

GENERAL NOTES:
 1) THESE SPECIFICATIONS ARE INTEGRAL WITH THE GRAPHIC PLANS FOR THE PROJECT & SHALL NOT BE DISREGARDED WITHOUT EXPRESS WRITTEN CONSENT OF ALL PARTIES TO THE PROJECT.
 2) THE INTENT OF THESE DRAWINGS & SPECIFICATIONS IS TO INCLUDE ALL LABOR, MATERIALS & SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS, ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NOT LIMITED TO THAT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS, ANY WORK OR MATERIALS NOT DIRECTLY NOTED IN THE CONTRACT DOCUMENTS, BUT NECESSARY FOR THE PROPER EXECUTION & COMPLETION OF THE INTENT THEREOF ARE IMPLIED & ARE TO BE PROVIDED FOR AS SPECIALLY DESCRIBED.
 3) EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS INTENDED TO REPRESENT THE QUALITY OF MATERIALS THAT WILL BE REQUIRED. WORKMANSHIP SHALL BE OF THE FINEST QUALITY & DONE IN ACCORDANCE WITH THE BEST METHODS TO OBTAIN THE RESULTS REQUIRED BY THE OWNER. ALL MANUFACTURED ARTICLES, MATERIALS, & EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, ETC. AS PER MANUFACTURER'S SPECIFICATION.
 4) THE CONTRACTOR AGREES THAT PRIOR TO EACH PHASE OF WORK, HE SHALL CAREFULLY INSPECT HIS INSTALLED WORK & THAT OF SUBCONTRACTORS & VERIFY THAT ALL WORK IS COMPLETE BEFORE FURTHER INSTALLATION MAY PROPERLY COMMENCE.
 5) WITH ALL PERTINENT CODES & REGULATIONS, THE ORIGINAL DESIGN, & THE REFERENCED STANDARDS.
 6) THE CONTRACTOR &/OR SUBCONTRACTOR AGREES THAT ONLY SKILLED & EXPERIENCED INSTALLERS WILL BE EMPLOYED ON THE JOB. THE CONTRACTOR & SUBCONTRACTORS FURTHER AGREES THAT ANY HELPERS OR APPRENTICES USED FOR SUCH WORK SHALL AT ALL TIMES BE UNDER FULL & CONSTANT SUPERVISION BY THOROUGHLY SKILLED INSTALLERS, WITH ACCEPTANCE OR REJECTION OF INSTALLED WORK. NO ALLOWANCE WILL BE MADE FOR LACK OF SKILL ON THE PART OF THE INSTALLER.
 7) A DIMENSIONS &/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS &/OR SPECIFICATIONS SHALL BE BOUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
 8) WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS DO NOT SCALE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS & TYPICAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH INSTALLED WORK.
 9) DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE WOOD STUDS & METAL STUDS EXCEPT WHERE FINISH DIMENSIONS & REQUIRED BY PROPERTY LINE SETBACKS OF WHERE NOT OTHERWISE SPECIFIED.
 10) WHERE APPLICABLE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING CIVIL & LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE CS & A SERIES DRAWINGS THE CONTRACTOR SHALL OBTAIN ALL PLANS & DRAWING IN THE EVENT OF CONFLICTING STATEMENTS. INSUFFICIENT INFORMATION OR ERRORS, THE CONTRACTOR TO BE IMMEDIATELY NOTIFY THE DESIGNER & CLARIFICATION BEFORE ANY WORK IS BEGUN WORK IS INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
 11) DIMENSIONS, DETAILS, NOTES WORK SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LINE SITUATIONS UNLESS NOTED OTHERWISE.

12) DETAILS NOTED AS TYPICAL SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.

13) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES & PROCEDURES EMPLOYED ON THE PERFORMANCE OF WORK IN, ON OR ABOUT THE JOB SITE. THE CONTRACTOR SHALL COORDINATE & VERIFY ALL WORK PERFORMED BY SUB CONTRACTORS.

14) GENERAL CONTRACTOR SHALL ACKNOWLEDGE THAT THE OTHER CONTRACTORS NOT UNDER HIS AUTHORITY OR CONTRACT WHO MAY BE PERFORMING WORK ON THIS PROJECT AT THE SAME TIMES & IN THE SAME LOCATIONS AS THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS, GENERAL CONTRACTOR SHALL CONDUCT HIS BUSINESS & COORDINATE WITH OTHER CONTRACTORS AS NOT TO IMPERE THE PROGRESS OF THE JOB.

15) THE CONTRACTOR SHALL MAINTAIN ALL TIMES FULL & UNLIMITED WORKMANS COMPENSATION INSURANCE IN ACCORDANCE WITH THE LABOR CODE OF THE STATE OF CALIFORNIA OR THE HOME STATE OF THE CONTRACTOR. THE CONTRACTOR SHALL CARRY PUBLIC LIABILITY INSURANCE IN AMOUNT SATISFACTORY TO & IN COMPLIANCE WITH ALL APPLICABLE AND ACCEPTABLE TO THE OWNER.

16) THE OWNER SHALL OBTAIN & PAY FOR THE PLAN CHECK FEE & PERMIT FEES INCLUDING THE GRADING PERMIT.
 17) ON SITE VERIFICATION OF ALL DIMENSIONS & CONDITIONS SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTORS SHALL ALSO BE RESPONSIBLE FOR CONFORMING EXISTING CONDITIONS TO ADDITIONAL REQUIREMENTS FOR PROJECTS.
 18) THE OWNER WILL FURNISH ALL TEMPORARY POWER & WATER FOR CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE & MAINTAIN TEMPORARY TOILET FACILITIES REIMBURSED FOR THE RENTAL COSTS FOR SAME.
 19) THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING & BRACING TO SUPPORT & ENSURE THE STABILITY OF THE LOADS & PREVENT COLLAPSE DURING CONSTRUCTION.

20) THE CONTRACTOR SHALL COORDINATE & VERIFY ALL DRAWING & TRACES FOR SIZE LOCATION & CLEARANCES OF WALL, DOOR & ROOF OPENINGS, WALL OFFSETS, PROVISION FOR PRESENT & FUTURE EQUIPMENT ATTACHMENT & MOUNTING OF FIXTURES, CURBS, DEPRESSIONS, SLEEVES, INSERTS & OTHER EMBEDDED HARDWARES, PIPE, VENT, DUCT, & OTHER OPENINGS &/OR DETAILS.
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 22) THE CONTRACTOR SHALL PERFORM ANY & ALL CUTTING, PATCHING, REPAIRING, & RESTORING NECESSARY TO COMPLETE THE WORK & TO RESTORE ANY DAMAGE OF AFFECTED SURFACES & FINISHES FROM THE WORK OF THIS CONTRACT TO OTHER ORIGINAL CONDITION & TO THE SATISFACTION OF THE OWNER & DESIGNER.
 23) ALL MATERIALS & FINISHES INDICATED ON PLANS SHALL BE NEW & UNUSED, UNLESS NOTED OTHERWISE.
 24) WHENEVER OR NOT DETAIL ON DRAWINGS, THE CONTRACTOR SHALL PROVIDE & INSTALL STIFFENERS, BRACING, BACK-UP PLATES & SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK & ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE & ELECTRICAL EQUIPMENT ROOMS, BATHROOMS FIXTURES & RAILINGS.

25) THE CONTRACTOR SHALL FURNISH OWNER WITH A BINDER CONTAINING ALL GUARANTEES, MANUFACTURER WARRANTIES, OWNER MANUALS OR OPERATING INSTRUCTIONS.
 26) GENERAL CONTRACTOR IS RESPONSIBLE FOR GENERAL DAILY CLEAN UP AROUND, PROVIDE & LOCATE AFTER APPROVAL BY DESIGNER & OWNER. ANY ACCESS DOORS OR PANELS IN CEILING & WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL ELECTRICAL & PLUMBING WORK.
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 2) LAUNDRY FACILITY SHALL HAVE SEPARATE CIRCUIT.
 3) OUTLETS OF THE KITCHEN COUNTER SHALL BE SPACED AT 4'0" O.C.
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 1) PROVIDE GROUND FAULT INTERCEPTORS (GFI) FOR ALL EXTERIOR OUTLETS, TEMPORARY ELECTRIC PANELS, BASEMENT & GARAGE OUTLETS & ANY OUTLETS WITHIN 60" FROM KITCHEN SINK OR ANY OTHER SOURCE OF WATER PROVIDE A MINIMUM OF SUCH OUTLET PER LOCATION (CALIFORNIA ELECTRICAL CODE ART. 210.52 C,D,E & G)
 2) LAUNDRY FACILITY SHALL HAVE SEPARATE CIRCUIT.
 3) OUTLETS OF THE KITCHEN COUNTER SHALL BE SPACED AT 4'0" O.C.
 4) CASE SHALL BE SPACED MORE THAN 120" APART. ANY OUTLET WHICH DOES NOT MEET THIS CRITERIA SHALL BROUGHT TO THE ATTENTION OF THE DESIGNER CALIFORNIA ELECTRICAL CODE ART. 210.52(A)(2)
 5) THE BASE OF ALL EXTERIOR LIGHTS SHALL BE SEALED WITH SILICONE CAULK.

26) THE CONTRACTOR SHALL FURNISH OWNER WITH A BINDER CONTAINING ALL GUARANTEES, MANUFACTURER WARRANTIES, OWNER MANUALS OR OPERATING INSTRUCTIONS.
 27) GENERAL CONTRACTOR IS RESPONSIBLE FOR GENERAL DAILY CLEAN UP AROUND, PROVIDE & LOCATE AFTER APPROVAL BY DESIGNER & OWNER. ANY ACCESS DOORS OR PANELS IN CEILING & WALL CONSTRUCTION AS REQUIRED BY INSTALLATION OF MECHANICAL ELECTRICAL & PLUMBING WORK.
 28) CONTRACTOR SHALL VERIFY SIZE & LOCATION OF ALL MECHANICAL EQUIPMENT PLATFORMS & BASES AS WELL AS POWER, WATER & DRAIN REQUIREMENTS WITH EQUIPMENT MANUFACTURERS PRIOR TO PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR CONTRACTOR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGES TO OWNER.
 29) ALL HVAC PLUMBING, ELECTRICAL, TELEPHONE, MISC. CABLE & FIRE SPRINKLER WORK SHALL BE DESIGN BUILT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PERMITS. IF NECESSARY THE GENERAL CONTRACTOR SHALL SECURE THE SERVICE FOR THE NECESSARY CONSULTANTS TO COMPLETE THE WORK.

MECHANICAL NOTES
 1) COMPARTMENT FOR

REVISIONS	BY
09-20-2016	RDG
12-12-2016	RDG
02-01-2017	AU

PLAN AND PERMIT

RDG LLC

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 Tel: 310-619-1977
 Email: planandpermit@gmail.com

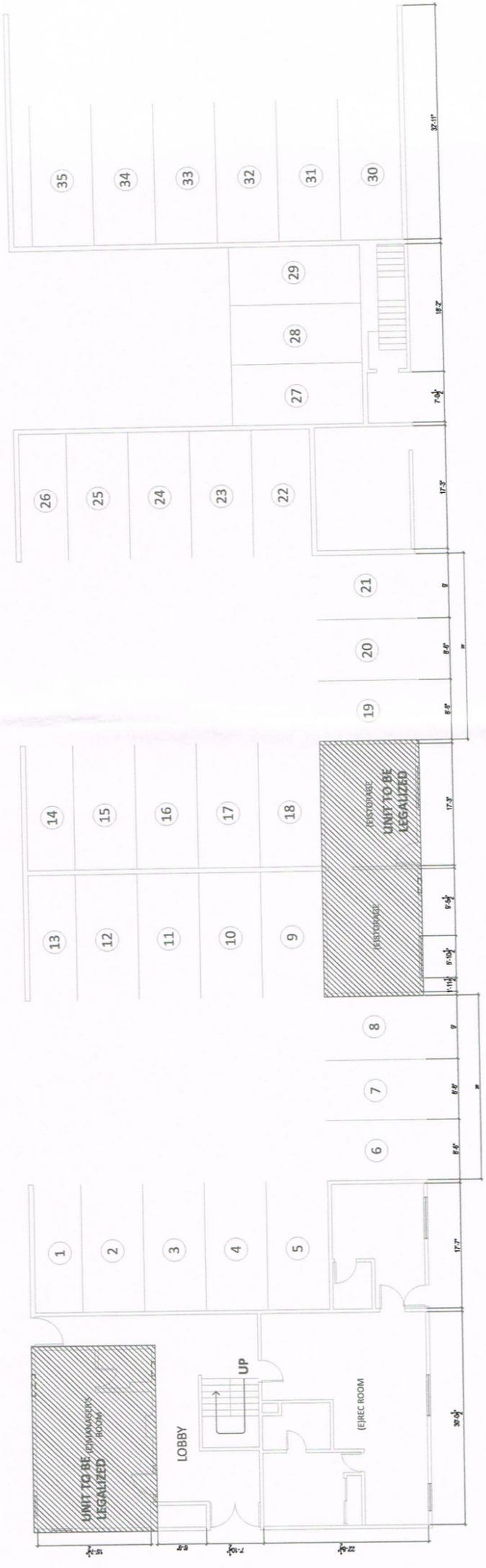
PROJECT: CONVERT (E) MANAGER'S OFFICE, (E) REC RM AND (E) STORAGE RM TO 3 (N) DWELLING UNITS TO TOTAL 31 APARTMENT UNITS.

OWNER: MODUGNO PROPERTY LLC
 15630 W. VANOWEN STREET, VAN NUYS, CA, 91406

DATE	12-12-16
SCALE	AS NOTED
DRAWN	
JOB	RDG
SHEET	A-1
OF SHEET	

WALL LEGEND

[Hatched Pattern]	ADDITIONAL WALL
[Solid Line]	EXISTING WALLS TO REMAIN
[Dotted Pattern]	HEAT FAN LIGHT COMBO



1 EXISTING FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS	BY	DATE
1	RDG	09-20-2016
2	RDG	12-12-2016
3	RDG	01-26-2017
4	AU	02-01-2017

PLAN AND PERMIT

811 W. 7th Street, Unit 912 D
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PROJECT: CONVERT (E) MANAGER'S OFFICE, (E) REC RM AND (E) STORAGE RM TO 3 (N) DWELLING UNITS TO TOTAL 31 APARTMENT UNITS.

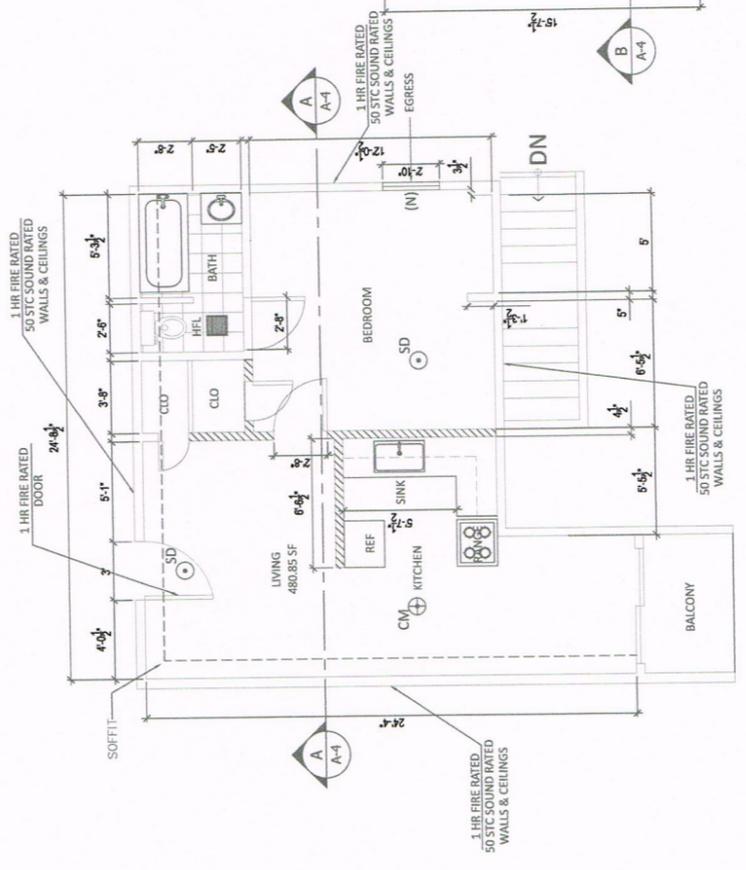
OWNER: MODUGNO PROPERTY LLC
15630 W. VANOWEN STREET, VAN NUYS, CA, 91406

DATE	01-26-17
SCALE	AS NOTED
DRAWN	
JOB	RDG
SHEET	A-4
	OF SHEET

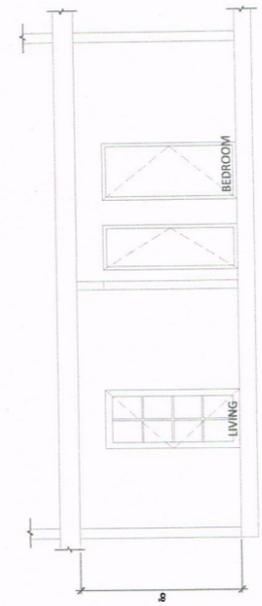
- c. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for building required to have two or more exits.
- d. Interior exit discharge elements, as permitted in section 1027.1, in buildings required by Section 1008.1.6, for exit discharge doorways in buildings required to have two or more exits.
- 11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1006.3)
- 12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.3 foot-candle (6 lux) average and a minimum at any point of 0.03 foot-candle (0.6 lux) at the end of the emergency lighting time duration. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1006.3)

- 6. Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. (1008.1.9)
- 7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor (1008.1.9.2)
- 8. All egress door operation shall also comply with Section (1008.1.9)
- 9. The means of egress, including the exit discharge shall be illuminated at all times the building space served by the means of egress is occupied. The means of egress illumination level shall not be less than 1 foot-candle at the walking surface (1006.1)
- 10. The power supply for means of egress illumination shall normally be provided by the premises' electrical supply. In the event of power supply failure, an emergency electrical system shall automatically illuminate the following areas (1006.3).
 - a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress.
 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.

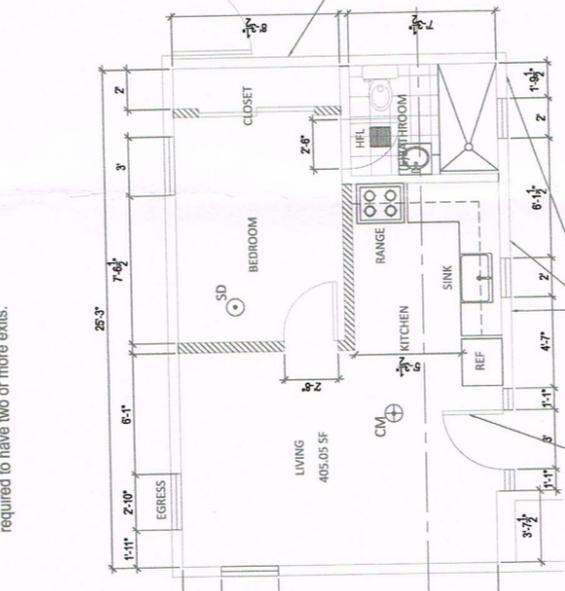
- NOTE:**
1. Exit signs shall be externally or externally illuminated.
 2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
 3. Internally illuminated signs shall be listed and labeled and installed in accordance with the manufacturer's introductions and Section 2702.
 4. Exits signs shall be illuminated at all times.
 5. Exits signs shall be connection to an emergency power system that will provide an illumination of not less than 90min. in case of primary power loss. (1011.5-1011.6.3)



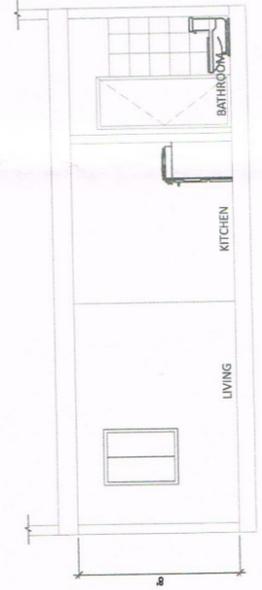
1 PROPOSED UNIT 211 SECOND FLOOR
SCALE: 1/4" = 1'-0"



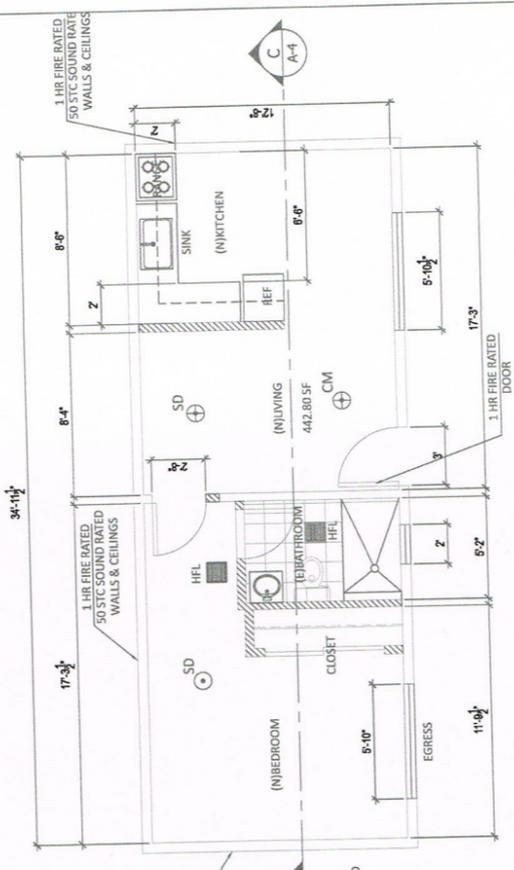
2 SECTION THRU A - A
SCALE: 1/4" = 1'-0"



3 PROPOSED UNIT NEXT TO LOBBY
SCALE: 1/4" = 1'-0"



4 SECTION THRU B - B
SCALE: 1/4" = 1'-0"



5 PROPOSED UNIT BESIDE PARKING
SCALE: 1/4" = 1'-0"



6 SECTION THRU C - C
SCALE: 1/4" = 1'-0"

WALL LEGEND

	ADDITIONAL WALL
	EXISTING WALLS TO REMAIN.
	HEAT FAN LIGHT COMBO

REVISIONS	BY	DATE	RDG
A		09-20-2016	RDG
A		12-12-2016	RDG
A		01-26-2017	RDG
A		02-01-2017	AU

PLAN AND PERMIT
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PROJECT:
 CONVERT (E) MANAGER'S OFFICE, (E) REC
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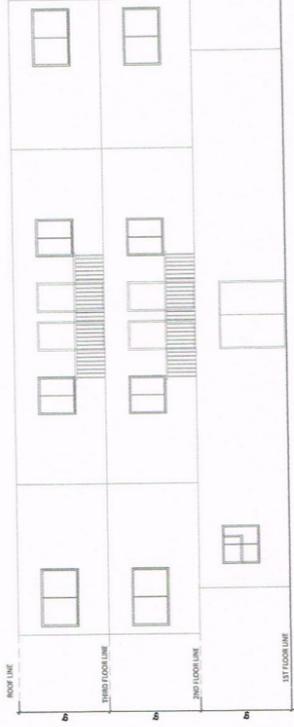
OWNER:
 MODUGNO PROPERTY LLC
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DATE	01-26-17
SCALE	AS NOTED
DRAWN	
JOB	
SHEET	RDG

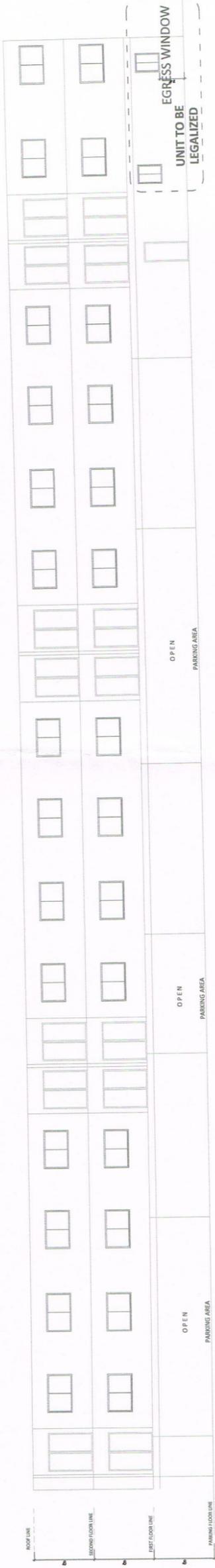
A-5
 OF SHEET



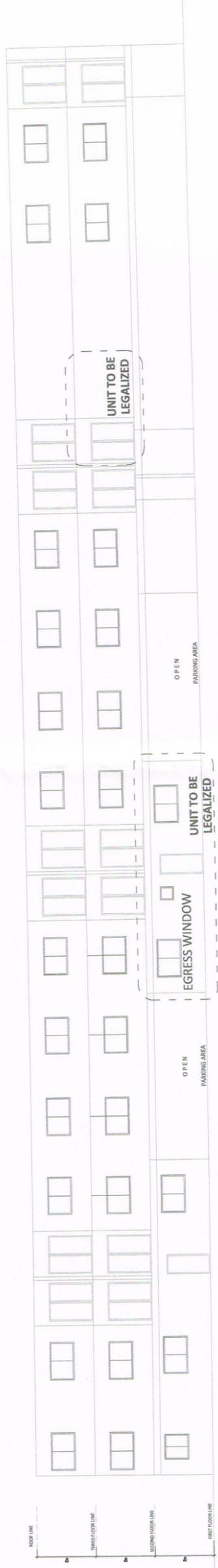
3 REAR ELEVATION
 SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



3 EAST SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



4 WEST SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

REVISIONS	BY

PLAN AND PERMIT

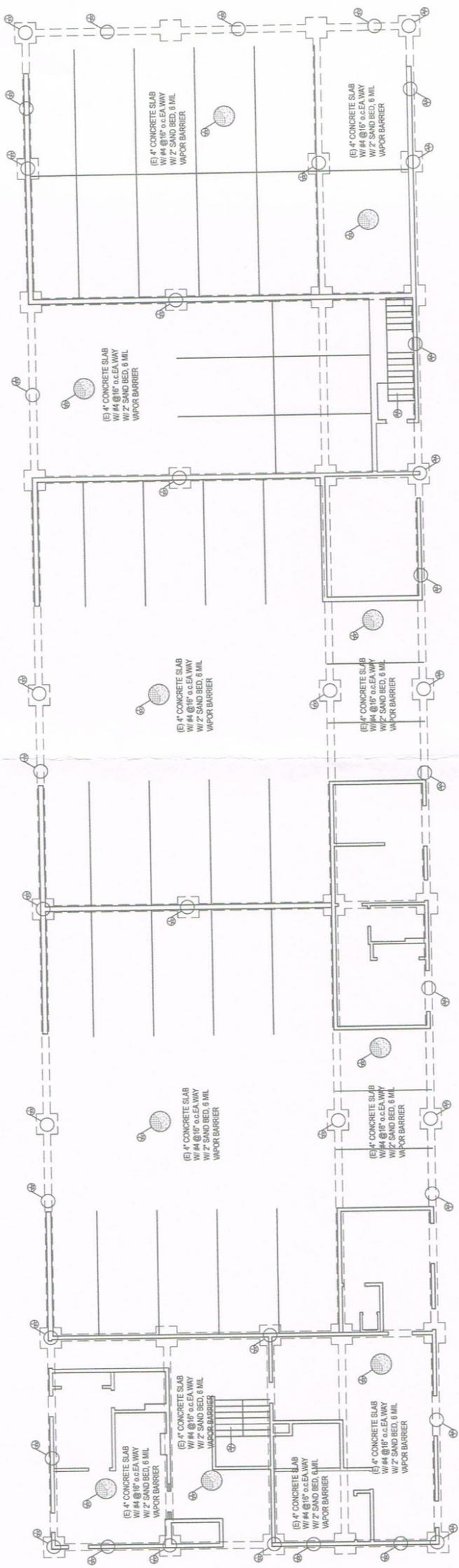
PPC inc

811 W. 7th Street, Unit 912 D
 Los Angeles, California 90017
 Tel: 310-619-1977
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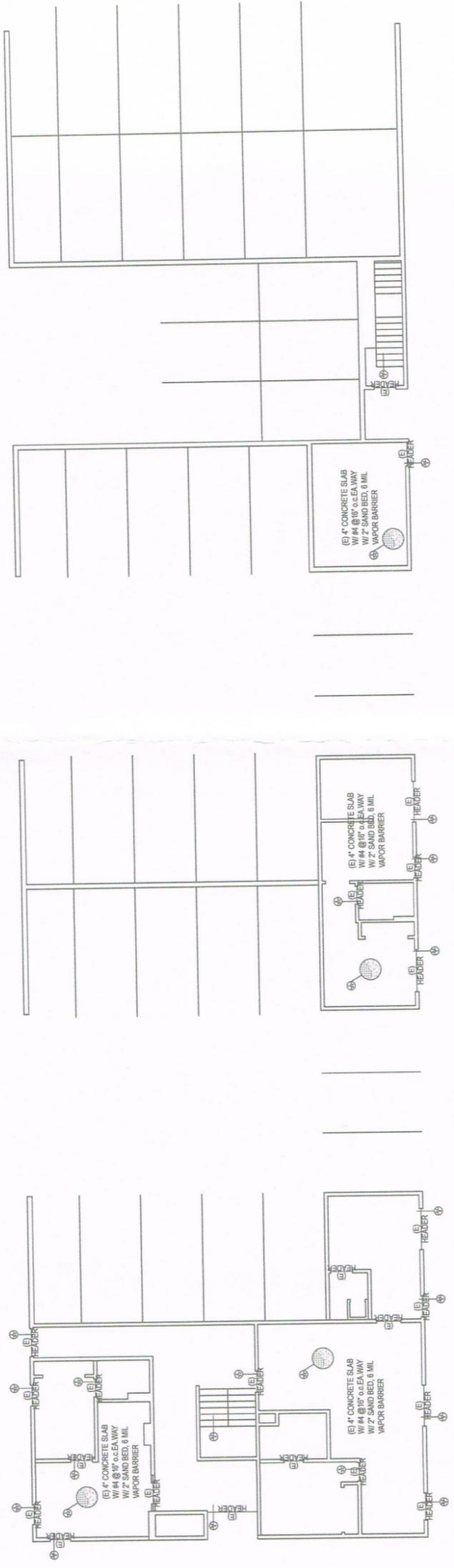
PROJECT: CONVERT (E) MANAGER'S OFFICE/(E) REC RM AND (E) STORAGE RM TO 3 (N) DWELLING UNITS TO TOTAL 31 APARTMENT UNITS.

OWNER: MODUGNO PROPERTY LLC
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DATE	12-12-16
SCALE	AS NOTED
DRAWN	
JOB	
SHEET	S-2
OF SHEET	



1 PARKING FOUNDATION PLAN
 SCALE: 1/8" = 1'-0"



2 1ST FLOOR PARKING AND FRAMING PLAN
 SCALE: 1/8" = 1'-0"

REVISIONS

BY

A.

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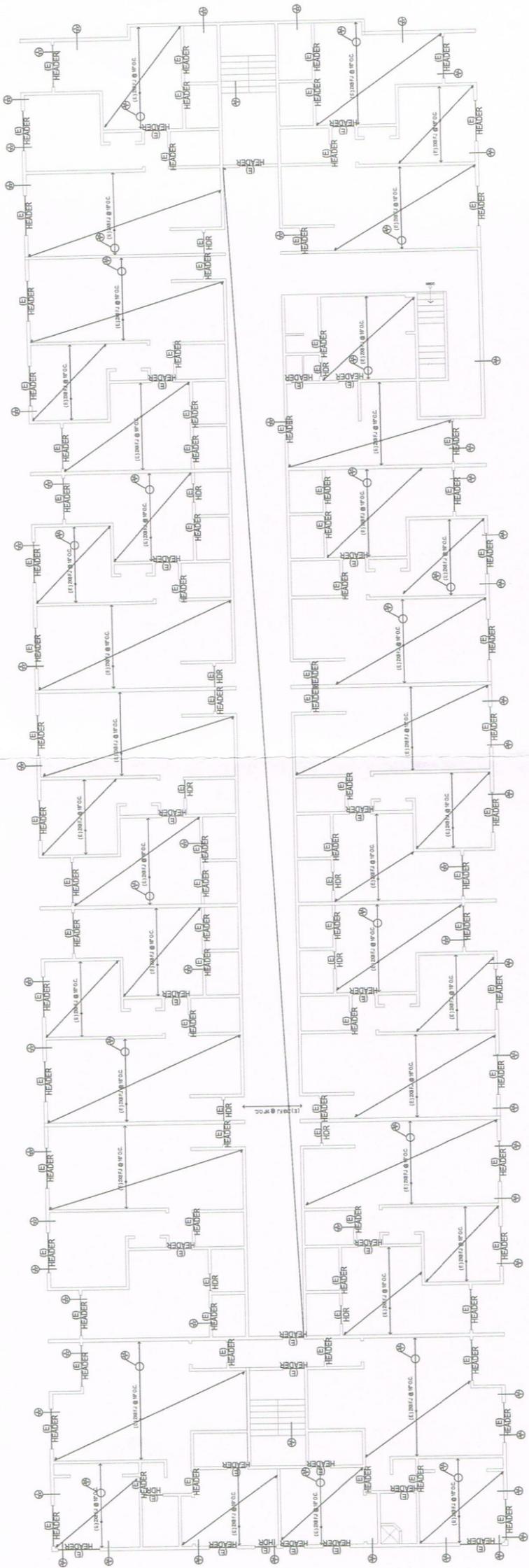
811 W. 7th Street, unit 912 D
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Email: planandpermit@gmail.com

PROJECT:
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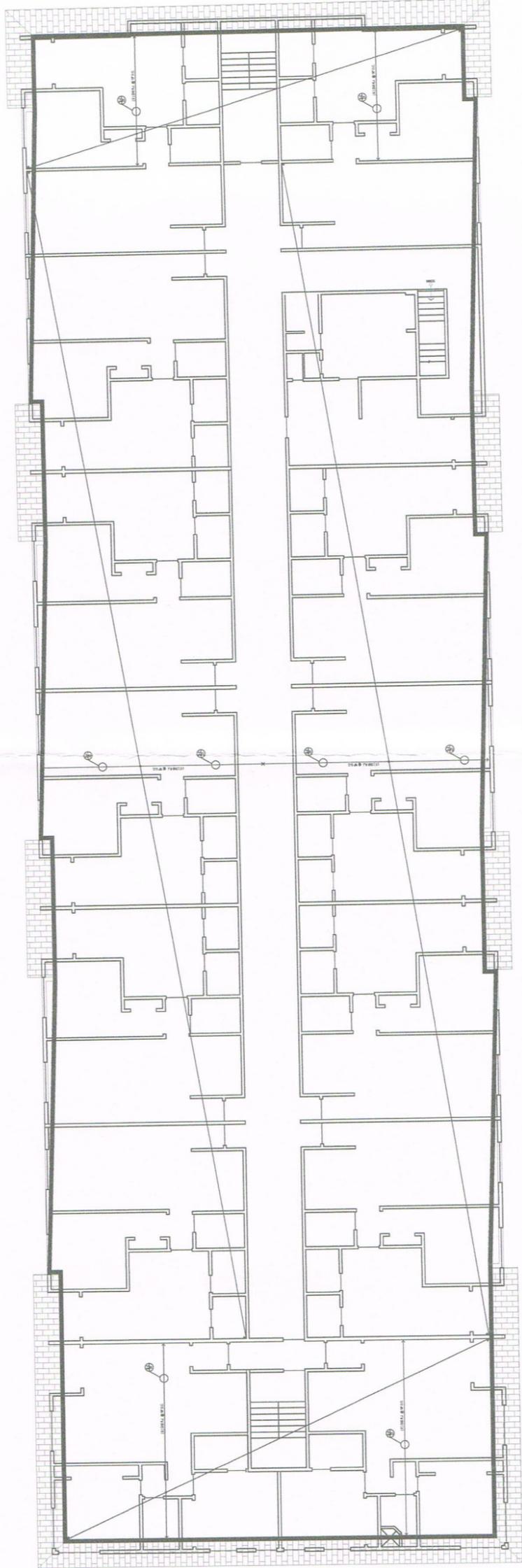
OWNER:
MODUGNO PROPERTY LLC
15630 W. VANOWEN STREET, VAN NUYS, CA, 91406

DATE: 12-12-16
SCALE: AS NOTED
DRAWN:
JOB:

SHEET
S-3
OF SHEET



1 SECOND & THIRD FLOOR TYPICAL FRAMING PLAN
SCALE: 1/8" = 1'-0"



2 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

