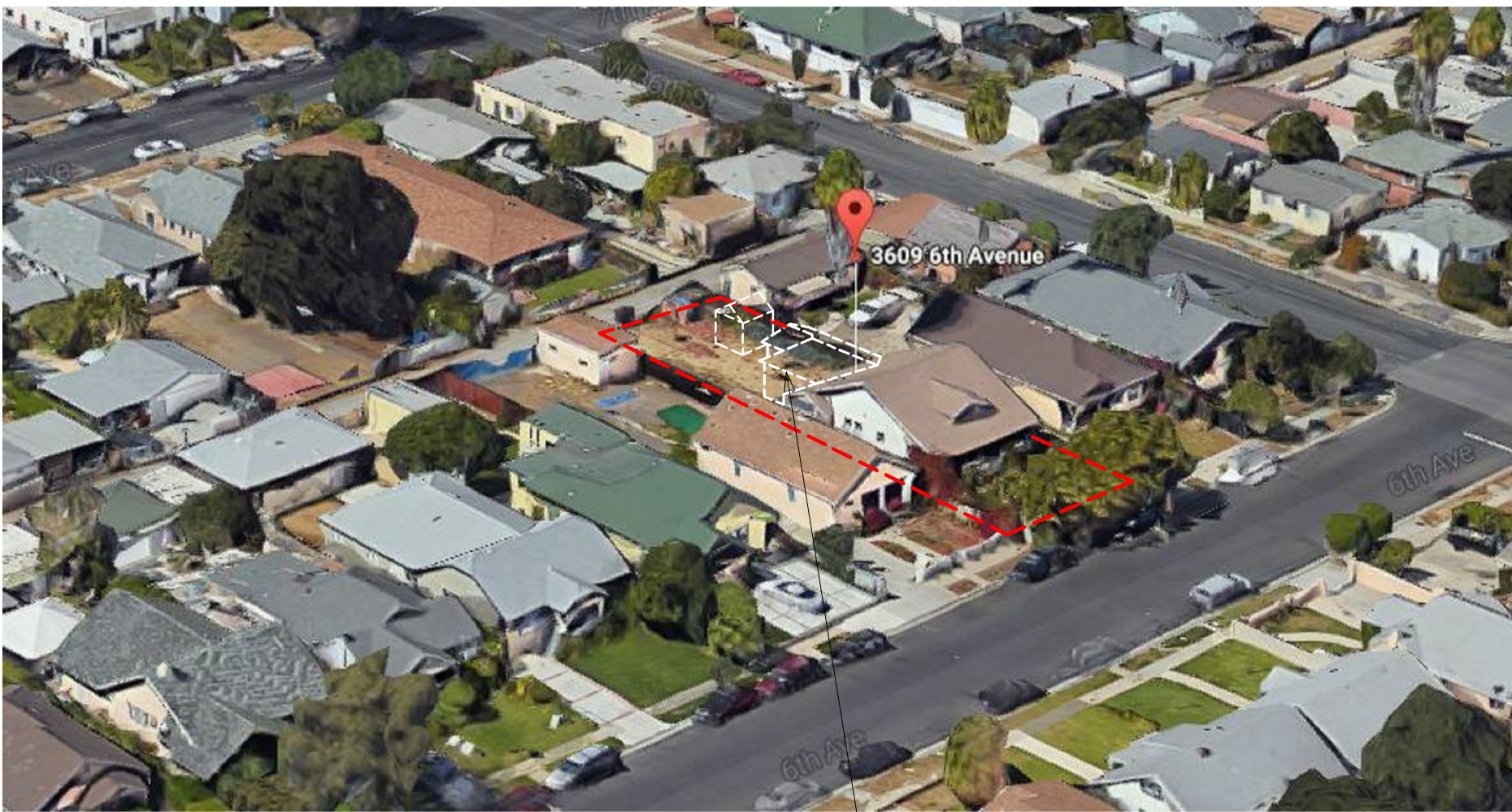


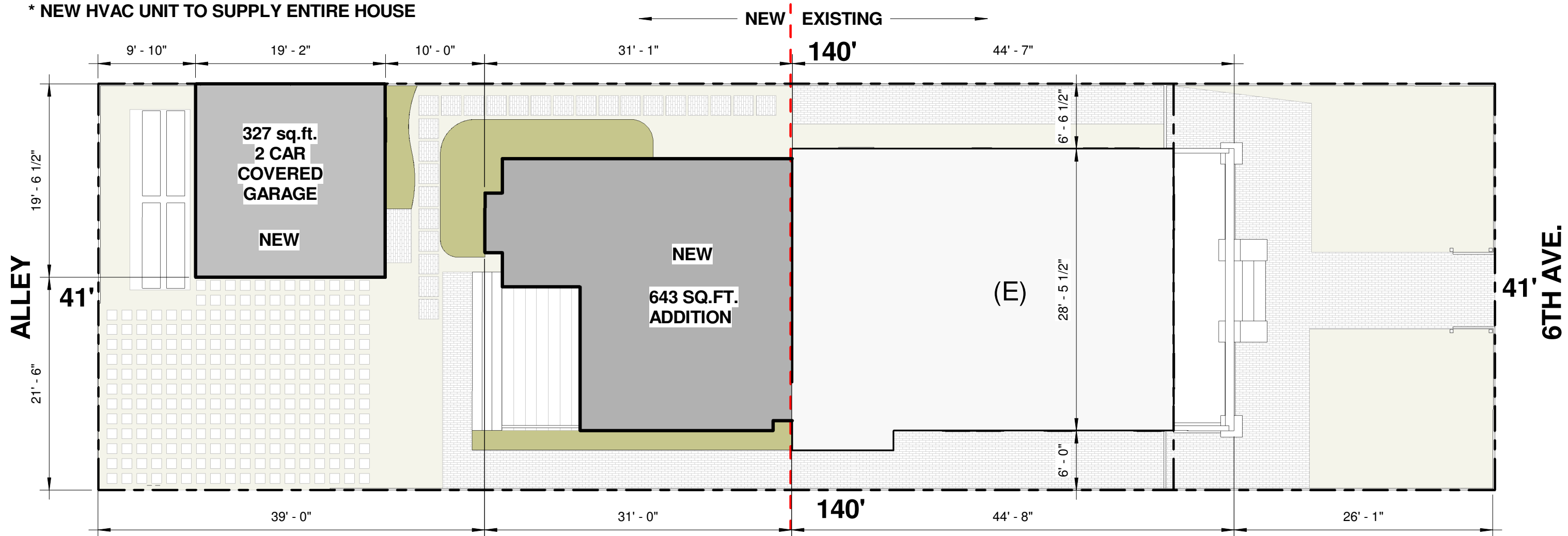
2 SOUTH-EAST REAR PERSPECTIVE  
SCALE:



### SCOPE OF WORK

- \* ADD 643 SQ.FT. AT REAR TO EXISTING 1,153 SQ.FT. ONE STORY SINGLE FAMILY DWELLING
- \* NEW SIDING @ NEW AND EXISTING EXTERIOR WALLS
- \* NEW 348 SQ.FT. 2 CAR COVERED GARAGE
- \* NEW HVAC UNIT TO SUPPLY ENTIRE HOUSE

### LINE OF PROPOSED ADDITION



SCOPE OF WORK DIAGRAM - SEE SHEET A-1.0 FOR SITE PLAN

### PROJECT SUMMARY

APPLICABLE CODES: THIS PROJECT SHALL COMPLY WITH:  
2014 L.A.B.C. & L.A.M.C. 2013 C.B.C.  
CA. MECHANICAL CODE  
(CMC), CA. PLUMBING CODE  
(C.P.C.), CA. RESIDENTIAL CODE  
(C.R.C.), CA. AND 2014 G.B.C.

PROPERTY ADDRESS: 3609 6TH AVE  
LOS ANGELES, CA 90018

LEGAL DESCRIPTION: Lot 20, TR MP9 130,  
IN THE CITY OF LOS  
ANGELES, COUNTY OF LOS  
ANGELES, STATE OF CALIFORNIA  
AS PER MAP REFERENCE  
120B189

ASSESSOR ID #: 5044024021

OWNERS: NTARE GUMA  
3609 6TH AVE  
LOS ANGELES, CA 90018

ZONE: R1-1-HPOZ

BLOCK: 5

LOT: 20

CONSTRUCTION TYPE: TYPE V

LOT AREA: 5,747.1 SQ.FT.

### PROJECT DATA

SITE ADDRESS: 3609 6TH AVE  
LOS ANGELES, CA 90018

APN: 5044024021  
LOT/PARCEL AREA: 5,747.1 SQ.FT.  
TRACT: TRACT MP9 130  
MAP REFERENCE: 120B189  
BLOCK: 5  
LOT: 20  
ZONING: R1-1-HPOZ  
BASELINE HILLSIDE  
ORDINANCE: NO  
BASELINE MANSIONIZATION  
ORDINANCE: YES  
BUILDING SQ.FT.: 1,153.0 SQ.FT.

### SQ.FT. BREAKDOWN

	EXISTING	ADDITION	TOTAL
FIRST FLOOR	1,054 SQ.FT.	643 SQ.FT.	1,697 SQ.FT.
COVERED PARKING	0 SQ.FT.	327 SQ.FT. (200 EXEMPT)	127 SQ.FT.
			1,824 SQ.FT.
FAR:	1,845 x 100= 185,100 / 5,747.1 = 31.7%		

### BUILDING AREA ANALYSIS (SCHOOL DISTRICT)

	EXISTING	ADDITION	TOTAL
FIRST FLOOR	1,153 SQ.FT.	709 SQ.FT.	1,862 SQ.FT.
COVERED PARKING	0 SQ.FT.	362 SQ.FT.	362 SQ.FT.
			2,224 SQ.FT.

MAX B.M.O. R.F.A. = 0.45 (LOT SIZE)  
= 0.45 (5,747.1 SQ.FT.) = 2,586.1 SQ.FT.

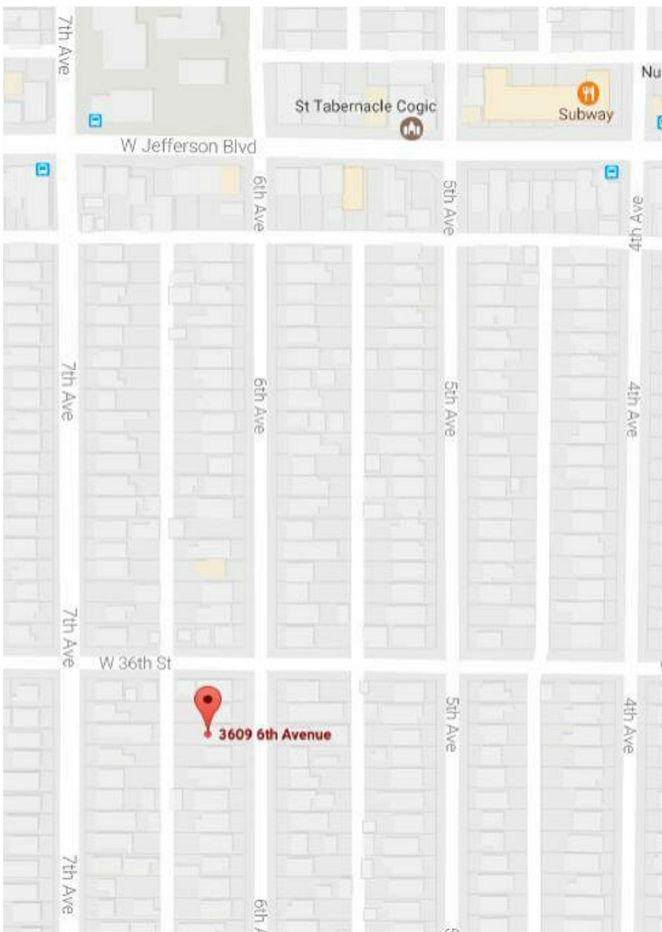
### SCOPE OF WORK

- \* CONVERT DUPLEX TO A SINGLE FAMILY DWELLING
- \* ADD 643 SQ.FT. AT REAR TO EXISTING 1,153 SQ.FT. ONE STORY SINGLE FAMILY DWELLING
- \* NEW 327 SQ.FT. 2 CAR COVERED GARAGE @ REAR - SEPARATE PERMIT
- \* NEW SIDING @ NEW AND EXISTING EXTERIOR WALLS
- \* NEW HVAC UNIT TO SUPPLY ENTIRE HOUSE

### SHEET INDEX

- A-0.0 COVER SHEET
- A-1.0 SITE / ROOF PLAN
- A-1.1 DEMO PLAN
- A-2.0 PROPOSED FIRST FLOOR
- A-3.0 EAST AND NORTH ELEVATIONS
- A-3.1 WEST AND SOUTH ELEVATIONS
- A-4.0 SECTIONS
- A-5.0 DOOR AND WINDOW SCHEDULE AND DETAILS
- A-6.0 DETAILS AND REPORTS
- A-7.0 LANDSCAPE PLANS

### VICINITY MAP



### ASSESSOR'S MAP



457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

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### PROJECT DIRECTORY:

DESIGNER:

Ames Peterson Design Studio  
457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

CLIENT:

STRUCTURAL ENGINEER:

VALLEY HOME DESIGN  
14423 SYLVAN ST.  
VAN NUYS, CA 91401



Project Address & Owners:

Residence  
3609 6TH AVE  
LOS ANGELES CA 90018

DATE PRINTED:	BENCHMARK:
01/03/17	HPOZ
01/17/17	HPOZ-2
03/13/17	B&S
05/02/17	HPOZ-3
07/11/17	HPOZ-4
11/09/17	B&S

SHEET TITLE:

COVER SHEET

SCALE: As indicated

SHEET NO:

A-0.0





**STORM WATER POLLUTION CONTROL**  
(2017 Los Angeles Green Building Code)

**FORM**  
**GRN 1**

**Storm Water Pollution Control Requirements for Construction Activities**  
**Minimum Water Quality Protection Requirements for All Construction Projects**

**The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.**

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5; Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall 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 street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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**PLUMBING FIXTURE FLOW RATES**  
**Residential Occupancies**  
2017 Los Angeles Green Building Code  
(Incorporate this form into the plans)

**FORM**  
**GRN 16**

**SECTION 4.303.1**  
**WATER REDUCTION FIXTURE FLOW RATES**

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi <sup>1,3</sup>
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi <sup>1,3</sup>
Kitchen faucets	1.5 gpm @ 60 psi <sup>2,4</sup>
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush <sup>5</sup>
Flushometer tank water closets	1.28 gallons/flush <sup>5</sup>
Flushometer valve water closets	1.28 gallons/flush <sup>5</sup>
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

<sup>1</sup> Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

<sup>2</sup> Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.

<sup>3</sup> Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

<sup>4</sup> Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.

<sup>5</sup> Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.

Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.23.2.

Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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**2017 Los Angeles Green Building Code**

**FORM**  
**GRN 14**

**GREEN BUILDING CODE PLAN CHECK NOTES**  
**RESIDENTIAL BUILDINGS**

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 200/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 10-ampere minimum dedicated branch circuit and space(s) reserved for potential installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- For common parking areas serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampere of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- Roofs with slopes < 2:12 shall have an SRJ value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes > 2:12 shall have an SRJ value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The required landscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.303.1.3.2)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rate in Section 4.303.1. (4.106.7)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (4.304.1)
- For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- Annular spaces around pipes, electric cable, conduits, or other openings in the building's envelope or exterior wall shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- For all new equipment, an Operation and Maintenance Manual included in, at a minimum, the items listed in Section 4.10.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AOMD Rule 445. (4.503.1, AOMD Rule 445)
- All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
- Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Table 4.504.1-4.504.3.
- All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
  - Carpet and Rug Institute's Green Label Plus Program
  - California Department of Public Health's Specification 01350
  - NSF/ANSI 140 at the Gold level
  - Scientific Certifications Systems Indoor Advantage™ Gold
- 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
  - VOC emission limits defined in the CHPS High Performance Products Database
  - Certified under UL GREENGUARD Gold
  - Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
  - Meet the California Department of Public Health's Specification 01350
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
- Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV15 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
- Meet the California Department of Public Health's Specification 01350
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be rated to terminate at the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
- The heating and air-conditioning systems shall be sized and designed using ASHRAE Manual J-2004, ASHRAE 204-2009 or ASHRAE handbook and have their equipment selected in accordance with ASHRAE 36-S Manual S-2004. (4.507.2)

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**2017 Los Angeles Green Building Code**

**FORM**  
**GRN 18R**

**WATER CONSERVATION NOTES - ORDINANCE #184248**  
**RESIDENTIAL BUILDINGS**

**PLUMBING SYSTEM**

- Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
- Water use reduction shall be met by complying with one of the following:
  - Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
  - New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
  - Plumbing fixtures shall use recycled water. **Exception:** Fixture replacements (4.303.4)
- New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
- Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
- In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
- Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered.
- Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.304.5)
- Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
- In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
  - Shall have a minimum of 6 cycles of concentration (blowdown); or
  - A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
- In new buildings over 25 stories, the cooling towers shall comply with one of the following:
  - Shall have a minimum of 6 cycles of concentration (blowdown); and
  - 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
- Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
- Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
  - The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
  - Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
  - Residential units having individual water heaters shall have a compact hot water piping system that meets all of the following:
    - The hot water supply piping from the water heater to the fixtures shall take the most direct path.
    - The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
    - The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

**IRRIGATION SYSTEM**

- A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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**VOC AND FORMALDEHYDE LIMITS**  
2017 Los Angeles Green Building Code  
(Incorporate this form into the plans)

**FORM**  
**GRN 11**

The tables below are taken from the 2017 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

**VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>1,2</sup>**  
**Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds**

COATING CATEGORY <sup>3</sup>	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high-build coatings	150
<b>Specialty Coatings</b>	
Aluminum roof coatings	400
Bituminous roof coatings	250
Bituminous roof primers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry-fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
High temperature coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	400
High temperature coatings	400
Industrial maintenance coatings	250
Low solids coatings	120
Magnesium cement coatings	450
Mastic texture coatings	100
Mastic pigmented coatings	500
Multicolor coatings	250
Pre-paintment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventive coatings	250
Shellac	730
Clear	550
Specialty primers, sealers and undercoaters	100
Stone	350
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tube and tile refinishing coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

<sup>1</sup> Values of VOC per liter of coating, including water and including exempt compounds

<sup>2</sup> The specified limits remain in effect unless revised limits are listed in subsequent columns in the table

<sup>3</sup> Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Regulatory Control Measure, February 1, 2008. More information is available from the Air Resources Board.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard <sup>4</sup>	0.13

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**457 N. Oakhurst Drive**  
**Beverly Hills, CA 90210**  
**424.245.4611**

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**PROJECT DIRECTORY:**

DESIGNER:

**Ames Peterson Design Studio**  
457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

CLIENT:

**STRUCTURAL ENGINEER:**

**VALLEY HOME DESIGN**  
14423 SYLVAN ST.  
VAN NUYS, CA 91401



**2017 Los Angeles Green Building Code**

**FORM**  
**GRN 9**

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS
23	4.504.2	Finish material pollutant control	A-0.2	
24	4.504.2.1	Adhesives, sealants, caulks	A-0.2	g. note #, detail # or reason for N/A
25	4.504.2.2	Paints and coatings	A-0.2	GRN 11
26	4.504.2.3	Aerosol paints and coatings	A-0.2	GRN 14 NOTE 15
27	4.504.2.4	Verification	A-0.2	GRN 14 NOTE 16 & 21
28	4.504.3	Carpet systems	A-0.2	GRN 14 NOTE 17
29	4.504.3.1	Carpet cushion	A-0.2	GRN 14 NOTE 17
30	4.504.4	Resilient flooring systems	A-0.2	GRN 14 NOTE 19
31	4.504.5	Composite wood products	A-0.2	GRN 14 NOTE 20
32	4.504.6	Filters	A-0.2	GRN 14 NOTE 22
33	4.505.2.1	Capillary break	A-0.2	GRN 14 NOTE 22 & 23
34	4.505.3	Moisture content of building materials	A-0.2	GRN 14 NOTE 24
35	4.506.1	Bathroom exhaust fans	A-0.0	SEE SYMBOLS NOTE
36	4.507.2	Heating and air-conditioning system design	A-0.2	GRN 14 NOTE 27

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**2017 Los Angeles Green Building Code**

**FORM**  
**GRN 4X**

**COUNTER REQUIREMENTS CHECKLIST**

**RESIDENTIAL BUILDINGS**

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Project Address: \_\_\_\_\_ Date: \_\_\_\_\_

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS
<b>PLANNING AND DESIGN</b>				
1	4.106.2	Storm water drainage and retention during construction	A-2.0	Form GRN 1
2	4.106.3	Grading and paving	A-1.0	SITE / ROOF PLAN
3	4.106.4	Electric vehicle (EV) charging	A-1.0	KEYNOTE # 8
4	4.106.5	Cool roof for reduction of heat island effect	A-2.0	GRN 14 NOTE 3
5	4.106.7	Reduction of heat island effect for nonroof areas		
<b>ENERGY EFFICIENCY</b>				
6	4.211.4	Solar ready buildings	A-1.0	KEYNOTE # 12
<b>WATER EFFICIENCY &amp; CONSERVATION</b>				
7	4.303.1	Water conserving plumbing fixtures and fittings	A-0.2	Form GRN 16
8	4.304.1	Outdoor potable water use in landscape areas	A-1.0	SITE / ROOF PLAN
9	4.304.2	Irrigation controllers	A-2.0	KEYNOTE # 6
<b>MATERIAL CONSERVATION &amp; RESOURCE EFFICIENCY</b>				
10	4.407.3	Flashing details	A-5.0	DETAIL # 2
<b>ENVIRONMENTAL QUALITY</b>				
11	4.503.1	Fireplaces and woodstoves	N/A	N/A
12	4.504.2	Finish material pollutant control	A-0.2	Form GRN 11
13	4.505.2.1	Capillary break	A-0.2	GRN 14 NOTE 22 & 23
14	4.506.1	Bathroom exhaust fans	A-2.0	SEE SYMBOLS NOTE

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/17/17)

Page 1 of 1

[www.ladsb.org](http://www.ladsb.org)

Project Address & Owners:  
**Residence**  
3609 6TH AVE  
LOS ANGELES CA 90018

DATE PRINTED: \_\_\_\_\_ BENCHMARK: \_\_\_\_\_

01/03/17 HPOZ

01/17/17 HPOZ-2

03/13/17 B&S

05/02/17 HPOZ-3

07/11/17 HPOZ-4

11/09/17 B&S

SHEET TITLE:  
**GREEN FORMS AND NOTES**


SCALE: 1" = 1'-0"

SHEET NO:

**A-0.2**



Low Impact Development (LID)  
Post Construction Stormwater Mitigation  
Best Management Practices (BMPs)



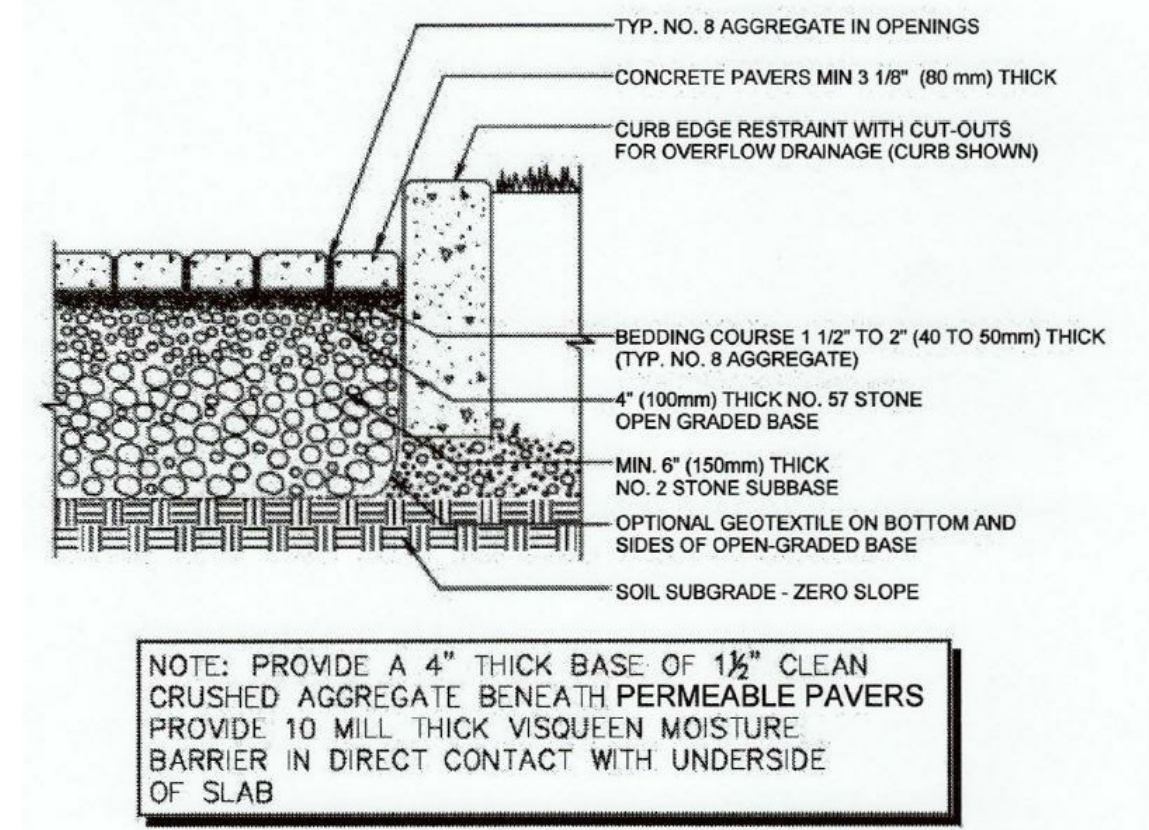
STORMWATER BMP(s) VERIFICATION

Upon LADBS Inspector Verification that approved stormwater BMPs are in place, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3<sup>rd</sup> floor, station 18.

Project Address: \_\_\_\_\_

RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 50 to 125 gal each		
2	Rain Tank(s) – > 125 gal min		
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental; total SF <input type="checkbox"/> Infiltration; total SF	
6	Rain Garden	<input type="checkbox"/> # _____ Lined; total SF <input type="checkbox"/> # _____ Unlined; total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		



PERMEABLE PAVER DETAIL

Only to be used for Single Family Residences  
(Less than 1 acre and not in an ESA)

STORMWATER OBSERVATION REPORT FORM  
LOW IMPACT DEVELOPMENT (LID)

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved.

STORMWATER OBSERVATION REPORT must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved.

Project Address: \_\_\_\_\_

Building Permit No.: \_\_\_\_\_

Name Contractor or Owner responsible for the approved LID Plan: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name of LID Plan Observer: \_\_\_\_\_

Phone Number: \_\_\_\_\_

I declare that the following statements are true to the best of my knowledge:  
1. I am responsible for the approved LID Plan, and  
2. I, or designated staff under my responsible charge, has performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Contractor/Architect/Engineer License \_\_\_\_\_

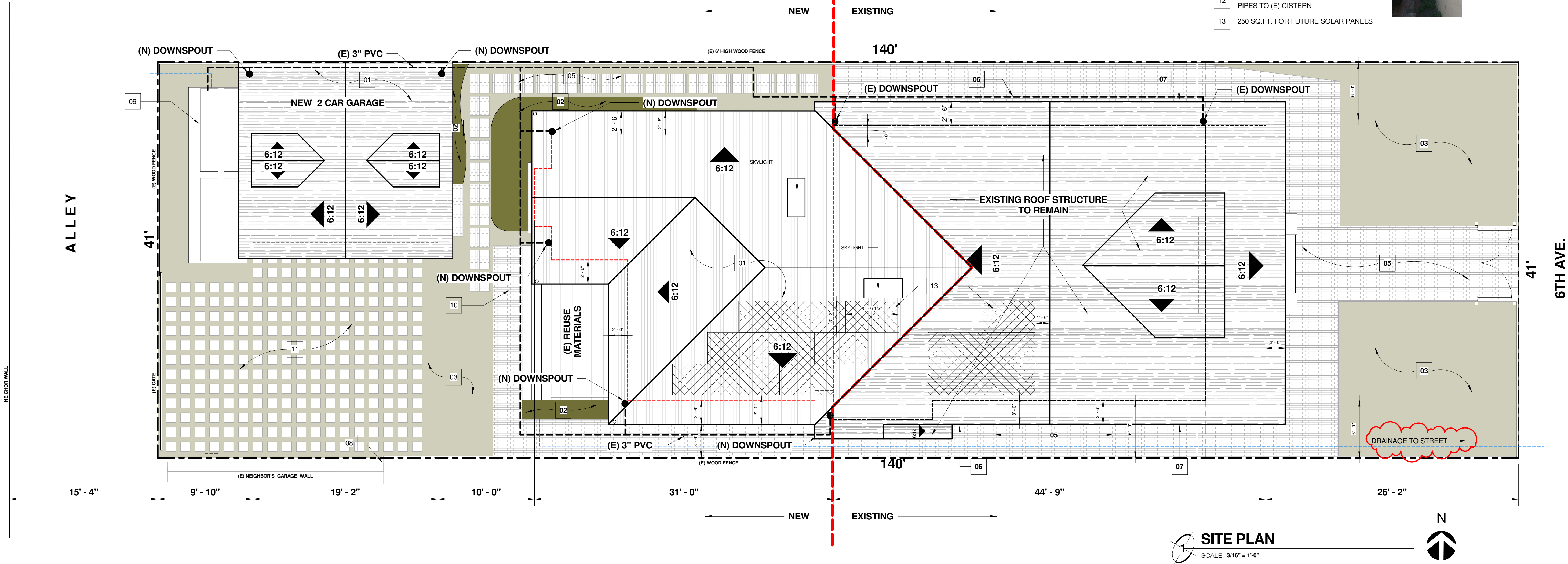


SITE PLAN GENERAL NOTES

CLASS 'A' ROOFING:  
ROOFING MATERIAL SHALL HAVE A MIN. 3-YEAR AGED SOLAR REFLECTANCE AND THERMAL EMMITTANCE OR A MIN. SOLAR REFLECTANCE AND THERMAL EMMITTANCE OR A MIN SOLAR REFLECTANCE INDEX (SRI) EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN TABLES A4.106.5.1(1) AND A4.106.5.1(2) FOR LOW RISE RESIDENTIAL BUILDINGS  
1) Roof / Attic vents shall meet the following: (R806.1 , R806.2). The net free ventilation area shall not be less than 1/150 of the attic space or 1/300 provided a Class I or II vapor barrier is installed on the warm side of ceiling or 1/300 provided at least 50% and not more than 80% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.  
Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in min. and 1/4" maximum opening.  
A min. of 1" airspace shall be provided between insulation and roof sheathing.  
Unvented attic assemblies shall meet all the conditons in Section R806.5  
2) All insulation materials shall be certified by manufacturer as complying with the California quality standards for insulation material. Doors and windows between conditioned and unconditioned space shall be full weather stripped.  
3) EXTERIOR PORCH CEILINGS / FLOOR PROJECTIONS / UNDERFLOOR PROTECTION, OPEN ROOF EAVES, ENCLOSED ROOF EAVES, ROOF EAVES SOFFITS AND EXPOSED UNDERSIDE OFF APPENDAGES SHALL HAVE AN EXTRA LAYER OF 5/8" TYPE 'X' GYPSUM BOARD.

KEYNOTES

- 01 (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF ICC REPORT: ESR-1389 - 1<sup>st</sup> report on (SHEET A-6.0) MANUFACTURER: CERTAIN TEED CORPORATION PROJECT : CERTAIN TEED ASPHALT SHINGLES (PRESIDENTIAL SHINGLES . COLOR: AGED BARK . AGED SRI:23 AGED SOLAR REFLECTANCE: 0.23. AGED THERMAL EMITTANCE:0.90
- 02 PLANTS
- 03 GRASS / LANDSCAPE AREA
- 04 NEW TWO CAR COVERED PARKING STRUCTURE
- 05 (E) BRICK PATTERN PEDESTRIAN WALKWAY
- 06 (N) TANKLESS WATER HEATER
- 07 CRAWL SPACE
- 08 (E) ELECTRIC VEHICLE CHARGER
- 09 (E) CISTERN FOUR RAZOR SLIMLINE 2,000L (528 GAL.) PLASTIK TANKS 7'-10"L x 6'-4"H x 1'-10" WIDE, TOTAL OF 2,112 GALLONS. SET 4" BELOW GRADE SO HEIGHT DOES NOT EXCEED 6'-0".
- 10 RE-USE BRICKS FOR PROPOSED WALKWAY
- 11 PROPOSED PERMEABLE SURFACED DRIVEWAY
- 12 DOWNSPOUTS FOUR UNDERGROUND PIPES TO (E) CISTERN
- 13 250 SQ.FT. FOR FUTURE SOLAR PANELS



Project Address & Owners:  
**Residence**  
3609 6TH AVE  
LOS ANGELES CA 90018

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03/13/17	B&S
05/02/17	HPOZ-3
07/11/17	HPOZ-4
11/09/17	B&S

SHEET TITLE :  
**SITE / ROOF PLAN**

SCALE :  
**As indicated**

SHEET NO:  
**A-1.0**





457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

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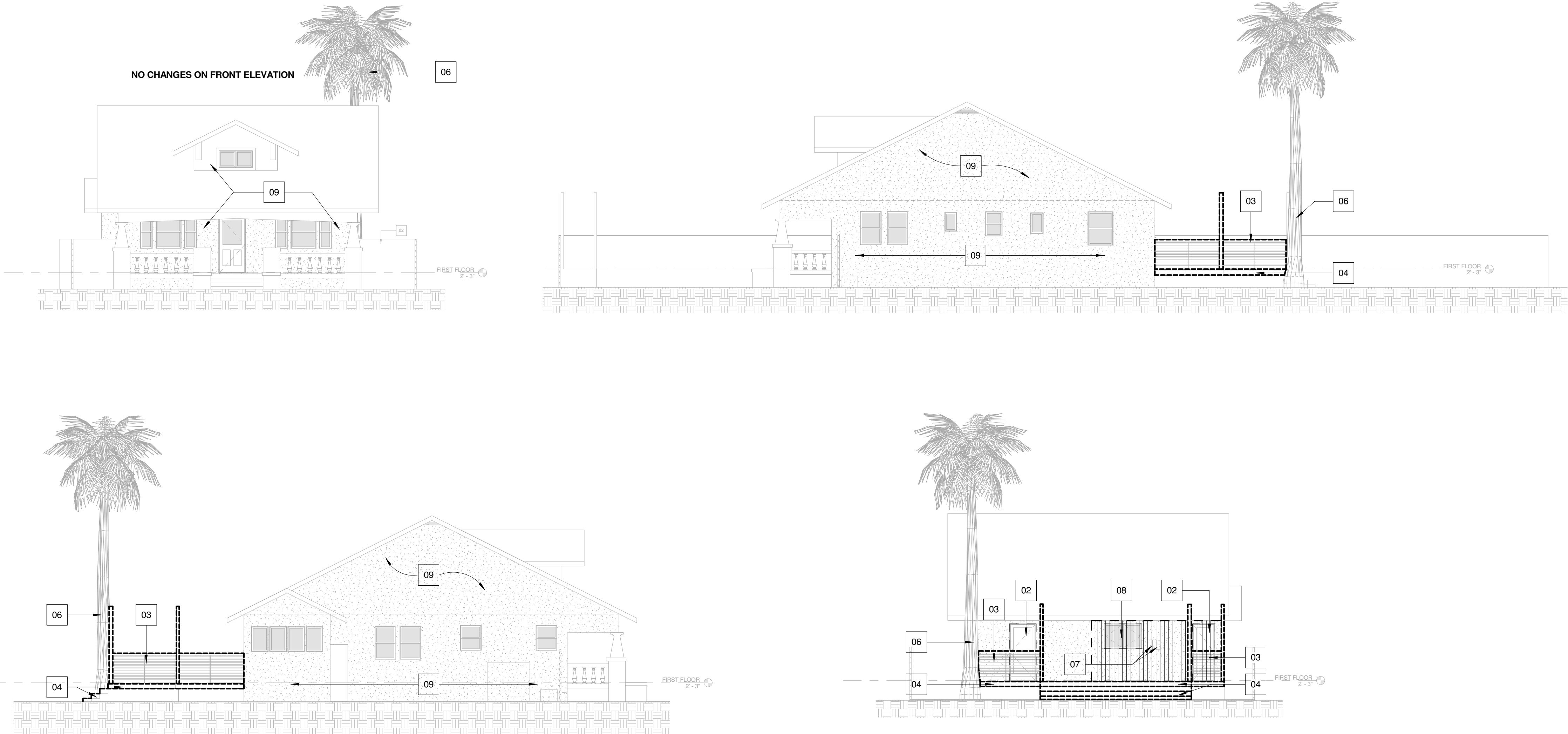
DESIGNER:

Ames Peterson Design Studio  
457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

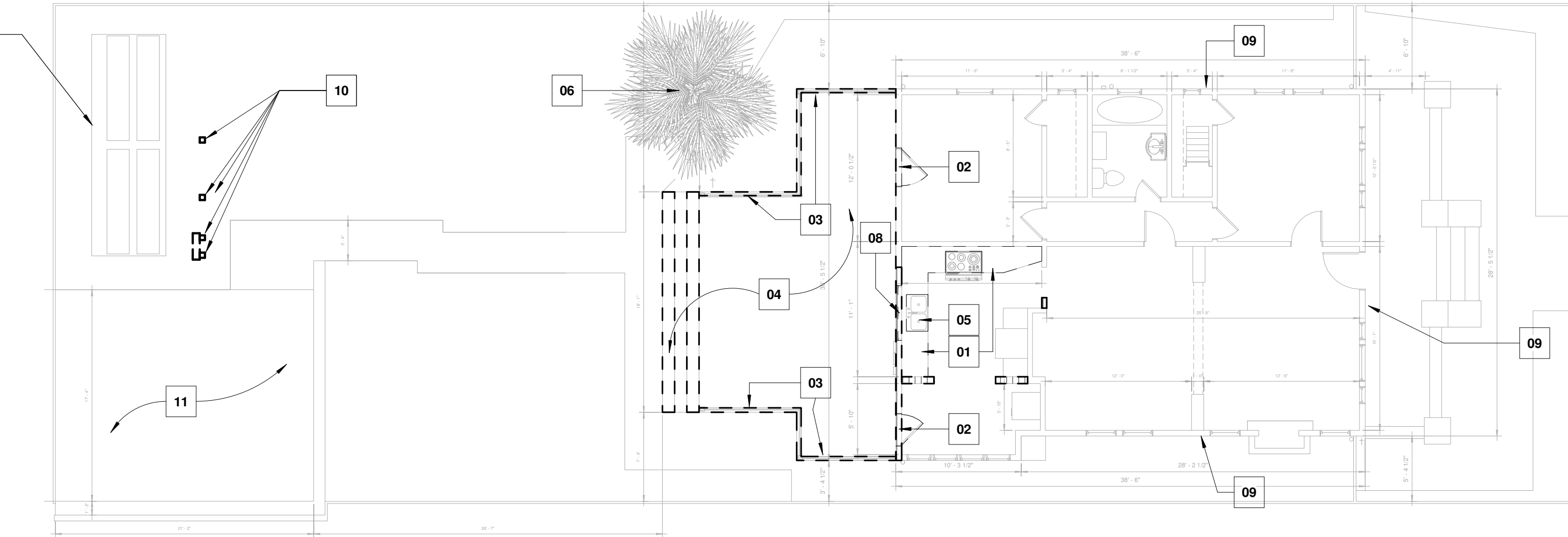
CLIENT:

STRUCTURAL ENGINEER:

VALLEY HOME DESIGN  
14423 SYLVAN ST.  
VAN NUYS, CA 91401



EXISTING CISTERNS  
OVER CONCRETE  
SLAB TO REMAIN  
UNTOUCHED



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

KEYNOTES

- 01 DEMO KITCHEN COUNTER
- 02 DEMO DOORS / WINDOWS
- 03 DEMO RAILING
- 04 DISASSEMBLE WOOD DECK AND SET ASIDE FOR RE-USE
- 05 DEMO KITCHEN SINK
- 06 REMOVE PALM TREE
- 07 REMOVE GAS AND ELECTRIC METER
- 08 RELOCATED WINDOW
- 09 REMOVE STUCCO AND PREPARE FOR PROPOSED SIDING
- 10 RELOCATE ALL UNDERGROUND CISTERN PIPES AND ELECTRICAL CONDUITS.
- 11 RECYCLE EXISTING PAVERS FOR PROPOSED WALKWAYS

SYMBOLS

- DEMO WALL / CEILING
- DEMO DOOR / WINDOW / CABINETRY

Project Address & Owners:

Residence  
3609 6TH AVE  
LOS ANGELES CA 90018

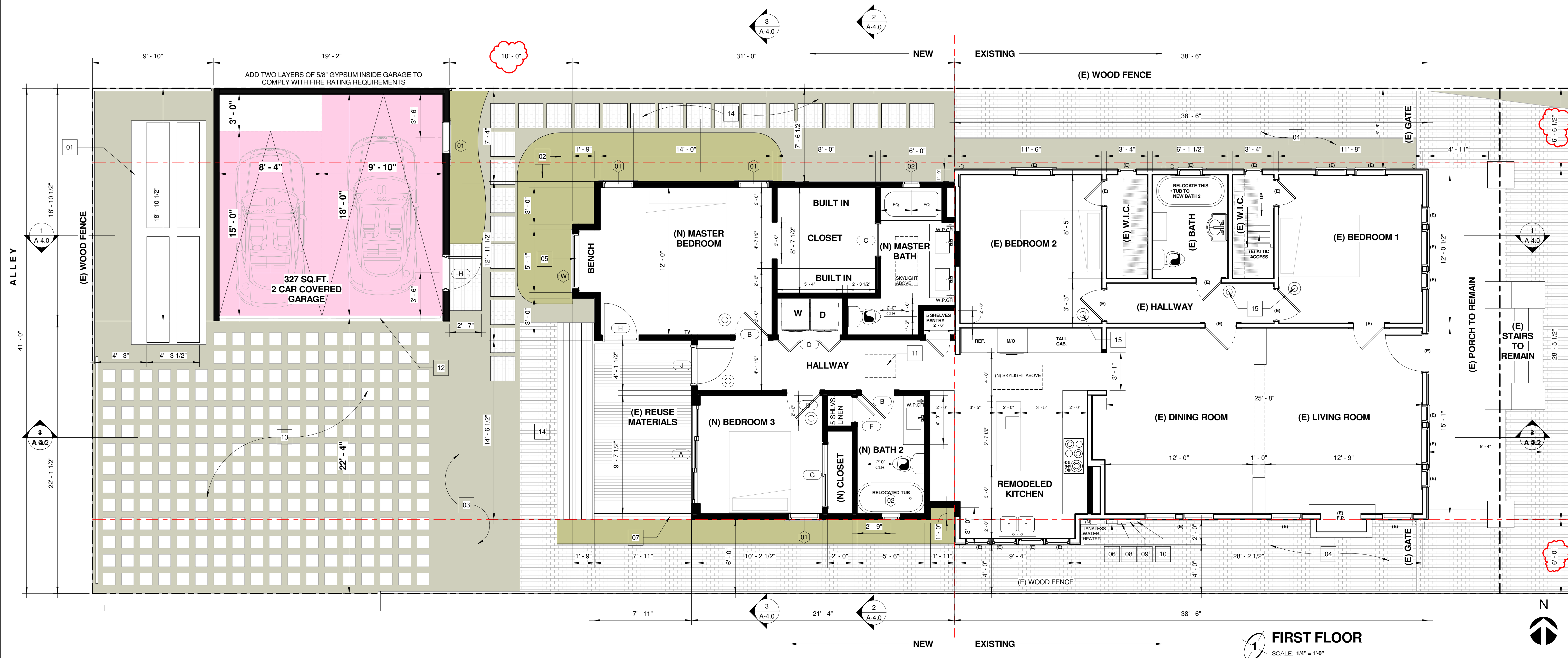
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01/17/17	HPOZ-2
03/13/17	B&S
05/02/17	HPOZ-3
07/11/17	HPOZ-4
11/09/17	B&S

SHEET TITLE :  
DEMO PLAN

SCALE :  
As indicated

SHEET NO:  
A-1.1









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#### PROJECT DIRECTORY:

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Ames Peterson Design Studio  
457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

CLIENT:

STRUCTURAL ENGINEER:

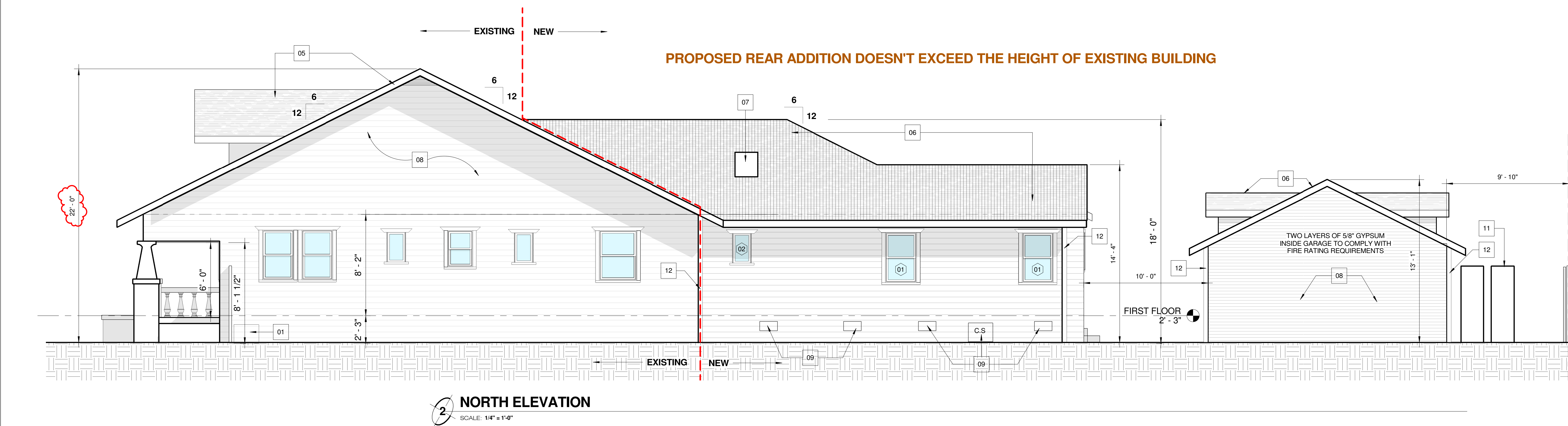
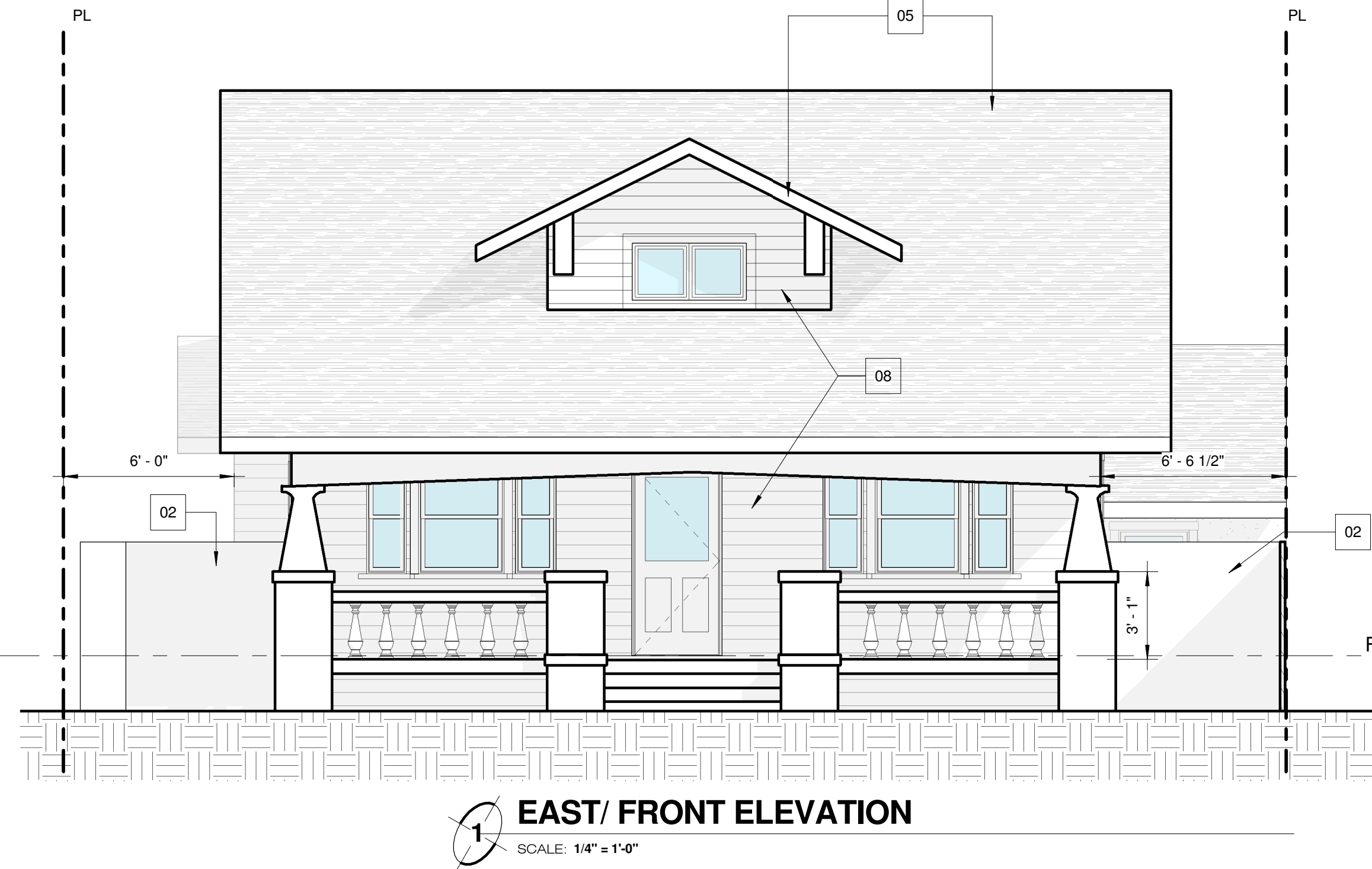
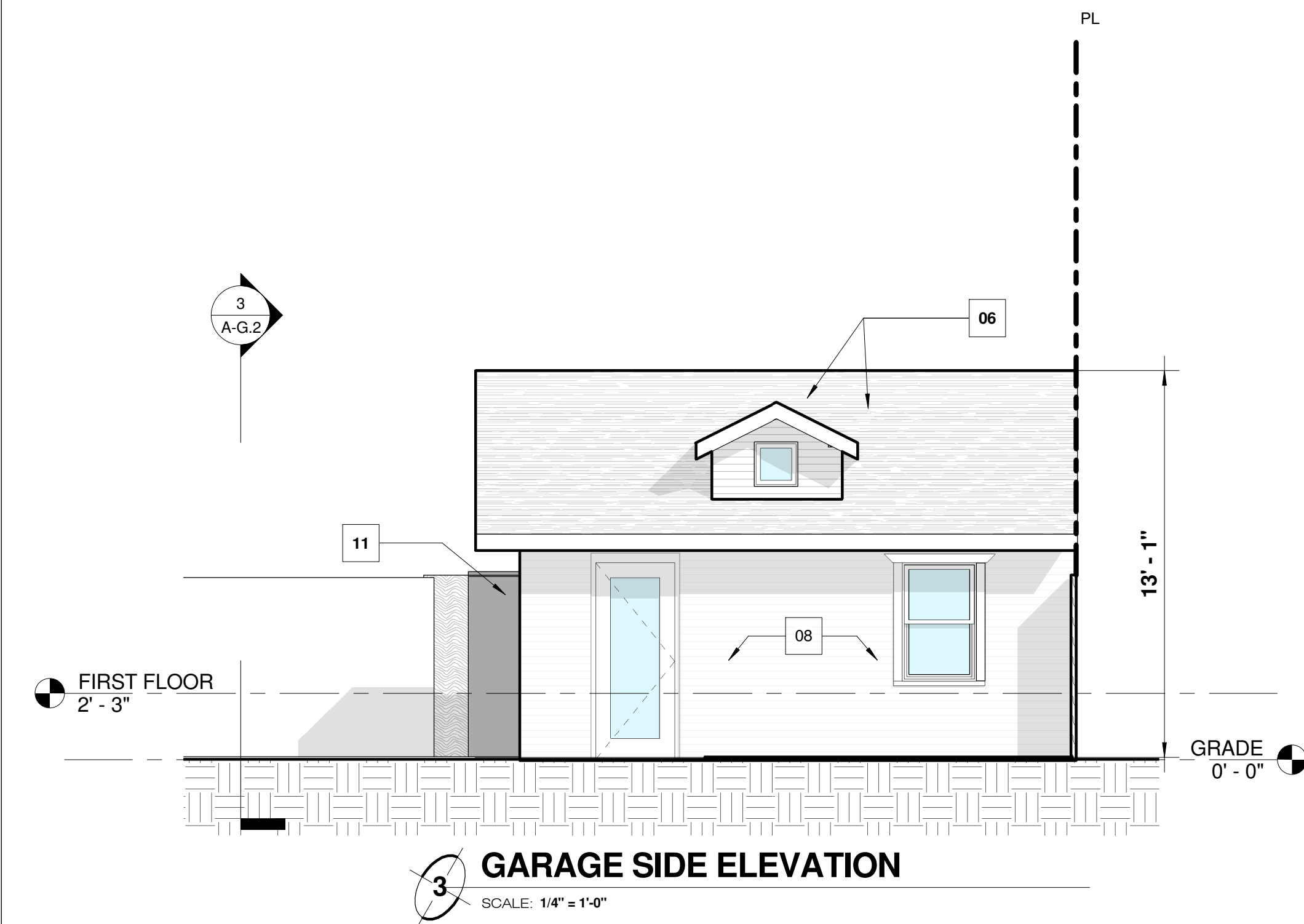
VALLEY HOME DESIGN  
14423 SYLVAN ST.  
VAN NUYS, CA 91401

#### ELEVATION / SECTION KEYNOTES

- 01 (E) CRAWL SPACE
- 02 (E) GATE
- 03 (N) TANKLESS WATER HEATER
- 04 (E) WATER PIPE
- 05 NEW COMPOSITION SHINGLES EXISTING ROOF STRUCTURE TO REMAIN
- 06 NEW 6:12 PITCH COMPOSITION SHINGLE ROOF (see details on sheet A-6.0)
- 07 (N) SKYLIGHT (see details on sheet A-6.0)
- 08 NEW SHAKER STYLE SIDING
- 09 PROVIDE 2 NEW UNDER FLOOR ACCESS OPENING, MIN. 18" X 24" AT PERIMETER WALL. UNDER-FLOOR VENTILATION NOT LESS THAN 1 sq.ft. FOR EACH 150 sq.ft. SEE MARKED VENT LOCATIONS. 643/150 = 4.28 sq.ft. = 616.32 sq.in. 61 sq.in. (616.32/61 = 10.10) PROVIDE (11) 17.25 x 9.75" VENTS see elevations for locations
- 10 EXISTING RELOCATED WINDOW
- 11 (E) CISTERN FOUR RAZOR SLIMLINE 2,000L (528 GAL.) PLASTIK TANKS 7'-10"L x 6'-4"H x 1'-10" WIDE, TOTAL OF 2,112 GALLONS. SET 4" BELOW GRADE SO HEIGHT DOES NOT EXCEED 6'-0".
- 12 DOWNSPOUTS FOUR UNDERGROUND PIPES TO (E) CISTERN

#### GENERAL NOTES:

1. UNDER FLOOR ACCESS OPENING SHALL BE A MINIMUM 16" X 24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 18" X 24" WHEN THE OPENING IS THROUGH A FLOOR.
2. IF A DOOR / WINDOW DOES NOT HAVE A LETTER/ NUMBER IT IS AN EXISTING DOOR / WINDOW TO REMAIN. SEE DOOR / WINDOW SCHEDULE @ SHEET A-5.0
3. WALL INSULATION: R-15  
FLOOR INSULATION: R-15 (AT RAFTERS)  
CEILING INSULATION: R-30  
CRAWL SPACE INSULATION: R-19



Project Address & Owners:

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LOS ANGELES CA 90018

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03/13/17	B&S
05/02/17	HPOZ-3
07/11/17	HPOZ-4
11/09/17	B&S

SHEET TITLE:

EAST AND NORTH  
ELEVATIONS

SCALE: As indicated

SHEET NO:

A-3.0



**PROJECT DIRECTORY:**

DESIGNER:

**Ames Peterson Design Studio**  
457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

CLIENT:

STRUCTURAL ENGINEER:

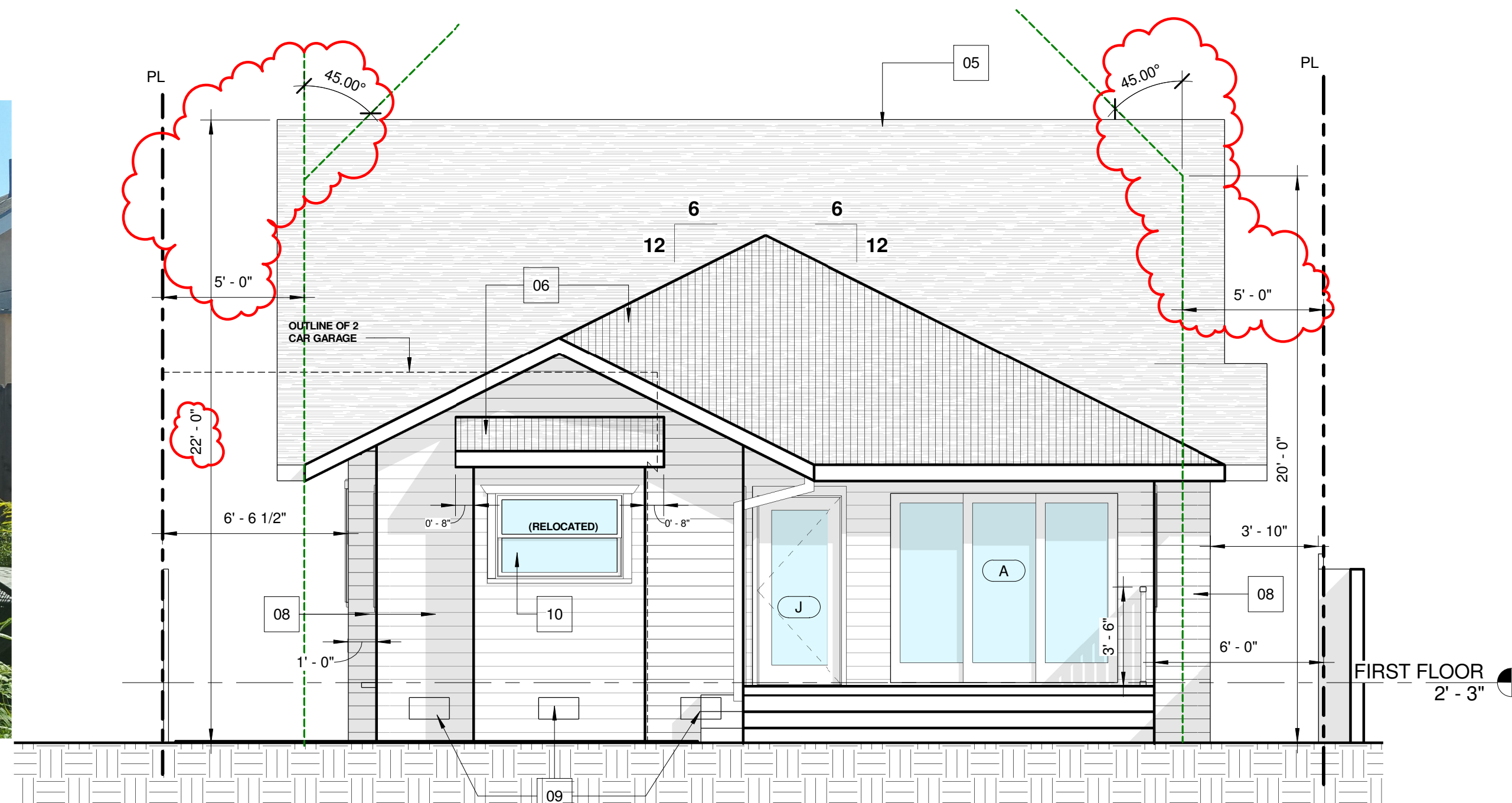
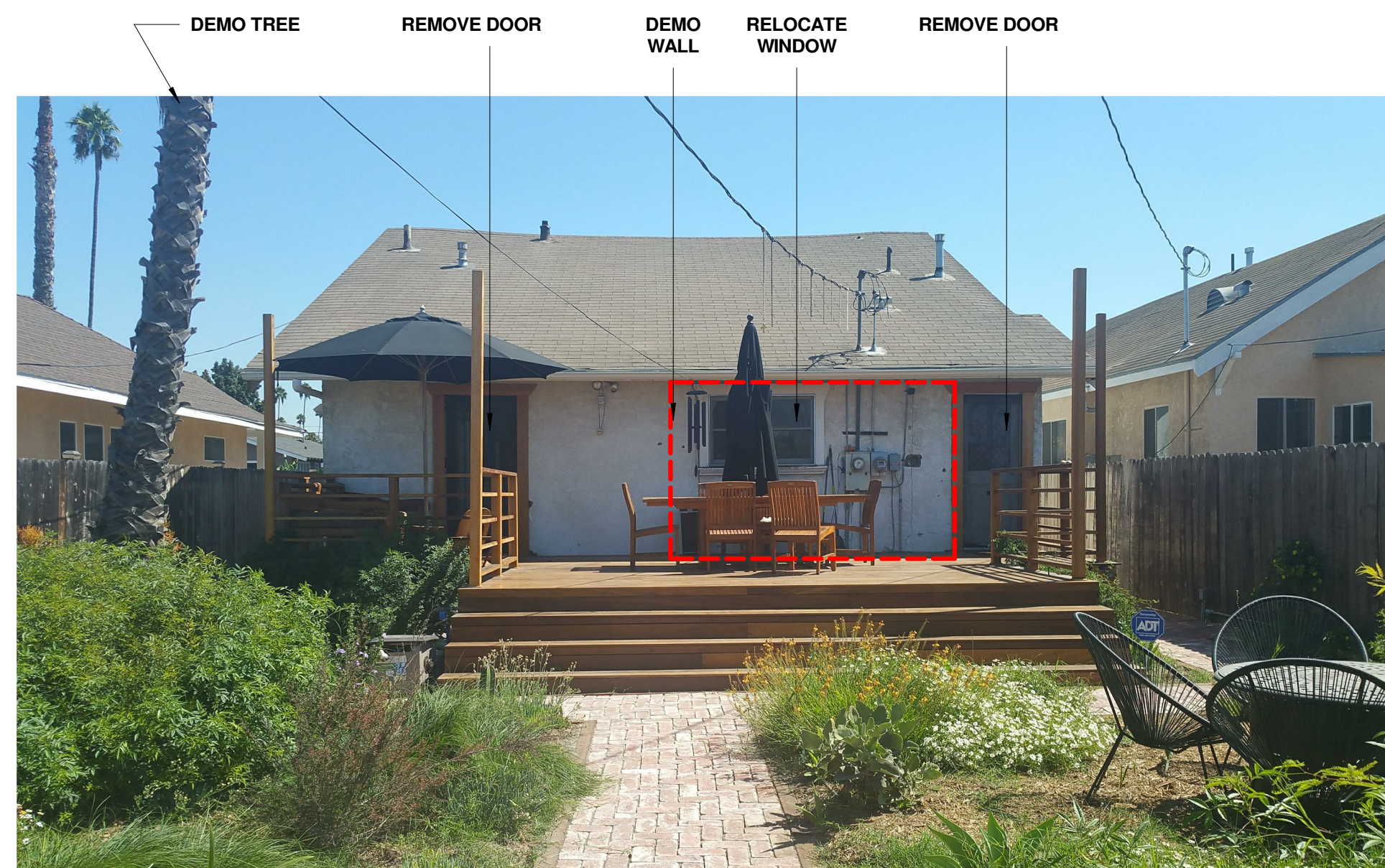
**VALLEY HOME DESIGN**  
14423 SYLVAN ST.  
VAN NUYS, CA 91401

**ELEVATION / SECTION  
KEYNOTES**

- 01 (E) CRAWL SPACE
- 02 (E) GATE
- 03 (N) TANKLESS WATER HEATER
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- 05 NEW COMPOSITION SHINGLES EXISTING ROOF STRUCTURE TO REMAIN
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**GENERAL NOTES:**

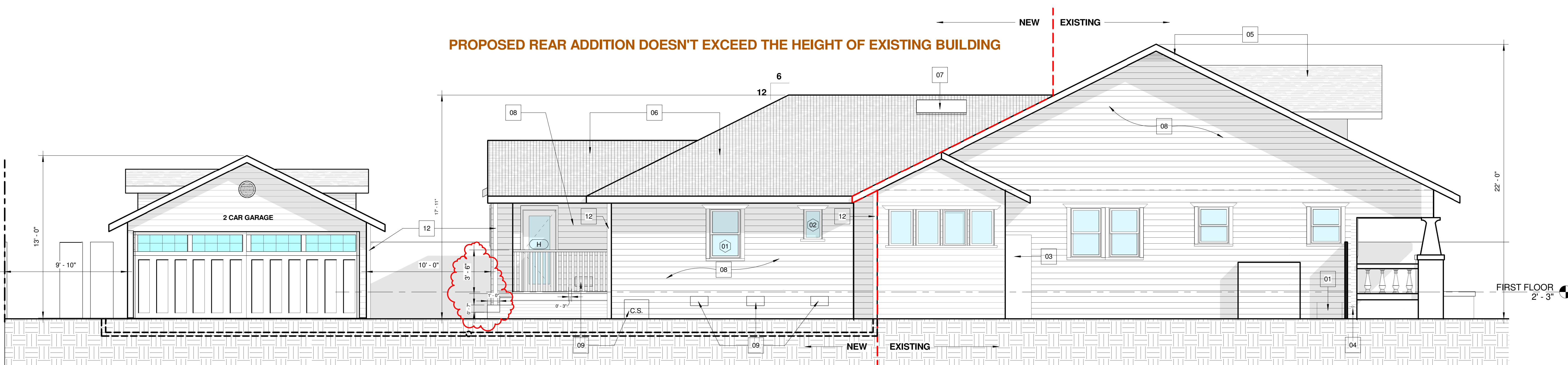
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- IF A DOOR / WINDOW DOES NOT HAVE A LETTER/ NUMBER IT IS AN EXISTING DOOR / WINDOW TO REMAIN. SEE DOOR/ WINDOW SCHEDULE @ SHEET A-5.0
- WALL INSULATION: R-15  
FLOOR INSULATION: R-15 (AT RAFTERS)  
CEILING INSULATION: R-30  
CRAWL SPACE INSULATION: R-19



**WEST/ REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED REAR ADDITION DOESN'T EXCEED THE HEIGHT OF EXISTING BUILDING**



**SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

Project Address & Owners:

**Residence**  
3609 6TH AVE  
LOS ANGELES CA 90018

DATE PRINTED:	BENCHMARK:
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03/13/17	B&S
05/02/17	HPOZ-3
07/11/17	HPOZ-4
11/09/17	B&S

SHEET TITLE:

**WEST AND SOUTH  
ELEVATIONS**

SCALE: As indicated

SHEET NO:

**A-3.1**





457 N. Oakhurst Drive  
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424.245.4611

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#### PROJECT DIRECTORY:

DESIGNER:

Ames Peterson Design Studio  
457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

CLIENT:

STRUCTURAL ENGINEER:

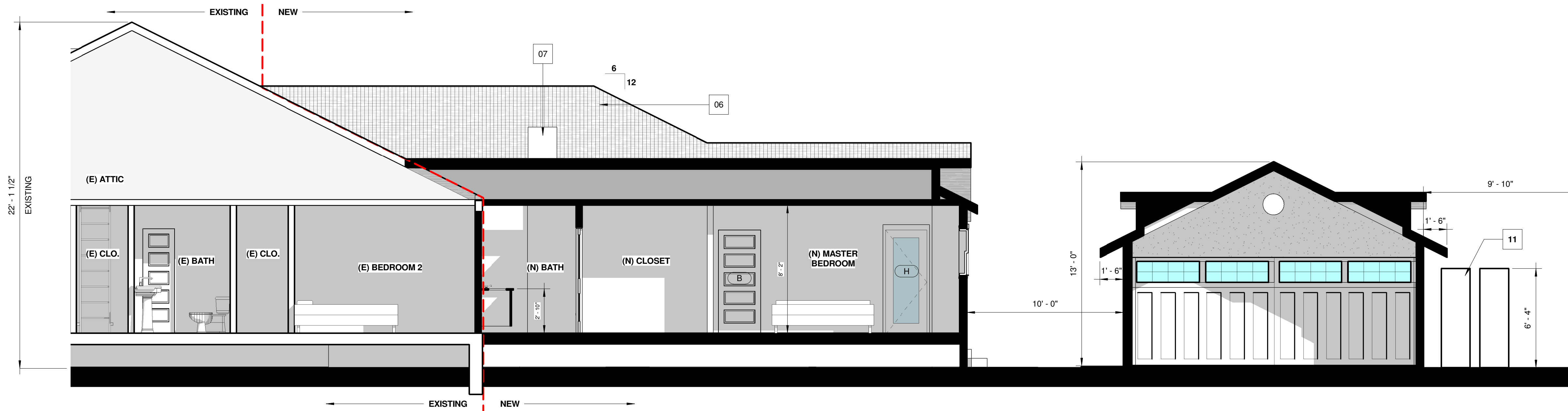
VALLEY HOME DESIGN  
14423 SYLVAN ST.  
VAN NUYS, CA 91401

#### ELEVATION / SECTION KEYNOTES

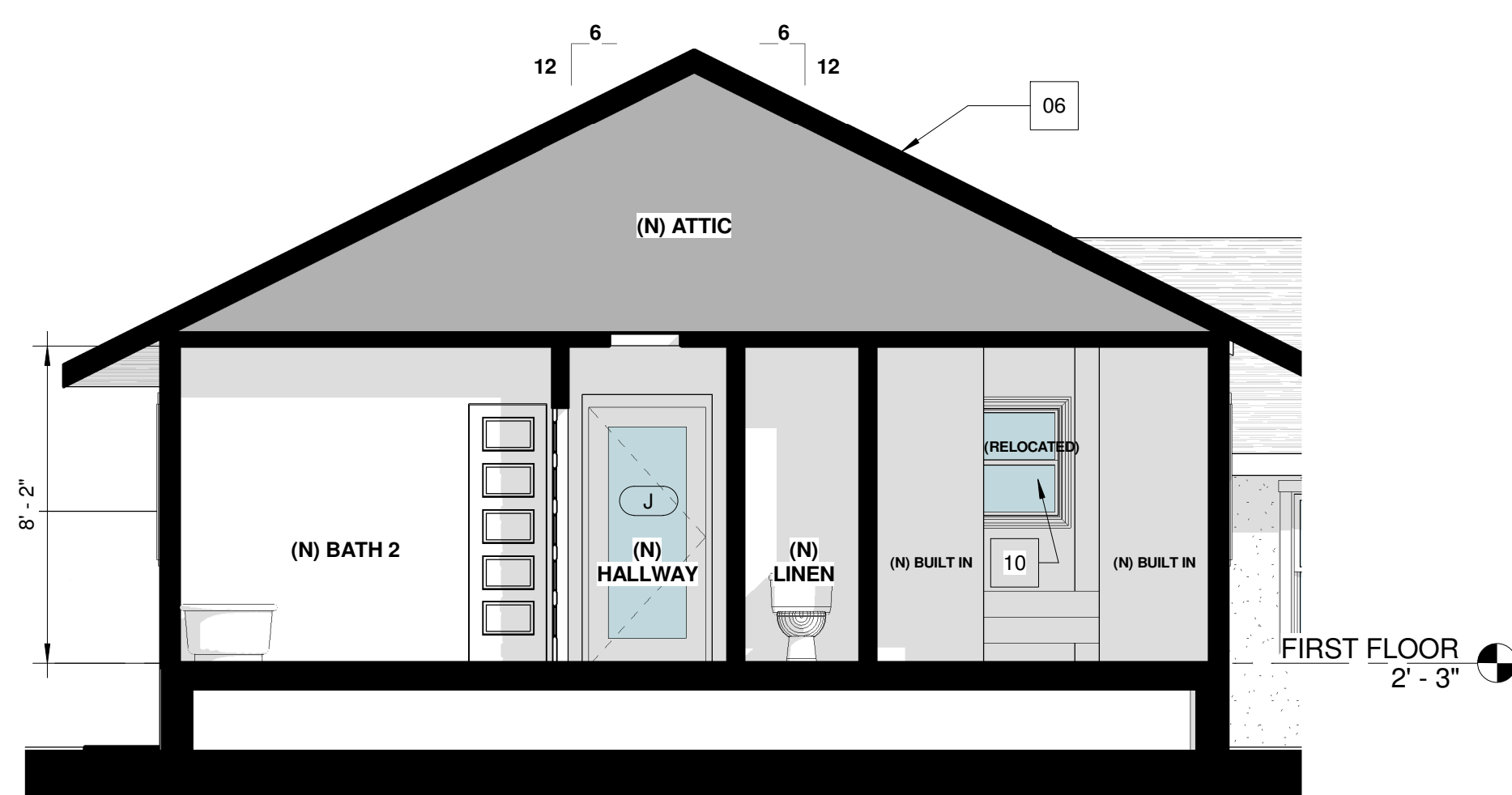
- 01 (E) CRAWL SPACE
  - 02 (E) GATE
  - 03 (N) TANKLESS WATER HEATER
  - 04 (E) WATER PIPE
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  - 07 (N) SKYLIGHT (see details on sheet A-6.0)
  - 08 NEW SHAKER STYLE SIDING
- SHAKER SIDING
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#### GENERAL NOTES.

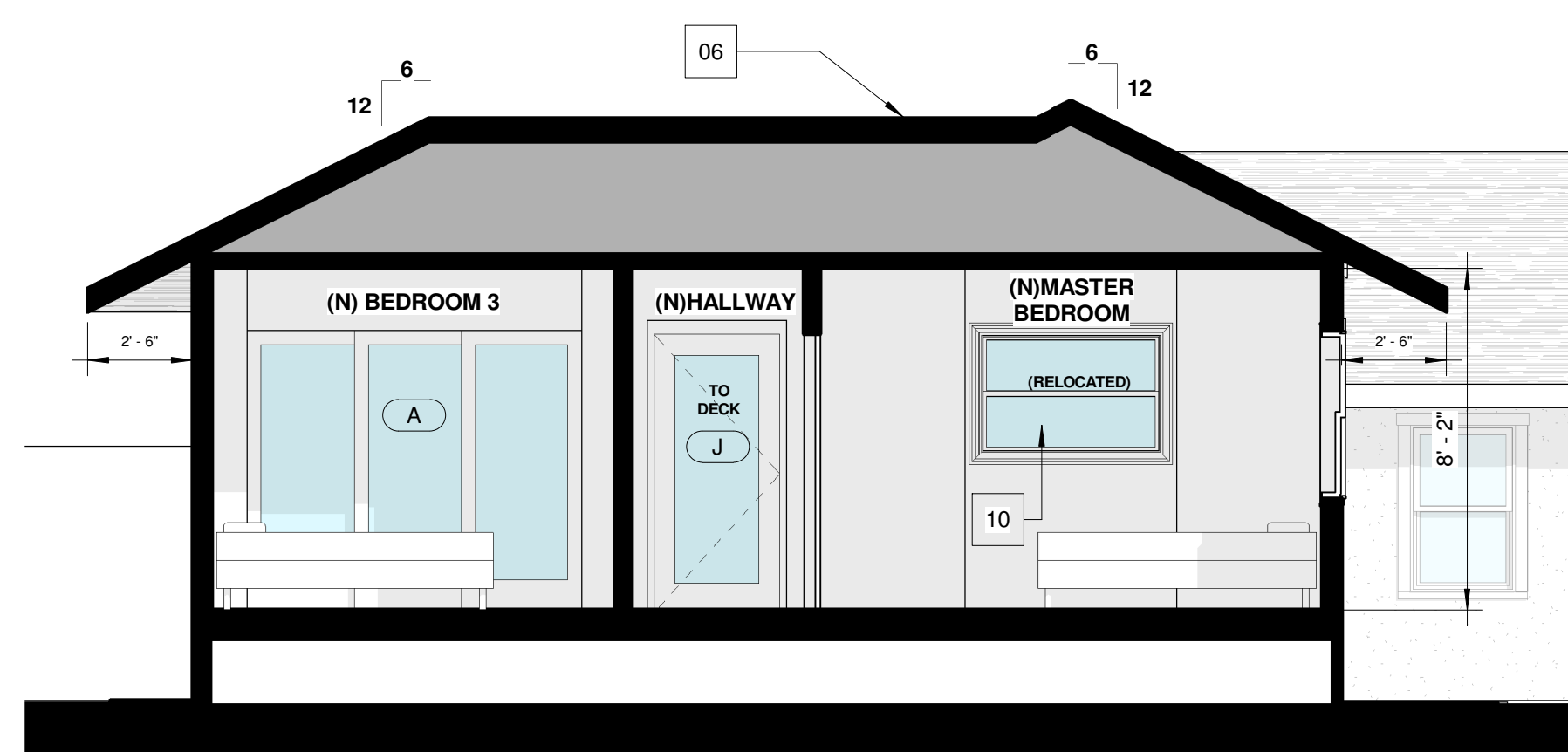
- 1. UNDER FLOOR ACCESS OPENING SHALL BE A MINIMUM 16" X 24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 18" X 24" WHEN THE OPENING IS THROUGH A FLOOR.
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CEILING INSULATION: R-30  
CRAWL SPACE INSULATION: R-19



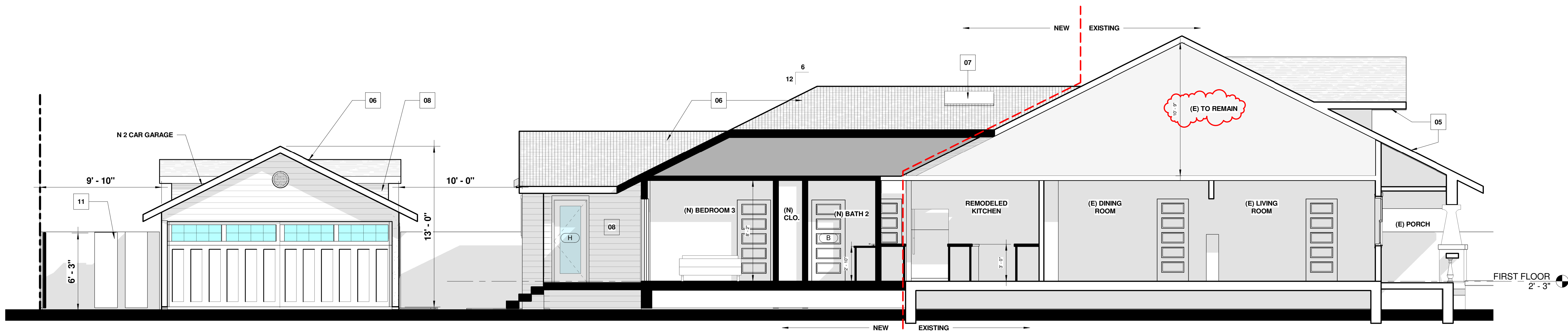
1 SECTION THRU MASTER BEDROOM  
SCALE: 1/4" = 1'-0"



2 SECTION THRU MASTER CLOSET AND BATH 2  
SCALE: 1/4" = 1'-0"



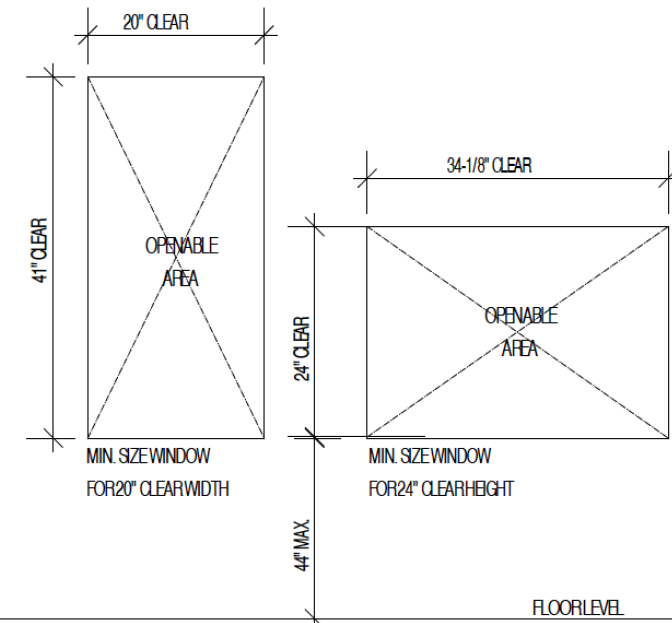
3 SECTION THRU BEDROOMS  
SCALE: 1/4" = 1'-0"



4 SECTION THRU BEDROOM 3  
SCALE: 1/4" = 1'-0"

Project Address & Owners:	
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05/02/17	HPOZ-3
07/11/17	HPOZ-4
11/09/17	B&S
SHEET TITLE:	
SECTIONS	
SCALE: As indicated	
SHEET NO:	
A-4.0	





- 20\"/>

**R612.2 Window sills.**  
In dwelling units, where the opening of an operable window is located more than 72 inches (1829 mm) above the finished grade or surface below, the lowest part of the clear opening of the window shall be a minimum of 24 inches (610 mm) above the finished floor of the room in which the window is located. Operable sections of windows shall not permit openings that allow passage of a 4 inch (102 mm) diameter sphere where such openings are located within 24 inches (610 mm) of the finished floor.

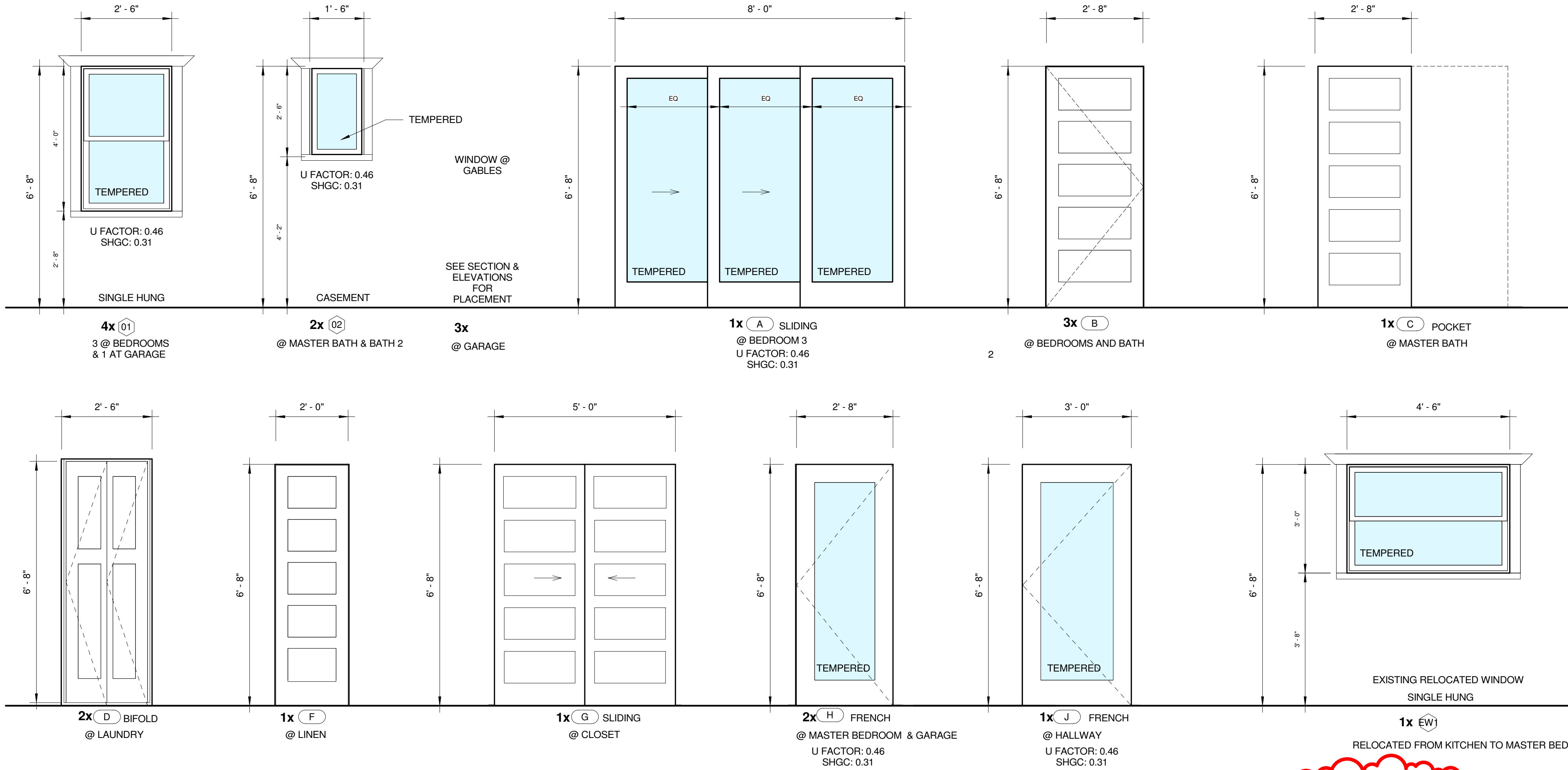
Exceptions:

- Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
- Openings that are provided with window fall prevention devices that comply with Section R612.3.
- Openings that are provided with fall prevention devices that comply with ASTM F 2090.
- Windows that are provided with opening limiting devices that comply with Section R612.4.

**R612.3 Window fall prevention devices.**  
Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

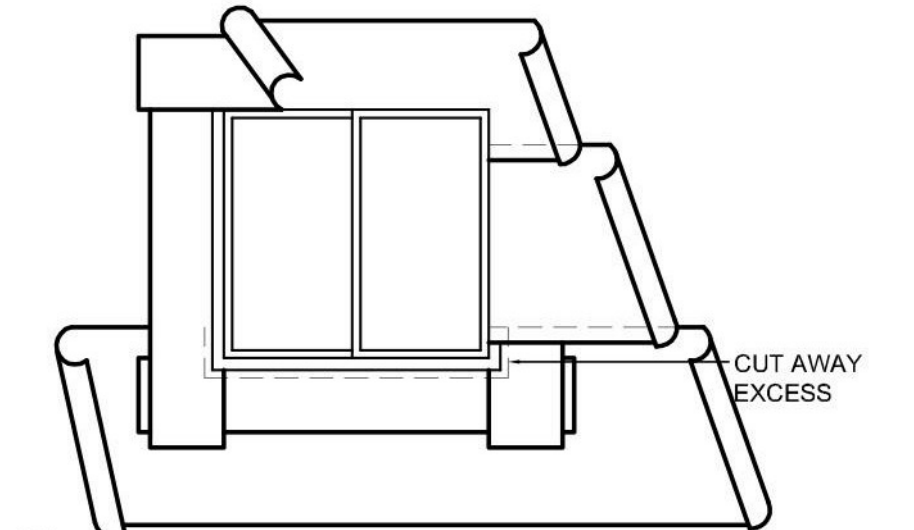
**R612.4 Window opening limiting devices.**  
When required elsewhere in this code, window opening limiting devices shall comply with the provisions of this section.

**R612.4.1 General requirements.**  
Window opening limiting devices shall be self acting and shall be positioned to prohibit the free passage of a 4-in. (102-mm) diameter rigid sphere through the window opening when the window opening limiting device is installed in accordance with the manufacturer's instructions

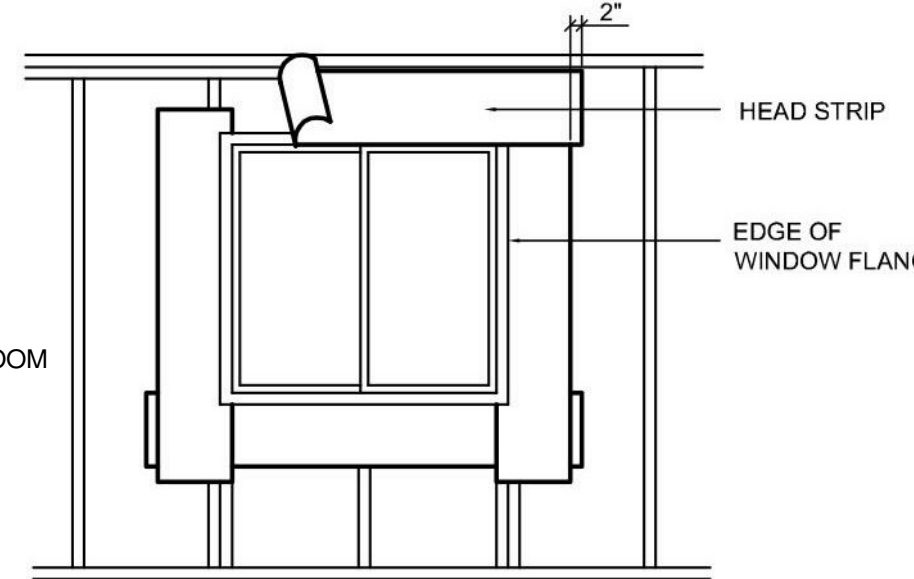


**NOTES**  
NOTES: SECTION 1402.2 UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. THIS IS OUR RECOMMENDED PROCEDURE FOR WINDOW FLASHING IN WOOD FRAMED EXTERIOR WALLS WHERE THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FELT. USE "MOISTOP" FLASHING OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. BITUTHENE BACK, JAMB FRAMING AND 6" FRONT AT ALL SIDES OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

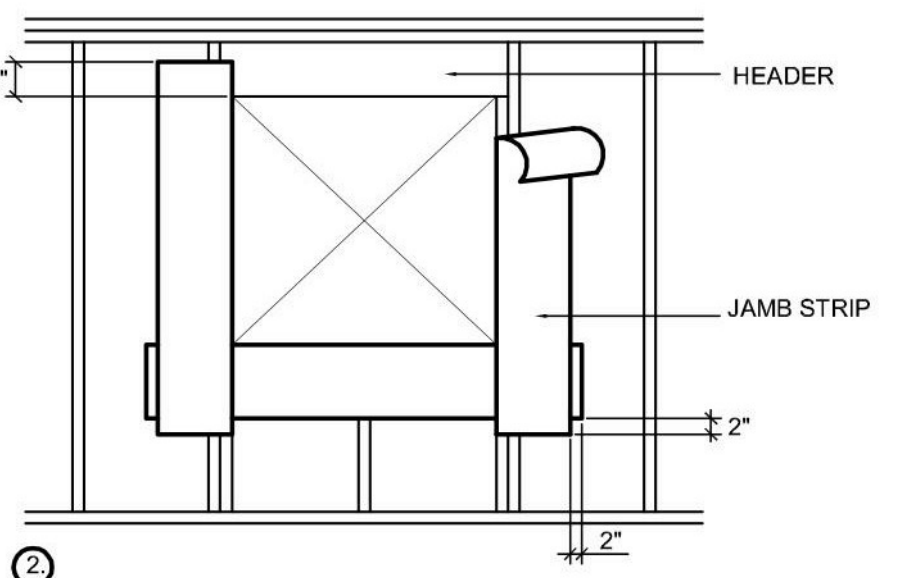
LINE-WIRE, WHEN USE AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER THE WIRE BACKING.



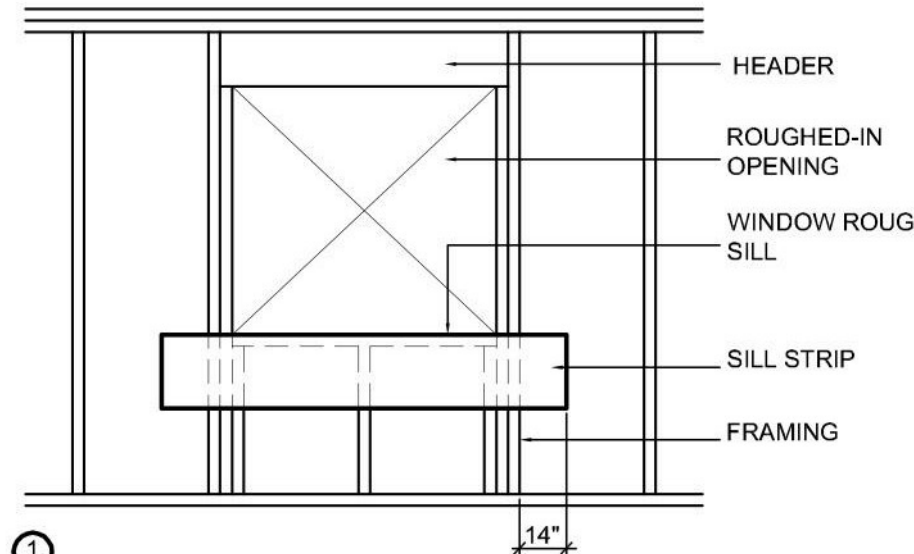
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE. PAPER SHOULD RUN CONTINUOUSLY OVER HEAD WITH NO SPLICES ABOVE WINDOW.



APPLY A CONTINUOUS BEAD OF SEALANT TO THE BRICK SURFACE OF THE WINDOW FLANGE. INSTALL WINDOW INTO ROUGH OPENING OVER SILL AND JAMB FLASHING STRIPS PER MANUFACTURER'S REQUIREMENTS. APPLY CONTINUOUS BEAD OF SEALANT TO THE FACE OF THE WINDOWS TOP FLANGE. ATTACH THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP 12" WIDE WITH A 2" MINIMUM LAP BEYOND THE JAMB STRIPS.



AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING ALIGNED WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 2" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 12" ABOVE THE LOWER EDGE OF THE HEADER, TOP OF WINDOW OPENING.



ATTACH SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOPEDGE ALIGNED WITH THE TOP EDGE OF THE ROUGH, (SLOPED) SILL. EXTEND THIS SILL STRIP AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW, 2" BEYOND THE JAMB STRIP. ATTACH FLASHINGWITH CORROSION RESISTANT NAILS OR RUST-RESISTANT STAPLES



457 N. Oakhurst Drive  
Beverly Hills, CA 90210

424.245.4611

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#### PROJECT DIRECTORY:

DESIGNER:

Ames Peterson Design Studio  
457 N. Oakhurst Drive  
Beverly Hills, CA 90210  
424.245.4611

CLIENT:

#### STRUCTURAL ENGINEER:

VALLEY HOME DESIGN  
14423 SYLVAN ST.  
VAN NUYS, CA 91401

#### EGRESS

SCALE: 12" = 1'-0"

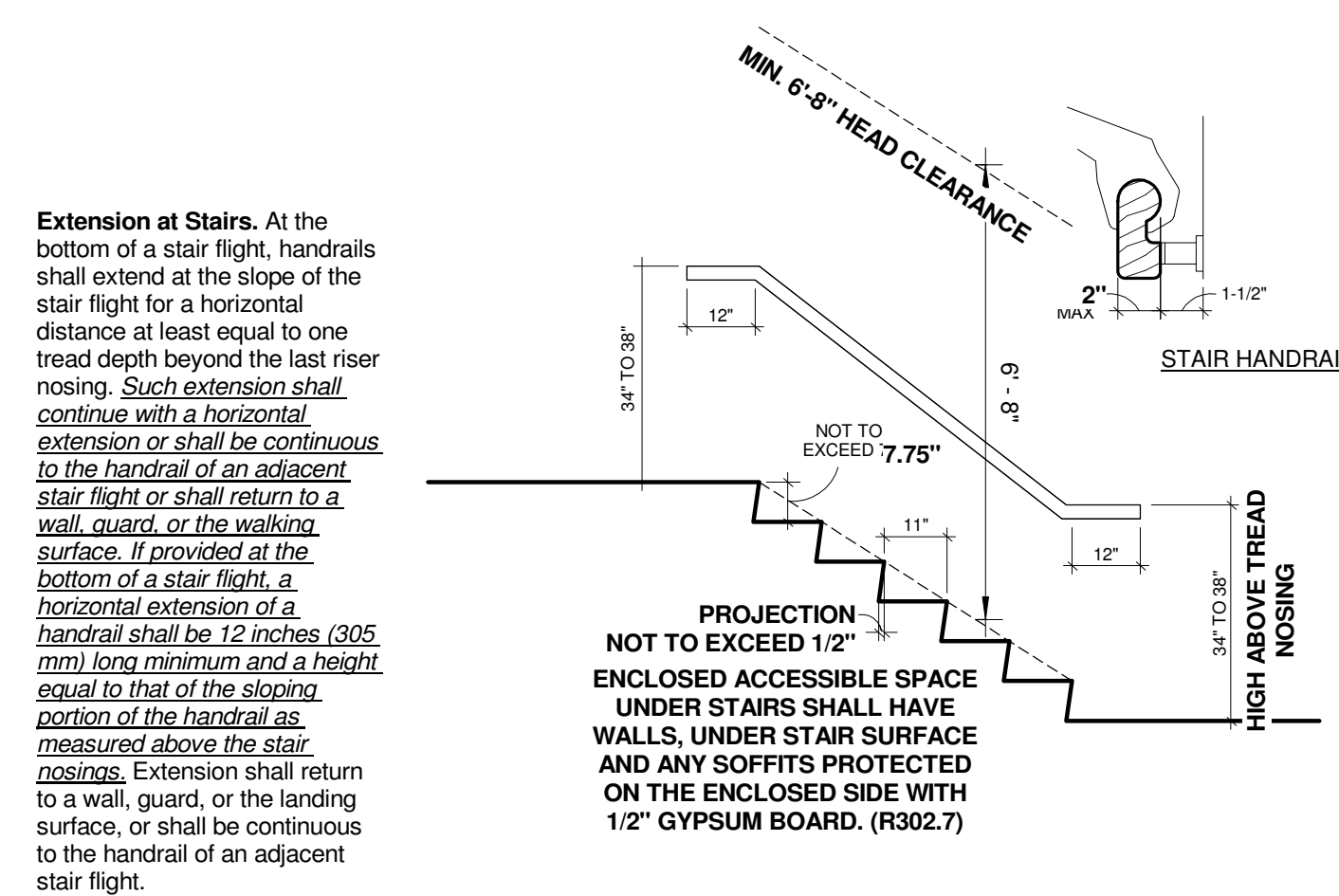
#### DOOR AND WINDOW SCHEDULE

(NEW WINDOWS AND DOORS TO MATCH EXISTING STYLE, FINISH AND FEATURES)

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

#### STAIR CODE COMPLIANCE NOTES

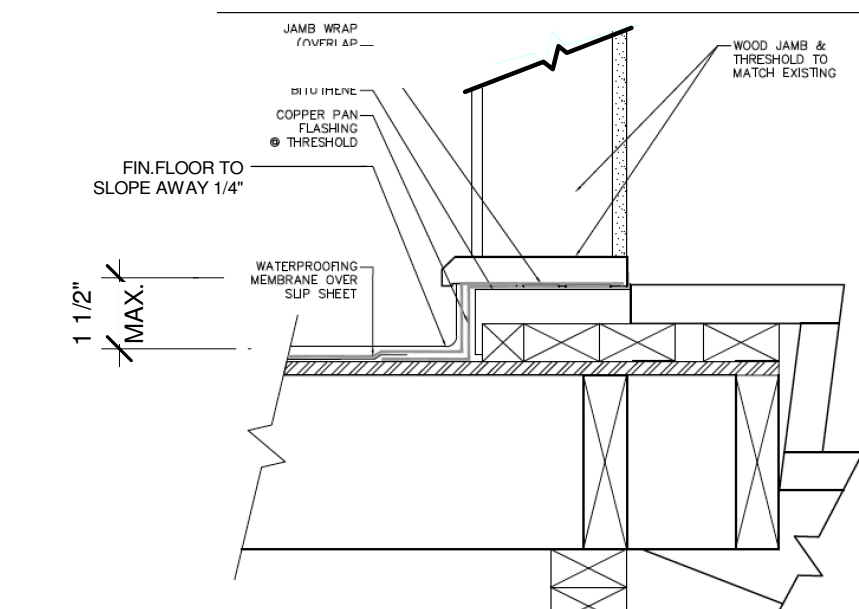
- On exterior stairways, an opening of not more than 1/2 inch (12.7 mm) may be permitted between the base of the riser and the tread.
- Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.
- Nosings. The radius of curved nosing at the leading edge of the tread shall be 1/2 inch (12.7 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/4 inches (32 mm) maximum over the tread below.
- Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.
- Stair level identification signs in raised characters and braille complying with Sections 11B-703.3 and 11B-703.4 shall be located at each floor level landing in all enclosed stairways in buildings two or more stories in height to identify the floor level. At exit discharge level, the sign shall include a raised five-pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters.



#### HANDRAIL CODE COMPLIANCE NOTES

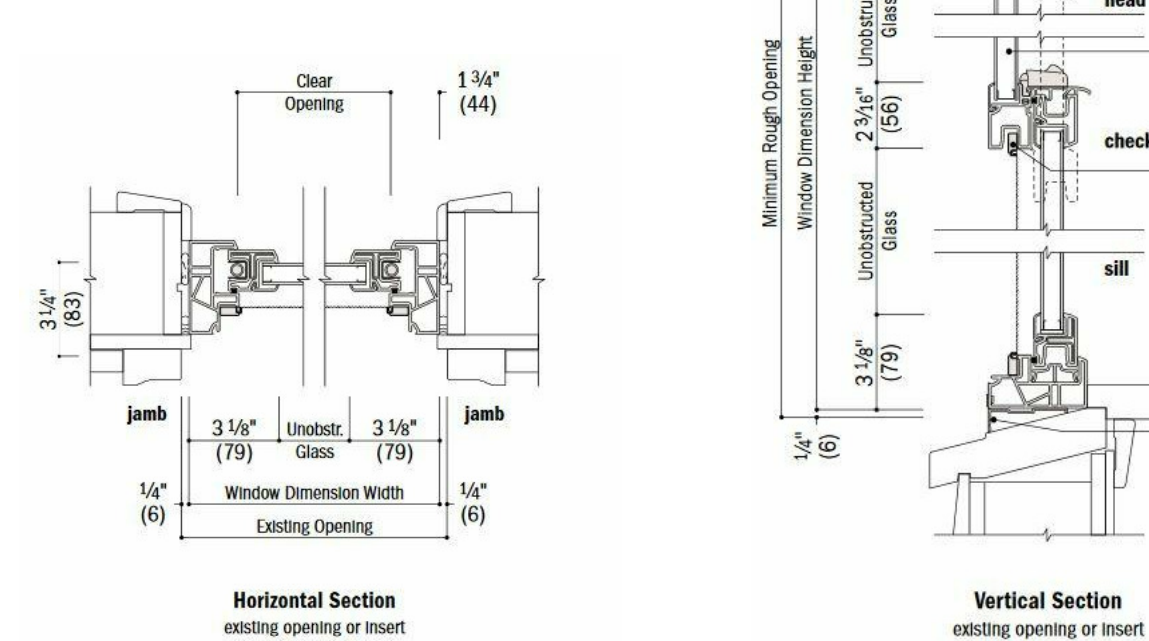
- Handrails provided along walking surfaces complying with 11B-403, required at ramps complying with 11B-405, and required at stairs complying with 11B-504 shall comply with 11B-505.
- Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
- Top of gripping surfaces of handrails shall be 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.
- Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum.
- At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

#### DOOR HEADER / SILL

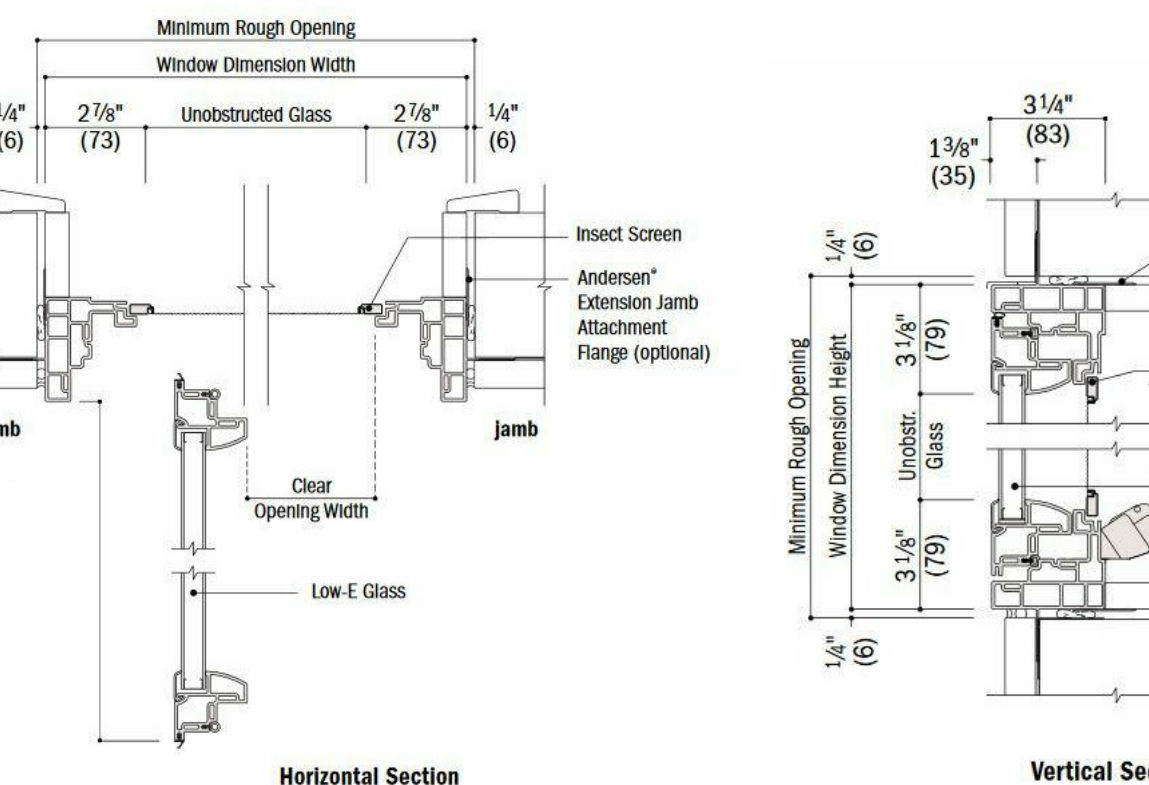


#### EXT, DOOR THRESHOLD

#### SINGLE HUNG WINDOW



#### CASEMENT WINDOW



#### WINDOW DETAILS

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

#### WATERPROOFING DETAIL

SCALE: 12" = 1'-0"

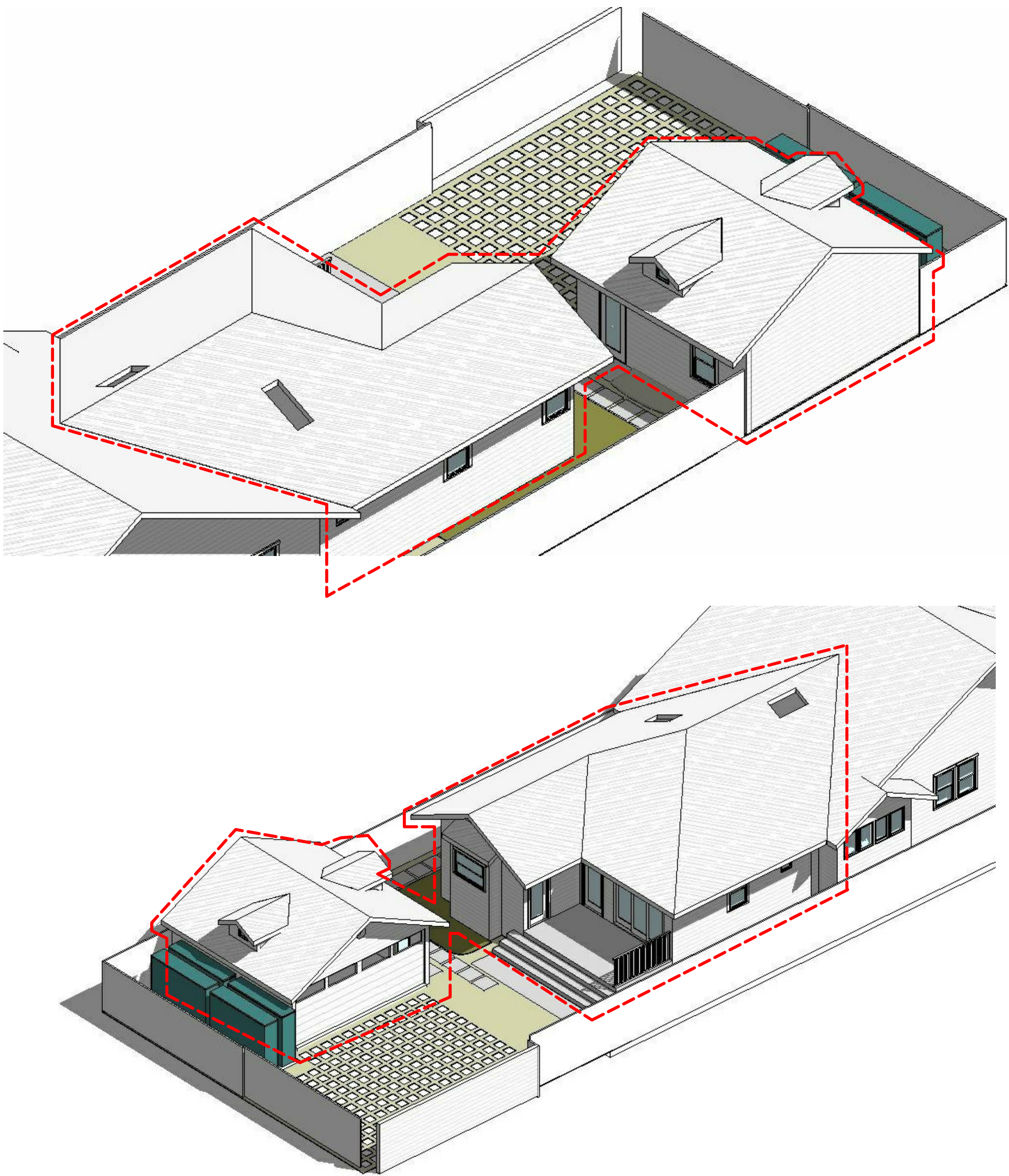
#### STAIR DETAIL

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

#### DOOR DETAIL

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





### RAILING NOTES:

- ALL RAILINGS TO MEET 200# IMPACT LOAD W/ 50# / L.F. TOP RAIL AND 25# / L.F. AT PICKETS OR ORNAMENTAL FILLER.
- SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR REVIEW AND TO APPROPRIATE BLDG. DEPT. FOR APPROVAL.

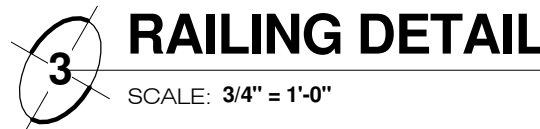
### GUARDRAIL NOTES:

BALCONIES OR PORCHES WHICH ARE MORE THAN 30" ABOVE FINISHED GROUND LEVEL OR FLOOR LEVEL BELOW SHALL BE PROTECTED BY A GUARDRAIL.

GUARDRAILS SHALL FORM A VERTICAL PROTECTION BARRIER NOT LESS THAN 42 INCHES HIGH.

ALL STAIRS, RAILINGS AND GUARDS TO COMPLY WITH ICC R311.7

TYP. RAILING DETAIL @ LANDINGS/BALCONIES



### NEW CLASS 'A' ROOF CUT SHEET

ICC EVALUATION SERVICE  
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ICC-ES Evaluation Report

ESR-1389  
Reissued January 2017  
Corrected May 2017  
This report is subject to renewal January 2018.

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**DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION**  
**Section: 07 31 13—Asphalt Shingles**

**REPORT HOLDER:**  
**CERTAINTED CORPORATION**  
20 MOORES ROAD  
MALVERN, PENNSYLVANIA 19355  
(610) 893-6096  
[www.certaainteed.com](http://www.certaainteed.com)

**EVALUATION SUBJECT:**  
**CERTAINTED ASPHALT SHINGLES**

**1.0 EVALUATION SCOPE**  
**Compliance with the following codes:**

- 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2015, 2012 and 2009 *International Residential Code®* (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)<sup>1</sup>

<sup>1</sup>The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

**Properties evaluated:**

- Weather resistance
- Fire classification
- Wind resistance

**2.0 USES**  
The CertainTeed asphalt shingles described in this report comply with ASTM D3462 and are Class A roof coverings when installed as described in this report.

**3.0 DESCRIPTION**  
**3.1 General:**  
CertainTeed asphalt shingles are available as three-tab, four-tab, no cut-out and laminated asphalt shingle roof covering materials. See Table 1 and Figure 1 for recognized product names, shingle types, manufacturing locations, overall dimensions, installed weights, maximum exposure to the weather, and fastening details. The shingles are self-sealing by means of adhesive strips located on either the weather side or the underside. See Figure 1 for adhesive strip location for field shingles and Starter Strip shingles.

**3.2 Three-tab, Four-tab and No Cut-out Shingles:**  
Three-tab, four-tab and no cut-out shingles are composed of a single layer of fiberglass mat, impregnated and coated with asphalt on both sides, and surfaced with mineral roofing granules on the weather side and a mineral release agent on the back side.

**3.3 Laminated Shingles:**  
Laminated shingles, including two-layer laminated, three-layer laminated and tri-laminate laminated shingles, are composed of multiple thicknesses of coated and surfaced fiberglass mat, cut and bonded together in different patterns. The weather side is surfaced with mineral roofing granules, and the back side is surfaced with a mineral release agent.

**3.4 Accessory Shingles:**  
**3.4.1 Hip and Ridge Shingles:** Hip and ridge shingles are factory-made shingles to be used for covering hips and ridges. The hip and ridge shingles are composed of the same materials as the roof shingles. Some of the hip and ridge shingles have perforations that extend from the top of the cut-out to the top of the shingle, which facilitate the tearing of the shingle into three or four equal pieces. Others are manufactured as single hip and ridge units.

**3.4.2 Starter Strip Shingles:** Starter Strip shingles are factory-made shingles to be used as the starter course (under the first course of roof shingles). The Starter Strip shingles are composed of the same materials as the roof shingles. The shingles are supplied in 7-inch-by-36-inch-long (178 by 914 mm); 10-inch-by-36-inch-long (254 by 914 mm); or 7-inch-by-39<sup>3</sup>/<sub>4</sub>-inch-long (178 by 1000 mm) strips. As an alternative to factory-made starter strips, starter strips can be formed by removing the lower tab portions of the factory-made shingles except for the Presidential Shake and Presidential Shake TL shingles. For Presidential Shake and Presidential Shake TL shingles, the Presidential Starter shingles consist of one 13<sup>1</sup>/<sub>4</sub>-inch-wide-by-40-inch-long (337 mm by 1016 mm) base shingle and one 11<sup>1</sup>/<sub>4</sub>-inch-wide-by-40-inch-long (286 mm by 1016 mm) base shingle.

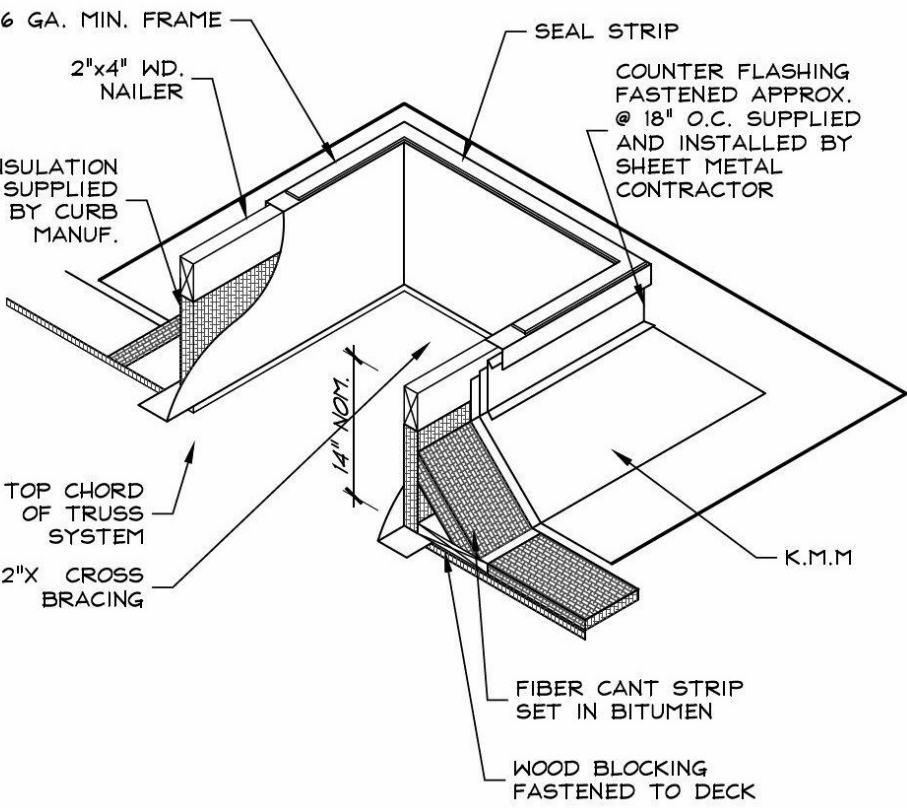
**3.5 Fasteners:**  
Fasteners must comply with ASTM F1667 and must be minimum No. 12 gage [0.105-inch-diameter (2.67 mm) shank], <sup>7</sup>/<sub>16</sub>-inch-diameter-head (9.5 mm) galvanized steel, stainless steel, aluminum or copper roofing nails. Fasteners must be of sufficient length to penetrate into the sheathing <sup>7</sup>/<sub>4</sub> inch (19.1 mm), or through the sheathing, whichever is less.

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Product	Color	Tier	CRRC Rated Product Directory									
			Product ID	Solar Reflectance	Initial	Annual	Thermal Emittance	Initial	Annual	Solar Reflective Index	Initial	Annual
Landmark Solar® Gold	Wax On Wax Off	Better	0668-0051	0.28	0.25	0.88	0.90	25	25	YES	YES	
Landmark Solar® Gold	Wax On Wax Off	Better	0668-0050	0.25	0.24	0.90	0.89	25	24	YES	YES	
Landmark Solar® Platinum	Coastal Tan	Best	0668-0079	0.40	0.36	0.91	0.90	45	40	YES	YES	
Landmark Solar® Platinum	Santa Fe	Best	0668-0080	0.40	0.35	0.90	0.91	45	39	YES	YES	
Landmark Solar® Platinum	Sierra Buff	Best	0668-0074	0.41	0.37	0.92	0.90	47	41	YES	YES	
Presidential Solar® Gold	Wax On Wax Off	Best	0668-0076	0.28	0.23	0.93	0.90	27	23	YES	YES	
Presidential® Tile	English Toffee	Best	0668-0086	0.28	pending	0.97	pending	28	pending	YES*	YES	
Presidential® Tile	Nutmeg	Best	0668-0096	0.26	pending	0.92	pending	23	pending	YES*	YES	
Presidential® Tile	Smoked Sage	Best	0668-0087	0.30	pending	0.93	pending	29	pending	YES*	YES	
Presidential® Tile	Speckled Bronze	Best	0668-0088	0.28	pending	0.88	pending	28	pending	YES*	YES	
Presidential® Tile	Terra Cotta	Best	0668-0089	0.33	pending	0.80	pending	31	pending	YES*	YES	
Presidential® Shake	Ash	Best	0668-0095	0.20	pending	0.92	pending	25	pending	YES*	YES	
Presidential® Shake	Sand Dune	Best	0668-0085	0.34	pending	0.85	pending	35	pending	YES*	YES	
Presidential® Shake	Weathered Wood	Best	0668-0090	0.33	pending	0.84	pending	33	pending	YES*	YES	



### SKYLIGHT DETAIL

### ICC REPORT FOR SKYLIGHT (LARR # 23556)

ICC EVALUATION SERVICE  
Most Widely Accepted and Trusted

ICC-ES Evaluation Report

ESR-3177  
Reissued May 2016  
This report is subject to renewal May 2017.

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**DIVISION: 08 00 00—OPENINGS**  
**Section: 08 02 00—Unit Skylights**

**REPORT HOLDER:**  
**BRISTOL FIBERLITE INDUSTRIES, INC., dba BRISTOLITE® DAYLIGHTING SYSTEMS**  
401 EAST GOETZ AVENUE  
SANTA ANA, CALIFORNIA 92707  
(714) 540-6950  
[www.bristolite.com](http://www.bristolite.com)

**EVALUATION SUBJECT:**  
**BRISTOLITE SKYLIGHTS**

**1.0 EVALUATION SCOPE**  
**1.1 Compliance with the following codes:**

- 2009 and 2006 *International Building Code®* (IBC)
- 2009 and 2006 *International Residential Code®* (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)<sup>1</sup>

<sup>1</sup>The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

**Properties evaluated:**

- Structural
- Air infiltration
- Water penetration resistance
- Durability

**1.2 Evaluation to the following green standard:**

- 2012 ICC 700 *National Green Building Standard™* (ICC 700-2012)

**Attributes verified:**

- See Section 3.0

**2.0 USES**  
The Bristolite AL-CM and AL-SF series skylights described in this report are plastic-glazed, nonopenable skylights complying with Sections 2405 and 2610 of the IBC and Section R308.6 of the IRC.

**3.0 DESCRIPTION**  
Bristolite skylights are glazed using smooth domes formed from 0.098, 0.150, and 0.236-inch-thick (2.49, 3.81, and 5.99 mm) flat sheets of Class CC2 acrylic plastic described in the approved quality manual. The domes are attached at the factory to a frame with a retainer cap, both of which are 6063 T5 aluminum extrusions. Model AL-CM skylights are curb-mounted, and Model AL-SF skylights are self-flashing. Details for the skylights are noted in Table 1.

The attributes of the skylights have been verified as conforming to the provisions of ICC 700-2012 Section 701.4.3.3 for fenestration air leakage. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

**4.0 DESIGN AND INSTALLATION**  
**4.1 Design:**  
**4.1.1 General:** The allowable loads are expressed as performance grade rating values, PG. Under the IBC, the PG rating values must be equal to, or greater than, the maximum loads required by IBC Section 2405.5.2. Under the IRC, the PG rating values must be equal to, or greater than, the maximum loads determined in accordance with IBC Section 2405.5.2, except the design wind forces must be as specified for skylights in IRC Section R301.2.1. See Table 1 for allowable positive and negative PG rating values.

**4.1.2 Air Infiltration:** The air leakage of the skylights, tested at an air pressure differential of 1.57 psi (75 Pa), complies with the maximum air leakage rate of 0.3 cfm/ft<sup>2</sup> (1.5 L/s-m<sup>2</sup>) as required in Sections 402.4.4 and 502.4.1 of the 2009 *International Energy Conservation Code®* (IECC) (Sections 402.4.2 and 502.4.1 of the 2006 IECC).

**4.2 Installation:**  
The curb-mounted skylights must be installed on framing of minimum 2-by-6 lumber with a minimum 0.50 specific gravity, sized to the inside dimension noted in Table 1, and of a height sufficient so that the plastic glazing is a minimum of 4 inches (102 mm) above the plane of the roof. The wood curb and its attachment to the roof structure must be designed to resist wind uplift and gravity loads. The self-flashing units are designed to mount directly to the roof deck assembly and are limited to a minimum slope of 3:12 in Occupancy Category R-3 per IBC Section 2405.4.

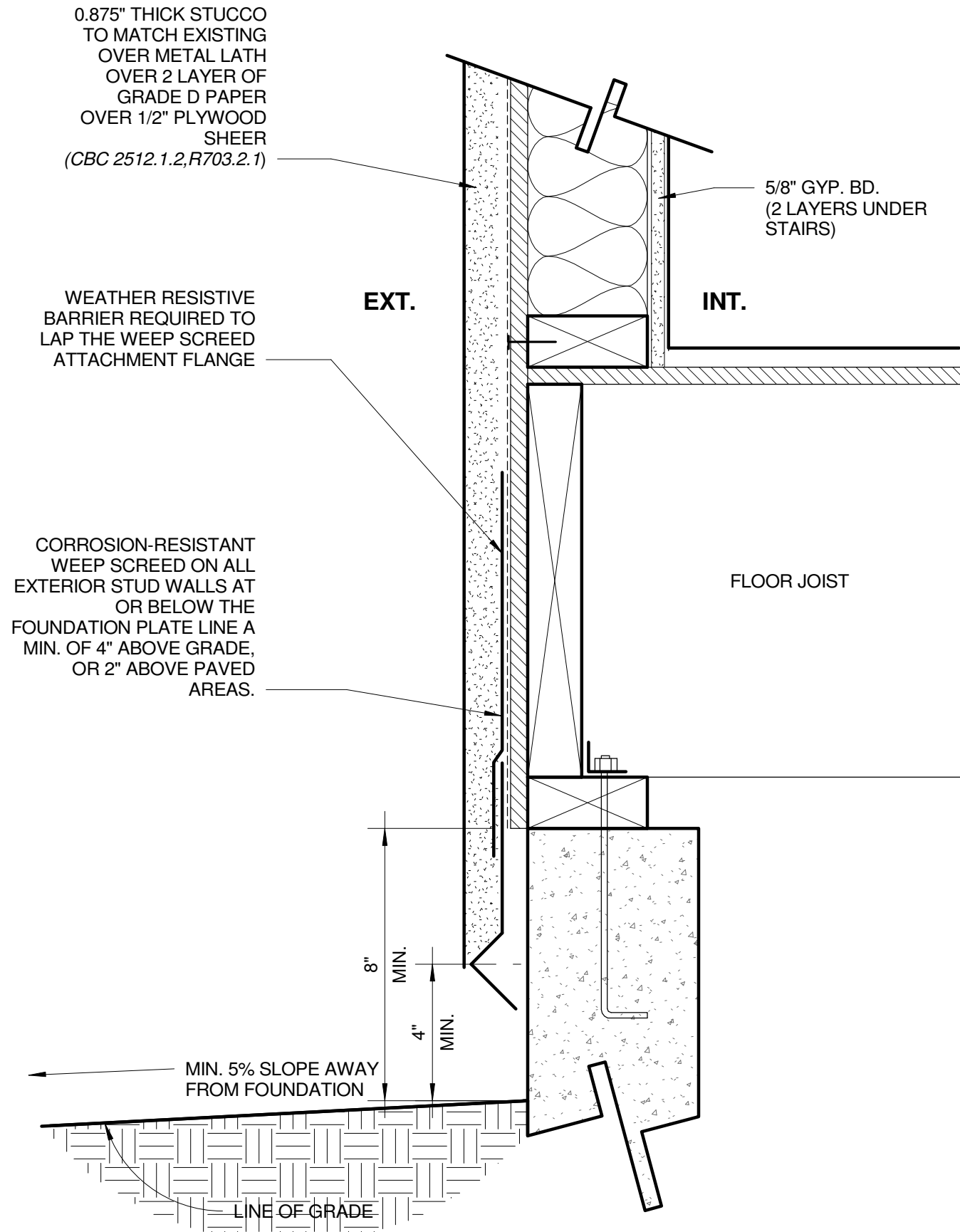
The curbs and/or the roof deck must have a square and level mounting surface. A <sup>1</sup>/<sub>2</sub>-inch-diameter (12.7 mm) bead of butyl sealant, silicone sealant, or an equivalent must be applied to the top surface of the curb or deck before the skylight is set in place.

The skylight must be attached with No. 8 corrosion-resistant wood screws in each mounting hole provided in the skylight frame, with the screw length being sufficient to penetrate the wood curb or roof framing member a

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### WALL DETAIL

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



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### PROJECT DIRECTORY:

DESIGNER:

**Ames Peterson Design Studio**  
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Beverly Hills, CA 90210  
424.245.4611

CLIENT:

STRUCTURAL ENGINEER:

**VALLEY HOME DESIGN**  
14423 SYLVAN ST.  
VAN NUYS, CA 91401

Project Address & Owners:

**Residence**  
3609 6TH AVE  
LOS ANGELES CA 90018

DATE PRINTED:	BENCHMARK:
01/03/17	HPOZ
01/17/17	HPOZ-2
03/13/17	B&S
05/02/17	HPOZ-3
07/11/17	HPOZ-4
11/09/17	B&S

SHEET TITLE:  
**DETAILS AND ICC REPORTS**

SCALE: As indicated

SHEET NO:

**A-6.0**