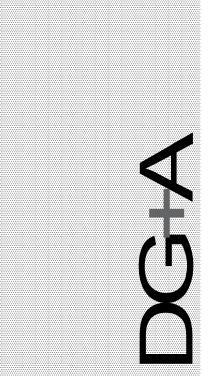
# New Single Family Residence

Project Address:

# 1646 Havemeyer Lane Redondo Beach, Ca. 90277

Abbrevia	ıtions			Sheet	Index	Statistics		Consultants	
Abbreviations	Description	Abbreviations	Description			LOT AREA	2,500 S.F.	PROJECT DESIGNER  DG+ASSOCIATES LLC	
A.F.F.	ABOVE FIN. FLOOR			Т 1	TITLE SHEET			ADDRESS 2706 ARTESIA BLVD. SUITE D, REDONDO BEACH CA. 90277	
ALUM.	ALUMINUM	MIN.	MINIMUM	T.1	TITLE SHEET	LIVING SPACE			
AMP.	AMPERE	MISC.	MISCELLANEOUS			LIVING SPACE		PHONE 310.920.9995	,
BLD'G	BUILDING	MNTD.	MOUNTED	C.1	SURVEY				
BLK'G	BLOCKING	MUL.	MULLION			FIRST FLOOR AREA - LIVING SPACE	752 S.F.	STRUCTURAL ENGINEERING	
вот.	воттом	NO.	NUMBER	C.2	SITE PLAN			RAY LIU ASSOCIATES, CORP	_
CAB.	CABINET	N.I.C.	NOT IN CONTRACT			SECOND FLOOR AREA - LIVING SPACE	1,226 S.F.	ADDRESS 3452 EAST FOOTHILL BLVD SUITE #620, PASADENA, CA. 91107	
CLG.	CEILING	N.T.S.	NOT TO SCALE			SECOND FLOOR AREA - LIVING SPACE	1,220 5.F.	PHONE 626.529.3858	P
CLR.	CLEAR	O/	OVER	C.3	GRADING PLAN			1710NE 020.020.0000	
COL.	COLUMN	O.C.	ON CENTER			MEZZANINE AREA - LIVING SPACE	232 S.F.	ENERGY COMPLIANCE	
CONC.	CONCRETE	OFF.	OFFICE		CDADING SECTIONS				
CONT.	CONTINUOUS	PLAS.LAM.	PLASTIC LAMINATE	C.4	GRADING SECTIONS			GOLDEN STATE COMPLIANCE	
DED.	DEDICATED	PL.	PLATE					ADDRESS 2706 ARTESIA BLVD. SUITE D, REDONDO BEACH CA. 90277	
DET.	DETAIL	PLUMB.	PLUMBING	C.5	GENERAL NOTES	TOTAL AREA - LIVING SPACE	2,210 S.F.	PHONE 310.920.9995	CL
D.F.	DRINK FOUNTAIN	PLYWD.	PLYWOOD	0.5	GENERAL NOTES				
DIA.	DIAMETER	PR.	PAIR					SURVEYOR	
DIAG.	DIAGONAL	PTN.	PARTITION	T24.A	TITLE 24 REPORT	GARAGE		DENN ENGINEERS	
DIM.	DIMENSION	RAD.	RADIUS	121.7	2				
DN.	DOWN	REF.	REFERENCE					ADDRESS 3914 PLAZA DEL AMO BLVD. TORRANCE CA. 90503	
DWG.	DRAWING	REFRG.	REFRIGERATOR	T24.B	TITLE 24 REPORT - CONTINUED	GARAGE AREA	387 S.F.	PHONE 310.542.9433	
EA.	EACH	REQ'D.	REQUIRED						N
ELECT.	ELECTRICAL	R.H.	RIGHT HAND					CIVIL ENGINEERING	_
ELEV.	ELEVATION	RM.	ROOM	A.1	1ST FLOOR PLAN			PERU CONSULTANTS	
EQ.	EQUAL	R.O.	ROUGH OPENING					ADDRESS 5061 ROCK VALLEY ROAD, RANCH PALOS VERDES, CA. 90275	
EXT.	EXTERIOR	SCHED.	SCHEDULE	A.2	2ND FLOOR PLAN	OUTDOOR LIVING SPACE		PHONE 310.270.0811	
EXIST.	EXISTING	S.C.	SOLID CORE	A.2	ZINDTEGORFEAN	OUTDOOK LIVING SPACE		1116112 616.276.6611	
F.D.	FLOOR DRAIN	SECT.	SECTION						
F.E.C.	FIRE EXTINGUISHER	S.F.	SQUARE FEET	A.3	LOFT FLOOR PLAN	ROOF DECK	189 S.F.	Project Information	_
	FIRE HOSE CABINET	SHT.	SHEET			DAL CONNO	22.0.5		
F.H.C.	FINISH	SIM.	SIMILAR		DOOF DIANI	BALCONYS	23 S.F.		_
FIN.	FIXTURE	SPEC.	SPECIFICATION	A.4	ROOF PLAN			GOVERNING CODE	_
FXT.		S.S.	STAINLESS STEEL					2022 CBC, CMC, CPC, CEC, CFC AND 2022 T-24 ENERGY REG. FORMS	_
FLUOR.	FLUORESCENT	STL.	STEEL	A.5	EXTERIOR ELEVATIONS				
F.O.S.	FACE OF STUD	STOR.	STORAGE					2022 GREEN BUILDING STANDARDS	_
F.O.W.	FACE OF WALL	STRUCT.	STRUCTURAL			LOT COVERAGE		2022 CALIFORNIA ENERGY CODE	
F.S.	FLOOR SINK	SUSP.	SUSPENDED	A.6	EXTERIOR ELEVATIONS			2022 CALIFORNIA RESIDENTIAL CODE	_
GL.	GLASS	SYM.	SYMMETRICAL			LOT AREA	2,500 S.F.		
GYP.BRD.	GYPSUM BOARD	TEL.	TELEPHONE	A.7	EXTERIOR ELEVATIONS		_,000 0	CONSTRUCTION TYPE	_
H.C.	HOLLOW CORE	TEMP.	TEMPERED	7	EXTERIOR ELEVATIONS	BUILDING FOOTPRINT	1,139 S.F.	CONSTRUCTION THE	
HDWR.	HARDWARE	THK.	THICKNESS			BOLEBING FOOTH KINN	1,100 0.1 .	OCCUPANCY - R3/U	_
H.M.	HOLLOW METAL	T.O.W.	TOP OF WALL	A.8	EXTERIOR ELEVATIONS		4501		
HOR.	HORIZONTAL	TYP.	TYPICAL			1,139 / 2,500 = .45	45%	TYPE VB	
HR.	HOUR	U.L.	UNDERWRITERS	A.9	BUILDING SECTION			FIRE SPRINKLERS REQUIRED	P/ TH
HT.	HEIGHT		LABORATORY	Α.9	DOILDING SECTION			TIME OF MINICENS MEGOINED	0
H.V.A.C.	HEATING	U.N.O.	UNLESS NOTED						······
INSUL.	INSULATION		OTHERWISE	A.10	BUILDING SECTION			ZONING:	
JAN.	JANITOR	V.	VOLT			Scope of Work		ZONING:	
J-BOX	JUNCTION BOX	V.C.T.	VINYL COMPOSITION					R-1	11
LAM.	LAMINATE		TILE						D
LAM.PLAS.	LAMINATED PLASTIC	VERT.	VERTICAL					SINGLE FAMILY RESIDENCE	
LAV.	LAVATORY	VEST.	VESTIBULE						D
L.H.	LEFT HAND	V.I.F.	VERIFY IN FIELD			1. NEW SINGLE FAMILY RESIDENCE			
LT.	LIGHT	W/	WITH			W/ ATTACHED 2-CAR GARAGE		NUMBER OF STORIES	
MAINT.	MAINTENANCE	W/O	WITHOUT						
MAT.	MATERIAL	WC	WALL COVERING					3	
MAX.	MAXIMUM	W.C.	WATER CLOSET						
MECH.	MECHANICAL	W.H.	WATER HEATER						
MET.	METAL	W.P.	WATER PROOF			2. NEW SITE WALLS & RETAINING WALLS		LEGAL DESCIPTION	
MFR.	MANUFACTURER	W.R.	WATER RESISTANT					APN # 4160-016-018	
								REDONDO VILLA TRACT LOT 30 BLK 130	



DG+Associates IIc
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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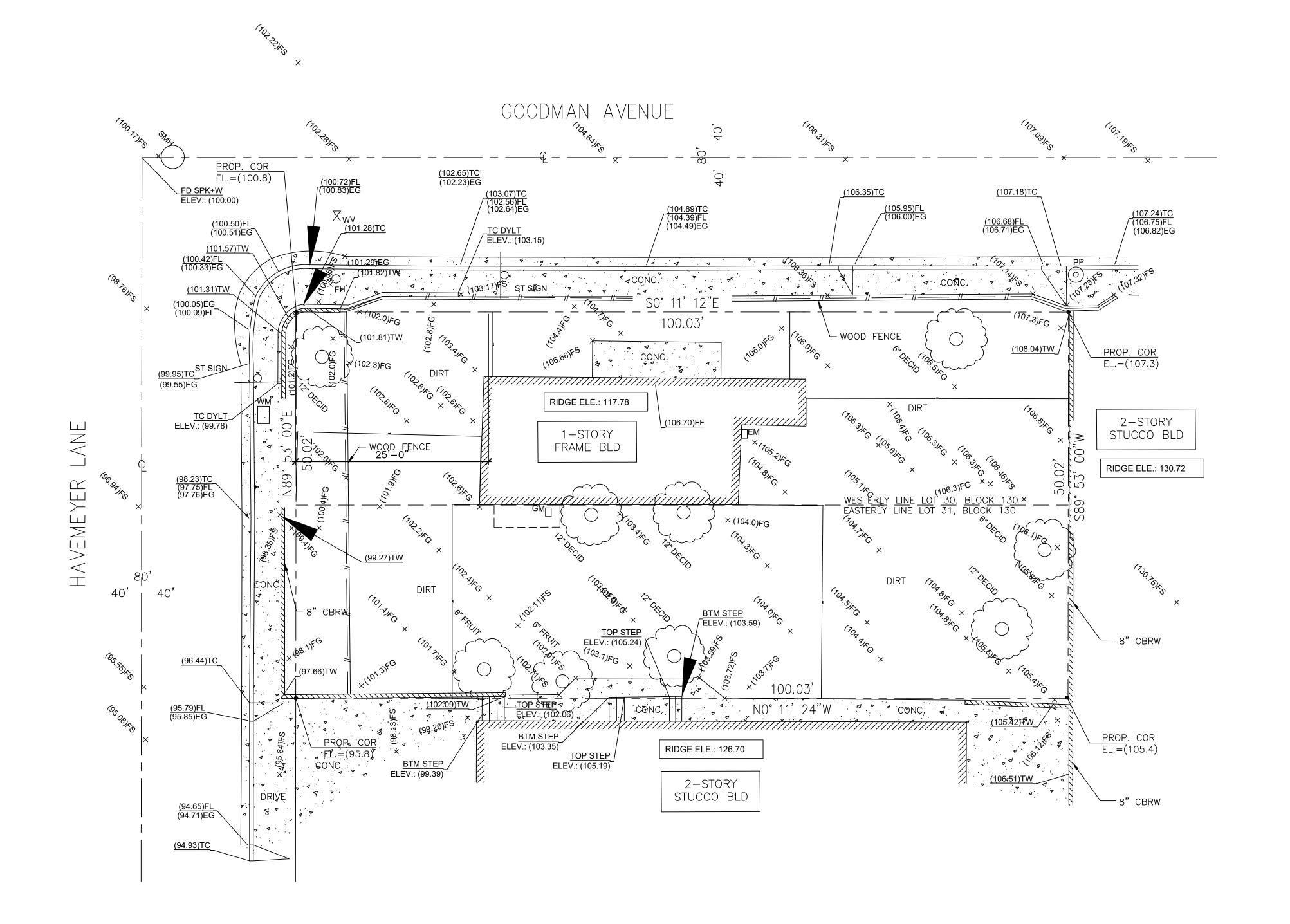
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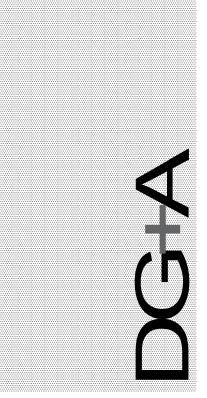
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Title Sheet

T.1

·· 1/4" = 1'-0"





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e dg@dgassoc.net

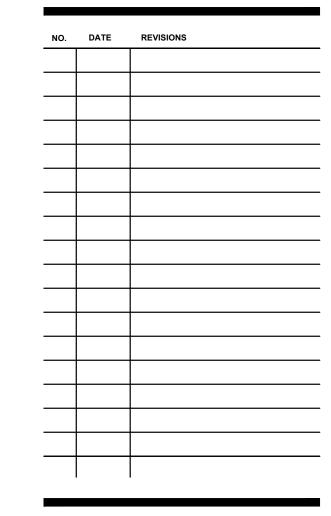
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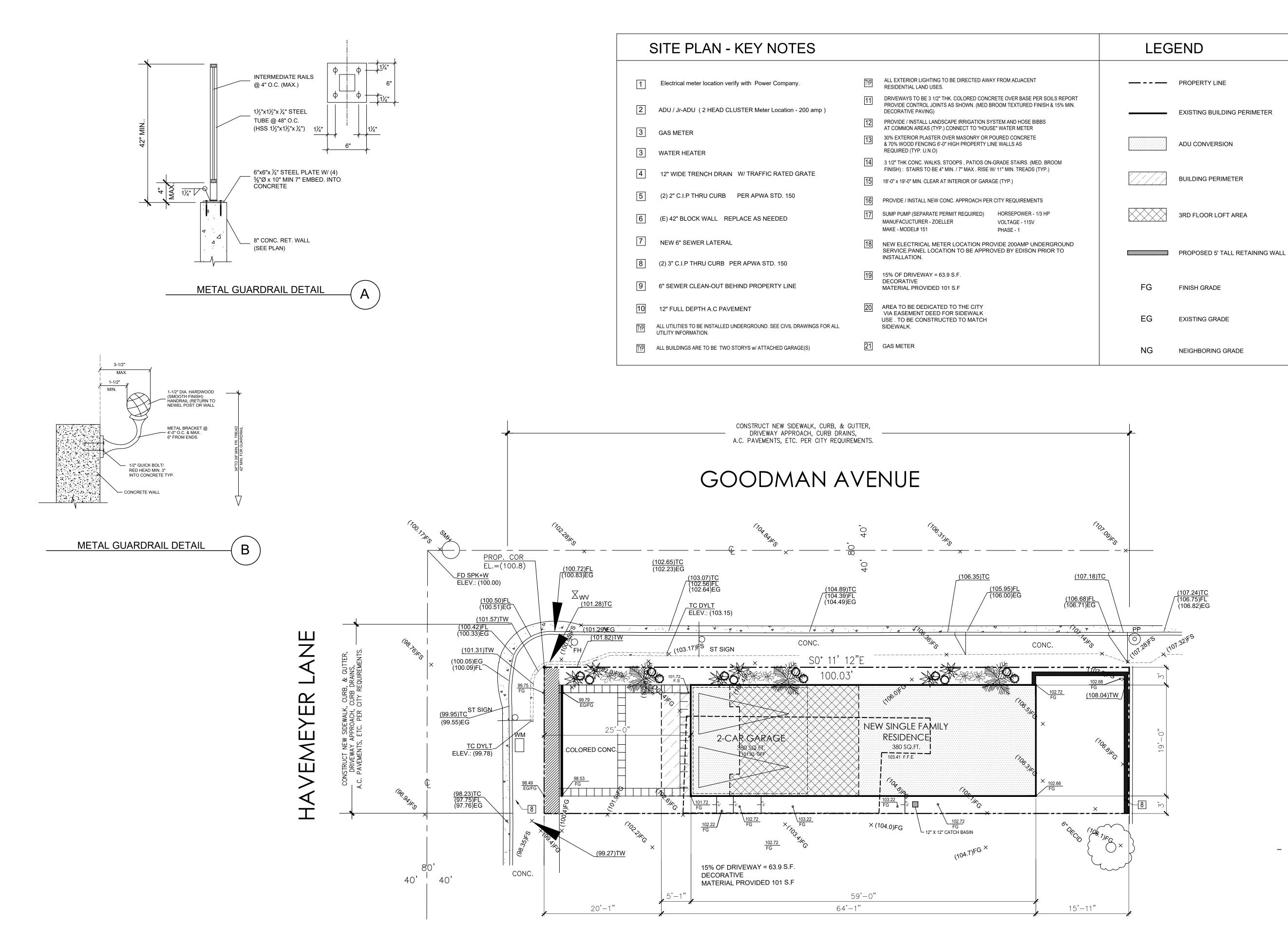


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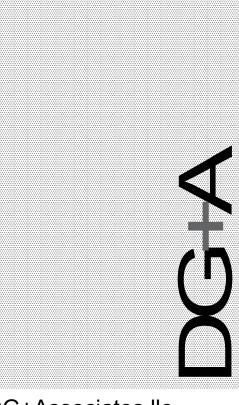
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Survey

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







o 310.920.9995

e dg@dgassoc.net

w dgassoc.net

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Site Plan

C.2

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

LICENSED SURVEYOR TO PROVIDE MONITORING OF SHORING ANA IMPROVEMENTS ON ADJACENT PROPERTIES AND SUBMIT RESULTS WITH A REPORT TO THE SHORING DESIGN ENGINEER AND TO THE BUILDING INSPECTOR ON A DAILY BASIS DURING EXCAVATION AND SHORING AND WEEKLY BASIS THEREAFTER. WHERE DEWATERING IS REQUIRED, MONITORING SHALL CONTINUE UNTIL DEWATERING IS STOPPED

IN LIEU OF SPECIAL INSPECTION BY DEPUTY INSPECTOR, GEOTECHNICAL ENGINEER SHALL PROVIDE CONTINUOUS INSPECTIONS DURING THE SHORRING AND EXCAVATION OPERATIONS AND DURING REMOVAL OF SHORING.

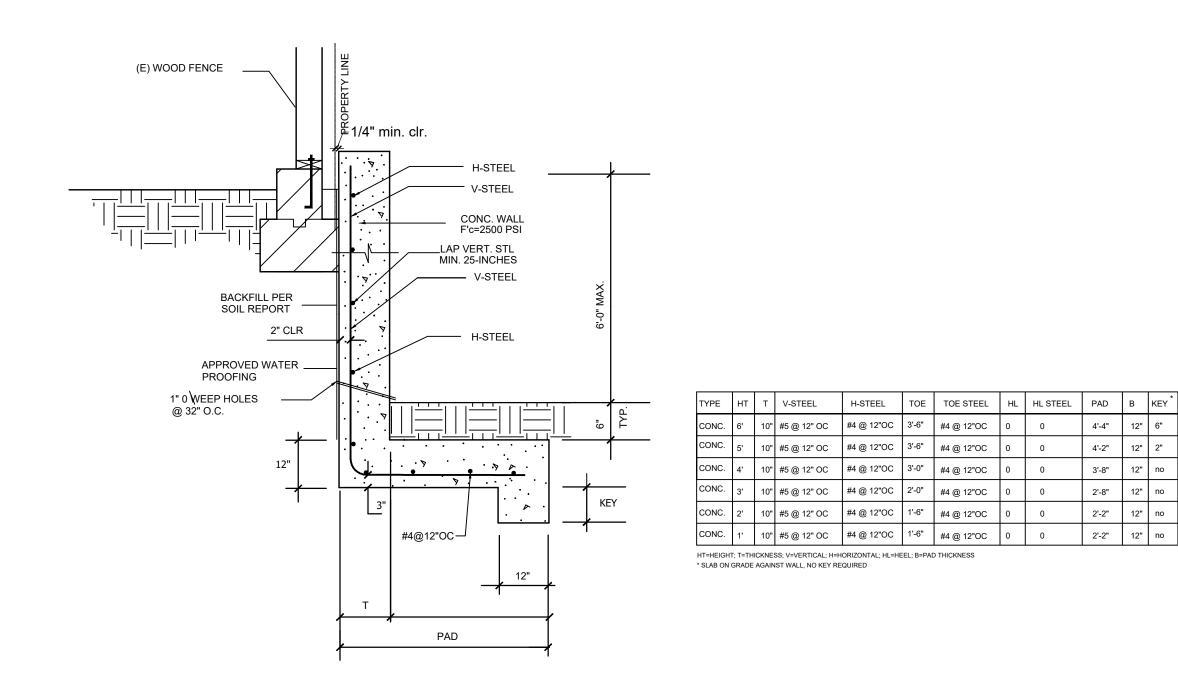
CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS BY CERTIFIED MAIL 10 DAYS PRIOR TO STARTING ANY EXCAVATION WORK. (CIVIL CODE SECTION 832). PROOF OF CERTIFIED MAIL SHALL BE PROVIDED PRIOR TO EXCAVATION PERMIT.

NO GRADING PERMITS CAN BE ISSUED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

### TEMPORARY EXCAVATIONS RECOMMENDATIONS:

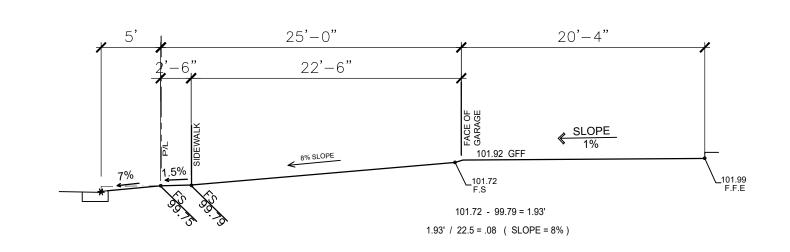
THE PLANNED EXCAVATIONS WILL REQUIRE AN A-B SLOT-CUT METHOD. THE PROPOSED EXCAVATION WILL REQUIRE TO BE TRIMMED AT A 1 TO 1 (HORIZONTAL TO VERTICAL) GRADIENT UP TO A TOTAL HEIGHT OF 10 FEET. THE A-B SLOT-CUT METHOD WILL THEN CONSIST OF 6'-0" WIDE SECTIONS OF SOILS, WHICH WOULD BE ALTERNATELY EXCAVATED WITH A 5' VERTICAL AT BOTTOM OF THE CUT, FOUNDATION PLACED WITH CONCRETE AND WALL CONSTRUCTED.

EXCAVATIONS ALONG PROPERTY LINE WILL REQUIRE THE A-B SLOT-CUT METHOD WHICH WILL CONSIST OF 6 FEET WIDE SECTIONS OF SOILS, WHICH WOULD BE ALTERNATELY EXCAVATED WITH A 5 FEET VERTICAL AT THE BOTTOM OF THE CUT, FOUNDATION PLACED WITH CONCRETE AND A WALL CONSTRUCTED. OUR TEMPORARY SLOT-CUT CALCULATIONS ARE ATTACHED IN APPENDIX "A". CARE SHOULD BE TAKEN TO PROVIDE OR MAINTAIN ADEQUATE LATERAL SUPPORT FOR ALL ADJACENT IMPROVEMENTS AND STRUCTURES AT ALL TIMES DURING THE GRADING OPERATIONS AND CONSTRUCTION PHASE. THESE CUTS SHALL BE OBSERVED BY A REPRESENTATIVE OF THIS FIRM DURING GRADING AND CONSTRUCTIONS PHASE.



5'	2	5'-0"	<b>V</b>	20'-4"	_ <u>\</u>
1 -	2'-6"	22'-6"			
*	SIDEWALK  SIDEWALK	14% SLOPE	101.92 GFF 101.72 F.S 101.92 - 98.53 = 3.19' 3.19' / 22.5 = .14 ( SLOPE =		101.99 F.F.E

# Driveway Profile



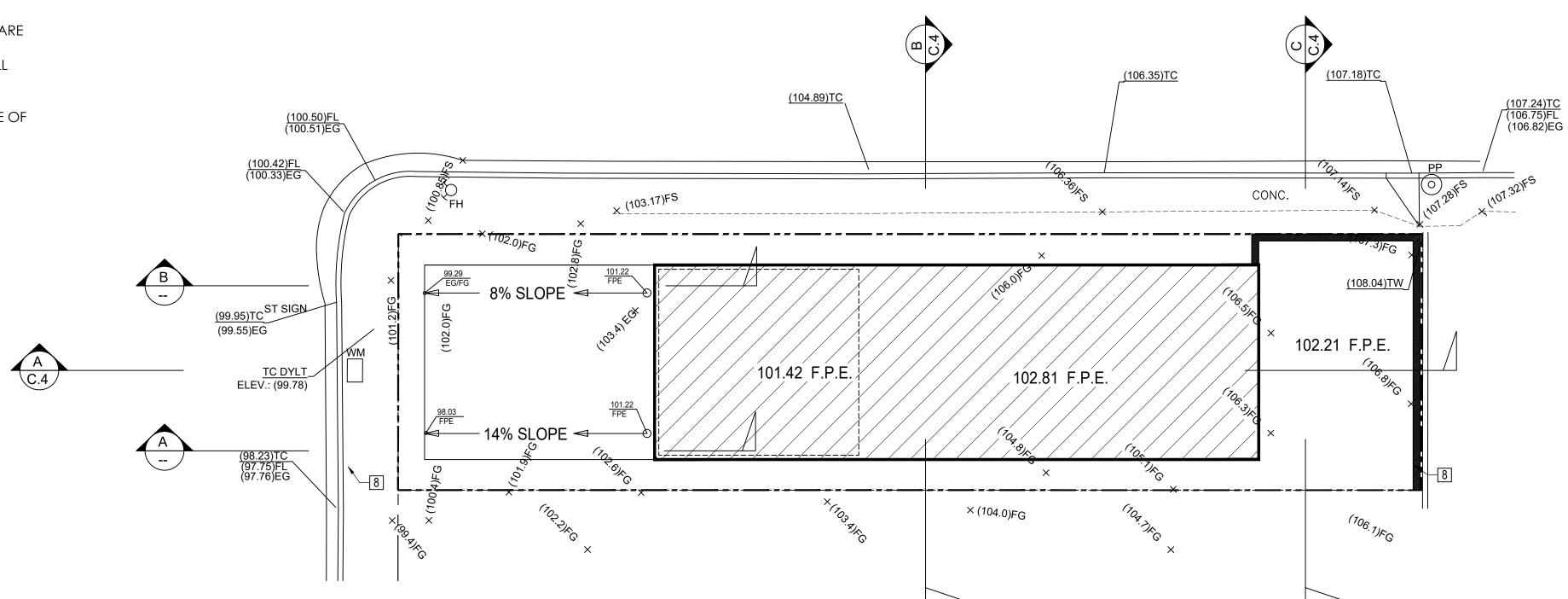
Retaining Wall Detail C

CONC. 5' 10" #5 @ 12" OC #4 @ 12"OC 3'-6" #4 @ 12"OC

CONC. 2' 10" #5 @ 12" OC #4 @ 12"OC 1'-6" #4 @ 12"OC

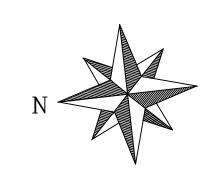
CONC. 1' 10" #5 @ 12" OC #4 @ 12"OC 1'-6" #4 @ 12"OC

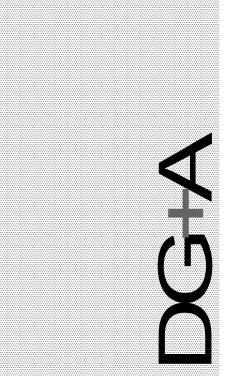




CUT / FILL CALC'S CUT = 252 C.U. FILL = 0 C.U.EXPORT = 252 C.U.







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e dg@dgassoc.net

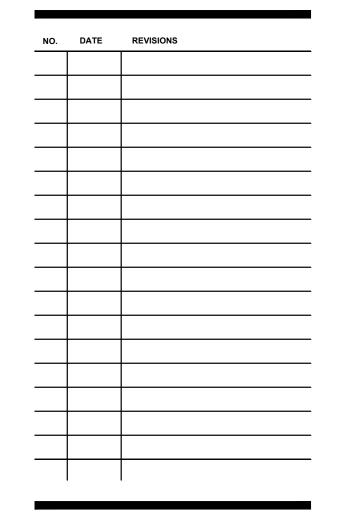
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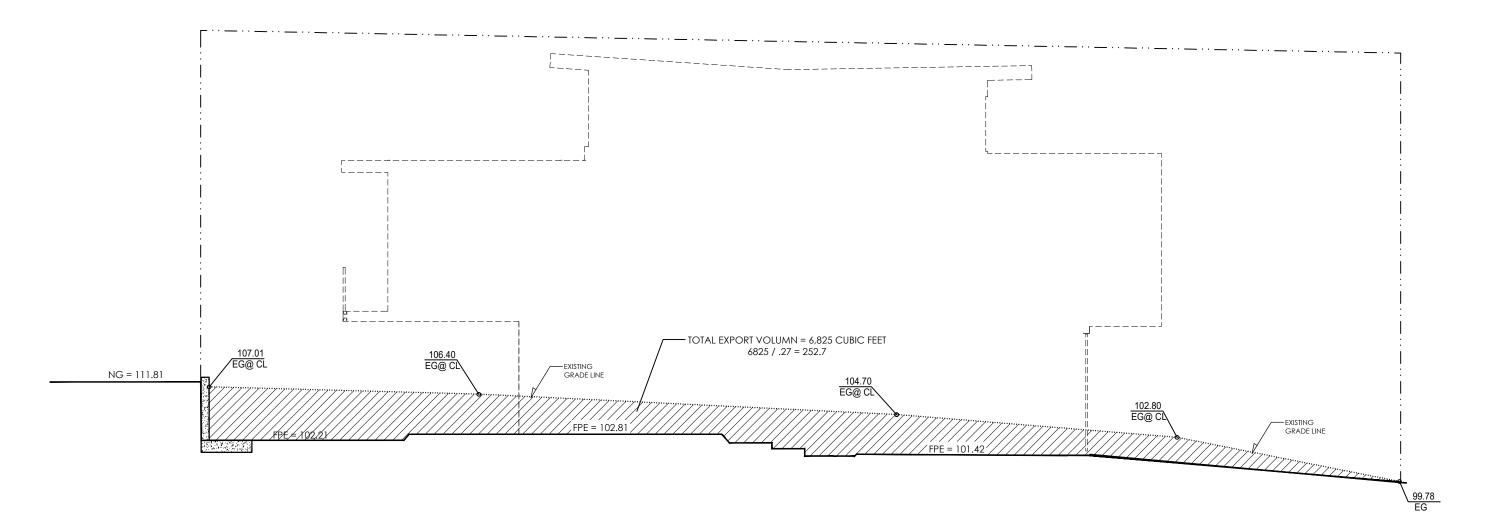
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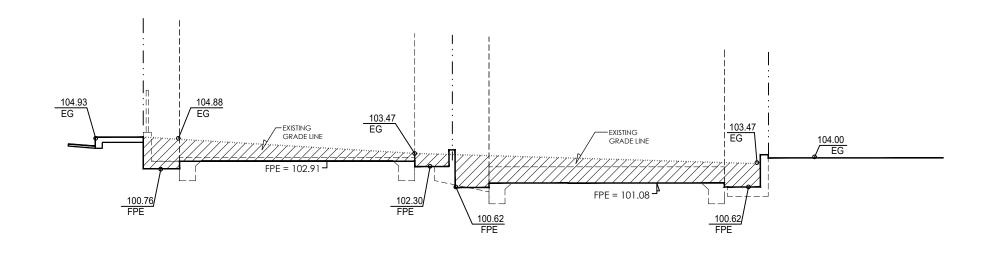
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Grading Plan



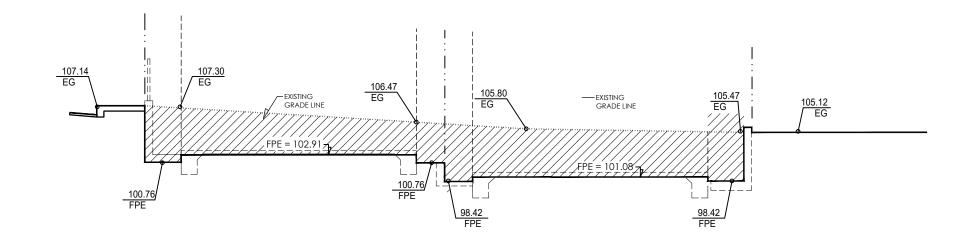
Grading Section "A"

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

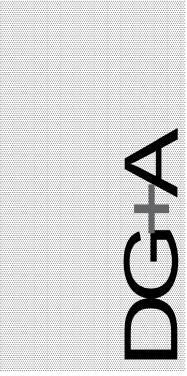


Grading Section "B"

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



Grading Section "C" Scale: 1/8"=1'-0"



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Grading Sections

C.4

SCALE ......1/8" = 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 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. MICRO=LAM AND PARALAM BEAMS SHALL BE AS MANUFACTURED BY TRUSS-JOIST PER ESR-1387, AND SHALL BE STAMPED WITH THE
- 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.

MANUFACTURERS LOGO. MANUFACTURER SHALL SUBMIT

- 2-2X BEAMS SHALL BE NAILED TOGETHER W/16d NAILS @12" O.C. PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT END OF
- MISELLANEOUS BEAMS WHERE POSTS ARE NOT SHOWN
- CARRY ALL STUD OR POSTS DOWN TO FOUNDATION OR SLAB. ALL STUD WALL SHALL HAVE FIRE BLOCKING AT 8'-0" O.C. MAXIMUM. 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. PLYWOOD IS TO BE STAMPED BY THE AMERICAN PLYWOOD
- ASSOCUATION 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 CBC TABLE 2304.9.1
- 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
- AT INTERIOR WALLS, BOLTS MAY BE SUBSTITUTED WITH SIMPSON "WEDGE-ALL" WEDGE ANCHORS (ER3631) WITH 2-3/4" MINUMUM
- 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.
- 17. GLULAMS AND PSL MEMBERS EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.

## CONCRETE

1. CONCRETE SHALL BE AS FOLLOWS

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

- 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.
- 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 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
- 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 FARTH 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
- 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 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
- 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).

### INSULATION

1. EXTERIOR WALLS SHALL BE INSULATED WITH UNBACKED FIBERGLASS BATT INSULATION OF R VALUE AS INDICATED ON DRAWINGS OR

MOISTURE PROTECTION

- 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
- 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-
- 5. LOUVERED ROOF VENTS TO PROVIDE A MINIMUM OF 100 SQ.IN. OF NET FREE AREA EACH VENT.

# INSTALLATION

PROOFING MANUFACTURER.

- 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

- 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.
- . (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

- 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.
- 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. 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 U.B.C. 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
- 8. SMOKE DETECTORS SHALL BE INSTALLED ON THE CEILING OR WALL

& INTERCONNECTED.

- 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.
- 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.
- . 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
- 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.

- 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	N AIR REQUIREMENTS FOR FUEL B	URNING 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	1,666 SQ. INCHES PLUS 2 SQ. INCHES FOR EACH	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.

2000 BTU'S OVER

1,000,000 BTU'S.

- 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

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. U.B.C. 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 THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE. READ CODE
- 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 U.B.C. 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 U.B.C. 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.
- 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.

TILE OR OTHER HARD SURFACE MATERIAL AS SELECTED BY OWNER.

### 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 3. REMOVE CONTAMINATION FROM GYPSUM WALL BOARD SURFACES AND
- PRIME TO SHOW DEFECTS, IF ANY. PAINT AFTER DEFECTS HAVE BEEN 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.

FILL NAIL HOLES AND CRACKS AFTER PRIMER HAS DRIED AND SAND

BETWEEN COATS. BACK PRIME INTERIOR AND EXTERIOR WOODWORK.

SPOT COAT KNOTS, PITCH STREAKS AND SAPPY SECTIONS WITH SEALER.

## 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 BOTTOM OF WINDOW OPENING
- 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.)
- FLOOR AREA
- 10. DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE,
- HARD DRAWN-SPRING WIRE OR OIL-TEMPERED WIRE AND INSTALLED IN

# **EARTHWORK**

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
- 2. EXCAVATIONS SHALL BE KEPT FREE OF STANDING WATER. 3. WHERE EXCAVATIONS ARE MADE TO DEPTH GREATER THAN INDICATED,
- FIED FOR FOOTINGS.
- 1. BACKFILL FOR TRENCHES SHALL BE COMPACTED TO MINIMUM 90 PER-CENT DENSITY OR AS DIRECTED BY SOILS ENGINEER.

# WISE DIRECTED BY THE GENERAL CONTRACTOR.

- CHAPTER 67 OF THE BUILDING CODE. THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEAD BOLT AND A DEAD LOCKING LATCH, BOTH KEY OPERATED FROM OUTSIDE. DEAD BOLTS SHALL HAVE A HARDENED INSERT 1" MINIMUM.
- THROW AND 5/8" MINIMUM EMBEDMENT INTO JAMB.
- NOT BE LESS THAN 1 3/8" THICK.
- RFMOVABLE 5. DOOR STOPS OF WOOD JAMBS OF INSWINGING DOORS SHALL BE ONE-
- PROTECTED BY BARS, SCREENS OR GRILLES OR THE LOCK SHALL BE KEY OPERATED FROM THE INSIDE.
- SLIDE BAR BOLT (OR EQUAL) WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION.

EXTERIOR DOOR - SEE DOORS SCHEDULE EXTERIOR SOLID CORE DOORS SHALL BE PRE-PRIMED, VENEER CONST.

# INTERIOR DOORS - SEE DOORS SCHEDULE

- IN DOOR SCHEDULE. U.N.O. 1. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE
- REMOVABLE HINGE PINS.
- STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW AT 1" AND EMBEDMENT OF NOT LESS THAN 5/8" AND SHALL CONTAIN
- HOOK SHAPED OR EXPANDING LUG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 3/4".

THE DEADBOLT LOCK OR LOCKS SHALL BE KEY OPERATED FROM

WINDOWS SEE WINDOW SCHEDULE

- 5. THE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1" BELOW THE

- 9. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE
- AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS.
- ACCORDANCE WITH THE MANUFACTURES INSTRUCTION.

- LENGTH AND SHALL BE CARRIED INTO NATURAL GRADE OR APPROVED
- 2. BACKFILL OR PIPE TRENCHES SHALL BE COMPACTED ON BOTH SIDES
- THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF

- PIECE CONSTRUCTION OR JOINTED BY RABBET 6. WINDOW AND DOOR LITES WITHIN 40" OF THE LOCKING DEVICE OF THE
- 7. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A HARDENED STEEL SHACKLE METAL

# WITH PARTICLEBOARD CORE. U.N.O.

- 2. ALL ENTRY DOORS SHALL BE SUPPLIED WITH DEADBOLTS AND SHALL CONFORM AS FOLLOWS:
- HARDENED INSERTS.
- ING A KEY, TOOL, OR EXCESSIVE FORCE.
- 1. PROVIDE STANDARD OVERHEAD DOORS OF THE DIMENSIONS AND
- 2. PROVIDE ONE GARAGE DOOR PER DOOR WITH A 1/2 HORSEPOWER STANDARD ELECTRIC MOTOR OPENER WITH PUSHBUTTON AND REMOTE

- 8. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER
- (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT.. OF ATTIC AREA) IS
- CONTRACTOR(S) SHALL CHECK ACCURACY OF ALL DIMENSIONS IN FIELD. 11. GARAGE DOOR EXTENSION SPRINGS SHALL BE FABRICATED FROM EITHER

- 1. FILL MATERIALS SHALL BE FREE FROM DEBRIS, ORGANIC MATTER AND
- COMPACT FILL AS INDICATED ON PLANS.
- SUCH ADDITIONAL DEPTH SHALL BE FILLED WITH CONCRETE AS SPECI-
- BACKFILL

### OF PIPE IN SIX INCH LAYERS. 3. ALL TRADES SHALL BACKFILL THEIR OWN TRENCHES UNLESS OTHER-

- SECURITY REQUIREMENTS
- 1. EXTERIOR DOORS, DOOR BETWEEN HOUSE AND GARAGE, WINDOWS AND 2. A SINGLE SWINGING DOOR, ACTIVE LEAF OF A PAIR OF DOORS, AND
- 3. SWINGING WOODEN DOORS AND PANELS OF WOODEN DOORS SHALL 4. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-
- DOOR SHALL BE FULLY TEMPERED, APPROVED BURGLARY RESISTANT,

### 8. BURGLAR-PROOF HINGE PINS ARE REQUIRED FOR ALL FRENCH DOORS THAT SWING OUT.

DOORS & WINDOWS

1. INTERIOR DOORS SHALL BE PRE-PRIMED HARDBOARD DOORS AS SHOWN

- SECURED AREA WITH DOORS IN CLOSED POSITION, SHALL HAVE NON-
- THE EXTERIOR SIDE OF THE DOOR AND ENGAGED OR DISENGAGED FROM THE INTERIOR SIDE OF THE DOOR BY A DEVICE NOT REQUIR-
- SECTIONAL OVERHEAD DOORS
- ARRANGEMENTS SHOWN ON THE DRAWINGS. OPERATION. SUPPLY TWO REMOTES.

DG+Associates llc Design // Planning // Development 2706 Artesia Blvd. Suite D Redondo Beach, Ca. 90278

e dg@dgassoc.net w dgassoc.net

o 310.920.9995

PROPERTY ADDRESS:

NO. DATE REVISIONS

CLIENT:

Enrico Properties 2845 W. Valley Blvd Alhambra, Ca. 91803

1646 Havemeyer Lane

Redondo Beach, Ca. 90277

STOP WORK AND NOTIFY THIS OFFICE INMEDIATELY IF DISCREPANCIES OCCUR. SHOP DRAWINGS SHALL BE SUBMITTED TO THIS OFFICE FOR REVIEW PRIOR TO FABRICATION. DRAWN BY: D.GREGG DATE: 11/18/23

General Notes

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THAT THEY SHALL NOT BE DUPLICATED IN WHOLE

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THE EXPRESS WRITTEN CONSENT OF DG +

ASSOCIATES. WRITTEN DIMENSIONS ON THESE

DOCUMENTS TAKE PRECEDENCE OVER SCALED

DIMENSIONS.CONTRACTORS SHALL VERIFY

AND BE RESPONSIBLE FOR ALL DIMENSIONS

AND CONDITIONS ON THE JOB AND SHALL

SCALE N.T.S.

### FLOOR PLAN NOTES:

- 1. NEW ELEC.METER SERVICE (N) 200 AMP SERVICE
- 2. GROUND FAULT INTERRUPTER (GFI) OUTLETS
  SHALL BE PROVIDED IN BATHROOMS, GARAGES
  CRAWL SPACES, EXTERIOR AND WITHIN 6' OF
  KITCHEN SINKS
- 3. FIXED APPLIANCES WITH SEPERATE CIRCUIT
  DISPOSAL, DISHWASHER, WASHER, DRYER
  F.A.U etc. ANY APPLIANCE WITH 1/4 H.P
  MOTOR OR LARGER, SHALL BE ON A SEPERATE
  #12 AWG. WIRE BRANCH CIRCUIT
- 4. GENERAL LIGHTING @ KITCHEN and BATH
  PROVIDE FLOURESCENT LIGHTS RATED AT NOT LESS
  THAN 40 LUMENS PER WATT
- 5. MECHANICAL VENTILATION @ BATHROOMS
  BATHROOMS, WATER CLOSET COMPARTMENTS,
  LAUNDRY ROOMS SHALL BE PROVIDED WITH
  NATURAL VENTILATION BY MEANS OF OPENABLE
  EXTERIOR OPENINGS WITH AN AREA
  OF NOT LESS THAN 1/20 OF THE FLOOR AREA
  IN LIEU OF EXTERIOR OPENINGS, PROVIDE A
  MECHANICAL VENTILATION SYSTEM CAPABLE
  OF PROVIDING 5 AIR CHANGES PER HOUR.
- 6. WINDOWS AT BEDROOMS (EGRESS)
- MIN CLR. OPENING 5.7 sq. ft.
  MIN CLR. HEIGHT, 24"
  MIN. CLR. WIDTH, 20"
  FINISH SILL HEIGHT TO BE NOT MORE THAN
  44" ABOVE FINISH FLOOR

- 7. DRYER VENT
  EXHAUST TO OUTSIDE AIR @ WALL
  PROVIDE LIT TRAP/ ACCESS
  PAINT TO MATCH EXTERIOR FINISH
  INSTALL PER MANUF. SPECS.
- 8. WATER CLOSET

LOW FLOW COMMSUPSION WATER CLOSET

9. LAVATORY

MANUF: PER OWNER

MODEL:

GRANITE COUNTERTOP

6" BACKSPLASH

1.28 GAL. PER FLUSH, MAX.

- 10. SHOWER/ TUB
  PROVIDE APPROVED SMOOTH HARD NONABSORBANT FINISH TO 72" MIN. ABOVE DRAIN
  INLET. VERIFY WITH DESIGNER
  PROVIDE 1-LAYER OF "GREENBOARD" MOISTURE
  RESISTANT GYP. WALLBOARD
  PROVIDE APPROVED PRESSURE BALANCE
- 11. ACCESS TO TOILETS
  30" CLEAR WIDTH
  24" CLEARANCE IN FRONT
- 12. TUB TRAP ACCESS

  12" X12" PREFABRICATED SHEET METAL
  PAINT TO MATCH ADJACENT WALL

OR THERMOSTATIC MIXING VALVES

- 13. SHELF AND POLE (+66" HIGH)

  1-1/2" Ø WOOD POLE WITH 1X4 WOOD SHELF
  PAINT TO MATCH ADJACENT WALL FINISH
  OPTION: CLOSET ORGANIZER MILLWORK
  CONFIRM WITH OWNER
- **14. DISHWASHER** 30" MODEL. HOT WATER STUB OUT
- 15. KITCHEN SINK

  DBL BASIN. STYLE PER OWNER

  MANUF:

SMITTY PAN WITH DRAIN

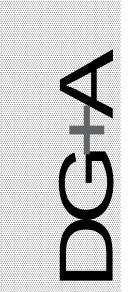
- MODEL: PROVIDE GARBAGE DISPOSAL
- 16. 42" S/S REFRIGERATOR 84" TALL
  PROVIDE COLD WATER STUB OUT (ICE MAKER)
  MANUF:
  MODEL:
- 17. 48" 6-BURNER RANGE W/ OVEN

  MANUF: PER OWNER

  MODEL:

  PROVIDE CAS STUR OUT
- PROVIDE GAS STUB OUT
  PROVIDE SHEET METAL HOOD (24" MIN. CLR.)
  VENT THROUGH ROOF PER MANUF. SPECS.
  OR DOWNDRAFT VENT TYPE
- 18. KITCHEN ISLAND
  COUNTERTOP PER OWNER
  CABINETS BELOW
- 19. NEW TANKLESS WATER HEATER
  PROVIDE GAS LINE.
  INSTALL PER MNFG. SPECS.
  MOUNTED 60" ABOVE EXISTING GRAGE

- **20. KITCHEN WOOD BASE CABINETS**COLOR, STYLE PER OWNER
- **21. KITCHEN WOOD WALL CABINETS**COLOR, STYLE PER OWNER
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- 32. 5/8" TYPE 'X' DRYWALL ON UNDERSIDE OF STAIRS
- 33. NEW DECK. SLOPE 1/4" PER FT. COVER WITH DEX-O-TEX CROSSFIELD PRODUCTS ESR-1757. (PLYWOOD ONLY. NO OSB)
- 34. DIRECT-VENT GAS FIREPLACE INSERT GAS POWERED NON-WOOD BURNING (BY "REGENCY") UL LISTED OR EQUAL
- 35. GARAGE FLOOR SLOPE
  GARAGE FLOOR SHALL BE SLOPED TO
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- 36. HEATING FURNACE LOCATED IN MEZZANINE CLO. WITH VENTED DOOR INTALL PER MNFR. SPECS.



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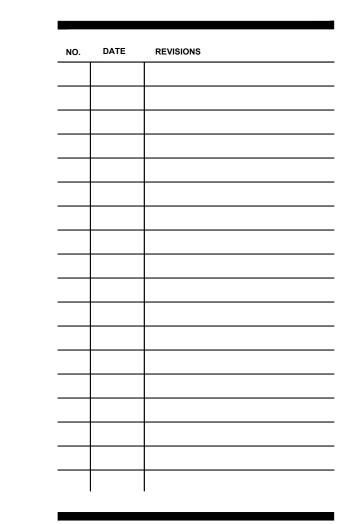
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- e dg@dgassoc.net
- w dgassoc.net

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DRAWN BY: D.GREGG DATE: 10/15/23

First Floor Plan

A.

5'-0" 19'-6" 13'-2" 11'-11" 16'-0" 20'-0" 3'-1" 10'-3" 2'-11" 2'-10" , 3'-2" 2'-8" 2'-9" 1'-4", 8'-11" (o) 4'X10.66'X 4.5'= 191.88 C.F. OVER HOOD STORAGE 260.82 CU. FT. TOTAL 191.88 +68.94= BEDROOM 103.41 F.F.E BEDROOM 103.41 F.F.E LANDING 103.33 F.F.E DOOR HARDWARE IN THE OPEN POSITION DOOR AND AUTOMATIC GARAGE 7'-4" CLEAR HEIGHT INCLUDING GARAGE SHALL MAINTAIN 103.41 F.F.E / ENTRY  $\bigoplus$ LANDING 103.33 F.F.E 4'-0" 9'-8" 4'-11" 8'-10" 25'-1" 2'-10" 19'-6" 14'-7" 10'-2" 11'-11" 16'-0"

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  MANUF: PER OWNER

  MODEL:

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  MANUF: PER OWNER

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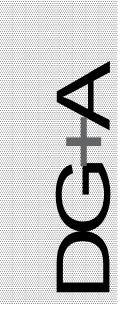
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COUNTERTOP PER OWNER

CABINETS BELOW

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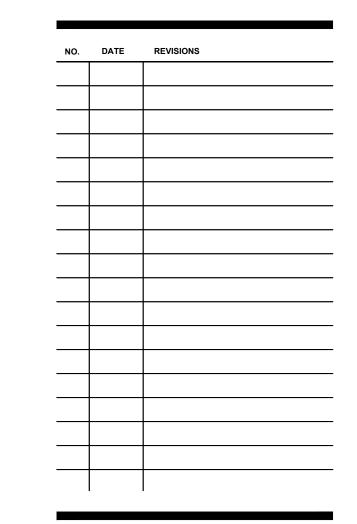
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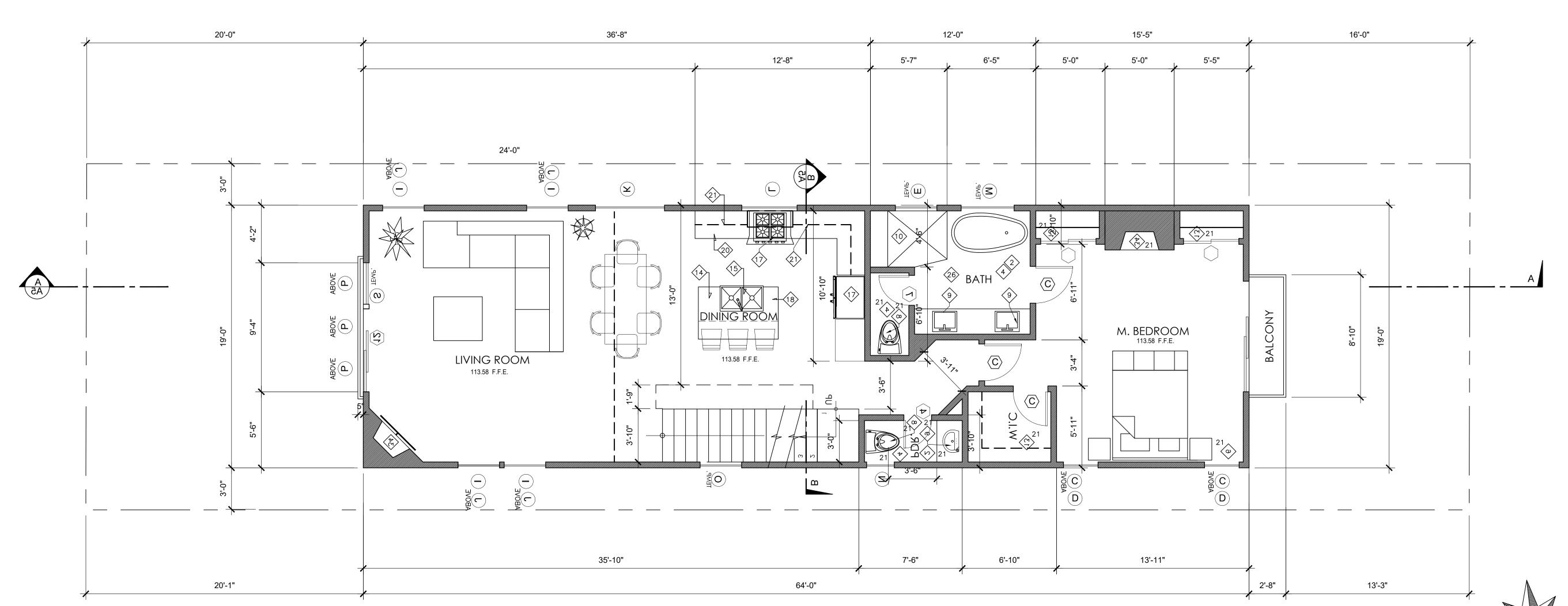
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DRAWN BY: D.GREGG DATE: 10/15/23

Second Floor Plan



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  INSTALL PER MANUF. SPECS.
- 8. WATER CLOSET

  LOW FLOW COMMSUPSION WATER CLOSET
  1.28 GAL. PER FLUSH, MAX.
- 9. LAVATORY

  MANUF: PER OWNER

  MODEL:

  GRANITE COUNTERTOP

  6" BACKSPLASH
- 10. SHOWER/ TUB
  PROVIDE APPROVED SMOOTH HARD NONABSORBANT FINISH TO 72" MIN. ABOVE DRAIN
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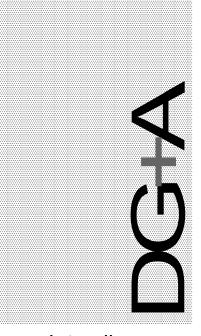
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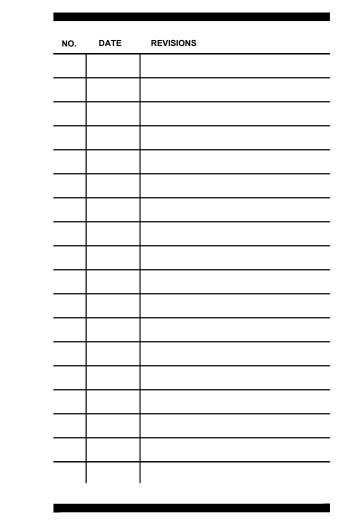
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DRAWN BY: D.GREGG DATE: 11/15/23

Loft Floor Plan

**A.**(

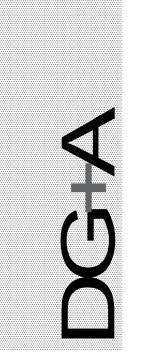
10'-7" 17'-6" 36'-3" 36'-8" 18'-3" 13'-9" 4'-3" 20'-8" 16'-0" 2'-1" , 2'-2" 12'-5" 5'-10" A4 A4  $\bigcirc$ OPEN TO BELOW MEZZANINE AREA = 230 697/3 = 232 2ND FLOOR OPEN AREA = 697 (A4) ROOF DECK MEZZANINE 230 SQ. FT. 123.51 F.F.E. FLAT ROOF TOTAL STORAGE PROVIDED =237.88 CU. FT. "LOW" OVER HOOD STORAGE = 191.88 CU. FT. CONTAINER =46 CU. FT. OPEN TO BELOW 2'-1" 2'-4" 3'-0" 14'-3" 11'-2" 3'-11" 10'-7" 35'-7" 17'-1" 16'-4" 20'-5"

# 17'-0" 67'-1" 16'-0" CRICKET -1/4" PER. FT. 1/4" PER. FT. . 1/4" PER F 1/4" PER. FT. FLAT ROOF FLAT ROOF FLAT ROOF OPÉN "LOFT" "LOW" "LOW" 1/4" PER. FT. 1/4" PER. FT. 1/4" PER. FT.

# ROOF PLAN NOTES:

- 1) PROVIDE TYPICAL FINISH MATERIALS AS FOLLOWED, CLASS "A"
  (ROOF SLOPES FROM 2:12 4:12)
  COMP. ASPHALT SHINGLES O/ 2LAYERS OF 15# FELT WITH 19" OVERLAP O/1/2" CDX PLYWOOD
- 2) FOR SLOPES LESS THAN 2:12 USE BUILT UP ROOF CLASS 'B' MIN. ROLL ROOFING O/ 2 LAYERS 0F 19# FELT 1/2" CDX PLYWOOD
- 3) PROVIDE FLASHING AT VALLEYS, W/T MINIMUM 25 GUAGE GALVANIZED IRON.
- 4) PROVIDE ROOF GUTTERS AND DOWNSPOUTS, ALL DRAINAGE TO TERMINATE AT STREET VIA NONCOROSIVE DEVICE.
- 5) PROVIDE ATTIC VENTIALATION FOR EACH SEPERATE SPACE WITH NOT LESS THAN 1/150 OF VENT AREA; AND WITH BALANCE OF VENTILATION PROVIDED BY EAVE VENTS, AND/OR GABLE. END VENTS.

NOTE: ROOF EMITTANCE U-VALUE 0.644



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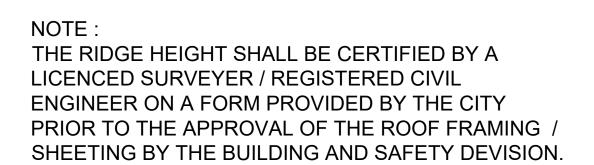
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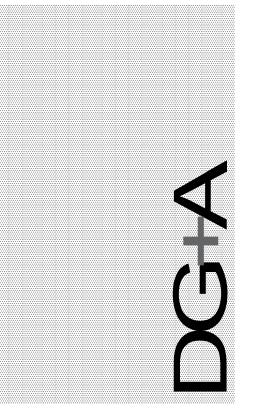
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Roof

Plan





o 310.920.9995

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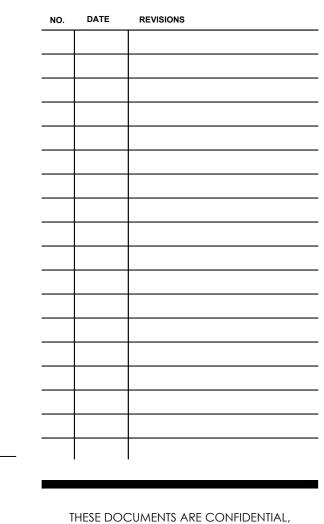
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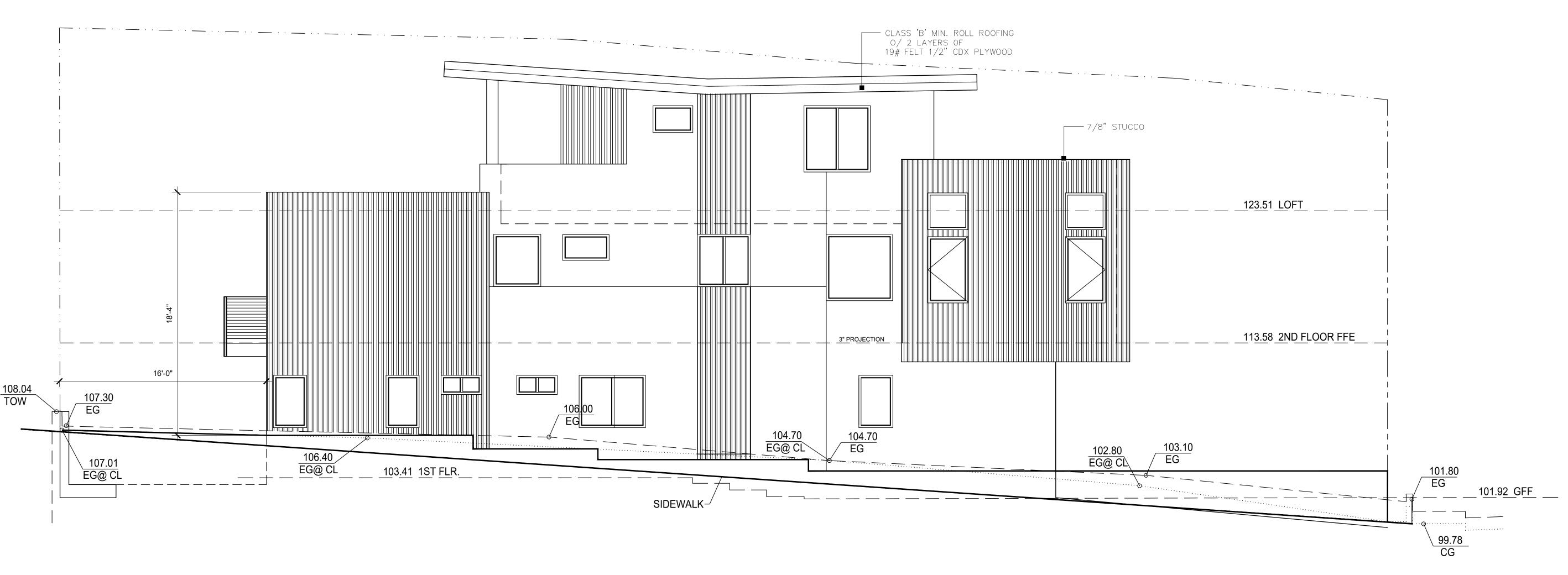
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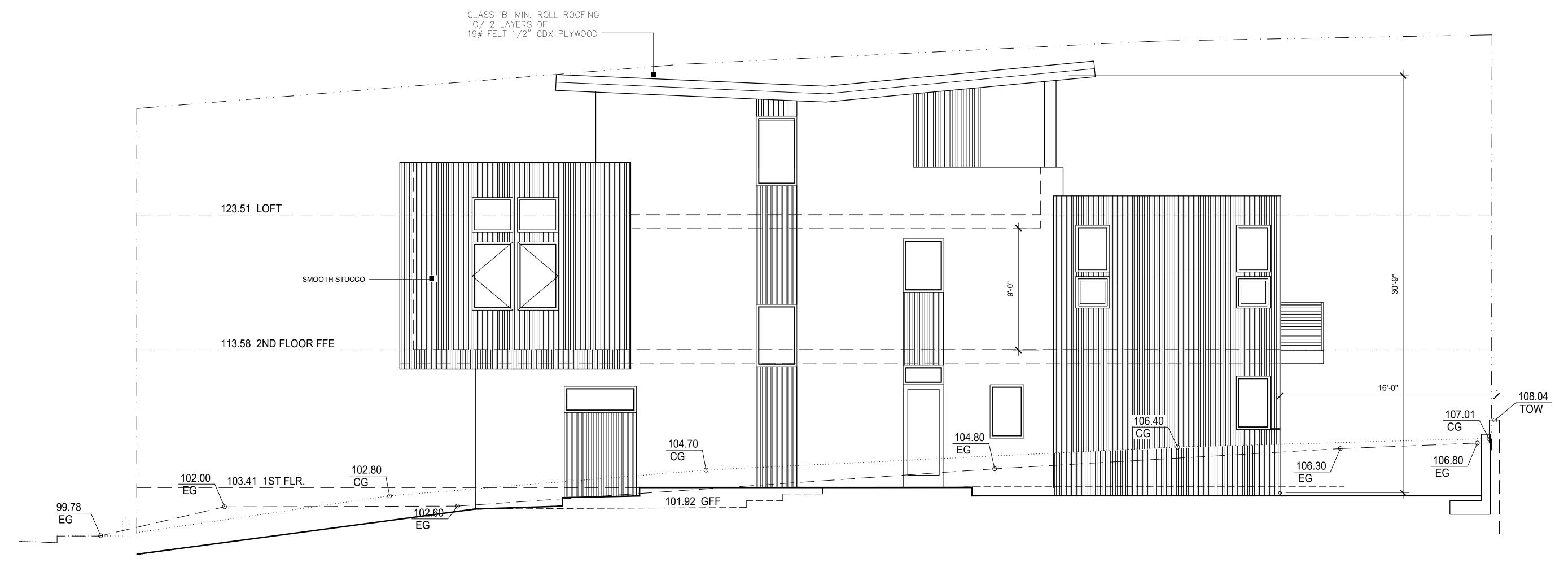
DRAWN BY: D.GREGG DATE: 11/15/23

Exterior Elevations

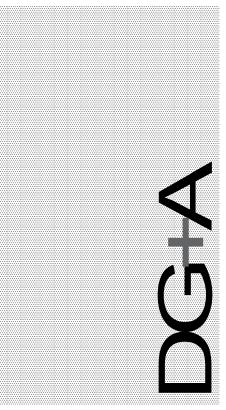


East Elevation

NOTE:
THE RIDGE HEIGHT SHALL BE CERTIFIED BY A
LICENCED SURVEYER / REGISTERED CIVIL
ENGINEER ON A FORM PROVIDED BY THE CITY
PRIOR TO THE APPROVAL OF THE ROOF FRAMING /
SHEETING BY THE BUILDING AND SAFETY DEVISION.



West Elevation



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Redondo Beach, Ca. 90278

o 310.920.9995

e dg@dgassoc.net

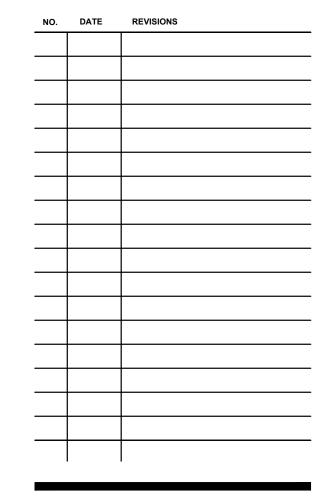
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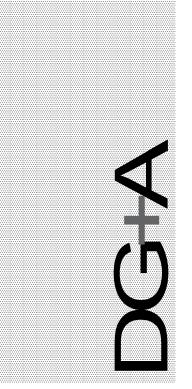
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North Elevation



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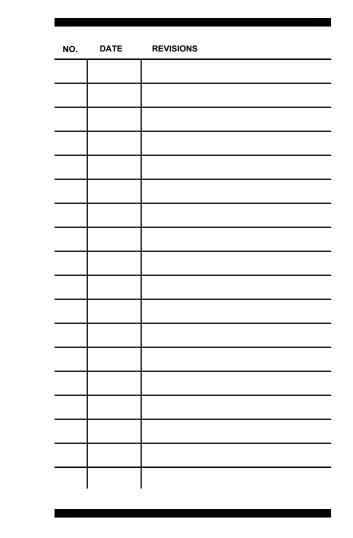
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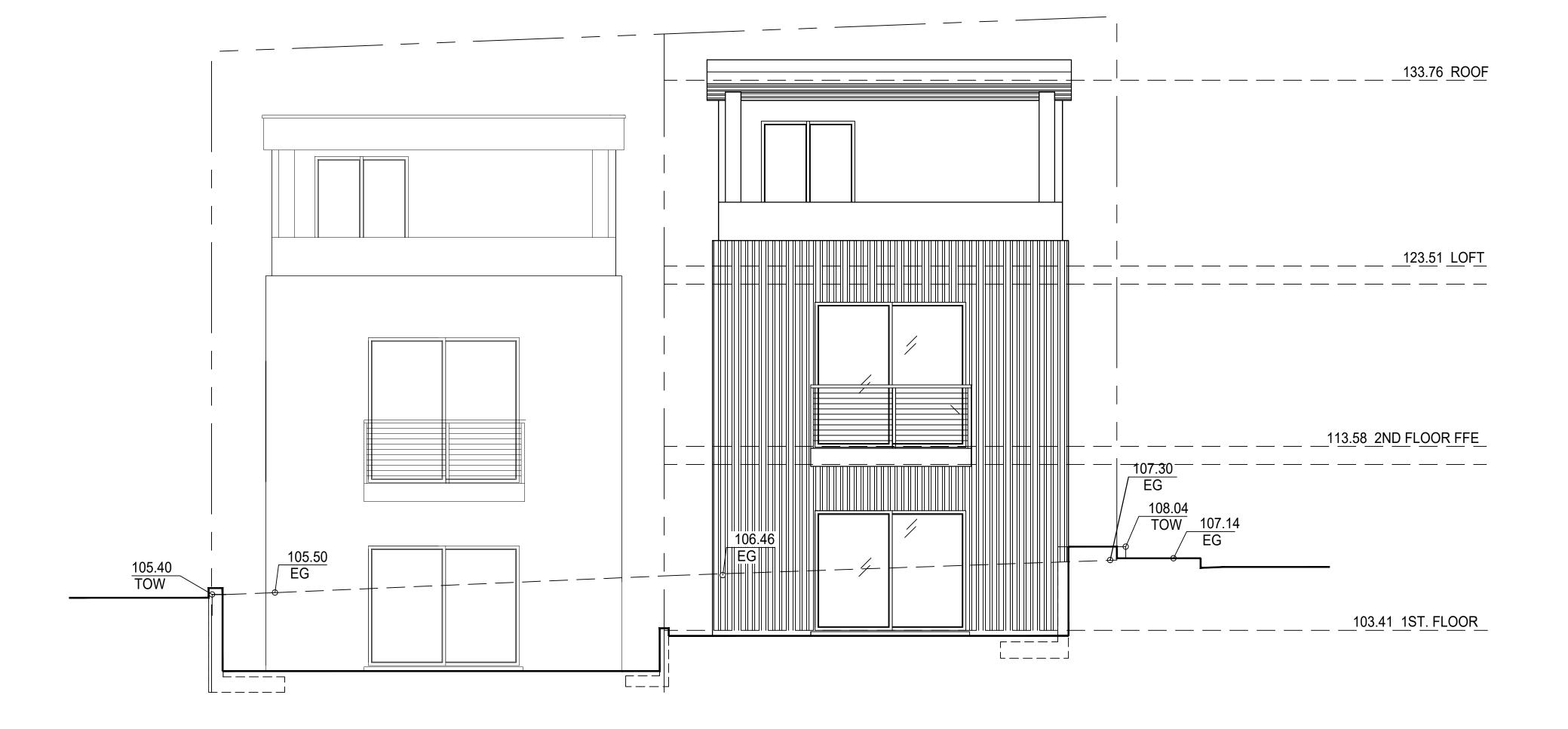


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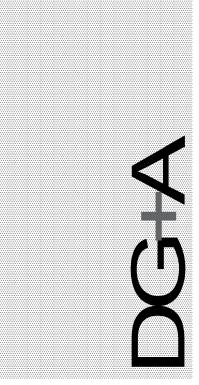
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Exterior Elevations

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South Elevation



o 310.920.9995

e dg@dgassoc.net

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NO.	DATE	REVISIONS

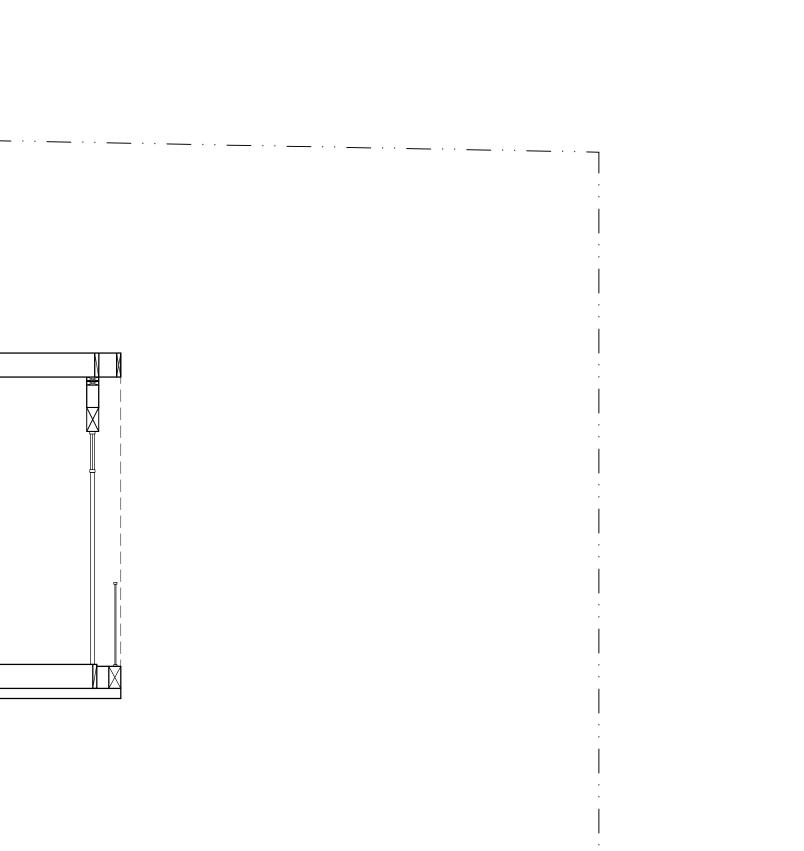
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DRAWN BY: D.GREGG DATE: 11/15/23

Exterior Elevations

# **Building Section Notes**

- 1. 2X R.R. @ 16" O.C.
- 7 BEAM PER PLAN
- 2. 5/8" DRYWALL ON WALLS AND CLG. TYP
- 8 2X FLR. JST @ 16" O.C PER PLAN
- 3. R-19 INSULATION FLOORS
- 9 5/8" T&G FLOORING
- 4. 1/2" CDX PLYWOOD
- 10 2X6 STUDS @ 16" O.C (@EXT.WALLSONLY)
- 5. R-19 EXTERIOR WALLS
- 11 CONC. FOOTING. PER PLAN
- 6 R-30 INSULATION FLOORS & CEILINGS
- 12 42" HIGH GUARDRAIL



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### DRAWN BY: D.GREGG DATE: 11/15/23

Building Section

MEZZANINE ROOF DECK MASTER LIVING ROOM 2-CAR BEDROOM BATH GARAGE BATH Section "A"



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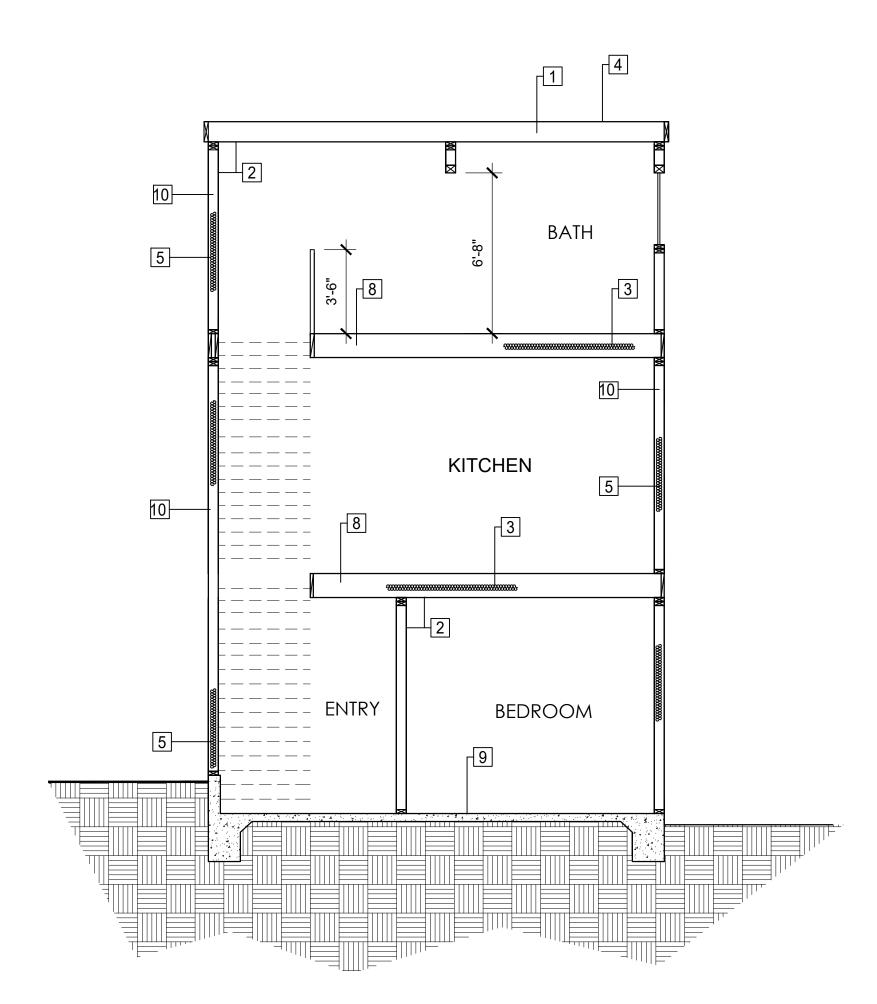
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CLIENT:

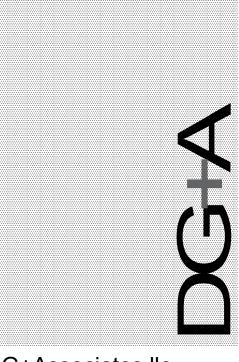
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Building Section

A 10

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