GENERAL NOTES

ABBREVIATIONS

CENTER LINE PENNY

PERPENDICULAR

AIR CONDITIONING

BOUNDARY NAILING

CONCRETE MASONRY

ASPHALTIC CONCRETE

ANCHOR BOLT

ALUMINUM

ANODIZED

BOARD

BUILDING

BOTTOM

CEILING

CLEAR

BLOCK(ING)

CATCH BASIN

CAST IRON

CLEAN OUT

COUNTERSINK

DOUGLAS FIR

DIAMETER

DRAWING

EXISTING

ELEVATION EDGE NAIL EQUAL

FOUIPMENT

EXPANSION JOINT

FORCED AIR UNIT

INSTALLED BY CONTRACTOR

FINISHED FLOOR FINISHED GRADE

FACE OF CONCRETE FACE OF FINISH

FACE OF MASONRY

FACE OF PLYWOOD

FACE OF STUD

FOOT OR FEET

GALVANIZED GYPSUM HOSE BIBB

HOUR

HEATER

INVERT

LAMINATE(D)

LAUNDRY CHUTE

LAVATORY

LAG BOLT

MASONRY MATERIAL

MAXIMUM

MACHINE BOLT

MANUFACTURER

MISCELLANEOUS

NOT IN CONTRACT

SYMBOLS

VICINITY MAP

1160 EL MEDIO

El Medio Ave

El Medio Ave El Medio Ave

NOT TO SCALE

OVAL HEAD OR OVER HEAD

PLATE OR PROP. LINE

PRESSURE-TREATED

PAINT (NUMBER - SEE SPECS)

PLASTIC LAMINATE

ON CENTER

OPENING

PLASTER

PLYWOOD

DOUGLAS FIR

ROOF DRAIN

ROUND HEAD

REDWOOD

SHEATHING SIMIL AR

SQUARE

STEEL

STANDARD

SOUTH

SCHEDULE(D)

ROUGH OPENING

RE: THE ARCH SHEET

METAL MANUAL

SPECIFICATION

STAINLESS STEEL

TOP OF CURB OR

TOP OF PAVING

TOP OF WALL

VINYL COMP. VERTICAL

VERTICAL GRAIN

DOUGLAS FIR VENT THRU ROOF

WATER CLOSET WATER HEATER

WATERPROOF

OR WATER

SOFTENER

WITH

WITHOUT

WOOD SCREW

WELDED WIRE **FABRIC**

TYPICAL

TOP OF CONCRETE

TOP OF CATCH BASIN

TONGUE AND GROOVE

UNLESS NOTED OTHERWISE

ROOM

MEMBRANE

METAL

MINIMUM

NUMBER

NORTH NEW

LIGHT

HORSE POWER

HEATING/VENTI-LATING/ A/C

HOT WATER (RETURN)

FLOOR DRAIN

FLAT HEAD

FLOW LEVEL

FLASHING

FINISH

FLOOR FIFI D NAII ING

FURNISHED BY OWNER

FIRE EXTING.(+ CABINET)

OR OTHERS, TO BE

DOWN DOWNSPOUT

EAST

FACH

COLUMN CONTINUOUS

CEILING JOIST

ALUM

ANOD

BLDG

BLK(G)

CLG CLR

CMU

CONT

ELEV

EQUIP FAU

FOS

HVAC

HW (R)

MEMB

MTL

MISC

NO / #

OPNG

PLAS

PTDF

RWD

SCHED

SHTNG

SMACNA

SSTL

STD

T&G

TOW TYP UNO VCT

VGDF

WWF

W/O

PLYWD

NTS

MFR

POUND

ANGI F

A. GENERAL

1. INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE

2. ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS. AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER INO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

3. WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DOUBT ON THE PART OF THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS. HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.

4. SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.

5. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.

6. WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, IT IS FOR THE PURPOSE OF FACILITATING DESCRIPTION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND THE ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.

7. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND

MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE KIND AND QUALITY OF MATERIALS. 8. IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS

ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY

B. PERMITS AND REGULATIONS

1. EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.

2. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.

3. IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAW. ORDINANCE. RULES OR DEPARTMENTAL REGULATIONS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.

C. PROTECTION OF WORK & PROPERTY

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS. INJURY AND DAMAGE TO PERSONS AND PROPERTY INCLUDING ADJOINING PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION

2. THE CONTRACTOR ASSUMES ALL RISKS. HAZARDS AND CONDITIONS IN CONNECTION WITH THE PERFORMANCE OF THE CONTRACT, AND EVEN IF THE PERFORMANCE OF THE CONTRACT INVOLVES A GREATER EXPENDITURE OF MONEY THAN THE CONTRACTOR EXPECTED AT THE TIME OF BIDDING, NO ALLOWANCE WILL BE MADE ON ACCOUNT THEREOF, AND THE CONTRACTOR SHALL CONTINUE WITH AND COMPLETE THE WORK.

D. SUPERVISION

1. THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.

E. DAMAGES IN THE WORK

1. THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR CHANGES SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OF CHANGES, IF WORK IS TO BE OMITTED, THEN PROPER CREDIT FOR SUCH OMITTED WORK SHALL BE GIVEN THE OWNER.

F. CLEANING BUILDING AND PREMISES

HAVE COLLECTED WASH AND POLISH ALL GLASS.

1. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, INCLUDING FIXTURES, EQUIPMENT, FLOORS AND HARDWARE, REMOVING ALL PLASTER SPOTS, STAINS, PAINT SPOTS AND ACCUMULATED DUST AND DIRT. THIS SHALL INCLUDE THOROUGH CLEANING OF ALL ROOFS. WINDOW SILLS AND LEDGES. HORIZONTAL PROJECTIONS, STEPS, RAILS, SIDEWALKS OR OTHER SURFACES WHERE DEBRIS MAY

G. GUARANTEES

1. EXCEPT AS OTHERWISE SPECIFIED, ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FILING THE NOTICE OF COMPLETION AND THE ACCEPTANCE OF THE BUILDING BY THE OWNER. IF WITHIN THE GUARANTEE PERIOD CORRECTION OF FAULTY MATERIALS OR WORKMANSHIP IS NECESSARY IN THE OPINION OF THE OWNER. THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER AND WITHOUT EXPENSE TO THE OWNER, CORRECT FAULTY MATERIALS OR WORKMANSHIP.

H. VERIFICATION OF UNDERGROUND UTILITY IMPROVEMENTS

1. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING LOCATING AND DESCRIBING ALL UNDERGROUND UTILITIES LOCATED ON THE SITE, INCLUDING BUT NOT LIMITED TO THE FOLLOWING GAS LINES, WATER LINES, SANITARY SEWERS, TELEPHONE LINES, AND ELECTRIC LINES.

I. TRANSPORTATION OF EXCAVATED MATERIAL

1. THE CONTRACTOR SHALL TRANSPORT ALL EXCAVATED MATERIAL NOT REQUIRED FOR RE-COMPACTION TO AN APPROVED LANDFILL SITE OUTSIDE THE COASTAL ZONE. PROVIDE TRIP TICKETS FOR ALL EXCAVATED MATERIAL REMOVED FROM THE PROJECT.

MECHANICAL, PLUMBING & ELECTRICAL

1. DUCTS MUST BE SEALED AND FIELD VERIFIED BY A HERS CERTIFIED SPECIAL INSPECTOR, OR AS AN ALTERNATE, WINDOWS ARE TO HAVE A U-VALUE OF .42 MAXIMUM.

2. IMPLEMENT LIGHTING EFFICIENCY REQUIREMENTS ON ELECTRICAL DRAWINGS PER MANDATORY FEATURES LIST.

3. TOILETS TO BE LOW FLUSH 1.6 GALLONS/FLUSH HSC 17921.3(B)

4. SUBMIT SOUNT ATTENTUATION DESIGN FOR HVAC EQUIPMENT PER ARI STD.275 SOUND LEVEL NOT TO EXCEED 50 DBA (55DBA WITH TIMER; 65 DBA WITH TIMER AND NEIGHBOR'S CONSENT) PER SECTION 10.26.045 OF THE NBMC. LOCATION OF MEASUREMENT TO BE AT ADJACENT PROPERTY PATIO OR OPENING. LOCATE EQUIPMENT IN EQUIPMENT WELL ON ROOF IF NECESSARY

EL MEDIO

DATUM POINT, WORK POINT INTERIOR ELEVATION **DESIGNER:** GLEN BELL (DRAWING NUMBER, **DEX STUDIO** SHEET NUMBER) WINDOW TYPE 1608 PACIFIC AVE #206 **VENICE, CA 90291** REMODEL (E) SINGLE FAMILY RESIDENCE; 310.572.1502 P DOOR TYPE **MEZZANINE ADDITION** SECTION REFERENCE 310.572.1503 F (DRAWING NUMBER, glen@studiodex.com SHEET NUMBER) REVISION CONTRACTOR SHALL NOTIFY RESPECTIVE KEYNOTE ENGINEER 48 HOURS PRIOR TO COMMENCING **ELEVATION REFERENCE** WORK FOR INSPECTION. (DRAWING NUMBER, REFERENCE, EQUIPMENT SHEET NUMBER) $\langle 0 \rangle$ REFERENCE, PLUMBING FIXT. $\langle 0 \rangle$ REFERENCE, MECH. EQUIP. **DETAIL REFERENCES** (DRAWING NUMBER. **ROOM NAME** SHEET NUMBER) ROOM NAME / NUMBER 0" EXISTING GRADE MARKER **USE CODE:** WALL TYPE NEW GRADE MARKER

PROJECT DESCRIPTION

OWNER: MICHAEL GONZALES, SUNNY FOROOSH

PROJECT DATA

PROJECT INFORMATION

1160 EL MEDIO AVE PACIFIC PALISADES, CA 90272

PROJECT ADDRESS: 1160 EL MEDIO AVE PACIFIC PALISADES, CA 90272

ASSESSOR INFORMATION **ASSESSOR PARCEL NUMBERS:** 4420007007 PARCEL AREA (APPROXIMATE): 12,723,9 132B125 PIN NUMBER: TR 15944

MAP REFERENCE: MB 481-4/5 **BLOCK:** NONE LOT: NONE ARB: **MAP SHEET:** 132B125 0100 - SINGLE RESDIENTIAL

JURISDICTIONAL INFORMATION: COMMUNITY PLAN AREA: **BRENTWOOD-PAC PALISADES** AREA PLANNING COM:

WEST LA

PLANNING & ZONING INFORMATION: **ZONING:** RE11-1

NONE GENERAL PLAN LAND USE: **VERY LOW II RESIDENTIAL** GLENERAL PLAN FOOTNOTES: YES HILLSIDE AREA: YES BASELINE HILLSIDE ORDINANCE: YES **BASELINE MASIONIZATION:** NO SPECIFIC PLAN AREA: NONE **DESIGN REVIEW BOARD:** NO HISTORIC PRESEVATION: NO

ADDITIONAL INFORMATION:

VERY HIGH FIRE HAZARD SEVERITY ZONE: SPECIAL GRADING AREA (BOE BASIC GRID MAP 1-13372): YES

El Medio Residence 1160 El Medio Avenue Pacific Palisades, CA 90071

1608 Pacific Ave #206

Venice California 90291

ARCHITECTURAL

A0.20 SITE PLAN

A0.30 ROOF PLAN

A6.0 RENDERING

A0.10 COVER SHEET, PROJECT DATA

A0.21 EXISTING SITE SURVEY PLAN

A3.10 EXTERIOR ELEVATIONS

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Cover Sheet

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