

SITE PREPARATION

1. THE METHOD OF CLEARING AND STRIPPING SHOULD BE VERIFY BY THE CONTRACTOR.
2. ALL SURFACE VEGETATION, DEBRIS AND STRUCTURES TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE PRIOR TO COMMENCING SITE PREPARATION, EXCAVATION OR PLACEMENT FILL.
3. FILL FOR FLOOR SLABS AND FOUNDATION TRENCHES SHALL CONSIST OF NATIVE SOIL.
4. NATIVE SOIL PLACED FOR SLAB SUPPORT SHALL BE PLACED IN LAYERS NOT EXCEEDING 4" WHEN COMPACTED.
5. IMPORT FOR SLAB SUPPORT SOFT SHALL CONSIST OF SAND, GRAVELY SAND OR SILTY SAND AND SHALL HAVE A EXPANSION INDEX OF LESS THAN 30.

SITE NOTES

1. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE, TITLE 24 AND ALL APPLICABLE CODES, REGULATIONS OR REQUIREMENTS OF THE CITY OR COUNTY HAVING JURISDICTION FOR THE PLACE OF THE BUILDING.
2. PERMITS SHALL BE OBTAINED FOR FENCES, POOLS, SPA OR RETAINING WALLS.
3. FINAL GRADING WORK SHALL COMPLY WITH 2019 CBC AND SHALL PROVIDE POSITIVE DRAINAGE FROM ALL PARTS OF THE BUILDING AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
4. ALL SURFACES SHALL BE SLOPED TO DRAIN WATER AWAY FROM THE BUILDING.
5. AT TIME OF PERMIT ISSUANCE, THE CONTRACTOR SHALL SHOW THEIR VALID "WORKERS COMPENSATION" INSURANCE CERTIFICATE.
6. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE INFORMATION INDICATED ON THESE PLANS.
7. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED ON THE FRONT OF ALL BUILDINGS AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY, SAID NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.

SPECIAL HAZARDS

1. ROOF OBSTRUCTIONS SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, RAZOR RIBBON FENCE, CABLE OR OTHER OBSTRUCTIONS SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF FIRE.
2. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE LAMC 57.12.02.
3. THE INDOOR STORAGE OF COMBUSTIBLE MATERIALS SHALL BE REGULATED IN RELATION TO ARRANGEMENT, LOCATION, SIZE OF AREAS, HEIGHT SEPARATIONS AND HOUSEKEEPING.

MISCELLANEOUS

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE BEFORE STARTING ANY WORK AND BE RESPONSIBLE FOR THE SAME, THE ARCHITECT SHALL BE NOTIFY OF ANY DISCREPANCIES WHICH MAY EXIST. CONTRACTOR SHALL NOT SCALE ANY DRAWINGS.
2. THE SPECIFICATIONS ARE OF A GENERAL NATURE AND MAY REFER TO WORK WHICH IS NOT REQUIRED. THEY ARE NOT INTENDED TO SUPERSEDE ANY CONTRACTUAL AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE SUPERVISION TO PROPERLY EXECUTE THE PROJECT AND TO PROVIDE ASSURANCE THE WORK IS IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
4. ALL NECESSARY PERMITS SHALL BE SECURED BY THE CONTRACTOR PRIOR TO START ANY CONSTRUCTION.

BUILDING CODE NOTES

- A. 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, 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.
- B. 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) (INCLUDES COMMERCIAL ADDITIONS AND T1 WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.
- C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLES SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- F. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- G. PROVIDE 72 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1209.2.3 & 1209.2.4)
- H. UNIT SKYLIGHTS SHALL BE LABELED BY AN 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)
- I. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, UPC)
- M. 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)
- N. A WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR STRUCTURES THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTIONS 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)
- N.B 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-CANDELES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR. (R303.1)
- O. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

FINISH MATERIAL POLLUTANT CONTROL

- A. ADHESIVE, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE.
- B. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2. AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3.
- C. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.3.2
- D. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
- I. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR
 - II. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHODS FOR THE TESTING OF VOC EMISSIONS (SPEC 01350) OR
 - III. NSF/ANSI 140 AT THE GOLD LEVEL OR
 - IV. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD
- E. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L (4.504.3.1, 4.504.3.2)
- F. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
- I. PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
 - II. PRODUCTS CERTIFIED UNDER UL GREEN GUARD GOLD (FORMERLY THE GREEN GUARD CHILDREN & SCHOOLS PROGRAM) OR
 - III. CERTIFICATION UNDER THE RFCI FLOORSORE PROGRAM OR
 - IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPEC 01350)
- G. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION.

MATERIAL CONSERVATION & RESOURCE EFFICIENCY

ANNUAL 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 SIMILAR METHODS.

ENVIRONMENTAL QUALITY

A. AT THE TIME OF ROUGH INSTALLATION, OR 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 ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM.

B. 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% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLE WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.

C. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMITE OUTSIDE THE BUILDING.
- FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF < 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

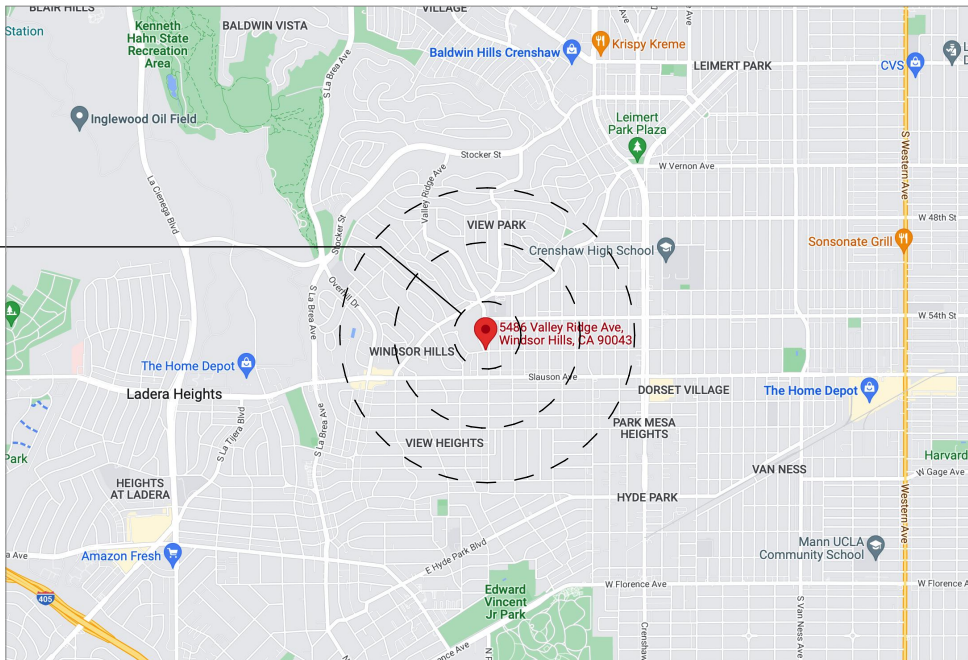
INTERIOR

1. PROVIDE 72 INCH HIGH NONABSORBENT WALL ADJACENT TO SHOWER, AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER.
2. ONLY LOW CONSUMPTION WATER CLOSETS SHALL BE PROVIDED. "PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION."
3. ENCLOSED USABLE SPACE UNDER INTERIOR STAIRWAYS REQUIRES 1-HOUR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.
4. EXIT DOORWAYS SHALL BE NOT LESS THAN 36" X 6'-8" (WIDTH AND HEIGHT). PROJECTIONS INCLUDING PANIC HARDWARE, SHALL NOT REDUCE THE OPENING TO LESS THAN 32" CLEAR WIDTH.
5. PROVIDE 32" WIDE DOORS TO ALL ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.
6. GLASS SKYLIGHTS SHALL COMPLY WITH 91.2408. PLASTIC SKYLIGHTS WITH 91.1006.12
7. PROVIDE WINDOW WELLS (WITH FIXED LADDER) FOR EGRESS WINDOWS BELOW GRADE.
8. WATER HEATER IS REQUIRED TO BE ANCHORED. "WATER HEATER MUST BE STRAPPED TO WALL."
9. PROVIDE ACCESS TO THE BOTTOM OF COURT FOR CLEANING PURPOSES.
10. COURT MORE THAN TWO STORIES IN HEIGHT SHALL BE PROVIDED WITH A HORIZONTAL AIR INTAKE WITH A MINIMUM AREA OF 10 SQ.FT.

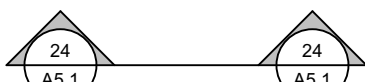
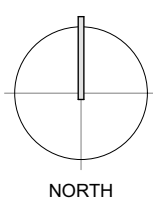
BATH

1. WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQ. WITHIN 72" ABOVE DRAIN.
2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT MATERIALS.
3. GLASS ENCLOSURE DOORS MUST BE LABELED CATEGORY II SWING DOOR OUTWARD.
4. NET AREA OF SHOWER RECEPTOR NOT LESS THAN 1024" OR 30" DIA CIR 510, 511, 5406, 5407, UBC STD. T-54 & D.C. 909.
5. BATHS WITHOUT OPENABLE WINDOWS SHALL BE PROVIDED WITH VENT FAN CAPABLE OF MINIMUM 5 AIR CHANGES PER HR.
6. TOILET COMPARTMENT MINIMUM 30" WIDE WITH 24" CIR. IN FRONT OF TOILET.
7. PROVIDE MINIMUM 12" X 12" ACCESS AT TUB TRAP EXCEPT WHERE CONCERNED FIXED CONNECTIONS ARE OF BRASS & WITHOUT SLIP JOINTS.
8. PROVIDE MECHANICAL VENTILATION CONNECTED DIRECTLY TO THE OUTSIDE CAPABLE OF PROVIDING FIVE A/P CHANGES PER HOUR IN BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS, AND SIMILAR ROOMS IF REQUIRED OPENABLE WINDOWS ARE NOT PROVIDED

VICINITY MAP



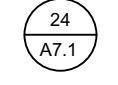
SITE LOCATION



SECTION MARKER



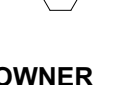
ELEVATION MARKER



DETAIL MARKER



DOOR MARKER



WINDOW MARKER

OWNER

GREGORY RACHAL

DESIGNER

DDB, LLC
1226 W. NINTH ST.
UPLAND, CA 91786
310.487.1613
HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

STRUCTURAL ENGINEER

MID CITIES STRUCTURAL ENGINEERING
9744 MAPLE ST. SUITE 101
BELLFLOWER, CA 90706
562.866.3625
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T-24

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ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING AMENDMENTS:

- * 2023 CALIFORNIA RESIDENTIAL CODE
- * 2023 CALIFORNIA BUILDING CODE
- * 2023 CALIFORNIA PLUMBING CODE
- * 2023 CALIFORNIA MECHANICAL CODE
- * 2023 CALIFORNIA ELECTRICAL CODE
- * 2023 CALIFORNIA ENERGY CODE. (TITLE 24)
- * 2023 CALIFORNIA GREEN BUILDING STANDARDS CODE

SHEET INDEX

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A2.3	EXISTING ELEVATIONS
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PROJECT INFO

PROJECT ADDRESS: 5486 VALLEY RIDGE AVE WINDSOR HILLS, CA 90043	
DESIGNER: DREAM DESIGN BUILD	PHONE: 818.732.5494
SCOPE OF WORK:	
INTERIOR REMODEL + NEW 173.25 SQ. FT. MASTER BATHROOM & W.I.C. ADDITION + NEW 28.50 SQ. FT. ADDITION	
1. LEGALIZE (E) 5'-8" TALL FENCE FRONTING 57TH ST. & ALVISO AVE.	
2. DEMO ~27'-6" OF (E) FENCE FRONTING 57TH ST. TO ALLOW VISIBILITY OF 57TH ST. FROM VALLEY RIDGE AVE.	
3. LEGALIZE (E) 236 SQ. FT. COVERED PATIO	
4. CLOSE THE EXISTING DRIVEWAY & CURB CUT ON ALVISO AVE.	
PROPERTY AREA:	6,625 SQ. FT.
EXISTING	
SINGLE FAMILY DWELLING:	1,841.00 SQ. FT.
GARAGE & STORAGE (TO BE CONVERTED UNDER SEP. PERMIT):	577.00 SQ. FT.
PROPOSED	
COVERED PATIO (TO BE LEGALIZED):	256.00 SQ. FT.
SFD ADDITION - MASTER BATHROOM & W.I.C.:	173.25 SQ. FT.
SFD ADDITION - MASTER BEDROOM:	28.50 SQ. FT.
RESULTING PROJECT	
SINGLE FAMILY DWELLING:	2,042.75 SQ. FT.
COVERED PATIO:	256.00 SQ. FT.
ADU (PERMIT: UNC-BLDR221216011867):	577.00 SQ. FT.
TOTAL FLOOR AREA (W/ ADU):	2,619.75 SQ. FT.
TOTAL FLOOR AREA (W/O ADU):	2,042.75 SQ. FT.
LOT COVERAGE	
(MAIN DWELLING + ADU) / PROPERTY AREA	29%
FLOOR AREA RATIO	
(TOTAL FLOOR AREA W/ ADU) / PROPERTY AREA	51%
REAR YARD OPEN SPACE RATIO	
REAR YARD OPEN SPACE:	2,339.00 SQ. FT.
OPEN SPACE / PROPERTY AREA	35%
FRONT YARD LANDSCAPING RATIO	
PROPOSED FRONT YARD AREA:	1,835.00 SQ. FT.
PROPOSED FRONT YARD LANDSCAPING: (P) FRONT YARD LANDSCAPING / (P) FRONT YARD AREA	67%
LEGAL DESCRIPTION:	
LOT NO: 36	# OF STORIES: 1
APN: 5008-005-036	MAX. BUILDING HEIGHT: 13'-9"
ZONING: RS-6500	PARKING REQ.:
YEAR BUILT: 1940	TRACT #: 11381 LOT 1
OCCUPANCY: R1 / U	
CONSTRUCTION TYPE: V-B // NON-FIRE SPRINKLERED	



1226 W. NINTH ST.
UPLAND, CA 91786

310.487.1613

HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

OWNER:

GREGORY RACHAL

ADDRESS:

5486 VALLEY RIDGE AVE
WINDSOR HILLS, CA 90043

PLANS PREPARED BY:

EDGAR VIDAL

DATE

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DATE:

1/23/25

SCALE:

AS SHOWN

DRAWN:

E. VIDAL

CHECKED:

REVISION:

REVISION:

PROJECT INFO

A0.0



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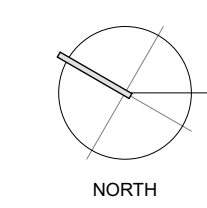
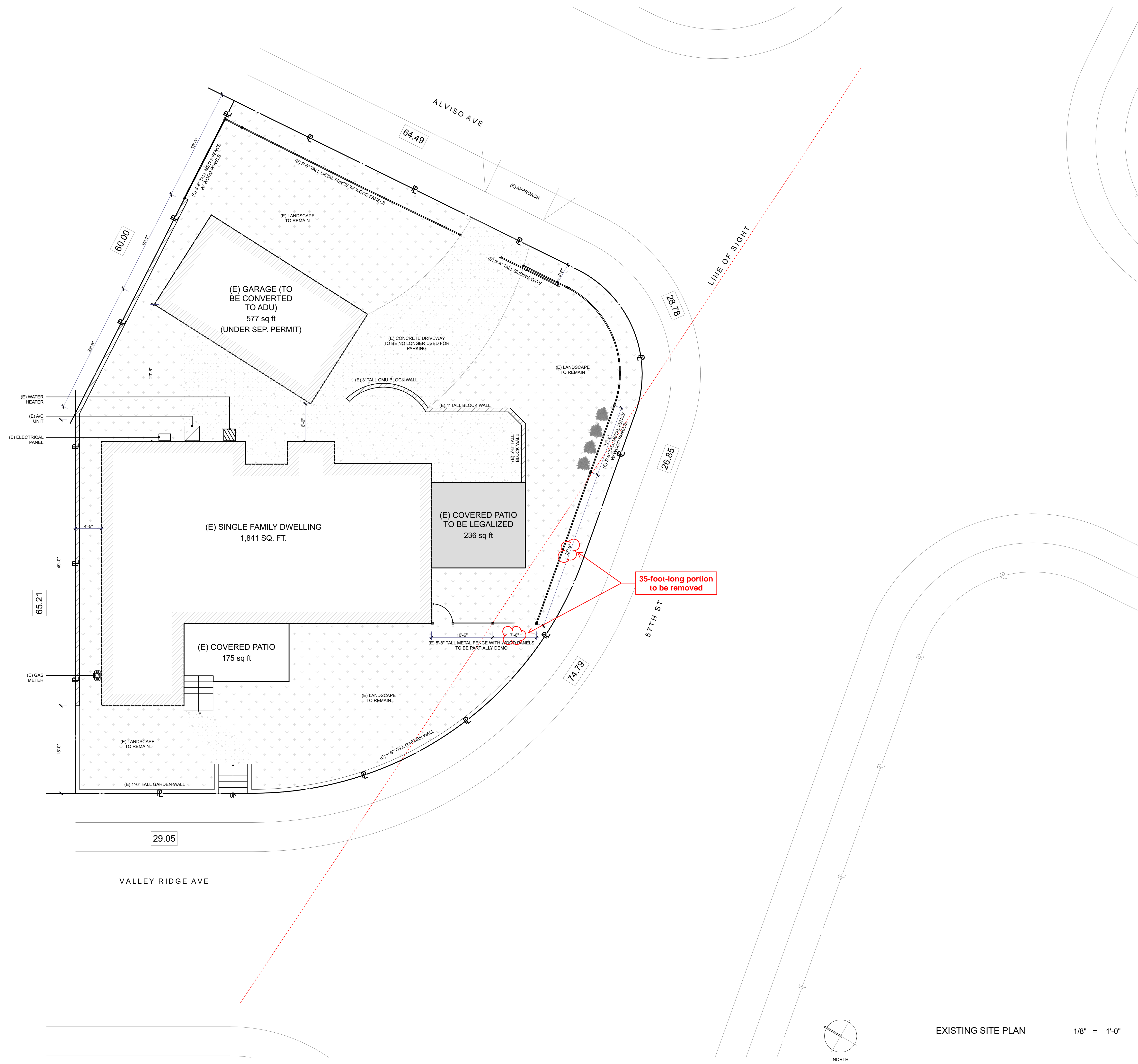
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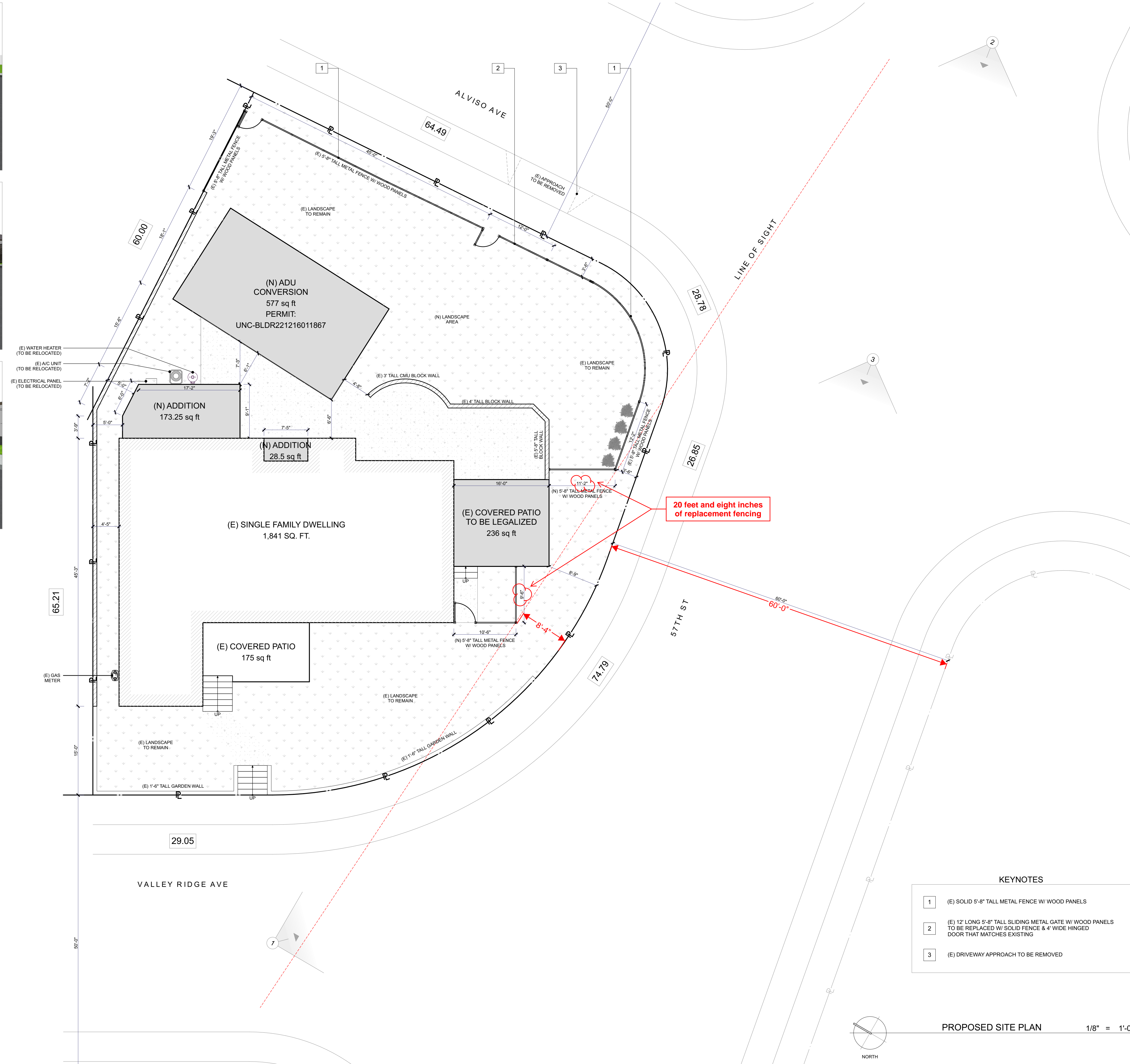
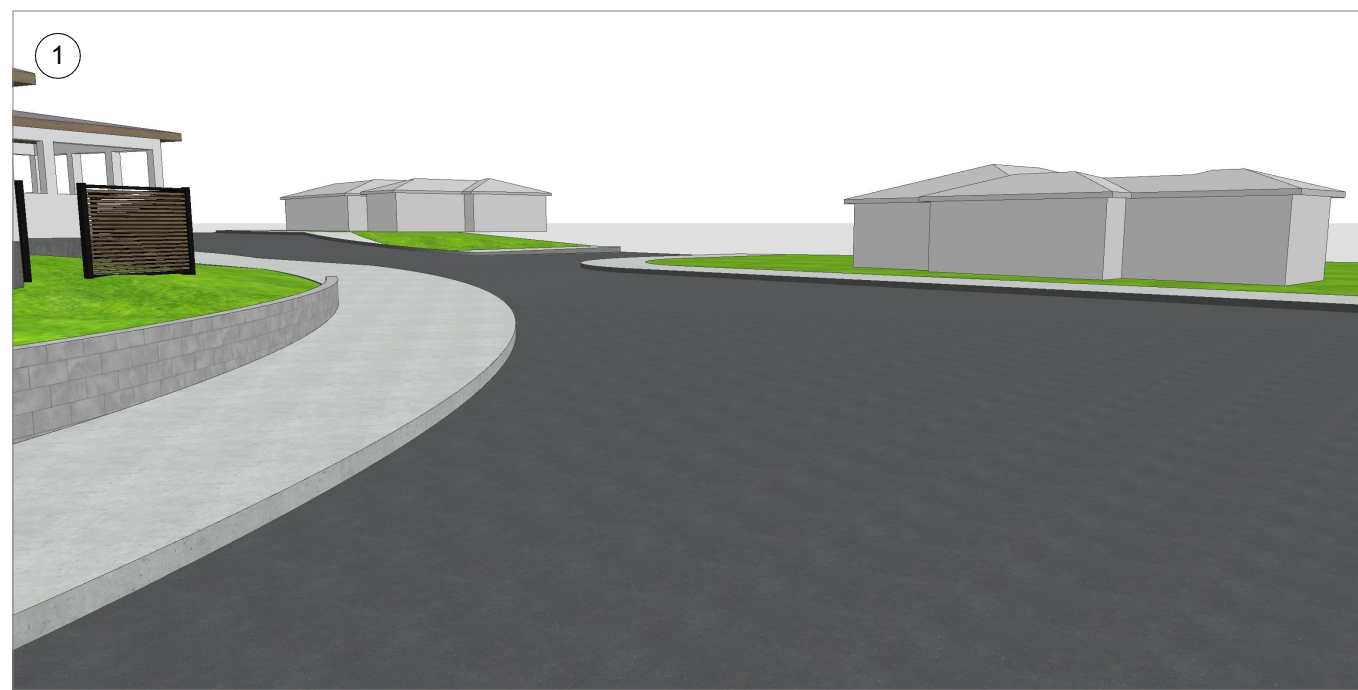
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EXISTING SITE PLAN

A1.0



EXISTING SITE PLAN 1/8" = 1'-0"



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SCOPE OF WORK:
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PLANS PREPARED BY:

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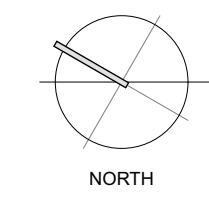
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KEYNOTES

1	(E) SOLID 5'-8" TALL METAL FENCE W/ WOOD PANELS
2	(E) 12' LONG 5'-8" TALL SLIDING METAL GATE W/ WOOD PANELS TO BE REPLACED W/ SOLID FENCE & 4' WIDE HINGED DOOR THAT MATCHES EXISTING
3	(E) DRIVEWAY APPROACH TO BE REMOVED



PROPOSED SITE PLAN 1/8" = 1'-0"

PROPOSED SITE PLAN

A1.1

DOOR SCHEDULE

ID	1	2	3	4
DIMENSIONS (W x H)	2'-8" x 6'-8"	3'-0" x 6'-8"	4'-6" x 6'-8"	5'-0" x 6'-8"
FUNCTION	PASSAGE	ENTRY	ENTRY	ENTRY
MATERIAL	HM	SC WOOD	HM	SC WOOD
FIRE-RATING	Non-Rated	1 hour	Non-Rated	Non-Rated
PANES	Unspecified	Double	Unspecified	Double
NOTES				
QUANTITY	4	1	1	1

WINDOW SCHEDULE

DIMENSIONS (W x H)	2'-0" x 2'-0"	3'-0" x 5'-0"
ID	A	B
TYPE	Sliding	Double Hung
COATING	Low-E	Low-E
PANES	Double	Double
HEADER HEIGHT	6'-8"	6'-8"
SILL HEIGHT	4'-8"	1'-8"
TEMPERED	☐	☐
FIRE-RATING		
QUANTITY	2	2

NATURAL VENTILATION CALCULATIONS

MASTER BEDROOM	BEDROOM II
REQ. MINIMUM 146 SQ. FT. x 0.04 = 5.84 SQ. FT.	REQ. MINIMUM 150 SQ. FT. x 0.04 = 6 SQ. FT.
PROVIDED (1) 3'-0" x 4'-0" WINDOW = 6 SQ. FT. TOTAL = 6 SQ. FT. > 5.84 SQ. FT.	PROVIDED (1) 3'-0" x 5'-0" WINDOW = 7.5 SQ. FT. TOTAL = 7.5 SQ. FT. > 6 SQ. FT.

NATURAL LIGHT CALCULATIONS

MASTER BEDROOM	BEDROOM II
REQ. MINIMUM 146 SQ. FT. x 0.08 = 11.68 SQ. FT.	REQ. MINIMUM 150 SQ. FT. x 0.08 = 12.00 SQ. FT.
PROVIDED (1) 3'-0" x 4'-0" WINDOW = 12 SQ. FT. TOTAL = 12 SQ. FT. > 11.68 SQ. FT.	PROVIDED (1) 3'-0" x 5'-0" WINDOW = 15 SQ. FT. TOTAL = 15 SQ. FT. > 12.00 SQ. FT.

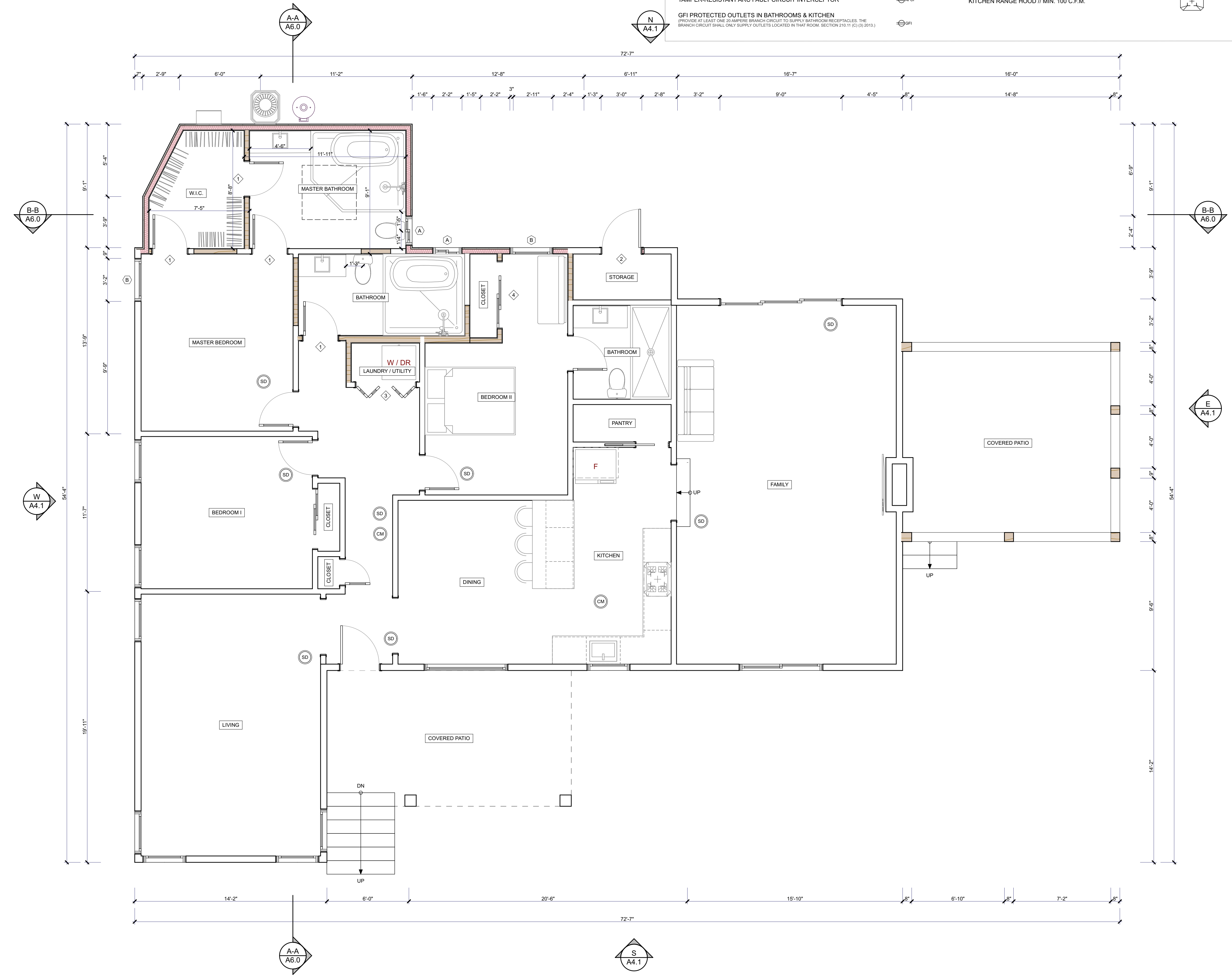
KEYNOTES

1. 1" MAX THRESHOLD TO LANDING BELOW

GLASS:
1. TO COMPLY WITH LOS ANGELES SECURITY ORDINANCE ANY GLASS IN DOORS OR IN SIDELIGHT(S) WITHIN 24" OF EITHER DOOR EDGE PER 2016 CBC, SEC. 2406.4(6) OR WITHIN 40" OF ANY LOCKING MECHANISM (PER LOS ANGELES ORDINANCE) SHALL BE FULLY TEMPERED.
2. THE MANUFACTURED WINDOWS SHALL HAVE A LABEL ATTACHED CERTIFIED BY THE NATIONAL FENESTRATION RATING COUNCIL (NFR) AND SHOWING COMPLIANCE WITH ENERGY CALCULATIONS.

SYMBOL LEGEND

TO BE DEMO	[---]	LIGHT SWITCH (# INDICATES THE NUMBER OF SWITCHES)	⊕ 2
EXISTING WALL	[---]	LIGHT SWITCH W/ VACANCY SENSOR	⊕ VS
EXISTING RETAINING WALL	[---]	RECESSED VENTILATION FAN // MIN. 50 C.F.M.	⊕
NEW FRAME WALLS W/ STUDS @ 16" O.C. 5/8" DRYWALL @ INTERIOR & 7/8" STUCCO @ EXTERIOR	[---]	RECESSED SPOTLIGHT	⊕ SL
NEW FRAME WALLS W/ STUDS @ 16" O.C. 5/8" DRYWALL @ INTERIOR & EXTERIOR	[---]	SUSPENDED LIGHT FIXTURE	⊕ CL
SMOKE DETECTOR // HARD WIRED 110 VOLTS INTER CONNECTED WITH BATTERY BACK-UP	⊕ SD	CEILING-MOUNTED LAMP	⊕
CARBON MONOXIDE // HARD WIRED 110 VOLTS INTER CONNECTED WITH BATTERY BACK-UP	⊕ CM	WALL-MOUNTED SPOTLIGHTS	⊕
TAMPER-RESISTANT ARC FAULT CIRCUIT INTERCEPTOR	⊕ AFCI	WALL-MOUNTED OUTDOOR LAMP	⊕
GFI PROTECTED OUTLETS IN BATHROOMS & KITCHEN (PROVIDE AT LEAST ONE 20 AMPERE BRANCH CIRCUIT TO SUPPLY BATHROOM RECEPTACLES. THE BRANCH CIRCUIT SHALL ONLY SUPPLY OUTLETS LOCATED IN THAT ROOM. SECTION 210.11(C)(3) 2013.)	⊕ GFI	CEILING MOUNTED FLOURESCENT LIGHT FIXTURE	⊕
		KITCHEN RANGE HOOD // MIN. 100 C.F.M.	⊕



PROPOSED GROUND FLOOR PLAN 1/4" = 1'-0"



1226 W. NINTH ST.
UPLAND, CA 91786

310.487.1613

HELLO@DREAMDESIGN.BUILD
DREAMDESIGN.BUILD

OWNER:
GREGORY RACHAL

ADDRESS:
5486 VALLEY RIDGE AVE
WINDSOR HILLS, CA 90043

SCOPE OF WORK:
INTERIOR REMODEL + NEW 173.25 SQ. FT. MASTER BATHROOM & W.I.C. ADDITION + NEW 28.50 SQ. FT. ADDITION

PLANS PREPARED BY:
Edgar Vidal
EDGAR VIDAL

DATE

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DATE: 1/23/25

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

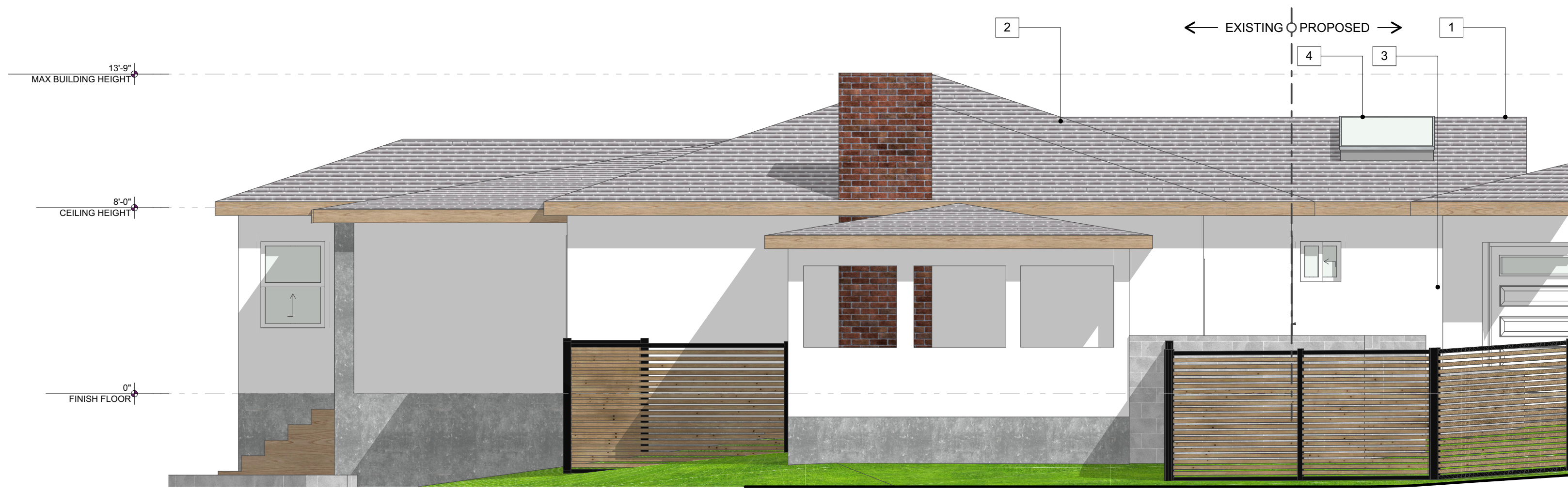
REVISION:

PROPOSED FLOOR PLAN

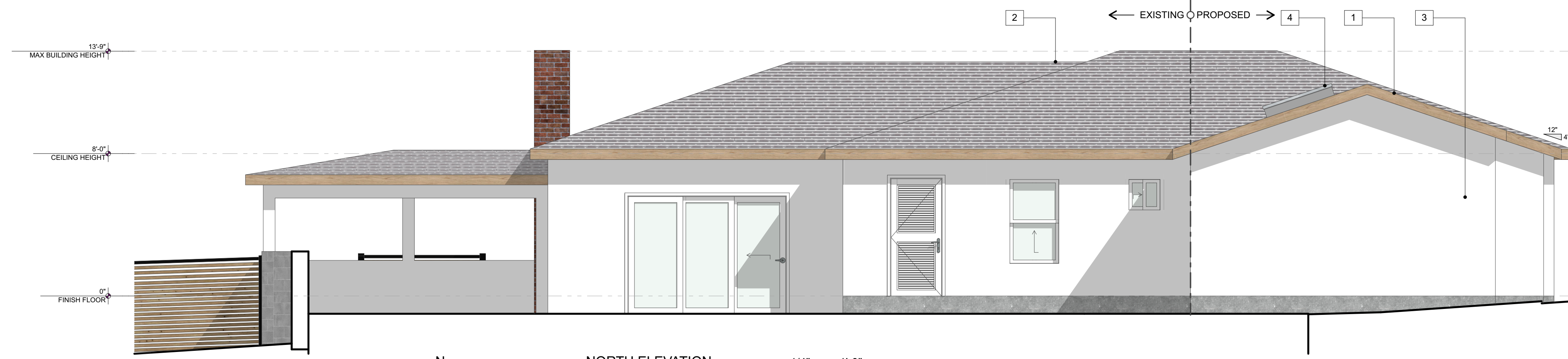
A3.1

KEYNOTES

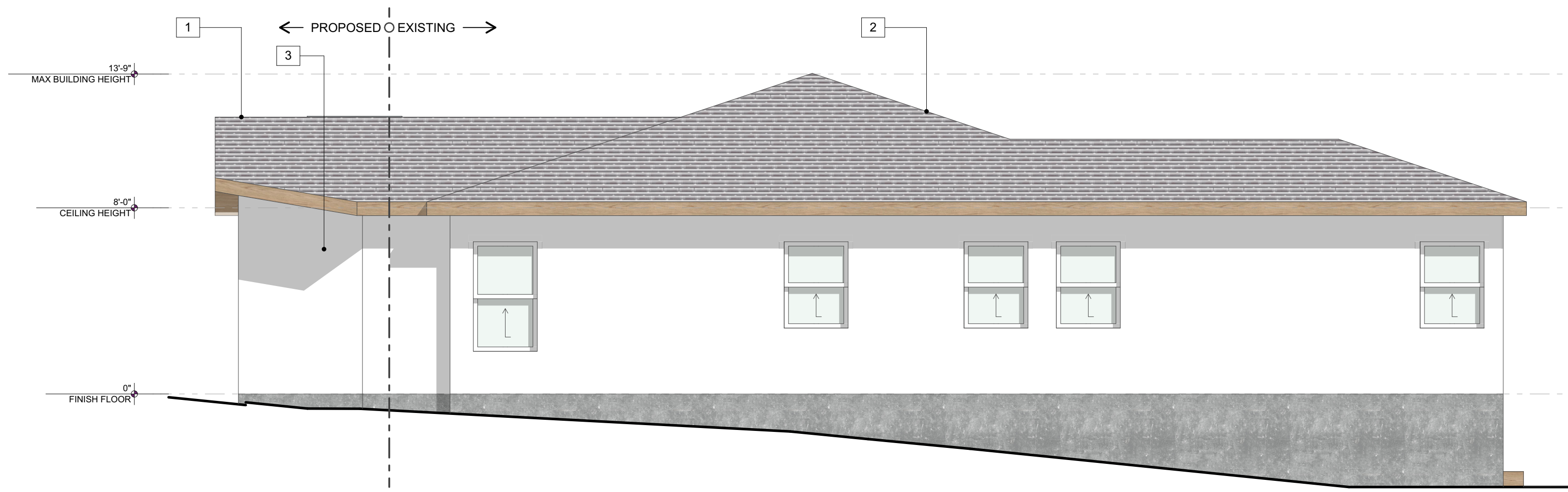
- 1 NEW ROOF: LANDMARK SOLARIS GOLD - CHARCOAL GRAY
4/12 MAX CRRC# 0668-0079
- 2 EXISTING ROOF TO REMAIN
- 3 STUCCO: NEW 7/8" EXT. STUCCO OVER WIRE FABRIC LATH
OVER 2 LAYERS TYPE "D" BUILDING PAPER OVER PLYWOOD
(TO MATCH EXISTING IN COLOR & TEXTURE)
- 4 SKYLIGHT ICC# : ESR-4108



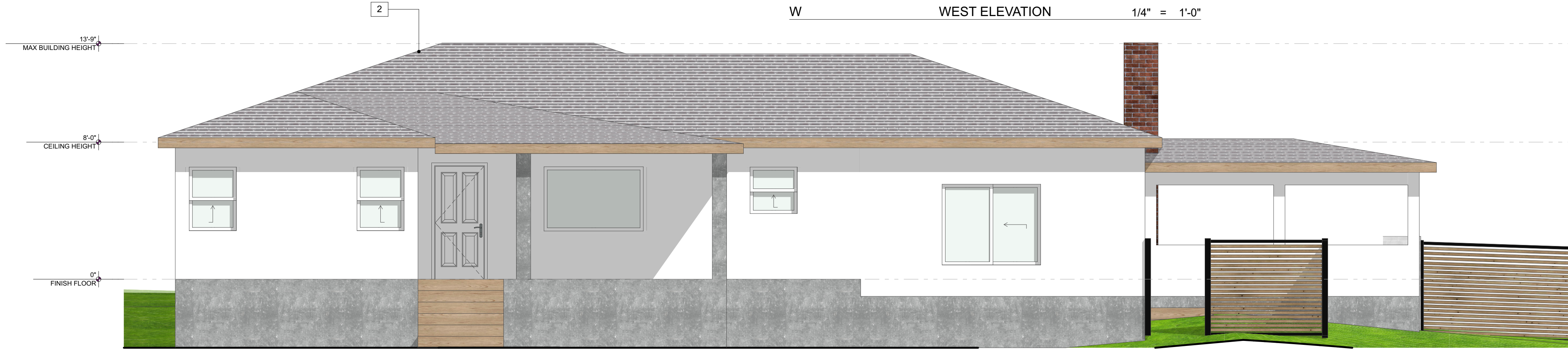
E EAST ELEVATION 1/4" = 1'-0"



N NORTH ELEVATION 1/4" = 1'-0"



W WEST ELEVATION 1/4" = 1'-0"



S SOUTH ELEVATION 1/4" = 1'-0"



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FT. ADDITION

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DATE: 1/23/25

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

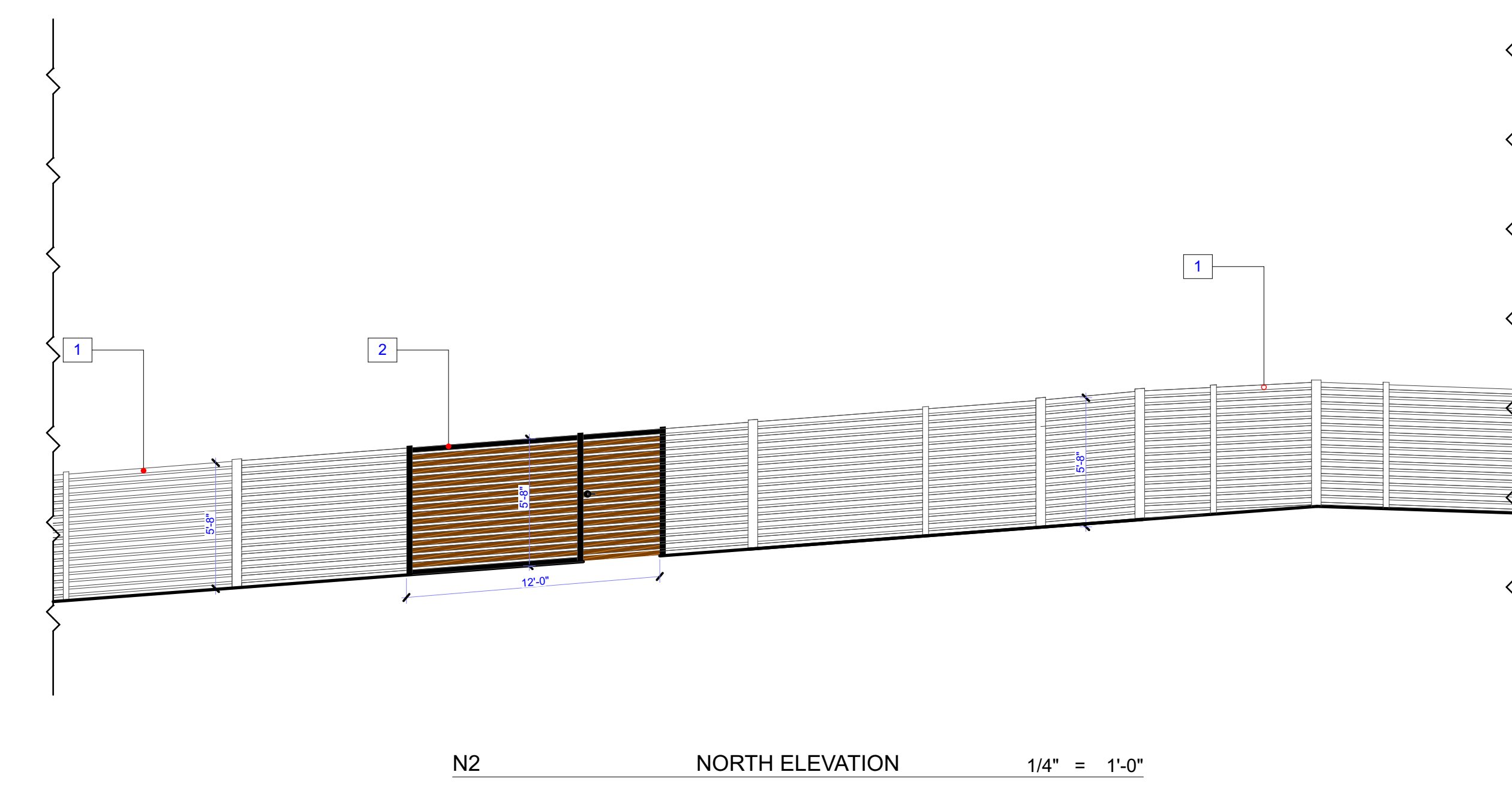
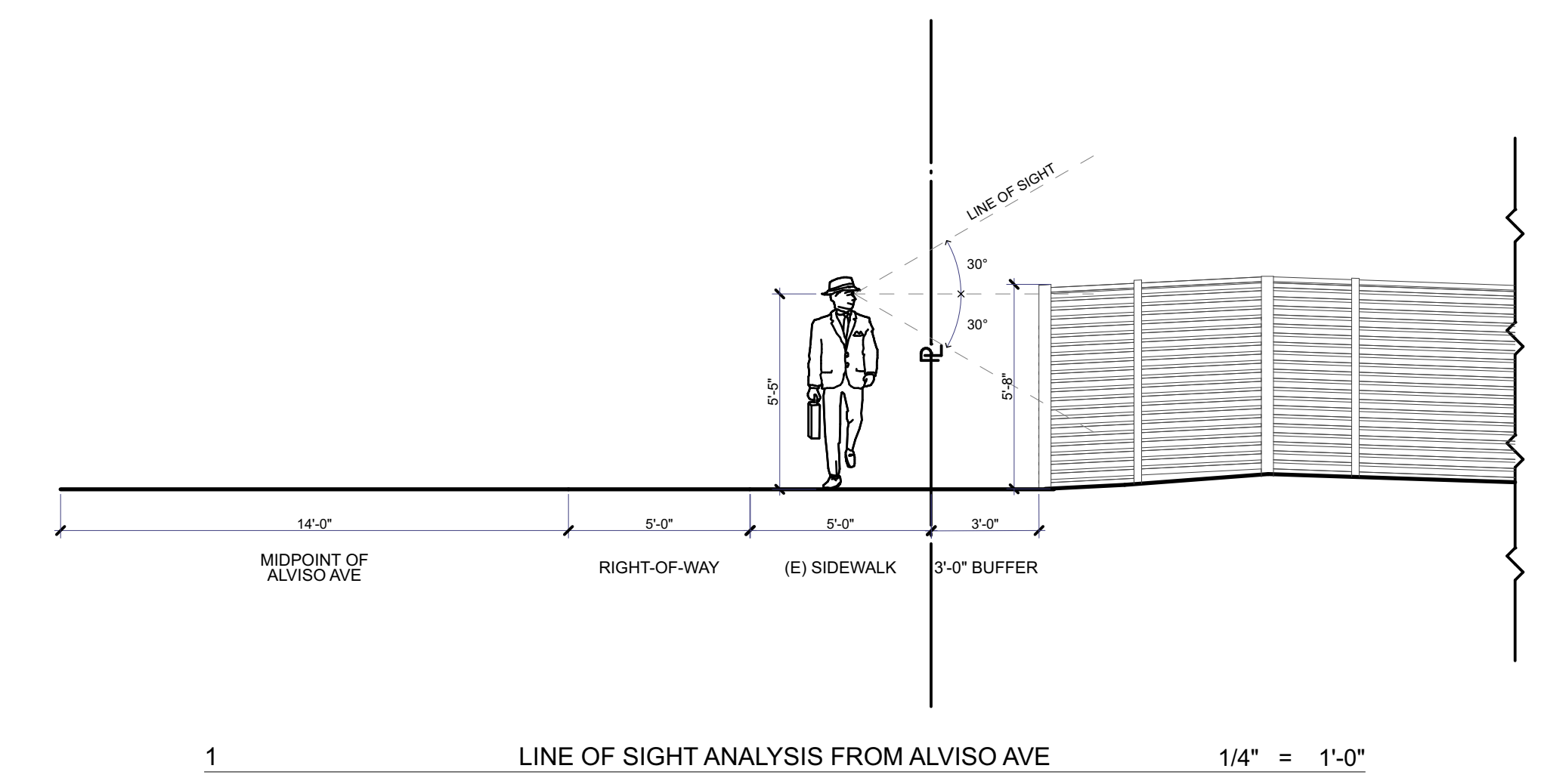
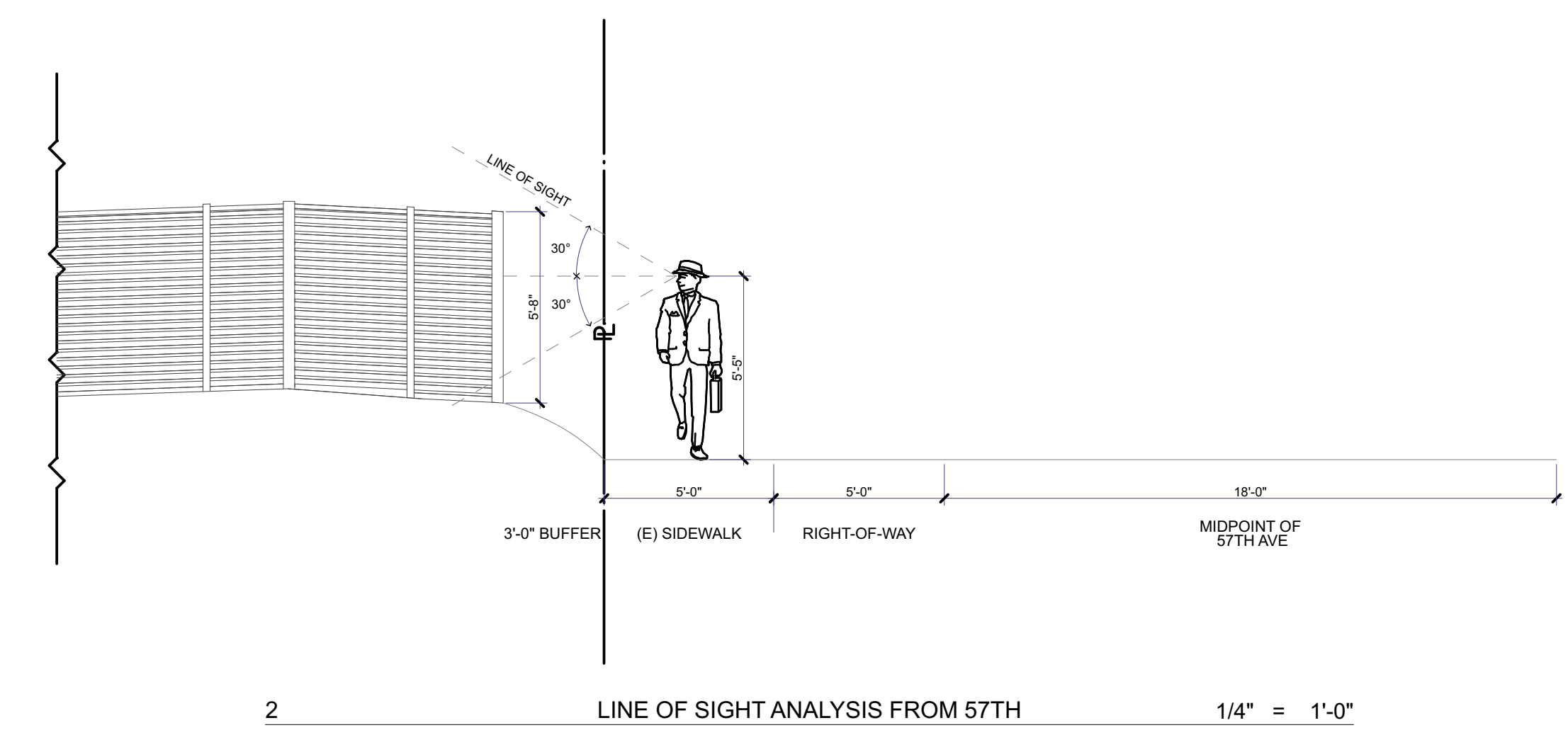
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PROPOSED ELEVATIONS

A4.1

KEYNOTES

- 1 (E) 5'-8" TALL METAL FENCE W/ WOOD PANELS
- 2 (E) 12' LONG 5'-8" TALL SLIDING METAL GATE W/ WOOD PANELS TO BE REPLACED W/ SOLID FENCE & 4' WIDE HINGED DOOR THAT MATCHES EXISTING



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DATE: 1/23/25

SCALE: AS SHOWN

DRAWN: E. VIDAL

CHECKED:

REVISION:

REVISION:

PROPOSED FENCE ELEVATION
& LINE OF SIGHT ANALYSIS

A4.2

KEYNOTES

- 1 NEW ROOF: DURO-LAST 60-MIL MEMBRANE COOL ROOF CLASS A CRCC# 0610-0008
- 2 SKYLIGHT ICC #: ESR-4108
- 3 EXISTING ROOF TO REMAIN



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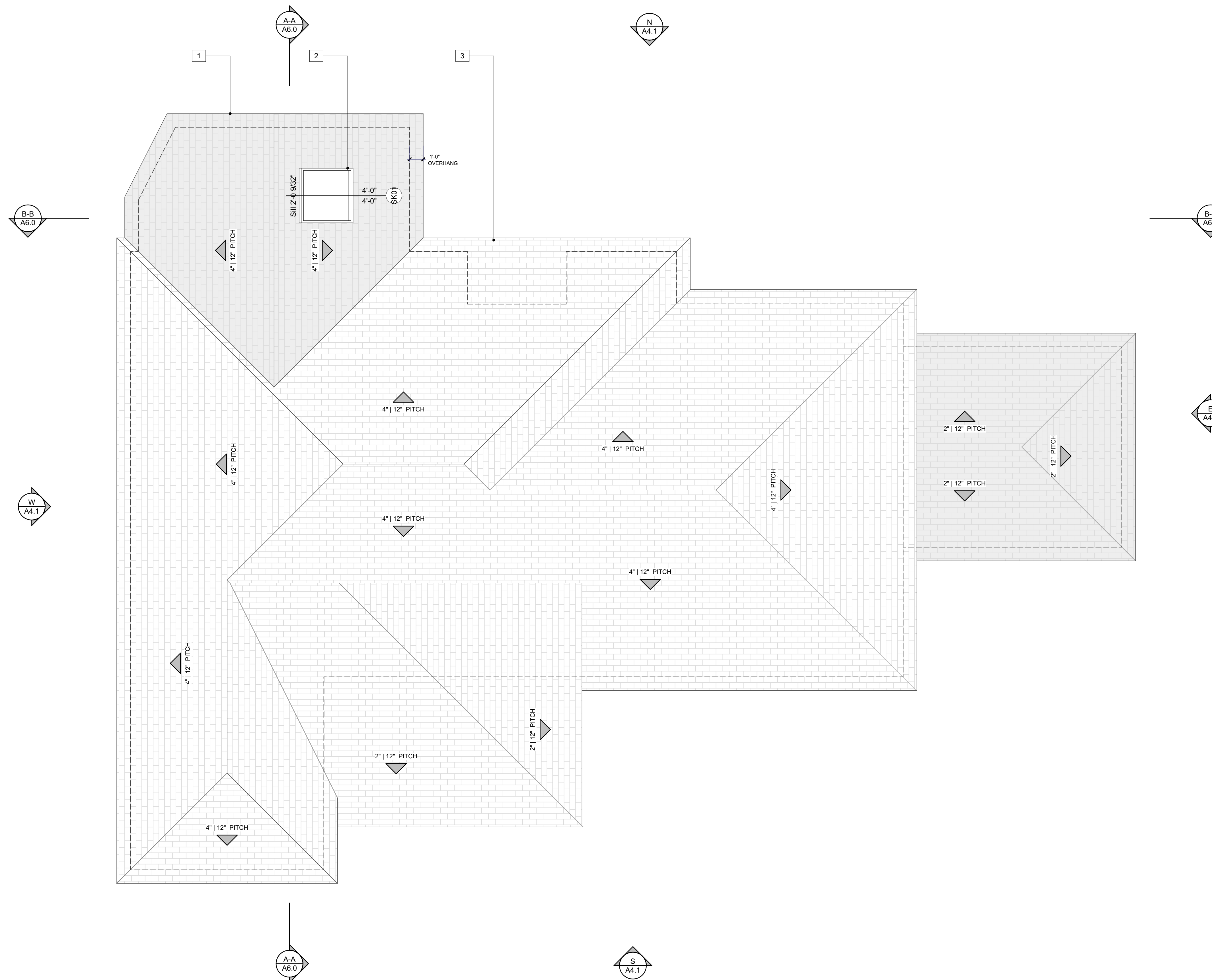
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PROPOSED ROOF PLANS

A5.0



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