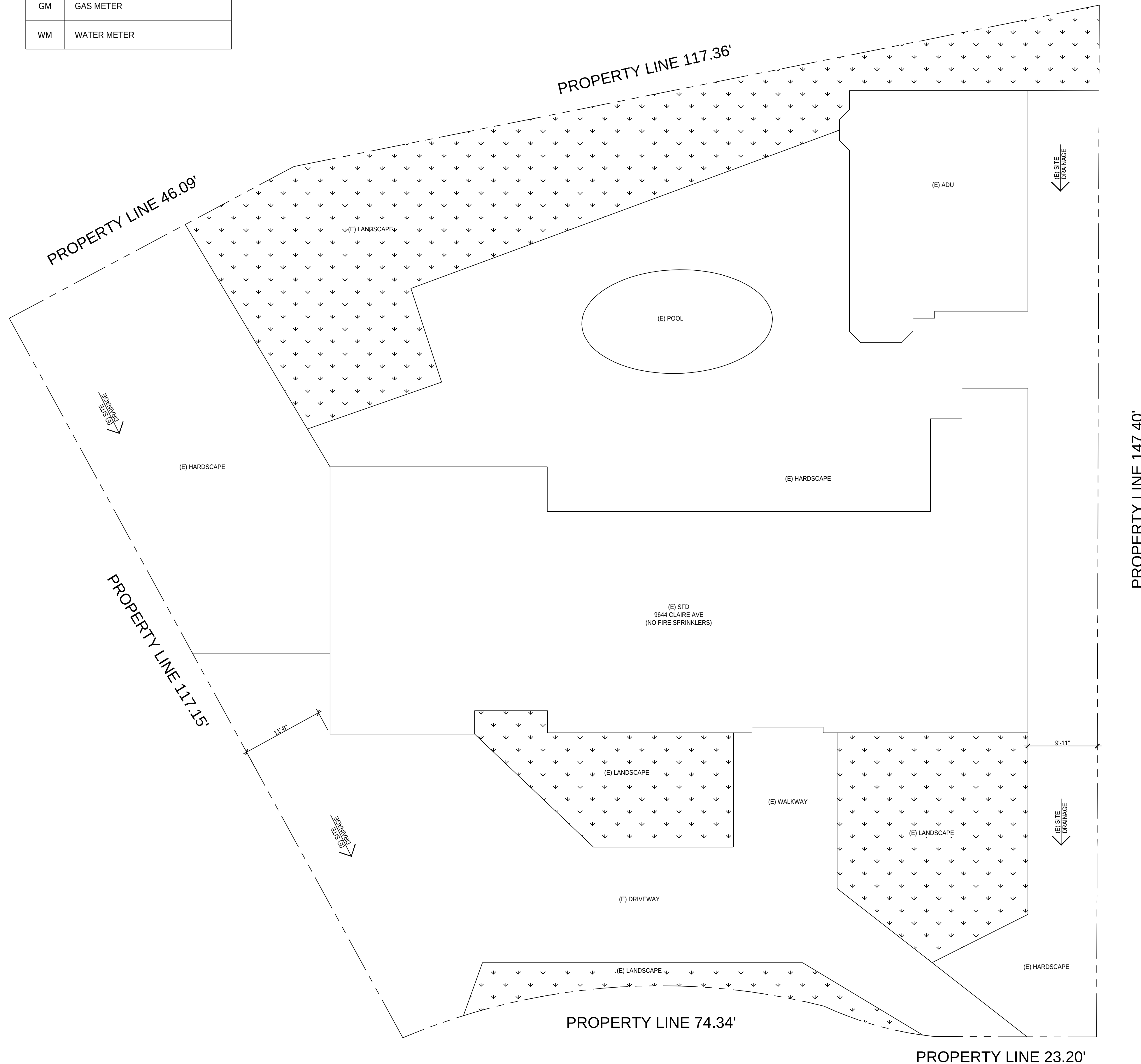


SITE PLAN LEGEND	
EP	ELECTRICAL PANEL
GM	GAS METER
WM	WATER METER



DRAWING LIST

A-1.0	SITE PLAN
A-1.1	CITY OF LA W.F.P.P. SHEETS
A-1.2	CITY OF LA W.F.P.P. SHEETS
A-2.0	EXISTING SFD LAYOUT
A-2.1	PROPOSED LAYOUT FOR FACILITY
A-5.0	DETAILS

CONSULTANTS

DESIGNER:
DOUGLAS AYALA
DOUGLAS@THE-BLUPRINT.COM
(818) 305-7179

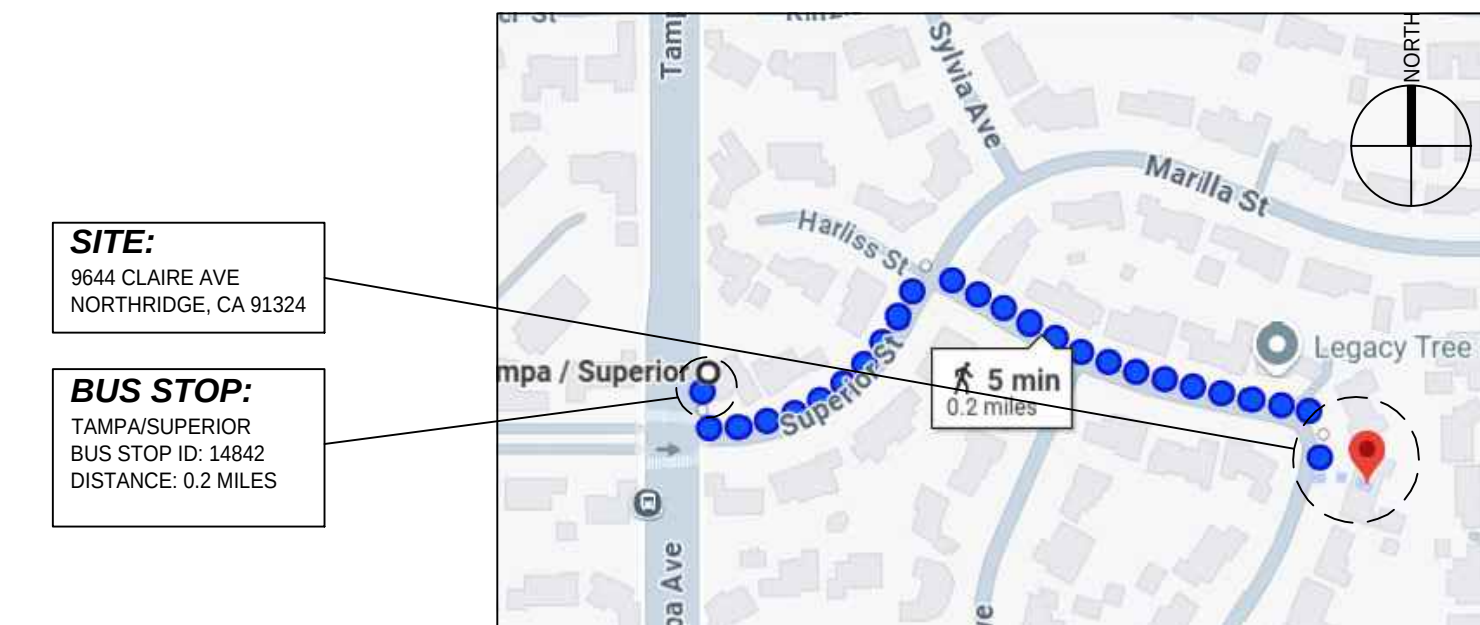
PROJECT INFO

OWNER:	SAM THUKRAL
PROJECT ADDRESS:	9644 CLAIRE AVE NORTHBRIDGE, CA 91324
ASSESSORS PARCEL #:	2762007011
TRACT #:	TR 222439
LOT #:	86
LOT SIZE:	16,862.7 SF
ZONE:	RA-1
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
EXISTING SFD LIVING AREA:	3,031 SF
NUMBER OF STORIES:	1
EXISTING ADU SF:	851 SF

SCOPE OF WORK: PROPOSE LAYOUT FOR A 12 BED CONGREGATE FACILITY

BUILDING CODES:	CITY OF LA MUNICIPAL CODE	2024
	CALIFORNIA FIRE CODE	2023
	CALIFORNIA PLUMBING CODE	2022
	CALIFORNIA MECHANICAL CODE	2022
	CALIFORNIA ELECTRICAL CODE	2022
	CALIFORNIA GREEN BUILDING CODE	2022
	CALIFORNIA RESIDENTIAL CODE	2022
	CALIFORNIA BUILDING CODE	2022
	T-24 ENERGY STANDARDS	2022

LOCATION MAP



THE
BLUPRINT

CONTACT: DOUGLAS AYALA
(818) 305-7179
DOUGLAS@THE-BLUPRINT.COM

[illegible]

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PROPERTY OWNER'S NAME:

SAM THUKRAL

PROJECT DESCRIPTION:
CONGREGATE FACILITY

PROJECT INFORMATION

9644 CLAIRE AVE
NORTHRIDGE, CA 91324

APN	276200701
ZONE	RA-1
TRACT	TR 22439
LOT	86
BUILDING TYPE	V-B
OCCUPANCY	R3

DATE:	SCALE:
OCTOBER 10, 2025	AS NOTED

Sheet Title:

SITE PLAN

Sheet No.:

A-1.0

WOOD FRAME PRESCRIPTIVE PROVISIONS ONE STORY RESIDENTIAL CONSTRUCTION ONLY

(Formerly known as Type V Sheet)

The wood frame prescriptive provisions are for one and two family dwellings and townhouses of wood frame construction, not exceeding one story in height. This Information Bulletin is for information and reference only and is not a substitute for accurate drawings prepared for each proposed construction project.

LARC refers to the Los Angeles City Residential Code. The number following R references the code section within the Los Angeles City Residential Code.

All buildings erected using provisions detailed herein must comply with restrictions listed below:

- Roof and floor boundary elements shall not cantilever past exterior wall line(s) below.
- This prescriptive provisions shall not be used for irregular structures located in Seismic Design Categories C, D₀, D₁, and D₂ per 2023 LARC Section R301.2.2.2.5.

FOOTINGS ON EXPANSIVE SOILS

Footings systems on expansive soil shall be constructed in a manner that will minimize damage to the structure from movement of the soil. All soil in the City of Los Angeles is considered expansive unless proven otherwise by an approved soils report.

- Depth of footings below the natural and finished grades shall not be less than 24 inches for exterior and 18 inches for interior footings.
- Exterior walls and interior bearing walls shall be supported on continuous footings.
- Footings shall be reinforced with four ½-inch diameter deformed reinforcing bars. Two bars shall be placed 4 inches from the bottom of the footing and two bars within 4 inches from the top of the footing. Reinforcement shall have a minimum 3-inch concrete cover for concrete cast against earth and reinforcement not exceeding 5/8-inch shall have minimum 1-1/2-inch concrete cover when not cast against earth.
- Concrete floor slabs on grade shall be placed on a 4-inch fill of coarse aggregate or on a 2-inch sand bed covered with a minimum 6 mil moisture barrier membrane. The slabs shall be at least 3-1/2 inches thick and shall be reinforced with ½" diameter deformed reinforcing bars. Reinforcing bars shall be spaced at intervals not exceeding 16 inches each way.
- The soil below an interior concrete slab shall be saturated with moisture to a depth of 18 inches prior to placing the concrete.
- All drainage adjacent to footings shall be conducted away from the structure by a 3-ft wide sloped apron draining into an approved non-erosive device.

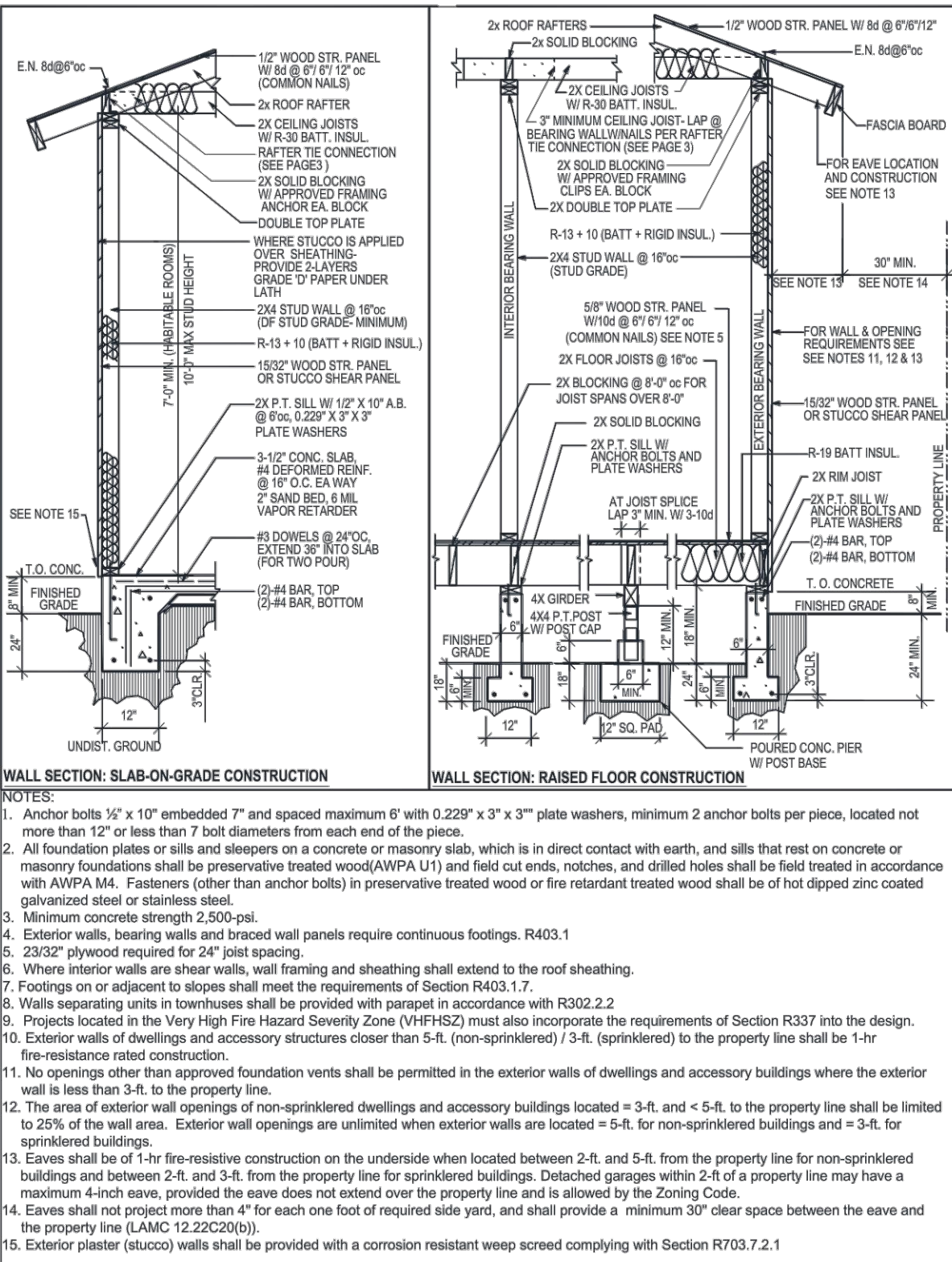
ENERGY REQUIREMENTS

All work must comply with the State of California Title 24 Energy Requirements.

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P/BC 2020-004



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Table 1 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(1)) Ceiling not attached to rafters, L/A = 180 Minimum Roof Slope: 3:12 Dead Load 20 psf (asphalt shingles or similar) Live Load 20 psf		
RAFTER SIZE	SPACING	ALLOWABLE SPAN ¹
2x6	24"	11'-11"
	16"	14'-7"
	12"	16'-10"
2x8	24"	14'-4"
	16"	18'-5"
	12"	18'-5"
2x10	24"	15'-11"
	16"	22'-6"
	12"	22'-6"
2x12	24"	21'-4"
	16"	28'-0"
	12"	28'-0"

Table 2 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(1)) Ceiling attached to rafters, L/A = 180 Minimum Roof Slope: 3:12 Dead Load 20 psf (2" clay tile or similar) Live Load 20 psf		
RAFTER SIZE	SPACING	ALLOWABLE SPAN ¹
2x6	24"	10'-4"
	16"	12'-7"
	12"	14'-7"
2x8	24"	13'-0"
	16"	18'-0"
	12"	18'-0"
2x10	24"	15'-11"
	16"	19'-4"
	12"	22'-6"
2x12	24"	18'-0"
	16"	22'-7"
	12"	26'-0"

Table 3 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(2)) Ceiling attached to rafters, L/A = 240 Dead Load 20 psf (asphalt shingles or similar) Live Load 10 psf Live Load: 20 psf		
RAFTER SIZE	SPACING	ALLOWABLE SPAN ¹
2x6	24"	11'-11"
	16"	14'-4"
	12"	15'-5"
2x8	24"	15'-11"
	16"	18'-5"
	12"	20'-5"
2x10	24"	18'-5"
	16"	22'-6"
	12"	26'-0"
2x12	24"	21'-4"
	16"	28'-0"
	12"	28'-0"

Table 4 ALLOWABLE SPANS FOR DF #2 ROOF RAFTERS (DF-LARCH) (T-R802.4.1(2)) Ceiling attached to rafters, L/A = 240 Dead Load 20 psf (2" clay tile or similar) Live Load: 20 psf		
RAFTER SIZE	SPACING	ALLOWABLE SPAN ¹
2x6	24"	10'-4"
	16"	12'-7"
	12"	14'-7"
2x8	24"	13'-0"
	16"	18'-0"
	12"	18'-0"
2x10	24"	15'-11"
	16"	19'-4"
	12"	22'-6"
2x12	24"	18'-0"
	16"	22'-7"
	12"	26'-0"

- Rafter spans shall be measured along the horizontal projection of the rafter.

Table 5 ALLOWABLE SPANS FOR DF #2 CEILING JOISTS (DF-LARCH) (T-R802.5.1(2)) Dead Load 10 psf Live Load: 20 psf L/A = 240		
JOIST SIZE	SPACING	ALLOWABLE SPAN
2x4	24"	7'-3"
	16"	8'-11"
	12"	9'-10"
2x6	24"	10'-5"
	16"	13'-0"
	12"	15'-0"
2x8	24"	13'-5"
	16"	16'-6"
	12"	18'-1"
2x10	24"	16'-5"
	16"	21'-4"
	12"	23'-3"

Table 6 RAFTER TIE CONNECTION ROOF LIVE LOAD 20 psf [Table R802.5.1(1)] ¹ Minimum number of 16d common nails at rafter tie connection.		
RAFTER SLOPE	TIE SPACING	ROOF SPAN (FT)
		12 24 36
3:12	16"	4 7 10
	24"	5 10 15
4:12	16"	3 5 8
	24"	4 8 11
5:12	16"	3 4 6
	24"	3 6 9
7:12	16"	3 3 5
	24"	3 5 7

- When nails are clinched, nailing may be reduced 25%.
- The refer ties shall be minimum 2 x 4

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Table 7 ALLOWABLE SPANS FOR DF #2 HEADERS FOR EXTERIOR BEARING WALLS Max. Roof/Ceiling Dead Load 20 psf Max Live Load 20 psf (T-R802.7.1) ^{1, 2, 3}		
SIZE	12-ft Building Width	24-ft Building Width
2x6	6'-0"	1'-0"
2x8	7'-7"	1'-0"
2x10	9'-0"	1'-0"
2x12	10'-7"	2'-0"
3x6	9'-0"	1'-0"
3x12	11'-3"	1'-0"
3x12	13'-2"	2'-0"

Table 8 ALLOWABLE SPANS FOR DF #2 HEADERS FOR INTERIOR BEARING WALLS Max. Roof/Ceiling Dead Load 20 psf Max Live Load 20 psf (T-R802.7.2) ^{1, 2, 3}		
SIZE	12-ft Building Width	24-ft Building Width
2x6	6'-1"	1'-0"
2x8	7'-9"	1'-0"
2x10	9'-2"	1'-0"
2x12	10'-9"	2'-0"
3x6	9'-5"	1'-0"
3x10	11'-5"	1'-0"
3x12	13'-6"	2'-0"

Table 9 ALLOWABLE SPANS FOR DF #2 FLOOR JOISTS (DF-LARCH) (T-R802.3.1(2)) Light Dead Load 10 psf Live Load: 40 psf L/A = 360		
JOIST SIZE	SPACING	ALLOWABLE SPAN
2x6	24"	6'-2"
	16"	9'-9"
	12"	10'-5"
2x8	24"	10'-5"
	16"	12'-9"
	12"	14'-2"
2x10	24"	12'-9"
	16"	15'-7"
	12"	18'-0"
2x12	24"	14'-9"
	16"	18'-1"
	12"	20'-11"

Table 10 ALLOWABLE SPANS FOR DF #2 FLOOR GIRDERS SUPPORTING ONE FLOOR ONLY (T-R802.7(2)) Max. Floor Dead Load 15 psf ¹ Live Load 40 psf		
SIZE	12-ft Building Width	24-ft Building Width
2x6	6'-1"	4'-4"
2x8	7'-9"	5'-5"
2x10	9'-2"	6'-6"
2x12	10'-9"	7'-7"
3x6	9'-8"	6'-10"
3x10	11'-5"	8'-1"
3x12	13'-6"	9'-6"

- Building width is perpendicular to ridge measured to exterior walls.
- Minimum 4x post
- Minimum 4x6 post for 36' building width and 3x12 member.

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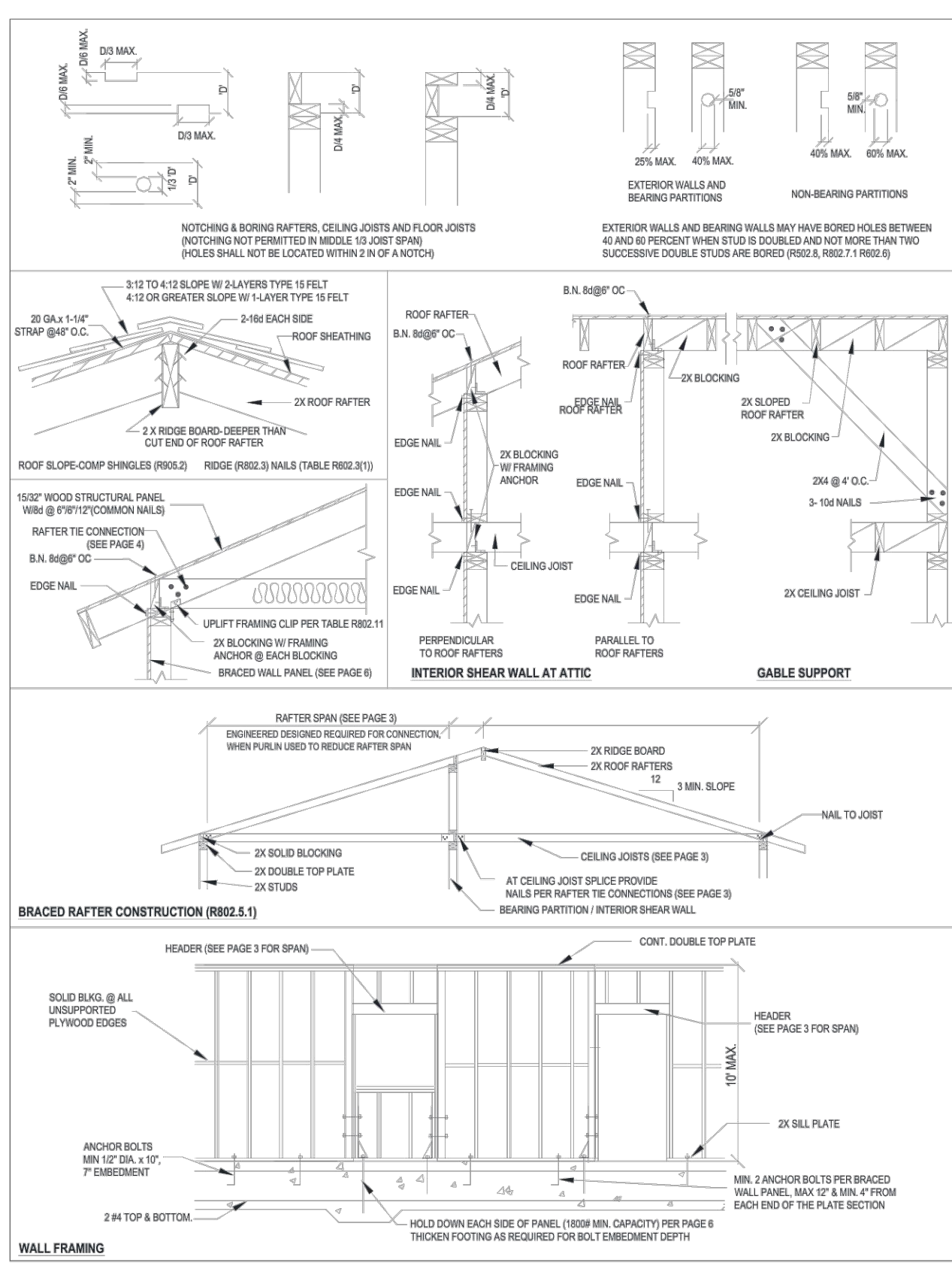
ALLOWABLE SPANS AND LOADS FOR WOOD STRUCTURAL PANEL SHEATHING AND SINGLE-FLOOR GRADES CONTINUOUS OVER TWO OR MORE SPANS WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS NOTE: APPLIES TO PANELS 24" OR WIDER (T-R802.2.1.1(1))		
PANEL SPAN RATING	MINIMUM PANEL THICKNESS (INCHES)	MAXIMUM SPAN (INCHES)
24/0	3/8	24
24/16	7/16	24
32/16	15/32, 1/2	32
40/20	19/32, 5/8	40
48/24	23/32, 3/4	48

CONNECTION	FASTENING	REMARKS
Blocking between joists or rafters to top plate	4-8d box (2-1/2" x 0.113")	Toe nail
Ceiling joist not attached to parallel rafter, laps over partitions	4-8d box (2-1/2" x 0.113")	Toe nail
Collar tie rafter, face nail or 1 1/4" 20-gage ridge strap	4-10d box (3" x 0.128")	Face nail
Rafter tie joist to plate	3-16d box nails (3-1/2" x 0.135") or 3-10d common nails (3" x 0.148")	2 toe nails on opposite side of each rafter or truss
Roof rafters to ridge, valley or hip rafters or roof rafter to minimum 2" ridge beam:	4-16d box (3-1/2" x 0.135") or 3-10d common (3-1/2" x 0.148") or 3-16d box (3-1/2" x 0.135") or 2-16d common (3-1/2" x 0.162")	Toe nail
Stud to Stud (not braced wall panels)	16d common (3-1/2" x 0.162")	24" o.c. face nail
Stud to stud and abutting studs at intersecting wall corners (at braced wall panels)	16d box (3-1/2" x 0.135")	16" o.c. face nail
Abutting Studs at intersecting wall corners, face nail	16d (3-1/2" x 0.135")	12" o.c.
Built-up header (2" to 2" header with 1/2" spacer)	16d common (3-1/2" x 0.162")	16" o.c. each edge face nail
Continuous header to stud	16d box (3-1/2" x 0.135")	12" o.c. each edge face nail
Top plate to top plate	4-8d common (2-1/2" x 0.131")	Toe nail
Double top plate splice	16d common (3-1/2" x 0.162")	16" o.c. face nail
Bottom plate to joist, rim joist, band joist or blocking (not at braced wall panels)	16d common (3-1/2" x 0.162")	16" o.c. face nail
Bottom plate to joist, rim joist, band joist or blocking (at braced wall panel)	3-16d box (3-1/2" x 0.135") or 2-16d common (3-1/2" x 0.162") or 4-8d common (2-1/2" x 0.131")	16" o.c. face nail
Top or bottom plate to stud	3-16d box (3-1/2" x 0.135") or 2-16d common (3-1/2" x 0.162") or 2-10d (3" x 0.162") or 3-10d box (3" x 0.128")	End nail
Top plates, lap at corners and intersections	3-10d box (3" x 0.128") or 2-16d common (3-1/2" x 0.162")	Face nail
Joist to sill, top plate or girder	4-8d box (2-1/2" x 0.113") or 3-8d common (2-1/2" x 0.131") or 3-10d box (3" x 0.128")	Toe nail
Rim Joist, band joist or blocking to sill or top plate (roof applications also)	8d box (2-1/2" x 0.113")	4" o.c.
Band or rim joist to joist	3-16d common (3-1/2" x 0.135") or 4-10d box (3" x 0.128")	End nail
Build-up girders and beams, 2-inch lumber layers	20d common (4" x 0.192") or 10d box (3" x 0.128")	Nail each layer as follows: 32" o.c. at top and bottom and staggered
Ledger strip supporting joists or rafters	AND: 2-20d common (4" x 0.192"), or 3-10d box (3" x 0.128")	Face nail at ends and at each splice
Bridging to Joist	4-16d box (3-1/2" x 0.135"), or 3-16d common (3-1/2" x 0.162), or 4-10d box (3" x 0.128")	At each joist or rafter, face nail
	2-10d (3" x 0.128")	Each end, toe nail

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P/BC 2023-004



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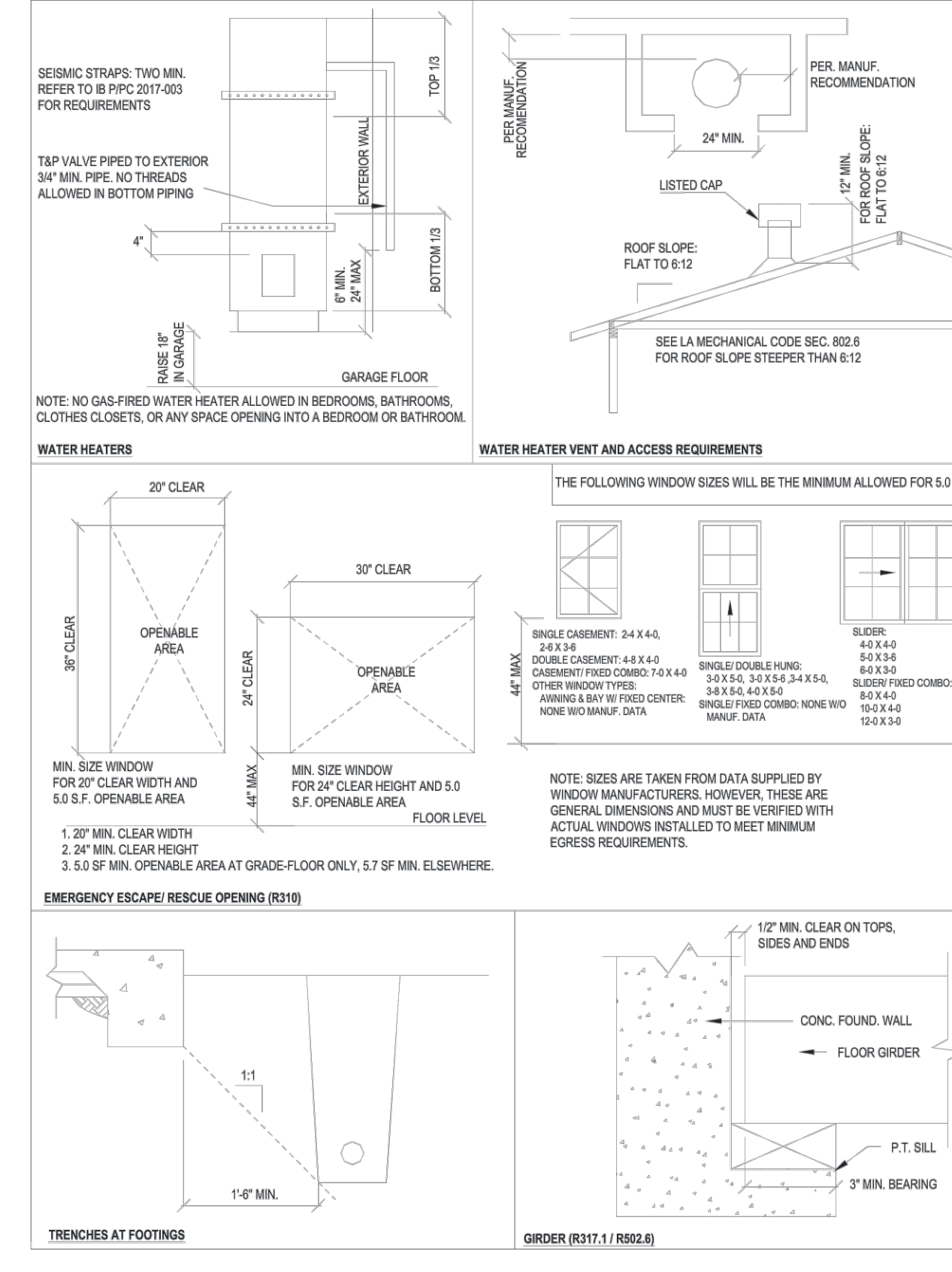
BRACING REQUIREMENTS BASED ON SEISMIC DESIGN CATEGORY		
Roof/Ceiling Dead Load = 15-psf Wall Height = 10-ft Floor Dead Load = 10-psf Braced Wall Line Spacing = 25-ft	Minimum Total Length of Braced Wall Panels Required Along each Braced Wall Line (ft)	
Seismic Design Category (SDC)	Story Location	Method GB ^{a, d} and PCP ^{a, d}
SDC D ₂		Method WSP ^c
	10	8
	20	16
	30	24
	40	32
	50	40

Braced Wall Panel Requirements		
(a) Method GB (Gypsum Board) = 5/8-in. minimum thickness gypsum board with 1-1/2-in. galvanized roofing nail, or 1-1/4-in. screws, Type W or S, for exterior sheathing, or 5d cooler nail, 0.086-in. diameter, 3-5/8-in. long, 15/64-in. head for interior gypsum board. Maximum fastener spacing shall be 7-in., o.c. at panel edges, including top and bottom plates, and along intermediate supports. When method GB panels are applied to only one face of a braced wall panel, the minimum total length in the table shall be doubled.		
(b) Method PCP (Portland Cement Plaster) = 7/8-in. minimum thickness portland cement plaster with 1-1/2-in., 11-gage, 7/16-in. head nails at 6-in. spacing (16-in. stud spacing required). 5/8-in. minimum gypsum wallboard shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the table is multiplied by a factor of 1.5.		
(c) Method WSP (Wood Structural Panel) = 15/32-in. minimum thickness wood structural panel with 8d common (2-1/2-in. x 0.131-in.) nails at 6-in. spacing along panel edges, 12-in. spacing at intermediate supports, and 3/8-in. distance to panel edge. 5/8-in. minimum thickness gypsum wallboard shall be installed on the side of the wall opposite the bracing material, except when the minimum total length of braced wall panel in the table is multiplied by a factor of 1.5.		
(d) Method GB and PCP braced wall panel height to width ratio (h/w) shall not exceed 1.1.		
(e) Multiple required braced wall panel lengths specified in the table by 1.2 when combined Roof Ceiling Dead load is between 15 psf and 25 psf.		

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P/BC 2023-004



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THE BLUEPRINT

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(818) 305-7179
DOUGLAS@THE-BLUPRINT.COM

ISSUE / REVISION

DWG#	DATE	DESCRIPTION
AL0	10/03/2025	ISSUE FOR PC SUBMITTAL

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PROPERTY OWNER'S NAME:
SAM THUKRAL

PROJECT DESCRIPTION:
CONGREGATE FACILITY

PROJECT INFORMATION
9644 CLAIRE AVE
NORTHridge, CA 91324

APN
ZONE
TRACT
LOT
BUILDING TYPE
OCCUPANCY

2762007011
RA-1
TR 2439
B6
V-B
R3

DATE: OCTOBER 10, 2025
SCALE: AS NOTED

Sheet Title:
W.F.P.P. SHEETS

Sheet No.:
A-1.1

Friday, February 20, 2026 3:42:52 PM

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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE AND REPORT ANY DISCREPANCIES TO DESIGNER.

PROPERTY OWNER'S NAME:
SAM THUKRAL

PROJECT DESCRIPTION:
CONGREGATE FACILITY

DATE: OCTOBER 10, 2025 SCALE: AS NOTED

GREEN NOTES

A-1.2

A. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER. NO DEMOLITION WORK SHALL COME WITHOUT FIELD VERIFICATION BY THE CONTRACTOR, OWNER, OR DESIGNER.

B. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY BRACING AND SHORING AS REQUIRED TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDING DURING DEMOLITION. REFER TO MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS FOR DEMOLITION INFORMATION.

C. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.

D. ANY PORTION OF THE PROJECT TO REMAIN WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY, SHALL BE REPAIRED OR REPLACED TO MATCH THE EXISTING CONDITION.

E. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL CAP OFF ALL UNUSED UTILITIES.

F. THE CONTRACTOR SHALL REMOVE OR DISCONNECT AND SALVAGE ALL MECHANICAL, ELECTRICAL, AND MISCELLANEOUS WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.

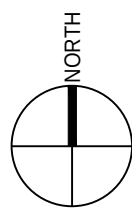
G. THE CONTRACTOR SHALL ALLOW NO DEBRIS TO ACCUMULATE ON THE SITE. IMMEDIATELY REMOVE ALL DEBRIS AND SALVAGE FROM THE SITE.

H. THE CONTRACTOR SHALL HAVE RESPONSIBILITY TO PROVIDE SECURE DIRT STORAGE WITHIN THE DESIGNATED CONTRACTOR LAY-DOWN AREA OR AN AREA DESIGNATED BY OWNER FOR OWNER RETAINED ITEMS.

EXISTING WALL TO REMAIN

NEW OPENINGS

EXISTING OPENING TO BE WALLED UP



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PROPERTY OWNER'S NAME:
SAM THUKRAL

PROJECT DESCRIPTION:
CONGREGATE FACILITY

PROJECT INFORMATION

9644 CLAIRE AVE
NORTHRIDGE, CA 9132

APN	276200701
ZONE	RA-1
TRACT	TR 22439
LOT	86
BUILDING TYPE	V-B
OCCUPANCY	R3

DATE: OCTOBER 10, 2025 SCALE: AS NOTED

Sheet Title

EXISTING

Sheet No.:

A-2.0

Window Schedule					
Number	Qty	Width	Height	Egress	Description
W01	1	24"	24"		Double Hung
W02	2	36"	27"		Left Sliding
W03	1	36"	60"		Double Hung
W04	1	36"	36"		Double Hung
W05	1	40"	60"		Double Hung
W06	1	42"	32"		Left Sliding
W07	2	44"	20"		Left Sliding
W08	3	68"	45"		Left Sliding
W09	1	72"	48"		Left Sliding
W10	1	48"	48"		Left Sliding

Door Schedule					
Number	Qty	Width	Height	Description	Comments
D01	3	30"	80"	Hinged-Door P04	
D02	1	32"	80"	Hinged-Door P04	
D03	5	36"	80"	Hinged-Door P04	
D04	3	36"	80"	ext. Hinged-Door E21	
D05	1	36"	80"	ext. Hinged-Glass	
D06	9	40"	80"	Hinged-Door P04	
D07	1	41"	80"	Slider-Door P04	
D08	3	58"	80"	Slider-Door P04	
D09	1	60"	80"	ext. Slider-Glass	
D10	4	60"	80"	Slider-Door P04	
D11	1	72"	80"	ext. Double Hinged-Door E21	
D12	1	96"	80"	ext. Slider-Glass	
D13	2	42"	80"	ext. Hinged-Door E21	
D14	1	37"	80"	Slider-Door P04	
D15	2	53"	80"	Slider-Door P04	

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

EVERY BEDROOM SHALL BE PROVIDED WITH AN EGRESS WINDOW WITH FINISH SILL HEIGHT NOT GREATER THAN 44" ABOVE THE FINISH FLOOR HEIGHT AND SHALL HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. EGRESS WINDOWS SHALL NOT HAVE AN OPENABLE AREA LESS THAN 20" WIDE OR 24" HIGH.

ALL WALK-THRU DOORS SHALL BE SOLID CORE.

INTERIOR DOORS SHALL BE PAINTED. ENTRY DOOR TO BE DEFINED BY HOME OWNER PRIOR TO ORDERING.

EXTERIOR EXIT DOORS WILL BE 36" MIN. NET CLEAR DOORWAY SHALL BE 32" MIN. DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. GLAZING IN DOORS SHALL BE DUAL PANE SAFETY GLASS.

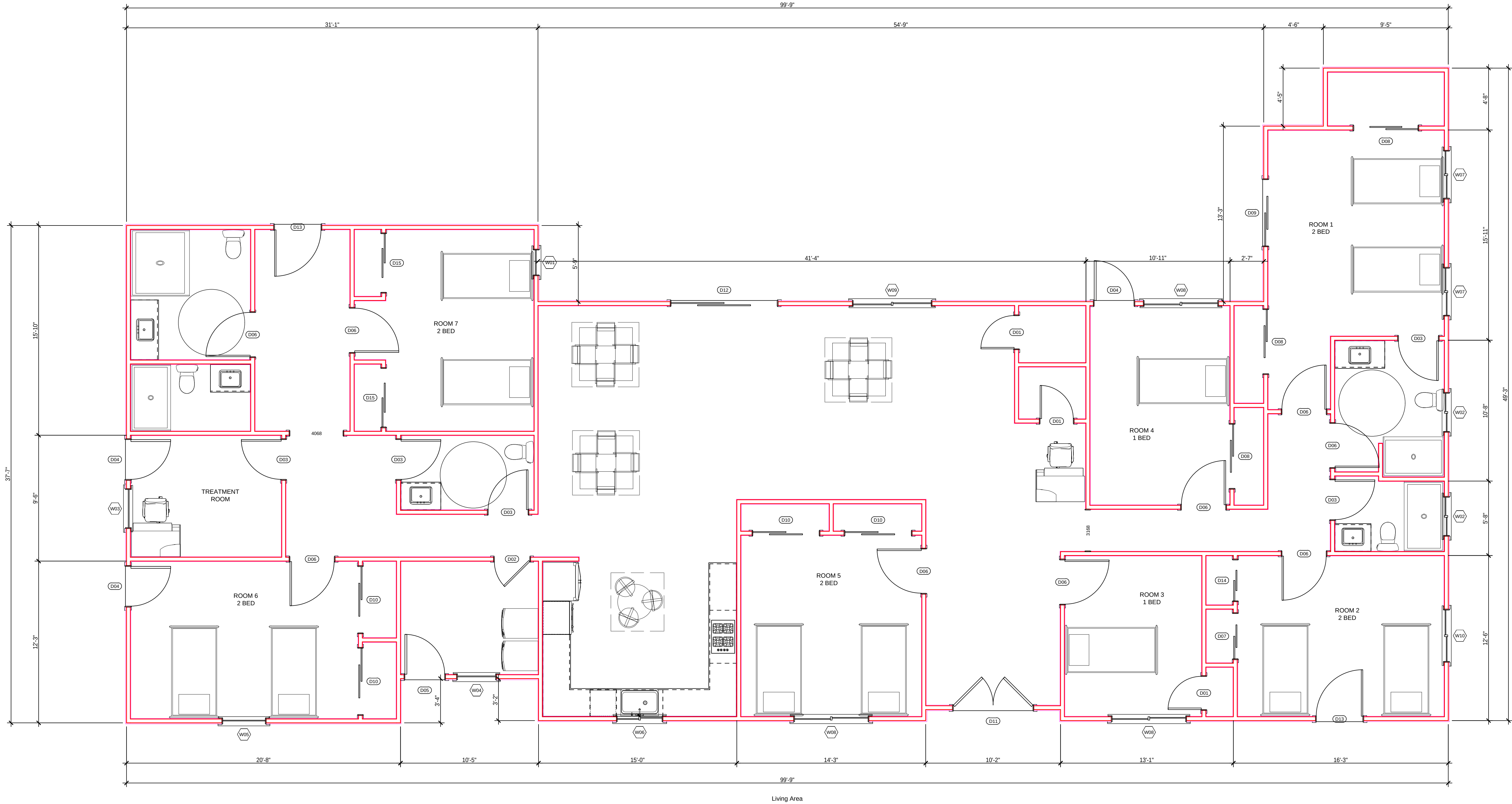
SEE TITLE 24 SHEETS FOR ENERGY COMPLIANCE.

WINDOWS
U-FACTOR= 0.30
SHGC= 0.23

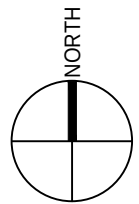
WALL LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X STUD WALL @ 16" O.C. OR BETTER
- 1 HR FIRE RATED WALL W/ 5/8" TYPE 'X' GYPSUM BOARD

2 PROPOSED DOOR & WINDOW SCHEDULES
SCALE: 1/4" = 1'-0"



1 (P) FLOOR PLAN
SCALE: 1/4" = 1'-0"



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(818)305-7179
DOUGLAS@THE-BLUPRINT.COM

ISSUE / REVISION		DATE	
1	ISSUE FOR PC SUBMITTAL	10/10/2025	
DWG#	A1.0	X	

THE DRAWINGS AND SPECIFICATIONS AND DESIGNS REPRESENTED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER, AND NO PART THEREOF SHALL BE USED OR REPRODUCED FOR ANY PURPOSE OTHER THAN THE SPECIFIED PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER.

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE AND REPORT ANY DISCREPANCIES TO DESIGNER.

THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF WORK AND REQUIRED TECHNICAL PERFORMANCE OF THE BUILDING SYSTEMS AND DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE CONSTRUCTION CONTRACT. BASED ON THE SCOPE OF WORK INDICATED CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE PROJECT.

PROPERTY OWNER'S NAME:
SAM THUKRAL

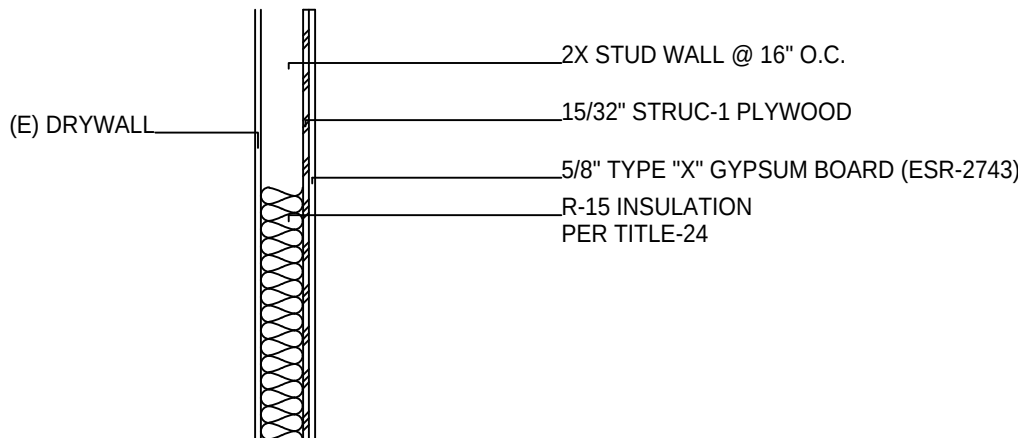
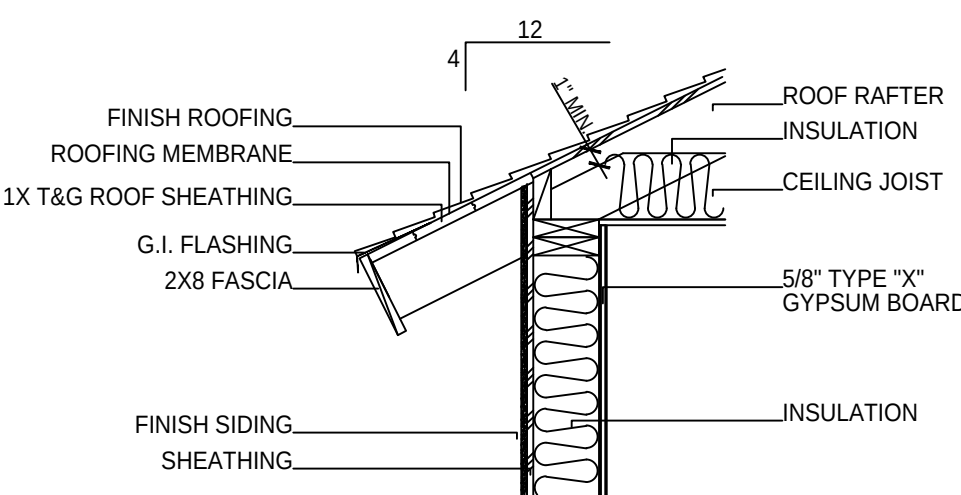
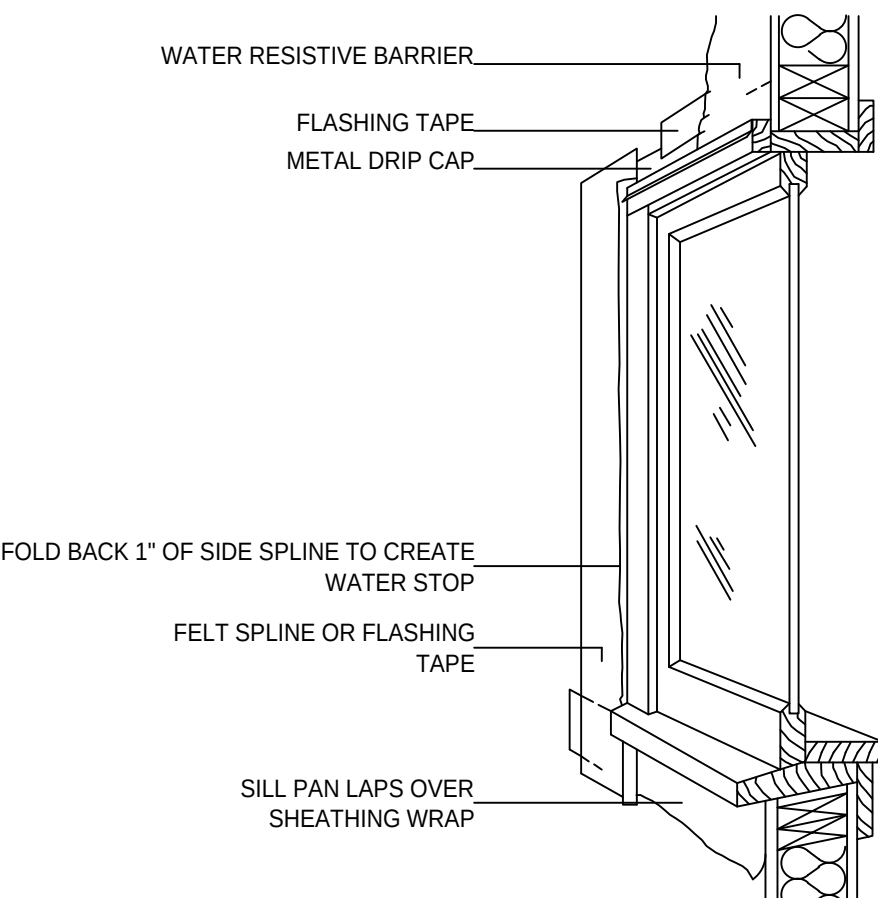
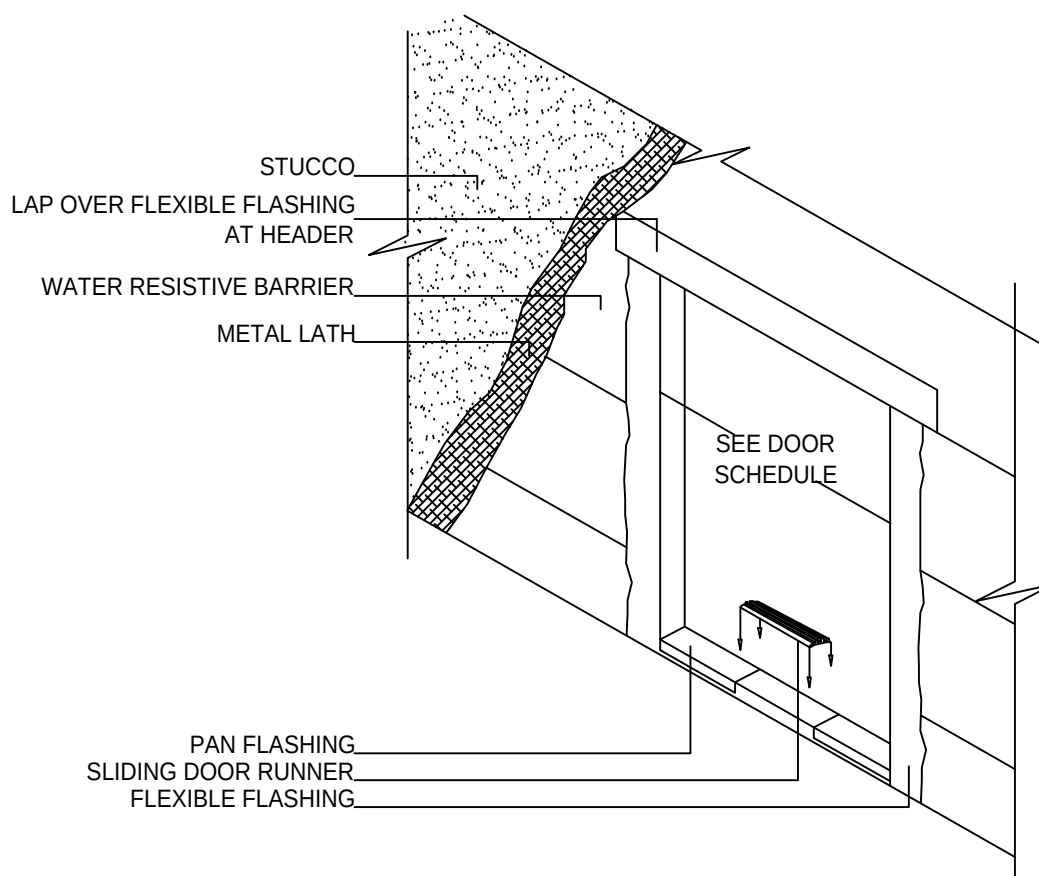
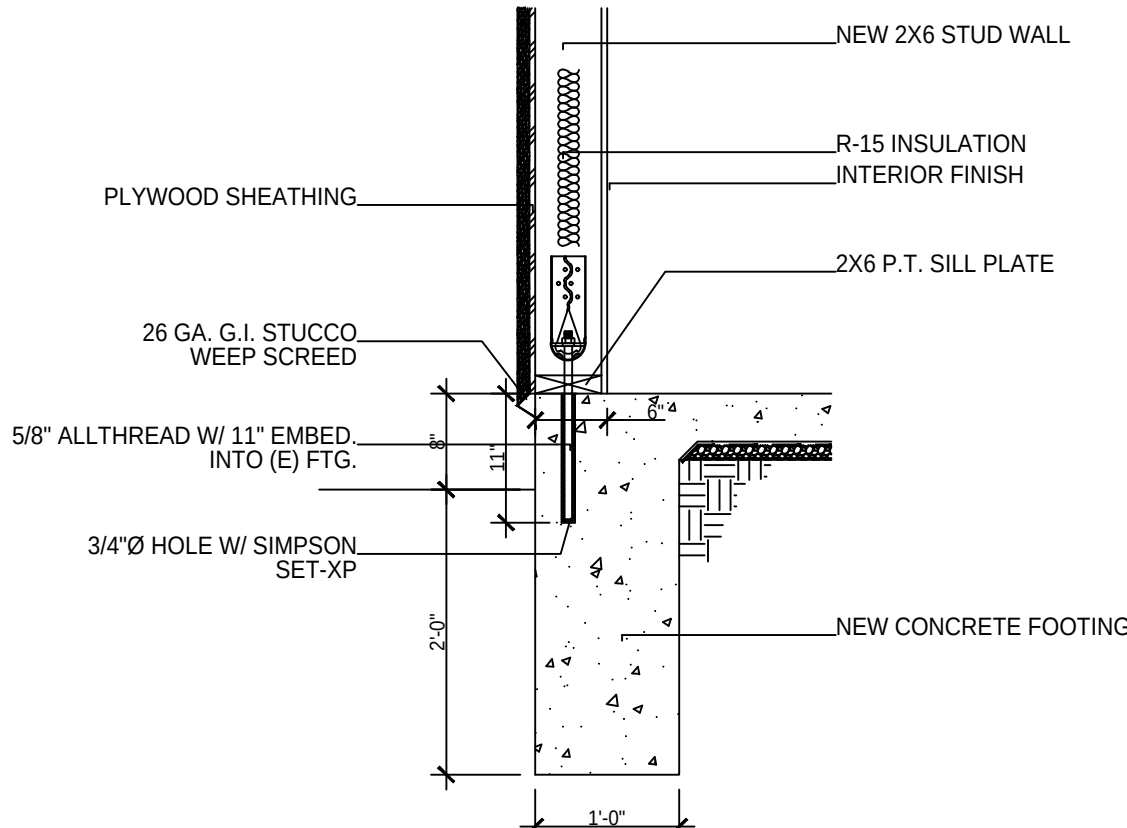
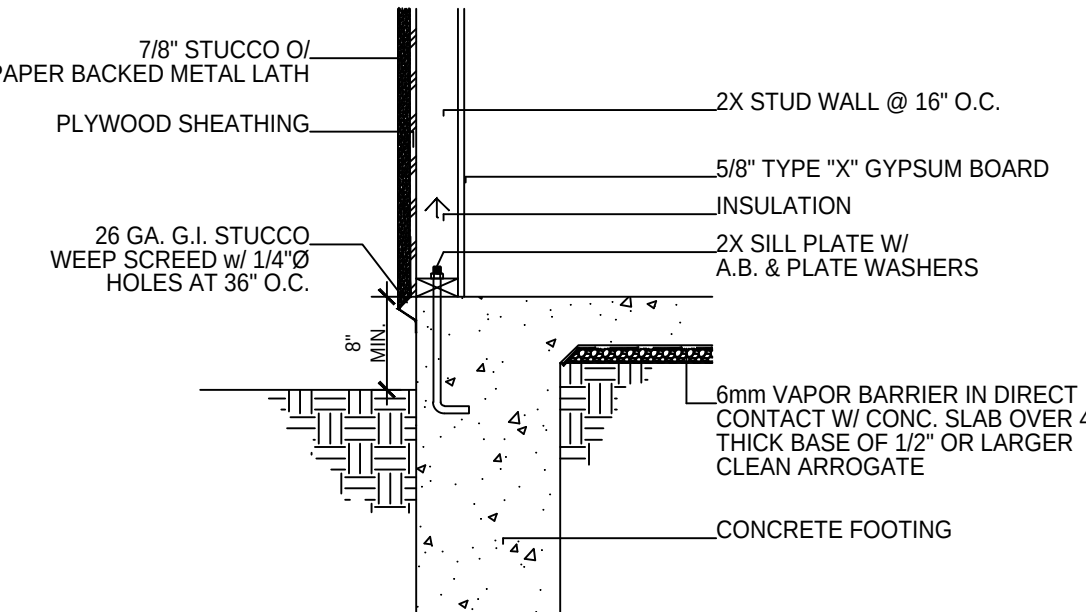
PROJECT DESCRIPTION:
CONGREGATE FACILITY

PROJECT INFORMATION
9644 CLAIRE AVE
NORTHRIDGE, CA 91324
APN 2762007011
ZONE RA-1
TRACT TR 22439
LOT 86
BUILDING TYPE V-B
OCCUPANCY R3

DATE: OCTOBER 10, 2025
SCALE: AS NOTED

Sheet Title:
PROPOSED FLOOR PLAN

Sheet No.:
A-2.1

			
		221HR FIRE RATED WALL ASSEMBLY DETAIL SCALE: 3/4" = 1'-0"	21RAFTER DETAIL SCALE: 3/4" = 1'-0"
			
		12WINDOW FLASHING DETAIL SCALE: 3/4" = 1'-0"	11DOOR FLASHING DETAIL SCALE: 3/4" = 1'-0"
			
		2HOLD DOWN (HDU2) DETAIL SCALE: 3/4" = 1'-0"	1STUCCO WEEP SCREED DETAIL SCALE: 3/4" = 1'-0"

[illegible]