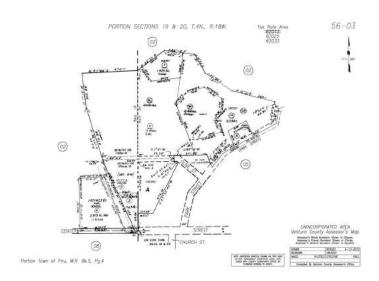
WISEMAN RESIDENCE

837 PARK STREET. PIRU, CA 93040



ASSESSOR'S MAP

837 Park St - Google Maps

https://www.google.com/maps/place/837+Park+St,+Piru,+CA+93040/@...

Google Maps 837 Park St



VICINITY MAP

LOT COVERAGE CALCULATIONS:

EXISTING MAX. LOT COVERAGE PER VC GENERAL PLAN FOR SITE: 3572.3 SQ FT. NEW LOT COVERAGE: PROPOSED ADDITION COVERAGE: 745.78 SQ FT. NEW TOTAL LOT COVERAGE: 4318.08 SQ FT.

MAX. ALLOWABLE COVERAGE PER VC PLANNER: 4830 SQ FT

RFA CALCULATIONS:

EXISTING MAIN RESIDENCE: 4221.2 SQ FT PROPOSED MASTER BEDROOM : 432 SQ FT SQ FT. PROPOSED BASEMENT: 177 SQ FT NEW TOTAL SO FT: 4830.2 SO FT.

> **County of Ventura** January 24, 2022 **Cultural Heritage Board Meeting** Item 7a Exhibit 1 - Proposed Plans and Photos

INDEX:

TITLE SHEET
SITE PLAN
GENERAL NOTES
GREEN FORMS
GREEN FORMS
EXISTING / DEMO PLAN
PROPOSED FLOOR PLAN
BASEMENT PLANS
POOCE PLAN

STRUCTURAL DRAWINGS:

STRUCTURAL ENGINEERING & DESIGN: ONE-O-EIGHT CONSULTING ONE-O-EIGHT CONSULTING ENGINEERS. 1433 W. MERCED AVE. SUITE 219 WEST COVINA, CA 91790 +1 (562) 644-9167 WWW.ONEOEIGHTUSA.COM

2416 VALLEY BLVD. ALHAMBRA, CA 91803 (626) 289-8808 EMAIL: PERFECTAAAQ @aol.com

LEGAL DESCRIPTION:

BUILDING INFORMATION:

RESIDENTIAL REMODEL/ADDITION OF NEW 432 SQ FT MASTER BEDROOM AND BATHROOM. CONSTRUCTION OF NEW 177 SQ FT BASEMENT BENEATH PROPOSED ADDITION.

056-0-030-150 LOT: TRACT:

ZONING: TYPE OF CONSTRUCTION HILL SIDE:

FIRE HAZARD SEVERITY ZONE VERY HIGH LOT AREA: 1.08 ACRES GROSS

1 STORY YEAR BUILT BUILDING SQUARE FOOTAGE 4221.2 SQ FT

OWNER INFORMATION:

KEN WISEMAN PHONE: (661) 212-2776 EMAIL: kwiseman@amsfulfillment.com

APPLICABLE CODES:

2019 CALIFORNIA RESIDENTIAL CODE (CRC) 2019 CALIFORNIA BUILDING CODE (VCBC) 2019 VENTURA COUNTY BUILDING CODE (VCBC) 2019 CALIFORNIA PLUMBING CODE (CPC) 2019 CALIFORNIA MECHANICAL CODE (CMC) CALIFORNIA ELECTRICAL CODE

DEFERRED APPROVALS

1) FIRE ALARM SYSTEM 2) FIRE-SPRINKLER SYSTEM

MAIN RESIDENCE IS NON-FIRE SPRINKLERED

1433 W. Merced Ave. Suite 219 West Covina, CA 91790 Phone: +1 (562) 644-9167

NOTICE:

The data in this document is an instrument of service and remain the property of ONE-O-EIGHT. Any and all information contained within these documents are intended for the use this specific project and shall not be used for other projects except by

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Design By: Drawing By:

Date:

Project No:

KEN WISEMAN

837 PARK ST. PIRU, CA 93040

Content:

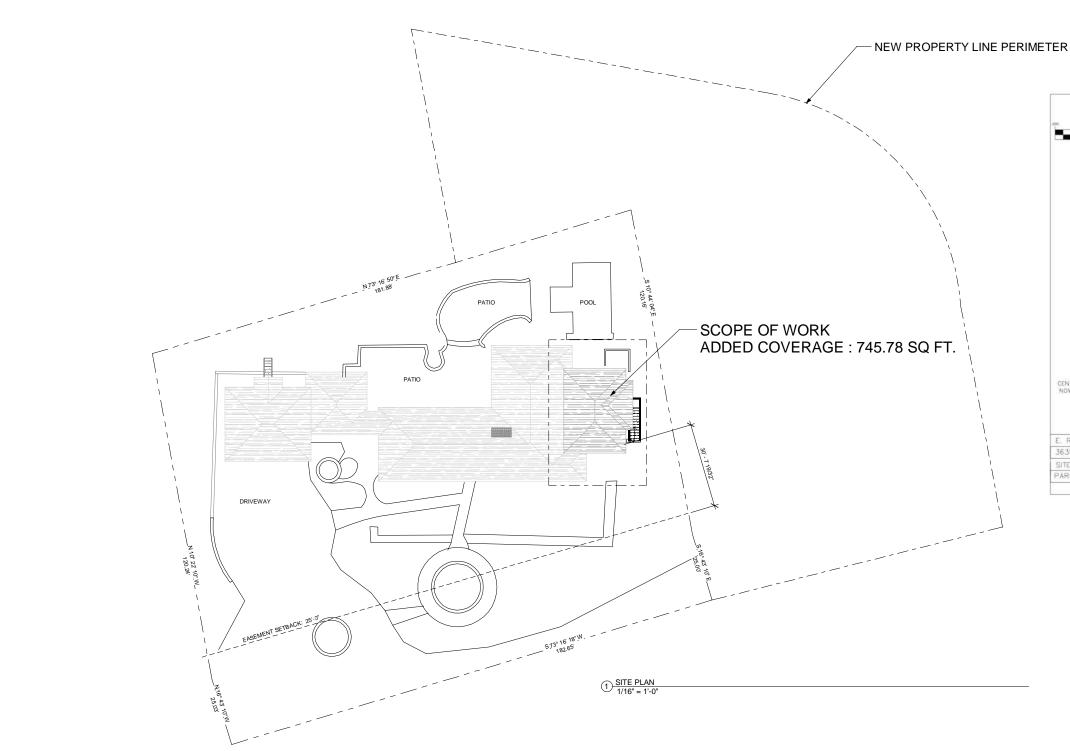
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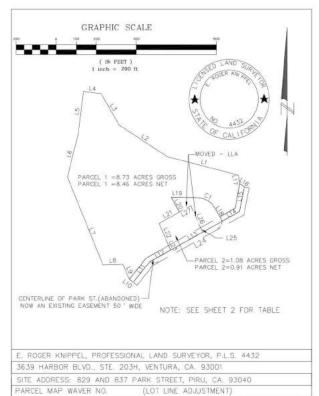
VIEW

RE

WISEMAN RESIDENCE

837 PARK STREET. PIRU, CA 93040







NOTICE:

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Design By: Designer

Drawing By:

SHEET 1 OF 2

Date: 4/23/2021

Project No:

Client: KEN WISEMAN

837 PARK ST. PIRU, CA 93040

Content:

SITE PLAN

A-0.0.1

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ANNING REV

- THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY IN THE CONTRACT DOCUMENTS.
- THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OF PLANS FOR BID PURPOSES PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES, ORDINANCES AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING PERMITS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROVAL AND PERMITS FOR ALL DESIGN-BUILD SYSTEMS, AND THAT THE SYSTEMS MEET ALL APPLICABLE CODE
- ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUB WRITING AND WILL BE CONSIDERED ONLY IF BETTER SERVICE FACILITATES A MORE ADVANTAGEOUS DELIVERY DATE, OR A LOWER PRICE WITH CREDIT TO THE OWNER WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION, UNDER NO CIRCUMSTANCES WILL THE DESIGNER BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. CLARIFICATIONS SHALL BE OBTAINED FROM THE DESIGNER FOR ANY DIMENSIONAL DISCREPANCIES.
- ALL WORK NOTED 'N.I.C." OR 'NOT IN CONTRACT' IS TO BE ACCOMPLISHED BY A CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTOR AGREEMENT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH ACIGN OF THE SAME PLANE. WHERE SYPSUM BOARD LAYERS DIFFER, STUDS ARE TO BE OFFSET TO PERMIT A CONTINUOUS SMOOTH FINISH LINE IN ALL CORRIDORS OR WHERE SUCH CONDITIONS OCCUR.
- STRUCTURAL MECHANICAL ELECTRICAL PLUMBING CIVIL AND LANDSCAPE DRAWINGS STRUCTURAL, MECHANICAL, ELECI KIKJAL, PLUMBING, UPIL AND DANUGGAFE DATAMINGS. ARE SUPPLEMENTAL TO THE DESIGNER DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION, OR ERRORS, THE CONTRACTOR SHALL MIMEDIATELY NOTIFY THE DESIGNER AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS
- ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE FINISHED FLOOR UNLESS
- DETAILS NOTED AS "TYPICAL" SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THE PROJECT.
- WHENEVER AN ARTICLE, DEVISE, OR PIECE OF EQUIPMENT IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO COMPLETE THE
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS TO THE DESIGNER FOR RESOLUTION BEFORE COMMENCEMENT OF ANY CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS. METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON, OR ABOUT THE JOB SITE; THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY
- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVED TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATION" OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE ANDIOR LOCAL SAFETY REGULATIONS, THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE REGULATIONS. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM ANY AND ALL LIABLE ITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT.
- THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
- UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED OR OTHERWISE MODIFIED WITHOUT PERMISSION OF TI
- WHETHER OR NOT DETAILED ON THE DRAWINGS. THE SUB-CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL ELECTRICAL OR MISCELLANEOUS EQUIPMENT, INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.
- INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS OF ALL ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND IN LOCAL, STATE AND FEDERAL AUTHORITIES.
- NEITHER THE DESIGNER'S REVIEW NOR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE SUB-CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE DESIGNERS ATTENTION (IN WRITING) TO SUCH DEVIATION AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERROR OF ANY SORT IN THE SHOP DRAWINGS.
- INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CER-1202 AND ALL LOCAL CODES AND ORDINANCES GLASS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY OF ANY SPECIFIED MATERIALS OR EQUIPMENT WHICH ARE EITHER UNAVAILABLE OR THAT WILL CAUSE A DELAY IN THE CONSTRUCTION COMPLETION SCHEDULE. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS OF DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
- DOOR LOCATIONS NOT ESTABLISHED BY DIMENSION SHALL BE CENTERED IN WALL OR 4' FROM FACE OF WALL TO FINISH JAMB WHERE FEASIBLE, UNLESS OTHERWISE NOTED

FLOOR PLAN GENERAL NOTES:

- IN NEW CONSTRUCTION SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLING WITH MORE
- PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE,
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECT TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING FUEL GAS PIPUS.
- WATER HEATER MUST BE STRAPPED TO WALL.
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. -24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA. & 44"MAX TO SILL.
- THE DOOR MUST BE OPEN OVER A LANDING NO MORE THAN 1" RELOW THE EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL NOT BE MORE THAN 8" BELOW THRESHOLD.
- LANDING AT DOOR SHALL A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT
- ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22" X30" MINIMUM) ACCES SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED IN A SMALL CLOSET SPACE. (R807.1)
- GLASS SKYLIGHT SHALL COMPLY WITH 91,2409, PLASTIC SKYLIGHT SHALL COMPLY WITH
- PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 70 INCH HIGH NON-ARSORBENT AD JACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSUR
- ATTIC VENTILATION OF 1/150 OF THE ATTIC AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SQ. FT. OF ATTIC AREA) IS REQUIRED.
- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION, 91,6710
- REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION, 91.6710 THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN 91-6717.1
- THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURK WHICH IS NODERNDEND OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.
- ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS NOT LESS THAN 6 INCHES IN ONE DIMENSION.
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS NOT LESS THAN X; IN.THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT HESS THAN 2 INCHES. STLES AND WIDTH.
- METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE, UNLESS LOCK, PADLOCK WITH A MIN.9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, SECURED ELECTRONICALLY.
- UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR
- ANY RELEASE FOR METAL BARS, GRILLS, GRATES R SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION.
- PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE NSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
- IN B,F.M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN., SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.
- TOILETS ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILES OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 5 INCHES (127 MM).
- DETAILS OF THE GUARDRAILS AT THE FLOOR AND ROOF OPENINGS, OCCUPIED ROOFS AND BALCONIES OR PORCHES MORE THAN 30" ABOVE GRADE ARE REQUIRED. GUARDRAILS SHALL BE 42" IN HEIGHT, HAVE INTERMEDIATE RAILS OR BALUSTERS SPACED AT 4" MAXMUM AND BE DESIGNED FOR 20 LBS./FT. LATERAL LOAD.
- PROVIDE VENEER DETAILS. SHOW METHOD OF ANCHORAGE, SIZE, AND SPACING OF ANCHORS. TYPE OF BACKING TO COMPLY WITH SECTION 1403
- PROVIDE A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE A MINIMUM OF 4" ABOVETHE EARTH OR 2" ABOVE PAVED AREAS.
- PROVIDE ALARM FOR DOORS TO DWELLING THAT FORM A PART OF THE POOL ENCLOSURE THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUEL MEANS TO DEACTIVATE (FOR 15 SEC. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.
- PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVAL SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE
- THE GARAGE/CARPORT FLOOR SURFACE SHALL BE OF NONCOMBUSTIBLE OR ASPHALTIC PAVING MATERIALS THE MINIMUM THICKNESS OF CONCRETE FLOOR SLABS SUPPORTED DIRECTLY ON THE GROUND SHALL NOT BE LESS THAN 3-1/2 INCHES.
- EXTERIOR WALLS OF A LI-1 OCCUPANCY LESS THAN 3' FROM A PROPERTY LINE MUST
- U-1 OCCUPANCY GARAGE IS LIMITED TO (1000) (3000) SQ. FT. AND ONE STORY IN HEIGHT
- PROJECTIONS BEYOND EXTERIOR WALLS SHALL NOT EXTEND MORE THAN 12 INCHES INTO AREAS WHERE THERE ARE OPENINGS.

FLOOR PLAN GENERAL NOTES:

- 36. AVES OVER REQUIRED WINDOWS SHALL NOT BE LESS THAN 30' FROM THE SIDE OR REAR PROPERTY LINES.
- SHOW/DETAIL ON PLAN THAT EXTERIOR POSTS LOCATED ON SLAB SHALL BE AT LEAST 1" ABOVE FLOOR/SLAB AND 6" ABOVE EXPOSED EARTH. ISOLATED PIERS MUST BE 8" ABOVE EXPOSED EARTH AS AN ALTERNATE, USE PRESSURE POSTS.
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION.
 R303.3 (SEE EXCEPTIONS)(R308.4):
- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR
- ASSEMBLIES.

 GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
- EAF-OSE MARCH OF AN INDIVIDUAL PANE BREAT IN THAT SUCKRETE I.

 BOTTOM BODE LESS THAN 18 INCHES ABOVE THE FLOOR.

 TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

 ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
- GLAZIMS IN KAILINIS. GLAZIMS IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHUBS, AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY
- OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OF WALKING SURFACE. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.

SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL

- WATER'S EDGE.

 CLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS, GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING ADJACENT TO THE LANDING ARD BOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

 AN APPROVED SIMME LARRN SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA OR GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN DOIS STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN INDIVIDUAL DWELLINGS UNTIL MOST IN ROOMS THE ASSENCE AND SMOKE ALARMS SHALL BECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BASEMENTS. BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- FLOOR DEAD LOAD MUST INCLUDE A 20 PSF. PARTITION, IN ADDITION TO OTHER
- CEILING JOIST MUST BE DESIGNED FOR A LIVE LOAD OF NOT LESS THAN 10 PSF
- KEY OR IDENTIFY ALL SECTIONS AND DETAILS AS TO THEIR LOCATION ON PLAN OR FLEVATION VIEWS
- THE USE OF FULL LENGTH STUDS (BALLOON FRAME) ON EXTERIOR WALLS OF ROOMS
- THE MAXIMUM ALLOWABLE SHEER FOR PLYWOOD RESISTING SEISMIC LOADS IS 200 PLF. (T23-II-1, FOOTNOTE 6)
- ALL BOLT HOLES SHALL BE DRILLED 1/32 TO 1/16" OVERSIZED.
- THAT HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED. PLATE WASHERS, AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- SHOW THE REQUIRED EMBEDMENT AND EDGE DISTANCE FOR ALL ANCHOR BOLTS IN CONNECTIONS DETAILS PER TD 19-D. (6 DIA. MIN. OR 3 DIA. WITH 50% STRESS REDUCTION.) A REDUCTION FACTOR IS OFTEN NEEDED DUE TO THE LARGER SIZE OF BOLT FOR HD ANCHORS, CONTINUOUS INSPECTION FOR EMBEDDED PLATE WASHERS OR DOUBLE HOLD DOWN ANCHORS MAY BE REQUIRED.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- BATHTUBS AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE

ADDITIONAL NOTES:

- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) SEPARATE PLUMBING PERMIT IS REQUIRED.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS LAVATORIES BATHTLIBS SHOWERS BIDETS LALINDRYTLIBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R307.2)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A L.A. CITY APPROVED LABELING AGENCY SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL, (SEC. 507.3 LAPC)
- FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS WELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF PART 10 F THE POUL ENCLUSIVES. THE ALARM SHALL SUDING LOVIN INDUSES IF OR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54 "ABOVE THE FLOOR". (6190 FO
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2)
- WHERE PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FJEL BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2 CARBON MONOXIDE ALARMS SHALL BE ONLY REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6-FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 NCHES ABOVE THE FLOOR LEVEL (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R303.6
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)
- DAMPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AS REQUIRED IN SECTION R406.1
- VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLANILY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM BELAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TRADED IN ACCORDANCE WITH AWPA UTFOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED. IN SECTION 4 OF AWPA U1.
- HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68° A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN THEMPERATURE. (R303.9)
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION (R308.3) (SEE EXCEPTIONS) (R804.4)
- FIXED AND OPERABLE PANELS OF SWINGING , SLIDING AND BI-FOLD DOOR
- ASSEMBLIES.
 GLAZING IN AN INDIVIDUAL FIXED OPERABLE PANEL ADJACENT TO A DOOR WHERE
 THE NEAREST VERTICAL EGGE IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EGGE
 OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 I NCHES ABOVE THE FLOOR OR WALKING SURFACE.
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)
- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OF APPROVED BUILDING IDENTIFICATION PLACED IN A A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R39.1)
- PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR 'HE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED
- PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS, EXCEPTION: MAINTENANCE OF A BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7- DAYS OF THE GRAFFITI BEING APPLIED. (6306



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Drawing By:

Date:

4/23/2021 Project No:

CI ient KEN WISEMAN

> 937 DADK ST PIRU, CA 93040

Content

GENERAL NOTES

Sheet:

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Drawing By:

Date:

Project No: 21-15-AS-SFR-GA

CI ient: KEN WISEMAN

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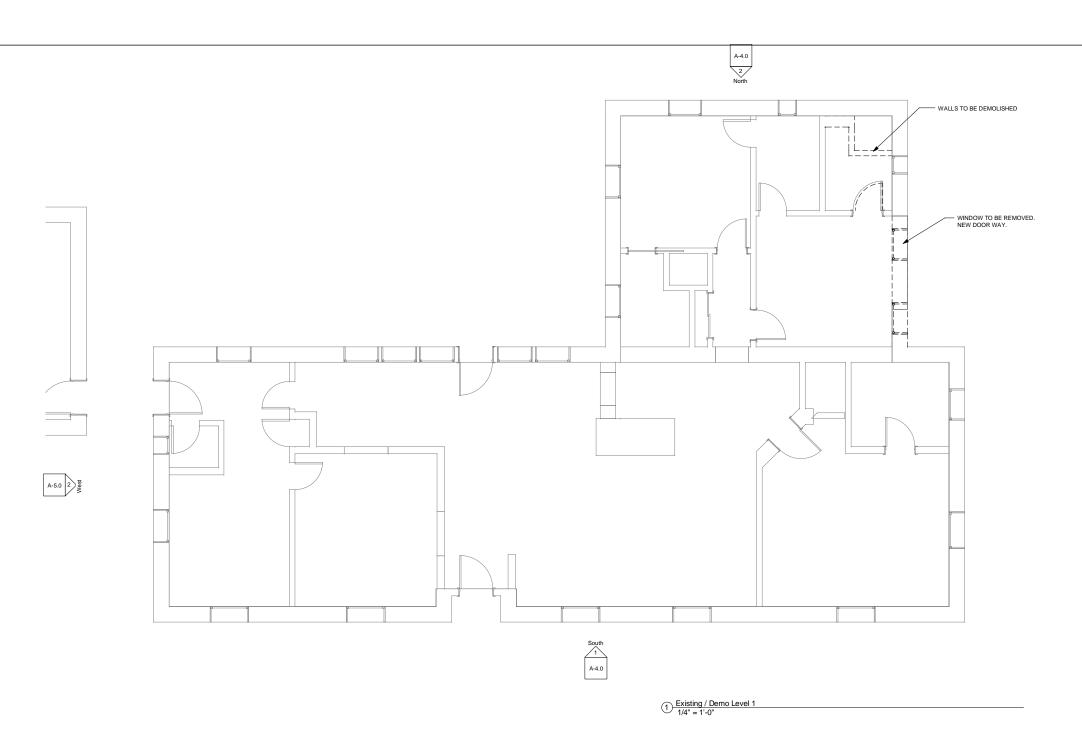
Content:

REVIEW

PLANNING

EXISTING / DEMO FLOOR PLANS

Sheet:



SYMBOLS:

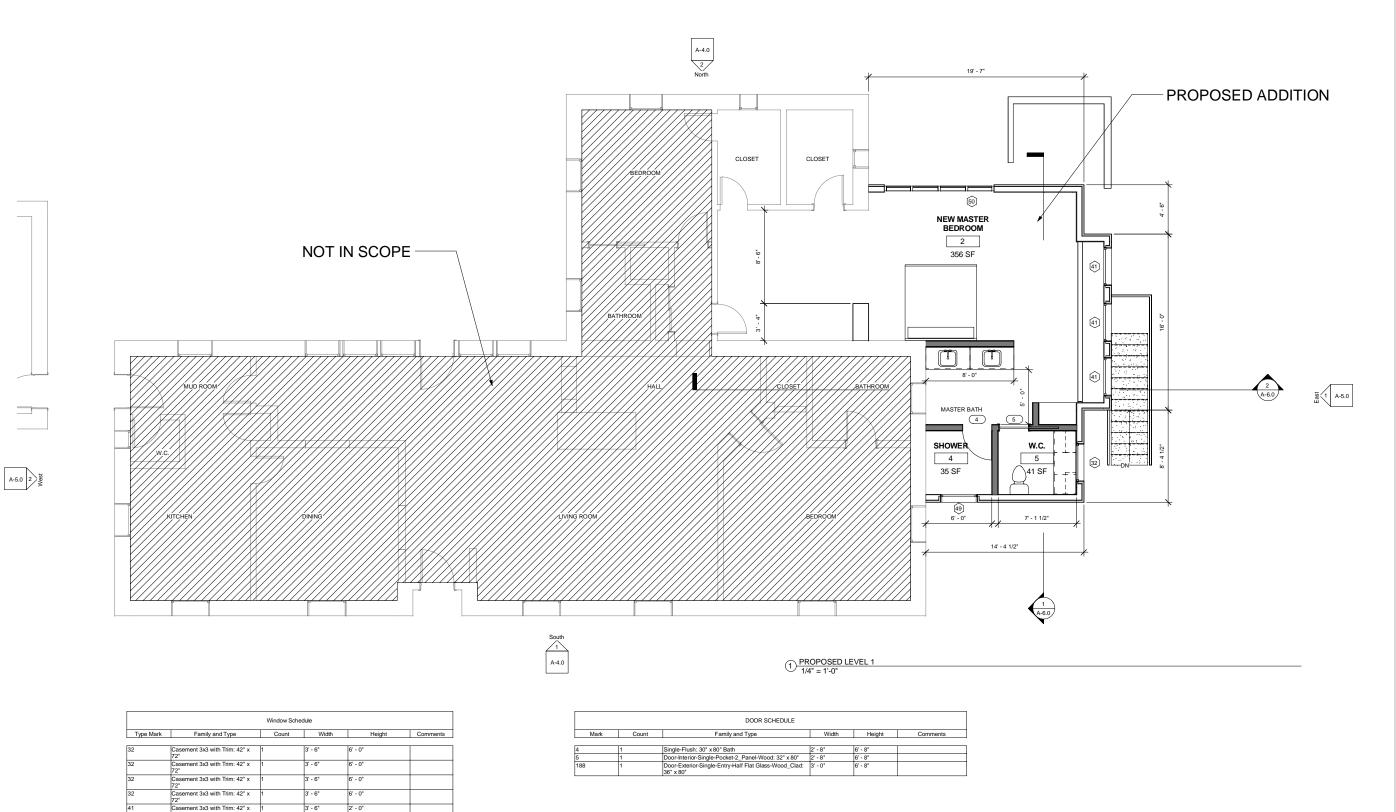
- 1) EXISTING WALL TO REMAIN. EXISTING WALLS SHALL BE PREPARED TO RECIEVE (N) CONSTRUCTION.
- 2)

 EXISTING WALLS TO BE DEMOLISHED

DEMOLITION NOTES:

- 1) AFTER DEMOLITION THE SPACE SHALL BE LEFT IN A CLEAN CONDITION.
- DRAWINGS TO SHOW EXISTING CONDITIONS OF BUILDING. WITH THE INFORMATION MADE AVAILABLE THROUGH THE DEVELOPED DOCUMENTS. CONTRACTOR SHALL MAKE DETAILS SURVEY OF EXISTING CONDITIONS PERTAINING TO THE WORK BEFORE COMMENCING DEMOLITION. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS TO DESIGNER.
- IF STRUCTURE'S SAFETY IS ENDANGERED, TAKE PRECAUTIONS TO PROPERLY PROTECT THE STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED AND ASSURED G.C. SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING STRUCTURAL INTEGRITY OF ALL WORK.
- RUBBISH, DEBRIS, MATERIALS, AND EQUIPMENT NOT TO BE SALVAGED, RESULTING FROM DEMOLITION SHALL BECOME PROPERTY OF THE CONTRACTOR, AND SHALL BE DISPOSED OF OFF THE SITE TO A APPROVED ESTABLISHED DUMPSITE AND NOT ALLOWED TO ACCUMULATE.
- DISCONNECT, CAP, AND REMOVE MECHANICAL REGISTERS, DUCTING AS REQUIRED.
- VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
- CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP, VALVE, OR PLUG AND SEAL REMAINING PORTION OR PIPE OR CONDUIT AFTER BYPASSING.
- WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. SUBMIT WRITTEN REPORT TO DESIGNER.
- REMOVE, REPLACE, PATCH AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION.
- 10) MAINTAIN FULLY CHARGED FIRE EXTINGUISHER READILY AVAILABLE DURING ALL DEMOLITION OPERATIONS

1ST FLOOR DEMO NOTES



sement 3x3 with Trim: 42" x

ment 3x3 with Trim: 42" x



NOTICE:

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CI ient: KEN WISEMAN

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PROPOSED 1ST FLOOR PLAN

CONSTRUCTION

SD SET- NOT FOR

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Design By:
Designer

Date:

Project No:

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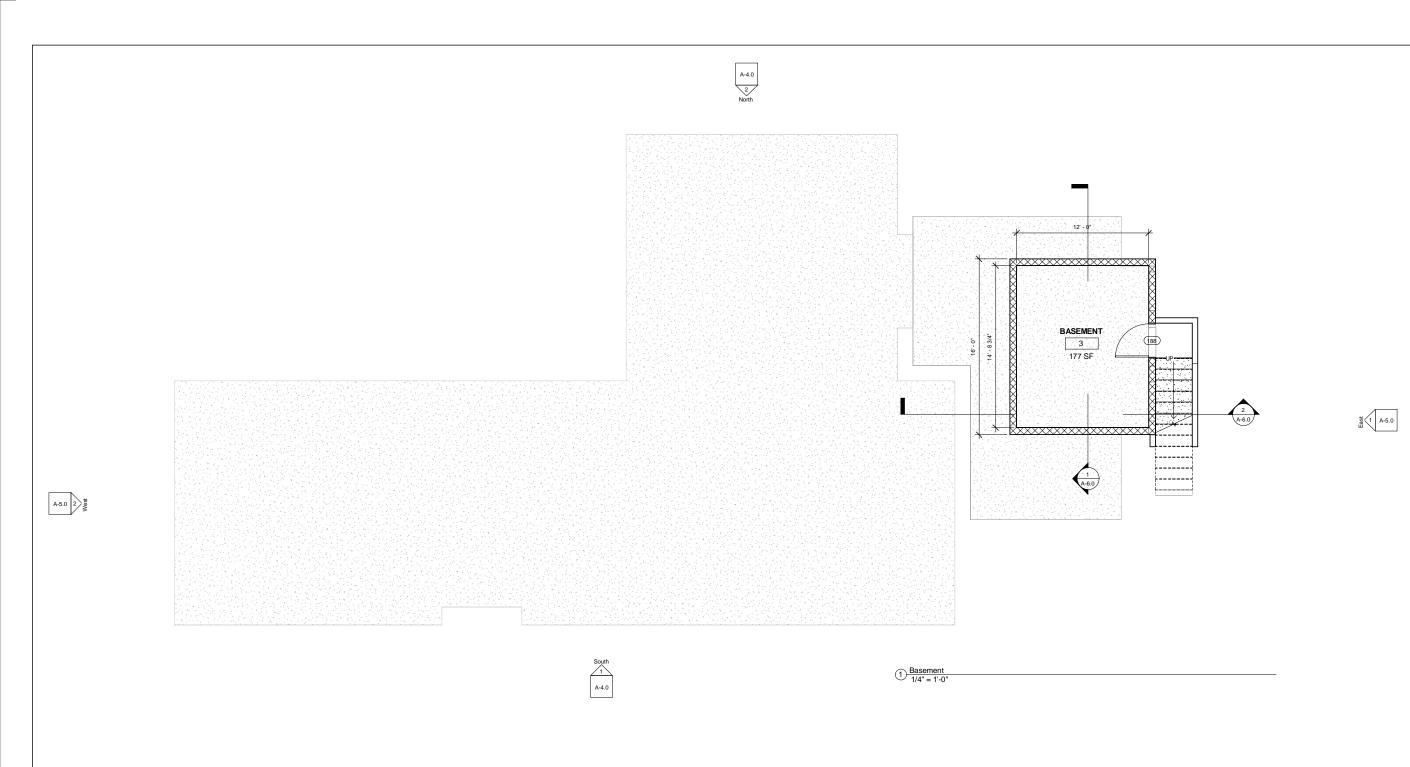
BASEMENT

REVIEW

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A-2.1



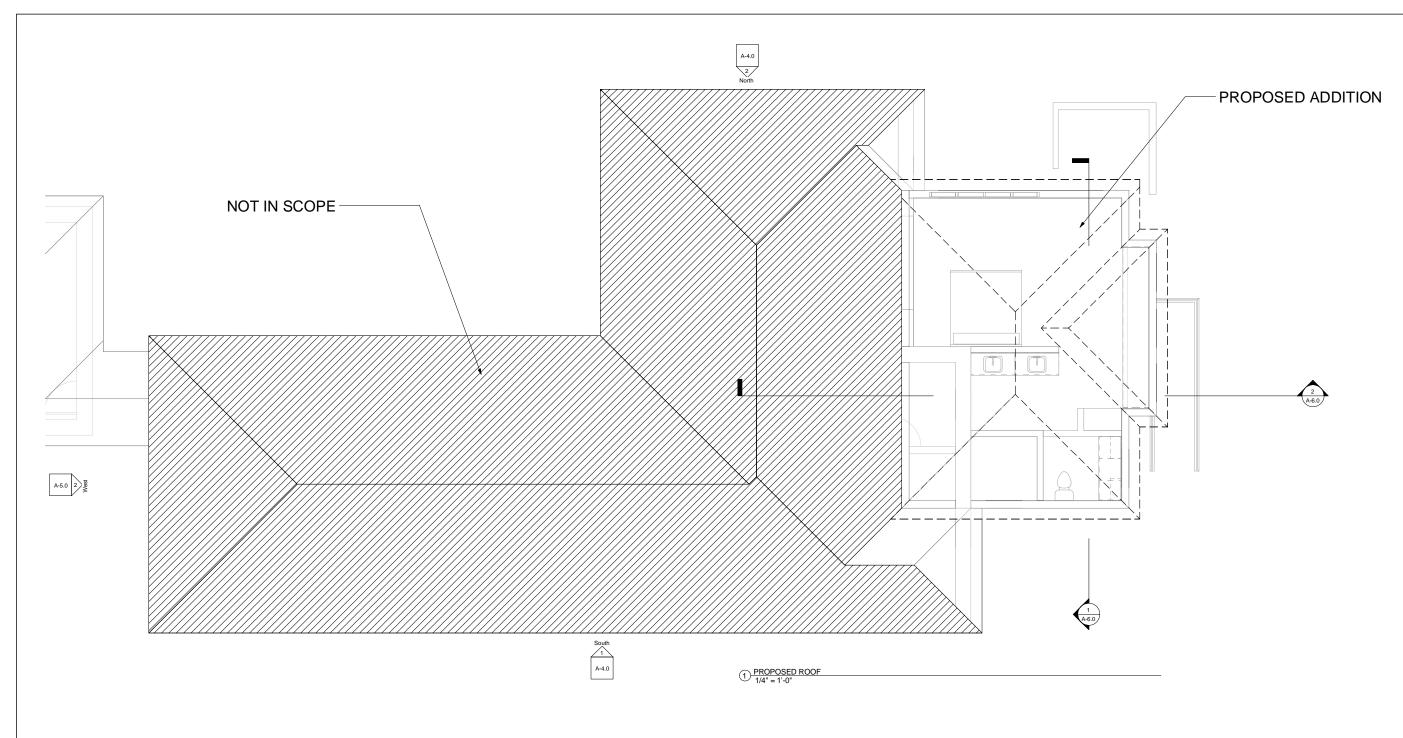


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PROPOSED ROOF PLAN

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Drawing By: G.A.

Date: 4/23/2021

Project No: 21-15-AS-SFR-GA

Client: KEN WISEMAN

Location: 837 PARK ST. PIRU, CA 93040

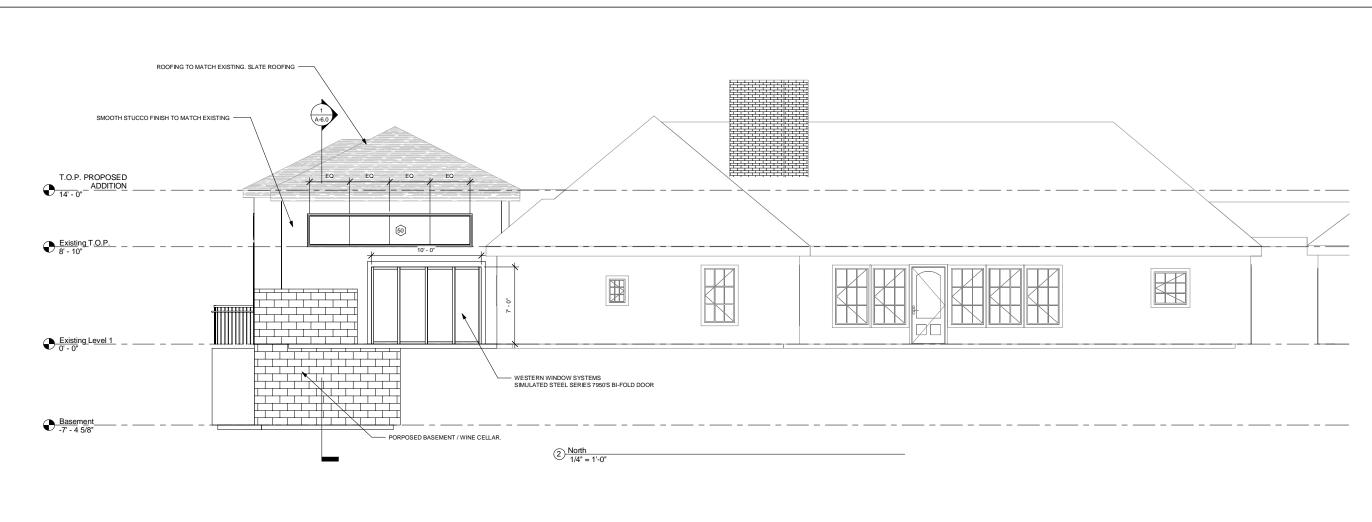
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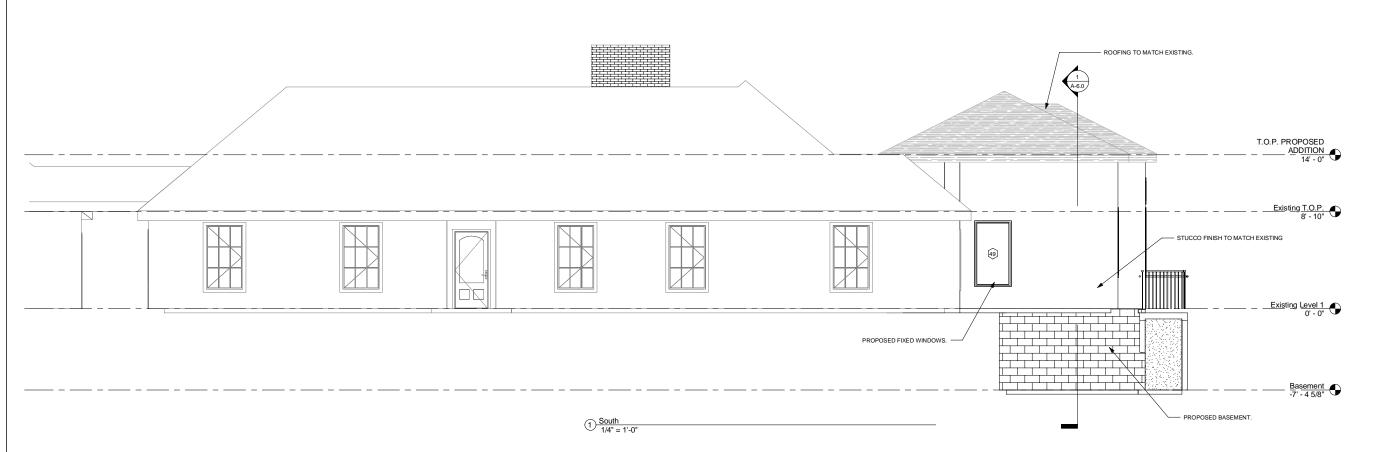
PROPOSED NORTH AND SOUTH ELEVATION REVIEW

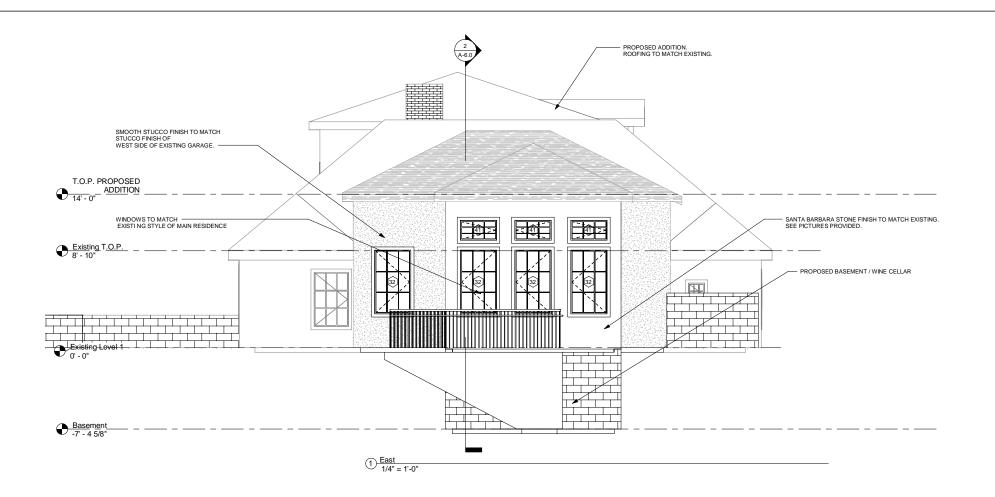
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On e Ø E i g h t Consulting Engineers

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PROPOSED EAST AND WEST ELEVATION

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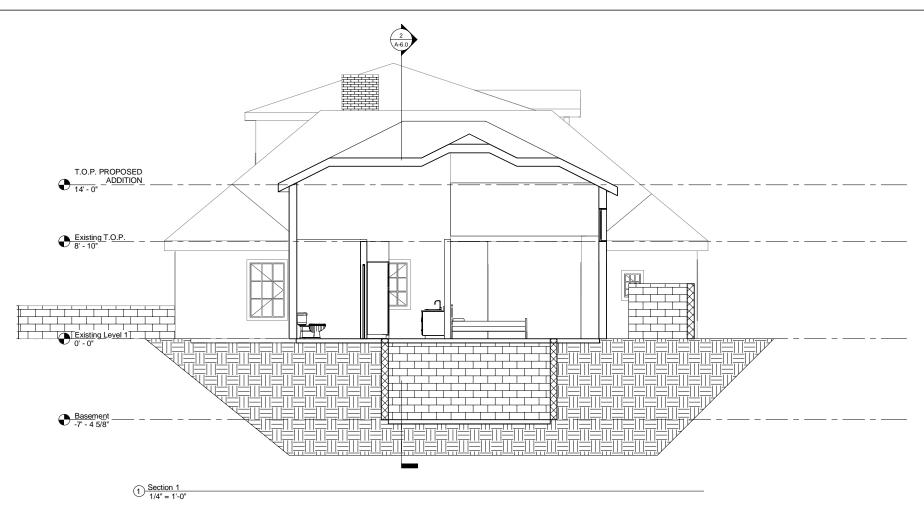
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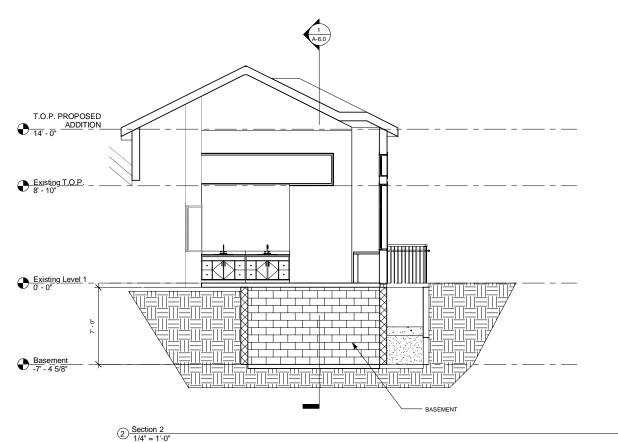
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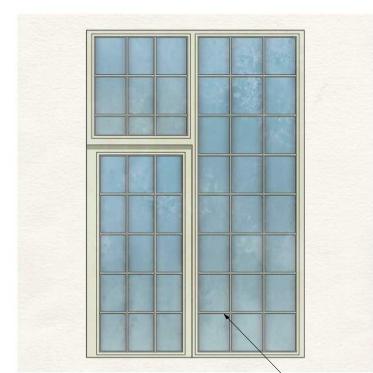
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Bi-Fold Door

 A 317* stile - Certified by the AAMA

SAMPLE OF WINDOW TYPES BY MANUFACTURER

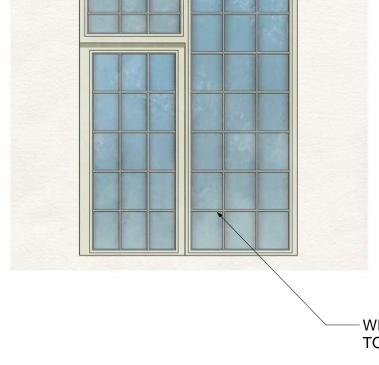


Simulated Steel Series 7670s

. Performance rating of CW-PG66

In-stock, designer, split, and custom finishes.

Casement Window



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WINDOW AND DOOR MATERIALS

REVIEW

PLANNING

A-6.1



WALL MATERIALS AND RESIDENCE PICTURES

A-6.2













AREA OF WORK -





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Designer

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PLANNING

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EXTERIOR FINISHES

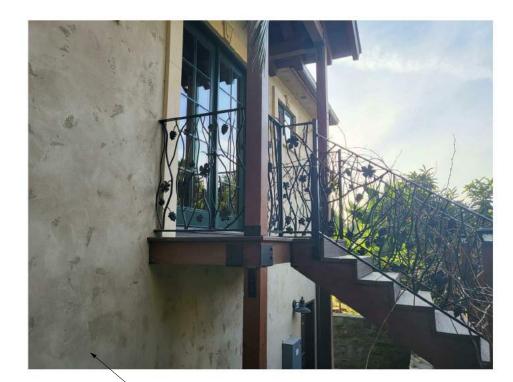
REVIEW

PLANNING

A-6.3







(E) STONE VENEER TO BE MATCHED

(E) STUCCO FINISH.

STONE VENEER STUCCO TRANSITION.













