

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 A101 — BLDG. SECTION & SHEET

1 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



SITE

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	R1-1-RIO
ZONING INFO	(Z) 2358 RIVER IMPROVEMENT OVERLAY DISTRICT (Z) 2462 MODIFICATIONS TO SINGLE-FAMILY ZONES R-3
OCCUPANCY	
LOT AREA	6,775 SF
NO. OF STORIES ALLOWED	UNLIMITED
BUILDING HEIGHT LIMIT	28 FT
PROJECT TYPE	SINGLE FAMILY DWELLING
CONSTRUCTION TYPE	TYPE V-B FULLY SPRINKLERED
MAX RESIDENTIAL FLOOR AREA	6,775 SF X 0.45 = 3,048.75 SF
MAXIMUM RESIDENTIAL FLOOR AREA -(W/INT WALLS)	
	NEW CREDIT TOTAL
FIRST FLOOR	1,200 SF - 1,200 SF
SECOND FLOOR	1,445 SF - 1,445 SF
GARAGE	451 SF 200 SF 251 SF
COVERED PATIO	146 SF - 146 SF
DETACH REC RM	175 SF 200 SF - SF
TOTAL	3,348 SF 200 SF 3,042 SF < 3,047 SF
FLOOR AREA FOR SCHOOL FEE -(W/EXT WALLS)	
	AREA
FIRST FLOOR	1,760 SF
SECOND FLOOR	1,618 SF
COVERED PATIO	154 SF
DETACH REC RM	200 SF
TOTAL	3,732 SF
FLOOR AREA -(W/EXT WALLS)	
	AREA
FIRST FLOOR	1,760 SF
SECOND FLOOR	1,618 SF
DETACH REC RM	200 SF
TOTAL	3,578 SF
PARKING SPACES PROVIDED	2 FULL SIZE SPOTS
REQUIRED PARKING SPACES	2 FULL SIZE SPOTS
FRONT SETBACK (PREVAILING)	27'-6"
SIDE SETBACKS	6'-0"
REAR SETBACK	15'-0"

PROJECTION SCOPE

- NEW SINGLE FAMILY HOME, TWO STORIES WITH FOUR BEDROOMS
 - NEW 200SF DETACHED ACCESSORY BUILDING
 - NEW CONCRETE PAVER DRIVEWAY
 - NEW PROPERTY LINE FENCE/WALL 6FT MAX (42" MAX W/IN FRONT SETBACK)
 - 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
 - RETAINING WALLS
 - FIRE SPRINKLER (SPRINKLER SYSTEM TO BE APPROVED BY CITY PLUMBING DIVISION PRIOR TO INSTALLATION)
 - POOL

APPLICABLE CODES

- ALL CONSTRUCTION SHALL ADHERE TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNMENT AGENCIES. THESE SHALL INCLUDE:
- 2017 LA AMENDMENT BUILDING CODE
 - 2017 LA AMENDMENT GREEN BUILDING CODE
 - 2017 LA AMENDMENT ELECTRICAL CODE
 - 2017 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

GENERAL	TITLE SHEET/PROJECT INFORMATION
A-1.00	BUILDING AREAS
A-1.00A	GENERAL NOTES
A-1.01	GREEN BUILDING NOTES & FORMS
A-1.01A	GREEN BUILDING NOTES
A-1.01B	BUILDING ENERGY ANALYSIS REPORT
A-1.04	
ARCHITECTURAL	
A-2.00	SITE PLAN
A-2.01	FLOOR PLAN
A-2.02	FLOOR PLAN
A-2.03	ROOF PLAN
A-3.01	SECTIONS
A-3.02	SECTIONS
A-4.00	ELEVATIONS
A-4.02	ELEVATIONS
A-5.00	WALL TYPES
A-5.01	ARCHITECTURAL DETAILS
A-8.01	WINDOW & DOOR SCHEDULE
STRUCTURAL	
S2.1	FOUNDATION & FRAMING PLAN
S2.2	FIRST FLOOR SHEAR WALLS & SECOND FLOOR FRAMING PLAN
S2.3	SECOND FLOOR SHEAR WALLS & ROOF FRAMING
Grand total:	20

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. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

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: TITLE SHEET/ PROJECT INFORMATION

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1701

No.	Date	Submission
-	-	-

Date 09/06/2021

Drawn by XX

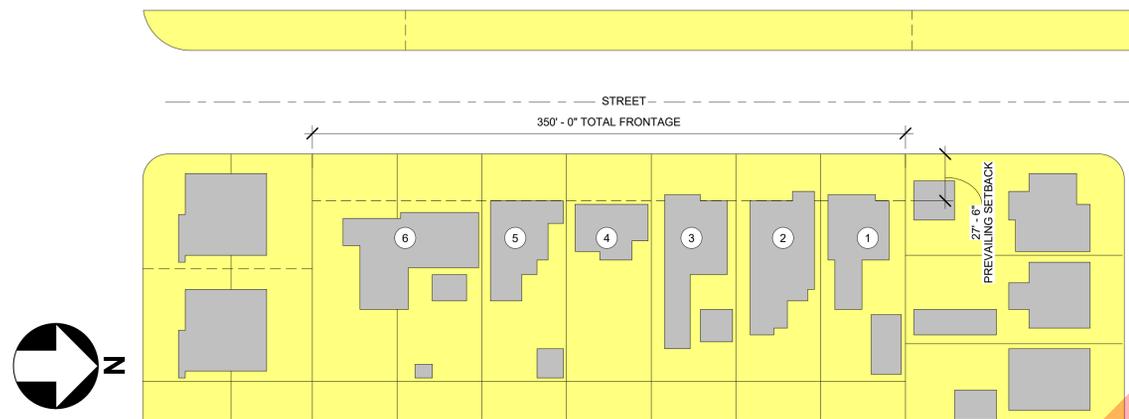
Checked by XX

A-1.00

Scale 1/8" = 1'-0"

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CONSTRUCTION NOTES:

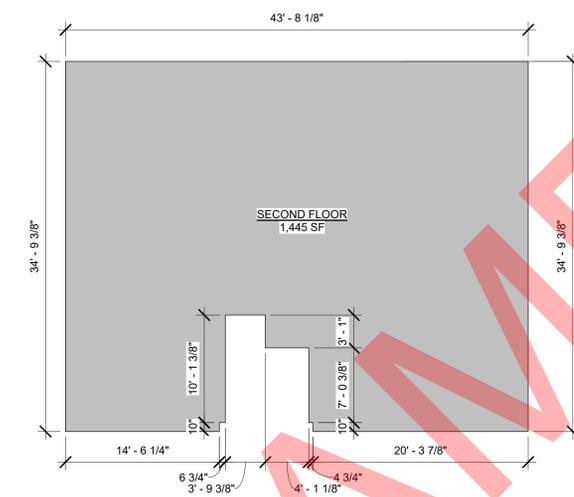


3 FRONTAGE
1" = 50'-0"

Add Lot			Results	
Lot	Frontage (ft)	Setback (ft)		
1	50	25.6	Number of lots: 6	
2	50	25.6	Prevailing Setback: 27.53 ft	
3	50	26.25	Calculation	
4	50	30.4	Total no of lots entered: 6	
5	50	29.79	Total frontage entered: 350.00 ft	
6	100	36.45	40% from total frontage entered: 140.00 ft	
			No of lots used in the calculation: 5	
			Setback range used: 25.60 ft - 30.40 ft	
			Total frontage used in the calculation: 250.00 ft	

Lots Used		
Lot	Frontage (ft)	Setback (ft)
1	50.00	25.60
2	50.00	25.60
3	50.00	26.25
4	50.00	30.40
5	50.00	29.79

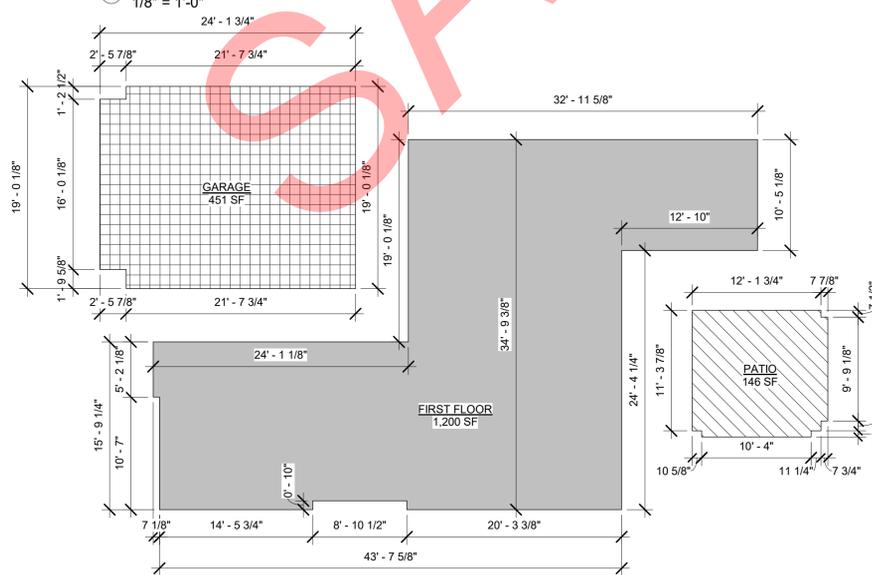
PREVAILING SETBACK CALCULATION



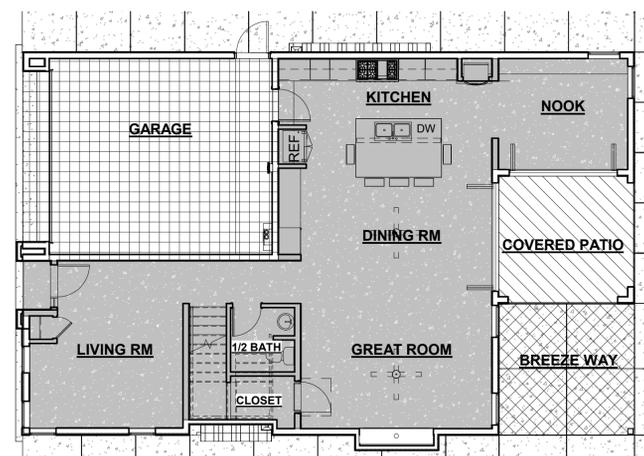
5 SECOND FLOOR AREA BLOCKS
1/8" = 1'-0"



2 SECOND LEVEL
1/8" = 1'-0"



4 FIRST FLOOR AREA BLOCKS
1/8" = 1'-0"



1 FIRST FLOOR
1/8" = 1'-0"

MAXIMUM RESIDENTIAL FLOOR AREA - (W/IN EXT WALLS)			
	NEW	CREDIT	TOTAL
FIRST FLOOR	1,200 SF	-	1,200 SF
SECOND FLOOR	1,445 SF	-	1,445 SF
GARAGE	451 SF	200 SF	251 SF
COVERED PATIO	146 SF	-	146 SF
DETACH REC RM	175 SF	200 SF	2 SF
TOTAL	3,348 SF	200 SF	3,042 SF < 3,047 SF

Architect of Record

Los Angeles, CA 90015
Cell: 213-xxx-xxxx
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PROJECT NAME

SAMPLE PROJECT
Project address
Project address



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

TITLE: BUILDING AREAS

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1701

No. Date Submission

Date 09/06/2021

Drawn by XX

Checked by XX

A-1.00A

Scale As indicated

ABBREVIATIONS

N.	NORTH	ABV	ABOVE
(N)	NEW	A/C	AIR CONDITIONING
N.I.C.	NOT IN CONTRACT	A.C. TILE	ACOUSTICAL CEILING
NO.	NUMBER	ACOUS.	ACOUSTICAL
NOM.	NOMINAL	ADD	ADDENDUM
N.T.S.	NOT TO SCALE	ADJ.	ADJACENT
		ADJUST.	ADJUSTABLE
O.C.	ON CENTER	A.F.F.	ABOVE FINISH FLOOR
O.D.	OUTSIDE DIAMETER	ALUM.	ALUMINUM
OFF.	OFFICE	AMP.	AMPERE
OPNG.	OPENING	APPROX.	APPROXIMATE
OPP.	OPPOSITE	ARCH.	ARCHITECTURAL
		BD.	BOARD
PERIM.	PERIMETER	BLDG.	BUILDING
PL	PROPERTY LINE	BLK.	BLOCK
PLAM.	PLASTIC LAMINATE	BLKG	BLOCKING
PLAS.	PLASTER	BOT.	BOTTOM
PLT.	PLATE	BTWN	BETWEEN
PLUMB.	PLUMBING		
PLYWD.	PLYWOOD		
		CAB.	CABINET
PR.	PANEL	C.B.	CORNER BEAD
PROJ.	PROJECTION	CEM.	CEMENT
PTD.	PAINT	CL.	CENTER LINE
PTN.	PARTITION	CLG.	CEILING
PVG.	PAVING	CLS.	CLOSET
		CLR.	CLEAR
		CLR. OPEN.	CLEAR OPENING
R.	RISER	C.M.U.	CONCRETE MASONRY UNIT
RAD.	RADIUS	COL.	COLUMN
RD	ROOF DRAIN	CONC.	CONCRETE
REF.	REFERENCE	CONN.	CONNECTION
REFR.	REFRIGERATOR	CONST.	CONSTRUCTION
REINF.	REINFORCED	CONT.	CONTINUOUS
REQ.D.	REQUIRED	CONTR.	CONTRACTOR
RESIL.	RESILIENT	CORR.	CORROSION
R.H.	RIGHT HAND	CPT.	CARPET
RL	RAILING	C.T.	CERAMIC TILE
RM.	ROOM	CTR.	CENTER
R.O.	ROUGH OPENING	CW	COLD WATER
		D.	DEEP
S.	SOUTH	DBL.	DOUBLE
S.C.	SOLID CORE	DED.	DEDICATED
SCHED.	SCHEDULE	DEPT.	DEPARTMENT
SECT.	SECTION	DET.	DETAIL
SEP	SEPARATE	D.F.	DRINKING FOUNTAIN
SHT.	SQUARE FEET	DIA.	DIAMETER
SIM.	SIMILAR	DIAG.	DIAGONAL
SPEC.	SPECIFICATION	DIM.	DIMENSION
SQ.	SQUARE	DN.	DOWN
SQ. FT.	SQUARE FEET	DR.	DRY
S.S.	STAINLESS STEEL	D.S.P.	DRY STAND PIPE
STA.	STATION	DTL.	DETAIL
STD.	STANDARD	DWG.	DRAWING
STGD.	STAGGERED	DWR.	DRAWER
STL.	STEEL		
S.TL.	STAINLESS STEEL	E.	EAST
STOR.	STORAGE	EA.	EACH
STRUCT.	STRUCTURAL	E.F.	EXHAUST FAN
SUSP.	SUSPENDED	ELEV.	ELEVATION
SYM.	SYMMETRICAL	ELEC.	ELECTRIC
		EL.	ELEVATOR
T.	TREAD	EQ.	EQUAL
TEL.	TELEPHONE	EXIST.	EXISTING
TEMP.	TEMPERED	(E)	EXISTING
T&B	TOP & BOTTOM	EXP.	EXPANSION
T&G	TONQUE AND GROOVE	EXP.D.	EXPOSED
TH.	THICK	EXT.	EXTERIOR
T.O.W.	TOP OF WALL	F.D.	FLOOR DRAIN
T.V.	TELEVISION	F.E.	FINISHED END
TYP.	TYPICAL	F.E.C.	FIRE EXTINGUISHER
U.F.A.S.	UNIFORM ACCESSIBILITY STANDARDS	F.F.	FINISH FLOOR
U.L.	UNDERWRITERS	FIN.	FINISH
UNF.	UNFINISHED	FLR.	FLOOR
U.O.N.	UNLESS OTHERWISE NOTED	FLUOR	FLUORESCENT
U.S.	UNDER SIDE	F.O.C.	FACE OF CONCRETE
		F.O.F.	FACE OF FINISH
V.	VOLTS	F.O.M.	FACE OF MASONRY
VCT.	VINYL COMPOSITION TILE	F.O.S.	FACE OF STUD
VERT.	VERTICAL	F.S.	FLOOR SINK
VEST.	VESTIBULE	FT.	FOOT OR FEET
V.I.F.	VERIFY IN FIELD	FULL	FULL SIZE
		FURN.	FURNITURE
W.	WEST, WIDE	FURR.	FURRING
W/	WITH		
W.C.	WATER CLOSET	GAL.	GALLON
W.D.	WOOD	GA.	Gauge
W.H.	WATER HEATER	GALV.	GALVANIZED
W.I.	WROUGHT IRON	GED.	GRADE
W/O	WITHOUT	G.C.	GENERAL CONTRACTOR
WP.	WATERPROOF	G.F.I.	GROUND FAULT INTERRUPT
W.R.	WATER RESISTANT	G.L.	GLASS
WT.	WEIGHT	GRND.	GROUND
WT.-PRF.	WATERPROOF	GR.	GRADE
		GYP.	GYPNUM
		GYP.BD.	GYPNUM WALLBOARD
		G.W.B.	GYPNUM WALLBOARD
		H.	HIGH
		H.C.	HOLLOW CORE
		HDWD.	HARDWOOD
		HDWE.	HARDWARE
		H.M.	HOLLOW METAL
		HORIZ.	HORIZONTAL
		HR.	HOUR
		HT.	HEIGHT
		H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING
		HW	HOT WATER
		I.D.	INSIDE DIAMETER
		IN.	INCH
		INCL.	INCLUDE(D), INCLUDING
		INSUL.	INSULATION
		INT.	INTERIOR
		JT.	JOINT
		KIT.	KITCHEN
		L.	LENGTH
		LAM.	LAMINATE
		LAV.	LAVATORY
		LBS.	POUNDS
		L.H.	LEFT HAND
		LT.	LIGHT
MAINT.	MAINTENANCE		
MAS.	MASONRY		
MATL.	MATERIAL		
MAX.	MAXIMUM		
MECH.	MECHANICAL		
MFR.	MANUFACTURER		
MIN.	MINIMUM		
MISC.	MISCELLANEOUS		
MLWK.	MILLWORK		
M.O.	MASONRY OPENING		
MOD.	MODIFICATION		
MTD.	MOUNTED		
MTL.	METAL		
MUL.	MILLION		
MWK.	MILLWORK		

GENERAL NOTES

NOT WITHSTANDING THE ORDER OF THE PRECEDENCE PROVISIONS SET FORTH IN THE GENERAL CONDITIONS, IN THE EVENT OF CONFLICT BETWEEN ANY CONTRACT DOCUMENTS, THE PROVISION PLACING A MORE STRINGENT REQUIREMENT OR GREATER BURDEN ON THE CONTRACTOR OR REQUIRING THE GREATER QUANTITY OR HIGHER QUALITY MATERIAL OR WORKMANSHIP SHALL PREVAIL UNLESS OTHERWISE NOTED BY THE OWNER OR ARCHITECT.

THE CONTRACTOR AND HIS SUBS SHALL COMPLY WITH ALL PRODUCT MANUFACTURER'S RECOMMENDATIONS, INSTALLATION METHODS AND DETAILS, WHICH ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE NOTICE OF THE ARCHITECTS AND OWNER PRIOR TO CONSTRUCTION AND / OR INSTALLATION.

PART 1 - GENERAL REQUIREMENTS

- The contract includes all labor necessary to produce the construction required by the contract documents, and all labor, materials, equipment incorporated in the construction.
- By executing the contract or entering upon the site and commencing of work, the contractor represents that he has visited the site, familiarized himself with the conditions and laws, codes and governmental agency regulations under which the work is to be performed, and correlated his observations with the requirements of the contract documents and accepts the site "AS IS."
- The contract documents are complementary and what is required by one shall be binding as if required by all. The intention of the documents is to include all labor, materials, equipment and other items necessary for the proper execution and completion of the work. It is not intended that work not covered under any heading, section branch, class or trade of general notes or specifications shall be supplied unless it is required elsewhere in the contract documents or is reasonably inferable therefore as being necessary to produce the intended results. Words which have well known technical or trade meanings are used herein in accordance with such recognized meanings.
- The organization of the specifications into divisions, sections and articles, and the arrangement of drawings shall not control the contractor in dividing the work among subcontractors or in establishing the extent of work to be performed by any trade.
- WHERE CONFLICT OCCURS ON DRAWINGS THE ENTIRE SET OF MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND ARCHITECTURAL PLANS MUST BE CONSIDERED FOR ITS RESOLUTION AND MAY NOT BE CONSIDERED AS AN EXTRA WORK FOR THE CONTRACTOR.

PART 2 - GENERAL NOTES

- Contractors & subcontractor shall verify all dimensions and conditions at the site prior to proceeding with the various parts of the work. Any errors omissions or discrepancies shall be brought to the attention of the architect and general contractor before construction begins.
- Work shall conform to the requirements of the 2010 editions of the State of California Building Code (California Code of Regulations, Title 24, Part 2) based on the 2006 international building code, and of all other legally constituted regulating agencies and authorities having jurisdiction.
- Details or notes shown on one drawing shall have the same effect as if shown on all drawings. Specific notes and details take precedence over general notes and typical details.
- Work shall conform to the best practices of the trades involved in this project.
- Contractor shall provide temporary erection bracing and shoring as required for structural stability during all phases of the work.
- The contractor shall immediately notify the architect of any discrepancy or omission before proceeding with work.
- Contractor shall continuously maintain adequate protection of all his work from damage and shall protect the owner's property from injury or loss arising in connection with his work.
- Contractor shall do all cutting, fitting or patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by work of other contractors shown upon or reasonably implied by the drawings and specifications for the completed structure, and he shall make good after them as the architect may direct.
- Do not scale drawings.**
- All dimensions for new work are from face of stud. All dimensions to existing walls are to face of the finished surface.
- Details and conditions not drawn are similar or identical to those which are. Architect shall provide clarification drawings as necessary when requested.
- Contractor shall perform all required work and all repair of damages on and off property (sidewalk, curb, gutter, street, etc.) Occurring as a result of construction procedures, processes, etc., which shall be done according to governing regulations, specifications, etc. Repair work shall match and be consistent with adjoining conditions.
- Prior to the issuance of a building permit, the applicant shall have evidence of current workmen's compensation insurance coverage.
- Excavations adjacent to a public way require public works approval prior to issuance of a building permit.
- Contractor shall furnish and maintain toilet facilities during construction.
- Provide a minimum 44" clear width to public way at all required exit paths.
- Contractor shall coordinate with all other trades of related sections prior to placement of their materials.
- Any deviations from the contract documents which are necessitated by field conditions shall be brought to the attention of the ARCHITECT.
- Typical details shall apply where no specific details of sections are given.
- It shall be the responsibility of the contractor to supervise all cutting and patching of finished work already installed, if made necessary by errors, changes, or other reasons, all replacement work shall match original surfaces.
- Contractor shall provide galvanic isolation between dissimilar metals.
- All addenda, change orders, bulletins, and notices, if any issued later, shall be considered as part of the work.
- In the event there are found discrepancies or ambiguities in or omissions from the drawings, or should there be doubt as to their meaning or intent, the architect shall be notified, in order to provide a written clarification.
- Where factory printed items occur such as grills, diffusers, metal trim and accessories, etc., paint to match the adjacent surface or as specified as directed by the architect.
- All exterior openings exposed to the weather shall be flashed in such a manner as to make them waterproof. All flashing, counterflashing and coping when of metal shall meet the gauges specified, but not less than 24 GA. Galvanized.
- Provide access panels for mechanical, electrical, & plumbing equipment as indicated on drawings. Review locations with ARCHITECT prior to starting work. Panel finishes shall be selected by the ARCHITECT.

PART 3 - GENERAL NOTES - SOUND RATED PARTITIONS AND IMPACT RATED CEILING - FLOOR ASSEMBLIES.

- Carpets or similar surface materials which are part of the floor-ceiling assembly must be installed and inspected before the final inspection is requested.
- An approved permanent and resilient acoustical sealant will be provided along the joint between the floor and the separation walls.
- All penetrations into sound rated partitions or floor-ceiling assemblies will be sealed with approved permanent resilient sealant.
- All rigid conduit, ducts, plumbing pipes and appliance vents located in sound assemblies will be isolated from the building construction by means of resilient sleeves, mounts or minimum 1/4" thick approved resilient material. (exception: gas piping need not be isolated.)
- Metal ventilating and conditioned air ducts located in sound assemblies will be lined. (exception: ducts serving only kitchen cooking facilities and bathrooms need not be lined.)
- Mineral fiber insulation will be installed in joist spaces whenever a plumbing pipe or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct.
- Combustion air, kitchen and bathroom exhaust ducts within sound-separation assemblies shall be wrapped with type "c" insulation shown in table 10-d of the los angeles county mechanical code.
- Electrical requirements.
 - An outlet box is defined as a box used for receptacles, switches, surface-mounted lighting fixtures, junction points, telephones, thermostats, television uses, etc. No box dimension shall exceed 6".
 - only outlet boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of sound rated construction. All other equipment and devices which include recessed fixtures, panel-boards, heaters, kitchen exhaust fan, sound producing equipment, bells, intercoms, etc., shall not be installed in these sound rated walls and ceilings unless prior approval has been obtained from the structural research engineer.
 - outlet boxes may be installed in the sound rated walls or ceilings as follows:
 - boxes which penetrate the wall in one area or occupancy shall not be installed on the same stud or in the same space between studs containing a box which penetrates into another area or occupancy, i.e. not in the same bay.
 - there shall be one solid stud between outlet boxes.
 - A solid fire blocking will be considered a solid stud in order to place one box above the other in the same bay.
 - Outlet boxes shall have a depth not more than 1 1/2 inches, so as to allow the required 2 inch uncompressed insulation to be installed in a standard 2"x4" wall. On walls of deeper dimensions, boxes of greater depths may be permitted.
- Conduits or raceways (stubouts) may penetrate the sound rated walls or ceilings, provided the conduit is covered at the penetration point with a permanently resilient sealant.
- The requirements for outlet boxes installed for televisions, telephones and thermostats (electric and pneumatic) shall be the same as for receptacles or switches. Plaster rings, open back boxes, or mounting plates shall not be permitted.
 - where metallic raceway material (rigid metal conduit, steel tube, and non-metallic conduit) is installed in sound rated floor-ceiling assemblies, it shall be isolated from the floor joist with a resilient material at the points of support. At the point where the raceway passes through holes or notches, care should be taken to insure that the raceway does not touch the surface of the joists. The resilient material used may be rubber, carpet padding, etc.
 - when rigid metallic raceway is installed in the floor-ceiling spaces, the space shall have a minimum of 2" of mineral insulation below. Care should be taken during installation of the raceway to allow for this 2" of uncompressed insulation below.

GENERAL LABDS NOTES

BUILDING ENVELOPE

- 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.
- Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3).
- Dampproofing, where required, shall be installed with materials and as required in Section R406.1.
- 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 108, and shall meet the acceptance criteria of ANSIDASMA 108.)
- Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319.1)
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1 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)
- Provide corrosion resistant wear screen below the stucco a minimum of 4" above earth or 2" above paved area. (LARC Section R703.6.2.1, LABC Section 2512.1.2)

B. ZONING NOTES

- A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception per Information Bulletin P/ZC 2002-006.

GENERAL LABDS NOTES

A. GENERAL REQUIREMENTS

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facility (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.
- An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
- Bathroom and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption
- Water heater must be strapped to wall. (Sec. 507.3, LAPC) See Information Bulletin P/PC 2011-003 "How to Brace Your Water Heater" for details.
- Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
- Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
- Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)
- A copy of the valid evaluation report and/or conditions of listing shall be made available at the job site

GARAGE/CARPOR

- Doors between garage and the dwelling unit shall have a minimum fire protection rating of 20 minutes and self-closing and self-latching devices, or solid wood or solid or honeycomb core steel not less than 1 3/8 inches thick. (R302.5.1)
- The garage shall be separated from the dwelling and its attic area in accordance with Table R302.6 (R302.6)
- Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall not have openings into the garage (R302.5.2)
- Other penetrations of garage/dwelling ceilings and walls shall be protected as required by Section R302.11, Item 4 (R302.5.3).

FIRE-RESISTANCE RATED CONSTRUCTION

- Provide 1-hr fire-resistance exterior walls if fire separation distance is: Less than 3' if the building is equipped throughout with an automatic residential fire sprinkler system installed in accordance with section R313.1 (R302.1.2)
- Through penetrations of fire-resistance-rated wall or floor assemblies shall comply with Section R302.4.1.1 or R302.4.1.2 (R302.4.1)
- Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced. (R302.4.2)
- In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and to form an effective fire barrier between stories, and between a top story and the roof space. (R302.11)
- In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. (R302.12)

FIRE PROTECTION

- The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA10D. (R313, 12.21A17(d))
- The Sprinkler System shall be approved by Plumbing Division prior to installation.
- An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)
- An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping areas in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

MEANS OF EGRESS

- Occupied roofs shall be provided with exits as required for stories
- Provide 32" wide doors to all interior accessible rooms. LAMC (6304.1)
- Stairways & Railings shall comply with the following:
 - 7.75" maximum rise & minimum 10" run. (R311.7.5)
 - Minimum 6'-8" headroom clearance. (R311.7.2)
 - Minimum 36" clear width. (R311.7.1)
 - Handrails 34" to 38" high above tread nosing (R311.7.8.1)
 - Handgrip portion of handrail shall not be less than 1.25" and no more than 2" cross-sectional dimension having a smooth surface with no sharp corners. (R311.7.7.3)
 - Maximum 4" clear spacing opening between rails. (R312.1.3)
- Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch gypsum board. (R302.7)
- All interior and exterior stairways shall be illuminated. (R303.7)
- For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16 of 2014 LABC. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. (2407)

INTERIOR ENVIRONMENT

- Provide natural ventilation in (habitable rooms) & (bathrooms) by means of operable exterior wall openings with an area not less than 4% of floor area. Mechanical ventilating systems may be permitted (R303.1)
- Provide 15" minimum between the center of water closet to any side wall. (Calif. Plumb. Code 407.6)
- Provide 24" clear space in front of any water closet. (Calif. Plumb. Code 407.6)
- Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation with mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303.3)
- Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)
- Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M.C. 504.3.1)
- A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)

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CONSTRUCTION NOTES:

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

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



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

TITLE: **GENERAL NOTES**

CONSTRUCTION DOCUMENTS

PROJECT NUMBER	1701	
No.	Date	Submission
-	-	-
Date	09/06/2021	
Drawn by	XX	
Checked by	XX	

A-1.01

Scale

DIRECT VENT FLARE FF-80-H

FLARE FRAMELESS MODERN FRONT FACING FIREPLACE
(SS) Safety Screen / (DG) Double Glass

SUBJECT	DETAILS		
Gas Type	Natural Gas (NG) or Liquid Propane (LP)		
Safety Standard	CSA File # 263124 - ANSI Z21.88 - CSA 2.33		
Operation	Mertix GV60	Honeywell	SIT
Electrical Requirements	110 Volts, 15 Amps (DEDICATED POWER RECOMMENDED)		
Glass Height	24"		
Optional RGB LED System	Optional Multi-Colored Interior RGB LED Lighting System		
Optional Power Vent System	End-Of-Line Vertical	End-Of-Line Horizontal	Inline
Optional Double Glass	Optional Cooler Touch Double Glass		
Weight	IN CRATE		NO CRATE
	538 (SS) / 589 lbs (DG)		404 (SS) / 441 lbs (DG)
Cool Wall Tech	Allows for TV or art above your Flare		
Burners	Multi-Row Stainless Steel Burner		
Interior Media Options	FIRE GLASS 1/2" & 1/4"	CERAMIC LOGS	EMBERS
	FIRE BEADS	CERAMIC BRANCHES	CERAMIC STONES
	ZIRCON DIAMONDS	CERAMIC BIRCHWOOD	CERAMIC STONE BALLS

Product Specifications

- The Flare Fireplace is certified for use with either Natural Gas (NG) or Propane (LP)
- The Flare Fireplace operates with a direct vent, balanced flue system. A direct vent gas fireplace is room-sealed using ceramic glass.
- The Flare Fireplace use's double pipe vent flue to pull in fresh air from outside & release exhaust gases to the outside. Clearances to combustible materials MUST be maintained. Refer to [Installation Manual](#) for clearance distances.
- The Flare Fireplace must be properly connected to a venting system.
- The Flare Fireplace must be installed according to requirements as presented in the [Installation Manual](#), as well as complying with all local codes. If no codes exist, then the current CSA installation code must be followed.

2 DIRECT VENT FIREPLACE SPEC
12" = 1'-0"

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 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



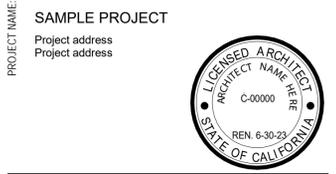
Please contact Quality Building Services Technical Department at 1-800-428-4511 for further information.
This sheet is meant to highlight Firestone products and specifications and is subject to change without notice. Firestone takes responsibility for furnishing quality materials which meet published 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.

1 COOL ROOF SPECIFICATION
12" = 1'-0"

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CONSTRUCTION NOTES:

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



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

TITLE: GREEN BUILDING NOTES

CONSTRUCTION DOCUMENTS

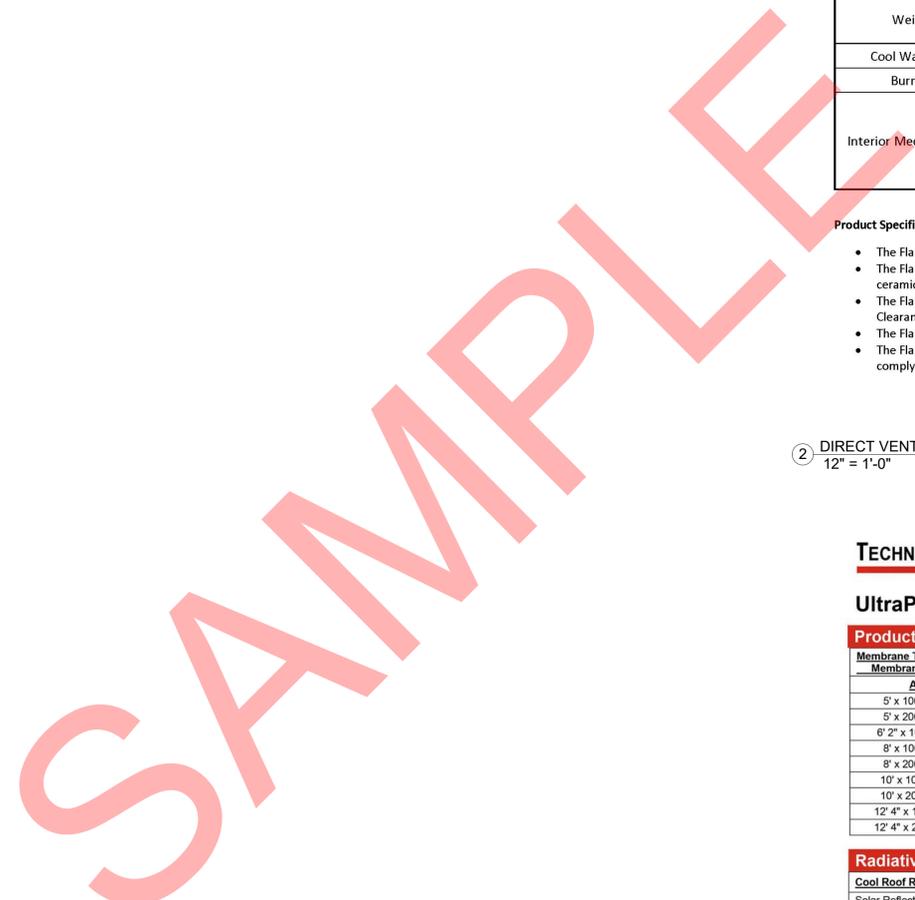
PROJECT NUMBER: 1701

No.	Date	Submission
-	-	-

Date: 09/06/2021
Drawn by: XX
Checked by: XX

A-1.01B

Scale: 12" = 1'-0"



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GREEN BUILDING NOTES:

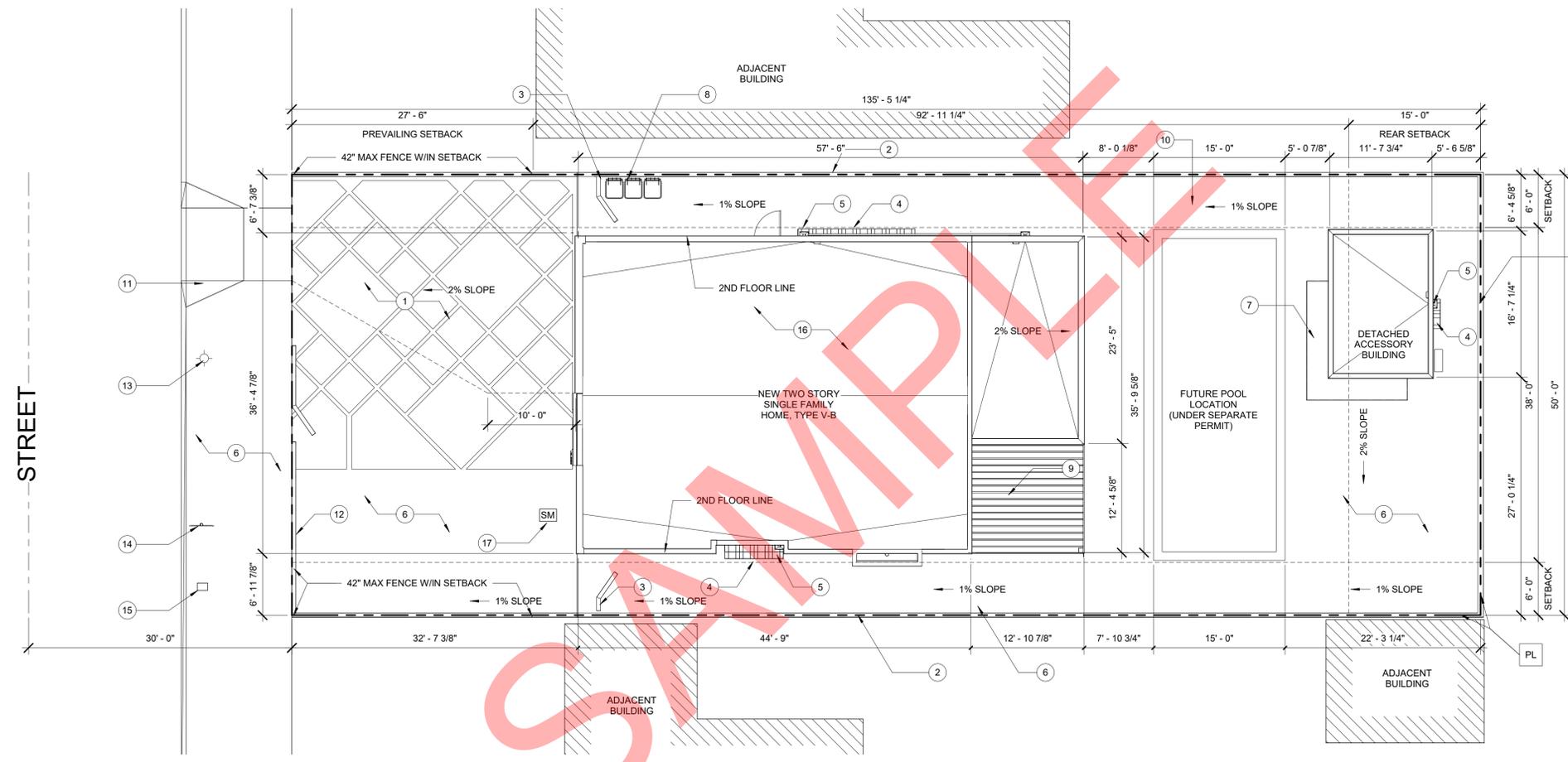
- B. For one- and two-family dwellings, any permanently installed outdoor in-ground swimming pool or spa shall be equipped with a cover having a manual or power-operated reel system. For irregular-shaped pools where it is infeasible to cover 100 percent of the pool due to its irregular shape, a minimum of 80 percent of the pool shall be covered (4.304.5)
- C. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)

GREEN BUILDING NOTES:

- A. Irrigation controllers, Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:
 - a. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
 - b. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input. (4.304.1)

CONSTRUCTION NOTES:

1. LIGHT GRAY CONCRETE PAVERS W/ MIN 30 SRI (TYP)
2. 6 FT HIGH 6" CMU WALL (PER P/B/C 2020-096)
3. WOOD SIDE GATE
4. RAINHARVEST BARRELS, PER L.I.D.
5. SCUPPER & DOWNSPOUT (MIN 3" DIA)
6. LANDSCAPE AREA
7. METAL AWNING SUNSHADE
8. TRASH BINS (TYP)
9. OPEN TRELLIS PATIO COVER
10. ARTIFICIAL GRASS TURF (REFER TO L-SHEETS)
11. (E) CURB CUT TO BE MODIFIED, SEE CIVIL DWGS
12. 6FT HIGH WOOD FENCE
13. FIRE HYDRANT TO REMAIN
14. STOP SIGN
15. WATER METER
16. TPO COOL ROOF W/MIN 75 SRI, "CLASS A"
17. OUTDOOR WATER SUB-METER, LOCATE BEFORE IRRIGATION CONTROLLER



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: **1701**

No.	Date	Submission
-	-	-

Date: **09/06/2021**
Drawn by: **XX**
Checked by: **XX**

A-2.00
Scale: 1/8" = 1'-0"

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GREEN BUILDING NOTES:

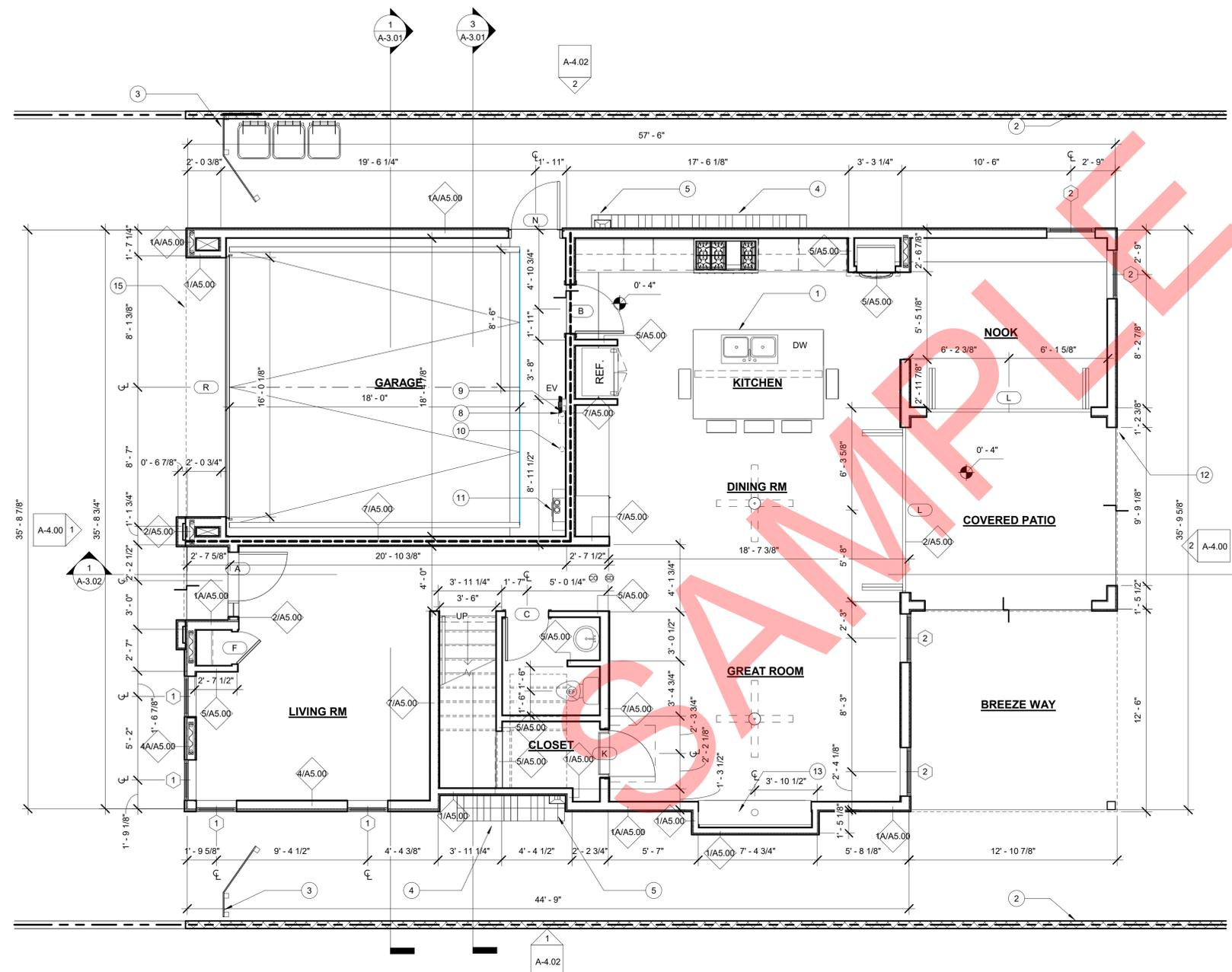
- F. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
- G. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as EV CAPABLE. The raceway termination location shall be permanent and visibly marked EV CAPABLE. (4.106.4.1)
- H. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant. (Energy Code §110.10(d))

GREEN BUILDING NOTES:

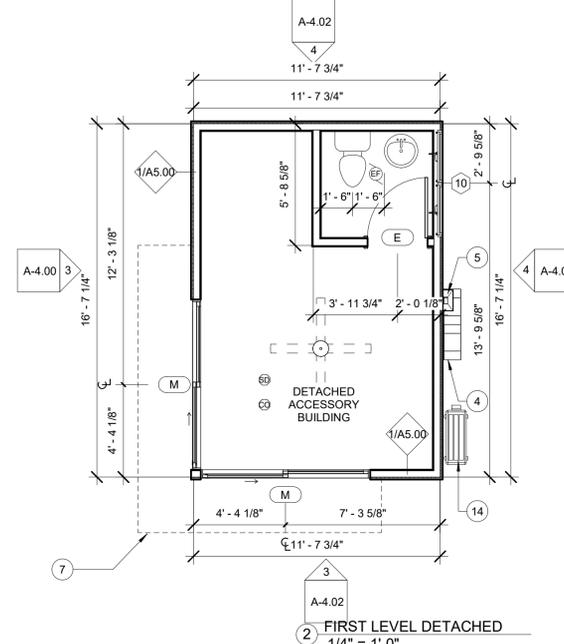
- A. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be 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. KITCHEN ISLAND W/SOLID SURFACE COUNTERTOP
2. 6 FT HIGH 6" CMU WALL (PER P/B/C 2014-096)
3. WOOD SIDE GATE
4. RAINHARVEST BARRELS, PER L.I.D.
5. SCUPPER & DOWNSPOUT (MIN 3" DIA)
6. LANDSCAPE AREA
7. METAL AWNING SUNSHADE
8. FUTURE PV METER & INVERTER LOCATION
9. PV CONDUIT PATHWAY TO SOLARZONE
10. PLUMBING PATHWAY TO SOLARZONE
11. TANKLESS WATER HEATER
12. WOOD TRELIS POST
13. DIRECT-VENT, SEALED COMBUSTION TYPE FIREPLACE (BY FLARE MODEL #FF-80)
14. A.C. UNIT MOUNTED ON CONCRETE PAD
15. FLOOR ABOVE



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



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

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, DUCT TO EXTERIOR
 - 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
Los Angeles, CA 90015
Cell: 213-xxx-xxxx
Email: xxx@xxx.com

PROJECT NAME
SAMPLE PROJECT
Project address
Project address

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



TITLE: FLOOR PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1701

No.	Date	Submission
-	-	-

Date 09/06/2021
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:

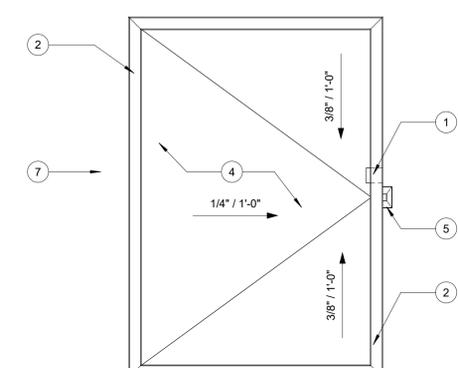
- 1. OVERFLOW THRU SCUPPER
- 2. METAL COPING (PAINTED)
- 3. LAUNDRY SINK
- 4. TPO COOL ROOF W/MIN 75 SRI, "CLASS A" SCUPPER & DOWNSPOUT (MIN 3" DIA)
- 5. ARCHITECTURAL PROJECTION
- 6. METAL AWNING SUNSHADE
- 7. VANITY SINK BASE CABINET
- 8. W/SOLID SURFACE COUNTER
- 9. JET TUB

NOTE

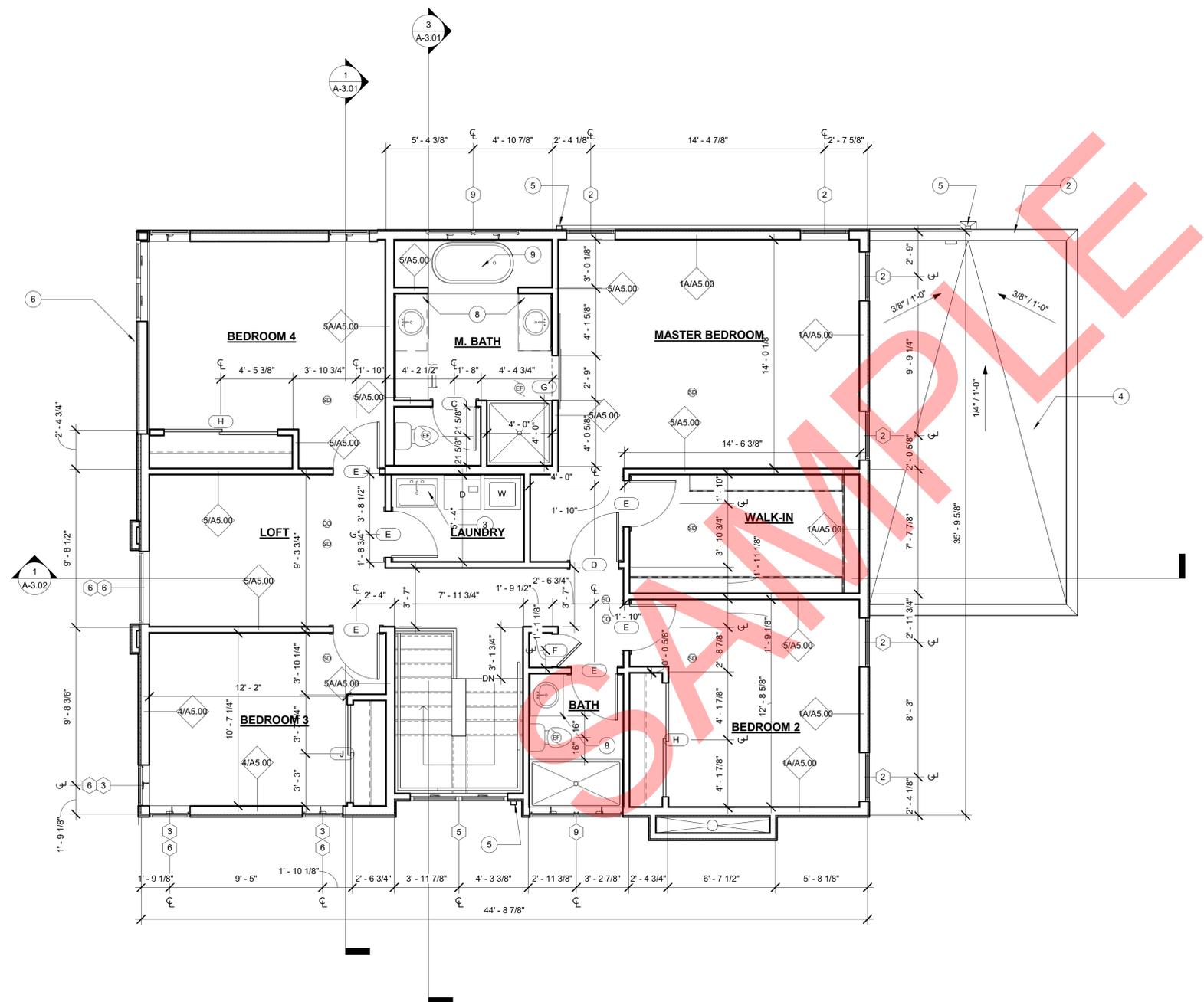
- A. ALL FLOOR PLANS ARE DIMENSIONED FROM FACE OF STUD UNLESS UNO

LEGEND

- 1 THR SEPARATION (PER TABLE R302.6)
- EXHAUST FAN, ENERGY STAR RATED, W/ HUMIDITY SENSOR, DUCT TO EXTERIOR
- 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



2 SECOND LEVEL DETACHED
1/4" = 1'-0"



1 SECOND LEVEL
1/4" = 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: FLOOR PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1701

No.	Date	Submission
-	-	-

Date 09/06/2021

Drawn by XX

Checked by XX

A-2.02

Scale 1/4" = 1'-0"

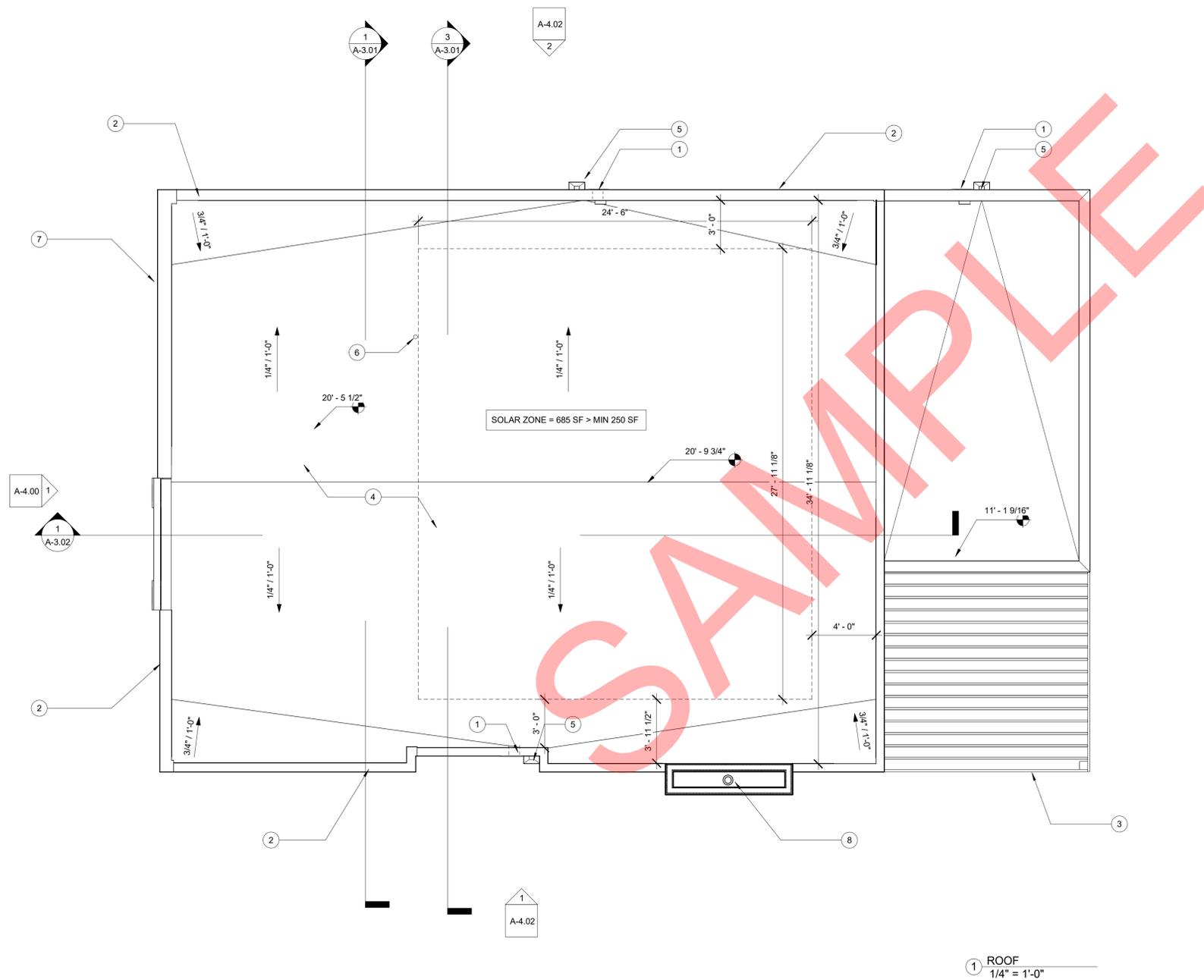
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GREEN BUILDING NOTES:

- 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. OVERFLOW THRU SCUPPER
- 2. METAL COPING (PAINTED)
- 3. TRELLIS, BELOW
- 4. TPO COOL ROOF W/MIN 75 SRI, "CLASS A" SCUPPER & DOWNSPOUT (MIN 3" DIA)
- 5. FOR FUTURE CONNECTION TO A SOLAR SYSTEM PROVIDE MIN 1" ELECTRICAL CONDUIT CONNECTED TO PROPERLY SIZED ELECTRICAL PANEL. LABEL CONDUIT PER LAFD REQUIREMENTS
- 7. METAL AWNING SUNSHADE
- 8. CHIMNEY VENT W/SPARK ARRESTOR



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:

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1701

No.	Date	Submission
-	-	-

Date 09/06/2021

Drawn by XX

Checked by XX

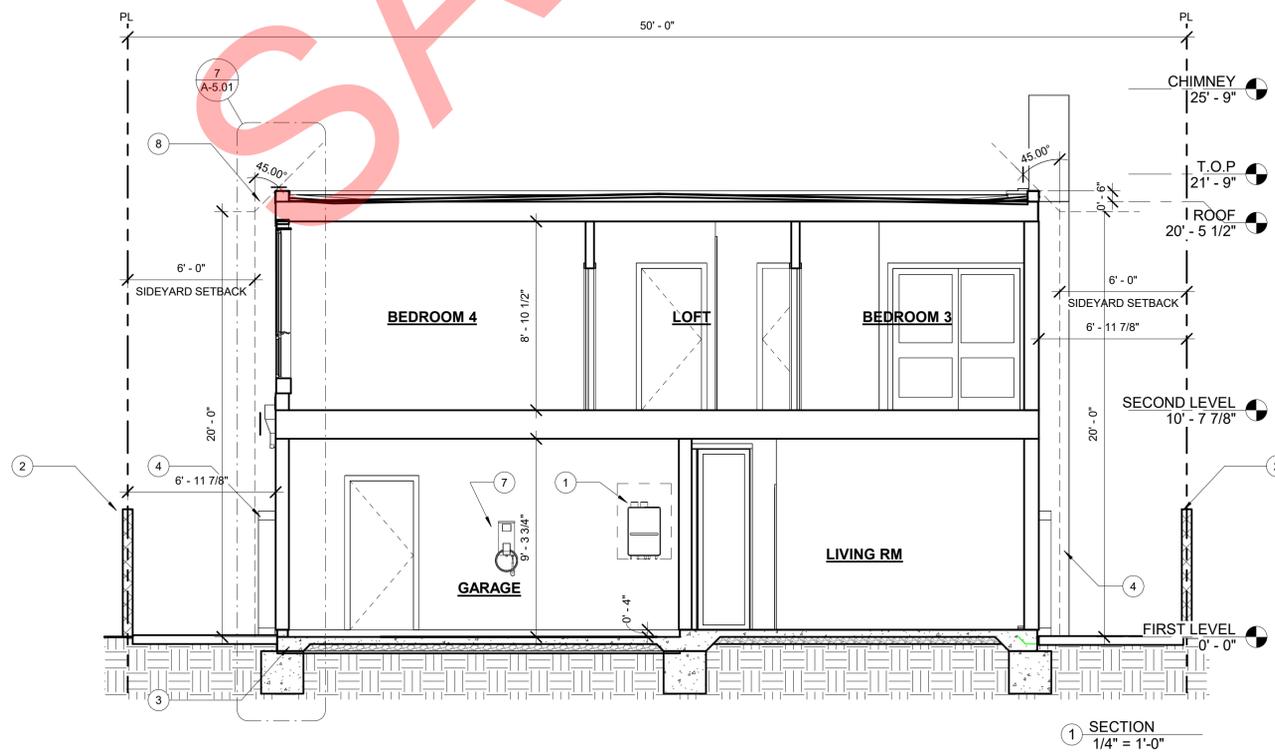
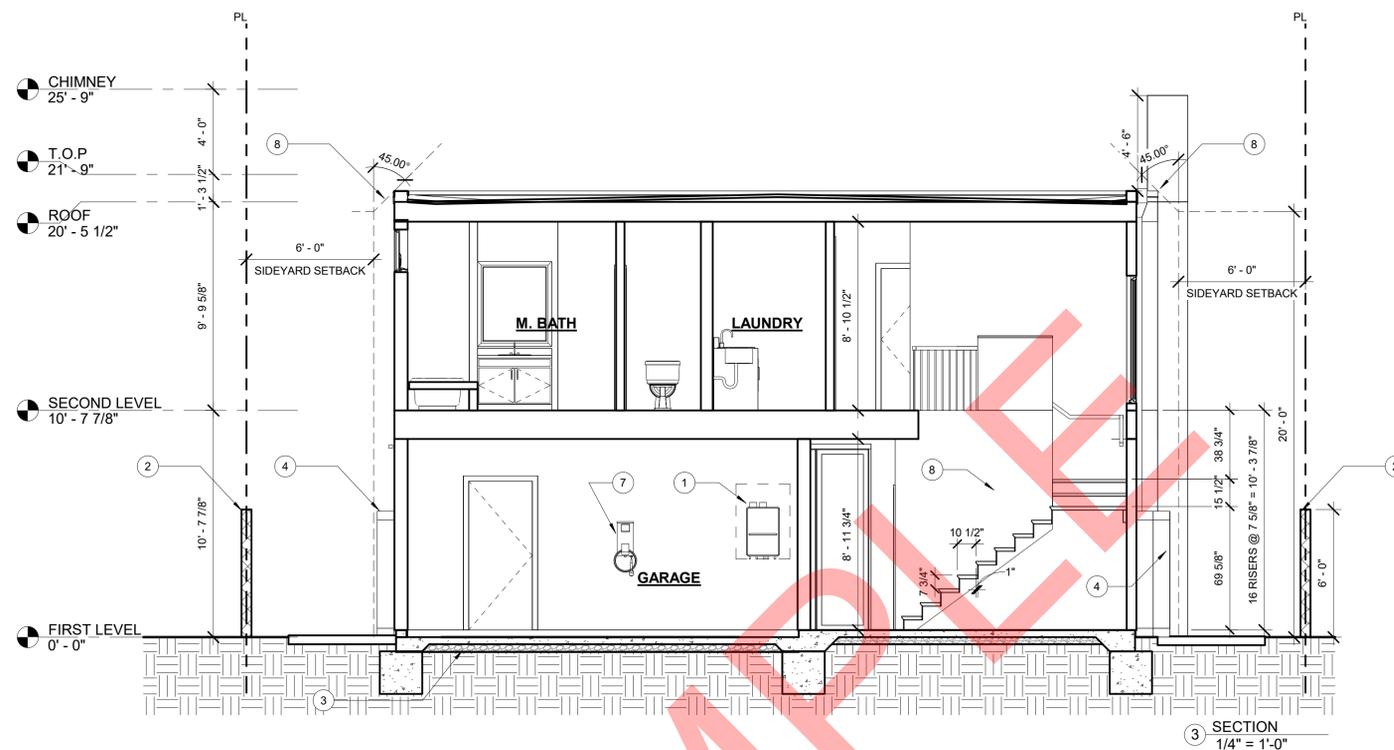
A-2.03

Scale 1/4" = 1'-0"

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CONSTRUCTION NOTES:

1. TANKLESS WATER HEATER
2. 6 FT HIGH 6" CMU WALL (PER PIBC 2014-096)
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. RAINHARVEST BARRELS, PER L.I.D. SCUPPER & DOWNSPOUT (MIN 3" DIA)
5. ARCHITECTURAL PROJECTION
6. FUTURE EV CHARGER LOCATION, LABEL "EV CAPABLE"
7. ENCROACHMENT PLANE
- 8.



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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 1701

No.	Date	Submission
-	-	-

Date 09/06/2021

Drawn by XX

Checked by XX

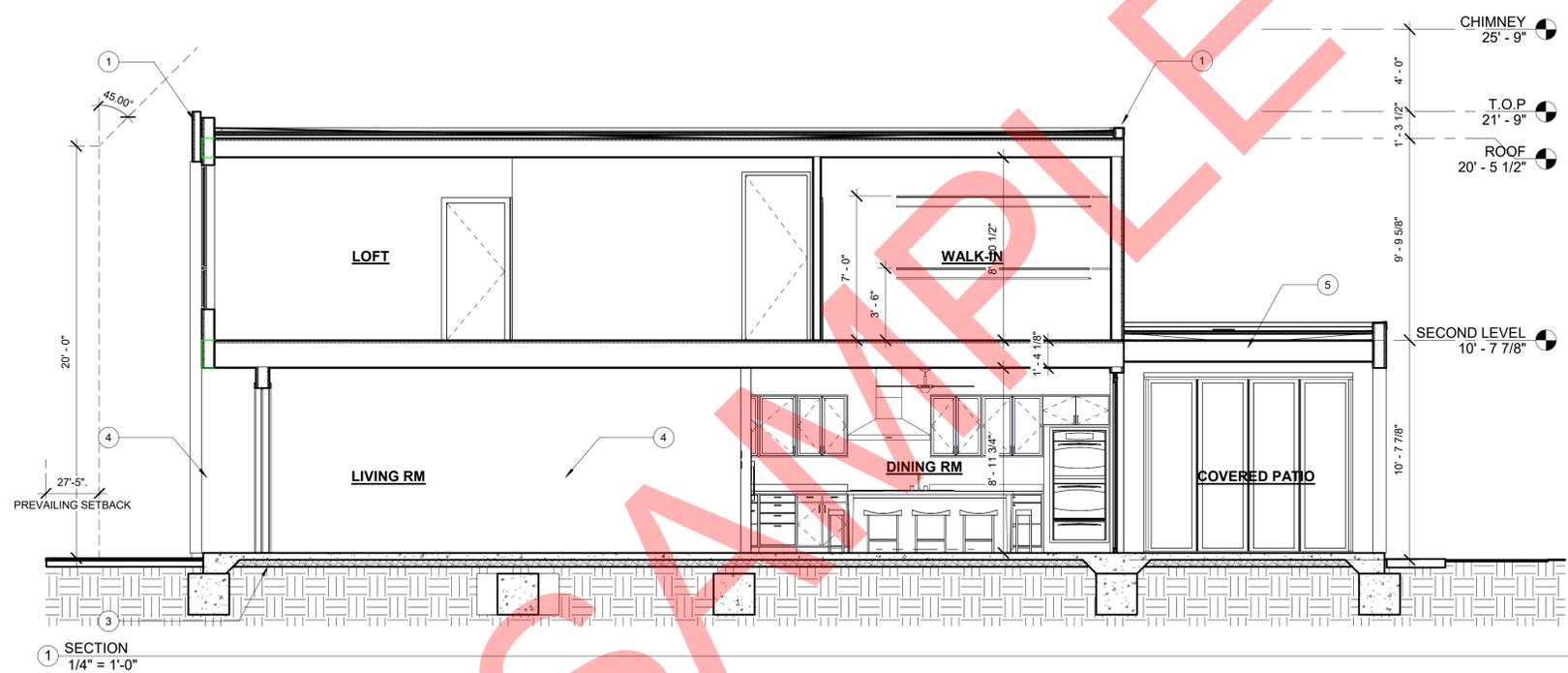
A-3.01

Scale 1/4" = 1'-0"

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CONSTRUCTION NOTES:

1. METAL COPING (PAINTED)
2. ARCHITECTURAL PROJECTION
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. STONE VENEER WALL PANEL
5. OPEN TRELLIS PATIO COVER
6. ARCHITECTURAL PROJECTION



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

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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

TITLE: SECTIONS

CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1701

No.	Date	Submission
-	-	-

Date 09/06/2021

Drawn by XX

Checked by XX

A-3.02

Scale 1/4" = 1'-0"

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CONSTRUCTION NOTES:

1. METAL COPING (PAINTED)
2. ARCHITECTURAL PROJECTION
3. CEMENT PLASTER
4. RAINHARVEST BARRELS, PER L.I.D.
5. SCUPPER & DOWNSPOUT (MIN 3" DIA)
6. OVERFLOW SCUPPER 2" ABOVE ROOF
7. CONTROL JOINT
8. STONE VENEER WALL PANEL
9. OPEN TRELLIS PATIO COVER
10. AC UNIT MOUNTED ON CONCRETE PAD
11. 6'-0" WOOD GATE
12. 1-1/2" DEEP METAL HOUSE NUMBERS
13. METAL AWNING SUNSHADE

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: **1701**

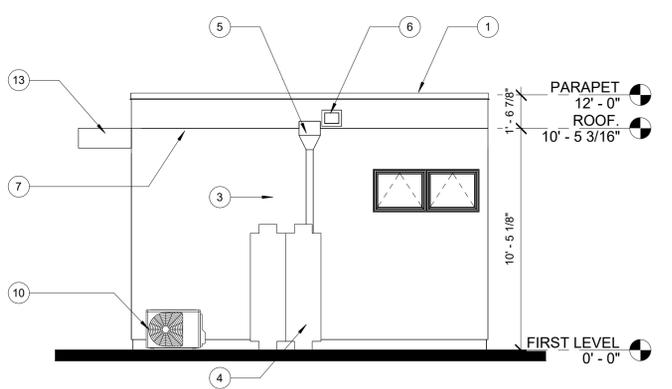
No.	Date	Submission

Date: **09/06/2021**
 Drawn by: **XX**
 Checked by: **XX**

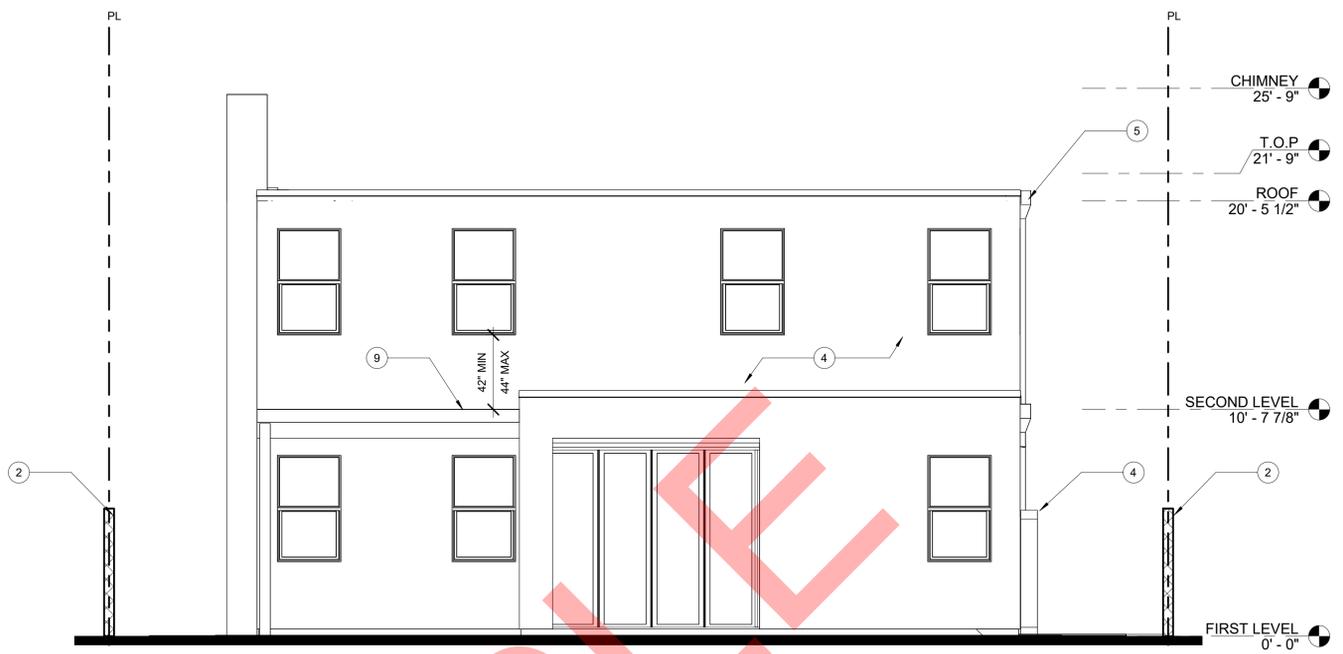
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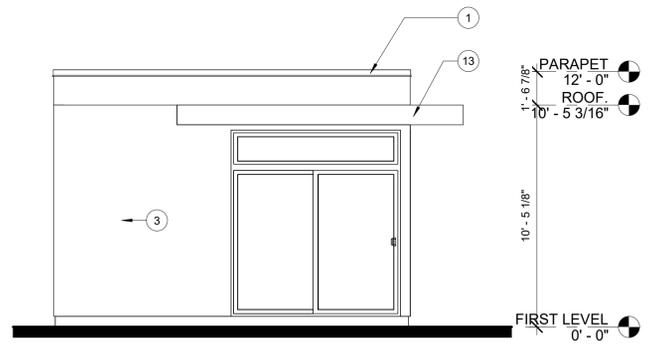
12/26/2023 12:13:12 PM



④ EAST ELEVATION DETACHED BLDG
 1/4" = 1'-0"



② EAST ELEVATION
 1/4" = 1'-0"



③ WEST ELEVATION DETACHED BLDG
 1/4" = 1'-0"

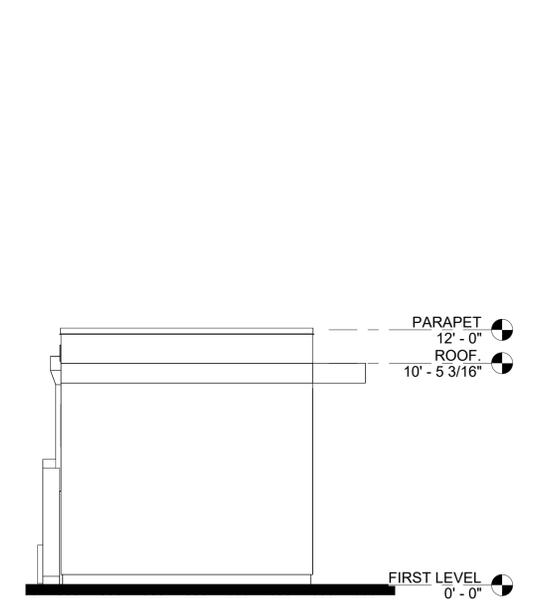


① WEST ELEVATION
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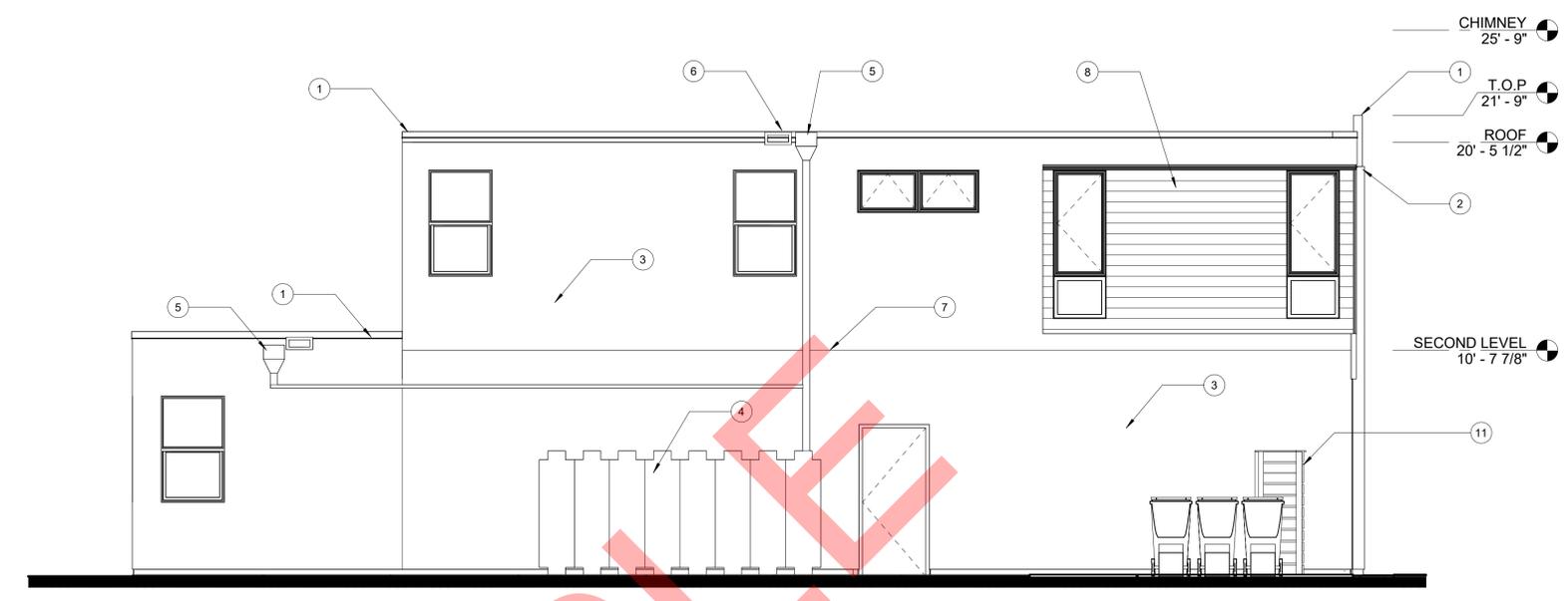
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CONSTRUCTION NOTES:

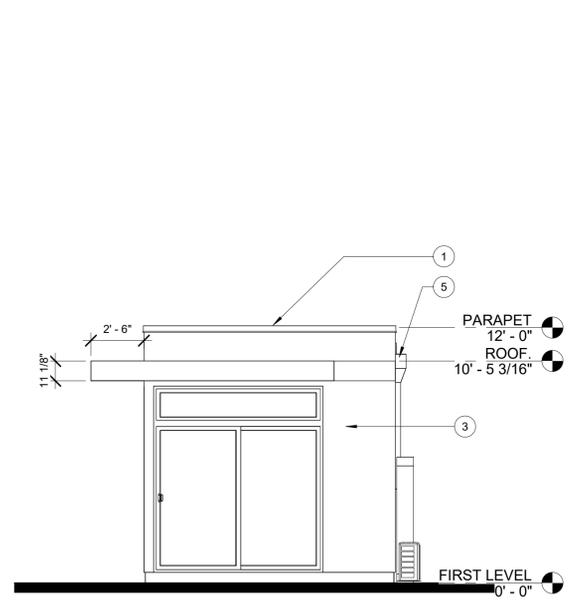
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2. ARCHITECTURAL PROJECTION
3. CEMENT PLASTER
4. RAINHARVEST BARRELS, PER L.I.D.
5. SCUPPER & DOWNSPOUT (MIN 3" DIA)
6. OVERFLOW SCUPPER 2" ABOVE ROOF
7. CONTROL JOINT
8. WOOD VENER WALL PANEL
9. OPEN TRELLIS PATIO COVER
10. AC UNIT MOUNTED ON CONCRETE PAD
11. 6'-0" WOOD GATE
12. 1-1/2" DEEP METAL HOUSE NUMBERS
13. METAL AWNING SUNSHADE



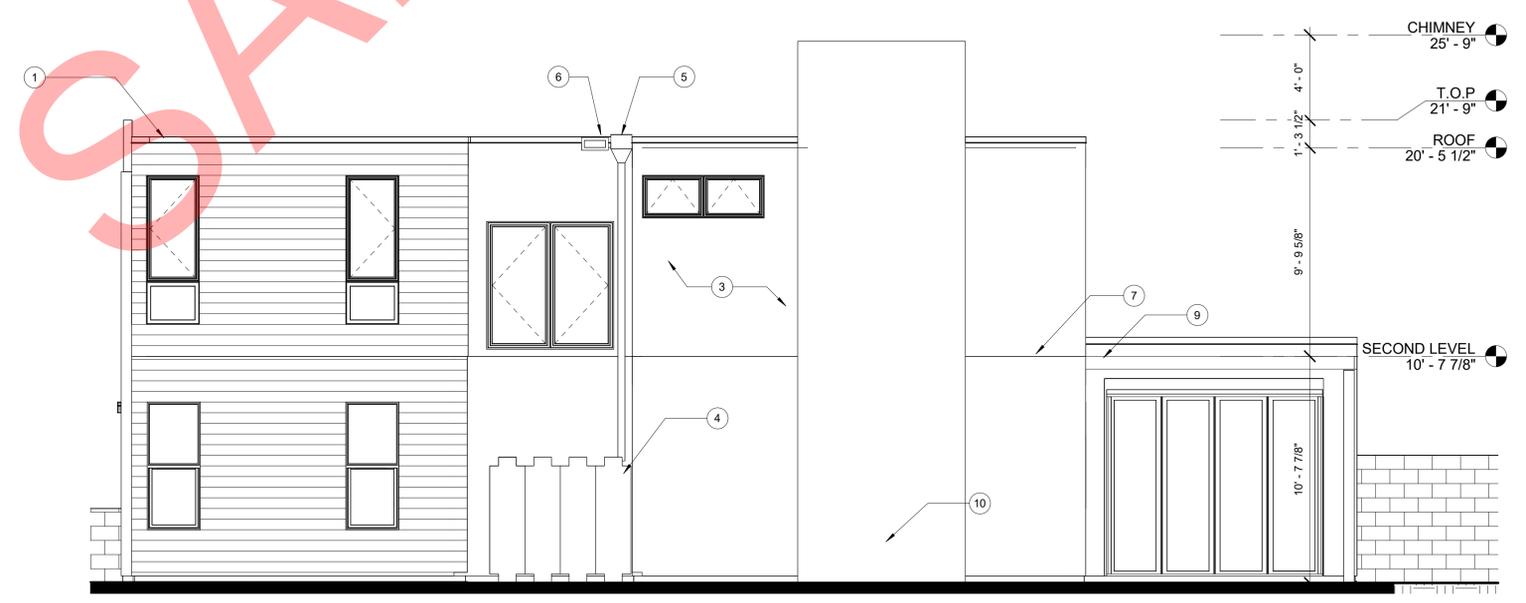
④ DETACHED BLDG NORTH ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"



③ DETACHED BLDG SOUTH ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

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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: **1701**

No.	Date	Submission

Date: **09/06/2021**

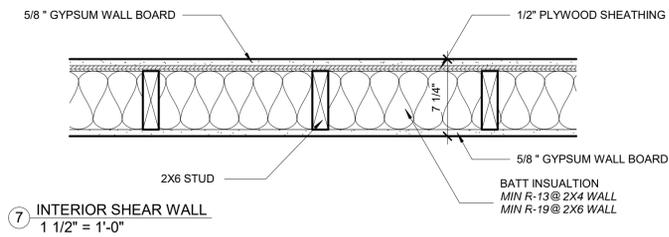
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Checked by: **XX**

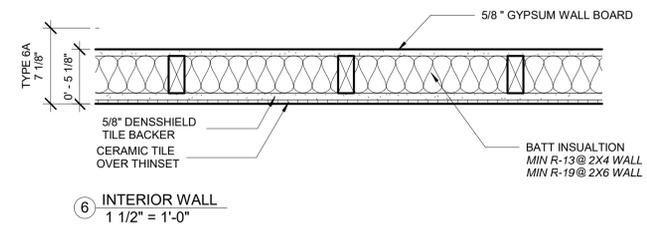
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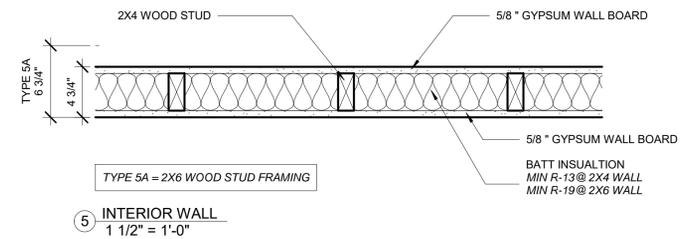
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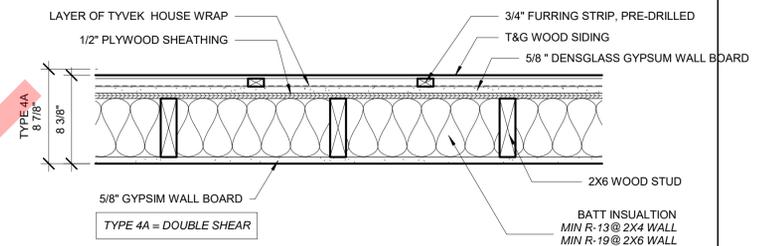
7 INTERIOR SHEAR WALL
1 1/2" = 1'-0"



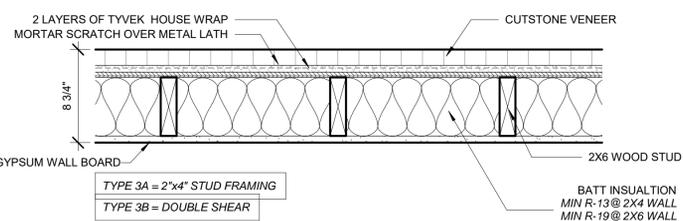
6 INTERIOR WALL
1 1/2" = 1'-0"



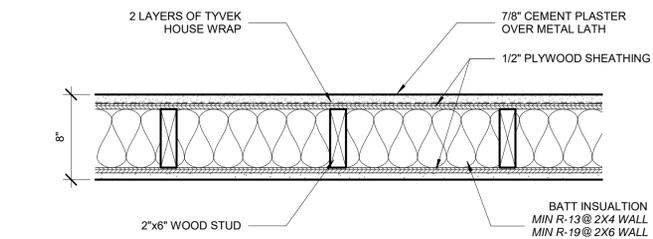
5 INTERIOR WALL
1 1/2" = 1'-0"



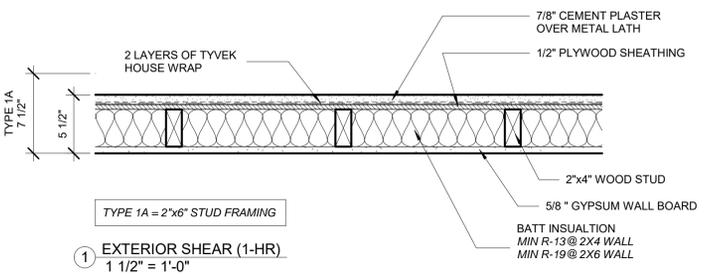
4 EXTERIOR SHEAR W/WOOD SIDING
1 1/2" = 1'-0"



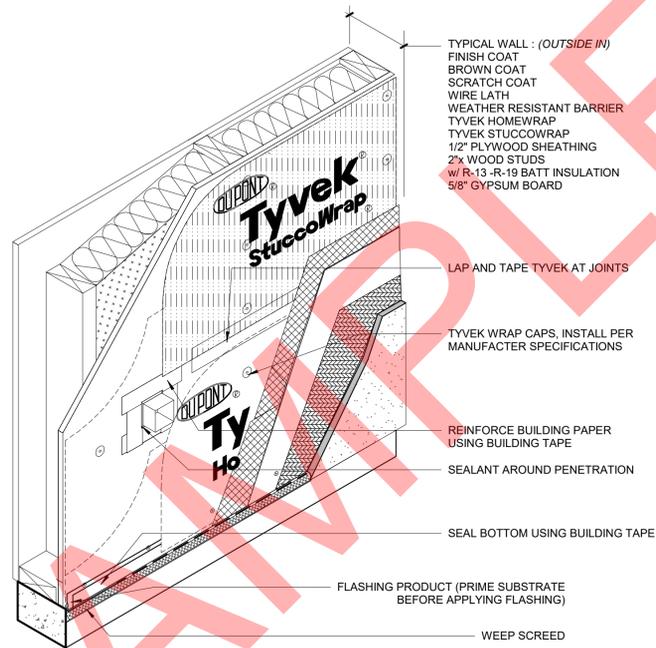
3 EXTERIOR SHEAR STONE VENEER
1 1/2" = 1'-0"



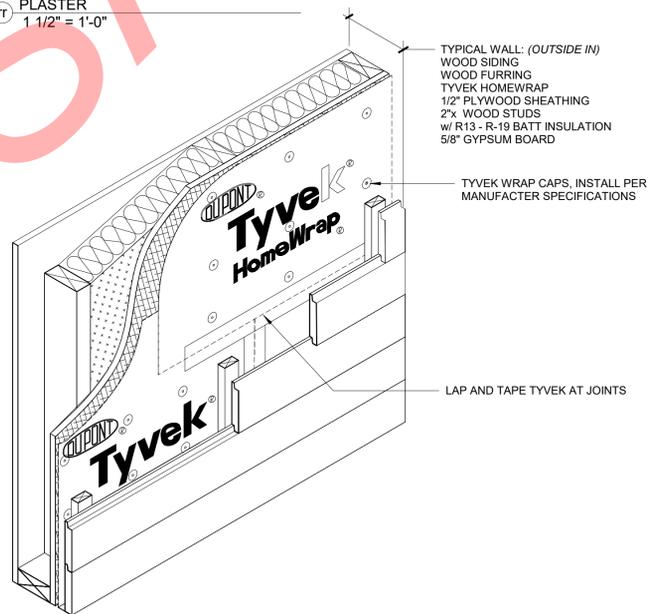
2 EXTERIOR DOUBLE SHEAR (1-HR)
1 1/2" = 1'-0"



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



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



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

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CONSTRUCTION NOTES:

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SAMPLE PROJECT

Project address
Project address



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

WALL TYPES

CONSTRUCTION DOCUMENTS

No.	Date	Submission

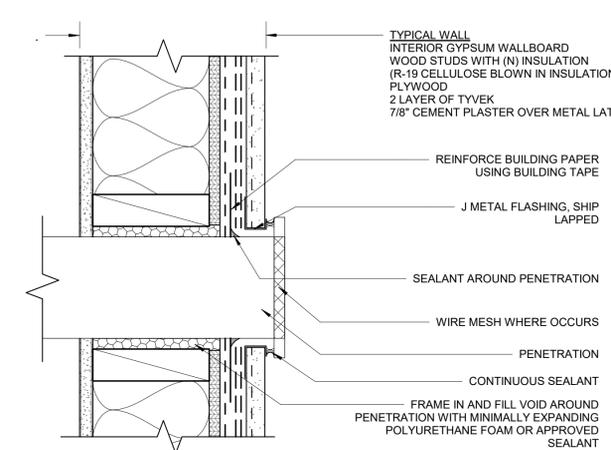
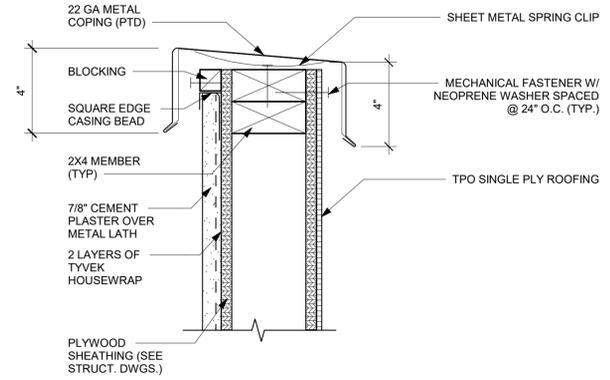
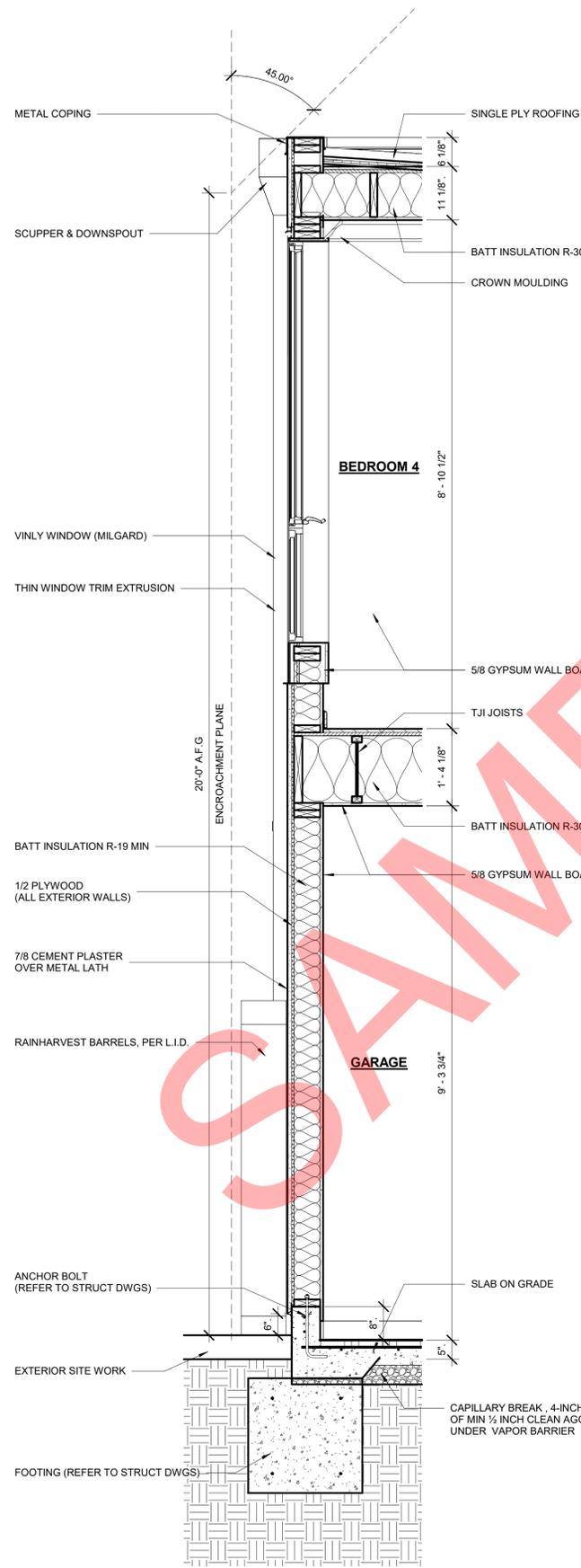
Date	09/06/2021
Drawn by	XX
Checked by	XX

A-5.00

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

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CONSTRUCTION NOTES:



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.

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 AT INTERIOR STUD FACE WITH SHARP UTILITY KNIFE.

3. USING WATERBLOCK WATERPROOFING FLASHING MEMBRANE, (A) PRE-CUT MEMBRANE TO LENGTH BY MEASURING DISTANCE BETWEEN CORNER GUARD JAMB RISERS AND SUBTRACT NO MORE THAN 1/4 INCH. (B) ALIGN MEMBRANE FLUSH WITH INTERIOR STUD FACE. STARTING AT ONE END, PEEL RELEASE FILM BACK AND ADHERE ENTIRE LENGTH OF SILL AREA. (C) FOLD MINIMUM 2 INCHES OVER FLASHING MATERIAL AND CORNER GUARD FACES INSTALLED IN STEP 1 AND STEP 2. (D) USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF (WFM).

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.

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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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: **1701**

No.	Date	Submission

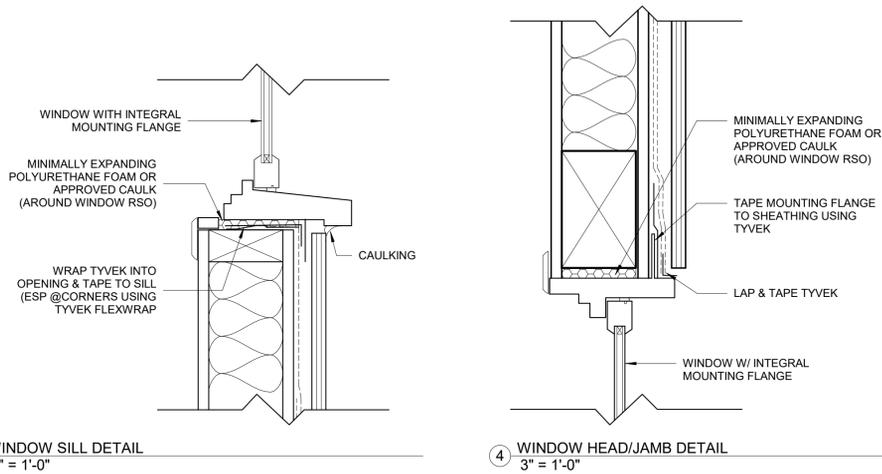
Date: **09/06/2021**

Drawn by: **XX**

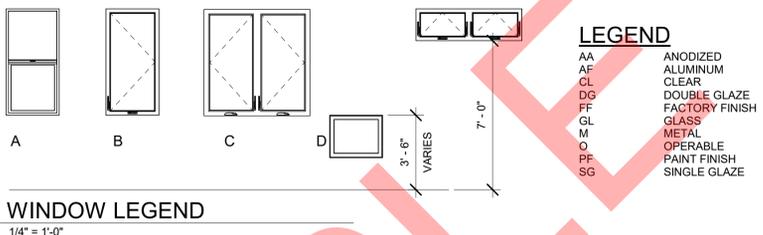
Checked by: **XX**

A-5.01

Scale: **As indicated**

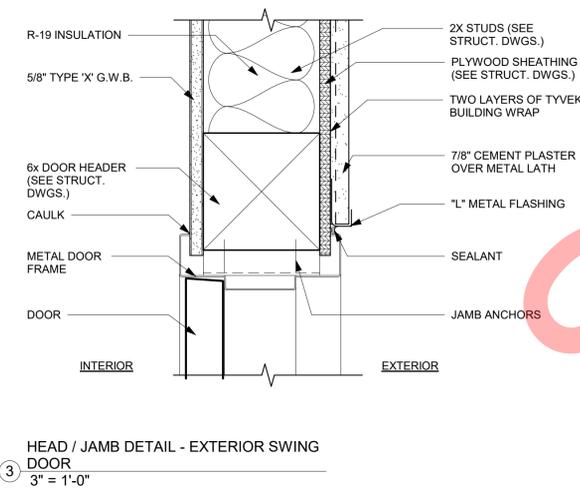


WINDOW NO.	TYPE	Type Comments	WINDOW ROUGH OPENING DIMENSIONS				Sill Height	GLAZING			FRAME		DETAILS			REMARKS	Model
			Type	WIDTH	HEIGHT			TYPE	COLOR	TEMPERED	MATERIAL	FINISH	HEAD	JAMB	SILL		
1	A	Single Hung	30"x72"	3'-6"	7'-0"	2'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
2	A	Single Hung	36"x60"	4'-0"	6'-0"	<varies>	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
3	B	Casement	30" x 60"	2'-6 1/2"	5'-0 1/2"	3'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
5	C	Casement Double	72" x 72"	6'-1"	6'-1"	0'-4"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Tuscany® Series	
6	D	Fixed	<varies>	<varies>	<varies>	<varies>	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
9	E	Awning Double	69"x24"	5'-9 1/2"	2'-0 1/2"	6'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
10	E	Awning Double	60"x24"	5'-0 1/2"	2'-0 1/2"	6'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
11	D	Fixed	60"x24"	6'-0"	3'-0"	1'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
12	B	Casement Double	60" x 60"	5'-1"	5'-1"	3'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Tuscany® Series	
13	B	Casement	30" x 60"	2'-6 1/2"	5'-0 1/2"	3'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
14	D	Fixed	30"x24"	3'-6"	3'-0"	1'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
15	B	Casement	30" x 60"	2'-6 1/2"	5'-0 1/2"	3'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	
16	D	Fixed	30"x24"	3'-6"	3'-0"	1'-6"	LOW-E3	CLR	YES	VYL	BRZ	4/A8.01	4/A8.01	5/A8.01	U<0.31 & SHGC < 0.25	Style Line™ Series	

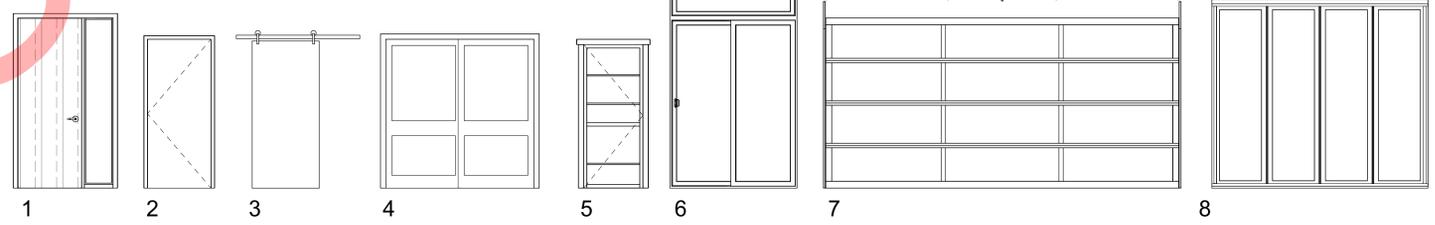


NOTES
1. VERIFY ALL DIMENSIONS AT FIELD BEFORE MANUFACTURING

- 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.)

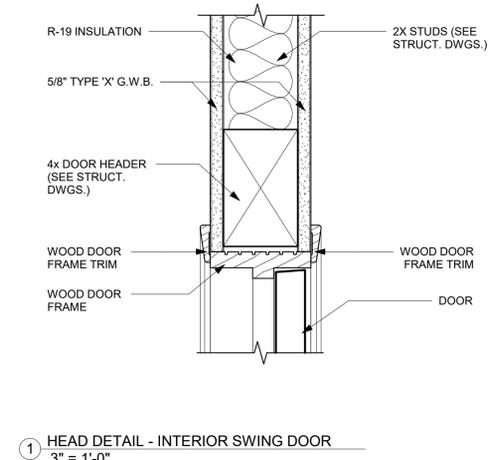
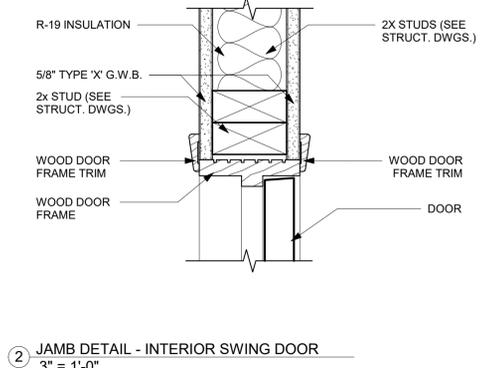


NO.	TYPE	DOOR DIMENSIONS			MATERIAL	FINISH	CORE	FRAME		1/4" TEMP. GL	DETAILS SHEET NO.		HDWE SEC 08710	THRESHOLD	LOUVER	KICK PLATE	REMARKS
		WIDTH	HEIGHT	THICKNESS				MATERIAL	FINISH		HEAD	JAMB					
A	1	4'-6"	8'-0"	0'-1 3/4"	WD	PTD	SC	MTL	PTD		3/A8.01	3/A8.01		Yes			
B	2	3'-0"	7'-0"	0'-1 3/4"	WD	PTD	SC	WD	PTD		1/A8.01	2/A8.01		Yes			20 MIN RATED W/ SELF CLOSING HINGES & SELF LATCHING
C	2	2'-8"	6'-8"	0'-1 1/2"	WD	PTD	HW	WD	PTD		1/A8.01	2/A8.01					
D	2	3'-0"	8'-0"	0'-1 1/2"	WD	PTD	HW	WD	PTD		1/A8.01	2/A8.01					
E	2	2'-10"	6'-8"	0'-1 1/2"	WD	PTD	HW	WD	PTD		1/A8.01	2/A8.01					
F	2	2'-0"	6'-8"	0'-1 1/2"	WD	PTD	HW	WD	PTD		1/A8.01	2/A8.01					
G	3	3'-2"	7'-0"	0'-1 1/2"	WD	PTD	HW	WD	PTD								BARN DOOR SLIDER
H	4	7'-0"	6'-8"	0'-2"	WD	PTD	HW	WD	PTD								CLOSET SLIDER
J	4	6'-0"	6'-8"	0'-2"	WD	PTD	HW	WD	PTD								CLOSET SLIDER
K	5	2'-10"	6'-10"	0'-8 1/2"	WD	PTD	SC	WD	PTD								BOOKCASE DOOR
L	8	10'-2 3/8"	8'-9"	0'-2 11/32"	MTL	FF	GL	MTL	FF								
M	6	8'-0"	8'-9"	0'-0"	VYL	PTD	GL	VYL	FF								
N	2	3'-0"	7'-0"	0'-1 3/4"	MTL	PTD	MTL	MTL	PTD		3/A8.01	3/A8.01		Yes			
R	7	16'-0"	8'-0"	0'-2"	MTL	FF	GL	MTL	FF								



- LEGEND**
- AF ALUMINUM FRAME CLOSER DEVICE
 - CD HOLLOW CORE
 - 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
 - WD 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.



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SAMPLE PROJECT
Project address
Project address

PROJECT NAME: ARCHITECT NAME: C-00000 REN 6-30-23 STATE OF CALIFORNIA

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

TITLE: WINDOW & DOOR SCHEDULE

CONSTRUCTION DOCUMENTS

PROJECT NUMBER: 1701

No.	Date	Submission

Date: 09/06/2021

Drawn by: XX
Checked by: XX

A-8.01

Scale: As indicated

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)

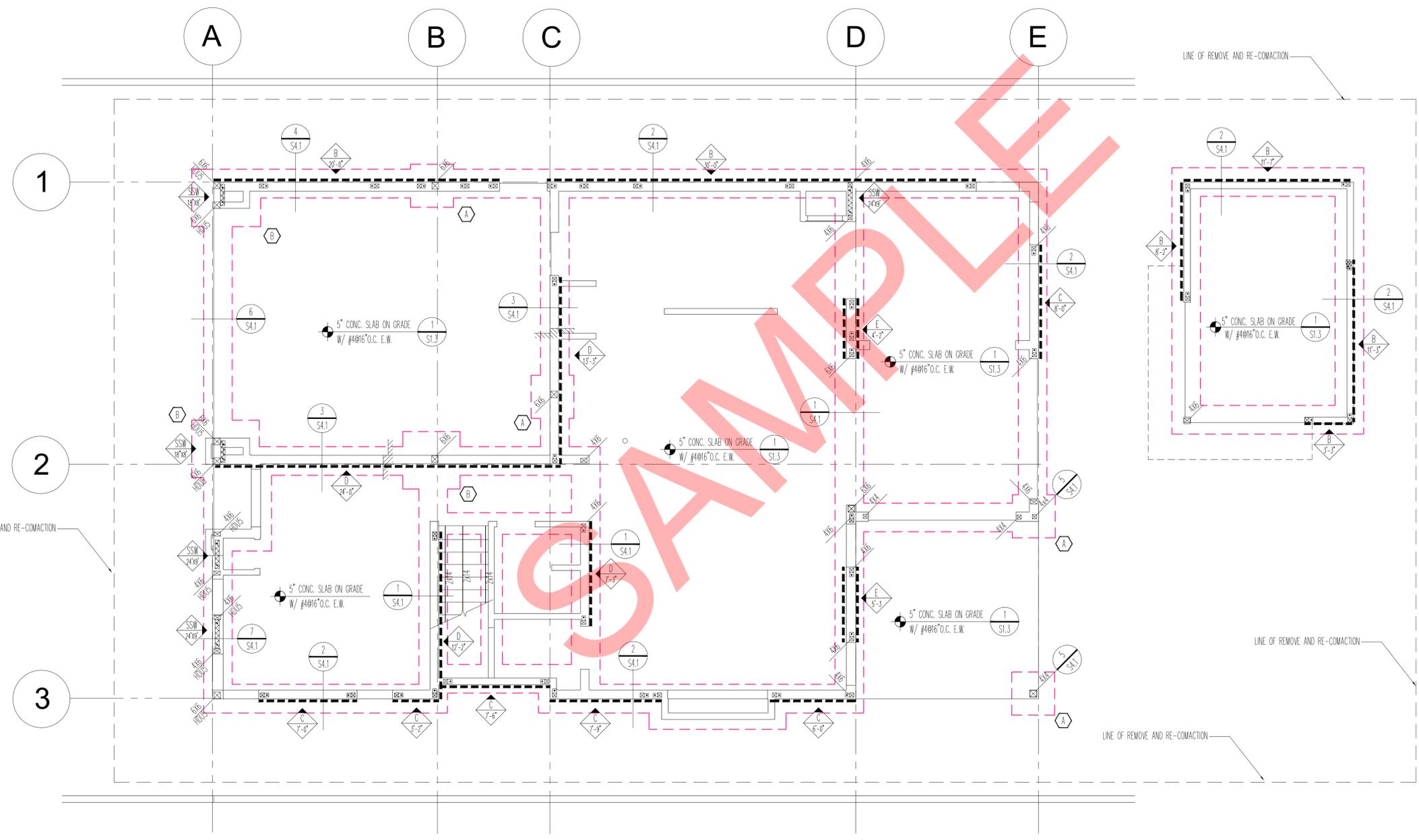
FOUNDATION NOTE

- 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.

LEGEND	
	SHEAR WALL PLYWOOD SHEATHING
	2 x @16" O.C. STUDS WALL
	DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET SI.7 FOR TOP & BTM F'CONN. & PLYWOOD NAILING
	DESIGNATES HOLD-DOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET SI.7 FOR TYPE & SIZE

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. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

CONSTRUCTION NOTES:



REMOVE AND RE COMPACT 5'-0" DEEP ALL AROUND THE BUILDING LINE AS SHOWN

FOUNDATION PLAN

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PROJECT NAME
 SAMPLE PROJECT
 Project address
 Project address



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

FOUNDATION AND FRAMING PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER	1602	
No.	Date	Submission

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

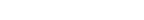
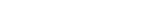
S21

1/4" A

Scale

NOTE:
 WRAP AROUND THE EXTERIOR OF THE BUILDING WITH 1/2 PLYWOOD WITH 10d NAILS @ 4" / 12" O.C. U.N.O. IN SHEAR WALL SCHEDULE

LEGEND

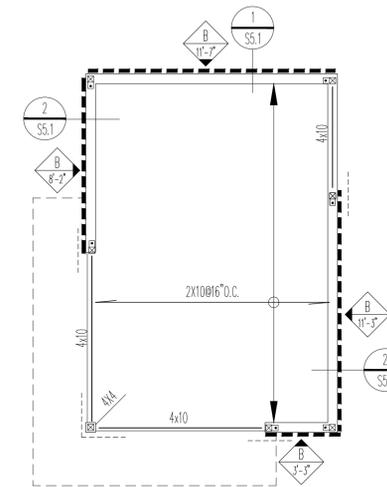
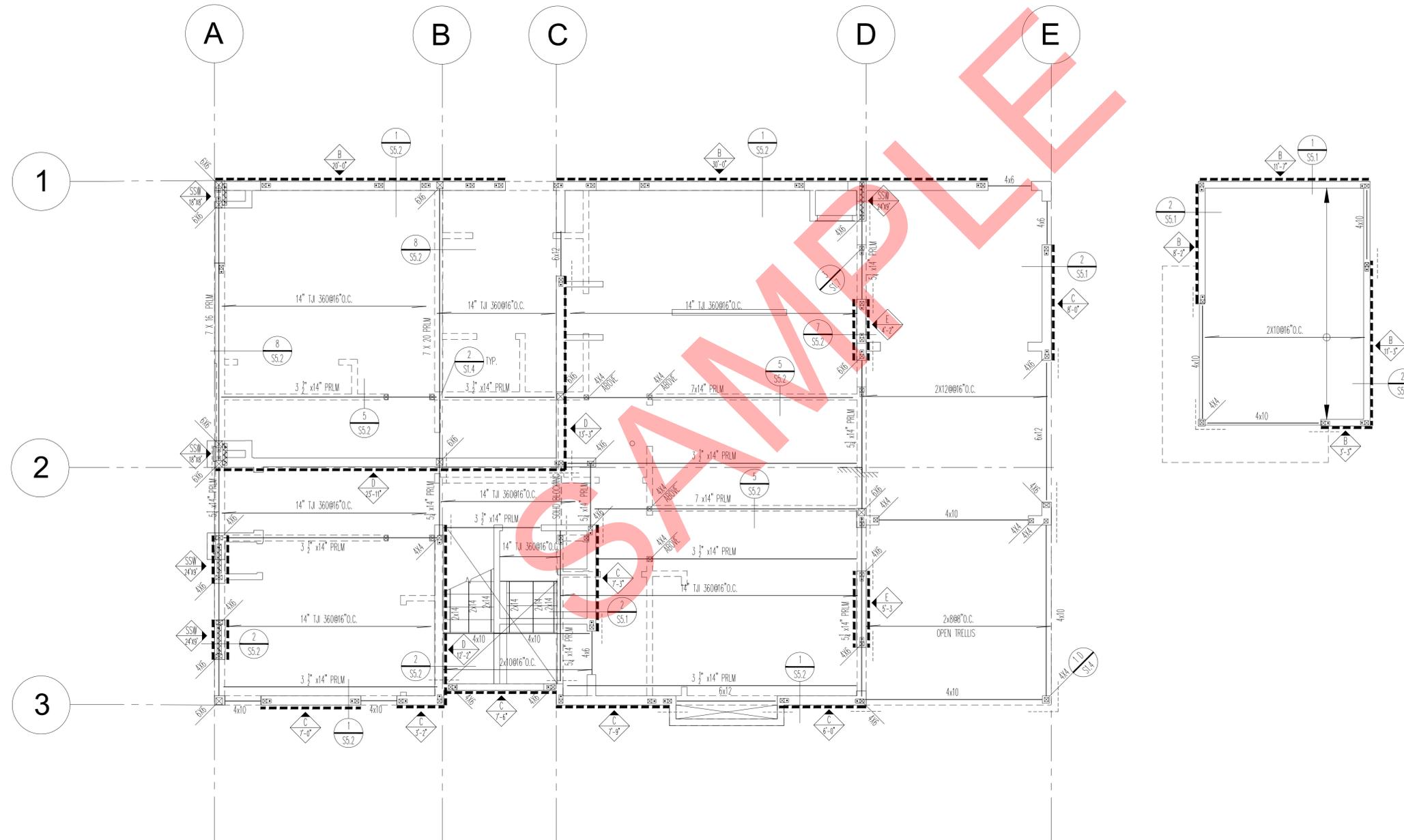
-  WALL ABOVE
-  2 x @16" o.c. STUD WALL
-  SHEAR WALL PLYWOOD SHEATHING
-  FLOOR JOISTS
-  EXISTING FLOOR JOISTS
-  SIMPSON "MST48" STRAP, U.N.O.
-  DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TOP & BTM JOINTS & PLYWOOD NAILING
-  DESIGNATES HOLD-DOWN LOCATIONS. SEE SHEAR WALL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

FLOOR FRAMING NOTES

1. FLOOR SHEATHING: 8" T&G PLYWOOD ID#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 I PLYWOOD W/ 10d NAILS @ 6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
7. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.4, S1.5 & S1.6.
8. HOLD-DOWNS SHALL BE RE-TIGHTEND JUST PRIOR TO COVERING WALL FRAMING.

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CONSTRUCTION NOTES:



FIRST FLOOR SHEAR WALLS AND SECOND FLOOR FRAMING PLAN

1/4" A

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PROJECT NAME
 SAMPLE PROJECT
 Project address
 Project address



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

FLOOR FRAMING PLAN

CONSTRUCTION DOCUMENTS

PROJECT NUMBER	1602	
No.	Date	Submission

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

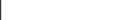
S22

Scale

NOTE:

WRAP AROUND THE EXTERIOR OF THE BUILDING WITH 1/2 PLYWOOD WITH 10d NAILS @4"/12"O.C. U.N.O. IN SHEAR WALL SCHEDULE

LEGEND

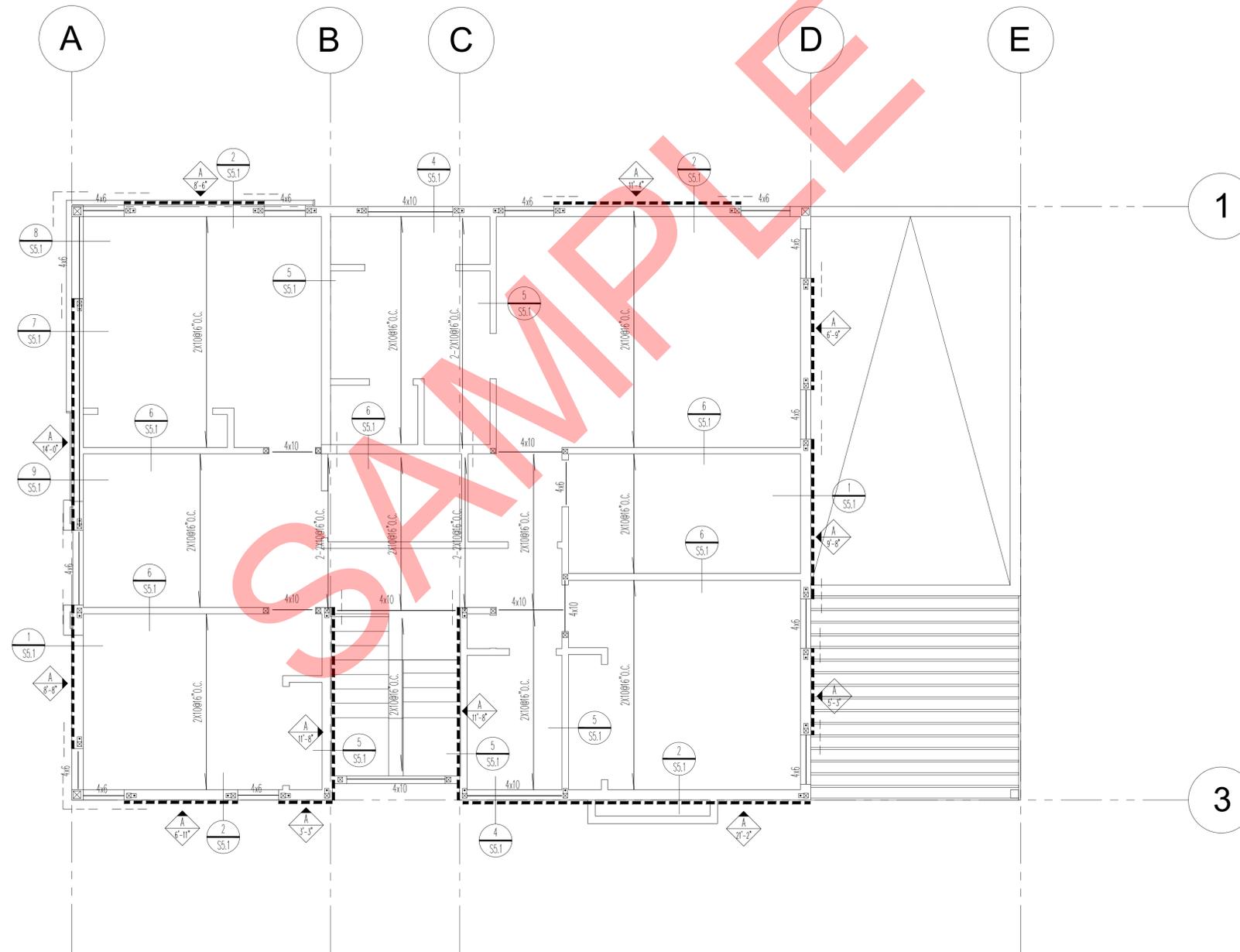
-  2X STUDS WALL @ 16" O.C.
-  SHEAR WALL PLYWOOD SHEATHING
-  ROOF JOISTS
-  ROOF BEAM
-  SIMPSON "MST48" STRAP, U.N.O.
-  DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TOP & Btm F.CONN. & PLYWOOD NAILING
-  DESIGNATES HOLDOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TYPE & SIZE

ROOF FRAMING NOTES

1. ROOF AND FLAT ROOF SHEATHING: 5/8" PLYWOOD 1D#321/0 NAILED W/ 10d COMMON NAILS @6"/6"/12" 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 @4"/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 S1.4, S1.5 & S1.6.

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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

ROOF FRAMING PLAN

TITLE: CONSTRUCTION DOCUMENTS

PROJECT NUMBER 1602

No.	Date	Submission

Date 05/10/19

Drawn by XX

Checked by XX

S2.3