### **ABBREVIATIONS**

ANCHOR BOLT AREA DRAIN MACHINE BOLT M.C. MECH. MEMB. MEZZ. MFR. MH. MIN. MEDICINE CABINET AIR CONDITIONING A/C ACOUS ADJ. ACOUSTICA MEMBRANE MEZZANINE MANUFACTURER AVERAGE MANHOLE MINIMUM BUILDING BLOCKING **MIRROR** MISCELLANEOUS BUILT-IN BEDROOM MASTER BEDROO MASTER DRESSING BROOM MOUNTED BAR SINK MULLION NORTH **BOUNDARY NAIL** NATURAL GRADE NOT IN CONTRACT CEILING JOIS NOMINAL NO RATING CLO. CNTR. CNTRTP C.O. CONT. C.R. NOT TO SCALE COUNTERTOR CASED OPENING CONTINUOUS CURTAIN ROD CSMT. WDW. C.T. CULT. CLR. ON CENTER CASEMENT WINDOW OVERHEAD OPENING OUTSIDE AIR

PUSH BUTTON PORTLAND CEMENT PROPERTY LINE PLASTIC LAMINATE PLASTER PLYWOOD PANELING POLISHED POLISHED PLATE GLASS

POUNDS/SQUARE FOOT

POUNDS/SQUARE INCH PRESSURE TREATED

POLY VINYL CHLORIDE POWDER ROOM QUARRY TILE RISER

REFLECTED CEILING PLAN ROOF DRAIN

RADICAL/RADIUS

RECEPTACLE

REINFORCED

REVISION/REVISE

ROUGH OPENING

ROUGH-SAWN

ROOF RAFTER

REDWOOD

SOLID CORE

SCHEDULE

CREENED

SEL. STR.SELECT STRUCTURAL SERVICE SHEET

SHEATHING SHOWER SIMILAR

SPECIFICATION

SPLASH SHELF & POLE

STANDARD

TREAD TOP & BOTTOM TELEPHONE

TOP OF CONCRETE

STRUCT. STRUCTURE/AL

TEM. GL. TEMPERED GLASS

SECOND SECTION

REFERENCE

RETURN AIR GRILL

DOUBLE DOUGLAS FIR DIA. DIAG. DIM. DR. DIAGONAL DIMENSION D.S. DTL. D.W. DWG. DWR. EA. OWNSPOU DISHWASHER EXISTING GRADE ELEVATION EQUAL XTERIOR E.W. E.N. FAM. F.A.U. EACH WAY EDGE NAILING FORCED AIR UNIT FUEL GAS REFRIG. REFRIGERATOR FIN. FLF **FINISH FLOOR EMERGENCY** FLOOR DRAIN

FIRE EXTINGUISHER FINISH FLOOR LOOR LUORESCENT OUNDATION FACE OF CURB FACE OF FINISH FACE OF MASONRY FACE OF STUD FIBERGLASS REINF FINISHED SURFACE ULL SIZE OOTING FTG. FURR FUT. FWC GA. GALV. GAR. G.B. FABRIC WALL COVERING SIM. GAUGE GALVANIZED GALVANIZED IRON GLASS 5.5 GLUE LAMINATED BEAM STD. GRND. GYP. GROUND GYPSUM

HOSE BIB

HEADER

RBCAS, LLC 4273 CANOGA AVE WOODLAND HILLS (310) 562-5382

HARDWOOD

HARDWARE

HOLLOW CORE HOLD DOWN ANCHOR

## **GENERAL NOTES DIVISION 1** general requirements

Work performed shall comply with the following

- These general notes unless otherwise noted on plans or specifications.
- Uniform building code, applicable edition. All applicable Local, State and Federal Codes, Ordinances,
- Laws, Regulations and Protective Covenants governing the site
- . Standard Specifications of ASTM. 5. In case of conflict, the more stringent requirements shall
- "Or Equal": The Contractor shall submit for the Architect's and Builder's approval all materials or equipment which is considered "or equal" to that specified.
- n Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Sub-Contractors. Noted dimensions take precedent over scale. Each Contractor or Sub-contractor shall report to project Superintendent all conditions which prevent the proper execution of their work.
- 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. The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work.

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. Sub-contractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work. All Sub-contractor workmanship shall be of quality to pass inspections by local authorities, lending institutions, Architect or Builder. Any one, or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately. Each Sub-contractor unless specifically exempted by the terms of his agreement, shall be responsible for cleaning up and removing from the job site all trash and debris not left by other Sub-contractors. Builder will determine how soon after Sub-contractor completes each each phase of his work that trash and debris will be removed from the

> ASSESSIONS HAS CORRECT OF UPS ANGELES CAL

### **GENERAL NOTES**

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. G.C. TO MAKE NOTE AND SUBMIT IN WRITTEN FORM TO DESIGNER ANY DAMAGES OR DEFICIENCIES, NOTES OR SPECIFICATIONS.

2. ALL WORK SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR.

LARGER SCALE DRAWINGS GOVERN SMALLER SCALE DRAWINGS. 4. DRAWINGS AND NOTES ARE COMPLEMENTARY. ANY WORK SHOWN OR

3. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS GOVERN.

SHOWN ON ALL RELATED DRAWINGS. GENERAL CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF BUILDING MANAGEMENT, IF ANY, IN ALL RESPECTS INCLUDING TRASH DISPOSAL, PARKING, HOURS OF OPERATION, ETC.

REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH

GENERAL CONTRACTOR IS RESPONSBILE TO ADHERE TO SUCH REGULATIONS FROM THESE DRAWINGS AND TO PROVIDE A COPY FOR REVIEW BY ALL SUB-CONTRACTORS. G.C. TO NOTIFY DESIGNER / OWNER OF ANY CONFLICTS BETWEEN REGULATIONS AND OTHER CONTRACTUAL DOCUMENTS PRIOR TO PROCEEDING WITH ANY WORK.

6. ALL WORK TO BE PERFORMED IN PUBLIC AREAS SHALL BE PERFORMED AS REQUIRED BY BUILDING RULES AND REGULATIONS UNLESS OTHERWISE ARRANGED WITH OWNER.

GENERAL CONTRACTOR TO MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.

3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK RELATED SPECIALTIES REQUIRED IN ORDER FOR PROJECT AND ITS PARTS TO COME PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER AND CONTRACTOR'S IMPLIED BY DRAWINGS OR NOTES

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND HOISTING EQUIPMENT AS MAY BE REQUIRED BY THE FOR FFFS FOR WORK OF THE PROJECT.

10. ALL WORK SHALL CONFORM TO DRAWINGS AND SPECIFICATIONS BY DESIGNER AND OTHER PROJECT CONSULTANTS AND SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED. ALL MANUFACTURER ARTICLES TO BE INSTALLED, CONNECTED CONDITIONED AS DIRECTED BY MANUFACTURER, ALL WORK TO BE PERFORMED IN A GOOD WORKMANSHIP

11. SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR REVIEWING AND ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL SHOP DRAWINGS SUBMITTED TO DESIGNER FOR REVIEW , COMMENT, AND APPROVAL BY WAY OF GENERAL CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

12. GENERAL CONTRACTOR TO BE SOLELY RESPONSIBLE FOR REMOVAL REPLACEMENT, AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND/ OR WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK WHICH SHALL APPEAR WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION AS DIRECTED BY DESIGNER ANY COST ACCRUED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INTERIOR WORKMANSHIP OR MATERIALS, POOR SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE.

13. DURING ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ANY AND ALL REQUIRED EXISTING EXITS, EXIT LIGHTING AND FIRE PROTECTIVE SERVICES SHALL BE PROPERLY MAINTAINED. ALL WAYS OF TRAVEL FROM EXITS TO THE STREET SHALL BE MAINTAINED FREE FROM AL OBSTRUCTIONS IN CASE OF FIRE OR OTHER EMERGENCY.

14. GENERAL CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING AND ANY ADJOINING PROPERTY OR WORK, AND PROTECT ALL EXISTING SURFACES OR FINISHES TO REMAIN DURING DEMOLITION AND CONSTRUCTION. ANY DAMAGE TO THE SAME SHALL BE REPAIRED BY GENERAL CONTRACTOR AT G.C.'S EXPENSE TO 'LIKE-NEW' CONDITION.

15. GENERAL CONTRACTOR SHALL VERIFY ALLOWED WORKING HOURS FOR ALL WORK DONE TO THE CORE TO INCLUDE DRILLING, PATCHING, AND ELECTRICAL HOOK-UPS AND IS RESPONSIBLE FOR ALL COSTS NECESSARY TO COMPLY WITH SUCH HOURS WITHIN BASE BID.

16. GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN JOBSITE CLEANLINESS AND REMOVAL OF ALL WASTE MATERIALS FROM PREMISES AS GENERATED BY CONSTRUCTION DEMOLITION, ALL TRADE RELATED WORK BY CONTRACTURAL WORK.

17. ALL WORK NOTED N.I.C. OR 'BY TENANT' OR 'BY OWNER' IS TO BE ACCOMPLISHED BY PERSONS OTHER THAN GENERAL

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.

CONTRACTOR AND IS NOT TO BE PART OF CONSTRUCTION AGREEMENT

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.

20. GENERAL CONTRACTOR SHALL SUBMIT SAMPLES, AND CUT-SHEETS WHERE REQUESTED FOR WRITTEN APPROVAL BY DESIGNER, OR OWNER PRIOR TO MATERIAL ORDERING. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT PRIOR CONSENT OF DESIGNER, AND / OR OWNER. 21. GENERAL CONTRACTOR TO SUBMIT IN WRITING ALL CHANGE ORDERS FOR

REPRESENTATIVE FOR REVIEW AND APPROVAL. NO TO PROCEED UNTIL A SIGNED CHANGE ORDER IS RETURNED TO GENERAL CONTRACTOR UNLESS NOTED OTHERWISE. ANY AND ALL CHANGES IN THE FIELD SHALL BE APPROVED AND SIGNED BY THE DESIGNER AND / OR OWNER.

23. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL

A. COPY OF INSPECTIONS REPORT & FINAL SIGN-OFF B. CERTIFICATE OF SUBSTANTIAL COMPLETION (AIA DOCUMENT NO. OF STOREY: LOT AREA: C. COPY OF PERMIT CARD FIRE SPRINKLERED

D. BUILDING DEPARTMENT APPROVED DRAWINGS E. WARRANTIES FOR SPECIFIED MATERIALS F. RECORD/ AS-BUILD DOCUMENTS FOR M.E.P. SUB-TRADES G. ELECTRICAL PANEL SCHEDULE

24. OCCUPANCY DURING CONSTRUCTION AREA OF WORK SHALL BE OCCUPIED BY DURING CONSTRUCTION. ADJACENT AREAS ARE OCCUPIED DURING CONSTRUCTION.

#G704)

25. ALL EQUIPMENT, PRODUCTS, AND MANUFACTURED MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. GENERAL CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MANUFACTURERS INSTALLATION INSTRUCTIONS IN ALL

26. ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE SPECIFICATIONS SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL REGULATING BODIES RELATING TO BUILDINGS, AND ALI APPLICABLE REQUIREMENTS SPECIFIED IN THESE REGULATIONS SHALL BE FOLLOWED AS THOUGH

SPECIFICALLY NOTED BY SUCH CODES OR LAWS, IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY DESIGNER OF ANY CONFLICTS BETWEEN THESE DRAWINGS AND LOCAL BUILDING CODES AS SOON AS THEY BECOME AWARE OF THEM.

27. DESIGNER AND OWNER SHALL HAVE ACCESS TO THE AREA OF WORK AT ALL TIMES AND SHALL CONDUCT PERIODIC VISITS TO DETERMINE OVERALL PROGRESS AND

QUALITY OF THE WORK, AND TO CONFIRM GENERAL COMPLIANCE WITH CONTRACT DOCUMENTS. DESIGNER SHALL HAVE NO RESPONSIBILITY FOR MEANS AND METHODS OF CONSTRUCTION WHICH REMAIN THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

28. DESIGNER SHALL HAVE THE RIGHT TO REJECT WORK WHICH DOES NOT CONTRACT DOCUMENTS OR IS OF SUB-STANDARD QUALITY. GENERAL CONTRACTOR SHALL CORRECT SUCH WORK AS DIRECTED. ADDITIONAL COSTS ACCRUED BY NEGLECT OF THE RACTOR IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ABSORB SUCH FEES ASSOCIATED WITH SUB-STANDARD WORKMANSHIP.

29. ANY SCOPE OF WORK SUMMARIES ON THIS SHEET ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND TO CLARIFY SCOPE OF WORK. THEY ARE SUPPLEMENTAL TO THE WORK OUTLINED ELSEWHERE IN DESIGNER'S AND / OR CONSULTANT'S DRAWINGS AND SPECIFICATIONS AND DO NOT SUPERCEDE THAT INFORMATION. THE OMISSION ON AN ITEM ON THESE SUMMARIES, THAT IS DEFINED ELSEWHERE IN THE BID PACKAGE, CANNOT BE TAKEN AS INDICATION THAT THAT ITEM IS OMITTED FROM GENERAL CONTRACTOR SCOPE OF WORK.

30. GENERAL CONTRACTOR TO PROVIDE WRITTEN LETTER OF CONSENT AND UNDERSTANDING OF THESE TERMS AND CONDITIONS OF THESE DRAWINGS, ANY AND ALL QUESTIONS WILL BE INQUIRED PRIOR TO START 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:**

PROPERTY OWNER/APPLICANT

HMAYAK HOVSEPYAN, 818-635-5777

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:**

LEGAL LOT DESCRIPTION: BLOCK TRACT: TR 28040 ZONE: RS-1 OCCUPANCY TYPE: CONSTRUCTION TYPE: TYPE V 1-STOREY 7,500 SF

**BUILDING SQUARE FOOTAGE** (E) 2,075 SF ADDITIONAL 1,720 SF TO (N) 3,795 SF NO. OF BEDROOMS: 5 BEDROOMS TO 9 BEDROOMS NO. OF BEDS: 6 BEDS TO 12 BEDS NO. OF BATHROOMS: 1 BATHROOM TO 3 BATHROOM

### **PROJECT DIRECTORY:**

**DESIGNER/ EXPEDITOR** SAINTMARIAMCONGREGATE@GMAIL.COM

4273 CÁNOGA AVE WOODLAND HILLS, CA 91364 TEL: 310-562-5382

### **SHEET INDEX**

SHEET: DESCRIPTION DESIGN DRAWINGS COVER SHEE SITE PLAN FLOOR PLANS RCP ELECTRICAL PLAN & ROOF PLAN **ELEVATION & SECTION** 

**TOTAL LOT AREA** 7.500 SF

TOTAL AREA OF STRUCTURE

(E) 6 BEDS CLHF 2,075 SF 1,720 SF +(N) ADDITION 3,795 SF TOTAL BLDG FOOTPRINT

FLOOR AREA RATIO TOTAL AREA:

3,795 SF/ 7,500 SF LOT AREA:

LOT COVERAGE % 50.60% OPEN AREA %: 49.40%



# 3 ST. 8 7 RBP: Restaurant Beverage None RIO: River Implementation No TRACT NO. 29752 M.B. 733 - 72-75



13749 Aldergrove Street Building

Issued

CITY OF LOS ANGELES CERTIFICATE OF OCCUPANCY

NOTE:: Any change of use or occupancy must be approved by the Department of Building and Safety. This certifies that, so far as ascertained by or made known to the undersigned, the building at the above address complies with the applicable requirements of the Municipal Code, as follows: Ch. 1, (Zoning Code), Ch. 9, Arts. 1, (Building Code)—for following occupancies:

3-28-69

VN22612/67

Permit No. and Year

1 story, Type V, dwelling and attached garage; R-1 Occupancy

Frank Horny 353 S. La Brea Avenue Owner's Address: Los Angeles, Calif. 90036

A. ROSENTHAL-cm

B&S Form B-95a-4M Sheet Sets-5-68 (C-10)

**DRAWN BY: RZ** 

**COVER SHEET** 

PROJECT TITLE:

(N) ADDITIONAL 6

BEDS FOR AN (E) 6

**BEDS CLHF** 

PROJECT DESCRIPTION:

SHEET TITLE:

04-08-25

PROJECT CONTACT:

818-635-5777

@GMAIL.COM

**RAMON BAGUIO** 

310-562-5382

PROJECT ADDRESS:

4273 CANOGA AVE

WOODLAND HILLS, CA

RBPLANDESIGN@GMAIL.COM

WWW.CALPLANDESIGN.COM

**CLIENT / APPLICANT:** 

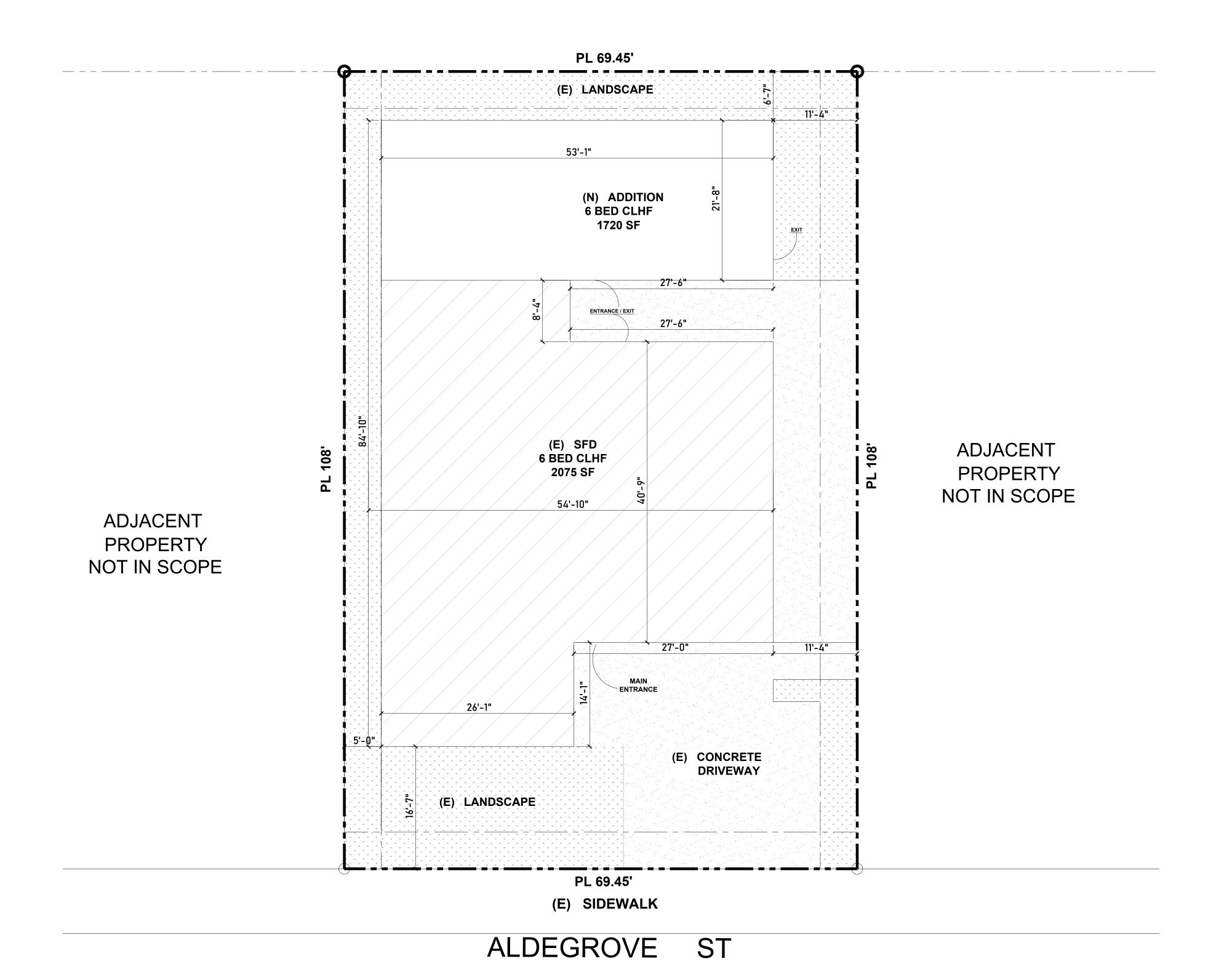
HMAYAK HOVSEPYAN,

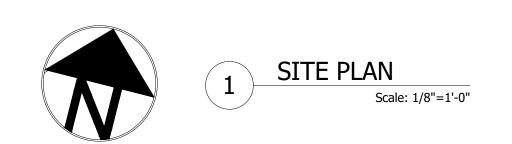
13749 ALDERGROVE ST

SYLMAR, CA, 91342-1718

**DESIGNER / EXPEDITOR:** 

SAINTMARIAMCONGREGATE





RBCAS, LLC
4273 CANOGA AVE WOODLAND HILLS (310) 562-5382

PROJECT CONTACT:

CLIENT / APPLICANT:

HMAYAK HOVSEPYAN, 818-635-5777 SAINTMARIAMCONGREGATE @GMAIL.COM 13749 ALDERGROVE ST. SYLMAR, CA, 91342-1718

**DESIGNER / EXPEDITOR:** 

RAMON BAGUIO 4273 CANOGA AVE WOODLAND HILLS, CA 310-562-5382 RBPLANDESIGN@GMAIL.COM WWW.CALPLANDESIGN.COM

PROJECT ADDRESS:

6

PROJECT TITLE:

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

PROJECT DESCRIPTION:

SHEET TITLE:

04-08-25 DRAWN BY: RZ



# Α3 (N) BEDRM 9 (N) BEDRM 6 15'-2" (N) BATH (N) LAUMDRY (E) KITCHEN (E) BEDRM 1 (E) LIVING DINING (E) BEDRM 2 (E) CLO (E) BEDRM 3 (E) CLO (N) STORAGE RM 172 SF 8'-11" (E) BEDRM 5 (E) BEDRM 4 (N) BATH

 $---6'-1\frac{1}{2}"---$ 

# WALL LEGEND

RBCAS, LLC

(E) WALLS TO REMAIN

(E) WALL TO BE REMOVED

(N) PARTITION WALL

### **EMERGENCY EGRESS** MIN. SIZE WINDOW 24" X 54" = 9.0 SQ.FT. VARIES → FINISH SILL HEIGHT 1'-8" MINIMUM SIZE WINDOW FOR 24" CLEAR HT. **▼** FINISH FLOOR **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.

(N) FLOOR PLAN

Scale: 3/16"=1'-0"

**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 SECTION2406.3 & 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** 

PROJECT CONTACT:

CLIENT / APPLICANT: HMAYAK HOVSEPYAN, 818-635-5777 SAINTMARIAMCONGREGATE @GMAIL.COM

**DESIGNER / EXPEDITOR:** 

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RAMON BAGUIO 4273 CANOGA AVE WOODLAND HILLS, CA 310-562-5382 RBPLANDESIGN@GMAIL.COM WWW.CALPLANDESIGN.COM

PROJECT ADDRESS:

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PROJECT TITLE:

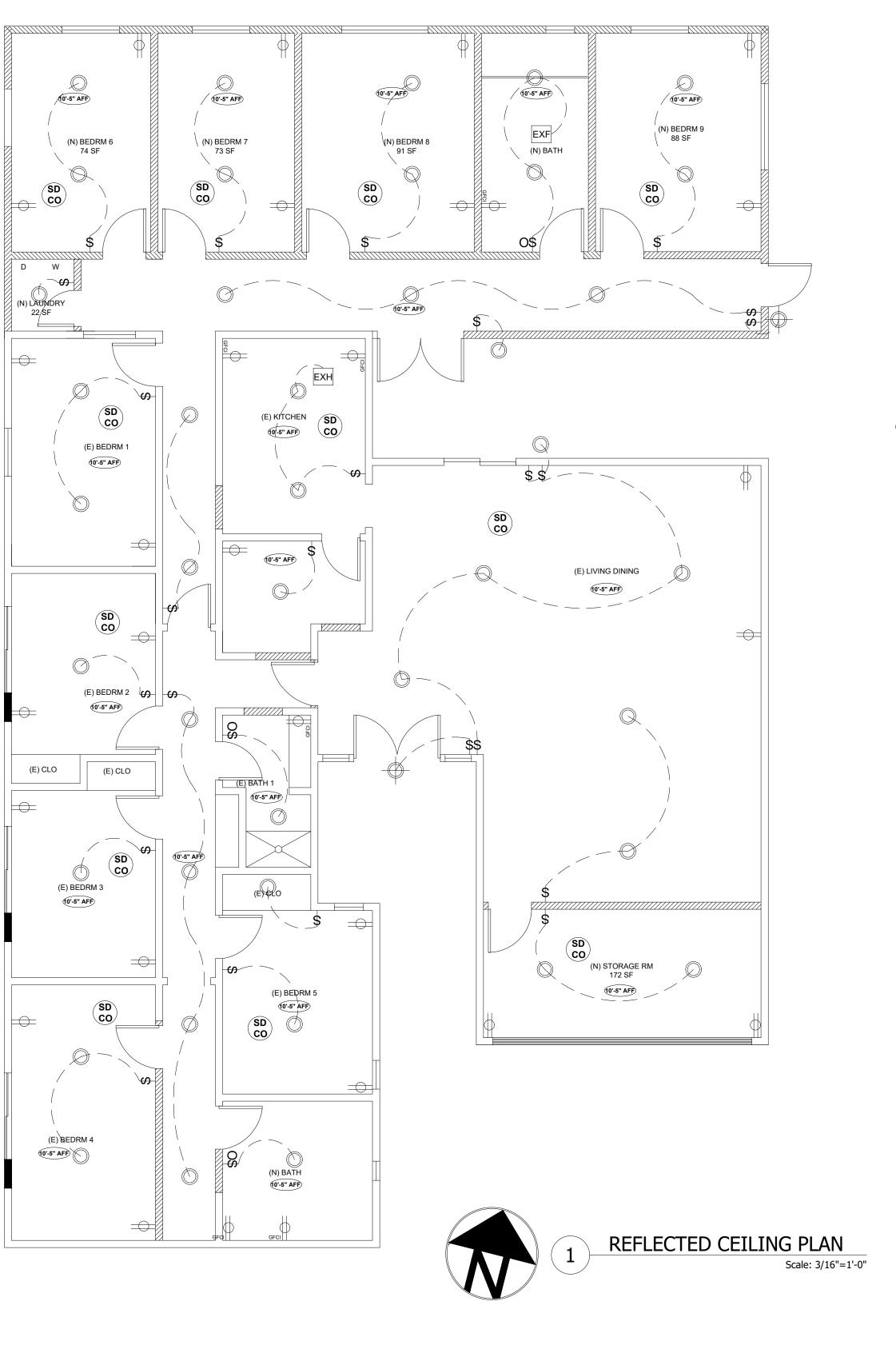
(N) ADDITIONAL 6 BEDS FOR AN (E) 6 BEDS CLHF

PROJECT DESCRIPTION:

SHEET TITLE:

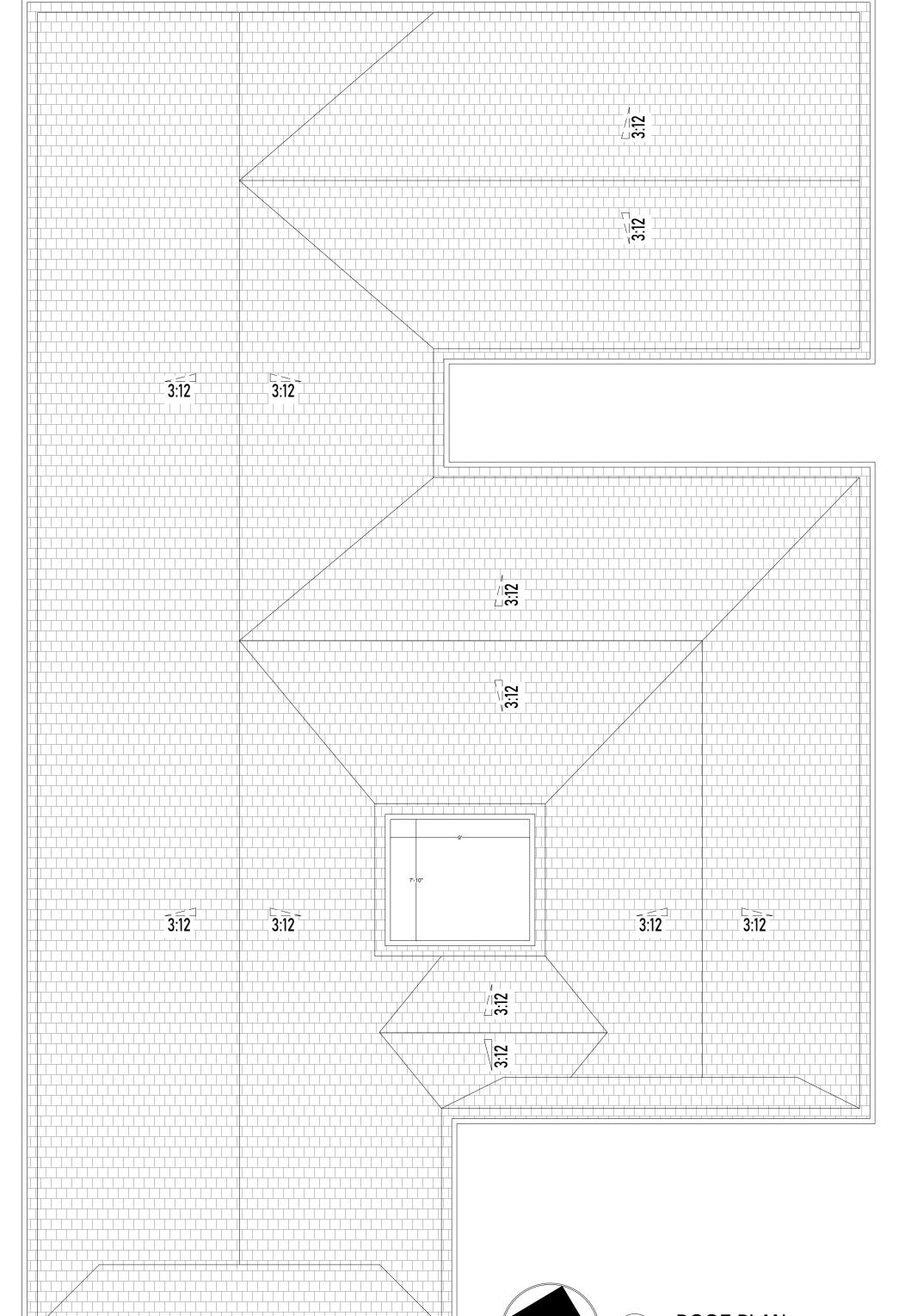
FLOOR PLAN

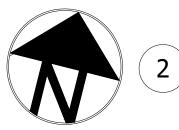
04-08-25 DRAWN BY: RZ



### **ELECTRICAL LEGEND**

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





Scale: 3/16"=1'-0"

PROJECT CONTACT: CLIENT / APPLICANT:

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SYLMAR, CA, 91342-1718

**DESIGNER / EXPEDITOR:** 

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PROJECT ADDRESS:

0

PROJECT TITLE:

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

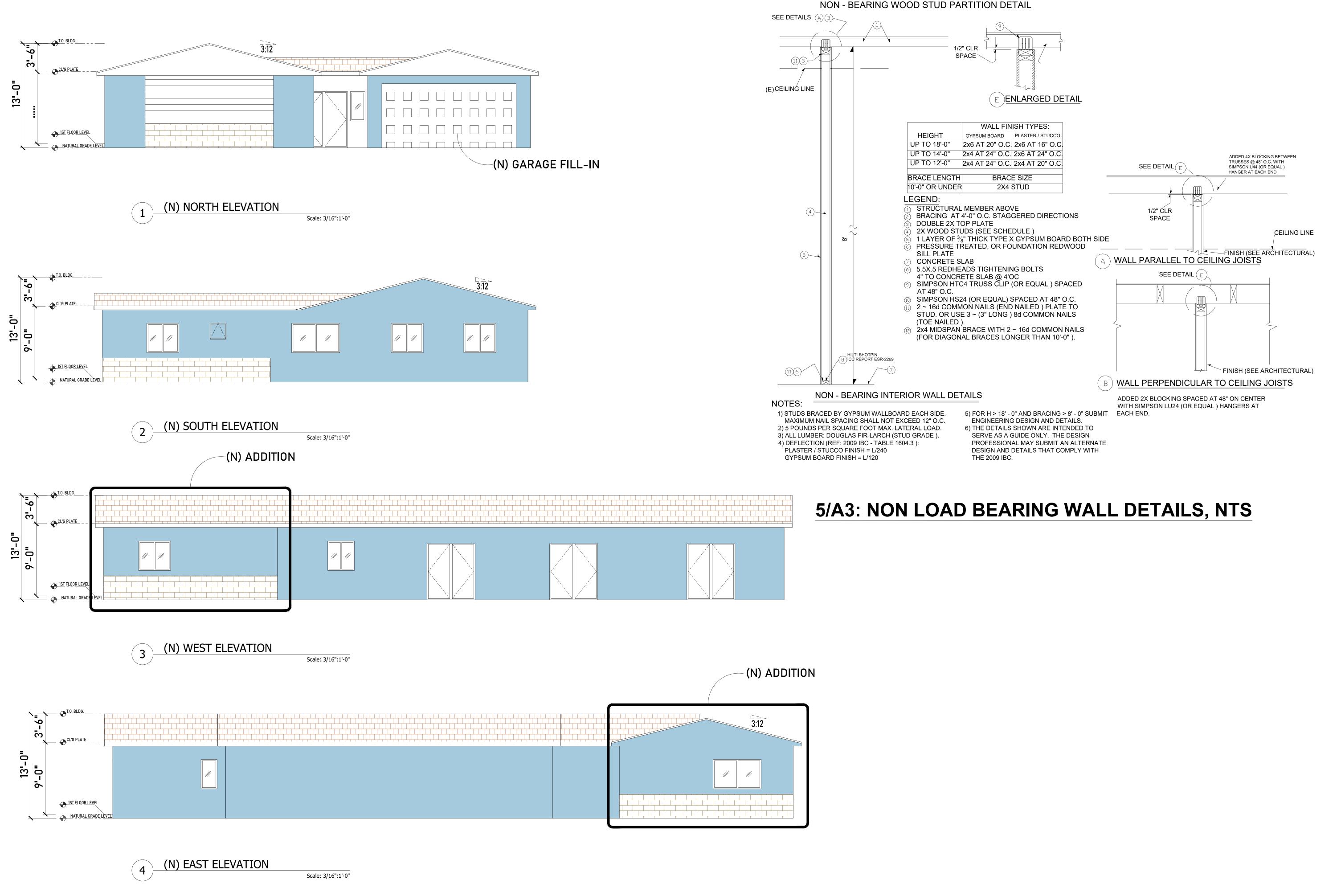
PROJECT DESCRIPTION:

SHEET TITLE:

EGRESS PLAN

04-08-25 DRAWN BY: RZ

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PROJECT CONTACT: **CLIENT / APPLICANT:** 

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PROJECT ADDRESS:

PROJECT TITLE:

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

PROJECT DESCRIPTION:

FOUNDATIONPLAN FRAMING PLAN **ROOF FRAMING** PLAN

04-08-25 DRAWN BY: RZ