

COVER SHEET

a200

PROPOSED ADDITION FOR
GILBERT SCALES
8708 FLOWER ST BELLFLOWER, CA 90706

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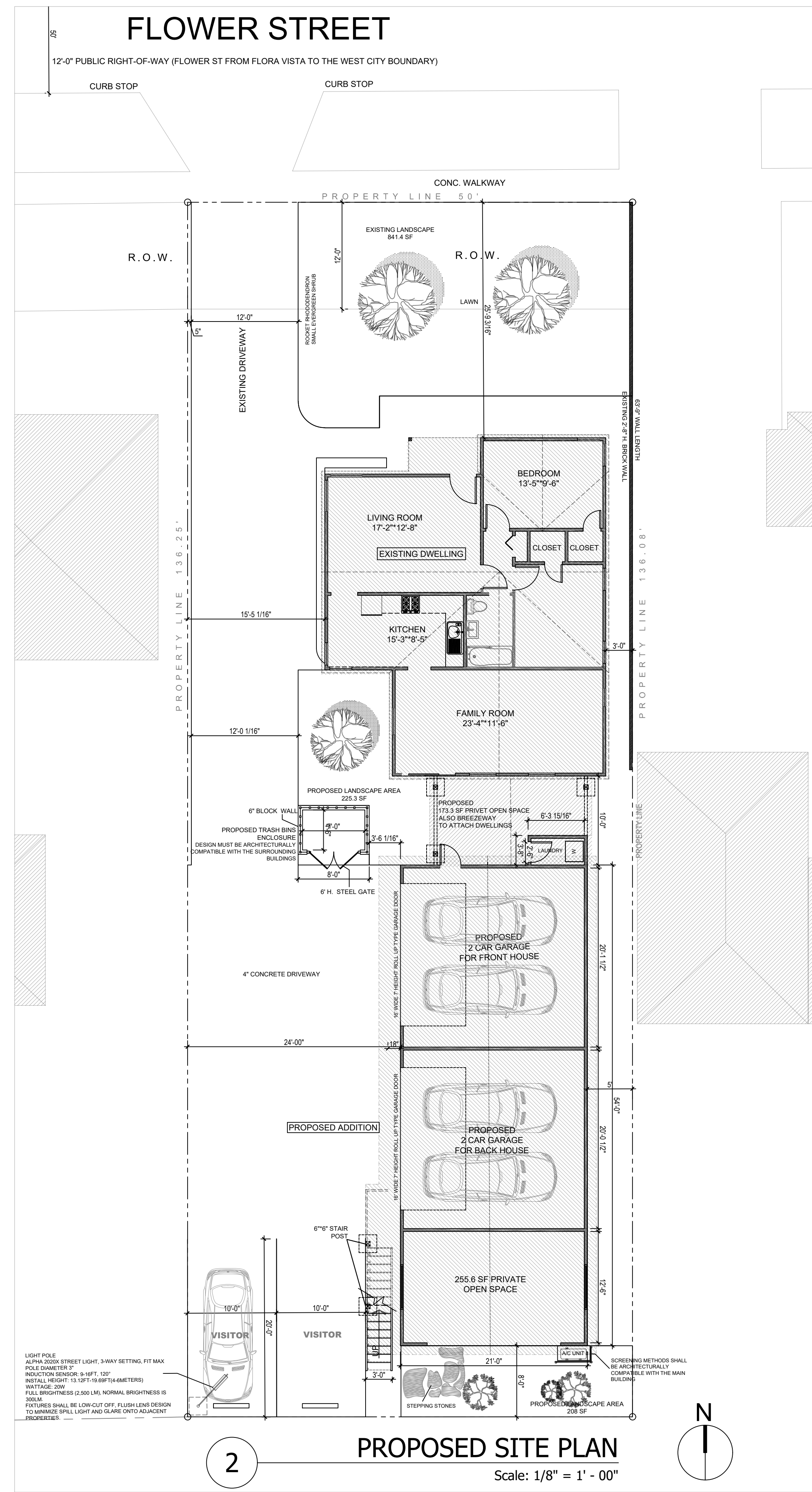
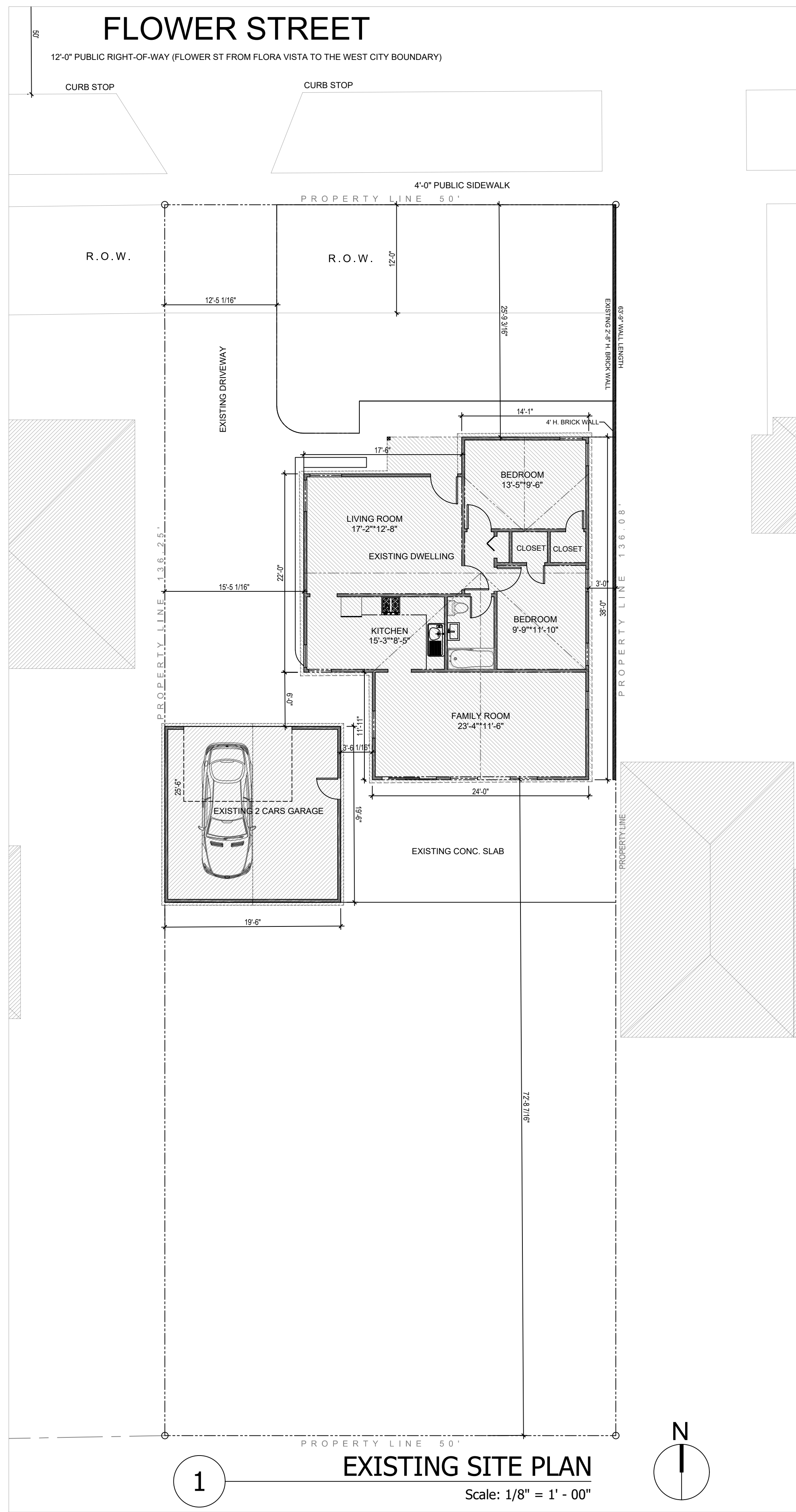
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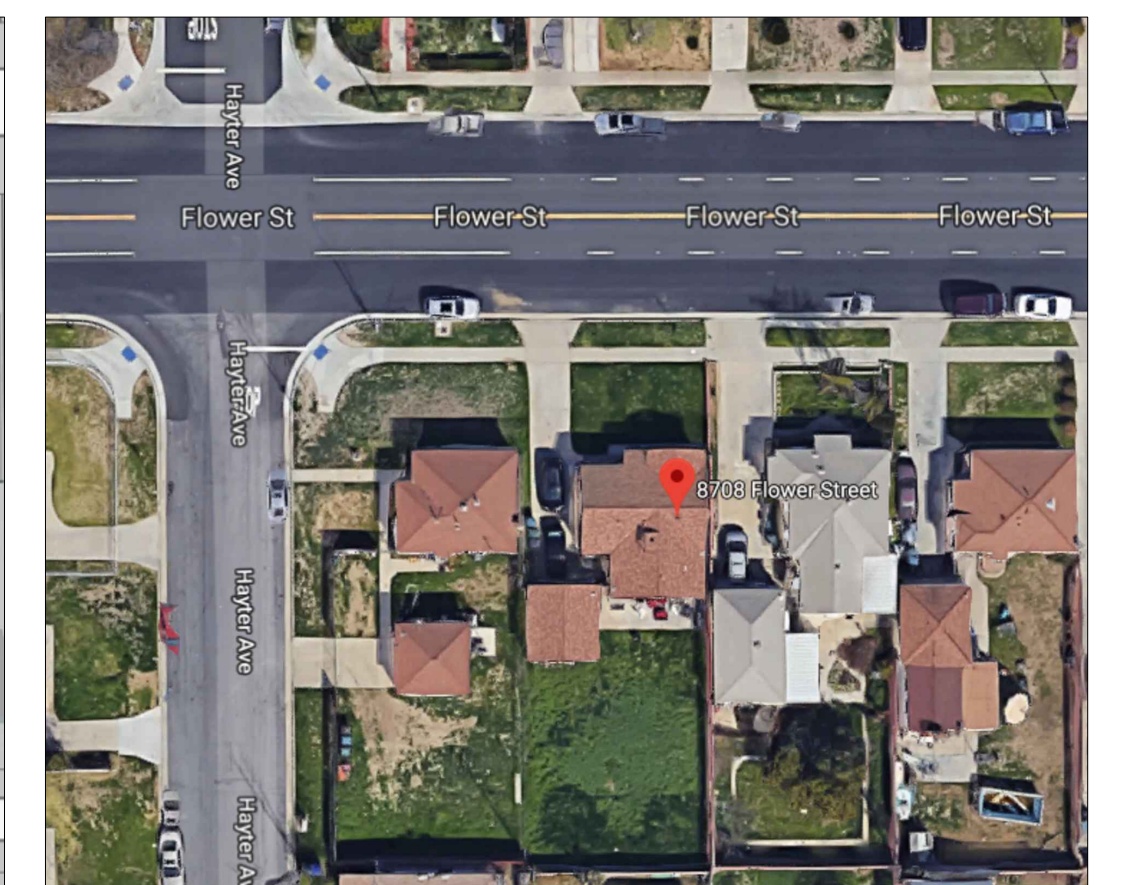
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SHEET:

REVISION TABLE		
DATE	REVISED BY	DESCRIPTION



VICINITY MAP



AERIAL PHOTO

SCOPE OF WORK:

DEMOLISH EXISTING 2 CAR GARAGE, BUILD NEW 2 BEDROOM 2 BATH HOME OVER NEW 4 CAR GARAGE WITH COVERED PATIO AND ATTACH TO EXISTING 2 BED 1 BATH HOME WITH BREEZEWAY, POUR NEW CONCRETE DRIVEWAY AND INSTALL NEW LANDSCAPE.

PROPERTY ADDRESS:

8708 FLOWER ST, BELLFLOWER, CA, 90706

LEGAL DESCRIPTION :

LOT 24, BLOCK 79 OF FLOWER ST, CITY OF BELLFLOWER, CALIFORNIA. TRACT NO. 12736 M.B. 243-17-18

ZONING CLASSIFICATION:

(TITLE 17 ZONING) : R 2-MEDIUM DENSITY RESIDENTIAL ZONE

APN (7107 , 008 , 024)

OCCUPANCY GROUP:

R (RESIDENTIAL)

PARKING SPACES REQUIRED: 4 VISITORS: 2 TOTAL: 6

PARKING SPACES PROVIDED: 4 VISITORS: 2 TOTAL: 6

CONTACT INFORMATION:

OWNER: GILBERT SCALES PHONE:

CURRENT LIVING SQUARE FOOTAGE:

1449.7 SQ. FT UNDER ROOF
 1041 SQ. FT LIVING AREA
 380.2 SQ. FT GARAGE
 28.5 SQ. FT COVERED FRONT PORCH

PROPOSED LIVING SQUARE FOOTAGE:

3564.6 SQ. FT UNDER ROOF
 2242.8 SQ. FT LIVING AREA (1041 SQ. FT 1ST FLOOR;
 1201.8 SQ. FT 2ND FLOOR)
 864.4 SQ. FT 4 , CAR GARAGES
 28.5 SQ. FT COVERED FRONT PORCH
 428.9 SQ. FT BREEZEWAYS & PRIVATE OPEN SPACE

LOT SIZE: 136'-5" x 50' = 6825 SF
 EXISTING LANDSCAPING AREA: 841.4 SF
 PROPOSED ADDITIONAL LANDSCAPING AREA: 433.35F

IMPERVIOUS SURFACE:

DWELLING = 2242.8 SF
 GARAGE = 864.4 SF
 PORCH = 28.5 SF
 DRIVEWAY/WALKS/PARKING SPACES = 2679.5 SF
 LOT COVERAGE = 2242.8/6825 = 32.8%

GENERAL NOTES:

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE FOLLOWING INTERNATIONAL CODES, 2016 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24) COMPLIANCE WITH CITY OF BELLFLOWER REGULATIONS AND ORDINANCES. CALGREEN CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), PART 11 OF TITLE 24 CBC CALIFORNIA BUILDING CODE (PART 2 OF TITLE 24) CCR CALIFORNIA CODE OF REGULATIONS CEBC CALIFORNIA EXISTING BUILDING CODE (PART 10 OF TITLE 24) CEC CALIFORNIA ELECTRICAL CODE (PART 3 OF TITLE 24) CEC CALIFORNIA ENERGY CODE (PART 6 OF TITLE 24) CEC CALIFORNIA ENERGY COMMISSION CMC CALIFORNIA MECHANICAL CODE (PART 4 OF TITLE 24) CPC CALIFORNIA PLUMBING CODE (PART 5 OF TITLE 24) CRSC CALIFORNIA REFERENCED STANDARDS CODE (PART 12 OF TITLE 24) DPH IDENTIFIES CODE PROVISIONS BY THE DEPARTMENT OF PUBLIC HEALTH IBC INTERNATIONAL BUILDING CODE IFC INTERNATIONAL FIRE CODE IEBC INTERNATIONAL EXISTING BUILDING CODE IRC INTERNATIONAL RESIDENTIAL CODE NEC NATIONAL ELECTRICAL CODE NFPA NATIONAL FIRE PROTECTION ASSOCIATION

DESIGN HAS BEEN DONE PRESCRIPTIVELY TO THE 2016 CALIFORNIA BUILDING CODES.



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PROPOSED ADDITION FOR
GILBERT SCALES
 8708 FLOWER ST, BELLFLOWER, CA, 90706

Date: APRIL 26, 2018
 Scale: 1/8" = 1'-0"

DRAWING TITLE: EXISTING AND PROPOSED FLOOR PLANS

Sheet :

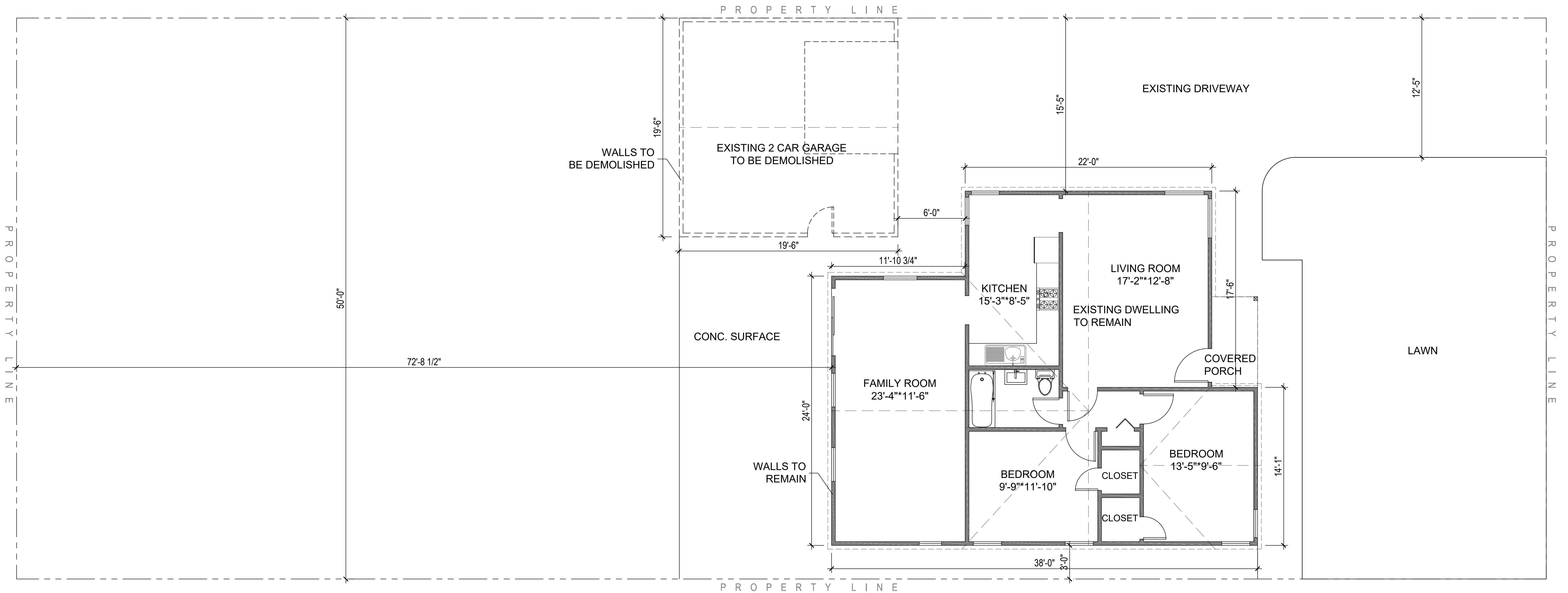
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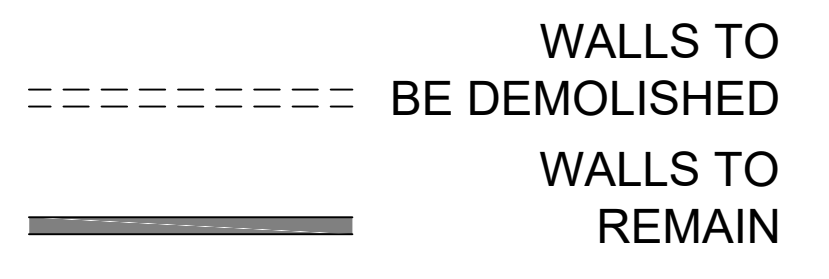
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DEMOLISHE PLAN
Scale: 1/4" = 1' - 00"



GENERAL DEMOLITION NOTES

- 1 , ALL HATCHED WALLS, DOORS, AND WINDOWS ARE TO BE REMOVED.
- 2 , CONTRACTOR TO INSTALL TEMPORARY SHORING AS REQ'D. TO SUPPORT STRUCTURE UNTIL NEW PERMANENT SUPPORT IS IN PLACE.

GENERAL RENOVATION NOTES

- 1 , CONTRACTORS TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- 2 , ALL NEW INTERIOR WALLS TO BE 2x4 STUDS (3 1/2") fa 16" O.C. W/ 1/2" GYP. BRD. , USE MOISTURE RESISTANT GYP. BRD. e PLUMBING FIXTURES.
- 3 , ALL AREAS DISTURBED BY CONSTRUCTION WHICH ARE TO REMAIN UNTOUCHED ARE TO BE RETURNED TO ORIGINAL CONDITION.

FINISH NOTES

- 3 , FLOORING TO BE INSTALLED IN FINISH AREAS (PER OWNER)
- 4 , ALL FINISH SELECTIONS PER OWNER

GENERAL NOTES:

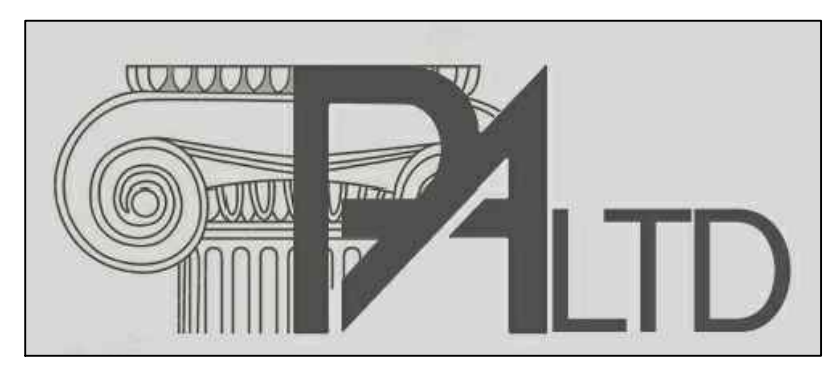
THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK .WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED .ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES .THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN ,IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES ,OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES .CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES .SEE CALCULATIONS .PORCHES ,DECKS ,FOUNDATION ,FIREPLACE ENCLOSURES , AND GARAGE AREAS NOT INCLUDED IN LIVING AREA .ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR .ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM .



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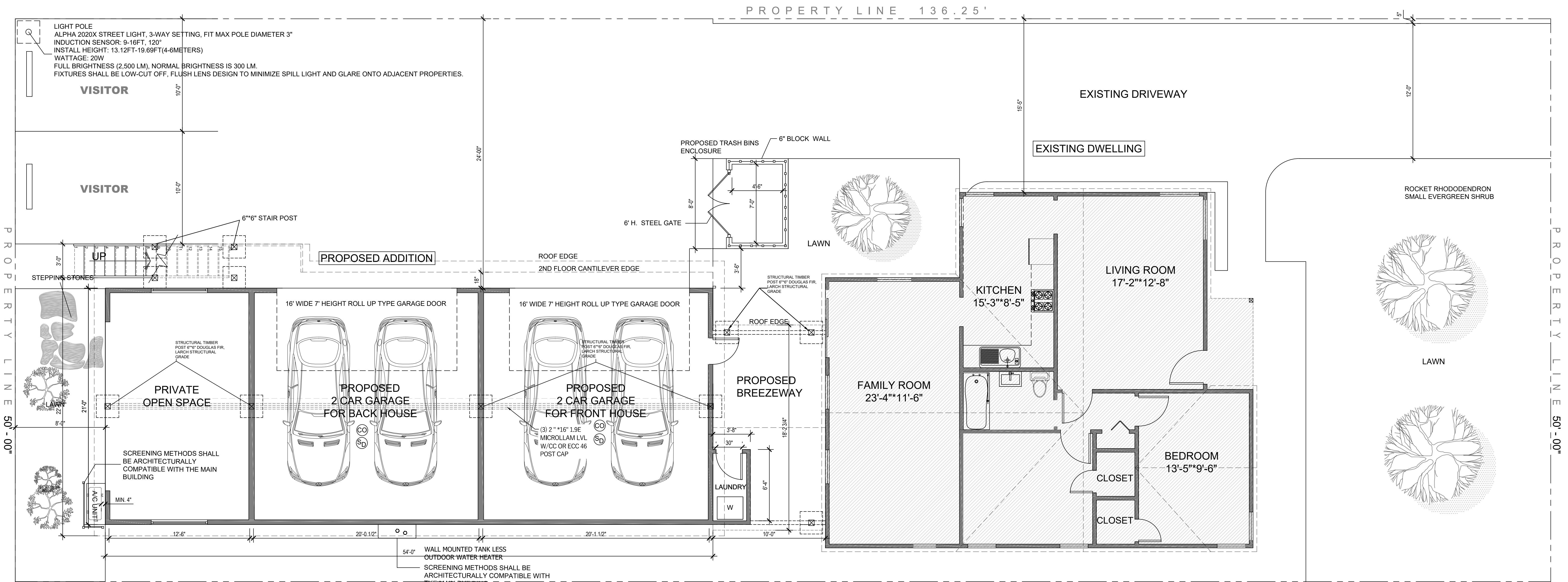
DRAWING TITLE:
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4 PROPOSED 1ST FLOOR PLAN Scale: 1/4" = 1' - 00"

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2016 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. 2016 IEC AND 2016 IMC SHALL BE USED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATIONS. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DESIGN CRITERIA: 2016 IRC AND IBC
 ROOF: 50 PSF SNOW LOAD
 *8 PSF TOP CHORD DL.
 *7 PSF BOTTOM CHORD DL.
 *5 PSF NET WIND UPLIFT.
 FLOOR: 40 PSF LL.
 *10 PSF TOP CHORD DL.

*5 PSF BOTTOM CHORD DL.
 SOIL: *2,000 PSF ALLOWABLE (ASSUMED). TO BE AT TIME OF EXCAVATION
 FROST DEPTH: *2'-0"
 SEISMIC ZONE: C,
 WIND: 90 MPH (90 MPH 3 SEC GUST), EXPOSURE C.
 THIS STRUCTURE SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.
 INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.
 INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.
 INSULATE WASTE LINES FOR SOUND CONTROL.
 EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.
 ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.
 PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

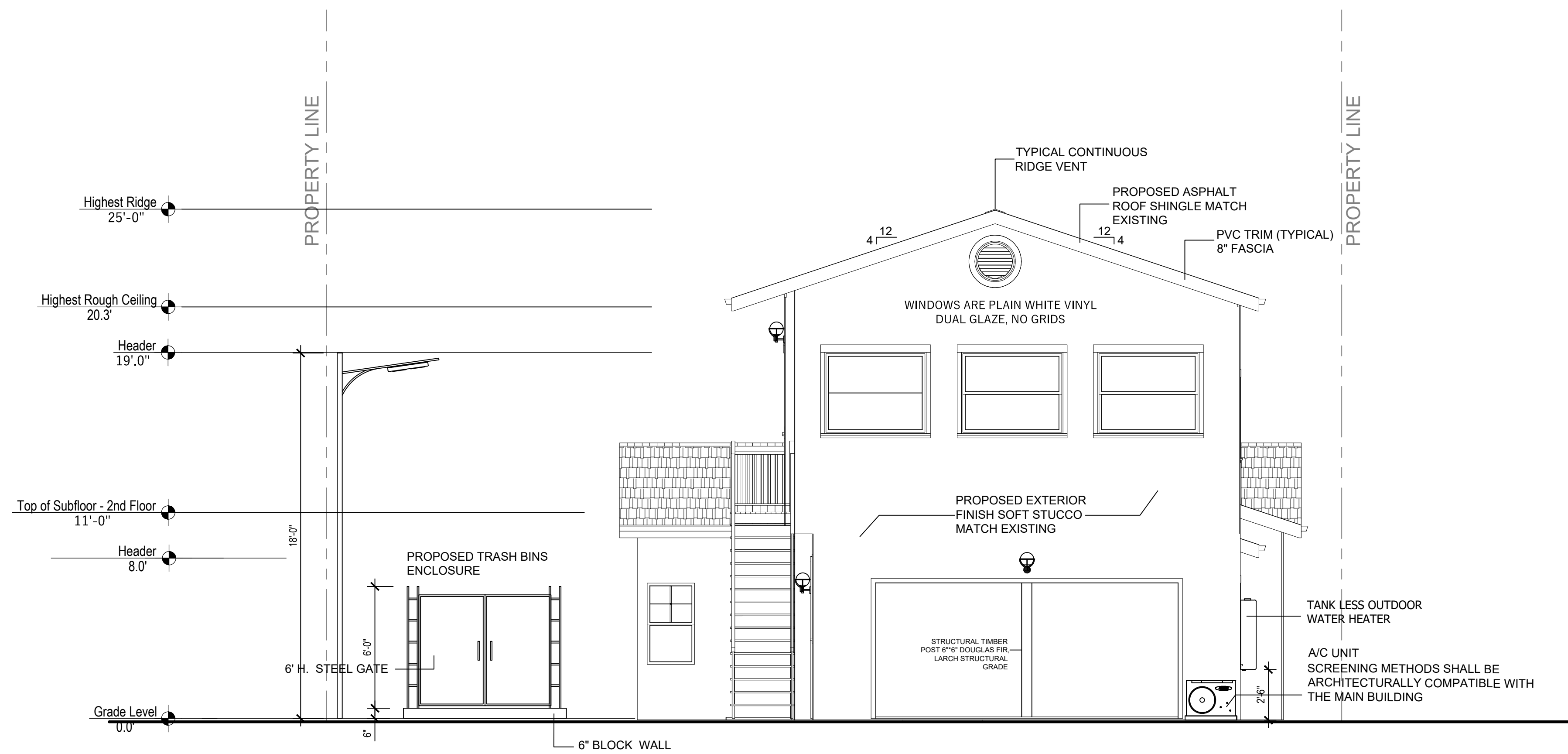


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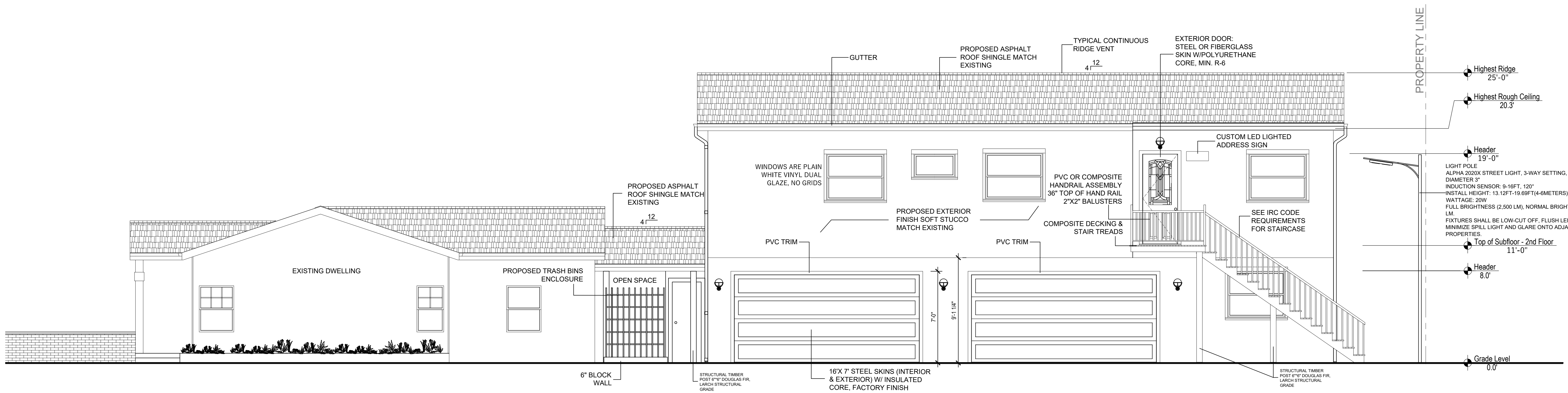
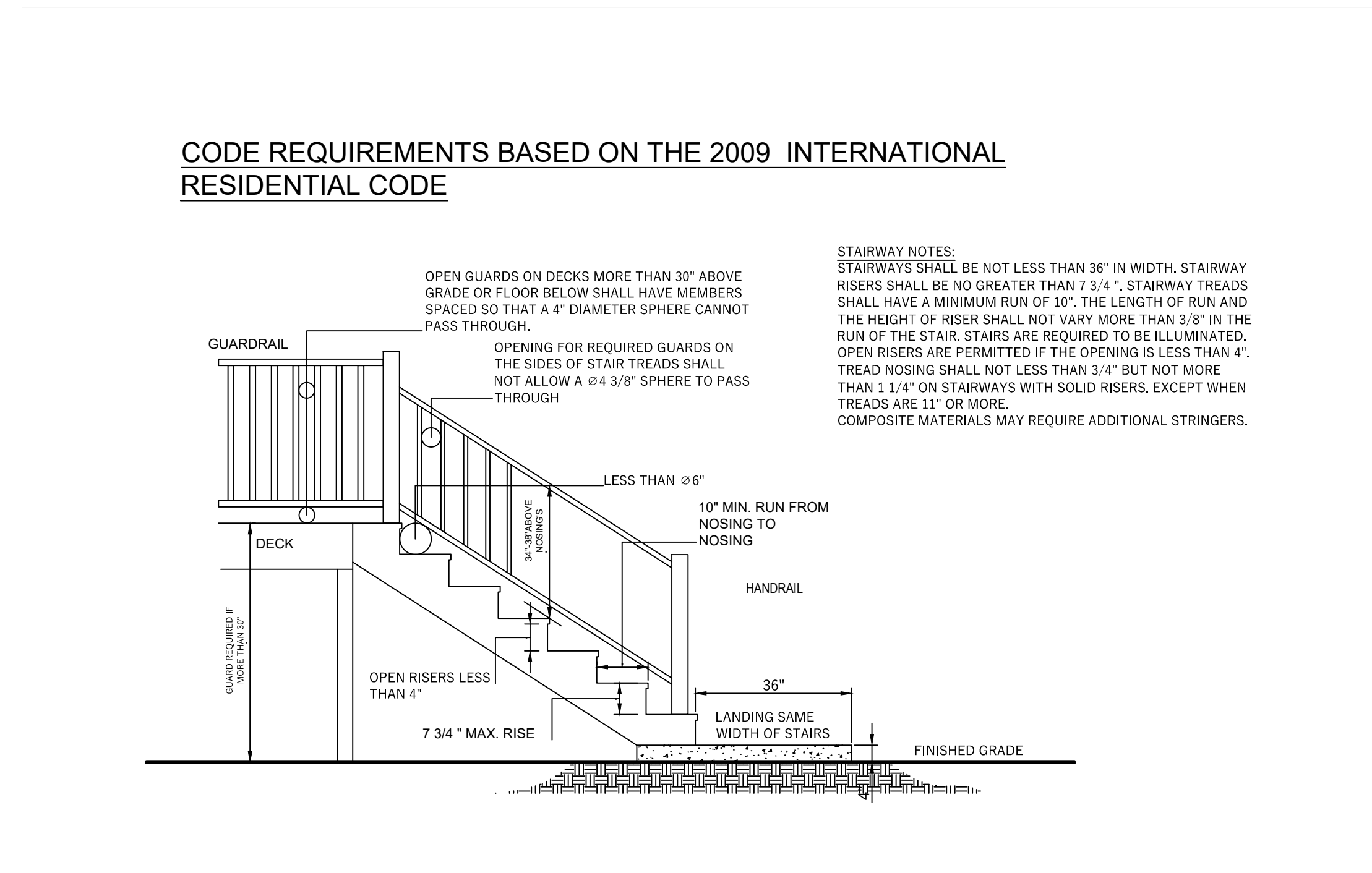
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PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1' - 00"



PROPOSED EAST ELEVATION

Scale: 1/4" = 1' - 00"



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 PROPOSED ELEVATIONS

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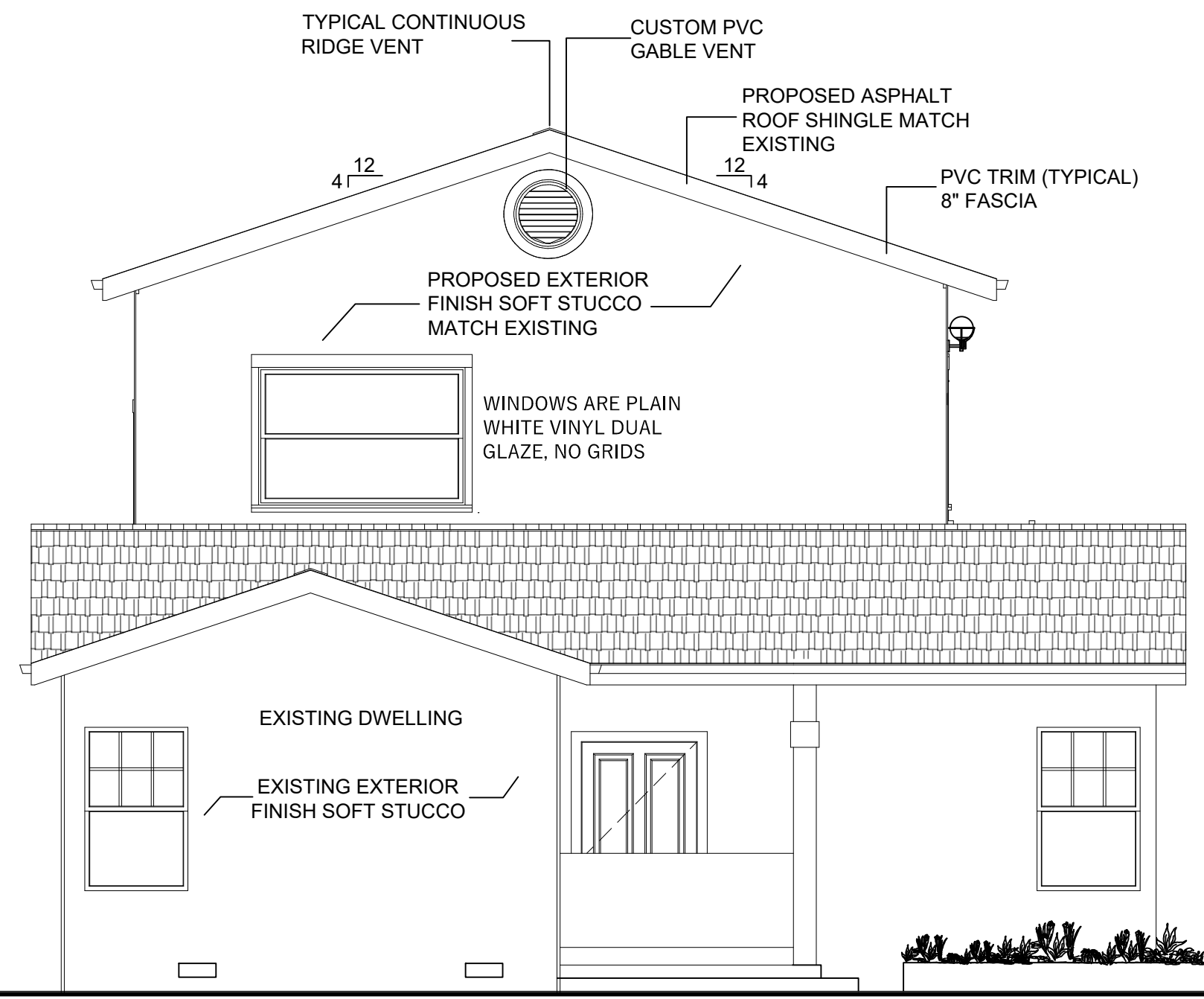
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PROPOSED NORTH ELEVATION

Scale: 1/4" = 1' - 00"

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EXTERIOR FINISH NOTES:

EXTERIOR FINISH TO BE FIBER CEMENT SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. MATERIAL AND COLOR BY OWNER.
 ROOFING TO BE 50 YEAR ASPHALT OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
 DECKING TO BE TREX OR WOOD. FINAL MATERIAL AND COLOR BY OWNER.
 CHIMNEYS ARE DECORATIVE AND PROVIDE FOR VENTING OF GAS FIREPLACES ONLY.
 DOWNSPOUTS TO BE COLLECTED AND ROOF RUN OFF TO BE DIRECTED AWAY FROM STRUCTURE PER THE SITE PLAN.
 FINISH GRADE SHALL SLOPE AWAY FROM STRUCTURE MIN. 1/2" PER FOOT OF RUN FOR 4' MIN.
 BASALT RETAINING WALLS TO MATCH EXISTING RETAINING WALL.

VENTILATION NOTES:

ALL COMBUSTION APPLIANCES WILL BE VENTED DIRECTLY TO THE EXTERIOR. FURNACE FIREBOX AND TANKLESS WATER HEATER SHALL HAVE OUTSIDE COMBUSTION AIR SUPPLY PURSUANT TO REGIONAL AND LOCAL CODES.

ATTIC SHALL HAVE VENTILATION EQUAL TO 1 SQ. FOOT PER 150 SQ. FEET OF ATTIC SPACE. VENTILATION SHALL BE PROTECTED FROM SNOW AND RAIN AND SHALL BE COVERED WITH GALVANIZED WIRE SCREEN. OPENINGS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

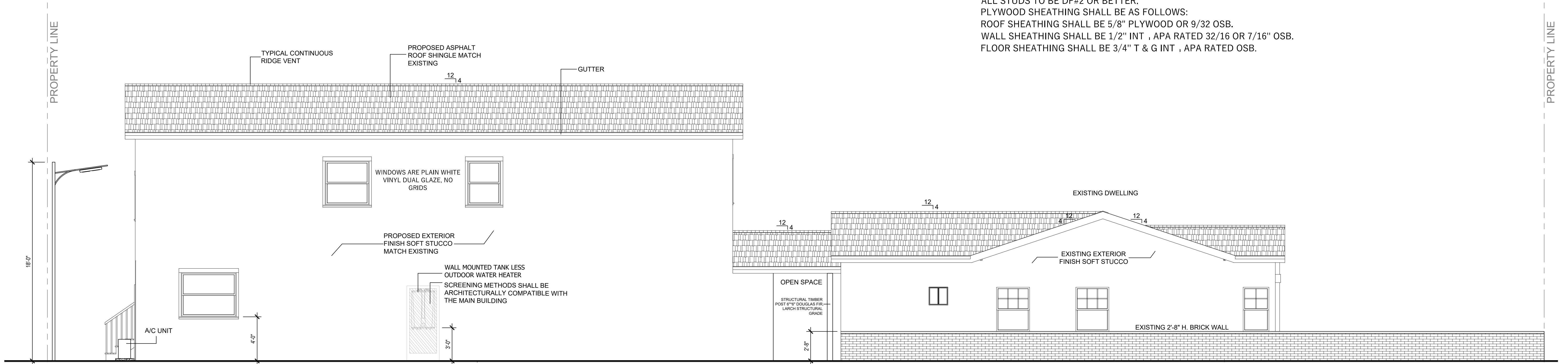
EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

GARAGES SHALL BE VENTED WITH 60 SQUARE INCHES LOCATED 6" ABOVE THE FLOOR SURFACE.

UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FEET OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION.

LUMBER SPECIES:

POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
 EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
 SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
 ALL STUDS TO BE DF#2 OR BETTER.
 PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
 WALL SHEATHING SHALL BE 1/2" INT , APA RATED 32/16 OR 7/16" OSB.
 FLOOR SHEATHING SHALL BE 3/4" T & G INT , APA RATED OSB.



PROPOSED WEST ELEVATION

Scale: 1/4" = 1' - 00"

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PROPOSED ELEVATIONS

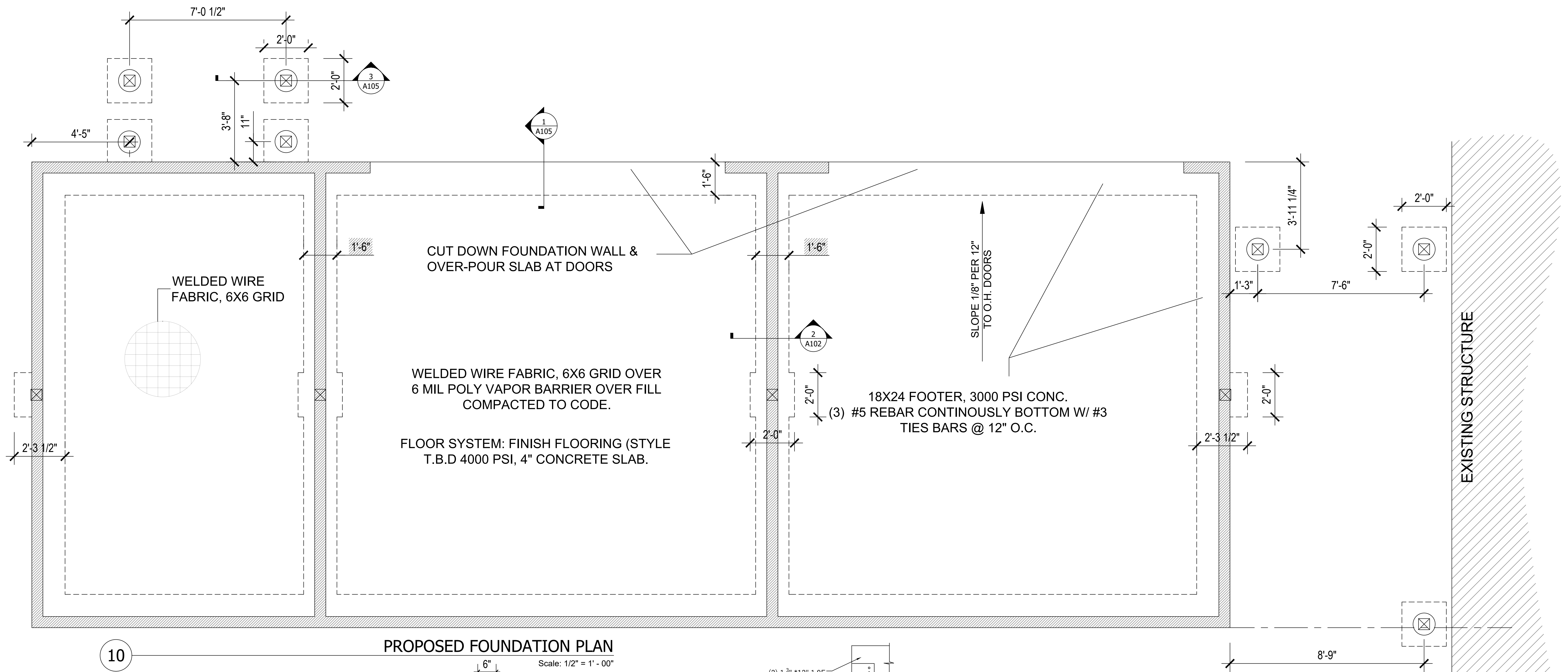
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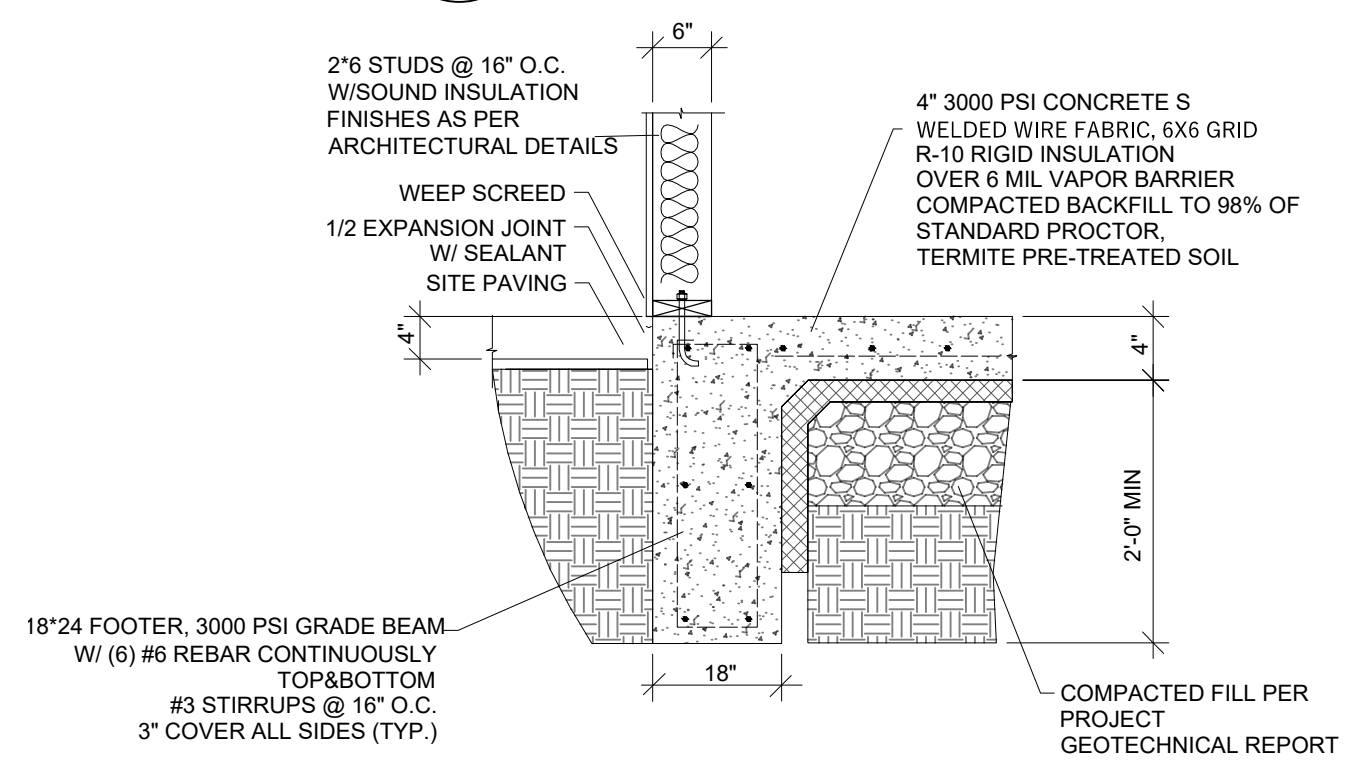
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PROPOSED FOUNDATION PLAN

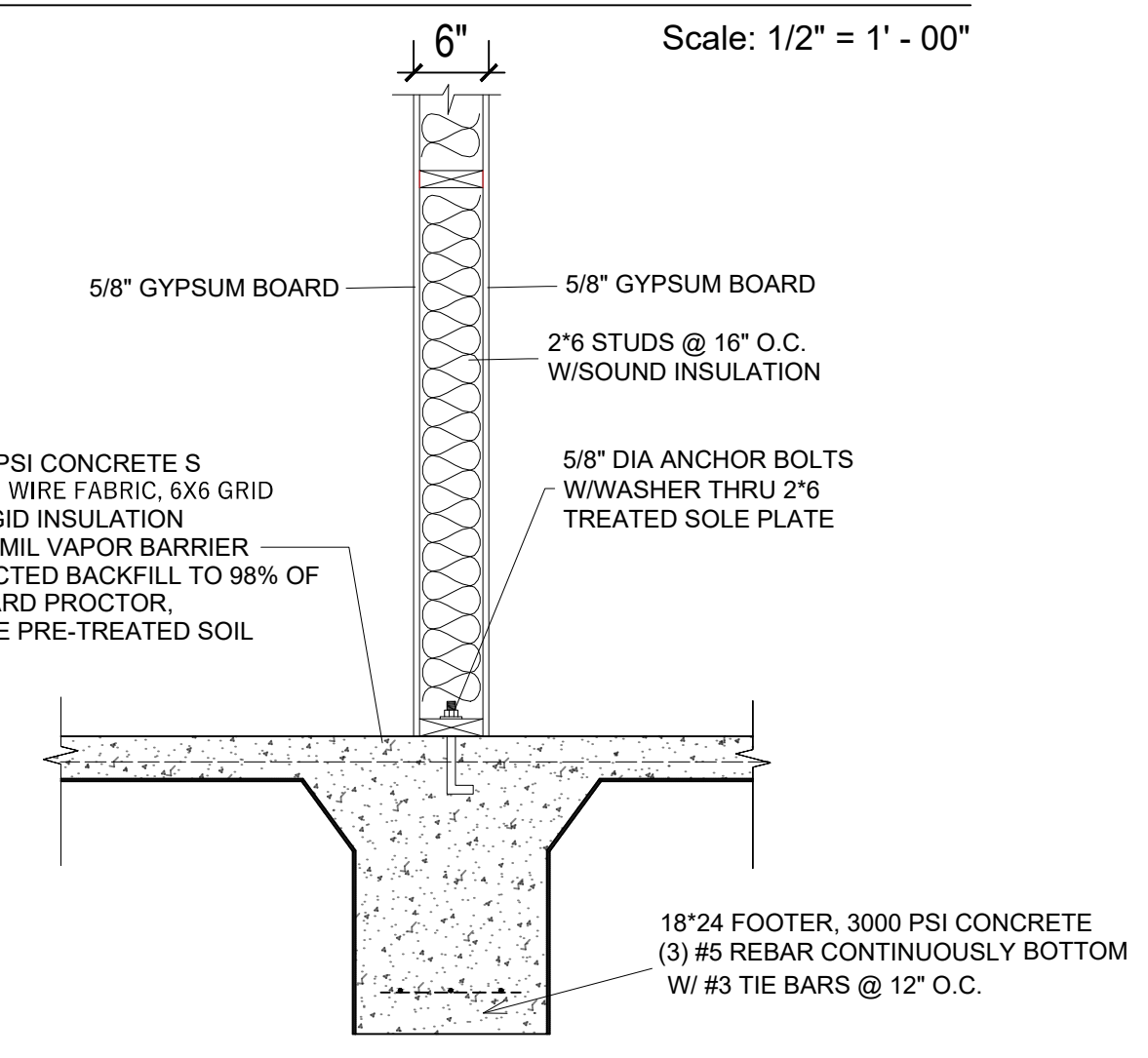
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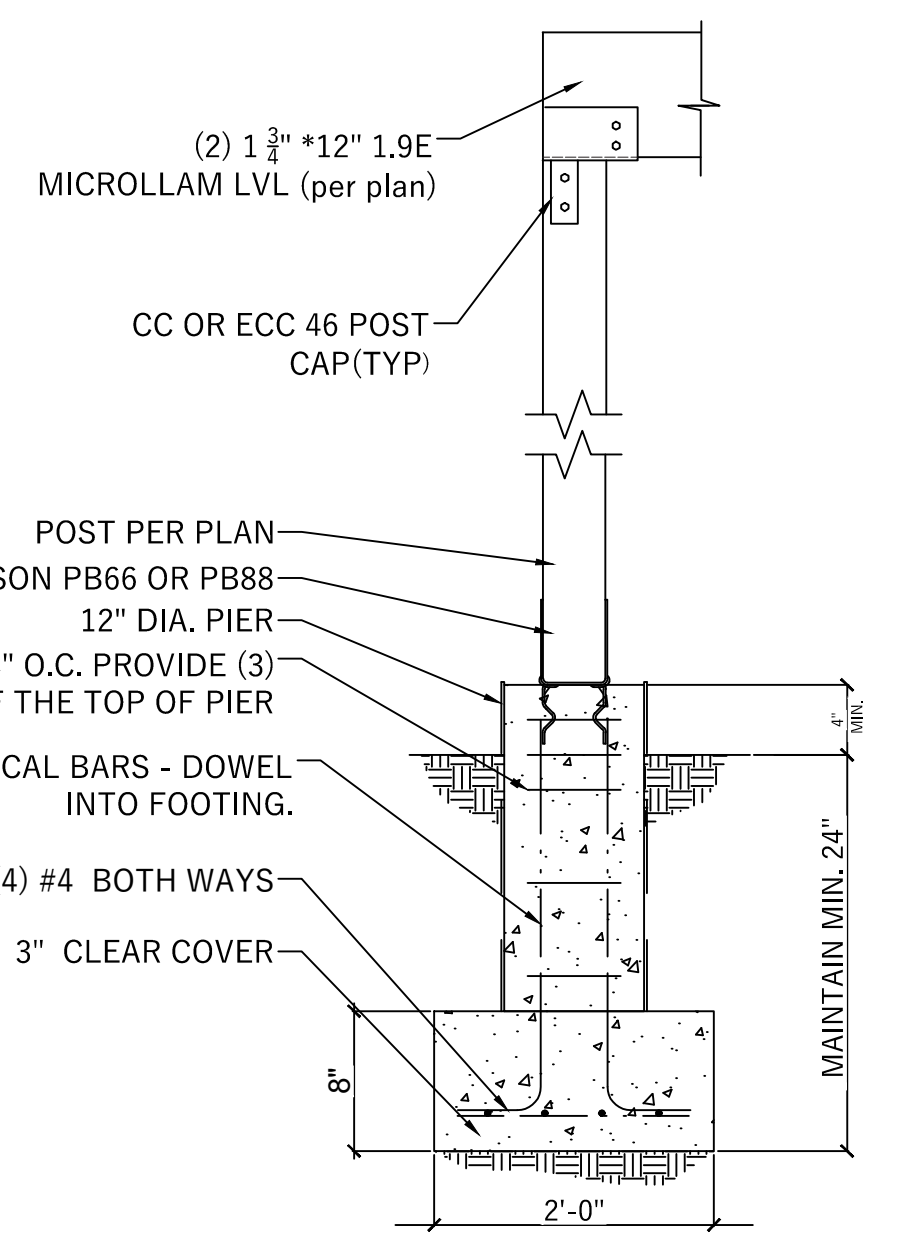


FOOTING SECTION

Scale: NTS



11



FOUNDATION NOTES:

- ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS A REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.
- CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 3000 PSI), 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP, 4"
- USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE
- CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE', ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.
- INFILTRATION, ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.
 - * JOINTS AROUND WINDOW AND DOOR FRAMES
 - * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
 - * JOINTS BETWEEN WALL AND FOUNDATION
 - * JOINTS BETWEEN WALL AND ROOF
 - * JOINTS BETWEEN WALL PANELS
 - * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

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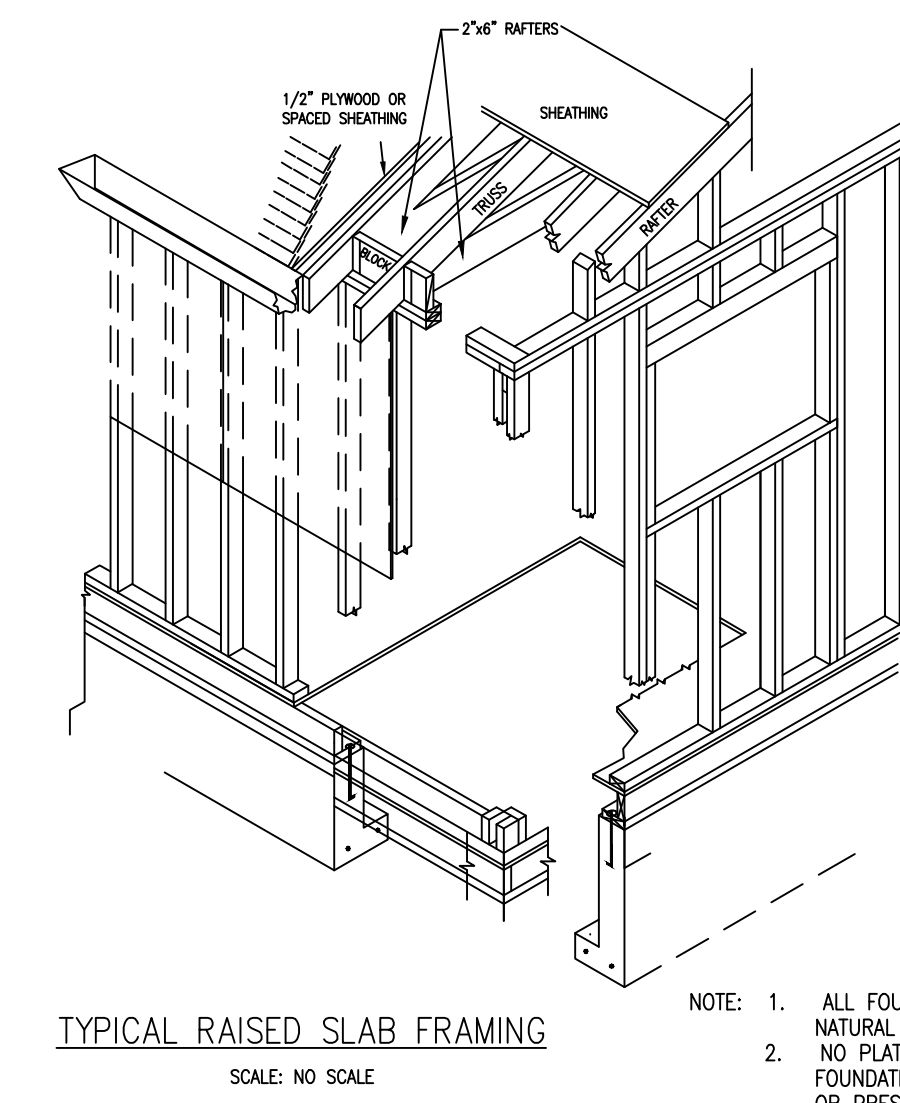
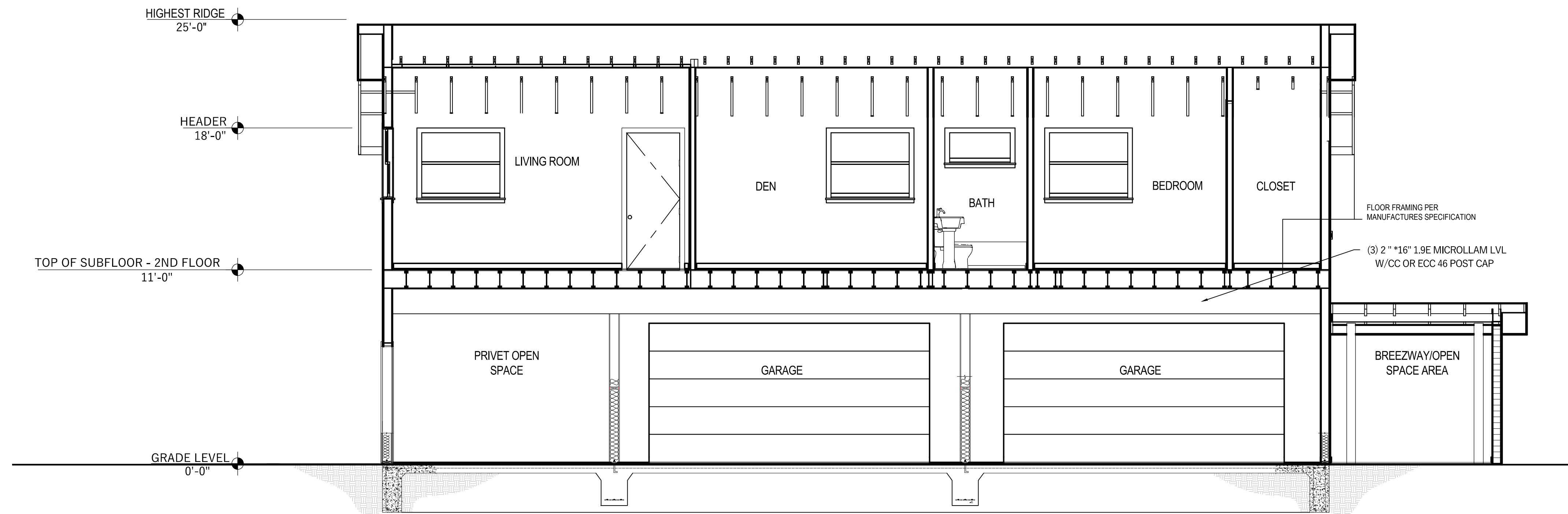
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NOTE: 1. ALL FOUNDATIONS TO EXTEND INTO NATURAL UNDISTURBED GROUND
2. NO PLATES OR SILLS OTHER THAN FOUNDATION GRADE REDWOOD, CEDAR, OR PRESSURE TREATED WOOD SHALL BE USED.

1

PROPOSED CROSS SECTION

Scale: 1/4" = 1' - 00"

NAILING NOTES: (PER IRC TABLE R602.3(1))

JOIST TO SILL OR GIRDER
BRIDGING TO JOIST
SOLE PLATE TO JOIST OR BLK'G
STUD TO SOLE PLATE
TOP PLATE TO STUD

TOE NAIL (3)-8d
TOE NAIL EA. END (2)-8d
FACE NAIL 16d @ 16" OC
TOE NAIL (4)-8d, END NAIL (2) 16d
END NAIL (2)-16d

DOUBLE STUDS
DOUBLE TOP PLATES
CONTINUOUS HEADER, TWO PIECES
BUILT - UP HEADER, TWO PIECES
W/ 1/2" SPACER
TOP PLATES, LAPS AND INTERSECTIONS

FACE NAIL 16d @ 24" OC
FACE NAIL 16d @ 16" OC
16d @ 16" OC ALONG EA. EDGE
FACE NAIL (2)-16d

CEILING JOISTS TO PLATE
CONTINUOUS HEADER TO STUD
CEILING JOISTS, LAPS OVER PARTITIONS
CEILING JOISTS TO PARALLEL RAFTERS
RAFTER TO PLATE
1" BRACE TO EACH STUD AND PLATE
BUILT - UP CORNER STUDS
2" PLANKS

TOE NAIL (3)-8d
TOE NAIL (4)-8d
FACE NAIL (3)-10d
FACE NAIL (2)-16d
TOE NAIL (2)-8d
FACE NAIL (2)-8d
10d @ 24" OC
(2)-16d @ EA.BRG.

1/2" PLYWOOD ROOF AND WALL SHEATHING

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

3/4" PLYWOOD SUBFLOOR

EDGES 8d @ 6" OC
INTERMEDIATE 8d @ 12" OC

2x MULTIPLE JOISTS, STAGGER @ 15" OC
W/(2) @ EA. END OR SPLICE
(3) OR FEWER
(4) OR MORE

16d NAILS
1/2" DIA M.B. W/ STANDARD NUT AND WASHERS

FLOOR FRAMING & TRUSS NOTES:

FLOOR 40 :PSF LL.
10:PSF TOP CHORD DL.
5:PSF BOTTOM CHORD DL.

FLOORS 3AND 2SHALL HAVE 22FLOOR TRUSSES ;BOTTOM FLOOR IS CONCRETE SLAB.

SUB-FLOOR SHEATHING SHALL BE H .1.125SHEATHING IS REQUIRED FOR ANY LONGITUDINAL(DRAG)FORCES .

TRUSSES SPACED AT 24.00/O.C.

TRUSS DRAWING IS FOR ILLUSTRATION ONLY ALL TRUSSES SHALL BE INSTALLED &BRACED TO MANUFACTURERS DRAWINGS & SPECIFICATIONS.
ALL PLATES ARE 1.5X 4UNO

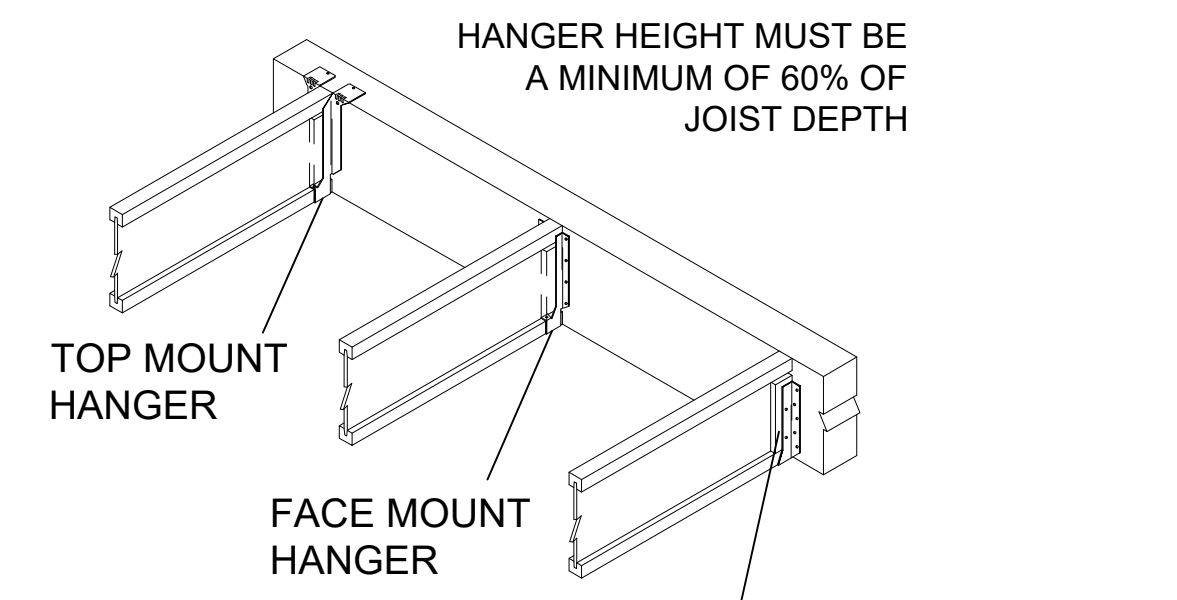
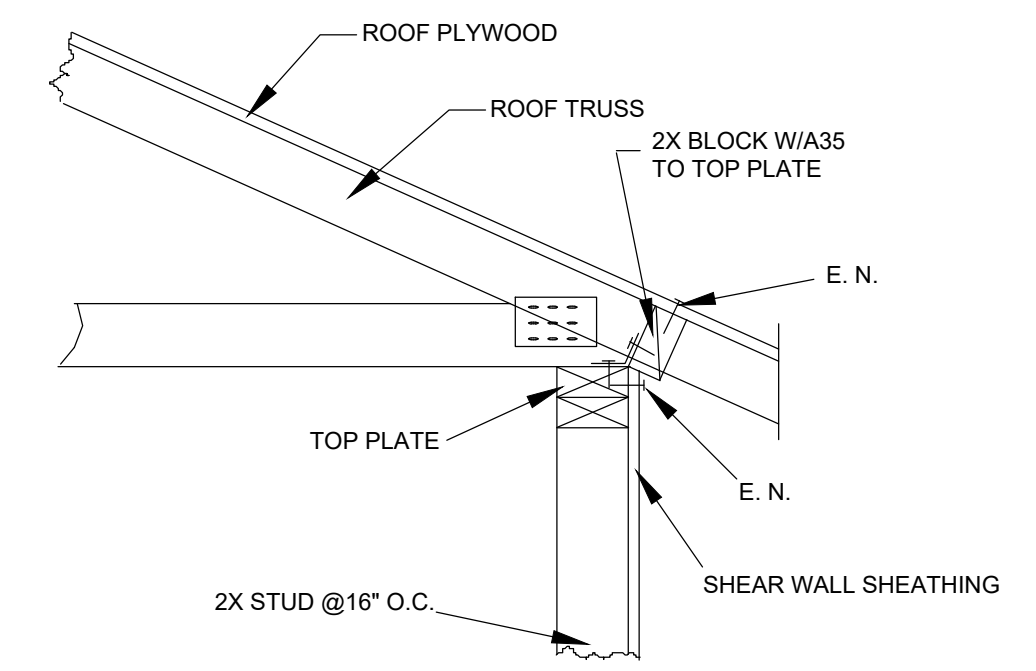
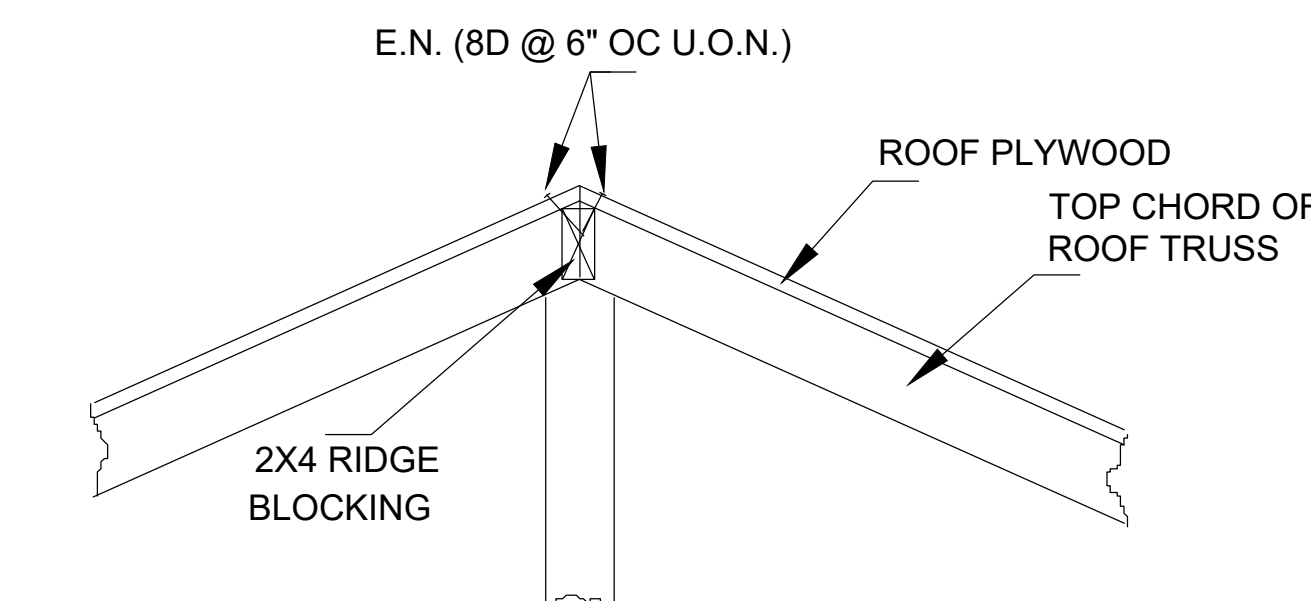
DEFLECTION MEETS L 480/LIVE AND L 360/TOTAL LOAD.

FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.

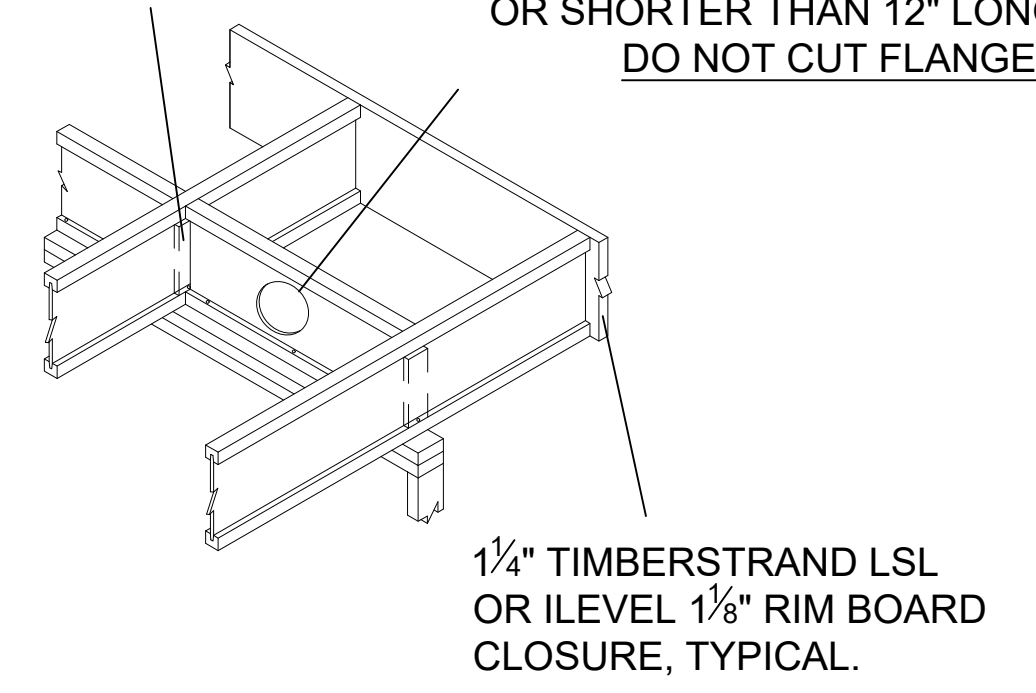
ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT .APPROVAL OF ENGINEERING CALCULATIONS.

ALL TRUSSES SHALL HAVE DESIGN DETAILS &DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.



WEB STIFFENERS REQUIRED BOTH SIDES AT E1W
8" DIAMETER MAXIMUM HOLE FOR 1 1/8" - 16" DEEP BLOCKING PANELS; 6" DIAMETER MAXIMUM FOR BLOCKING PANELS 9 1/2" DEEP OR SHORTER THAN 12" LONG. DO NOT CUT FLANGES.



WEB STIFFENERS REQUIRED IF SIDES OF HANGER DO NOT LATERALLY SUPPORT AT LEAST 3/8" OF TJI JOIST TOP FLANGE

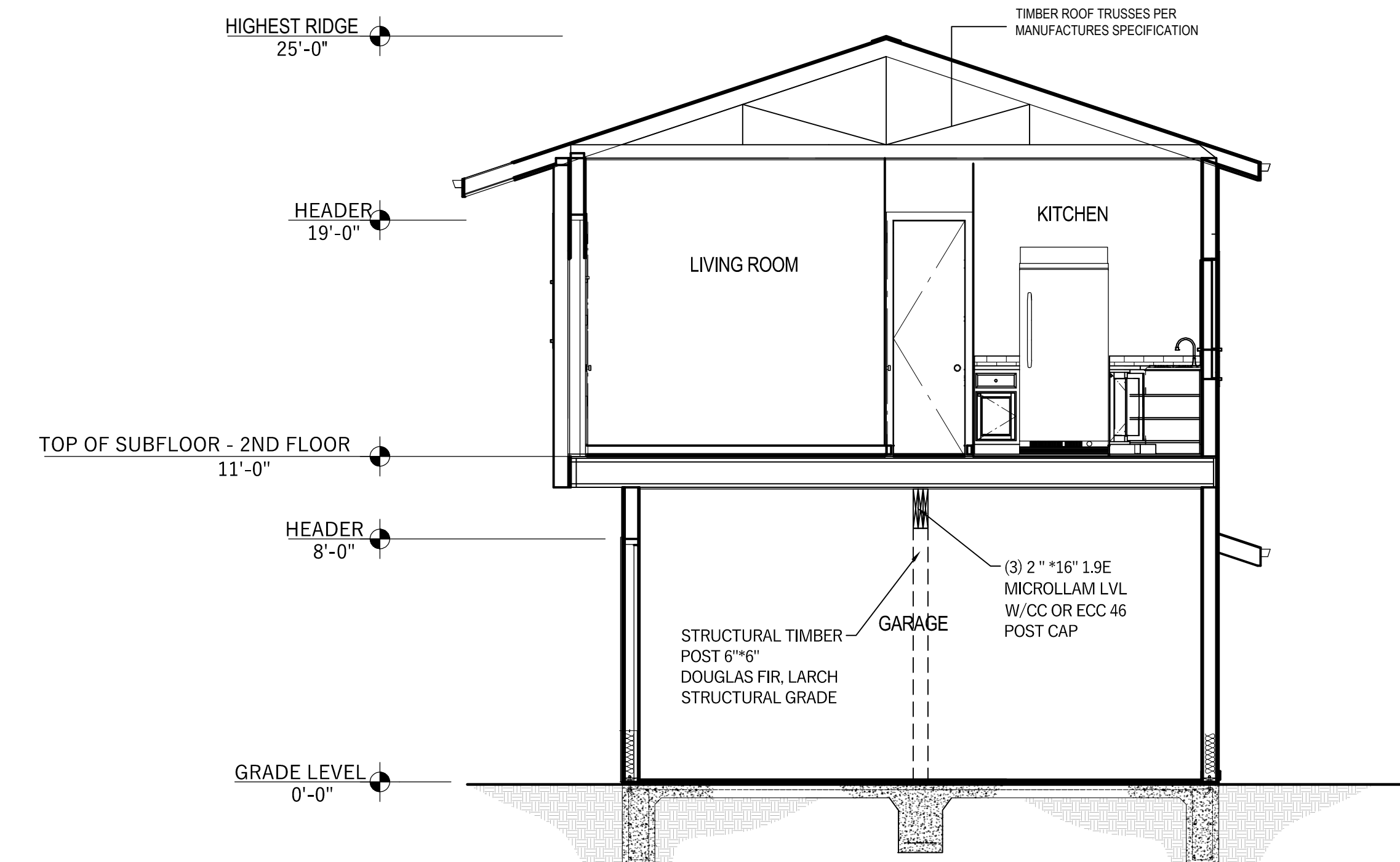
FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THEN 25 AND A SMOKE DENSITY RATING OF LESS THAN 450.

PROVIDE INSULATION BAFFLES AT EAVE VENTS BETWEEN RAFTERS.

SPECIFIC MANUFACTURES AND MODEL NUMBERS SHOWN ON THE PLANS ARE INDICATIONS OF QUALITY ONLY. THE OWNER/BUILDER SHALL NOT BE PROHIBITED FROM SUBSTITUTING MATERIALS AND/OR APPLIANCES OF EQUAL QUALITY /STRENGTHS FROM NON , SPECIFIED MANUFACTURERS.

THE OWNER/BUILDER SHALL NOT BE SUBSTITUTING MATERIALS PROVIDED THEY MEET CURRENT BLDG. CODE, AND ARE APPROVED FOR THAT SPECIFIC USE BY THE BUILDING OFFICIAL



2

PROPOSED CROSS SECTION

Scale: 1/4" = 1' - 00"

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Project Name and Address:

PROPOSED ADDITION FOR
GILBERT SCALES
8708 FLOWER ST, BELLFLOWER, CA, 90706

Date:
APRIL 26, 2018

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

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PROPOSED CROSS SECTIONS

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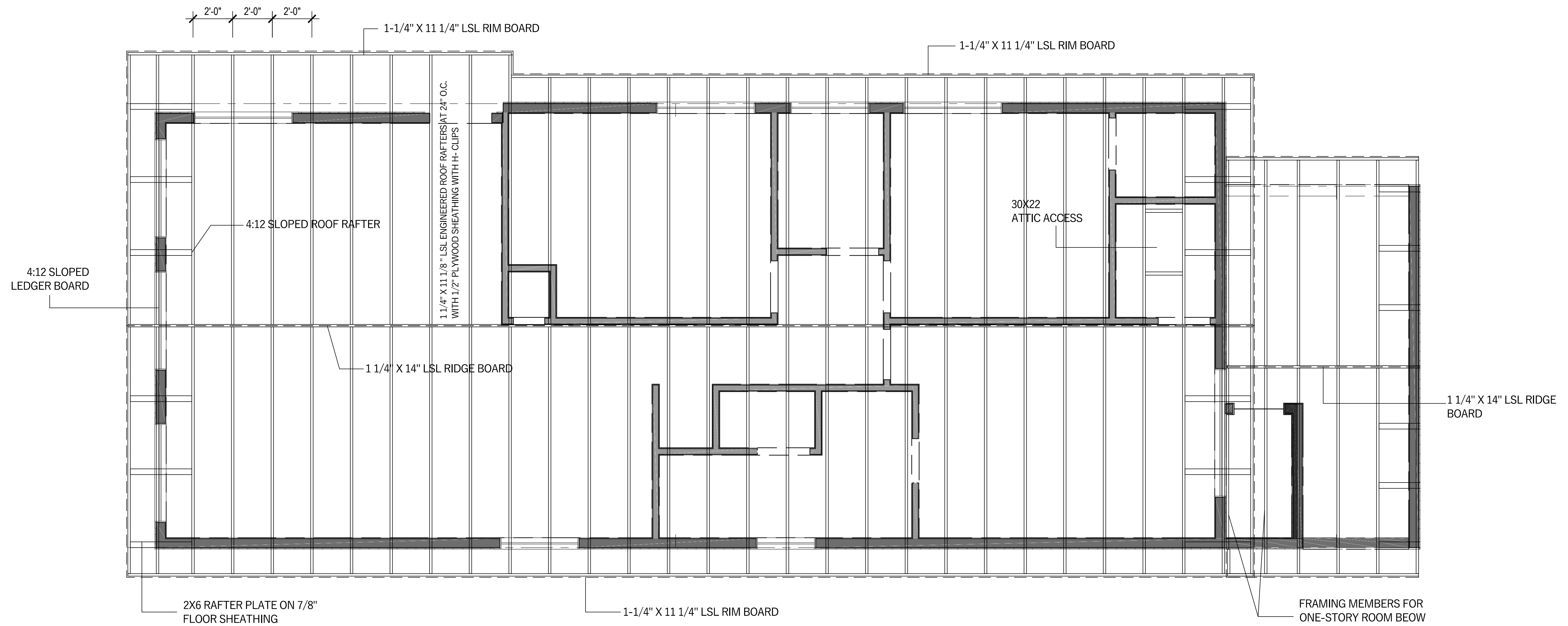
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PROPOSED ROOF FRAMING

Scale: 3/8" = 1' - 00"

TRUSS NOTES:

1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING INSPECTION.
5. NON BEARING WALLS SHOULD BE HELD DOWN FROM THE TRUSS BOTTOM CHORD W/ SIMPSON STC TO INSURE THAT THE TRUSS BOTTOM CHORD WILL NOT BEAR ON THE WALL.
6. ALL CONNECTIONS OF RAFTERS, JACK OR HIP TRUSSES TO MAIN GIRDER TO BE PROVIDED BY TRUSS MANUFACTURE.
7. ALL ROOF FRAMING 24" O.C.
8. ALL ROOF PITCH 4:12
9. SCISSORS TRUSS CEILING PITCH 2:12.
10. TRUSSES MANUFACTURED BY
11. ALL OVERHANGS 16".

ATTIC VENTILATION:
AREA / 300

PROVIDE 1" MIN. AIR GAP AT EAVES WITH INSULATION BAFFLES TYP. AT ALL TRUSS BAYS.

PROVIDE GABLE VENTS ALL GABLE ENDS.

PROVIDE GALV. ROOF VENTS ON BACKSIDE OF ROOFLINE ABOVE CONDITIONED AREA.

WALL PANEL NOTES:

B.P. BRACED WALL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.

I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2" GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS

A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

FRAMING NOTES:

PROVIDE DOUBLE JSTS .UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA .END OF EA .RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING ,DRAFT STOPS AND FIRE STOPS AS PER I.B.C .SEC .R.502.12

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.



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DRAWING TITLE:
 PROPOSED ROOF FRAMING PLAN

Sheet :

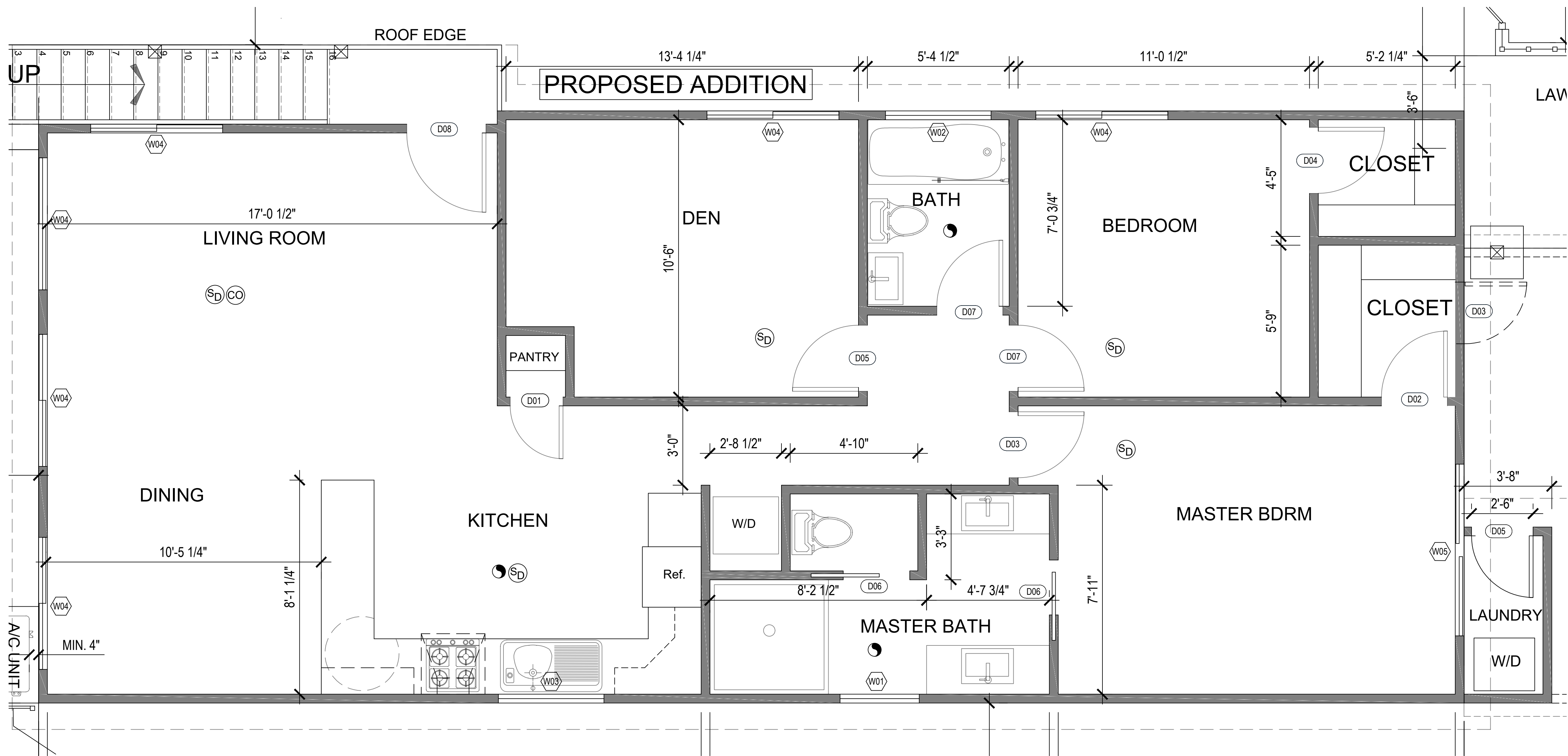
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DOOR AND WINDOW NOTES:

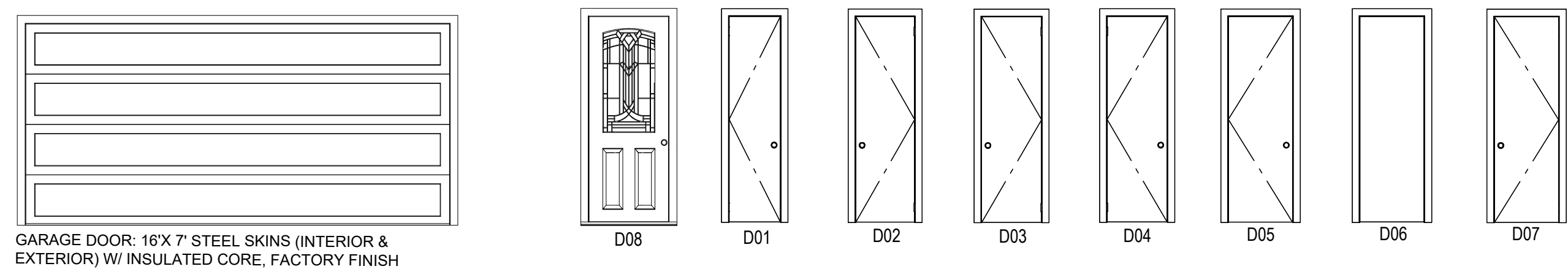
EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.
 ALL WALK THRU DOORS SHALL BE SOLID CORE.
 INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.
 DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING.
 EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

15 PROPOSED DOOR & WINDOWS SCHEDULE PLAN
 Scale: NOT TO SCALE

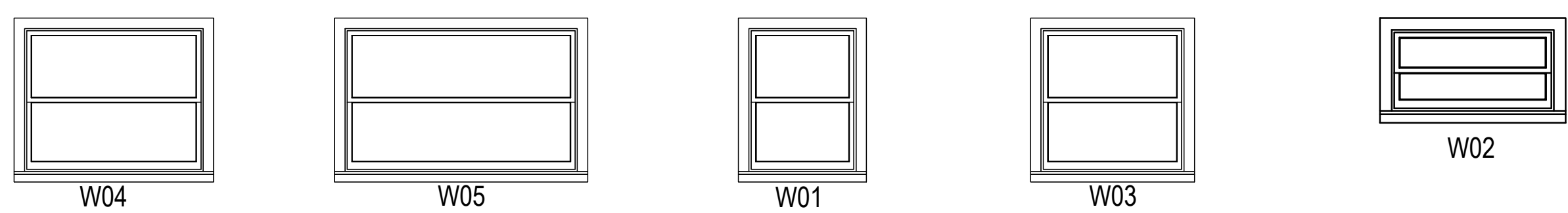
DOOR SCHEDULE												
Number	Label	Qty	Floor	Size	Width	Height	R/O	Description	Header	Thickness	Code	Comments
D01	2080	1	2	2080 L IN	24"	96"	26"x98 1/2"	Hinged-Slab	2x6x29" (2)	1 3/8"		SLAB DOOR PAINT GRADE
D02	2480	1	2	2480 R IN	28"	96"	30"x98 1/2"	Hinged-Slab	2x6x33" (2)	1 3/8"		SLAB DOOR PAINT GRADE
D03	2480	2	2	2480 L IN	27 1/2"	96"	29 1/2"x98 1/2"	Hinged-Slab	2x6x32 1/2" (2)	1 3/8"		SLAB DOOR PAINT GRADE
D04	2480	1	2	2480 L IN	28"	96"	30"x98 1/2"	Hinged-Slab	2x6x33" (2)	1 3/8"		SLAB DOOR PAINT GRADE
D05	2680	2	2 & 1	2680 L IN	30"	96"	32"x98 1/2"	Hinged-Slab	2x6x35" (2)	1 3/8"		SLAB DOOR PAINT GRADE
D06	2680	2	2	2680 R	30"	96"	62"x98 1/2"	Pocket-Slab	2x6x65" (2)	1 3/8"		SLAB DOOR PAINT GRADE
D07	2680	2	2	2680 R IN	30"	96"	32"x98 1/2"	Hinged-Slab	2x6x35" (2)	1 3/8"		SLAB DOOR PAINT GRADE
D08	3080	1	2	3080 L EX	36"	96"	38"x99"	ext. Hinged-Slab	2x6x41" (2)	1 3/4"		STEEL OR FIBERGLASS SKIN W/POLYURETHANE CORE MIN. R-6

DESIGN U-FACTOR = 0.35
 DESIGN SHGC = 0.40
 U-VALUE AND SOLAR HEAT GAIN COEFFICIENT (SHGC) MINIMUMS PER CLIMATE ZONE 3A



GARAGE DOOR: 16'X 7' STEEL SKINS (INTERIOR & EXTERIOR) W/ INSULATED CORE, FACTORY FINISH

WINDOW SCHEDULE												
Number	Label	Qty	Floor	Size	Width	Height	R/O	Egress	Description	Header	Code	Comments
W01	3040DH	1	1	3040DH	36"	48"	38 3/8"x50 3/8"		Double Hung	2x6x41 3/8" (2)		PLAIN WHITE VINYL DUAL GLAZE, NO GRIDS
W02	4020DH	1	1	4020DH	48"	24"	50 3/8"x26 3/8"		Double Hung	2x8x53 3/8" (2)		PLAIN WHITE VINYL DUAL GLAZE, NO GRIDS
W03	4040DH	1	1	4040DH	48"	48"	50 3/8"x50 3/8"		Double Hung	2x8x53 3/8" (2)		PLAIN WHITE VINYL DUAL GLAZE, NO GRIDS
W04	5040DH	8	1	5040DH	60"	48"	62 3/8"x50 3/8"		Double Hung	2x8x65 3/8" (2)		PLAIN WHITE VINYL DUAL GLAZE, NO GRIDS
W05	6640DH	1	1	6640DH	78"	48"	80 3/8"x50 3/8"		Double Hung	2x10x83 3/8" (2)		PLAIN WHITE VINYL DUAL GLAZE, NO GRIDS



THE SCHEDULE SHEET PROVIDES DETAILS ON SPECIFIC COMPONENTS TO ASSURE COMPLIANCE WITH CERTIFICATION PROGRAMS LIKE THE ICC 700 NATIONAL GREEN BUILDING STANDARD, ENERGY STAR, OR LEED FOR HOMES.

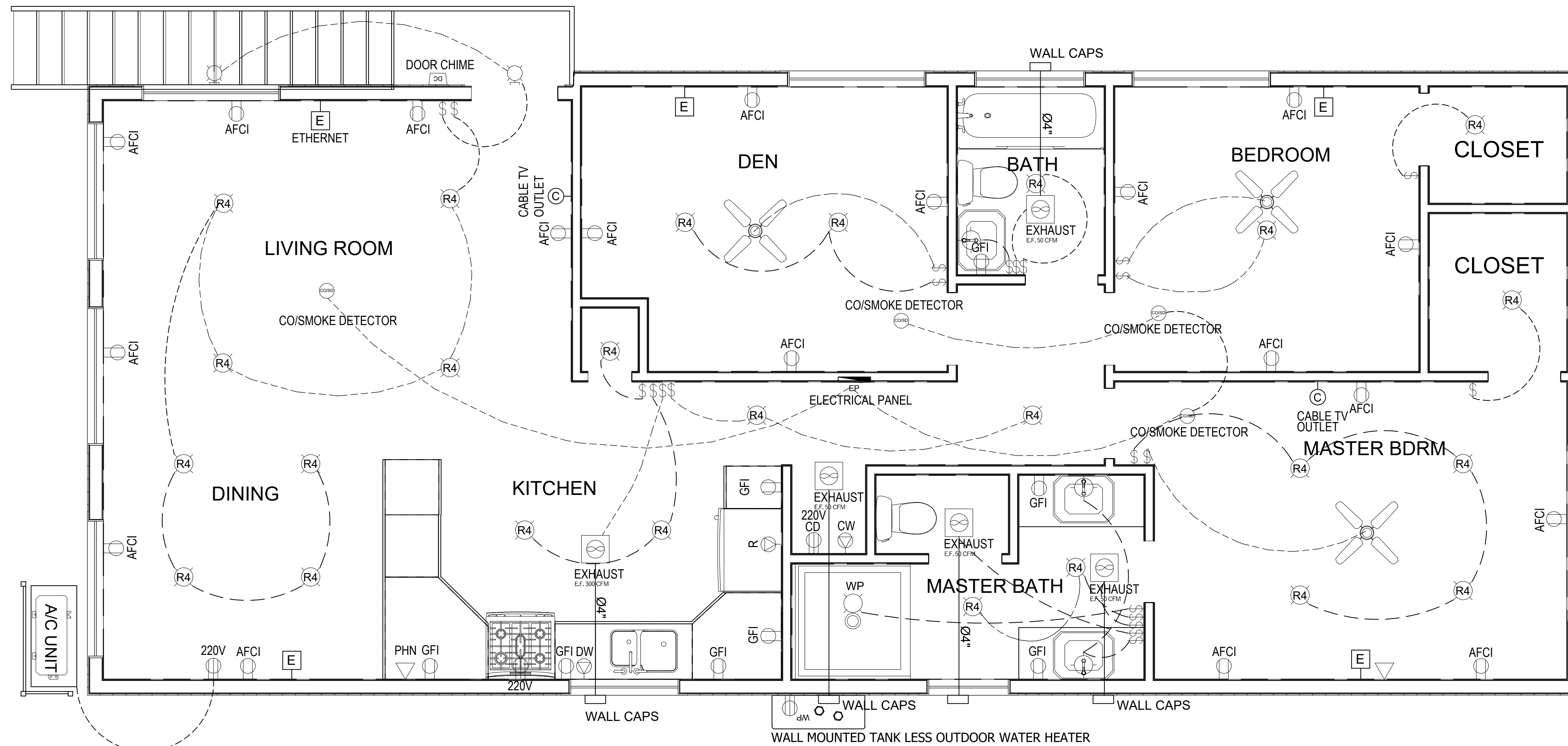
Project Name and Address:
 PROPOSED ADDITION FOR
GILBERT SCALES
 8708 FLOWER ST, BELLFLOWER, CA, 90706

Date: APRIL 26, 2018
 Scale: NTS
 DRAWING TITLE: PROPOSED DOOR & WINDOW SCHEDULE

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 Date: January 19, 2018

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PROPOSED 2ND FLOOR ELECTRICAL PLAN

Scale: 3/8" = 1' - 00"

ELECTRICAL ,DATA & ,AUDIO NOTES:

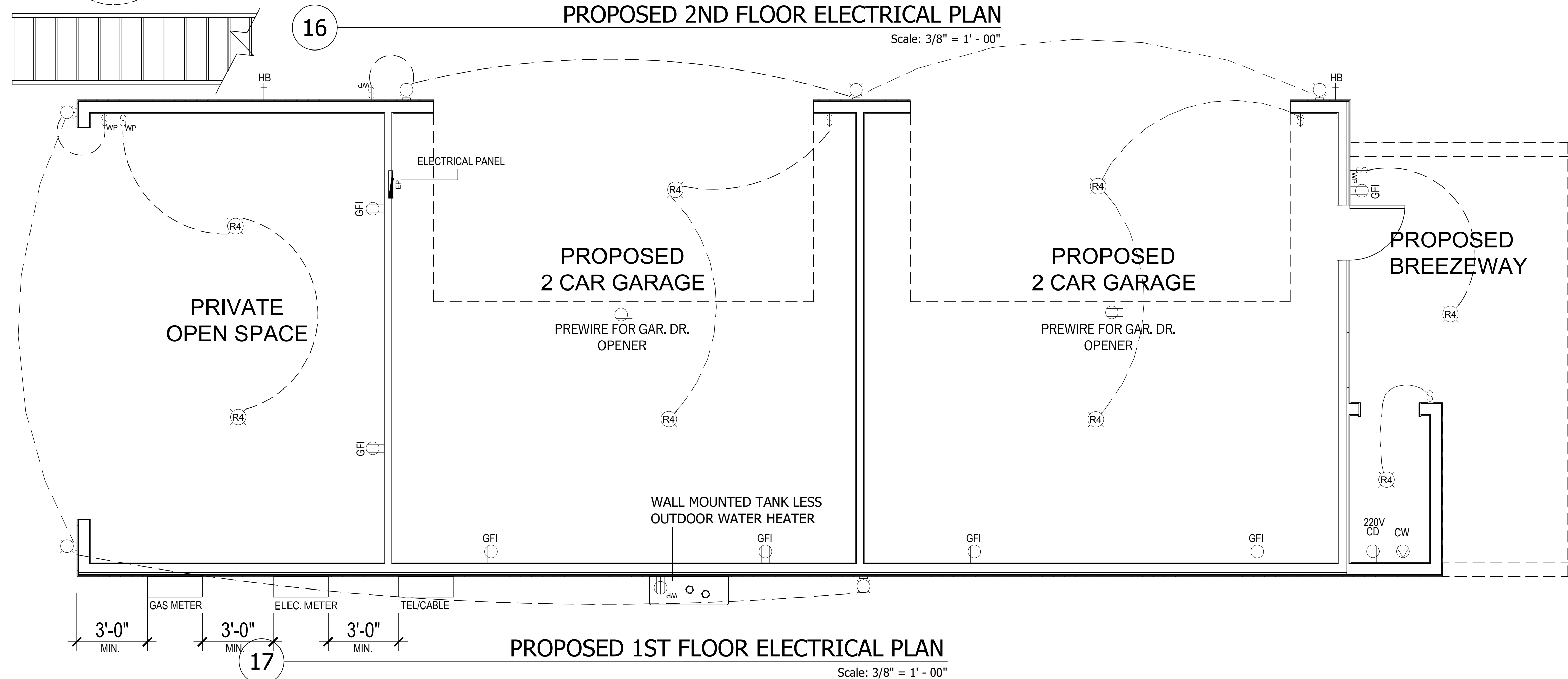
HOME OWNER SHALL DO A WALK , THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ELECTRICAL NOTES:

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER , CONNECT SMOKE DETECTORS SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION. FINAL SWITCHES FOR TIMERS AND DIMMERS SHALL BE VERIFIED WITH HOME OWNER. FIXTURES TO BE SELECTED BY HOME OWNER.

AUDIO:

LOCATE SPEAKERS AND AUDIO CONTROLS AS INDICATED IN THE PLAN; RUN CIRCUIT OF SPEAKER WIRING TO AUDIO HOME PANEL SPECIFIED BY FLOOR; AUDIO SPEAKERS TO BE APPROVED BY HOME OWNER; LOCATE JACKS AS INDICATED IN THE PLAN; INSTALL DATA / CABLE PANEL SIMILAR TO "ON Q". SYSTEM TO BE APPROVED BY HOME OWNER.



PROPOSED 1ST FLOOR ELECTRICAL PLAN

Scale: 3/8" = 1' - 00"

LEGEND	
	SINGLE RECEPTACLE
	DOUBLE RECEPTACLE
	QUAD RECEPTACLE
	SINGLE SWITCH
	DOUBLE SWITCH
	TRIPLE SWITCH
	ELECTRICAL PANEL
	220 VOLT RECEPTACLE
	VOICE RECEPTACLE
	THERMOSTAT
	EXHAUST FAN
	CABLE TV OUTLET
	ETHERNET



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Date:
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Scale:
 3/8" = 1'-0"

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 PROPOSED ELECTRICAL PLANS

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PANEL TAG	P2
PANEL LOCATION	2ND FLOOR
RATED SWITCH AMPER	100A 2POLES
PHASE	2
VOLTAGE	120-240
WIRES	3
LINES	24

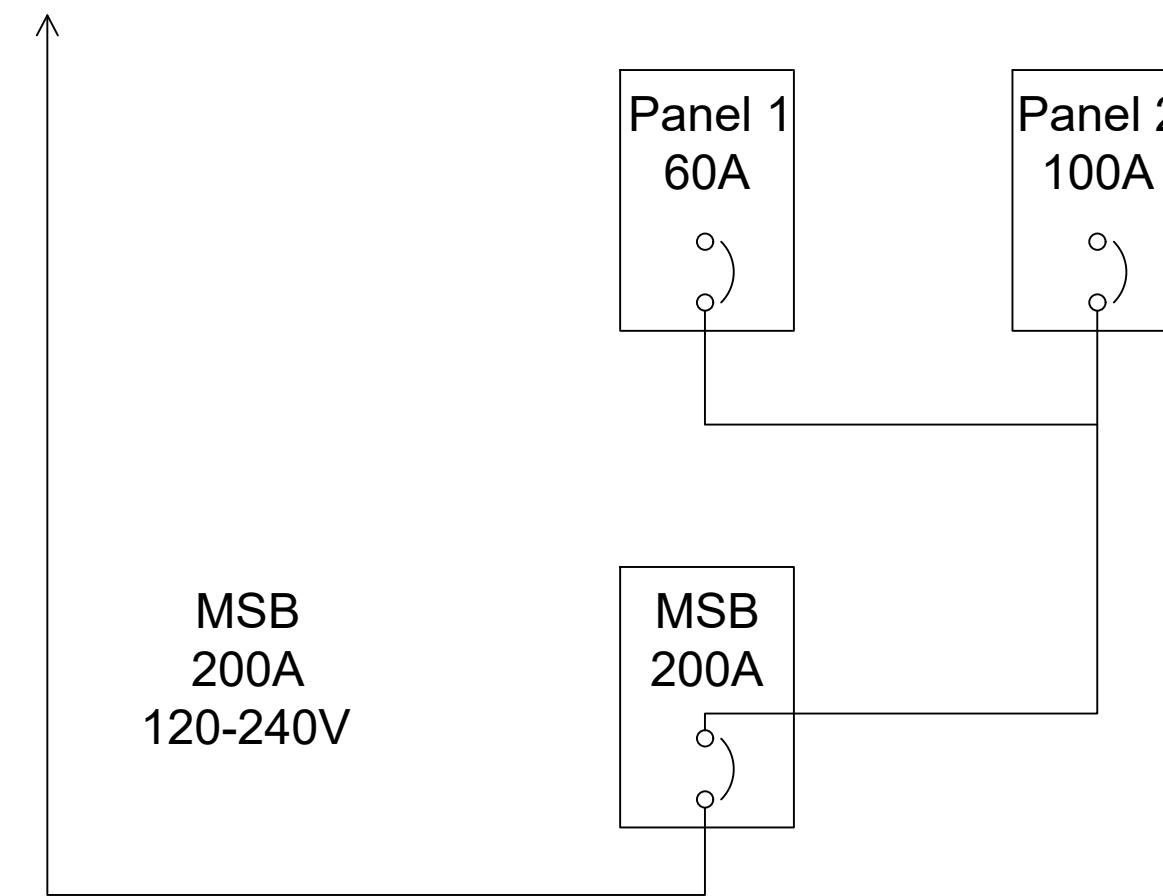
2ND FLOOR ELECTRICAL BOX (24 LINES)															
CIRCUIT	DESCRIPTION	LOAD TYPE	BREAKER SIZE	POLES	WIRE SIZE	A	B	A	B	WIRE SIZE	POLES	BREAKER SIZE	LOAD TYPE	DESCRIPTION	CIRCUIT
1	WATER HEATER	R	30A	2	3 - #10	2		0/24		3 - #12	1	15A	L	DEN LIGHTS & FAN	13
2								0/3	3 - #12	1	20A	R	DEN RECEPTACLE	14	
3	CD	R	30A	2	3 - #10	1/5		0/24		3 - #12	1	15A	L	BEDROOM & CLOSET LIGHTS	15
4							1/5	0/2	3 - #12	1	20A	R	BEDROOM RECEPTACLE	16	
5	AC UNIT	R	20A	2	3 - #12	1		0/24		3 - #12	1	15A	L	MASTER BEDROOM & CLOSET LIGHTS	17
6							1	0/2	3 - #12	1	20A	R	MASTER BEDROOM RECEPTACLE	18	
7	OVEN	R	30A	2	3 - #10	2		0/12		3 - #12	1	15A	L & EXHAUST	MASTER BATH LIGHTS & EXAUST	19
8							2	0/5	3 - #12	1	20A	R	MASTER BATH RECEPTACLE	20	
9	LIVING ROOM & DINING ROOM LIGHTS	L	15A	1	3 - #12	0/42		0/18		3 - #12	1	15A	L & EXHAUST	BATH LIGHTS & EXAUST	21
10	LIVING ROOM & DINING ROOM RECEPTACLES	R	20A	1	3 - #12		0/2		0/1	3 - #12	1	20A	R	BATH RECEPTACLE	22
11	KITCHEN RECEPTACLES	R	20A	1	3 - #12	0/3		1/5		3 - #10	1	30A	R	DW	23
12	KITCHEN & HALLWAY LIGHTS & EXHAUST	L & EXHAUST	15A	1	3 - #12		0/24		2	3 - #10	1	30A	R	CW	24

CONNECTED LOAD A	9/74
CONNECTED LOAD B	10/24
TOTAL LOAD	19/98
TOTAL AMPER	77 A

1ST FLOOR ELECTRICAL BOX (12 LINES)															
CIRCUIT	DESCRIPTION	LOAD TYPE	BREAKER SIZE	POLES	WIRE SIZE	A	B	A	B	WIRE SIZE	POLES	BREAKER SIZE	LOAD TYPE	DESCRIPTION	CIRCUIT
1	CD	R	30A	2	3 - #10	1/5		0/5		3 - #12	1	20A	R	GARAGE RECEPTACLES	7
2							1/5	0/12	3 - #12	1	15A	L	BREEZEWAY LIGHTS	8	
3	WATER HEATER	R	30A	2	3 - #10	2		0/42		3 - #12	1	15A	L	GARAGE & EXTERIOR LIGHTS	9
4							2	0/35	3 - #12	1	15A	L	PRIVATE OPEN SPACE & EXTERIOR LIGHTS	10	
5	CW	R	30A	1	3 - #10	2									11
6	CAR DOOR OPENER RECEPTACLE	R	20A	1	3 - #12		0/5								12

PANEL TAG	P1
PANEL LOCATION	1ST FLOOR
RATED SWITCH AMPER	60A 2POLES
PHASE	2
VOLTAGE	120-240
WIRES	3
LINES	12

DEMAND LOAD	30/87
DEMAND AMPER	121A



SINGLE LINE DIAGRAM



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DRAWING TITLE:
 PROPOSED ELECTRICAL LOAD SCHEDULE

Sheet :

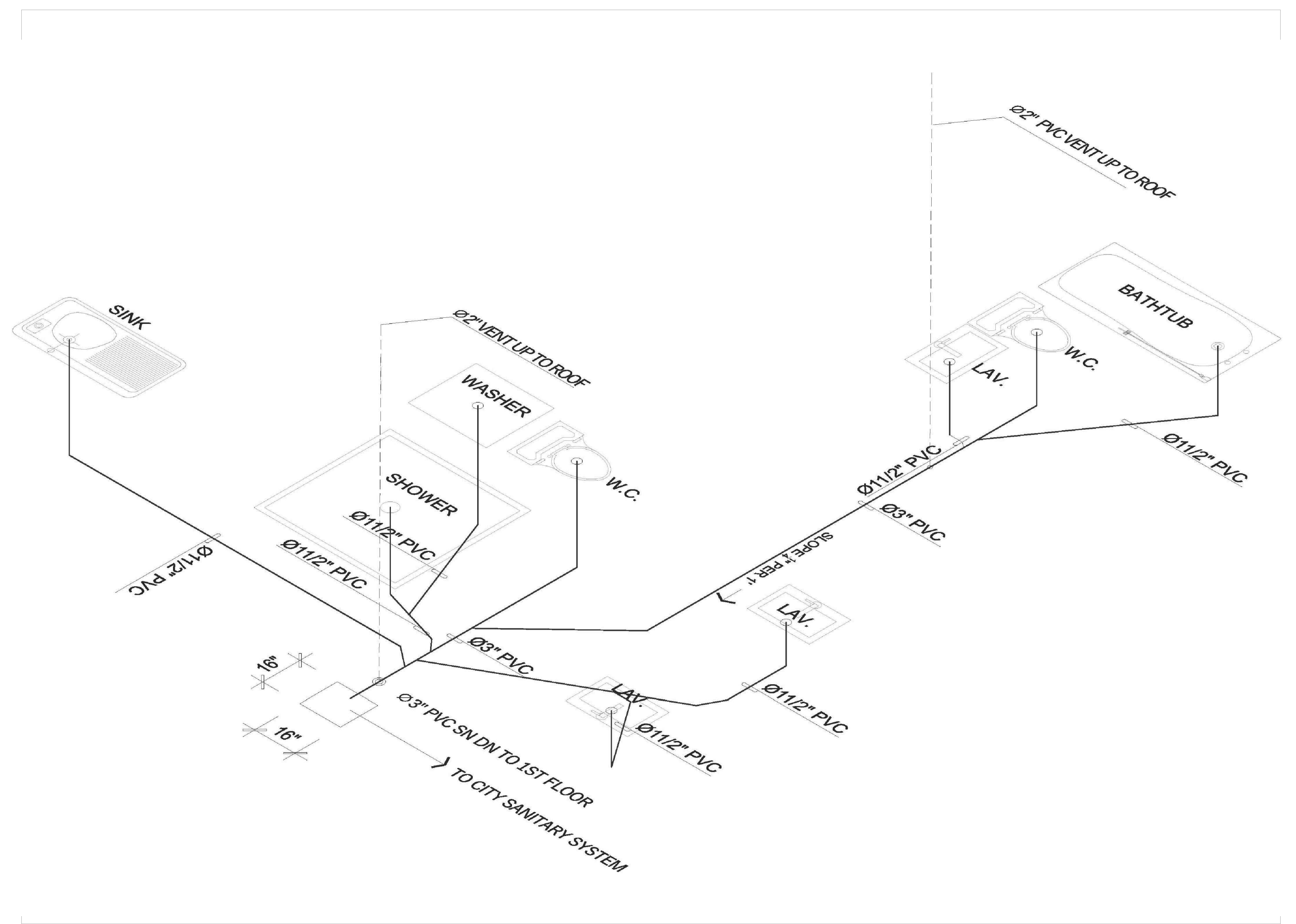
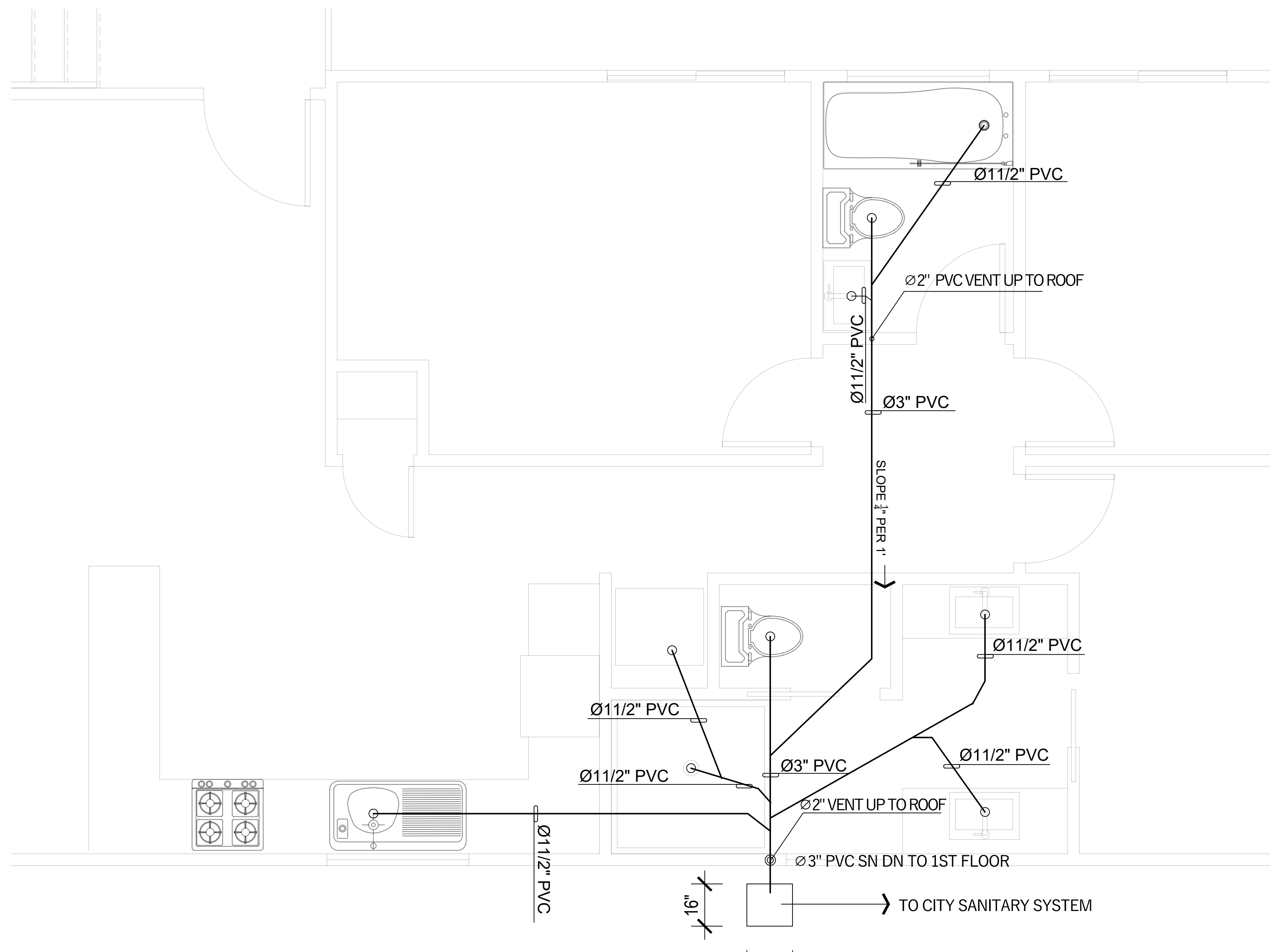
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18 PROPOSED 2ND FLOOR SANITARY PLAN
Scale: 1/2" = 1' - 00"

19 PROPOSED 2ND FLOOR SANITARY PLAN ISO.
NTS

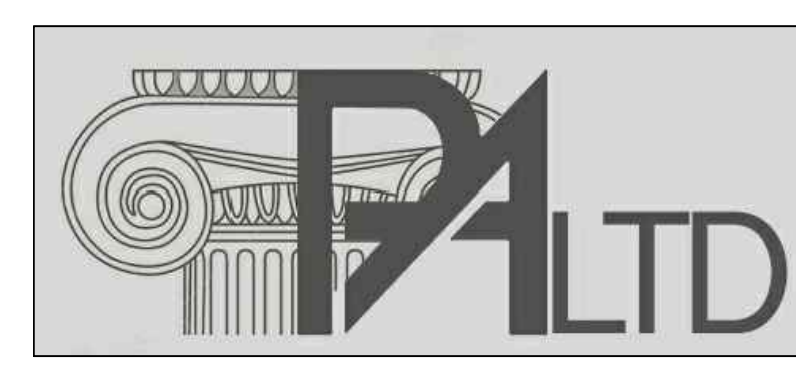
GENERAL PLUMBING NOTES:

THE FURNACE AND WATER HEATER ON FLOOR 1 SHALL SERVE FLOORS 1 & 2. METALLIC GAS PIPE, WATER PIPE, AND FOUNDATION REINFORCING BARS SHALL BE BONDED TO THE ELECTRICAL SERVICE GROUND. DRYER, WATER HEATER, KITCHEN AND BATHROOM VENTING SHALL EXHAUST TO THE OUTSIDE OF THE BUILDING AND BE EQUIPPED WITH A BACK DRAFT DAMPER. ALL GAS LINES SHALL BE SIZED FOR APPLIANCE LOAD. "BLACK" PIPE SHALL BE USED INSIDE THE BUILDING, "GREEN" PIPE WHERE UNDERGROUND OR EXPOSED TO WEATHER. ALL JOINTS SHALL BE TAPED WHERE BURIED OR EXPOSED TO WEATHER. TUBS/SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE. THE WATER TEMPERATURE SHALL BE AT A MAXIMUM OF 120°F. WATER SOFTENER UNIT SHALL CONDITION WATER BEFORE ENTERING THE WATER HEATERS AND THE COLD WATER SOURCE. EACH HOSE BIBB SHALL BE EQUIPPED WITH A BACK FLOW PREVENTION DEVICE. HEAT DUCTING SHALL BE SECURED, SEALED AND INSULATED AS APPROPRIATE. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS. INSULATE WASTE LINES FOR SOUND CONTROL. INSTALL CENTRAL VACUUM SYSTEM & PIPING; CONFIRM BRAND WITH HOMEOWNER.

PLUMBING SYMBOL LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WASTE, SOIL AND STORM		BUTTERFLY VALVE		UNION
	BURIED PIPE		CHECK VALVE		CIRCULATING PUMP
	COLD		PRESSURE REDUCING VALVE		FLOOR DRAIN
	HOT		BACKFLOW PREVENTER		ROOF DRAIN
	RECIRCULATION		PLUG VALVE		CLEAN OUT
	VENT		CONTROL VALVE		THERMOMETER
	BALL VALVE		HOSE BIBB		PIPE ELBOW UP
	GATE VALVE		PRESSURE RELIEF VALVE		PIPE ELBOW DN
	OS&Y GATE VALVE		STRAINER		CAP

NOTE: ABOVE LEGEND IS GENERAL IN NATURE. NOT ALL SYMBOLS ARE ASSOCIATED WITH THIS PROJECT.

PLUMBING FIXTURE SCHEDULE						
ABBREV	TYPE	DFU	CONNECTION SIZES			NOTES
			CW	HW	SAN	
WC	WATER CLOSET	8	1/2"	—	3"	
LAV	LAVATORY	2	1/2"	1/2"	1 1/2"	
BATHTUB	BATHTUB	3	1/2"	1/2"	1 1/2"	
CLOTHES WASHING MACHINE	AUTOMATIC CLOTHES WASHING MACHINE	2	1/2"	1/2"	1 1/2"	
KITCHEN SINK	KITCHEN SINK	2	1/2"	1/2"	1 1/2"	

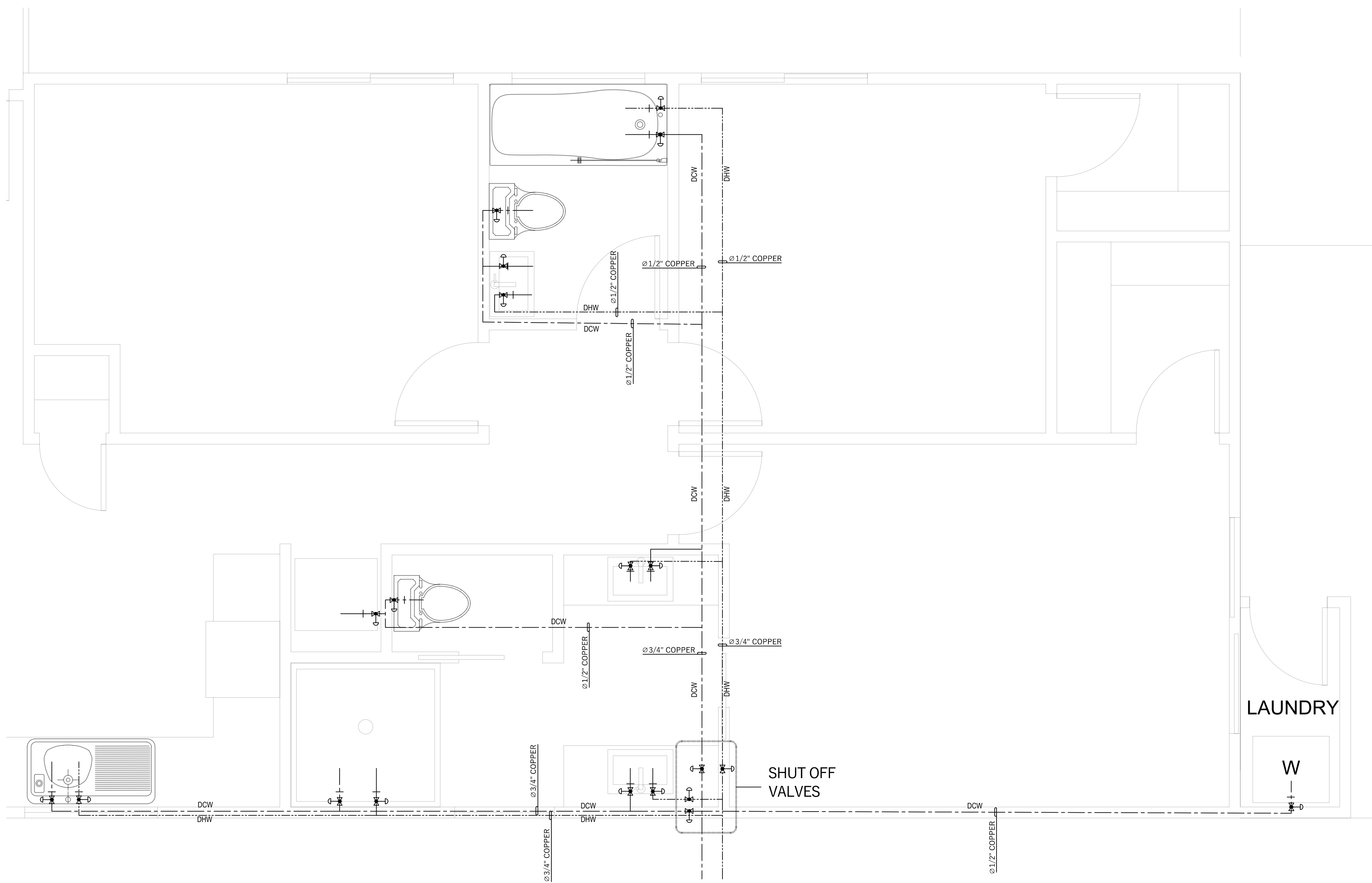


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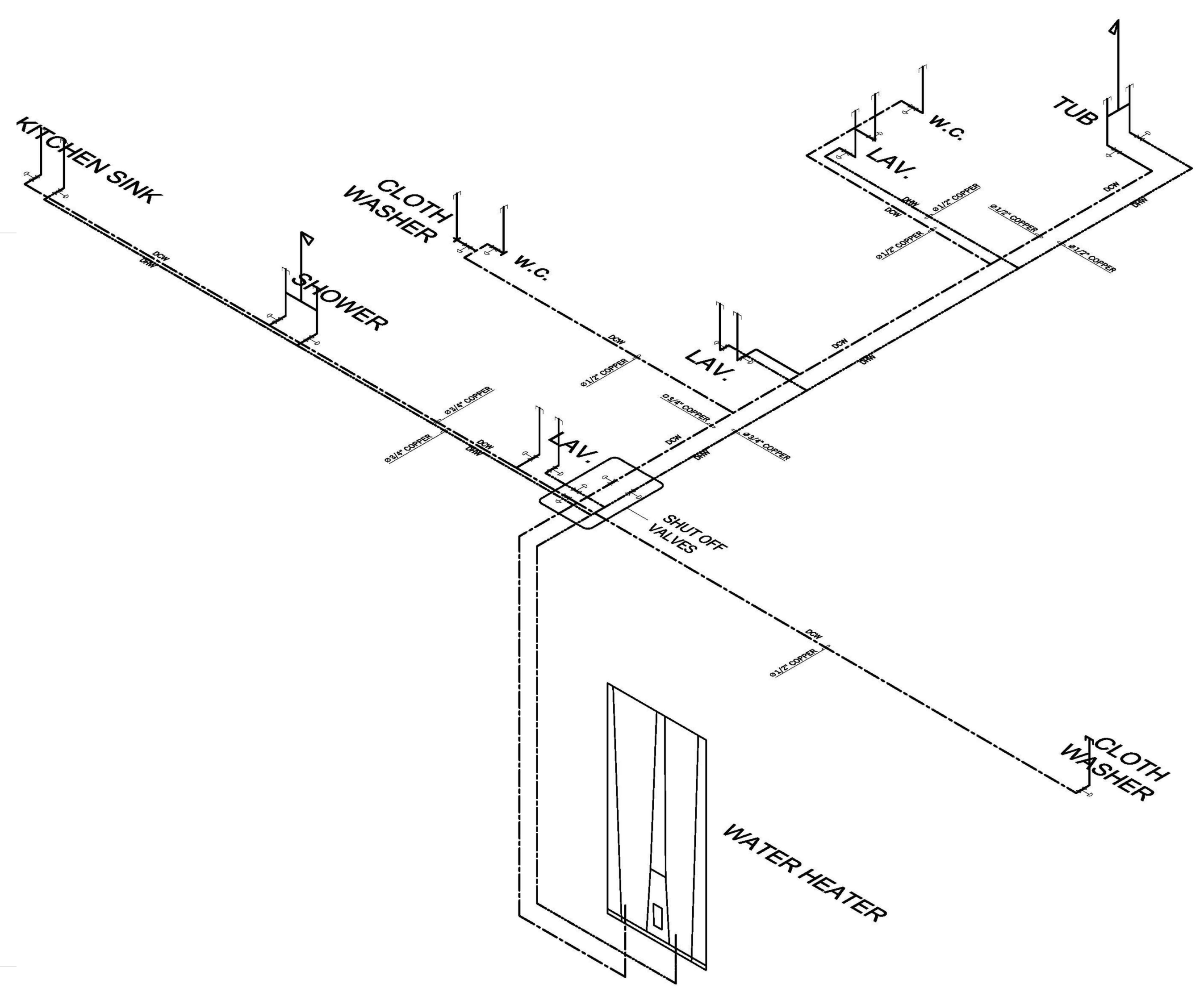
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 PROPOSED ADDITION FOR
GILBERT SCALES
 8708 FLOWER ST, BELLFLOWER, CA, 90706

Date: APRIL 26, 2018
 Scale: 1/2"=1'-0"
 DRAWING TITLE: PROPOSED 2ND FLOOR SANITARY PLAN
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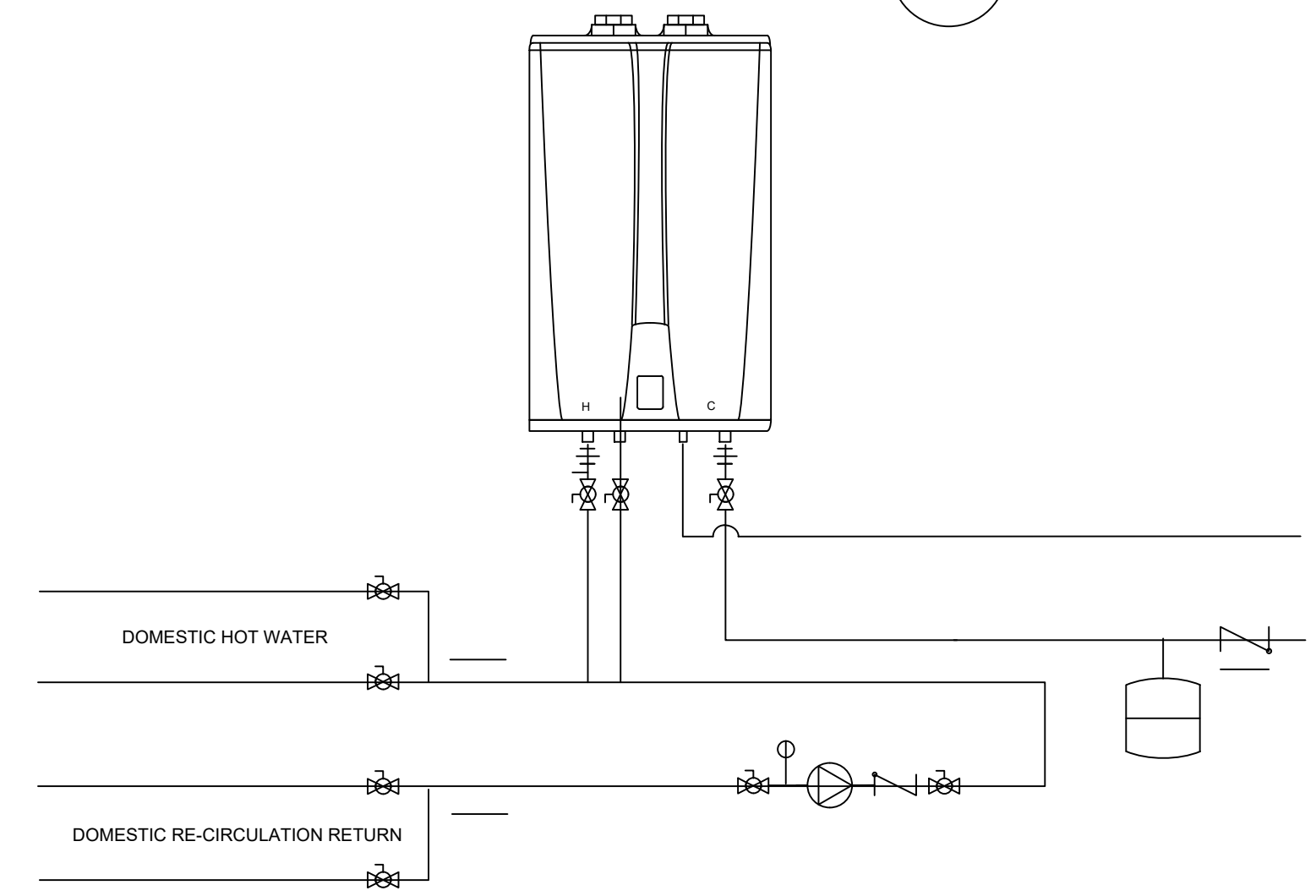


20 PROPOSED 2ND FLOOR PLUMBING PLAN
Scale: 1/2" = 1' - 00"



21 PROPOSED 2ND FLOOR PLUMBING PLAN ISO.
NTS

Plumbing fixture schedule												
ABBREV	TYPE	MFG	MODEL	DESC	DIENSIONS	DFU	QTY	CW	HW	(TRAP) SAN	VENT	NOTES
WC	Water Closet	Kohler	K-3999	FL MTD, Elongated water closet, 1.28 top-mount single-bowl SS sink with single faucet hole	29.75" x 18" x 31.25"	4	1	1/2"	-	4"	-	with Kohler stronghold toilet seat K-4731
S	Sink	Kohler	K-20060-1	Veer top-mount single-bowl SS sink with single faucet hole	33" x 22" x 9"	2	18	1/2"	1/2"	1 1/2"	-	LAV installed per ADA req. Elite 57201BN single handle lever style faucet 2.2 GPM-ADA
L	Lavatory	Kohler	Veer K-5247	21" pedestal bathroom sink with single faucet hole	21" x 35-1/2" x 18-1/4"	2	1	1/2"	1/2"	1 1/2"	-	Elite 57201BN single handle lever style faucet 2.2 GPM-ADA



ELECTRICAL TANK LESS WALL MOUNTED WATER HEATER



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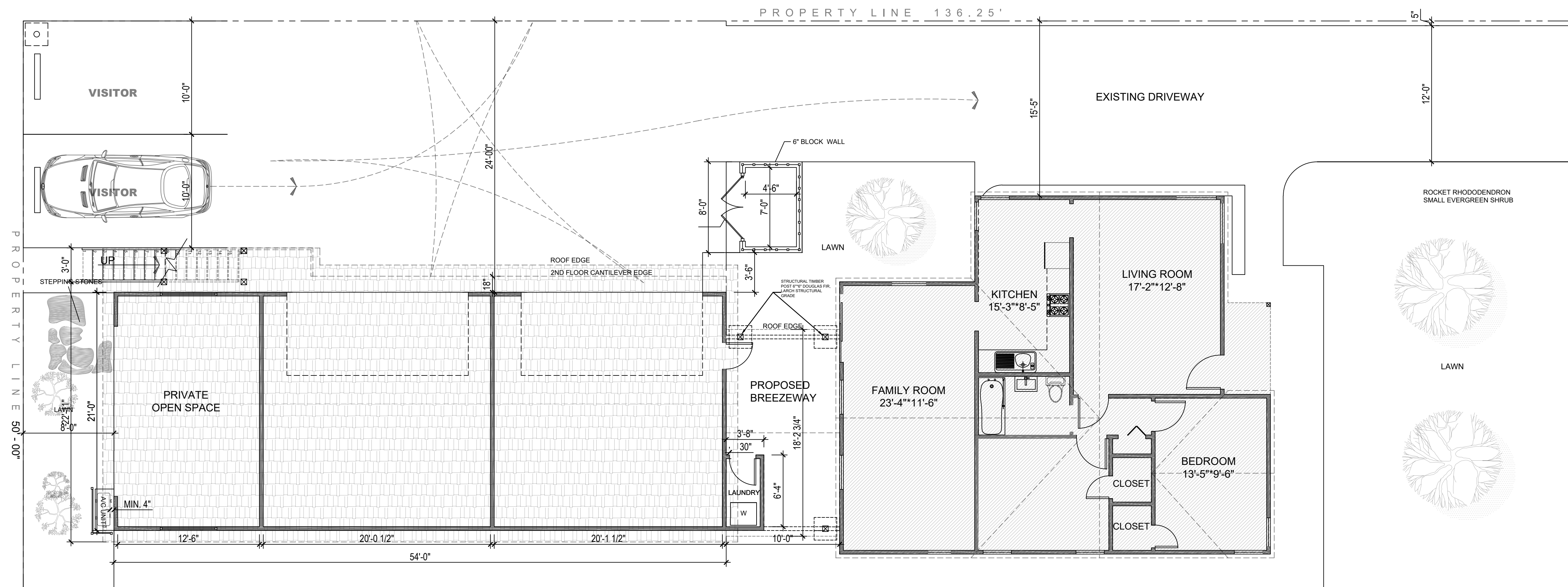
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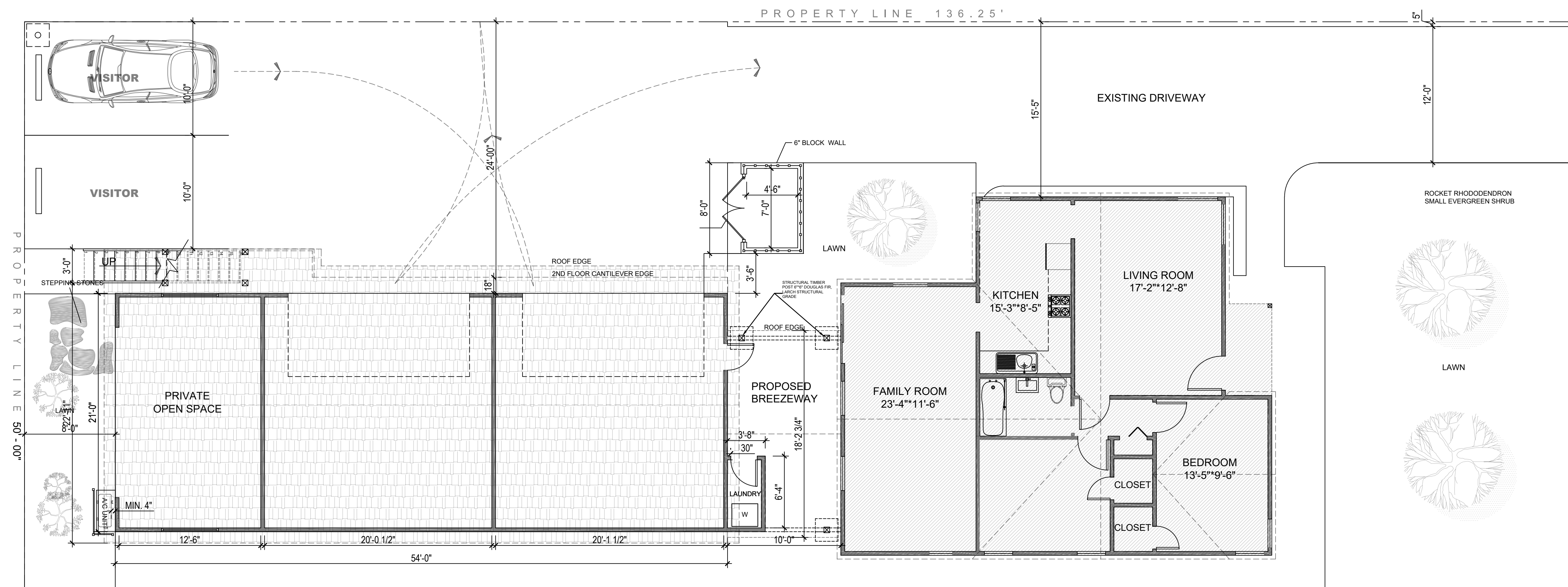
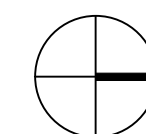
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PROPOSED VEHICLE TURNING RADIUS

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 PROPOSED VEHICLE TURNING RADIUS DIAGRAM

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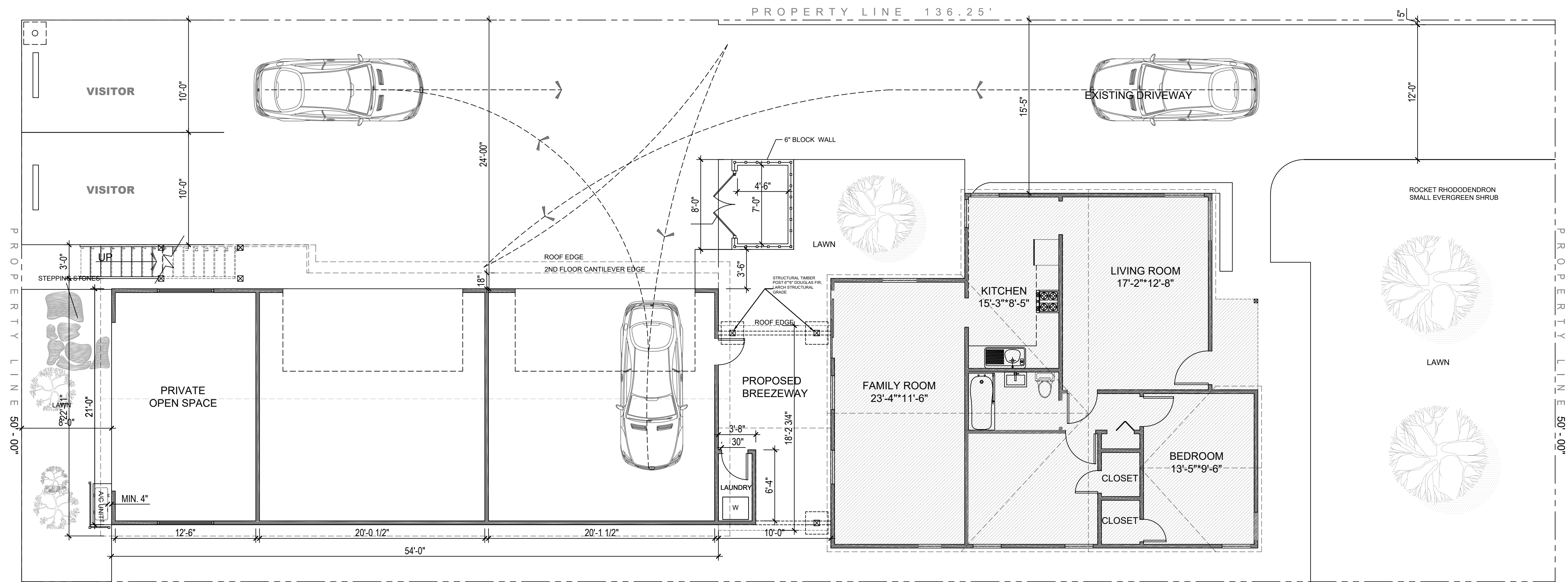
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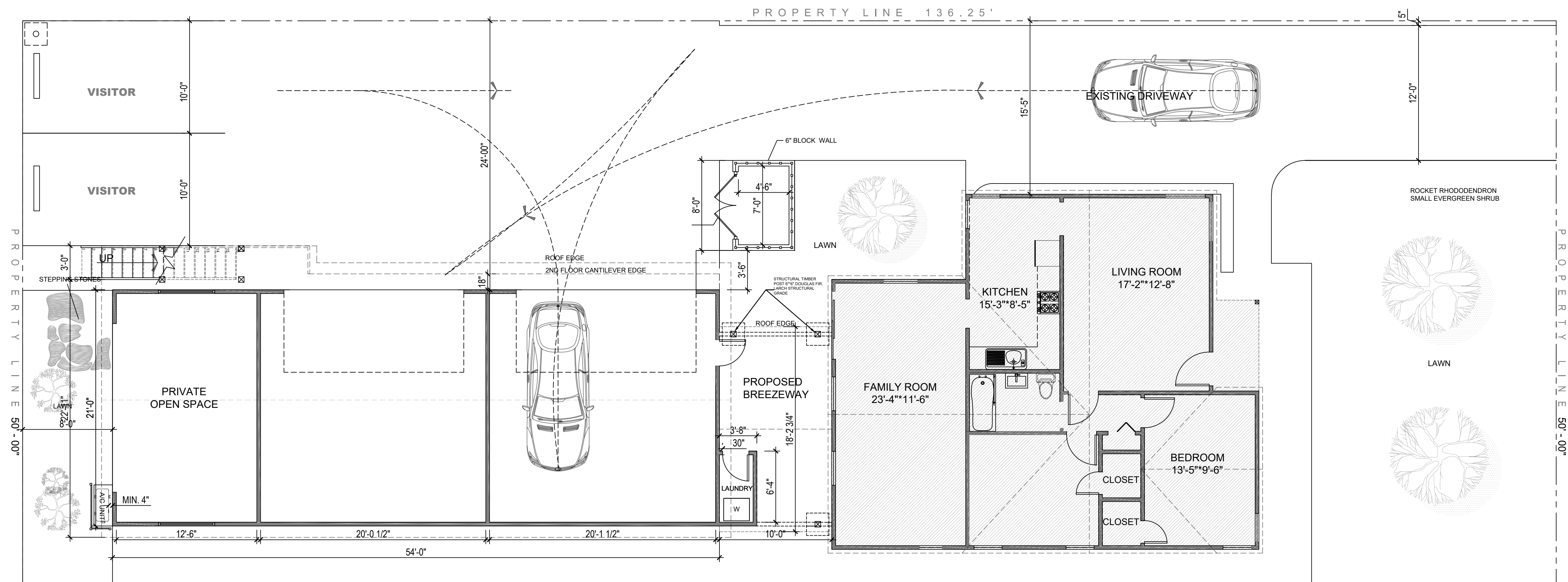
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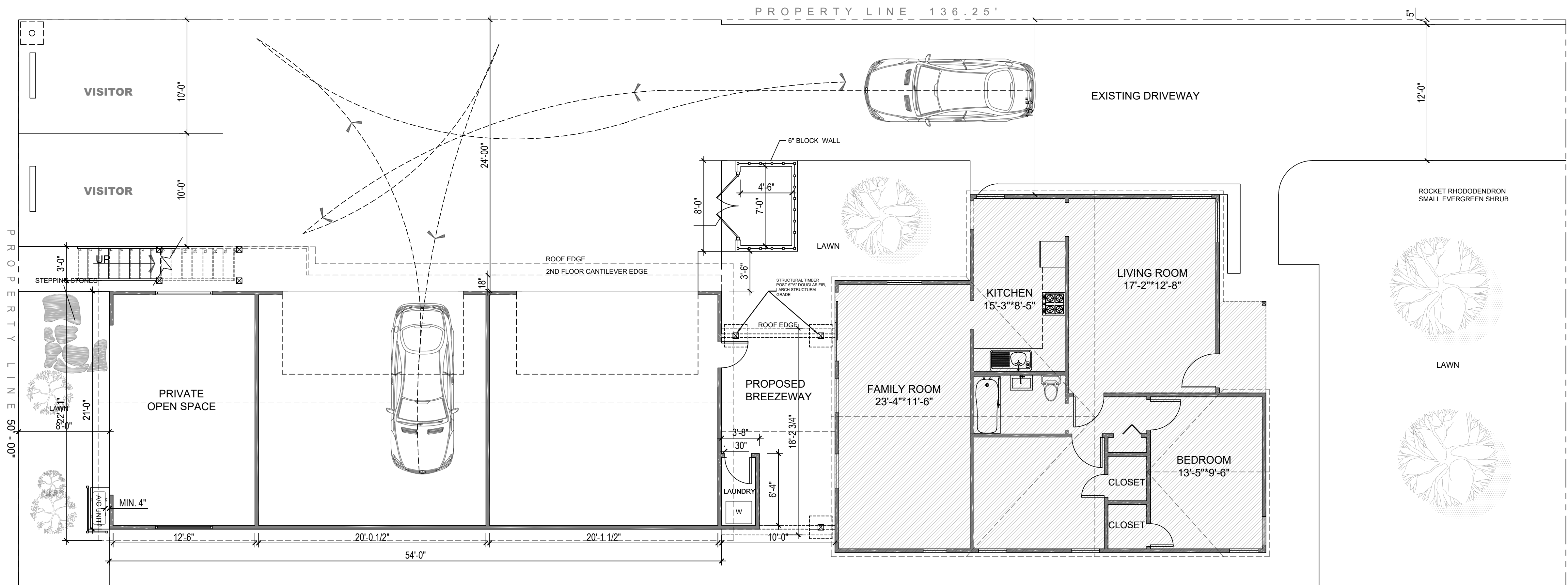
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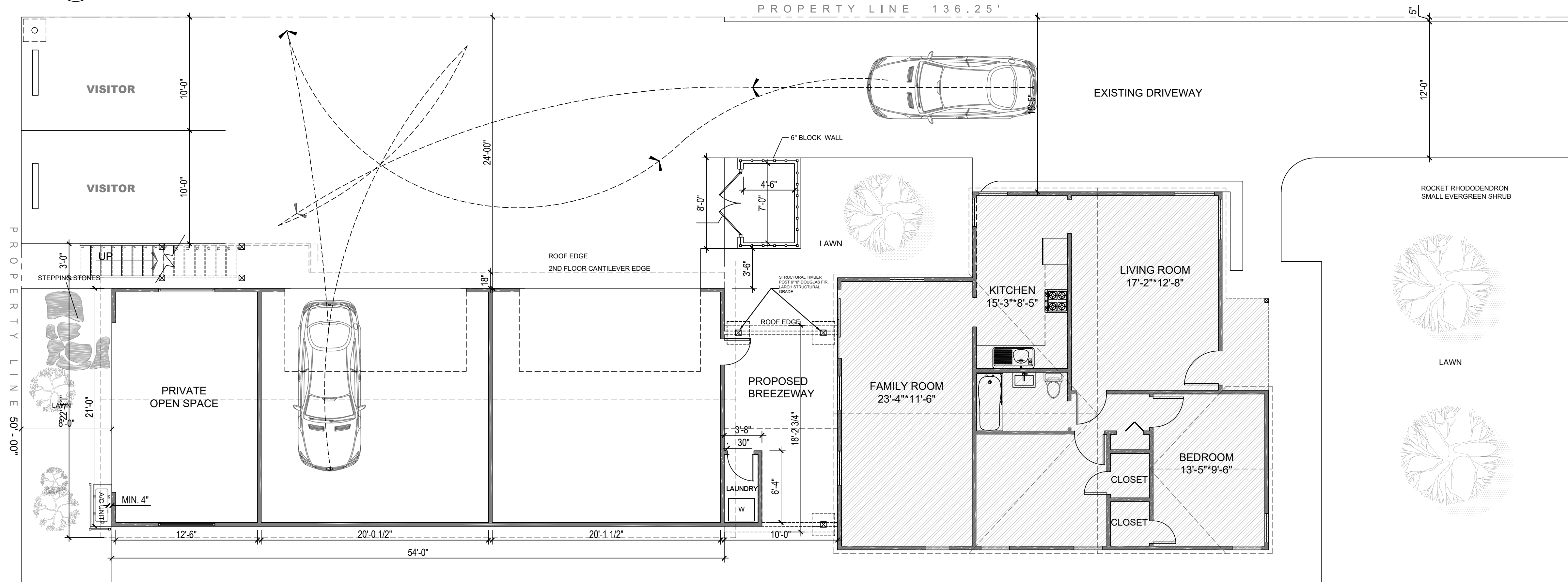
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