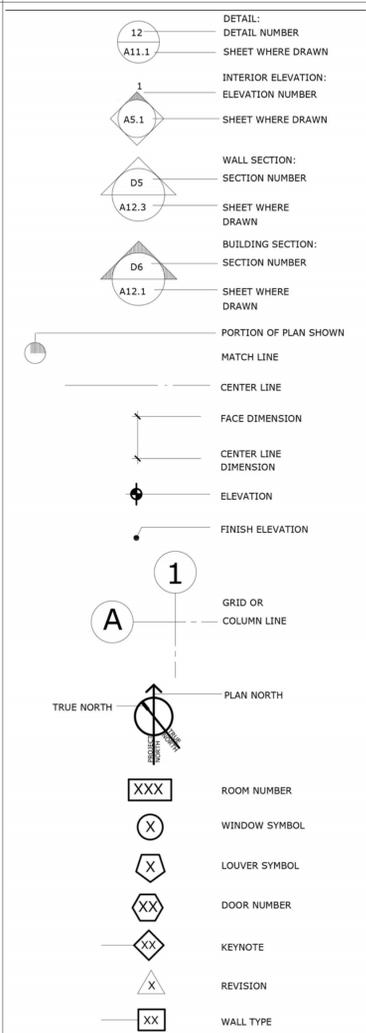


ABBREVIATIONS

A.B.	ANCHOR BOLT	F.B.	FLAT BAR	O.C.	ON CENTER
A.B.C.	AGGREGATE BASE COURSE	F.D.	FLOOR DRAIN	O.D.	OUTSIDE DIAMETER
A.C.	ASPHALTIC CONCRETE/ AIR CONDITIONING	FEN	FOUNDATION	O.F.	OVERFLOW/OUTSIDE FACE
ACoust.	ACOUSTICAL	F.E.	FIRE EXTINGUISHER	O.F.C.I.	OWNER FURNISHED/ CONTRACTOR INSTALLED
A.D.	ACCESS DOOR/AREA DRAIN	F.F.	FACTORY FINISH	O.F.O.I.	OWNER INSTALLED/ OPPOSITE HAND/OVERHEAD
A.D.D.	AREA DRAIN	F.F.E.	FINISHED FLOOR ELEVATION	OPN'G.	OPENING
ADJ	ADJUSTABLE	F.P.E.	FINISHED PAVING ELEVATION	OPP	OPPOSITE
A.F.F.	ABOVE FINISH FLOOR	F.G.	FINISHED GRADE	R	PROPERTY LINE/PLATE PERIMETER
A.E.F.F.	ABOVE EXISTING FINISH FLOOR	F.H.C.	FIRE HOSE CABINET	PERIM	PERIMETER
ALUM	ALUMINUM	FIN	FINISH	PERP(U)	PERPENDICULAR
ALT	ALTERNATE	FLR	FLOOR	PLAS	PLASTER
AND	AND	FLROR	FLOOR/RESIDENT FLOOR	PLAS L	PLASTIC LAMINATE
ANGLE	ANGLE	F.N.	FIELD NAILING	PLAS T	PLASTER
ANOD	ANODIZED	F.O.	FACE OF (SPECIFY ITEM)	PLAST	PLASTIC
ARCH	ARCHITECT (URAL)	F.O.B.	FACE OF BRICK	P.D.	PLANTER DRAIN
ASPH	ASPHALT	F.O.C.	FACE OF CONCRETE	PLWD	PLYWOOD
@	AT	F.O.F.	FACE OF FINISH	P.S.F.	POUNDS PER SQUARE FOOT
		F.O.M.	FACE OF MASONRY	P.S.I.	POUNDS PER SQUARE INCH
BD	BOARD	F.O.P.	FACE OF PAINT	P.T.	PRESSURE TREATED
BTWN	BETWEEN	F.O.S.	FACE OF STUD	PVC	POLYVINYL CHLORIDE
B.F.	BOTTOM OF FOOTING	FT	FOOT/FEET	R	RISE
BLDG	BUILDING	FTG	FOOTING	R.C.P.	REFLECTED CEILING PLAN
BLKG	BLOCKING	F.S.	FLOOR SINK	R.D.	ROOF DRAIN
BM	BEAM	GA	GAUGE	R.F.	REFERENCE
B.N.	BOUNDARY NAIL	GALV	GALVANIZED	REF	REINFORCEMENT
B.O.	BOTTOM OF	G.I.	GALVANIZED IRON	REQ(D)	REQUIRED
BOT	BOTTOM	GL	GLASS	REQ(TS)	REQUIREMENTS
BRG	BEARING	GLB	GLU LAM BEAM	RESIL	RESILIENT
BSMT	BASEMENT	GYP. BD.	GYP. BOARD	RET	RETAINING
B.U.	BUILT-UP	H.B.	HOSE BIBB	RM	ROOM
		H.C.	HOLLOW CORE	R.O.	ROUGH OPENING
C (or [CHANNEL	HDR	HEADER	S	SOUTH
CER	CERAMIC	HDWR	HARDWARE	S.C.	SOLID CORE
CB	CATCH BASIN	HGR	HANGER	SCHED	SCHEDULE
C.I.P.	CAST-IN-PLACE	H.M.	HOLLOW METAL	S.F.	SQUARE FEET
C.J.	CONTROL JOINT	HORIZ	HORIZONTAL	SHT	SHEET
CL	CENTERLINE	HR	HOUR	SIM	SIMILAR
CLG	CEILING	HT	HEIGHT	S.M.F.E.	SURFACE MOUNTED
CLR	CLEAR(ANCE)	HVAC	HEATING, VENTILATING AND AIR CONDITIONING	SPEC	SPECIFICATION
CMJ	CONCRETE MASONRY UNIT	H.W.	HOT WATER	S.Q.	SQUARE
CLOS.	CLOSET	I.D.	INSIDE DIAMETER	S.S.	STAINLESS STEEL
C.O.	CLEAN OUT	IN	INCH	STAAGG	STAGGERED
COL	COLUMN	INCL	INCLUDED	STD	STANDARD
CONC	CONCRETE	INCL	INCLUDED	STIFF	STIFFENED
CONSTR	CONSTRUCTION	I.E.	INVERT ELEVATION	STR	STRUCTURAL
CONT	CONTINUOUS	INSUL	INSULATION	STL	STEEL
COORD	COORDINATE	INT	INTERIOR	SYM	SYMMETRICAL
CORR	CORRIDOR	JAN	JANITOR	T	TREAD
CSK	COUNTERSINK	JST	JOIST	T.C.	TOP OF CURB/ TOP OF CONCRETE
CTR	CENTER	JT	JOINT	T&G	TONGUE AND GROOVE
		KIT	KITCHEN	THR	THRESHOLD
DP	DAMP-PROOFING	KJ	KEYED JOINT	T.I.	TENANT IMPROVEMENT
D.F.	DRINKING FOUNTAIN/ DOUGLAS FIR	KO	KNOCKOUT	T.J.	TOOLED JOINT
DBL	DOUBLE	LAM	LAMINATED	T.N.	TOE NAILED
DIA	DIAMETER	LAV	LAVATORY	T.O.	TOP OF (SPECIFY ITEM)
DIAG	DIAGONAL	L.G.	LAG BOLT	T.O.C.	TOP OF CURB
DIAPH	DIAPHRAGM	L.L.	LIVE LOAD	T.O.S.	TOP OF SLAB
DIM	DIMENSION	LL	LONG LEG	T.O.W.	TOP OF WALL
D.L.	DEAD LOAD	LLH	LONG LEG HORIZONTAL	TRANS	TRANSVERSE
DN	DOWN	LLV	LONG LEG VERTICAL	TRP	TYPICAL
D.S.	DOWNSPOUT	LONGIT	LONGITUDINAL	U.B.C.	UNIFORM BUILDING CODE
DTL	DETAIL	L.P.	LOW POINT	U.N.O.	UNLESS NOTED OTHERWISE
DWG	DRAWING	L.W.C.	LIGHT WEIGHT CONCRETE	UL	UNDERWRITERS LABORATORY
DWLS	DOWELS	MAS	MASONRY	V.C.T.	VINYL COMPOSITION TILE
DWR	DRAWER	M.O.	MASONRY OPENING	VENT	VENTILATOR/VENTILATION
		MATL	MATERIAL	VERT	VERTICAL
EA	EACH	MAX	MAXIMUM	V.R.	VAPOR RETARDER
E.B.	EXPANSION BOLT	MECH	MECHANICAL	VTR	VENT THRU ROOF
E.D.F.	ELECTRIC DRINKING FOUNTAIN	MEMB	MEMBRANE	VWC	VINYL WALL COVERING
E.J.	EXPANSION JOINT	MET	METAL	W	WEST
		MFR	MANUFACTURER	WDW	WINDOW
ELEC	ELECTRIC(AL)	MIN	MINIMUM	W	WITH
ELEV	ELEVATION	MISC	MISCELLANEOUS	W.GL	WIRE GLASS
E.N.	EDGE NAIL	N	NORTH	W.H.	WATER HEATER
ENC	ENCLOSURE	N.A.	NOT APPLICABLE	W/O	WITHOUT
E.Q.	EQUAL	N.I.C.	NOT IN CONTRACT	WP	WATERPROOF
EQUIP	EQUIPMENT	N.T.S.	NOT TO SCALE	W.P.J.	WEAKENED PLANE JOINT
E.W.	EACH WAY	NO	NUMBER	W.R.	WATER RESISTANT
EWC	ELECTRIC WATER COOLER			WT	WEIGHT
EXT	EXTERIOR			W.W.F.	WELDED WIRE FABRIC
EXST	EXISTING			W.W.M.	WELDED WIRE MESH

REFERENCE SYMBOLS



PROJECT DESCRIPTION

REMODEL AND ADDITION TO EXISTING TWO STORY HOUSE WITH PATIO.
EXISTING FIRST FLOOR HAS 1,396 SQUARE FOOTAGE , EXISTING BASEMENT HAS 942 NEW ADDITIONAL SQUARE FOOTAGE. REMODEL AND ADDITIONAL BUILDING AREAS, 3 BEDROOMS, 3 1/2 BATHROOMS, KITCHEN, DINING ROOM, LIVING ROOM, OUTDOOR PATIO, WITH ENLARGE 2 CAR GARAGE AND REPAIRED BALCONY. OUTSIDE IMPROVEMENT NEW SIDE YARD STEPS ON NORTH AND SOUTH SIDES.

PROJECT INFORMATION

OCCUPANCY TYPE:	RESIDENTIAL SINGLE FAMILY
EXISTING LOT AREA:	6,891.6 S.F.
(E) BUILDING STORIES:	2-STORY BUILDING
(E) BUILDING AREA:	SEWING ARE FIRST FLOOR 108 S.F. FIRST FLOOR 1,396 S.F. BASEMENT 942 S.F.
(N) BUILDING AREA FIRST FLOOR	429 S.F.
(N) BUILDING AREA BASEMENT	534 S.F. 1,933 S.F. + 1,476 S.F. = 3,409 S.F.
(E) TWO CAR GARAGE	344 S.F.
(N) TWO CAR GARAGE	128 S.F. 472 S.F.
TYPE OF CONSTRUCTION:	TYPE V-B
HEIGHT OF BUILDING:	
BUILDING FIRE SPRINKLERED:	NO
ZONING:	R1-1
MAX HEIGHT:	35'-0"
PROPOSED HEIGHT:	23'-10"
REPAIR OF (E) POOL & CONCRETE PATIO UNDER SEPARATE PERMIT	

PROJECT DIRECTORY

CLIENT:	SEAN HORTON & TINA CARMICHAEL 6023 S. CITRUS AVE LOS ANGELES, CA 90043
ARCHITECT:	GREGORY WILLIAMS M33 ARCHITECTURE & DESIGN 2330 W. 3RD ST LOS ANGELES, CA 90057 323 660 7040
STRUCTURAL ENGINEER:	TUCHSCHER ENGINEERING GROUP JAMES TUCHSCHER 115 PINE AVE, SUITE 210 LOS ANGELES, CA 90802 310 613 9980

LEGAL DESCRIPTION

SITE ADDRESS:	6023 CITRUS AVE LOS ANGELES, CA 90039
AIN NUMBER:	4019015019
LOT/PARCEL AREA:	6,360 S.F.
ASSESSOR PARCEL NO.:	-
TRACT:	9831
MAP REFERENCE:	-
BLOCK:	-
LOT:	118
MAP SHEET:	-

SHEET INDEX

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GN-2.2	GREEN BUILDING
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GN-4	RESIDENTIAL BUILDING NOTES
GN-4.1	RESIDENTIAL BUILDING NOTES
GN-4.2	RESIDENTIAL BUILDING NOTES
C-1	TOPOGRAPHIC SURVEY
A1.0	PROPOSED SITE PLAN
A1.1	1ST FLOOR DEMO PLAN
A1.2	2ND FLOOR DEMO PLAN
A1.3	PROPOSED 1ST FLOOR PLAN
A1.4	PROPOSED 2ND FLOOR PLAN
A1.5	ROOF PLAN
A1.6	1ST FLOOR RCP & POWER PLAN
A1.7	2ND FLOOR RCP & POWER PLAN
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A5.0	SCHEDULES & ELEVATIONS
A5.1	PLUMBING SPECS
A7.0	INTERIOR ELEVATIONS
A9.0	DETAILS
A9.1	DETAILS
A9.2	DETAILS
S-0	STRUCTURAL NOTES
S-1	FOUNDATION PLAN
S-2	FIRST FLOOR PLAN
S-3	ROOF FRAMING PLAN
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS
SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS
SD-7	STRUCTURAL DETAILS
SD-8	STRUCTURAL DETAILS
SD-9	STRUCTURAL DETAILS
SD-10	STRUCTURAL DETAILS
SN-1	STRUCTURAL NOTES
SN-2	STRUCTURAL NOTES
HFAX1	ANCHORAGE DETAIL
HFAX2	ANCHORAGE DETAIL
HFAX3	ANCHORAGE DETAIL
QA1	STANDARD QUALITY
QA2	STANDARD QUALITY
QA3	STANDARD QUALITY
AM	STRUCTURAL CALCULATIONS
AM	STRUCTURAL DRAWINGS
AM	TRELLIS 1
AM	TRELLIS 2
AM	TRELLIS 3
AM	TRELLIS 4

GENERAL NOTES

- GENERAL NOTES: (UNLESS OTHERWISE SPECIFIED IN STRUCTURAL, MECHANICAL, OR ARCHITECTURAL DRAWINGS.)**
- THIS DRAWING PACKAGE COVERS TENANT IMPROVEMENTS ONLY.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT TO THE ARCHITECT ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
 - ALL STORAGE OF MATERIALS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IF MATERIALS MUST BE STORED OFF SITE, ALL ARRANGEMENTS FOR SPACE, HANDLING, LEASING, TRANSHIPMENT AND ALL COST ASSOCIATED WITH SUCH STORAGE SHALL BE INCLUDED AS PART OF THE BASE BID FOR THE PROJECT.
 - ARRANGEMENTS OF AND ALL COSTS FOR TEMPORARY ELECTRICAL SERVICE AND USAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - ALL DIMENSIONS ON DRAWINGS FOR INTERIOR PARTITIONS ARE TAKEN TO THE FINISH FACE OF PARTITION OR CENTERLINE UNLESS OTHERWISE NOTED.
 - CEILING HEIGHT DIMENSIONS ARE FROM DESIGNATED FINISHED FLOOR SURFACES TO FINISHED CEILING SURFACES UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL PROVIDE AND INSTALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE BEST POSSIBLE INSTALLATION OF ALL TOILET ROOM ACCESSORIES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
 - ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE CURRENT EDITION OF THE BUILDING CODE AND WITH OTHER RULES, REGULATIONS AND ORDINANCES HAVING JURISDICTION OVER THE PROJECT. BUILDING CODE REQUIREMENTS TAKE PRECEDENCE OVER THE DRAWINGS AND IT SHALL BE THE RESPONSIBILITY OF ANYONE TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

- "DISCLAIMER": THE PROJECT ARCHITECT OR ENGINEER WILL NOT BE RESPONSIBLE FOR ANY ACTION TAKEN ON THE PROJECT IF THAT PERSON HAS KNOWLEDGE OF ANY DISCREPANCY, OMISSION, OR AMBIGUITY IN THE CALCULATIONS, DRAWINGS OR SPECIFICATIONS, UNTIL THE PROJECT ARCHITECT OR ENGINEER HAS BEEN NOTIFIED, CORRECTED THE DISCREPANCY, MADE THE INCLUSION, OR MORE CLEARLY EXPLAINED THE INTENT OF THE CALCULATIONS, DRAWINGS OR SPECIFICATIONS.**
- THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FINISHED JOB IN ALL RESPECTS. CONTRACTOR TO MAKE ACCURATE DIMENSIONS AND SITE CONDITIONS PRIOR TO STARTING WORK, AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR REQUIRED INFORMATION THAT DOES NOT APPEAR ON THE PLANS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS."
 - THE CONTRACTOR (AND HIS SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING ALL ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS SO CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES FOR SUCH PORTION OF THE WORK
 - CONTRACTOR SHALL PROVIDE A BLANKET ONE-YEAR GUARANTEE FOR THE TOTAL JOB WITH THE SEPARATE GUARANTEE FOR SPECIFIC TRADES/EQUIPMENT ITEMS, WITH THE NAMES OF LOCAL REPRESENTATIVES TO BE CONTRACTED FOR SERVICE. PROVIDE OPERATING AND MAINTENANCE BROCHURES AS REQUIRED.
 - WHERE SPECIFIED ITEMS ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT. PACKAGE TO CONTAIN BROCHURE, CUT SHEETS SPECIFICATIONS, COSTS, AVAILABILITY, REFERENCES, ETC. CONTRACTOR TO REIMBURSE ARCHITECT FOR TIME SPENT EVALUATING ALTERNATIVES OR SUBSTITUTIONS.
 - AS A CONVENIENCE TO THE CONTRACTOR, ARCHITECT AND ENGINEER SHALL REVIEW REQUIRED SHOP DRAWINGS AS TO THEIR GENERAL CONFORMANCE TO THE DESIGN CONCEPT. CONTRACTOR SHALL BE RESPONSIBLE NONETHELESS, FOR COMPLIANCE AND DIMENSIONS AND SHALL SUBMIT SHOP DRAWINGS FOR GLU-LAM BEAMS, CABINETRY/MILLWORK, METAL/STEEL FABRICATION, PLUMBING, AND ELECTRICAL WORK WHERE REQUIRED.

- CONTRACTOR SHALL PAY FOR ALL PERMIT FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. ALL WORKMEN ON THE JOB SHALL BE FULLY COVERED UNDER A CURRENT WORKERS COMPENSATION POLICY OFR THE ENTIRE TIME ON THE JOB SITE, INCLUDING BUT NOT LIMITED TO, WORK DONE FOR THIS JOB AT A REMOTE SITE OR TRAVELING TO AND FROM SUCH REMOTE SITE.
- SHOP DRAWINGS, PROJECT DATA, MATERIALS, SAMPLES, PERFORMANCE CHARTS, INSTRUCTIONS, BROCHURES AND OTHER INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT AND THE OWNER. NO PORTION OF SUCH WORK SHALL BE COMMENCED UNTIL REQUIRED SUBMISSIONS HAVE BEEN APPROVED BY THE ARCHITECT AND THE OWNER.
- THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT OR ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGM AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT OR ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE. 914407.
- "NO TRENCHES OR EXCAVATIONS 5' 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. (HSC 17922.5, EFF. 3-6-76.)
- ELECTRICAL, MECHANICAL, AND PLUMBING ARE UNDER SEPARATE PERMIT.
- 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 AN AREA FOR ALL COMBUSTIBLE RUBBISH STORAGE 10 FEET FROM BUILDING AND OPENINGS. TRASH AREA TO BE PART OF THE COMMON MALL TRASH AREA.
- 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 TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
- 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

VICINITY MAP



AGENCY REFERRALS
CITY AGENCIES:

- EROSION AND SEDIMENT CONTROL SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
- CONSTRUCTION MATERIALS CONTROL CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES BY WIND OR RUNOFF. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS. THE TENANT IS REQUIRED TO MAKE A SEPARATE SUBMITTAL FOR THEIR SIGNAGE PLANS TO THE BUILDING & SAFETY AND SECURE A SEPARATE PERMIT PRIOR TO INSTALLATION. EXTERIOR BUILDING SIGNS REQUIRE PLANNING DEPARTMENT APPROVAL. ALL ELECTRICAL SIGNS MUST BEAR U.L. LABELS. THE TENANT WILL FURNISH AND INSTALL TENANT STOREFRONT ADDRESS NUMBERING IN ACCORDANCE WITH BUILDING AND SAFETY AND L.A. COUNTY FIRE DEPARTMENT REQUIREMENTS. IN ACCORDANCE WITH L.A.M.C. 57.09.11

BUILDING CODE REQUIREMENTS
TENANT'S RESPONSIBILITIES:
THE TENANT WILL PREPARE AND SUBMIT FOR APPROVAL SHOP DRAWINGS FOR ANY FIRE SPRINKLER MODIFICATIONS. THE TENANT WILL ALSO OBTAIN ANY REQUIRED PERMITS, EXTEND AND OR MODIFY EXISTING AUTOMATIC FIRE EXTINGUISHING SYSTEM, AS NEEDED, TO BE APPROVED BY BUILDING AND SAFETY MECHANICAL PLAN CHECK PRIOR TO INSTALLATION (L.A.M.C. 57.138) TENANT TO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. THIS BUILDING MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13NFPA-13R). THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION (12.21A17(d), 903.2.7)

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REGISTERED ARCHITECT
GREGORY WILLIAMS
C-22986
3-31-2025
RENEWAL DATE

NO.	DATE	ISSUE
1	10/20/23	PLANNING PERMIT REVIEW
2		
3		
4		
5		
6		
7		
8		
9		
10		

Scale

2105

PROJECT NO.

PROJECT INFORMATION, NOTES

HORTON RESIDENCE
6023 CITRUS AVE
LOS ANGELES, CA 90043
AIN: 4019015019

PAGE TITLE

PAGE NUMBER

GN-1

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ROOF COVERING

48. IN BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER, SHALL BE MECHANICALLY VENTED FOR HUMIDITY CONTROL. (R303.3.1)

51. IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING: (R310.2.1, R310.2.2.)

A. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7-SF EX. GRADE FLOOR NET CLEAR OPENING AREA NOT LESS THAN 5.0 SF.

B. A MINIMUM CLEAR HEIGHT OF 24-IN, AND CLEAR WITH OF 20-IN.

C. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-IN. MEASURED FROM THE FLOOR.

54. SHOW LOCATION OF 22-IN. X 30-IN. ATTIC ACCESS WITH 30-IN. MINIMUM HEADROOM FOR ATTIC GREATER THAN 30-SF. (R807.1)

ADDITIONAL COMMENTS

14. PROVIDE AND SHOW ON PLANS, ABOVE COOKING APPLIANCES LOCAL EXHAUST VENTILATION WITH JCMC 504.2 AND ASHRAE 62.2

A. MINIMUM RATE OF 100CFM; B. MAXIMUM SOUND RATING OF 3 SONES @ 100 CFM; AND, C. VENTING DIRECTLY TO THE OUTSIDE WITH A BACK-DRAFT DAMPER.
15. WHEN A DOMESTIC CLOTHES DRYER IS LOCATED IN A CLOSET, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR WALL. (CMC 504.4.1)

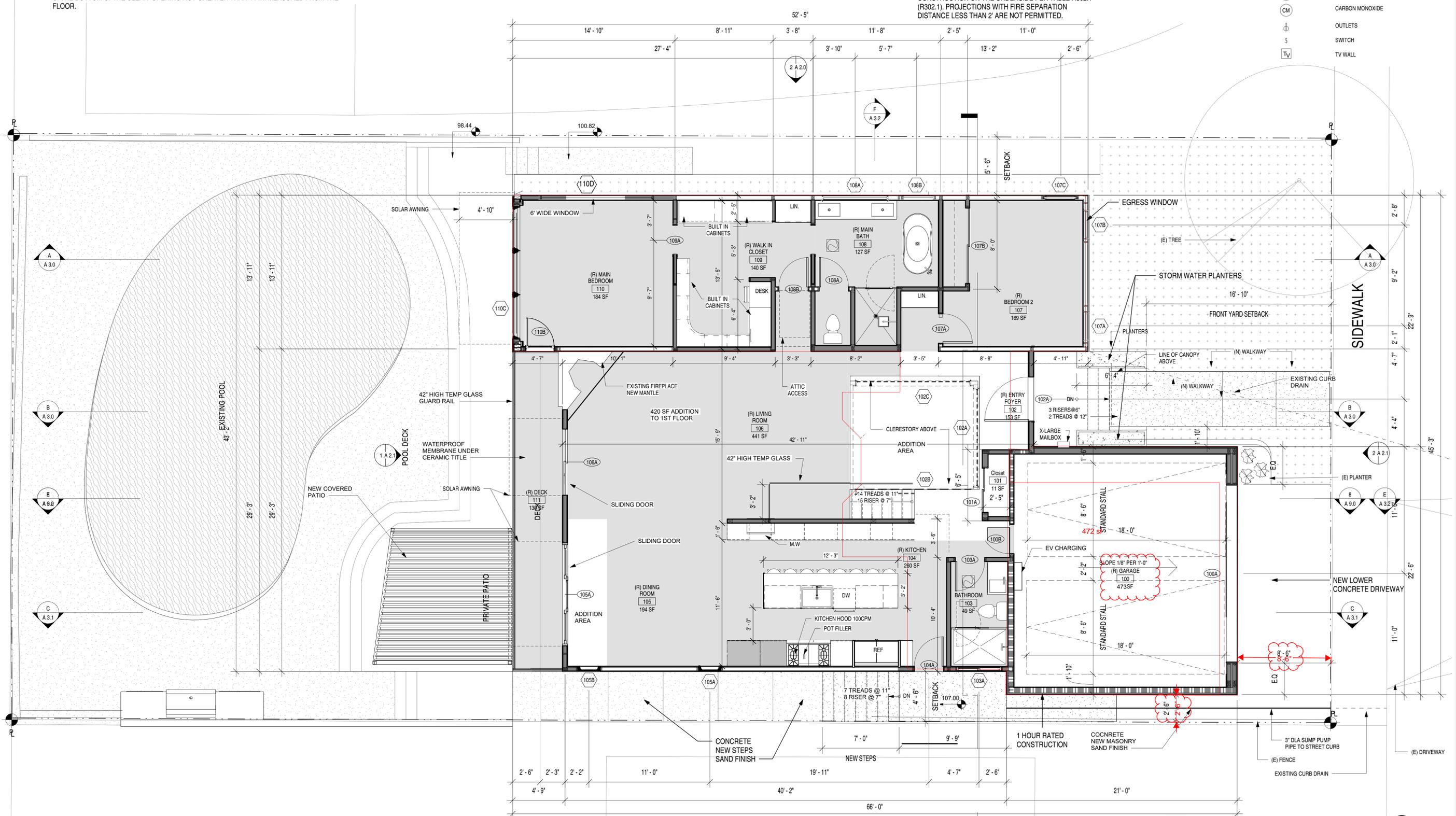
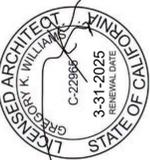
16. ALL AUTOMATIC GARAGE DOOR OPENERS THAT ARE INSTALLED IN A RESIDENCE SHALL HAVE A BATTERY OF BACKUP FUNCTION THAT IS DESIGNED TO OPERATE WHEN ACTIVATED BECAUSE OF AN ELECTRICAL OUTAGE. (CBC 406.2.1)
23. PROVIDE DIMMER OR VACANCY SENSOR AT KITCHENS, BEDROOMS, AND OTHER HABITABLE ROOMS.
24. REQUIRES 1-HOUR RATING AT EXTERIOR WALL (LESS THAN 5 FEET TO PROPERTY LINE). PROVIDE 1-HOUR EXTERIOR WALL DETAIL. PROVIDE PROJECTION DIMENSIONS. PERMITTED PROJECTIONS WITH A FIRE SEPARATION DISTANCE OF LESS THAN (5) FEET SHALL HAVE NOT LESS THAN ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE UNDERSIDE PER TABLE R302.1 (R302.1). PROJECTIONS WITH FIRE SEPARATION DISTANCE LESS THAN 2' ARE NOT PERMITTED.

LEGEND

	(E) WALL TO REMAIN
	(N) WALL
	1 HR WALL
	(E) REMODELED AREA
	NEW AREA
	FAN-ENERGY STAR COMPLIANT CONTROLLED BY A HUMIDISTAT (4.506.1)
	SMOKE DETECTOR
	CARBON MONOXIDE
	OUTLETS
	SWITCH
	TV WALL

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NO.	DATE	ISSUE
01	10/2023	PLANNING/REVIEW

Scale: 1/4" = 1'-0"
PROJECT NO. # 2105

PROPOSED 1ST FLOOR PLAN
HORTON RESIDENCE
6023 CITRUS AVE
LOS ANGELES, CA 90043
AIN: 4019015019

1 PROPOSED 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

