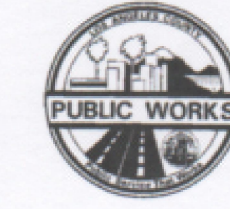


# NEW SECOND STORY ADDITION TO EXISTING ONE STORY HOUSE AND NEW TWO CAR GARAGE TORRES RESIDENCE

21235 BOLSA STREET  
CARSON, CA 90745



ATTACHMENT A

**BEST MANAGEMENT PRACTICES  
FOR CONSTRUCTION ACTIVITIES\***

**Storm Water Pollution Control Requirements for Construction Activities  
Minimum Water Quality Protection Requirements for All Development Construction  
Projects/Certification Statement**

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses 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 listing 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 up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- 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 deposited into a covered receptacle to prevent contamination of 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 swept 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.
- Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name Abel Torres  
(Owner or authorized agent of the owner)

Signature Abel Torres  
(Owner or authorized agent of the owner)

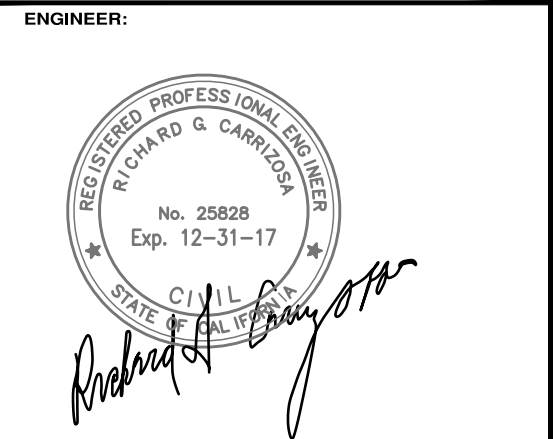
Date 11-29-15



**MIGUEL A. RODRIGUEZ  
CAD SPECIALIST  
INTL. ASSC. AIA  
RESIDENTIAL &  
COMMERCIAL DESIGN  
RENDER - 3D DESIGN**

830 FEATHER AVENUE, LA PUENTE, CA 91746  
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OWNER: **ABEL TORRES -REYNA TORRES**  
21235 BOLSA ST.,  
CARSON, CA 90745

PROJECT: **NEW SECOND STORY ADD. TO  
TO (E) S. F. R. AND 02 CAR GAR.**

PROJECT ADDRESS:  
21235 BOLSA ST.,  
CARSON, CA 90745

REVISION		
NO.	DATE	DESCRIPTION
1	02-22-2016	PLANNING MODIFICATIONS

SHEET TITLE: **COVER SHEET**

PROJECT NO: **10232015**

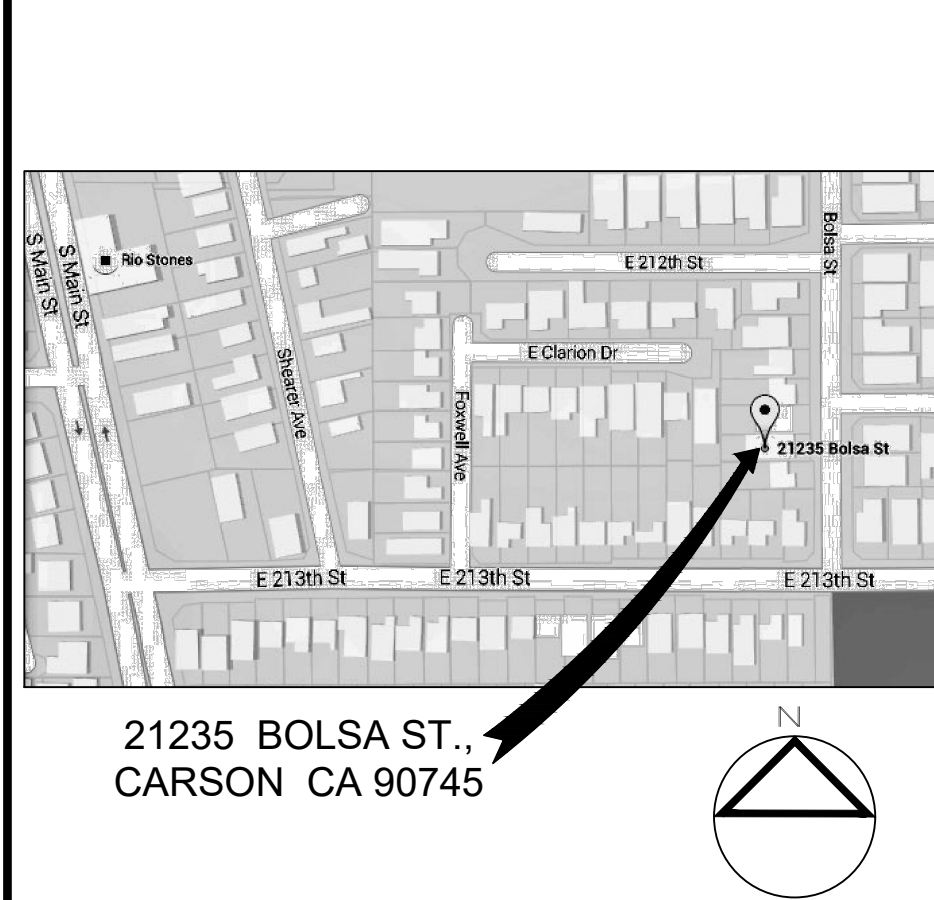
DATE: **10/23/2015**

SHEET NO: **A01**

10/23/2015

**A01**  
01-10

**VICINITY MAP**



**SHEET INDEX**

A01	COVER SHEET
A01.1	CONCEPTUAL RENDERS
A01.2	CONCEPTUAL RENDERS (ELEVATIONS)
A01.3	CONCEPTUAL LANDSCAPING
A02	PLOT- FLOOR PLAN - GENERAL NOTES
A03	SECOND FLOOR PLAN & ELEVATIONS & FLOOR PLAN GARAGE - DETAIL
A04	ELEVATIONS - SECTION AA - ELEVATIONS GARAGE
A05	SECTION BB-CC - SECTION AA (GARAGE) - (E) FLOOR PLAN-DETAILS

**PROJECT DIRECTORY**

**Owner:**  
Abel Torres - Reyna Torres  
21235 La Bolsa St.  
Carson, CA 90745

**Design Consultant:**  
ANAMART CORP  
Miguel A. Rodriguez T.  
830 Feather Avenue.  
La Puente, CA 91746  
(626) 337-1301  
mmrteliez@verizon.net

**Structural Design:**  
Richard G. Carrizosa  
1505 Lyndhurst Avenue  
Hacienda Heights, CA 91745  
Phone: (323) 379-6216

**CODE SUMMARY**

**PROPERTY INFORMATION:**  
ADDRESS: 21235 BOLSA ST., CARSON CA 90745  
PROPERTY TYPE: RESIDENTIAL  
STORIES: 02 STORY  
ZONING: RS  
A. F. F. ABOVE FINISH FLOOR  
ALUM. ALUMINUM  
APPROX. APPROXIMATE  
ARCH. ARCHITECTURAL

**OCCUPANCIES:** R1 SINGLE FAMILY DWELLING  
U DETACHE 02 CAR GARAGE

**CONSTRUCTION TYPE:** VB  
HEIGHT: 22'-11"  
BUILDING COVERAGE: 36.83%

**LEGAL DESCRIPTION:**  
LOT AREA: 5,200.00 SQ. FT.  
ASSESSOR ID NUMBER: 7336-012-028  
LEGAL DESCRIPTION: TRACT NO 3848 S. 40 FT OF N 160 FT OF E 135 FT EX OF ST OF LOT 5

**PROJECT DATA**

(E) ONE STORY HOUSE	1,312.00 SQ. FT.	2,146.28 SQ. FT.
NEW SECOD STORY ADDITION	834.28 SQ. FT.	
NEW TWO CAR GARAGE	399.00 SQ. FT.	
NEW DECK	90.24 SQ. FT.	
REMODEL AREA:	533.60 SQ. FT.	

**APPLICABLE CODES:**  
CONSTRUCTION SHALL COMPLY WITH TITLE 24, CALIFORNIA CODE REGULATIONS, INCLUDING THE FOLLOWING:  
2014 CALIFORNIA RESIDENTIAL CODE  
2014 CALIFORNIA BUILDING CODE  
2014 CALIFORNIA FIRE CODE  
2014 CALIFORNIA ELECTRICAL CODE  
2014 CALIFORNIA MECHANICAL CODE  
2014 CALIFORNIA PLUMBING CODE  
2013 CALIFORNIA ENERGY STDS. TITLE 24

**SCOPE WORK**

NEW SECOND STORY ADDITION & NEW TWO CAR GARAGE

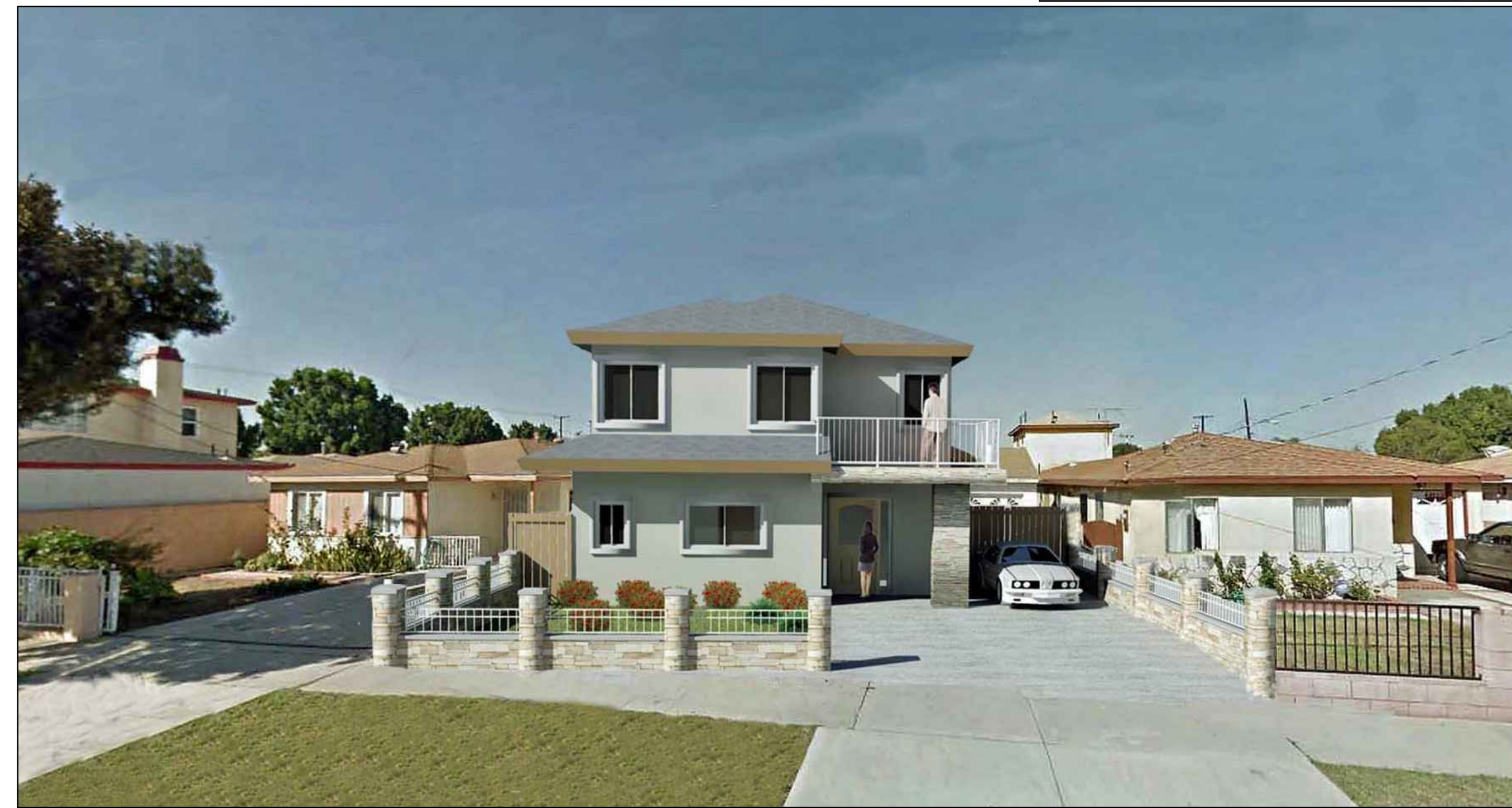
**ABBREVIATION LIST**

A:	ANCHOR BOLT	F.A:	FIRE ALARM	N:	NORTH	T:	THERMOSTAT
A.B.	ASPHALT CONCRETE	F.D.	FLOOR DRAIN	(N)	NOT IN CONTRACT	T.C.	TOP OF CURB
A.C.	AIR CONDITIONING	FDN.	FOUNDATION	N.I.C.	NOMINAL	T&G	TONGUE & GROOVE
ACUST.	ACOUSTICAL	F.F.	FINISH FACE	N.O.M.	NOT TO SCALE	TEL.	TELEPHONE
ADJ.	ADJUSTABLE	F.E.	FIRE EXTINGUISHER	N.T.S.		TEMP.	TEMPERATURE
A. F. F.	ABOVE FINISH FLOOR	F.H.W.S.	FLAT HEAD WOOD SCREW	O	ON CENTER	T.O.C.	TOP OF CONCRETE
ALUM.	ALUMINUM	FIN.	FINISH	O.C.	OUTSIDE DIAMETER	T.O.F.	TOP OF FRAMING
APPROX.	APPROXIMATE	F.L.	FLOOR LINE	O.D.	OVERHEAD OR	T.O.S.	TOP OF STEEL
ARCH.	ARCHITECTURAL	FLR.	FLOOR	OPNG.	OPENING	T.O.W.	TOP OF WALL
B:	BOARD	FLS'G	FLASHING	OPP.	OPPOSITE	T.P.	TOP OF PAVING
B.D.	BLOCK	FLUOR.	FLUORESCENT	OVER	OVER	TS	STRUCTURAL TUBE
B.L.K.	BLOCKING	F.O.C.	FACE OF CONCRETE	OR		TYP.	TYPICAL
BLK.	BLOCK	F.O.F.	FACE OF FINISH	P	PROPERTY LINE	U	UNLESS NOTED
BLKG.	BLOCKING	F.O.M.	FACE OF MASONRY	P.LAM.	PLASTIC LAMINATE	U.N.O.	OTHERWISE
BM.	BEAM	ROW.	FACE OF WALL	PLYWD.	PLYWOOD	UNF.	UNFINISHED
B.M.	BENCH MARK	F.P.	FIREPROOF	P.M.	PRESSED METAL	V	VINYL COMPOSITION
B.T.M.	BOTTOM	F.R.P.	FIBERGLASS	P.M.F.	RESSED METAL FRAME	V.C.T.	TILE
B.U.R.	BUILT UP ROOFING	EOS	REINFORCED PANEL	P.NL.	PANEL	VERT.	VERTICAL
C:	CAST IRON	F.S.D.	FACE OF STUD	P.O.C.	POINT OF CONNECTION	W	WEST
C.I.	CONSTRUCTION JOINT	FTG.	FIRE SMOKE DAMPER	PR.	PAIR	W.	WITH
C.J.	CHAIN LINK FENCE	F.V.	FOOT OR FEET	PROP.	PROPERTY	W.D.	WOOD
CLF.	CEILING	G	FIELD VERIFY	P.S.F.	POUNDS PER SQUARE FOOT	W.H.	WATER HEATER
CLG.	CEILING	GA.		P.S.F.	POUNDS PER SQUARE FOOT	W.D.	WATERPROOF
CLK.	CAULKING	GALV.	GAUGE	P.T.	PRESSURE TREATED	W.M.	MEMBRANE
C.NTR.	COUNTER	G.C.	GALVANIZED	Q.T.	QUARRY TILE	W/O	WITHOUT
C.O.	CLEAN OUT	G.C.	GENERAL CONTRACTOR	RAD.	RADIUS	W.R.	WATER RESISTANT
COL.	COLUMN	G.I.	GALVANIZED IRON	R.D.	ROUGH OPENING	WT.	WEIGHT
CONC.	CONCRETE	GLU-LAM	GLUE LAMINATE	R.E.	ROOF DRAIN	W.W.F.	WELDED WIRE FABRIC
COND.	CONDITION	GND.	GROUND	R.E.	ROUGH OPENING		
CONST.	CONSTRUCTION	GYP. BD.	GYPSUM WALLBOARD	REAR	REINFORCING BAR		
CONT.	CONTINUOUS	H		REF.	REFERENCE		
C.O.T.G.	CLEAN OUT TO GRADE	H.B.	HOSE BIB	REQD.	REQUIRED		
CTSK.	COUNTERSUNK	H.C.	HOLLOW CORE	RM.	ROOM		
D:	DOUBLE	H.D.WD.	HARDWOOD	R.O.	ROUGH OPENING		
DIAG.	DIAGONAL	HDBD.	HARDBOARD	RWD.	REDWOOD		
DIM.	DIMENSION	HDWE.	HARDWARE	R.W.L.	RAIN WATER LEADER		
DN.	DOWN	H.M.	HOLLOW METAL	S	SOUTH		
DR.	DOOR	HORIZ.	HORIZONTAL	S.D.	STORM DRAIN		
D.T.L.	DETAIL	HR.	HOUR	S.C.	SCHEDULE		
D.I.	DROP INLET	HT.	HEIGHT	S.C.H.	SCHEDULE		
DIAG.	DIAGONAL	I, J, K, L		SCHD.	SCHEDULE		
DIM.	DIMENSION	I.D.	INSIDE DIAMETER	SECT.	SECTION		
DN.	DOWN	I.E.	INVERT ELEVATION	SHT.	SHEET		
DR.	DOOR	ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	SHTG.	SHEDTING		
D.S.P.	DOWN SPOUT	INSUL.	INSULATION	SHTG.	SHEET METAL SCREW		
D.S.P.	DRY STANDPIPE	LAV.	LAVATORY	SIM.	SIMILAR		
DWG.	DRAWING	L.T.	LIGHT	S.M.S.	SHEET METAL SCREW		
E	EAST	M	MAXIMUM	S.M.S.	SPECIFICATIONS		
(E)	EXISTING	MECH.	MECHANICAL	SQ.	SQUARE		
EA.	EACH	MEMB.	MEMBRANE	S.S.TL.	STAINLESS STEEL		
E.F.	EXHAUST FAN	MFR.	MANUFACTURER	STD.	STANDARD		
E.J.	EXPANSION JOINT	M.H.	MANHOLE	STL.	STEEL		
ELEC.	ELECTRICAL	M.H.	MINIMUM	STRUC.T.	STRUCTURAL		
ELEV.	ELEVATION	M.I.	MALLEABLE IRON	S.T.S.M.S.	SELF TAPPING SHEET METAL SCREW		
EQ.	EQUAL	MISC.	MISCELLANEOUS	S.S.	SANITARY SEWER		
EQUIP.	EQUIPMENT	M.O.	MASONRY OPENING	SUSP.	SUSPENDED		
E.W.	EACH WAY	MTL.	METAL	SYM.	SYMMETRICAL		
EXP.	EXPANSION						
EXT.	EXTERIOR						

**SIMBOLS LEGEND**

	CONCRETE		SECTION NUMBER
	CONCRETE BLOCK		SHEET WHERE SECTION IS DRAWN
	A.C. PAVING		DETAIL NUMBER
	CERAMIC TILE OR BRICK		SHEET WHERE SECTION IS DRAWN
	SAND MORTAR OR PLASTER		LOCATION NUMBER
	AGGREGATE		SHEET WHERE ENLARGED PLAN IS DRAWN
	EARTH		ELEVATION NUMBER
	METAL		SHEET WHERE ELEVATION IS DRAWN
	PLYWOOD		EQUIPMENT NUMBER
	GYPSUM BOARD		PARTITION TYPE
	WOOD FRAMING (CONT. MEMBER)		KEYNOTE
	WOOD FRAMING (BLOCKING)		REVISION NUMBER
	WOOD MEMBER (FINISHED)		MATCH LINE
	INSULATION		DATUM, WORK OR CONTROL NUMBER
	ROOM NUMBER		ANGLE
	WINDOW TYPE		DIAMETER OR ROUND
	DOOR NUMBER		PERPENDICULAR
	GRID LINE / NUMBER		POUND OR NUMBER
	GRID CENTER		CENTERLINE
	LINE / NUMBER		PLATE OR PROPERTY LINE

**CONCEPTUAL RENDER**



**EXISTING HOUSE**



**PROPOSED MATERIALS AND COLORS**

**WINDOWS AND DOOR**

**MILGARD - WINDOWS AND DOOR**  
VINYL STYLE - COLOR TAN

CHOOSE FROM TWO VERSATILE COLORS

WHITE TAN

All Style Line frames, grids and hardware are available in matching white or tan. Due to printing limitations, colors shown are approximate.

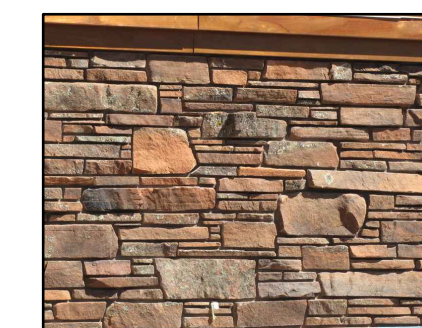
**Take Style Line™ further.**

There are many options available to enhance your Style Line windows beyond their standard configurations.

**OBSCURE GLASS**  
To add privacy where window coverings are impractical or undesirable, we recommend obscure glass. Our obscure glass can be tempered for safety and is available in numerous styles, some of which are shown here.

Energy saving options that make a noticeable difference.

**STONE**



**BORAL STONE PRODUCTS LLC - CULT. STONE**  
CARMEL COUNTRY LEDGESTONE  
(CSV-20007)

**PAINT**

A Masco Company  
© 2004 BEHR Process Corporation  
3400 W. Segerstrom Avenue  
Santa Ana, CA 92704 U.S.A.  
www.behr.com

SEE COLOR ON CONCEPTUAL ELEVATION SHEET A01.1

**ROOF**



**LANDMARK SOLARIS - CERTAINTEED (REFLECTIVE) AND BY CERTAINTEED CORPORATION - ICC-ESR-1389**

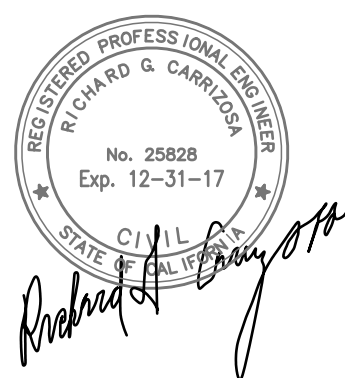


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CARSON, CA 90745

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REVISION	
NO.	DATE: DESCRIPTION:

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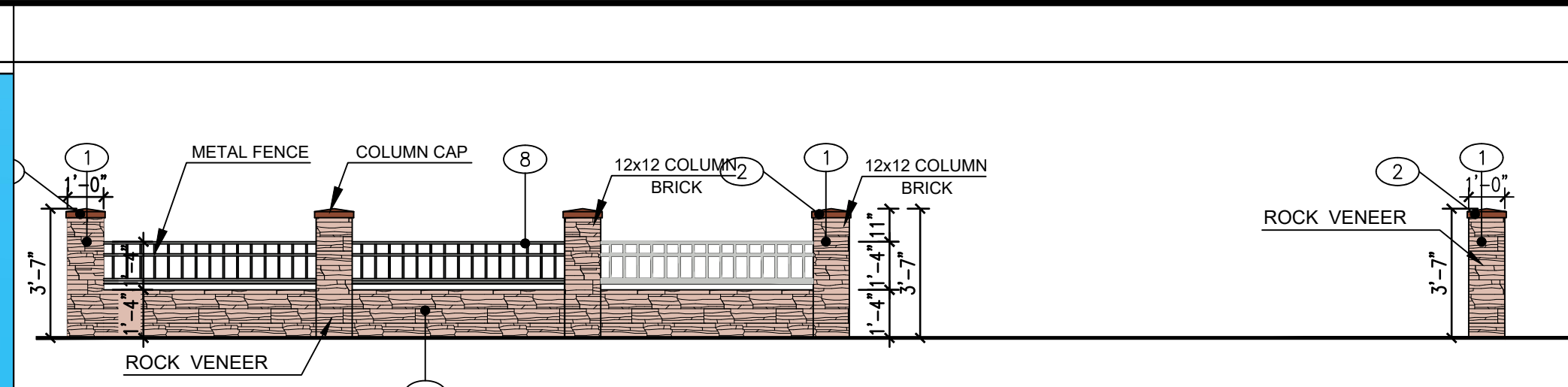
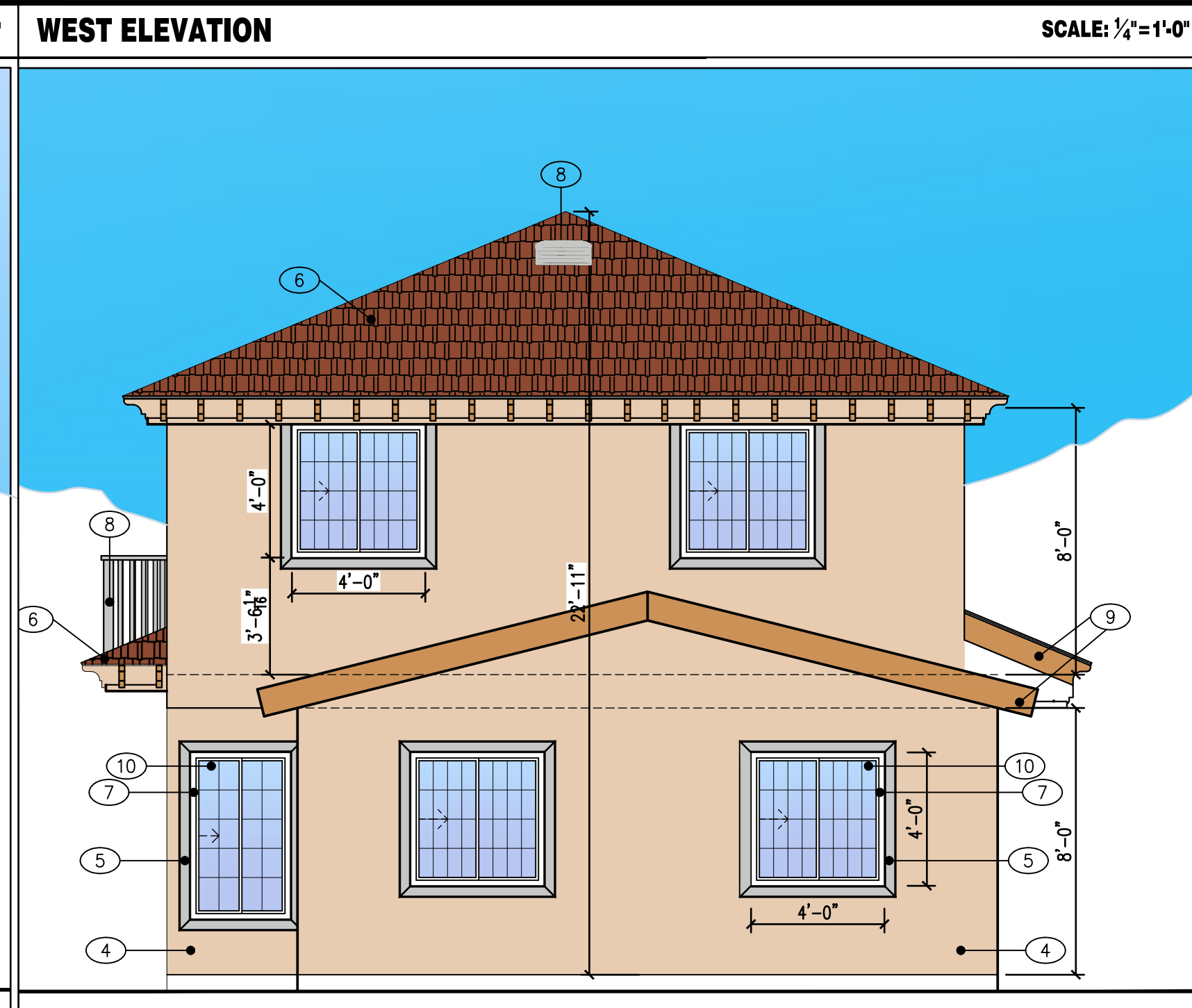
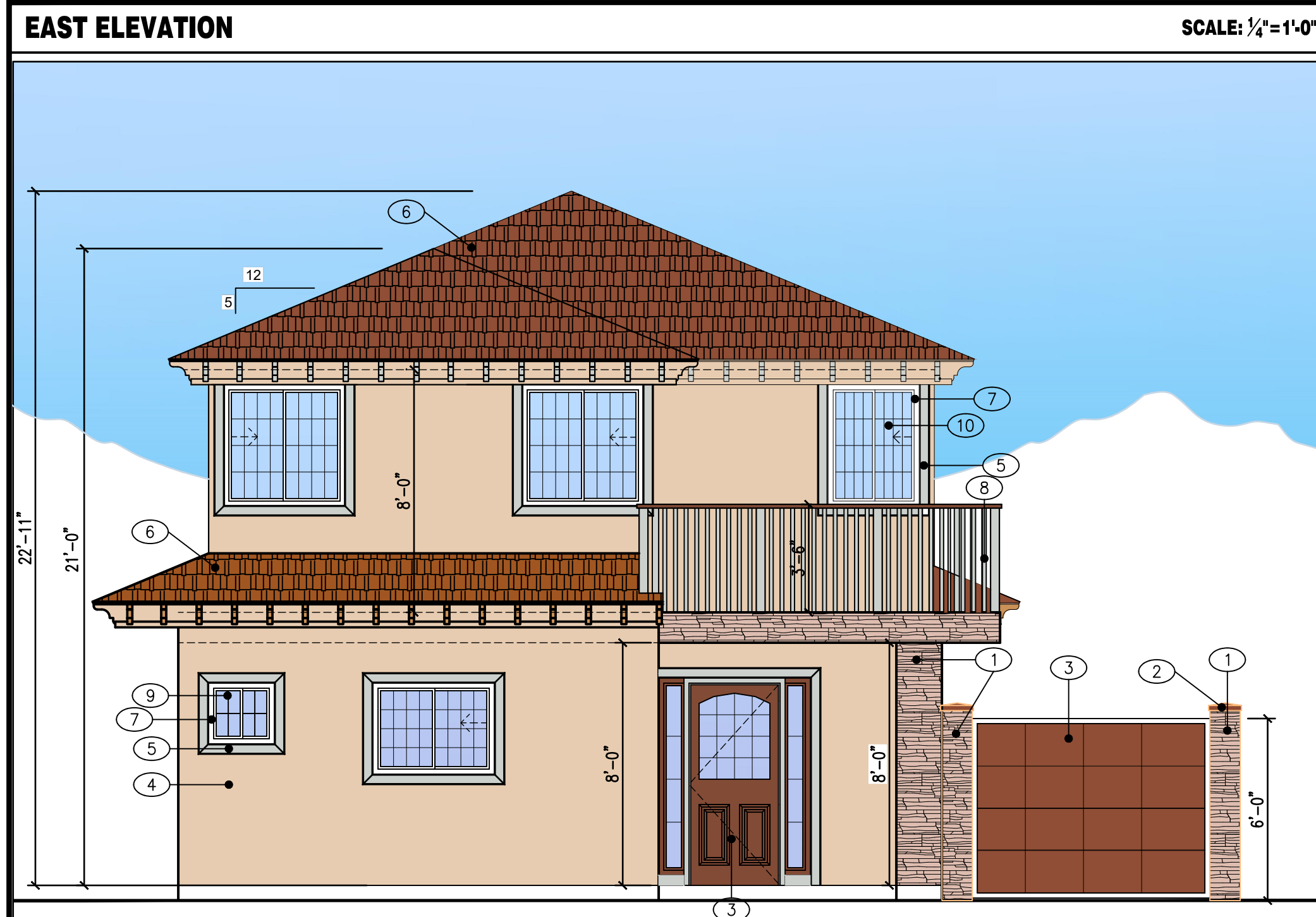
**CONCEPTUAL RENDER**  
**EXISTING HOUSE**

PROJECT NO:

DATE: **10232015**

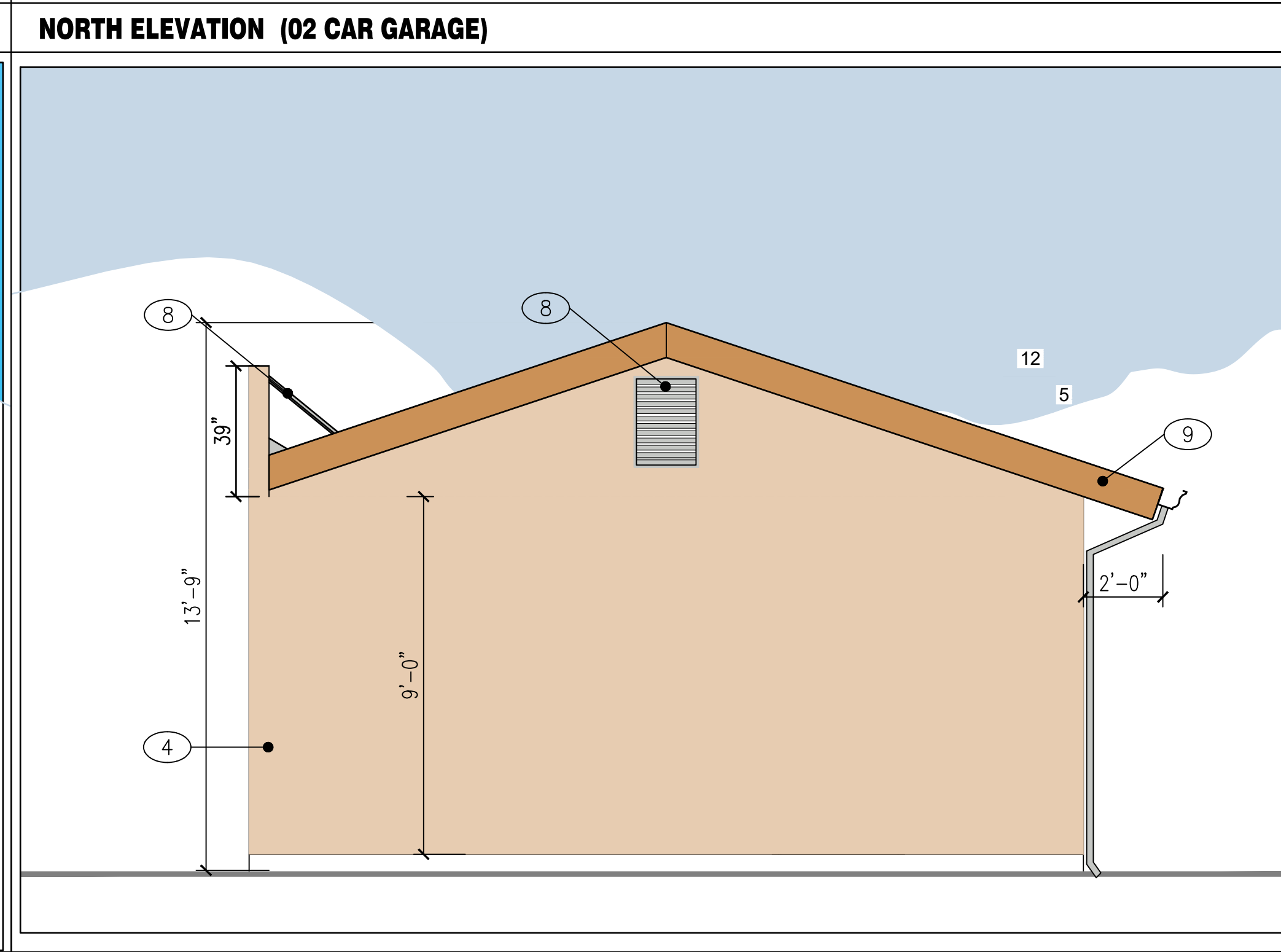
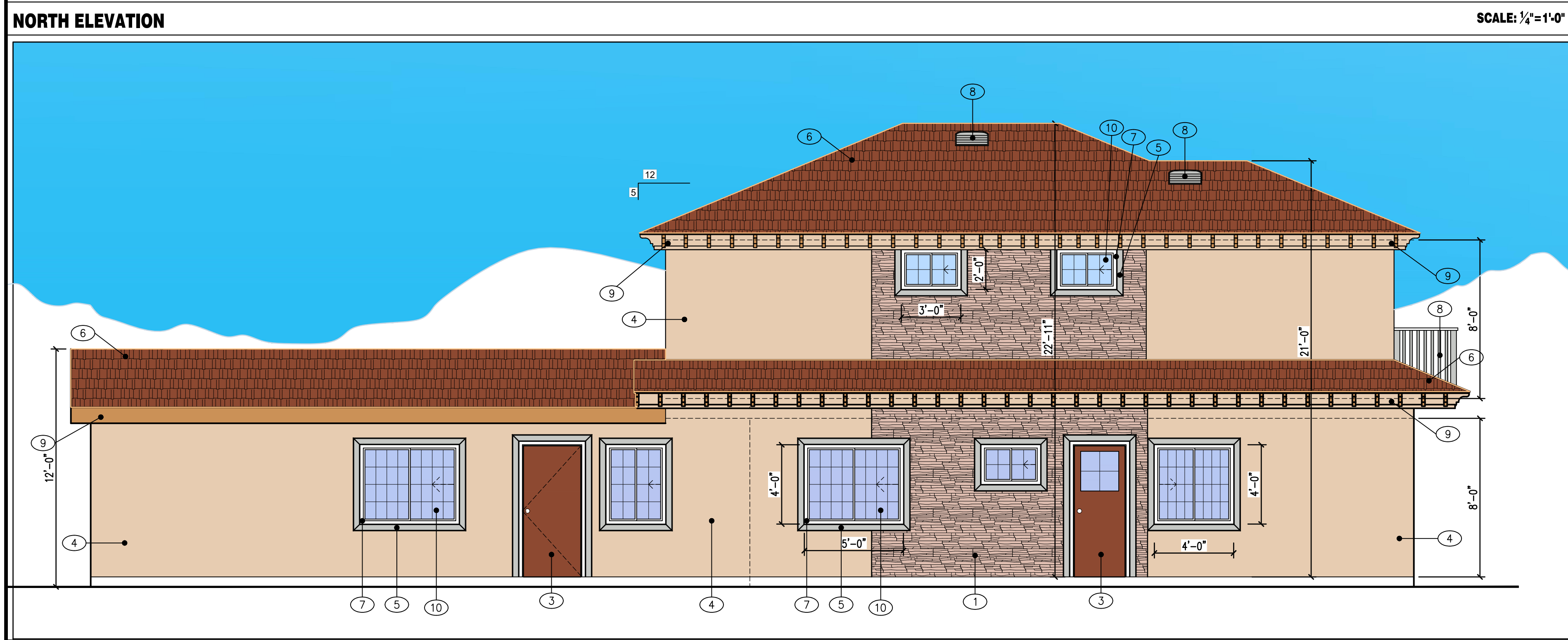
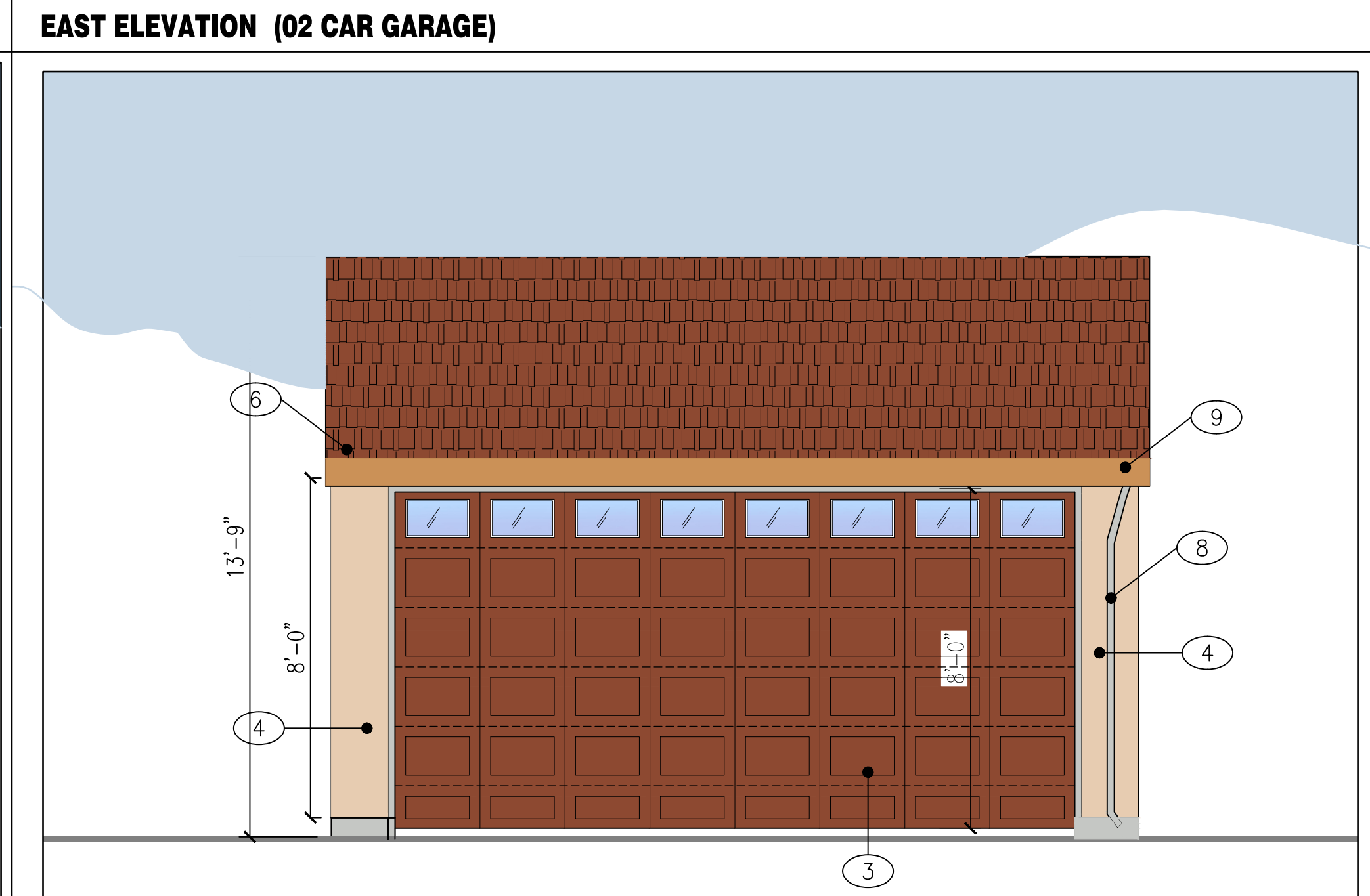
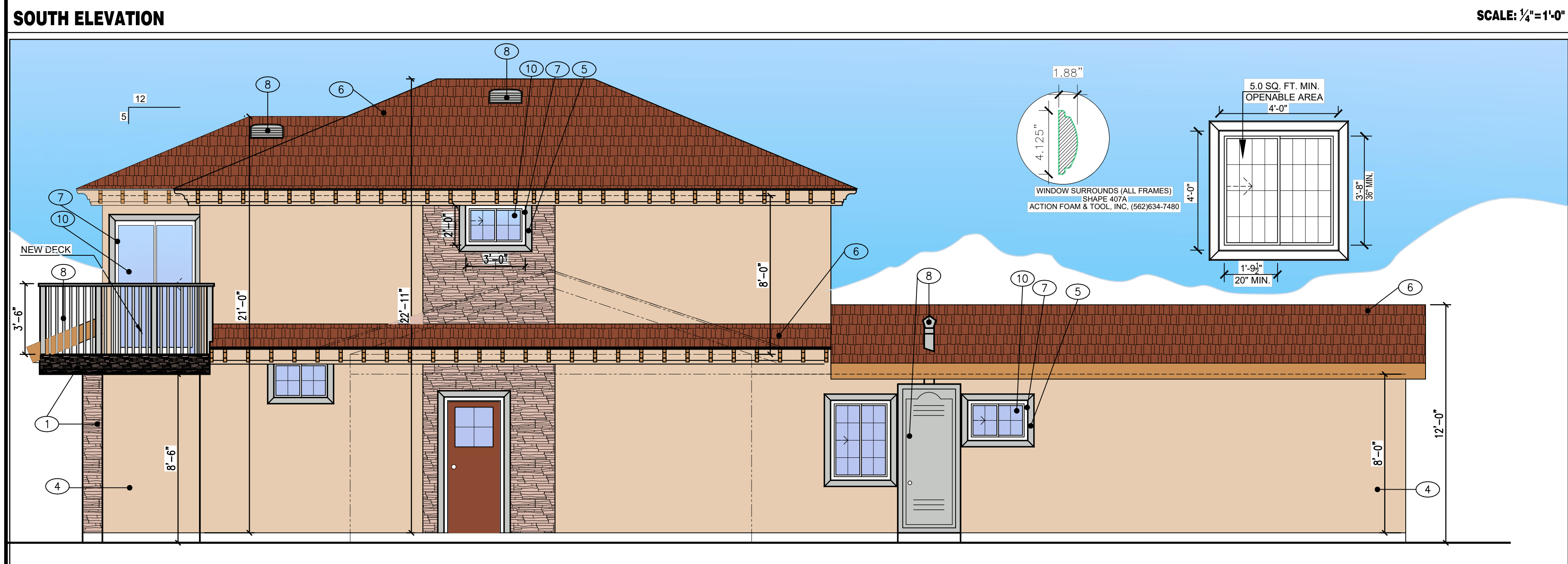
DATE: **10/23/2015**

SHEET NO:  
**A01.1**  
01-10



**EXTERIOR FINISH SCHEDULE** SCALE: 1/4"=1'-0"

SYMBOL	NAME	DESCRIPTION	COLOR	REMARK
1	COLUMNS	STONE	CARMEL COUNTRY LEDGESTONE (CSV-20007)	BORAL STONE PRODUCTS LLC CULT. STONE
2	CAP	CONCRETE CAP, PAINT FINISH	TERRA SUN ECC-34-3	BORAL STONE PRODUCTS LLC CULT. STONE
3	GATES, DOORS	WOOD, PAINT FINISH	TERRA COTA SUN ECC-34-3	BEHR
4	WALLS	STUCCO	CALIFORNIA STUCCO ECC-S7-1	MILGARD
5	MOLDING	FOAM, PAINT FINISH	PELICAN BAY ECC-30-1 SHAPE 407A	BEHR ACTION FOAM & TOOL, INC.
6	ROOF	LANDMARK SOLARIS	LANDMARK SOLARIS COLOR REFLECTIVE	CERTAINTEEED
7	WINDOW	VINYL STILE	COLOR TAN	MILGARD
8	METALS RAILING DOWN-SPOUT	METAL, PAINT FINISH	PELICAN BAY ECC-30-1	BEHR
9	FASCIA, BM	WOOD, PAINT FINISH	CANEWOOD ECC-40-1	BEHR
10	GLASS	1/4" GLASS	CLEAR OBSCURE	MILGARD



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 CARSON, CA 90745

REVISION	
NO.	DESCRIPTION:

SHEET TITLE:

**ELEVATIONS**

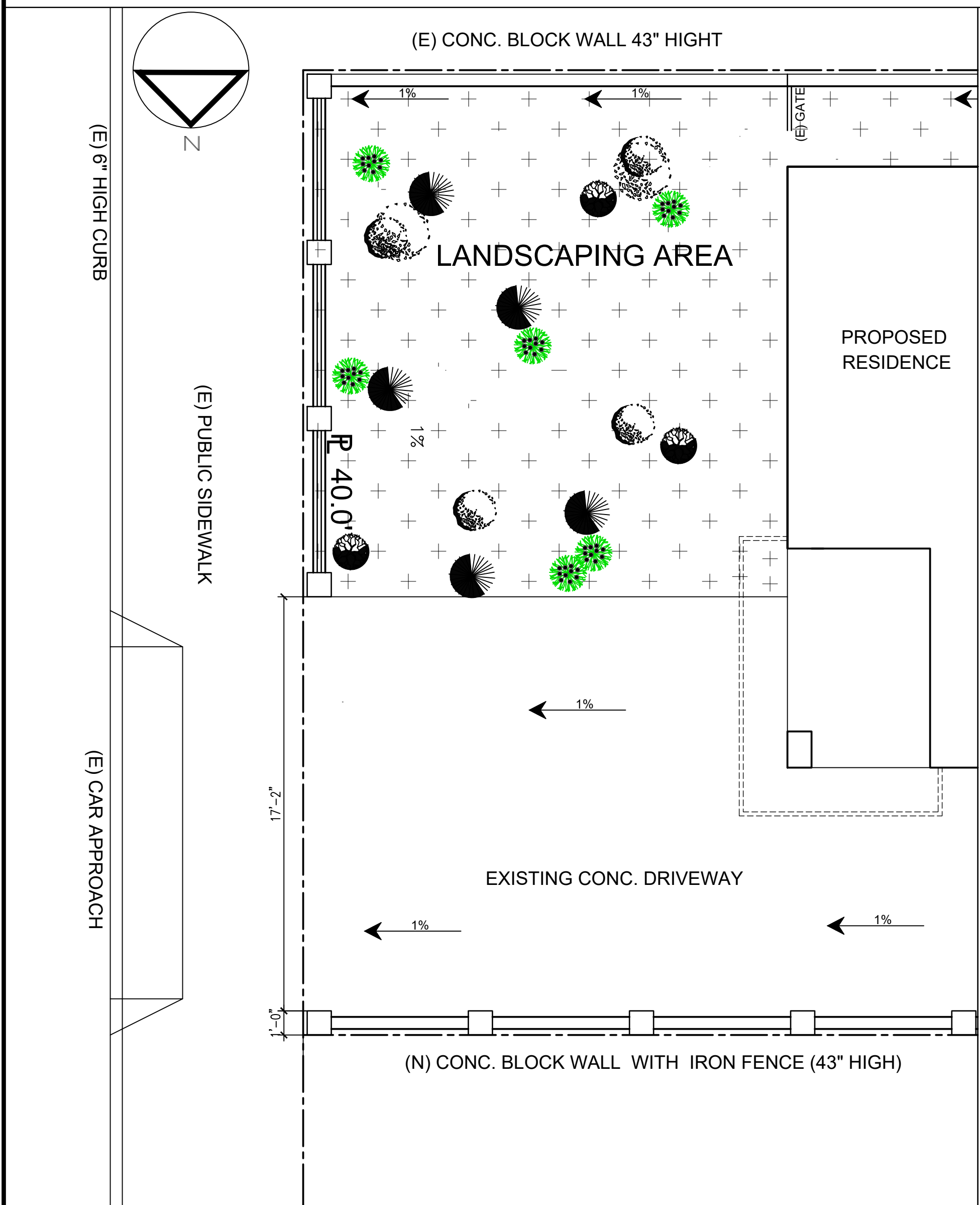
PROJECT NO:

DATE: **05182015**

DATE: **05/20/2015**

SHEET NO:  
**A1.1.2**  
 03-10

**CONCEPTUAL LANDSCAPING**



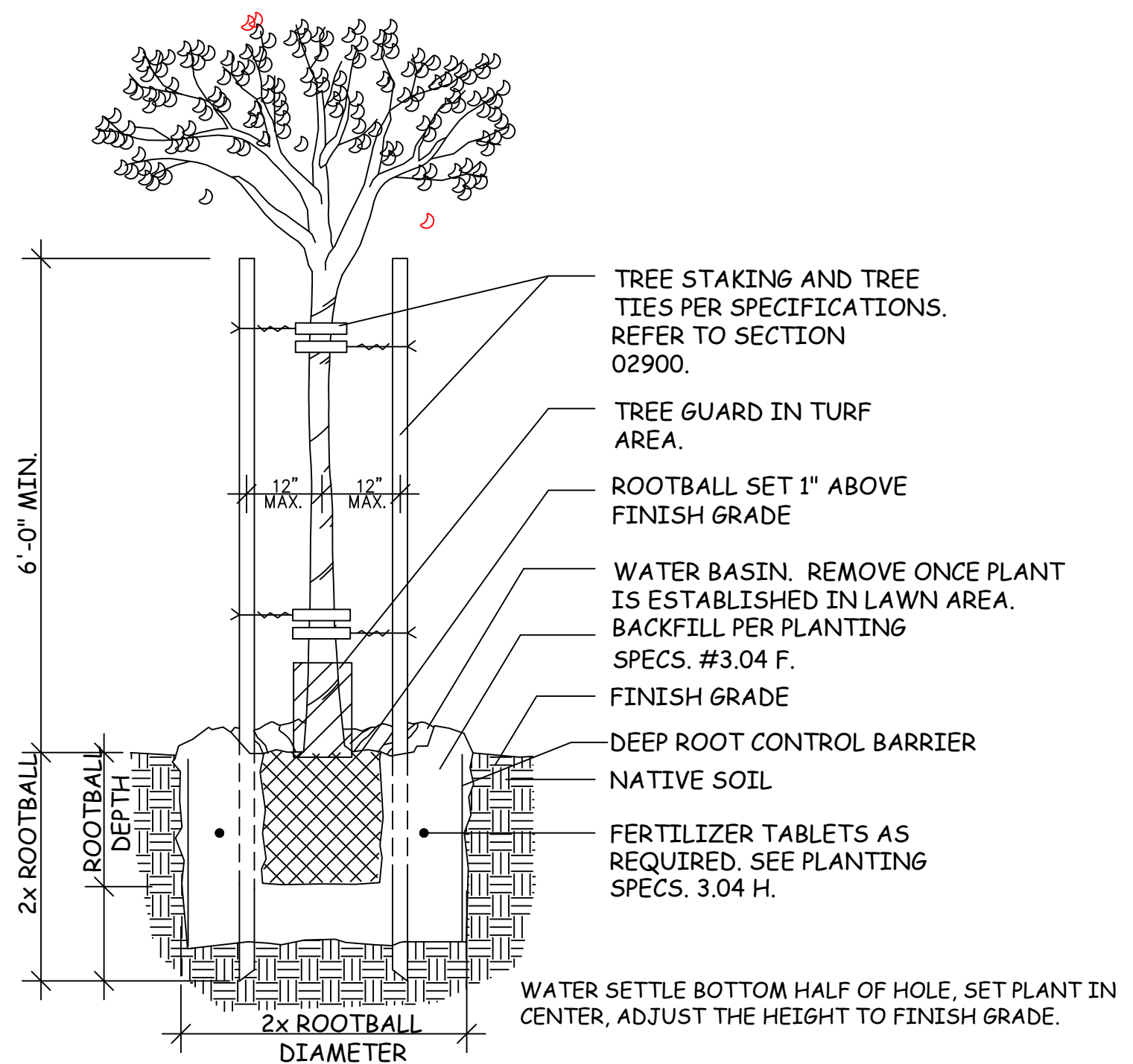
**LEGEND**

LANDSCAPING			
SYMBOL	BOTANICAL NAME	COMMON NAME	Qty SIZE SPACING
	CHILOPSIS LINEARIS	DESERT WILLOW	15 gal 17' O.C.
	AGAVE VICTORIAE-REGINAE	QUEEN VICTORIA AGAVE	5 gal 18" O.C.
	LIMNIUM PEREZII	SEA LAVENDER	5 gal 18" O.C.
	AGAPANTUS PETER PAN	DWARF LILY OF THE NILE	5 gal 18" O.C.
GROUND COVER			
	LAMIUM MACULATUM	DEAD NETTLE	12" PLANTS
	LIGO WOODWORKS	SOFT MULTI-DIRECTIONAL LED LIGHT FEATURE	

SYMBOL	MANUFAC.	DESCRIPTION
	RAIN BIRD	44RC 1" QUICK COUPLER VALVE
	RAIN BIRD	PEB-PRS-B SERIES ELECTRIC REMOTE CONTROL VALVE
	TORO	RAIN SENSOR
	FEDCO	1 1/2" - PRESSURE VACUUM BREAKER
	FEDCO	3/4" - PRESSURE VACUUM BREAKER
		ST CONTROLLERS
		GATE VALVE
		VALVE NUMBER
		GALLONS PER MINUTE
		VALVE SIZE
	RAIN BIRD	DRIP EMITTER
	RAIN BIRD	1812 PRS-W8 SERIES MPR NOZ SHRUB SPRAY POP-UP
	SLEEVING	SCH 80 PVC, TWO TIMES THE DIAMETER OF THE PIPE



**THREE PLANTING**



AGAPANTUS PETER PAN

DWARF LILY OF THE NILE

CHILOPSIS LINEARIS

DESERT WILLOW

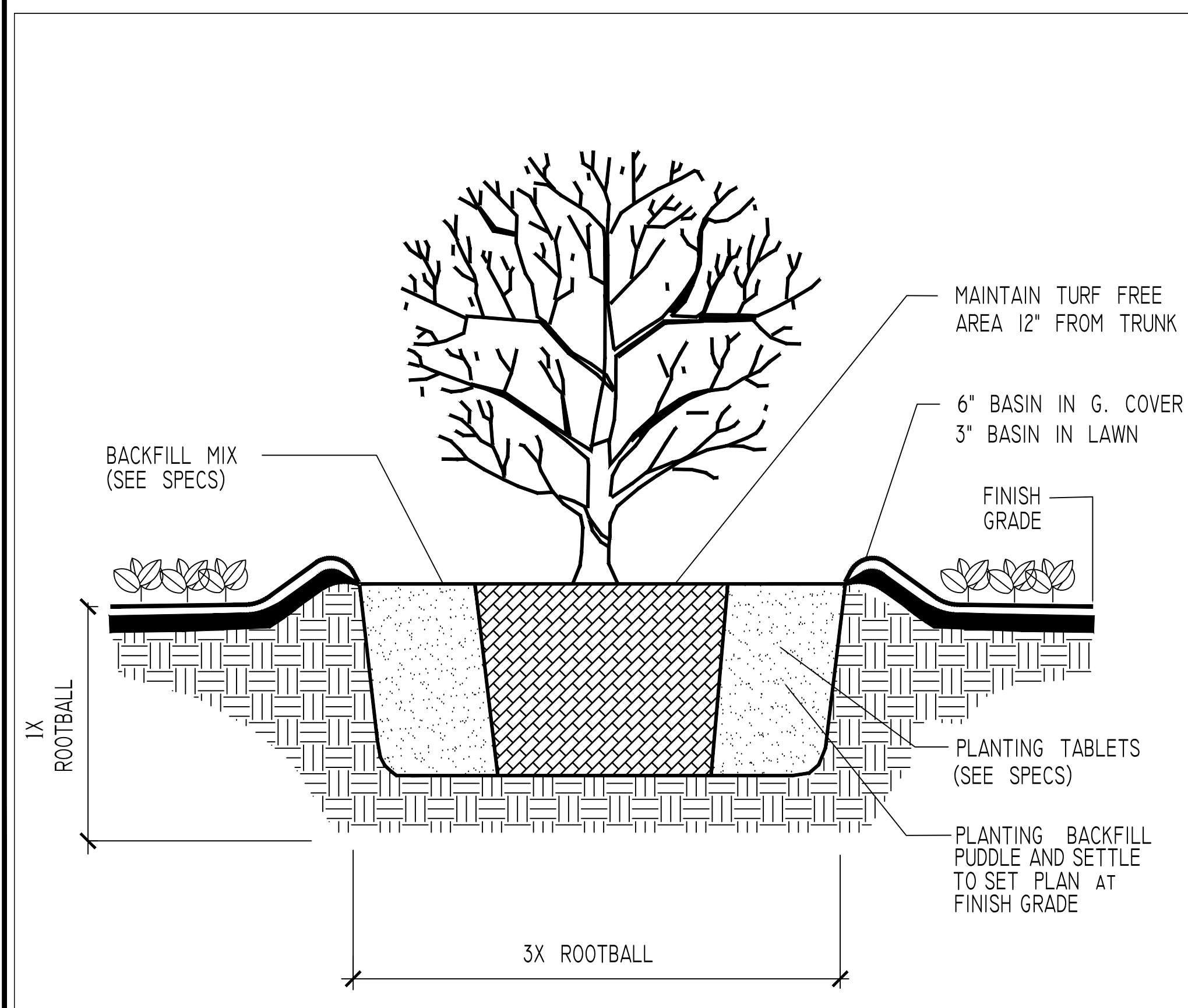


AGAVE VICTORIAE-REGINAE

QUEEN VICTORIA AGAVE

**SHRUB PLANTING**

**1 GAL TREE**



LIMNIUM PEREZII

SEA LAVENDER



LAMIUM MACULATUM

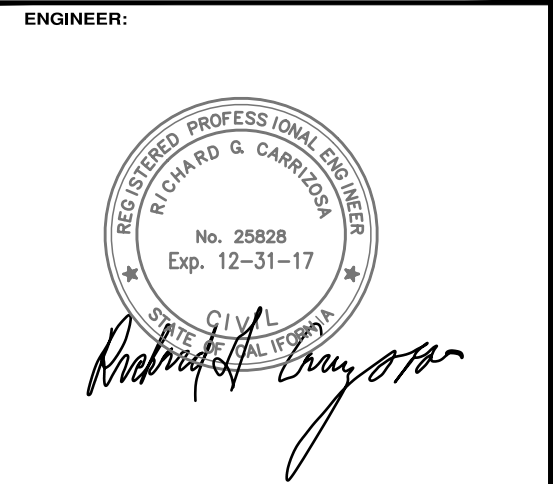
DEAD NETTLE



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 21235 BOLSA ST.  
 CARSON, CA 90745

PROJECT:  
 NEW SECOND STORY ADD. TO  
 TO (E) S. F. R. AND 02 CAR GAR.

PROJECT ADDRESS:  
 21235 BOLSA ST.  
 CARSON, CA 90745

REVISION	
NO.	DATE: DESCRIPTION:

SHEET TITLE:  
**CONCEPTUAL LANDSCAPING**

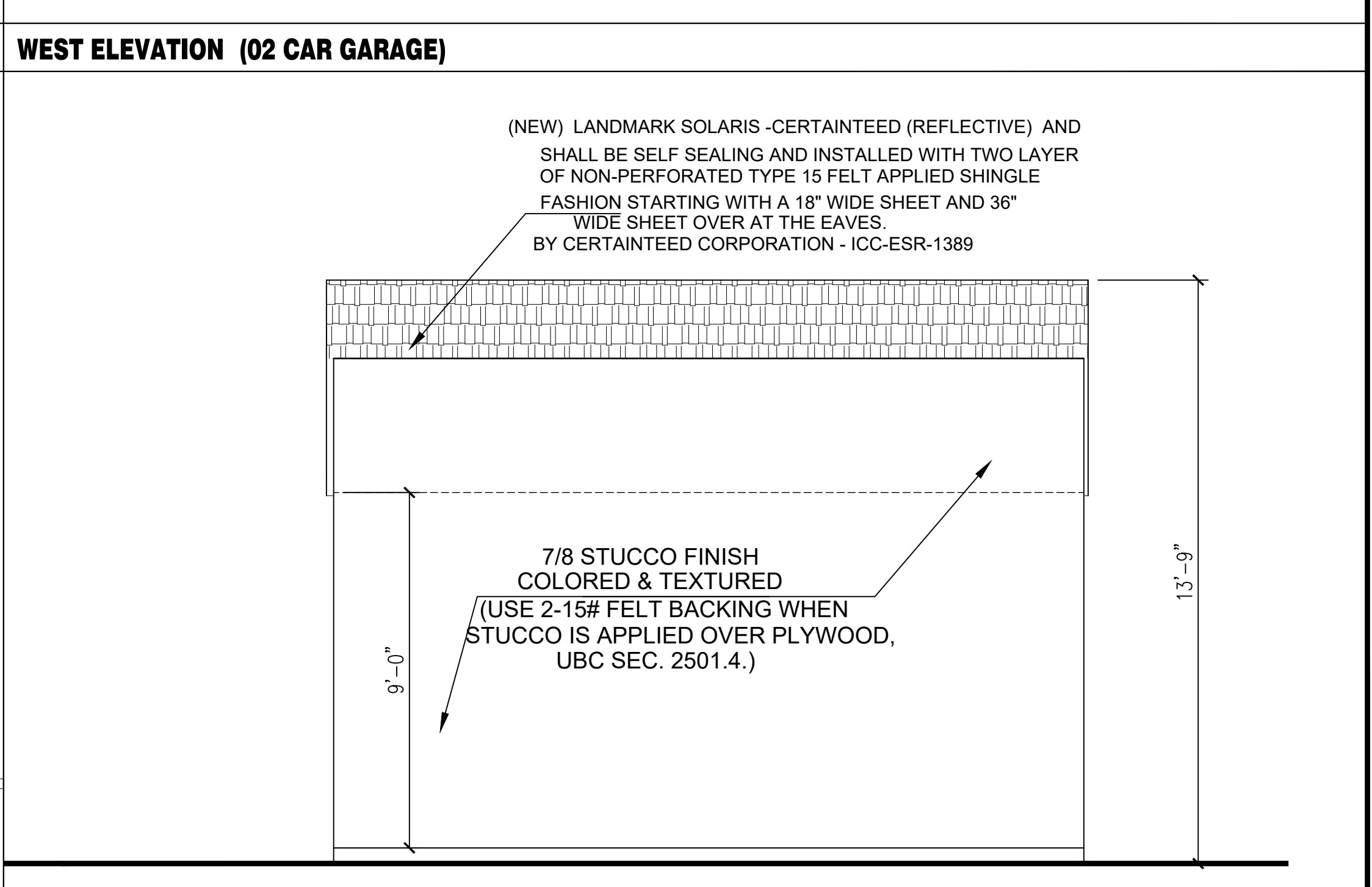
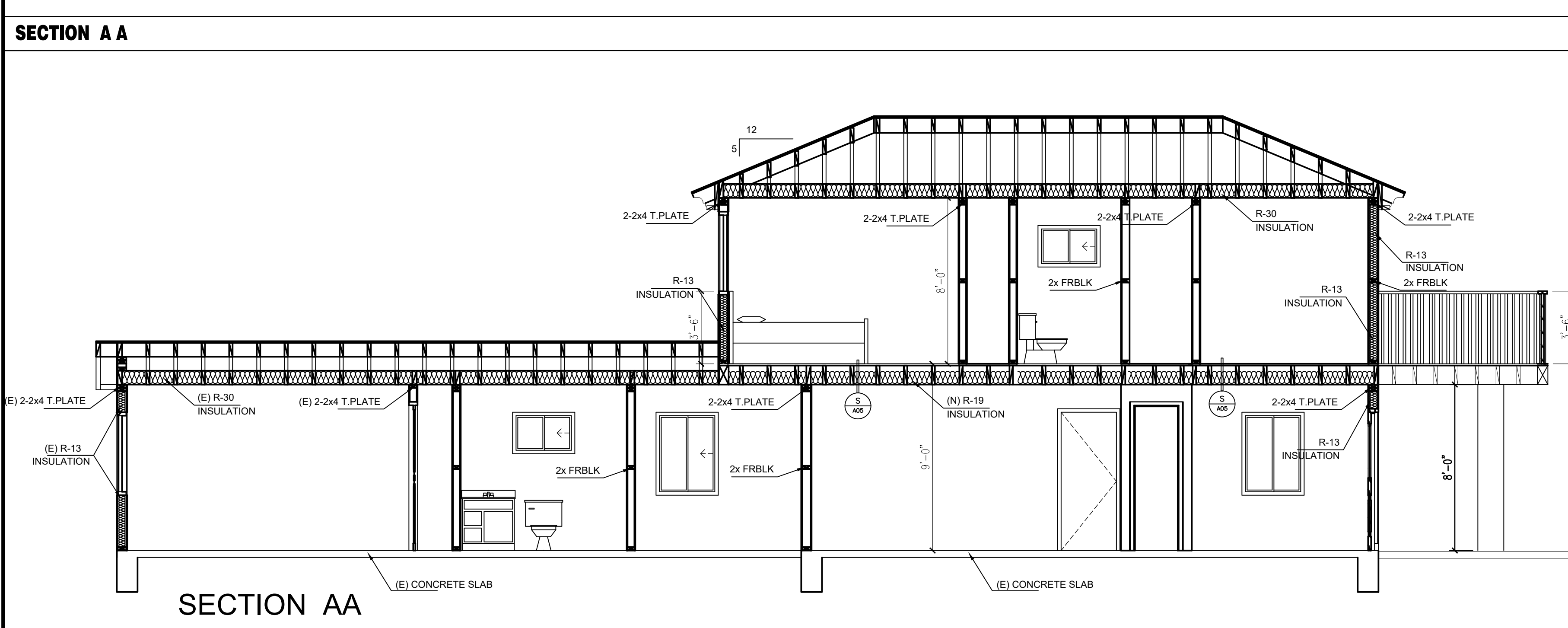
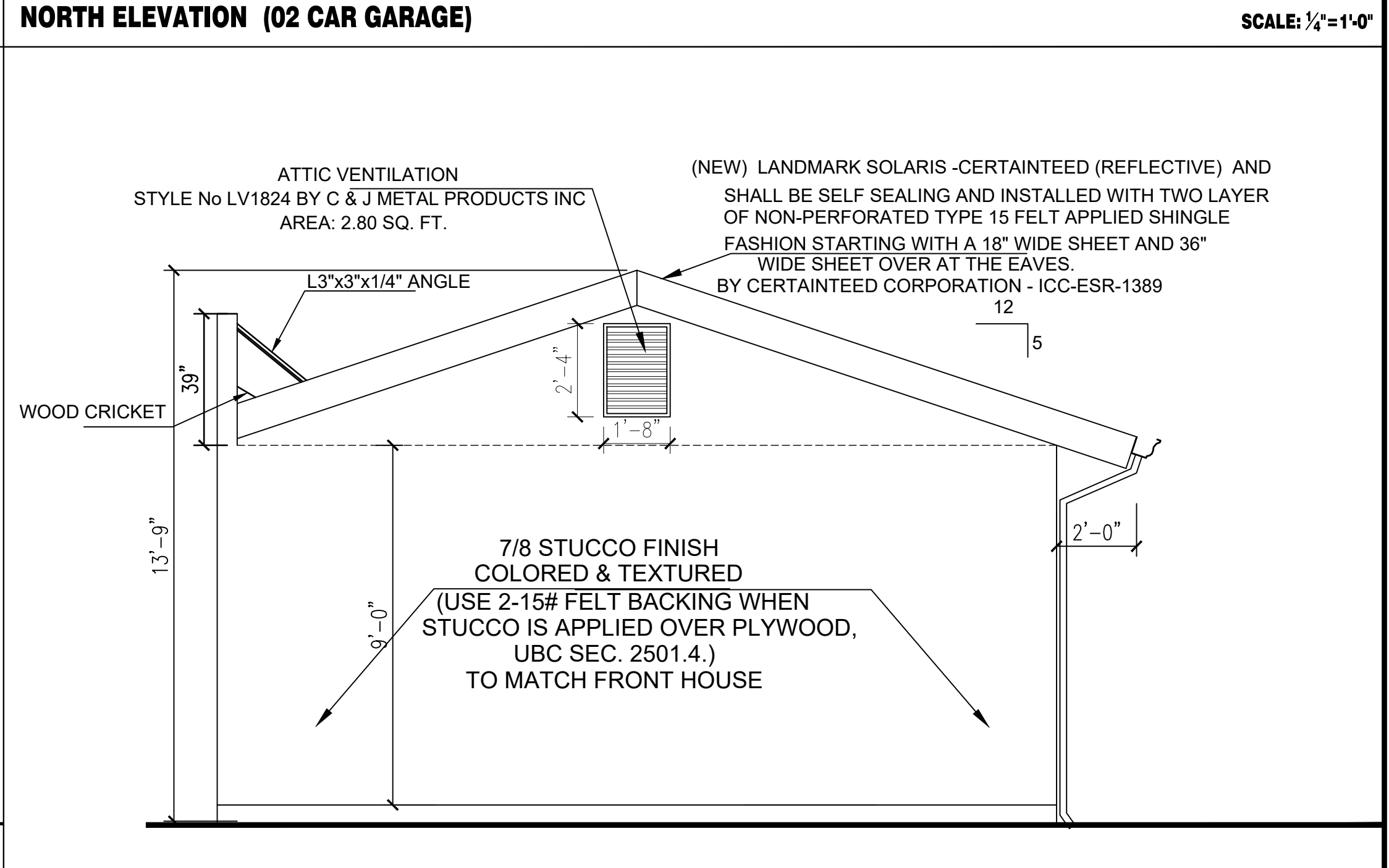
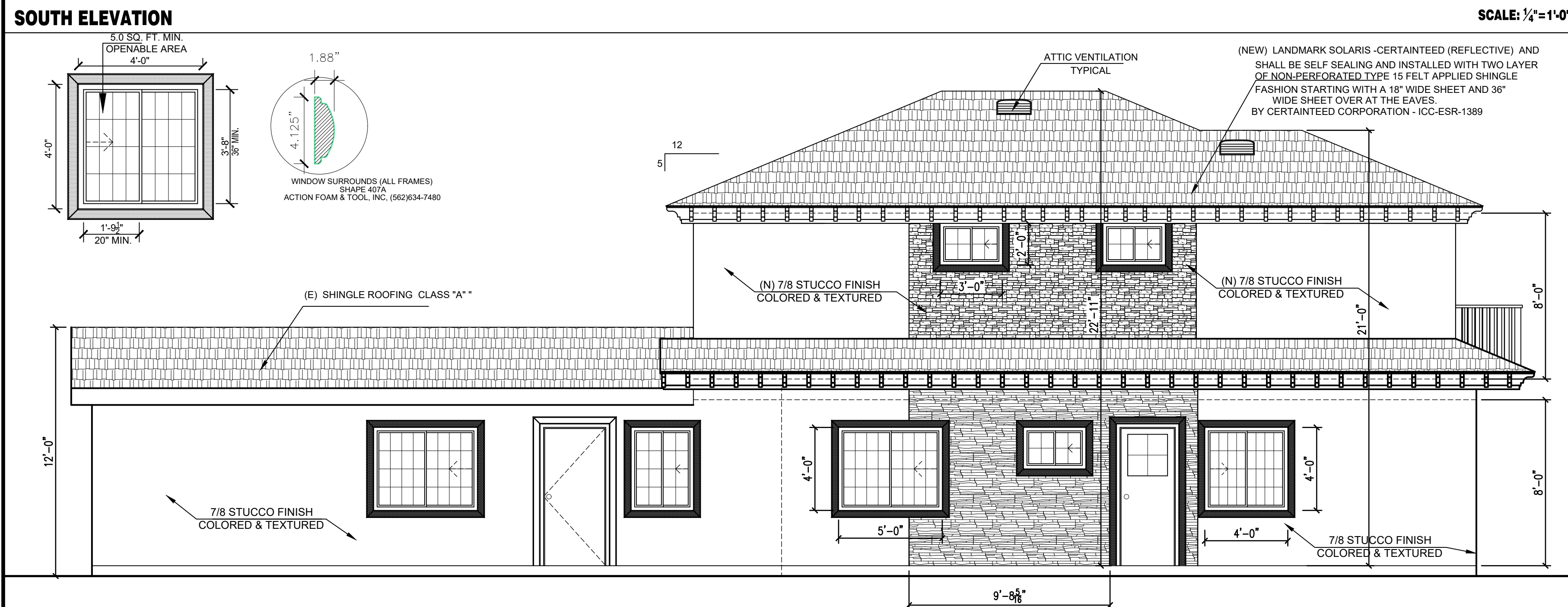
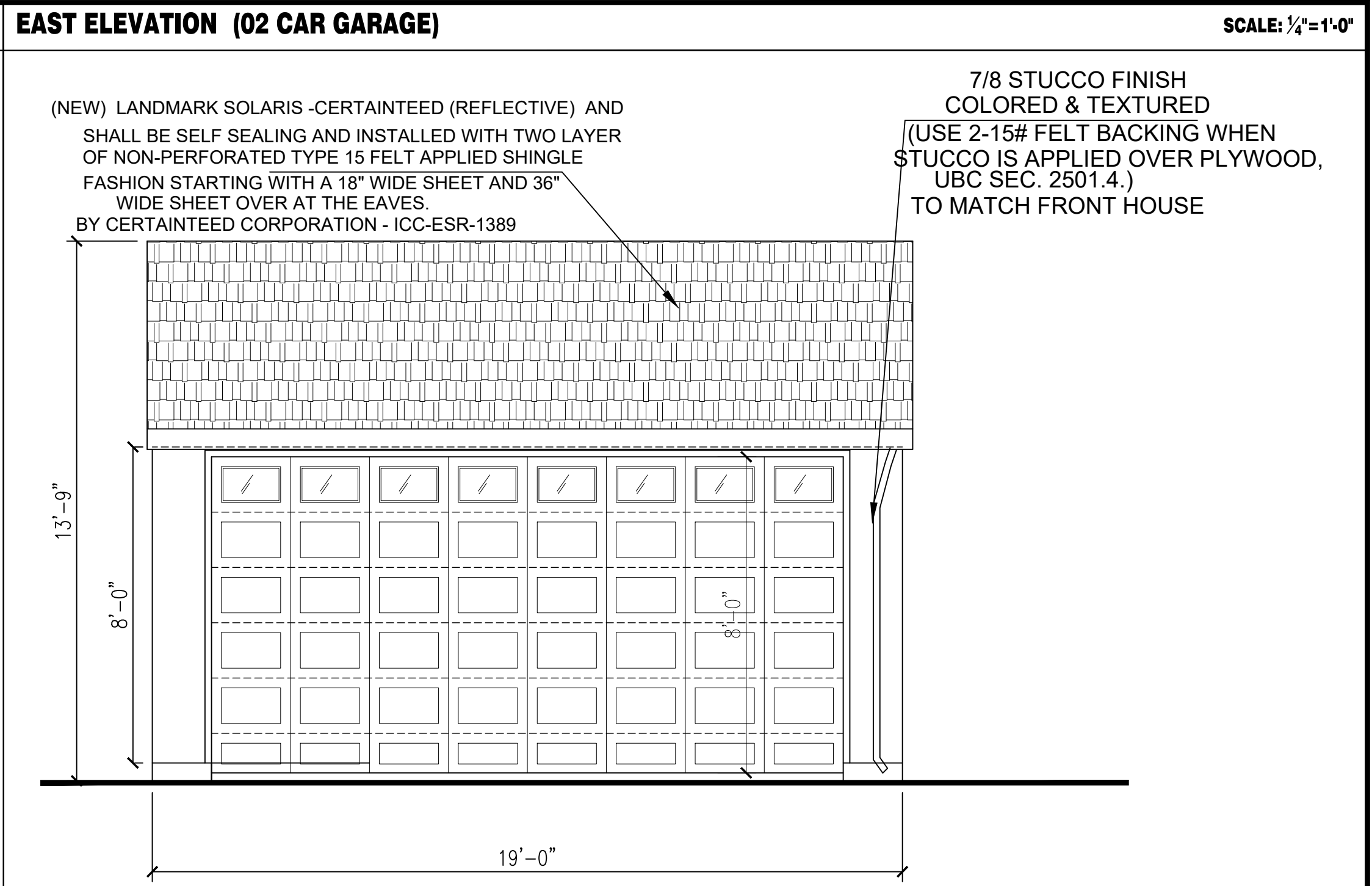
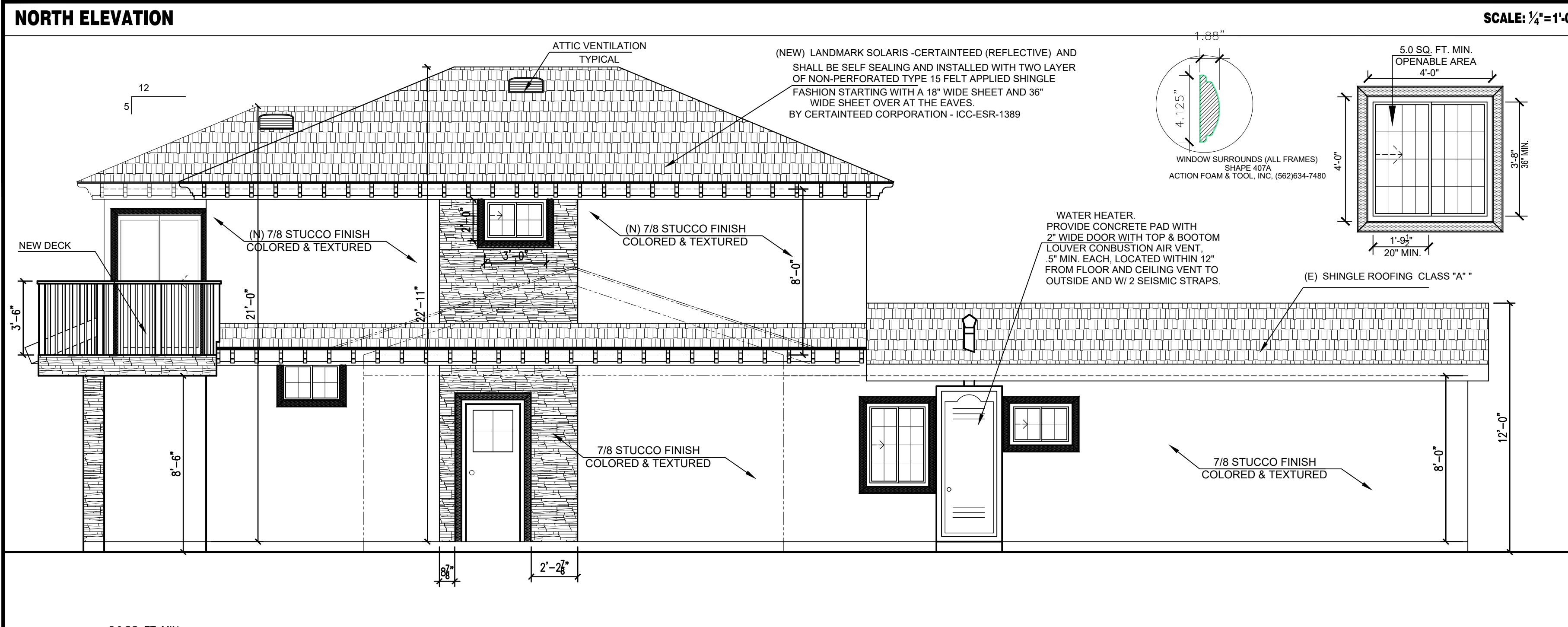
PROJECT NO:  
 10232015

DATE:  
 10/23/2015

SHEET NO:  
**A01.3**  
 01-10







**MIGUEL A. RODRIGUEZ**  
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ENGINEER:

*Edward G. Carreras*

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REVISION	
NO.	DESCRIPTION:

SHEET TITLE:  
**ELEVATIONS**

PROJECT NO:  
 05182015

DATE:  
 05/20/2015

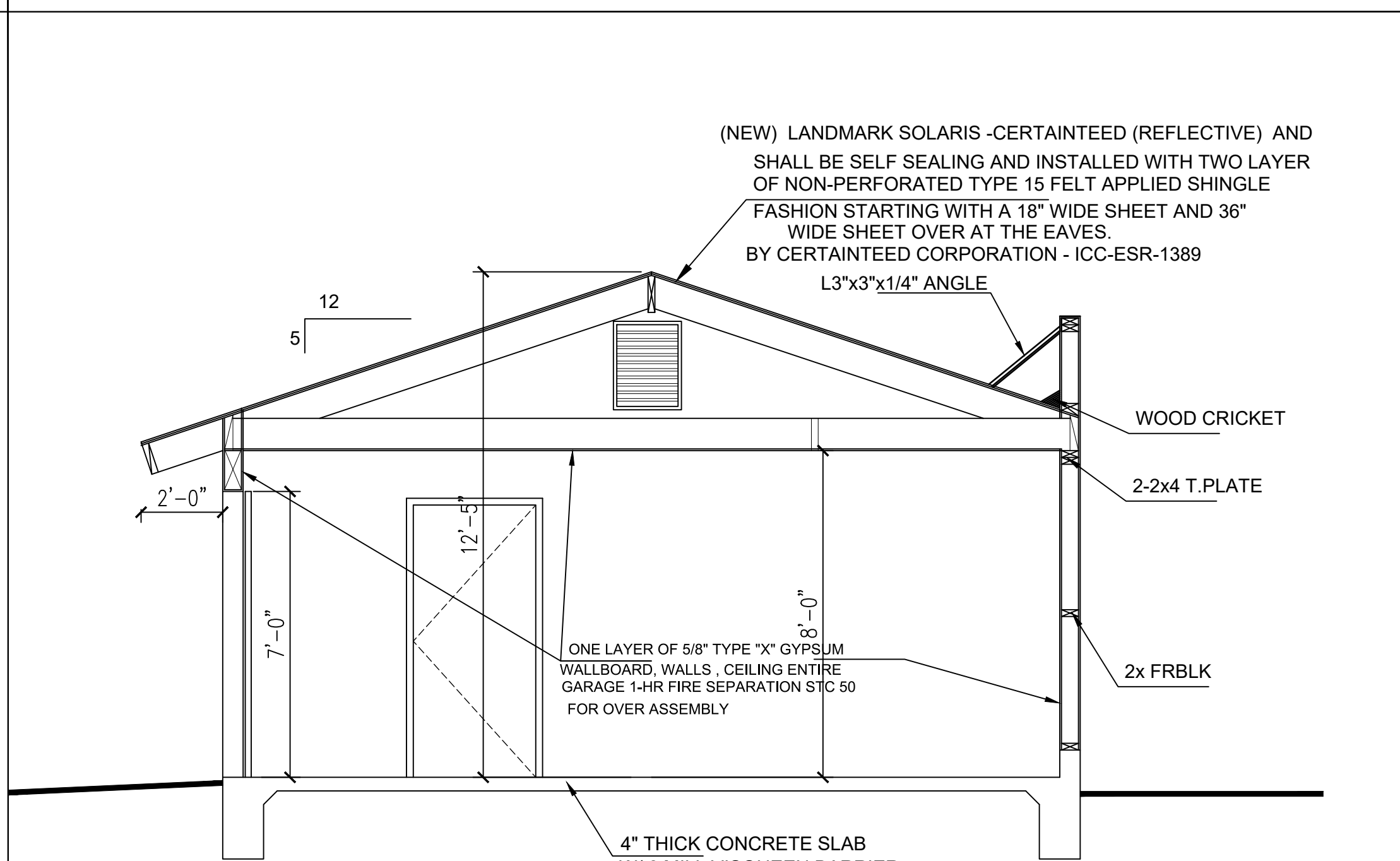
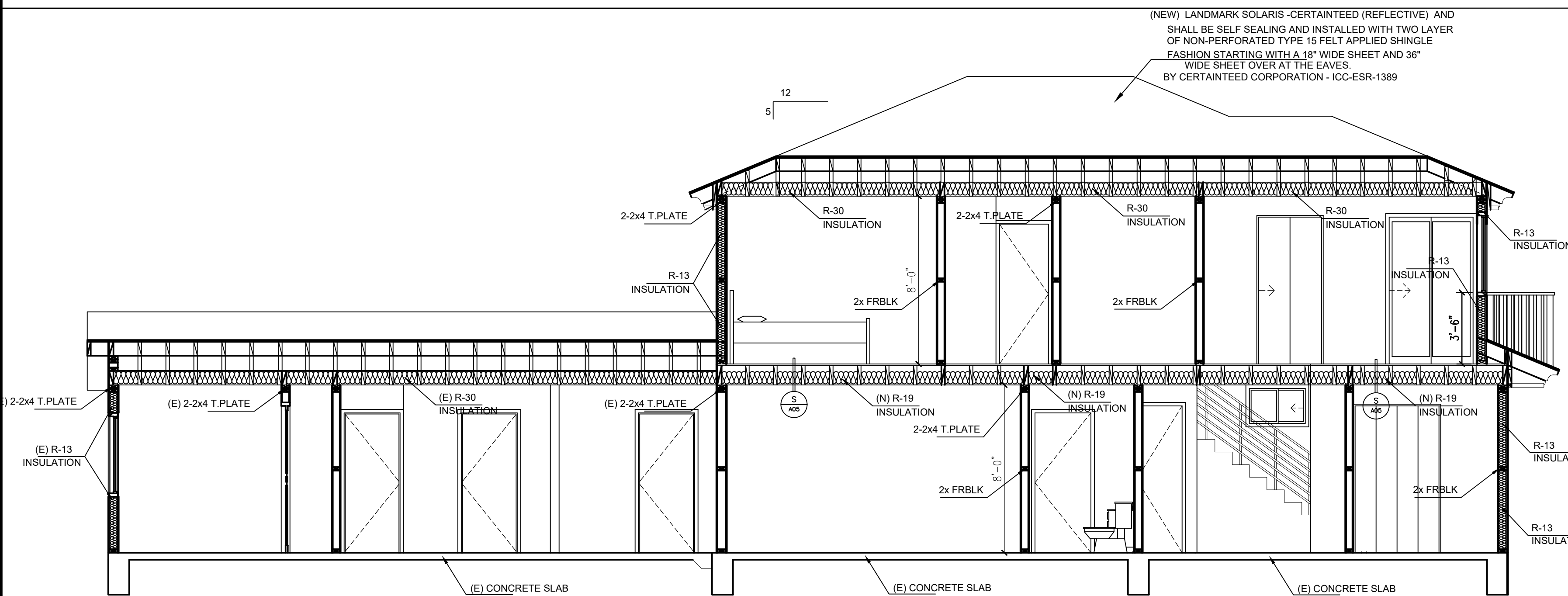
SHEET NO:  
**A04**  
 04-10

**SECTION B B**

SCALE: 1/4"=1'-0"

**SECTION AA (02 CAR GARAGE)**

SCALE: 1/4"=1'-0"

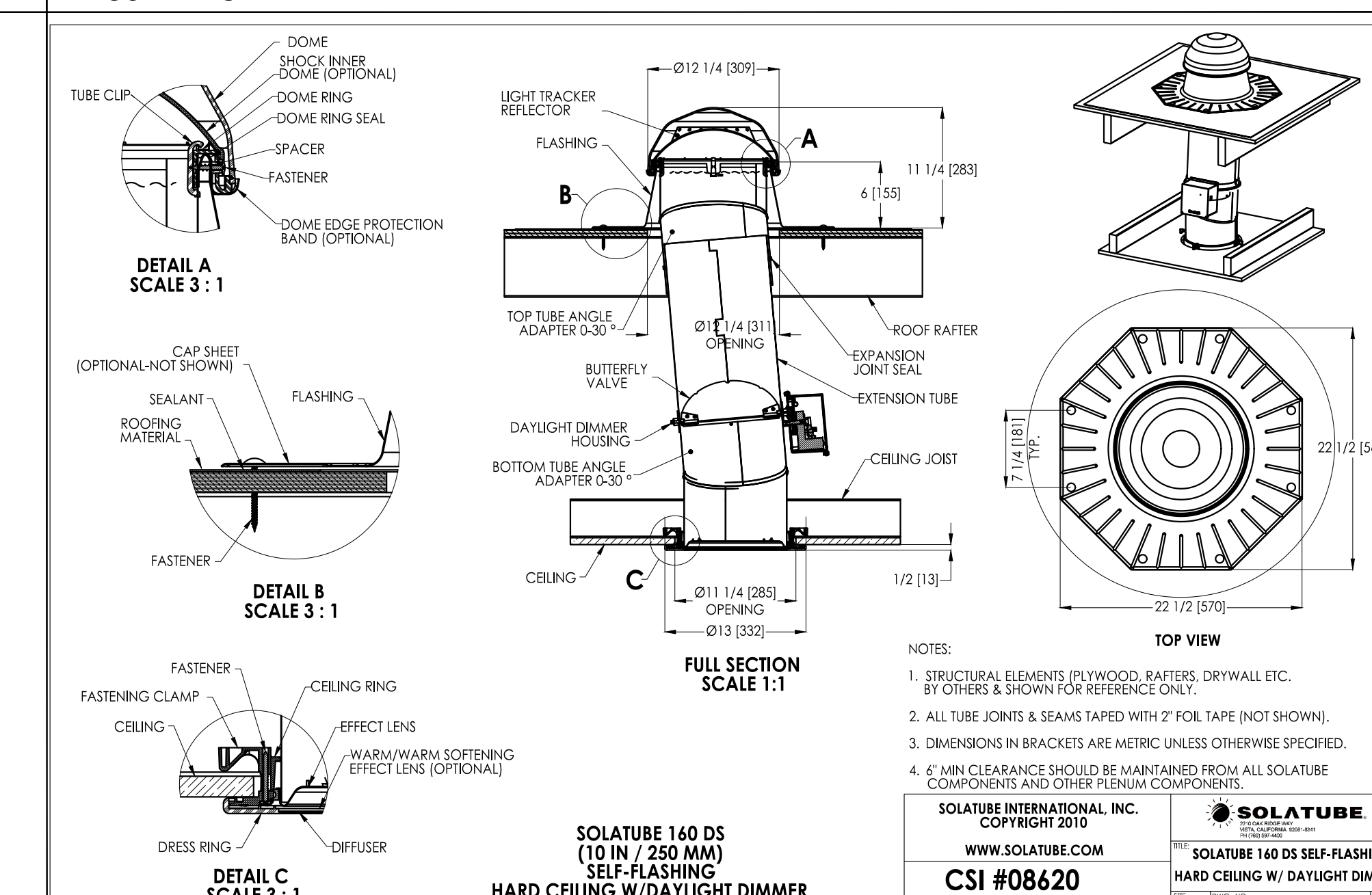
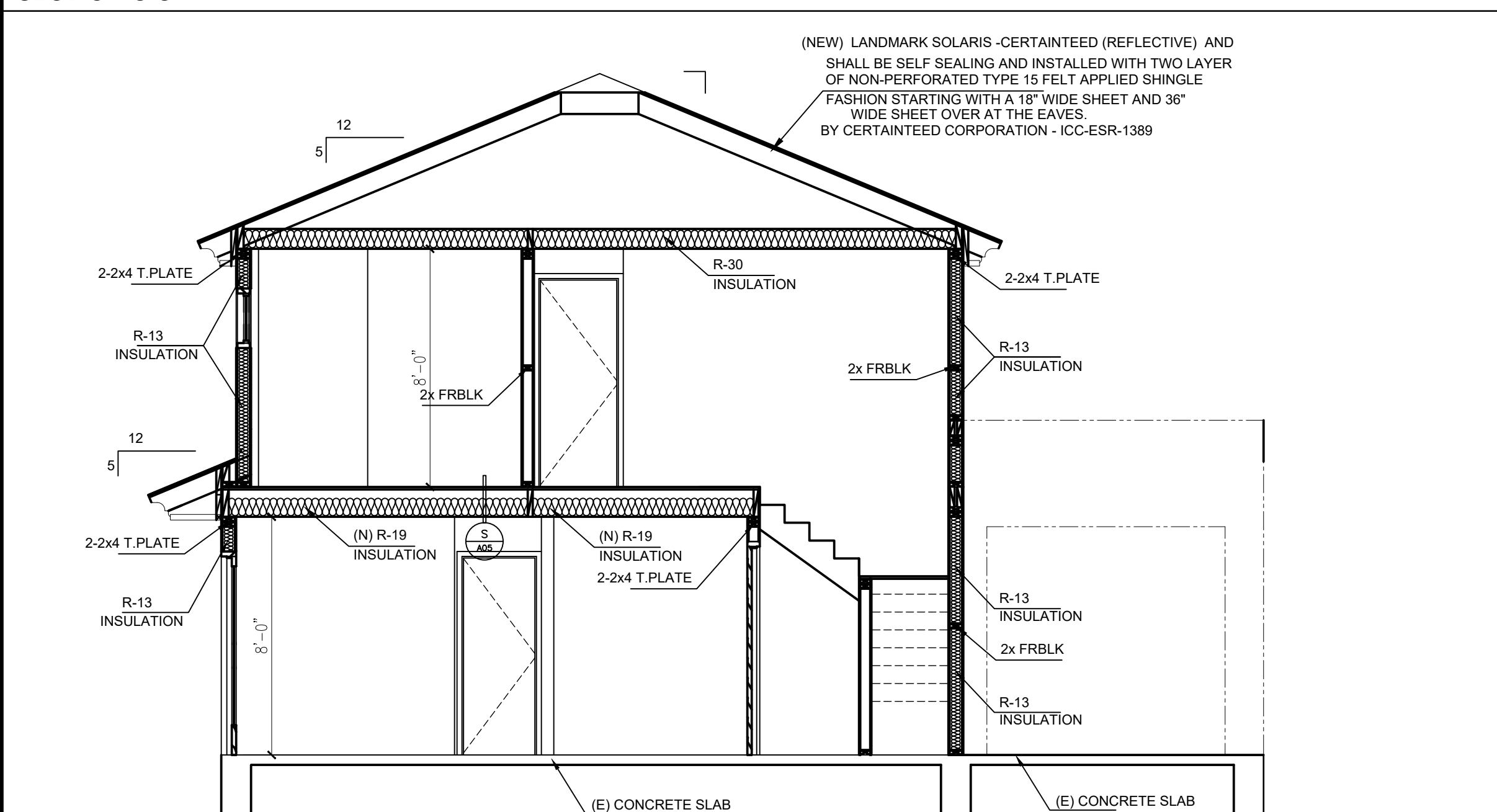


**SECTION C C**

SCALE: 1/4"=1'-0"

**SOLAR TUBE DETAIL**

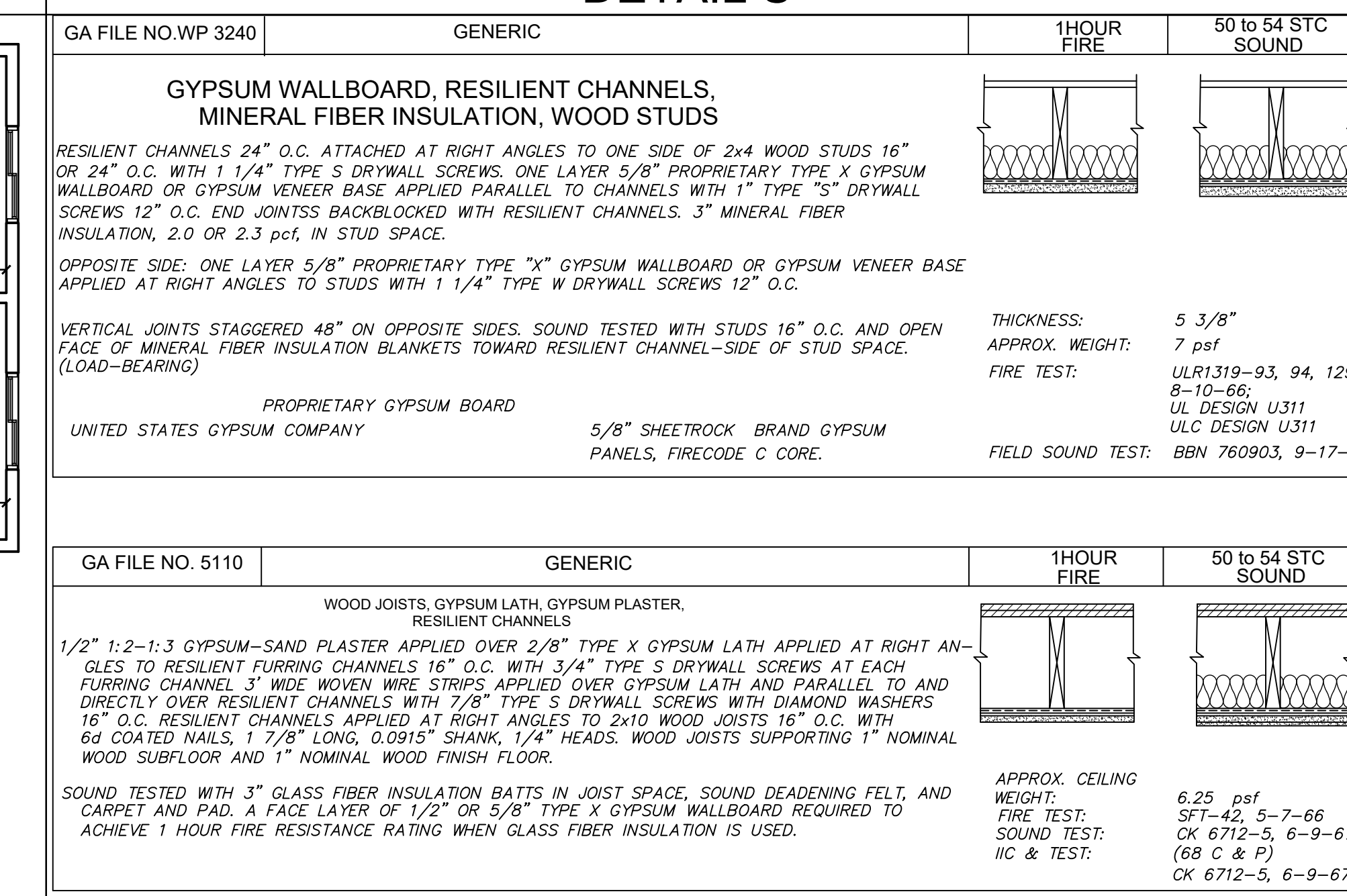
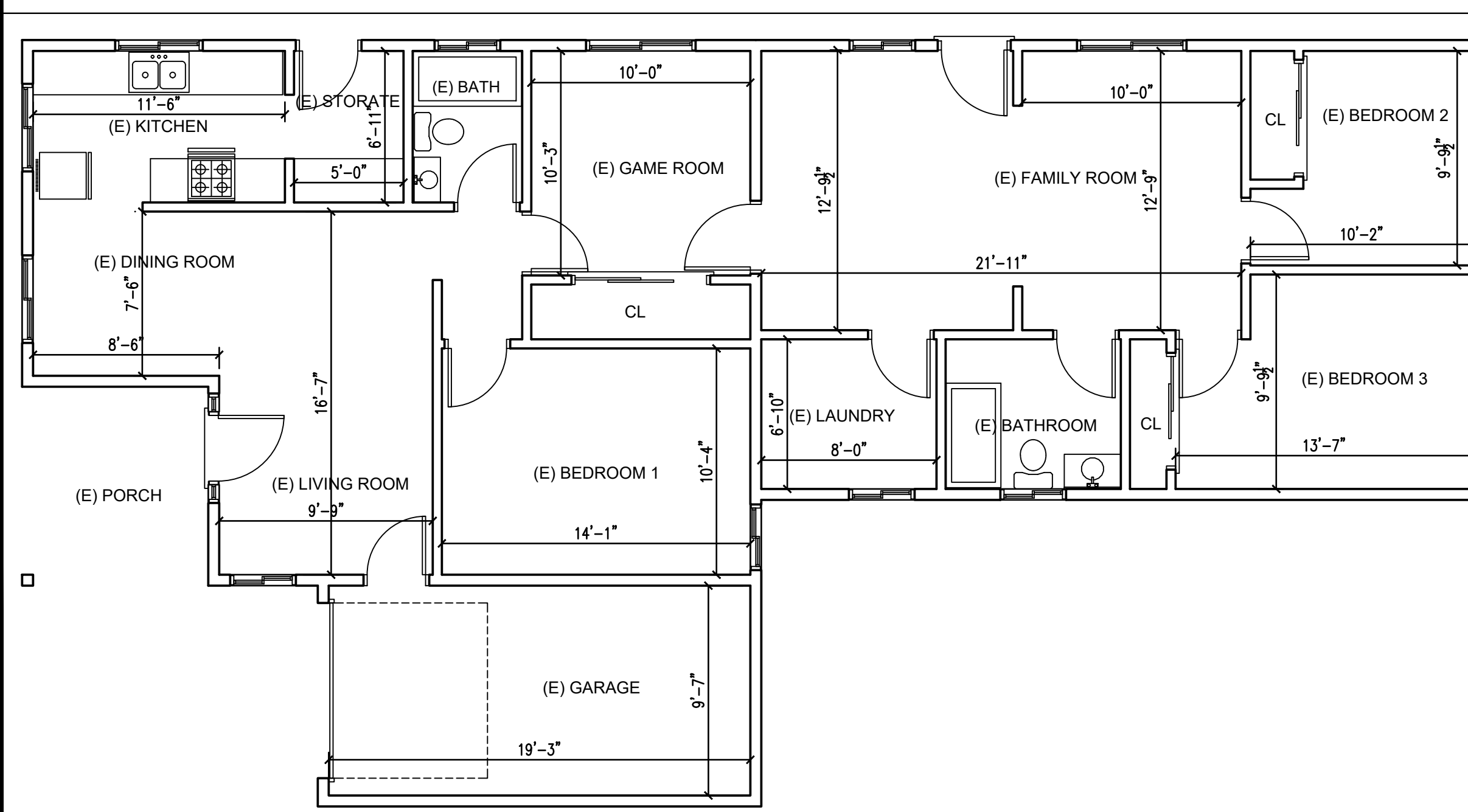
**TYP. GUTTER DETAIL**



**EXISTING FLOOR PLAN**

SCALE: 3/16"=1'-0"

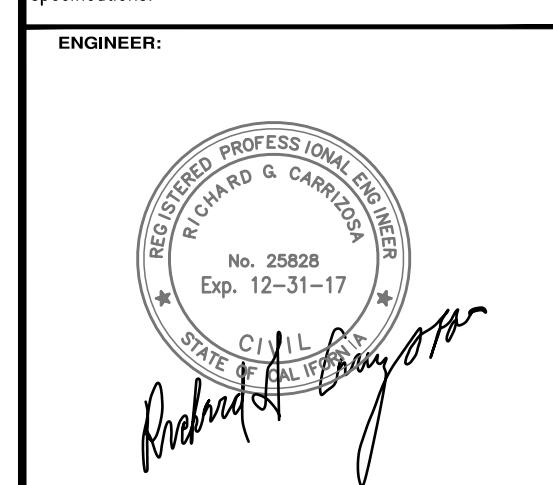
**DETAIL S**



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NO.	DESCRIPTION:

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**ELEVATIONS**

PROJECT NO:  
**05182015**

DATE:  
**05/20/2015**

SHEET NO:  
**A05**  
05-09