

GENERAL NOTES

- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 CBC, 2022 EDITION OF THE NEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED AT THE SITE BY THE GENERAL CONTRACTOR OR THE OWNER OR HIS DESIGNER.
- ACTUAL FIELD DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE.
- THE ENGINEER SHALL BE NOTIFIED OF ANY DEVIATION(S) OR CHANGES TO THE PLAN(S).
- SCOPE - ALL LABOR, MATERIALS, AND SERVICE REQUIRED FOR THE COMPLETION OF WORK SHOWN ON THESE DRAWINGS, INCLUDING ANY WORK NOT SPECIFIED BUT REQUIRED TO ACCOMPLISH THE INDICATED WORK.
- CODE - ALL WORK SHALL BE IN FULL ACCORDANCE WITH THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, AND ALL LOCAL CODES AND ORDINANCES ADOPTED WITH THE LATEST RULES OF NFPA AND OSHA. PARTICULAR ATTENTION SHALL BE PAID TO THE STATE OF CALIFORNIA HANDICAPPED ACCESS REGULATIONS (TITLE 24) & A.D.A. NOTHING IN THESE PLANS OR SPECIFICATION SHALL BE CONSTRUED TO PERMIT WORK NOT ACCORDING TO CODE.
- GUARANTEE - GUARANTEE ALL MATERIAL AND EQUIPMENT FOR ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER UNLESS SPECIFIED IN SPECIFICATION.
- EXAMINATION OF THE SITE - BEFORE SUBMITTING HIS/HER BID, THE CONTRACTOR SHALL EXAMINE THE SITE AND COMPARE IT WITH THE PLANS AND NOTES AND TO SATISFY HER/HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. THE CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE CONDITION OF THE EXISTING STRUCTURES AND EQUIPMENT THAT MAY AFFECT THIS WORK. SHE SHALL LIKEWISE DETERMINE WITH THE OWNER UNDER WHAT SECURITY CONDITIONS, OR SPECIAL HOURS OF OPERATION LIMITATIONS, THE WORK SHALL SUBSEQUENTLY BE PERFORMED. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE FOR THE CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS OR DETERMINATIONS. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS/HER BID.
- VERIFICATION - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITION OF EXISTING CONSTRUCTION PRIOR TO STARTING CONSTRUCTION AND ORDERING MATERIALS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. FAILURE TO NOTIFY PRIOR TO ORDERING OR COMMENCING OF WORK SHALL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR SUCH VERIFICATION.
- CONSTRUCTION SUPERVISION - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND NOTES.
- CONSTRUCTION OBSERVATION - THE ARCHITECT AND ENGINEERS SHALL HAVE ACCESS TO THE WORK AT ALL TIMES FOR THE PURPOSE OF OBSERVING CONSTRUCTION.
- TEMPORARY BRACING - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
- SAFETY - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- RECORD DRAWINGS - THE CONTRACTOR SHALL REQUEST A COMPLETE SET OF PRINTS WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THE SET. AT THE END OF THE PROJECT AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO THE OWNER.
- GENERAL CONDITIONS - THE OWNER'S GENERAL CONDITION OF THE CONTRACT FOR CONSTRUCTION PART A SHALL GOVERN THE WORK OF THE CONTRACTOR AS IF FULLY REPRODUCED HERE. COPIES MAY BE EXAMINED BY THE OFFICE OF THE ARCHITECT.
- DIMENSIONS - DIMENSION LINES ARE TO FACE OF CONCRETE OR FACE OF STUD, UNLESS NOTED OTHERWISE. AT EXISTING CONDITIONS, DIMENSIONS ARE TO FACE OF EXISTING WALL (F.O.X.W.), WHETHER IT BE CONCRETE OR GYPSUM CONSTRUCTION.
- REPAIR - THE CONTRACTOR SHALL REPAIR AND OR REPAINT ALL AREAS DAMAGED BY DEMOLITION OR CONSTRUCTION AND SHALL FINISH TO MATCH ADJOINING SURFACES.
- ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL, UNDISTURBED SOIL AND IN THE EVEN AN EXCAVATION REVEALS UNFAVORABLE CONDITIONS, THE SERVICES OF A SOILS ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- ALL CONCENTRATED DRAINAGE INCLUDING ROOF WATER SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE AT MIN. 2% SLOPE.
- ALL EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
- SMOKE DETECTORS SHALL BE CONNECTED TO A 120V CIRCUIT.
- PROVIDE LOW CONSUMPTION WATER CLOSET WHERE NEW PLUMBING FIXTURES WILL BE INSTALLED.
- 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.
- PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
- EXTERIOR WALLS AND OPENINGS FIRE HAZARD NOTES:
 - EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS OR MINIMUM 20-MIN. RATED.
 - EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING
 - NON-COMBUSTIBLE CONSTRUCTION OR
 - SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/4-IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK OR
 - MINIMUM 20-MIN RATED OR
 - MEET SFM 12-7A-1
 - WHEN ANY PORTION OF AN ATTACHED OR DETACHED ACCESSORY STRUCTURE (CARPORTS, DECKS, PATIOS, DECKING, SURFACES, STAIRS, LANDINGS, BALCONIES, PORCHES,...) IS WITHIN 10-FT. OF THE PRIMARY STRUCTURE, THE ENTIRE STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - NON-COMBUSTIBLE CONSTRUCTION OR
 - IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 PARTS A AND B OR
 - HEAVY TIMBER CONSTRUCTION OR
 - EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION
- SHOWERS:
 - SHALL BE FINISHED TO 70" ABOVE DRAIN INLET OF APPROVED MOISTURE RESISTANT MATERIALS. [CBC 807.1.3]
 - GLASS ENCLOSURE DOORS AND PANELS SHALL BE TEMPERED OR APPROVED PLASTIC. [CBC 2406.4]
- A MINIMUM 12" x 12" ACCESS PANEL TO BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. [CBC 405.2]
- THE BUILDING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH. (PC 402.2)
- ALL SHOWERS & TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE / THERMOSTATIC MIXING TYPE VALVE. (PC 418)
- ALL NEW, REPLACEMENT & EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS. (PC 508.2)
- DRAINAGE:
 - PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
 - OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.

SECURITY REQUIREMENTS

- DOORS AT EXTERIOR OF BUILDINGS AND INTERIOR DOORS AT CORRIDORS AND GARAGES:
 - SWINGING WOODEN DOORS SHALL BE:
 - OPENABLE FROM THE INSIDE WITHOUT USE OF KEY
 - SOLID CORE MINIMUM 1-3/4" THICK OR COVERED ON THE INSIDE WITH 16-GAUGE SHEET METAL FASTENED BY SCREWS AT MAXIMUM 6" ON CENTER
 - SINGLE SWINGING DOORS, THE ABOVE LEAF ON A PAIR OF DOORS, THE BOTTOM, AND THE UPPER LEAF OF DUTCH DOORS SHALL HAVE DEAD BOLT AND A DEAD LOCKING LATCH:
 - THE DEAD BOLT AND LATCH MAY BE ACTIVATED BY ONE LOCK OR BY AN INDIVIDUAL LOCK
 - LOCK(S) SHALL BE OPERATED FROM THE INTERIOR SIDE BY A DEVICE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
 - DEAD BOLTS:
 - SHALL CONTAIN HARDENED INSERTS OR EQUIVALENT MATERIALS
 - STRAIGHT DEAD BOLT SHALL HAVE A MINIMUM 1" THROW WITH AT LEAST 5/8" EMBEDMENT INTO HOLDING DEVICE RECEIVING PROJECTED BOLT
 - HOOD SPACE OR EXPANDING LUG DEAD BOLT SHALL HAVE MINIMUM 3/4" THROW
 - ALL DEAD BOLTS OR LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEAD BOLTS SHALL EMBED A MINIMUM OF 1/2"
 - DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY A RABBIT.
 - NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES ACCESSIBLE FROM THE OUTSIDE.
- CYLINDER GUARDS SHALL BE INSTALLED ON ALL MORTISE OR RIM TYPE CYLINDER LOCKS INSTALLED IN HOLLOW METAL DOORS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH A LOCKING DEVICE AND SHALL BE SO INSTALLED THAT, WHEN SUBJECTED TO TESTS IN SECTION 6106, REMAIN INTACT AND ENGAGED.
- OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A HARDENED STEEL SHACKLE, METAL SLIDE, BAR, BOLT OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OF OPERATION
- WINDOWS:
 - GLAZING WITHIN 40 INCHES OF A REQUIRED LOCKING DEVICE ON A DOOR WHEN IN THE CLOSED AND LOCKED POSITION SHALL BE FULLY TEMPERED GLASS, APPROVED BURGLARY RESISTANT MATERIAL, OR GUARDED BY METAL BARS, SCREENS, OR GRILLES IN AN APPROVED MANNER.
 - SLIDING GLASS WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES THAT, WHEN SUBJECTED TO THE TESTS IN SECTION 6106, REMAIN INTACT AND ENGAGED.
 - OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES WHICH RENDER THE BUILDING AS SECURE AS THE DEVICES REQUIRED FOR OTHER OPENINGS. IN GROUPS B, H, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE SLIDE BAR, BOLT, CROSS BAR, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE.
 - LOUVERED WINDOWS, EXCEPT THOSE ABOVE THE FIRST STORY IN GROUP R OCCUPANCIES WHICH CANNOT BE REACHED WITHOUT A LADDER, SHALL BE OF MATERIAL OR GUARDED AS SPECIFIED FOR OTHER OPENINGS AND INDIVIDUAL PANES SHALL BE SECURELY FASTENED BY MECHANICAL FASTENERS REQUIRING A TOOL FOR REMOVAL AND NOT ACCESSIBLE FROM THE OUTSIDE WHEN THE WINDOW IS IN THE CLOSED POSITION.

BMP'S FOR CONSTRUCTION

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN AN PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE STORM DRAIN SYSTEM.
- NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING, AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED INTO THE STORM DRAIN SYSTEM BY RAIN OR OTHER MEANS.
- ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

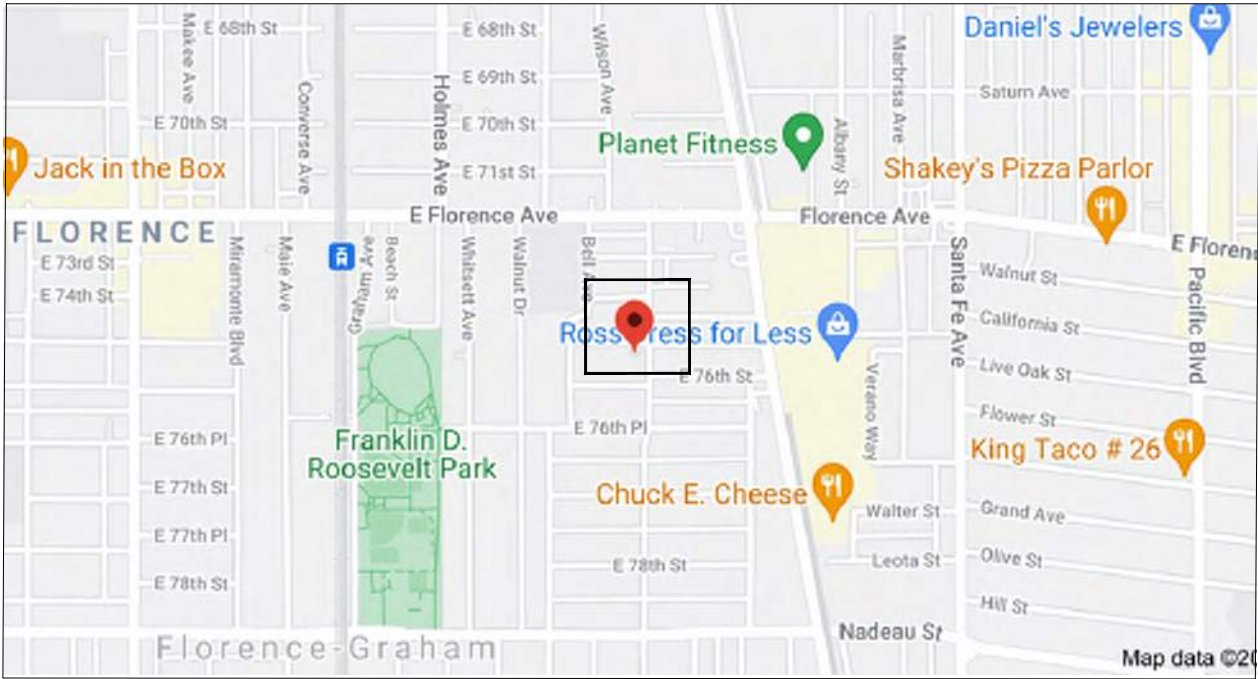
M/E/P NOTES

- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S). [CEC 210.12(B)]
- CMA -

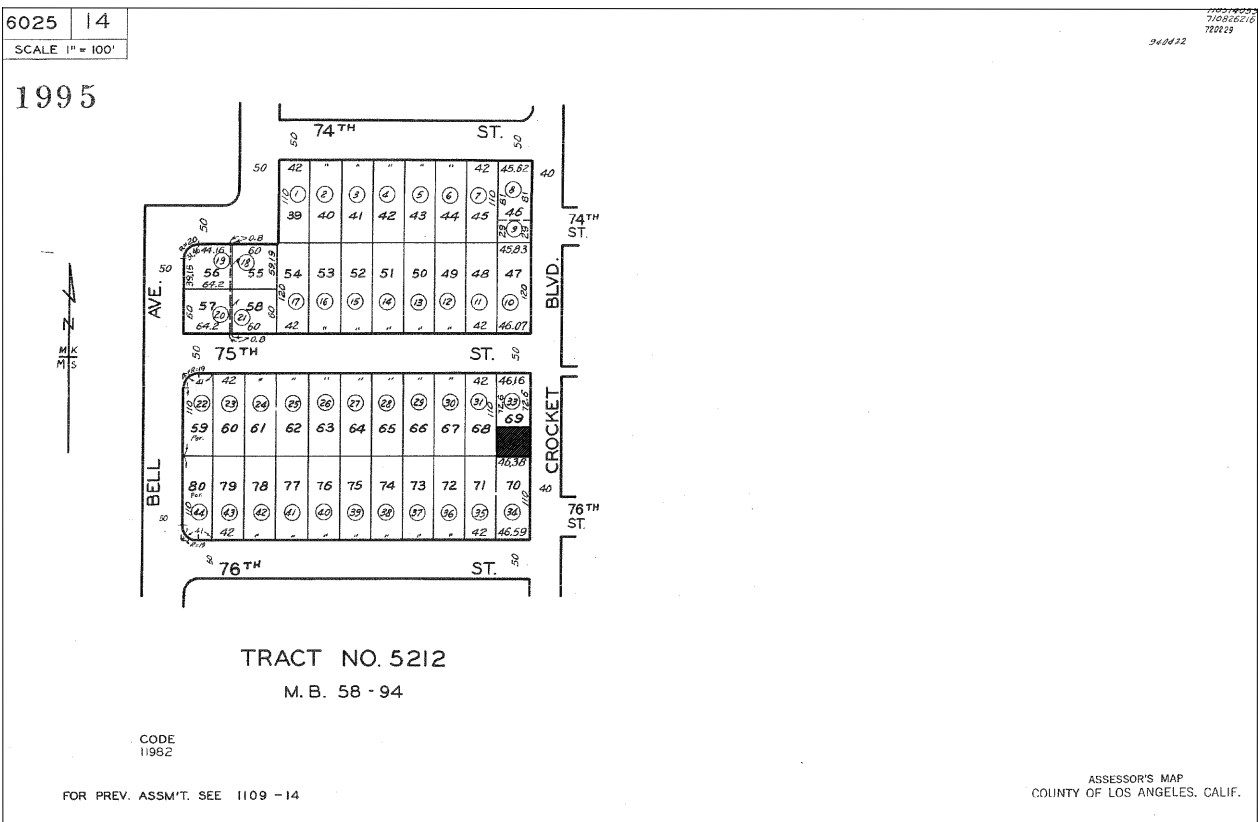
CARBON MONOXIDE ALARM COMPANY: BRK BRANDS, INC.
3901 W. LIBERTY STREET ROAD, AURORA, IL 60504-8122
CONTACT: MARK DIPPNER
PHONE: (630) 851.7330 EXT: 1422
FAX: (630) 851.9309
DATE ISSUED 12.09.2010 LISTING EXPIRES: 06.30.2011
DESCRIPTION: MODELS "FIRST ALERT" C0500 AND C0511 SINGLE / MULTIPLE STATION, BATTERY OPERATED, CARBON MONOXIDE ALARMS.
NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED & HARD-WIRED WITH BATTERY BACKUP

R.F.A CALCULATIONS					
DESCRIPTION	PROPOSED AREAS				TOTAL
	(N) 1st FLOOR GARAGE	(N) 2nd FLOOR UNIT "A"	(N) 3rd FLOOR UNIT "B"		
EXISITNG	-	-	-	-	-
NEW	575	683	693	-	1,951 SF
BMO	AREA	575	683	693	-
	EXEMPT	400	-	-	-
					1,551 SF

VICINITY MAP



ASSESSOR MAP



SCOPE OF WORK

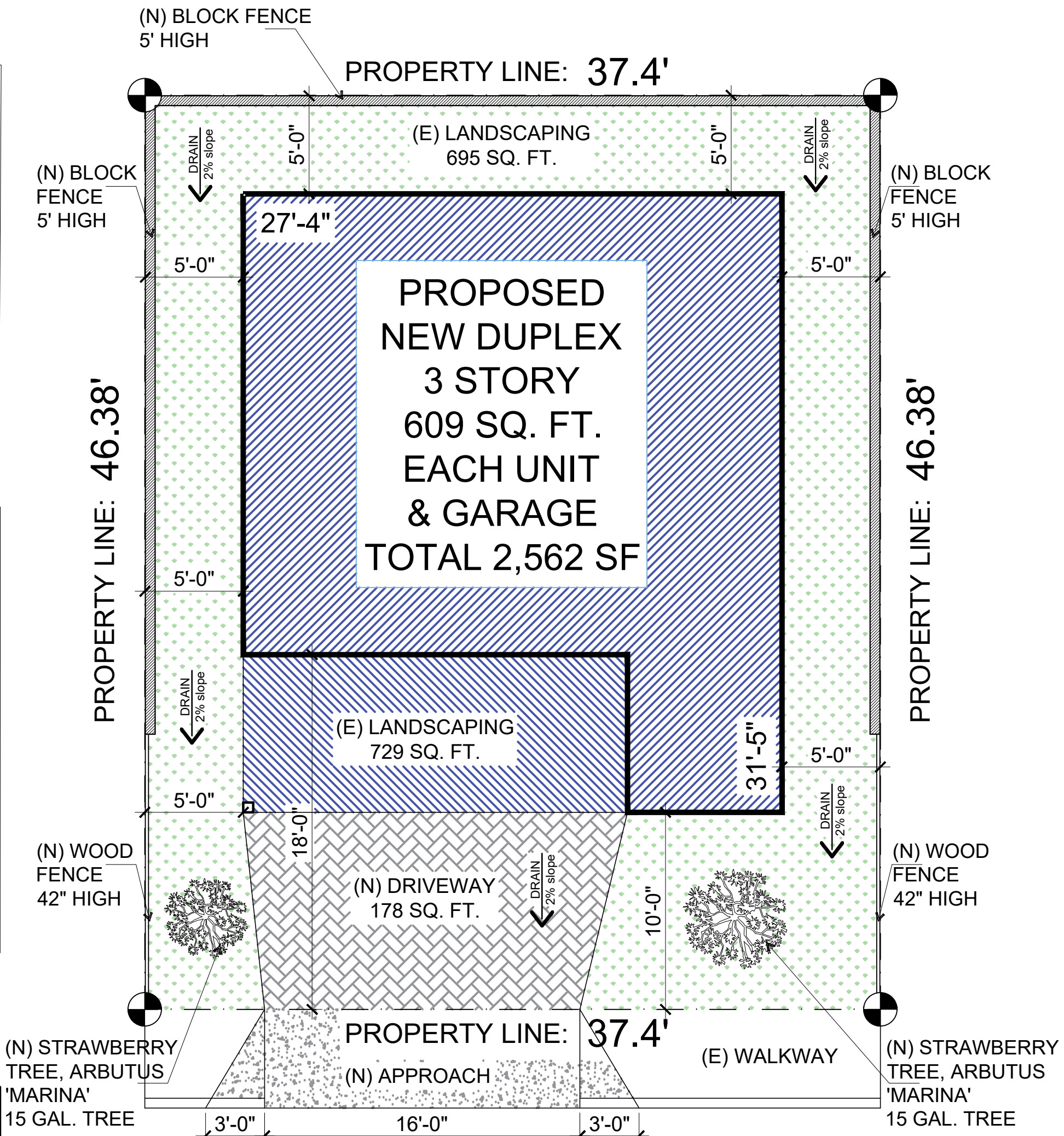
- PROPOSED NEW DUPLEX 3 STORY 2,562 SQ. FT.

LEGAL DESCRIPTION

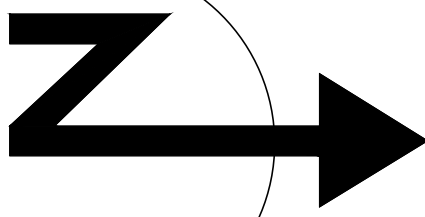
APN	6025-014-032
PROPERTY TYPE	Vacant Land
TRACT NUMBER	TR# 5212
YEAR BUILT	0000 / 0000
LOT AREA	1,732 SF
(N) DUPLEX	1,551 SF
ZONING	R2-1
BEDROOMS/BATHROOMS	4 / 4
UNIT	2
BLOCK	NONE
LOT	69
FIRE SPRINKLERS	YES
CONSTRUCTION TYPE	V-B

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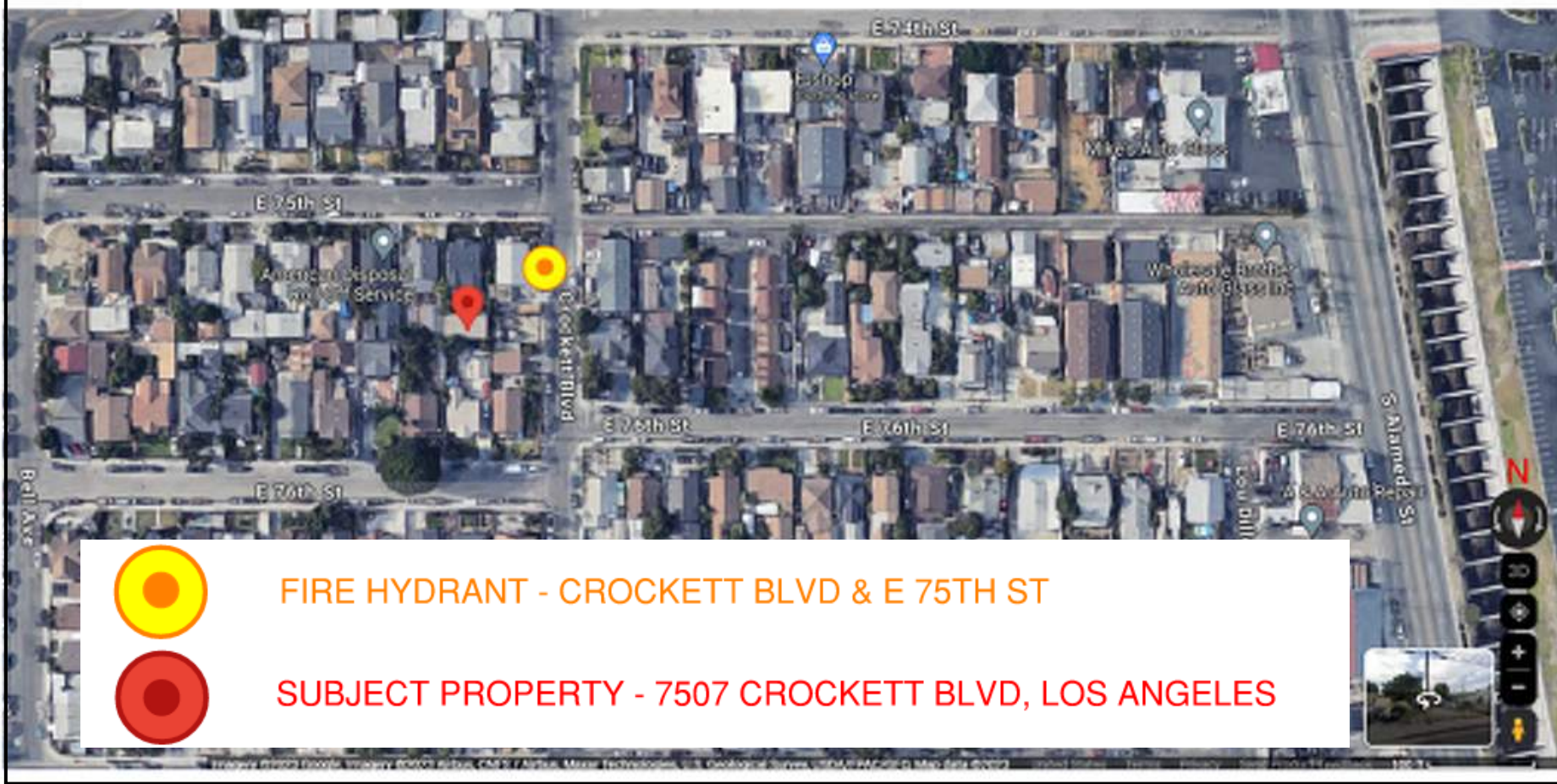
7507 CROCKETT.



(N) SITE PLAN

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

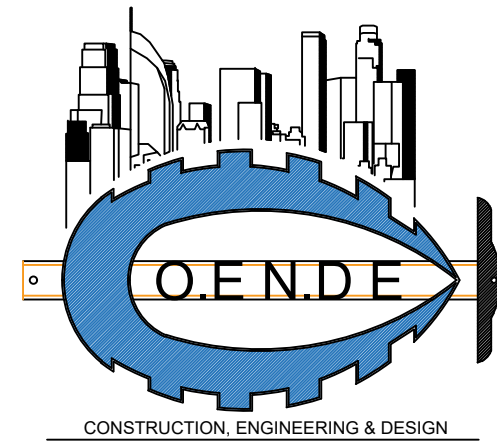
FIRE HYDRANT LOCATION



REVISIONS		
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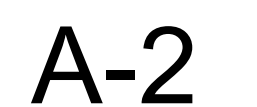
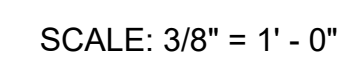
DESCRIPTION:	PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.
	OWNER: MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001

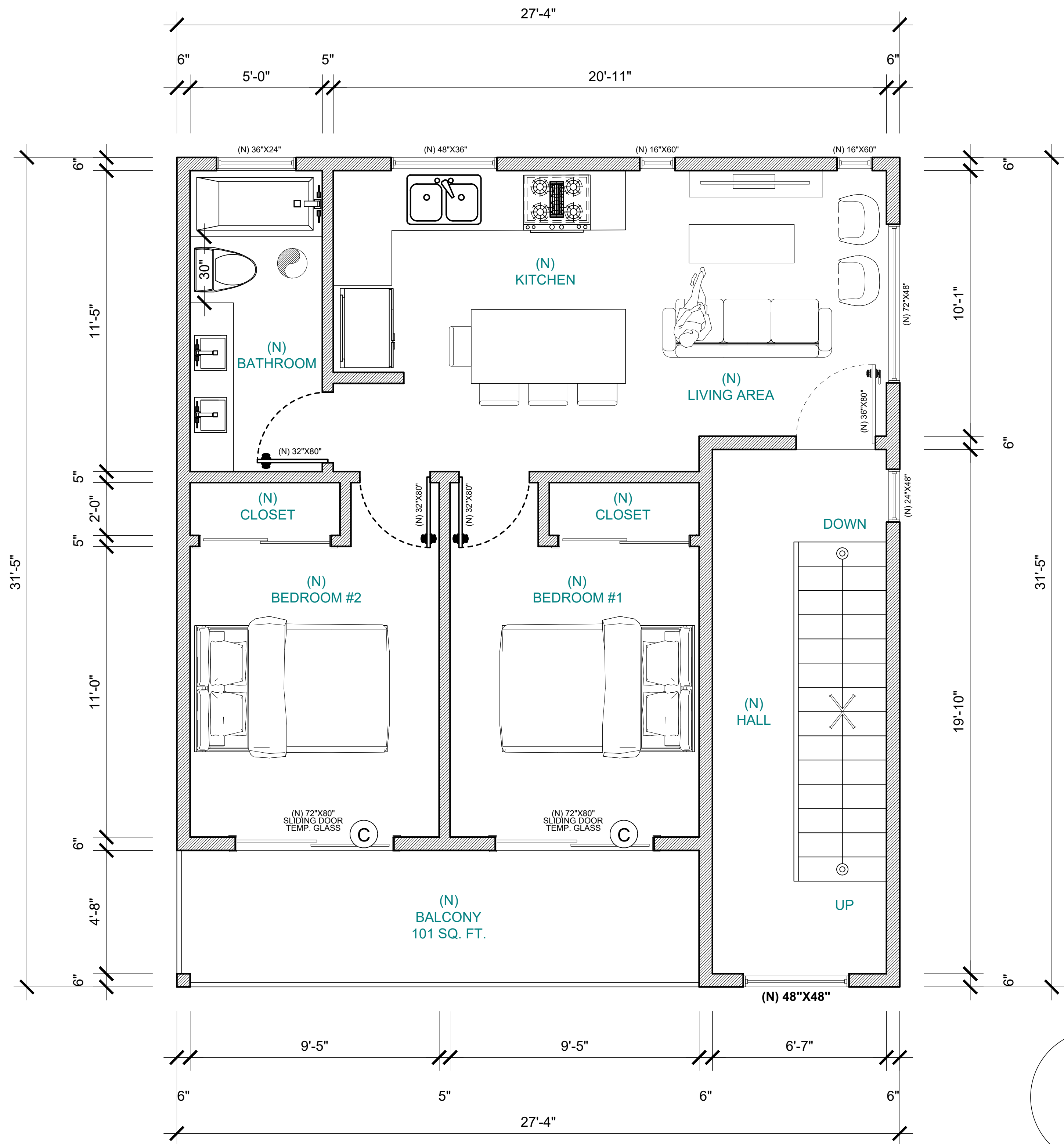
COENDE CONSTRUCTION, ENGINEERING & DESIGN VICTOR VIZCAINO	127 N. Catalina St. #2 Los Angeles, CA 90004 office: (323) 203-9640 chile182@hotmail.com



DRAWN BY: V.V.	DATE: 05-23-2024
CHECKED BY: W.R.	PROJECT : 022-024
SHEET NO.	

A-1

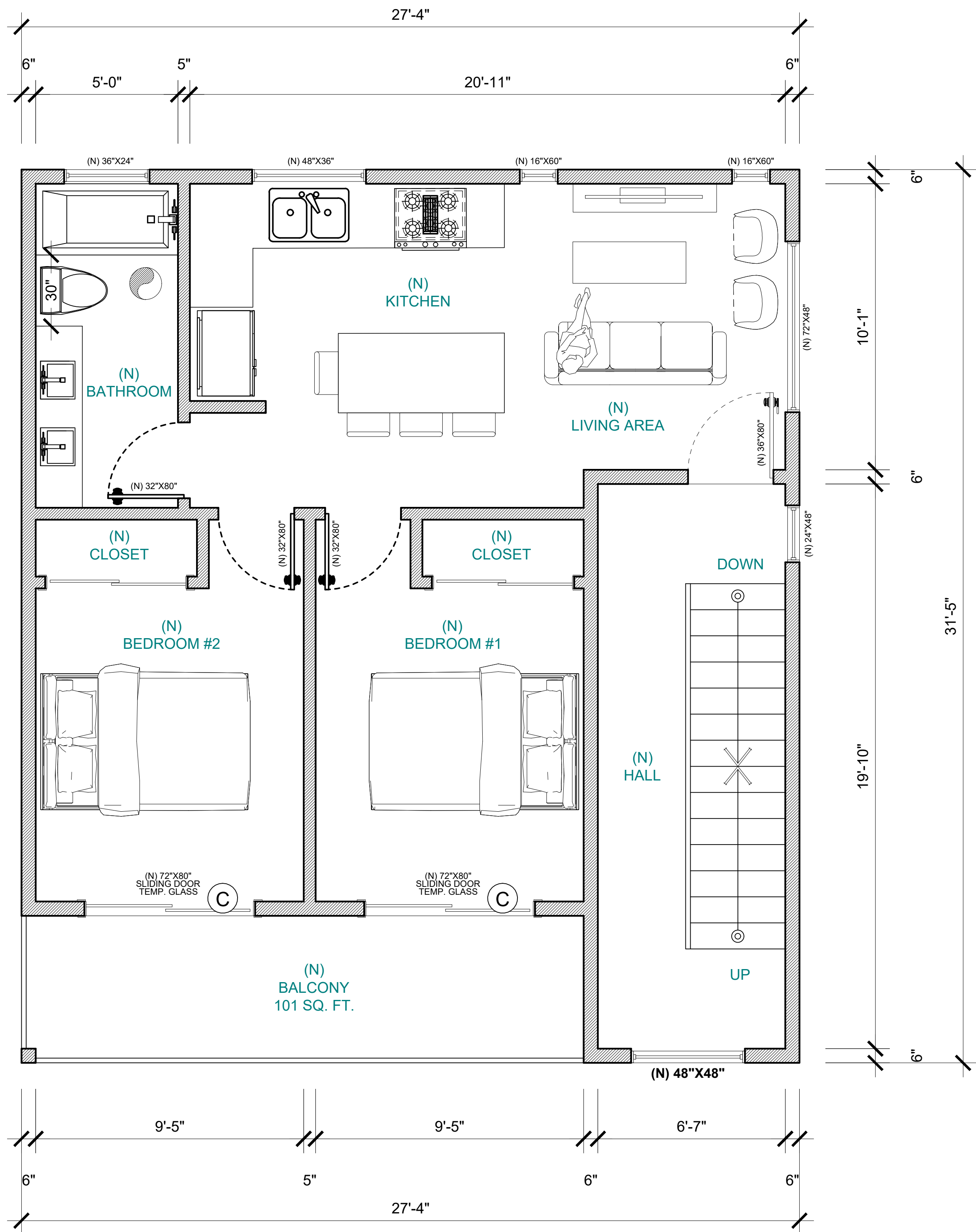




PROPOSED 2nd FLOOR PLAN

SCALE: 3/8" = 1' - 0"

2



PROPOSED 3rd FLOOR PLAN

SCALE: 3/8" = 1' - 0"

3

ADDITIONAL NOTES

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
5. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

LEGEND

	ENERGY STAR COMPLIANT EXHAUST FAN DUCTED TO TERMINATE OUTSIDE OF BUILDING, SHALL BE HUMIDISTAT CONTROLLED; MIN. 50 CFM
	SMOKE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED
	CARBON MONOXIDE DETECTOR HARD WIRED W/ BATTERY BACK UP, INTERCONNECTED
	WATER HEATER
	TANK LESS

WALL LEGEND

	DEMO WALL
	EXISTING WALL
	NEW WALL

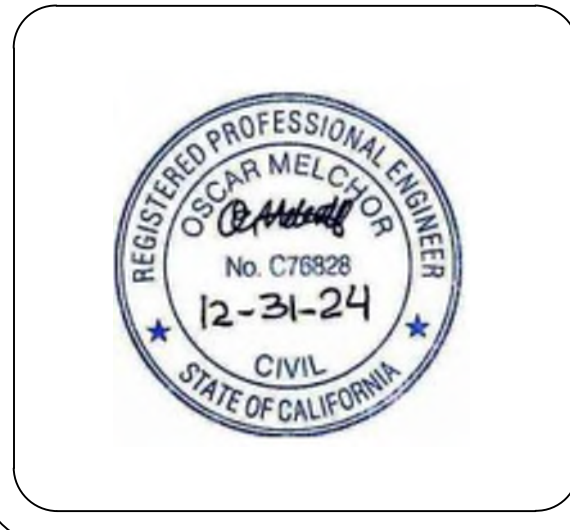
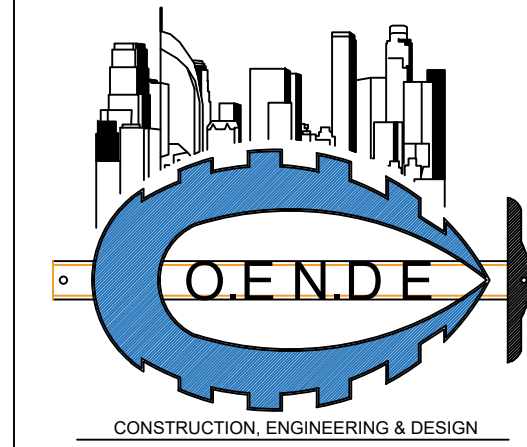
REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:
PROPOSED NEW DUPLEX 3 STORY
1,551 SQ. FT.

OWNER:
MR. HENRY HERNANDEZ
7507 Crockett Blvd Los Angeles,
CA 90001

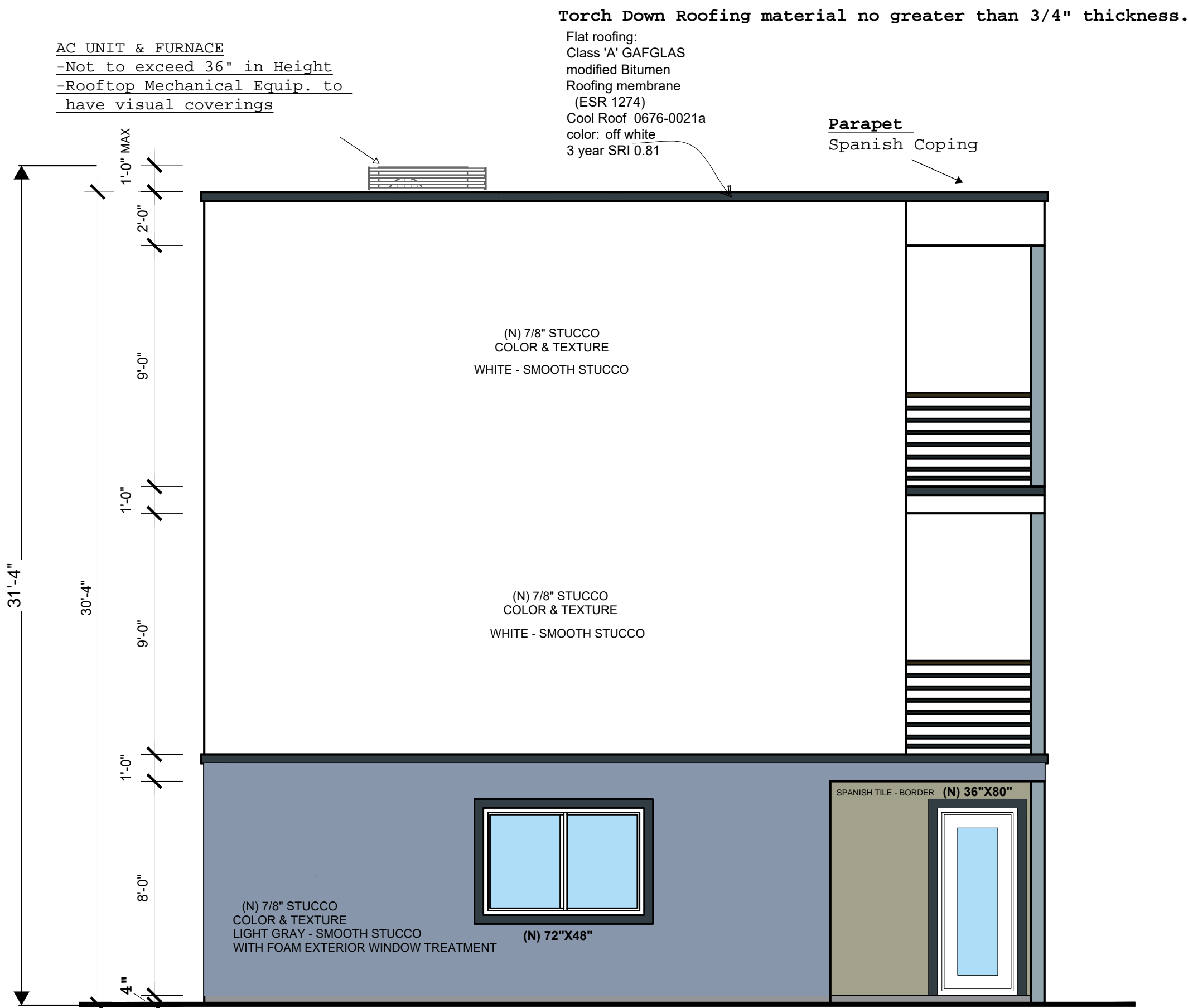
COENDE CONSTRUCTION,
ENGINEERING & DESIGN
VICTOR VIZCAINO

127 N. Catalina St. #2 Los Angeles, CA 90004
office: (323) 203-9640
chile182@hotmail.com



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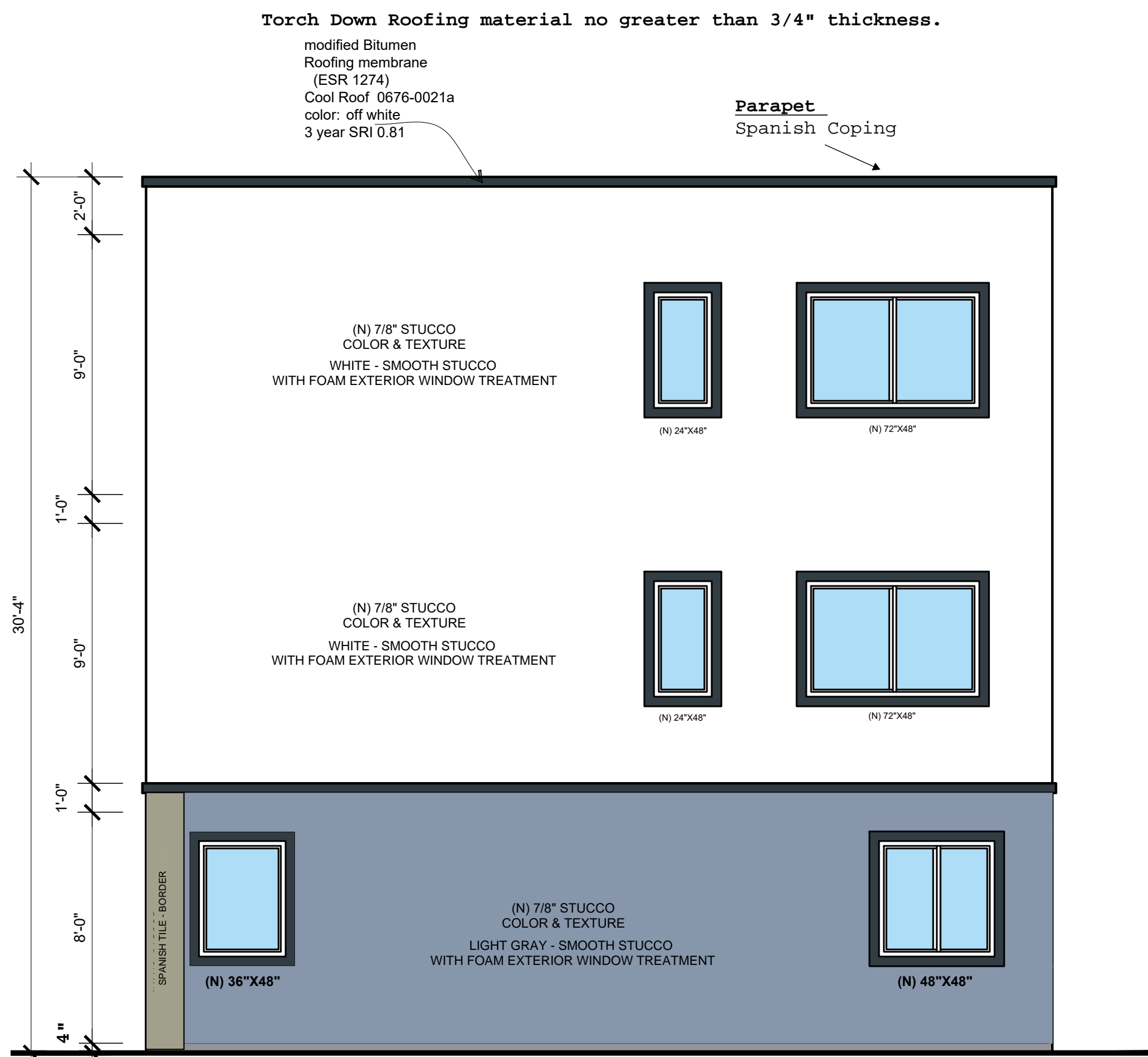
A-3



SOUTH ELEVATION

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

1



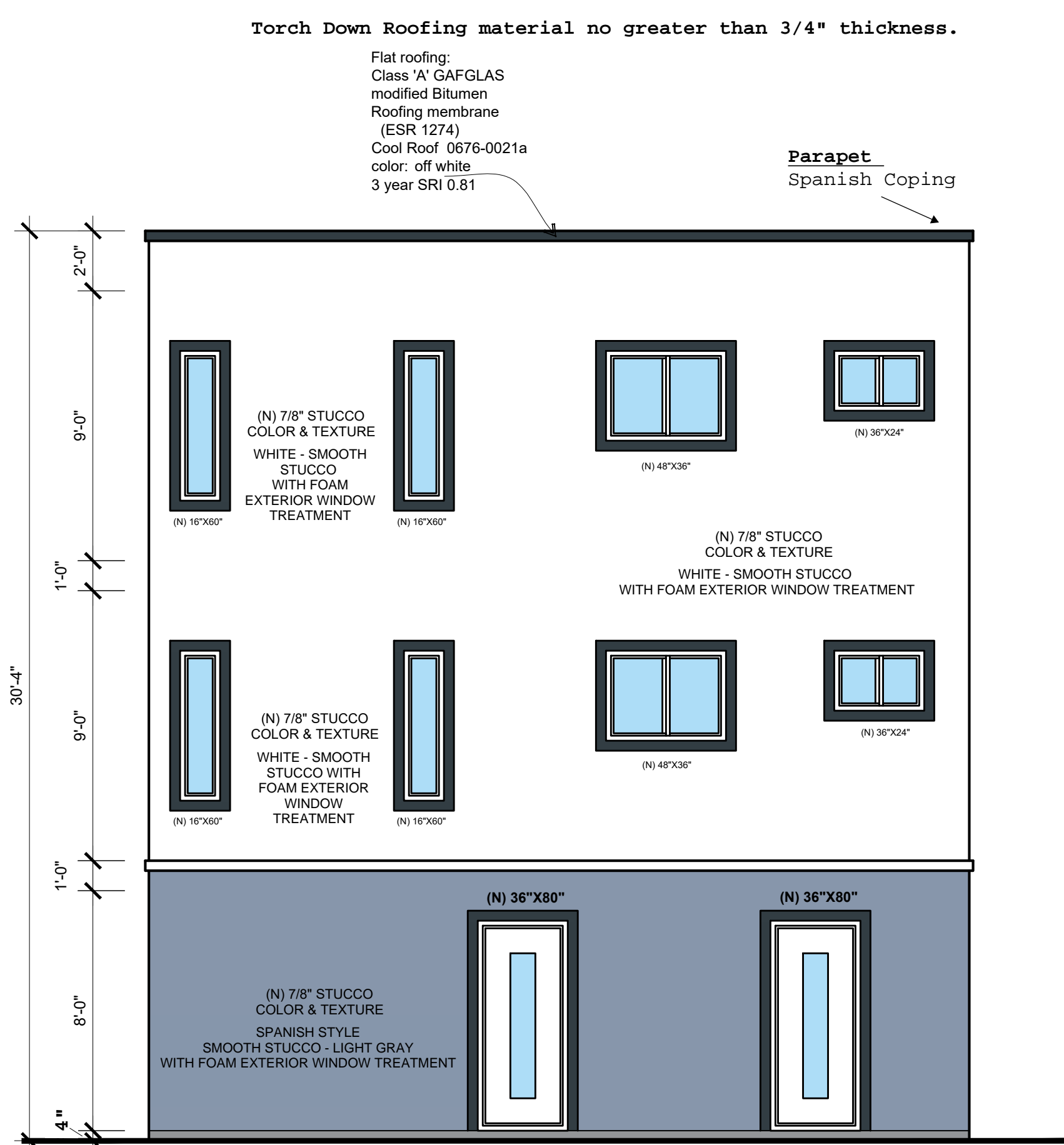
NORTH ELEVATION

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

2

GENERAL REQUIREMENTS

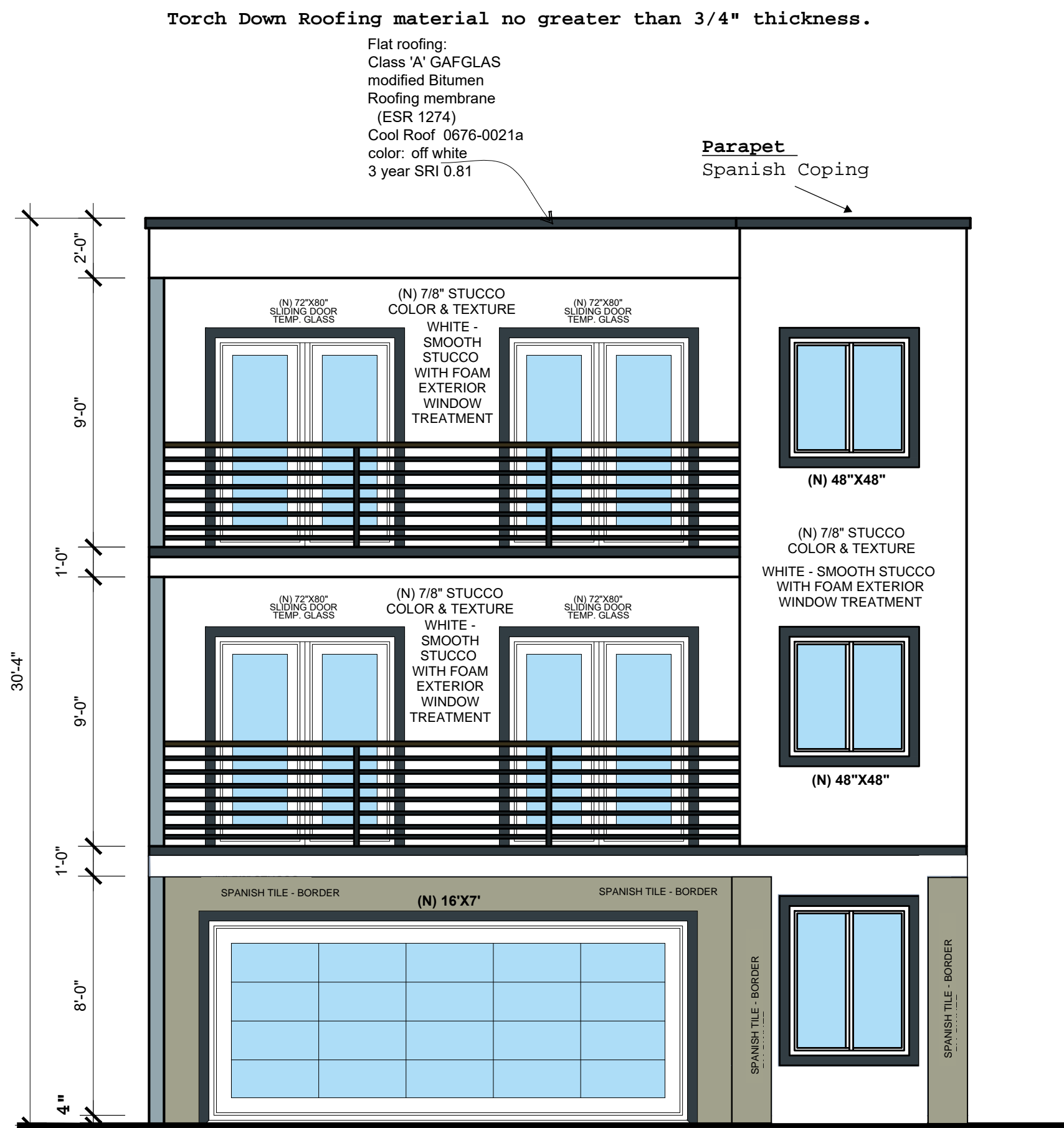
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- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. * (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF CLOSING AND SELF LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK 9R302.5.1)
- THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6 (R302.6).



EAST ELEVATION

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

3



WEST ELEVATION

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

4

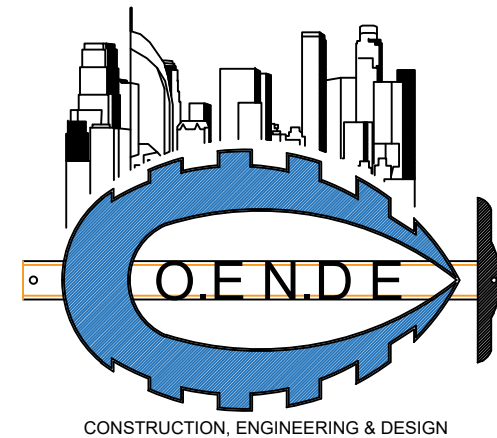
REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:
**PROPOSED NEW DUPLEX 3 STORY
1,551 SQ. FT.**

OWNER:
**MR. HENRY HERNANDEZ
7507 Crockett Blvd Los Angeles,
CA 90001**

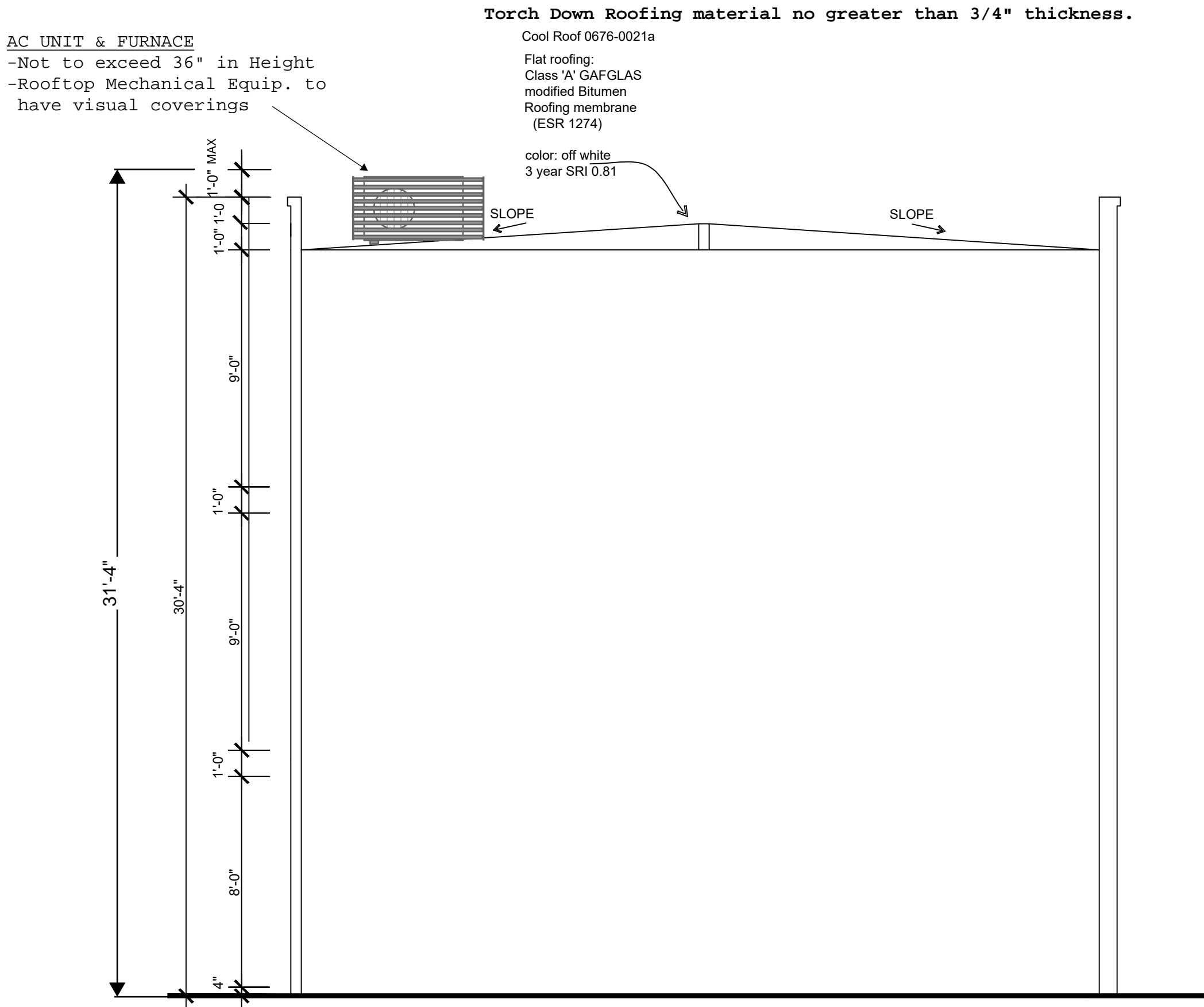
**COENDE CONSTRUCTION,
ENGINEERING & DESIGN
VICTOR VIZCAINO**

127 N. Catalina St. #2 Los Angeles, CA 90004
office: (323) 203-9640
chile182@hotmail.com

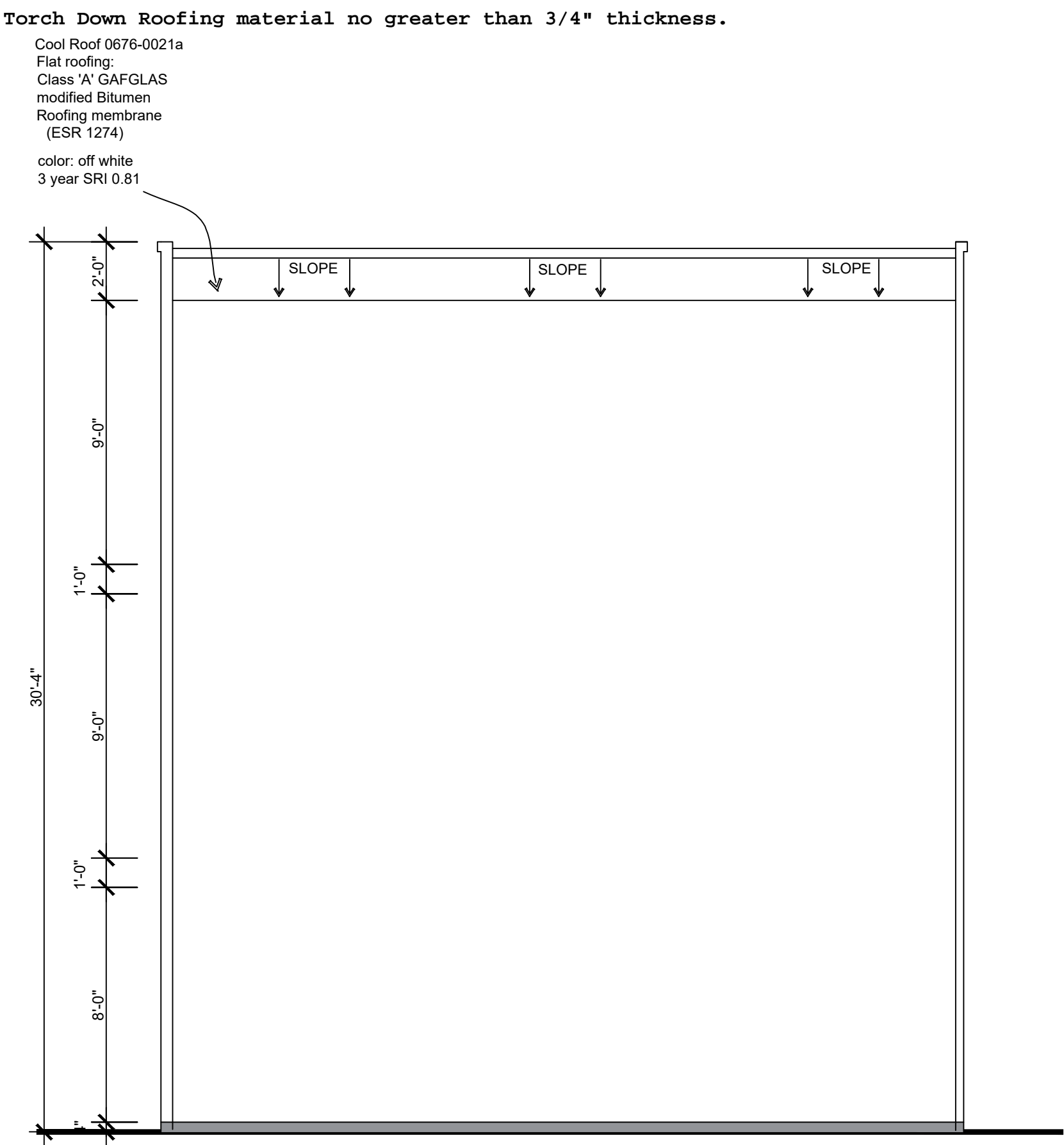


DRAWN BY: V.V.	DATE: 05-23-2024
CHECKED BY: W.R.	PROJECT : 022-024
SHEET NO.	

A-4



NORTH/SOUTH PARAPET SECTION ①
SCALE: 1/4" = 1' - 0"

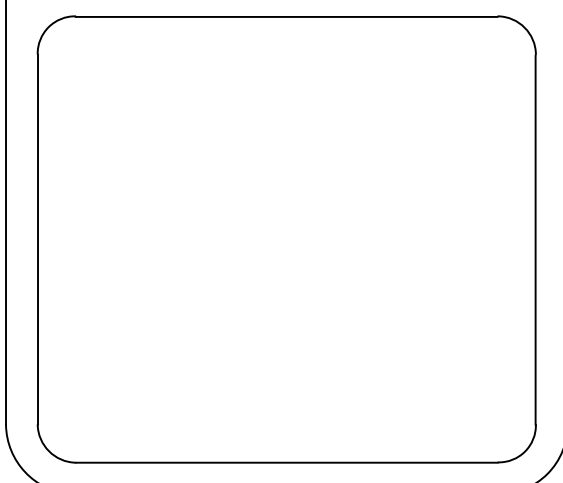
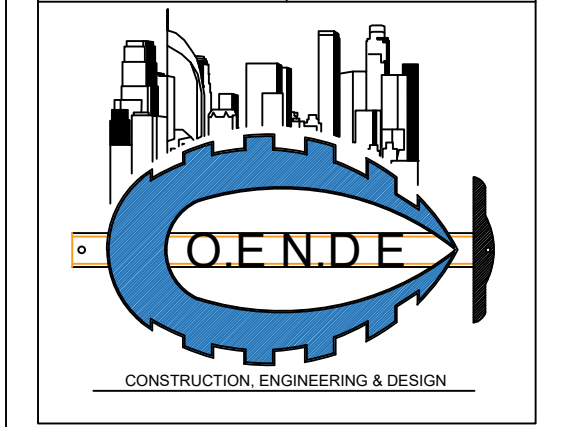


EAST/WEST PARAPET SECTION ③
SCALE: 1/4" = 1' - 0"

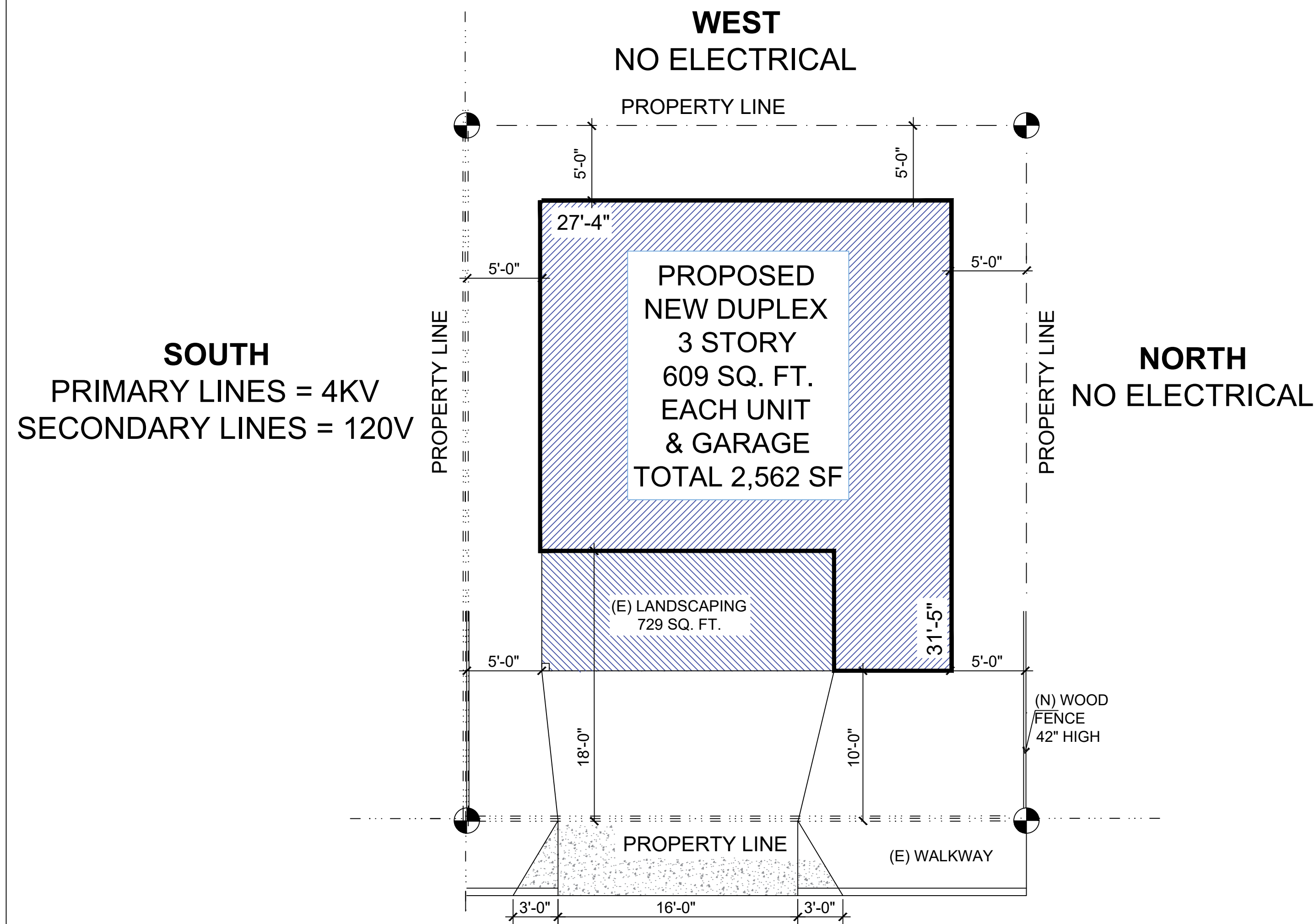
REVISIONS		
#	DATE	SUMMARY
①		
②		
③		
④		

DESCRIPTION:	PROPOSED NEW DUPLEX 3 STORY 1,551 SQ. FT.
	OWNER: MR. HENRY HERNANDEZ 7507 Crockett Blvd Los Angeles, CA 90001

COENDE CONSTRUCTION, ENGINEERING & DESIGN VICTOR VIZCAINO	127 N. Catalina St. #2 Los Angeles, CA 90004 office: (323) 203-9640 chile182@hotmail.com



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CHECKED BY: W.R.	PROJECT : 022-024
	SHEET NO.
A-5	



EAST
PRIMARY LINES = 4KV
SECONDARY LINES = 120V

RE: (External):Re: 7507 Crockett Blvd Los Angeles 90001 Inbox x



Diego Martinez

to me

Hi Jon,

Wed, Mar 6, 6:54 AM (9 days ago)

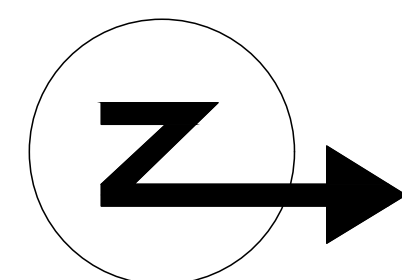
The primary lines adjacent to your property are 4 kV and the secondary lines are 120V.

Diego Martinez
Distribution Local Planner
Dominguez Hills Service Center
Office: 626-302-0516
Cell: 626-506-7925

[SCE Rules & SCE Rates](#)
[SCE Distribution Manuals – free PDF Downloads](#)
[SCE Customer Service \(800\) 655-4555](#)

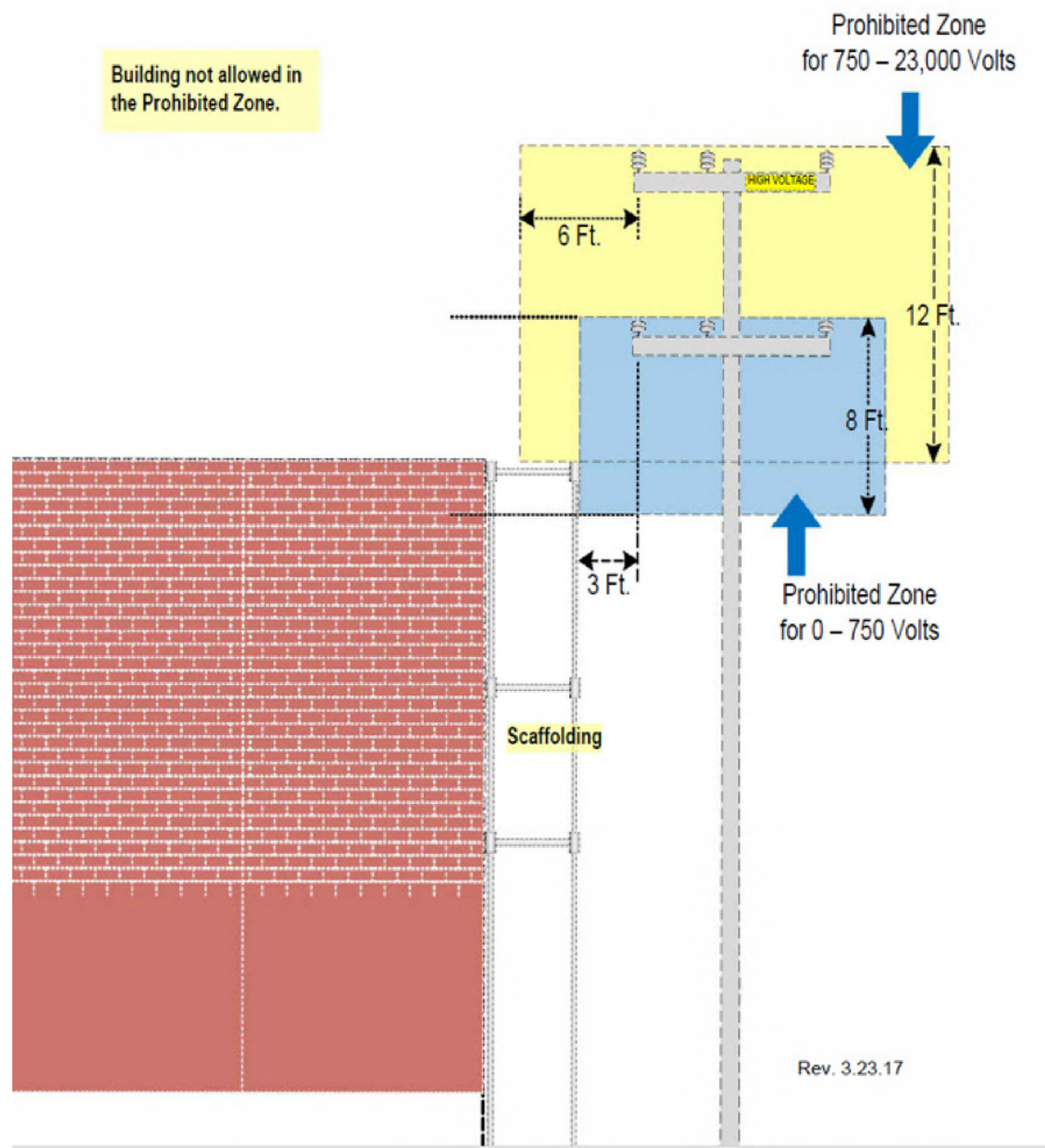


From: Jon Hernandez <jdreamteamla@gmail.com>
Sent: Tuesday, March 5, 2024 9:54 AM
To: Diego Martinez <Diego.Martinez@sce.com>
Subject: (External):Re: 7507 Crockett Blvd Los Angeles 90001



(N) EDISON SITE PLAN 1

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



POWER LINE MIN. CLEARANCES

The existing overhead utility and power lines will not be located over the aerial Fire Apparatus Access Road or between the Aerial Fire Apparatus Access Road and the proposed building(s). (Fire Code 503.2.1.2.2.2)

REVISIONS		
#	DATE	SUMMARY
1		
2		
3		
4		

DESCRIPTION:

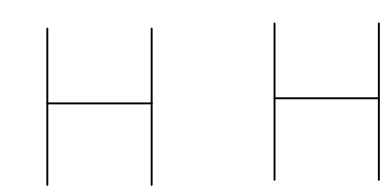
PROPOSED NEW DUPLEX 3 STORY
1,551 SQ. FT.

OWNER:

MR. HENRY HERNANDEZ
7507 Crockett Blvd Los Angeles,
CA 90001

COENDE CONSTRUCTION,
ENGINEERING & DESIGN
VICTOR VIZCAINO

1020 S Cypress St Ste A, La Habra, CA 90631
office: (562) 556-1228
JDreamTeamLA@gmail.com



CONSTRUCTION

DRAWN BY: H.H.	DATE: 05-23-2024
CHECKED BY: H.H.	PROJECT : 022-024
	SHEET NO.

E-1

7507 CROCKETT. BLVD, LOS ANGELES