TORRANCE HILL HOUSE

4501 VIA CORONA
TORRANCE, CA 90505

HAM DESIGN GROUP

PERMIT SUBMITTAL

08/27/24

PROJECT DIRECTORY

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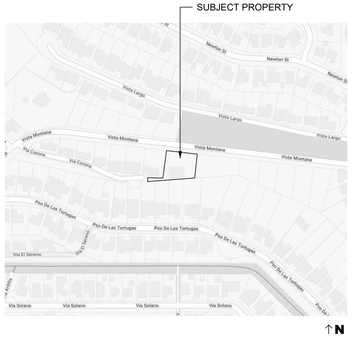
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VICINITY MAP



LOT LEGAL DESCRIPTION

LEGAL DESCRIPTION

PROPERTY ADDRESS	4501 VIA CORONA, TORRANCE, CA 90505
ASSESSOR PARCEL NO.	7532-034-016
TRACT NO	23988
BLOCK	NONE
LOT	51
ZONING	R-1
ZONING OVERLAY	R-H HILLSIDE OVERLAY
GENERAL PLAN	R-LO
CONST. TYPE	V-B
OCCUPANCY	R3
STORIES	2
(E) FIRE SPRINKLERS	NO
FIRE SPRINKLERS PROVIDED	NO

BUILDING INFORMATION

PRECISE PLAN CHECK APPLICATION #PRE23-00012 & WAV23-00010
BUILDING & SAFETY PERMIT APPLICATION #_____

DESCRIPTION OF WORK
1. DEMO OF (E) BURNT DOWN STRUCTURE & REMODEL / ADDITION OF THE EXISTING 2-STORY SINGLE FAMILY RESIDENCE, INCLUDING KITHCEN AND BATHROOMS
2. REPLACE ALL WINDOWS AND DOORS
3. REPLACE PREVIOUS PICTHED ROOF WITH FLAT ROOF
4. NEW ELECTRICAL AND PLUMBING FIXTURES AS SHOWN ON PLANS
5. EXPANSION OF DECK
6. REMOVAL OF (E) EXTERIOR STAIR

BUILDING SETBACKS

FRONT YARD SETBACK

REQ'D	20' - 0"
EXISTING	104' - 8"
PROPOSED	98' - 9"

INTERIOR SIDEYARD SETBACK

REQ'D	14' - 0" (10% OF LOT WIDTH)
EXISTING	2' - 4"
PROPOSED	4' - 0" APPROVED PER WAV23-00010

EXTERIOR SIDEYARD SETBACK

REQ'D	20' - 0"
EXISTING	51' - 6"
PROPOSED	40' - 3"

REAR YARD SETBACK

REQ'D	10' - 0"
EXISTING	69' - 5"
PROPOSED	68' - 5"

(E) LOT COVERAGE

(E) STRUCTURE	1,899 SF
(E) DECK	839 SF
(E) TOTAL	2,738 SF
LOT AREA	16,875 SF
(E) LOT COVERAGE	16.23%

(P) LOT COVERAGE

(P) STRUCTURE	2,893 SF
(P) DECK	454 SF
(P) TOTAL	3,347 SF
LOT AREA	16,875 SF
TOTAL (P) LOT COVERAGE	19.83%
MAX LOT COVERAGE PER 91.4.9(c)	40%

OPEN SPACE CALC.

LOT AREA	16,875 SF
(P) TOTAL OPEN SPACE	13,528 SF
MIN. REQUIRED OPEN SPACE PER 91.6.9	5,625 SF

FLOOR AREA RATIO

LOT AREA	16,875 SF
(P) FIRST FLR	2,369 SF
(P) SECOND FLR	2,043 SF
(P) TOTAL	4,412 SF
MAX FAR PER 91.4.11(c)	10,125 SF

FRONT YARD LANDSCAPING PERCENTAGE

TOTAL	47.13%

BUILDING HEIGHT

EXISTING	24' - 7"
PROPOSED	26' - 8 1/2"
MAX HEIGHT PER 91.4.2(b)	27' - 0"

REVISION SCHEDULE

#	DESCRIPTION	DATE

RFA CALCULATIONS (REFER TO G003)

OCCUPANCY	LOCATION	AREA
R3-OCC.	FIRST FLOOR	2,369 SF
R3-OCC.	SECOND FLOOR	1,568 SF
U-OCC.	GARAGE - SECOND FLOOR	475 SF
	TOTAL	**4,412 SF**
	MAX ALLOWABLE PER 91.4.11(c):	10,125 SF

LOT COVERAGE CALCULATIONS (REFER TO G006)

NAME	AREA	LOT COVERAGE (%)
COVERED AREA	1,610 SF	14%
OPEN AREA	9,405 SF	86%
	11,015	100%

APPLICABLE CODES

2024 TORRANCE MUNICIPLE CODE
2024 LOS ANGELES COUNTY CODE
2022 EDITION OF THE CALIFORNIA BUILDING CODE
2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE
2022 EDITION OF THE CALIFORNIA ELECTRICAL CODE
2022 EDITION OF THE CALIFORNIA MECHANICAL CODE
2022 EDITION OF THE CALIFORNIA PLUMBING CODE
2022 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 EDITION OF THE CALIFORNIA ENERGY CODE

DRAWING INDEX

#	DESCRIPTION	PC	CD
GENERAL			
G000	COVER SHEET	●	
G001	GENERAL NOTES	●	
G002	SITE SURVEY	●	
G003	RFA CALCULATIONS	●	
G004	GREEN BUILDING CODE	●	
G005	GREEN BUILDING CODE	●	
LANDSCAPE			
L001	PLANTING NOTES	●	
L101	PLANTING PLAN	●	
L102	IRRIGATION PLAN	●	
L301	PLANTING SECTION	●	
L701	SCHEDULES	●	
L901	DETAILS	●	
CIVIL			
C0.1	OVERALL PLAN + GENERAL NOTES	●	
C1.0	DRAINAGE PLAN	●	
C3.0	EROSION CONTROL PLAN	●	
ARCHITECTURAL			
AD101	DEMO PLANS	●	
AD102	DEMO PLANS	●	
AD103	DEMO PLANS	●	
A100	SITE PLAN	●	
A101	FIRST FLOOR PLAN	●	
A102	SECOND FLOOR PLAN	●	
A103	ROOF PLAN	●	
A151	RCP - FIRST FLOOR	●	
A152	RCP - SECOND FLOOR	●	
A201	BUILDING ELEVATIONS	●	
A202	BUILDING ELEVATIONS	●	
A203	BUILDING ELEVATIONS	●	
A204	BUILDING ELEVATIONS	●	
A301	BUILDING SECTIONS	●	
A302	BUILDING SECTIONS	●	
A601	SCHEDULES	●	
STRUCTURAL			
S0.1	GENERAL NOTES	●	
S1.0	FOUNDATION PLAN	●	
S1.1	2ND FLOOR FRAMING	●	
S1.2	ROOF FRAMING	●	
S3.0	DETAILS	●	
S3.1	DETAILS	●	
S3.2	DETAILS	●	
S3.3	DETAILS	●	
S3.4	DETAILS	●	

#	DESCRIPTION	PC	CD
MECHANICAL			
M100	GENERAL NOTES & ABBREVIATIONS	●	
M101	SCHEDULES	●	
M102	SPECIFICATIONS	●	
M103	SPECIFICATIONS & CALCULATIONS	●	
M104	TITLE 24	●	
M105	TITLE 24	●	
M106	TITLE 24	●	
M107	TITLE 24	●	
M108	TITLE 24	●	
M109	TITLE 24	●	
M200	FIRST FLOOR PLAN	●	
M201	SECOND FLOOR PLAN	●	
M202	ROOF	●	
M203	REFRIGERANT PIPING FIRST FLOOR	●	
M204	REFRIGERANT PIPING SECOND FLOOR	●	
M205	REFRIGERANT PIPING ROOF	●	
M300	REFRIGERANT RISER DIAGRAM	●	
M400	DETAILS	●	
ELECTRICAL			
E1.0	ELECTRICAL SYMBOLS NOTES, KEY PLAN & ABBREV.	●	
E1.1	TITLE 24 GUIDELINES	●	
E2.0	SITE PLAN - ELEC.	●	
E3.0	FIRST FLOOR PLAN - LIGHTING	●	
E4.0	FIRST FLOOR PLAN - POWER & SYSTEMS	●	
E5.0	SECOND FLOOR PLAN - LIGHTING	●	
E6.0	SECOND FLOOR PLAN - POWER & SYSTEMS	●	
E7.0	ROOF PLAN - ELECTRICAL	●	
E8.0	SINGLE LINE DIAGRAM	●	
E9.0	PANEL SCHEDULES	●	
PLUMBING			
P100	LEGEND, NOTES, CALCULATIONS AND SHEET INDEX	●	
P101	SCHEDULES	●	
P102	SPECIFICATIONS	●	
P200	FIRST FLOOR WASTE AND VENT FLOOR PLAN	●	
P201	SECOND FLOOR WASTE AND VENT FLOOR PLAN	●	
P202	ROOF WASTE AND VENT	●	
P203	FIRST FLOOR COLD AND HOT WATER PLAN	●	
P204	SECOND FLOOR COLD AND HOT WATER PLAN	●	
P205	DEMO SITE PLAN	●	
P206	SITE PLAN	●	
P300	RISER DIAGRAMS	●	
P400	DETAIL	●	
SOLAR			
PV1.0	ELECTRICAL SYMBOLS NOTES, KEY PLAN & ABBREV.	●	
PV1.1	MARKING & LABELS	●	
PV2.0	SITE PLAN - PV	●	
PV2.1	FIRST FLOOR PLAN	●	
PV3.0	DETAILS	●	
PV4.0	SOLAR SINGLE LINE DIAGRAM	●	
PV5.0	SOLAR CUT SHEETS	●	

SECURITY REQUIREMENTS

1. Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC):

a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be dead latch type. (BC6709.2)

b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with ½" embedment. (BC6709.3)

c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC6709.1.1)

d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1- 3/8" thick and 3" Minimum width. (BC6709.1.2)

e. Door hinge pins accessible from the outside shall be non-removable. (BC6709.5)

f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)

g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC6714)

h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation.
Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC6711)

i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. (BC 6710, 6715)

CONSTRUCTION REQUIREMENTS

2. Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively. (R602.6)

3. Interior finishes in Group R-3 shall have a flame spread index of not greater than 200, and a smokedeveloped index not greater than 450. (R302.9)

4. Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal. (R302.11)

5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1)

6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R903.2.1)

7. Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports."

8. Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503.

9. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72." (R314)

10. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup." (R315)

11. Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LACGBSC Chapter 4.

12. In newly constructed dwelling units, electrical receptacle outlets, switches and controls shall be located no more than 48-in. measured from the top of the outlet box and not less than 15-in. from the bottom of the outlet box above the finish floor. (R327.1.2)

13. In newly constructed dwelling units, doorbell button or controls, shall not exceed 48-in. above exterior floor or landing, measured from the top of the doorbell button assembly. (R327.1.4)

14. Provide a note on the plans "Fasteners for preservative-treated or fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel in accordance with ASTM A 153." (R317.3)

GLAZING REQUIREMENTS

15. The following shall be considered specific hazardous locations requiring safety glazing per Section R308:

a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.

b. Glazing in fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.

c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge is less than 18 inches above the floor.
3. The top edge is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing

d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.

e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:

1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.

2. The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.

f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is more than 36 inches measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.

g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread, unless the glazing is more than 18 inches from a protective guard per
Section R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

16. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor and 2 feet from exterior walls. (R303.10)

17. The following are required for central heating furnaces and low-pressure boilers in a compartment:

a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1))

b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2))

c. When combustion air is taken from inside, the area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening.

One Opening shall be within 12 inches of the ceiling and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))

d. 1/4-inch screens are required at openings where combustion air is taken from the outside. (MC 701.10(2))

e. Separate ducts shall be used for upper and lower combustion air openings and maintained to the source of combustion air. (MC 701.11(4))

18. The following are required for appliances installed in an attic:
a. An opening and passageway shall not be less than 22 inches by 30 inches, or less than the size of the largest piece of equipment. (MC 904.10)

b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 904.10.1)

c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 904.10.2)

d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 904.10.3)

e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 904.10.4)

f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)

g. Appliance installation shall meet all listed clearances. (MC 303.2)

19. Clothes dryer moisture exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be used, and the exhaust duct may not extend into or through ducts and plenums. (MC 504.3)

20. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two. (MC 504.3.1 & 504.3.1.2)

21. Heating appliances (water heater, furnace, etc.) located in the garage, which create a glow, spark or flame, shall be installed at least 18 inches above the floor. (MC 308.1)

22. Ducts shall be sized per Chapter 6 of the Mechanical Code.

23. The effective flush volume of all water closets shall not exceed 1.28gpf. Urinals shall be 0.5gpf maximum. (GC 4.303.1.1)

24. Single shower heads shall have a maximum flow rate or 2.0gpm at 80psi. Multiple shower heads serving one shower shall have a combined flow rate of 2.0gpm at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (GC 4.303.1.3)

25. Lavatory faucets shall not exceed 1.5gpm at 60psi. The minimum flow rate shall not be less than 0.8gpm at 20psi. (GC 4.303.1.4)

26. Kitchen faucets shall not exceed 1.8gpm at 60psi. The faucet may temporarily increase to above this rate, but not to exceed 2.2gpm at 60psi, and must default to the maximum flow rate of 1.8gpm at 60psi. (GC 4.303.1.4)

27. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.1(2))

28. All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (PC 418)

29. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 508.2)

30. Plumbing plan check and approval are required for 2 inch or larger gas lines and/or water lines.

31. Ground-fault circuit-interruption (GFCI) for personnel shall be provided per EC section 210.8(A) and installed in a readily accessible location.

32. Arc-fault circuit-interruption shall be installed to provide protection of the branch circuit. (EC 210.12)

33. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamperresistant receptacles. (EC 406.12)

34. Where NM Cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided. (EC 334.23, 320.23(A))

35. Sewer. ADU/JADU sewage can be connected to the existing sewer system at a minimum of 24-inches outside the existing building foundation. It must be approximately 12-inches below grade with no less than 2% to the final connection point. Cleanouts must be installed at intervals as required by the Plumbing Code with locations and size specified on the site plan. Cleanouts shall be installed for each pipe size and within ½" inch of the diameter pipe which the cleanout serves. Other items include vent location and size (combination venting must be calculated based on the pipe size and fixtures); proper use of materials and fittings; under floor or under slab-ABS 12" below grade; underfloor strap with proper straps with rodent protection; or rodent protected straps with adequate pipe protection for dissimilar straps. Fasteners must be approved galvanized, zinc, hot dip, and no "Drywall Screws". A minimum 10-foot head water test is required during underground drain waste inspection.

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04 / KEY PLAN

N ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
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TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

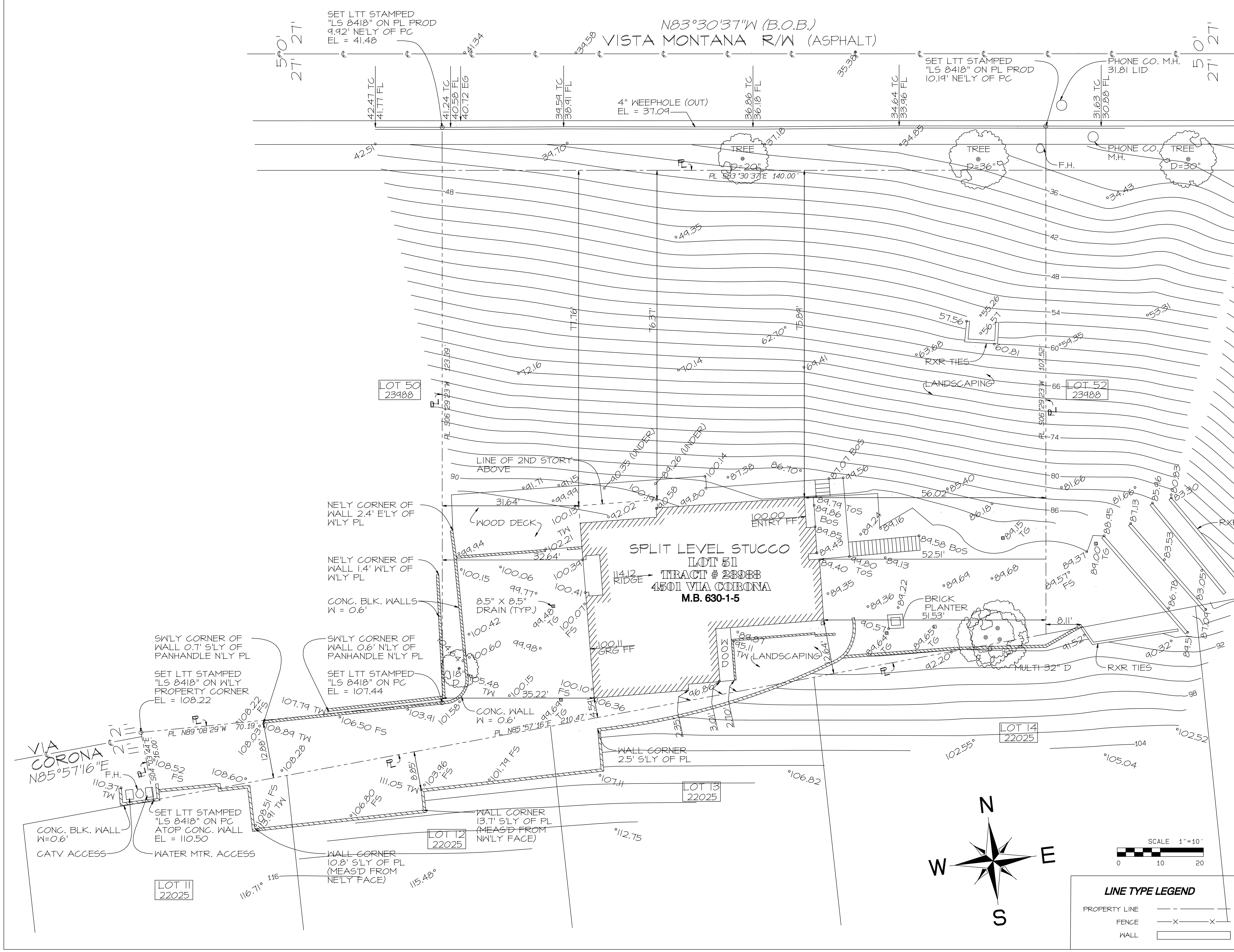
GENERAL NOTES

08 / SHEET NUMBER

G001

BASIS OF BEARINGS: N 83°30'37" W BEING THE CENTERLINE OF VISTA MONTANA AS PER TRACT MAP NO 23988 MAP BOOK 630, PAGES 1 TO 5, AS FILED IN THE RECORDS OF THE COUNTY OF LOS ANGELES

BENCHMARK: ASSUMED EL= 41.48' AT LTT STAMPED "LS 8418", ON PROPERTY LINE PROLONGATION 9.92' NORTHEASTERLY OF NORTHWESTERLY PROPERTY CORNER



LINE TYPE LEGEND

PROPERTY LINE
FENCE
WALL

SHEET 1 OF 1

MAP ISSUE DATE: OCT. 28, 2018
DATE OF REVISION:
DRAFTED BY: EMK

LEGEND

N/N'LY	NORTH / NORTHERLY
S/S'LY	SOUTH / SOUTHERLY
E/E'LY	EAST / EASTERLY
W/W'LY	WEST / WESTERLY
LTT	LEAD, TACK AND TAG
LT	LEAD AND TACK
SW	SPIKE AND WASHER
IP	IRON PIPE
PC	PROPERTY CORNER
PL	PROPERTY LINE
PROD	PRODUCED
O/S	OFFSET
BM	BENCHMARK
BW	BACK OF WALK
FL	FLOW LINE
TC	TOP OF CURB
TX/BX	TOP/BOTTOM OF X
TW	TOP OF WALL
FF/FS	FINISHED FLOOR/SURFACE
T/BOS	TOP/BOTTOM OF STAIRS
GB	GRADE BREAK
TS/BS	TOP/BOTTOM OF SLOPE
XX.X	DIRT ELEVATION
XX.XX	FS ELEVATION
EP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
FD	FOUND
CONC.	CONCRETE

I/WS SURVEYING

CLIENT: FAVER, JEFFREY

PROJECT NO. 18-379

DATE OF SURVEY: OCTOBER 2018

ASSESSOR'S I.D. NUMBER: 7532-034-016

LEGAL DESCRIPTION LOT 51, TRACT 23988

BOUNDARY/TOPOGRAPHIC SURVEY

SITE ADDRESS: 4501 VIA CORONA TORRANCE, CALIFORNIA 90505

LICENSED SURVEYOR:

ALL MAPS, PLATS, REPORTS, DESCRIPTIONS, OR OTHER DOCUMENTS ARE PREPARED UNDER THE RESPONSIBLE CHARGE OF A CALIFORNIA LICENSED SURVEYOR, LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA, CHRIS VASSALLO, LS 8418, PURSUANT TO THE PROFESSIONAL LAND SURVEYOR'S ACT BUSINESS AND PROFESSIONS CODE SECTION 8700-8805.

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04 / KEY PLAN N ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
4501 VIA CORONA
TORRANCE, CALIFORNIA 90505

06 / REVISIONS

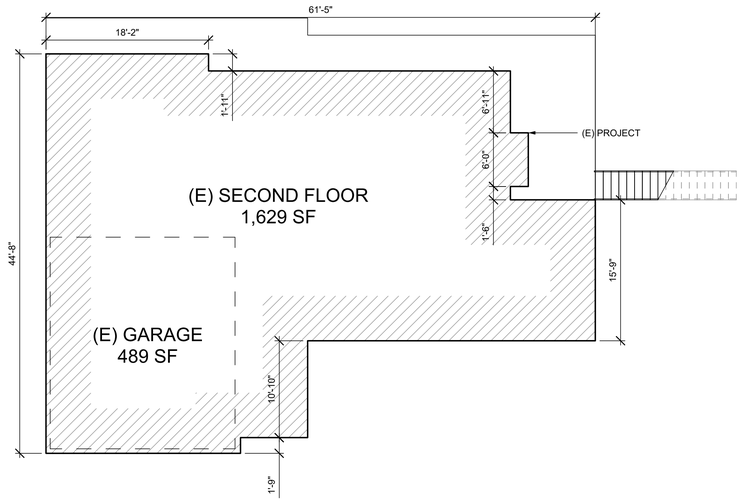
NO.	DATE	DESCRIPTION

07 / SHEET TITLE

SITE SURVEY

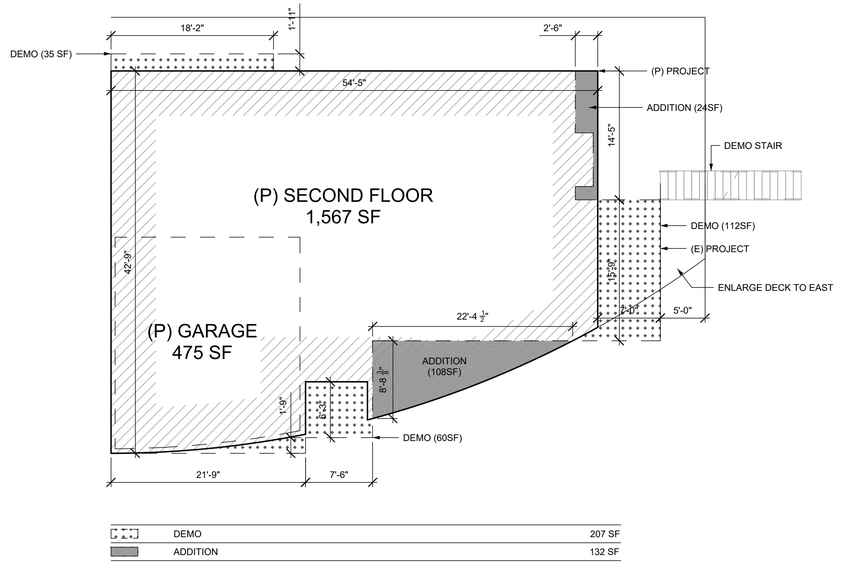
08 / SHEET NUMBER

G002



04 (E) SECOND FLOOR

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



	DEMO	207 SF
	ADDITION	132 SF

02 (P) SECOND FLOOR

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

LOT INFORMATION

ADDRESS	4501 VIA CORONA, TORRANCE, CA 90505
APN	7532-034-016
TRACT NO	23988
BLOCK	NONE
LOT	51
ZONING	R1
ZONING OVERLAY	HILLSIDE
GENERAL PLAN	R-LO
CONST. TYPE	V-B
OCCUPANCY	R3
STORIES	2

(E) PROJECT	
LOT AREA	16,875 SF
(E) FIRST FLR	1,900 SF
(E) SECOND FLR	1,629 SF
(E) GARAGE	489 SF
TOTAL	4,018 SF

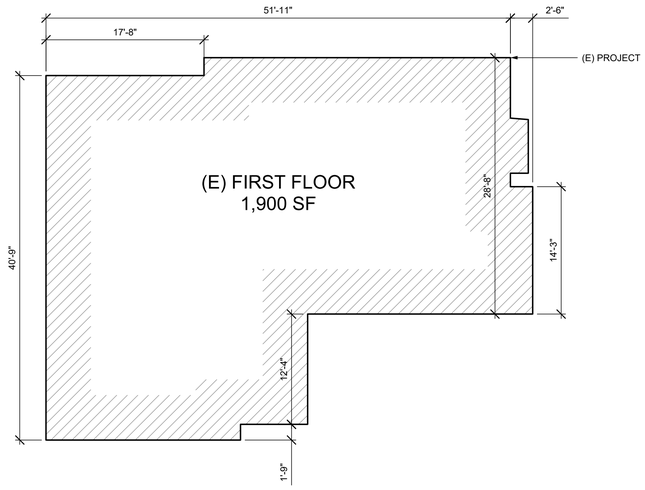
(P) PROJECT	
LOT AREA	16,875 SF
(P) FIRST FLR	2,369 SF
(P) SECOND FLR	1,568 SF
(P) GARAGE	475 SF
TOTAL	4,412 SF

DEMO / ADDITION

	FIRST FLR DEMO	60 SF
	SECOND FLR DEMO	207 SF
	TOTAL	267 SF
	(P) FIRST FLR ADDITION	530 SF
	(P) SECOND FLR ADDITION	132 SF
	TOTAL	662 SF

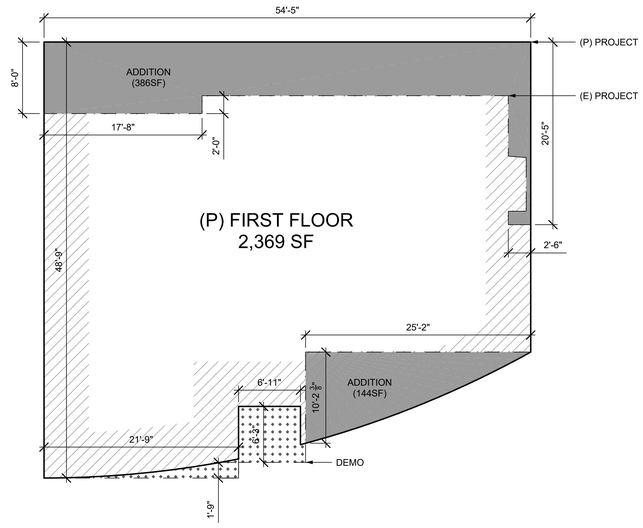
01 ADDITION / RENOVATION SUMMARY

NTS



03 (E) FIRST FLOOR

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



	DEMO	60 SF
	ADDITION	530 SF

01 (P) FIRST FLOOR

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

04 / KEY PLAN N ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
4501 VIA CORONA
TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

RFA CALCULATIONS

08 / SHEET NUMBER

G003

01 / ARCHITECT

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LICENSED ARCHITECT
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REN 12/31/2025
STATE OF CALIFORNIA

02 / CLIENT & TEAM

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.
Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4
RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:
1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

   a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
   b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.
   Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the *California Code of Regulations*, Title 20 (Appliance Efficiency Regulations),Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the *California Plumbing Code*.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code*.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4..

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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04 / KEY PLAN — N ↑

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

GREEN BUILDING CODE

08 / SHEET NUMBER

G004

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503 FIREPLACES
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

TABLE 4.504.1 - ADHESIVE VOC LIMIT[1,2]
(Less Water and Less Exempt Compounds in Grams per Liter)

ARCHITECTURAL APPLICATIONS	VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVE	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT
(Less Water and Less Exempt Compounds in Grams per Liter)

SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed , at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)

See California Department of Public Health's website for certification programs and testing labs.

hhttps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:
1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

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04 / KEY PLAN **N** ↑

05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

GREEN BUILDING CODE

08 / SHEET NUMBER

G005

IRRIGATION NOTES

1. The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery, and equipment necessary to install a complete operating automatic irrigation system as shown on the plans and details hereon.

2. Contractor shall apply and pay for all permits required for installation of the irrigation system, except electrical supply.

3. All workmanship and materials shall conform to uniform plumbing codes, and all state and local codes.

4. At the end of each work day, the site shall be cleaned of excess or waste materials. At the end of work, all such materials shall be removed from the site.

5. It is the intent of these documents to indicate a complete irrigation system ready for use without further cost to the owner.

6. Do not willfully install the irrigation system as shown on the plans when it is obvious in the field that unknown obstructions or grade differences exist, the contractor shall immediately notify the landscape designer prior to proceeding with the work.

7. Contractor to coordinate piping and sleeving with hardscape installation.

8. Drawings are diagrammatic. Place irrigation lines and equipment in planting areas.

9. Pipe running under paving shall be sleeved with schedule 40 PVC sleeve. Sleeve shall be twice the size of the enclosed pipe diameter. See Irrigation details for pipe and pipe sleeve details.

10. Irrigation sleeves under street paving shall be 36" minimum from finished surface. Refer to details.

11. A plastic laminated, color coded, reduced size irrigation plan shall be furnished to the owner after final acceptance of the contract. Place another laminated copy inside the controller cabinet door.

12. A guarantee of one full year shall be granted by the contractor on the irrigation system as installed, excluding obvious acts of vandalism. Contractor shall be liable for repairs and replacement of failed material during this guarantee period.

13. The sprinkler system is not considered complete until all valves, heads, controllers, and related equipment have been individually adjusted for maximum coverage with a minimum of overspray on all building, fences, walkways, driveways, or other site facilities.

14. Furnish 4 quick coupler valve keys to the owner.

15. Mainline pressure test at 120 PSI for two hours is required, with verification by the approving agency. See specifications for complete information on inspections.

16. Design pressure is 30 PSI or as indicated on the irrigation legend.

17. The landscape contractor shall provide a watering schedule to the owner prior to issuance of a certificate of occupancy. Furnish a copy of this schedule to the landscape designer.

18. These plans comply with the public landscape standards. Do not deviate from the plans without the approval of the landscape designer.

19. Do not install sprinkler nozzles on risers unless specifically directed to do on the plans or by the landscape designer.

20. Pipe on slopes 2:1 or more shall be UVR-PVC on grade-secure pipe to grade 6' O.C. with 18" long streel rebar hooks nozzles on slope may be 12" SCH 80 PVC risers.

PLANTING NOTES

1. The work to be performed under this contract shall include furnishing all labor, materials, tools, machinery and equipment necessary to install the work indicated on the plans, in a complete, finished, operating state.

2. Place a 3 inch (75mm) top layer of walk-on bark/wood chip mulch throughout all planting areas, except turf areas. Mulch shall not be composted, or contain construction waste.

3. After setting plants in pits, compact backfill in 2 inch layers, and thoroughly soak with water. After settling, top of rootball shall be 1 inch (25mm) above surrounding finish grade.

4. Plant trees 18 inches (0.5m) minimum from drainage flow lines. Should this not be possible, contact landscape architect for decision on placement.

5. Plant ground cover in uniform triangular spacing. Ground covers shall be planted under all trees and shrubs. All planting areas to be planted with ground cover shall be planted to within 12 inches (300mm) of base of plant or tree.

6. All plant material shall be subject to approval by the landscape designer prior to installation. The landscape designer may reject plant materials planted without prior approval.

7. When rough grading is completed, the Contractor shall submit to the landscape designer an agronomic soil report prepared by a certified soils laboratory, amend the site soil and planting backfill as recommended in the report, once approved by the landscape designer, any changes to soil amendments and quantities as bid shall be credited to the owner or Contractor as appropriate.
8. Remove all waste materials daily.

10. Plant quantities given are for Contractors' convenience only. Bid quantities shall be determined from a count on the plants. Pay quantities shall be determined from a count in the field.

11. Backflow device shall be screened with 5 gallon shrubs as directed by the landscape designer.

12. Install 24" depth root barrier along the length of curb, placement, or structures within 10 feet of a 15 gallon or larger size tree. Root barrier shall be NDS/Shawtown, Deeproot, or equal.

13. No area shall be left bare unless specifically called out as such on the plans.

14. Separate turf from other landscape areas by installing 2" x 4" (1.5" x 3.5") recycled or virgin HDPE (polyethylene) UV-resistant plastic lumber at turf edge unless noted otherwise on plan. 1" (3/4") thickness is not acceptable.

15. Contractor shall not deviate from the plan without the approval of the landscape designer. Landscape designer cannot issue certification of compliance for unapproved installation.

16. Remove the nursery stakes from the trees at the time of planting. Trees that flop or bend excessively are rejected preemptively.

17. All trees shall be "standard" unless called out otherwise.

18. Contractor shall clear and grub all areas shown to be planted.

19. Contractor shall grade all planting areas to drain properly.

DRAWING INDEX

#	DESCRIPTION	PC	CD
LANDSCAPE			
L001	PLANTING NOTES	●	
L101	PLANTING PLAN	●	
L102	IRRIGATION PLAN	●	
L401	PLANTING SECTION	●	
L701	SCHEDULES	●	
L901	PLANTING DETAILS	●	

03 IRRIGATION NOTES
NTS

02 PLANTING NOTES
NTS

01 DRAWING INDEX
NTS

01 / ARCHITECT

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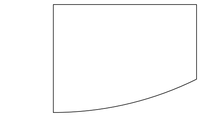
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04 / KEY PLAN N ↑



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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

LANDSCAPE NOTES

08 / SHEET NUMBER

L001

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
	PRUNUS ILICIFOLIA SSP. LYONII	CATALINA CHERRY
	CEANOTHUS 'DARK STAR'	DARK STAR MOUNTAIN LILAC
	SALVIA APIANA	WHITE SAGE
	ROSMARINUS OFFICIANALIS	CREEPING ROSEMARY

03 PLANTING LEGEND

NTS

EXISTING HARDSCAPE LEGEND

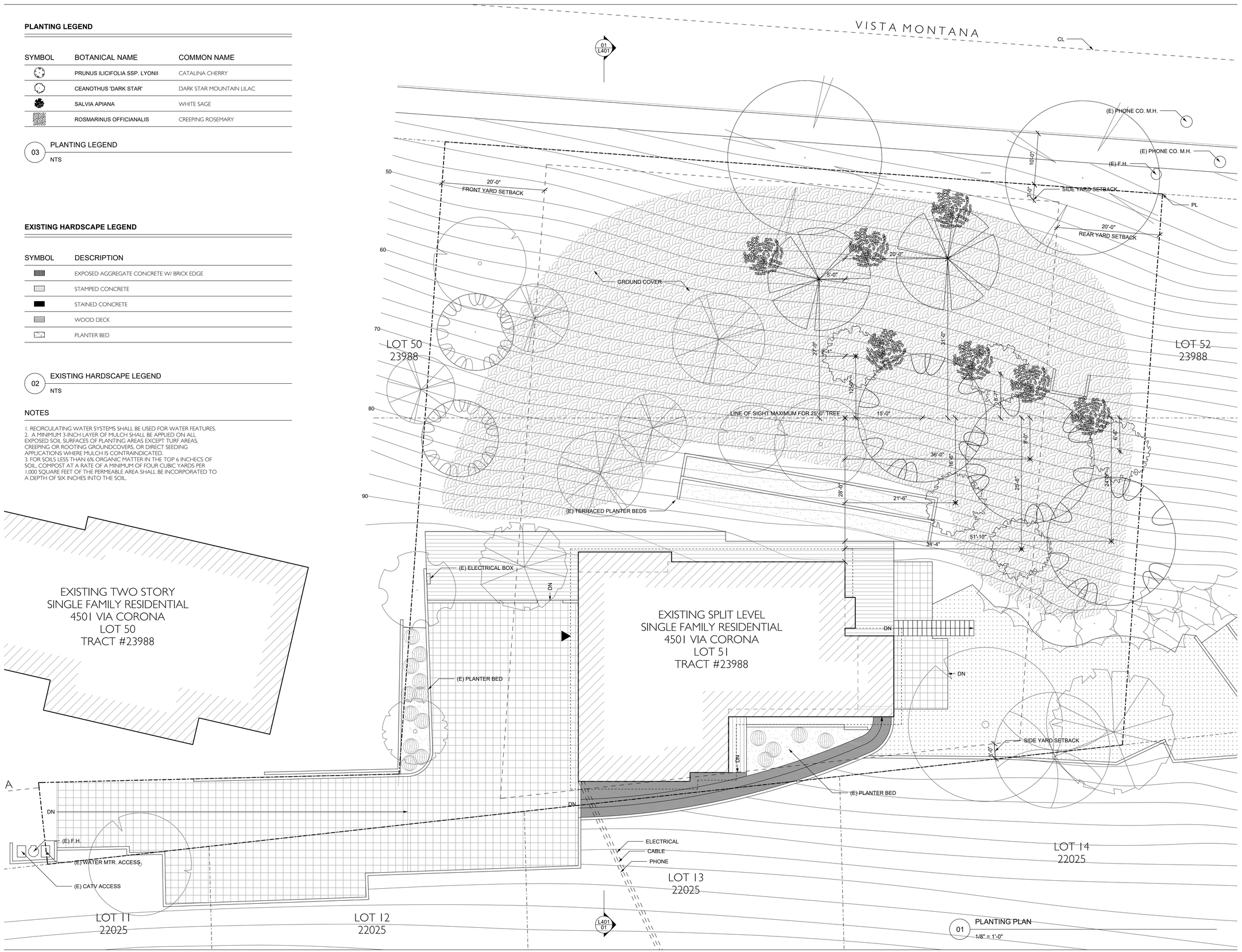
SYMBOL	DESCRIPTION
	EXPOSED AGGREGATE CONCRETE W/ BRICK EDGE
	STAMPED CONCRETE
	STAINED CONCRETE
	WOOD DECK
	PLANTER BED

02 EXISTING HARDSCAPE LEGEND

NTS

NOTES

1. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
2. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
3. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHECS OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF THE PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.



01 PLANTING PLAN

1/8" = 1'-0"

01 / ARCHITECT

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04 / KEY PLAN N ↑

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

PLANTING PLAN

08 / SHEET NUMBER

L101

HAM DESIGN GROUP, INC.

IRRIGATION HEADS

SYMBOL	PATTERN	DESCRIPTION
●	DRIP BUBBLER	BUBBLER ASSEMBLY

03 IRRIGATION HEADS

NTS

IRRIGATION EQUIPMENT

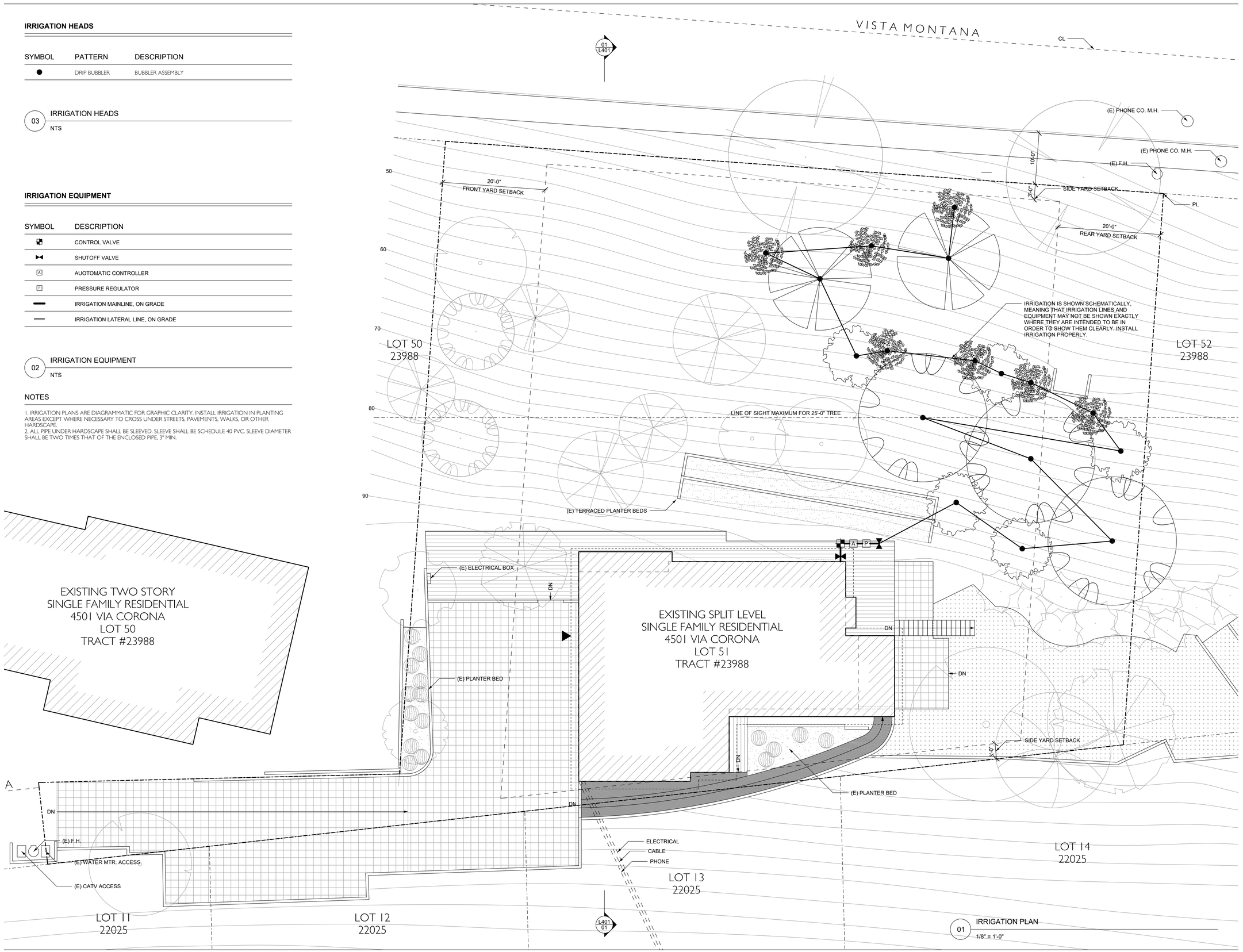
SYMBOL	DESCRIPTION
	CONTROL VALVE
	SHUTOFF VALVE
A	AUOTOMATIC CONTROLLER
P	PRESSURE REGULATOR
▬	IRRIGATION MAINLINE, ON GRADE
—	IRRIGATION LATERAL LINE, ON GRADE

02 IRRIGATION EQUIPMENT

NTS

NOTES

1. IRRIGATION PLANS ARE DIAGRAMMATIC FOR GRAPHIC CLARITY. INSTALL IRRIGATION IN PLANTING AREAS EXCEPT WHERE NECESSARY TO CROSS UNDER STREETS, PAVEMENTS, WALKS, OR OTHER HARDSCAPE.
2. ALL PIPE UNDER HARDSCAPE SHALL BE SLEEVED. SLEEVE SHALL BE SCHEDULE 40 PVC. SLEEVE DIAMETER SHALL BE TWO TIMES THAT OF THE ENCLOSED PIPE, 3" MIN.



01 IRRIGATION PLAN

1/8" = 1'-0"

01 / ARCHITECT

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04 / KEY PLAN N ↑

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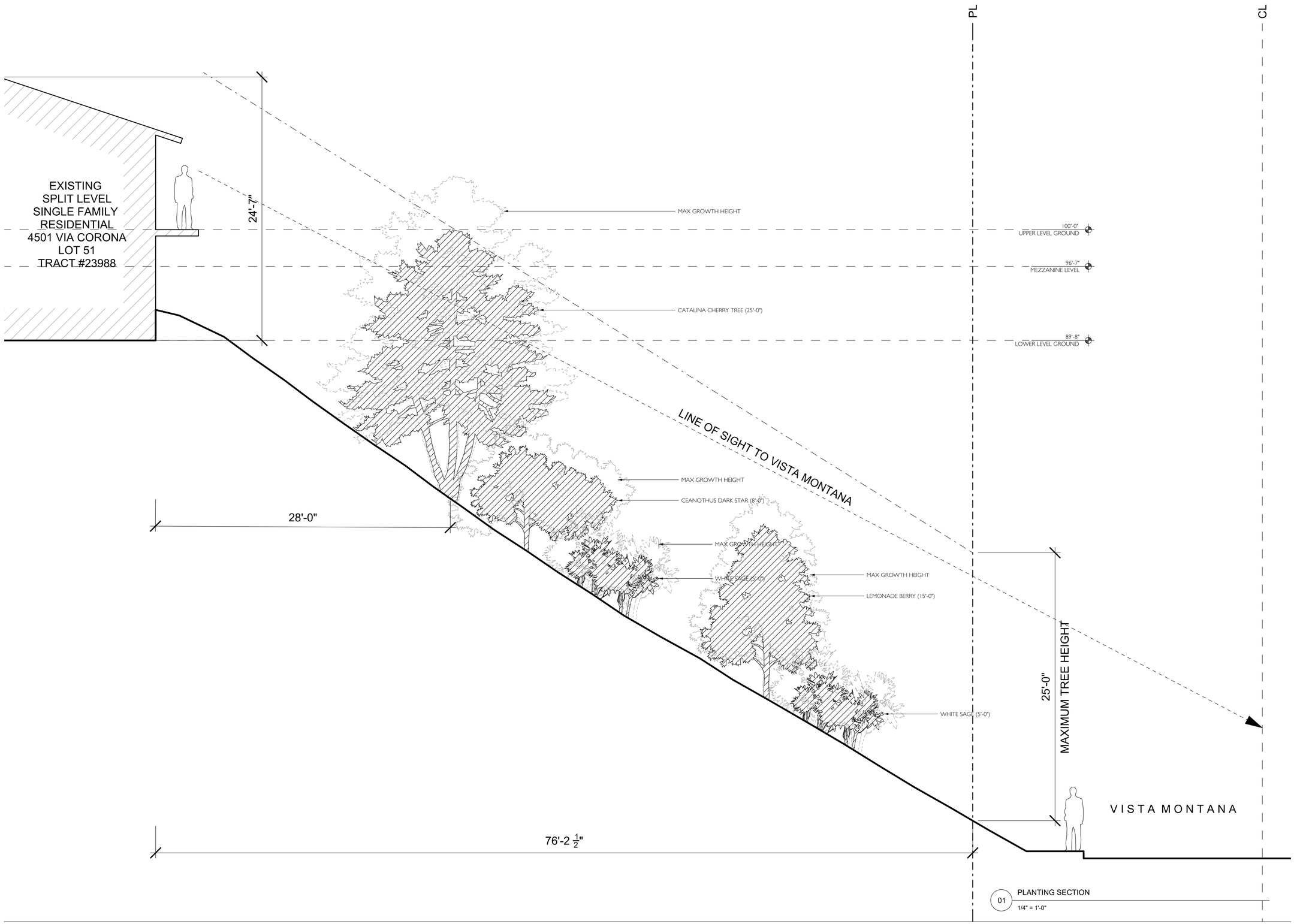
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07 / SHEET TITLE

IRRIGATION PLAN

08 / SHEET NUMBER

L102



01 PLANTING SECTION
1/4" = 1'-0"

01 / ARCHITECT

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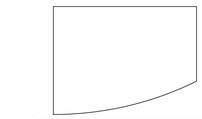
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NO.	DATE	DESCRIPTION

07 / SHEET TITLE

PLANTING SECTION

08 / SHEET NUMBER

L301



PRUNUS ILICIFOLIA SSP. LYONII / CATALINA CHERRY



CEANOTHUS 'DARK STAR' / DARK STAR MOUNTAIN LILAC



RHUS INTEGRIFOLIA / LEMONADE BERRY



SALVIA APIANA / WHITE SAGE

01 PLANTING PALETTE
NTS

MAXIMUM ALLOWED GPM BY PRESSURE LOSS

(LESS THAN OR EQUAL TO 1.0 PSI LOSS PER 100' OF PIPE)

LINE SIZE	CL200	SCH40	CL315
3/4"	4	3	4
1"	8	6	7
1 1/4"	16	12	12
1 1/2"	22	18	18
2"	40	35	35
2 1/2"	65	55	55
3"	110	100	95
4"	200	190	180
6"	425	450	375

03 MAXIMUM ALLOWED GPM BY PRESSURE LOSS
NTS

LATERAL LINE SIZE CHART

(BUBBLERS, 0.25 GPM EACH)

SYMBOL	CL200 HEADS	GPM	CL200 HEADS	GPM	CL200 HEADS	GPM
3/4"	1-16	4	1-12	3	1-16	4
1"	16-32	8	13-24	6	17-38	7
1 1/4"	33-64	16	25-48	12	39-48	12
1 1/2"	65-88	22	49-72	18	49-72	18
2"	89-160	40	73-140	35	73-140	35
2 1/2"	161-260	65	141-220	55	141-220	55
3"	261-400	110	221-400	100	221-380	95
4"	441-800	200	401-760	190	381-720	180
6"	801-1700	425	761-1800	450	721-1500	375

02 LATERAL LINE SIZE CHART
NTS

IRRIGATION HEADS

SYMBOL	PATTERN	DESCRIPTION	MANUFACTURER	BODY / FEATURES	NOZZLE	PSI	RAD'	GPM	NOTES
●	DRIP BUBBLER	BUBBLER ASSEMBLY	RAINBIRD	ON 1/2" NPT	1402	20-90	0'	0.50	IN BUBBLER ASSEMBLY WITH 1/2" KBI SPRING CHECK

04 IRRIGATION HEAD SCHEDULE
NTS

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION	MANUFACTURER	NOTES
	CONTROL VALVE	LOREM IPSUM	LOREM IPSUM
	SHUTOFF VALVE	LOREM IPSUM	LOREM IPSUM
A	AUOTOMATIC CONTROLLER	LOREM IPSUM	LOREM IPSUM
P	PRESSURE REGULATOR	LOREM IPSUM	LOREM IPSUM
	IRRIGATION MAINLINE, ON GRADE	LOREM IPSUM	LOREM IPSUM
	IRRIGATION LATERAL LINE, ON GRADE	LOREM IPSUM	LOREM IPSUM

05 IRRIGATION EQUIPMENT SCHEDULE
1/4" = 1'-0"

01 / ARCHITECT

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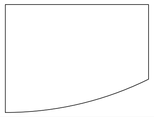
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04 / KEY PLAN N ↑



05 / PROJECT NAME / ADDRESS

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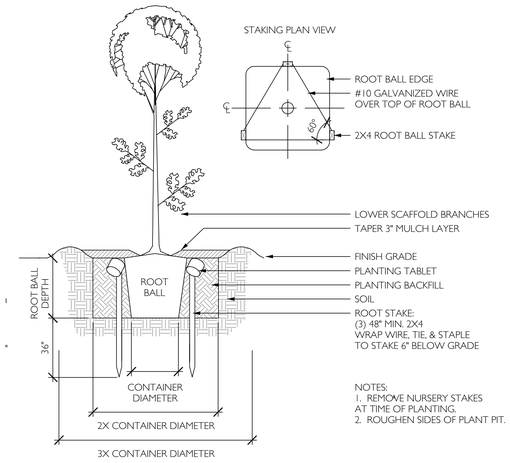
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07 / SHEET TITLE

SCHEDULES

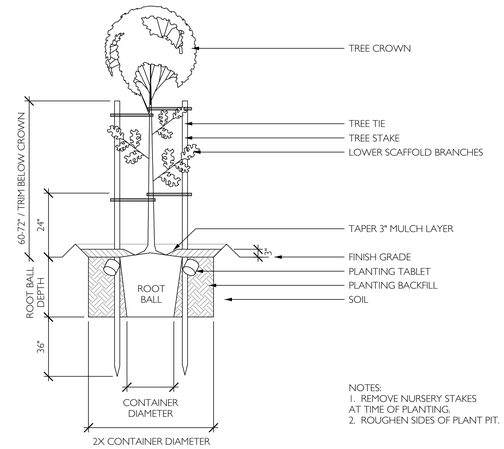
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L701



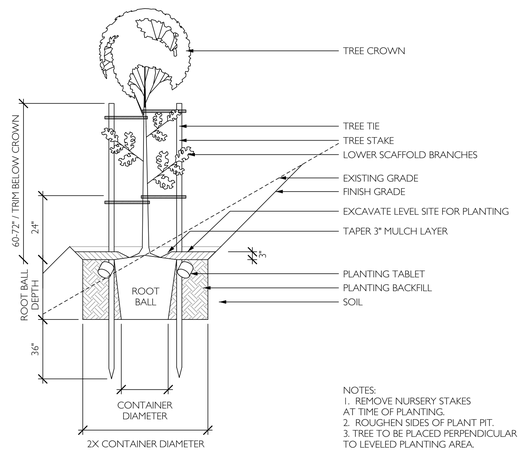
03 TREE DOUBLE STAKING DETAIL (36"+ BOX)

N.T.S.



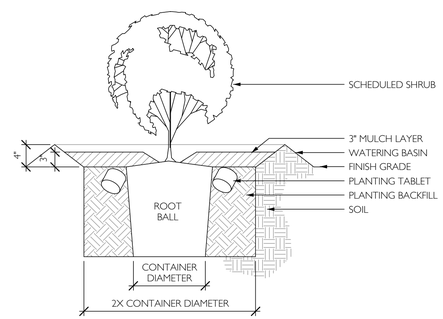
02 TREE DOUBLE STAKING DETAIL

N.T.S.



04 HILLSIDE TREE DETAIL

N.T.S.



01 SHRUB PLANTING (1-15 GAL.)

N.T.S.

01 / ARCHITECT

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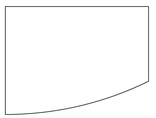
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04 / KEY PLAN N ↑



05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

DETAILS

08 / SHEET NUMBER

L901

GOVERNING CODES:
1. THE DESIGN COMPLIES TO THE 2022 EDITION OF THE STATE OF CALIFORNIA BUILDING CODE.

2. CONSTRUCTION IN ACCORDANCE WITH THE GOVERNING CODES AND THE WORKING DRAWINGS DOES NOT GUARANTEE PROTECTION FROM LOSS OF LIFE OR INJURY OR PROPERTY DAMAGE.

GENERAL GRADING NOTES:
1. THE STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.

2. ALL RECOMMENDATIONS AND CONDITIONS OF THE APPROVED SOILS AND/ OR GEOLOGICAL REPORT AND THE CITY APPROVAL LETTERS SHALL BE PART OF THE PLANS AND SHALL BE AT THE JOB SITE AT ALL TIMES.

3. THE PERMITTEE SHALL PROVIDE SUPERVISORY CONTROL DURING THE GRADING OPERATION TO INSURE COMPLIANCE WITH APPROVED PLANS AND WITH THE MUNICIPAL CODE. WHEN NECESSARY, THE PERMITTEE SHALL AVAIL HIMSELF OF GEOLOGICAL AND FOUNDATION ENGINEERING SERVICES AND THE SERVICES OF A GRADING DEPUTY INSPECTOR TO IMPLEMENT HIS SUPERVISORY CONTROL.
NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT.

4. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.

5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES. (>200 CY) (7007.1).

CONSTRUCTION NOTES:
1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR METHODS OF CONSTRUCTION, WORKMANSHIP, AND JOB SAFETY. WORKMANSHIP AND MATERIALS INCLUDING FALSE WORK, BRACING, AND OTHER TEMPORARY ITEMS SHALL CONFORM TO THE GOVERNING CODES AND JOB SAFETY REQUIREMENTS PER OSHA STANDARDS. THE CONTRACTOR SHALL SUPERVISE/DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.

2. CONSTRUCTION, INSPECTION AND PHYSICAL TESTING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODES.

3. CONSTRUCTION LOADING SHALL NOT EXCEED THE DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE STRUCTURE HAS NOT ATTAINED ITS FULL DESIGN STRENGTH.

4. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE FURNISHED BY THE ENGINEER WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT WARRANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

PROPERTY OWNER INFORMATION:

AZHAR HAMEED
4726 VIA CORONA
TORRANCE, CA 90505

CIVIL & STRUCTURAL ENGINEERING
G&G STRUCTURES, INC.
24702 NARBONNE AVE,
LOMITA, CA 90717
TEL.: (310) 294-8111
ENGINEER@GGSTRUCTURES.COM

LEGAL DESCRIPTION:
LOT: 51 TRACT 23988
ASSESSOR PARCEL: 630-1-5
LOT AREA = 17,773 SQ. FT.

GEOTECHNICAL ENGINEER:
NORCAL ENGINEERING
SOILS AND GEOTECHNICAL CONSULTANTS
10641 HUMBOLT STREET ,
LOS ALAMITOS, CA 90720
TEL.: (562) 799-9469

THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF NORCAL SOIL ENGINEERING REPORTS DATED 08/18/2020

SIGNATURE _____ DATE _____

SHEET INDEX

SHEET #	SHEET DESCRIPTION
C0.1	GENERAL NOTES & EARTHWORK DIAGRAM
C1.0	DRAINAGE PLAN
C3.0	EROSION CONTROL PLAN

PRE-CONSTRUCTION AREAS

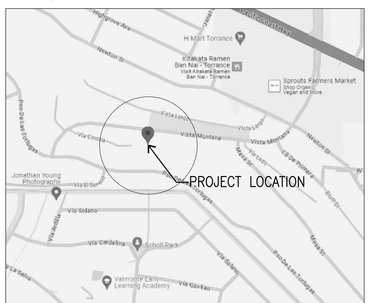
IMPERVIOUS AREA:
MAIN HOUSE: 1,912 SQ.FT.
HARDSCAPE: 2,467 SQ.FT.
TOTAL: 4,379 SQ.FT.
IMPERVIOUS % OF REDEVELOPMENT:
4,379/ 17,773= 24.6 %

PERVIOUS AREA:
PERVIOUS AREA 13,394 SQ.FT.
TOTAL: 13,394 SQ.FT.
PERVIOUS % OF REDEVELOPMENT:
13,394/ 17,773= 75.4 %

POST-CONSTRUCTION AREAS

IMPERVIOUS AREA:
MAIN HOUSE: 2,369 SQ.FT.
HARDSCAPE: 2,057 SQ.FT.
TOTAL: 4,426 SQ.FT.
IMPERVIOUS % OF REDEVELOPMENT:
4,426/ 17,773= 24.9 %

PERVIOUS AREA:
PERVIOUS AREA 13,347 SQ.FT.
TOTAL: 13,347 SQ.FT.
PERVIOUS % OF REDEVELOPMENT:
13,347/ 17,773= 75.1 %



VICINITY MAP
NOT TO SCALE

DIGALERT

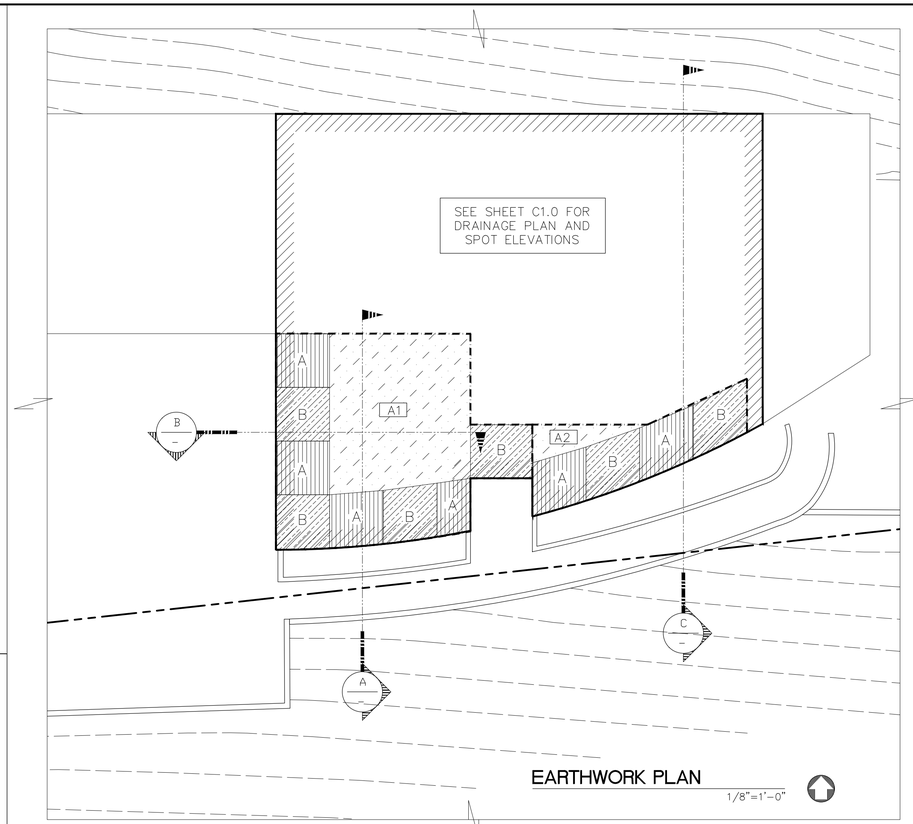
SECTION 4216/4217 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A 'PERMIT TO EXCAVATE' WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT TOLL FREE 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

CITY OF TORRANCE
GRADING PLAN NOTES

1. Grading operations shall be conducted in accordance with the code of the City of Torrance and all revisions thereto.
2. A Pre-Job meeting with the Grading Inspector, (310) 618-5915, is required prior to the start of grading operations. Subsequent inspections shall be requested in accordance with the Inspector's instructions of the first inspection.
3. Estimated earthwork yardage including recompaction of sumps or existing loose fill:
   Fill in Lots: 0 Cubic Yards Maximum Depth of Fill: 0 Feet
   Cut in Lots: 71 Cubic Yards Maximum Depth of Cut: 16 Feet
   Overexcavation & Recompaction: 0 Cubic Yards 0 Feet
   Paving Area: 0 sf
4. Existing ground upon which fill or base is to be placed shall be cleared of weeds, debris, topsoil, and all other deleterious materials; no fill shall be placed until preparation of the existing ground has been approved by the Soils Engineer of record and by the Inspector.
5. Protective measures shall be taken by the contractor and the owner to protect adjacent property, public and utilities during grading operations. The contractor assumes all liability for the underground utility pipes, conduits, or structures, whether shown or not on the plan
6. Water content shall be controlled as determined by the Soils Engineer and the Inspector.
7. Permission shall be secured from the Engineering Department if the trucks are loaded in the street.
8. Unsuitable material shall be disposed of off-site. The location of dumping excess soil shall be approved by the Grading Inspector prior to starting excavation.
10. Loose material shall not exceed 3" in depth on a filled slope.
11. All slopes so designated shall be planted with an approved perennial for erosion control. Planting shall be sprinklered and maintained until planting has reached mature growth.
12. All loose on site fill shall be removed and compacted.
13. All work shall be accomplished in accordance with recommendations set forth in the soils report by dated 08/18/2020 and the Geological Report by NORCAL ENGINEERING
14. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D1557.
15. Sufficient tests of the fill soils shall be made to determine the relative compaction of the fill in accordance with the following minimum guidelines:
    A. One test for each two foot vertical lift.
    B. One test for each 500 cubic yards of material placed.
    C. One test at the location of the final fill slope for each building site in each four foot vertical lift of portion thereof.
    D. One test in the vicinity of each building pad for each four foot vertical lift or portion thereof.
16. Import Soils should consist of clean, compactable materials possessing expansion characteristics similar to or better than the upper on-site Soils. Import soils should be free of trash, debris or other objectionable materials. Contractor shall notify the Project Geotechnical Engineer not less than 72 hours in advance of the location of any soils proposed for Import. Each proposed Import source shall be sampled, tested, and approved prior to delivery of soils for use on the site.
17. All fill under the building foundation must be certified by the Soils Engineer as to proper bearing value design and its compliance with the preliminary soils report on note 13.
18. All subgrade under areas to be paved shall be certified by the Soils Engineer in compliance with Section 81.2.34(g) of the Torrance Municipal Code.
19. The engineering Geologist, Soils Engineer and Civil Engineer, in compliance with Section 81.2.37(g) of the Torrance Municipal Code, shall provide the Department with a grading certification upon completion of the job.
20. An as-graded plan prepared by the Civil Engineer of record shall be submitted with the required grading certifications to the Department upon job completion.
21. Approval of this plan is for grading and paving on site only and does not constitute approval of any building, wall or other structure shown on site nor any off-site improvements shown.
22. No fill shall be placed during unfavorable weather conditions. The Soils Engineer and Grading Inspector shall verify moisture content and density prior to placement of additional fill after heavy rains.
23. All construction in public right of way shall be under separate permit and approved by the Engineering Division.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS

1. Owner shall keep the construction area sufficiently dampened to control dust caused by grading and construction. Owner shall, at all times, provide reasonable control of dust caused by wind.
2. The export or import material in each truckload shall be kept low enough to prevent spillage and shall be sufficiently wet down to prevent dust.
3. A staging area shall be designated where each truck is prepared for road travel and all loose material removed. Any substance to drop from the body, tires, or wheels of any vehicle upon the public right of way shall be removed immediately and permanently.
4. Erosion control measures shall be in place from November 15 through April 15.



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

PLAN NOTES:
1. SEE ARCH. DWG'S. FOR OTHER INFORMATION NOT SHOWN.
2. SEE DRAINAGE PLAN ON SHEET C1.0 FOR ADDITIONAL INFO.

SLOT CUT LEGEND:
A — EXCAVATION-"A": 6'-0" MAX. WIDTH PER "A-B" SLOT-CUT SEQUENCE NOTES.
B — EXCAVATION-"B": 6'-0" MAX. WIDTH PER "A-B" SLOT-CUT SEQUENCE NOTES.

PLAN LEGEND:
CUT

AREA ID	AVERAGE HEIGHT	PLAN AREA [SF]		VOLUME [CYD]	
		CUT	FILL	CUT	FILL
A1	2.20	550	0	45	0
A2	1.80	175	0	12	0
PILES	16.00	25	0	15	0
OVERALL CUT & FILL				71	0
OVERALL TOTAL EXPORT [CYD]				71	
OVERALL COMBINED (CUT & FILL) [CYD]				71	

CYD= CUBIC YARDS
SF= SQUARE FEET
FT= FEET

* AVERAGE HEIGHT CALCULATED FROM SPOT ELEVATIONS @ 4 CORNERS.

2 GRADING CALCULATIONS

A-B SLOT-CUT SEQUENCE NOTE:

DIVIDE THE LENGTH OF THE VERTICAL CUT IN 6-FOOT WIDE SLOTS IN AN A-B PATTERN.

A. EXCAVATE THE FOOTINGS FOR THE PROPOSED RETAINING WALL IN THE "A" SLOTS TO THE REQUIRED DEPTHS AND DIMENSIONS PER FOUNDATION PLAN & DETAIL. THE FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY SOILS ENGINEER PRIOR TO PLACING STEEL AND CONCRETE.

A1. CONSTRUCT THE FOOTINGS AND THE RETAINING WALLS IN THE "A" SLOTS, INSERT DOWEL REBARS FOR FOOTING AND WALL HORIZONTAL REBARS TO ADJACENT SEGMENTS "B". POUR CONCRETE.

A2. PLACE THE SUB-DRAINAGE SYSTEM FOR EACH "A" SLOT AS PER FOUNDATION PLAN & DETAIL. AFTER INSPECTED AND APPROVED BY SOILS ENGINEER, BACKFILL ANY VOIDS BEHIND WITH GRAVEL OR CERTIFIED COMPACTED FILL PER SOILS REPORT. BUILD REST OF WALLS FOR "A" SLOTS.

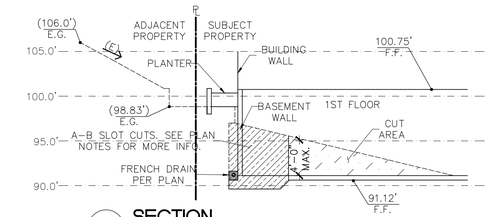
A3. WALL & BACKFILL SHALL BE COMPLETED.

B. EXCAVATE THE FOOTINGS FOR THE PROPOSED RETAINING WALL IN THE "B" SLOTS TO THE REQUIRED DEPTHS AND DIMENSIONS PER FOUNDATION PLAN & DETAIL. THE FOOTING EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY SOILS ENGINEER PRIOR TO PLACING STEEL AND CONCRETE.

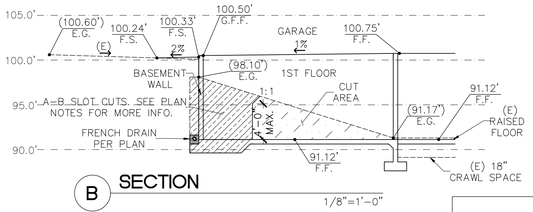
B1. CONSTRUCT THE FOOTINGS AND THE RETAINING WALLS IN THE "B" SLOTS, POUR CONCRETE.

B2. PLACE THE SUB-DRAINAGE SYSTEM FOR EACH "B" SLOT AS PER FOUNDATION PLAN & DETAIL. AFTER INSPECTED AND APPROVED BY SOILS ENGINEER BACKFILL ANY VOIDS BEHIND WITH GRAVEL OR CERTIFIED COMPACTED FILL PER SOILS REPORT. BUILD REST OF WALLS FOR "B" SLOTS.

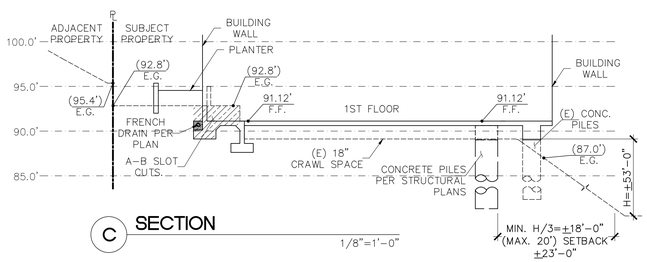
B3. WALL & BACKFILL SHALL BE COMPLETED.



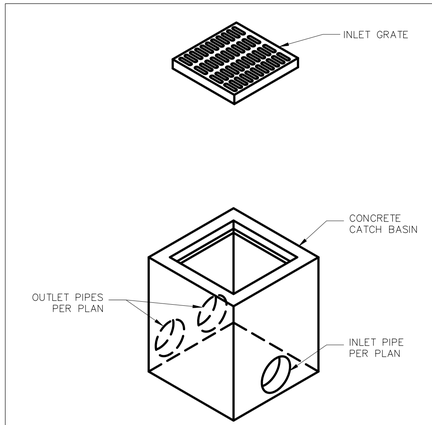
A SECTION
1/8"=1'-0"



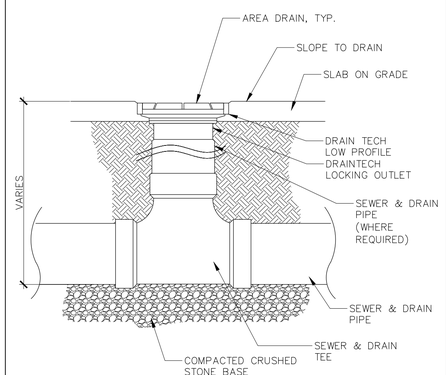
B SECTION
1/8"=1'-0"



C SECTION
1/8"=1'-0"



6 CATCH BASIN



3 AREA DRAINS

REVISION

REGISTERED PROFESSIONAL ENGINEER
LOREL J. GARCIA
12/31/24
No. 58475
STATE OF CALIFORNIA — CIVIL

G&G STRUCTURES, INC.
CIVIL & STRUCTURAL ENGINEERING
24702 NARBONNE AVE.
LOMITA, CA 90717
TEL (310) 294-8111 FAX (310) 294-8112

sheet description
OVERALL PLAN + GENERAL NOTES

All ideas, designs, and plans indicated or represented by this drawing are the property of G&G STRUCTURES, INC., and were created and developed for use on and in connection with this specific project. None of such ideas, designs or plans shall be used by or disclosed to any person, firm or corporation for any purpose without the written permission of G&G STRUCTURES, INC.

AZHAR HAMEED RESIDENCE
4726 VIA CORONA
TORRANCE, CA 90505

date:	8/14/24
scale:	1/8":1'-0"
drawn by:	M.A.
job no.:	22-171
sheet:	C0.1

PLAN NOTES:

1. SEE SHEET C0.1 FOR GENERAL NOTES & MATERIAL SPECIFICATIONS.
2. SEE ARCH. DWG'S. FOR DIMENSIONS, DEPRESSIONS, CURBS AND OTHER INFORMATION NOT SHOWN.

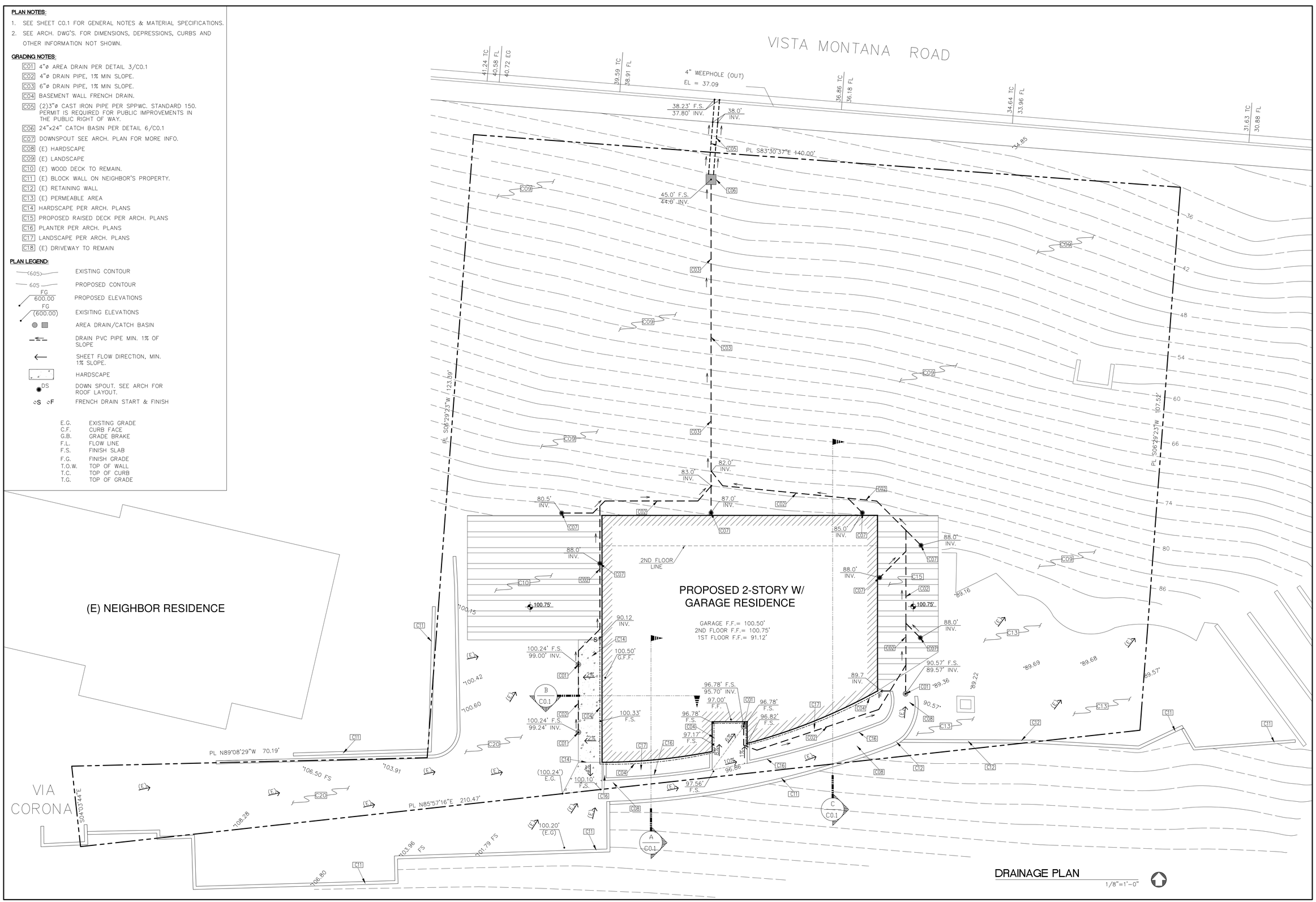
GRADING NOTES:

- C01 4"ø AREA DRAIN PER DETAIL 3/C0.1
- C02 4"ø DRAIN PIPE, 1% MIN SLOPE.
- C03 6"ø DRAIN PIPE, 1% MIN SLOPE.
- C04 BASEMENT WALL FRENCH DRAIN.
- C05 (2)3"ø CAST IRON PIPE PER SPPWC. STANDARD 150. PERMIT IS REQUIRED FOR PUBLIC IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY.
- C06 24"x24" CATCH BASIN PER DETAIL 6/C0.1
- C07 DOWNSPOUT SEE ARCH. PLAN FOR MORE INFO.
- C08 (E) HARDSCAPE
- C09 (E) LANDSCAPE
- C10 (E) WOOD DECK TO REMAIN.
- C11 (E) BLOCK WALL ON NEIGHBOR'S PROPERTY.
- C12 (E) RETAINING WALL
- C13 (E) PERMEABLE AREA
- C14 HARDSCAPE PER ARCH. PLANS
- C15 PROPOSED RAISED DECK PER ARCH. PLANS
- C16 PLANTER PER ARCH. PLANS
- C17 LANDSCAPE PER ARCH. PLANS
- C18 (E) DRIVEWAY TO REMAIN

PLAN LEGEND:

- (605) EXISTING CONTOUR
- 605 PROPOSED CONTOUR
- FG 600.00 PROPOSED ELEVATIONS
- FG (600.00) EXISITING ELEVATIONS
- AREA DRAIN/CATCH BASIN
- DRAIN PVC PIPE MIN. 1% OF SLOPE
- SHEET FLOW DIRECTION, MIN. 1% SLOPE.
- HARDSCAPE
- DS DOWN SPOUT, SEE ARCH FOR ROOF LAYOUT.
- FRENCH DRAIN START & FINISH

E.G.	EXISTING GRADE
C.F.	CURB FACE
G.B.	GRADE BRAKE
F.L.	FLOW LINE
F.S.	FINISH SLAB
F.G.	FINISH GRADE
T.O.W.	TOP OF WALL
T.C.	TOP OF CURB
T.G.	TOP OF GRADE



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

REVISION

REGISTERED PROFESSIONAL ENGINEER
TOMEL J. GHOSN
12/31/24
No. 58475
CIVIL
STATE OF CALIFORNIA

G&G STRUCTURES, INC.
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24702 NARBONNE AVE.
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TEL (310) 294-8111 FAX (310) 294-8112

sheet description
DRAINAGE PLAN

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AZHAR HAMEED RESIDENCE
4726 VIA CORONA
TORRANCE, CA 90505

date:	8/14/24
scale:	1/8":1'-0"
drawn by:	M.A.
job no.:	22-171
sheet:	C1.0

THE FOLLOWING BMPS FROM THE "2009 CONSTRUCTION BMP HANDBOOK/PORTAL"MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. AS AN ALTERNATIVE, DETAILS FROM "CALTRANS STORMWATER QUALITY HANDBOOKS, CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMP) MANUAL"MAY BE USED. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.

EROSION CONTROL

EC1 –SCHEDULING
EC2 –PRESERVATION OF EXISTING VEGETATION
EC3 –HYDRAULIC MULCH
EC4 –HYDROSEEDING
EC5 –SOIL BINDERS
EC6 –STRAW MULCH
EC7 –GEOTEXTILES & MATS
EC8 –WOOD MULCHING
EC9 –EARTH DIKES AND DRAINAGE SWALES
EC10 –VELOCITY DISSIPATION DEVICES
EC11 –SLOPE DRAINS
EC12 –STREAMBANK STABILIZATION
EC13 –RESERVED
EC14 –COMPOST BLANKETS
EC15 –SOIL PREPARATION\ROUGHENING
EC16 –NON–VEGETATED STABILIZATION

TEMPORARY SEDIMENT CONTROL

(16) SE1 –SILT FENCE
SE2 –SEDIMENT BASIN
SE3 –SEDIMENT TRAP
SE4 –CHECK DAM
SE5 –FIBER ROLLS
SE6 –GRAVEL BAG BERM
SE7 –STREET SWEEPING AND VACUUMING
(1) SE8 –SANDBAG BARRIER
SE9 –STRAW BALE BARRIER
SE10 –STORM DRAIN INLET PROTECTION
(11) SE11 –ACTIVE TREATMENT SYSTEMS
SE12 –TEMPORARY SILT DIKE
SE13 –COMPOST SOCKS & BERMS
SE14 –BIOFILTER BAGS

WIND EROSION CONTROL

(10) WE1 –WIND EROSION CONTROL

TEMPORARY TRACKING CONTROL

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

NON–STORMWATER MANAGEMENT

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

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

(4) WM1 –MATERIAL DELIVERY AND STORAGE
(17) WM2 –MATERIAL USE
WM3 –STOCKPILE MANAGEMENT
(6) WM4 –SPILL PREVENTION AND CONTROL
WM5 –SOLID WASTE MANAGEMENT
(7) WM6 –HAZARDOUS WASTE MANAGEMENT
WM7 –CONTAMINATION SOIL MANAGEMENT
WM8 –CONCRETE WASTE MANAGEMENT
(8) WM9 –SANITARY/SEPTIC WASTE MANAGEMENT
WM10 –LIQUID WASTE MANAGEMENT

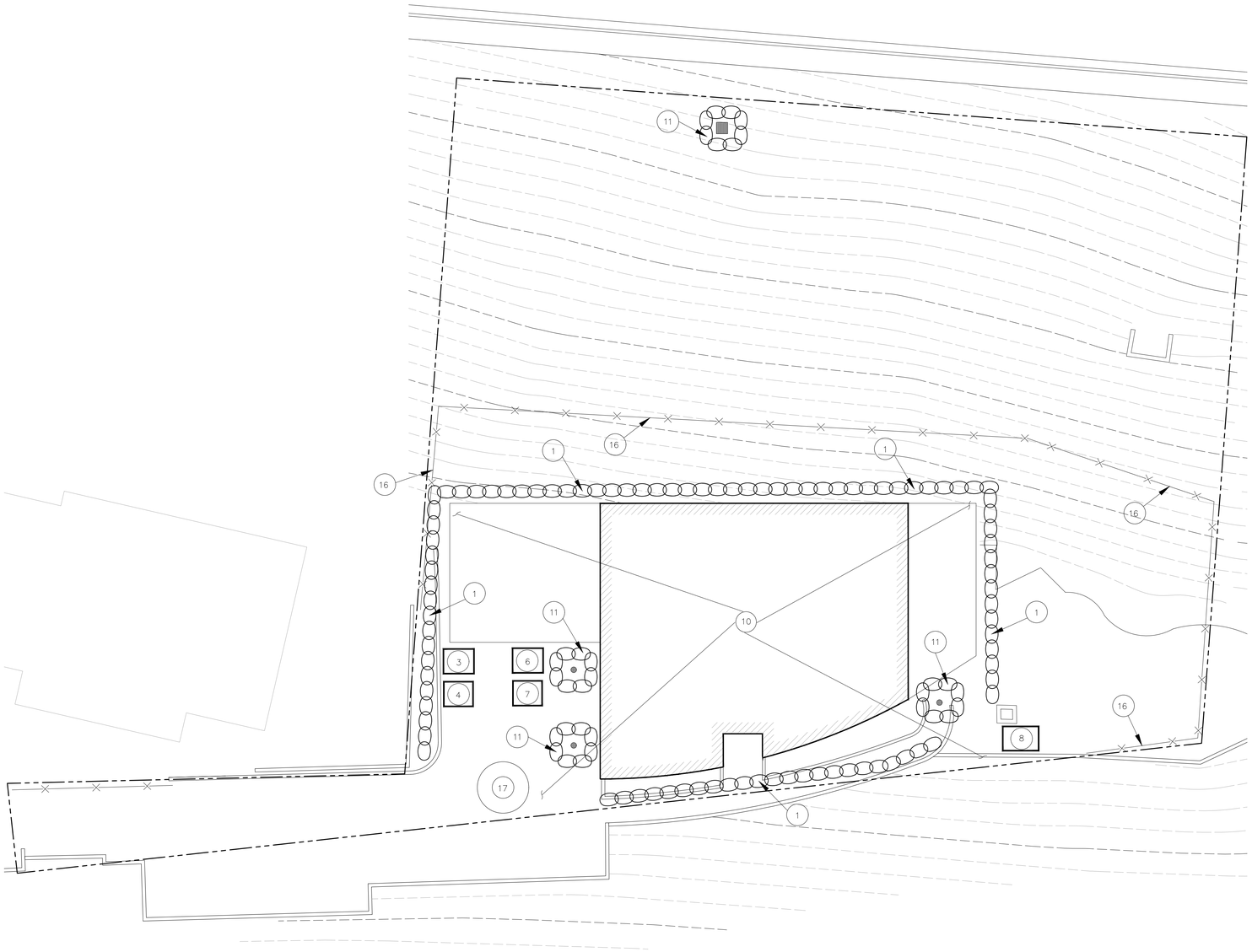
PLAN LEGEND:

SAND BAGS

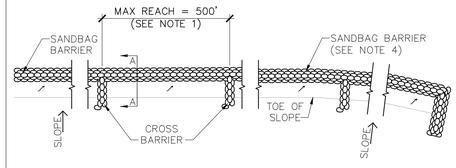
SILT FENCE

24 HOUR EMERGENCY CONTACT INFORMATION:

G&G STRUCTURES, INC.
LIONEL GARCIA
24702 NARBONNE AVE.
LOMITA CA 90717
PHONE: (310) 294–8111



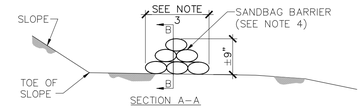
EROSION CONTROL PLAN
3/32"=1'–0"



PLAN
SANDBAG BARRIER

NOTES:

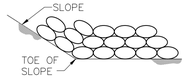
1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED ½ THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. PLACE SANDBAGS TIGHTLY.
3. DIMENSION MAY VARY TO FIT FIELD CONDITION.
4. SANDBAG BARRIER SHALL BE A MINIMUM OF 1 BAG HIGH.
5. THE END OF THE BARRIER SHALL BE TURNED UP SLOPE.
6. CROSS BARRIERS SHALL BE A MIN OF ½ AND MAX OF ⅔ THE HEIGHT OF THE LINEAR BARRIER.
7. SANDBAG ROWS AND LAYERS SHALL BE STAGGERED TO ELIMINATE GAPS.



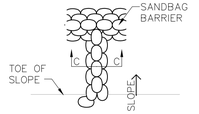
SECTION A–A



SECTION B–B



END DETAIL



CROSS BARRIER DETAIL

SECTION C–C

1 SANDBAG BARRIER DETAIL
N.T.S

REVISION

REGISTERED PROFESSIONAL ENGINEER
LIONEL J. GARCIA
12/31/24
No. 58475
CIVIL
STATE OF CALIFORNIA

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sheet description
EROSION CONTROL PLAN

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AZHAR HAMEED RESIDENCE
4726 VIA CORONA
TORRANCE, CA 90505

date:	8/14/24
scale:	3/32":1'–0"
drawn by:	M.A.
job no.:	22–171
sheet:	C3.0

GENERAL DEMOLITION NOTES

A. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.

B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

C. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.

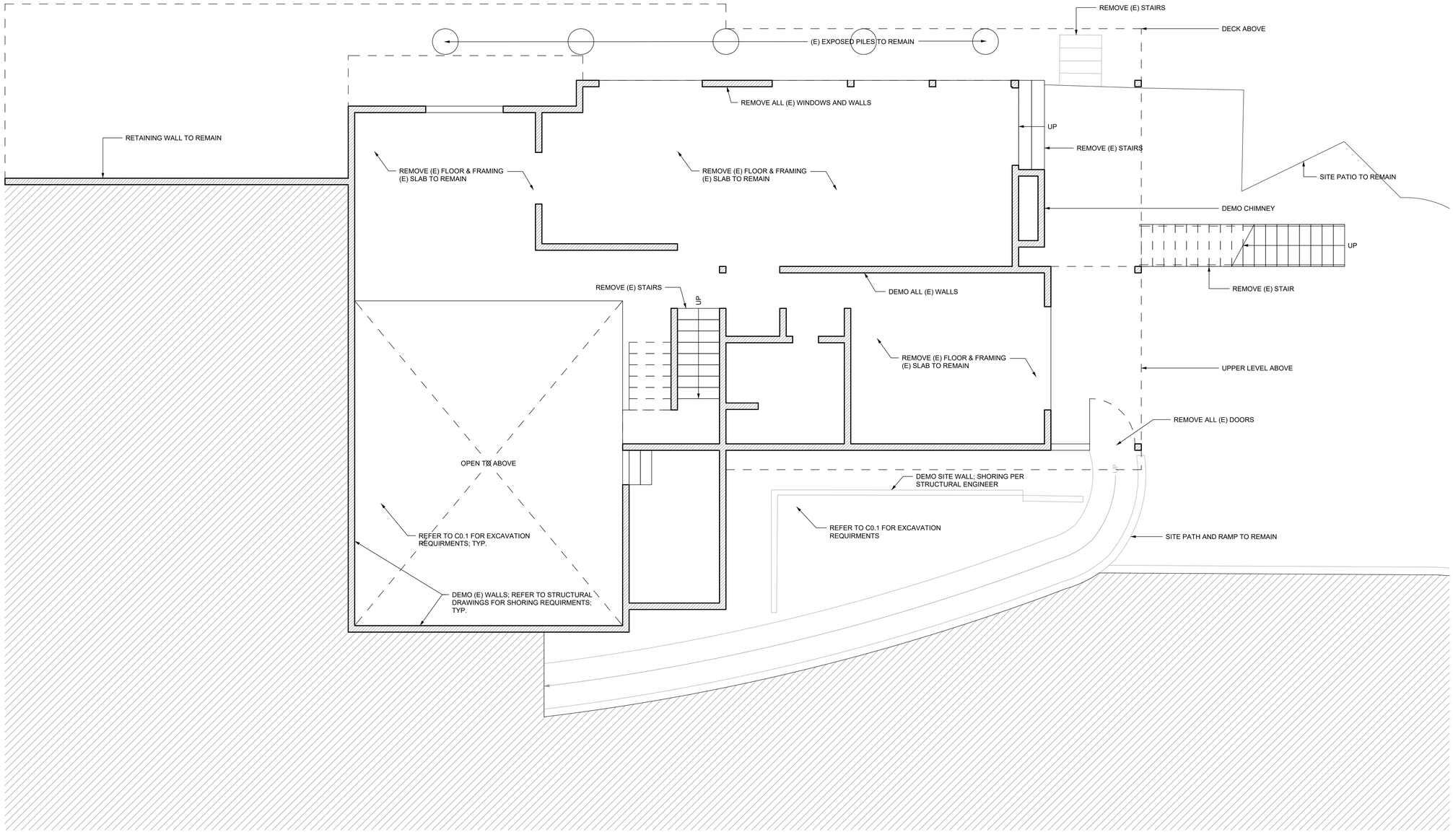
D. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.

E. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.

F. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.

G. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED ( ) PSF LIVE LOAD.

H. CONTRACTOR TO VERIFY ANY/ALL UTILITIES ARE DISCONNECTED PRIOR TO DEMOLISHION



01 DEMO PLAN - FIRST FLOOR

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

01 / ARCHITECT

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STATE OF CALIFORNIA

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FBURKI@HOTMAIL.COM

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04 / KEY PLAN N ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
4501 VIA CORONA
TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

DEMO PLANS

08 / SHEET NUMBER

AD101

GENERAL DEMOLITION NOTES

A. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.

B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

C. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.

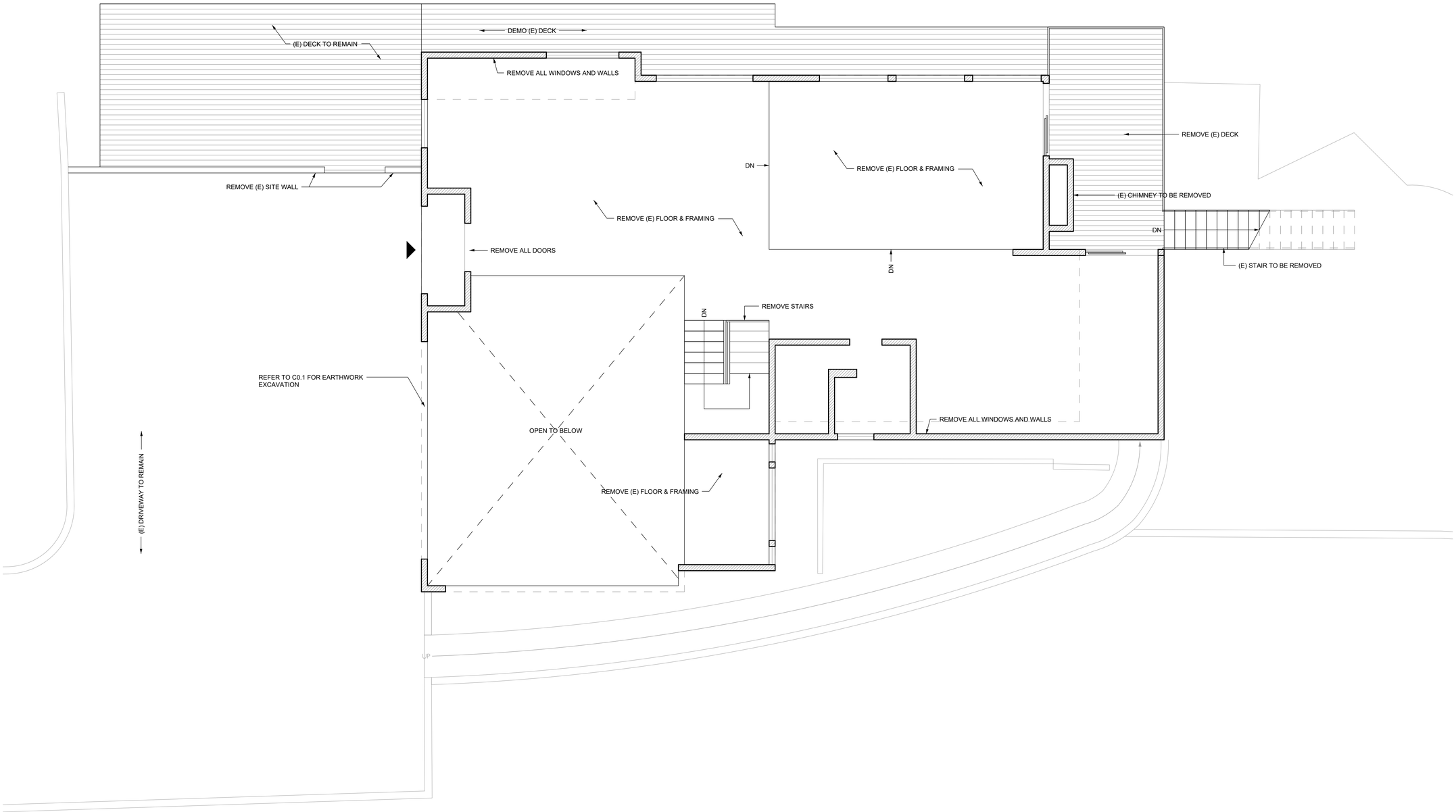
D. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.

E. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.

F. ALL BASEMENT FILLS SHALL BE CLEAN AND UNIFORM.

G. STORAGE OF MATERIALS ON FLOORS SHALL NOT EXCEED ( ) PSF LIVE LOAD.

H. CONTRACTOR TO VERIFY ANY/ALL UTILITIES ARE DISCONNECTED PRIOR TO DEMOLISHION



01 DEMO PLAN - SECOND FLOOR

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

01 / ARCHITECT

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04 / KEY PLAN N ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
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TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

DEMO PLANS

08 / SHEET NUMBER

AD102

GENERAL DEMOLITION NOTES

A. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.

B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

C. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.

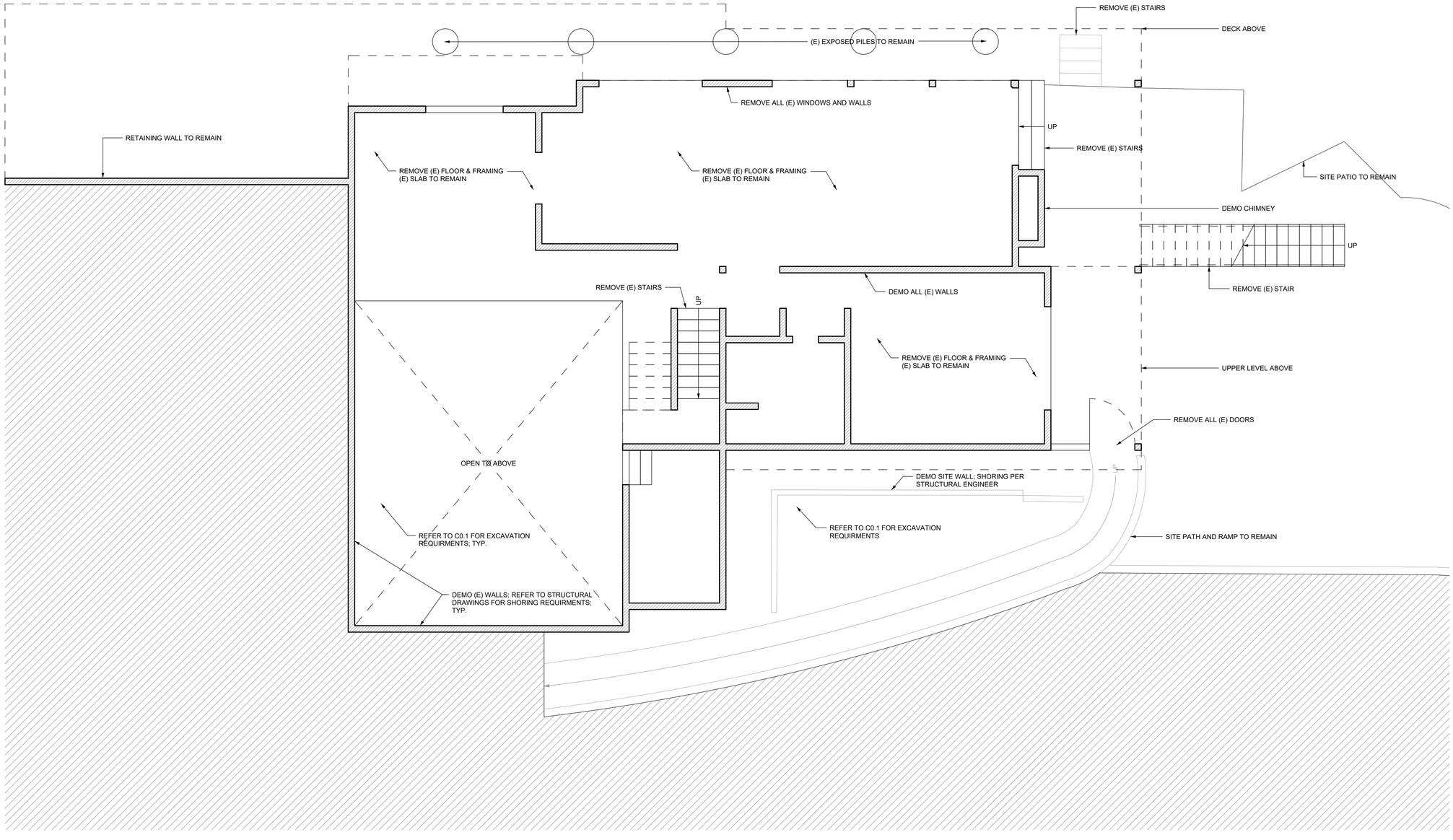
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H. CONTRACTOR TO VERIFY ANY/ALL UTILITIES ARE DISCONNECTED PRIOR TO DEMOLISHION



01 DEMO PLAN - ROOF

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

01 / ARCHITECT

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04 / KEY PLAN N ↑

05 / PROJECT NAME / ADDRESS

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TORRANCE, CALIFORNIA 90505

06 / REVISIONS

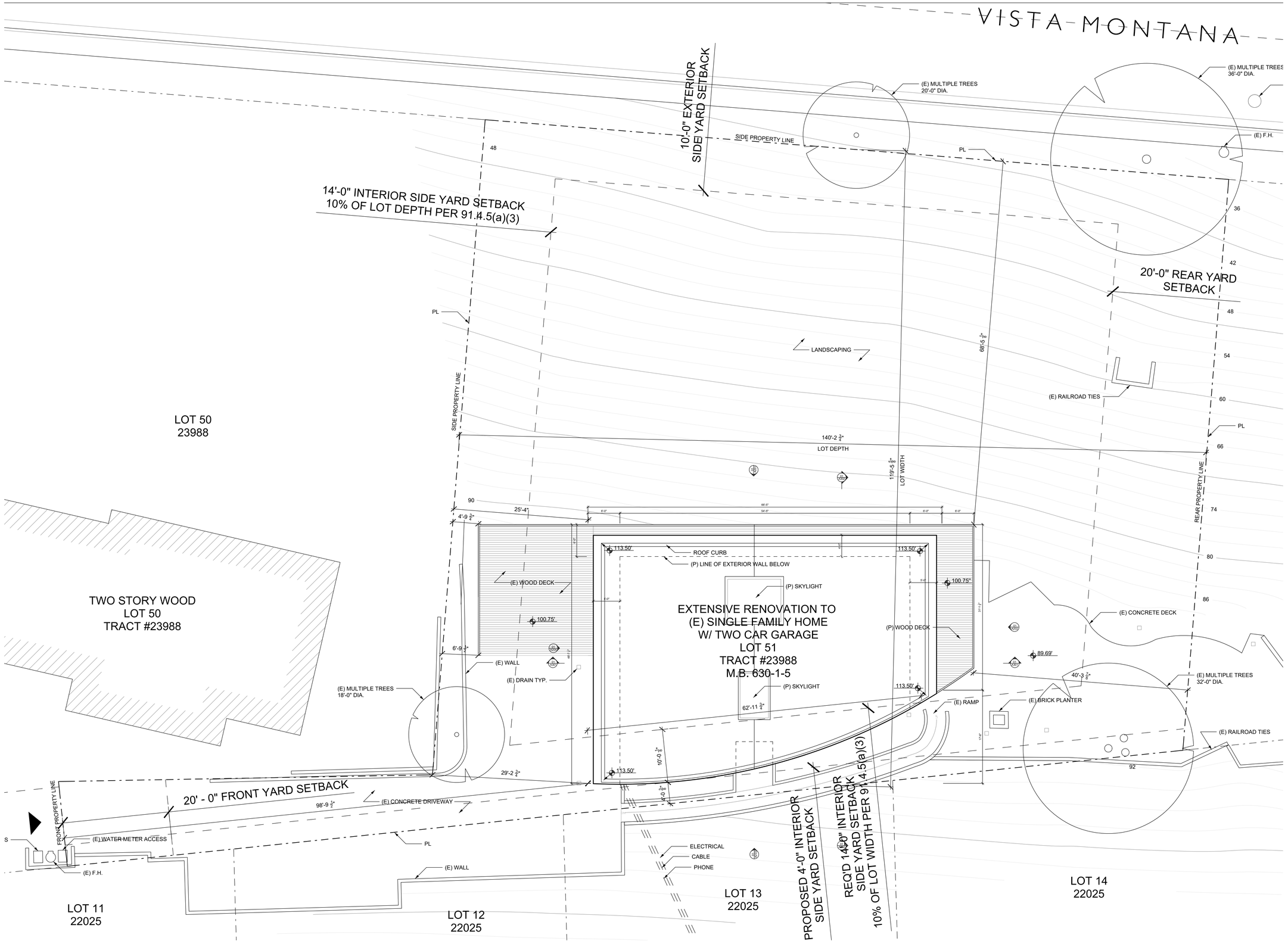
NO.	DATE	DESCRIPTION

07 / SHEET TITLE

DEMO PLANS

08 / SHEET NUMBER

AD103



01 SITE PLAN

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

01 / ARCHITECT

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04 / KEY PLAN **N** ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
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TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

SITE PLAN

08 / SHEET NUMBER

A100

PLAN SYMBOLS

ROOM NAME 100	ROOM TAG
001	DOOR TAG
02	WINDOW TAG
SD/ CMD	SMOKE/ CARBON MONOXIDE DETECTOR
0A	WALL TYPE TAG; SEE SHEET A701
FAN	EXHAUST FAN IN CEILING, ENERGY STAR COMPLIANT. DUCTED TO TERMINATE OUTSIDE OF BUILDING. 50 CFM VENTILATION PER R303.3
	ROOF DRAIN AND OVERFLOW DRAIN PER R903.4.1

PLAN NOTES

1. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY. STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT. APPLIANCE. (4.210.1, 9.210.1)

2. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES IN TABLE 4.403.2/ TABLE 9.403.2 (4.303.1, 9.303.1) REFER TO GRN 16 ON G003

3. BATHROOM FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE (4.506.1, 9.506.1)

4. DIMENSIONS TO PARTITIONS N FLOOR PLANS ARE TO INTERIOR FINISH, UNLESS OTHERWISE NOTED.

5. CONTRACTOR TO VERIFY CONDITIONS ON SITE

6. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD

7. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CALUKS, AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES (4.504.1 - 4.504.3)

8. MATERIALS DELIVED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE (4.407.4)

9. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE (4.406.1)

10. THE FOLLOWING ENERGY RATINGS SHALL BE ACHEIVED (REFER TO TITLE 24 FOR DETAILS)

EXTERIOR WALLS: R-21
ROOF: R-38
CEILINGS: R-19
INTERIOR FLOORS: R-19
GLAZING: U-0.30, SHGC 0.23
SKYLIGHT: U-0.34, SHGC 0.33

11. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

12. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158 AND 180,670) SEPARATE PLUMBING PERMIT IS REQUIRED.

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

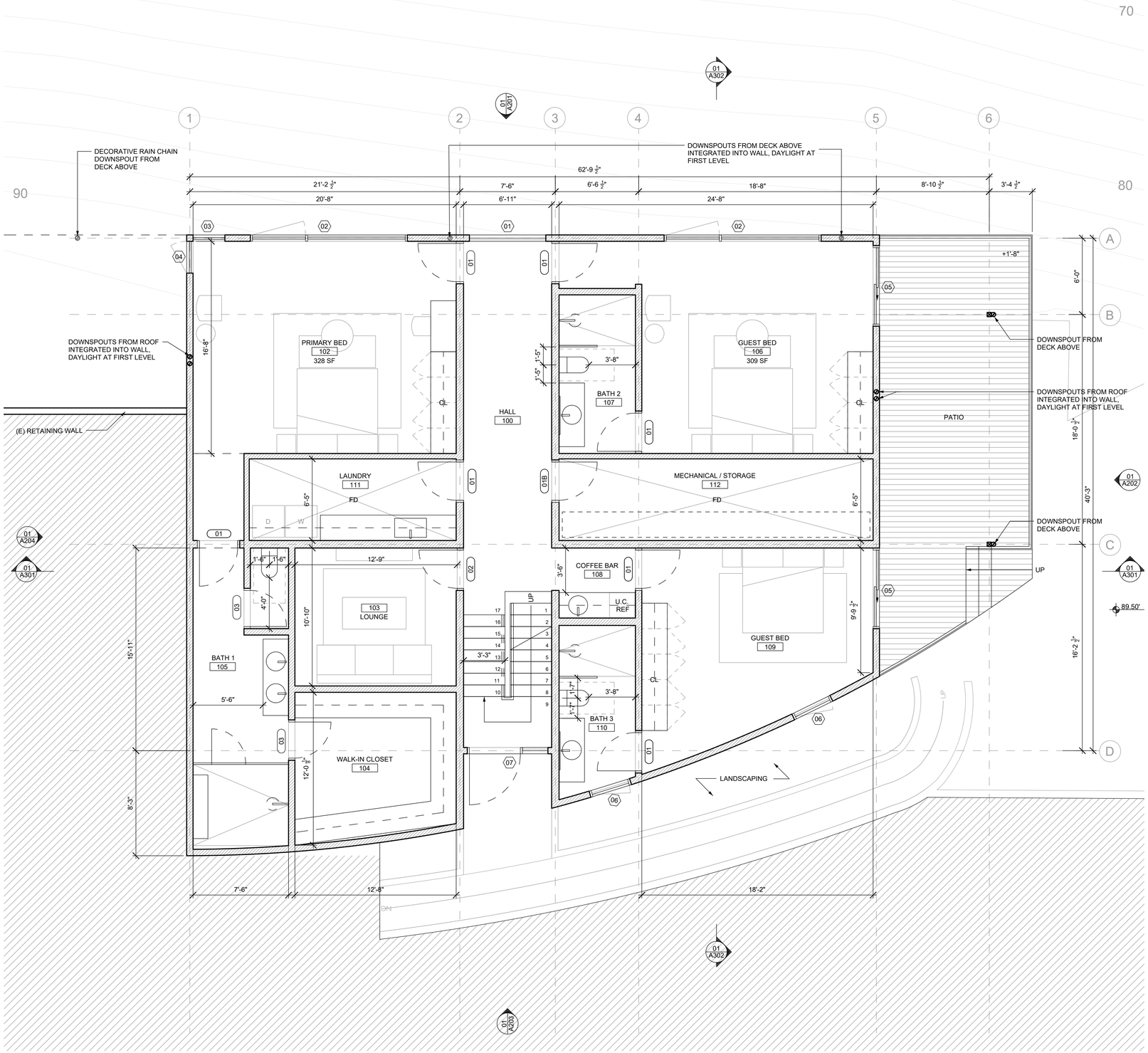
14. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)

15. WATER HEATER MUST BE STRAPPED TO WALL. (507.3 & LAPC)

16. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.

17. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)

18. CARBON MONOXIDE ALARM IS REQUIRED. (915.4, R315)



01 (P) FIRST LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

01 / ARCHITECT

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04 / KEY PLAN N

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
4501 VIA CORONA
TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

FIRST FLOOR PLAN

08 / SHEET NUMBER

A101

PLAN SYMBOLS

ROOM NAME 100	ROOM TAG
001	DOOR TAG
02	WINDOW TAG
SD/CMD	SMOKE/ CARBON MONOXIDE DETECTOR
0A	WALL TYPE TAG; SEE SHEET A701
FAN	EXHAUST FAN IN CEILING, ENERGY STAR COMPLIANT. DUCTED TO TERMINATE OUTSIDE OF BUILDING. 50 CFM VENTILATION PER R303.3
	ROOF DRAIN AND OVERFLOW DRAIN PER R903.4.1

PLAN NOTES

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4. DIMENSIONS TO PARTITIONS N FLOOR PLANS ARE TO INTERIOR FINISH, UNLESS OTHERWISE NOTED.

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6. CONTRACTOR TO VERIFY DIMENSIONS IN FIELD

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ROOF: R-38
CEILINGS: R-19
INTERIOR FLOORS: R-19
GLAZING: U-0.30, SHGC 0.23
SKYLIGHT: U-0.34, SHGC 0.33

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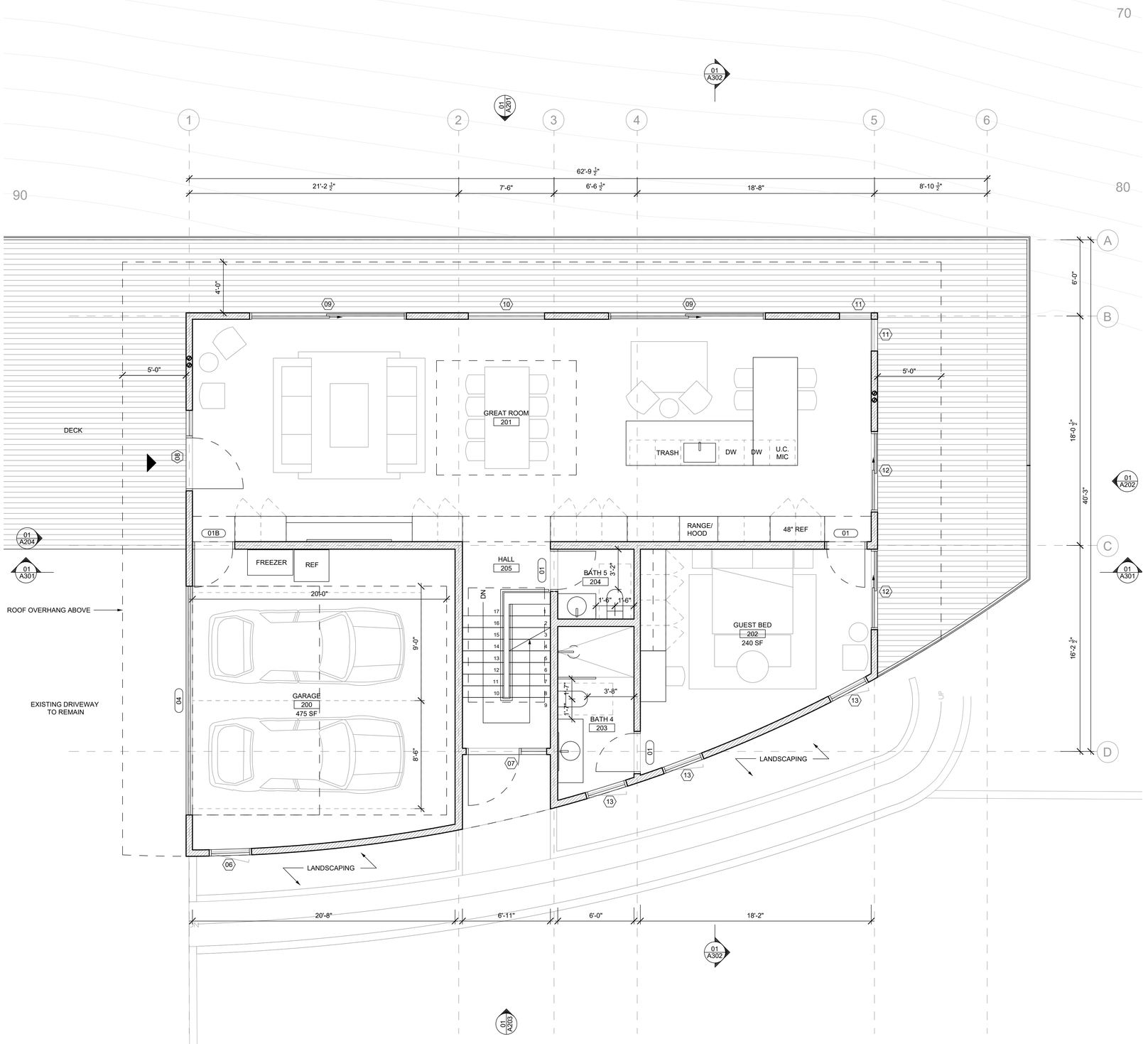
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16. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.

17. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)

18. CARBON MONOXIDE ALARM IS REQUIRED. (915.4, R315)



01 (P) SECOND LEVEL FLOOR PLAN

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

01 / ARCHITECT

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04 / KEY PLAN N

05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

SECOND FLOOR PLAN

08 / SHEET NUMBER

A102

PLAN SYMBOLS

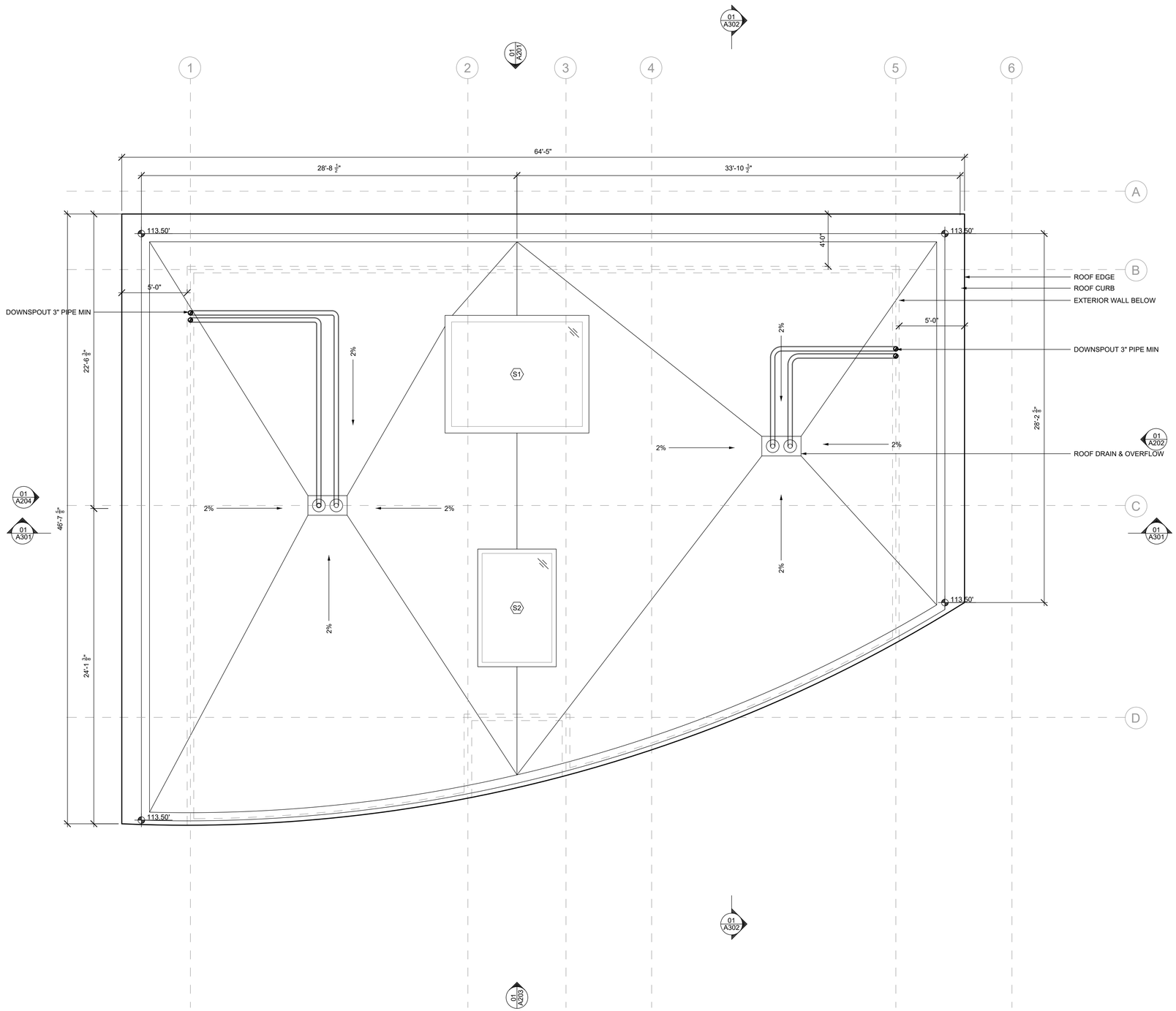
ROOM NAME 100	ROOM TAG
001	DOOR TAG
02	WINDOW TAG
SD/ CMD	SMOKE/ CARBON MONOXIDE DETECTOR
0A	WALL TYPE TAG; SEE SHEET A701
FAN	EXHAUST FAN IN CEILING, ENERGY STAR COMPLIANT. DUCTED TO TERMINATE OUTSIDE OF BUILDING. 50 CFM VENTILATION PER R303.3
	ROOF DRAIN AND OVERFLOW DRAIN PER R903.4.1

ROOF NOTES

1. SLOPE TO DRAIN A MINIMUM OF 1/4" / 12" OR 2%

2. OVERFLOW DRAINS HAVING THE SAME SIZE AS THE ROOF DRAINS SHALL BE INSTALLED WITH THE INLET FLOW LINE LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF, OR OVERFLOW SCUPPERS HAVING THREE TIMES THE SIZE OF THE ROOF DRAINS AND HAVING A MINIMUM OPENING HEIGHT OF 4 INCHES (102 MM) SHALL BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES (51 MM) ABOVE THE LOW POINT OF THE ROOF SERVED. THE INSTALLATION AND SIZING OF OVERFLOW DRAINS, LEADERS AND CONDUCTORS SHALL COMPLY WITH SECTIONS 1106 AND 1108 OF THE CALIFORNIA PLUMBING CODE, AS APPLICABLE. PER 903.4.1

3. REFER TO CIVIL DRAWINGS FOR SITE DRAINAGE



01 (P) ROOF PLAN

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

01 / ARCHITECT

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04 / KEY PLAN **N** ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
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TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

ROOF PLAN

08 / SHEET NUMBER

A103

LIGHTING LEGEND

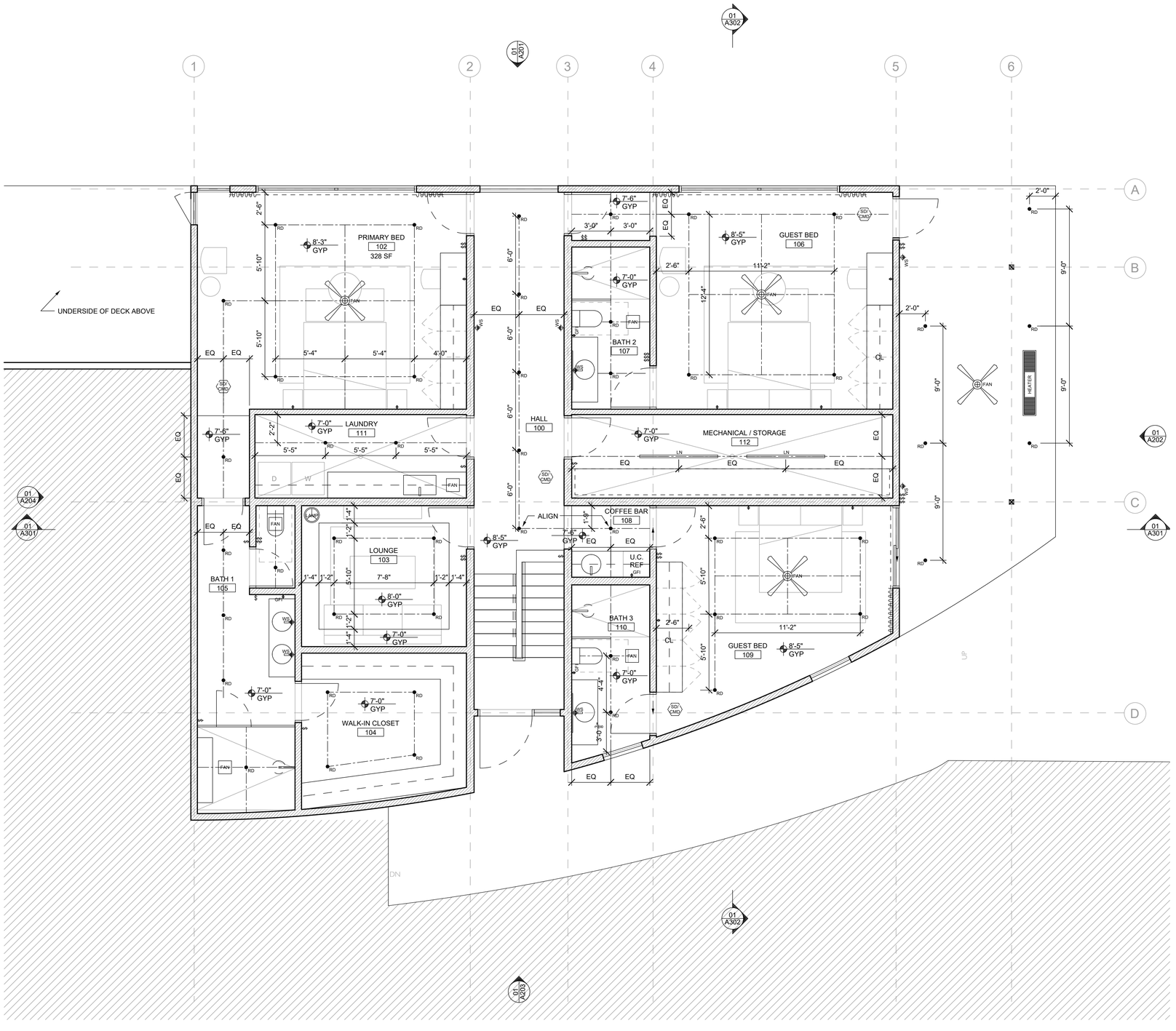
SYMBOL / TAG	DESCRIPTION
RD	3" DIAMETER RECESSED DOWNLIGHT
RW	RECESSED WALL WASHER
WS	WALL SCONCE
DP	DECORATIVE PENDANT
	INTEGRATED LED STRIP W/ COVER
LAMP	DECORATIVE FLOOR LAMP
FAN	CEILING FAN WITH LIGHT

CEILING LEGEND

SYMBOL / TAG	DESCRIPTION
FAN	BATHROOM EXHAUST FAN

ELECTRICAL LEGEND

SYMBOL / TAG	DESCRIPTION
$	ONE-WAY DIMMABLE SWITCH
	OUTLET



01 REFLECTED CEILING PLAN - FIRST FLOOR

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

01 / ARCHITECT

HAM DESIGN GROUP

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04 / KEY PLAN **N** ↑

05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

RCP - FIRST FLOOR

08 / SHEET NUMBER

A151

HAM DESIGN GROUP, INC.

LIGHTING LEGEND

SYMBOL / TAG	DESCRIPTION
RD	3" DIAMETER RECESSED DOWNLIGHT
RW	RECESSED WALL WASHER
WS	WALL SCONCE
DP	DECORATIVE PENDANT
— —	INTEGRATED LED STRIP W/ COVER
	DECORATIVE FLOOR LAMP
	CEILING FAN WITH LIGHT

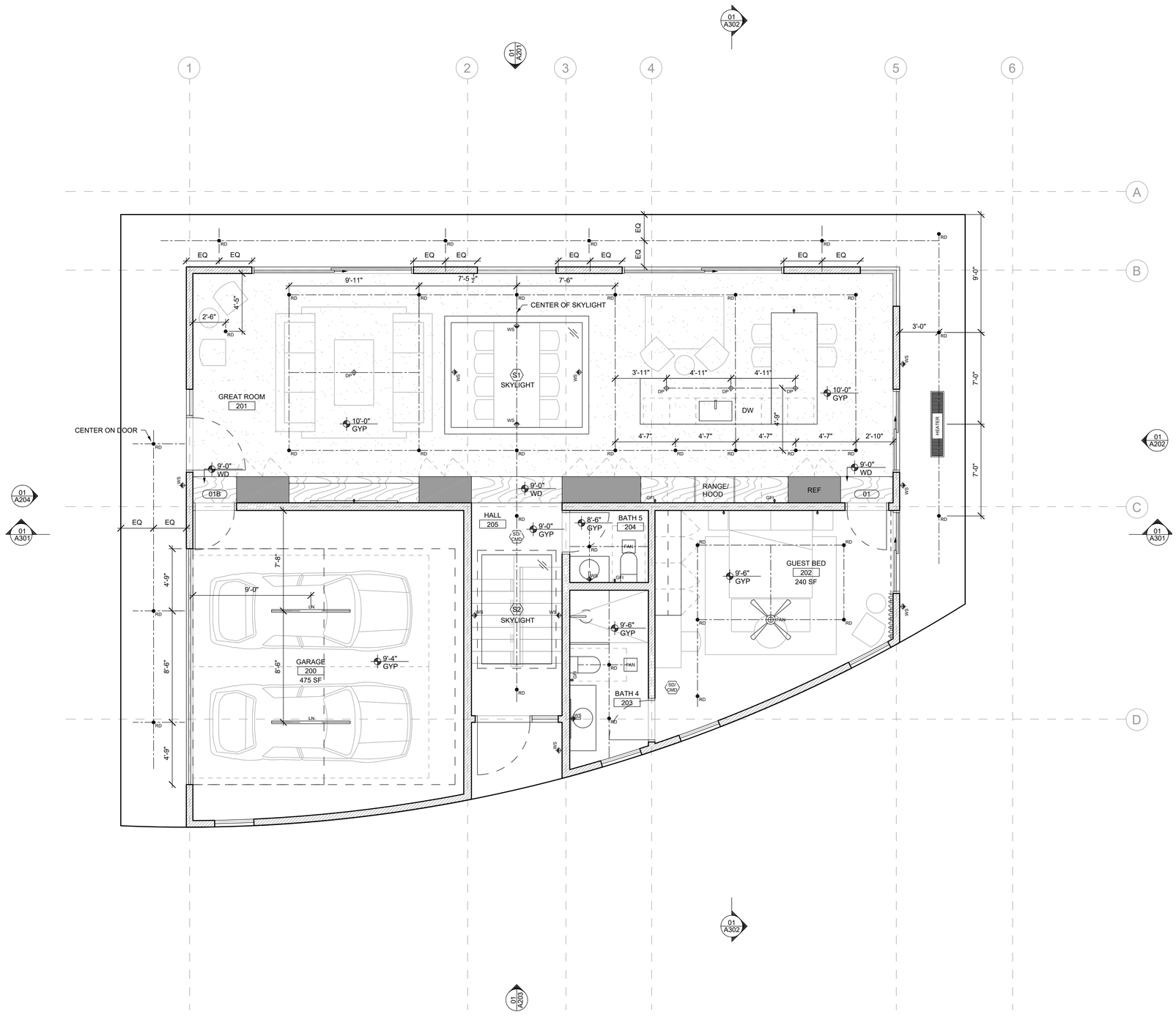
CEILING LEGEND

SYMBOL / TAG	DESCRIPTION
FAN	BATHROOM EXHAUST FAN

ELECTRICAL LEGEND

SYMBOL / TAG	DESCRIPTION
$	ONE-WAY DIMMABLE SWITCH
	OUTLET

PROVIDE LUTRON SMART HOME SYSTEM



01 REFLECTED CEILING PLAN - SECOND FLOOR

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

01 / ARCHITECT

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04 / KEY PLAN N

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

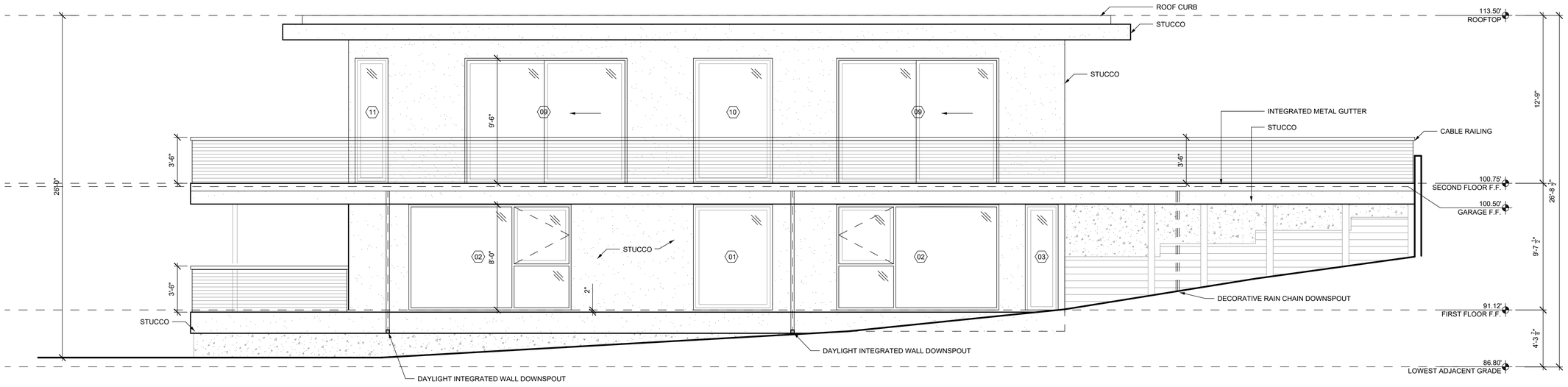
RCP - SECOND FLOOR

08 / SHEET NUMBER

A152

NOTE

1. EXISTING PROPERTY DAMAGED FROM FIRE REMOVING EXSITING ROOF AND SOUTH WALL OF GARAGE
(SEE IMAGES ON A084 - A087)



01 (P) NORTH ELEVATION

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

01 / ARCHITECT

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04 / KEY PLAN N

05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

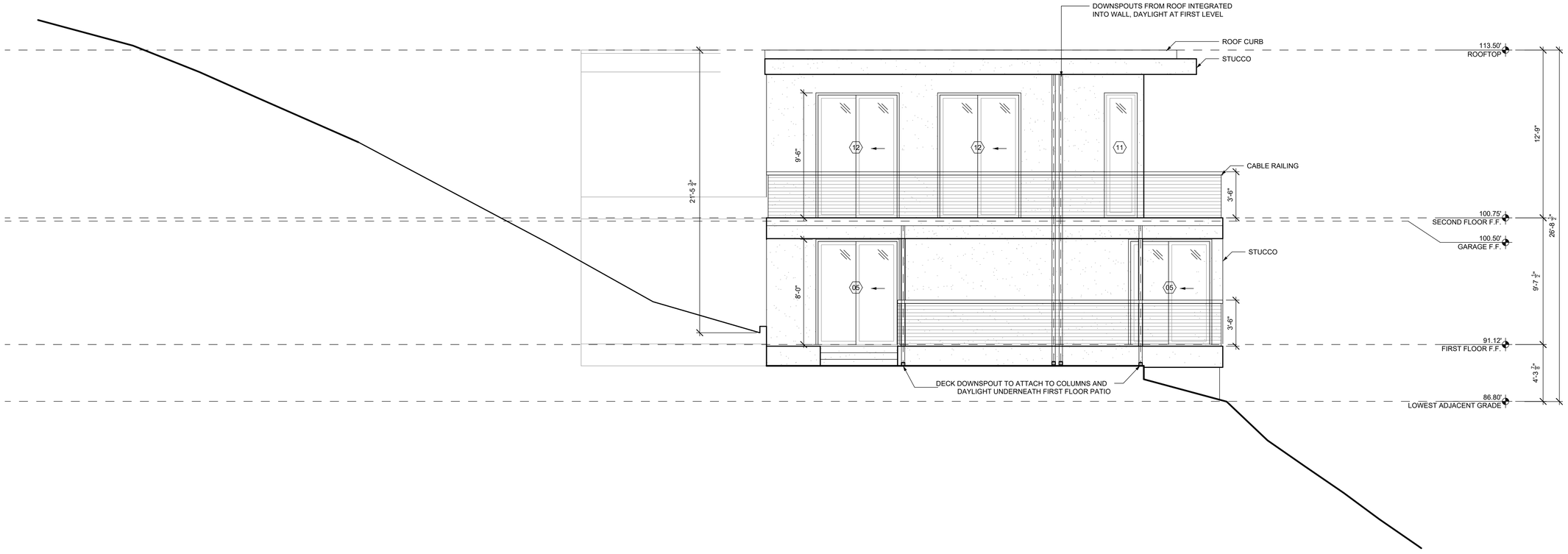
BUILDING ELEVATIONS

08 / SHEET NUMBER

A201

NOTE

1. EXISTING PROPERTY DAMAGED FROM FIRE REMOVING EXSITING ROOF AND SOUTH WALL OF GARAGE
(SEE IMAGES ON A084 - A087)



01 (P) EAST ELEVATION

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

01 / ARCHITECT

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05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

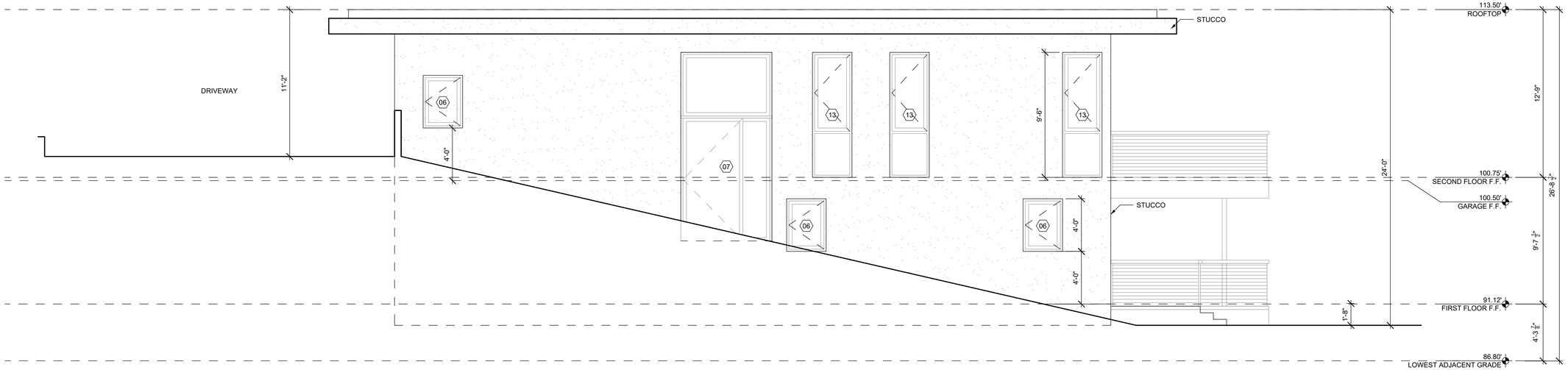
BUILDING ELEVATIONS

08 / SHEET NUMBER

A202

NOTE

1. EXISTING PROPERTY DAMAGED FROM FIRE REMOVING EXSITING ROOF AND SOUTH WALL OF GARAGE
(SEE IMAGES ON A084 - A087)



01 (P) SOUTH ELEVATION

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

01 / ARCHITECT

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04 / KEY PLAN N

05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

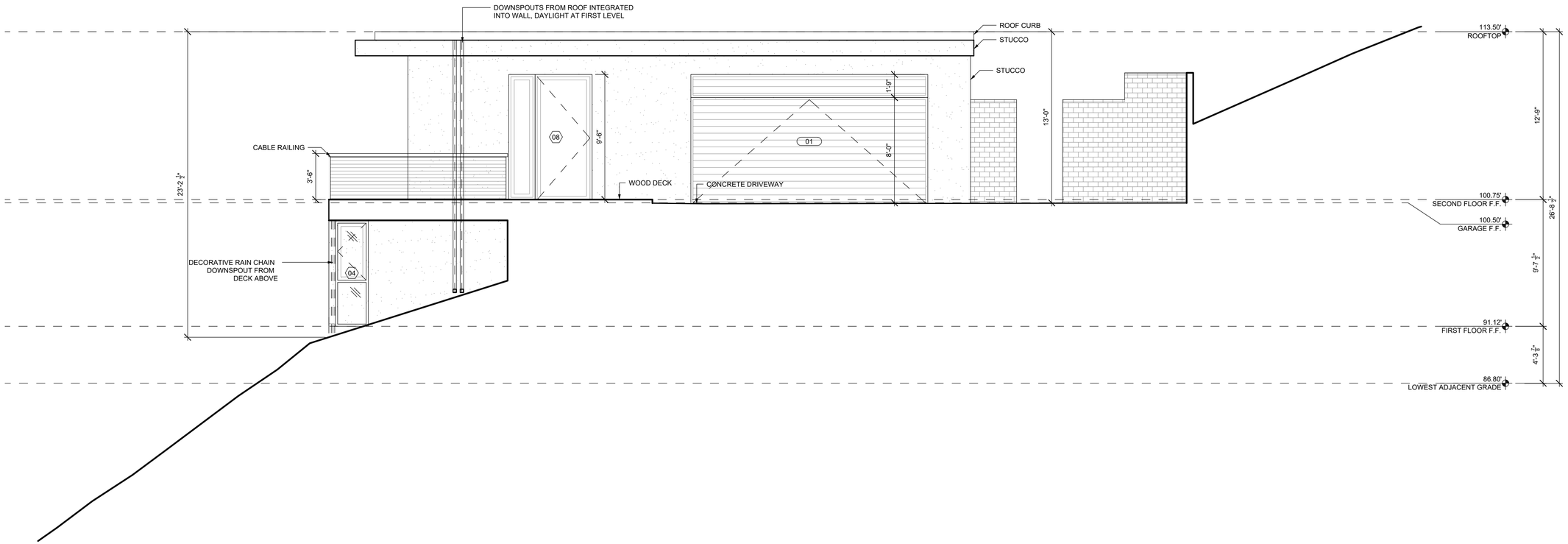
BUILDING ELEVATIONS

08 / SHEET NUMBER

A203

NOTE

1. EXISTING PROPERTY DAMAGED FROM FIRE REMOVING EXSITING ROOF AND SOUTH WALL OF GARAGE
(SEE IMAGES ON A084 - A087)



01 (P) WEST ELEVATION

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

01 / ARCHITECT

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05 / PROJECT NAME / ADDRESS

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06 / REVISIONS

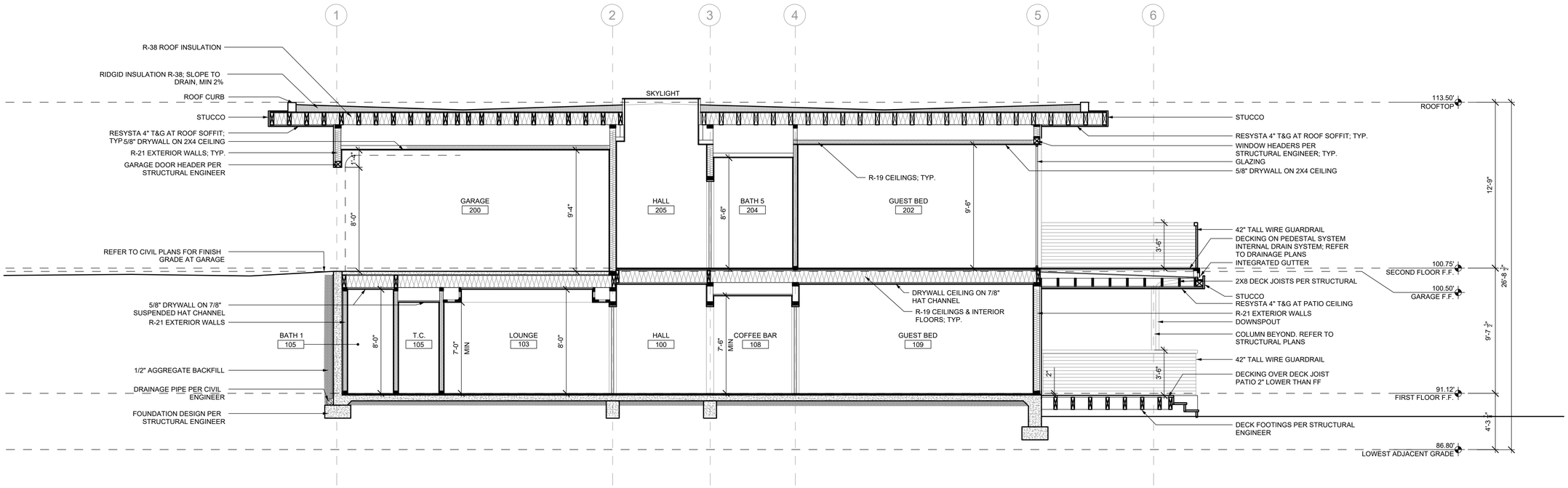
NO.	DATE	DESCRIPTION

07 / SHEET TITLE

BUILDING ELEVATIONS

08 / SHEET NUMBER

A204



01 EAST-WEST SECTION

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

01 / ARCHITECT

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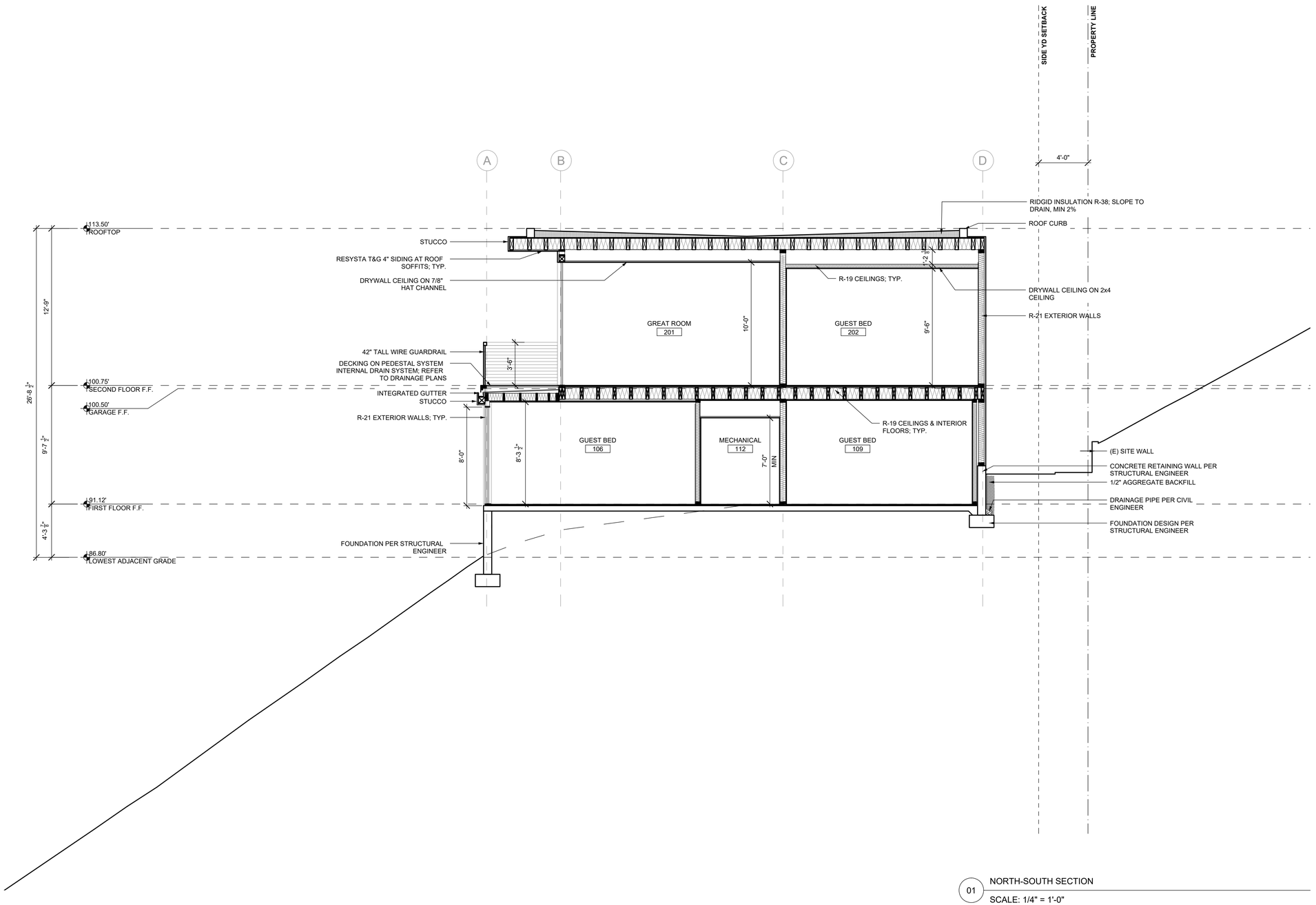
NO.	DATE	DESCRIPTION

07 / SHEET TITLE

BUILDING SECTIONS

08 / SHEET NUMBER

A301



01 NORTH-SOUTH SECTION

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

01 / ARCHITECT

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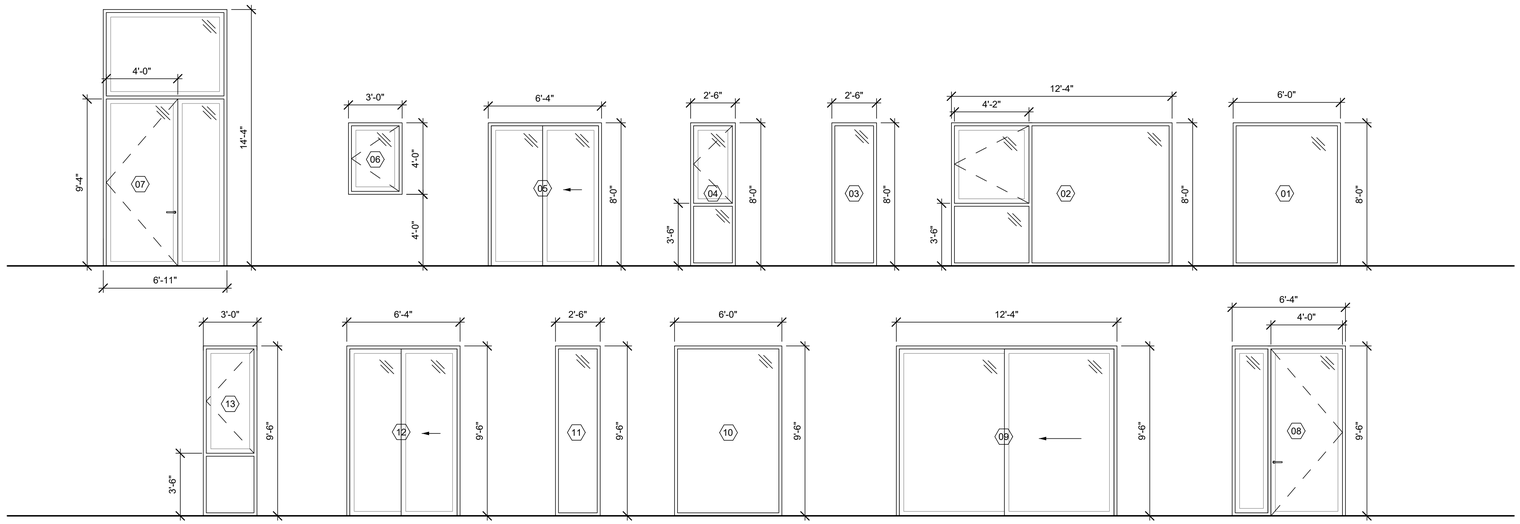
NO.	DATE	DESCRIPTION

07 / SHEET TITLE

BUILDING SECTIONS

08 / SHEET NUMBER

A302

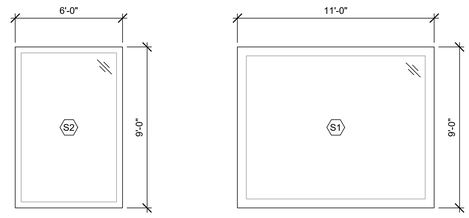


WINDOW SCHEDULE

TAG	QUANTITY	WIDTH	HEIGHT	SF	GLAZING	FINISH	MANUFACTURER	NOTE	MAX U-FACTOR	MAX SHGC
01	1	6'-0"	8'-0"	48	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
02	2	12'-4"	8'-0"	99	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
03	1	2'-6"	8'-0"	20	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
04	1	2'-6"	8'-0"	20	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
05	2	6'-4"	8'-0"	51	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
06	3	3'-0"	4'-0"	12	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
07	1	6'-11"	14'-4"	99	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
08	1	6'-4"	9'-6"	60	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
09	2	12'-4"	9'-6"	117	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
10	1	6'-0"	9'-6"	57	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
11	2	2'-6"	9'-6"	24	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
12	2	6'-4"	9'-6"	60	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23
13	3	3'-0"	9'-6"	29	DBL	BLACK ANODIZED ALUMINUM	FLEETWOOD	LOW-E GLASS	U-0.30	SHGC 0.23

03 WINDOW SCHEDULE

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

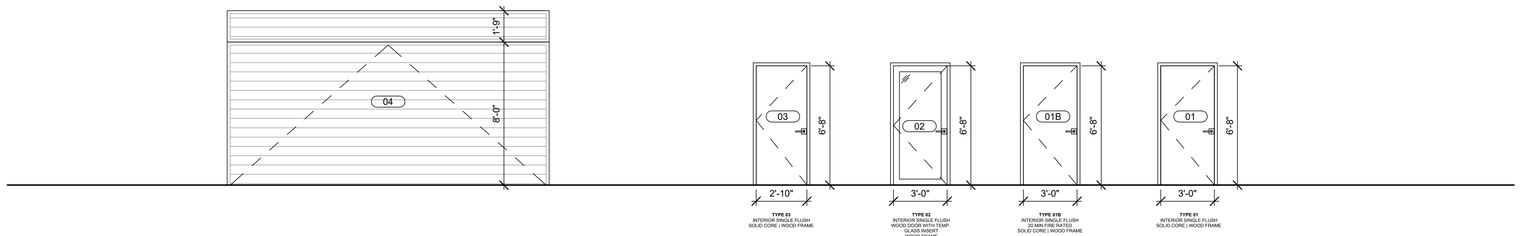


SKYLIGHT SCHEDULE

TAG	QUANTITY	WIDTH	HEIGHT	SF	GLAZING	FINISH	MANUFACTURER	NOTE	MAX U-FACTOR	MAX SHGC
S1	1	6'-0"	9'-0"	54		BLACK ANODIZED ALUMINUM	TBD		U-0.34	SHGC 0.33
S2	1	11'-0"	9'-0"	99		BLACK ANODIZED ALUMINUM	TBD		U-0.34	SHGC 0.33

02 SKYLIGHT SCHEDULE

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



01 DOOR SCHEDULE

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

01 / ARCHITECT

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04 / KEY PLAN N ↑

05 / PROJECT NAME / ADDRESS

TORRANCE HILL HOUSE
4501 VIA CORONA
TORRANCE, CALIFORNIA 90505

06 / REVISIONS

NO.	DATE	DESCRIPTION

07 / SHEET TITLE

WINDOW & DOOR SCHEDULE

08 / SHEET NUMBER

A601

GOVERNING CODES:

1. THE DESIGN COMPLIES TO THE 2022 EDITION OF THE STATE OF CALIFORNIA BUILDING CODE AND AMENDMENTS BY THE LOCAL JURISDICTION.

DRAWING NOTES:

1. TYPICAL DETAILS SHALL BE USED WHERE NO SPECIFIC DETAIL OR SECTION IS REFERENCED. ALL DETAILS, SECTIONS, AND NOTES ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL, U.N.O.
2. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL SPECIFICATIONS. DIMENSIONS FOR CONSTRUCTION SHALL NOT BE SCALED FROM THE DRAWINGS. PRINTED DIMENSIONS HAVE PRECEDENCE OVER SCALED DRAWINGS AND LARGE SCALE OVER SMALL SCALE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS AND/OR SPECIFICATIONS, DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER OF RECORD PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE CONTRACTOR SHALL ALLOW REASONABLE TIME FOR THE ENGINEER OF RECORD TO RESOLVE CONFLICTS AND/OR MAKE REVISIONS TO THE DRAWINGS AND/OR SPECIFICATIONS. REVISIONS TO THE DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.
5. THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE, UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
6. THE STAMPED SET OF DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE JOB SITE AND SHALL BE AVAILABLE TO THE AUTHORIZED REPRESENTATIVES OF THE BUILDING AND SAFETY DEPARTMENT. THERE SHALL BE NO DEVIATION FROM THE APPROVED PLANS AND SPECIFICATIONS WITHOUT AN APPROVED CHANGE ORDER.
7. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
8. THE CONTRACTOR SHALL COORDINATE ALL STRUCTURAL WORK WITH THE ARCHITECTURAL, ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER CONSULTANT DRAWINGS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.
9. REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL, AND OTHER CONSULTANT'S DRAWINGS FOR DETAILS, CONDITIONS, PITS, TRENCHES, DEPRESSIONS, ROOF AND FLOOR OPENINGS, SLEEVE, ITEMS TO BE EMBEDDED OR ATTACHED TO STRUCTURAL ELEMENTS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.

CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR METHODS OF CONSTRUCTION, WORKMANSHIP, AND JOB SAFETY. WORKMANSHIP AND MATERIALS INCLUDING FALSE WORK, BRACING, AND OTHER TEMPORARY ITEMS SHALL CONFORM TO THE GOVERNING CODES AND JOB SAFETY REQUIREMENTS PER OSHA STANDARDS. THE CONTRACTOR SHALL SUPERVISE/DIRECT ALL WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
2. CONSTRUCTION, INSPECTION AND PHYSICAL TESTING PROCEDURES SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING CODES.
3. CONSTRUCTION LOADING SHALL NOT EXCEED THE DESIGN LIVE LOAD UNLESS SPECIAL SHORING IS PROVIDED. ALLOWABLE LOADS SHALL BE REDUCED IN AREAS WHERE THE STRUCTURE HAS NOT ATTAINED ITS FULL DESIGN STRENGTH.
4. CONTRACTOR SHALL PROVIDE A COPY OF SHORING PLANS TO THE ENGINEER FOR APPROVAL, A PERMIT MAY BE REQUIRED BY THE GOVERNMENT AGENCY.
5. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES WHICH ARE FURNISHED BY THE ENGINEER WHETHER OF MATERIAL OR WORK, AND WHETHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, BUT THEY DO NOT WARRANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

CONCRETE:

1. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE U.N.O. STATEMENTS OF MIX DESIGN SHALL BE AS PER THE BUILDING CODE, SHALL BE PROVIDED BY AN APPROVED LABORATORY AND COPIES OF THE STATEMENT SHALL BE IN THE OFFICE OF THE BUILDING INSPECTOR AND AT THE BATCH PLANT PRIOR TO BATCHING OF CONCRETE AND AT THE JOB SITE PRIOR TO PLACING OF CONCRETE. SPECIAL INSPECTION REQUIRED FOR CONCRETE STRENGTH GREATER THAN 2500 PSI. CONCRETE SHALL HAVE THE FOLLOWING MINIMUM 28 DAYS STRENGTH, U.N.O. ON PLAN:
   - SLABS ON GRADE . . . . 2500 PSI
   - CURBS, PIT WALLS & MISC CONCRETE . . . 2500 PSI
   - CONTINUOUS WALL FOOTINGS . . . . 2500 PSI
   - COLUMN FOOTINGS . . . . 2500 PSI
   - STRUCTURAL SLABS & BEAMS . . . . 3000 PSI
   - STRUC WALLS. . . . . 3000 PSI
   - COLUMNS . . . . 4000 PSI
2. NORMAL WEIGHT CONCRETE SHALL BE 145 TO 155 POUNDS PER CUBIC FOOT. LIGHTWEIGHT CONCRETE SHALL BE 110 POUNDS PER CUBIC FOOT. MAXIMUM SLUMP SHALL BE 4", U.N.O.
3. CEMENT SHALL CONFORM TO ASTM C150, TYPE II CEMENT U.N.O. CEMENT TYPES SHALL NOT BE MIXED IN THE CONCRETE MIX. CALCIUM CHLORIDE SHALL NOT BE USED IN THE CONCRETE MIX. FINE AND COARSE AGGREGATE SHALL CONFORM TO ASTM C33. WHEN SPECIFIED, AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C260. READY MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94. CONCRETE MIX DESIGNS CONTAINING FLY ASH SHALL BE USED AND SHALL REPLACE 20% OF PORTLAND CEMENT BY VOLUME. FLY ASH SHALL CONFORM WITH ASTM C618.
4. MAXIMUM SIZE OF STONE AGGREGATE FOR SLABS SHALL BE 1" AND 1½" ELSEWHERE, U.N.O. SAND SHALL BE CLEAN, HARD, DURABLE, WASHED, FREE FROM SILT, LIME OR CLAY. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, ALKALIS, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES. CONCRETE MIX MAY CONTAIN A POLYMER BASED WATER REDUCING ADMIXTURE. THE MAXIMUM SLUMP OF CONCRETE SHALL NOT EXCEED 6" UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. FORM WORK SHALL COMPLY WITH STANDARD PUBLICATION (ACI 347) AND THE PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF THE FORM WORK AND SHORES. NO STAKES, STEEL OR WOOD WILL BE PERMITTED IN ANY CONCRETE POUR. SUSPEND FORMS FROM ABOVE THE POUR.
6. ALL CONCRETE SLABS SHALL BE CURED BY KEEPING CONTINUOUSLY WET FOR 7 DAYS AFTER POURING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CURING OF CONCRETE.
7. THE CONTRACTOR SHALL PROVIDE A LEVEL TOP SURFACE FOR ALL SLABS IN ACCORDANCE WITH THE LEVELNESS TOLERANCE REQUIRED FOR ALL FINISHES, PARTITIONS, BUILT-IN CABINETS AND COUNTERS, ETC.
8. PROVIDE NON-SLIP FINISH ON ALL CONCRETE STAIR TREADS, EXPOSED FLAT WORK, AND WHERE SPECIFIED ON WORKING DRAWINGS.
9. LOCATION OF CONSTRUCTION JOINTS OR POUR JOINTS SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO POURING CONCRETE. CONTROL JOINTS SHALL BE INSTALLED SO THE SLAB'S LENGTH TO WIDTH RATIO IS NOT MORE THAN 1 TO 2, MAXIMUM LENGTH SHALL BE 15 FEET. CONTROL JOINTS SHALL BE COMPLETED WITHIN 12 HOURS OF CONCRETE PLACEMENT AND THE JOINT DEPTH SHALL BE ¼ OF THE SLAB THICKNESS.
10. FINAL SLABS SHALL BE LEVEL TO WITHIN ⅛" WHEN MEASURED WITH A 10 FEET STRAIGHT EDGE AND WITHIN ½" IN ANY 30 FEET BAY. THE REQUIRED CAMBER FOR STRUCTURAL SLABS MAY VARY FROM L/140 TO L/480. THE EXACT CAMBER WILL BE DETERMINED BY THE ENGINEER AFTER THE SHOP DRAWINGS FOR SLAB SHORING HAVE BEEN SUBMITTED.
11. PIPES, DUCTS, SLEEVES, CHASES, ETC. SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS UNLESS SPECIFICALLY SHOWN OR NOTED ON PLANS. CONTRACTOR SHALL OBTAIN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC. REFER TO ARCHITECTURAL AND MECHANICAL PLANS FOR LOCATIONS OF ALL PIPES, DUCTS, CHASES, ETC. ALL SUSPENDED EQUIPMENT TO BE PROVIDED WITH ICC APPROVED LATERAL OR SWAY BRACING. ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.

EPOXY ANCHORS AND DOWELS: (SIMPSON SET-XP EPOXY, ICC-ESR 2508)

1. BOLTS AND REINFORCEMENT EMBEDDED INTO CONCRETE OR MASONRY WITH EPOXY SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND APPROVED ICC REPORTS. ALL EPOXY ADHESIVE INSTALLATIONS SHALL HAVE CONTINUOUS SPECIAL INSPECTION PER THE CURRENT CODE REQUIREMENTS.

WOOD AND CARPENTRY:

1. LUMBER SHALL BE COAST REGION DOUGLAS FIR-LARCH GRADE WITH A MAXIMUM MOISTURE CONTENT OF 19% AND SHALL CONFORM TO THE FOLLOWING GRADES, (U.N.O.)
   - BEAMS AND POSTS SHALL BE DF #1, (U.N.O.)
   - JOIST AND RAFTERS SHALL BE DF #2, (U.N.O.)
   - FRAMING SUCH AS STUDS, FURRING AND BLOCKING SHALL BE DF #2, (U.N.O.)
   - SILL PLATES OR PRESSURE TREATED LUMBER SHALL BE DF #1. (U.N.O.)
2. PLYWOOD SHEATHING SHALL BE DOUGLAS FIR PLYWOOD PLIES WITH EXTERIOR GLUE CONFORMING TO THE LATEST PRODUCT STANDARDS (PS-1-09 OR PS-2-10) BY THE U.S. DEPARTMENT OF COMMERCE.
3. CONNECTIONS LISTED IN THE "NAILING SCHEDULE" ARE MINIMUM REQUIREMENTS FOR BOX OR COMMON WIRE NAILS, U.N.O. WHERE POSSIBLE, NAILS SHALL BE DRIVEN PERPENDICULAR TO THE GRAIN INSTEAD OF TOE NAILS. USE GALVANIZED NAILS FOR PRESSURE TREATDE WOOD. (TABLE NO. 2304.10.1).
4. STEEL HARDWARE AND CONNECTORS SHALL BE SIMPSON OR OTHER LISTED MAKE APPROVED BY THE BUILDING OFFICIAL. FULL NAILING OR BOLTING SHALL BE USED ON SPECIFIED HARDWARE, (U.N.O.)
5. MACHINE BOLT HOLES IN WOOD MEMBERS SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED. LAG BOLTS IN WOOD MEMBERS SHALL BE PRE DRILLED WITH A LEAD HOLE 40% TO 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION. A STEEL WASHER SHALL BE PROVIDED UNDER ALL BOLT HEADS AND NUTS THAT BEAR UPON WOOD. BOLTS SHALL BE ASTM A-307 OR BETTER.
6. HOLES AND NOTCHES IN WOOD MEMBERS, UNLESS OTHERWISE DETAILED OR APPROVED BY THE ENGINEER, SHALL MEET THE FOLLOWING REQUIREMENTS: HOLES SHALL BE LOCATED ON THE CENTER OF THE MEMBER OR AT LEAST 2" FROM THE TOP OR BOTTOM OF THE MEMBER; THE DIAMETER OF THE HOLE SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER; NOTCHES IN THE TOP OR BOTTOM OF MEMBERS SHALL NOT EXCEED 1/10 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN; BEAMS OR JOISTS MAY BE NOTCHED AT THE ENDS WHERE THE NOTCH DOES NOT EXCEED 1/4 OF THE BEAM DEPTH.
7. CUTTING AND NOTCHING OF STUDS: STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS IN NONBEARING PARTITIONS SHALL NOT EXCEED 40% OF THE WIDTH.
8. BORED HOLES IN STUDS: A HOLE NOT GREATER IN DIAMETER THAN 40% OF STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS. IN NO CASE SHALL THE EDGES OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.
9. WOOD MEMBERS BOLTED TO CONCRETE, MASONRY OR STEEL SHALL HAVE A MINIMUM OF 2 BOLTS PER MEMBER, WITH AT LEAST ONE BOLT WITHIN 12" FROM EACH MEMBER END. WOOD IN CONTACT WITH CONCRETE OR MASONRY WITHIN 48" OF THE GROUND SHALL BE PRESSURE TREATED (P.T., AWPA STANDARD U1 & M4). FASTENERS (< 0.5" IN ø) IN CONTACT W/ P.T. WOOD SHALL BE HOT DIPPED GALVINEZED PER ASTM F1667.
10. STUD PARTITION WALLS AND JOISTS CONTAINING PLUMBING, HEATING OR OTHER PIPES SHALL BE FRAMED TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO FLOOR JOISTS, THE JOIST UNDERNEATH SUCH PARTITION SHALL BE DOUBLED AND SPACED TO PERMIT PASSAGE OF SUCH PIPES.
11. ENGINEERED WOOD SHALL BE FABRICATED BY A CITY APPROVED LICENSED FABRICATOR. TRUSSJOIST (TJI) SHALL BE MANUFACTURED BY WEYERHAEUSER, PER REPORT ICC-ESR-1153. PARALLAM BEAMS (PSL) SHALL BE MANUFACTURED BY WEYERHAEUSER w/ E=2,000,000 PSI, PER REPORT ICC-ESR-1387.
12. DUE TO SHRINKAGE OF WOOD FRAMING IN MULTI-STORY BUILDINGS, ALL HOLES THROUGH JOISTS OR BEAMS SHALL BE OVERSIZED 1/4" TO ALLOW MOVEMENT OF THE RIGID CONDUIT.
13. JOIST HANGER, PURLIN HANGERS AND FRAMING CLIPS SHALL BE MANUFACTURED BY THE SIMPSON-TIE OR OTHER LISTED MAKE APPROVED BY THE BUILDING OFFICIAL. NAILS TO BE FURNISHED BY THE MANUFACTURER AND A NAIL SHALL BE PLACED IN EACH HOLE. FOR MAXIMUM CAPACITY, (U.N.O.)
14. ROOF/FLOOR SHEATHING: STAGGER PANEL END JOINTS AND LAY PANELS WITH FACE GRAIN ACROSS SUPPORTS. WHERE PANELS SPAN GREATER THAN 28", PANEL EDGES SHALL USE T&G SHT'G, APPROVED SHT'G. EDGE SUPPORT STEEL CLIPS, OR 2x SOLID BLOCKING (TABLE 2304.8(3)). NAILING TO BE INSPECTED BEFORE COVERING. USE BOUNDARY NAILING (B.N.) . @ ALL SHEARWALL, DRAGLINE, PERIMETER WALLS, RIDGES, VALLEYS, AND OPENINGS. SEE DETAILS FOR ADDITIONAL REQT'S.

FASTENING SCHEDULE (SUMMARIZED FROM TABLE 2304.10.1)

No	CONNECTION	FASTENING	LOCATION
1	JST. TO SILL OR GIRDER	(3) 8d COM'N.	TOE NAIL
2	BRIDGING TO JST.	(2) 8d COM'N.	TOE NAIL EACH END
3	1"x6" SUB FLOOR OR LESS TO EACH JST.	(2) 8d COM'N.	FACE NAIL
4	WIDER THAN 1"x6" SUBFLOOR TO EACH JST.	(3) 8d COM'N.	FACE NAIL
5	2" SUBFLOOR TO JST. OR GIRDER	(2) 16d COM'N.	FACE NAIL
6	SOLE PLT. TO JST. OR BLK'G.	16d COM'N. @ 16" O.C.	TYP. FACE NAIL
6.1	SOLE PLT. TO JST. OR BLK'G. AT BRACED WALL PANEL	(3) COM'N. 16d @ 16" O.C.	TYP. FACE NAIL
7	TOP PLT. TO STUD	(2) 16d COM'N.	END NAIL
8	STUD TO SOLE PLT.	(4) 8d COM'N. OR (2) 16d COM'N.	TOE NAIL END NAIL
9	DOUBLE STUDS	16d COM'N. @ 24" O.C.	FACE NAIL
10	DOUBLE TOP PLT'S.	16d COM'N. @ 16" O.C.	TYP. FACE NAIL
10.1	DOUBLE TOP PLT'S.	(8) 16d COM'N.	LAP SPLICE
11	BLK'G. BET'N. JST'S. OR RAFTERS TO TOP PLT.	(3) 8d COM'N.	TOE NAIL
12	RIM JST. TO TOP PLT.	8d COM'N. @ 6" O.C.	TOE NAIL
13	TOP PLT'S, LAPS	(8) 16d COM'N.	FACE NAIL
14	CONTINUOUS HEADER, TWO PIECES	16d COM'N. @ 16" O.C.	ALONG EDGE
15	CEILING JST'S. TO PLT.	(3) 8d COM'N.	TOE NAIL
16	CONTINUOUS HEADER TO STUD	(4) 8d COM'N.	TOE NAIL
17	CEILING JST'S, LAPS OVER PARTITIONS	(3) 16d COM'N.	FACE NAIL
18	CEILING JST. TO PARALLEL RAFTERS	(3) 16d COM'N.	FACE NAIL
19	RAFTER TO PLT.	(3) 8d COM'N.	TOE NAIL
20	BUILT-UP CORNER STUDS	16d COM'N. @ 24" O.C.	24" O.C.
21	BUILT-UP GIRDER & BEAMS	20d COM'N. @ 32" O.C.	FACE NAIL AT TOP & BOTTOM STAG'D. ON OPPOSITE SIDES
22	COLLAR TIE TO RAFTER	(3) 10d COM'N.	FACE NAIL
23	ROOF RAFTER TO 2-BY RIDGE BEAM	(2) 16d COM'N.	TOE NAIL/FACE NAIL
24	LEDGER STRIP	(3) 16d COM'N.	FACE NAIL

ABREVIATIONS: COMMON: COM'N., BLOCKING: BLK'G., STAGGERED.: STAG'D., BETWEEN.: BTWN., JOIST: JST., PLATE: PLT.

EXISTING STRUCTURES:

1. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON INFORMATION CURRENTLY AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS. NO WARRANTY IS IMPLIED AS TO THE ACCURACY OF SAME. CONTRACTOR IS TO FIELD VERIFY ALL CONDITIONS. SHOULD CONDITIONS BE DIFFERENT THAN INDICATED IN THESE DRAWINGS, THE CONTRACTOR SHALL INFORM THE ENGINEER OF ANY DISCREPANCIES PRIOR TO CONTINUING CONSTRUCTION.

SHEAR WALL SCHEDULE (2021 SDPWS)

TYPE	SHEATHING	SHT'G NAILING COMMON NAILS	NAILS THRU WALL BOTTOM (SILL) PL.	⅝"ø BOLTS THRU SILL PL. @ FNDN.	SIMPSON A35 OR LTP4 @ TOP PL.	FRAMING @ JOINTS ABUTTING PANELS	WALL SILL PLATE	SHEAR VALUE	REMARKS
1	1/2" DRYWALL	5d COOLER NAILS @ 7" O.C.	16d @ 16" O.C.	48" O.C.	48" O.C.	2x	2x	30 #/FT	E
2	7/8" STUCCO OR PLASTER	11GAx1.5" NAILS.	16d @ 16" O.C.	48" O.C.	48" O.C.	2x	2x	90 #/FT	A, E
3	1/2" STRUC. I PLYW'D/OSB	8d @ 6" O.C. E.N. & 12" O.C. F.N.	16d @ 8" O.C.	48" O.C.	16" O.C.	2x	2x	280 #/FT	E
4	1/2" STRUC. I PLYW'D/OSB	8d @ 4" O.C. E.N. & 12" O.C. F.N.	16d @ 6" O.C.	48" O.C.	16" O.C.	2x	2x	350 #/FT (REDUCED)	E
5	1/2" STRUC. I PLYW'D/OSB	10d @ 4" O.C. E.N. & 12" O.C. F.N.	SIMP. SCREWS SDS @ 8" O.C.	32" O.C.	12" O.C.	3x	3x	469 #/FT	B, C, D, F, H, I
6	1/2" STRUC. I PLYW'D/OSB	10d @ 3" O.C. E.N. & 12" O.C. F.N.	SIMP. SCREWS SDS @ 8" O.C.	32" O.C.	8" O.C.	3x	3x	611 #/FT	B, C, D, F, H, I
7	1/2" STRUC. I PLYW'D/OSB	10d @ 2" O.C. E.N. & 12" O.C. F.N.	SIMP. SCREWS SDS @ 8" O.C.	24" O.C.	6" O.C.	3x	3x	800 #/FT	B, C, D, F, H, I
8	1/2" STRUC. I PLYW'D/OSB BOTH SIDES	10d @ 4" O.C. E.N. & 12" O.C. F.N.	SIMP. SCREWS SDS @ 6" O.C.	16" O.C.	BOTH SIDES 12" O.C.	3x	3x	938 #/FT	B, C, D, F, G, H, I
9	1/2" STRUC. I PLYW'D/OSB BOTH SIDES	10d @ 3" O.C. E.N. & 12" O.C. F.N.	SIMP. SCREWS SDS @ 4" O.C.	12" O.C.	BOTH SIDES 8" O.C.	3x	3x	1,223 #/FT	B, C, D, F, G, H, I
10	1/2" STRUC. I PLYW'D/OSB BOTH SIDES	10d @ 2" O.C. E.N. & 12" O.C. F.N.	SIMP. SCREWS SDS @ 3" O.C.	12" O.C.	BOTH SIDES 6" O.C.	3x	3x	1,600 #/FT	B, C, D, F, G, H, I

SHEAR WALL NOTES:

1. ANCHOR BOLTS SHALL BE ⅝"ø w/ 7" MIN CONC. EMBEDMENT & W/ 3"X3"X0.229" WASHER PLATES (ALSO DIAGONAL SLOTTED W/ STD WASHERS). NAILS THRU PLATES AND SHT'G NAILS SHALL BE COMMON NAILS (EXCEPT AS NOTED). SEE "WOOD NOTES" FOR LUMBER, PLYW'D, OSB, & OTHER SPEC'S.
2. WALL SHT'G SHALL CONSIST OF 4'X8' PANELS WHEREVER POSSIBLE. THE MINIMUM PANEL WIDTH SHALL BE 24" WITH BLK'G MEMBERS @ EDGES. WALL STUDS SHALL HAVE A MAXIMUM SPACING OF 16" O.C.
3. WALL PLATES SHALL BE CONTINUOUS AND FREE OF CUTS AND NOTCHES. BORED HOLES SHALL BE LIMITED TO A MAXIMUM OF 1"ø AT CENTER OF PLATE.
4. CONTRACTOR SHALL CALIBRATE PNEUMATIC NAILING EQUIPMENT TO ENSURE THAT THE FACE PLY OF THE SHT'G IS NOT BROKEN BY THE NAIL HEAD PENETRATION. REPLACE ALL PANELS W/ MORE THAN 10% OF THE NAIL HEADS PENETRATING THE FACE PLY. PANELS MAY BE RE-NAILED ONLY WHEN APPROVED BY THE ENGINEER.
5. HOLD-DOWNS SHALL BE INSTALLED ON END POSTS AS NOTED ON PLANS. CONTRACTOR SHALL FOLLOW INSTALLATION RECOMMENDATIONS AS SPECIFIED BY MANUFACTURER. BOLTS ON WOOD POST SHALL HAVE A MAXIMUM OVERSIZED HOLE EQUAL TO THE BOLT DIAMETER PLUS 1/16" AND SHALL BE TIGHTENED AND VERIFIED BY INSPECTOR JUST PRIOR TO INSTALLATION OF SHEATHING.

REMARKS:
A. STUCCO OR CEMENT PLASTER SHALL HAVE EXPANDED METAL OR WOVEN WIRE.
B. SPECIAL INSPECTION REQUIRED WHEN NAILING IS 4" OR LESS (CBC 1705.12.1).
C. 3x FRAMING ALTERNATE: (2)2x FRAMING NAILED w/ 10d @ 4" O.C. (SDPWS 4.3.7.1).
D. SIMPSON SDS SCREWS w/ 5" LENGTH FOR 2x & 6" FOR 3x SILL PLATES
E. 3/8" SHALL BE PROVIDED FOR EDGE NAILING ON SHT'G & 2x MEMBERS @ JOINTS.
F. WALL BOTTOM PL'S, STUDS & BLK'G @ SHT'G JOINTS REQUIRE 3X FRAMING.
G. SHT'G E.N. SHALL BE STAGGERED WHEN SHEATHING OCCURS ON BOTH SIDES.
H. 1/2" SHALL BE PROVIDED FOR EDGE NAILING ON SHT'G & 3x MEMBERS @ JOINTS.
I. SHEAR VALUES COMPLY TO SDPWS TABLE 4.3A FOOTNOTE #10 BY MULTIPLYING 0.92 REDUCTION FACTOR

FOUNDATIONS:

1. ALL WORK SHALL COMPLY WITH THE SOILS ENGINEERING INVESTIGATION PREPARED BY NORCAL ENGINEERING. DATED 08/18/2020 AND 07/18/2024:
   - SOIL BEARING PRESSURE ON NATURAL SOILS, 2000 PSF
   - ACTIVE PRESSURE DUE TO NATURAL SOILS, 30 PCF
   - PASSIVE PRESSURE OF NATURAL SOILS, 200 PCF
2. FOOTINGS SHALL BEAR A MINIMUM 24" BELOW ADJACENT GRADE OR COMPACTED SOIL OR AS NOTED ON THE PLANS. ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM S-1557 OR PER APPROVED SOILS REPORT. EXCAVATIONS FOR THE FOOTINGS SHALL BE FREE OF WATER PRIOR TO PLACING OF CONCRETE.
3. NO PERSON SHALL DESCEND INTO TRENCHES OR EXCAVATIONS WITH A DEPTH GREATER THAN 5 FEET, UNLESS NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING AND PROTECTION OF ANY ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES.
5. CONTRACTOR SHALL REVIEW EXISTING UTILITY PLANS AND SHALL VERIFY THE LOCATION OF ALL UTILITY LINES IN THE AREA TO BE EXCAVATED PRIOR TO EXCAVATION FOR NEW FOUNDATIONS.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM 615, GRADE 60, U.N.O. STEEL BARS SHALL BE DEFORMED BARS THAT ARE FREE FROM GREASE, RUST, MILL SCALE OR ANY OTHER FOREIGN MATERIAL WHICH MAY AFFECT THE BARS ABILITY TO BOND TO THE CONCRETE. REINFORCING STEEL SHALL HAVE MINIMUM PROTECTIVE COVER AS FOLLOWS:
   - CONC. CAST AND PERMANENTLY EXPOSED TO EARTH . . . . 3"
   - CONC. EXPOSED TO EARTH/WEATHER, # 6 THRU #11 BARS. . . . . . 2"
   - CONC. NOT EXPOSED TO WEATHER NOR IN CONTACT W/ GROUND. . 1½"
   - CONC. FOR SLABS, WALLS AND JOISTS, #11 BARS AND SMALLER. . ¾"
   - CONC. FOR BEAMS & COLUMNS, INCLUDING TIES & STIRRUPS. . . . 1½"
   - MASONRY WALLS, PILASTER AND LINTELS REINFORCEMENT. . . . . 1½"
2. ALL DETAILING OF REINFORCING SHALL CONFORM TO THE REQUIREMENTS OF ACI 318-14. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. REINFORCEMENT THAT IS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, U.N.O.
3. CONTRACTOR SHALL USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE CRSI TO SUPPORT THE REINFORCING BARS OR WELDED WIRE MESH PRIOR TO PLACING CONCRETE. WELDED WIRE MESH SHALL BE CONTINUOUSLY SUPPORTED AT 36" O.C MAXIMUM.
4. LAP SPLICES FOR MASONRY AND CLASS-B (NOT STAGGERED, BARS SPACING GREATER THAN $2d_b$) LAP SPLICES FOR CONCRETE SHALL HAVE A MINIMUM LENGTH AS FOLLOWS:
   - #4 BARS & LESS . . . . 24"
   - #5 & #6 BARS. . . . . $62d_b$
   - #7 BARS & LARGER. . . . . $78d_b$

   LAP SPLICES FOR CANTILEVER BEAMS W/ TOP REINFORCEMENT SHALL BE INCREASED BY 30%
5. REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND WALL TIES SHALL BE SECURED IN POSITION AND INSPECTED BY THE LOCAL BUILDING INSPECTOR PRIOR TO POURING OF ANY CONCRETE OR GROUTING MASONRY.
6. REINFORCEMENT TO BE WELDED TO STEEL MEMBERS SHALL CONFORM TO ASTM 706 AND SHALL REQUIRE CONTINUOS INSPECTION. USE LOW HYDROGEN ELECTRODES, GRADE E-90, FOR WELDING OF REINFORCING BARS.
7. PROVIDE DOWELS OF SAME SIZE AND NUMBER FROM ADJACENT POUR, BOTH VERTICALLY AND HORIZONTALLY TO MATCH TYP. REINFORCING SHOWN. LAPS TO BE IN ACCORDANCE WITH THE DRAWINGS AND DETAILS. ALL DOWELS TO BE CLEANED AFTER POUR AND CARE SHALL BE TAKEN SO AS NOT TO BEND DOWELS EXTENDING FROM CONCRETE PREVIOUSLY POURED.

STRUCTURAL STEEL:

1. STRUCTURAL STEEL SHAPES SHALL CONFORM TO THE FOLLOWING MATERIAL SPECIFICATIONS PER ASTM DESIGNATIONS AND AS AMENDED TO DATE, U.N.O.:
   - WIDE FLANGES ASTM A-572, GRADE 50.
   - ANGLES AND OTHER SHAPES: ASTM A-36.
   - PIPES: ASTM A-53 TYPE E OR S, GRADE B.
   - TUBES: ASTM A-500 GRADE B.
   - SHEAR PLATES AND COLUMN BASE PLATES: ASTM A-36.
   - CONTINUITY PLATES AND DOUBLER PLATES: ASTM A-572, GRADE 50.
   - MISCELLANEOUS PLATES: ASTM A-36.
2. SHOP DRAWINGS FOR STEELWORK MUST BE APPROVED BY THE ENGINEER PRIOR TO FABRICATION. FABRICATOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF FABRICATION. FABRICATION AND ERECTION SHALL CONFORM TO AISC AND AWS SPECIFICATIONS.
3. BOLTS SHALL BE A307 WITH ASTM A563 HEAVY HEX NUTS AND HARDENED WASHERS GRADE A, U.N.O. HIGH STRENGTH BOLTS SHALL BE A325 AND SHALL BE INSTALLED WITH SPECIAL INSPECTION BY A DEPUTY INSPECTOR, U.N.O. HOLES FOR BOLTS IN STRUCTURAL STEEL SHALL BE DRILLED OR PUNCHED. BURNING OF HOLES SHALL NOT BE PERMITTED. HOLES IN STEEL MEMBERS SHALL NOT BE GREATER THAN 1/16" OF THE NOMINAL BOLT DIAMETER, U.N.O.
4. WELDING PROCEDURE SPECIFICATIONS SHALL CONFORM TO PRE-QUALIFIED AWS PROCEDURES OR AS APPROVED BY THE ENGINEER. ELECTRODES SHALL BE E70XX, U.N.O.
5. SHOP WELDING SHALL BE PERFORMED BY A CERTIFIED FABRICATOR LICENSED BY THE LOCAL BUILDING DEPARTMENT.
6. FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS LICENSED BY THE LOCAL BUILDING DEPARTMENT. CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR IS REQUIRED FOR ALL FIELD WELDS, U.N.O.
7. AFTER FABRICATION, STEEL MEMBERS SHALL BE CLEANED AND FREE OF RUST, LOOSE MILL SCALE AND OIL. STEEL EXPOSED WITHIN THE BUILDING ENVELOPE SHALL RECEIVE ONE COAT OF RUST INHIBITIVE PRIMER. AFTER ERECTION ALL UNPAINTED SURFACES AND AREAS WHERE PAINT HAS BEEN DAMAGED, SHALL BE GIVEN A FIELD TOUCH UP COAT OF SAME PRIMER APPLIED IN SHOP. STEEL (INCLUDING BOLTS, NUTS, WASHERS, ETC.) EXPOSED TO WEATHER SHALL BE HOT DIPPED GALVANIZED CONFORMING TO ASTM A123.

DESIGN CRITERIA:

COMMON CRITERIA FOR ALL BUILDINGS:

ROOF DEAD LOAD = 16 PSF	ROOF LIVE LOAD = 20 PSF
FLOOR DEAD LOAD = 15 PSF	FLOOR LIVE LOAD = 40 PSF
WIND SPEED: 110 MPH	WIND IMPORTANCE FACTOR = 1
WIND EXPOSURE: C	WIND PRESSURE "PS" = 15 PSF
OCCUPANCY CATEGORY: II	SEISMIC IMPORTANCE FACTOR = 1
ACCELERATION Ss= 1.860 g	ACCELERATION S1 = 0.677 g
SITE CLASS: D	SEISMIC DESIGN CATEGORY: E
SITE COEFF. Fa = 1.2	SITE COEFF. Fv = 1.5
RESPONSE MOD. "R" = 6.5	REDUNDANCY FACTOR "p" = 1.0
B. SHEAR "Cs" = 0.229 (USD)	B. SHEAR "Cs" = 0.213 (ASD)
OVER STRENGTH FACTOR = 2.5	STATIC PROCEDURE

CITY OF TORRANCE
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING & SAFETY
3031 TORRANCE BLVD.
TORRANCE, CA 90503
(310)618-5910

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 4501 VIA CORONA PERMIT APPL. NO.: ____

Description of Work: NEW RESIDENCE

Owner: AZHAR HAMEED Architect: HAM DESIGN GROUP Engineer: G&G STRUCTURES

STRUCTURAL OBSERVATION
(only checked items are required)

Firm or Individual to be responsible for the Structural Observation:
Name: G&G STRUCTURES Phone: 310-294-8111 Calif. Registration: S-4653

FOUNDATION	WALL	FRAME	DIAPHRAGM
X Footing, Stem Walls, Piers	X Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
X Caisson, Piles, Grade Beams	X Wood	☐ Concrete Moment Frame	X Wood
☐ Stepp'g/Retain'g Foundation, Hillside Special Anchors	☐ Others	☐ Masonry Wall Frame	☐ Others:
☐ Others:		Others:	

DECLARATION BY OWNER
I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if S.O. is different from the A/E of Record)
I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

Structural Observation Program and Designation Page 1 of 1

SPECIAL INSPECTION:

1. SPECIAL INSPECTION PROVISIONS AS SPECIFIED IN SECTION 1701 OF THE 2022 C.B.C. SHALL BE PROVIDED FOR PORTIONS OF THE STRUCTURAL WORK SHOWN IN THE DRAWINGS AS NOTED IN THE INSPECTION SCHEDULE.
2. THE OWNER OR THE ENGINEER OF RECORD SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION AS OUTLINED ON THE INSPECTION /OBSERVATION SCHEDULE.
3. THE SPECIAL INSPECTOR SHALL BE CERTIFIED AS A SPECIAL INSPECTOR BY THE DEPARTMENT OF BUILDING AND SAFETY.
4. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AT LEAST 48 HOURS IN ADVANCE WHEN SPECIAL INSPECTION IS REQUIRED FOR CONSTRUCTION.
5. SPECIAL INSPECTION DOES NOT INTEND TO RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITIES TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AND TO BE RESPONSIBLE FOR SAFETY ON JOB SITE.
6. THE SPECIAL INSPECTOR SHALL SUBMIT A SIGNED FINAL REPORT TO THE BUILDING DEPARTMENT, ARCHITECT, STRUCTURAL ENGINEER, AND THE OWNER STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF HIS/HER KNOWLEDGE, IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE.
7. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM, DESIGNATED SEISMIC / WIND SYSTEM OR COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTIONS" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT. PROVIDE SIGNED DOCUMENT PRIOR TO PERMITS [170].

INSPECTION SCHEDULE

ITEM #	STAGES	SPECIAL INSPECTION	FREQUENCY
1	DRILLED-IN-ANCHORS	YES	–
2	FIELD WELDING	YES	–
3	PLACEMENT FOR CONCRETE OVER 2,500 PSI	YES	–

SHEET INDEX

SHEET #	SHEET DESCRIPTION
S0.1	GENERAL NOTES
S1.0	FOUNDATION PLAN
S1.1	ROOF FRAMING PLAN
S1.2	2ND FLOOR FRAMING PLAN
S3.0-S3.4	DETAILS

REVISION

REGISTERED PROFESSIONAL ENGINEER
LIONEL J. GARCIA
No. 4653
STRUCTURAL
STATE OF CALIFORNIA

G&G STRUCTURES, INC.
CIVIL & STRUCTURAL ENGINEERING
24702 NARBONNE AVE.
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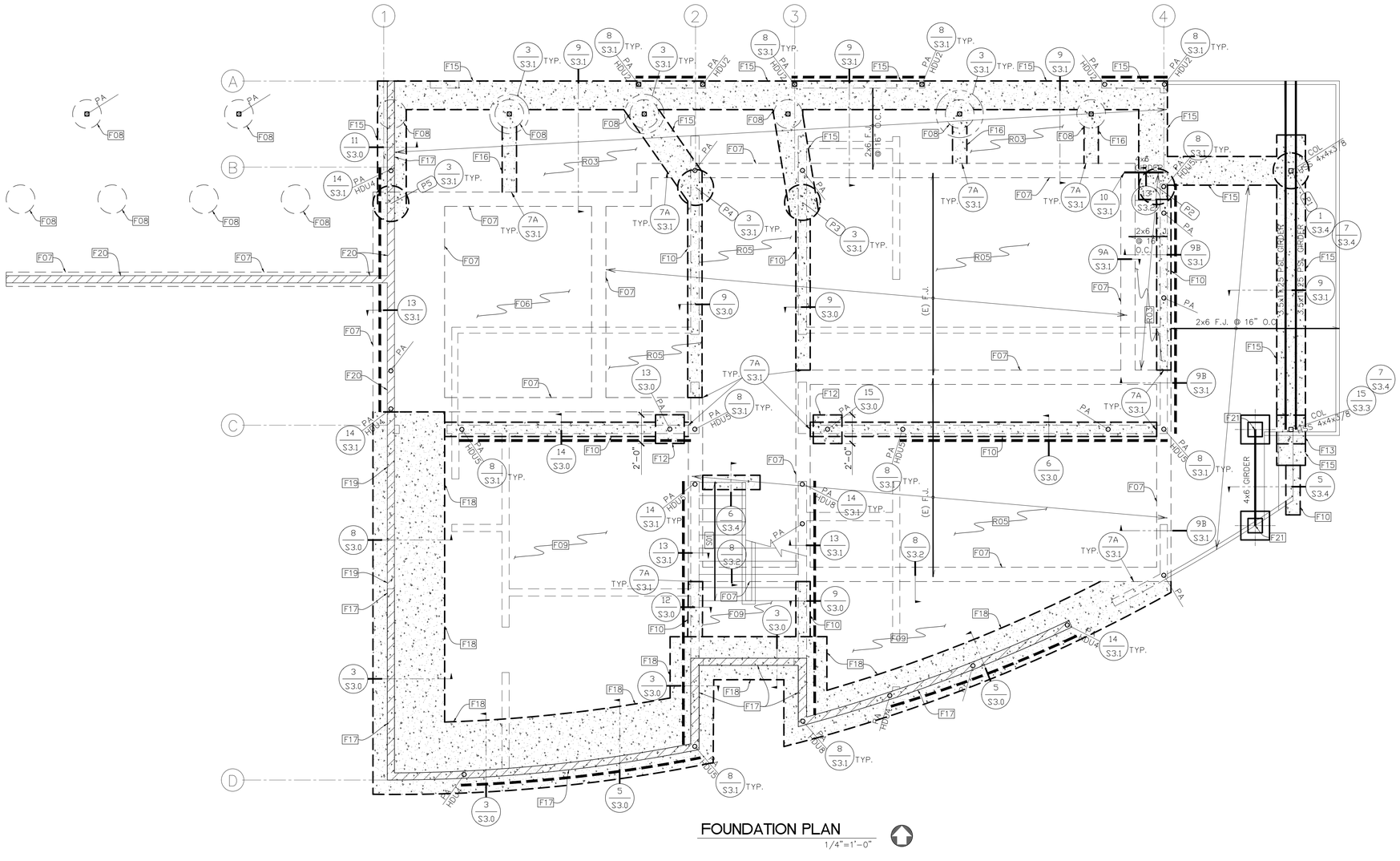
sheet description
GENERAL NOTES

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TORRANCE HILL HOUSE
4501 VIA CORONA
TORRANCE, CA 90505

date: 06/12/2024
scale: NONE
drawn by: M.A.
job no.: 22-171
sheet:
S0.1

PILE SCHEDULE						
PILE ID	PILE DIAMETER	APPROX. TOTAL LENGTH "L"	NATIVE SOILS EMBED. "E"	VERTICAL BARS	TIES OR HOOP	DOWELS AT GRADE BM.
P1	30"	16'	8'	(16) #6	#4 @ 12" O.C.	(10) #6
P2	30"	16'	8'	(16) #6	#4 @ 12" O.C.	(10) #6
P3	30"	16'	8'	(16) #6	#4 @ 12" O.C.	(10) #6
P4	30"	16'	8'	(16) #6	#4 @ 12" O.C.	(10) #6
P5	30"	16'	8'	(16) #6	#4 @ 12" O.C.	(10) #6



FOUNDATION PLAN
1/4"=1'-0"

PLAN NOTES:

P01 SEE SHEET S0.1 FOR GENERAL NOTES & MATERIAL SPECIFICATIONS.

P02 SEE SHEET S3.0 TO S3.1 FOR TYPICAL DETAILS.

P03 SEE ARCH. DWG'S. FOR DIMENSIONS, DEPRESSIONS, CURBS AND OTHER INFORMATION NOT SHOWN.

FOUNDATION NOTES:

F01 ALL FOOTING EXCAVATIONS SHALL BE WET PRIOR TO POUR.

F02 ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

F03 BOTTOM OF SHALLOW FOOTINGS SHALL BE w/ A MINIMUM OF 24" BELOW THE LOWEST ADJACENT GRADE, U.N.O.

F04 DEEPENED FOOTING (FRICTION PILES) SHALL EXTEND A MINIMUM OF 9'-0" BELOW THE LOWEST ADJACENT GRADE TO MEET THE H/3 SETBACK REQUIREMENT PER SOILS REPORT.

F05 ALL SILL PLATES SHALL BE ANCHORED @ A MAX. SPACING OF 4'-0" W/ 5/8"ø x10" LONG A.B. EMBEDDED 7" INTO FOOTING (12" LONG @ 3x PL.), SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. A MINIMUM TWO BOLTS PER PIECE OF SILL PLATE AND ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OF EACH END OF EACH SILL PLATE. 3"x3"x.229" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT.

F06 (E) CONC. SLAB ON GRADE.

F07 (E) CONC. FOOTING.

F08 (E) 24"ø FRICTION PILES

F09 SLAB ON GRADE: 4" THK. CONC. W/ #4 BARS @ 16" O.C. E.W. PER **15/S3.1.**

F10 CONTINUOUS FOOTING: 14" WIDE, 8" THK BASE & 8" THK STEM WALL w/ (2) #5 BARS @ T&B. MIN DEPTH PER NOTE F03.

F12 CONC. PAD: 24" SQ. x 12" THK. W/ (3) #4 BOT. BARS E.W.

F13 CONC. PAD: 30" SQ. x 12" THK. W/ (3) #5 BOT. BARS E.W.

F15 GRADE BEAM: 24" WIDE x 24" DEEP W/ (3) #7 BARS @ T&B. & #4 TIES @ 12" O.C. MIN DEPTH PER NOTE F03.

F16 TIE GRADE BEAM: 12" WIDE x 12" DEEP W/ (2) #5 BARS @ T&B. & #3 TIES @ 12" O.C. MIN DEPTH PER NOTE F03.

F17 CONCRETE RET. WALL PER DETAIL **3/S3.0.** OR **5/S3.0.**

F18 CONCRETE RET. WALL FOOTING PER DETAIL **3/S3.0.** OR **5/S3.0.**

F19 UNDERPINNED CONCRETE RET. WALL PER DETAIL **8/S3.0.**

F20 (E) CONCRETE RET. WALL

F21 CONC. PIER: 24" SQ. x 24" THK. W/ (3) #4 BOTT. BARS E.W. MIN. DEPTH PER NOTE F03. SEE DETAIL 15/S3.3

FRAMING NOTES:

R01 WALL FRAMING SHALL USE 2x4 STUDS @ 16" O.C. U.N.O. SEE ARCH. DRAWINGS FOR ADDITIONAL SIZE REQUIREMENTS.

R02 ROOF SHEATHING SHALL BE ½" CDX-EXP 1 PLYWOOD, INDEX 32/16. NAILING SCHEDULE SHALL CONSIST OF 8d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. SEE "WOOD & CARPENTRY" NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.

R03 FLOOR SHEATHING SHALL BE ¾" T&G CDX-EXP. 1 PLYWOOD, INDEX 32/16. NAILING SHALL CONSISTS OF 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. USE T&G FOR PANEL EDGES. SEE "WOOD & CARPENTRY" NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.

R04 JOIST & BEAM SIMPSON HANGERS FOR FLUSH FRAMING SHALL BE AS FOLLOWS, U.N.O. ON PLAN NEXT TO REFERENCED DETAIL. SAWN LUMBER JOIST/ RAFTERS: LUSXX (FACEMOUNT), JBXX (TOP FLANGE), OR HUCXX (CONCEALED FLANGE). SAWN LUMBER BEAMS: SIMPSON HUXX (FACEMOUNT), HUXXTF (TOP FLANGE), OR HUCXX (CONCEALED FLANGE). TJI JOIST: IUTXX (FACEMOUNT), ITTXX (TOP FLANGE). PSL BEAMS: HGUSXX (FACEMOUNT), HBXX OR GLTVXX (TOP FLANGE).

R05 GARAGE LEVEL FLOOR SHEATHING SHALL BE 1-⅛" PERFORMANCE CATEGORY APA RATED STURD-I-FLOOR 48 OC PLYWOOD W/ T&G EDGES. NAILING SHALL CONSISTS OF 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. SEE "WOOD & CARPENTRY" NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.

R06 3" THK LIGHTWEIGHT CONCRETE TOPPING REINFORCED W/ 6"x6" 19/0 WIRE MESH

R07 FLOORING MATERIAL SHALL NOT EXCEED 6 POUNDS PER SQUARE FOOT.

R08 WOOD RIPPERS PER DETAIL 10/S3.3. SLOPE PER ARCH. PLANS

S01 2x14 STRINGERS @ 16" O.C.

PLAN LEGEND:

#'-#" / # — SHEAR WALL TYPE AND MIN. LENGTH. SEE GENERAL NOTES FOR SHEAR WALL NOTES AND SCHEDULE. SEE ARCH. DWG'S. FOR ACTUAL DIMENSIONS.

R.R./F.J./C.J. — DIRECTION OF FRAMING RAFTER/JOIST.

SPAN DIRECTION OF FRAMING.

HDR/BM. — FLUSHED / DROPPED / BEAM HEADER

COL. / CA / COL. CA — STEEL COLUMN/COLUMN ABOVE PER PLAN.

CONTINUOUS OR PAD FOOTING.

(N) / (E)

CONC. WALL PER NOTES.

POST / KP / PA — POST= 4x4, U.N.O. PA= POST ABOVE, SIZE NOTED ON PLAN ABOVE. HUXX= SIMPSON HOLDOWN. MSTXX=VERTICAL SIMPSON STRAP @ POST. KP = KING POST

REVISION

REGISTERED PROFESSIONAL ENGINEER LIONEL J. GARCIA No. 4653 CIVIL STATE OF CALIFORNIA

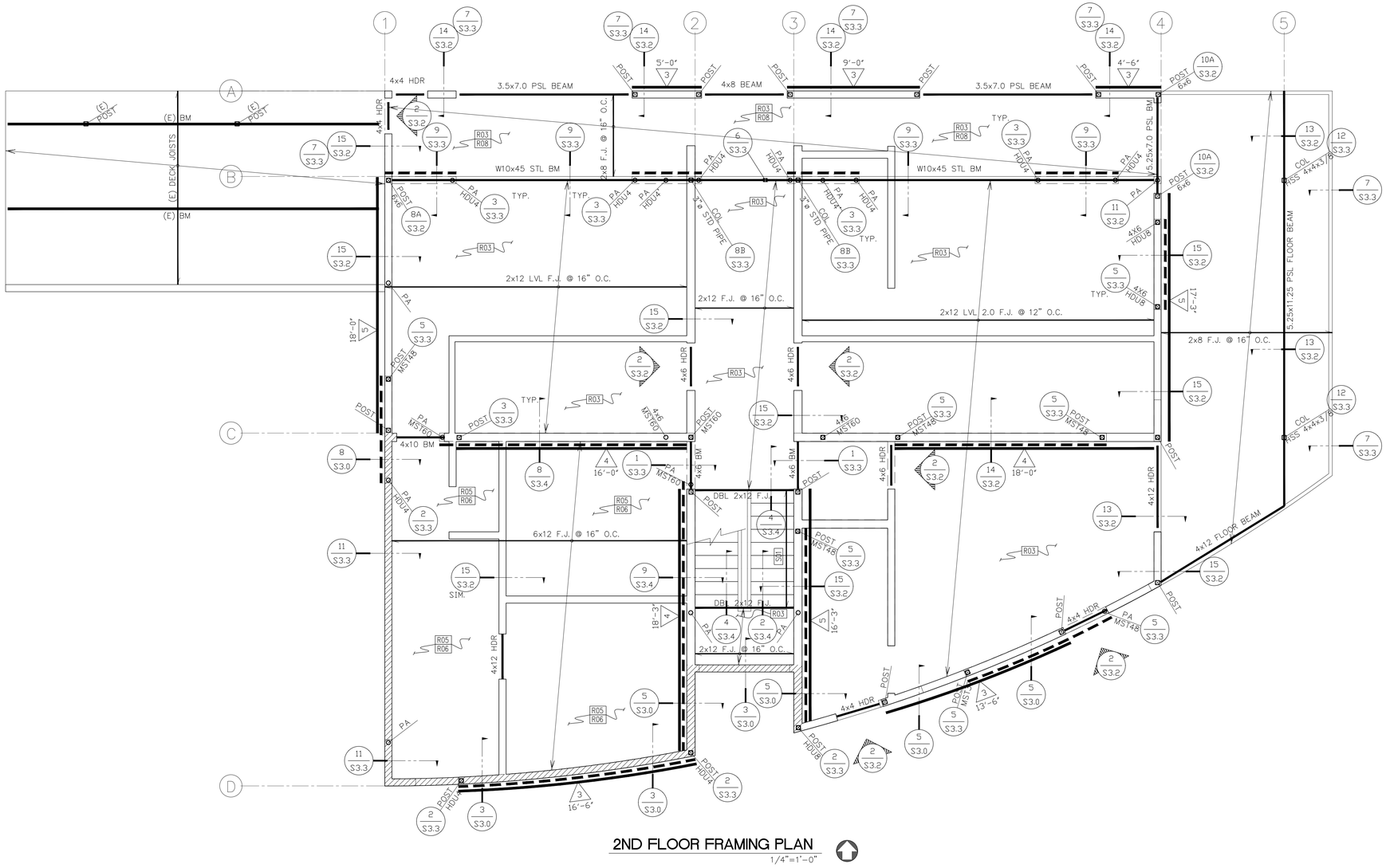
G&G STRUCTURES, INC.
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sheet description
FOUNDATION PLAN

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TORRANCE HILL HOUSE
4501 VIA CORONA
TORRANCE, CA 90505

date:	06/12/2024
scale:	1/4":1'-0"
drawn by:	M.A.
job no.:	22-171
sheet:	S1.0



2ND FLOOR FRAMING PLAN

1/4"=1'-0"

PLAN NOTES:

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R03 FLOOR SHEATHING SHALL BE ¾" T&G CDX-EXP. 1 PLYWOOD, INDEX 32/16. NAILING SHALL CONSISTS OF 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. USE T&G FOR PANEL EDGES. SEE "WOOD & CARPENTRY" NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.

R04 JOIST & BEAM SIMPSON HANGERS FOR FLUSH FRAMING SHALL BE AS FOLLOWS, U.N.O. ON PLAN NEXT TO REFERENCED DETAIL. SAWN LUMBER JOIST/ RAFTERS: LUSXX (FACEMOUNT), JBXX (TOP FLANGE), OR HUCXX (CONCEALED FLANGE). SAWN LUMBER BEAMS: SIMPSON HUXX (FACEMOUNT), HUXXTF (TOP FLANGE), OR HUCXX (CONCEALED FLANGE). TJI JOIST: IUTXX (FACEMOUNT), ITTXX (TOP FLANGE). PSL BEAMS: HGUSXX (FACEMOUNT), HBXX OR GLTVXX (TOP FLANGE).

R05 GARAGE LEVEL FLOOR SHEATHING SHALL BE 1-⅛" PERFORMANCE CATEGORY APA RATED STURD-I-FLOOR 48 OC PLYWOOD W/ T&G EDGES. NAILING SHALL CONSISTS OF 10d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. SEE "WOOD & CARPENTRY" NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.

R06 3" THK LIGHTWEIGHT CONCRETE TOPPING REINFORCED W/ 6"x6" 19/0 WIRE MESH

R07 FLOORING MATERIAL SHALL NOT EXCEED 6 POUNDS PER SQUARE FOOT.

R08 WOOD RIPPERS PER DETAIL 10/S3.3. SLOPE PER ARCH. PLANS

S01 2x14 STRINGERS @ 16" O.C.

PLAN LEGEND:

- #'-#" / # — SHEAR WALL TYPE AND MIN. LENGTH. SEE GENERAL NOTES FOR SHEAR WALL NOTES AND SCHEDULE. SEE ARCH. DWG'S. FOR ACTUAL DIMENSIONS.
- R.R./F.J./C.J. — DIRECTION OF FRAMING RAFTER/JOIST.
- SPAN DIRECTION OF FRAMING.
- HDR/BM. — FLUSHED / DROPPED / BEAM HEADER
- COL / CA COL CA — STEEL COLUMN/COLUMN ABOVE PER PLAN.
- CONTINUOUS OR PAD FOOTING. (N) (E)
- CONC. WALL PER NOTES.
- POST KP / PA — POST= 4x4, U.N.O. PA= POST ABOVE, SIZE NOTED ON PLAN ABOVE. HUXX= SIMPSON HOLDOWN, MSTXX=VERTICAL SIMPSON STRAP @ POST. KP = KING POST

REVISION

REGISTERED PROFESSIONAL ENGINEER LIONEL J. GARCIA No. 4653 CIVIL STATE OF CALIFORNIA

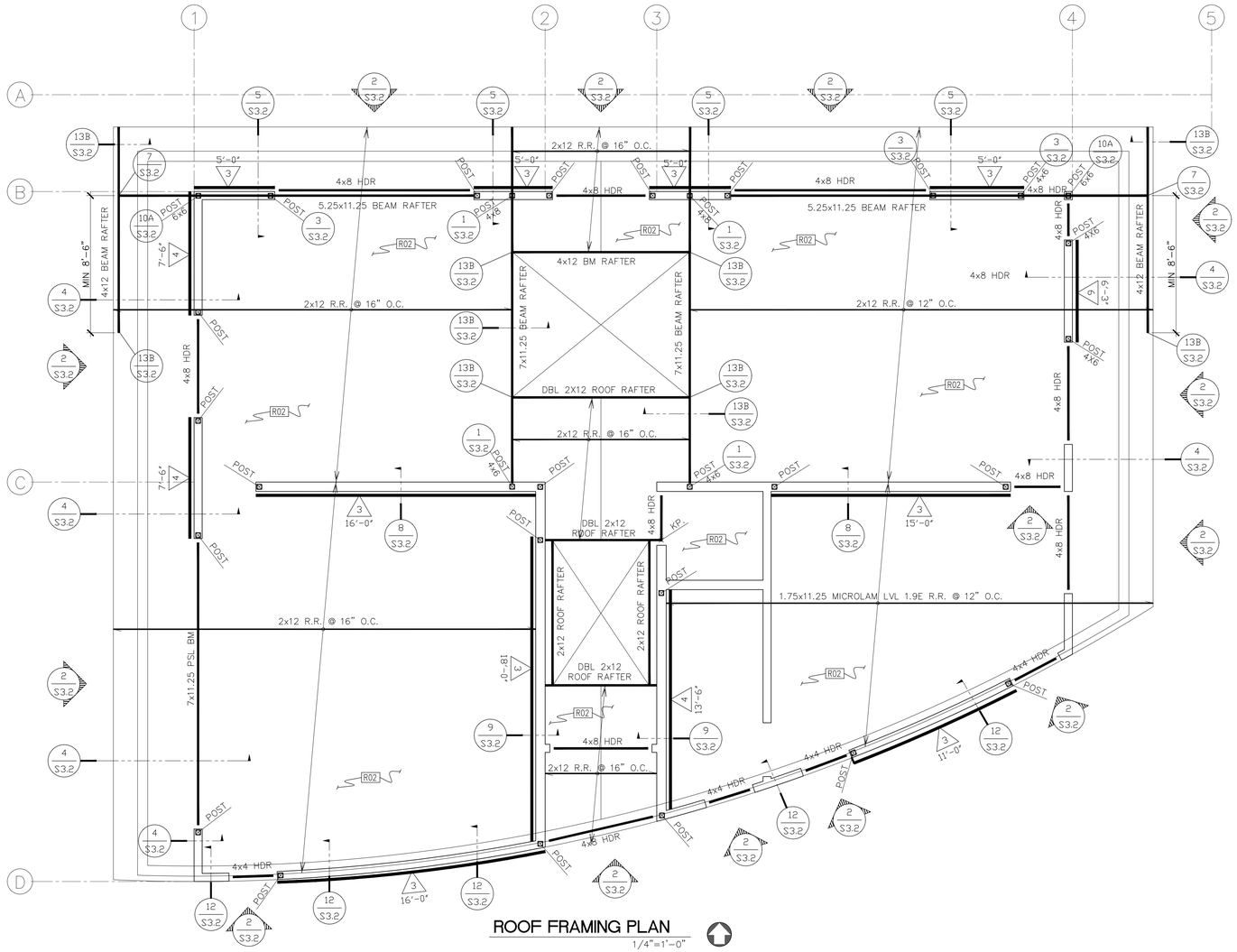
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sheet description
2ND FLOOR FRAMING

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TORRANCE, CA 90505

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scale:	1/4":1'-0"
drawn by:	M.A.
job no.:	22-171
sheet:	S1.1



ROOF FRAMING PLAN

1/4"=1'-0"

PLAN NOTES:

P01 SEE SHEET S0.1 FOR GENERAL NOTES & MATERIAL SPECIFICATIONS.

P02 SEE SHEET S3.0 TO S3.1 FOR TYPICAL DETAILS.

P03 SEE ARCH. DWG'S. FOR DIMENSIONS, DEPRESSIONS, CURBS AND OTHER INFORMATION NOT SHOWN.

FOUNDATION NOTES:

F01 ALL FOOTING EXCAVATIONS SHALL BE WET PRIOR TO POUR.

F02 ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION. HOLDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

F03 BOTTOM OF SHALLOW FOOTINGS SHALL BE w/ A MINIMUM OF 24" BELOW THE LOWEST ADJACENT GRADE, U.N.O.

F04 DEEPENED FOOTING (FRICTION PILES) SHALL EXTEND A MINIMUM OF 9'-0" BELOW THE LOWEST ADJACENT GRADE TO MEET THE H/3 SETBACK REQUIREMENT PER SOILS REPORT.

F05 ALL SILL PLATES SHALL BE ANCHORED @ A MAX. SPACING OF 4'-0" W/ ⅝"ø x10" LONG A.B. EMBEDDED 7" INTO FOOTING (12" LONG @ 3x PL.), SEE SHEAR WALL SCHEDULE FOR ADDITIONAL REQUIREMENTS. A MINIMUM TWO BOLTS PER PIECE OF SILL PLATE AND ONE LOCATED WITHIN 12" AND NOT LESS THAN 7 BOLT DIAMETER OF EACH END OF EACH SILL PLATE. 3"x3"x.229" PLATE WASHER SHALL BE USED ON EACH ANCHOR BOLT.

F06 (E) CONC. SLAB ON GRADE.

F07 (E) CONC. FOOTING.

F08 (E) 24"ø FRICTION PILES

F09 SLAB ON GRADE: 4" THK. CONC. W/ #4 BARS @ 16" O.C. E.W. PER **15/S3.1.**

F10 CONTINUOUS FOOTING: 14" WIDE, 8" THK BASE & 8" THK STEM WALL w/ (2) #5 BARS @ T&B. MIN DEPTH PER NOTE F03.

F12 CONC. PAD: 24" SQ. x 12" THK. W/ (3) #4 BOT. BARS E.W.

F13 CONC. PAD: 30" SQ. x 12" THK. W/ (3) #5 BOT. BARS E.W.

F15 GRADE BEAM: 24" WIDE x 24" DEEP W/ (3) #7 BARS @ T&B. & #4 TIES @ 12" O.C. MIN DEPTH PER NOTE F03.

F16 TIE GRADE BEAM: 12" WIDE x 12" DEEP W/ (2) #5 BARS @ T&B. & #3 TIES @ 12" O.C. MIN DEPTH PER NOTE F03.

F17 CONCRETE RET. WALL PER DETAIL **3/S3.0.** OR **5/S3.0.**

F18 CONCRETE RET. WALL FOOTING PER DETAIL **3/S3.0.** OR **5/S3.0.**

F19 UNDERPINNED CONCRETE RET. WALL PER DETAIL **8/S3.0.**

F20 (E) CONCRETE RET. WALL

F21 CONC. PIER: 24" SQ. x 24" THK. W/ (3) #4 BOTT. BARS E.W. MIN. DEPTH PER NOTE F03. SEE DETAIL 15/S3.3

FRAMING NOTES:

R01 WALL FRAMING SHALL USE 2x4 STUDS @ 16" O.C. U.N.O. SEE ARCH. DRAWINGS FOR ADDITIONAL SIZE REQUIREMENTS.

R02 ROOF SHEATHING SHALL BE ½" CDX-EXP 1 PLYWOOD, INDEX 32/16. NAILING SCHEDULE SHALL CONSIST OF 8d COMMON NAILS @ 6" O.C. ALONG PANEL EDGES AND 12" O.C. @ INTERMEDIATE SUPPORTS. SEE "WOOD & CARPENTRY" NOTES ON SHEET S1.0 FOR ADDITIONAL INFO.

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R06 3" THK LIGHTWEIGHT CONCRETE TOPPING REINFORCED W/ 6"x6" 10/0 WIRE MESH

R07 FLOORING MATERIAL SHALL NOT EXCEED 6 POUNDS PER SQUARE FOOT.

R08 WOOD RIPPERS PER DETAIL 10/S3.3. SLOPE PER ARCH. PLANS

S01 2x14 STRINGERS @ 16" O.C.

PLAN LEGEND:

#'-#" / # — SHEAR WALL TYPE AND MIN. LENGTH. SEE GENERAL NOTES FOR SHEAR WALL NOTES AND SCHEDULE. SEE ARCH. DWG'S. FOR ACTUAL DIMENSIONS.

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SPAN DIRECTION OF FRAMING.

HDR/BM. — FLUSHED / DROPPED / BEAM HEADER

COL. / CR. / COL. CR. — STEEL COLUMN/COLUMN ABOVE PER PLAN.

(N) / (E) — CONTINUOUS OR PAD FOOTING.

CONC. WALL PER NOTES.

POST / KP / PA. — POST= 4x4, U.N.O. PA= POST ABOVE, SIZE NOTED ON PLAN ABOVE. HUXX= SIMPSON HOLDOWN. MSTXX=VERTICAL SIMPSON STRAP @ POST. KP = KING POST

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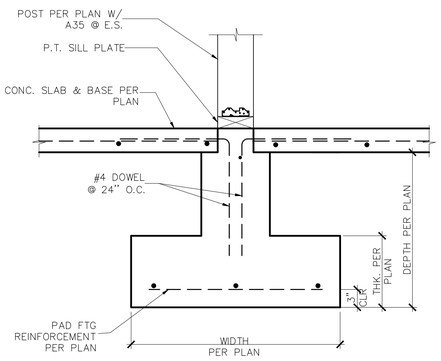
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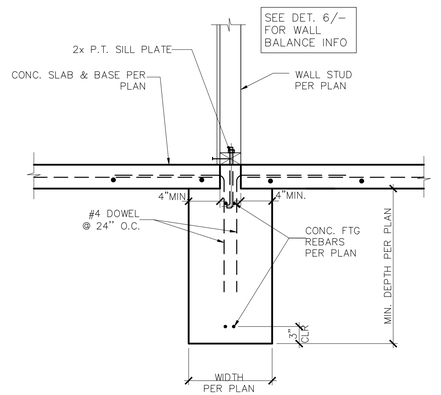
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ROOF FRAMING PLAN

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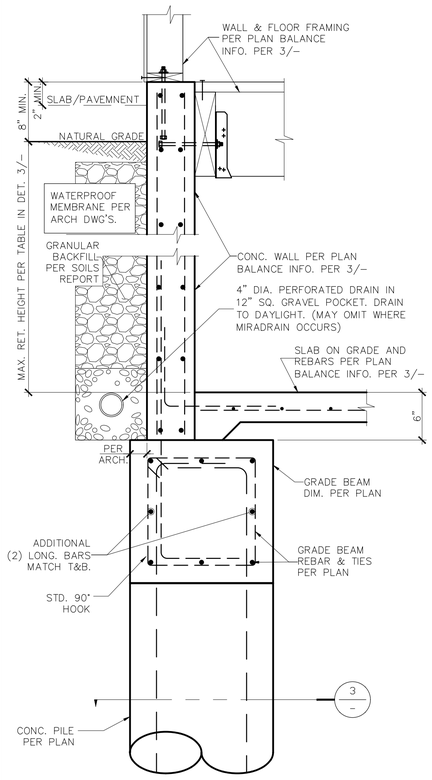
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drawn by:	M.A.
job no.:	22-171
sheet:	S1.2



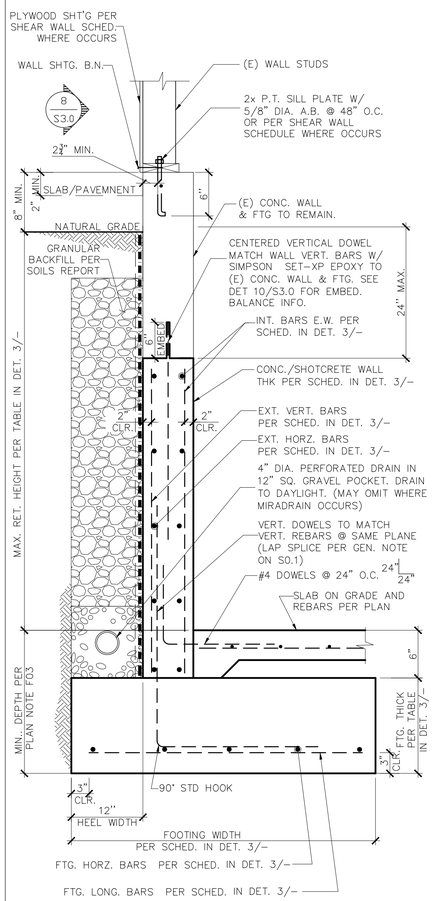
13 WOOD POST TO PAD FOOTING



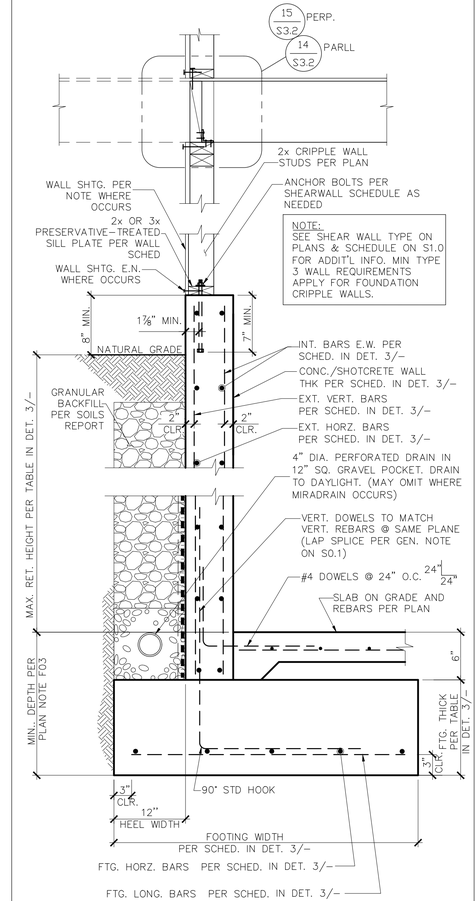
14 INTERIOR FOOTING



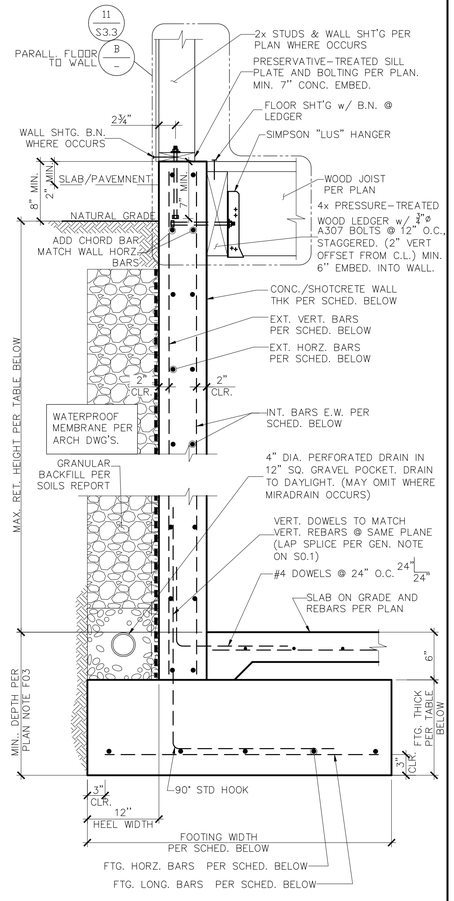
11 SITE RETAINING WALL - GRADE BEAM



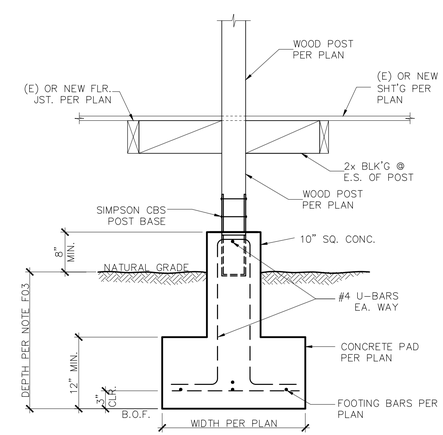
8 UNDERPINNED RETAINING WALL W/ (E) CONC. STEM



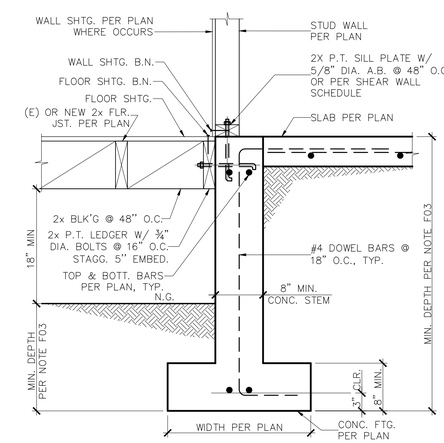
5 CANTILEVER RETAINING WALL W/ CRIPPLE WALL



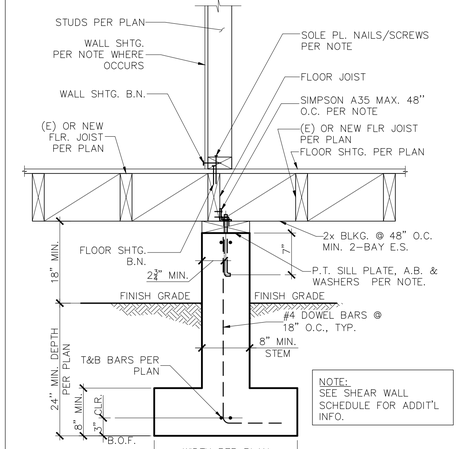
MAX. RET. HEIGHT	WALL THICK	WALL EXT. VERT. BARS	WALL EXT. HORZ. BARS	WALL INT. BARS EA. WAY	FTG. THICK	FTG. WIDTH	FTG. LONG BARS	FTG. HORZ. BARS
6'-0"	8"	#5 @ 16" O.C.	#5 @ 16" O.C.	N/A	12"	3'-0"	#5 @ 12" O.C.	#5 @ 12" O.C.
9'-6"	10"	#5 @ 8" O.C.	#4 @ 16" O.C.	#4 @ 16" O.C.	12"	5'-0"	#5 @ 12" O.C.	#5 @ 12" O.C.



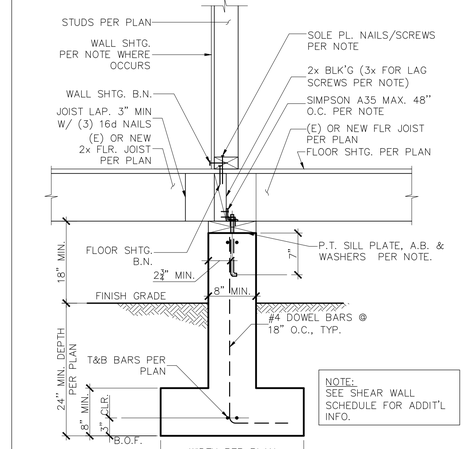
15 WOOD POST TO PAD FOOTING



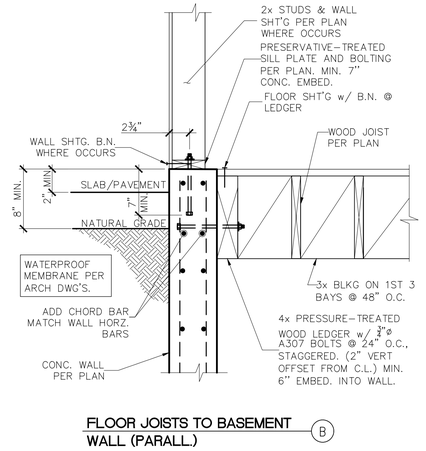
12 INTERIOR FOOTING



9 INTERIOR FOOTING (PARALL.)



6 INTERIOR FOOTING (PERP.)



FLOOR JOISTS TO BASEMENT WALL (PARALL.) B

3 CANTILEVER RETAINING WALL

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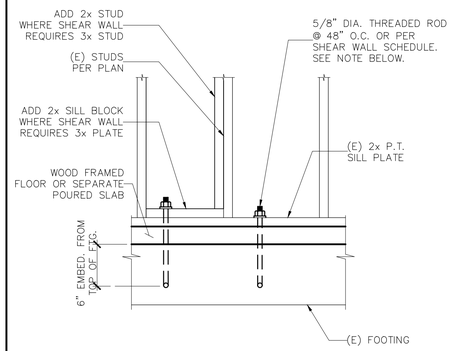
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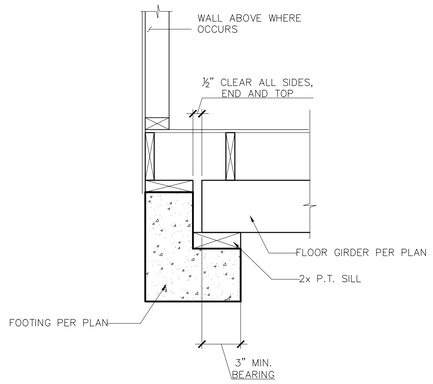
S3.0



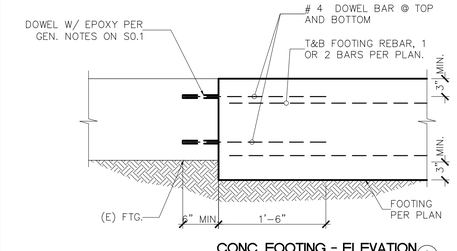
NOTE: THREADED ROD SHALL BE ASTM-A36 w/ SIMPSON SET-XP EPOXY (ICC-ESR #2508) FOR EMBEDMENT. MAINTAIN MIN. 5" END DISTANCE AT FOOTING CORNERS.

SPECIAL INSPECTION REQ'D PER S0.1 EPOXY NOTES

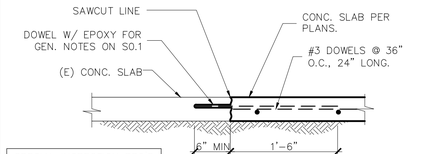
13 ADDED A.B. AT (E) FOOTING



10 GIRDER DETAIL



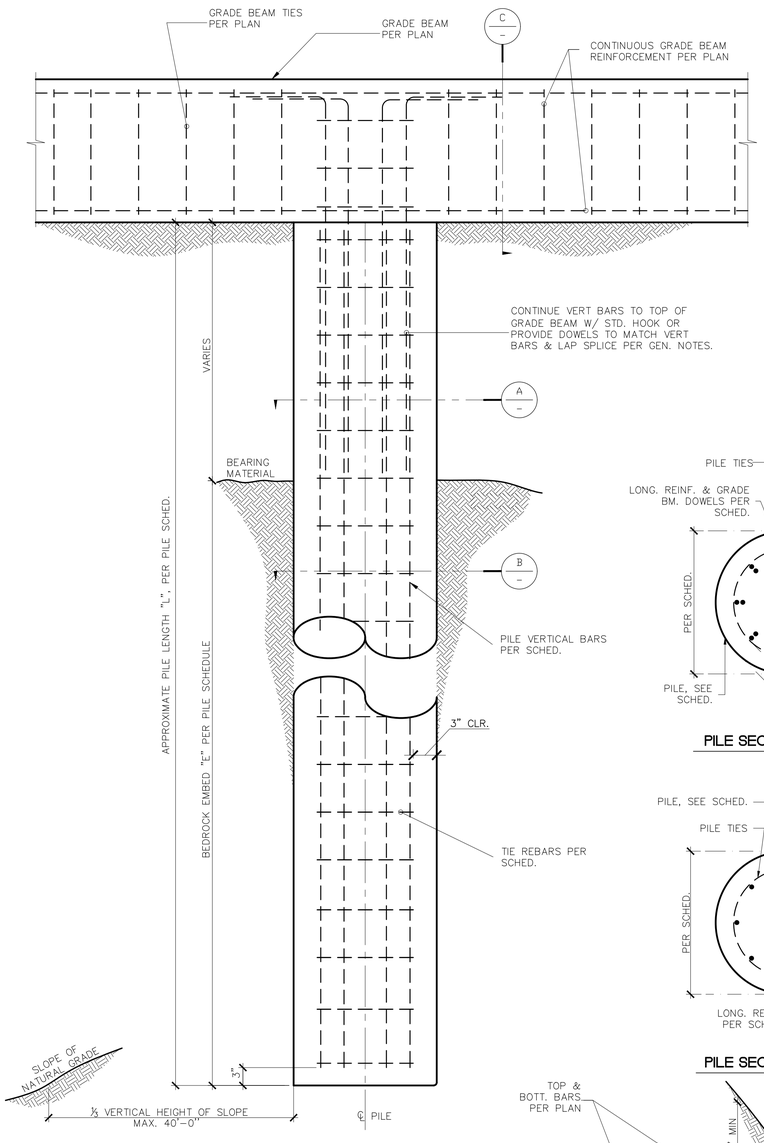
CONC. FOOTING - ELEVATION (A)



SPECIAL INSPECTION REQ'D PER S0.1 EPOXY NOTES

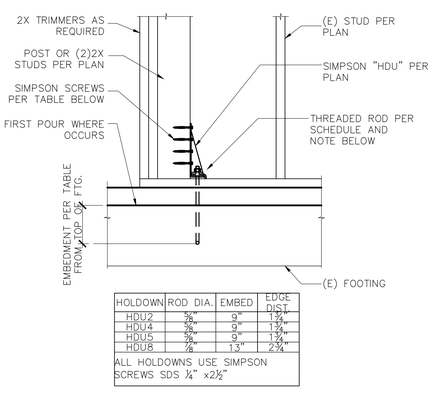
CONC. SLAB - SECTION (B)

7 (N) TO (E) CONC. DOWELING



TOP & BOTT. REINFORCING BARS SHALL BE GRADE ASTM A706.

3 PILE AND GRADE BEAM SECTION



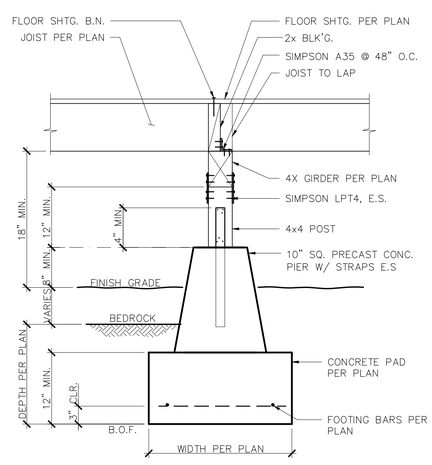
HOLDOWN	ROD DIA.	EMBED	EDGE DIST
HDU2	⅝"	9"	1¾"
HDU4	⅝"	9"	1¾"
HDU5	⅝"	9"	1¾"
HDU8	⅞"	13"	2¾"

ALL HOLDOWNS USE SIMPSON SCREWS SDS ¼" x2½"

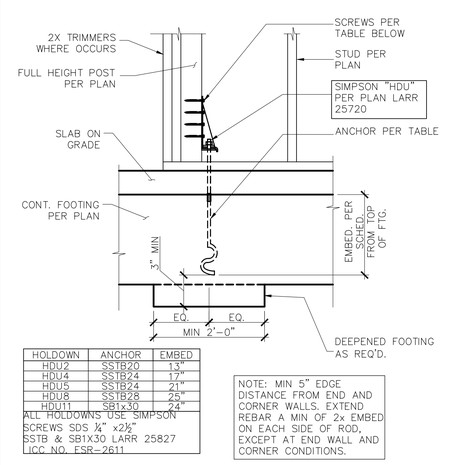
NOTE: THREADED ROD SHALL BE ASTM-A36 w/ SIMPSON SET-XP EPOXY (ICC-ESR #2508) FOR EMBEDMENT. MAINTAIN MIN. 5" END DISTANCE AT FOOTING CORNERS.

SPECIAL INSPECTION REQ'D PER S0.1 EPOXY NOTES

14 HOLDOWN AT (E) FOOTING



11 JOIST/GIRDER/POST/PIER

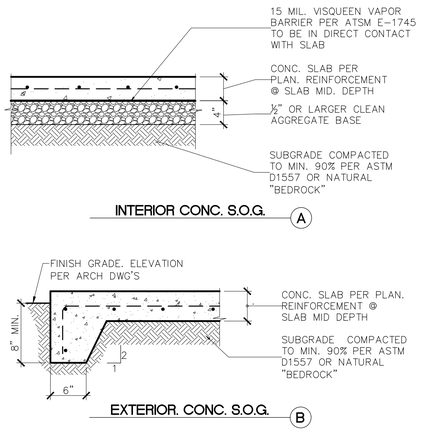


HOLDOWN	ANCHOR	EMBED
HDU2	SSTB20	13"
HDU4	SSTB24	17"
HDU5	SSTB24	21"
HDU8	SSTB28	25"
HDU11	SB1x30	24"

ALL HOLDOWNS USE SIMPSON SCREWS SDS ¼" x2½" SSTB & SB1X30 LARR 25827 ICC NO. ESR-2611

NOTE: MIN 5" EDGE DISTANCE FROM END AND CORNER WALLS. EXTEND REBAR A MIN OF 2x EMBED ON EACH SIDE OF ROD, EXCEPT AT END WALL AND CORNER CONDITIONS.

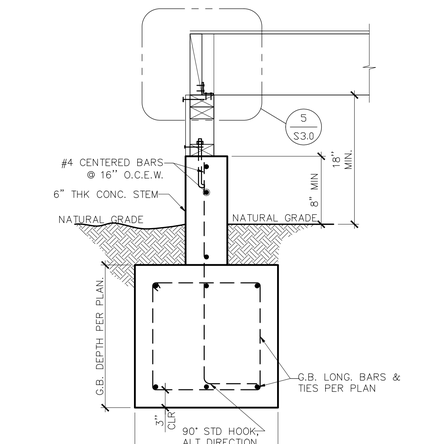
8 HOLDOWN @ FOOTING



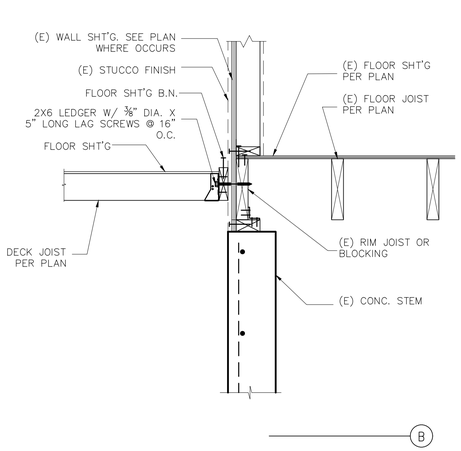
INTERIOR CONC. S.O.G. (A)

EXTERIOR. CONC. S.O.G. (B)

15 SLAB ON GRADE (S.O.G) CONSTRUCTION



FLOOR @ G.B. (A)



B

9 WOOD FLOOR @ GRADE BEAM

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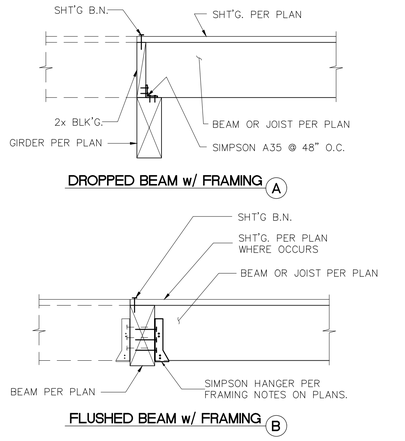
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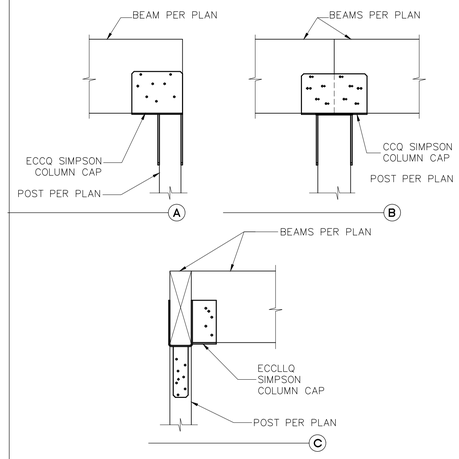
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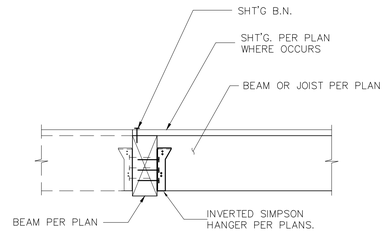
S3.1



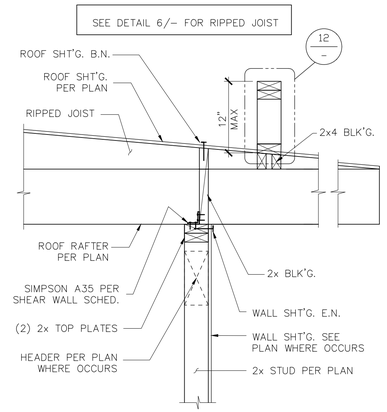
13 BEAM/JOIST TO BEAM CONNECTION



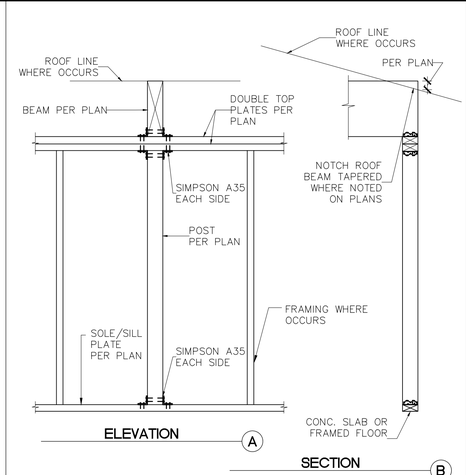
10 COLUMN CAP



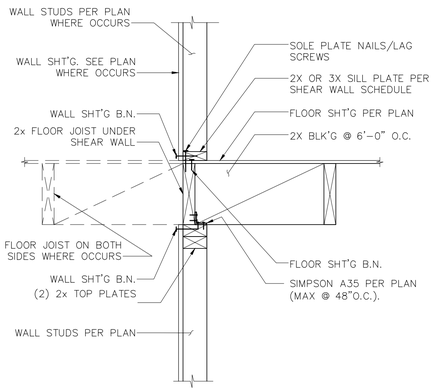
7 BEAM/JOIST TO BEAM CONNECTION



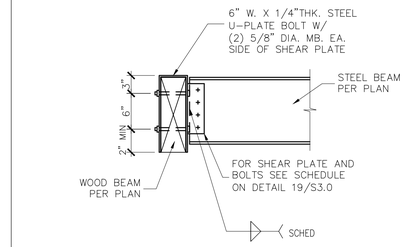
4 JOIST TO WALL (PERP.)



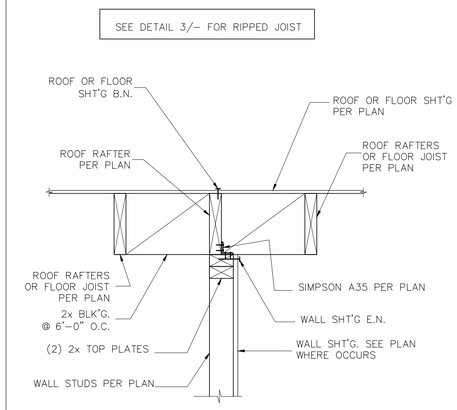
1 BEAM SET ON WALL PLATE W/ POST



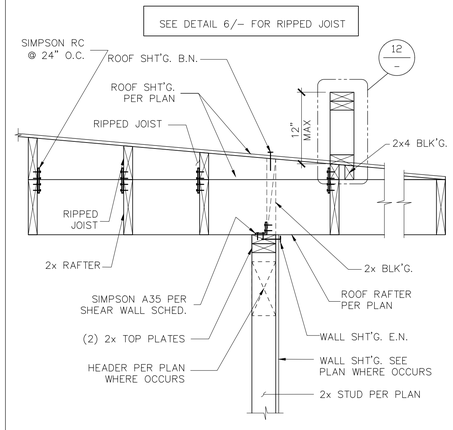
14 FLOOR JOIST TO WALL (PARLL.)



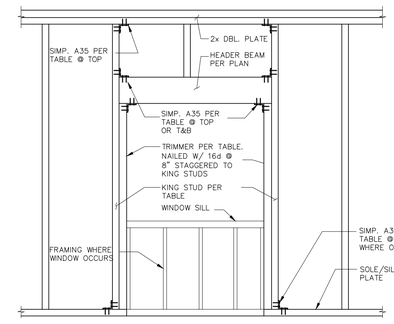
11 STEEL BEAM TO WOOD BEAM



8 INTERIOR SHEAR WALL



5 JOIST TO WALL (PARALLEL)

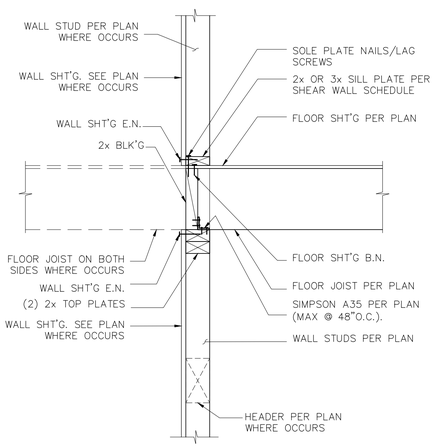


TRIMMER/KING STUD SCHEDULE FOR EXTERIOR WALL OPENINGS.

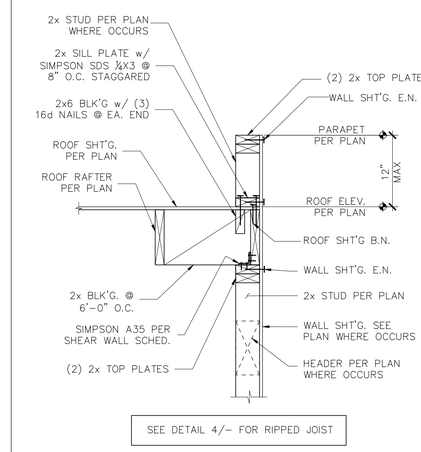
SPAN	TRIMMER UNDER HEADER	WINDOW SILL	KING STUD	SIMPSON HARDWARE
6'–0" OR LESS	2x4	2x4	2x4	NONE
6'–0" TO 12'–0"	(2) 2x4	(2) 2x4	4x4	A35 @ TOP
12'–0" TO 16'–0"	PER PLAN	–	PER PLAN	A35 @ T&B

SEE ARCH DWG'S FOR WALL THK'S REQ'S (i.e. 2x6 FRAMING).

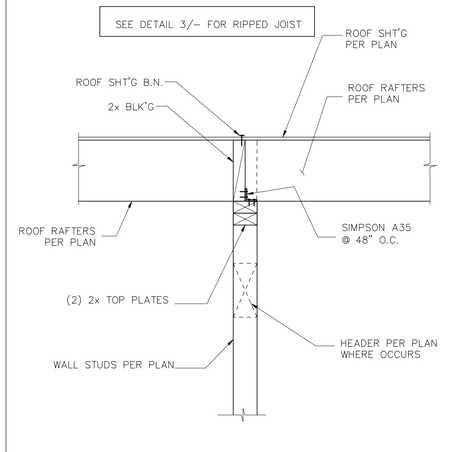
2 HEADER @ WALL OPENINGS



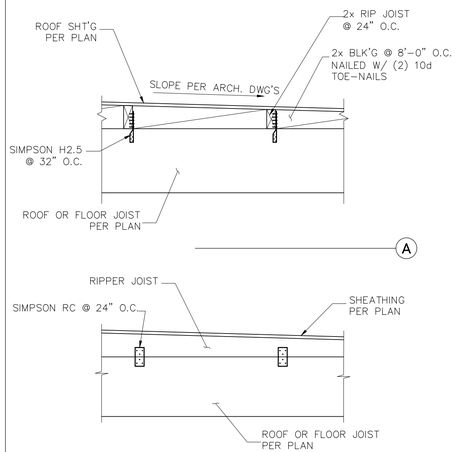
15 FLOOR JOIST TO WALL (PERP.)



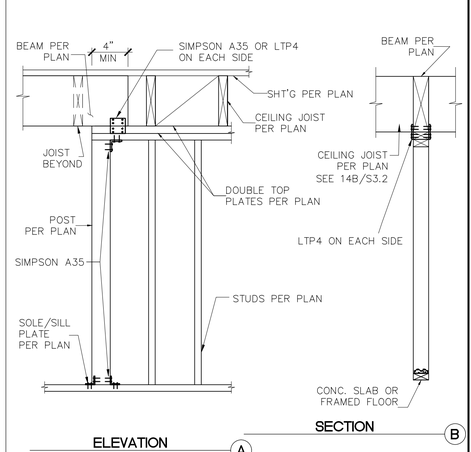
12 ROOF JOIST/PARAPET (PARALLEL)



9 ROOF @ INTERIOR BEARING WALL



6 RIPPED JOIST



3 BEAM SET ON WALL PLATE W/ POST

REVISION

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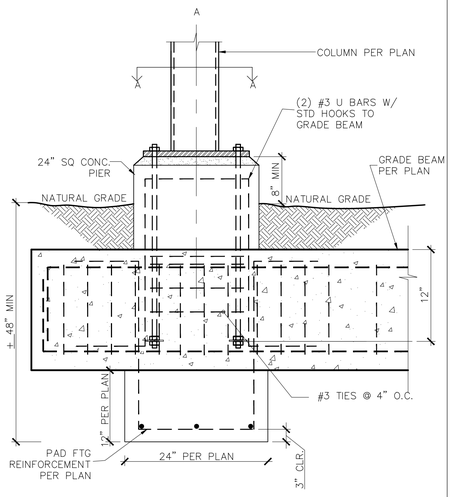
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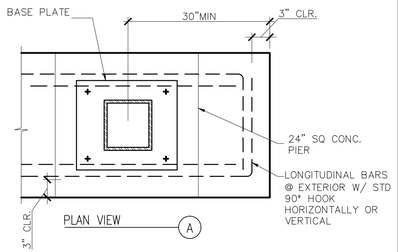
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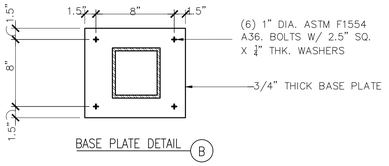
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TORRANCE, CA 90505

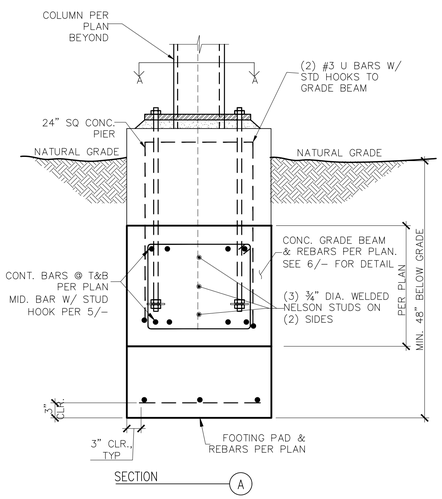
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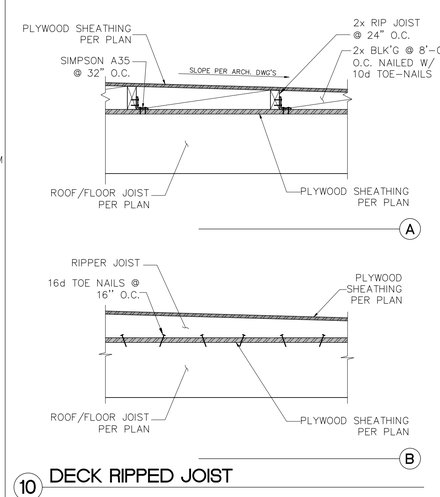




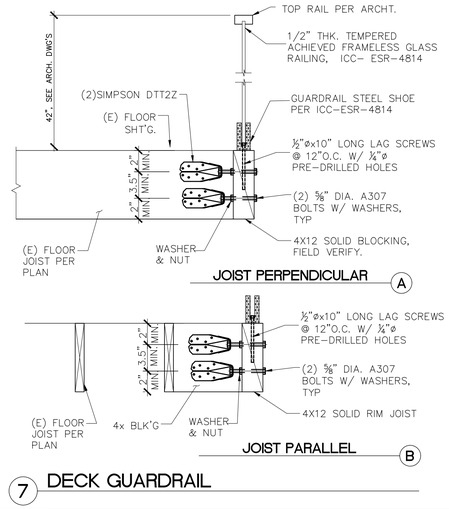




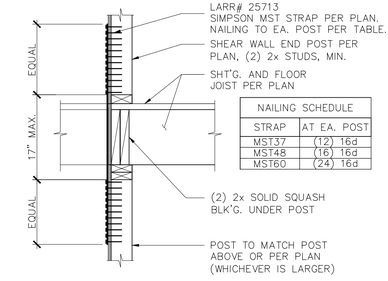
15 FRAME COLUMN @ GRADE BEAM



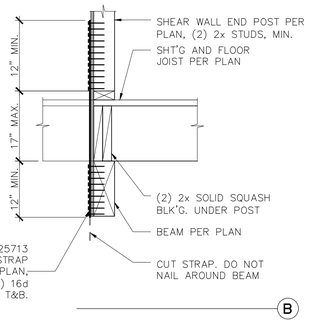
10 DECK RIPPED JOIST

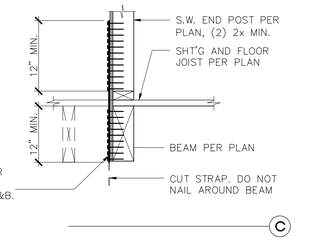


7 DECK GUARDRAIL

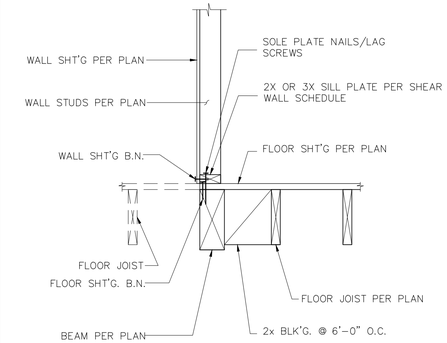


NAILING SCHEDULE	
STRAP	AT EA. POST
MST37	(12) 16d
MST48	(16) 16d
MST60	(24) 16d

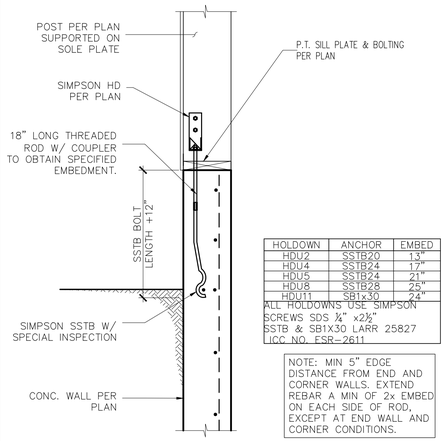




5 WALL VERTICAL STRAPS



1 WALL ABOVE BEAM



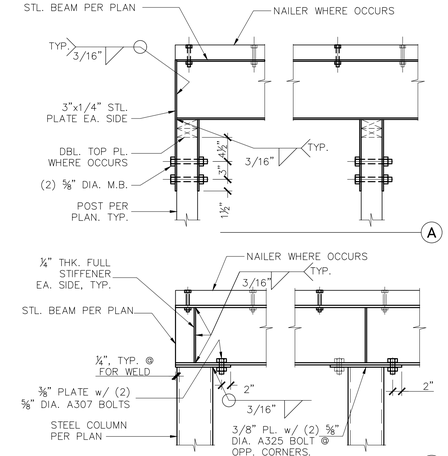
HOLDOWN	ANCHOR	EMBED
HDU2	SSTB20	13"
HDU4	SSTB24	17"
HDU5	SSTB24	22"
HDU8	SSTB28	25"
HDU11	SB1x30	24"

ALL HOLDOWNS USE SIMPSON SCREWS SDS ¼" x2½" SSTB & SB1X30 LARR 25827 ICC NO. ESR–2611

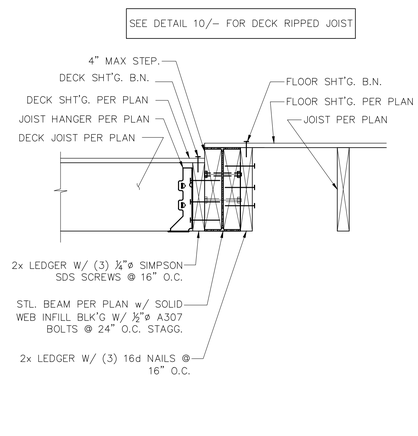
NOTE: MIN 5" EDGE DISTANCE FROM END AND CORNER WALLS. EXTEND REBAR A MIN OF 2x EMBED ON EACH SIDE OF ROD, EXCEPT AT END WALL AND CORNER CONDITIONS.

2 HOLDWON @ CONC. WALL

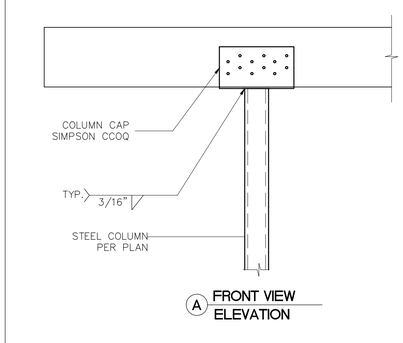
11 EXT. SLAB @ GARAGE ENTRY



8 STEEL BEAM TO POST/COLUMN

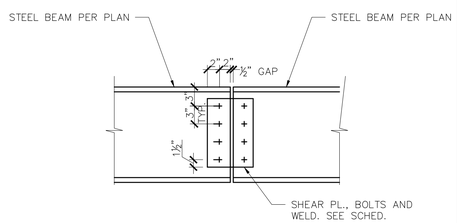


9 ROOF JOIST TO STL BEAM

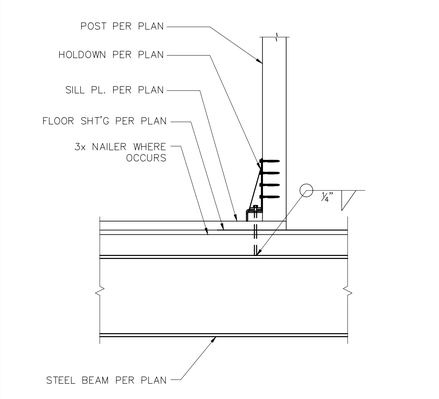


12 WOOD BEAM TO STEEL COLUMN

SNUG TIGHT BOLTED CONNECTION SCHEDULE – A307 BOLTS				
BEAM SIZE	NO. & SIZE OF BOLTS REQUIRED	PLATE THICKNESS	FILLET WELD SIZE	CONN. CAPACITY (SINGLE SHEAR)
W10/C10	(2) ⅞" DIA.	1/4"	1/4"	11.1 K



6 STEEL BEAM SPLICE



3 HOLDOWN TO STL BEAM

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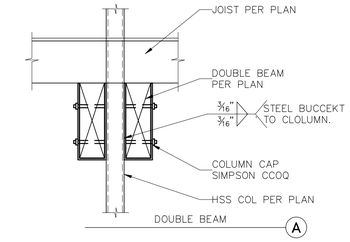
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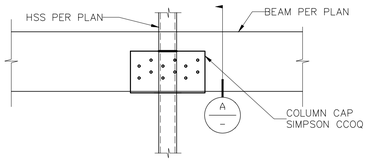
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TORRANCE, CA 90505

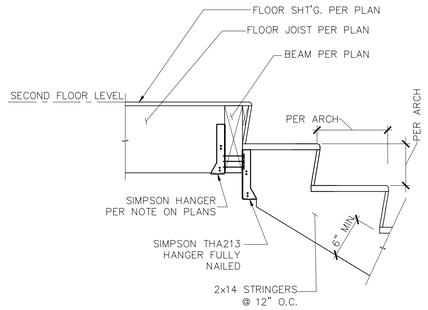
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job no.: 22–171
sheet:

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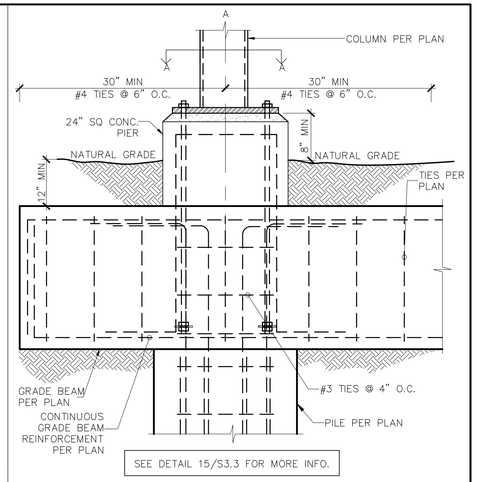




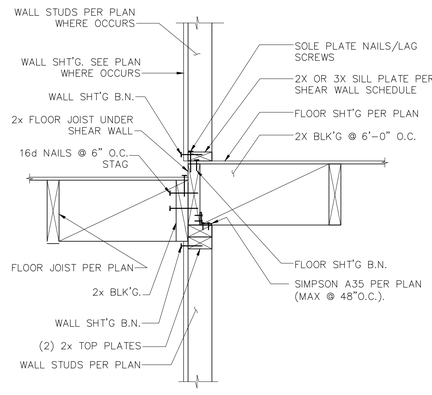
7 CANTILEVER COLUMN



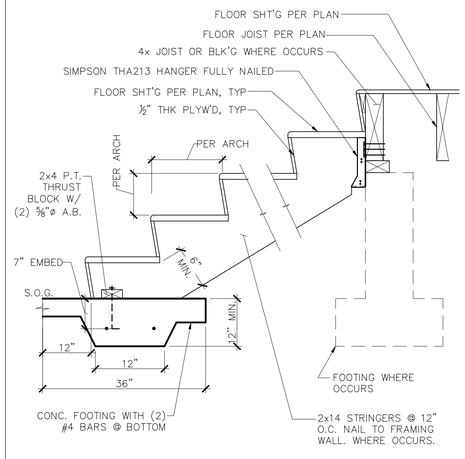
4 STAIRS FRAMING



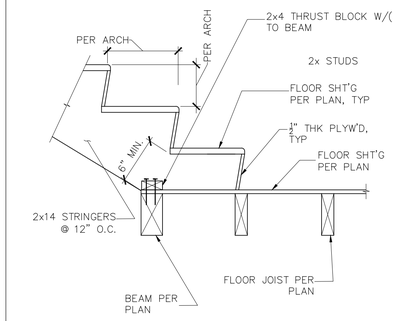
1 FOOTING/PILES FOR FRAME COLUMN



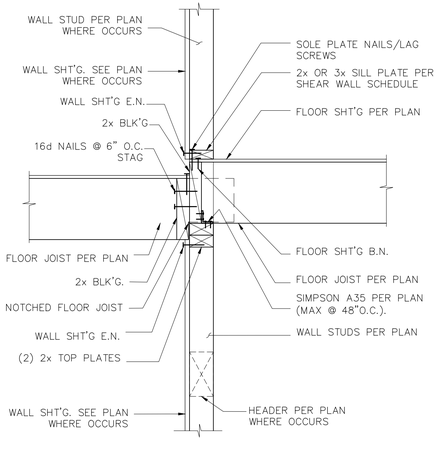
8 FLOOR JOIST TO WALL (PARLL.)



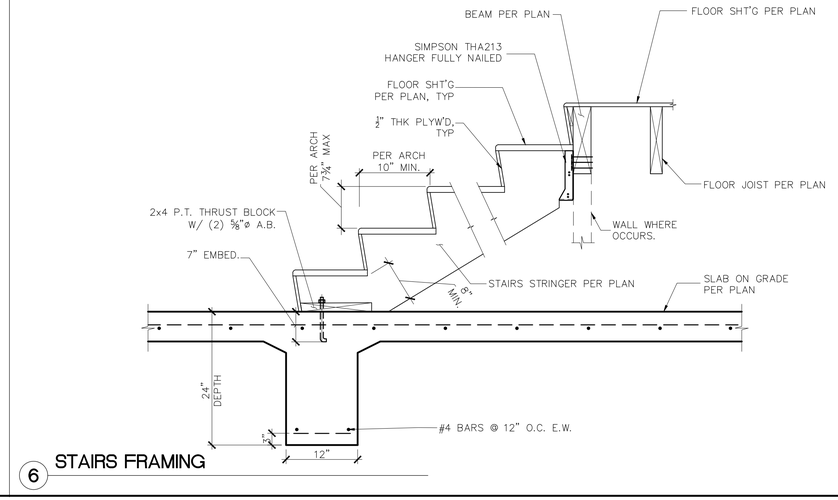
5 STAIRS FRAMING



2 STAIRS FRAMING AT LANDING



9 FLOOR JOIST TO WALL (PERP.)



6 STAIRS FRAMING

REVISION

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