

GENERAL CONSTRUCTION NOTES

INSURANCE

THE GENERAL CONTRACTOR AND SUBCONTRACTOR(S) SHALL PURCHASE AND MAINTAIN CERTIFICATE OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY AND SECURITY PRECAUTIONS IN CONNECTION WITH THE WORK.

The Owner shall provide and pay for builder's risk insurance. Coverage shall include, but not be limited to perils of fire, lightning, flood, windstorm, hurricane, hail, explosion, riot, civil commotion, smoke, aircraft, land vehicles, vandalism, and malicious mischief, etc., in the amount equal to 100% of the contract sum (but not including excavation, filling, grading, demolition, foundations, and other non-insurable items). Such coverage to be issued in name of the contractor and owner, as their interest may appear.

The Contractor shall procure, pay for, and maintain at all times during the prosecution of the work under the contract, various forms of insurance with carriers acceptable to the owner. All insurance policies shall have the architect, design consultants, the owner, and their employees as additional insureds. Contractor shall furnish insurance policies to owner prior to commencement of work. The following forms of insurance shall be provided:

- A. Statutory compensation and employer's liability insurance.
- B. Liability coverage .
- C. Contractor's bodily liability insurance and contractor property damage liability insurance.
- D. Contractor's protective bodily injury insurance and protective property damage liability insurance.
- E. Automobile bodily injury liability and automobile property damage liability insurance.

CONTRACT & SCHEDULE NOTES / ADMINISTRATIVE NOTES

1. Contractor shall coordinate with owner and other contractors performing work under separate contracts to ensure project progress according to schedule.
2. The drawings and specifications constitute only a part of the contract documents as identified in the owner / contractor agreement. The contractor is also responsible for requirements set forth in the other instruments of the owner / contractor agreement. Discrepancies in the documents shall be reported to the architect at once for resolution.
3. In agreeing to terms and conditions of contract, contractor has accepted responsibility to verify that specified products will be available and to place orders for all required materials.
4. Upon award of the contract, the general contractor shall prepare and submit to the architect a construction progress schedule. The construction schedule shall be continuously updated and posted at the job site at all times.
5. Contractor shall provide to the owner one set of reproducible as-builts for architectural, mechanical and electrical work. Additional site work, security systems, control systems and communications systems work performed by the contractor(s) shall also be documented in as-built drawings to be submitted to the owner. As-built drawings to be computer-based documents provided on compact disk.
6. Contractor shall provide warranties and manuals for all equipment and products installed on the project where supplied by the manufacturer.
7. The contractor will secure the necessary permits and will erect the necessary barriers, protection fences and/or canopies along public ways prior to starting construction
8. Contractor to obtain curb cut permits as required.
9. The contractor shall apply for and obtain, at the contractor's sole expense, all necessary construction permits required by applicable building codes and City agencies and State agencies.
10. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.
11. The contractor is responsible for any and all overtime costs unless otherwise agreed upon in writing.
12. Subject to inspectors' approval, the owner reserves the right to occupy the premises at any time before completion. Such occupancy shall not constitute the final acceptance of all or any part of the Work per the contract.
13. Owner shall pay monthly service bill for water, gas & electricity required for duration of construction. Contractor shall pay for the telephone service for job trailer(s), any temp. power or water lines, and for removal of construction debris and trash.

SAFETY

14. The contractor and all sub-contractors and suppliers, are to fully comply with all local, state and federal safety requirements, (including but not limited to) California Occupational Safety and Health and the California Labor Commission.
15. A first aid kit shall be on the site at all times.

PRODUCT OPTIONS & SUBSTITUTIONS

- Contract is based on the high standards of quality established in contract documents.
1. Substitution, revisions and / or changes must have prior approval by the architect.
 2. Contractor shall provide specified products.
 3. Contractor shall inform Architect in writing, at the time of submission, of any proposed deviations from the contract documents.
 4. Neither the Owner nor Architect has agreed to substitution of materials specified in the contract documents, except as maybe specifically otherwise stated in writing.
 5. Contractor is required to provide specified material where materials are specified by naming one single manufacturer and / or model number. Materials proposed by the Contractor to be used, in lieu of materials specified with "or equal," shall in all ways be equal or exceed the qualities of the named materials and shall be approved by the architect.
 6. Should Contractor demonstrate (to approval of Architect) that a specified material was ordered in a timely manner and will not be available in time for incorporation into this work, then Contractor shall submit to Architect such data on proposed substitute materials and/or methods as are needed to assist Architect in determining suitability of proposed substitution.
 7. Substitutions will be considered if:
 - A. Contractor has submitted substitution to architect in writing.
 - B. Contractor has indicated (in writing) cost, time or other benefits for substitution.
 - C. Architect shall be the judge of acceptability and reserves the right to reject proposed substitution.
 8. The following products do not require further approval except for interface within work:
 - A. Products specified by reference to standard specifications, such as national testing agencies and similar standards.
 - B. Products specified by manufacturer's name and catalog number.
 - C. Where phrase "or equal" or "or equal as approved by Architect" occurs in contract, do not assume that materials, equipment will be approved as equal unless item has been specifically approved by Architect.
 - D. Decision of Owner and / or Architect shall be final.
 9. The general contractor shall make shop drawings and sample submittals in accordance with AIA general conditions A201 and the requirements of the construction drawing and specifications.

MARKED-UP DRAWINGS / RECORD DRAWINGS

1. During the execution of the work, contractor shall maintain a complete set of contract drawings in the job office, upon which set he is required to note in red, or other clear manner, all deviations from the contract documents (both authorized and unauthorized). Marked-up drawings prepared from this job set are a part of the project close-out documents.
2. Submittal by contractor represents that field measurements, field construction criteria, materials, catalog numbers and similar data have been reviewed and verified by Contractor, and that each has been checked and coordinated with requirements of Contract Documents.
3. Architects review of submittals shall be for design concept only and shall not be construed as approving departures from Contract documents.
4. Architect shall respond promptly to RFI's and Submittals.

SITE ACCESS & PROTECTION

1. The property gates are to be closed and locked at the end of each workday.
2. The contractor shall maintain the premises clean and free of all trash and debris and shall protect all work from damage, soiling, paint overspray, etc.. All fixtures, equipment, glazing floor, etc. shall be left clean and ready for occupancy (including existing storefront glazing and mullions, both interior and exterior space frame.)
3. Contractor shall be responsible to final clean the space
4. Contractor shall make arrangements with the owner/property manager for parking access, security access, material storage and waste dumpster location on the construction site
5. The Contractor shall keep the premises free from accumulation of waste materials or rubbish caused by his employees and subcontractors. At the completion of the work, the subcontractors shall remove from building and site all rubbish, tools, and surplus materials and leave the work swept broom clean.

MANUALS

Where manuals (such as HVAC equipment) are required to be submitted covering items including work, recommended maintenance, etc., provide manuals in durable binders, approximately 8-1/2" by 11" in size, and provide the following information:

1. Identification on, or readable through, front cover, stating general nature of manual.
2. Neatly typewritten index at front of manual, furnishing immediate information as to location in manual of data or equipment involved, name, address and phone number of subcontractor.
3. Complete instructions regarding operation and maintenance of equipment involved.
4. Complete nomenclature or replaceable parts, their part numbers, current cost, and name, address and phone number of nearest vendor of parts.
5. Copy of all guarantees and warranties issued.
6. Copy of approved shop drawings with data concerning changes made during construction.

Extraneous Data: Where contents of manual include manufacturers catalog pages, clearly indicate precise items included in this installation and delete, or otherwise clearly indicate, manufacturer's data with which this installation is not concerned. Architect will retain one copy and return one (1) copy to the Contractor and one to the Owner.

CONTRACT CLOSE OUT

1. Contractor shall provide documentation (notice of substantial completion) stating the work has been substantially completed.
2. Contractor shall provide list of items to be completed to Architect.
3. Architect will review list of items to be completed and will supplement the list of items considered to be incomplete or unacceptable.
4. At completion of work, and prior to owner move-in, Contractor shall employ skilled workmen for final cleaning; including glass, glossy surfaces, floors and finishes, including paint touch-up as required.
5. Contractor shall provide project record documents, material and finish data, operation and instruction manuals, maintenance of equipment and systems, warranties (including coverage dates), and bonds at project completion. Submit records to owner bound in 8-1/2" x 11" three-ring binders with durable plastic covers.
6. Contractor shall submit (marked-up) record drawings to Owner.
7. Contractor shall provide evidence of payments and release of liens to Owner.
8. Contractor shall obtain certificate of occupancy and provide to Owner.
9. Contractor shall provide final certificate for payment to Owner.

ABBREVIATIONS

A.B.	ANCHOR BOLT	M.H.	MAN HOLE
A.C.	AIR CONDITIONING	MAX.	MAXIMUM
A.C.T.	ACOUSTIC TILE CEILING	MFR.	MEMBER
A.D.	AREA DRAIN	MECH.	MECHANICAL
ADJ.	ADJACENT OR ADJUSTABLE	MEMB.	MEMBRANE
A.F.C.I.	ARC FAULT CIRCUIT INTERRUPTER	MTL.	METAL
AFF.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIR.	MIRROR
AL.	ALUMINUM	MIN.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECT(URAL)	M.O.	MASONRY OPENING
AR.	AS REQUIRED	MTD.	MOUNTED
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	NAT.	NATURAL
B/	BOTTOM OF	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	NO.	NUMBER
BM.	BEAM	NOM.	NOMINAL
B.MK.	BENCH MARK	N.T.S.	NOT TO SCALE
B.O.W., B.W.	BOTTOM OF WALL	O.A.D.	OVERFLOW AREA DRAIN
B.P.	BID PACKAGE	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
CATCH BASIN	CATCH BASIN	O.F.C.I.	OWNER FURNISHED/CONTRACTOR INSTALLED
CEM.	CEMENT	O.F.O.I.	OWNER FURNISHED/OWNER INSTALLED
CER.	CERAMIC	OHD.	OVERHEAD
C.I.	CAST IRON	OPG.	OPENING
C.J.	CONTROL JOINT	OPP.	OPPOSITE
C.L.	CENTERLINE	O.S.	OVERFLOW SCUPPER
CLG.	CEILING	PAR.	PARALLEL
CLR.	CLEAR	P.L.	PROPERTY LINE
C.M.U.	CONCRETE MASONRY UNIT	P.L.	PLASTIC LAMINATE
C.O.	CLEAN OUT	P.LAM.	PLASTER
CONC.	CONCRETE	PLBG.	PLUMBING
CONT.	CONTINUOUS	PT.	POINT
CPT.	CARPET	PTD.	PAINTED
C.T.	CERAMIC TILE	PERF.	PERFORATED
CTR.	CENTER	P.V.M.T.	PAVEMENT
C.W.	COLD WATER	PLYWD.	PLYWOOD
QTY.	QUANTITY	R.	RISER
DIAMETER	DIAMETER	RAD.	RADIUS
DBL.	DOUBLE	R.D.	ROOF DRAIN
DET.	DETAIL	REF.	REFERENCE
DIAGONAL	DIAGONAL	REFR.	REFRIGERATOR
DIMENSION	DIMENSION	REINF.	REINFORCED
DISPOSAL	DISPOSAL	REQD.	REQUIRED
DIV.	DIVISION	RES.	RESILIENT
DN.	DOWN	REV.	RESILION OR REVISED
DR.	DOOR	RFG.	ROOF OR ROOFING
D.S.	DOWNSPOUT	R.H.	RIGHT HAND
DTL.	DETAIL	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
DWR.	DRAWER	S.	SINK OR SOUTH
E.	EAST	S.A.W.M.	SELF-ADHESIVE WATERPROOF MEMBRANE
EA.	EACH	S.A.D.	SEE ARCHITECTURAL DRAWINGS
E.G.	FOR EXAMPLE	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	S.C.D.	SEE CIVIL DRAWINGS
ELEV.	ELEVATION	S.D.	SEE CIVIL DRAWINGS
ELEV.	ELEVATION	SECT.	SECTION
ELEC.	ELECTRICAL	S.E.D.	SEE ELECTRICAL DRAWINGS
ENCL.	ENCLOSURE	S.F.	SQUARE FOOT
EQ.	EQUAL	SHT.	SHEET
E.T.R.	EXISTING TO REMAIN	SHTG.	SHATHING
EXH.	EXHAUST	SHWR.	SHOWER
EXIST.	EXISTING	SIM.	SIMILAR
EXP.	EXPANSION OR EXPOSED	S.J.	SAW-CUT JOINT
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWINGS
F.A.	FIRE ALARM	S.M.D.	SEE MECHANICAL DRAWINGS
F.B.O.	FURNISHED BY OWNER	SPEC.	SPECIFICATION
F.C.	FACTORY COATED	SQ.	SQUARE
F.D.	FLOOR DRAIN	S.S.	STAINLESS STEEL
F.E.	FIRE EXTINGUISHER	S.S.D.	SEE STRUCTURAL DRAWINGS
F.E.C.	FIRE EXTINGUISHER CABINET	STD.	STANDARD
F.F.	FINISH FACE OR FLOOR	STL.	STEEL
F.G.	FINISH GRADE	STRUC.	STRUCTURAL
F.H.C.	FIRE HOSE CABINET	SUSP.	SUSPENDED
FIN.	FINISH	SYM.	SIMILAR
FIXT.	FIXTURE	T.	TREAD
F.L.	FLOW LINE	T.C.	TOP OF CURB
FLR.	FLOOR	TEL.	TELEPHONE
FLG.	FLASHING	T.G. & G.	TONGUE AND GROOVE
FLUOR.	FLUORESCENT	THK.	THICK
FND.	FOUNDATION	T.I.	TENANT IMPROVEMENT
F.O.	FACE OF	T.	TREAD
F.O.C.	FACE OF CONCRETE	T.O.	TOP OF
F.O.M.	FACE OF MASONRY	T.O.C.	TOP OF CONCRETE
F.O.S.	FACE OF STUD	T.O.W.	TOP OF WALL
FP.	FLUOROPOLYMER	T.O.P.	TOP OF PAVING
FR.	FIRE PLACE	T.O.P.A.R.	TOP OF PARAPET
FS.	FINISH SURFACE	TYP.	TYPICAL
FT.	FOOT OR FEET	TV.	TELEVISION
FTG.	FOOTING	UNF.	UNFINISHED
FUR.	FURRED (RING)	U.N.O. / U.O.N.	UNFINISHED OTHERWISE NOTED
G.A.	GAUGE	VAR.	VARIES
GALV.	GALVANIZED	V.C.T.	VINYL COMPOSITION TILE
G.B.	GRAB BAR	VENT.	VENTILATION
GC.	GENERAL CONTRACTOR	VERT.	VERTICAL
GEN.	GENERAL	V.I.F.	VERIFY IN FIELD
G.F.I.	GROUND FAULT INTERRUPTER	VIN.B.	VINYL BASE
G.H.	GUEST HOUSE	W.	WEST OR WIDTH
G.I.	GALVANIZED IRON	W/	WITH
GL.	GLASS OR GLAZED	W.C.	WATER CLOSET
GR.	GRADE OR GRADING	WD.	WOOD
GYP/GWB	GYPSPUM WALL BOARD	W.H.V.E.F.	WHOLE HOUSE VENTILATION EXHAUST FAN
H.B.	HOSE BIB	W/O	WITHOUT
H.C.	HOLLOW CORE	W.I.	WROUGHT IRON
HDCP.	HANDICAPPED	W.I.C.	WALK IN CLOSET
HDR.	HEADER	WM	WALL MOUNT
H.M.	HOLLOW METAL	WNDW	WINDOW
HOR.	HORIZONTAL	W.P. / WP	WATERPROOF(ING)
HT.	HEIGHT	WSCOT	WAINSCOT
H.W.	HOT WATER	&	AND
HWD.	HARD WOOD	<	ANGLE
I.D.	INSIDE DIAMETER	@	AT
INCL.	INCLUDE	CL	CENTERLINE
INT.	INSULATION	I	CHANNEL
INT.	INTERIOR	O	DIAMETER OR ROUND
JT.	JOINT	P	PROPERTY LINE
JST.	JOIST	#	NUMBER OR POUND
KIT.	KITCHEN	(E)	EXISTING
LAM.	LAMINATED	(T)	TEMPORARY
LAV.	LAVATORY	(N)	NEW
L.H.	LEFT HANDED		
LT.	LIGHT		

SYMBOLS

	REVISION NUMBER		CLOUD - AREA OF REVISION
	STRUCTURAL GRID		HEIGHT / ELEVATION SYMBOL
	TYPICAL DWG REFERENCE		CRITICAL POINTS
	BUILDING / WALL SECTION		NEW FINISH GRADE
	INTERIOR ELEVATION NUMBER		EXITING FINISH GRADE
	DETAIL KEY NUMBER		TOP OF WALL ELEVATION
	KEYNOTES		TOP OF CURB ELEVATION
	ROOM FINISH TAG		LEVEL CHANGE
	ROOM MATERIAL TAG		GLAZING MARK
	REFERENCE POINT		OCCUPANCY LOAD TYPE
	ENLARGED DWG REFERENCE		OCCUPANCY LOAD & EXIT PATH OF TRAVEL
	DIMENSION POINT: FACE OF CONCRETE OR FACE OF STUD U.N.O.		TOTAL OCCUPANCY LOAD CALCULATED BY ADDING OCCUPANCY LOADS ALONG EXIT PATHWAY
	CEILING HEIGHT		
	WINDOW TYPE		
	INTERIOR PARTITION TYPE A = WALL TYPE, VARIES (LETTER WILL VARY) 2 = NOMINAL STUD SIZE (NUMBER WILL VARY) X = 5/8" TYPE 'X' GYP, WHERE OCCURS		
	DOOR NUMBER		
	ROOM TAG		
	CEILING FAN		
	EXISTING TO REMAIN		
	EXISTING TO REMOVE		
	NEW		
	1HR		
	2HR		
	MATCH LINE - REFER TO INDICATED DWG		
SEE A2.01			



REVISIONS	DATE	BY	TYPE



GENERAL ARCHITECTURAL NOTES

APPLICABLE CODES

Work that is not in compliance with the applicable codes and inspections shall be corrected at general contractor's own expense and at no expense to the owner. Contract work shall comply with the following codes:

- 2022 California Building Code
- 2022 California Residential Code (where applicable)
- 2022California Electrical Code
- 2022California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Energy Code
- 2022 California Fire Code
- 2022 California Green Building Standards Code

GENERAL REQUIREMENTS

The general contractor shall provide and install all material required to complete the construction of the project in accordance with the terms and conditions of the owner / contractor agreements and in conformance with the governing codes and ordinances having jurisdiction over the project. The Contractor shall coordinate the work of the various trades as required.

GENERAL NOTES

1. Report discrepancies in drawings or specifications to the architect for clarifications and adjustments before commencing work. Any deviations or changes in these drawings without written acceptance shall absolve the owner and architect of all responsibility of said deviation and change.
2. Consultant work that is not a part of these contract documents has not been coordinated by the architect. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
3. For work installed in conflict with the construction documents, the contractor shall be responsible for corrections of work at his own expense.
4. All construction shown as 'existing' has been redrawn from documents prepared by others. For additional information regarding the base building construction refer to the appropriate plans and specifications. Any discrepancies between these documents and those for the base building must be brought to the attention of the architect for resolution.
5. All interior wall and ceiling finishes shall comply with chapter 8 of the 2016 California building code.
6. Electrical, telephone and communications outlets and/or furniture partition connections shall be provided as indicated on the plans
7. The proposed sewer lateral line location to be field verified. If survey video footage documentation is required at the connection of the proposed sewer lateral line is required per public works and shall be coordinated as req'd.
8. Where contractor furnished, contractor installed (C.F.C.I.), the contractor shall supply and install, including provide & install rough plumbing and the final hook-up, all new fixtures and appliances. Architect to approve aesthetic effect where minimum additional partition thickness for furring and plumbing walls is required to support fixture.
9. The contractor shall check and verify size and location of duct openings and plumbing runs with mechanical contractor before framing wall and ceiling. Duct openings in fire rated walls shall have approved fire dampers. Seal between duct and wall / ceiling penetrations.
10. The contractor shall coordinate with the architect, the location of access panels for mechanical duct work, plumbing, and electrical work as required by code. The contractor shall provide and install access panels according to plans, or shall be required to obtain architect's approval prior to installation. Access panels shall be finished to match adjacent surfaces (U.O.N.) and shall meet all security, sound, and fire rating requirements per the adjacent wall / ceiling construction.
11. The contractor shall provide and install all necessary blocking, stiffeners, bracing, framing, hangers, or other support for all fixtures, equipment, cabinetry, furnishing and other items requiring the same.
12. Building shall not be occupied during work where:
 - A. The building strength is substantially weakened during any work;
 - B. Required exits are not available or are obstructed;
 - C. Required fire safety devices such as standpipes and alarm systems are not operational.
13. Contractor to provide temporary site toilets in sufficient numbers to service all workers and staff onsite.
14. Conduit from roof to electric service panel will be installed to accommodate future solar installation.
15. The general contractor shall provide mechanical and electrical layouts and cut sheets for materials that impact finish design appearance, for architect's review.
16. Contractor shall inspect subfloor to ensure it is level and free of dips, dimples and joints that would show through on finish installation. The general contractor shall notify owner if there are problems prior to commencement of new construction.
17. All grades and drainage to be field verified.
18. Coordinate partition framing with required structural, mechanical, plumbing, and electrical equipment or work.

EXISTING WORK

19. The contractor shall verify existing conditions and dimensions at the project site prior to bid submittal and start of construction. Contractor shall notify the architect of any discrepancies that prevent execution of the work covered by these documents.
20. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
21. Protect existing plants to remain. Avoid unnecessary root disturbance, compaction of soils within drip line, or limb breakage. Do not store material or dispose of any material other than clean water within drip line. Provide adequate irrigation during construction. Replace any tree or shrub damaged during construction with plants of equal size and value at no additional cost to the client.
22. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
23. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
24. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.

LANDSCAPE

25. Existing walls and surfaces to remain, if damaged, shall be repaired and refinished to match adjacent quality level and type.
26. Finished grade (fg) is defined as soil level prior to mulch application. finish grade at planting areas shall be set so that top of mulch is flush with adjacent paving unless otherwise noted.
27. Landscape grading shall not exceed a 2:1 slope, see civil
28. In all areas where asphalt or concrete paving is to be removed and replaced with new planting, remove all existing aggregate base, gravel, etc. Leave only native soil or existing clean fill.
29. Any irrigation system installed shall utilize low water-use fixtures such as drip and microspray.

SOUND

30. Sound rated walls shall acoustically seal walls top and bottom and at any other wall penetrations for pipes, ducts, etc.
31. Sound rated ceilings shall cover back concealed or recessed fixtures with a sound attenuation blanket.

FIRE

32. All insulation shall be noncombustible.
33. Fire resistant construction requirements for occupancy separation and openings in fire separation partitions shall conform with the applicable codes.
34. Fire-resistance rated Class A roof covering assemblies. All roof covering systems shall be a fire-resistance rated Class A roof assembly as defined in [BC 1505]. Roof covering systems for this project shall be tested and listed assemblies in compliance with ASTM E 108 or UL 790.
35. Provide 5/8" type 'X' gypsum board at all fire-rated partitions.
36. Contractor will provide certification that roofing materials meet Class A fire retardant requirements.

CONSTRUCTION DOCUMENT NOTES

1. Dimensions indicated on plans for horizontal control are accurate if measured on a level line not parallel with ground slope.
2. 5/8" type 'X' gypsum board partitions denoted by 'X' on wall type tags.
3. "Typical" or "typ" means identical for all similar conditions, unless otherwise noted. "Similar" or "sim" means comparable characteristics to the elevation or detail noted. Verify dimensions and orientation of the plan.
4. Plan dimensions on drawings are shown to the center lines of columns and to the center of studs in partition walls U.N.O.
5. Height dimensions are measured from the top of the slab, unless noted "A.F.F." (above finish floor) to the top plate heights. Dimensions are not adjustable without review of the architect.
6. All grades refer to finish paving grades unless otherwise noted.
7. If, in the contractor's opinion, any work shown on drawings or called for in specifications represents conditions preventing execution of a high caliber of workmanship, then such conditions shall be referred to architect for clarification. Failure to notify Architect of such conditions and proceeding with work shall be cause for rejection of work and must be reworked or reinstalled in an acceptable manner at no extra cost to Owner. Should conflict occur between drawings and specifications, it shall be assumed that the Contractor estimated the more expensive way, unless contractor, shall be paid for by the contractor responsible for the work in progress or the negligence.

MATERIALS AND FINISHES

On continuous wall surfaces, where construction involves more than one material, finish, or material thickness, align face of finish U.N.O. Installation shall be completed by an installer licensed and skilled in their trade.

1. The general contractor shall provide and install materials as required for 'fire protection' compliance.
2. Material and equipment shall be new and of a type intended for usage indicated. Like components shall be by one manufacturer and component parts shall be interchangeable.
3. Contractor shall comply with industry standards for workmanship except when more stringent tolerances are required.
4. Contractor shall assure that all work is performed by persons qualified to produce workmanship of the specified materials and scope of work.
5. Contractor shall secure all products in place with positive anchorage devices designed and sized to withstand stress, vibration, and racking.
6. Contractor shall transport, handle, store, protect and install manufactured items in strict accordance with manufacturers' recommendations. Should conflict exist between construction documents and manufacturers' instructions, contractor shall consult with Architect.
7. Contractor shall protect products and finishes from damage during construction operations.

STORAGE AND PROTECTION

8. The general contractor shall provide protection during construction in accordance with the applicable Code by means including, but not limited too, those described in this section.
9. Determine and comply with manufacturer's recommendation on product handling storage and protection, except as otherwise approved by architect
1. Deliver products to job site in their manufacturer's original container, with labels intact and legible.
2. Identification of the material / equipment shall be legible on or readable through the front cover.
3. Promptly remove damaged material and unsuitable items from job site and replace material to meet specified requirements at no additional cost to Owner.
4. Architect may reject all materials and products that do not bear identification satisfactory to architect for manufacturer, grade, quality, and other pertinent information.
5. Material and products damaged or stolen while in the possession of Contractor or Sub-Contractors shall be promptly replaced or repaired to the satisfaction of the Architect at no additional cost to the Owner.
6. When material is stored at the job site, position allowing easy access for proper inspection and identification of each shipment.
7. Storage location shall not interfere with ongoing deliveries and construction progress.
8. Contractor to reposition stored materials / equipment at no additional expense to Owner.
9. Take measures to prevent theft of materials.

WOOD & PLASTICS

10. **All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings. All work shall be manufactured and installed in accordance with the standard established in the latest edition of the Manual for Millwork (including any amendments) as adopted by the Woodwork Institute of California in the WIC grades hereinafter specified or shown on the drawings.**
11. All cabinetry to be constructed, finished and installed in accordance with the standards of the woodworking institute of California. **The general contractor shall submit shop drawings and samples for review, and shall be approved in writing before commencement of related work.**

THERMAL & MOISTURE PROTECTION

12. All waterproofing membranes shall be applied in accordance with manufacturer's written instructions.
13. All fixed windows shall be sealed to limit air infiltration.
14. All exterior joints around window and door frames, between walls and foundations, between walls and roof, between wall panels, at penetration of utilities through the envelope, shall be sealed caulked, or weatherstripped to limit air leakage.
15. Substrates must be smooth, clean, dry and free of voids, spalled areas, loose substrate, loose nails or any sharp protrusions that may compromise the application of the membrane.
16. Remove dirt, debris, oil, grease, cement laitance, or other foreign matter which will impair or negatively affect the performance of the waterproofing system.
17. Mechanically fasten the waterproofing membrane at all vertical terminations. Use only smooth shank fasteners, or terminate as indicated by manufacturer.
18. Protect adjoining surfaces, which are not to be waterproofed, from damage while performing work.

17. All areas to receive waterproofing membrane shall be protected from damage during application until finished work is approved or accepted.
18. Flashing, where req'd, shall be of high quality and low corrosive metal material.
19. All roof felt shall be 30# minimum. Flat roofs shall have (2) layers of felt underlayment.
20. Specified roof covering assemblies shall comply with all requirements of [BC 704A]; weather protection requirements of [BC 1503]; performance requirements of [BC 1504]; fire classification requirements of [BC 1505]; material requirements of [BC 1506]; and construction requirements of [BC 1507]; and storm water drainage requirements of [P.C. Ch. 11].
21. All exterior walls shall be wrapped with (2) layers of Dupont TYVEK HOMEWRAP (or approved equal) over plywood sheathing.

BATT INSULATION

22. All batt insulation shall be sound attenuation batt insulation as noted on the drawings and as manufactured by Owens-Corning, John Mansville, or equal.
23. Install insulation in conformance with manufacturers instructions for acoustical application: fit tightly around junction boxes, pipes, irregularities, etc....
24. See Title 24 for additional project specific requirements.

SEALANTS

25. Apply sealant compound to a clean, dry surface free from grease, oil dirt and other matter tending to impair adhesion.
26. Clean and prime in accordance with manufacturers instructions.
27. Protect adjacent surfaces from staining.
28. General building application: DAP "230" sealant, latex sealing compound conforming to federal specification TT-S-00230C.
29. Provide acoustical sealant to the top and bottom plate of all new partitions.

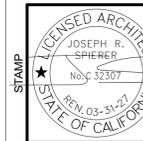
METALS

30. Furnish materials and perform labor required to execute the work as indicated on the structural drawings.
31. Welding to be done by welders certified by the building department conforming to the methods described in the latest edition of the AWS standards.
32. **If structural steel is utilized, the fabricator shall provide shop drawings for the Structural Engineer and Architect's review before fabrication.**
33. Installation shall be completed by an installer licensed and skilled in their trade.
34. Except as otherwise shown on drawings or approved shop drawings, use materials of size, thickness, and type required to produce reasonable strength and durability of work in this section
35. Fabricate with accurate angles and surfaces true to required lines and level grinding exposed connections with hairline joints, and using concealed fasteners wherever possible.
36. Form metal accurately to dimensions and shapes required, finishing molded and broken surfaces with true, sharp, straight lines and angles and, where intercepting other members, coping to an accurate fit. All exposed joints to be heliarc welded and ground smooth to final finish of metal.
37. Form, fabricate and install metal so as to accurately provide for expansion and contraction in the finished work.
38. Set work accurately into position; plumb, level, and true.
39. Metal specifications shall be coordinated with adjacent materials to limit galvanic action and corrosion.

GLASS

40. Hazardous safety glazing areas requiring tempered glass for impact are:
 - A. Glass in any door
 - B. Glass in any kind of shower, bathtub area, hot tub, steam room, sauna or whirlpool area where the bottom edge of the glass is less than 60 inches above a standing surface and drain outlet
 - C. Glass in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60" above a walking surface
 - D. Glass in fixed or operable panels that meets all of the following conditions:
 - a. Bottom edge is less than 18" above floor
 - b. Top edge is greater than 36" above floor
 - c. Total area of glass is greater than 9 sq. ft. (1296 sq.in.)
 - d. One or more walking surfaces within 36" horizontally of the glazing
 - E. Glass in walls used as a barrier for indoor or outdoor swimming pools or spas when both of the following exist:
 - a. The bottom edge of the glazing is less than 60" above a pool side of the glazing
 - b. The glazing is within 5 feet of a swimming pool or spa deck area
- Glass in walls enclosing stairway landings or within 5 feet of the bottom and top of stairways where the bottom edge of the glass is less than 60" above a walking surface

#	REVISIONS	TYPE	DATE



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PROJECT #
24-018

DWG. TITLE
GENERAL NOTES & LABDS NOTES

SHEET NO.
A0.11

**SURVEY AND TOPOGRAPHY
 AND PREVAILING SETBACK**

FOR
KATHRYN & CHRIS FREDERICK
 245 WATERVIEW STREET
 LOS ANGELES, CA 90293
 PHONE

JOB ADDRESS
 245 WATERVIEW STREET
 LOS ANGELES, CA 90293

LEGAL DESCRIPTION
 LOT 19, BLOCK 35,
 TRACT NO. 8557,
 M.B. 104-33-35,
 APN 4117-006-019

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY
 DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF
 PROFESSIONAL LAND SURVEYORS' ACT



DRAWN BY: KW CHECK BY: TS

DRAWN ON: JULY 15, 2024

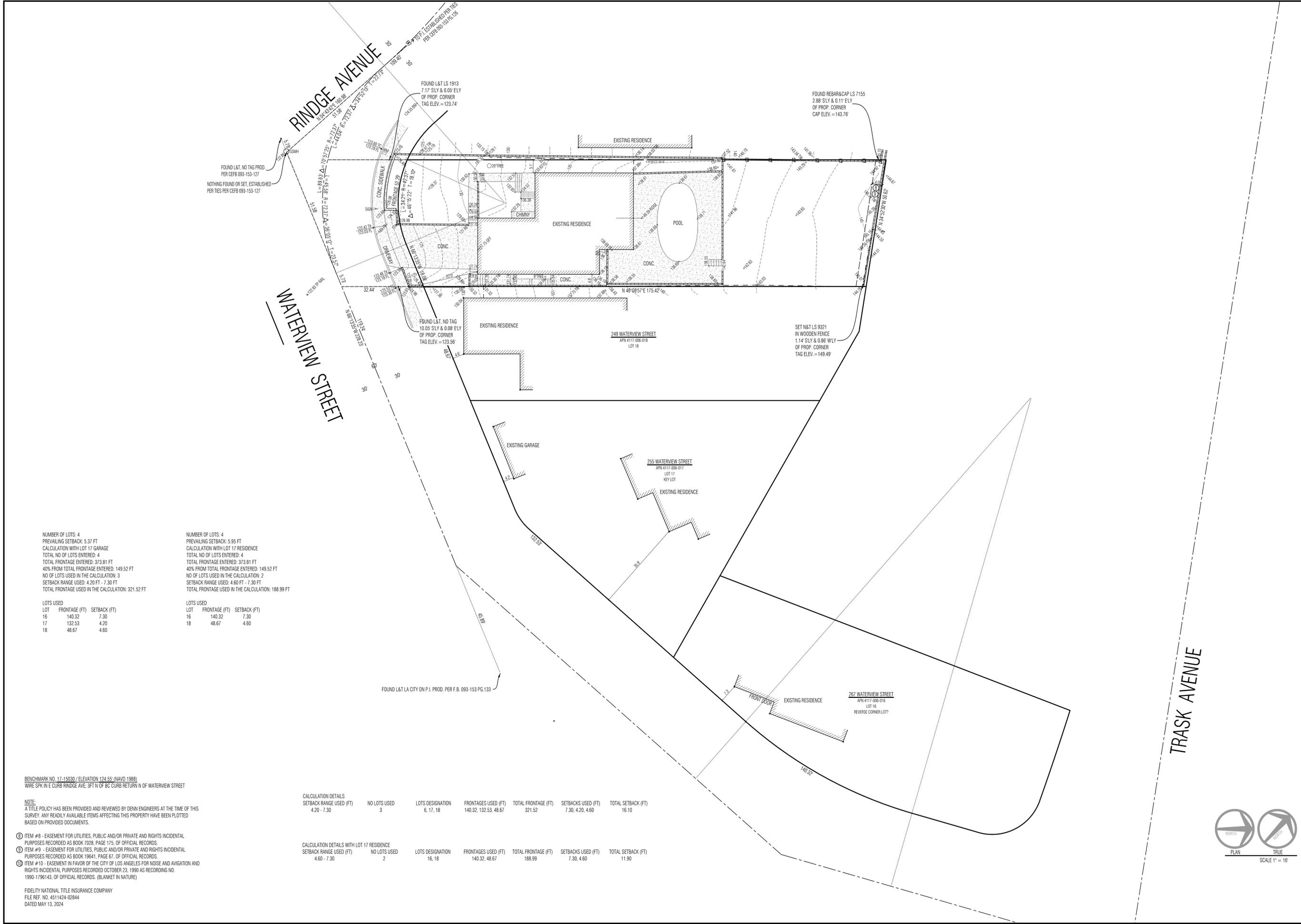
REVISIONS
 REVISIONS

LEGEND

- EXISTING BUILDING
- CONCRETE
- BRICK
- WOOD DECK
- +106.76 EXISTING ELEVATION
- EXISTING CONTOUR
- BLOCK WALL
- EXISTING FENCE
- BCR BEGINNING OF CURB RETURN
- CATV CABLE TV PULL BOX
- CONC CONCRETE
- CHMNY CHIMNEY
- CEFB CITY ENGINEERS FIELD BOOK
- CL CENTERLINE
- C/L / W/L CHAIN LINK FENCE / WROUGHT IRON FENCE
- ELY EASTERLY
- EG EDGE OF GUTTER
- EM ELECTRIC METER
- FF FINISH FLOOR
- FR FIRE HYDRANT
- FL FLOWLINE
- GFF GARAGE FINISH FLOOR
- GM GAS METER
- GW / SW GUY / SW
- I.P. IRON PIPE MONUMENT
- L&T LEAD AND TAG TAG MONUMENT
- MH MANHOLE / SANITARY SEWER / STORM DRAIN
- NLY NORTHERLY
- N&T / N&W NAIL AND TAG / NAIL AND WASHER MONUMENT
- PE (CONT) PULL BOX (EODIS) / TRAFFIC / STREET LIGHT
- PE (CONT) TELEPHONE / CABLE TV
- PC PROPERTY CORNER / PROP. CORNER
- PL PROPERTY LINE / PROP. LINE
- PP / UP POWER POLE / UTILITY POLE
- PRKBT PARKBET
- PWFB PUBLIC WORKS FIELD BOOK
- R.R. RAIL ROAD
- RFBF ROAD DEPARTMENT FIELD BOOK
- R.S. RECORD OF SURVEY
- SPN / S&W SPIKE / SPIKE AND WASHER MONUMENT
- S&W SOUTHERLY
- SSCO SANITARY SEWER CLEANKOUT
- STK / ST&T STAKE / STAKE AND TAG MONUMENT
- STL / LT STREET LIGHT POLE / LIGHT POLE
- TC TOP OF CURB
- TX / BX TOP OF APRON / BOTTOM OF APRON
- WLY WESTERLY
- WM WATER METER

NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDING UNLESS OTHERWISE NOTED.
 BOUNDARY MONUMENTS ARE NOT NECESSARILY SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATIONS ON THIS SURVEY PLAN FOR OFFSET DIMENSIONS. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN ENGINEERS FOR CLARIFICATION BY PHONE AT: (310) 542-9433, M-F 8:00 AM TO 5:00 PM.

COPYRIGHT
 ANY CHANGES OR MODIFICATIONS MADE TO THIS PLAN WITHOUT WRITTEN CONSENT OF DENN ENGINEERS SHALL BE AT THE RISK OF DENN ENGINEERS FROM ANY LIABILITY OR DAMAGE RESULTING FROM SUCH CHANGES OR MODIFICATIONS, INCLUDING ANY ATTORNEY'S FEES OR COSTS INCURRED IN ANY PROCEEDING THAT DENN ENGINEERS MAY BE JOINED.



NUMBER OF LOTS: 4
 PREVAILING SETBACK: 5.37 FT
 CALCULATION WITH LOT 17 GARAGE
 TOTAL NO OF LOTS ENTERED: 4
 TOTAL FRONTAGE ENTERED: 373.81 FT
 40% FROM TOTAL FRONTAGE ENTERED: 149.52 FT
 NO OF LOTS USED IN THE CALCULATION: 3
 SETBACK RANGE USED: 4.20 FT - 7.30 FT
 TOTAL FRONTAGE USED IN THE CALCULATION: 321.52 FT

LOTS USED	LOT	FRONTAGE (FT)	SETBACK (FT)
	16	140.32	7.30
	17	132.53	4.20
	18	48.67	4.60

NUMBER OF LOTS: 4
 PREVAILING SETBACK: 5.95 FT
 CALCULATION WITH LOT 17 RESIDENCE
 TOTAL NO OF LOTS ENTERED: 4
 TOTAL FRONTAGE ENTERED: 373.81 FT
 40% FROM TOTAL FRONTAGE ENTERED: 149.52 FT
 NO OF LOTS USED IN THE CALCULATION: 2
 SETBACK RANGE USED: 4.60 FT - 7.30 FT
 TOTAL FRONTAGE USED IN THE CALCULATION: 188.99 FT

LOTS USED	LOT	FRONTAGE (FT)	SETBACK (FT)
	16	140.32	7.30
	18	48.67	4.60

CALCULATION DETAILS						
SETBACK RANGE USED (FT)	NO LOTS USED	LOTS DESIGNATION	FRONTAGES USED (FT)	TOTAL FRONTAGE (FT)	SETBACKS USED (FT)	TOTAL SETBACK (FT)
4.20 - 7.30	3	6, 17, 18	140.32, 132.53, 48.67	321.52	7.30, 4.20, 4.60	16.10

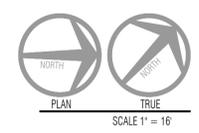
CALCULATION DETAILS WITH LOT 17 RESIDENCE						
SETBACK RANGE USED (FT)	NO LOTS USED	LOTS DESIGNATION	FRONTAGES USED (FT)	TOTAL FRONTAGE (FT)	SETBACKS USED (FT)	TOTAL SETBACK (FT)
4.60 - 7.30	2	16, 18	140.32, 48.67	188.99	7.30, 4.60	11.90

BENCHMARK NO. 17-15030 / ELEVATION 124.55' (NAVD 1988)
 WIRE SPK IN E CURB RINDGE AVE, 3FT N OF BC CURB RETURN N OF WATERVIEW STREET

NOTE:
 A TITLE POLICY HAS BEEN PROVIDED AND REVIEWED BY DENN ENGINEERS AT THE TIME OF THIS SURVEY. ANY READILY AVAILABLE ITEMS AFFECTING THIS PROPERTY HAVE BEEN PLOTTED BASED ON PROVIDED DOCUMENTS.

- ③ ITEM #8 - EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 1028, PAGE 175, OF OFFICIAL RECORDS.
- ③ ITEM #9 - EASEMENT FOR UTILITIES, PUBLIC AND/OR PRIVATE AND RIGHTS INCIDENTAL PURPOSES RECORDED AS BOOK 19641, PAGE 67, OF OFFICIAL RECORDS.
- ③ ITEM #10 - EASEMENT IN FAVOR OF THE CITY OF LOS ANGELES FOR NOISE AND AVIGATION AND RIGHTS INCIDENTAL PURPOSES RECORDED OCTOBER 23, 1990 AS RECORDING NO. 1990-1796143, OF OFFICIAL RECORDS. (BLANKET IN NATURE)

FIDELITY NATIONAL TITLE INSURANCE COMPANY
 FILE REF. NO. 4511424-02844
 DATED MAY 13, 2024



SCALE 1" = 16'

KEYNOTES

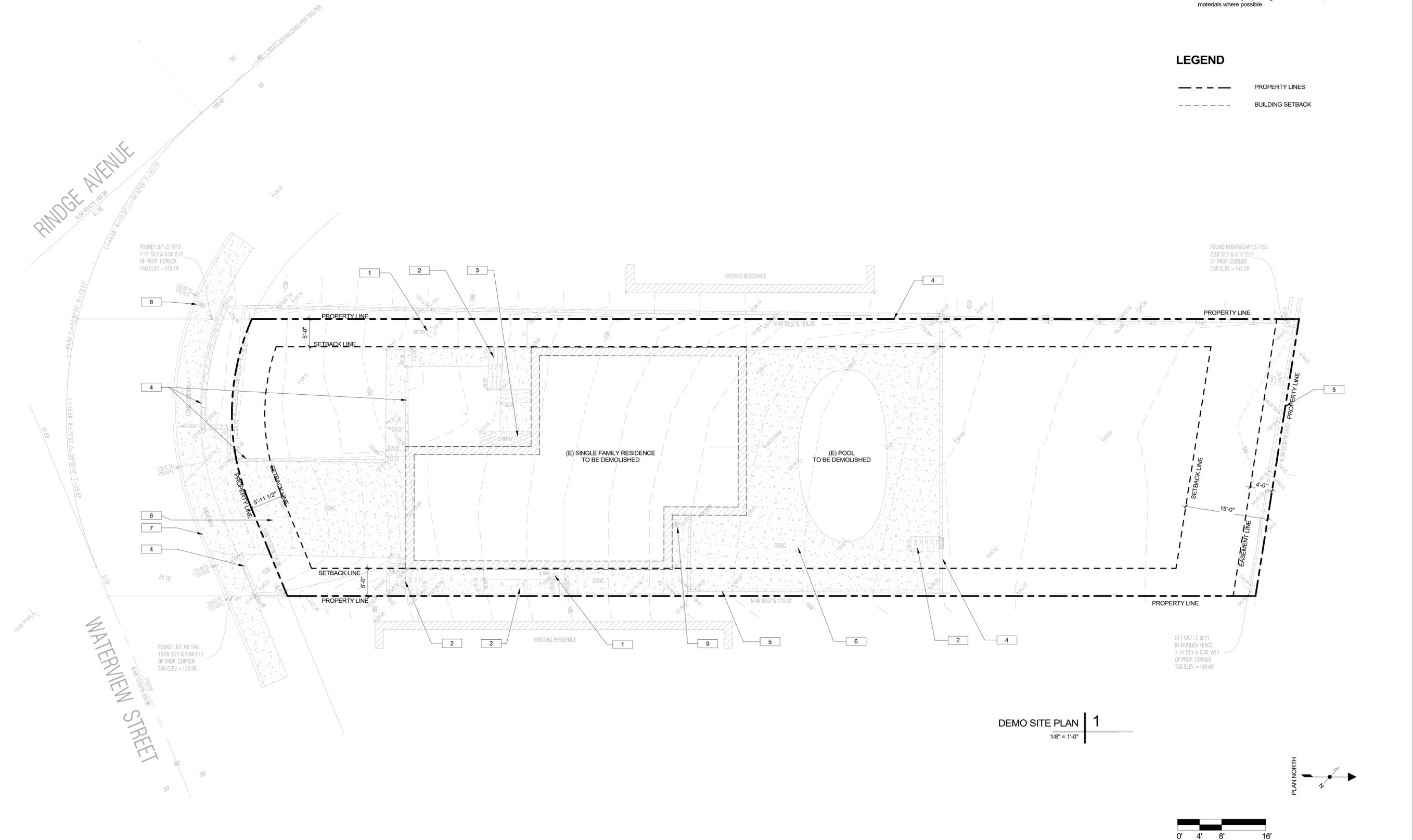
- 1 (E) TREE TO BE REMOVED
- 2 (E) STAIRS TO BE DEMOLISHED
- 3 (E) CHIMNEY TO BE DEMOLISHED
- 4 (E) RETAINING WALL TO BE DEMOLISHED
- 5 (E) RETAINING WALL TO REMAIN
- 6 (E) CONCRETE TO BE DEMOLISHED
- 7 (E) DRIVEWAY AND CURBOUT TO REMAIN
- 8 (E) WATER METER TO REMAIN
- 9 (E) ELECTRIC METER TO BE RELOCATED

DEMOLITION NOTES

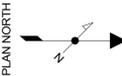
1. The contractor shall protect existing to remain, new work, and all adjacent property and landscape from loss or damage resulting from operations for the duration of the project. In the event of such loss or damage by the contractor or his subcontractors, the contractor shall make such replacements or repairs as required without additional cost to the owner.
2. Refer to civil drawings for all notes and information related to existing and proposed utilities including location of existing utilities prior to any site demolition or clearing or associated with any site grading or trenching operations.
3. All existing and proposed utility structures including but not limited to valve boxes, sewer and storm structures, electrical, water, gas and telephone boxes and vaults occurring in the location of proposed improvements shall be reset to the proper grade based on proposed grades.
4. Existing underground utilities and improvements are shown in their approximate locations based upon record information available at the time of preparation of these plans, refer to civil drawings. Locations may not have been verified in the field and no guarantee is made as to the accuracy and completeness of the information shown. The exact location and elevation of utilities shall be determined by the contractor.
5. Contractor to recycle, strategize waste reduction, & divert demolished materials where possible.

LEGEND

- PROPERTY LINES
- - - - - BUILDING SETBACK



DEMO SITE PLAN | 1
1/8" = 1'-0"



JOSEPH SPIERER ARCHITECTS, INC.
707 TORRANCE BLVD., SUITE 100 · REDONDO BEACH, CA · 90277
T. (310) 876-9761 · www.calarchitect.com · jse@calarchitect.com

FREDERICK RESIDENCE
245 WATERVIEW ST. PLAYA DEL REY, CA 90293

REVISIONS	TYPE	DATE



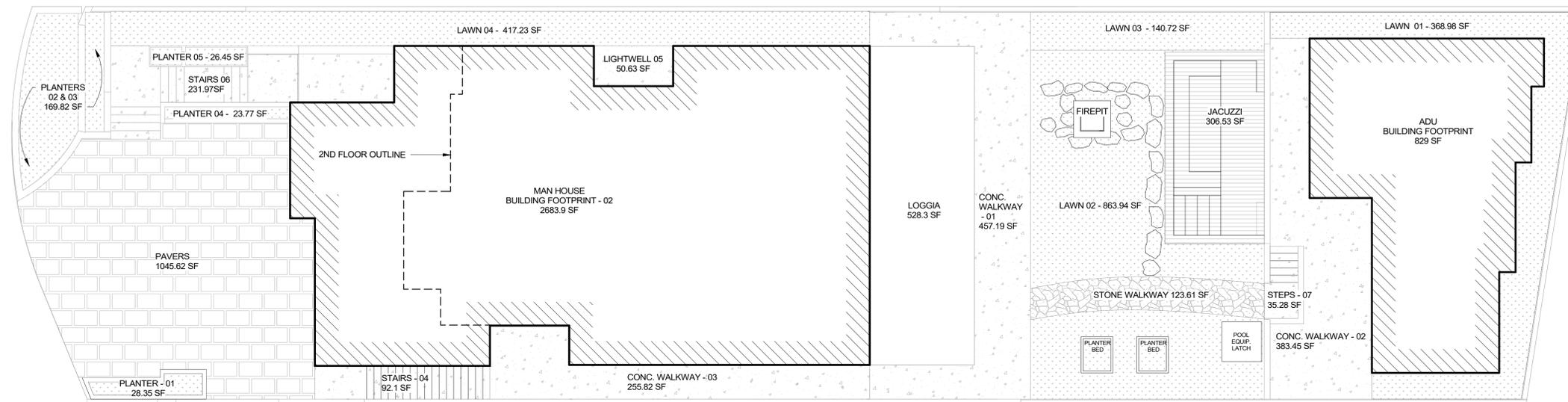
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PROJECT #
24-018

DWG. TITLE
SITE DEMO

SHEET NO.
AD1.00

The above drawings, specifications, ideas, designs and arrangements represented thereby are and shall remain property of the Architect (Joseph Spierer Architects, Inc.), and no part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of the Architect (Joseph Spierer Architects, Inc.). Permits must be obtained prior to construction. No construction shall take place without applicable permits.

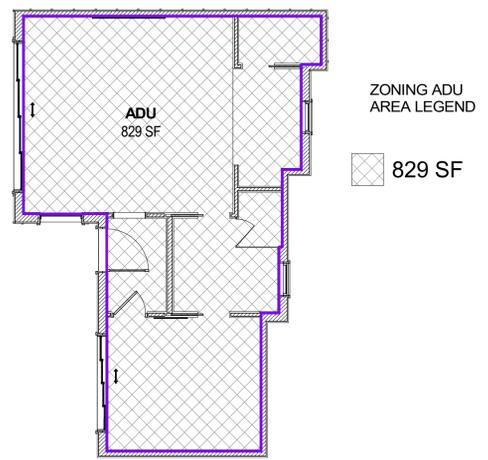


LOT COVERAGE	
Region Area	
933.3	ADU FOOTPRINT
2683.9	MAIN HOUSE FOOTPRINT
528.3	LOGGIA FOOTPRINT
457.2	CONCRETE 01
383.5	CONCRETE 02
255.8	CONCRETE 03
92.1	STAIRS 04
50.6	LIGHTWELL 05
232.0	STAIRS 06
35.3	STEPS 07
28.4	PLANTER 01
133.8	PLANTER 02 & 03
36.0	PLANTER 04
23.8	PLANTER 05
26.4	PLANTER 06
369.0	LAWN 01
863.9	LAWN 02
140.7	LAWN 03
417.2	LAWN 04
303.6	JACUZZI
1045.6	PAVERS
123.6	STONE WALKWAY

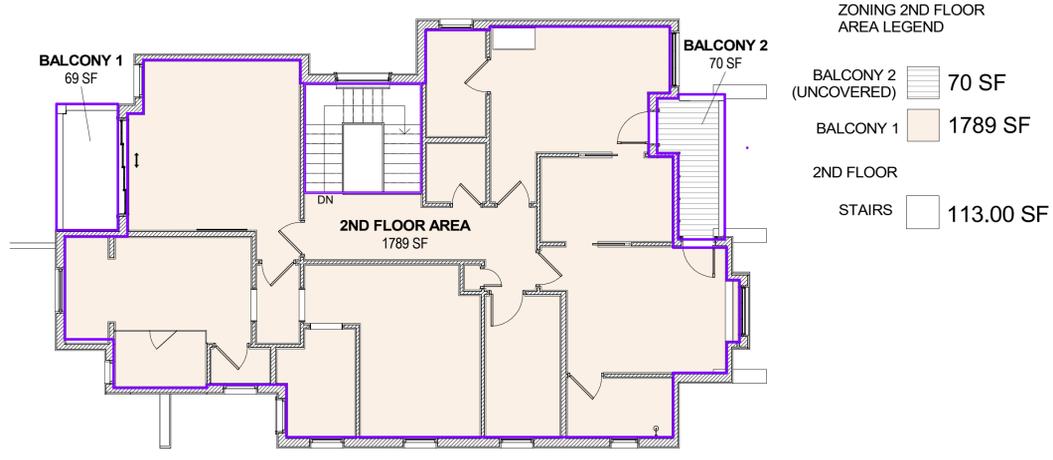
HARDSCAPE CALCULATIONS:

BUILDING AREA	=	4,145.5 SQFT
TOTAL HARDSCAPE AREA	=	1,810.1 SQFT
TOTAL IMPERVIOUS AREA	=	3,208.4 SQFT

LOT COVERAGE | 5
1/8" = 1'-0"



PROPOSED ADU | 4
1/8" = 1'-0"



2ND FLOOR PLAN | 3
1/8" = 1'-0"

FLOOR AREA CALCULATION

SITE CALCULATIONS:

LOT AREA (WITHIN PROPERTY LINE):	9,319.65 SQFT
BUILDABLE AREA:	6,632.80 SQFT
MAX ALLOWABLE FAR (3:1):	6,632.80 x 3= 19,989.40 SQFT

FLOOR AREA PER ZONING CODE CALCULATIONS: (WIN EXT. WALLS)

EXISTING CONDITIONS (from tax assessor)

(E) TOTAL FLOOR AREA	=	1,162 SQFT TO BE DEMOLISHED
----------------------	---	-----------------------------

PROPOSED CONDITIONS FLOOR AREA (WIN EXT. WALLS)

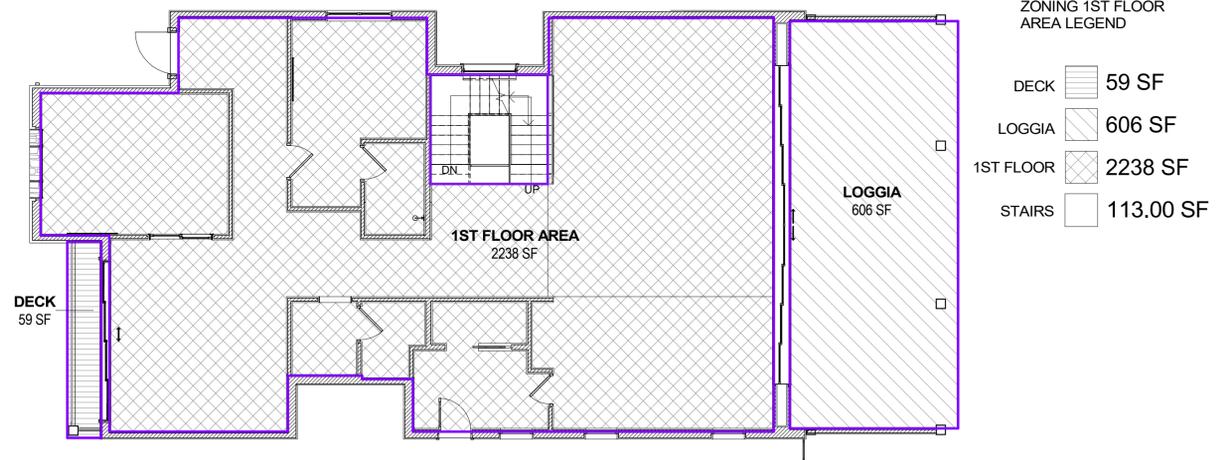
BASEMENT	=	1,172 SQFT
GARAGE - ATTACHED	=	658-200 = 458 SQFT
1ST FLOOR	=	2,238 SQFT (STAIRS COUNTED ONCE)
1ST FLOOR DECK	=	59 SQFT
LOGGIA	=	606 SQFT
2ND FLOOR	=	1,846 SQFT
2ND FLOOR PRIM. BALCONY	=	68 SQFT
2ND FLOOR BED BALCONY	=	70 SQFT (NOT COVERED, NOT COUNTED)
MAIN HOUSE TOTAL	=	6,447 SQFT
ADU 1 BEDROOM	=	829 SQFT
TOTAL FLOOR AREA	=	7,276 SQFT

FLOOR AREA PER BUILDING CODE:
(EXTERIOR WALLS INCLUDED IN CALCULATION & STAIRS COUNTED ON EACH FLOOR)

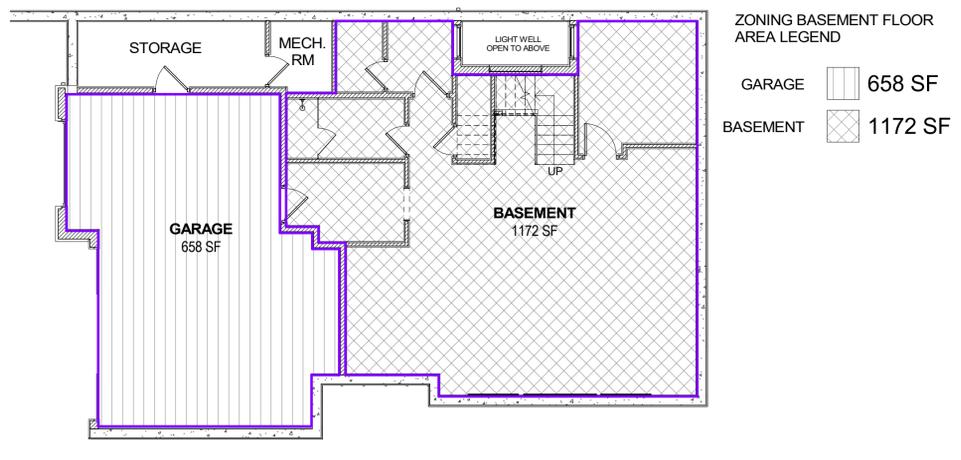
BASEMENT (GARAGE EXCLUDED)	=	1,480 SQFT
FIRST FLOOR (BALCONY & LOGGIA EXCLUDED)	=	2,529 SQFT
SECOND FLOOR (BALCONIES EXCLUDED)	=	2,099 SQFT
TOTAL BUILDING CODE AREA	=	6,108 SQFT

FLOOR AREA PER SCHOOL DISTRICT:
(EXTERIOR WALLS INCLUDED IN CALCULATION & STAIRS COUNTED ON EACH FLOOR)

BASEMENT (GARAGE EXCLUDED)	=	1,480 SQFT
1ST FLOOR	=	2,529 SQFT
1ST FLOOR DECK	=	59 SQFT
LOGGIA	=	606 SQFT
2ND FLOOR	=	2,099 SQFT
2ND FLOOR PRIM. BALCONY	=	68 SQFT
2ND FLOOR BED. BALCONY	=	70 SQFT
ADU	=	914 SQFT
TOTAL SCHOOL DISTRICT AREA	=	7,825 SQFT

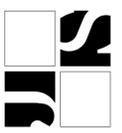


1ST FLOOR PLAN | 2
1/8" = 1'-0"



BASEMENT | 1
1/8" = 1'-0"

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REVISIONS

#	TYPE	DATE



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PROJECT #
24-018

FLOOR AREA CALCS

SHEET NO.
A1.00

KEYNOTES

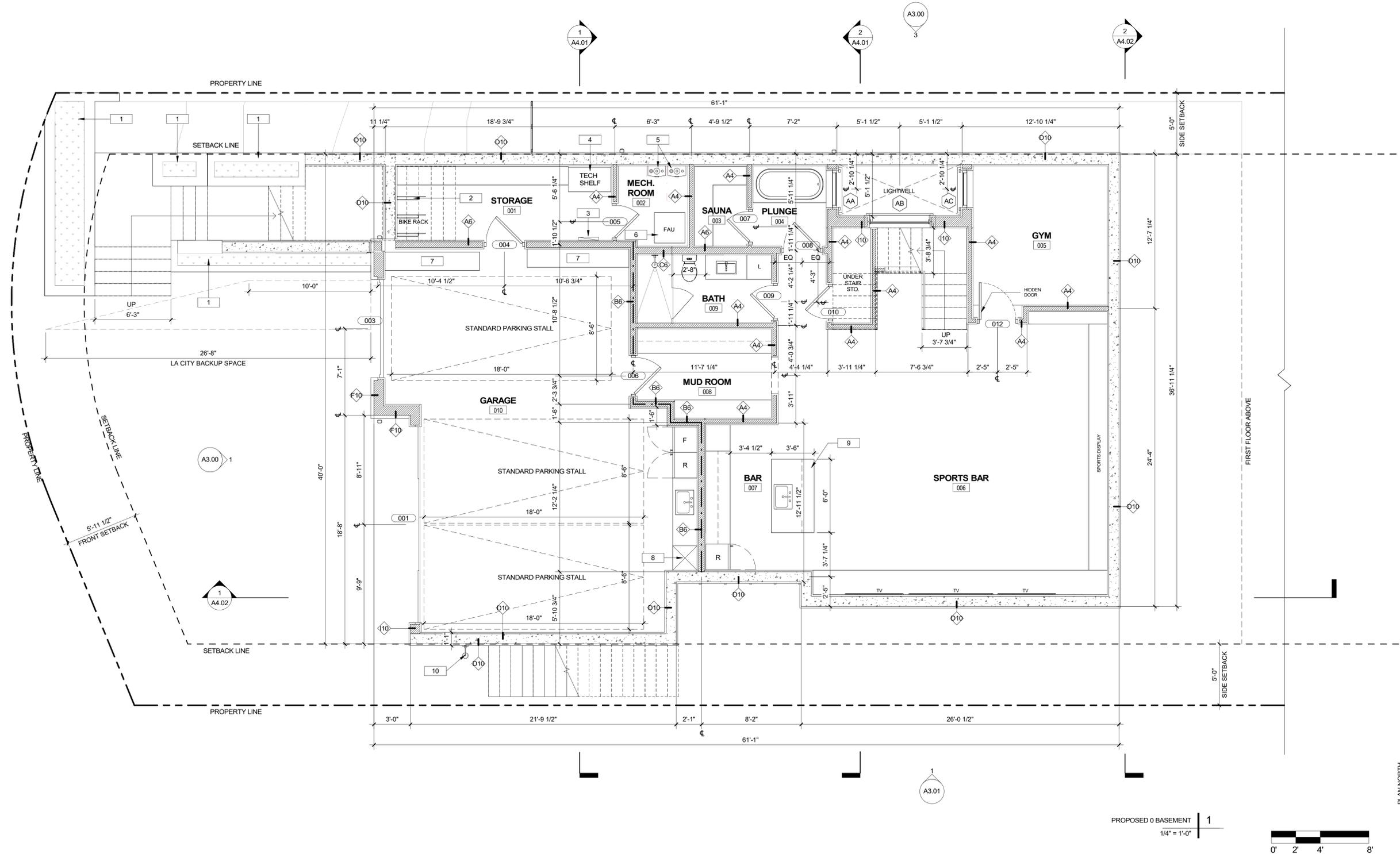
- 1 PLANTER
- 2 BIKE RACK
- 3 ELECTRICAL PANEL
- 4 TECH SHELF
- 5 TANKLESS WATER HEATER
- 6 FAU (FORCED AIR UNIT)
- 7 SHELF / SHELVING
- 8 DUMBWAITER
- 9 ISLAND WITH SINK
- 10 OUTDOOR SHOWER

LEGEND

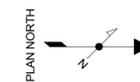
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK
- WINDOW TYPE
- INTERIOR PARTITION TYPE
A = WALL TYPE, VARIES (LETTER WILL VARY)
2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- DOOR NUMBER
- KITCHEN ROOM TAG

FLOOR PLAN NOTES

1. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
2. COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
3. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF THE PLAN.
4. PLAN DIMENSIONS ON DRAWINGS ARE SHOWN AT EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS AND TO THE CENTERLINE OF STUDS IN ALL INTERIOR WALLS U.N.O.
5. HEIGHT DIMENSIONS ARE MEASURED FROM THE TOP OF THE SLAB OR SHEATHING, (UNLESS NOTED "A.F.F." (ABOVE FINISH FLOOR)) TO THE TOP PLATE ELEVATION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE ARCHITECT.
6. CEILING HEIGHT DIMENSIONS LABELED WITH "MIN." SHOULD BE CONSTRUCTED TIGHT TO THE STRUCTURE OR DUCTING ABOVE.
7. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.
8. WRAP ALL DRAINAGE PIPES LOCATED INSIDE OF WALLS TO MINIMIZE SOUND TRANSMISSION.



PROPOSED 0 BASEMENT | 1
1/4" = 1'-0"



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REVISIONS	TYPE	DATE



DATE
8/20/2025
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PROJECT #
24-018

DWG. TITLE
FLOOR PLAN - LEVEL B

SHEET NO.
A2.00

KEYNOTES

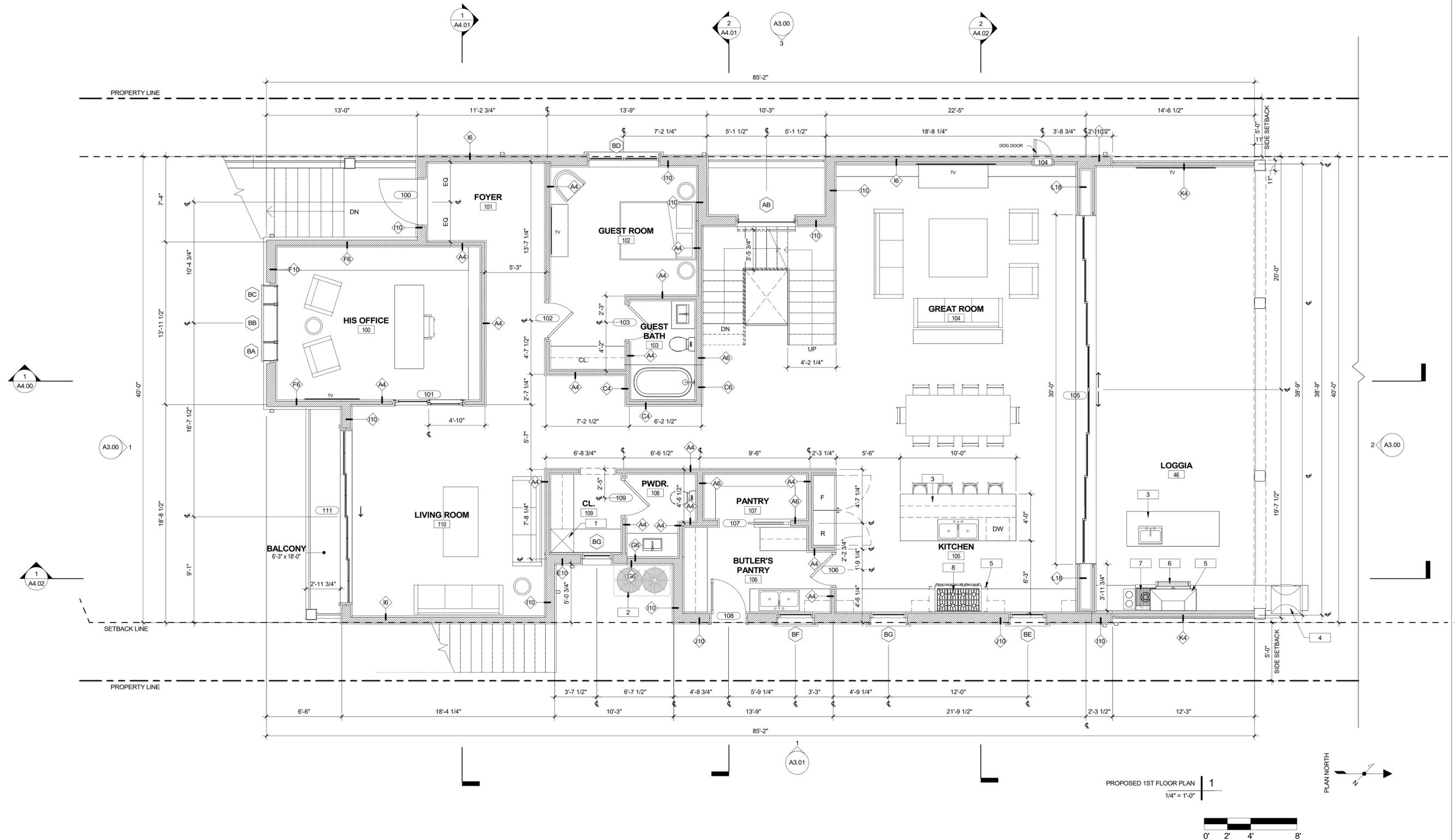
- 1 DUMBWAITER
- 2 AC UNIT (SCREENED)
- 3 ISLAND WITH SINK
- 4 PIZZA OVEN
- 5 HOOD - VENTILATED
- 6 BBQ
- 7 BURNER
- 8 STOVE

LEGEND

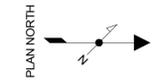
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK
- WINDOW TYPE
- INTERIOR PARTITION TYPE
A = WALL TYPE, VARIES (LETTER WILL VARY)
2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- DOOR NUMBER
- ROOM TAG

FLOOR PLAN NOTES

1. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
2. COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
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6. CEILING HEIGHT DIMENSIONS LABELED WITH "MIN." SHOULD BE CONSTRUCTED TIGHT TO THE STRUCTURE OR DUCTING ABOVE.
7. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.
8. WRAP ALL DRAINAGE PIPES LOCATED INSIDE OF WALLS TO MINIMIZE SOUND TRANSMISSION.



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



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FREDERICK RESIDENCE
245 WATERVIEW ST. PLAYA DEL REY, CA 90293

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8/20/2025
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PROJECT #
24-018

DWG. TITLE
FLOOR PLAN - LEVEL 1

SHEET NO.
A2.01

KEYNOTES

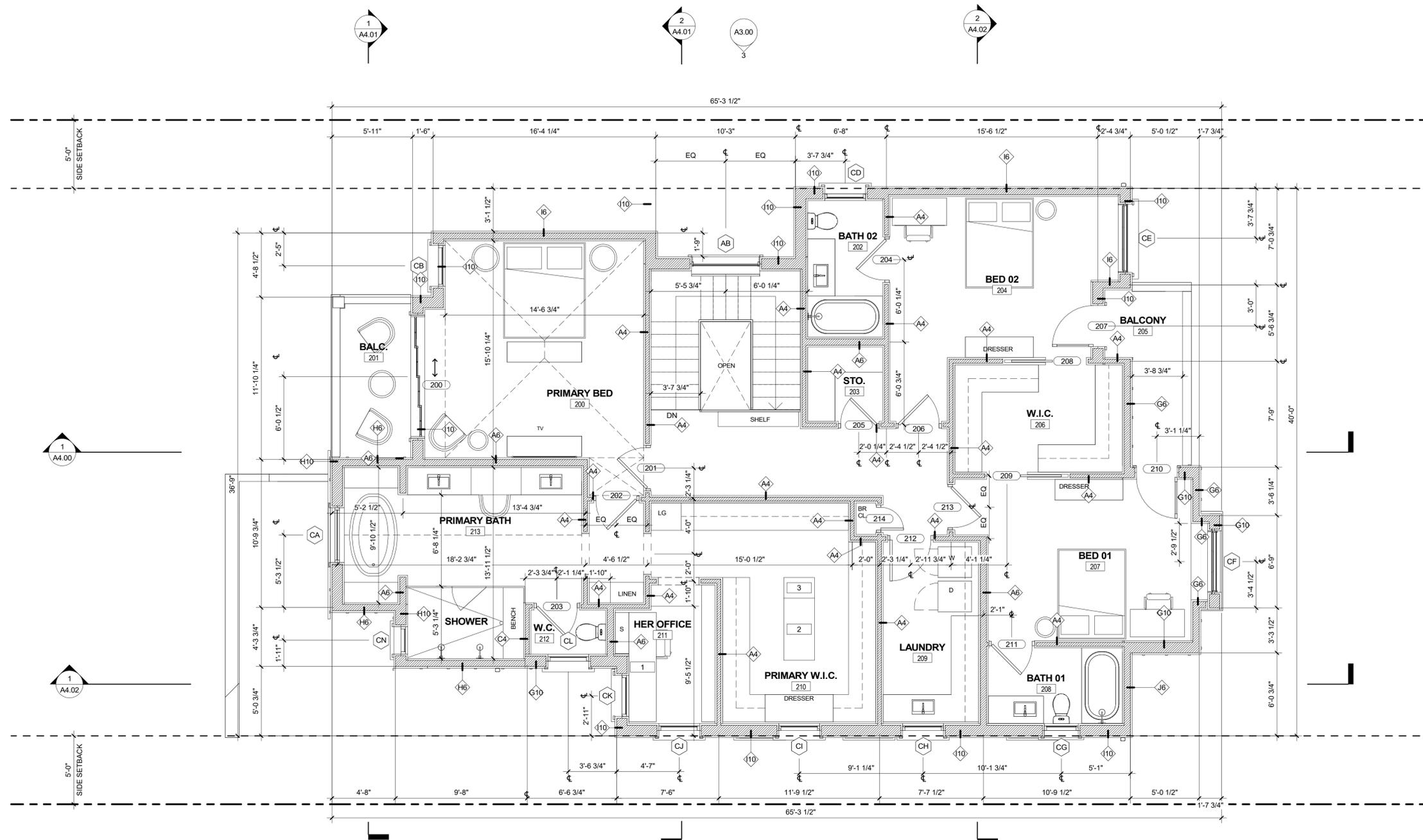
- 1 DESK - BUILT-IN
- 2 CLOSET ISLAND
- 3 BENCH

LEGEND

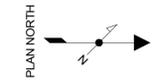
- EXISTING TO REMAIN
- EXISTING TO REMOVE
- NEW
- 1HR
- 2HR
- PROPERTY LINES
- BUILDING SETBACK
- WINDOW TYPE
- INTERIOR PARTITION TYPE
A = WALL TYPE, VARIES (LETTER WILL VARY)
2 = NOMINAL STUD SIZE (NUMBER WILL VARY)
X = 5/8" TYPE 'X' GYP, WHERE OCCURS
- DOOR NUMBER
- KITCHEN ROOM TAG

FLOOR PLAN NOTES

1. DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
2. COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
3. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF THE PLAN.
4. PLAN DIMENSIONS ON DRAWINGS ARE SHOWN AT EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS AND TO THE CENTERLINE OF STUDS IN ALL INTERIOR WALLS U.N.O.
5. HEIGHT DIMENSIONS ARE MEASURED FROM THE TOP OF THE SLAB OR SHEATHING, (UNLESS NOTED "A.F.F." (ABOVE FINISH FLOOR)) TO THE TOP PLATE ELEVATION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE ARCHITECT.
6. CEILING HEIGHT DIMENSIONS LABELED WITH "MIN." SHOULD BE CONSTRUCTED TIGHT TO THE STRUCTURE OR DUCTING ABOVE.
7. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.
8. WRAP ALL DRAINAGE PIPES LOCATED INSIDE OF WALLS TO MINIMIZE SOUND TRANSMISSION.



PROPOSED 2ND FLOOR PLAN | 1
1/4" = 1'-0"



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PROJECT #: 24-018

FLOOR PLAN - LEVEL 2

SHEET NO. A2.02

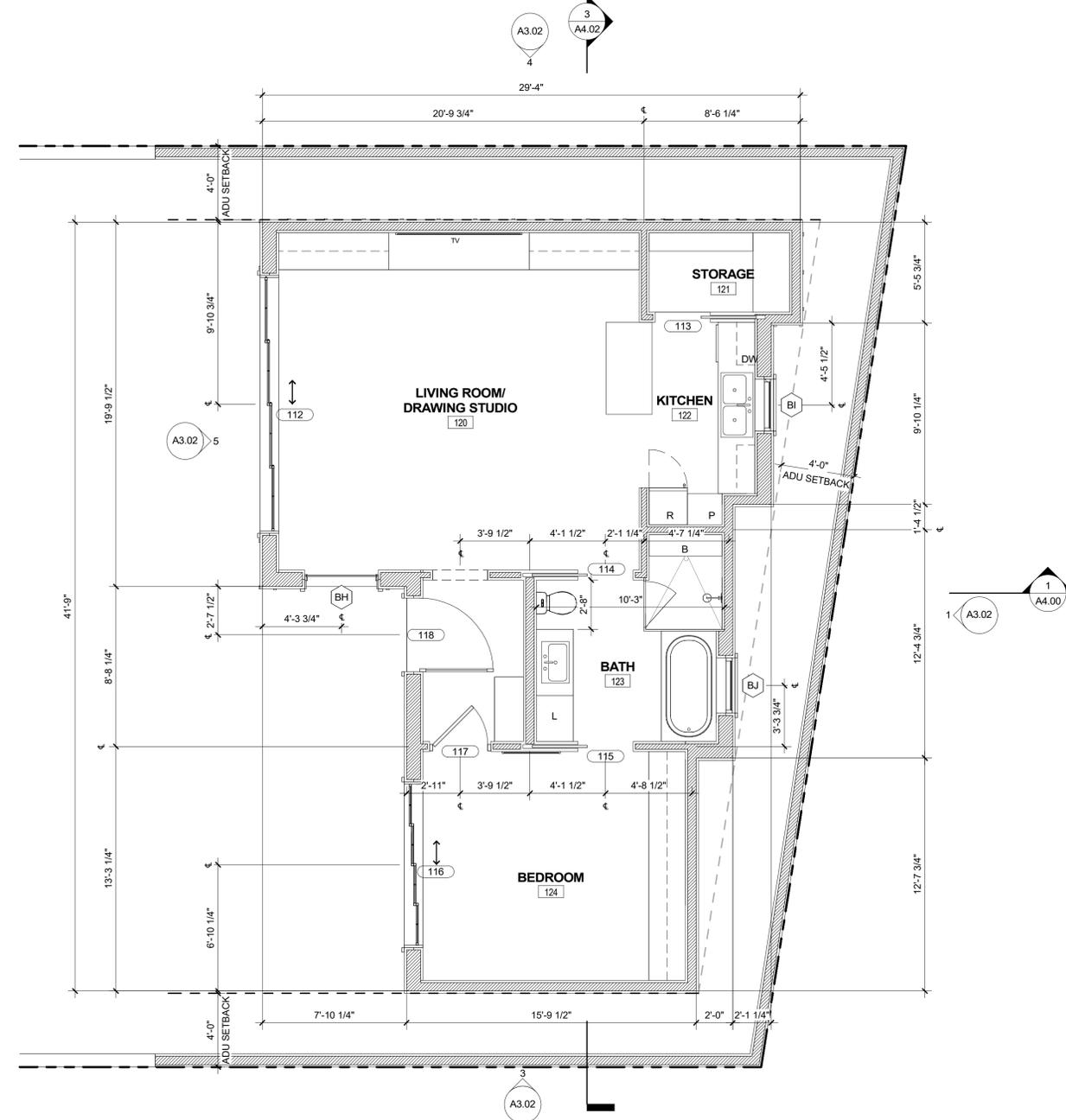
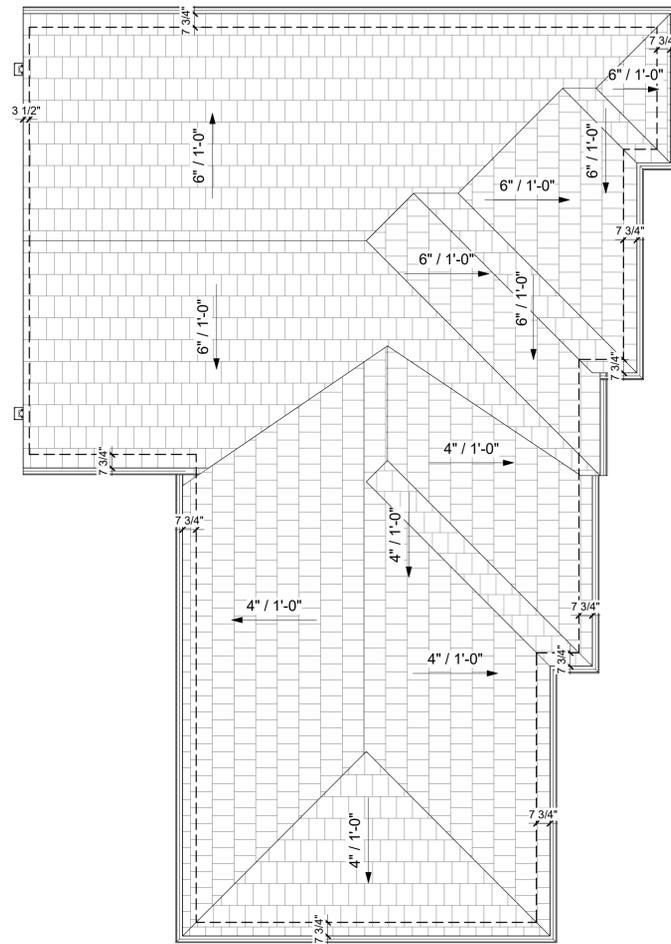
KEYNOTES

LEGEND

	EXISTING TO REMAIN		WINDOW TYPE
	EXISTING TO REMOVE		INTERIOR PARTITION TYPE A = WALL TYPE, VARIES (LETTER WILL VARY) 2 = NOMINAL STUD SIZE (NUMBER WILL VARY) X = 5/8" TYPE 'X' GYP, WHERE OCCURS
	NEW		DOOR NUMBER
	1HR		ROOM TAG
	2HR		ROOM TAG
	PROPERTY LINES		
	BUILDING SETBACK		

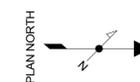
FLOOR PLAN NOTES

- DIMENSIONS INDICATED ON PLANS FOR HORIZONTAL CONTROL ARE ACCURATE IF MEASURED ON A LEVEL LINE NOT PARALLEL WITH GROUND SLOPE.
- COORDINATE PARTITION FRAMING WITH REQUIRED STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL WORK.
- "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS TO THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF THE PLAN. PLAN DIMENSIONS ON DRAWINGS ARE SHOWN AT EXTERIOR FACE OF STUD AT ALL EXTERIOR WALLS AND TO THE CENTERLINE OF STUDS IN ALL INTERIOR WALLS U.N.O.
- HEIGHT DIMENSIONS ARE MEASURED FROM THE TOP OF THE SLAB OR SHEATHING, (UNLESS NOTED "A.F.F." (ABOVE FINISH FLOOR)) TO THE TOP PLATE ELEVATION. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT REVIEW OF THE ARCHITECT.
- CEILING HEIGHT DIMENSIONS LABELED WITH "MIN." SHOULD BE CONSTRUCTED TIGHT TO THE STRUCTURE OR DUCTING ABOVE. CONTRACTOR TO FIELD VERIFY DIMENSIONS FOR ANY EXISTING CONDITIONS.
- WRAP ALL DRAINAGE PIPES LOCATED INSIDE OF WALLS TO MINIMIZE SOUND TRANSMISSION.



ADU ROOF PLAN 2
1/4" = 1'-0"

PROPOSED ADU 1
1/4" = 1'-0" A2.04



#	TYPE	DATE



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PROJECT #
24-018

DWG. TITLE
ADU - FLOOR PLAN & ROOF PLAN

SHEET NO.
A2.04

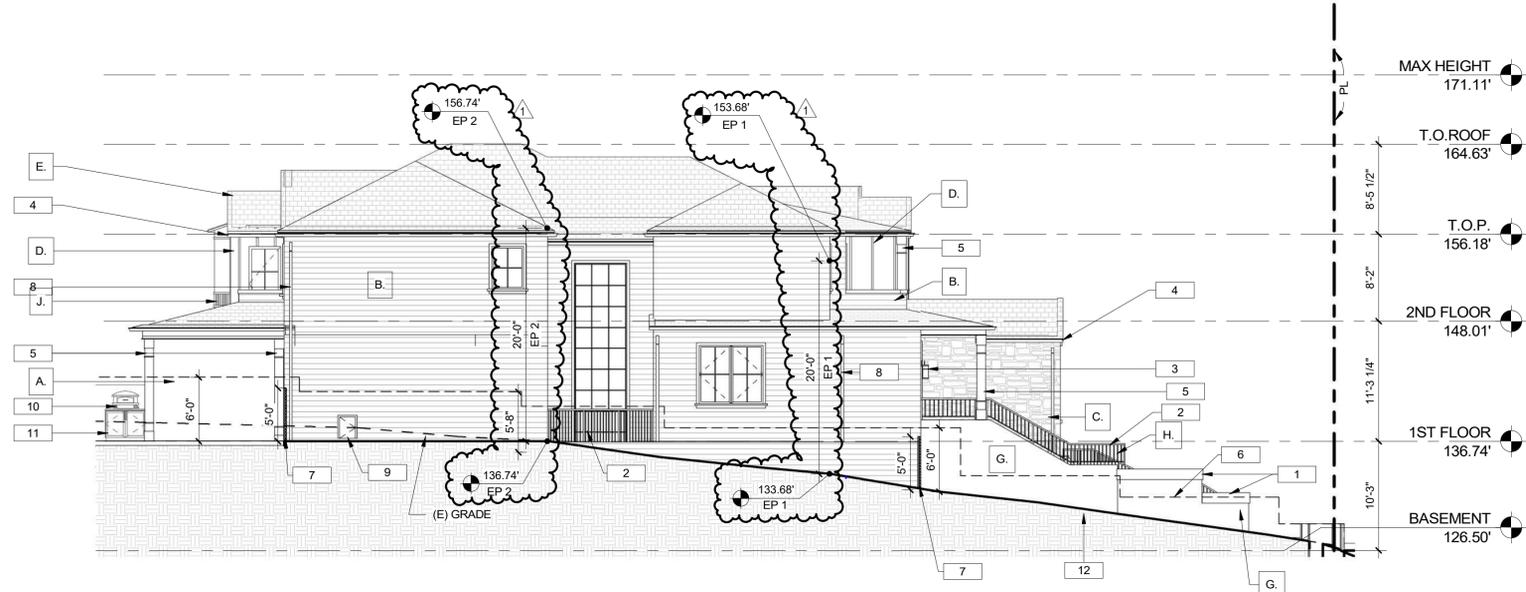
KEYNOTES

- 1 PLANTER
- 2 NEW RAILING 42" MAX HT.
- 3 NEW EXTERIOR LIGHT FIXTURE
- 4 GUTTER
- 5 NEW COLUMN
- 6 NEW SITE WALL - RETAINING - CONCRETE W/ STUCCO FINISH
- 7 5'-0" WOOD GATE
- 8 DOWNSPOUT
- 9 DOG DOOR
- 10 PIZZA OVEN
- 11 CABINET - BASE CABINET
- 12 EXISTING GRADE AT PROPERTY LINE
- 13 HOOD - VENTILATED
- 14 ISLAND WITH SINK
- 15 OUTDOOR SHOWER
- 16 4'-0" WOOD GATE

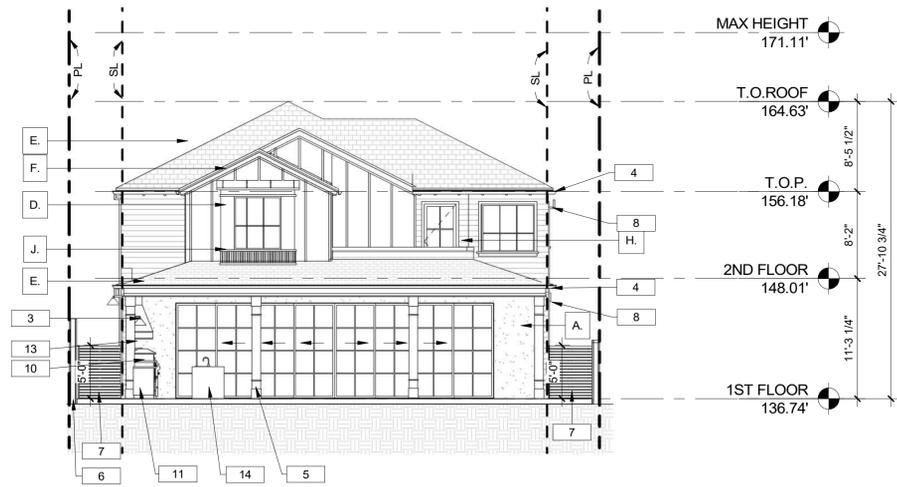
ELEVATION LEGEND

ALL MANUFACTURER: TBD

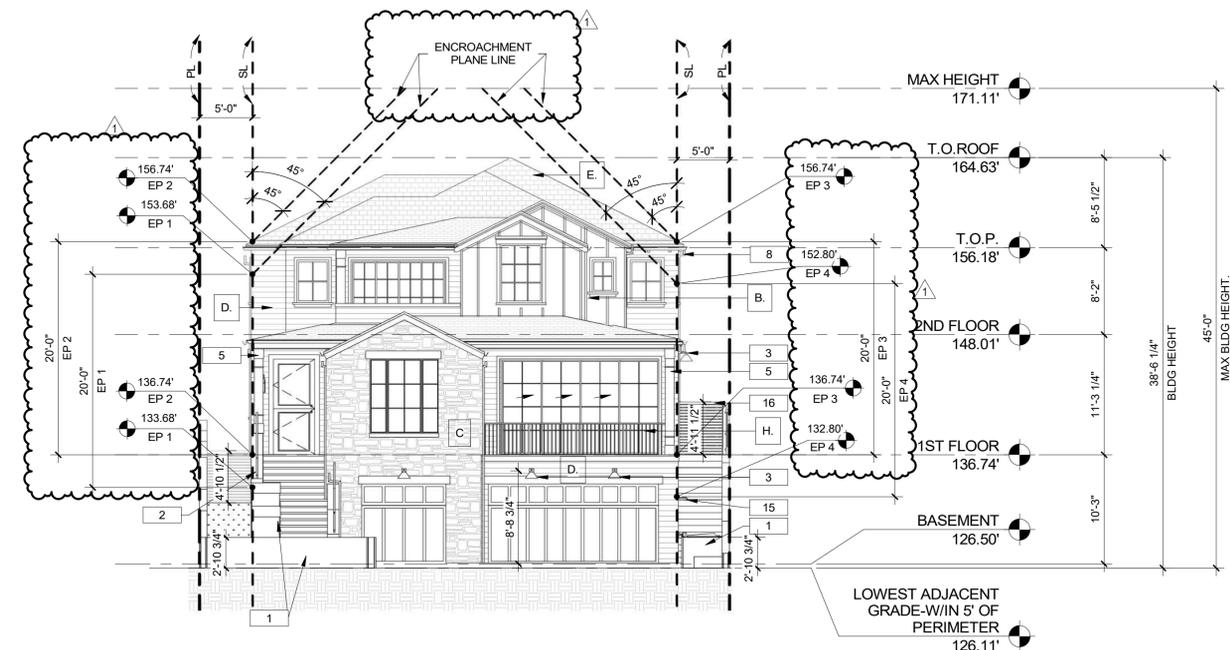
- A. STUCCO
- B. WHITE SIDING - HARDIE PANEL
- C. WEATHERED EDGE GROUTED STONE - WHITE
- D. BOARD AND BATTEN - HARDIE PANEL
- E. 2ND STORY ROOF - ASPHALT SHINGLE CLASS A ROOF, ICC ESR - 1389
- F. METAL STANDING SEAM
- G. CEMENT PLASTER
- H. BLACK METAL RAILING
- I. WHITE VINYL FENCE
- J. WHITE BEADBOARD SIDING



PROPOSED NORTH ELEVATION | 3
1/8" = 1'-0"



PROPOSED EAST ELEVATION | 2
1/8" = 1'-0"



PROPOSED WEST ELEVATION | 1
1/8" = 1'-0"

NO.	REVISIONS	DATE
1	PZA	08/15/2024
#	TYPE	DATE



DATE: 8/20/2025
1:18:11 PM

PROJECT # 24-018

DWG. TITLE: EXTERIOR ELEVATION MAIN HOUSE

SHEET NO. A3.00

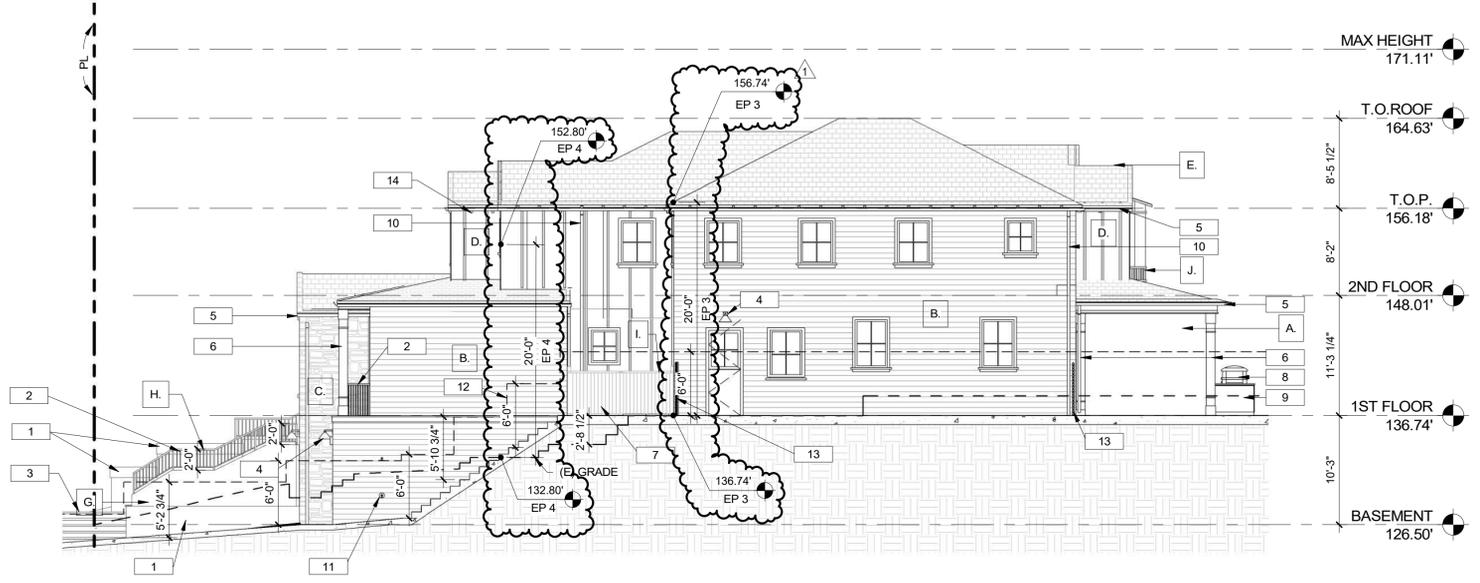
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KEYNOTES

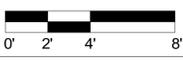
- 1 PLANTER
- 2 NEW RAILING 42" MAX HT.
- 3 NEW EXTERIOR STAIRS
- 4 NEW EXTERIOR LIGHT FIXTURE
- 5 GUTTER
- 6 NEW COLUMN
- 7 4'-0" WOOD GATE
- 8 PIZZA OVEN
- 9 CABINET - BASE CABINET
- 10 DOWNSPOUT
- 11 OUTDOOR SHOWER
- 12 NEW SITE WALL - RETAINING - CONCRETE W/ STUCCO FINISH
- 13 5'-0" WOOD GATE
- 14 EXPOSED RAFTER TAILS

ELEVATION LEGEND

- ALL MANUFACTURER: TBD
- A STUCCO
 - B. WHITE SIDING - HARDIE PANEL
 - C. WEATHERED EDGE GROUTED STONE - WHITE
 - D. BOARD AND BATTEN - HARDIE PANEL
 - E. 2ND STORY ROOF - ASPHALT SHINGLE CLASS A ROOF, ICC ESR - 1389
 - F. METAL STANDING SEAM
 - G. CEMENT PLASTER
 - H. BLACK METAL RAILING
 - I. WHITE VINYL FENCE
 - J. WHITE BEADBOARD SIDING



PROPOSED SOUTH ELEVATION | 1
1/8" = 1'-0"



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PROJECT #
24-018

DWG. TITLE
EXTERIOR ELEVATION MAIN HOUSE

SHEET NO.
A3.01

KEYNOTES

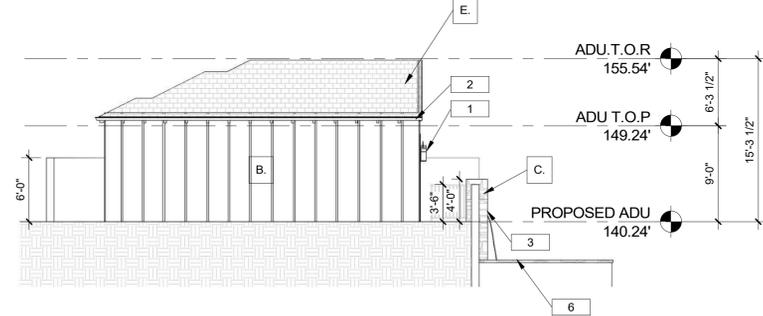
- 1 NEW EXTERIOR LIGHT FIXTURE
- 2 GUTTER
- 3 NEW WATERFALL FEATURE
- 4 EXPOSED RAFTER TAILS
- 5 NEW SITE WALL - RETAINING - CONCRETE W/ STUCCO FINISH
- 6 NEW JACUZZI
- 7 PLANTER

ELEVATION LEGEND

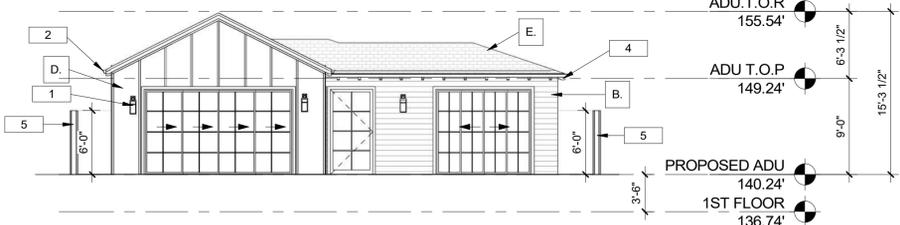
- ALL MANUFACTURER: TBD
- A STUCCO
 - B. WHITE SIDING - HARDIE PANEL
 - C. WEATHERED EDGE GROUTED STONE - WHITE
 - D. BOARD AND BATTEN - HARDIE PANEL
 - E. 2ND STORY ROOF - ASPHALT SHINGLE CLASS A ROOF, ICC ESR - 1389
 - F. METAL STANDING SEAM
 - G. CEMENT PLASTER
 - H. BLACK METAL RAILING
 - I. WHITE VINYL FENCE
 - J. WHITE BEADBOARD SIDING



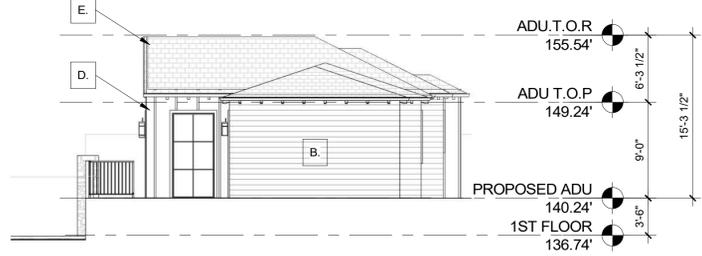
ADU - JACUZZI WEST ELEVATION | 5
1/8" = 1'-0"



ADU - NORTH ELEVATION | 4
1/8" = 1'-0"



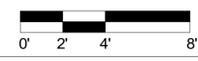
ADU - WEST ELEVATION | 2
1/8" = 1'-0"



ADU - SOUTH ELEVATION | 3
1/8" = 1'-0"



ADU - EAST ELEVATION | 1
1/8" = 1'-0"



#	TYPE	DATE



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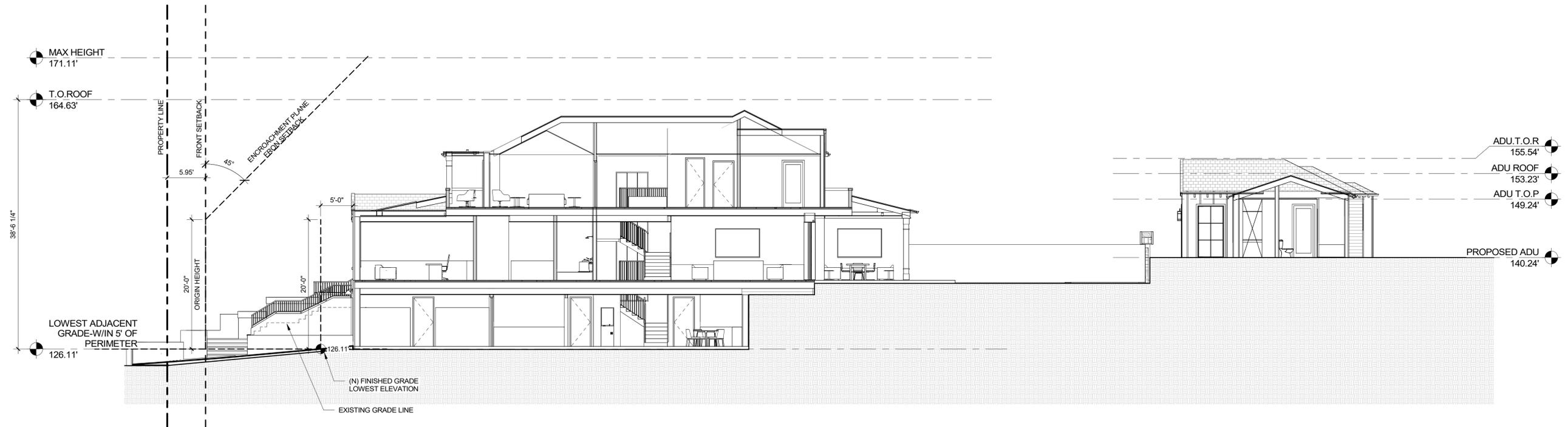
PROJECT #
24-018

DWG. TITLE
EXTERIOR ELEVATION ADU

SHEET NO.
A3.02

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KEYNOTES



SECTION A - ENCROACHMENT PLANE | 1
1/8" = 1'-0"

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DWG TITLE
BUILDING SECTION - ENCROACHMENT PLANE

SHEET NO.
A4.00

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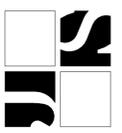
LEGEND:

-  RESIDENTIAL UNITS
-  FRONT YARD
-  Y/B: YEAR BUILT/ MAJOR REMODEL
-  2 STORY SINGLE FAMILY RESIDENCES



1	7501	Y/B:2009	SQFT:2,750	ZONE:R1-1	NUMBER OF UNITS:1
2	7505	Y/B:1955	SQFT:1,290	ZONE:R1-1	NUMBER OF UNITS:1
3	7509	Y/B:1953	SQFT:1,478	ZONE:R1-1	NUMBER OF UNITS:1
4	7511/7515	Y/B:1952	SQFT:2,603	ZONE:R1-1	NUMBER OF UNITS:1
5	7517	Y/B:1987	SQFT:3,261	ZONE:R1-1	NUMBER OF UNITS:1
6	7521	Y/B:1949	SQFT:3,043	ZONE:R1-1	NUMBER OF UNITS:1
7	7525	Y/B:1953	SQFT:2,341	ZONE:R1-1	NUMBER OF UNITS:1
8	7529	Y/B:1957	SQFT: 2,426	ZONE:R1-1	NUMBER OF UNITS:1
9	7533	Y/B:1953	SQFT: 1,280	ZONE:R1-1	NUMBER OF UNITS:1
10/11	7537/7549	Y/B:1926	SQFT:4,683	ZONE:R1-1	NUMBER OF UNITS:2
16	267	Y/B:1950	SQFT:3,573	ZONE:R1-1	NUMBER OF UNITS:1
17	263	Y/B:1941	SQFT:1,476	ZONE:R1-1	NUMBER OF UNITS:1
18		ZONE:R1-1			
19	245	Y/B:1948	SQFT:1,162	ZONE:R1-1	NUMBER OF UNITS:1
20	7548	Y/B:1963	SQFT:2,540	ZONE:R1-1	NUMBER OF UNITS:1
21	7546	Y/B:1926	SQFT:2,738	ZONE:R1-1	NUMBER OF UNITS:1
22	7540	Y/B:1952	SQFT:1,080	ZONE:R1-1	NUMBER OF UNITS:1
23	7536	Y/B:1954	SQFT:1,452	ZONE:R1-1	NUMBER OF UNITS:1
24	7532	Y/B:1940	SQFT:1,384	ZONE:R1-1	NUMBER OF UNITS:1
25	7529	Y/B:1957	SQFT:2,426	ZONE:R1-1	NUMBER OF UNITS:1
26	7522	Y/B:1961	SQFT:3,048	ZONE:R1-1	NUMBER OF UNITS:1
27	N/A				
28	7512	Y/B:1957	SQFT:2,822	ZONE:R1-1	NUMBER OF UNITS:1
29	254	Y/B:1925	SQFT:2,505	ZONE:R1-1	NUMBER OF UNITS:1

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PROJECT #
 24-018

DWG. TITLED
 LANNING-VISUAL

SHEET NO.
 A8.51

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