

FIRST FLOOR

SECOND FLOOR

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

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\* Fire-resistive assemblies for the protection of openings, when required by the Building Code shall comply with Building Code 719 and Table 719.4

WINDOW SCHEDULE. (ALL DUAL GLAZED)			
SYM.	SIZE	TYPE	QTY.
A	4'-0" x 4'-0"	ALUMINIUM SLIDER (DUAL GLAZE)	17
B	4'-0" x 3'-0"	ALUMINIUM SLIDER (DUAL GLAZE)	2
C	2'-0" x 2'-0"	ALUMINIUM SLIDER (OPSC.)	4
D	3'-0" x 4'-0"	ALUMINIUM S/H (DUAL GLAZE)	4
E	3'-0" x 2'-0"	ALUMINIUM SLIDER (OPSC.)	1
F	4'-0" x 2'-0"	ALUMINIUM SLIDER (OPSC.)	2

U-FACTOR: .31  
SHGC: .20

\* Egress doors shall be readily operable from the access side without the use of a key or any special knowledge or effort, Building Code 1008.1.8

DOOR SCHEDULE.			
SYM.	SIZE	TYPE	QTY.
A	3'-0" x 6'-8" x 1 3/4"	SOLID CORE	2
B	2'-8" x 6'-8" x 1 3/4"	HOLLOW CORE	22
C	5'-0" x 6'-8"	SLIDING CLOSET DOOR	6
D	4'-0" x 6'-8"	SLIDING CLOSET DOOR	2
F	16'-0" x 7'-0"	GARAGE DOOR	1

NOTES:

- PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (TYP.)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
  - Fixed and operable panels of windows, sliding and bifold assemblies.
  - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
  - Glazing in an individual fixed or operable panel that meets all of the following conditions:
    - Exposed area of an individual pane greater than 9 square feet.
    - Bottom edge less than 18 inches above the floor.
    - Top edge greater than 36 inches above the floor.
    - One or more walking surfaces within 36 inches horizontally of the glazing.
  - Glazing in railings.
  - Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of glazing is less than 60 inches measured vertically above and standing or walking surface.
  - Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally, and in a straight line, of the water's edge.
    - Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
    - Glazing adjacent to stairway within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.

AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.

VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7

NOTES:

SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED.

A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.

GREEN BUILDING NOTE:

ALL NEWLY INSTALLED PLUMBING FIXTURES SHALL COMPLY WITH TABLE 4.509.2

NOTE:

The width of landings shall not be less than the width of stairways they serve, the minimum dimension in the direction of travel must be equal to the width of the stairway.

NOTE:

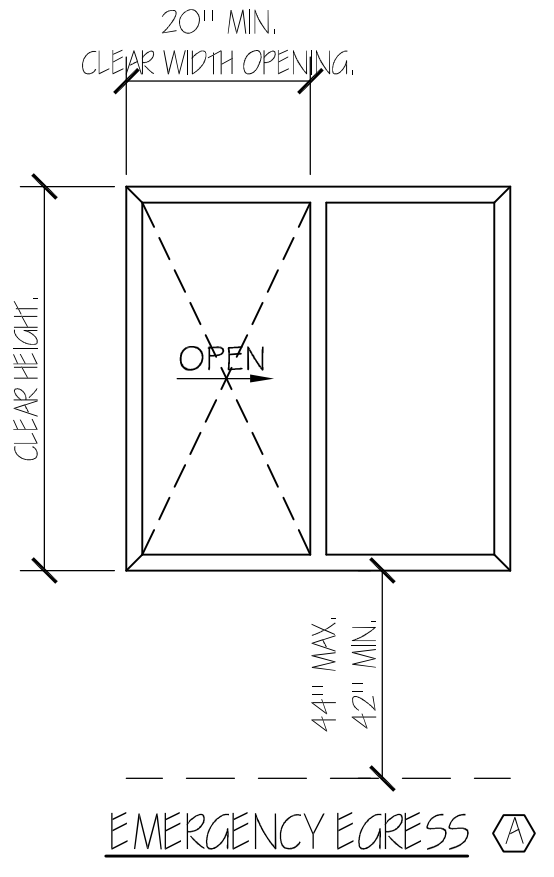
HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R309.9)

NOTE:

BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (319.1)

NOTE:

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 BEING APPLIED.

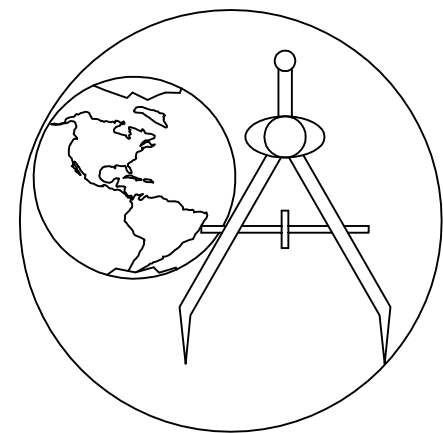


GENERAL REQUIREMENTS:

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, 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.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE READILY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. ( PER ORDINANCE 170.15(B) ( SEPARATE PLUMBING PERMIT IS REQUIRED) )
- 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 SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER EN CLOSURE. (R308)
- WATER HEATER MUST BE STRAPPED TO WALL.
- 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).
- 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 R319.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
- 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-CANDLE OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- PROVIDE ONE HOUR RATED CONSTRUCTION FOR ALL BEARING WALLS ON THE FIRST FLOOR, WHICH PROVIDE SUPPORT OF THE SECOND FLOOR CEILING ASSEMBLY.
- THROUGH PENETRATIONS OF FIRE-RESISTANCE RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.
- MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE RESISTANCE RATING WILL NOT BE REDUCED.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.
- AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3.
- DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE RESTRICTED OF A MIN. NO.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THESE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68°F AT A POINT 3 FT. ABOVE THE FLOOR AND 2 FT. FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.

LEGEND

- NEW WALL
- 1-HR FIRE RATED WALL / STC 90
- FLUORESCENT LIGHT
- EXHAUST FAN (GREEN BUILDING NOTES 24 & 25) CAPABLE OF 90 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE W/ HUMIDASTAT (ENERGY STAR)
- HARDWARE WITH BATTERY BACK-UP SMOKE DETECTOR
- STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM. INTERWIRED W/ BATTERY BACK-UP
- GAS OUTLET
- HOSE BID



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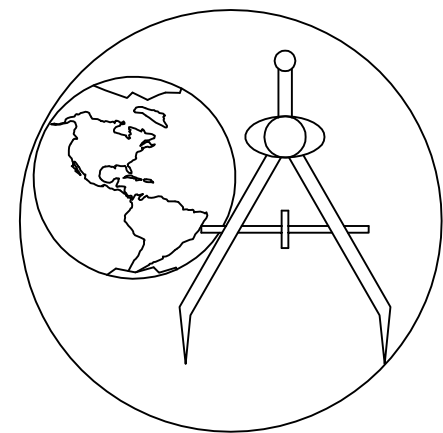
PROJECT:  
PROPOSED  
NEW 2-STORY BUILDING  
(DUPLEX) AND GARAGE  
FOR  
1539 E. 87 TH ST.  
LOS ANGELES, CA  
90002.

OWNER:  
ENGINEER:

DRAWN BY: NERY MATUS  
DATE: 12/19/2018  
SCALE: AS SHOWN  
SHEET TITLE:

FLOOR PLAN

SHEET NO.  
A-2  
OF  
16



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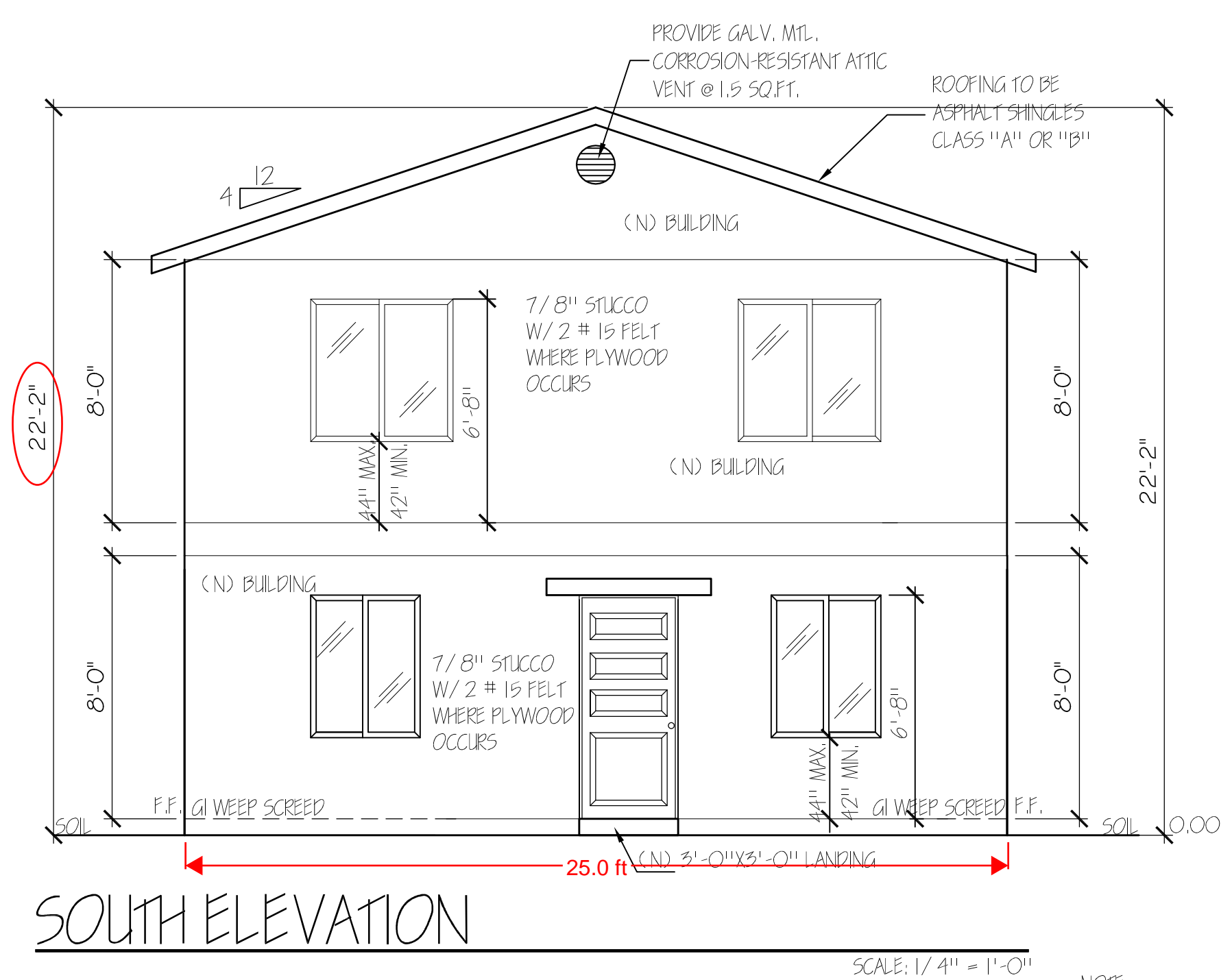
PROJECT:  
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 NEW 2-STORY BUILDING  
 (DUPLIX) AND GARAGE  
 FOR  
 1539 E. 87 TH ST.  
 LOS ANGELES, CA  
 90002.

OWNER:  
 ENGINEER:

DRAWN BY: NERY MATUS  
 DATE: 12/19/2018  
 SCALE: AS SHOWN  
 SHEET TITLE:

ELEVATION PLAN

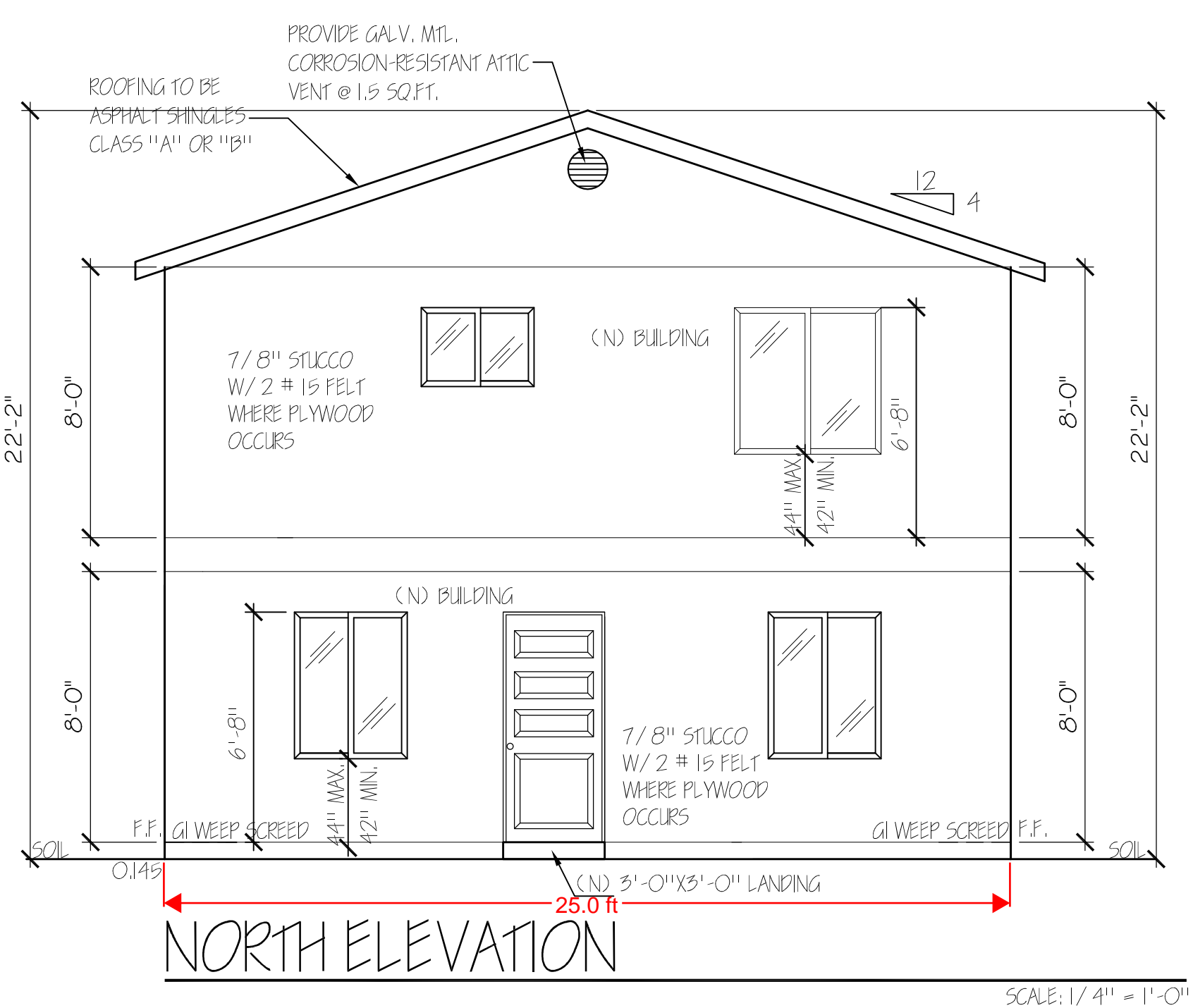
SHEET NO.  
 A-3  
 OF  
 16



SOUTH ELEVATION

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

NOTE:  
 PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

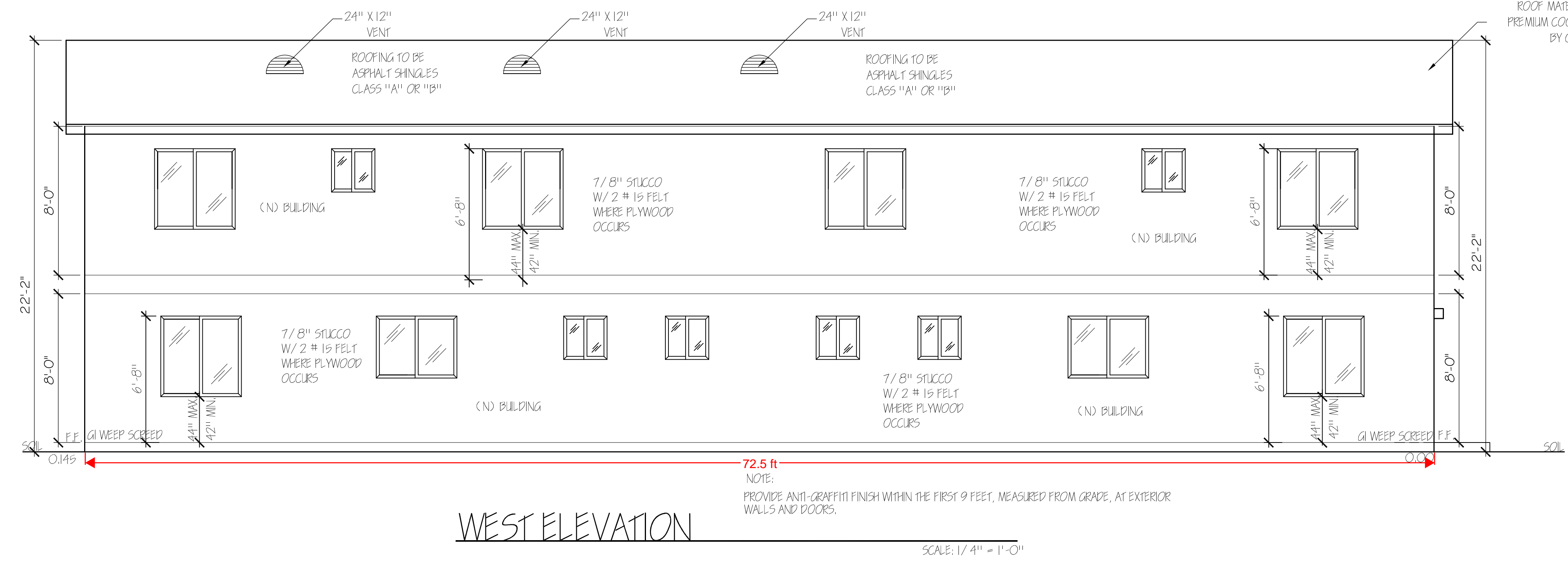


NORTH ELEVATION

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

NOTE:  
 PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

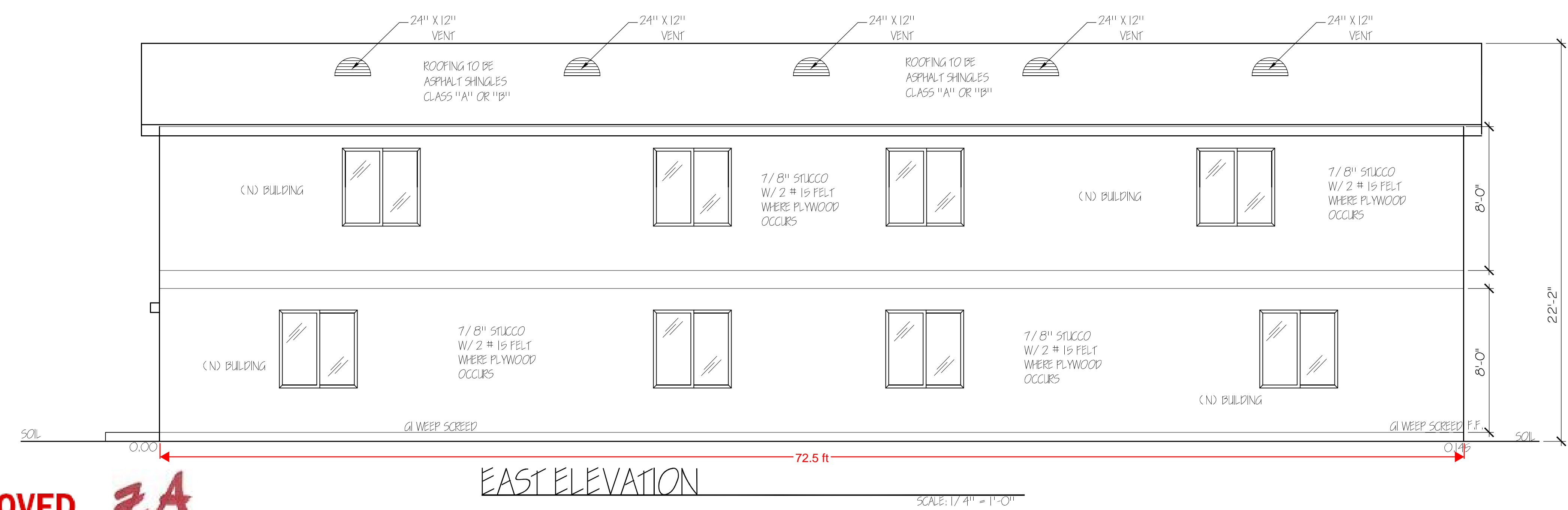
ROOF MATERIAL: DURATION  
 PREMIUM COOL HARBOR FOG  
 BY OWENS CORNING



WEST ELEVATION

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

NOTE:  
 PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

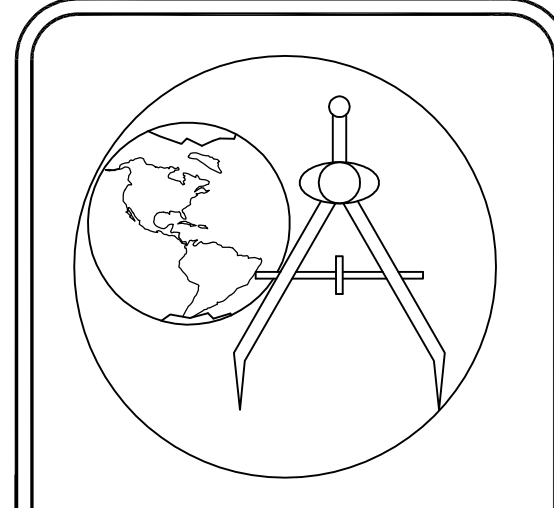


EAST ELEVATION

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

NOTE:  
 PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.

DEPARTMENT OF  
 REGIONAL PLANNING APPROVED **ZA**



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PROJECT:  
**PROPOSED  
 NEW 2-STORY  
 DUPLEX AND GARAGE  
 FOR  
 1539 E. 87TH ST  
 LOS ANGELES CA.**

OWNER:  
 ENGINEER:

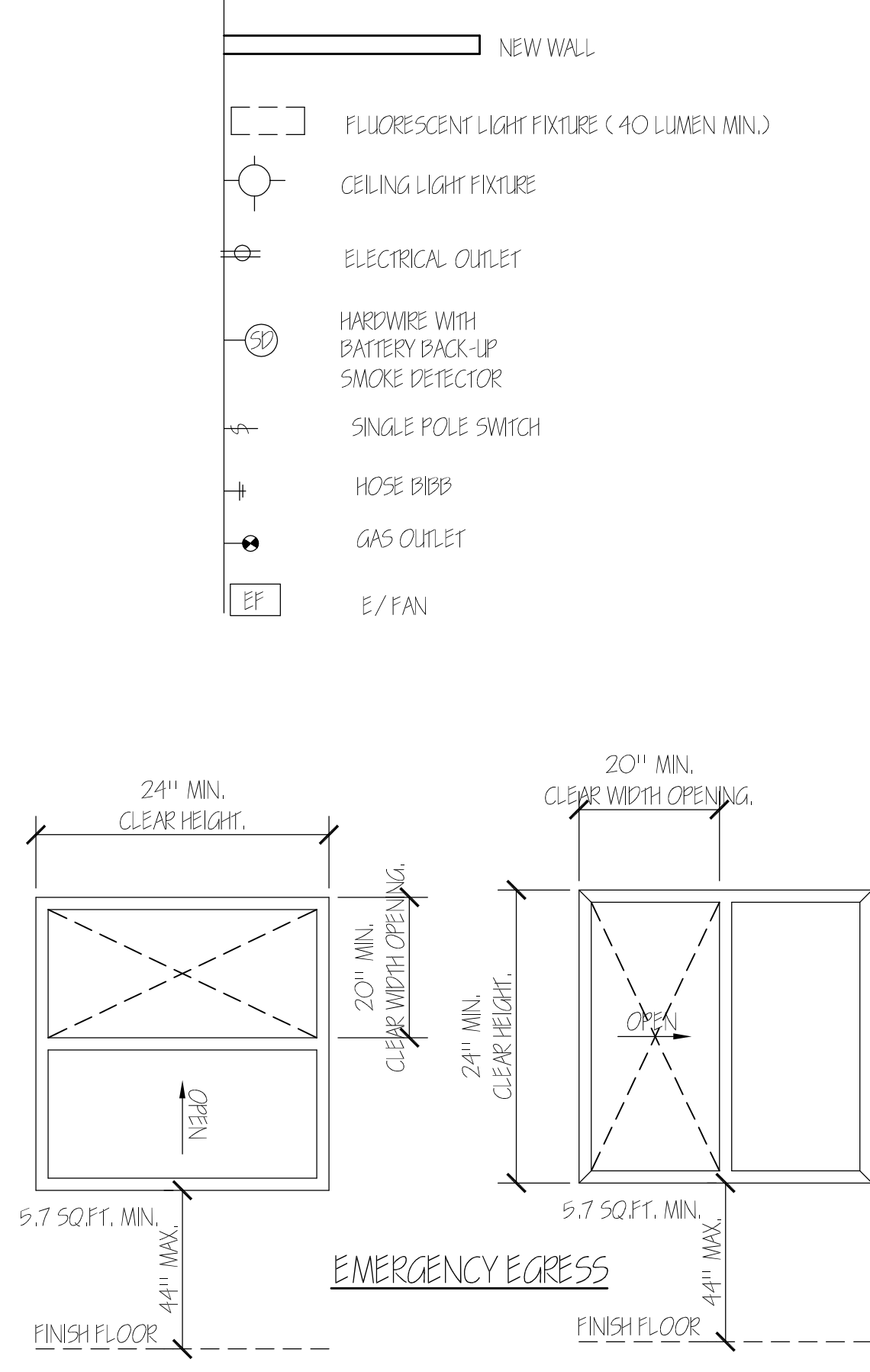
DRAWN BY: NERY MATUS  
 DATE: 12/29/2018  
 SCALE: AS SHOWN  
 SHEET TITLE:

ARCHITECTURAL GARAGE PLAN.

SHEET NO.  
 A-5

16

**LEGEND**



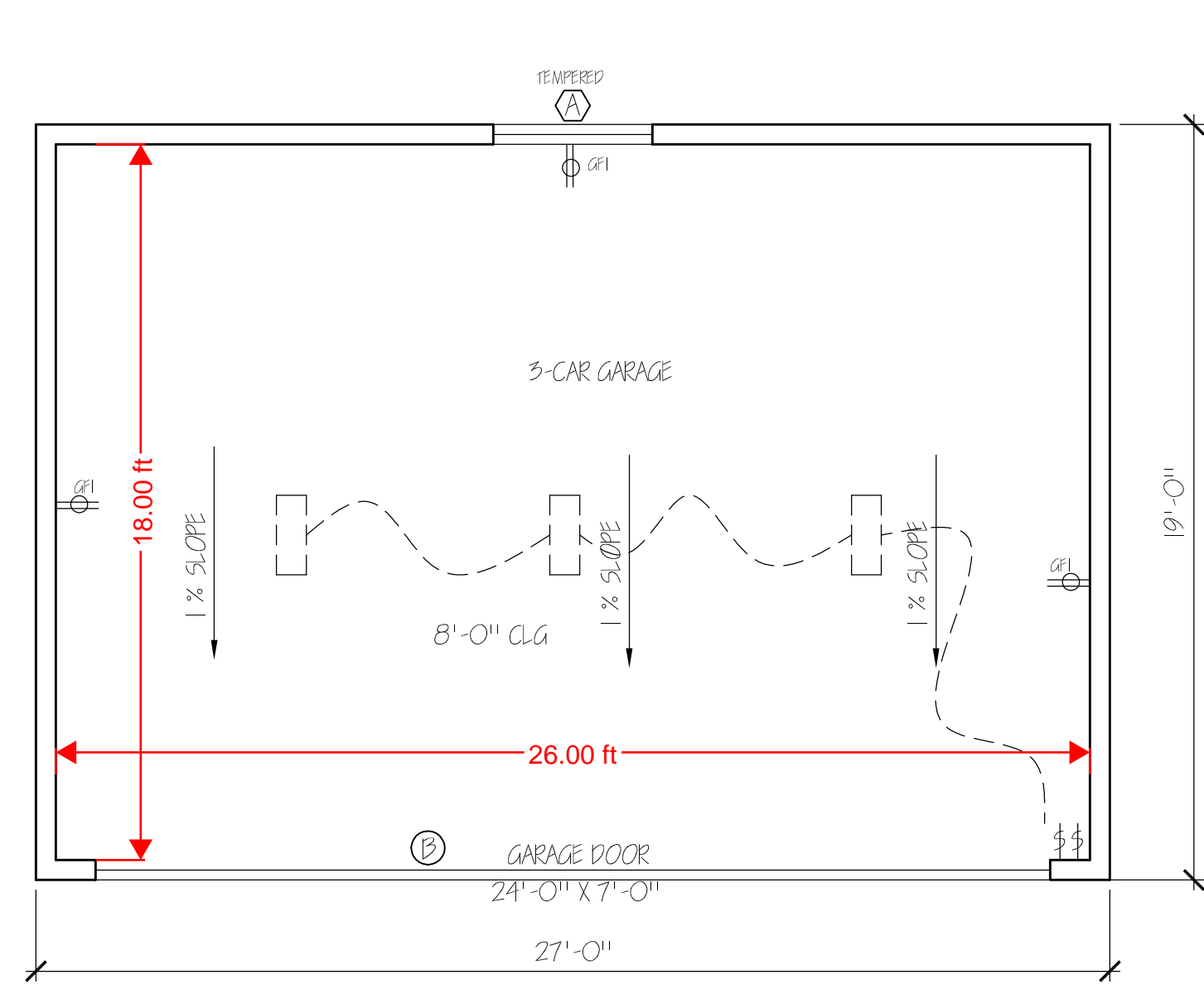
DOOR SCHEDULE.			
SYM.	SIZE	TYPE	QTY.
A	3'-0" x 6'-8"	SOLID CORE DOOR	1
B	16'-0" x 7'-0"	GARAGE DOOR	1

WINDOW SCHEDULE.			
SYM.	SIZE	TYPE	QTY.
A	4'-0" x 4'-0"	ALUMINUM SLIDER (OBSC.)	1

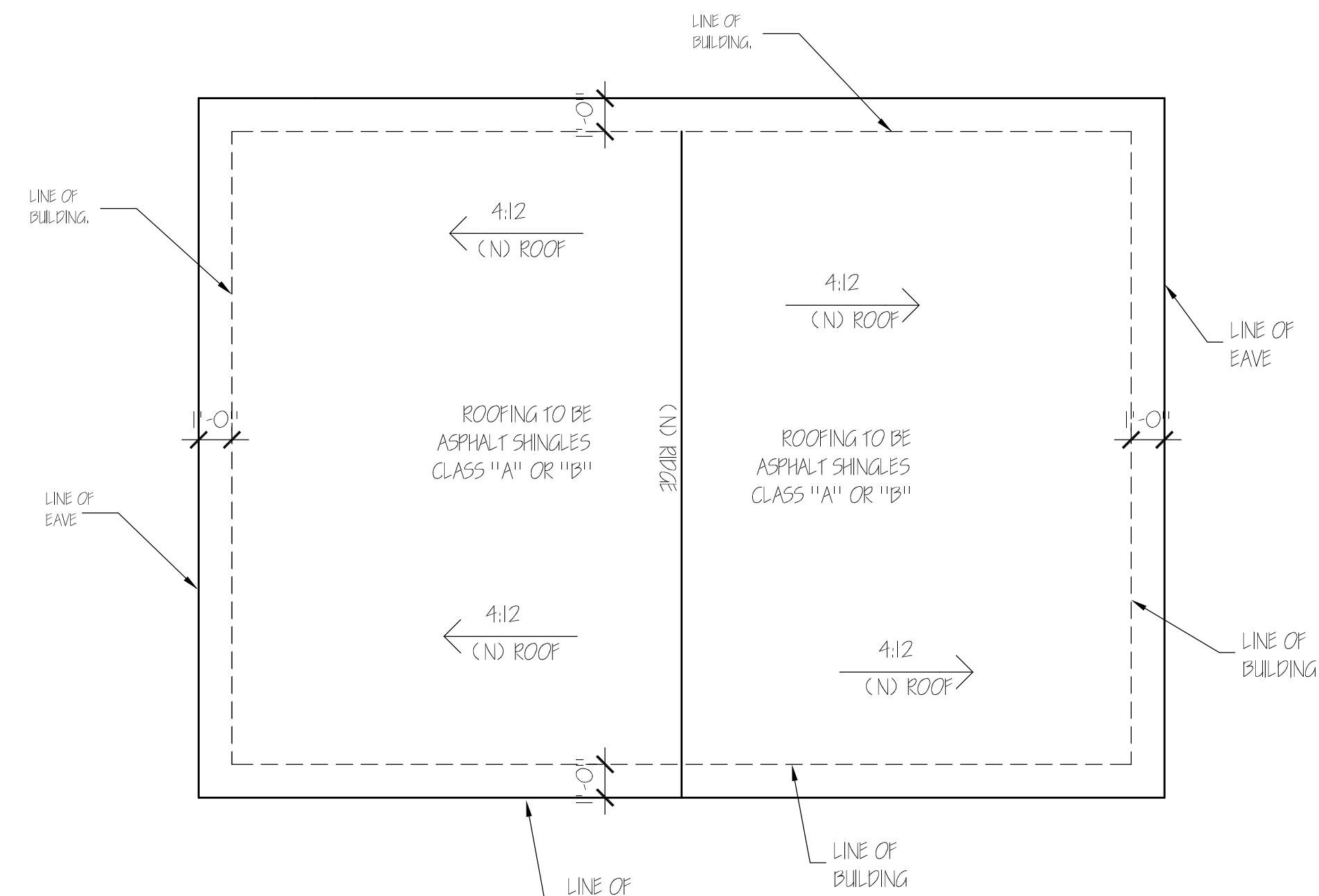
NOTE: ALL WINDOWS TO BE VINYL FRAME  
 DUAL GLAZED INSULATED WITH NO GRIDS.

**ROOF PLYWOOD**

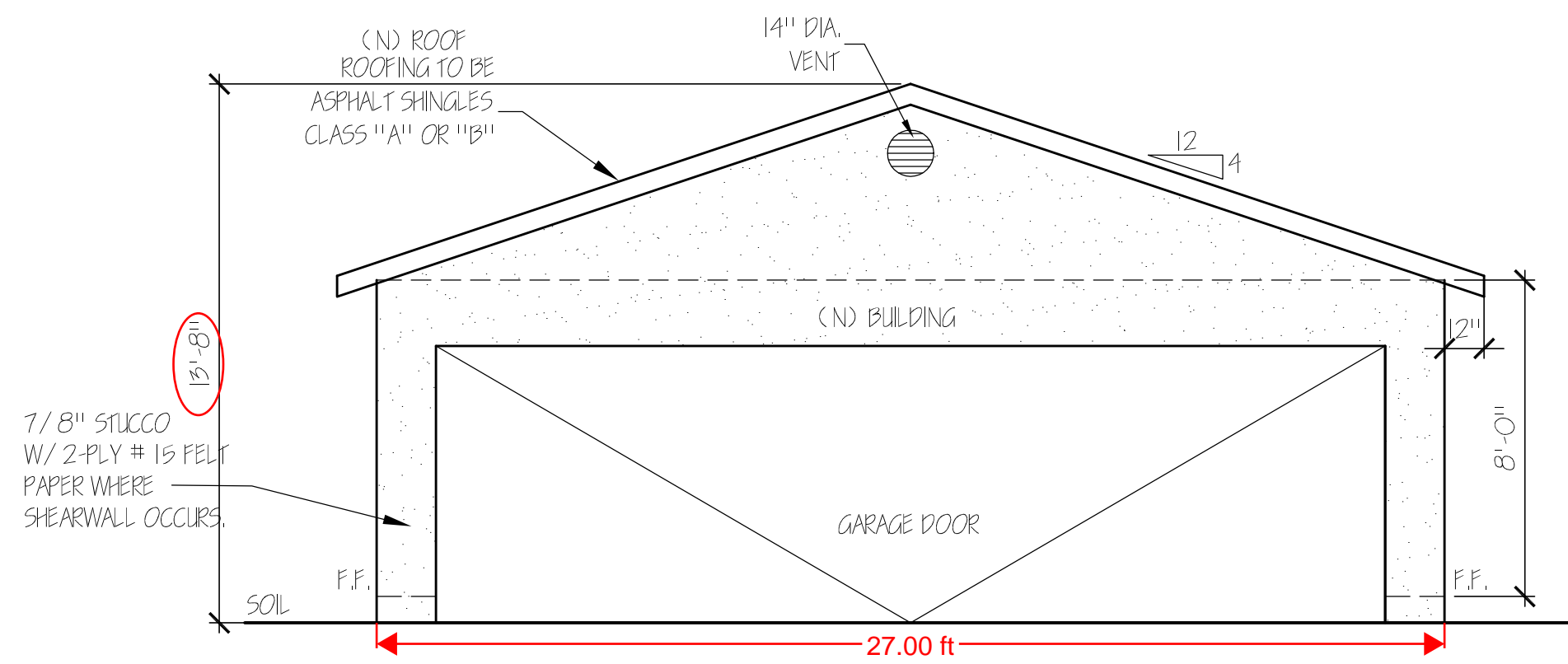
ROOF SHEETING TO BE 1/2" THK.  
 CDX PLYWOOD, APA RATED  
 FACE GRAIN PERPENDICULAR TO FRMG.  
 NAILED TO FRMG WITH  
 8d COMM. NAILS @ 6-8-12  
 STAGGERED SHEETS 4'-0"



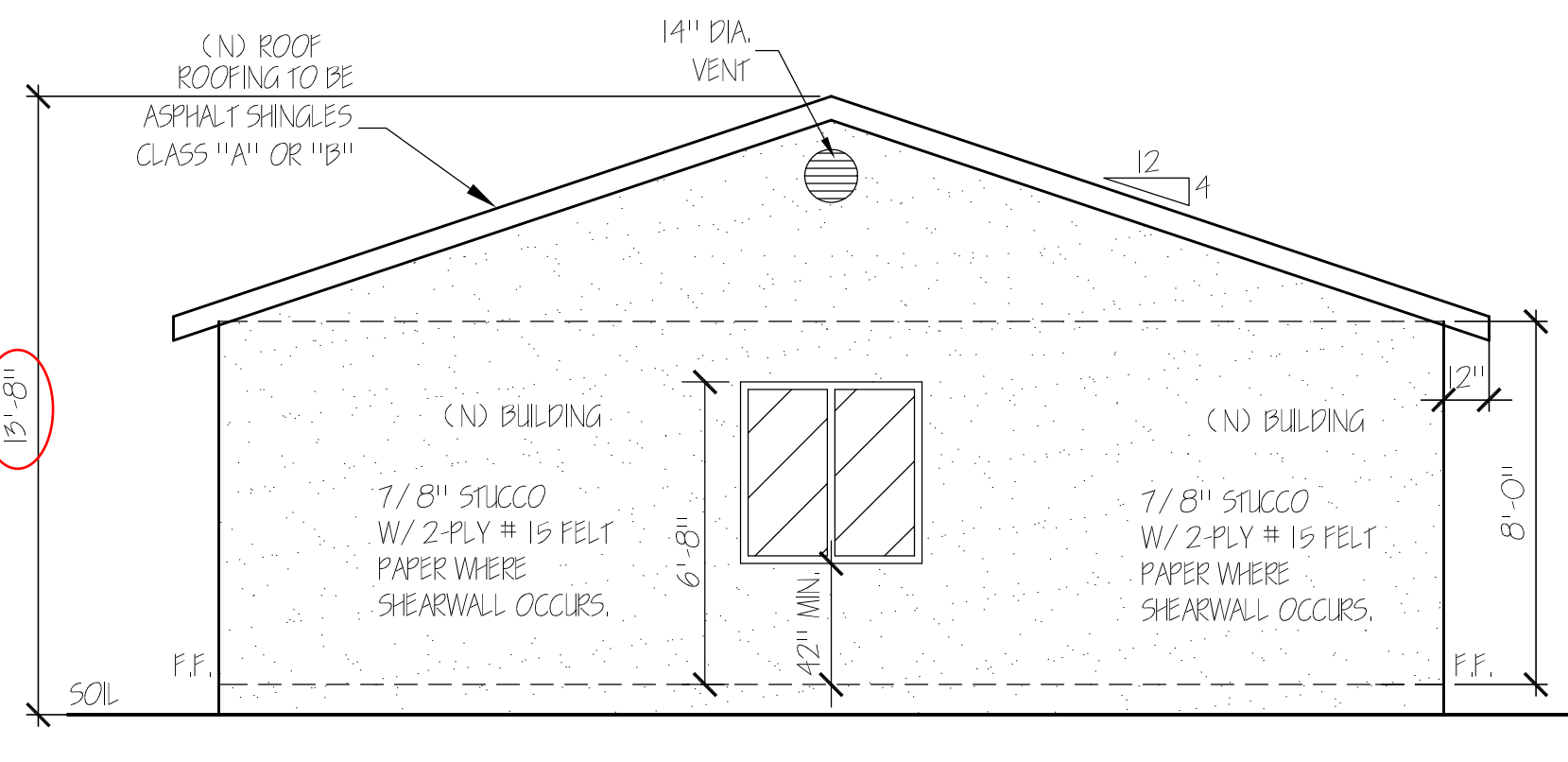
**GARAGE FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



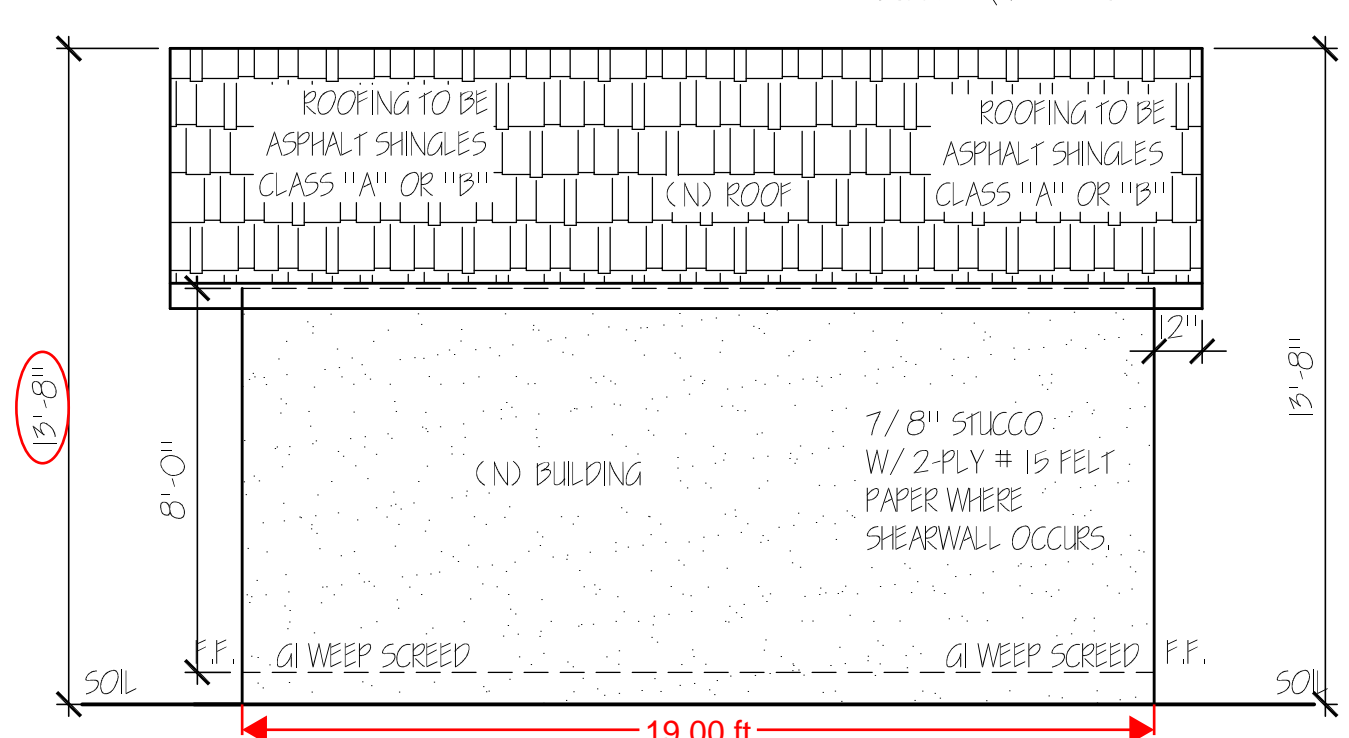
**GARAGE ROOF PLAN**  
 SCALE: 1/4" = 1'-0"



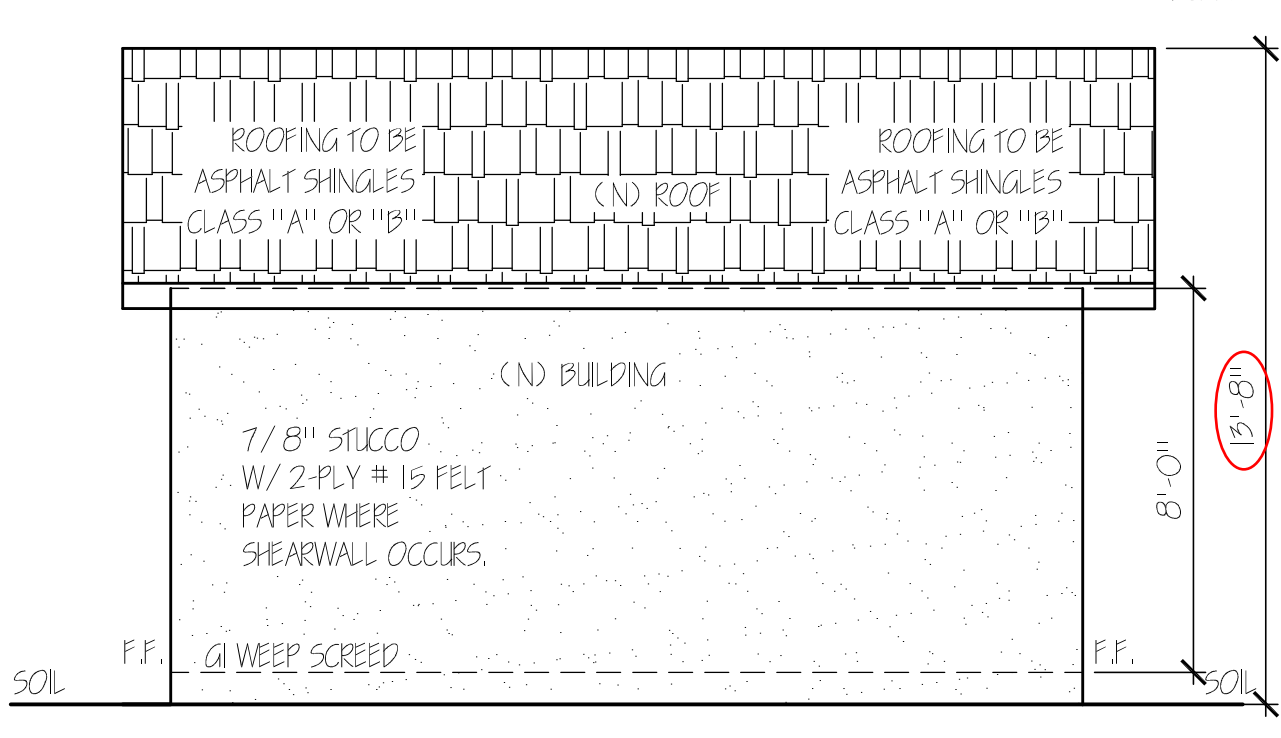
**NORTH ELEVATION (FRONT)**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION (FRONT)**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION (SIDE)**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION (SIDE)**  
 SCALE: 1/4" = 1'-0"