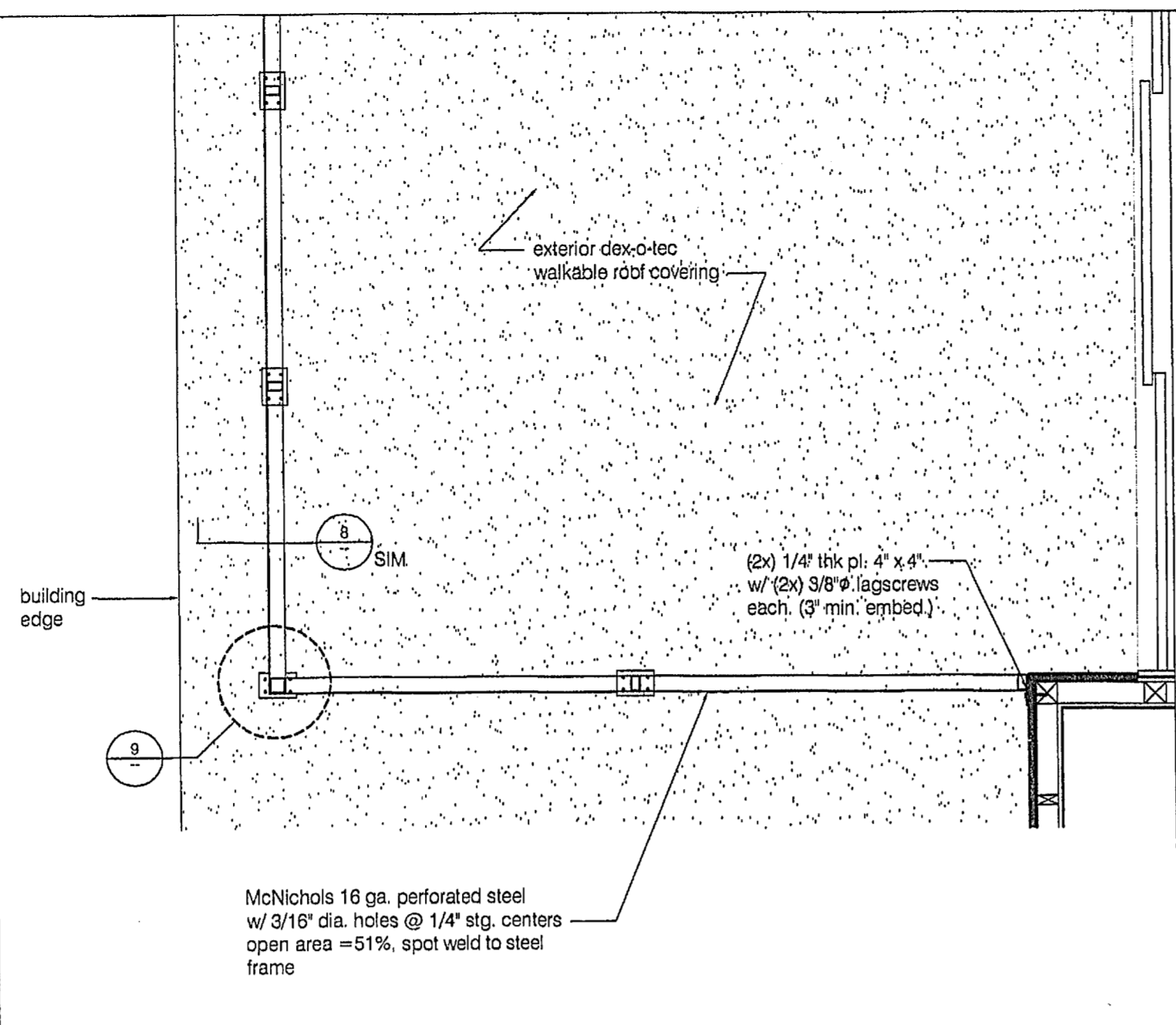
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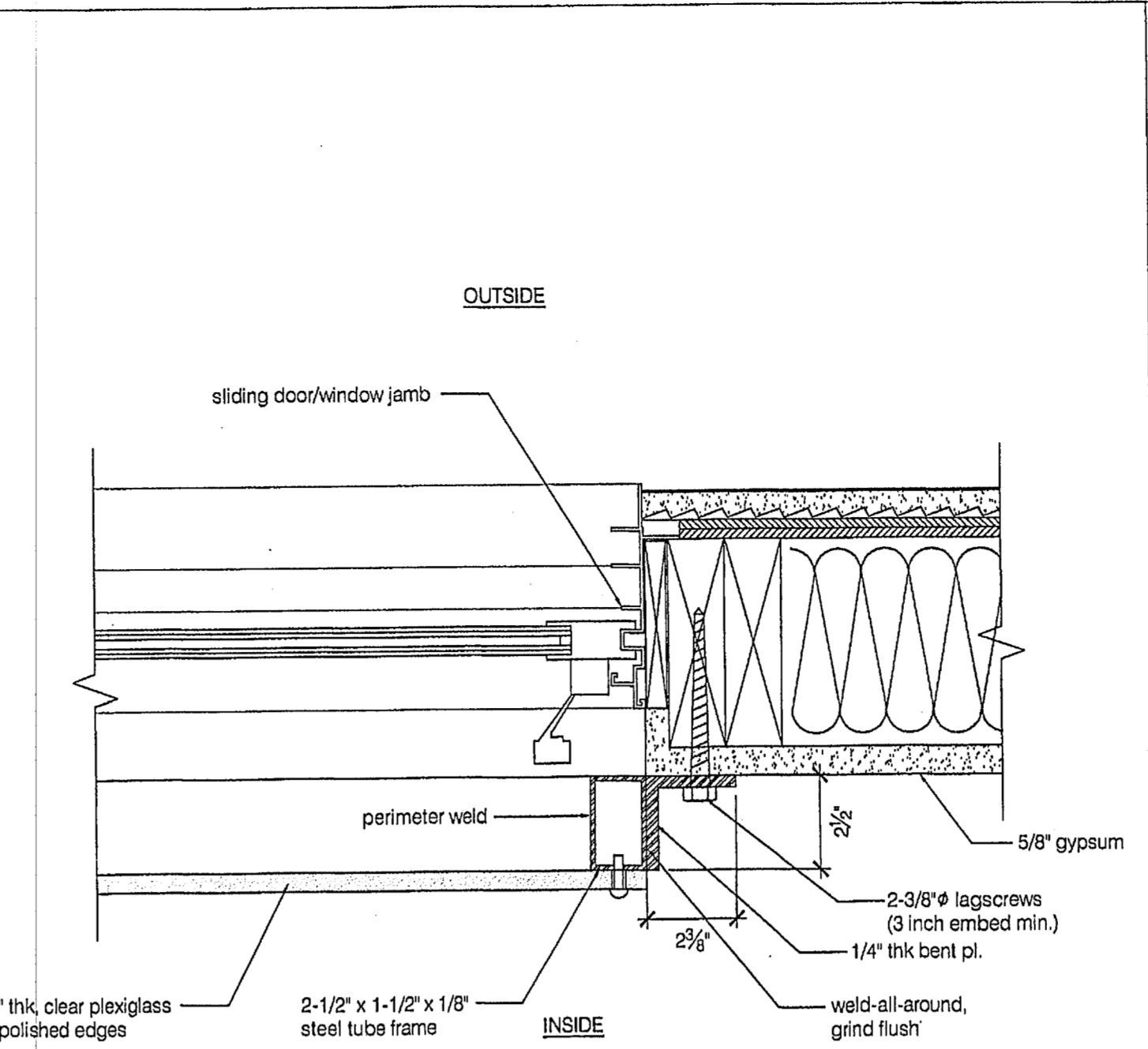
east elevation
Scale 1/4" = 1'



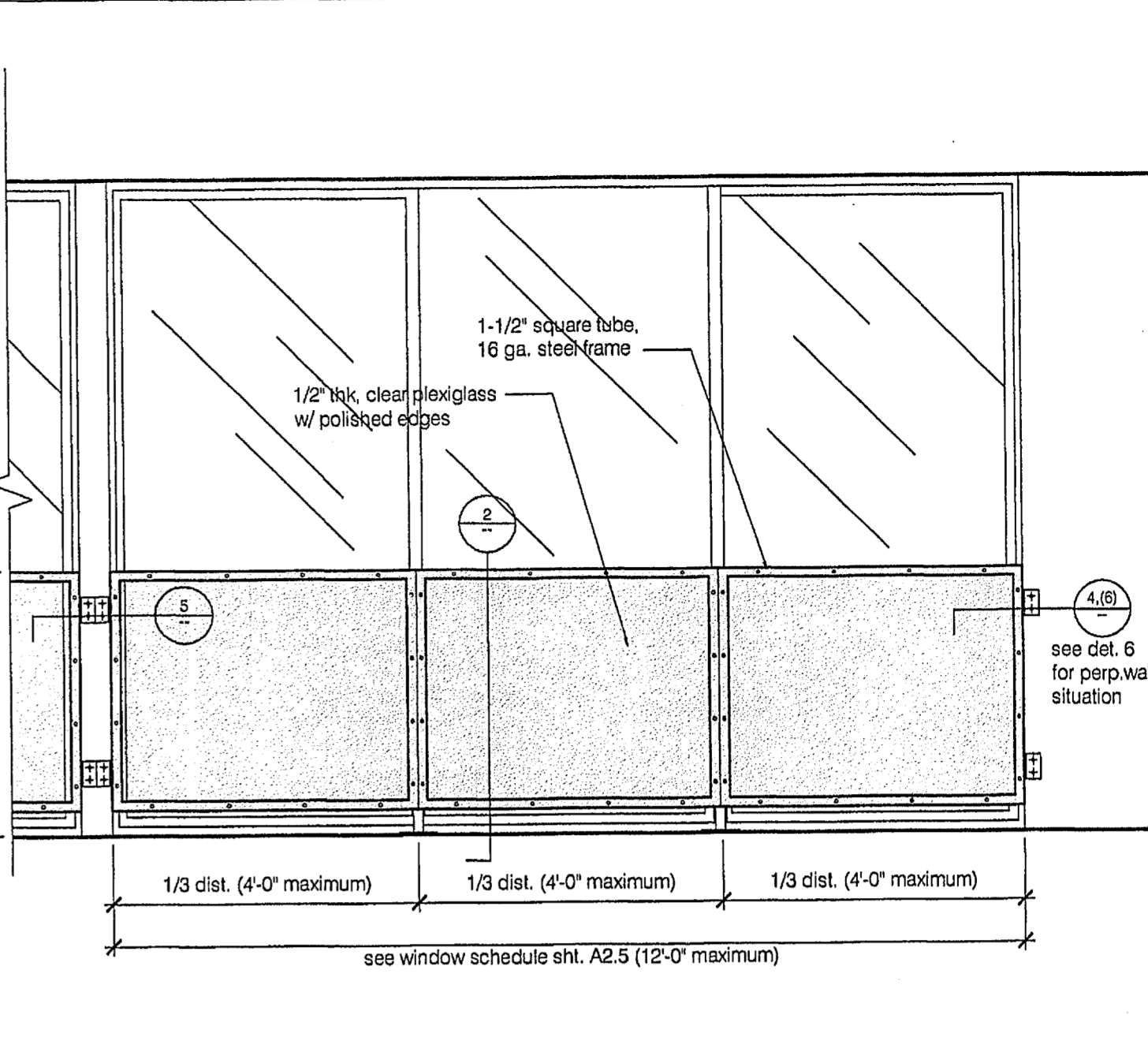
north elevation
Scale 1/4" = 1'



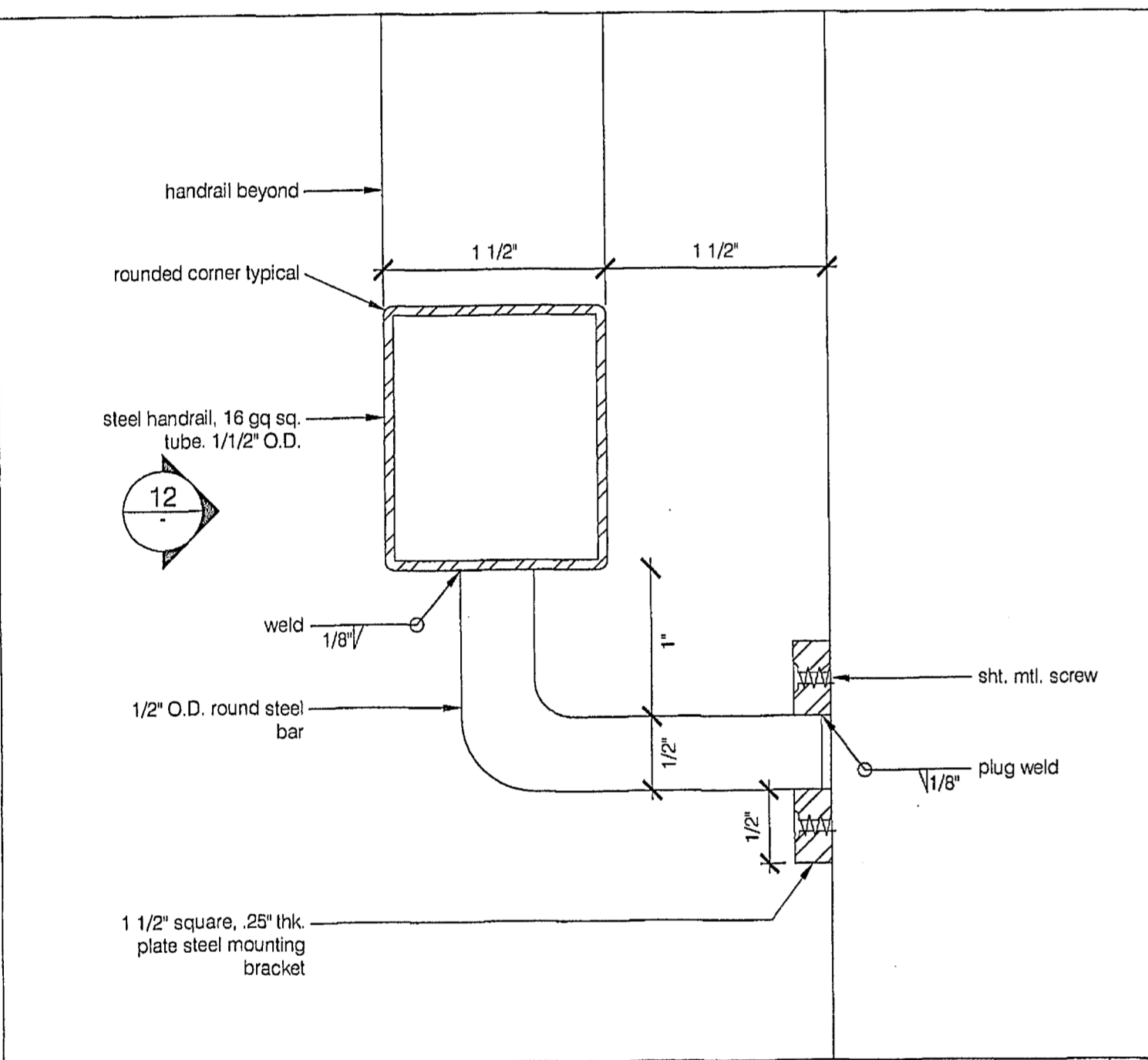
7 exterior roof-deck typical guardrail, partial plan
 SCALE: 1/2"=1'-0"



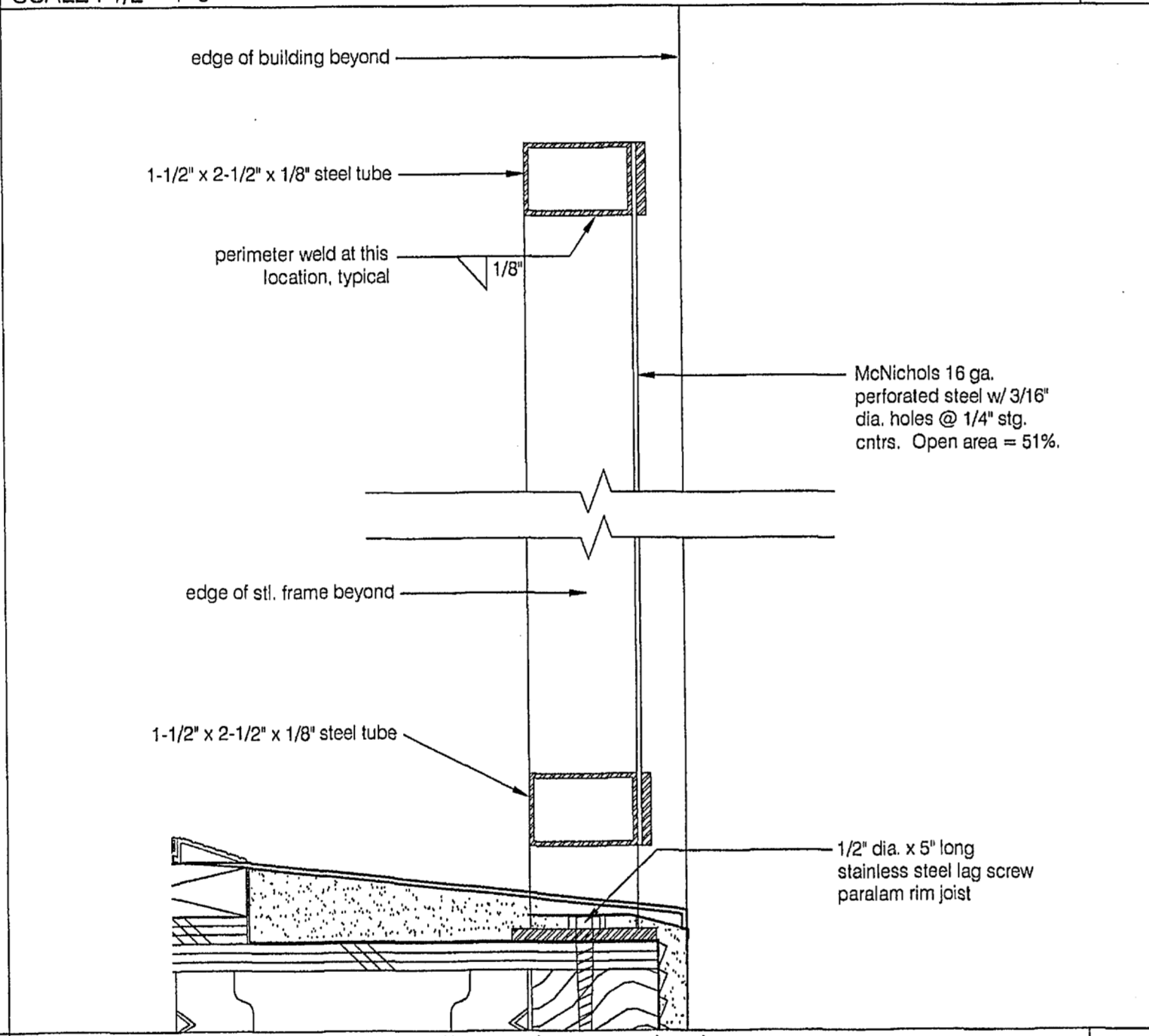
4 guardrail at sliding door/window, detail
 SCALE: 3"=1'-0"



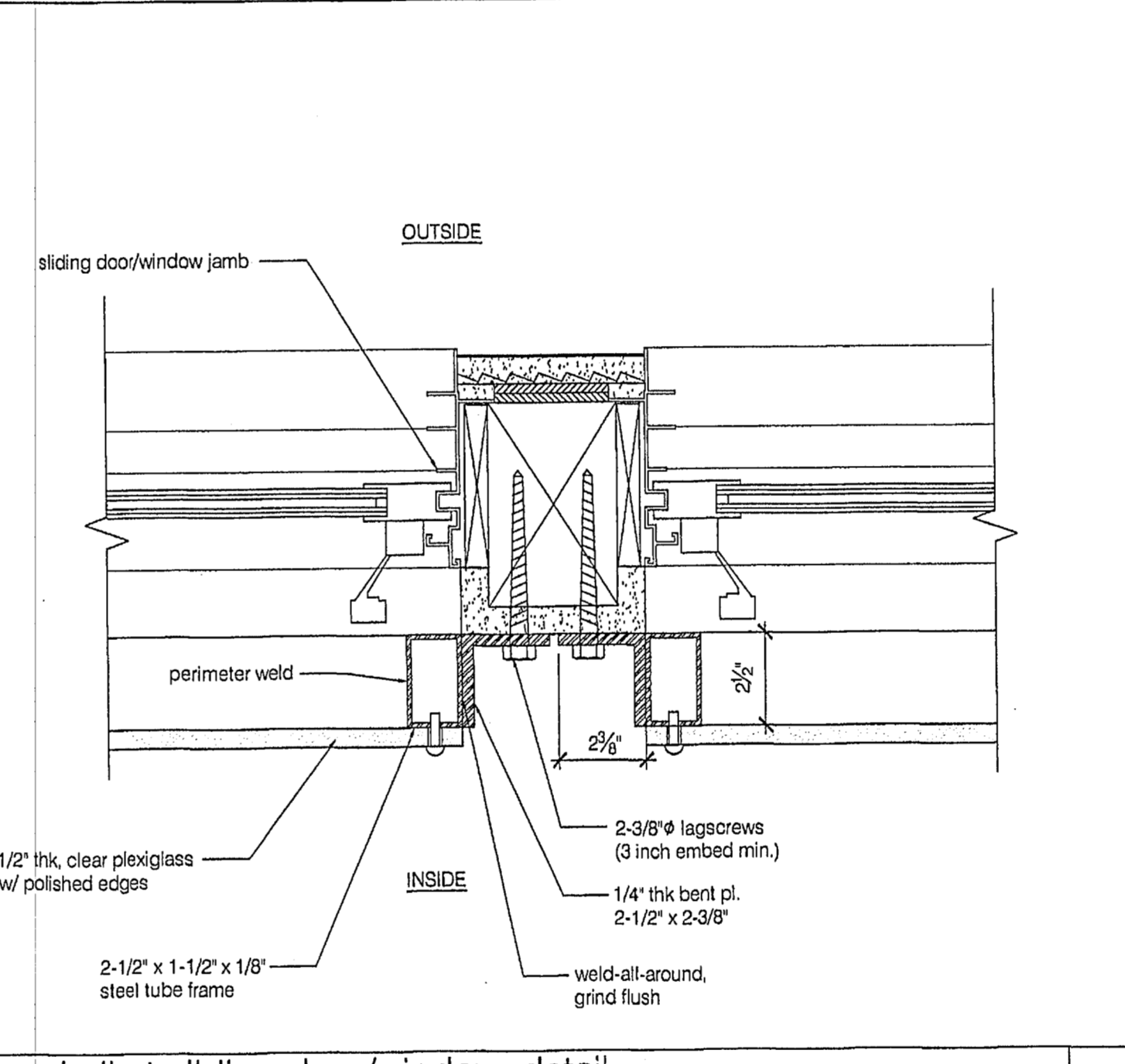
1 guardrail at sliding door/window, partial elevation
 SCALE: 1/2"=1'-0"



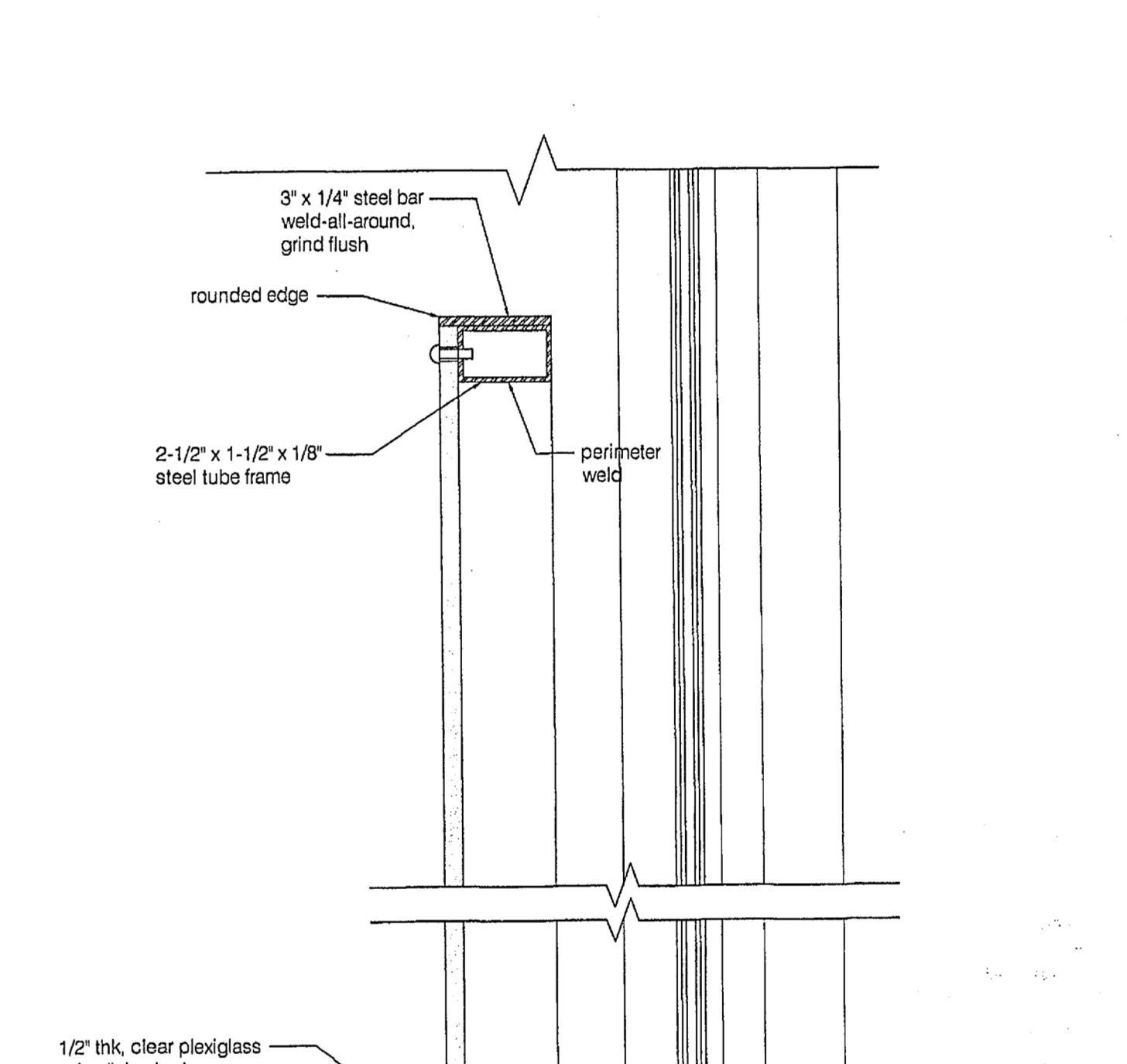
11 SECTION AT HANDRAIL BRACKET
 SCALE: 1"=1'-0"



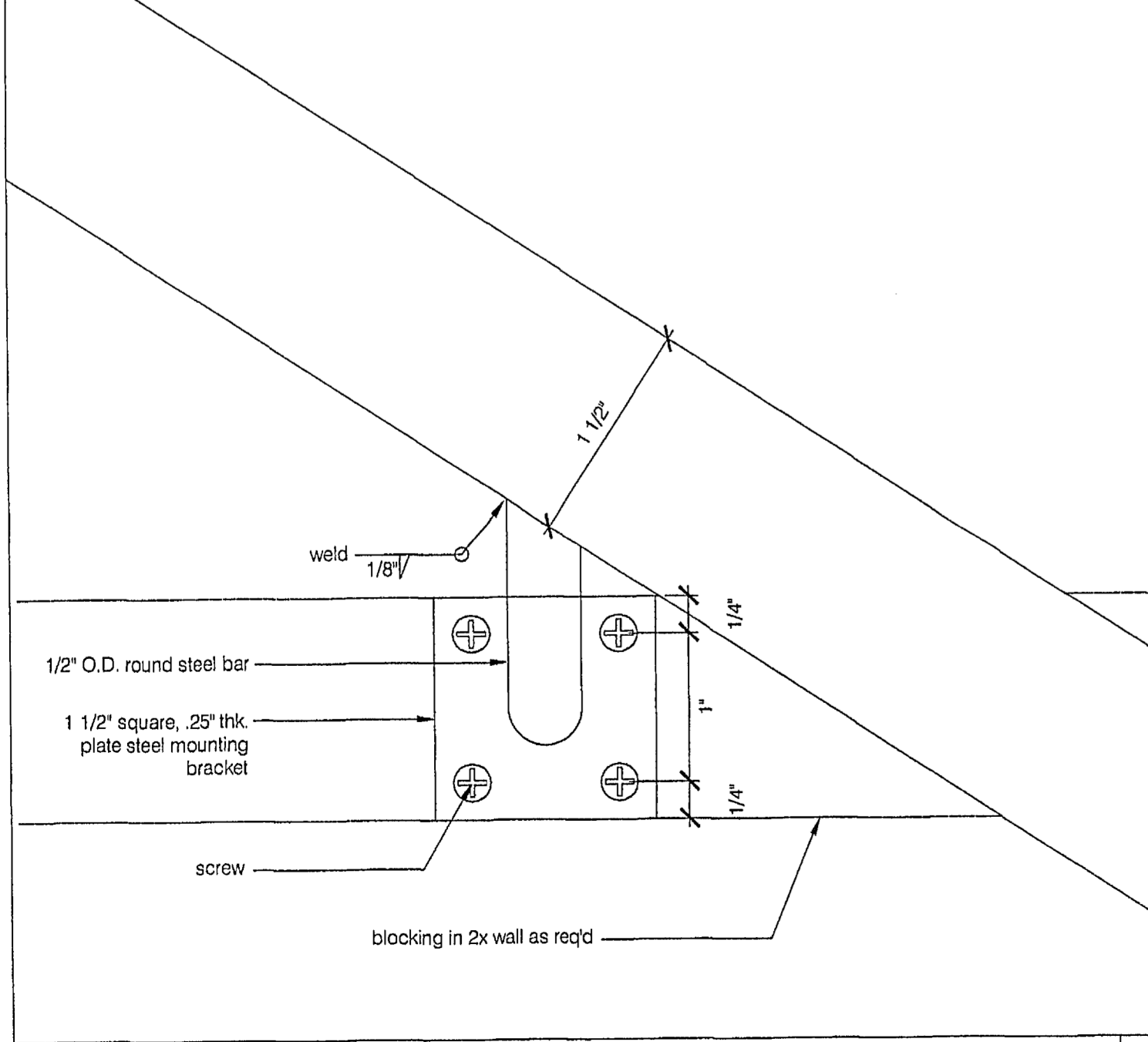
8 exterior roof-deck guardrail section, typical
 SCALE: 3"=1'-0"



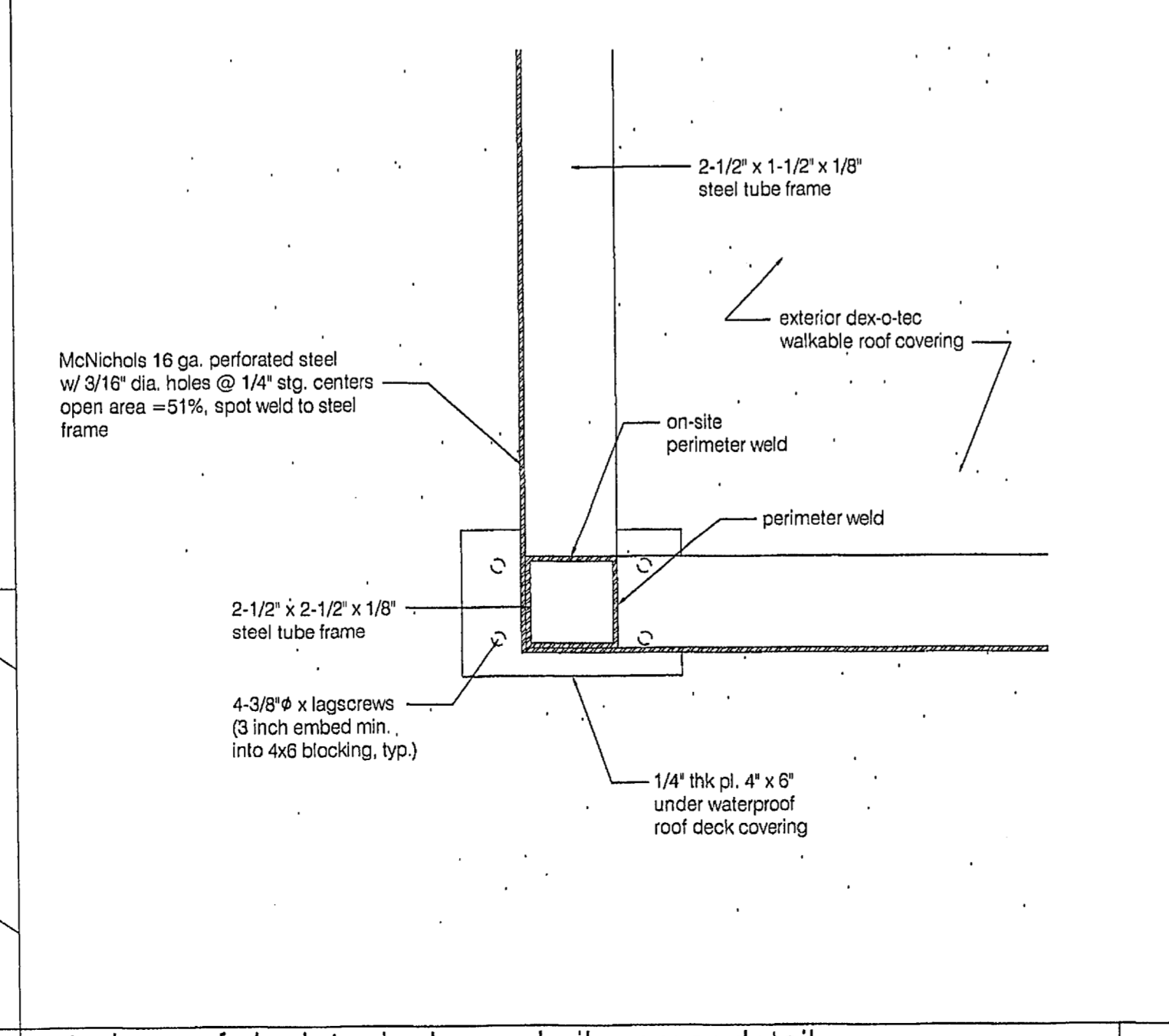
5 guardrail at sliding door/window, detail
 SCALE: 3"=1'-0"



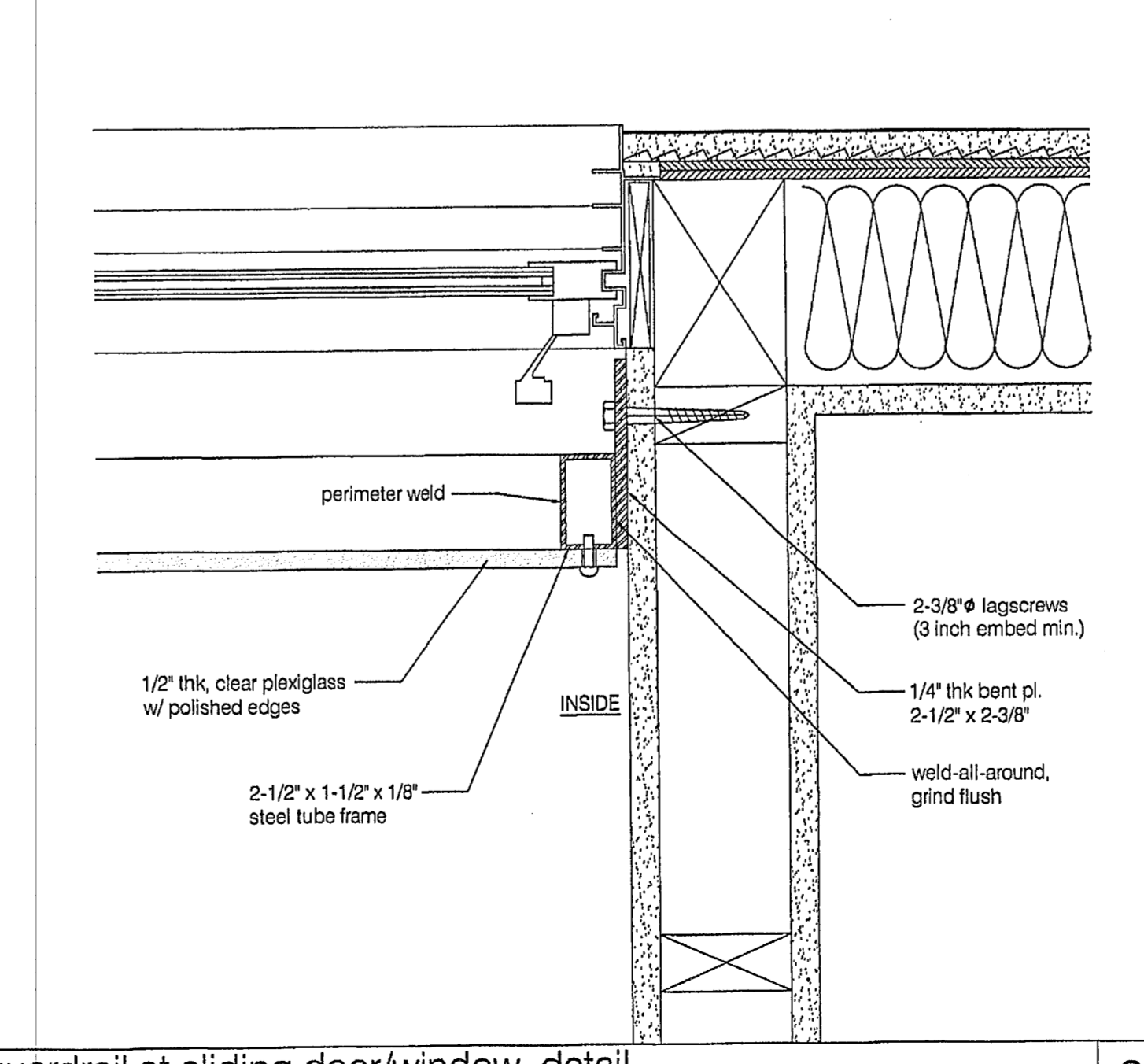
2 guardrail at sliding door/window, vertical section
 SCALE: 3"=1'-0"



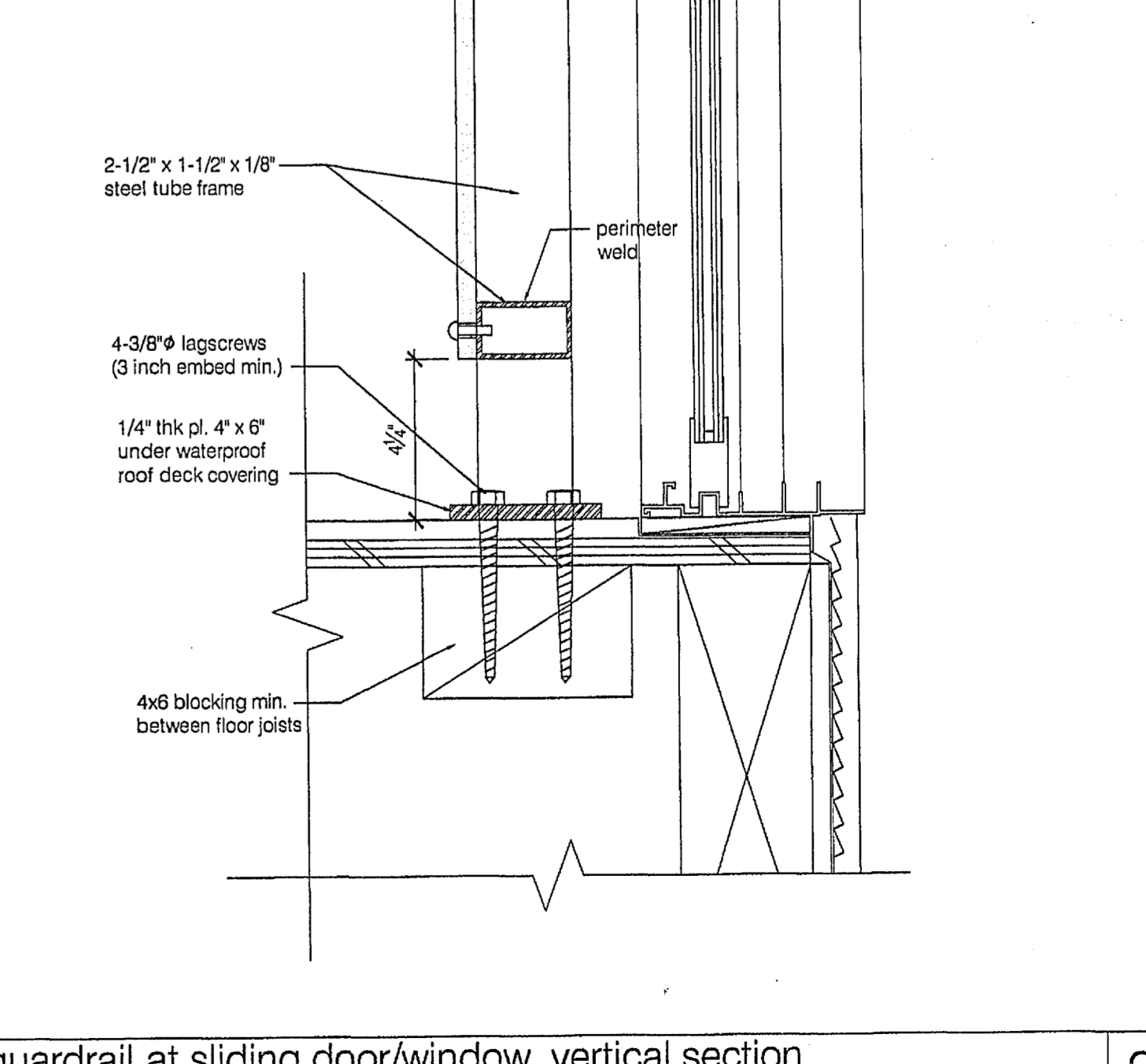
12 ELEVATION OF HANDRAIL BRACKET
 SCALE: 1"=1'-0"



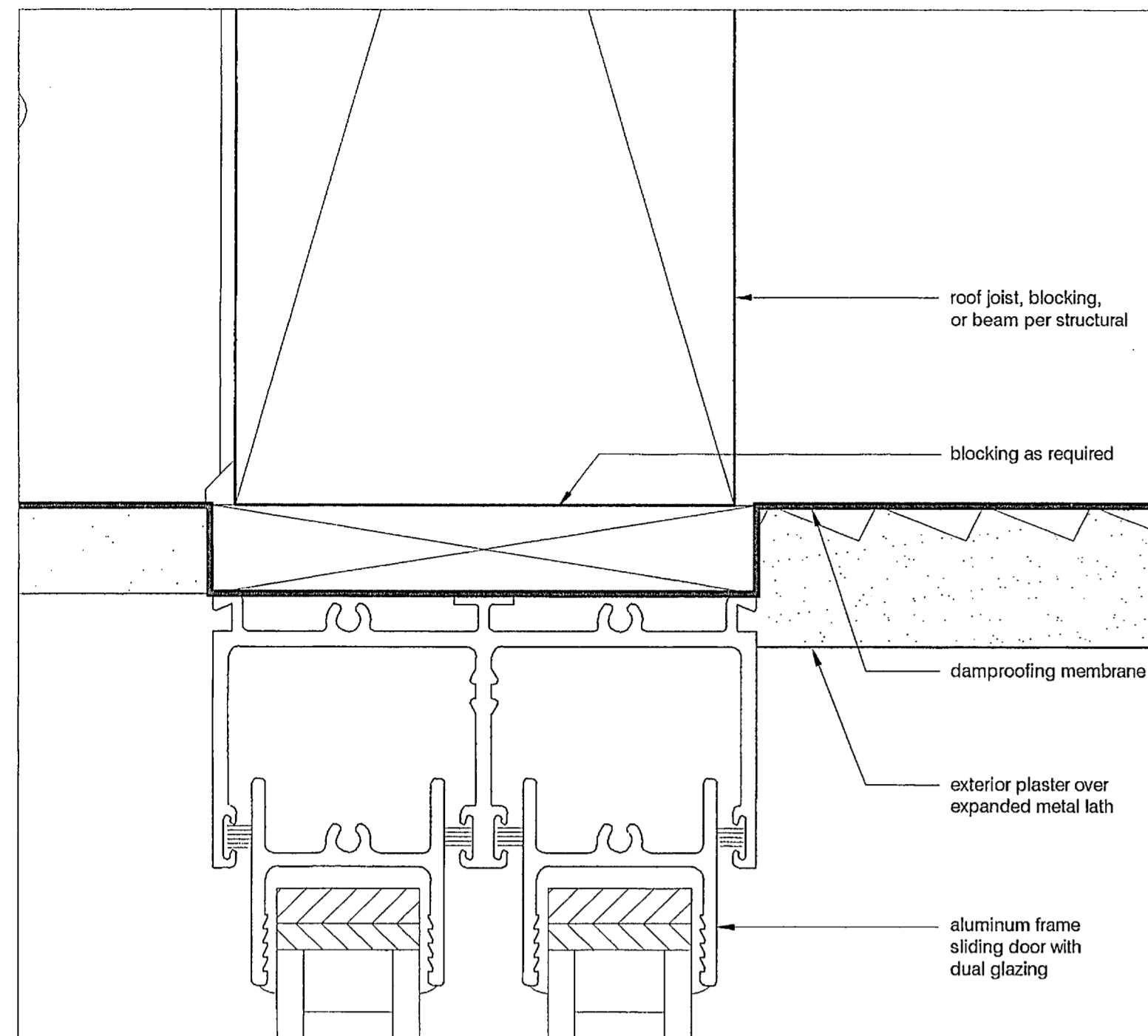
9 exterior roof-deck typical guardrail, corner detail
 SCALE: 1/2"=1'-0"



6 guardrail at sliding door/window, detail
 SCALE: 3"=1'-0"

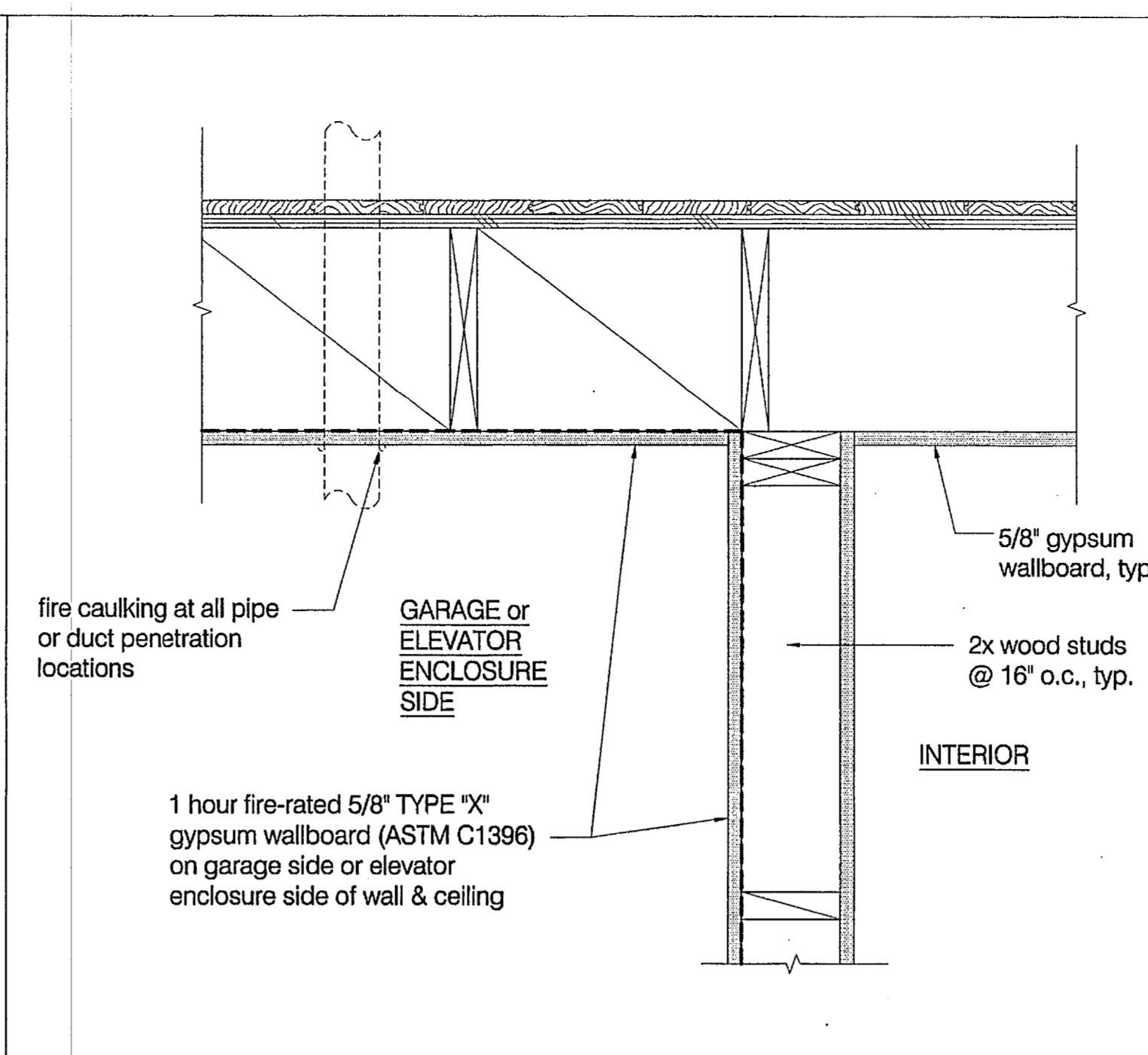


2 guardrail at sliding door/window, vertical section
 SCALE: 3"=1'-0"



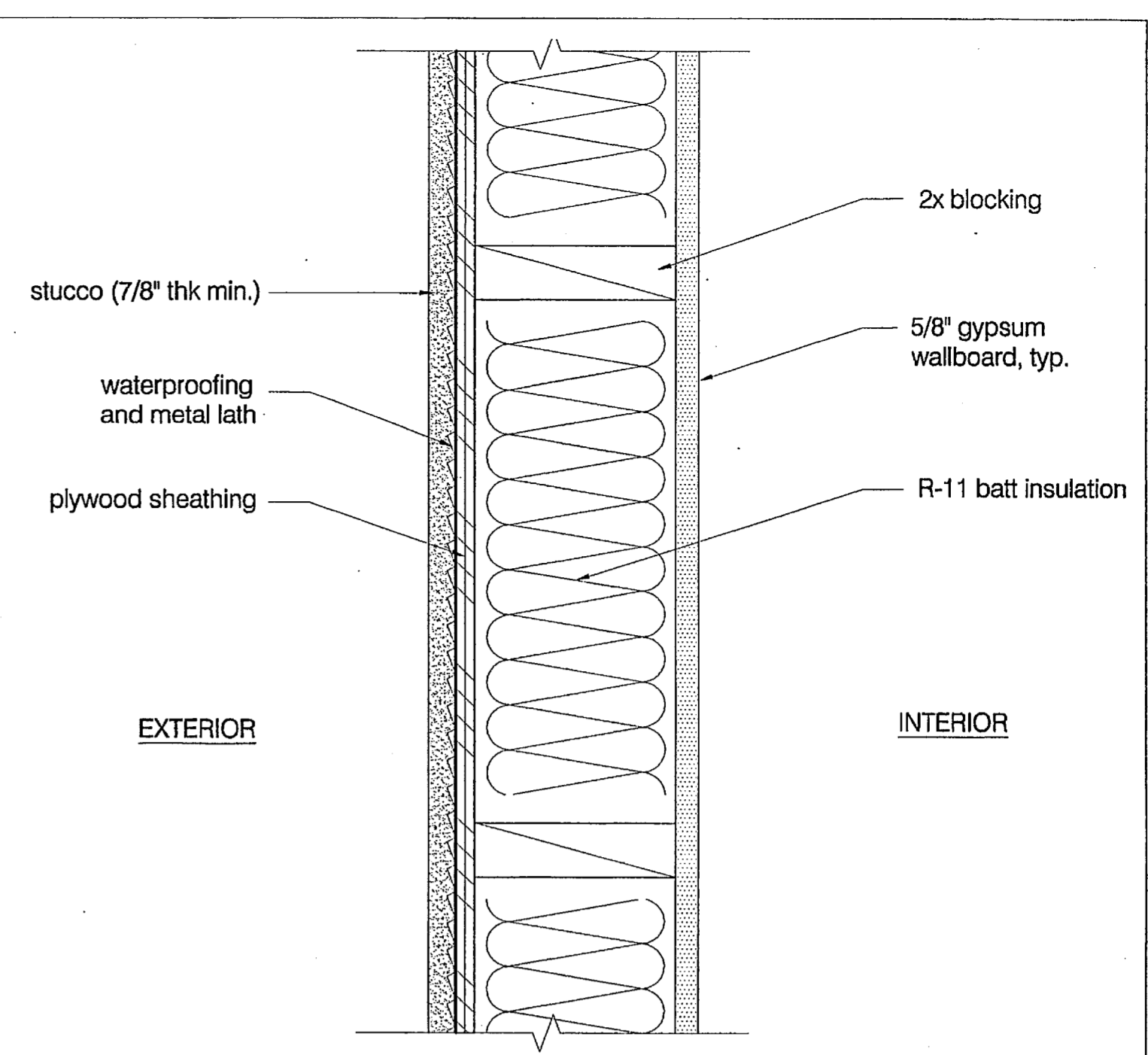
typical head at exterior slider
SCALE: 1:1

11



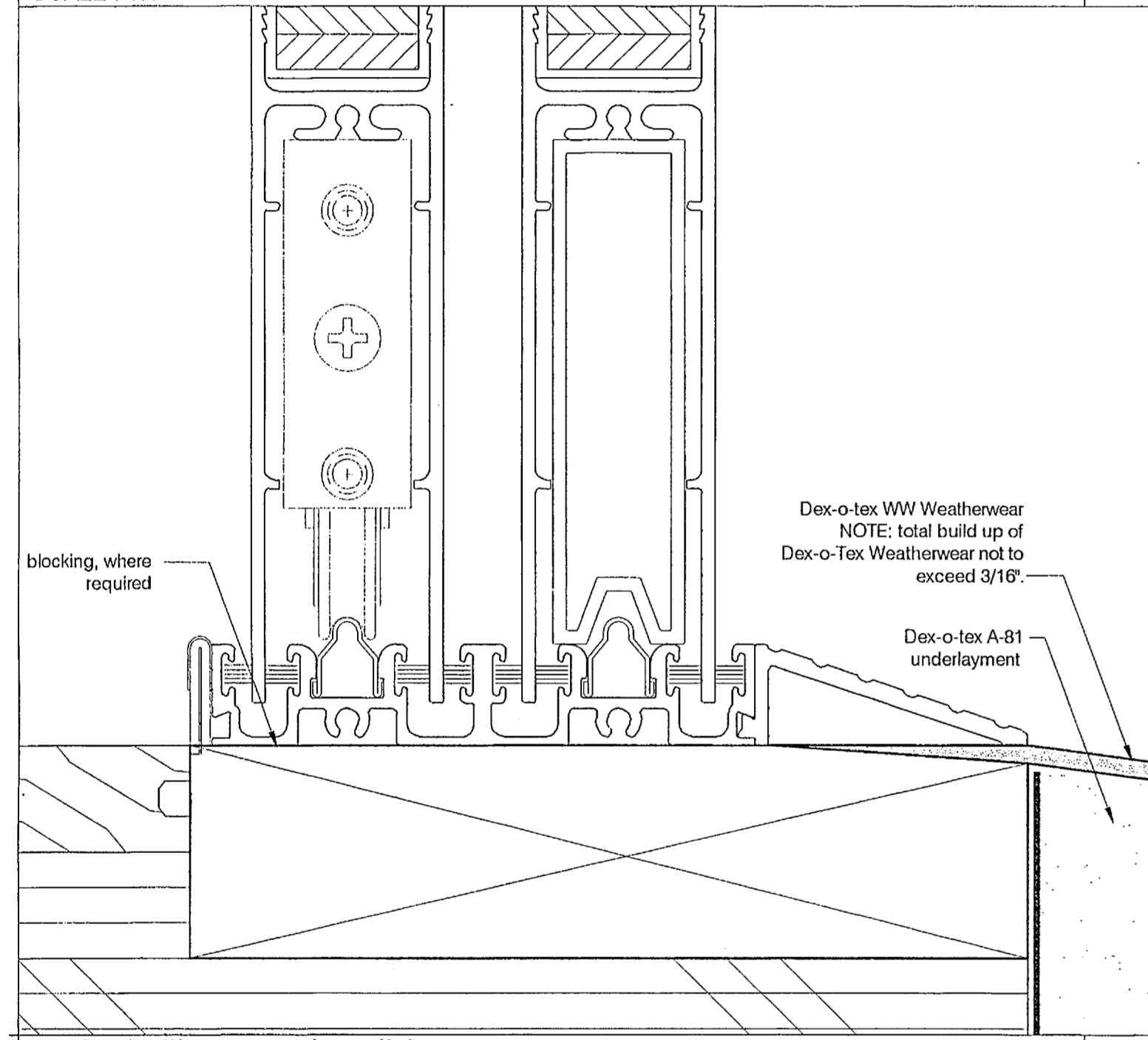
one hour fire-rated garage or enclosure separation detail, typical
SCALE: 1-1/2"=1'-0"

4



one hour fire-rated exterior wall assembly detail, typical
SCALE: 3"=1'-0"

1



typical sill at exterior slider
SCALE: 1:1

12

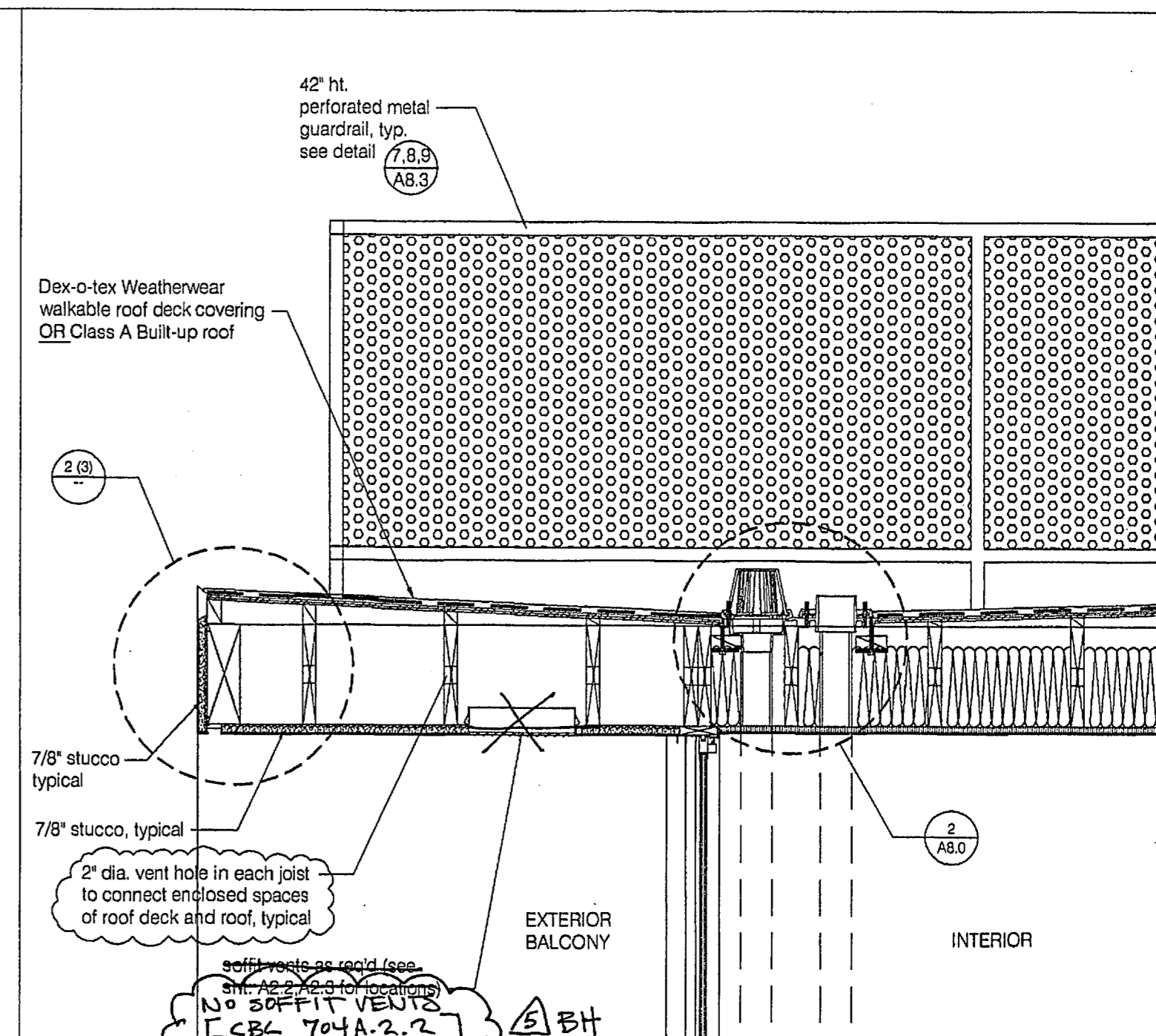
WALL DETAILS

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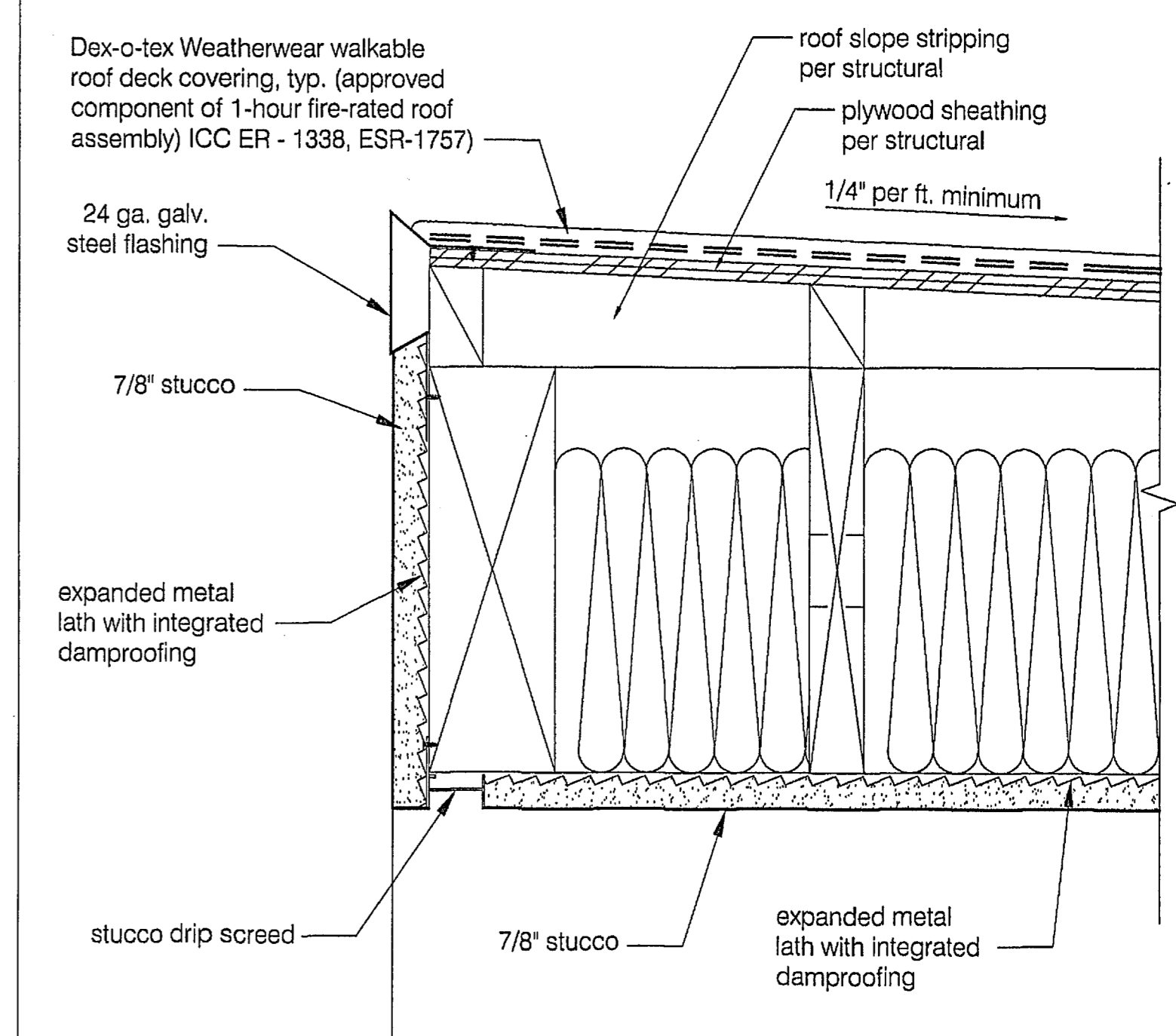
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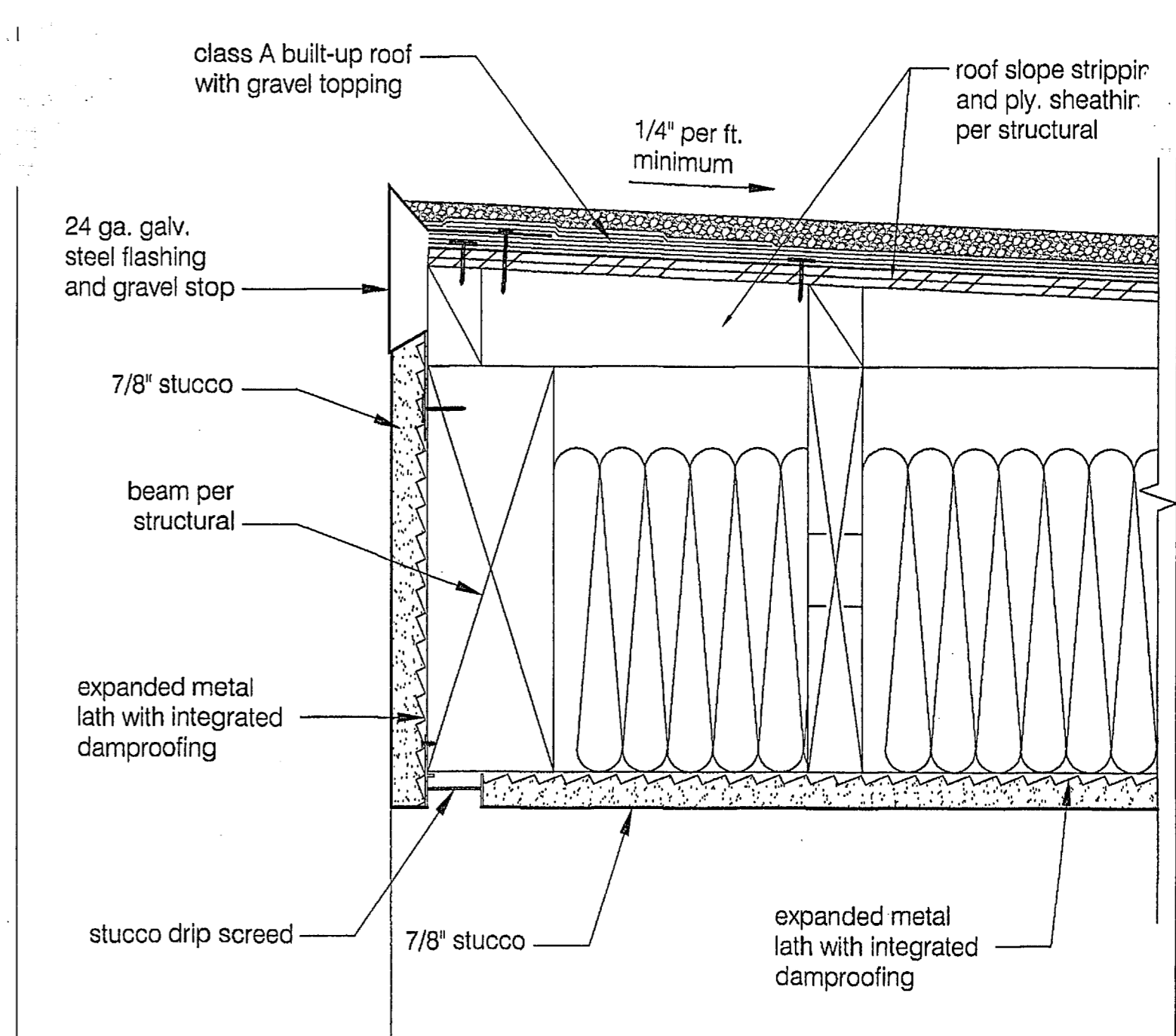
ROOF DETAILS



enlarged eave section @ roof deck, typical
 SCALE: 1/2" = 1'-0"



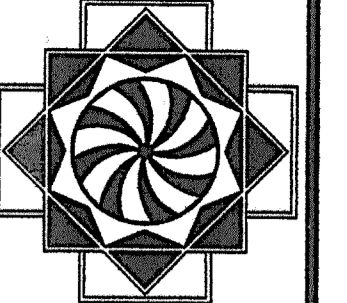
eave detail, dex-o-tex, typical
 SCALE: 3/8" = 1'-0"



eave detail, class A built-up roofing, typical
 SCALE: 3/8" = 1'-0"

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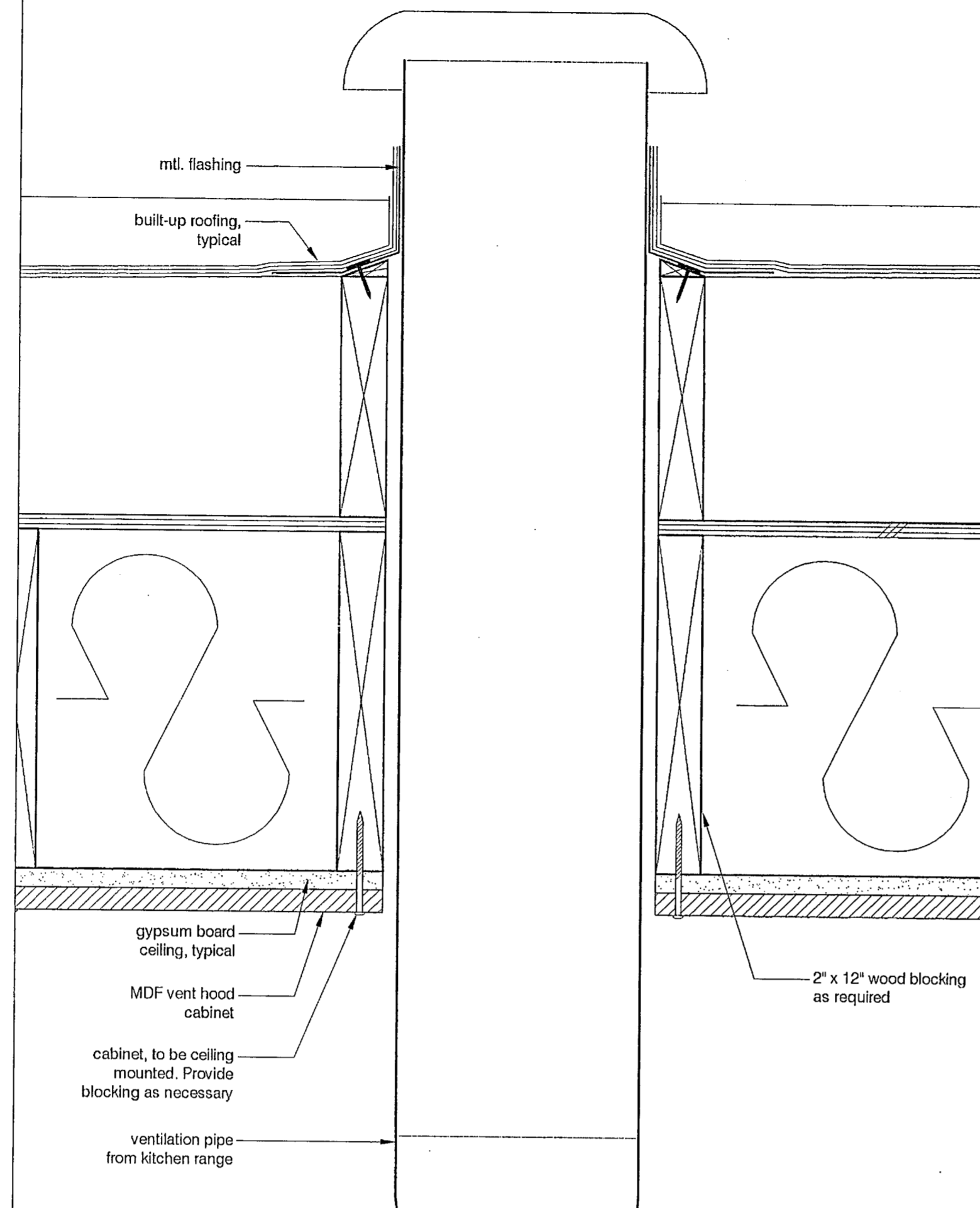


ROOF DETAILS

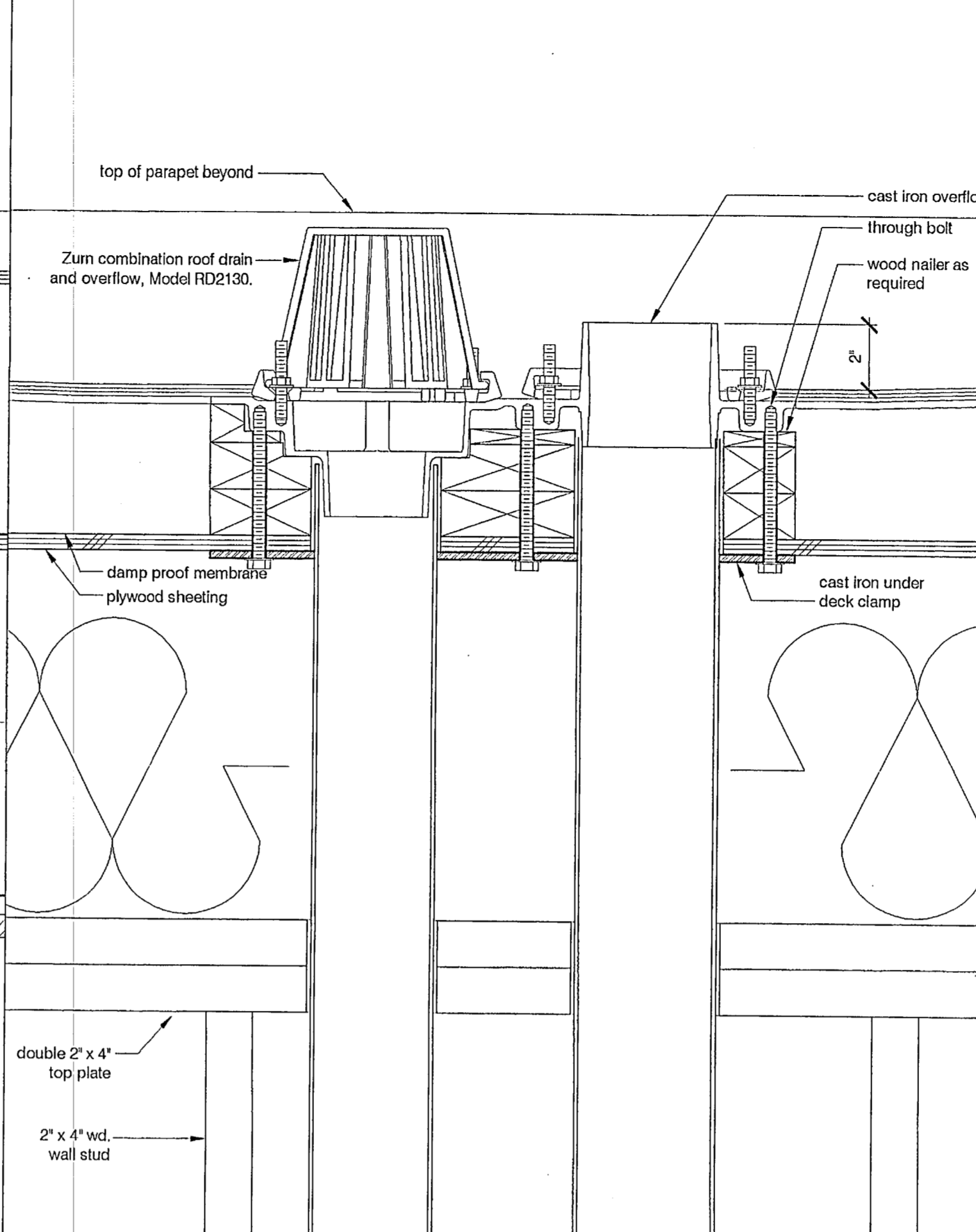
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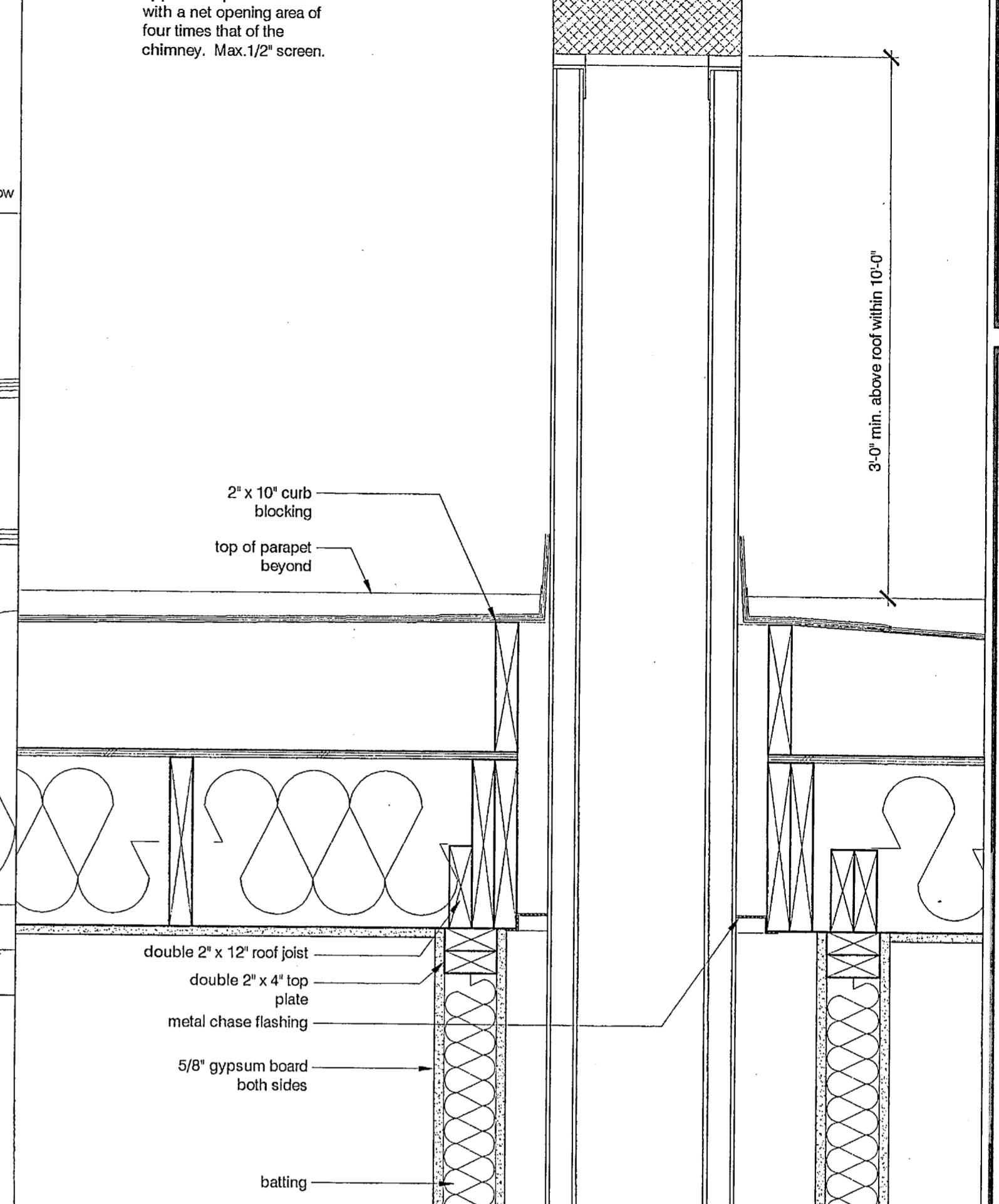
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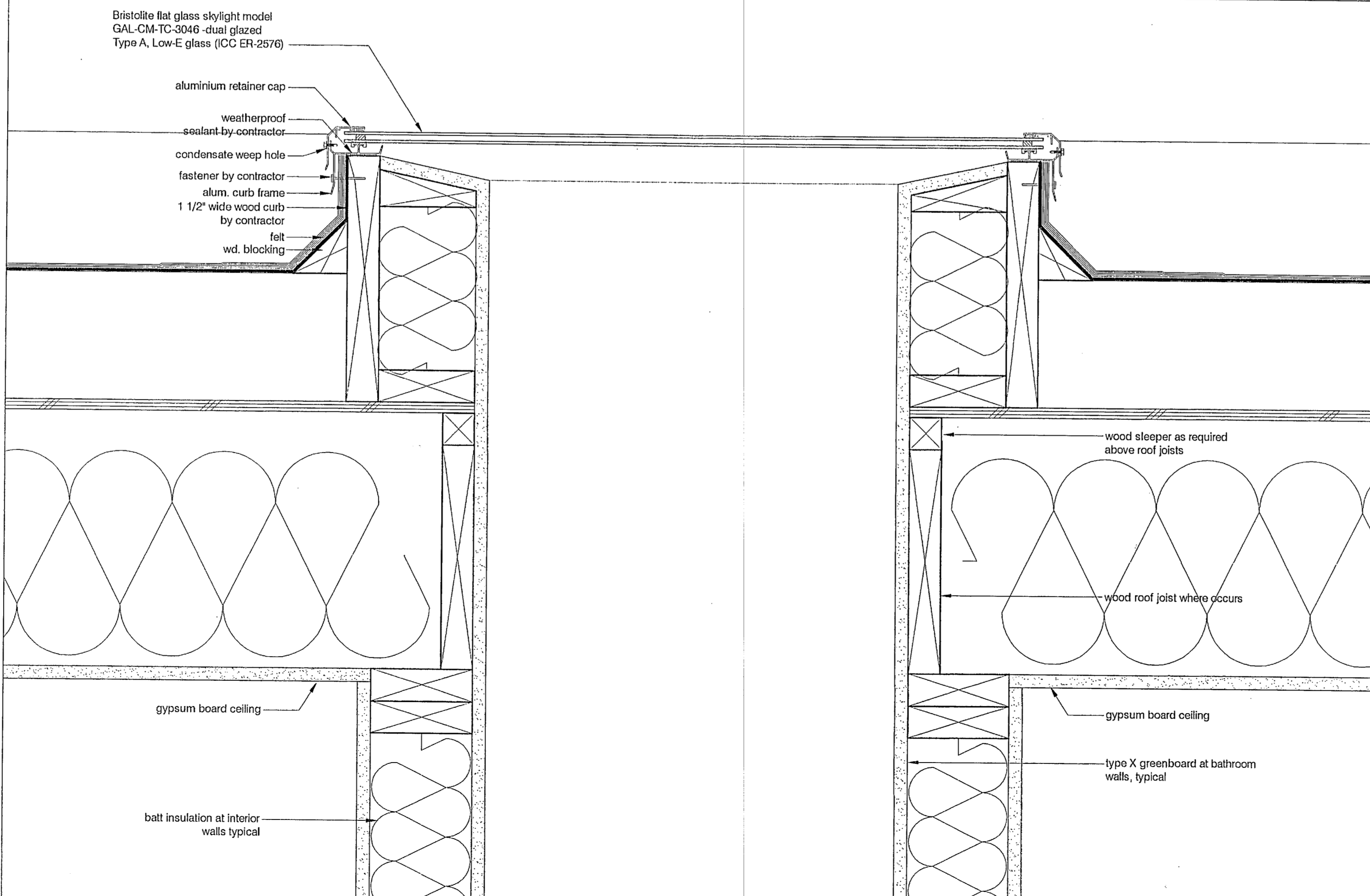
ROOF FLASHING AT KITCHEN VENT, TYP.
SCALE: 3/8" = 1'-0"



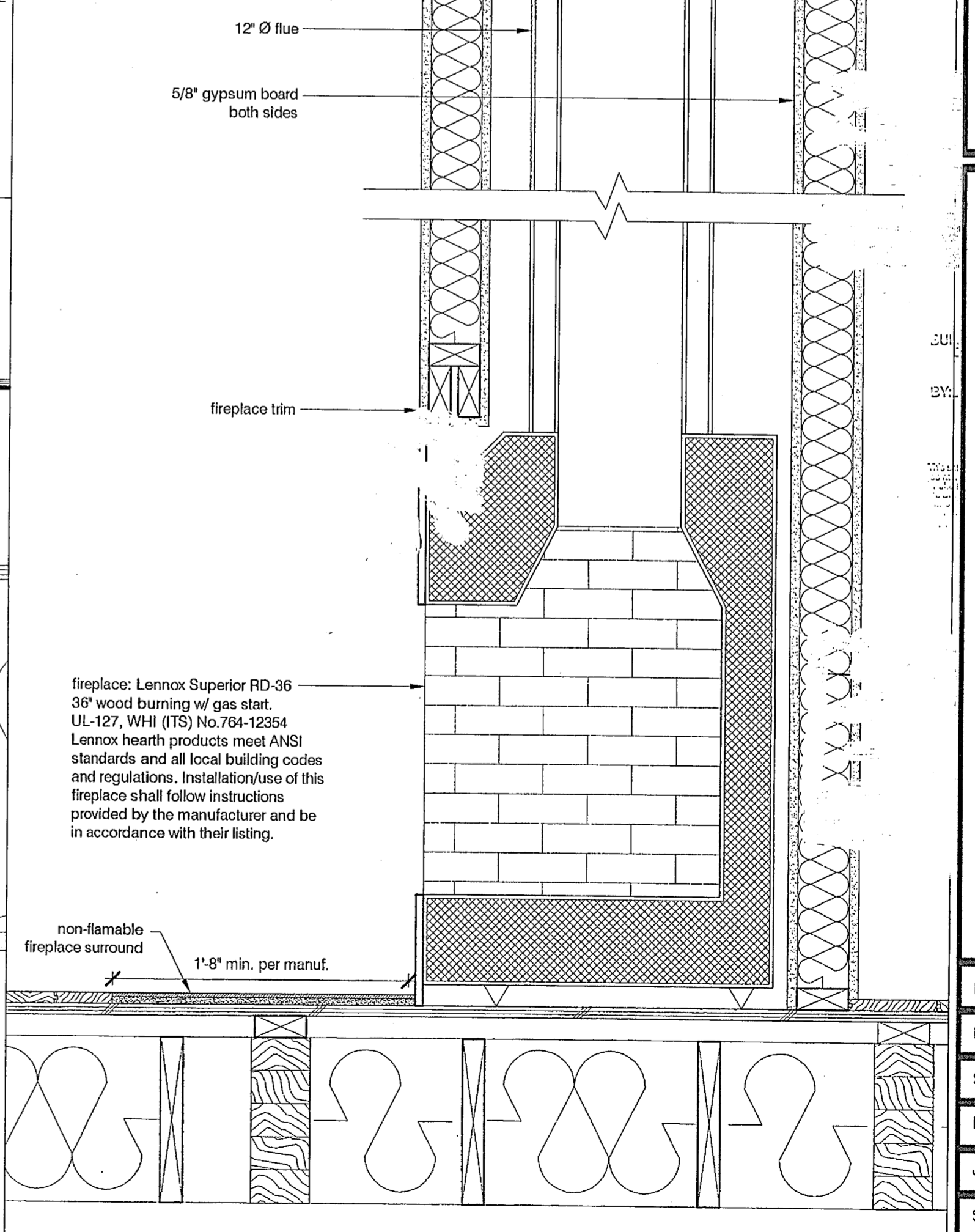
SECTION THROUGH INT. WALL AT ROOF DRAIN
SCALE: 3/8" = 1'-0"



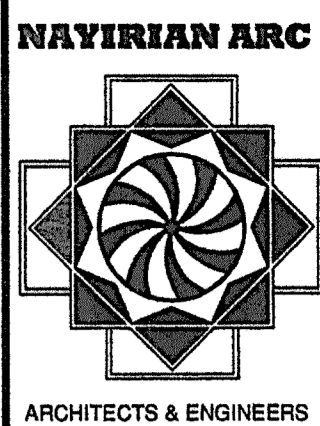
SECTION AT FIREPLACE
SCALE: 1 1/2" = 1'-0"



TYPICAL SKYLIGHT
SCALE: 3/8" = 1'-0"



SECTION AT FIREPLACE
SCALE: 1 1/2" = 1'-0"



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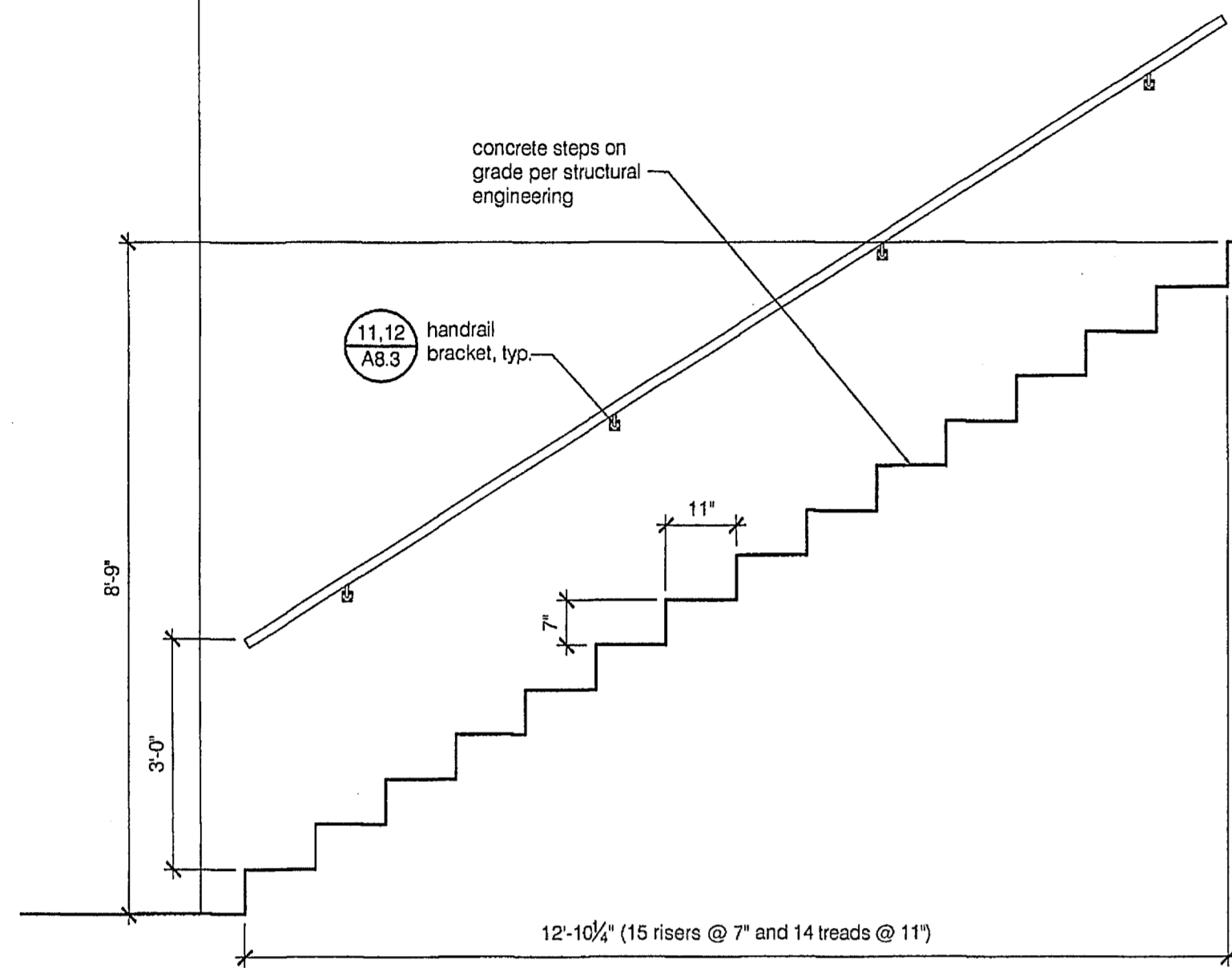
STAIR SECTIONS & ENLARGED PLAN

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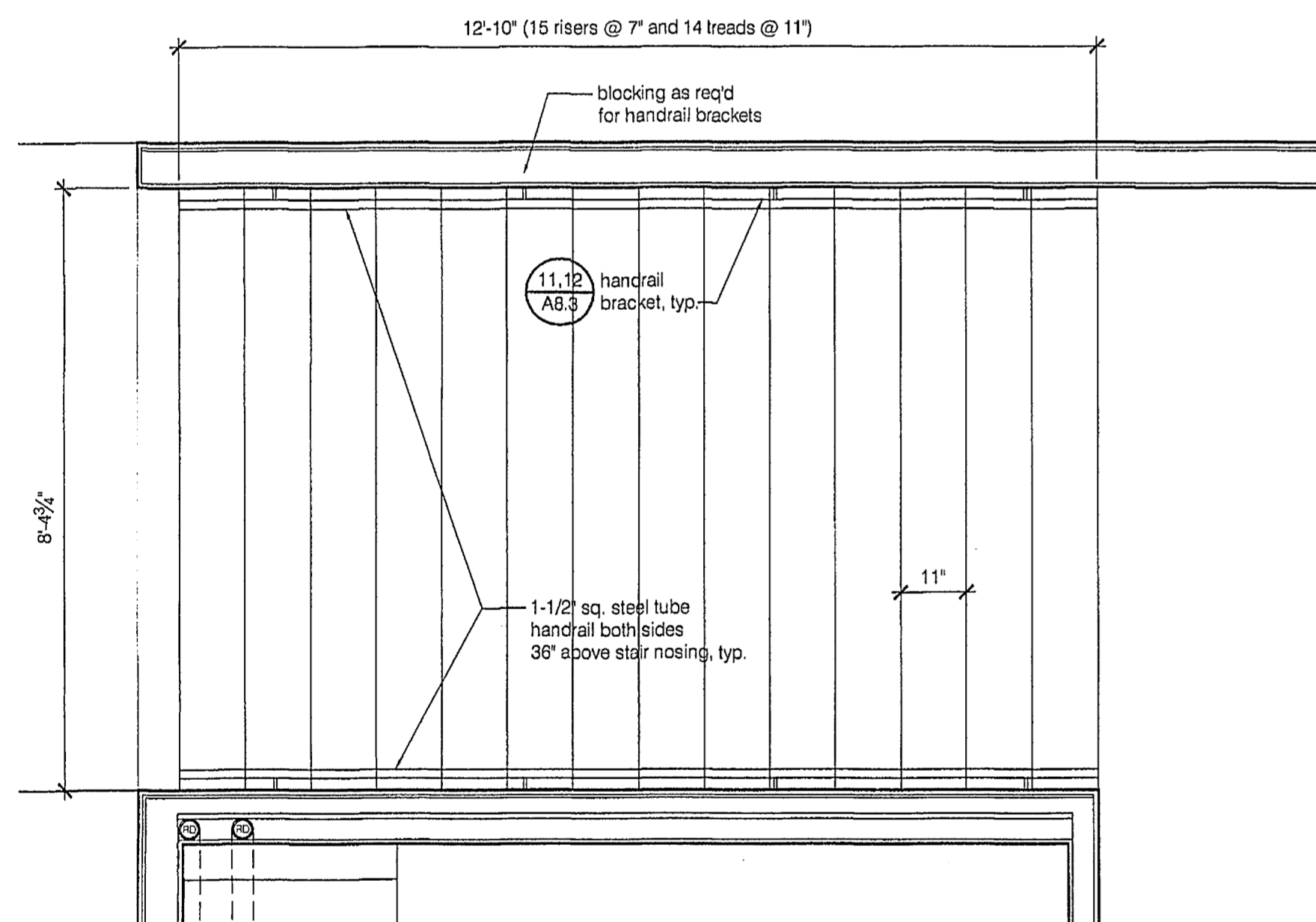
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Stair 4 Elevation - Lower Level 2 to Rear Yard

Scale 1/2" = 1'

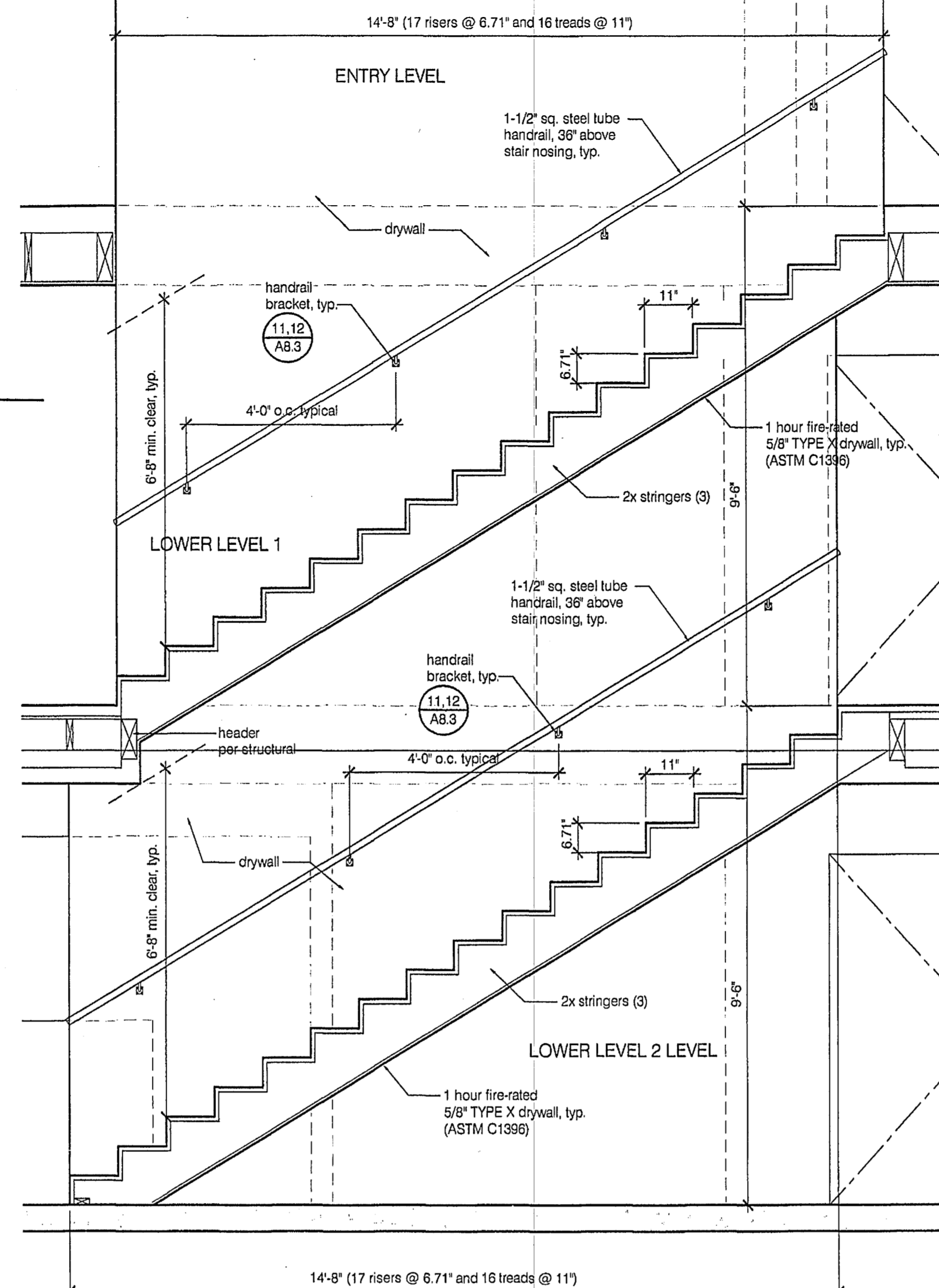
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Stair 4 Plan - Lower Level 2 to Rear Yard

Scale 1/2" = 1'

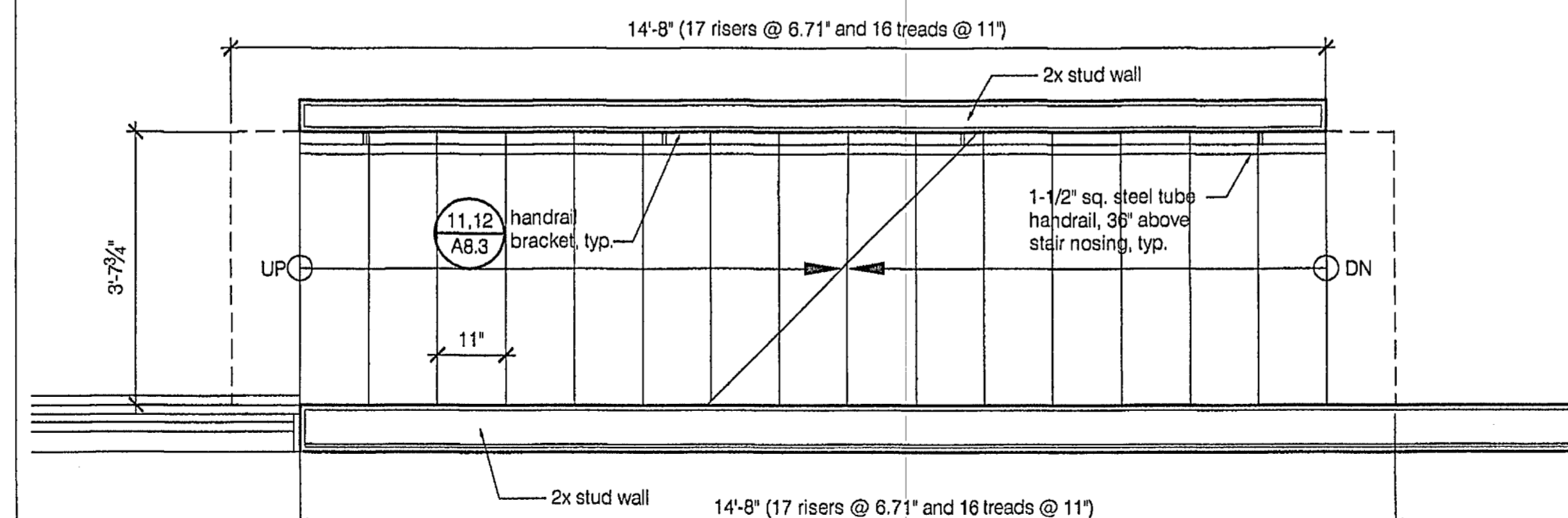
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Stair 2 & 3 Section

Scale 1/2" = 1'

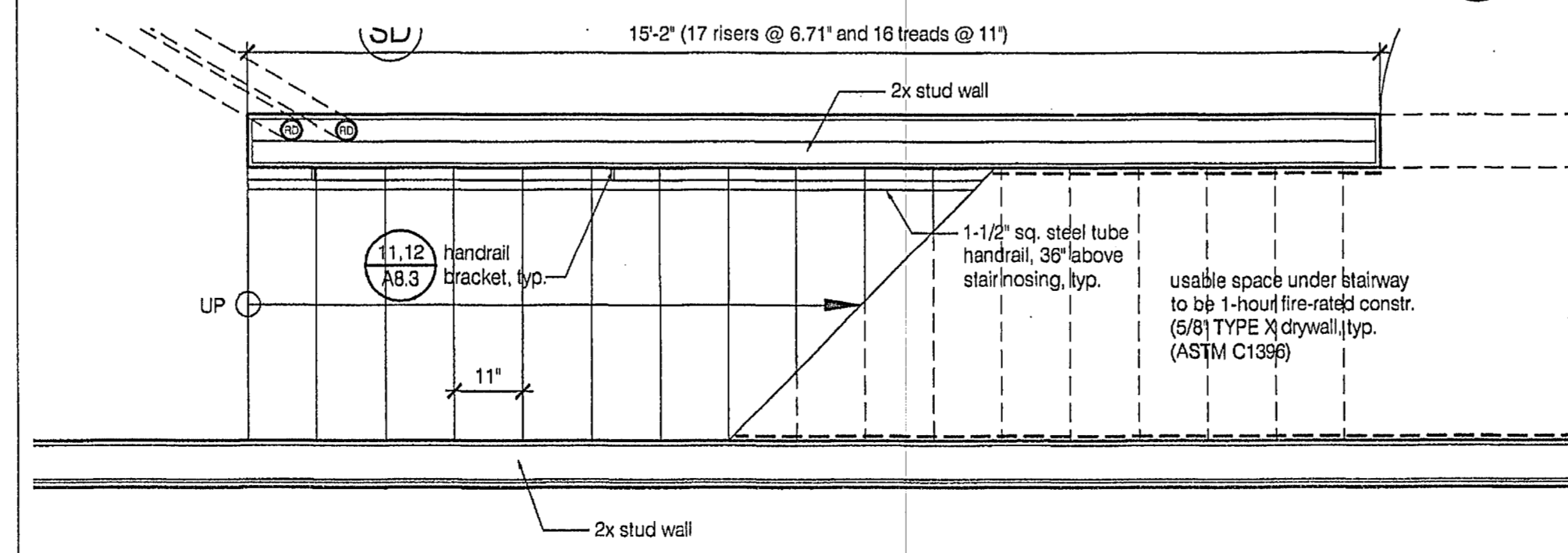
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Stair 2 Plan - Entry Level to Lower Level 1

Scale 1/2" = 1'

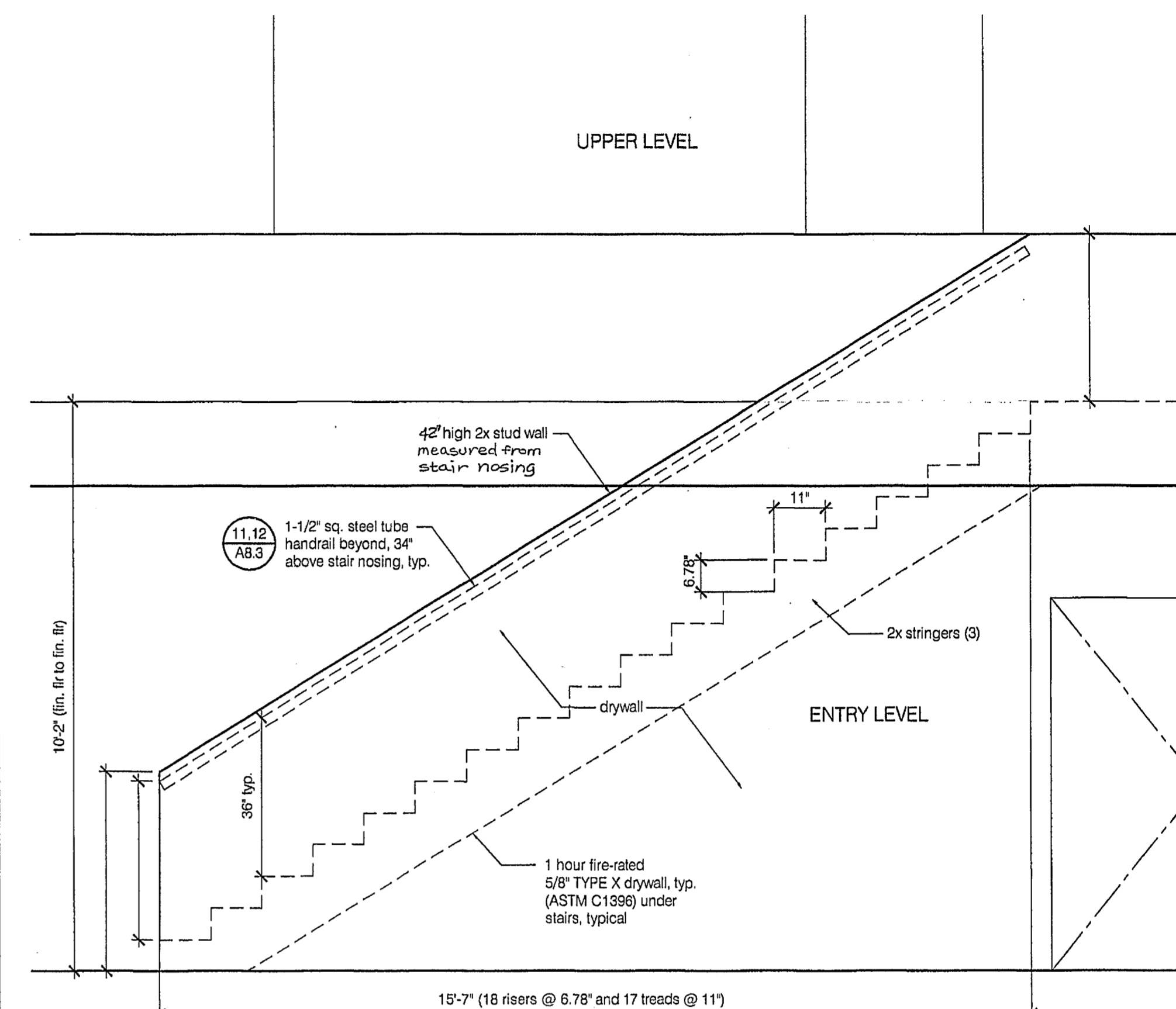
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Stair 3 Plan - Lower Level 1 to Lower Level 2

Scale 1/2" = 1'

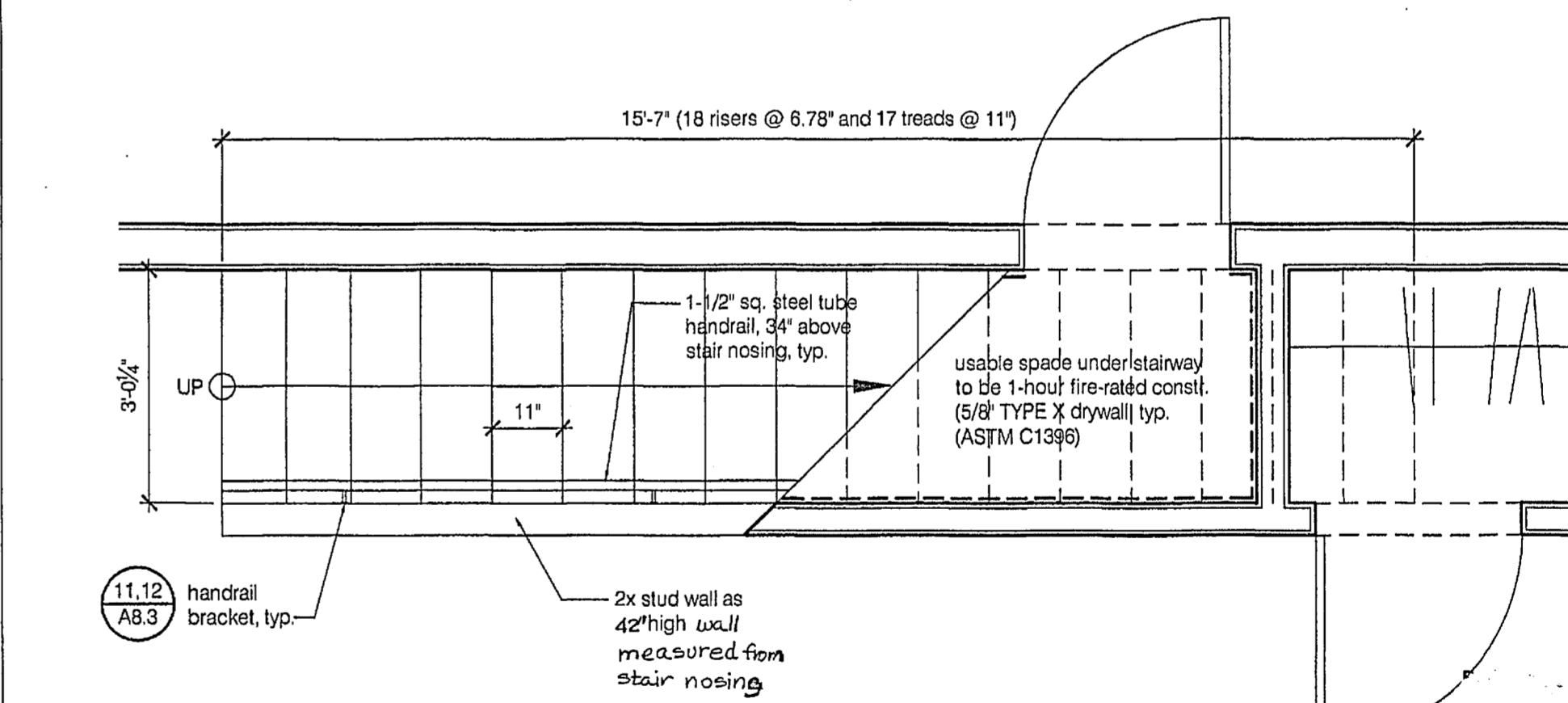
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Stair 1 Elevation - Entry Level to Upper Level

Scale 1/2" = 1'

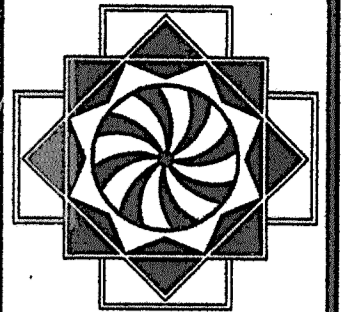
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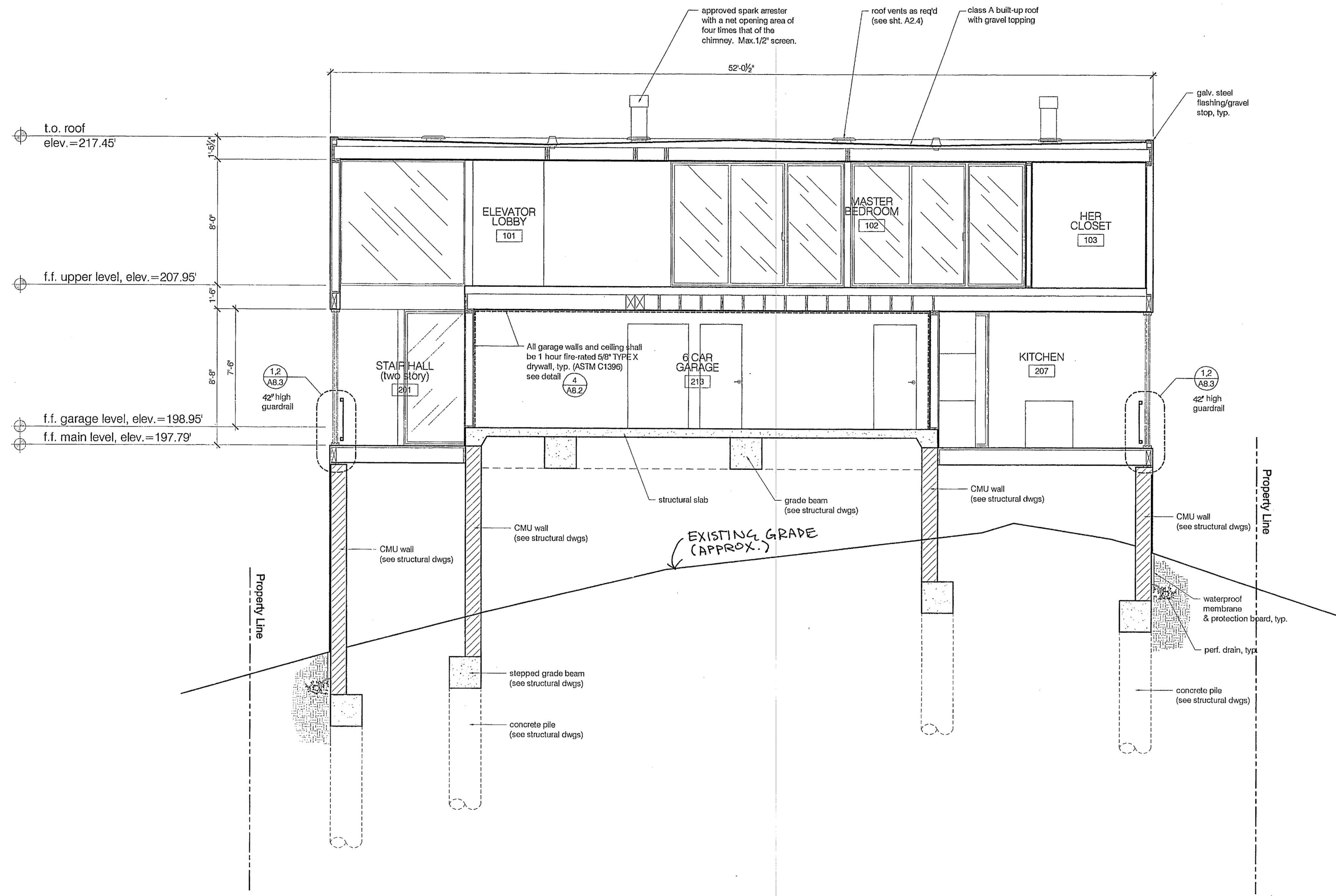
Stair 1 Plan - Entry Level to Upper Level

Scale 1/2" = 1'

2



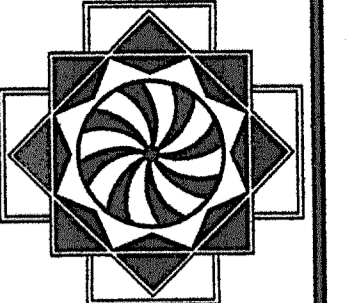
SECTION C



section C
Scale 1/4" = 1'

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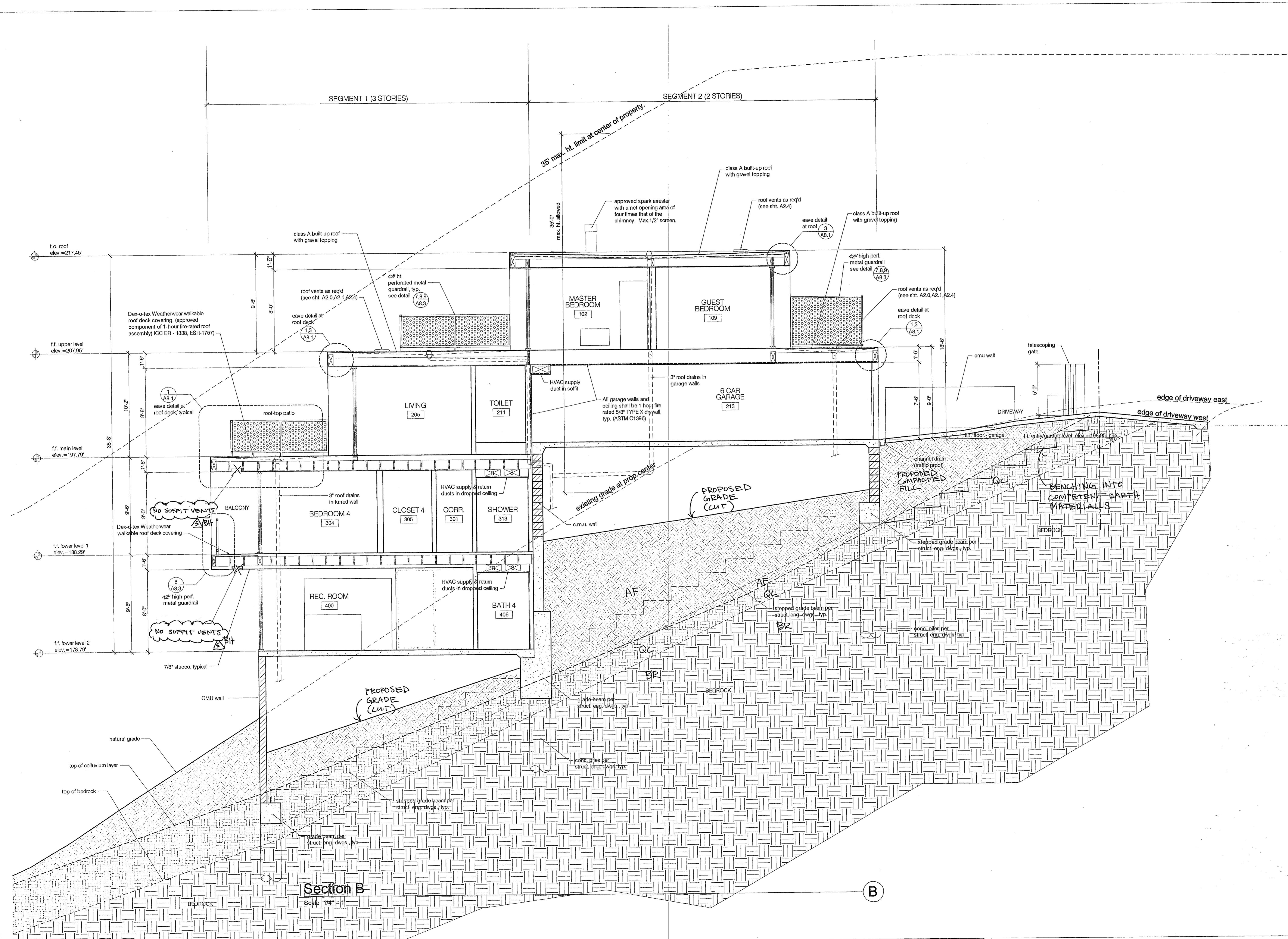
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SECTION B

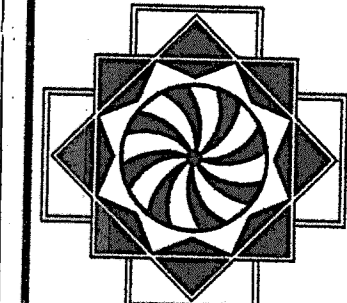
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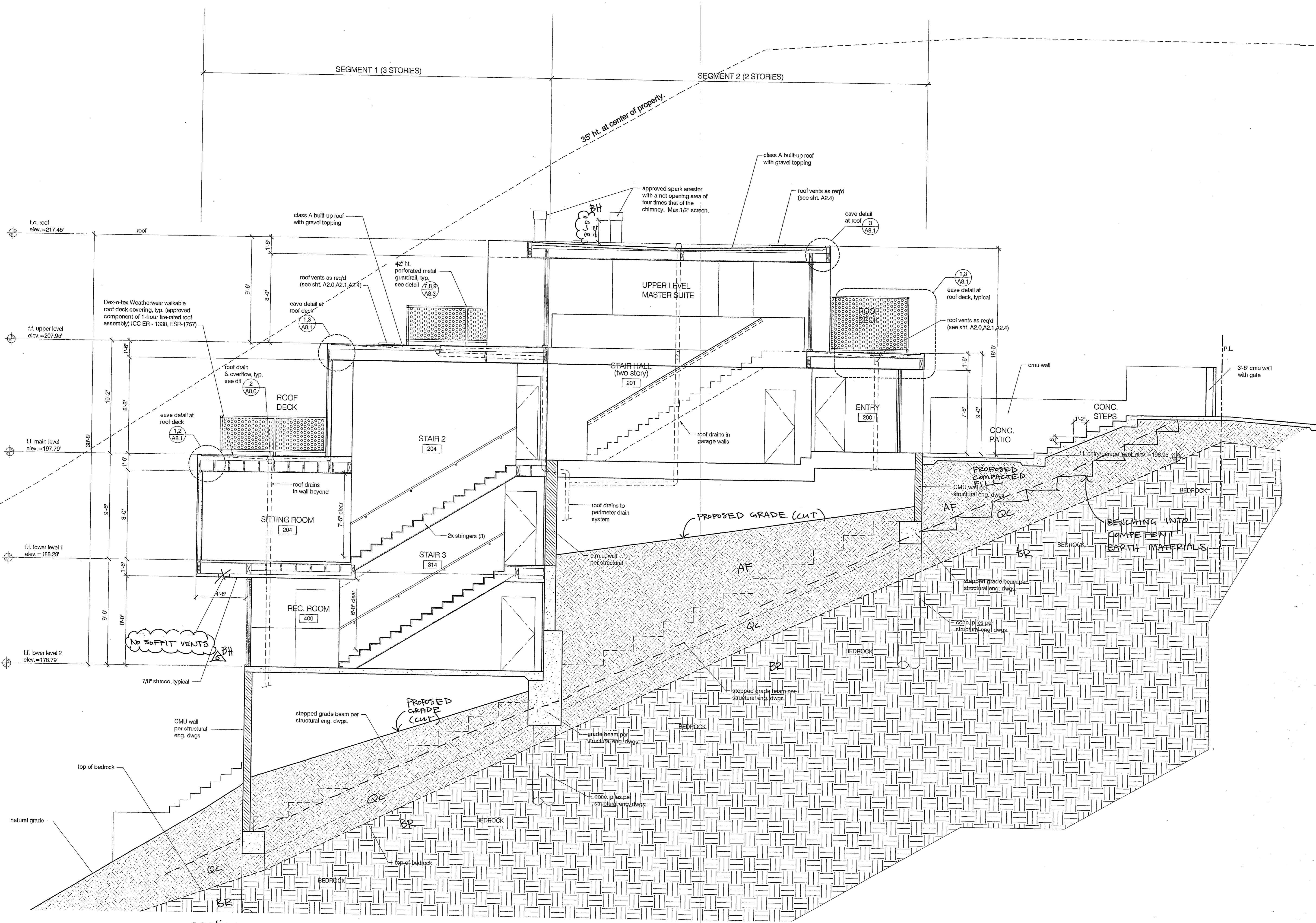


Section B
Scale 1/4" = 1'

B



SECTION A

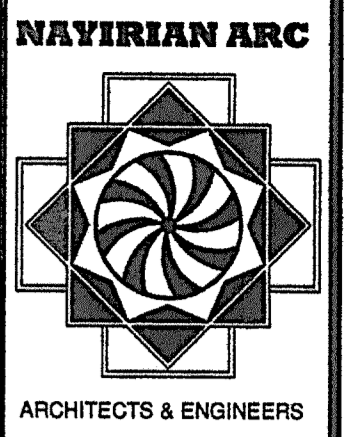


section
Scale 1/4" = 1'

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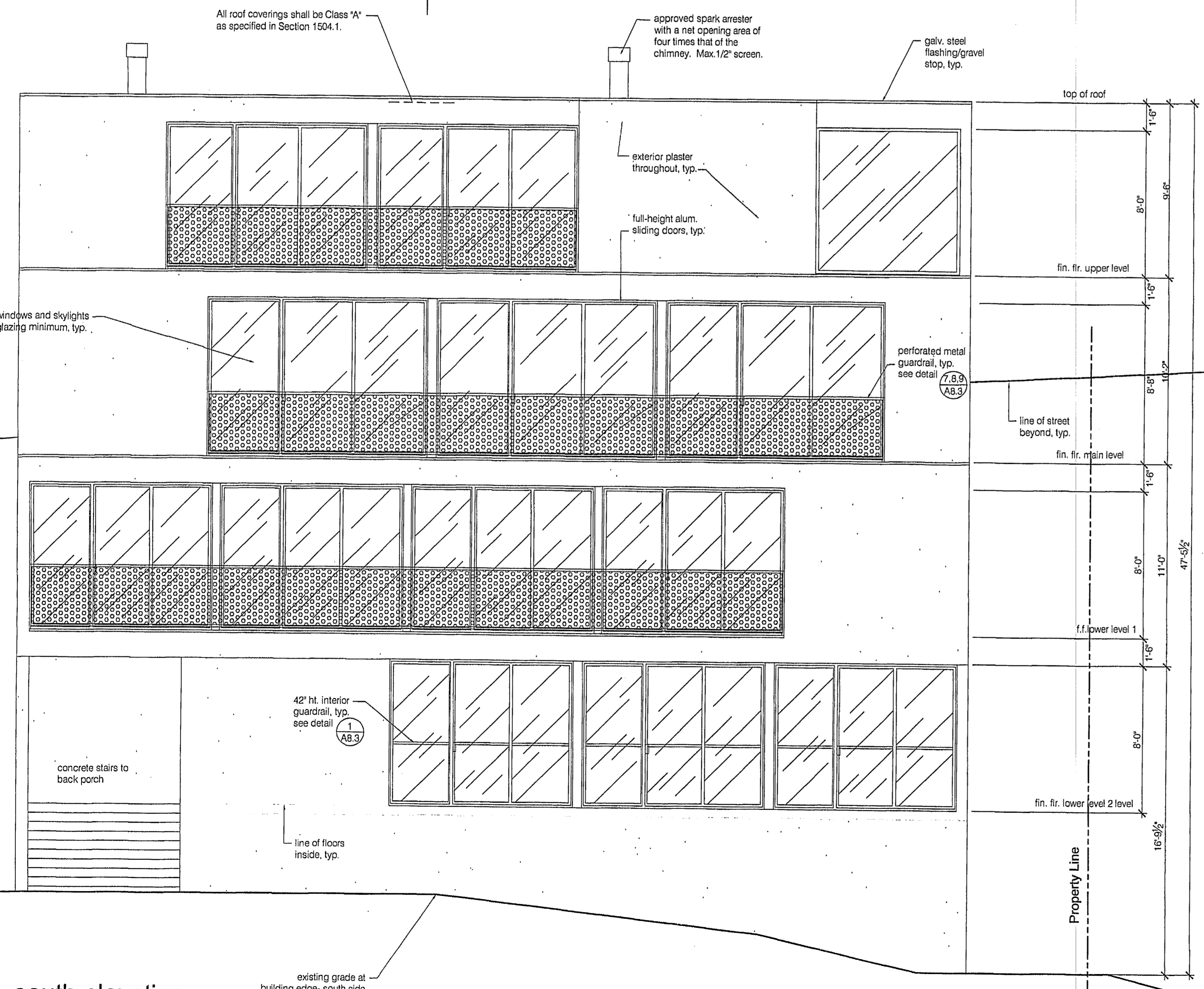
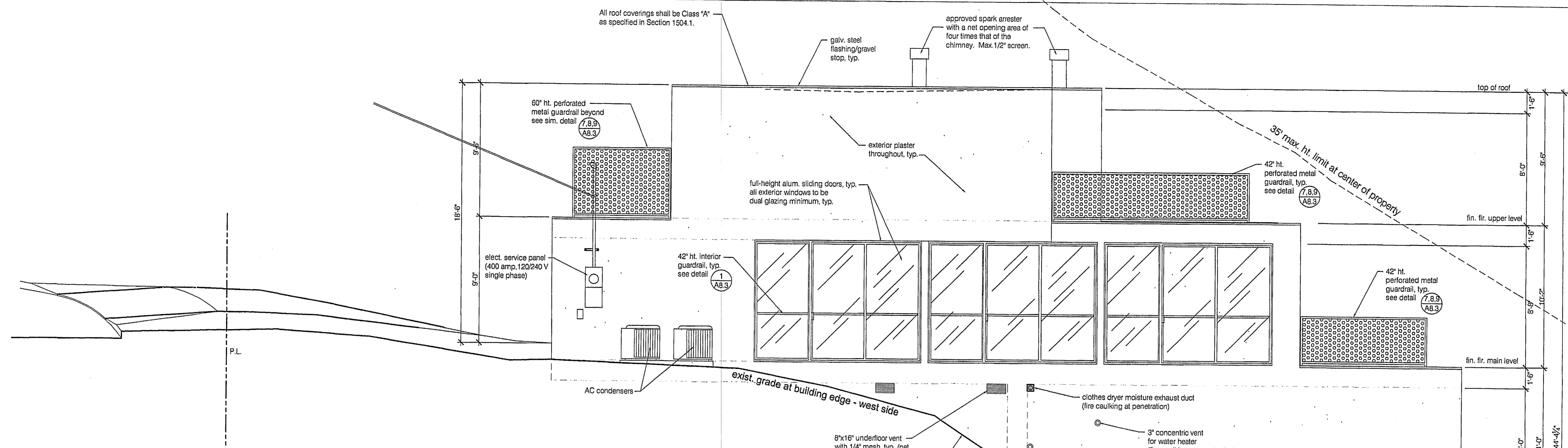


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SOUTH & WEST EXTERIOR ELEVATIONS

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west elevation
Scale 1/4" = 1'

south elevation
Scale 1/4" = 1'