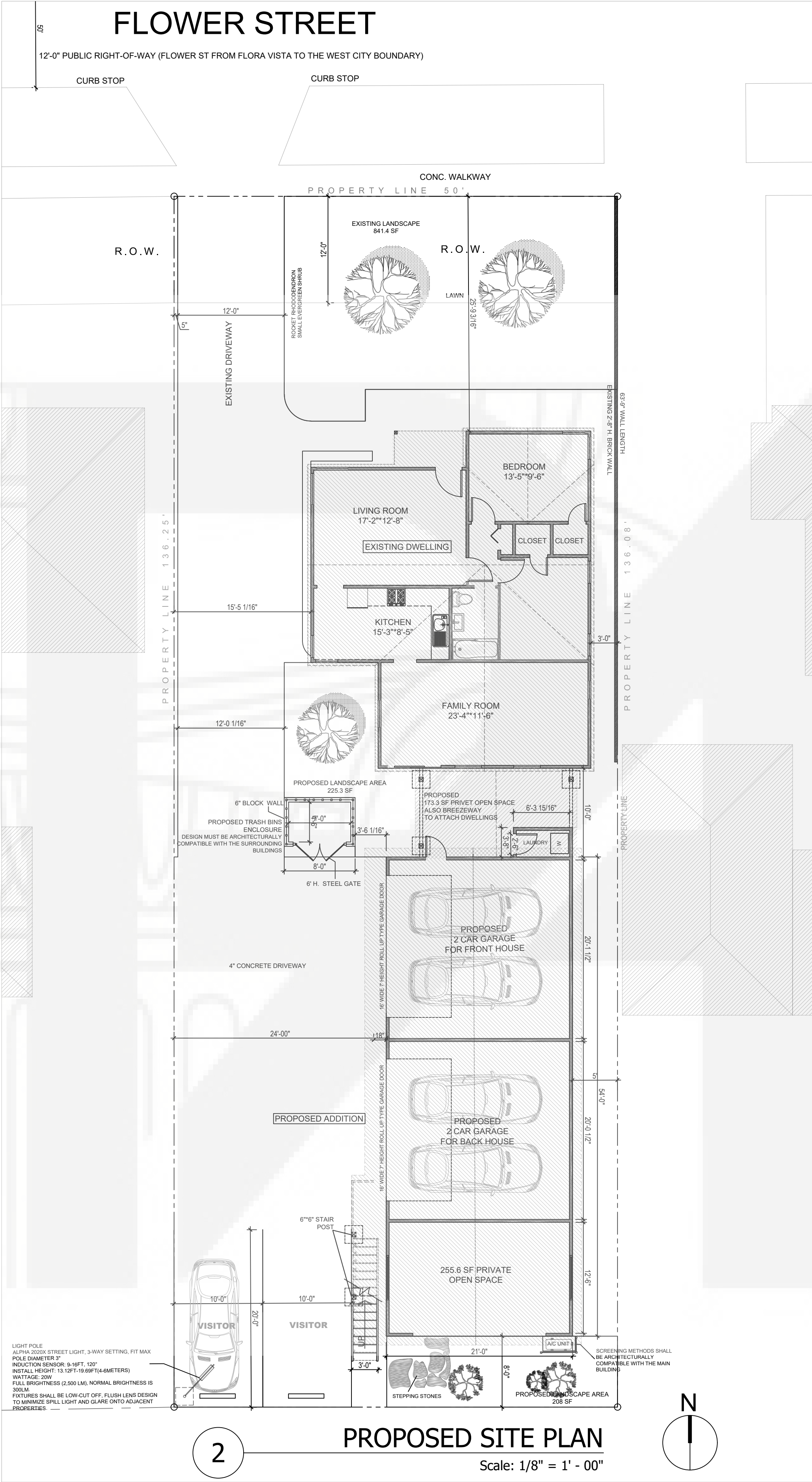
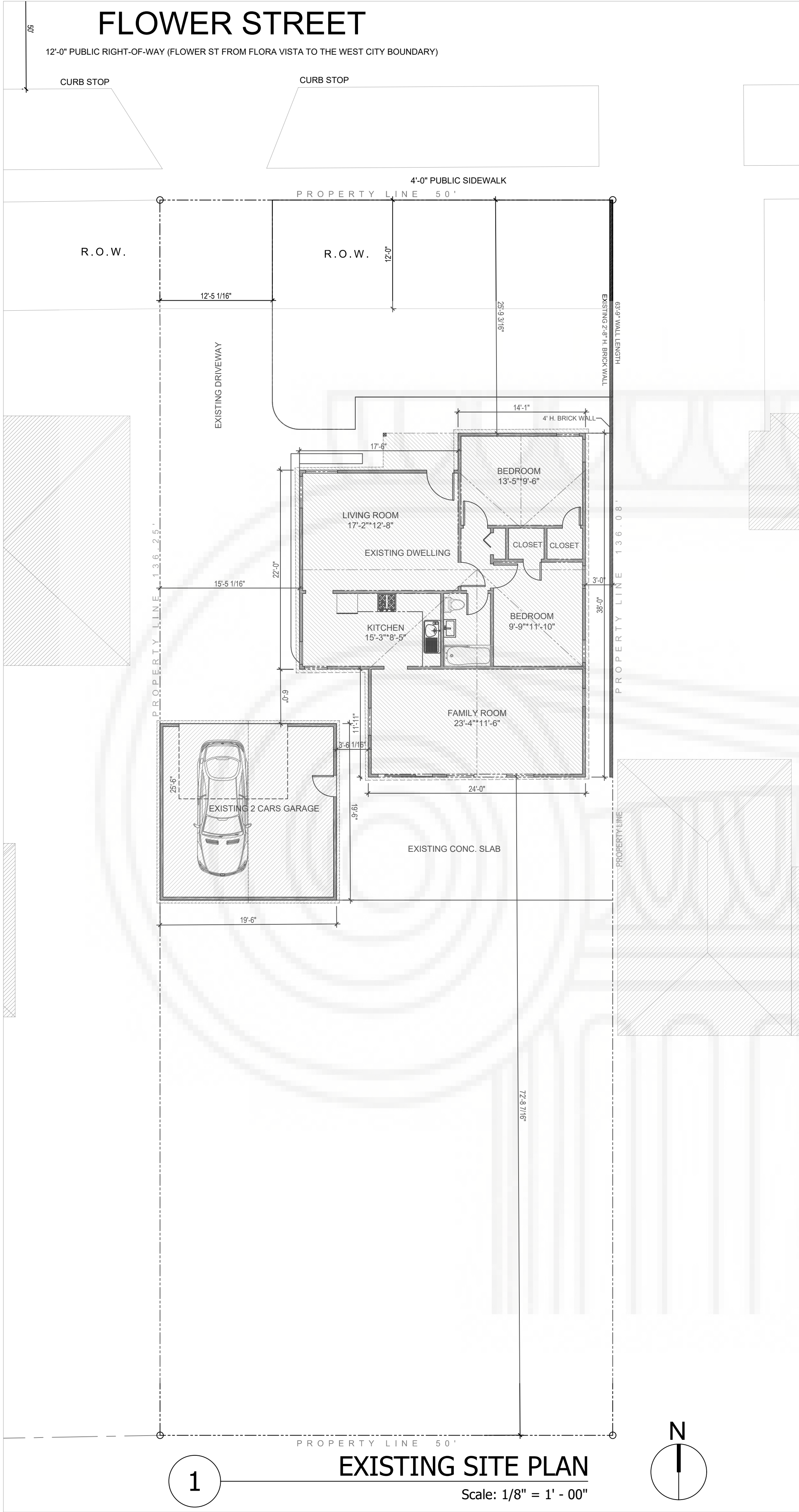
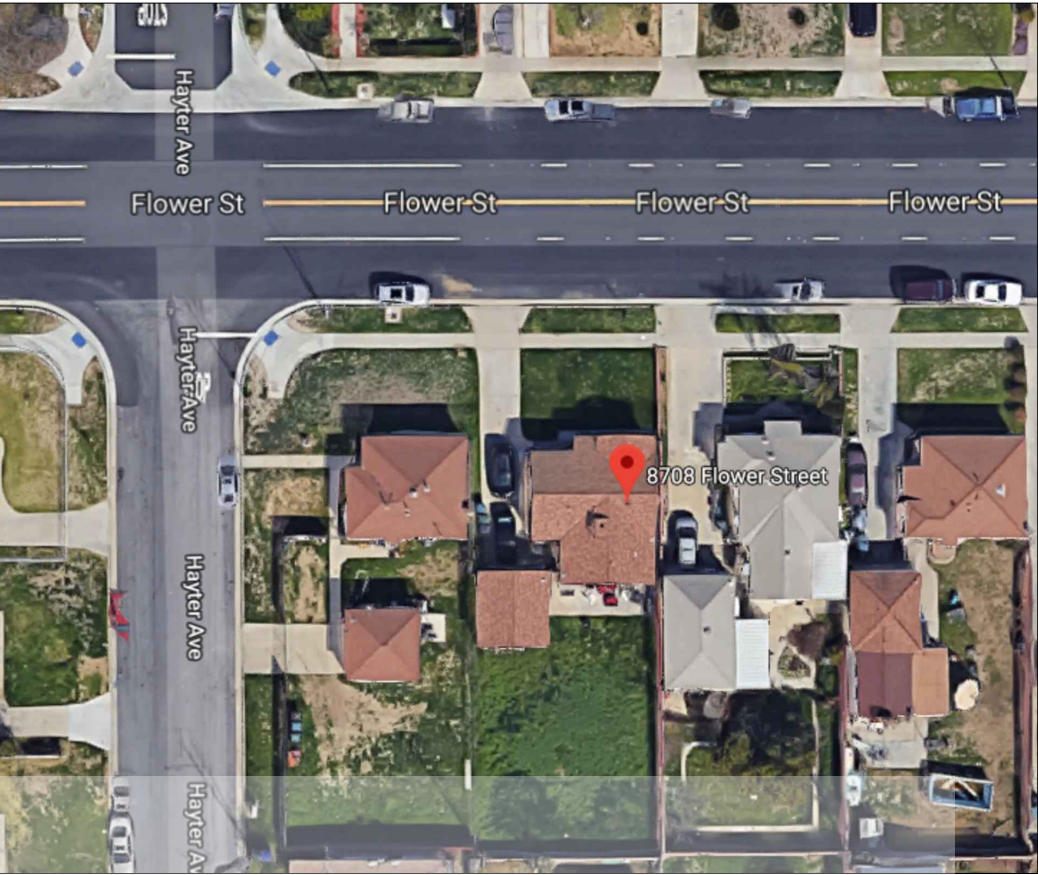




a209	PROPOSED ROOF FRAMING PLAN
a210	DOOR & WINDOWS SCHEDULE
a211	PROPOSED ELECTRICAL PLAN
a212	PROPOSED ELECTRICAL LOAD SCHEDULE
a213	PROPOSED SANITARY PLAN
a214	PROPOSED PLUMBING PLAN
a215	PROPOSED VEHICLE TURNING RADIUS PLAN(1)
a216	PROPOSED VEHICLE TURNING RADIUS PLAN(2)
a217	PROPOSED VEHICLE TURNING RADIUS PLAN(3)



VICINITY MAP



AERIAL PHOTO

SCOPE OF WORK:

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

PROPERTY ADDRESS:

8708 FLOWER ST, BELLFLOWER, CA, 90706

LEGAL DESCRIPTION :

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

ZONING CLASSIFICATION:

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

APN (7107 , 008 , 024)

OCCUPANCY GROUP:

R (RESIDENTIAL)

PARKING SPACES REQUIRED: 4 VISITORS: 2 TOTAL: 6

PARKING SPACES PROVIDED: 4 VISITORS: 2 TOTAL: 6

CONTACT INFORMATION:

OWNER: GILBERT SCALES PHONE:

CURRENT LIVING SQUARE FOOTAGE:

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

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

IMPERVIOUS SURFACE:

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

GENERAL NOTES:

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

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



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Canada Office:
3313 Plateau Blvd. Coquitlam BC V3E 3B8

+1 909 939 2585 info@pixelarchltd.com
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Project Name and Address:

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

Date:
APRIL 26, 2018

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

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DRAWING TITLE:
EXISTING AND PROPOSED FLOOR PLANS

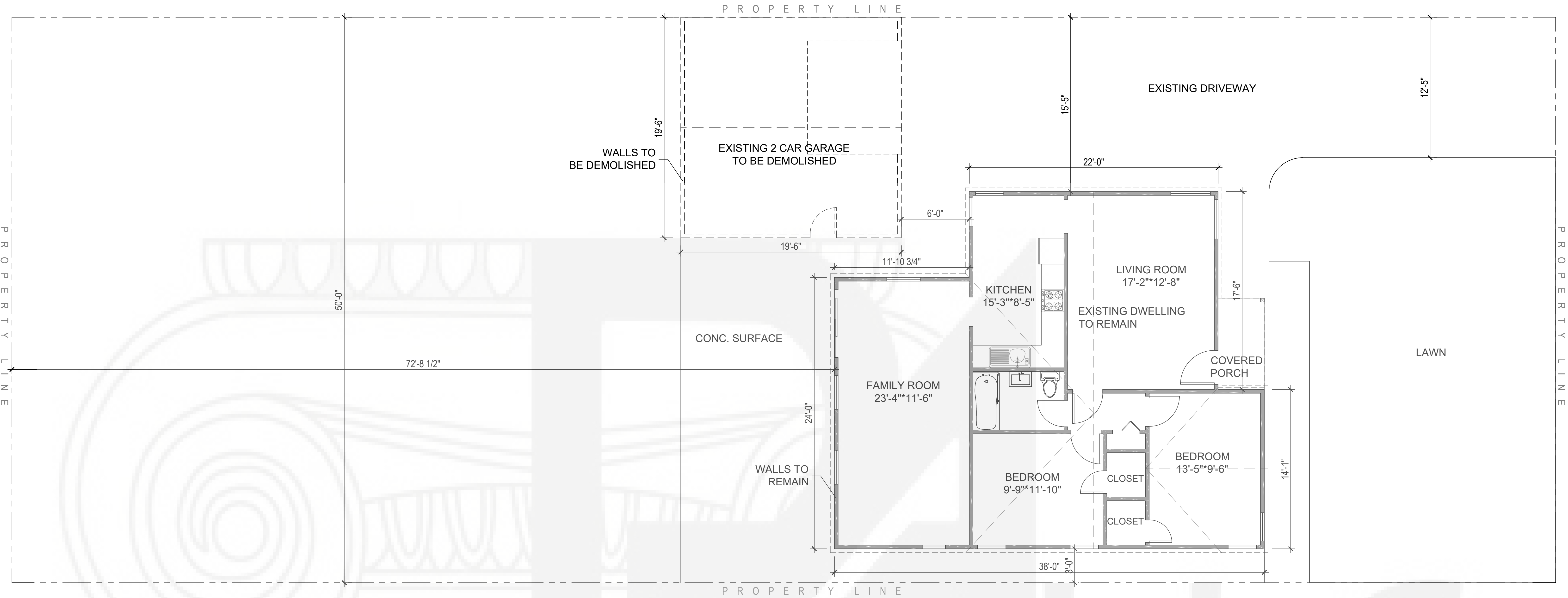
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3

DEMOLISHE PLAN

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

WALLS TO
BE DEMOLISHED
WALLS TO
REMAIN

GENERAL NOTES:

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

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

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

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

GENERAL DEMOLITION NOTES

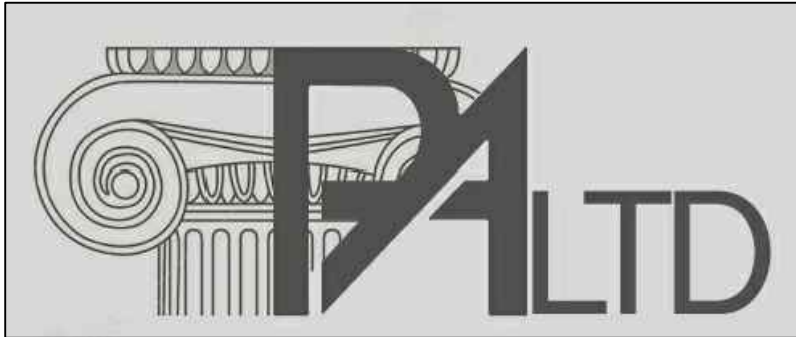
- 1 , ALL HATCHED WALLS, DOORS, AND WINDOWS ARE TO BE REMOVED.
- 2 , CONTRACTOR TO INSTALL TEMPORARY SHORING AS REQ'D. TO SUPPORT STRUCTURE UNTIL NEW PERMANENT SUPPORT IS IN PLACE.

GENERAL RENOVATION NOTES

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

FINISH NOTES

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



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DRAWING TITLE:
DEMOLISH PLAN

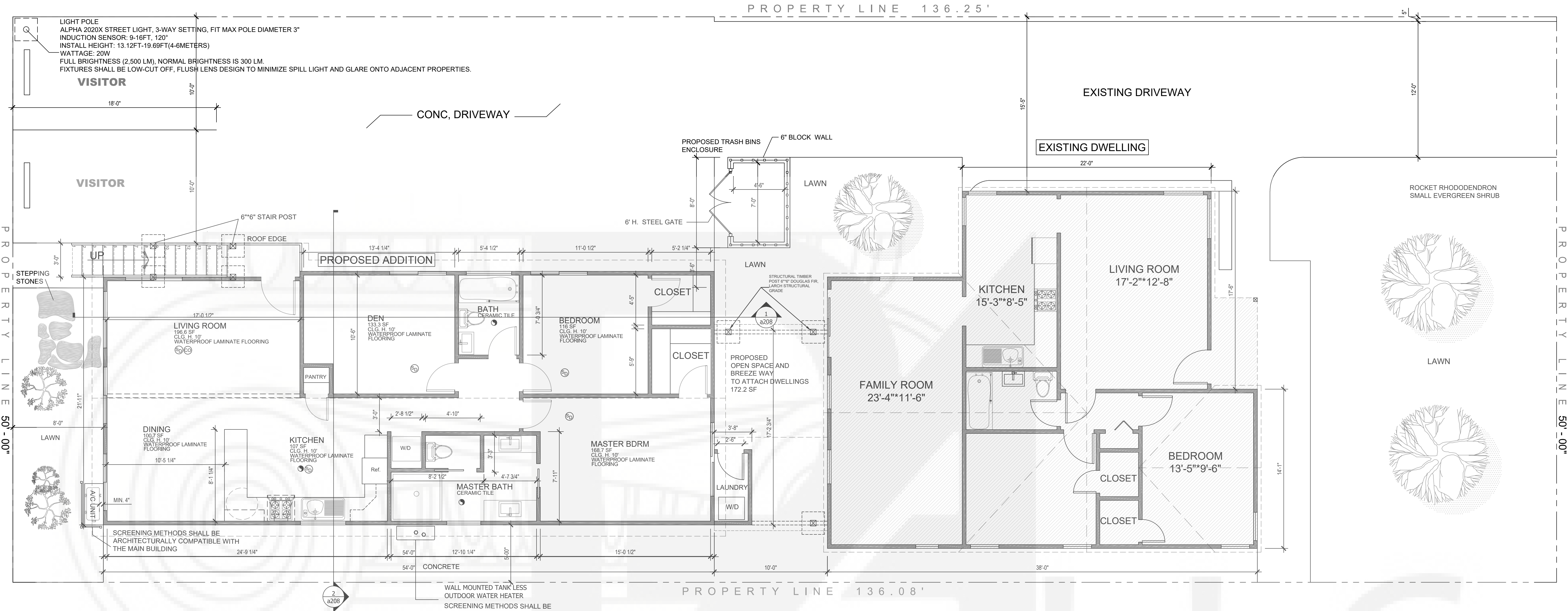
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PROPOSED 2ND FLOOR PLAN

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

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

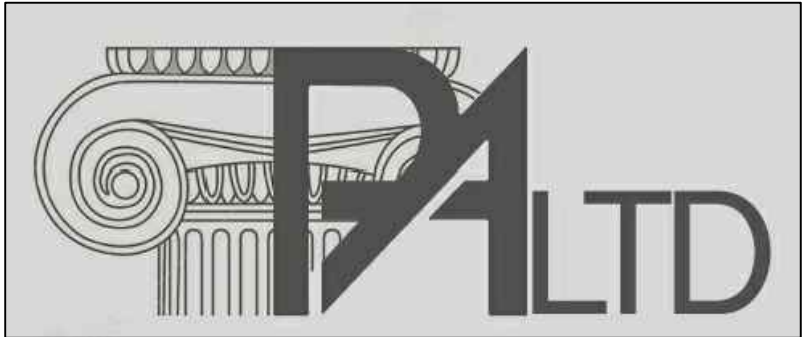
GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG. BEAMS SHALL BE VISUALLY GRADED WESTERN SPECIES INDUSTRIAL GRADE, AND OF THE STRENGTH INDICATED BELOW:

DEPTH	COMBINATION SYMBOL	SPECIES	USE
ALL	24F - V4	DF/DF	(SIMPLE SPAN)
ALL	24F - V8	DF/DF	(CONT. OR CANTILEVER)

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

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 1/2" CDX INT-APA RATED 32/16.
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.
- 1" JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.



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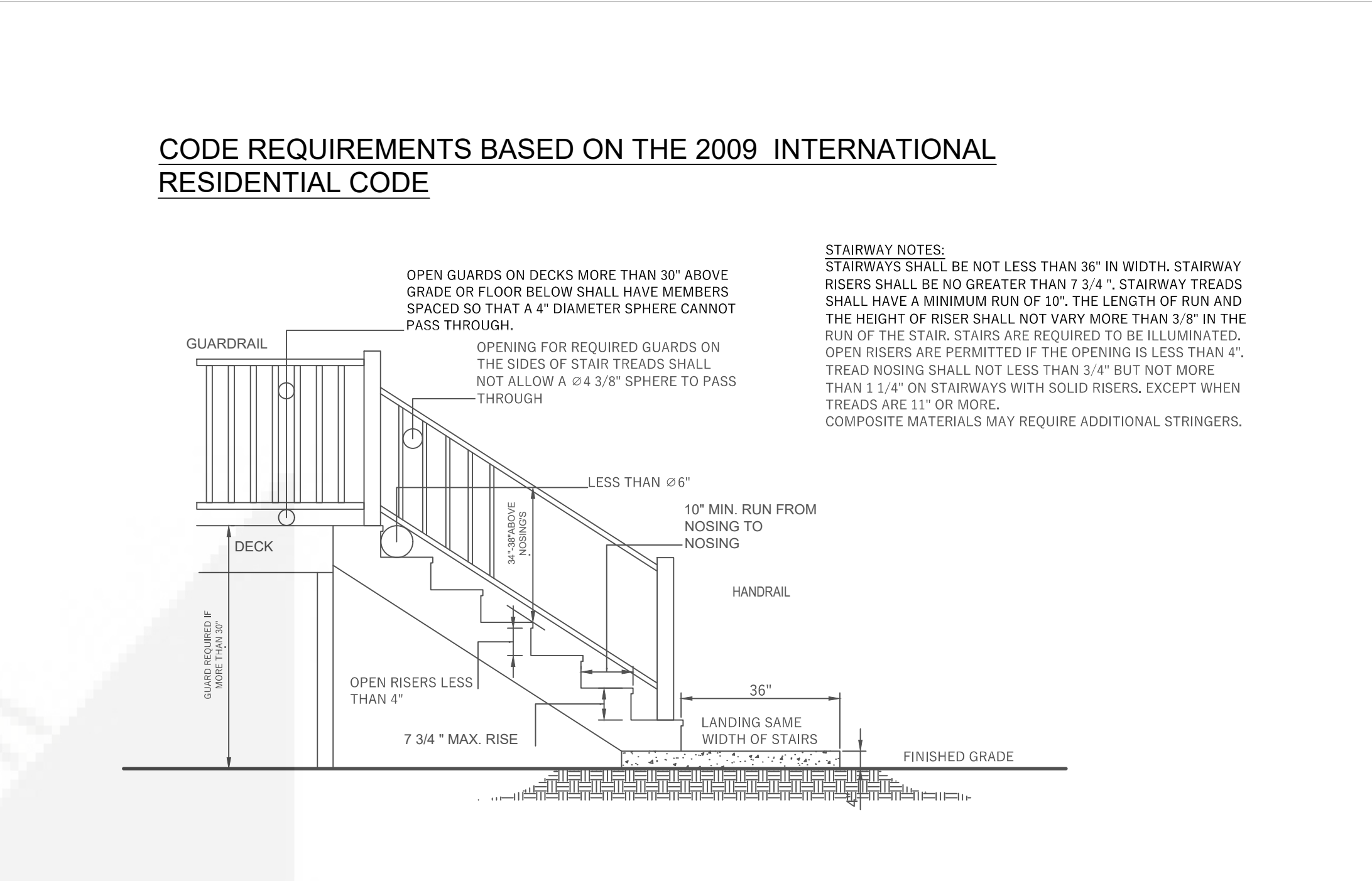
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Canada Office:
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Project Name and Address:

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

Date: APRIL 26, 2018	DRAWING TITLE: PROPOSED 2ND FLOOR PLAN
Scale: 1/4"=1'-0"	
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PROPOSED ADDITION FOR
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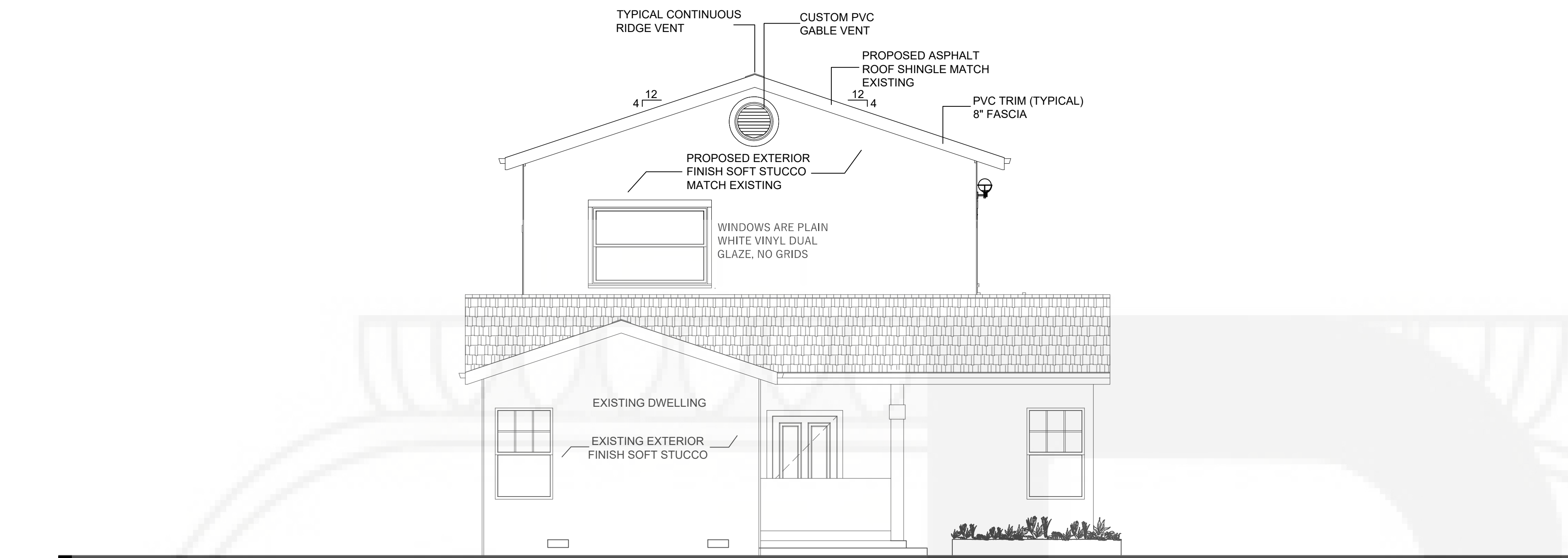
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	Preliminary plan review submittal
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Date

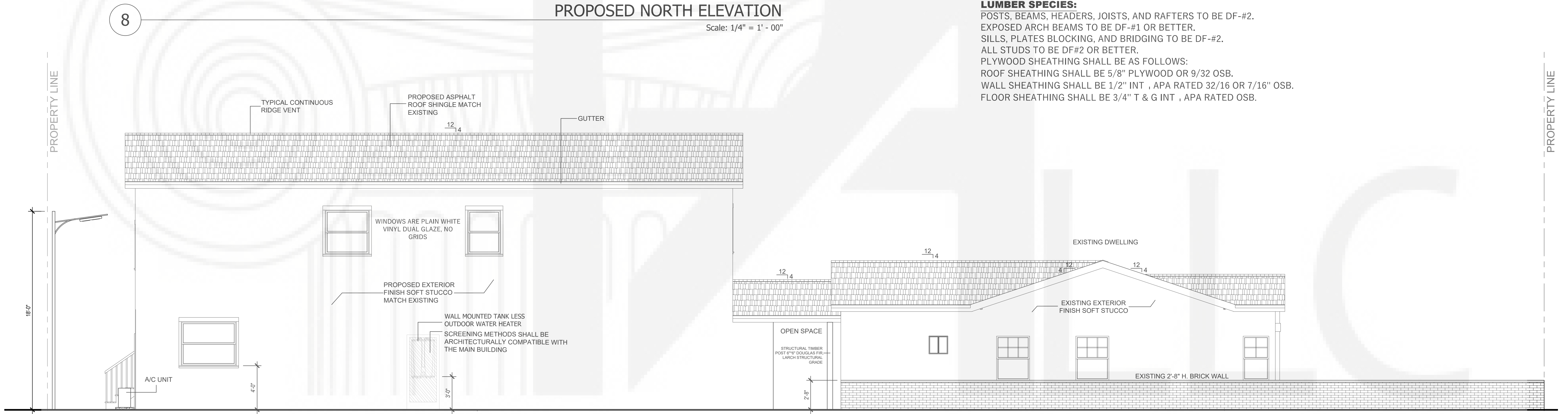
January 19, 2018

January 19, 2018



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

EXTERIOR FINISH NOTES:

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

VENTILATION NOTES:

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

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

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

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

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

LUMBER SPECIES:

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



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Canada Office:
3313 Plateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchltd.com
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DRAWING TITLE:
PROPOSED ELEVATIONS

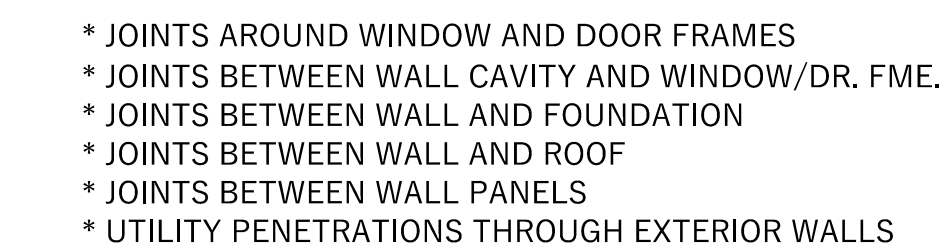
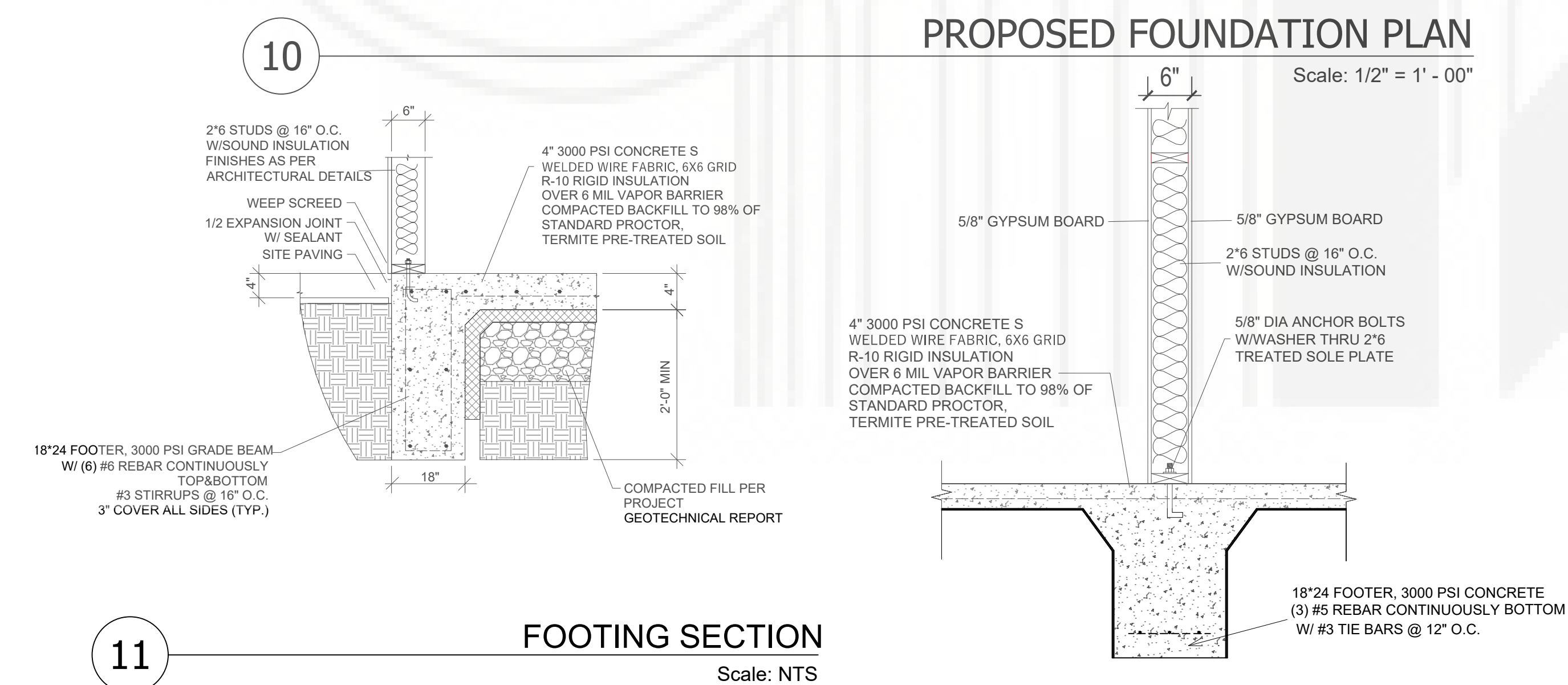
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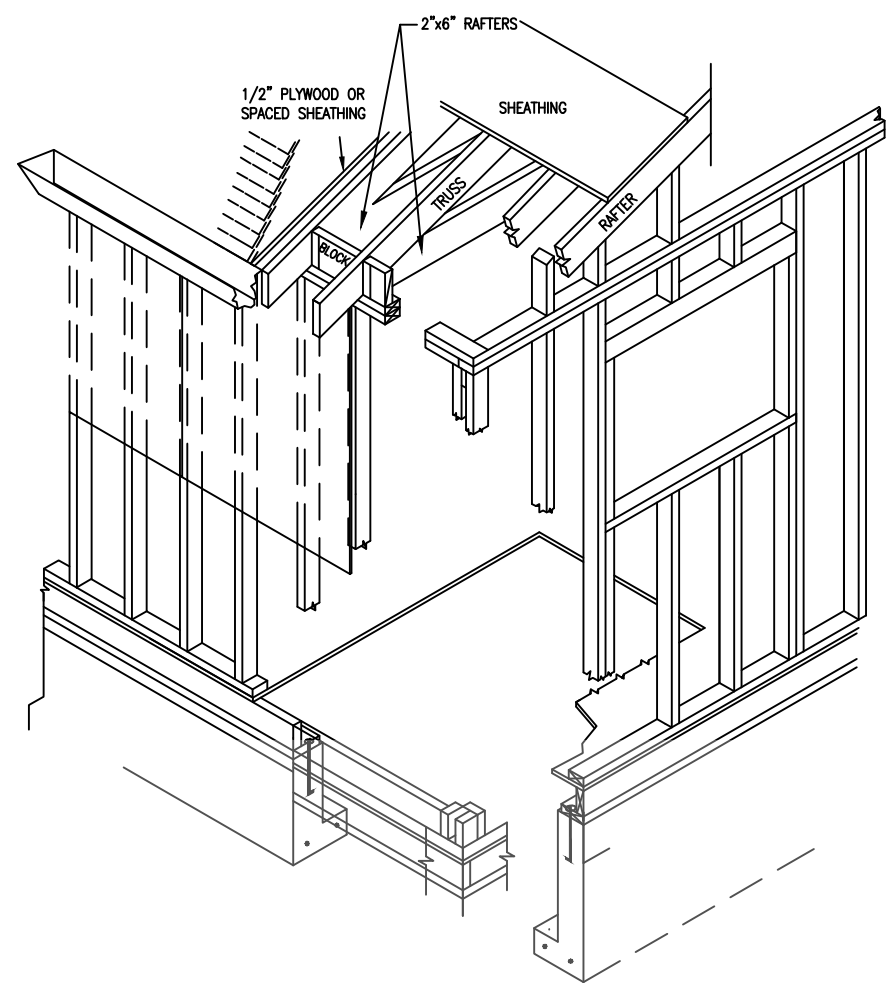
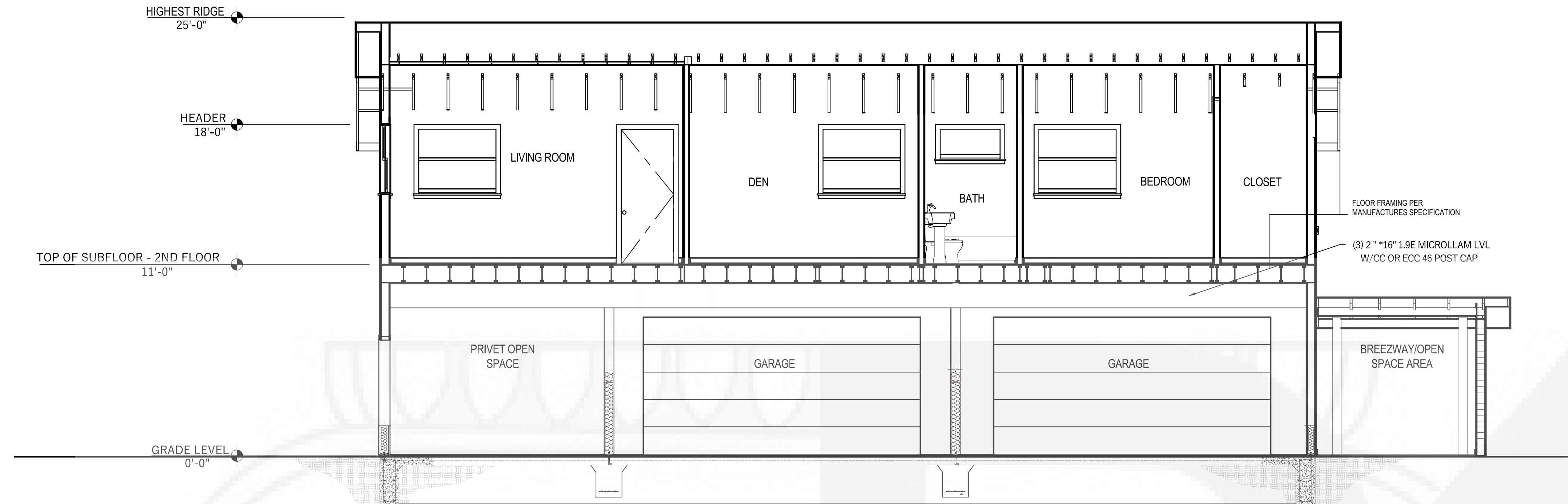
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TYPICAL RAISED SLAB FRAMING
SCALE: NO SCALE

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

1

PROPOSED CROSS SECTION

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

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

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

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

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

1/2" PLYWOOD ROOF AND WALL
SHEATHING

3/4" PLYWOOD SUBFLOOR

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

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

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

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.

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

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

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

FLOOR FRAMING & TRUSS NOTES:

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

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

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

TRUSSES SPACED AT "24.00/C.

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

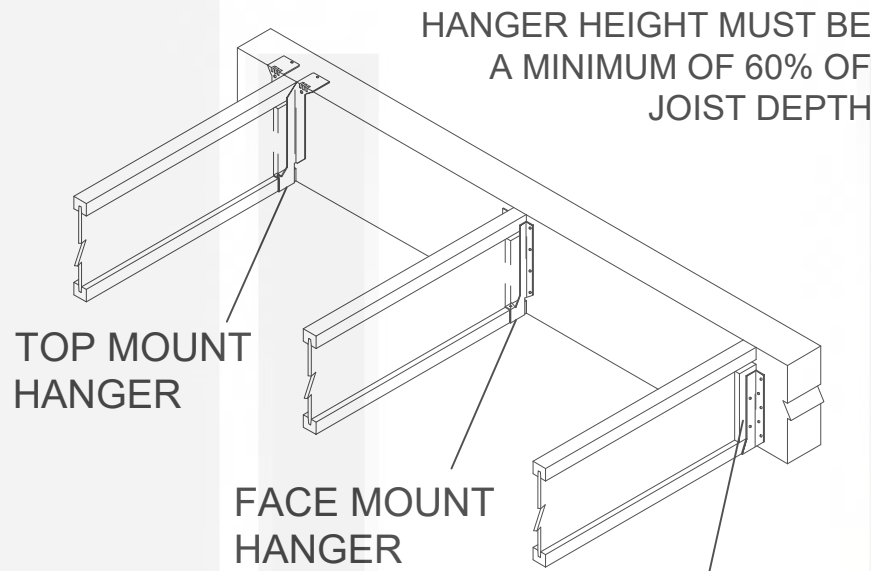
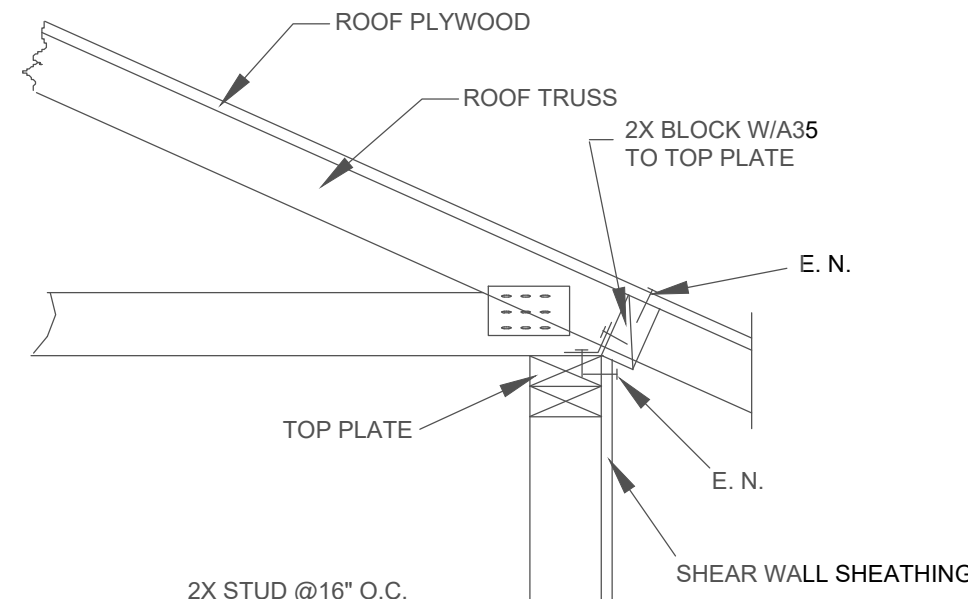
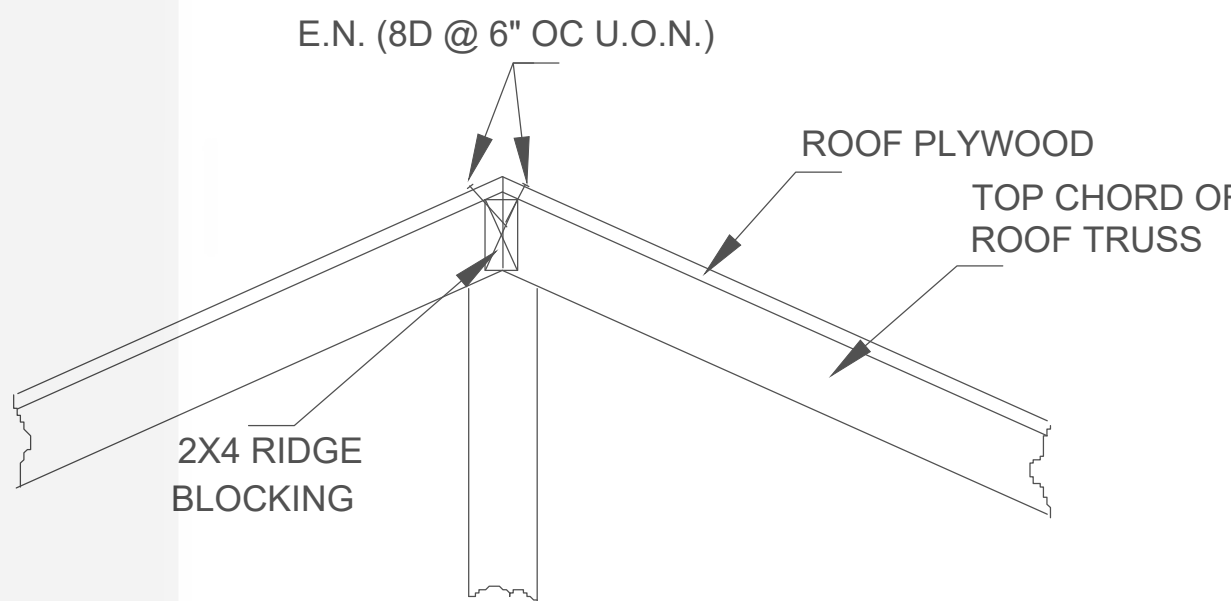
DEFLECTION MEETS L 480/LIVE AND L 360/TOTAL LOAD.

FASTEN RATED SHEATHING TO ONE FACE OF THIS FRAME.

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

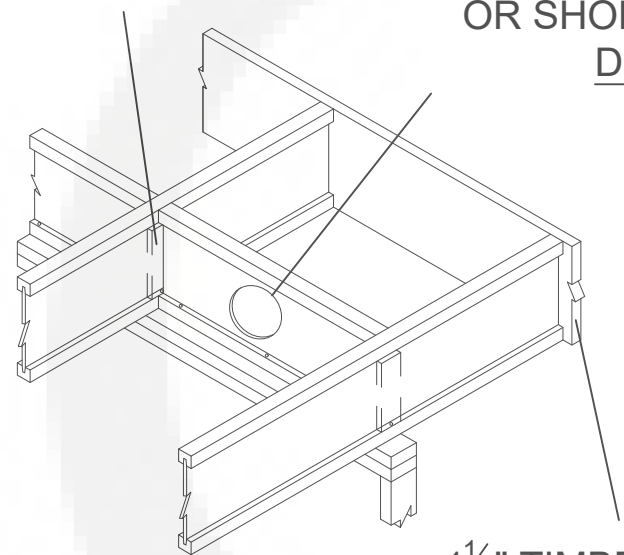
ALL TRUSSES SHALL HAVE DESIGN DETAILS &DRAWINGS ON SITE FOR FRAMING INSPECTION.

ALL FLOOR TRUSSES SHALL CARRY MANUFACTURERS STAMP.



WEB STIFFENERS REQUIRED BOTH SIDES AT E1W

8" DIAMETER MAXIMUM HOLE FOR 11 7/8" - 16" DEEP BLOCKING PANELS; 6" DIAMETER MAXIMUM FOR BLOCKING PANELS 9 1/2" DEEP OR SHORTER THAN 12" LONG. DO NOT CUT FLANGES.



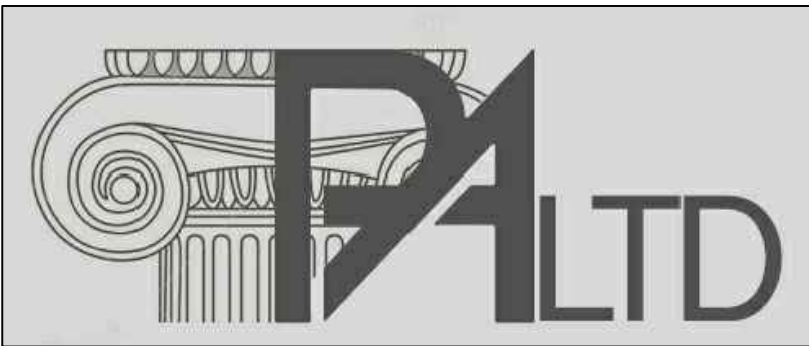
FLOORS AND ROOFS

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.



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Canada Office:
3335 Plateau Blvd. Coquitlam BC V3E 3B8
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Date:

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Scale:

1/4"=1'-0"

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DRAWING TITLE:

PROPOSED CROSS SECTIONS

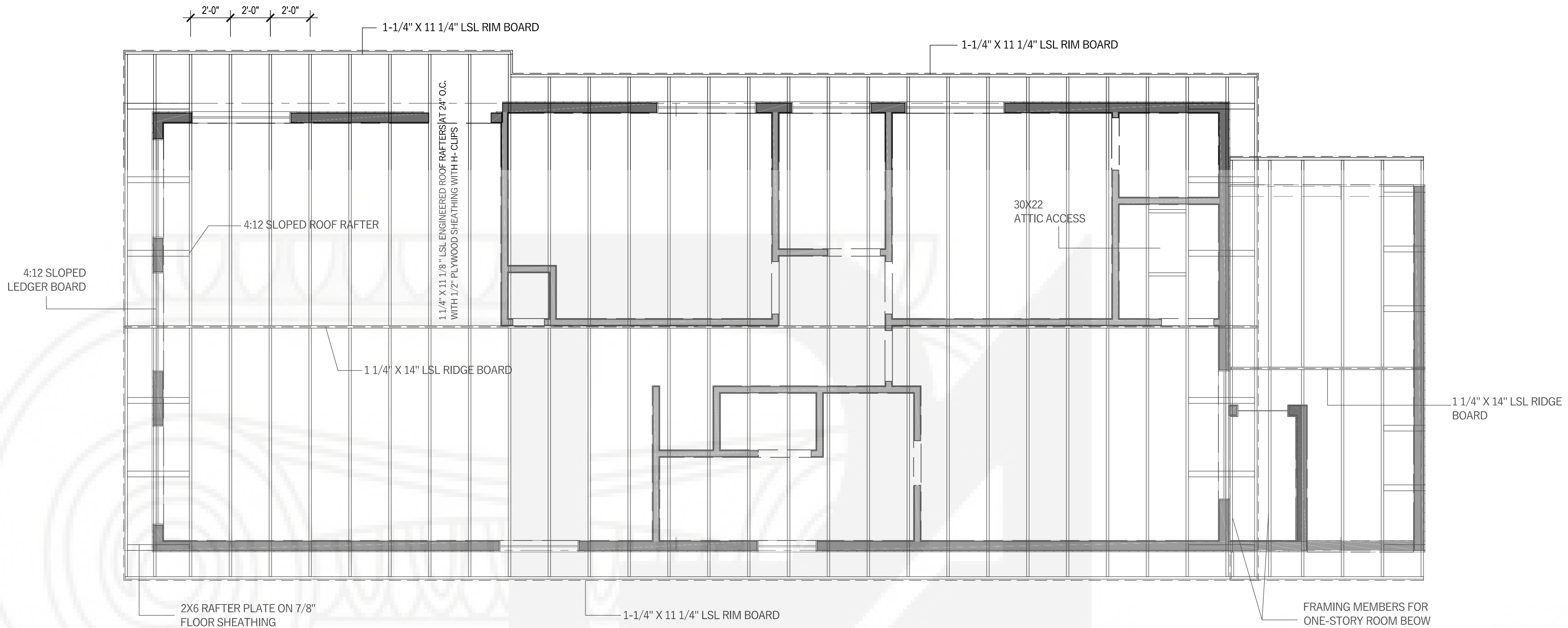
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No.	Revision/Issue	Date
1	Preliminary plan review submittal	January 19, 2018



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PROPOSED ROOF FRAMING

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

TRUSS NOTES:

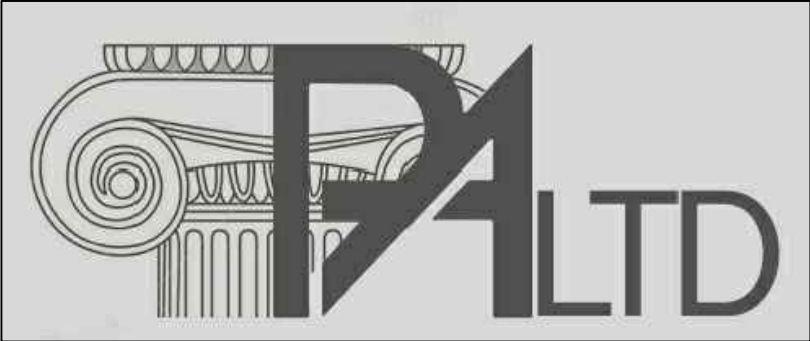
1. ALL TRUSSES SHALL CARRY MANUFACTURERS STAMP.
2. ALL TRUSSES SHALL BE INSTALLED & BRACED TO MANUFACTURERS SPECIFICATIONS.
3. ALL TRUSSES WILL NOT BE FIELD ALTERED WITHOUT PRIOR BUILDING DEPT. APPROVAL OF ENGINEERING CALCULATIONS.
4. ALL TRUSSES SHALL HAVE DESIGN DETAILS & DRAWINGS ON SITE FOR FRAMING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

WALL PANEL NOTES:

- B.P. BRACED WALL PANEL
3'-4" MIN. LENGTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD.
- I.B.P. INTERIOR BRACED WALL PANEL
1/2" GYP. BD PER R 602.10.3(5); 1/2 GWB EACH SIDE w/ #6 X 1 1/4 TYPE S OR W SCREWS PERS ASTM C1002 @ 7" o/c @ ALL SUPPORTS
- A.B.P. ALTERNATE BRACED WALL PANEL
2'-8" MIN. WIDTH w/ 7/16" OSB OR 1/2" PLYWOOD AND 8d COMMONS 6" o/c AT ALL PANEL EDGES, 12" o/c FIELD & (2) A.B. PER PANEL LOCATED AT 1/4 POINTS & 1800# MIN. HOLDDOWN EACH END *HPAHD22 OR STD10)

FRAMING NOTES:

- PROVIDE DOUBLE JSTS .UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.
- PROVIDE POSITIVE VENTILATION AT EA .END OF EA .RAFTER SPACE AT VAULTED CEILING AREAS.
- PROVIDE FIRE BLOCKING ,DRAFT STOPS AND FIRE STOPS AS PER I.B.C .SEC .R.502.12
- PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.



PixelArch Ltd.
US Office:
1442N .Dale Ave .Anaheim ,CA 92801
Canada Office:
3339 Plateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchltd.com
www.pixelarchltd.com

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

Date:
APRIL 26, 2018

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

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DRAWING TITLE:
PROPOSED ROOF FRAMING PLAN

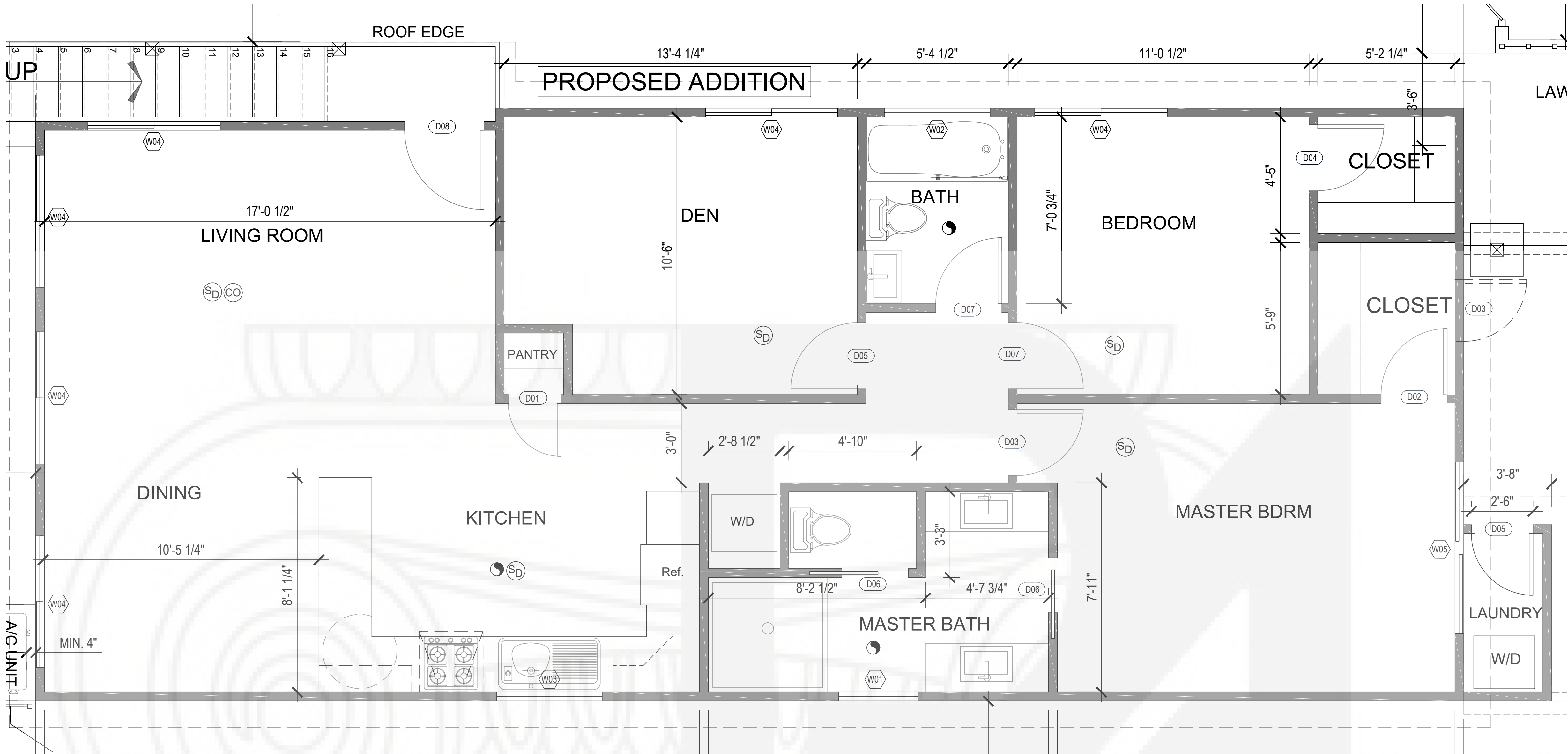
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DOOR AND WINDOW NOTES:

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK , THRU DOORS SHALL BE SOLID CORE.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR ORDERING.

DOORS BETWEEN GARAGE AND LIVING AREA SHALL BE 1-3/4" TIGHT FITTING SOLID CORE DOORS WITH A RATING OF 60 MINUTES. DOOR SHALL BE SELF CLOSING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS WITH MIN. U , VALUE OF 0.60

GARAGE DOORS TO BE SECTIONAL, OVERHEAD DOORS

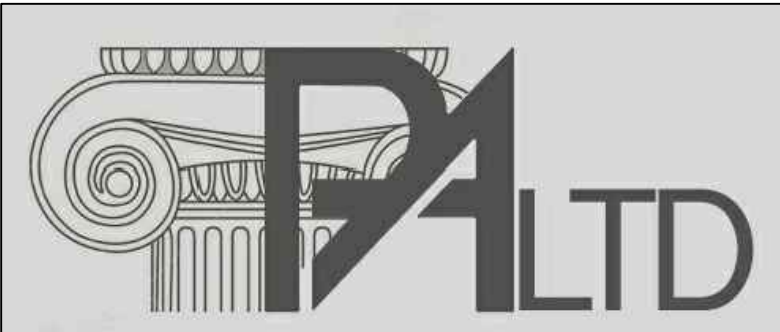
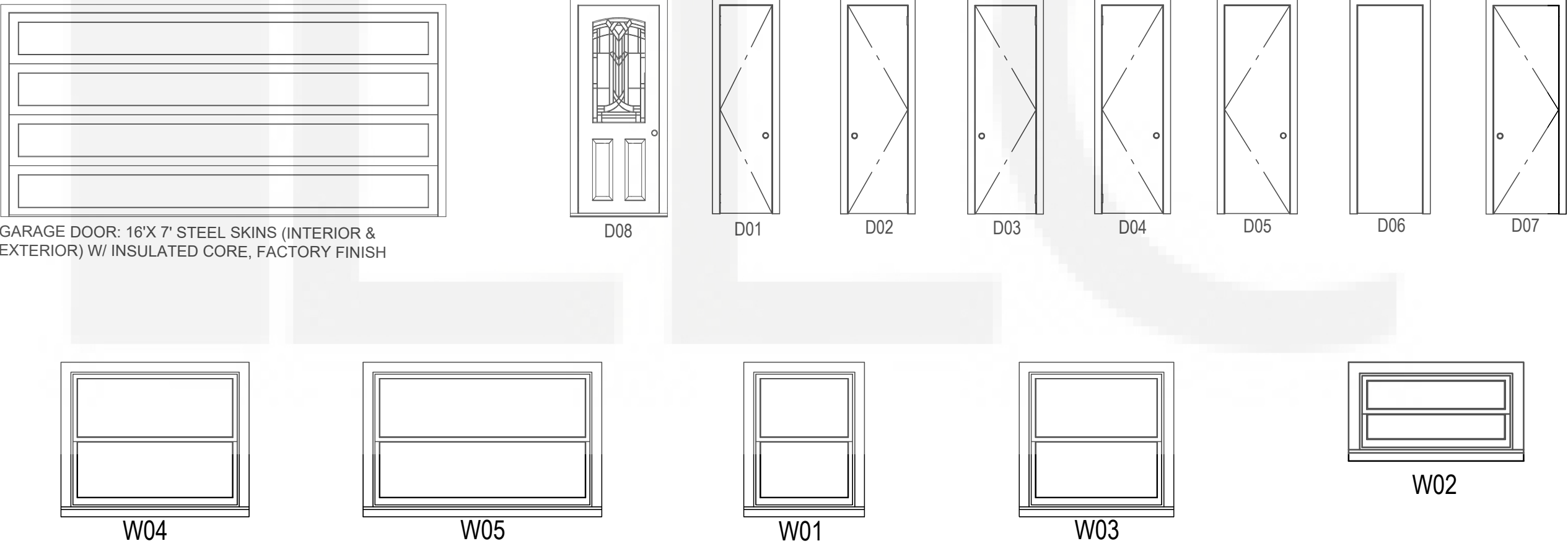
15 PROPOSED DOOR & WINDOWS SCHEDULE PLAN
Scale: NOT TO SCALE

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

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

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

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



PixelArch Ltd.
US Office:
1442N .Dale Ave .Anaheim ,CA 92801
Canada Office:
3315Plateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchltd.com
www.pixelarchltd.com

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8708 FLOWER ST, BELLFLOWER, CA, 90706

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

Sheet :

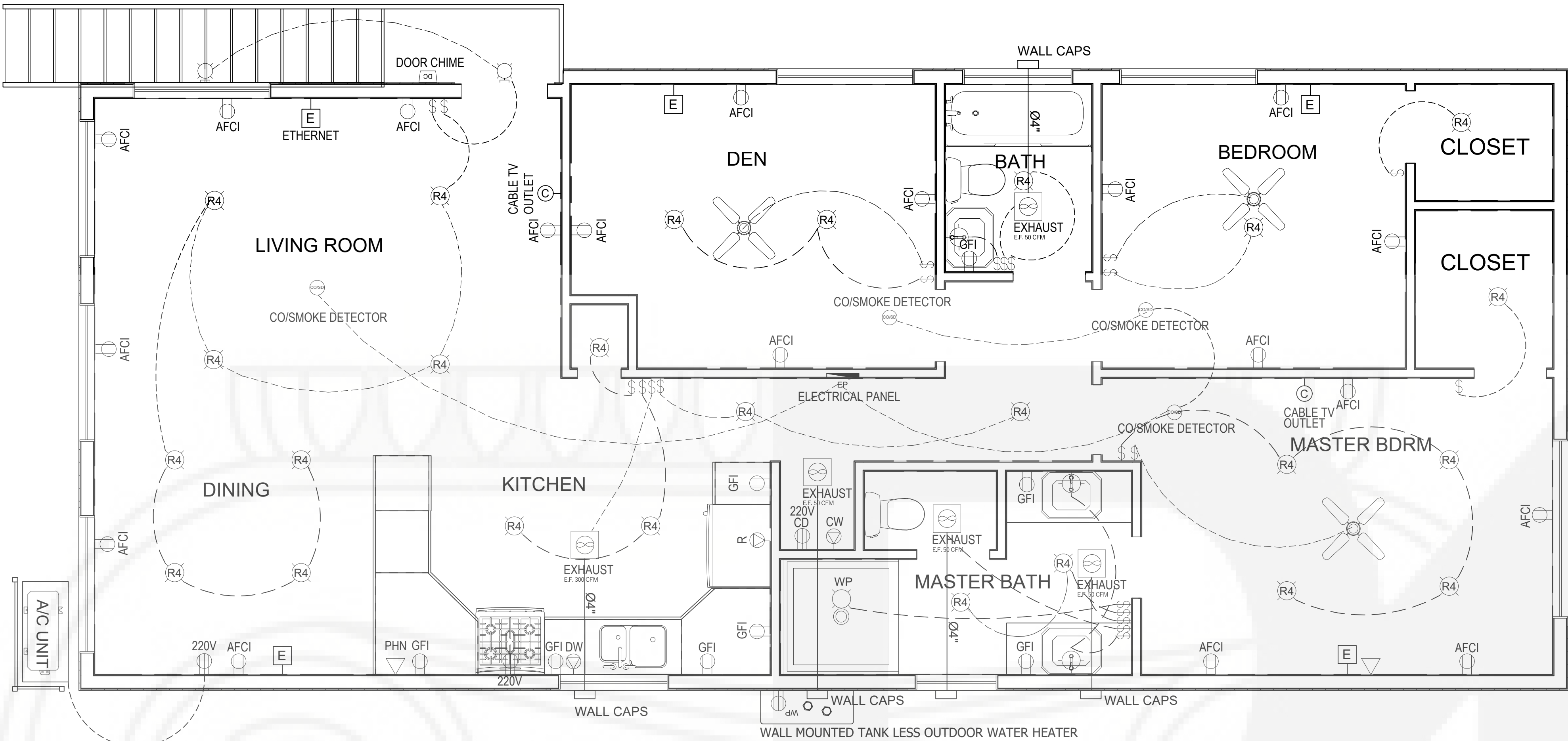
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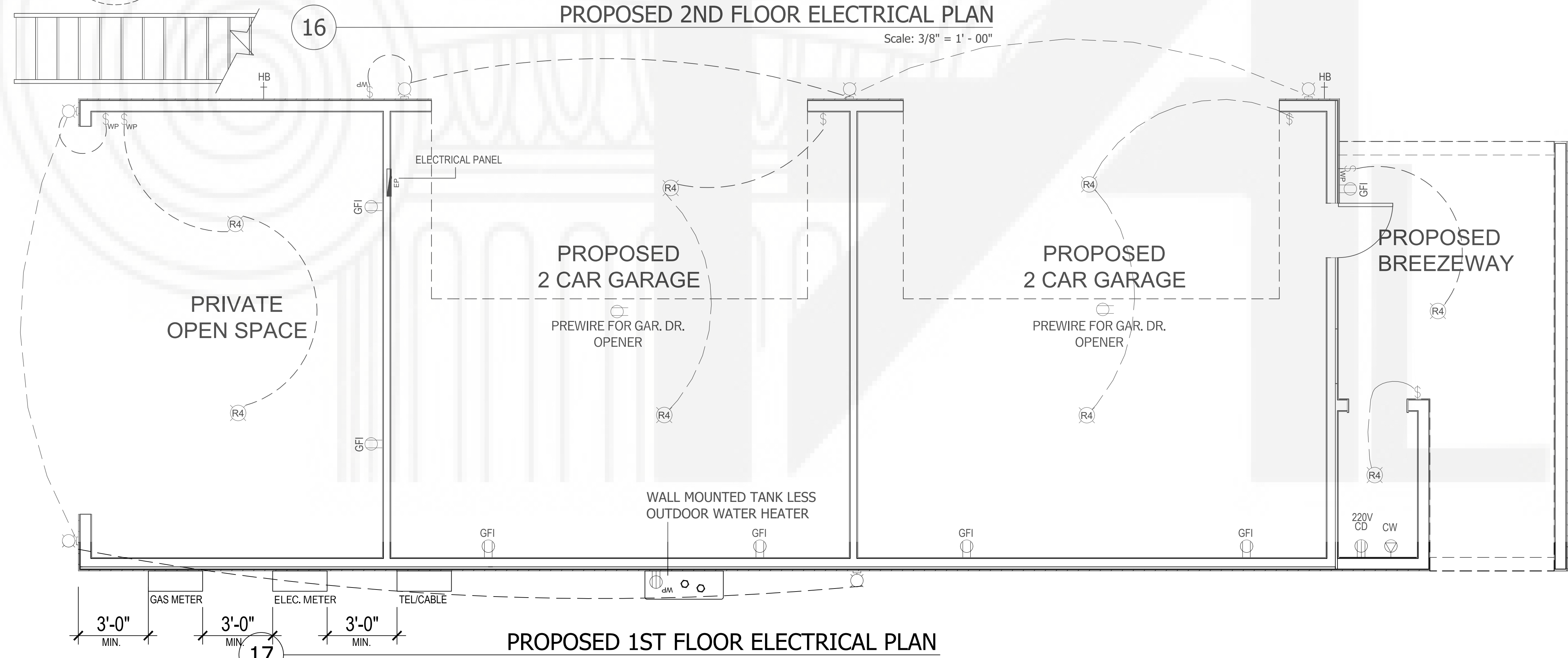
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PROPOSED 2ND FLOOR ELECTRICAL PLAN

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



PROPOSED 1ST FLOOR ELECTRICAL PLAN

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

ELECTRICAL ,DATA & ,AUDIO NOTES:

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

ELECTRICAL NOTES:

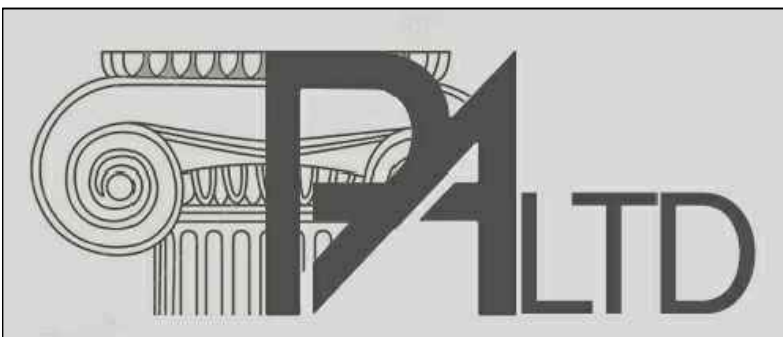
ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER , CONNECT SMOKE DETECTORS SO THAT, WHEN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

AUDIO:

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

LEGEND

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



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1442 N. Dale Ave - Anaheim, CA 92801
Canada Office:
3315 Plateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchltd.com
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Date:
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PROPOSED ELECTRICAL PLANS

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PANEL TAG	P2
PANEL LOCATION	2ND FLOOR
RATED SWITCH AMPER	100A2POLES
PHASE	2
VOLTAGE	120-240
WIRES	3
LINES	24

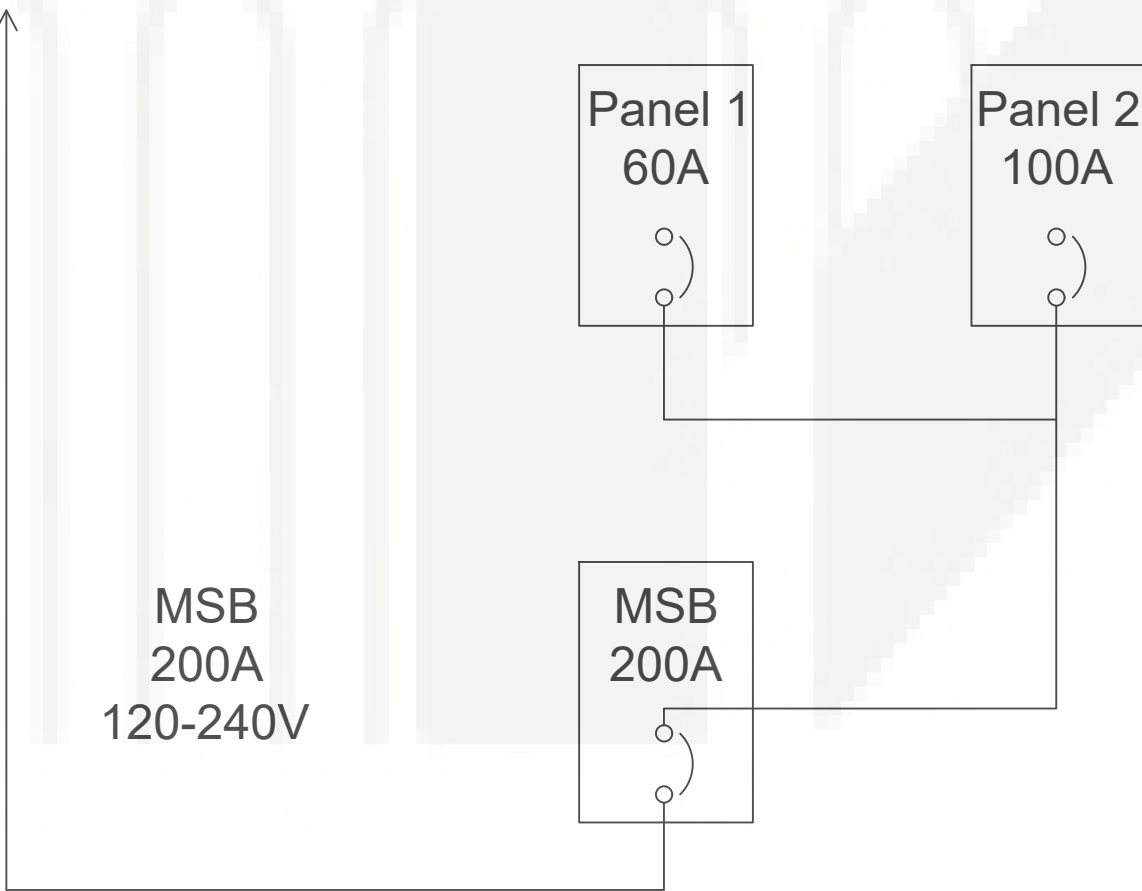
2ND FLOOR ELECTRICAL BOX (24 LINES)															
CIRCUIT	DESCRIPTION	LOAD TYPE	BREAKER SIZE	POLES	WIRE SIZE	A	B	A	B	WIRE SIZE	POLES	BREAKER SIZE	LOAD TYPE	DESCRIPTION	CIRCUIT
1	WATER HEATER	R	30A	2	3 - #10	2		0/24		3 - #12	1	15A	L	DEN LIGHTS & FAN	13
2							2		0/3	3 - #12	1	20A	R	DEN RECEPTACLE	14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

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

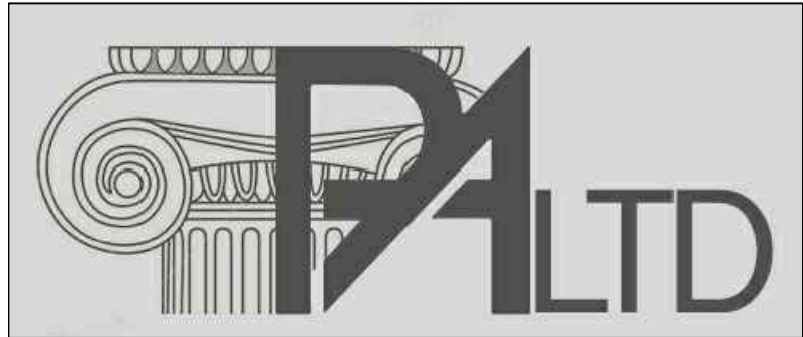
1ST FLOOR ELECTRICAL BOX (12LINES)															
CIRCUIT	DESCRIPTION	LOAD TYPE	BREAKER SIZE	POLES	WIRE SIZE	A	B	A	B	WIRE SIZE	POLES	BREAKER SIZE	LOAD TYPE	DESCRIPTION	CIRCUIT
1	CD	R	30A	2	3 - #10	1/5		0/5		3 - #12	1	20A	R	GARAGE RECEPTACLES	7
2							1/5		0/12	3 - #12	1	15A	L	BREEZEWAY LIGHTS	8
3	WATER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

PANEL TAG	P1
PANEL LOCATION	1ST FLOOR
RATED SWITCH AMPER	60A2POLES
PHASE	2
VOLTAGE	120-240
WIRES	3
LINES	12

DEMAND LOAD	30/87
DEMAND AMPER	121A



SINGLE LINE DIAGRAM



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US Office:
1442N .Dale Ave .Anaheim ,CA 92801
Canada Office:
3313Pateau Blvd .Coquitlam BC V3E 3B8
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DRAWING TITLE:
PROPOSED ELECTRICAL LOAD SCHEDULE

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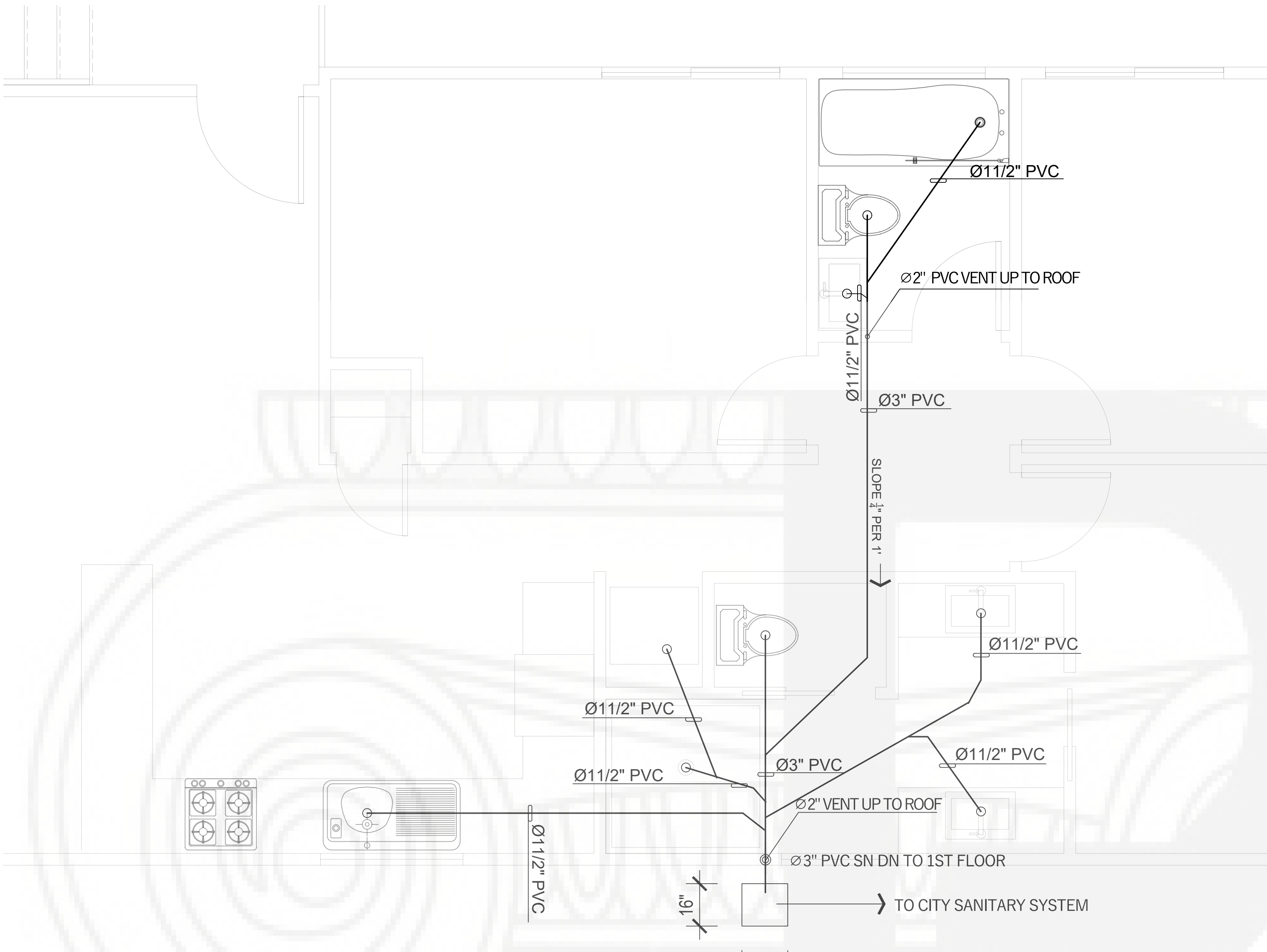
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PROPOSED 2ND FLOOR SANITARY PLAN

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

GENERAL PLUMBING NOTES:

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

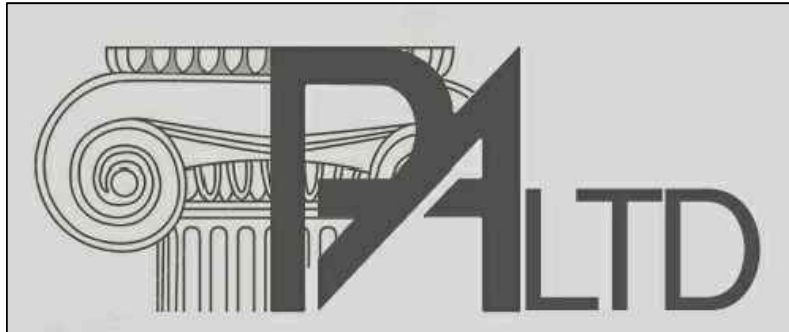
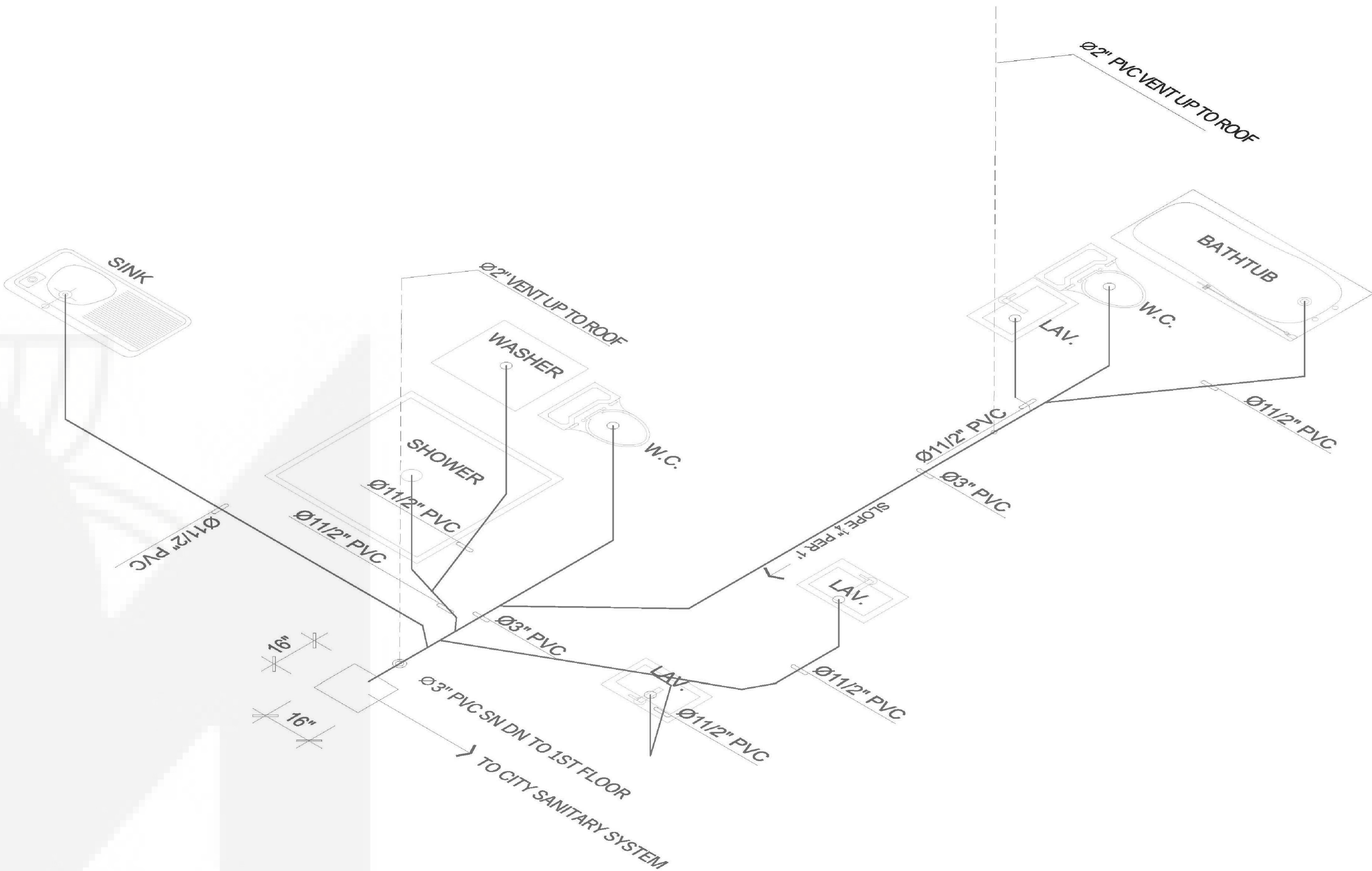
PLUMBING SYMBOL LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	WASTE, SOIL AND STORM		BUTTERFLY VALVE		UNION
	BURIED PIPE		CHECK VALVE		CIRCULATING PUMP
	COLD		PRESSURE REDUCING VALVE		FLOOR DRAIN
	HOT		BACKFLOW PREVENTER		ROOF DRAIN
	RECIRCULATION		PLUG VALVE		CLEAN OUT
	VENT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

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

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PROPOSED 2ND FLOOR SANITARY PLAN ISO.

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US Office:
1442N .Dale Ave .Anaheim ,CA 92801
Canada Office
3319Plateau Blvd .Coquitlam BC V3E 3B8
+1 909 939 2585 info@pixelarchltd.com
www.pixelarchltd.com

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PROPOSED 2ND FLOOR SANITARY PLAN

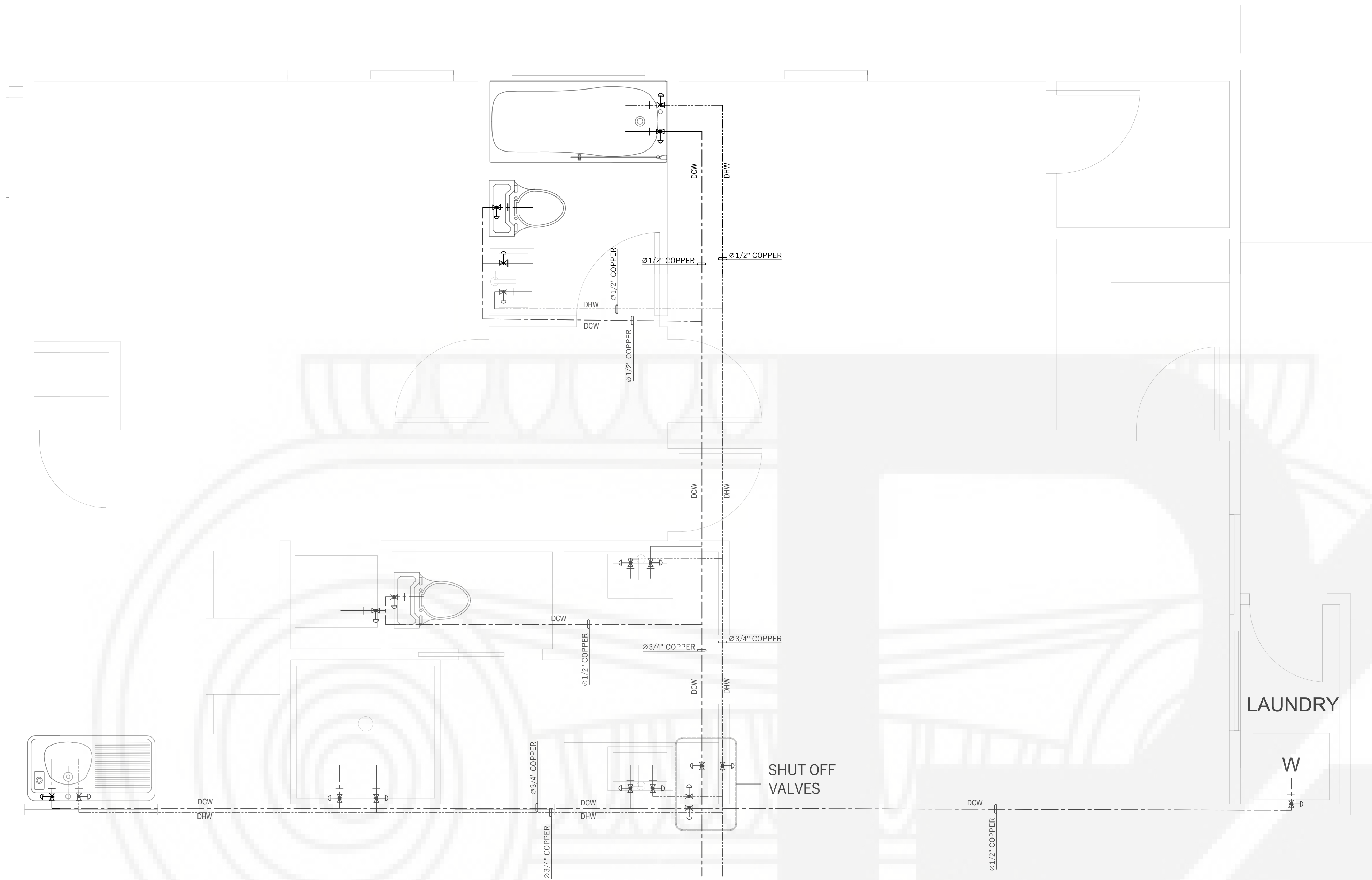
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PROPOSED 2ND FLOOR PLUMBING PLAN

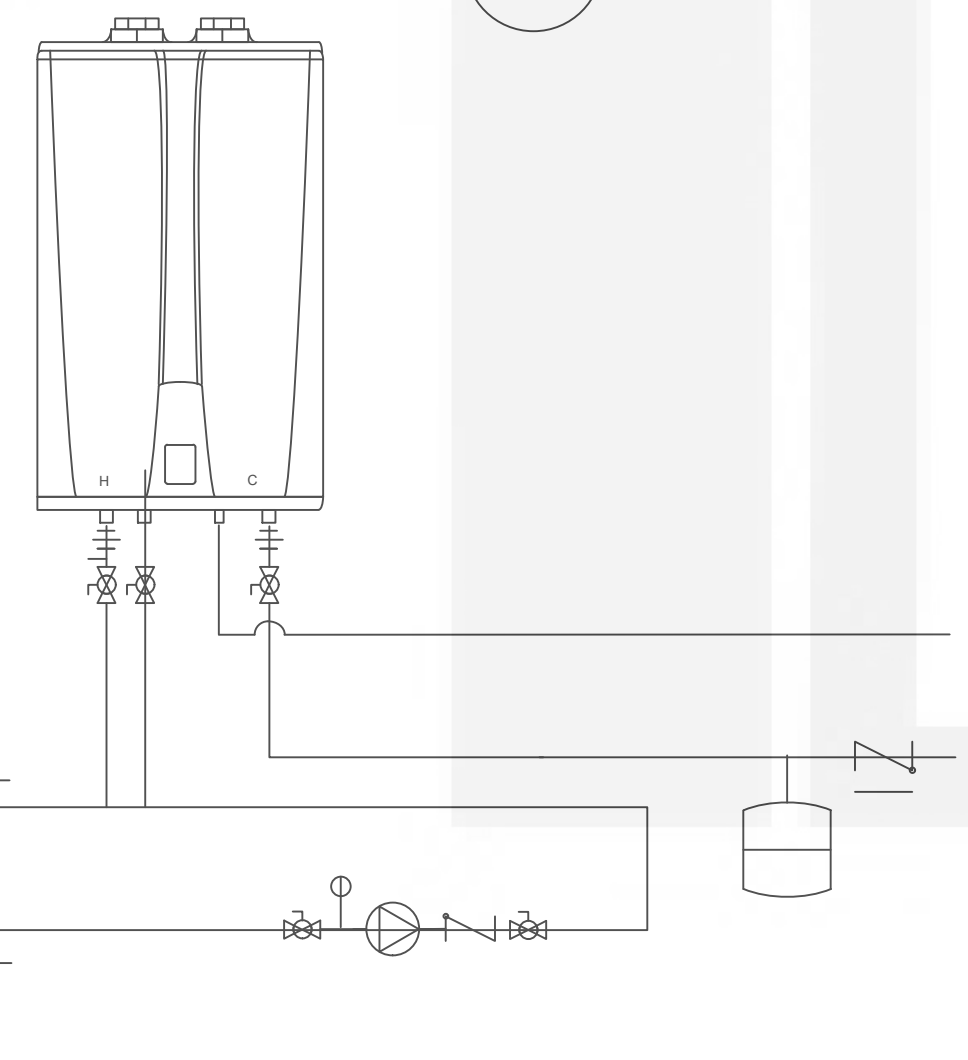
Scale: 1/2" = 1' - 00"

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

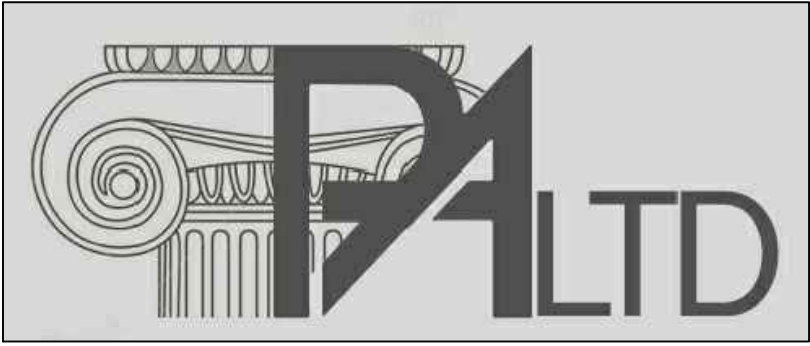
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PROPOSED 2ND FLOOR PLUMBING PLAN ISO.

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ELECTRICAL TANK LESS WALL MOUNTED WATER HEATER



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US Office:
1442N .Dale Ave .Anaheim ,CA 92801
Canada Office:
333Pikeau Blvd .Coquitlam BC V3E 3B8
+1 909 939 7585 info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:

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

Date:
APRIL 26, 2018

Scale:
1/2" = 1'-0"

DRAWING TITLE:
PROPOSED 2ND FLOOR PLUMBING PLAN

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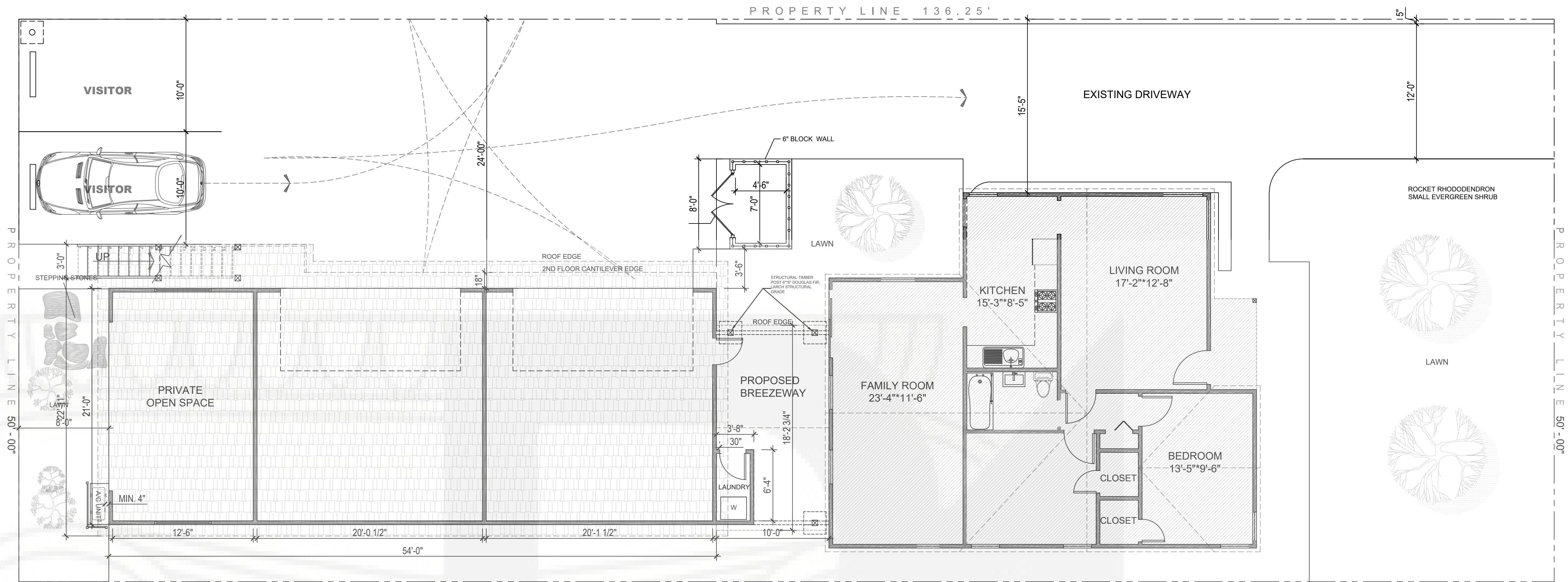
1 of

Page No. :

No.	Revision/Issue	Date
1	Preliminary plan review submittal	January 19, 2018

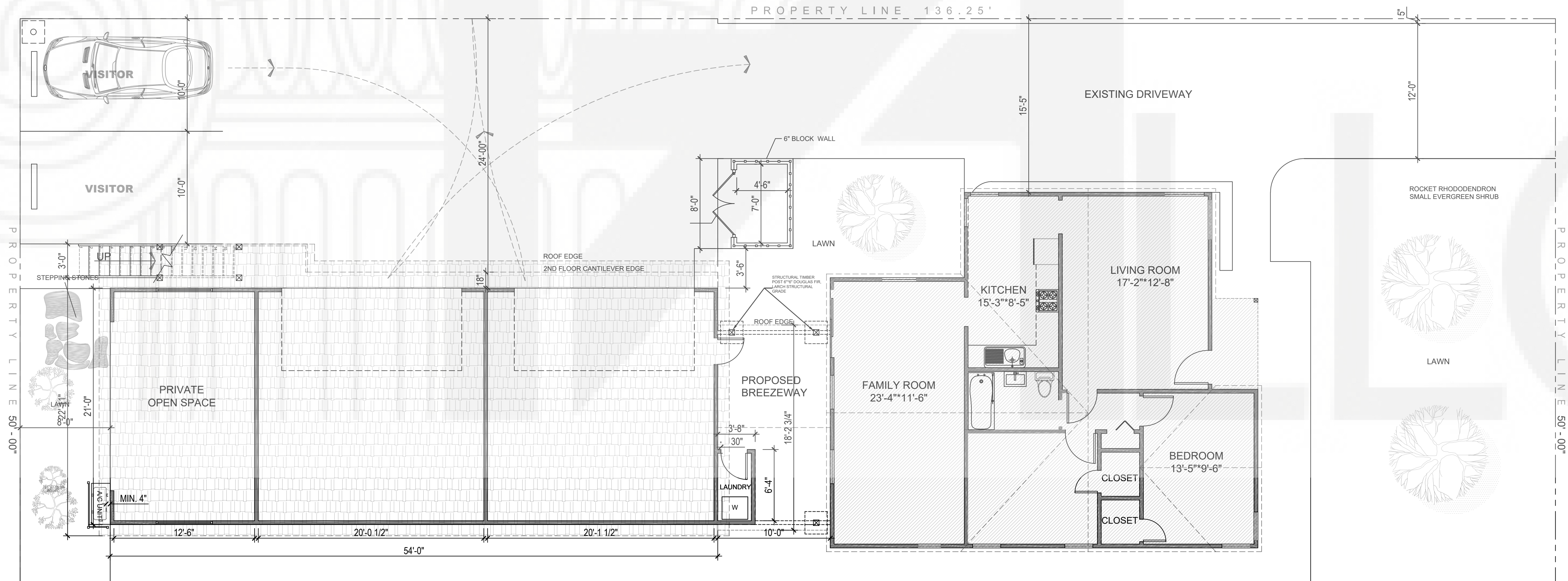
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PROPOSED VEHICLE TURNING RADIUS

Scale: 3/16" = 1' - 00"



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+1 909 939 2686 info@pixelarchltd.com
www.pixelarchltd.com

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Date:
APRIL 26, 2018

Scale:
AS NOTED

DRAWING TITLE:
PROPOSED VEHICLE TURNING RADIUS DIAGRAM

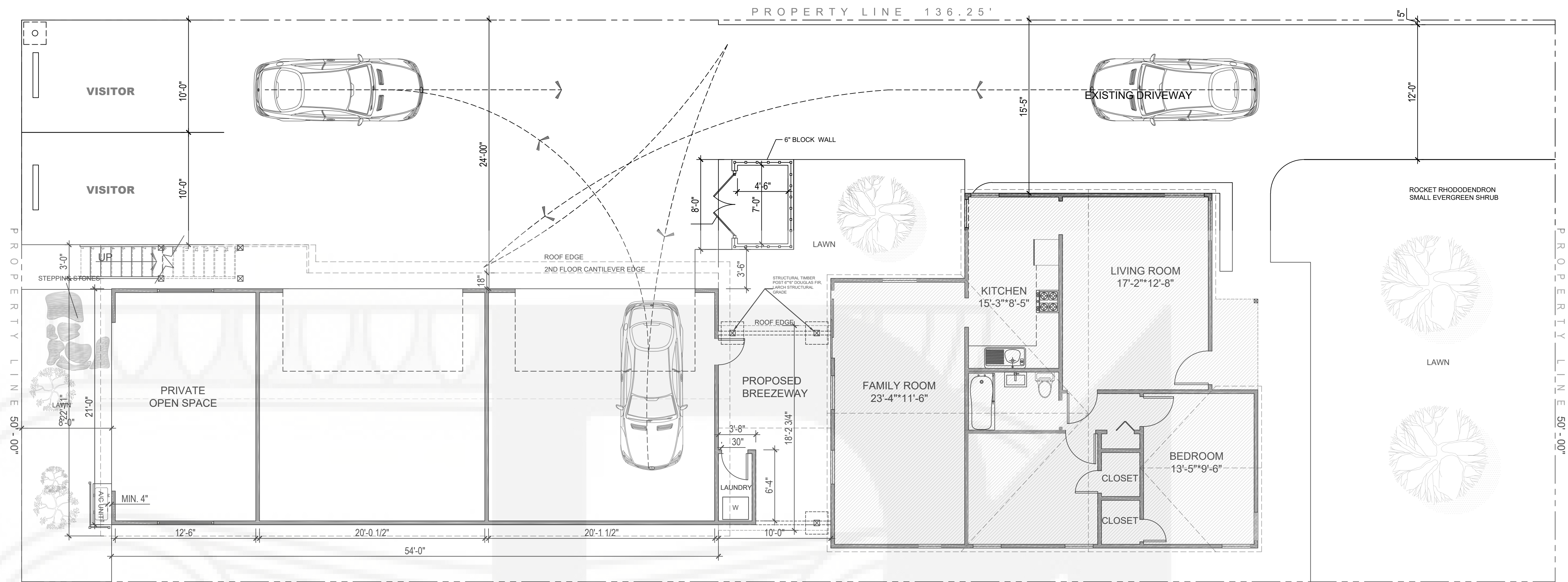
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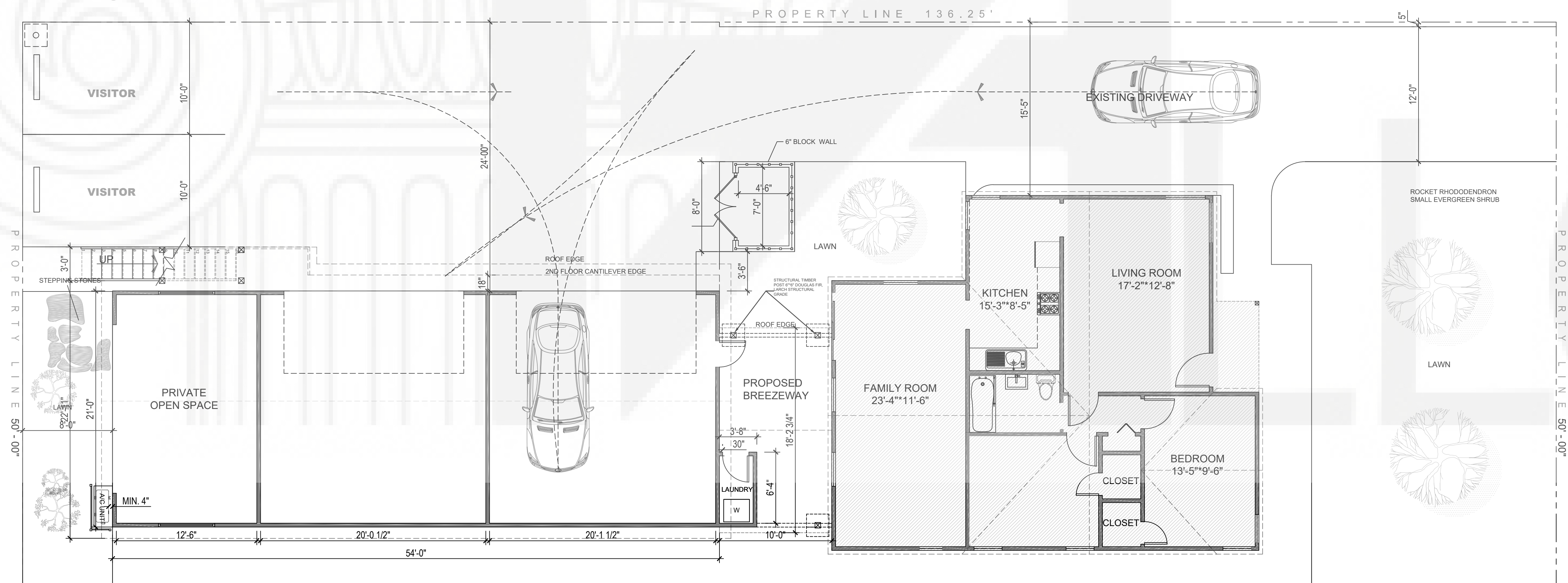
a215

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1	Preliminary plan review submittal	January 19, 2018



PROPOSED VEHICLE TURNING RADIUS

Scale: 3/16" = 1' - 00"



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Canada Office:
3313 Pateau Blvd. Coquitlam BC V3E 3B8
+1 909 939 7588 info@pixelarchltd.com
www.pixelarchltd.com

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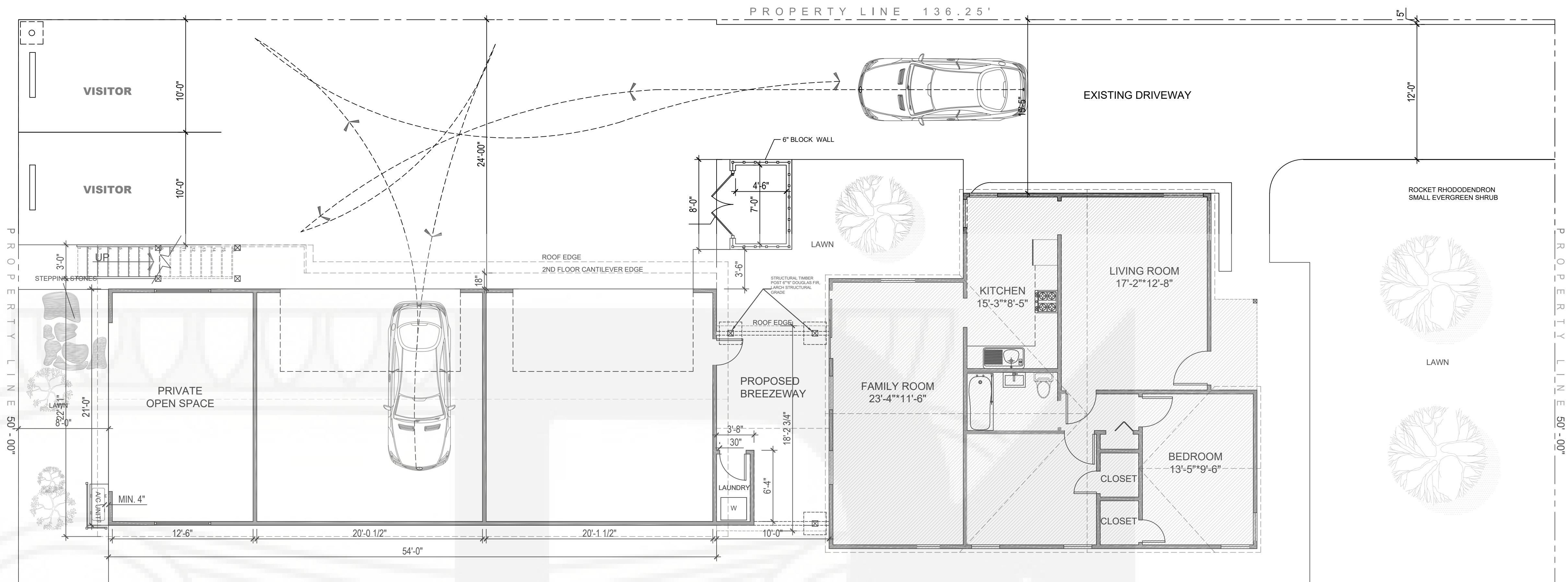
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PROPOSED VEHICLE TURNING RADIUS DIAGRAM

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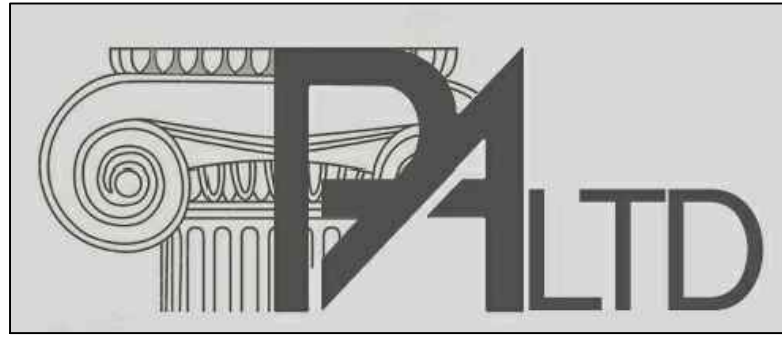
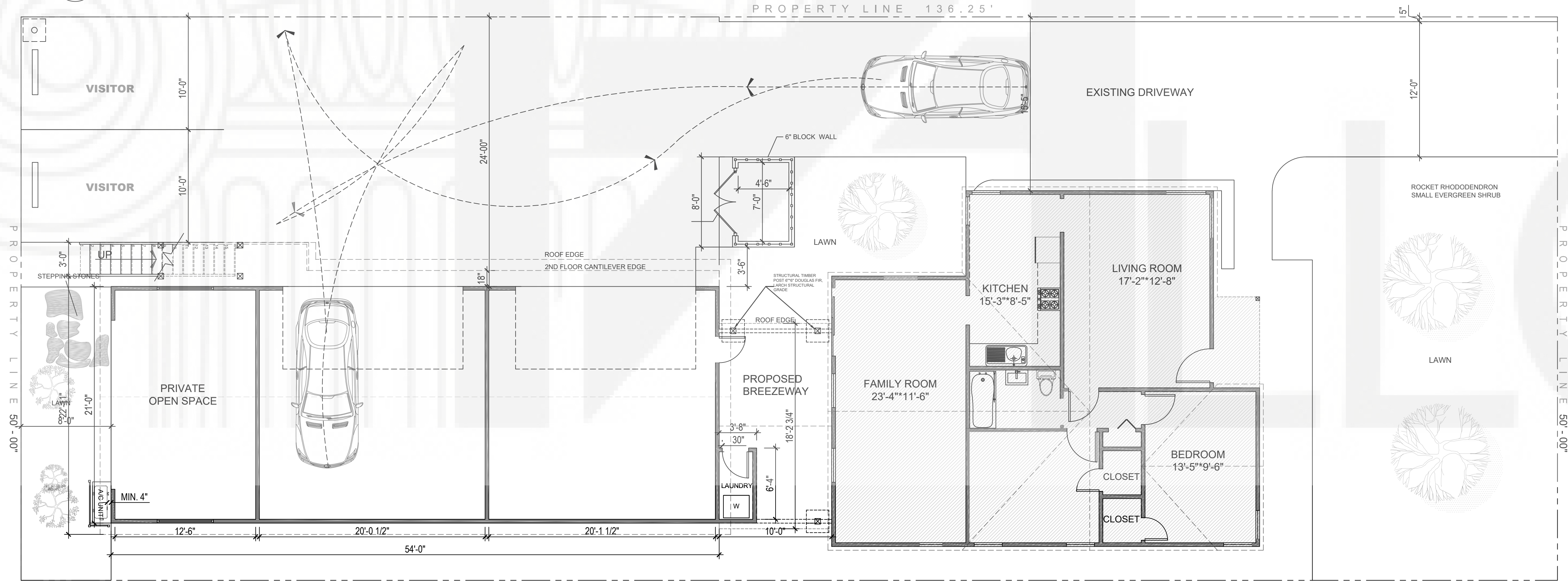
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a216

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PROPOSED VEHICLE TURNING RADIUS

Scale: 3/16" = 1' - 00"



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Canada Office:
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www.pixelarchltd.com

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DRAWING TITLE:
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