23RD ST SAN PABLO

PROJECT INFORMATION

PROJECT SUMMARY:	EXPANSION OF EXISTING STORE; NEW 3-STORY, 6-UNIT APARTMENT BUILDING W/ PENTHOUSE (TOTAL 7 UNITS), GROUND FLOOR COMMERCIAL & PARKING
PROJECT ADDRESS:	1982 - 1988 23RD ST SAN PABLO, CA 94806
LOT AREA:	20,300 SF
ASSESSOR'S PARCEL #:	411-190-024, 025, & 047
TRACT:	RICHMOND PULLMAN PUEBLO
BLOCK:	BLOCK 10
LOT:	30, 31, 32, 33, 34, 35 PORTIONS OF 17 & 18
ARB #:	NONE
ZONING:	C-1
VERY HIGH FIRE HAZARD SEVERITY ZONE:	NO
FIRE DISTRICT NO. 1:	NO
HEIGHT LIMIT: HEIGHT PROPOSED:	50'-0" 36'-1"
PARKING REQ.: PARKING PROVIDED:	24 27
OCCUPANCY GROUP:	M, R-2
CONSTRUCTION TYPE:	V
FIRE SPRINKLER:	

F.A.R. PROVIDED VS. ALLOWED

PROVIDED		ALLOWED	
TOTAL FLOOR AREA:	17,591 SF	TOTAL LOT AREA:	20,300 SF
(BUILDABLE LOT AREA = 20,300 SF)		BUILDABLE AREA:	20,300 SF
(F.A.R.) x 20,300 SF = 17,591 SF		F.A.R. ALLOWED:	2.5:1
F.A.R. PROVIDED:	0.86:1	(2.5) x 20,300 SF = 50,750 SF	
TOTAL PROVIDED:	**17,591 SF**	**TOTAL ALLOWED:**	**50,750 SF**

RESIDENTIAL DENSITY PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
MARKET RATE:	7 UNITS	30 UNITS PER ACRE (23RD ST SP 6.3.1A)	
VERY LOW INCOME:	0 UNITS	20,300 / 43,560 SF = 0.46 ACRES	
EXISTING:	2 UNITS	(30 UNITS/ACRE X 0.46) →	14 UNITS
TOTAL PROVIDED:	**9 UNITS**	**TOTAL REQUIRED:**	**14 UNITS**

PARKING PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
		1 SPACE PER 1BR UNIT (2 UNITS)	2 SPACES
STANDARD:	16 SPACES	1.5 SPACE PER 2BR UNIT (5 UNITS PROPOSED, 2 EXISTING)	11 SPACES
COMPACT (MAX. 20% TOTAL):	3 SPACES		
STREET:	5 SPACES	1 SPACE PER 500 SF COMMERCIAL (5330 SF)	11 SPACES
TOTAL PROVIDED:	**24 SPACES**	**TOTAL REQUIRED:**	**24 SPACES**

BICYCLE PARKING PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
LONG TERM BICYCLE PARKING:		LONG TERM BICYCLE PARKING:	
SHORT TERM BICYCLE PARKING:		RESIDENTIAL: 1 / UNIT	SPACES
BICYCLE ORD. 8 CAR PARKING SPACES REPLACED W/ 32 BICYCLE SPACES (16 SHORT TERM & 16 LONG TERM)		SHORT TERM BICYCLE PARKING:	
		RESIDENTIAL: 1 / 10 UNITS (MIN. 2)	SPACES
TOTAL LONG TERM PROVIDED:	**SPACES**	**TOTAL LONG TERM REQUIRED:**	**SPACES**
TOTAL SHORT TERM PROVIDED:	**SPACES**	**TOTAL SHORT TERM REQUIRED:**	**SPACES**

OPEN SPACE PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
COMMON OPEN SPACE:	1,050 SF	7 UNIT (150 SF)	1,050 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON 23ST SPECIFIC PLAN:	2,360 SF	7 UNIT (60 SF)	420 SF
TOTAL PROVIDED OPEN SPACE:	**3,410 SF**	**TOTAL REQUIRED OPEN SPACE:**	**1,470 SF**

YARD SETBACKS PROVIDED VS. REQUIRED

YARD	PROVIDED	REQUIRED
23RD STREET	0' - 0" @ ALL LEVELS	0' - 0" @ ALL LEVELS
NORTH ALLEY	N/A	0' - 0" @ ALL LEVELS
SOUTH ALLEY	N/A	0' - 0" @ ALL LEVELS
BACK ALLEY	N/A	0' - 0" @ ALL LEVELS

RESIDENTIAL UNITS

UNIT #	OCCUPANCY	SF	TYPE
2A	2 BD / 1 BTH	669 SF	MARKET RATE
2B	1 BD / 1 BTH	512 SF	MARKET RATE
2C	2 BD / 1 BTH	754 SF	MARKET RATE
2D	2 BD / 1 BTH	830 SF	MARKET RATE
2E	1 BD / 1 BTH	447 SF	MARKET RATE
2F	2 BD / 1 BTH	609 SF	MARKET RATE
3A	2 BD / 2 BTH	1,924 SF	MARKET RATE

SHEET INDEX

VICINITY MAP

CODE

BUILDING CODE:	2020 LABC, (TITLE 24, PART 2.5) BASED ON THE 2018 IRC (INCLUDES ACCESSIBILITY)
STRUCTURAL:	2020 LABC, VOL 2 (TITLE 24, PART 2, VOL 2) BASED ON THE 2018 IBC WITH ASCE 7-16
MECHANICAL CODE:	2019 CA MECHANICAL CODE, (TITLE 24, PART 4) BASED ON THE 2018 UNIFORM MECHANICAL CODE
PLUMBING CODE:	2019 CA PLUMBING CODE (TITLE 24, PART 5) BASED ON THE 2018 UNIFORM PLUMBING CODE
ELECTRICAL CODE:	2019 CA ELECTRICAL CODE (TITLE 24, PART 3) BASED ON THE 2017 NATIONAL ELECTRIC CODE
ENERGY CODE:	2019 CA ENERGY CODE (TITLE 24, PART 6) 2020 L.A. CITY GREEN BUILDING CODE

ON-MENU INCENTIVES

PROJECT DIRECTORY

OWNER

NAME:
ADDRESS:
PHONE #:

STRUCTURAL ENGINEER

NAME:
ADDRESS:

PHONE #:

CIVIL ENGINEER

NAME:
ADDRESS:

PHONE #:

ARCHITECT

NAME: BREAKFORM DESIGN
ADDRESS: 127 ARENA STREET
EL SEGUNDO, CA 90245
PHONE #: 310-233-3700

LAND SURVEYOR

NAME:
ADDRESS:

PHONE#:

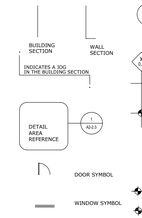
IRRIGATION

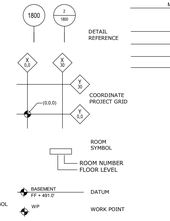
NAME:
ADDRESS:

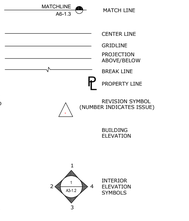
PHONE #:

OFF-MENU INCENTIVES

&	And	BLKG	Blocking	D	Deep, Depth	EXP	Expansion	GALV	Galvinized	JT	Joint	N	North	P.T.D.	Paper Towel Dispenser	SIM	Similar	T.P.D.	Toilet Paper Dispenser
<	Angle	BM	Beam	DBL	Double	EXPO	Exposed	G.B.	Grab Bar			N.I.C.	Not in Contract	PTN	Partition	SLDG	Siding	T.S.	Top of Steel
@	At	BOT	Bottom	DET	Detail	EXT	Exterior	G.I.	Galvanized Iron	KIT	Kitchen	NO	Number			SPEC	Specification	TV	Television
℄	Centerline	BR	Bedroom	D.F.	Drinking Fountain			GL	Glass, Glazing			NOM	Nominal	Q.T.	Quarry Tile	SQ	Square	T.O.W.	Top of Wall
⌀	Diameter or Round	BSMT	Basement	DIA.	Diameter	F.A.	Fire Alarm	GND	Ground	LAM	Laminate	N.S.	No Scale			S.S.	Stainless Steel	TYP	Typical
⊥	Perpendicular	B.U.R.	Built Up Roofing	DIM	Dimension	F.D.	Floor Drain	GR	Grade	LAV	Lavatory	N.T.S.	Not to Scale			SSK	Service Sink		
#	Number			DISP	Dispenser	FDN	Foundation	GYP	Gypsum	L.F.	Lineal Foot			R	Riser	STD	Standard	UNF	Unfinished
(E)	Existing	CAB	Cabinet	DN	Down	F.E.	Fire Extinguisher			L.H.	Left Hand	O/	Over	RAD	Radius	STL	Steel	U.O.N.	Unless Otherwise Noted
		CARP	Carpet	D.O.	Door Opening	F.E.C.	Fire Extinguisher	H	High	LKR	Locker	OA	Overall	R.D.	Roof Drain	STOR	Storage	UR	Urinal
AB	Anchor Bolt	C.B.	Catch Basin	DR	Door	Cab		H.B.	Hose Bib	L.R.	Living Room	OBSC	Obscure	REF	Reference	STRUCT	Structrual		
A/C	Air Conditioning	CEM	Cement	DS	Downspout	F.G.	Finish Grade	H.C.	Hollow Core	LT	Light	O.C.	On Center	REFR	Refrigerator	SUSP	Suspended	VERT	Vertical
A.C.	Asphaltic Concrete	CER	Ceramic	D.S.P.	Dry Standpipe	F.H.C.	Fire Hose Cabinet	HCP	Handicapped	LVR	Louver	O.D.	Outside Diameter	REINF	Reinforced or Reinforcing	SW	Switch	VEST	Vestibule
ACT	Acoustical Tile	C.I.	Cast Iron	DWG	Drawing	FIN	Finish	HDWR	Hardware			O.F.D.	Overflow Drain	REQ	Required	SYM	Symmetrical	V.I.F.	Verify in Field
ACOUS	Acoustical	CLG	Ceiling	DWR	Drawer	FLASH	Flashing	HDWD	Hardwood	MATL	Material	OFF	Office	RESIL	Resilient	SYS	System	VOL	Volume
ADJ	Adjustable	CLO	Closet			FLR	Floor	H.M.	Hollow Metal	MAX	Maximum	O.H.	Overhang	REV	Revised				
A.F.F.	Above Finish Floor	CLR	Clear	E	East	FLUOR	Fluorescent	HORIZ	Horizontal	M.B.	Machine Ball	OVHD	Overhead	RFG	Roofing				
ALT	Alter or Alternate	CMU	Concrete Masonry Unit	EA	Each	F.O.C.	Face of Concrete	HR	Hour	MECH	Mechanical	OPNG	Opening	R.H.	Right Hand	T	Tread	W	West
ALUM	Aluminum	CNTR	Counter	EJ	Expansion Joint	F.O.F.	Face of Finish	HT	Height	MEMB	Membrane	OPP	Opposite	RM	Room	T.B.	Towel Bar	W/	With
ANOD	Anodized	COL	Column	EL	Elevation	F.O.M.	Face of Masonry	HVAC	Heating, Ventilation and Air Conditioning	MET	Metal			R.O.	Rough Opening	T&G	Tongue and Groove	W.H.	Water Heater
A.P.	Access Panel	CONC	Concrete	ELEC	Electrical	F.O.S.	Face of Stud			MFR	Manufacture	PC	Piece	RWD	Redwood	T.O.C.	Top of Curb	W/O	Without
APPROX	Approximate	CONN	Connection	ELEV	Elevation	FPRF	Fireproof	H.W.	Hot Water	MH	Manhole	P.D.	Planter Drain			T.O.D.	Top of Drain	W.C.	Water Closet
ARCH	Architectural	CONST	Construction	EMER	Emergency	FR	Frame			MIN	Minimum	PL	Plate	S	South	TEL	Telephone	WD	Wood
ASPH	Asphalt	CONT	Continuous	ENCL	Enclosure	FS	Full Size	I.D.	Inside Diameter	MIR	Mirror	P.L.	Property Line	S.C.	Solid Core	TEMP	Tempered, Temperature	WP	Waterproof
		CONTR	Contractor	E.O.S.	Edge of Slab	FT	Foot, Feet	INCL	Including	MISC	Miscellaneous	PLMG	Plumbing	SCHED	Schedule	TER	Terrazzo	WPM	Waterproof Membrane
BD	Board	CORR	Corridor	EQ	Equal	FTG	Footing	INSUL	Insulation	M.O.	Masonry Opening	PLAM	Plastic Laminate	SECT	Section	THK	Thick, Thickness	WSCT	Wainscot
BITUM	Bituminous	C.T.	Ceramic Tile	EQUIP	Equipment	FURR	Furring, Furred	INT	Interior	M.R.	Moisture Resistant	PLAS	Plaster	SEP	Separation, Separate	THR	Threshold	W.S.P.	Wet Standpipe
BLDG	Building	CTR	Center	E.W.	Each Way	FUT	Future			MTD	Mounted	PLYWD	Plywood	SH	Shelf	TOIL	Toilet	WT	Weight
BLK	Block	CTSK	Countersunk	E.W.C.	Electric Water Cooler			JAN	Janitor	MUL	Mullion	PR	Pair	SHR	Shower	T.O.P.	Top of Pavement		
		C.W.	Cold Water	EXIST	Existing	GA	Gauge	JST	Joist			PT	Paint	SHT	Sheet	T.O.S.	Top of Slab		
																T.P.D.	Toilet Paper Dispenser		







breakformdesign
127 arena street, el segundo, ca 90245
[o] 310.322.3700

LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

COVER

DRAWN JS
CHECKED PNK
DATE 9/29/2022 1:12:38 PM
SCALE
JOB # 21-A016

A0.00

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.

2. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.

3. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED. GC TO ESTABLISH PROCEDURES W/ BLDG. OWNER.

4. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.

5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

6. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.

7. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR WHEN APPLICABLE. CONTACT THE BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR(S) PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE. WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.

8. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS & FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.

9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR SOURCE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN IT'S INTENDED PURPOSE.

12. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING.

13. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE REPLACED.

14. ALL EXISTING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE.

15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.

16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK, DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.

17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS.

18. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

19. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED.

20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.

22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

SAFETY NOTES:

1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTYDURING CONSTRUCTION AND SHALL REPLACE ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER.

2. THE CONTRACTOR SHALL PROVIDE GUEST PROTECTION FROM ALL AREAS OF WORK.

3. THE CONTRACTOR SHALL PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT FIRE HAZARDS, ETC.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE W0RK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE W0RK.

3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WTH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING, CONSTRUCTION SHALL BE REPLACED OR REPAIRED TO ORIGINAL CONDITION OR BETTER.

5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND FINISHES.

6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM THE CITY .

7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL SITE.

8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION.

9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION.

10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED OR PATCHED.

11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS RECOMMENDATIONS.

12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.

13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.

14. THE CONTRACTOR SHALL COMPLY W/ ALL 0.S.H.A. REQUIREMENTS.

15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.

16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CEILING ASSEMBLIES SHALL BE PROTECTED BY THROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A "T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT CONTAINED IN THE WALL AT THE POINT THEY PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (IOOmm) PIPE OR 16 SQ IN (IO32Omm SQ) IN AREA. UBC SEC 710.3 EX 5

CODE NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRIC CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND ALL LOCAL CODES, REGULATIONS, LAWS & ORDINANCES GOVERNING CONSTRUCTION . SECURITY IN THIS JURISDICTION.

2. METAL FABRICATION SHALL CONFORM TO C.B.C. AND STANDARDS OF A.S.T.M., A.I.S.C., A.W.S. AND S.S.P.C. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE CODE REGULATIONS.

3. DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REQUIREMENTS. CONTRACTOR SHALL PROVIDE OCCUPANCY SIGNAGE PER LOCAL BUILDING REQUIREMENTS AND/OR FIRE DEPARTMENT REQUIREMENTS.

4. OCCUPANCY SIGNAGE SHALL BE PLACED PER LOCAL CODE & FIRE DEPARTMENT REQUIREMENTS AS APPLICABLE.

5. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT ON THE PREMISES AT ALL TIMES IN A LOCATION SPECIFIED BY THE CITY .

GENERAL NOTES:

1. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCY , ERROR OR OMISSION HE MAY DISCOVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR, BEFORE OR AFTER THE START OF CONSTRUCTION, SHALL FIRST BE APPROVED BY THE ARCHITECT.

2. STAMPED SETS OF APPROVED PLANS SHALL BE PROVIDED FOR ALL WORK. THE CONTRACTOR SHALL MAINTAIN IN, GOOD CONDITION, COMPLETE SETS OF STAMPED AND APPROVED PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THEY ARE TO BE UNDER THE CARE OF THE GENERAL CONTRACTOR OR HIS SUPERINTENDENT IN A LOCATION SPECIFIED BY THE CITY.

3. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

4. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS NAMED BY TRADE NAME OR MANUFACTURER.

5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWiING OR DETAIL.

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.

7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE BIDDING, ERRORS IN BIDDING AS A RESULT OF THIS PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT.

8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.

9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER, a) AN AUTHORIZATION LETTER FROM THE OWNER TO PULL PERMITS. THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT:- b) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER LANDLORD'S CRITERIA. c) CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD. d) COPY OF THE CITY BUSINESS TAX REGISTRATION CERTIFICATE OR NEWLY PAID RECEIPT FOR ONE. e) NOTARIZED LETTER OF AUTHORIZATION FOR AGENTS OF CONTRACTOR.

10. THE CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO SIGNING THE OWNER / CONTRACTOR AGREEMENT.

11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PIECES COME TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OF OTHER TRADES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION.

13. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNERS FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE.

14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES, SUBCONTRACTORS, ETC., MUST MAINTAIN THE SPACE, ACCESS AREAS, ETC., CLEAN AT ALL TIMES AND SWEEP, DUST, CLEAN, ETC., EVERY DAY AT THE END OF WORKING HOURS.

15. IT S THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR, ND SHALL REPLACE OR REMEDY ANY FAULTY, IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.

FIRE SAFETY NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A 75-FOOT TRAVEL DISTANCE.

2. THE GENERAL CONTRACTOR SHALL PROVIDE ANY ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR.

3. THE GENERAL CONTRACTOR SHALL PROVIDE PLANS FOR REVISION OF THE FIXED FIRE PROTECTION EQUIPMENT AND SHALL SUBMIT THEM TO THE LOCAL JURISDICTION AS REQUIRED AND TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

4. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWNGS AND SPECIFICATIONS FOR REVISION TO FIXED FIRE PROTECTION EQUIPMENT AND SUBMITTAL OF PLANS TO THE FIRE MARSHALL AS REQUIRED FOR APPROVAL PRIOR TO INSTALLATION.

FIRE-RESISTANCE RATED CONSTRUCTION:

1. 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 STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

FIRE PROTECTION

1. AND APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STOREY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STOREY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION 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. (R314)

2. 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. (R315)

3. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72.

LADBS GENERAL REQUIREMENTS:

1. 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.

2. 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." (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

4. 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).

5. SHOWER COMPARTMENTS AND WALSS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET (SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

7. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

8. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

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

11. 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). (R314.6.2)

12. 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 R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

13. 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-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

15. FOR EXISTING POOL ON SITE, PROVIDE ANTIENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL,TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL. 9AB0 NO. 2977. (3162B)

LADBS ADDITIONAL NOTES:

GARAGE/CARPORTS

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1).

2. DUCT PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENING INTO THE GARAGE (R302.5.2)

3. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

4. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201)

MEANS OF EGRESS

1. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. (R311.1)

2. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

3. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

4. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312)

5. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

6. INTERNALLY ILLUMINATED EXIT SIGNS. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BELISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND CHAPTER 27.

7. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY WITH SECTIONS 1013.6.1 - 1013.6.3.

8. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

9. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 IUX).

10. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

11. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

12. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. 1013.5-1013.6.3

13. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 1010.1.9

14. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. 1010.1.9.2

15. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9

16. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE. 1008.1

17. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS: 1008.3

- **I.** AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
- **II.** CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.;
- **III.** EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- **IV.** INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- **V.** EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

18. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. 1008.3

19. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. 1008.3

20. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.

21. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN V4 INCH (19.1 MM) WIDE. THE WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT LESS THAN 2 INCHES (5 1 MM) WIDE, EXCEPT THE LETTER "I," AND THE MINIMUM SPACING BETWEEN LETTERS SHALL BE NOT LESS THAN 3/8 INCH (9.5 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED.

INTERIOR ENVIRONMENT

1. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

BUILDING ENVELOPE

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902..1

2. GLAZING IN THE FOLLOWING SECTIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

- **A.** FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
- **B.** GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
- **C.** GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
  - **1)** EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
  - **2)** BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
  - **3)** TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
  - **4)** ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
- **D.** GLAZING IN RAILINGS.
- **E.** GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALING SURFACE.
- **F.** 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 AN IN A STRAIGHT LINE, OF THE WATER'S EDGE.
- **G.** GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AN RAMPS.
- **H.** GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

3. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

4. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

5. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USED OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

6. 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 WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

7. BUILDINGS 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 RAOD FRONTING THE PROPERTY. (R319.1)

8. ALL COOL ROOF PRODUCTS SHALL HAVE A CLEARLY VISIBLE PACKAGING LABEL THAT LISTS THE EMITTANCE AND THE INITIAL AND 3-YEAR AGED SOLAR REFLECTANCE, OR A CRRC APPROVED ACCELERATED AGED SOLAR REFLECTANCE TESTED IN ACCORDANCE WITH CRRC-1. 140.1, 140.2, 140.3(A)1, 141.0(B)2B, 150.1(C)11, 150.2(B)1H, 150.2(B)2

SECURITY REQUIREMENTS

1. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

2. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

3. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

4. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

5. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

6. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

7. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THER GREATEST DIMENSIONS. (6715.3)

8. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.

9. OTHER OPENABLE WINBDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

10. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES. A DEVICE SHALL BE INSTALLED IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 6715.1

11. SLIDING GLASS WINDOWS SASH SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2

12. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRCLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.

13. ALL OTHER OPENINGSMUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION.

14. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)

15. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB. (6709.4)

16. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)

17. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)

18. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

19. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)

20. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)

GENERAL NOTES:

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS.

2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED.

5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP.

6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.12.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARCHING AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELESELECTRICAL CODE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD PROJECTIONS.

11. ALL DOORS 4" FROM WALL U.O.N.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

- **A.** VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
- **B.** PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM.
- **C.** CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- **D.** MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

14. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

15. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COMVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.

16. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.

17. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'.

18. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

19. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

20. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)

21. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)

22. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

23. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.

BUILDING ENERGY STANDARD NOTES:

GENERAL NOTES

1. COMPLIANCE INFORMATION: THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED, SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-RISE RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE COPIES OF ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATION SUBMITTED. 10-103(B)1

2. OPERATING INFORMATION: THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. OPERATING INFORMATION SHALL INCLUDE INSTRUCTIONS ON HOW TO OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR.

- **A.** FOR RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL BECONTAINED IN A FOLDER OR MANUAL WHICH PROVIDES ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATIONS. THIS OPERATING INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT. 10-103(B)2

3. MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE. 10-103(B)3

4. VENTILATION INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. 10-103(B)4

5. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS.

6. ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(A) OF THOSE REGULATIONS. 110.1(A)

7. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME. 110.3(A)1

8. ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER TEMPERATURE. 110.3(C)1

9. SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. 110.3(C)2

10. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110°F. 110.3(C)3

11. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:

- **A.** EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR
- **B.** INTERNAL AND EXTERNAL INSULATION WITH A COMBINED RVALUE OF AT LEAST R-16, OR
- **C.** THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT. 110.3 (C)4

12. FOR NONRESIDENTIAL, HIGH-RISE RESIDENTIAL, AND HOTEL/MOTEL BUILDINGS, SPACE CONDITIONING SYSTEMS SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED SECTION 120.2.

13. CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM OR EQUIPMENT LISTED BELOW: (110.5)

- **A.** FAN-TYPE CENTRAL FURNACES
- **B.** HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 BTU/HR
- **C.** POOL HEATERS
- **D.** SPA HEATERS
- **E.** INDOOR AND OUTDOOR FIREPLACES

14. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT SHALL: (110.4)

- **A.** A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS
- **B.** HAVE A READILY ACCESSIBLE ON-OFF SWITCH, MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.
- **C.** NOT UTILIZE ELECTRIC RESISTANCE HEATING.
- **D.** HAVE A COVER FOR OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER.
- **E.** HAVE A PERMANENT, EASILY READABLE, AND WEATHERPROOF INSTRUCTION CARD THAT GIVES INSTRUCTIONS FOR THE ENERGY EFFICIENT OPERATION OF THE POOL OR SPA HEATER AND FOR THE PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED.
- **F.** HAVE AT LEAST 36 INCHES OF PIPE INSTALLED BETWEEN THE FILTER AND HEATER OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.
- **G.** HAVE DIRECTIONAL INLETS FOR THE POOL OR SPA THAT ADEQUATELY MIX THE POOL WATER.
- **H.** A TIME SWITCH OR SIMILAR CONTROL MECHANISM SHALL BE INSTALLED AS PART OF A POOL WATER CIRCULATION CONTROL SYSTEM THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING THE OFF-PEAK ELECTRIC DEMAND PERIOD AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC HEALTH STANDARDS.

15. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF DOOR AREA FOR RESIDENTIAL DOORS, 0.3 CFM/FT2 OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. 110.6(A)1

16. FENESTRATION PRODUCTS SHALL BE RATED IN ACCORDANCE WITH NFRC 100 FOR U-FACTOR, NFRC 200 FOR SHGC, AND VT OR USE THE APPLICABLE DEFAULT VALUE. FENESTRATION PRODUCTS SHALL HAVE A TEMPORARY LABEL, FOR MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS, A TEMPORARY LABEL CERTIFICATE APPROVED BY THE SUPERVISORY ENTITY (NFRC) MEETS THE REQUIREMENTS OF THIS SECTION. WHEN COMPONENT MODELING APPROACH IS USED AND FOR SITE-BUILT FENESTRATION PRODUCTS, A LABEL CERTIFICATE APPROVED BY THE SUPERVISORY ENTITY (NFRC) MEETS THE REQUIREMENTS OF THIS SECTION 10-111(A)1, 110.6(A)2, 110.6(A)3, 110.6(A)4, 110.6(A)5

17. FIELD-FABRICATED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. 110.6(B)

18. JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. 110.7

19. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF ELECTRONIC AND APPLIANCE REPAIR, HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL." 110.8(A)

20. UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS. 110.8(B)

21. INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. 110.8(C)

22. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF THE CMC. 110.8(D)3

23. EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATERHEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT. 110.8(D)2

24. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.12 AND SECTION 803.1.

RESIDENTIAL NOTES

1. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: (150.0(E))

- **A.** CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;
- **B.** A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE. (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.); AND
- **C.** A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.

2. HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE REQUIREMENTS OF SECTION 110.2(C). 150.0(I)

3. GAS OR PROPANE WATER HEATERS SHALL HAVE: 150.0(N)

- **A.** A DEDICATED 125 VOLT, 20 AMP ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.
- **B.** A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.
- **C.** CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.
- **D.** A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR

4. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. 150.0(P)1.A

5. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSEFILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. 150.0 (B)

6. THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. 150.1(C)(1)(D)

7. RAISED-FLOORS SHALL BE INSULATED SUCH THAT THE FLOOR ASSEMBLY HAS AN ASSEMBLY U-FACTOR EQUAL TO OR LESS THAN SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR (B) MULTIFAMILY 150.1(C)1.C

8. ALL NEW BUILDINGS AND ADDITIONS >700 SQFT SHALL COMPLY WITH THE QUALITY INSULATION INSTALLATION (QII) REQUIREMENTS SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR (B) MULTIFAMILY. WHEN QII IS REQUIRED, INSULATION INSTALLATION SHALL MEET THE CRITERIA SPECIFIED IN REFERENCE APPENDIX RA3.5. 150.1(C)1.E

9. INSULATIONS ARE REQUIRED FOR: 150.0(J)2.A

- **A.** ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
- **B.** ALL PIPING WITH A NOMINAL DIAMETER TO OR GREATER THAN 3/4 INCH AND LESS THAN 1 INCH.
- **C.** THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
- **D.** ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM.
- **E.** PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
- **F.** PIPING BURIED BELOW GRADE.

10. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:

- **A.** UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. 150.0 (J)1

11. LIGHTING 150.0(K)

- **A.** INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
- **B.** EXHAUST FANS SHALL BE CONTROLLED SEPARATELY FROM LIGHTING SYSTEMS.
- **C.** LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT PERMIT THE LUMINARIES TO BE MANUALLY TURNED ON AND OFF.
- **D.** LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY VACANCY SENSORS.
- **E.** DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
  EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
  EXCEPTION 2: LUMINAIRES IN HALLWAYS.
- **F.** IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR.
- **G.** IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL:
  - **I.** COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
  - **II.** LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.

FIRE PROTECTION & LIFE SAFETY

1. IN BUILDINGS WHERE MORE THAN ONE STANDPIPE IS PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED IN ACCORDANCE WITH NFPA 14. (905.4.2)

2. AREA SMOKE DETECTORS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. SMOKE DETECTORS SHALL BE CONNECTED TO AN AUTOMATIC FIRE ALARM SYSTEM. THE ACTIVATION OF ANY DETECTOR REQUIRED BY THIS SECTION SHALL ACTIVATE THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2. IN ADDITION TO SMOKE DETECTORS REQUIRED BY SECTIONS 907.2.1 THROUGH 907.2.9, SMOKE DETECTORS SHALL BE LOCATED AS FOLLOWS:

- **1.** IN EACH MECHANICAL EQUIPMENT, ELECTRICAL, TRANSFORMER, TELEPHONE EQUIPMENT OR SIMILAR ROOM THAT IS NOT PROVIDED WITH SPRINKLER PROTECTION.
- **2.** IN EACH ELEVATOR MACHINE ROOM, MACHINERY SPACE, CONTROL ROOM AND CONTROL SPACE AND IN ELEVATOR LOBBIES.

3. SMOKE DETECTORS LISTED FOR USE IN AIR DUCT SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION AND THE CALIFORNIA MECHANICAL CODE. THE ACTIVATION OF ANY DETECTOR REQUIRED BY THIS SECTION SHALL INITIATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION. DUCT SMOKE DETECTORS COMPLYING WITH SECTION 907.3.1 SHALL BE LOCATED AS FOLLOWS:

- **1.** IN THE MAIN RETURN AIR AND EXHAUST AIR PLENUM OF EACH AIR-CONDITIONING SYSTEM HAVING A CAPACITY GREATER THAN 2,000 CUBIC FEET PER MINUTE (CFM) (0.94 M3/S). SUCH DETECTORS SHALL BE LOCATED IN A SERVICEABLE AREA DOWNSTREAM OF THE LAST DUCT INLET.
- **2.** AT EACH CONNECTION TO A VERTICAL DUCT OR RISER SERVING TWO OR MORE STORIES FROM A RETURN AIR DUCT OR PLENUM OF AN AIR-CONDITIONING SYSTEM. IN GROUP R-1 AND R-2 OCCUPANCIES, A SMOKE DETECTOR IS ALLOWED TO BE USED IN EACH RETURN AIR RISER CARRYING NOT MORE THAN 5,000 CFM (2.4 M3/S) AND SERVING NOT MORE THAN 10 AIR-INLET OPENINGS.

4. SMOKE DETECTORS INSTALLED IN DUCTS SHALL BE LISTED FOR THE AIR VELOCITY, TEMPERATURE AND HUMIDITY PRESENT IN THE DUCT. DUCT SMOKE DETECTORS SHALL BE CONNECTED TO THE BUILDING'S FIRE ALARM CONTROL UNIT WHERE A FIRE ALARM SYSTEM IS REQUIRED BY SECTION 907.2. ACTIVATION OF A DUCT SMOKE DETECTOR SHALL INITIATE A VISIBLE AND AUDIBLE SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED LOCATION AND SHALL PERFORM THE INTENDED FIRE SAFETY FUNCTION IN ACCORDANCE WITH THIS CODE AND THE CALIFORNIA MECHANICAL CODE. IN FACILITIES THAT ARE REQUIRED TO BE MONITORED BY A SUPERVISING STATION, DUCT SMOKE DETECTORS SHALL REPORT ONLY AS A SUPERVISORY SIGNAL AND NOT AS A FIRE ALARM. THEY SHALL NOT BE USED AS A SUBSTITUTE FOR REQUIRED OPEN AREA DETECTION.

5. WHERE A WIRED COMMUNICATION SYSTEM IS APPROVED IN LIEU OF AN EMERGENCY RESPONDER RADIO COVERAGE SYSTEM IN ACCORDANCE WITH SECTION 510 OF THE CALIFORNIA FIRE CODE, THE WIRED FIRE DEPARTMENT COMMUNICATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AND SHALL OPERATE BETWEEN A FIRE COMMAND CENTER COMPLYING WITH SECTION 911, ELEVATORS, ELEVATOR LOBBIES, EMERGENCY AND STANDBY POWER ROOMS, FIRE PUMP ROOMS, AREAS OF REFUGE AND INSIDE INTERIOR EXIT STAIRWAYS. THE FIRE DEPARTMENT COMMUNICATION DEVICE SHALL BE PROVIDED AT EACH FLOOR LEVEL WITHIN THE INTERIOR EXIT STAIRWAY.

6. A FIRE ALARM SYSTEM SHALL ANNUNCIATE AT THE FIRE ALARM CONTROL UNIT AND SHALL INITIATE OCCUPANT NOTIFICATION UPON ACTIVATION, IN ACCORDANCE WITH SECTIONS 907.5.1 THROUGH 907.5.2.3.3. WHERE A FIRE ALARM SYSTEM IS REQUIRED BY ANOTHER SECTION OF THIS CODE, IT SHALL BE ACTIVATED BY:

- **1.** AUTOMATIC FIRE DETECTORS.
- **2.** AUTOMATIC SPRINKLER SYSTEM WATERFLOW DEVICES.
- **3.** MANUAL FIRE ALARM BOXES.
- **4.** AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.

7. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS REQUIRED BY THIS CODE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72. THE OPERATION OF ANY AUTOMATIC FIRE DETECTOR, SPRINKLER WATERFLOW DEVICE OR MANUAL FIRE ALARM BOX SHALL AUTOMATICALLY SOUND AN ALERT TONE FOLLOWED BY VOICE INSTRUCTIONS GIVING APPROVED INFORMATION AND DIRECTIONS FOR A GENERAL OR STAGED EVACUATION IN ACCORDANCE WITH THE BUILDING'S FIRE SAFETY AND EVACUATION PLANS REQUIRED BY SECTION 404 OF THE CALIFORNIA FIRE CODE. IN HIGH-RISE BUILDINGS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, THE SYSTEM SHALL OPERATE ON AT LEAST THE ALARMING FLOOR, THE FLOOR ABOVE AND THE FLOOR BELOW. SPEAKERS SHALL BE PROVIDED THROUGHOUT THE BUILDING BY PAGING ZONES. AT A MINIMUM, PAGING ZONES SHALL BE PROVIDED AS FOLLOWS:

- **1.** ELEVATOR GROUPS.
- **2.** INTERIOR EXIT STAIRWAYS.
- **3.** EACH FLOOR.
- **4.** AREAS OF REFUGE AS DEFINED IN CHAPTER 2.

FIRE COMMAND CENTER

THE FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN ALL OF THE FOLLOWING FEATURES:

1. THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT.

2. THE FIRE DEPARTMENT COMMUNICATIONS SYSTEM.

3. FIRE ALARM SYSTEM ZONING ANNUNCIATOR PANEL REQUIRED BY SECTION 907.6.4.3.

4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL.

5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS.

6. THE FIRE FIGHTER'S CONTROL PANEL REQUIRED BY SECTION 909.16 FOR SMOKE CONTROL SYSTEMS INSTALLED IN THE BUILDING.

7. CONTROLS FOR UNLOCKING INTERIOR EXIT STAIRWAY DOORS SIMULTANEOUSLY.

8. SPRINKLER VALVE AND WATERFLOW DETECTOR DISPLAY PANELS.

9. EMERGENCY AND STANDBY POWER STATUS INDICATORS.

10. A TELEPHONE FOR FIRE DEPARTMENT USE WITH CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM.

11. FIRE PUMP STATUS INDICATORS.

12. SCHEMATIC BUILDING PLANS INDICATING THE TYPICAL FLOOR PLAN AND DETAILING THE BUILDING CORE, MEANS OF EGRESS, FIRE PROTECTION SYSTEMS, FIRE FIGHTER AIR REPLENISHMENT SYSTEM, FIRE-FIGHTING EQUIPMENT AND FIRE DEPARTMENT ACCESS AND THE LOCATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS.

13. AN APPROVED BUILDING INFORMATION CARD THAT CONTAINS, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION:

- **13.1** GENERAL BUILDING INFORMATION THAT INCLUDES: PROPERTY NAME, ADDRESS, THE NUMBER OF FLOORS IN THE BUILDING ABOVE AND BELOW GRADE, USE AND OCCUPANCY CLASSIFICATION (FOR MIXED USES, IDENTIFY THE DIFFERENT TYPES OF OCCUPANCIES ON EACH FLOOR), AND THE ESTIMATED BUILDING POPULATION DURING THE DAY, NIGHT AND WEEKEND.
- **13.2** BUILDING EMERGENCY CONTACT INFORMATION THAT INCLUDES: A LIST OF THE BUILDING'S EMERGENCY CONTACTS INCLUDING BUT NOT LIMITED TO BUILDING MANAGER AND BUILDING ENGINEER AND THEIR RESPECTIVE WORK PHONE NUMBER, CELL PHONE NUMBER, E-MAIL ADDRESS.
- **13.3** BUILDING CONSTRUCTION INFORMATION THAT INCLUDES: THE TYPE OF BUILDING CONSTRUCTION INCLUDING BUT NOT LIMITED TO FLOORS, WALLS, COLUMNS, AND ROOF ASSEMBLY.
- **13.4** EXIT ACCESS AND EXIT STAIRWAY INFORMATION THAT INCLUDES: NUMBER OF EXIT ACCESS AND EXIT STAIRWAYS IN THE BUILDING, EACH EXIT ACCESS AND EXIT STAIRWAY DESIGNATION AND FLOORS SERVED, LOCATION WHERE EACH EXIT ACCESS AND EXIT STAIRWAY DISCHARGES, INTERIOR EXIT STAIRWAYS THAT ARE PRESSURIZED, EXIT STAIRWAYS PROVIDED WITH EMERGENCY LIGHTING, EACH EXIT STAIRWAY THAT ALLOWS REENTRY, EXIT STAIRWAYS PROVIDING ROOF ACCESS; ELEVATOR INFORMATION THAT INCLUDES: NUMBER OF ELEVATOR BANKS, ELEVATOR BANK DESIGNATION, ELEVATOR CAR NUMBERS AND RESPECTIVE FLOORS THAT THEY SERVE; LOCATION OF ELEVATOR MACHINE ROOMS, CONTROL ROOMS AND CONTROL SPACES; LOCATION OF SKY LOBBY, LOCATION OF FREIGHT ELEVATOR BANKS.
- **13.5** BUILDING SERVICES AND SYSTEM INFORMATION THAT INCLUDES: LOCATION OF MECHANICAL ROOMS, LOCATION OF BUILDING MANAGEMENT SYSTEM, LOCATION AND CAPACITY OF ALL FUEL OIL TANKS, LOCATION OF EMERGENCY GENERATOR, LOCATION OF NATURAL GAS SERVICE.
- **13.6** FIRE PROTECTION SYSTEM INFORMATION THAT INCLUDES: LOCATION OF STANDPIPES, LOCATION OF FIRE PUMP ROOM, LOCATION OF FIRE DEPARTMENT CONNECTIONS, FLOORS PROTECTED BY AUTOMATIC SPRINKLERS, LOCATION OF DIFFERENT TYPES OF AUTOMATIC SPRINKLER SYSTEMS INSTALLED INCLUDING, BUT NOT LIMITED TO, DRY, WET AND PRE-ACTION.
- **13.7** HAZARDOUS MATERIAL INFORMATION THAT INCLUDES: LOCATION OF HAZARDOUS MATERIAL, QUANTITY OF HAZARDOUS MATERIAL.

14. WORK TABLE.

15. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES.

16. PUBLIC ADDRESS SYSTEM, WHERE SPECIFICALLY REQUIRED BY OTHER SECTIONS OF THIS CODE.

17. ELEVATOR FIRE RECALL SWITCH IN ACCORDANCE WITH CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

18. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH(ES), WHERE EMERGENCY OR STANDBY POWER IS PROVIDED.

19. A MASTER SWITCH FOR UNLOCKING ELEVATOR LOBBY DOORS PERMITTED BY SECTION 1010.1.9.13.

[SFM] FIRE COMMAND CENTERS SHALL NOT BE USED FOR THE HOUSING OF ANY BOILER, HEATING UNIT, GENERATOR, COMBUSTIBLE STORAGE, OR SIMILAR HAZARDOUS EQUIPMENT OR STORAGE.

NOTE:

"THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

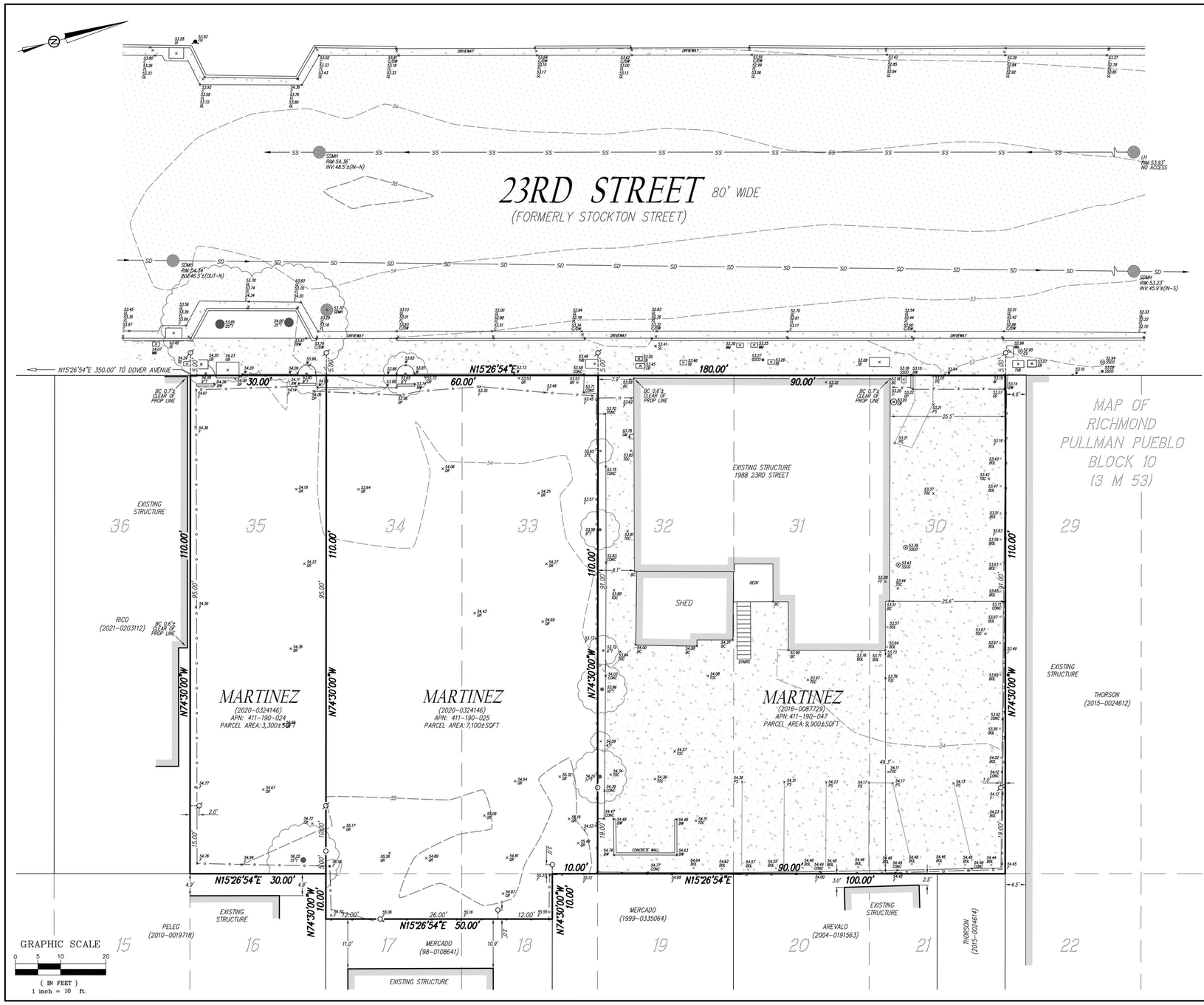
Revision Schedule

Revision Number	Revision Date

GENERAL NOTES

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:12:40 PM
SCALE	
JOB #	21-A016

A0.01



LEGEND	
⌀	SET NAIL & TAG PLS 9022
○	SET REBAR & CAP PLS 9022
( )	RECORD DATA
	BUILDING EDGE
	ASPHALT
	CONCRETE
#"T	DIAMETER OF TREE (INCHES)
BC	BUILDING CORNER
BL	BUILDING LINE
BOL	BOLLARD
BW	BOTTOM OF WALL
C	TOP OF CURB
CONC	CONCRETE
DI	DROP INLET
DW	DRIVEWAY
EB	ELECTRIC BOX
F	FENCE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GL	GUTTER LIP
GM	GAS METER
GP	GATE POST
GR	GROUND SHOT
GV	GAS VALVE
LH	LAMP HOLE
PS	PARKING STRIPE
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
TB	TELEPHONE BOX
TOC	TOP OF CONCRETE
TRW	TREE WELL
TVB	TELEVISION UTILITY BOX
UB	UTILITY BOX
W	BACK OF SIDEWALK
WM	WATER METER

SUBJECT PROPERTY
RIGHT OF WAY/ADJACENT LOT LINE
HISTORIC PARCEL/LOT LINE
TIE LINE
SD STORM DRAIN LINE
SS SANITARY SEWER LINE
CHAINLINK FENCE
IRON FENCE
WOOD FENCE

OWNER:
APN: 411-190-047
SAMUEL MARTINEZ
675 SYCAMORE AVENUE
HAYWARD, CA 94544

APN: 411-190-024 & 025
SAMUEL MARTINEZ
CESAR MARTINEZ
2551 LIVE OAK TERRACE
HAYWARD, CA 94541

BASIS OF BEARINGS:
RIGHT OF WAY LINE DOVER AVENUE
AS SHOWN ON THE MAP OF RICHMOND PULLMAN PUEBLO (3 M 53)
BEARING: S74°30'00"E

BENCHMARK:
NGS BENCHMARK:
DESIGNATION: 49.87
PID: HT0908
NAVD 88 ELEV: 52.7 FEET

NOTE:
DISTANCES SHOWN IN US SURVEY FEET AND DECIMALS THEREOF

EASEMENTS OF RECORD (IF ANY) NOT SHOWN

SURVEYOR'S STATEMENT:
THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT ON 01/11/2022.

LICENSED LAND SURVEYOR RYAN C. ENGEL No. 9022 STATE OF CALIFORNIA

RYAN C. ENGEL, PLS 9022
DATE: 02/21/2022

BOUNDARY & TOPOGRAPHIC SURVEY

LOTS 30, 31, 32, 33, 34, 35 AND PORTIONS OF LOTS
17 & 18, RICHMOND PULLMAN PUEBLO, BLOCK 10, (3 M 53)
SAN PABLO, CONTRA COSTA COUNTY, CALIFORNIA
FEBRUARY, 2022 SCALE 1" = 10'

BAY AREA LAND SURVEYING INC.
3065 RICHMOND PARKWAY, SUITE 101
RICHMOND, CA 94806
(510) 223-5167

APN: 411-190-024, 025 & 047 SHEET 1 OF 1 21-4562

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LICENCED ARCHITECT RAMSEY DAHAM No. C-34257 10/31/23 RENEWAL DATE STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

EXISTING SITE SURVEY

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:12:41 PM
SCALE	
JOB #	21-A016

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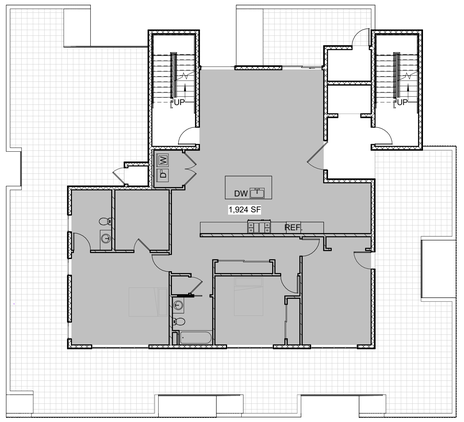
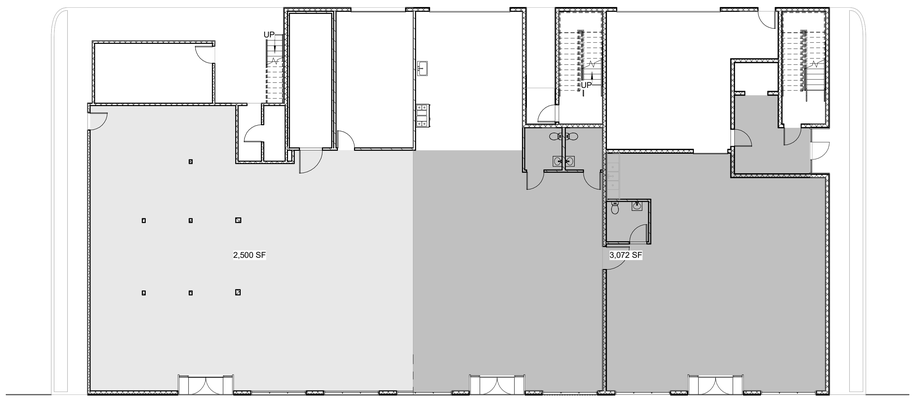


ZONING CODE - THIRD FLOOR
3/32" = 1'-0"
3

ZONING CODE - SECOND FLOOR
3/32" = 1'-0"
2

ZONING CODE FLOOR AREA	
GROUND FLOOR	5,572 SF
SECOND FLOOR	5,348 SF
THIRD FLOOR	1,924 SF
TOTAL	**12,844 SF**



ZONING CODE - GROUND FLOOR
3/32" = 1'-0"
1

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RAMSEY DAHAM
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10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
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Revision Schedule

Revision Number	Revision Date

SQUARE FOOTAGE BREAKDOWNS

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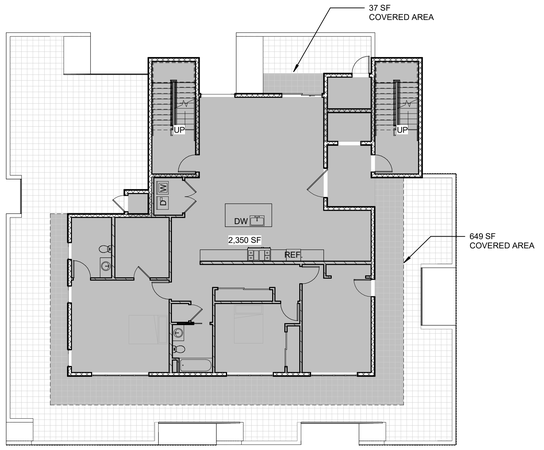
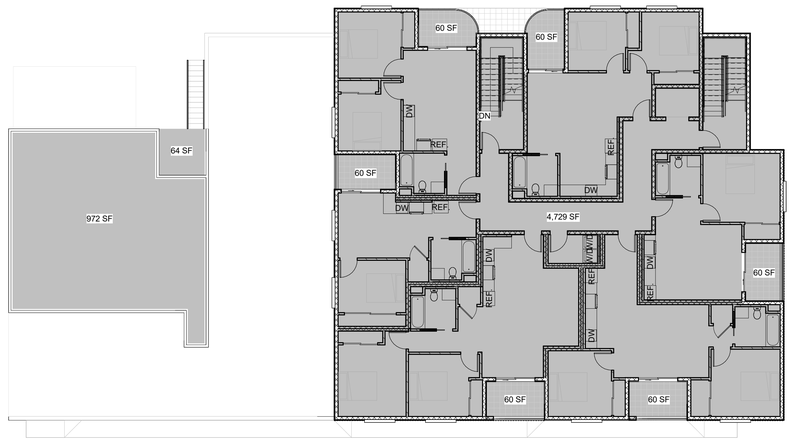
CHECKED	PNK
DATE	9/29/2022 1:12:44 PM
SCALE	3/32" = 1'-0"
JOB #	21-A016

A0.26



BUILDING CODE - THIRD FLOOR
3/32" = 1'-0"
3



BUILDING CODE - SECOND FLOOR
3/32" = 1'-0"
2

BUILDING CODE - GROUND FLOOR
3/32" = 1'-0"
1

BUILDING CODE FLOOR AREA

FLOOR	RESIDENTIAL	COMMON	COVERED	TOTAL
GROUND FLOOR	0 SF	7,832 SF	773 SF	8,605 SF
SECOND FLOOR	5,359 SF	342 SF	420 SF	6,121 SF
THIRD FLOOR	2,053 SF	297 SF	686 SF	3,036 SF
TOTAL				**17,762 SF**

* COMMON (STAIRS, ELEVATOR, LAUNDRY)

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STATE OF CALIFORNIA

1982 - 1988 23RD ST
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Revision Schedule

Revision Number	Revision Date

SQUARE FOOTAGE BREAKDOWNS

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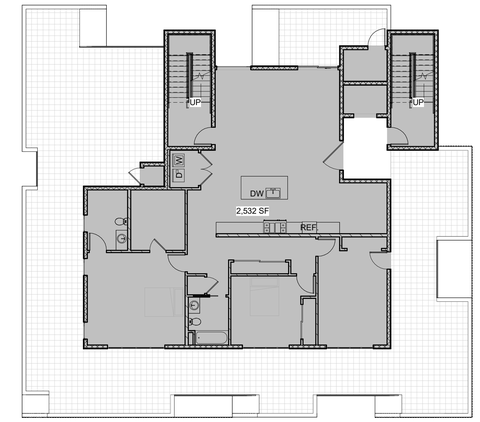
CHECKED	PNK
DATE	9/29/2022 1:12:48 PM
SCALE	3/32" = 1'-0"
JOB #	21-A016

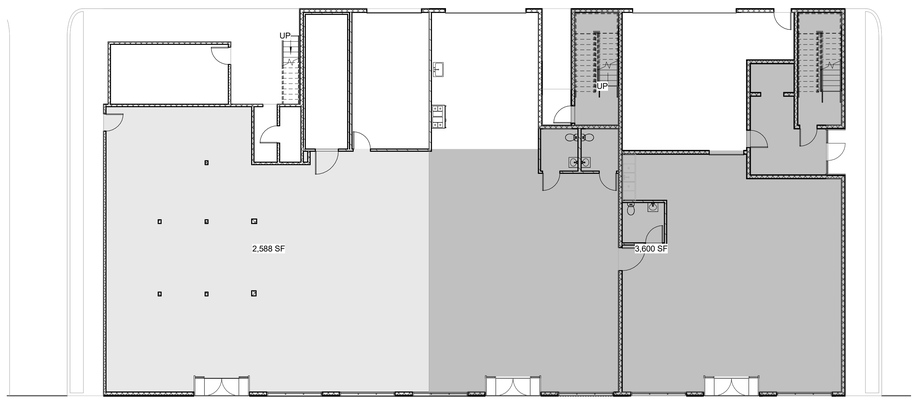
A0.27



SCHOOL FEES - THIRD FLOOR
3/32" = 1'-0"
3

SCHOOL FEES - SECOND FLOOR
3/32" = 1'-0"
2

SCHOOL FEES FLOOR AREA	
GROUND FLOOR	6,188 SF
SECOND FLOOR	6,054 SF
THIRD FLOOR	2,532 SF
TOTAL	**14,774 SF**



SCHOOL FEES- GROUND FLOOR
3/32" = 1'-0"
1

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1982 - 1988 23RD ST
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Revision Schedule

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SQUARE FOOTAGE BREAKDOWNS

DRAWN	JS
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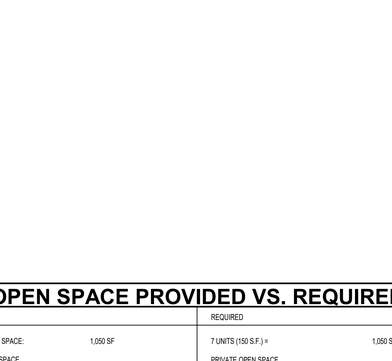
DATE	9/29/2022 1:12:51 PM
SCALE	3/32" = 1'-0"
JOB #	21-A016

A0.28

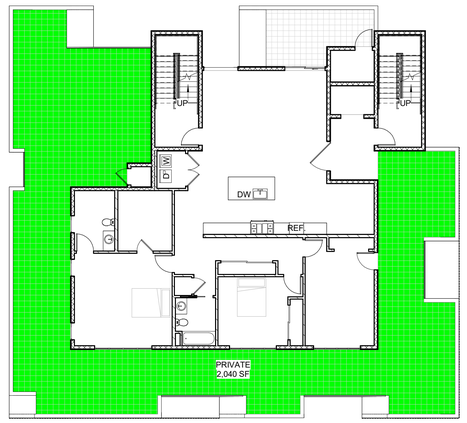
OPEN SPACE PROVIDED VS. REQUIRED

PROVIDED		REQUIRED	
COMMON OPEN SPACE:	1,050 SF	7 UNITS (150 S.F.) =	1,050 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON 23RD ST SPECIFIC PLAN	2,400 SF	PRIVATE OPEN SPACE TOWARDS CALCULATION BASED ON 23RD ST SPECIFIC PLAN 7 UNITS (60 S.F.)	420 SF
TOTAL PROVIDED OPEN SPACE:	3,450 SF	TOTAL REQUIRED OPEN SPACE:	1,470 SF

COMMON OPEN SPACE TREE COUNT			
PROVIDED		REQUIRED	
ON SITE	0 TREES	1 TREE PER EVERY 4 UNITS	
		7 UNITS / 4 =	2 TREES
TOTAL	**0 TREES**	**TOTAL**	**2 TREES**

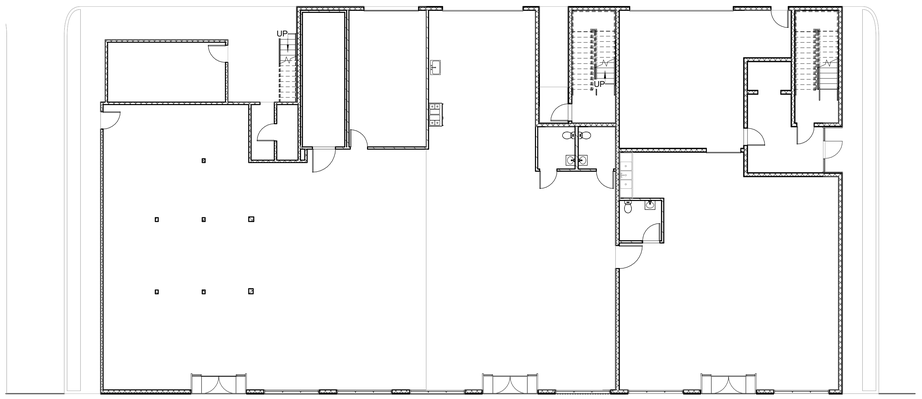


OPEN SPACE - FOURTH FLOOR
3/32" = 1'-0"
4



OPEN SPACE - THIRD FLOOR
3/32" = 1'-0"
3

OPEN SPACE - SECOND FLOOR
3/32" = 1'-0"
2



OPEN SPACE - GROUND FLOOR
3/32" = 1'-0"
1

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OPEN SPACE AREA CALCULATIONS

DRAWN	JS
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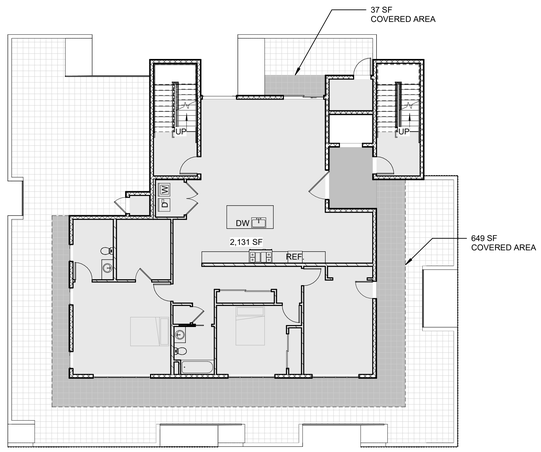
DATE	9/29/2022 1:12:54 PM
SCALE	3/32" = 1'-0"
JOB #	21-A016

A0.29

F.A.R. CALCULATIONS	
GROUND FLOOR	8,095 SF
-COVERED	773 SF
SECOND FLOOR	5,482 SF
-COVERED	424 SF
THIRD FLOOR	2,131 SF
-COVERED	686 SF
TOTAL PROVIDED	**17,591 SF**

F.A.R. CALCULATIONS - SECOND FLOOR
3/32" = 1'-0"
2



F.A.R. CALCULATIONS - THIRD FLOOR
3/32" = 1'-0"
3

- LOT AREA: 20,300 S.F.
- BUILDABLE AREA: 20,300 S.F.

F.A.R. CALCULATIONS - GROUND FLOOR
3/32" = 1'-0"
1

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No. C-34257
10/31/23
RENEWAL DATE
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1982 - 1988 23RD ST
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Revision Schedule

Revision Number	Revision Date

F.A.R. CALCULATIONS

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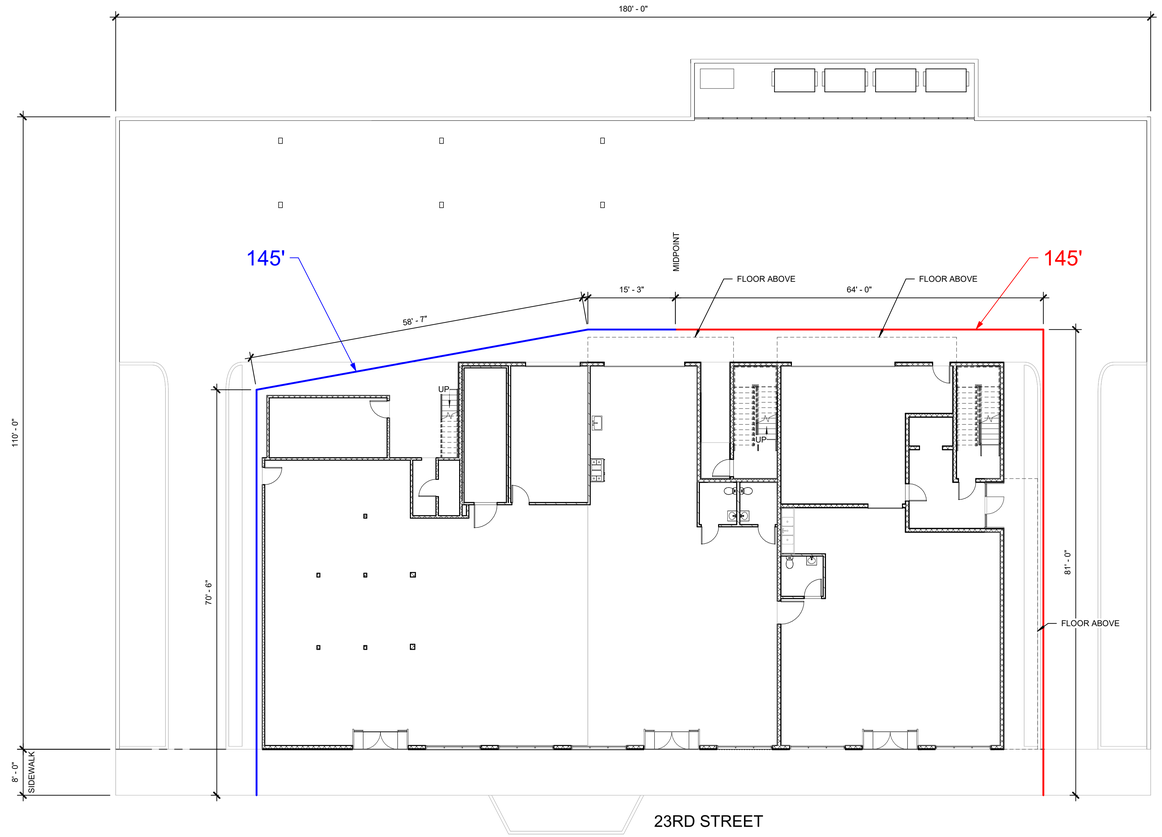
JOB #	21-A016

A0.31



FIRE HOSE ACCESS
3/32" = 1'-0"

1

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Revision Schedule

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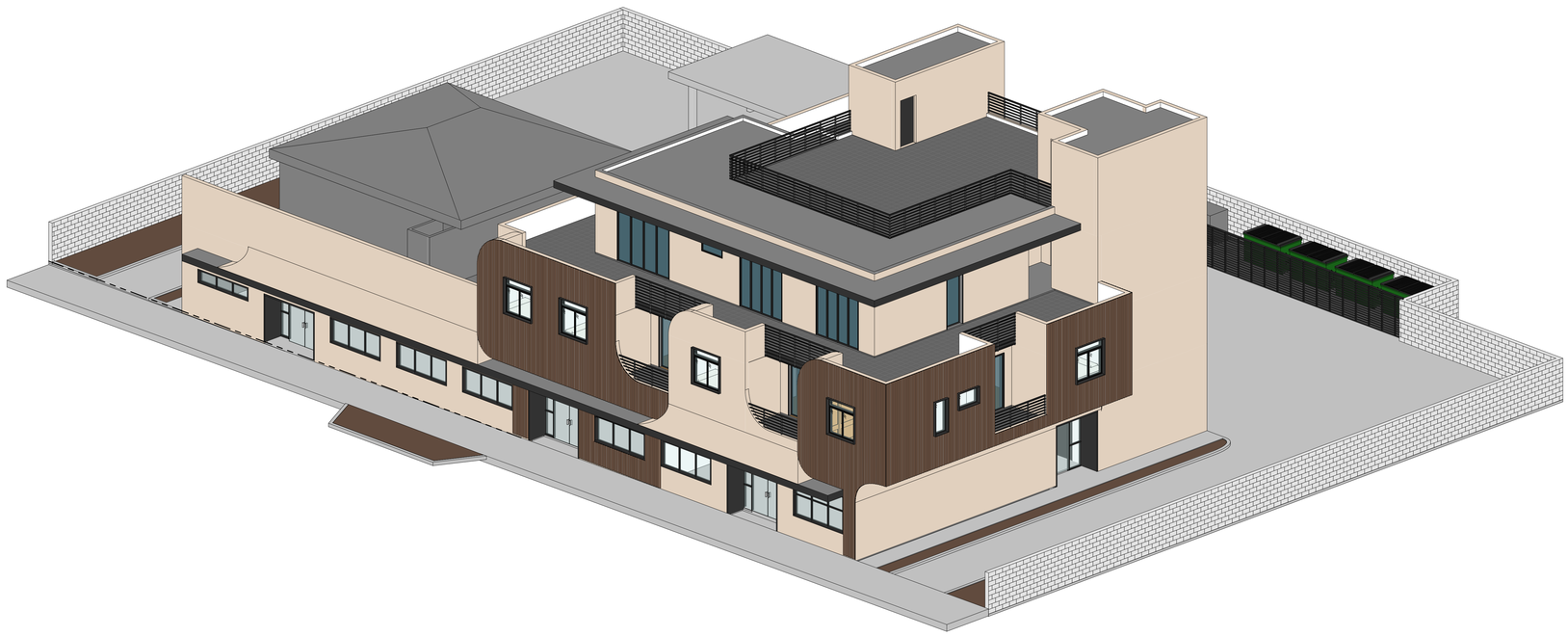
FIRE ACCESS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:12:58 PM
SCALE	3/32" = 1'-0"
JOB #	21-A016

A0.32



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1982 - 1988 23RD ST
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Revision Schedule

Revision Number	Revision Date

3D VIEWS

DRAWN	Author
CHECKED	Checker
DATE	9/29/2022 1:13:03 PM
SCALE	
JOB #	21-A016

A0.33

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

FLOORS

A1. CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
A2. CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
A3. CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
B1. WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
B2. WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
B3. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
B4. WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (16/A0.13)
B5. WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (1/A0.13.1)
B6. WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)

FLOOR TYPE
WINDOW TAG (A0.10 - SCHEDULE)
DOOR TAG (A0.08, A0.09 - SCHEDULE)
WALL TYPE
X'-X" ELEVATION MARKER
PROPERTY LINE
ACCESSIBLE ROUTE

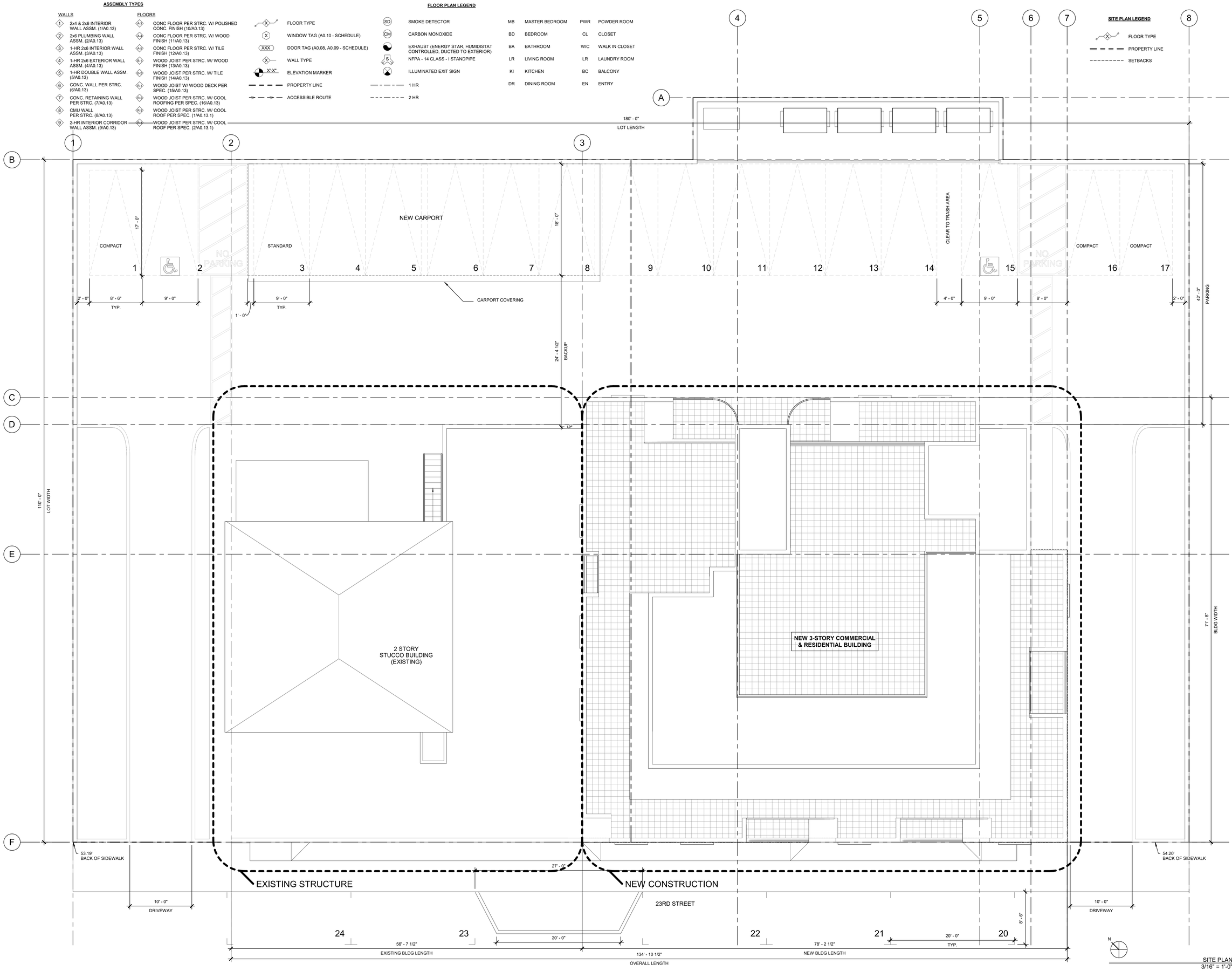
FLOOR PLAN LEGEND

SD SMOKE DETECTOR
CM CARBON MONOXIDE
EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
S NFPA - 14 CLASS - I STANDPIPE
ILLUMINATED EXIT SIGN
1 HR
2 HR

MB	MASTER BEDROOM	PWR	POWDER ROOM
BD	BEDROOM	CL	CLOSET
BA	BATHROOM	WIC	WALK IN CLOSET
LR	LIVING ROOM	LR	LAUNDRY ROOM
KI	KITCHEN	BC	BALCONY
DR	DINING ROOM	EN	ENTRY

SITE PLAN LEGEND

FLOOR TYPE
PROPERTY LINE
SETBACKS



SITE PLAN
3/16" = 1'-0"

1

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Revision Schedule

Revision Number	Revision Date

SITE PLAN

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DATE	9/29/2022 1:13:05 PM
SCALE	As indicated
JOB #	21-A016

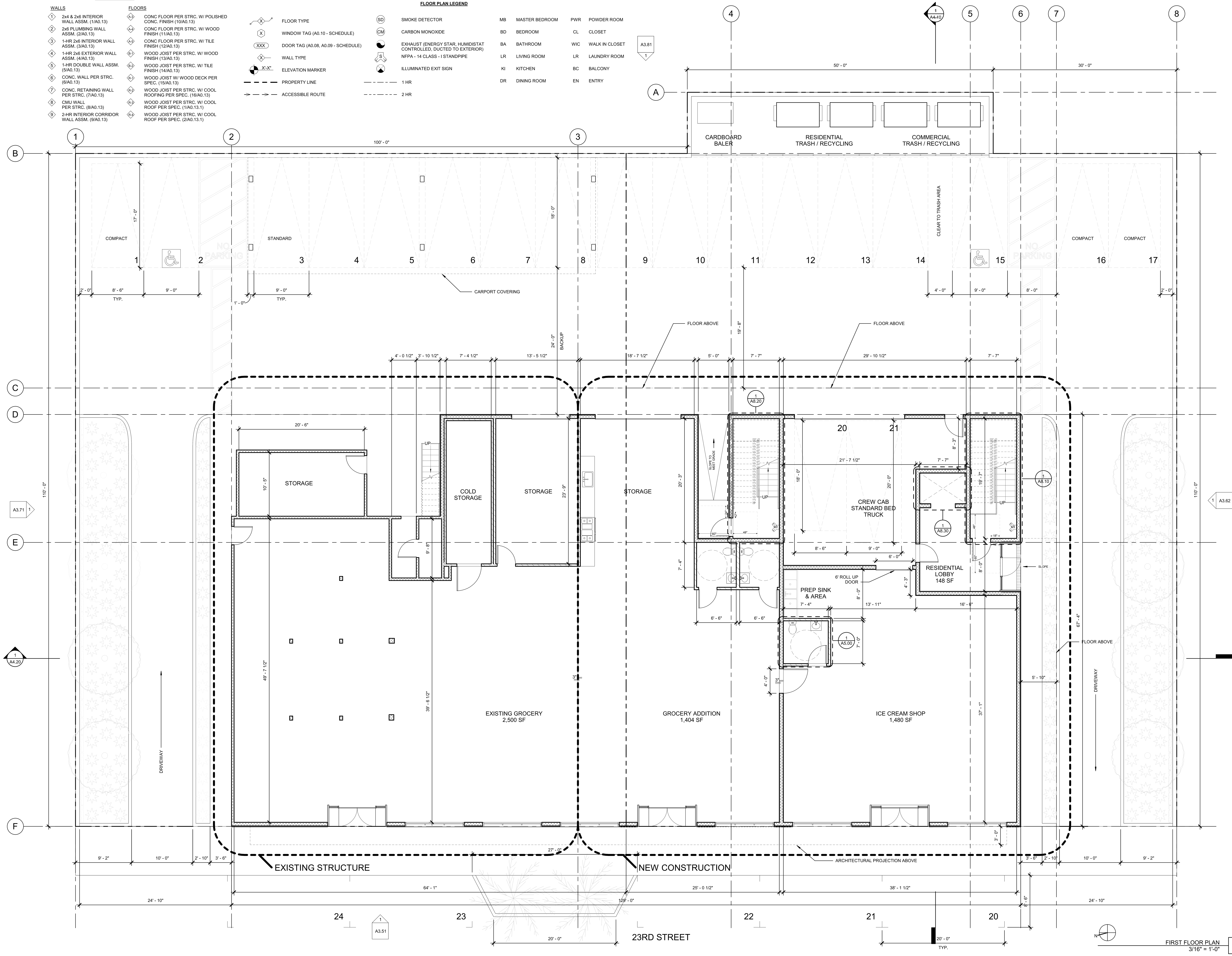
A1.00

ASSEMBLY TYPES

WALLS		FLOORS	
1	2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	A-3	CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2	2x6 PLUMBING WALL ASSM. (2/A0.13)	A-4	CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3	1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	A-5	CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4	1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	B-1	WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5	1-HR DOUBLE WALL ASSM. (5/A0.13)	B-2	WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6	CONC. WALL PER STRC. (6/A0.13)	R-1	WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7	CONC. RETAINING WALL PER STRC. (7/A0.13)	R-2	WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (16/A0.13)
8	CMU WALL PER STRC. (8/A0.13)	R-3	WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (1/A0.13.1)
9	2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	R-4	WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)

FLOOR PLAN LEGEND

X	FLOOR TYPE	SD	SMOKE DETECTOR	MB	MASTER BEDROOM	PWR	POWDER ROOM
X	WINDOW TAG (A0.10 - SCHEDULE)	CM	CARBON MONOXIDE	BD	BEDROOM	CL	CLOSET
XXX	DOOR TAG (A0.08, A0.09 - SCHEDULE)		EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)	BA	BATHROOM	WIC	WALK IN CLOSET
X	WALL TYPE	S	NFPA - 14 CLASS - I STANDPIPE	LR	LIVING ROOM	LR	LAUNDRY ROOM
X'-X"	ELEVATION MARKER		ILLUMINATED EXIT SIGN	KI	KITCHEN	BC	BALCONY
	PROPERTY LINE		1 HR	DR	DINING ROOM	EN	ENTRY
	ACCESSIBLE ROUTE		2 HR				



FIRST FLOOR PLAN 1
3/16" = 1'-0"

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:08 PM
SCALE	As indicated
JOB #	21-A016

A2.10

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

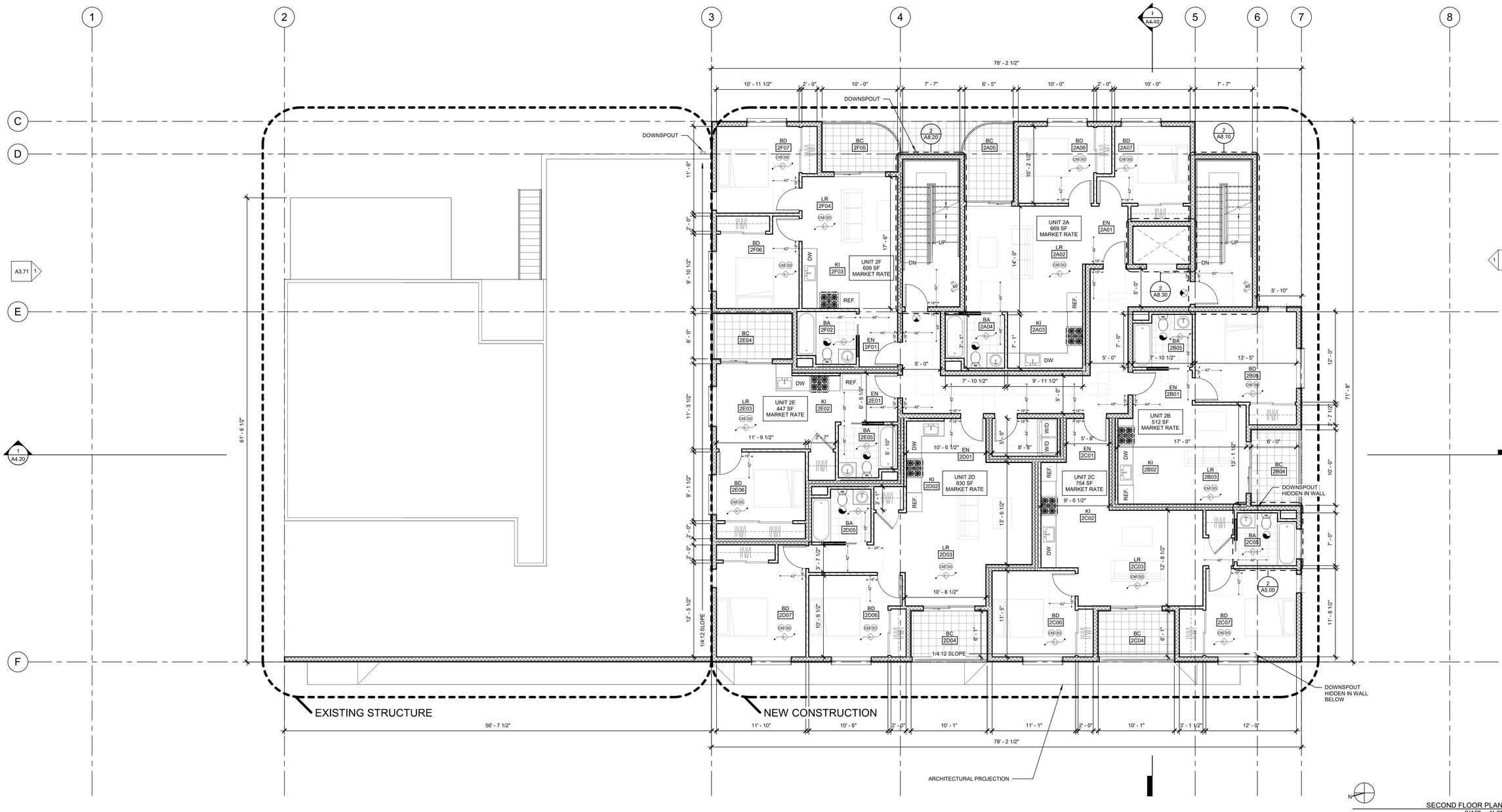
FLOORS

- 4-1: CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
- 4-4: CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
- 4-3: CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
- 6-1: WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
- 6-2: WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
- 6-1: WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
- 6-2: WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (16/A0.13)
- 6-3: WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (1/A0.13.1)
- 6-4: WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.10 - SCHEDULE)
- DOOR TAG (A0.08, A0.09 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- SMOKE DETECTOR
- CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- 1 HR
- 2 HR

MB	MASTER BEDROOM	PWR	POWDER ROOM
BD	BEDROOM	CL	CLOSET
BA	BATHROOM	WIC	WALK IN CLOSET
LR	LIVING ROOM	LR	LAUNDRY ROOM
KI	KITCHEN	BC	BALCONY
DR	DINING ROOM	EN	ENTRY



SECOND FLOOR PLAN
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:13 PM
SCALE	As indicated
JOB #	21-A016

A2.20

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

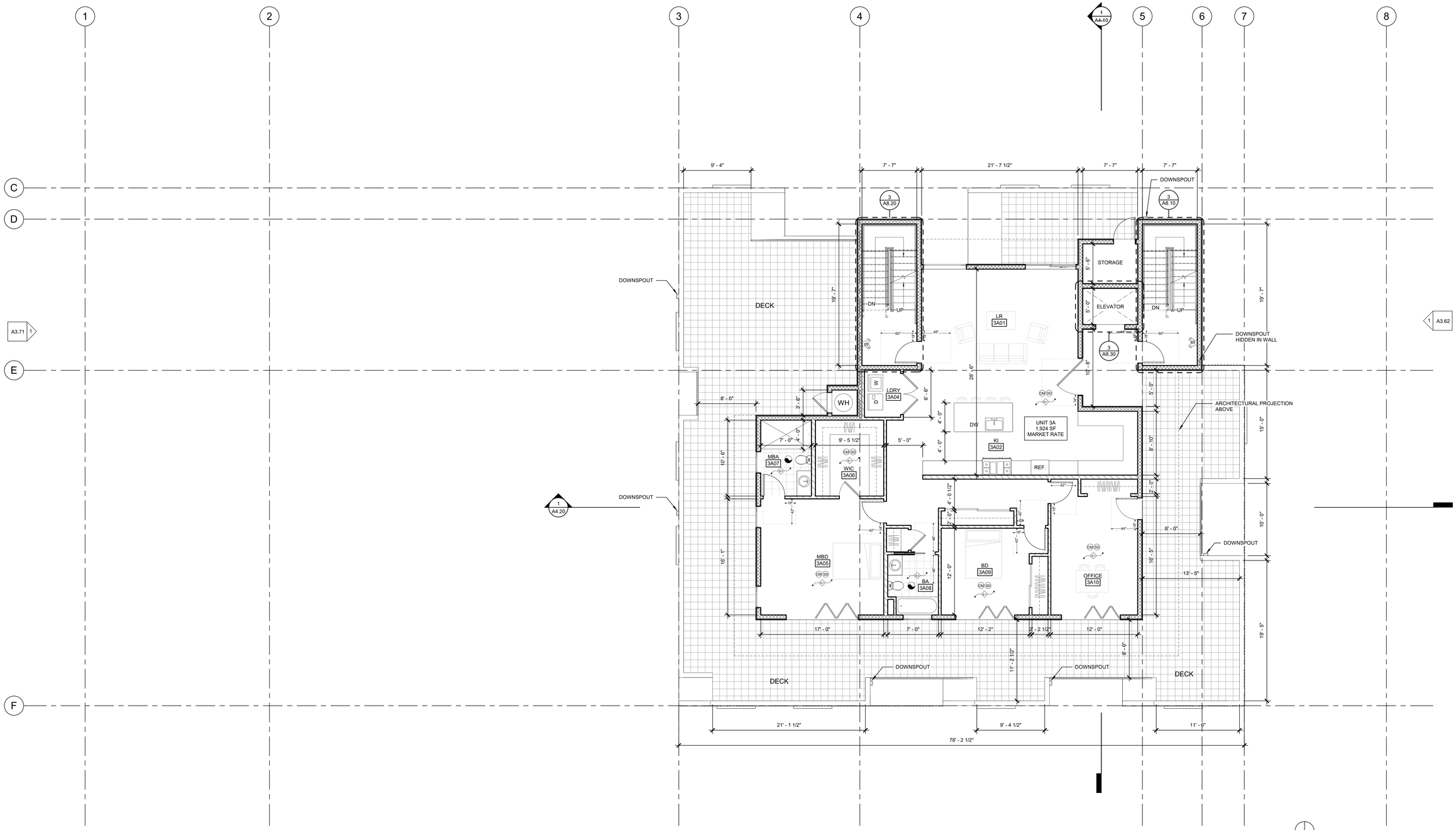
FLOORS

- 4.1 CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
- 4.2 CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
- 4.3 CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
- 6.1 WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
- 6.2 WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
- 6.3 WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
- 6.3 WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (16/A0.13)
- 6.3 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (1/A0.13.1)
- 6.4 WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.10 - SCHEDULE)
- DOOR TAG (A0.08, A0.09 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- SD SMOKE DETECTOR
- CM CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- 1 HR
- 2 HR

MB	MASTER BEDROOM	PWR	POWDER ROOM
BD	BEDROOM	CL	CLOSET
BA	BATHROOM	WIC	WALK IN CLOSET
LR	LIVING ROOM	LR	LAUNDRY ROOM
KI	KITCHEN	BC	BALCONY
DR	DINING ROOM	EN	ENTRY



N

THIRD FLOOR PLAN
3/16" = 1'-0"

1

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RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:15 PM
SCALE	As indicated
JOB #	21-A016

A2.30

ASSEMBLY TYPES

WALLS

1. 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)
2. 2x6 PLUMBING WALL ASSM. (2/A0.13)
3. 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)
4. 1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)
5. 1-HR DOUBLE WALL ASSM. (5/A0.13)
6. CONC. WALL PER STRC. (6/A0.13)
7. CONC. RETAINING WALL PER STRC. (7/A0.13)
8. CMU WALL PER STRC. (8/A0.13)
9. 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)

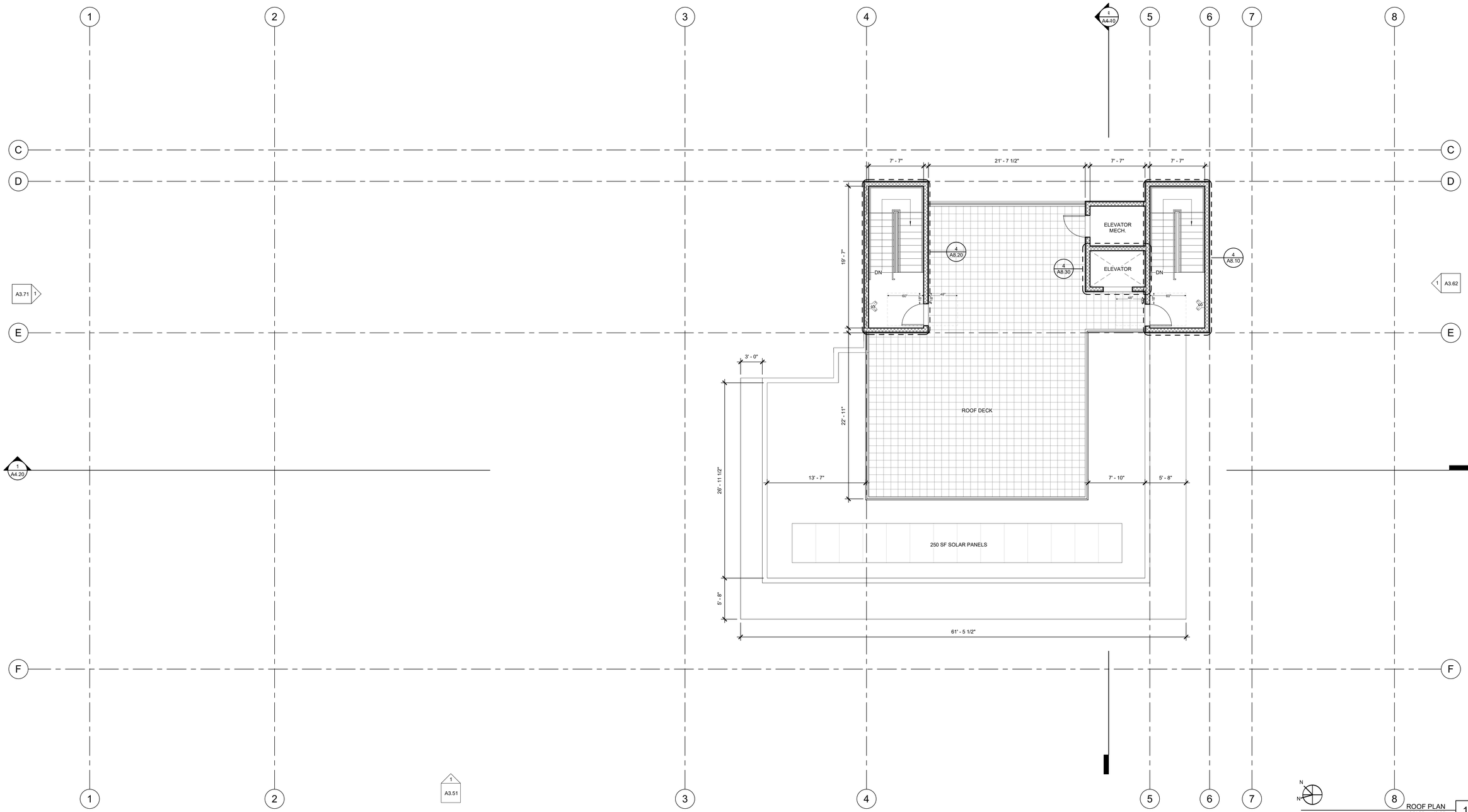
FLOORS

- F-1: CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
- F-2: CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
- F-3: CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
- R-1: WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
- R-2: WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
- R-3: WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
- R-4: WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (16/A0.13)
- R-5: WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (1/A0.13.1)
- R-6: WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)

FLOOR PLAN LEGEND

- FLOOR TYPE
- WINDOW TAG (A0.10 - SCHEDULE)
- DOOR TAG (A0.08, A0.09 - SCHEDULE)
- WALL TYPE
- ELEVATION MARKER
- PROPERTY LINE
- ACCESSIBLE ROUTE
- SMOKE DETECTOR
- CARBON MONOXIDE
- EXHAUST (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR)
- NFPA - 14 CLASS - I STANDPIPE
- ILLUMINATED EXIT SIGN
- 1 HR
- 2 HR

MB	MASTER BEDROOM	PWR	POWDER ROOM
BD	BEDROOM	CL	CLOSET
BA	BATHROOM	WIC	WALK IN CLOSET
LR	LIVING ROOM	LR	LAUNDRY ROOM
KI	KITCHEN	BC	BALCONY
DR	DINING ROOM	EN	ENTRY



ROOF PLAN
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

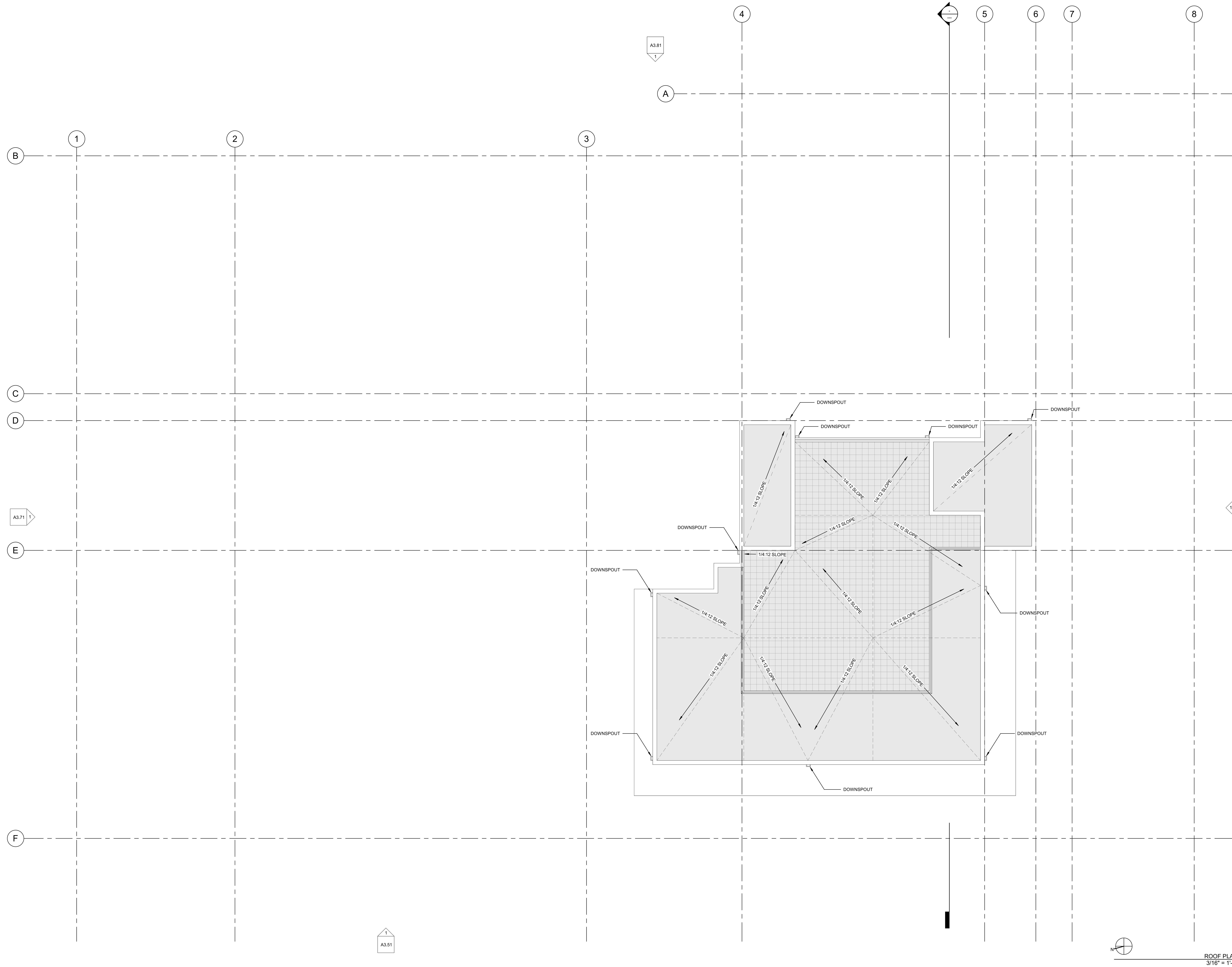
Revision Schedule

Revision Number	Revision Date

PROPOSED PLANS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:16 PM
SCALE	As indicated
JOB #	21-A016

A2.40



ROOF PLAN
3/16" = 1'-0"
1

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LICENSED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

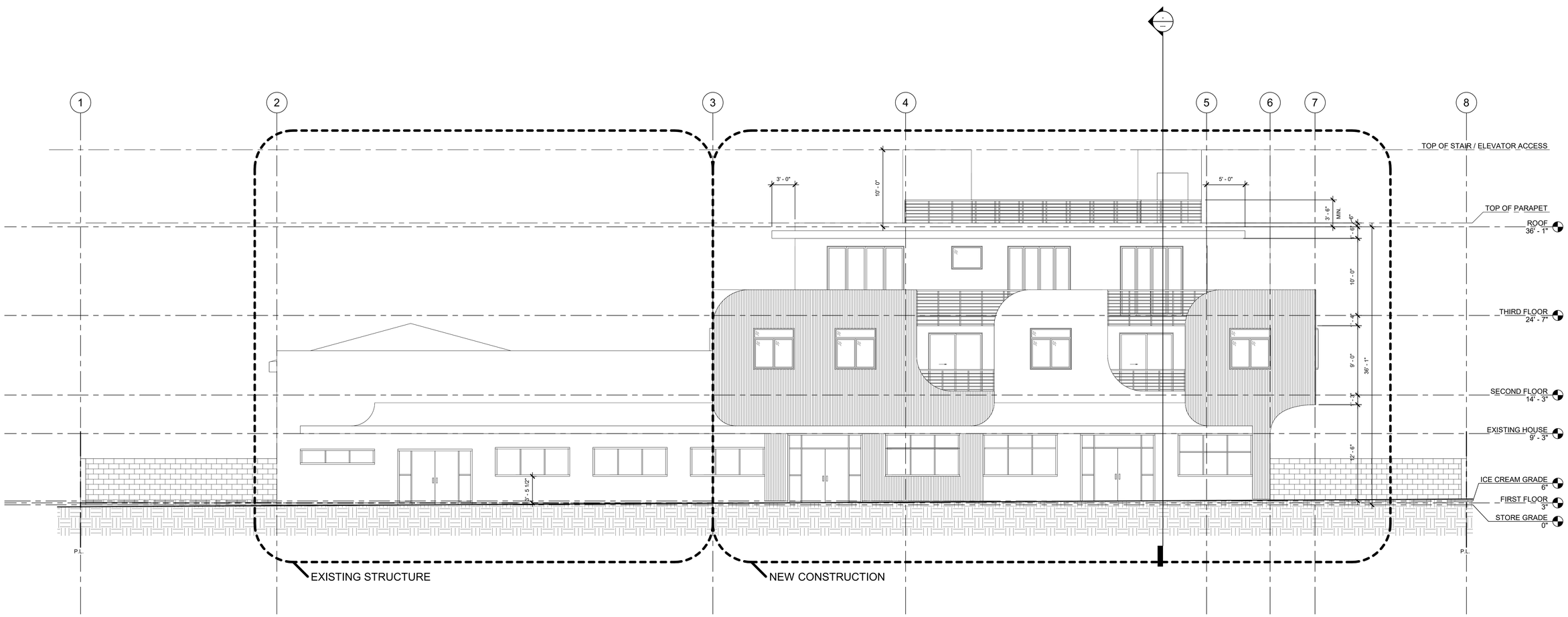
ROOF DRAIN PLAN

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:17 PM
SCALE	3/16" = 1'-0"
JOB #	21-A016

A2.50

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- METAL FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- WINDOW TAG (X)
- DOOR TAG (XXX)



WEST ELEVATION
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

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Revision Schedule

Revision Number	Revision Date

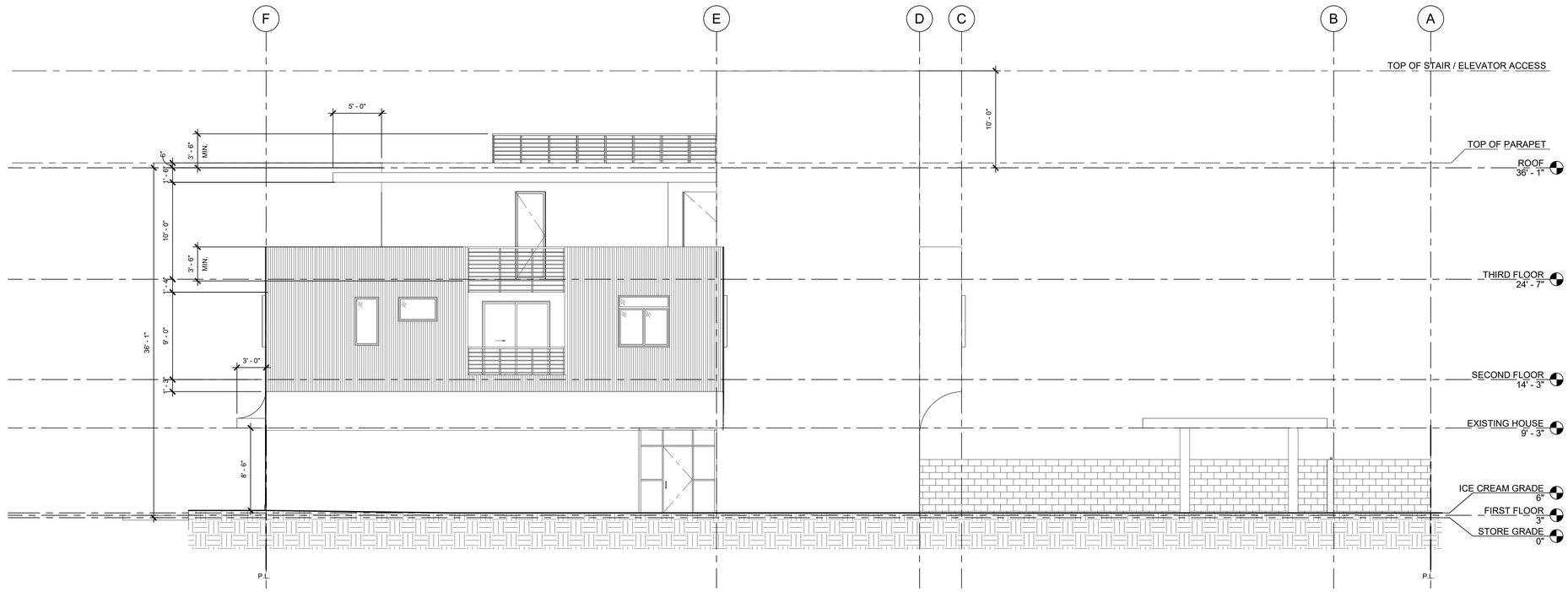
ELEVATIONS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:38:54 PM
SCALE	As indicated
JOB #	21-A016

A3.10

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- METAL FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- WINDOW TAG (X)
- DOOR TAG (XXX)



SOUTH ELEVATION
3/16" = 1'-0"

1

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RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

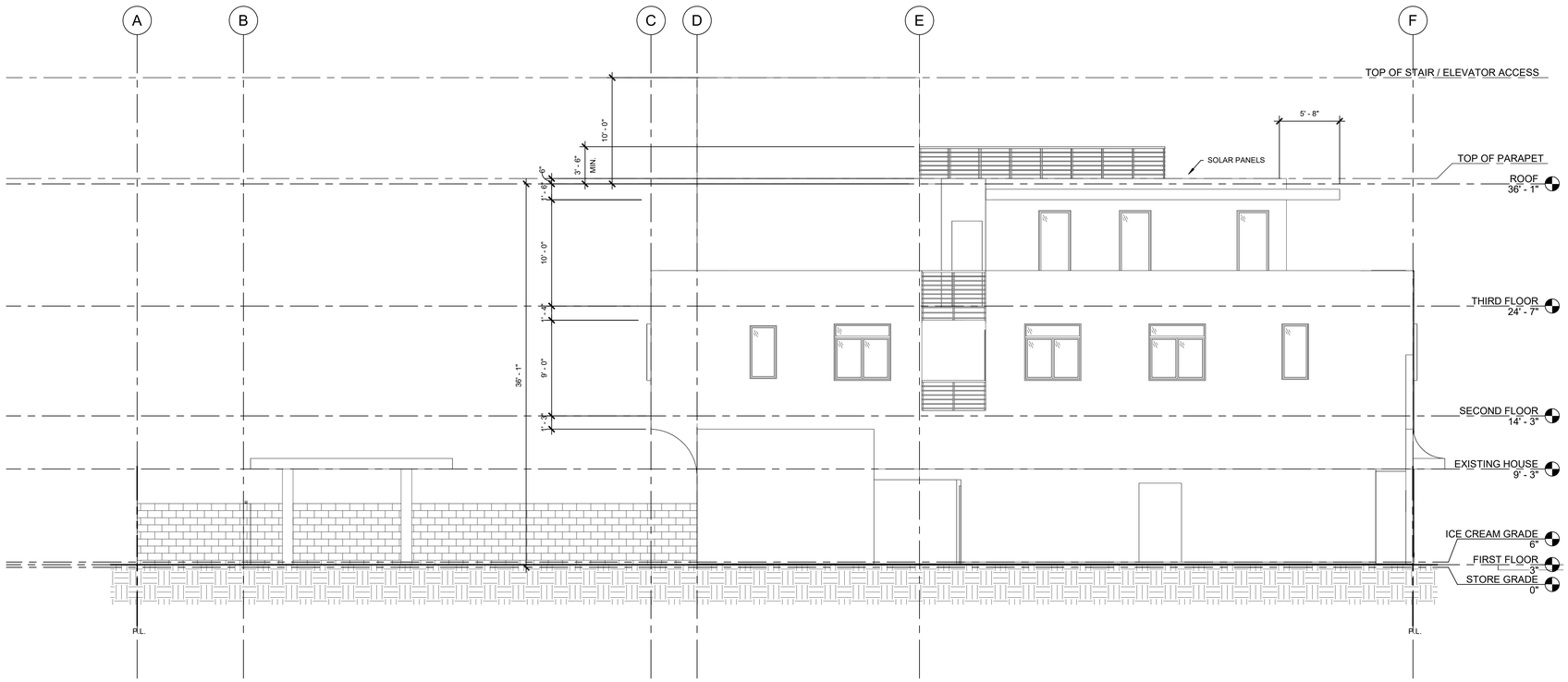
ELEVATIONS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:20 PM
SCALE	As indicated
JOB #	21-A016

A3.20

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- METAL FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- WINDOW TAG (X)
- DOOR TAG (XXX)



NORTH ELEVATION
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

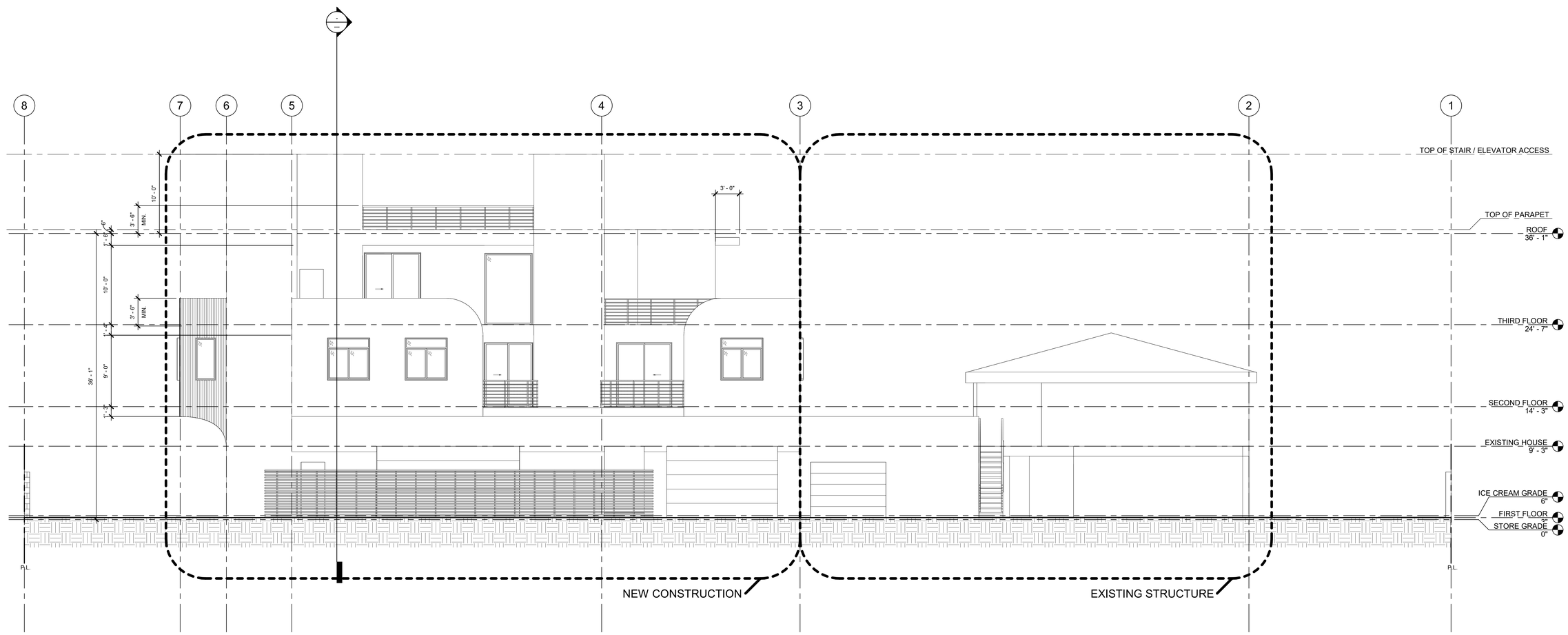
ELEVATIONS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:21 PM
SCALE	As indicated
JOB #	21-A016

A3.30

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- METAL FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- WINDOW TAG (X)
- DOOR TAG (XXX)



EAST ELEVATION
3/16" = 1'-0"

1

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RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

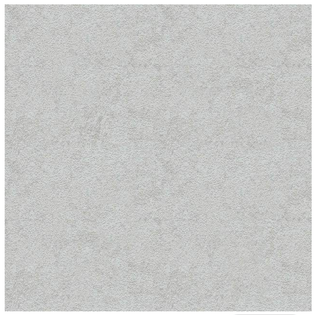
Revision Schedule

Revision Number	Revision Date

ELEVATIONS

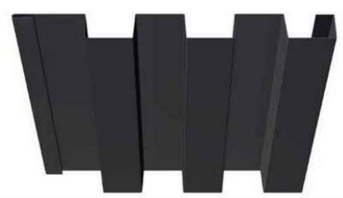
DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:23 PM
SCALE	As indicated
JOB #	21-A016

A3.40



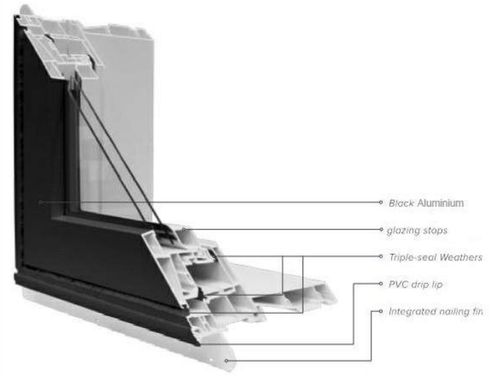
- MANUFACTURER: OMEGA
- COLOR: ADOBE SAND (BEHR #N240-2)

COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 3



- MANUFACTURER: AEP SPAN
- COLOR: COOL SIERRA TAN
- TYPE: FLEX SERIES 1.2FX10-12
- ORIENTATION: VERTICAL

EXTRUDED ALUMINUM SIDING | 2

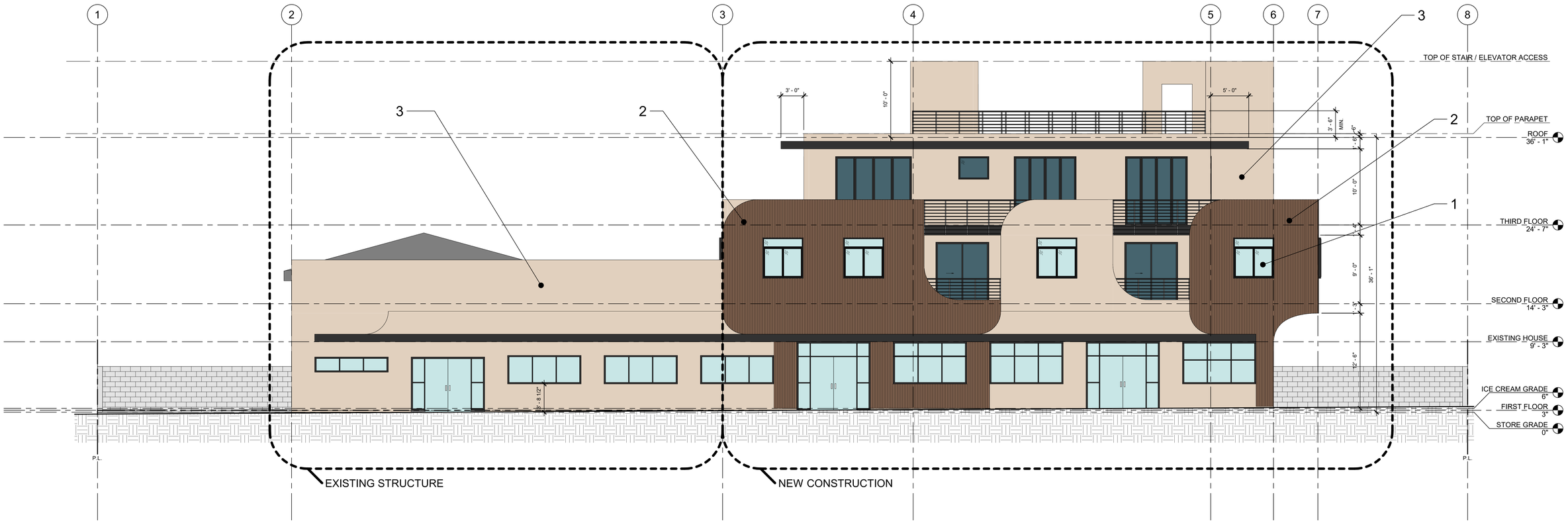


- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- ALUMINUM FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- (X) WINDOW TAG
- (XXX) DOOR TAG



WEST ELEVATION COLOR
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

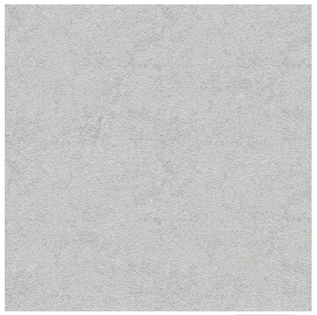
Revision Schedule

Revision Number	Revision Date

ELEVATIONS COLOR

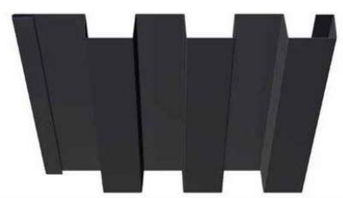
DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:25 PM
SCALE	As indicated
JOB #	21-A016

A3.50



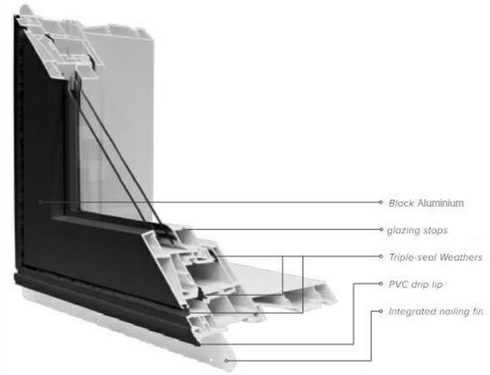
- MANUFACTURER: OMEGA
- COLOR: ADOBE SAND (BEHR #N240-2)

COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 3



- MANUFACTURER: AEP SPAN
- COLOR: COOL SIERRA TAN
- TYPE: FLEX SERIES 1.2FX10-12
- ORIENTATION: VERTICAL

EXTRUDED ALUMINUM SIDING | 2

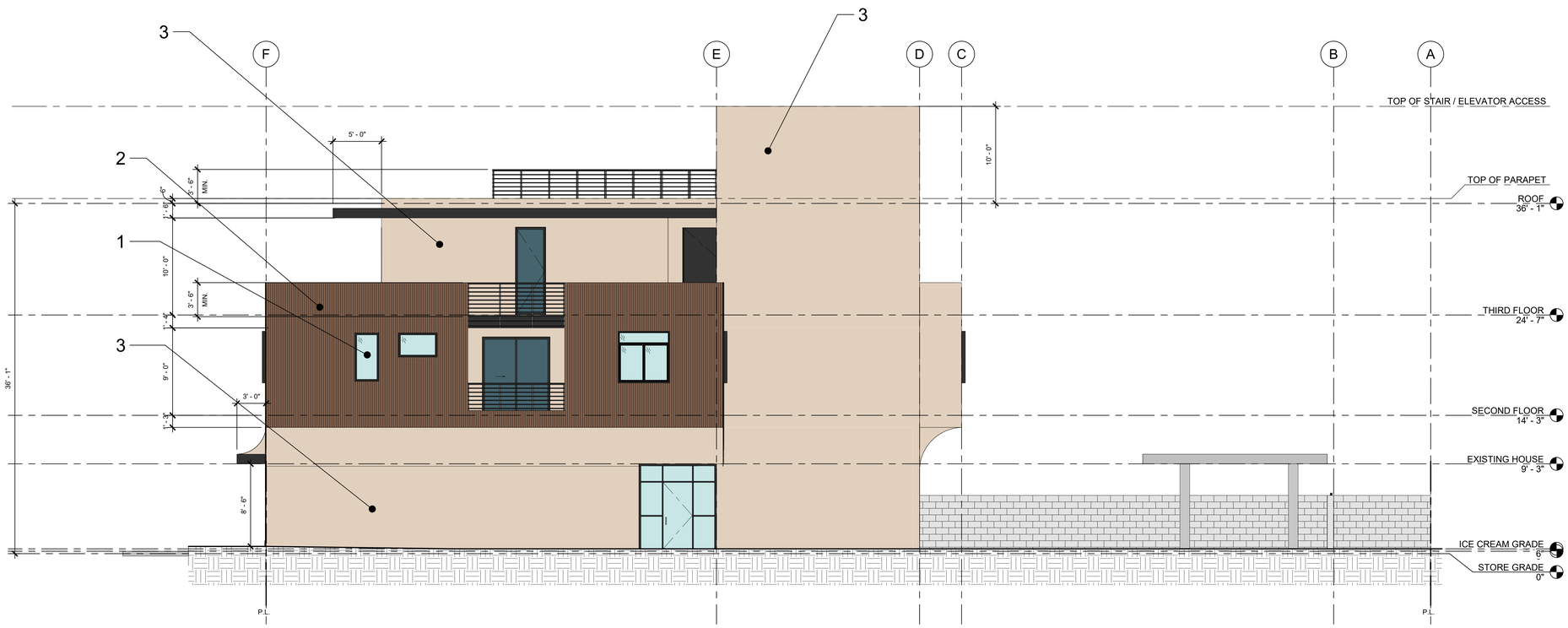


- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- ALUMINUM FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- (X) WINDOW TAG
- (XXX) DOOR TAG



SOUTH ELEVATION COLOR
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

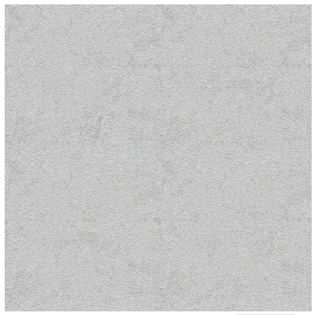
Revision Schedule

Revision Number	Revision Date

ELEVATIONS COLOR

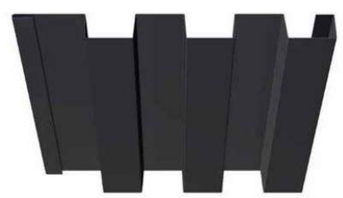
DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:26 PM
SCALE	As indicated
JOB #	21-A016

A3.60



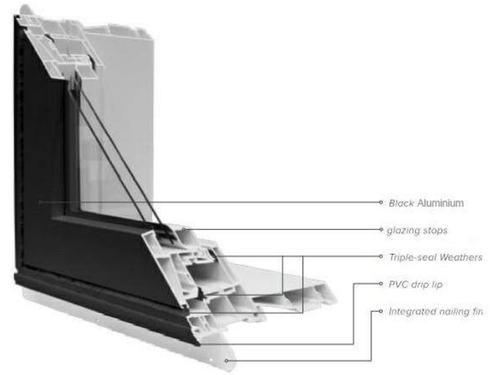
- MANUFACTURER: OMEGA
- COLOR: ADOBE SAND (BEHR #N240-2)

COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 3



- MANUFACTURER: AEP SPAN
- COLOR: COOL SIERRA TAN
- TYPE: FLEX SERIES 1.2FX10-12
- ORIENTATION: VERTICAL

EXTRUDED ALUMINUM SIDING | 2

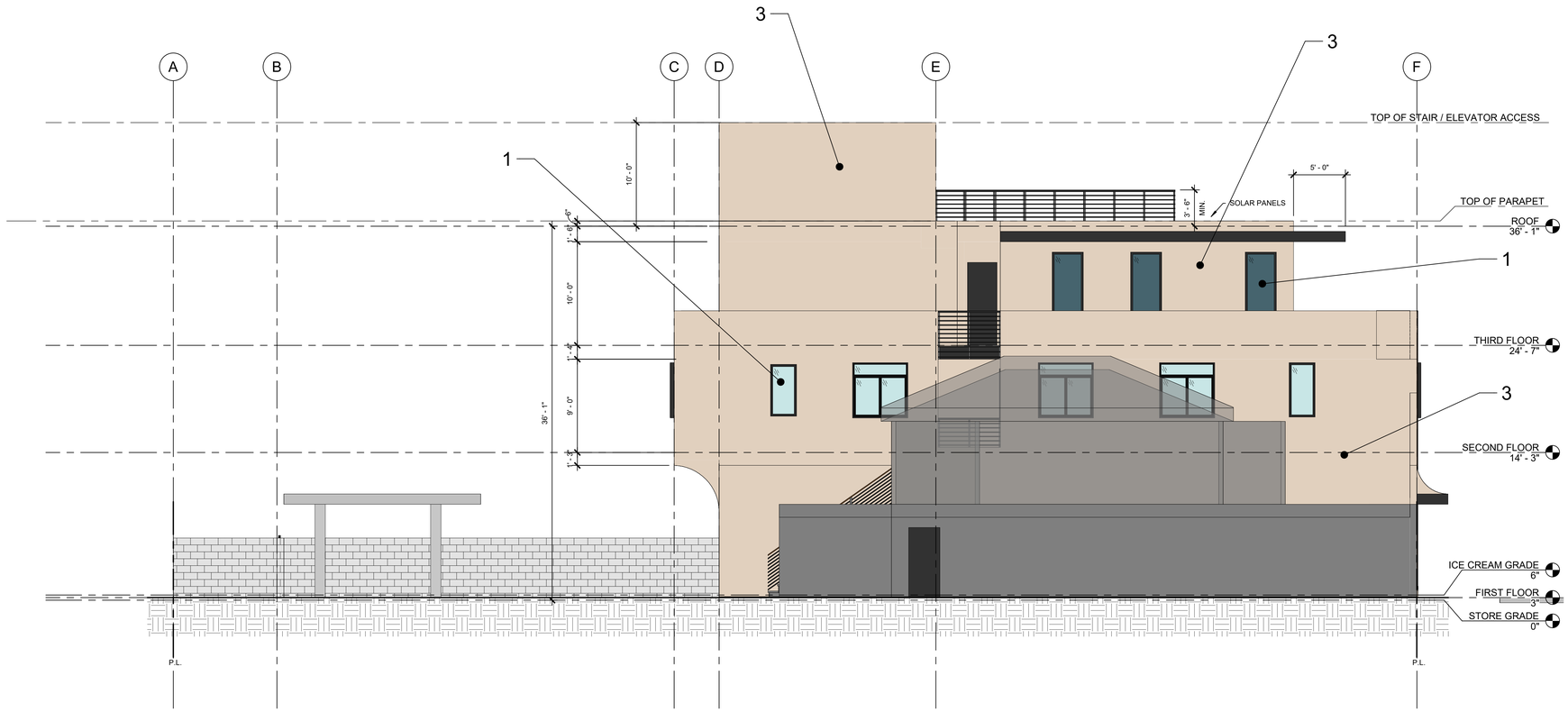


- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- ALUMINUM FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- (X) WINDOW TAG
- (XXX) DOOR TAG



NORTH ELEVATION
3/16" = 1'-0"

1

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[o] 310.322.3700

LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

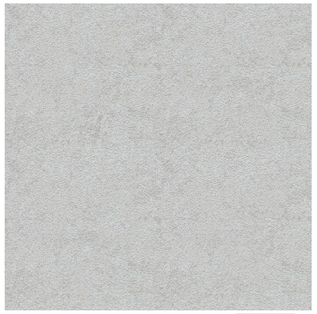
Revision Schedule

Revision Number	Revision Date

ELEVATIONS
COLOR

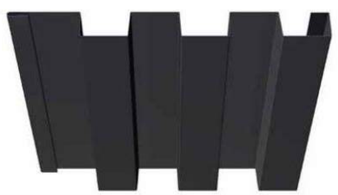
DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:28 PM
SCALE	As indicated
JOB #	21-A016

A3.70



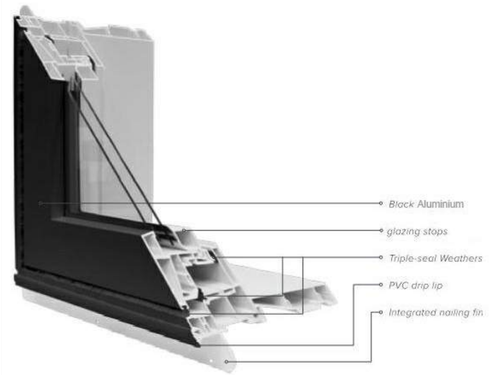
- MANUFACTURER: OMEGA
- COLOR: ADOBE SAND (BEHR #N240-2)

COLORTEK SMOOTHCOAT EXTERIOR STUCCO | 3



- MANUFACTURER: AEP SPAN
- COLOR: COOL SIERRA TAN
- TYPE: FLEX SERIES 1.2FX10-12
- ORIENTATION: VERTICAL

EXTRUDED ALUMINUM SIDING | 2

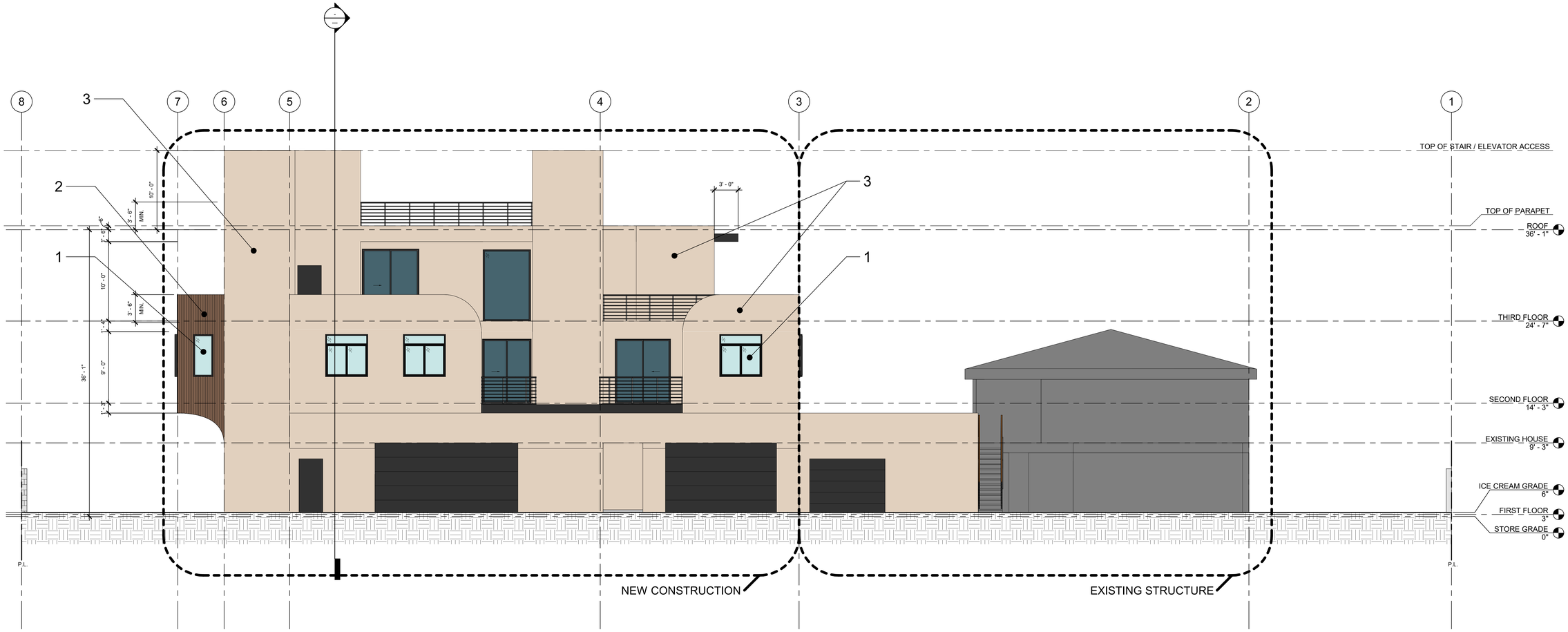


- MANUFACTURER: ALL WEATHER WINDOWS & DOORS
- COLOR: BLACK
- TYPE: ARCHITECTURAL ALUMINUM (SERIES 6000)

EXTERIOR WINDOWS / DOORS | 1

ELEVATION LEGEND

- SMOOTH STUCCO
- METAL SIDING
- ALUMINUM FLASHING
- PROPERTY LINE (PL)
- 1HR RATED WALL
- (X) WINDOW TAG
- (XXX) DOOR TAG



EAST ELEVATION
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

ELEVATIONS COLOR

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:29 PM
SCALE	As indicated
JOB #	21-A016

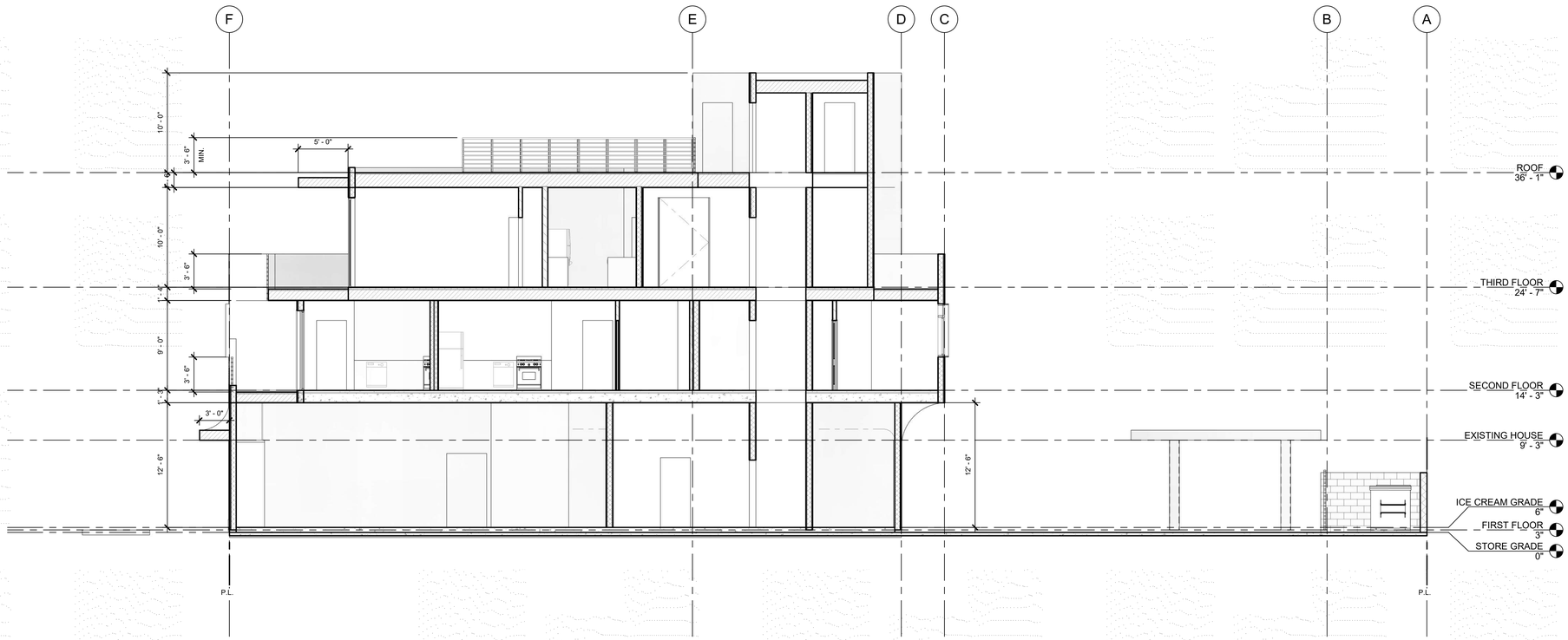
A3.80

ASSEMBLY TYPES

WALLS		FLOORS	
1	2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	A-1	CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2	2x6 PLUMBING WALL ASSM. (2/A0.13)	A-2	CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3	1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	A-3	CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4	1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	B-1	WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5	1-HR DOUBLE WALL ASSM. (5/A0.13)	B-2	WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6	CONC. WALL PER STRC. (6/A0.13)	R-1	WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7	CONC. RETAINING WALL PER STRC. (7/A0.13)	R-2	WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (16/A0.13)
8	CMU WALL PER STRC. (8/A0.13)	R-3	WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (1/A0.13.1)
9	2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	R-4	WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)

SECTION LEGEND

- 1 HR
- 2 HR
- X'-X" ELEVATION MARKER
- PROPERTY LINE
- EXISTING GRADE



Section 3
3/16" = 1'-0"

1

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127 arena st, el segundo, ca 90245
[o] 310.322.3700

LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

PROPOSED SECTIONS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:38 PM
SCALE	As indicated
JOB #	21-A016

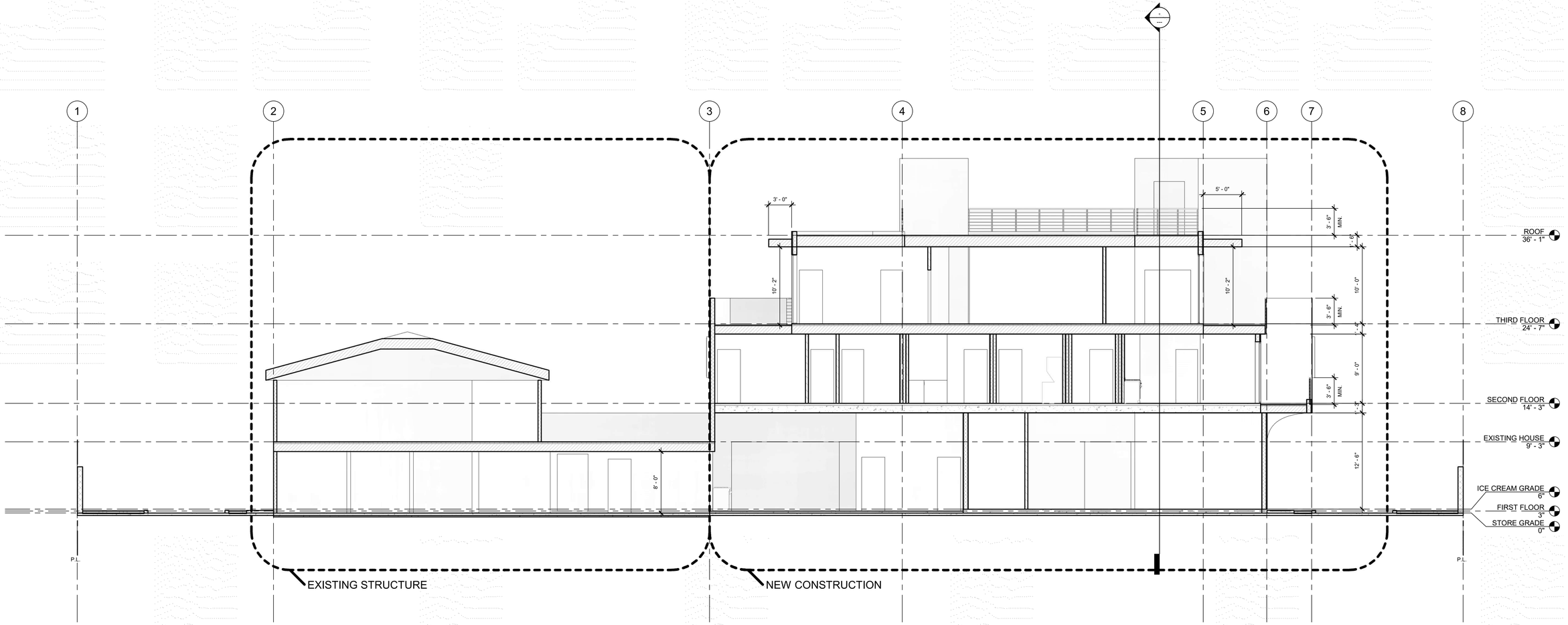
A4.10

ASSEMBLY TYPES

WALLS		FLOORS	
1	2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.13)	A-1	CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (10/A0.13)
2	2x6 PLUMBING WALL ASSM. (2/A0.13)	A-2	CONC FLOOR PER STRC. W/ WOOD FINISH (11/A0.13)
3	1-HR 2x6 INTERIOR WALL ASSM. (3/A0.13)	A-3	CONC FLOOR PER STRC. W/ TILE FINISH (12/A0.13)
4	1-HR 2x6 EXTERIOR WALL ASSM. (4/A0.13)	B-1	WOOD JOIST PER STRC. W/ WOOD FINISH (13/A0.13)
5	1-HR DOUBLE WALL ASSM. (5/A0.13)	B-2	WOOD JOIST PER STRC. W/ TILE FINISH (14/A0.13)
6	CONC. WALL PER STRC. (6/A0.13)	R-1	WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13)
7	CONC. RETAINING WALL PER STRC. (7/A0.13)	R-2	WOOD JOIST PER STRC. W/ COOL ROOFING PER SPEC. (16/A0.13)
8	CMU WALL PER STRC. (8/A0.13)	R-3	WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (1/A0.13.1)
9	2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13)	R-4	WOOD JOIST PER STRC. W/ COOL ROOF PER SPEC. (2/A0.13.1)

SECTION LEGEND

- 1 HR
- 2 HR
- X'-X" ELEVATION MARKER
- PROPERTY LINE
- EXISTING GRADE



Section 2
3/16" = 1'-0"

1

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LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

PROPOSED SECTIONS

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:48 PM
SCALE	As indicated
JOB #	21-A016

A4.20

STAIRWAY NOTES:

1. DETAIL ALL STAIRWAYS TO COMPLY WITH SECTION 1011
- **A.** RISE: 7" MAX. RUN (TREAD): 11" MIN. 1011.5
- **B.** RISE: 7.75" MAX. RUN (TREAD): 10" FOR STAIRS WITHIN DWELLING UNITS. 1011.5.2
- **C.** HEADROOM CLEARANCE: 6'-8." 1011.3
- **D.** WIDTH: (44") (36") (48" BETWEEN HAND RAILS FOR ACCESSIBLE STAIRS). 1011.2
- **E.** LANDING WIDTH: SAME AS STAIRWAY SERVED 1011.6
- **F.** LANDING LENGTH: SAME AS WIDTH, MAX. 48" 1011.6
- **G.** PROVIDE LANDINGS AT EVERY 12FT. OF VERTICAL RISE AT STAIRWAYS. 1011.8
- **H.** HANDRAIL HEIGHT: 34"-38", MAX 4" OPENINGS 1014.2 AND 1015.4
- **I.** HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NOT GREATER THAN 2" IN CROSS-SECTION FOR CIRCULAR TYPE. 4"- 6.25"PERIMETER FOR OTHER SHAPES. 1014.3
- **J.** A MINIMUM 1.5" HANDRAIL CLEARANCE FROM ADJACENT WALL 1014.7
- **K.** HANDRAIL EXTENSION OF 12" BEYOND THE TOP AND BOTTOM RISER. 1014.6
- **L.** 1-HOUR FIRE RATED CONSTRUCTION FOR THE ENCLOSED USABLE SPACE UNDER THE STAIRS. 1011.7.4
- **M.** CURVED STAIRWAYS: 1011.9
- **N.** SPIRAL STAIRWAYS: 1011.10

2. GUARDRAILS
- **A.** PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30-IN. ABV. THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36-IN. HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. (R312.)
- **B.** GUARD HEIGHT SHALL BE A MINIMUM OF 42-IN. (R312.1.2)
- **C.** REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER 4-3/8" AT STAIR. (R312.1.3)
- **D.** PROVIDE CONNECTION DETAILS OF GUARDRAIL AND/OR HANDRAIL ADEQUATE TO SUPPORT A CONCENTRATED LOOAD OF 200 POUNDS APPLIED IN ANY DIRETCION AT ANY POINT ALONG THE TOP. (T-R301.5)

3. STAIRWAY ILLUMINATION
- **A.** STAIRWAYS WITHIN DWELLING UNITS AND EXTERIOR STAIRWAYS SERVING A DWELLING UNIT SHALL HAVE AN ILLUMINATION LEVEL ON TREAD RUNS OF NOT LESS THAN 1 FOOTCANDLE (11 LUX). STAIRWAYS IN OTHER OCCUPANCIES SHALL BE GOVERNED BY CHAPTER 10.
- **B.** THE CONTROL FOR ACTIVATION OF THE REQUIRED STAIRWAY LIGHTING SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

STAIRWAY IDENTIFICATION SIGNS SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

1. THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES (457 MM) BY 12 INCHES (305 MM).

2. THE LETTERS DESIGNATING THE IDENTIFICATION OF THE INTERIOR EXIT STAIRWAY AND RAMP SUCH AS STAIR NO. 1 OR WEST STAIR, SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) IN HEIGHT BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

3. THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE NOT LESS THAN 5 INCHES (127 MM) IN HEIGHT WITH 3/4-INCH (19 MM) STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.

4. OTHER LETTERING AND NUMBERS SHALL BE NOT LESS THAN 1 INCH (25 MM) IN HEIGHT.

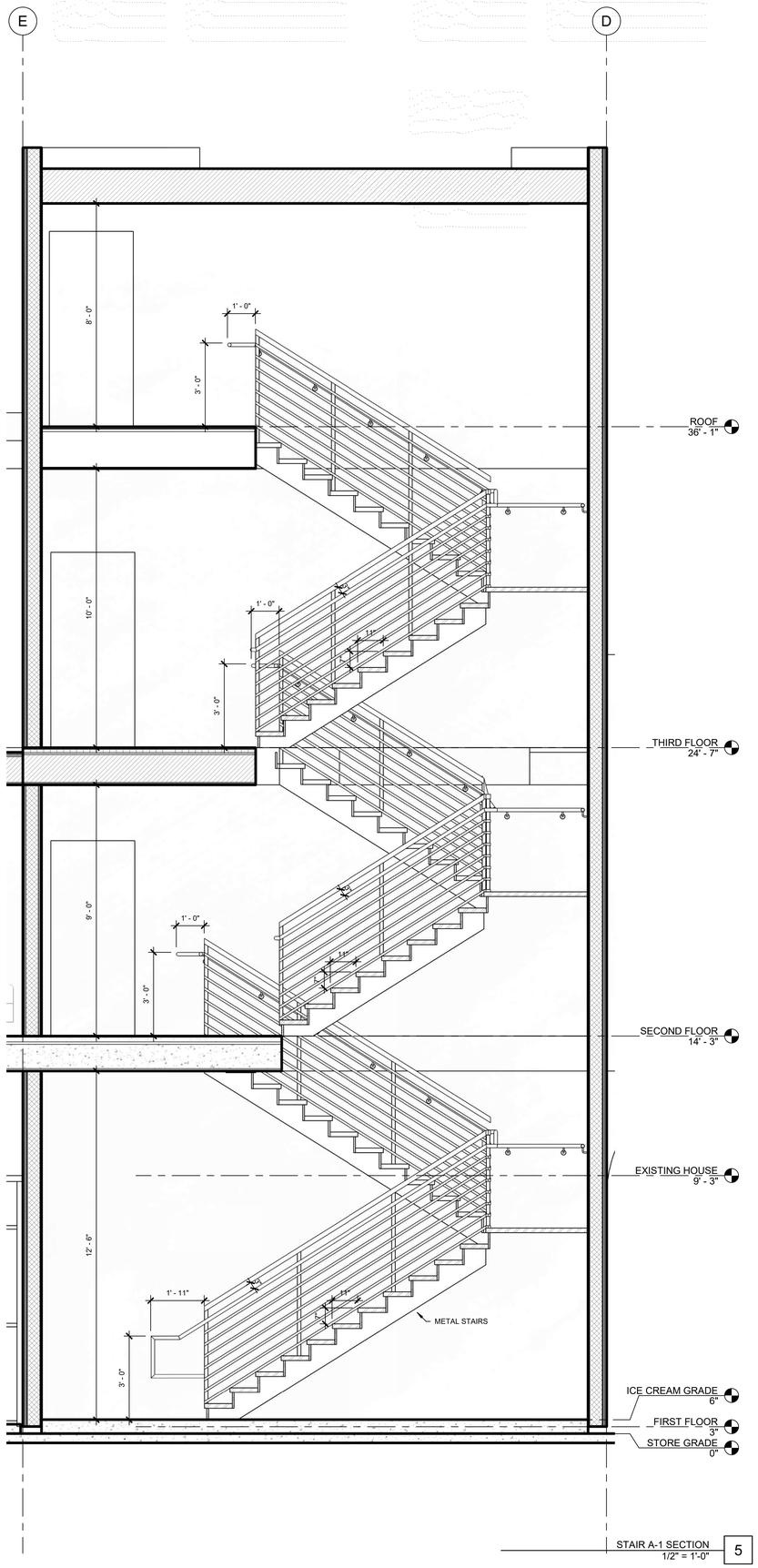
5. THE STAIRWAY'S UPPER TERMINUS, SUCH AS ROOF ACCESS OR NO ROOF ACCESS, SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

6. THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

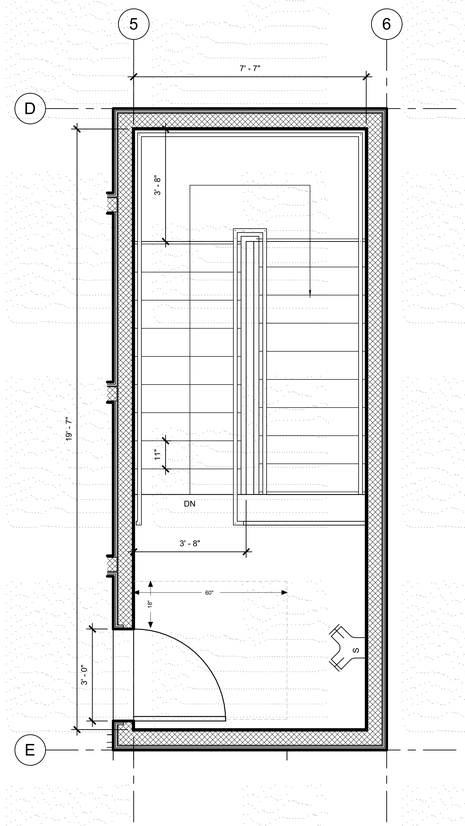
7. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

8. WHERE SIGNS REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1025.4.

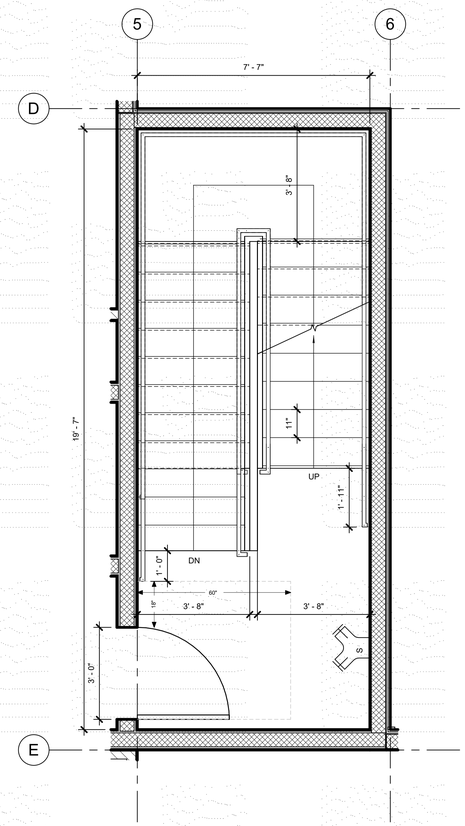
NOTE:
STAIRWAYS SHALL BE SMOKEPROOF ENCLOSURES IN ACCORDANCE WITH SECTION 909.20.



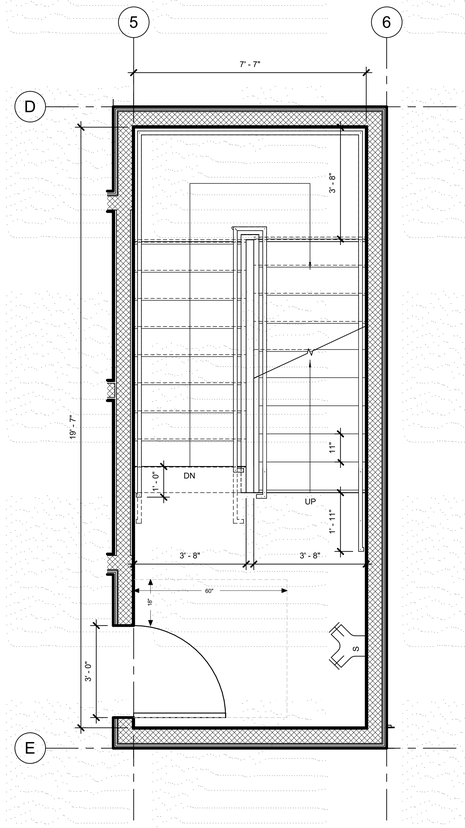
STAIR A-1 SECTION
1/2" = 1'-0" 5



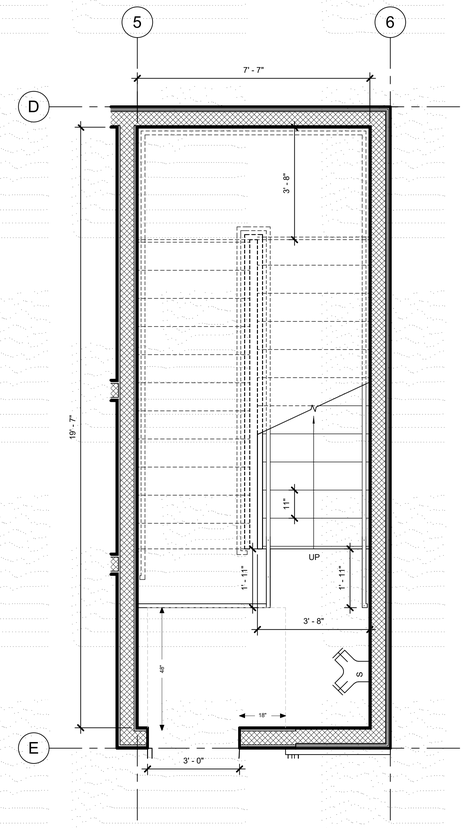
FOURTH FLOOR STAIR A-1
1/2" = 1'-0" 4



SECOND FLOOR STAIR A-1
1/2" = 1'-0" 2



THIRD FLOOR STAIR A-1
1/2" = 1'-0" 3



FIRST FLOOR STAIR A-1
1/2" = 1'-0" 1

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LICENCED ARCHITECT
RAMSEY DAHAM
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1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

VERTICAL CIRCULATION

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:52 PM
SCALE	1/2" = 1'-0"
JOB #	21-A016

A8.10

STAIRWAY NOTES:

1. DETAIL ALL STAIRWAYS TO COMPLY WITH SECTION 1011
- **A.** RISE: 7" MAX. RUN (TREAD): 11" MIN. 1011.5
- **B.** RISE: 7.75" MAX. RUN (TREAD): 10" FOR STAIRS WITHIN DWELLING UNITS. 1011.5.2
- **C.** HEADROOM CLEARANCE: 6'-8." 1011.3
- **D.** WIDTH: (44") (36") (48" BETWEEN HAND RAILS FOR ACCESSIBLE STAIRS). 1011.2
- **E.** LANDING WIDTH: SAME AS STAIRWAY SERVED 1011.6
- **F.** LANDING LENGTH: SAME AS WIDTH, MAX. 48" 1011.6
- **G.** PROVIDE LANDINGS AT EVERY 12FT. OF VERTICAL RISE AT STAIRWAYS. 1011.8
- **H.** HANDRAIL HEIGHT: 34"-38", MAX 4" OPENINGS 1014.2 AND 1015.4
- **I.** HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NOT GREATER THAN 2" IN CROSS-SECTION FOR CIRCULAR TYPE. 4"- 6.25"PERIMETER FOR OTHER SHAPES. 1014.3
- **J.** A MINIMUM 1.5" HANDRAIL CLEARANCE FROM ADJACENT WALL 1014.7
- **K.** HANDRAIL EXTENSION OF 12" BEYOND THE TOP AND BOTTOM RISER. 1014.6
- **L.** 1-HOUR FIRE RATED CONSTRUCTION FOR THE ENCLOSED USABLE SPACE UNDER THE STAIRS. 1011.7.4
- **M.** CURVED STAIRWAYS: 1011.9
- **N.** SPIRAL STAIRWAYS: 1011.10

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- **C.** REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER 4-3/8" AT STAIR. (R312.1.3)
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3. THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE NOT LESS THAN 5 INCHES (127 MM) IN HEIGHT WITH 3/4-INCH (19 MM) STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.

4. OTHER LETTERING AND NUMBERS SHALL BE NOT LESS THAN 1 INCH (25 MM) IN HEIGHT.

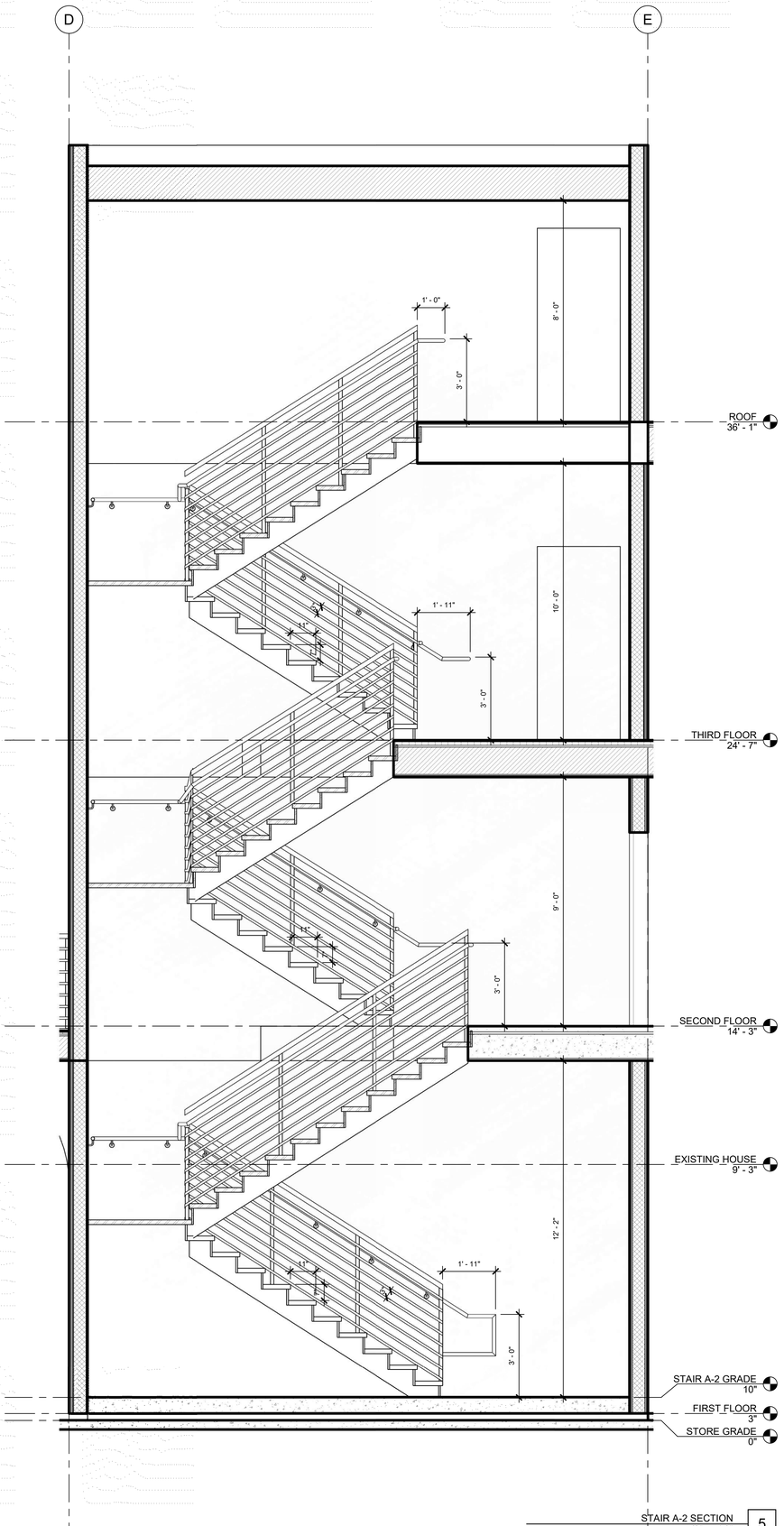
5. THE STAIRWAY'S UPPER TERMINUS, SUCH AS ROOF ACCESS OR NO ROOF ACCESS, SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

6. THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

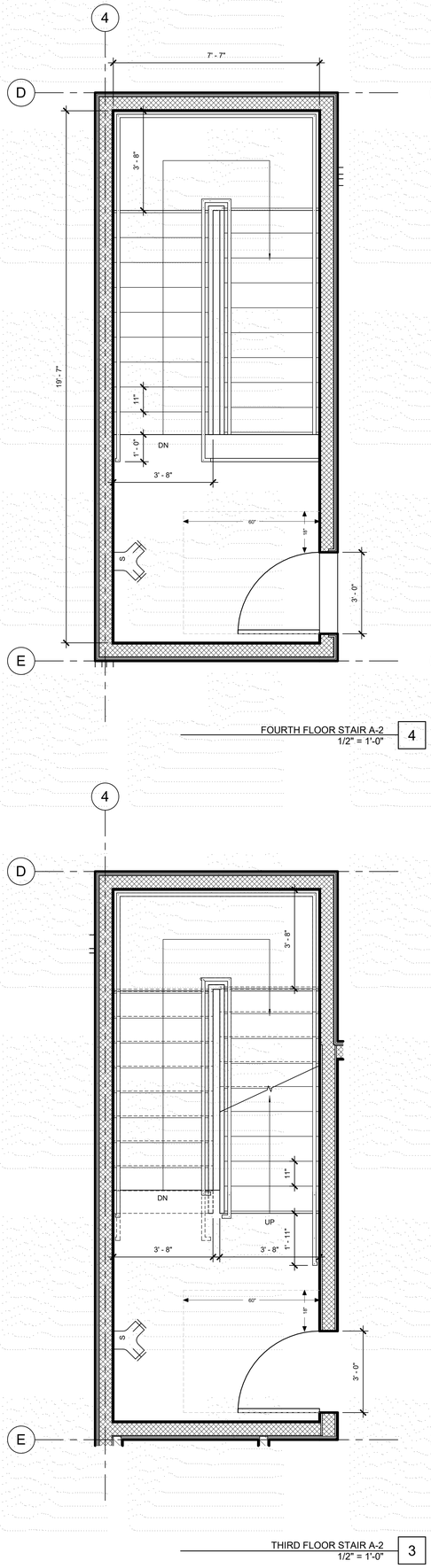
7. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

8. WHERE SIGNS REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1025.4.

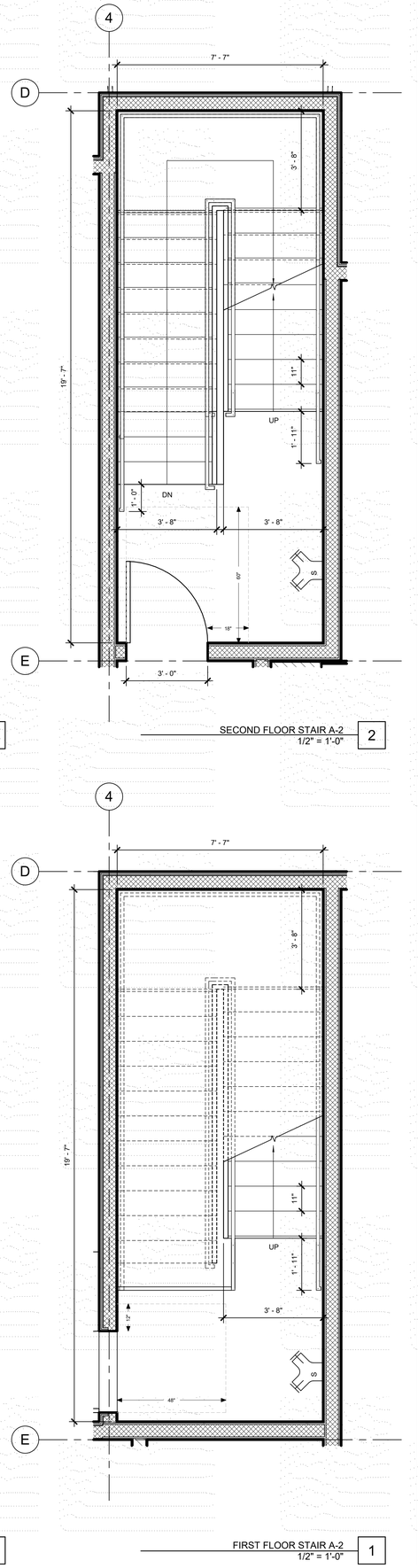
NOTE:
STAIRWAYS SHALL BE SMOKEPROOF ENCLOSURES IN ACCORDANCE WITH SECTION 909.20.



STAIR A-2 SECTION
1/2" = 1'-0" 5



FOURTH FLOOR STAIR A-2
1/2" = 1'-0" 4



SECOND FLOOR STAIR A-2
1/2" = 1'-0" 2

THIRD FLOOR STAIR A-2
1/2" = 1'-0" 3

FIRST FLOOR STAIR A-2
1/2" = 1'-0" 1

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LICENCED ARCHITECT
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SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

VERTICAL CIRCULATION

DRAWN	JS
CHECKED	PNK
DATE	9/29/2022 1:13:56 PM
SCALE	1/2" = 1'-0"
JOB #	21-A016

A8.20

STAIRWAY NOTES:

1. DETAIL ALL STAIRWAYS TO COMPLY WITH SECTION 1011
- **A.** RISE: 7" MAX. RUN (TREAD): 11" MIN. 1011.5
- **B.** RISE: 7.75" MAX. RUN (TREAD): 10" FOR STAIRS WITHIN DWELLING UNITS. 1011.5.2
- **C.** HEADROOM CLEARANCE: 6'-8." 1011.3
- **D.** WIDTH: (44") (36") (48" BETWEEN HAND RAILS FOR ACCESSIBLE STAIRS). 1011.2
- **E.** LANDING WIDTH: SAME AS STAIRWAY SERVED 1011.6
- **F.** LANDING LENGTH: SAME AS WIDTH, MAX. 48" 1011.6
- **G.** PROVIDE LANDINGS AT EVERY 12FT. OF VERTICAL RISE AT STAIRWAYS. 1011.8
- **H.** HANDRAIL HEIGHT: 34"-38", MAX 4" OPENINGS 1014.2 AND 1015.4
- **I.** HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NOT GREATER THAN 2" IN CROSS-SECTION FOR CIRCULAR TYPE. 4"- 6.25"PERIMETER FOR OTHER SHAPES. 1014.3
- **J.** A MINIMUM 1.5" HANDRAIL CLEARANCE FROM ADJACENT WALL 1014.7
- **K.** HANDRAIL EXTENSION OF 12" BEYOND THE TOP AND BOTTOM RISER. 1014.6
- **L.** 1-HOUR FIRE RATED CONSTRUCTION FOR THE ENCLOSED USABLE SPACE UNDER THE STAIRS. 1011.7.4
- **M.** CURVED STAIRWAYS: 1011.9
- **N.** SPIRAL STAIRWAYS: 1011.10

2. GUARDRAILS
- **A.** PROVIDE GUARDS WHERE THE OPEN SIDE IS MORE THAN 30-IN. ABV. THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36-IN. HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. (R312.)
- **B.** GUARD HEIGHT SHALL BE A MINIMUM OF 42-IN. (R312.1.2)
- **C.** REQUIRED GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER 4-3/8" AT STAIR. (R312.1.3)
- **D.** PROVIDE CONNECTION DETAILS OF GUARDRAIL AND/OR HANDRAIL ADEQUATE TO SUPPORT A CONCENTRATED LOOAD OF 200 POUNDS APPLIED IN ANY DIRETCION AT ANY POINT ALONG THE TOP. (T-R301.5)

STAIRWAY IDENTIFICATION SIGNS SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

1. THE SIGNS SHALL BE A MINIMUM SIZE OF 18 INCHES (457 MM) BY 12 INCHES (305 MM).

2. THE LETTERS DESIGNATING THE IDENTIFICATION OF THE INTERIOR EXIT STAIRWAY AND RAMP SUCH AS STAIR NO. 1 OR WEST STAIR, SHALL BE PLACED AT THE TOP OF THE SIGN AND SHALL BE NOT LESS THAN 11/2 INCHES (38 MM) IN HEIGHT BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

3. THE NUMBER DESIGNATING THE FLOOR LEVEL SHALL BE NOT LESS THAN 5 INCHES (127 MM) IN HEIGHT WITH 3/4-INCH (19 MM) STROKES AND LOCATED IN THE CENTER OF THE SIGN. THE MEZZANINE LEVELS SHALL HAVE THE LETTER "M" PRECEDING THE FLOOR LEVEL. BASEMENT LEVELS SHALL HAVE THE LETTER "B" PRECEDING THE FLOOR NUMBER.

4. OTHER LETTERING AND NUMBERS SHALL BE NOT LESS THAN 1 INCH (25 MM) IN HEIGHT.

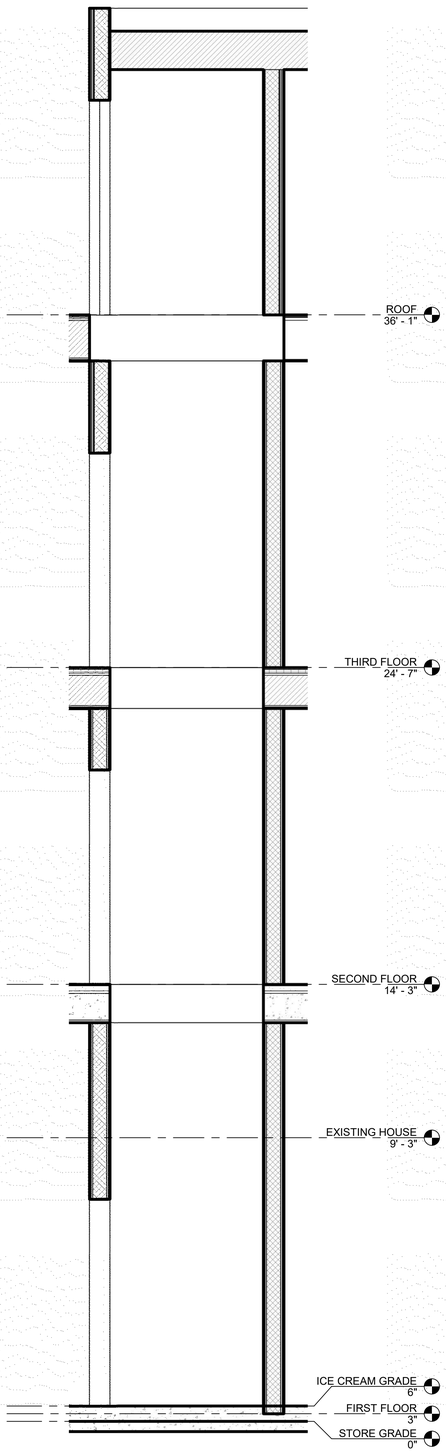
5. THE STAIRWAYS UPPER TERMINUS, SUCH AS ROOF ACCESS OR NO ROOF ACCESS, SHALL BE PLACED UNDER THE STAIRWAY IDENTIFICATION IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

6. THE LOWER AND UPPER TERMINUS OF THE STAIRWAY SHALL BE PLACED AT THE BOTTOM OF THE SIGN IN 1-INCH-HIGH (25 MM) BLOCK LETTERING WITH 1/4-INCH (6 MM) STROKES.

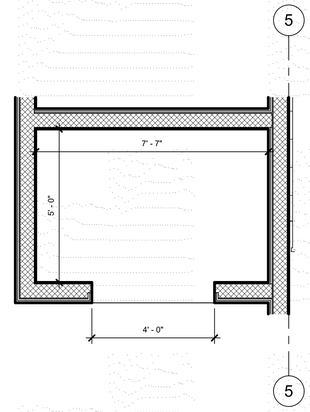
7. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, WITH EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND.

8. WHERE SIGNS REQUIRED BY SECTION 1023.9 ARE INSTALLED IN THE INTERIOR EXIT STAIRWAYS AND RAMPS OF BUILDINGS SUBJECT TO SECTION 1025, THE SIGNS SHALL BE MADE OF THE SAME MATERIALS AS REQUIRED BY SECTION 1025.4.

NOTE:
STAIRWAYS SHALL BE SMOKEPROOF ENCLOSURES IN ACCORDANCE WITH SECTION 909.20.

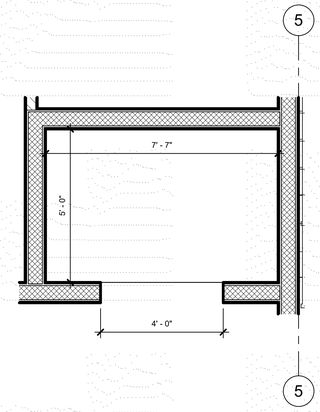


ELEVATOR SECTION 5
1/2" = 1'-0"

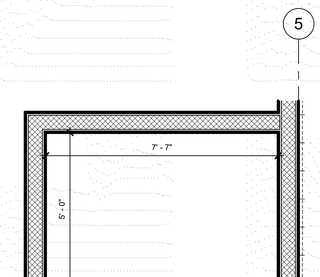


FOURTH FLOOR ELEVATOR 4
1/2" = 1'-0"

THIRD FLOOR ELEVATOR 3
1/2" = 1'-0"



SECOND FLOOR ELEVATOR 2
1/2" = 1'-0"



FIRST FLOOR ELEVATOR 1
1/2" = 1'-0"

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[o] 310.322.3700

LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

VERTICAL CIRCULATION

DRAWN	CR
CHECKED	PNK
DATE	9/29/2022 1:13:59 PM
SCALE	1/2" = 1'-0"
JOB #	21-A016

A8.30

PLANTING NOTES

1. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.

2. ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.

3. CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.

4. CONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

6. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.

7. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.

8. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.

9. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.

11. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

12. GROUNDCOVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUNDCOVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.

13. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIEABILITY TO RELOCATE THE MATERIALS.

14. ALL PLANTING AREAS SHALL BE LOOSENED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.

15. FOR ALL TREES AND SHURB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
SITE SOIL - 6 PARTS BY VOLUME
ORGANIC AMENDMENT - 4 PARTS BY VOLUME
SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX
IRON SULFATE - 2 LBS. PER C.Y.OF MIX

16. TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE..

17. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

18. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

19. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

20. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.

DATE_____ SIGNED_____

21. AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION NOTES

1. CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRAUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

2. ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.

3. SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS. 6" FOR LAWN, LOW GROUNDCOVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.

4. LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING.

5. CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATIONTHAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.

6. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

7. SIXTY DAYS AFTER TLANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.)

8. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TRESS AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

9. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

10. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

STATEMENTS AND CERTIFICATION

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

CHONDROPETALUM TECTORUM / CAPE RUSH

FICUS REPENS / CREEPING FIG

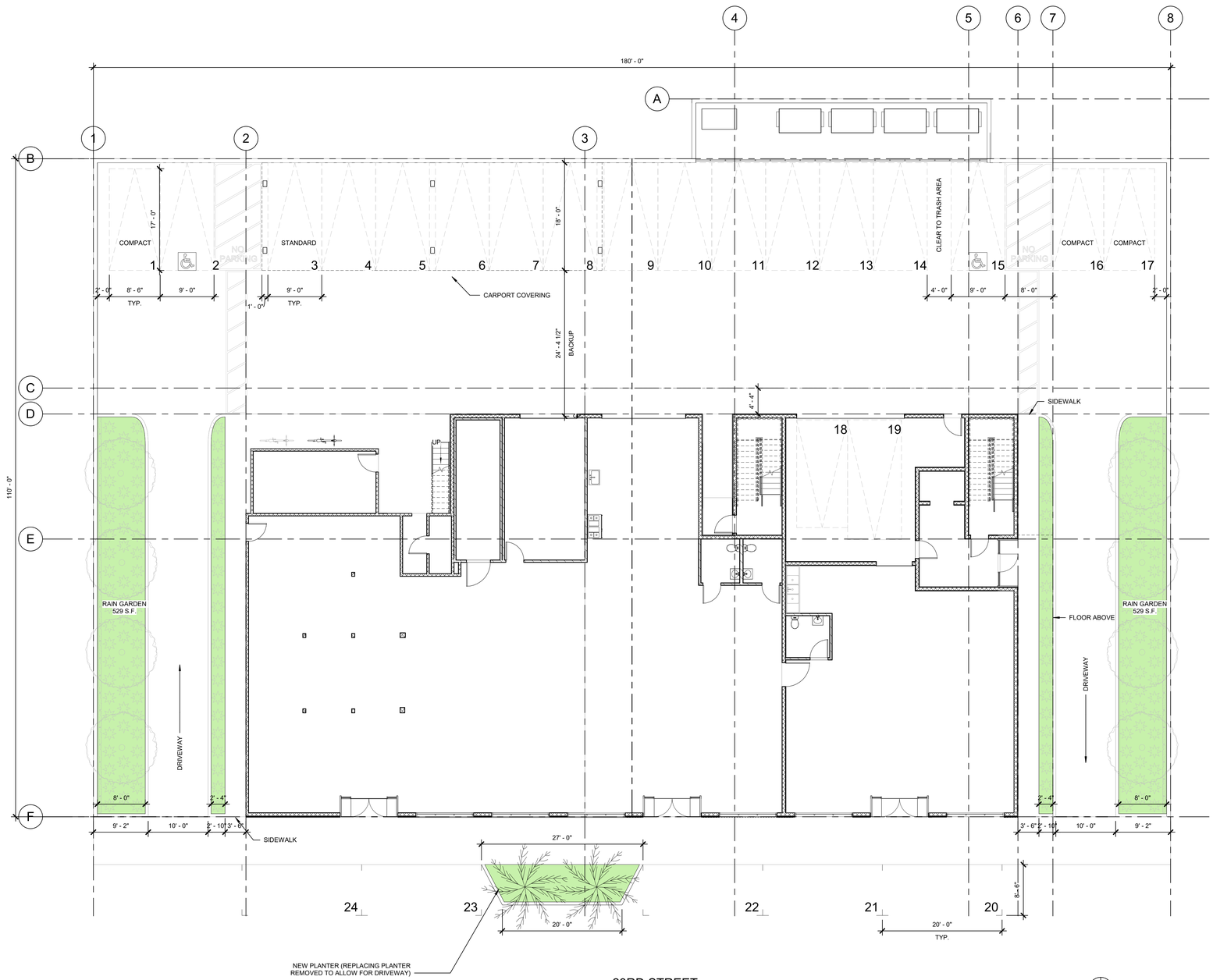
LAGERSTROMIA TUSCARORA / HYBRID CRAPE MYRTLE

PLANTING LEGEND

SYMBOL	QTY.	SIZE	SPREAD	BOTANICAL NAME / COMMON NAME	NATIVE	WUCOLS WATER USE TYPES	WATER USE VALUES	HYDRO ZONE
	46	10'- 15'	3'- 6'	FICUS REPENS / CREEPING FIG	NO	MODERATE	0.5	2
	170	2'- 3'	3'- 4'	CHONDROPETALUM TECTORUM / CAPE RUSH	NO	LOW	0.3	1
	8	25'- 30'	6'- 15'	LAGERSTROMIA TUSCARORA / CRAPE MYRTLE	NO	LOW	0.3	1

LANDSCAPE		HARDSCAPE	
TURF AREA	0 SF	IMPERVIOUS	10,466 SF
PLANT AREA	1,364 SF	PERVIOUS/ PERMEABLE	0 SF
TOTAL	1,364 SF	TOTAL	10,466 SF

NOTE: ALL IMPERVIOUS AND PERVIOUS/ PERMEABLE CONCRETE TO BE UNCOLORED CONCRETE (U.C.) WITH SMOOTH FINISH.



LANDSCAPE PLAN
1/8" = 1'-0"

1

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127 arena st, el segundo, ca 90245
[o] 310.322.3700

LICENCED ARCHITECT
RAMSEY DAHAM
No. C-34257
10/31/23
RENEWAL DATE
STATE OF CALIFORNIA

1982 - 1988 23RD ST
SAN PABLO, CA 94806

Revision Schedule

Revision Number	Revision Date

LANDSCAPE PLAN

DRAWN	CR
CHECKED	PNK
DATE	9/29/2022 1:14:02 PM
SCALE	As indicated
JOB #	21-A016

L1.10

NOTICE TO CONTRACTORS

GRADING NOTES

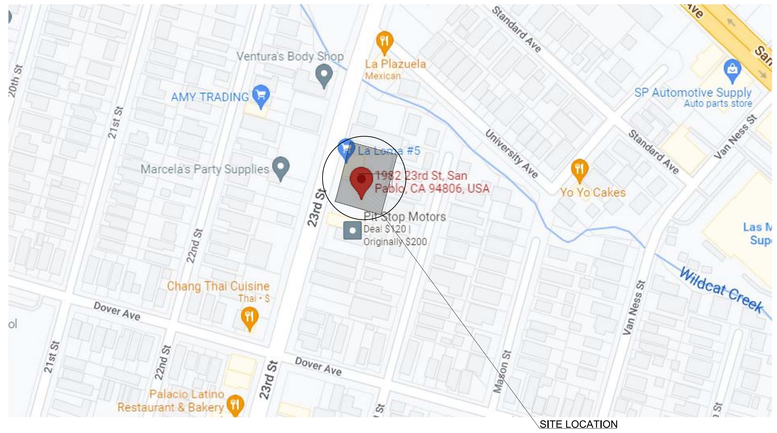
1. ALL RECOMMENDATIONS OF THE HEREIN MENTIONED SOILS REPORT AND ADDENDUMS SHALL BE MADE A PART OF THESE PLANS. SOILS ENGINEER AND/OR GEOLOGIST RESPONSIBLE FOR APPROVED REPORT.
2. THE CITY PLANNING LETTERS SHALL BE A PART OF THESE PLANS.
3. NO WORK SHALL COMMENCE UNTIL A GRADING PERMIT IS ISSUED BY THE DEPARTMENT OF BUILDING AND SAFETY.
4. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOTS-CUTS. SEC 1701.5.
5. CONTINOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR EXCAVATIONS, REMOVAL AND COMPACTION.
6. ALL CONCENTRATED DRAINAGE MUST BE CONDUCTED TO THE STREET IN APPROVED NON-EROSIVE DEVICES.
7. MATERIAL IN, OR ADJACENT TO, AREAS UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS, WHICH IN A NATURAL POSITION, IS UNSTABLE AND CONSTITUTES A POTENTIAL SLIDE, SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF LOS ANGELES CENTRAL ENGINEERING OFFICE.
8. ALL PROPOSED ELEVATIONS SHOWN ON THE ROUGH GRADING PLAN ARE TO FINISHED SURFACE. THE CONTRACTOR SHOULD DEDUCT THE THICKNESS OF THE PAVEMENT STRUCTURAL SECTION FOR TOP OF SUBGRADE ELEVATIONS.
9. WHERE THERE IS AN EXISTING STORM DRAIN IN THE STREET, DRAINAGE DEVICES FROM THE SLOPES SHALL BE CONNECTED TO THE STORM DRAIN.
10. IF AT ANY TIME DURING GRADING OPERATIONS, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED FROM THE SOILS/GEOLOGY ENGINEER.
11. ALL GRADED SLOPES SHALL BE PLANTED AND INSTALLED WITH A SPRINKLER SYSTEM.
12. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
13. ALL FILL MATERIAL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY AS DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D-1557-78.
14. ALL AREAS TO RECEIVE FILL SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACING OF FILL MATERIALS.
15. THIS PLAN IS FOR GRADING PURPOSES ONLY, AND DOES NOT CONSTITUTE APPROVAL OF BUILDINGS, RETAINING WALLS OR OTHER STRUCTURES.
16. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS THE PRIVATE ENGINEER MUST CERTIFY, IN WRITING, TO THE DISTRICT ENGINEER THAT GRADING IN AND ADJACENT TO THE STREET OR R/W IS ESSENTIALLY COMPLETE AND IN ACCORDANCE WITH THE APPROVED PLANS. CERTIFICATION MAY BE IN PHASES TO FACILITATE CONSTRUCTION PHASING.
17. THE CONTRACTOR IS REMINDED TO GIVE REASONABLE NOTICE TO ADJACENT OWNERS OR OCCUPANTS OF THE PROPOSED IMPROVEMENT FRONTING THEIR PROPERTY PER SECTION 7-10 OF THE STANDARD SPECIFICATIONS.
18. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2000 EDITION AND THE MODIFIED STANDARD SPECIFICATION BY THE CITY OF LOS ANGELES.
19. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE ANY FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
20. GRADING DEPUTY INSPECTION REQUIRED.
21. ALL GRADING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT, "GEOLOGIC & SOILS EXPLORATION" BY IRVINE GEOTECHNICAL DATED DECEMBER 19, 2011, AND SUBSEQUENT ADDENDUMS.
22. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
23. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
24. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
25. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
26. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A. PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER.
27. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
28. THRUST BLOCKS SHALL BE INSTALLED AT WATERLINE HORIZONTAL AND VERTICAL BENDS, TEES, CAPPED ENDS AND REDUCERS ACCORDING TO THE DETAILS PROVIDED ON THESE PLANS.
29. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN ON THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
30. THE CONTRACTOR SHALL REPLACE ALL EXISTING IMPROVEMENTS DAMAGED DURING THE CONSTRUCTION TO MATCH EXISTING, INCLUDING PERMANENT TRENCH RESURFACING.
31. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
32. ALL CURB DIMENSIONS AND RADII ARE TO PAVEMENT FACE OF CURB.
CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
33. CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS FROM THE CITY OF LONG ANGELES FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
34. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE, DURING INTERIM CONDITIONS OF CONSTRUCTION.
35. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING NPDES, FROM THE APPROPIATE JURISDICTIONAL AGENCIES FOR DISCHARGE OF GROUNDWATER THAT MAY BE NECESSARY TO ACCOMPLISH EXCAVATIONS SHOWN ON THESE PLANS.
36. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS FOR BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH THE CITY OF LOS ANGELES STANDARD DETAILS AS APPLICABLE.
37. CONTRACTOR SHALL DETERMINE EARTHWORK QUANTITIES BASED ON THE TOPOGRAPHIC SURVEY, OBSERVED EXISTING CONDITIONS, AND THE GEOTHECNICAL REPORT AND BASE THE BID ACCORDINGLY. THE CONTRACTOR SHALL VISIT THE SITE AND MAKE HIS OWN ASSESSMENT OF AMOUNT OF FILL/CUT REQUIRED. THE AMOUNT OF EARTHWORK QUANTITIES GIVEN ON THE PLAN IS FOR PERMIT ONLY.
38. IMPORT SOILS SHOULD MEET THE REQUIREMENTS OF THE SOILS REPORT.
39. DO NOT ADJUST GRADES ON THIS PLAN WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
40. ROUGH GRADE SPOT ELEVATIONS ARE TO FINISHED GRADE.
41. ROUGH GRADING TO BE WITHIN 0.1'.
42. CONTRACTOR SHALL OVER EXCAVATE AND RECOMPACT EXISTING UNDOCUMENTED FILL IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
43. ALL RECOMMENDATIONS OF THE SOIL APPROVAL LETTER FROM DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION, DATED AUGUST 14, 2012, SHALL BE MADE PART OF THESE PLANS.

DEPT. OF PUBLIC WORKS NOTICE TO CONTRACTORS

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION AND SUPPLEMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES AS MODIFIED BY THE CORRESPONDING ISSUE OF STANDARD PLAN S-610.
2. THIS IMPROVEMENT CONSISTS OF WORK CALLED FOR ON THIS PLAN ONLY.
3. NOT USED.
4. INSPECTION:
ALL WORK AND MATERIAL ARE SUBJECT TO INSPECTION PURSUANT TO SECTION 2-11 OF THE STANDARD SPECIFICATION.
5. TRAFFIC CONTROL:
TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WORK AREA TRAFFIC CONTROL HANDBOOK (WATCH) ADOPTED BY THE BOARD OF PUBLIC WORKS OF THE CITY OF LOS ANGELES.
6. THE CONTRACTOR, IN CONFORMANCE WITH THE LOS ANGELES CITY ORDINANCE NO.150.478, SHALL POTHOLE EXISTING SUBSURFACE INSTALLATIONS CARRYING UNSTABLE SUBSTANCES, OR OTHER SUBSURFACE INSTALLATIONS AS INDICATED ON THESE PLANS, TO DETERMINE THEIR LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING EXCAVATION.
7. THE CONTRACTOR SHALL POST ADVANCE NOTICE CONSTRUCTION SIGNS IN ACCORDANCE WITH STANDARD PLAN S-791-1.
8. THE CONTRACTOR SHALL GIVE REASONABLE NOTICE TO ADJACENT PROPERTY OWNERS OR OCCUPANTS OF THE PROPERTY FRONTING THIS IMPROVEMENT PER SECTION 7-9 OF THE STANDARD SPECIFICATION.
9. ANY GRADING THAT IS DONE ON PRIVATE PROPERTY IN CONNECTION WITH THE REQUIRED IMPROVEMENTS SHALL BE PERFORMED EITHER WITHIN DEDICATED SLOPE EASEMENTS OR PURSUANT TO THE GRANTING OF SATISFACTORY RIGHTS-OF-ENTRY BY THE AFFECTED PROPERTY OWNERS.
10. REMOVALS:
A. REMOVE ALL EXISTING IMPROVEMENTS THAT INTERFERE WITH THE CONSTRUCTION OF THIS PROJECT, UNLESS OTHERWISE NOTED ON THE PLANS.
B. ALL EXISTING UTILITIES SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE INDICATED ON THE PLANS.
11. EXISTING UTILITIES:
THE EXISTENCE, LOCATION, AND CHARACTERISTICS OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS HAVE BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE FACILITIES SHOWN AND ANY OTHER FACILITIES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-422-4133 TWO WORKING DAYS PRIOR TO DIGGING.
PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL UNCOVER AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES TO BE JOINED, CROSSED, OR PARALLELED. ANY CONFLICT OR DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. OTHERWISE, CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR ANY COSTS OF REPLACEMENT, RELOCATION, OR ADDITIONAL COSTS OF CONSTRUCTION.
12. SURVEY MONUMENT PRESERVATION IS REQUIRED AND SHALL INCLUDE SURVEY FIELD NOTES PER SECTION 2-9 OF THE STANDARD SPECIFICATIONS AS MODIFIED BY STD PLAN S-610.
13. THE TEMPORARY REMOVAL AND REINSTALLATION OF TRAFFIC SIGNAL EQUIPMENT NECESSITATED BY THE IMPROVEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND THE ENTIRE COST THEREOF SHALL BE CONSIDERED AS INCLUDED IN THE OTHER WORK FOR WHICH BID ITEMS ARE ENTERED.
14. FOR ALL GRADING WITHIN DEDICATED OR PROPOSED PUBLIC STREETS, SEWER OR STORM DRAIN EASEMENTS OR WATER COURSES UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS, INCLUDING THE SLOPES ADJACENT THERETO, THE FOLLOWING SHALL BE ADHERED TO:
A. APPROVED HEREON IS THE WORK IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS AND WATERCOURSES UNDER JURISDICTION OF THE BOARD OF PUBLIC WORKS AND SLOPES ADJACENT TO SUCH STREETS, NO EROSION CONTROL OR DRAINAGE SERVICES SHALL BE INSTALLED IN THE AREA, EXCEPT AS SHOWN HEREON, OR AS APPROVED BY THE BOARD OF PUBLIC WORKS.
B. ALL SLOPES, DIVERTER TERRACES AND DOWN DRAINS IN OR ADJACENT TO THE PUBLIC STREET SHALL BE IN ACCORDANCE WITH ORDINANCE NO. 123.970 UNLESS OTHERWISE APPROVED BY THE DISTRICT ENGINEER. ALL SLOPES SHALL BE GRADED NOT STEEPER THAN RECOMMENDATIONS OF THE SOILS ENGINEER.
C. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE PRIVATE ENGINEER MUST CERTIFY, IN WRITING, TO THE DISTRICT ENGINEER THAT GRADING IN AND ADJACENT TO THE STREET OR R/W IS ESSENTIALLY COMPLETE AND IN ACCORDANCE WITH THE APPROVED PLANS. CERTIFICATION MAY BE IN PHASES TO FACILITATE CONSTRUCTION PHASING.
15. DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, GEOLOGY AND SOILS SECTION OF THE CONSTRUCTION DIVISION SHALL BE NOTIFIED PRIOR TO COMMENCING GRADING OEPRATIONS. ALL FILLS SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOLOGY AND SOILS CONSTRUCTION DIVISION AND SPECIFIED BY THE ENGINEER.

PRIVATE ENGINEER'S NOTICE TO SUBCONTRACTORS

1. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
2. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT ON RECORD OR NOT SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
5. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AT OBANDO & ASSOCIATES, INC. BEFORE PROCEEDING WITH THE WORK IN QUESTION.



VICINITY MAP

NO SCALE

SITE
1982-88 23RD ST, SAN PABLO, CA 94806

LOT DESCRIPTION
LOTS 30, 31, 32, 33, 34, 35, AND PORTIONS OF 17 & 18
BLOCK 10

INDEX TO SHEETS

PROJECT DIRECTORY

RESPONSIBLE AGENT
BREAKFORM DESIGN
JACOB STRUBLE
(310) 233-3700

CIVIL ENGINEER
OBANDO & ASSOCIATES, INC.
GASPAR OBANDO
(310) 821-7555

SOILS ENGINEER
O'TERRA GEOTECH GROUP, INC.
REZA BARADARAN
(925) 285-8275

OWNER
CESAR MARTINEZ & SAMUEL MARTINEZ
1982-88 23RD ST
SAN PABLO, CA 94806

EARTHWORK QUANTITY TABLE	CUT (CY)	FILL (CY)
ROUGH GRADE	509	0
R&R	0 C.Y.	
EXPORT	509 C.Y.	

STANDARD PLANS FOR THIS PROJECT:

CITY OF LOS ANGELES DEPT OF PUBLIC WORKS

STD PLAN NO.	DESCRIPTION
S-430	JOINTS IN CONCRETE PAVEMENT
S-610	NOTICE TO CONTRACTORS-COMPREHENSIVE
S-791	ADVANCE CONSTRUCTION NOTICE SIGNS

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR PLAN CHECKING AND PERMITTING PURPOSES ONLY.

2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE SURVEY. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENT, FOUNDATIONS,CLEARING AND GRUBBING, AND CONSTRUCTIONS MEANS AND METHODS.

3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.

4. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.

5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACUTAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.

SEE C-3 FOR CALCULATIONS

IMPORTANT NOTICE:

CALL USA/SC FOR UNDERGROUND LOCATIING 48 HOURS BEFORE YOU DIG.

SECTION 4216 / 4217 OF THE GOVERNMENT CODE REQUIRES A DIGALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIGALERT I.D. NUMBER, CALL UNDERGOUND SERVICE ALERT TOLL FREE TWO WORKING DAYS BEFORE YOU DIG.

DIGALERT®
1-800-422-4133

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CESAR & SAMUEL MARTINEZ
1982-1988 23RD ST
SAN PABLO, CA 94806

REGISTERED PROFESSIONAL ENGINEER
GASPAR E. OBANDO
Exp 12-31-23
No. 71382
CIVIL
STATE OF CALIFORNIA

09 / 26 / 22

TITLE/NOTES SHEET

PLOT DATE

CIVIL PLAN

NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

FOR PERMIT ONLY

C-1

GEN.GRADING NOTES (CONT'D)

1. "GENERAL SPECIFICATIONS FOR ALL GRADING PLANS" - DEPT. OF BUILDING AND SAFETY FORM B-164 IS PART OF THE PLANS.
2. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED. SEC 91.7012.1
3. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC 91.7013.3
4. NO FILL SHALL BE PLACED, UNTIL THE CITY INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
5. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90%. COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN 0.005 MM REQUIRE 95% COMPACTION. SEC. 91.7011.3
6. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN NOVEMBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. [>200 CY] SEC. 91.7007.1.
7. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NO LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
8. REGISTERED DEPUTY INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE (SITE EXCEEDS 60,000SF), (CUT OR FILL SLOPES EXCEED 2:1), (CUTS EXCEED 40 FT. IN HEIGHT AND WITHIN 20 FT. OF A PROPERTY LINE), (PROJECTS INVOLVE UNUSUAL HAZARDS), (SHORING WORK INCLUDING SLOT-CUTS), (1704)
9. THE AREAS TO RECEIVE COMPACTED FILL SHALL BE STRIPPED OF ALL VEGETATION, EXISTING FILL, AND SOFT OR DISTURBED SOILS. THE EXCAVATED AREA SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING CONTROLLED COMPACTED FILL.
10. THE PROPOSED BUILDING AREA SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 5 FEET BELOW THE EXISTING GRADE. THE EXCAVATION SHALL ALSO EXTEND AT LEAST 3 FEET BEYOND THE EDGE OF FOUNDATIONS OR FOR A DISTANCE EQUAL TO THE DEPTH OF FILL BELOW THE FOUNDATIONS, WHICHEVER IS GREATER. THE EXCAVATED AREAS SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO PLACING COMPACTED FILL. THE EXPOSED GRADE SHALL THEN BE SCARIFIED TO A DEPTH OF SIX INCHES, MOISTENED TO OPTIMUM MOISTURE CONTENT, AND RECOMPACTED TO 90 PERCENT OF THE MAXIMUM DENSITY.
11. FILL, CONSISTING OF SOIL APPROVED BY THE SOILS ENGINEER, SHALL BE PLACED IN COMPACTED LAYERS WITH SUITABLE COMPACTION EQUIPMENT. THE EXCAVATED ONSITE MATERIALS ARE CONSIDERED SATISFACTORY FOR REUSE IN THE CONTROLLED FILLS. ANY IMPORTED FILL SHALL BE OBSERVED BY THE SOILS ENGINEER PRIOR TO USE IN FILL AREAS. ROCKS LARGER THAN SIX INCHES IN DIAMETER SHALL NOT BE USED IN THE FILL.
12. FIELD OBSERVATION AND TESTING SHALL BE PERFOMED BY THE SOILS ENGINEER DURING GRADING TO ASSIST THE CONTRACTOR IN OBTAINING THE REQUIRED DEGREE OF COMPACTION AND THE PROPER MOISTURE CONTENT. WHERE COMPACTION IS LESS THAN REQUIRED, ADDITIONAL, COMPACTIVE EFFORT SHALL BE MADE WITH ADJUSTMENT OF THE MOISTURE CONTENT, AS NECESSARY, UNTIL 90 PERCENT AND TESTED IN ACCORDANCE WITH ASTM D-1557.
13. UTILITY TRENCHES SHOULD BE PROPERLY BACKFILLED WITH CONTROLLED FILL, THE PIPE SHOULD BE BEDDED WITH CLEAN SANDS AT LEAST ONE FOOT OVER THE PIPE, THE REMAINDER OF THE BACKFILL MAY BE ONSITE SOIL COMPACTED TO 90 PERCENT AND TESTED IN ACCORDANCE WITH ASTM D-1557.
14. ANY VEGETATION OR ASSOCIATED ROOT SYSTEM LOCATED WITHIN THE FOORPRINT OF THE PROPOSED STRUCTURES SHOULD BE REMOVED DURING GRADING. ANY EXISTING OR ABANDONED UTILITIES LOCATED WITHIN THE FOOTPRINT OF THE POSPOSED STRUCTURES SHOULD BE REMOVED OR RELOCATED. ALL FILL MATERIALS AND DISTURBED SOILS RESULTING FROM GRADING OPERATIONS SHOULD BE REMOVED AND PROPERLY RECOMPACTED PRIOR TO FOUNDATION EXCAVATION.

AIR QUALITY NOTES

1. DURING CONSTRUCTION, EXPOSED EARTH SURFACES SHALL BE SPRAYED WITH WATER AT LEAST TWICE A DAY BY THE PROPERTY OWNER/CONTRACTOR TO MINIMIZE DUST GENERATION OR TEMPORARY DUST COVERS SHALL BE USED THAT MEET SCAQMD DISTRICT RULE 403.
2. THE PROPERTY OWNER /CONTRACTOR SHALL KEEP THE CONSTRUCTION AREA SUFFICIENTLY DAMPED TO CONTROL DUST CAUSED BY GRADING AND HAULING, AND AT ALL TIMES PROVIDE REASONABLE CONTROL OF DUST CAUSED BY WIND.
3. HAULING AND GRADING EQUIPMENT SHALL BE KEPT IN GOOD OPERATING CONDITION AND MUFFLED AS REQUIRED BY LAW.
4. ALL LOADS SHALL BE SECURED BY TRIMMING, WATERING OR OTHER APPROPRIATE MEANS TO PREVENT SPILLAGE BY LAW.
5. ONE FLAG PERSON SHALL BE REQUIRED AT THE JOB SITE TO ASSIST TRUCKS UPON INGRESS AND EGRESS OF THE PROJECT SITE. THE FLAG PERSON(S) AND WARNING SIGNS SHALL BE IN COMPLIANCE WITH PART II OF THE 1985 EDITION OF "WORK AREA TRAFFIC CONTROL HANDBOOK."
6. ALL CLEARING, GRADING, EARTH MOVING OR EXCAVATION ACTIVITIES SHALL BE DISCONTINUED DURING PERIODS OF HIGH WIND (I.E., GREATER THAN 15 MPH) SO AS TO PREVENT EXCESSIVE AMOUNTS OF DUST.

DRAINAGE NOTES

1. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
2. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
3. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO._____ OR MISCELLANEOUS TRANSFER DRAIN MTD NO. _____.
4. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REPORTS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.
5. ALL PRIVATE DRAINAGE WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH BS 8301, BS 8005, BUILDING REGULATIONS AND THE SPECIFICATION.
6. ALL DRAINAGE WORKS WITHIN ADOPTABLE AREAS ARE TO COMPLY WITH THE REQUIREMENTS OT THE DEPARTMENT OF TRANSPORT AND WATER SERVICES ASSOC. PUBLICATION `SEWERS FOR ADOPTION' (CURRENT EDITION).
7. ALL CONNECTIONS TO EXISTING PUBLIC SEWERS TO BE IN ACCORDANCE WITH AND TO THE SATISFACTION OF THE LOCAL AUTHORITY.
8. CONCRETE PROTECTION (BEDDING CLASS `Z') TO PIPEWORK TO BE PROVIDED AS FOLLOWS;
(I) ALL PIPEWORK WITHIN SOFT AREAS WITH A COVER OF LESS THAN 600MM.
(II) ALL PIPEWORK BENEATH ROADS, CAR PARKS AND ALL OTHER TRAFFICKED HARDSTANDING AREAS WITH A COVER LESS THAN 1200MM.
9. ALL BUILDING DRAINAGE TO BE 150MM DIA. UNLESS STATED OTHERWISE.
10. COVER LEVELS FOR MANHOLES ARE PROVISIONAL AND HIGHWAY DESIGN WILL AFFECT THE FINAL LEVELS.

ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

STORM WATER POLLUTION CONTROL REQUIREMENT FOR CONSTRUCTION ACTIVITY MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT.

THE FOLLOWING IS INTENDED AS MINIMUM NOTES OR AS AN ATTACHMENT FOR BUILDING AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE IMPLEMENTED ON ALL CONSTRUCTION SIRES REGARDLESS OF SIZE. (APPLIES TO ALL PERMITS)

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. 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 DRAINAGE SYSTEM.
4. NON-STORM RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE 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.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.

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 THE OWNER)

SIGNATURE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

DATE_____

* THE ABOVE BEST MANAGEMENT PRACTICES ARE DETAILED IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 2003 WWW.CABMPHANDBOOKS.COM

DRAINAGE NOTES (CONT'D)

11. ALL PIPEWORK IN MANHOLES ARE TO BE LAID SOFFIT TO SOFFIT UNLESS NOTED OTHERWISE.
12. ALL INTERNAL DRAINAGE TO BE TO ARCHITECT'S DRAWINGS AND DETAILS.
13. THE POSITION AND INVERT LEVELS OF ALL EXISTING DRAINS TO BE CHECKED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK AND ANY DISCREPANCIES REPORTED TO THE ENGINEER IMMEDIATELY.
14. ALL PIPES ARE TO HAVE A CLASS `S' BED AND SURROUND UNLESS NOTED OTHERWISE (SEE NOTE 4 ABOVE).
15. ALL CONCRETE PIPES ARE TO BE HIGH STRENGTH.
16. REFER TO DRAWING NOS. WASXXXX/XX AND XX FOR DRAINAGE CONSTRUCTION DETAILS.
17. FOR THE EXACT LOCATION OF FOUL AND RAINWATER OUTLETS REFER TO THE ARCHITECT'S DRAWINGS.
18. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ENGINEER'S AND ARCHITECT'S DRAWINGS.
19. THE CONTRACTOR IS TO ALLOW FOR GREASE TRAPS IN THE KITCHEN AND OTHER APPROPRIATE AREAS.
20. DRAINAGE CHANNELS AND SILT PITS TO BE DESIGNED BY A SPECIALIST MANUFACTURER TO SUIT SITE CONDITIONS AND IN ACCORDANCE WITH LOAD CLASS REQUIREMENTS AS SHOWN ON THE PLAN.
21. ALL LEVELS AND MANHOLE COVER LEVELS SHOWN ON THIS DRAWING ARE INDICATIVE. FOR FINAL LEVELS REFER TO ARCHITECT'S DRAWINGS.
22. A CCTV DRAINAGE SURVEY IS TO BE CARRIED OUT AT THE COMPLETION OF THE CONTRACT TO PROVE THE INTEGRITY OF THE AS-BUILT DRAINAGE SYSTEM PRIOR TO THE ISSUE OF THE PRACTICAL COMPLETION CERTIFICATE.

OBANDO & ASSOCIATES
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Ste 100 PMB 122
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t-(310) 821-7555
info@obandoandassociates.com

CESAR & SAMUEL MARTINEZ
1982-1988 23RD ST
SAN PABLO, CA 94806

REGISTERED PROFESSIONAL ENGINEER
OSCAR E. OBANDO
Exp 12-31-23
No. 71382
CIVIL
STATE OF CALIFORNIA

09 / 26 / 22

NOTES SHEET CONT'D

PLOT DATE

CIVIL PLAN

NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

FOR PERMIT ONLY

C-1.1

8 0 8 16

SCALE: 1"=8'

SURVEY BY OTHERS
FOR REFERENCE ONLY

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CESAR & SAMUEL MARTINEZ
1982-1988 23RD ST
SAN PABLO, CA 94806

PROJECT SURVEY

REGISTERED PROFESSIONAL ENGINEER
OSCAR E. OBANDO
Exp 12-31-23
No. 71382
CIVIL
STATE OF CALIFORNIA

09 / 26 / 22

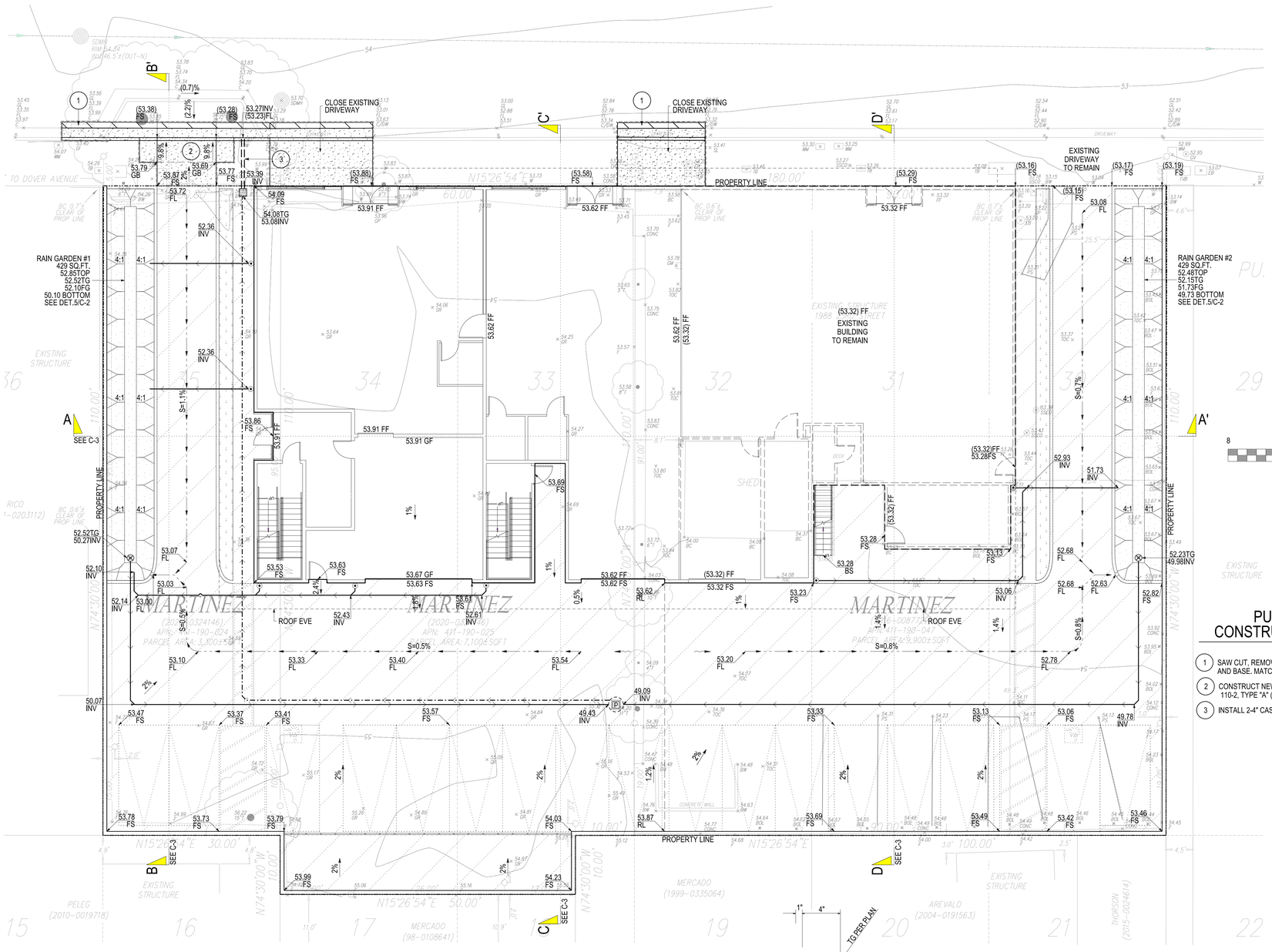
PLOT DATE

CIVIL PLAN

NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

FOR PERMIT ONLY

C-1.2
3 of 6



LEGEND

	FLOWLINE
	DIRECTION OF FLOW
FS	FINISHED SURFACE
TG	TOP OF GRATE
TS	TOP OF STEP
BS	BOTTOM OF STEP
FF	FINISHED FLOOR
INV	INVERT ELEVATION
RL	RIDGE LINE
GF	GARAGE FLOOR
GB	GRADE BREAK
FL	FLOW LINE
	CATCH BASIN PER DET. 4/C-2
(P)	SUMP PUMP BY OTHERS
	ROOF DOWNSPOUT, SEE DET. 1/C-2 FOR CONNECTION
	PVC PRESSURIZED PIPE FROM PUMP SEE DET.2/C-2 FOR TRENCHING
	DRAINAGE PIPE- 6" PVC S=0.8% MIN, UNLESS OTHERWISE NOTED SEE DET. 2/C-2 FOR TRENCHING
	CAST IRON PIPE- 4" PVC S=2.0% MIN, UNLESS OTHERWISE NOTED SEE DET. 2/C-2 FOR TRENCHING
	ATRIUM DRAIN PER DET. 3/C-2

PATTERN LEGEND

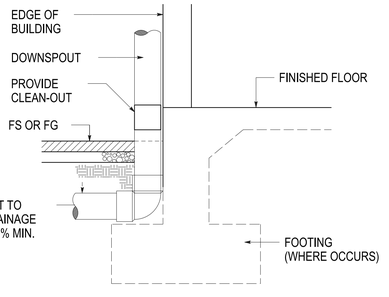
	POURED CONCRETE CEMENT FOR R/W
	HARDSCAPE PER ARCHITECT
	LANDSCAPE PER ARCHITECT
	RAIN GARDEN PER DET.5/C-2

PUBLIC R/W CONSTRUCTION NOTES

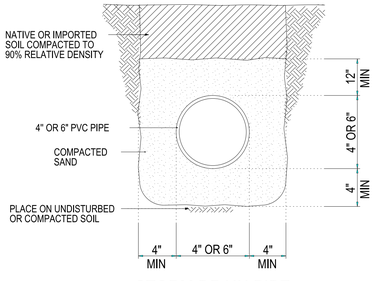
1. SAW CUT, REMOVE, AND REPLACE 1' WIDE STRIP OF A.C. PAVEMENT AND BASE. MATCH EXISTING PAVEMENT SECTION.
2. CONSTRUCT NEW DRIVEWAY APPROACH PER APWA STD, 110-2, TYPE "A" (W=22.69', Y=10.04', t= 8").
3. INSTALL 2-4" CAST IRON CURB DRAIN PIPES PER APWA STD, 150-3

PLAN NOTES

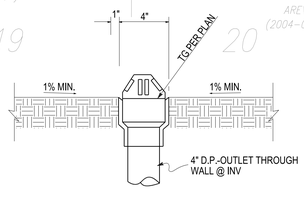
1. THIS PLAN ACCURATE FOR GRADING AND DRAINAGE, ONLY.
2. DRAINAGE PIPES ARE 4" PVC PIPES, UNLESS OTHERWISE NOTED.
3. ALL DRAINAGE PIPES SHALL BE INSTALLED AT 12" (MIN) BELOW FINISHED SURFACE PER MANUFACTURER'S SPECIFICATION UNLESS OTHERWISE NOTED ON PLANS.
4. ALL DRAINAGE PIPES TO BE SLOPED 0.8% MINIMUM.
5. CONNECT ALL ROOF DRAINS TO BELOW GROUND DRAINAGE SYSTEM PIPES. S=2% MIN
6. SURVEYOR MUST SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND OBTAIN INSPECTION BEFORE POURING.
7. ALL SLOPES TO BE VEGETATED.
8. ANY CHANGES (TYPE, SIZE, LOCATION) TO APPROVED STORMAWATER BEST MANAGEMENT PRACTICE (S) (BMPS) MUST OBTAIN WRITTEN APPROVAL FROM LOS ANGELES, DEPARTMENT OF PUBLIC WORKS, BUREAU OF SANITATION PRIOR TO CONSTRUCTION OF BMP (S).
9. ALL STORM WATER RUNOFF TO DRAIN TO BMP.



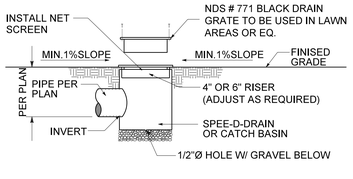
TYP. DOWNSPOUT CONNECTION — NO SCALE — 1 / C-2



STORM DRAIN PIPE TRENCHING DET. — NO SCALE — 2 / C-2



ATRIUM DRAIN STD. DET. — NO SCALE — 3 / C-2



CATCH BASIN — NO SCALE — 4 / C-2

LID CALCULATIONS

TOTAL LOT AREA = 20,300 SQ.FT.

ROOF= 9,663 SQ.FT.
PARKING AREA= 9,525 SQ.FT.
IMPERVIOUS AREA = 19,188 SQ.FT.

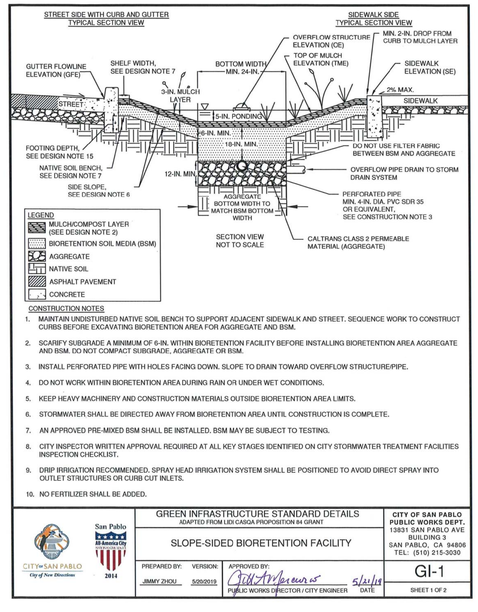
RAIN GARDEN (WITH LINER)

DESIGN AREA = 18,661 SQ.FT.
(18,661 * 0.04) = 746 SQ.FT.
PROVIDED TWO 529 SQ.FT. RAIN GARDENS

THIS PLAN HAS BEEN REVIEWED AND CONFORMS WITH THE RECOMMENDATIONS OF SOILS ENGINEER/GEOLOGIC REPORTS DATED _____.

_____ SIGNATURE

_____ DATE



RAIN GARDEN — NO SCALE — 5 / C-2

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SAN PABLO, CA 94806

REGISTERED PROFESSIONAL ENGINEER — ROGER E. OBANDO — Exp 12-31-23 — No. 71382 — CIVIL — STATE OF CALIFORNIA

09 / 26 / 22

GRADING AND DRAINAGE PLAN

PLOT DATE

CIVIL PLAN

NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

FOR PERMIT ONLY

C-2
4 of 6

CUT & FILL CALCULATIONS

1 NEW BUILDING AVG. CUT = 0.5'
GRADED AREA = 4702 SQ.FT.
(4702*0.5)/27 = 87 C.Y. CUT

2 HARDSCAPE AVG. CUT = 0.9'
GRADED AREA = 10664 SQ.FT.
(10664*0.9)/27 = 355 C.Y. CUT

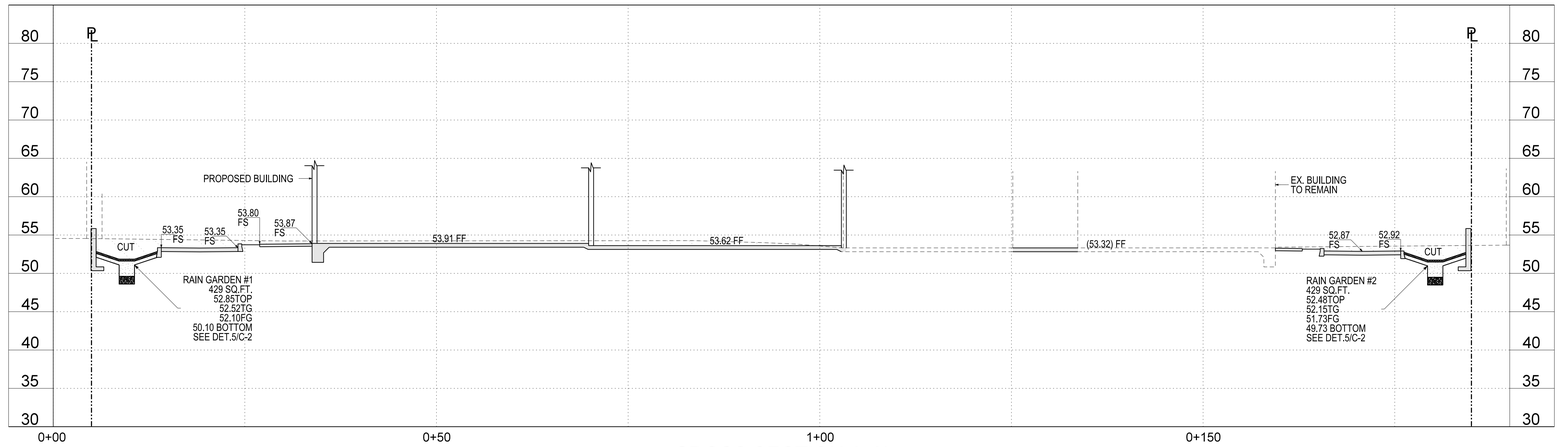
3 RAIN GARDENS AVG. CUT = 1.7'
GRADED AREA = 1058 SQ.FT.
(1058*1.7)/27 = 67 C.Y. CUT

EARTHWORK QUANTITY TABLE	CUT (CY)	FILL (CY)
ROUGH GRADE	509	0
TEMPORARY EXCAVATION	0 C.Y.	
EXPORT	509 C.Y.	

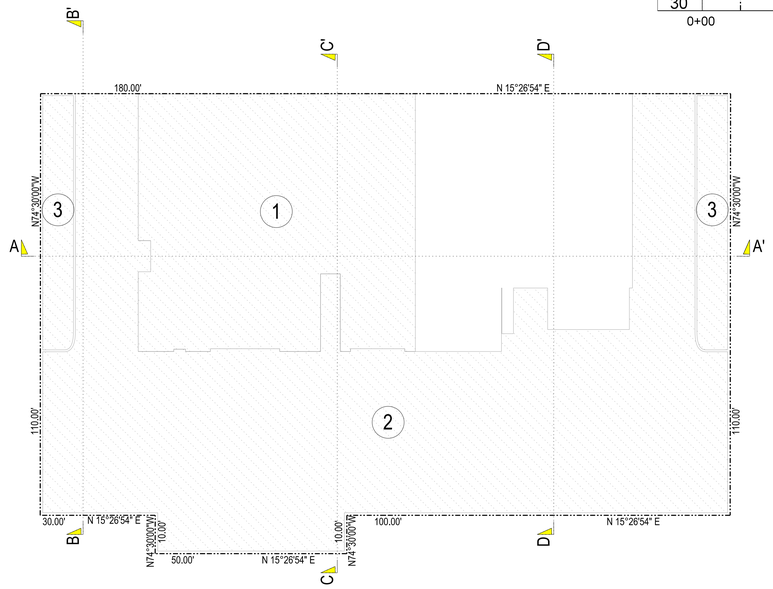
PATTERN LEGEND

	CUT
	FILL
	TEMPORARY EXCAVATION

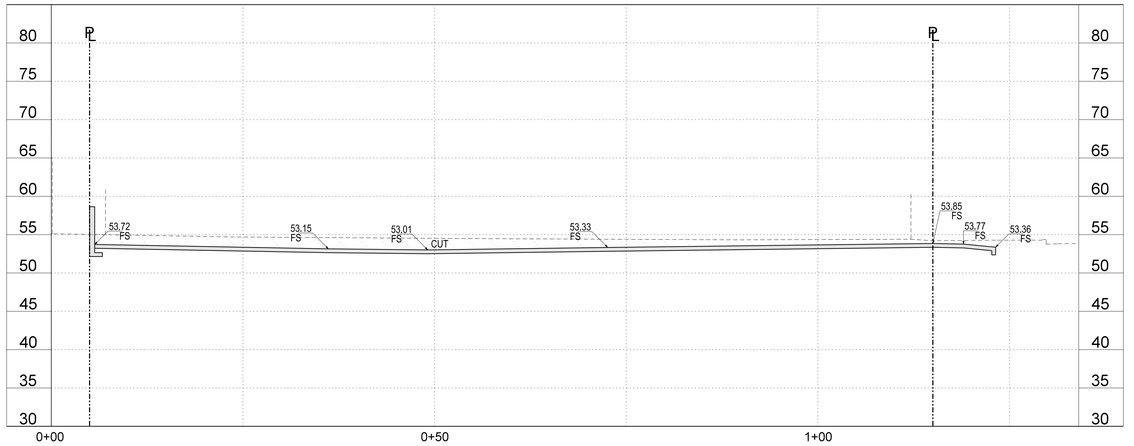
8 0 8 16
SCALE: 1"=8'



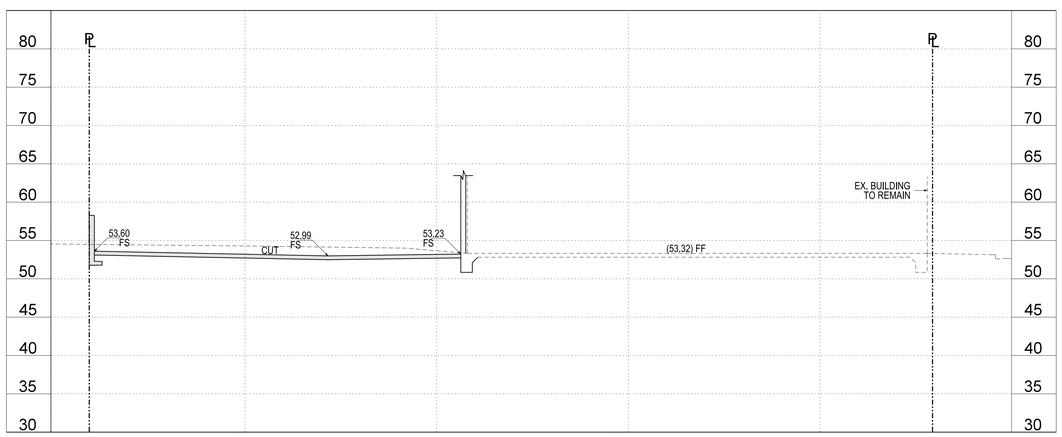
CROSS SECTION A-A'



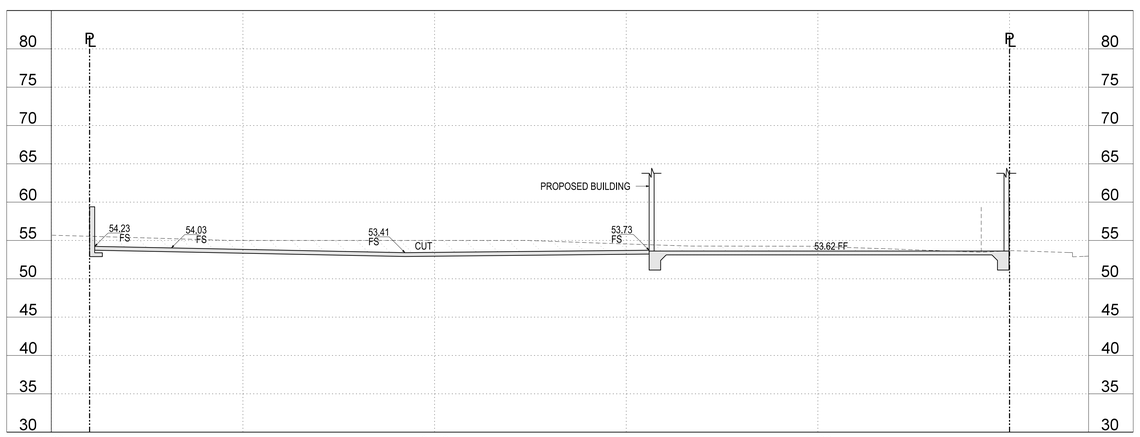
CUT & FILL DIAGRAM
NO SCALE



CROSS SECTION B-B'



CROSS SECTION D-D'



CROSS SECTION C-C'

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CROSS SECTIONS SHEET

PLOT DATE

CIVIL PLAN

NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

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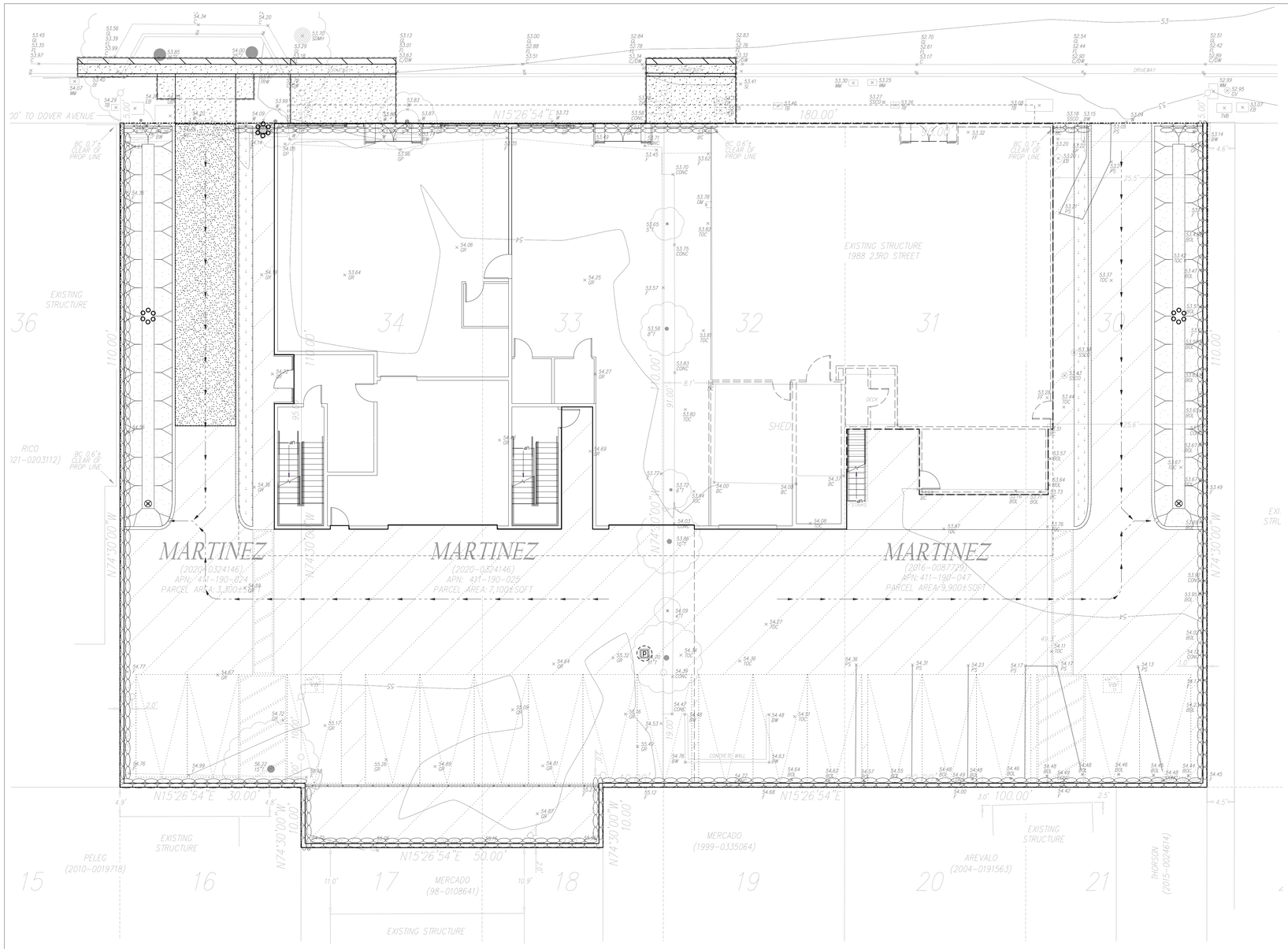
C-3
5 of 6



ATTACHMENT B NOTES:

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK, JANUARY 2003. OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE PROJECT ENGINEER OR BUILDING OFFICIAL):

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES & MATS
EC8 - WOOD MULCH
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICES
EC11 - SLOPE DRAINS
EC12 - STREAM BANK STABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENT CONTROL

SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING AND VACUUMING
SE8 - SANDBAG BARRIER
SE10 - STORM DRAIN INLET PROTECTION

WIND EROSION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/ OUTLET TIRE WASH

NON-STORMWATER MANAGEMENT

NS1 - WATER CONSERVATION PRACTICES
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/ DISCHARGE
NS7 - POTABLE WATER/ IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLITION ADJACENT TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PREVENTION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/ SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

EROSION CONTROL NOTES

1. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE GRADING PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OF MODIFIED AS AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY THE INSPECTOR.
3. WHEN THE INSPECTOR SO DIRECTS, A 12-INCH BERM SHALL BE MAINTAINED ALONG THE TOP OF THE SLOPE OF THOSE FILLS ON WHICH GRADING IS NOT IN PROGRESS.
4. A) VELOCITY CHECK DAMS SHALL BE PROVIDED ACROSS THE OUTLETS OF ALL LOTS DRAINING INTO THE STREET.
   B) ALL FILLS SHALL BE GRADED TO PROMOTE DRAINAGE AWAY FROM THE EDGE OF THE FILL.
5. STAND-BY CREWS SHALL BE ALERTED BY THE PERMITTEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
6. ALL UTILITY TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVALS FROM BOTTOM TO TOP WITH A DOUBLE ROW OF SANDBAGS PRIOR TO BACKFILL. SEWER TRENCHES SHALL BE BLOCKED AT THE PRESCRIBED INTERVAL WITH AT DOUBLE ROW OF SANDBAGS EXTENDING DOWNWARD, TWO SANDBAGS FROM THE GRADED SURFACE OF THE STREET. SANDBAGS ARE TO BE PLACED WITH ALTERNATE HEADER AND STRETCHER COURSES. THE INTERVALS PRESCRIBED BETWEEN SANDBAG BLOCKING SHALL DEPEND ON THE SLOPE OF THE GROUND SURFACE, BUT SHALL NOT EXCEED THE FOLLOWING:

GRADE OF THE STREET	INTERVAL
LESS THAN 2%	AS REQUIRED
2% TO 4%	100 FEET
4% TO 10%	50 FEET
OVER 10%	25 FEET

7. VELOCITY CHECK DAMS SHALL BE PROVIDED IN ALL UNPAVED STREET AREAS AT THE INTERVALS INDICATED ABOVE. VELOCITY CHECK DAMS MAY BE CONSTRUCTED OF SANDBAGS, TIMBER, OR OTHER EROSION -RESISTANT MATERIALS APPROVED BY THE INSPECTOR, AND SHALL EXTEND COMPLETELY ACROSS THE STREET OR CHANNEL AT RIGHT ANGLES TO THE CENTERLINE. EARTH DIKES MAY NOT BE USED AS VELOCITY CHECK DAMS.
8. VELOCITY CHECK DAMS SHALL BE PROVIDED IN ALL UNPAVED GRADED CHANNELS AT THE INTERVALS INDICATED BELOW.

GRADE OF CHANNEL	INTERVALS BETWEEN CHECK DAMS
LESS THAN 3%	100 FEET
3% TO 6%	50 FEET
OVER 6%	25 FEET

9. AFTER SEWER AND UTILITY TRENCHES ARE BACKFILLED AND COMPACTED, THE SURFACES OVER SUCH TRENCHES SHALL BE MOUNDED SLIGHTLY TO PREVENT CHANNELING OF WATER IN THE TRENCH AREA. CARE SHOULD BE EXERCISED TO PROVIDE FOR CROSS FLOW AT FREQUENT INTERVALS WHERE TRENCHES ARE NOT ON THE CENTERLINE OF A CROWNED STREET.
10. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN RAIN IS FORECAST, AND SHALL BE MAINTAINED DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15).
11. ALL BASINS AND CHECK DAMS SHALL HAVE THE DEBRIS AND SILT REMOVED AFTER EACH STORM TO RESTORE THEIR CAPACITY.
12. SANDBAGS SHALL BE IN STOCKPILED IN PARKWAY, READY TO BE PLACED IN POSITION WHEN RAIN IS FORECAST, OR WHEN THE INSPECTOR SO DIRECTS.
13. BRUSH AND GROUND COVER MAY NOT BE REMOVED MORE THAN 10 FEET ABOVE FILLS BETWEEN OCTOBER 1 AND APRIL 15.
14. IN CASE OF EMERGENCY CALL:

    _____ _____

15. ALL CUT AND FILL SLOPES SHALL BE COVERED WITH 10 MIL PLASTIC SHEETING HELD IN PLACE WITH SANDBAGS (UNLESS PLANTED OR HYDRO-SEEDED)

DUST CONTROL NOTES

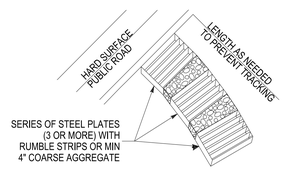
1. DUST SHALL BE CONTROLLED BY WATERING AND/OR APPLYING A DUST PALLIATIVE. THE DUST PALLIATIVE SHALL BE APPLIED IN THE AMOUNT AT THE LOCATIONS AS DIRECTED BY THE ENGINEER.
2. WATER FOR DUST CONTROL SHALL BE APPLIED BY MEANS OF PRESSURE TYPE DISTRIBUTORS OR PIPE LINES EQUIPPED WITH A SPAY SYSTEM OR HOSES WITH NOZZLES THAT WILL INSURE A UNIFORM APPLICATION OF WATER.
3. UNLESS WATER IS APPLIED BY MEANS OF PIPE LINES, AT LEAST ONE MOBILE UNIT WITH A MINIMUM CAPACITY OF 100 GALLONS SHALL BE AVAILABLE FOR APPLYING WATER.
4. ALL SOIL MATERIALS OR DEBRIS TRUCKED FROM THE SITE SHALL BE COVERED AND SPRINKLED PRIOR TO ENTERING PUBLIC STREETS.
5. PROVIDE FOR WET SUPPRESSION OR CHEMICAL STABILIZING OF EXPOSED SOILS.
6. PROVIDE FOR RAPID CLEAN-UP OF SEDIMENTS DEPOSITED ON THE PAVED ROADS.
7. LIMIT THE AMOUNT OF AREAS DISTURBED BY CLEARING AND EARTH MOVING OPERATIONS BY SCHEDULING THESE ACTIVITIES IN PHASES.

LEGEND

- GRAVEL EXIT - 1" TO 3" CRUSHED GRAVEL (6"THICK) SEE DETAIL 1/C-4
- ENCIRCLE FUTURE CATCH BASINS OR AREA DRAINS WITH SANDBAGS PER DETAIL 2/C-4
- SANDBAG OR STRAW WATTLES SEE DETAIL 3/C-4
- TOPSOIL STOCKPILE SEE DET. 4/C-4

8 0 8 16

SCALE: 1"= 8'



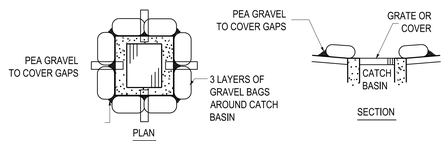
NOTES:

1. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE OR FROM A PUBLIC RIGTH OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 4" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACE.
3. ADD A WASH RACK WITH SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

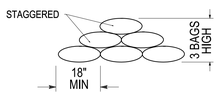
STREET MAINTENANCE:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

1 / C-4 GRAVEL EXIT DETAIL
NO SCALE



2 / C-4 FILTER INLET DETAIL
NO SCALE

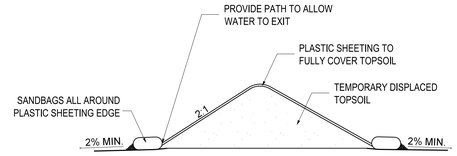


NOTE:

6" MIN. HIGH FOR SANDBAGS OR
8" DIAMETER STRAW WATTLES WITH STAKES AT 5' O.C.

SANDBAG SHALL BE FILLED WITH NON-COHESIVE, CLASS 1 OR CLASS 2, PERMEABLE MATERIAL FREE FROM CLAY AND DELETERIOUS MATERIAL

3 / C-4 SANDBAG/WATTLES DETAIL
NO SCALE



4 / C-4 TOPSOIL STOCKPILE
NO SCALE

TOPSOIL STOCKPILE CALCS.

DISTURBED AREA = 6590 SQ.FT.
EXISTING HOUSE/HARDSCAPE AREA = 9810 SQ.FT.

TOPSOIL SQUARE FOOTAGE = 9810-6590 = 3220 SQ.FT.
6" TOPSOIL x 3220 = 1610 CU.FT.
6" TOPSOIL = 59.63 C.Y.

TOPSOIL STOCKPILE DIMENSION CALCULATION
S = 2:1 MAX.
D = 2 * (CUB.RT.(6 * V / 3.1416))
D = 29.00'
H.max = 8.00'

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EROSION CONTROL PLAN

PLOT DATE

CIVIL PLAN

NO.	DATE	ISSUANCE
1	-	-
2	-	-
3	-	-

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C-4
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