FILE CONTROL SHEET

PROPERTY ADDRESS 5626 WHITECLIFF DRIVE

APP. NO.	PROJECT DESCRIPTION .	ACTION TAKEN	DATE CLEARED
00146	Historic Data 1530 Additions (west): (Morth)	impat	4. 27.07:
00542	2530 Additions (west) ! (Morth)	ACTION TAKEN [Mpat (Irl	11/28/2017
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Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

Rancho Palos Verdes, CA 90275 (310) 544-5228 FAX: (310) 544-5293 E-mail: planning@rpvca.gov

PERMIT NO.: ZON2017-00542 APPLIED: 11/17/2017 ISSUED: 11/28/2017

EXPIRES: 5/27/2018

SITE ADDRESS: 5626 WHITECLIFF DR

ASSESSOR'S PARCEL NO.: 7574016034

PROJECT DESCRIPTION: Proposal to construct a 113SF addition along

the northeast facade and a 245SF addition along the rear facade between the 2 separate wings of the existing 2 story residence.

Additions proposed to be single-story.

OWNER/APPLICANT

IRFAN QAZI 3825 DELANO BLVD TORRANCE CA 90503 PRIMARY CONTACT

TYPE OF USE: Residential, Add'n/Rem. (Single-Family) ZONING: RS-4 (Single-Fam. 4 DU/ac)

APPLICATION TYPE(S): Site Plan Review

Foliage Analysis

		FEES	
Туре	Ву	Date	Amount
DATA	ΙA	11/17/2017	\$4.00
SPRM	IA	11/17/2017	\$326.00
FOL	IA	11/17/2017	\$198.00
		Total:	\$528.00

NOTES:			
	 ,		
		,	

CONDITIONS OF APPROVAL

A foliage analysis conducted by Staff on November 27, 2017 revealed no existing foliage, above16 feet in height, significantly impairs the protected view from any surrounding properties.

This approval is for the construction of a 113SF addition along the west facade and a 245SF addition along the rear facade (breezeway). Totaling 358SF.

The approved project shall maintain the setbacks depicted on the stamped approved plans, but in no case shall minimum setbacks be less than the following: 20' front, 15' rear and 5' sides. (Proposed side setback (west): 8'9", all others met)

The approved project shall maintain a maximum of 50% lot coverage.

Construction of the approved project shall substantially comply with the plans originally stamped APPROVED



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275 PERMIT NO.: ZON2017-00542 APPLIED: 11/17/2017 ISSUED: 11/28/2017

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on November 28, 2017, and with the RS-4 district and site development standards of the Rancho Palos Verdes Development Code.

In the event that a Planning Division and a Building Division requirement are in conflict, the stricter standard shall apply.

The construction site and adjacent public and private properties and streets shall be kept free of all loose materials resembling trash and debris in excess of that material used for immediate construction purposes. Such excess material may include, but not be limited to: the accumulation of debris, garbage, lumber, scrap metal, concrete asphalt, piles of earth, salvage materials, abandoned or discarded furniture, appliances or other household fixtures.

Permitted hours and days for construction activity are 7:00 AM to 6:00 PM, Mondays through Fridays, and 9:00 AM to 5:00 PM on Saturdays, with no construction activity permitted on Sundays or on the legal holidays specified in Section 17.96.920 of the Rancho Palos Verdes Development Code. Trucks and other construction vehicles shall not park, queue and/or idle at the project site or in the adjoining public rights-of-way before 7:00 AM, Monday through Saturday, in accordance with the permitted hours of construction stated above.

The approved project is exempt from the requirement for a neighborhood compatibility analysis. (Does not exceed 25% of original)

No construction or other development shall be permitted on extreme slopes (i.e., 35% steepness or greater).

The height of the approved project shall be as depicted on the stamped approved plans, and in no case shall the maximum height of any new construction exceed 16' above the existing pad elevation. (Proposed 12' max height)

The City strongly urges the applicant for this project to contact the **Homeowners' Association** or local **Art Jury**, if any, to gain any additional approvals that may be required before applying for a building permit. A list of Homeowners' Associations is on file with the Community Development Department of Rancho Palos Verdes.

Projects involving new construction and additions or tear-down/rebuilds will require approval from the **Los Angeles County Fire Department**. Prior to planning application submittal, it is highly recommended that you take your plans to the Fire Department's Hawthorne Office to obtain their requirements, which may include costly upgrades. The LA County Fire Department Fire Prevention Division at the County of Los Angeles Fire Department is located at 4475 W. El Segundo Blvd., Hawthorne, CA 90250-4411. You can also call them at (310) 973-3044 to discuss submittal requirements.

For Community Development Director

Date



Community Development Department Planning Division 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

ISSUED: 11/28/2017

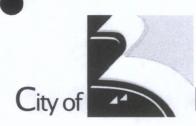
EXPIRES: 5/27/2018

PERMIT NO.: ZON2017-00542

APPLIED: 11/17/2017

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THIS APPROVAL SHALL BE NULL AND VOID AFTER May 27, 2018 UNLESS THE APPROVED PLANS ARE SUBMITTED TO BUILDING AND SAFETY TO INITIATE THE "PLAN CHECK" REVIEW PROCESS. THIS APPROVAL SHALL ALSO BECOME NULL AND VOID IF AFTER INITIATING THE "PLAN CHECK" REVIEW PROCESS OR RECEIVING A BUILDING PERMIT TO BEGIN CONSTRUCTION, SAID PERMIT OR "PLAN CHECK" IS ALLOWED TO EXPIRE OR IS WITHDRAWN BY THE APPLICANT.



RANCHO PALOS VERDES

Community Development Department

30940 Hawthorne Blvd, Rancho Palos Verdes, CA 90275
Phone: (310) 544-5228 Fax: (310) 544-5293
Website: www.rpvca.gov
Email: planning@rpvca.gov

UNIFORM PLANNING AP		
Planning Case No: Zow 2017 - 6	00542	(To be assigned by City Staff)
Project Address: 5626 White		
APPLICATION(S) (Please check all that a		
Site Plan Review Major \$326	☐ Grading Permit	☐ Height Variation
☐ Extreme Slope Permit	Fence, Wall and Hedge Permit	☐ Revision/Amendment
Coastal Permit Appealable or Non-appealable?	☐ Minor Exception Permit	☐ Variance
☐ Landslide Moratorium Exception	☐ Geologic Investigation Permit	☐ Conditional Use Permit
Other Application:	entry: \$4.00 ×	3,13
V ·		Foliage Analysis \$ 198
Name IRFAN GAZI Address 5626 Whitecliff S City RPV State CA Zi Telephone 310 - 462 - 3256 Email IRFAN C BUT COM City Business License No. (Required for an address addres	Prive Address #255 562 p90275 City RPV Telephone 315 - 462 Email IRFAN Corchitects and design professionals) itional paper, if needed)	State CA Zip 90275 2-3256 BOF-COM
Addition 385 S.	+.	
*		The state of the s

PROJECT INFORMATION (fill in as applicable)

A. EXISTING	GD	EVELOP	MENT								
8940	_ 1.	Square fo	otage of L	.ot							
3088	_ 2.	Square for	otage of t	otal existing	floor	area:					
	F	irst Story_		_ Sec	ond St	ory		Gara	ge	<u>- </u>	Other
3088	3.	Square fo	otage of	existina stru	cture f	ootprint	(including	any acces	sorv structui	res. attac	(accessory structures) ched or detached)
250	_4.	Square for	otage of c	lriveways, p	arking	areas ar	nd imperv	vious surfa	ices		square feet in areas)
3338				existing lot c							
37 %				ing lot cove				A Section			
21'		Height of	existing st	ructure, as	meası	ured from	highest	point of ex			by structure to the out for height require.)
B. PROPOS	ED	Develop	nent								
358	_ 1.	Square fo	otage of p	proposed ne	w floo	r area:					
	Fi	irst Story_	358	_ Sec	ond St	ory		Gara	ge		Other_ (accessory structures)
3446	_ 2.	TOTAL sq	uare foot	age of struc	ture <u>f</u> c	ootprint (existing -	+ new)			
3696	((EXEMPT: i	mpervious	age of drive surfaces les age of prop	s than	5 feet in w	idth and/o	or one patio	areas less t	(existi han 500	ing + new) square feet in areas)
				lot coverage				z i ilile boj			
		Height of p	oroposed	structure, a	s mea	sured fro	m highes	st point of 6	exist. grade	covere	d by structure to the
ess thouses	77.		t of existir	ng interior a				38'			s to be demolished
C. GRADIN	GIN	FORMA	TION								
Cubic yards o	of:	Fill	0	7.3	+	Cut	0		= TOTAL		9
Maximum hei	ght	of: Fill	0			Cut	0		_		
Cubic yards o	of:	Import_	0			Export _	0				
D. HEIGHT	VAF	RIATION	EARLYI	NEIGHBOI	RHOC	DD CON	SULTAT	TION PRO	CESS		
	_1. I	Number of	individua	l parcels un	der se	parate ov	vnership	within 500) foot radii	us of su	bject parcel
	2.1	Number of	individua	l parcels un	der se	parate ov	vnership	within 100) foot radii	us of su	bject parcel
	3. 1	Number of	total sign	atures withi	n 500	foot radiu	is	Pe	ercentage o	of total (I	D1 ÷ D3 x 100)
	4 1	Number of	total sign	atures withi	n 100	foot radii	IC.	De	ercentage c	of total (D2 ÷ D4 × 100\

INFORMATION TO DETERMINE IF A FOLIAGE ANALYSIS IS NECESSARY

1. Does the proposed project involve an addition or structure which is 120 square feet or more in size <u>and</u> which can be used as a gathering space <u>and</u> viewing area (i.e., decks, covered patios)? Yes \(\subseteq \text{No} \subseteq \)
2. Does the proposed project involve an addition or structure which consists of 120 square feet or more of habitable_space (i.e., room expansions, additions, conversions)? Yes No
If the answer is "yes" to either question, a foliage analysis must be conducted by staff to determine if any existing foliage on the applicant's property which exceeds 16 feet or the ridgeline of the primary residence, whichever is lower, impairs a view from any surrounding properties.
PROJECT SILHOUETTE WAIVER (Required for Neighborhood Compatibility Analysis, Height Variation, multi-family resdiential, and nonresidential development)
I,, am the owner of property located at
(property owner) (project address)
in the City of Rancho Palos Verdes and wish to apply to the City for permission to construct:
(brief project description)
I understand that, pursuant to Section 17.02.040(C)(1)(d) or 17.60.020(F), I must construct and maintain a temporary frame as a visual aid for evaluating the impacts of the proposed structure. I hereby waive any claim against the City of Rancho Palos Verdes for any damage or injury caused by the construction of the frame or by any subsequent failure of the frame.
Property Owner Signature:
HAZARDOUS WASTE & SUBSTANCE STATEMENT (REQUIRED FOR ALL PROJECTS)
Pursuant to California Government Code Section 65962.5(f), before a city can accept as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the city indicating whether the project and any alternatives located on a site that is included on any of the lists compiled and shall specify any list.
The California Environmental Protection Agency (Cal/EPA) has compiled lists of Hazardous Waste and Substances Sites for the entire State of California, which identifies the following site in Rancho Palos Verdes (as of 8/28/2017): -AAA No. 55 (Area North of PVDS, North of Crestmont Ln and South of Prickly Pear Trail) -Pointe Vicente (PVDS and Hawthorne Blvd.) -Ladera Linda Site (32201 Forrestal Dr.) -Green Hills Memorial Park (27501 Western Ave.) -Rancho Cleaners (28374 S. Western Ave.) -Point Vicente (Palos Verdes Dr. and Hawthorne Blvd.)
I have consulted the most current lists compiled pursuance to Section 65962.5 of the Government Code and hereby certify that the development project and any alternatives proposed in this application are <u>not</u> contained on these lists.
Property Owner Signature:
PROPERTY OWNER'S CERTIFICATION (REQUIRED) I hereby certify, under penalty of perjury, that the information and materials herein and submitted with this application are true and correct. I also understand that projects involving new construction and additions or tear-down rebuilds will require approvals from the Los Angeles County Fire Department. Property Owner Signature Date
Property Owner Signature Date Date



City of Rancho Palos Verdes 30940 Hawthorne Blvd. Rancho Palos Verdes, CA 90275

Fees Associated With Case #: ZON2017-00542

OWN

IRFAN QAZI 3825 DELANO BLVD TORRANCE, CA 90503

OWN

HUMAIRAH AMIN 3825 DELANO BLVD TORRANCE, CA 90503

Fee Type	Start Date	End Date	Dept	Description	Trans Revenue Code Account Number	C By	reated Date	Amount	Due
SPRM	11/8/2010	12/31/2020	Site	Plan Review (Major)	132210	IA	11/17/2017	326.00	326.00
FOL	11/8/2010	12/31/2020	Foli	age Analysis	132210	IA	11/17/2017	198.00	198.00
					Subtotal for Revenue Acct. 132210 524.00				
DATA	5/18/2009	12/31/2020	Data	a Processing Fee	322-40	IA	11/17/2017	4.00	4.00
					Subtotal for R	evenue Ac	eet. 322-40	4.00	

Total Due: \$528.00

For Office Use Only

Receipt No. _____ Check No. ____

CTTY OF RAUCH RETEIPT ***

Oper: NANCW
Type: R6 Drawer: 1
Date: 11/17/17 01 Receipt no: 1746

Description Quantity Amount
PZ PAID BY INFAN A QAZI

Tender detail
C ORDIT CARD
Total tendered \$528.00
Total tendered \$528.00
Total tendered \$528.00
Total payment

*** THANK YOU FOR YOUR PAYMENT ***

30940 HAMINGNE BLYD
RAUCH PAUCE VERIES CA 90275

Page 1 of 1

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*Fees ar.

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ASSESSOR'S PARCEL NO.: 7574016034

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11/28/2017



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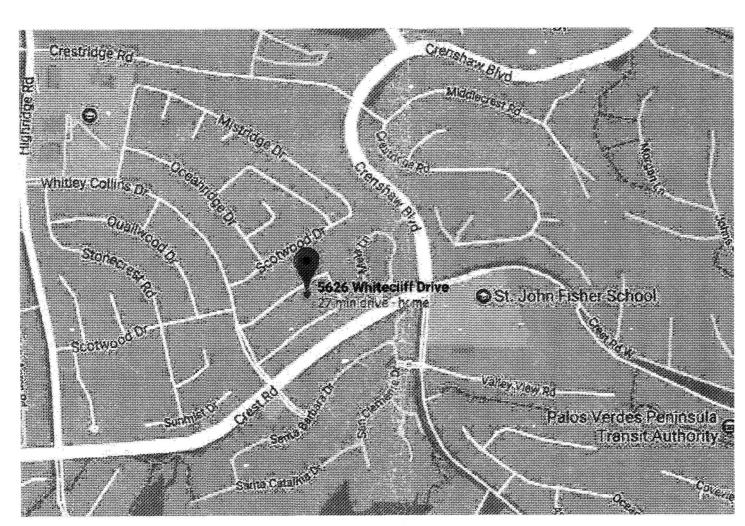
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LIST OF BMPs (BEST MANAGEMENT PRACTICES)

- 1. CA1 Dewatering Operations remove sediments from ground water
- 2. CA2 Paving Operations reduce discharge of pollutants from paving operations.
- 3. CA3 Structure Construction and Painting prevent & reduce discharge from construction sites & painting projects 4. CA10 Material Delivery and Storage - prevent & reduce discharge of pollutants to storm water from material delivery & storage.
- 5. CA11 Material Use prevent & reduce discharge of pollutants to storm water from material use.
- 6. CA12 Spill Prevention and Control Use prevent & reduce discharge of pollutants to storm water systems with good housekeeping.
- 7. CA20 Solid Waste Management Use prevent & reduce discharge of pollutants to storm water systems from solid waste or construction 8. CA21 Hazardous Waste Management – prevent & reduce discharge of pollutants to storm water from toxic materials.
- 9. CA22 Contaminated Soil Management prevent & reduce discharge of pollutants to storm water from contaminated soil
- 10. CA23 Concrete Waste Management prevent & reduce discharge of pollutants to storm water from concrete waste. 11. CA24 Sanitary / Septic Waste Management - prevent & reduce discharge of pollutants to storm water sanitary & septic systems.
- 12. CA30 Vehicle and Equipment Cleaning prevent & reduce discharge of pollutants to storm water from cleaning of vehicles and equipment.
- 13. CA31 Vehicle and Equipment Fueling prevent & reduce discharge of pollutants to storm water from fueling of vehicles & equipment. 14. CA32 Vehicle and Equipment Maintenance - prevent & reduce discharge of pollutants to storm water from maintenance of vehicles &
- 15. CA40 Employee / Subcontractor Training SWPPP Storm Water Pollution Prevention Plan.
- 16. ESC1 Scheduling Sequencing the construction project to reduce the amount of soil exposed to erosion. 17. ESC2 Preservation of Existing Vegetation - minimize damage and erosion by preserving the existing vegetation.
- 18. ESC10 Seeding and Planting minimize erosion with seeding and planting.
- 19. ESC11 Mulching for stabilizing cleared and freshly seeded areas. 20. ESC20 Geotextiles and Mats- for stabilization of soils
- 21. ESC21 Dust Controls reduce dust and soil erosion.
- 22. ESC22 Temporary Stream Crossing recommendations for installing a temporary culvert, ford or bridge.
- 23. ESC23 Construction Road Stabilization recommendations for dust and erosion control.
- 24. ESC24 Stabilized Construction Entrance recommendations for dust, sediment and erosion control for public streets
- 25. ESC30 Earth Dike- temporary berm or ridge of compacted soil.
- 26. ESC31 Temporary Drains and Swales to divert off-site runoff around a construction site.
- 27. ESC32 Slope Drain temporary pipe to divert runoff from the top of a slope to the bottom without causing erosion. 28. ESC40 Outlet Protection - installing rip-rap to reduce sediment in the soil.
- 29. ESC41 Check Dams reduces velocity of concentrated storm water flows and reduces erosion.
- 30. ESC42 Slope Roughening / Terracing creates microclimates for establishing vegetation. 31. ESC50 Silt Fence – for sedimentation control.
- 32. ESC51 Straw Bale Barriers for sedimentation control.
- 33. ESC52 Sand Bag Barrier for sedimentation control.
- 34. ESC53 Brush or Rock Filter for sedimentation control and velocity reduction
- 35. ESC54 Storm Drain Inlet Protection devices which detain sediment laden runoff. 36. ESC55 Sediment Trap - small excavated or bermed area for sedimentation.
- 37. ESC56 Sediment Basin pond created to allow excessive sediment to settle.

SITE NOTES:

- ALL UTILITIES, ELECTRICAL, TELEPHONE, CABLE TELEVISION SYSTEM AND SIMILAR SERVICE WIRES AND CABLES SHALL BE INSTALLED UNDER GROUND FOR ALL NEW BUILDINGS.
- 2. ALL SURFACE AREA DEVOTED TO VEHICULAR TRAFFIC SHALL BE PAVED WINOT LESS THAN 2" OF ASPHALT CONCRETE UPON 4" OF CRUSHED ROCK BASE OR W/ 3 1/2" OF PORTLAND CEMENT CONCRETE.
- 3. EXISTING GRADE WILL NOT ALTERED.
- 4. ALL PAYED SURFACES SHALL BE GRADED SO THAT SURFACE WATER WILL BE DRAINED TO A STREET OR PUBLIC
- 5. ALL FENCE HEIGHTS SHALL BE MEASURED FROM EXISTING NATURAL GRADE TO THE TOP OF THE WALL FOR BOTH THE SUBJECT SITE AND THE ADJACENT PROPERTY
- 6. PLUMBING CONTRACTOR TO RUN NEW WATER LINE AND SEWER LINE FROM P.O.C.
- 1. NO EXTERIOR LIGHTING SHALL EXCEED THE HEIGHT OF THE ROOF LINE.
- 8. FRONT YARD FENCING WITH IN 20' FEET OF HYDE PARK SHALL NOT EXCEED 4' FEET IN HEIGHT UNLESS THAT PORTION OF SUCH WALL OR FENCE EXCEEDING 2' FEET ABOVE GRADE SHALL BE OPEN WORK
- 9. PRIOR TO ANY PROPOSED FENCE INSTALLATION, APPLICANT MUST OBTAIN A FENCE PERMIT FROM THE PLANNING DIVISION FOR ALL FENCING 4' IN HEIGHT IN ADDITION APPLICANT MUST OBTAIN A BUILDING PERMIT FROM THE BUILDING AND SAFETY DIVISION FOR ALL FENCING ABOVE 6' FEET IN HEIGHT.
- 10. ALL UTILITY METERS AND ELECTRICAL PANELS MUST BE AESTHETICALLY SCREEN FROM PUBLIC VIEW. METER AND TRANSFORMERS SHALL NOT BE LOCATED IN THE FRONT YARD SET BACK OR THE FRONT FACADE OR THE BUILDINGS.
- II. PER SECTION 12-59 IT SHALL BE UNLAWFUL FOR ANY PERSON TO DRIVE, PARK OR STORE ANY VEHICLE, TRAILER, BOAT AND THE LIKE UPON ANY PORTION OF A RESIDENTIAL FRONT YARD OR STREET SIDE YARD. EXCEPT IF PARKED UPON A PAYED DRIVEWAY THAT PROVIDES ACCESS TO A GARAGE IN CONFORMANCE WITH THE PROVISIONS OR SECTION 12-12





SHEET INDEX

- SITE PLAN & NOTES
- GREEN BUILDING NOTES
- EXIST. FLOOR PLANS PROPOSED PLAN
- PROPOSED 1ST FLOOR PLAN, & SCHEDULES
- PROPOSED 2ND FLOOR PLAN
- **ELEVATIONS**
- **DETAILS**
- ELECTRICAL & LIGHTING PLAN
- TITLE 24 MANDATORY MEASURES

ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY STANDARDS

SCOPE OF WORK

- . ADDITION TO KITCHEN TO ENLARGE KITCHEN- REMODEL KITCHEN
- 2. ADDITION @ REAR TO ADD DEN AND CONNECT LIVING AREA TO FAMILY ROOM

BUILDING DESCRIPTION

5626 WHITECLIFF DR A. ADDRESS RANCHO PALOS VERDES CA 90275 TRACT NO 27789 LOT 425 B. LEGAL DESCRIPTION C. ASSESSOR PARCEL NO. AIN: 7574-016-034

D. CONSTRUCTION TYPE V-B NO SPRINKLERS

F. NO. OF UNITS G. NO. OF STORIES

E. ZONE

H. OCCUPANCY R3 - SINGLE FAMILY U- ATTACHED GARAGE

- All work shall comply with the following codes including local amendments: 2016 CALIFORNIA Building Code 2016 CALIFORNIA ENERGY EFFICIENCY
- 2016 CALIFORNIA Mechanical Code 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA GREEN CODE 2016 CALIFORNIA Plumbing Code
- 2016 CALIFORNIA Electrical Code
- 2016 CALIFORNIA RESIDENTIAL Code

ALL CONSTRUCTION MUST COMPLY WITH THE LATEST EDITIONS OF ALL LOCAL, STATE AND ALL OTHER APPLICABLE CODES, DESIGN CODES SHALL BE BUT NOT BE LIMITED TO THE FOLLOWING: 2016 CBC, CMC CPC, 2016 CALIFORNIA ELECTRICAL CODE, 2016 FIRE CODE, 2016 ENERGY EFFICIENCY STANDARD (T-24-6), WITH LOCAL AMENDMENTS.

BUILDING IS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE, AND MUST COMPLY WITH THE REQUIREMENTS OF LA COUNTY BUILDING CHAPTER TA

ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES

ALL CONTRACTORS, ARCHITECTS, DESIGNERS, & ENGINEERS SHALL MAINTAIN A CURRENTY CITY BUSINESS LICENSE

<u>AREA CALCULATIONS</u>

AREAS	occup.	SF.
EXIST'G 2 STORY S.F.D.	R-3	3,088 SF
EXIST'G. GARAGE	u	53Ø SF
TOTAL EXISTING AREA		3,618 SF
AREA TO BE REMODELED	R-3	125 SF
NEW AREA - S.F.D.	R-3	358 SF
TOTAL NEW AREA		358 SF

EXIST'G I STORY S.F.D. ADDITION

8940.49 SF.

*- 0.38*54

8,940.49 SQ. FT. × 50% =4,47024 SF 4,47024 SF > 3,419 SF

FLOOR AREA RATIO=

ADDITION O REMODEL

5626 WHITECLIFF DR RANCHO PALOS VERDES CA 90275

TRACT NO 27789 LOT 425 AIN: 7574-016-034

OWNER

IRFAN & HUMAIRA QAZI

5626 WHITECLIFF DR RANCHO PALOS VERDES CA 90275

310-462-3256

PRODUCTION



2275 TORRANCE BLVD. STE. 202 TORRANCE, CA 90501 TEL: 310.782.7551 FAX: 310.782.7108 Desiger: Ivan Hernandez

REVISIONS

CI

SHEET TITLE

Site Plan

DATE October 12, 2017

DRAWN BY

SCALE

As Noted Drawing #

EXISTING SITE PLAN

WHITECLIFF DRIVE

69.25

PROPOSED ADDITION

TO RESIDENCE

245 SQ. FT.

11'-101/2"

17'-21/2"

EXISTING

2 STORY S.F.D. 3088 SQ. FT.

(1st fir. = 2,102 s.f.

2nd flr. = 986 s.f.

13'-31/2"

8'-9" 5'-10"

9'-6"

20N2017-00542

Division Plan Check_

PANEL TO

0

CI

NO MORE THAN 50% OF ANY

EXISTING INTERIOR & EXTERIOR WALLS OR EXISITING SQUARE

FOOTAGE MAY BE REMOVED

PROPOSED ADDITION

TO RESIDENCE

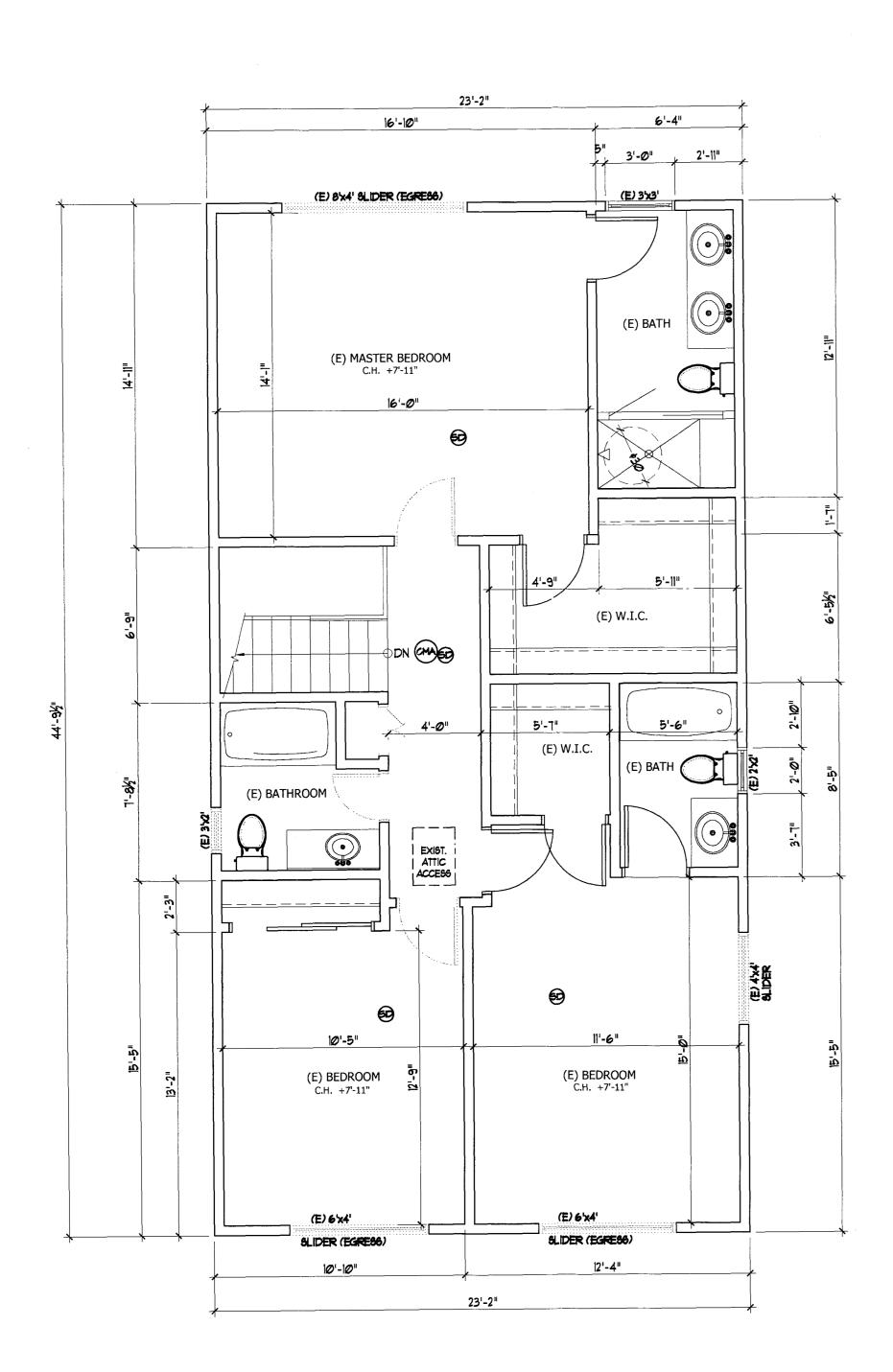
113 SQ. FT.

OR DEMOLISHED

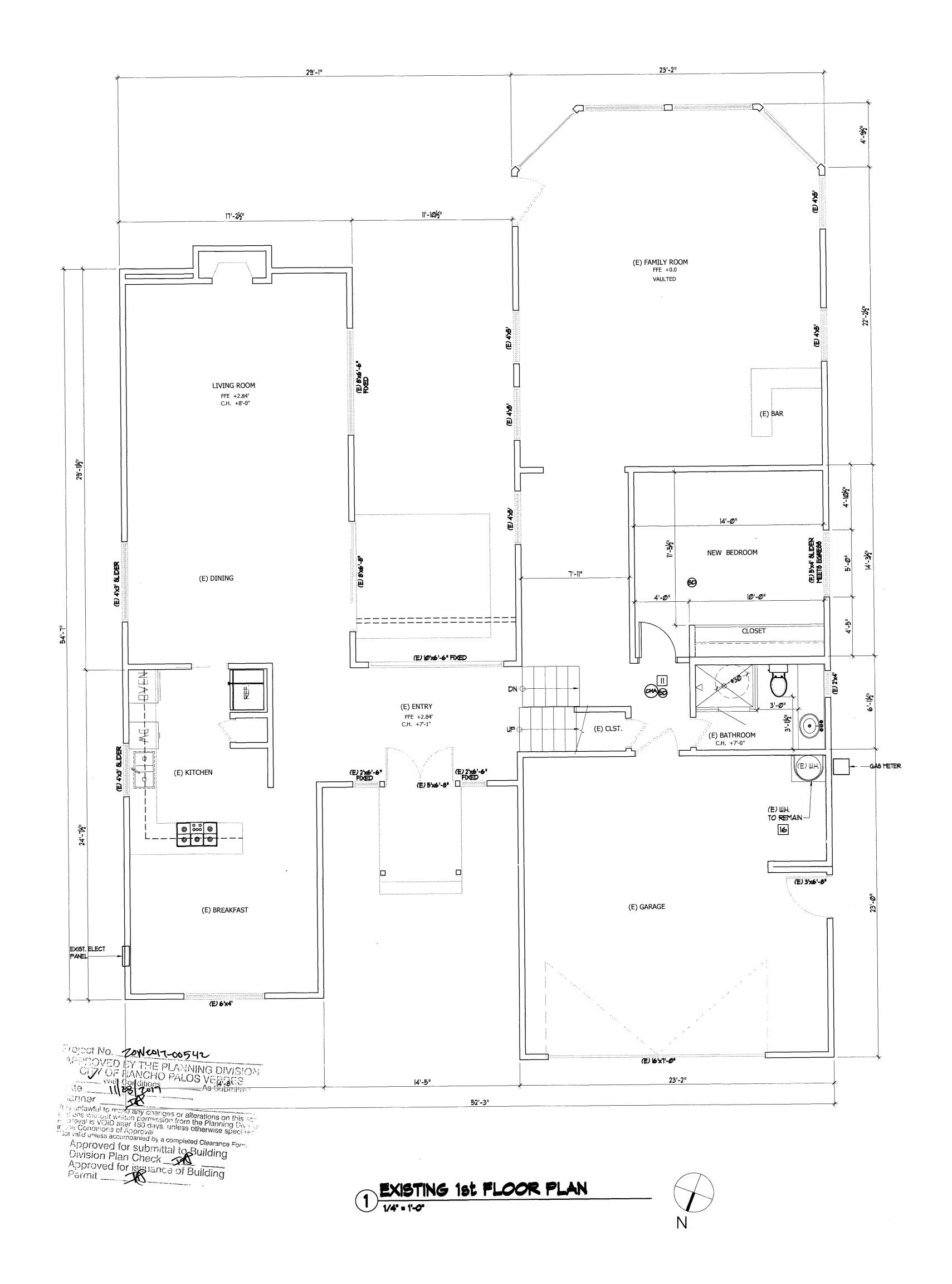


R=1466

(E) APPROACH







ADDITION & REMODEL

5626 WHITECLIFF DR RANCHO PALOS VERDES CA 90275

TRACT NO 27789 LOT 425 AIN: 7574-016-034

IRFAN & HUMAIRA QAZI

5626 WHITECLIFF DR RANCHO PALOS VERDES CA 90275

310-462-3256

PRODUCTION



2275 TORRANCE BLVD. STE. 202 TORRANCE, CA 90501 TEL: 310.782.7551 FAX: 310.782.7108 Desiger: Ivan Hernandez

-

EXISTING FLOOR PLAN

DATE

October 12, 2017

DRAWN BY

SCALE

As Noted

DRAMING 8

A2.0

PLAN NOTES:

KEY TAG WHERE OCCURS ON PLANS

- DWELLING UNIT SHALL BE PROVIDE WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 10 DEGREES FAHRENHEIT AT A POINT 3'-0" AFF. IN HABITABLE ROOMS.
- 2 THE ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1" BELOW THE THRESHOLD.
- 3 APPLICANT TO VERIFY REQUIRED YARD SETBACKS, LAND SURVEY MAY BE REQUIRED PRIOR TO FOUNTATION INSPECTION APPROVAL.
- 4 INSPECTION OF NAILING REQUIRED FOR DRYWALL AND ALL LATH WHEN IN PLACE CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING SHALL BE 3/8" MAXIMUM.
- 5 ALL NEW GLAZING SHALL COMPLY WITH STANDARD OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. MANUFACTURERS TO SUPPLY CERTIFICATE OF COMPLIANCE TO THE OWNER
- 6 GLASS WHICH IS LESS THAN 60" FROM A FLOOR & WITH IN 24" ARC OF A DOORWAYS VERTICAL EDGE MUST BE TEMPERED
- 7 GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. INGRESS 4 EGRESS DOORS, PANELS IN SLIDING OR SWING'G DOORS.
- 8 PROVIDE 4 OR VERIFY EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.0 SF. MIN. AREA 4 44" MAX. SILL HT.
- 9 PROVIDE MECHANICAL VENTILATION CAPABLE OF 50 CFM
- 10 PROVIDE WATER SAVING WATER CLOSET W/ 128 GALS/FLUSH.
- II ALL NEW SMOKE DETECTORS TO BE HARD WIRED (120V) WITH BATTERY BACK UP, WIRING BE PERMANENT & WITHOUT A DISCONNECT SWITCH, IN EXISTING CONSTRUCTION BATTERY OPERATED DETECTORS ARE PERMITTED, SMOKE DETECTORS SHALL BE LOCATED IN SLEEPING AREAS & HALLWAYS, NOTE: NEW SMOKE DETECTORS CANNOT TIE INTO NEW BEDROOM RECEPTACLE CIRCUIT OR ON ARC FAULT SYSTEM.
- GROUND CIRCUT INTERRUPTER (GFI) OUTLETS SHALL BE PROVIDED IN BATHROOMS. GARAGES, BASEMENTS, CRAWL SPACES, OUTSIDE, AND AT ALL KITCHEN COUNTERS AND ISLANDS.
- 13 TUB & SHOWER SHALL HAVE A MIN. OF 72" HIGH OF NON-ABSORBENT SURFACE. PROVIDE A WATER RESISTANCE GYPSUM BACKER BOARD
- 14 ALL SHOWERS AND TUB-SHOWER SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
- 15 DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE. SINGLE FAN EXHAUST DUCTS PER ASHRAE 622 TABLE 53
- 16 WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF TANK AND ONE IN THE LOWER 1/3 OF THE TANK THE LOWER POINT SHALL BE A MIN. OF 4" ABOVE THE CONTROLS.

WALL LEGEND:

[____] EX. WALL TO REMOVED

EX. WALL TO REMAIN

NEW WALLS

INTERIOR WALLS: ONE LAYER OF 5/8" GYP. BD. MIN. EA. SIDE OVER 2x4 STUDS @ 16" O.C.

EXTERIOR WALLS: 7/8" STUCCO OVER WOVEN

WIRE & EXTERIOR SIDE & ONE LAYER OF 5/8" GYP. BD. ON INTERIOR SIDE OVER 2×4 STUDS @ 16"O.C. W/R-13 INSULATION

LEGEND:

SMOKE ALARM WITH BATTERY BACK UP INTER CONNECTED, SEE NOTE #11.

CARBON MONOXIDE DETECTOR WITH BATTERY BACK UP & INTERCONNECTED

SMOKE ALARM NOTES

- 1, SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NEPAT2
- 2. BATTERY SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE.

CARBON MONOXIDE ALARM NOTES

- CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPAT2
- 2. BATTERY CARBON MONOXIDE ALARM PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE.

GLAZING NOTES:

GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. A. INGRESS & EGRESS DOORS, B. PANELS IN SLIDING OR SWING'G DOORS. C. DOORS AND ENCLOSURE FOR HOT TUB BATH TUB SHOWERS. D. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE.

E. IN WALL ENCLOSING STAIRWAY LANDING. F. GUARDS AND HANDRAILS

NO.	51	ZE						
NO.	M		DESCRIPTION	A.F.F.	u factor	SHGC		
$\langle A \rangle$	4'-0"	3'-0"	SLIDING WINDOW	NO	GLAZING TO BE TEMPERED PER FIRE HAZARD REQUIREMENTS	6'-8"	.32	.25
⟨B⟩	3'-0"	3'-0"	SLIDING WINDOW	NO	GLAZING TO BE TEMPERED PER FIRE HAZARD REQUIREMENTS	6'-8"	.32	.25
<u>(c)</u>	5'-0"	4'-0"	SLIDING WINDOW	NO	GLAZING TO BE TEMPERED PER FIRE HAZARD REQUIREMENTS	6'-8"	.32	.25
D	6'-0"	5'-0"	SLIDING WINDOW	NO	GLAZING TO BE TEMPERED PER FIRE HAZARD REQUIREMENTS	6'-8"	.32	.25
(E)	2'-0"	6'-6"	FIXED WINDOW	NO	GLAZING TO BE TEMPERED PER FIRE HAZARD REQUIREMENTS	6'-8"	.32	.25
F	6'-0"	6'-6"	FIXED WINDOW	NO	GLAZING TO BE TEMPERED PER FIRE HAZARD REQUIREMENTS	6'-8"	.32	.25
G	9'-6"	4'-0"	SLIDING WINDOW	NO	GLAZING TO BE TEMPERED PER FIRE HAZARD REQUIREMENTS	6'-8"	.32	.25
		1			· · · · · · · · · · · · · · · · · · ·			

	D	20F	U FACTOR .32	.25	
NO.	SIZE		DESCRIPTION		
	M	H	DESCRIPTION		
1	2'-8"	6'-8"	INTERIOR SWING DOOR		
2	6'-0"	6'-8"	DOUBLE FRENCH EXTERIOR DOOR W/ TEMPERED GLAZING		
3	3'-0"	6'-8"	EXTERIOR SWING DOOR W/TEMPERED GLAZING		

ALL GLAZING SHALL COMPLY WITH STANDARDS OF THE U.S. CONSUMER PRODUCT SAFETY COMMISSION. PROOF OF SUCH SHALL BE GIVEN THE BLD. OWNER. ALL DOORS, WINDOWS, AND SKYLITES SHALL BE FULLY WEATHERSTRIPPED.

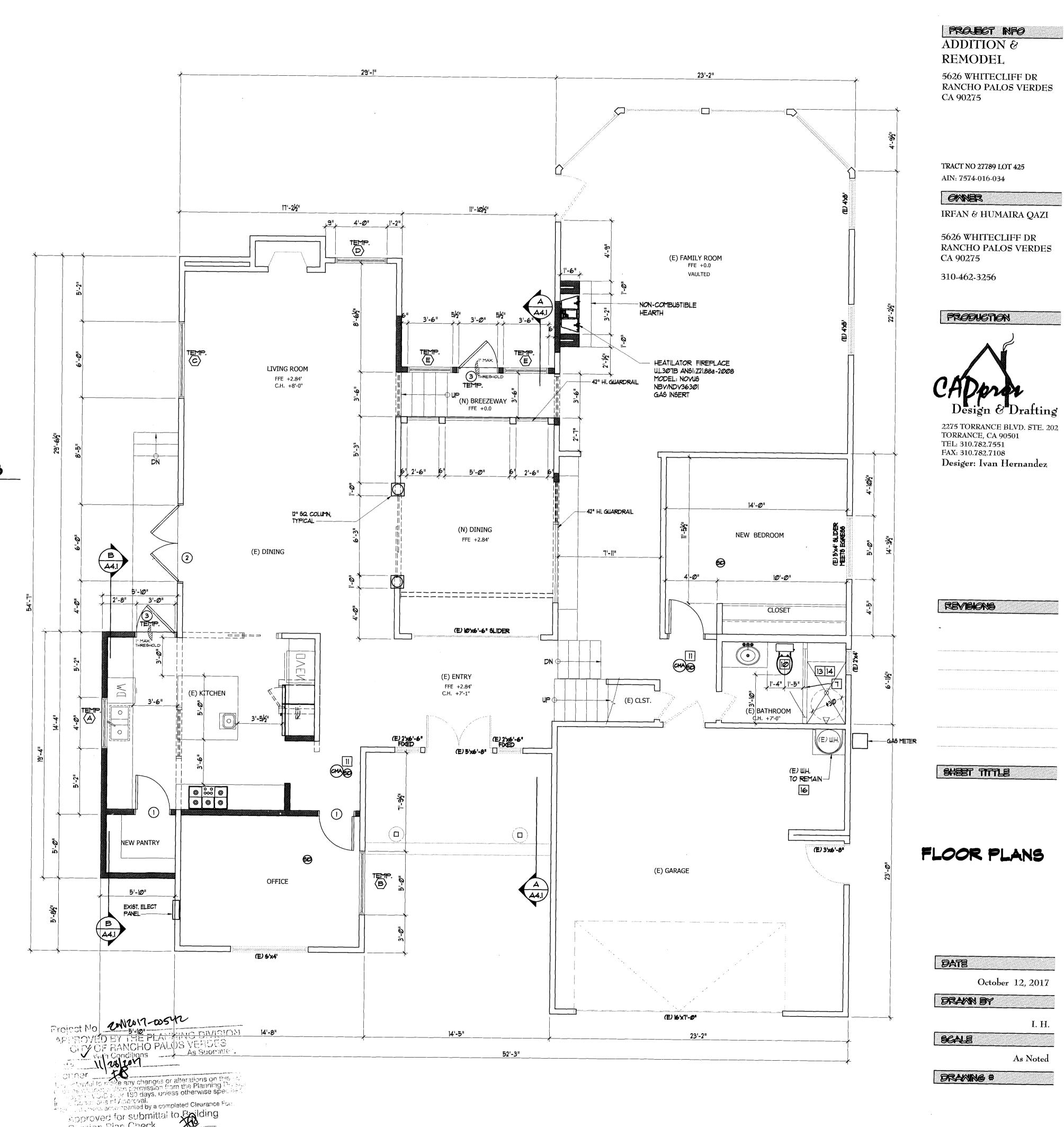
ANY GLAZING WITHIN +60" OF TUB OR SHOWER FLOOR SHALL BE FULLY TEMPERED

OPENABLE WINDOWS 18 INCHES OR MORE WIDE WITH A SILL HEIGHT LESS THAN 30 INCHES ABOVE THE ADJACENT FLOOR SHALL BE PROVIDED WITH A GUARDRAIL WHICH CONFORMS TO CBC SECTION 1013. GUARDRAILS NOT REQUIRED IF SILL IS MORE THAN 30 INCHES OR IF GRADE OR FLOOR OUTSIDE THE WINDOW IS NOT LOWER THAN 30 INCHES BELOW THE INSIDE FLOOR.

COMPLY WITH RECOMMENDATIONS AAMA 2400-02 "STANDARD PRACTICE FOR INSTALLATION OF WINDOWS" FOR ALL WINDOW INSTALLATIONS. IN ADDITIONS PROVIDE A SILL PAN FLASHING. PROVIDE A RIGID FLASHING OVER WINDOW HEAD. EITHER METAL OR VINYL OR WOOD AS APPROPRIATE.

WINDOWS GLAZING TO BE DUAL-PANE, W/ LOW-E TINT - WINDOWS FRAMES: VINYL NOTE: THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300

ANY GLAZING WITHIN +24" ARC OF DOOR SWING SHALL BE FULLY TEMPERED.





ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name

(Owner or authorized agent of the owner)

(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003.

Attachment A BMP Notes dod

- Sections 94522(c)(2) and (d)(2) of California Code of Regulations, Title 17, commencing with Section 94520.
- 167) Carpet systems. All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

A. Carpet and Rug Institute's Green Label Plus Program.

B. California Department of Public Health Standard Practice for the testing of VOCs (Specification 01350).

C. NSF/ANSI 140 at the Gold Level.

- D. Scientific Certifications Systems Indoor Advantage Gold. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All carpet adhesive shall meet the requirements of Table 4.504.1(attached).
- Resilient flooring systems. Where resilient flooring is installed, at least 50 percent of floor area receiving resilient flooring shall comply with the VOC emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or certified under the Resilient Floor Covering Institute (RCFI) Floor Score program.
- Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood.
- Capillary break at concrete building slabs. A capillary break shall be installed and shall consist of the following: a 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. An equivalent slab design by a design professional is acceptable.
- Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:
 - A. Moisture content shall be determined with either a probe-type or contact-type
 - B. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified.
 - C. At least three random moisture readings shall be performed on wall and floor framing with documentation provided immediately prior to enclosure of the wall framing.
- D. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to prior to enclosure in wall or floor cavities.
- Bathroom exhaust fans. For bathrooms containing a bathtub, shower, or tub/shower combination, a mechanical exhaust fan which exhausts directly from the bathroom must be installed. Fans must be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible.
- Whole house exhaust fans. Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2.
 - A. Duct systems are sized according to ACCA 29-D Manual D, ASHRAE handbooks or other equivalent design software or methods. B. Select heating and cooling equipment according to ACCA 36-S Manual S or other
- equivalent design software or methods. 174) Provide verification certification that low VOC emitting materials were installed
- within the new construction.
- 175) Show notes on the plans that at the time of final inspection, a manual, CD, or other media acceptable shall be placed in the building that includes all of the following: A. Operation and maintenance instructions for equipment, appliances, HVAC systems,
 - water heating, water saving devices and systems, drainage and irrigation systems. B. Carpool & transportation options, educational materials related to the positive impacts of an interior relative humidity between 30-60%, solar energy incentives, and a copy of all special inspection verifications.
- 176) Include notes on the plans that indicate that the project must comply with a Construction Waste Management Plan & associated documentation must be submitted and approved prior to final approval. (Submit completed Construction/Demolition waste management forms which are available at the public counter and on the Building Safety website.

CITY ORDINANCE GREEN BUILDING REQUIREMENTS

- 177) Applicable to new homes and major remodels (Show a note on plans to install one or both of the following):
 - A. Photovoltaic systems: Installation of conduit leading from an exterior south-facing, east-facing or west-facing roof, where a minimum of 4 hours of direct sunlight is achieved, to a stubbed junction box next to the electrical panel. All exposed conduit shall be capped and provided with adequate flashing. The conduit shall not be located on or in the direction of a north-facing roof. (roof reinforcements shall be addressed at the time of installation).
 - B. Solar Water Heating System: Installation of 3/4" hot and cold copper water pipes from a south-facing, east-facing or west-facing roof, where a minimum of 4 hours of direct sunlight can be achieved, to an existing water heater/tank. Both ends of the 3/4" copper pipes shall be stubbed out and shall not be located on or in the direction of a north-facing roof. All exposed pipes shall be capped and provided with adequate flashing (structural engineering and any roof reinforcements shall be addressed at the time of installation under separate plans and permit).

GREEN BUILDING CODE MANDATORY RESIDENTIAL REQUIREMENTS

The following notes and tables will be required to be on plans:

157)/ Indoor water use.

- A. A schedule of plumbing fixtures and fixtures that will reduce the overall use of potable water within the building by 20 percent shall be provided by one of the following methods:
- (1). Each plumbing fixture and fitting shall meet reduced flow rates or
- (2.) A calculation demonstrating a 20 percent reduction in the building "water use" baseline as established in Table 4.303.1 (attached) shall be provided. The calculation shall be limited to the following plumbing fixture and fitting types: water closets, urinals, lavatory faucets and showerheads.
- B. When single shower fixtures are served by more than one showerhead, the combined flow rate of all the showerheads shall not exceed the maximum flow rates specified in the 20 percent reduction column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. Exception: The maximum flow rate for showerheads when using the calculation Method specified in Item A(2.) above is 2.5 gpm @ 80 psi.

Show notes on the plans that the plumbing fixtures shall have a maximum flow rates of:

- Showerheads 2gpm @ 80psi
- Lavatory Faucets 1.8gpm @ 60 psi
- Kitchen Faucets 1.8gpm @ 60 psi
- Water Closets/Toilets 1.28gpm/flush
- Urinals .5gallons/flush
- 159) Outdoor water use. Emergency measures effective 6-1-15 http://www.documents.dgs.ca.gov/bsc/2015TriCvcle/Information%20Bulletins/BSC-Bulletin-15-02.pdf
- 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
 - 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.
- 161) Joints and openings. Openings in the building envelope separating conditioned space from unconditioned space must be sealed per the California Energy Code.
- 162) Operational and Maintenance Manual. At the time of final inspection, a manual, compact disc, web-based reference or other media which includes all of the following shall be placed in the building:
 - A. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
 - B. Operational and maintenance instructions for the following:
 - C. Equipment and appliances.
 - D. Roof and yard drainage, including gutters and downspouts.
 - E. Space conditioning systems, including condensers and air filters.
 - F. Landscaping irrigation systems.
 - G. Water reuse systems.
 - H. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
 - Public transportation and/or carpool options available in the area.
 - J. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity in that range.
 - K. Information about water-conserving landscape and irrigation design and controllers which conserve water
 - L. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
 - M. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
 - N. Information about state solar energy and incentive programs available.
- O. A copy of all special inspection verifications required.
- Fireplaces. Any installed gas fireplace shall be a direct-vent sealed-combustion type.
- Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered.
- Adhesives, sealants and caulks. Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards:
 - A. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with SCAQMD limits.
- B. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide
- 166) Paints and coatings. Architectural paints and coatings shall comply with VOC limits.
- Aerosol paints and coatings. Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in

PROJECT NFO ADDITION & REMODEL

5626 WHITECLIFF DR RANCHO PALOS VERDES CA 90275

TRACT NO 27789 LOT 425 AIN: 7574-016-034

OWNER IRFAN & HUMAIRA QAZI

5626 WHITECLIFF DR RANCHO PALOS VERDES CA 90275

310-462-3256

PRODUCTION.



2275 TORRANCE BLVD. STE. 202 TORRANCE, CA 90501 TEL: 310.782.7551 FAX: 310.782.7108 Desiger: Ivan Hernandez

REVISIONS

Notes

DATE

October 12, 2017 DRAWN BY

SCALE

DRAWING \$

As Noted

I.H.

PLAN NOTES:

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EX. WALL TO REMAIN

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LEGEND:

SMOKE ALARM WITH BATTERY BACK UP INTER CONNECTED, SEE NOTE *II.

CARBON MONOXIDE DETECTOR WITH
BATTERY BACK UP & INTERCONNECTED

SMOKE ALARM NOTES

W/R-13 INSULATION

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GLAZING NOTES:

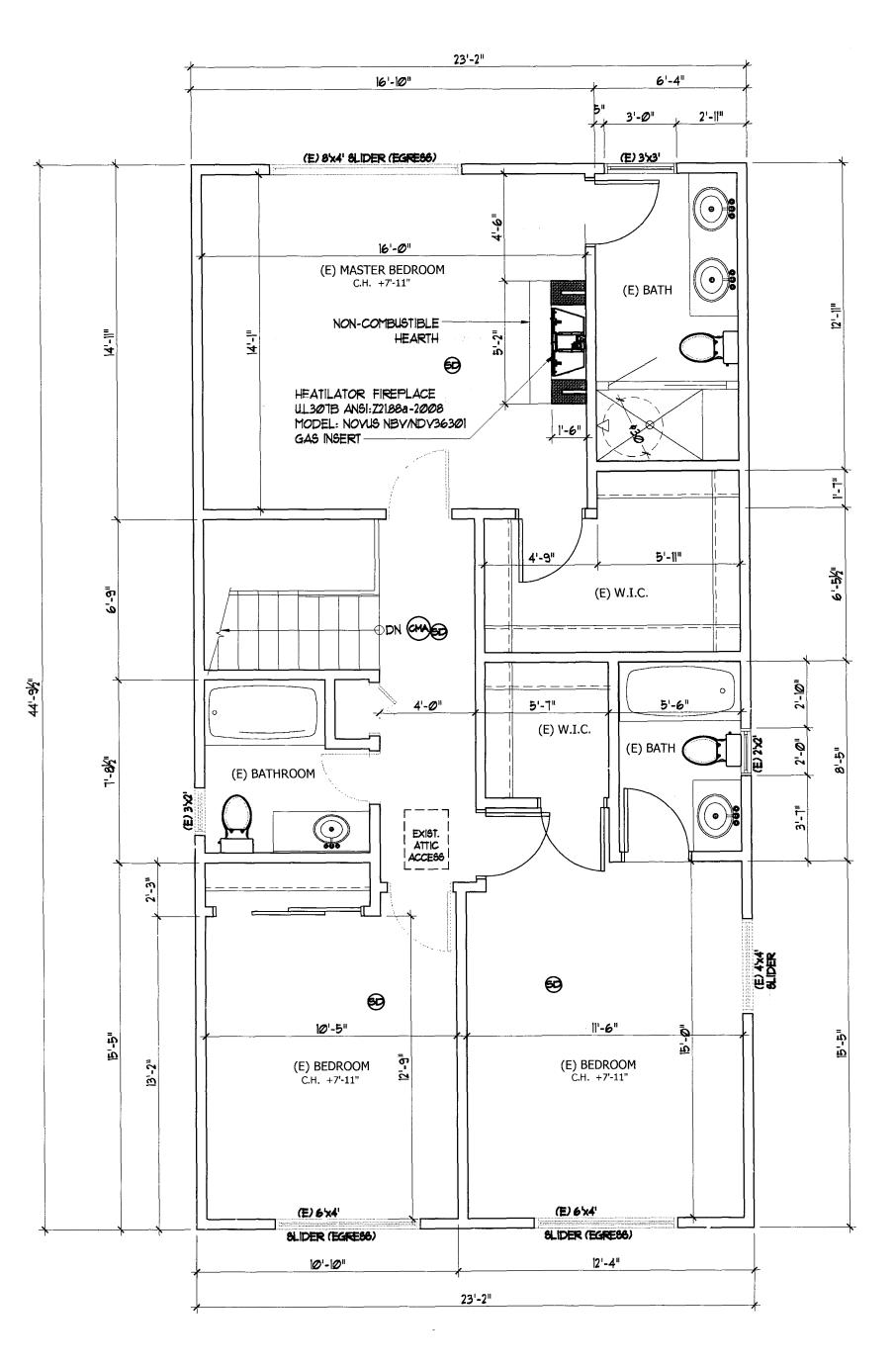
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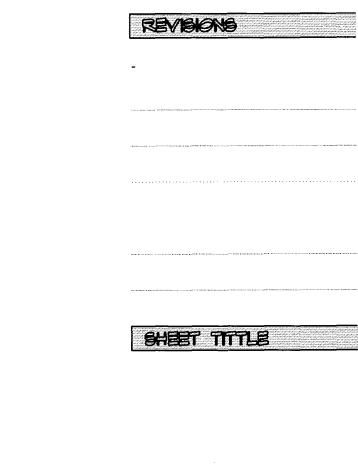
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PROJECT INFO

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TRACT NO 27789 LOT 425

IRFAN & HUMAIRA QAZI

5626 WHITECLIFF DR

RANCHO PALOS VERDES

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OMNER

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PRODUCTION

ADDITION &

REMODEL

CA 90275

no changes for reference only

Froger No. 10N201-00542

AFTERIAL NING DIVISION
OF FIANCHO PALOS VEFIDES
As Submitted
As Submitt

EXISTING FLOOR PLAN

1/4" - 1'-0"

7		
	\supset	

FLOOR PLANS

)AT	10000000			

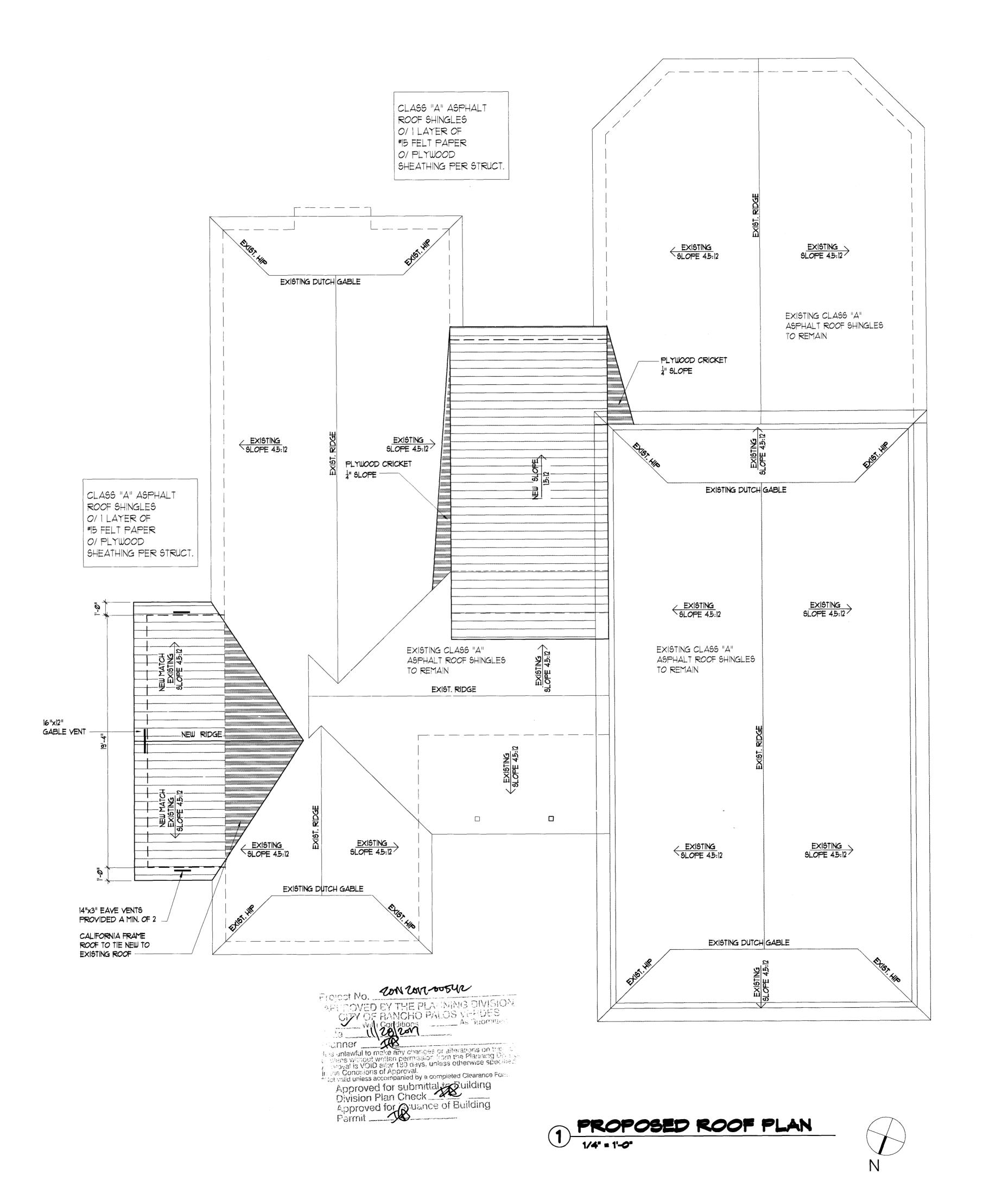
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PRODUCTION

CADpros

2275 TORRANCE BLVD. STE. 202 TORRANCE, CA 90501 TEL: 310.782.7551 FAX: 310.782.7108 Desiger: Ivan Hernandez

-

roof plan

DATE

October 12, 2017

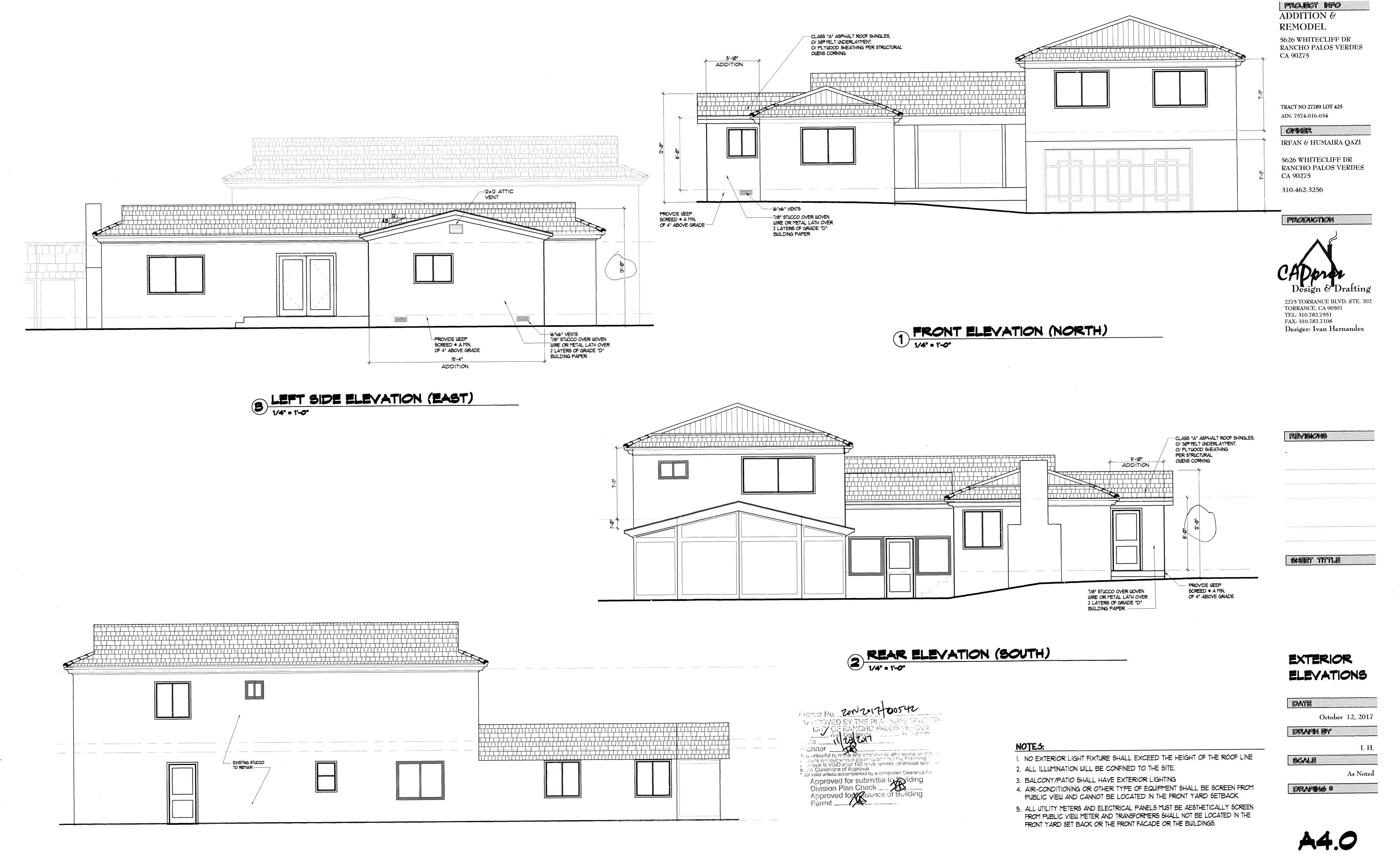
drawn by

SCALE

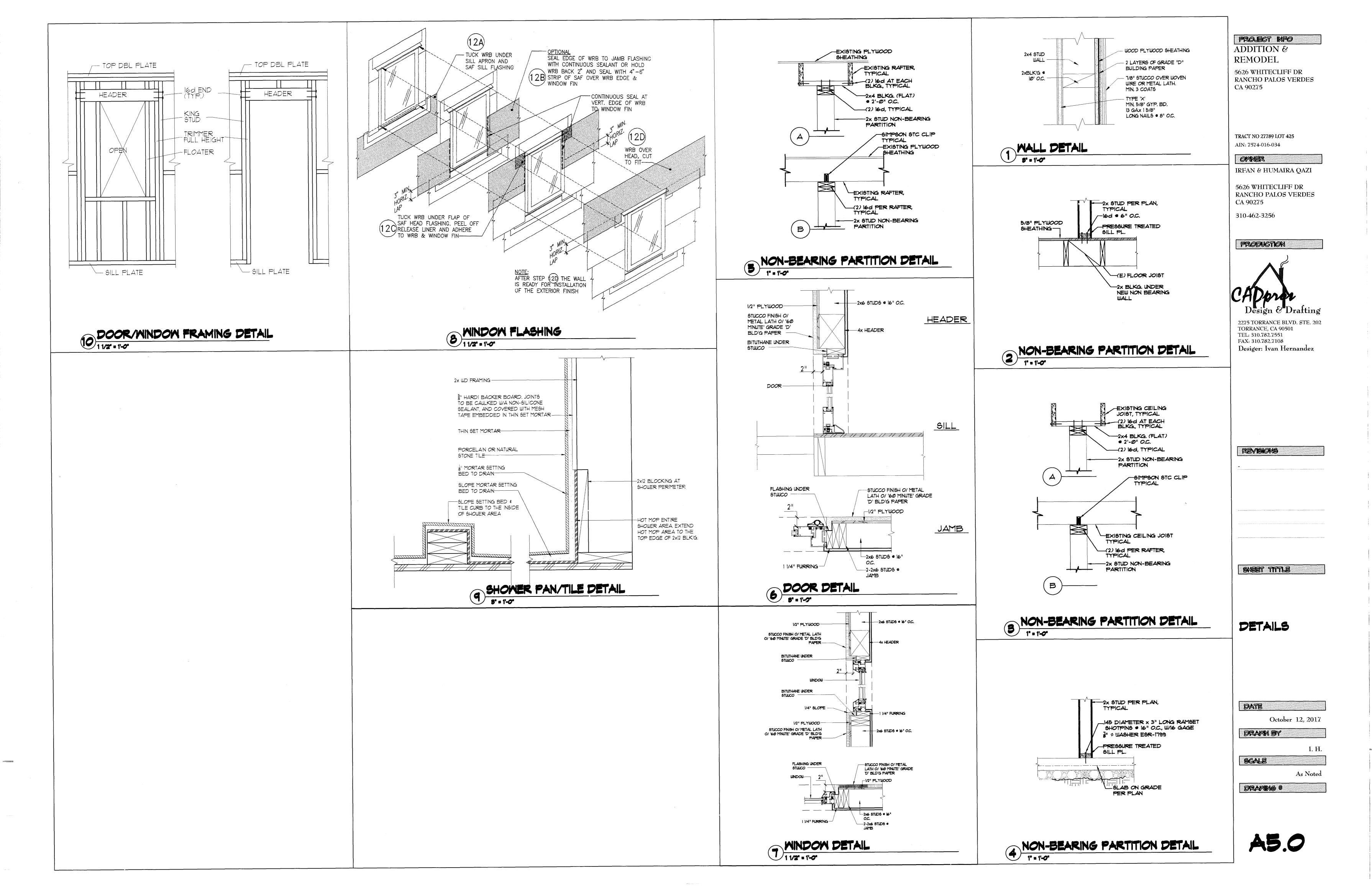
As Noted

erawing #

A3.2

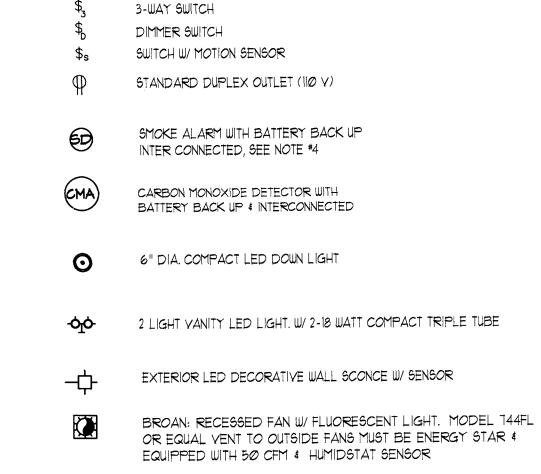


4 RIGHT SIDE ELEVATION (MEST)



PLAN NOTES: # KEY TAG WHERE OCCURS ON PLANS

- 1. LIGHTING IN BATH ROOMS, LAUNDRY RM. AND GARAGE SHALL BE FLUORESCENT OR THEY SHALL BE ON A SENSOR SWITCH.
- 2. OUTDOOR LIGHTING SHALL BE FLOURESNCET WITH PHOTOCELL AND MOTION SENSOR
- DWELLING UNIT SHALL BE PROVIDE WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF TO DEGREES FAHRENHEIT AT A POINT 3'-O" AFF. IN HABITABLE ROOMS.
- 4. ALL NEW SMOKE DETECTORS/CARBON MONOXIDE DETECTOR TO BE HARD WIRED (120V) WITH BATTERY BACK UP, WIRING BE PERMANENT & WITHOUT A DISCONNECT SWITCH, IN EXISTING CONSTRUCTION BATTERY OPERATED DETECTORS ARE PERMITTED. SMOKE DETECTORS/CO SHALL BE LOCATED IN SLEEPING AREAS & HALLWAYS, NOTE: NEW SMOKE DETECTORS CANNOT TIE INTO NEW BEDROOM RECEPTACLE CIRCUIT OR ON ARC FAULT SYSTEM. WHERE MORE THAN ONE IS REQUIRED TO BE INSTALLED THE SMOKE ALARM/CO SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
- 5. ARC FAULT CIRCUIT INTERRUPTION PROTECTION IS REQUIRED FOR ALL BEDROOM BRANCH CIRCUITS.
- 6. PROVIDE SEPARATE 20 AMP ELECTRICAL CIRCUIT FOR BATHROOMS.
- GROUND CIRCUT INTERRUPTER (GFI) OUTLETS SHALL BE PROVIDED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTSIDE, AND AT ALL KITCHEN COUNTERS AND ISLANDS.
- 8. PROVIDE MECHANICAL VENTILATION CAPABLE OF 50 CFM IN NEW BATH ROOM
- 9. SMOKE ALARMS SHALL BE TESTED & MAINTAINED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS, SMOKE ALARM SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURED MARKED ON THE UNIT.
- 10. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE. SINGLE FAN EXHAUST DUCTS PER ASHRAE 622 TABLE 53
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15
 20 AMPERE RECEPTACLE OUTLETS SHALL BE PROTECTED BY (AFCI) ARC-FAULT INTERRUPTERS.
- 12. ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT

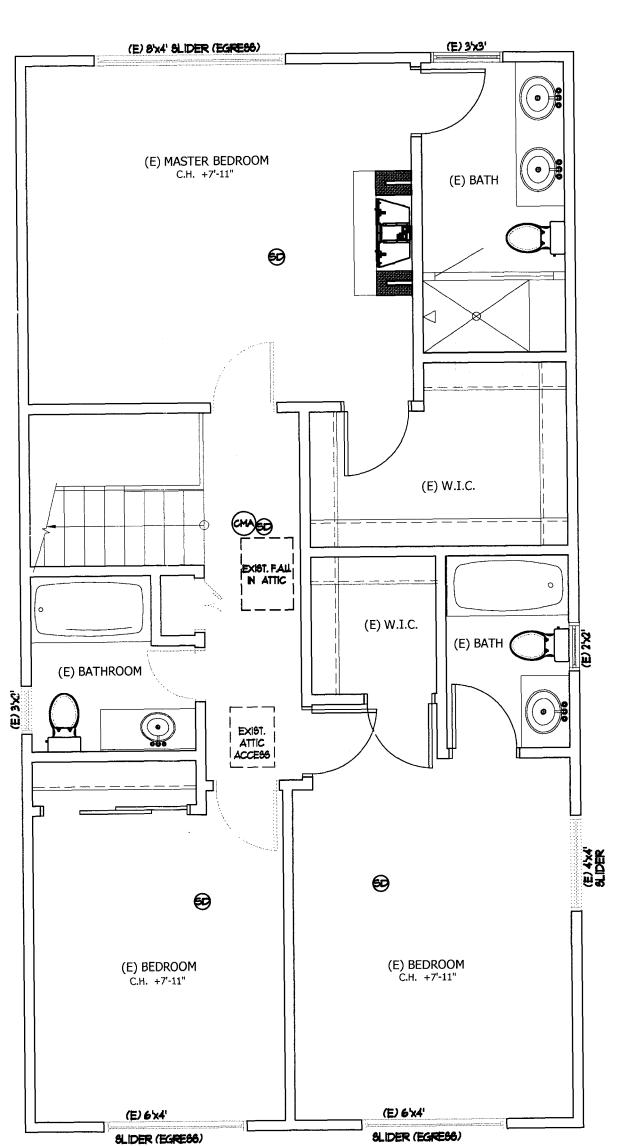


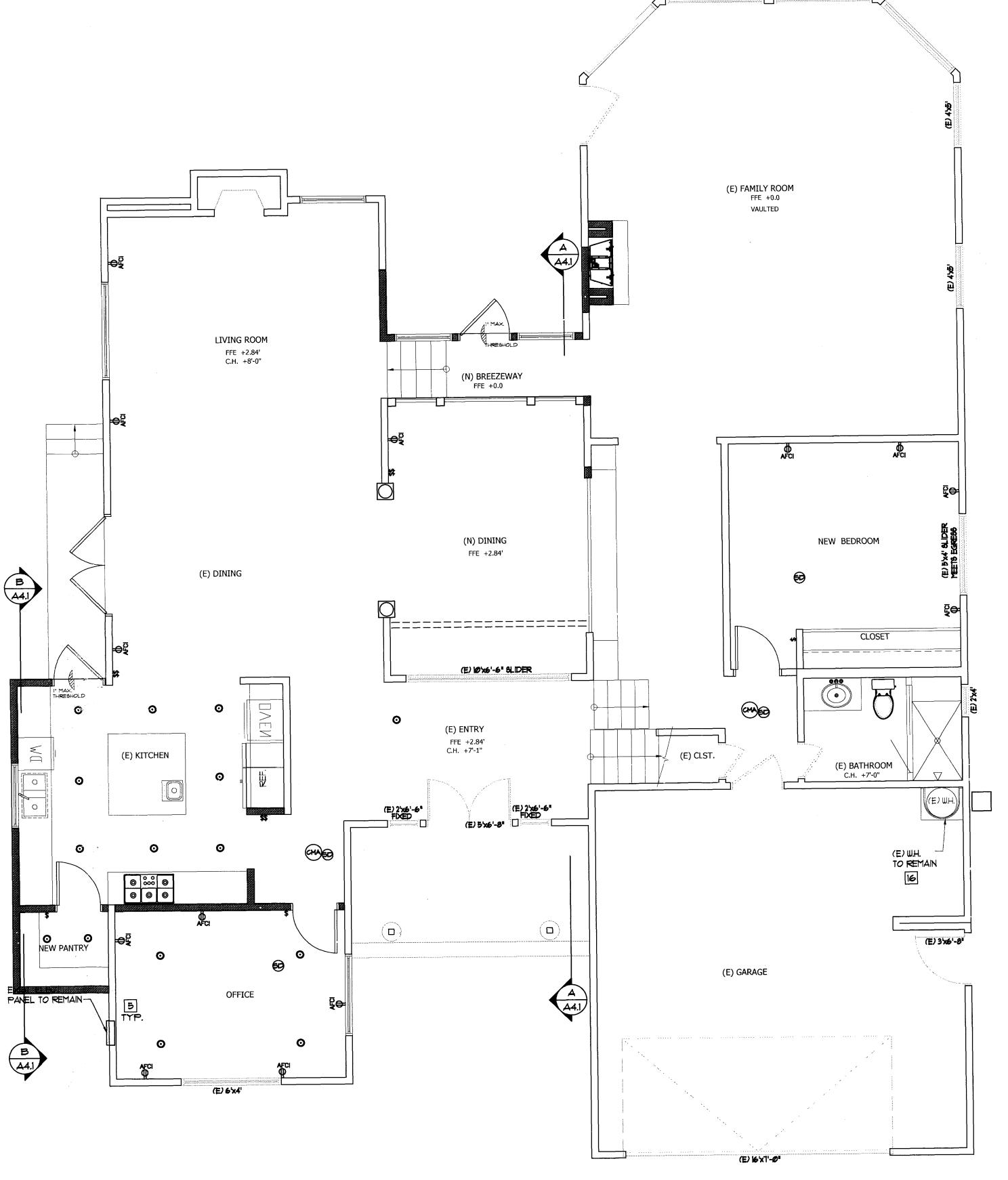
W/ 2 100 WATT QUARTZ HALOGEN BULB.

TWIN HEAD FLOOD SECURTY LIGHT W/ PHOTCELL AND SENSOR

electrical legend:

SINGLE POLE SWITCH





NOTE: ALL LIGHTING FIXTURE SHALL BE HIGH EFFICACY TO MEET T-24.

1 UTILITY PLAN-1ST FLOOR

Proposed Addition
629 N Paulina Ave

Redondo Beach, CA 90277

TRACT # 10019 LOT 17 BLK 18

AIN# 7502-022-017

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PRODUCTION



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NOTES

REVISIONS

SHET TITLE

UTILITY

Feb. 15, 2017

DRAWN BY

SCALE
As Noted

DRAWING #

