SCOPE OF WORK

NEW PATIO COVER 246.00 SQ FT AND NEW PORCHE IN EXISTING HOUSE 85.00 SQ FT

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION

ACTIVITIES

Storm Water Pollution Control Requirements for Construction Activities

Minimum Water Quality Protection Requirements for All Development

Construction Projects/Certification Statement

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

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times
- Eroded sediments and other pollutants must be retained on site and must not be transported from the site via sheet flow, swales, area drains, natural drainage curses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by forces of wind or water.
 Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up

immediately and disposed of in a proper manner. Spills may not be washed into the

- Non-storm water runoff from equipment and vehicle washing and any other activity
- shall be contained at the project site.
 Excess or waste concrete may not be washed into he public way or any other drainage system. Provisions Shall be made to retain concrete wastes on site until
- they can be disposed of as solid waste.

 Trash and construction related solids wastes must be deposited into a covered
- receptacle to prevent contamination of rainwater and dispersal by wind.

 Sediments and other materials may not be tracked from the site by vehicle traffic.

 The construction entrance roadway must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

Other: ___

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion and construction materials, and I certify that I will comply with these requirements.

Print Name: _____(Owner or authorized agent of owner)

Signature: (Owner or authorized agent of owner)

GENERAL NOTES

All utilities shall be underground. The owner/developer/builder requiring such relocation shall be responsible for making arrangements with the service provider and/or city for such underground installation and for the payment of all related costs."utilities shall be underground for the following projects:

- A. Relocated electrical service in conjunction with an addition or alteration to a building resulting in an increase in fifty percent (50%) of the floor area or of the value of the building.
- 1. ALL INTERIOR DOORS 32" WIDE MINIMUM AND ENTRY DOORS 36" WIDE MIN. 2. SEISMIC SHUT OFF VALVE IS TO BE INSTALLED ON EACH FUEL GAS LINE
- FOR NEW BUILDINGS.

 3. ONE ROOM MUST BE A MINIMUM OF 120 SQ. FT. IN AREA OTHER HABITABLE
- ROOMS, EXCEPT KITCHENS MUST BE A MINIMUM OF 70 SQ. FT.

 4. EXIT DOORWAYS SHALL BE NOT LESS THAN 36" IN WIDTH AND NOT LESS
 THAN 6'-8" IN HEIGHT. PROJECTIONS, INCLUDING PANIC HARDWARE, SHALL
- NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR WIDTH.

 5. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- 6. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.
 EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER
- CONSUMPTION.
 7. ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY, TO THE STREET OR AN APPROVED LOCATION AT A 2% MINIMUM.
- 8. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

 9. DOOR AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS
- FURNACES SHALL BE FULLY WEATHER STRIPPED.

 10. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS, CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOOR AND ALL OTHER OPENING IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHER STRIPPED,
- CERTIFIED AND LABELED.

 11. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24 PART 2, CHAPTER 2-53. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS
- INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.
- 12. MINIMUM R-13 INSULATION TO NEW EXTERIOR WALLS.

 13. CONCEALED SPACES OF WALLS, PARTITIONS AND FU- RRING SHALL BE FIRE STOPPED WITH 2 IN. MATERIAL. THE FULL WIDTH OF THE STUDS AT THE FLOOR AND CEILING LEVELS, AND AT INTERVALS NOT TO EXCEED 10 FEET HORIZONTALLY.
- 14. WATER HEATER MUST BE STRAPPED TO WALL.

 15. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE—FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES OR TO THE LOCATION OF THE HOOK—UP, THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINE—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE
- CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

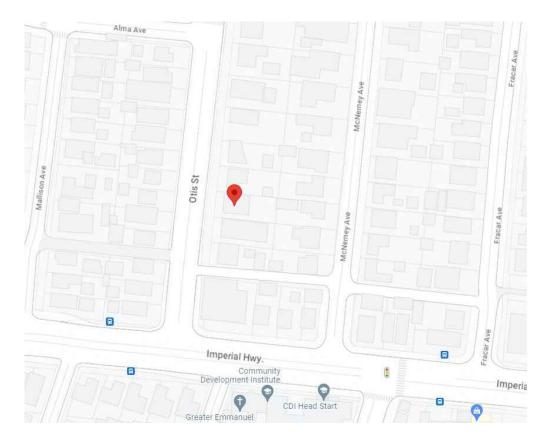
 16. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXCEEDING THE ONE THOUSAND DOLLARS (\$1000) (R314.6.2)
- 17. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIR OR ADDITIONS EXCEEDING THE ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLING OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL BE ONLY REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

ALL INFORMATION SHOWN IN THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE DESIGNER SO THAT THE PROPER REVISIONS MAY BE MADE, MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE DESIGNER OR ENGINEER.

APPLICABLE CODES AND STANDARDS

THIS PROJECT CONFORM TO:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 ENERGY CODE

VICINITY MAP



PROPERTY INFORMATION

Property Information
Assessor's ID No:6192-002-003
Address:10930 OTIS ST LYNWOOD CA
90262
Property Type:Single Family Residential
Region / Cluster:12 / 12153

Property Boundary Description
TRACT # 11824 LOT 3 BLK A
Building Description
Building Improvement 1
Square Footage:924
Year Build / Effective Year Built:1940 / 1940
Bedrooms / Bathrooms2 / 1
Units1

Assessor's Parcel Number: 6192-002-003

SCAG ID: Zone Code: R1

City General Plan Code: SF (Single Family)
SCAG General Plan Code: 1110

Density: 0.00 Low: 0.00 High: 7.00

Acres: 0.14

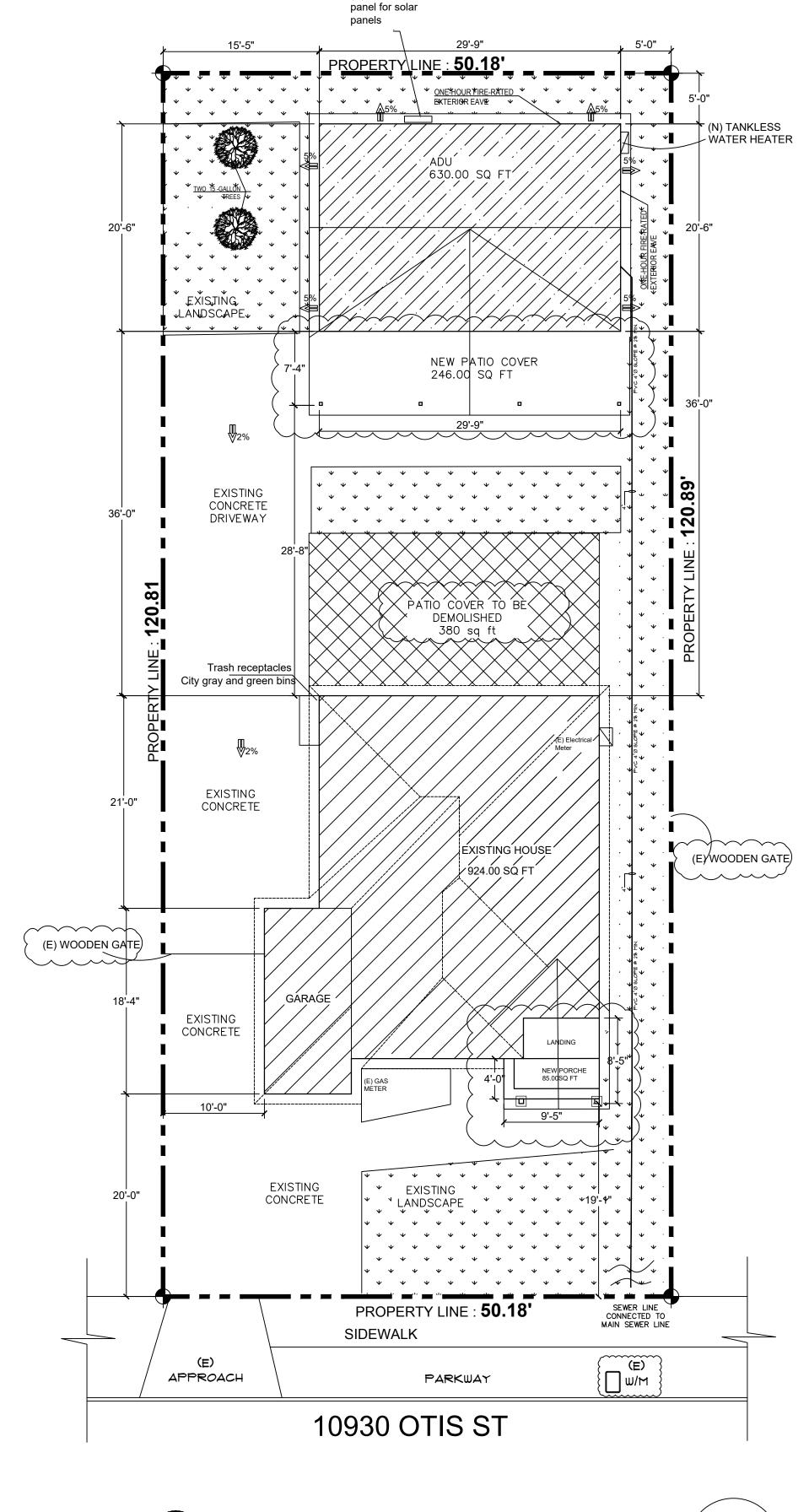
Notes: NON SPRINKLER

PROJECT DATA

6,062.24 SQ. FT. LOT SIZE: NUMBER OF STORIES: 1 - STORY EXISTING ONE STORY SINGLE FAMILY DWELLING: 930 SQ. FT. (CONSTRUCTION TYPE V-B) 630 SQ FT NEW PATIO COVER 236 SQ FT NEW PORCHE 85 SQ FT TOTAL SQUARE FOOTAGE: 1881 SQ FT LOT COVERAGE: 31% <u>OPEN SPACE:</u> 4,181.24 SQ. FT. (69%)

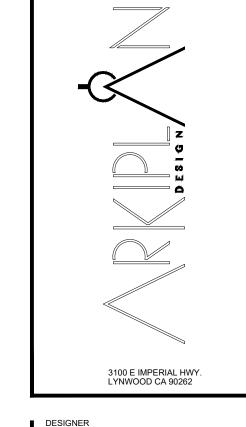
SHEET INDEX

A-1.1 SITE PLAN
A-2 FLOOR PLAN AND ELEVATION ADU
A-3 FOUNDATION AND FRAMING PLANS
A-4 STRUCTURAL NOTES
T-1 TITLE 24



PROPOSE SITE PLAN

(N) 200 amp



DESIGNER

RUBEN AVALOS Tel: (323) 9163509 3100 E IMPERIAL HWY. LYNWOOD CA 90262 SUITE A-9

OWNER / LANDLORD

MIGUEL GUTIERREZ

CONSULTANTS

NO. ISSUE DATE

O

SITE PLAN

PROJECT NAME

90262

10930 OTIS ST

LYNWOOD CA

PROJECT

SCALE

DRAWN BY
RA
DATE
OCT 2023

