

**ABBREVIATIONS**

Table listing various construction abbreviations such as ANCHOR BOLT, AREA DRAIN, AIR CONDITIONING, etc.

**GENERAL NOTES**

**DIVISION 1 general requirements**

- 1. These general notes unless otherwise noted on plans or specifications.
2. Uniform building code, applicable edition.
3. All applicable Local, State and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.

On Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Sub-Contractors.

Client's Architect and Superintendent to be notified immediately by Contractor or Sub-Contractor should any discrepancy or other question arise pertaining to the working drawings and/or specifications.

Sub-contractor shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any material or items damaged by Sub-contractors performance.

**GENERAL NOTES**

- 1. GENERAL CONTRACTOR (G.C.) TO REVIEW AND VERIFY ALL JOB CONDITIONS, DIMENSIONS, AND DETAILS PRIOR TO BIDDING, PRICING AND CONSTRUCTION TO DETERMINE WHICH NOTES APPLY DIRECTLY TO GENERAL CONTRACTOR'S RESPONSIBILITY.
2. ALL WORK SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR.
3. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS GOVERN LARGER SCALE DRAWINGS GOVERN SMALLER SCALE DRAWINGS.

- 17. ALL WORK NOTED N.I.C. OR BY TENANT OR BY OWNER IS TO BE ACCOMPLISHED BY PERSONS OTHER THAN GENERAL CONTRACTOR AND IS NOT TO BE PART OF CONSTRUCTION AGREEMENT.
18. GENERAL CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND FEES ASSOCIATED WITH ALL BUILDING & SAFETY DEPARTMENTS AND FORWARD COPIES TO APPROPRIATE PERSONNEL I.E. DESIGNER, AND /OR OWNER REPRESENTATIVE.
19. GENERAL CONTRACTOR TO PROVIDE CONSTRUCTION SCHEDULE, AND LIST OF LONG LEAD ITEMS THAT MAY CAUSE DELAY WITH SCHEDULING BY END OF FIRST WEEK OF CONSTRUCTION.

**PROJECT DESCRIPTION:**

13749 ALDERGROVE STREET SYLMAR, CA 91342
(N) BUILDING ADDITION
(N) ADDITIONAL 6 BEDS TO AN (E) 6 BEDS CLHF
TOTAL OF 12 BEDS CLHF
EXTERIOR: (N) ADDITION
INTERIOR: (N) TENANT IMPROVEMENT

**CODE SUMMARY:**

PROJECT SHALL COMPLY WITH: 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE, 2023 LOS ANGELES CITY AMENDMENTS

**PROJECT SUMMARY:**

Table with columns for ASSESSOR PARCEL NUMBER, BLOCK, TRACT, ZONE, OCCUPANCY TYPE, CONSTRUCTION TYPE, NO. OF STOREY, LOT AREA, FIRE SPRINKLERED, BUILDING SQUARE FOOTAGE, NO. OF BEDROOMS, NO. OF BEDS, NO. OF BATHROOMS.

**PROJECT DIRECTORY:**

PROPERTY OWNER/APPLICANT: HMYAK HOVSEPYAN, SAINTMARIAMCONGREGATE@GMAIL.COM
DESIGNER/ EXPEDITOR: RBCAS, LLC, 4273 CANOGA AVE WOODLAND HILLS, CA 91364 TEL: 310-562-5382

**SHEET INDEX**

Table with columns SHEET, DESCRIPTION, including DESIGN DRAWINGS, COVER SHEET, SITE PLAN, FLOOR PLANS, ROOF ELECTRICAL PLAN & ROOF PLAN, ELEVATION & SECTION.

TOTAL LOT AREA 7,500 SF

TOTAL AREA OF STRUCTURE (E) 6 BEDS CLHF +(N) ADDITION 2,075 SF, 1,720 SF

TOTAL BLDG FOOTPRINT 3,795 SF

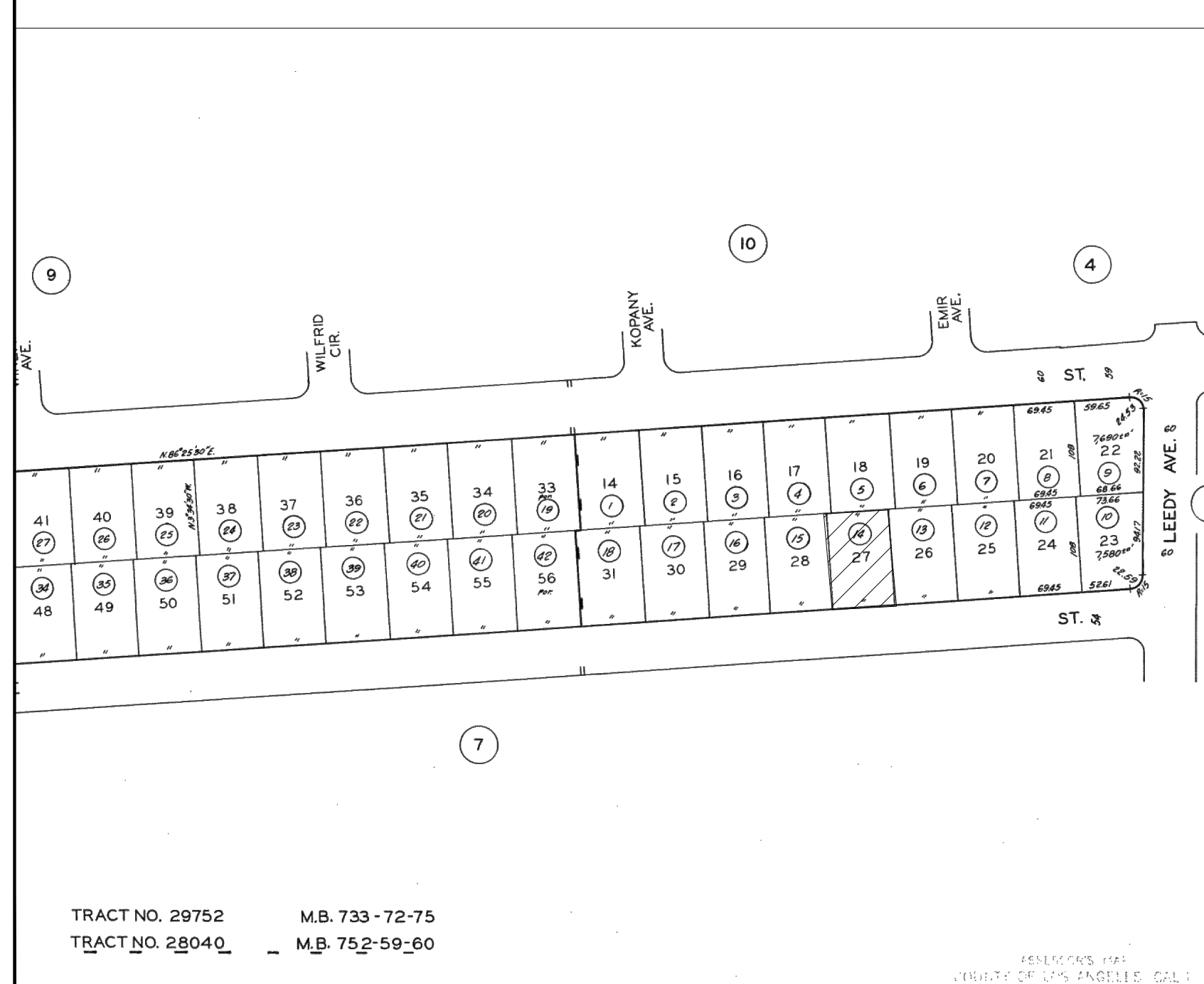
FLOOR AREA RATIO TOTAL AREA: 3,795 SF / LOT AREA: 7,500 SF

LOT COVERAGE %: 50.60%, OPEN AREA %: 49.40%

PROJECT CONTACT: CLIENT / APPLICANT: HMYAK HOVSEPYAN, 818-635-5777, SAINTMARIAMCONGREGATE@GMAIL.COM
DESIGNER / EXPEDITOR: RAMON BAGUIO, 4273 CANOGA AVE WOODLAND HILLS, CA 310-562-5382, RBPLANDESIGN@GMAIL.COM, WWW.CALPLANDESIGN.COM

PROJECT ADDRESS:

13749 ALDEGROVE ST SYLMAR, CA 91342



ZIMAS web application interface showing search results for 13749 W ALDEGROVE ST, including address, legal details, zoning information, and a map view of the site.

CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY form for 13749 Aldergrove Street. Issued 3-28-69. 1 story, Type V, dwelling and attached garage; R-1 Occupancy.



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PROJECT ADDRESS:

**13749 ALDEGROVE ST  
 SYLMAR, CA 91342**

PROJECT TITLE:

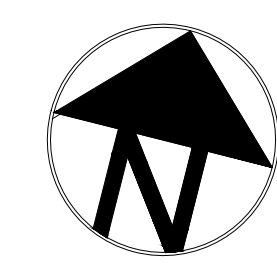
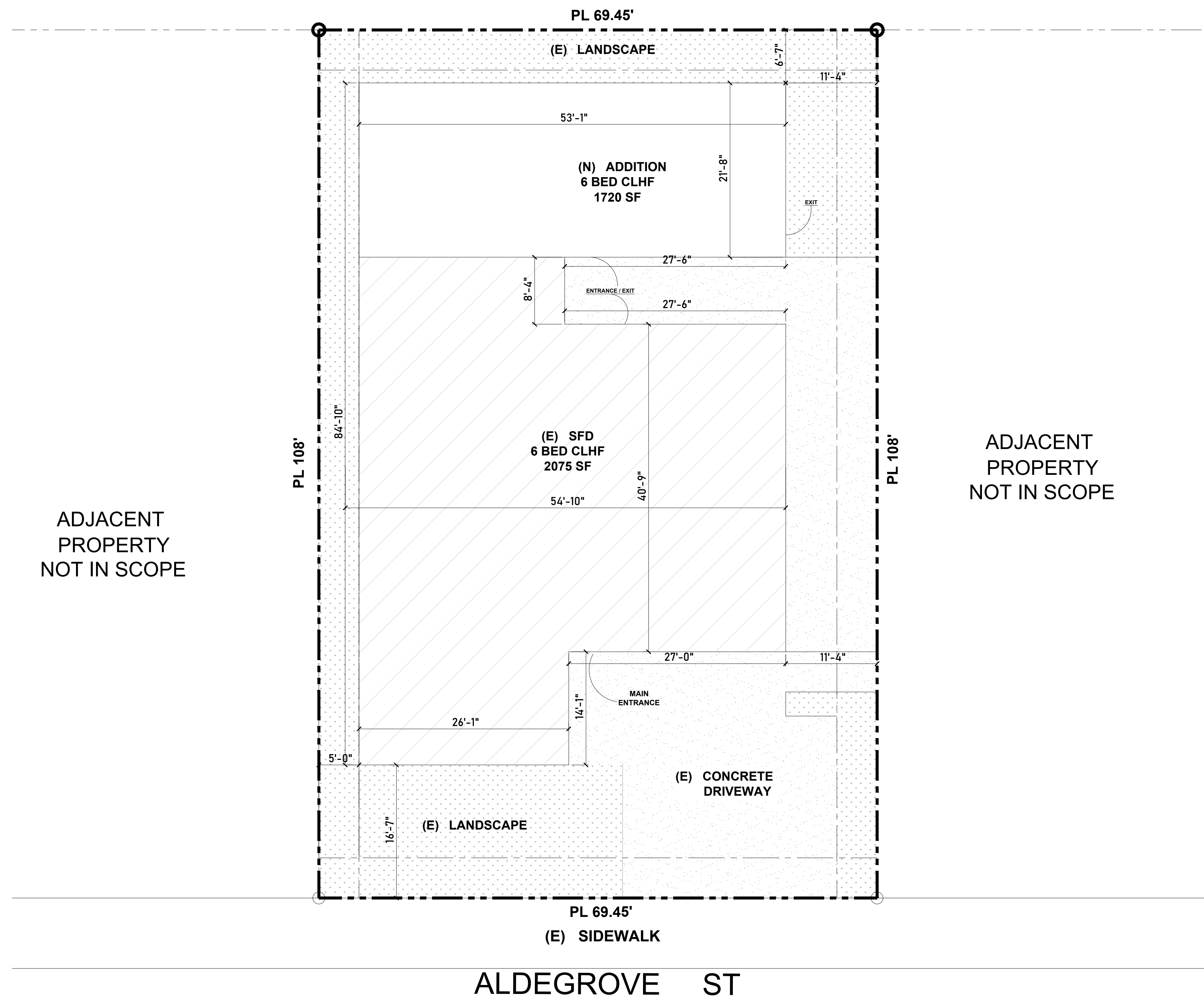
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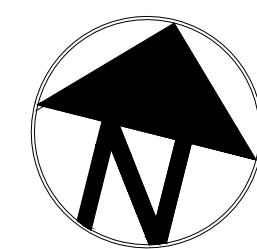
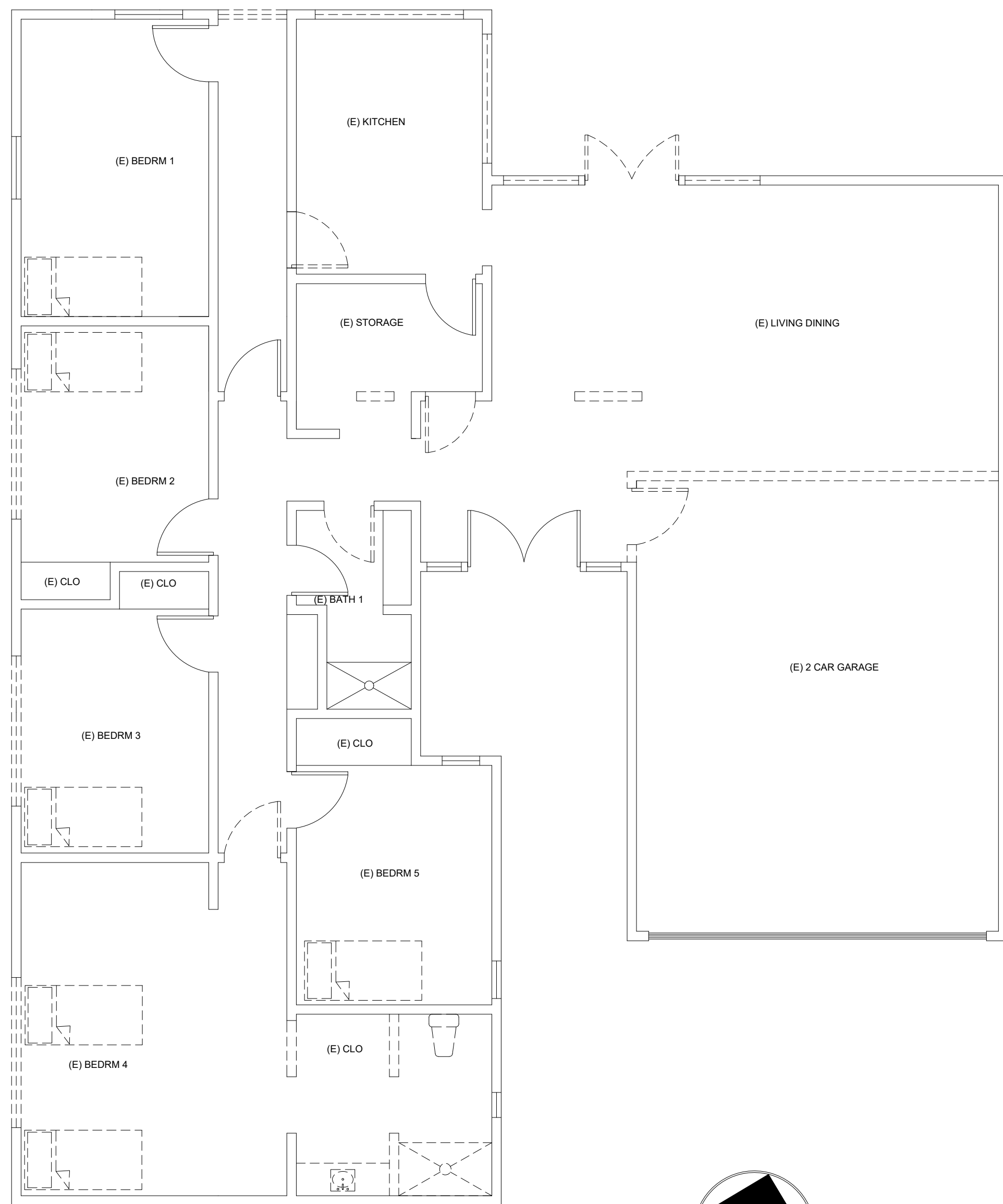
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DATE:  
**04-08-25**  
 DRAWN BY: **RZ**

**SP**



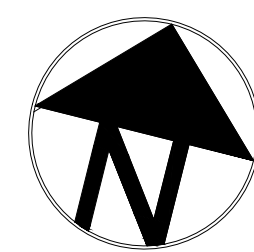
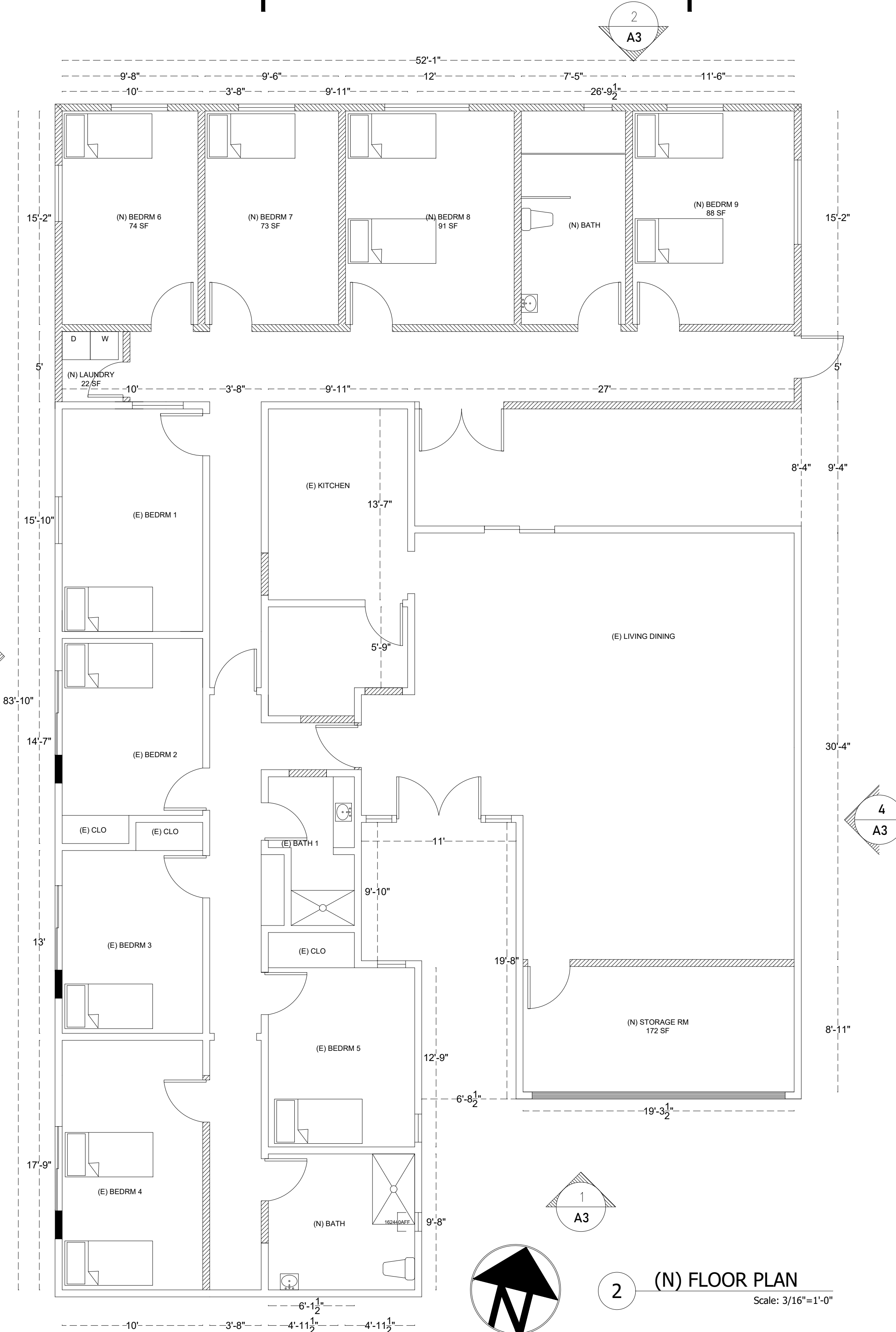
**1 SITE PLAN**  
 Scale: 1/8"=1'-0"



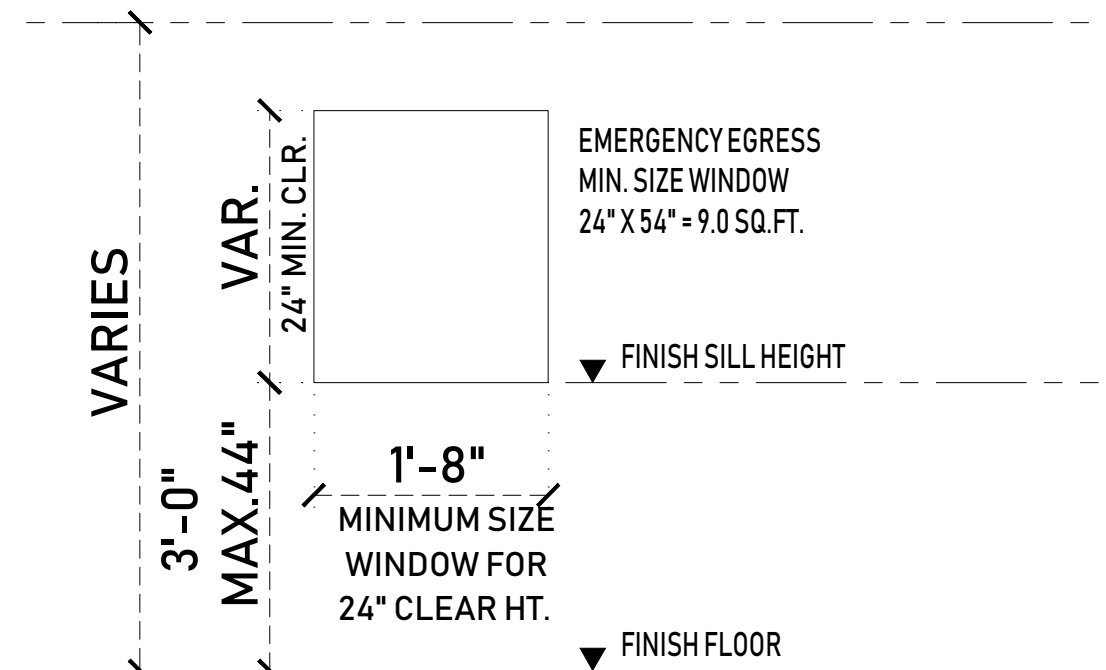
1 (E) FLOOR PLAN  
Scale: 3/16"=1'-0"

**WALL LEGEND**

- (E) WALLS TO REMAIN
- (E) WALL TO BE REMOVED
- (N) PARTITION WALL



2 (N) FLOOR PLAN  
Scale: 3/16"=1'-0"



NOTE:  
EMERGENCY EGRESS TYPICAL TO ALL SLEEPING ROOMS 20" CLEAR WIDTH, 24" MIN. CLEAR HT, 5.7 SQ.FT. MIN AREA (5.0 SQ. FT. AT GRADE) & 44" MAX. SILL HT.  
**EMERGENCY EGRESS REQ'TS:**  
**(SECTION CRC R310)**

**FIRE DEPARTMENT NOTES**

1. PROVIDE SMOKE ALARMS IN EACH BEDROOM, IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY. SMOKE ALARMS WILL BE INSTALLED ACCORDING TO 2020 LABC SECTION R314, R315.3
2. CARBON MONOXIDE ALARMS WILL BE INSTALLED ACCORDING TO THE 2020 LABC SECTION R315.3
3. ROOMS CONTAINING BATHTUBS, SHOWER, SPAS, AND SIMILAR BATHING FIXTURES, SHALL BE MECHANICALLY VENTILATED SEPARATE MECHANICAL PERMIT MAY BE REQUIRED.

**GENERAL REQUIREMENTS**

- A. 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.
- B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) (SEPARATE PLUMBING PERMIT IS REQUIRED). ORDINANCE 170.158.
- C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- D. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

**INTERIOR FINISHES**

1. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.3. SPECIFY THE CLASSIFICATIONS PER TABLE 803.13 AND SECTION 803.3. CLEARLY INDICATE ON THE PLANS.
2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.13)

**INTERIOR ENVIRONMENT**

- A. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1204.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1204.1 AND 1204.3)

**ILLUMINATION, VENTILATION AND EGRESS REQUIREMENTS:**

1. ALL EXISTING SPECIFIED EGRESS WINDOWS ARE OPERATIONAL, WITH A NET CLEAR OPENING OF NO LESS THAN 5.7SF, MIN CLEAR HEIGHT OF 24", MIN CLEAR WIDTH OF 20", BOTTOM OF OF CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM FINISHED FLOOR
2. TEMPERED GLAZING SHALL BE PROVIDED AT HAZARDOUS LOCATIONS AS IDENTIFIED IN SECTION 2406.3 & 6714 AND (N) WINDOW IN (N) BATHROOM, W9
3. EXTERIOR GLAZED OPENINGS OF HABITABLE ROOMS MUST BE MINIMUM 8% OF THE ROOM FLOOR AREA
4. TYP NOTE FOR ALL (N) WINDOWS: EXTERIOR GLAZING SHALL BE MULTIPANE UNITS WITH A MIN OF ONE TEMPERED PANE
5. ALL WINDOWS & GLASS SLIDING DOORS SHOWN ARE MILGARD SERIES 3000 IN REF TO (N) WINDOWS: **SHGC: 0.23**  
**U-FACTOR: 0.30**

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PROJECT ADDRESS:

**13749 ALDEGROVE ST  
SYLMAR, CA 91342**

PROJECT TITLE:

**(N) ADDITIONAL 6 BEDS FOR AN (E) 6 BEDS CLHF**

PROJECT DESCRIPTION:

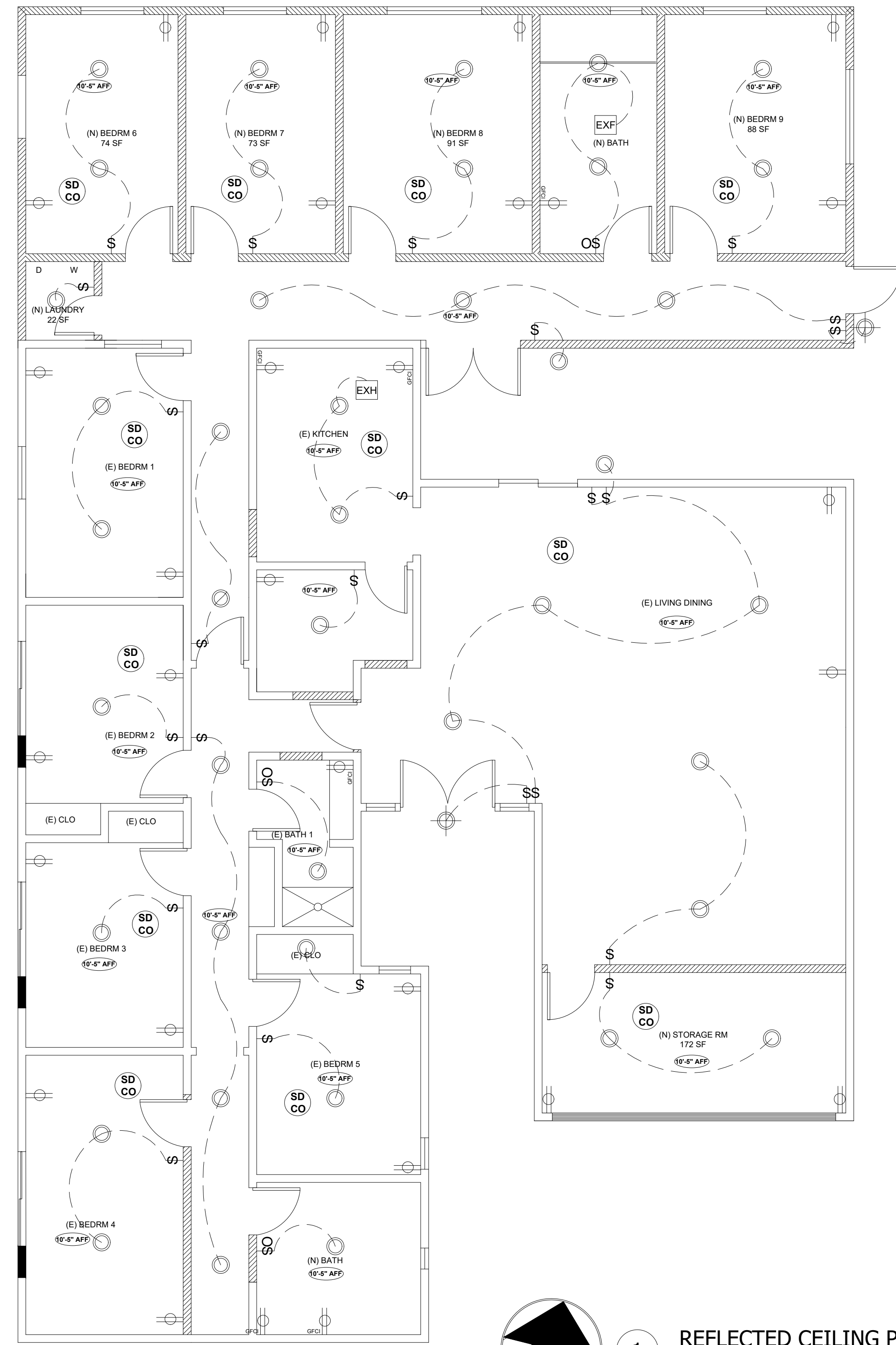
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**FLOOR PLAN**

DATE:

**04-08-25  
DRAWN BY: RZ**

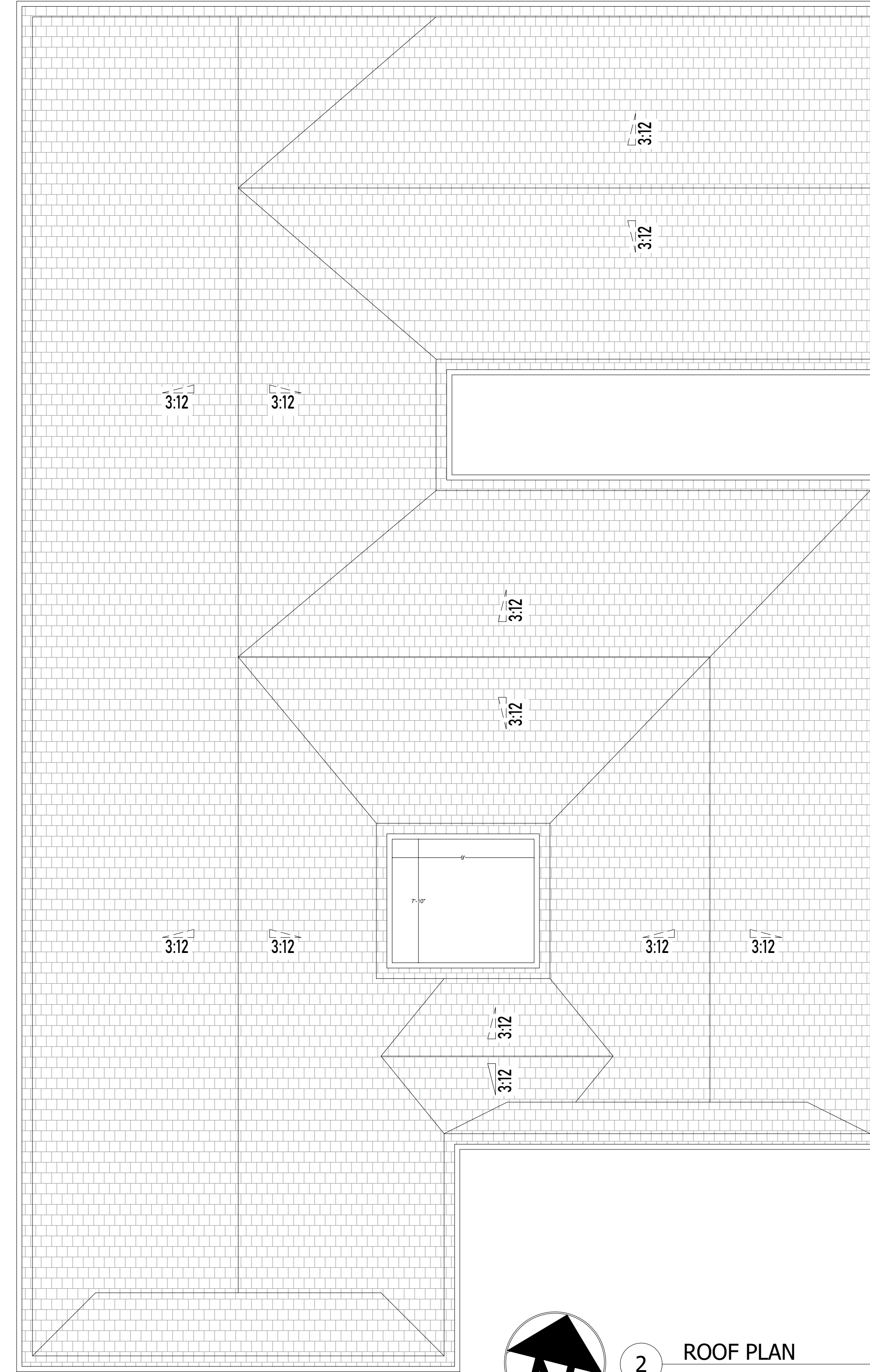
**A1**



**ELECTRICAL LEGEND**

- OS OCCUPANCY LIGHT SWITCH
- \$ LIGHT SWITCH
- (N) 6" RECESSED LED LIGHTING FIXTURE
- (N) 8" FLOOD-LIGHT LIGHTING FIXTURE
- EXH EXHAUST FAN, MIN. 50 CFM
- EXF HOOD EXHAUST FAN, MIN. 150 CFM
- GFI GFI RECEPTACLE
- SD CO BATTERY BACKUP COMBO SMOKE DETECTOR / CARBON MONOXIDE (907.2.11.2, R314.3,420.4 & R315)
- AFF 8' MIN. - 12' MAX ABOVE THE FLOOR FINISH

1 REFLECTED CEILING PLAN  
Scale: 3/16"=1'-0"



2 ROOF PLAN  
Scale: 3/16"=1'-0"

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**(N) ADDITIONAL 6  
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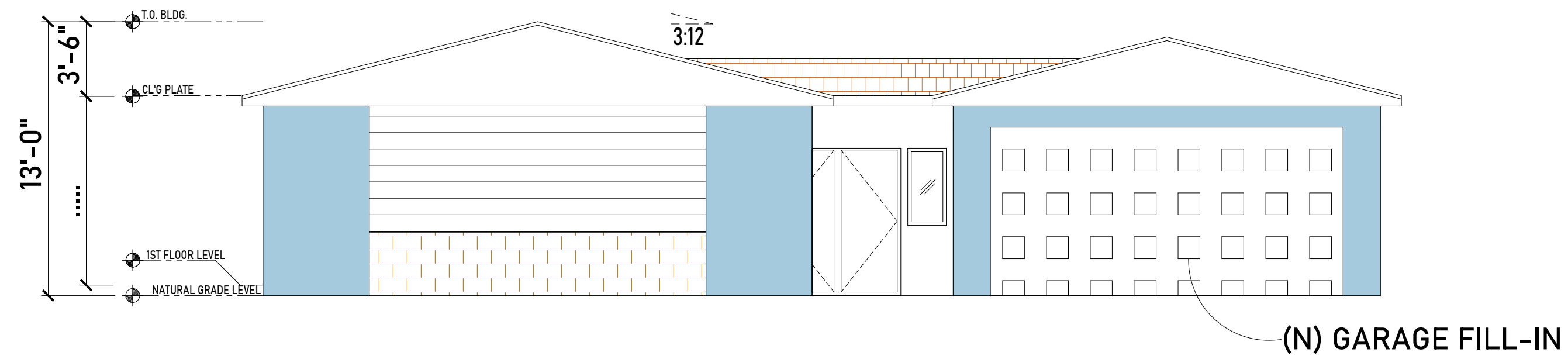
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**EGRESS PLAN**

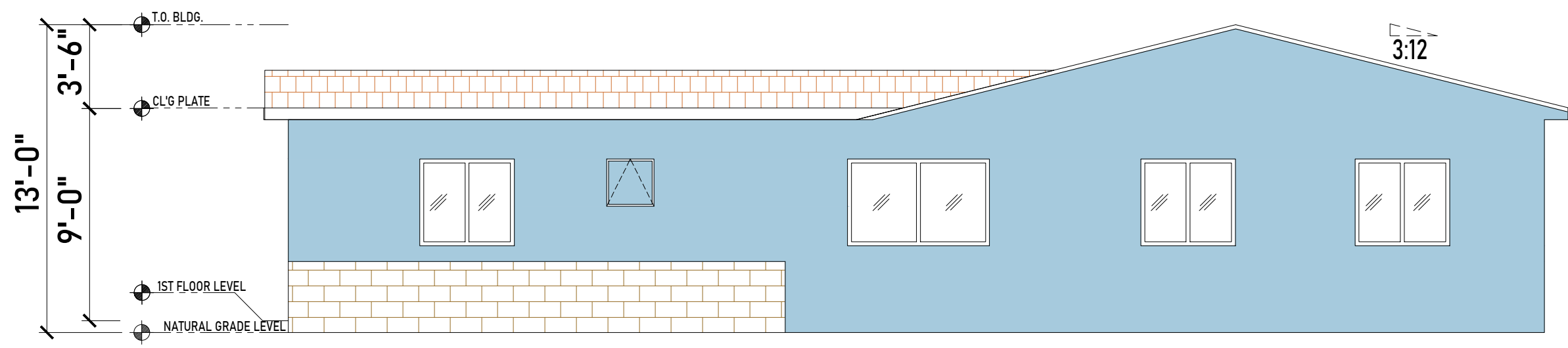
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**A2**

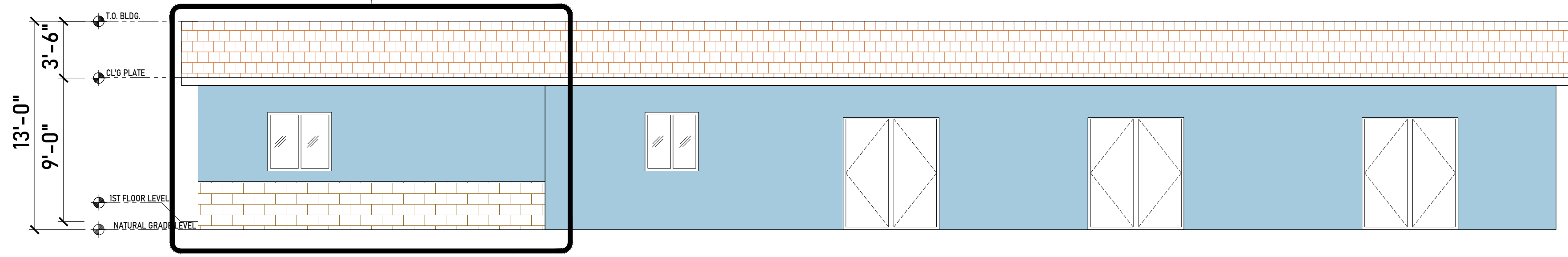




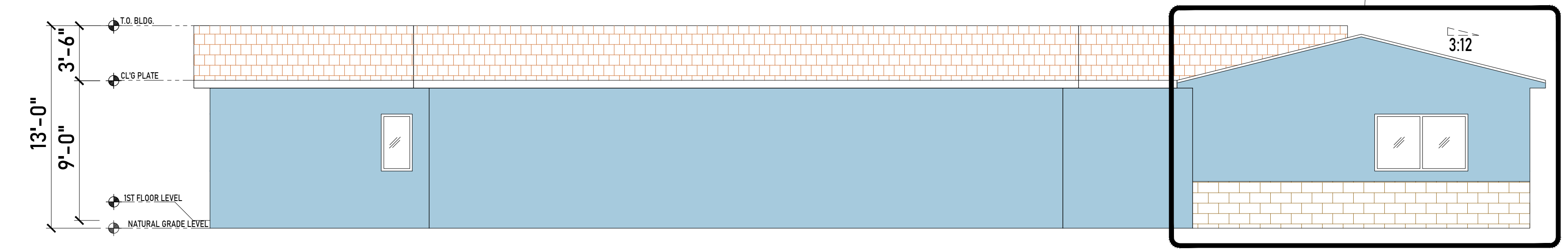
1 (N) NORTH ELEVATION Scale: 3/16":1'-0"



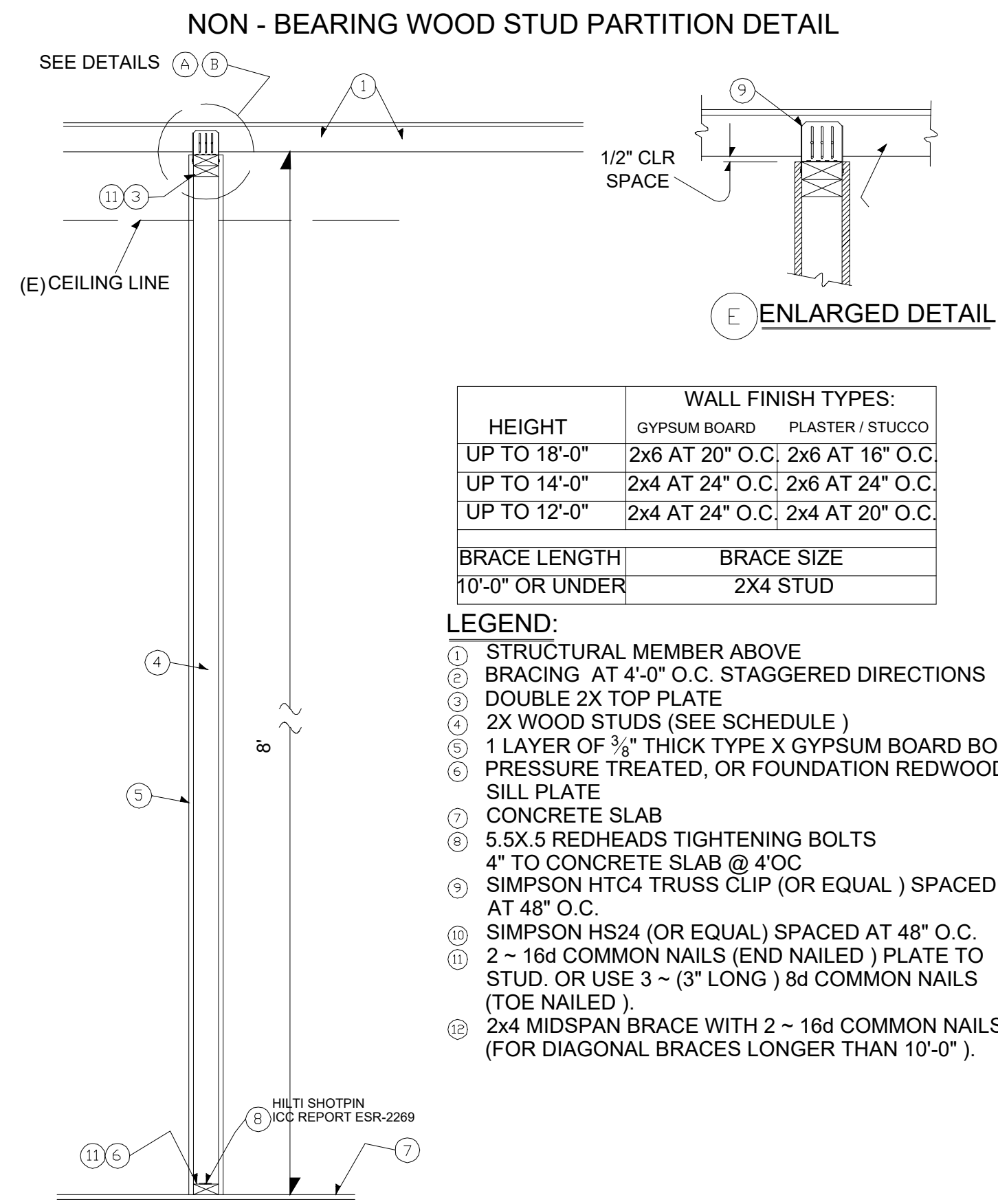
2 (N) SOUTH ELEVATION Scale: 3/16":1'-0"



3 (N) WEST ELEVATION Scale: 3/16":1'-0"



4 (N) EAST ELEVATION Scale: 3/16":1'-0"

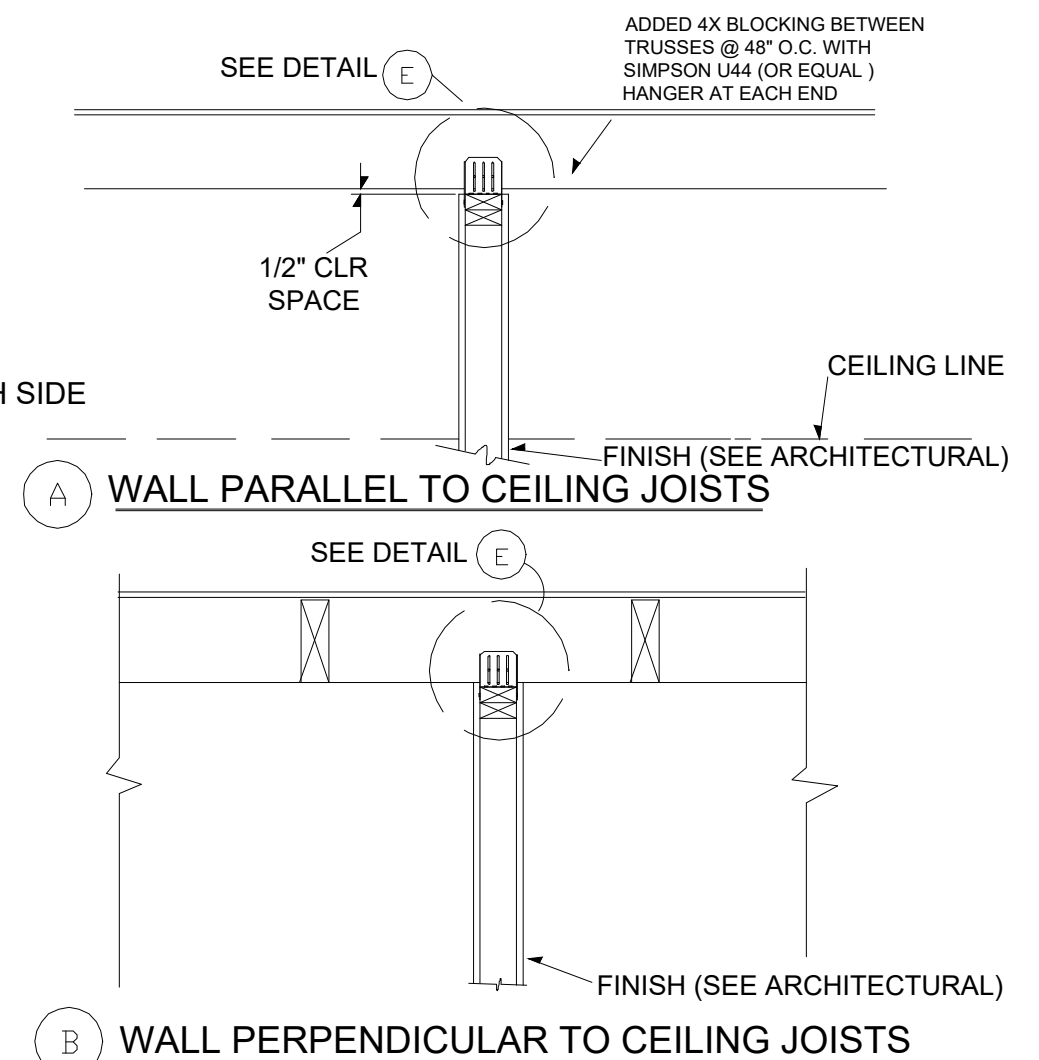


**LEGEND:**

- STRUCTURAL MEMBER ABOVE
- BRACING AT 4'-0" O.C. STAGGERED DIRECTIONS
- DOUBLE 2X TOP PLATE
- 2X WOOD STUDS (SEE SCHEDULE)
- 1 LAYER OF 3/8" THICK TYPE X GYPSUM BOARD BOTH SIDE
- PRESSURE TREATED, OR FOUNDATION REDWOOD SILL PLATE
- CONCRETE SLAB
- 5.5X.5 REDHEADS TIGHTENING BOLTS
- 4" TO CONCRETE SLAB @ 4"OC
- SIMPSON HTC4 TRUSS CLIP (OR EQUAL) SPACED AT 48" O.C.
- SIMPSON HS24 (OR EQUAL) SPACED AT 48" O.C.
- 2 - 16d COMMON NAILS (END NAILED) PLATE TO STUD, OR USE 3 - (3" LONG) 8d COMMON NAILS (TOE NAILED)
- 2x4 MIDSPAN BRACE WITH 2 - 16d COMMON NAILS (FOR DIAGONAL BRACES LONGER THAN 10'-0").

**NOTES:**

- STUDS BRACED BY GYPSUM WALLBOARD EACH SIDE. MAXIMUM NAIL SPACING SHALL NOT EXCEED 12" O.C.
- 5 POUNDS PER SQUARE FOOT MAX. LATERAL LOAD.
- ALL LUMBER: DOUGLAS FIR-LARCH (STUD GRADE).
- DEFLECTION (REF: 2009 IBC - TABLE 1604.3): PLASTER / STUCCO FINISH = L/240 GYPSUM BOARD FINISH = L/120
- FOR H > 18' - 0" AND BRACING > 8' - 0" SUBMIT ENGINEERING DESIGN AND DETAILS.
- THE DETAILS SHOWN ARE INTENDED TO SERVE AS A GUIDE ONLY. THE DESIGN PROFESSIONAL MAY SUBMIT AN ALTERNATE DESIGN AND DETAILS THAT COMPLY WITH THE 2009 IBC.



**5/A3: NON LOAD BEARING WALL DETAILS, NTS**

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**PROJECT ADDRESS:**

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 SYLMAR, CA 91342**

**PROJECT TITLE:**  
 (N) ADDITIONAL 6  
 BEDS FOR AN (E) 6  
 BEDS CLHF

**PROJECT DESCRIPTION:**

**SHEET TITLE:**  
 FOUNDATIONPLAN  
 FRAMING PLAN  
 ROOF FRAMING  
 PLAN

**DATE:**  
 04-08-25  
**DRAWN BY:** RZ

**A3**