



PROJECT TEAM

ENGINEERING

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CONSTRUCTION

HORIZONS CONSTRUCTION
432 W MEATS AVE, ORANGE, CA
92865
UNITED STATES
KINAN KOTRASH

PROJECT INFORMATION

SUMMARY OF SCOPE:
INTERIOR IMPROVEMENTS INCLUDE UPGRADE TO THE KITCHEN, BATHROOMS, FLOORINGS, WALLS, CEILING, LIGHT FIXTURES & CASEWORK.

PROJECT ADDRESS:

113 SUNRIDGE ST. PLAYA DEL REY CA 90293

LEGAL JURISDICTION:

CITY OF LOS ANGELOS
EXISTING BUILDING CONSTRUCTION TYPE:

TYPE V – NON – RATED

OCCUPANCY CLASSIFICATION:

GROUP R-1



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113 SUNRIDGE ST.
PROJECT # 06.30.21114

SHEET INDEX

- TS-1 INDEX SHEET
- A-1 PROPOSED FLOOR PLAN
- A-1.1 PROPOSED KITCHEN#01DETAILS
- A-1.2 PROPOSED KITCHEN#02 DETAILS
- A-1.3 PROPOSED FINISHES

STAIRWAYS

1. EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)
2. RISE SHALL BE MAXIMUM 7.75"; RUN SHALL BE 10" MINIMUM; HEADROOM 6'-8" MINIMUM; WIDTH 36" MINIMUM, 31.5" BETWEEN A HANDRAIL ON ONE SIDE AND 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS 3/8" MAXIMUM. A NOSING NOT LESS THAN .75 INCHES BUT NOT MORE THAN 1.25 INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11 INCHES. THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1.25 INCHES BEYOND THE TREAD BELOW. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30° OR LESS). (CRC R311.7)
3. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34" TO 38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1.25"-2"; IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4"-6.25" WITH A MAXIMUM CROSS SECTIONAL DIMENSION OF 2.25". SEE R311.7.8.3 ITEM# 2 FOR TYPE II HANDRAILS WITH A PARAMETER OVER 6.25". A MINIMUM CLEARANCE OF 1.5" SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE. HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS, OR SAFETY TERMINALS. (CRC R311.7.8.2)
4. GUARDS SHALL BE 42" MINIMUM HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIRWAY; THE GUARD HEIGHT MAY BE 34"-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 4 3/8" OPENINGS). (CRC R312)
5. PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MINIMUM. (SEE CRC R311.7.6 FOR EXCEPTIONS).
6. USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MINIMUM OF 1/2" GYPSUM BOARD. (CRC R302.7)

WALLS

1. POSITIVE POST TO BEAM CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT AND LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.9.7)
2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE (CRC R317.3).
3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10FT. INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILING/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)
4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING AND APPROVED FLASHING AT EXTERIOR OPENINGS (CRC R703.2). SPECIFY A MINIMUM OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO AND 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.
5. STUCCO SHALL HAVE A MINIMUM CLEARANCE TO EARTH OF 4 INCHES AND 2 INCHES TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC R703.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY AND PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC R703.8.5 AND R703.8.6)

NOTE

**DIMENSIONS TO BE VERIFIED
IN FIELD FOR CODE
COMPLIANCE**

ENERGY CODE

1. 1. ALL DUCTS IN CONDITIONED SPACES MUST INCLUDE R-4.2 INSULATION. (CALIFORNIA ENERGY CODE 150.1(C)9)
2. 2. INSULATE THE FIRST 5' OF HOT/COLD WATER LINES, ALL LINES 3/4 INCH IN DIAMETER OR LARGER, ALL RECIRCULATION PIPING, PIPING TO STORAGE TANKS AND ALL HOT WATER PIPES TO KITCHEN FIXTURES FROM THE WATER HEATER. (CALIFORNIA ENERGY CODE 150(J)(2))
3. 3. ISOLATION WATER VALVES REQUIRED FOR INSTANTANEOUS WATER HEATERS 6.8KBTU/HR AND ABOVE. VALVES SHALL BE INSTALLED ON BOTH COLD AND HOT WATER LINES. EACH VALVE WILL NEED A HOSE BIB OR OTHER FITTING ALLOWING FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED. (CEC 110.3(C)7)
4. 4. PROJECT SHALL MEET THE MINIMUM VENTILATION AND ACCEPTABLE INDOOR AIR QUALITY REQUIREMENTS PER ASHRAE STANDARD 62.2. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE BUILDING VENTILATION AIRFLOW REQUIRED. THIS IS SUBJECT TO HERS TESTING. THE FOLLOWING LABEL MUST BE ATTACHED TO THE FAN SWITCH: "TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION." (CALIFORNIA ENERGY CODE 150.0(O))
5. WILDLAND URBAN INTERFACE (WUI)
6. BUILDINGS CONSTRUCTED AFTER JANUARY 1, 2008
7. 1. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT, HEAVY TIMBER, LOG WALL OR FIRE RESISTIVE CONSTRUCTION. (CRC R337.7)
8. 2. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF AND TERMINATE AT
9. 2 INCH NOMINAL SOLID BLOCKING BETWEEN RAFTERS AND OVERHANGS. (CRC R337.7.3.1)
10. 3. OPEN/ENCLOSED ROOF EAVES AND SOFFITS, EXTERIOR PORCH CEILING, FLOOR PROJECTIONS, UNDER-FLOOR AREAS AND UNDERSIDES OF APPENDAGES TO COMPLY WITH IGNITION RESISTANT CONSTRUCTION REQUIREMENTS. (CRC R337.5-9) (SHOW COMPLIANCE ON THE PLANS).
11. 4. SPACES CREATED BETWEEN ROOF COVERINGS AND ROOF DECKING SHALL BE FIRE STOPPED BY APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909. (CRC R337.5.2)
12. 5. VALLEY FLASHING SHALL BE NOT LESS THAN 26AWG AND INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72LB MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 AND AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH. (CRC R337.5.3)
13. 6. ATTIC GABLE AND EAVES ABOVE 12FT AND UNDER-FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MINIMUM 1/16 INCH AND MAXIMUM 1/8 INCH OPENINGS, NON-COMBUSTIBLE AND CORROSION RESISTANT. ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME AND BURNING EMBERS. (CRC R337.6)
14. 7. EXTERIOR DOORS INCLUDING GARAGE DOORS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT MATERIAL, MINIMUM 1 3/8 INCH SOLID CORE, MINIMUM 20 MINUTE FIRE RESISTIVE RATING OR SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1. (CRC R337.8.3)
15. 8. THE WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS WITHIN 10FT OF GRADE LEVEL SHALL BE IGNITION RESISTANT MATERIAL, EXTERIOR FIRE RETARDANT TREATED WOOD OR NONCOMBUSTIBLE MATERIAL. (CRC R337.9)

EXISTING LOT AREA	2,314 SQ.FT.
EXISTING LOT COVERAGE (RESIDENCE)	
(E) 1ST STORY	917 SF
(E) 2ND STORY	1,197 SF
(GARAGE)	200 SF

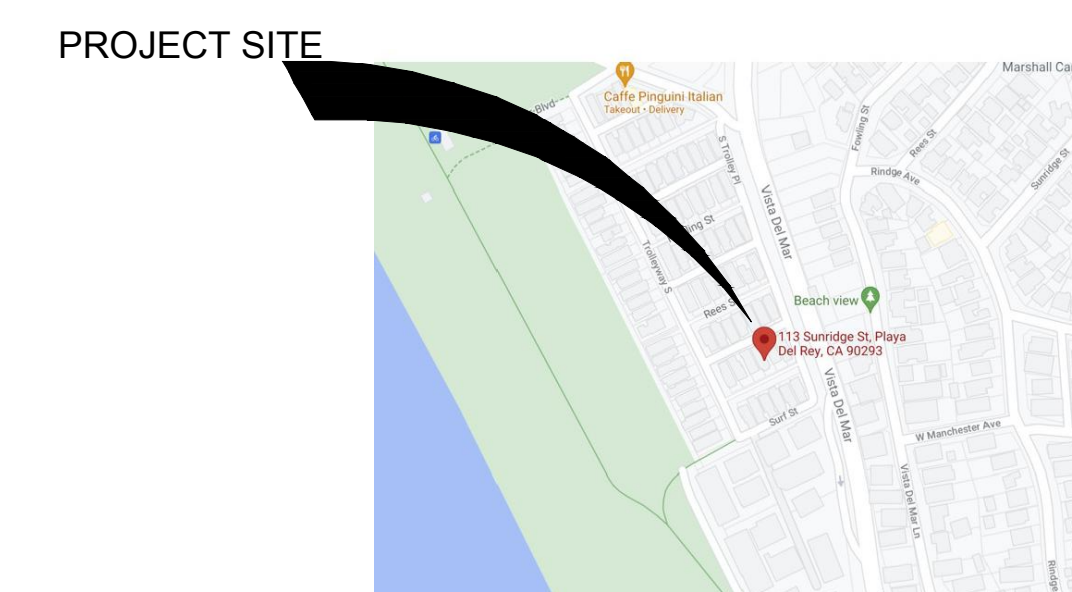
TOTAL EXISTING 2314 SF

NO NEW ADDITIONS TO EXISTING AREA.

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE (CBC) / 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2019 CALIFORNIA EXISTING BUILDING CODE (CEBC) / 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2019 CALIFORNIA RESIDENTIAL CODE (CRC) / 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC) / 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC) / 2018 UNIFORM MECHANICAL CODE (UMC)
- 2019 CALIFORNIA PLUMBING CODE (CPC) / 2018 UNIFORM PLUMBING CODE (UPC)
- 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE (CALGREEN)
- 2019 CALIFORNIA ENERGY CODE

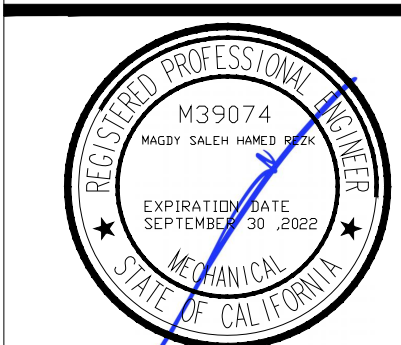
VICINITY MAP



113 SUNRIDGE ST
PLAYA DEL REY CA 90293

SCALE : AS NOTED

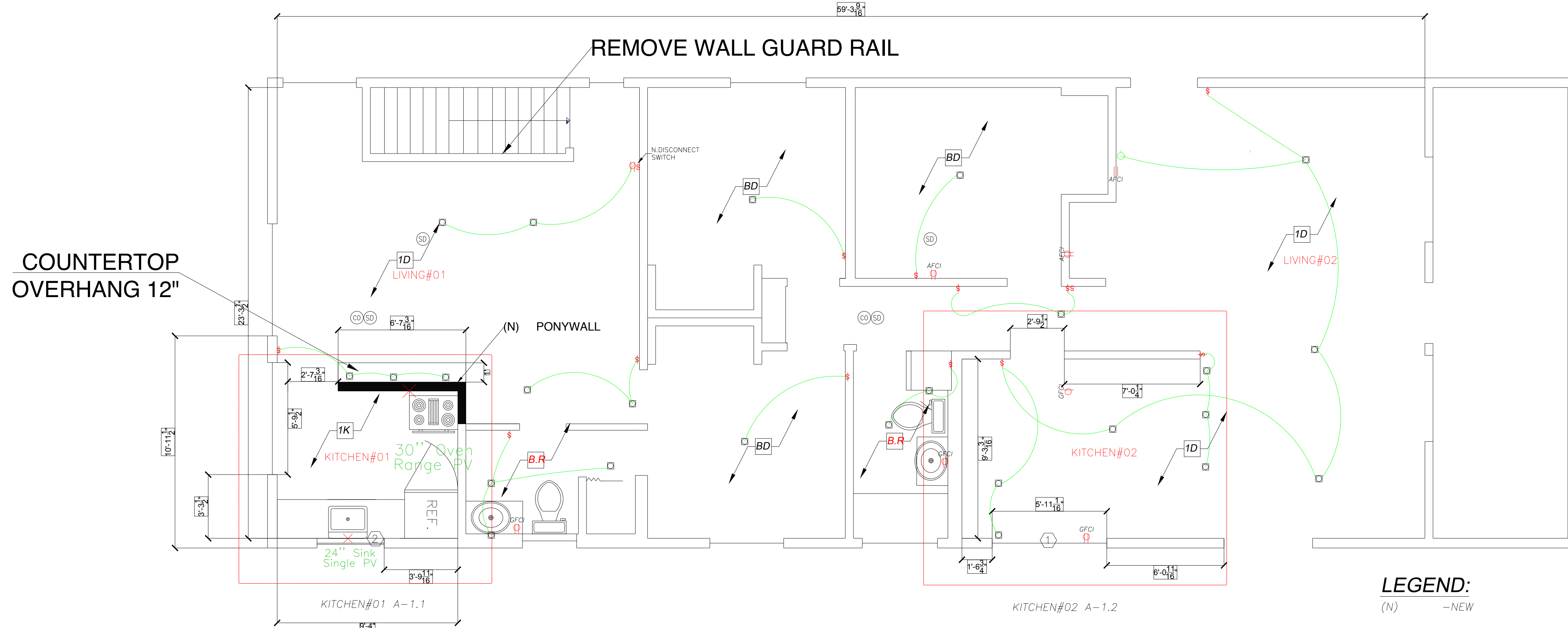
DATE 03/25/2021



SHEET TITLE

INDEX SHEET

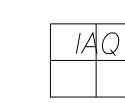
TS-1



LEGEND:

(N) - NEW

- NEW WALL 2x6 STUDS
- INTERIOR WALLS 2x4 2x6 @ PLUMBING
- EXISTING WALLS TO REMAIN



IAQ - WHOLE HOUSE FAN: AIR KING LIMITED MODEL: EVD50 LOW SPEED 50 CFM HIGH/80 CFM. (CONTINUOUS) RATED AT MAXIMUM 1.0 SONES ENERGY STAR RATED, EXHAUST TO TERMINATE OUTSIDE



EAF - A BATH (ENERGY STAR) EXHAUST FAN w/HUMIDITY CONTROL SENSOR. EXHAUST MUST VENT TO OUTDOORS IN AN APPROVED DUCT. TERMINATE THE OUTLET A MINIMUM OF 3 FT. FROM AN OPENING OR PROPERTY LINE. A MIN. RATE OF 50 CFM IS REQUIRED. FAN SHALL MEET ASHRA STANDARD 62.2. A MAX. OF 3 SONE RATING IS REQUIRED



SD - SMOKE DETECTORS (HARD WIRED) w/BATTERY BACK-UP SMOKE ALARMS SHOULD SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE. RETROFIT ALARMS CAN BE BATTERY OPERATED.(INTERCONNECTED)



CO - CARBON MONOXIDE ALARMS (DETECTORS) SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. (INTERCONNECTED)



AFCI - ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.



GFCI/AFCI - GROUND FAULT CIRCUIT INTERRUPTER (PROVIDE A 20A. DEDICATED CIRCUIT FOR BATHROOM RECEPTACLES)



WP GFCI - WEATHER PROTECTED GROUND FAULT INTERRUPTER



S - SINGLE POLE SWITCH



S - 3WAY SWITCH



SVC - WALL FURNACE



F - 100 AMP DUAL METERED



LED RECESSED LIGHT IC + AT RATED



LED PHOTOCONTROL + MOTION SENSOR

NEW DOOR SCHEDULE

DOOR MARK	QUANTITY	SIZE:WxH	MATERIAL	TYPE	NOTES
1	ONE	60"x80"x1 3/8"	HD	INTERIOR	DBL DR
2	ONE	30"x80"x1 3/8"	HD	INTERIOR	
3	ONE	28"x80"x1 3/8"	HD	INTERIOR	
4	ONE	36"x80"x1 3/8"	BARN DR	INTERIOR	
5	ONE	30"x80"x3/8"	GLASS	TEMPER	SHOWER
6	ONE	120"x80"x3/8"	SOLID	EXTERIOR	DBL DR
7					

A) EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES.(CRC R337.8)

NEW WINDOW SCHEDULE

WINDOW MARK	QUANTITY	GLAZING	OPERATION	SIZE	AREA S.F	ORIENTATION	U-FACTOR	SHGC	EXT. SHADING
1	THREE	DUAL PANE	SL-HUNG	48"x48"	16	SOUTH	0.30MAX	0.23	BUG SCREEN
	TWO	DUAL PANE	SL-HUNG	36"x12"	3	EAST	0.30MAX	0.23	TEMPERED

EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE DUAL GLAZING, OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED (CRC R337.8)

ROOM FINISH SCHEDULE

NAME	ROOM ID	WALL 1	WALL 2	WALL 3	WALL 4	FLOOR	CEILING
LIVING#01	1D	P-1	P-1	P-1	P-1	VP-1	P-1 & P-2
KIT. 4 ALL	1K	P-1	P-1	P-1	P-1	VP-1	P-1 & P-2
B.R	1BR	WC-1	WC-1	WC-1	WC-1	WC-2	P-1

A) EXTERIOR DOORS SHALL BE OF APPROVED NON-COMBUSTIBLE CONSTRUCTION, 20 MINUTE RATED, 1 3/8" SOLID CORE RAILS/STILES.(CRC R337.8)

ROOM FINISH LEGEND

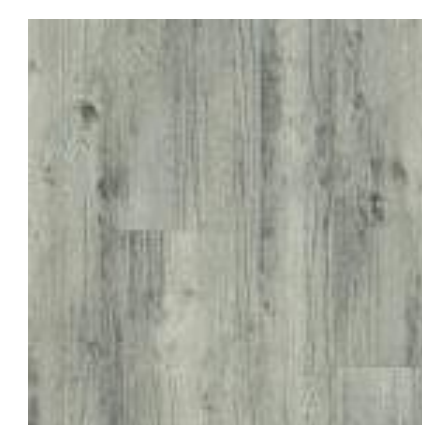
P-2 = SAND DOLLAR DE6171 PAINT COLOR FOR THE BEAMS

P-1 = WARM WHITE DEW380 PAINT COLOR

VP-1 = American Home Grey 6 in. x 36 in. Glue Down Vinyl Plank

WC-1 = RESTORE ASH GRAY 4-1/4 IN. X 4-1/4 IN. GLAZED CERAMIC WALL TILE .

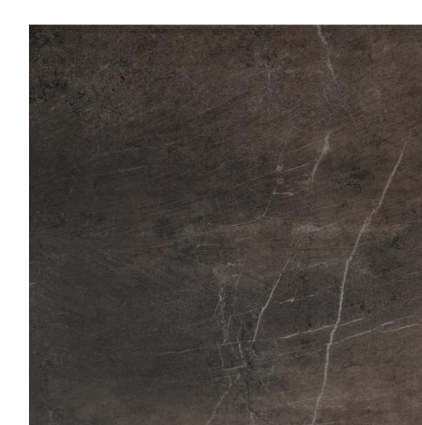
WC-2 = IMAGICA - 23" X 23" SQUARE WALL & FLOOR TILE - UNPOLISHED CONCRETE VISUAL



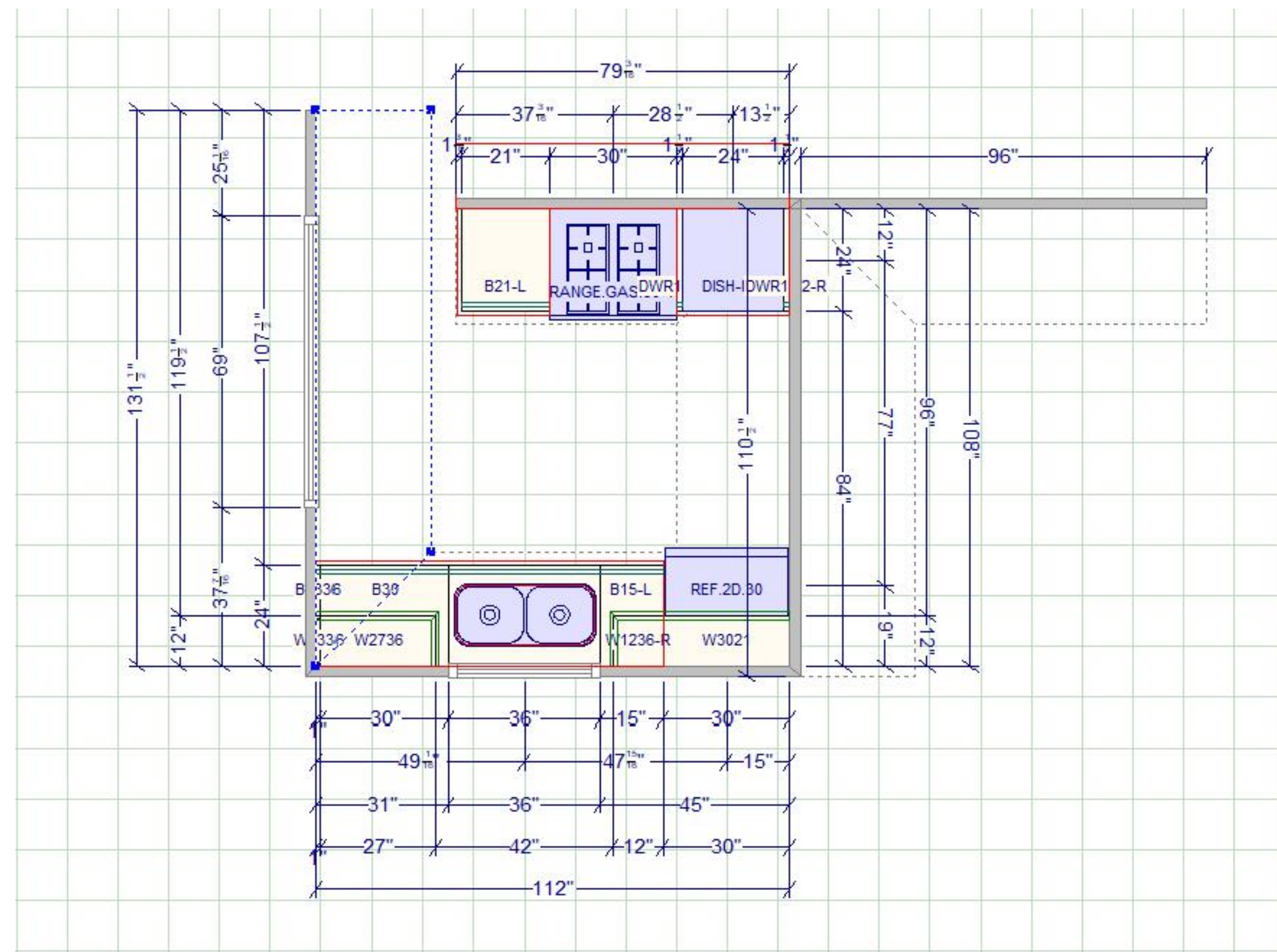
VP-1



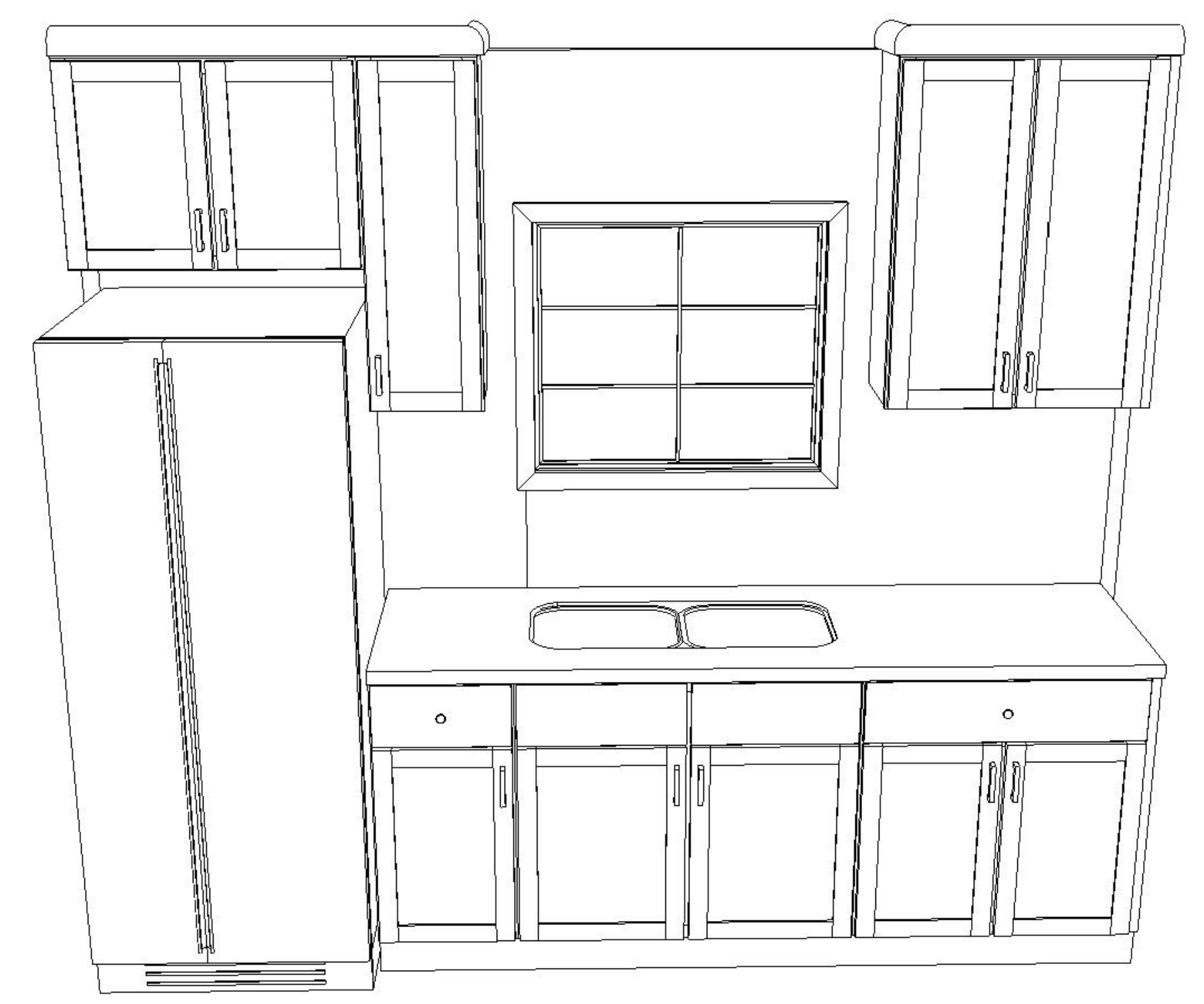
WC-1



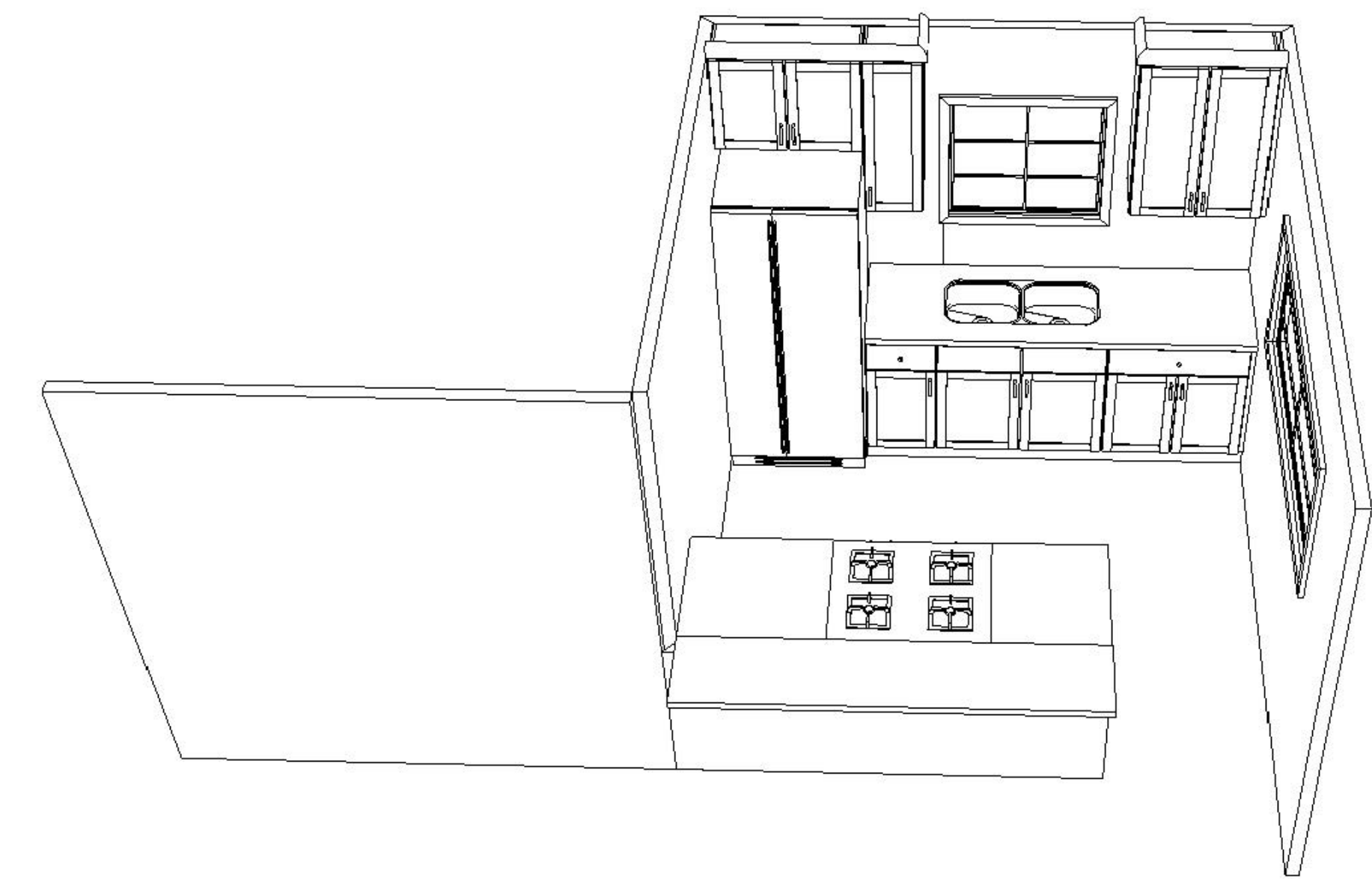
WC-2



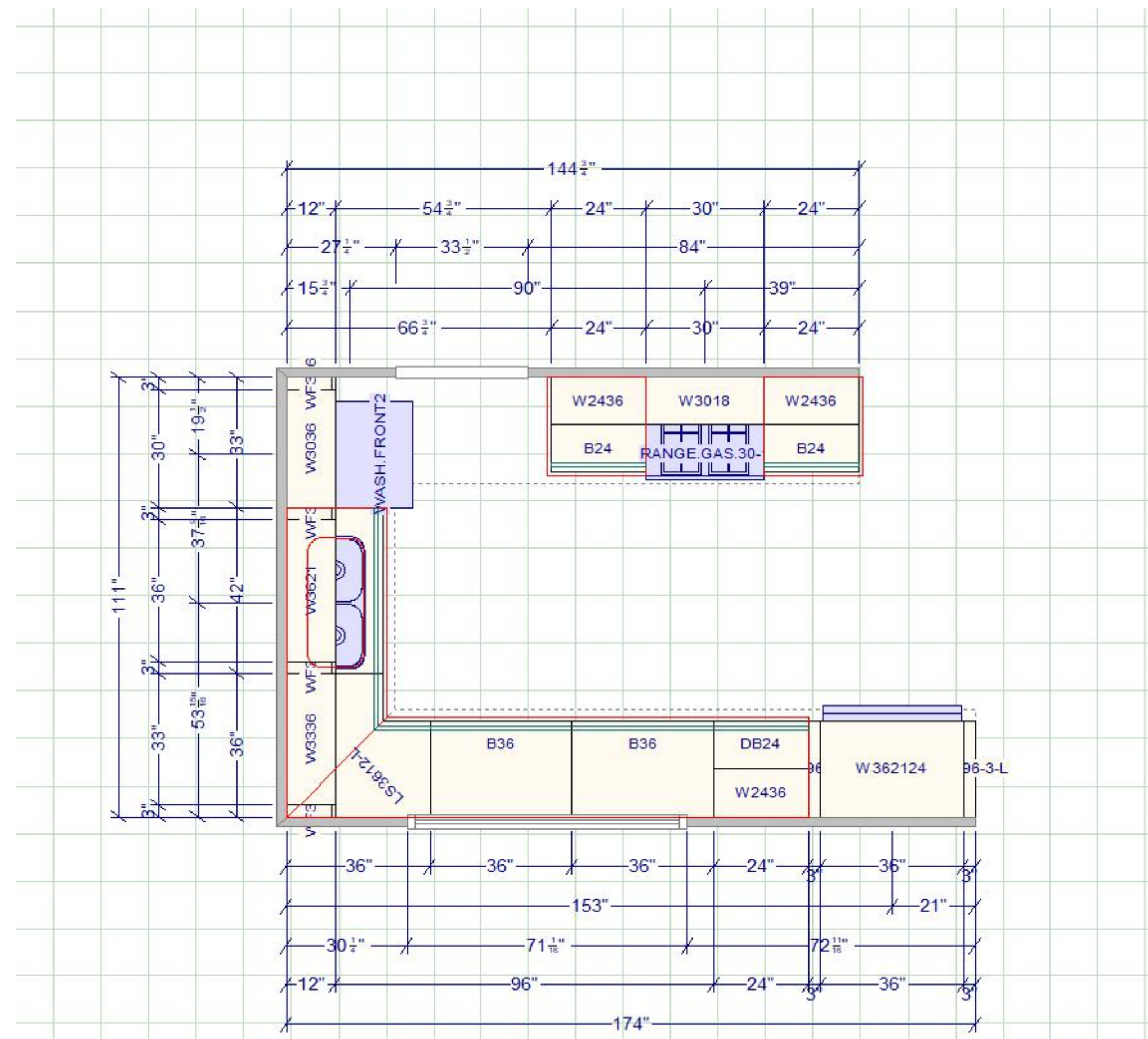
KITCHEN#01 FLOOR PLAN



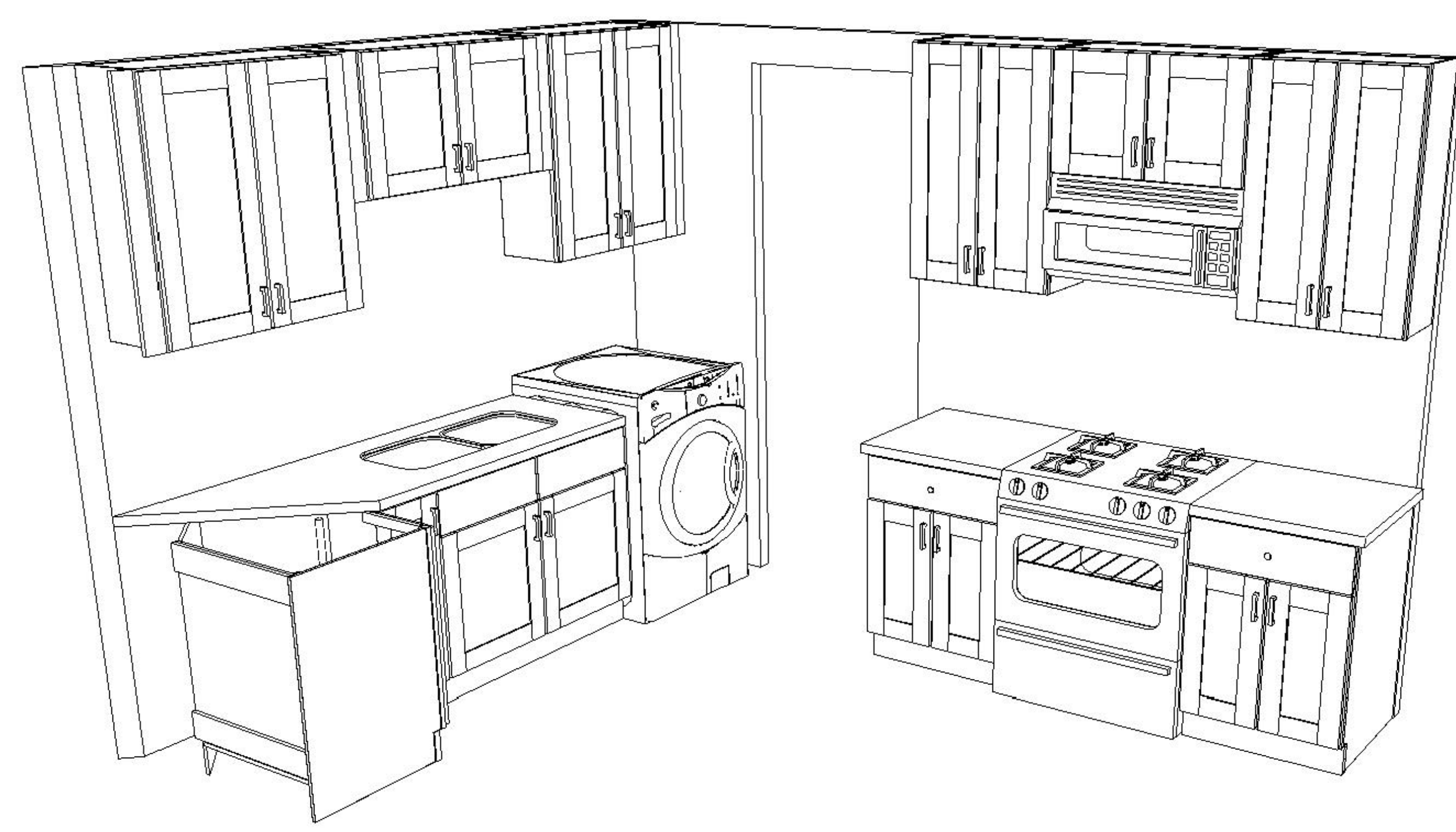
KITCHEN#01 ELEVATION



KITCHEN#01 ISOMETRIC



KITCHEN#02 FLOOR PLAN



KITCHEN#02 ELEVATION



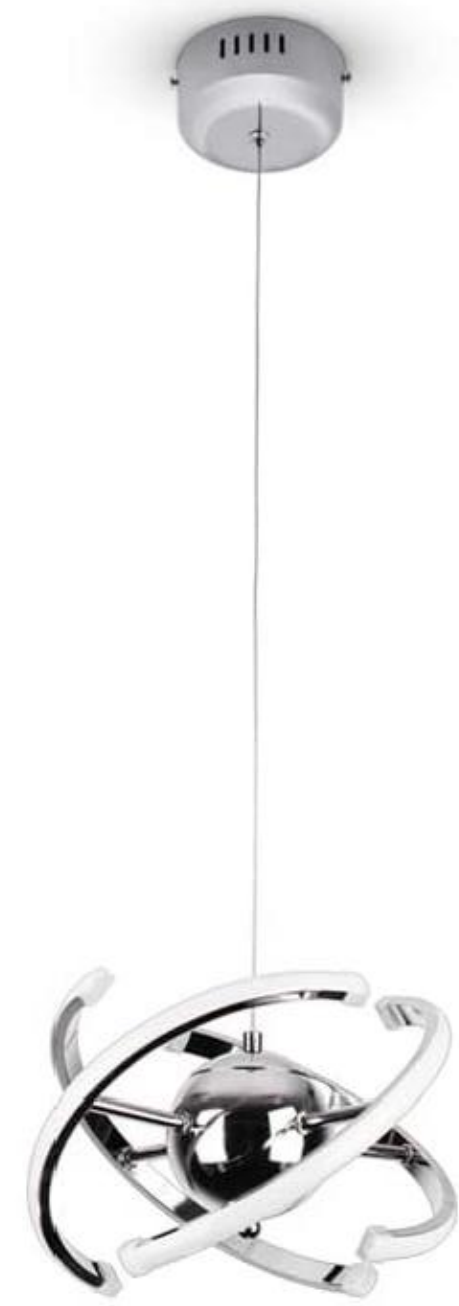
KITCHEN#02 ISOMETRIC



KITCHEN#02 RENDERED IMAGE (3D)



NEW PROPOSED
GUARDRAIL SYSTEM



NEW PROPOSED PENDANT LIGHTS AT
KITCHEN#01 BAR



NEW PROPOSED FAUCETS @
KITCHENS



NEW PROPOSED VANITY LIGHTS
FOR BATHROOMS



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SCALE : AS NOTED

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SHEET TITLE
PROPOSED
FINISHES

A-1.3



NEW PROPOSED VANITY &
BATHROOMS FIXTURES.

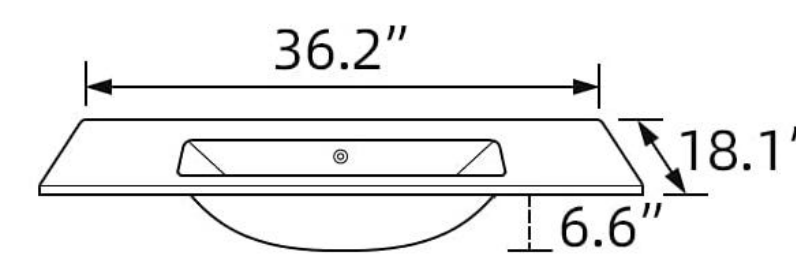
Cabinet Material
MDF Board

Installation
Under-Mount

Cabinet Color
White

Package one
1 x Vanity Cabinet
1 x Mirror
1 x Installation instruction

Package two
1 x Ceramic Sink
1 x Faucet
1 x Pop Up Drain
Other accessories



HWMT-8733U Toilet

with Upgraded UF seat Small Toilet for Small Bathroom

Conserves Water
All 1.28 GPF toilets save up to proactively save water.

Powerful 360° Flush
Fully glazed flush, NO clogs, NO leaks.

Standard Installation
12-inch rough-in

Space Saver Design
25" inch Depth from the wall to the end.

Durable UF Seat
Made of Urea-Formaldehyde
Texture Hard, Non-toxic,
and Environmental Protection.

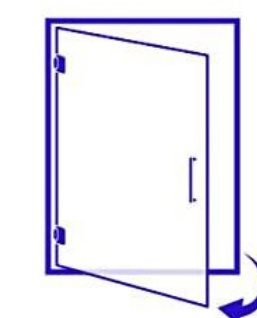
Easy to Maintain
One-piece toilet skirted design
allows for seamless,
easy cleaning.

HOROW®

NEW PROPOSED BATHROOMS TOILET



NEW PROPOSED FRAMELESS
SHOWER DOOR



EASY GLIDE HINGES
RESISTANCE FREE EASY GLIDE HINGES
FOR A SMOOTH AND EFFORTLESS
SWINGING GLASS DOOR



REVERSIBLE INSTALLATION
DESIGNED AND ENGINEERED TO
ACCOMMODATE THE NEED FOR LEFT
OR RIGHT SIDE INSTALLATION