

PROJECT SAMPLE PROJECT

PROJECT ADDRESS

OWNER

Owner's Name
Owner's Street Address



SYMBOL LEGEND

REFERENCES

1 A101 — DETAIL / SHEET NUMBER

— BLOW-UP BOUNDARY

1 SIM A101 — BLDG. SECTION & SHEET

1 SIM A101 — DETAIL / SHEET NUMBER

A — INTERIOR ELEVATION NUMBER

D A201 B — SHEET NUMBER

A1 A201 — EXTERIOR ELEVATION NUMBER

1 — KEYNOTE

— ELEVATION MARK

WALL TYPES

— DEMOLISHED WALL

— EXISTING WALL

— NEW WALL

— MASONRY WALL

— CONCRETE WALL

IDENTIFICATION TAGS

Room name — ROOM

150 SF — ROOM AREA

101 — DOOR TAG

11 — WINDOW TAG

PROJECT TEAM

ARCHITECT
NAME OF ARCHITECT
Architect Address
Phone Number:
Email:

CONTACT: NAME OF CONTACT

STRUCTURAL ENGINEER
Engineer Address:
Phone Number:
Email:

CONTACT: NAME OF CONTACT

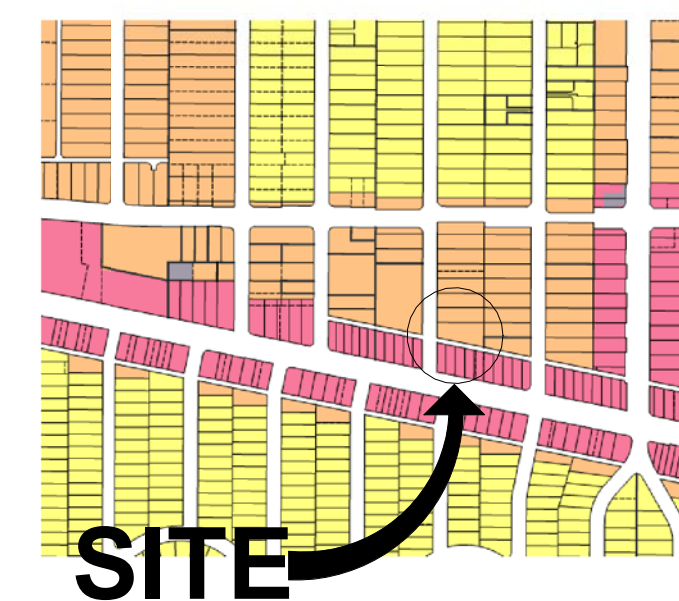
CIVIL ENGINEER
Engineer Address:
Phone Number:
Email:

CONTACT: NAME OF CONTACT

GEOTECHNICAL ENGINEER
Engineer Address:
Phone Number:
Email:

CONTACT: NAME OF CONTACT

VICINITY MAP



ZONING & BUILDING SUMMARY

ASSESSOR (APN) 000000000
TRACT TR 0000
MAP REFERENCE M B 00-00/00
BLOCK F
LOT 0
MAP SHEET 000-0A000 & 000A000

ZONING RAS3-1-RIO
ZONING INFO (Z) ZI-2358 RIVER IMPROVEMENT OVERLAY DISTRICT
OCCUPANCY R-3

LOT AREA 5,307.28 SF (5,128.02 SF AFTER HWD)
ALLOWED DENSITY 1/800 SF
5,307.2 SQ FT / 800 SQ FT
NO. OF STORIES ALLOWED 6 UNITS
BUILDING HEIGHT LIMIT UNLIMITED
45 FT

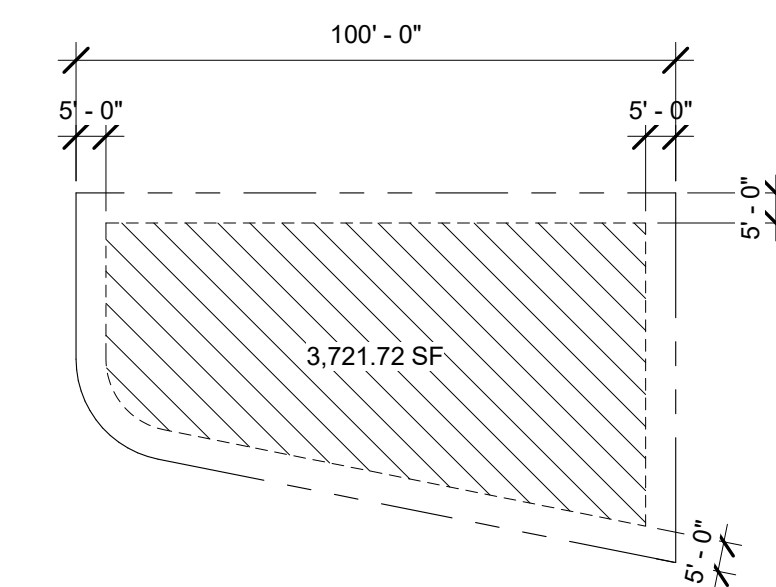
FAR 3:1
"BUILDABLE AREA (3,721.72 SF" x 3 = 11,165.16SF)

PROJECT TYPE DUPLEX (2DUs)

FRONT SETBACK 5'-0" REQUIRED 11'-0" PROVIDED
SIDE SETBACKS 5'-0" 5'-0"
REAR SETBACK 5'-0" 5'-0"

CONSTRUCTION TYPE TYPE V-B FULLY SPRINKLERED

UNIT	FLOOR AREA LEVEL 1	FLOOR AREA LEVEL 2	FLOOR AREA LEVEL 3	COVERED TRELLIS PATIO, LEVEL 3	TOTAL FLOOR AREA	PARKING SPACES PROVIDED	REQUIRED PARKING SPACES
UNIT A	485 SF	918 SF	485 SF	179 SF	1,915 SF	1 FULL & 1 COMPACT	1 FULL & 1 COMPACT
UNIT B	520 SF	894 SF	347 SF	180 SF	1,941 SF	1 FULL & 1 COMPACT SPACE	1 FULL & 1 COMPACT SPACE



○ BUILDABLE AREA
1/32" = 1'-0"

PROJECTION SCOPE

- NEW DUPLEX, THREE STORIES WITH THREE AND FOUR BEDROOMS
- NEW CONCRETE PAVEMENT DRIVEWAY
- NEW PROPERTY LINE FENCE/WALL 6FT MAX
- SITE GRADING
- NEW LANDSCAPE & IRRIGATION PER THE RIVER IMPROVEMENT OVERLAY REQUIREMENTS
- (E) CURB CUT ADJUSTMENT

UNDER SEPARATE PERMIT

- ELECTRICAL WORK
- MECHANICAL WORK
- PLUMBING WORK
- GRADING / EXCAVATION / BACKFILL / REMOVAL AND RECOMPACTION
- GARDEN WALLS OVER 6' IN HEIGHT
- ACCESSORY BUILDINGS
- RETAINING WALLS
- FIRE SPRINKLER (SPRINKLER SYSTEM TO BE APPROVED BY CITY PLUMBING DIVISION PRIOR TO INSTALLATION)

APPLICABLE CODES

- ALL CONSTRUCTION SHALL ADHERE TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNMENT AGENCIES. THESE SHALL INCLUDE:
- 2014 LA AMENDMENT BUILDING CODE
 - 2014 LA AMENDMENT GREEN BUILDING CODE
 - 2014 LA AMENDMENT ELECTRICAL CODE
 - 2014 LA AMENDMENT MECHANICAL CODE

GENERAL NOTES

- IN THE EVENT DISCREPANCIES OCCUR IN THE DRAWINGS CONTACT THE ARCHITECT FOR RESOLUTION.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT.
- WHERE DISCREPANCIES OCCUR BETWEEN SOILS REPORT, CIVIL, LANDSCAPE OR STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS, CONSULT ARCHITECT.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
 - THE BUILDING EXCAVATION AND BUILDING PAD WILL BE PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
 - THE FOUNDATION, FRAMING, AND GRADING COMPLY WITH THE SOILS REPORT AND APPROVED PLANS.
 - THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE SOILS REPORT.
- A CERTIFIED WATER PROOFING CONTRACTOR SHALL INSPECT THE WATERPROOFING AND SUBMIT A CERTIFICATION THAT WATER PROOFING COMPLIES WITH APPROVED PLANS.
- DWELLING IS TO BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING 68 DEG. F AT 3 FT. ABOVE THE FLOOR CBC 1204.1
- THE ARCHITECT WILL HAVE LIMITED OBSERVATION DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT UNLESS OTHERWISE NOTED (U.O.N.). ALL LOCAL FIRE ORDINANCES AND MUNICIPAL CODES SHALL BE APPLIED.
- FINISH GRADES SHALL PROVIDE DRAINAGE AWAY FROM RESIDENCE. ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE OUTLET.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EMPLOY THE SOILS ENGINEER TO TEST THE RELATIVE SOIL DENSITY OF THE SITE AND VERIFY IN WRITING THAT THE RELATIVE SOIL DENSITY MEETS OR EXCEEDS THE REQUIREMENTS SPECIFIED IN THE SOILS REPORT. IF THE RELATIVE SOIL DENSITY DOES NOT MEET THE SPECIFICATIONS STATED IN THE SOILS REPORT, THE CONTRACTOR SHALL FOLLOW THE SOILS ENGINEER'S RECOMMENDATIONS FOR RECOMPACTION.

DRAWING INDEX

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ARCHITECTURAL	SITE PLAN
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A-2.01	SECOND LEVEL FLOOR PLAN
A-2.02	THIRD LEVEL FLOOR PLAN
A-2.03	ROOF PLAN
A-2.04	SECTIONS
A-3.00	ELEVATIONS
A-4.00	ELEVATIONS
A-4.01	WALL TYPES
A-5.00	ARCHITECTURAL DETAILS
A-5.01	WINDOW & DOOR SCHEDULE
STRUCTURAL	FOUNDATION & FRAMING PLAN TYPE A
S2.1	FRAMING PLAN TYPE A
S2.2	FOUNDATION & FRAMING PLAN TYPE B
S2.3	FRAMING PLAN TYPE B
S2.4	
Grand total: 21	

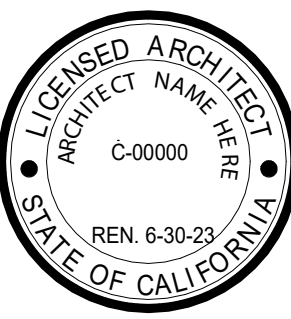
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Architect of Record

Los Angeles, CA 90015
Cell: 213-xxx-xxxx
Email: xxx@com

PROJECT NAME

SAMPLE PROJECT
Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE SHEET/ PROJECT INFORMATION

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission
-	-	-

Date 05/10/19

Drawn by XX

Checked by XX

A-1.00

Scale As indicated

The tables below are taken from the 2014 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.4, 4.504.5, 4.504.6, 4.504.7, 4.504.8, 4.504.9, 4.504.10, 4.504.11, 4.504.12, 4.504.13, 4.504.14, 4.504.15

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

Table with 2 columns: Coating Category, Current Limit. Lists various coating types and their corresponding VOC limits.

SEALANT VOC LIMIT

Table with 2 columns: Sealant Type, Current VOC Limit. Lists architectural and marine sealants.

ADHESIVE VOC LIMIT

Table with 2 columns: Adhesive Application, Current VOC Limit. Lists various adhesive uses like carpet, flooring, and construction.

FORMALDEHYDE LIMITS

Table with 2 columns: Product, Current Limit. Lists formaldehyde limits for various materials like plywood, particleboard, and medium density fiberboard.

Residential Occupancies 2014 Los Angeles Green Building Code (incorporate this form into the plans)

SECTION 4.303.4 WATER REDUCTION FIXTURE FLOW RATES

Table with 2 columns: Fixture Type, Maximum Allowable Flow Rate. Lists fixtures like showerheads, lavatory faucets, kitchen faucets, etc.

1. Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi... 2. Kitchen faucets may temporarily increase flow above the maximum rate... 3. Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

MANDATORY REQUIREMENTS CHECKLIST NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Checklist table with columns: Item #, Code Section, Requirement, Reference Sheet # or N/A, Comments. Lists various requirements like storm water drainage, grading, electric vehicle charging, etc.

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

- 1. Construction means constructing, clearing, grading or excavation that result in soil disturbance... 2. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.

WATER CONSERVATION NOTES - ORDINANCE #184248 RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

- 1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit... 2. Water use reduction shall be met by complying with one of the following: A. Provide a 20% reduction in the overall potable water use within the building.

GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

- 1. For each new dwelling and townhouse, provide a listed driveway that can accommodate a 40-gallon (300 liter) trash can... 2. For common parking area serving 30-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated output of the Electric Vehicle Supply Equipment (EVSE).

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record...

CONSTRUCTION NOTES:

Architect of Record information, project details, and contact information. Includes fields for Name, Address, City, State, ZIP, and Project Name.

GREEN BUILDING NOTES & FORMS. Includes sections for CONSTRUCTION DOCUMENTS with fields for Project Number, No., Date, and Submission.

Scale

SAMPLE

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CONSTRUCTION NOTES:



TECHNICAL INFORMATION SHEET

UltraPly™ TPO Membrane

Product Sizes		Membrane Thickness: 0.045" (1.14 mm)		Membrane Thickness: 0.060" (1.52 mm)			
Available Sizes		Available Colors		Available Sizes		Available Colors	
5' x 100'	(1.5 x 30.5 m)	White, Tan, Gray		5' x 100'	(1.5 x 30.5 m)	White, Tan, Gray	
5' x 200'	(1.5 x 61 m)	White		5' x 200'	(1.5 x 61 m)	White	
6' 2" x 100'	(1.9 x 30.5 m)	White, Tan, Gray		6' 2" x 100'	(1.9 x 30.5 m)	White, Tan, Gray	
8' x 100'	(2.4 x 30.5 m)	White, Tan, Gray		8' x 100'	(2.4 x 30.5 m)	White, Tan, Gray	
8' x 200'	(2.4 x 61 m)	White		8' x 200'	(2.4 x 61 m)	White	
10' x 100'	(3.0 x 30.5 m)	White, Tan, Gray		10' x 100'	(3.0 x 30.5 m)	White, Tan, Gray	
10' x 200'	(3.0 x 61 m)	White		10' x 200'	(3.0 x 61 m)	White	
12' 4" x 100'	(3.8 x 30.5 m)	White, Tan, Gray		12' 4" x 100'	(3.8 x 30.5 m)	White, Tan, Gray	
12' 4" x 200'	(3.8 x 61 m)	White		12' 4" x 200'	(3.8 x 61 m)	White	

Radiative Properties			
Cool Roof Rating Council (CRRC): Initial / 3 yr	White	Tan	Gray
Solar Reflectance	0.79 / 0.68	0.61 / 0.55	0.34 / 0.34
Thermal Emittance	0.85 / 0.83	0.81 / 0.84	0.89 / 0.88
Solar Reflectance Index (SRI)	98 / 81	71 / 63	37 / 36
Rated Product ID	0008	0015	0032
Licensed Manufacturer ID	0608	0608	0608
Classification	Production Line	Production Line	Production Line
ENERGY STAR®: Initial / 3 yr	White		
Solar Reflectance	0.79 / 0.78*	---	---
Thermal Emittance	0.85		
* White membrane sample cleaned prior to age test.			
LEED®	White	Tan	Gray
Solar Reflectance – ASTM E 903	0.81	0.63	0.37
Thermal Emittance – ASTM E 408	0.95	0.95	0.95
Solar Reflectance Index (SRI) – ASTM E 1980	102	77	43

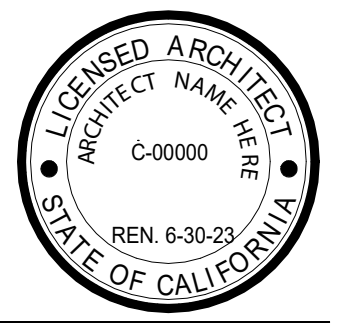


Please contact Quality Building Services Technical Department at 1-800-428-4511 for further information.

This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for furnishing quality materials which meet published Firestone product specifications. Neither Firestone nor its representatives practice architecture. Firestone offers no opinion on and expressly disclaims any responsibility for the soundness of any structure. Firestone accepts no liability for structural failure or resultant damages. Consult a competent structural engineer prior to installation if the structural soundness or structural ability to properly support a planned installation is in question. No Firestone representative is authorized to vary this disclaimer.

Architect of Record
Los Angeles, CA 90015
Cell: 213-xxx-xxxx
Email: xxx@com

PROJECT NAME: SAMPLE PROJECT
Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: GREEN BUILDING NOTES

CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 1602

No.	Date	Submission
-	-	-

Date: 05/10/19
Drawn by: XX
Checked by: XX

A-1.01B

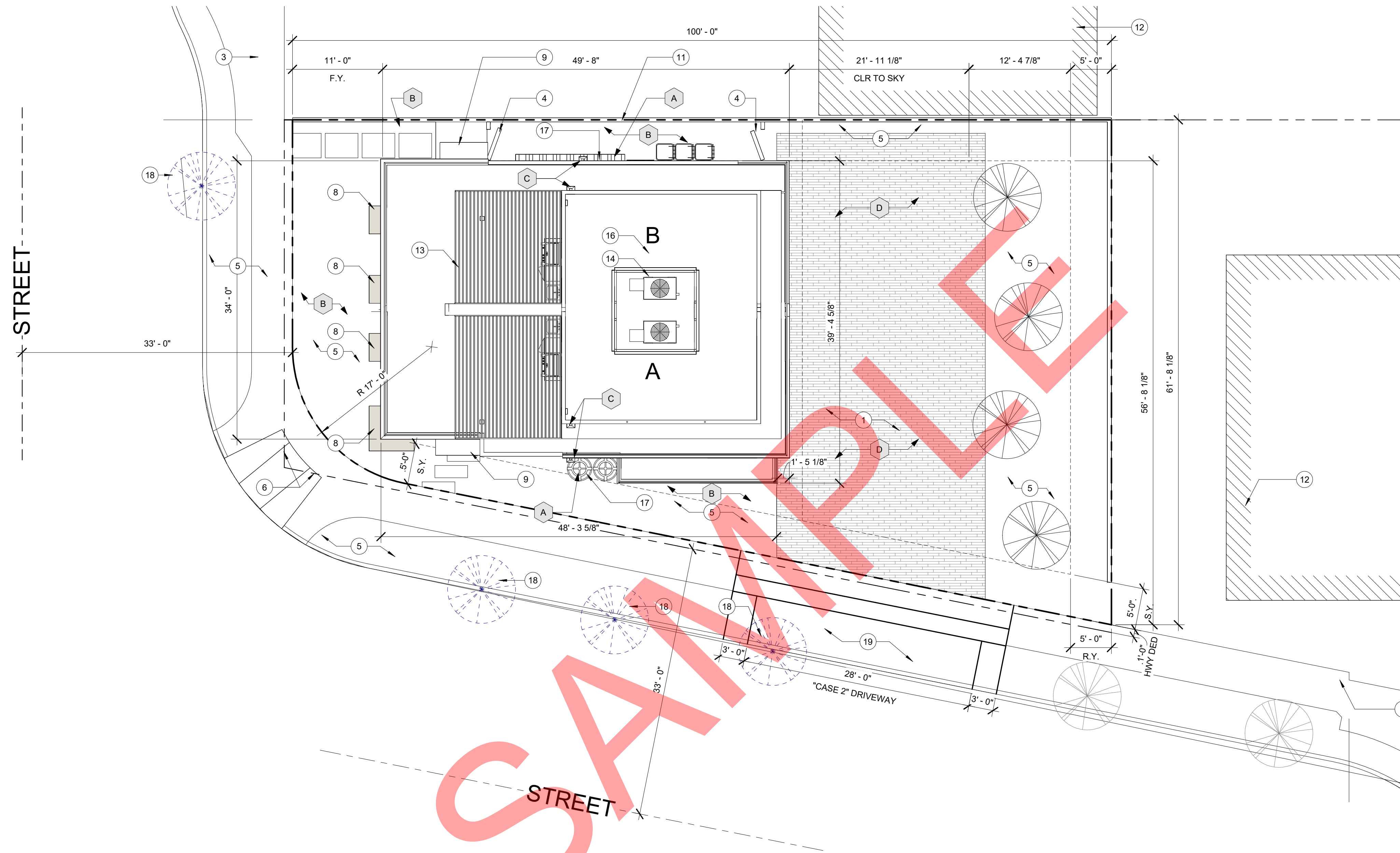
Scale: 12" = 1'-0"

- LOW IMPACT DEVELOPMENT CALLOUTS**
- A. RAINHARVEST BARRELS PER L.I.D., SEE CIVIL FOR SIZE & TOTAL
 - B. LANDSCAPE AREA, SEE LANDSCAPE DWGS
 - C. SCUPPER & DOWNSPOUT, 3" MIN DIA
 - D. CONCRETE PAVERS W/ MIN 30 SRI (TYP)

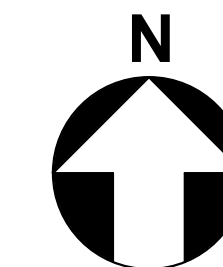
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CONSTRUCTION NOTES:

1. CONCRETE PAVERS W/ MIN 30 SRI (TYP)
2. (E) CURB CUT TO BE MODIFIED, SEE CIVIL DWGS
3. (E) SIDEWALK
4. (N) SIDE GATE
5. LANDSCAPE AREA, SEE LANDSCAPE DWGS
6. (E) PROPERTY LINE PRIOR TO H.W.D
7. NOT USED
8. METAL WINDOW AWNING SUNSHADE
9. ENTRY DOOR METAL AWNING
10. TRASH BINS (TYP)
11. (N) PARTY WALL @ PROPERTY LINE
12. ADJACENT NEIGHBOR'S BUILDING
13. TRELLIS PATIO COVER
14. A.C UNIT MOUNTED ON ROOFTOP MECHANICAL PAD
15. (E) TREE TO REMAIN
16. LOUVERED EQUIPMENT SCREEN (TYP)
17. RAINHARVEST BARRELS PER L.I.D.
18. (E) TREE TO REMOVED
19. NEW DRIVEWAY PER B-PERMIT



① SITE
1/8" = 1'-0"

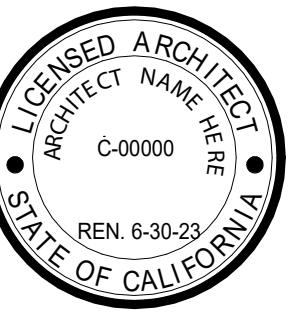


Architect of Record

Los Angeles, CA 90015
Cell: 213-xxx-xxxx
Email: xxx@com

PROJECT NAME: SAMPLE PROJECT

Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: SITE PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission

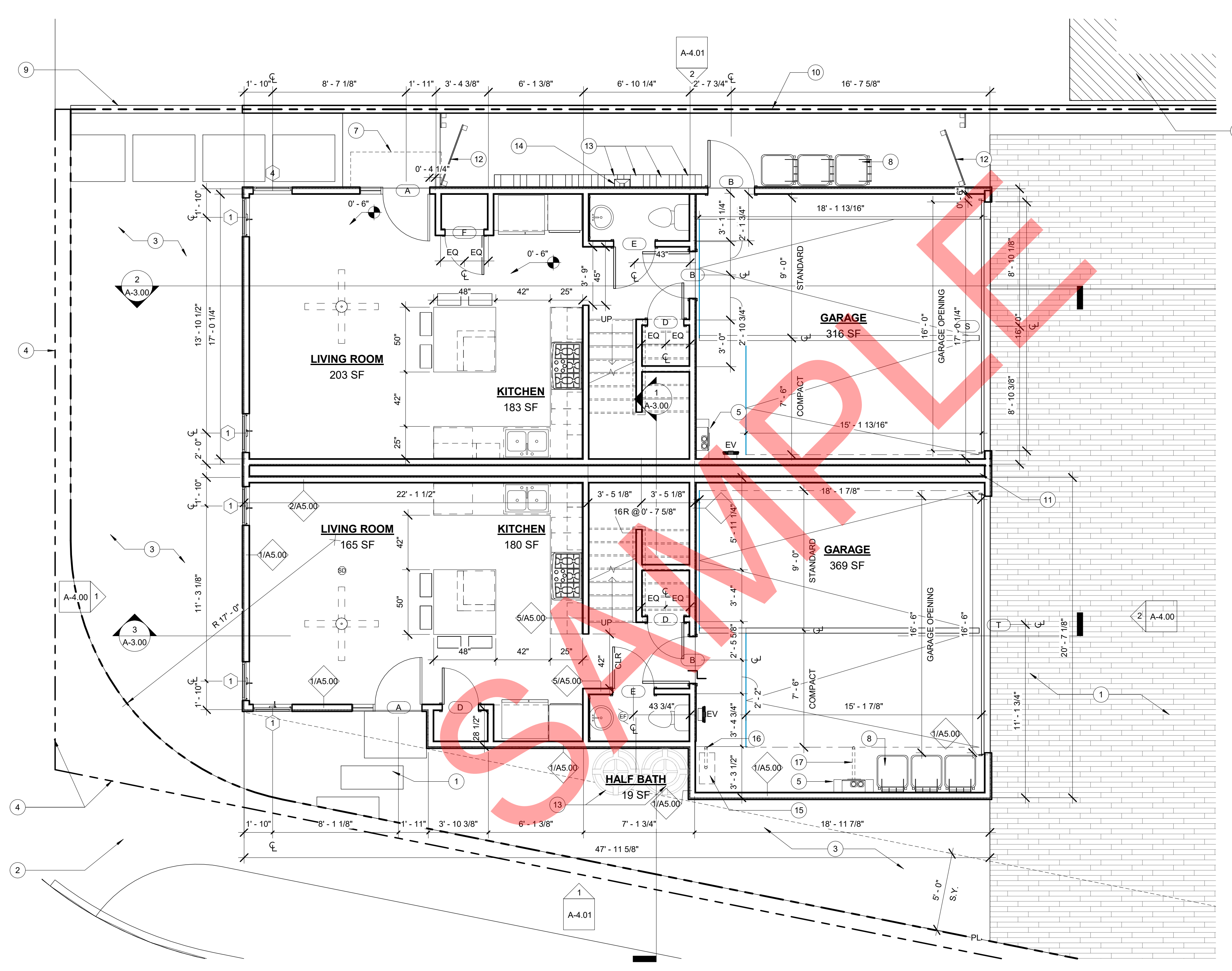
Date 05/10/19

Drawn by XX

Checked by XX

A-2.00

Scale 1/8" = 1'-0"



1 FIRST LEVEL
1/4" = 1'-0"

- GREEN BUILDING NOTES:**
- A. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as "For Future Solar Electric." (4.211.4, Energy Code §110.10, LAFD Requirement No.96)
 - B. The main service panel shall have a minimum busbar rating of 200 amps.
For roof slopes < 2:12, 3-year aged SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75
 - C. A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for the proposed slab on grade construction (4.505.2.1)
 - E. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction. (4.505.2.1)

- CONSTRUCTION NOTES:**
1. CONCRETE PAVERS W/ MIN 30 SRI (TYP)
 2. (E) SIDEWALK
 3. LANDSCAPE AREA, SEE LANDSCAPE DWGS
 4. (E) PROPERTY LINE PRIOR TO H.W.D
 5. TANKLESS WATER HEATER
 6. ADJ BUILDING
 7. ENTRY DOOR METAL AWNING
 8. TRASH BINS (TYP)
 9. GARDEN WALL, 3'-0" HIGH
 10. 6'-0" PL WALL
 11. WARTY WALL VOID
 12. WOOD SIDEGATE
 13. 200 GAL RAINHARVEST BARREL
 14. DOWNSPOUT (MIN 3" DIA)
 15. FUTURE PV METER & INVERTER LOCATION
 16. PV CONDUIT PATHWAY TO SOLARZONE
 17. PLUMBING PATHWAY TO SOLARZONE

NOTE
A. ALL FLOOR PLANS ARE DIMENSIONED FROM FACE OF STUD UNLESS UNO

- LEGEND**
- 1 HR SEPARATION (PER TABLE R302.6)
 - ⊙ EXHAUST FAN, ENERGY STAR RATED, W/ HUMIDITY SENSOR
 - ⊙ SMOKE DETECTOR
 - ⊙ CARBON MONOXIDE DETECTOR
 - 11" CLOSET SHELF & POLE
 - ⊙ WATER CLOSET, MAX 1.28 GPF
 - ⊙ LAVATORY, MAX 1.5 - MIN 0.80 GPM
 - ⊙ SHOWER W/ SINGLE SHOWERHEAD, MAX 2 GPM @80 PSI FLOW RATE
 - ⊙ KITCHEN SINK W/ KITCHEN FAUCET, MAX 1.8 GPM@60 PSI FLOW RATE
 - EV FUTURE EV CHARGER LOCATION, LABEL "EV CAPABLE".
 - ⊙ CEILING FAN, ENERGY STAR

Architect of Record
Los Angeles, CA 90015
Cell: 213-xxx-xxxx
Email: xxx@com

PROJECT NAME: **SAMPLE PROJECT**
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City, CA 90015

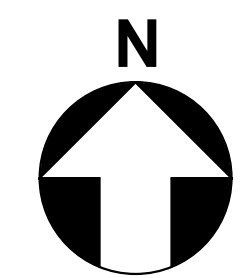
TITLE: **FIRST FLOOR PLAN**

CONSTRUCTION DOCUMENTS

PROJECT NUMBER	1602	
No.	Date	Submission
-	-	-

Date	05/10/19
Drawn by	XX
Checked by	XX

A-2.01
Scale 1/4" = 1'-0"



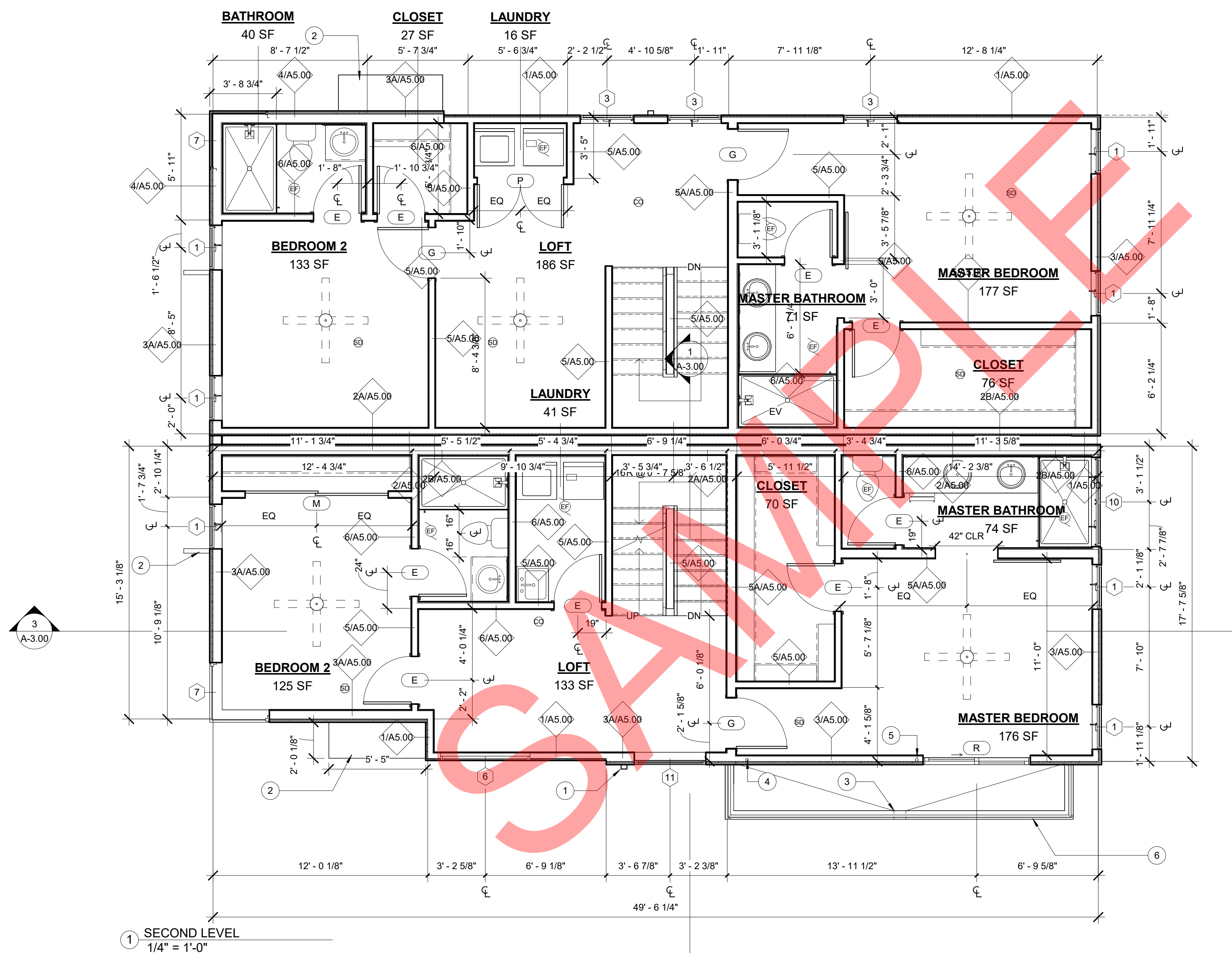
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GREEN BUILDING NOTES:

- A. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as "For Future Solar Electric." (4.211.4, Energy Code §110.10, LAFD Requirement No.96)
- B. The main service panel shall have a minimum busbar rating of 200 amps.
- C. For roof slopes < 2:12, 3-year aged SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75
- D. A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for the proposed slab on grade construction (4.505.2.1)
- E. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction. (4.505.2.1)

CONSTRUCTION NOTES:

- 1. DOWNSPOUT (MIN 3" DIA) W/SCUPPER
- 2. METAL AWNING SUNSHADE
- 3. THRU WALL SCUPPER
- 4. PV CONDUIT PATHWAY TO SOLARZONE
- 5. PLUMBING PATHWAY TO SOLARZONE
- 6. GRS GLASS RAIL SYSTEM, (CLEARVUE 100 SERIES LARR# 25084)



NOTE
A. ALL FLOOR PLANS ARE DIMENSIONED FROM FACE OF STUD UNLESS UNO

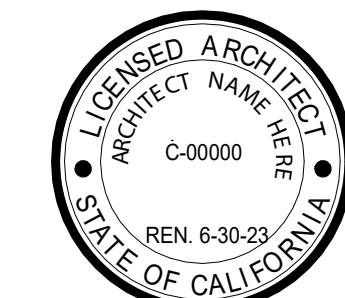
- LEGEND**
- 1 HR SEPARATION (PER TABLE R302.6)
 - EXHAUST FAN, ENERGY STAR RATED, W/ HUMIDITY SENSOR
 - SMOKE DETECTOR
 - CARBON MONOXIDE DETECTOR
 - 11" CLOSET SHELF & POLE
 - WATER CLOSET, MAX 1.28 GPF
 - LAVATORY, MAX 1.5 - MIN 0.80 GPM
 - SHOWER W/ SINGLE SHOWERHEAD, MAX 2 GPM @80 PSI FLOW RATE
 - KITCHEN SINK W/ KITCHEN FAUCET, MAX 1.8 GPM@60 PSI FLOW RATE
 - FUTURE EV CHARGER LOCATION, LABEL "EV CAPABLE"
 - CEILING FAN, ENERGY STAR

Architect of Record

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PROJECT NAME

SAMPLE PROJECT
Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: SECOND LEVEL FLOOR PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission
-	-	-

Date 05/10/19

Drawn by XX

Checked by XX

A-2.02

Scale 1/4" = 1'-0"

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- B. The main service panel shall have a minimum busbar rating of 200 amps.
For roof slopes < 2:12, 3-year aged SRI value of at least 0.75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75
- C. A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for the proposed slab on grade construction (4.505.2.1)
- E. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction. (4.505.2.1)

CONSTRUCTION NOTES:

- 1. GRS GLASS RAIL SYSTEM, (CLEARVUE 100 SERIES LARR# 25084)
- 2. THRU WALL SCUPPER
- 3. LINE OF PROJECTION ABOVE
- 4. DOWNSPOUT (MIN 3" DIA) W/SCUPPER
- 5. TILE TECH PAVERS PEDESTAL SYSTEM W/ IPÉ WOOD
- 6. TILES LARR# 25746, OVER "CLASS A" ROOFING METAL WINDOW AWNING SUNSHADE

NOTE

- A. ALL FLOOR PLANS ARE DIMENSIONED FROM FACE OF STUD UNLESS UNO

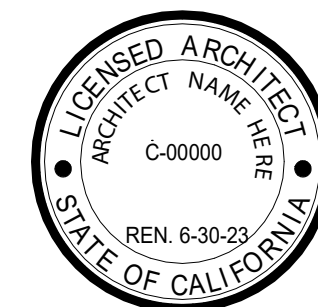
- 1 HR SEPARATION (PER TABLE R302.6)
- ⊗ EXHAUST FAN, ENERGY STAR RATED, W/ HUMIDITY SENSOR
- ⊗ SMOKE DETECTOR
- ⊗ CARBON MONOXIDE DETECTOR
- 11" CLOSET SHELF & POLE
- ⊗ WATER CLOSET, MAX 1.28 GPF
- ⊗ LAVATORY, MAX 1.5 - MIN 0.80 GPM
- ⊗ SHOWER W/ SINGLE SHOWERHEAD, MAX 2 GPM @80 PSI FLOW RATE
- ⊗ KITCHEN SINK W/ KITCHEN FAUCET, MAX 1.8 GPM@60 PSI FLOW RATE
- ⊗ EV FUTURE EV CHARGER LOCATION, LABEL "EV CAPABLE".
- ⊗ CEILING FAN, ENERGY STAR

Architect of Record

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PROJECT NAME

SAMPLE PROJECT
Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: THIRD LEVEL FLOOR PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission
-	-	-

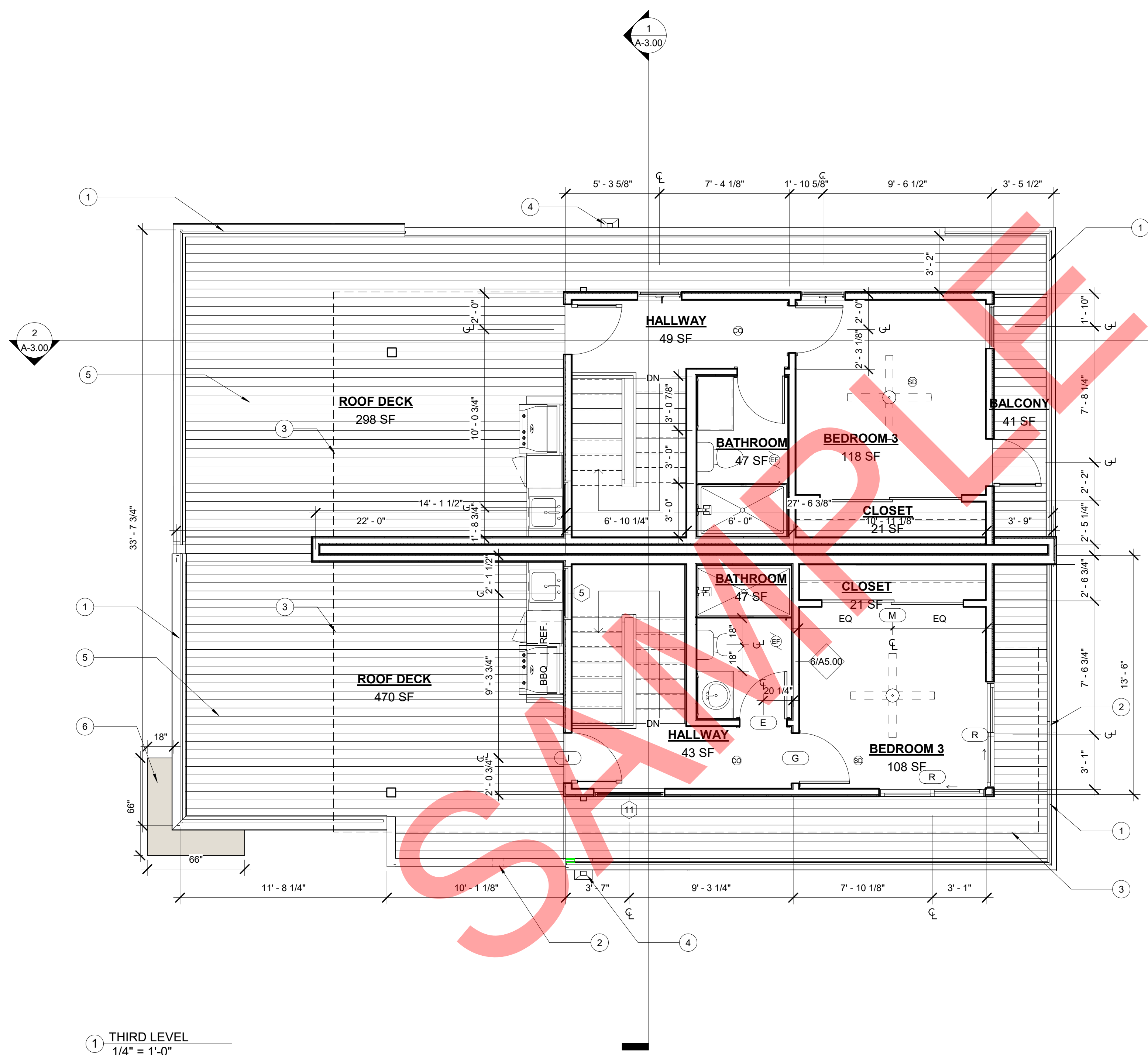
Date 05/10/19

Drawn by XX

Checked by XX

A-2.03

Scale 1/4" = 1'-0"



1 THIRD LEVEL
1/4" = 1'-0"

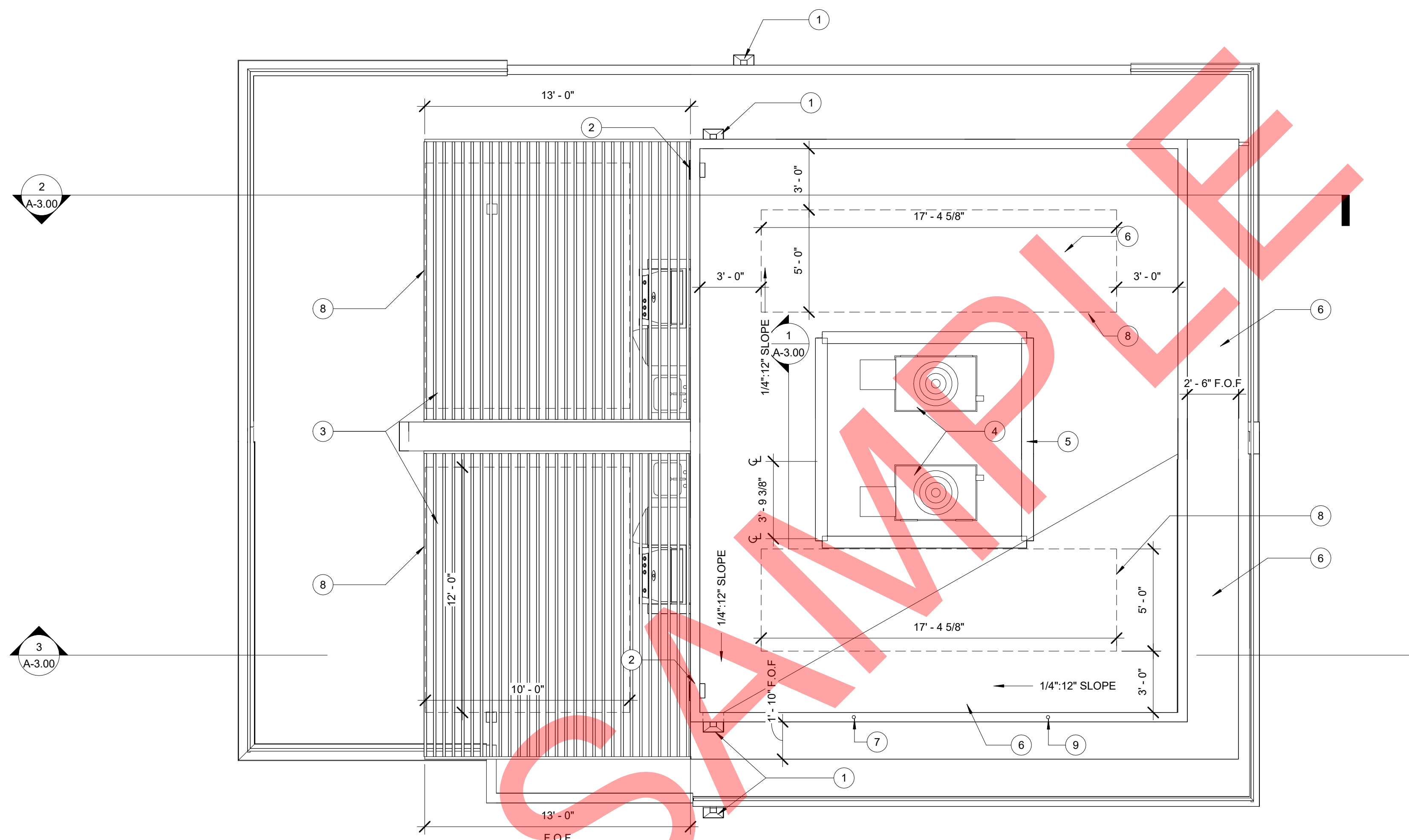
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GREEN BUILDING NOTES:

- A. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as "For Future Solar Electric." (4.211.4, Energy Code §110.10, LAFD Requirement No.96)
- B. The main service panel shall have a minimum busbar rating of 200 amps.
- C. For roof slopes < 2:12, 3-year aged SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75
- D. A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for the proposed slab on grade construction (4.505.2.1)
- E. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction. (4.505.2.1)

CONSTRUCTION NOTES:

- 1. DOWNSPOUT (MIN 3" DIA) W/SCUPPER
- 2. OVERFLOW SCUPPER
- 3. TRELLIS PATIO COVER
- 4. A/C UNIT MOUNTED ON ROOFTOP MECHANICAL PAD
- 5. LOUVERED MECHANICAL SCREEN
- 6. ULTRAPLY TPO SINGLE-PLY COOL ROOF W/ MIN 75 SRI, "CLASS A", ICC-ES ESR-2831, (SEE 1/A-1.01B) PV CONDUIT PATHWAY TO SOLARZONE
- 7. FOR FUTURE CONNECTION TO A SOLAR SYSTEM
- 8. PROVIDE MIN 1" ELECTRICAL CONDUIT CONNECTED PROPELY SIZED ELECTRICAL PANEL LABEL CONDUIT PER LAFD REQUIREMENTS(E) POWER PLUMBING PATHWAY TO SOLARZONE
- 9.



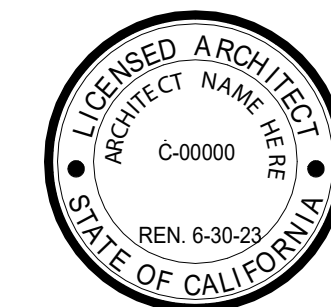
1 ROOF PLAN
1/4" = 1'-0"

Architect of Record

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Email: xxx@com

SAMPLE PROJECT

Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

ROOF PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission
-	-	-

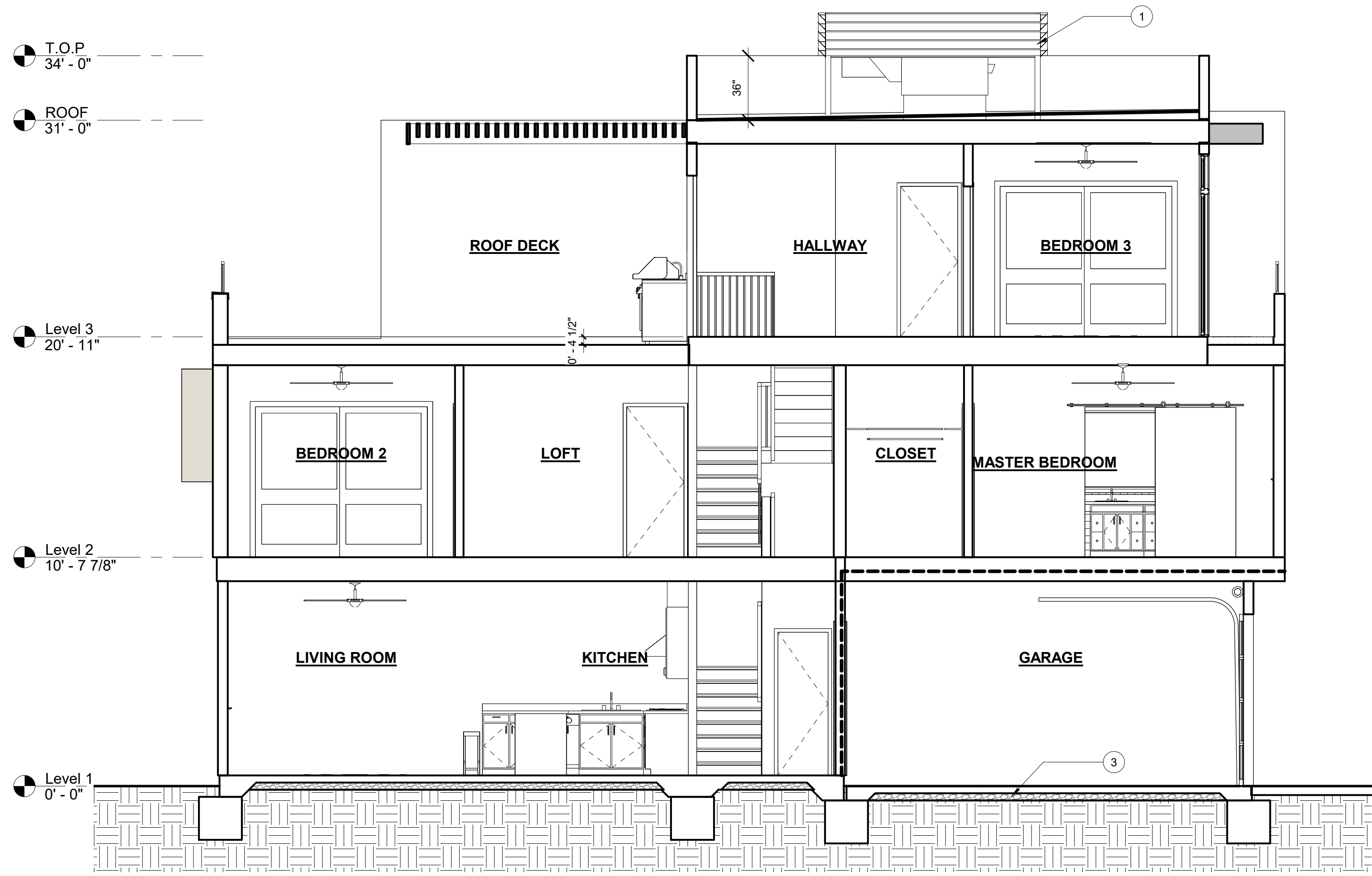
Date 05/10/19

Drawn by XX

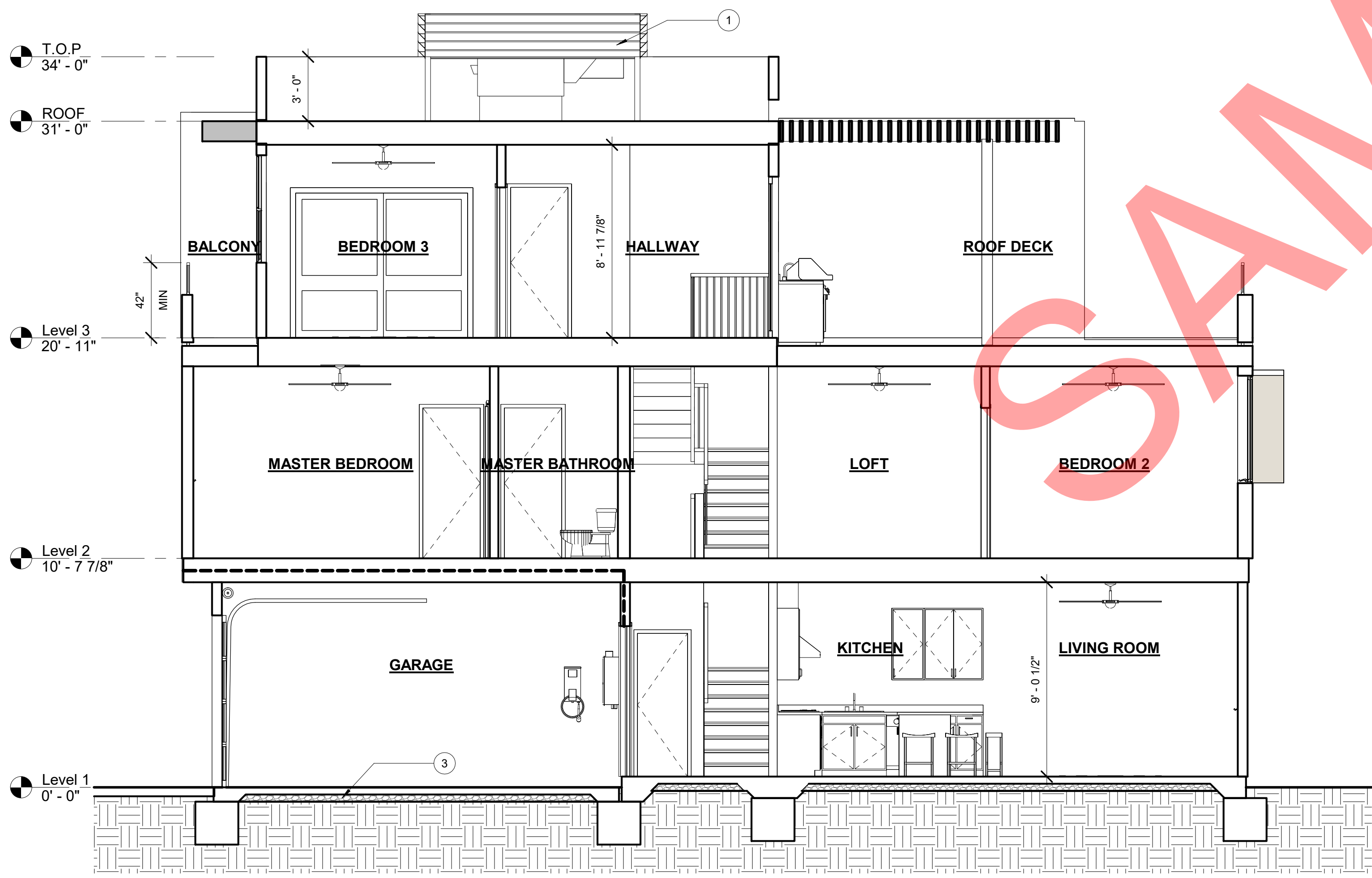
Checked by XX

A-2.04

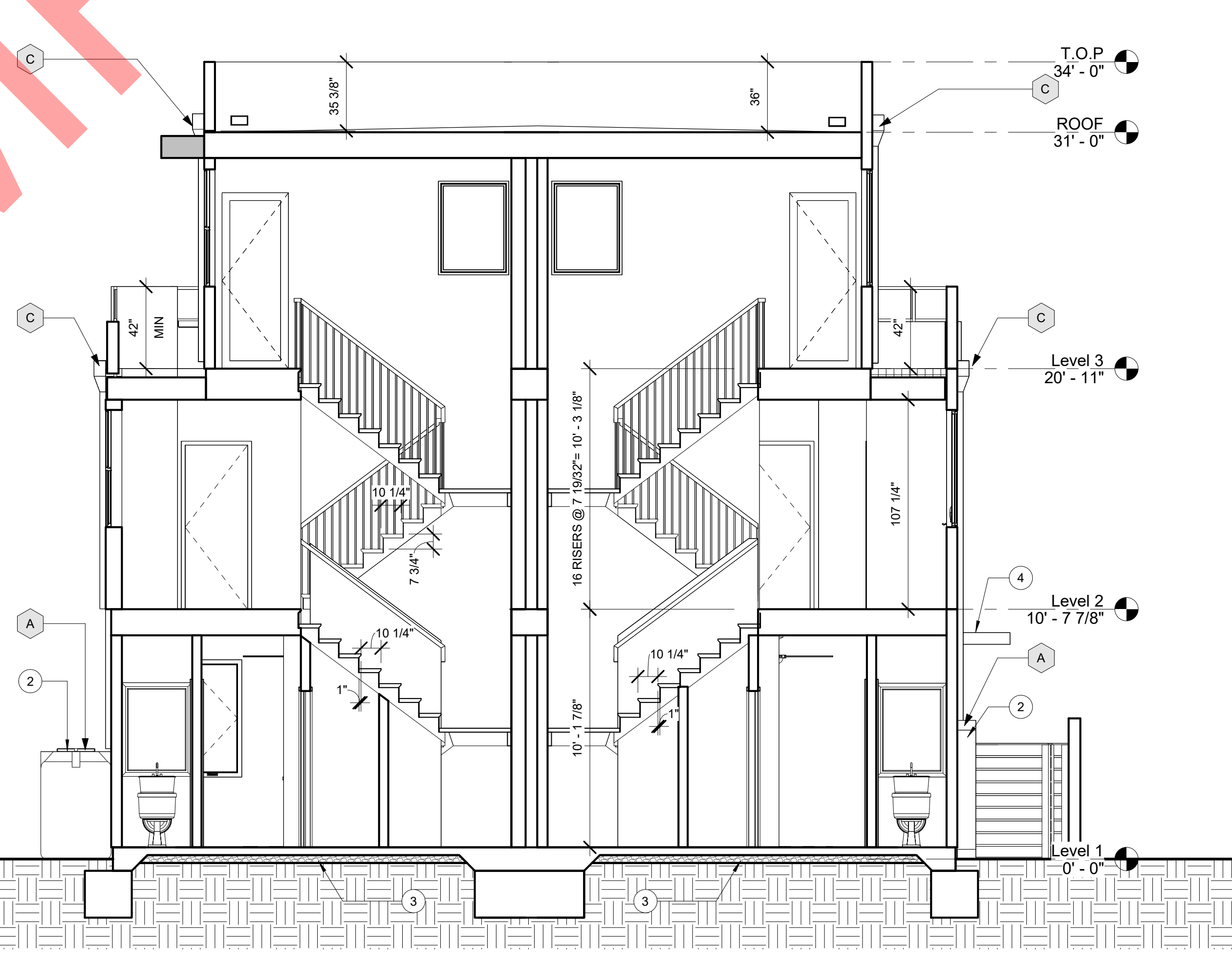
Scale 1/4" = 1'-0"



3 SECTION
1/4" = 1'-0"



2 SECTION
1/4" = 1'-0"



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

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CONSTRUCTION NOTES:

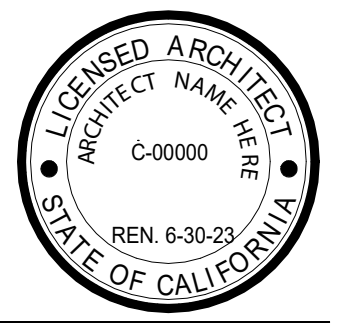
1. LOUVERED MECHANICAL SCREEN
2. 200 GAL RAINHARVEST BARRELS
3. CAPILLARY BREAK, PROVIDE 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE UNDER A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE SLAB ON GRADE.
4. METAL AWNING

- LOW IMPACT DEVELOPMENT CALLOUTS**
- A. RAINHARVEST BARRELS PER L.I.D., SEE CIVIL FOR SIZE & TOTAL LANDSCAPE AREA, SEE LANDSCAPE DWGS
 - B. SCUPPER & DOWNSPOUT, 3" MIN DIA
 - C. CONCRETE PAVERS W/ MIN 30 SRI (TYP)

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

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PROJECT NAME: **SAMPLE PROJECT**
Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: **SECTIONS**

CONSTRUCTION DOCUMENTS

PROJECT NUMBER: **1602**

No.	Date	Submission

Date: **05/10/19**
Drawn by: **XX**
Checked by: **XX**

A-3.00

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

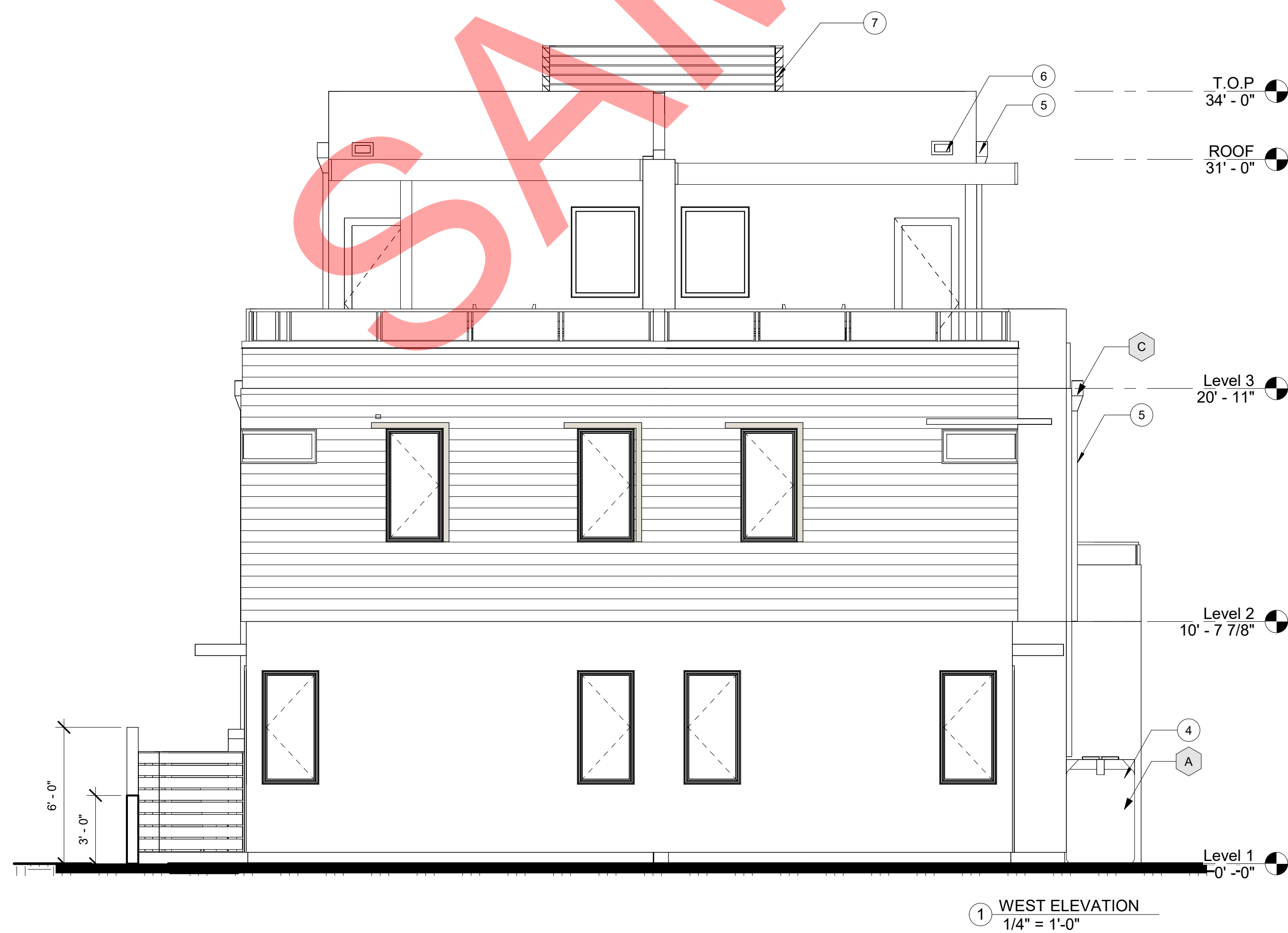
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CONSTRUCTION NOTES:

1. RAIN SCREEN WOOD SIDING
2. CEMENT PLASTER
3. SCREED LINE
4. 50 GAL RAINHARVEST BARREL
5. DOWNSPOUT (MIN 3" DIA) W/SCUPPER
6. OVERFLOW SCUPPER
7. ENTRY DOOR METAL AWNING
8. LOUVERED MECHANICAL SCREEN

LOW IMPACT DEVELOPMENT CALLOUTS

- A. RAINHARVEST BARRELS PER L.I.D., SEE CIVIL FOR SIZE & TOTAL LANDSCAPE AREA, SEE LANDSCAPE DWGS
- B. SCUPPER & DOWNSPOUT, 3" MIN DIA
- C. CONCRETE PAVERS W/ MIN 30 SRI (TYP)

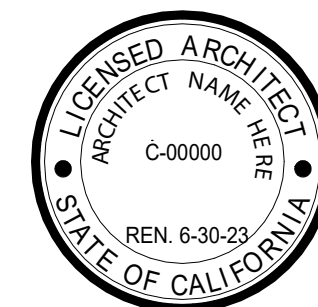


Architect of Record

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PROJECT NAME

SAMPLE PROJECT
 Project address
 Project address



OWNER:
 Owner's Name
 Owner's Street Address
 City, CA 90015

TITLE:

ELEVATIONS

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission
-	-	-

Date 05/10/19

Drawn by XX

Checked by XX

A-4.00

Scale 1/4" = 1'-0"

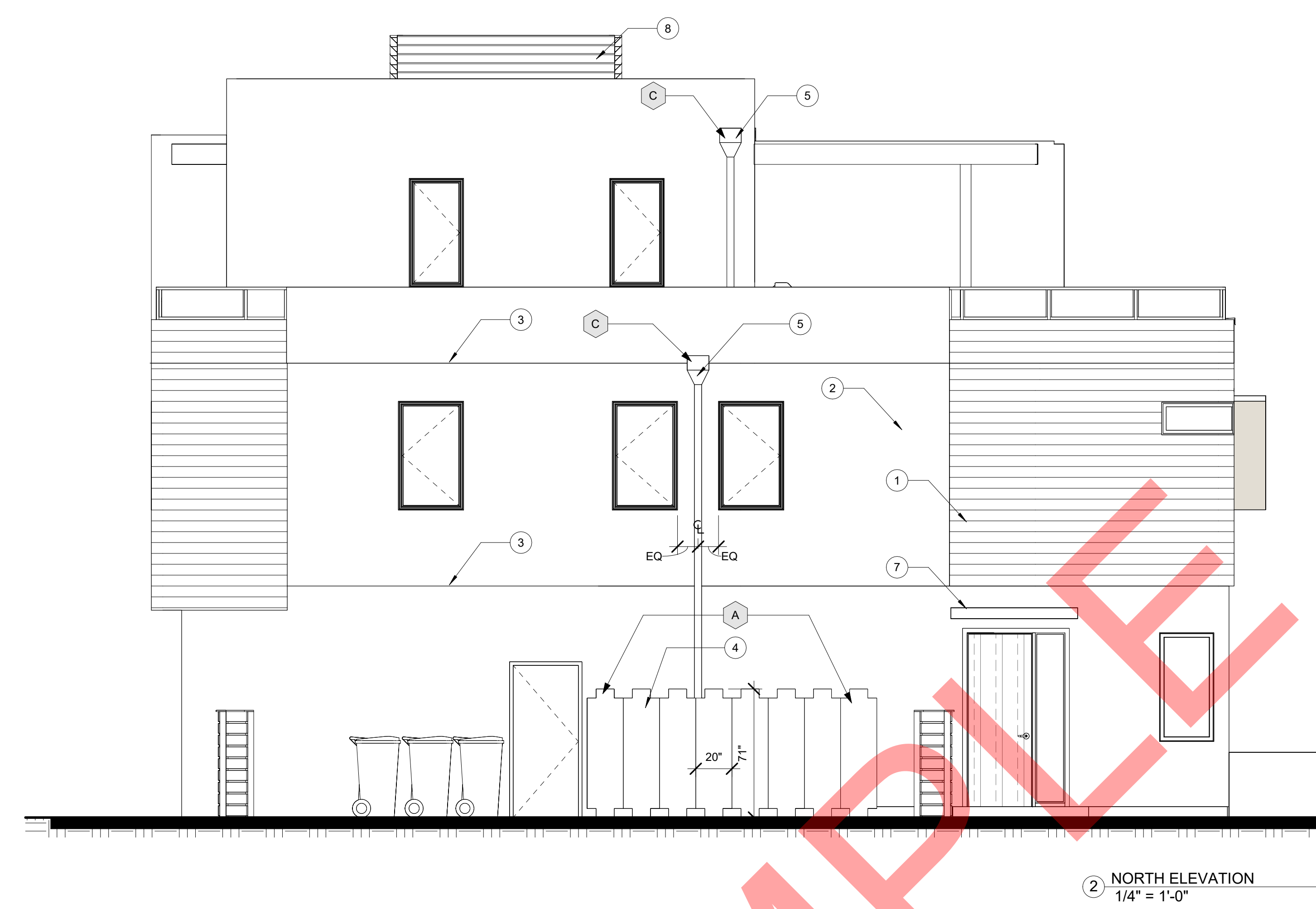
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CONSTRUCTION NOTES:

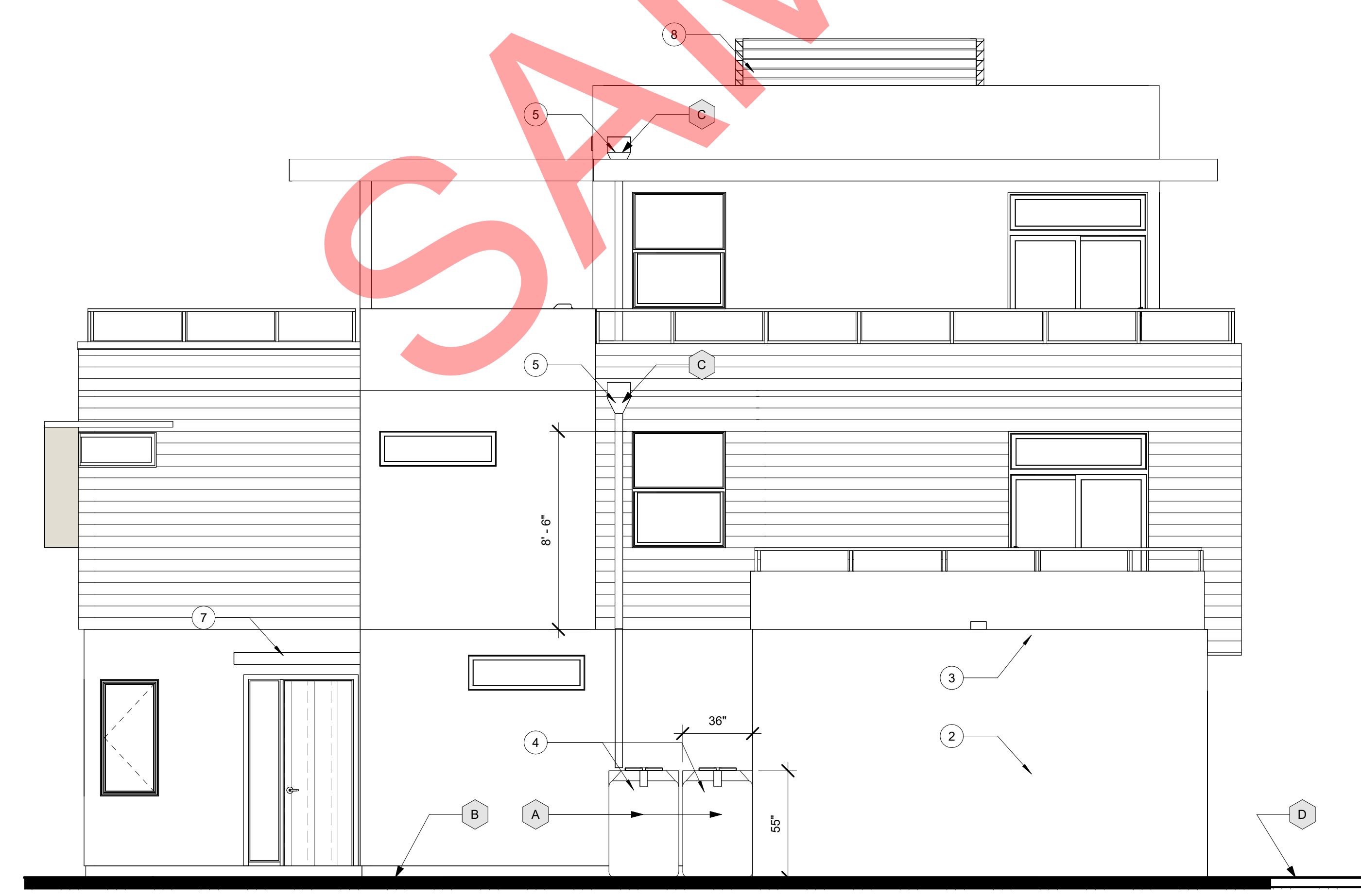
1. RAIN SCREEN WOOD SIDING
2. CEMENT PLASTER
3. SCREED LINE
4. 50 GAL RAINHARVEST BARREL
5. DOWNSPOUT (MIN 3" DIA) W/SCUPPER
6. OVERFLOW SCUPPER
7. ENTRY DOOR METAL AWNING
8. LOUVERED MECHANICAL SCREEN

LOW IMPACT DEVELOPMENT CALLOUTS

- A. RAINHARVEST BARRELS PER L.I.D., SEE CIVIL FOR SIZE & TOTAL LANDSCAPE AREA, SEE LANDSCAPE DWGS
- B. SCUPPER & DOWNSPOUT, 3" MIN DIA
- C. CONCRETE PAVERS W/ MIN 30 SRI (TYP)



② NORTH ELEVATION
1/4" = 1'-0"

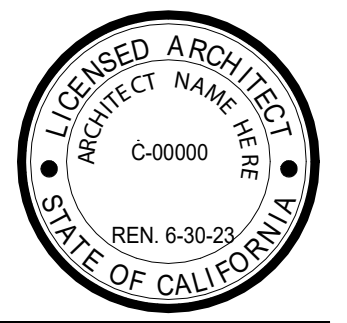


① SOUTH ELEVATION
1/4" = 1'-0"

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

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PROJECT NAME: **SAMPLE PROJECT**
Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: **ELEVATIONS**

CONSTRUCTION DOCUMENTS

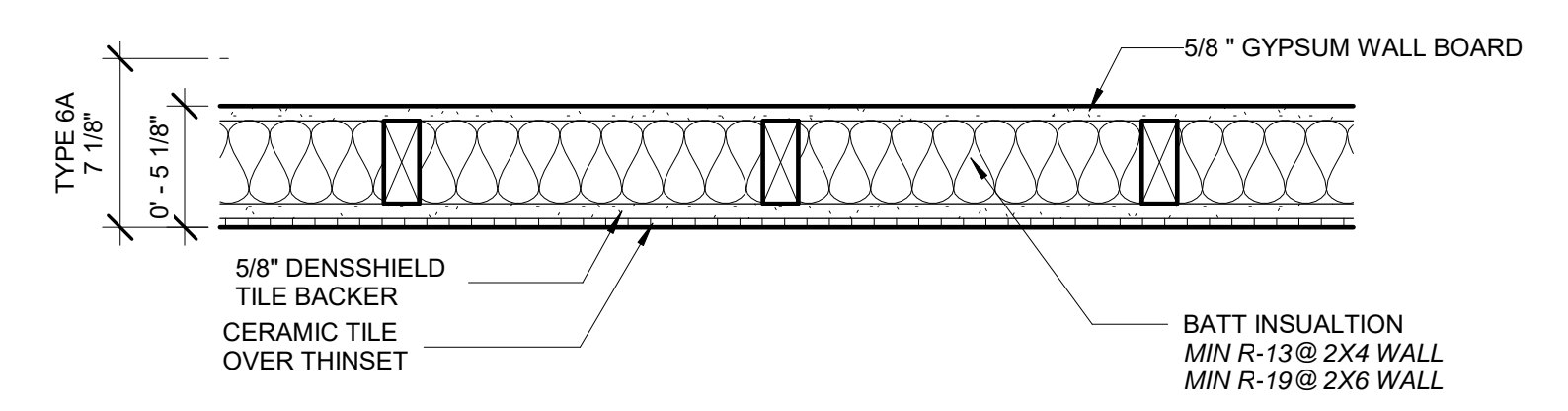
PROJECT NUMBER	1602	
No.	Date	Submission
Date	05/10/19	
Drawn by	XX	
Checked by	XX	

A-4.01

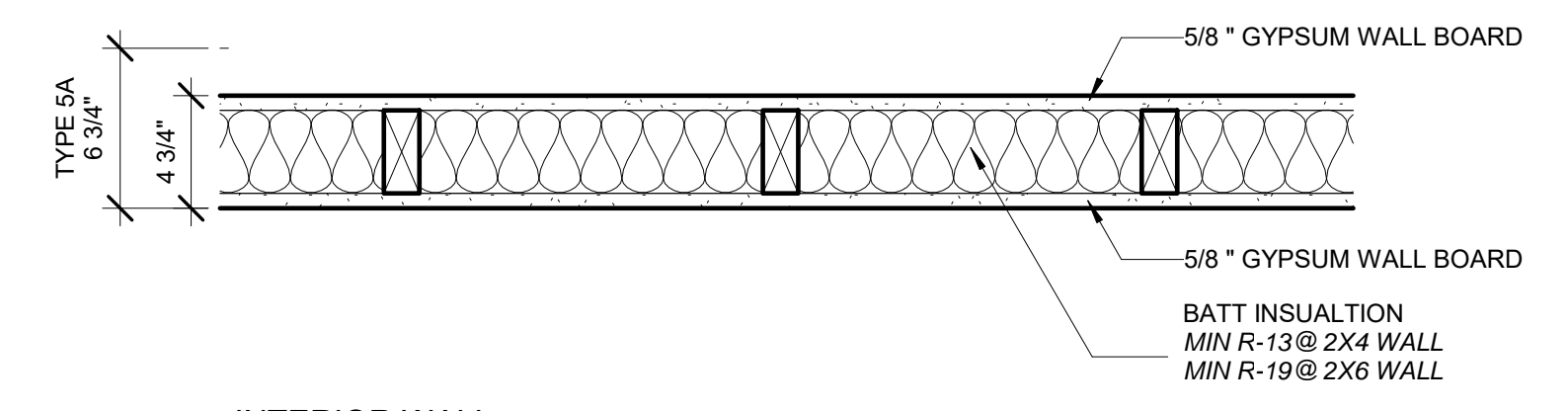
Scale 1/4" = 1'-0"

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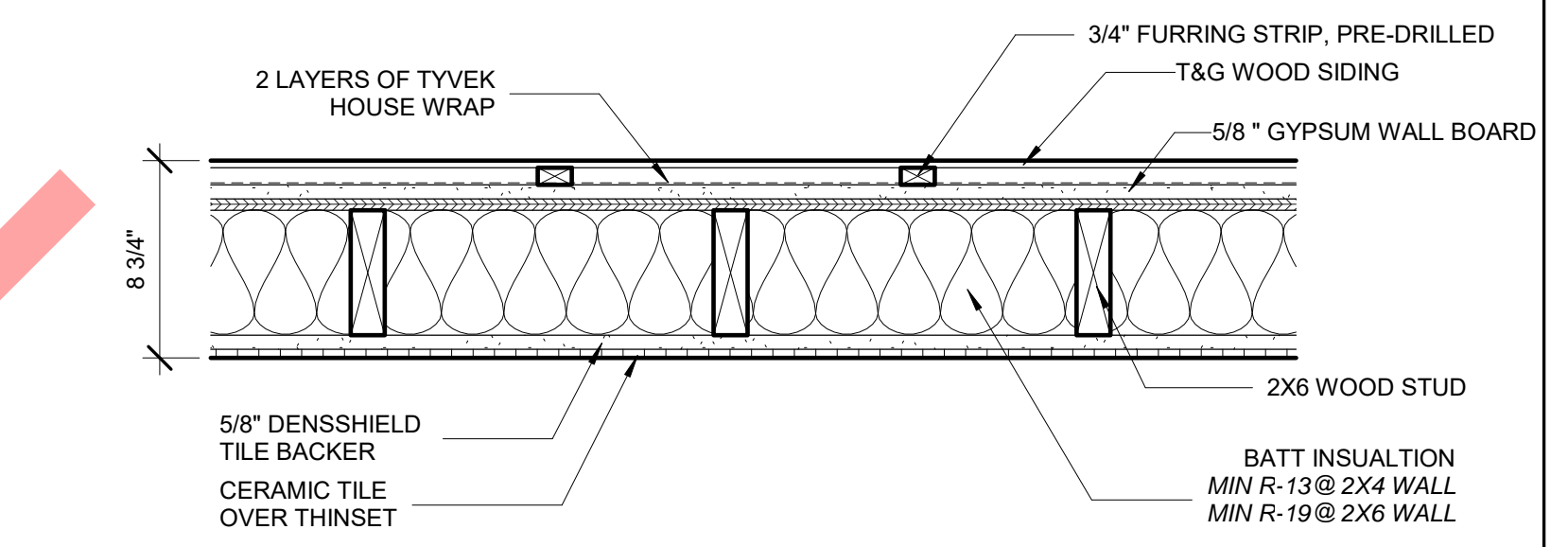
CONSTRUCTION NOTES:



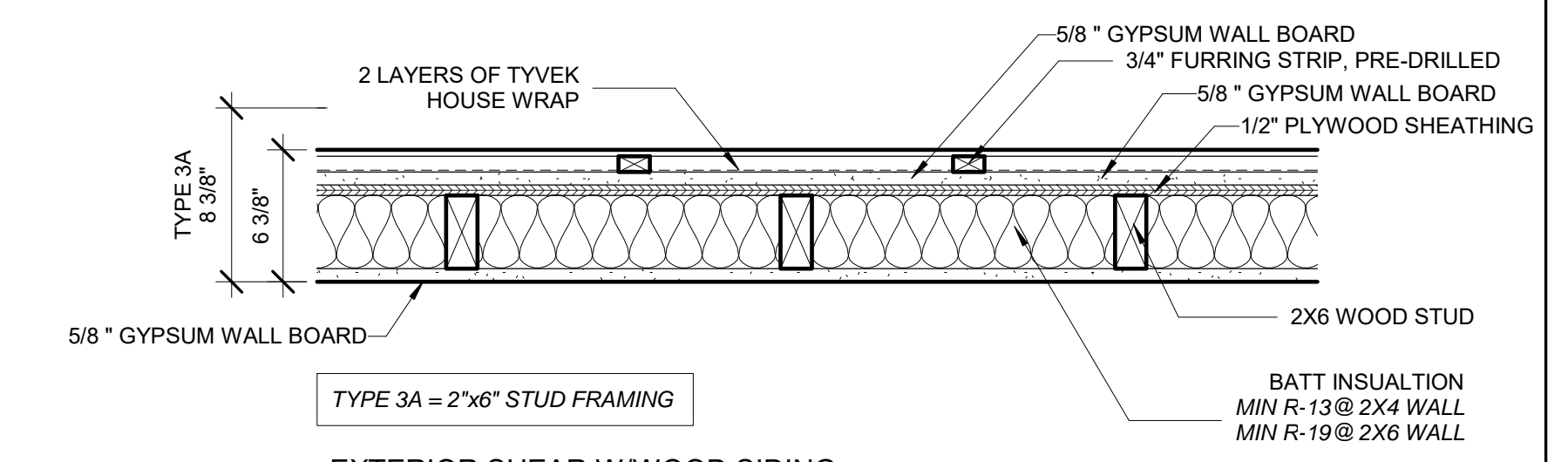
6 INTERIOR WALL
1 1/2" = 1'-0"



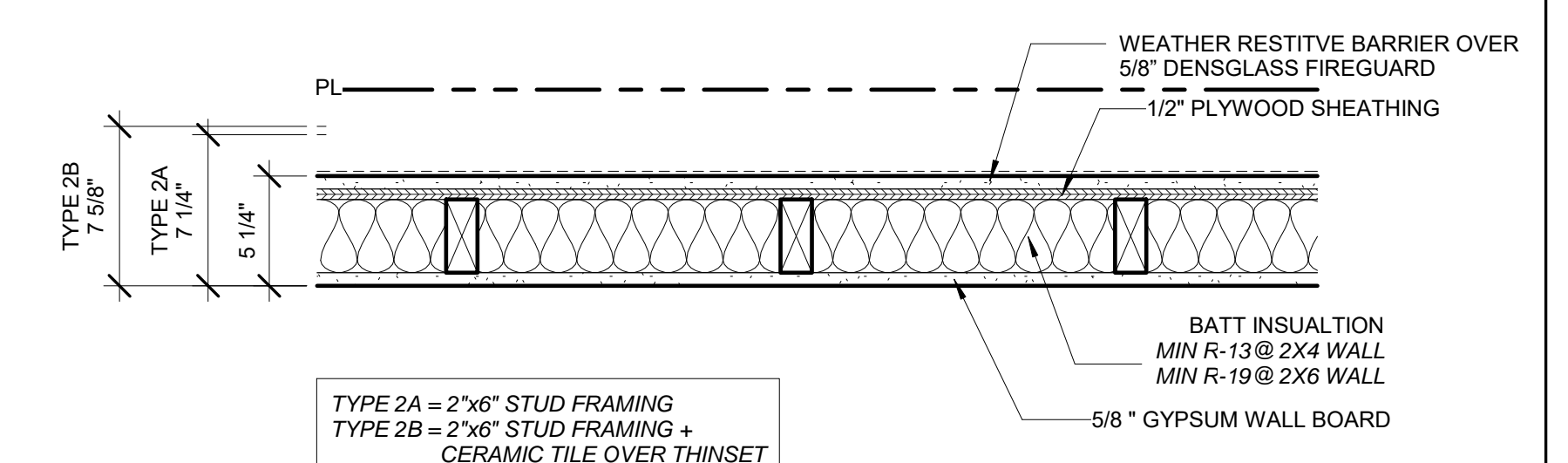
5 INTERIOR WALL
1 1/2" = 1'-0"



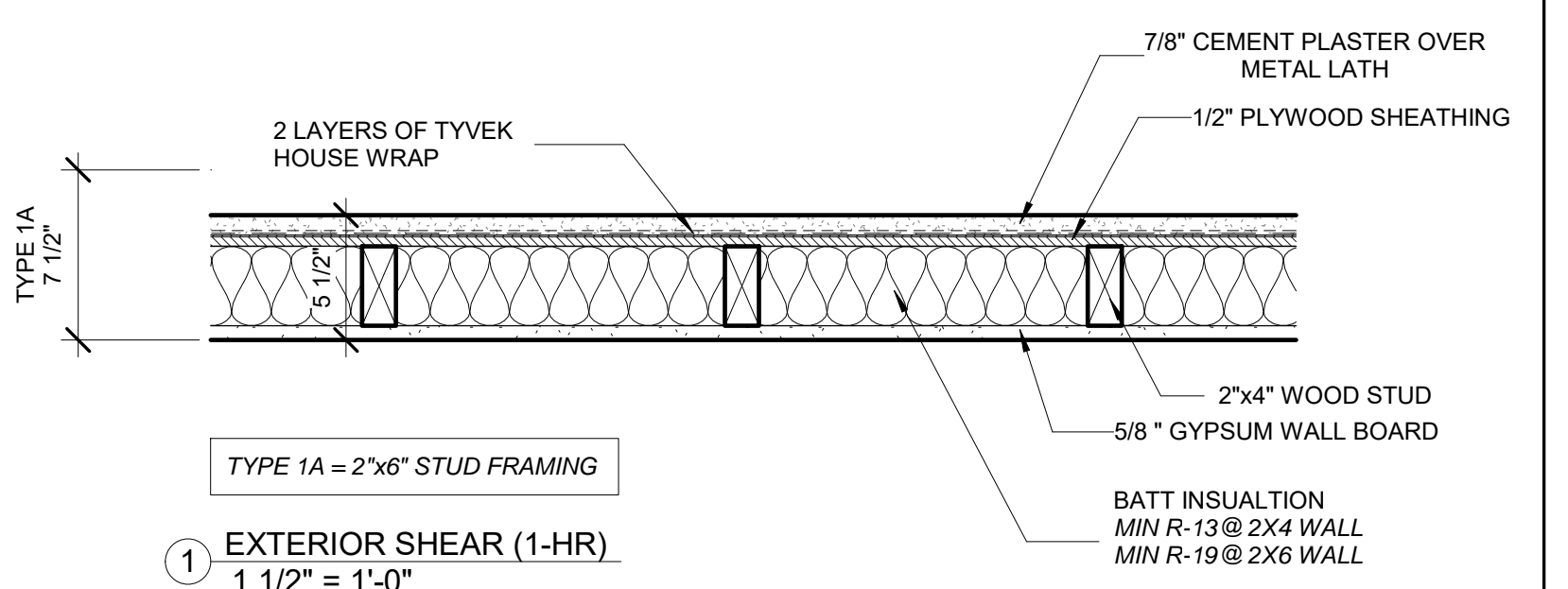
4 EXTERIOR SHEAR W/WOOD SIDING W/TILE
1 1/2" = 1'-0"



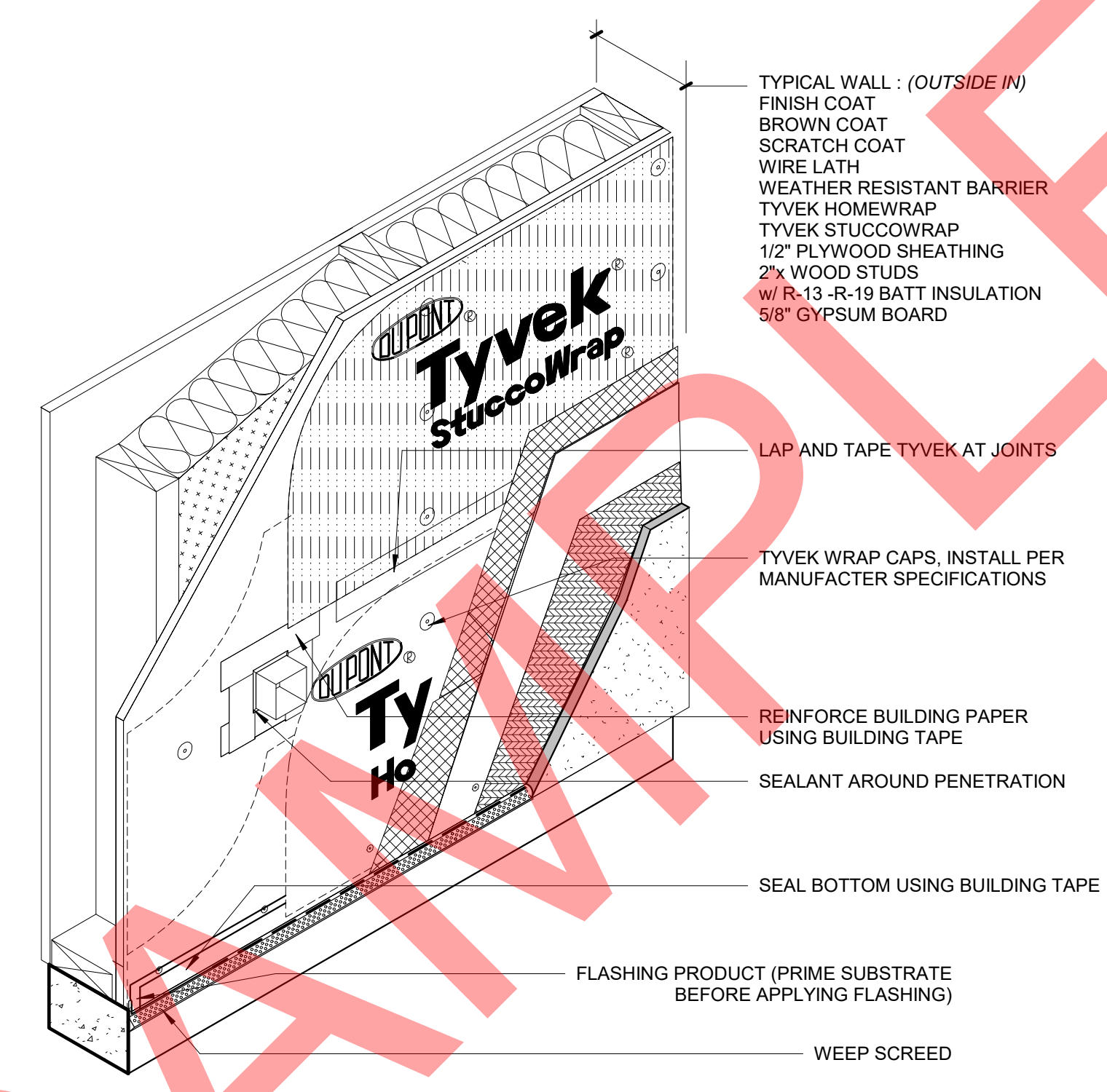
3 EXTERIOR SHEAR W/WOOD SIDING
1 1/2" = 1'-0"



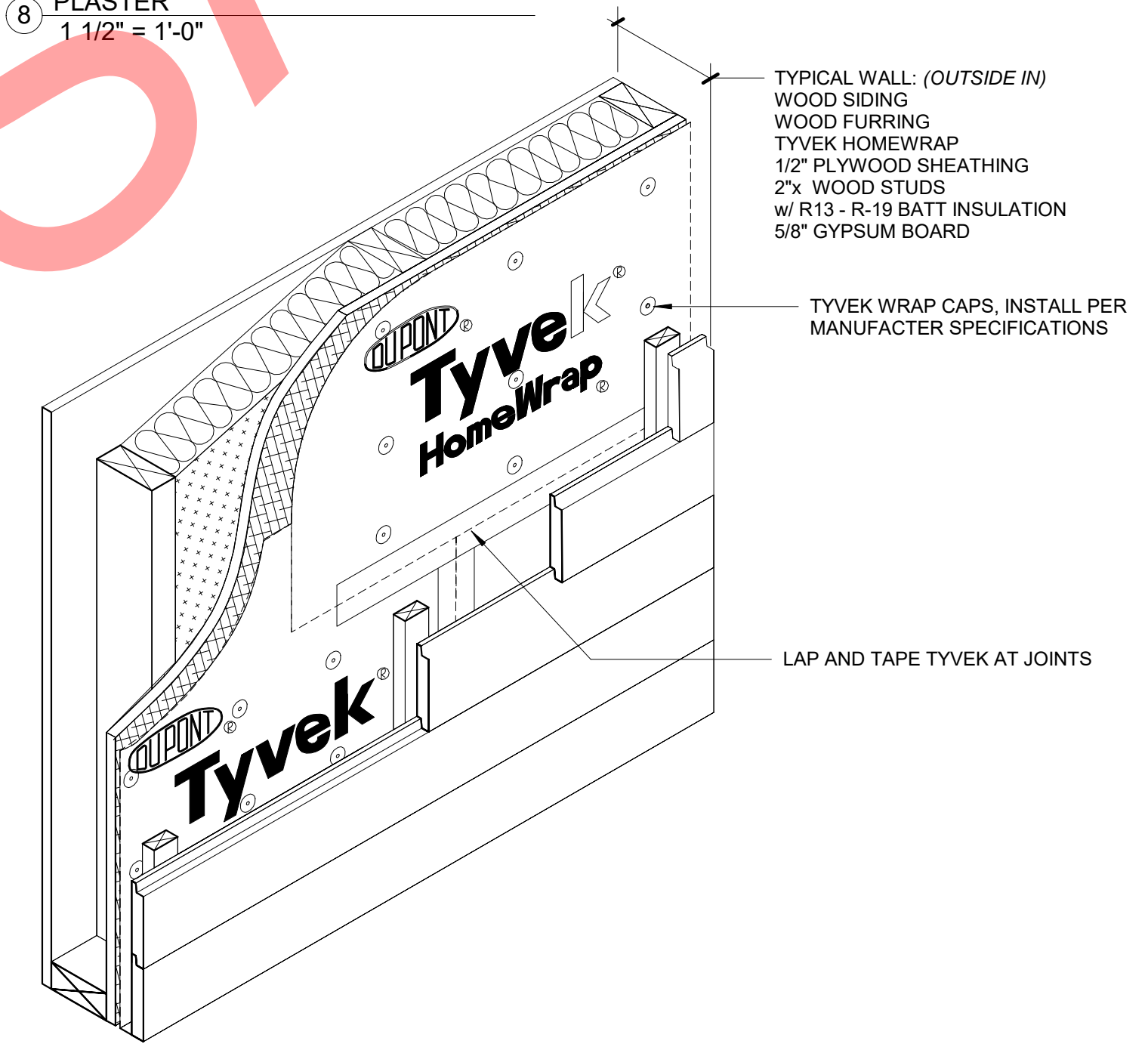
2 EXTERIOR SHEAR @PL (1-HR)
1 1/2" = 1'-0"



1 EXTERIOR SHEAR (1-HR)
1 1/2" = 1'-0"



8 ISOMETRIC DETAIL @ CEMENT PLASTER
1 1/2" = 1'-0"

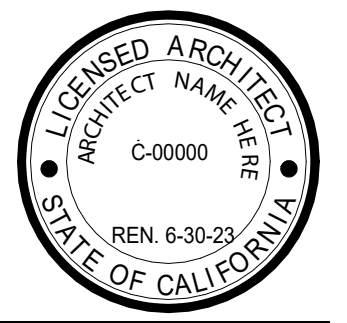


7 ISOMETRIC DETAIL @ WOOD SIDING
1 1/2" = 1'-0"

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SAMPLE PROJECT

Project address
Project address



OWNER: Owner's Name
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City, CA 90015

WALL TYPES

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

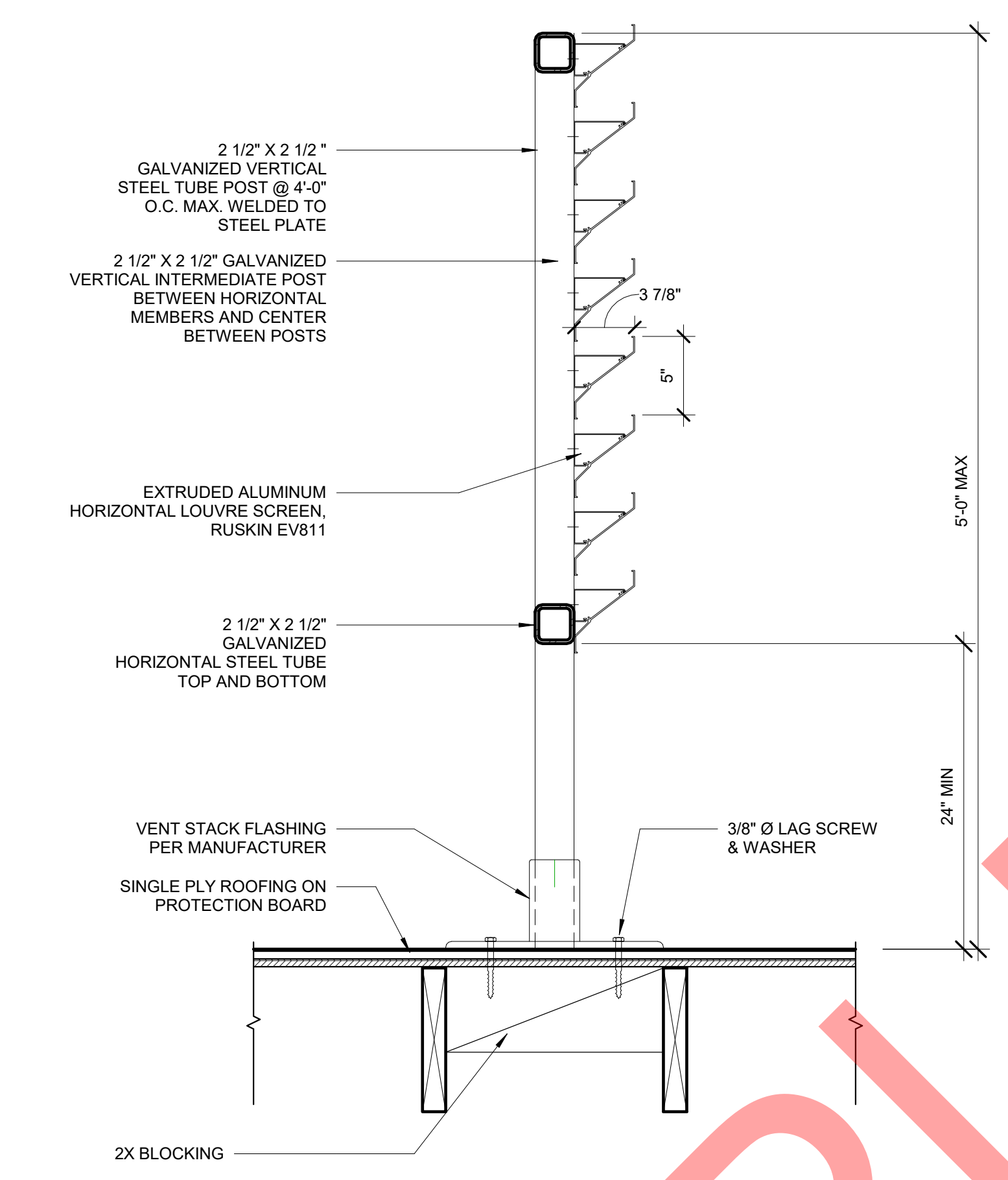
No.	Date	Submission

Date 05/10/19

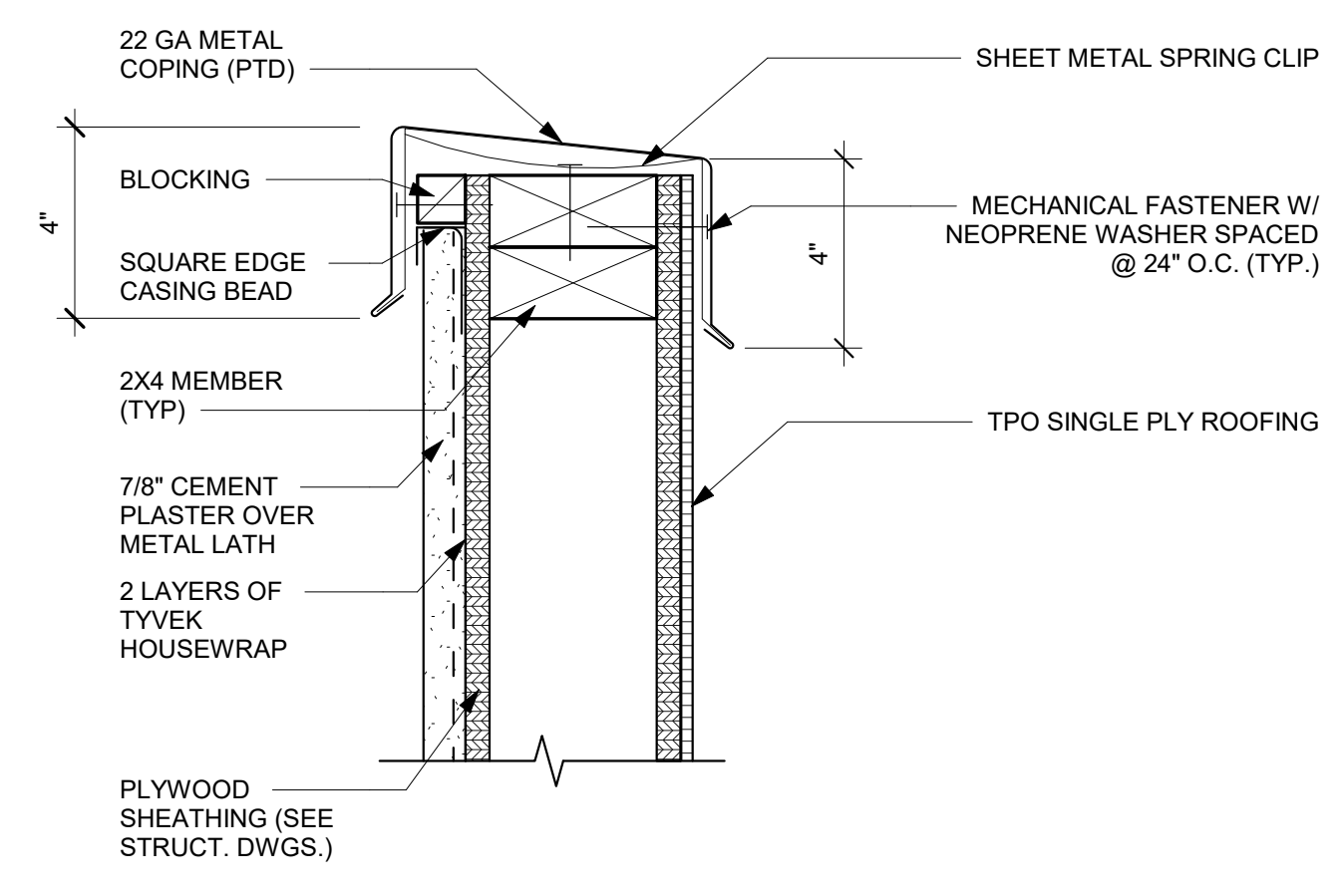
Drawn by XX
Checked by XX

A-5.00

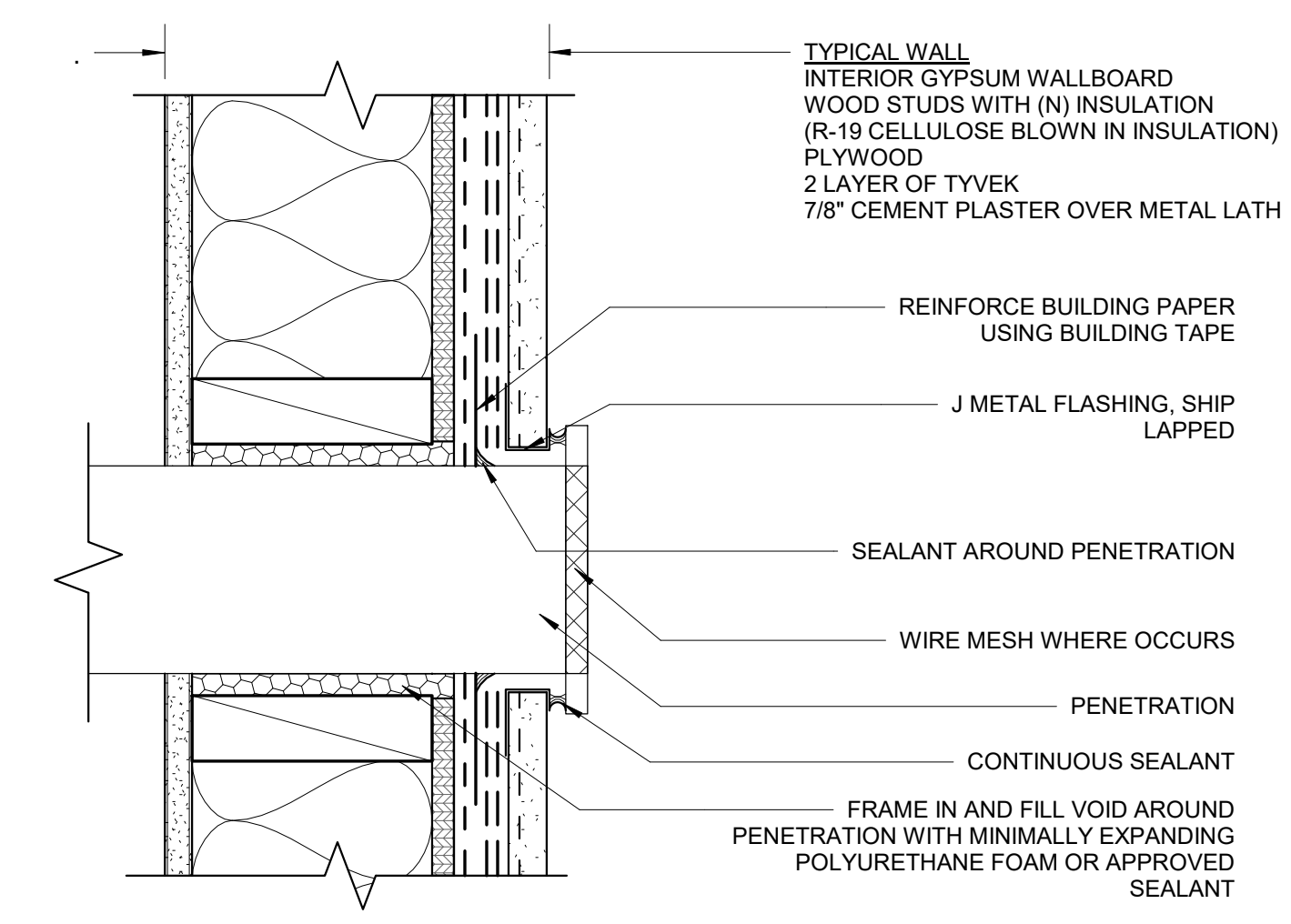
Scale 1 1/2" = 1'-0"



7 ROOF TOP MECH SCREEN
1 1/2" = 1'-0"



3 PARAPET COPING DETAIL
3" = 1'-0"



2 WALL PENETRATION DETAIL
3" = 1'-0"

1. INSTALL PER DIAGRAM FOLLOWING STEPS A, B, C & D. INSTALLING EITHER WATERBLOCK NAIL ON FLASHING (NOF) OR FLASHING MEMBRANE (WFM) 9", 12" OR 18".

(A) EXTEND SILL FLASHING A MINIMUM 9" BEYOND THE JAMBS. (B) INSTALLING FLUSH WITH THE SILL OF ROUGH OPENING. (C) NAIL OR STAPLE ALONG TOP EDGE ONLY. (D) DO NOT ADHERE OR FASTEN ALONG BOTTOM EDGE. LEAVE LOOSE. UNIT WEATHER RESISTIVE BARRIER HAS BEEN INSTALLED AND SLIPPED UP UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION.

4. (A) SELECT OPTION (1 THRU 6) AS OUTLINE ON DIAGRAM, LEFT JAMB DETAIL. (B) PRE-CUT EITHER WATERBLOCK (NOF) NAIL ON FLASHING OR WATERPROOFING FLASHING MEMBRANE (WFM) BY MEASURING FROM BOTTOM OF SILL FLASHING TO HEAD OF WINDOW, THEN ADD 8-1/2 INCHES. (C) INSTALL BY NAILING OR STAPLING ALONG JAMB/SHEATHING EDGE PER DIAGRAM. (D) DO NOT ADHERE OR FASTEN ALONG BOTTOM EDGE. LEAVE LOOSE. UNIT WEATHER RESISTIVE BARRIER HAS BEEN INSTALLED AND SLIPPED UP UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION.

(1) 9" MINIMUM
(2) 12" OPTION
(3) 18" OPTION
(4) 12" OPTION
(5) 18" OPTION
(6) 18" OPTION

NOTE: WHEN INSTALLING (WFM) YOU MAY OPT TO ADHERE TO SUBSTRATE BY REMOVING RELEASE FILM DURING INSTALLATION. ALWAYS ROLL ENTIRE SURFACE OF MEMBRANE USING J-ROLLER (APPLY PRESSURE WHEN ROLLING).
INSTALLATION TIP: FASTEN TOP FIRST FOR EASIER ALIGNMENT.

2. INSTALL WATERBLOCK CORNER GUARDS BY (A) FIRMLY PRESSING INTO SILL JAMB AND SHEATHING INTERSECTION. LEAVE NO GAPS BEHIND CORNER GUARD. HOLD IN PLACE AND FASTEN WITH (B) ROOFING NAILS OR SELF TAPPING FLATHEAD SCREWS. INSTALL FASTENERS THROUGH JAMB SIDES ONLY OF CORNER GUARDS (C) CUT EXCESS LENGTH OFF AT INTERIOR STUD FACE WITH SHARP UTILITY KNIFE.

5. INSTALL INTEGRAL FLANGED WINDOW PER WINDOW MANUFACTURERS INSTRUCTIONS.

6. SELECT YOUR PREFERRED WIDTH OF WATERBLOCK (WFM), USUALLY DETERMINED BY THE AMOUNT OF SELF SEALING WATERPROOFING PROTECTION YOU DESIRE. (A) PRE-CUT TO LENGTH SAME AS JAMB FLASHING INSTALLED IN STEP 4. PRIOR TO INSTALLATION, WIPE WINDOW FLANGE AND JAMB FLASHING WITH A CLEAN RAG TO ENSURE PROPER ADHESION. (B) STARTING AT ONE END, PEEL BACK RELEASE FILM ADHERING INTO PLACE STARTING FLUSH WITH THE TOP OF THE JAMB FLASHING AND WINDOW FRAME. FIRMLY PRESS INTO PLACE IN SINGLE DIRECTION TO PREVENT VOIDS AND COVER ENTIRE WINDOW NAILING FLANGE. (C) USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF (WFM).

7. (A) PRE-CUT WATERBLOCK (WFM) TO A LENGTH BEYOND JAMB FLASHING. WIPE THE WINDOW HEAD FLANGE, JAMB FLASHING AND SHEATHING WITH A CLEAN RAG. PEEL OFF RELEASE FILM. (B) ALIGN FLUSH WITH WINDOW FRAME. PRESS FIRMLY INTO PLACE IN A SINGLE DIRECTION TO PREVENT VOIDS AND COVER ENTIRE HEAD FLANGE. (C) USING A J-ROLLER APPLY PRESSURE AND ROLL ENTIRE SURFACE OF (WFM).

NOTE: WHEN ADHERING TO O.S.B. BOARD OR FIBERGLASS FACED GYPSUM SHEATHING WITHOUT PRIMER, ADDITIONAL FASTENERS MAY BE USED ALONG TOP EDGE OF HEAD FLASHING.

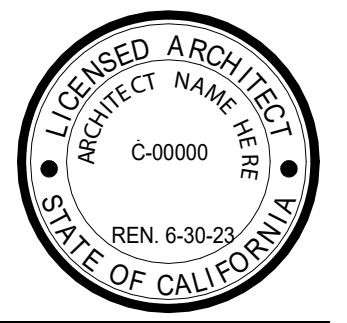
1 WINDOW & DOOR FLASHING
3" = 1'-0"

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CONSTRUCTION NOTES:

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PROJECT NAME: SAMPLE PROJECT
Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: ARCHITECTURAL DETAILS

CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 1602

No.	Date	Submission
-	-	-

Date: 05/10/19

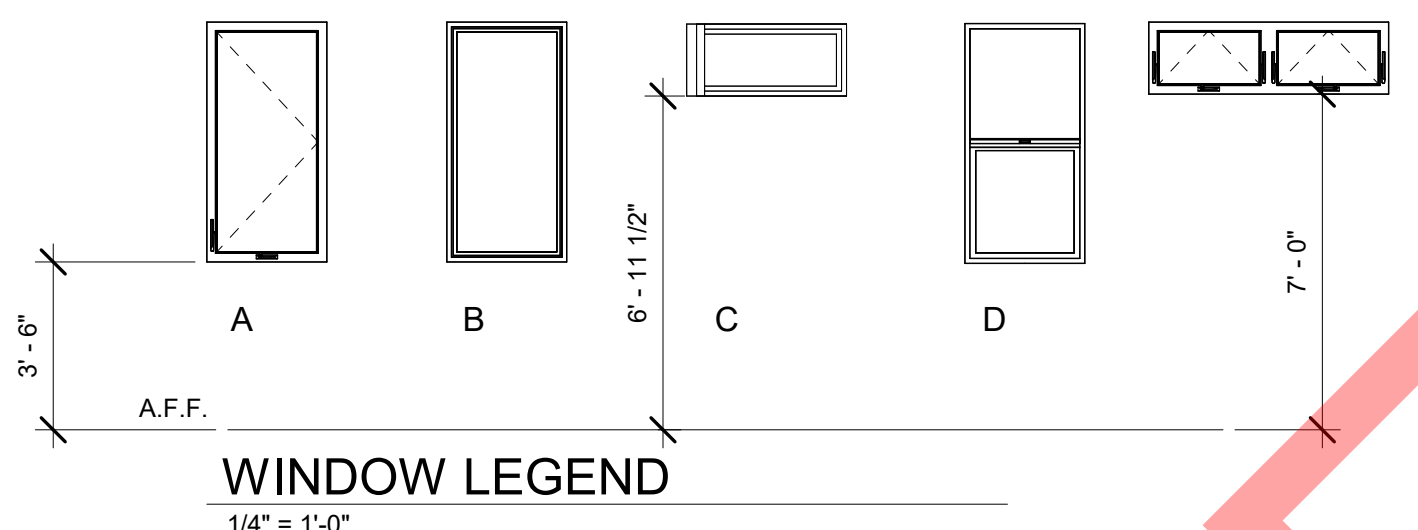
Drawn by: XX

Checked by: XX

A-5.01

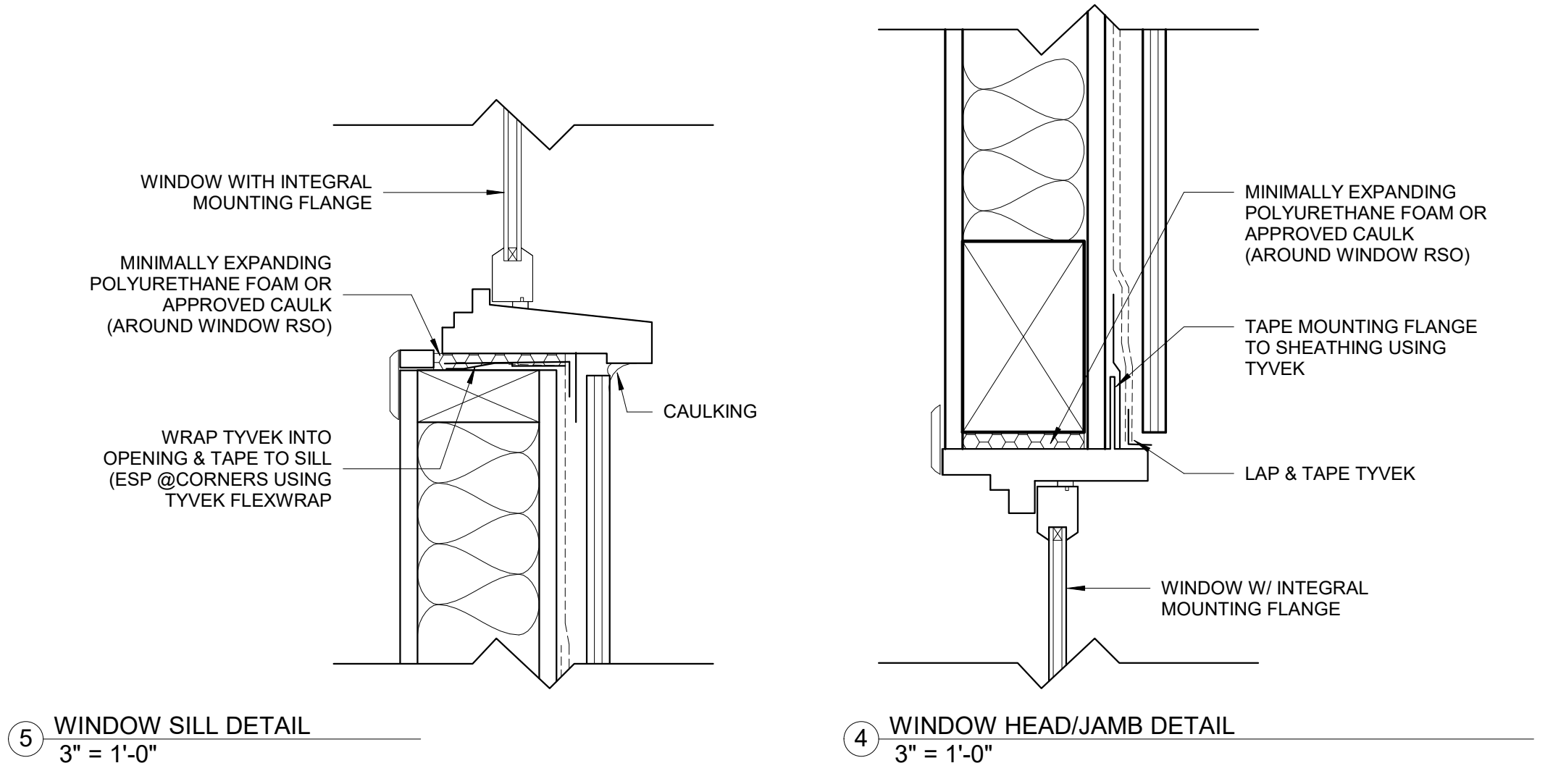
Scale: As indicated

WINDOW SCHEDULE																
NO.	TYPE	Type Comments	Type	ROUGH OPENING DIMENSIONS			Sill Height	GLAZING			FRAME		DETAILS		REMARKS	Model
				WIDTH	HEIGHT			TYPE	COLOR	TEMPERED	MATERIAL	FINISH	HEAD/JAMB B	SILL		
1	A	Casement	30"x60"	2' - 6 1/2"	5' - 0 1/2"	3' - 6"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
3	A	Casement	36"x60"	3' - 0 1/2"	5' - 0 1/2"	3' - 6"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
4	B	Fixed	30"x60"	2' - 6 1/2"	5' - 0 1/2"	3' - 0"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
5	B	Fixed	36"x48"	3' - 0 1/2"	4' - 0 1/2"	4' - 0"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
6	B	Fixed	60"x18"	5' - 0 1/2"	1' - 6 1/2"	VARIES	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
7	C	Fixed Corner	18" x40"	3' - 4 1/2"	1' - 6 1/2"	6' - 11 1/2"	LOW-E3	CLR	YES	ALM	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
10	E	Awning Double	60"x18"	5' - 0 1/2"	1' - 6 1/2"	7' - 0"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
							LOW-E3	CLR	YES	VYL	BRZ					



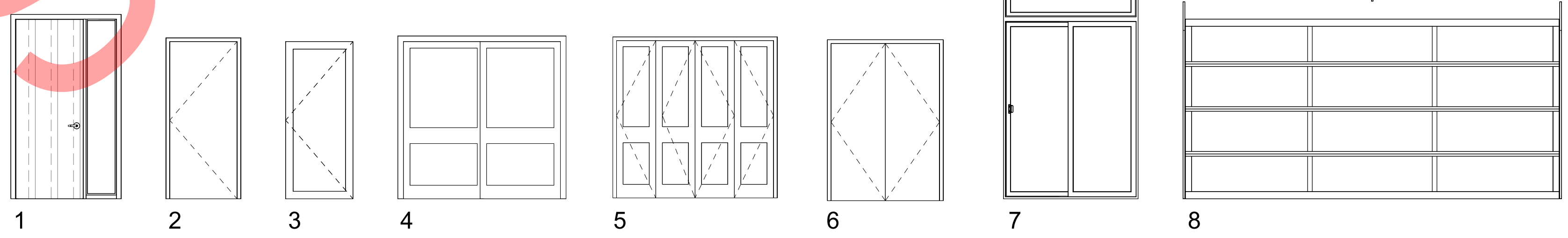
- LEGEND**
- AA ANODIZED ALUMINUM
 - AF ALUMINUM
 - CL CLEAR
 - DG DOUBLE GLAZE
 - FF FACTORY FINISH
 - GL GLASS
 - M METAL
 - O OPERABLE
 - PF PAINT FINISH
 - SG SINGLE GLAZE

- NOTES**
- VERIFY ALL DIMENSIONS AT FIELD BEFORE MANUFACTURING
 -



5 WINDOW SILL DETAIL 3" = 1'-0"
4 WINDOW HEAD/JAMB DETAIL 3" = 1'-0"

DOOR SCHEDULE															
NO.	TYPE	DOOR DIMENSIONS			MATERIAL	FINISH	CORE	FRAME		DETAILS SHEET NO.		THRESHOLD	REMARKS		
		WIDTH	HEIGHT	THICKNESS				MATERIAL	FINISH	HEAD	JAMB				
A	1	4' - 6"	8' - 0"	0' - 2"	WD	PTD	SC	MTL	PTD	1/4" TEMP. GL	3/A8.01	3/A8.01	1	Yes	DOOR VIEWER
B	2	3' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD	SC	WD	PTD		1/A8.01	2/A8.01	2	Yes	20 MIN RATED W/ SELF CLOSING HINGES & SELF LATCHING
D	2	2' - 4"	6' - 8"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
E	2	2' - 8"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
F	2	2' - 6"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
G	2	2' - 10"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
H	3	2' - 8"	7' - 6"	0' - 1 3/4"	GL	PTD	GL	WD	PTD	Yes	1/A8.01	2/A8.01	3		
J	3	2' - 10"	7' - 6"	0' - 1 3/4"	GL	PTD	GL	WD	PTD	Yes	1/A8.01	2/A8.01	2	Yes	
M	4	8' - 0"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
P	6	4' - 10"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
R	7	6' - 0"	8' - 6"	0' - 4 1/8"	GL	GL	VYL		Yes					Yes	
S	8	16' - 0"	8' - 0"	0' - 2"	GL	GL	MTL		Yes						
T	8	16' - 6"	8' - 0"	0' - 2"	GL	GL	MTL		Yes						

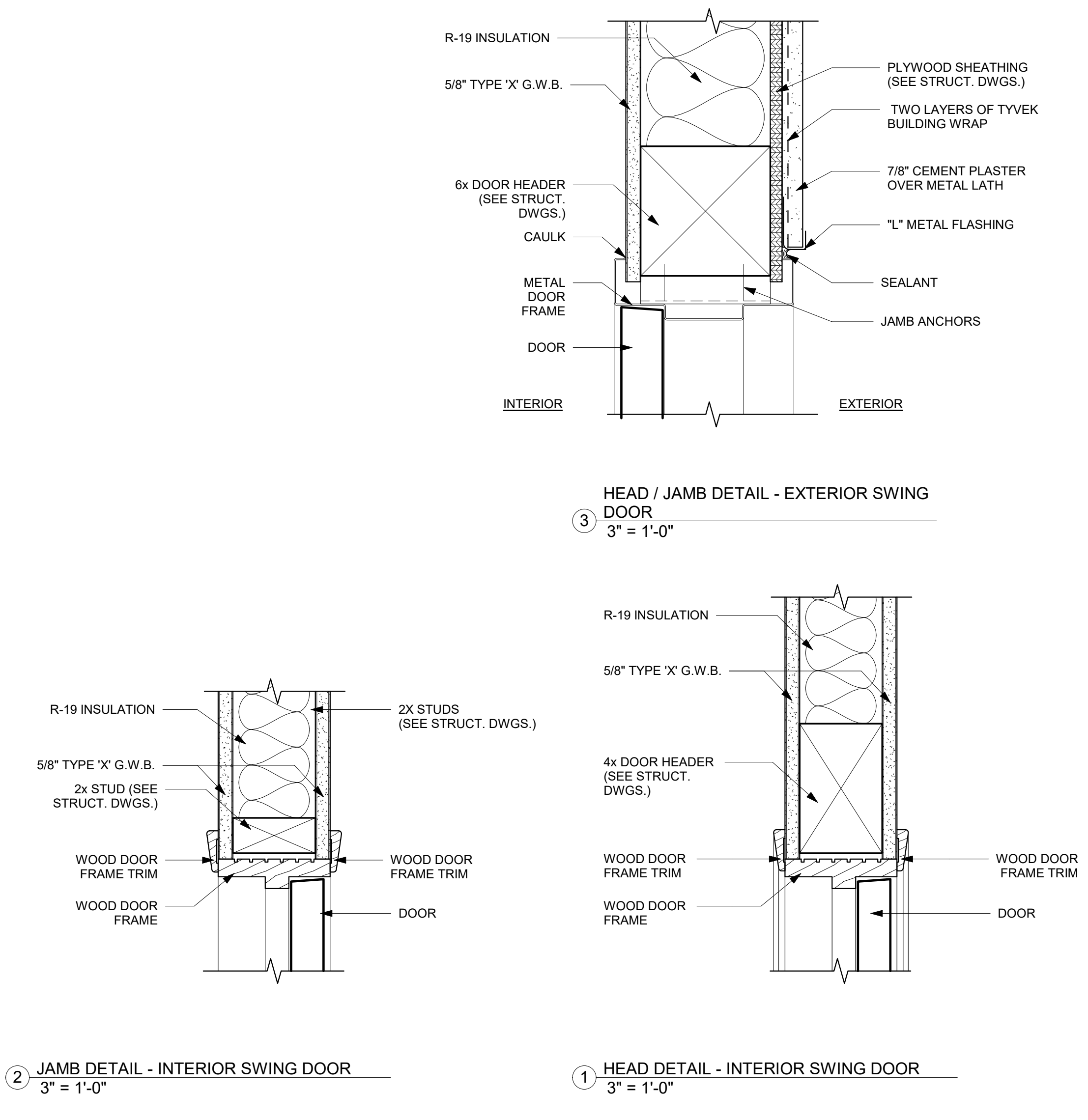


DOOR TYPES 1/4" = 1'-0"

- LEGEND**
- AF ALUMINUM FRAME
 - CD CLOSER DEVICE
 - DP DOUBLE PANE
 - FF FACTORY FINISH
 - GL GLASS
 - H HANDLE
 - HC HOLLOW CORE
 - HM HOLLOW METAL
 - M METAL
 - PF PAINT FINISH
 - SC SOLID CORE
 - SF STAIN FINISH
 - SP SINGLE PANE
 - ST STEEL TUBE
 - T TEMPERED GLASS
 - W WOOD
 - WS WEATHER STRIP

- NOTES**
- ALL SECURITY OPENINGS SHALL COMPLY WITH DIVISION 67 OF THE LOS ANGELES CURRENT BUILDING CODE INCLUDING THE FOLLOWING
 - ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS.
 - DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
 - STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF 1/4".
 - A HOOK SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 1/4".
 - CYLINDER GUARDS SHALL BE INSTALLED IN ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
 - ALL GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS.
 - PROVIDE DEADLOCKING LATCH KEY OPERATED LOCKS ON EXTERIOR.
 - ALL GLAZING WITHIN 40" OF DOOR LOCK SHALL BE TEMPERED GLASS.
 - DOOR STOPS OF IN-SWINGING EXTERIOR DOORS SHALL BE ONE PIECE CONSTRUCTION.

- DOOR HARWARE SETS**
- HW#1**
 - BALL BEARING DOOR HINGE 4" SQUARE (4 TOTAL)
 - EXTERIOR COMBO PACK KNOB FEATURING SMARTKEY
 - DOOR VIEWER
 - SWING BAR DOOR GUARD
 - DOOR SWEEP
 - RATED WEATHER-STRIPPING
 - HW#2**
 - SPRING HINGES - 4" INCH SQUARE (3 TOTAL)
 - EXTERIOR COMBO PACK KNOB FEATURING SMARTKEY
 - DOOR SWEEP
 - RATED WEATHER-STRIPPING
 - HW#3**
 - DOOR HINGES 3 1/2" SQUARE (3 TOTAL) AND (4 TOTAL @ MASTER BEDROOM)
 - PASSAGE DOOR LEVER
 - PRIVACY DOOR LEVER (@ BATHROOMS & BEDROOMS)



2 JAMB DETAIL - INTERIOR SWING DOOR 3" = 1'-0"
1 HEAD DETAIL - INTERIOR SWING DOOR 3" = 1'-0"

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CONSTRUCTION NOTES:

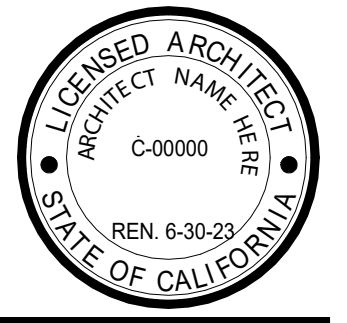
- NOTES:**
- Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
 - Fixed and operable panels of swinging, sliding and bi-fold door assemblies
 - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
 - Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 square feet.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
 - Glazing in railings.
 - Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
 - 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.
 - Vehicular access doors shall comply with Section R612.4 (R612.4 Garage doors. Garage doors shall be tested in accordance with either ASTM E 330 or ANSI DASMA 106, and shall meet the acceptance criteria of ANSI/DASMA 106.)

Architect of Record

Los Angeles, CA 90015
Cell: 213-xxx-xxxx
Email: xxx@com

SAMPLE PROJECT

Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

TITLE: WINDOW & DOOR SCHEDULE

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission

Date 05/10/19

Drawn by XX

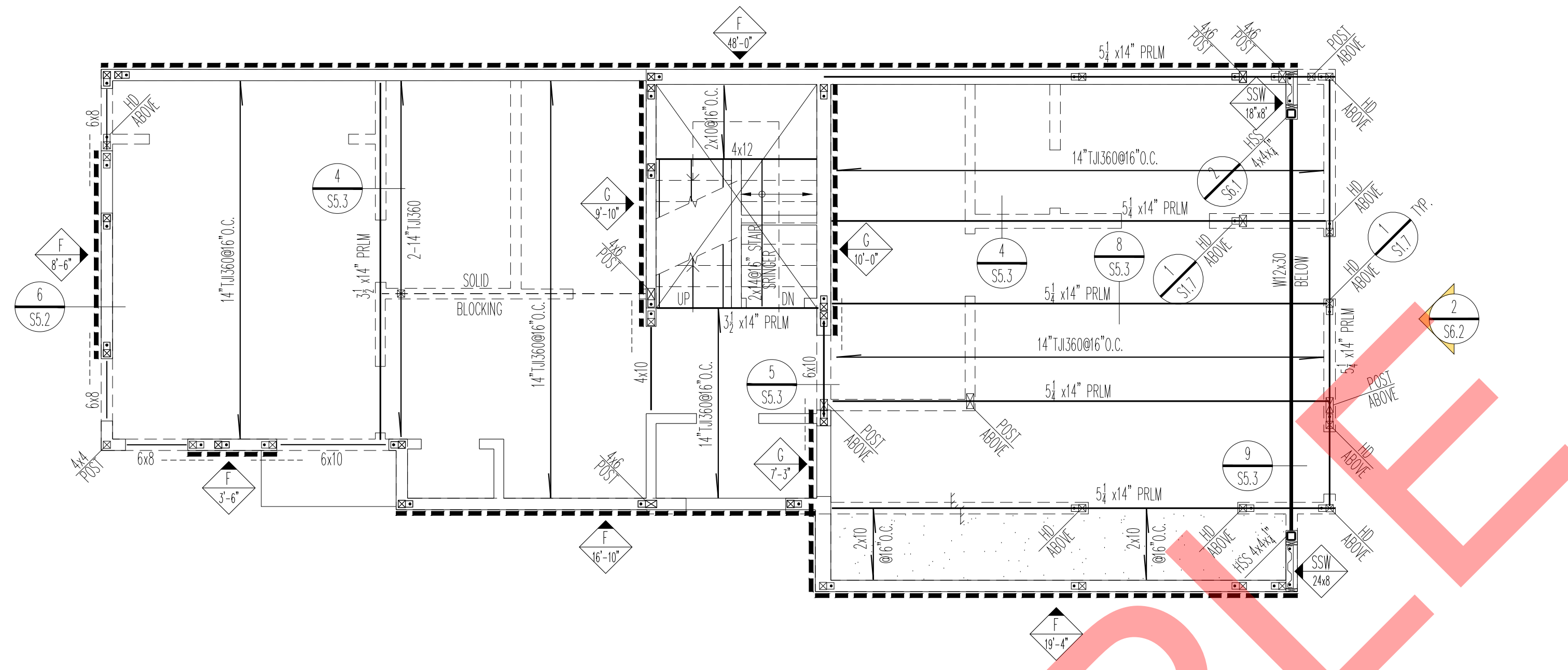
Checked by XX

A-8.01

Scale As indicated

TYPE A

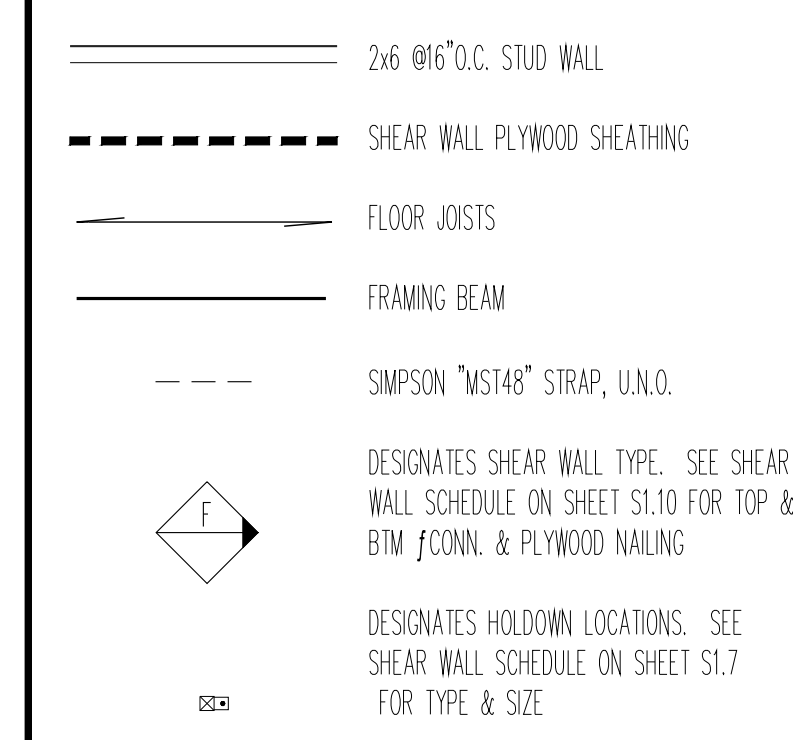
STUD WALLS ON THIS FLOOR MUST BE 2X6 OR 3X4 STUDS



FLOOR FRAMING NOTES

- FLOOR SHEATHING: 8" T&G PLYWOOD 10d#32/16 NAILED W/ 10d NAILS @ 6"/6"/10".
- ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O.
- ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
- PROVIDE DOUBLE JOISTS PARALLEL & UNDER ALL BEARING & NON-BEARING WALLS U.N.O. ON PLAN.
- PROVIDE SOLID BLOCKING UNDER ALL WALLS RESTING PERPENDICULAR TO FLOOR JOISTS PER DETAIL 5/S1.6.
- PROVIDE 1" STRUCT 1 PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
- FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.
- HOLD-DOWNS SHALL BE RE-TIGHTEND JUST PRIOR TO COVERING WALL FRAMING.

LEGEND



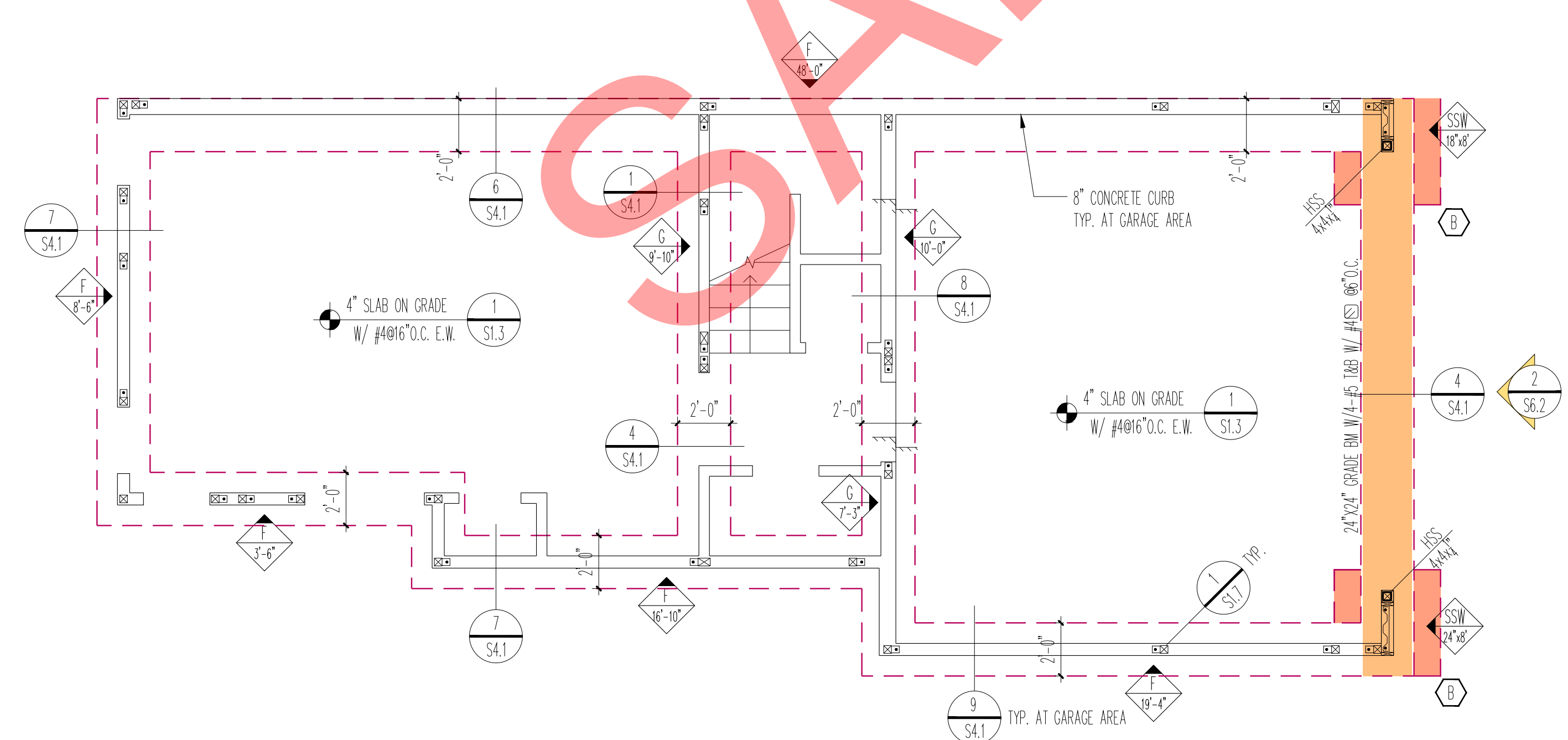
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CONSTRUCTION NOTES:

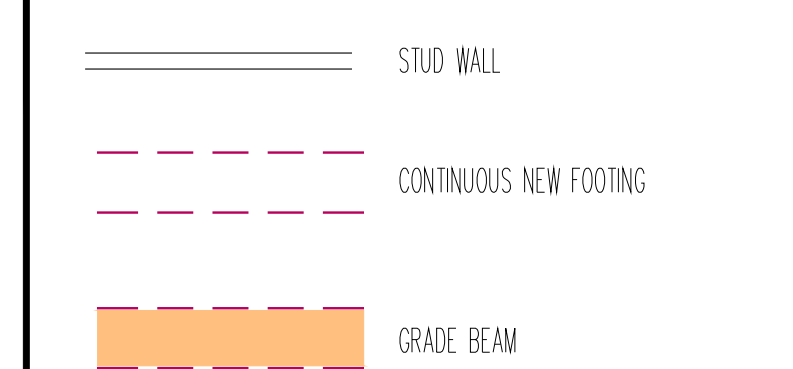
FIRST FLOOR SHOWING SECOND FLOOR FRAMING

1/4" A

TYPE A



LEGEND



FOUNDATION NOTE

- ALL CONTINUOUS FOOTINGS ARE 24" WIDE x 24" THICK (MIN.) W/ 2-#5 CONT. T&B & MINIMUM 12" IN NATIVE GRADE U.N.O.
- FOR CONTINUOUS FOOTINGS WIDER THAN 24" PROVIDE #5 CONT. T&B @12" O.C.
- ALL HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO WALL COVERING.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST PRIOR TO PLACEMENT OF REINFORCING STEEL.

PAD FTG SCHEDULE

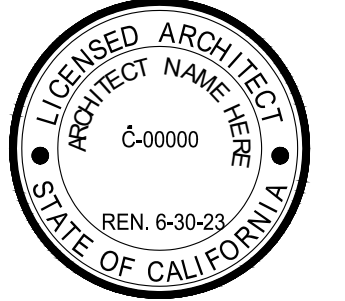
SYM	PAD FTG SIZE	REINF.
A	3'-0" SQ. x 12" THK	3-#5 E.W. (B)
B	4'-0" SQ. x 12" THK	4-#5 E.W. (B)
C	5'-0" SQ. x 12" THK	5-#5 E.W. (B)

Architect of Record

Los Angeles, CA 90015
 Cell: 213-xxx-xxxx
 Email: xxx@com

PROJECT NAME

SAMPLE PROJECT
 Project address
 Project address



OWNER: Owner's Name
 Owner's Street Address
 City, CA 90015

TITLE: FOUNDATION & FRAMING PLAN
 CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission

Date 05/10/19
 Drawn by XX
 Checked by XX

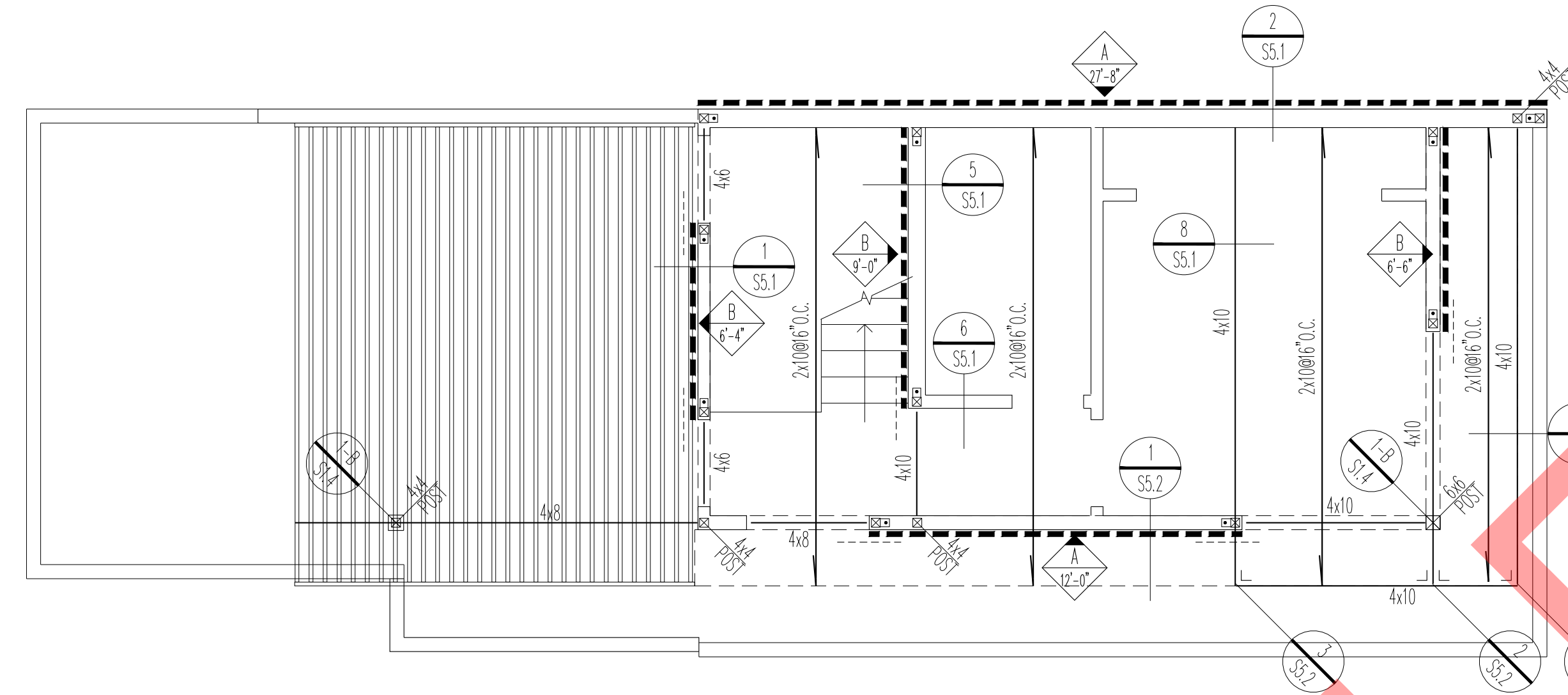
S21

FOUNDATION PLAN

1/4" B

Scale

TYPE A



ROOF FRAMING NOTES

1. ROOF SHEATHING: 5/8" PLYWOOD @#32/16 NAILED W/ 10d COMMON NAILS @6"/6"/10" BLOCK @ ALL EDGES.
2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O. ON PLAN.
3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
4. PROVIDE 1" STRUCT 1 PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
5. ALL INTERIOR SHEAR WALLS MUST CONTINUE TO ROOF DIAPHRAGM.
6. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.

LEGEND

- 2x @16"O.C. STUD WALL
- SHEAR WALL PLYWOOD SHEATHING
- FLOOR JOISTS
- FRAMING BEAM
- SIMPSON "MST48" STRAP, U.N.O.
- DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP & BTM JOINTS & PLYWOOD NAILING
- DESIGNATES HOLDOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TYPE & SIZE

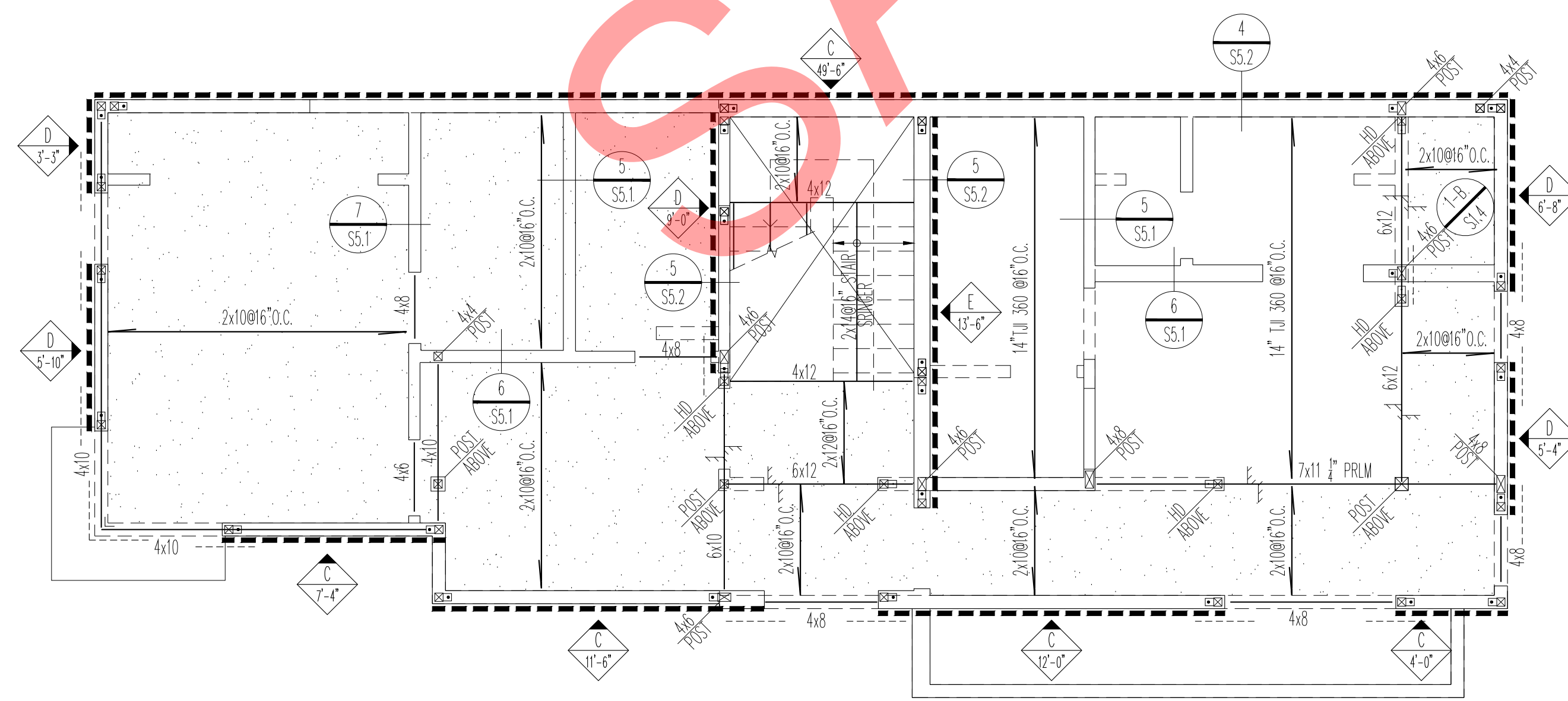
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CONSTRUCTION NOTES:

ROOF FRAMING

1/4" A

TYPE A



FLOOR FRAMING NOTES

1. FLOOR SHEATHING: 8" T&G PLYWOOD @#32/16 NAILED W/ 10d NAILS @ 6"/6"/10".
2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O.
3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
4. PROVIDE DOUBLE JOISTS PARALLEL & UNDER ALL BEARING & NON-BEARING WALLS U.N.O. ON PLAN.
5. PROVIDE SOLID BLOCKING UNDER ALL WALLS RESTING PERPENDICULAR TO FLOOR JOISTS PER DETAIL 5/S1.6.
6. PROVIDE 1" STRUCT 1 PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
7. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.
8. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

LEGEND

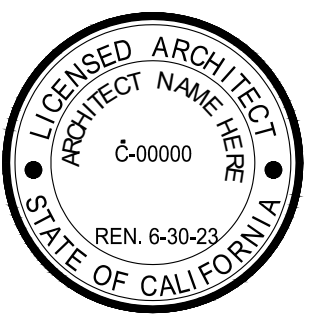
- 2x @16"O.C. STUD WALL
- SHEAR WALL PLYWOOD SHEATHING
- FLOOR JOISTS
- FRAMING BEAM
- SIMPSON "MST48" STRAP, U.N.O.
- DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP & BTM JOINTS & PLYWOOD NAILING
- DESIGNATES HOLDOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TYPE & SIZE

Architect of Record

Los Angeles, CA 90015
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Email: xxx@com

PROJECT NAME: SAMPLE PROJECT

Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

FRAMING PLAN
CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission

Date 05/10/19

Drawn by XX

Checked by XX

S2.2

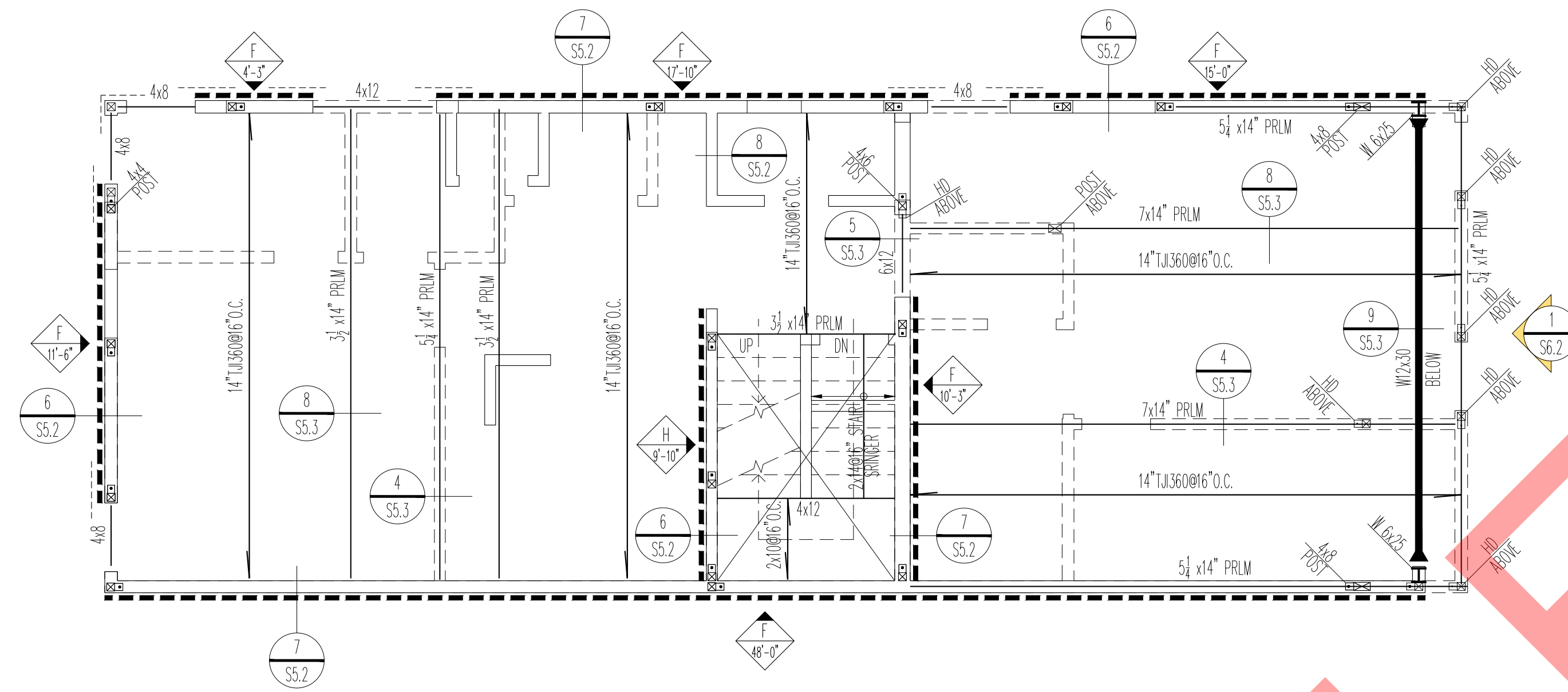
2ND FLOOR WALLS SHOWING 3RD FLOOR FRAMING

1/4" A

Scale

TYPE B

STUD WALLS ON THIS FLOOR MUST BE 2X6 OR 3X4 STUDS



FLOOR FRAMING NOTES

- FLOOR SHEATHING: 8" T&G PLYWOOD ID#32/16 NAILED W/ 10d NAILS @ 6"/6"/10".
- ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O.
- ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
- PROVIDE DOUBLE JOISTS PARALLEL & UNDER ALL BEARING & NON-BEARING WALLS U.N.O. ON PLAN.
- PROVIDE SOLID BLOCKING UNDER ALL WALLS RESTING PERPENDICULAR TO FLOOR JOISTS PER DETAIL 5/S1.6.
- PROVIDE 1" STRUCT 1 PLYWOOD W/ 10d NAILS @ 6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
- FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.
- HOLD-DOWNS SHALL BE RE-TIGHTEND JUST PRIOR TO COVERING WALL FRAMING.

LEGEND

- 2x @16"O.C. STUD WALL
- SHEAR WALL PLYWOOD SHEATHING
- FLOOR JOISTS
- FRAMING BEAM
- SIMPSON "MST48" STRAP, U.N.O.
- DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP & BTM JOINTS & PLYWOOD NAILING
- DESIGNATES HOLD-DOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TYPE & SIZE

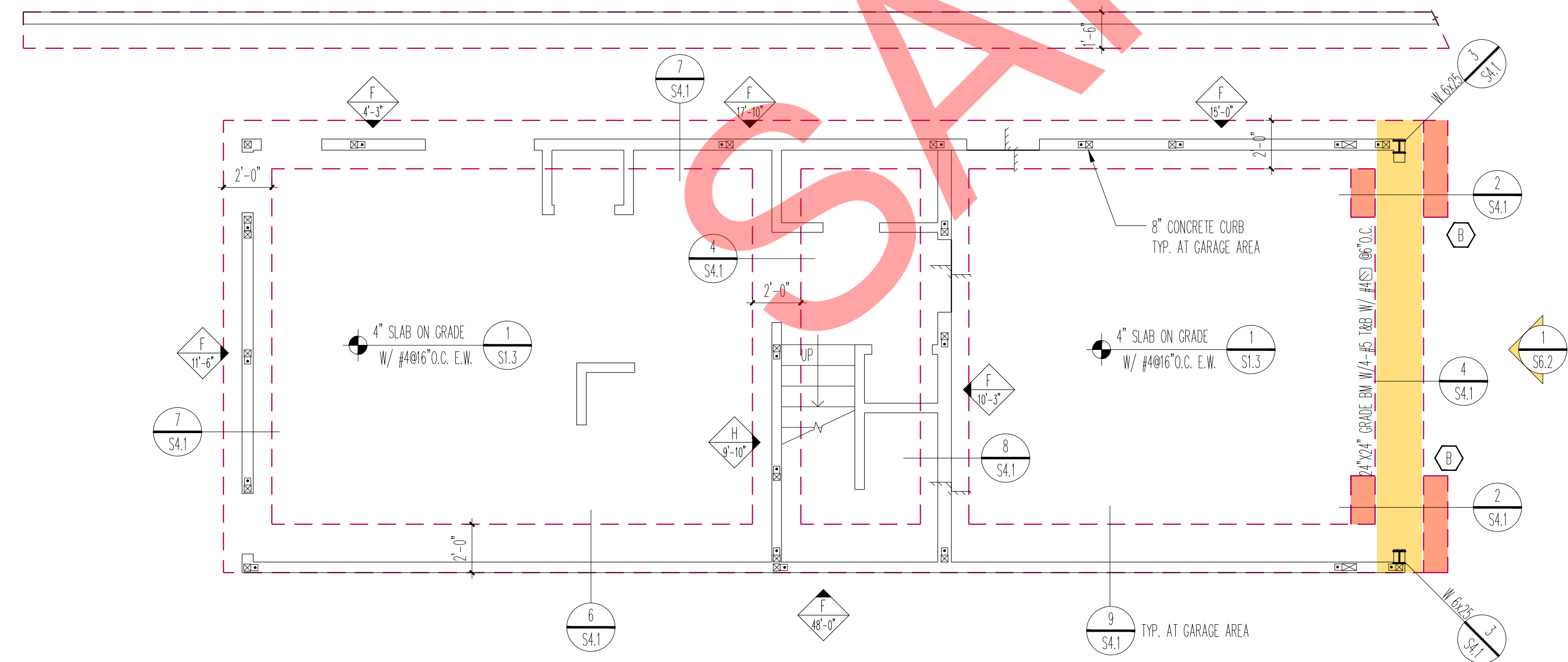
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CONSTRUCTION NOTES:

FIRST FLOOR SHOWING SECOND FLOOR FRAMING

1/4" A

TYPE B



LEGEND

- STUD WALL
- CONTINUOUS NEW FOOTING
- GRADE BEAM

FOUNDATION NOTE

- ALL CONTINUOUS FOOTINGS ARE 24" WIDE x 24" THICK (MIN.) W/ 2-#5 CONT. T&B & MINIMUM 12" IN NATIVE GRADE U.N.O.
- FOR CONTINUOUS FOOTINGS WIDER THAN 24" PROVIDE #5 CONT. T&B @12"O.C.
- ALL HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO WALL COVERING.
- ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST PRIOR TO PLACEMENT OF REINFORCING STEEL.

Architect of Record
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 Email: xxx@com

PROJECT NAME: **SAMPLE PROJECT**
 Project address
 Project address

PAD FTG SCHEDULE

SYM	PAD FTG SIZE	REINF.
A	3'-0" SQ. x 12" THK	3-#5 E.W. (B)
B	4'-0" SQ. x 12" THK	4-#5 E.W. (B)
C	5'-0" SQ. x 12" THK	5-#5 E.W. (B)

OWNER: Owner's Name
 Owner's Street Address
 City, CA 90015

TITLE: **FOUNDATION & FRAMING PLAN CONSTRUCTION DOCUMENTS**

PROJECT NUMBER: **1602**

No.	Date	Submission

Date: 05/10/19
 Drawn by: XX
 Checked by: XX

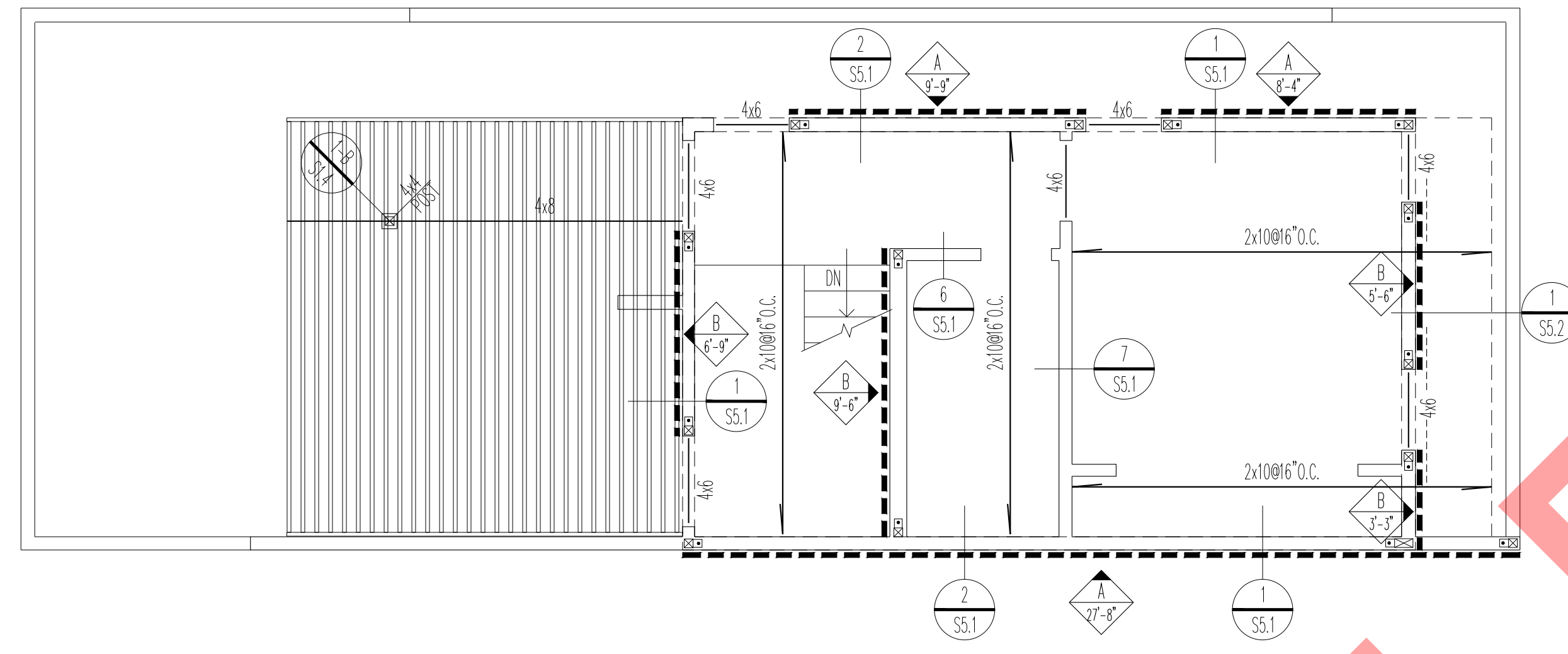
S23

FOUNDATION PLAN

1/4" B

Scale

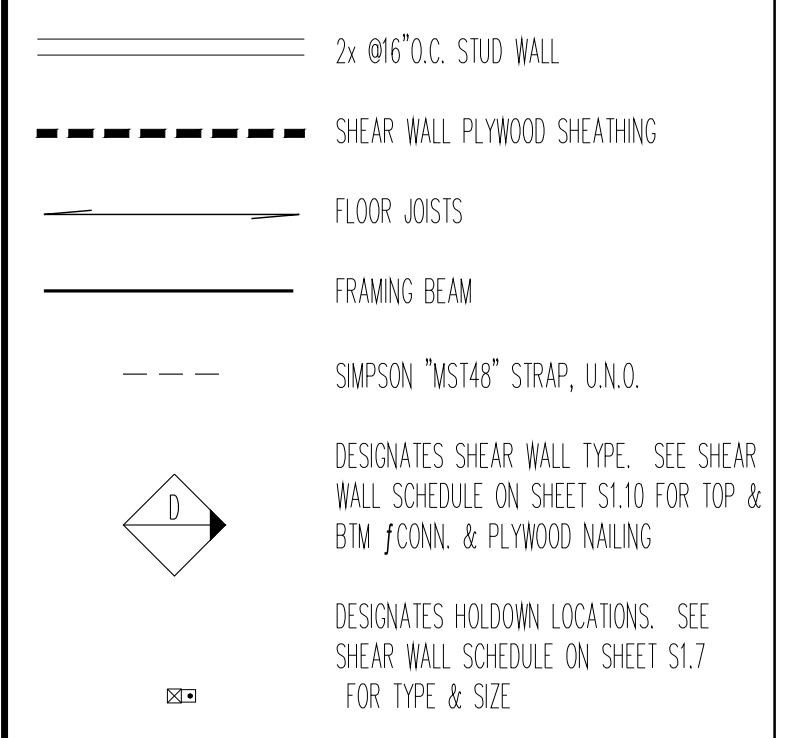
TYPE B



ROOF FRAMING NOTES

1. ROOF SHEATHING: 5/8" PLYWOOD 10#32/16 NAILED W/ 10d COMMON NAILS @6"/6"10" BLOCK @ ALL EDGES.
2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O. ON PLAN.
3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
4. PROVIDE 1" STRUCT 1 PLYWOOD W/ 10d NAILS @6"/6"12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
5. ALL INTERIOR SHEAR WALLS MUST CONTINUE TO ROOF DIAPHRAGM.
6. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.

LEGEND



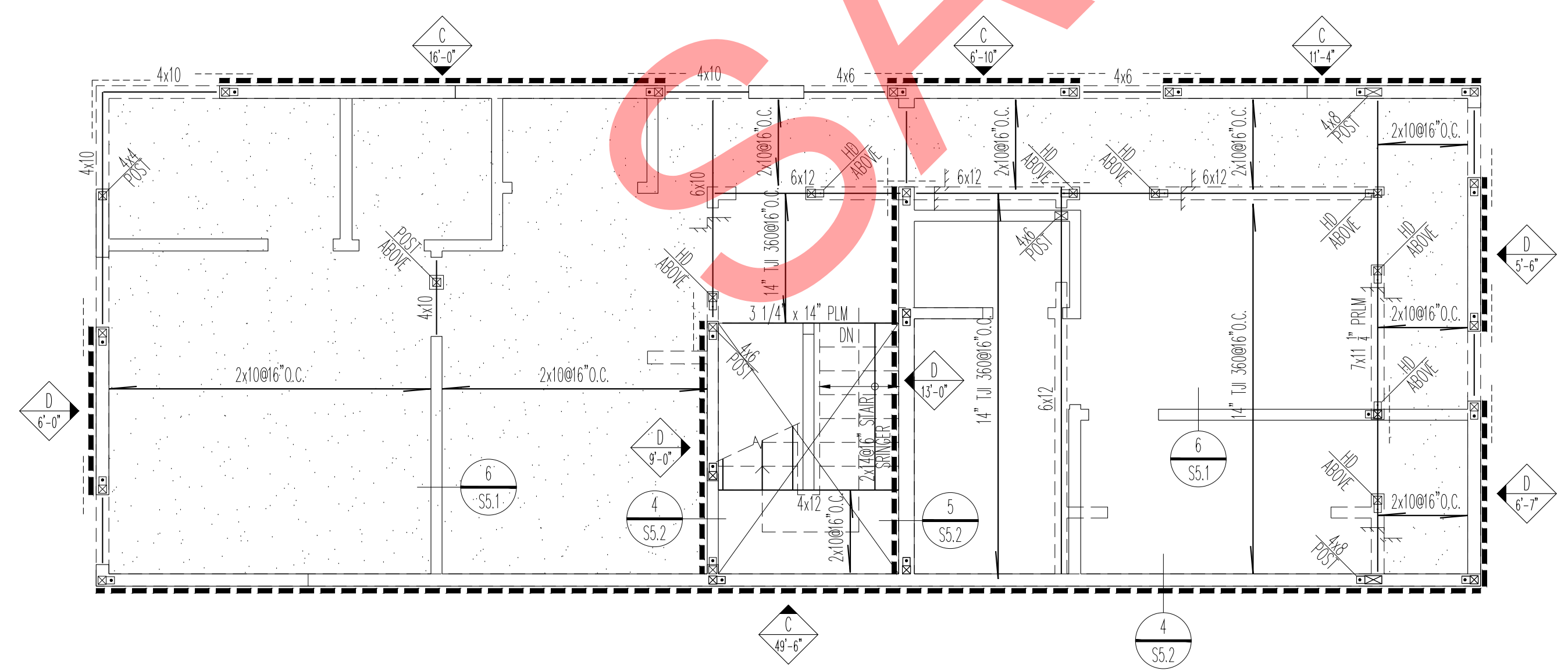
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CONSTRUCTION NOTES:

ROOF FRAMING

1/4" A

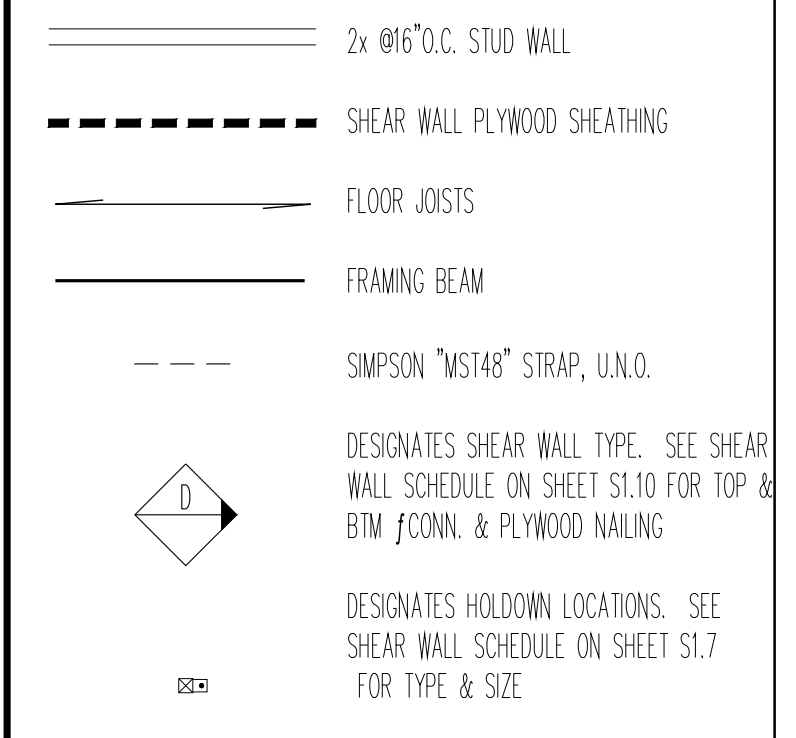
TYPE B



FLOOR FRAMING NOTES

1. FLOOR SHEATHING: 5/8" T&G PLYWOOD 10#32/16 NAILED W/ 10d NAILS @ 6"/6"10".
2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O.
3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
4. PROVIDE DOUBLE JOISTS PARALLEL & UNDER ALL BEARING & NON-BEARING WALLS U.N.O. ON PLAN.
5. PROVIDE SOLID BLOCKING UNDER ALL WALLS RESTING PERPENDICULAR TO FLOOR JOISTS PER DETAIL 5/S1.6.
6. PROVIDE 1" STRUCT 1 PLYWOOD W/ 10d NAILS @6"/6"12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
7. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.
8. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING.

LEGEND

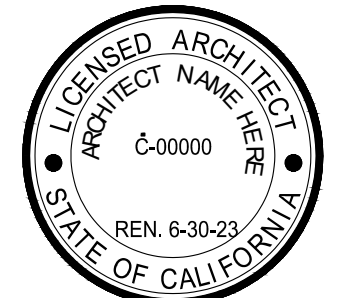


Architect of Record

Los Angeles, CA 90015
Cell: 213-xxx-xxxx
Email: xxx@com

SAMPLE PROJECT

Project address
Project address



OWNER: Owner's Name
Owner's Street Address
City, CA 90015

FRAMING PLAN
CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission

Date 05/10/19

Drawn by XX

Checked by XX

S2.4

2ND FLOOR WALLS SHOWING 3RD FLOOR FRAMING

1/4" A

Scale