



CITY OF CARSON
PLANNING COMMISSION STAFF REPORT

PUBLIC HEARING: January 26, 2020

SUBJECT: Site Plan and Design Review (DOR) No. 1844-2020

APPLICANT: Irene O. Njoku Nwogu
 17503 Merimac Ct.
 Carson, CA 90746

PROPERTY OWNER: Irene O. Njoku Nwogu
 17503 Merimac Ct.
 Carson, CA 90746

REQUEST: Consider approval of a Site Plan and Design Review No. 1844-2020 for a proposed addition to a single-family residence on a 39-foot wide lot

PROPERTY INVOLVED: 17503 Merimac Ct.

COMMISSION ACTION

AYE	NO		AYE	NO	
		Chairperson			
		Vice Chair			Monteclaro
		Guerra			Palmer
		Huff			Thomas
					Alt. Alt. Alt.

Item No. 5A

I. Introduction

Applicant

Irene O. Njoku Nwogu
17503 Merimac Ct.
Carson, CA 90746

Property Owner

Irene O. Njoku Nwogu
17503 Merimac Ct.
Carson, CA 90746

II. Project Description

The applicant requests approval of DOR No. 1844-2020 to renovate the existing single-family dwelling in the RS (Residential, Single-Family) Zone. The proposed remodel includes the addition of 469 square feet of habitable space to the existing home.

Carson Municipal Code Section 9121.1 (Uses Permitted) states that single family dwellings on lots less than 50 feet wide are subject to Site Plan and Design Review. The subject parcel measures 39' feet wide.

The proposed 469 square foot addition (217 square foot first-floor and 252 square foot second-floor addition) to the existing 1,568 square-foot single-family residence will result in a 2,037 square foot house consisting of 5 bedrooms, 3 bathrooms with a living/dining-room combination. The architecture and materials of the new additions will match the existing home.

III. Project Site and Surrounding Land Uses

The subject project is located in the RS Zone and is designated Low Density under the General Plan Land Use Element of the General Plan. The subject property is located on Merimac Court, a cul-de-sac, located south of the 91 Gardena Freeway and bounded by South Avalon Boulevard to the west and South Central Avenue to the east.

Land uses surrounding the proposed project site are primarily residential with the 91 Gardena Freeway to the North, Stevenson Park to the West, and University Village to the South.



Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Low Density
Zone District	RS (Residential, Single-Family)
Site Size	3,765 square feet; .08 acres
Present Use and Development	Residential
Surrounding Uses/Zoning	North: RS (Residential, Single-Family) South: SP-4 East: RS (Residential, Single-Family) West: RS (Residential, Single-Family)

IV. Analysis

Land Use

The subject property is zoned RS. Properties to the north, east and west are zoned RS with a General Plan Land Use designation of Low Density. Properties to the south are zoned MH-D with a General Plan Land Use designation of Heavy Industrial. The proposed addition and site upgrades will be compatible with the surrounding residential uses.

Site Plan

The proposed 469 square foot addition to the existing 1,568 square-foot single-family residence will result in a 2,037 square foot house consisting of 5 bedrooms, 3 bathrooms with a living/dining-room combination. The architecture and materials of the new additions will match the existing home.

Carson Municipal Code Section 9126.24 (Side Yards) requires side setbacks of lots between 30-50 feet wide to be 10% of the lot width. The property requires a 4-foot setback (39' X .1 = 3.9') and the applicant proposes a 5-foot side yard setback.

V. Environmental Review

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 - Existing Facilities (Class 1). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Per CEQA Guidelines Section 15301(e)(1), Class 1 includes "additions to existing structures provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less." Here, the floor area of the existing single-family structure before the addition is 1,568 square feet, so an addition of 784 square feet or less would meet these criteria. The proposed addition is 469 square feet. Based on the foregoing, staff has determined that the project meets the criteria set forth in subparagraph (e)(1) of CEQA Guidelines Section 15301. Furthermore, staff has determined that none of the exceptions to Categorical Exemptions set forth in CEQA Guidelines Section 15300.2 apply to the proposed project.

VI. Public Notice

Notice of public hearing was posted to the project site on January 14, 2021. Notices were mailed to property owners and occupants within a 750' radius on January 14, 2021. The agenda was posted at City Hall 72 hours prior to the Planning Commission meeting.

VII. Recommendation

That the Planning Commission:

- **ADOPT** Resolution No. 21-___, entitled "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1844-2020 FOR A PROPOSED ADDITION TO A SINGLE-FAMILY RESIDENCE ON A 39-FOOT WIDE LOT LOCATED AT 17503 MERIMAC COURT."

VIII. Exhibits

1. Draft Resolution
 - a. *Legal Description*
 - b. *Conditions of Approval*

2. Development Plans

Prepared by: Kaneca Pompey, Planning Technician

CITY OF CARSON

PLANNING COMMISSION

RESOLUTION NO. 21-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1844-20 FOR A PROPOSED ADDITION TO A SINGLE-FAMILY RESIDENCE ON A 39-FOOT WIDE LOT LOCATED AT 17503 MERIMAC COURT

WHEREAS, on November 3, 2020, the Department of Community Development received an application from Irene O. Njoku Nwogu for real property located at 17503 Merimac Court and described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1844-20 to allow for a 469 square foot addition to an existing 1,568 square foot single-family residence on a 39’-foot wide lot; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 26th day of January, 2021, conduct a duly noticed public hearing as required by law to consider said design overlay application. Notice of the hearing was posted and mailed to property owners and properties within a 750-foot radius of the project site by January 14, 2021.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:

SECTION 1. The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

SECTION 2. The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Low Density and the proposed single-family residence remodel is compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed 469 square foot addition to the existing 1,568 square foot single-family residence will result in a 2,037 square foot house on a 39-foot wide lot. The project is compatible with the surrounding residential area in that it is in keeping with other single-family residences in the vicinity using similar materials, massing, articulation and fenestration.
- c) The proposed project adequately accommodates safe and convenient circulation for pedestrians and vehicles. The project site will have vehicular and pedestrian access from Merimac Court.
- d) No signage is proposed for the project.

- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23 (D), “Site Plan and Design Review”, can be and are made in the affirmative.

SECTION 3. The project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use beyond that existing at the time of the lead agency's determination. A notice of exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

SECTION 4. Design Overlay Review No. 1844-20 complies with the City’s Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

SECTION 5. The Planning Commission of the City of Carson, pursuant to the findings noted above, does hereby approve Design Overlay Review No. 1844-20 for the proposed 469 square foot addition to an existing 1,568 square foot single-family residence that will result in a 2,037 square foot house on a 39-foot wide lot at 17503 Merimac Court, subject to the Conditions of Approval contained in Exhibit “B” and incorporated herein by reference.

SECTION 6. This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

SECTION 7. The Secretary shall certify to the adoption of the Resolution and shall transmit copies of the same to the applicant.

APPROVED and **ADOPTED** this 26th day of January, 2021.

CHAIRPERSON

ATTEST:

SECRETARY

EXHIBIT "A"

LOT 73 OF TRACT NO. 25491, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 750 PAGE(S) 66 TO 68 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.

ASSESSOR'S PARCEL NUMBER: 7319-015-005

**CITY OF CARSON
COMMUNITY DEVELOPMENT
PLANNING DIVISION**

**EXHIBIT "B"
CONDITIONS OF APPROVAL
DESIGN OVERLAY REVIEW NO. 1844-20**

GENERAL CONDITIONS

1. If building permits for Design Overlay Review No. 1844-20 are not issued within **two years** of the effective date of the City's approval of the entitlement, said entitlement shall be declared null and void unless an extension of time is requested and approved by the Planning Commission prior to expiration.
2. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
3. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The applicant, property owner, and any successor-in-interest to whom these project entitlements are assigned or transferred ("Developer") shall comply with all city, county, state and federal regulations applicable to this project.
5. The applicant shall make any necessary site plan and design revisions to the site plan and elevations approved by the Planning Commission in order to comply with all the Conditions of Approval and applicable Carson Zoning Ordinance ("Zoning Ordinance") provisions. Substantial revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
6. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the adopted Planning Commission Resolution.
7. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
8. If Developer violates any of these Conditions of Approval or any applicable law in connection with the project or the entitlement that is the subject of these Conditions of Approval, the entitlement may be revoked by the Planning Commission or City Council, as may be applicable; provided Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
9. Precedence of Conditions. If any of the Conditions of Approval alter a commitment made by the applicant in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.

10. City Approvals. All approvals by City, unless otherwise specified, shall be by the head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
11. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
12. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter and pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

AESTHETICS

1. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.

LANDSCAPE/IRRIGATION

1. Installation, maintenance, and repair of all landscaping shall be the responsibility of Developer.

LIGHTING

1. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9127.1 of the Zoning Ordinance.
2. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

PARKING

1. All areas used for the movement, parking, loading, repair or storage of vehicles shall be paved with either:
 - a. Concrete or asphaltic concrete to a minimum thickness of three and one-half inches over four inches of crushed aggregate base; or
 - b. Other surfacing material which, in the opinion of the Director of Engineering Services, provides equivalent life, service and appearance.

PLANNING

1. The specification of all colors and materials and texture treatment must be submitted and approved by the Planning Division prior to the issuance of any building permits.

BUILDING AND SAFETY DIVISION

1. The applicant shall submit development plans for plan check review and approval.
2. The applicant shall obtain all appropriate building permits and an approved final inspection for the proposed project.

ENGINEERING SERVICES DEPARTMENT - CITY OF CARSON

1. The street dedication and street improvement requirements of CMC §9161.1 and §9161.3 through §9161.7 shall not apply due to the exceptions stated in CMC § 9161.2, except as otherwise required by these conditions.
2. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.
3. A construction permit is required for any work to be done in the public right-of-way.
4. Construction bond for all work to be done within the public right of way shall be submitted and approved by Engineering Division prior to issuance of permit by Engineering Division.
5. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of permit by Engineering Division.
6. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson—Engineering Division, prior to issuance of grading permits.

7. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson—Engineering Division, prior to the issuance of construction permits.

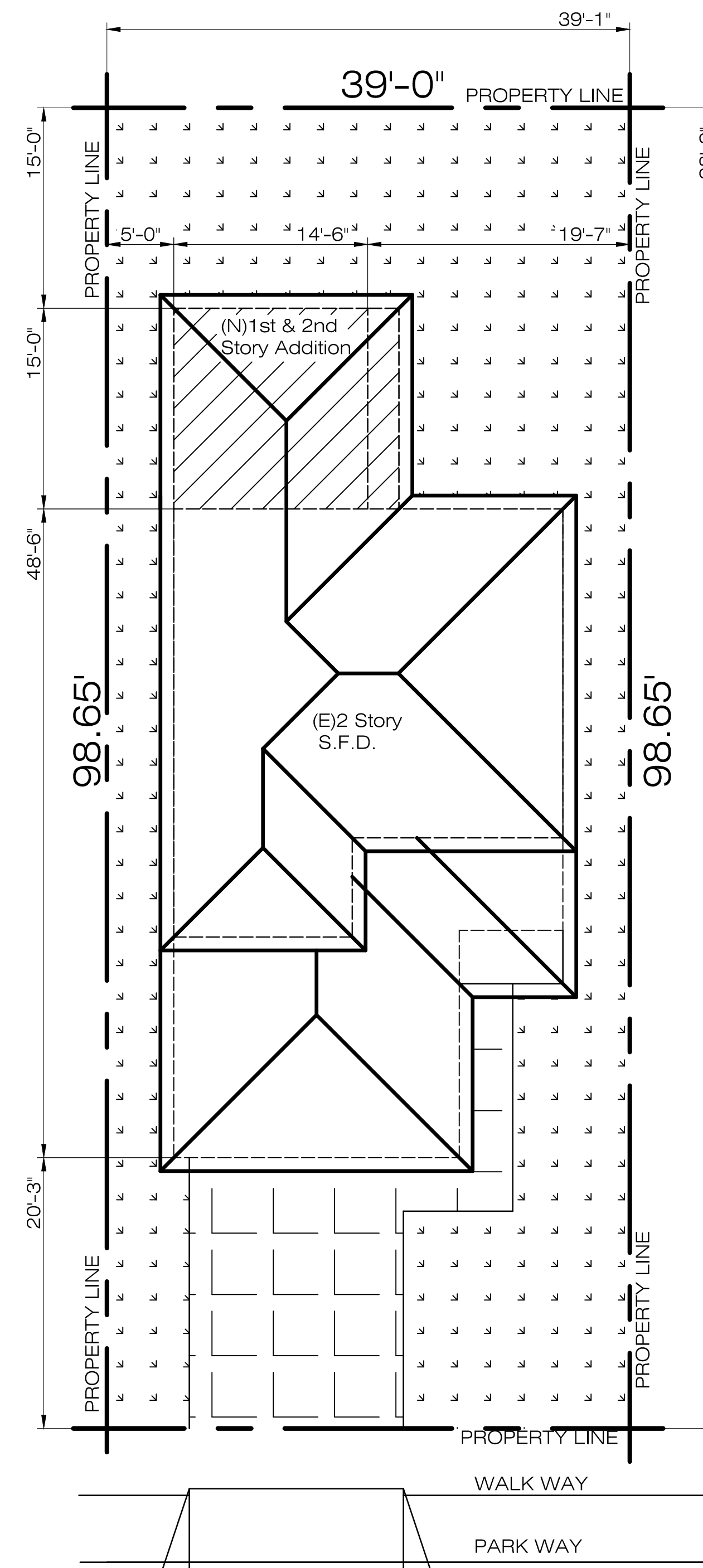
FIRE DEPARTMENT

The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

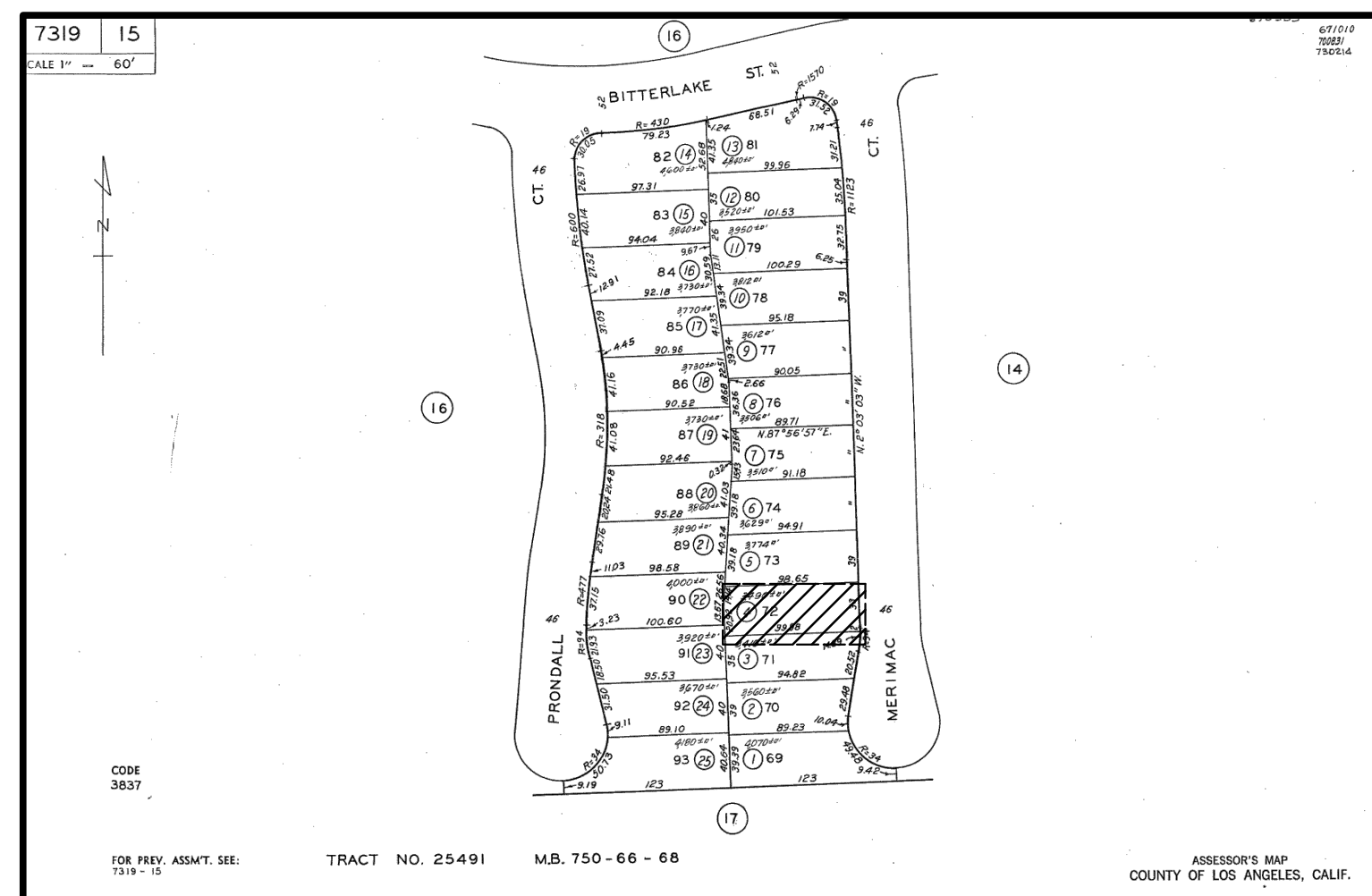
BUSINESS LICENSE DEPARTMENT – CITY OF CARSON

All parties involved in the subject project, including to but not limited to contractors and subcontractors, shall obtain a City business license as required by Section 6310 of the Carson Municipal Code.

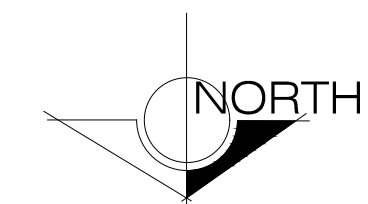
INDEX		Occupancy Group(s):	R-3/U1	Sprinkled:	Unknown
T-1	SITE PLAN	Type(s) of Construction	V-B	risk Category:	II
A-1	FLOOR PLAN 1ST LEVEL	Stories/Height	21'-0"	Seismic Design Cat.	E
A-2	FLOOR PLAN 2ND LEVEL	Building Area			
A-3	ELEVATIONS	Building Area	<10		
S-1	FOUNDATION PLANS & ROOF FRAMING	LEGAL DESCRIPTION:			
S-2	BUILDING SECTIONS	APN#	7319-015-005		
S-3	GENERAL NOTES	LOT NO.	LOT 73		
SD-1	STRUCTURAL DETAILS	TRACT #	NO 25491		
SD-2	STRUCTURAL DETAILS				
CG1	CAL GREEN BUILDING CODE				
CG2	CAL GREEN BUILDING CODE				
CF-1R	ENERGY ANALYSIS				
BUILDING CODES		TABULATION AREA			
ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:		LOT AREA:	=3,847.00	sq.ft.	
2019 CALIFORNIA BUILDING CODE (CBC)		EX. DWELLING AREA:	=1,568.00	sq.ft.	
2019 CALIFORNIA ELECTRICAL CODE (CEC)		(N)ADDITION 1ST FLR. AREA:	=217.00	sq.ft.	
2019 CALIFORNIA MECHANICAL CODE (CMC)		(N)ADDITION 2ND FLR. AREA:	=252.00	sq.ft.	
2019 CALIFORNIA PLUMBING CODE (CPC)		TOTAL NEW S.F.D.:	=2,037.00	sq.ft.	
2019 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)		(E)GARAGE FLR. AREA:	=400.00	sq.ft.	
2019 CALIFORNIA GREEN BUILDING STDS.CODE		TOTAL COV.	=1,527.00	sq.ft.	
INCLUDING ALL LOCAL CODES		LOT COV.:	1,527/3,847.00 = .39%		
2019 MUNICIPAL CODE OF COMPTON		OCCUPANCY R3/U:	CONST. TYPE V-B.		
SCOPE OF WORK.		BUILDING HEIGHT	20'=11"		
1. Proposed new one 1st floor kitchen relocation and add new Master bedroom in the 2nd floor existing.		FIRE SPRINKLERS	NO		
2. Create new full bathroom and walk in closet.					



VICINITY MAP



MERIMAC CT.



SITE PLAN
(1/8"=1'-0")

REVISION	BY

Residential Remodeling & Dev. Co.
3607 Burton Ave, Lynwood Ca. 90262
(323)474-7896 gonzal1979@yahoo.com
Lic#926862

Site Plan

OWNER ADDRESS
Nwogu Irene
17503 Merimac Ct.
Carson, Ca. 90746

ENGINEER'S STAMP

DATE: 3/06/20
SCALE: AS NOTED
DRAWN BY: JAG
JOB# 0056
SHEET:

T-1

FLOOR PLAN LEGEND

- 1 PROVIDE EMERGENCY EGRESS OPENING OF 5.7 sqft min. THE OPENING SHALL HAVE A CLEAR WIDTH OF 20" AND A CLEAR HEIGHT OF 24". THE SILL HEIGHT SHALL BE NO MORE THAN 44" ABOVE THE F.F.
- 2 SMOKE DETECTOR SHALL BE WIRED INTO THE BUILDINGS PRIMARY POWER SOURCE WITHOUT A DISCONNECTING SWITCH OTHER THEN THE CIRCUIT BREAKER. SMOKE DETECTOR SHALL HAVE A BATTERY BACK UP.
- 3 NEW WATER HEATER- IT SHALL BE PROVIDED w/ (2) 1" WIDE STRAP TO PREVENT OVERTURNING.
- 4 40 WATT FLUORESCENT FIXTURE PRIMARY LIGHTING
- 5 EXTERIOR WALL MOUNTED LAMP
- 6 PULLMAN w/MARBELENE UNILAV
- 7 WALL MOUNTED LIGHT BAR
- 8 GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET WITHIN 6'-0" OF ANY SINK, TOILET, TUB, SHOWER OR THE LIKE
- 9 DRYER VENT TO BE 4" MINIMUM DIAMETER; 14" MAX W/ TWO 90 deg BENDS FOR METAL DUCT. 6" MAX FOR FLEX DUCT CONNECTOR.
- 10 WATER CLOSET COMPARTMENT SHALL HAVE A CLEAR WIDTH OF 30" MINIMUM AND A CLEAR SPACE IN FRONT OF 24". THE WATER CLOSET SHALL HAVE A LOW FLOW RATE OF 1.6 GALLONS PER FLUSH
- 11 LAVATORY FLOW RATE SHALL NOT EXCEED 2.2 GALLONS PER MINUTE
- 12 CAST IRON TUB AND SHOWER. PROVIDE NONABSORBENT MATERIAL TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET. PROVIDE IMPACT AND SHATTER RESISTANT CATEGORY II SHOWER ENCLOSURE w/ 2'-0" MINIMUM DOOR THAT SWINGS OUTWARD OR SLIDES. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SEC 420 UPC
- 13 SECURE FOR CEILING FAN OR HEAVY FIXTURE
- 14 GAS FIRED WALL HEATER. 35,000 BTU/ EFF.78% MINIMUM/ PROVIDE SETBACK THERMOSTAT
- 15 SHELF AND POLE
- 16 DUPLEX OUTLET @ 12'-0" o.c. INCLUDING WALLS 2'-0" OR MORE IN LENGTH. PROVIDE AN OUTLET WITHIN 6'-0" OF THE JAMB SIDE OF A DOOR OPENING
- 17 PROVIDE EXHAUST FAN CAPABLE OF 5 CHANGES PER HOUR
- 18 ATTIC ACCESS 22"x30" MIN. OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF ATTIC MOUNTED EQUIPMENT. ACCESS SHALL MHAVE A MINIMUM OF 30" HEADROOM HEIGHT AT THE OPENING. PROVIDE LAMP AND SWITCH AT ACES OPENING
- 19 WATER PROOF GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 20 HOSE BIB WITH BACKFLOW PREVENTER
- 21 12"x12" SLIP JOINT INSPECTION PANEL
- 22 ALL OUTLETS IN BEDROOMS MUST BE ON AN ARC FAULT INTERRUPTER CIRCUIT
- 23 SEAL EXISTING OPENING
- 24 REMOVE EXISTING WALL
- 25 FLUSH MOUNTED INCANDESCENT FIXTURE
- 26 PREFABRICATED FIREPLACE. HEAT & GLO MODEL EM#36, PROVIDE GLASS ENCLOSURE AND GAS LOG WITH SHUTOFF VALVE 4'-0" FROM OPENING.
- 27 GUARDRAIL 36" ABOVE F.F.
- 28 DOORS USED AS REQUIRED EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL EFFORT OR KNOWLEDGE.
- 29 PROVIDE A NEW ATTIC ACCESS OF A MIN OF 22"x30" CLEAR HEAD ROOM SPACE. THIS SPACE SHALL HAVE ACCESS THROUGHOUT THE NEW ADDITION
- 31 GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES ARE SUBJECT TO HUMAN IMPACT ARE REQUIRED TO HAVE SAFETY GLAZING OR A PROTECTIVE GRILL OR PUSHBAR.
- 32 AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM IN HALLWAYS BATHROOMS STAIRWAYS ATTACHED GARAGES AT OUTDOOR ENTRANCES AND AT EACH FLOOR LEVEL FOR INTERIOR LIGHTING WHERE FLOOR LEVELS DIFFER BY SIX OR MORE STEPS. AT LEAST ONE LIGHTING OUTLET CONTROLLED BY A SWITCH AT THE POINT OF ENTRY SHALL BE INSTALLED IN AN UNDER FLOOR SPACE, UTILITY ROOM, AND BASEMENT USED FOR STORAGE OR CONTAINING EQUIPMENT REQUIRING SERVICING.
- 33 GAS FIRED WATER HEATERS: TO HAVE A MINIMUM 200 SQUARE INCHES OF COMBUSTION AIR OPENING. HALF WITHIN 12" OF CEILING AND HALF WITHIN 12" OF FLOOR (CPC 507). COMPARTMENT DOOR SHALL BE MINIMUM 24" WIDE. NOT PERMITTED IN SLEEPING ROOMS, BATHROOM AND CLOTHES CLOSET OR IN ANY CLOSET OPENING INTO A BATH OR SLEEPING ROOM. ANCHOR OR STRAP AT TOP AND BOTTOM WITH MANUFACTURED STRAP/ANCHOR TO RESIST HORIZONTAL DISPLACEMENT DURING EARTHQUAKES.
- 34 IN SEISMIC ZONE 3 AND 4 WATER HEATERS HAVING NON-RIGID WATER CONNECTIONS AND MORE THAN FOUR FEET IN HEIGHT FROM THE BASE TO THE TANK CASE SHALL ANCHORED STRAPPED TO RESIST HORIZONTAL DISPLACEMENT. DUE TO EARTHQUAKE MOTION.

SYMBOLS

	DUPLEX OUTLET 110 V.
	ARC FAULT CIRCUIT INT.
	GROUND FAULT CIRCUIT INT.
	WATER PROOF OUTLET
	EXHAUST FAN 50 CFM (MIN) TO OUTSIDE /3.0 SONE (MAX) APPROVED BY CALIFORNIA ENERGY COMMISSION ENERGY STAR - CONTROLLED BY HUMIDITY CONTROL.
	SINGLE POLE SWITCH
	DIMMER SWITCH
	THREE WAY POLE SWITCH
	SMOKE DETECTOR HARD WIRED w/ BATTERY BACK UP.
	CARBON MONOXIDE ALARM BATTERY POWER "HARD WIRED"
	HIGH EFFICACY LIGHT
	HIGH EFFICACY LUMINARY RECESSED LUMINARY SHALL BE APPROVED FOR ZERO IC, AT AND SHALL BE SEALED w/ GASKET OR CAULK BETWEEN HAUSING AND CEILING.

CARBON MONOXIDE (CM) alarms: [CRC R 315.1.4]

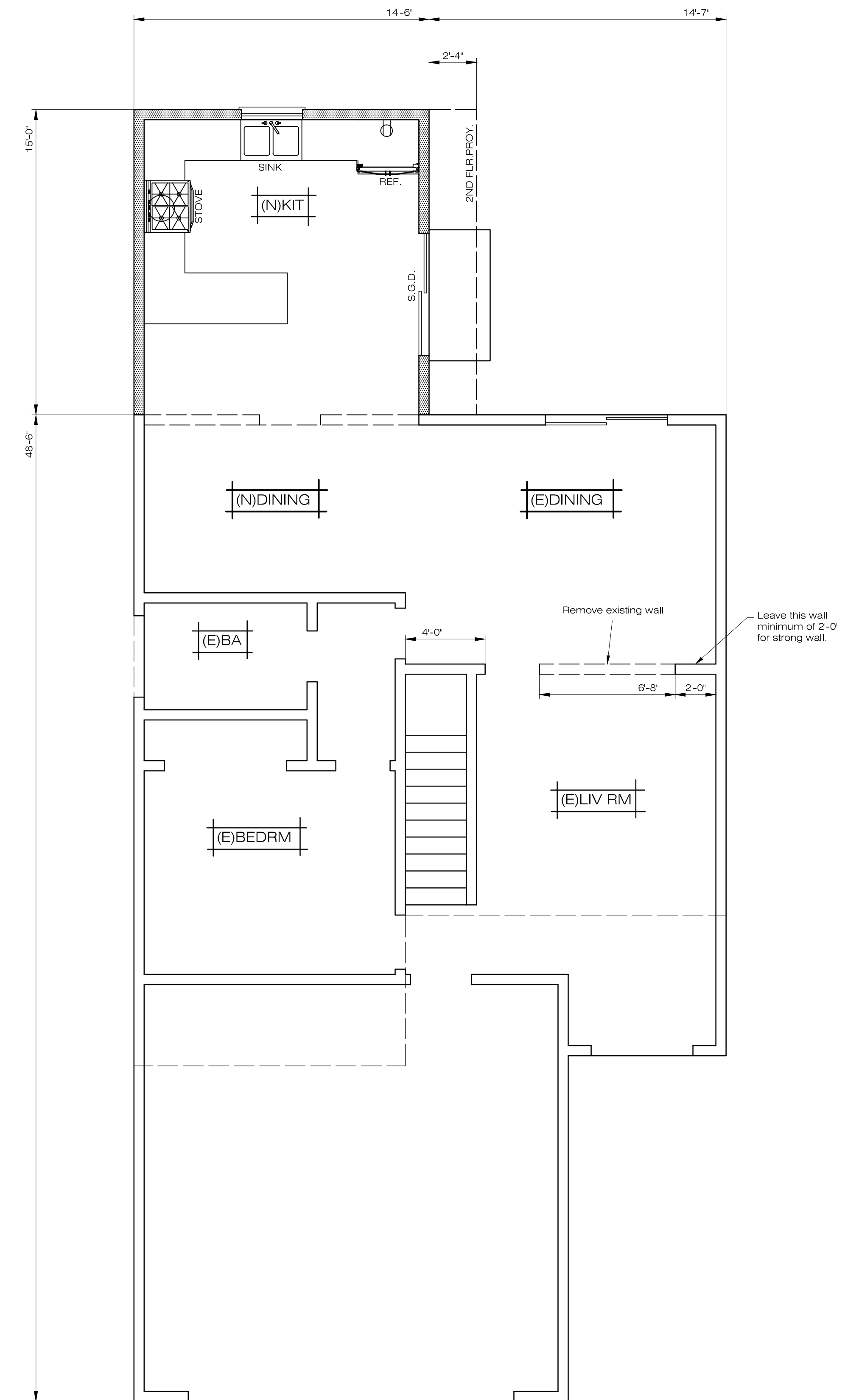
- a. CM shall be installed and maintained outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
- b. CM shall be installed and maintained on every level of a dwelling unit including basements.

CARBON MONOXIDE (CM) alarms: [CRC R 315.1.4]

- a. CM shall be installed and maintained outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
- b. CM shall be installed and maintained on every level of a dwelling unit including basements.

Max flow rate by the Calif. Green Code. [4.303/ Senate B # 407]

- a. Water Closets 1.28 gallons/flush
- b. Showerheads 2.0 gpm @80 psi
- c. Laundry/sink Faucets 1.2 gpm @60 psi
- d. Kitchen Faucets 1.8 gpm @60 psi



WINDOW SCHEDULE

SHGC = 0.25
U-FACTOR = 0.32

W-X	SIZE	TYPE	DUAL GLAZE	REMARKS
W1	3040	Vynil.sl.wdw w/dbl. panel	12 sqft	
W2	3046	Vynil.s/h.wdw w/dbl. panel	13.5 sqft	
W3	4010	Vynil.sld.wdw w/dbl. panel	4 sqft	Tempered Glaze
W4	5040	Vynil.sld.wdw w/dbl. panel	20 sqft	Tempered Glaze
W5	3030	Vynil.sld.wdw w/dbl. panel	9 sqft	
W6	4040	Vynil.sld.wdw w/dbl. panel	16 sqft	Tempered

DOOR SCHEDULE

D-X	SIZE	TYPE	DUAL GLAZE	QUA.	REMARKS
D1	3'-0"x6'-8"	EXTERIOR PRE HUNG	20.0 sqft	1	SOLID WOOD. TEMP
D2	2'-8"x6'-8"	INTERIOR PRE HUNG	0 sqft	3	HOLLOW CORE
D3	5'-0"x6'-8"	TWO LEAF BI-PASS	0 sqft	1	HOLLOW CORE
D4	4'-0"x6'-8"	TWO LEAF BI-PASS	0 sqft	1	HOLLOW CORE
D5			0 sqft	1	20 MIN

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Lic#926862

FLOOR PLAN

OWNER ADDRESS
Nwogu Irene
17503 Merimac Ct.
Carson, Ca. 90746

ENGINEERS STAMP

DATE: 6/26/20

SCALE: AS NOTED

DRAWN BY: JAG

JOB# 0056

SHEET:

A-1

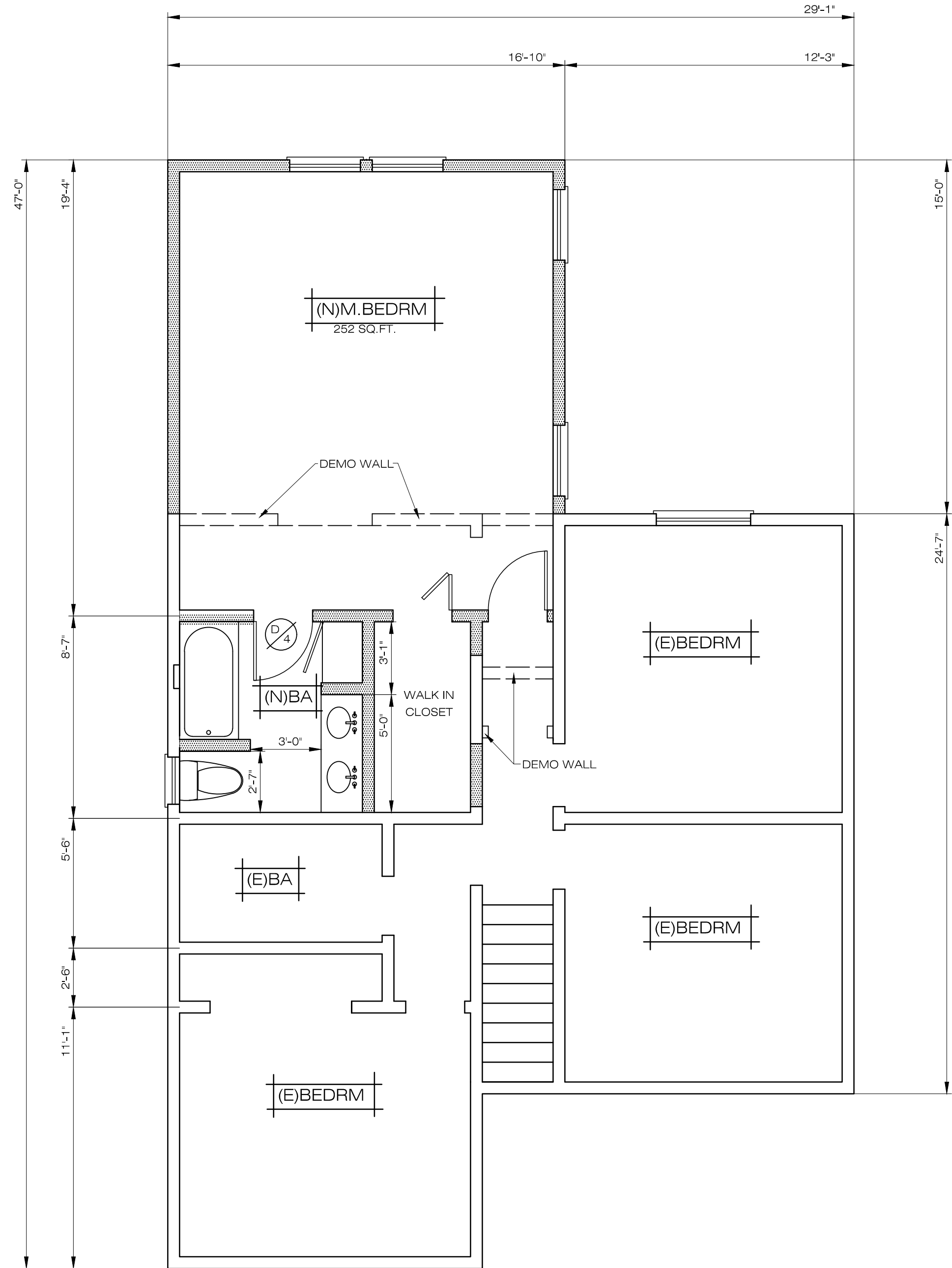
FLOOR PLAN LEGEND	
1	PROVIDE EMERGENCY EGRESS OPENING OF 5.7 sqft min. THE OPENING SHALL HAVE A CLEAR WIDTH OF 20" AND A CLEAR HEIGHT OF 24". THE SILL HEIGHT SHALL BE NO MORE THEN 44" ABOVE THE F.F.
2	SMOKE DETECTOR SHALL BE WIRED INTO THE BUILDINGS PRIMARY POWER SOURCE WITHOUT A DISCONNECTING SWITCH OTHER THEN THE CIRCUIT BREAKER. SMOKE DETECTOR SHALL HAVE A BATTERY BACK UP.
3	NEW WATER HEATER- IT SHALL BE PROVIDED w/ (2) 1" WIDE STRAP TO PREVENT OVERTURNING.
4	40 WATT FLUORESCENT FIXTURE PRIMARY LIGHTING
5	EXTERIOR WALL MOUNTED LAMP
6	PULLMAN w/MARBELENE UNILAV
7	WALL MOUNTED LIGHT BAR
8	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET WITHIN 6'-0" OF ANY SINK, TOILET, TUB, SHOWER OR THE LIKE
9	DRYER VENT TO BE 4" MINIMUM DIAMETER; 14" MAX W/ TWO 90 DEG BENDS FOR METAL DUCT. 6" MAX FOR FLEX DUCT CONNECTOR.
10	WATER CLOSET COMPARTMENT SHALL HAVE A CLEAR WIDTH OF 30" MINIMUM AND A CLEAR SPACE IN FRONT OF 24". THE WATER CLOSET SHALL HAVE A LOW FLOW RATE OF 1.6 GALLONS PER FLUSH
11	LAVATORY FLOW RATE SHALL NOT EXCEED 2.2 GALLONS PER MINUTE
12	CAST IRON TUB AND SHOWER. PROVIDE NONABSORBENT MATERIAL TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN INLET. PROVIDE IMPACT AND SHATTER RESISTANT CATEGORY II SHOWER ENCLOSURE w/ 2'-0" MINIMUM DOOR THAT SWINGS OUTWARD OR SLIDES. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. SEC 420 UPC
13	SECURE FOR CEILING FAN OR HEAVY FIXTURE
14	GAS FIRED WALL HEATER. 35,000 BTU/ EFF.78% MINIMUM/ PROVIDE SETBACK THERMOSTAT
15	SHELF AND POLE
16	DUPLEX OUTLET @ 12'-0" o.c. INCLUDING WALLS 2'-0" OR MORE IN LENGTH. PROVIDE AN OUTLET WITHIN 6'-0" OF THE JAMB SIDE OF A DOOR OPENING
17	PROVIDE EXHAUST FAN CAPABLE OF 5 CHANGES PER HOUR
18	ATTIC ACCESS 22x30" MIN. OR LARGE ENOUGH TO REMOVE THE LARGEST PIECE OF ATTIC MOUNTED EQUIPMENT. ACCESS SHALL HAVE A MINIMUM OF 30" HEADROOM HEIGHT AT THE OPENING. PROVIDE LAMP AND SWITCH AT ACCESS OPENING
19	WATER PROOF GROUND FAULT INTERRUPTER DUPLEX OUTLET
20	HOSE BIB WITH BACKFLOW PREVENTER
21	12x12" SLIP JOINT INSPECTION PANEL
22	ALL OUTLETS IN BEDROOMS MUST BE ON AN ARC FAULT INTERRUPTER CIRCUIT
23	SEAL EXISTING OPENING
24	REMOVE EXISTING WALL
25	FLUSH MOUNTED INCANDESCENT FIXTURE
26	PREFABRICATED FIREPLACE. HEAT & GLO MODEL EM#36, PROVIDE GLASS ENCLOSURE AND GAS LOG WITH SHUTOFF VALVE 4'-0" FROM OPENING.
27	GUARDRAIL 36" ABOVE F.F.
28	DOORS USED AS REQUIRED EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL EFFORT OR KNOWLEDGE.
29	PROVIDE A NEW ATTIC ACCESS OF A MIN OF 22x30" CLEAR HEAD ROOM SPACE. THIS SPACE SHALL HAVE ACCESS THROUGHOUT THE NEW ADDITION
31	GLASS WINDOWS AND DOORS INCLUDING SHOWER ENCLOSURES ARE SUBJECT TO HUMAN IMPACT ARE REQUIRED TO HAVE SAFETY GLAZING OR A PROTECTIVE GRILL OR PUSHBAR.
32	AT LEAST ONE WALL SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM IN HALLWAYS BATHROOMS STAIRWAYS ATTACHED GARAGES AT OUTDOOR ENTRANCES AND AT EACH FLOOR LEVEL FOR INTERIOR LIGHTING WHERE FLOOR LEVELS DIFFER BY SIX OR MORE STEPS. AT LEAST ONE LIGHTING OUTLET CONTROLLED BY A SWITCH AT THE POINT OF ENTRY SHALL BE INSTALLED IN AN UNDER FLOOR SPACE, UTILITY ROOM, AND BASEMENT USED FOR STORAGE OR CONTAINING EQUIPMENT REQUIRING SERVICING.
33	GAS FIRED WATER HEATERS: TO HAVE A MINIMUM 200 SQUARE INCHES OF COMBUSTION AIR OPENING. HALF WITHIN 12" OF CEILING AND HALF WITHIN 12" OF FLOOR (CPC 507). COMPARTMENT DOOR SHALL BE MINIMUM 24" WIDE. NOT PERMITTED IN SLEEPING ROOMS, BATHROOM AND CLOTHES CLOSET OR IN ANY CLOSET OPENING INTO A BATH OR SLEEPING ROOM. ANCHOR OR STRAP AT TOP AND BOTTOM WITH MANUFACTURED STRAP/ANCHOR TO RESIST HORIZONTAL DISPLACEMENT DURING EARTHQUAKES.
34	IN SEISMIC ZONE 3 AND 4 WATER HEATERS HAVING NON-RIGID WATER CONNECTIONS AND MORE THAN FOUR FEET IN HEIGHT FROM THE BASE TO THE TANK CASE SHALL ANCHORED STRAPPED TO RESIST HORIZONTAL DISPLACEMENT. DUE TO EARTHQUAKE MOTION.

SYMBOLS	
	DUPLEX OUTLET 110 V.
	ARC FAULT CIRCUIT INT.
	GROUND FAULT CIRCUIT INT.
	WATER PROOF OUTLET
	EXHAUST FAN 50 CFM (MIN) TO OUTSIDE /3.0 SONE (MAX) APPROVED BY CALIFORNIA ENERGY COMMISSION ENERGY STAR - CONTROLLED BY HUMIDITY CONTROL.
	SINGLE POLE SWITCH
	DIMMER SWITCH
	THREE WAY POLE SWITCH
	SMOKE DETECTOR HARD WIRED w/ BATTERY BACK UP.
	CARBON MONOXIDE ALARM BATTERY POWER "HARD WIRED"
	HIGH EFFICACY LIGHT
	HIGH EFFICACY LUMINARY RECESSED LUMINARY SHALL BE APPROVED FOR ZERO IC, AT AND SHALL BE SEALED w/ GASKET OR CAULK BETWEEN HAUSING AND CEILING.

CARBON MONOXIDE (CM) alarms: [CRC R 315.1.4]
a. CM shall be installed and maintained outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
b. CM shall be installed and maintained on every level of a dwelling unit including basements.

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Max flow rate by the Calif. Green Code. [4.303]/ Senate B # 407
a. Water Closets 1.28 gallons/flush
b. Showerheads 2.0 gpm @80 psi
c. Laundry/sink Faucets 1.2 gpm @60 psi
d. Kitchen Faucets 1.8 gpm @60 psi



FLOOR PLAN 2nd LEVEL
(1/4"=1'-0")

WINDOW SCHEDULE				
			SHGC = 0.25	
			U-FACTOR = 0.32	
W	SIZE	TYPE	DUAL GLAZE	REMARKS
W1	3040	Vynil.sl.wdw w/dbl. panel	12 sqft	
W2	3046	Vynil.s/h.wdw w/dbl. panel	13.5 sqft	
W3	4010	Vynil.sld.wdw w/dbl. panel	4 sqft	Tempered Glaze
W4	5040	Vynil.sld.wdw w/dbl. panel	20 sqft	Tempered Glaze
W5	3030	Vynil.sld.wdw w/dbl. panel	9 sqft	
W6	4040	Vynil.sld.wdw w/dbl. panel	16 sqft	Tempered

DOOR SCHEDULE					
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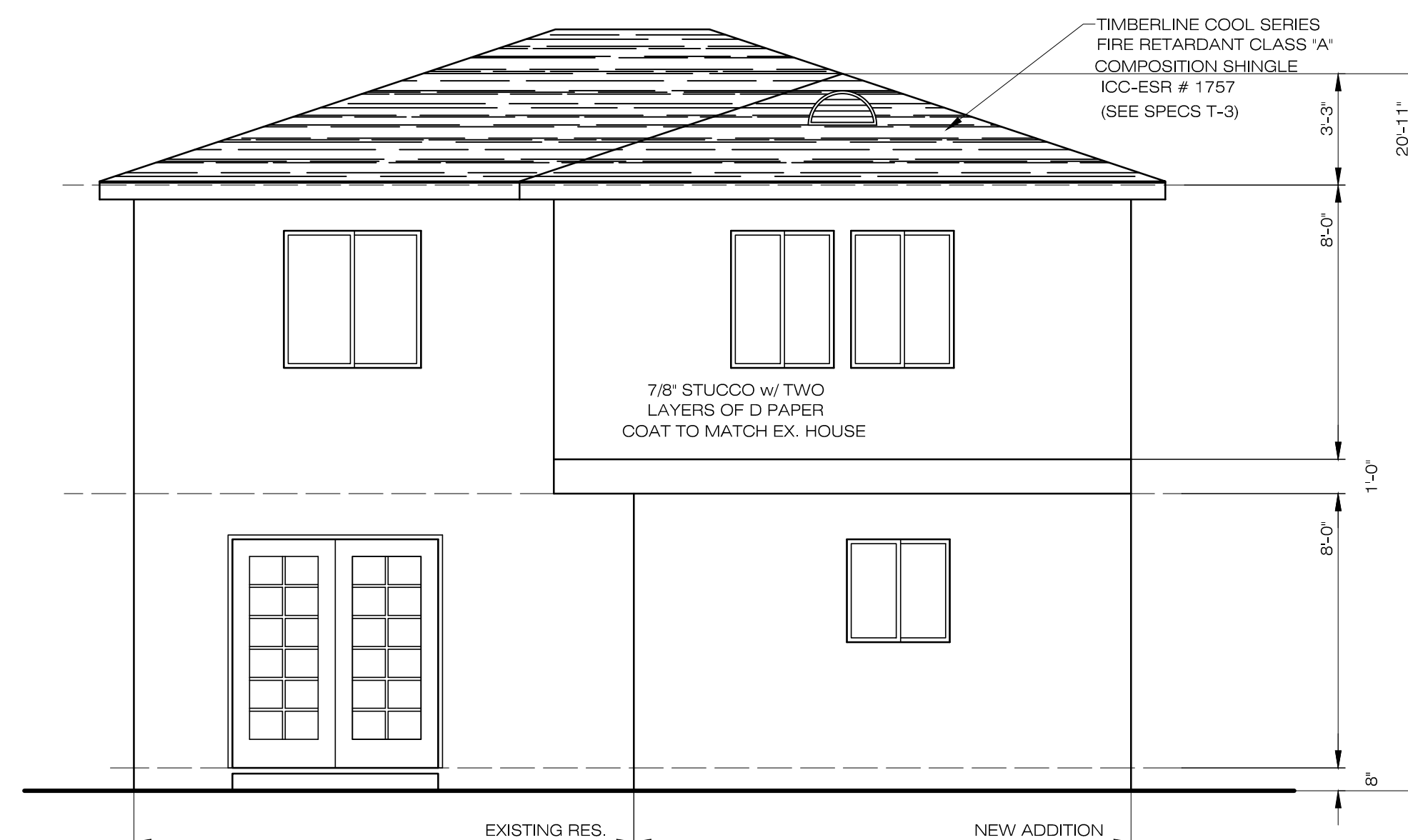
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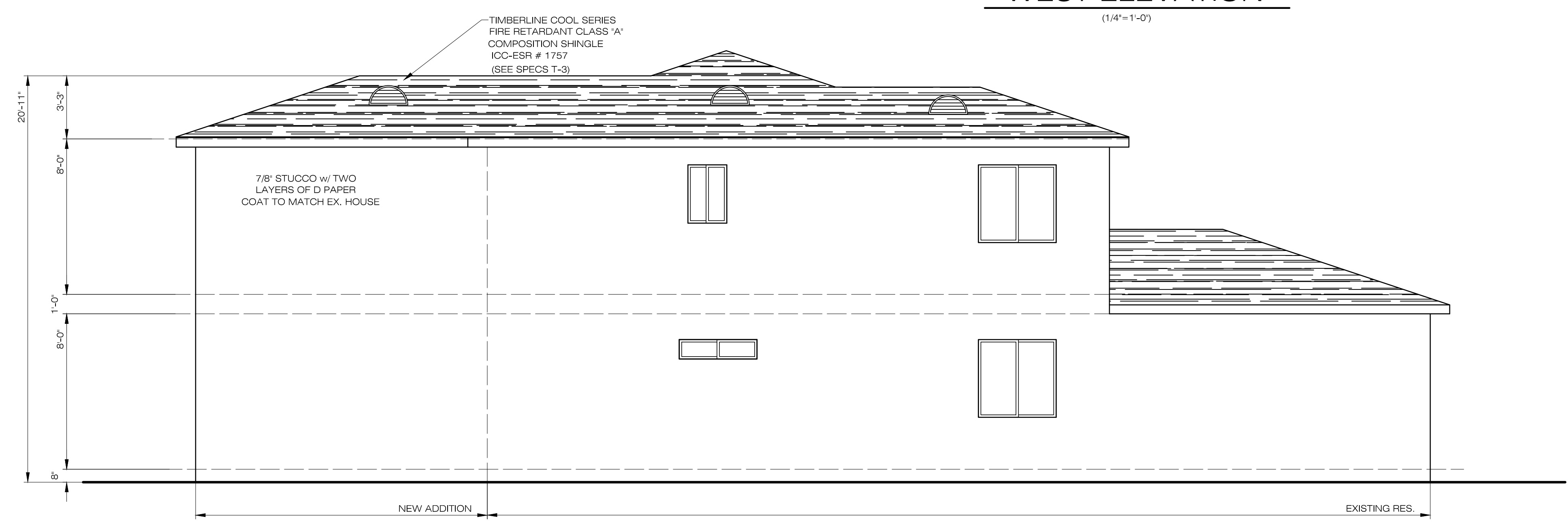
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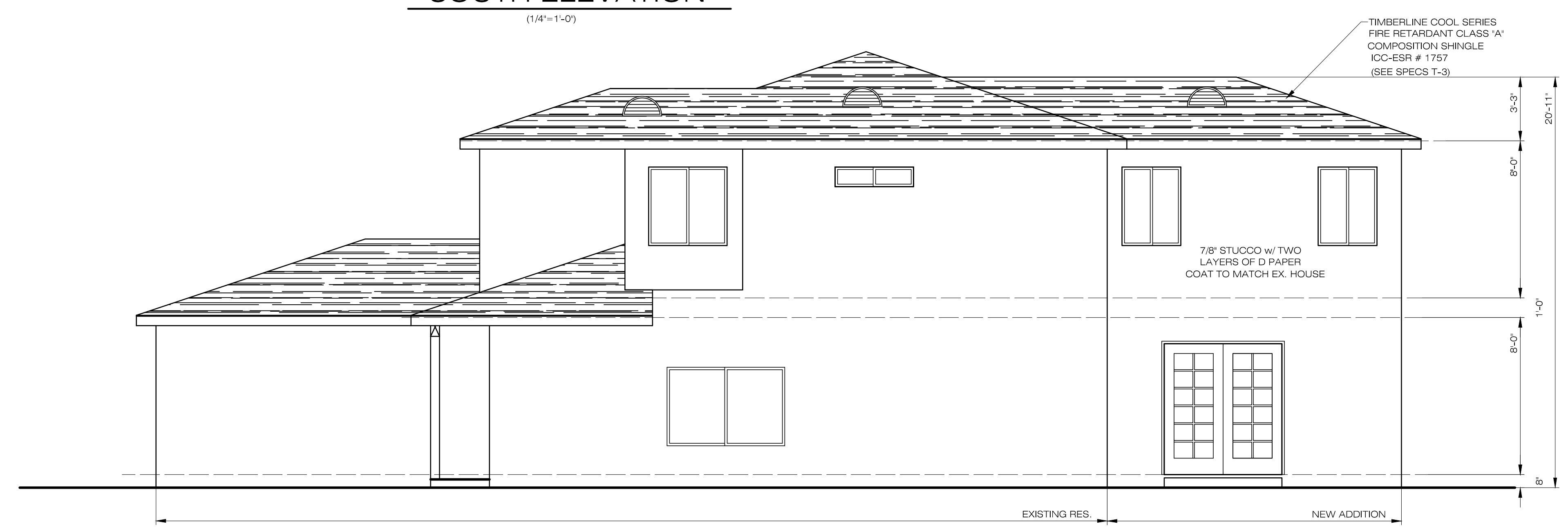
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WEST ELEVATION
(1/4"=1'-0")



SOUTH ELEVATION
(1/4"=1'-0")



NORTH ELEVATION
(1/4"=1'-0")

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ELEVATIONS

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