

FIRE DEPT. NOTES

APPROVED BUILDING ACCESS NUMBERS, BUILDING IDENTIFICATION NUMBERS, AND MAINTENANCE NUMBERS SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH, FIRE CODE 905.1.

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,750 GPM AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND, FIRE CODE 907.3 AND APPENDIX E.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

TYPE OF CONSTRUCTION FOR THE BUILDING CODE	FIRE FLOW CALCULATION AREA	TYPE OF CONSTRUCTION	AREA	TYPE OF CONSTRUCTION	AREA
1750 gpm	1,750 gpm	1750 gpm	1,750 gpm	1750 gpm	1,750 gpm

REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50% NO LESS THAN 1,500 gpm)

TOTAL FIRE FLOW REQUIRED: 1,750 gpm

ALL FIRE HYDRANTS SHALL MEASURE 6" X 9" X 12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C553, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT.

FIRE SPRINKLERS NOTE:

PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR.

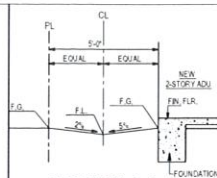
INSTALLATION REASON:

TYPE OF FIRE SPRINKLER SYSTEM:
903.3.1.1, 903.3.1.2, 903.3.1.3

SMOKE AND CARBON ALARM NOTE:

WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R314.5.

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. REQUIRED CARBON MONOXIDE ALARMS SHALL BE EQUIPPED WITH A BATTERY BACKUP. WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN SLEEPING UNIT, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. RESIDENTIAL CODE R315.2 BUILDING CODE 402.4.



SECTION A-A
N.T.S.

PROJECT TEAM

DRAFTING: G.P. FOX DRAFTING
8050 E. FLORENCE AVE.
SUITE #27
DOWNEY, CA 90240
909.592.0240

STRUCTURAL ENGINEER: PABLO B. SANCHEZ
8050 E. FLORENCE AVE.
SUITE #27
DOWNEY, CA 90240
(310) 968-1552

PROJECT INFORMATION

Lot Area 5,945 sq. ft.
Construction Type I-b
ZONING: LC050001
Floor areas:
Proposed 2-Story SFD 2,331 sq. ft.
of stories = 2
First Floor 1,014 sq. ft.
Second Floor 1,317 sq. ft.
Minus Stairs 52 sq. ft.
Total Floor Area for Main House 2,331 sq. ft.
Height of structure 25'-7" from grade @ Main House
Proposed 2-Car Garage 342 sq. ft.
Proposed 2-Story ADU (REAR) 1,171 sq. ft.
of stories = 2
First Floor 487 sq. ft.
Second Floor 684 sq. ft.
Total Floor Area for ADU 1,171 sq. ft.
Height of structure 25'-3" from grade @ ADU
Proposed 1-Car Garage 227 sq. ft.

APPLICABLE CODES

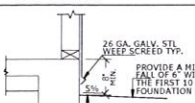
2020 L.A. COUNTY RESIDENTIAL CODE
2020 L.A. COUNTY BUILDING CODE (STRUCTURAL ONLY)
2020 L.A. COUNTY ELECTRICAL CODE
2020 L.A. COUNTY MECHANICAL CODE
2020 L.A. COUNTY PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2017 L.A. COUNTY FIRE CODE

SHEET INDEX

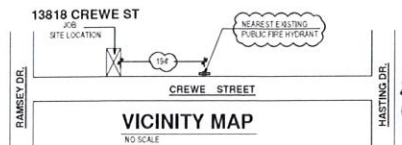
- 1 - PLOT PLAN
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LEGAL DESCRIPTION

TRACT # 5671
LOT 13 BLOCK C
A.P.N. 6049-008-021



TYP. FOOTING DETAIL - B



Landscape Requirements

- 100% OF LANDSCAPE TO BE DROUGHT-TOLERANT (SEE "PLANTING LEGEND")

LID TABLE

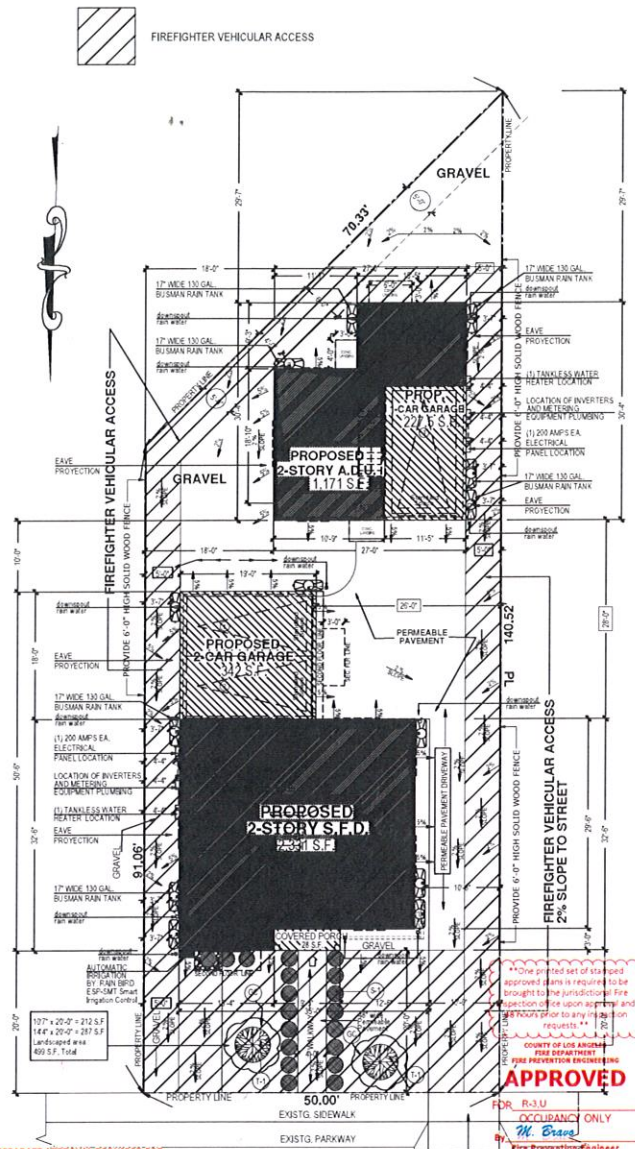
Exhibit 2

- LANDSCAPE & IRRIGATION
- TREES, PLANT (2) DROUGHT-TOLERANT TREES NEAR IMPERVIOUS SURFACES (15' MAX. DISTANCE), AND FOLLOW INSTRUCTIONS PERTINENT TO THE SPECIFIED SPECIES.
- DROUGHT-TOLERANT TREES: PISTACIA CHINENSIS (CHINESE PISTACHE) (SEE PLAN)
- TREES WILL BE MAINTAINED AND INSPECTED ON A REGULAR BASIS WITH THE CARE OF MULCHING, FERTILIZING, AND PRUNING. THESE INSPECTIONS CAN DETECT EARLY DEFECTS OF TREES AND CORRECT THE DEFECT BEFORE THEY BECOME DAMAGING THE TREES.
- NOTE: A SMART IRRIGATION CONTROLLER WILL BE INSTALLED FOR ALL LANDSCAPING THIS REQUIREMENT WILL BE CHECKED BY OUR DEPARTMENT.
- SMART IRRIGATION: RAIN BIRD ESP-SMT4 MANAGER WEATHER-SMART CONTROLLER, RAIN BIRD WRC
- CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEED AS WEATHER CONDITIONS CHANGE.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
- PROPER MAINTENANCE OF SMART IRRIGATION SYSTEM IS AN IMPORTANT PART OF AN EFFICIENT SYSTEM. ALL SYSTEMS SHOULD BE MAINTAINED PER MANUFACTURER'S SPECIFICATIONS.

- BARRELS: 17" WIDE 130 GAL. BUSMAN RAIN TANK

DRAINAGE NOTES:

- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES
- OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
- AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR ENCROACHMENT OF DRAINAGE DEVICES ON STATE AND R/W (COUNTY OF LOS ANGELES CONSTRUCTION DIVISION)
- NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE PROTECTION PERMIT
- FINISH FLOOR SHALL BE 2 INCHES MINIMUM ABOVE FINISHED GRADE.
- TOTAL PROPOSED LANDSCAPE AREA = 288,302 S.F.
- TOTAL TURF AREA 25% (PERCENT OF TOTAL PROPOSED LANDSCAPING)
- TOTAL DROUGHT-TOLERANT LANDSCAPING AREA 25% (PERCENT OF TOTAL LANDSCAPE DESIGN)
- HYDROLOGICAL IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
- PROPOSED LANDSCAPING



SEPARATE APPROVAL REQUIRED FOR:

- Underground fire line plans
- Fire alarm plans
- Fire alarm plans

SUBMIT PLANS TO:

- Fire Sprinkler Plan Check Unit
- Fire Alarm Plan Check Unit

CREWE STREET

PLOT PLAN

SCALE 1/8"=1'-0"

REVISIONS	BY
11/09/2020 PLANNING DEPT.	GP
1/06/2021 PLANNING DEPT.	GP
2/05/2021 FIRE DEPT.	CL

Plans drawn by:



RESIDENTIAL COMMERCIAL
GUILLERMO PALAFOX
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GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTION OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE DRAFTSMAN IMMEDIATELY OF ANY SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON THE DRAWINGS ARE DATA ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST CORRELATE DATA-BASED ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:

PROPOSED
NEW 2-STORY S.F.D.
AND AN ADU

Sheet Title:

PLOT PLAN

Project for:

SALVADOR POLINA

Project Address:

13818 CREWE ST
WHITTIER, CA 90605

Checked:

G.P.

Job no.:

Drawn:

J.P.M.

Date:

09/14/2020

SHEET:

1

OF

SHEETS