

GENERAL NOTES

- 1. These construction documents have been prepared based on the requirement of all applicable local and state building codes, ordinances, and regulations.
- 2. Contractor shall have current workers' compensation insurance coverage in compliance with Section 3800 of the California Labor Code, on file with the state control board.
- 3. All work, construction, and materials shall comply with all provisions of the building code and with other rules, regulations and ordinances governing the place of building.
- 4. Building code requirements take precedence over the drawings and it shall be the responsibility of anyone supplying labor or materials or both to bring to the attention of the architect any discrepancies or conflict between the requirements of the code and the drawings.
- 5. The contract structural drawings and specifications represent the finished structure. They do not indicate the means or method of construction. The subcontractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Contractor shall provide plans and permits for temporary shoring of excavations that remove the lateral support from a public way or an existing building or structure. Observation visits to the site by the architect shall not include inspection of the above items.
- 6. In preparing a proposal, the contractor shall have visited the site, carefully examined the drawings and the methods of removal and storage of materials, the sequencing of operation, and the problems attendant thereto. No allowance will be made to the contractor for any error through negligence in observing the site condition.
- 7. Architect shall be notified immediately by the contractor should any discrepancy or other questions arise pertaining to the working drawings. Work shall not commence until clarifications are obtained from the architect.
- 8. On-site verification of all dimensions and conditions shall be the responsibility of the contractor. Site conditions in conflict with the expressed dimensions herein shall be brought to the attention of the architect for consideration and new alignments may be established only with the written approval and acceptance of the architect.
- 9. Dimensions shall take precedence over scales shown on the drawings. **Do not scale drawings.** Large scale details govern over small scale details.
- 10. All dimensions are to the face of finish unless otherwise noted. All work shall be erected plumb, level, and true in accordance with the details.
- 11. Notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.
- 12. Provide temporary sanitary facilities for workmen's use per the local building department regulations.
- 13. Construction materials shall be spread out if placed on framed floors or roof. Load shall not exceed the design live load per square foot. Contractor shall provide adequate shoring and/or bracing where structure has not attained design strength.
- 14. No deviation from the structural design without written approval of the structural engineer and building department authority to deviate from the plans or specifications.
- 15. All material stored on the site shall be stacked neatly on skids, platforms or blocking "high and dry" protected as recommended by the manufacturers from potential damage and deterioration caused by the elements.
- 16. All equipment, hardware, and other items shall be supplied as specified, unless changes are reviewed and accepted by both owner and architect. If changes are required for any reason to comply with the design intent, contractor shall notify architect immediately with recommendation of remedial course of action.
- 17. Contractor shall notify utility companies prior to excavating for utilities and shall be responsible for locating all underground construction prior to excavation. Contractor shall notify owner and architect of any conditions found.
- 18. The contractor shall provide all necessary blocking, backing, framing, hangers or other support for all fixtures, equipment and cabinetry.
- 19. **Regulations, Taxes, and Permits**

The whole of the work shall be executed in strict accordance with the regulations and codes of the governmental agencies whose jurisdiction is applicable. The owner shall pay for plan checked by the subcontractor at the subcontractor's sole expense including safety local permit, license, insurance and safety requirements and shall be responsible for the job inspections pertaining to his/her trade. All applicable sales taxes shall be included in contract. Sub contractor shall obtain and pay for all permits pertaining to his/her trade.

- 20. **Submittals**
- Contractor shall submit 3 copies of required shop drawings, calculations of fabricated products, and 5 copies of manufacturer's catalog sheets, brochures, color samples, installation instructions, etc. on manufactured products used or installed for the project owner's acceptance. The architect's approval of submittals and shop drawings shall not relieve the contractor from the responsibility for devices and specifications unless waived in the field, in writing, called the architect's attention to such deviations at the time of submissions; nor shall the contractor be relieved from responsibility for errors of any sort in the shop drawings.

- 21. Supply new, purely undiluted, first line quality manufactured materials shipped to job site in original containers with the manufacturer's label showing exact type, size grade, weight, and use. Store in manner consistent with manufacturer's recommendations.
- 22. **Workmanship**

Shall be of the highest quality and done by skilled employees in the practice of their trade.

- 23. **Responsibility of Subcontractors**
- A. Each subcontractor shall at all times be fully aware of the job progress to allow himself/herself ample lead time to commence each phase of his/her work.
- B. Subcontractors shall thoroughly inspect adjacent work that may impact installation of their trade and notify general contractor, in writing, of any irregularities. Commencing work constitutes acceptance of conditions and therefore responsibility for any re-rectification any resulting, unsatisfactory work.

- C. Materials and the work of others shall be inspected by each trade prior to the commencement of his/her particular work as herein described. shall be replaced by the subcontractor at the subcontractor's sole expense including the work of others damaged by initial failure or corrective repairs. The inability of the general contractor, or his/her representative, to notice or faulty materials or workmanship shall not constitute a release from these requirements of subcontractor. If work is considered to be substandard, the work shall be tested as is standard to that industry. If the work fails to meet the testing standards, subcontractor shall pay for the testing and the replacement of the work. If the work passes the test the owner pays for the test and repair of said work.

- F. Each subcontractor shall maintain adequate protection of all his/her work from damage and shall protect the owner's and other trades' work and property from damage or injury while fulfilling his/her contract. All materials, work in place, finishes, paving and sidewalks, and existing utilities shall be included in the requirement.

- G. Structure and contents shall be protected from the inclemencies of weather during the term of the work.
- H. In the event subcontractors' work is damaged by other trades, it will be the subcontractors' obligation to resolve the cost of repairs of said damage with responsible subcontractors. The general contractor shall have the power of final arbitration in these matters.

- I. Each trade shall cooperate fully, both with the general contractor's superintendent and other trades, and consult with other trades (in writing, if need be), in order to "can out," allow passage, provide protection or do work necessary to allow others to follow in an orderly, professional manner.

- J. All materials and appliances shall be uncrated by subcontractor responsible for installation, unless otherwise specified in contract.

- 24. **Work Authorization and Payments**
- All work done or materials used shall be covered by a contract, contract change order, purchase order, or work order. No invoice will be processed unless it lists the contract, purchase order, work order, or change order number.

- 25. **Clean-up**
- The contractor shall clean and remove from the site any debris and unused materials. Unused materials, equipment, scaffolding, and debris shall be removed from the site at completion. Final cleaning shall include: removal of all grease, dirt, stains, labels, fingerprints, paint spots from the site, and exposed interior and exterior finish surfaces; polish surfaces so designated to shine finish; and repair, patch or touch up, or replace marred surfaces to specified finish, or to match adjacent surfaces.

- 26. **Supplemental Notes**
1. General conditions of the contract for construction will be those agreed upon by and between the owner and the contractor. However, for the purpose of compiling these specifications, it has been assumed that the general conditions will be those contained in the AIA Document A111, a copy of which is on file at the office of the architect.

- 2. Should errors, omissions, or discrepancies appear in drawings or specification, or in the work done by others affecting this work, the architect shall be notified at once and will issue instructions as to procedure.
- 3. The contractor shall conform to and abide by all local, city, county, and state building and safety laws. Such laws shall be considered as part of these specifications and the provisions of such regulations shall be observed. The contractor shall notify the architect if drawings or specifications are at variance. Should the contractor perform any work contrary to such laws or regulations, he/she shall bear all costs arising.

- 4. Named products make no guarantees for products identified by trade name or manufacturer.
- 5. The contractor shall review all documents related to this project for errors, omissions, and discrepancies prior to the start of construction. The contractor shall arrange a pre-construction meeting to review errors, omissions and discrepancies prior to the performance of any work.

- 6. The builder shall provide the owner a list of the heating, cooling, water heating, and warranty manuals, and lighting systems, and conservation or solar devices installed in the building and instructions on how to use them efficiently. After installing insulation, the installer shall post in a conspicuous location in the building a certificate signed by the installer and the builder stating that the installation conforms with the requirements of Title 24, part 2, Chapter 2-53, and that materials installed conform with the requirements of Title 20, Chapter 2. The certificate shall state the manufacturer's name and material identification, the installed R-value, and weight per square foot.

- 8. The contractor shall provide a fire protection system during construction and maintain insurance.
- 9. The contractor shall protect trees and shrubs as indicated to remain by providing a fence around the tree or shrub of sufficient distance away and of sufficient height so that trees and shrubs shall not be damaged in any way. Contractor shall be responsible for any damage which may occur.

- 10. Contractor shall provide sprinkler system as required by code. Sprinkler system to be approved by the plumbing division prior to installation. Selection and location of sprinkler heads to be approved by architect prior to installation.
- 11. Provide plans for temporarily storing of excavations that remove the lateral support from a public way or an existing building. Excavation adjacent to a public way require public works approval prior to issuance of building permit.
- 12. There shall be no trenches or excavations 5' or more in depth into which a person is required to descend or the contractor must obtain a necessary permit from the State of California Division of Industrial Safety prior to the issuance of a building or grading permit.

- 13. Notes and details on drawings shall take precedence over general notes and typical details. Where no details are shown, construction shall conform to similar work on the project.

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- 3. All construction fabrication, and installations shall conform to the latest adopted editions of the UBC, UFC, UPC, NEC and any federal, state or local codes, regulations or ordinances of the governing agency having jurisdiction over this project. Such applicable codes etc. are those in effect at the time the permit application for the project is recorded.
- 4. The interior finishes shall comply with UFC appendix V1-C and UBC chapter 8.
- 5. All work performed and materials used shall be of the same standard of quality as that of the existing finished building as a minimum unless noted or scheduled otherwise.
- 6. Verify that services to be removed or abandoned have been properly and safely shut off, capped, or sealed.
- 7. Verify hours of work with landlord. Keep noise and vibration to a minimum. If performing any core drilling or similar activities, perform work in a safe manner in accordance with landlord's requirements, OSHA, state or federal guidelines. Protect space below from water damage or damage from falling debris.
- 8. Restore all removed cementitious fireproofing with new fireproofing to achieve required rating. Repair work to be satisfactory with county building inspectors.
- 9. Provide ceiling access panels as required to allow for service or of adjustment to any valves or mechanical items as required. Access panels to be flush with ceiling and painted to match ceiling. Provide rated access panels in rated ceiling equal to the level of protection as that of the ceiling.
- 10. Drywall contractor to carefully study the architectural and interiors drawings and provide 20 ga. backing where required for attachment of all items to be wall mounted.

CONSTRUCTION NOTES:

- 1. Construction to comply with all local, state, and national codes. Construction to be based on 2011 LABC.
- 2. All dimensions are shown to face of finish u.o.n.
- 3. Contractor shall field verify all dimensions, notify architect immediately of any and all dimensional discrepancies before proceeding with work.
- 4. Contractor to install prefabricated fireplaces (City of LA Approved) as per manufacturer's recommendations and in compliance with all relevant building codes.
- 5. Contractor to provide spark arrester in chimneys of all fireplaces with openings not to exceed 1/2" firecode 11.111.
- 6. Top of chimney to extend a minimum of 3' above any roof within 10'.
- 7. All plumbing, electric, and hvac fixtures and equipment to be city of la approved and installed according to applicable codes. Plumbing fixtures are required to be connected to a sanitary sewer or an approved sewage disposal system.
- 8. Provide ultra flush water closets for new construction. Existing shower heads and toilets must be adapted for low water consumption. New toilets to be 1.6 ga. or less.
- 9. Glazing used for shower doors / bath enclosures to be tempered safety glass and shall pass usc standard no. 54-2 and comply with 91.807, 91.2409.4.5
- 10. All wet areas in kitchen and baths to have 5/8" greenboard at walls and ceiling.
- 11. Provide 70" min. high non absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure.

- 12. Every space intended for human occupancy shall be provided with natural light by means of exterior glazing openings in accordance with Section R308.1 or shall be provided with artificial light that is adequate to provide an average illumination of 4-foot candles over the area of the room at a height of 30 inches above the floor level.
- 13. Glass skylights to comply with 91.2409. plastic skylights to comply with 91.2603.7.1
- 14. Damp proof all walls and foundations below grade.
- 15. An approved seismic gas shut off valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping per ordinance 171.874 for work over \$10,000. Separate permit is required.
- 16. Water heater must be strapped to wall, sec. 507.3, upc
- 17. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- 18. No protected tree shall be relocated or removed without the approval from the Board of Public Works.

- 19. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke alarms shall be located in each sleeping room and hallway or area giving access to a sleeping unit, and on each floor of a dwelling for dwellings with more than one story. Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit.

- 20. Where a pool or hot tub is provided, provide an alarm for doors to the dwelling that form a part of the enclosure. The alarm shall sound continuously for a minimum 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. IBC 2008-5.14
- 21. For existing pool on site, provide an alarm for doors to the dwelling unit that form a part of the pool enclosure. The alarm shall sound continuously for a minimum of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 seconds maximum). For a single opening. The deactivation switch shall be at least 54" above the floor. IBC 2008-5.14

- 22. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB) No. 2977.
- 23. Bathroom and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor.

- 24. 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.

- 25. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit is obtained.

- 26. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet.
- 27. Skylights and sloped glazing shall comply with section R308.6.

- 28. Unit skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required).
- 29. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

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VICINITY MAP NTS 5

LOCATION MAP NTS 4

SHEET INDEX NTS 3

A-0.0 SURVEY	TITLE SHEET
A-1.1 AS BUILT AND PROPOSED FLOOR PLAN	AS BUILT AND PROPOSED FLOOR PLAN
A-2.0 EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS
A-2.1 EXTERIOR ELEVATIONS	EXTERIOR ELEVATIONS
S-1.1 GENERAL NOTES AND ABBREVIATIONS	GENERAL NOTES AND ABBREVIATIONS
S-1.2 TYP. FRAMING AND FOUNDATION DETAILS	TYP. FRAMING AND FOUNDATION DETAILS
S-1.3 TYP. SHEAR AND FRAMING DETAILS	TYP. SHEAR AND FRAMING DETAILS
S2 FLOOR FRAMING AND FOUNDATION PLAN	FLOOR FRAMING AND FOUNDATION PLAN
S3 STRUCTURAL DETAILS	STRUCTURAL DETAILS

ADDRESS: 1524 ABBOT KINNEY BLVD, VENICE CA 90291
CLIENT: TAMI PARDEE, PARDEE PROPERTIES

SCOPE OF WORK: REMODEL (E), SFD AND CHANGE OF USE FROM SFD TO JOINT LIVE/WORK

LEGAL DESCRIPTION: TRACT: VENICE OF AMERICA BLOCK: 22 LOT: 15 MAP: M B 6-126/127

APN: 4238005027

SPECIFIC PLAN AREA: LOS ANGELES COASTAL TRANSPORTATION CORRIDOR VENICE COASTAL ZONE

ZONE: C2-1-O-CA

LOT SQ. FT. (APPROX.): 2,700 SQ FT

AREA OF (E) SFD: 1,296 SQ FT

AREA OF ADDITION: 46.5 SQ FT

PROPOSED AREA OF BUILDING: 1347.5 SQ FT

AREA OF (E) GARAGE: 185 SQ FT

EXISTING PARKING SPACES: 1

NEW PARKING SPACES REQUIRED: 0

TOTAL PROPOSED PARKING PROVIDED: 1

CONSTRUCTION OCCUPANCY: TYPE V-B R-3 (RESIDENCE)/U-1 (GARAGE)

NO. OF STORIES: 1

APPROX. (E) BUILDING HEIGHT: 19'-6" ABOVE CENTERLINE OF STREET

VICINITY MAP NTS 5

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ADDRESS: 1524 ABBOT KINNEY BLVD, VENICE CA 90291
CLIENT: TAMI PARDEE, PARDEE PROPERTIES

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GENERAL NOTES NTS 6

PROJECT DATA NTS 2

PLOT PLAN / SITE PLAN 1
1/8" = 1'-0"

PROJECT:
1524 ABBOT KINNEY

ARCHITECT:
DU

DesignUniversal
ARCHITECTURE AND DESIGN

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VENICE, CA 90291
PH: 310.600.7217
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CONTRACTOR:
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DAVID DE PRIEST CONSTRUCTION
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FX: 562.856.7688

STRUCTURAL ENGINEER:
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PH: 818.362.8886
628.337.8886
FX: 818.362.8000

REVISION / ISSUE:	DATE:
1. PRELIM DESIGN	10/24/2011
2. SUBMITTAL SET	12/16/2011
3. PLAN CHECK CORR.	1/11/2012
4. REVISION BID SET	1/13/2012
5. CONSTRUCTION SET	2/13/2012
6. REV. CONSTRUCTION SET	2/22/2012

TITLE SHEET

DATE: 10/24/2011 DRAWN: MAA SCALE: AS NOTED

A-0.0