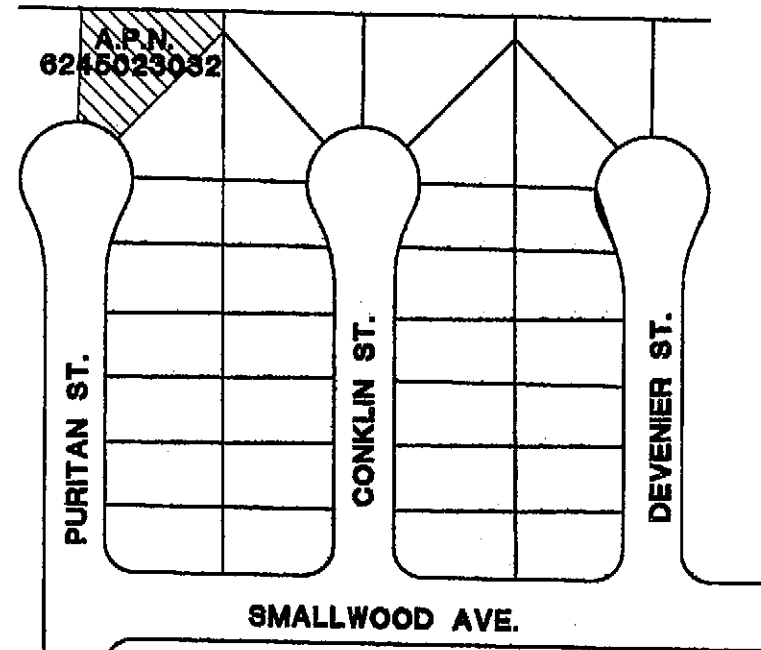


VICINITY MAP
NO SCALE



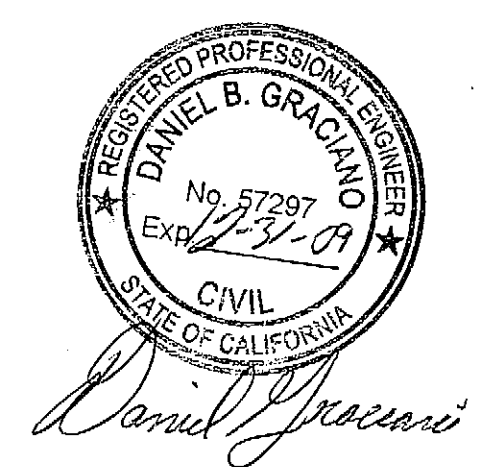
LOCATION MAPS
NO SCALE

SPECIAL INSPECTION FOR SEISMIC RESISTANCE IS REQUIRED FOR THIS PROJECT. PROVIDE SPECIAL INSPECTION FOR THE FOLLOWING:

SEISMIC DESIGN CATEGORY	SPECIAL INSPECTION REQUIRED
C, D, E, AND F	STRUCTURAL WOOD* EPOXY SET HARDWARE

EPOXY USED SHALL BE "HILTI" RESOQ SD 100-25 ESR 2522.

SPECIAL INSPECTION FOR SEISMIC RESISTANCE
NO SCALE



SHEET INDEX

SHEET NO.	DESCRIPTION
1.	TITLE SHEET, VICINITY MAP, PARCEL MAP, AND SITE PLAN
2.	FLOOR PLAN
3.	ELEVATIONS
4.	FOUNDATION PLAN AND DETAILS
5.	FRAMING PLAN AND DETAILS
6.	BUILDING SECTIONS AND DETAILS
7.	TITLE 24 ENERGY FORMS
8.	DRAINAGE PLAN
9.	FLOOR AREA DETAIL

REVISIONS	BY

CONSTRUCTION DRAWINGS FOR GRIFFIN RESIDENCE COMPLETE HOME RE-CONSTRUCTION AND ADDITION, NEW GAME ROOM, BATHROOM, AND PATIO COVER

FIRE PROTECTION SPRINKLERS

A FIRE PROTECTION SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED PRIOR TO ISSUANCE OF FINAL. ALL WORK SHALL BE PER CITY OF DOWNEY REQUIREMENTS. FIRE SPRINKLER DESIGN SHALL BE DONE BY OTHERS IN A DEFERRED SUBMITTAL.

LOT COVERAGE

LOT	9,600 SQ. FT.
EXISTING DWELLING TO BE RE-CONSTRUCTED	1,490 SQ. FT.
EXISTING FRONT PORCH TO BE RE-BUILT	59 SQ. FT.
EXISTING 2-CAR GARAGE TO BE RE-CONSTRUCTED	452 SQ. FT.
PROPOSED ADDITION TO HOME	646 SQ. FT.
TOTAL	3,197 SQ. FT.
FINAL CONDITION LOT USE PERCENTAGE	3,197 SQ. FT./9,600 SQ. FT. = 32.7%

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD

THE FOLLOWING ITEMS MUST BE OBSERVED AND INSPECTED BY ENGINEER OF RECORD PRIOR TO CALLING CITY INSPECTOR FOR INSPECTION.

- FOUNDATION WORK AND HARDWARE PLACEMENT PRIOR TO POURING CONCRETE.

DANIEL GRACIANO P.E. _____ DATE _____

- EPOXY SET ANCHOR BOLTS AND HOLD DOWNS LOCATION AND DEPTHS

DANIEL GRACIANO P.E. _____ DATE _____

- FRAMING INSPECTION, SHEAR PANEL NAILING AND BEAMS

DANIEL GRACIANO P.E. _____ DATE _____

- STUCCO LATH AND MOISTURE BARRIER.

DANIEL GRACIANO P.E. _____ DATE _____

STRUCTURAL OBSERVATION
NO SCALE

PROJECT ADDRESS
7803 PURITAN ST.
DOWNEY, CA 90242
A.P.N. 6245023032

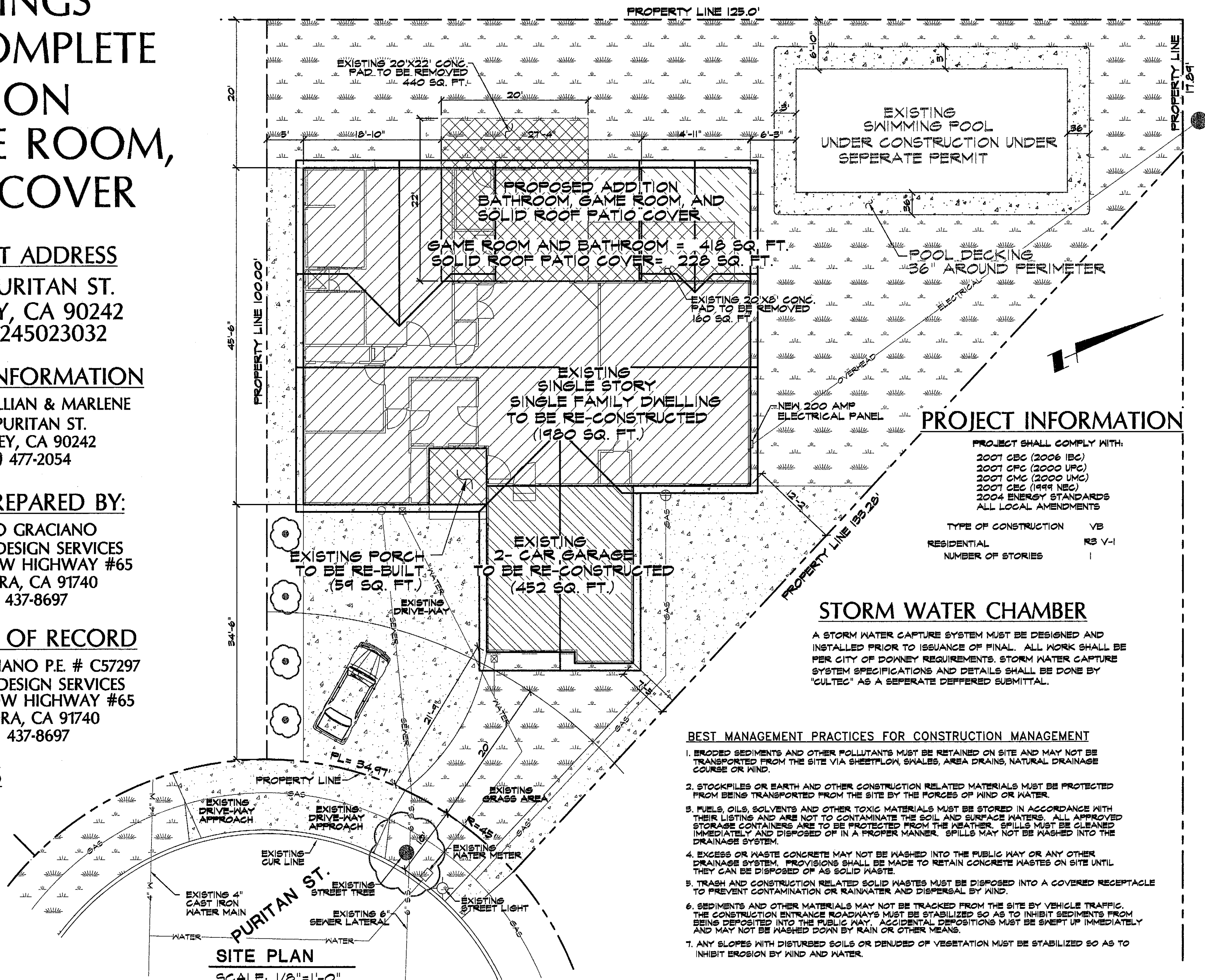
OWNER INFORMATION
GRIFFIN, WILLIAM & MARLENE
7803 PURITAN ST.
DOWNEY, CA 90242
(562) 477-2054

PLANS PREPARED BY:
ROBERTO GRACIANO
'N' HOUSE DESIGN SERVICES
201 E. ARTROW HIGHWAY #65
GLENDDORA, CA 91740
(626) 437-8697

ENGINEER OF RECORD
DANEIL GRACIANO P.E. # C57297
'N' HOUSE DESIGN SERVICES
201 E. ARTROW HIGHWAY #65
GLENDDORA, CA 91740
(626) 437-8697

DESIGN LOADS

CEILING LEVEL:	
DEAD LOAD	10 PSF
DEAD LOAD	25 PSF
ROOF LEVEL:	
DEAD LOAD	10 PSF
DEAD LOAD	25 PSF



SITE PLAN
SCALE: 1/8"=1'-0"

PROJECT INFORMATION

PROJECT SHALL COMPLY WITH:
2001 CBC (2006 IBC)
2001 CFC (2000 UPC)
2001 CMC (2000 UMC)
2001 CEC (1999 NEC)
2004 ENERGY STANDARDS
ALL LOCAL AMENDMENTS

TYPE OF CONSTRUCTION	VB
RESIDENTIAL	RS V-1
NUMBER OF STORIES	1

STORM WATER CHAMBER

A STORM WATER CAPTURE SYSTEM MUST BE DESIGNED AND INSTALLED PRIOR TO ISSUANCE OF FINAL. ALL WORK SHALL BE PER CITY OF DOWNEY REQUIREMENTS. STORM WATER CAPTURE SYSTEM SPECIFICATIONS AND DETAILS SHALL BE DONE BY "CULTEC" AS A SEPERATE DEFERRED SUBMITTAL.

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION MANAGEMENT

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SHALES, AREA DRAINS, NATURAL DRAINAGE COURSE 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 LISTINGS 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 IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 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 DISPOSED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OR 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 SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

GRIFFIN, WILLIAM & MARLENE
HOME IMPROVEMENTS
1803 PURITAN ST.
DOWNEY, CA 90242

TITLE SHEET, VICINITY MAP, PARCEL MAP AND SITE PLAN

DATE	09-25-09
SCALE	AS SHOWN
DRAWN	R.S.
JOB	GRIFFIN
SHEET	1
OF 9 SHEETS	