



NO OAK TREE'S
ON LOT

DRAINAGE REQMT'S

(*) GROUND ADJ. TO (N) FOUNDATION SLOPING AWAY FROM BUILDING AT A SLOPE NOT LESS THAN 5% FOR 10'-0" IMPERVIOUS SURFACE WITH IN 10'-0" OF BUILDING. CONCRETE SHALL BE SLOPED A MIN. OF 2% AWAY FROM BUILDING.

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

PROJECT DIRECTORY

PROJECT DESIGNER:
RESIDENTIAL DESIGN WORKS, INC.
3475 OLD CONEJO RD., STE C-3
NEWBURY PARK, CALIFORNIA 91320
TELEPHONE: (805) 375-9360
CONTACT: DAVID RHEA

STRUCTURAL ENGINEER:
TONY H. GOLAB & ASSOC., INC.
1434 WESTWOOD BLVD., SUITE 17
LOS ANGELES, CA 90024
TEL: (310) 446-0111 FAX: (310) 446-0168

TITLE 24:
HR-TITLE 24
37940 42ND EAST
PALMDALE, CALIFORNIA 93552
TELEPHONE: (661) 270-6069
CONTACT: HUGO RAMIREZ

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC), THE 2022 CALIFORNIA RESIDENTIAL CODE (CRC), THE 2022 CALIFORNIA PLUMBING CODE (CPC), THE 2022 CALIFORNIA MECHANICAL CODE (CMC), THE 2022 CALIFORNIA ELECTRICAL CODE (CEC), THE 2022 CALIFORNIA ENERGY CODE (CEC), THE 2022 CALIFORNIA GREEN BUILDING CODE (CGBC), THE 2022 CALIFORNIA FIRE CODE (CFC), THE 2022 CALIFORNIA REFERENCE STANDARD CODE (CRSC) AND LOCAL ORDINANCES.
2. ALL MATERIALS AND WORK SHALL CONFORM TO THE LATEST EDITION OF STATE AND LOCAL AGENCIES AS REQUIRED. (1) COPY OF THESE CODES AND REGULATIONS SHALL BE AVAILABLE AT THE CONTRACTORS FIELD OFFICE DURING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE, AND REPORT ANY DISCREPANCIES TO THE DESIGNER FOR INTERPRETATION AND/OR CORRECTIONS PRIOR TO INSTALLATION. COST OF CORRECTING WORK BASED ON MISINTERPRETATION BY CONTRACTOR OR UNREPORTED DIMENSIONAL DISCREPANCIES SHALL BE BORNE BY THE CONTRACTOR.
4. THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC. THROUGH AND UNDER CONCRETE SLABS PRIOR TO POURING FOOTINGS AND FLOOR SLABS.
5. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, LIQUID WASTE, OR PRODUCTS SOIL PARTICULATE CONSTRUCTION WASTE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR DRAIN SYSTEM.
6. NO FLOORS TO BE POURED UNTIL ALL ELECTRICAL AND MECHANICAL INSTALLATIONS HAVE BEEN APPROVED BY THE OWNER AND/OR GOVERNING AGENCIES.
7. ALL WALKWAYS SHALL SLOPE TO DRAIN AWAY FROM DOORS AND EXTERIOR OF HOUSE AT A MINIMUM OF 2%.
8. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWING ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OTHERWISE. NOTES AND DETAILS ON DRAWINGS TAKE PRECEDENCE OVER GENERAL, NOTES AND TYPICAL DETAILS.
9. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUB-CONTRACTORS.
11. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ANY AND ALL EXISTING STRUCTURES AND PARTIALLY COMPLETED PORTIONS OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.
12. ALL WORKSHIPMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
13. CONTINUOUS (OR SPECIAL) INSPECTION SHALL MEAN INSPECTION DONE BY A REGISTERED DEPUTY INSPECTOR CURRENTLY LICENSED BY THE CITY OR GOVERNING AGENCY, PER SECTION 1901.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING OF ALL EXCAVATIONS, TRENCHES AND EXISTING STRUCTURES AND PARTIALLY COMPLETED PORTIONS OF THE WORK TO ASSURE THE SAFETY OF ANY PERSON COMING IN CONTACT WITH THE WORK.
16. THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE PROPER ALIGNMENT OF THE STRUCTURE AFTER THE INSTALLATION OF ALL STRUCTURAL AND FINISH MATERIALS.

DRAINAGE NOTES:

1. PROVISIONS SHALL BE ALWAYS MADE FOR CONTRIBUTORY DRAINAGE.
2. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
3. AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION OF ANY DRAINAGE CHANGE TO EXISTING DRAINAGE AND NEW (LOS ANGELES COUNTY PUBLIC WORKS LAND DEVELOPMENT DIVISION).
4. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF OAK TREE WITHOUT AN OAK TREE REPORT AND PERMIT.
5. FINISHED FLOOR SHALL BE 8" MINIMUM ABOVE FINISHED GRADE.
6. TOTAL NEW PROPOSED IRRIGATION LANDSCAPED AREA 0 SQUARE FEET.
7. ALL SURFACE DRAINAGE SHALL HAVE A MINIMUM SLOPE OF 1% AND SHALL BE DIRECTED AWAY FROM DWELLING WALLS AND ADJOINING PROPERTY LINES.

SITE PLAN NOTES:

1. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH, FIRE CODE 305.1

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BUILDING SUMMARY

PROJECT BUILDING CODE DATA:

LOT AREA	(0.17 AC)	1580 SF
ZONE CODE	R-1-1500	
OCCUPANCY	R-3 / U	
TYPE OF CONSTRUCTION	V-B	
NO. OF STORIES	TWO (2)	
CODE USED	2022 CALIFORNIA BUILDING CODE (FOR STRUCTURAL ONLY)	
	2022 CALIFORNIA RESIDENTIAL CODE	
	2022 CALIFORNIA PLUMBING CODE	
	2022 CALIFORNIA MECHANICAL CODE	
	2022 CALIFORNIA ELECTRICAL CODE	
	2022 CALIFORNIA ENERGY CODE	
	2022 CALIFORNIA GREEN BUILDING CODE	
EXTERIOR WALL SURFACE		STUCCO
ROOFING MATERIAL		CLASS "A" ASPHALT SHINGLES
HIGH FIRE HAZARD AREA		YES
SPRINKLER'S REQ'D		YES
OWNER'S INFORMATION:	SECHE	
	3223 MT. CURVE AVE.	
	ALTADENA, CA 91001	
ASSESSOR PARCEL NUMBER:	8642-006-015	
TRACT:	6-854	
LOT:	28	

SCOPE OF WORK

PROPOSED 2 STORY RESIDENCE W/ COVERED PORCH AND 2 CAR GARAGE

AREA CALCULATIONS

FIRST FLOOR LIVING AREA	1,827 SQ. FT.
SECOND FLOOR LIVING AREA	1,040 SQ. FT.
TOTAL LIVING AREA	2,867 SQ. FT.
2 CAR GARAGE	504 SQ. FT.
COVERED PORCH	41 SQ. FT.

REVISIONS:

DRIS.R
Residential Design Works, Inc.
has prepared these plans
under the guidelines of the
2022 CRC & CBC

**3475 OLD CONEJO RD, STE. C-3
NEWBURY PARK, CA 91320
TELEPHONE: (805) 375-9960
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PLANS BY:



PROJECT ADDRESS:

Seche Residence

3223 Mt. Curve Ave. / Altadena, California 91001

Cover Sheet & Site Plan

SHEET TITLE:

DATE: June 16, 2020

SCALE. N

SHEET NO.

SHEET NO.

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