



ADU ADDITION FOR
ARAM RESIDENCE
 2313 SELBY AVENUE LOS ANGELES, CA 90064

DRAWINGS INDEX

ARCHITECTURE

- A001 GENERAL NOTES
- A002 GENERAL NOTES
- A101 SITE PLAN
- A102 DEMOLITION PLAN
- A201 PROPOSED FLOOR PLANS
- A301 PROPOSED EAST & SOUTH ELEVATIONS
- A302 PROPOSED WEST & NORTH ELEVATIONS
- A305 CROSS SECTIONS
- A306 PROPOSED KITCHEN CABINETS ELEVATIONS
- A307 PROPOSED BATHROOMS CABINETS ELEVATIONS
- A401 PROPOSED DOORS AND WINDOWS SCHEDULES

CIVIL

- C101 METHANE HAZARD MITIGATION PLAN

MEP

- E00 ELECTRICAL GENERAL NOTES
- E01 1st FLOOR APPLIANCE AND WIRING PLAN
- E02 2nd FLOOR APPLIANCE AND WIRING PLAN
- E03 LIGHTING PLANS
- E04 PHOTOMETRIC STUDIES AND FC LEVEL
- E05 MDB AND DB PANEL SCHEMATICS
- E06 GROUNDING SERVICE AND PROTECTIONS
- E07 DATA AND CATV
- E08 FIRE ALARM

- P01 PROPOSED 1st AND 2nd FLOOR PLUMBING PLAN
- P02 SPECIFICATIONS AND RISER DIAGRAMS

STRUCTURAL

- S01 STRUCTURAL NOTES
- S02 STRUCTURAL NOTES
- S03 PROPOSED FOUNDATION PLAN
- S04 PROPOSED FRAMING PLANS
- S05 HOLD DOWN & WALL BRACING PLAN
- S06 HOLD DOWN & WALL BRACING PLAN
- S07 NARROW WALL BRACING PLAN
- S08 TYPICAL DETAILS
- STRUCTURAL CALCULATIONS REPORTS



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Page No. :

COVER SHEET

No.	Revision/Issue	Date
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SPECIFICATIONS

DIVISION 09 - FINISHES

9.01 Quality Control

Materials shall meet or exceed the following standards:

- Stucco - 1 coat system
 - a. 1 polystyrene system shall be La-Habra-Wall (ICC-ES ER- 4226) or approved equal.
- Stucco - 3 coat system
 - a. Application shall be in compliance with applicable sections of ANSI A 42.2 Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior" and ANSI A 42.3 "Lathing and Furring for Portland Cement and Portland Cement-Lime Plastering, Exterior (Stucco) and Interior.
 - b. In addition, materials shall meet or exceed the following:
 - A. Portland cement: ASTM C 150, Type 1, natural color.
 - B. Special finishing hydrated lime: ASTM C 206, Type S. Aggregates: ASTM C 144, all sand to pass No. 8 sieve.
 - C. Cement Plaster Finish Coat: A packaged blend of Portland cement (ASTM C 150), hydrated lime (ASTM C 206), and properly graded quality 20 mesh aggregate, with integral color and paint finish.
 - D. Mixes: Job-mixed cement plaster mix. Bordenzole or Mortasael Mason's Lime with Portland Cement and Sand in accordance with ANSI A 42.2, Type L.
 - E. Proportions:
 - 1. Scratch Coat: 1 bag Portland cement, 3/4 to 1 bag lime to 6 cu. ft. sand.
 - 2. Brown Coat: 1 bag Portland cement, 1 bag lime, 6 to 7 cu. ft. sand.
 - 3. Finish Coat: 1 bag Portland cement, 2 bags lime, 7 to 10 cu. ft. sand. See drawings for location of cement plaster finish coat.
 - F. Maximum Slump: 2-1/2 in. using Slump test ASTM C 143, modified slump cone 2 in. x 4 in. x 6 in.
 - G. Wall Metal Lath: At vertical surface: No. 17 gauge galvanized stucco netting meeting Federal specification QQ-L-101 with two horizontal No. 19 gauge galvanized wires at 6 inches O.C. over two layers of Grade 'D' paper (60 min.).
 - H. See Division 07
 - I. Lath at horizontal soffit: Galvanized mesh, 3/4 lbs/sq. yd. over 1 layer of Grade 'D' paper (60 min.).
 - J. Staples: 14 gauge wire staples, divergent points, 3/4 inch crown, lin. legs.
 - K. Nails (if soffit supported by wood framing): 1 3/4 inch 11 gauge, 3/8" head, 3/4" washer.
 - L. Stucco accessories shall meet or exceed the criteria of ASTM C 1063
- Cement Plaster, General
 - a. Finish texture and color shall be as approved by Owner.
 - b. Climate conditions: Air temperature must be 40°F. minimum and rising when applying cement plaster or exterior finish coat. Air temperature must remain above 40°F. for a minimum of 24 hours. Consult National Weather Service before beginning work. Protect cement plaster and exterior finish coat from uneven and excessive evaporation during hot, dry weather.
 - c. Allowable Tolerances: Maximum deviation from true plan 1/8 inch in 10 feet as measured by straight edge placed at any location on surface.
 - d. Field Sample: A sample panel shall be prepared approximately 2 feet by 2 feet. This sample panel will be a separate part of the project. Installation shall not proceed until the sample panel is accepted by the Architect and Owner. The sample shall show color, texture, and workmanship of finished work. The sample panel shall remain on the project for comparison purposes with the actual work.
- Other materials where applicable:
 - A. Polystyrene Board and Architectural Moldings:
 - 1. ASTM C-578 Type 1, Nominal 1 lb/cf, cured expanded polystyrene.
 - 2. Flame spread and smoke development equal to or less than 24 and 450 respectively per ASTM E-84/U.L. listed.
 - 3. Insulation board shall carry the seal of the RADCO testing agency.
 - B. Fabric: A balanced, open weave, glass fiber fabric, complying with ASTM D 1682, standard mesh, as recommended for wrapping polystyrene board and moldings.
 - C. Primer/Adhesive Mixture: A field-mixed blend of standard polymer-based primer adhesive and Portland cement. For use as a primer and leveler over cement plaster brown coat and for use as an adhesive for fabric and polystyrene board and moldings.
 - D. Acrylic Resin Bonding Agent: Bonsel, Tammsway, or approved equal. For use on concrete or masonry before application of cement plaster.
 - E. Add Mixtures: No add mixtures or plastic cement will be allowed without approval of the Architect.
 - F. Synthetic Exterior Finish Coating: A 100% pure acrylic resin based, textured, factory-mixed coating having integral color, for exterior use. Minimum standards shall be Dry-Vit Systems Inc. or approved equal.
- f. Curing: Wet base as necessary before application with fine fog spray to produce uniform moist condition.
 - A. When required, apply bond coat to concrete base and moist cure for minimum of 24 hours before applying first coat of cement plaster.
 - B. Do not apply brown coat sooner than 48 hours after application of scratch coat.
 - C. Do not apply cement plaster finish coat sooner than 14 days after application of brown coat.
 - D. Inspect and repair base coats before application of finish coat.
 - E. Cure base coats minimum of 48 hours after application.
 - F. Maintain moist conditions by fine fog spray.
 - G. Cure finish coat for minimum of 7 days.
- Siding
 - a. Fiber-Cement Siding & Soffit: Siding & soffit made from fiber-cement board that does not contain asbestos fibers; complies with ASTM C 1186, Type A, Grade II; is classified as noncombustible when tested according to ASTM E 136; & has a flame-spread index of 25 or less when tested according to ASTM E 84.
 - b. The minimum performance standard for Fiber-Cement Siding shall be Certainteed Corp. Simulated Shingle and Lap Siding; Product as specified in the drawings; Exposed as per Manufacturer's recommendation; Finish Factory Sealed. Soffit: Cedar texture, 16" wide x 12" long; Finish shall be Factory Sealed.
 - c. Siding Accessories: Provide starter strips, edge trim, corner cap, & other items as recommended by siding manufacturer for bldg. configuration.
 - d. Nails: Length as required to penetrate minimum 1-1/4 inch (32 mm) into solid backing; hot-dipped galvanized or stainless steel.
 - e. Install in accordance with manufacturer's instructions & drawing details.
 - A. Read warranty & comply with all terms necessary to maintain warranty coverage.
 - B. Use trim details indicated on drawings.
 - C. Touch up all field cut edges before installing.
 - D. Pre-drill nail holes, if necessary, to prevent breakage.
 - f. Siding Installation:
 - A. Starting: Install a minimum 1/4 inch thick lath starter strip @ the bottom course of the wall. Apply planks horizontally with minimum 1-1/4 inch wide laps @ the top. The bottom edge of the first plank overlaps the starter strip. Allow minimum 1-inch vertical clearance between roofing & bottom edge of siding. Align vertical joints of the planks over framing members. Maintain clearance between siding & adjacent finished grade. Locate splices at least one stud cavity away from window & door openings. Allow 1/8" space between both ends of siding panels that butt against trim for thermal movement; seal joint between panel & trim with exterior grade sealant. Joints: Avoid joints in lap siding except at corners, where joints are inevitable stagger joints between successive courses. Place fasteners no closer than 3/4 inch & no further than 2 inch from side edge of trim board & no closer than 1 inch from end. Fasten maximum 16 inch on center.
 - g. Completion: After installation, seal all joints except lap joints of lap siding. Seal around all penetrations.
- Paint all exposed cut edges. Finish Painting: Specified in Division 09, Section "Painting".

DIVISION 10 - SPECIALTIES

This Section not used.

DIVISION 11 - EQUIPMENT

11.01 Quality Control

- All appliances will be selected by the Owner. All appliances shall be Energy Star rated.
- Gas-fired appliance shall be equipped with intermittent type ignition devices (except tank type water heaters).
- All combustion equipment, except range hoods and dryers, shall be closed combustion.
- Provide recessed connections in wall for water and waste at dishes washer space and water shut off for refrigerator icemaker. If washer is located on a second floor or above, provide a G.S.M. pan under washer with drain to outside. Washer standpipe shall extend between 18 and 30 inches above its trap. The trap shall be between 6 and 10 inches above the floor (CPC Section 804).
- Clothes dryer exhaust duct will be limited to 14' maximum length including 2, 90° elbows and 4" minimum diameter CMC 504).
- Kitchen hood and clothes dryer ducts shall be of metal and have a smooth interior surface. Kitchen hood ducts for downdraft grill-range may be Schedule 40 PVC when installed below concrete slab floors (CMC 504.2). Dryer duct may have six feet (maximum) of approved flexible duct (CMC 504.3).
- Makeup air equal to exhaust rate shall be provided for all kitchen range hoods exceeding 400 CFM.
- Rooms containing bath tubs, showers, spas and similar bathing fixtures shall be mechanically ventilated in accordance with the CMC (CBC 1203.4.2.1).
- Environmental air ducts (vent fans, range hoods, dryers, etc.) shall not terminate less than 3 feet from property line, or 3 feet from opening into the building (CMC 504.5).
- Dishwasher shall be connected to a drainage system or food waste disposer with the use of an approved dishwasher air trap (CPC Section 807.4).
- Solar PV Systems shall provide a minimum of 10% of the Title 24 Proposed TDV energy.

DIVISION 12 - FURNISHINGS

This Section not used.

DIVISION 13 - SPECIAL CONSTRUCTION

This Section not used.

DIVISION 14 - CONVEYING SYSTEMS

This Section not used.

DIVISION 15 - MECHANICAL

15.01 General Requirements

- Mechanical and plumbing systems shown on architectural drawings are shown for location intent only. These systems shall be engineered by others. The contractor shall be responsible for proper installation, placement, and performance.
- Fire sprinkler system when required shall be "design-built" and are not a part of the architectural documents. Layout of sprinkler heads shall be submitted to the Architect for revision. Fire sprinkler plans and calculations shall be submitted to the Building Department for review and approval prior to installation. Automatic fire sprinkler system shall be designed and installed in accordance with NFPA 13D or CRC R313.3 as a minimum.
- Anchor or strap water heater and HVAC units to structure to resist earthquake motion (CPC Section 508.2 and CMC Section 303.4).
- Water heater and HVAC units shall be accessible for inspection, service, repair, and placement without removing permanent construction (CMC Section 304.7).
- Furnaces and water heaters shall not be installed in or be accessible through rooms designed as bedrooms, bathrooms or wardrobe closets (CMC Section 304.5 and CPC Section 509).
- Water heating and HVAC units installed in garages where they may be subjected to damage shall be suitably guarded against such damage by being installed behind protective barriers or by being elevated or located out of the normal path of vehicles. Such equipment when located in a garage shall be installed so that the pilots or burners are at least 18" above the floor level (CMC Section 307 & CPC 508.14).
- Warm-air furnaces installed in attics or furred spaces shall be installed as per CMC Section 904.11 and include the following:
 - a. A minimum 22 inch by 30 inch access but large enough to accommodate the removal of the largest component of FAU (maximum 20 feet from furnace unless passageway height is over 6 feet).
 - b. Continuous solid flooring not less than 24 inches wide from access to furnace.
 - c. A level working platform minimum 30 inches in depth along entire firebox side of furnace.
 - d. A permanent 110V electrical outlet and lighting fixture (controlled by switch located at required access) at or near furnace.
 - e. FAU shall be listed for installation in attics and on combustible flooring - clearances shall be as specified in the listing and as per CMC Section 303.
 - f. Provide G.S.M. pan and drain below FAU with cooling coil at attic installed furnaces.

15.02 Heating, Ventilation and Air Condition (HVAC)

- All work shall comply to the applicable standards of the ASHRAE handbooks and the SMACNA standards.
- A concrete pad shall be provided for grade mounted condensers.
- HVAC installer shall be NATE or part of an EPA-recognized HVAC installer training organization.
- All recirculating space conditioning systems shall have filters rated a minimum of MERV 8.
- HVAC supply flow rates shall be tested and shall be within ± 20% or ±CFM of ACCA J calculated rates.
- Pressure differences between bedrooms and the est of the house shall be less than 3 Pa.
- HVAC systems shall have at least 2 space-conditioned zones with independent thermostats.

15.03 Plumbing

- American Standard Inc. plumbing products shall be the minimum performance product standard for plumbing fixtures. The Owner will select all plumbing fixtures. Water closets shall be 1.28 gallon/flush maximum (U.O.N.). Shower heads 2.5 and faucets shall be 2.2 gallons per minute (GPM) maximum flow rate (U.O.N.).
- Waste and Vent System: All soil, waste and vent piping shall be approved ABS per local code (U.O.N.). All soil pipes penetrating or within rated fire walls shall be cast iron. All sewer pipes under driveway shall be cast iron. Provide minimum of 1/4" per foot slope for horizontal drainage pipe. (CPC Section 718). Cleanouts shall be installed as per CPC Section 719. Cleanout locations shall be located in least visible areas. All plumbing vents shall be combined into a minimum amount of roof penetrations. All roof penetrations shall occur to the rear of the main ridge.
- Domestic Water Piping System: All hot water lines shall be insulated with R. 4 insulation. Water service main piping shall be one inch minimum or larger as per load and pressure requirements. Provide shut-off valve at foundation wall. Hot and cold water supply shall be copper. No water supply will be allowed under concrete building slab. All runs shall be made so that branch connections occur at fixture locations where fittings can be installed. System shall be as free as possible from fittings and sharp turns. Provide hose bibs as per drawings with tee fittings above ground for future sprinklers installation at front and rear of house (U.O.N.). Provide a non-removable backflow preventor or vacuum breaker at all hose bibbs (CPC Section 603).
- Water Heating System: Water heater shall be size and type as specified in the California Energy Code. Water heater shall have R-12 insulation blanket (U.O.N.). Insulate the first 5 feet of the hot and cold water pipes with R-4 insulation. If water heater is located on a second floor or above, provide a G.S.M. pan under water heater with drain to outside. Water heaters shall be provided with a pressure relief valve as per CPC Section 505.4.
- Domestic Gas Service: All gas piping shall be new and shall be black steel or galvanized (U.O.N.). No gas piping shall be installed in or on the ground under any building or structure and all exposed gas piping shall be securely supported and located where it will be protected from physical damage (CPC Section 1211).
- Plumbing projecting through or embedded in concrete or masonry shall be protected during the placing of concrete and placed in an oversized sleeve or approved expansion wrap to allow for expansion, contraction and structural movement (CPC Section 313).
- All copper pipe connections to ferrous piping shall be made with dielectric couplings or isolation flanges.
- Each house shall receive a whole house water meter, Assured Automation WM-PC- 100 Series Water Meter, or equivalent.

DIVISION 16 - ELECTRICAL

16.01 General Requirements

- Electrical systems shown on architectural drawings are shown for intent only. These systems shall be engineered by others. The contractor shall be responsible for proper installation, placement, and performance.
- Materials and equipment shall be new and listed by Underwriter's Laboratories, Inc. (U.L.) and bear their label wherever standards have been established and their label service is regularly furnished.
- Service Distribution:
 - a. Main electrical service shall be 200 AMP minimum (U.O.N.)
 - b. Main service panel electrical load calculations shall conform to CEC Section 220.
 - c. Install a main service disconnect as per CEC 230-70.
 - d. Provide grounding at service entrance to comply with CEC Section 250.
 - e. Branch circuit load distribution shall conform to CEC Section 210.
 - f. Panels and sub-panels shall not be located in closets or similar confined spaces. (CEC 110-26).
 - g. Aluminum wire shall not be No. 6 A.W.G. shall not be used in electrical wiring.
 - h. Protection of wiring shall be as per CEC Sections 320-334.
- Receptacle Outlets:
 - a. Outlet boxes on opposite sides of rated walls (wall separating garage from dwelling) shall be separated by a horizontal distance of 24 inches (CBC Section 713.3.2).
 - b. Provide GFCI (GFI) protection per CEC Section 210-8(a).
 - c. Outlet locations shall comply with CEC Sections 210-50 and 210-52.
 - d. Switched outlets shall be one-half hot (U.O.N.).
- Lighting:
 - a. All light fixtures shall be LED (U.O.N.).
 - b. All light fixtures shall comply to CEC Section 410 for type, ratings, and installation.
 - c. Fixture locations shall comply to CEC Section 210-70 and 410.
 - d. Ceiling mounted junction boxes shall be capable of supporting 60# minimum (U.O.N.) and supported as per CEC Section 410-36.
 - e. Fixtures installed in closets shall comply to CEC Section 410-16.
 - f. Install switches at 47" above finished floor to top of switch box (U.O.N.).
- Smoke Detectors: Install 110 volt smoke detectors with battery backup as per CBC Section 907.2.11.2 or CRC R314 and conforming to NFPA 72. Install the detector in strict accordance with the manufacturer's printed installation instructions.
- Provide combustion air to HVAC units as per CMC Section 703, and to water heaters as per CPC Sec. 507.
- Mechanical of HVAC and plumbing systems shall insure properly balanced and quiet operation.
- All work shall comply to the California Energy Code.
- Vibration isolation of mechanical equipment shall be incorporated into the installation.
- Carbon Monoxide Detectors: Locate carbon monoxide alarms as per CBC 420.4 or CRC R315.
- All exterior lighting shall be Dark Sky qualified and shall have either a PV cell, motion sensor, or photo sensor controls.

FLOOR PLAN SHEET NOTES

1. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATE FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS, WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS. ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
2. COORDINATE ALL INSTALL BACKING AS REQUIRED FOR ALL NEW MILLWORK, MARKERBOARDS, EQUIPMENT, FURNITURE, PROJECTION SCREENS, ETC.
3. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.
4. PARTITIONS SHOWN TO ALIGN WITH FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISHED FACE.
5. DIMENSIONS INDICATED TO BE "CLEAR" OR TO HOLD SHALL BE MAINTAINED AND PREPARE ALL GY. BD. WALL SURFACES TO RECEIVE PARTITIONS, AND WALL FINISHES.
6. PATCH AND REPAIR (E) WALLS & CEILINGS AS REQUIRED AND PREPARE TO RECEIVE (N) FINISHES AS SCHEDULED. VERIFY EXTEND OF WORK IN THE FIELD.
7. (E) LIFE SAFETY DEVICES TO BE RELOCATED WHERE REQUIRED BY NEW CONSTRUCTION. CONTRACTOR TO VERIFY CONDITIONS IN FIELD. SEE G. 2.00 FOR TYPICAL MOUNTING HEIGHTS.
8. PREPARE ALL GY. BD. WALL SURFACES TO RECEIVE PARTITIONS, AND WALL FINISHES.
9. PROVIDE SIGNAGE AS REQUIRED BY APPLICABLE CODES. SEE G. 2.01 FOR TYPES, LOCATIONS, AND TYPICAL MOUNTING HEIGHTS OF SIGNAGE.
10. SEE G.00 FOR ABBREVIATIONS AND SYMBOLS USED ON THESE SHEETS.
11. FLOOR TOLERANCE: FINISHED FLOOR TO BE LEVELLED TO A TOLERANCE OF 1/4" SLOPE IN 10 FEET. GENERAL CONTRACTOR TO IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO MARK STUDIO.
12. PRIOR TO COMMENCING WORK ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN THE FLOOR PLATES.
13. NEW WALLS TO ALIGN WITH CENTER OF (E) WINDOW MULLIONS U.O.N.
14. AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR. LOCATIONS INDICATED ON THE DRAWINGS SHALL BE VERIFIED WITH THE FIRE MARSHALL AS BEING ACCEPTABLE.
15. REFER TO SHEET G.2.01 FOR TYPICAL MOUNTING HEIGHTS OF LIGHT STROBES, LIGHT SWITCHES, THERMOSTATS, OUTLETS, FIRE EXTINGUISHER CABINETS, ETC.
16. THERMOSTATS TO BE LOCATED ABOVE LIGHT SWITCHES. TYP. SEE G. 2.00.
17. MULTIPLE LIGHT SWITCHES TO BE GANGED WITHIN A SINGLE COVER-PLATE TO MAXIMUM EXTENT POSSIBLE. WHERE MULTIPLE SWITCHES CANNOT BE GANGED WITHIN A SINGLE COVER-PLATE, SWITCHES ARE TO BE ADJACENT TO EACH OTHER OR AS CLOSE AS POSSIBLE.
18. GO TO PROVIDE ALL APPLIANCES AND FIXTURES, U.O.N.
19. THE CONTRACTOR SHALL "STRIKE OUT" LOCATION OF ALL WALLS, DOORS, MULLIONS, SOFFITS, RAISED FLOOR GRIDS, HOUSEKEEPING AND UTILITY EQUIPMENT, AND OTHER MAJOR ELEMENTS, OR AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION. IF DISCREPANCIES EXIST BETWEEN FIELD CONDITIONS AND THE DRAWINGS NOTIFY ARCHITECT.
20. ALL FURRED WALLS SHALL EXTEND VERTICALLY THRU THE CEILING WHERE INDICATED ON THE DRAWINGS OR TO THE STRUCTURE ABOVE WHERE NO CEILING OCCURS. U.O.N.
21. HINGE SIDE OF DOORS TO BE LOCATED PER DETAILS FROM THE FACE OF ADJACENT PERPENDICULAR PARTITIONS, U.O.N.
22. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.
23. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL BACKING AND REINFORCING IN PARTITIONS BEHIND ALL WALL-MOUNTED, WALL ANCHORED OR SUPPORTED ITEMS. ALL CONCEALED WOOD USED FOR SUCH SUPPORT SHALL BE FIRE RETARDANT TREATED.
24. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE DRAWINGS SHALL TAKE PRECEDENCE. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF DIMENSIONS OR OTHER INFORMATION, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE.
25. REFER TO DOOR SCHEDULE ON SHEET A.9.00 FOR MORE INFORMATION ON SCOPE OF WORK RELATED TO DOORS.
26. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.
27. THE CONSTRUCTION PLANS INDICATE THE TYPE AND LOCATION OF NEW INTERIOR PARTITIONS, DOORS, WINDOWS, CABINETWORK, ETC. THE BUILDING SHELL AN EXISTING CONDITION.
28. THE FOLLOWING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS DESIGN-BUILD SYSTEMS:
 - A. AUTOMATIC FIRE SPRINKLER SYSTEM.
29. THE FOLLOWING MAYBE PROVIDED BY THE OWNER'S VENDORS BUT THE INSTALLATION OF THOSE SYSTEMS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH EACH OF HIS SUBCONTRACTORS FOR THE SYSTEMS NOTED BELOW:
 - A. TELECOMMUNICATIONS
 - B. SECURITY
30. ALL PARTITIONS, DOORS, GLAZED OPENINGS, SOFFITS, ETAL, SHALL BE STRUCTURALLY BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.
31. COORDINATE LOCATION AND PROVIDE BLOCKING, BACKINGS AND/OR REINFORCEMENT IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO THE PLANS, ELEVATIONS AND DETAILS FOR LOCATION OF ITEMS WHICH MAY REQUIRE SUPPORT. REFER TO DETAIL 1, SHEET A.11.01.
32. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DIMENSIONS AND ELEVATIONS AT THE SITE. THE CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATIONS OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE OUTLETS, LIGHTSWITCHES AND THERMOSTATS WITH THE ARCHITECT IN THE FIELD PRIOR TO PROCEEDING.
33. WHEREVER DIAGONAL BRACING IS INDICATED OR OTHERWISE REQUIRED, INSTALL BRACING UNEXPOSED TO VIEW, PARTICULARLY AT SUSPENDED OR DRYWALL CEILING AREAS. IF EXPOSED TO VIEW CONDITIONS EXIST IN THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CEILING IS TO BE INSTALLED, OR INTO THE "MORE OPEN" AND VISIBLE SIDE OF BULKHEAD/SOFFIT WHERE BOTH SIDES SHALL BE WITHOUT A CEILING.
34. FOR TYPICAL PARTITIONS, AND PARTITION DETAILS REFER TO SHEET A.9.10.
35. WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION PERPENDICULAR TO THE EXISTING MULLION OR COLUMN AND ALIGN THE CENTERLINE OF THE NEW PARTITION WITH THE MULLION OR COLUMN U.O.N.
36. WHERE A GYPSUM BOARD PARTITION MEETS FLUSH WITH THE FACE OF AN EXISTING PARTITION, REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW PARTITION.
37. ALIGN NEW PARTITION SURFACES WITH THE EXISTING ADJACENT OR ADJOINING SURFACES WHERE INDICATED. TAPE AND SAND THE JOINTS TO SMOOTH WITHOUT ANY VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES.
38. PATCH EXISTING DAMAGED PARTITIONS THROUGHOUT ENTIRE PROJECT AREA TO MATCH ADJACENT SURFACES.
39. CUT AND FIT COMPONENTS AS REQUIRED TO ALTER EXISTING WORK FOR INSTALLATION OF NEW WORK. PATCH DAMAGED AREAS TO MATCH ADJACENT SURFACES.
40. AT OPENINGS IN GYPSUM BOARD WALLS FOR DUCT WORK, RETURN AIR, WRAP HEAD, JAMBS AND SILL OF OPENING WITH GYPSUM BOARD, U.O.N.
41. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE OTHERWISE NOTED TO BE ABOVE FINISH FLOOR.
42. DIMENSION ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED "+ OR VF".
43. THE GENERAL CONTRACTOR SHALL VERIFY THAT NO CONFLICT EXIST IN THE LOCATION OF ANY MECHANICAL, HVAC, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK, CONDUIT, CABLES, ETC.) AND THAT ALL REQUIRED

CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED TO VIEW SHALL BE REVIEWED WITH THE ARCHITECT AND COORDINATED BY AND BETWEEN THE GENERAL CONTRACTOR AND PERTINENT SUB-CONTRACTORS PRIOR TO CONSTRUCTION OR FABRICATION PROCEEDING.



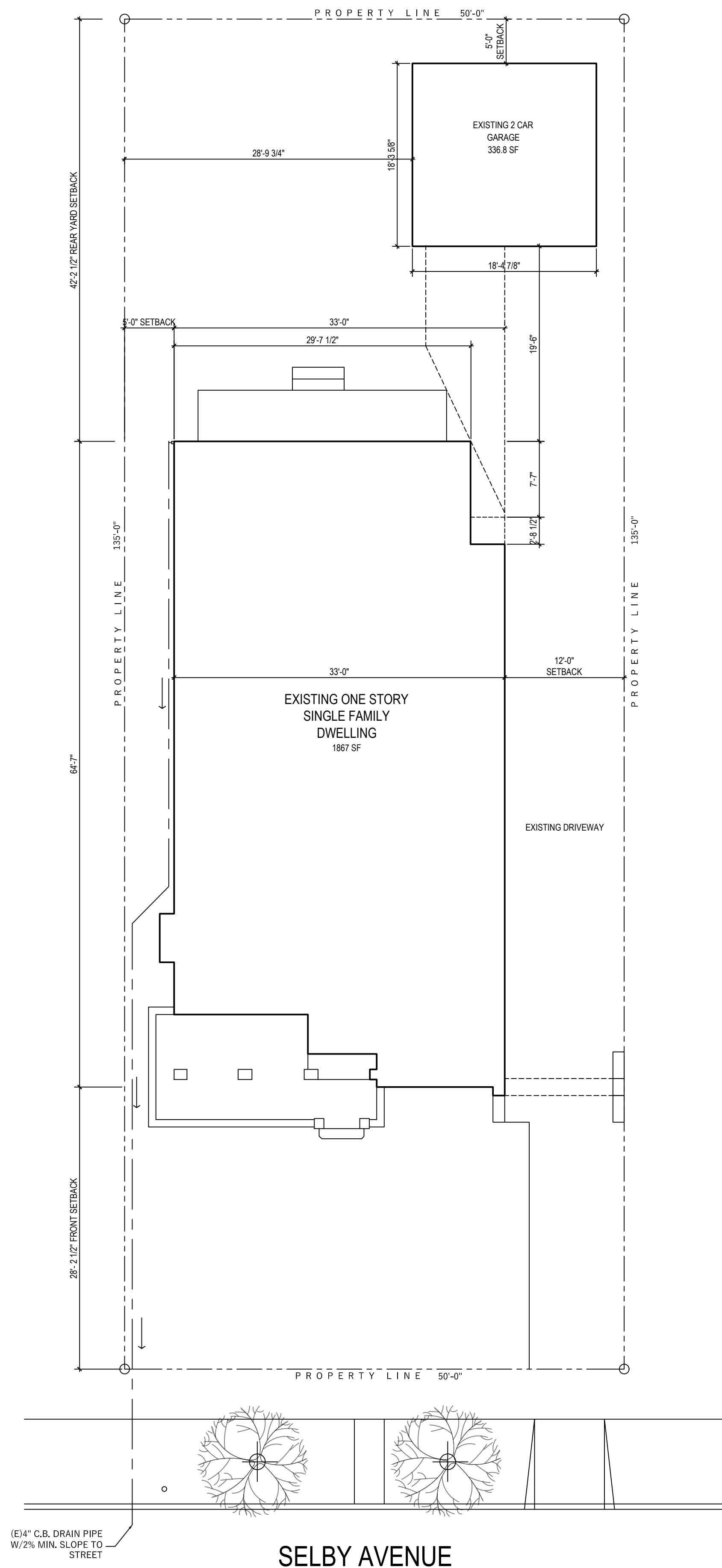
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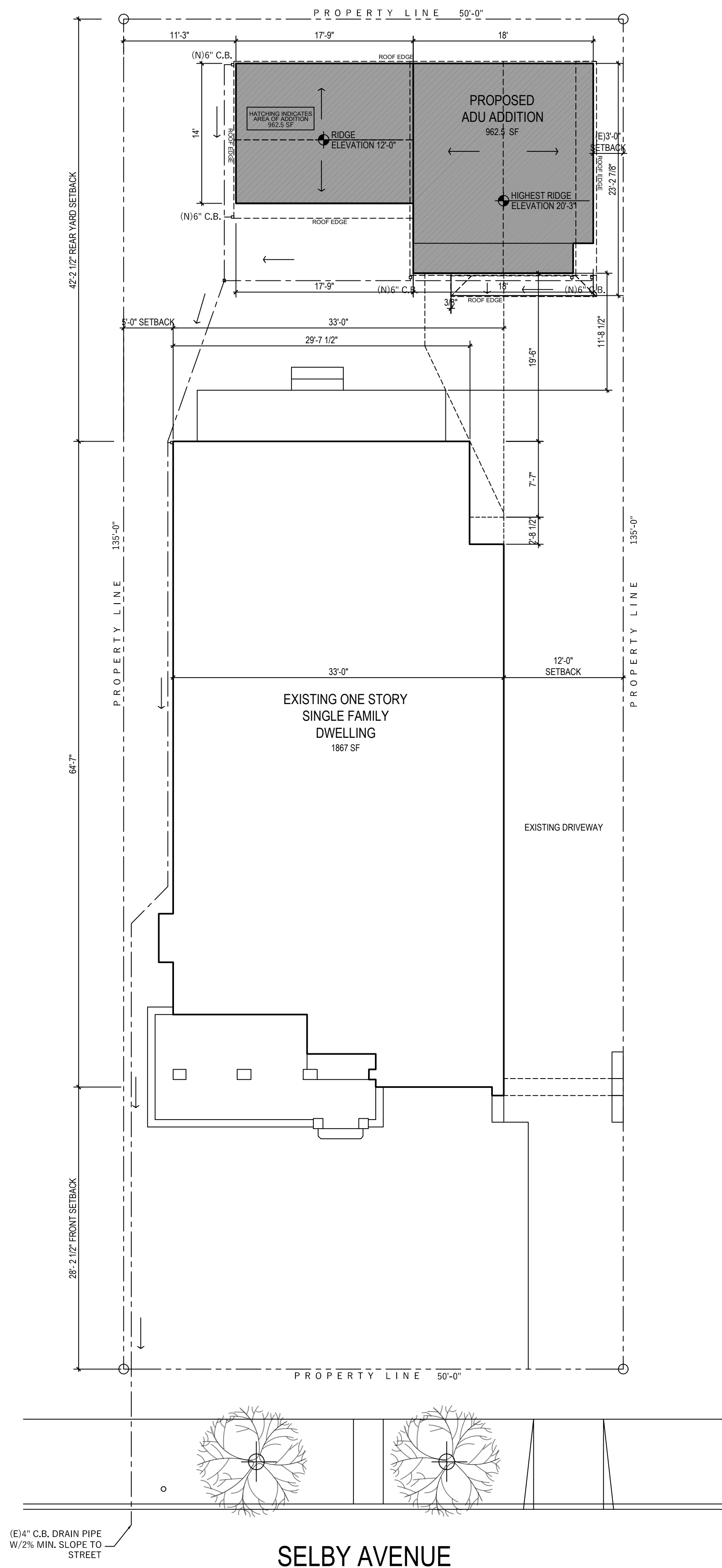
ADU ADDITION FOR
ARAM RESIDENCE
 2313 SELBY AVENUE LOS ANGELES, CA 90064

Date: DEC. 17, 2018	DRAWING TITLE: GENERAL NOTES	Sheet : 2/30
Scale:		
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1 EXISTING SITE PLAN
Scale: 1/8" = 1' - 00"



2 PROPOSED SITE PLAN
Scale: 1/8" = 1' - 00"



VICINITY MAP



AERIAL PHOTO

PROJECT INFORMATION

PROJECT ADDRESS
2313 SELBY AVE.
LOS ANGELES, CALIFORNIA 90064

OWNERS
MS. NILOOFAR ARAM AND MS. NEGIN ARAM
2313 SELBY AVENUE
LOS ANGELES, CALIFORNIA 90064
TEL.: (310) 709 3946
TEL.: (310) 799 3951

DESIGNERS
PIXELARCH LTD
201 E. BATTLE RD. #162
SANTA MARIA, CA 93456
TEL. (909) 939 2585
E-MAIL: info@pixelarchltd.com

STRUCTURAL ENGINEER
EMMANUEL TUOMBE, PE

BUILDING
OCCUPANCY: R3
TYPE: VN.
STORIES: 2
PROPOSED BEDROOMS: 2
PROPOSED BATHROOMS: 2.5

PROJECT DESCRIPTION

ACCESSORY DWELLING UNIT PER AB 2299 AND SB 1069.

AREA TABULATIONS

LOT SIZE: 6,762.8 SQUARE FEET

EXISTING:
EXISTING SINGLE FAMILY DWELLING TOTAL: 1,867 SQUARE FEET
EXISTING TWO CAR GARAGE: 303.00 SQUARE FEET

(N) ADU ADDITION:
962.5 SQUARE FEET

EXISTING SFD + EXISTING TWO CAR GARAGE TOTAL: 2170 SQUARE FEET
2170/6762.8 = 32% LOT COVERAGE
EXISTING SFD + NEW ADU ADDITION: 3030.5 SQUARE FEET
3132.5/6762.9 = 46.3% LOT COVERAGE

LEGAL DESCRIPTION

LOT 3, BLOCK 69, TRACT NO 5609, M.B.67, PAGES 31-32

PARCEL PROFILE REPORT

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
PARCEL PROFILE REPORT

ADDRESS/LEGAL INFORMATION
PIN NUMBER 126B157 406
LOT/PARCEL AREA (CALCULATED) 6,762.8 (SQ FT)
THOMAS BROTHERS GRID PAGE 632 - GRID C5
PAGE 632 - GRID D5
ASSESSOR PARCEL NO. (APN) 4320004096
TRACT TR 5609
MAP REFERENCE M B 67-31/32 (SHTS 7-8)
BLOCK 69
LOT 3
ARB (LOT CUT REFERENCE) NONE
MAP SHEET 126B157

JURISDICTIONAL INFORMATION
COMMUNITY PLAN AREA WEST LOS ANGELES
AREA PLANNING COMMISSION WEST LOS ANGELES
NEIGHBORHOOD COUNCIL WESTSIDE
COUNCIL DISTRICT CD 5 - PAUL KORETZ
CECSUS TRACT #2678.00
LADBS DISTRICT OFFICE WEST LOS ANGELES
PLANNING AND ZONING INFORMATION
SPECIAL NOTES NONE
ZONING RI-I-0
ZONING INFORMATION (ZI) ZI-2391 BASELINE MANSIONIZATION
GENERAL PLAN LAND USE LOW RESIDENTIAL
PLAN FOOTNOTE - SITE REQ. SEE PLAN FOOTNOTES
ADDITIONAL PLAN FOOTNOTES WEST LOS ANGELES
HILLSIDE AREA (ZONING CODE) NO
SPECIFIC PLAN AREA WEST LOS ANGELES
TRANSPORTATION IMPROVEMENT AND MITIGATION
SPECIAL LAND USE / ZONING NONE
DESIGN REVIEW BOARD NO
HISTORIC PRESERVATION REVIEW NO
HISTORIC PRESERVATION OVERLAY ZONE NONE
OTHER HISTORIC DESIGNATIONS NONE
OTHER HISTORIC SURVEY INFORMATION NONE
MILLS ACT CONTRACT NONE
POD - PEDESTRIAN ORIENTED DISTRICT NONE
CDO - COMMUNITY DESIGN OVERLAY NONE
NSO - NEIGHBORHOOD STABILIZATION OVERLAY NO
STREETScape NO
SIGN DISTRICT NO
ADAPTIVE REUSE INCENTIVE AREA NONE
CRA - COMMUNITY REDEVELOPMENT AGENCY NONE
CENTRAL CITY PARKING NO

DOWNTOWN PARKING NO
BUILDING LINE NONE
500 FT SCHOOL ZONE NO
500 FT PARK ZONE NO
PRPOERTY ADDRESSES
2313 S SELBY AVE
ZIP CODES
90064
RECENT ACTIVITY
NONE
CASE NUMBERS
ENV-2005-8253-ND



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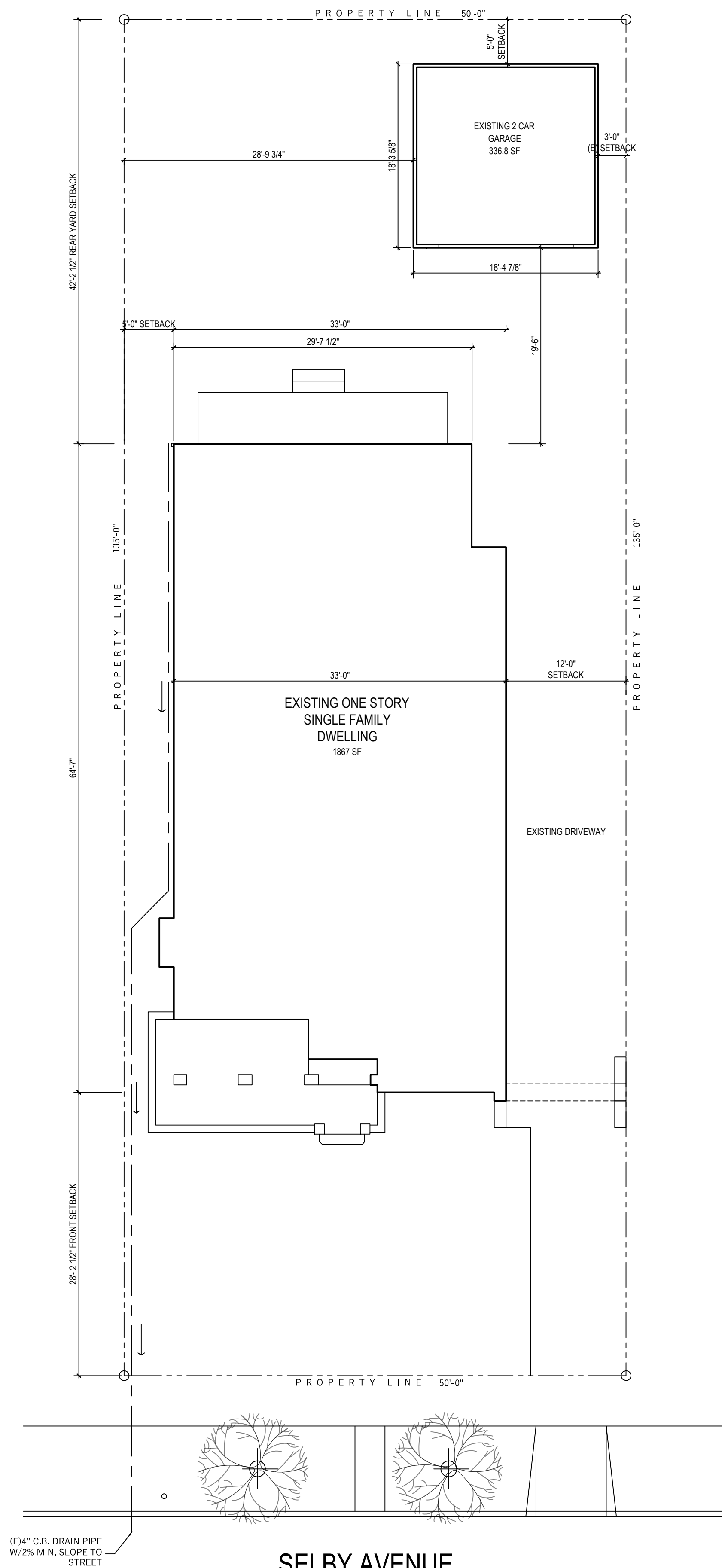
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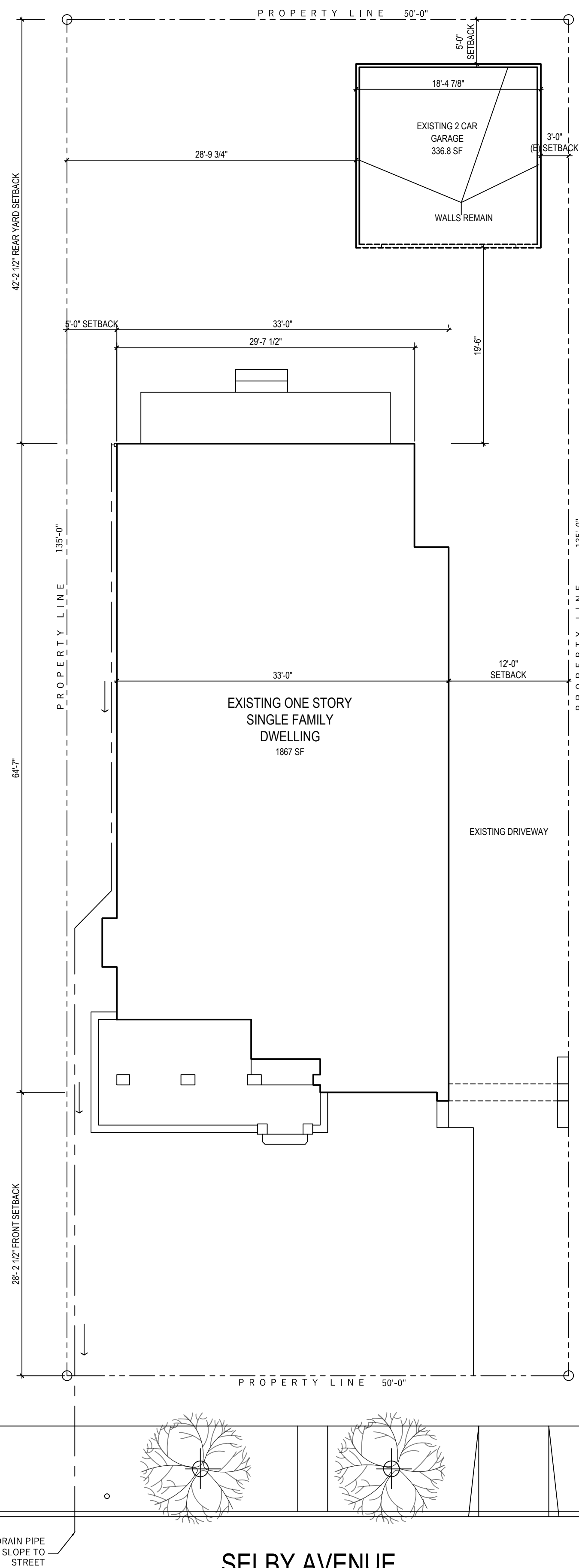
A101



3

EXISTING PLAN

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



4

DEMOLITION PLAN

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

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).

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 AREAS DISTURBED BY CONSTRUCTION WHICH ARE TO REMAIN UNTOUCHED ARE TO BE RETURNED TO ORIGINAL CONDITION.

FINISH NOTES

- 1 - FLOORING TO BE INSTALLED IN FINISH AREAS (PER OWNER)
- 2 - ALL FINISH SELECTIONS PER OWNER

- (E) WALLS TO BE DEMOLISHED
- ===== (E) WALLS TO REMAIN



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DEMOLITION PLAN

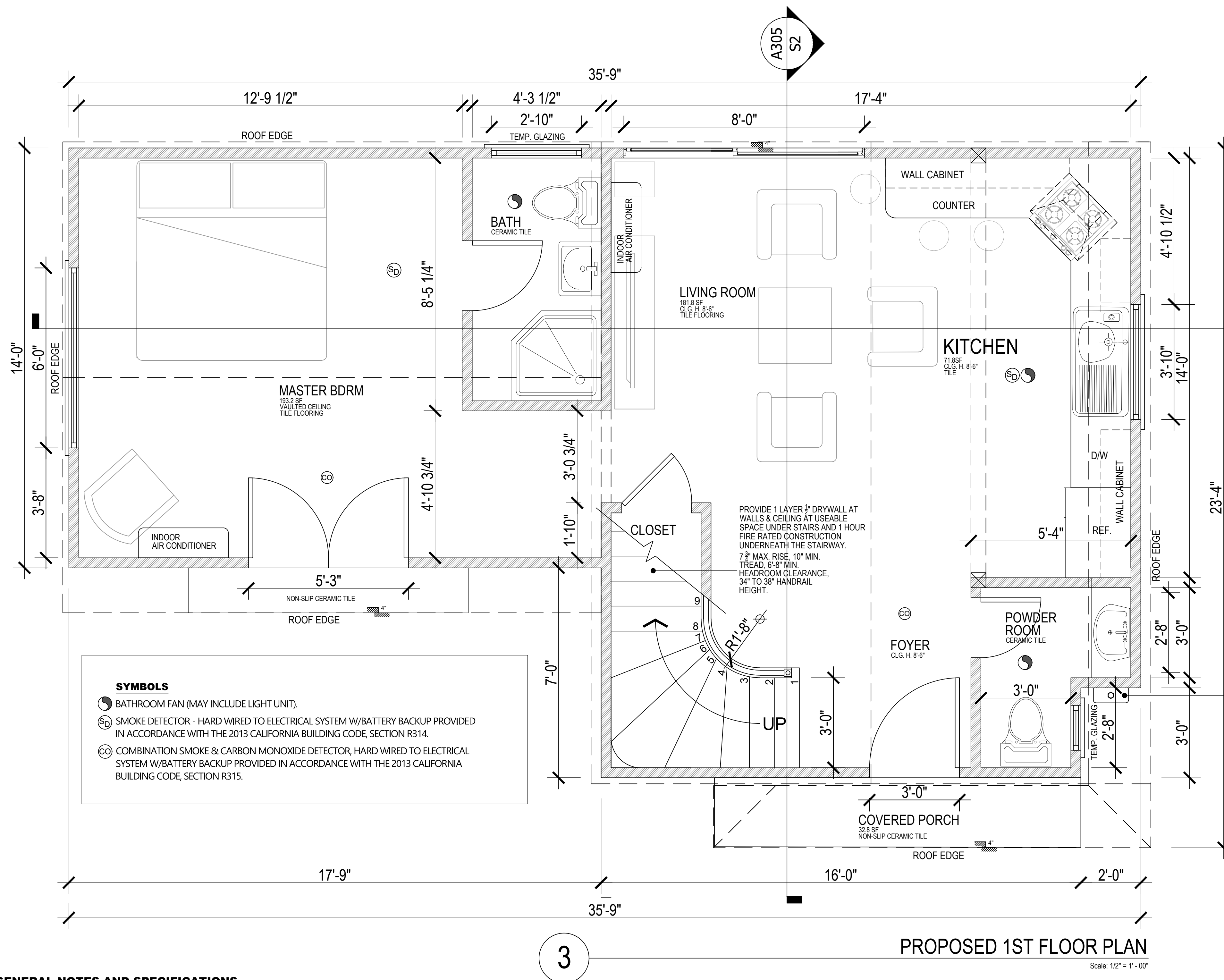
Sheet :

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Page No. :

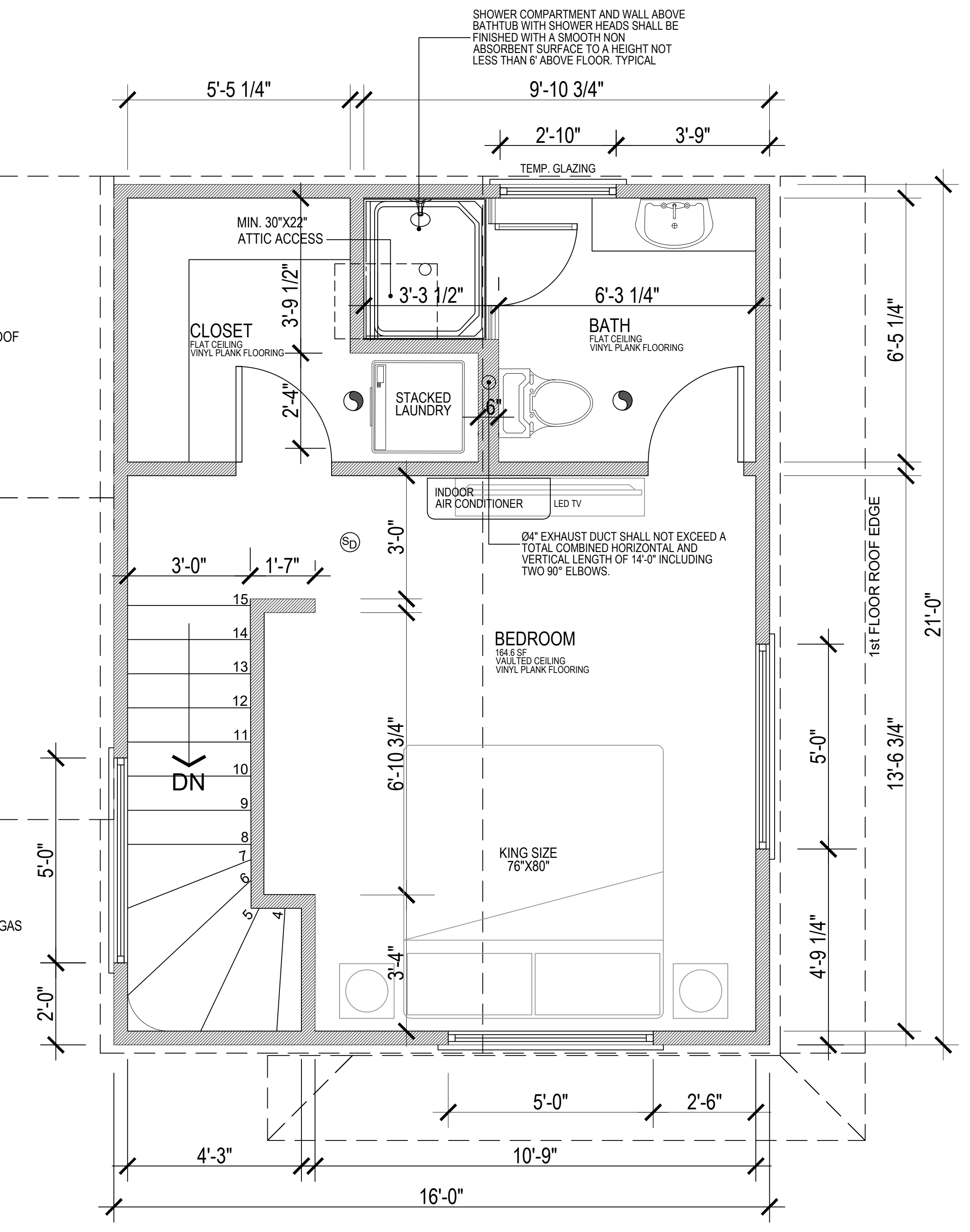
A102

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PROPOSED 1ST FLOOR PLAN

Scale: 1/2" = 1'-00"



PROPOSED 2ND FLOOR PLAN

Scale: 1/2" = 1'-00"

GENERAL NOTES AND SPECIFICATIONS

THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2016 IBC AND 2016 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24), 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: *1'-0" (1809.4)
 SEISMIC ZONE: D
 WIND: 110 MPH (110 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.

FIRE RESISTANCE RATED CONSTRUCTION NOTES:

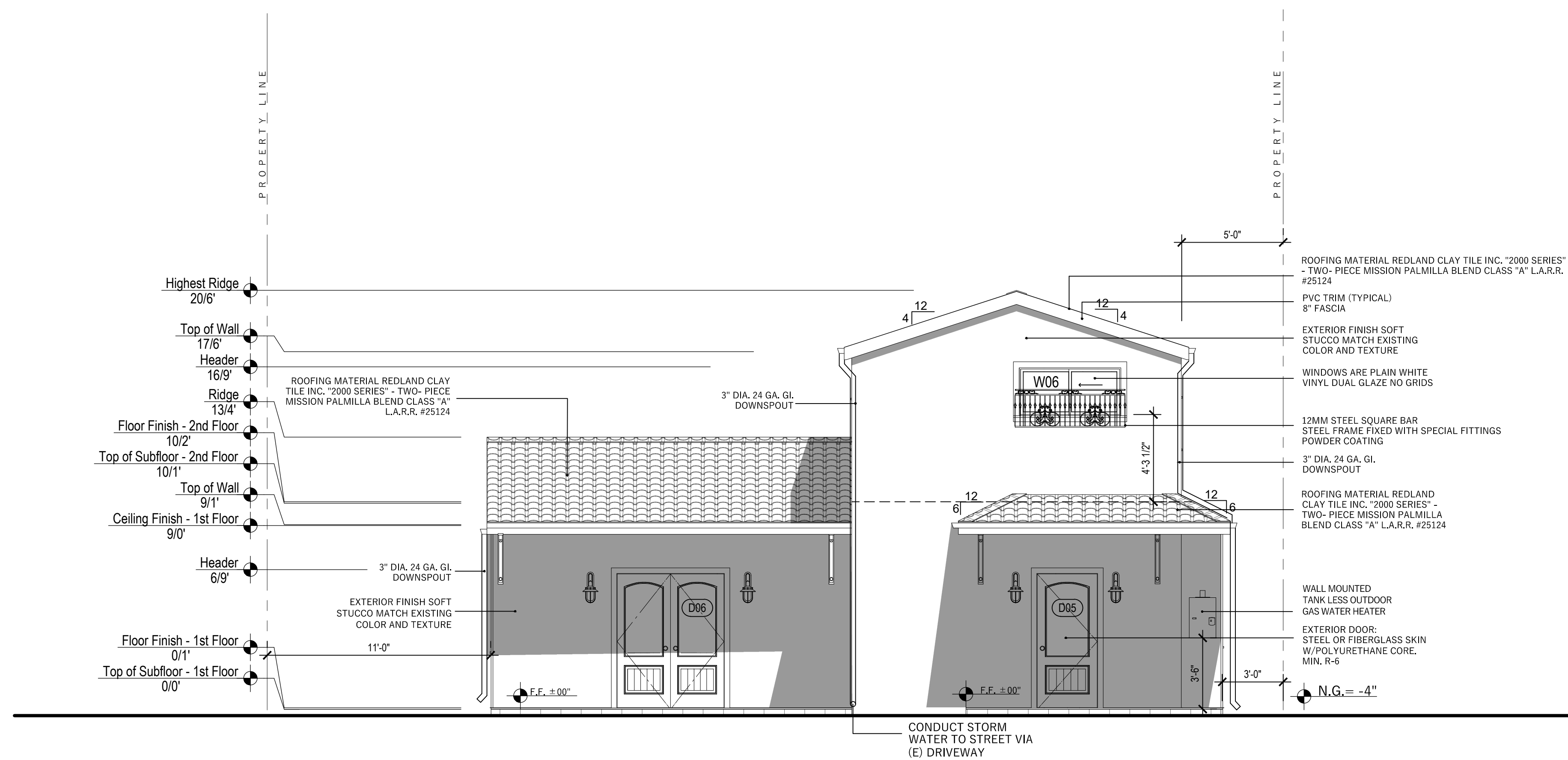
- THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS. (R302.4.1)
- MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)
- 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)
- IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)



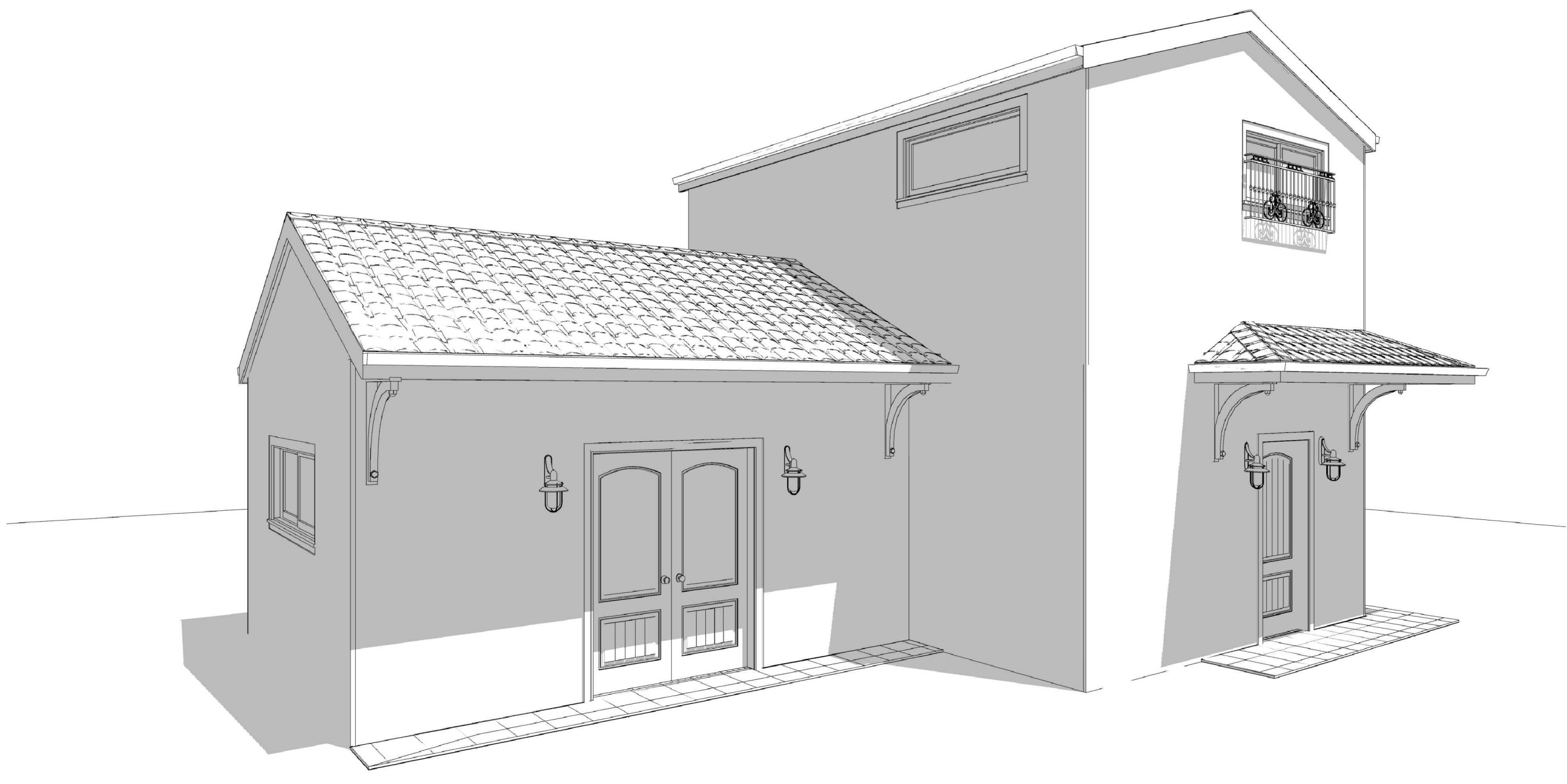
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PROPOSED 1ST AND 2ND FLOOR PLANS	5/30	△		
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	A201	△		



5 PROPOSED EAST ELEVATION
Scale: 1/4" = 1' - 00"



7 PROPOSED PERSPECTIVE VIEW
NTS

EXTERIOR FINISH NOTES:
 EXTERIOR FINISH TO BE SOFT STUCCO SIDING OVER 5/8 CDX PLYWOOD/OSB. WINDOW & DOOR TRIM CEDAR. PLAIN WHITE VINYL DUAL GLAZE.
 ROOFING TO BE SPANISH TILE ROOF OVER 30# FELT, 5/8 CDX PLYWOOD/OSB.
 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.

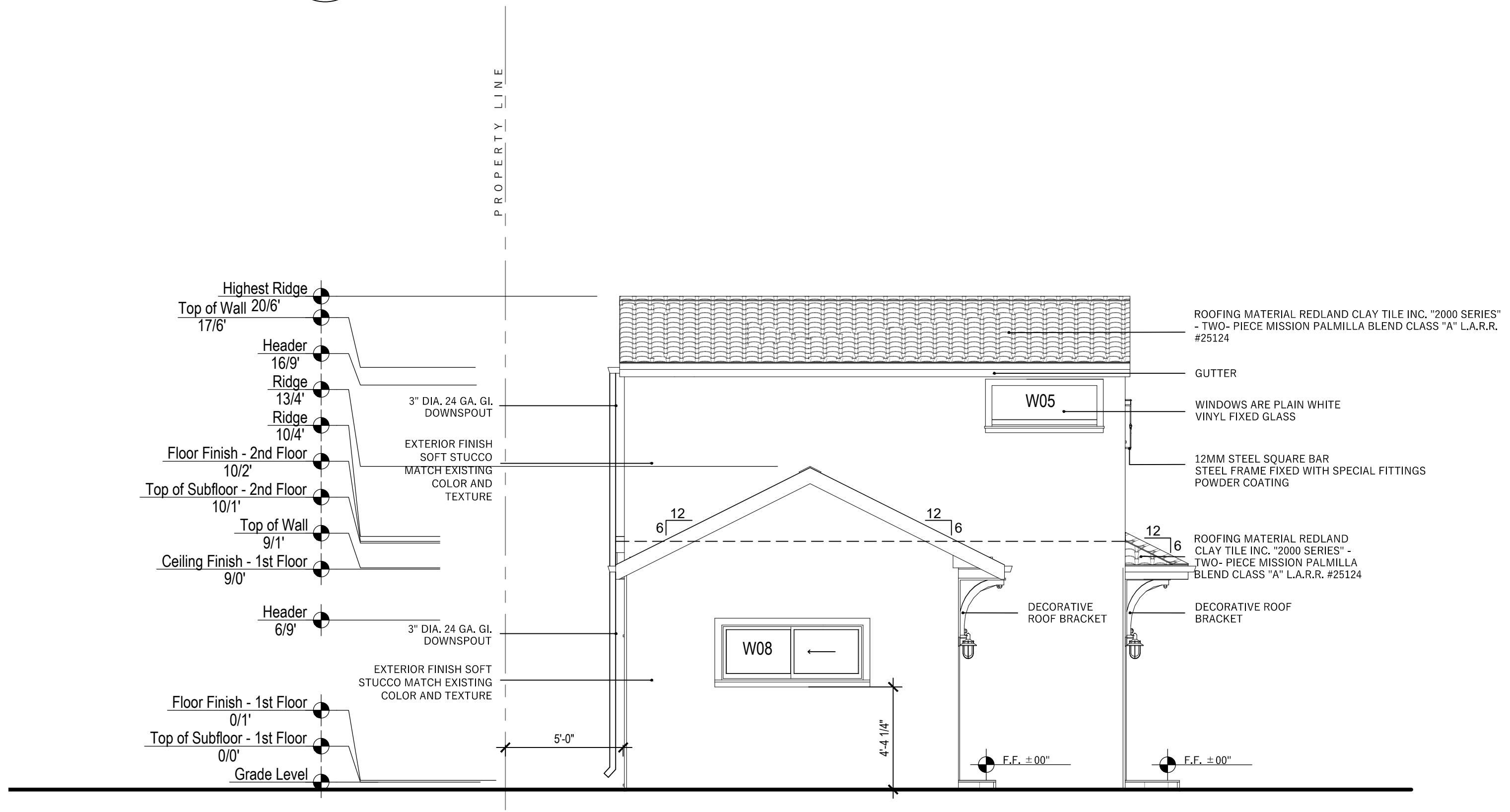
LUMBER SPECIES:
 POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2.
 EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
 SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
 ALL STUDS TO BE DF#2 OR BETTER.
 PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
 ROOF SHEATHING SHALL BE 5/8" PLYWOOD OR 9/32 OSB.
 WALL SHEATHING 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.

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.



6 PROPOSED SOUTH ELEVATION
Scale: 1/4" = 1' - 00"



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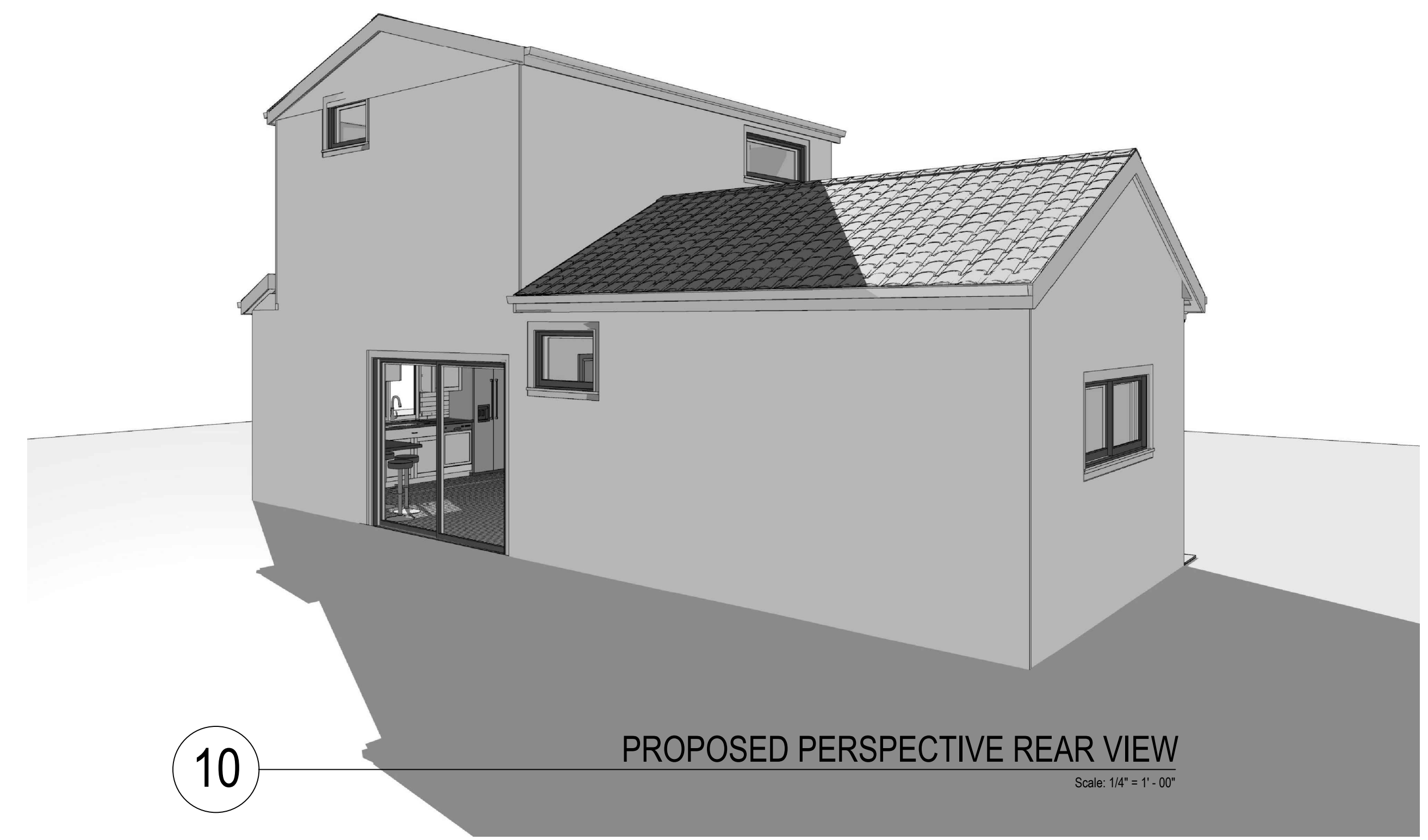
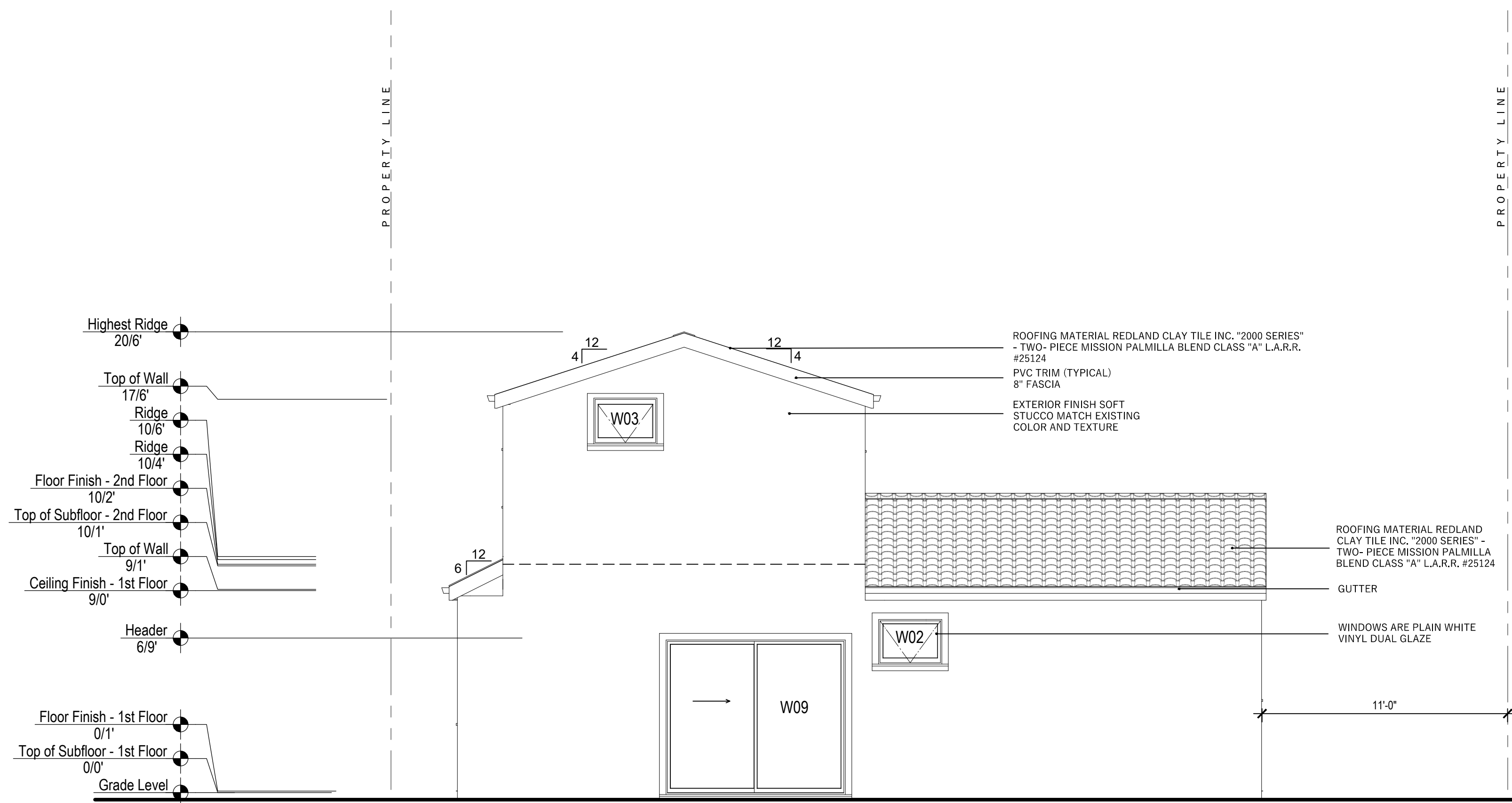
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 PROPOSED SOUTH & EAST ELEVATIONS

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8 PROPOSED WEST ELEVATION
Scale: 1/4" = 1' - 00"

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.

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.

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

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

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

TRUSSES SPACED AT 24.0" O/C.

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

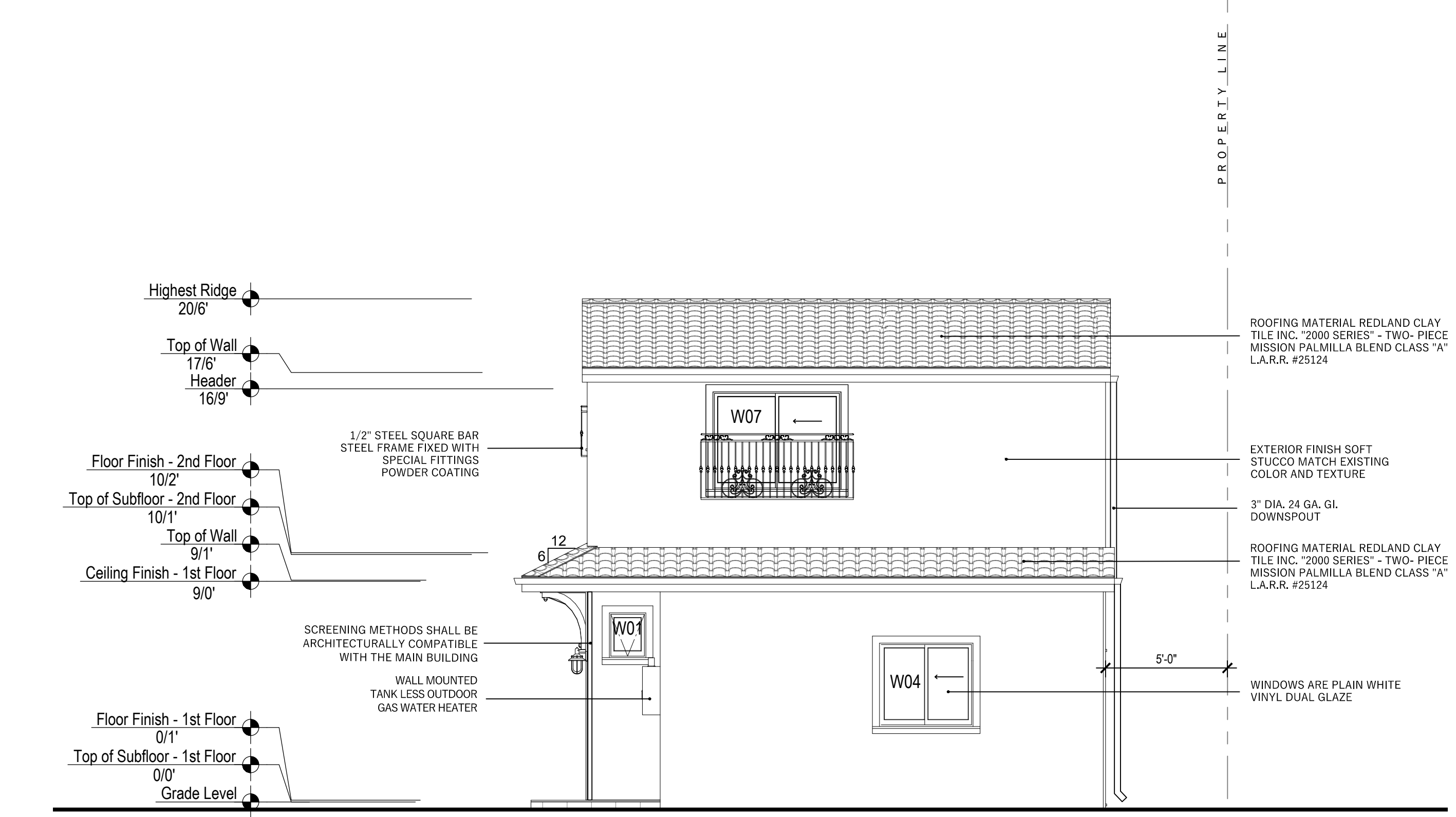
DEFLECTION MEETS L/480 LIVE AND L/360 TOTAL LOAD.

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.



9 PROPOSED NORTH ELEVATION
Scale: 1/4" = 1' - 00"

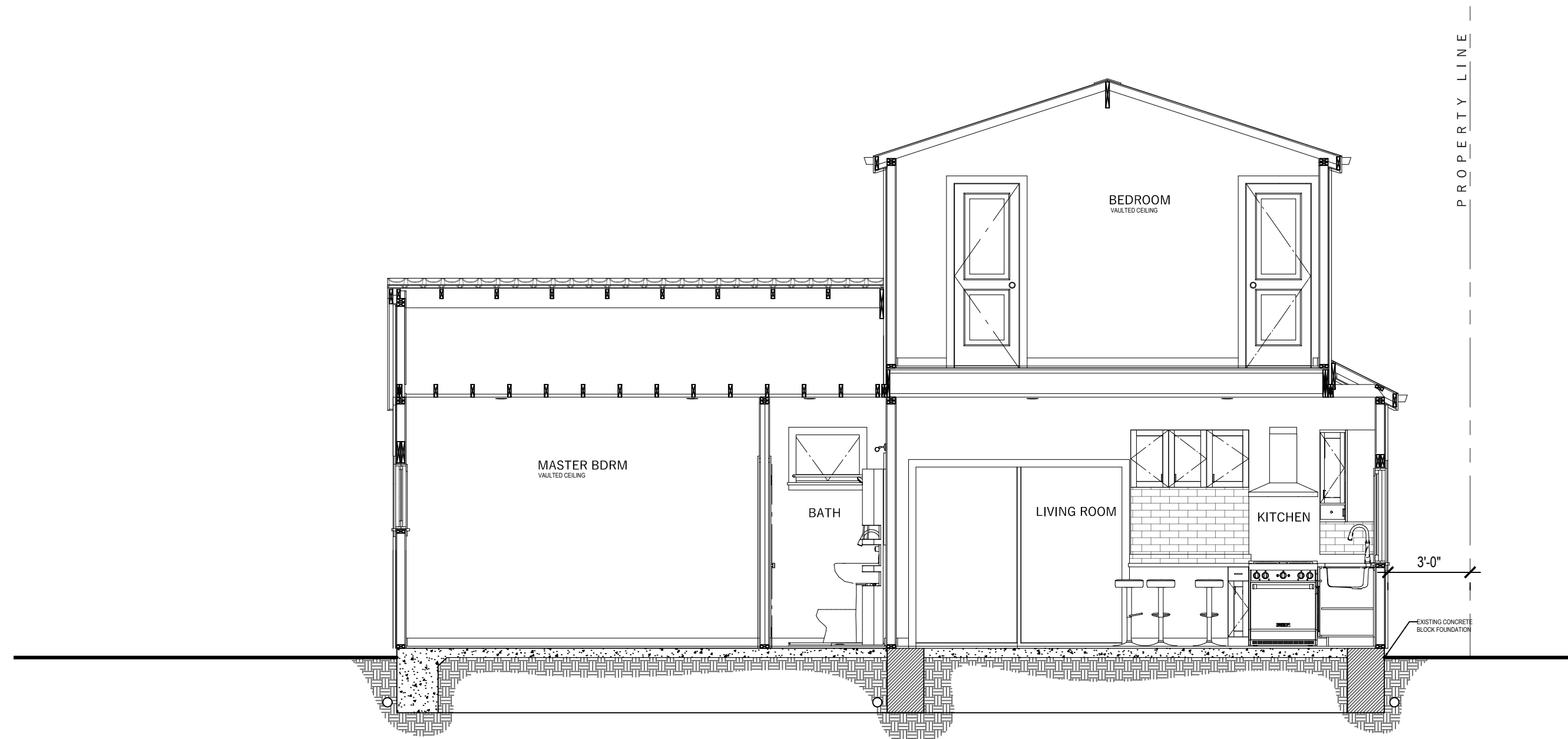
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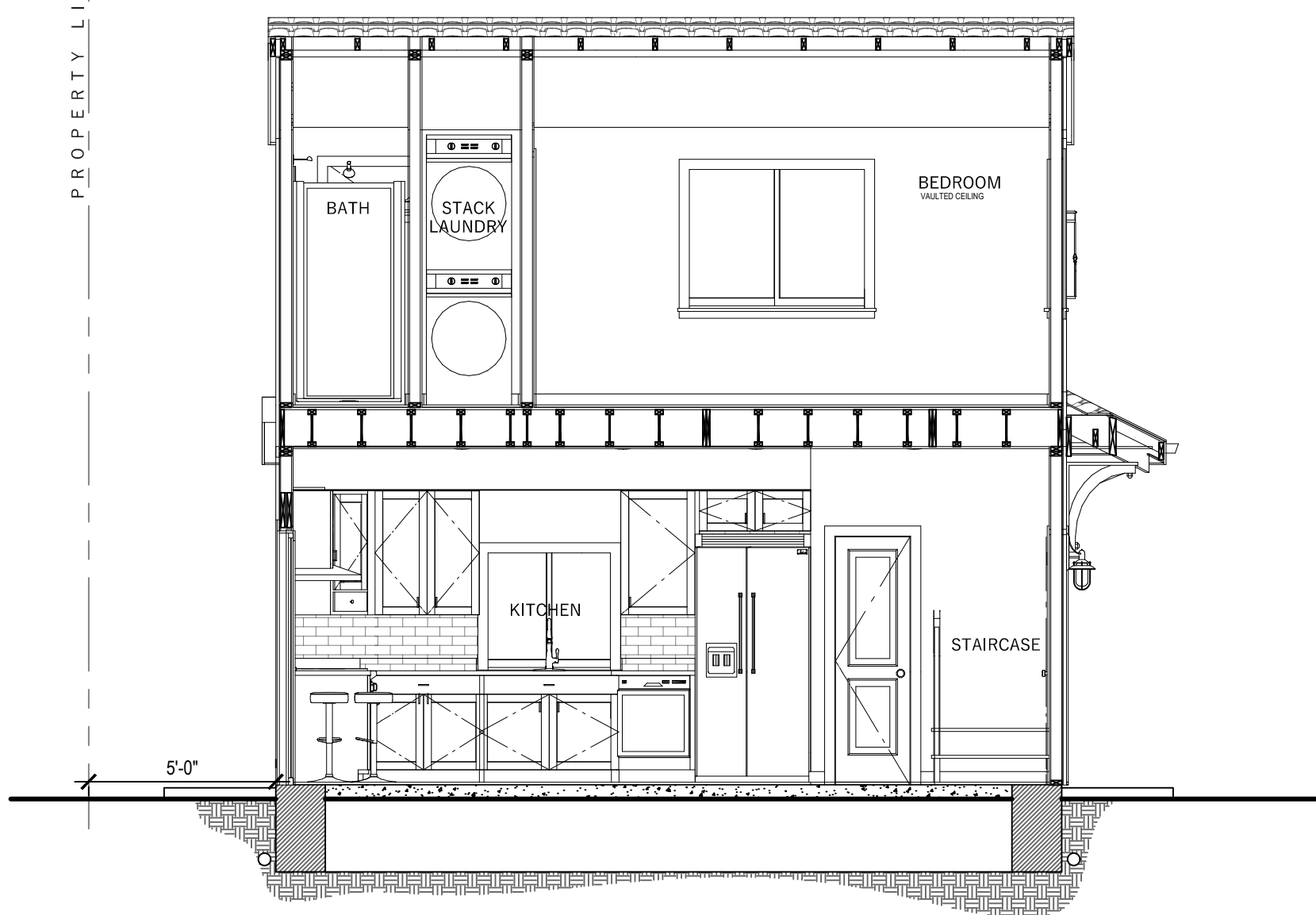
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11

PROPOSED CROSS SECTION 1

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



12

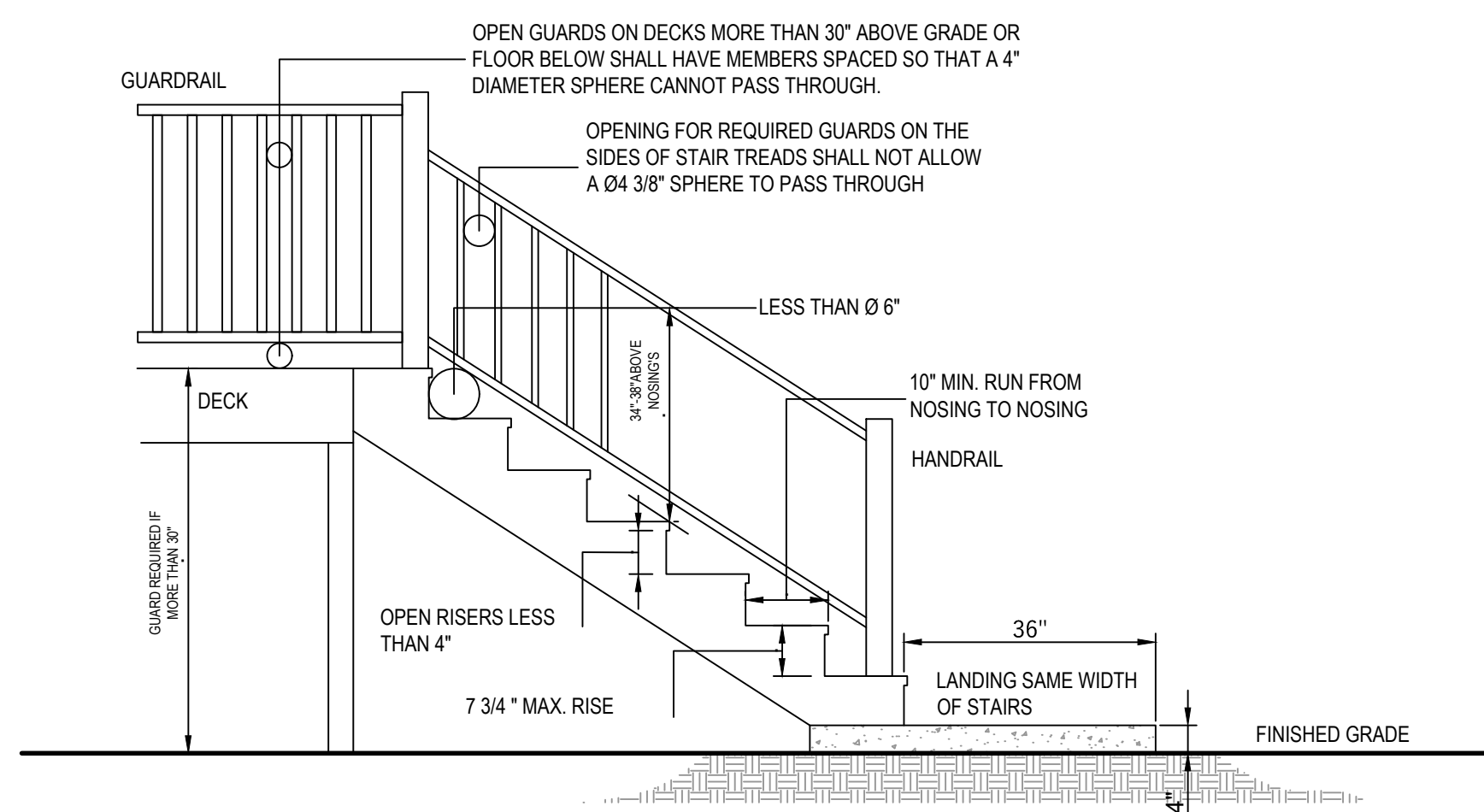
PROPOSED CROSS SECTION 2

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

FLOORS AND ROOFS

ALL EXPOSED INSULATION IS TO HAVE A FLAME SPREAD RATING OF LESS THAN 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.

CODE REQUIREMENTS BASED ON THE 2009 INTERNATIONAL RESIDENTIAL CODE



STAIRWAY NOTES:
 STAIRWAYS SHALL BE NOT LESS THAN 36" IN WIDTH. STAIRWAY RISERS SHALL BE NO GREATER THAN 7 3/4". STAIRWAY TREADS SHALL HAVE A MINIMUM RUN OF 10". THE LENGTH OF RUN AND THE HEIGHT OF RISER SHALL NOT VARY MORE THAN 3/8" IN THE RUN OF THE STAIR. STAIRS ARE REQUIRED TO BE ILLUMINATED.
 OPEN RISERS ARE PERMITTED IF THE OPENING IS LESS THAN 4". TREAD NOSING SHALL NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" ON STAIRWAYS WITH SOLID RISERS. EXCEPT WHEN TREADS ARE 11" OR MORE.
 COMPOSITE MATERIALS MAY REQUIRE ADDITIONAL STRINGERS.

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

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 (3)-10d
 TOE NAIL (2)-16d
 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



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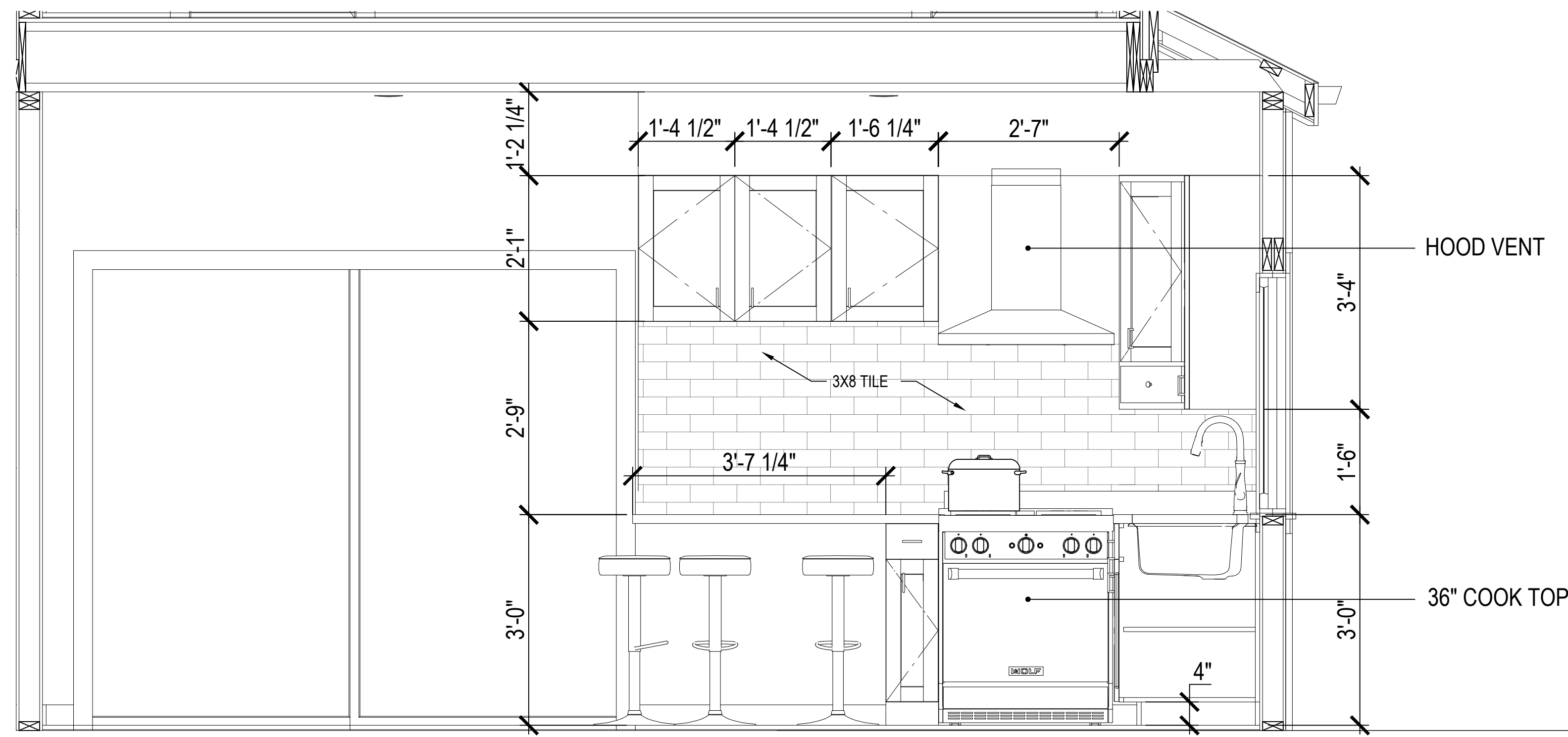
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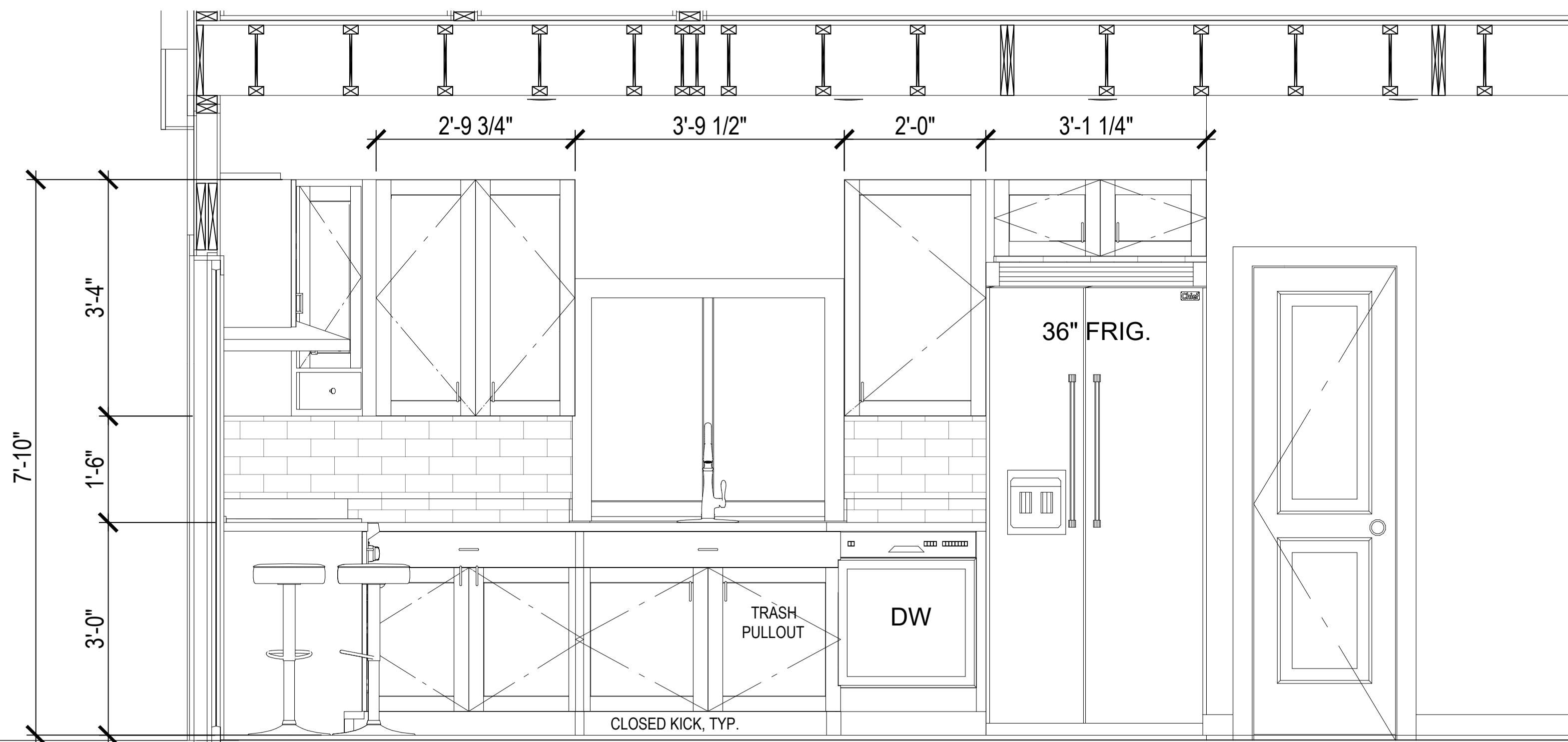
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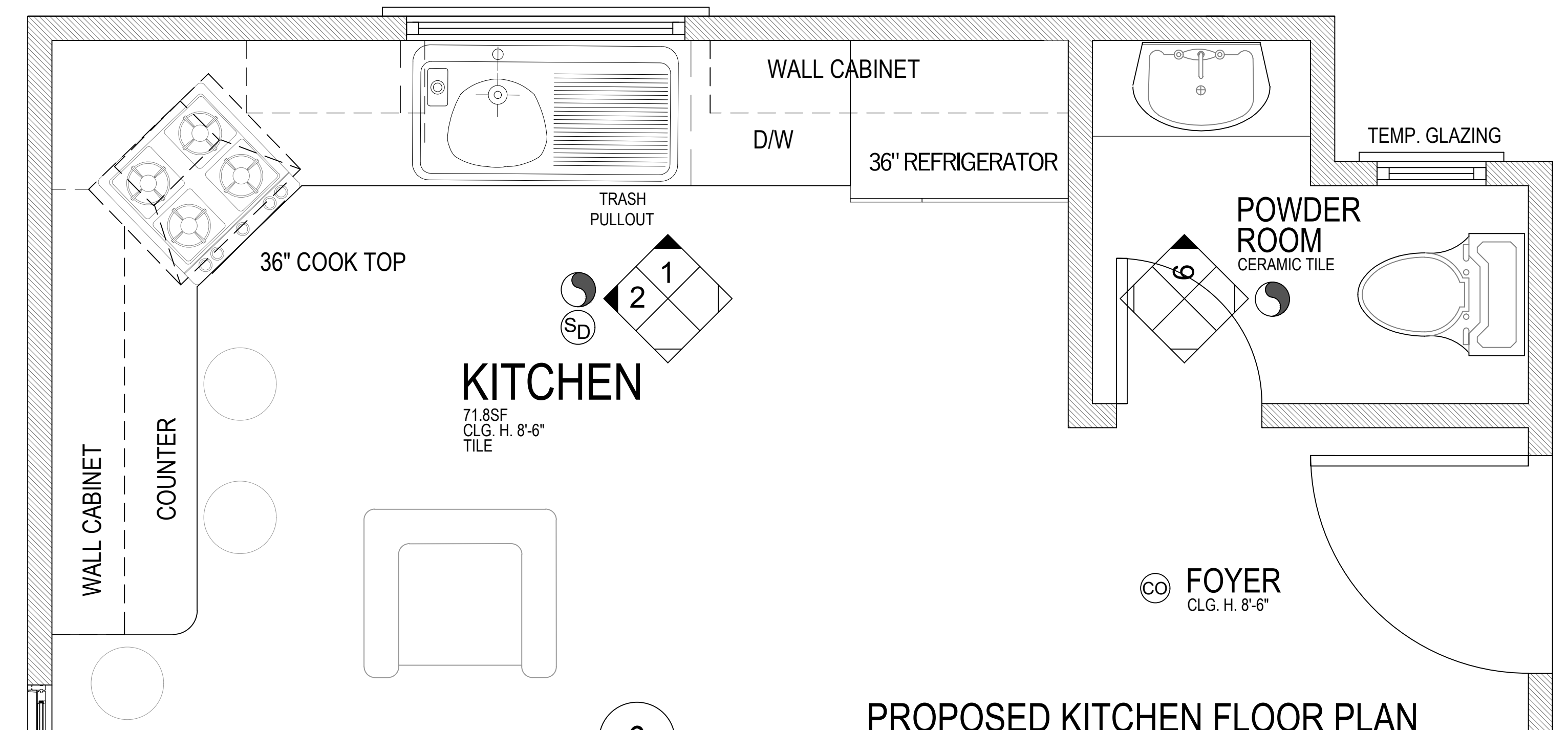
1 PROPOSED KITCHEN INT. ELEVATION
Scale: 3/4" = 1' - 00"



5 PROPOSED KITCHEN INT. PERSPECTIVE VIEW
NTS



2 PROPOSED KITCHEN INT. ELEVATION
Scale: 3/4" = 1' - 00"



6 PROPOSED KITCHEN FLOOR PLAN
Scale: 3/4" = 1' - 00"

KITCHEN AND CABINET NOTES:

ALL CABINETS IN MAPLE CONFIRM COLOR WITH HOME OWNER PRIOR TO ORDERING.
 CONFIRM DOOR & DRAWER STYLES WITH HOME OWNER PRIOR TO ORDERING.
 INSTALL HARDWARE ON SITE.
 INSTALL CROWN MOLDING ON SITE; MATCH CABINET COLOR; CONFIRM PROFILE AND DIMENSION WITH HOME OWNER.
 CUT OVEN OPENING ON SITE, SEE APPLIANCE SPECIFICATIONS.
 INSTALL HOOD AND ALL APPLIANCES PER MANUFACTURER SPECIFICATIONS.
 ALL APPLIANCES TO BE ON DEDICATED CIRCUITS.
 USE MIN 6" DUCT FOR HOOD.
 CONFIRM FINAL MATERIALS FOR BACK SPLASH AND COUNTERTOP WITH HOME OWNER PRIOR TO ORDER.



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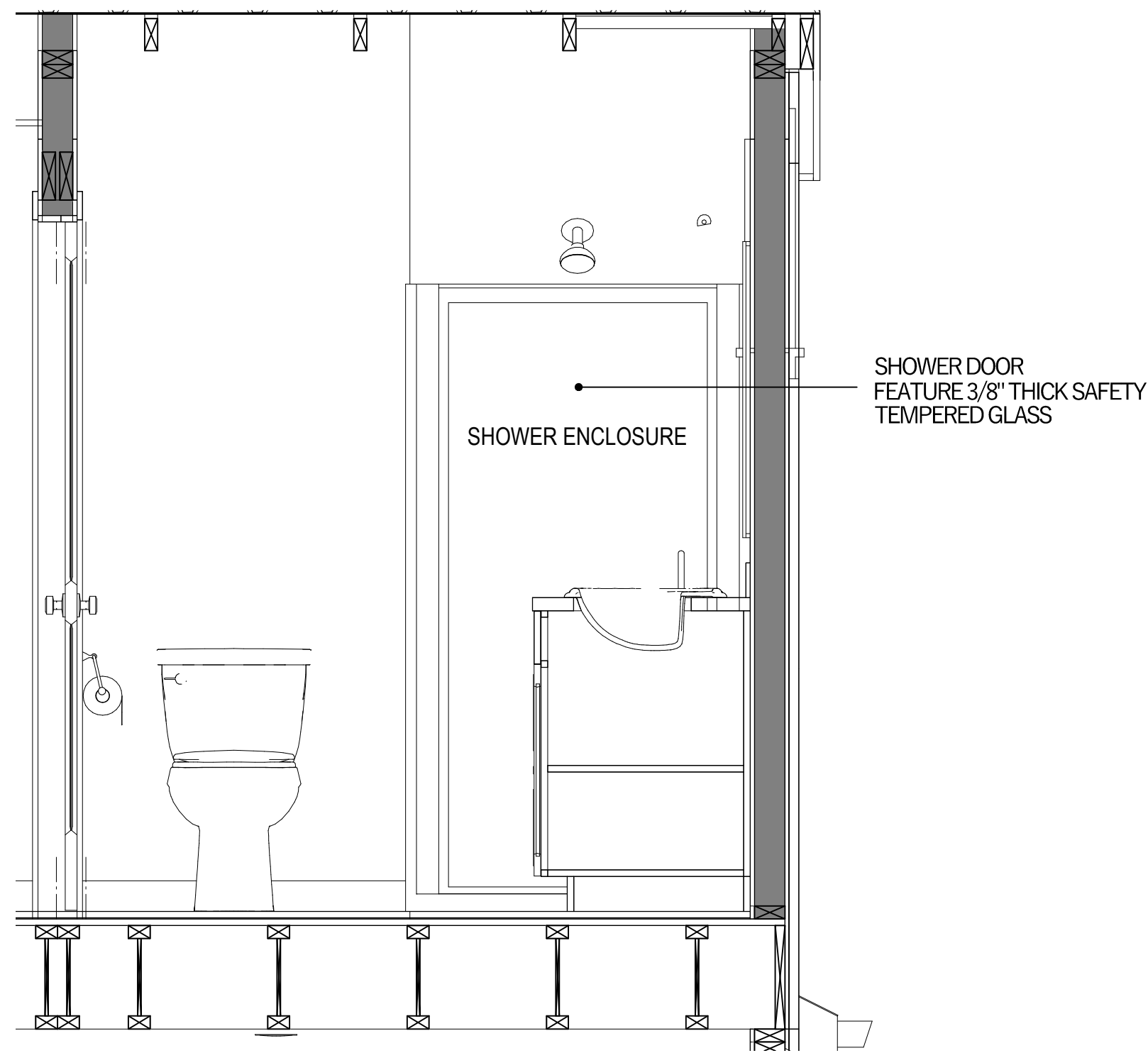
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 KITCHEN INTERIOR ELEVATIONS

Sheet :
 9 / 30

Page No. :

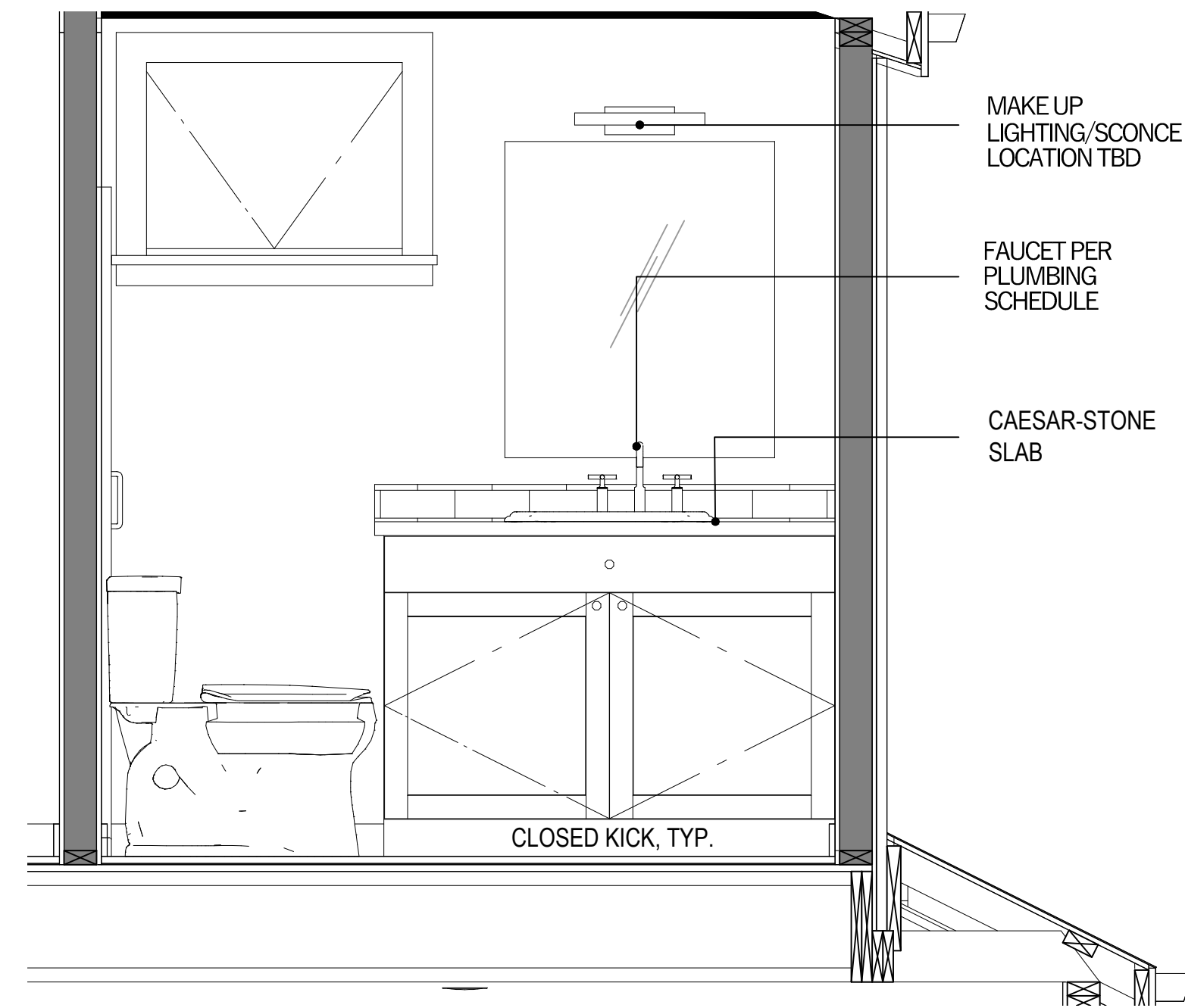
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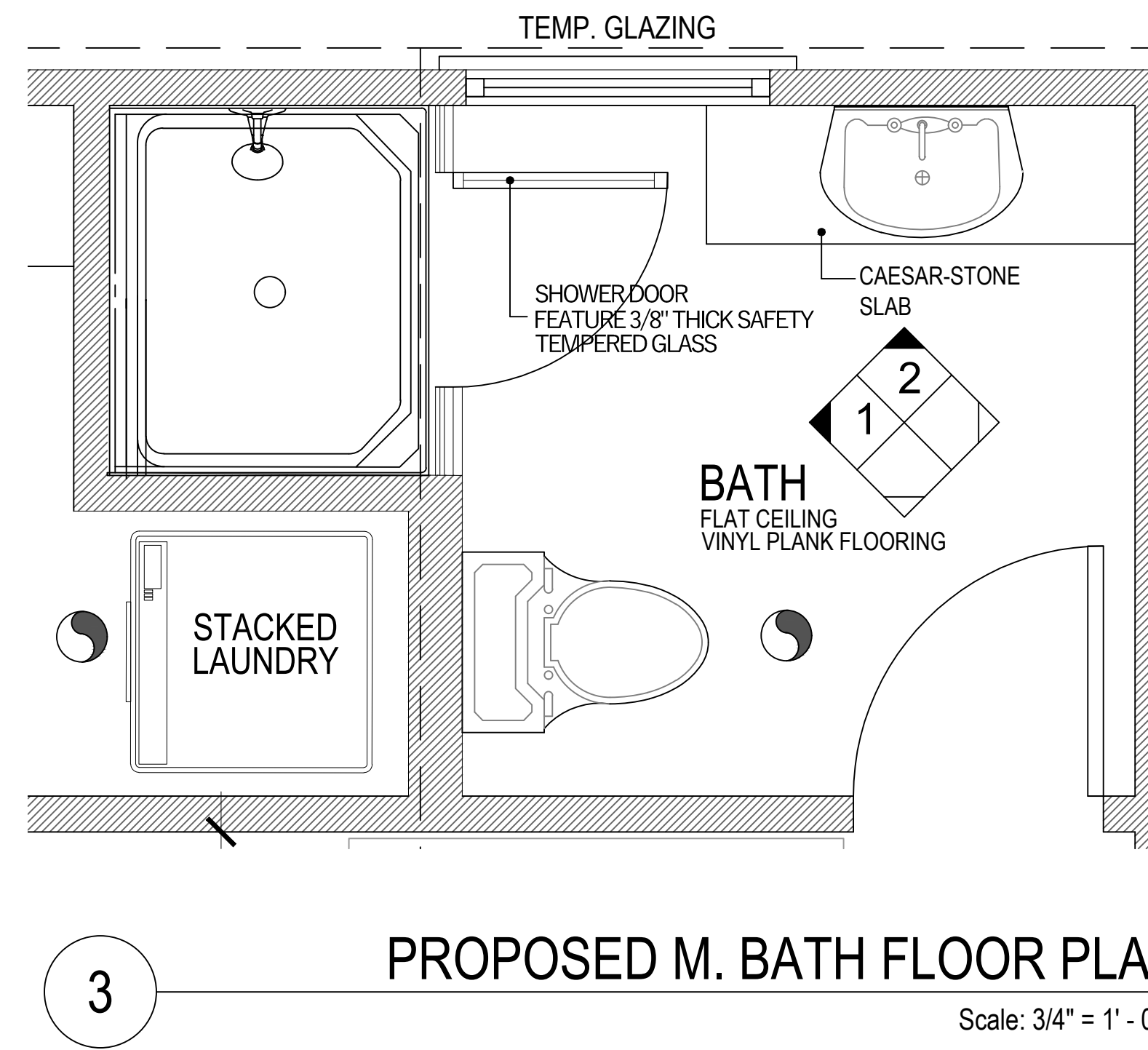
1 PROPOSED M. BATH INT. ELEVATION

Scale: 3/4" = 1' - 00"



2 PROPOSED M. BATH INT. ELEVATION

Scale: 3/4" = 1' - 00"



3 PROPOSED M. BATH FLOOR PLAN

Scale: 3/4" = 1' - 00"

RESIDENTIAL VENTILATION REQUIREMENTS:

KITCHENS REQUIRE EXHAUST FANS WITH A MINIMUM 100 CFM DUCTED TO THE EXTERIOR. DETAIL COMPLIANCE BY INCLUDING A COMPLYING EXHAUST FAN OR A DUCTED RANGE HOOD TO THE EXTERIOR.

BATHROOMS REQUIRE EXHAUST FANS (MINIMUM 50 CFM) TO BE DUCTED TO THE EXTERIOR. A BATHROOM IS DEFINED "AS A ROOM WITH A BATHTUB, SHOWER, OR SPA OR SOME SIMILAR SOURCE OF MOISTURE".

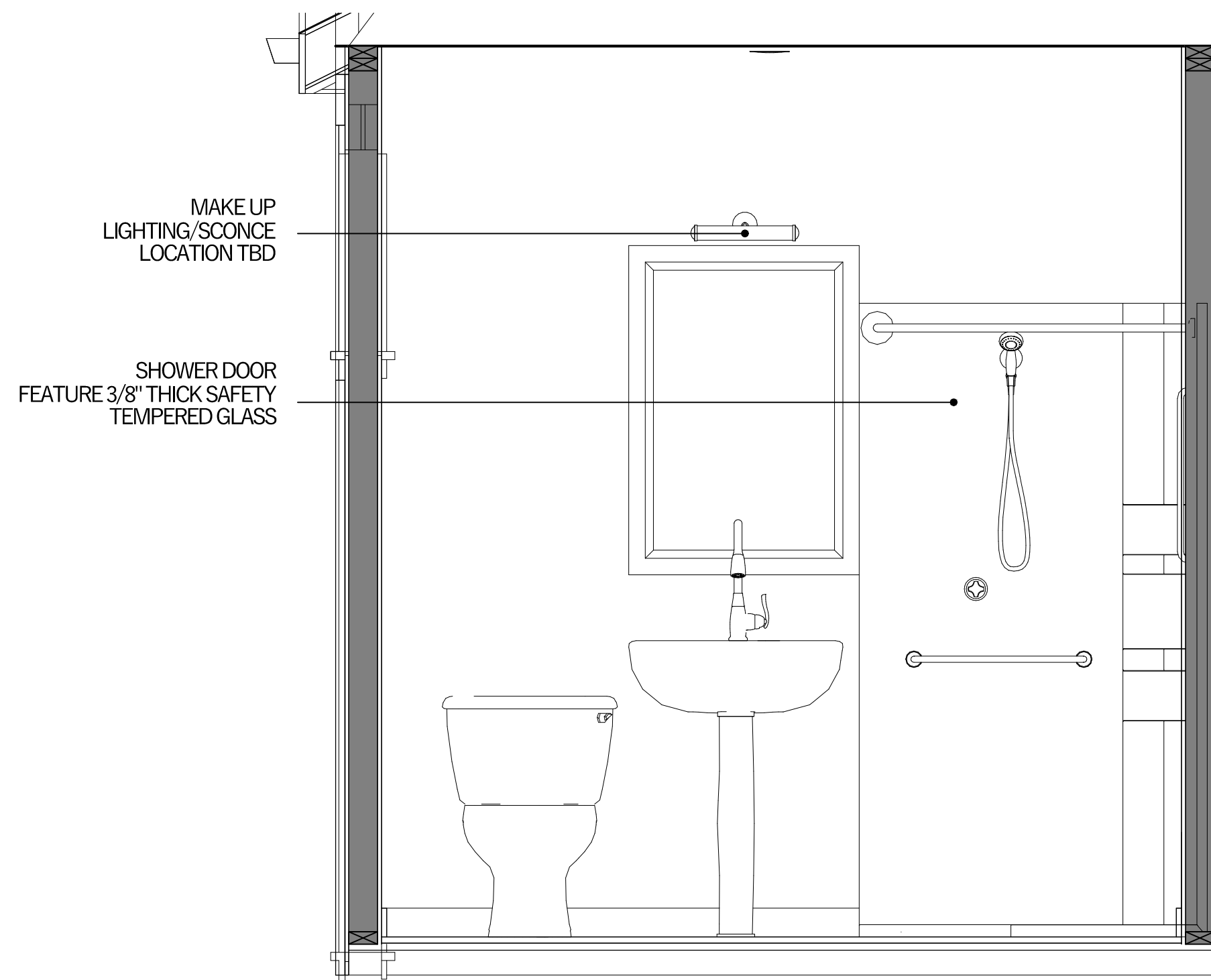
RESIDENTIAL BATHROOM EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROL BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CAL GREEN 4.506.1.

EXCEPTION: CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.

MECHANICAL WHOLE HOUSE VENTILATION MUST BE PROVIDED. IDENTIFY THE FAN PROVIDING THE WHOLE HOUSE VENTILATION (COMPLETE WITH CFM) ON THE FLOOR PLANS. FOR ADDITIONS 1,000 SQUARE FEET OR LESS, WHOLE HOUSE VENTILATION IS NOT REQUIRED. FOR ADDITIONS OVER 1,000 SQUARE FEET, THE

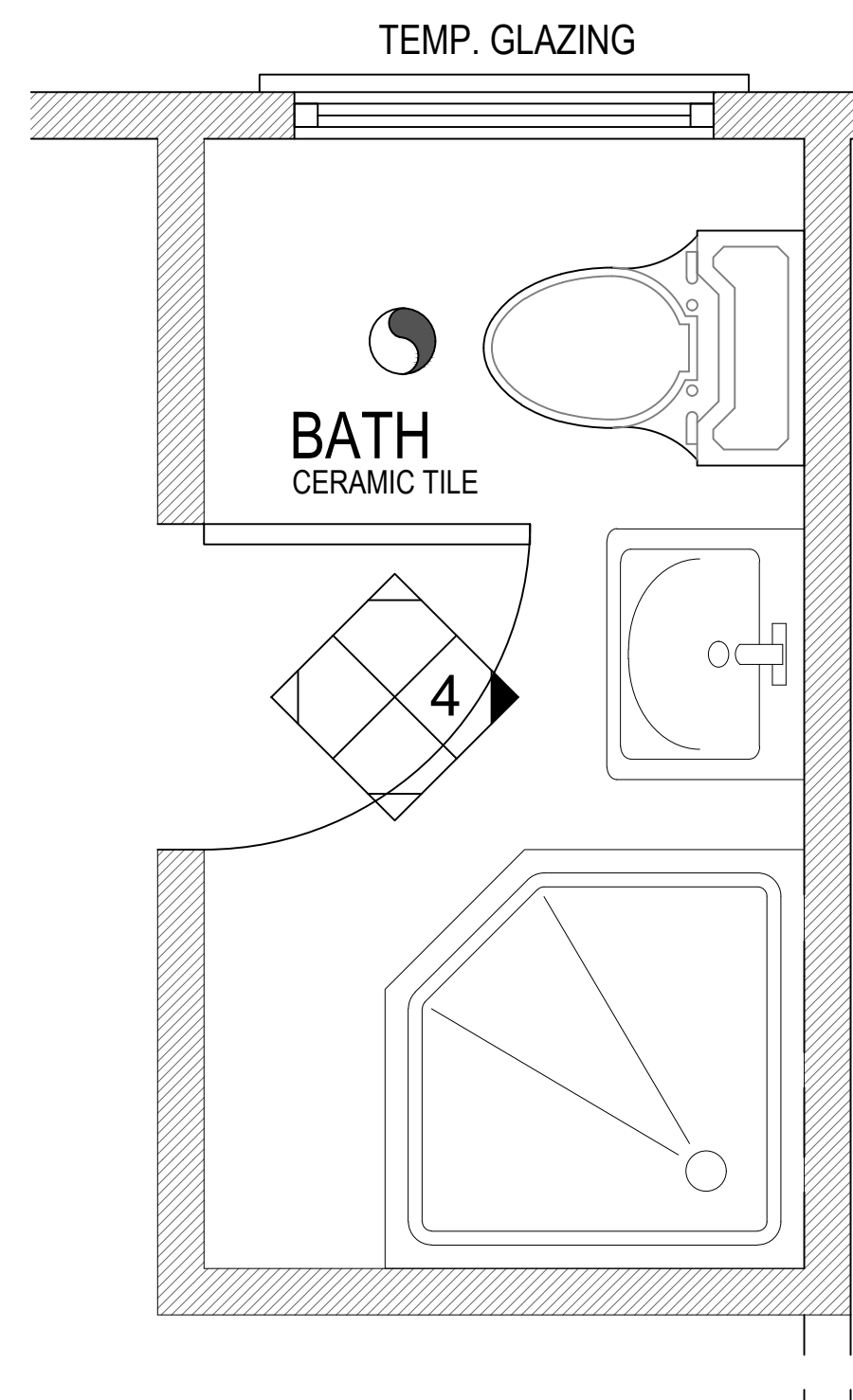
WHOLE HOUSE VENTILATION CFM SHALL BE BASED UPON THE ENTIRE (EXISTING AND ADDITION) SQUARE FOOTAGE, NOT JUST THE ADDITION.

ALL FANS INSTALLED TO MEET ALL OF THE PRECEDING REQUIREMENTS MUST BE SPECIFIED AT A NOISE RATING OF A MAXIMUM 1 "SONE" (FOR THE CONTINUOUS USE CALCULATION) OR 3 "SONE" (FOR THE INTERMITTENT USE CALCULATION).



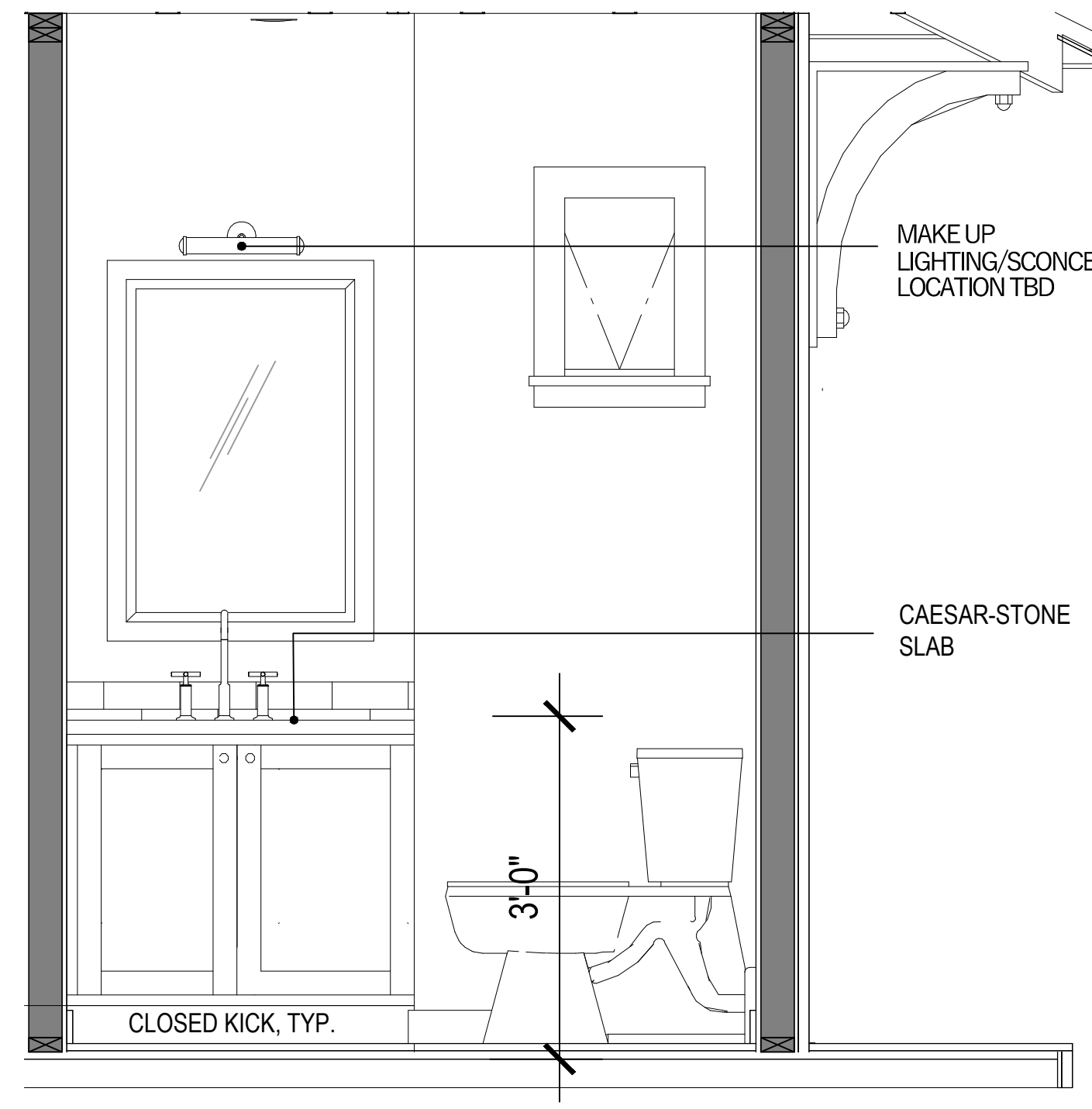
4 PROPOSED GUEST BATH INT. ELEVATION

Scale: 3/4" = 1' - 00"



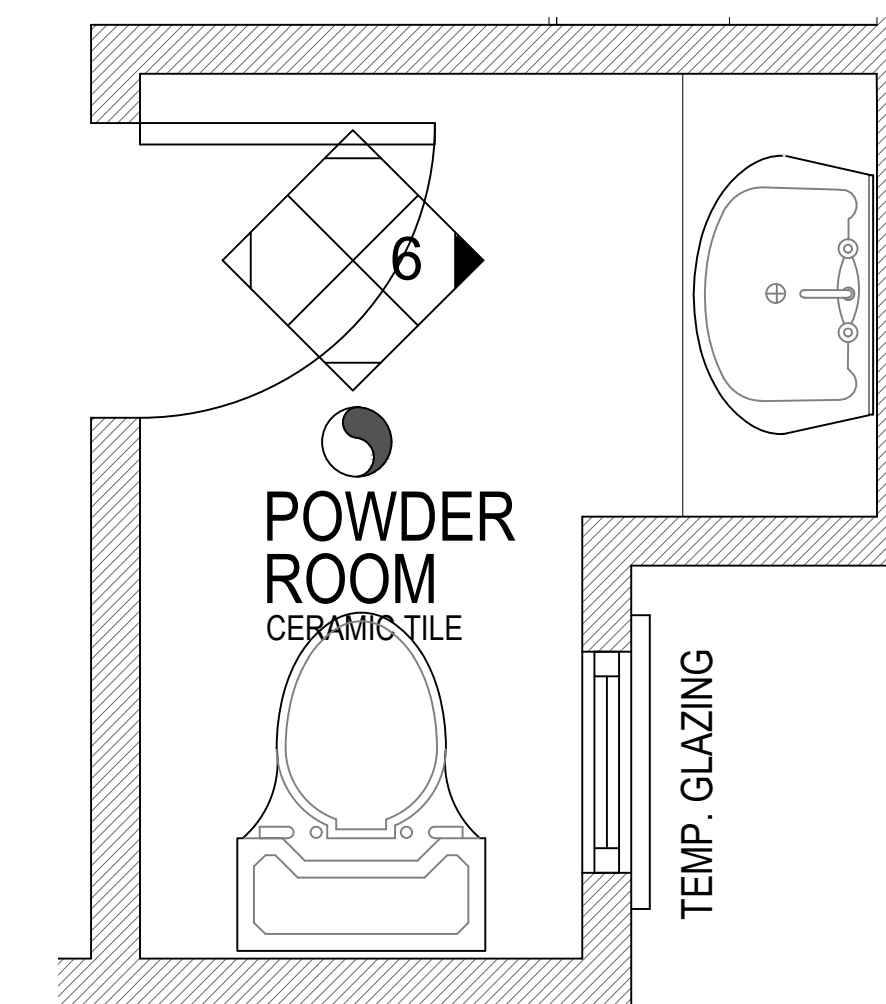
5 PROPOSED GUEST BATH FLOOR PLAN

Scale: 3/4" = 1' - 00"



6 PROPOSED POWDER ROOM INT. ELEV.

Scale: 3/4" = 1' - 00"



7 PROPOSED POWDER ROOM FLOOR PLAN

Scale: 3/4" = 1' - 00"



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DRAWING TITLE:

BATHROOMS INTERIOR ELEVATIONS

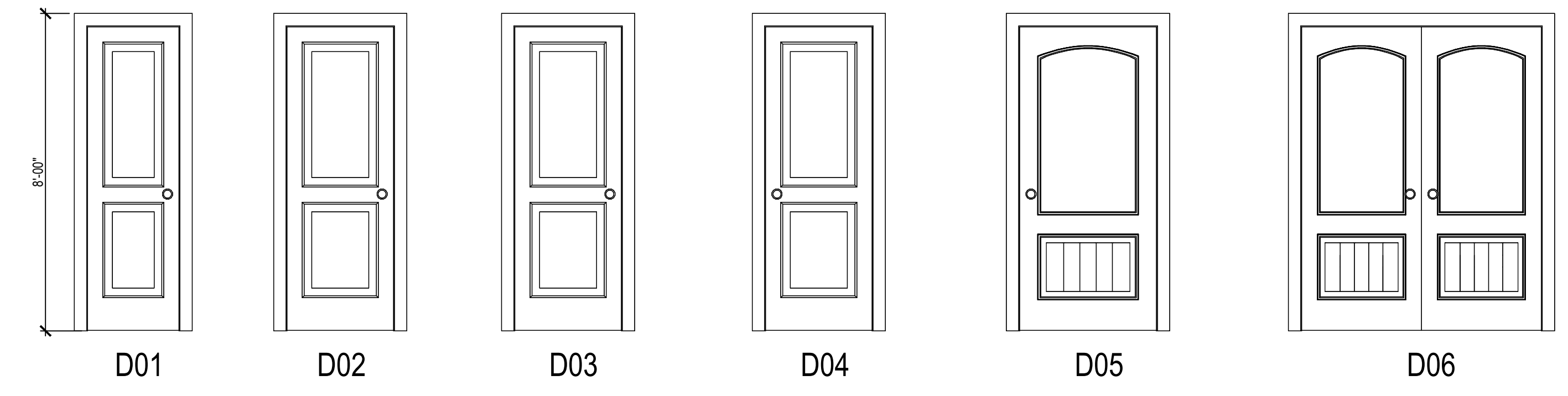
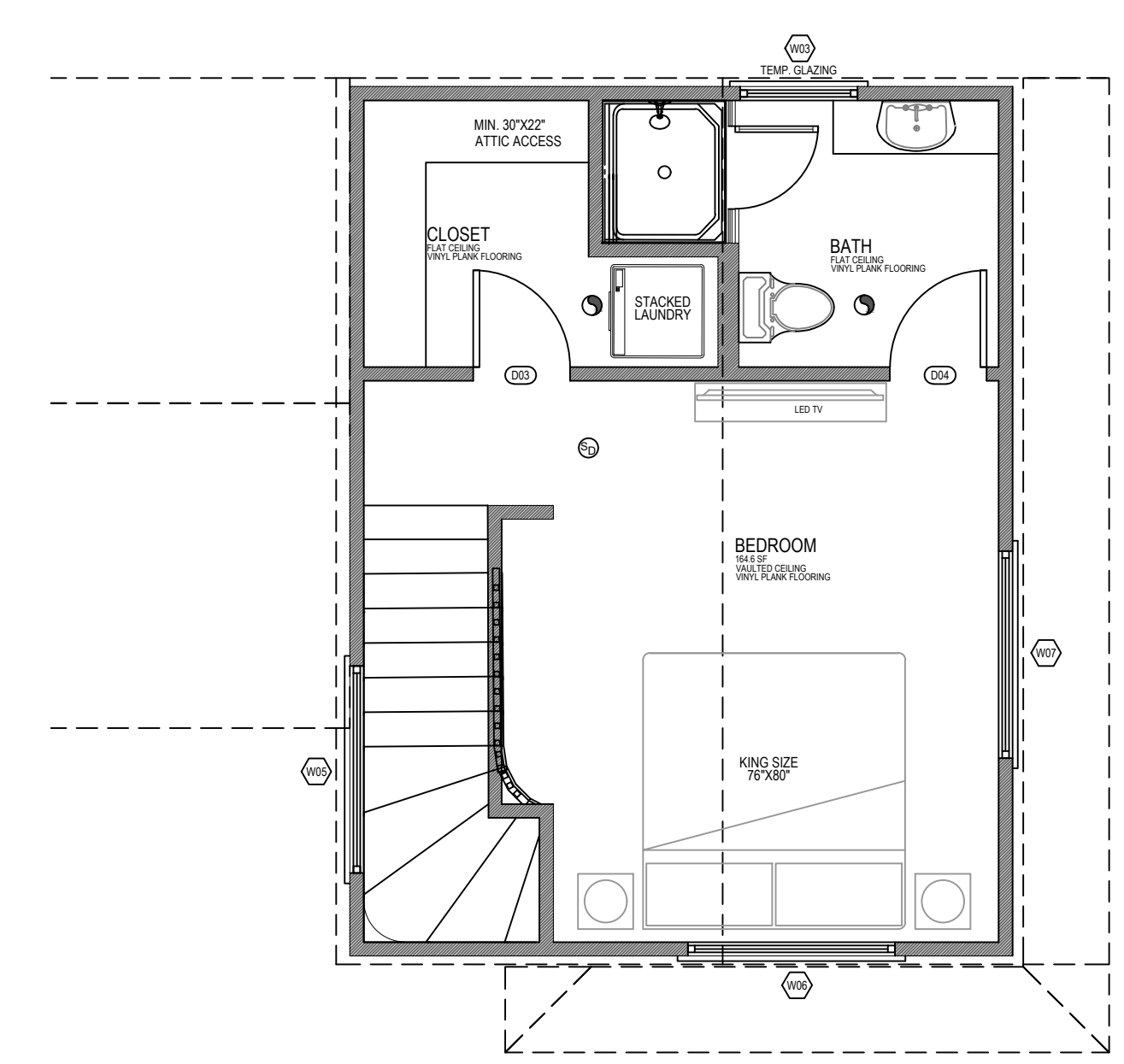
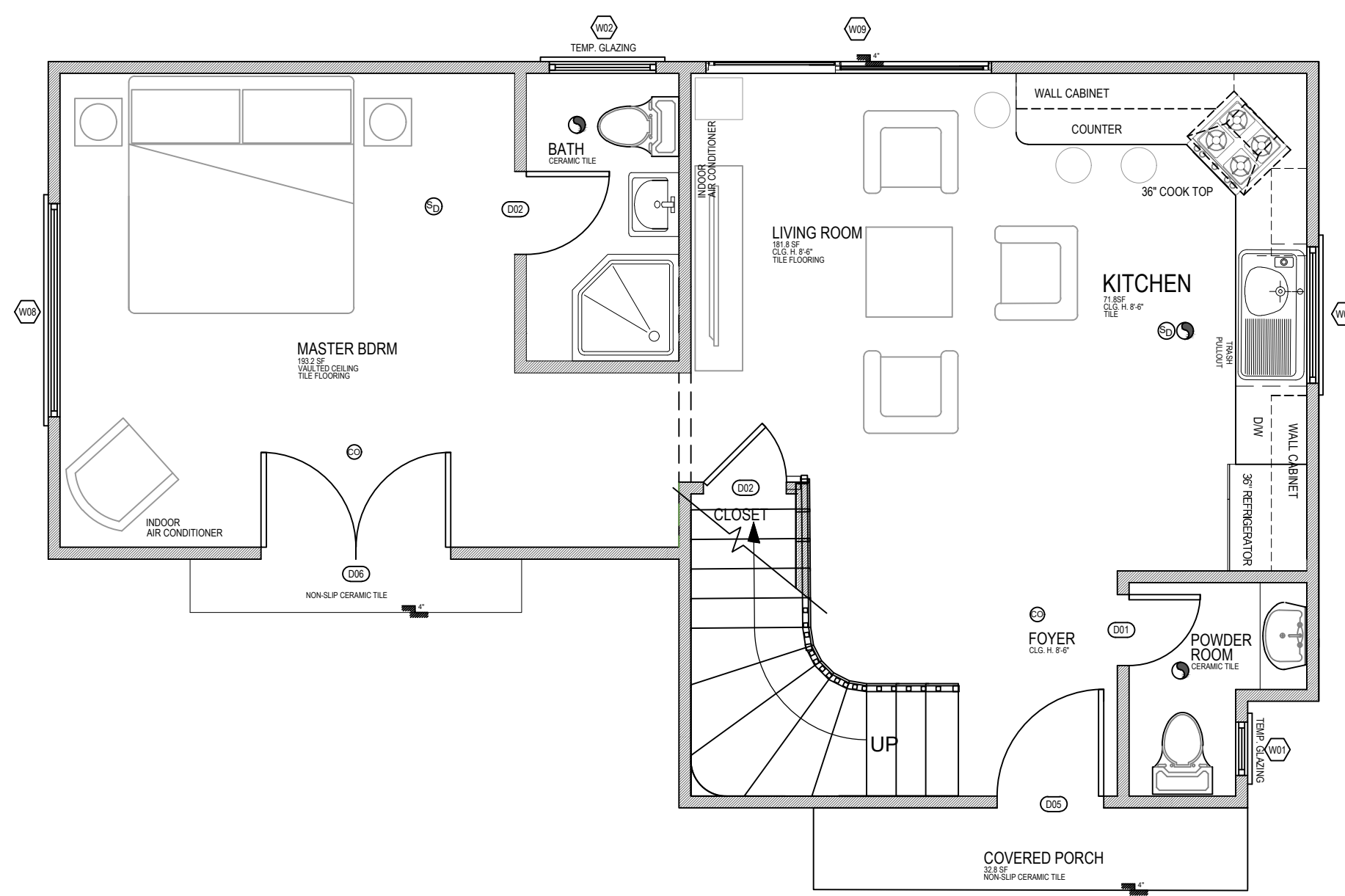
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Page No. :

A307

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13 **PROPOSED DOOR & WINDOWS SCHEDULE PLAN**
Scale: NOT TO SCALE

DOOR SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	CODE	MANUFACTURER	COMMENTS
D01	2068	1	1	2068 L IN	24 "	80 "	26"X82 1/2"	HINGED-DOOR P04	2X6X29" (2)	1 3/8"			
D02	2468	2	1	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"			
D03	2468	1	2	2468 L IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"			
D04	2468	1	2	2468 R IN	28 "	80 "	30"X82 1/2"	HINGED-DOOR P04	2X6X33" (2)	1 3/8"			
D05	3068	1	1	3068 R IN	36 "	80 "	38"X82 1/2"	HINGED-CCV205 SOLID	2X6X41" (2)	1 3/8"			
D06	5368	1	1	5368 L/R IN	63 "	80 "	65"X82 1/2"	DOUBLE HINGED-CCV205 SOLID	2X8X68" (2)	1 3/8"			

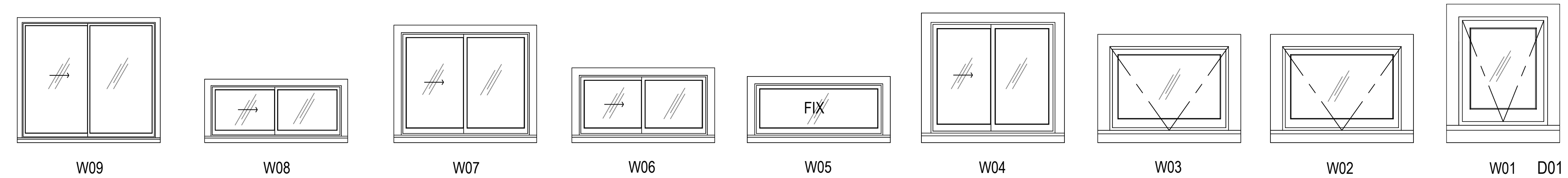
DOOR AND WINDOW NOTES:

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

WINDOW SCHEDULE													
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	CODE	MANUFACTURER	COMMENTS
W01	16110HO	1	1	16110HO	18 "	22 "	19"X23"		SINGLE HOPPER	2X6X22" (2)			TEMP. GLAZING
W02	21020HO	1	1	21020HO	34 "	24 "	35"X25"		SINGLE HOPPER	2X6X38" (2)			TEMP. GLAZING
W03	21020HO	1	2	21020HO	34 "	24 "	35"X25"		SINGLE HOPPER	2X6X35" (2)			TEMP. GLAZING
W04	31035RS	1	1	31035RS	46 "	41 "	47"X42"		RIGHT SLIDING	2X6X50" (2)			
W05	5020FX	1	2	5020FX	60 "	24 "	61"X25"		FIXED GLASS	2X8X64" (2)			
W06	5024RS	1	2	5024RS	60 "	28 "	61"X29"		RIGHT SLIDING	2X8X64" (2)			
W07	5040RS	1	2	5040RS	60 "	48 "	61"X49"		RIGHT SLIDING	2X8X64" (2)			
W08	6024RS	1	1	6024RS	72 "	28 "	73"X29"		RIGHT SLIDING	2X10X76" (2)			
W09	80611RS	1	1	80611RS	96 "	83 "	97"X84"		RIGHT SLIDING	2X12X100" (2)			

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

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.



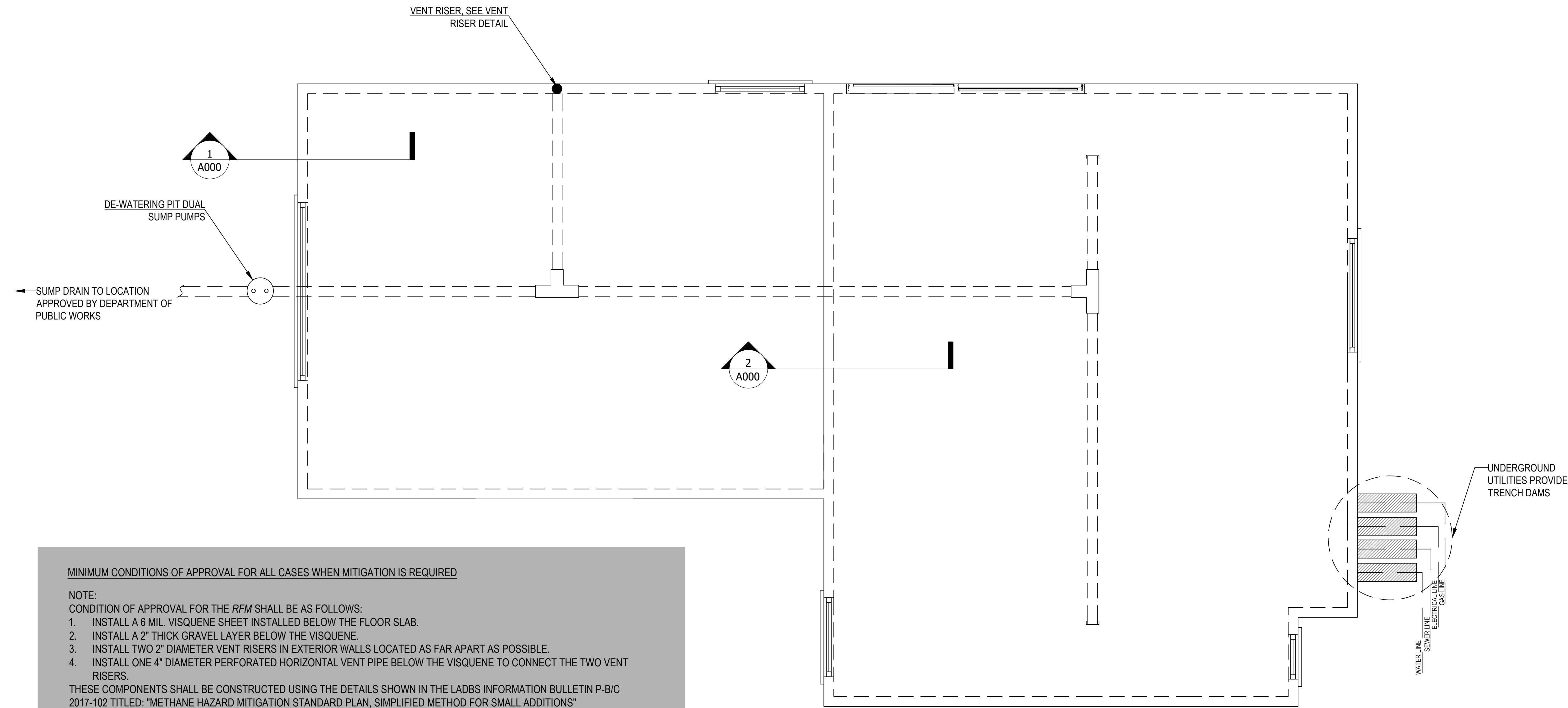
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 Page No. : **A401**

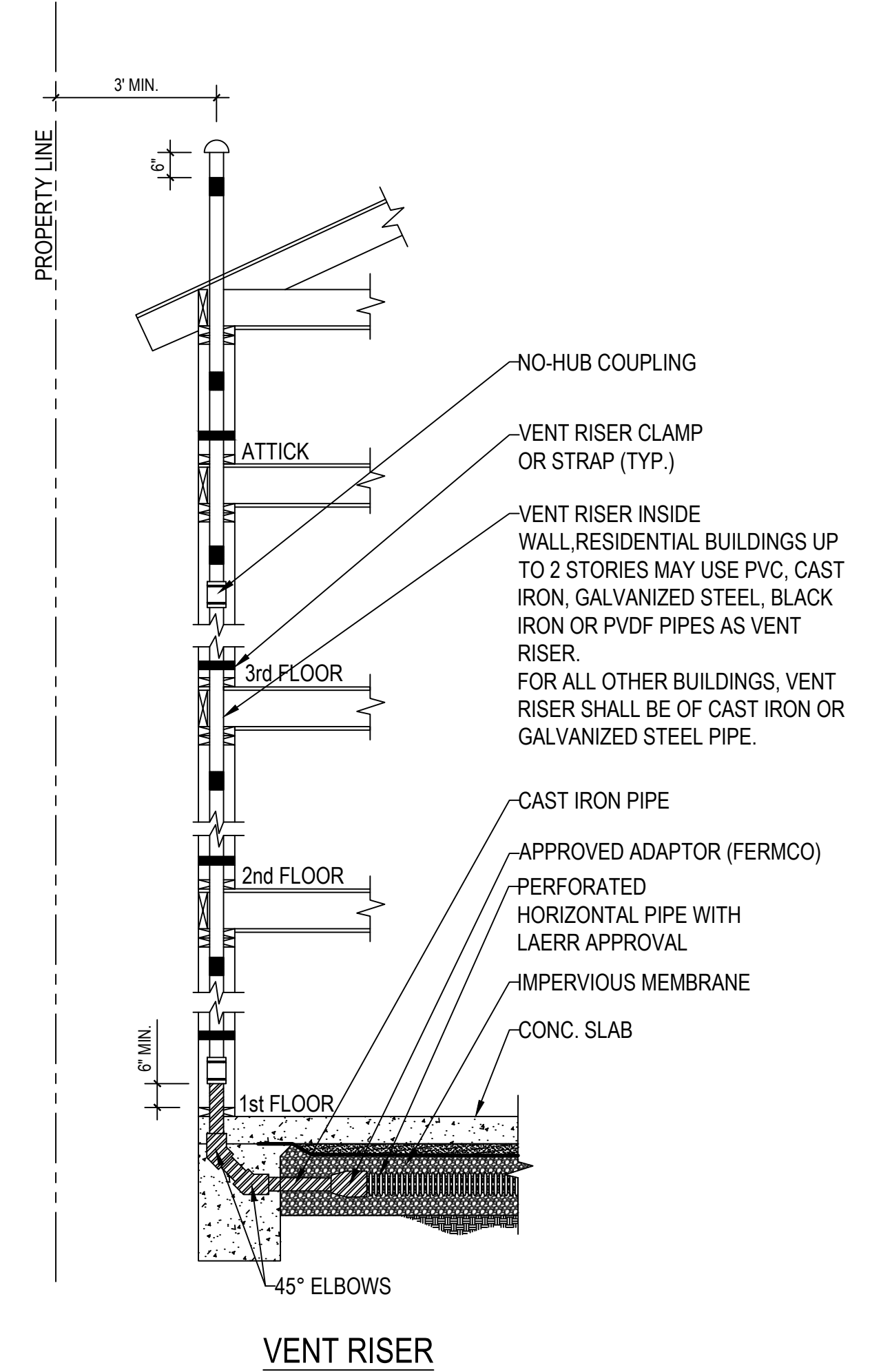
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MINIMUM CONDITIONS OF APPROVAL FOR ALL CASES WHEN MITIGATION IS REQUIRED

- NOTE:
 CONDITION OF APPROVAL FOR THE *RFM* SHALL BE AS FOLLOWS:
 1. INSTALL A 6 MIL. VISQUENE SHEET INSTALLED BELOW THE FLOOR SLAB.
 2. INSTALL A 2" THICK GRAVEL LAYER BELOW THE VISQUENE.
 3. INSTALL TWO 2" DIAMETER VENT RISERS IN EXTERIOR WALLS LOCATED AS FAR APART AS POSSIBLE.
 4. INSTALL ONE 4" DIAMETER PERFORATED HORIZONTAL VENT PIPE BELOW THE VISQUENE TO CONNECT THE TWO VENT RISERS.
 THESE COMPONENTS SHALL BE CONSTRUCTED USING THE DETAILS SHOWN IN THE LADBS INFORMATION BULLETIN P-B/C 2017-102 TITLED: "METHANE HAZARD MITIGATION STANDARD PLAN, SIMPLIFIED METHOD FOR SMALL ADDITIONS"

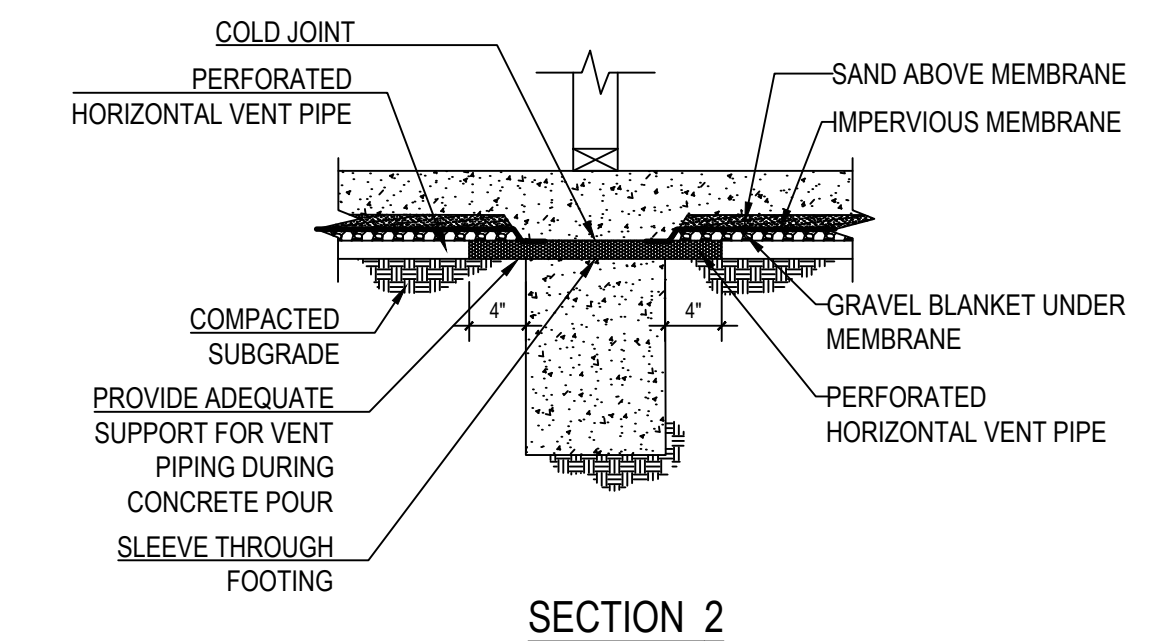
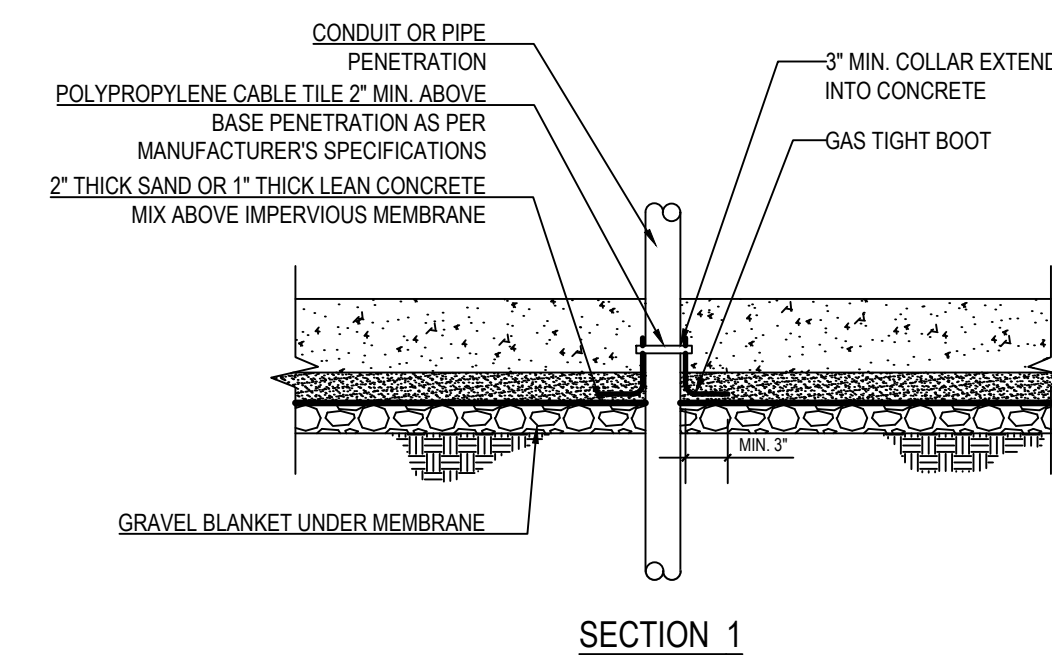
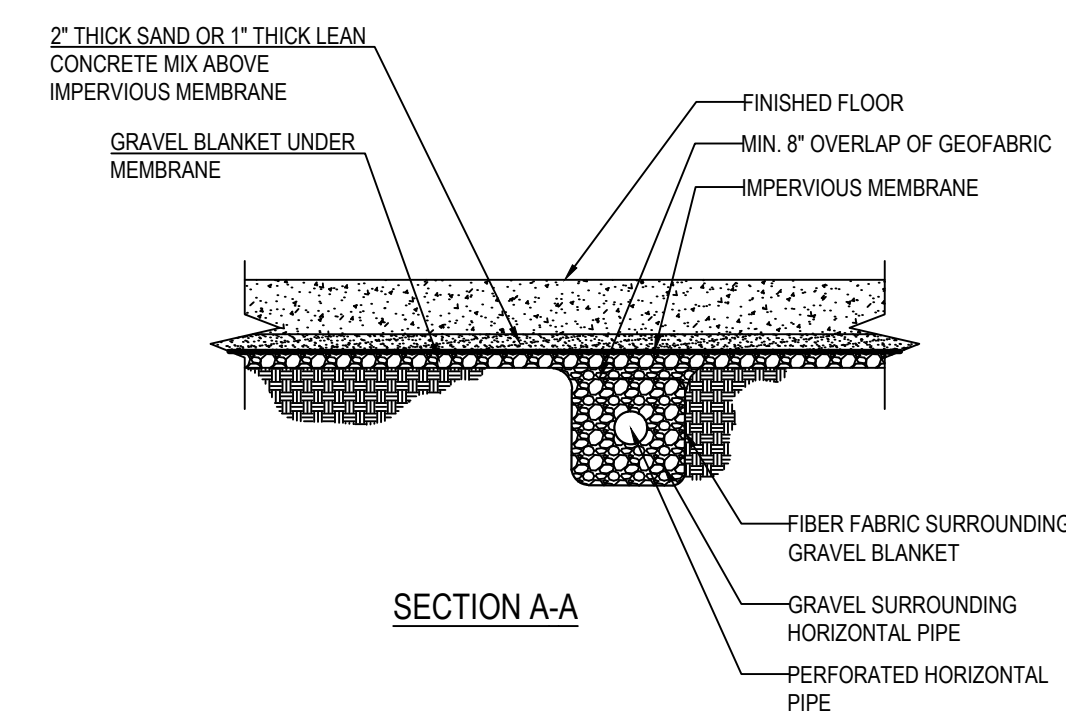
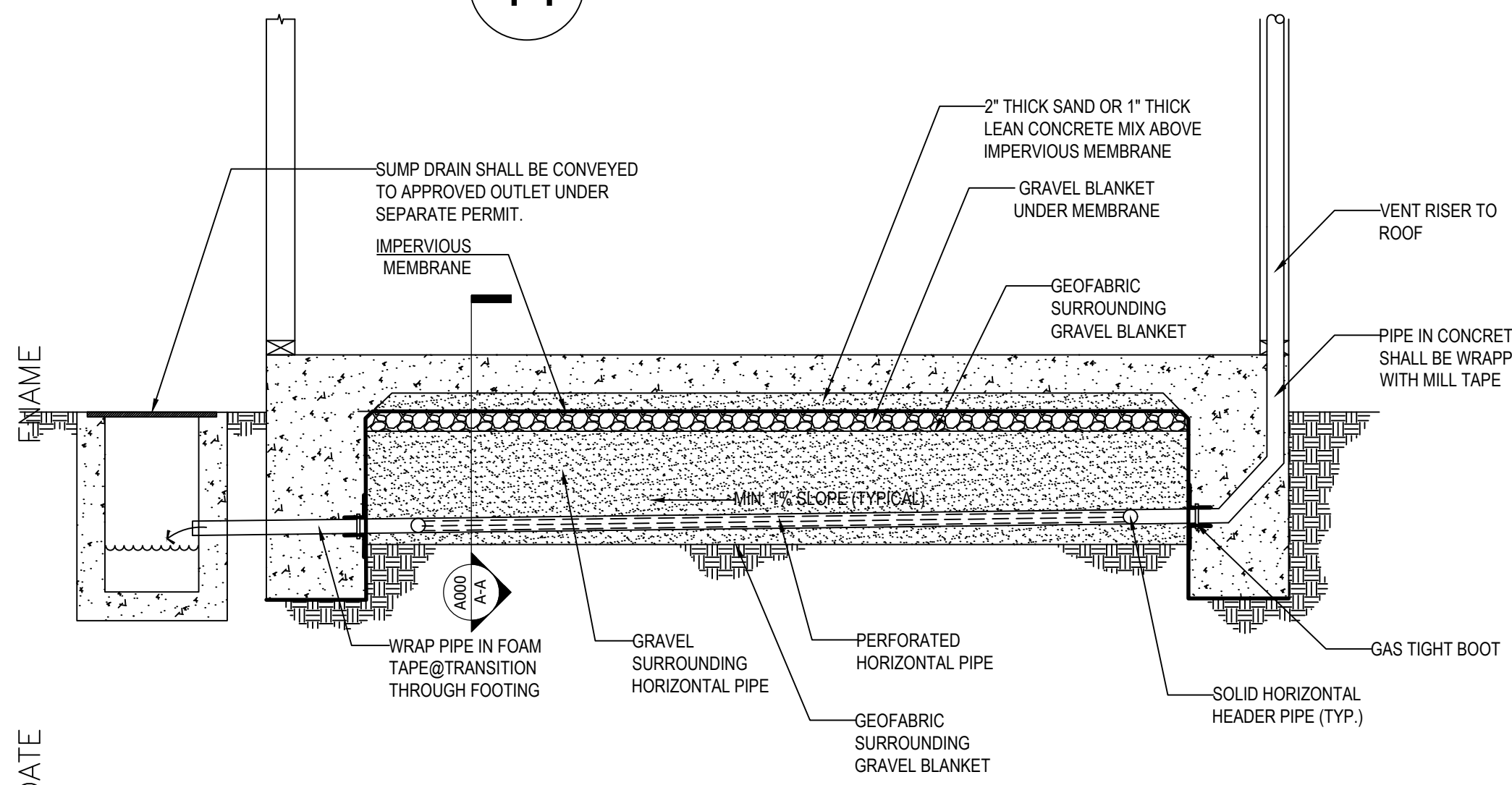


- NOTES:
 1. TERMINATION OF PASSIVE VENT RISER SHALL BE AS FOLLOWS (LAMC 94.906.0):
 a. 10" MIN. AWAY FROM, OR AT LEAST 3' ABOVE ANY OPENABLE WINDOW, DOOR, OPENING OR AIR INTAKE, OR VENT SHAFT.
 b. 3' MIN. IN EVERY DIRECTION FROM ANY LOT LINE, ALLEY, AND STREET.
 c. EXTEND THROUGH THE VENT FLASHING, 6" MIN. ABOVE THE ROOF, AND 1' MIN. FROM ANY PARAPET OR BUILDING WALL.
 2. WRAP ALL PIPING WITH APPROVED MATERIAL THROUGH CONCRETE SLAB OR FLOOR.
 3. SUPPORT ALL PIPING PER TABLE 3-2 OF LOS ANGELES PLUMBING CODE.
 4. THE PIPING OF THE VENTING SYSTEM SHALL BE TESTED WITH AIR IN ACCORDANCE WITH SECTION 94.712.3 OF THE LOS ANGELES PLUMBING CODE.

14

PROPOSED BELOW SLAB METHANE MITIGATION PLAN

Scale: 1/2" = 1' - 00"



COMBINATION DE-WATERING AND VENT PIPE

REVDATE



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 PROPOSED METHANE HAZARD MITIGATION DISCHARGE PLAN

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12/30

Page No. :

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NEC considerations:

210.12 Arc-Fault Circuit-Interrupter Protection. Arc fault circuit-interrupter protection shall be provided as required in 210.12(A) and (B). The arc-fault circuit interrupter shall be installed in a readily accessible location

(A) Dwelling Units. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected as described by (1), (2), (3), or (4)

- (1) A listed combination type arc-fault circuit interrupter, installed to provide protection of the entire branch circuit.
- (2) A listed outlet branch circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit where all of the following conditions are met:

- a. The branch circuit over current protection device shall be a listed circuit breaker having an instantaneous trip not exceeding 300 amperes
- b. The branch circuit wiring shall be continuous from the branch circuit overcurrent device to the outlet branch circuit arc-fault circuit interrupter
- c. The maximum length of the branch circuit wiring from the branch circuit overcurrent device to the first outlet shall not exceed 15.2 m (50 ft) for a 14 AWG or 21.3 m (70 ft) for a 12 AWG conductor- d. The first outlet box in the branch circuit shall be identified.

(1) A listed outlet branch circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit where the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet is installed using RMC, IMC, EMT, Type MC, or steel armored Type AC cables meeting the requirements of

250.118 and using metal outlet and junction boxes.

(2) A listed outlet branch circuit type arc-fault circuit interrupter installed at the first outlet on the branch circuit where the portion of the branch circuit between the branch-circuit overcurrent device and the first outlet is installed using a listed metal or nonmetallic conduit or tubing encased in not less than 50 mm (2 in.) of concrete.

NEC considerations:

406.12 Tamper Resistant Receptacles.

(A) Dwelling Units. In all areas specified in 210.52, all non-locking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.

(B) Guest Rooms and Guest Suites of Hotels and Motels.

All non-locking-type 125-volt, 15- and 20-ampere receptacles located in guest rooms and guest suites of hotels and motels shall be listed tamper-resistant receptacles.

(C) Child Care Facilities. In all child care facilities, all non-locking-type 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles.

Exception to (A), (B), and (C): Receptacles in the following locations shall not be required to be tamper-resistant

- (1) Receptacles located more than 1.7 m (5 1/2 ft) above the floor.
- (2) Receptacles that are part of a luminaire or appliance.
- (3) A single receptacle or a duplex receptacle for two appliances located within dedicated space for each appliance that, in normal use, is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8). (4) Non-grounding receptacles used for replacements as permitted in 406.4(D) (2) (a).

Note :

- 1. All receptacles are TAMPER RESISTANT RECEPTACLES
- 2. The main disconnect in DP is AFCI
- 3. receptacles in bathrooms are all GFI type

ELECTRICAL LEGEND		
SYMBOL	DEFINITION	NOTES
	125V OUTLET	20 AMP SINGLE POLE
	110V OUTLET	20 AMP TWO POLE
	110V OUTLET GFI	EQUIPED WITH GROUND FAULT INTERRUPTER (TAMPER RESISTANT TYPE)
	220V OUTLET	4 WIRE CONNECTION
	EXTERIOR WATERPROOF OUTLET	GROUND FAULT INTERRUPTER
	SWITCH	
	WALL MOUNTED LIGHT	
	CEILING LIGHT	
	PANEL	
	METER	
	S.M.O.K.E. DETECTOR	
	CARBON MONOXIDE/SMOKE DETECTOR COMBINATION	BATT. BACK-UP W/ HARDWIRED INTER-CONNECTED SHALL BE A DISTANCE OF NOT LESS THEN 4" FROM WALL
	Exhaust fan JACK	
	WATER HEAT. DISCONNECT	IGNITION SOURCE TO BE ELEVATED MIN. 18" AFF.
	Light mounted Fan	
	TELEVISION JACK	
	External water proof LIGHT	

NOTES:
 * LOCATION OF TV JACKS & PHONE OUTLETS & FANS TO BE VERIFIED @ HOMEOWNER PRE-CONSTRUCTION MEETING.
 * ALL RECEPTACLES IN ALL HABITABLE ROOMS TO BE ARC FAULT PROTECTED PER ELECTRICAL PROVISIONS OF FBCR 5TH EDITION (2011).
 * BATHROOM EXHAUST FAN TO HAVE MIN. CAPACITY OF 50 CFM INTERMITTENT PER ELECTRICAL PROVISIONS OF SECTION M1507.3 FBCR 5TH EDITION (2011).
 * LAUNDRY ROOM RECEPTACLE SHALL BE GROUND FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL ON FEEDERS
 * WIRING METHOD SHALL BE NON METALLIC CABLE PER ELECTRICAL PROVISIONS OF FBCR 5TH ED (2011).
 * ALL RECEPTACLES TO BE TAMPER-RESISTANT TYPE
 * ALL WORK TO COMPLY WITH ELECTRICAL PROVISIONS OF THE FBCR 5TH ED (2011).

TITLE 24 NOTES:

- 1. ALL HIGH EFFICACY LUMINARIES SHALL BE SWITCHED SEPARATELY FROM LOW EFFICACY LUMINARIES.
- 2. HIGH-EFFICACY LUMINARIES SHALL CONSTITUTE MIN. 50% OF TOTAL WATTAGE IN KITCHEN LIGHTING. ADDITIONAL 50-WATTS OF LOW-EFFICACY LUMINARIES ARE PERMITTED FOR DWELLING UNIT UNDER 2,500-SF AND ADDITIONAL 100-WATTS ALLOWED FOR OVER 2,500-SF.
- 3. ALL LOW-EFFICACY KITCHEN LUMINARIES SHALL BE CONTROLLED BY CEC APPROVED VACANCY SENSOR OR DIMMER.
- 4. NO MORE THAN 20-WATTER PER LINEAR FOOT OF PERMANENTLY INSTALLED INTERNAL CABINET LIGHTING IS PROHIBITED.
- 5. ALL LOW-EFFICACY BUILDING MOUNTED EXTERIOR LUMINARIES SHALL BE CONTROLLED BY PHOTOCELL & MOTION SENSOR.
- 6. ALL LOW-EFFICACY LUMINARIES IN BATHROOMS MUST BE CONTROLLED BY CEC APPROVED VACANCY SENSOR OR TIMER.
- 7. ALL LOW EFFICACY LUMINARIES LOCATED IN GARAGE, LAUNDRY ROOM, CLOSETS, AND UTILITY ROOMS SHALL BE CONTROLLED BY CEC APPROVED VACANCY SENSOR.
- 8. ALL LOW EFFICACY LUMINARIES IN AREAS OTHER THAN THOSE LISTED ABOVE SHALL BE CONTROLLED BY DIMMERS OR CEC APPROVED VACANCY SENSOR.
- 9. ALL FIXTURES INSTALLED IN INSULATED CEILINGS MUST BE C-RATED & LABELED, AND OF AIR-TIGHT CONSTRUCTION BEARING AN ASTM E283 COMPLIANCE LABEL, AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
- 10. ALL EXHAUST FANS SHALL BE SWITCHES SEPARATELY FROM LUMINARIES.
- 11. NO SWITCH SHALL BYPASS DIMMER OR CEC APPROVED VACANCY SENSOR.

Electrical plans	
Sheet No.	Issue
E00	Legends, symbols and NEC codes
E01	first floor Appliances and Wiring
E02	2nd floor Appliances and Wiring
E03	lightings
E04	Photometric studies and FC levels
E05	MDB and DB panel schematics
E06	Grounding service and protections
E07	Data and CATV
E08	Fire Alarm



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Date:
 DEC. 17, 2018
 Scale: NSC

DRAWING TITLE:
Legends, Symbols and NEC codes

Sheet :
13/30

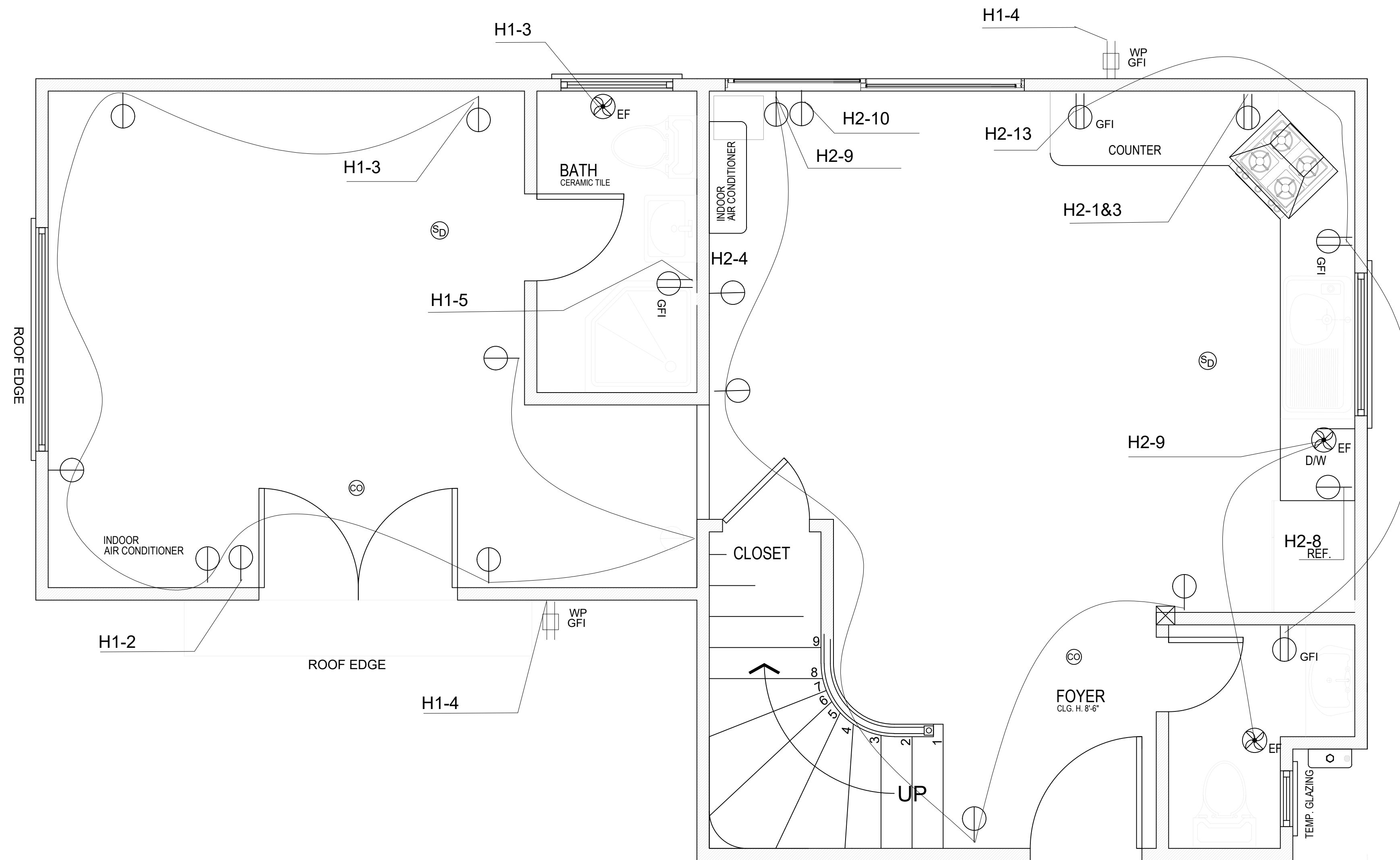
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Page No. :
E00

No.	Revision/Issue	Date

GENERAL NOTES:

Receptacles installed in a kitchen to serve countertop surfaces shall be supplied by not less than two small appliance branch circuits, either or both of which shall also be permitted to supply receptacle outlets in the same kitchen and in other rooms specified in Section 210-52(b)(1). Additional small-appliance branch circuits shall be permitted to supply receptacle outlets in the kitchen and other rooms specified in Section 210-52(b)(1). No small appliance branch circuit shall serve more than one kitchen. Receptacle outlets shall be located above, but not more than 20 in. (500 above the countertop. Receptacle outlets shall not be installed in a face -up position in the work surfaces or countertops. Receptacle outlets rendered not readily accessible by appliances fastened in place or appliances occupying dedicated space shall not be considered as these required outlets.



4" EF



GFI 110v

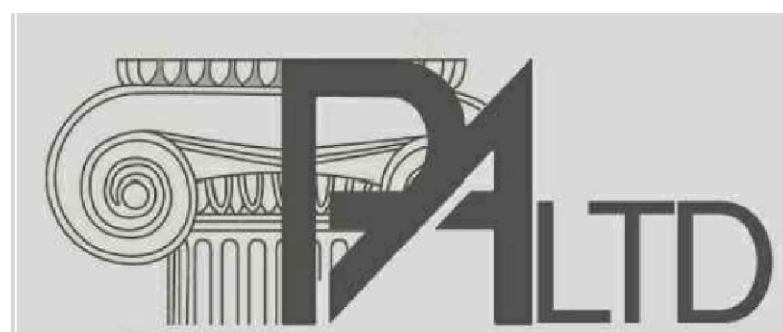


110v SA outlet

Lennox MS8-CI-09L1A / MS8-CO-09L1A Ductless Mini-Split Heat Pump Single Zone, 0.75 Ton, R-410.



DATA SHEET	
Warranty Compressor/Parts	5/5 Years
SEER RATING	22.00
EER Rating	14.20
Cooling Capacity	9,000 btu/hr
HSPF Rating	9.2
Heating Capacity	9,800 btu/hr
Indoor Unit Height - inches	10 7/8 in.
Indoor Unit Width - inches	33 3/8 in.
Indoor Unit Depth - inches	7 in.
Motion Sensor	No
Indoor Unit Weight - lbs.	37 lbs.



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DRAWING TITLE:
 1st floor Appliances and Wiring

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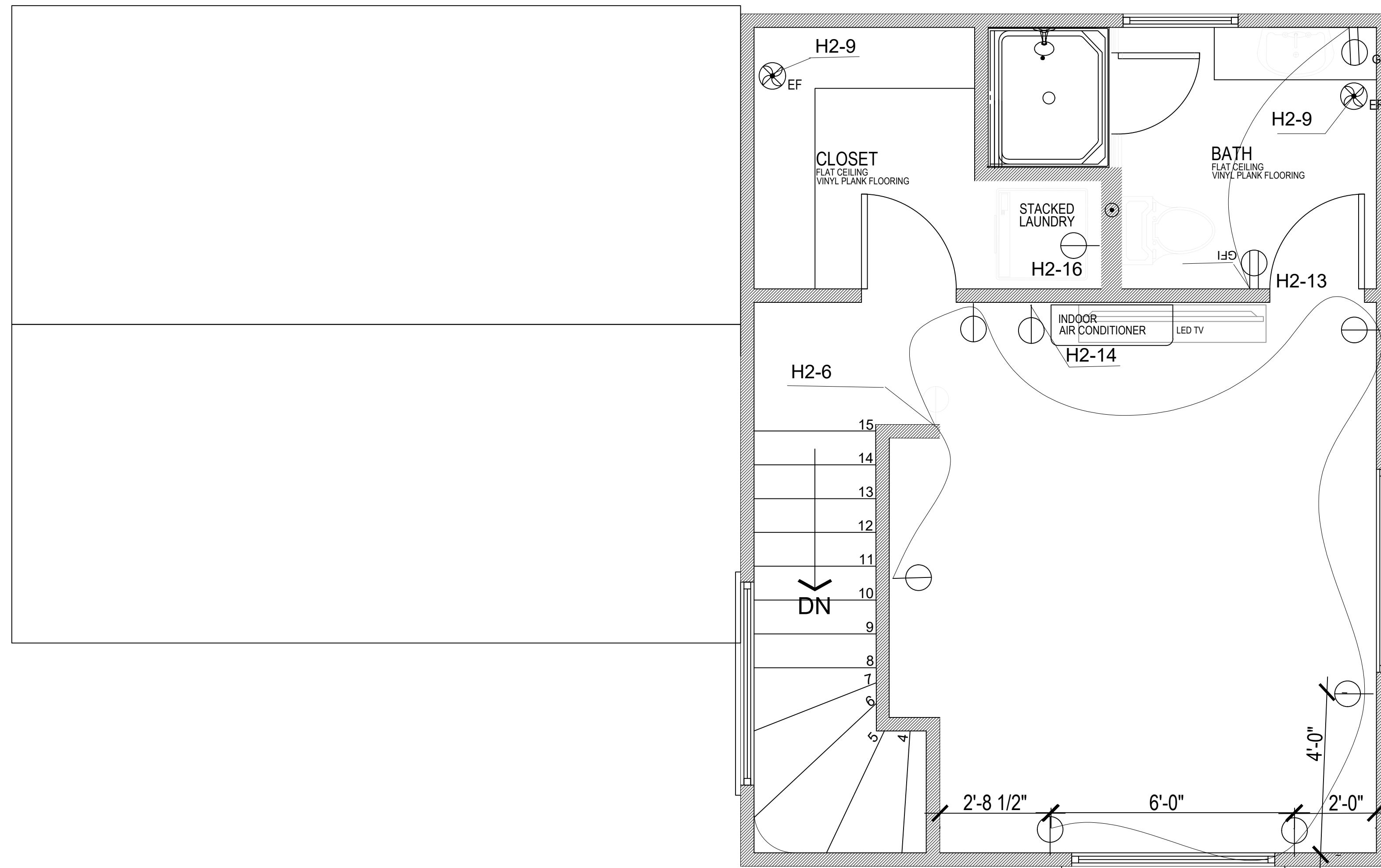
Page No. :
E01

No.	Revision/Issue	Date

GENERAL NOTES:

(b) Small Appliances.

Section 210-52(b) requires two or more 20-ampere circuits for all receptacle outlets for the small-appliance loads, including refrigeration equipment, in the kitchen, dining room, pantry, and breakfast room of a dwelling. The countertop receptacle outlets in kitchens must be supplied by no fewer than two small-appliance branch circuits. These circuits may also supply receptacle outlets in the pantry, dining room, and breakfast room, as well as an electric clock receptacle and electric loads associated with gas-fired appliances; but, these circuits are to have no other outlets. No restriction is placed on the number of outlets connected to a general lighting or small-appliance branch circuit. The minimum number of receptacle outlets in a room is determined by Section 210-52(a). It is desirable to provide more than the minimum number of receptacle outlets required, hereby further reducing the need for extension cords.



GFI 110v



110v SA outlet

VOLT	AMPERE	15 AMPERE		20 AMPERE		30 AMPERE	
		Receptacle	Plug	Receptacle	Plug	Receptacle	Plug
125 V	L1	L1-15R	L1-15P				
250 V	L2			L2-20R	L2-20P		
125 V	L5	L5-15R	L5-15P	L5-20R	L5-20P	L5-30R	L5-30P
250 V	L6	L6-15R	L6-15P	L6-20R	L6-20P	L6-30R	L6-30P
277V, A.C.	L7	L7-15R	L7-15P	L7-20R	L7-20P	L7-30R	L7-30P
480 V	L8			L8-20R	L8-20P	L8-30R	L8-30P
600 V	L9			L9-20R	L9-20P	L9-30R	L9-30P



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 2nd floor Appliances and Wiring

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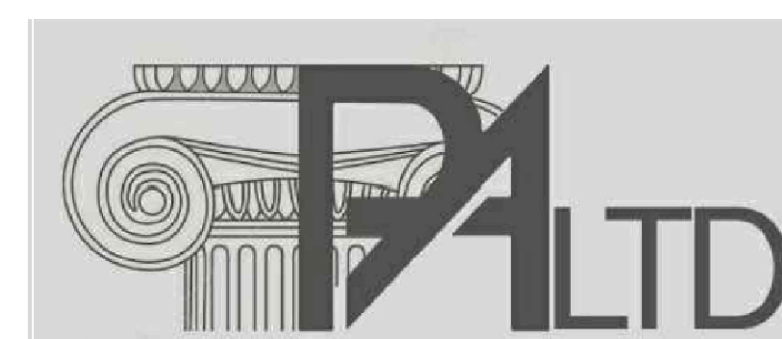
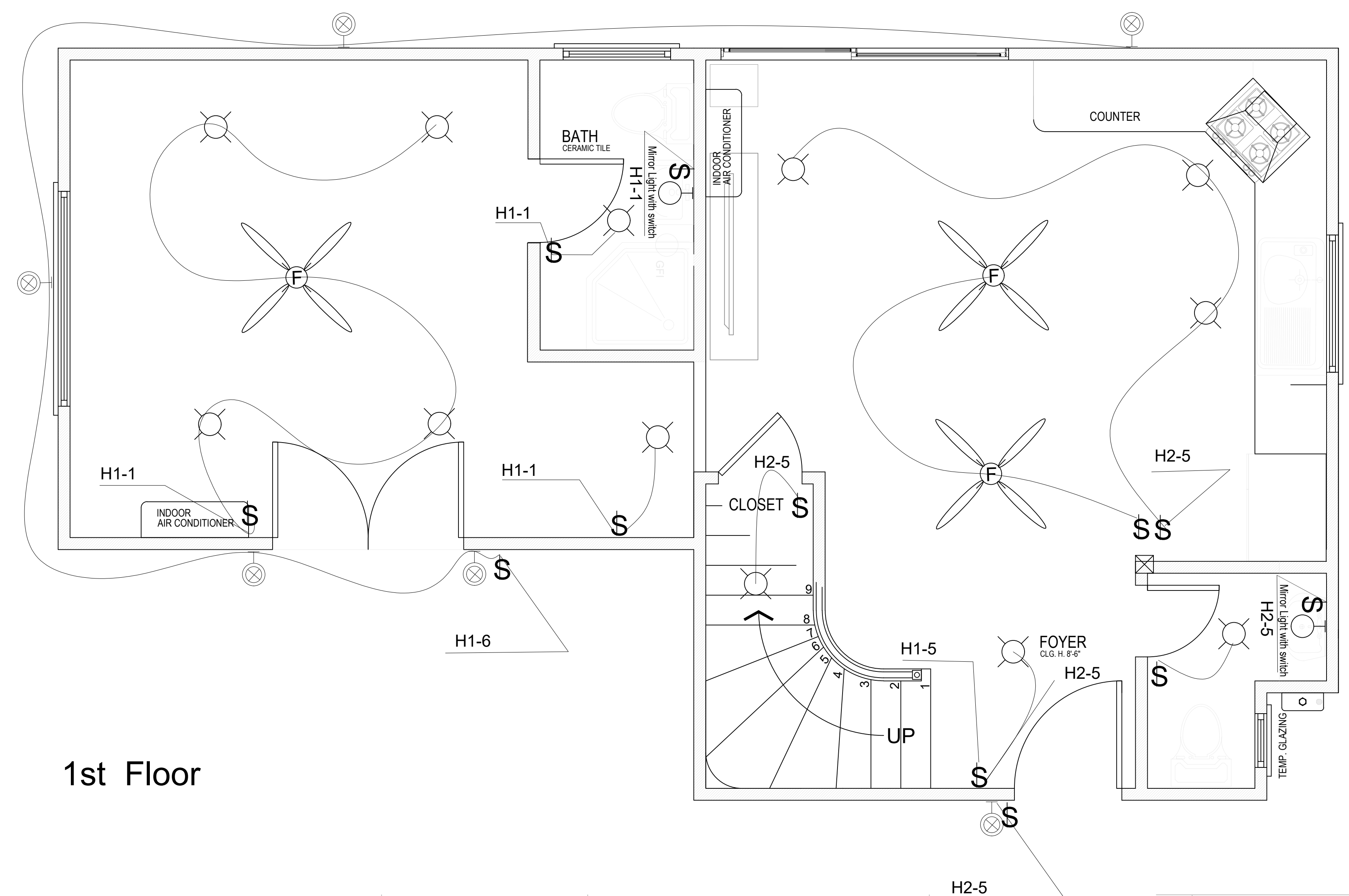
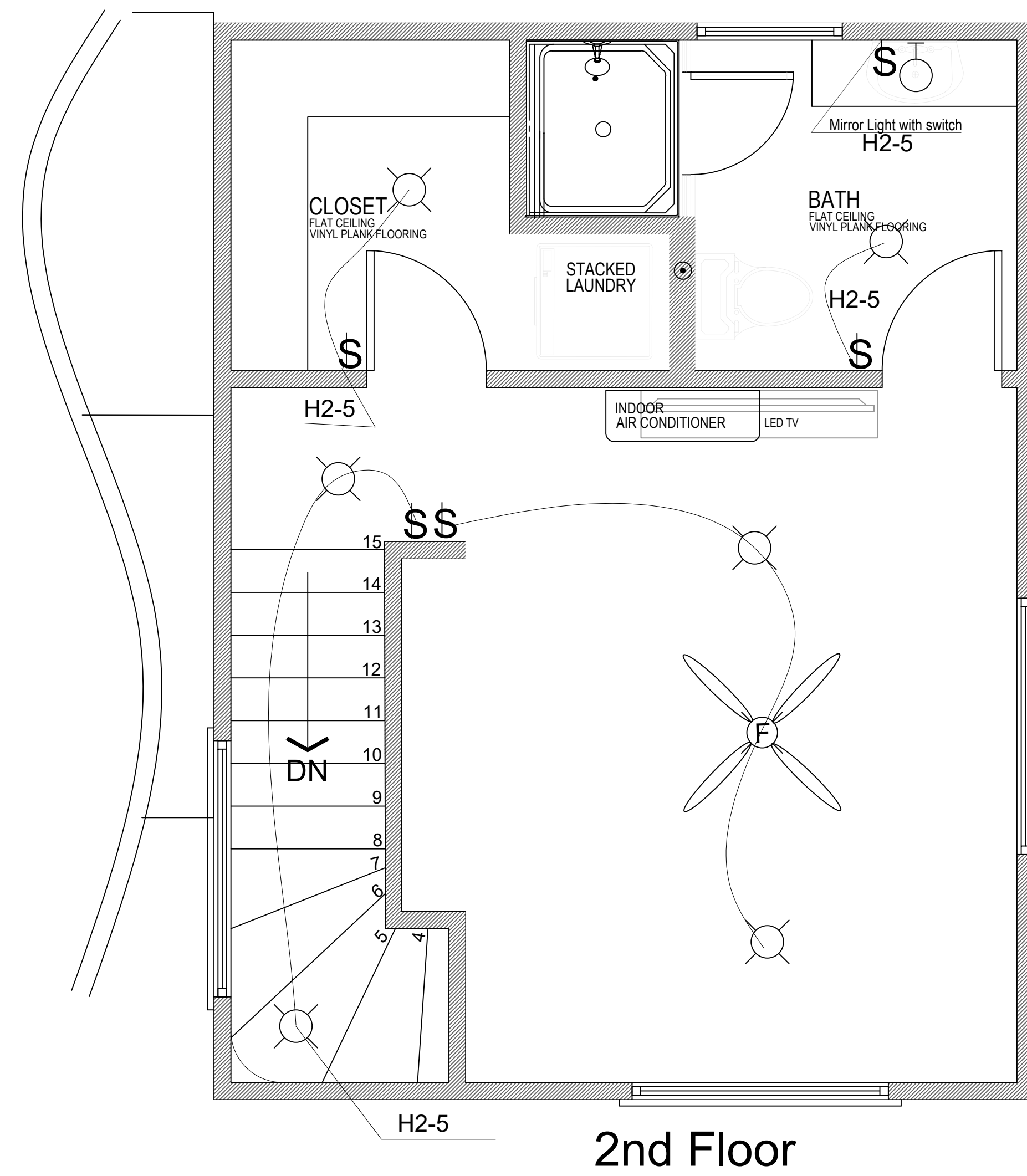
Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	WILA Lichttechnik GmbH	Tentec accent Deckeneinbauleuchte	TL2101503-33-30_11W	1xLED 1190	1190 lm	0.80	13 W	17

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	WILA Lichttechnik GmbH	Tentec accent Deckeneinbauleuchte	TL2101503-33-30_11W	1xLED 1190	1190 lm	0.80	13 W	8

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	WILA Lichttechnik GmbH	Tentec accent Deckeneinbauleuchte	TL2101503-33-30_11W	1xLED 1190	1190 lm	0.80	13 W	2

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	WILA Lichttechnik GmbH	Tentec accent Deckeneinbauleuchte	TL2101503-33-30_11W	1xLED 1190	1190 lm	0.80	13 W	6

#	Name	Parameter	Min	Max	Average	Mean/Min	Max/Min
1	Workplane 6	Perpendicular illuminance (Adaptive)	0.00 fc	44.42 fc	20.94 fc	/	/



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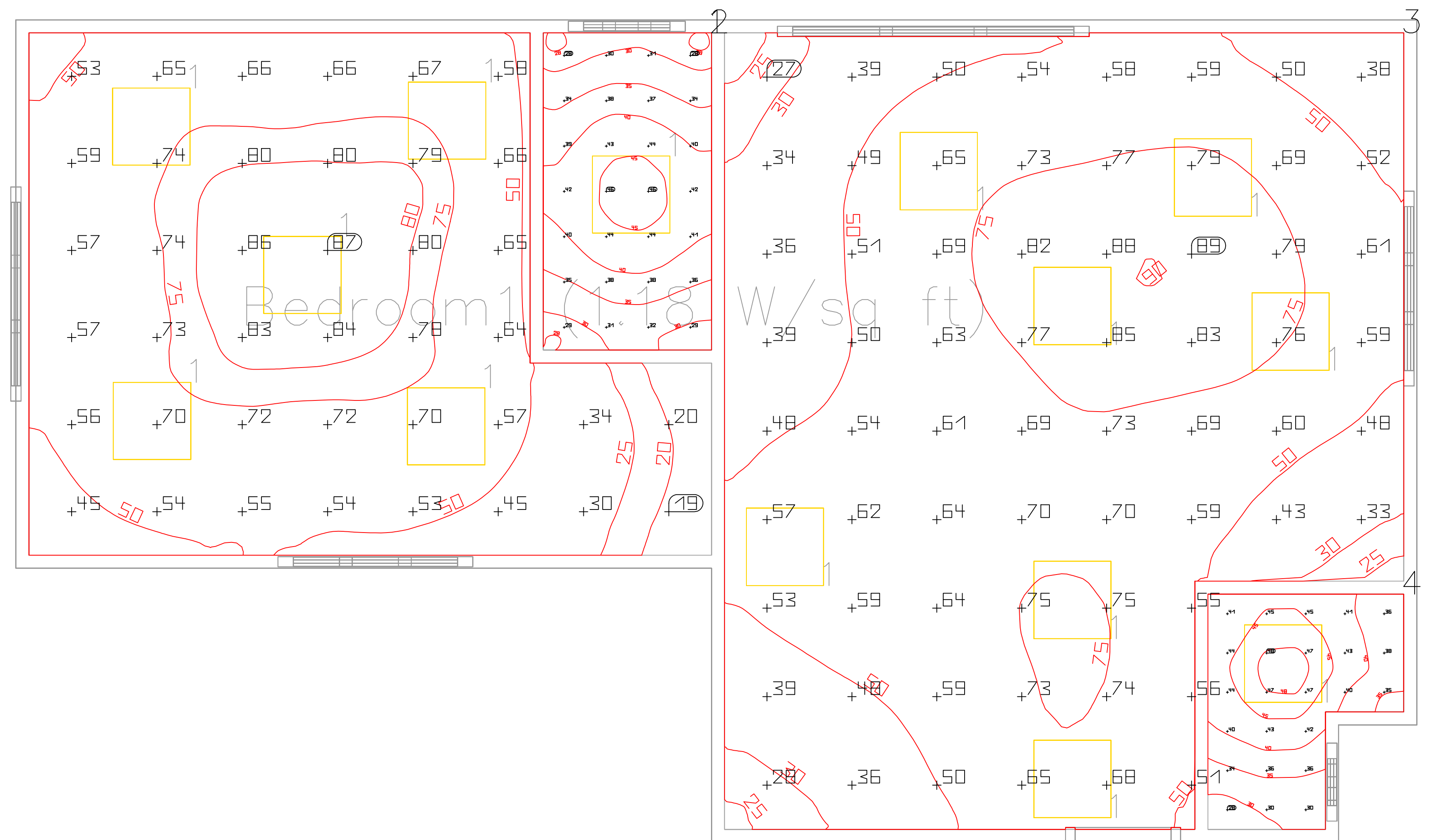
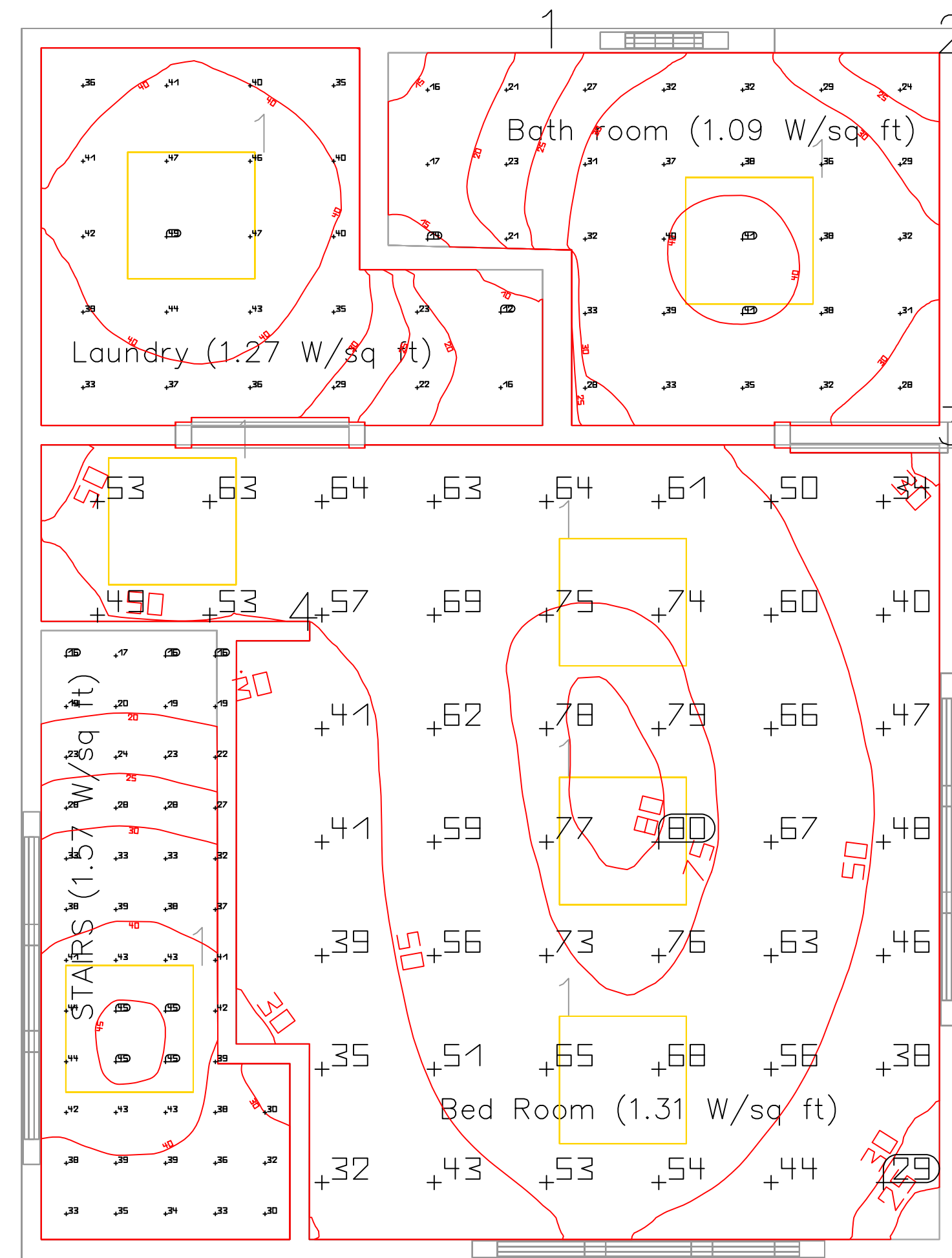
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DRAWING TITLE:
Lightings

H2-5
 Sheet :
 16/30
 Page No. :
E03

No.	Revision/Issue	Date

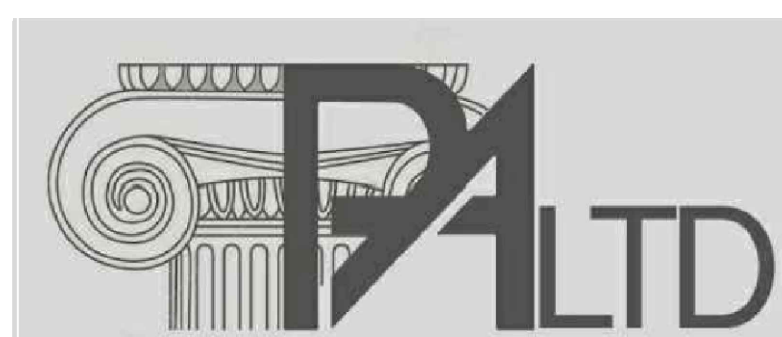
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Living room and Kitchen (1.00 W/sq ft)

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	GE LIGHTING SOLUTIONS	LUMINATION ARCHITECTURE AB DOOR 2BY2	LAB22A050MMT 35VQLTWHITE	1xN757	4549 lm	0.80	46 W	7
#	Name	Parameter	Min	Max	Average	Min/average	Min/max	
1	Workplane 1	Perpendicular illuminance (Adaptive)	8.36 fc	48.9 fc	36.4 fc	0.230	0.171	
2	Workplane 2	Perpendicular illuminance (Adaptive)	13.0 fc	41.8 fc	30.9 fc	0.420	0.310	
3	Workplane 3	Perpendicular illuminance (Adaptive)	22.7 fc	81.6 fc	56.4 fc	0.403	0.278	
4	Workplane 4	Perpendicular illuminance (Adaptive)	16.3 fc	45.7 fc	33.2 fc	0.490	0.356	

Luminaire parts list								
Index	Manufacturer	Luminaire type	Item number	Fitting	Luminous flux	Light loss factor	Connected load	Quantity
1	GE LIGHTING SOLUTIONS	LUMINATION ARCHITECTURE AB DOOR 2BY2	LAB22A050MMT 35VQLTWHITE	1xN757	4549 lm	0.80	46 W	14
#	Name	Parameter	Min	Max	Average	Min/average	Min/max	
1	Workplane 1	Perpendicular illuminance (Adaptive)	16.0 fc	87.8 fc	62.1 fc	0.257	0.182	
2	Workplane 2	Perpendicular illuminance (Adaptive)	27.0 fc	46.4 fc	37.1 fc	0.727	0.582	
3	Workplane 3	Perpendicular illuminance (Adaptive)	22.6 fc	90.2 fc	59.4 fc	0.380	0.250	
4	Workplane 4	Perpendicular illuminance (Adaptive)	27.7 fc	48.3 fc	40.2 fc	0.690	0.574	



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DRAWING TITLE:
Photometric studies and FC levels

Sheet :
 17/30

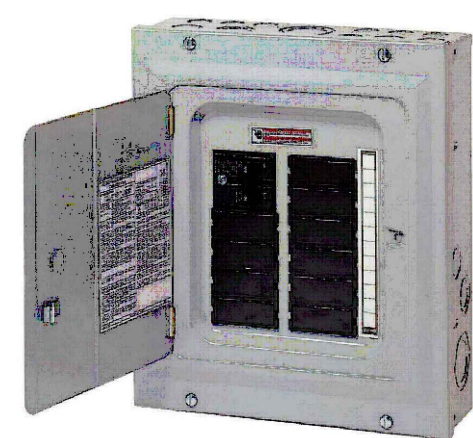
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Details
 Electrical Product Type Load Center
 Indoor/Outdoor : Outdoor
 Load Center Type: Main Breaker Maximum
 Amperage (amps): 100
 Mounting type: Plug In
 Number of Phases: 1
 Number of Spaces: 2
 Product Weight (lb.): 7.11lb
 Voltage (volts): 120/240



Amperage Rating: 100A
 Rated NEMA 1 for indoor use
 Feed Type: Bottom or Top which
 allows for straight-in wiring that
 saves labor and material
 Interrupt Rating: 10 kAIC
 Mounting: Surface
 Number Of Circuits: 20
 Number of Spaces: 10
 Phase: Single-phase
 Used With: Type BR breakers



QO 30 Amp 2-Pole
Circuit Breaker



QO 20 Amp Single-Pole
Circuit Breaker

The Square D 200 Amp Residential Ringless Meter Socket with horn bypass
 surface mounts to provide for a single electric meter.
 single phase, three wires, NEMA 3R rated enclosure
 California residents:
 Proposition 65 information should be labeled:
 (WARNING: This product contains chemicals known to the State of
 California to cause cancer and birth defects or other reproductive
 harm.)

Grounding connector (#14-#2 Cu/Al)
 and load conductor
 Standard hub opening
 UL listed and ANSI certified

PANELBOARD SCHEDULE -H1																								
MAIN: 100A MCB		GR FLOOR										VOLTAGE: 240/120		PHASE: 1		WIRE: 3		MOUNTING: SURFACE		AIC: 22,000		CKT		
CKT #	TRIP	POLE	DESCRIPTION	LTG	REC	MTR	A/C	HTG	KIT	MISCA	B	LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP	POLE	#		
1	15/1		lightings																					
2	30/1		AC Unit	0.5			2.6																	
3	15/1		Small appliances				1.8																	
4	15/1		Extmal outlets				0.8																	
5	6/1		GFI receptacles				0.4																	
6	6/1		External Lightings				1.0																	
7	20/1						1.8																	
8	20/1																							
17	20/1																							
19	20/1																							
LIGHTING (KVA):				0.5	0.5	4.7	1.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	CONNECTED LOAD (KVA):				8.8	
RECEPTACLES (KVA):				4.7																DEMAND LOAD (KVA):				8.8
MOTORS, Sump Pumps (KVA)				1.0								4.5	37.2						CONNECTED LOAD (AMPS):				36.7	
A/C (KVA):				2.6								4.4	36.3						DEMAND LOAD (AMPS):				36.7	
HEATING (KVA):				0.0								0.0							AMPACITY REQUIRED:				37.2	
KITCHEN (KVA):				0.0																				
MISCELLANEOUS (KVA):				0.0																				

PANELBOARD SCHEDULE -H2																								
MAIN: 100A 2B		GR FLOOR										VOLTAGE: 240/120		PHASE: 1		WIRE: 3		MOUNTING: SURFACE		AIC: 22,000		CKT		
CKT #	TRIP	POLE	DESCRIPTION	LTG	REC	MTR	A/C	HTG	KIT	MISCA	B	LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP	POLE	#		
1	30/2		Oven					1.0							2.6				A/C UNIT-2	30/1	2			
3			Oven					1.0							2.6				A/C UNIT-1	30/1	4			
5	15/1		lightings	0.8											2.0	0.1			2nd floor SA & Efs	20/1	6			
7	15/1		first floor SA & Efs	1.8	0.1														REF	15/1	8			
9	15/1		Kitchen & Living room SA	1.8														1.0	Data and CATV systems	15/1	10			
11	20/1		DW				1.0								2.0				laundry	20/1	12			
13	15/1		GFI receptacles				1.8													20/1	14			
15	20/1																			20/1	16			
17	20/1																			20/1	18			
19	20/1																			20/1	20			
LIGHTING (KVA):				0.8	0.8	5.4	1.1	0.0	2.0	0.0	0.0	0.0	2.8	2.1	5.2	0.0	1.0	0.0	CONNECTED LOAD (KVA):				20.3	
RECEPTACLES (KVA):				8.2																DEMAND LOAD (KVA):				20.0
MOTORS, Sump Pumps (KVA)				3.2								11.1	92.1						CONNECTED LOAD (AMPS):				84.7	
A/C (KVA):				5.2								9.3	77.3						DEMAND LOAD (AMPS):				83.3	
HEATING (KVA):				2.0								0.0							AMPACITY REQUIRED:				84.0	
KITCHEN (KVA):				1.0																				
MISCELLANEOUS (KVA):				0.0																				

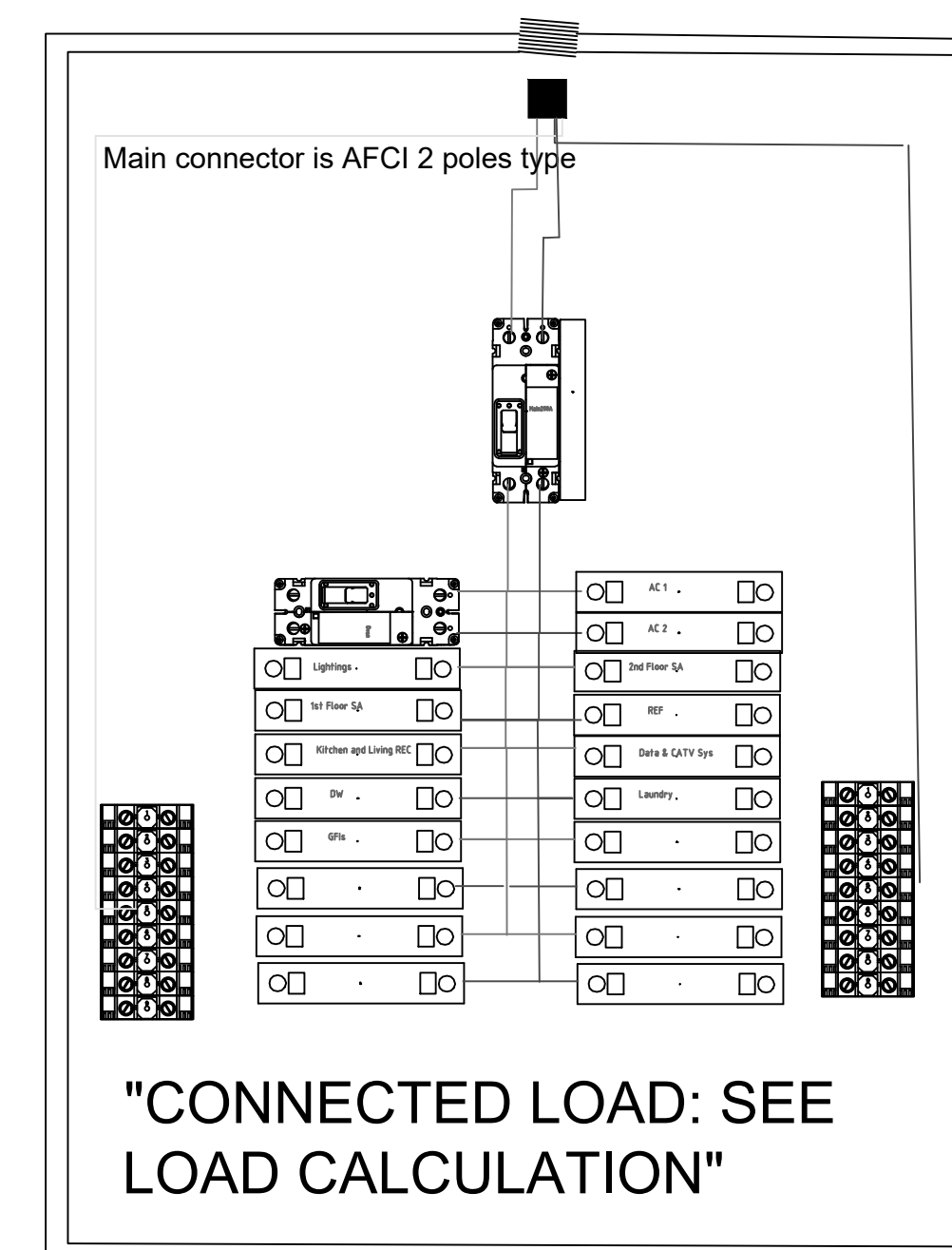
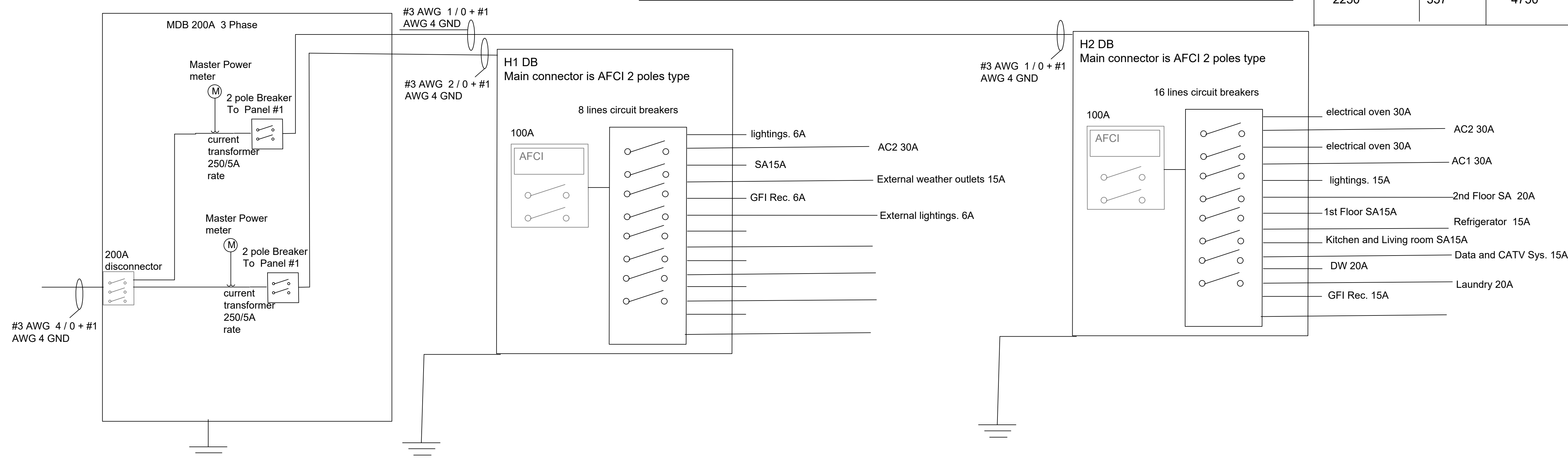


Table 326.80 Ampacity of Type IGS Cable

Size (kcmil)	Amperes	Size (kcmil)	Amperes
250	119	2500	376
500	168	3000	412
750	206	3250	429
1000	238	3500	445
1250	266	3750	461
1500	292	4000	476
1750	315	4250	491
2000	336	4500	505
2250	357	4750	519



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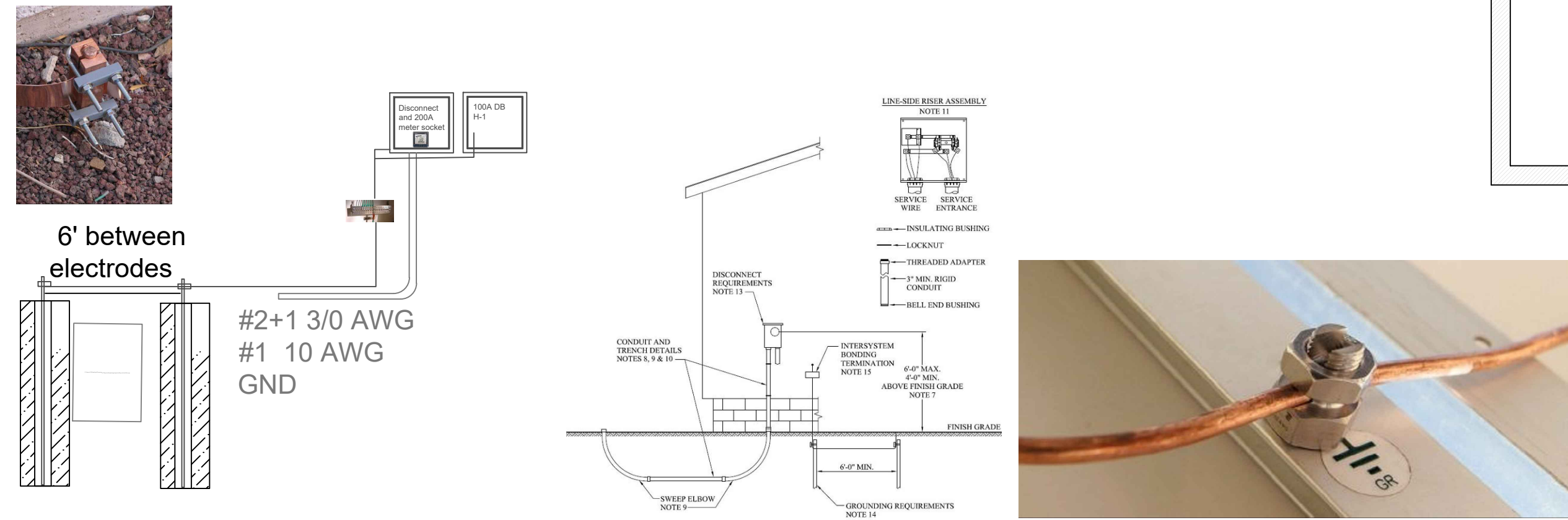
CEC Section 250.50 Grounding Electrode System and Grounding Electrode Conductor
 250.50 Grounding Electrode System. All grounding electrodes as described in 250.52(A)(1) through (A)(7) that are present at each building or structure served shall be bonded together to form the grounding electrode system. Where none of these grounding electrodes exist, one or more of the grounding electrodes specified in 250.52(A)(4) through (A)(8) shall be installed and used.

Exception: Concrete-encased electrodes of existing buildings or structures shall not be required to be part of the grounding electrode system where the steel reinforcing bars or rods are not accessible for use without disturbing the concrete.

CEC Section 250.104 Bonding of Piping Systems and Exposed Structural Metal.

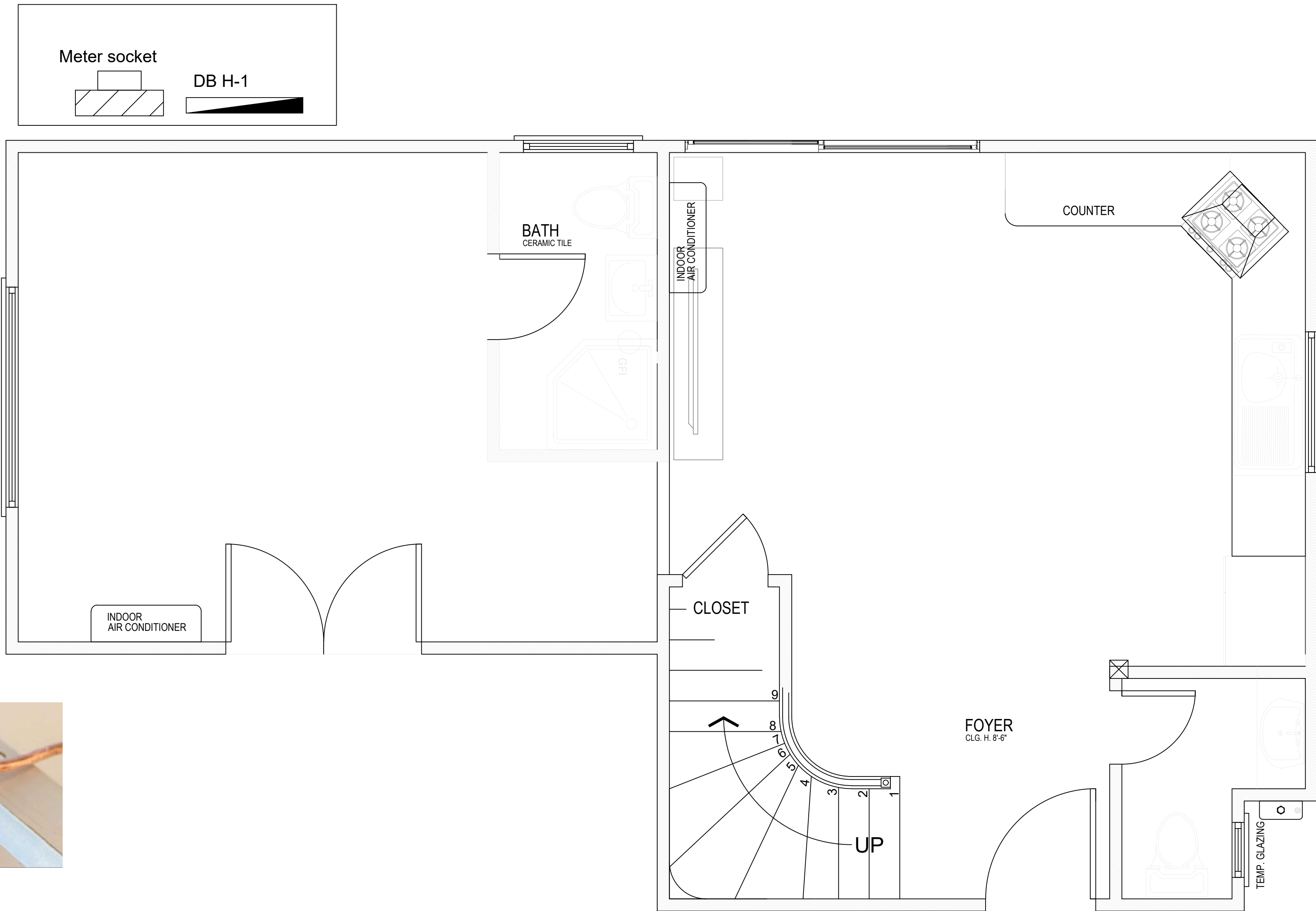
(A) Metal Water Piping. The metal water piping system shall be bonded as required in (A)(1), or (A)(3) of this section. The bonding jumper(s) shall be installed in accordance with 250.64 (A), (B), and (E).

(1) General. Meter water piping system(s) installed in or attached to a building or structure shall be bonded to the service equipment enclosure, the grounded conductor at the service, the grounding electrode conductor where of sufficient size, or to the one or more grounding electrodes used. The bonding jumper(s) shall be sized in accordance with Table 250.66 except as permitted in 250.104(A)(2) and (A)(3).



2 ground rods must be at least 8 feet buried in the ground with minimum of 6 feet apart. When made of iron or steel, the ground rod must be a minimum 5/8" diameter. Listed stainless steel or nonferrous rods may be 1/2" in diameter.
 Grounding electrode conductor shall be connected within 5 ft. from the point of entrance to a cold water pipe grounding electrode.
 (2007 CEC Section 250-30 Item 3)

Grounding Pad



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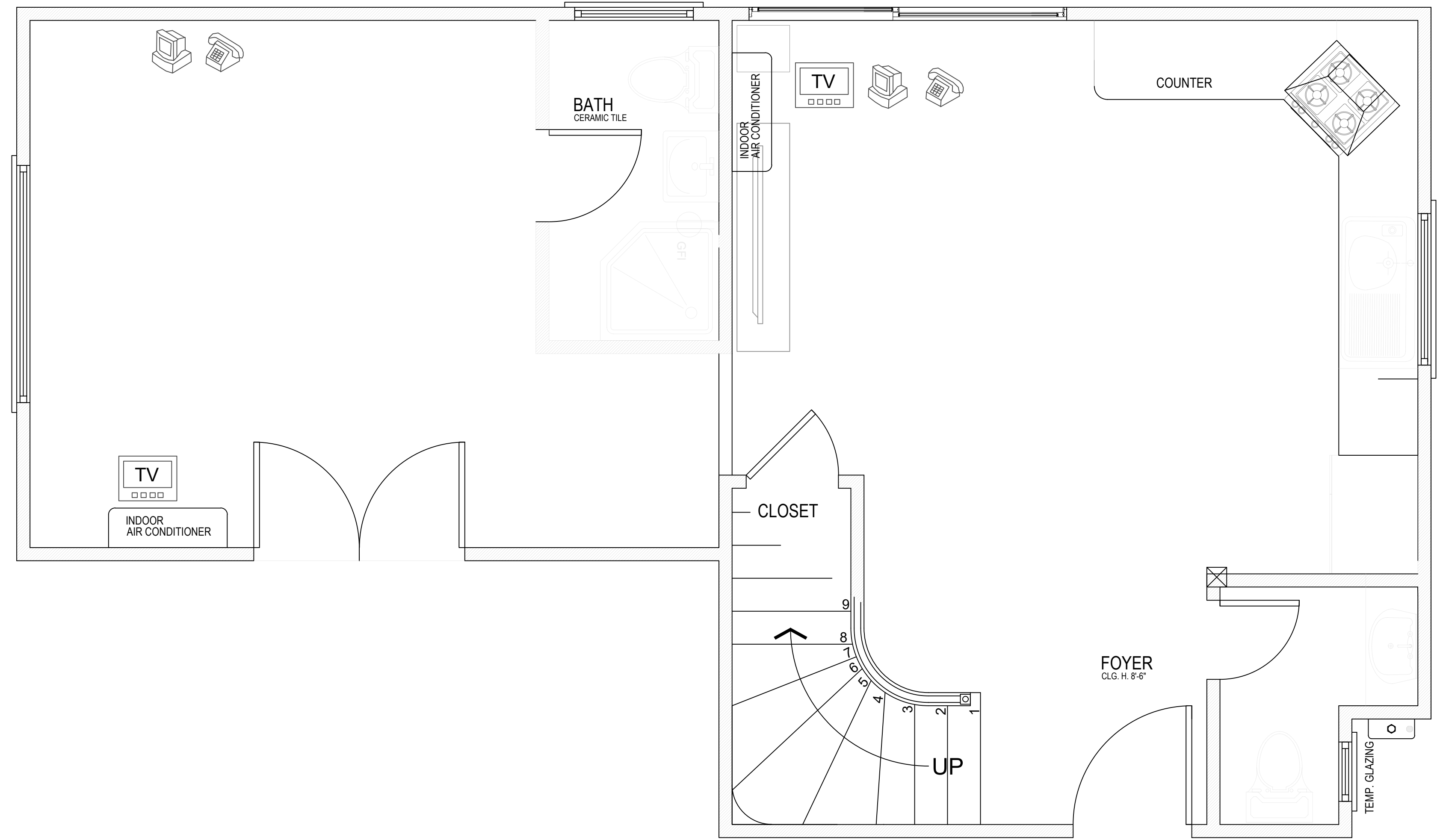
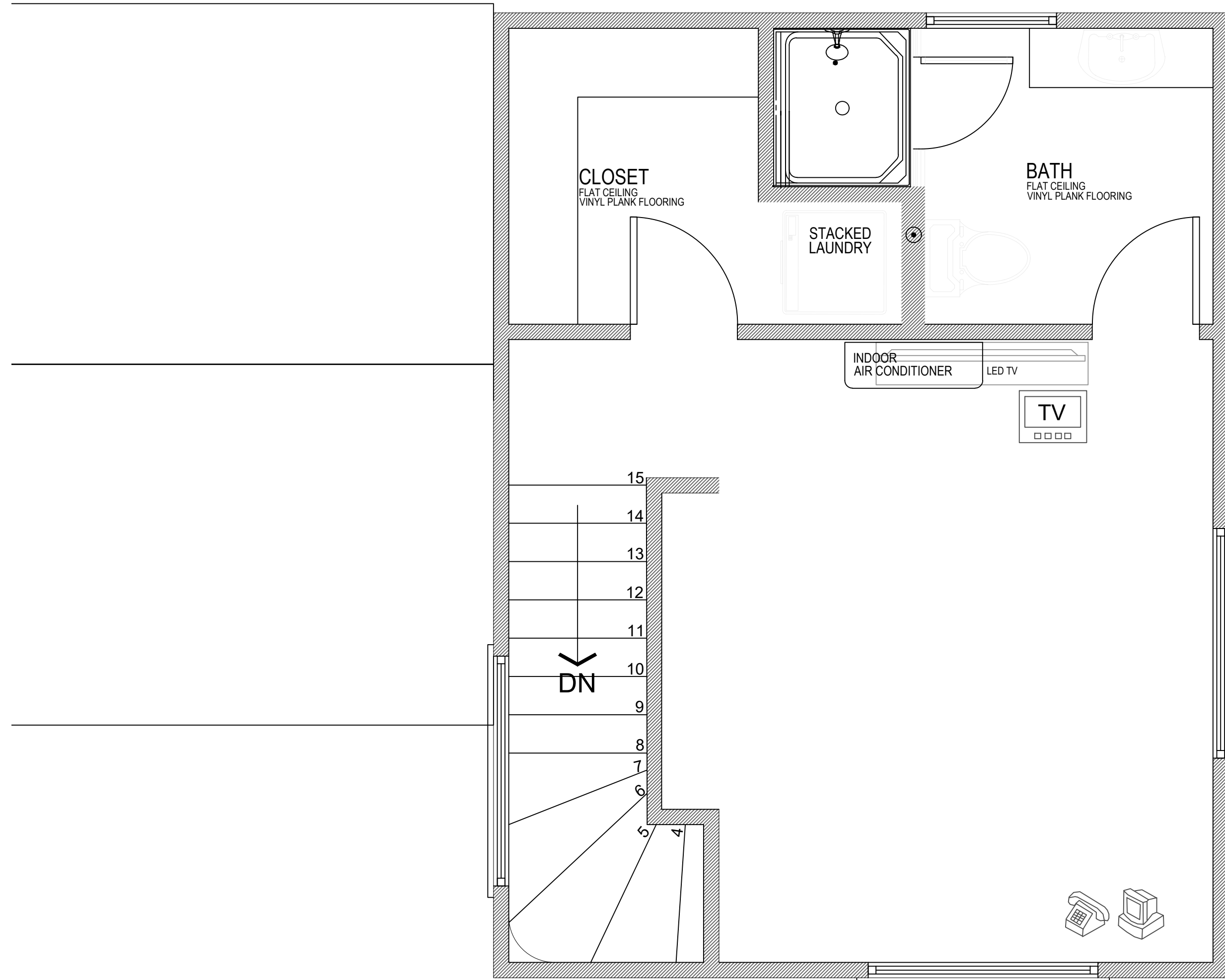
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Grounding service and protections

Sheet :
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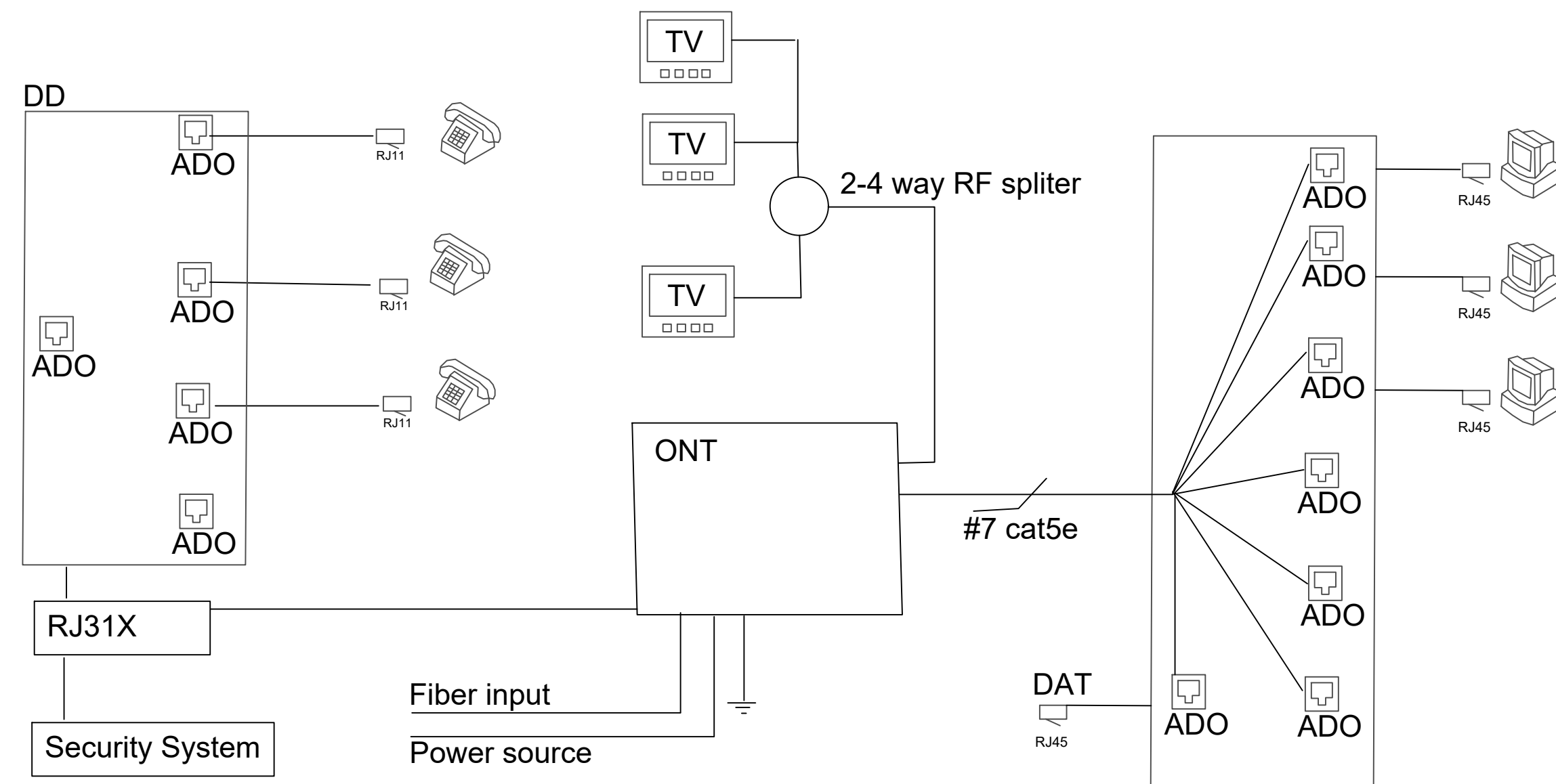
Page No. :
E06

No.	Revision/Issue	Date



COVERED PORCH

- TV = TV location (rg6)
- PH = phone location (cat 5e)
- DAT = Data location (cat5e)
- NO = Network Office(3 cat5e /1 rg6)
- NP = Network/Phone (2 cat5e)
- SP = speaker prewire location
- SUB = Subwoofer Prewire location
- DD = Distribution Device
- ADO = Auxiliary Disconnect Outlet



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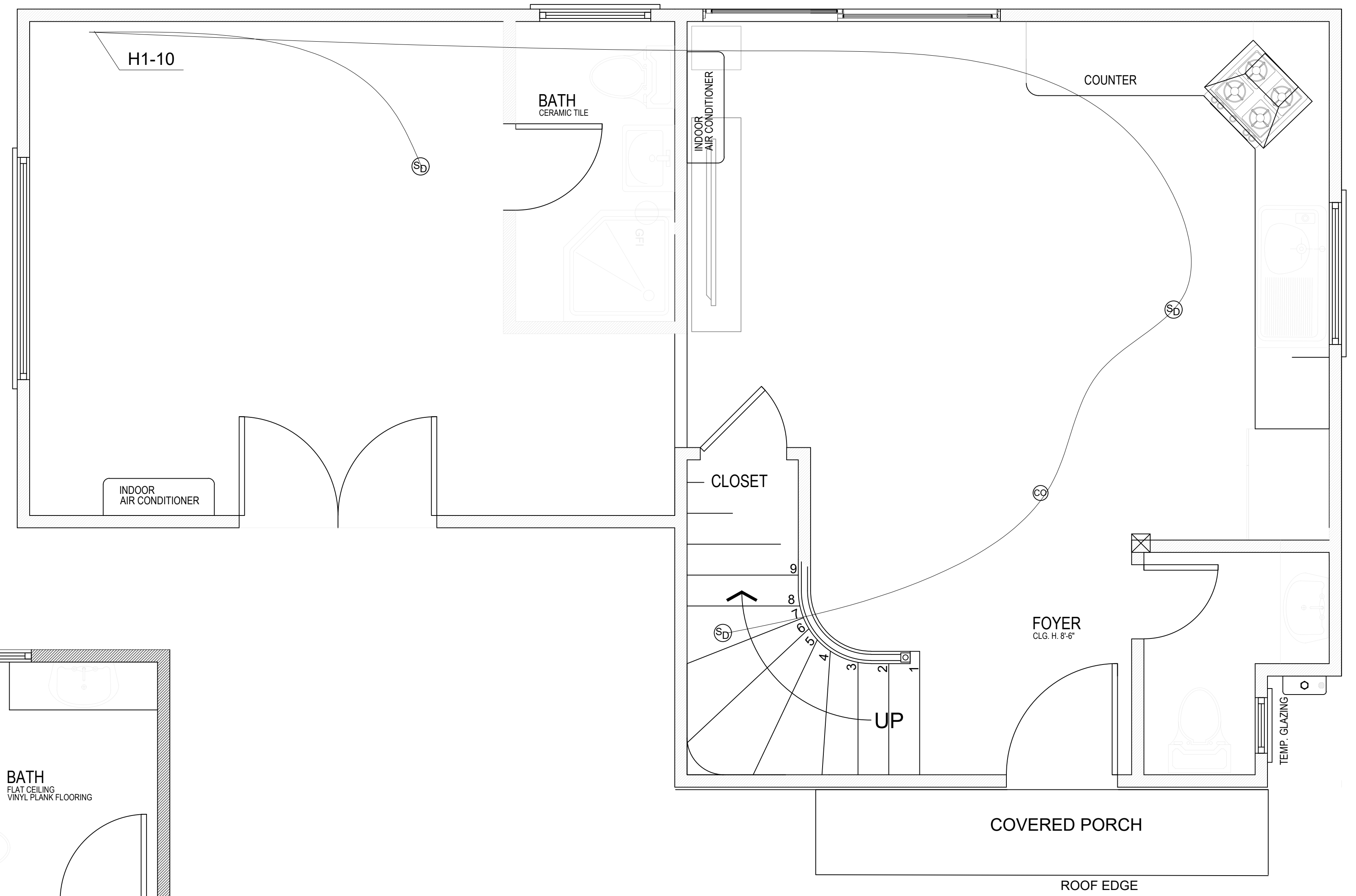
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1st floor Data and CATV

Sheet :
20/30

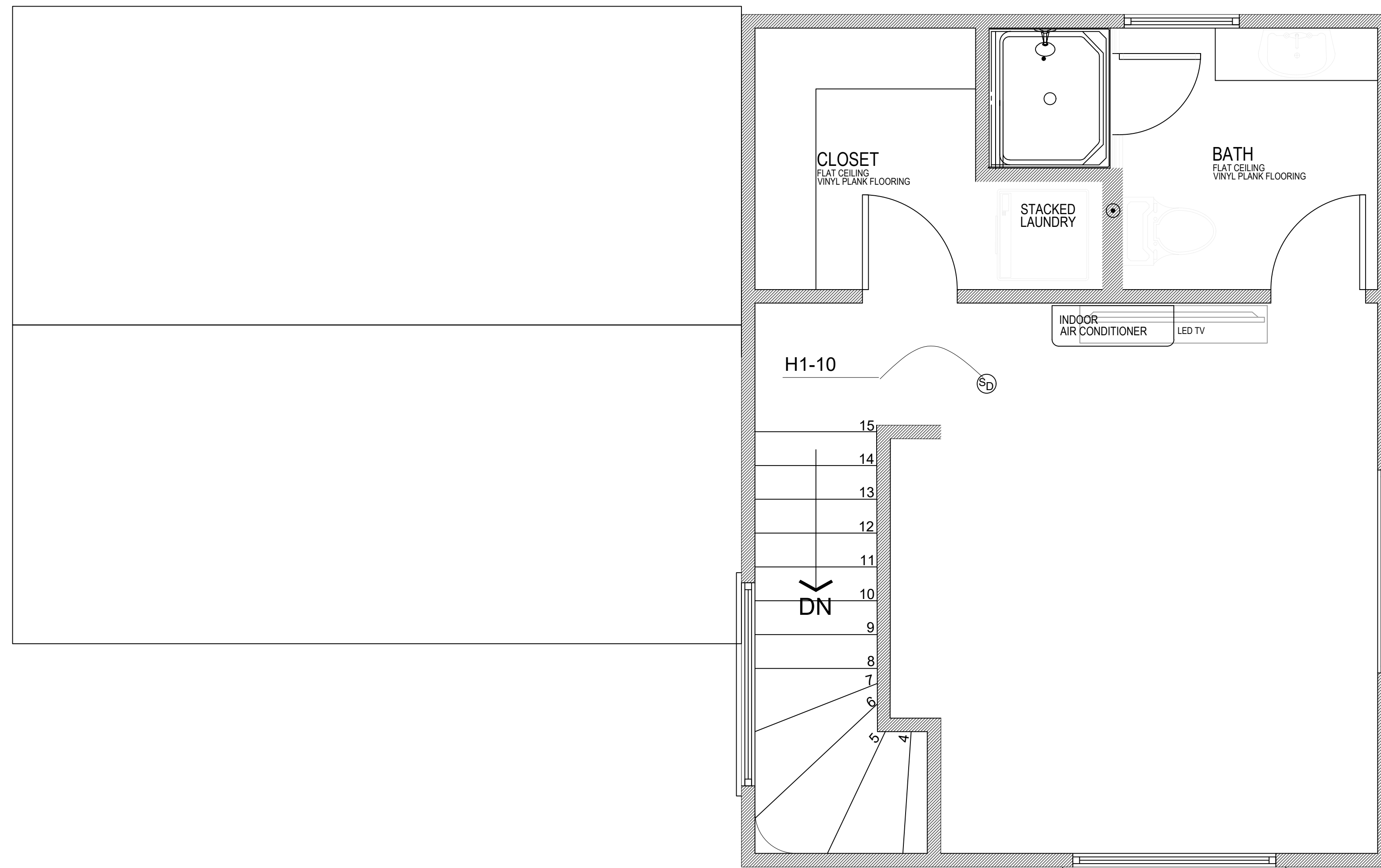
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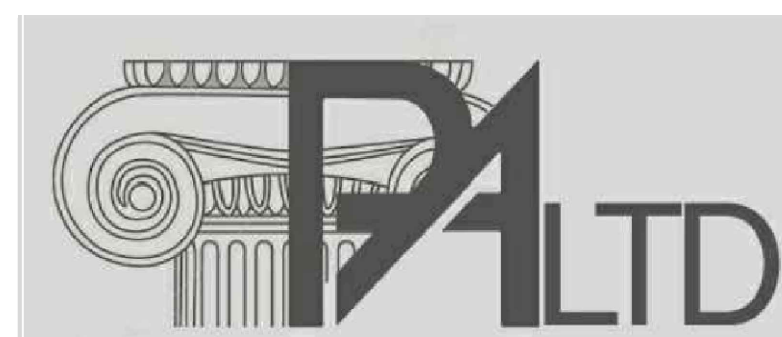


New smoke and carbon monoxide detectors are required to be hardwired to the home's electric system (circuit breaker H1-10) and have a battery backup.



Kidde Dual Sensor AC Hardwired Interconnect Smoke Alarm

Kiddie Carbon Monoxide Alarm



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Project Name and Address:

ADU ADDITION FOR
ARAM RESIDENCE
 2313 SELBY AVENUE LOS ANGELES, CA 90064

Date:
 DEC. 17, 2018
 Scale:
 1/2"=1'-00"

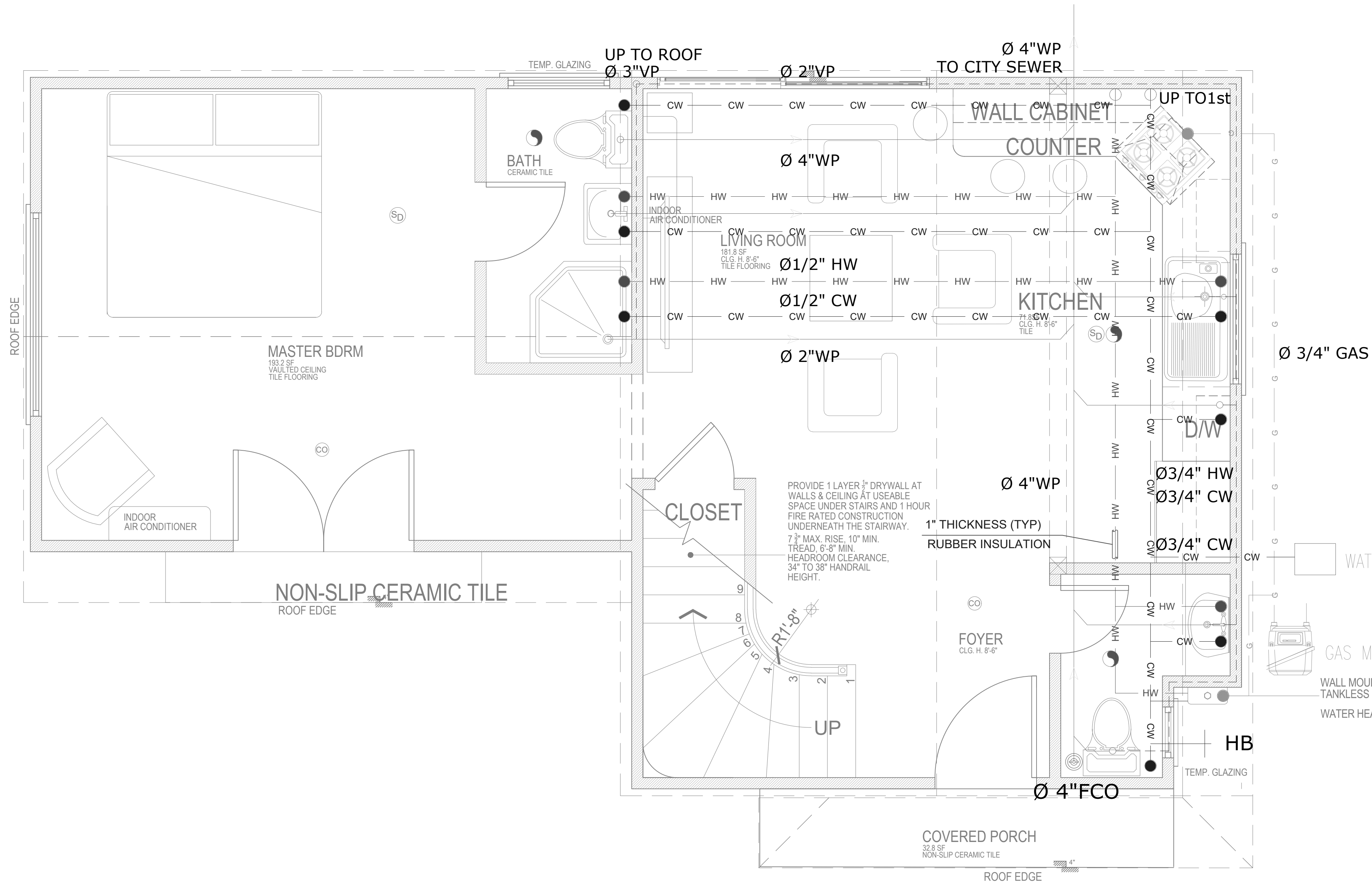
DRAWING TITLE:
Fire Alarm

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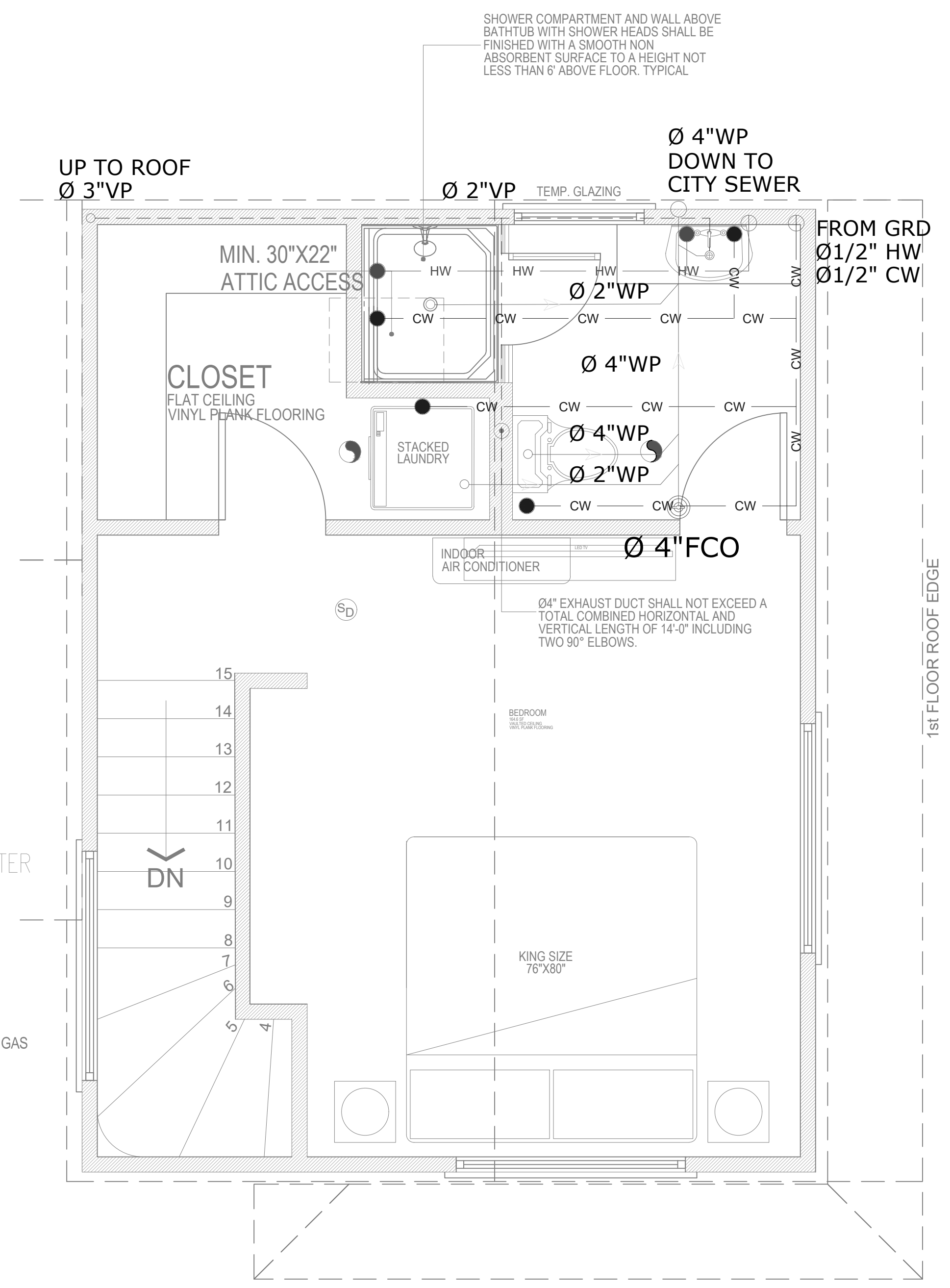
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Page No. :
E08

No.	Revision/Issue	Date



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



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

PLUMBING / GENERAL NOTES

BATHTUBS AND WHIRLPOOL BATHTUBS. THE MAX. HOT WATER TEMPERATURE DISCHARGING SHALL BE LIMITED TO 120 DEGREES. CPC 414/2010
 BATHTUBS WASTE OPENING IN FLOOR OVER CRAWL SPACES SHALL BE PROTECTED BY A METAL SCREEN NOT EXCEEDING 12" OR SOLID COVER. CPC 313.12.4 2010
 SHOWERS AND TUB-SHOWERS COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF BOTH THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL FOR MEETING THIS PROVISION. 418.0 CPC/2010
 VERIFY AND WHERE WATER PRESSURE EXCEEDS 80 PSI AN APPROVED PRESSURE REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED 608.2 CBC / 2010
 1. INSTALL TEMPERATURE AND PRESSURE RELIEF VALVE WITH MINIMUM 3/4" DRAIN PIPE AND TERMINATE TO THE EXTERIOR OF THE BUILDING OVER WINDOW, DOOR OR VISIBLE LOCATION. DISCHARGE FROM A RELIEF VALVE INTO A WATER HEATER PAN SHALL BE PROHIBITED CPC 608.5, 510.8.
 2. PROVIDE (ON THE PLANS) A GAS PIPING DIAGRAM OF THE GAS PIPING SYSTEM THAT INCLUDES ALL PIPE SIZES, PIPE LENGTHS AND BTU RATINGS.

3. SUBMIT GAS LOAD CALCULATIONS IN ACCORDANCE WITH CPC TABLE 12-8 TO VERIFY THE PIPE SIZES ARE ADEQUATE FOR THE MAXIMUM DELIVERY CAPACITY OF CUBIC FEET OF GAS PER HOUR.
 4. A WHOLE HOUSE GAS TEST IS REQUIRED UPON COMPLETION OF THE INSTALLATION, ALTERATION, OR REPAIR OF ANY GAS PIPING. NOTE ON THE PLANS THE CITY OF EL CAJON SHALL BE NOTIFIED WHEN GAS PIPING IS READY FOR INSPECTION.
 MAX. 2 GPM SHOWER FIXTURE, MAX. 1.5 GPM BATHROOM FAUCET, MAX. 2 GPM KITCHEN FAUCET, AND MAX 1.28 WATER CLOSET TO CONFORM TO EL CAJON GREEN REQUIREMENTS.
 BATHROOMS: PROVIDE AN EXHAUST FAN DUCTED TO THE OUTSIDE (MINIMUM 4" DIAMETER FLEX DUCT WITH A MAXIMUM LENGTH OF 70') WITH A MINIMUM VENTILATION RATE OF 100 CFM.
 NOTE THAT ALL PLUMBING VENTS SHALL TERMINATE NOT LESS THAN 6' ABOVE ROOF NDR LESS THAN 1' FROM ANY VERTICAL SURFACE. VENTS SHALL TERMINATE NOT LESS THAN 10' FROM OR 3' ABOVE ANY WINDOW, DOOR OPENING AIR INTAKE, OR VENT SHAFT NDR 3' FROM LOT LINE. (2010 CPC 906)
 IF WATER PRESSURE EXCEEDS 80 PSI, AND EXPANSION TANK AND AN APPROVED PRESSURE REGULATOR SHALL BE INSTALLED. (2010 CPC 608.2)
 NON-REMOVABLE BACK FLOW PRE-VENTER OR BIBB-TYPE VACUUM BREAKER WILL BE INSTALLED ON ALL EXTERIOR HOSE BIBS. (2010 CPC 603.4.7)
 HOT WATER RE-CIRCULATING SYSTEM IS INSTALLED. THE ENTIRE LENGTH OF HOT WATER PIPES SHALL BE INSULATED. (2008 CALIFORNIA ENERGY REGULATIONS 150 (J))
 HOT WATER PIPE FROM THE WATER HEATER TO THE KITCHEN WILL BE INSULATED. (2008 CALIFORNIA ENERGY REGULATIONS 151(F)8 D)



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 PROPOSED 1ST AND 2ND FLOOR PLUMBING PLANS

Sheet : 22 / 30

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Page No. : P01

No.	Revision/Issue	Date
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PLUMBING SPECIFICATIONS

GENERAL PLUMBING REQUIREMENTS:

SCOPE
THE INTENT OF THE SPECIFICATION AND THE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL PLUMBING SYSTEM. THE PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL ALL LABOR, MATERIAL AND EQUIPMENT NECESSARY TO COMPLETE THE PLUMBING WORK.

SITE EXAMINATION
THE PLUMBING CONTRACTOR SHALL THOROUGHLY EXAMINE ALL AREAS WHERE FIXTURES, EQUIPMENT, AND PIPING WILL BE INSTALLED AND WILL REPORT ANY CONDITION THAT, IN HIS OPINION, PREVENTS THE PROPER INSTALLATION OF THE PLUMBING WORK.

STANDARDS
EQUIPMENT AND MATERIALS SHALL CONFORM WITH APPROPRIATE PROVISIONS OF ASME, ASTM, UL, NEMA, ANSI, ASHRAE, NFPA, AS APPLICABLE TO EACH INDIVIDUAL UNIT OR ASSEMBLY.

CODES
ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE DRAWINGS/SPECIFICATIONS AND THE CODES AND ORDINANCES, THE HIGHEST STANDARD SHALL APPLY. THE MECHANICAL CONTRACTOR SHALL SATISFY CODE REQUIREMENTS AS A MINIMUM STANDARD WITHOUT ANY EXTRA COST TO THE OWNER.

PERMITS AND FEES
THE PLUMBING CONTRACTOR SHALL PROCURE AND PAY FOR ALL PERMITS, FEES AND INSPECTIONS NECESSARY TO COMPLETE THE PLUMBING WORK.

WARRANTY
THE PLUMBING CONTRACTOR SHALL UNCONDITIONALLY WARRANT ALL WORK TO BE FREE OF DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL REPAIR OR REPLACE ANY DEFECTIVE WORK PROMPTLY AND WITHOUT CHARGE AND RESTORE ANY OTHER EXISTING WORK DAMAGED IN THE COURSE OF REPAIRING DEFECTIVE MATERIALS AND WORKMANSHIP.

PIPING INSULATION:

WATER PIPING
PROVIDE THERMAL INSULATION ON ALL HOT AND COLD WATER PIPING, AND HORIZONTAL WASTE PIPING IN CEILING SPACE WITH SELF-SEALING CLOSED CELL FOAM OR JACKETED FIBERGLASS INSULATION. FIRE HAZARD RATING FOR INSULATION, ADHESIVES, SEALERS, AND COATINGS SHALL NOT EXCEED 25 FOR FLAME SPREAD, 50 FOR FUEL CONTRIBUTED, AND 50 FOR SMOKE DEVELOPED. UNLESS OTHERWISE REQUIRED BY THE LOCAL AUTHORITY OR ENERGY CODES THE MINIMUM INSULATION LEVELS SHALL BE AS FOLLOWS:

PIPE SIZE	INSULATION THICKNESS
1" DIA. OR LESS	1"
1" - 2" DIA.	1"
2" DIA. OR GREATER	1-1/2"

SAFETY COVERS

PIPING:

SOIL, WASTE AND VENT PIPING
SCHEDULE 40 ABS OR PVC PIPE AND FITTINGS WITH SOLVENT WELD MAY BE SUBSTITUTED FOR SOIL, WASTE AND VENT PIPING ABOVE AND BELOW GRADE IF ALLOWED BY LOCAL AUTHORITY. HORIZONTAL RUNS SHALL DRAIN AT A GRADE OF 1/4 INCH PER FOOT WHERE POSSIBLE BUT IN NO CASE LESS THAN 1/8" PER LF

DOMESTIC WATER PIPING

DOMESTIC WATER PIPING 2" AND SMALLER SHALL BE COPPER TUBE WITH WROUGHT COPPER SWEAT FITTINGS JOINED WITH LEAD FREE SOLDER. PROVIDE TYPE "L" COPPER TUBE ABOVE GRADE AND TYPE "K" BELOW GRADE.

CONDENSATE DRAINAGE PIPING

THE PLUMBING CONTRACTOR SHALL PROVIDE CONDENSATE DRAINS FOR AIR HANDLING UNITS AND STARBUCKS EQUIPMENT (REFER SCHEDULE BELOW). CONDENSATE DRAINAGE PIPING SHALL BE TYPE "M" COPPER TUBING WITH WROUGHT COPPER SWEAT FITTINGS JOINED WITH 50/50 SOLDER.

NATURAL GAS PIPING- NO GAS USED THIS JOB.

GAS PIPING SHALL BE SCHEDULE 40, SEAMLESS, BLACK STEEL PIPE. PROVIDE PIPING SUPPORT BLOCKING ON ROOF, COMPATIBLE WITH ROOFING SYSTEM.

HANGERS & SUPPORTS

THE PLUMBING CONTRACTOR SHALL FURNISH ALL PIPE SUPPORTS REQUIRED FOR HIS EQUIPMENT AND MATERIAL. ALL HORIZONTAL RUNS OF PIPING SHALL BE SUPPORTED BY PIPE HANGERS SPACED NOT MORE THAN 10 FEET O.C. FOR PIPES 1-1/4" AND LARGER, AND 8 FEET O.C. FOR PIPES SMALLER THAN 1-1/4" AND AT EACH JOINT FOR SOIL OR WASTE PIPE. ADDITIONAL SUPPORTS SHALL BE PROVIDED WHERE REQUIRED TO PREVENT SAGGING. HANGERS AND PIPE ATTACHMENTS TO BE FACTORY FABRICATED WITH GALVANIZED COATINGS; NONMETALLIC COATED FOR HANGERS IN DIRECT CONTACT WITH COPPER TUBING.

CONNECTIONS

INSTALL UNIONS ADJACENT TO EACH VALVE AND AT FINAL CONNECTION TO EACH PIECE OF EQUIPMENT. INSTALL DIELECTRIC COUPLINGS TO CONNECT PIPING MATERIALS OF DISSIMILAR METALS. SCREW JOINT STEEL PIPING UP TO AND INCLUDING 1-1/2". WELD PIPING USE LEAD FREE SOLDER FOR SOLDERING DOMESTIC WATER COPPER PIPE.

CLEANOUTS

PROVIDE J.R. SMITH OR EQUIVALENT FLOOR AND WALL CLEANOUTS AS INDICATED ON THE DRAWINGS OR WHERE REQUIRED IN ALL SOIL, WASTE, AND DRAIN LINES. IN AREAS WITH CERAMIC TILE OR CARPETED FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP. IN AREAS WITH RESILIENT FLOORING, PROVIDE CLEANOUTS WITH SQUARE, ADJUSTABLE, NICKEL BRONZE TOP WITH TILE RECESS. CLEANOUTS SHALL BE SAME SIZE AS PIPE EXCEPT THAT CLEANOUTS LARGER THAN 4" WILL NOT BE REQUIRED. WHERE CLEANOUTS OCCUR IN WALLS OF FINISHED AREAS, THEY SHALL BE CONCEALED BEHIND CHROME PLATED ACCESS COVERS.

INSTALLATION

INSTALL PIPING FREE OF SAGS AND BENDS. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS. INSTALL SLEEVES FOR PIPES PASSING THROUGH A TRUCK WALLS, GYPSUM-BOARD PARTITIONS, CONCRETE FLOOR, AND ROOF SLABS. SEAL PIPE PENETRATIONS THROUGH RATED CONSTRUCTION WITH FIRESTOPPING SEALANT MATERIAL. UNDERGROUND WATER AND SEWER LINES SHALL BE LAID IN SEPARATE TRENCHES WITH A MINIMUM HORIZONTAL SPACING AS REQUIRED BY CODE. EXCAVATED TO THE PROPER DEPTH AND GRADED TO PRODUCE THE REQUIRED FALL.

TESTING

ALL PIPES SHALL BE TESTED BY AN APPROVED METHOD BEFORE THEY ARE BACKFILLED OR CONCEALED. AFTER TESTING IS COMPLETE, THE PLUMBING CONTRACTOR SHALL DISINFECT THE POTABLE WATER SYSTEM AS REQUIRED BY LOCAL AUTHORITY. TEST WATER PURITY ACCORDING TO LOCAL REQUIREMENTS AND SUBMIT CERTIFIED TEST RESULTS TO ENGINEER FOR REVIEW AND APPROVAL.

PLUMBING VALVES:

GENERAL

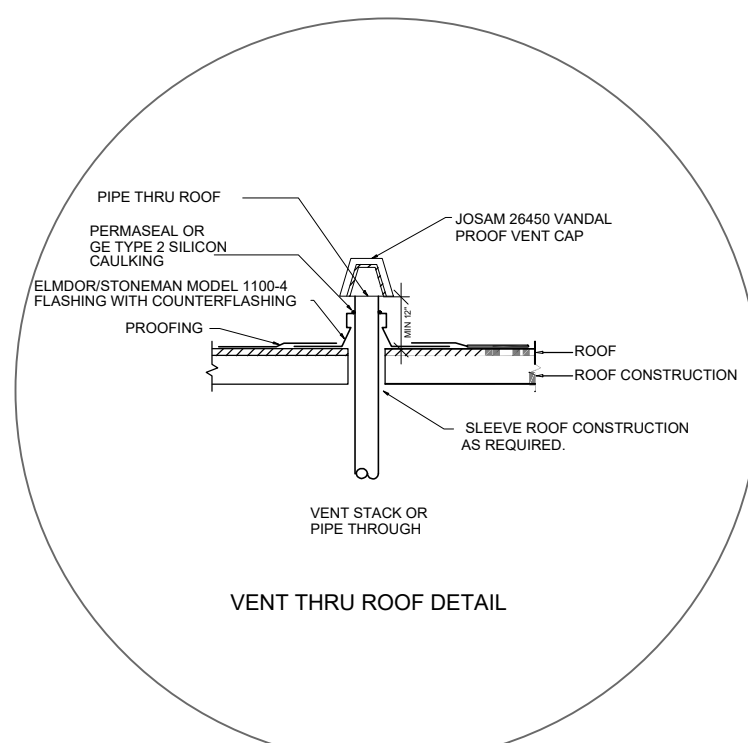
PLUMBING CONTRACTOR TO PROVIDE VALVES WHERE INDICATED ON PLANS AND AS NECESSARY FOR PROPER SYSTEM OPERATION AND COMPONENT ISOLATION. INSTALL VALVES FOR EACH FIXTURE AND ITEM OF EQUIPMENT. PROVIDE BRAIDED STAINLESS STEEL HOSE (UNLESS OTHERWISE NOTED) BETWEEN VALVE AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. LOCATE SHUT-OFF VALVES ADJACENT TO EQUIPMENT FOR EASY ACCESS SUCH THAT VALVES CAN BE REACHED WITHOUT MOVING EQUIPMENT.

VALVES
PROVIDE VALVES FOR WORKING PRESSURE IN WATER PIPING OF 125 PSI OR GREATER. UNLESS NOTED OTHERWISE VALVES SHALL BE AS FOLLOWS:

VALVE TYPE	MANUFACTURER & MODEL NO.
CHECK VALVE UP TO 3"	CRANE OR EQUIVALENT
GLOBE VALVE UP TO 3"	CRANE OR EQUIVALENT
GATE VALVE UP TO 3"	APOLLO OR EQUIVALENT
TEMP. & PRESSURE REFLIF	WATTS OR EQUIVALENT
SHOCKSTOP	WADE OR EQUIVALENT
BACKFLOW PREVENTOR	WATTS OR EQUIVALENT
VACUUM RELIEF VALVE	WATTS OR EQUIVALENT
PRESSURE REDUCING VALVE	WATTS OR EQUIVALENT
TRAP SEAL PRIMER	J.R. SMITH OR EQUIVALENT

SUPPLY

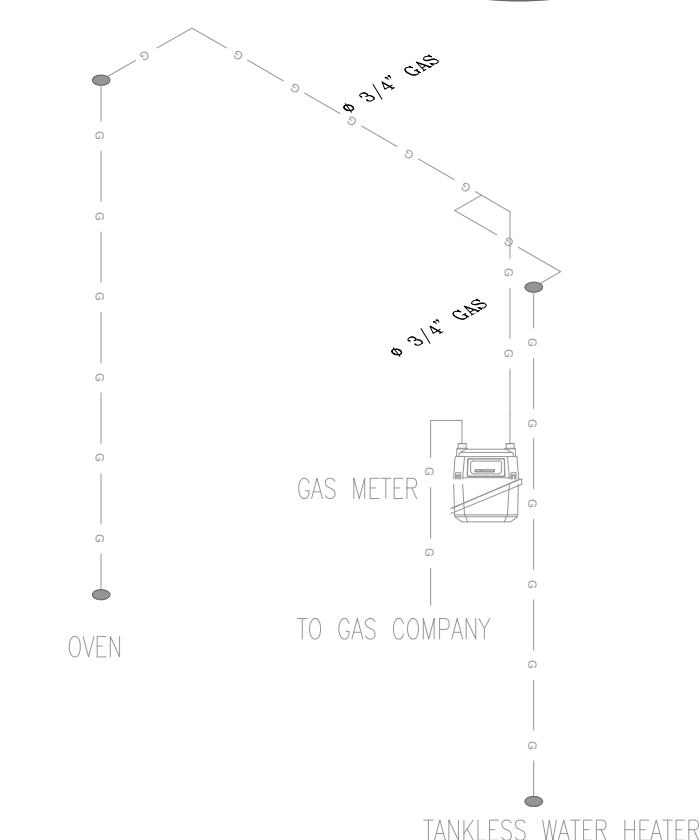
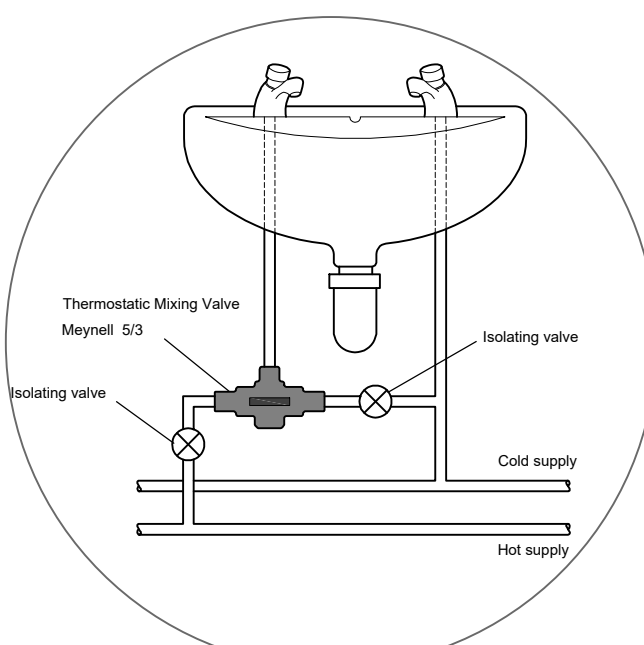
IF WATER PRESSURE SUPPLIED TO STORE IS NOT BETWEEN 60 PSI MIN. AND 65 PSI MAX. THEN PROVIDE A PRESSURE REGULATOR TO MAIN SUPPLY TO MAINTAIN WATER PRESSURE. PROVIDE BACKFLOW PREVENTION ON WATER SERVICE IF REQUIRED BY LOCAL CODES.



FIXTURE SYMBOL	MANUFACTURER	MODEL NUMBER	Minimum Maximum Gas Rate (input)	ELECTRICAL DATA	DIMENSIONES			
				VOLT	PHASE	Watt	DIA.	WEIGHT
TANKLESS COMBI BOILER	Westinghouse	199W	18,900 - 199,000 BTU/h	120	1	165	W 17.25" - H 34" - D 15.5"	96lb

PLUMBING SCHEDULES

PLUMBING FIXTURE SCHEDULE					
FIXTURE	WASTE	TRAP	VENT	COLD WATER	HOT WATER
WATER CLOSET (ADA)	4"	INTERGERAL	2"	1-1/2"	-
LAVATORY	2"	2"	1-1/2"	1-1/2"	1-1/2"
HAND SINK	2"	1-1/4X11/2"	1-1/2"	1-1/2"	1-1/2"
BATH TUBE	2"	2"	1-1/2"	1-1/2"	1-1/2"
HOSE BIB	2"	2"	-	1-1/2"	-
WATER TANK	2"	2"	1-1/2"	1-1/2"	-
FLOOR DRAIN	2"	2"	1-1/2"	-	-
DISHWASHER	2"	2"	1-1/2"	1-1/2"	1-1/2"
WASHING MACHINE	2"	2"	1-1/2"	1-1/2"	1-1/2"
REFRIGERATOR	2"	-	-	-	-

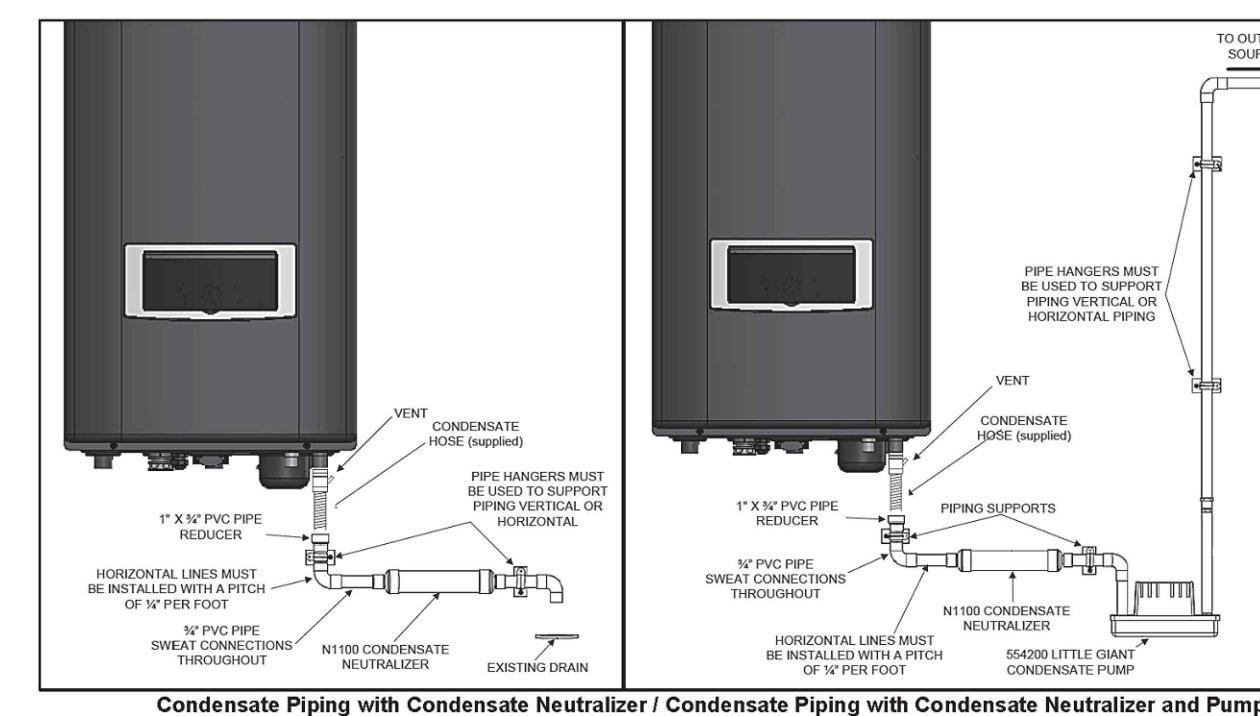


WASTE FIXTURE UNIT COUNT			
#	FIXTURE UNIT	QTY	Total Drawing Fixture Unit
1	LAV	2	2
2	WC	2	4
3	UR	0	0
4	FLOOR SHOWER	2	2
5	POOF SHOWER	0	0
6	KITCHEN SINK	1	1
7	COMPARTMENT SINK	0	0
8	HAND SINK	0	0
9	MOP SINK	0	0
10	FLOOR DRAIN	0	0
Total			16 F.U.'S

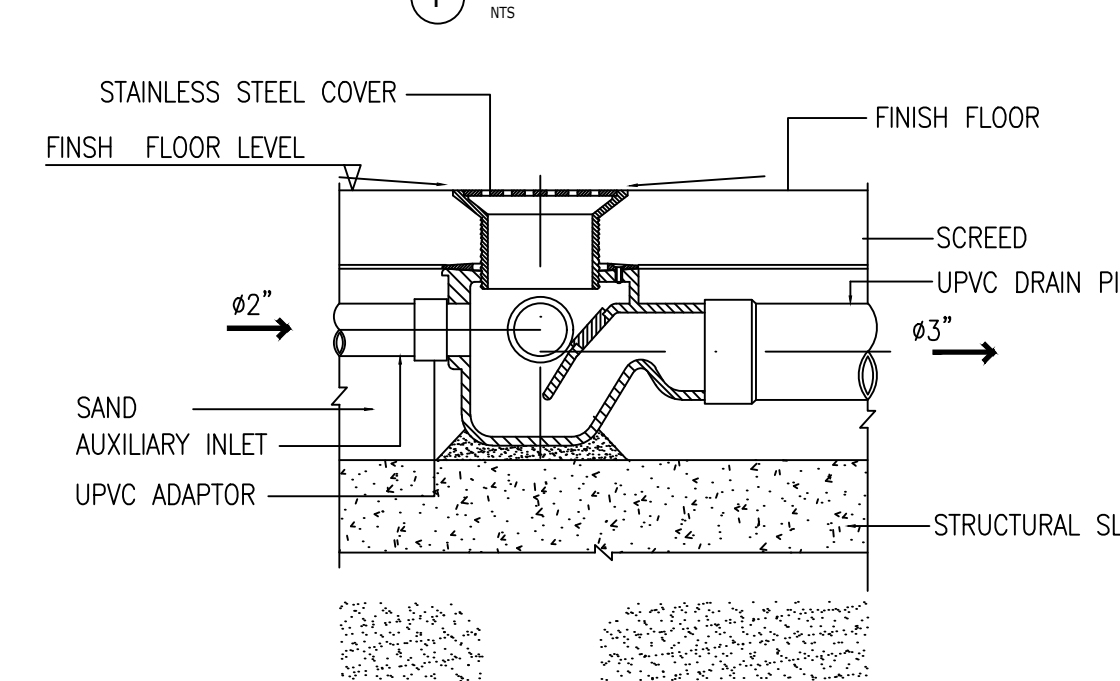
WATER DEMAND			
#	FIXTURE UNIT	QTY	Total Drawing Fixture Unit
1	LAV	2	2
2	WC	2	4
3	UR	0	0
4	FLOOR SHOWER	2	2
5	POOF SHOWER	0	0
6	KITCHEN SINK	1	1
7	COMPARTMENT SINK	0	0
8	HAND SINK	0	0
9	MOP SINK	0	0
10	FLOOR DRAIN	0	0
Total			14 F.U.'S

GAS DEMAND		
#	GAS DEMAND BASED ON NAME PLATE BTU/H	QTY
1	WATER HEATER	1
2	COOK TOP @ 5000 BTU/H	0
3	OVEN @ 5000 BTU/H	1
4	DISHWASHER @ 2500 BTU/H	0
5	LAU @ 2000 BTU/H	0
Total		26000 BTU/S

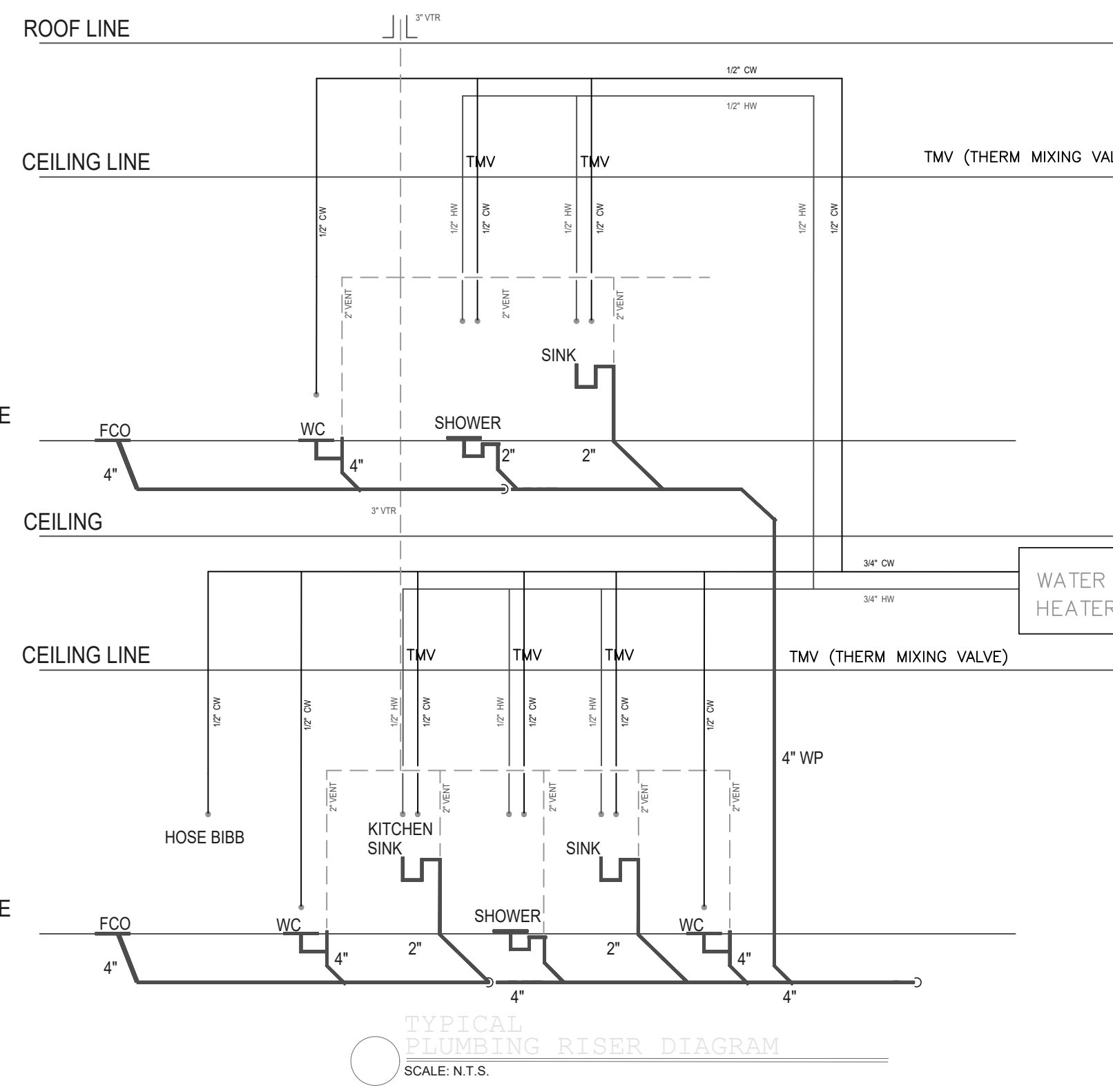
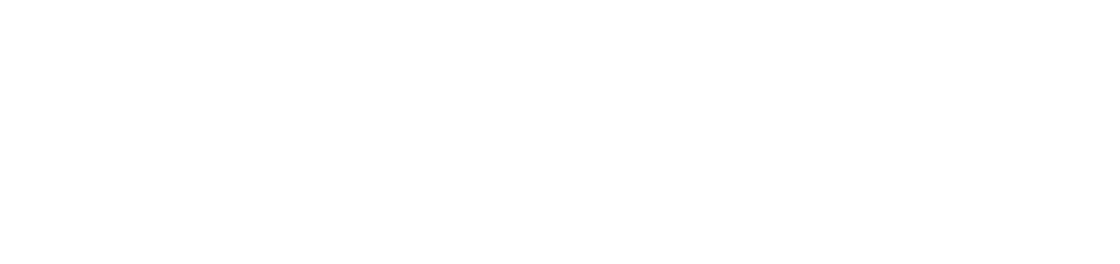
PLUMBING DETAILS



1 WATER HEATER



2 FLOOR DRAIN DETAIL



PLUMBING LEGEND

(E)	EXISTING PIPE (EXIST.), (EX), (E)
—	SANITARY DRAIN PIPE (SAN)
---	VENT PIPE (V.P.)
— D —	CONDENSATE DRAIN PIPE (D)
— C —	COLD WATER PIPE (CW)
— H —	HOT WATER PIPE (HW)
— OS&Y —	OUTSIDE SCREW AND YOKE GATE VALVE (OS&Y)
— R —	REDUCER
— PRV —	PRESSURE REDUCING VALVE (PRV)
— GV —	GATE VALVE (GV)
— CV —	CHECK VALVE (CV)
— BP —	BACKFLOW PREVENTOR
— TU —	PIPE TURNING UP
— TD —	PIPE TURNING DOWN
— P —	PLUMBING STACK (SANITARY AND VENT)
— W —	WATER RISER
— CD —	CONDENSATE DRAIN RISER
— CL —	CENTER LINE
— PC —	POINT OF CONNECTION - NEW TO EXISTING
— FD —	FLOOR DRAIN (FD)
— CD —	CONDENSATE DRAIN (CD)
— EG —	EXISTING GATE VALVE
— FW —	FILTERED COLD WATER
— TW —	TEMPERED WATER (110°)
— SW —	SOFT COLD WATER
— NW —	NANO COLD WATER
— CW —	COLD WATER
— HW —	HOT WATER (140°)
WH	WATER HEATER
FF	FINISHED FLOOR
VTR	VENT THRU ROOF
WC	WATER CLOSET
UR	URINAL
L	LAVATORY
SK	SINK
MS	MOP SINK
3CS	THREE COMPARTMENT SINK
HS	HAND SINK
FPHB	FROST PROOF HOSE BIB
FFCO	FINISHED FLOOR CLEAN OUT
(E)	EXISTING TO REMAIN
(ER)	EXISTING - RELOCATED
GD	GARBAGE DISPOSAL
BP	BOOSTER PUMP
STP	STORM DRAINAGE PIPING
FS	FLOOR SINK
ICE	ICE MAKER
DPW	DIPPER WELL
ESP	ESPRESSO MACHINE
DW	DISH WASHER
CFE	COFFEE MAKER
WF	WATER FILTER
FT	FAUCET TOWER
WH	WATER HEATER
IH	INSTA HOT
WH	WATER HEATER
WS	WATER STATION
PR	PITCHER RINSER
GPH	GALLON PER HOUR
TMV	THERM MIXING VALVE

STRUCTURAL NOTES

DIVISION 1 - GENERAL REQUIRMENTS

- All construction shall be in compliance with the provisions of the 2016 CBC
- Work performed shall comply with these general notes unless otherwise noted on plans.
- Work performed shall comply with all applicable local and state codes, ordinance and regulations.
- On-site verification of all dimensions and conditions shall be the responsibility of the general contractor and his subcontractors.
- Discrepancies: The contractor shall compare and coordinate all drawings; when, in the opinion of the contractor, a discrepancy exists he shall promptly report it to the Designer for proper adjustment before proceeding with the work.
- Omissions: In the event certain features of the construction are not fully shown on the drawings, their construction shall be of the same character as for similar conditions that are shown or noted.
- All work is to be performed in a professional manner and in accordance with standard practice and shall be in strict compliance with manufacturer's specifications and/or recommendations.
- Dimensions shall be read or calculated and never scaled. All dimensions are rough unless noted otherwise.
- All dimensions shall be reviewed from both architectural and structural drawings AOR notified of any discrepancies and inconsistencies between disciplines.
- The General and Sub-Contractors shall carefully examine the drawings inspect the site and acquaint themselves with all governing ordinances, laws, etc. and otherwise familiarize themselves with all matters which may affect performance of the work.
- Mechanical units and any other equipment supported by the structure with weights in excess of 200lbs shall be brought to the attention of the structural engineer prior to installation.
- Shop drawing for all structural elements shown on the contract documents must be submitted by the general contractor and reviewed by the engineer. Should the owner or general contractor fail to obtain the structural engineer's review of the shop drawings, the structural engineer will not accept responsibility for the design and certification of this project. Prior to submission of the shop drawings, the contractor shall review shop drawings for compliance with the contract documents. Shop drawings shall not be issued prior to final construction set.

13. Design Loads: Design Method - ASD

	Live Loads	Dead Loads	Total Loads
Roof Rafters :	30 PSF	10 PSF	40 PSF
Roof surface subject to maintenance worker			300 lbs
Living Units :	40 PSF	15 PSF	55 PSF
Private Balconies :	60 PSF	10 PSF	70 PSF
Planting Soil/Ft. Depth :		60PSF	
2" Brick Pavers + 1" Setting :		30PSF	
Ground Snow Load :		30PSF	
Parking Garages :	50 PSF	10 SDL Concentrated Live Load	300 lbs

14. The structural integrity of the building is dependent upon completion according to the plans and specifications. The structural engineer of record assumes no liability for the structure during construction. The method of construction and sequence of operations is the sole responsibility of the contractor. The contractor shall supply any necessary bracing, guys, etc. to properly brace the structure against wind, dead and live loads until the building is completed according to the plans specifications. Any questions regarding temporary bracing requirements should be forwarded to a structural engineer for review.

DIVISION 2 - FOUNDATION NOTES

- Basement foundation soil bearing values of 1500 psf (see foundation plan for locations) to be verified by geotechnical engineer or qualified soils technician. Refer to report for earthwork procedures, compaction, and additional information.
 - The Structural Engineer of Record must be notified of all areas where footing bears directly on bedrock.
- Refer to architectural drawings for dimensions and elevations not shown. G.C. to verify all dimensions and elevations. Notify the engineer of discrepancies prior to starting construction. In

the event of conflict, GC/Sub shall verify dimensions w/ Architect prior to proceeding with work.

- For ground level, concrete slab elevation varies see plans and architectural drawings for slab high & low point elevations.
- Refer to architectural drawings for location of column and walls.
- Footing elevations may require lowering or other remedial steps if unsuitable soils are found at footing grades, removal/undercutting and replacement of unsuitable soils/fill where necessary
- Slab on grade construction: 4" thick normal weight concrete slab (unit weight 150 PCF, f'c= 3500 PSI) reinforced at mid-depth of slab with 6x6-W2.9xW2.9 welded wire fabric (WWF) or #3 bars @ 18" O.C. at owner's option, placed over 6mil polyethylene vapor barrier/retarder over 4" thick compacted layer of #57 washed crushed stone or approved compacted subgrade.
- New footing shall be 2'-6" below grade / frost line & shall be on an undisturbed soil. All contaminated soil must be removed.

DIVISION 3 - CONCRETE

- Structural concrete shall be designed and constricted in accordance with the requirements of CBC 2016. All concrete construction including detailing, fabrication, placement of reinforcing, mixing, handling, placing, finishing, and curing shall conform to ACI "Structural Concrete for Building" (ACI 301), ACI "Manual of Standard Practice for detailing Reinforced Concrete Structures" (ACI-315), and "ACI Building Code Requirements for Reinforced Concrete"(ACI-318). All reinforcing shall conform to the CRSI Specifications Handbook. Concrete placement shall meet all cold weather and hot weather requirements outline in ACI 306 & 305 respectively.
- All Concrete shall conform to ASTM C94. Minimum compressive strength and maximum water/cement ratio shall be as follows:
 - Foundations, walls, slabs on grade: 3500 psi (0.58)
- Maximum aggregate size for regular concrete shall be ¾" and pea-gravel concrete shall be 3/8". Aggregate for regular weight concrete shall conform to ASTM C33 and lightweight concrete shall conform to ASTM C330.
- All concrete exposed to the weather shall be air entrained with 6% +/- 1% air. All other concrete shall be air entrained with 4% +/- air unless concrete is interior-exposed and is to receive a hard-trowled finish. Slump shall be 5" +/- 1".
- Owner shall retain the services of a qualified testing agency to provide testing of concrete to include compressive strength, temperature, slump and air entrainment.
- Contractor shall provide concrete mix design data for each type and strength of concrete shown in the structural drawings. The mix design data should include: concrete strength, slump, air entrainment, proposed aggregates, admixtures, and laboratory test data.
- Provide expansion joints at 15' O.C. and control joints at 25' O.C. at all exposed CIP walls (except basement walls). Coordinate joint locations with architectural drawings.

Reinforcement Steel

- All reinforcing steel except beam stirrups and column ties shall conform to ASTM-A615, Grade 40 unless notes otherwise.
- Welded wire mesh to conform to ASTM-A185. and have minimum side and laps 8".
- Fabricate and provide standard supporting accessories in accordance with the ACI Manual of Standard Practice for Detailing Reinforced Concrete Structures ACI 315.
- Submit for approval shop drawing showing all reinforcing steel and placement. Provide locations of cold joints for extent of the concrete pour.
- All top reinforcing steel and beam stirrups in parking slabs and weather-exposed locations shall be epoxy coated per ASTM A 775/A 775M.

Concrete Protection for Reinforcement

- Reinforcing bars and mesh to have concrete cover as follows:
 - Footings and other concrete poured against earth3"
 - Formed concrete exposed to earth for bars larger than #52"
 - Formed concrete exposed to earth for bars for #5 or smaller bars1 ½"
 - Interior faces of walls1"
 - Beams, columns and top reinforcing in the garage slabs1 ½"
 - Slabs on ground to have reinforcement in top third of thickness.

Openings and Pipe Sleeves

- Size and location of all openings shall be coordinated with architectural, electrical, mechanical and plumbing drawings. And AOR advised of any discrepancies.
- Form openings and provide pipe sleeves when pouring concrete. Holes larger than 2" in diameter shall not be cut into slabs without permission of the structural engineer.
- Arrange reinforcing around openings as shown in typical details.
- Embedded pipes or conduits shall be spaced to three diameters on center. Excessive crossing over of conduits in slab will not be permitted.
- Pipe sleeves shall not be spaced closer than "12"" clear from any column unless noted on drawings.
- Place slab bars to clear sleeves and maintain 1 ½" clear spacing between bars.
- Where sleeves are closely spaced in a group the group shall be treated as an opening and reinforced accordingly. Where floors are penetrated by openings, seal the openings to maintain the integrity of the fire rating.

DATE

OWNER



NILOO PROJECT

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUES		
NO.	DATE	DESCRIPTION

SHEET TITLE
GENERAL NOTES

SHEET NUMBER
S01

STRUCTURAL NOTES

DIVISION 5 - WOOD

Lumber:

1. All timber shall be constructed according to minimum standards outlined in Chapter 23 of the IBC 2012 including using the fastening schedule (Table 2304.9.1). Except as noted otherwise on plans.
2. All joists, rafters, and headers shall be, unless otherwise noted, Southern-Bin #2 or equal with the following minimum allowable stresses and modulus of elasticity:

Extreme fiber stress:	Fb= 1000 PSI (Repetitive member)
Horizontal shear:	Fv=95 PSI
Compression perpendicular to grain:	Fc=405 PSI
Modulus of elasticity:	E=1,300,000 PSI
Moisture content:	19%
3. All exterior lumber and lumber in contact with masonry and concrete shall be pressure preservative treated in accordance with AWPAs standards.
4. All nailing shall comply with IBC code, latest edition and all state and local building codes.
5. Built-up beams or joists formed by a multiple of 3-ply or less; 2x members shall be connected w/ 16d nails at 80.C.
6. Build up at beams formed by 3 plies of laminated veneer lumber shall be fasten w 3-rows 16d nails at 12" O.C. on each side or per manufacturers recommendation. U.O.N
7. Block solid at all bearing supports where adequate lateral support is not otherwise provided.
8. When framing end to end joists shall be secured together by metal straps.
9. All rafters and joists framing from opposite sides shall lap at least three (3) inches and be spiked together
10. Do not alter sizes of members noted without the approval of Designer. Cutting of Beams, Joist and Rafters
11. No structural member shall be omitted; notched, cut, blocked out or relocated without prior approval by the Designer.
12. Cutting of wood beams, joists and rafters shall be limited to cuts and bored holes not deeper than one-sixth (1/6th) the depth of the member and shall not be located in the middle one-third (1/3rd) of the span. Notches located closer to supports than three times the depth of the member shall not exceed one-fifth (1/5th) the depth. Holes bored or cut into joist shall not be closer than two (2) inches to the top or bottom of the joists and the diameter of the hole shall not exceed one-third (1/3rd) the depth of the joist.
13. Nails and staples shall conform to requirements of ASTM F1667 and as required by IBC 2012 Section 2303.6
14. Joist hangers shall be as required by IBC 2012 Section 1711.1
15. Floor and Roof trusses comply with IBC 2303.4 including but not limited to shop drawings and erection drawings meeting IBC 2303.4.1.1 requirements.

Fasteners :

1. Anchor bolts shall be 1/2" diameter X 10" long galvanized (see drawings for placement and spacing)
2. Flitch beams shall have a minimum Fb = 1000 PSI, E=1,300,000 PSI with 2 rows 1/2" bolts, 16" O.C. top and 32O.C. at bottom unless otherwise noted.
3. Joist Hangers shall be used to support all purlins, joists and beam not framed over supporting members.
4. Joist Hangers shall be "TECO" unless otherwise noted or an approved equal.
5. Machine bolt and Carriage bolt holes in wood shall be drilled 1/16" larger than diameter of bolt.
6. Lag screws shall be hexagonal head, of structural grade steel, be placed with washers under the head.
7. Bolts in wood framing shall be standard machine bolts with standard malleable iron washers or steel plate washers.

Headers & Lintels :

Lintels sizes shall be per the Headers and Lintel Schedules shown on the drawings, unless otherwise noted.

Stairways :

8. The maximum riser height shall be 7 3/4" for dwelling and 7" for egress, and a minimum tread width of 10" for dwelling and 11" for egress.
9. Stairways shall not be less than 36' in clear width and headroom of not less than 6'-8". The minimum width at the handrail shall not be less than 32" with a hand rail on one side and 28" with a hand rail on both sides.
10. Enclosed accessible space under stairs shall have walls and soffits protected on the enclosed side with 5/8" Typex.

Guardrails :

1. Porches, balconies or raised floor surfaces located more than 30 inches above the floor or grade below shall have guardrails not less than 42 inches in height.
2. Open sides of stairs with a total rise of more than 30 inches above the floor or grade below shall have guardrails not less than 34 inches in height measured vertically from the nosing of the treads.
3. Exception: The triangular openings formed by the riser, tread and bottom rail of a guard at the open side of a stairway may be of such a size that a sphere 6 inches in diameter cannot pass through.

Floor Truss Joists

1. Floor Truss joist manufacturer to supply shop drawings and erection drawings and must be sealed by a Professional Engineer registered in the governing jurisdiction. Floor joist manufacturer to supply connection and bearing details, bridging and bracing details, nominal dimensions and joist layout configurations.
2. Provide solid material, 1 1/4" (minimal), at all band boards, end conditions and rim joist as recommended by the manufacturer.
3. Floor joists shall be designed to limit deflection to L/480 live load, or L/720 live load, for floors with marble, ceramic tile, or limestone. For spans greater than 14'-0" the total load deflection shall not exceed 7/32" as specified by the Marble Institute of American.
4. Provide 2x4 cripples @ all interior bearing conditions.

All Floor Truss joists are intended for dry-use, moisture content must be less than 16%

Bridging:

1. Where joist depth exceeds twelve nominal inches there shall be not less than one line of bridging in every eight feet of span in floor, attic and roof framing. The bridging shall consist of not less than one by three inch lumber double nailed at each end or of equivalent metal bracing of equal rigidity.

Sub-floor:

1. All plywood shall be pine or equal and shall be manufactured and graded in accordance with "Product Standard P-1-66" for soft plywood - construction and industrial.

DIVISION 6 - STRUCTURAL MASONRY

1. Masonry shall comply with the provisions of one of the following design methods in the IBC chapter 21 as well as the requirements of Sections 2101 through 2104. Masonry designed by the allowable stress design provisions of 2101.2.1, the strength design provisions of Section 2101.2.2, the prestressed masonry provisions of Section 2101.2.3 or the direct design requirements of Section 2101.2.7 shall comply with Section 2105.
2. All material and workmanship shall be in accordance with the applicable standards and specifications of the National Concrete Masonry Association and ACI Standard 530/530.1.
3. Hollow load bearing concrete masonry units shall conform to ASTM C90 Grade N or S, Type I.
4. Solid load bearing concrete masonry units shall conform to ASTM C145, Grade N or S, Type I. Solid load bearing building brick shall conform to ASTM C62 and/or ASTM C216.
5. All mortar shall be Type S. Mortar shall conform to ASTM C-270.
6. Grout for filling reinforced or non-reinforced cells of masonry units shall be either pea gravel concrete or Portland cement grout. Minimum strength shall be 2,500 PSI, ASTM C-476.
7. Reinforcing bars for reinforced masonry shall conform to ASTM A615.

Provide a minimum of 3 courses of solid brick or one course 100%. Solid masonry under wall bearing ends of all joists and 100% solid concrete block 8" minimum width and 2'-8" minimum length under beam and lintel bearing unless otherwise shown. All portions of bearing walls having a horizontal cross-section of 4 square feet or less shall be of solid masonry down to footing.
8. Piers of solid or reinforced masonry shall extend from top of footing to beam bearing. All cells containing reinforcing bars and/or anchor bolts shall be fully grouted.
9. All walls shall have horizontal joint reinforcements at 16" on centers. Below grade walls, retaining walls and piers shall have joint reinforcement at 8" on centers.
10. Provide adequate, temporary bracing as required during construction to withstand lateral loads.

Grouting :

1. Use low-lift or high-lift grouting at contractor's option.
 - a. Low-lift, lay masonry to a maximum height of 4'-0". Provide minimum clear dimension of 2" and a clear area of 8 sq. in. in vertical cores. Place reinforcement. Reinforcement to project 3/6 DIA. Above masonry to lap reinforcement of the next lift. Pour grout using container with spout or chute. Rod or vibrate grout placing grout continuously. Terminate grout 1/2" below top of masonry. Stop grout in vertical cells, 1-1/2 below bond beams.
 - b. High-lift, lay masonry to story height. Reinforced vertical cells should be at least 3 inches in dimension. Remove all foreign material and debris through clean-out openings at the bottom of all reinforced cores. Provide clean-out openings minimum 3" by 4". Clean out should be made before the start of wall brick laying. Check reinforced cells for cleanliness and reinforcement positioning. Close clean-out openings and start grouting.
2. Pump a uniform height of grout in max. 5' lifts and immediately puddle or vibrate the grout. Vibration is preferable to puddling. The first vibration should follow by not more than 10 minutes the pouring of the grout. Then pour succeeding lifts of grout after waiting 15 to 60 minutes to allow for settlement and absorption of excess water. The waiting period depends on weather conditions and absorption rates of the masonry. Reconsolidate each lift by vibrating several inches into the preceding lift. Consolidation of a lift and reconsolidation of a preceding lift also may be done at the same time.
3. Repeat the waiting, pouring, and reconsolidation steps until the top of the pour is reached. Reconsolidate the top lift after the required waiting period and fill with grout any space left by settlement shrinkage.

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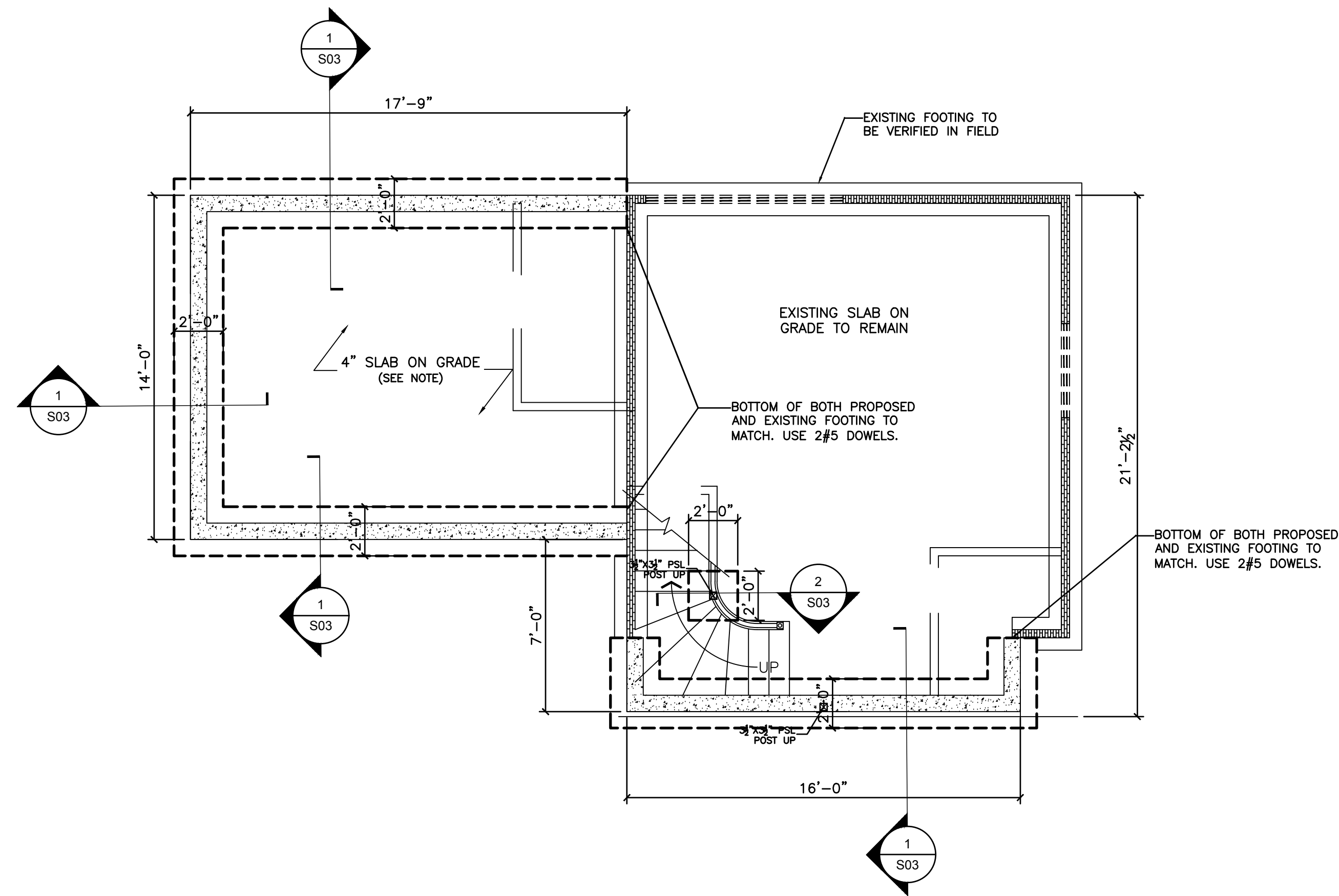
ISSUES		
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SHEET TITLE

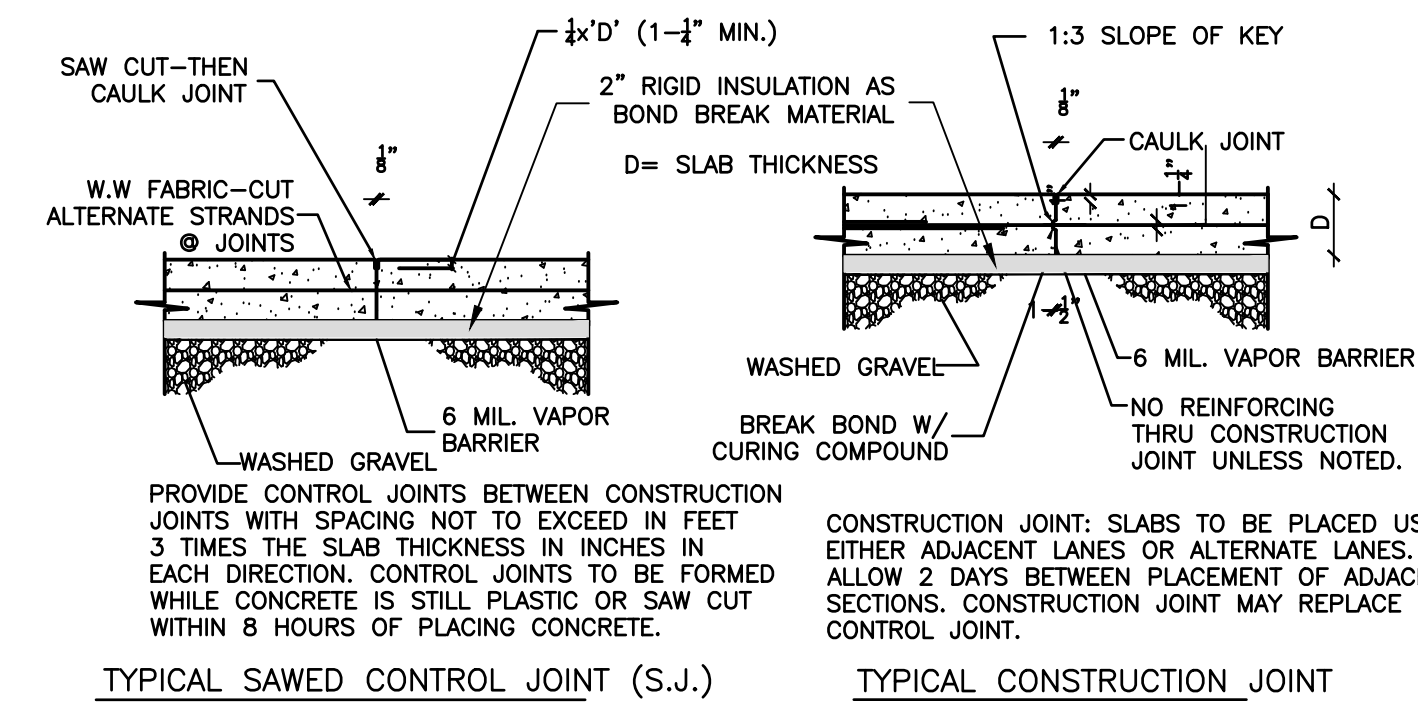
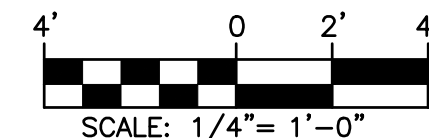
GENERAL NOTES
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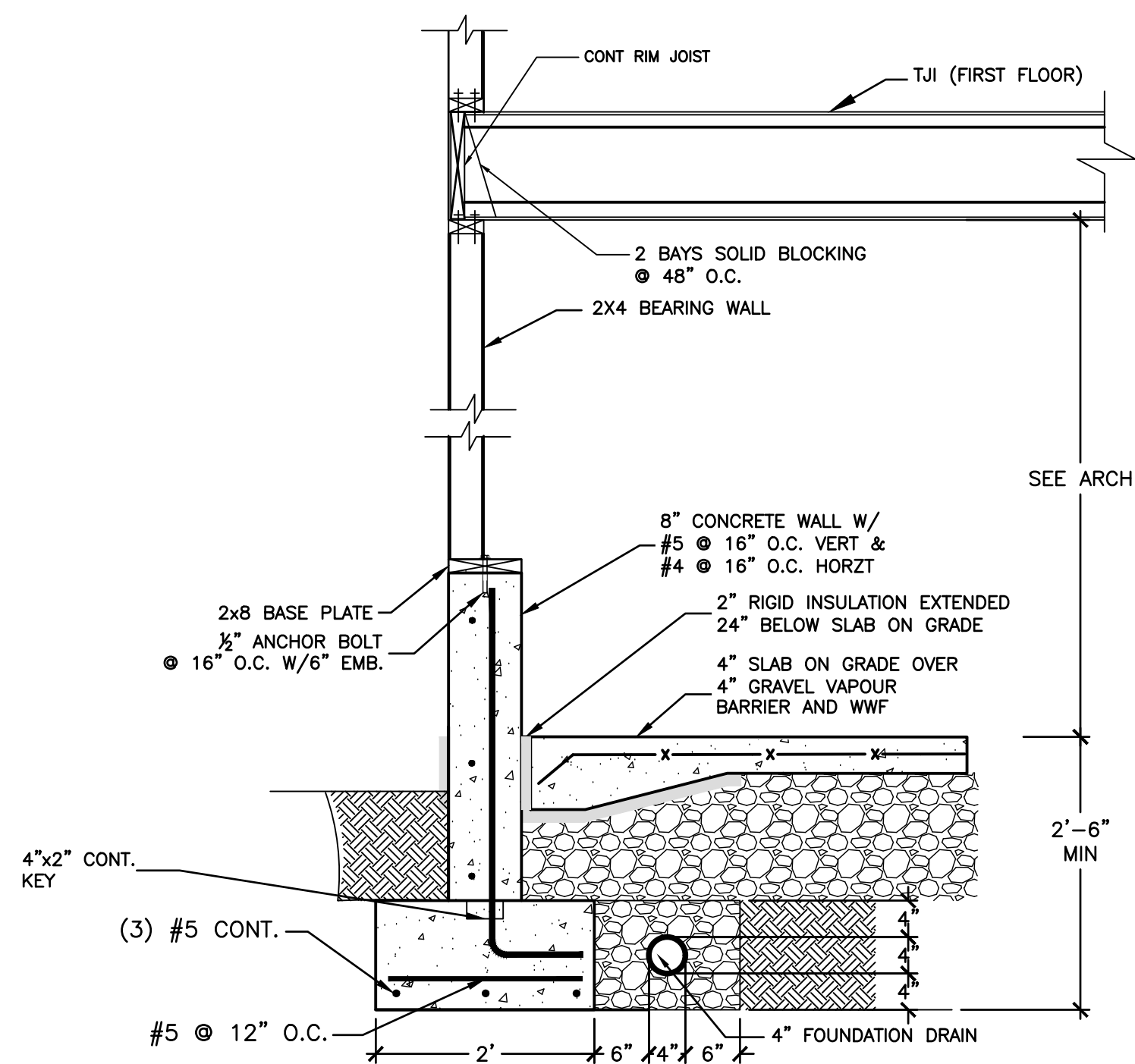
S02



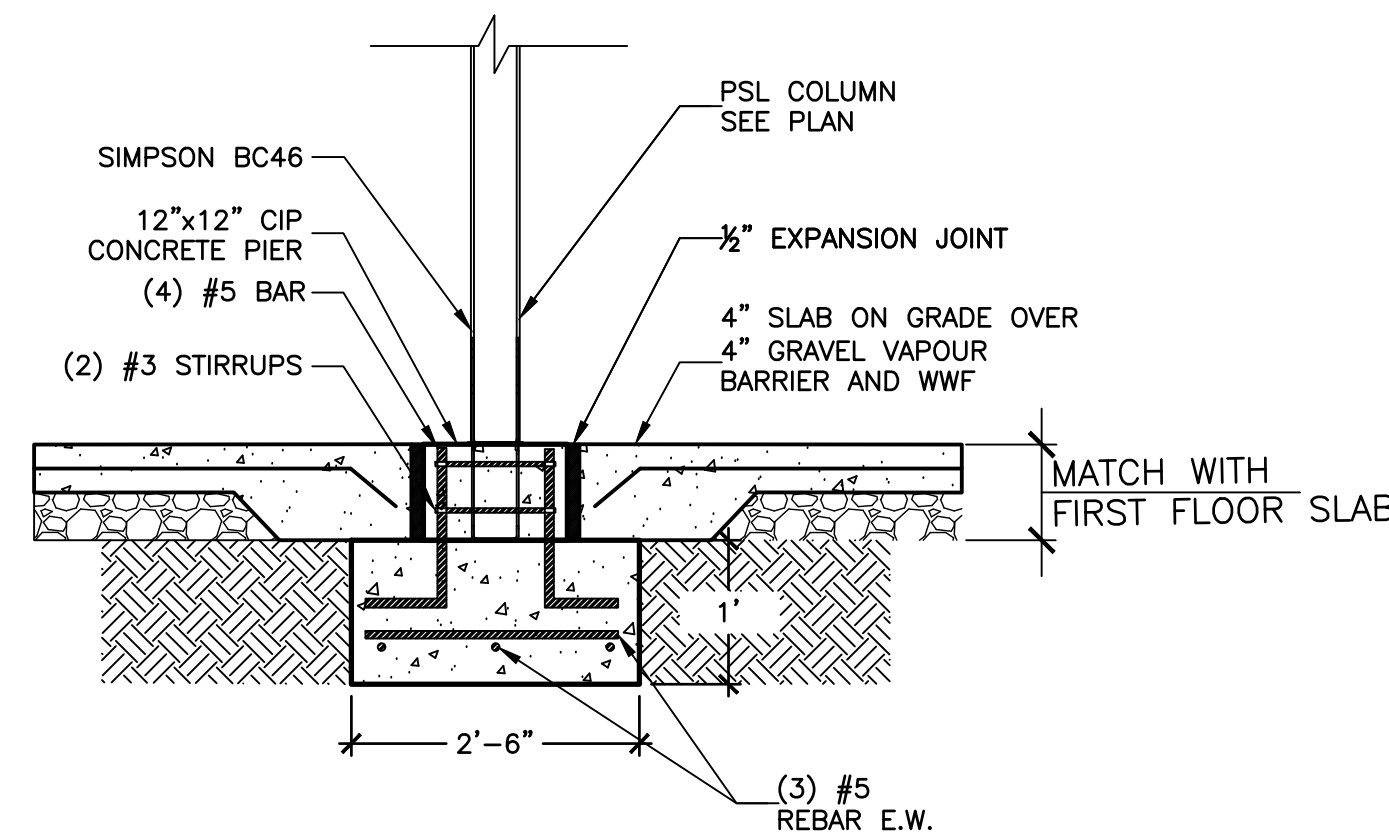
GROUND FLOOR / FOUNDATION LAYOUT
 1/4" = 1'-0"



3 TYPICAL SLAB ON GRADE
 S03 N.T.S.



1 TYPICAL EXTERIOR WALL FOOTING
 S03 3/4" = 1'-0"



2 TYP. WOOD POST FOOTING
 S03 SCALE: 3/4" = 1'-0"

FOUNDATION NOTES:

- ALLOWABLE SOIL BEARING PRESSURE SHALL BE 1500 PSF. OWNER'S GEOTECHNICAL ENGINEER SHALL VERIFY IN FIELD THE QUALITY OF SUBGRADE. A TWO-INCH CONCRETE WORKING MAT SHALL BE PLACED OVER THE EXCAVATED AREA AFTER THE SUBGRADE APPROVAL.
- ALL EXCAVATION SHALL BE PERFORMED IN DRY CONDITIONS. CONTRACTOR SHALL Dewater THE SITE TO A MINIMUM TWO FEET BELOW THE EXCAVATING LEVEL.
- NORMAL WEIGHT CONCRETE FOR FOUNDATION SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
- REINFORCING STEEL SHALL BE GRADE 60 CONFORMING TO ASTM A-615.
- PROVIDE 3" CLEAR COVER TO TOP REINFORCING.
- SLAB ON GRADE CONSTRUCTION: 4" THICK NORMAL WEIGHT CONCRETE SLAB (UNIT WEIGHT 150 PCF, $f_c = 3500$ PSI), REINFORCED AT MID-DEPTH OF SLAB WITH 6x6-W2.9xW2.9 WELDED WIRE FABRIC (WWF) OR #3 BARS @ 18" O.C. AT OWNERS OPTION, PLACED OVER 6MIL POLYETHYLENE VAPOR BARRIER RETARDER OVER 4" THICK COMPACTED LAYER OF #57 WASHED CRUSHED STONE.

NOTE:

Slab on grade construction: 4" thick normal weight concrete slab (unit weight 150 PCF, $f_c = 3500$ PSI); reinforced at mid-depth of slab with 6x6-W2.9xW2.9 welded wire fabric (WWF) or #3 bars @ 18" O.C. at owner's option, placed over 6mil polyethylene vapor barrier/retarder over 4" thick compacted layer of #57 washed crushed stone. Provide 2'-0" slab insulation depth extending downward from top of slab surface. (see slab insulation schedule).

INSULATION	INCHES FOR R-10 (UNHEATED)*	INCHES FOR R-15 (HEATED)*
EXPANDED POLYSTYRENE**	2.5	3.75
EXTRUDED POLYSTYRENE**	2.0	3.0
POLYSOCYANURATE**	1.5	2.3

* REFER TO ARCH FOR TYPE OF INSULATION
 ** REFER TO MANUFACTURER FOR APPROVAL FOR GROUND CONTACT

LEGEND	
	EXISTING MASONRY BRICK WALL
	NEW CONCRETE WALL
	LINTELS

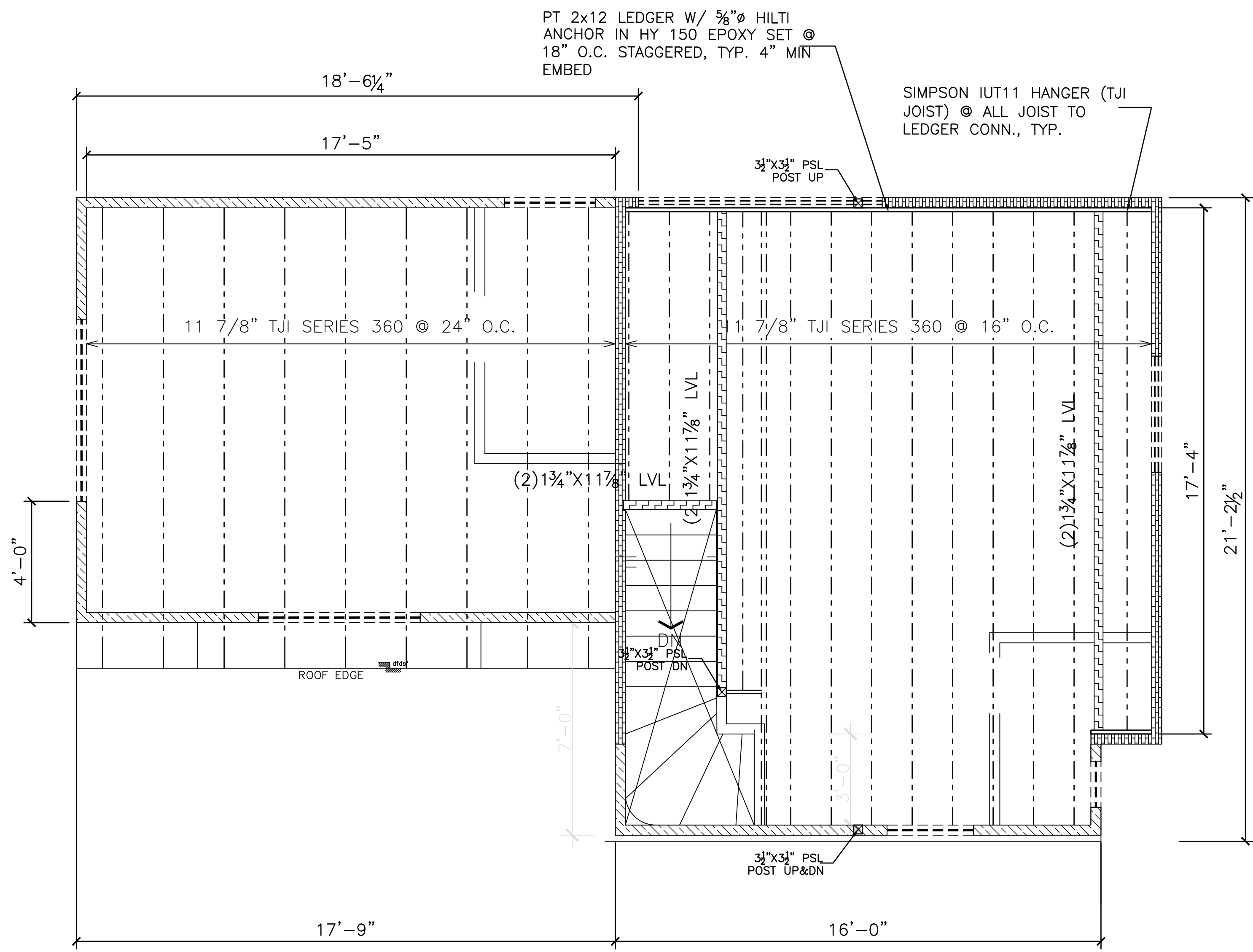


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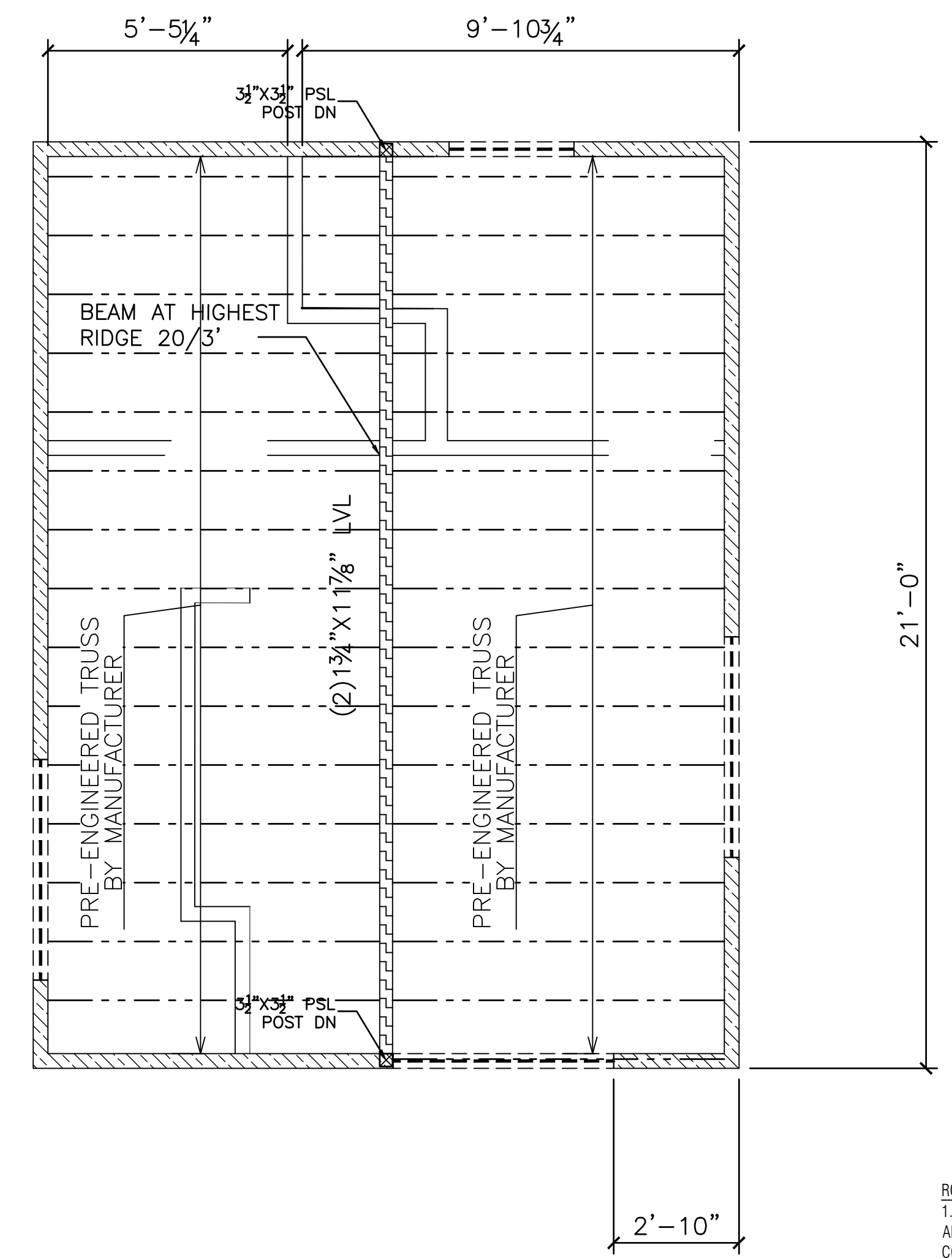
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SHEET TITLE: GROUND FLOOR / FOUNDATION LAYOUT
 SHEET NUMBER: S03



SECOND FLOOR FRAMING PLAN
 1/4"=1'-0"
 SCALE: 1/4"= 1'-0"



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

- ROOF FRAMING NOTES:**
1. ALL RAFTERS SHALL BE INSTALLED PER MANUFACTURER'S GUIDELINES AND SHALL USE HURRICANE TIES, HOLD-DOWNS, AND HANGERS AT ALL CONNECTION THAT MAY REQUIRE SUCH CONNECTIONS PER EITHER LOCAL, STATE, OR NATIONAL BUILDING CODES.
 2. ALL FRAMING ATTACHED TO RAFTERS SHALL USE JOIST OR RAFTER HANGER IN ACCORDANCE WITH SAME CODES AND REGULATIONS AND SHALL BE SIZED BY THE MANUFACTURER'S CERTIFIED ENGINEER.
 3. COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF EQUIPMENT IN THE ATTIC SPACE.
 4. REFER TO ARCHITECTURAL PLANS FOR SLOPED MATERIALS, GUTTERS, DROP BM TO MATCH ROOF SLOPE.
 5. ALL EXPOSED WOOD MUST BE PRESSURE TREATED.

- NOTE:**
1. ALL HEADER (2) 1 1/8" LVL U.N.O.
 2. LOCATION OF COLUMNS SHOULD BEAR ON STEEL BEAM OR COLUMN BELOW. V.I.F.
 3. FLOOR JOIST FRAMING UNDER BATHROOMS AND KITCHENS SHOULD BE AT 12" O.C. MAX. EVERYWHERE ELSE SHOULD BE AT 16" O.C. MAX.
 4. ALL LVL TO LVL & FLOOR JOIST TO LVL CONNECTIONS SHOULD USE SIMPSON HANGER
 5. ALL DIMENSIONS SHOULD BE VERIFIED WITH THE ARCH
 6. ALL POST TO BE PSL 3 1/2x7 U.N.O.
 7. ALL POST TO BE DOWNWARD U.N.O.
 8. PROVIDE SIMPSON LSTA 30 STRAP @ 32" O.C. OR EQUIVALENT FOR ALL FLOORS

LEGEND	
	EXISTING MASONRY BRICK WALL
	NEW 2x4 BEARING STUD WALL
	(2) 1 3/4" x 1 1/8" LVL HEADER (TYP.)
	LINTELS



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NO.	DATE	DESCRIPTION

115 MPH (3- Second Gust) - Braced Wall Schedule

Braced Wall Schedule – 2012 International Building Code 2305

MARK	TYPE	LENGTH	DESCRIPTION
BW-1	Perscriptive Braced Wall (Method 3)	Walls >= 48" 2x6	7/16" OSB sheathing attached to studs (unblocked) with 8d common nails @ 6" o/c into 2x6 SPF #2 framing - 0.131"x2 Wood structural panels shall members at all boundary edges. Equivalent be installed in accordance with table R602.3(3). to a Method 3 braced wall panel in accordance with IBC 2012
BW-2	Perscriptive Braced Wall (Method 3)	Walls < 36" to 48" 2x6	7/16" OSB sheathing attached to studs (unblocked) with 8d common nails @ 6" o/c into 2x6 SPF #2 framing - 0.131"x2 members at all boundary edges. Wood structural panels shall ith table R602.3(3). Equivalent be installed in accordance w to a Method 3 braced wall panel in accordance with IBC 2012
BW-3	Perscriptive Braced Wall (Method 3)	Walls < 27" to 36" 2x6	7/16" OSB sheathing attached to studs (unblocked) with o 2x6 SPF #2 framing 8d common nails @ 4" o/c int - 0.131"x2 members at all boundary edges. Wood structural panels shall be installed in accordance with table R602.3(3). Equivalent to a Method 3 braced wall panel in accordance with IBC 2012
BW-4	Perscriptive Braced Wall (Method 5)	Walls >= 48"	spaced a 1/2" Gypsum Board sheathing attached to studs maximum of 24" o.c. and fastened at 7" o.c. with the size and table , nails specified in table R602.3(1) for sheathing 702.3.5 for interior gypsum board.

NOTES:

- All braced walls and shear walls assume a continuously sheathed structure in accordance with IBC 2012
- All values shown have been reduced to reflect a S.G. = 0.43 for stud framing.
- All hardware shall be installed in accordance with the manufacturer's instructions.

Jack Schedule (Exterior & Corridor Walls)

Opening	Roof Bearing Above	Roof & 1 Flr Bearing Above	Roof & 2 Flrs Bearing Above	Roof & 3 flrs Bearing Above
Up to 3'-0"	1 J & 1 S	1 J & 1 S	1 J & 1 S	1 J & 2 S
3'-0" to 5'-0"	2 J & 1 S	1 J & 2 S	1 J & 3 S	1 J & 4 S
5'-0" to 7'-0"	2 J & 1 S	2 J & 2 S	2 J & 3 S	2 J & 4 S
7'-0" to 9'-0"	3 J & 1 S	2 J & 2 S	2 J & 4 S	2 J & 6 S

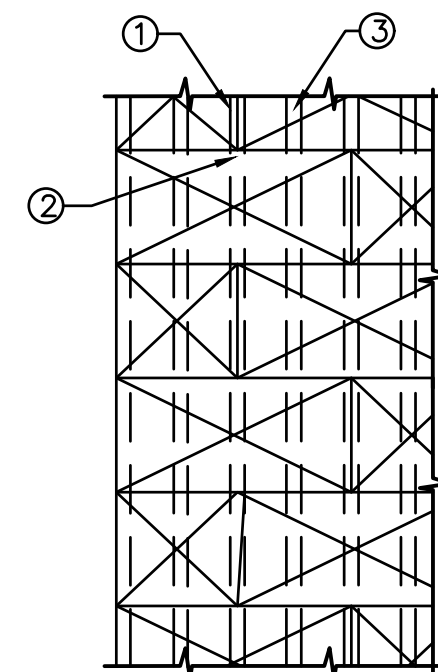
Jack Schedule (Interior Bearing Walls)

Opening	1 Floor Bearing Above	2 Floors Bearing Above	3 Floors Bearing Above
Up to 3'-0"	1 J & 1 S	1 J & 1 S	2 J & 2 S
3'-0" to 6'-0"	2 J & 1 S	2 J & 1 S	2 J & 3 S
6'-0" to 9'-0"	2 J & 1 S	2 J & 2 S	2 J & 4 S

Notes:

- J=Jack Under Header
S=Stud Nailed to Jack Alongside of Jack
- All Jacks & Studs to be 2x SP#2 Grade or Better.
- All Jacks & Studs to be nailed w/ 12d Nails @ 8" O.C.

WOOD FRAMED WALLS NOTES:
 1. SILL PLATES BOTH TOP AND BOTTOM AT ALL FLOORS SHALL BE SOUTHERN PINE SP NO. 2 OR BETTER GRADE. PROVIDE PRESSURE TREATED LUMBER FOR ALL WALL PLATES IN CONTACT WITH CONCRETE OR MASONRY.
 2. STAGGER PLATE SPLICES A MINIMUM OF FOUR FEET (4 FT)
 3. SEE SPECIAL WALL SCHEDULE FOR STUD SIZE AND SPACING (W-#) ON PLANS.
 4. INSTALL DOUBLE JACK STUDS AND ONE KING STUD AT EACH SIDE OF ALL OPENINGS OVER 3'-0" WIDE. THE VERTICAL MEMBERS AT THE END OF THE FLOOR TRUSSES MAY ACT AS SUBSTITUTE FOR SQUASH BLOCKS.
 5. ALL HOLES IN STUDS WITH DIAMETER GREATER THAN ONE THIRD THE WIDTH OF THE STUD MUST BE REINFORCED WITH AN 18GA SHOE STUD OR 18GA MSTA12 STRAP AS MANUFACTURED BY SIMPSON STRONG-TIE (OR EQUAL).

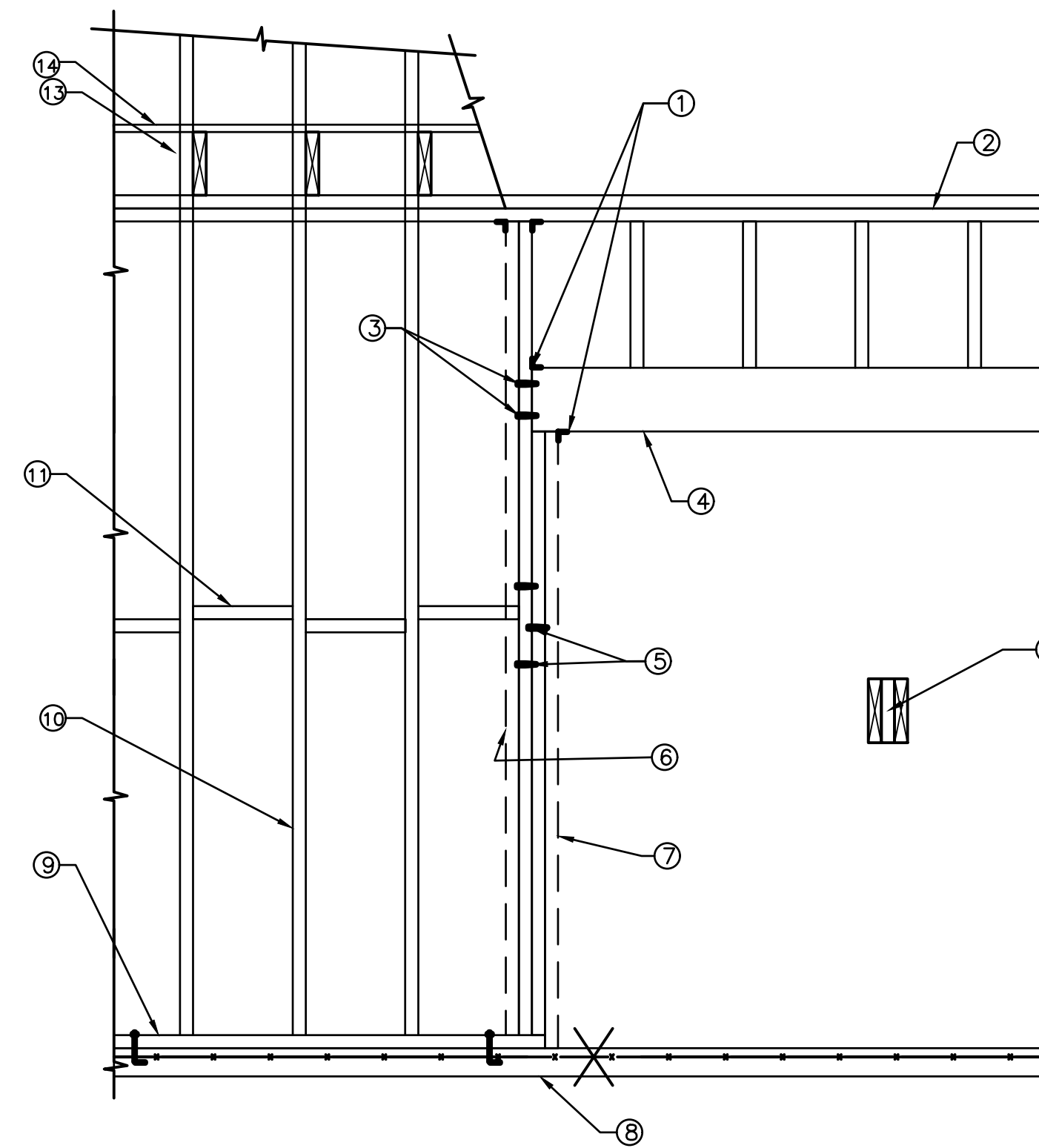


- EDGE NAILS AT EDGE OF ALL PLYWOOD SHEETS: 8d@6" O.C.
- INTERMEDIATE NAILS AT ALL INTERIOR SUPPORTS: FLOOR 8d@10" O.C. ROOF 8d@12" O.C.
- RAFTERS/TRUSSES OR JOISTS.
- 2'-0" x 4'-0" MIN. SIZE OF PLYWOOD SHEET.
- LONG DIM. OF PLYWOOD SHALL RUN ACROSS JOISTS OR RAFTERS.
- NAILS SHALL HAVE MIN. 3/8" EDGE DISTANCE AND SHALL NOT BE OVERDRIVEN THRU OUTERPLY.

2 NAILING FOR PLYWOOD
S0401 N.T.S.

Floor and Roof Sheathing Schedule

Sheathing	Nailing Requirements	Remark
Floors		
23/32" APA Rated T&G Floor Sheathing	Glued and nailed w/6d ring or screw shank nails @ 12" O.C. along panels edges and 12" O.C. along intermediate supports (note1)	
Flat Roofs		
	8d common smooth or deformed shank nails @ 6" O.C. along panel edges and 12" O.C. along intermediate supports. Do not use staples (note 2)	
<ol style="list-style-type: none"> Use only adhesives conforming to APA specifications AFG-01 or ASTM D3498. Applied in accordance with manufacturer recommendations. At roofs only: Roof clips may be used as an alternative to T&G sheathing – 2 clips between each truss. This table based on APA recommendations for sturd-I- floor 		
Shear Wall Sheathing Schedule		
Sheathing	Nailing Requirements	Remark
Exterior Walls and Mansard Roofs		
7/16" APA OSB Panels	8d Common nails- 6" o.c. Edges and 12" O.C. along intermediate supports. Block all panel joints.	All floors install long side horiz. To form laps @ sub-floor
5/8" GYP. Unit side	6d x 1 1/4" screw @ 7" O.C. max or No. 6 x 1 1/4" tapered screws @ 12" O.C. max	All floors
Corridor Walls		
5/8" GYP. Unit side	6d x 1 7/8" cooler nails @ 4" O.C. max. Block all panel joints. 6d x 1 7/8" cooler nails @ 7" O.C. max or No. 6 x 1 1/4" tapered screws @ 12" O.C. max	@ 1st floor only All floors above 1st
Interior Unit Bearing Walls		
5/8" GYP. Each side	6d x 1 1/4" screw @ 4" O.C. max. Block all panel joints. 6d x 1 7/8" cooler nails @ 7" O.C. max or No. 6 x 1 1/4" tapered screws @ 12" O.C. max	@ 1st floor only All floors above 1st
Unit Separation Walls		
5/8" GYP. Unit side	6d x 1 7/8" cooler nails @ 4" O.C. max First floor 6d x 1 7/8" cooler nails @ 7" O.C. max floors above	Blocked @ 1st Floor Walls Only



3 ELEVATION TYPICAL STUD WALL (MULTI STORY)
S0401 N.T.S.

- FRAMING CLIP SIMPSON A34N.
- DOUBLE TOP PLATE (STAGGERED SPLICE 4'-0" MIN.)
- 2x8 BLOCKING @ 1'-4" W/2-16d @ TOP & BOTT. EDGES FROM EA. SIDE.
- LINTEL. SEE PLAN.
- 16d@24" STAGGERED.
- DOUBLE STUDS WHEN OPENING EXCEEDS 6'-0".
- DOUBLE TRIMMER WHEN OPENING EXCEEDS 8'-0".
- SEE PLANS & SECTIONS FOR FOUNDATION & SILL PLATE BOLTING REQUIREMENTS.
- 2xPRESSURE TREATED SILL.
- 2X STUDS @ 16" O.C. SEE 5/S-600 FOR HOLE CRITERIA.
- 2x BLOCKING @ MID-HEIGHT FOR WALLS EXCEEDING 8'-0"
- FLOOR JOIST AND BLOCKING.
- 2x4 SILL PLATE.

NOTE:

- ALL HEADER (2) 117/8" LVL U.N.O.
- LOCATION OF COLUMNS SHOULD BEAR ON STEEL BEAM OR COLUMN BELOW. V.I.F.
- FLOOR JOIST FRAMING UNDER BATHROOMS AND KITCHENS SHOULD BE AT 12" O.C. MAX. EVERYWHERE ELSE SHOULD BE AT 16" O.C. MAX.
- ALL LVL TO LVL & FLOOR JOIST TO LVL CONNECTIONS SHOULD USE SIMPSON HANGER
- ALL DIMENSIONS SHOULD BE VERIFIED WITH THE ARCH
- ALL POST TO BE PSL 3 1/2x7 U.N.O.
- ALL POST TO BE DOWNWARD U.N.O.
- PROVIDE SIMPSON LSTA 30 STRAP @ 32" O.C. OR EQUIVALENT FOR ALL FLOORS
- ALL BEARING STUD WALLS TO BE DOUBLE STUD @ CELLAR @ 1ST FLR.

GENERAL NOTES:

- THIS FASTENING SCHEDULE INDICATES MINIMUM FASTENING REQUIREMENTS UNLESS NOTED OR DETAILED
- ALL NAILS SHALL BE COMMON WIRE NAILS.
- REFER TO PROJECT DETAILS AND BUILDING CODE FASTENING SCHEDULE FOR CONDITIONS NOT COVERED BELOW.

FLOOR AND ROOF FRAMING MEMBERS:

- JOIST OR RAFTER BEARING ON TOP PLATE, SILL OR GIRDER (TOE NAIL) -----3-8d (2 1/2" x0.131")
- BRIDGING OR BLOCKING TO JOIST OR RAFTER (TOE NAIL, EA. END) -----2-8d (2 1/2" x0.131")
- (OR FACE NAIL, EA. END) -----2-16d (3 1/2" x0.162")
- RIM JOIST TO JOIST OR RAFTER (FACE NAIL) -----3-16d (3 1/2" x0.162")
- RIM JOIST TO TOP PLATE OR SILL (TOE NAIL) -----8d (2 1/2" x0.131") @ 6" O.C.
- BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE -----3-8d (2 1/2" x0.131")
- BUILT-UP 2xGIRDERS AND BEAMS (FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPP. SIDES) -- 20d (4" x0.192")@32" O.C. (FACE NAIL AT ENDS)-----2-20d (4"x0.182")

WALL FRAMING MEMBERS:

- BOTTOM PLATE TO JOIST OR BLOCKING BELOW (FACE NAIL) -----16d (3 1/2" x0.162") @ 16" O.C.
- BOTTOM PLATE TO JOIST OR BLOCKING BELOW (BRACED WALL PANEL) (FACE NAIL) -----3-16d (3 1/2" x0.162") @ 16" O.C.
- STUD TO BOTTOM PLATE (TO NAIL) -----4-8d (2 1/2" x0.131")
- (OR FACE NAIL) -----2-16d (3 1/2" x0.162")
- TOP PLATE TO STUD (FACE NAIL) -----2-16d (3 1/2" x0.162")
- DOUBLE TOP PLATES, UPPER TO LOWER (FACE NAIL, STAGGERED)-----16d (3 1/2" x0.162") @ 16" O.C.
- DOUBLE TOP PLATE SPLICE, UPPER TO LOWER (FACE NAIL) -----8-16d (3 1/2" x0.162")
- DOUBLE TOP PLATE INTERSECTION, UPPER TO LOWER (FACE NAIL) -----2-16d (3 1/2" x0.162")
- BLOCKING TO STUDS TOE NAIL, EA. ND) -----2-8d (2 1/2" x0.131")
- (OR FACE NAIL, EA. END) -----2-16d (3 1/2" x0.162")
- DOUBLE AND BUILT-UP CORNER STUDS (FACE NAIL, STAGGERED) -----16d (3 1/2" x0.162") @ 16" O.C.

PLYWOOD/OSB SHEATHING:

- FLOOR AND ROOF SHEATHING-----SEE

1 WOOD FASTENING SCHEDULE
S0401 N.T.S.



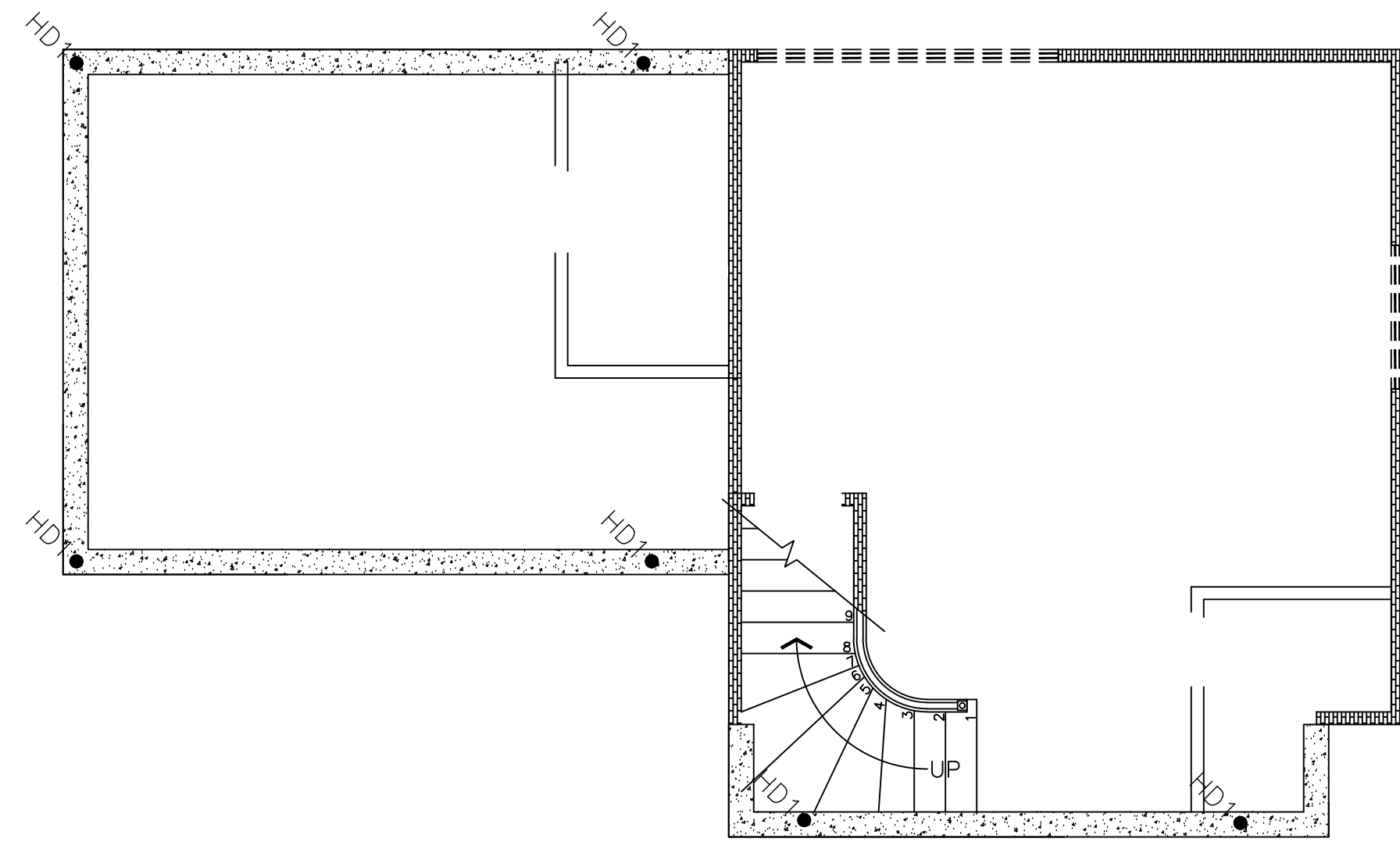
NIILOO PROJECT

REVISIONS		
NO.	DATE	DESCRIPTION

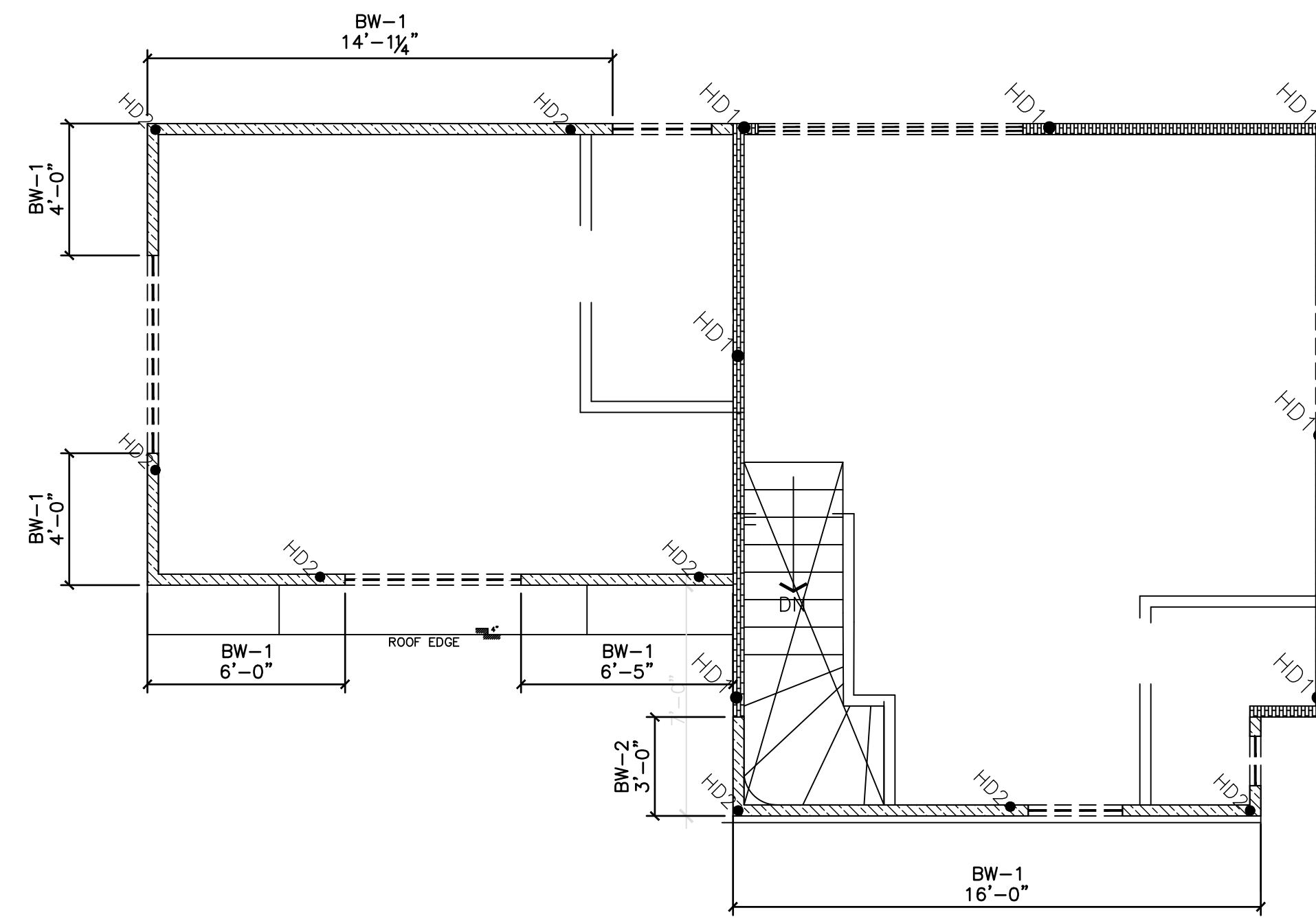
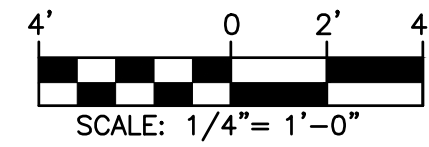
ISSUES		
NO.	DATE	DESCRIPTION

SHEET TITLE: HOLD DOWN & WALL BRACING NOTES

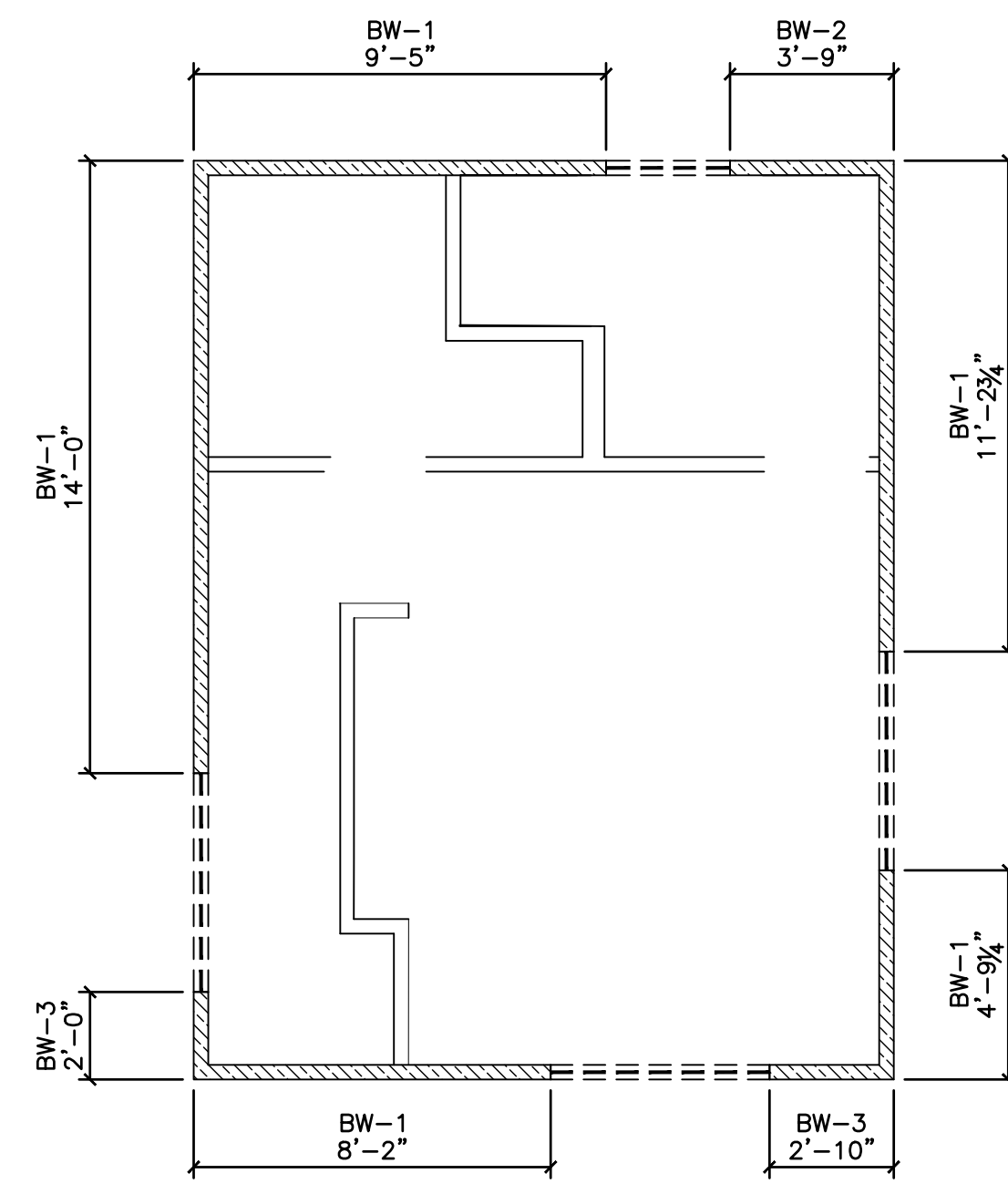
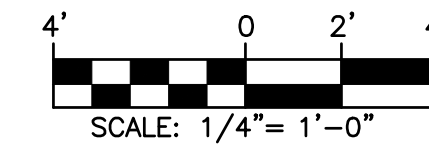
SHEET NUMBER: S05



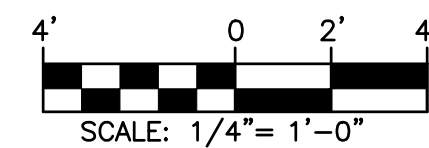
1ST FLOOR HOLD DOWN PLAN
1/4"=1'-0"

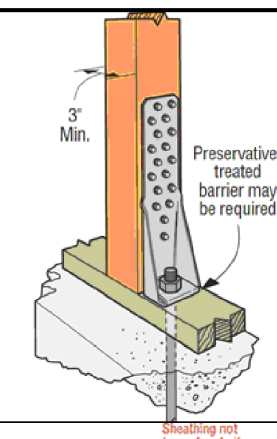
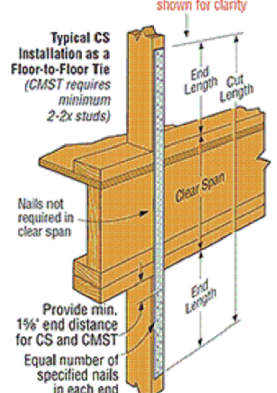


2ND FLOOR HOLD DOWN PLAN/ 1ST FLOOR WALL BRACING
1/4"=1'-0"

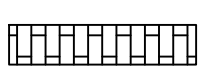

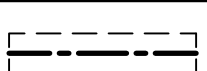



2ND FLOOR WALL BRACING
1/4"=1'-0"



HOLD DOWN SCHEDULE					
MARK	TYPE	EPOXY ANCHOR EMBEDMENT DEPTH	FLOOR	CAPACITY	
HD1	HTT4	SIMPSON HTT4 HOLD-DOWN, TYP. W/ 8" MIN. EMBEDMENT IN HILTI RE500 EPOXY	BS-1	3610	
HD2	CS16	SIMPSON CS16 HOLD-DOWN	1-ROOF	1705	

- NOTE:
- ALL HEADER (2) 117/8" LVL U.N.O.
 - LOCATION OF COLUMNS SHOULD BEAR ON STEEL BEAM OR COLUMN BELOW. V.I.F.
 - FLOOR JOIST FRAMING UNDER BATHROOMS AND KITCHENS SHOULD BE AT 12" O.C. MAX. EVERYWHERE ELSE SHOULD BE AT 16" O.C. MAX.
 - ALL LVL TO LVL & FLOOR JOIST TO LVL CONNECTIONS SHOULD USE SIMPSON HANGER
 - ALL DIMENSIONS SHOULD BE VERIFIED WITH THE ARCH
 - ALL POST TO BE PSL 3 1/2x7 U.N.O.
 - ALL POST TO BE DOWNWARD U.N.O.
 - PROVIDE SIMPSON LSTA 30 STRAP @ 32" O.C. OR EQUIVALENT FOR ALL FLOORS
 - ALL BEARING STUD WALLS TO BE DOUBLE STUD @ CELLAR @ 1ST FLR.

LEGEND	
	EXISTING MASONRY BRICK WALL
	NEW 2x4 BEARING STUD WALL
	(2) 1 3/4" x 1 1/8" LVL HEADER (TYP.)
	LINTELS

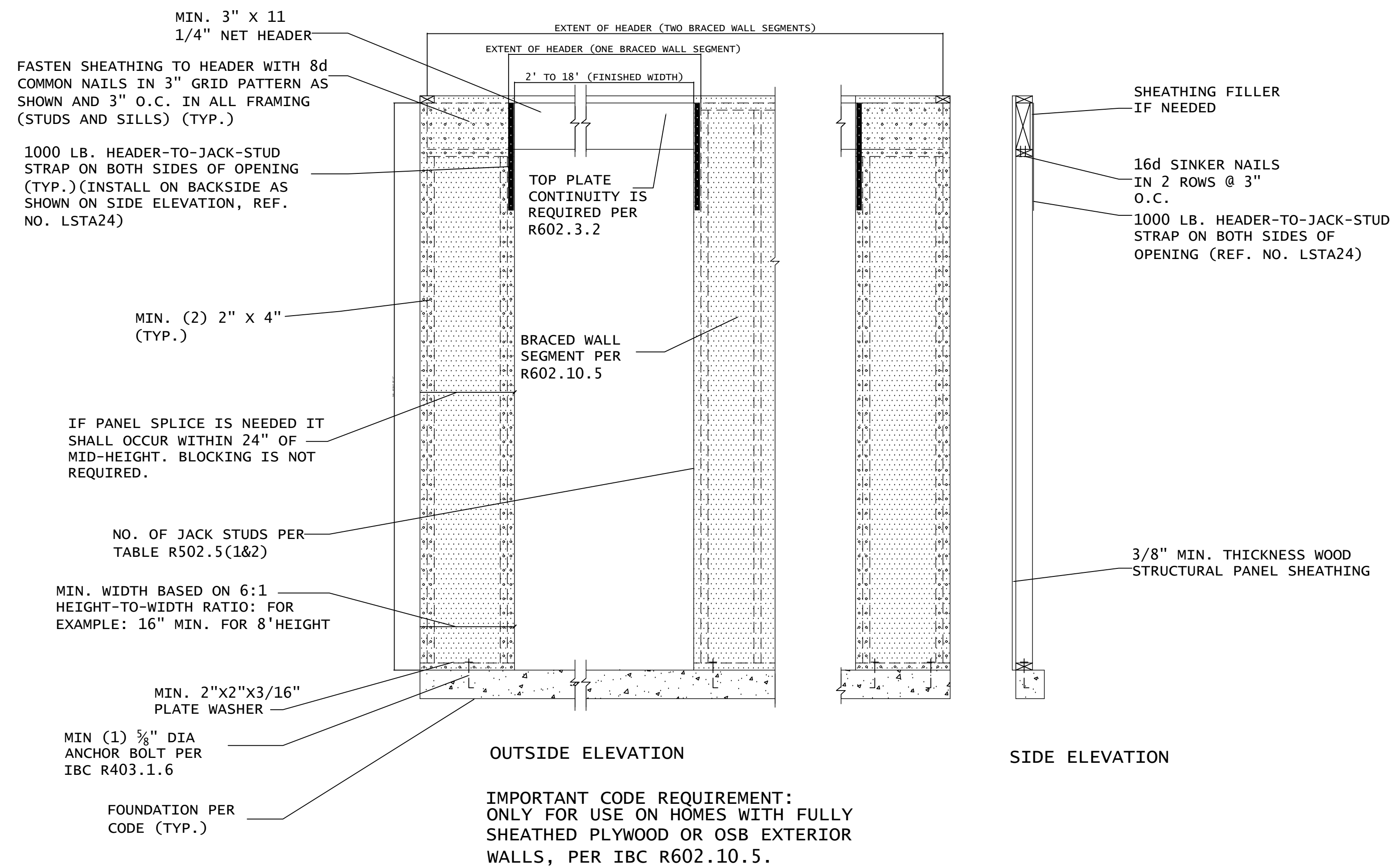


NILOO PROJECT

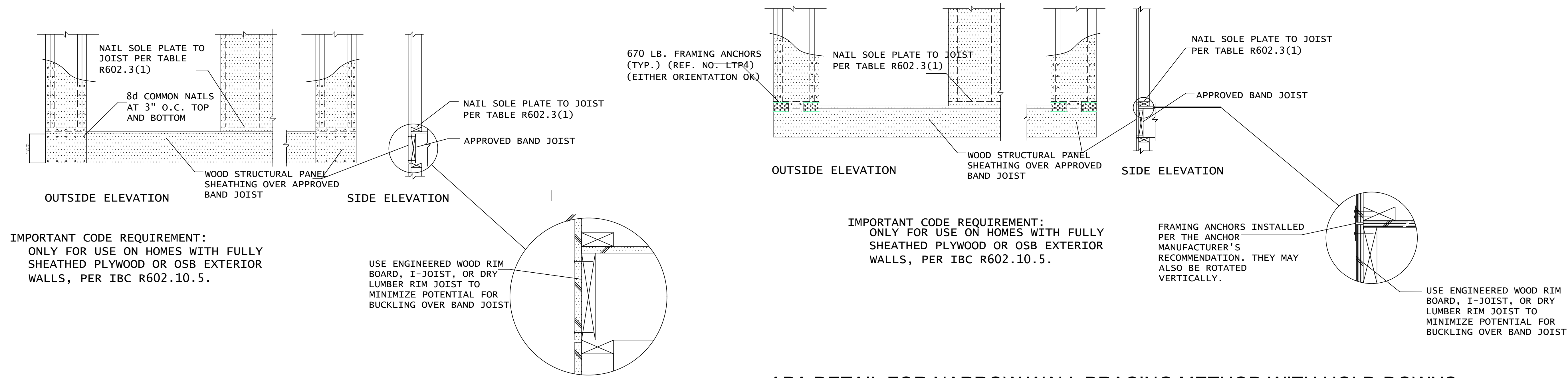
REVISIONS		
NO.	DATE	DESCRIPTION

ISSUES		
NO.	DATE	DESCRIPTION

SHEET TITLE: HOLD DOWN & WALL BRACING PLAN
SHEET NUMBER: S06



1 APA DETAIL FOR NARROW WALL BRACING METHOD WITH HOLD-DOWNS
 (DETAIL 1 OF 3)



2 APA DETAIL FOR NARROW WALL BRACING METHOD WITH HOLD-DOWNS
 (STRUCTURAL PANEL OVERLAP OPTION) (DETAIL 2 OF 3)

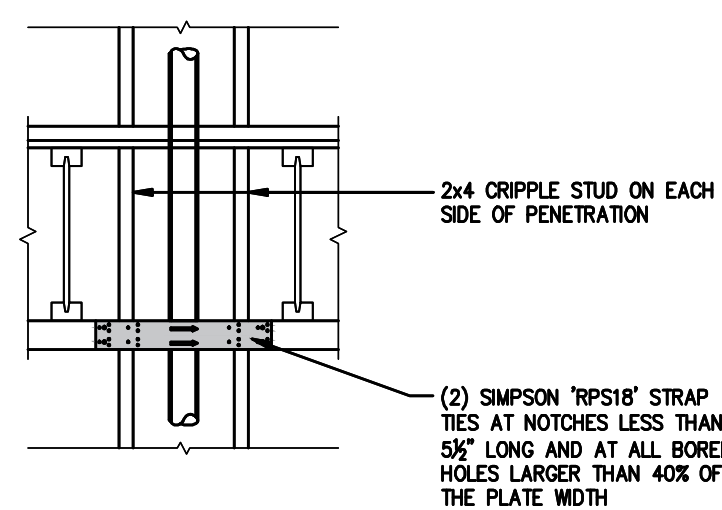
3 APA DETAIL FOR NARROW WALL BRACING METHOD WITH HOLD-DOWNS
 (FRAMING ANCHOR OPTION) (DETAIL 3 OF 3)



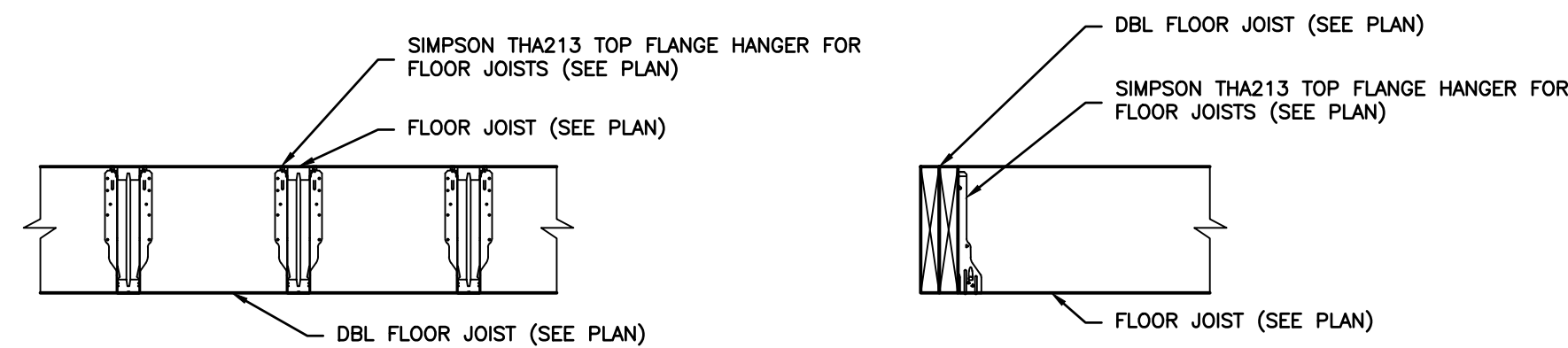
NIILOO PROJECT

REVISIONS		
NO.	DATE	DESCRIPTION

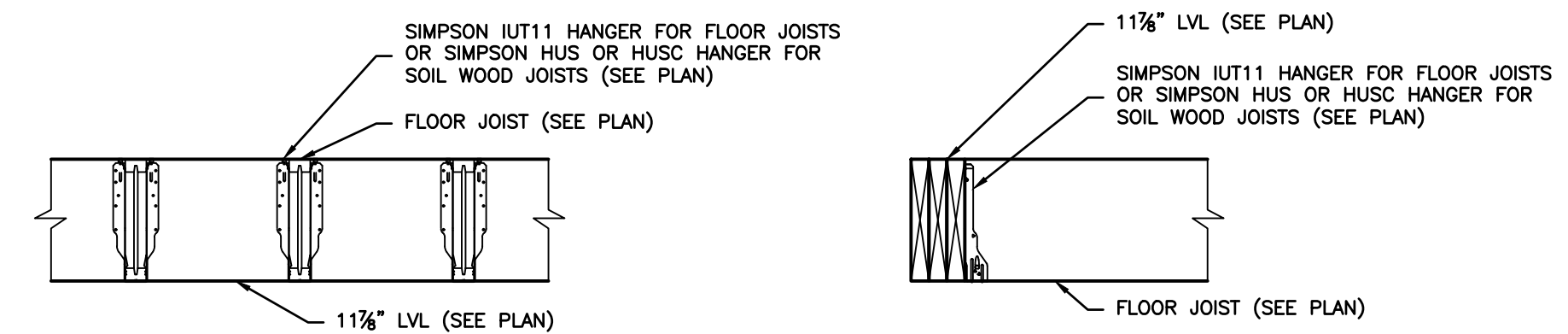
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NO.	DATE	DESCRIPTION



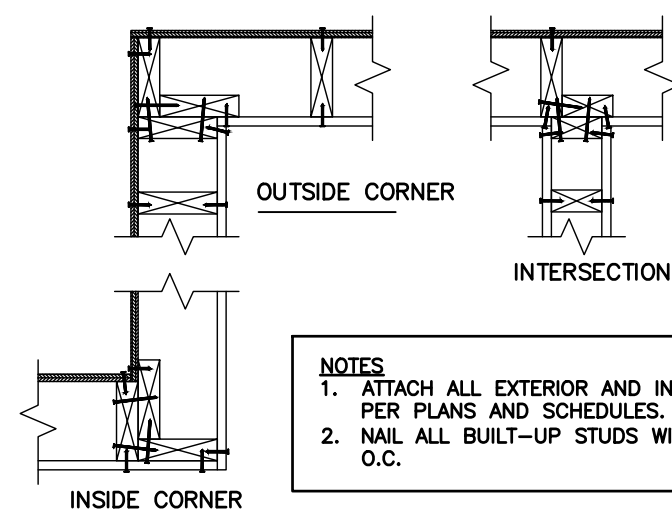
1 TOP PLATE PENETRATIONS
S0501 NOT TO SCALE



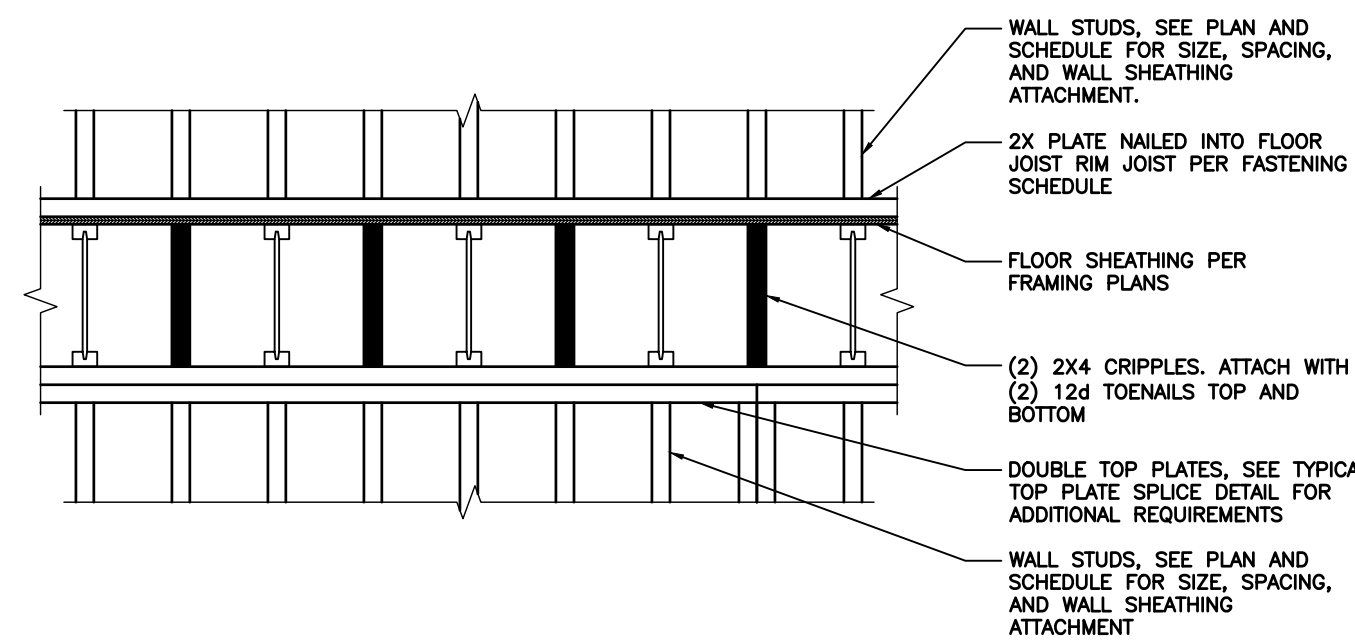
2 TJI TO FLUSH BEAM CONN.
S0501 NOT TO SCALE



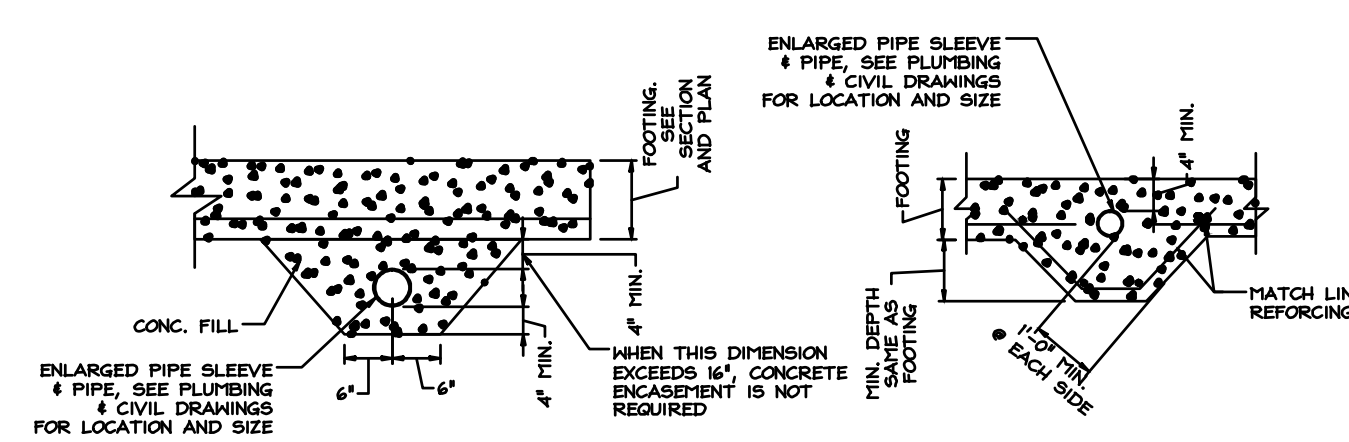
3 TJI TO FLUSH BEAM CONN.
S0501 NOT TO SCALE



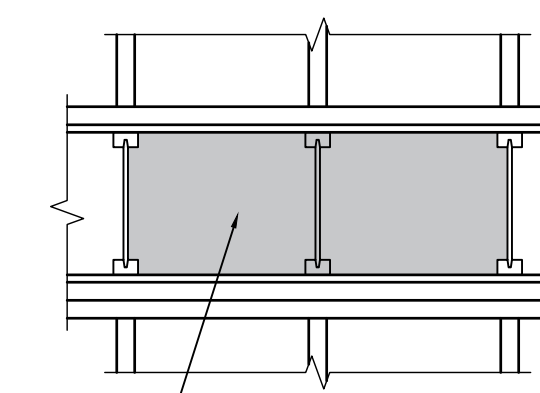
4 CORNER AND INTERSECTION FRAMING
S0501 1/4"=1'-0"



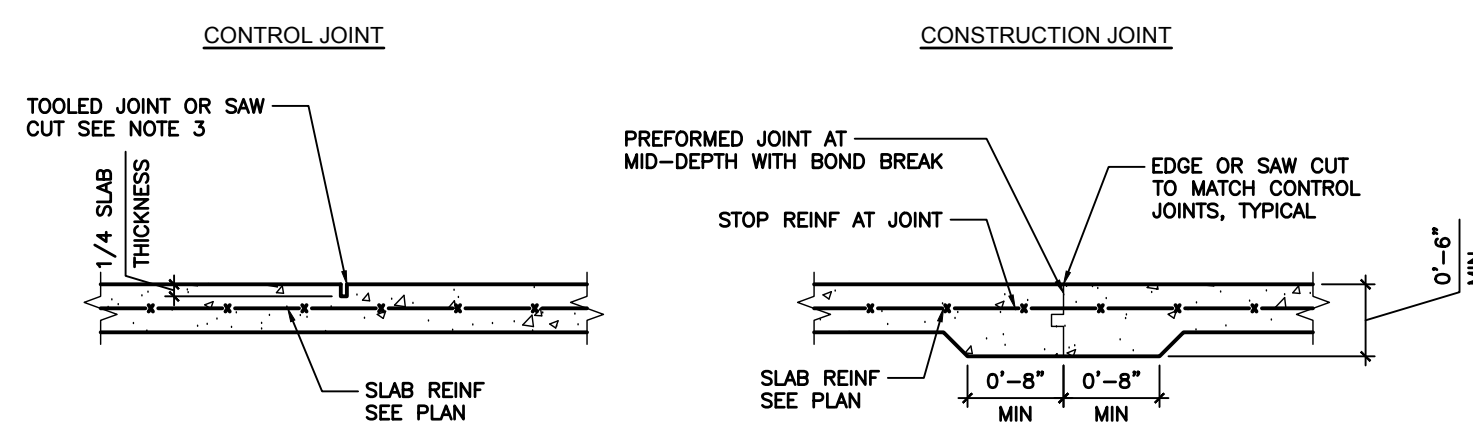
5 CRIPPLE DETAIL AT FLOOR JOIST ENDS
S0501 NOT TO SCALE



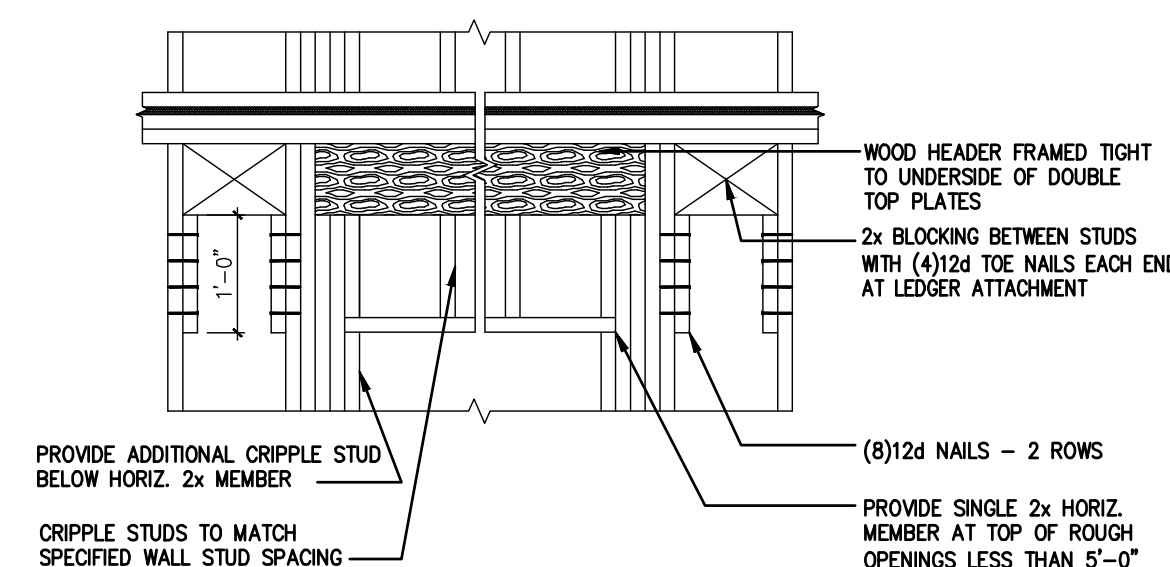
6 PIPE AT FOUNDATION TYPICAL DETAILS
S0501 NOT TO SCALE



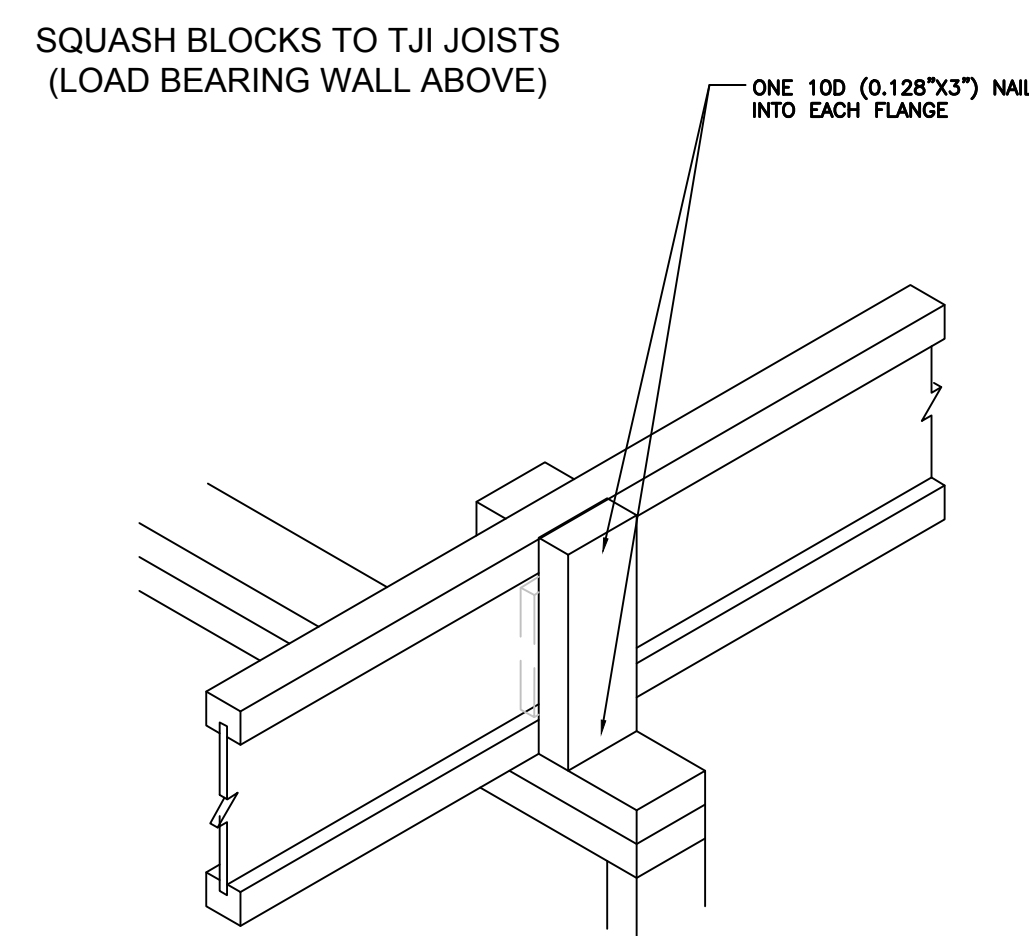
7 TYPICAL SHEAR BLOCKING
S0501 1/4"=1'-0"



8 S.O.G. CONSTRUCTION AND CONTROL JOINTS
S0501 3/4"=1'-0"



10 TYPE IIIA TYPICAL HEADER FRAMING DETAIL
S0501 NOT TO SCALE



14 SQUASH BLOCKS AT BEARING WALL
S0501 NOT TO SCALE



NILOO PROJECT

REVISIONS		
NO.	DATE	DESCRIPTION

ISSUES		
NO.	DATE	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION

ISSUES

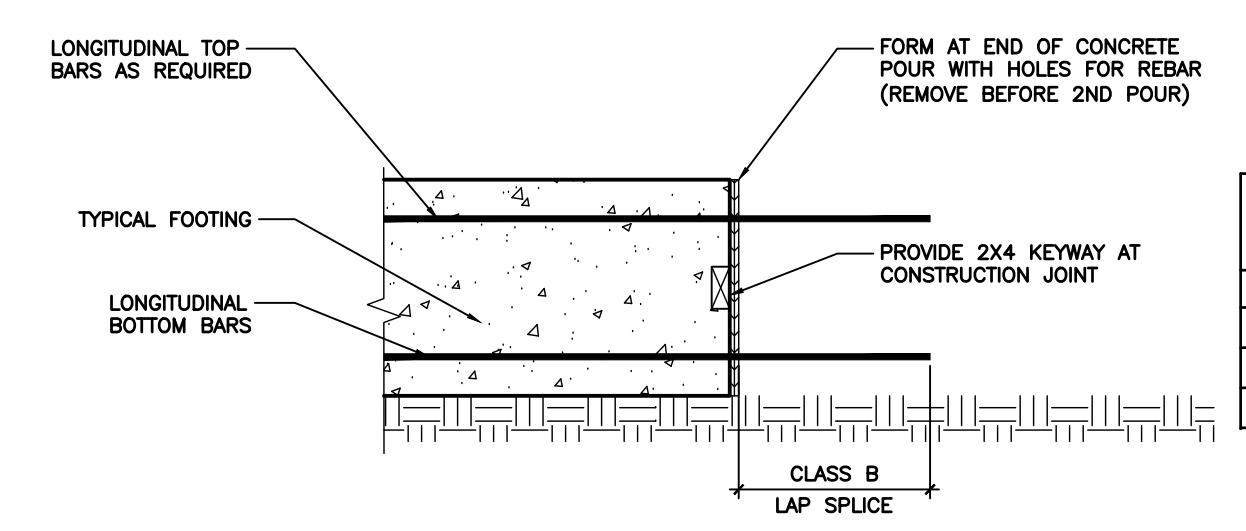
NO.	DATE	DESCRIPTION



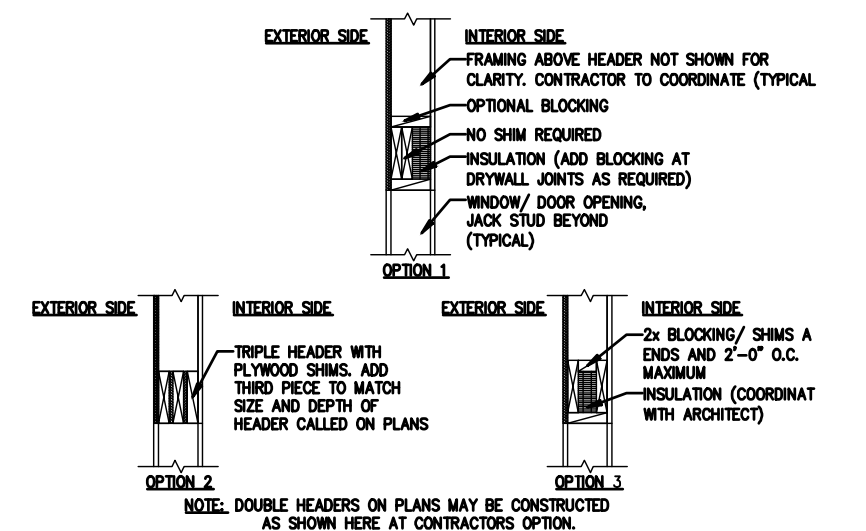
NILOO PROJECT

SCHEDULE OF LINTELS - GALVANIZED
(8" MINIMUM BEARING EACH END)

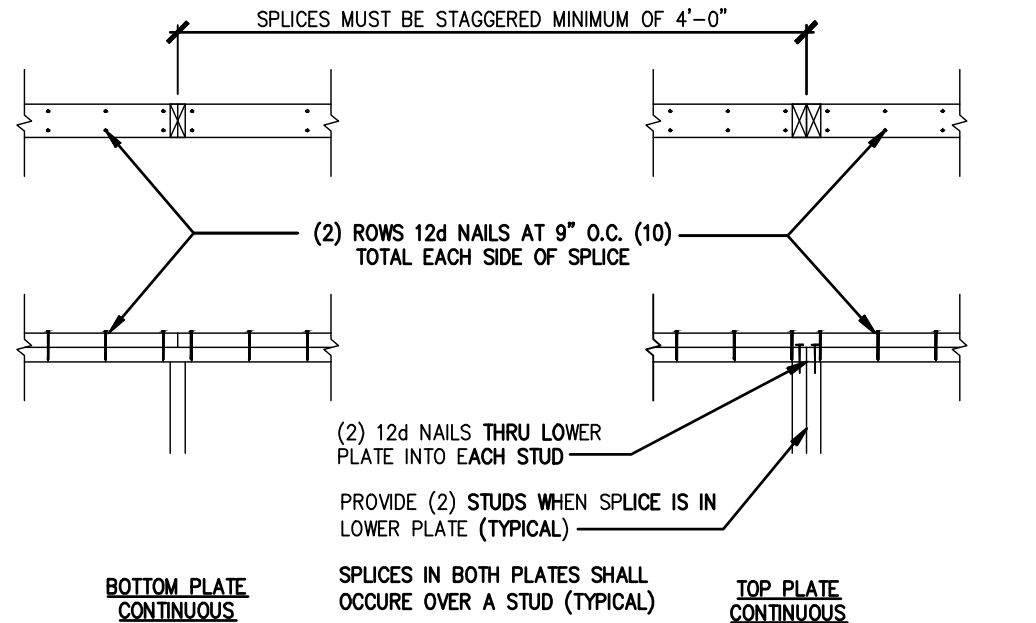
STEEL ANGLE SIZE	SIZE
4 X 3-1/2 X 3/8 LLV	4'-5" OR LESS
5 X 3-1/2 X 3/8 LLV	4'-6" TO 6'-0"
6 X 3-1/2 X 3/8 LLV	AS MARKED ON PLANS 7'-6"



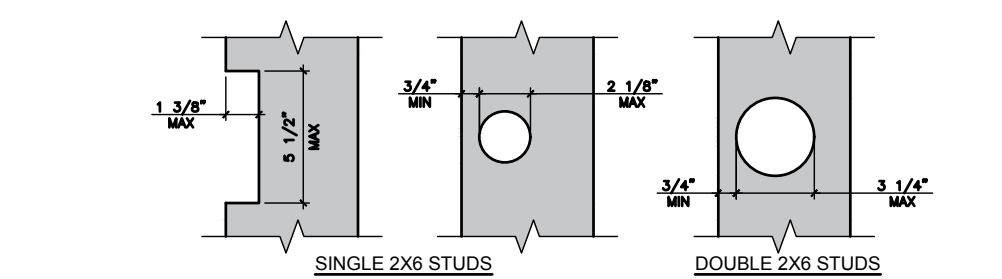
4 TYPICAL FOOTING CONSTRUCTION JOINT
S0501 1"=1'-0"



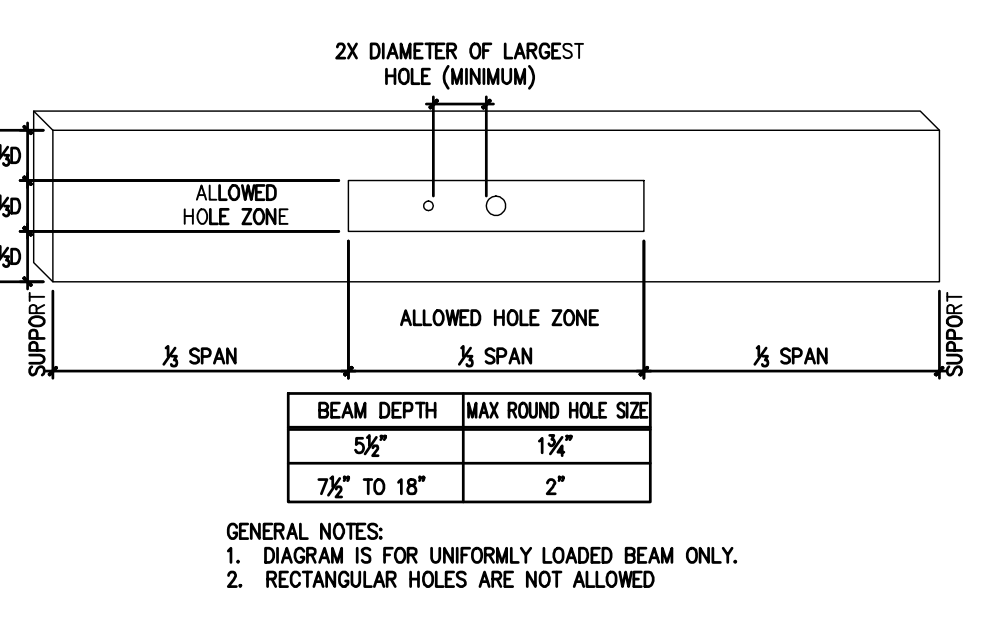
3 2-PLY HEADER FOR 2X6 WALLS
S-0502 NOT TO SCALE



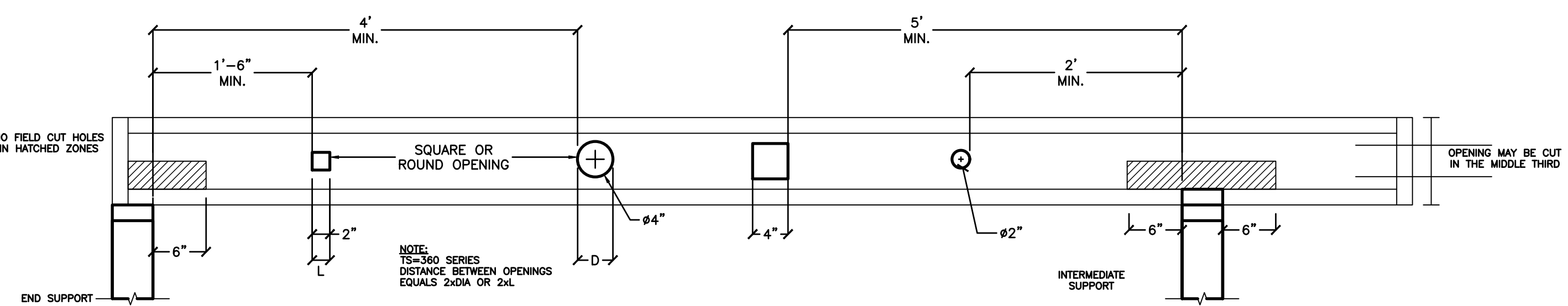
2 TYP TOP PL SPLICE
S-0502 NOT TO SCALE AT BEARING WALLS



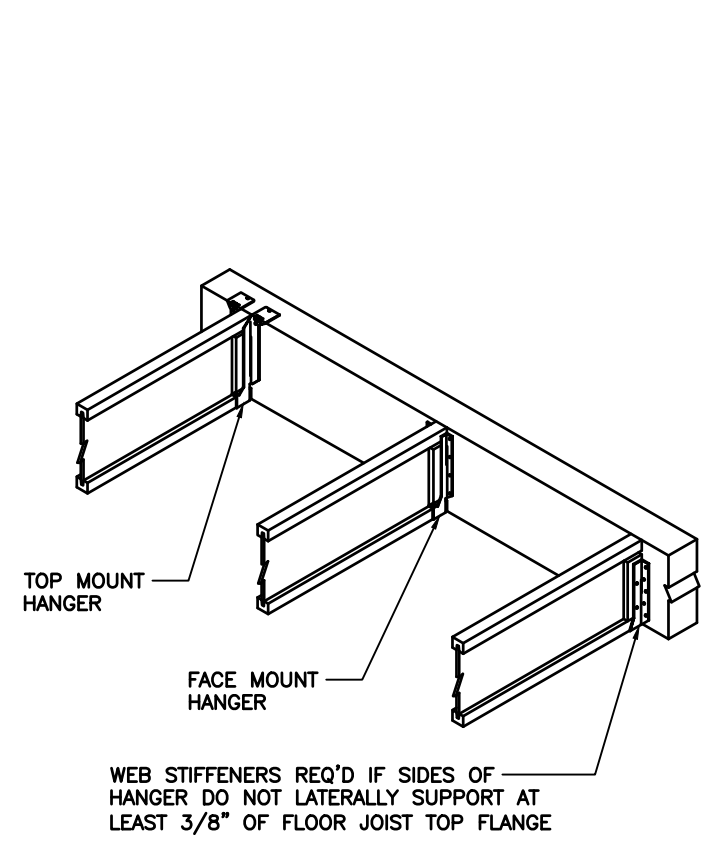
1 ALLOWABLE STUD NOTCH & BORING
S-0502 3"=1'-0"



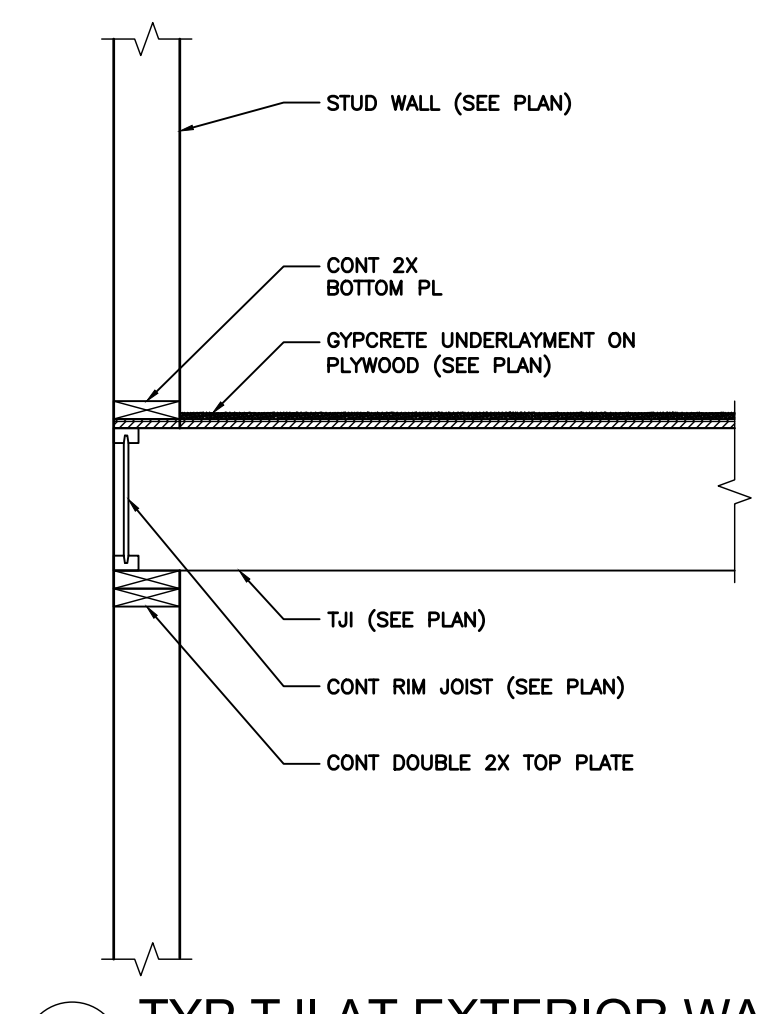
4 ALLOW HOLES FOR BM/HEADER
S-0502 NOT TO SCALE



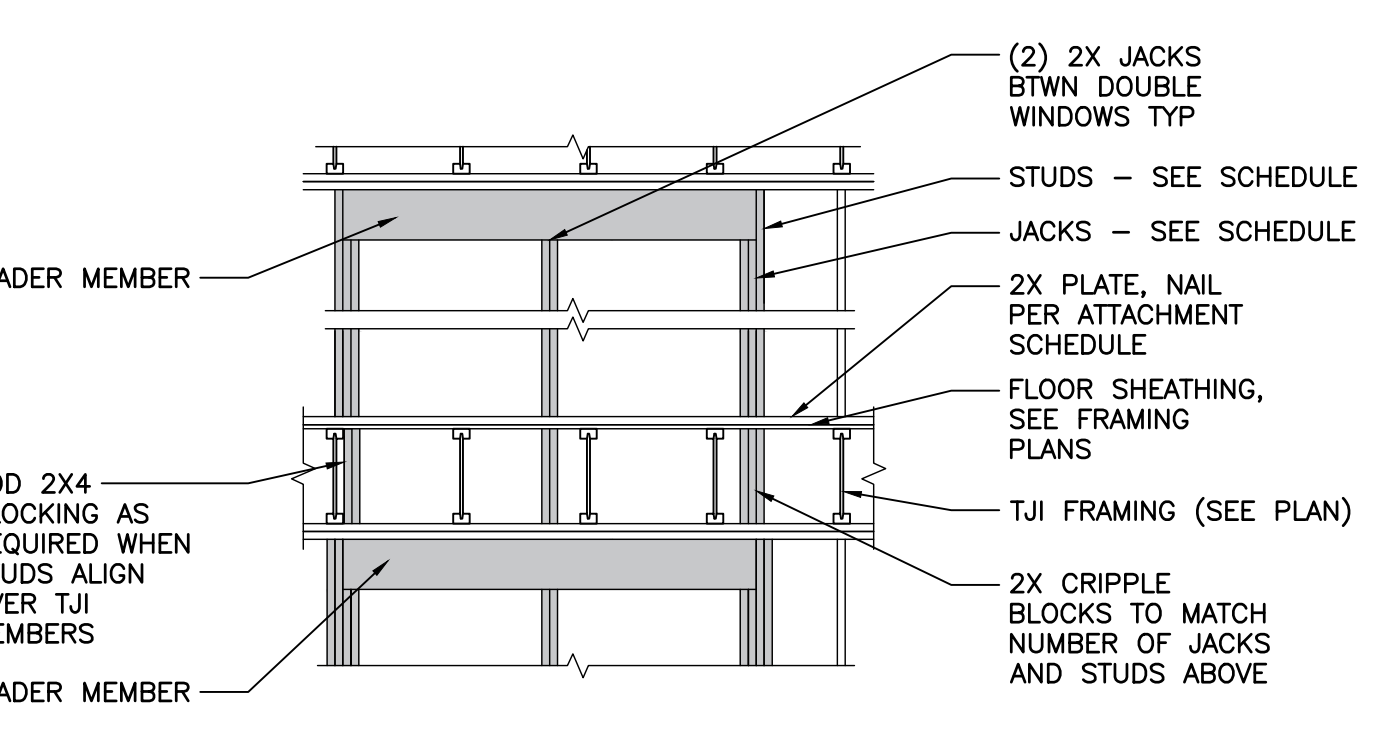
5 ALLOWABLE HOLES IN TJI / JOISTS (TYP.)
S-0502 NOT TO SCALE



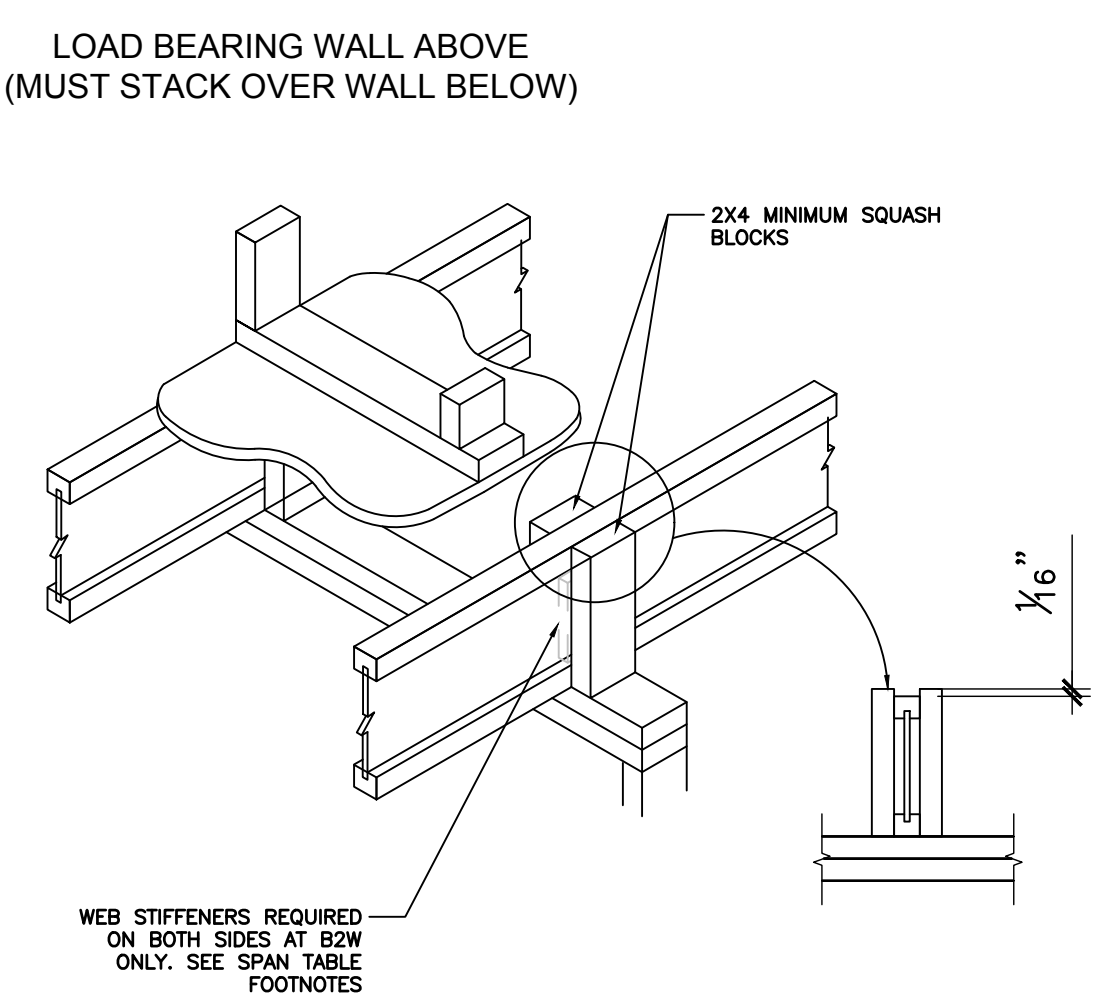
6 TYP FLOOR TRUSS AT LVL
S-0502 NOT TO SCALE



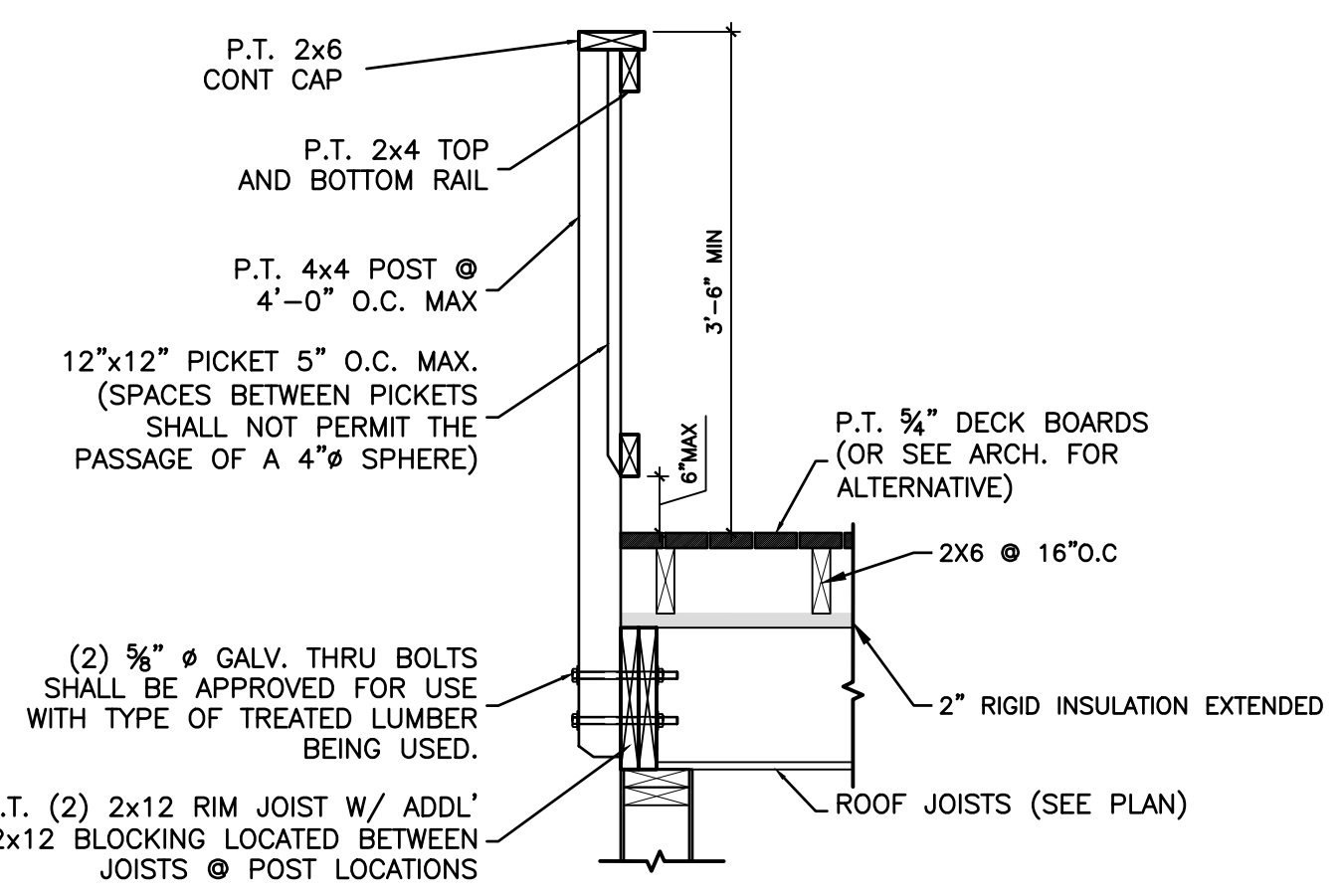
7 TYP TJI AT EXTERIOR WALL
S-0502 3/4"=1'-0"



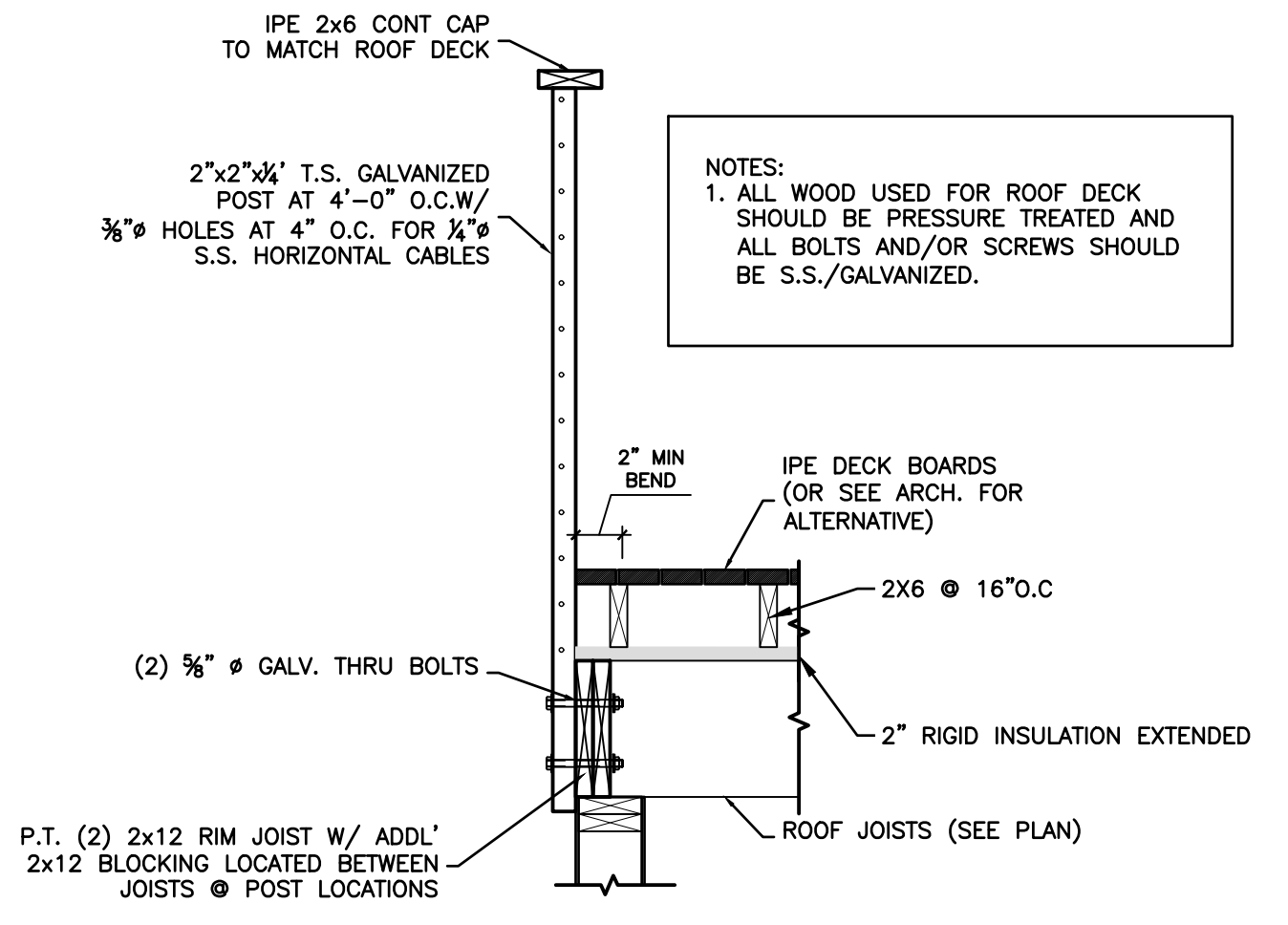
8 TYPICAL HEADER FRAMING
S-0502 NOT TO SCALE



9 SQUASH BLOCKS TO TJI JOISTS
S-0502 NOT TO SCALE



10 SECTION AT ROOF DECK (OPTION 1)
S0502 NOT TO SCALE



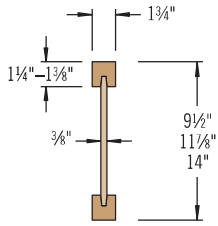
11 SECTION AT ROOF DECK (OPTION 2)
S0502 NOT TO SCALE

Calculation For Niloo Project

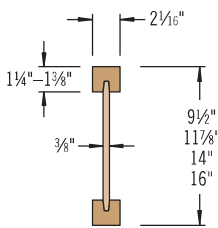
December 08 .2018

FLOOR SPAN TABLES

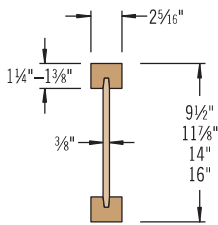
Not all products are available in all markets. Contact your iLevel representative for information.



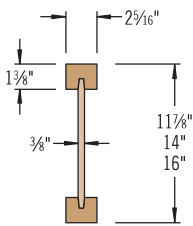
TJI® 110 Joists



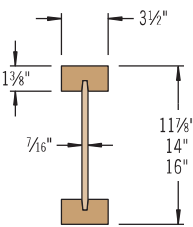
TJI® 210 Joists



TJI® 230 Joists



TJI® 360 Joists



TJI® 560 Joists

L/480 Live Load Deflection

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	110	16'-5"	15'-0"	14'-2"	13'-2"	16'-5"	15'-0"	13'-11"	12'-5"
	210	17'-3"	15'-9"	14'-10"	13'-10"	17'-3"	15'-9"	14'-10"	13'-8"
	230	17'-8"	16'-2"	15'-3"	14'-2"	17'-8"	16'-2"	15'-3"	14'-2"
11 7/8"	110	19'-6"	17'-10"	16'-10"	15'-5" ⁽¹⁾	19'-6"	17'-3"	15'-8"	14'-0" ⁽¹⁾
	210	20'-6"	18'-8"	17'-8"	16'-5"	20'-6"	18'-8"	17'-3"	15'-5" ⁽¹⁾
	230	21'-0"	19'-2"	18'-1"	16'-10"	21'-0"	19'-2"	18'-1"	16'-3" ⁽¹⁾
	360	22'-11"	20'-11"	19'-8"	18'-4"	22'-11"	20'-11"	19'-8"	17'-10" ⁽¹⁾
14"	110	22'-2"	20'-3"	18'-9"	16'-9" ⁽¹⁾	21'-8"	18'-9"	17'-1" ⁽¹⁾	14'-7" ⁽¹⁾
	210	23'-3"	21'-3"	20'-0"	18'-4" ⁽¹⁾	23'-3"	20'-7"	18'-9" ⁽¹⁾	16'-2" ⁽¹⁾
	230	23'-10"	21'-9"	20'-6"	19'-1"	23'-10"	21'-8"	19'-9"	17'-1" ⁽¹⁾
	360	26'-0"	23'-8"	22'-4"	20'-9" ⁽¹⁾	26'-0"	23'-8"	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	110	29'-6"	26'-10"	25'-4"	23'-6"	29'-6"	26'-10"	25'-4" ⁽¹⁾	20'-11" ⁽¹⁾
	210	25'-9"	23'-6"	22'-0" ⁽¹⁾	19'-5" ⁽¹⁾	25'-5"	22'-0" ⁽¹⁾	20'-1" ⁽¹⁾	16'-2" ⁽¹⁾
	230	26'-5"	24'-1"	22'-9"	20'-7" ⁽¹⁾	26'-5"	23'-2"	21'-2" ⁽¹⁾	17'-1" ⁽¹⁾
	360	28'-9"	26'-3"	24'-8" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	110	32'-8"	29'-8"	28'-0"	25'-2" ⁽¹⁾	32'-8"	29'-8"	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾
	210	25'-9"	23'-6"	22'-0" ⁽¹⁾	19'-5" ⁽¹⁾	25'-5"	22'-0" ⁽¹⁾	20'-1" ⁽¹⁾	16'-2" ⁽¹⁾
	230	26'-5"	24'-1"	22'-9"	20'-7" ⁽¹⁾	26'-5"	23'-2"	21'-2" ⁽¹⁾	17'-1" ⁽¹⁾
	360	28'-9"	26'-3"	24'-8" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3" ⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾

L/360 Live Load Deflection (Minimum Criteria per Code)

Depth	TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
9 1/2"	110	18'-2"	16'-7"	15'-3"	13'-8"	17'-8"	15'-3"	13'-11"	12'-5"
	210	19'-1"	17'-5"	16'-6"	15'-0"	19'-1"	16'-9"	15'-4"	13'-8"
	230	19'-7"	17'-11"	16'-11"	15'-9"	19'-7"	17'-8"	16'-1"	14'-5"
11 7/8"	110	21'-7"	18'-11"	17'-3"	15'-5" ⁽¹⁾	19'-11"	17'-3"	15'-8"	14'-0" ⁽¹⁾
	210	22'-8"	20'-8"	18'-11"	16'-10"	21'-10"	18'-11"	17'-3"	15'-5" ⁽¹⁾
	230	23'-3"	21'-3"	19'-11"	17'-9"	23'-0"	19'-11"	18'-2"	16'-3" ⁽¹⁾
	360	25'-4"	23'-2"	21'-10"	20'-4" ⁽¹⁾	25'-4"	23'-2"	21'-10"⁽¹⁾	17'-10" ⁽¹⁾
14"	110	28'-10"	26'-3"	24'-9"	23'-0"	28'-10"	26'-3"	24'-9"⁽¹⁾	20'-11" ⁽¹⁾
	210	23'-9"	20'-6"	18'-9"	16'-9" ⁽¹⁾	21'-8"	18'-9"	17'-1" ⁽¹⁾	14'-7" ⁽¹⁾
	230	25'-8"	22'-6"	20'-7"	18'-4" ⁽¹⁾	23'-9"	20'-7"	18'-9" ⁽¹⁾	16'-2" ⁽¹⁾
	360	26'-4"	23'-9"	21'-8"	19'-4" ⁽¹⁾	25'-0"	21'-8"	19'-9"	17'-1" ⁽¹⁾
16"	110	28'-9"	26'-3"	24'-9" ⁽¹⁾	21'-5" ⁽¹⁾	28'-9"	26'-3"⁽¹⁾	22'-4"⁽¹⁾	17'-10" ⁽¹⁾
	210	27'-10"	24'-1"	22'-0" ⁽¹⁾	19'-5" ⁽¹⁾	25'-5"	22'-0" ⁽¹⁾	20'-1" ⁽¹⁾	16'-2" ⁽¹⁾
	230	29'-2"	25'-5"	23'-2"	20'-7" ⁽¹⁾	26'-9"	23'-2"	21'-2" ⁽¹⁾	17'-1" ⁽¹⁾
	360	31'-10"	29'-0"	26'-10" ⁽¹⁾	21'-5" ⁽¹⁾	31'-10"	26'-10"⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾
16"	110	36'-1"	32'-11"	31'-0" ⁽¹⁾	25'-2" ⁽¹⁾	36'-1"	31'-6"⁽¹⁾	26'-3" ⁽¹⁾	20'-11" ⁽¹⁾
	210	27'-10"	24'-1"	22'-0" ⁽¹⁾	19'-5" ⁽¹⁾	25'-5"	22'-0" ⁽¹⁾	20'-1" ⁽¹⁾	16'-2" ⁽¹⁾
	230	29'-2"	25'-5"	23'-2"	20'-7" ⁽¹⁾	26'-9"	23'-2"	21'-2" ⁽¹⁾	17'-1" ⁽¹⁾
	360	31'-10"	29'-0"	26'-10" ⁽¹⁾	21'-5" ⁽¹⁾	31'-10"	26'-10"⁽¹⁾	22'-4" ⁽¹⁾	17'-10" ⁽¹⁾

(1) Web stiffeners are required at intermediate supports of continuous-span joists when the intermediate bearing length is *less* than 5/4" and the span on either side of the intermediate bearing is greater than the following spans:

TJI®	40 PSF Live Load / 10 PSF Dead Load				40 PSF Live Load / 20 PSF Dead Load			
	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.
110	N.A.	N.A.	N.A.	15'-4"	N.A.	N.A.	16'-0"	12'-9"
210	N.A.	N.A.	21'-4"	17'-0"	N.A.	21'-4"	17'-9"	14'-2"
230	N.A.	N.A.	N.A.	19'-2"	N.A.	N.A.	19'-11"	15'-11"
360	N.A.	N.A.	24'-5"	19'-6"	N.A.	24'-5"	20'-4"	16'-3"
560	N.A.	N.A.	29'-10"	23'-10"	N.A.	29'-10"	24'-10"	19'-10"

■ Long-term deflection under dead load, which includes the effect of creep, has not been considered. ***Bold italic*** spans reflect initial dead load deflection exceeding 0.33".

How to Use These Tables

- Determine the appropriate live load deflection criteria.
- Identify the live and dead load condition.
- Select on-center spacing.
- Scan down the column until you meet or exceed the span of your application.
- Select iLevel® Trus Joist® TJI® joist and depth.

Live load deflection is not the only factor that affects how a floor will perform. To more accurately predict floor performance, use our TJ-Pro™ Ratings.

General Notes

- Tables are based on:
 - Uniform loads.
 - More restrictive of simple or continuous span.
 - Clear distance between supports (1 3/4" minimum end bearing).
- Assumed composite action with a single layer of 24" on-center span-rated, glue-nailed floor panels for deflection only. **Spans shall be reduced 6" when floor panels are nailed only.**
- Spans generated from iLevel® software may exceed the spans shown in these tables because software reflects actual design conditions.
- For loading conditions not shown, refer to software or to the load table on page 5.

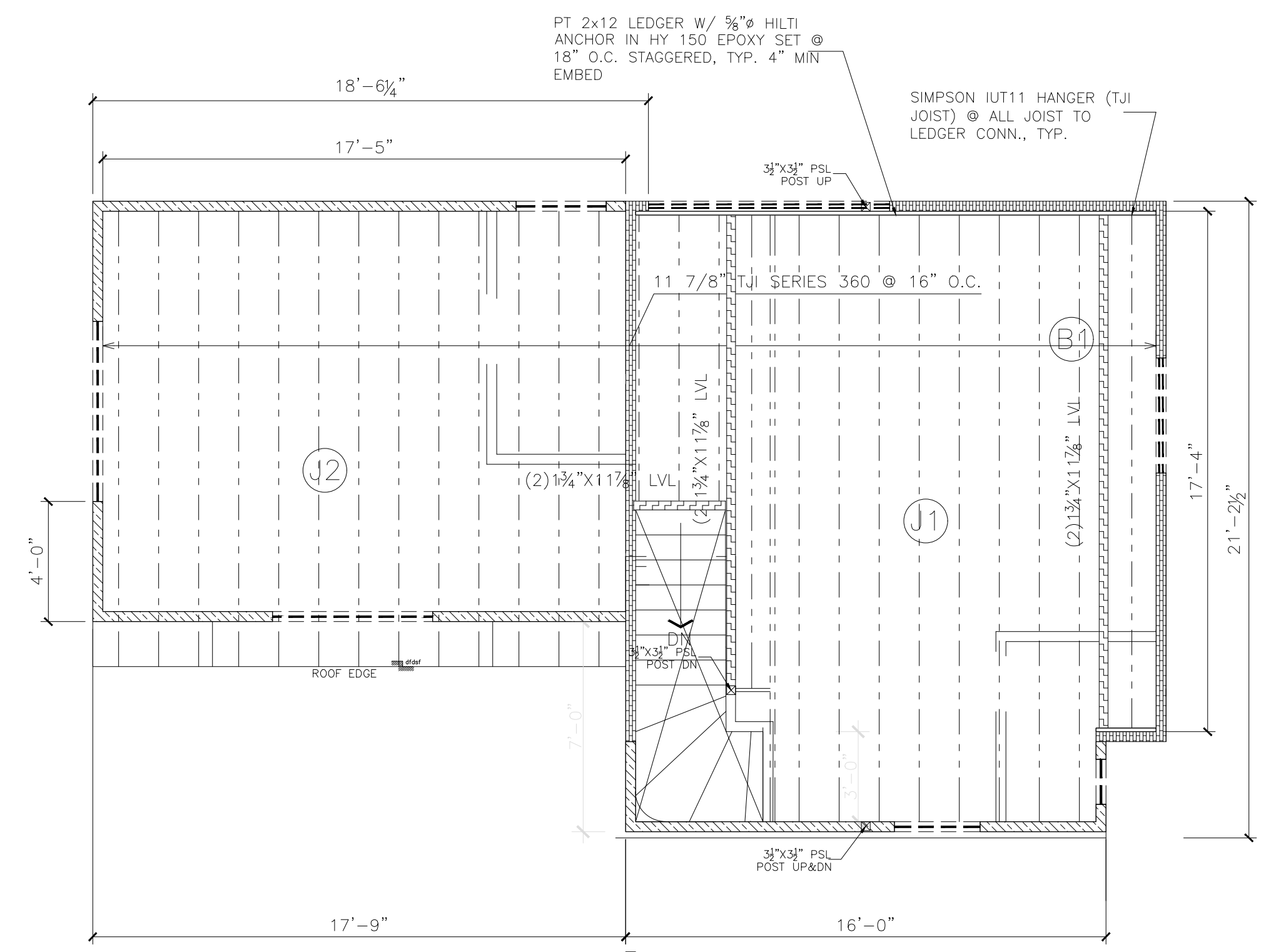
NIILOO PROJECT

NO.	DATE	DESCRIPTION

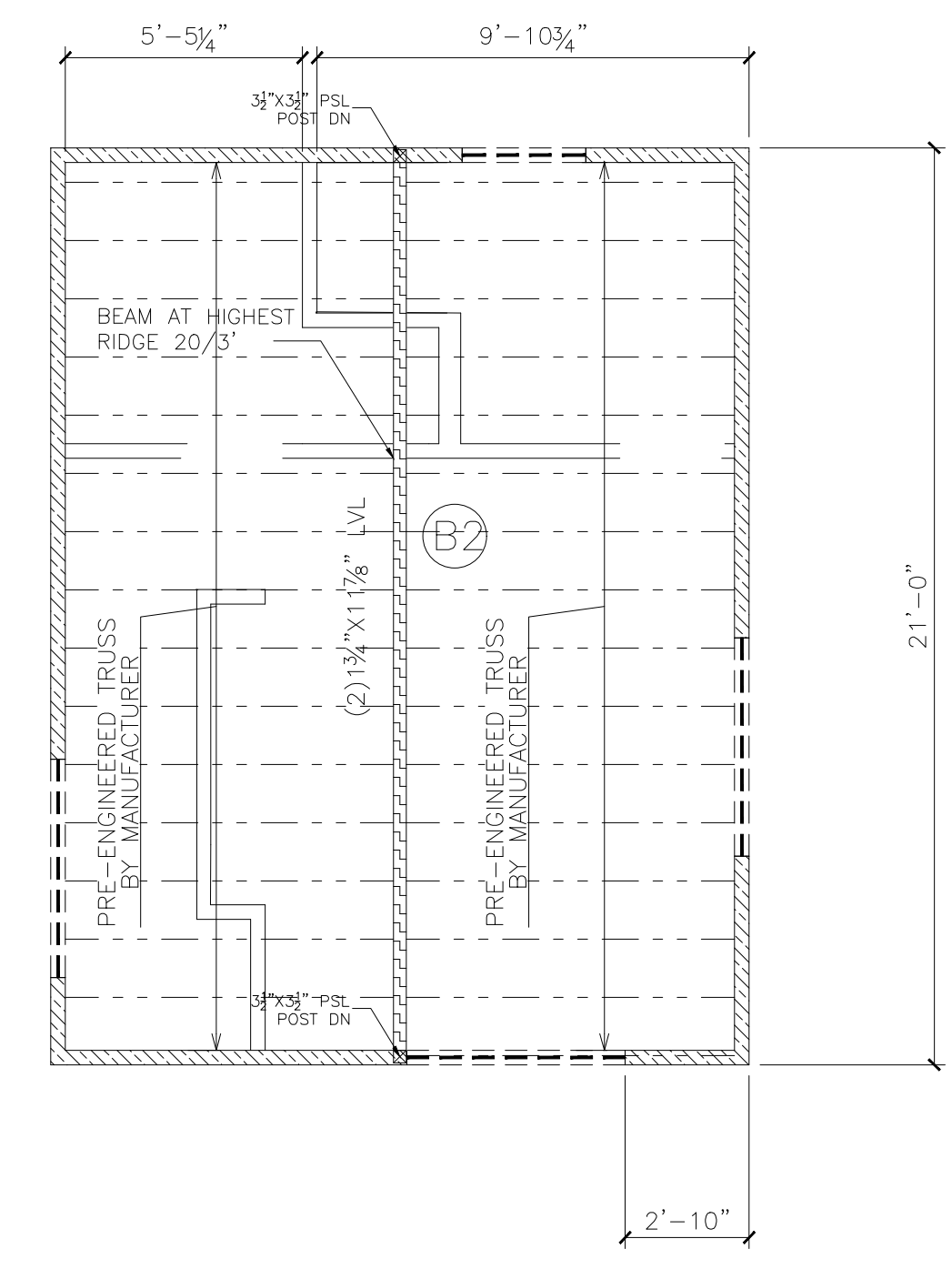
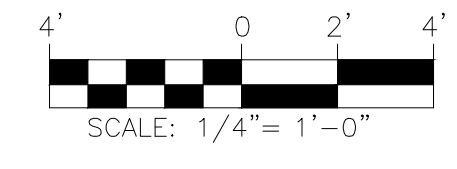
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SECOND FLOOR AND ROOF FRAMING PLAN

S04



SECOND FLOOR FRAMING PLAN
1/4"=1'-0"



ROOF FRAMING PLAN
1/4"=1'-0"

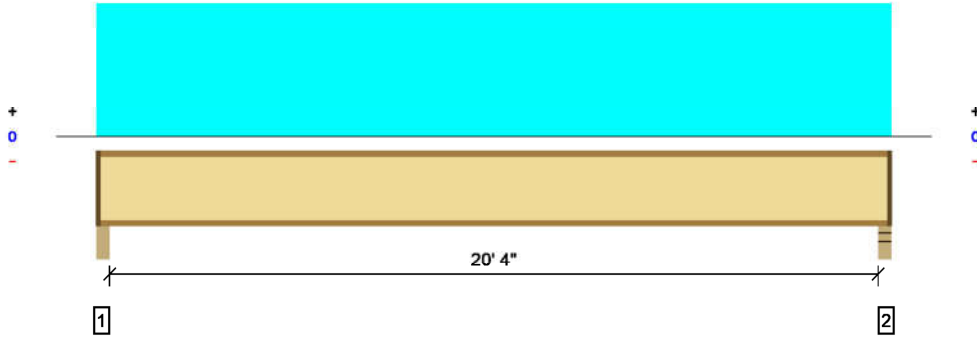


- ROOF FRAMING NOTES:**
1. ALL RAFTERS SHALL BE INSTALLED PER MANUFACTURE'S GUIDELINES AND SHALL USE HURRICANE TIES, HOLD-DOWNS, AND HANGERS AT ALL CONNECTION THAT MAY REQUIRE SUCH CONNECTIONS PER EITHER LOCAL, STATE, OR NATIONAL BUILDING CODES.
 2. ALL FRAMING ATTACHED TO RAFTERS SHALL USE JOIST OR RAFTER HANGER IN ACCORDANCE WITH SAME CODES AND REGULATIONS AND SHALL BE SIZED BY THE MANUFACTURE'S CERTIFIED ENGINEER.
 3. COORDINATE WITH MECHANICAL DRAWINGS FOR LOCATIONS OF EQUIPMENT IN THE ATTIC SPACE.
 4. REFER TO ARCHITECTURAL PLANS FOR SLOPED, MATERIALS, GUTTERS, DROP BM TO MATCH ROOF SLOPE.
 5. ALL EXPOSED WOOD MUST BE PRESSURE TREATED.

- NOTE:**
1. ALL HEADER (2) 117/8" LVL U.N.O.
 2. LOCATION OF COLUMNS SHOULD BEAR ON STEEL BEAM OR COLUMN BELOW. V.I.F.
 3. FLOOR JOIST FRAMING UNDER BATHROOMS AND KITCHENS SHOULD BE AT 12" O.C. MAX. EVERYWHERE ELSE SHOULD BE AT 16" O.C. MAX.
 4. ALL LVL TO LVL & FLOOR JOIST TO LVL CONNECTIONS SHOULD USE SIMPSON HANGER
 5. ALL DIMENSIONS SHOULD BE VERIFIED WITH THE ARCH
 6. ALL POST TO BE PSL 3 1/2x7 U.N.O.
 7. ALL POST TO BE DOWNWARD U.N.O.
 8. PROVIDE SIMPSON LSTA 30 STRAP @ 32" O.C. OR EQUIVALENT FOR ALL FLOORS
 9. ALL BEARING STUD WALLS TO BE DOUBLE STUD @ CELLAR @ 1ST FLR.

LEGEND	
	EXISTING MASONRY BRICK WALL
	NEW CONCRETE WALL
	NEW 2x6 BEARING STUD WALL
	(2) 1 3/4" x 1 1/8" LVL HEADER (TYP.)
	LINTELS

Overall Length: 20' 11"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	690 @ 2 1/2"	1202 (2.25")	Passed (57%)	1.00
Shear (lbs)	678 @ 3 1/2"	1705	Passed (40%)	1.00
Moment (Ft-lbs)	3502 @ 10' 5 1/2"	6180	Passed (57%)	1.00
Live Load Defl. (in)	0.477 @ 10' 5 1/2"	0.512	Passed (L/516)	--
Total Load Defl. (in)	0.596 @ 10' 5 1/2"	1.025	Passed (L/413)	--

System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

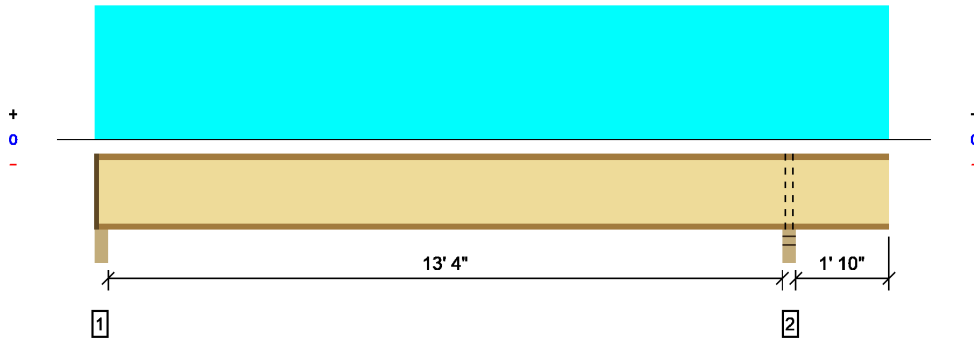
All Product Solutions					
Depth	Series	Plies	Spacing	TJ-Pro™ Rating	Wood Volume
11 7/8"	TJI® 360	1	16"	33	x

The purpose of this report is for product comparison only. Load and support information necessary for professional design review is not displayed here. Please print an individual Member Report for submittal purposes.

Forté Software Operator	Job Notes
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com	

Current Solution: : 1 piece(s) 11 7/8" TJI® 360 @ 16" OC

Overall Length: 15' 9"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	457 @ 2 1/2"	1202 (2.25")	Passed (38%)	1.00
Shear (lbs)	445 @ 3 1/2"	1705	Passed (26%)	1.00
Moment (Ft-lbs)	1520 @ 6' 11 1/2"	6180	Passed (25%)	1.00
Live Load Defl. (in)	0.104 @ 6' 11 7/8"	0.339	Passed (L/999+)	--
Total Load Defl. (in)	-0.046 @ 15' 9"	0.200	Passed (2L/999+)	--
TJ-Pro™ Rating	56	40	Passed	--

System : Floor
 Member Type : Joist
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

All Product Solutions

Depth	Series	Ply	Spacing	TJ-Pro™ Rating	Wood Volume
11 7/8"	TJI® 360	1	16"	56	1.02

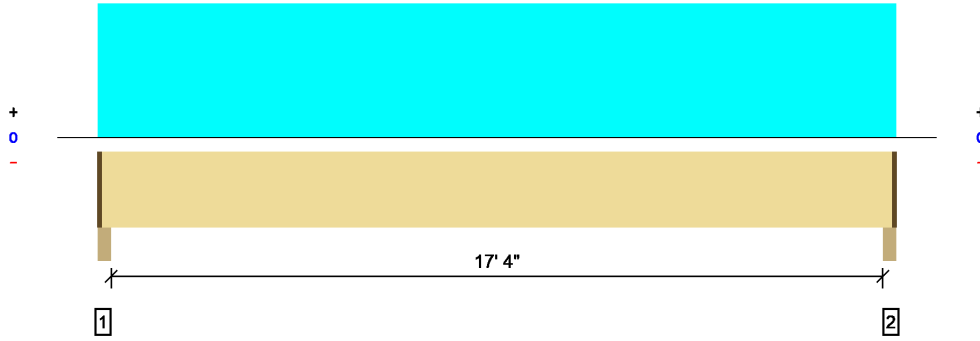
The purpose of this report is for product comparison only. Load and support information necessary for professional design review is not displayed here. Please print an individual Member Report for submittal purposes.

Forte Software Operator	Job Notes
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com	

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Current Solution: : 2 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL

Overall Length: 17' 11"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	2764 @ 2"	3347 (2.25")	Passed (83%)	--
Shear (lbs)	2396 @ 1' 3 3/8"	9081	Passed (26%)	1.15
Moment (Ft-lbs)	12063 @ 8' 11 1/2"	20525	Passed (59%)	1.15
Live Load Defl. (in)	0.260 @ 8' 11 1/2"	0.440	Passed (L/812)	--
Total Load Defl. (in)	0.721 @ 8' 11 1/2"	0.879	Passed (L/293)	--

System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

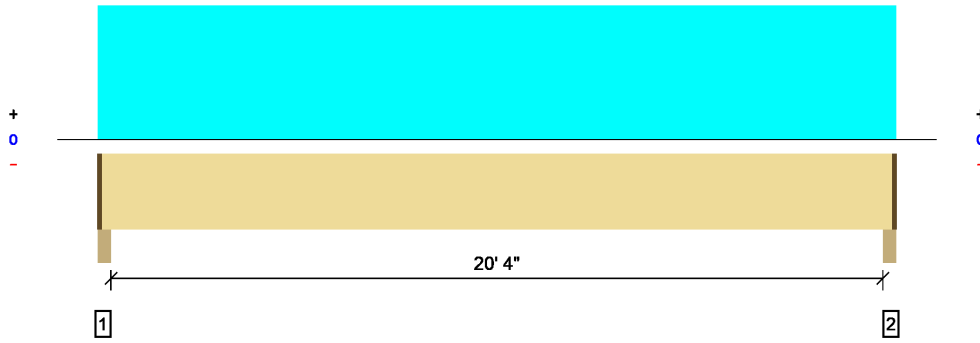
All Product Solutions			
Depth	Series	Plies	Wood Volume
11 7/8"	1 3/4" 2.0E Microllam® LVL	2	83.13

The purpose of this report is for product comparison only. Load and support information necessary for professional design review is not displayed here. Please print an individual Member Report for submittal purposes.

Forte Software Operator	Job Notes
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com	

Current Solution: : 2 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL

Overall Length: 20' 11"



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.; Drawing is Conceptual

Design Results	Actual @ Location	Allowed	Result	LDF
Member Reaction (lbs)	1679 @ 2"	5709 (2.25")	Passed (29%)	--
Shear (lbs)	1488 @ 1' 3 3/8"	9081	Passed (16%)	1.15
Moment (Ft-lbs)	8586 @ 10' 5 1/2"	20525	Passed (42%)	1.15
Live Load Defl. (in)	0.482 @ 10' 5 1/2"	0.515	Passed (L/513)	--
Total Load Defl. (in)	0.694 @ 10' 5 1/2"	1.029	Passed (L/356)	--

System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2015
 Design Methodology : ASD

All Product Solutions			
Depth	Series	Plies	Wood Volume
11 7/8"	1 3/4" 2.0E Microllam® LVL	2	83.13

The purpose of this report is for product comparison only. Load and support information necessary for professional design review is not displayed here. Please print an individual Member Report for submittal purposes.

Forte Software Operator	Job Notes
sadsd sadas aze (002) 012-7465 eng.akram91@gmail.com	