

SCOPE OF WORK

1. ESTABLISH NEW ADDRESS FOR BACK YARD ADU (1105 B STANFORD AVE)
2. EXCAVATE AND BUILD FOUNDATION FOR ADU STRUCTURE
3. EXTEND WATER & SEWER FROM EXISTING PRIMARY RESIDENCE TO SERVICE ADU. WATER AND SEWER TO BE STUBBED AND READY FOR FINAL CONNECTION TO ADU
4. INSTALL SPLIT ELECTRICAL METER ON MAIN HOUSE WITH SUB PANEL ON NEW ADU
5. CONSTRUCT/ INSTALL ADU
6. MAKE FINAL WATER, SEWER, AND POWER CONNECTIONS TO ADU
7. RESTORE LANDSCAPING AND INSTALL NEW FENCE AROUND NEW ADU STRUCTURE
8. EXTEND DRIVEWAY APRON TO WIDTH OF EXISTING DRIVEWAY
9. INSTALL NEW MAILBOX FOR NEW UNIT

CONTRACTOR NOTE:

1. PV SYSTEM MUST BE INSTALLED PRIOR TO FINAL INSPECTION

SETBACK CERTIFICATION REQUIREMENT

A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION.



HERS VERIFICATION REQUIREMENT
FIRM OR INDIVIDUAL RESPONSIBLE FOR THE VERIFICATION:

NAME: _____ LICENSE NO.: _____

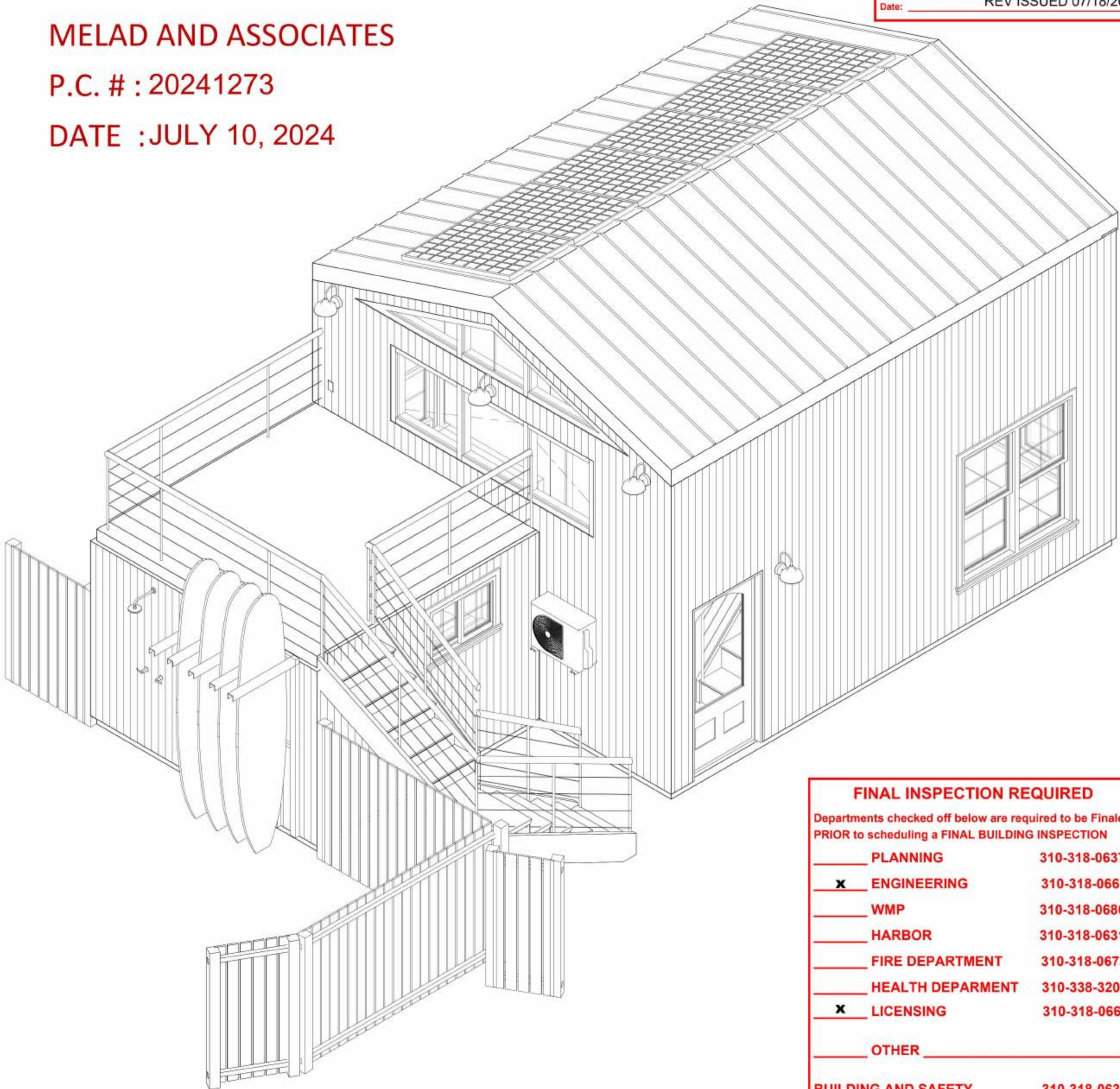
PROJECT FOR:
TINY HOME ADU
1105 STANFORD AVE
REDONDO BEACH, CA 90278

APPROVED

MELAD AND ASSOCIATES

P.C. # : 20241273

DATE : JULY 10, 2024



FINAL INSPECTION REQUIRED		
Departments checked off below are required to be Finald PRIOR to scheduling a FINAL BUILDING INSPECTION		
PLANNING	310-318-0637	
☒ ENGINEERING	310-318-0661	
WMP	310-318-0686	
HARBOR	310-318-0631	
FIRE DEPARTMENT	310-318-0673	
HEALTH DEPARTMENT	310-338-3200	
☒ LICENSING	310-318-0663	
OTHER		
BUILDING AND SAFETY	310-318-0636	

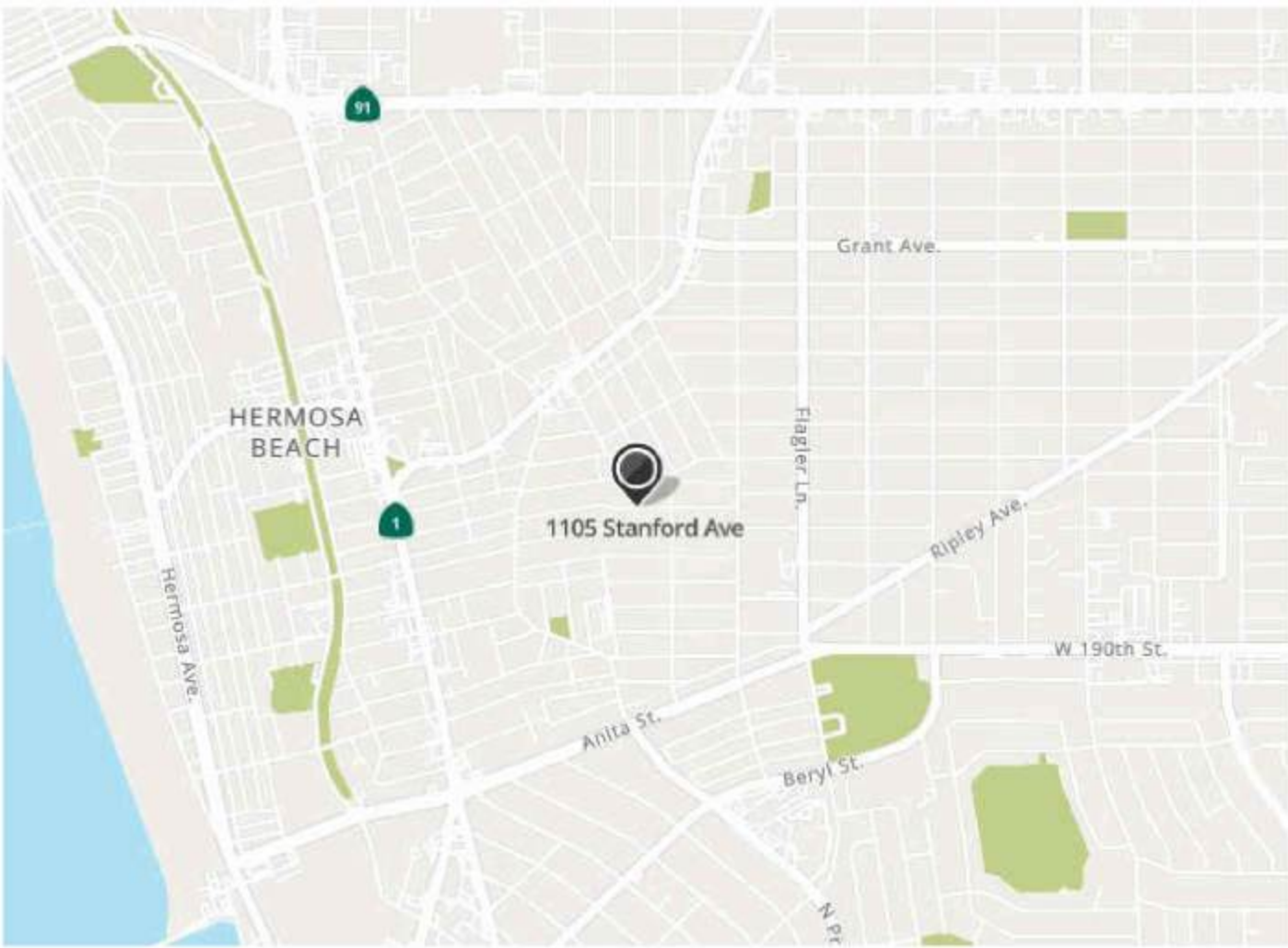
PERMIT ISSUED
CITY OF REDONDO BEACH
BUILDING AND SAFETY DIVISION

A PRINTED set of Approved Plans 24 x 36" minimum and specifications reviewed for code compliance shall be kept on the job site and available to the inspector at the time of inspection. It is unlawful to alter approved plans without obtaining permission from the City of Redondo Beach. Approved plans shall not be construed as an approval of a violation of this code or City Ordinances. Work shall remain accessible and exposed for inspection purposes. The City of Redondo Beach shall not be liable for expense entailed in the removal of any materials as required to allow inspection.

Approved by: MELAD / REV ISSUED DR
Permit No: 20232831 - (REV 20241273)
Date: REV ISSUED 07/18/2024

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VICINITY MAP

LEGAL DESCRIPTION

REDONDO VILLA TRACT #4, LOT 27 BLOCK 12
COUNTY LOS ANGELES, CALIFORNIA
M.B. 10-198, APN 4161-021-021

FLOOD ZONE: X

BUILDING CODE (REDONDO BEACH):

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN CODE
2022 REDONDO BEACH MUNICIPAL CODE

Square Footage Calculation

LOT - 2,500 SF

EXISTING RESIDENCE - 720 SF
(NO CHANGE)

ADU

FIRST FLOOR
LIVING A/C - 444 SF
STORAGE
LIVING A/C - 158 SF
PATIO - 121 SF

TOTAL A/C LIVING SPACE - 602 SF
UNCOVERED SPACE - 121 SF
TOTAL SQUARE FOOTAGE - 723 SF



ENGINEER

NAME
CIVIL ENG. LIC. #

No.	Description	Date
6	REVISED PER ENGINEERING COMMENTS	12/7/2023
7	REVISED COVER SHEET	12/13/2023
8	REVISED COVER SHEET	1/6/2024
9	REVISED PER CITY COMM	1/27/2024
10	REVISED PER CITY COMMENTS	3/12/2024
11	REVISED PER G.C. COMMENTS	4/24/2024
12	ADDED STAIR DETAIL	5/8/2024
13	REVISED PER CLIENT	5/13/2024
14	REVISED PER CLIENT COMMENTS	5/19/2024

PROJECT FOR: TINY HOME ADU
1105 STANFORD AVE
REDONDO BEACH, CA 90278
COVER SHEET

Project number VB2201
Date 8/16/2022
Drawn by Author
Checked by Checker

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Scale

DESIGN LOADS:			
1. ROOF LIVE LOADS: 20 PSF			
2. FLOOR LIVE LOADS:			
USE	LOAD (PSF)	USE	LOAD (PSF)
EXTERIOR BALCONIES	40	SLEEPING ROOMS	40
DECKS	40	OTHER ROOMS	40
FIRE ESCAPES	40	ATTIC W/ STORAGE	20 (b)
STAIRS	40 (c)	ATTIC W/O STORAGE	10 (b)
GUARDRAILS & HANDRAILS	200 (d)	GARAGE	50 (a)
a. ELEVATED GARAGE FLOORS SHALL BE CAPABLE OF SUPPORTING A 2,000-POUND LOAD APPLIED OVER A 20-SQUARE-INCH AREA. b. NO STORAGE LOAD IS REQUIRED WITH ROOF SLOPES OF 3 IN 12, OR FLATTER. c. INDIVIDUAL STAIR TREADS SHALL BE DESIGNED FOR THE UNIFORMLY DISTRIBUTED LIVE LOAD OR A 300-POUND CONCENTRATED LOAD ACTING OVER AN AREA OF 4 SQUARE INCHES, WHICHEVER PRODUCES THE GREATER STRESSES. d. A SINGLE CONCENTRATED LOAD APPLIED IN ANY DIRECTION @ ANY POINT ALONG THE TOP.			

3. WIND LOADS:
ASCE STANDARD 7-16 ULTIMATE WIND SPEED FOR RISK CATEGORY II OF 140
MPH PER CODE (SEE ABOVE)

CONSTRUCTION NOTES:

3. FINISH FLOOR ELEVATION SHALL BE A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE NEAREST SANITARY SEWER MANHOLE, OR WHERE SEWER IS NOT AVAILABLE, A MINIMUM OF 4 INCHES ABOVE CROWN OF STREET.
2. SHOWER STALL WALLS SHALL BE FINISHED WITH A HARD, NONABSORBENT SURFACE TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET.
3. THE RISE OF EVERY STEP IN A STAIRWAY SHALL BE NOT LESS THAN 4 INCHES NOR GREATER THAN 7 1/2 INCHES. THE RUN SHALL BE NOT LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHER MOST PROJECTION OF ADJACENT TREADS.
4. OPEN GUARDRAIL AND STAIR RAILINGS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.
5. GUARD RAILS SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT.
6. ALL EXTERIOR WALLS AND MAIN CROSS-STEP PARTITIONS SHALL BE EFFECTIVELY BRACED AT EACH END, OR AS NEAR THERETO AS POSSIBLE, AND AT LEAST EVERY 25 FEET OF LENGTH.
7. PROVIDE FIRESTOPPING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
8. PROVIDE FIRESTOPPING AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
9. PROVIDE FIRESTOPPING IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
10. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND SHALL HAVE A SMOKE-DEVELOPED RATING OF NOT MORE THAN 450.
11. ALL FASTENERS SHALL BE CORROSION-RESISTANT. ANCHOR TIES OR SHEET METAL SHALL HAVE A MINIMUM SIZE NUMBER 22 GAUGE BY 1 INCH. ANCHOR TIES OF WIRE SHALL HAVE A MINIMUM NUMBER 9 GAUGE.
12. ANCHOR TIES SHALL BE SPACED SO AS TO SUPPORT NOT MORE THAN 2 SQUARE FEET OF WALL AREA AND NOT BE MORE THAN 24 INCHES ON CENTER HORIZONTALLY.
13. ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE PROTECTED ON THE ENCLOSED SIDE AS REQUIRED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION.

CONNECTORS:

1. CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, INC.
2. CONNECTORS SHALL BE THE MANUFACTURER-DESIGNATED SIZE FOR FRAMED MEMBERS, AND SHALL BE INSTALLED IN STRICT CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL NAIL & BOLT HOLES SHALL BE ENGAGED, WITH MANUFACTURER-DESIGNED FASTENERS.
4. CONNECTORS SHALL BE INSTALLED AT THE ENDS OF ALL JOISTS & BEAMS FRAMING INTO OTHER (SUPPORTING) MEMBERS (UNLESS OTHERWISE NOTED).
5. THE FOLLOWING CONNECTORS SHALL BE PROVIDED AND SHALL BE CONSIDERED THE MINIMUM:

MEMBER DESCRIPTION	CONNECTOR SERIES
SAWN-LUMBER JOISTS	U
I-JOISTS	IUS
MULTIPLE-JOIST/BEAMS	HUS
PSL & LVL BEAMS	LBV
LSL (GLU-LAM) BEAMS	HGUS
WOOD TRUSSES	BY TRUSS MANUFACTURER

BEAM SCHEDULE

BEAM	SIMPSON HANGER
2-2X6	HU2-2
2-2X8	HU2-2
2-2X10	HU210-2
2-2X12	HU212-2
3-2X6	HU2-3
3-2X8	HU2-3
3-2X10	HU210-3
3-2X12	HU212-3
3.5" X 9 1/4" APB	HGUS412
3.5" X 11 1/4" APB	HGUS412
3.5" X 11 7/8" APB	HGUS412
3.5" X 14" APB	HGUS414
3.5" X 16" APB	HGUS414
3.5" X 18" APB	HGUS414
5.5" X 11 1/4" APB	HGUS5.50/12
5.5" X 11 7/8" APB	HGUS5.50/12
5.5" X 14" APB	HGUS5.50/14
5.5" X 16" APB	HGUS5.50/14
5.5" X 18" APB	HGUS5.50/14
7" X 11 1/4" APB	HGUS7.25/12
7" X 11 7/8" APB	HGUS7.25/12
7" X 14" APB	HGUS7.25/14
7" X 16" APB	HGUS7.25/14
7" X 18" APB	HGUS7.25/14

FRAMING NOTES

- ALL FRAMING MATERIAL SHALL BE #2 S.Y.P. (KD 15) WOOD.
2. ALL RAFTERS TO BE 2X8 @ 16" O.C. BASED ON 20 PSF ROOF LIVE LOAD. MAX. UNSUPPORTED RAFTER SPAN 11'.
3. 2X6 BRACE STRUTS @ 48" O.C. WITH 2X8 CONTINUOUS PURLINS.
4. 2X6 COLLAR TIES @ 48" O.C. AT UPPER 1/3 OF ROOF.
5. ROOF DECKING SHALL BE 1/2" CDX WITH PANEL SPAN RATING OF 24-0.
6. DOUBLE FRAMING AROUND CHIMNEYS, DORMERS, SKYLIGHTS, AND MAJOR ROOF OPENINGS.
7. RAFTERS SHALL BE CONNECTED TO CEILING JOISTS AS PER UBC 2517 H 4.
8. ALL RIDGES, HIPPS, AND VALLEYS SHALL BE ONE SIZE LARGER THAN CONNECTING RAFTERS AS PER I.R.C.
9. ROOF PITCHES AS PER ELEVATIONS.
10. ALL BEAM AND HEADER MATERIAL SHALL BE #2 S.Y.P. ALL RAFTER AND JOIST MATERIAL SHALL BE #2 SD19 S.Y.P. UNLESS NOTED OTHERWISE.
11. ALL WALL STUDS ARE #3 STUD GRADE SD19 S.Y.P. @ 16" O.C.. ALL STUD WALLS SHALL BE DIAGONALLY BRACED WITH 1X4 LET-IN AT EACH END, AT 25' MAX. SPACING BETWEEN WALL ENDS.
12. ALL STEEL SHALL CONFORM TO ASTM A-36. STEEL COLUMNS SHALL HAVE MIN. 1/2" CAP AND BASE PLATES WITH MIN. 2 5/8" DIA. ANCHOR BOLTS EMBEDDED A MIN. 4 1/2" INTO SOLID CONCRETE. THE STEEL ANGLE LINTEL SCHEDULE (TO SUPPORT BRICK) IS AS FOLLOWS (FORM SHAPE TO MATCH ARCHES WHERE NECESSARY):
- SECOND FLOOR LIVE LOAD = 40 PSF
ATTIC STORAGE LIVE LOAD = 30 PSF
13. SECOND FLOOR DECKING SHALL BE A.P.A. 1/8" PLYWOOD STURD-I-FLOOR OR 2X6 T&G INSTALLED DIAGONALLY.
14. STEEL FLITCH BEAMS SHALL BE CONSTRUCTED WITH TWO ROWS OF 1/2" DIA. BOLTS SPACED AT 24" O.C. AND STAGGERED TOP AND BOTTOM (PROVIDE (2) BOLTS AT EACH END OF BEAM). HOLES SHALL BE 9/16" DIA. AND DRILLED. EDGE CLEARANCE SHALL BE 1/2" FOR ALL BOLTS. WHEN ONE FLITCH BEAM IS "TEED" INTO ANOTHER THE BEAM SHALL BE SUPPORTED BY A SIMPSON EGS HANGER. WOOD SHALL BE #2KD 19 AND BOTH STEEL AND WOOD SHALL BE CONTINUOUS.
15. TRIPLE SECOND FLOOR JOISTS UNDER PARTITION WALLS ABOVE UNLESS NOTED OTHERWISE.
16. ALL JOISTS FRAMING TO BEAMS SHALL BE SUPPORTED BY SIMPSON U JOIST METAL HANGERS (U.N.O.). ALL BEAMS FRAMING INTO BEAMS SHALL BE SUPPORTED BY SIMPSON B/H-B METAL HANGERS (U.N.O.)
17. ALL BEAMS FRAMING INTO WALLS ARE TO BE SUPPORTED BY A MINIMUM OF (2) 2X4 OR (2) 2X6 STUDS UNLESS NOTED OTHERWISE.
18. HEADER SCHEDULE AS FOLLOWS (USE (2) 2X12S W/ 1/2" PLYWOOD UNLESS NOTED OTHERWISE FOR FIRST FLOOR HEADERS):
- | MAX SPAN | |
|----------|-------|
| SIZE | |
| 2-2X6 | 4'-6" |
| 2-2X8 | 6'-0" |
| 2-2X10 | 7'-6" |
| 2-2X12 | 9'-0" |
19. THE NUMBER AND SIZE OF NAILS USED TO CONNECT WOOD MEMBERS SHALL BE ACCORDING TO THE I.R.C. SEE ATTACHED TABLES THIS SHEET APPLICABLE (U.N.O.). MULTIPLE STUDS SHALL BE GLUED AND NAILED WITH 10d NAILS @ 24" O.C.. MULTIPLE JOISTS SHALL BE GLUED AND NAILED WITH (3) 16d NAILS @ 12" O.C. THERE SHALL NOT BE SPLICES.
20. STUD WALLS 14'-0" OR HIGHER SHALL HAVE 2X6, (2) 2X4, OR 4X4 STUDS @ 16" O.C.. WALLS SUPPORTING TWO FLOORS ABOVE SHALL BE 2X6, (2) 2X4, OR 4X4 STUDS AT 16" O.C.
21. MICROLAMS TO BE INSTALLED PER TRUSJOIST CORPORATION'S RESIDENTIAL PRODUCTS REFERENCE GUIDE. PARALLAMS TO BE INSTALLED PER "PARALLAM PSL INSTALLATION GUIDE"
22. STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR ANY VARIATIONS IN THE PLANS DUE TO CONTRACTOR OR ARCHITECT CHANGES, UNLESS APPROVED IN WRITING BY THE ENGINEER.

GRADES

ROOF RAFTERS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
CEILING & FLOOR JOISTS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
BEAMS & HEADERS: NO. 2 SOUTHERN YELLOW PINE (SYP), KD, S4S.
STUDS: STUD GRADE, SYP, KD, S4S.
WOOD POSTS: NO. 2 SYP, SURFACE GREEN.

BEAMS AND HEADERS:

1. AT BEAMS MADE UP OF A NUMBER OF 2x JOISTS, EACH JOIST WILL BEAR ON A WALL STUD (I.E. NUMBER OF WALL STUDS SHALL MATCH NUMBER OF JOISTS BEARING ON THESE STUDS). THE CENTERLINE OF THE BEAM SHALL BE THE CENTERLINE OF THE SUPPORTING WALL STUDS.
2. ALL BEAMS MADE UP OF A NUMBER OF 2x JOISTS SHALL BE FASTENED AS FOLLOWS:
FOR THE MAXIMUM HORIZONTAL SPACING OF BOLTS:
2-2x12 16 d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
3-2x12 20 d NAILS @ 12" TOP & BOTTOM, STAGGER, EA. FACE
4-2x12 (OR MORE) @ BOLTS @ 12" TOP & BOTTOM, STAGGER (W/ STD WASHERS
BOLTS SHALL BE 5/8" Ø. LOCATED 2" MINIMUM FROM BEAM EDGES AND SHALL
BE STAGGERED IN TOP AND BOTTOM ROWS. PROVIDE STANDARD WASHERS @
EACH FACE.
3. ALL DOOR AND WINDOW HEADERS (OR HEADERS AT ANY OTHER OPENING)
THAT ARE NOT SPECIFIED ON PLANS SHALL BE AS FOLLOWS:
FLOOR FRAMING: 2-2x12
CEILING FRAMING: 2-2X8
4. MINIMUM BEARING OF ANY BEAM OR HEADER AT A STUD WALL IS 3 INCHES.
5. ALL BEAMS MADE UP OF MULTIPLE 2x MEMBERS SHALL BE SUPPORTED @ EA.
END BY A POST EQUAL IN THICKNESS TO THE BEAM (MIN.), I.E. 2-2x12 BEAM
SHALL REQUIRE 2-2x STUD POST (MIN.) SOLID SAWN LUMBER MAY BE
SUBSTITUTED FOR BUILT-UP POSTS.
6. COLUMNS MADE UP OF LOCATED 2x MEMBERS SHALL BE GLUED & FASTENED
TO ACT AS A UNIT AS DETAILED BELOW.
7. PARALLEL STRAND LUMBER (PSL) AND LAMINATED LUMBER (LSL & LVL)
BEAMS & HEADERS SHALL BE SUPPORTED AT EACH END AS FOLLOWS:
3 INCH WIDE MEMBERS 3-2x STUDS OR 4x6 POST
5 INCH WIDE MEMBERS UP TO 14" DEPTH 4-2x STUDS OR 4x6 POST
5 INCH WIDE MEMBERS OVER 14" DEPTH 5-2x STUDS OR 4x6 POST
7 INCH WIDE MEMBERS 5-2x STUDS OR 4x6 POST
MAX. COLUMN OR POST HEIGHT: 10'-0". RE: PLANS OR CONSULT
ENGINEER FOR LARGER HEIGHTS.

JOISTS

- JOIST BLOCKING
- 1.1. JOISTS SHALL BE LATERALLY SUPPORTED AT EACH END AND AT EACH SUPPORT BY SOLID BLOCKING EXCEPT WHERE THE ENDS OF JOISTS ARE NAILED INTO A HEADER, BAND OR RIM JOIST OR TO AN ADJOINING STUD. SOLID BLOCKING SHALL NOT BE LESS THAN TWO INCHES IN THICKNESS AND SHALL MATCH THE DEPTH OF THE JOIST.
- 1.2. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO THE DIRECTION OF THE JOISTS.
- 1.3. PROVIDE DOUBLE JOISTS UNDER ALL BEARING WALLS PARALLEL TO THE DIRECTION OF THE JOISTS.
- 2. JOIST BRIDGING
- 2.1. PROVIDE BRIDGING AT ALL FLOOR JOISTS AT SPACING NOT TO EXCEED 8'-0".
- 3. JOIST HOLES AND NOTCHES
- 3.1. NOTCHES IN TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH (1/6) THE JOIST DEPTH AND SHALL NOT BE LOCATED WITHIN MIDDLE THIRD OF THE SPAN.
- 3.2. HOLES SHALL NOT BE CLOSER THAN 2" TO TOP OR BOTTOM OF JOIST, THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE FOURTH (1/4) THE JOIST DEPTH UNLESS
- FASTENERS (BOLTS):
- 1. ALL BOLTS SHALL CONFORM TO ASTM-A307, INSTALLED WITH STANDARD NUTS AND WASHERS.
- 2. MAINTAIN A MINIMUM DISTANCE OF 1 1/2 TIMES BOLT DIAMETER TO EDGE OF CONNECTED STEEL MEMBER.
- 3. BOLT HOLE DIAMETER SHALL NOT EXCEED BOLT DIAMETER BY MORE THAN 1/16".
- STUD WALLS:

1. STUDS S

- DBL 2x4 OR 2x6 @ 16" AT ALL STUD WALLS AT FIRST FLOOR AREAS DIRECTLY BELOW A THIRD FLOOR.
2. PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SIDE OF OPENINGS LARGER THAN 4'-0", FULL HEIGHT OF WALL (KING STUD).
3. MAXIMUM STUD WALL HEIGHT SHALL BE AS FOLLOWS:
2x4 STUDS @ 16" o.c. = 10'-0"
2x6 STUDS @ 16" o.c. = 13'-0"
2x8 STUDS @ 16" o.c. = 16'-0"
4. BLOCKING & LATERAL BRACING:
PROVIDE BLOCKING AND/OR TEMPORARY CROSS BRACING AS REQUIRED TO ENSURE STUD STRAIGHTNESS ACCORDING TO SPECIFIED TOLERANCES.
MAXIMUM TOLERANCE FOR STUD STRAIGHTNESS IN EITHER DIRECTION IS 1/4 INCH PER TEN (10) FEET OF STUD HEIGHT.
5. MINIMUM BLOCKING:
1 ROW FOR STUD HEIGHT UP TO 9'-0"
2 ROWS FOR STUD HEIGHT UP TO 15'-0"
3 ROWS FOR STUD HEIGHT OVER 15'-0"

HURRICANE CLIPS

1. PROVIDE HURRICANE CLIPS @ RAFTER TO TOP PLATE AND TOP PLATE TO @ STUD (SIMPSON H2.5)

MISCELLANEOUS:

1. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE TREATED LUMBER.

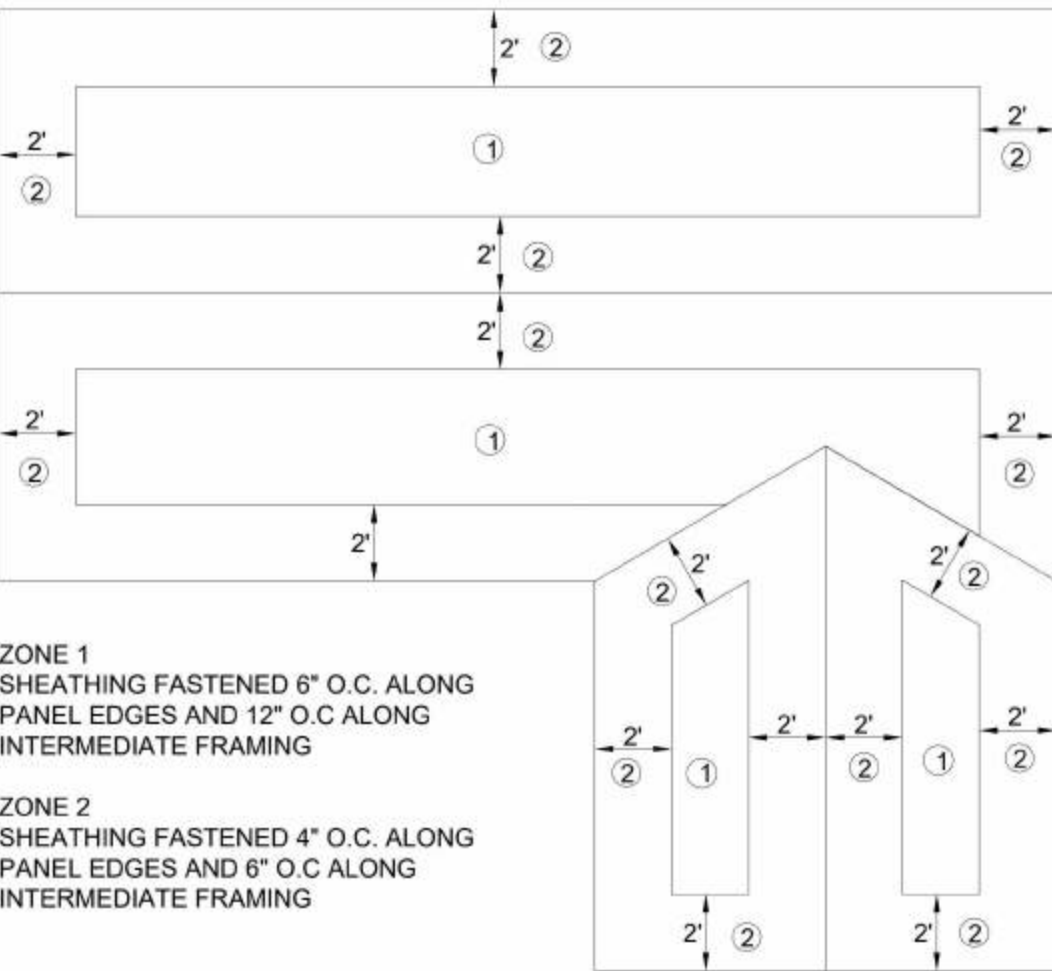
PLYWOOD FLOOR DECK:

1. PLYWOOD SHALL BE A MINIMUM OF 3/4" THICK AND RATED STURO-I-FLOOR (2-4-1)
2. LAY PANELS IN A STAGGERED PATTERN.
3. BLOCK ALL EDGES W/ 2-2x4 BLOCKING.
4. GLUE & NAIL TO FRAMING MEMBERS AS FOLLOWS:
GLUE SHALL CONFORM TO APA SPECIFICATION AF6-01, APPLIED IN A CONTINUOUS BEAD & IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL NAILS SHALL BE 8d RING OR SCREW SHANK, NAIL SPACING SHALL BE 4" O.C. @ PANEL EDGES & 12" O.C. @ INTERMEDIATE SUPPORTS.

ROOF DECK

1. MINIMUM THICKNESS SHALL BE 5/8" THICK.
2. MATERIAL SHALL BE CDX PLYWOOD. ORIENTED STRAND BOARD (OSB) MAY BE USED IN LIEU OF PLYWOOD.
3. MINIMUM NAILING SHALL BE AS REQUIRED BY THE BUILDING CODE.
4. PLYWOOD CLIPS SHALL BE INSTALLED @ ROOF DECKING TO RESULT IN A 1/8" GAP BETWEEN ALL PANEL EDGES. PROVIDE 1 CLIP PER SPAN (JOIST SPACING) CLIPS SHALL BE SIMPSON PSCL, TO MATCH CORRESPONDING PLYWOOD THICKNESS.

ROOF SHEATHING ATTACHMENT:



SHEAR WALL NOTES:

1. ALL EXTERIOR WALLS TO HAVE 19/32" APA RATED SHEATHING EXP 1 ALL AROUND W/INAILING PATTERN 8d AT 6" O.C. TYPE SW1 PER SHEAR WALL SCHEDULE.
 2. 1/2" DRYWALL WITH 5d COOLER NAILS AT 7" O.C. AT EDGES, W/UNBLOCKED CONSTRUCTION. PROVIDE THIS AS STANDARD CONSTRUCTION AT ALL WALLS.
 3. PROVIDE BLOCKING AT ALL SHEATHING EDGES. PROVIDE DOUBLE STUDS OR 4X4 MEMBERS AT EACH END OF EACH SHEAR WALL WITH ONE PROPERLY NAILED HOLD DOWN ANCHOR AS NOTED ON PLAN. SEE HOLD DOWN ANCHOR SCHEDULE ON SHEAR WALL DETAIL SHEET. ALL HOLD DOWN ANCHORS SHALL BE SIMPSON.
 4. PROVIDE 1/2"Ø x 7" ANCHOR BOLTS AT 3'-0" O.C. MAX. AND AT LEAST 2 BOLTS IN THE MIDDLE OF EACH SHEAR WALL LONGER THAN 4'-0".
 5. PROVIDE CONTINUOUS HURRICANE CLIPS FROM ROOF TO FOUNDATION AS SHOWN IN DETAIL NOTED ON STRUCTURAL DRAWINGS. CLIPS SHALL BE SIMPSON TYPE H2.5.
 6. THE FLOOR DIAPHRAGM SHALL BE A MIN. OF 3/4" APA STRUCTURAL GRADE PLYWOOD & ROOF DIAPHRAGM SHALL BE A MIN. OF 5/8" STRUCTURAL GRADE PLYWOOD. BOTH DIAPHRAGMS SHALL BE PLACED WITH 10d NAILS AT A MIN. OF 6" O.C. AT ALL EXTERIOR EDGES.
 7. ALL SHEAR WALLS SHALL BE TIED TO THE DIAPHRAGMS BY 10d NAILS AT A MIN. SPACING OF 6" O.C.
-
8. [REDACTED] - INDICATES SHEAR WALL TYPE AND MIN. REQUIRED LENGTH - SEE SCHEDULE BELOW:



NAILING SCHEDULE--FRAMING MEMBERS

CONNECTED MEMBERS	NAIL SIZE (NOTE 1)	NUMBER OR NAILING PATTERN
BRIDGING TO JOIST	8d	2TOE NAIL EA. END
SOLE PLATE TO JOIST OR BLOCKING.	16d	@ 16" O.C. FACE NAIL.
TOP PLATE TO STUD	16d	2 END NAIL.
STUD TO SOLE PLATE.	8d OR 16d	4 TOE NAIL. 2 END NAIL
DOUBLE STUDS.	16d	@ 24" FACE NAIL.
DOUBLED TOP PLATES.	2@16d	@ 12" FACE NAIL.
TOP PLATES: LAPS & INTERSECTIONS.	16d	2 FACE NAIL.
CONTINUOUS HEADER, TWO PIECE.	16d	@ 16" FACE NAIL ALONG EA. EDGE.
CEILING JOISTS TO PLATE.	8d	3 TOE NAIL.
CONTINUOUS HEADER TO STUD.	8d	4 TOE NAIL.
CEILING JOISTS, LAPS OVER PARTITIONS.	16d	3 FACE NAIL.
CEILING JOISTS TO PARALLEL RAFTERS.	16d	3 FACE NAIL.
RAFTER TO PLATE.	8d	3 TOE NAIL.
1" BRACE TO EACH STUD & PLATE.	8d	2 FACE NAIL.
BUILT UP CORNER STUDS.	16d	@ 24" FACE NAIL.
CONTINUOUS HEADER, 3 OR MORE PIECE&BUILT UP GIRDERS OR BEAMS.	BOLTS	RE: GEN. NOTES.

NOTES ON "NAILING--FRAMING MEMBERS

1. ALL NAILS SHALL BE COMMON UNLESS NOTED OTHERWISE

NAILING SCHEDULE--WALL SHEATHING AND SIDING

SHEATHING TYPE & THICKNESS	FASTNER SIZE & TYPE	NAILING PATTERN
PLYWOOD & PARTICLE BOARD		6" O.C. @ PANEL EDGES
LESS THAN 1/2"	8d COMMON DEFORMED SHANK OR STAPLE	12" O.C. @ INTERMEDIATE SUPPORTS
1/2" THRU 3/4"	8d COMMON, OR 6d DEFORMED SHANK	
FIBERBOARD		
1/2" OR LESS	6d COMMON NAILS, OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. STAPLES (3) OR,	3" O.C. @ PANEL EDGES
25/32"	8d COMMON NAILS OR NO. 11 GA. NAILS (2) OR, NO. 16 GA. STAPLES (3)	6" O.C. @ INTERMEDIATE SUPPORTS
GYPSUM SHEATHING		
1/2" OR 5/8"	12 GA. (4)	4" O.C. @ EDGES 8" O.C. @ INTERMEDIATE SUPPORTS
GYPSUM WALLBOARD		
1/2"	1 3/8" DRYWALL NAILS	7" O.C. @ CEILINGS
5/8"	1 1/2" DRYWALL NAILS	8" O.C. @ WALLS
PANEL SIDING (TO FRAMING)		
1/2" OR LESS	6d (1)	1 EACH PANEL
5/8"	8d (1)	

NOTES ON "NAILING--WALL SHEATHING & SIDING"

1. CORROSION-RESISTANT SIDING OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF IRC.
2. CORROSION-RESISTANT ROOFING NAILS WITH 7/16-INCH DIAMETER HEAD AND 1 1/2-INCH IN LENGTH FOR 1/2-INCH SHEATHING AND 1 3/4-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC.
3. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16-INCH CROWN CROWN AND 1 1/8-INCH LENGTH FOR 1/2-INCH SHEATHING AND 1 1/2-INCH LENGTH FOR 25/32-INCH SHEATHING CONFORMING TO THE REQUIREMENTS OF IRC.
4. CORROSION-RESISTANT, LARGE HEAD.

NAILING SCHEDULE--FLOOR & ROOF DECK

DECK TYPE & THICKNESS		NAIL SIZE (NOTE 1)	NUMBER OR NAILING PATTERN
PLYWOOD OR PARTICLE BOARD			6" O.C. @ PANEL EDGES 12" O.C. @ INTERMEDIATE SUPPORTS (TYP)
1/2" OR LESS	6" COMMON, DEFORMED SHANK OR STAPLE (1)		
19/32" THRU 3/4"	8d COMMON, OR 6d DEFORMED SHANK		
7/8" THRU 1" (FLR.)	8d COMMON OR DEFORMED SHANK		
1 1/8" THRU 1 1/4" (FLR.)	10d COMMON OR 8d DEFORMED SHANK		

NOTES ON "NAILING--FLOOR & ROOF DECK"

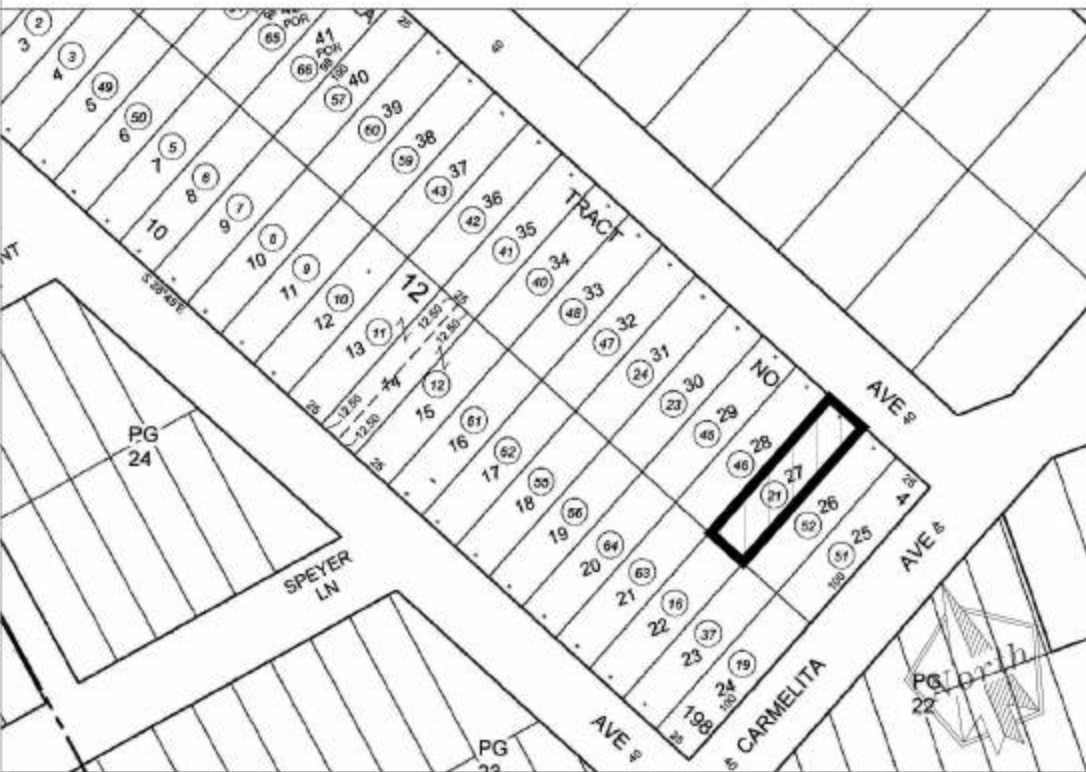
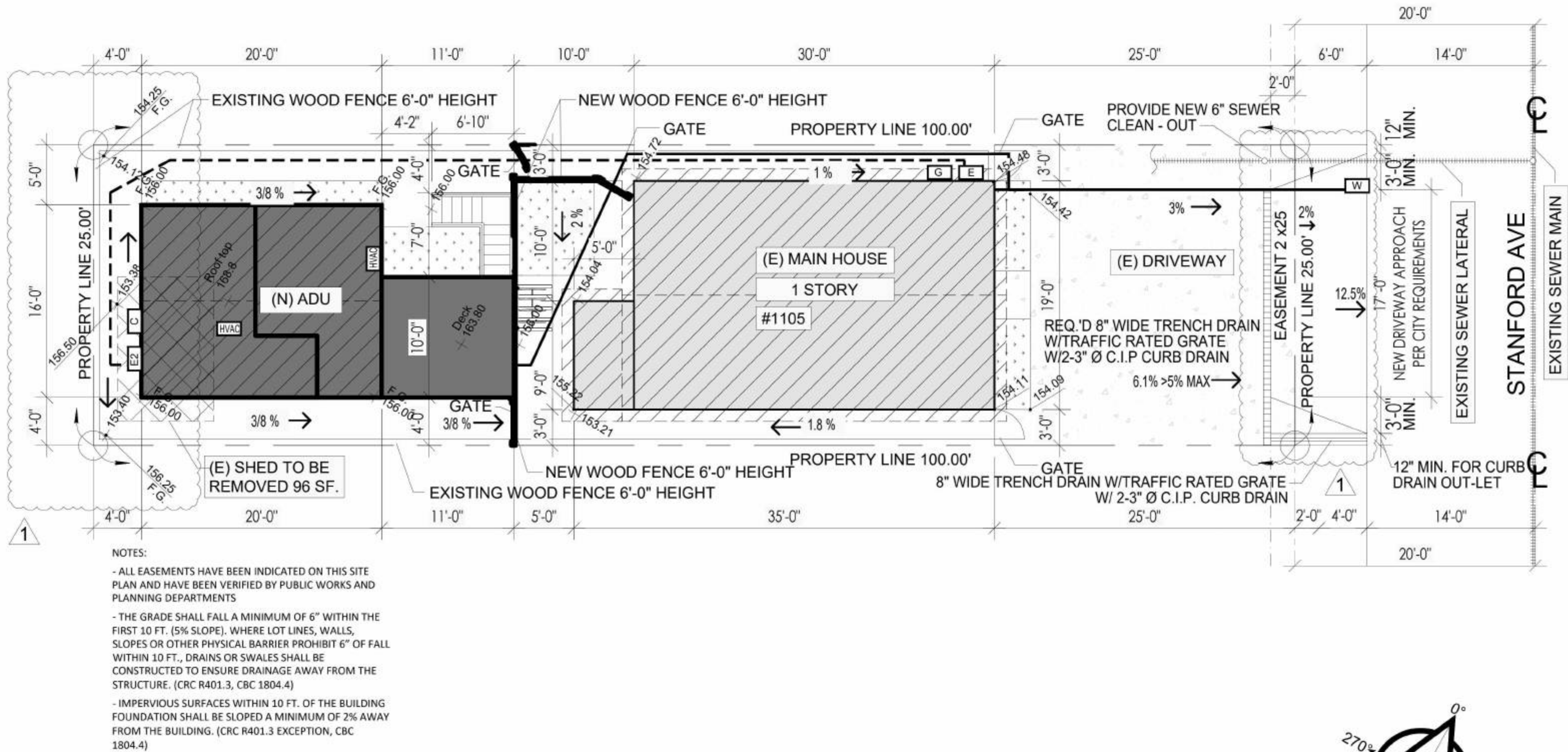
1. (1) CORROSION-RESISTANT STAPLES

<h1 style="margin: 0;">MEaux</h1> <p style="margin: 0;">REAL ESTATE & DRAFTING SERVICES</p> <p style="margin: 0;">Elmo Vincent, Jr. elmo@meauxservices.com (281) 849-3063</p>		
ENGINEER		
NAME CIVIL ENG. LIC. #		
No.	Description	Date
6	REVISED PER ENGINEERING COMMENTS	12/7/2023
7	REVISED COVER SHEET	12/13/2023
8	REVISED COVER SHEET	16/2024
9	REVISED PER CITY COMM	1/27/2024
10	REVISED PER CITY COMMENTS	3/12/2024
11	REVISED PER G.C. COMMENTS	4/24/2024
12	ADDED STAIR DETAIL	5/8/2024
13	REVISED PER CLIENT	5/13/2024
14	REVISED PER CLIENT COMMENTS	3/19/2024
<p style="margin: 0;"><u>APPROVED</u></p> <p style="margin: 0;">MELAD AND ASSOCIATES</p> <p style="margin: 0;">P.C. # : 20241273</p> <p style="margin: 0;">DATE : JULY 10, 2024</p>		
<p style="margin: 0; font-size: 24px;">PROJECT FOR: TINY HOME ADU</p> <p style="margin: 0; font-size: 24px;">1105 STANFORD AVE</p> <p style="margin: 0; font-size: 24px;">REDONDO BEACH, CA 90278</p> <p style="margin: 0; font-size: 24px;">GENERAL NOTES</p>		
Project number		VB2201
Date		8/16/2022
Drawn by		Author
Checked by		Checker
01		
Scale		1/4" = 1'-0"

PROPERTY INFO	
PROJECT ADDRESS:	1105 STANFORD AVENUE REDONDO BEACH, CALIFORNIA 90278-4039
APN:	4161-021-021
OWNER:	MINIFOX LIVING TRUST
LOT AREA:	2,502 SQ.FT.
PARCEL AREA (Acres):	0.057 ACRES
LOT:	12
YEAR BUILT:	1949
CONSTRUCT TYPE:	V-B
PROPERTY TYPE:	SINGLE FAMILY RESIDENTIAL
LEGAL DESCPT.:	REDONDO VILLA TRACT # 4 LOT 27 BLK 12
OCCUPANCY GROUP:	R-3/U
JURISDICTION:	COUNTY LOS ANGELES
SCHOOL DISTRICT:	REDONDO BEACH
BUILDING ON SITE:	2
NO. OF STORIES:	2
FIRE SPRINKLER:	NO
BUILDING HEIGHT:	15'- 6 1/2"

AREA BUILDING DATA	
(E) MAIN HOUSE	= 720.00 SQ.FT
(N) ADU FIRST FLOOR	= 444.00 SQ.FT
(N) LOFT / LIVING A/C	= 158.00 SQ.FT
TOTAL SQ.FT. (COVERAGE AREA)	= 1,322.00 SQ.FT
LOT COVERAGE=	1,322 / 2,502=0.528 ~ 53%
FAR=	1,322 / 2,502=0.528 ~ 53%
REMOVE AREA (EXISTING SHED)	= 96.00 SQ.FT

SITE LEGEND	
---	PROPERTY LINE / BOUNDARY (NET)
---	PROPERTY LINE / BOUNDARY (NEIGHBOR'S)
---	SEWER LINE
---	ELECTRIC POWER LINE
---	WATER LINE
	ROOF
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION & AREA WORK
	REMOVED AREA
	ASPHALT OR CONCRETE
	LAWN AREA
	DIRECTION OF YARD DRAINAGE (SLOPE %)
W	EXISTING WATER METER
E1	EXISTING ELECTRICAL METER (100 AMPS)
E2	NEW ELECTRIC PANEL (100 AMPS)
G	EXISTING GAS METER
W/H	NEW WATER HEATER (INTO THE STORAGE)
C	AIR CONDENSER UNIT
HVAC	HVAC INDOOR UNIT



SOLARMAX DESIGN

RESIDENTIAL | COMMERCIAL | INDUSTRIAL
ARCHITECTURAL & SOLAR PLANS

3805 E 2ND STREET, SUITE C
LONG BEACH, CA 90803
Email: solarmax.dsgn@gmail.com
Web: www.solarmaxdsgn.com
Phone: (310) 844-7370 & (310) 740-9649

Signature

OWNER:

MINIFOX LIVING TRUST
1105 Stanford Ave
Redondo Beach CA 90278

CONSULTANTS:

MEAUX
REAL ESTATE & DRAFTING SERVICES
ELMO VINCENT, JR.
(281) 849-3063
Email: elmo3@meauxservice.com

SEAL:

APPROVED
MELAD AND ASSOCIATES
P.C. # : 20241273
DATE : JULY 10, 2024

PROJECT NAME:

STANFORD RESIDENCE
AS-BUILT

1105 STANFORD AVENUE
REDONDO BEACH, CALIFORNIA 90278
APN: 4161-021-021

REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
4/9/2024

SHEET TITLE:

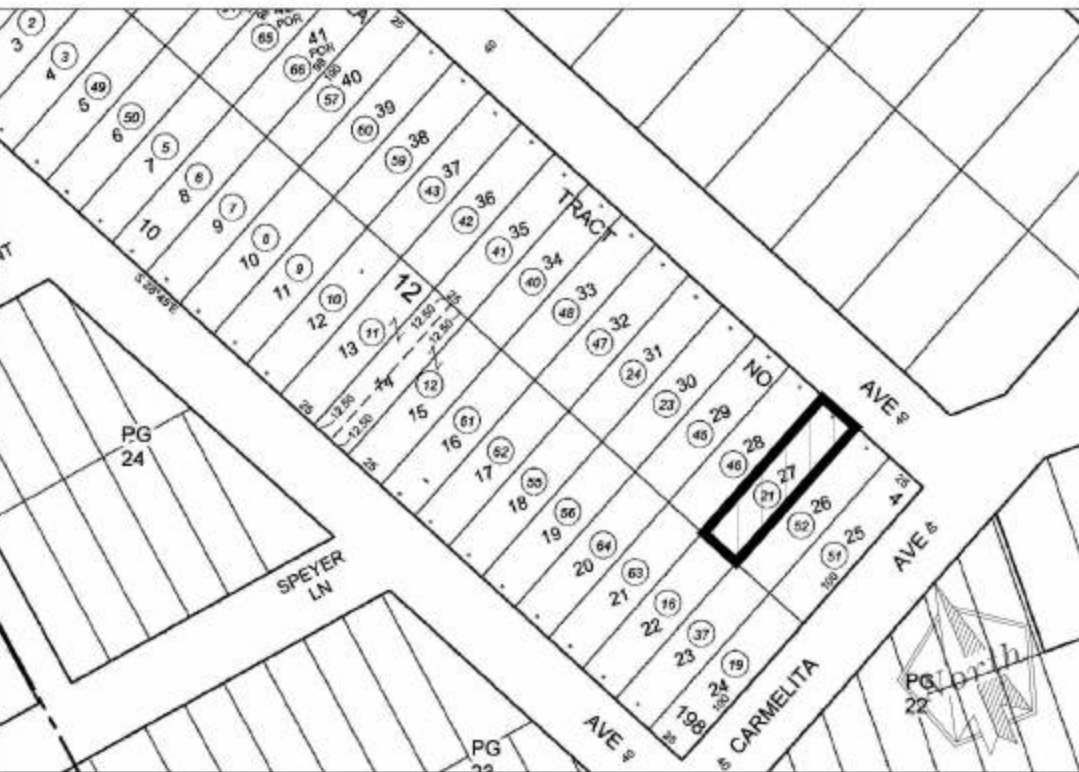
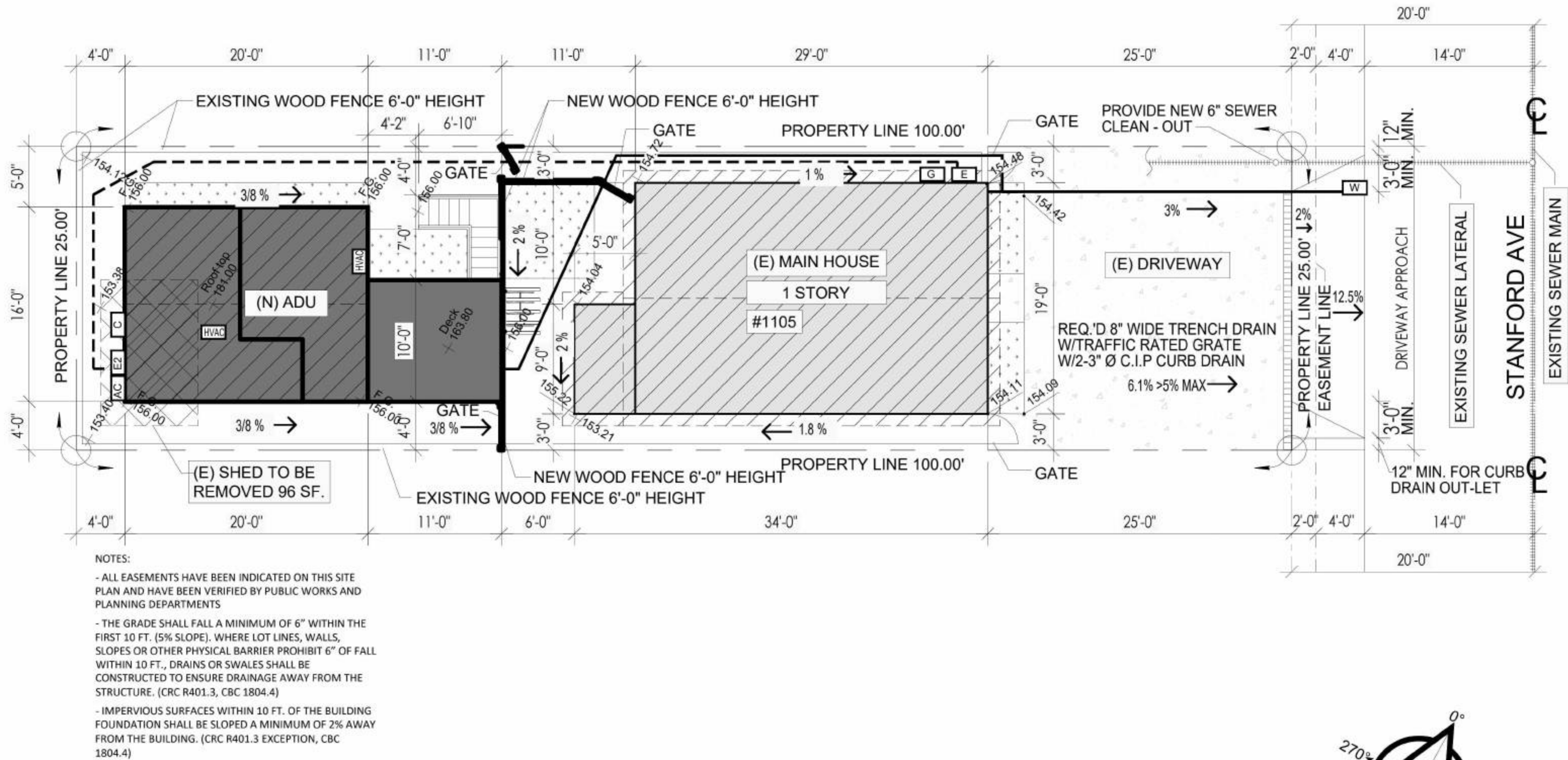
SITE PLAN

SHEET NUMBER:
02

PROPERTY INFO	
PROJECT ADDRESS:	1105 STANFORD AVENUE REDONDO BEACH, CALIFORNIA 90278-4039
APN:	4161-021-021
OWNER:	MINIFOX LIVING TRUST
LOT AREA:	2,502 SQ.FT.
PARCEL AREA (Acres):	0.057 ACRES
LOT:	12
YEAR BUILT:	1949
CONSTRUCT TYPE:	V-B
PROPERTY TYPE:	SINGLE FAMILY RESIDENTIAL
LEGAL DESCPT.:	REDONDO VILLA TRACT # 4 LOT 27 BLK 12
OCCUPANCY GROUP:	R-3/U
JURISDICTION:	COUNTY LOS ANGELES
SCHOOL DISTRICT:	REDONDO BEACH
BUILDING ON SITE:	2
NO. OF STORIES:	2
FIRE SPRINKLER:	NO
BUILDING HEIGHT:	15'- 6 1/2"

AREA BUILDING DATA	
(E) MAIN HOUSE	= 720.00 SQ.FT
(N) ADU FIRST FLOOR	= 444.00 SQ.FT
(N) LOFT / LIVING A/C	= 158.00 SQ.FT
TOTAL SQ.FT. (COVERAGE AREA)	= 1,322.00 SQ.FT
LOT COVERAGE=	1,322 / 2,502=0.528 ~ 53%
FAR=	1,322 / 2,502=0.528 ~ 53%
REMOVE AREA (EXISTING SHED)	= 96.00 SQ.FT

SITE LEGEND	
	PROPERTY LINE / BOUNDARY (NET)
	PROPERTY LINE / BOUNDARY (NEIGHBOR'S)
	SEWER LINE
	ELECTRIC POWER LINE
	WATER LINE
	ROOF
	EXISTING CONSTRUCTION
	NEW CONSTRUCTION & AREA WORK
	REMOVED AREA
	ASPHALT OR CONCRETE
	LAWN AREA
	DIRECTION OF YARD DRAINAGE (SLOPE %)
	EXISTING WATER METER
	EXISTING ELECTRICAL METER (100 AMPS)
	NEW ELECTRIC PANEL (100 AMPS)
	AC DISCONNECT
	EXISTING GAS METER
	NEW WATER HEATER (INTO THE STORAGE)
	AIR CONDENSER UNIT
	HVAC INDOOR UNIT



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



RESIDENTIAL | COMMERCIAL | INDUSTRIAL
ARCHITECTURAL & SOLAR PLANS

3805 E 2ND STREET, SUITE C
LONG BEACH, CA 90803
Email: solarmax.dsgn@gmail.com
Web: www.solarmaxdsgn.com
Phone: (310) 844-7370 & (310) 740-9649


Signature

OWNER:

MINIFOX LIVING TRUST
1105 Stanford Ave
Redondo Beach CA 90278

CONSULTANTS:

MEAUX
REAL ESTATE & DRAFTING SERVICES
ELMO VINCENT, JR.
(281) 849-3063
Email: elmo3@meauxservice.com

SEAL:

APPROVED
MELAD AND ASSOCIATES
P.C. # : 20241273
DATE : JULY 10, 2024

PROJECT NAME:

STANFORD RESIDENCE
AS-BUILT

1105 STANFORD AVENUE
REDONDO BEACH, CALIFORNIA 90278
APN: 4161-021-021

REV:	DESCRIPTION:	DATE:
A		
B		
C		

DATE:
1/26/2024

SHEET TITLE:

SITE PLAN

SHEET NUMBER:
02

CITY OF REDONDO BEACH
ENGINEERING SERVICES DIVISION NOTES

- A. MYLAR COPY OF THE RECORDED TRACT MAP/PARCEL MAP SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.
- B. RECORDED COPY OF THE REQUIRED COVENANT/EASEMENT/DEED/DEED RESTRICTION SHALL BE SUBMITTED TO THE CITY ENGINEER, PRIOR TO REQUESTING FINAL BUILDING INSPECTION.
- C. ALL EASEMENTS, OIL WELLS, SUBSTRUCTURES, SUPERSTRUCTURES, LANDSCAPE, HARDSCAPE, UTILITY POLES, UTILITY BOXES, UTILITY VENTS, UTILITY VAULTS, UTILITY CABINETS, UTILITY OVERHEAD LINES AND WATER HYDRANTS ARE SHOWN ON THIS SITE PLAN.
- D. CONTRACTOR, AT ITS SOLE COST, SHALL ENSURE THAT PERMITTED WORK WILL NOT CREATE POTENTIAL FLOODING OF NEIGHBORING IMPROVEMENTS, NOR WILL IT ALTER THE EXISTING COURSE OF WATER FLOW.
- E. CONTRACTOR SHALL NOTIFY CITY ENGINEERING SERVICES DIVISION 48 HOURS PRIOR TO COMMENCING ANY WORK IN PUBLIC RIGHT OF WAY.
- F. WORK IN PUBLIC RIGHT OF WAY, SHALL COMPLY WITH THE LATEST EDITION OF APWA STANDARD PLANS AND SPECIFICATIONS, AND SHALL BE EXECUTED TO THE SATISFACTION OF CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- G. WORK IN PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTORS AND SUBCONTRACTORS SHALL POSSESS VALID REDONDO BEACH BUSINESS LICENSES.
- H. CONTRACTOR SHALL MAINTAIN CONSTRUCTION PERMITS AND AN APPROVED SET OF PLANS ON SITE AT ALL TIME. CONTRACTOR SHALL SURRENDER ALL REQUIRED CONSTRUCTION DOCUMENTS TO THE CITY ENGINEER AND/OR HIS REPRESENTATIVE UPON DEMAND.
- I. PRIOR TO ISSUANCE OF THE BUILDING/ENGINEERING PERMIT, CONTRACTOR MUST PROVIDE PROOF OF INSURANCE. CONTRACTOR SHALL MAINTAIN ON CITY FILES APPROVED ONE MILLION DOLLAR GENERAL LIABILITY NAMING THE CITY ADDITIONAL INSURED. WITH 30-DAY CANCELLATION NOTICE. THE INSURANCE POLICY SHALL STATE "THE CITY OF REDONDO BEACH, ITS OFFICERS, ELECTED OFFICIALS, ATTORNEYS, EMPLOYEES, MEMBERS OF BOARDS AND COMMISSIONS, AGENTS AND VOLUNTEERS ARE HEREBY NAMED ADDITIONAL INSURED." THE CERTIFICATE OF INSURANCE MUST STATE THAT THE INSURANCE IS "PRIMARY" AND NOT EXCESS. THE CANCELLATION CLAUSE SHALL STATE "SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT."
- J. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, DAMAGED SIDEWALK, DRIVEWAYS, CURB, GUTTER AND PAVEMENT TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- K. CONSTRUCT NEW RESIDENTIAL CONCRETE DRIVEWAY TYPE __ WHERE NOTED ON SITE PLAN. NEW CONCRETE SHALL BE CLASS 520-C-2500.
- L. CONSTRUCT NEW CONCRETE SIDEWALK WHERE NOTED ON SITE PLAN. NEW SIDEWALK SHALL MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.
- M. CONSTRUCT NEW CONCRETE CURB AND GUTTER WHERE NOTED ON SITE PLAN. NEW CURB SHALL HAVE FACE HEIGHT OF 6 INCHES OR MATCH EXISTING. NEW GUTTER SHALL BE 12 INCHES WIDE OR MATCH EXISTING. NEW CONCRETE SHALL BE CLASS 520-C-2500.
- N. CONSTRUCT NEW FULL-DEPTH ASPHALT CONCRETE PAVEMENT WHERE NOTED ON SITE PLAN. NEW ASPHALTIC CONCRETE SHALL BE CLASS D1-PG-64-10.

- O. NEW SEWER LATERAL SHALL BE CONNECTED TO MAIN SEWER LINE WITHIN PROPERTY FRONTAGE. SEWER LATERAL SHALL BE PERPENDICULAR TO MAIN SEWER LINE. MINIMUM SEWER LATERAL DIAMETER SHALL BE 4-INCH. NO CONNECTION TO EXISTING SEWER IS ALLOWED UNLESS THE EXISTING SEWER MEETS THE CURRENT CODE REQUIREMENTS AND THE APPROVAL OF THE BUILDING DIVISION. QUALITY/QUANTITY OF SEWAGE CONSTITUENTS SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE WASTEWATER ORDINANCE OF THE SANITATION DISTRICTS OF LOS ANGELES COUNTY. PROVIDE 6-INCH CLEAN-OUT IMMEDIATELY BEHIND SIDEWALK. ENCASE CLEAN-OUT IN CONCRETE BOX MARKED "S" OR "SEWER". DESIGN SHALL BE PERFORMED BY A REGISTERED CIVIL ENGINEER.
- P. NEW PUBLIC OR QUASI-PUBLIC UTILITY FACILITIES SHALL BE LOCATED IN PUBLIC PARKWAY (THE LANDSCAPED AREAS BETWEEN THE CURB AND THE SIDEWALK OR THE CITY'S RIGHT OF WAY LINE), OUTSIDE OF CURB RAMPS, DRIVEWAYS AND SIDEWALK, UNLESS OTHERWISE NOTED ON SITE PLAN.
- Q. TRAFFIC DELINEATION SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA-MUTCD) AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- R. COMMERCIAL VEHICLES TRANSPORTING SOIL, EQUIPMENT OR CONSTRUCTION MATERIALS, AND HAVING UNLADEN WEIGHT AS DEFINED IN SECTION 660 OF CVC OF 8,000 POUNDS OR MORE OR HAVING MANUFACTURER'S GROSS WEIGHT RATING AS DEFINED IN SECTION 390 OF CVC OF 10,000 POUNDS OR MORE SHALL USE DESIGNATED TRUCK ROUTE TO COMMUTE TO PROJECT SITE. ANY COMMERCIAL VEHICLE HAVING A FULLY LADEN WEIGHT OF 20,000 POUNDS OR MORE SHALL NOT USE CONDITIONAL TRUCK ROUTE.
- S. PUBLIC WORKS INSPECTOR SHALL INSPECT ALL STREET IMPROVEMENTS; ALL SEWER SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING AND SEWER EJECTOR; ALL STORM DRAIN SYSTEMS INCLUDING ALL PIPING, TRENCHING, BACKFILLING, CATCH BASINS, SUMP PUMPS AND OIL/WATER SEPARATOR. FIRST INSPECTION SHALL TAKE PLACE AFTER FORMS ARE IN PLACE FOR SIDEWALKS, DRIVEWAYS, ETC. OR AT THE TIME OF CONSTRUCTING THE SEWER LINE SADDLE. SECOND INSPECTION SHALL TAKE PLACE WHILE SIDEWALKS, DRIVEWAYS, ETC., ARE BEING POURED AND FINISHED OR AT THE TIME OF BACKFILLING. BACKFILLING, COMPACTION AND TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. FINAL INSPECTION WILL BE MADE PRIOR TO CITY BUILDING DIVISION FINAL INSPECTION. AT THAT TIME, IF ALL WORK PERTAINING TO PUBLIC RIGHT OF WAY IS IN GOOD ORDER, THE PERMIT DEPOSITS WILL BE RELEASED, LESS ANY AND ALL CHARGES.
- T. CONTRACTOR SHALL ARRANGE FOR PUBLIC WORKS INSPECTION 24 HOURS IN ADVANCE. CONTRACTOR SHALL CONTACT THE ENGINEERING SERVICES DIVISION AT (310) 937-6663 BEFORE 3:00 P.M. FOR ALL INSPECTION REQUESTS. CALLS RECEIVED AFTER 3:00 P.M. SHALL NOT BE SCHEDULED FOR NEXT BUSINESS DAY INSPECTION.
- U. CONTRACTOR SHALL SUBMIT COMPACTION REPORTS AND CONCRETE/ASPHALT CLASS CERTIFICATES TO THE ENGINEERING SERVICES DIVISION PRIOR TO REQUESTING FINAL INSPECTION.
- V. DUST CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION.
- W. NOISE CONTROL SHALL BE ENFORCED TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. ACTUAL CONSTRUCTION ACTIVITIES IN PUBLIC RIGHT OF WAY MAY OCCUR FROM 7:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SATURDAYS WITHOUT PRIOR AUTHORIZATION FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. AUTHORIZED WORK ON SATURDAYS SHALL OCCUR FROM 9:00 A.M. TO 5:00 P.M. NO WORK IN PUBLIC RIGHT OF WAY SHALL OCCUR ON SUNDAYS OR NATIONAL HOLIDAYS.
- X. PUBLIC RIGHT OF WAY SHALL BE KEPT CLEAR AND CLEAN TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE THROUGHOUT CONSTRUCTION. NO STORAGE OF DEBRIS, MATERIALS OR EQUIPMENT SHALL BE ALLOWED ON PUBLIC RIGHT OF WAY WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY ENGINEER AND/OR HIS REPRESENTATIVE. SUCH CONSENT SHALL BE RENEWED DAILY. IF CITY CREWS ARE CALLED UPON TO PERFORM WORK OF

CONTRACTOR, REGARDING CITY RIGHT OF WAY, CONTRACTOR SHALL BE CHARGED FOR ALL EXPENSES INCURRED BY CITY CREWS.

- Y. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING UTILITIES AT ITS SOLE COST. CONTRACTOR SHALL REPAIR, AT ITS COST AND TO THE SATISFACTION OF THE CITY ENGINEER, HIS REPRESENTATIVE AND/OR TO THE UTILITY COMPANIES, ANY DAMAGE INFLICTED BY CONTRACTOR ON EXISTING UTILITIES.
- Z. CONTRACTOR SHALL LOCATE AND PROTECT IN PLACE EXISTING SURVEY POINTS AT ITS SOLE COST. CONTRACTOR SHALL RE-ESTABLISH DAMAGED SURVEY POINTS, AT ITS SOLE COST, AND TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.
- AA. CONTRACTOR SHALL REPLACE AT ITS SOLE COST, REMOVED/DAMAGED TREES/LANDSCAPING WITHIN PUBLIC RIGHT OF WAY, TO THE SATISFACTION OF THE CITY ENGINEER AND/OR HIS REPRESENTATIVE.

General Notes



STAMP



TITLE

ENGINEERING NOTES

DRAWN BY: C.H.
CHECKED BY: F.M.

APPROVED

MELAD AND ASSOCIATES
P.C. #: 20241273
DATE : JULY 10, 2024

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

**MOMENT
ENGINEERING**

4707 SORIA DRIVE,
SAN DIEGO, CA 92115
TEL: (619) 374-8677
FAHAD MASUD PE

Project Name and Address

EROSION CONTROL PLAN FOR
ACCESSORY DWELLING UNIT AT
1105 STANFORD AVE
REDONDO BEACH, CA 90278

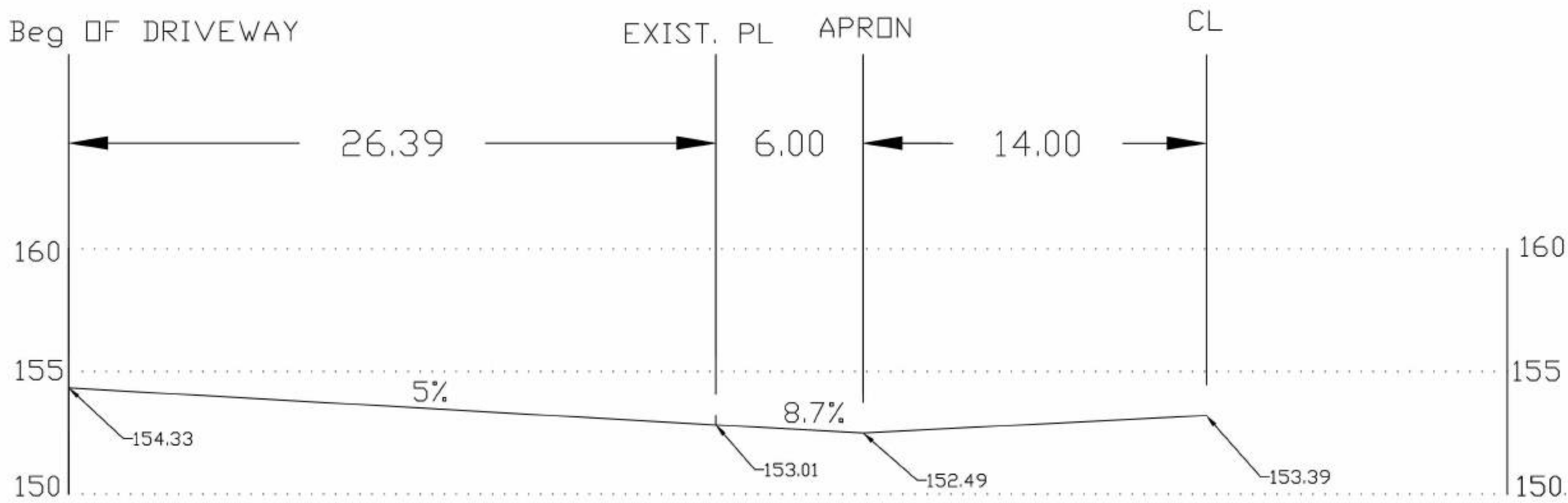
Project
241CA19RCC-45

Date
1/23/2024

Scale
1" = 5'

Sheet

C-1



CROSS SECTION A-A

SCALE 1" = 5'



Know what's below.
Call before you dig.

LEGEND

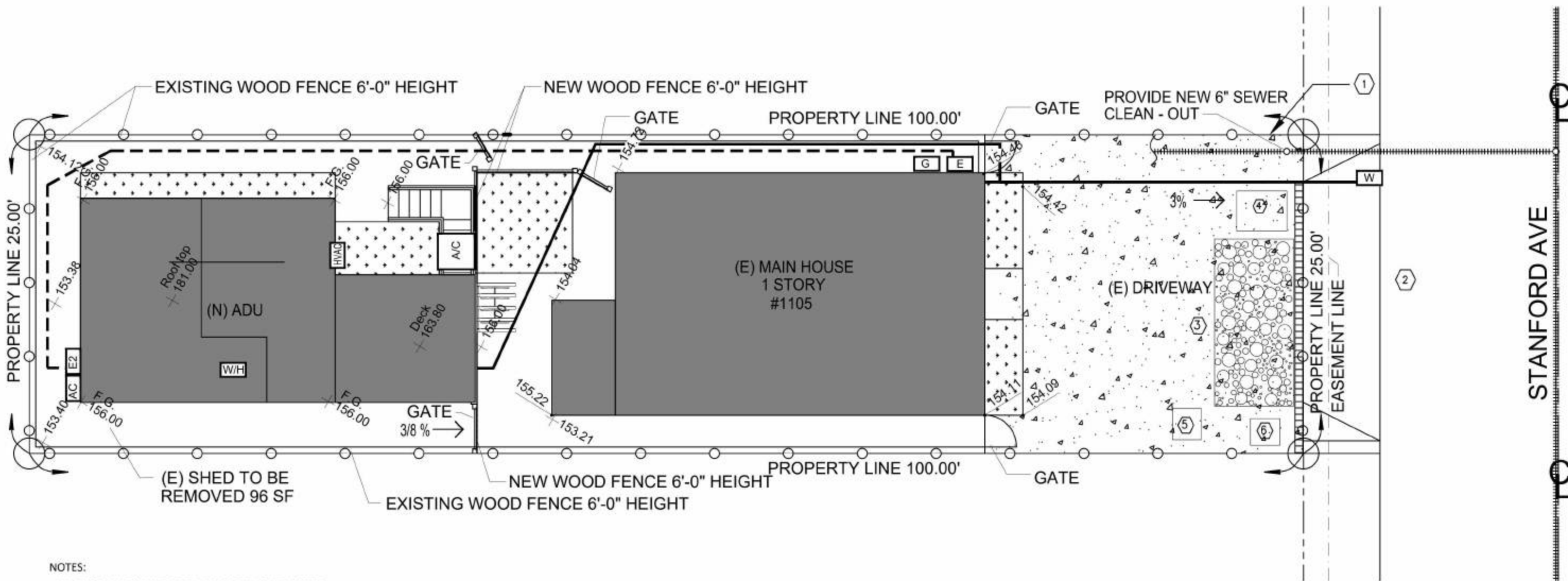
SILT FENCE (DURING GRADING AND CLEARING OPERATIONS)

NOTE:

THERE IS NO NON-STORM WATER DISCHARGE ON THIS SITE DURING CONSTRUCTION EXCEPT TO WET DOWN GROUNDS FOR DUST CONTROL.

STORM WATER POLLUTION PREVENTION NOTES: (CONSTRUCTION PHASE)

1. PROVIDE SILT FENCE AND 6' HIGH CONSTRUCTION FENCE WITH GREEN MESH WIND SCREEN AT LOCATION SHOWN AND AT PERIMETER OF CONSTRUCTION FENCE WHERE APPLICABLE PER BMP SE-1 REQUIREMENTS
2. PROVIDE STREET SWEEPING AND VACUUMING AT PERIMETER OF CONSTRUCTION FENCE WHERE APPLICABLE PER BMP SE-7 REQUIREMENTS
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND EXIT AT LOCATION SHOWN WHERE APPLICABLE PER BMP TC-1 REQUIREMENTS
4. PROVIDE LOCATION FOR MATERIAL DELIVERY AND STORAGE AT LOCATION SHOWN WHERE APPLICABLE PER BMP WM-1 REQUIREMENTS
5. PROVIDE CONCRETE WASTE MANAGEMENT AT LOCATION SHOWN WHERE APPLICABLE PER BMP WM-4 REQUIREMENTS
6. PROVIDE SANITARY/SEPTIC WASTE MANAGEMENT AT LOCATION SHOWN WHERE APPLICABLE PER BMP WM-9 REQUIREMENTS



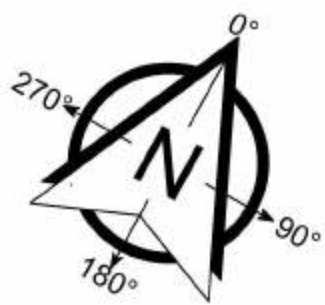
NOTES:

- ALL EASEMENTS HAVE BEEN INDICATED ON THIS SITE PLAN AND HAVE BEEN VERIFIED BY PUBLIC WORKS AND PLANNING DEPARTMENTS
- THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FT. (5% SLOPE), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10 FT., DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. (CRC R401.3, CBC 1804.4)
- IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. (CRC R401.3 EXCEPTION, CBC 1804.4)

1

SITE PLAN

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



General Notes



STAMP



TITLE

EROSION CONTROL PLAN

DRAWN BY: C.H.
CHECKED BY: C.H.

APPROVED

MELAD AND ASSOCIATES
P.C. # : 20241273
DATE : JULY 10, 2024

No.	Revision/Issue	Date
-----	----------------	------

Firm Name and Address

MOMENT ENGINEERING

4707 SORIA DRIVE
SAN DIEGO, CA 92115
TEL: (619) 374-8677
FAHAD MASUD PE

Project Name and Address

EROSION CONTROL PLAN FOR
ACCESSORY DWELLING UNIT AT
1105 STANFORD AVE
REDONDO BEACH, CA 90278

Project 241CA19RCC-45

Date 1/23/2023

Scale 1/8"=1'-0"

Sheet

C-2

EROSION CONTROL PLAN NOTES:

1. In case of emergency, call (Responsible Person) at (24-Hour telephone).
- i. Please fill in name and number
2. Total Disturbed Area _____ WDDID # _____
- i. Risk Level 1 2 3 (circle one as determined by State General Permit for sites greater than 1 acre)
3. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
4. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
5. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential hazard to off-site property shall be stabilized or removed from the site on a daily basis.
6. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
7. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
8. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to retain sediments and other pollutants on site.
9. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
10. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
11. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
12. Eroded sediments and other pollutants must be retained on-site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
13. Stockpiles of earth and other construction-related materials must be protected from being transported from the site by the forces of wind or water.
14. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
15. 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.
16. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
17. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
18. 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 swept up immediately and may not be washed down by rain or other means.
19. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
20. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

Civil Engineer/QSD Signature Date _____

21. The following notes must be on the plan:
As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Owner or Authorized Representative (Permittee) Date _____

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

ATTACHMENT B NOTES

The following BMPs from the "CASQA Construction BMP Online Handbook" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.

- EROSION CONTROL
- EC1 – SCHEDULING
- EC2 – PRESERVATION OF EXISTING VEGETATION
- EC3 – HYDRAULIC MULCH
- EC4 – HYDROSEEDING
- EC5 – SOIL BINDERS
- EC6 – STRAW MULCH
- EC7 – GEOTEXTILES & MATS
- EC8 – WOOD MULCHING
- EC9 – EARTH DIKES AND DRAINAGE SWALES
- EC10 – VELOCITY DISSIPATION DEVICES
- EC11 – SLOPE DRAINS
- EC12 – STREAMBANK STABILIZATION
- EC13 – RESERVED
- EC14 – COMPOST BLANKETS
- EC15 – SOIL PREPARATION/ROUGHENING
- EC16 – NON-VEGETATED STABILIZATION

- TEMPORARY SEDIMENT CONTROL
- SE1 – SILT FENCE
- SE2 – SEDIMENT BASIN
- SE3 – SEDIMENT TRAP
- SE4 – CHECK DAM
- SE5 – FIBER ROLLS
- SE6 – GRAVEL BAG BERM
- SE7 – STREET SWEEPING AND VACUUMING
- SE8 – SANDBAG BARRIER
- SE9 – STRAW BALE BARRIER
- SE10 – STORM DRAIN INLET PROTECTION
- SE11 – ACTIVE TREATMENT SYSTEMS
- SE12 – TEMPORARY SILT DIKE
- SE13 – COMPOST SOCKS & BERMS
- SE14 – BIOFILTER BAGS

- WIND EROSION CONTROL
- WE1 – WIND EROSION CONTROL

- TEMPORARY TRACKING CONTROL
- TC1 – STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 – STABILIZED CONSTRUCTION ROADWAY
- TC3 – ENTRANCE/OUTLET TIRE WASH

- NON-STORMWATER MANAGEMENT
- NS1 – WATER CONSERVATION PRACTICES
- NS2 – DEWATERING OPERATIONS
- NS3 – PAVING AND GRINDING OPERATIONS
- NS4 – TEMPORARY STREAM CROSSING
- NS5 – CLEAR WATER DIVERSION
- NS6 – ILLICIT CONNECTION/DISCHARGE
- NS7 – POTABLE WATER/IRRIGATION
- NS8 – VEHICLE AND EQUIPMENT CLEANING
- NS9 – VEHICLE AND EQUIPMENT FUELING
- NS10 – VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 – PILE DRIVING OPERATIONS
- NS12 – CONCRETE CURING
- NS13 – CONCRETE FINISHING
- NS14 – MATERIAL AND EQUIPMENT USE
- NS15 – DEMOLITION ADJACENT TO WATER
- NS16 – TEMPORARY BATCH PLANTS

- WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
- WM1 – MATERIAL DELIVERY AND STORAGE
- WM2 – MATERIAL USE
- WM3 – STOCKPILE MANAGEMENT
- WM4 – SPILL PREVENTION AND CONTROL
- WM5 – SOLID WASTE MANAGEMENT
- WM6 – HAZARDOUS WASTE MANAGEMENT
- WM7 – CONTAMINATION SOIL MANAGEMENT
- WM8 – CONCRETE WASTE MANAGEMENT
- WM9 – SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 – LIQUID WASTE MANAGEMENT

ATTACHMENT "C" NOTES:

AS THE _____ CIVIL ENGINEER _____, OF THE PROJECT, I HAVE REVIEWED THE BEST MANAGEMENT PRACTICE HANDBOOKS, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CA, AND HAVE PROPOSED THE IMPLEMENTATION OF THE BEST MANAGEMENT PRACTICES (BMP'S) APPLICABLE, TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON THE SURROUNDING WATER QUALITY. THE SELECTED BMP'S WILL BE INSTALLED, MONITORED AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMP'S THAT I HAVE NOT CHOSEN FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES. IF AT ANY TIME, SITE CONDITIONS AND / OR THE CITY OFFICIAL WARRANT REEVALUATION AND REVISIONS OF THE CHOSEN BMP'S, THE APPROPRIATE CHANGES WILL BE MADE WITHOUT UNNECESSARY DELAY. I AM AWARE THAT FAILURE TO PROPERLY IMPLEMENT AND MAINTAIN, WHILE UNDER CONSTRUCTION, THE BMP'S NECESSARY TO PREVENT THE DISCHARGE OF POLLUTANTS FROM THIS PROJECT COULD RESULT IN SIGNIFICANT PENALTIES AND / OR DELAYS.

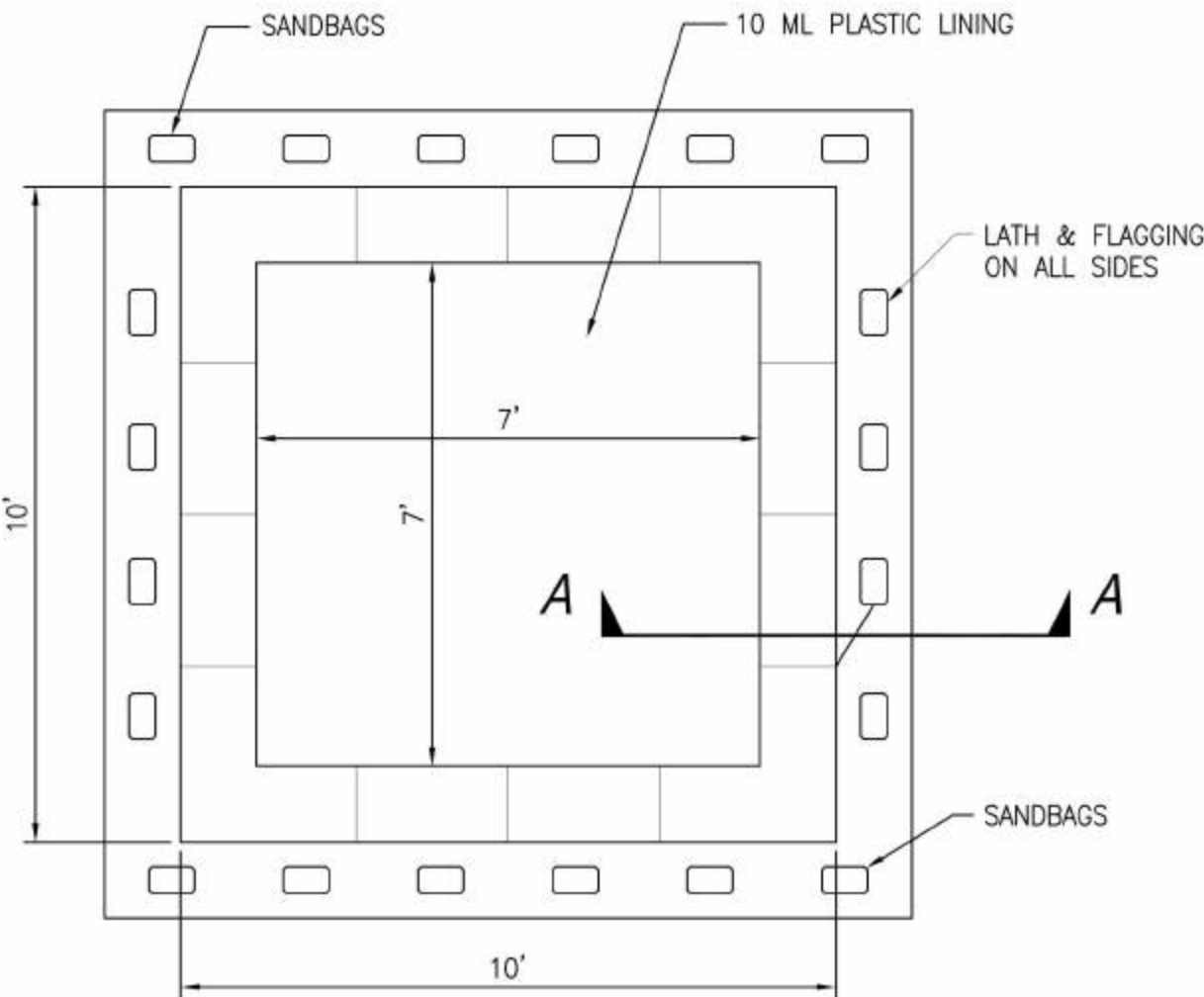
SIGNATURE: _____

PRINT NAME: _____ FAHAD MASUD _____

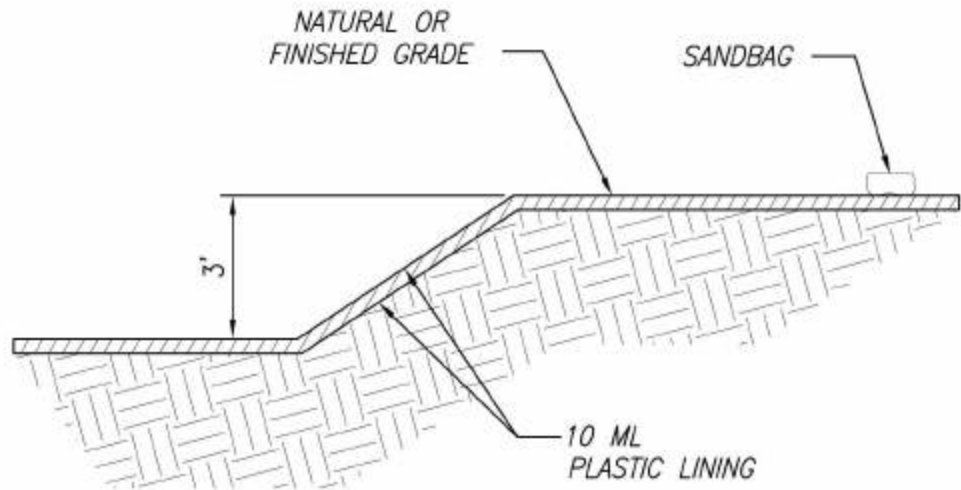
DATE: _____ 1-23-24 _____

PROJECT DESCRIPTION: _____ PROPOSED ADU _____

PROJECT ADDRESS: _____ 1105 STANFORD AVE _____
_____ REDONDO BEACH, CA 90278 _____



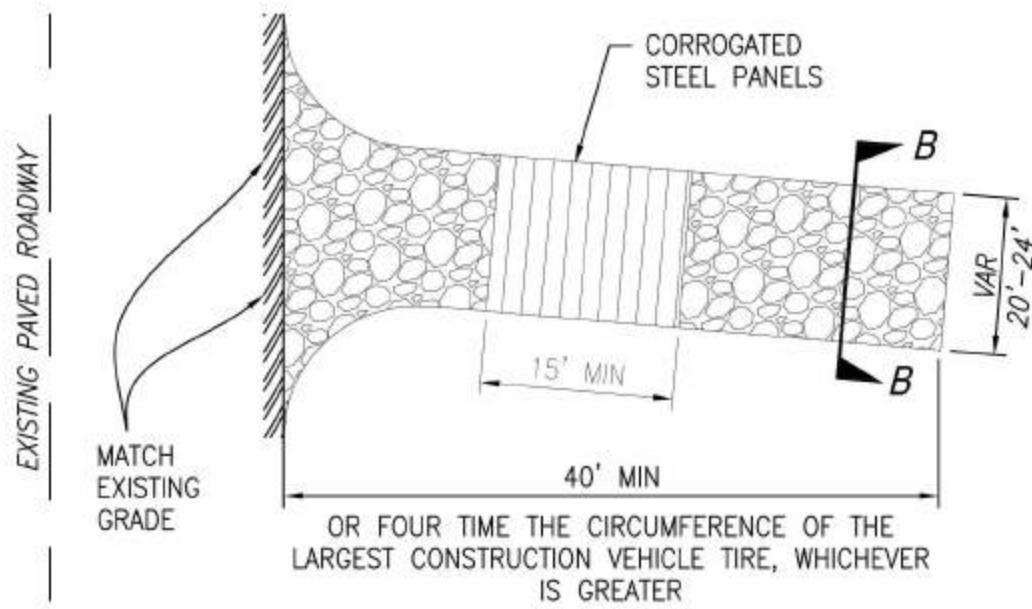
CONCRETE WASHOUT DETAIL PER BMP WM-8
NOT TO SCALE



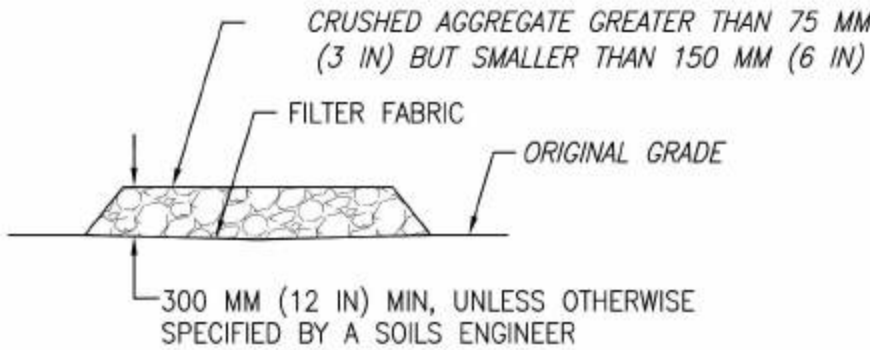
SECTION A-A
NOT TO SCALE

NOTES:

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



PLAN
NOT TO SCALE



SECTION B-B
NOT TO SCALE

NOTE:
CONSTRUCT SEDIMENT BARRIER AND CHANNELIZE RUNOFF TO SEDIMENT TRAPPING DEVICE.

CONSTRUCTION ENTRANCE BMP

TC-1, TYP
NOT TO SCALE



Know what's below.
Call before you dig.

General Notes



STAMP



TITLE

EROSION CONTROL NOTES

DRAWN BY: C.H
CHECKED BY: F.M

APPROVED

MELAD AND ASSOCIATES
P.C. #: 20241273
DATE : JULY 10, 2024

No.	Revision/Issue	Date

Firm Name and Address

MOMENT ENGINEERING

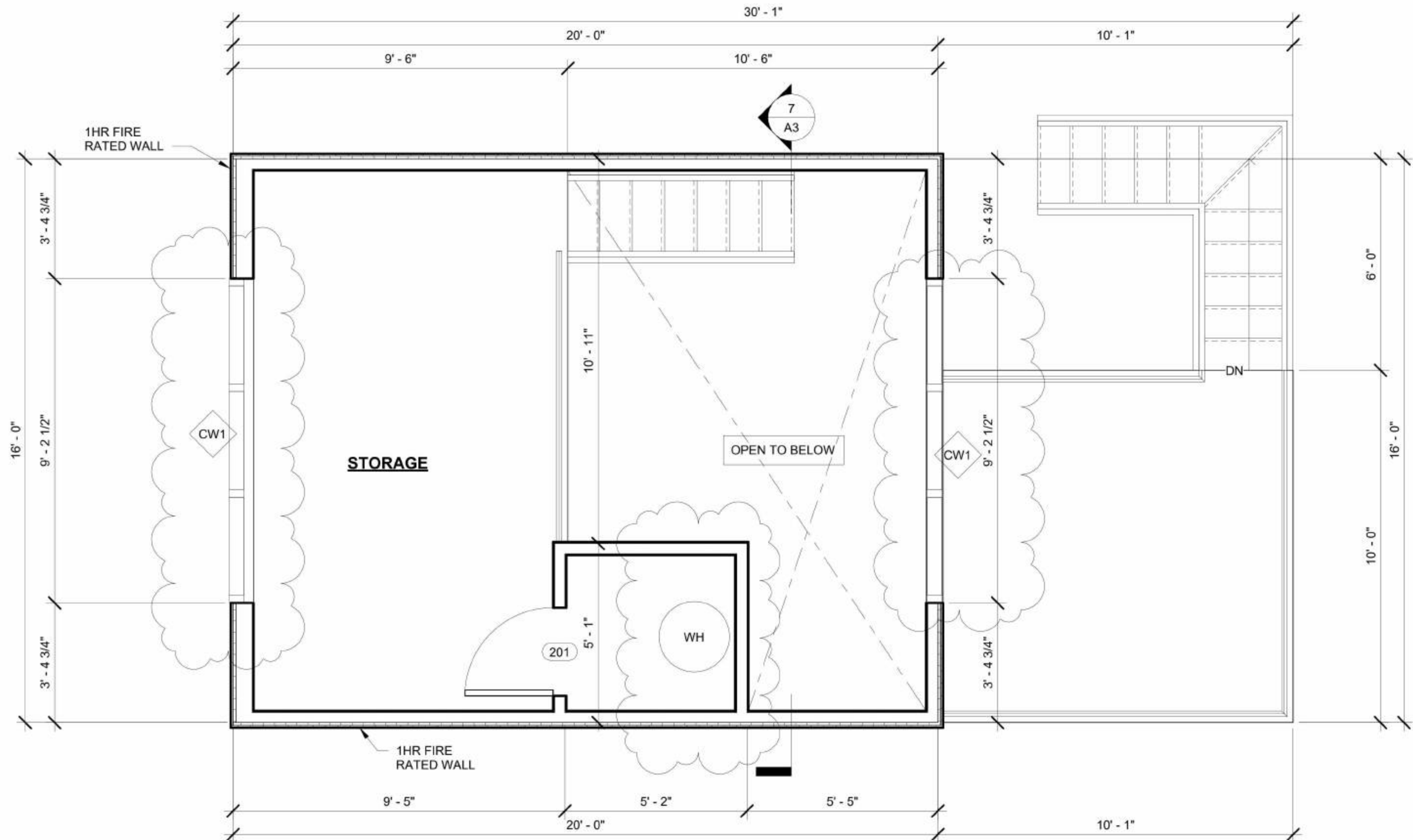
4707 SORIA DRIVE.
SAN DIEGO, CA 92115
TEL: (619) 374-8677
FAHAD MASUD PE

Project Name and Address

EROSION CONTROL PLAN FOR
ACCESSORY DWELLING UNIT AT
1105 STANFORD AVE
REDONDO BEACH, CA 90278

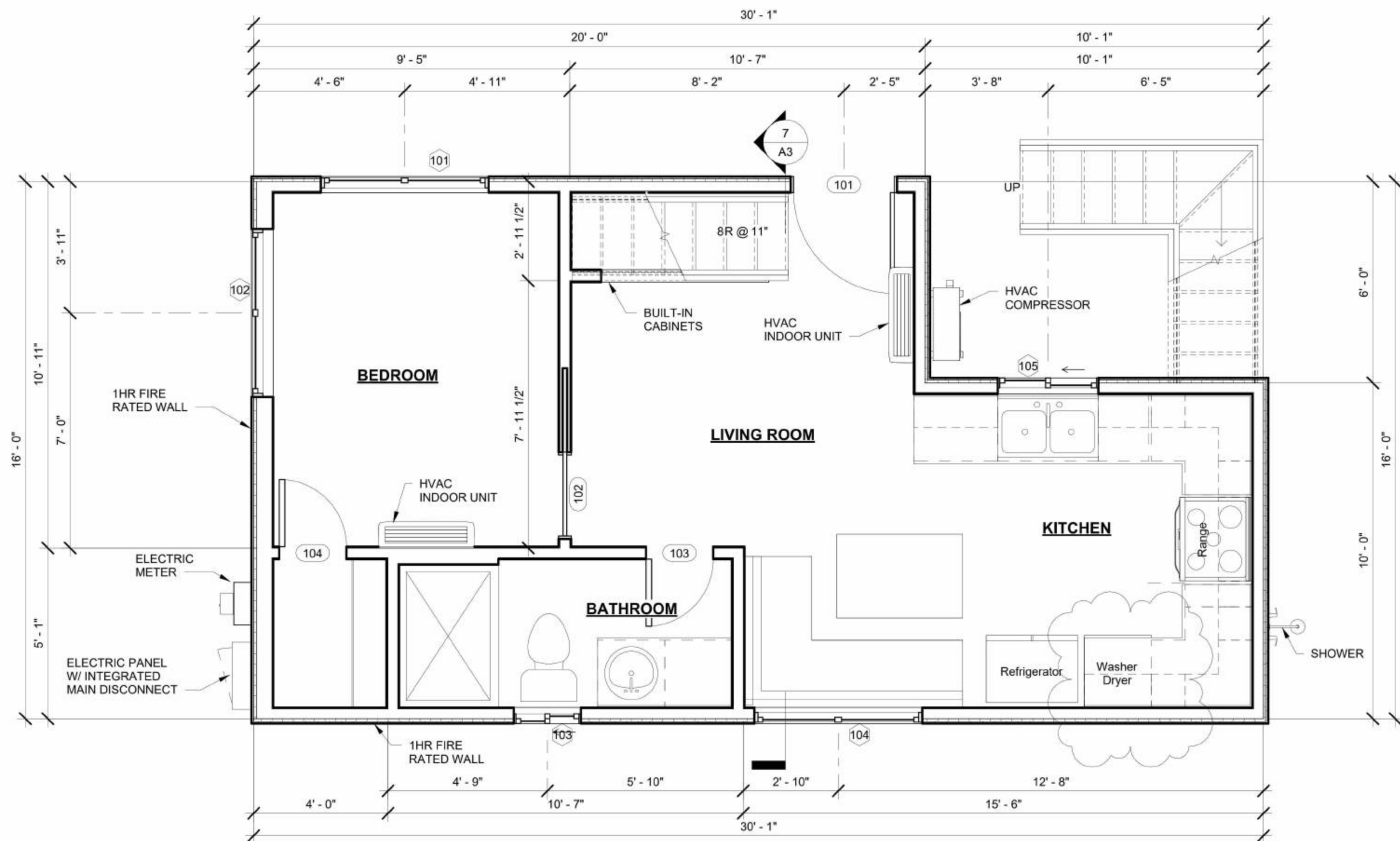
Project 241CA19RCC-45	Sheet C-3
Date 1/23/2024	Scale 1" = 20'

No.	Description	Date
6	REVISED PER ENGINEERING COMMENTS	12/7/2023
7	REVISED COVER SHEET	12/13/2023
8	REVISED COVER SHEET	1/6/2024
9	REVISED PER CITY COMM	1/27/2024
10	REVISED PER CITY COMMENTS	3/12/2024
11	REVISED PER G.C. COMMENTS	4/24/2024
12	ADDED STAIR DETAIL	5/8/2024
13	REVISED PER CLIENT	5/13/2024
14	REVISED PER CLIENT COMMENTS	5/19/2024



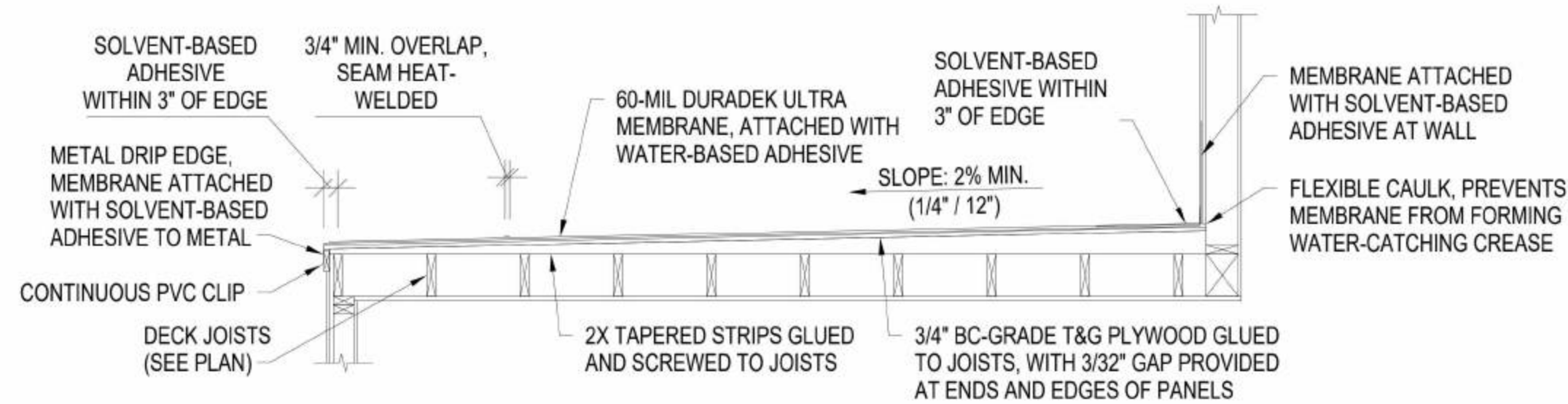
STORAGE AND PATIO PLAN

Scale: 3/8" = 1'-0"



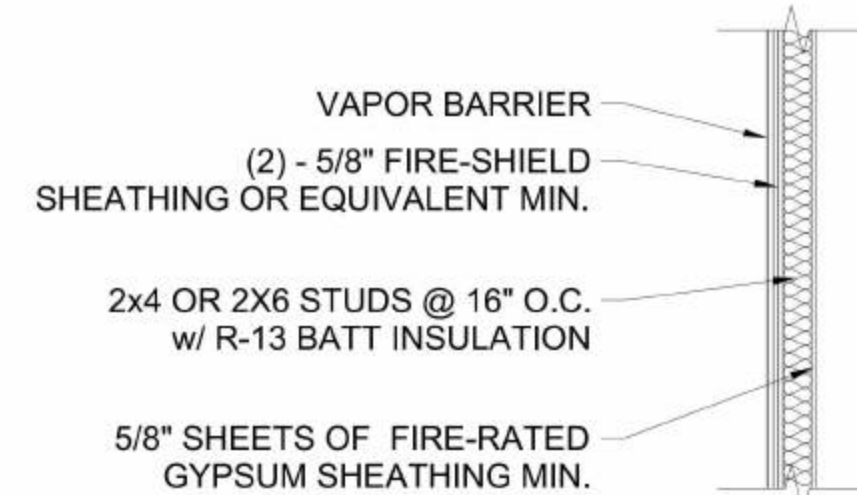
FIRST FLOOR PLAN

Scale: 3/8" = 1'-0"



DECK OVER LIVING SPACE DETAIL

Scale: 1/2" = 1'-0"



UL 263 WALL ASSEMBLY

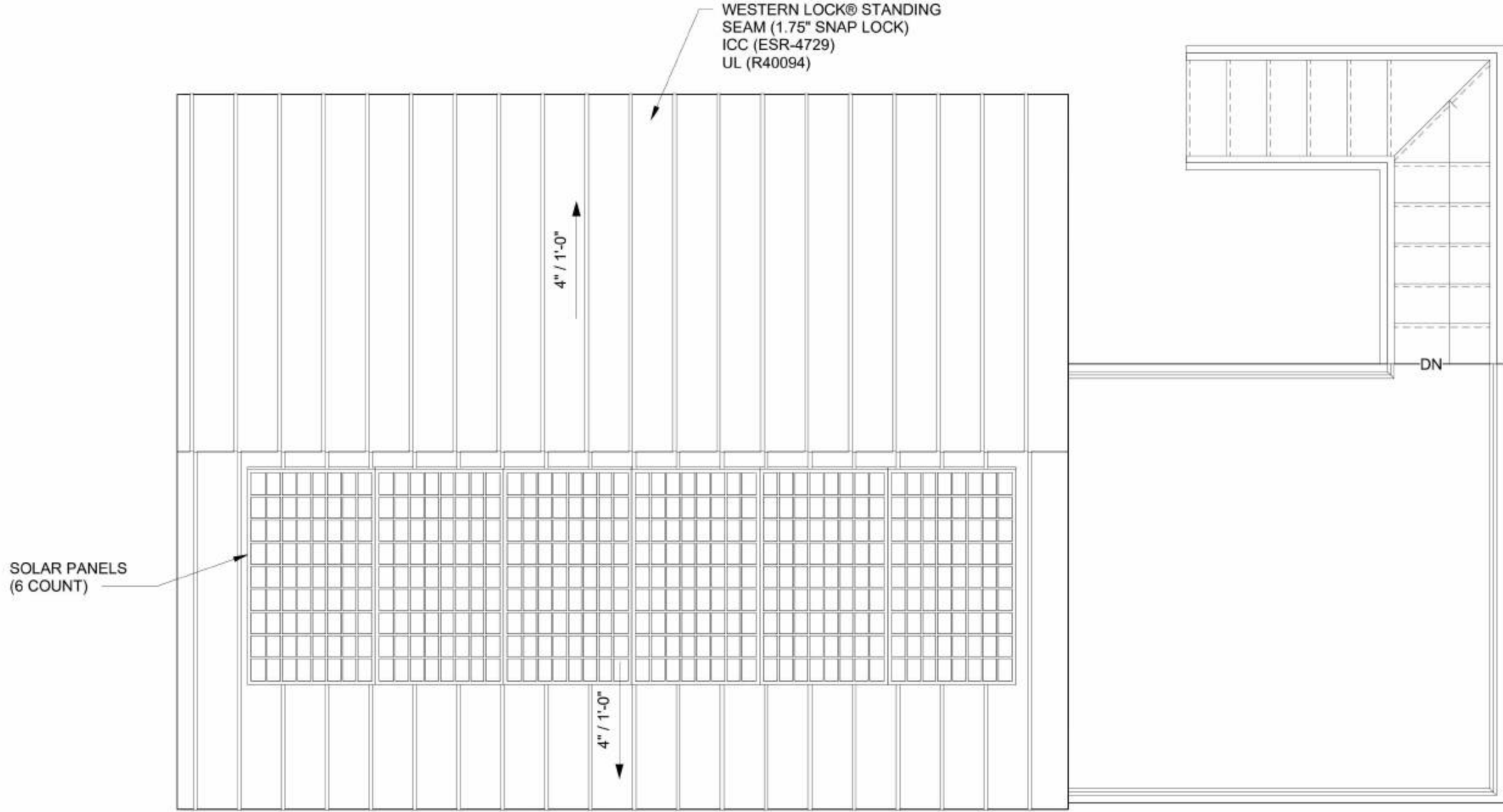
- 2x4 or 2x6 studs @ 16" o.c. with double 2x4 top plate and single 2x4 bottom plate.
- Gypsum Board - 5/8" min. thick, 4ft wide, two layers, applied vertically. Base layer nailed to wood studs and bearing plates 6" o.c. w/ 6d cement coated nails, 1 7/8" long, 0.0915"Ø shank and 1/4"Ø head. The face layer, w/ joints staggered from base layer, nailed to studs and bearing plates over base layer, 8" o.c. w/ 8d cement coated nails, 2 3/8" long 0.113"Ø shank and 9/32"Ø head.
- Joints and Nailheads - Wall board joints covered with and joint compound. Nail heads covered with joint compound.
- Batts and Blankets - Unfaced mineral fiber insulation, 3 1/2" think nom 3.0 pcf, pressure fit in wall cavity between stud plates and cross bracing. If 2x6 studs are used, min. 5 1/2" of unfaced mineral fiber insulation, nom 3.0 pcf, pressure fit in wall cavity between studs, plates, and cross bracing. Insulation may be applied in multiple layers to achieve final thickness.
- 4.A. Glass Fiber Insulation - (As an alternate to Item 4 when wood studs are used to frame the wall - Unfaced glass fiber batts 3 1/2" thick, nom 0.25 pcf, pressure fit in the wall cavity between stud, plates, and cross bracing. Insulation may be applied in multiple layers to achieve final thickness.
- Building Units - Building units nailed to the wood framing with 1 7/8" long, 6d nails, spaced 6" o.c. on perimeter and 12" o.c. in the field.
- Exterior Facings - Installed in accordance with the manufacturer's Installation Instructions.

TYPICAL 1-HR FIRE-RATED EXTERIOR WALL ASSEMBLY

Scale: 1/2" = 1'-0"

PLAN NOTES:

- PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD ON ALL WALLS AND CEILINGS IN GARAGE AND IN ANY USABLE SPACE UNDER STAIRS IN ACCORDANCE WITH I.R.C. SECTION 302.5 AND SECTION 302.7.
- STAIRWAYS SHALL COMPLY WITH I.R.C. SECTION R311.7 MINIMUM WIDTH BETWEEN HAND RAILS SHALL BE 27"
- HANDRAIL HEIGHT SHALL BE 34" TO 38" ABOVE THE NOSE OF STAIR TREADS AS PER I.R.C. SECTION R311.7.8.1
- ALL GUARDRAILS SHALL BE 36" AFF (MIN.) WITH BALLUSTERS SPACED IN ACCORDANCE WITH I.R.C. SECTION R312
- ALL GUARDRAILS AND HANDRAILS SHALL COMPLY WITH I.R.C. SECTIONS R315 AND R312
- HANDGRIPPING PORTION OF ALL HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION NOT LESS THAN 1 1/4" AND NOT MORE THAN 2 5/8" OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE IN ACCORDANCE WITH I.R.C. SECTION 312
- PROVIDE 13/8" MIN. SOLID WOOD OR 20-MINUTE FIRE-RATED SELF-CLOSING DOOR BETWEEN GARAGE AND RESIDENCE IN ACCORDANCE WITH I.R.C. SECTION 302
- SMOKE DETECTORS AND CARBON MONOXIDE REQUIRE 110V CONNECTION TO HOUSE WIRING WITH BATTERY BACKUP. LOCATIONS SHALL COMPLY WITH I.R.C. SECTIONS R314 AND R315
- ALL BEDROOM WINDOWS SHALL BE 44" AFF (MAX.) WITH 24" HIGH (MIN.) X 20" WIDE (MIN.) OPENING AND CLEAR OPENING AREA OF 5.7 SF (MIN.) WHEN ABOVE THE GRADE-FLOOR AND 5 SF (MIN.) ON THE GRADE-FLOOR AS PER I.R.C. SECTION R310
- LOCATE GAS WATER HEATER AS INDICATED ON THE FLOOR PLANS IN PAN WITH RELIEF DRAIN LINE TO EXTERIOR. INSTALLATION MUST COMPLY WITH I.R.C. SECTION M2005
- PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS THRU NATURAL OR MECHANICAL MEANS IN ACCORDANCE WITH I.R.C. SECTION 303
- SHOWER STALLS AND TUB WALLS SHALL BE FINISHED WITH NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR AS PER I.R.C. SECTION 307.2
- ALL GLASS AT TUBS AND SHOWERS SHALL BE TEMPERED SAFETY GLASS AND MUST COMPLY WITH I.R.C. 308. REFER TO FLOOR PLANS FOR SAFETY GLASS LOCATIONS
- LOCATE ALL SHOWER HEADS AT 78" AFF TYP
- IF IMPACT GLASS IS NOT USED, USE TEMPERED GLASS ON ALL FRENCH DOORS, BATH, AND SHOWER DOORS, & AT WINDOWS WITH GLASS THAT FALLS WITHIN 18" FROM SILL TO FINISHED FLOOR
- ALL EXTERIOR GLAZING IS TO MEET IMPACT RESISTANCE REQUIREMENTS FOR WINDBORNE DEBRIS REGIONS (HYPERLINK "HTTPS://CODES.ICCSAFE.ORG/CONTENT/IRC2015/CHAPTER-3-BUILDING-PLANNING"R301.2.1.2 IRC). GLAZING NOTES SHOULD REFERENCE ASTM E1996 AND ASTM E 1886, OR HAVE COMPLIANT COVERING AND ANCHORS PROVIDED PER EXCEPTION
- A MINIMUM 4" MOISTURE EXHAUST DUCT MUST BE PROVIDED (CMC 504.4.2) DRYER EXHAUST CANNOT EXCEED 14 FT. WITH A MAXIMUM OF TWO 90 DEG. ELBOWS (CMC 504.4.2.1) A FLEXIBLE DUCT CANNOT EXTEND MORE THAN 6 FT. AND CANNOT BE CONCEALED (CMC 504.4.2.2) DRYER CLOSET DOORS TO HAVE MIN. 100 SQ. INCH MAKE UP AIR VENT PER (CMC 504.4.1)
- AGING-IN-PLACE DESIGN AND FALL PROTECTION
NEWLY CONSTRUCTED DWELLING UNITS INCLUDING DETACHED ADUS ARE REQUIRED TO COMPLY WITH AGING-IN-PLACE REQUIREMENTS IN ACCORDANCE WITH CRC R327. ADDRESS THE FOLLOWING COMMENTS:
 - AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT (FOR GRAB BARS) INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE FLOOR ABOVE SHALL COMPLY WITH THIS SECTION.
 - SPECIFY THE REINFORCEMENT TO BE SOLID LUMBER AND NOT LESS THAN 2X8.
 - DIMENSION THE REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39 1/2" ABOVE THE FINISHED FLOOR.
 - SPECIFY THE WATER CLOSET REINFORCEMENT TO BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 - WHERE THE WATER CLOSET IS NOT LOCATED ADJACENT TO THE SIDE WALL, GRAB BAR REINFORCEMENT FOR A GROUND-MOUNTED INSTALLATION IS ACCEPTABLE.
 - SPECIFY THE SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BATHTUB LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.



ROOF PLAN

Scale: 3/8" = 1'-0"

ENGINEER

NAME
CIVIL ENG. LIC. #

No.	Description	Date
6	REVISED PER ENGINEERING COMMENTS	12/7/2023
7	REVISED COVER SHEET	12/13/2023
8	REVISED COVER SHEET	1/6/2024
9	REVISED PER CITY COMM	1/27/2024
10	REVISED PER CITY COMMENTS	3/12/2024
11	REVISED PER G.C. COMMENTS	4/24/2024
12	ADDED STAIR DETAIL	5/6/2024
13	REVISED PER CLIENT	5/13/2024
14	REVISED PER CLIENT COMMENTS	5/19/2024

APPROVED

MELAD AND ASSOCIATES

P.C. # : 20241273

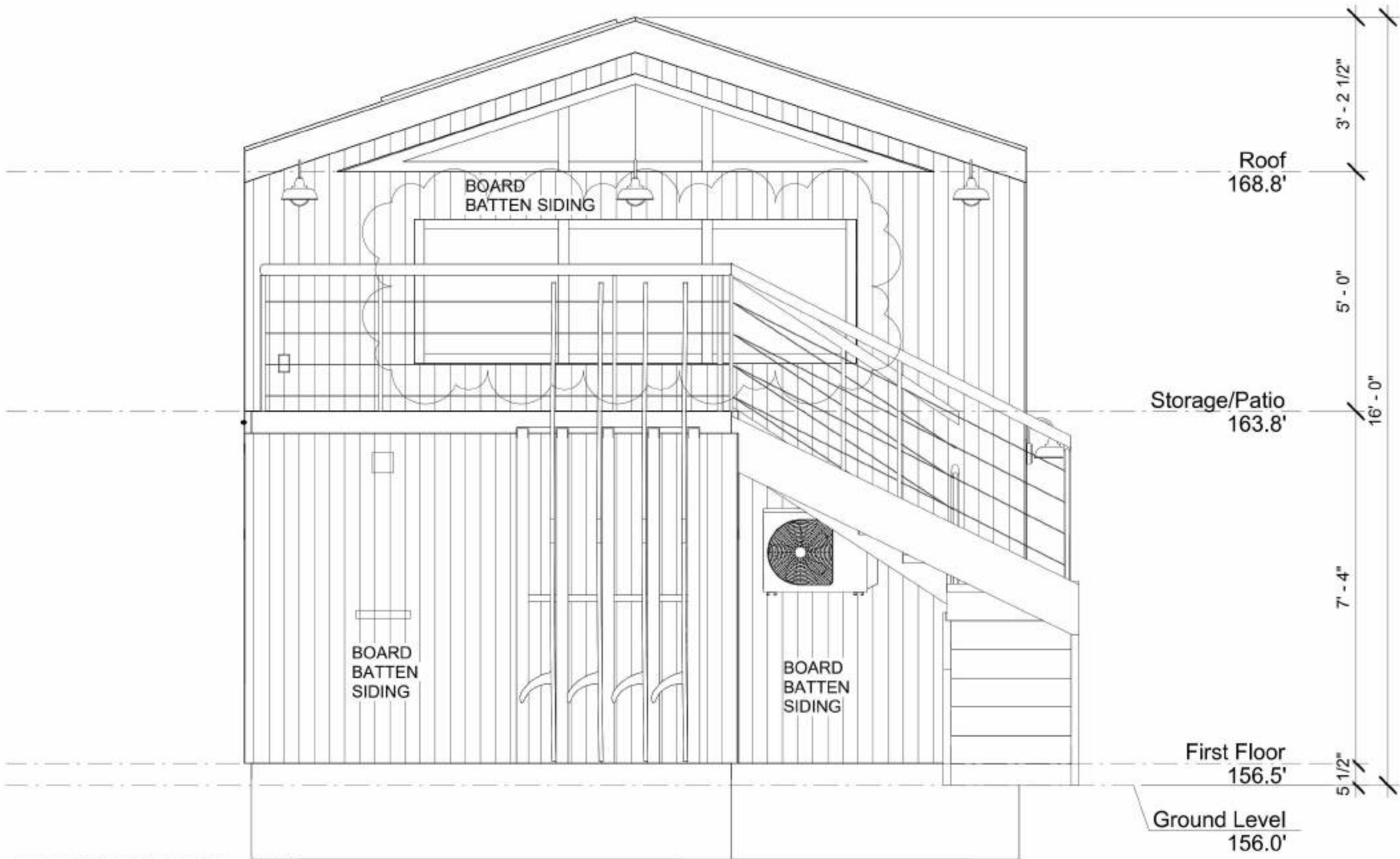
DATE : JULY 10, 2024

PROJECT FOR: TINY HOME ADU
1105 STANFORD AVE
REDONDO BEACH, CA 90278
ROOF PLAN

Project number	VB2201
Date	8/16/2022
Drawn by	Author
Checked by	Checker

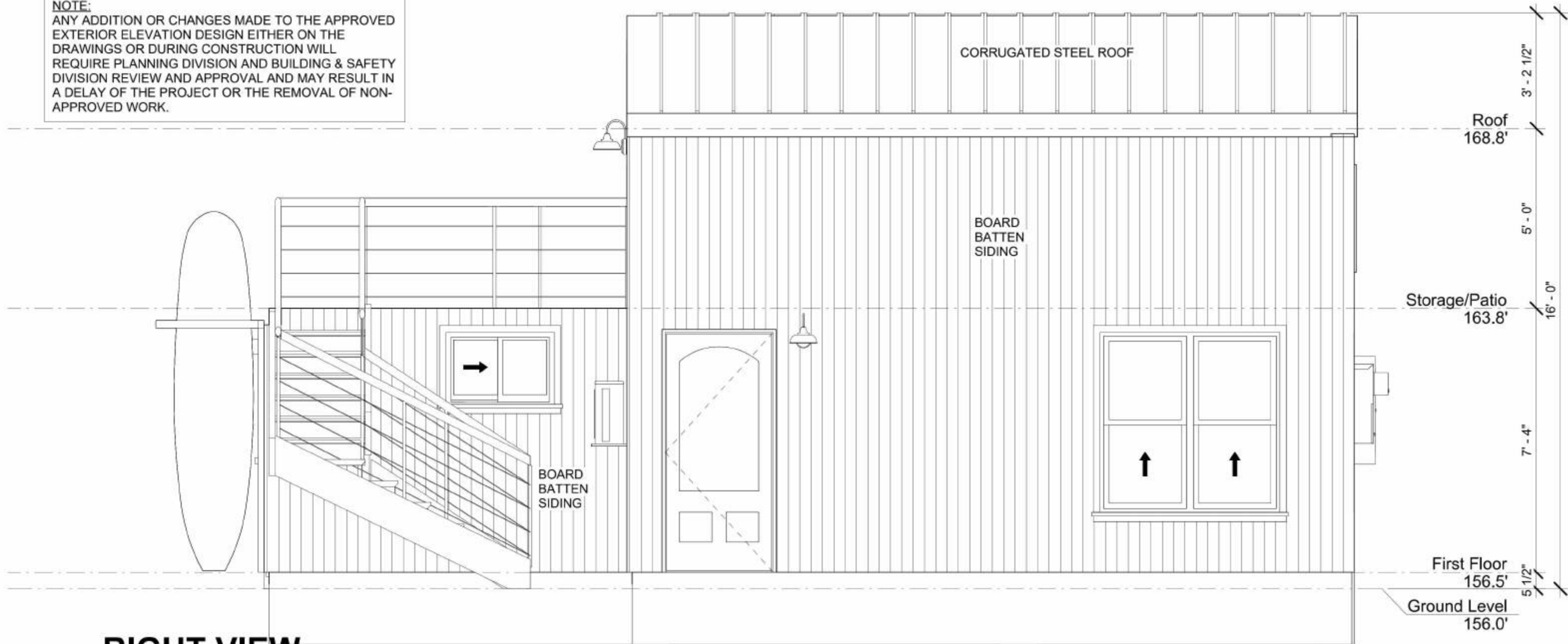
A2

Scale 3/8" = 1'-0"



FRONT VIEW

Scale: 3/8" = 1'-0"



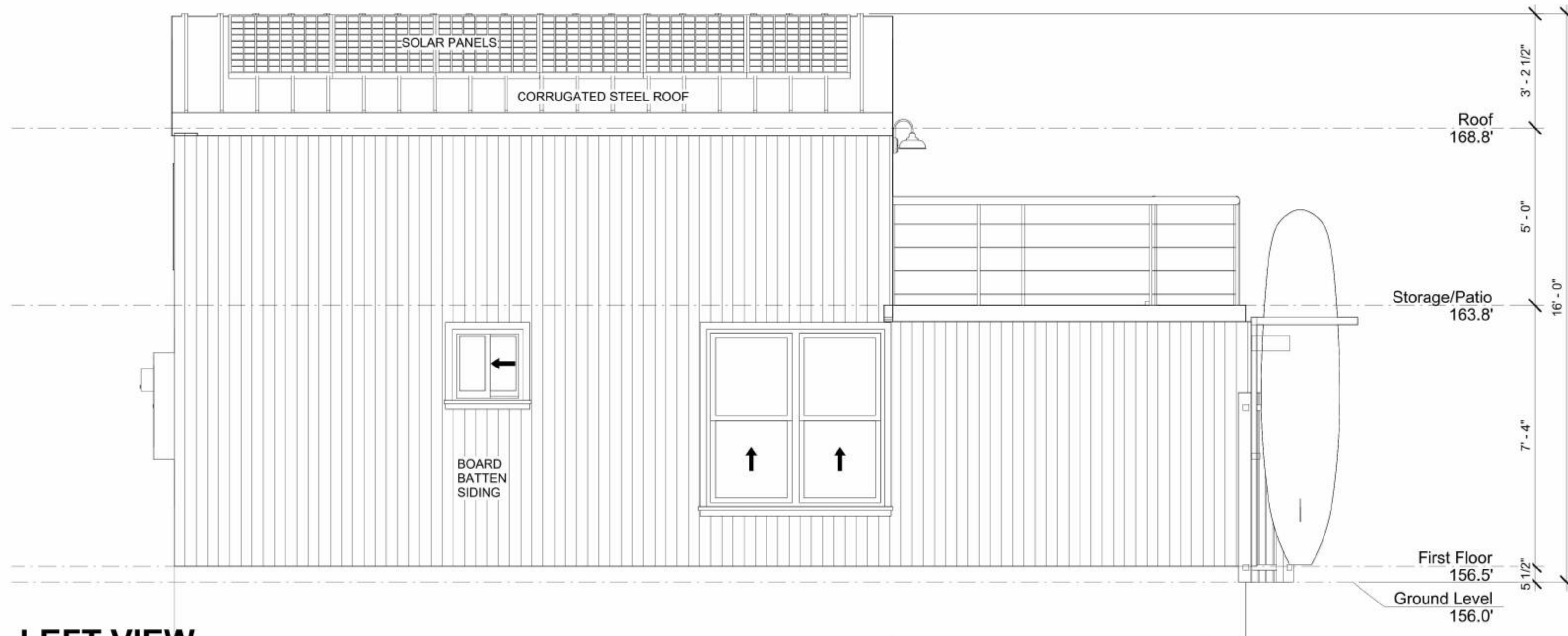
RIGHT VIEW

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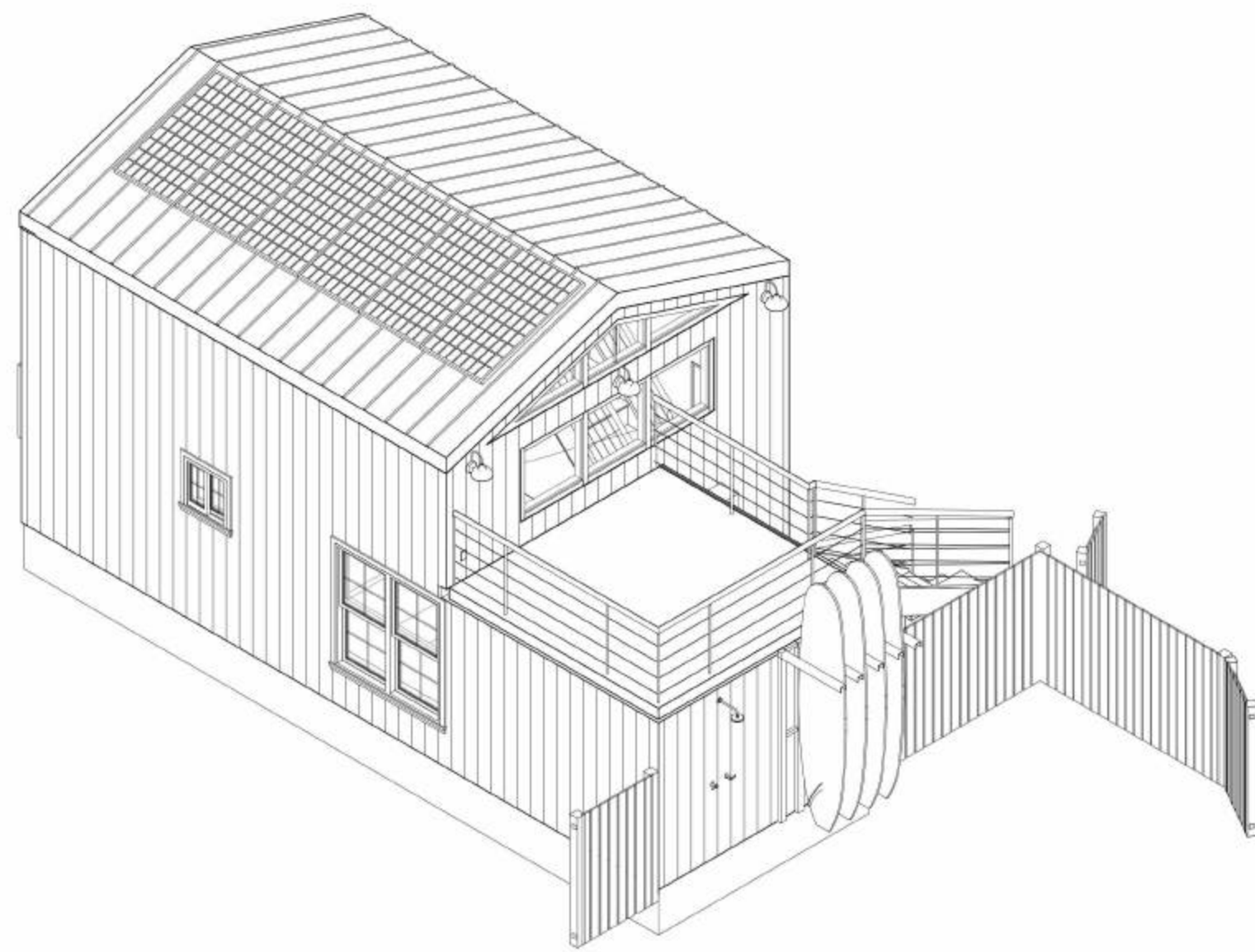
REAR VIEW

Scale: 3/8" = 1'-0"



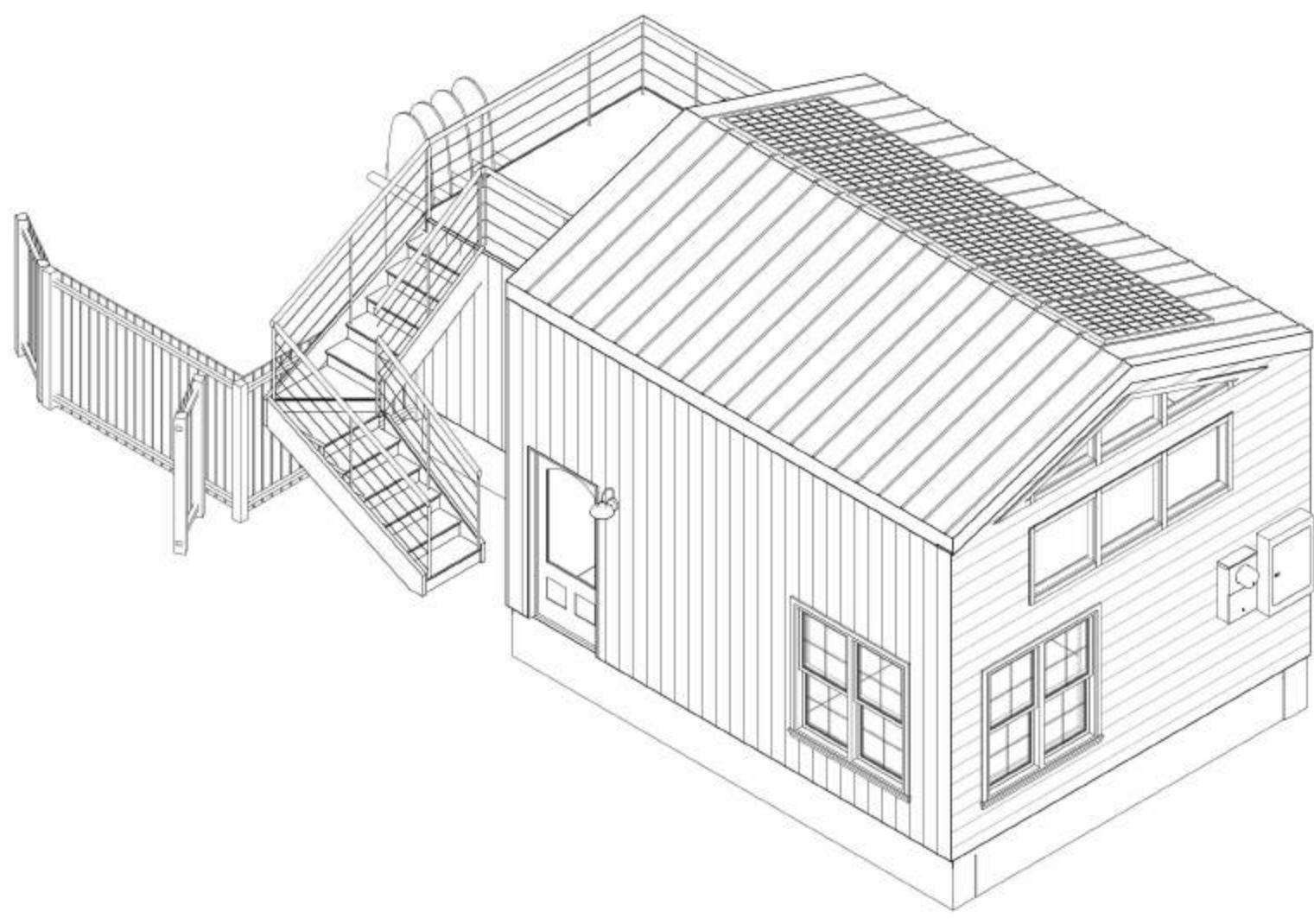
LEFT VIEW

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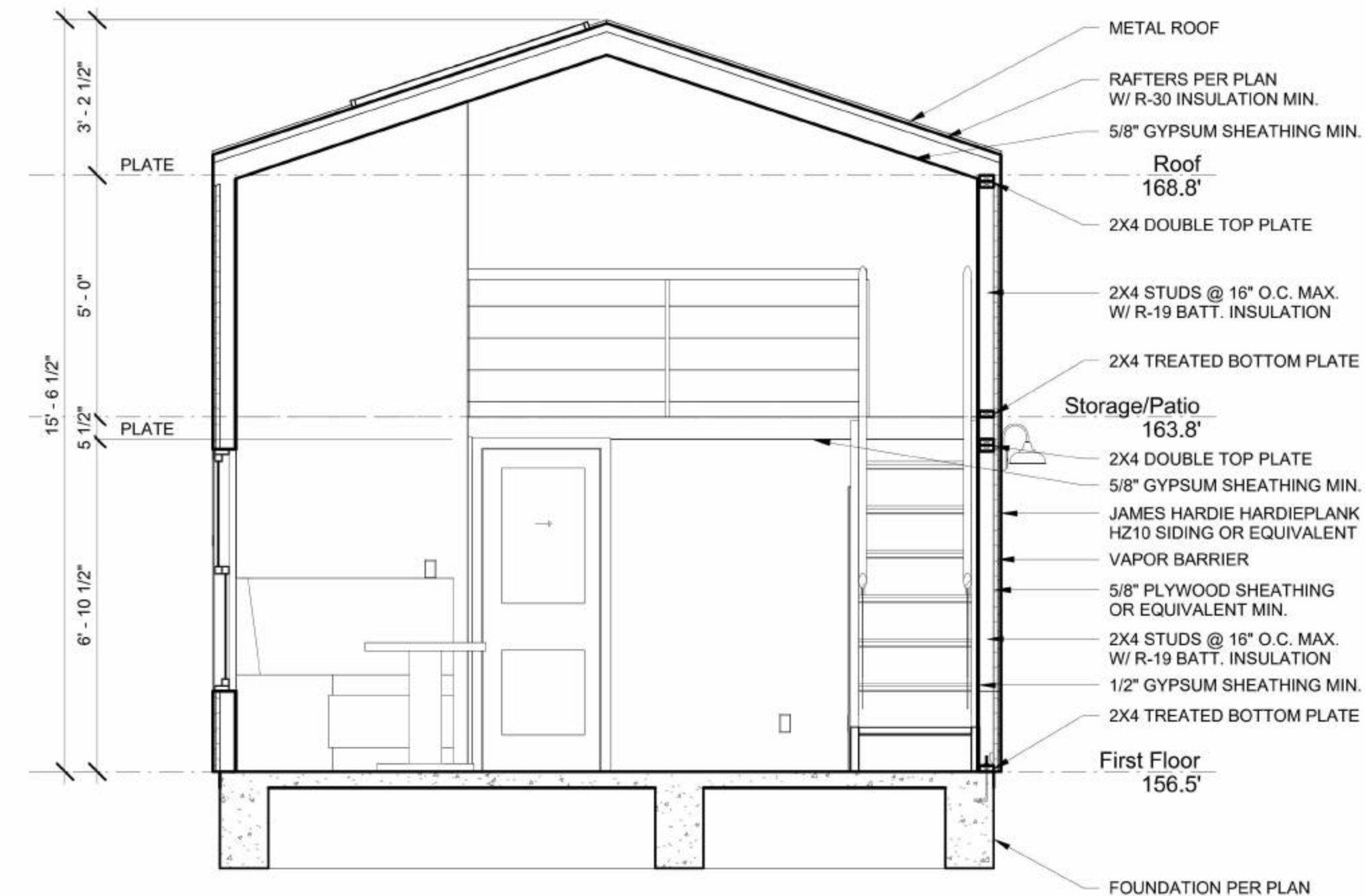
ISOMETRIC - FRONT/LEFT VIEW

Scale:



ISOMETRIC - REAR/RIGHT VIEW

Scale:



SECTION 7

Scale: 3/8" = 1'-0"

No.	Description	Date
6	REVISED PER ENGINEERING COMMENTS	12/7/2023
7	REVISED COVER SHEET	12/13/2023
8	REVISED COVER SHEET	1/6/2024
9	REVISED PER CITY COMM	1/27/2024
10	REVISED PER CITY COMMENTS	3/12/2024
11	REVISED PER G.C. COMMENTS	4/24/2024
12	ADDED STAIR DETAIL	5/8/2024
13	REVISED PER CLIENT	5/13/2024
14	REVISED PER CLIENT COMMENTS	5/19/2024

No.	Description	Date
6	REVISED PER ENGINEERING COMMENTS	12/7/2023
7	REVISED COVER SHEET	12/13/2023
8	REVISED COVER SHEET	16/2024
9	REVISED PER CITY COMM	1/27/2024
10	REVISED PER CITY COMMENTS	3/12/2024
11	REVISED PER G.C. COMMENTS	4/24/2024
12	ADDED STAIR DETAIL	5/8/2024
13	REVISED PER CLIENT	5/13/2024
14	REVISED PER CLIENT COMMENTS	5/19/2024

ELECTRICAL NOTES:

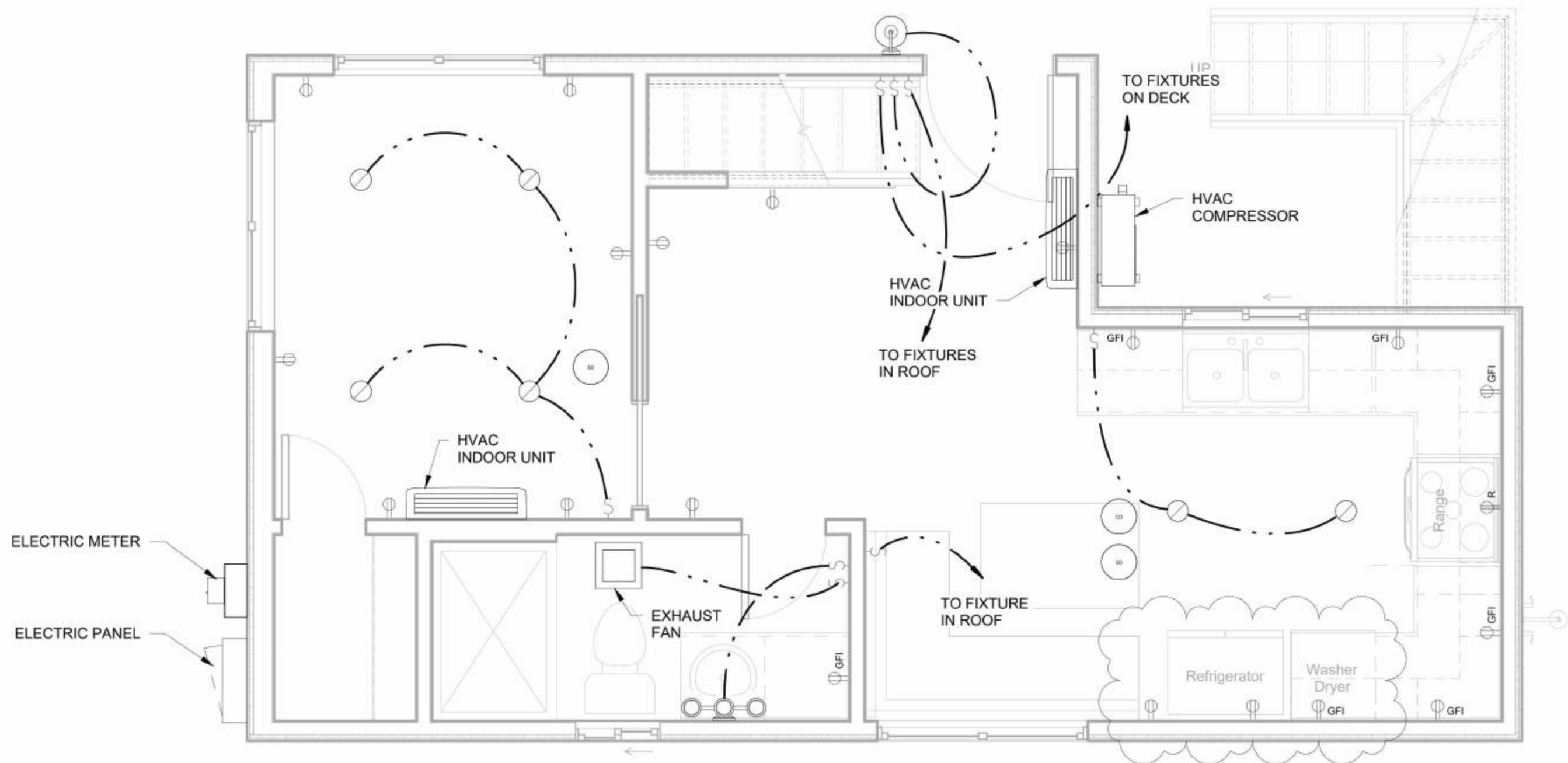
- ELECTRICAL PLANS PROVIDED FOR BIDDING PURPOSES ONLY. ALL SIZING OF WIRING, CONDUIT, PANELS, LOADS TO BE DETERMINED BY ELECTRICAL CONTRACTOR. REVISIONS, IF NECESSARY, ARE THE RESPONSIBILITY OF ELECTRICAL CONTRACTOR. PERMITTING AND INSTALLATION PER CODE, BY LICENSED ELECTRICIAN.
- FIRE ALARMS, CO2, AND SMOKE DETECTORS PER CODE.
- WEATHER-TIGHT GASKETS TO BE PROVIDED AND INSTALLED UPON TRIM OUT BY ELECTRICIAN, TO MEET ENERGY COMPLIANCE REQUIREMENTS, INTERIOR AND EXTERIOR LOCATIONS.
- RECESSED FIXTURES, WHERE INSTALLED FOR TASK LIGHTING, TO BE INSTALLED 18" O.C. FROM CABINET WALL. RECESSED LIGHTING IN MAIN LIVING AREAS AND MASTER BEDROOM TO BE CONTROLLED BY DIMMER SWITCH.
- ALL CEILING FANS TO BE WIRED FOR SEPARATE FAN AND LIGHT SWITCHES.
- EXHAUST FAN NOT REQUIRED IN BATHS WHERE OPERABLE WINDOW IS INSTALLED.
- PROVIDE ELECTRICAL SERVICE TO ATTIC AND MECHANICAL SPACE FOR LIGHTING, HVAC, AND WATER HEATER(S) AS REQUIRED.
- ALL ELECTRIC EQUIPMENT TO BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR, WITH THE EXCEPTION OF THAT REQUIRED FOR MECHANICAL / HVAC.
- INSTALL WHOLE HOUSE SURGE PROTECTOR.
- FOR GROUND FLOOR ELECTRICAL, SEE GROUND FLOOR PLAN. GROUND FLOOR ELECTRIC SERVICE IS TO BE PROTECTED BY GROUND FAULT CIRCUIT INTERRUPTER, GROUND FLOOR RECEPTACLES AND SWITCHES TO BE MIN. 48" ABV. GRADE. PROVIDE SERVICE AND GARAGE DOOR OPENER EQUIPMENT FOR EACH GARAGE DOOR DOOR. INSTALL ADDITIONAL PANEL AT GROUND LEVEL IN GARAGE FOR POOL EQPT.
- ENERGY STORAGE SYSTEM READY (CA ENERGY CODE 150.0(S)). PROVIDE AT LEAST ONE OF THE FOLLOWING:
 - ESS-READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS OR
 - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS. ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY MUST BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS." AND
 - A MINIMUM OF FOUR BRANCH CIRCUITS MUST BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT MUST SUPPLY THE REFRIGERATOR, ONE MUST SUPPLY THE LIGHTING CIRCUIT NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT MUST SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET; AND
 - THE MAIN PANELBOARD MUST HAVE A MINIMUM BUSBAR RATING OF 225 AMP, AND
 - SUFFICIENT SPACE MUST BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH WITHIN 3 FT OF THE MAIN PANELBOARD. RACEWAYS MUST BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT OR TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- ELECTRIC COOKTOP READY SYSTEMS (CA ENERGY CODE 150.0(U)). USING A GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE THE FOLLOWING:
 - DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MUST BE INSTALLED WITHIN 3 FT FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY." ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE; AND
 - THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE MUST BE PERMANENTLY LABELED "FOR FUTURE 240V USE."
- ELECTRIC CLOTHES DRYER READY (CA ENERGY CODE 150.0(V)). CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS MUST INCLUDE THE FOLLOWING:
 - DEDICATED, 240-VOLT BRANCH CIRCUIT WIRING MUST BE INSTALLED WITHIN 3 FT FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS MUST BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER MUST BE LABELED "240V READY." ALL ELECTRICAL COMPONENTS MUST BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE; AND
 - THE MAIN ELECTRICAL SERVICE PANEL MUST HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE MUST BE PERMANENTLY LABELED "FOR FUTURE 240V USE."
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
- DOORBELL CONTROLS TO NOT EXCEED 48" ABOVE EXTERIOR FLOOR, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY.

ELECTRICAL LEGEND

	110 VOLT RECEPTACLE
	WATERPROOF RECEPTACLE
	110 VOLT IN CEILING
	110 VOLT AT FIREPLACE MANTLE
	110 VOLT W/GROUND FAULT INTERRUPT
	110 VOLT IN FLOOR
	110 VOLT "PLUG MOLD"
	220 VOLT RECEPTACLE
	TELEVISION ANTENNA/CABLE JACK
	TELEPHONE JACK
	SINGLE POLE SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	DIMMER SWITCH
	PUSH BUTTON
	SMOKE DETECTOR INTERCONNECTED AND HARD-WIRED W/BATTERY BACKUP
	COMBINATION CARBOMN MONOXIDE & SMOKE DETECTOR INTERCONNECTED CHIMES
	CEILING MOUNTED LIGHT FIXTURE
	HANGING LIGHT
	LAMP POST
	RECESSED CAN LIGHT
	WATERPROOF RECESSED CAN LIGHT
	RECESSED EYEBALL SPOT LIGHT
	MONO-POINT OR DIRECTIONAL LT.
	STEP LIGHT
	WALL WASHER OR LOW VOLTAGE LT.
	SCONCE OR WALL MOUNTED FIXTURE
	PORCELAIN FIXTURE W/ PULL CORD
	FLOOD LIGHTS
	EXHAUST FAN
	EXHAUST FAN W/ LIGHT
	EXHAUST FAN W/ HEAT LAMP
	EXHAUST FAN W/ HEAT LAMP & LIGHT
	CEILING FAN
	CEILING FAN W/ LIGHT
	CEILING LIGHT W/ FUTURE FAN
	2' x 2' FLUORESCENT LIGHT
	1' x 4' FLUORESCENT LIGHT
	2' x 4' FLUORESCENT LIGHT
	UNDER-COUNTER LIGHT
	OVER-COUNTER LIGHT
	TRACK LIGHTING

STORAGE AND PATIO ELECTRICAL PLAN

Scale: 3/8" = 1'-0"



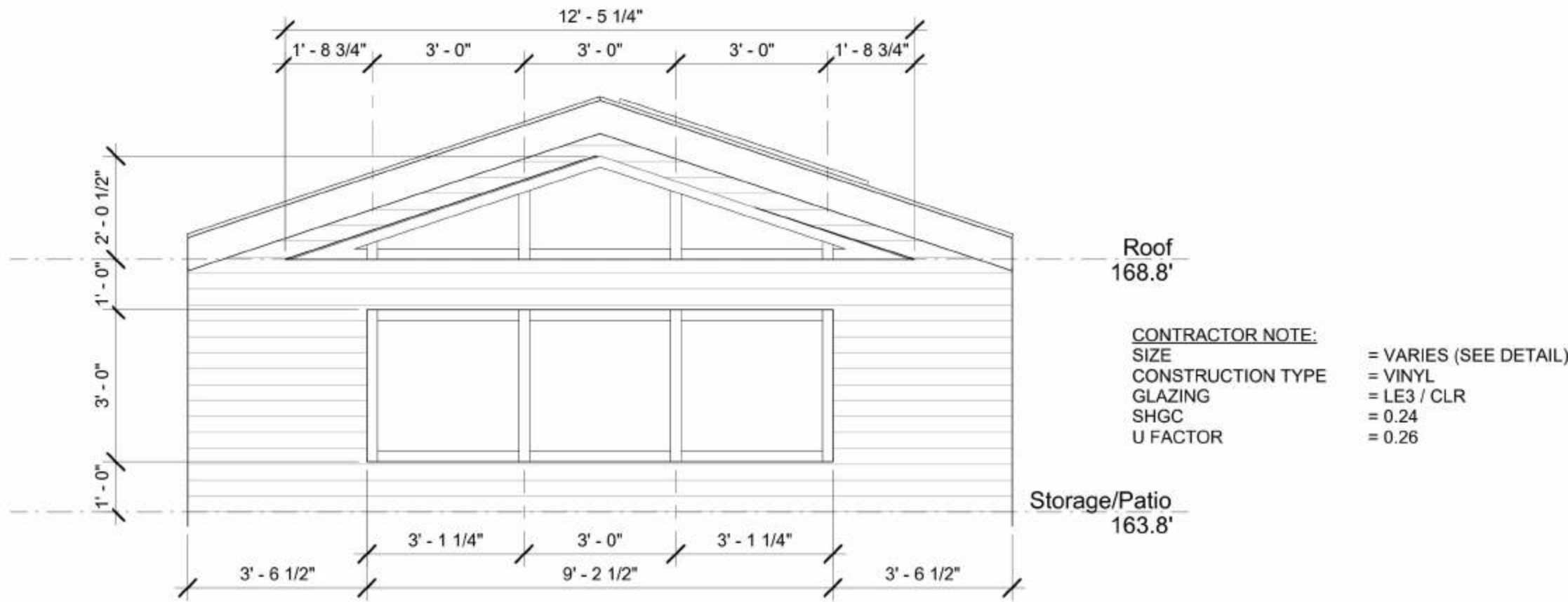
FIRST FLOOR ELECTRICAL PLAN

Scale: 3/8" = 1'-0"

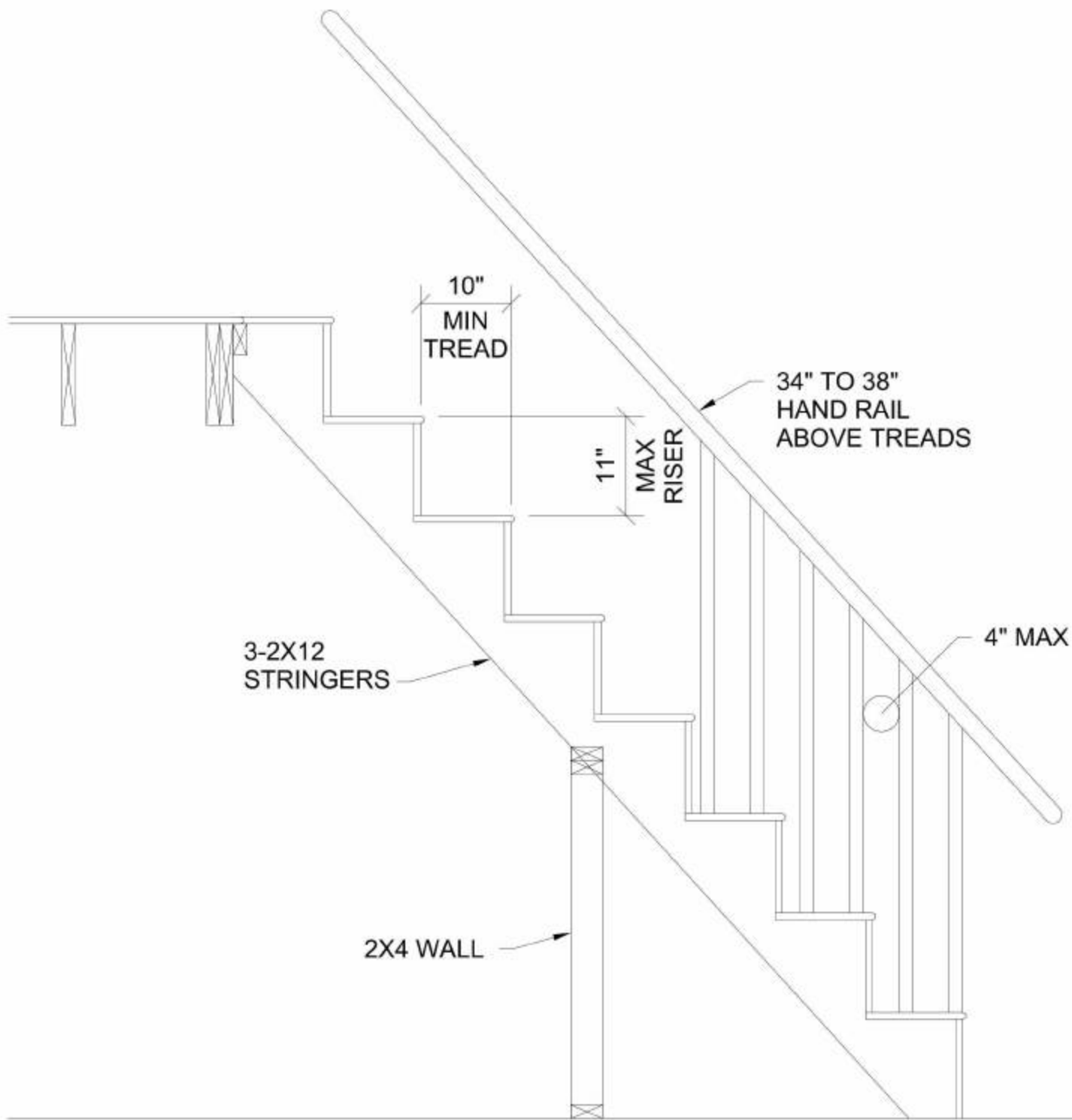
Door Schedule				
Mark	Description	Width	Height	Frame Material
101	SWING-EXT	3' - 0"	6' - 8"	ALUM
102	POCKET	2' - 6"	6' - 8"	WOOD
103	SWING	2' - 0"	6' - 8"	WOOD
104	SWING	2' - 0"	6' - 8"	WOOD
201	SWING	2' - 6"	5' - 0"	WOOD

Window Schedule							
Mark	Description	Width	Height	Construction Type	Glazing	SHGC	U Factor
101	(2) SINGLE HUNG	5' - 0"	5' - 0"	VINYL	LE3 / CLR	0.22	0.29
102	(2) SINGLE HUNG	5' - 0"	5' - 0"	VINYL	LE3 / CLR	0.22	0.29
103	SLIDER	2' - 0"	2' - 0"	VINYL	LE3 / OBSCURE	0.22	0.29
104	(2) SINGLE HUNG	5' - 0"	5' - 0"	VINYL	LE3 / CLR	0.22	0.29
105	SLIDER	3' - 0"	2' - 0"	VINYL	LE3 / CLR	0.22	0.29

NOTE:
THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED.



1 CW1 DETAIL
3/8" = 1'-0"



TYPICAL SPACE SAVER STAIR DETAIL

Scale: 3/4" = 1'-0"

No.	Description	Date
6	REVISED PER ENGINEERING COMMENTS	12/7/2023
7	REVISED COVER SHEET	12/13/2023
8	REVISED COVER SHEET	1/6/2024
9	REVISED PER CITY COMM	1/27/2024
10	REVISED PER CITY COMMENTS	3/12/2024
11	REVISED PER G.C. COMMENTS	4/24/2024
12	ADDED STAIR DETAIL	5/8/2024
13	REVISED PER CLIENT	5/13/2024
14	REVISED PER CLIENT COMMENTS	5/19/2024