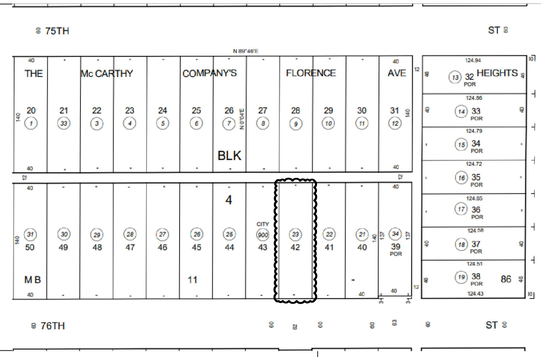
Proposed 3 Units Residential / Proposed ADU

Project Address:

829 W. 76th St.
Los Angeles, Ca. 90044





Abbreviations

Abbreviations	Description	Abbreviations	Description
A.F.F.	ABOVE FIN. FLOOR	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
AMP.	AMPERE	MNTD.	MOUNTED
BLD'G	BUILDING	MUL.	MULLION
BLK'G	BLOCKING	NO.	NUMBER
BOT.	BOTTOM	N.I.C.	NOT IN CONTRACT
CAB.	CABINET	N.T.S.	NOT TO SCALE
CLG.	CEILING	O/	OVER
CLR.	CLEAR	O.C.	ON CENTER
COL.	COLUMN	OFF.	OFFICE
CONC.	CONCRETE	PLAS.LAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PL.	PLATE
DED.	DEDICATED	PLUMB.	PLUMBING
DET.	DETAIL	PLYWD.	PLYWOOD
D.F.	DRINK FOUNTAIN	PR.	PAIR
DIA.	DIAMETER	PTN.	PARTITION
DIAG.	DIAGONAL	RAD.	RADIUS
DIM.	DIMENSION	REF.	REFERENCE
DN.	DOWN	REFRG.	REFRIGERATOR
DWG.	DRAWING	REQ'D.	REQUIRED
EA.	EACH	R.H.	RIGHT HAND
ELECT.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	SCHED.	SCHEDULE
EXT.	EXTERIOR	S.C.	SOLID CORE
EXIST.	EXISTING	SECT.	SECTION
F.D.	FLOOR DRAIN	S.F.	SQUARE FEET
F.E.C.	FIRE EXTINGUISHER	SHT.	SHEET
F.H.C.	FIRE HOSE CABINET	SIM.	SIMILAR
FIN.	FINISH	SPEC.	SPECIFICATION
FXT.	FIXTURE	S.S.	STAINLESS STEEL
FLUOR.	FLUORESCENT	STL.	STEEL
F.O.S.	FACE OF STUD	STOR.	STORAGE
F.O.W.	FACE OF WALL	STRUCT.	STRUCTURAL
F.S.	FLOOR SINK	SUSP.	SUSPENDED
GL.	GLASS	SYM.	SYMMETRICAL
GYP.BRD.	GYPSUM BOARD	TEL.	TELEPHONE
H.C.	HOLLOW CORE	TEMP.	TEMPERED
HDWR.	HARDWARE	THK.	THICKNESS
H.M.	HOLLOW METAL	T.O.W.	TOP OF WALL
HOR.	HORIZONTAL	TYP.	TYPICAL
HR.	HOUR	U.L.	UNDERWRITERS LABORATORY
HT.	HEIGHT	U.N.O.	UNLESS NOTED OTHERWISE
H.V.A.C.	HEATING	V.	VOLT
INSUL.	INSULATION	V.C.T.	VINYL COMPOSITION TILE
JAN.	JANITOR	VERT.	VERTICAL
J-BOX	JUNCTION BOX	VEST.	VESTIBULE
LAM.	LAMINATE	V.I.F.	VERIFY IN FIELD
LAM.PLAS.	LAMINATED PLASTIC	W/	WITH
LAV.	LAVATORY	W/O	WITHOUT
L.H.	LEFT HAND	WC	WALL COVERING
LT.	LIGHT	W.C.	WATER CLOSET
MAINT.	MAINTENANCE	W.H.	WATER HEATER
MAT.	MATERIAL	W.P.	WATER PROOF
MAX.	MAXIMUM	W.R.	WATER RESISTANT
MECH.	MECHANICAL		
MET.	METAL		
MFR.	MANUFACTURER		

Symbols

- A — DOOR SYMBOL
- 4 — WINDOW SYMBOL (NUMBERED)
- 4 / D.2 — DETAIL CALLOUT (DETAIL NO./SHEET NO.)
- 12 — KEYNOTE CALLOUT (NUMBERED)
- A / A1.0 — INTERIOR/EXTERIOR ELEVATION CALLOUT (ELEVATION VIEW LETTER/SHEET NO.)
- A / A1.0 — BUILDING SECTION CALLOUT (SECTION NO./SHEET NO.)
- WT3 — FINISH/MATERIAL CALLOUT (SEE FINISH SCHEDULE FOR REFERENCE)
- C — GRID DESIGNATIONS (VERTICAL-LETTERED/HORIZONTAL-NUMBERED)
- (TYPE) HEIGHT LOCATION (TYPE) — CEILING HEIGHT/FINISH CALLOUT
- room name / WT3 — ROOM CALLOUT (ROOM NAME/ROOM NO.)
- 4 — REVISION CALLOUT (NUMBERED)
- FINISH WOOD
- CONCRETE
- EARTH

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Statistics

LOT AREA	5,640 sq ft
AREA BREAKDOWN	
EXISTING SFR	1,393 S.F
EXISTING SFR TO BE DEMOLISHED	1,353 S.F
EXISTING SFR TO REMAIN	40 S.F
NEW UNIT # 1 - 1ST FLOOR - SFR	1,262 S.F
NEW UNIT # 2 - 2ND FLOOR - SFR	1,262 S.F
NEW UNIT # 3 - 2ND FLOOR - ADU	1,200 S.F
NEW UNIT #4 - 1ST FLOOR - ADU	1,000 S.F
TOTAL AREA - LIVING SPACE	4,724 S.F

LOT COVERAGE

BUILDING FOOTPRINT = 2,262 / LOT 5,640 = .40	40%

BUILDABLE AREA DIAGRAM

MAXIMUM BFA	75% MAX	-	4,230/ 5,640 = .75 = 75%
TOTAL AREA - 1ST FLOOR			2,262 S.F.
TOTAL AREA - 1ST FLOOR			2,462 S.F.
TOTAL LIVING SPACE			4,724 S.F.

FAR

TOTAL LIVING SPACE	4,724 S.F.
PROPOSED FAR	4,724/ 5,640 = .837 = 84%

SCOPE OF WORK

1. DEMOLISH EXISTING WALLS PER PLAN

2. CONSTRUCTION OF A REMODELED SFR, A NEW SFR, AND 2 ADUS
TOTAL PROPOSED SQ.FT. OF NEW BUIDLING AREA = 4,724
AUTHORIZING CODE SECTION FOR PROPOSED ADU - LAMC 12.22 A.33 (c) and (e)

3.PROPOSED LONG TERM ON-SITE BICYCLE PARKING

4. PROPOSED ON-SITE RECYCLING AREA

NOTE:

ZERO PARKING FOR MULTI-FAMILY DWELLING
AND ATTACHED ADU PER AB-2097

SEPERATE PERMIT REQUIRED FOR
MECHANICAL, ELECTRICAL, AND PLUMBING , SOLAR, SEPTIC

THIS IS NOT A PUBLIC HOUSING AND STUDENT HOUSING FACILITIES OWNED AND OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL NOT A TCAC FACILITY AND NOT A SERVICE CENTER. 100% PRIVATELY FUNDED.

Project Information

GOVERNING CODE

2022 CBC, CMC, CPC, CEC, CFC, AND 2022 T-24 ENERGY REG. FORMS

CONSTRUCTION TYPE

TYPE VB (FLOOD ZONE- X) - ZONE RS
EXISTING SFR NO SPRINKLERS - "ALL" NEW BUILDINGS TO BE FULLY SPRINKLERED, NFPA-13R "UNDER SEPERATE PERMIT"

OCCUPANCY GROUP

RESIDENTIAL - R.1-1XL

NUMBER OF STORIES

2

LEGAL DESCIPTION

APN # 6020-0070-23
THE MCCARTHY COS FLORENCE AVE HEIGHTS LOT 42 BLK 4

SCOPE OF WORK

1. REMODEL /ADDITION /3 NEW UNITS + ADU PER LAMC 12.22 A.33(c)&(e)

PROPOSED BUILDING HEIGHT - 23'

DG+Associates llc
Design // Planning // Development

2706 Artesia Blvd. Suite D
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DRAWN BY: D.GREGG **DATE :** 01/20/26

Title Sheet

T.1

SCALE ..... 1/4" = 1'-0"

DEPARTMENT OF PUBLIC WORKS NOTES

1. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.

2. NO DISCHARGE OF CONSTRUCTION WASTEWATER, BUILDING MATERIALS, DEBRIS, OR SEDIMENT FROM THE SITE IS PERMITTED.

3. A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON THE SANITARY SEWER LATERAL. SEE CITY STANDARD PLAN ST- 5. CLEANOUT MUST BE ADDED TO THE SITE PLAN.

4. A BACKWATER VALVE IS REQUIRED ON THE SANITARY SEWER LATERAL IF THE DISCHARGES FROM FIXTURES WITH FLOOD LEVEL RIMS ARE LOCATED BELOW THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER. SEE CITY STANDARD PLAN ST-24. MUST BE SHOWN ON THE PLAN IF APPLICABLE.

5. ALL EXISTING OR CONSTRUCTION RELATED DAMAGE OR DISPLACED SIDEWALK OR DRIVEWAY APPROACH MUST BE REPLACED AND SHOWN ON PLANS.

6. SIDEWALK, DRIVEWAY, CURB AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS. SEE CITY STANDARD PLANS ST-1,ST-2 AND ST-3. THE PLANS MUST HAVE A PROFILE OF THE DRIVEWAY, PERCENTAGE (%) OF SLOPE ON DRIVEWAY AND DRIVEWAY ELEVATIONS.IN THE CASE WHERE THE THE GARAGE LEVEL IS LOWER THAN THE STREET DRAINAGE FLOW LINES, COMBINED SLOPE OF PUBLIC AND PRIVATE APPROACH SHALL NOT EXCEED 15%

7. RESIDENTIAL PROPERTIES MUST PROVIDE AN ENCLOSED STORAGE AREA FOR REFUSE CONTAINERS. THESE AREAS MUST BE CONSTRUCTED TO MEET THE REQUIREMENTS OF M.B.M.C. 5.24.030. THE AREA MUST BE SHOWN IN DETAIL ON THE PLANS BEFORE A PERMIT IS ISSUED.

8. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. WATER METER PLACEMENT MUST BE SHOWN ON THE PLANS.

9. IF THE WATER METER BOX IS REPLACED MUST BE PURCHASED FROM THE CITY, AND MUST HAVE A TRAFFIC RATED LID IF THE BOX IS LOCATED IN THE DRIVEWAY.

10. IF ANY PARKWAY TREES ARE REMOVED THEY MUST BE REPLACED WITH TREES SELECTED FROM THE CIT'S APPROVED PARKWAY TREE LIST, AND PLANTED IN ROOT BARRIER BOXES.

11. EROSION AND SEDIMENT CONTROL DEVICES BMPs (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGES TO THE STREET AND ADJACENT PROPERTIES. BMPs MUST BE IDENTIFIED AND SHOWN ON THE PLAN. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.

14. ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE. DRAINS MUST BE SHOWN ON PLANS.

NOTES

NOTE:
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.

SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.

FENCE/ WALL/ HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF: 42" IN THE FRONT YARD SETBACK AND 6 FEET IN ALL OTHER LOCATIONS ON SITE.
(3 FEET IF OBSTRUCTING DRIVEWAY VISIBILITY)

NOTE: BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH POSITION AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET.

SEWER NOTE:
PROPERTY LINE SEWER CLEAN-OUT MUST BE INSTALLED LOCATION TO BE DETERMINED BY THE CONTRACTOR. SEE SHEET C.4 PER PUBLIC WORKS NOTE #3

KEY NOTES

1. Electrical meter location verify with Power Company. (UFER ground at electrical service panel location 20 feet of 1/2" diameter rebar of #4 AWG Copper or 5/16" Garvanize Guy Wire.) 200 AMP. SERVICE REQUIRED.
2. A/C CONDENSER
3. GAS METER
4. FIRE SPRINKLER EQUIPMENT AND WATER MAIN.
5. WATER HEATER

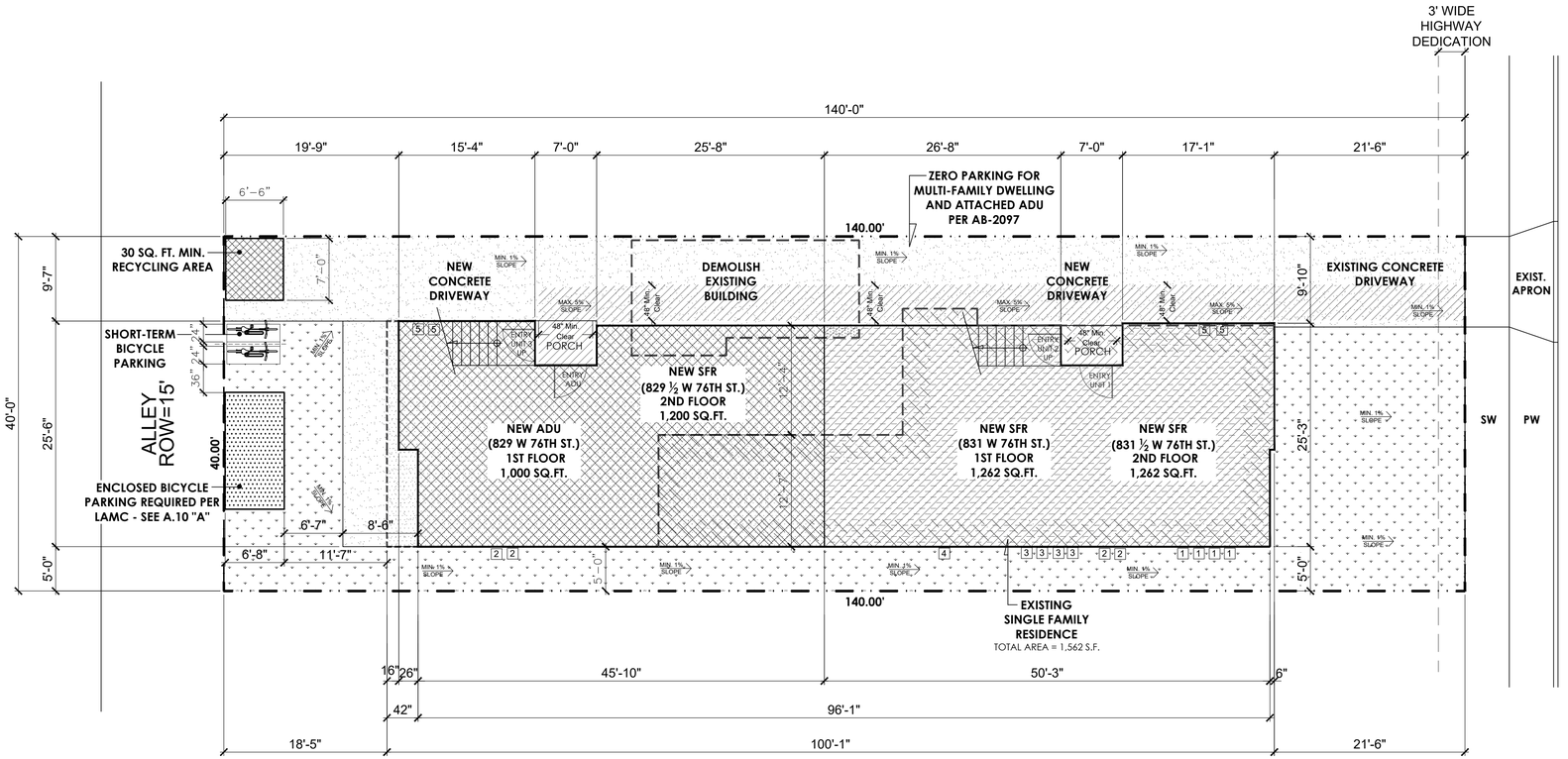
LEGEND

- PROPERTY LINE
- FIRST FLOOR
- SECOND FLOOR
- EXISTING FOOTPRINT
- 829 W. 76TH ST.
- 829 1/2 W. 76TH ST.
- 831 W. 76TH ST.
- 831 1/2 W. 76TH ST.

NOTE: PLANS SHALL COMPLY WITH ALL CITY ORDINANCES

NOTE: PLANS SHALL COMPLY WITH TITLE-24 ENERGY EFFICIENCY REQUIREMENTS AND ALL MANDATORY MEASURES (TITLE-24)

FIRE SPRINKLER NOTE:
CONTRACTOR TO SUBMIT 3-SETS OF FIRE SPRINKLER PLANS FOR REVIEW TO OBTAIN PERMITS PRIOR TO ROUGH FRAMING INSPECTION.



76TH STREET

N

DG+Associates llc
Design // Planning // Development

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DRAWN BY: D.GREGG **DATE :** 01/20/26

Existing
Site Plan

C.1

SCALE ..... 1/4" = 1'-0"

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR LARCH AS FOLLOWS, UNLESS NOTED OTHERWISE
   - 2X JOIST ----------GRADE #2
   - BEAMS, HEADERS, AND POSTS----------GRADE #1
   - STUDS----------CONST. GRADE
2. GLU-LAM BEAMS SHALL BE GRADE 24f-V4. FABRICATOR SHALL SUBMIT AITC CERTIFICATION TO BUILDING DEPARTMENT AND ENGINEER FOR APPROVAL. PROVIDE STANDARD CAMBER U.N.O.
3. MICRO=LAM AND PARALAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS-JOIST PER NER-116, AND SHALL BE STAMPED WITH THE MANUFACTURERS LOGO. MANUFACTURER SHALL SUBMIT CERTIFICATION PRIOR TO INSTALLATION.
   - MICRO=LAM Fb=2600 psi, Fv=285psi, E=1.8X10E6 psi
   - PSL - Fb=2900 psi, Fv=285 psi, E=1.8X10E6 psi.
4. 2-2X BEAMS SHALL BE NAILED TOGETHER W/16d NAILS @12" O.C. MAXIMUM.
5. PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT END OF MISELLANEOUS BEAMS WHERE POSTS ARE NOT SHOWN
6. CARRY ALL STUD OR POSTS DOWN TO FOUNDATION OR SLAB.
7. ALL STUD WALL SHALL HAVE FIRE BLOCKING AT 8'-0" O.C. MAXIMUM.
8. PROVIDE 2X3 CROSS BRIDGING OR 2XSOLID BLOCKING AT A MAXIMUM OF 8'-0" O.C. FOR 2X12 FLOOR JOISTS AND AT A MAXIMUM OF 10'-0" O.C. FOR ROOF RAFTERS. METAL BRIDGING OR EQUAL MAY BE USED.
9. PLYWOOD IS TO BE STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION AND SHALL CONFORM TO U.S. PRODUCT STANDARD PSI-95 WITH EXTERIOR GLUE (U.N.O.)
10. ROOF SHEATING AND NAILING IS TO BE APPROVED BY THE INSPECTOR BEFORE APPLICATION OF ROOFING.
11. ALL NAILING SHALL CONFORM TO 2016 2016 CRC TABLE 23-II-B-1
12. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL USE METAL WASHERS.
13. HOLES IN STRUCTURAL MEMBERS FOR PIPES AND CONDUIT SHALL COMPLY WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS AND SHALL BE VERIFIED WITH THE ENGINEER.
14. WHERE WOOD IS IN CONTACT WITH CONCRETE OR MANSONRY, USE PRESSURE TREATED DOUGLAS FIR.
15. UNLESS SHOWN OTHERWISE, ALL SILL PLATES IN CONTACT WITH CONCRETE OR MANSONRY SHALL BE BOLTED TO CONCRETE OR MANSONRY AS FOLLOWS:
    - AT EXTERIOR WALLS USE 5/8" dia. BOLTS X12"@4'-0" O.C. BEGINNING 0'-9"FROM END OF PLATE.
    - AT INTERIOR WALLS USE 5/8" dia. BOLTS X12"@6'-0" O.C. BEGINNING 0'-9" FROM END OF PLATE.

NOTES:

ALL BOLTS SHALL EXTEND A MINIMUM OF 9" INTO CONCRETE OR MANSONRY.

AT INTERIOR WALLS, BOLTS MAY BE SUBSTITUTED WITH SIMPSON "WEDGE-ALL" WEDGE ANCHORS (ER3631) WITH 2-3/4" MINUMUM EMBEDMENT.

16. ALL UNSUPPORTED WALLS HIGHER THEN 10'-0" SHALL BE 2X6 STUDS@16" O.C. U.N.O.

ALL UNSUPPORTED WALLS HIGHER THEN 14'-0" SHALL BE 2X8 STUDS@16" O.C. U.N.O.

CONCRETE

1. CONCRETE SHALL BE AS FOLLOWS

LOCATION	AGGREGATES	STRENGTH @28 DAYS
A. CONT. FOOTINGS	STONE	2500psi
B. FOOTING PADS	STONE	2500psi
C. GRADE SLAB	STONE	2500psi
D. GRADE BEAM	STONE	3000psi

2. NOTE: A HIGHER STRENGTH OF CONCRETE MAY BE SUBSTITUTED FOR THOSE SHOWN ABOVE BUT WILL BE SUBJECT TO THE CODE REQUIREMENTS OF THE HIGHER GRADE. ALL CONCRETE SHALL BE DESIGNED BY ULTIMATE STRENGTH UNLESS NOTED OTHERWISE.
3. CEMENT SHALL CONFORM TO ASTM C150
4. HARDROCK AGGREGATE SHALL CONFORM TO ASTM C33. THEIR MAXIMUM SIZE SHALL BE 1 1/2" FOR FOOTINGS CAISSONS, AND GRADE BEAMS, AND 1" FOR ALL OF OTHER WORK.
5. LIGHTWEIGHT AGGREGATE SHALL CONFORM TO ASTM C330 AND SHALL BE APPROVED BY GOVERNING BUILDING CODES AND/ OR ENGINEER OF RECORD. THE MAXIMUM SIZE OF AGGREGATE SHALL BE 1/2".
6. ONLY ONE GRADE OF CONCRETE SHALL BE POURED ON THE JOB SITE AT ONE TIME.
7. CONTINUOUS INSPECTION IS REQUIRED FOR ALL CONCRETE IN EXCESS OF 2500 psi.
8. CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS:

A. POURED AGAINST EARTH--------3"
B. EXPOSED TO EARTH BUT POURED AGAINST FORMS----2"

9. ALL REINFORCING SHOWN CONTINUOUS MAY BE LAPPED 30 DIAMETERS FOR GRADE 40 OR 36 DIAMETERS FOR GRADE 60 AND SLICES SHALL BE MADE AWAY FROM POINTS OF MAXIMUM STRESS. THE MINIMUM LAP SHALL BE 24".
10. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, BOLTS, INSERTS, ETC RELATING TO WORK.
11. ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE ENGINEER.
12. DRY PACK CONCRETE SHALL BE 1 PART PORTLAND CEMENT, AND 1 PART SAND WITH SUFFICIENT WATER TO ALLOW A SMALL AMOUNT OF PASTE TO COME TO THE SURFACE.
13. CONCRETE GROUT SHALL BE NON-SHRINKING WITH SUFFICIENT WATER TO ALLOW POURING. MINUMUM ULTIMATE STRENGTH F'c AT 28 DAYS SHALL BE 2000 psi.
14. MIX THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER PLACEMENT SHALL BE USED. (4-1/2" MAC SLUMP UNLESS OTHERWISE APPROVED BY THE ENGINEER).

MOISTURE PROTECTION

INSULATION

1. EXTERIOR WALLS SHALL BE INSULATED WITH UNBACKED FIBERGLASS BATT INSULATION OF R VALUE AS INDICATED ON DRAWINGS OR TITLE-24 CALCULATIONS.
2. ROOF OR CEILINGS SHALL BE INSULATED WITH UNBACKED FIBERGLASS BATT INSULATION OF R VALUE AS INDICATED ON DRAWINGS OR TITLE-24 CALCULATIONS.
3. INSULATION SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANU-FACTURER'S PRINTED INSTRUCTIONS.

FLASHING AND SHEET METAL

GENERAL

1. INSTALL ALL FLASHING IN ACCORDANCE WITH GOOD AND USUAL TRADE PRACTICES AND IN ACCORDANCE WITH ARCHITECTURAL SHEET METAL MANUAL OF SMACNA.

MATERIALS

1. SHEET METAL SHALL COMPLY WITH ASTM A526, 26 GA MINIMUM U.N.O., WITH MINIMUM 1.25 OUNCES PER SQUARE FOOT OF GALVANIZED COATING.
2. FASTENERS: PROVIDE SCREWS AND NEOPRENE WASHERS FOR MECH-ANICALLY FASTENING SHEET METAL COMPONENTS.
3. SOLDER AND FLUX SHALL BE TYPE RECOMMENDED FOR MATERIALS BEING USED.
4. PLASTIC CEMENT SHALL BE CUTBACK ASPHALTIC TYPE, FEDERAL SPEC. SS-C-00153A, OR AS RECOMMENDED BY ROOFING AND/OR WATER-PROOFING MANUFACTURER.
5. LOUVERED ROOF VENTS TO PROVIDE A MINIMUM OF 100 SQ.IN. OF NET FREE AREA EACH VENT.

INSTALLATION

1. FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTING THROUGH EXTERIOR WALLS OR ROOF SURFACES.
2. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOFING, WHICH CONFORMS TO STANDARDS OF LOCAL AND STATE CODES.
3. BUILDING PAPER, GALVANIZED WIRE MESH AND WATERPROOF CEMENT PLASTER SHALL BE INSTALLED AT WALLS OF SHOWER STALLS AND ON WALLS ABOVE TUBS WITH SHOWERS EXTENDING 6" BEYOND EDGE OF DAM OR TUB AND 6'-0" ABOVE FLOOR BUT NOT LESS THAN 6" ABOVE SHOWER HEAD. USE CLASS "A" OR "B" PAPER. U.N.O.
4. LOCK SEAMS AND END JOINTS, FITTING FLASHINGS TIGHTLY INTO PLACE. MAKE CORNERS SQUARE, SURFACES TRUE AND STRAIGHT IN PLANES, AND LINES ACCURATE TO PROFILES.
5. INSTALL WORK WITH CONCEALED CLIPS OR OTHER CONCEALED FASTEN-INGS SO THAT NO NAILS OR SCREWS ARE EXPOSED TO VIEW. PROVIDE EXPANSION JOINTS AT EXPANSION CONDITIONS AS REQUIRED BY GOOD PRACTICE AND AS SHOWN.
6. LAP FLASHINGS MINIMUM 4" UNLESS SHOWN OR REQUIRED OTHERWISE. SET LAPPED JOINTS IN HYDROSEAL, OR OTHER APPROVED.
7. IMMEDIATELY FOLLOWING INSTALLATION OF FLASHINGS, TOUCH-UP AREAS WHERE PRIMER HAS BEEN REMOVED DURING INSTALLATION OPERATIONS AND WHERE SOLDERING HAS OCCURED.
8. PROVIDE GALVANIZED SHEET STEEL VENTS AS SHOWN ON DRAWINGS WITH 1/4" GALVANIZED HARDWARE CLOTH MESH.
9. PROVIDE FLASHING FOR FLUES AND FRESH AIR INTAKE GRILLES RE-QUIRED FOR APPLIANCE AND EQUIPMENT. SEE DRAWINGS FOR LOCATION.

EXTERIOR FINISHES

1. MOISTURE BARRIER: PROVIDE (1) LAYER 15# ASPHALT SATURATED FELT MINIMUM UNDER ALL EXTERIOR FINISHES.
2. ALL EXTERIOR MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE UBC, APPLICABLE EDITION, STATE AND LOCAL CODES.
3. K-LATH TO BE APPLIED FOR STUCCO FINISHES
   NOTE: USE SPECIAL K-LATH PRODUCTS OVER SHEAR WALLS PER CODE.

SEALANTS AND CAULKING

MATERIALS

1. (SEALANTS) PROVIDE THE MATERIALS MANUFACTURED BY PRODUCTS RESEARCH & CHEMICAL CORPORATION, DOW CORNING, GENERAL ELEC. COMPANY OR EQUALS APPROVED IN ADVANCE BY THE ARCHITECT, WHERE INDICATED AND WHERE OTHERWISE REQUIRED FOR A COMPLETE AND PROPER INSTALLATION.
2. (PRIMERS) USE ONLY THOSE PRIMERS WHICH HAVE BEEN TESTED FOR DURABILITY ON THE SURFACES TO BE SEALED AND ARE SPECIFICALLY RECOMMENDED FOR THIS INSTALLATION BY THE MANUFACTURER OF THE SEALANT USED.
3. (MASKING TAPE) FOR MASKING AROUND JOINTS, PROVIDE AN APPRO-PRIATE MASKING TAPE WHICH WILL EFFECTIVELY PREVENT APPLICATION OF SEALANT ON SURFACES NOT SCHEDULED TO RECEIVE IT, AND WHICH IS REMOVABLE WITHOUT DAMAGE TO THE SUBSTRATE.
4. (OTHER MATERIALS) PROVIDE OTHER MATERIALS, NOT SPECIFICALLY DESCRIBED BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION, AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ARCHITECT.

ELECTRICAL

GENERAL

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.

MATERIALS

1. ALUMINUM WIRE NO.6 AWG AND SMALLER SHALL NOT BE USED IN ELECTRICAL WIRING
2. WIRE SMALLER THAN NO.6 AWG SHALL BE COPPER.
3. ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BT THE OWNER.
4. ELECTRICAL GROUNDING SYSTEM SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE 1996 EDITION, ARTICLE 250.83 (A) "MADE ELECTRODES" CONCRETE ENCASED ELECTRODES (UFER SYSTEM).

INSTALLATION

1. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER-PROOF AND G.F.I. PROTECTED.
2. RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE WORKTOP U.N.O.
3. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" TO CENTER LINE ABOVE FINISH FLOOR.
4. WALL SWITCHES TO BE 42" ABOVE FINISH FLOOR TO CENTER LINE.
5. ALL OUTLETS SHALL BE GROUNDED TYPE.
6. ALL OUTLETS IN BATHS AND KITCHENS TO BE G.F.I. PROTECTED.
7. ALL SMOKE DETECTORS SHALL CONFORM TO THE 2016 CBC STANDARD. DETECTORS SHALL BE LOCATED WITHIN 12" OF CEILING. REQ'D SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WIRING SHALL BE PERMANENT AND WITHOUT A DIS-CONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL DEVICES SHALL HAVE A BATTERY BACK-UP & INTERCONNECTED.
8. SMOKE DETECTORS SHALL BE INSTALLED ON THE CEILING OR WALL OUTSIDE IMMEDIATE VICINITY OF ANY SLEEPING ROOM.
9. A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING $1,000, SHALL REQUIRE THE INSTALLATION OF SMOKE DETECTORS
10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, IT SHALL BE INTERCONNECTED IN SUCH A MANNER SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.

MECHANICAL

PLUMBING AND HEATING

1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES.

WATER PIPING

1. COPPER TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE TYPE 1. EXCEPTION: TYPE M COPPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND, AND THE NORMAL MAXIMUM PRESSURE DOES NOT EXCEED 100 LBS. AND THE WORKING TEMPERATURE DOES NOT EXCEED 210 DEGREES FAHRENHEIT.
2. ALL HOSE BIBS AND LAWN HYDRANTS SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE OR CHECK VALVE AT MAIN WATER LINE OF HOUSE.

WATER HEATER

1. WITH NON-RIGID WATER CONNECTIONS, STRAP WATER HEATER FOR LATERAL SUPPORT (2- 2"x16" STEEL STRAPS)
2. PROVIDE A PRESSURE TEMPERATURE RELIEF VALVE AT WATER HEATER.

GAS PIPING

1. ALL PIPE USED FOR THE INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALV. OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER OR INTERNALLY TINNED OR EQUIVALENTLY TREATED COPPER OF IRON PIPE SIZE.)
2. ALL FITTINGS USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER).

WASTE PIPING

1. ALL WASTE PIPING WHICH PENETRATES WALLS WITH ONE HOUR FIRE RESISTIVE MATERIALS APPLIED SHALL BE CAST IRON OR OTHER NON-COMBUSTIBLE PIPING MATERIAL APPROVED BY THE U.B.C. APPLICABLE EDITION, STATE AND LOCAL CODES.
2. RAPID FIT WASTE AND OVERFLOW FITTINGS SHALL BE USED IN LIEU OF ACCESS PANEL AS PER I.A.P.M.O. FILE NO. 966.
3. 2ND FLOOR HORIZONTAL RUN OVER LIVING AREA TO BE CAST IRON.
4. ALL TUBS SHALL BE PROVIDED WITH TIP TOE DRAINS AND ALL WASTE AND OVERFLOW FITTINGS SHALL BE USED IN LIEU OF ACCESS PANEL AS PER I.A.P.M.O. FILE NO. 966. ALL CONNECTIONS SHALL BE SOLVENT WELDED TO COMPLY WITH COMMERCIAL STANDARD CS-270-65.

FAN SYSTEMS

1. FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS INSTALLED TO PREVENT AIR LEAKAGE WHEN THE FAN IS NOT OPERATING.
2. PROVIDE FAN UNIT IN EACH BATH/TOILET ROOM WITHOUT VENTABLE WINDOW TO PROVIDE ONE COMPLETE AIR CHANGE EVERY 5 MINUTES.
3. CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO 14'-0" WITH TWO ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION. REDUCE THIS LENGTH BY 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. VENT MAY HAVE TO BE INCREASED.

COMBUSTION AIR VENTS

1. COMBUSTION AIR VENTS AND DUCTS SHALL BE PROVIDED WITH MIN. UNOBSTRUCTED COMBUSTION AIR OPENINGS EQUAL TO THAT SET FORTH IN THE TABLE BELOW.
2. WHERE THE FLOOR AREA OF THE APPLIANCE COMPARTMENT IS LESS THAN TWICE THE FLOOR AREA OF THE APPLIANCES THEREIN, THE MIN. TOTAL FREE AREA SHALL NOT BE LESS THAN 200 SQ. INCHES.
3. WHERE THE FLOOR AREA OF THE APPLIANCE COMPARTMENT IS MORE THAN TWICE THE FLOOR AREA OF THE APPLIANCE THEREIN, THE MIN. FREE TOTAL AREA SHALL NOT BE LESS THAN 100 SQ. INCHES.

COMBUSTION AIR REQUIREMENTS FOR FUEL BURNING EQUIPMENT

INPUT	MIN. TOTAL FREE AREA OF DUCTS OR OPENINGS, WHERE FLOOR AREA OF COMPARTMENT IS TWICE THE FLOOR AREA OF THE APPLIANCES THEREIN.	MIN. TOTAL FREE AREA OF DUCTS OR OPENINGS, WHERE FLOOR AREA OF COMPARTMENT IS LESS THAN TWICE THE FLOOR AREA OF THE APPLIANCE THEREIN.
0 THRU 500,000 BTU'S	2 SQ. INCHES FOR 1000 BTU'S	1 SQ. INCH FOR 1000 BTU'S
500,000 THRU 1,000,000 BTU'S	1,000 SQ. INCHES PLUS 2 SQ. INCHES FOR EACH 1500 BTU'S OVER 500,000 BTU'S	500 SQ. INCHES PLUS 1 SQ. INCHES FOR EACH 1500 BTU'S OVER 500,000 BTU'S
OVER 1,000,000 BTU'S	1,666 SQ. INCHES PLUS 2 SQ. INCHES FOR EACH 2OOO BTU'S OVER 1,000,000 BTU'S.	833 SQ. INCHES PLUS 1 SQ. INCH FOR EACH 2000 BTU'S OVER 1,000,000 BTU'S.

4. F.A.U. COMPARTMENTS SHALL BE 12" WIDER THAN F.A.U. WITH MIN. 3" CLEARANCE AT SIDES, BACK AND TOP AND 6" IN FRONT. CIRCUL-ATING AIR SUPPLY OPENINGS AND DUCTS SHALL BE MINIMUM 200 SQ. INCHES OR MINIMUM 2 SQ. INCHES PER 1,000 BTU, BUT NEED NOT EXCEED THE SIZE OF THE CIRCULATING AIR SUPPLY. DUCTS SHALL BE A MINIMUM 200 SQ. INCHES OR MINIMUM 2 SQ. INCHES PER 1,000 BTU WITH 1/2 IN THE UPPER 12" OF THE COMPARTMENT AND NOT MORE THAN 12" ABOVE THE BASE OF THE F.A.U. SEPERATE DUCTS TO OUT-SIDE AIR OR VENTILATED ATTIC SPACE TERMINATING 6" ABOVE THE CEILING JOISTS, SHALL BE USED FOR THE UPPER AND LOWER COMB-USTION AIR SUPPLY.
5. PROVIDE COMBUSTION AIR FOR WATER HEATERS, 1 SQ. INCH PER 1,000 BTU (MINIMUM 50 SQ. INCHES) LOCATED WITHIN 6" TOP AND BOTTOM OF WATER HEATER COMPARTMENT.
6. INSULATE DUCTS IN UNHEATED SPACES WITH ROCK SLAG OR GLASS BLANKETS (OR EQUAL) THAT 1/2" MINIMUM THICHNESS (1.5 P.C.F. MINIMUM DENSITY) OR 1" MINIMUM THICKNESS (0.6 P.C.F. MINIMUM DENSITY).
7. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE TAPE OR MASTIC.

DOORS & WINDOWS (CONT.)

GLASS AND GLAZING

1. IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOOR, GLASS ENTRANCE AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE UNIFORM BUILDING CODE APPLICABLE EDITION, STATE AND LOCAL CODES, AND THE SAFETY STANDARD FOR ARCH-ITECTURALE GLAZING MATERIALS (16CFR 1201).
2. 2016 CBC. LABELS SHALL BE PERMANENTLY ETCHED AND MUST BE LABELED SAFETY GLAZING FOR IMPACT. ALL GLASS LESS THAN 18" ABOVE ADJACENT WALKING SURFACE AND OVER 6 S.F. IN AREA SHALL BE TEMPERED.
3. GLASS SHOWER OR TUB ENCLOSURES SHALL BE LAMINATED OR TEMPERED. ALL MIRRORED WARDROBE DOORS TO BE TEMPERED GLASS.

WEATHERSTRIPPING

1. ALL SLIDING, SWINGING DOORS, AND WINDOWS OPENING TO THE EXT-ERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHERSTRIP-PED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR INFILTRATION.
2. ALL MANUFACTURED WINDOWS AND SLIDING GLASS DOORS SHALL MEET THE AIR INFILTRATION STANDARDA OF THE 1972 A.N.S.I. A.S.T.M. E283-73 WITH A PRESSURE DIFFERENTIAL OF 1.57 LBS/S.F. AND SHALL BE CERTIFIED AND LABELED.

FINISH HARDWARE

1. ALL EXTERIOR ENTRANCE AND SERVICE DOORS TO BE KEYED ALIKE.

GLASS AND GLAZING

1. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD.
2. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24" ARC OF EITHER VERTICAL EDGE OF DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS.
3. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PANE OF THE ADJACENT WALKING SURFACE.
4. ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

FINISHES

GYPSUM WALL BOARD

1. ALL GYPSUM WALL BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2016 CBC APPLICABLE EDITION, STATE AND LOCAL CODES, THE PLANS AND SPECIFICATIONS, AND PRINTED MANUF'S INSTRUCTIONS.
2. GYPSUM WALL BOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
3. 5/8" TYPE 'X' FIRE RESISTANT TAPERED EDGE BOARDS SHALL BE USED WHERE REQUIRING FOR RATED FIRE PROTECTION AS INDICATED ON DRAWINGS.
4. ALL CORNER BEADS SHALL BE NO. 10 SQUARE CORNER BEAD BY GOLD BOND BUILDING PRODUCTS (OR APPROVED EQUAL). RADIUS CORNER BEAD IF SPECIFIED (BULLNOSE) SHALL BE BEADEX MANUF. COMPANY, 3/4" RADIUS SOFTLINE CENTER BEAD. SEE DETAILS FOR APPLICATION.
5. ALL EDGES AND ENDS OF GYPSUM WALL BOARD SHALL OCCUR ON THE FRAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM WALL BOARD SHALL BE IN MODERATE CONTACT EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION OR DIAPHRAGM ACTION IS NOT REQUIRED.
6. THE SIZE AND SPACING OF FASTENERS SHALL COMPLY WITH 2016 CBC APPLICABLE EDITION, STATE AND LOCAL CODES. FASTENERS SHALL BE SPACED NOT LESS THAN 3/8" FROM EDGES AND ENDS OF GYPSUM WALL BOARD. FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS, AND AT THE WALL LINE MAY BE OMMITTED EXCEPT ON SHEAR RESISTING ELEMENTS, OR FIRE RESISTIVE ASSEMBLIES. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD. (SEE SHEARWALL SCHEDULE IF APPLICABLE)
7. ALL GYPSUM WALL BOARD NAILING TO BE INSPECTED AND APPROVED PRIOR TO TAPING.

CERAMIC TILE

1. FLOOR TILE SHALL BE SET IN FULL FLOAT MORTAR BED, U.N.O. TILE OR OTHER HARD SURFACE MATERIAL AS SELECTED BY OWNER. SEE SCHEDULES.
2. COUNTER AND SHOWER/TUB TILE SHALL BE SET IN MIN. 3/4" AND 1 1/2" MORTAR BEDS RESPECTIVELY. CHECK EXACT FINISH THICKNESS WITH PLUMBER PRIOR TO SETTINGS ROUGH PLUMBING VALVES.

PAINTING AND FINISHING

GENERAL

1. PROVIDE PAINTING WORK AS INDICATED ON DRAWINGS AND SPECIFIED HEREIN. APPLY PER MANUF. SPECIFICATIONS. DUNN EDWARDS OR EQUAL.

PROTECTION

1. ADEQUATELY PROTECT OTHER SURFACES FROM PAINT AND DAMAGE. REPAIR DAMAGES AS A RESULT OF INADEQUATE OR UNSUITABLE PROTECTION.

PREPARATION

1. THOROUGHLY CLEAN ALL SURFACES TO BE PAINTED WITH HYDRO CLEANING PROCESS TO REMOVE CHALK, DIRT AND OTHER DELETERIOUS MATERIALS WHERE SUCH CLEANING METHODS ARE PRACTICAL. SPOT PRIME BEFORE APPLICATION OF FINISH COATS.
2. CEMENTIOUS MATERIALS SHALL BE PATCHED AND PRIMED PRIOR TO PAINTING.
3. REMOVE CONTAMINATION FROM GYPSUM WALL BOARD SURFACES AND PRIME TO SHOW DEFECTS, IF ANY. PAINT AFTER DEFECTS HAVE BEEN REMEDIED.
4. REMOVE DIRT, LOOSE SCALE, POWDER, MORTAR AND OTHER FOREIGN MATTER FROM CEMENTIOUS SURFACES WHICH ARE TO BE PAINTED OR TO RECEIVE CLEAR SEALER.
5. FILL HAIRLINE CRACKS, SMALL HOLES AND IMPERFECTIONS. SMOOTH OFF TO MATCH ADJACENT SURFACES. WASH AND NEUTRALIZE HIGH ALKALI WHERE THEY OCCUR.
6. CLEAN UNPRIMED STEEL SURFACES BY WASHING WITH SOLVENT. APPLY A TREATMENT OF PHOSPHORIC ACID SOLUTION, ENSURING WELDED JOINTS, BOLTS AND NUTS A SIMILAR CLEANING. PRIME SURFACES TO INDICATE DEFECTS, IF ANY. PAINT AFTER DEFECTS HAVE BEEN REMEDIED.
7. WIPE OFF DUST AND GRIT FROM MISC. WOOD ITEMS PRIOR TO PRIMING. SPOT COAT KNOTS, PITCH STREAKS AND SAPPY SECTIONS WITH SEALER. FILL NAIL HOLES AND CRACKS AFTER PRIMER HAS DRIED AND SAND BETWEEN COATS. BACK PRIME INTERIOR AND EXTERIOR WOODWORK.

GENERAL NOTES

1. 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, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY.
2. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBEQUE.
3. WATER HEATER MUST BE STRAPPED TO WALL. PER CODE
4. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN.-24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ. FT.. MIN. AREA & 44" MAX. TO SILL.
5. THE 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 NOT BE MORE THAN 8" BELOW THE THRESHOLD.
6. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36".
7. ATTIC MUST HAVE ACCESS OPENING (22"x30" MIN.)
8. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA.
9. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT.. OF ATTIC AREA) IS REQUIRED.
10. DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. CONTRACTOR(S) SHALL CHECK ACCURACY OF ALL DIMENSIONS IN FIELD.
11. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER HARD DRAWN-SPRING WIRE OR OIL-TEMPERED WIRE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTRUCTION.

EARTHWORK

MATERIALS

1. FILL MATERIALS SHALL BE FREE FROM DEBRIS, ORGANIC MATTER AND OTHER FOREIGN SUBSTANCES.
2. EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILL SHALL BE DISPOSED OF IN A MANNER APPROVED BY ALL GOVERNING AGENCIES.

EXCAVATION

1. EXCAVATIONS FOR FOOTINGS SHALL BE MADE TO THE WIDTH AND LENGTH AND SHALL BE CARRIED INTO NATURAL GRADE OR APPROVED COMPACT FILL AS INDICATED ON PLANS.
2. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER.
3. WHERE EXCAVATIONS ARE MADE TO DEPTH GREATER THAN INDICATED, SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECI-FIED FOR FOOTINGS.

BACKFILL

1. BACKFILL FOR TRENCHES SHALL BE COMPACTED TO MINIMUM 90 PER-CENT DENSITY OR AS DIRECTED BY SOILS ENGINEER.
2. BACKFILL OR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES OF PIPE IN SIX INCH LAYERS.
3. ALL TRADES SHALL BACKFILL THEIR OWN TRENCHES UNLESS OTHER-WISE DIRECTED BY THE GENERAL CONTRACTOR.

SECURITY REQUIREMENTS

DOORS

1. EXTERIOR DOORS, DOOR BETWEEN HOUSE AND GARAGE, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE BUILDING CODE.
2. A SINGLE SWINGING DOOR, ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT

City of Los Angeles
Department of City Planning

12/29/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
829 W 76TH ST

ZIP CODES
90044

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2008-1552-CPU
CPC-1990-346-CA
CPC-1986-603-GPC
CPC-1986-447-GPC
CPC-1983-506
ORD-171682
ORD-171681
ORD-167093-SA4844
ORD-162128
ENV-2008-1781-EIR

Address/Legal Information	
PIN Number	099B197 52
Lot/Parcel Area (Calculated)	5,592.0 (sq ft)
Thomas Brothers Grid	PAGE 704 - GRID B1
Assessor Parcel No. (APN)	6020007023
Tract	THE MC CARTHY COMPANY'S FLORENCE AVENUE HEIGHTS THE S. R. MC CREERY PLACE
Map Reference	M B 11-86
Block	4
Lot	42
Arb (Lot Cut Reference)	None
Map Sheet	099B197
Jurisdictional Information	
Community Plan Area	South Los Angeles
Area Planning Commission	South Los Angeles APC
Neighborhood Council	None
Council District	CD 8 - Marqueece Harris-Dawson
Census Tract #	2377.10000000
LADBS District Office	Los Angeles Metro
Permitting and Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	RD1.5-1
Zoning Information (ZI)	ZI-2512 Housing Element Sites
	ZI-2452 Transit Priority Area in the City of Los Angeles
	ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
	ZI-2374 State Enterprise Zone: Los Angeles
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	SOUTH LOS ANGELES ALCOHOL SALES
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	No
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Low
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: Loren Miller Elementary
500 Ft Park Zone	Active: 76th Street Pocket Park
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	6020007023
APN Area (Co. Public Works)*	0.129 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$214,503
Assessed Improvement Val.	$72,123
Last Owner Change	02/20/2025
Last Sale Amount	$215,949
Tax Rate Area	212
Deed Ref No. (City Clerk)	583218
	509824
	326839
	2456108
	218903
	1-917
	1-862
	0107081
Building 1	
Year Built	1922
Building Class	D55A
Number of Units	1
Number of Bedrooms	3
Number of Bathrooms	2
Building Square Footage	1,400.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 6020007023]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	3.4719768
Nearest Fault (Name)	Newport - Inglewood Fault Zone (Onshore)
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Right Lateral - Strike Slip
Slip Type	Poorly Constrained
Down Dip Width (km)	13.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	90.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	No
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 6020007023]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	6020007023
Address	829 W 76TH ST
Year Built	1922
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.12
	Rezoning Sites 1
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	South
Division / Station	77th Street
Reporting District	1256
Fire Information	
Bureau	South
Battalion	13
District / Fire Station	57
Red Flag Restricted Parking	No

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2008-1552-CPU
Required Action(s):	CPU-COMMUNITY PLAN UPDATE
Project Description(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM
Case Number:	CPC-1990-346-CA
Required Action(s):	CA-CODE AMENDMENT
Project Description(s):	AMENDMENT TO THE L.A.M.C. TO - DRAFT AN ORDINANCE TO PROHIBIT THE GRANTING OF A CONDITIONAL USE PERMIT FOR THE OFF-SITE SALE OF ALCOHOLIC BEVERAGES (LOURDES GREEN/KAREN HOO)\
Case Number:	CPC-1986-603-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	GENERAL PLAN/ZONING CONSISTENCY PROGRAM
Case Number:	CPC-1986-447-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	PLAN AND ZONE CONSISTENCY - SOUTH CENTRAL LOS ANGELES (HERB GLASCOW)
Case Number:	CPC-1983-506
Required Action(s):	Data Not Available
Project Description(s):	SPECIFIC PLN ORD FOR INTERIM CONDITIONAL USE APPRVL FOR ESTABLISHMENTS FOR THE SALE OF ALCOHOL WHICH ARE GENERALLY LOCATED INTHE SOUTH CENTRAL AREA OF THE CITY
Case Number:	ENV-2008-1781-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	SOUTH LOS ANGELES NEW COMMUNITY PLAN PROGRAM

DATA NOT AVAILABLE

ORD-171682
ORD-171681
ORD-167093-SA4844
ORD-162128

CHAPTER 1A LEGEND

General Plan Designation

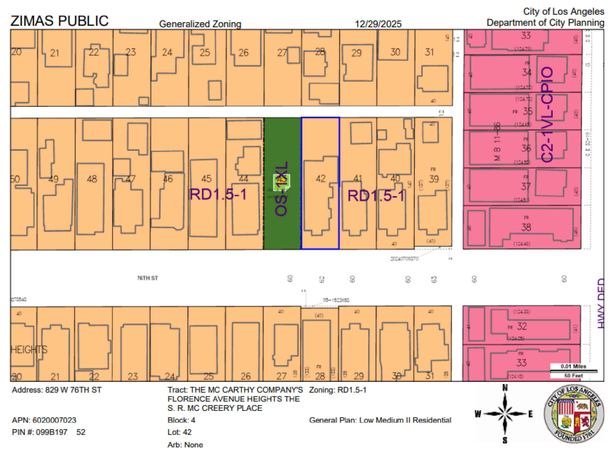
Transit Core, Traditional Core, Regional Center, High Residential, Community Center, Village, Neighborhood Center, Medium Neighborhood Residential, Medium Residential, Low Neighborhood Residential, Low Medium Residential, Low Residential, Compact Residential, Very Low Residential, Minimum Residential, Agriculture, Hybrid Industrial, Marketa, Light Industrial, Production, Industrial, Open Space, Public Facilities, Public Facilities - Freeways

Zone Use Districts

Open Space, Agricultural, Residential Single Family, Residential Multiple Family, Residential-Mixed, Commercial, Commercial-Mixed, Industrial, Industrial-Mixed, Public, Freeway

ZIMAS PUBLIC

Generalized Zoning 12/29/2025 City of Los Angeles Department of City Planning



Address: 829 W 76TH ST
APN: 6020007023
PIN #: 099B197 52
Tract: THE MC CARTHY COMPANY'S FLORENCE AVENUE HEIGHTS THE S. R. MC CREERY PLACE
Block: 4
Lot: 42
Arb: None
Zoning: RD1.5-1
General Plan: Low Medium II Residential

LEGEND

GENERALIZED ZONING
OS, GW
A, RA
RE, RS, R1, RU, RZ, RW1
R2, RD, RMP, RW2, R3, RAS, R4, RS, PVSP
CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
CM, MR, CCS, UV, U, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
P, PB
PF

GENERAL PLAN LAND USE
LAND USE
RESIDENTIAL
Minimum Residential
Very Low / Very Low I Residential
Very Low II Residential
Low / Low I Residential
Low II Residential
Low Medium / Low Medium I Residential
Low Medium II Residential
Medium Residential
High Medium Residential
High Density Residential
Very High Medium Residential
COMMERCIAL
Limited Commercial
Limited Commercial - Mixed Medium Residential
Highway Oriented Commercial
Highway Oriented and Limited Commercial
Highway Oriented Commercial - Mixed Medium Residential
Neighborhood Office Commercial
Community Commercial
Community Commercial - Mixed High Residential
Regional Center Commercial
FRAMEWORK
COMMERCIAL
Neighborhood Commercial
General Commercial
Community Commercial
Regional Mixed Commercial
INDUSTRIAL
Commercial Manufacturing
Limited Manufacturing
Light Manufacturing
Heavy Manufacturing
Hybrid Industrial
PARKING
Parking Buffer
PORT OF LOS ANGELES
General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
General / Bulk Cargo - Hazard
Commercial Fishing
Recreation and Commercial
Intermodal Container Transfer Facility Site
LOS ANGELES INTERNATIONAL AIRPORT
Airport Landside / Airport Landside Support
Airport Airside
LAX Airport Northside
OPEN SPACE / PUBLIC FACILITIES
Open Space
Public / Open Space
Public / Quasi-Public Open Space
Other Public Open Space
Public Facilities
INDUSTRIAL
Limited Industrial
Light Industrial

CIRCULATION
STREET
Arterial Mountain Road
Collector Scenic Street
Collector Street
Collector Street (Hillside)
Collector Street (Modified)
Collector Street (Proposed)
Country Road
Divided Major Highway II
Divided Secondary Scenic Highway
Local Scenic Road
Local Street
Major Highway (Modified)
Major Highway I
Major Highway II
Major Highway II (Modified)
Major Scenic Highway
Major Scenic Highway (Modified)
Major Scenic Highway II
Mountain Collector Street
Park Road
Parkway
Principal Major Highway
Private Street
Scenic Divided Major Highway II
Scenic Park
Scenic Parkway
Secondary Highway
Secondary Highway (Modified)
Secondary Scenic Highway
Special Collector Street
Super Major Highway
FREEWAYS
Freeway
Interchange
On-Ramp / Off- Ramp
Railroad
Scenic Freeway Highway

MISC. LINES
Airport Boundary
Bus Line
Coastal Zone Boundary
Coastline Boundary
Collector Scenic Street (Proposed)
Commercial Areas
Commercial Center
Community Redevelopment Project Area
Country Road
DWP Power Lines
Desirable Open Space
Detached Single Family House
Endangered Ridgeline
Equestrian and/or Hiking Trail
Hiking Trail
Historical Preservation
Horsekeeping Area
Local Street
MSA Desirable Open Space
Major Scenic Controls
Multi-Purpose Trail
Natural Resource Reserve
Park Road
Park Road (Proposed)
Quasi-Public
Rapid Transit Line
Residential Planned Development
Scenic Highway (Obsolete)
Secondary Scenic Controls
Secondary Scenic Highway (Proposed)
Site Boundary
Southern California Edison Power
Special Study Area
Specific Plan Area
Stagecoach Line
Wildlife Corridor

POINTS OF INTEREST
Alternative Youth Hostel (Proposed)
Animal Shelter
Area Library
Area Library (Proposed)
Bridge
Campground
Campground (Proposed)
Cemetery
Church
City Hall
Community Center
Community Library
Community Library (Proposed Expansion)
Community Library (Proposed)
Community Park
Community Park (Proposed Expansion)
Community Park (Proposed)
Community Transit Center
Convalescent Hospital
Correctional Facility
Cultural / Historic Site (Proposed)
Cultural / Historical Site
Cultural Arts Center
DMV Office
DWP
DWP Pumping Station
Equestrian Center
Fire Department Headquarters
Fire Station
Fire Station (Proposed Expansion)
Fire Station (Proposed)
Fire Supply & Maintenance
Fire Training Site
Fireboat Station
Health Center / Medical Facility
Helistop
Historic Monument
Historical / Cultural Monument
Horsekeeping Area
Horsekeeping Area (Proposed)
Horticultural Center
Hospital
Hospital (Proposed)
House of Worship
Important Ecological Area
Important Ecological Area (Proposed)
Interpretive Center (Proposed)
Junior College
MTA / Metrolink Station
MTA Station
MTA Stop
MWD Headquarters
Maintenance Yard
Municipal Office Building
Municipal Parking lot
Neighborhood Park
Neighborhood Park (Proposed Expansion)
Neighborhood Park (Proposed)
Oil Collection Center
Parking Enforcement
Police Headquarters
Police Station
Police Station (Proposed Expansion)
Police Station (Proposed)
Police Training site
Post Office
Power Distribution Station
Power Distribution Station (Proposed)
Power Receiving Station
Power Receiving Station (Proposed)
Private College
Private Elementary School
Private Golf Course
Private Golf Course (Proposed)
Private Junior High School
Private Pre-School
Private Recreation & Cultural Facility
Private Senior High School
Private Special School
Public Elementary (Proposed Expansion)
Public Elementary School
Public Elementary School (Proposed)
Public Golf Course
Public Golf Course (Proposed)
Public Housing
Public Housing (Proposed Expansion)
Public Junior High School
Public Junior High School (Proposed)
Public Middle School
Public Senior High School
Public Senior High School (Proposed)
Pumping Station
Pumping Station (Proposed)
Refuse Collection Center
Regional Library
Regional Library (Proposed Expansion)
Regional Library (Proposed)
Regional Park
Regional Park (Proposed)
Residential Plan Development
Scenic View Site
Scenic View Site (Proposed)
School District Headquarters
School Unspecified Loc/Type (Proposed)
Skill Center
Social Services
Special Feature
Special Recreation (a)
Special School Facility
Special School Facility (Proposed)
Steam Plant
Surface Mining
Trail & Assembly Area
Trail & Assembly Area (Proposed)
Utility Yard
Water Tank Reservoir
Wildlife Migration Corridor
Wildlife Preserve Gate

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CLIENT:

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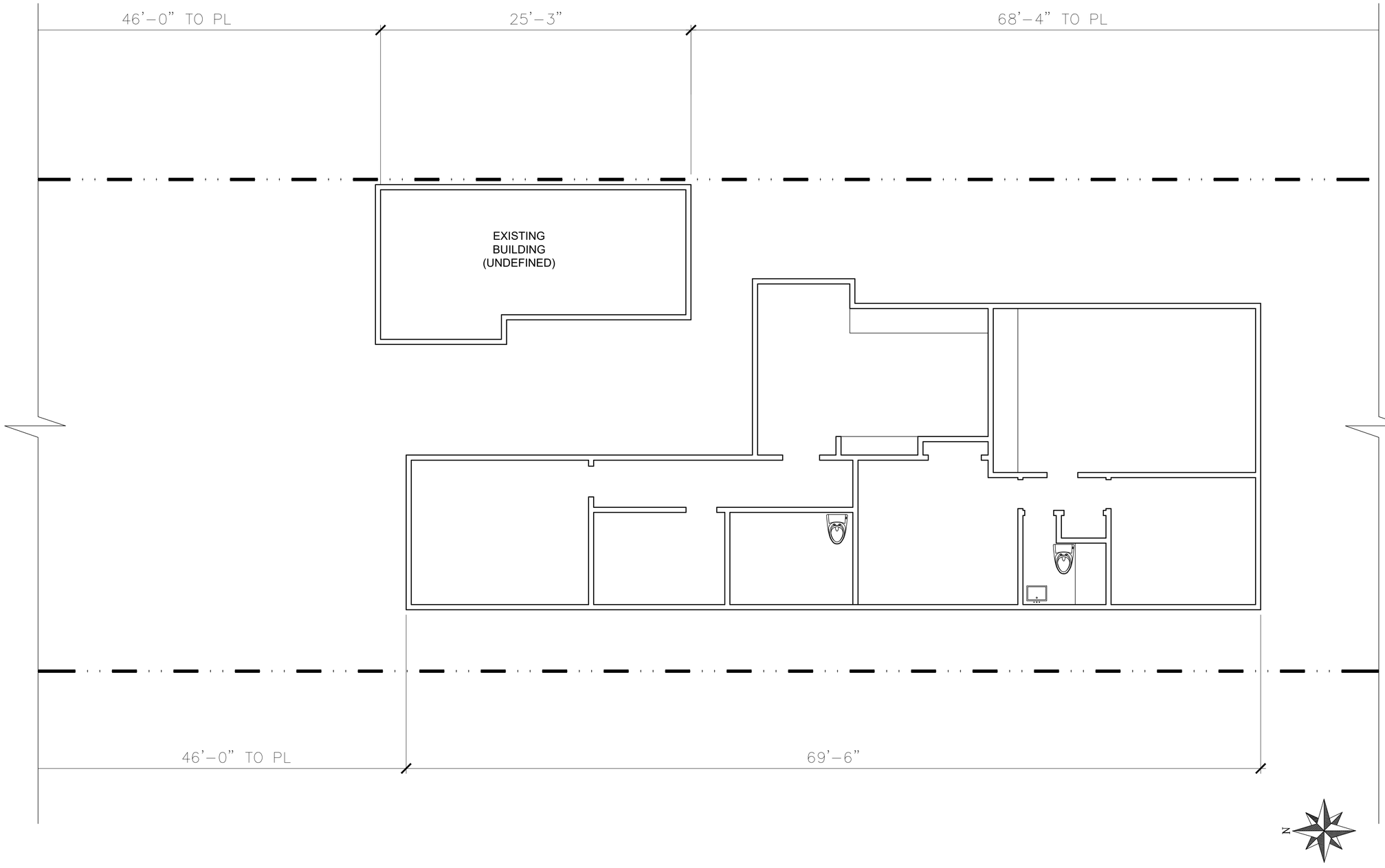
Zimas Parcel Report

ZMS.1

SCALE ..... N.T.S.

WALL LEGEND

EXISTING WALL



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Existing
Floor Plan

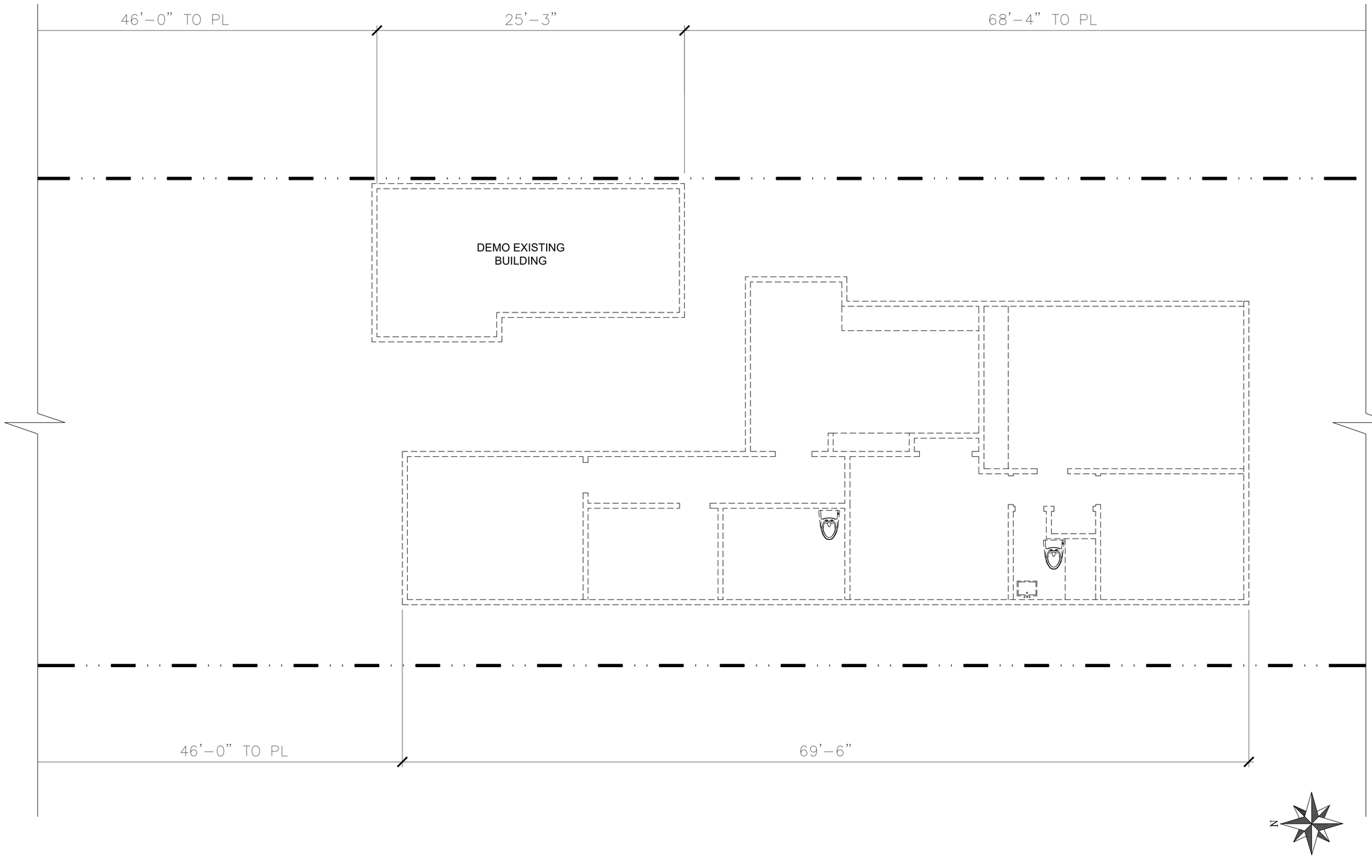
A.1

SCALE · 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL

WALL TO BE REMOVED



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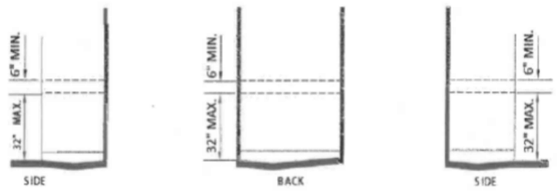
Proposed
Demo Plan

A.2

SCALE · 1/4" = 1'-0"



(a) GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS



(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

ADAPTABLE SHOWER A

Construction Notes

1. Shower Enclosure, Ceramic tile to ceiling line. With approved pressure Balance or thermostatic mixing valve. With temper glass door and side panel. Temper glass enclosure and door per owner specs.
2. Toilet white Energy saver / low flow commsumpsion water closet shall meet the WATER CONSERVATION STANDARDS of ANSIS A 112.19.2M per information Bulletin SHL 91-03 of the Department of Housing and Community Development. 1.6 galons per flush.
3. Hand sink one piece on granite with white sink and counter to be Oak or Maple.
4. VANITY / SINK COMBO - MAX 34" FROM FFE
5. Refrigerator provide water line
6. Stove and Kitchen hood vent, provide required plumbing and electrical.
7. Counter wood cabinets, owner to pick style and color.
8. Wall cabinets owner to pick style and color.
9. Linen storage, provide organizer and shelves by Owner.
10. Provide a Duct as required per Mechanical Contractor to provide required Heating Vents.
11. Bathtub and shower head water saving. With approved pressure Balance or thermostatic mixing valve. With temper glass sliding doors and 8'-0" high ceramic tile at walls. NON- RESISTANT GYPSUM BACKING
12. New tankLESS water heater (Owner spec.)
13. 30 x 30 min. attic access
14. Undergrounding of electrical, cable and phone
15. 36" MIN. DOOR/ ONLY DOORS WITHIN ACCESSIBLE P.O.T. 5LB MAX PUSH PULL / SELF CLOSING
16. Stone counter top required per adaptability - Owner spec.
17. *HARDWIRED* Door Bell with a maximum height of 48"

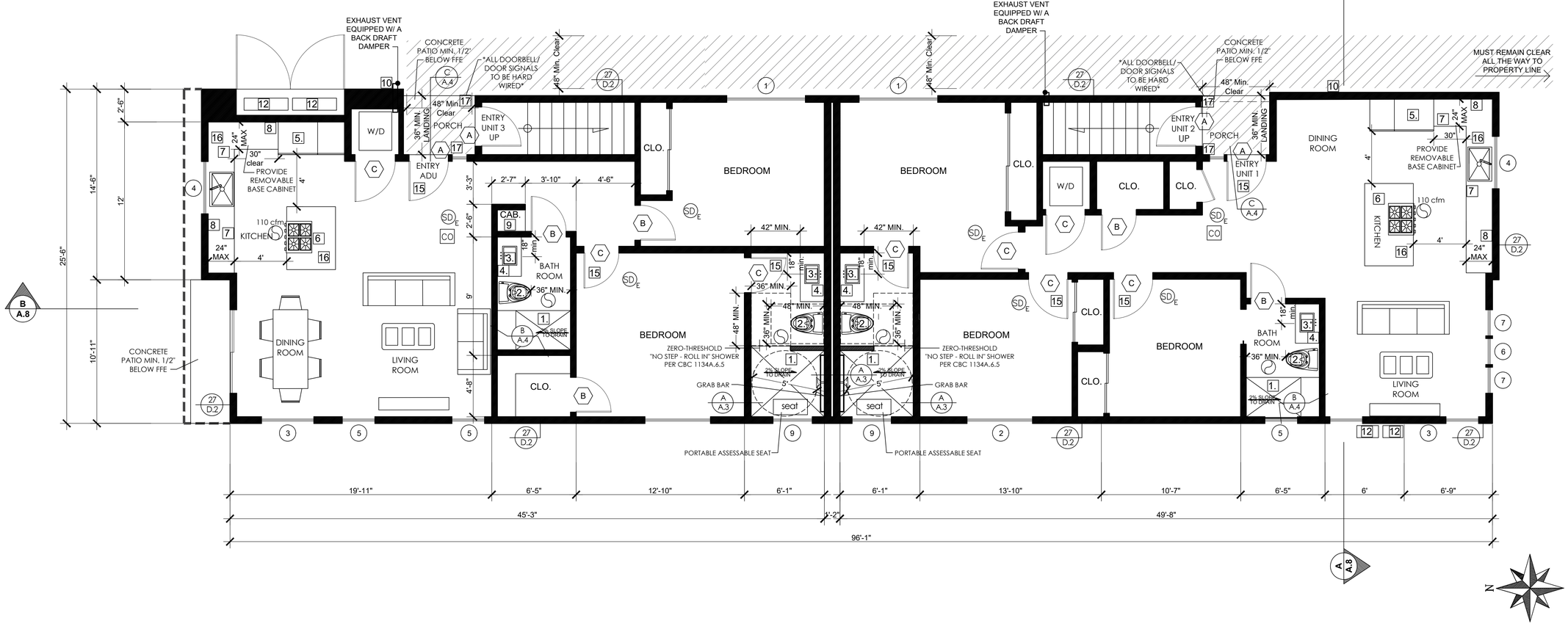
EXHAUST FAN W/ FLOURESCENT LIGHT
50 cfm. min,(MIN. 3' FROM BUILDING & PROP. LINE

SD/E SMOKE DETECTOR, 120V HARD-WIRED INTERCONNECTED SMOKE ALARM W/ BATTERY BACK-UP AND LOW BATTERY WARNING.

CO CARBON MONOXIDE DETECTOR / BRK MODEL# CO5120BN LISTING UL2034/2075

WALL LEGEND

- EXISTING WALL
- 1-HOUR FIRE RESISTANT WALL (SEE NOTE)
- WALL TO BE REMOVED
- NEW WALL



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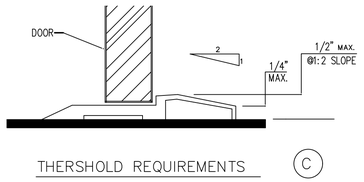
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Proposed
1st Floor Plan

A.3

SCALE · 1/4" = 1'-0"



THERSHOLD REQUIREMENTS (C)

Construction Notes

1. Shower Enclosure, Ceramic tile to ceiling line. With approved pressure Balance or thermostatic mixing valve. With temper glass door and side panel. Temper glass enclosure and door per owner specs.
2. Toilet white Energy saver / low flow commsumpsion water closet shall meet the WATER CONSERVATION STANDARDS of ANSIS A 112.19.2M per information Bulletin SHL 91-03 of the Department of Housing and Community Development. 1.6 galons per flush.
3. Hand sink one piece on granite with white sink and counter to be Oak or Maple.
4. Vanity mirror, G.C. to verify with Owner and at field for size.
5. Refrigerator provide water line
6. Stove and Kitchen hood vent, provide required plumbing and electrical.
7. Counter wood cabinets, owner to pick style and color.
8. Wall cabinets owner to pick style and color.
9. Linen storage, provide organizer and shelves by Owner.
10. Provide a Duct as required per Mechanical Contractor to provide required Heating Vents.
11. Bathtub and shower head water saving. With approved pressure Balance or thermostatic mixing valve. With temper glass sliding doors and 8'-0" high ceramic tile at walls. NON- RESISTANT GYPSUM BACKING
12. New tank water heater (Owner spec.)
13. 30 x 30 min. attic access
14. Undergrounding of electrical, cable and phone

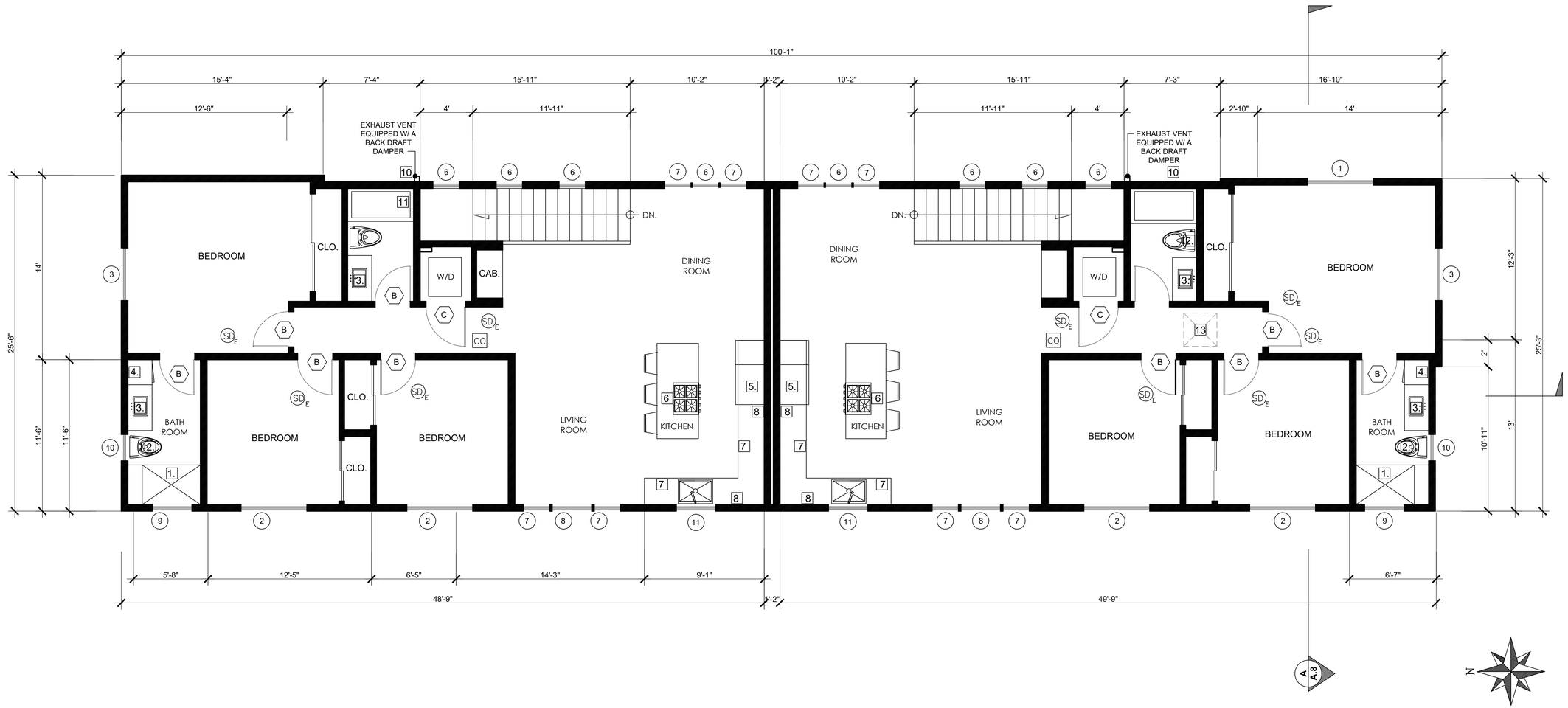
EXHAUST FAN W/ FLOURESCENT LIGHT
50 cfm. min,(MIN. 3' FROM BUILDING & PROP. LINE

SD/E SMOKE DETECTOR, 120V HARD-WIRED INTERCONNECTED SMOKE ALARM W/ BATTERY BACK-UP AND LOW BATTERY WARNING.

CO CARBON MONOXIDE DETECTOR / BRK MODEL# CO5120BN LISTING UL2034/2075

WALL LEGEND

- EXISTING WALL
- 1-HOUR FIRE RESISTANT WALL (SEE NOTE)
- WALL TO BE REMOVED
- NEW WALL



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DRAWN BY: D.GREGG **DATE :** 01/20/26

Proposed
2nd Floor Plan

A.4

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

ROOF PLAN NOTES

1) PROVIDE TYPICAL FINISH MATERIALS AS FOLLOWED, LIGHT WEIGHT CLASS "A" FIBERGLASS SHINGLE ROOF, OVER TWO LAYERS -0/30LB FELT UNDERLAYMENT W/ 19" OVERLAP.

2) PROVIDE FLASHING AT VALLEYS, W/T MINIMUM 25 GAUGE MIN. GALVANIZED IRON.

3) PROVIDE ROOF GUTTERS AND DOWNSPOUTS, ALL DRAINAGE TO TERMINATE AT STREET VIA NON-CORROSIVE DEVICE. DESIGN SHALL PREVENT ACCUMULATION OF LEAVES.

4) PROVIDE ATTIC VENTILATION FOR EACH SEPARATE SPACE WITH NOT LESS THAN 1/150 OF VENT AREA; AND WITH BALANCE OF VENTILATION PROVIDED BY EAVE VENTS, AND/OR GABLE. END VENTS. VENST SHALL NOT BE LOCATED UNDER EAVES OR CORNICES UNLESS SET FORTH IN SECTION 706A.3 OR R337.6.3

5) OPENINGS SHALL HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16" MIN. AND 1/8" MAX. OPENING.

6) A MINIMUM 1" AIRSPACE SHALL BE PROVIDED BETWEEN ROOFING SHEATHING AND INSULATION.

7) PROVIDE ATTIC VENTILATION FOR EACH SEPARATE SPACE WITH NOT LESS THAN 1/150 OF VENT AREA; AND WITH BALANCE OF VENTILATION PROVIDED BY EAVE VENTS, AND/OR GABLE END VENTS.

8) 1/4" PER FT. SLOPE SHALL HAVE HOT MOP OVER 2 LAYERS OF 19LB. FELT OVER 1/2" CDX. PLYWOOD.

NOTE: ROOF EMITTANCE U-VALUE 0.644

WALL LEGEND

ROOF LINE(S)

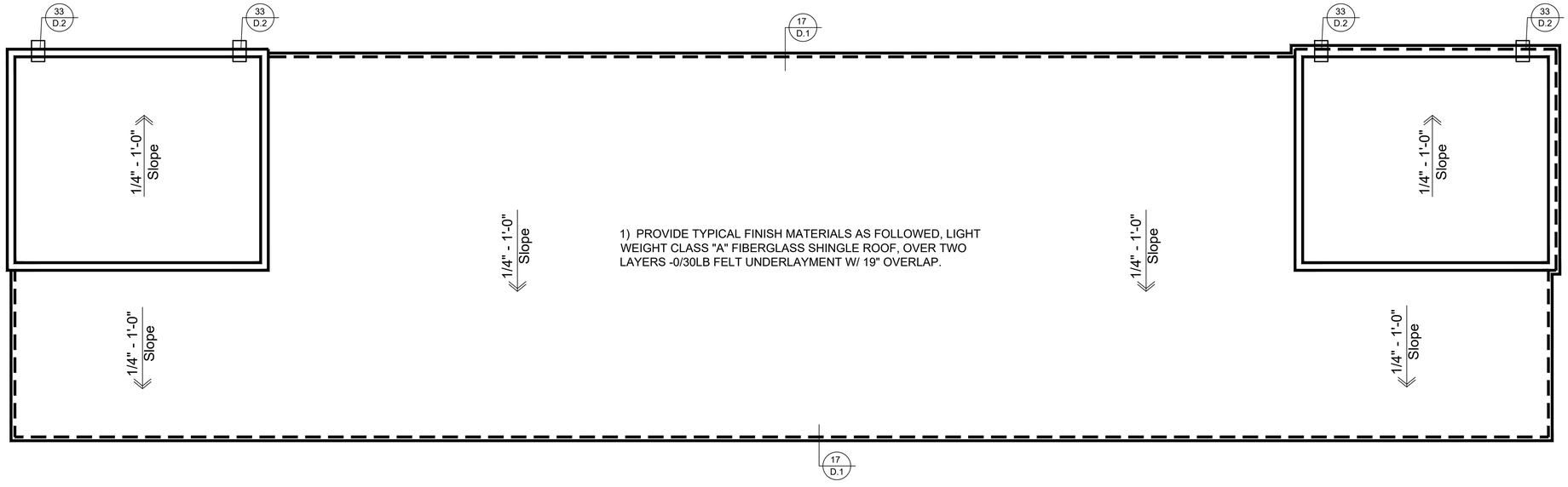
NEW WALL

ATTIC VENT CALC.

CATHEDRAL CEILING AREA

ATTIC AREA (DROP CEILING)

A= 541 / 1:150 = 3.60
VENTS REQUIRED = 4 VENTS



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DRAWN BY: D.GREGG **DATE :** 01/20/26

Proposed
Roof Plan

A.5

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

Construction Notes

1. NEW STUCCO FINISH OVER 2 LAYERS OF GRADE D BUILDING PAPER BETWEEN PLYWOOD AND SHEAR PANEL.

2. NEW CLASS "A" FIBERGLASS SHINGLE ROOF, OVER TWO LAYERS -0/30LB FELT UNDERLAYMENT. GAF Timberline® Cool Series® SpecsICC ESR-1475

3. NEW VINYL WINDOWS TYP.

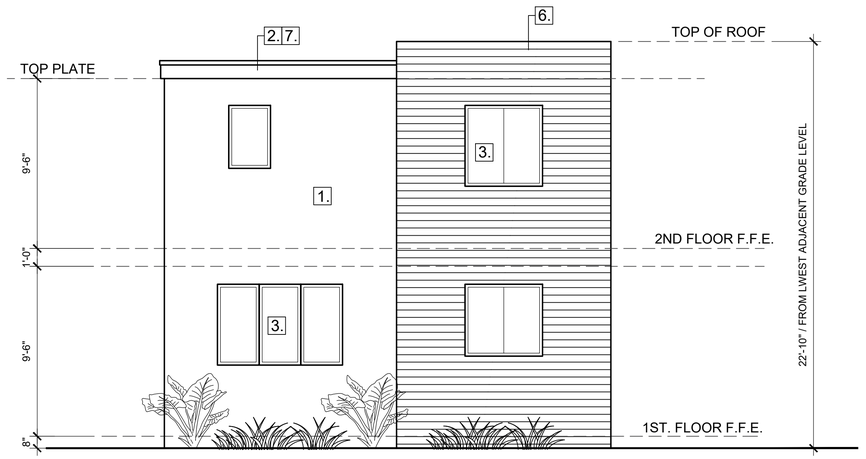
4. NEW GLASS SLIDING DOOR

5. NEW ENTRY DOOR

6. NEW HARDY BOARD WOOD SIDING

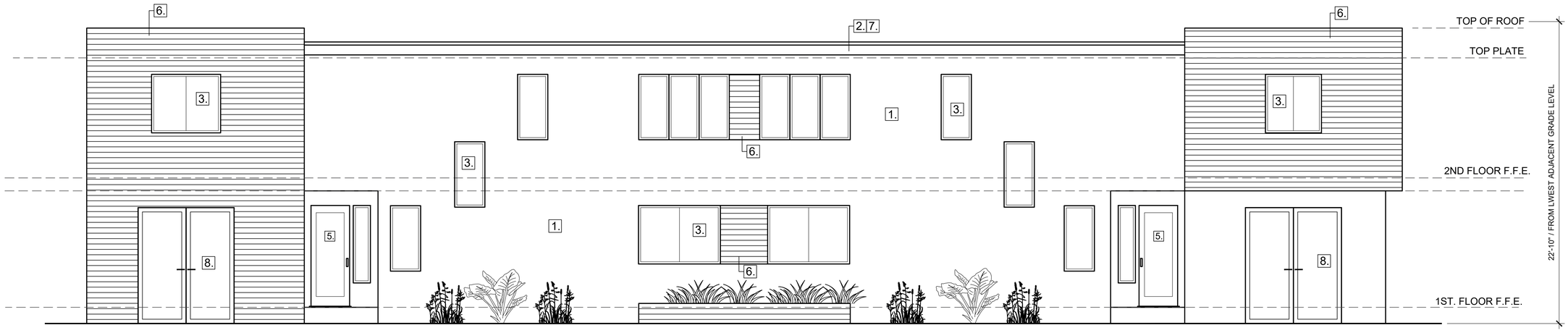
7. NEW 2X12 FACIA BOARD

8. NEW DBL METAL DOORS



South Elevation

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



East Elevation

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

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Los Angeles, Ca. 90044

CLIENT:

Omar Hernandez
829 W. 76th St.
Los Angeles, Ca. 90044

NO.	DATE	REVISIONS

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DRAWN BY: D.GREGG **DATE :** 01/20/26

Exterior Elevations

A.6

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

Construction Notes

1. NEW STUCCO FINISH OVER 2 LAYERS OF GRADE D BUILDING PAPER BETWEEN PLYWOOD AND SHEAR PANEL.

2. NEW CLASS "A" FIBERGLASS SHINGLE ROOF, OVER TWO LAYERS -0/30LB FELT UNDERLAYMENT. GAF Timberline® Cool Series® SpecsICC ESR-1475

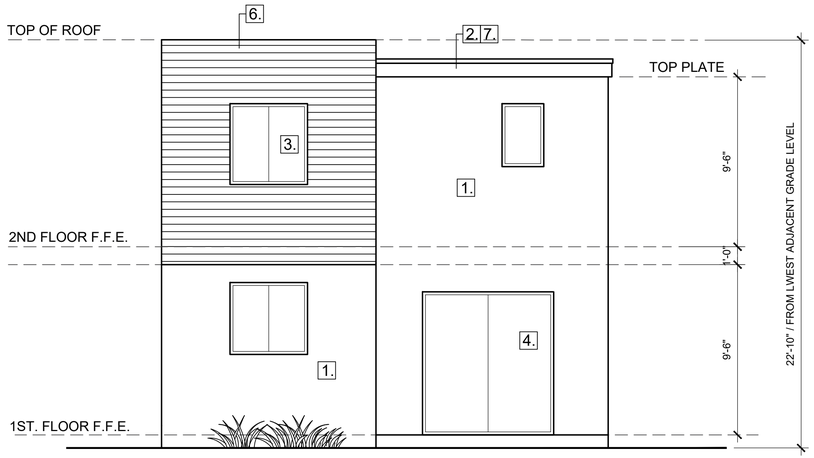
3. NEW VINYL WINDOWS TYP.

4. NEW GLASS SLIDING DOOR

5. NEW ENTRY DOOR

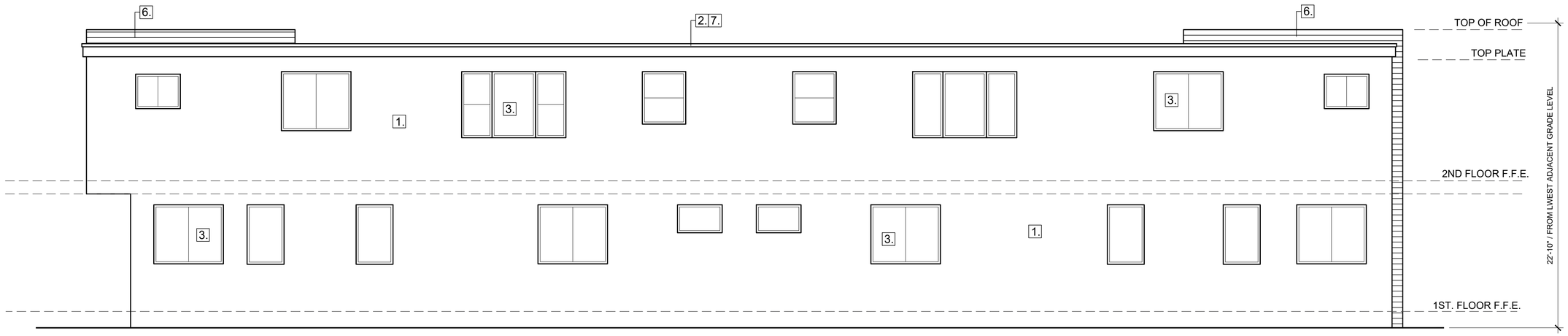
6. NEW HARDY BOARD WOOD SIDING

7. NEW 2X12 FACIA BOARD



North Elevation

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



West Elevation

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

DG+A

DG+Associates llc

Design // Planning // Development

2706 Artesia Blvd. Suite D
Redondo Beach, Ca. 90278

o 310.920.9995

e dg@dgassoc.net

w dgassoc.net

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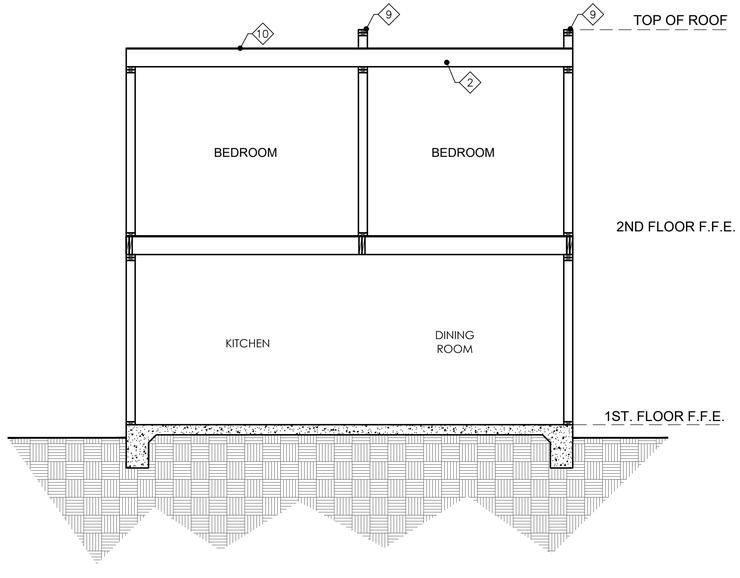
Exterior Elevations

A.7

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

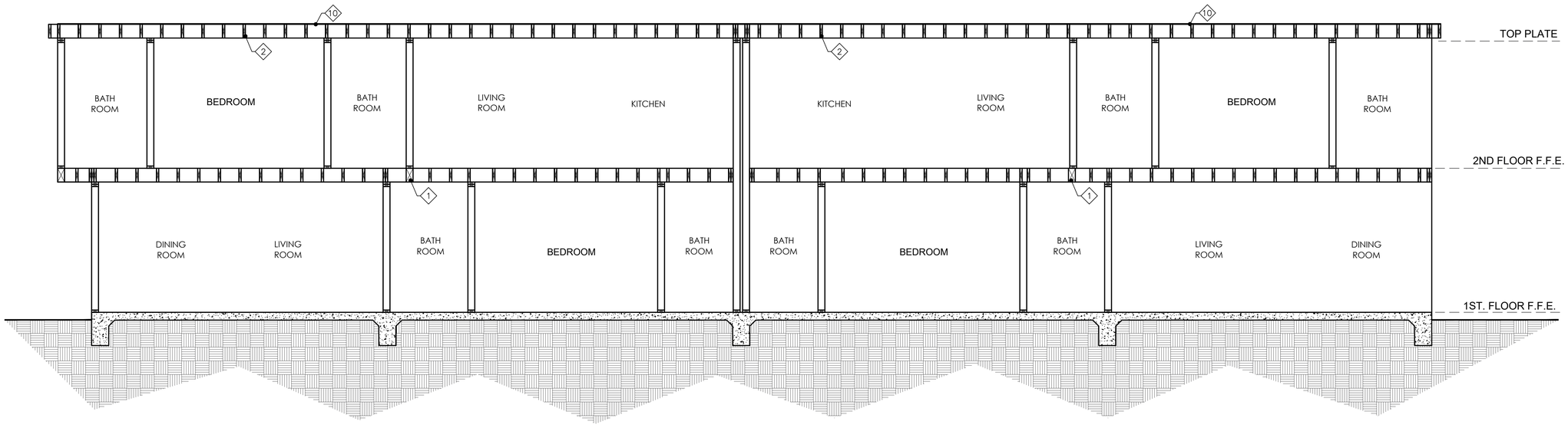
Construction Notes

1. BEAM - PER PLAN
2. 2X12 R.R @ 16" O.C
3. 2X12 R.R @ 16" O.C
4. NEW 2X6 STUDS @16" O.C
5. 4" SLAB OVER W/ #4 BARS @ 18" O.C. E/W
6. NEW FOOTING / SLAB
7. R-15 INSUL.
8. R-30 INSUL.
9. 2X6 PARAPET
10. PLYWOOD ROOF SHEATHING



Section "A"

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



Section "B"

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

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DRAWN BY: D.GREGG **DATE :** 01/20/26

Building Sections

A.8

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

BUILDING DEPT NOTES

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

-PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTENT MATERIALS FOR SHOWER ENCLOSURE (1115B.2 AND 2406.3(5))

-WATER HEATER MUST BE STRAPPED TO WALL

-A COPY OF EVALUATION REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

-PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).-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).

- 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).

-SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

- 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)

-PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

-PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. *EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.* (6306)

NOTE :

ALL NEW GLAZING SHALL COMPLY WITH STANDARDS OF U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO OWNER.

MAXIMUM DEPTH OF NOTCHING AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.

USE SAFETY GLAZING IN WINDOWS/GLASS DOORS LOCATED IN HAZARDOUS LOCATIONS

NOTCHES IN THE TOP OR BOTTOM OF THE MEMBER SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH

DOOR SCHEDULE

Sym.	Size	Qty.	Material	Thresh hold	Temp.	Operation
A	3'-0" x 8'-0" MIN. 1-3/8" THK.	4	Entry door	Yes	Yes	1R /1L SELF LATCHING 20min. tight fit, self close
B	2'-8" x 8'-0"	20	Swing	No	No	Latch and Privacy
C	3'-0" x 8-0"	6	Swing	No	No	
C	7'-0" x 8-0"	6	SLIDER	Yes	Yes	Latch and Privacy

CONTRACTOR SHALL POST THE INSTALLATION CERTIFICATE (CF-6R) FORM AND INSULATION CERTIFICATE (IC-1) FORM IN A CONSPICUOUS LOCATION OR KEPT WITH PLANS AND MADE AVAILABLE TO THE INSPECTOR.

CONTRACTOR SHALL PROVIDE COPIES OF THE CALIFORNIA GUIDE TO HOME COMFORT AND ENERGY SAVINGS, CF-1R, MF-1R, CF-6R AND IC -1 FORMS TO THE BUILDING OWNER.

WINDOW SCHEDULE

SYM.	QTY.	SIZE		DESCRIPTION		GLAZING					
		WIDTH	HEIGHT	MATERIAL	OPERATION	LITES	TEMP	TINT	REMARKS	U-FACTOR	SHGC
1	4	6'-0"	5'-0"	VINYL / WOOD	FIXED		●			.32	.25
2	4	5'-0"	5'-0"	VINYL / WOOD	CASEMENT		●		W/ TRANSOM	.32	.25
3	4	4'-0"	5'-0"	VINYL / WOOD	SLIDER		●			.32	.25
4	2	4'-0"	4'-0"	VINYL / WOOD	CASEMENT				MAX. 44" SILL	.32	.25
5	4	2'-6"	5'-0"	VINYL / WOOD	SLIDER		●			.32	.25
6	9	2'-0"	5'-0"	VINYL / WOOD	FIXED					.32	.25
7	10	2'-0"	5'-0"	VINYL / WOOD	CASEMENT					.32	.25
8	2	3'-0"	5'-0"	VINYL / WOOD	FIXED		●			.32	.25
9	4	3'-0"	3'-0"	VINYL / WOOD	AWNING		●			.32	.25
10	2	2'-0"	3'-6"	VINYL / WOOD	FIXED		●			.32	.25
11	2	3'-0"	4'-0"	VINYL / WOOD	CASEMENT		●			.32	.25

1. All newly constructed buildings shall be all-electric buildings per Ordinance No. 187714.
Exceptions:
a. Application for a building permit is submitted, accepted by the Department of Building and Safety, and building permit application fees are paid prior to April 1, 2023.
b. Application for a building permit for an AffordableHousing Project, as defined in the Mayor's Executive Directive 13, is submitted, accepted by the Department of Building and Safety, and building permit application fees are paid prior to June 1, 2023.
c. Attached accessory dwelling units using existing gas piping systems in conjunction with the primary dwelling.
d. Cooking equipment contained within kitchens located in a public use area, as defined in the California Building Code Chapter 2, such as restaurants, commissaries, cafeterias, and community kitchens provided the electrical infrastructure is installed in accordance with Section 99.04.106.8.1.
e. Gas-powered emergency life-safety systems, including emergency backup.
2. 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.
3. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off 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 and 180,670) Separate plumbing permit is required.
4. Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
5. Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (1210.2.3, 2406.4.5, R307.2, R308.4)
6. Water heater must be strapped to wall. (507.3 & LAPC)
7. Sprinkler system must be approved by the Mechanical Division prior to installation.
8. A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)
9. Carbon monoxide alarm is required. (915.4, R315)

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

1. ALL PERSONS WORKING AT THE SITE SHOULD OBTAIN, READ AND UNDERSTAND THE BEST MANAGEMENT PRACTICES PAMPHLET FOR THE TYPE OF CONST. BEING DONE.
2. STOCKPILES OF SOIL, DEMOLITION DEBRIS, CEMENT, SAND, TOP SOIL, ETC. MUST BE COVERED WITH A WATERPROOF MATERIALS OR BERMED TO PREVENT BEING WASHED OFF SITE.
3. FUELS, OILS, PAINTS, SOLVENTS, AND OTHER LIQUID MATERIAL MUST BE KEPT INSIDE THE BERMED AREAS, SPILLS MUST NOT BE WASHED TO THE STREET.
4. WASTE CONCRETE MUST NOT BE WASHED INTO STREET, STORM DRAIN CATCH BASINS, OR PUBLIC RIGHT OF WAY ALL DUST AND SLURRY FROM CONCRETE CUTTING MUST BE REMOVED USING A WET-DRY VACUUM OR EQUIVALENT.
5. TRASH AND OTHER CONSTRUCTION SOLID WASTES MUST BE PLACED IN A COVERED TRASH RECEPTACLE.
6. ERODED SOIL FROM DISTURBED SLOPES MUST BE CONTAINED USING BERMS, SILT FENCES, SETTING BASINS, OR GOOD EROSION MANAGEMENT PRACTICES SUCH AS RESEEDING.
7. WASH WATER FROM CLEANING CONSTRUCTION VEHICLES AND EQUIPMENT MUST BE KEPT ON SITE WITHIN A CONTAINMENT AREA.

EGRESS NOTE:

1. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE. (CBC1008.1.8.2)

2. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MINIMUM OF 34" TO MAX. 48" HEIGHT FROM FINISH FLOOR.

3. PROVIDE A MIN. OF 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS.

4. PROVIDE EMERGENCY EGRESS WINDOWS FROM SLEEPING ROOMS: MIN. 24" CLEAR HEIGHT, MIN. 20" CLEAR WIDTH.

5. PANELS IN SLIDING OR SWINGING DOORS SHALL BE TEMPERED.

6. DOOR BETWEEN GARAGE AND DWELLING UNIT SHALL BE 1-3/8" THICK MINIMUM SOLID WOOD OR SOLID OR HONEYCOMB STEEL, SELF CLOSING AND SELF LATCHING.

7. BEDROOMS SHALL HAVE AT LEAST ONE EXTERIOR EMERGENCY ESCAPE AND RESCUE OPENING MEETING THE MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET(5 FT AT GRADE FLOOR), MINIMUM NET OPENING HEIGHT OF 24", MINIMUM NET CLEAR OPENING WIDTH OF 20" AND STILL HEIGHT NO GREATER THAN 44" MEASURED FROM THE FLOOR.

BUILDING DEPT NOTES

1. PLASTER AND DRYWALL TO CONFORM TO THE REQUIREMENTS OF CBC CHAPTER 25. 2 LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATHING
2. OMF AND SMRF REQUIRE NDT TESTING IN ACCORDANCE WITH CBC SECTION 1703.
3. ALL HOSE MUST BE PROTECTED BY ANTI SYPHON DEVICE
4. ALL BEDROOMS OULETS SHALL BE PROTECTED BY ARC-FAULT INTERRUPTER
5. MINIMUM SLOPE OF SEWER LINE DRAINAGE PIPING IS 2%
6. PROVIDE 2X BLOCKING UNDER PARTITIONS PERPENDICULAR TO FLR. JSTS.
7. PROVIDE DBL. JOISTS UNDER PARALLEL BEARING PARTITIONS
8. PROVIDE FIRE BLOCK AT WALLS AT 10' MAX. HEIGHT

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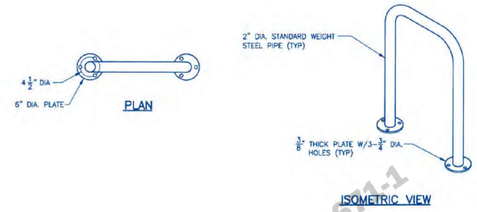
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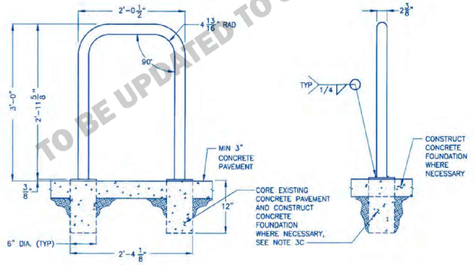
DRAWN BY: D.GREGG **DATE :** 01/20/26

Window / Door Schedules

A.9

SCALE · 1/4" = 1'-0"





TO BE UPDATED TO S-671-1

BUREAU OF ENGINEERING — DEPARTMENT OF PUBLIC WORKS — CITY OF LOS ANGELES

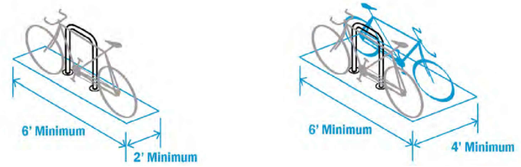
BICYCLE RACK

STANDARD PLAN S-671-0

PREPARED	SUBMITTED	APPROVED	SUPERSEDES	REFERENCES
CARLOS MORALES, DEPT. OF TRANSPORTATION AMIR SEDAGHI, P.E., INTERIM GEN. MANAGER RONALD LAU, BUREAU OF ENGINEERING CHECKED: PATRICK LEE, P.E., BUREAU OF ENGINEERING	SAMARA ALI-AHMAD, P.E. DATE, ENGINEER OF DESIGN KENNETH REED, P.E. DATE, DEPUTY CITY ENGINEER	GARY LEE MOORE, P.E. 3-14-11 DATE, CITY ENGINEER. No. C 49548 Exp. 9.30.13 CIVIL STATE OF CALIFORNIA		

SHEET 1 OF 2 SHEETS

LONG-TERM BICYCLE PARKING

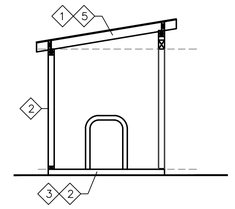


For residential buildings containing more than 3 dwelling units or 5 guest rooms

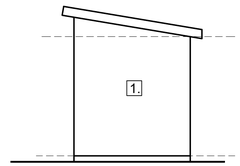
Long-term Bicycle Parking	=	1 per 1 dwelling unit or guestroom
Short-term Bicycle Parking	=	1 per 10 dwelling units or guestrooms

Construction Notes

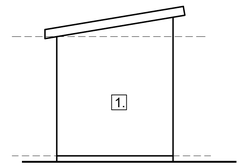
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2. NEW 2X4 STUDS @16" O.C
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4. NEW FOOTING / SLAB
5. PLYWOOD ROOF SHEATHING



SECTION "A"



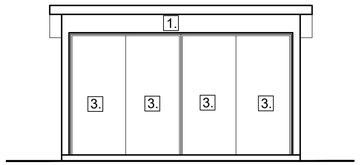
NORTH ELEVATION



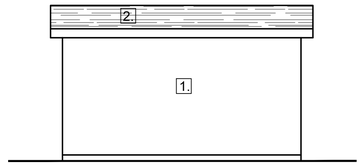
SOUTH ELEVATION

Construction Notes

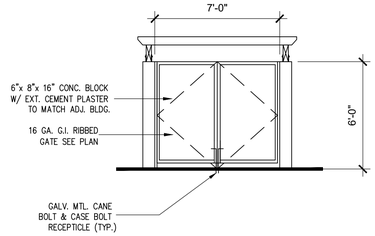
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3. NEW ENTRY DOOR



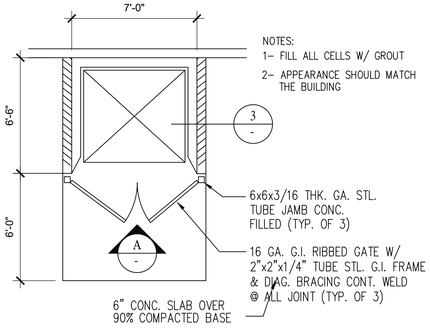
EAST ELEVATION



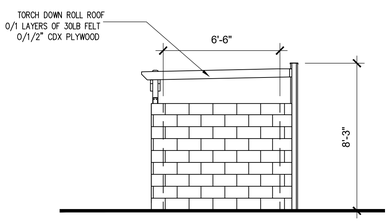
WEST ELEVATION



SOUTH ELEVATION



PLAN VIEW



WEST ELEVATION



RECYCLING AREA - 30 S.F. MINIMUM - "A"

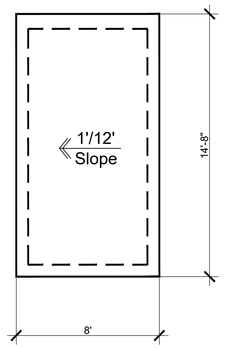
ROOF PLAN NOTES

1) PROVIDE TYPICAL FINISH MATERIALS AS FOLLOWED, (CLASS A - VHFHSG COMPLIANT) LIGHTWEIGHT FIBERGLASS SHINGLES, OVER TWO LAYERS -0/30LB FELT UNDERLAYMENT. Flat Concrete Material Eaglelite Bel-Air "Concord Blend"

LEGEND

ROOF LINE

BUILDING FOOTPRINT

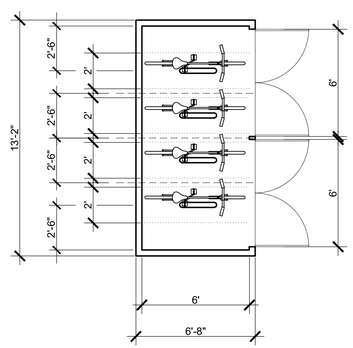




ROOF PLAN - LONG-TERM BICYCLE PARKING

WALL LEGEND

NEW 2X4 STUD WALL





FLOOR PLAN - LONG-TERM BICYCLE PARKING

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DRAWN BY: D.GREGG **DATE :** 01/20/26

BICYCLE PARKING / RECYCLING

A.10

SCALE · 1/4" = 1'-0"

ELECTRICAL NOTES:

1. PROVIDE SEPARATE 20 AMP.
CIRCUIT FOR NEW BATHROOM.

2. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILINGS SHALL BE APPROVED MUST HAVE A SEALED GASKET OR BE CAULKED BETWEEN HOUSING AND CEILING
FOR ZERO CLEARANCE (I.C RATED), AIR TIGHT .

3. MINIMUM ELECTRICAL OUTLET REQUIREMENTS AT BATHROOMS AND KITCHEN

4. ALL FLUORESCENT LIGHTING IN KITCHEN TO BE OPERATED BY A PRIMARY SWITCH AT FIRST ENTRY OF KITCHEN

5. HARDWIRE FIXTURES IN BATHROOM MUST BE HIGH EFFICACY
OR BE CONTROLLED BY A MANUAL ON/OFF SWITCH.

6. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

7. ALL LIGHTING TO BE ON DIMMER SWITCHES.

8. PROVIDE VACANCY SENSORS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS.

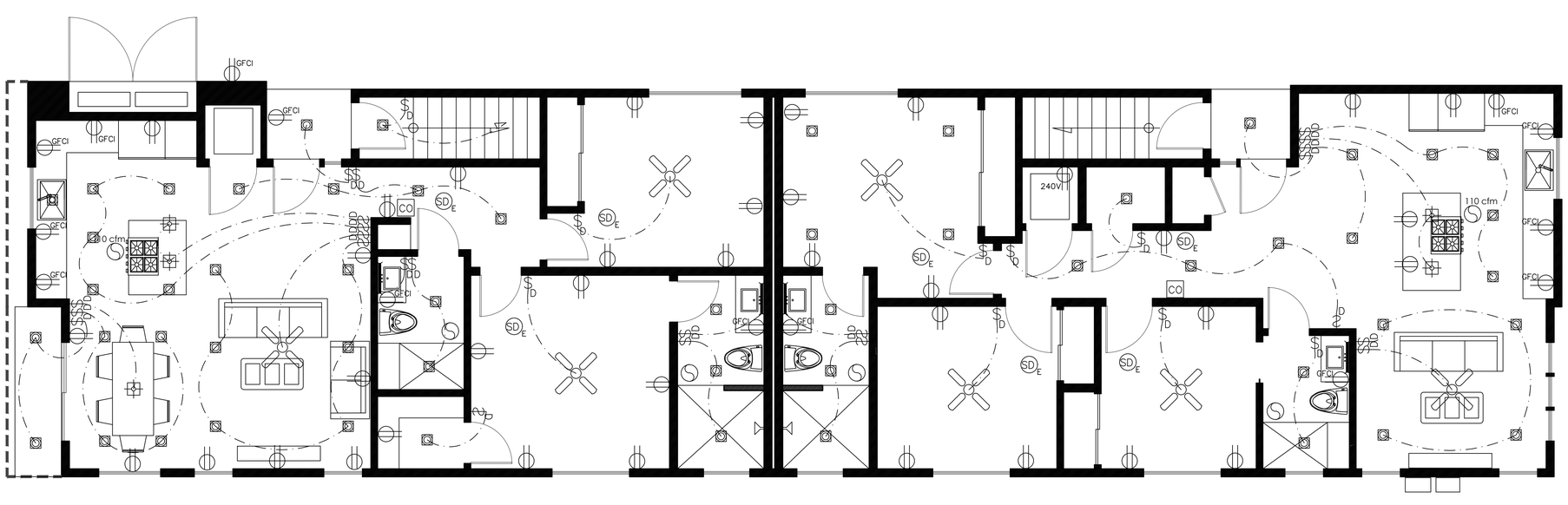
9. PROVIDE MIN. 2-20AMP SMALL APPLIANCE CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLES @ KITCHEN, DINING ROOM, PANTRY, OR OTHER SIMILAR AREAS

10. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER @ ALL OUTLETS, NOT JUST RECEPTACLES FOR ALL DWELLING UNITS

11. AT LEAST (1) 20 AMP CIRCUIT MUST BE PROVIDED TO SUPPLY BATHROOM AND LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

LEGEND

- DUPLEX OUTLET AFCI
MOUNT AT 12" A.F.F. UNLESS NOTED
OTHERWISE ON PLAN ADJACENT TO OUTLET.
- DUPLEX OUTLET WITH GFI
- DATA OUTLET
- WALL SCONCE T.B.S. BY OWNER
- WALL SWITCH
- 3 WAY WALL SWITCH
- VACANCY SENSOR SWITCH
- DIMMER SWITCH
- HANGING FIXTURE T.B.S. BY OWNER
- LIGHT W/FAN T.B.S. BY OWNER
- RECESSED CAN LIGHT T.B.S. BY OWNER
- 4" RECESSED CAN LITE T.B.S BY OWNER
- EXHAUST FAN W/ FLOURESCENT LIGHT
50 cfm. min.(MIN. 3' FROM BUILDING & PROP. LINE
- FLUORESCENT LIGHT
- SMOKE DETECTOR, 120V HARD-WIRED INTERCONNECTED SMOKE ALARM W/ BATTERY BACK-UP AND LOW BATTERY WARNING.
- BATTERY BACK-UP SMOKE ALARM UL217 RATED
- CARBON MONOXIDE DETECTOR / BRK MODEL# CO5120BN
LISTING UL2034/2075 HARD-WIRED INTERCONNECTED



N

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

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DRAWN BY: D.GREGG **DATE :**

1st Floor
Electrical Plan

E.1

ELECTRICAL NOTES:

1. PROVIDE SEPARATE 20 AMP.
CIRCUIT FOR NEW BATHROOM.

2. ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO CEILINGS SHALL BE APPROVED MUST HAVE A SEALED GASKET OR BE CAULKED BETWEEN HOUSING AND CEILING
FOR ZERO CLEARANCE (I.C RATED), AIR TIGHT .

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6. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

7. ALL LIGHTING TO BE ON DIMMER SWITCHES.

8. PROVIDE VACANCY SENSORS IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS.

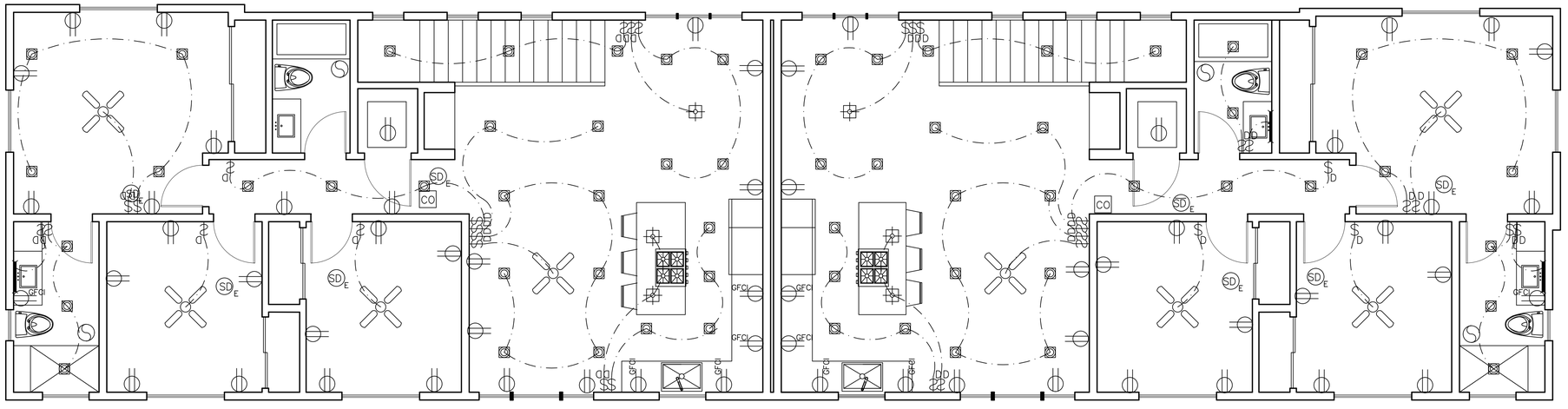
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10. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER @ ALL OUTLETS, NOT JUST RECEPTACLES FOR ALL DWELLING UNITS

11. AT LEAST (1) 20 AMP CIRCUIT MUST BE PROVIDED TO SUPPLY BATHROOM AND LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

LEGEND

- DUPLEX OUTLET AFCI
MOUNT AT 12" A.F.F. UNLESS NOTED
OTHERWISE ON PLAN ADJACENT TO OUTLET.
- DUPLEX OUTLET WITH GFI
- DATA OUTLET
- WALL SCONCE T.B.S. BY OWNER
- WALL SWITCH
- 3 WAY WALL SWITCH
- VACANCY SENSOR SWITCH
- DIMMER SWITCH
- HANGING FIXTURE T.B.S. BY OWNER
- LIGHT W/FAN T.B.S. BY OWNER
- RECESSED CAN LIGHT T.B.S. BY OWNER
- 4" RECESSED CAN LITE T.B.S BY OWNER
- EXHAUST FAN W/ FLOURESCENT LIGHT
50 cfm. min,(MIN. 3' FROM BUILDING & PROP. LINE
- FLUORESCENT LIGHT
- SD E — SMOKE DETECTOR, 120V HARD-WIRED INTERCONNECTED SMOKE ALARM W/ BATTERY BACK-UP AND LOW BATTERY WARNING.
- SD B — BATTERY BACK-UP SMOKE ALARM UL217 RATED
- CO — CARBON MONOXIDE DETECTOR / BRK MODEL# CO5120BN
LISTING UL2034/2075 HARD-WIRED INTERCONNECTED



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DRAWN BY: D.GREGG **DATE :**

2nd Floor
Electrical Plan

E.2

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

FOUNDATION LEGEND

EXIST. RAISED FOOTING
12"X12" W/ 2 - #4 T&B

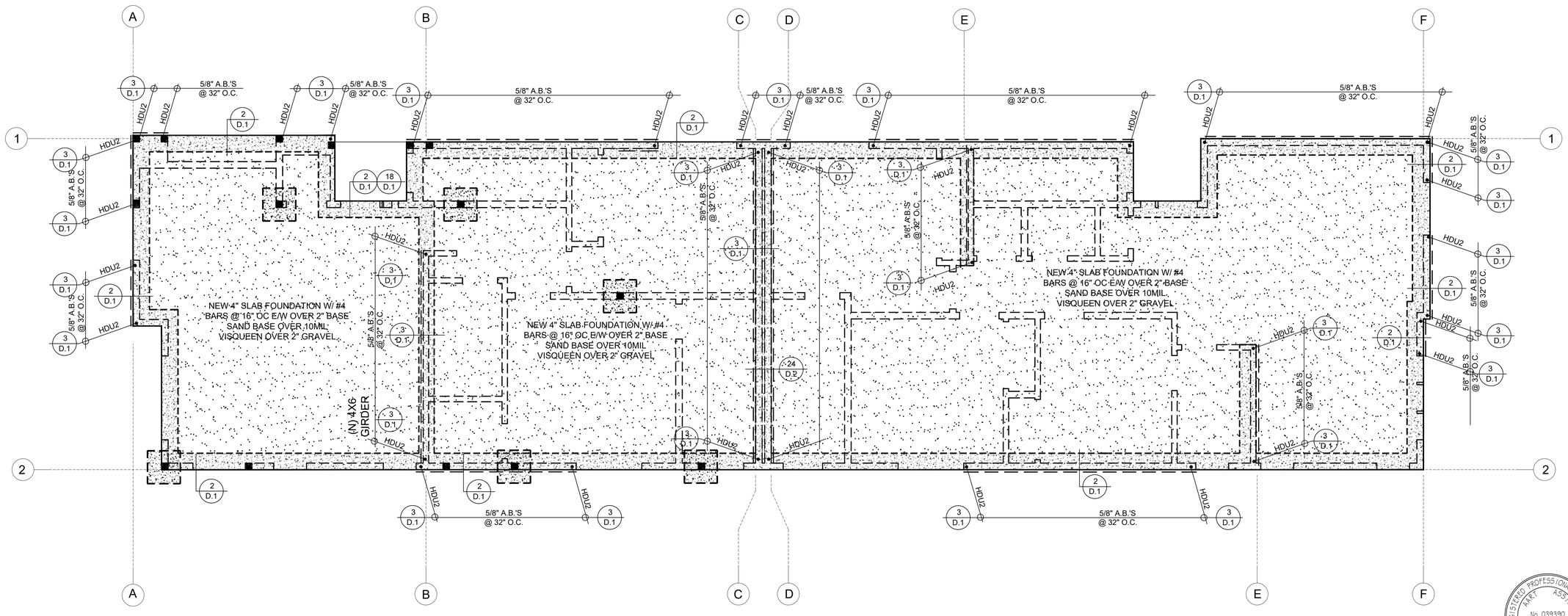
NEW RAISED FOOTING
15"X24" W/ 2 - #5 T&B

WALL ABOVE

SHEARWALL

NEW FOOTING
30"X30" W/ (3) - #5 E/W

NEW FOOTING
18"X18" X 12" W/ (2) - #4 E/W



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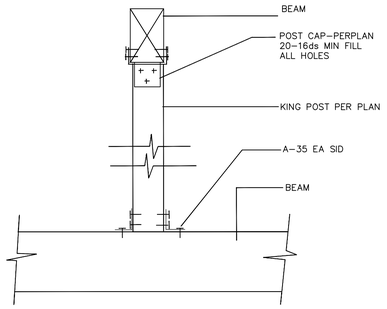
DRAWN BY: D.GREGG **DATE :** 01/20/26

Foundation Plan

S.1

SCALE · 1/4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
AMIT ASSIYAT
No. 039390
EXP. 12/31/26
CIVIL
STATE OF CALIFORNIA
05/18/25



KINGPOST DETAIL

EARTHQUAKE DESIGN DATA

a) Seismic importance factor: 1.00
b) Occupancy category: II
c) Site Class: D
d) Ss= 2.130 , S1=0.850
e) SDS=1.70, SD1= 0.00
f) Seismic Design Category: D
g) Basic seismic-force-resisting system: Bearing Wall System
h) Design base Shear = 42.44 k
i) Seismic response coefficient (Cs)=0.262
j) Response Modification Factor: 6.5
k) Analysis procedure used: Equivalent Lateral Force Method
l) Redundancy factor= 1.3

VERTICAL DESIGN DATA

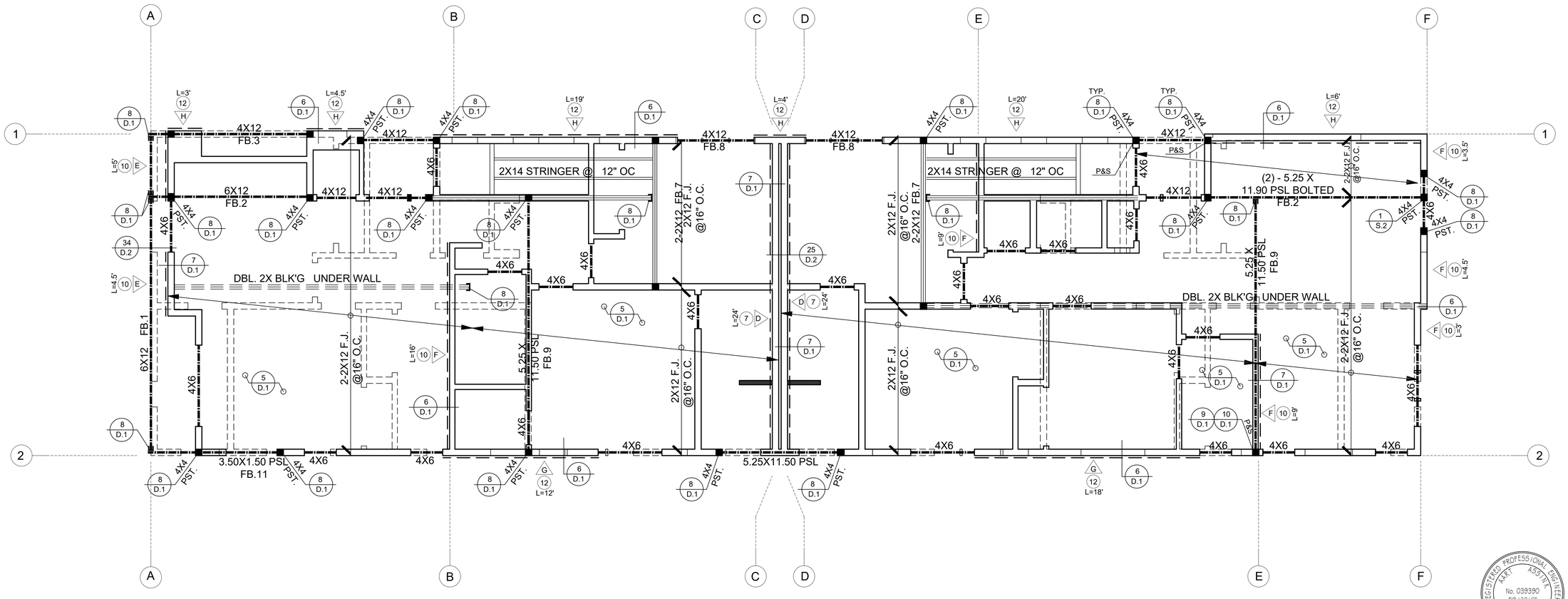
a) Roof Live Load: 20.00 psf
b) Roof Dead Load: 15.60 psf
c) Snow Load: N/A
d) Flood Design: N/A
e) Floor Live Load: 40.00 psf
f) Floor Dead Load: 17.10 psf

WIND DESIGN DATA

a) Basic Wind Speed: 110 mph
b) Internal Pressure Coefficient: +/- 0.18
c) Surface Roughness: B
d) Exposure Category: C
e) Importance Factor: 1

LEGEND

- EXISTING ROOF LINE
- EXISTING BEAM OR HEADER
- PROPOSED BEAM OR HEADER
- NEW WALL
- EXISTING WALL
- A — PLYWOOD SHEARWALL PER SCHEDULE
- 1 — HOLDOWN PER SCHEDULE
- L=XX' — SHEARWALL LENGTH







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DRAWN BY: D.GREGG **DATE :** 01/20/26

2nd Floor
Framing Plan

S.2

SCALE · 1/4" = 1'-0"

EARTHQUAKE DESIGN DATA

a) Seismic importance factor: 1.00
b) Occupancy category: II
c) Site Class: D
d) Ss= 2.130 , S1=0.850
e) SDS=1.70, SD1= 0.00
f) Seismic Design Category: D
g) Basic seismic-force-resisting system: Bearing Wall System
h) Design base Shear = 42.44 k
i) Seismic response coefficient (Cs)=0.262
j) Response Modification Factor: 6.5
k) Analysis procedure used: Equivalent Lateral Force Method
l) Redundancy factor= 1.3

VERTICAL DESIGN DATA

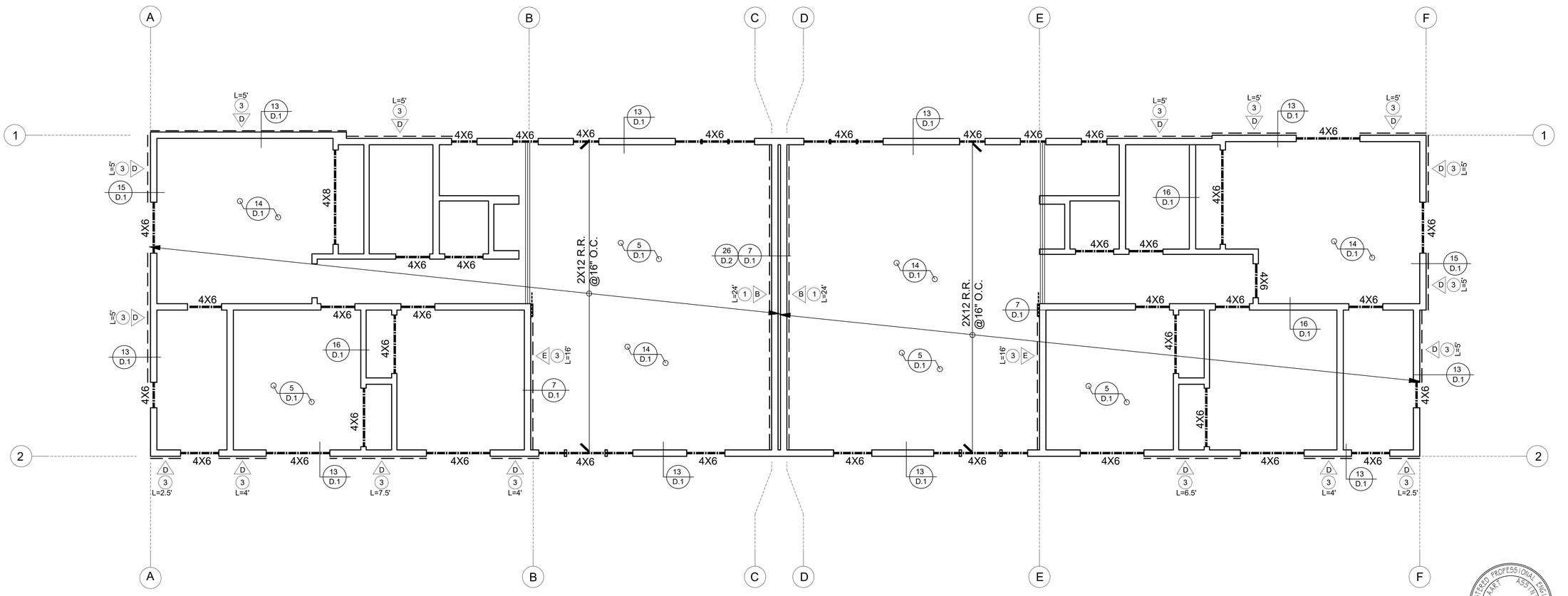
a) Roof Live Load: 20.00 psf
b) Roof Dead Load: 15.60 psf
c) Snow Load: N/A
d) Flood Design: N/A
e) Floor Live Load: 40.00 psf
f) Floor Dead Load: 17.10 psf

WIND DESIGN DATA

a) Basic Wind Speed: 110 mph
b) Internal Pressure Coefficient: +/- 0.18
c) Surface Roughness: B
d) Exposure Category: C
e) Importance Factor: 1

Framing Legend

- BRACEWALL
- BEAM OR HEADER
- NEW WALL
- B — PLYWOOD SHEARWALL
- L=XX' — SHEARWALL LENGTH



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DRAWN BY: D.GREGG **DATE :** 01/20/26

Roof
Framing Plan

S.3

SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"

GENERAL:

ALL WORK SHALL CONFORM TO IBC 2022, CBC 2022 & LABC 2022.

1. All Details, Sections, and Notes shown on drawings are intended to be typical and shall apply to similar situations elsewhere unless otherwise noted.
2. See architectural drawings for doors, windows, non-bearing interior and exterior walls, elevators, slopes, stairs, curbs, drains, depressions, railings, waterproofing, finishes, etc.
3. The contractor shall verify all dimensions and conditions at the job site.
4. The details on the drawings shall be used whenever applicable unless noted otherwise on the drawings. Notes and details on the drawings shall take precedence over general notes and typical details.
5. All workmanship and materials shall conform to the requirements of the governing building code.
6. All ASTM designations shall be as amended to date unless otherwise noted.
7. All omissions or conflicts between the various elements of the working drawings and/or the specifications shall be brought to the attention of the designer and/or engineer before proceeding with any work involved.
8. All concrete is designed by the ultimate strength method.
9. Provide drainage at the base of retaining wall and at the base of all concrete or block basement walls.
10. Refer to specifications for information not covered by these general notes or structural drawings.
11. Continuous inspection shall mean inspection done continuously by a registered deputy inspector currently licensed by the city and approved by the designer and engineer.
12. The contractor shall be responsible for the safety and protection in and around the job site and/or adjacent properties.
13. Observation visits to the job site by the engineer or his representatives shall neither be construed as inspection nor approval of construction.
14. During and after construction, the builder and owner shall keep loads on the structure within the limits of design as set forth in the governing building code.

CONCRETE:

1. The minimum ultimate compressive strength of concrete shall be:
   2500 psi @ 28 days for Slabs on Grade and Foundation U.N.O.
   3000 psi @ 28 days for structural slabs and grade BM and caisson.
   4000 psi @ 28 days for structural columns
   Inspection req'd for all concrete w/F'c >=2500
2. All concrete unless otherwise noted shall be regular weight hard rock type (150 #/cf). Aggregates shall conform to ASTM C-33, nominal size not be larger than 1/5 the narrowest dimension between forms; 1/3 the depth of slab; 3/4 the minimum clear spacing between individual reinforcing bars or wires, but not more than 3/4 inch.
3. Portland Cement shall conform to ASTM C-150 (Type 1 or II). Unless alkaline soils are present.
4. Concrete mix design shall be prepared by an approved testing laboratory and submitted to engineer for review.
5. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement. Alternate methods will be approved if satisfactory performance can be assured.
6. Water used shall be potable and fresh.
7. Locations of constructions joints and other joints not specified shall be approved by the engineer prior to placement.
8. Keyed construction joints shall be used in all cases. All construction joints shall be thoroughly cleaned. All vertical joints shall be thoroughly wetted and slushed with a coat of neat cement immediately before placing new concrete.
9. Prior to placing concrete reinforcing steel and other embedded items shall be well secured in position.
10. All concrete with a compressive design strength greater than 2500 psi shall be placed under the supervision of a qualified inspector U.N.O.
11. Only one grade of concrete shall be allowed on site at one time.
12. Superimposed loads shall not be applied to elevated concrete prior to seven days min.. After pour and until 28 days strength has been reached, shoring shall remain in place until concrete has reached design strength. Re-shoring shall remain in place 28 days min., at no time during the re-shoring process shall the concrete member be unsupported.
13. Provide 3/4 chamfer at exposed edges of concrete BMS and columns U.N.O.
14. Drypack shall be composed of one part Portland cement to not more than three parts sand. Drypack shall conform with ASTM C1107 and CRD C 621.
15. Concrete slabs shall have ASTM E-1745 visqueen on habitable area.
16. Tie wire shall be 18-gauge annealed steel wire.

REINFORCING STEEL:

1. Reinforcing steel shall be deformed steel conforming to the requirements of ASTM A-615, (Deformations shall be in accordance with ASTM A-305) As follows:
   Gr 60 (#5 Bar and larger) GR 40 (#3 or #4 Bar) U.N.O.
2. Detailing, fabrication and erection of reinforcing bars shall conform to A.C.I. "Manual of Standard Practice for Detailing Reinforced Concrete Structures".
3. Concrete protection for reinforcing shall be at least equal to the dia. of bars. Min. cover for Cast-in-Place conc. shall be:
   Poured against earth: 3"
   Poured against form below grade: 2"
   Formed slab (#11 bar & smaller): 3/4"
   Slabs on Grade (From top of slab): 1"
   Col and BM Main Reinf.: 1-1/2"
   Walls Exposed to Weather #6 thru 18: 2"
   #3 thru 5: 1-1/2"
   Walls Not Exposed to Weather: 3/4"
4. Bars shall be clean of rust, grease or other material likely to impair bond. Bends shall be made cold.
5. Lap reinf. in masonry 48 dia. min. in conc. 30 dia. Lap horiz. bars at corners and intersections.
6. Prior to placing conc., reinf. steel and embedded items shall be well secured in position.
7. Complete reinf. placement drawings prepared in accordance with ACI 315 shall be reviewed by the engineer and available at job site prior to placement of concrete.
8. Cont inspection of concrete shall include placement of steel. Inspection shall be scheduled so that placement of reinf. steel, conduit, sleeves, and embedded items may be corrected prior to placement of overlying grids of reinforcing steel.

FOUNDATION:

1. See Soils Report for relative elevations of bottom of footing to (if soils report is available):
   A. Natural grade.
   B. Compacted fill.
   C. Lowest adjacent finish grade.
   All elevation of bottom of footing shall be as directed by the soils engineer or inspector during construction.
   (See plans for foundation details)
2. All backfill shall be compacted to a minimum of 90% of maximum relative density or per the requirements of the soils engineer.
3. Allowable soil pressure is 1,500 psf per soils report.
4. All footing excavations shall be inspected and approved by the local building inspector and soil engineer prior to placing reinforcing.
5. All water shall be removed from foundation excavations prior to placing concrete.
6. Soils report and addendum's shall be considered part of the contract documents.
7. See soils report for excavation procedures, shoring requirements, and subgrade preparation.
8. Foundations as shown are for bidding purposes only and may vary to suit subsurface soil conditions.
9. See soil report No. _____ by NOR-CAL ENGINEERING PH. (562) 799-9469 dated _____ for further soils information.
10. Soils Report shall be part of the plans and shall be kept at the job site at all times.

STRUCTURAL STEEL:

1. All structural and misc. steel shall conform to ASTM A-36 and shall be erected in accordance with the AISC specs for design, fabrication and erection of structural steel for buildings, latest eddition.
2. Pipe columns shall conform to ASTM A-53, grade B, U.N.O. sulfur content shall be less than or equal to .05%.
3. Steel tubes shall conform to ASTM A-500 grade B, U.N.O. sulfur content shall be less than .05%.
4. Bolts shall conform to ASTM A-307 U.N.O..
5. Structural steel shop drawings shall be submitted to architect and engineer prior to fabrication and erection.
6. Hot dip galv. or provide 3" min. concrete cover around all structural steel below grade.
7. Structural steel embedded in concrete or masonry shall be unpainted.
8. Welding: All welding is to comply with AWS specs and is to be done by welders certified for the type of welding to be performed as required by the department of building and safety.
9. All welding is to be done by electric arc process with E70XX electrodes.
10. All welding shall be done in the shop of a licensed fabricator or with continuous inspection by a registered deputy building inspector.
11. Continuous inspection is required for all metal deck welding.
12. Where fillet weld symbol is given without indication of size use minimum size welds as specified in AISC manual of steel construction nineth edition,

FRAMING:

1. All structural lumber shall be S4S grade-mark Douglas fir larch, Grading rules agency WCLIB/WWPA as follows, unless noted otherwise.
   A. 2x joist — Grade #2
   B. Beams, Headers, and Posts — Grade #1
   C. Studs — Construction Grade, or DF #2
   d. Top plates — DF #2
   Sizes indicated are nominal. Actual sizes shall conform to NIST PS 20. Lumber up to 2" thick shall be seasoned to a moisture content of 19 percent or less and be stamped "S-Dry".
2. Glu-lam beams shall meet or exceed grade 24F-V4 (simple span) & 24F-V8 (cantilevers & other members), DF/DF combination. Fabricator shall submit AITC certification to building department and engineer for approval. Provide standard camber U.N.O., shall be in compliance with A190.1.
3. 2.0E Parallam beams shall be as manufactured by Truss-Joist as per NER-116, and shall be stamped with the manufacturers logo. Manufacturer shall submit certification prior to the installation.
   2.0E Parallam beams: ESR-1387, LARR #25202,
   Fb=2900 psi, Fv=290 psi
4. Multiple joist connections:
   Double joist: nail with 16d at 12" o.c. (staggered).
   Triple joist: Bolt with 1/2" diameter M.B. at 24" o.c. (staggered).
   Quadruple joist: Bolt with 3/4" diameter M.B. at 24" o.c. (staggered).
5. Provide multiple studs for solid bearing at end of miscellaneous beams where posts are not shown. Carry studs down to foundation or slab.
6. All stud walls shall have fire blocking at 8'-0" o.c. maximum.
7. Provide 2x3 cross bridging or 2x solid blocking at a maximum of 8'-0" o.c. for 2x12 floor joists, at a maximum of 10'-0" o.c. for roof rafters and solid block at supports. Metal bridging or equal may be used.
8. Plywood is to be stamped by the American Plywood Association and shall conform to US product standard PSI-95 with exterior glue (U.N.O.)
9. Roof sheathing and nailing is to be approved by the inspector before application of roofing.
10. All nailing shall conform to UBC table 2304.9.1. (see table)
11. All bolt heads and nuts which bear against the face of wood members shall use metal washers.
12. Holes in structural members for pipes and conduit shall comply with local building department requirements and shall be verified with the engineer.
13. Where wood is in contact with concrete or masonry, use pressure treated douglas fir.
14. be bolted to concrete or masonry as follows:
    A. At exterior walls use 5/8" dia. anchor bolts x 12" @ 4'-0" o.c. beginning 0'-9" from end of plate, Minimum 1-7/8" edge distance.
    B. At interior walls use 5/8" dia. anchor bolts x 12" @ 4'-0" o.c. beginning 0'-9" from end of plate, Minimum 1-7/8" edge distance.
    Notes:
    a. All bolts shall extend a minimum of 9" into concrete or masonry.
15. Use 2x4 studs @ 16" o.c. (typ.) for bearing studs up tp 10'-0" high. Use 2x6 or 3x4 studs @ 16" o.c. for bearing studs over 10'-0" to 14'-0" high. Use 2-2X6 or 2-3x4 studs @ 16"o.c. for bearing studs o/ 14'-0" to 21'-0" high. Use 2X4 studs @ 16" o.c. for non-bearing studs (rake wall) up to 14'-0".
16. All connections noted to be simpson or others approved by building & safety.
17. All bolts to be a minimum ASTM-A307.
18. Typical sill plate nailing: 16d @ 12" o.c. unless noted otherwise on plans.
19. Use 3/8" dia. lag x 7" long for all 3x sill plates (see shear panel schedule).
20. Typical framing anchor: A35 @ 32" o.c. unless noted otherwise on plans.
21. Rafter Ties: Use minimum 1" x 4" (nominal) cross ties at 4'-0" o.c. where roof rafters are not parallel to ceiling joists.
22. Wall Bracing: All exterior walls and main cross stud partitions shall be effectively and thoroughly braced to resist wind and seismic forces by one of the methods as specified in the C.B.C.
23. Double joists are required under parallel bearing partitions .
24. Plywood roof panels shall be bonded with intermediate or exterior glue, and where exposed to weather shall be exterior grade.
25. Fasteners for preservative-treated shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper per 2304.9.5 CBC
26. Solid blocking shall be provided at all horizontal joints occuring in braced wall panels.

RETAINING WALLS:

1. Contractor shall verify all dimensions and conditions on job.
2. Type of soil and bearing value subject to approval of building inspector and soils engineer if a soils report has been prepared.
3. Responsibility for accurately describing the site conditions rests on the client. review calculations immediately to determine whether consideration was given in wall design for adjacent footing. vehicle or backslope surcharges. Contact this office immediately if there is any question regarding this matter.
4. All footings to extend a minimum of 12" into competent bearing soil as defined by soils report or approved standard practice. Recommendations of soils report to supercede this minimum requirement.
5. Bottom of pad to be minimum of 5'-0" from daylight measured in a horizontal direction from the nearest edge of pad.
6. Reinforced concrete:
   - Machine mixed, 2500 p.s.i. at (28) days. 7.5 gal. water max. per sack of cement. mix per A.S.T.M. C.94. continuous inspection not required.
   - All concrete shall have a 28 day compressive strength of f'c = 2,500 p.s.i.
   - Portland cement shall conform to A.S.T.M. C-150.
   - Mortar shall be freshly prepared and uniformly mixed in the ratio by volumes of one part cement to half part lime putty to 4-1/2 parts sand and shall conform to A.S.T.M. designation C-270.
   - Construction shall be of the highest quality workmanship and all walls shall be laid true and plumb.
7. Concrete masonry:
   - Masonry units: grade "A" hollow units per A.S.T.M. C-90, F'c = 1500 PSI.
   - Mortar: type "S"x(1) part portland cement, (3) parts sand, (1/4) min. (1/2) max. parts lime putty, F'c = 1800 PSI @ 28 days.
   - Grout: (1) part portland cement, (3) parts sand, (2) parts pea gravel. No grout lift shall exceed 4'-0" without clean outs.
   - Fill all cells containing reinforcing with 2000 p.s.i. grout. Inspection shall be called for prior to grouting.
8. Coping: 1 part cement, 3 parts sand.
9. Reinforcing steel shall be grade 40 deformed bars per A.S.T.M. A-615.
10. All reinforcing steel to lap 40 diameters with a minimum lap of 24".
11. Reinforcing bars shall be set straight and secured accurately in position prior to placement of any concrete.
12. Vertical mortar joints shall be staggered and centered on blocks of each course course directly below. All cells shall be vertically aligned so as to maintain 5" x 5"; minimum concrete vertical stud, (4-1/2"x8-1/2" for 12" concrete blocks).
13. Call building department for inspections before pouring footings and again before filling cells with concrete.
14. Unless otherwise specified, no continuous inspection is required.
15. Cell walls and cross webs which form cells to be filled shall be full bedded in mortar to prevent leakage of concrete, and all joints around such cells shall be struck smooth.
16. Cells shall be filled with concrete in lifts of not to exceed a height of 4'-0". If over 4'-0", provide cleanout holes at bottom of each cell and at each lift of concrete. All mortar droppings or debris shall be removed from cells and cleanout holes shall be sealed before concrete is placed.
17. Imperfect jointing and wall surfaces exhibiting defective blocks will be rejected and must be replaced at no cost to the owner.
18. Backfilling shall not be started for at least 7 days after the filling of the cells with concrete. All backfill materials to be granular, i.e. sand, gravel, or soil approved by project engineer.
19. Waterproof coating suitable to the project architect to be applied at exterior side of walls which adjoin habitable areas.
20. Provide either a minimum 12"x 12" gravel pocket at base of wall with a 4" diameter PVC perforated drain pipe to daylight, or minimum 2 square inch weep holes at base of wall stem to adjacent grade at 48" o.c..

BLOCK MASONRY:

1. Units shall be hollow concrete block, grade "A", conforming to ASTM C90 with an ultimate strength F'm = 1500 psi.
2. Grout shall conform with ASTM C476. Grout shall be fluid consistancy. Grout shall be one part cement, three parts sand and may contain an additional two parts pea gravel if grout spaces are 4" or more in every direction. F'c = 2000 psi at 28 days, min. 9-inch slump plus or minus one inch.
3. Mortar shall conform to ASTM C270-52T. Mortar shall be 1 part cement, 3 parts sand, and 1/2 part lime putty or hydrated lime. F'c = 1800 psi at 28 days.
4. Reinforcing shall have a minimum lap of 40 diameters or 24", whichever is larger.
5. Grout fill all cells unless otherwise noted.
6. Continuous inspection is not required for all block construction unless otherwise shown or noted.
7. High lift grouting shall follow procedures and requirements of governing agency.
8. All block walls to be running bond unless otherwise noted.
9. Do not backfill basement walls until structural slab is set or unless shoring approved by the engineer is provided.
   Unless shown otherwise, all sill plates in contact with concrete or masonry shall

DIAPHRAGMS:

ROOF: 1/2" PLYWOOD W/ 8d @ 6"/12" O.C., Panel id. index = 24/0

FLOOR: 5/8" or 3/4" plywood with 10d @ 4"/6"/10" o.c., Panel id. index= 32/16, use blocked diaphragm.

1. All plywood to be min. C-D, C-C or STR II unless noted otherwise on plans.
2. ICC approved OSB plywood could be used for roof & floor diaphragms.
3. OSD Not allowed on exterior decks.
4. Use common nails only at diaphragms.

SHEAR PANEL SCHEDULE

PANEL SYMBOL	TYPE OF SHEATING	NAILING		SHEAR ANCHORAGE			MAX ALLOWABLE LOADS
		EDGES	FIELD	TOP PLATE	SOLE PLATE BETWEEN FLOORS	SILL PLATE@ FOUNDATION	
A	7/8" PORTLAND CEMENT PLASTER OVER WOVEN OR WELDED WIRE LATH (UNBLKD) W/11ga X1/2" LONG 7/16" dia. HEAD NAILS OR 16 ga. STAPLES HAVING 7/8" LONG LEGS @ 6" O.C.			LTP4 @32" O.C.	16d NAILS@ 8" O.C.	5/8" dia A.B. @ 48" O.C.	90#/ft.
B	3/8" CDX PLYWOOD	8d @6" O.C.	8d @ 12" O.C.	LTP4@24" O.C.	1/4" x 6" SDS25600 16" O.C.	5/8" dia A.B. @ 48" O.C.	200#/ft.
C	15/32" CDX PLYWOOD	8d @6" O.C.	8d @ 12" O.C.	LTP4@24" O.C.	1/4" x 6" SDS25600 12" O.C.	5/8" dia A.B. @ 32" O.C.	280#/ft.
D	15/32" CDX PLYWOOD	10d @6" O.C.	10d @ 12" O.C.	LTP4@15" O.C.	1/4" x 6" SDS25600 8" O.C.	5/8" dia A.B. @ 24" O.C.	340#/ft.
E	15/32" CDX PLYWOOD	10d @4" O.C.	10d @ 12" O.C.	LTP4@12" O.C.	1/4" x 6" SDS25600 6" O.C.	5/8" dia A.B. @ 16" O.C.	510#/ft.
F	15/32" CDX PLYWOOD	10d @3" O.C.	10d @ 12" O.C.	LTP4@12" O.C.	1/4" x 6" SDS25600 4" O.C.	5/8" dia A.B. @ 16" O.C.	665#/ft.
G	15/32" CDX PLYWOOD	10d @2" O.C.	10d @ 12" O.C.	LTP4@8" O.C.	3/8"Diax7" Lag Bolts@ 6" O.C.	5/8" dia A.B. @16" O.C.	870#/ft.
H	15/32" CDX PLYWOOD 2 SIDES	10d @3" O.C.	10d @ 12" O.C.	LTP4@4.5" O.C.	3/8"Diax7" Lag Bolts@ 4" O.C.	5/8" dia A.B. @8" O.C.	1330#/ft.
J	15/32" CDX PLYWOOD 2 SIDES	10d @2" O.C.	10d @ 12" O.C.	LTP4@4" O.C.	3/8"Diax7" Lag Bolts@ 4" O.C.	5/8" dia A.B. @ 8" O.C.	1740#/ft.

TABLE 2304.9.1 NAILING SCHEDULE

	CONNECTION	NAILING [a,m]
1.	Joist to sill or girder, toenail	3-8d
2.	Bridging to joist, toenail each end	2-8d
3.	1" x 6" (25 mm x 152 mm) subfloor or less to each joist, face nail	2-8d
4.	Wider than 1" x 6" (25 mm x 152 mm) subfloor or less to each joist, face nail	3-8d
5.	2" (51 mm) subfloor to joist or girder, blind and face nail	2-16d
6.	Sole plate to joist or blocking, typical face nail Sole plate to joist or blocking, at braced wall panels	16d at 16" (406 mm) o.c. 3-16d per 16" (406 mm)
7.	Top plate to stud, end nail	2-16d
8.	Stud to sole plate	4-8d, toenail or 2-16d, end nail
9.	Double studs, face nail	16d at 24" (610 mm) o.c.
10.	Double top plates, typical face nail Double top plates, lap splice	16d at 16" (406 mm) o.c. 8-16d
11.	Blocking between joists or rafters to top plate, toenail	3-8d
12.	Rim joist to top plate, toenail	8d at 6" (152 mm) o.c.
13.	Top plates, laps and intersections, face nail	2-16d
14.	Continouos header, two pieces	16d at 16" (406 mm) o.c. along each edge
15.	Ceiling joists to plate, toenail	3-8d
16.	Continuous header to stud, toenail	4-8d
17.	Ceiling joists, lap over partitions, face nail	3-16d
18.	Ceiling joists to parallel rafters, toe nail	3-16d
19.	Rafter to plate, toenail	3-8d
20.	1" (25 mm) brace to each stud and plate, face nail	2-8d
21.	1" x 8" (25 mm x 203 mm) sheathing or less to each bearing, face nail	3-8d
22.	Wider than 1" x 8" (25 mm x 203 mm) sheathing to each bearing, face nail	3-8d
23.	Built-up corner studs	16d at 24" (610 mm) o.c.
24.	Built-up girder and beams	20d at 32" (813 mm) o.c. at top and bottom & staggered 2-20d at ends and each splice
25.	2" (51 mm) planks	2-16d at each bearing
26.	Collar tie to rafter, face nail	3-10d
27.	Jack rafter to hip	3-10d toe nail 2-16d face nail
28.	Roof rafter to 2-by ridge beam	2-16d toe nail 2-16d face nail
29.	Joist to band joist, face nail	3-16d
30.	Ledger strip, face nail	3-16d
31.	Wood structural panels and particleboard: [b] Subfloor and wall sheathing (to framing): 1/2" (12 mm) and less 19/32" - 3/4" (15 mm - 19 mm) 7/8" - 1" (22 mm - 25 mm) 1-1/8" - 1-1/4" (29 mm - 32 mm) Combination subfloor-underlayment (to framing): 3/4" (19 mm) and less 7/8" - 1" (22 mm - 25 mm) 1-1/8" - 1-1/4" (29 mm - 32 mm)	 6d [c,p] 8d [d] or 6d [e] 8d [c] 10d [d] or 8d [d] 6d [e] 8d [c] 10d [d] or 8d [e]
32.	Panel siding (to framing): [2] 1/2" (12.7 mm) or less 5/8" (16 mm)	 6d [f] 8d [f]
33.	Fiberboard sheathing: [7] 1/2" (12.7 mm) 25/32" (20 mm)	 No. 11 ga. [h] 6d No. 16 ga. [i] No. 11 ga. [h] 8d No. 16 ga. [i]
34.	Interior paneling 1/4" (6.4 mm) 3/8" (9.5 mm)	 4d [j] 6d [k]

[a] Common or box nails may be used except where otherwise stated.
[b] Nails spaced at 6 inches (152 mm) on center at edges, 12 inches (305 mm) at intermediate supports ecept 6 inches (152 mm) at all supports where spans are 48 inches (1219 mm) or more. For nailing of wood structural panel and particleboard diaphrag
[c] Common or deformed shank.
[d] Common
[e] Deformed shank.
[f] Corrosion-resistant siding or casing nails conforming to the requirements of Section 2304.3.
[g] Fasteners spaced 3 inches (76 mm) on center at exterior edges and 6 inches (152 mm) on center at intermediate supports.
[h] Corrosion-resistant roofing nails with 7/16 inch-diameter (11 mm) head and 1-1/2 inch (38 mm) length for 1/2 inch (12.7 mm) sheathing and 1-3/4 inch (44 mm) length for 25/32 inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
[i] Corrosion-resistant staples with nominal 7/16 inch (11 mm) crown and 1-1/8 inch (29 mm) length for 1/2 inch (12.7 mm) sheathing and 1-1/2 inch (38 mm) length for 25/32 inch (20 mm) sheathing conforming to the requirements of Section 2304.3.
[j] Casing or finish nails spaced 6"on panel edges, 12" @ intermediate supports.
[k] Panel supports @ 24". Casing or finish nail spaced 6" on panel edges, 12" @ intermediate supports
[l] For roof sheathing applications, 8d nails are the min. required for wood structural panels.
[m] Staples shall have a minimum crown width of 7/16 inches.
[n] For roof sheathing applications, fasteners spaced 4" o.c. @ edges, 8" @ intermediate support.
[o] Fasteners spaced 4" o.c. @ edges, 8" @ intermediate supports for subfloor and wall sheathing and 3" o.c. at edgae, 6" @ intermediate support of sheathing.
[p] Fasteners spaced 4" o.c. @ edges, 8" @ intermediate support.

NOTES:
1. USE 3x OR 2-2X FRAMING MEMBERS AT PANEL EDGES, 3X BOTTOM PLATES, AND DOUBLE 2X TOP PLATES. TYPICAL @ (WALLS E,F,G,H,J)
2. STRUCTURAL OBSERVATION REQUIRED @ ALL E,F,G,H,J SHEARWALLS, BY THE ENGINEER OR THE ARCHITECT OF RECORD.
3. SEE APPROPRIATE SHEAR WALL TRANSFER DETAILS ON PLANS.
4. HOLDDOWNS AS INDICATED ON THE PLANS TO BE LOCATED AT EACH END OF EACH SHEAR PANEL.
5. HOLDOWS AS INDICATED ON PLANS BETWEEN FLOORS TO BE LOCATED AT EACH END OF EACH PANEL TO POST OR BEAM BELOW, UNLESS SHOWN OTHERWISE.
6. 1/4" THICK x3"X3" PLATE WASHER REQUIRED AT ALL SILL PLATE BOLTING, AND AT ALL HD's
8. BOLT HOLES FOR HOLDOWNS SHALL BE A MAXIMUM OF 1/16" OVERSIZE INSPECTOR TO VERIFY.
9. HOLD-DOWN CONNECTORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL.
10. MAX 3/8" FROM EDGE OF PANEL TO NAILS.

HOLDOWN SCHEDULE

MARK	END-POST	STRAP BETWEEN FLOORS	HD's @Fndn
0	2-2X4	NONE	NONE
1	2-2X4	MST37	
2	2-2X4	MST48	
3	4X4	MST60	
4	4X4	CMST14X70	
5	4X6	CMST12X80	
6	4X6		
7	4X4		HDU-2
8	4X4		HDU-4
9	4x4		HDU-5
10	4X6		HDU-8
12	4X6		HDU-11
13	4X6		HDU-14
14	4x8		HD12
15	4x8		HD19

MINIMUM SIZE FOR SQUARE PLATE WASHERS	
BOLT SIZE	PLATE SIZE
5/8"	1/4" x 3" x 3"
3/4"	5/16" x 3" x 3"
7/8"	5/16" x 3" x 3"
1"	3/8" x 3-1/2" x 3-1/2"

PC2 - PROVIDE 1/2" DIA. X 10" ANCHOR BOLTS W/ 7" EMBED. SPACED NOT MORE THAN 4' APART OR MORE THAN 12" OR LESS THAN 4" FROM EACH END PIECE.

ANCHOR BOLTS IN CONTACT WITH PRESSURE TREATED SILL SHALL BE HOT-DIPPED ZINK COATED GALVANIZED STEEL, STAINLESS STEEL, SILICONE BRONZE OR COPPER

REGISTERED PROFESSIONAL ENGINEER — ROBERT M. HART — No. 039390 — EXP. 12/31/25 — CIVIL — STATE OF CALIFORNIA
05/12/25

DG+A

DG+Associates llc

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NO.	DATE	REVISIONS

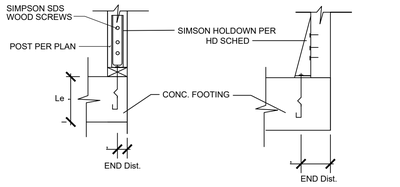
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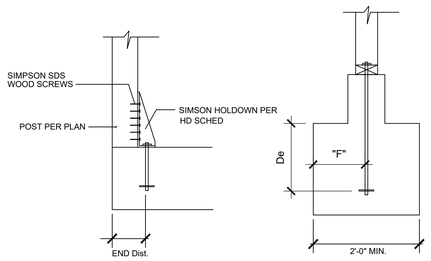
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Structural Notes

S.4

SCALE · 1/4" = 1'-0"

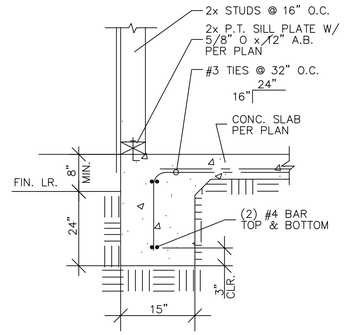




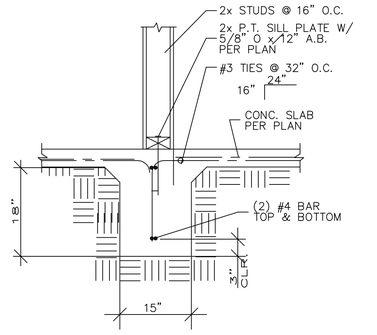
HDU SCHEDULE WITH SSTB								
TYPE	Le	END DIST.	EDGE DIST.	SSTB	NO.POST TO POST		SSTB/AB COMP.	HDU COMP.
HDU2	12-5/8"	5"	1 3/4"	16	6	1/4X 2 1/2 SOS WOOD SCREW	2550	2306
HDU4	16-5/8"	5"	1 3/4"	20	10	1/4X 2 1/2 SOS WOOD SCREW	2960	3424
HDU5	20-5/8"	5"	1 3/4"	24	14	1/4X 2 1/2 SOS WOOD SCREW	3325	4234
HDU8	24-7/8"	5"	1 3/4"	28	20	1/4X 2 1/2 SOS WOOD SCREW	6395	5228

HDU SCHEDULE WITH SSTB								
	De	END DIST.	EDGE DIST.	PAB	NO.POST TO POST		PAB COMP.	HDU COMP.
HOU11	24"	5"	9"	PAB8	30	1/4X 2 1/2 SOS WOOD SCREW	8400	8381
HOU14	24"	5"	12"	PAB8	30	1/4X 2 1/2 SOS WOOD SCREW	14000	10781

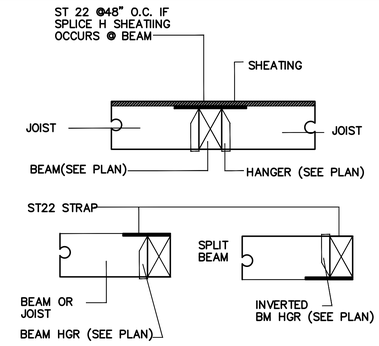
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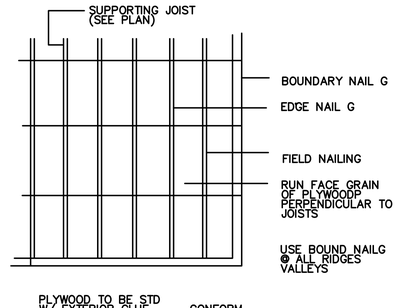
FOOTING DETAIL 2



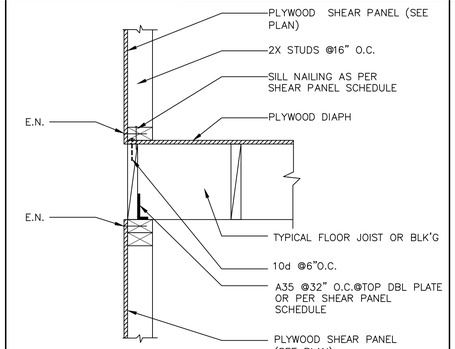
INTERIOR FOOTING 3



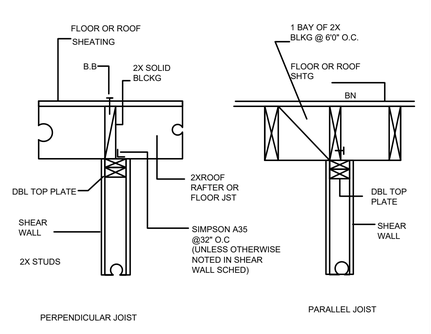
CONN. DETAIL 4



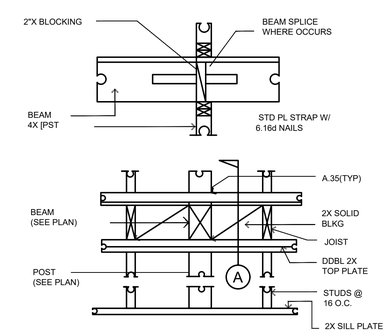
TYP FLOOR&ROOF DIAPHRAGM 5



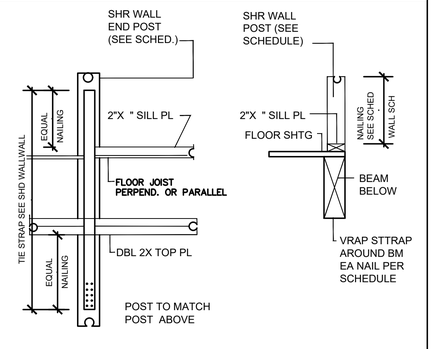
SHEAR TRANSFER 6



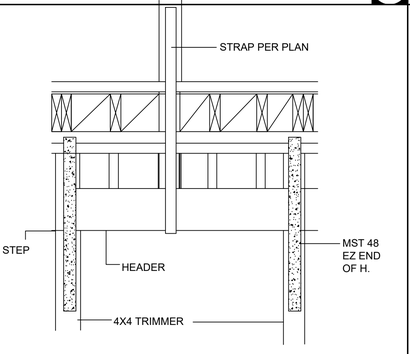
SHEAR TRANSFER 7



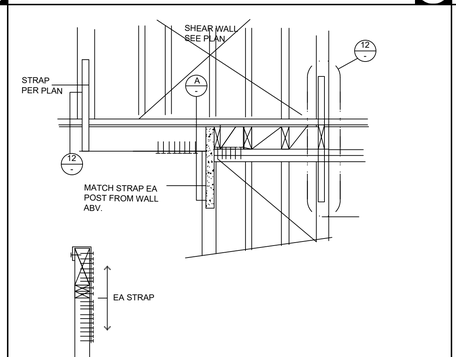
CONNECT DETAIL 8



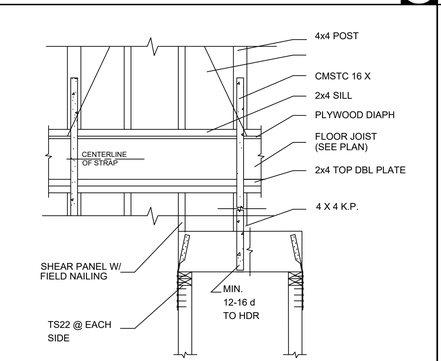
SHEAR TRANSFER 9



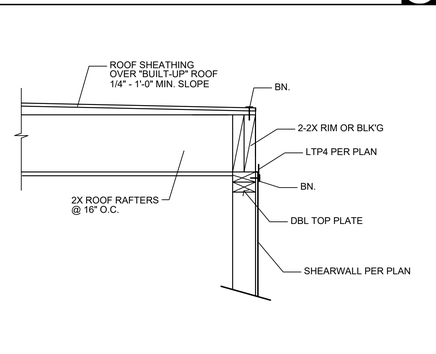
HOLDOWN DETAIL C HEADER 10



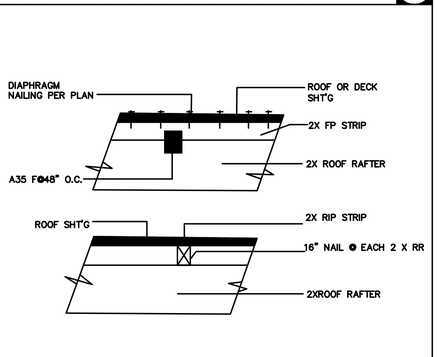
PARTIAL SHEAR PANEL ELEV. 11



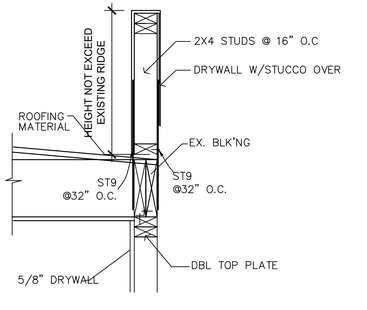
STRAP TO POST BELOW 12



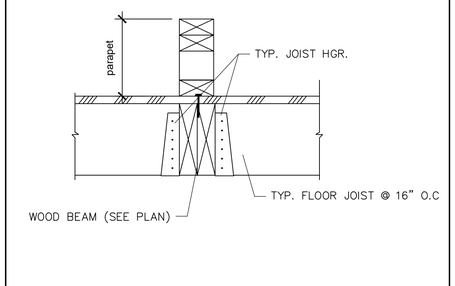
CONNECTION DETAIL 13



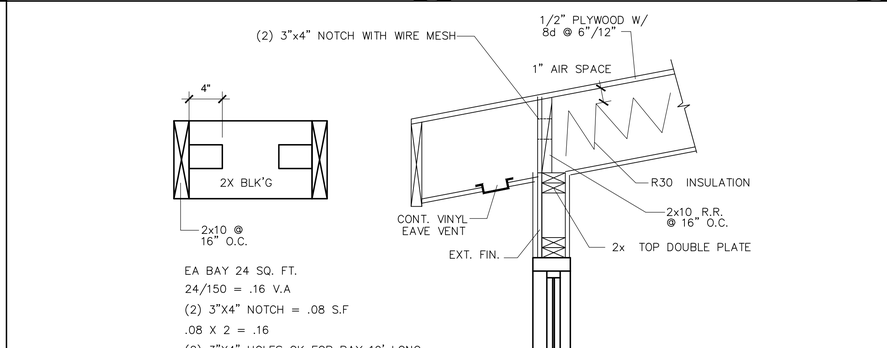
BUILT-UP ROOF DETAIL 14



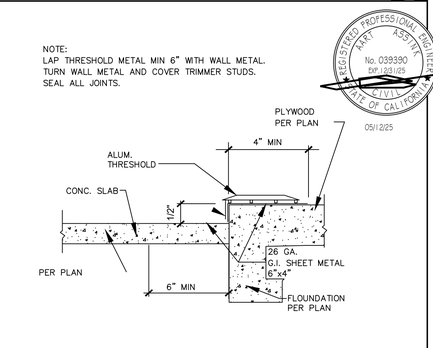
ROOF PARAPET 15



BEAM TO BEAM CONNECTION 16



EAVE EVENT DETAIL 17



THRESHOLD @ SLAB 18

DG+Associates llc
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PROPERTY ADDRESS:
829 W. 76th St.
Los Angeles, Ca. 90044

CLIENT:
Omar Hernandez
829 W. 76th St.
Los Angeles, Ca. 90044

NO.	DATE	REVISIONS

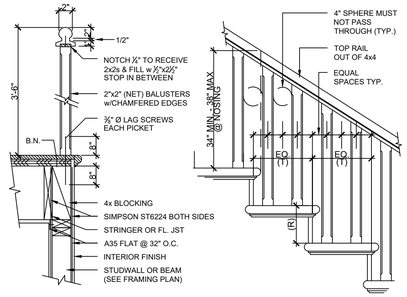
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DRAWN BY: D.GREGG **DATE :** 01/20/26

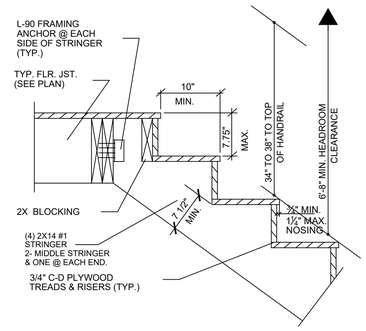
Details

D.1

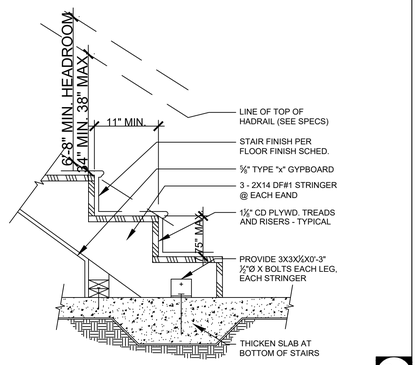
SCALE · · · · · · · · · · · · · · · · · · · 1/4" = 1'-0"



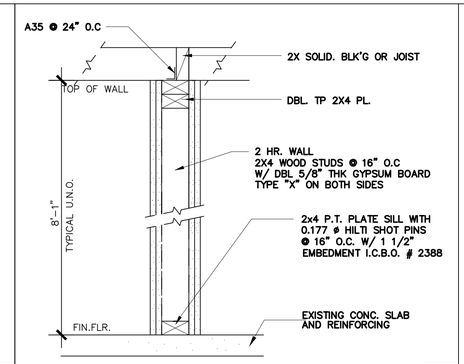
STAIR RAIL DETAIL 19



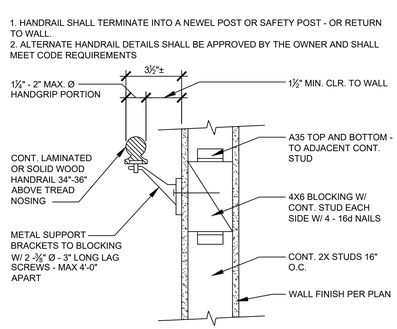
STAIR TO SUBFLOOR 20



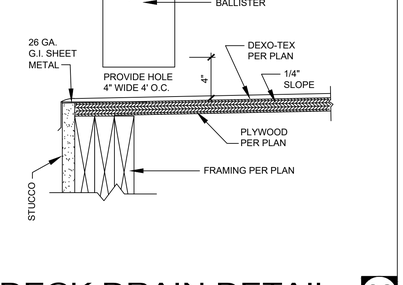
STAIR TO SLAB 21



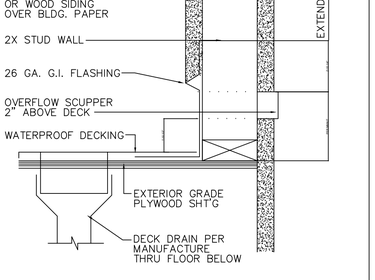
2-hr.FIREWALL 22



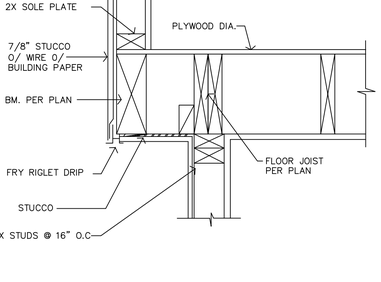
HANDRAIL CONNECTION 23



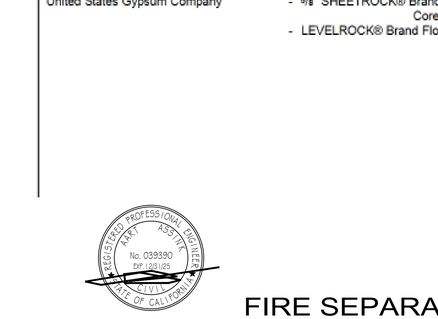
WALL DETAIL 24



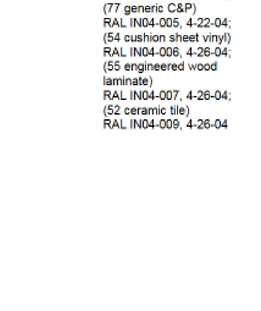
WALL DETAIL 25



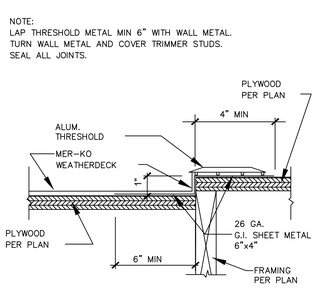
SHEAR TRANSFER @ DBL. WALL 26



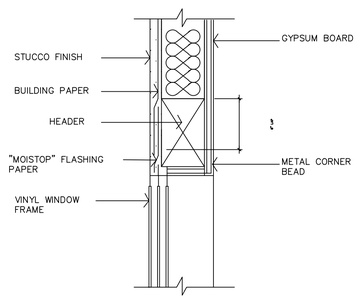
GI WEEP SCREED 27



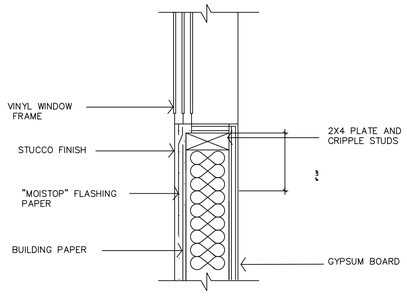
CHANNEL REGLET 28



THRESHOLD @ DECK 29



WINDOW HEAD 30



SILL DETAIL 31

DECK DRAIN DETAIL 32

DECK DRAIN 33

CANTILEVERED FLOOR 34

FLOOR-CEILING SYSTEMS, WOOD FRAMED

GA FILE NO. FC 5112	PROPRIETARY*	1 HOUR FIRE	50 to 54 STC SOUND

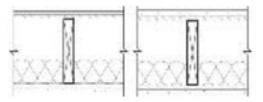
WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS OR MINERAL FIBER BATT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient furring channels 24" o.c. (16" o.c. when batt insulation is used; 12" o.c. when loose fill insulation is used) with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 3" back on either side of end joint. Resilient channels applied at right angles to nominal 2 x 10 wood joists spaced a maximum of 24" o.c. with 11/4" Type S drywall screws. Glass or mineral fiber batt insulation stapled to subfloor or or loose fill insulation applied directly over gypsum board. Wood joists supporting 15/32" wood structural panel subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.

STC and IIC rated with both joists and resilient channels spaced 16" o.c., 31/2" glass fiber insulation in joist spaces, 1" proprietary gypsum floor topping poured over 1/4" proprietary sound reduction mat, and with finish flooring of C&P, sheet vinyl, engineered wood laminate, and ceramic tile.

PROPRIETARY GYPSUM COMPONENTS

United States Gypsum Company
- 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels
- LEVELROCK® Brand Floor Underlayment



Approx. Ceiling Weight: 3 psf

Fire Test: UL R1319, 05NK04589, 2-4-05; UL R1319, 05NK09496, 3-31-05; UL Design L569

Sound Test: RAL TL04-31 & 32, 2-11-04; RAL TL04-33 & 34, 2-22-04; RAL TL04-67, 3-19-04

IIC & Test: (51 generic sheet vinyl), RAL IN04-004, 4-22-04; (77 generic C&P) RAL IN04-005, 4-22-04; (54 cushion sheet vinyl) RAL IN04-006, 4-26-04; (55 engineered wood laminate) RAL IN04-007, 4-26-04; (52 ceramic tile) RAL IN04-009, 4-26-04

REGISTERED PROFESSIONAL ENGINEER — No. 039390 — exp 12/31/25 — CIVIL — STATE OF CALIFORNIA
05/1/25

FIRE SEPARATION @ FLOOR / CEILING 35

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DRAWN BY: D.GREGG **DATE :** 01/20/26

Details

D.2

SCALE · 1/4" = 1'-0"