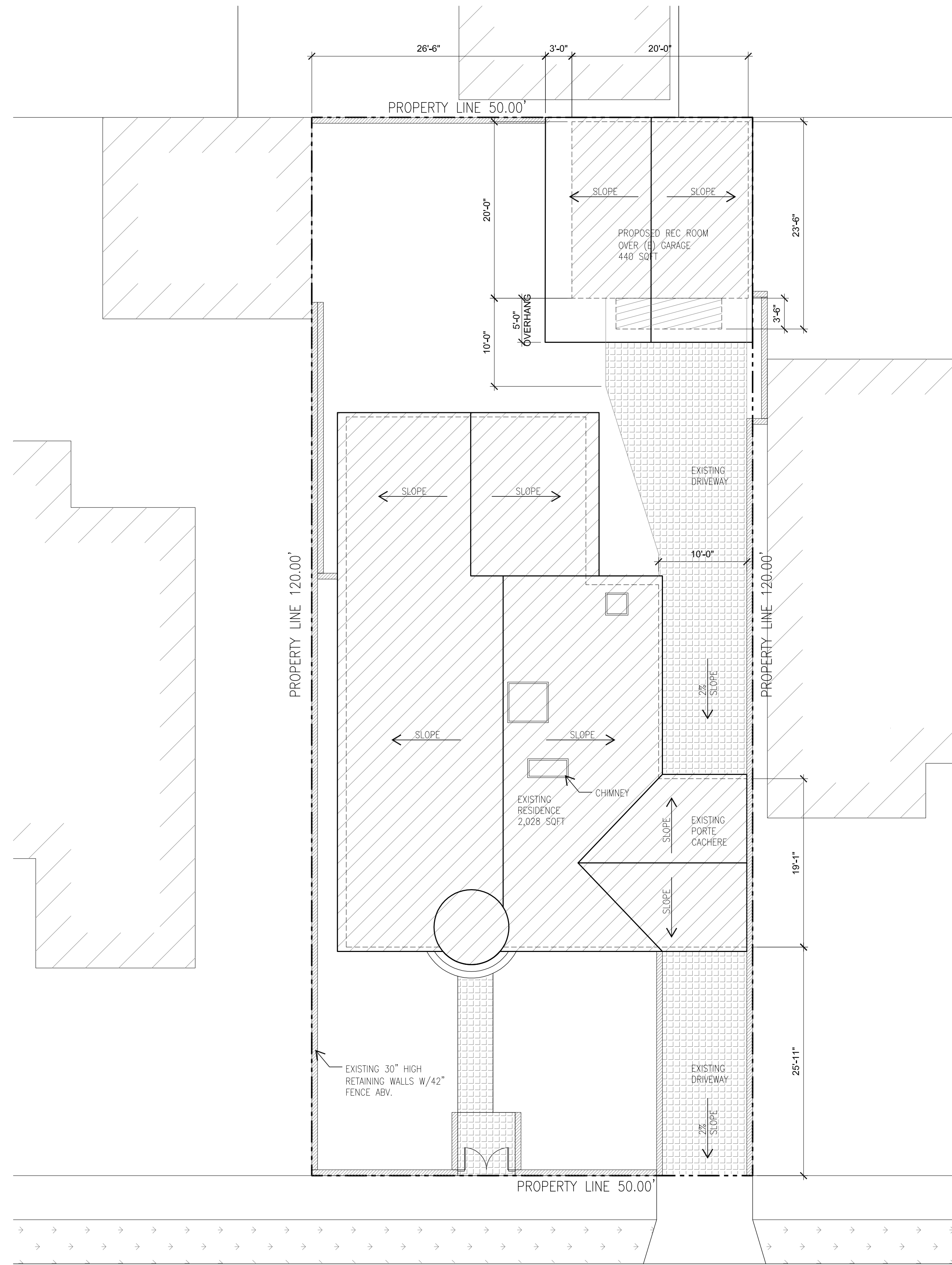
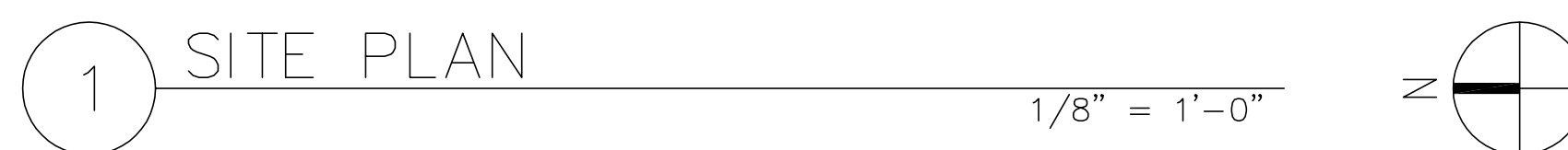


GENERAL NOTES

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2013 EDITION OF THE CRC, CBC, CAL GREEN, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 OCR, 2013 ENERGY CODE STANDARDS AND THE ARCADIA MUNICIPAL CODE.
2. SEPARATE PERMITS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WHEN REQUIRED BY BUILDING OFFICIALS.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THE SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE.
7. WHEN REQUIRED BY THE BUILDING OFFICIAL, PROPERTY LINES SHALL BE ESTABLISHED IN THE FIELD BY A LICENCED SURVEYOR.
8. THE FINISH GRADE SHALL SLOPE A MIN. OF 1% TO A POINT 5 FEET FROM BUILDING FOUNDATION.
9. THE CONTRACTOR SHALL VISIT THE PROJECT AREAS AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. HE SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT. HE SHALL NOTIFY THE CITY OF ANY CONDITIONS REQUIRING CORRECTION OR MODIFICATION PRIOR TO PROCEEDING WITH THE WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL WORK ON THE SITE.
11. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. DIMENSIONS SHALL BE VERIFIED IN THE FIELD PROCEEDING WITH THE WORK. THE CONSTRUCTION MANAGER SHALL BE NOTIFIED OF ANY CORRECTIONS REQUIRED.
12. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, AND TRANSPORTATION NECESSARY FOR COMPLETE AND PROPER EXECUTION OF THE WORK.
13. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT, AND MATERIALS; AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED OR REQUIRED BY ANY CODE WITH JURISDICTION. ALL CONTRACTORS SHALL COMPLETE THEIR SCOPE OR WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.
14. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK, AND AT THE COMPLETION OF THE WORKDAY, CONTRACTOR SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE PROJECT AREA, AND ALL THEIR TOOLS, AND SURPLUS MATERIALS AND SHALL LEAVE THE JOB BROOM CLEAN.
15. THE PROJECT SITE SHALL BE KEPT NEAT AND ORDERLY. TRASH AND DEBRIS GENERATED BY CONSTRUCTION OPERATIONS SHALL BE REMOVED FROM THE PROJECT SITE ON A REGULAR BASIS.
16. THE CONTRACTOR SHALL PROVIDE PROPER ANCHORAGE OF ALL EQUIPMENT AND ASSEMBLIES SHOWN HEREIN IN ACCORDANCE WITH TRADE AND INDUSTRY STANDARDS AND ALL GOVERNING CODES AND ORDINANCES.
17. WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE OWNER/DESIGNER BEFORE PROCEEDING WITH THE WORK.
18. ALL WORK SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF PRACTICE FOR EACH TRADE.
19. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES AND PROTECT THEM FROM DAMAGE AS REQUIRED.
20. ALL DISSIMILAR METALS SHALL BE SUFFICIENTLY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.
21. THESE DRAWINGS SHOW ONLY REPRESENTATIVE AND TYPICAL DETAILS TO ASSIST THE CONTRACTOR. THE DRAWINGS DO NOT ILLUSTRATE EVERY CONDITION. ALL ATTACHMENTS, CONNECTIONS, ETC, SHALL BE PROPERLY SECURED IN CONFORMANCE WITH THE BEST PRACTICE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING THE SAME.



BEVERWIL DR



PROJECT INFO

OWNER: SHLEE SONG, JOO SONG
 ADDRESS: 1532 BEVERWIL DR, LOS ANGELES, CA
 ASSESSORS ID (AIN): 4306-011-026
 LOT NUMBER: 44
 TRACT NUMBER: 12835
 ZONE: SINGLE FAMILY RESIDENTIAL
 LOT SIZE: 5,308 SF
 (E) BUILDING SIZE: 2,028 SF
 (E) GARAGE SIZE: 440 SF
 (N) REC. ROOM: 440 SF
 PROPOSED: CONSTRUCT NEW 440 SF RECREATION ROOM WITH ONE HALF TOILET OVER EXISTING GARAGE. COMPLETE CONSTRUCTION FOR PARTIALLY REMODELED GARAGE PER PREVIOUS PERMIT ZA-2007-3221-ZAA

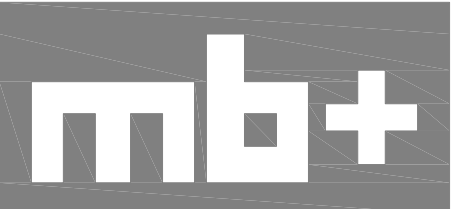
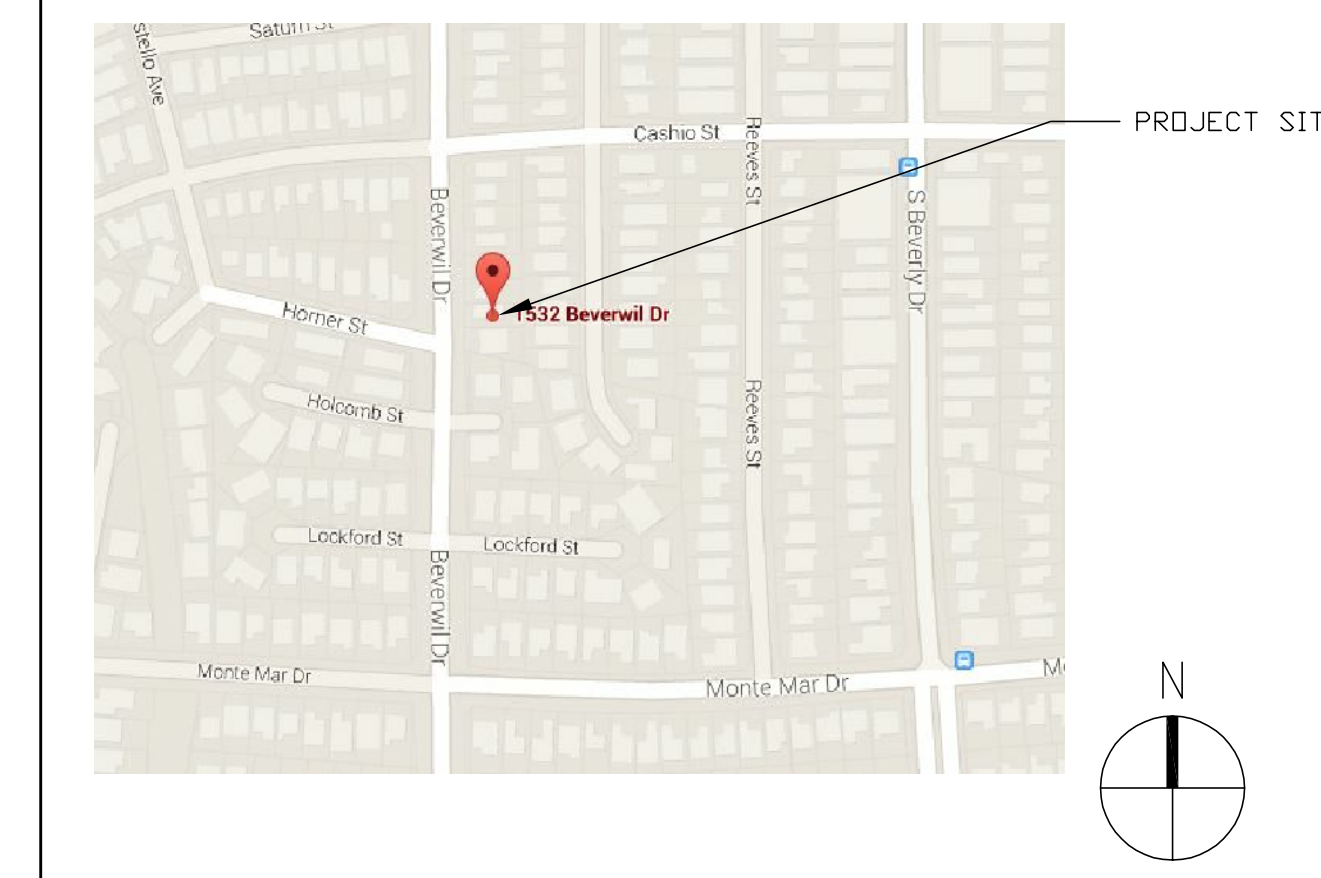
CODE COMPLIANCE

2013 CALIFORNIA RESIDENTIAL CODE
 2013 CALIFORNIA BUILDING CODE
 2013 CALIFORNIA GREEN CODE

TABULATIONS

	NEW
EXISTING DETACHED 2 CAR GARAGE	-
FIRST FLOOR	516 SF
PROPOSED RECREATION ROOM	-
SECOND FLOOR	440 SF
TOTAL PROPOSE 1ST & 2ND	= 956 SF
BALCONY	90 SF

VICINITY MAP



MB+ DESIGN STUDIO, LLC
 ARCADIA, CA 91006
 626-3834545
 DESIGN AND DRAFTING SERVICE

RECREATION ROOM & 2 CAR GARAGE

1532 BEVERWIL DR
 LOS ANGELES, CA 90035

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QA/QC

No. Date Issue
 01/01/15 ZA APPLICATION

Project No. 14113

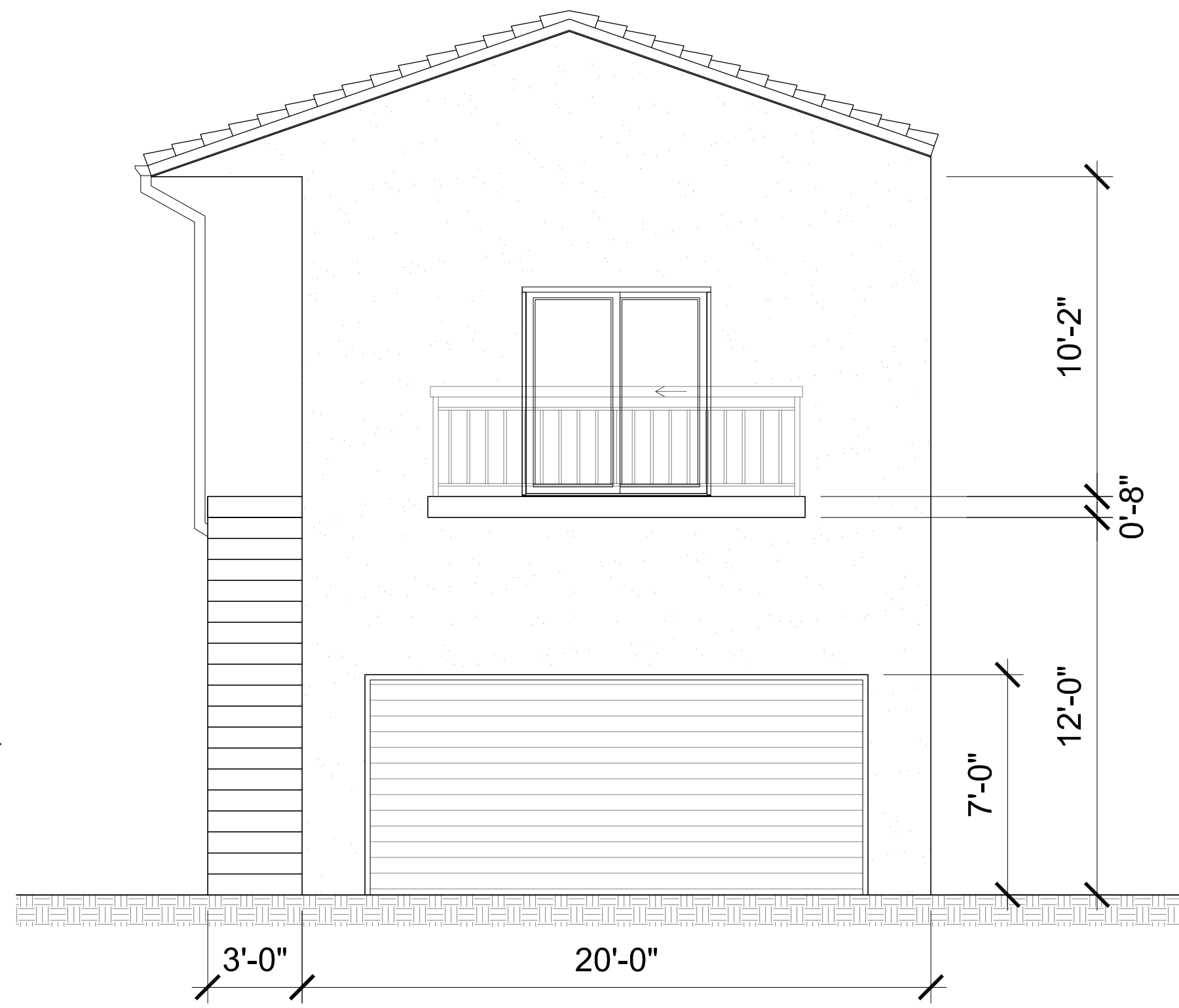
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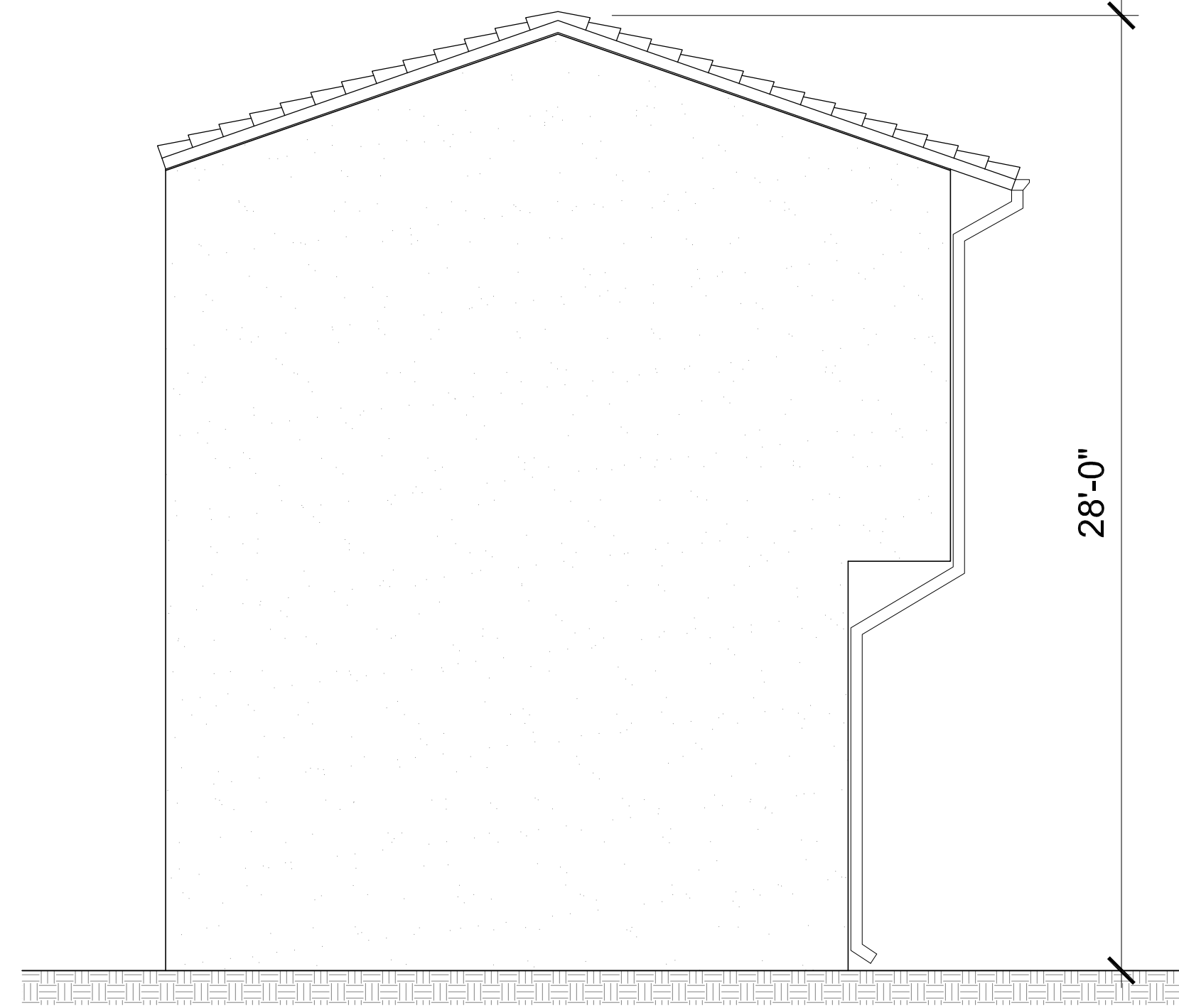
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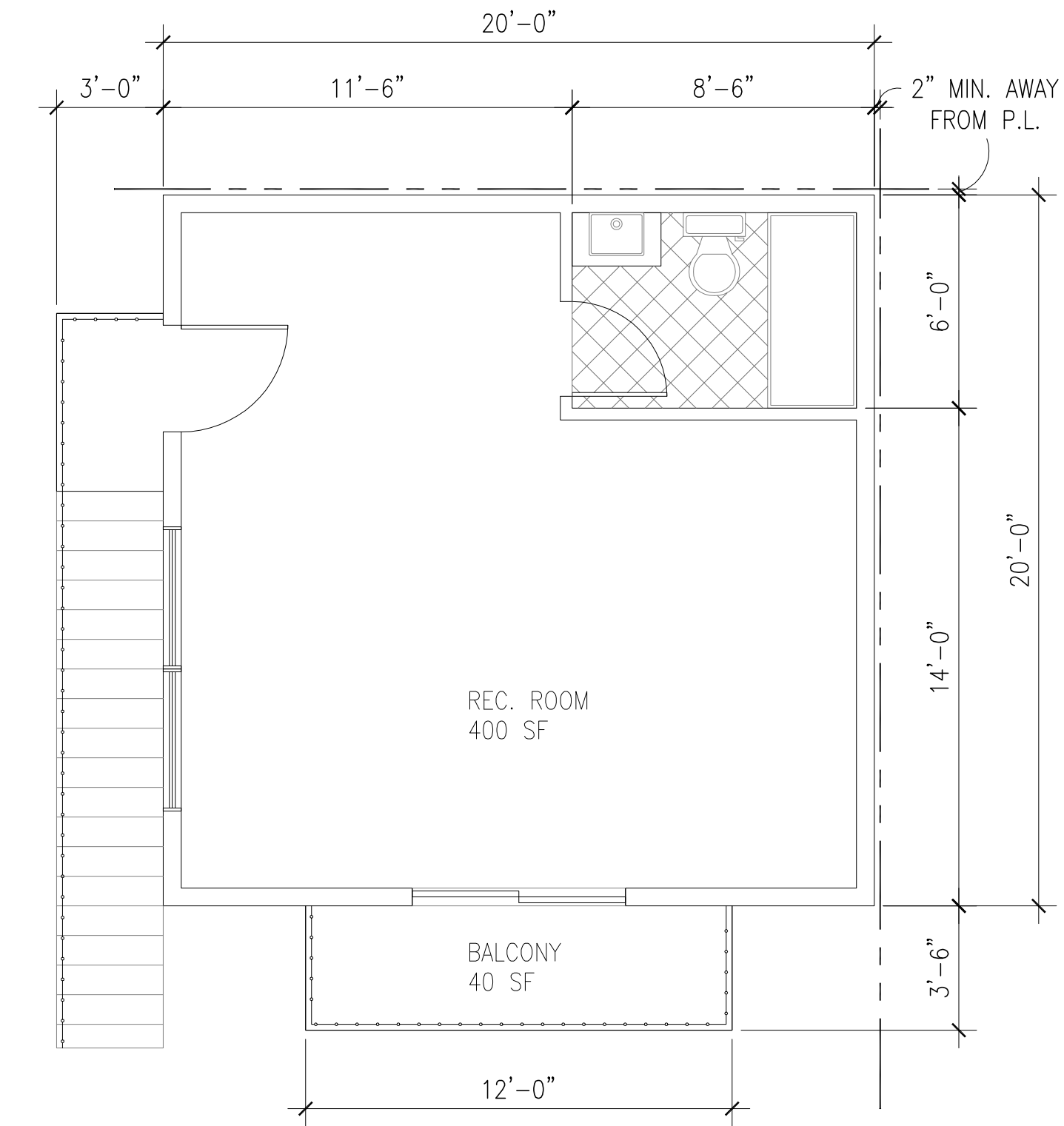
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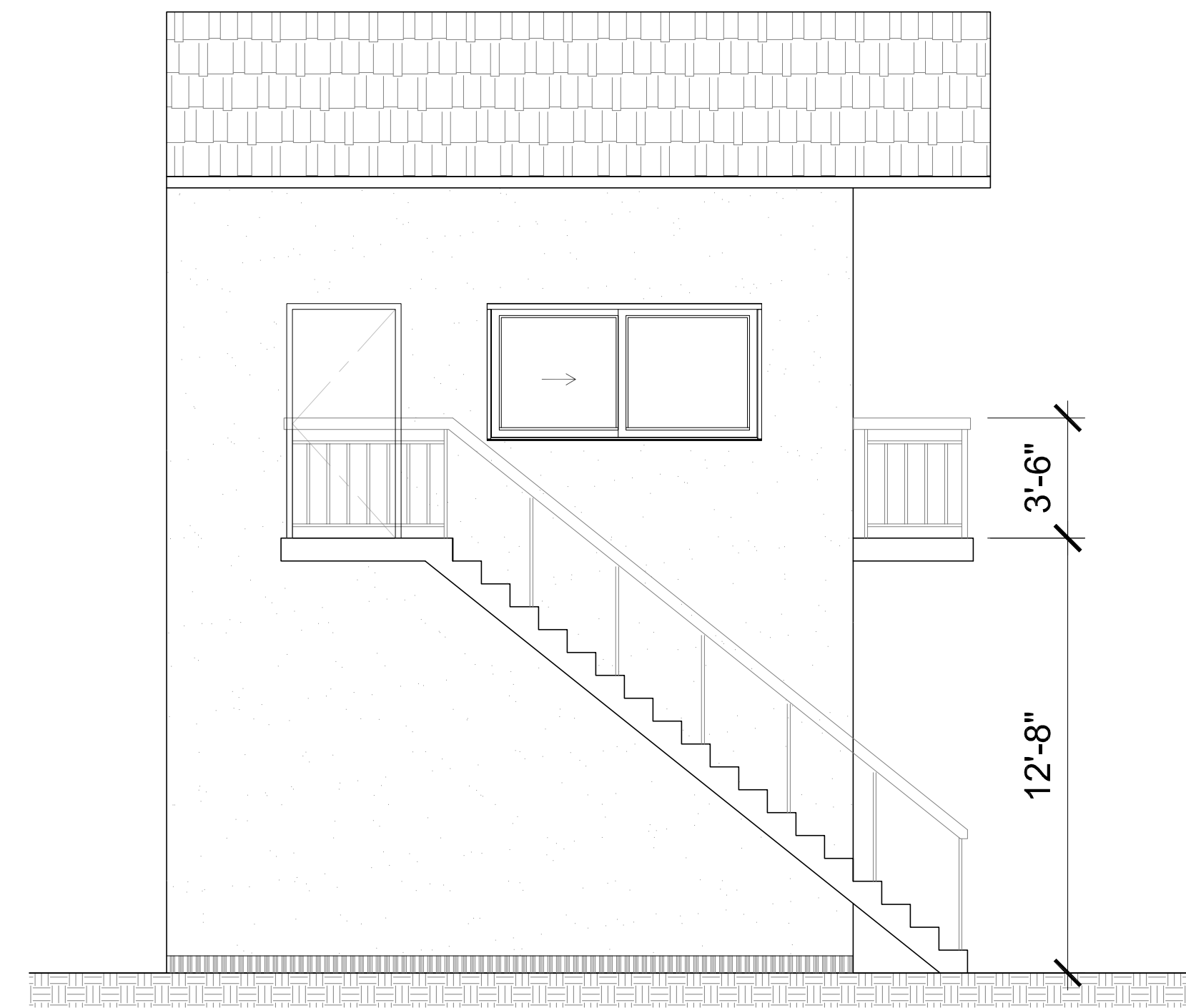
6 FRONT ELEVATION
 1/4" = 1'-0"



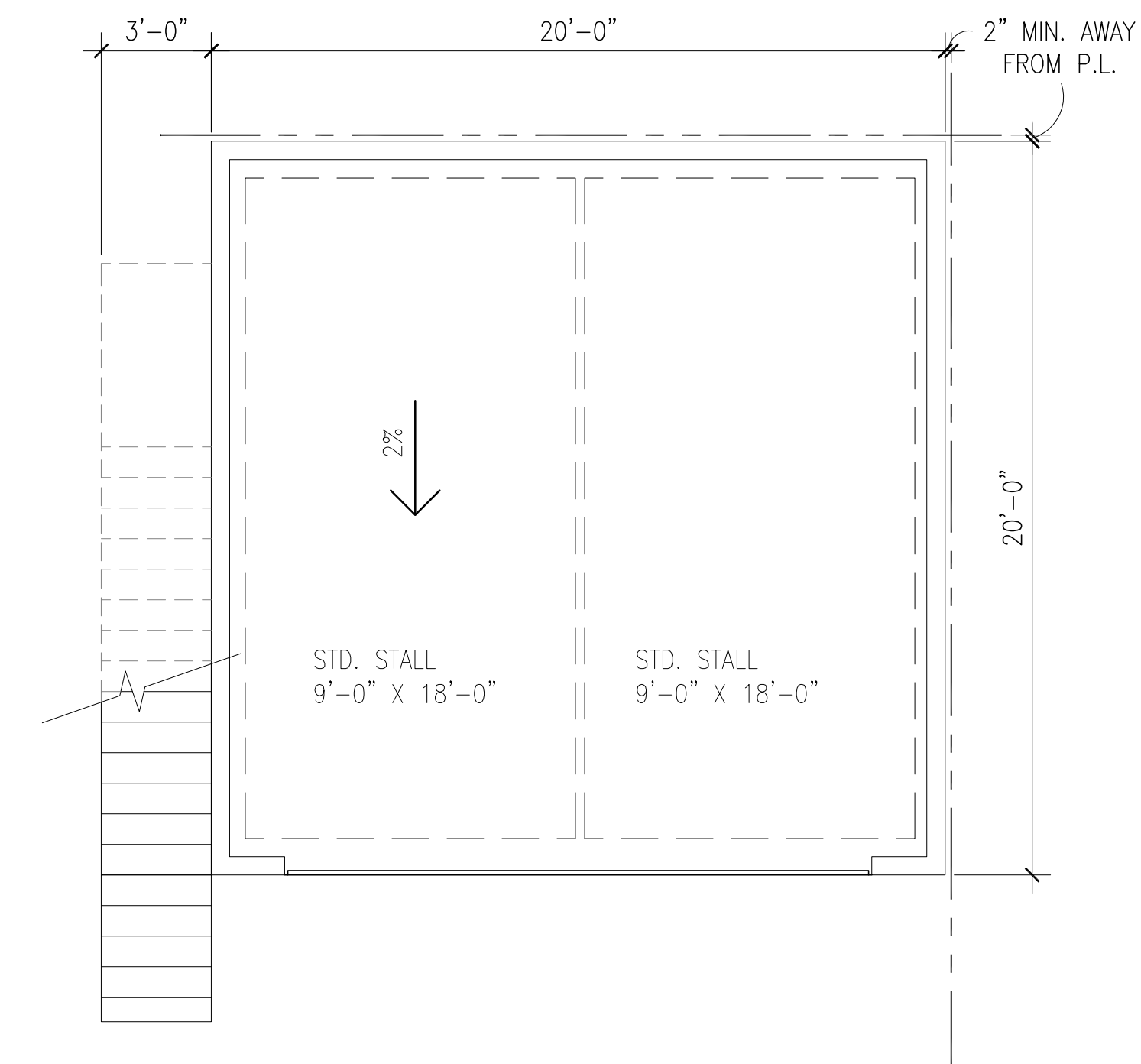
4 REAR ELEVATION
 1/4" = 1'-0"



2 REC. ROOM FLOOR PLAN
 1/4" = 1'-0" N



3 NORTH ELEVATION
 1/4" = 1'-0"



1 GARAGE PLAN
 1/4" = 1'-0" N

RECREATION ROOM
 & 2 CAR GARAGE

1532 BEVERWIL DR
 LOS ANGELES, CA 90035

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QAQC	
No.	Date
01/01/15	Issue
	ZA APPLICATION

Project No. 14113

Scale

Drawing Title

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