

FRONT VIEW PERSPECTIVE



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SCOPE OF WORK

- NEW TWO STORY SINGLE FAMILY DWELLING WITH BASEMENT
- NEW RETAINING WALL AND POOL UNDER SEPARATE PERMIT

PROJECT SUMMARY

PROPERTY ADDRESS: 1635 N FERRARI DR., LOS ANGELES CA 90210
ASSESSOR'S PARCEL NO.: 4355004030
LEGAL DESCRIPTION: LOT 1 OF TRACT # 23198, IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 661, PAGES 37 THROUGH 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
LOT/PARCEL AREA: 25,045 SQ.FT.
ZONE: RE20-1-H-HCR HILLSIDE AREA BASELINE HILLSIDE ORDINANCE
STORIES: 2 + BASEMENT
FIRE SPRINKLER: YES (NFPA 13D MIN.)
Very High Fire Severity Zone: YES. SEE NOTES ON A-0.3
CODE ANALYSIS: THIS PROJECT SHALL COMPLY WITH: 2015 L.A.B.C. & L.A.M.C. 2017 AMENDMENTS, 2015 C.B.C. CA. MECHANICAL CODE (CMC), CA. PLUMBING CODE (C.P.C.), CA. RESIDENTIAL CODE & (C.R.C.) AND 2017 G.B.C..

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These drawings, specifications, ideas and arrangements presented thereby are and shall remain the property of Ames Peterson, Inc. No part thereof shall be copied, distributed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of Ames Peterson, Inc. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

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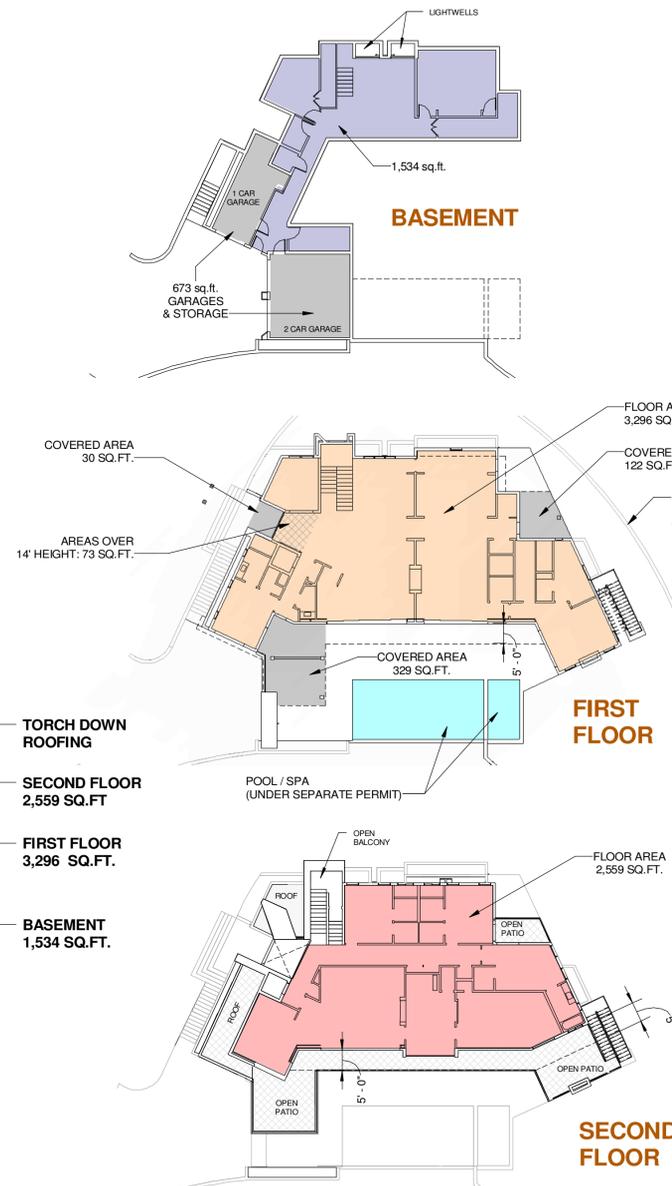
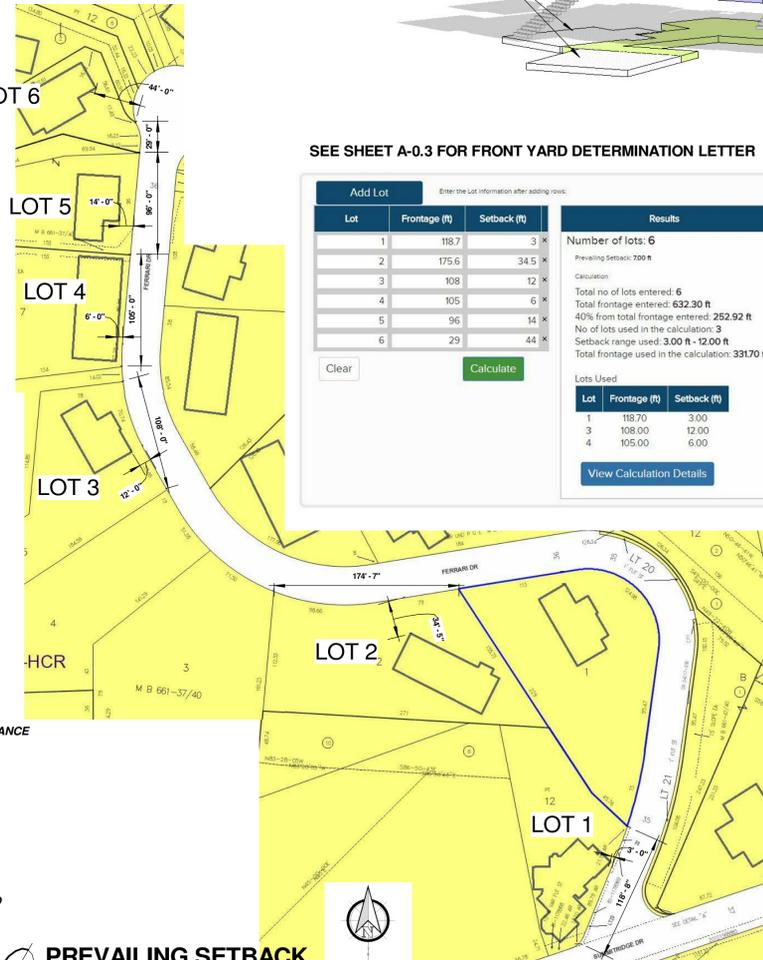
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SYMBOLS

- ELEV. LETTER
- ELEV. SHEET
- BLDG. SECTION NUMBER
- BLDG. SECTION SHEET
- DETAIL NUMBER
- DIRECTION OF DETAIL
- DETAIL SHEET
- DETAIL NUMBER
- DETAIL SHEET REVISION NUMBER
- BLDG. HEIGHT REFERENCE POINT
- (N) DOOR SYMBOL (SEE SCHEDULE)
- (N) WINDOW SYMBOL (SEE SCHEDULE)
- (N) WALL TYPE
- (E) EXISTING TO REMAIN
- (N) NEW
- ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL (SEE NOTE 25, GRN 14 FORM, SHEET A-1.2)
- APPROVED SMOKE DETECTOR ALARM EQUIPPED WITH APPROVED CARBON-MONOXIDE ALARM. (SEE SHEET NOTE ON THIS SAME SHEET)
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS
- EXISTING WALL TO REMAIN
- PROPOSED WALL
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

ABBREVIATIONS

- ADJ. ADJUSTABLE
- A.F.F. ABOVE FINISH FLOOR
- (D) DEMOLISH
- DN. DOWN
- D.S. DOWN SPOUT
- (E) EXISTING
- EL. ELEVATION
- E.T.R. EXISTING TO REMAIN
- E.P. ELECTRIC PANEL
- MIN. CLR. MINIMUM REQUIRED CLEARANCE
- (N) NEW
- N/A NOT APPLICABLE
- N.I.C. NOT IN CONTRACT
- N.T.S. NOT TO SCALE
- STO. STORAGE
- T.B.D. TO BE DETERMINED
- T.O.C. TOP OF CURB
- T.O.F. TOP OF FLOOR
- T.O.P. TOP OF PLATE
- T.O.W. TOP OF WALL
- T.S. TOP OF SLAB
- F.G. FINISH GRADE
- U.O.N. UNLESS OTHERWISE NOTED
- U.S. UNDER SIDE
- V.I.F. VERIFY IN FIELD
- W. WITH
- W.I.C. WALK IN CLOSET



REQUIRED SETBACKS:

FRONT YARD (PREVAILING)	7'-0" (SEE DIAGRAM ON THIS SHEET)
REAR YARD	NONE (SEE DETERMINATION LETTER)
SIDE YARDS	5'-0"

SQUARE FOOTAGE BREAKDOWN

LOT AREA:	25,045 SQ.FT.	(SEE DIAGRAM BELOW)
ALLOWABLE LOT COVERAGE:	10,018 SQ.FT. (40%)	(SEE PER SOLE SAND ANALYSIS)
ALLOWABLE RFA:	6,092.6 SQ.FT.	(CUMULATIVE SIDE YARD METHOD, SEE DIAGRAM BELOW AND SHEET A-0.1)
RFA 20% BOUNS:	1,216.52 SQ.FT.	
MAX. ALLOWABLE RFA	7,300 SQ.FT.	

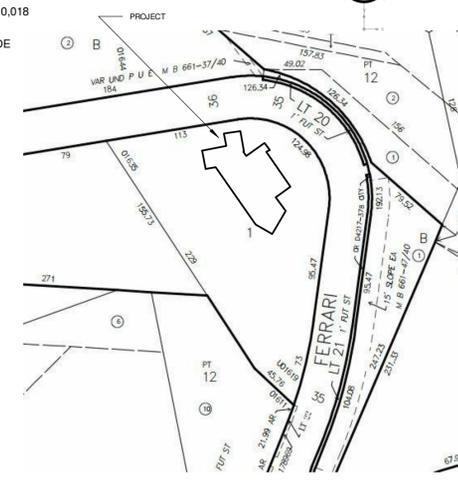
AREA CALCULATIONS: AS PER ZONING RESIDENTIAL FLOOR AREA (RFA)

AREAS	TOTALS
BASEMENT (1,534) (SEE SQ.FT. EXEMPTION ON SHEET A-0.3)	---
FIRST FLOOR 3,296	3,296
SECOND FLOOR 2,559	2,559
GARAGE 673 (BASEMENT EXEMPTION)	---
CEILING HEIGHT > 14'	73
COVERED PATIOS @ 1ST FLR 481	481
COVERED PORCHES @ 2ND FLR -	---
TOTAL RFA:	6,409 SQ.FT. <MAX 7,300 SQ.FT.

AREA CALCULATION: PER ASSESSOR SCHOOL DISTRICT

AREAS	TOTALS
BASEMENT	1,541
FIRST FLOOR	3,507
SECOND FLOOR	2,897
GARAGE 622	---
TOTAL :	7,945 SQ.FT.

VICINITY MAP



PRINTED DATE: 2/7/2018 1:48:53 PM
Benchmarks :
PLAN CHECK CITY SUBMITTAL 02/05/2018
SHEET TITLE : COVER SHEET
SCALE : As indicated
SHEET NO: A-0.0

Residence 1635 Ferrari Dr. Beverly Hills, CA 90210

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^{1,2}

Less Water and Less Exempt Compounds

COATING CATEGORY ³	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high solids coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry lag coatings	150
Flux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings ⁴	120
Magnesia cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Primer, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellac	730
Clear	550
Orange	100
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tile and tile related coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

FORMALDEHYDE LIMITS⁵

Maximum Formaldehyde Emissions in Parts per Million

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 ⁶	0.13

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.

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 ^{1,3}
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{1,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
² 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.
³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴ 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.
⁵ 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 A112.19.233.2. 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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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/pavement. 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 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. (4.304.5)
- Except as provided in this section, for sites with over 500 square feet of landscape area, alternate water piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/showers wash basins to be used for a future graywater irrigation system. (4.305.1)
- 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)

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RESIDENTIAL BUILDINGS

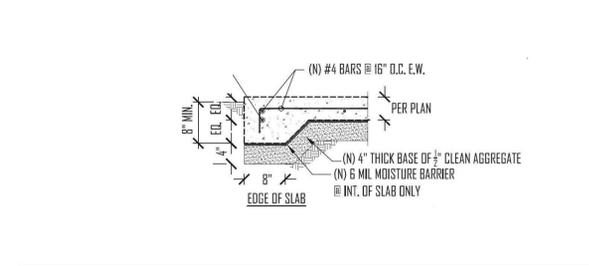
- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved for permit 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 purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- 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 amperage 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 SRI 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 SRI value of at least 16 or both a 5-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The required raceway 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. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- 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. (4.303.1.3.2)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 492.7)
- 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 cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rotative 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 handling of construction waste. (4.408.1)
- For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be compiled and placed in the building at the time of final inspection. (4.410.1)

NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	A-0.2	GRN 1
2	4.106.3	Grading and paving	SG-1 - 3	GRADING PLAN
3	4.106.4	Electric vehicle (EV) charging	A-2.0	NOTE #6
4	4.106.5	Cool roof for reduction of heat island effect	A-0.4/A-2.3	GRN 14 NOTE 3; NOTE 01 & SEE SPECS ON THAT SHEET
5	4.106.7	Reduction of heat island effect for non-roof areas	A-0.4 L-1.1	GRN 14 NOTE 4; LANDSCAPE PLAN
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings	A-2.3	ROOF NOTES
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings	A-0.2	GRN 14 NOTE 5
8	4.303.1.3.2	Multiple showerheads serving one shower	A-0.2	GRN 14 NOTE 6
9	4.303.3	Water submeters	A-0.2	GRN 16R NOTE 1
10	4.303.4	Water use reduction	A-0.2	GRN 16R NOTE 2
11	4.304.1	Outdoor potable water use in landscape areas	A-0.2	GRN 16R NOTE 12
12	4.304.2	Irrigation controllers	A-0.2	GRN 14 NOTE 7
13	4.304.3	Metering outdoor water use	A-0.2	GRN 16R NOTE 3 & 4
14	4.304.4	Exterior faucets	A-0.2	GRN 16R NOTE 5
15	4.304.5	Swimming pool covers	A-0.2	GRN 16R NOTE 6
16	4.305.1	Graywater ready	A-0.2	GRN 16R NOTE 7
17	4.305.2	Recycled water supply to fixtures	A-0.2	GRN 16R NOTE 8
18	4.305.3.1	Cooling towers (buildings < 25 stories)	A-0.2	GRN 16R NOTE 9
19	4.305.3.2	Cooling towers (buildings > 25 stories)	A-0.2	GRN 16R NOTE 10
20	4.305.4	Groundwater discharge	A-0.2	GRN 16R NOTE 11
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
21	4.406.1	Rodent proofing	A-0.2	GRN 14R NOTE 3
22	4.407.3	Flashing details	A-6.0	WATERPROOF DETAIL

NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.407.4	Material protection	A-0.2	GRN 14 NOTE 10
24	4.408.1	Construction waste reduction of at least 65%	A-0.2	GRN 14 NOTE 11
25	4.410.1	Operation and maintenance manual	A-0.2	GRN 14 NOTE 12
ENVIRONMENTAL QUALITY				
26	4.503.1	Fireplaces and woodstoves	A-2.3 / A-0.2	DETAIL / GRN14 NOTE 13
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A-0.2	GRN 14 NOTE 14
28	4.504.2	Finish material pollutant control	A-0.2	GRN 11
29	4.504.2.1	- Adhesives, sealants, caulks	A-0.2	GRN 14 NOTE 10
30	4.504.2.2	- Paints and coatings	A-0.2	GRN 14 NOTE 10
31	4.504.2.3	- Aerosol paints and coatings	A-0.2	GRN 14 NOTE 10
32	4.504.2.4	- Verification	A-0.2	GRN 14 NOTE 16 & 21
33	4.504.3	Carpet systems	A-0.2	GRN 14 NOTE 17
34	4.504.3.1	Carpet cushion	A-0.2	GRN 14 NOTE 18
35	4.504.4	Resilient flooring systems	A-0.2	GRN 14 NOTE 19
36	4.504.5	Composite wood products	A-0.2	GRN 14 NOTE 20
37	4.504.6	Filters	A-0.2	GRN 14 NOTE 22
38	4.505.2.1	Capillary break	SD1	DETAIL 10
39	4.505.3	Moisture content of building materials	A-0.2	GRN 14 NOTE 24
40	4.506.1	Bathroom exhaust fans	A-2.0	SYMBOLS
41	4.507.2	Heating and air-conditioning system design	A-0.2	GRN 14 NOTE 27



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Benchmarks :

PLAN CHECK CITY SUBMITTAL 02/05/2018

SHEET TITLE :
GREEN NOTES

SCALE :

SHEET NO:

A-0.2

FRONTAGE LETTER OF DETERMINATION

BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATELOS PRESIDENT
E. FELICIA BRANNON VICE PRESIDENT
JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES



ERIC GARCETTI MAYOR

DEPARTMENT OF BUILDING AND SAFETY

FRANK M. BUSH GENERAL MANAGER
OSAMA YOUNAN, P.E. EXECUTIVE OFFICER



City of Los Angeles Department of Building and Safety

Version 1

Grading Pre-Inspection Report

Address: 1635 N FERRARI DR
Council District: 5 Permit Application: 17030-10000-07760

Work Description:
GPI AND POSTING ONLY PROPOSED TWO STORY + BASEMENT SINGLE FAM DWELLING + RETAINING WALL + POOL AND SPA

Inspector/Telephone: VASIL MIHALEV, (213) 482-0404
Inspection District: WLA
Inspection Date: 11/27/2017

Property Posted: Yes Posting Date: 11/27/2017 Posting Fees Paid? Yes
Tract: TR 23198
Block: Lot(s): 1 ARB: County Ref No: M B 661-37/40

Approved Graded Lot: No
Fill Over 100 Feet: No
Slope of Surface: Descending
Bearing Value: per soils report
Buttress Fill: No
Natural Soil Classification 1804.2: per soils report
Cut: degrees Height: ft in
Slide Area: No
PSDS Sized Per Code: Unknown
Roof Gutters: Yes
Recommended Termination of Drainage to street
Maximum Rough Grade Allowed: 20%

GRADING APPROVAL TO ISSUE PERMIT(S)

- OK TO ISSUE. SEE BELOW FOR COMMENTS.
X DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.
X 1. A grading permit is required for excavation and backfill.
X 2. A retaining wall permit is required.
X 3. OSHA permit required for vertical cuts 5 feet or over.
4. All footings shall be founded in undisturbed natural soil per Code.
5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.
6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
X 7. Geological and Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
X 8. Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the plans. Geologist and Soils Engineer to sign plans.
9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
X 10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
X 11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
X 12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
X 13. Department approval is required for construction of structures. on or over slopes steeper than 2 horizontal to 1 vertical.
X 14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
X 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
X 16. A Registered Deputy Inspector is required.
X 17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
X 18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
X 19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
X 20. All cut or fill slopes shall be no steeper than 2:1 (26 degrees).
X 21. Stake and flag the property lines in accordance with a licensed survey map.
X 22. Approval required by the Department for starting work.
23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077
24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

** Additional requirements: THIS GPI SHALL BE PART OF THE APPROVED PLANS 1) An onsite initial grading inspection meeting is required prior to any excavation work.

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Alquist-Priolo Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0488.

VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES

- 1. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)
2. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
3. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
4. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/16" and max. 1/8" openings.Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)
5. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by noncombustible material, ignition-resistant material, one layer of 5/8" type x applied behind an exterior covering on the underside of the rafter tails or soffit, exterior portion of a 1 hr fire resistive exterior wall assembly applied to the underside of rafter tails or soffit per gypsum association fire resistance design manual, boxed-in roof eave soffit assemblies complying with SFM 12-7A-3 (707A.5;R327.7.5)
6. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3)
7. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)
8. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1)
9. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)
10. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.708A.3
11. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition- resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
12. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)
13. All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)
14. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2. Exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following: noncombustible or ignition-resistant material, one layer of 5/8" type x applied behind an exterior covering on the underside exterior of roof deck,exterior portion of a 1 hr fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure per gypsum association fire resistance design manual. (707A.4;R327.7.4)
15. No trellis is permitted within 10 feet of the primary structure.
16. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2008-023).
17. Exposed underside shall be protected by one of the following: noncombustible material, ignition-resistant material, one layer of 5/8" type x applied behind an exterior covering on the underside of the ceiling, exterior portion of a hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per gypsum association fire resistance design manual, porch ceiling assemblies with a horizontal underside complying with SFM 12-7A-3 (707A.6;R327.7.6)

BUILDING AND SAFETY NOTES:

- a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
d. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
g. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.6.9)
h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)
i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)
j. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)
k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)
l. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
m. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)
n. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site
common 1-hour fire-resistance-rated wall assembly is permitted if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall (R302.2).
The fire-resistance-rated wall separating townhouses shall be continuous from the foundation to the underside of the roof sheathing, deck or slab, and extend the full length of the wall or assembly (R302.2.1).
Parapets shall be provided for townhouses as an extension of exterior walls or common walls. Parapets shall extend not less than 30 inches above the roof surface or meet the criteria in Section R302.2.2 for parapet alternatives (R302.2.3).
Each individual townhouse shall be structurally independent except where the separation is provided by a common 1-hour fire-resistance-rated wall. Exterior sheathing, wall covering and roofing are exempt from the provisions requiring structural independence (R302.2.4).



DESIGNER: Ames Peterson Design Studio
9255 Sunset Blvd, Suite 1000
Beverly Hills, CA 90069
424.335.0150

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Residence
1635 Ferrari Dr.
Beverly Hills, CA 90210

PRINTED DATE: 2/7/2018 1:48:59 PM

Benchmarks :

PLAN CHECK CITY SUBMITTAL 02/05/2018

SHEET TITLE :

GPI & REFERRAL FORMS

SCALE :

SHEET NO:

A-0.3

October 25, 2017

Michael and Diana Mandt
6800 Pacific View Drive
Los Angeles, CA 90068

RE: 1635 N. FERRARI DRIVE APN: 4355-004-030

In response to your request of September 22, 2017, regarding zoning information on the above referenced property ("Property"), please be advised of the following:

The property, known as Tract: TR 23198, Block: None, Lot: 1, is shown on the Zoning Map to be located in the RE20-1-H-HCR Zone. See the attached print out of the Parcel Profile Report for zoning related information pertaining to this property.

You requested a lot line determination for the above parcel. Please be advised of the following:

In order to better understand how and why we are making our determination, we should first see how some common terms are defined in the zoning code. According to LAMC Section 12.03, these terms are defined as follows:

LAMC SECTION 12.03 - "DEFINITIONS"

FRONTAGE. All property fronting on one (1) side of a street between intersecting or intersecting streets, or between a street and right-of-way, waterway, and of dead-end street, or city boundary measured along the street line. An intersecting street shall determine only the boundary of the frontage on the side of the street which it intercepts.

LOT. A parcel of land occupied or to be occupied by a use, building or unit group of buildings and accessory buildings and uses, together with the yards, open spaces, lot width and lot area as are required by this chapter and fronting for a distance of at least 20 feet upon a street as defined here, or upon a private street as defined in Article 8 of this chapter. The width of an access-strip portion of a lot shall not be less than 20 feet at any point. In a residential planned development or an approved small lot subdivision a lot need have only the street frontage or access as is provided on the recorded subdivision tract or parcel map for the development. (Amended by Ord. No. 176,354, Eff. 1/31/05.)

LOT, CORNER. A lot situated at the intersection of two (2) or more streets having an angle of intersection of not more than one hundred thirty five (135) degrees.

LOT, INTERIOR. A lot other than a corner lot.

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LADBS G-4 (Rev.09/20/2016)

LOT LINE, FRONT. In the case of an interior lot, the line separating the lot from the street or place, and in the case of a corner lot, a line separating the narrowest street frontage of the lot from the street, except in those cases where the latest tract deed restrictions specify another line as the front lot line.

LOT LINE, REAR. A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front line.

LOT LINE, SIDE. Any lot boundary line not a front lot line or a rear lot line.

STREET. Any public thoroughfare other than an alley or walk, except that in those cases where a subdivision has been recorded containing lots which abut only on an alley or walk, said alley or walk may be considered to be a street.

The front lot line is fronting Ferrari Drive and the remaining lot line may be the side lot line. Please see the attached property map for more details.

This information is provided as of October 25, 2017 and the zone is as shown on the Zoning Map. Should you need any further assistance pertaining to this matter, please contact Dakarai Smith at (213) 202-5415.

Laura Duong

Laura Duong
Structural Engineer Associate IV

Peter Kim
Zoning Engineer

Attachments

PK:LD:ld

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LADBS G-4 (Rev.09/20/2016)

GENERAL SECURITY REQUIREMENTS

- SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)
- WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 1.6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB. (6709.2)
- EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6709)
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICES OR DEAD BOLTS IN SOLID CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY. SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

MECH., PLUMB. & ELECT. GENERAL NOTES

1. BUILDING INSPECTION SHALL NOT BE DONE UNLESS ELECTRICAL, PLUMBING, AND MECHANICAL WORK HAS BEEN COMPLETED AND SIGNED OFF BY THE DEPARTMENT.

2. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER AND WATER OR DRAIN INSTALLATION, WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGES TO OWNER.

3. DUCTS PENETRATING STUD WALLS OR SHAFT WALLS SHALL BE PROVIDED WITH FRAMES, BRACING, AND SEALANT AROUND THE OPENING.

4. ALL VERTICAL PIPE RISERS SHALL BE HELD TIGHT TO FACE OF COLUMN OR WALL. RISERS PASSING THROUGH FLOOR AND SHALL HAVE A PIPE SLEEVE THAT EXTENDS 1'-0" ABOVE FINISH FLOOR AND SEALED WATER-TIGHT.

5. DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE MAIN SEWER LEVEL OR BELOW THE NEXT UPSTREAM MAINHOLE SHALL BE PROTECTED FROM BACKFLOW WITH AN APPROVED BACKWATER VALVE PER CURRENT PLUMBING CODE.

6. PROVIDE 18"x30" UNDER-FLOOR ACCESS DOOR WITHIN TWENTY FEET OF ALL PLUMBING CLEAN OUTS (1209.1).

7. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158-FOR WORK OVER \$10,000). (SEPARATE PLUMBING PERMIT IS REQUIRED.)

8. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)

9. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH A HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)

10. PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE. ALL WATER CLOSETS SHALL BE LOW-FLUSH ULTRA-LOW-FLOW FIXTURES (MAX. 1.28 GAL/FLUSH) AND SHOWER HEAD LOW-FLOW TYPE.

11. TOILET ROOMS SHALL BE EQUIPPED WITH A MECHANICAL SYSTEM OF VENTILATION PROVIDING A MINIMUM OF TEN AIR CHANGES PER HOUR AND AS PER CURRENT UNIFORM MECHANICAL CODE.

12. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC).

13. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

14. ALL ROUGH AND FINISH ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO MEET LOCAL AND STATE CODES AND BE U.L. APPROVED.

15. 120V SINGLE PHASE, 15-20 AMP RECEPTACLES IN BATHROOM, KITCHEN OR OTHER COUNTER TOPS WITHIN 6" OF A SINK, GARAGE OUTLETS, OR OUTLETS AT EXPOSED CONCRETE FLOORS AND OUTDOOR RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER (GFI) PROTECTION.

16. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325.

17. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).

18. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

FIRE PROT. & LIFE SAFETY GENERAL NOTES

1. PROVIDE DRAFT STOPS WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION (100 SQ. FT & 60 FT MAX BETWEEN DRAFT STOPS. 708.3.1.1.1

2. PROVIDE DRAFT STOPS WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION (3000 SQ. FT & 60 FT MAX) 708.3.1.2.2

3. KEEP EXIT PASSAGE AND EXIT DOORS FREE OF MATERIALS AT ALL TIMES.

4. PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE. (LAMC 57.20.25)

5. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING.1 PER SECTION R902.1.

ALL ROOFS SHALL BE CLASS A ROOFING ASSEMBLIES IN ACCORDANCE WITH CHAPTER 15. THE USE OF NON-FIRE-RETARDANT WOOD SHINGLES OR NON-FIRE-RETARDANT SHKES FOR NEW OR REPLACEMENT ROOFING IS PROHIBITED (SMC 8.12.070).

6. GARAGE SIDE WALL, CEILINGS, POST & BEAMS TO BE CONSTRUCTED OF 1-HR FIRE RESISTIVE MATERIALS AND PENETRATIONS SEALED WITH AN APPROVED FIRE CAULK. 302.4 & 73-B.

7. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2)

8. MAXIMUM 25% OPENING AREA IS ALLOWED WHEN THE FIRE SEPERATION DISTANCE IS 3'-AND < OR EQUAL 5'. (1-302.1(1))

9. WHERE A PERMIT IS REQUIRED FOR ALTERNATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARM SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

10. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY. (R309.1)

11. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKIGN SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND TREH ROOF SPACE. (R302.11)

12. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH R313.3 OR NFPA13D. (R313, 12.21A17(D))

13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

14. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) &44" MAXIMUM TO SILL. (R310.1)

RESIDENTIAL BLDG. GENERAL NOTES CONT...

18. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20% . GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEEDS 12 1/2%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREAS IS 5%. MAXIMUM SLOPE WITHIN PARING AREA IS 5%. 12.21A5(G), INFORMATION BULLETIN # PZC 2002-001.

19. GARAGE REQUIREMENTS:
A) GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD, PROVIDE MIN. 1/2" GYPSUM BOARD ON THE GARAGE SIDE ELSEWHERE.
B) GARAGE SIDE WALL, CEILINGS, POST & BEAMS TO BE CONSTRUCTED OF 1-HOUR FIRE-RESISTIVE MATERIALS AND PENETRATIONS TO BE SEALED WITH AN APPROVED FIRE CAULK.
C) DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE MINIMUM FIRE PROTECTION OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK.
D) THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.5.1)
E)DUCTS PENETRATING THE WALLS OR CELING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL NAD SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.6).
F) OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4(R302.5.3)

18. GARAGE REQUIREMENTS:
A) GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE "X" GYPSUM BOARD, PROVIDE MIN. 1/2" GYPSUM BOARD ON THE GARAGE SIDE ELSEWHERE.
B) GARAGE SIDE WALL, CEILINGS, POST & BEAMS TO BE CONSTRUCTED OF 1-HOUR FIRE-RESISTIVE MATERIALS AND PENETRATIONS TO BE SEALED WITH AN APPROVED FIRE CAULK.
C) DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE MINIMUM FIRE PROTECTION OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK.
D) THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.5.1)
E)DUCTS PENETRATING THE WALLS OR CELING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL NAD SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.6).
F) OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4(R302.5.3)

19. FOR EXISTING POOL ON SITE:
A) PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014
B) PROVIDE ANTI ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL, (AB) NO. 2977.

20. POOL ENCLOSURE: THE TOP BARRIER SHALL BE AT LEAST 60 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE TWO INCHES MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE GATE SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND SELF-LATCHING (3109.4.1)

21. SITE WORK: LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6-INCHES WITHIN THE FIRST 10-FEET. (R401.3)

22. A) THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTED, PUMPS, VALVES, METER, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B) AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170.158) (SEPERATE PLUMBING PERMIT IS REQUIRED).

C) PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

D) KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

E) BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

F) PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

G) UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL SATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

H) PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)

I) WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

J) FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014

K) FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL, (AB) NO. 2977.

L) AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325 (R309.4).

M) SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDIN ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)

N) WHERE A PERMIT IS REQUIRED FOR ALTERNATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND (\$1,000) EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DEWLLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

O) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

P) A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

23. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE (R302.11)

24. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH AND ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ.FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

25. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7.

26. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP A U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP A U1.

BUILDING AND SAFETY NOTES CONT...

12. PROVIDE A CLASS 'A' FIRE RETARDANT ROOF COVERING PER SECTION R303.9.)

13. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.

14. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)

15. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP A U1 FOR THE SPECIES, PRODUCT, PRESERVATIVES AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP A U1.

16. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

10. EXCAVATION: WHERE APPLICABLE, NO TRENCHERS OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

11. DOORS & HARDWARE: ALL DOORS AND FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSURES, STOPS AND HARDWARE.

ALL LABELLED DOORS SHALL BE COMPLETE ASSEMBLIES, INCLUDING DOOR FRAMES, APPROVED CLOSERS AND HARDWARE.

12. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

13. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM FROM EACH OTHER TO PREVENT ELECTROLYSIS.

14. ITEMS MARKED "N.I.C." ARE NOT IN CONTRACT. SUCH ITEMS MAY BE INCLUDED IN THE DOCUMENTS WHEN CONTRACTOR SHOULD BE REASONABLY AWARE OF POSSIBLE COORDINATION ISSUES.

15. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOOR. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED (6306)

RESIDENTIAL BLDG. GENERAL NOTES

1. VENTILATION:

A) PROVIDE UNDER-FLOOR VENTILATION, 1 SQ FT OPENING FOR EACH 150 SQ FT OR APPROVED MECHANICAL MEANS (1203.3.1) (L.A.RESID. CODE R.408.10

B) PROVIDE ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROX. 10 SQ. IN FOR EACH SQ. FT OF ATTIC AREA) IS REQUIRED (1505.3).

2. OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH (6.4 MM) NOR MORE THAN 1/2 INCH (13 MM) IN ANY DIMENSION.

3. AN ATTIC ACCESS OPENING 20" X 30" WITH 30" CLEAR HEADROOM ABOVE OPENING IS REQUIRED PER CURRENT LOS ANGELES BUILDING CODE (1505.1) (R.807.1)

4. STAIRWAYS:

A) STAIRWAY TO HAVE MINIMUM 6'-0" VERTICAL HEADROOM AT TREAD NOSING (PER C.B.C.).
B) ENCLOSURES UNDER STAIRWAYS: THE WALLS SOFFITS WITHIN ENCLOSED USEABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. EXCEPTION: STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH 0-INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USEABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE. (1009.5.3)
C) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

5. HANDRAILS 34" TO 38" HIGH PER C.B.C.. GUARDRAILS AT VERTICAL HEIGHT CHANGES OF OVER 18" SHALL BE PROTECTED BY A RAIL OF 42" MINIMUM HGT. AND BE STRUCTURALLY SOUND PER STRUCTURAL ENGINEER'S DESIGN. ALL PROTECTION RAILS AND AT SUCH CHANGES OF HGT. SHALL BE PROTECTED SO AS TO NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH. HANDGRIP PORTION SHALL NOT BE LESS THAN 1 1/4" AND NO MORE THAN 2" CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.

6. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)

7. PROVIDE 72" HIGH NONABSORBENT WALL ADJACENT TO SHOWER & APPROVED SHATTER-RESISTANT MATERIALS FOR ABOVE SHOWER ENCLOSURE. (R308)

8. UNIT SKYLIGHTS SHALL BE LABELED BY A LOS ANGELES CITY APPROVED LABELING AGENCY. SUCH A LABEL SHALL STATE THE APPROVED LABEL AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1203.3 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1203.3)

10. NATURAL LIGHT SHALL BE PROVIDED BY WINDOW OPENINGS EQUAL TO BUT NOT LESS THAN 10% OF THE FLOOR AREA OF THE ROOM, OR A MINIMUM OF 10 SQ FT FOR ALL HABITABLE ROOMS. (C.B.C. 1203-2)

11. IN GUEST ROOMS AND HABITABLE ROOMS, NATURAL VENTILATION SHALL BE PROVIDED BY MEANS OF OPERABLE EXTERIOR OPENINGS NOT LESS THAN 5% OF THE FLOOR AREA WITH A MINIMUM OF 5 SQ. FT. MECHANICAL VENTILATION CAN BE PROVIDED IN LIEU OF NATURAL IF IT IS CAPABLE OF PROVIDING 2 AIR CHANGES PER HOUR WITH A MINIMUM OF 15 CFM OR PER CURRENT LOS ANGELES BUILDING CODE.

12. BATHROOMS CONTAINING A BATHTUB AND/ OR SHOWER, LAUNDRY ROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (1203.1)

13. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. (R319).

14. FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLE AND CLAY OR CONCRETE TILES SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS, OR STAINLESS STEEL.

15. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWP A U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWP A U1.

16. PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE. 91.1402.4. SPECIFY RESEARCH REPORT (RR# OR ICB#) FOR MEMBRANE. INSTALL WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

17. CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.

GENERAL NOTES AND CONTRACTOR RESPONSIBILITY

1. DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY FOR JOB SITE SAFETY OR FOR ANY PERSONS INCLUDING WORKMEN, VISITORS, OR ANY OTHER ENTITY WHICH MAY ENTER ONTO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND AVOIDING HAZARDS INCLUDING BURIED UTILITIES OR PIPELINES.

2. CONTRACTOR'S CHOICES AS TO MEANS OF CONSTRUCTION, THE SEQUENCES OF CONSTRUCTION AND SAFETY PRECAUTIONS INCIDENT THERE TO ARE NOT PART OF DESIGNER'S RESPONSIBILITY.

3. CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL REPORT TO ARCHITECT OR OWNERS REPRESENTATIVE ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENT IS VERIFIED BY DESIGNER OR OWNERS REPRESENTATIVE.

4. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL DRAWINGS ARE SUPPLEMENTARY TO THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCY IS DISCOVERED BETWEEN ARCHITECT AND CONSULTANT DRAWINGS, SUCH DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNERS REPRESENTATIVE, AND CONTRACTORS SHALL RECEIVE INSTRUCTIONS PRIOR TO INSTALLATION OF SAID WORK. ANY WORK PERFORMED OR INSTALLED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

5. NEW CONSTRUCTION DIMENSIONS ARE BASED ON SITE MEASUREMENTS OF EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY AND CORRECT AGAINST ACTUAL SITE CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY AREAS WHICH WOULD DIFFER FROM INTENT OF THE DRAWINGS OR SHOW DISCREPANCIES BETWEEN SECTIONS OF THE DRAWINGS.

6. CONSTRUCTION IS ALLOWED ONLY BETWEEN THE HOURS OF 7AM-6PM MONDAY-FRIDAY, 8AM-5PM SATURDAYS, AND IS PROHIBITED ON PUBLIC HOLIDAYS.

7. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH CALIFORNIA O.S.H.A. GUIDELINES AND RECOMMENDATIONS.

8. ALL CONSTRUCTIONS AND MATERIALS SHALL COMPLY WITH THE CURRENT EDITION OF THE LOS ANGELES BUILDING CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND CALIFORNIA BUILDING CODE.

9. CONTRACTOR WILL OBTAIN CITY OF LOS ANGELES TRANSPORTATION DEPARTMENT AND ENGINEERING DIVISION APPROVAL AND OR PERMITS FOR DRIVEWAY CURB CUTS AND APRONS, CONSTRUCTION OVER CITY EASEMENTS, HAULING TRUCKS, TREE REMOVAL AND UTILITY LOCATIONS, AS REQUIRED.

10. "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

11. PERMITS: EACH SUBCONTRACTOR WHOSE WORK IS NOT NORMALLY COVERED BY THE BUILDING PERMIT SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, AND ANY OFF-SITE WORK SHALL BE RESPONSIBLE TO OBTAIN AND PAY FEES FOR THE APPROPRIATE PERMIT.

12. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONAL AND ADJACENT PROPERTY AND TO ENSURE SAFETY OF STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ALL ERECTION BRACING CALCULATIONS AND DRAWINGS REQUIRED BY LAW OR BY SAFE CONSTRUCTION PRACTICES.

13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL ELECTRICAL EQUIPMENT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING CALCULATIONS AS REQUIRED TO ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

14. CONTRACTOR SHALL PROVIDE TEMPORARY FIRE PROTECTION AS PER CITY OF LOS ANGELES FIRE DEPARTMENT RULES AND REGULATIONS.

15. VERIFY CLIENT'S SECURITY SYSTEMS REQUIREMENTS. COORDINATE SECURITY SENSORS WITH CLIENT'S ALARM COMPANY.

1. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO BIDDING AND START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING.

2. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING THE WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SHALL BE INCLUDED AS PART OF THE WORK. WORK NOT EXPLICIT IN THE DRAWINGS BUT CLEARLY IMPLIED AS NECESSARY TO COMPLETE THE WORK SHALL BE INTERPRETED AS FULLY DRAWN.

3. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACES UNLESS OTHERWISE NOTED.

4. LARGER SCALE DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DETAIL DRAWINGS.

GENERAL INFORMATION				
01	Project Name	New Residence at 1635 Ferrari Dr		
02	Calculation Description	Title 24 Analysis		
03	Project Location	1635 Ferrari Drive		
04	City	Beverly Hills	05	Standards Version
06	Zip Code	90210	07	Compliance Manager Version
08	Climate Zone	C29	09	Software Version
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)
12	Project Scope	Newly Constructed	13	Number of Dwelling Units
14	Total Cond. Floor Area (ft ²)	7489	15	Number of Zones
16	Slab Area (ft ²)	3369	17	Number of Stories
18	Addition Cond. Floor Area (ft ²)	n/a	19	Natural Gas Available
20	Addition Slab Area (ft ²)	n/a	21	Glazing Percentage (%)

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS Rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY USE SUMMARY				
04	Energy Use (kWh/yr)	Standard Design	Proposed Design	Compliance Margin
05	Space Heating	8.42	13.90	-5.48
06	Space Cooling	15.76	17.89	-2.13
07	IAQ Ventilation	0.78	0.78	0.00
08	Water Heating	2.90	2.50	0.40
09	Photovoltaic Offset	---	-7.22	7.22
10	Compliance Energy Total	27.86	27.85	0.01

ENERGY DESIGN RATING				
01	EDR of Standard Efficiency	35.2	EDR of Proposed Efficiency	40.8
02	EDR Value of Proposed PV + Battery	13.5	Final Proposed EDR	27.3
03	Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and Oil verification prerequisite.	<input type="checkbox"/>		
04	Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and Oil verification prerequisite.	<input type="checkbox"/>		
05	Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone C29 (Burbank) (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System must be verified.	<input type="checkbox"/>		

ENERGY DESIGN RATING PV SYSTEM INPUTS - DETAILED						
01	DC System Size (kWdc)	Module Type	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)
02	3.3	Standard	<input type="checkbox"/>	180	deg	22.0
03	Inverter Eff. (%)	PV System offsets 33% of the total proposed design kWh/yr		Tilt (x in 12)	4.8	Inverter Eff. (%)
04	96			96		

REQUIRED SPECIAL FEATURES	
01	The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
02	<ul style="list-style-type: none"> PV System: 3.3 kWdc Floor has high level of insulation Window overhangs and/or fins Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY						
01	The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.					
02	Building-level Verifications:	<ul style="list-style-type: none"> High quality insulation installation (QII) IAQ mechanical ventilation Cooling System Verifications: Minimum Airflow Verified EER Verified SEER Verified Refrigerant Charge Fan Efficiency Watts/CFM HVAC Distribution System Verifications: Duct Sealing Ducts located within the conditioned space (except 12 linear ft) Domestic Hot Water System Verifications: None 				

BUILDING - FEATURES INFORMATION						
01	Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Water Heating Systems
02	New Residence at 1635 Ferrari Dr	7489	1	6	3	0

ZONE INFORMATION						
01	Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1
02	Second Floor	Conditioned	Main HVAC1	2559	12	DHW Sys 1
03	First Floor	Conditioned	Main HVAC1	3396	12	DHW Sys 1
04	Basement	Conditioned	Main HVAC1	1534	10	DHW Sys 1

OPAQUE SURFACES										
01	Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window & Door Area (ft ²)	Tilt (deg)	07	08
02	Back Wall	Second Floor	R-21 Wall	135	Back	204	49.5	90		
03	Front Wall	Second Floor	R-21 Wall	315	Front	288	0	90		
04	Right Wall	Second Floor	R-21 Wall	225	Right	702	323.248	90		
05	Left Wall	Second Floor	R-21 Wall	45	Left	840	151.5	90		
06	Front Left Wall - 1	Second Floor	R-21 Wall	0	specify -	384	80.8	90		
07	Front Right Wall - 1	Second Floor	R-21 Wall	270	specify -	192	80.8	90		
08	Back Left Wall - 2	Second Floor	R-21 Wall	120	specify -	277	44	90		
09	Back Right Wall - 2	Second Floor	R-21 Wall	210	specify -	193	58	90		
10	Back Right Wall - 1	Second Floor	R-21 Wall	180	specify -	102	40	90		
11	Raised Floor	Second Floor	R-30 Floor No Crawlspace1	n/a	n/a	128	n/a	n/a		
12	Interior Surface 2	Second Floor>First Floor	R-30 Floor No Crawlspace	n/a	n/a	2431	n/a	n/a		
13	Left Wall 2	First Floor	R-21 Wall	45	Left	949	161.5	90		
14	Front Wall 2	First Floor	R-21 Wall	315	Front	100	0	90		
15	Right Wall 2	First Floor	R-21 Wall	225	Right	793	432	90		
16	Back Wall 2	First Floor	R-21 Wall	135	Back	347	60	90		
17	Front Left Wall - 1 2	First Floor	R-21 Wall	0	specify -	611	111.5	90		
18	Back Left Wall - 1	First Floor	R-21 Wall	90	specify -	65	0	90		
19	Front Right Wall - 1 2	First Floor	R-21 Wall	270	specify -	338	82	90		
20	Back Right Wall - 1 2	First Floor	R-21 Wall	180	specify -	137	60	90		
21	Back Left Wall - 2 2	First Floor	R-21 Wall	120	specify -	390	43.5	90		
22	Back Right Wall - 2 2	First Floor	R-21 Wall	210	specify -	221	39	90		
23	Front Right Wall - 2	First Floor	R-21 Wall	300	specify -	162	100	90		
24	Interior Surface 3	First Floor>> Garage__	R-30 Floor No Crawlspace	n/a	n/a	207	n/a	n/a		
25	Interior Surface 4	First Floor>>Basement	R-30 Floor No Crawlspace	n/a	n/a	1354	n/a	n/a		
26	Left Wall 3	Basement	R-21 Wall	45	Left	186	108	90		
27	Front Wall 3	Basement	R-21 Wall	315	Front	28	0	90		
28	Back Wall 3	Basement	R-21 Wall	135	Back	44	0	90		
29	Front Right Wall	Basement>>	R-21 Wall	270	specify -	66	24	90		
30	Interior Surface	Basement>> Garage__	R-19 Wall	n/a	n/a	838	48	n/a		
31	Underground Wall	Basement	8 Conc Wall	n/a	n/a	1945	n/a	n/a		

OPAQUE SURFACES - Cathedral Ceilings										
01	Garage/Wall Front Right	Garage__	Garage Ext Wall	270	specify -	132	64	90		
02	Garage/Wall Front	Garage__	Garage Ext Wall	315	Front	242	128	90		
03	Garage/Wall Right	Garage__	Garage Ext Wall	225	Right	160	0	90		

OPAQUE SURFACES - Cathedral Ceilings											
01	Name	Zone	Type	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt (deg)	Roof Reflectance	Roof Emittance
02	R-60 Roof	Second Floor	R-48 Spray Roof Cathedral	specify -	2559	24	0	0	0	0.3	0.85
03	Roof	First Floor	R-48 Spray Roof Cathedral	Back	965	0	0	0	0	0.3	0.85
04	Roof 2	Basement	R-48 Spray Roof Cathedral	specify -	100	0	0	0	0	0.3	0.85
05	Roof 3	Garage__	R-0 Roof Cathedral	Front	468	0	0	0	0	0.1	0.85

FENESTRATION / GLAZING										
01	Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft ²)	U-factor	SHGC	Exterior Shading
02	Sliding Door - T	Window	Back Wall (Back-135)	---	---	1	49.5	0.55	0.31	Insect Screen (default)
03	Sliding Door - L	Window	Right Wall (Right-225)	20.0	10.0	1	200.0	0.55	0.31	Insect Screen (default)
04	Window - 12	Window	Right Wall (Right-225)	12.3	10.0	1.002	123.2	0.55	0.31	Insect Screen (default)
05	French Door - W	Window	Left Wall (Left-45)	---	---	1	20.0	0.55	0.31	Insect Screen (default)
06	Windows - 07 x 4	Window	Left Wall (Left-45)	---	---	1	66.0	0.55	0.31	Insect Screen (default)
07	Windows - 08	Window	Left Wall (Left-45)	---	---	1	16.0	0.55	0.31	Insect Screen (default)
08	Sliding Door - T 2	Window	Left Wall (Left-45)	---	---	1	49.5	0.55	0.31	Insect Screen (default)
09	Window - 10	Window	Front Left Wall - 1 (specify -0)	---	---	1	64.8	0.55	0.31	Insect Screen (default)
10	Window - 11	Window	Front Left Wall - 1 (specify -0)	---	---	1	16.0	0.55	0.31	Insect Screen (default)
11	Sliding Door - M	Window	Front Right Wall - 1 (specify -270)	---	---	1	80.0	0.55	0.31	Insect Screen (default)
12	Window - 07 x 2	Window	Back Left Wall - 2 (specify -120)	---	---	1	33.0	0.55	0.31	Insect Screen (default)
13	Window - 09	Window	Back Left Wall - 2 (specify -120)	---	---	1	11.0	0.55	0.31	Insect Screen (default)
14	Window - 08	Window	Back Right Wall - 2 (specify -210)	---	---	1	8.0	0.55	0.31	Insect Screen (default)
15	Sliding Door - P	Window	Back Right Wall - 2 (specify -210)	---	---	1	60.0	0.55	0.31	Insect Screen (default)
16	Sliding Door - M 2	Window	Back Right Wall - 1 (specify -180)	---	---	1	40.0	0.55	0.31	Insect Screen (default)
17	Skylight	Skylight	R-60 Roof (specify -0)	---	---	1	24.0	0.54	0.23	
18	Window - 01 x 3	Window	Left Wall 2 (Left-45)	---	---	1	58.5	0.55	0.31	Insect Screen (default)
19	Window - 04	Window	Left Wall 2 (Left-45)	---	---	1	24.0	0.55	0.31	Insect Screen (default)
20	Window - 03	Window	Left Wall 2 (Left-45)	---	---	1	52.0	0.55	0.31	Insect Screen (default)
21	Window - 02 x 2	Window	Left Wall 2 (Left-45)	---	---	1	16.0	0.55	0.31	Insect Screen (default)
22	Window - 09 2	Window	Left Wall 2 (Left-45)	---	---	1	11.0	0.55	0.31	Insect Screen (default)
23	Window - 14	Window	Right Wall 2 (Right-225)	20.0	2.0	1	40.0	0.55	0.31	Insect Screen (default)
24	Window - 15	Window	Right Wall 2 (Right-225)	16.0	2.0	1	32.0	0.55	0.31	Insect Screen (default)
25	Sliding Door - L 2	Window	Right Wall 2 (Right-225)	20.0	10.0	1	200.0	0.55	0.31	Insect Screen (default)
26	Sliding Door - L 1	Window	Right Wall 2 (Right-225)	16.0	10.0	1	160.0	0.55	0.31	Insect Screen (default)
27	French Door - K	Window	Back Wall 2 (Back-135)	3.0	10.0	1	30.0	0.55	0.31	Insect Screen (default)
28	French Door - K 2	Window	Back Wall 2 (Back-135)	3.0	10.0	1	30.0	0.55	0.31	Insect Screen (default)
29	French Door - R	Window	Front Left Wall - 1 2 (specify -0)	---	---	1	40.0	0.55	0.31	Insect Screen (default)
30	Window - R	Window	Front Left Wall - 1 2 (specify -0)	---	---	1	32.5	0.55	0.31	Insect Screen (default)

HVAC COOLING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Required
Cooling Component 1-hrs-cool	Required	350	Required	Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS						
01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctInEx12	Sealed and tested	6	Conditioned zone (except < 12')	None	Air Distribution System 1-test-id

HVAC DISTRIBUTION - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts
Air Distribution System 1-hrs-dst	Required	5.5	Required	Not Required	Not Required	Not Required

HVAC - FAN SYSTEMS			
01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-hrs-fan

HVAC FAN SYSTEMS - HERS VERIFICATION			
01	02	03	04
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)	Required
HVAC Fan 1-hrs-fan	Required	0.58	Required

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
Sfran IAQVentRpt	127	0.25	Default	0	Required

Registration Number: 218-P0100416154-000-0000000-0000
 CA Building Energy Efficiency Standards - 2016 Residential Compliance
 Registration Date/Time: 2018-02-09 16:15:29
 Report Version: CF19-02052018-1016 SP2
 HERS Provider: CaCERTS Inc.
 Report Generated at: 2018-02-09 10:31:45

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that the Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Chad Campbell	Documentation Author Signature: <i>Chad Campbell</i>
Company: Newton Energy	Signature Date: 2018-02-09 10:35:17
Address: 1401 19th Street Manhattan Beach, CA 90266	CEA/HERS Certification Identification (if applicable): n/a
City/State/Zip: Manhattan Beach, CA 90266	Phone: 310-375-2699

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 6 of the California Code of Regulations.	
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on this approved compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Shawn Peterson	Responsible Designer Signature: <i>Shawn Peterson</i>
Company: Peterson Design Services, Inc.	Date Signed: 2018-02-09 16:15:29
Address: 137 N. Larchmont Blvd. #452 Los Angeles, CA 90004	License: n/a
City/State/Zip: Los Angeles, CA 90004	Phone: 310-709-1222

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



Registration Number: 218-P0100416154-000-0000000-0000
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DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
 PRELIMINARY REFERRAL FORM FOR
 BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE NO. 174,652

Building and Safety
 Address 1635 N FERRARI DR
 District map 147B157
 Block
 APN 4355004030
 Lot 1

Public Works:
 Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) (LAMC 12.21A17(e)(1)) or LAMC 12.21C10(j)(1))

Street Name (1) _____ FERRARI DR
 R/W width 36 FT Roadway width: 28 FT Plan Index P-20667

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
 Lot fronts on a substandard hillside limited street Dedication required? No Yes - width

Street Name (2) _____
 R/W width _____ Roadway width: _____ Plan Index _____

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
 Lot fronts on a substandard hillside limited street Dedication required? No Yes - width

Street Name (3) _____
 R/W width _____ Roadway width: _____ Plan Index _____

Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')
 Lot fronts on a substandard hillside limited street Dedication required? No Yes - width

Vehicular Access:

1. Is the Continuous Paved Roadway (CPR)* at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? Yes No

2. Do any of the streets listed in the Street designations section have a roadway width of less than 20 feet adjacent to the lot(s)? (LAMC 12.21A17(e)(2) or LAMC 12.21C10(j)(2))
 Yes - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit
 No

3. Is the CPR at least 20 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? (LAMC 12.21A17(e)(3) or LAMC 12.21C10(j)(3))
 Yes
 No - A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit
 *CPR - begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j))
 Lot located within 200 feet of available sewer mainline:
 Use existing wye and permit Obtain new connection and new permit
 Use existing wye and obtain new permit Construct mainline (B permit from BOE)

Lot located greater than 200 feet from an available sewer mainline:
 Obtain LADBS approval for onsite sewer Construct mainline (B permit from BOE)

RESIDENTIAL MEASURES SUMMARY RMS-1

Construction Type	Cavity	Area (ft ²)	Special Features	Status
Wall	Wood Framed	R 21	5,990	New
Demising	Wood Framed w/rastr Space	R 30	4,099	New
Roof	Wood Framed Rafters	R 38	3,600	Cool Roof
Slab	Unheated Slab-on-Grade	- no insulation	3,369	Perim = 145'
Demising	Wood Framed	R 19	790	New
Wall/IG	Solid Unit Masonry	- no insulation	1,945	Ado+R 7.5 Depth = 132,000"

FENESTRATION		Total Area: 2,073	Glazing Percentage: 27.7 %	New/Altered Average U-Factor: 0.55			
Orientation	Area (ft ²)	U-Fac	SHGC	Overhang	Sidelines	Exterior Shades	Status

Rear (SE)	49.5	0.550	0.31	none	none	Bug Screen	New
Right (SW)	755.3	0.550	0.31	4.0	none	Bug Screen	New
Left (NE)	421.0	0.550	0.31	none	none	Bug Screen	New
Front (N)	192.3	0.550	0.31	none	none	Bug Screen	New
Right (W)	156.0	0.550	0.31	none	none	Bug Screen	New
Rear (SE)	87.5	0.550	0.31	none	none	Bug Screen	New
Right (SW)	97.0	0.550	0.31	none	none	Bug Screen	New
Rear (S)	40.0	0.550	0.31	none	none	Bug Screen	New
Skylight	24.0	0.540	0.23	none	none	None	New
Rear (SE)	30.0	0.550	0.31	2.0	none	Bug Screen	New
Rear (SE)	30.0	0.550	0.31	12.0	none	Bug Screen	New
Right (W)	30.0	0.550	0.31	12.0	none	Bug Screen	New
Rear (S)	60.0	0.550	0.31	12.0	none	Bug Screen	New
Front (NW)	100.0	0.550	0.31	none	none	Bug Screen	New

HVAC SYSTEMS						
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
3	Central Furnace	94% AFUE	Split Air Conditioner	16.0 SEER	Setback	New

HVAC DISTRIBUTION					
Location	Heating	Cooling	Duct Location	Duct R-Value	Status
Main HVAC	Ducted	Ducted	Conditioned	6.0	New

WATER HEATING					
Qty.	Type	Gallons	Min. Eff	Distribution	Status
2	Small Instantaneous Gas	0	0.95	Standard	New

EnergyPro 7.2 by EnergySoft			
User Number:	5719	ID:	18-1449_V7-2



2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. Exceptions may apply. (Original 08/2016)

Building Envelope Measures:

§ 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft² or less when tested per NFRC-400 or ASTM E283 or AAMA/WGMCA/CSA 1011.S.2/AA40-2011.

§ 110.6(a)5: Labeling. Fenestration products must have a label meeting the requirements of § 110.11(a).

§ 110.6(b): Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6.A and 110.6.B for compliance and must be caulked and/or weatherstripped.

§ 110.7: Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weatherstripped.

§ 110.8(a): Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.

§ 110.8(b): Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).

§ 110.8(c): Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CFIR.

§ 110.8(d): Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.

§ 110.8(e): Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors may be permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.

§ 150.0(a): Loose-fill insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.

§ 150.0(c): Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 in 2x6 in U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.

§ 150.0(d): Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*

§ 150.0(f): Stair Edge Insulation. Stair edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm-inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).

§ 150.0(g)1: Vapor Retarder. In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class 1 or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(g).

§ 150.0(g)2: Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vertical attics, and unvented attics with air permeable insulation.

§ 150.0(i): Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.083.

Fireplaces, Decorative Gas Appliances, and Gas Log Measures:

§ 150.0(e)1A: Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.

§ 150.0(e)1B: Combustion Intake. Masonry or factory-built fireplaces must have a combustion outdoor air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and lift-fitting damper or combustion-air control device.*

§ 150.0(e)1C: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

§ 150.0(e)2: Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.

Space Conditioning, Water Heating, and Plumbing System Measures:

§ 110.0-§ 110.3: Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*

§ 110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*

§ 110.2(b): Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*

§ 110.2(c): Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*

§ 110.3(c)5: Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.

§ 110.3(c)7: Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.

§ 110.5: Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, fan-type central furnace, heat-pump, overhead cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 100 Btu/hr are exempt), and pool and spa heaters.*

§ 150.0(h)1: Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; SMACNA Residential Comfort System Installation Standards Manual; or ACCA Manual J using design conditions specified in § 150.0(h)2.



2016 Low-Rise Residential Mandatory Measures Summary

Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (SPRP) or a permanently installed static pressure probe (PSP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficiency ≥ 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*

§ 150.0(m)13: Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.

§ 150.0(j)1A: Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.

Pool and Spa Systems and Equipment Measures:

§ 110.4(a): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.

§ 110.4(b)1: Piping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.

§ 110.4(b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.

§ 110.4(b)3: Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.

§ 110.5: Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.

§ 150.0(p): Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting Measures:

§ 110.9: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.

§ 110.9(e): JAB High Efficacy Light Sources. To qualify as a JAB high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.

§ 150.0(k)1A: Luminaires Efficacy. All installed luminaires must have high efficacy according to TABLE 150.0-A.

§ 150.0(k)1B: Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or an speed control.

§ 150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 150.0(k)1C. A JAB-2016-E light source rated for recessed downlight installation must be installed by final inspection on all recessed downlight luminaires in ceilings.

§ 150.0(k)1D: Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.

§ 150.0(k)1E: Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 150.0(k). Night lights do not need to be controlled by vacancy sensors.

§ 150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

§ 150.0(k)1G: Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JAB-2016" or "JAB-2016-E" as specified in Reference Joint Appendix JA8.

§ 150.0(k)1H: Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E."

§ 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.

§ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.*

§ 150.0(k)2C: Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.

§ 150.0(k)2D: Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.

§ 150.0(k)2E: Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).

§ 150.0(k)2F: Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

§ 150.0(k)2G: Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.

§ 150.0(k)2H: Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.

§ 150.0(k)2I: Interior Switches and Controls. A multistage programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9; and complies with all other applicable requirements in § 150.0(k)2.



2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A: Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.

§ 150.0(h)3B: Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.

§ 150.0(i): Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 exterior insulation or R-16 interior insulation where the internal insulation R-value is indicated on the exterior of the tank.

§ 150.0(j)2A: Water piping and cooling system line insulation. For domestic hot water systems piping, whether buried or unburied, all of the following must be installed according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and hot water pipes from the heating source to kitchen fixtures.

§ 150.0(j)2B: Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*

§ 150.0(j)2C: Water piping and cooling system line insulation. Pipes for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*

§ 150.0(j)3A: Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.

§ 150.0(j)3B: Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.

§ 150.0(m)1: Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater; and allow natural drainage without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.

§ 150.0(m)2: Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.

§ 150.0(m)3: Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.

Ducts and Fans Measures:

§ 110.8(i)3: Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC), if a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.

§ 150.0(m)1: CMC Compliance. All air distribution system ducts and plenums must be installed, tested, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0.0) or minimum installed level of R-4.2 where the interior surface of the duct or plenum is not mechanically fastened. Openings must be sealed (RA3.4.3.8). Connectors of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*

§ 150.0(m)2: Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth backed adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

§ 150.0(m)3: Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.

§ 150.0(m)7: Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.

§ 150.0(m)8: Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.

§ 150.0(m)9: Protection of Insulation. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retard

MECH., PLUMB. & ELECT. GENERAL NOTES

1. BUILDING INSPECTION SHALL NOT BE DONE UNLESS ELECTRICAL, PLUMBING, AND MECHANICAL WORK HAS BEEN COMPLETED AND SIGNED OFF BY THE DEPARTMENT.
2. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER AND WATER OR DRAIN INSTALLATION, WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE WITHOUT ADDITIONAL CHARGES TO OWNER.
3. DUCTS PENETRATING STUD WALLS OR SHAFT WALLS SHALL BE PROVIDED WITH FRAMES, BRACING, AND SEALANT AROUND THE OPENING.
4. ALL VERTICAL PIPE RISERS SHALL BE HELD TIGHT TO FACE OF COLUMN OR WALL RISERS PASSING THROUGH FLOOR AND SHALL HAVE A PIPE SLEEVE THAT EXTENDS 1'-0" ABOVE FINISH FLOOR AND SEALED WATER-TIGHT.
5. DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE MAIN SEWER LEVEL OR BELOW THE NEXT UPSTREAM MANHOLE SHALL BE PROTECTED FROM BACKFLOW WITH AN APPROVED BACKWATER VALVE PER CURRENT PLUMBING CODE.
6. PROVIDE 18"x30" UNDER-FLOOR ACCESS DOOR WITHIN TWENTY FEET OF ALL PLUMBING CLEAN OUTS (1209.1).
7. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170,156-FOR WORK OVER \$10,000., (SEPARATE PLUMBING PERMIT IS REQUIRED.)
8. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
9. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH A HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
10. PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE. ALL WATER CLOSETS SHALL BE LOW-FLUSH ULTRA-LOW-FLOW FIXTURES (MAX. 1.28 GAL/FLUSH) AND SHOWER HEAD LOW-FLOW TYPE.
11. TOILET ROOMS SHALL BE EQUIPPED WITH A MECHANICAL SYSTEM OF VENTILATION PROVIDING A MINIMUM OF TEN AIR CHANGES PER HOUR AND AS PER CURRENT UNIFORM MECHANICAL CODE.
12. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC).
13. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)
14. ALL ROUGH AND FINISH ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO MEET LOCAL AND STATE CODES AND BE U.L. APPROVED.
15. 120V SINGLE PHASE, 15+20 AMP RECEPTACLES IN BATHROOM, KITCHEN OR OTHER COUNTER TOPS WITHIN 6' OF A SINK, GARAGE OUTLETS, OR OUTLETS AT EXPOSED CONCRETE FLOORS AND OUTDOOR RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER (GFI) PROTECTION.
16. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325.
17. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).
18. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

FIRE PROT. & LIFE SAFETY GENERAL NOTES

1. PROVIDE DRAFT STOPS WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION (100 SQ. FT & 60 FT MAX BETWEEN DRAFT STOPS. 708.3.1.1.1)
 2. PROVIDE DRAFT STOPS WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION (3000 SQ. FT & 60 FT MAX) 708.3.1.2.2
 3. KEEP EXIT PASSAGE AND EXIT DOORS FREE OF MATERIALS AT ALL TIMES.
 4. PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE. (LAMC 57.20.25)
 5. PROVIDE CLASS A FIRE-RETARDANT ROOF COVERING.
- ALL ROOFS SHALL BE CLASS A ROOFING ASSEMBLIES IN ACCORDANCE WITH CHAPTER 15. THE USE OF NON-FIRE-RETARDANT WOOD SHINGLES OR NON-FIRE-RETARDANT SHAKES FOR NEW OR REPLACEMENT ROOFING IS PROHIBITED (SMMC 8.12.070).
6. GARAGE SIDE WALL, CEILINGS, AND BEAMS TO BE CONSTRUCTED OF 1-HR FIRE RESISTIVE MATERIALS AND PENETRATIONS SEALED WITH AN APPROVED FIRE CAULK. 302.4 & T3-B.
 7. APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)
 8. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING ROOMS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
 9. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARM SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

10. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY. (R309.1).
11. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
12. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH R313.3 OR NFPA13D. (R313, 12.21A17(1))
13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
14. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) &44" MAXIMUM TO SILL. (R310.1)

GENERAL SECURITY REQUIREMENTS

1. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7)
2. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)
3. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
4. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 9 INCHES.
5. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. (91.6709.1 ITEM 2)
6. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

GENERAL SECURITY REQUIREMENTS (CONT.)

7. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
8. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIA. HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
9. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
10. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5", BUT LESS THAN 48", SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)
11. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOORS IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAX. OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
12. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
13. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
14. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
15. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
16. GLAZING: ANY RELEASE FOR METAL BARS, GRILLS, GRATES, OR SIMILAR DEVICES, CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES, OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4)
17. OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS: ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6-INCHES IN ONE DIMENSION.
18. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 - DOOR STOPS OF SLIDING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB.
19. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.

RESIDENTIAL BLDG. GENERAL NOTES

1. VENTILATION:
 - A) PROVIDE UNDER-FLOOR VENTILATION, 1 SQ FT OPENING FOR EACH 150 SQ FT OR APPROVED MECHANICAL MEANS (CRC R403.1)
 - B) PROVIDE ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROX. 10 SQ. IN FOR EACH SQ. FT OF ATTIC AREA) IS REQUIRED (CRC 306.2).
2. OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M²) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH (6.4 MM) NOR MORE THAN 1/2 INCH (13 MM) IN ANY DIMENSION.
3. AN ATTIC ACCESS OPENING 20" X 30" WITH 30" CLEAR HEADROOM ABOVE OPENING IS REQUIRED PER CURRENT LOS ANGELES BUILDING CODE (1505.1) (R.807.1) THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 90 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VEILING WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VEILING. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
4. STAIRWAYS:
 - A) STAIRWAY TO HAVE MINIMUM 6-8" VERTICAL HEADROOM AT TREAD NOSING (PER C.B.C.)
 - B) ENCLOSURES UNDER STAIRWAYS: THE WALLS SOFFITS WITHIN ENCLOSED USEABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH A 1/2 INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USEABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE. (1009.5.3)
 - C) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)
5. HANDRAILS 3/4" TO 3/8" HIGH PER C.B.C.. GUARDRAILS AT VERTICAL HEIGHT CHANGES OF OVER 18" SHALL BE PROTECTED BY A RAIL OF 42" MINIMUM HGT. AND BE STRUCTURALLY SOUND PER STRUCTURAL ENGINEER'S DESIGN. ALL PROTECTION RAILS AND AT SUCH CHANGES OF HGT. SHALL BE PROTECTED SO AS TO NOT ALLOW A 4" DIAMETER SPHERE TO PASS THROUGH. HANDGRIP PORTION SHALL NOT BE LESS THAN 1 1/4" AND NO MORE THAN 2" CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.
6. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
7. PROVIDE 72" HIGH NONABSORBENT WALL ADJACENT TO SHOWER & APPROVED SHATTER-RESISTANT MATERIALS FOR ABOVE SHOWER ENCLOSURE. (R308)
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LOS ANGELES CITY APPROVED LABELING AGENCY. SUCH A LABEL SHALL STATE THE APPROVED LABEL AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.3 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.3).
10. NATURAL LIGHT SHALL BE PROVIDED BY WINDOW OPENINGS EQUAL TO BUT NOT LESS THAN 10% OF THE FLOOR AREA OF THE ROOM, OR A MINIMUM OF 10 SQ FT FOR ALL HABITABLE ROOMS. (C.B.C. 1203.2)
11. IN GUEST ROOMS AND HABITABLE ROOMS, NATURAL VENTILATION SHALL BE PROVIDED BY MEANS OF OPERABLE EXTERIOR OPENINGS NOT LESS THAN 5% OF THE FLOOR AREA WITH A MINIMUM OF 5 SQ. FT. MECHANICAL VENTILATION CAN BE PROVIDED IN LIEU OF NATURAL IF IT IS CAPABLE OF PROVIDING 2 AIR CHANGES PER HOUR WITH A MINIMUM OF 15 CFM OR PER CURRENT LOW CALIFORNIA BUILDING CODE.
12. BATHROOMS CONTAINING A BATHTUB AND /OR SHOWER, LAUNDRY ROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (1203.1)
13. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. (R319).
14. FASTENERS FOR ROOF COVERING SHALL COMPLY WITH SECTIONS 1507.3.6 OF THE CALIFORNIA BUILDING CODE. NAILS FOR SLATE SHINGLE AND CLAY OR CONCRETE TILES SHALL BE CORROSION RESISTANT SUCH AS COPPER, BRASS, OR STAINLESS STEEL.

GENERAL NOTES

18. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (63041)
 19. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
 20. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. (R302.7)
 21. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)
 22. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 IABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)
 23. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
 24. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMBING CODE 407.6)
 25. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
 26. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMPERATURE OF 68 DEG. FAHRENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.9)
 27. PROVIDE A CLASS 'A' FIRE RETARDANT ROOF COVERING PER SECTION R303.9)
 28. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
15. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
 16. PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE. 91.1402.4. SPECIFY RESEARCH REPORT (R#R OR ICBO#) FOR MEMBRANE. INSTALL WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
 17. CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.
 18. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20% . GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEEDS 12 1/2%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING ARE IS 5%. 12.21A5(g), INFORMATION BULLETIN # PZC 2002-001.
19. GARAGE REQUIREMENTS:
 - A) GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE 'X' GYPSUM BOARD. PROVIDE MIN. 1/2" GYPSUM BOARD ON THE GARAGE SIDE ELSEWHERE.
 - B) GARAGE SIDE WALL, CEILINGS, POST & BEAMS TO BE CONSTRUCTED OF 1-HOUR FIRE-RESISTIVE MATERIALS AND PENETRATIONS TO BE SEALED WITH AN APPROVED FIRE CAULK.
 - C) DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK.
 - D) THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.5.1)
 20. SITE WORK: LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6-INCHES WITHIN THE FIRST 10- FEET. (R401.3)
 21. A) THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES; WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 - B) AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170,156) (SEPERATE PLUMBING PERMIT IS REQUIRED).
 - C) PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
 - D) KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
 - E) PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
 - F) UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESERACH REPORT NOT REQUIRED). (R308.6.9)
 - G) SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDIN ONE THOUSAND DOLLARS (\$1,000), (R314.6.2)
 - H) WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND (\$1,000) EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
 22. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE (R302.11)
 23. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NO EXCEED 1,000 SQ.FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)
 24. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7.

CONTRACTOR RESPONSIBILITY

1. DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY FOR JOB SITE SAFETY OR FOR ANY PERSONS INCLUDING WORKMEN, VISITORS, OR ANY OTHER ENTITY WHICH MAY ENTER ONTO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND AVOIDING HAZARDS INCLUDING BURIED UTILITIES OR PIPELINES.
2. CONTRACTOR'S CHOICES AS TO MEANS OF CONSTRUCTION, THE SEQUENCES OF CONSTRUCTION AND SAFETY PRECAUTIONS INCIDENT THERE TO ARE NOT PART OF THE DESIGNER'S RESPONSIBILITY.
3. CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL REPORT TO ARCHITECT OR OWNERS' REPRESENTATIVE ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENT IS VERIFIED BY DESIGNER OR OWNERS' REPRESENTATIVE.
4. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND CIVIL DRAWINGS ARE SUPPLEMENTARY TO THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCY IS DISCOVERED BETWEEN ARCHITECT AND CONSULTANT DRAWINGS, SUCH DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND OWNERS' REPRESENTATIVE, AND CONTRACTORS SHALL RECEIVE INSTRUCTIONS PRIOR TO INSTALLATION OF SAID WORK, ANY WORK PERFORMED OR INSTALLED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. NEW CONSTRUCTION DIMENSIONS ARE BASED ON SITE MEASUREMENTS OF EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY DIMENSIONS AGAINST ACTUAL SITE CONDITIONS AND SHALL NOTIFY DESIGNER OF ANY AREAS WHICH WOULD DIFFER FROM INTENT OF THE DRAWINGS OR SHOW DISCREPANCIES BETWEEN SECTIONS OF THE DRAWINGS.
6. CONSTRUCTION IS ALLOWED ONLY BETWEEN THE HOURS OF 7AM-6PM MONDAY-FRIDAY, 8AM-5PM SATURDAYS, AND IS PROHIBITED ON PUBLIC HOLIDAYS.
7. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH CALIFORNIA O.S.H.A. GUIDELINES AND RECOMMENDATIONS.
8. ALL CONSTRUCTIONS AND MATERIALS SHALL COMPLY WITH THE CURRENT EDITION OF THE LOS ANGELES BUILDING CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND CALIFORNIA BUILDING CODE.
9. CONTRACTOR WILL OBTAIN CITY OF LOS ANGELES TRANSPORTATION DEPARTMENT AND ENGINEERING DIVISION APPROVAL AND/OR PERMITS FOR DRIVEWAY CURB CUTS AND APRONS, CONSTRUCTION OVER CITY EASEMENTS, HAULING TRUCKS, TREE REMOVAL AND UTILITY LOCATIONS, AS REQUIRED.
10. "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
11. PERMITS: EACH SUBCONTRACTOR WHOSE WORK IS NOT NORMALLY COVERED BY THE BUILDING PERMIT SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, AND ANY OFF-SITE WORK SHALL BE RESPONSIBLE TO OBTAIN AND PAY FEES FOR THE APPROPRIATE PERMIT.
12. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONAL AND ADJACENT PROPERTY AND TO ENSURE SAFETY OF STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ALL ERECTION BRACING CALCULATIONS AND DRAWINGS REQUIRED BY LAW OR BY SAFE CONSTRUCTION PRACTICES.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FLOOR-MOUNTED OR SUSPENDED MECHANICAL ELECTRICAL EQUIPMENT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING CALCULATIONS AS REQUIRED TO ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
14. CONTRACTOR SHALL PROVIDE TEMPORARY FIRE PROTECTION AS PER CITY OF BURBANK FIRE DEPARTMENT RULES AND REGULATIONS.
15. VERIFY CLIENT'S SECURITY SYSTEMS REQUIREMENTS. COORDINATE SECURITY SENSORS WITH CLIENT'S ALARM COMPANY.

SMOKE AND CARBON MONOXIDE DETECTORS

120V HARD-WIRED SMOKE ALARMS WITH BATTERY BACK-UP SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS: EACH BEDROOM, ON CEILING OR WALL OUTSIDE OF EACH SEPARATE BEDROOMS, AND ON EACH STORY, INCLUDING BASEMENTS. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED. (CRC R314.1)

17. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

Separate permits may be required for mechanical, electrical, plumbing, shoring, grading, and demolition.
All property lines, easements, and existing buildings have been indicated on this site plan.
A security fence shall be provided around the construction area that shall be installed prior to excavation and/or foundation trenching. (BMC 9-1-1-3302.3)
Water shall be provided on the site and used to control dust.
Temporary toilet facilities shall be provided on site. (BMC 9-1-1-3305)



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Benchmarks :

PLAN CHECK CITY 02/05/2018
SUBMITTAL

SHEET TITLE :

GENERAL NOTES

SCALE :
12" = 1'-0"

SHEET NO:

A-0.7

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SITEPLAN KEYNOTES

- 01 NEW RETAINING WALL (UNDER SEPARATE PERMIT)
- 02 NEW POOL AND SPA (UNDER SEPARATE PERMIT)
- 03 EXISTING NATIVE LANDSCAPE TO REMAIN UNTOUCHED
- 04 FLOOR DRAINS
- 05 (N) LANDSCAPE
- 06 18" HIGH GARDEN WALL
- 07 PLANTERS (SEE SPECS ON SHEET A-2.3)
- 08 IRRIGATION CONTROL
- 09 VEGETATION TO CLIMB ON RETAINING WALL PLAN TYPE: 1 GALLON FIGUS REPENS @ 8'-0" O.C.

REFER TO SHEET A-0.1 FOR MAXIMUM HEIGHT VERIFICATIO**Soils Engineer:**
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LANDSCAPE NOTES

- PROJECT WITH LANDSCAPE AREAS OF 500 SQ.FT. OR MORE ARE SUBJECT TO THE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- BUILDING ON SITE WITH 500 SQ. FT. OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE SEPARATE METERS OR SUBMITTERS FOR OUTDOOR WATER USE
- THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOA) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC"
- FOR SITES OVER 500 SQ. FT. OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES, WASHER, BATHUBS, SHOWERS AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR FUTURE GREYWATER IRRIGATION SYSTEM.

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE IF O.S. UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNRESOLVED CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONS TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE 1/2" TO FORMER DIMENSION FOR HOT WATER HEATER. AS INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT SYSTEMS SHALL BE "C.E.C." CERTIFIED. ALL STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE PROVIDED WITH AIRBURNER DIVISION.
7. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER STRIPPED.
8. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY FENCES AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
9. CONTRACTOR SHALL PROVIDE RESOLUTE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
10. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
11. ALL EXTERIOR WALLS USE ONE HOUR FIRE RATED WALLS.
12. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 902.2. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM. COMPLIANT WITH METALS. THE SPRINKLER SYSTEM SHALL BE APPROVED BY FIRE MARSHAL DIVISION PRIOR TO INSTALLATION.
13. PER IRC TABLE 903.1 ALL ROOMS AND ENCLOSED SPACES IN A SPRINKLED 3 GROUP SHALL BE FINISHED IN CLASS 1 MATERIALS. FLAME SPREAD RATIO OF 75, 300 AND 1 SMKG DEVELOPMENT INDEX 9, 400 PER 903.1.1.

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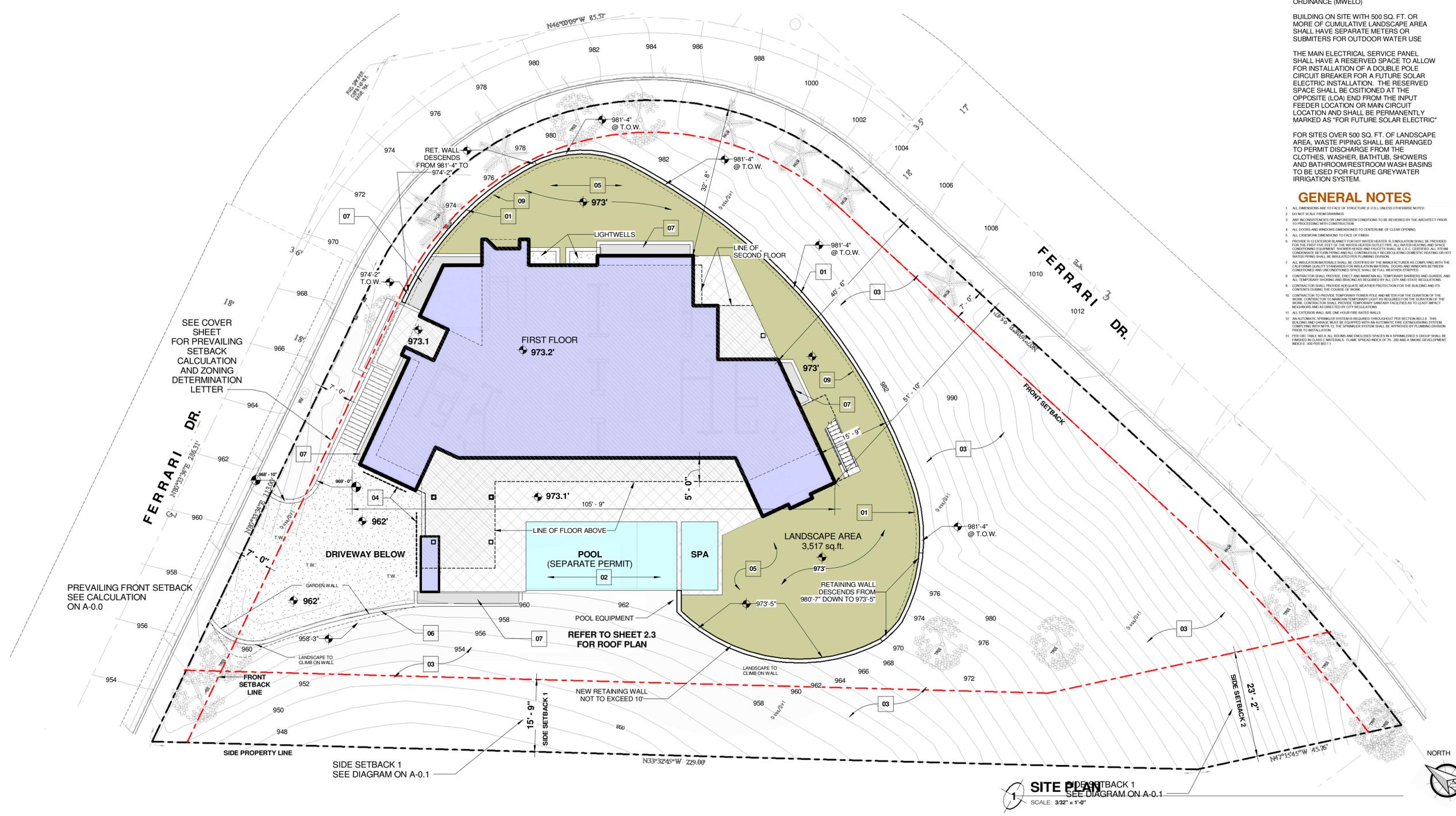
Benchmarks :

PLAN CHECK CITY SUBMITTAL 02/05/2018

SHEET TITLE :
SITE PLAN

SCALE :
 As indicated

SHEET NO:
A-1.0



SITE PLAN
 SCALE: 3/32" = 1'-0"

FLOOR PLAN KEYNOTES

- 01 GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY.
- 02 PLANTER. SEE WATER DISTRIB. DIAG. ON A-1.2
- 03 (N) DIRECT VENT FIRE PLACE (SEE SPECS ON SHEET A-2.3)
- 04 NEW ELECTRICAL PANEL AND IRRIGATION CONTROLS
- 05 NEW TANKLESS WATER HEATER
- 06 PROVIDE ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR EACH REQUIRED ELECTRIC VEHICLE PARKING, OR PROVIDE ELECTRICAL PANEL CAPACITY FOR ONE 120V AC 20 AMP AND ONE 208/240V AMP, GROUNDED AC OUTLET
- 07 DOOR BETWEEN GARAGE AND HOUSE TO BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD NO LESS THAN 1 3/8" THICK OR HAVE A MIN. FIRE PROTECTION RATING OF 20 MINUTES.
- 08 EXTRA LAYER OF 5/8" GYP. BD. AT WALL AND CEILING OF GARAGE ADJOINING A LIVING AREA TO COMPLY WITH 1 HR. FIRE REQUIREMENT.

- 09 MAIN SERVICE PANEL LOCATION WITH MIN. BUSBAR RATING OF 200 AMPS. LOCATION FOR INVERTERS AND METERING EQUIPMENT WITH PATHWAY FOR ROUTING FROM SOLAR ZONE TO MAIN SERVICE PANEL.
- 10 METAL FRAME TRELLIS ABOVE
- 11 NEW GAS METER
- 12 SEE A-2.3 FOR DECKING SPECIFICATIONS
- 13 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR OF STAIRWAY
- 14 SKYLIGHT (SEE REPORT ON SHEET A-2.3)
- 15 SEE MIN. CLEARANCE DISTANCE FOR TOILET BELOW AT NOTE # 1
- 16 NEW 3'-6" HIGHT GLASS RAILING. SEE SPECS ON SHEET A-2.3

FLOOR PLAN GENERAL NOTES

- 1 24" CLEAR IN FRONT OF TOILETS AND PROVIDE 15" MIN. DISTANCE BETWEEN CENTER OF TOILET AND ANY ADJACENT WALL OR CABINET. NEW EXHAUST FAN OVER TOILET: PANASONIC FV-11VQ5 WhisperCeiling Fan-Quiet. (See specs on A-0.2 and notes on symbol)
- 2 FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT PROVIDE A MIN. 1" LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT.
- 3 THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- 4 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 PERMANENT AND VISIBLY MARKED EV CAPABLE.
- 5 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 PERMANENT AND VISIBLY MARKED EV CAPABLE.
- 6 THE GARAGE WALLS ADJOINING A LIVING AREA AND CEILING TO HAVE AN EXTRA LAYER OF 5/8" GYPSUM IN ACCORDANCE WITH TABLE R302.6 (R302.6)
- 7 THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- 8 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. (R302.7)
- 9 A FIRE RETARDANT ROOF COVERING OR ROOF ASSEMBLY THAT IS LISTED AS A CLASS ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790 IS REQUIRED. WOOD IS OT PERMITTED TO BE USED S A ROOF COVERING MATERIAL. PROVIDE ROOFING MATERIAL ICCUL NUMBER
- 10 CHIMNEY SHALL EXTEND 2 FT ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. FACTORY BUILT CHIMNEYS SHALL TERMINATE 3 FT MINIMUM ABOVE THE ROOF OPENING PENETRATION.

Soils Engineer:
Gold Coast GeoServices, Inc.
 5217 Verdugo Way, Suite B
 Camarillo, CA 93012
 805.484.5070
 scott@goldcoastgeoservices.com

Structural Engineer
Helou Structural Design
 Structural / Civil Engineering
 5585 Reseda Blvd, Suite 105
 Tarzana, CA 91356
 818.345.7646
 heloudesign@socal.rr.com

Title 24:
Newton Energy
 1401 19th Street
 Manhattan Beach, CA 90266
 310.375.2699
 newtonenergy@gmail.com

Interior Designer:
David Dalton Inc.
 5514 Wilshire Blvd, 8th flr.
 Los Angeles, CA 90036
 info@daviddaltoninc.com

Land Surveyor:
GM Surveying
 818.402.5461
 gmsurveying@gmail.com

Residence
1635 Ferrari Dr.
Beverly Hills, CA 90210

PRINTED DATE:
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Benchmarks :

PLAN CHECK CITY SUBMITTAL 02/05/2018

SHEET TITLE :

BASEMENT FLOOR PLAN

SCALE :
 As indicated

SHEET NO:

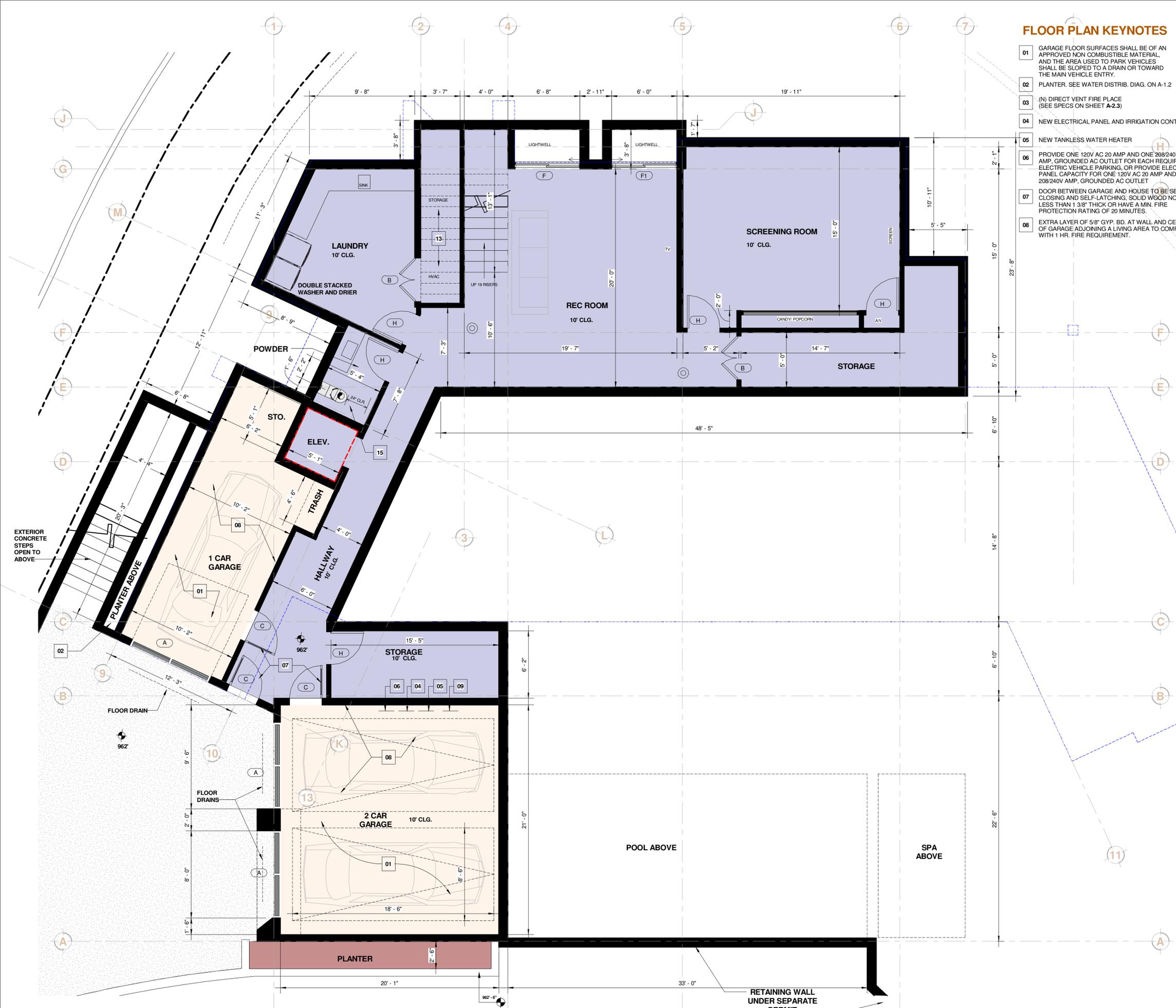
A-2.0

SYMBOLS

- DOWNSPOUTS
 REFER TO SHEET A-1.0 FOR RAIN DISTRIBUTION INTO RAIN BARRELS
- ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL (SEE NOTE 25, GRN 14 FORM, SHEET A-1.2)
- ⊙ APPROVED SMOKE DETECTOR ALARM EQUIPPED WITH APPROVED CARBON-MONOXIDE ALARM. (SEE SHEET NOTE ON THIS SAME SHEET) REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS
- 2'-0" 24" CLEAR INFRONT OF TOILETS
- CHANGE OF ELEVATION
- FLOOR LEVEL SYMBOL
- PROPERTY LINE

BASEMENT FLOOR PLAN

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



FLOOR PLAN KEYNOTES

- 01 GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY.
- 02 PLANTER. SEE WATER DISTRIB. DIAG. ON A-1.2
- 03 (N) DIRECT VENT FIRE PLACE (SEE SPECS ON SHEET A-2.3)
- 04 NEW ELECTRICAL PANEL AND IRRIGATION CONTROLS
- 05 NEW TANKLESS WATER HEATER
- 06 PROVIDE ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR EACH REQUIRED ELECTRIC VEHICLE PARKING, OR PROVIDE ELECTRICAL PANEL CAPACITY FOR ONE 120V AC 20 AMP AND ONE 208/240V AMP, GROUNDED AC OUTLET
- 07 DOOR BETWEEN GARAGE AND HOUSE TO BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD NO LESS THAN 1 3/8" THICK OR HAVE A MIN. FIRE PROTECTION RATING OF 20 MINUTES.
- 08 EXTRA LAYER OF 5/8" GYP. BD. AT WALL AND CEILING OF GARAGE ADJOINING A LIVING AREA TO COMPLY WITH 1 HR. FIRE REQUIREMENT.
- 09 MAIN SERVICE PANEL LOCATION WITH MIN. BUSBAR RATING OF 200 AMPS. LOCATION FOR INVERTERS AND METERING EQUIPMENT WITH PATHWAY FOR ROUTING FROM SOLAR ZONE TO MAIN SERVICE PANEL.
- 10 METAL FRAME TRELLIS ABOVE
- 11 NEW GAS METER
- 12 SEE A-2.3 FOR DECKING SPECIFICATIONS
- 13 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR OF STAIRWAY
- 14 SKYLIGHT (SEE REPORT ON SHEET A-2.3)
- 15 SEE MIN. CLEARANCE DISTANCE FOR TOILET BELOW AT NOTE # 1
- 16 NEW 3'-6" HIGHT GLASS RAILING. SEE SPECS ON SHEET A-2.3

FLOOR PLAN GENERAL NOTES

- 1 24" CLEAR IN FRONT OF TOILETS AND PROVIDE 15" MIN. DISTANCE BETWEEN CENTER OF TOILET AND ANY ADJACENT WALL OR CABINET.
 NEW EXHAUST FAN OVER TOILET:
 PANASONIC FV-11VGS WhisperCeiling Fan-Quiet.
 (See specs on A-0.2 and notes on symbol)
- 2 FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT
 PROVIDE A MIN. 1" LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT.
- 3 THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- 4 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 PERMANENT AND VISIBLY MARKED EV CAPABLE.
- 5 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 PERMANENT AND VISIBLY MARKED EV CAPABLE.
- 6 THE GARAGE WALLS ADJOINING A LIVING AREA AND CEILING TO HAVE AN EXTRA LAYER OF 5/8" GYPSUM IN ACCORDANCE WITH TABLE R302.6
- 7 THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- 8 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. (R302.7)
- 9 A FIRE RETARDANT ROOF COVERING OR ROOF ASSEMBLY THAT IS LISTED AS A CLASS ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790 IS REQUIRED. WOOD IS NOT PERMITTED TO BE USED AS A ROOF COVERING MATERIAL. PROVIDE ROOFING MATERIAL 1CC/UL NUMBER
- 10 CHIMNEY SHALL EXTEND 2 FT ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. FACTORY BUILT CHIMNEYS SHALL TERMINATE 3 FT MINIMUM ABOVE THE ROOF OPENING PENETRATION.

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 5217 Verdugo Way, Suite B
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Structural Engineer
Helou Structural Design
 Structural / Civil Engineering
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 Tarzana, CA 91356
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 newtonenergy@gmail.com

Interior Designer:
David Dalton Inc.
 5514 Wilshire Blvd. 8th flr.
 Los Angeles, CA 90036
 info@daviddaltoninc.com

Land Surveyor:
GM Surveying
 818.402.5461
 gmsurveying@gmail.com

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1635 Ferrari Dr.
Beverly Hills, CA 90210

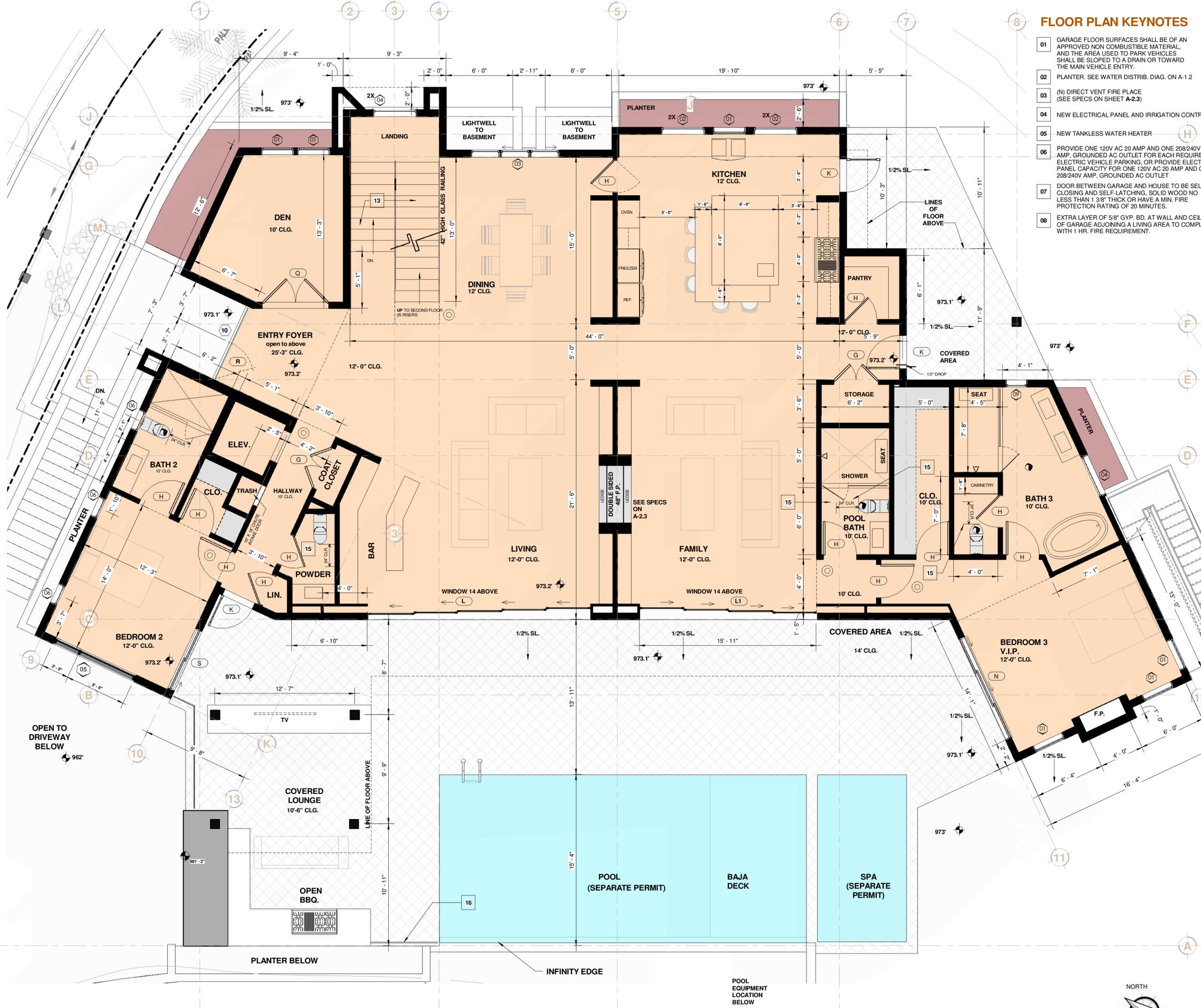
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Benchmarks :
 PLAN CHECK CITY SUBMITTAL 02/05/2018

SHEET TITLE :
FIRST FLOOR PLAN

SCALE :
 As indicated

SHEET NO :
A-2.1



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



- ### SYMBOLS
- DOWNSPOUTS
 REFER TO SHEET A-1.0 FOR RAIN DISTRIBUTION INTO RAIN BARRELS
 - ☼ ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL (SEE NOTE 25, GRN 14 FORM, SHEET A-1.2)
 - ☉ APPROVED SMOKE DETECTOR ALARM EQUIPPED WITH APPROVED CARBON-MONOXIDE ALARM (SEE SHEET NOTE ON THIS SAME SHEET) REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS
 - ↔ CHANGE OF ELEVATION
 - FLOOR LEVEL SYMBOL
 - ▭ PROPERTY LINE
 - 24" CLEAR IN FRONT OF TOILETS

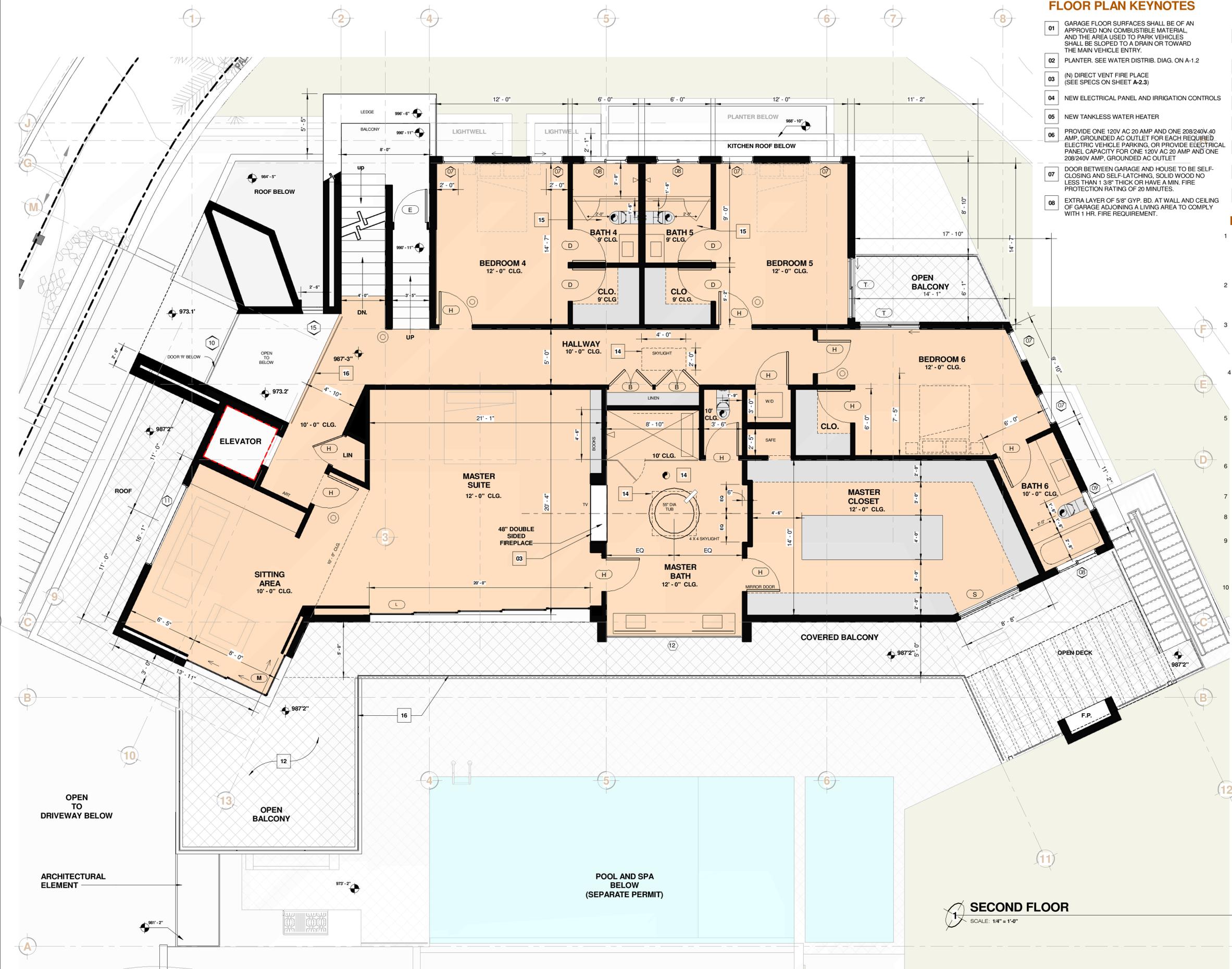
FLOOR PLAN KEYNOTES

- 01 GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY.
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- 10 METAL FRAME TRELLIS ABOVE
- 11 NEW GAS METER
- 12 SEE A-2.3 FOR DECKING SPECIFICATIONS
- 13 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR OF STAIRWAY
- 14 SKYLIGHT (SEE REPORT ON SHEET A-2.3)
- 15 SEE MIN. CLEARANCE DISTANCE FOR TOILET BELOW AT NOTE # 1
- 16 NEW 3'-6" HEIGHT GLASS RAILING. SEE SPECS ON SHEET A-2.3

FLOOR PLAN GENERAL NOTES

- 1 24" CLEAR IN FRONT OF TOILETS AND PROVIDE 15" MIN. DISTANCE BETWEEN CENTER OF TOILET AND ANY ADJACENT WALL OR CABINET.
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(See specs on A-0.2 and notes on symbol)
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- 6 THE GARAGE WALLS ADJOINING A LIVING AREA AND CEILING TO HAVE AN EXTRA LAYER OF 5/8" GYPSUM IN ACCORDANCE WITH TABLE R302.6 (R302.6)
- 7 THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- 8 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. (R302.7)
- 9 A FIRE RETARDANT ROOF COVERING OR ROOF ASSEMBLY THAT IS LISTED AS A CLASS ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790 IS REQUIRED. WOOD IS NOT PERMITTED TO BE USED SA ROOF COVERING MATERIAL. PROVIDE ROOFING MATERIAL 100UL NUMBER
- 10 CHIMNEY SHALL EXTEND 2 FT ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. FACTORY BUILT CHIMNEYS SHALL TERMINATE 3 FT MINIMUM ABOVE THE ROOF OPENING PENETRATION.



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

CLASS 'A' TORCHDOWN ROOFING



ICC-ES Evaluation Report

ESR-2018

Reissued September 2017
This report is subject to renewal September 2019.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 52 00—Modified Bituminous Sheet Roofing

REPORT HOLDER:
POLYGLASS USA, INC.
1111 WEST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(854) 233-1330
www.polyglass.com

EVALUATION SUBJECT:
MODIFIED BITUMEN ROOFING MEMBRANES: APP CONVENTIONAL, APP SELF-ADHERED, SBS CONVENTIONAL AND SBS SELF-ADHERED

ADDITIONAL LISTEE:
MULE-HIDE PRODUCTS CO., INC.
1195 PRIME HALL DRIVE
BELOIT, WISCONSIN 53511
(608) 365-3111
www.mulehide.com

1.0 EVALUATION SCOPE
Compliance with the following code:

- 2009 and 2006 International Building Code® (IBC)
- 2013 Abu Dhabi International Building Code (ADIBC)†

†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 uplift resistance
- Impact resistance

2.0 USES
Polyglass USA, Inc., modified bitumen roofing membranes are used as roof coverings in Class A, B or C adhered membrane roofing systems.

3.0 DESCRIPTION
3.1 General:
The Polyglass USA, Inc., modified bitumen roofing systems consist of a Polyglass single-ply membrane (with or without multiple underlayments), insulation where used,

barrier board where used, flashing, mechanical fasteners, and asphalt that are installed on a combustible or noncombustible deck. See Table 1 for Polyglass USA product trade names with corresponding product names for Mule-Hide Products Co., Inc.

3.2 Membranes:
3.2.1 APP Conventional:
3.2.1.1 Polyflex: Polyflex, Polyflex G, and Polyflex G FR (Fire Retardant) comply with ASTM D6222, Type I, and are modified bitumen membranes utilizing atactic polypropylene (APP) as the modifier and polyester as the reinforcement. Material thickness is nominally 157 mils for Polyflex and 177 mils for Polyflex G and Polyflex G FR. For Polyflex G and Polyflex G FR, the top surface is coated with mineral granules, and for Polyflex it is smooth; the bottom surface of both membranes is burn-off polyethylene. Nominal weight of the membranes per 100 square feet (9.3 m²) of coverage is 90 pounds for Polyflex, 105 pounds for Polyflex G, and 110 pounds for Polyflex G FR. Roll size is 32.67 feet by 3.28 feet (10 m by 1 m).

3.2.1.2 Polyfresko Torch: Polyfresko Torch and Polyfresko Torch FR are identical to the Polyflex G and Polyflex G FR, respectively, except that the top surfaces of both the Polyfresko Torch and Polyfresko Torch FR are colored white.

3.2.2 APP Self-adhered:
3.2.2.1 Polyflex SA (Self-adhered): Polyflex SA P, Polyflex SA P FR, Polyflex SA P G, and Polyflex SA P G FR comply with ASTM D6222, Type I, and are modified bitumen membranes utilizing an APP modified compound on the top, a self-adhesive compound on the bottom, and a polyester reinforcement. Polyflex SA P and Polyflex SA P FR are Grade S products that are finished on the top surface with a polyolefin film, and have a nominal thickness of 140 mils. Polyflex SA P G and Polyflex SA P G FR are Grade G products that are finished on the top surface with mineral granules, and have a nominal thickness of 140 mils. All Polyflex SA P products are finished on the bottom surface with a split-perforated release film, which protects the underside adhesive compound and is removed during installation. Nominal weight of the membrane per 100 square feet (9.3 m²) of coverage is 90 pounds for Grade S products and 95 pounds for Grade G products. Roll size is 32.80 feet by 3.28 feet (10 m by 1 m).

3.2.2.2 Polyfresko APP SA P: Polyfresko APP SA P and Polyfresko APP SA P FR are identical to the Polyflex SA P and Polyflex SA P FR, respectively, except the top

SKYLIGHT



ICC-ES Evaluation Report

ESR-2415

Reissued December 2017
This report is subject to renewal December 2019.

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

ACRALIGHT SOLAR, LLC
17782 MITCHELL NORTH, SUITE H
IRVINE, CALIFORNIA 92614
(800) 325-4355
www.acralight.com
info@acralight.com

EVALUATION SUBJECT:
ACRALIGHT SKYLIGHTS

1.0 EVALUATION SCOPE
Compliance with the following codes:

- 2009 and 2006 International Building Code® (2009 and 2006 IBC)
- 1997 Uniform Building Code™ (1997 UBC)
- 2013 Abu Dhabi International Building Code (ADIBC)†

†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:

- Weathering
- Structural integrity

2.0 USES
The Acralight skylights described in this report are plastic-glazed skylights complying with Chapters 24 and 26 of the IBC and UBC.

3.0 DESCRIPTION
Acralight skylights are glazed using smooth domes formed from 0.118-, 0.150-, 0.177-, and 0.236-inch-thick (3.0, 3.81, 4.5 and 6 mm) flat sheets of Class CG2 Optix acrylic plastic described in ICC-ES report ESR-2591. The model A-S-CM is aluminum framed and curb-mounted, and model A-S-SF is aluminum framed and self-flashing. Details and allowable loads for the skylights are noted in Table 1.

4.0 INSTALLATION
The curb-mounted skylights must be installed on minimum normally 2-by-6 lumber with a minimum 0.5 specific gravity, of a height sufficient so that installation of the plastic dome is a minimum of 4 inches (102 mm) above the plane of the roof. The wood curb and the 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.
For installation on existing roofs, the roof covering must be removed and an opening equal to the inside curb

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

The skylight must be attached to the wood curb or deck with 1/4-inch-diameter (6.4 mm), corrosion-resistant lag screws in each mounting hole, with the screw length being sufficient to penetrate the wood curb or wood deck framing member a minimum of 1 1/2 inches (38 mm).

Curb-mounted skylights must have the gap between the skylight frame and the wood curb fully shimmed for proper fastener installation. The units must be flashed as required by the code.

Compatible sealant is applied over the mounting flange of the self-flashing skylight units and covered with the roof covering in such a manner as to ensure a watertight seal. Additional installation details are provided in Figure 1.

5.0 CONDITIONS OF USE
The Acralight Skylights described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

- Skylight installation must comply with Sections 2405.4 and 2610 of the IBC or Sections 2409.4 and 2603 of the UBC, whichever is applicable; and with the manufacturer's instructions and this report.
- Allowable loads do not exceed those noted in Table 1 of this report. Snow loads are outside the scope of this report.
- Appropriate manufacturer's installation instructions are provided at each jobsite installation.
- The skylights are manufactured in Tucson, Arizona, under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED
Data in accordance with the ICC-ES Acceptance Criteria for Plastic Glazed Skylights (AC16), dated April 2011.

7.0 IDENTIFICATION
Each skylight is identified by a label noting the Acralight Solar, LLC, name and address, the evaluation report number (ESR-2415), the plastic classification (CG2), plastic thickness before forming, model designation, and date of manufacture. In addition to the identification label, a label warning of risk of fall is applied to each skylight.

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.
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DECK COATING



BOARD OF BUILDING AND SAFETY COMMISSIONERS

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PRESIDENT
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JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

Neogard
A Division of the Jones-Blair Company
2728 Empire Central
Dallas, Texas 75235

Attn: Rayhan Majid
(214) 353-1600

Local Representative:
Jim Nelson
(775) 324-5524

GENERAL APPROVAL –Renewal - AUTO-GARD and AUTO-GARD FC Elastomeric Fire-Retardant Deck Coating System for Parking and Walking Decks.

DETAILS

AUTO-GARD Deck Coating System consisting of: 7780/7781 Primer, 70410 CA Base Coat, 7430 Series CA Wear Course & aggregate and 7430 Series CA Top Coat.

AUTO-GARD FC Deck Coating System consisting of: 7780/7781 Primer, FC 7500/FC 7960 Base Coat, FC 7520/FC 7962 Wear Course & aggregate and FC 7520 /FC 7962 Top Coat.

The roof system is approved for use as a fire-retardant deck coating as required by the Code. The approval is subject to the following:

- The deck coating components (except for the sand) shall be delivered to the jobsites in sealed containers identified by the manufacturer's name and product designation.
- Application of the components shall be onto a concrete deck in accordance with the manufacturer's instructions (a copy shall be available at the jobsite) consistent with the description and requirements herein. All surfaces which are to be coated shall be free of water, curing compounds, bond breakers, hardeners, oil, etc.

RESEARCH REPORT: 25702
(CSI #07180)

Expires: June 1, 2018
Date Issued: May 1, 2016
Code: 2014 LABC

FRANK BUSH
EXECUTIVE OFFICER

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

ERIC GARCETTI
MAYOR

Neogard
Re: AUTO-GARD and AUTO-GARD FC Elastomeric Fire Retardant Deck Coating System for Parking and Walking Decks.

DISCUSSION
The report is in compliance with the 2014 Los Angeles City Building Code.

The approval is based on tests in accordance with ICC ES AC 39.

Addressee to whom this Research Report is issued is responsible for providing copies of it, complete with any attachments indicated, to architects, engineers and builders using items approved herein in design or construction which must be approved by Department of Building and Safety Engineers and Inspectors.

This general approval of an equivalent alternate to the Code is only valid where an engineer and/or inspector of this Department has determined that all conditions of this approval have been met in the project in which it is to be used.

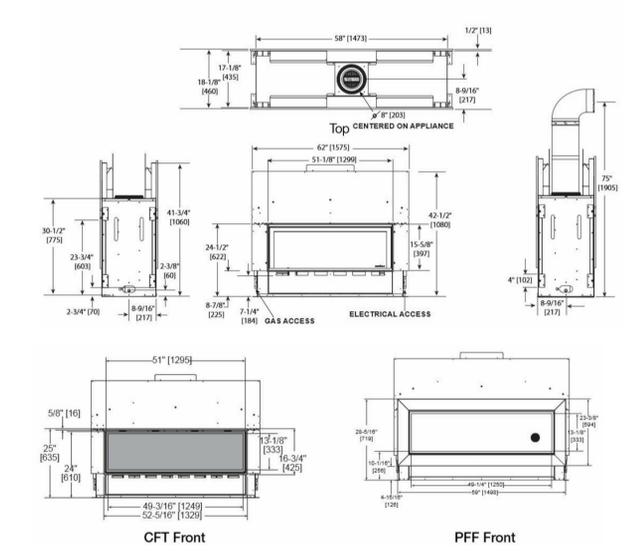
Signature

JUAN NGHIEM, Chief
Engineering Research Section
201 N. Figueroa St., Room 880
Los Angeles, CA 90012
Phone- 213-202-9812
Fax- 213-202-9943

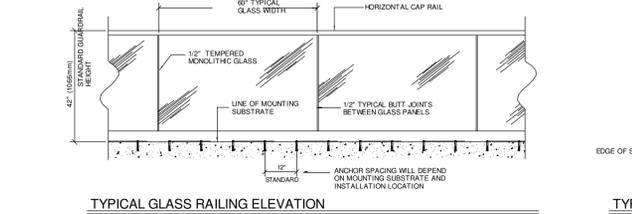
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MAJESTIC Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.
ECHHEL48STIN 48" Direct Vent See-Through Gas Fireplace

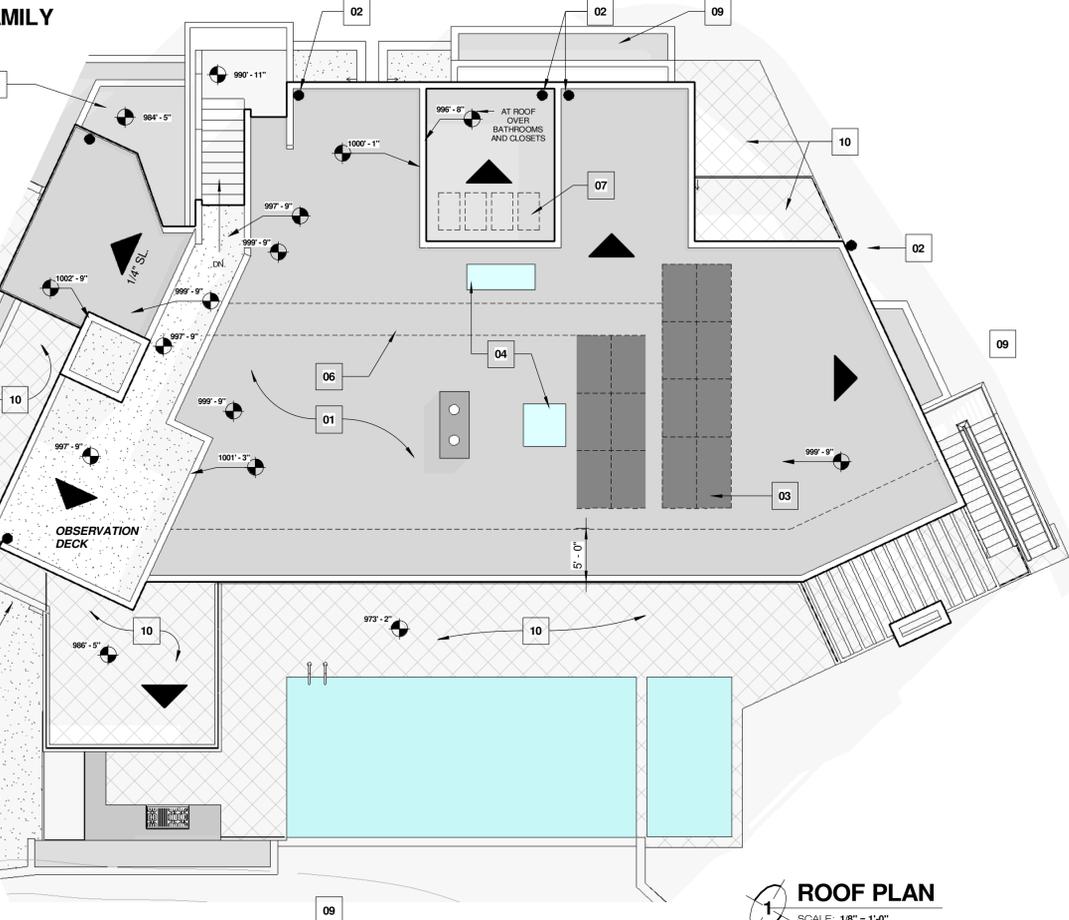
MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		GLASS SIZE
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
ECHHEL48STIN	58"	60-1/4"	58"	60-1/4"	41-3/4"	42"	17-1/8"	17"	47-1/2" x 12-1/2"



GLASS RAILING DETAIL



MASTER BEDROOM / LIVING / FAMILY DIRECT VENT 48" SEE-THROUGH FIREPLACE



ROOF PLAN GENERAL NOTES

- A FIRE RETARDANT ROOF COVERING OR ROOF ASSEMBLY THAT IS LISTED AS A CLASS ASSEMBLY IN ACCORDANCE WITH ASTM E 188 OR UL 790 IS REQUIRED. WOOD IS NOT PERMITTED TO BE USED AS A ROOF COVERING MATERIAL. PROVIDE ROOFING MATERIAL ICCUL NUMBER (BI 1505.1).
- CHIMNEYS SHALL EXTEND 2 FT ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. FACTORY BUILT CHIMNEYS SHALL TERMINATE 3 FT MINIMUM ABOVE THE ROOF OPENING PENETRATION.

THE MAX. EAVE PROJECTION INTO THE REQUIRED SETBACK IS 18"

EXTERIOR PORCH CEILINGS / FLOOR PROJECTIONS / UNDERFLOOR PROTECTION AND EXPOSED UNDERSIDE OFF APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
a) Non combustible material b) Ignition-resistant material c) One layer of 5/8" type X applied behind an exterior covering on the underside of the ceiling.
d) Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per Gypsum Association Fire Resistance Design Manual

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 conditions in Section R806.5.
Exposed underside of all floor projections and exposed roof deck on the underside of unenclosed roof eaves shall have an extra layer of 5/8" gypsum board.

ROOFING MATERIAL SHALL HAVE A MIN. 3-YR. AGED SOLAR REFLECTANCE AND THERMAL EMITTANCE OR A MIN. SOLAR REFLECTANCE INDEX (SRI) EQUAL TO GREATER THAN THE VALUES SPECIFIED IN TABLES A4.106.5.1(1) AND A4.106.5.1(2) FOR LOS RISE RESIDENTIAL BUILDINGS.

ROOF PLAN KEYNOTES

- TORCH DOWN ROOFING ESR 2018 (see sheet A-6.0 detail #1 and ICC report) SEE CLASS 'A' ROOFING NOTE BELOW
- ROOF DRAINS LEADING TO DOWNSPOUTS INSIDE WALL DOWN TO PLANTERS. SEE SHEET A-2.3 FOR WATER DISTRIBUTION DIAGRAM
- 250 SQ. FT AREA FOR FUTURE SOLAR PANELS
- SKYLIGHT ESR 2415 (see sheet A-6.0 for ICC report and details)
- PATHWAY FOR ROUTING PLUMBING FROM SOLAR ZONE TO THE MAIN SERVICE PANEL @ GARAGE
- SOLAR PANEL SERVICE WALKWAY
- A/C UNIT EQUIPMENT
- HOUSE AND SOLAR PANEL ELECTRIC METER LOCATION INSIDE GARAGE
- PLANTER. SEE LID DISTRIBUTION ON A-1.3
- REFER TO A-2.3 FOR DECKING COATING WATER PROOFING SPECIFICATIONS

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INTERNATIONAL ARCHITECTURE & INTERIOR DESIGN
101 N. GARDEN DR., BEVERLY HILLS, CA

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SHEET TITLE :
ROOF PLAN

SCALE :
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SHEET NO:
A-2.3



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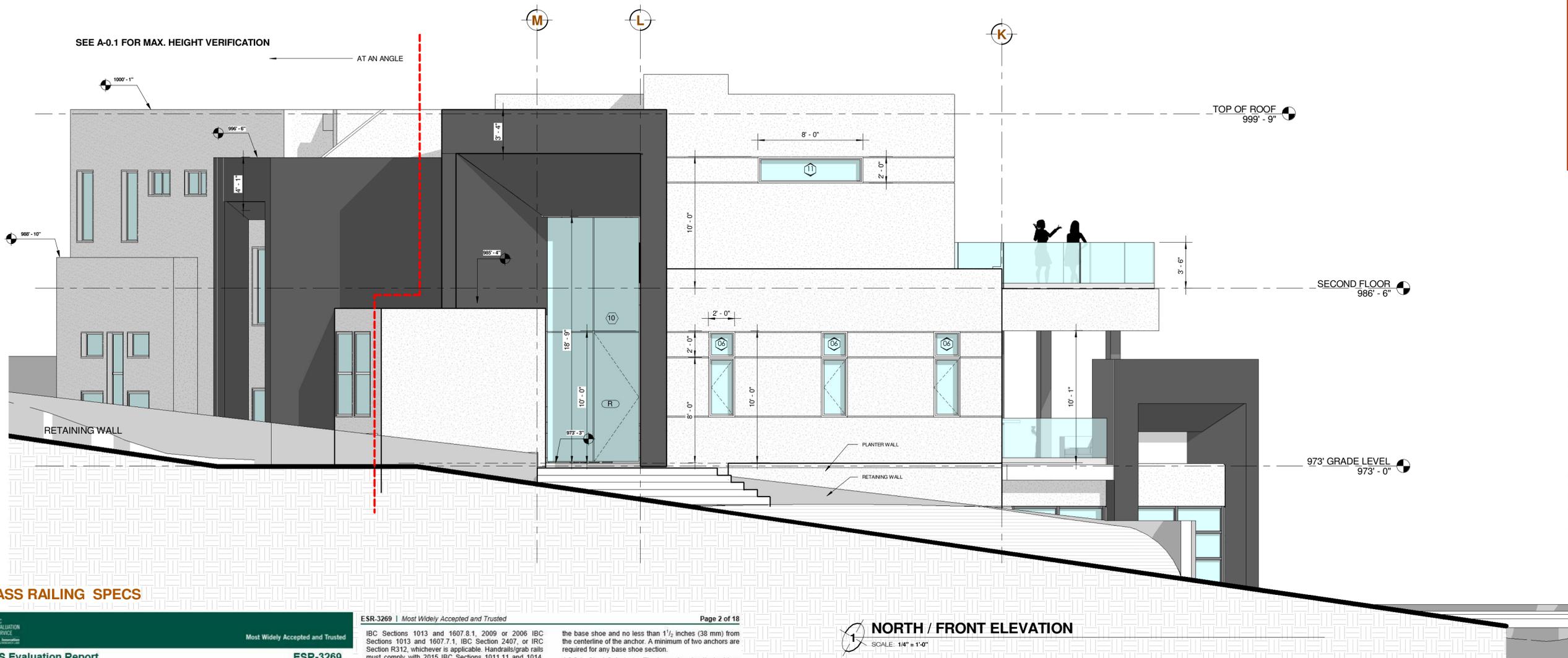
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SHEET TITLE :
FRONT / NORTH ELEVATION

SCALE :
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SHEET NO:
A-3.0



GLASS RAILING SPECS



ICC-ES Evaluation Report ESR-3269
 Reissued November 2017
 This report is subject to renewal November 2018.

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 Section: 05 20 00—Metal Railings
 Section: 05 73 13—Glazed Decorative Metal Railings

DIVISION: 08 00 00—OPENINGS
 Section: 08 81 00—Glass Glazing
 Section: 08 88 00—Special Function Glazing

DIVISION: 32 00 00—EXTERIOR IMPROVEMENTS
 Section: 32 35 00—Screening Devices

REPORT HOLDER:
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 LOS ANGELES, CALIFORNIA 90058
 (800) 421-6144
 www.crlaurence.com
 www.crl-arch.com

EVALUATION SUBJECT:
GRS™ GLASS BALUSTRADE GUARD SYSTEM FOR MONOLITHIC TEMPERED GLASS APPLICATIONS

1.0 EVALUATION SCOPE
 Compliance with the following codes:
 ■ 2015, 2012, 2009 and 2006 International Building Code® (IBC)
 ■ 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
 ■ 2013 Abu Dhabi International Building Code (ADIBC)[†]
[†]The ADIBC is based on the 2009 IBC, 2009 IRC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:
 ■ Structural
 ■ Durability
 2.0 USES

The GRS Glass Rail System structural glass balustrades described in this report are intended for interior and exterior weather-exposed applications, and are suitable for use in most natural environments. The GRS system may be used for residential, commercial and industrial applications for guards along balconies, porches, mezzanines, stairs and similar locations except where vehicle impact resistance is required. The system is compatible with all construction types.

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the quality of the reports or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any building or other matter that may be reported on or as its product covered by the report.

ESR-3269 | Most Widely Accepted and Trusted Page 2 of 18

IBC Sections 1013 and 1607.8.1, 2009 or 2006 IBC Sections 1013 and 1607.7.1, IBC Section 2407, or IRC Section R312, whichever is applicable. Handrails/grab rails must comply with 2015 IBC Sections 1011.11 and 1014, 2012 IBC Sections 1012 and 1009.15, 2009 IBC Sections 1012 and 1009.12, 2006 IBC Sections 1012 and 1009.10 or 2015 or 2012 IRC Section R311.7.8 and R311.8.3, 2009 IRC Section R311.7.7 and R311.8.3, or 2006 IRC Section R3115.6 and R311.6.3, whichever is applicable. The manufacturer's published installation instructions, called "GRS Glass Railing Dry Glaze Taper-Loc System for Tempered Glass Applications (AVD3919-2/11)," must be available at the jobsite at all times during installation. In the event of a conflict between this report and the manufacturer's instructions, this report governs.

4.2 Design:
 4.2.1 Loading: The applicable project-specific loads must be identified. Minimum required loads are one of the following:
 • 50 pif (0.73 kN/m) on the top rail in any direction
 • 200 lbs (0.89 kN) on the top rail in any direction, and 50 lbs (0.22 kN) on one square foot at any location perpendicular to the glass balustrade
 • The wind load on the full area of glass, in psf

Wind load must be determined by a qualified individual based on the project-specific conditions, taking into account the balustrade location on the structure. For installations in compliance with the IRC Section R312, the 50 pif (0.73 kN/m) top rail load is not applicable.

4.2.2 Glass: The glass thickness must be at least the thickness necessary to safely support the live loads and wind loads. The allowable glass loads are based on allowable glass edge stresses. Table 1 of this report provides allowable wind load in pounds per square foot for a given glass thickness, assuming the allowable stress noted in Section 4.2.2.1 of this report. Sandblasted glass must have a 1/4-inch nominal thickness, with the allowable loads based on a 1/2-inch (12.7 mm) thickness as noted in the tables of this report.

Minimum spacing between glass lights is 1/4 inch (6.4 mm) for 1/2-inch- and 3/8-inch-thick (12.7 and 9.5 mm) glass lights, and 1/2 inch (12.7 mm) for 1/2-inch-thick (19.1 mm) glass lites.

4.2.2.1 Glass Stress: Glass lights serve as balusters to support the top rail or grab rail and form the guard infill. Allowable glass bending stress is the modulus of rupture used for the designs noted in this report divided by a factor of 4 (24,000 psi = 6,000 psi (41.3 MPa)). Tension bending stress is based on the minimum glass thickness, except for wind loads. A wind load stress in accordance with ASTM E1300 was used in development of this report.

4.2.2.2 Holes and Notches: Holes and notches must not be located within the first third of the balustrade height from the base shoe. Holes and notches must conform to ASTM C1048. Holes or notches located within the first third of the balustrade height from the base shoe are outside the scope of this report.

4.2.3 Base Shoes:
 The appropriate base shoe must be selected based on glass thickness, installation method and loading. Figure 2 shows the base shoe options. Tables 2a through 2g provide the allowable wind loads for the base shoes, glass thickness and anchorages. The base shoe must be installed in accordance with the manufacturer's published installation instructions and this report. The end anchor must be installed within 12 inches (305 mm) of the end of

the base shoe and no less than 1 1/2 inches (38 mm) from the centerline of the anchor. A minimum of two anchors are required for any base shoe section.

4.2.3.1 Steel Substrate: The base shoe is attached to a structural steel member with a minimum thickness of 1/4 inch (6.4 mm) using 1/2-by-1/4-inch (12.7 by 19.1 mm), ASTM F-637 Alloy Group 1 (any condition), stainless steel, socket head cap screws installed into tapped holes. When installation is in a through-bolt condition, the cap screw length must be increased to a length sufficient to permit proper installation with full engagement of the nut. When installation is to weld blocks, drainage blocks or solid shims more than 2 inches (51 mm) long by the full base shoe width at each anchor, no reduction in allowable wind loads is required.

4.2.3.1.1 Surface-mounted to Steel: The allowable wind loads must be as shown in Table 2a. Guard height (H_g) is from bottom of base shoe to top of guard. An appropriate top rail or grab rail must be used.

4.2.3.1.2 Fascia-mounted to Steel: The allowable wind loads must be as shown in Table 2b (heights from top of base shoe to top of guard).

4.2.3.2 Concrete Substrate: The base shoe is attached to a concrete member with a minimum thickness of 5 inches and minimum compression strength of 3,000 psi (20.6 MPa), and in an uncracked condition. The attachment is made using either a 3/8-inch-diameter-by-4-inch screw-in Hilli HUS-EZ (KH-EZ) anchor in accordance with ESR-3027, or a Hilli HSL-3 M8 x 3 1/4-inch (95 mm) anchor in accordance with ESR-1545. Minimum spacing between anchors is 6 inches (152 mm). For 12-inch-on-center (305 mm) anchor spacing, anchor locations may be moved to avoid reinforcement, provided the same number of anchors is provided and no two anchors are closer than 6 inches (152 mm) center-to-center.

4.2.3.2.1 Concrete Strength: The allowable wind load (W_f) for concrete strengths between 3000 psi (20.6 MPa) and 5,000 psi (34.4 MPa) may be adjusted by applying the adjustment factor in the following equation:

$$C_c = \sqrt{f_c/3000}$$

$$W = cw^W$$

where W is allowable wind load from the tables

f_c = specified concrete compressive strength, in psi

4.2.3.2.2 Sand-lightweight Concrete: When installation is into sand-lightweight concrete, the allowable wind loads from the tables in this report must be reduced by a factor of 0.6.

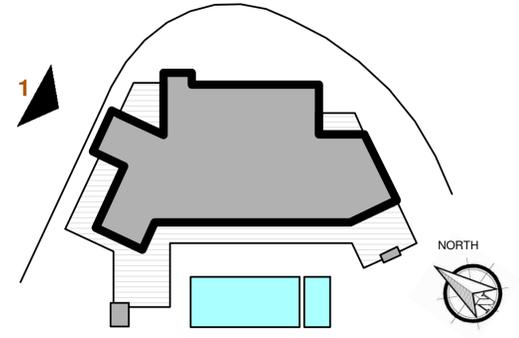
4.2.3.2.3 Adjusted Wind Load: For a 42-inch (1067 mm) guard height, the allowable wind load from the tables in this report must be greater than 26 psf (1.25 kN/m²) in order for the guard anchorage to be able to support the 50 pif (0.73 kN/m) live load. When typical anchor spacing is 12 inches (305 mm) on center, additional anchors may be added to the base shoe (for 10-foot (304 mm) base shoes or shorter lengths) as follows to provide a 26 psf (1.25 kN/m²) allowable wind load and a 50 pif (0.73 kN/m) top rail live load:
 • 26.0 psf ≥ W > 23.6 psf, add one anchor
 • 23.6 psf ≥ W > 21.7 psf, add two anchors
 • psf > W > 20.0 psf, add three anchors
 For SI: 1 psf = 0.0479 kN/m²
 Added anchors must be distributed to divide the base shoe into approximately equal segments.

NORTH / FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

ELEVATIONS & SECTION KEYNOTES

- 01 3 LAYER STUCCO AS SPEC'D
- 02 42" HIGH GLASS RAIL SYSTEM (SEE SHEET A-2.3 FOR SPECS AND DETAILS)
- 03 CLASS 'A' TORCHDOWN ROOFING (SEE SHEET A-2.3 FOR SPECIFICATIONS)
- 04 SKYLIGHT (SEE SHEET A-2.3 FOR SPECS.)
- 05 RETAINING WALL - SEPARATE PERMIT
- 06 METAL TRELLIS
- 07 GUTTER AND DOWNSPOUT INSIDE WALL OTHERWISE NOTED.
- 08 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR OF STAIRWAY
- 09 PLANTER. SEE A-1.2 FOR WATER DISTRIB. DIAGRAM AND LID SPECS.

SEE ELEVATION KEY PLAN
 SEE TITLE 24 FOR GLAZING, WALLS AND ROOF INSULATION VALUES (A-0.5 AND 0.6)



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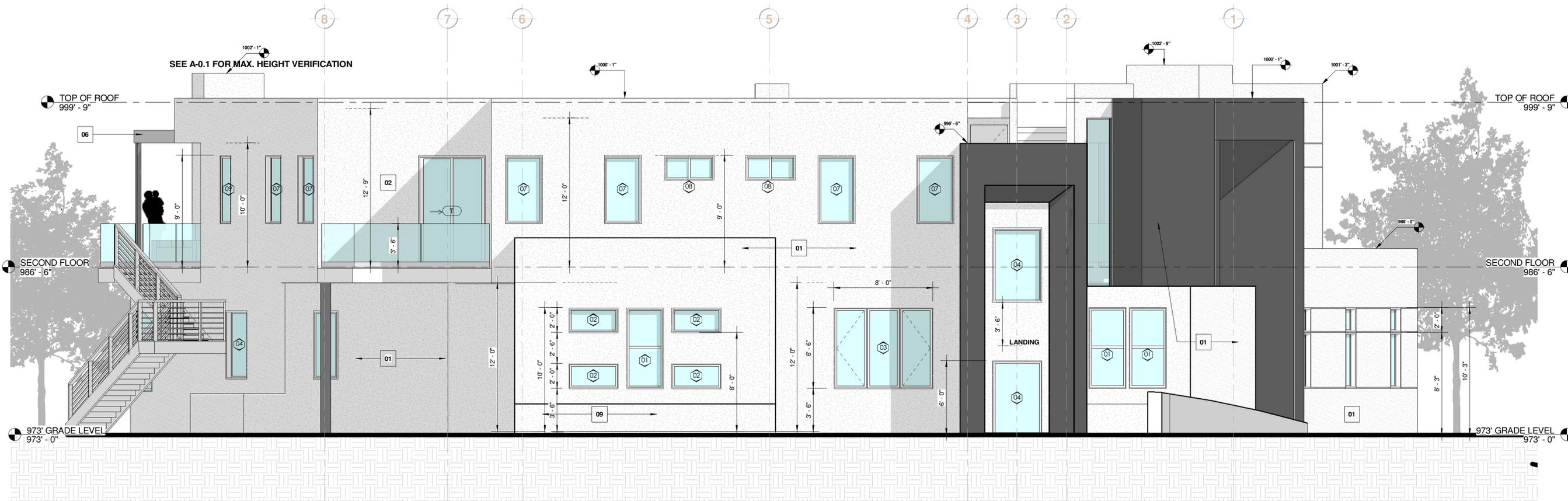
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EAST ELEVATIONS / ONE CAR GARAGE ELEVATION
SCALE As indicated

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A-3.1



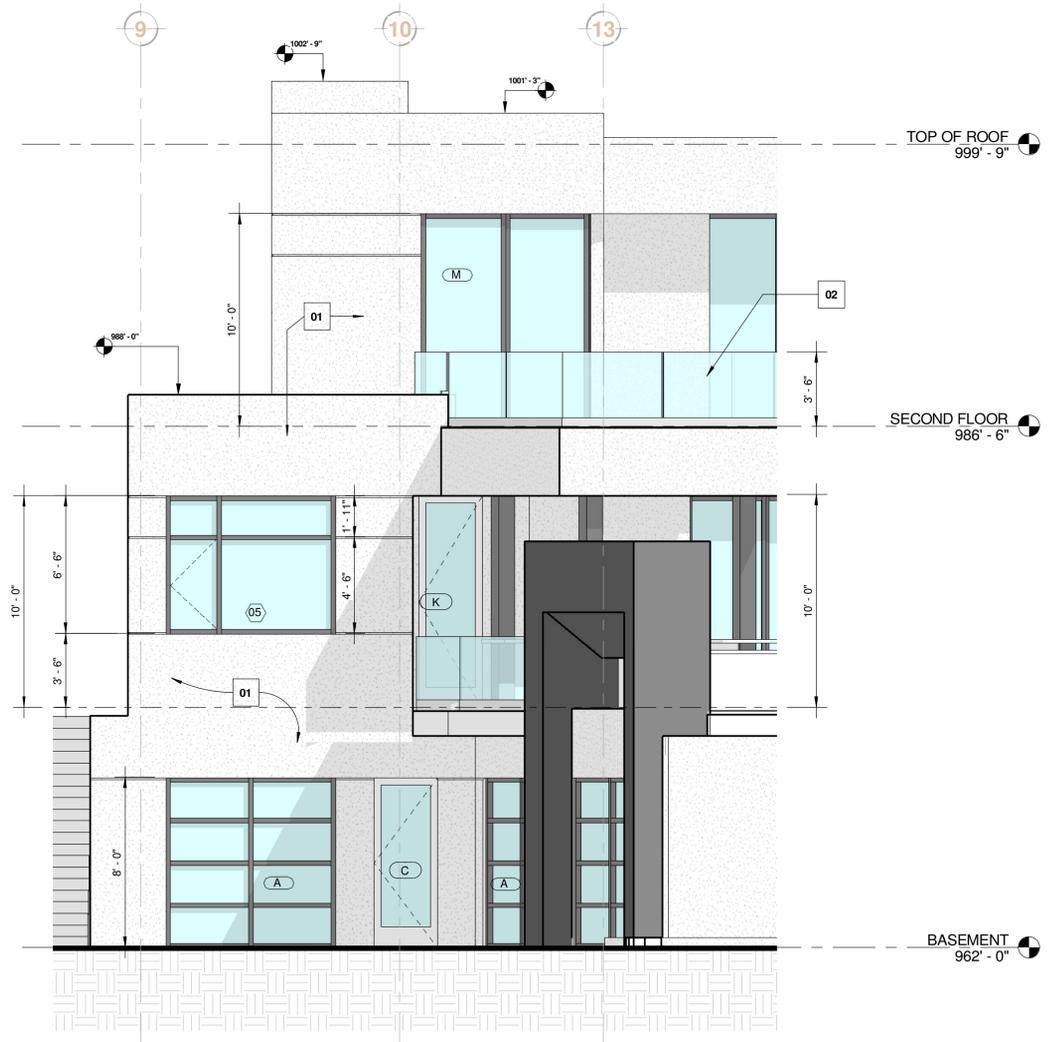
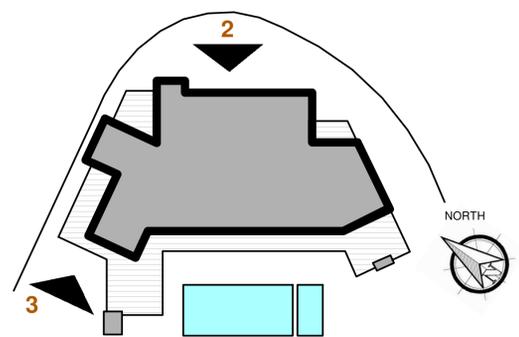
EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS & SECTION KEYNOTES

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- 09 PLANTER. SEE A-1.2 FOR WATER DISTRIB. DIAGRAM AND LID SPECS.

SEE A-0.1 FOR MAX. HEIGHT VERIFICATION
SEE TITLE 24 FOR GLAZING, WALLS AND ROOF INSULATION VALUES (A-0.5 AND 0.6)

ELEVATION KEY PLAN



GARAGE PARTIAL ELEVATION
SCALE: 1/4" = 1'-0"

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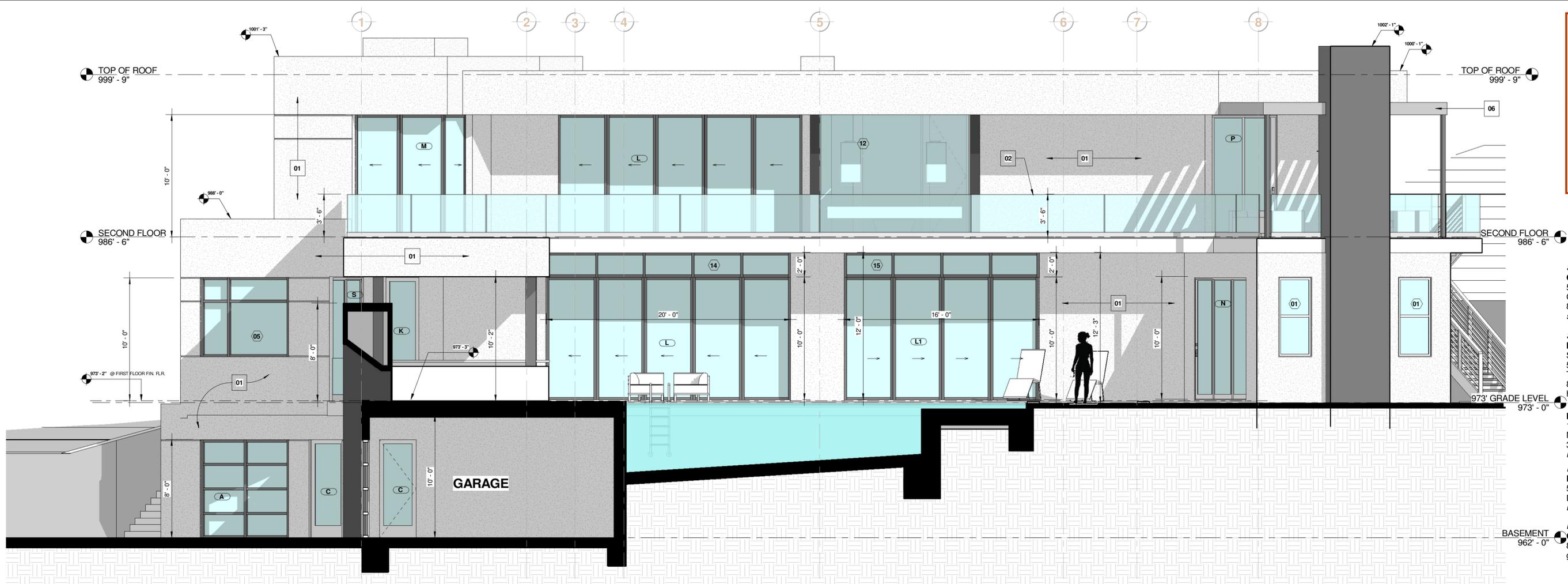
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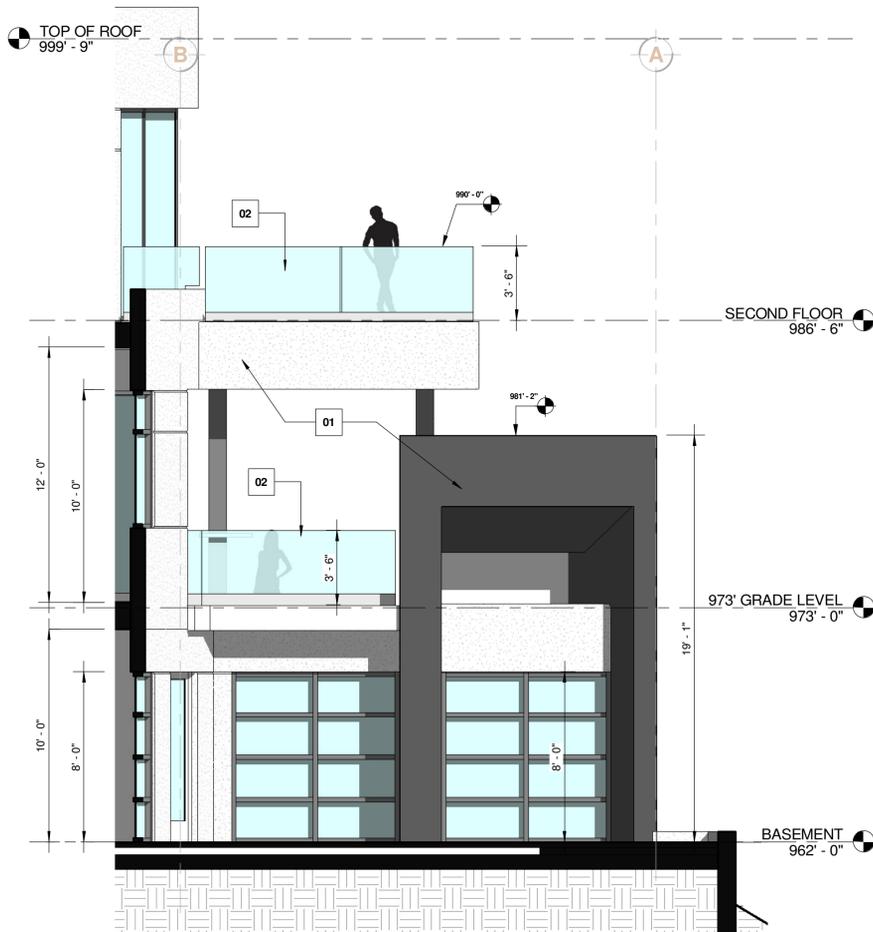
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SHEET NO:

A-3.2



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



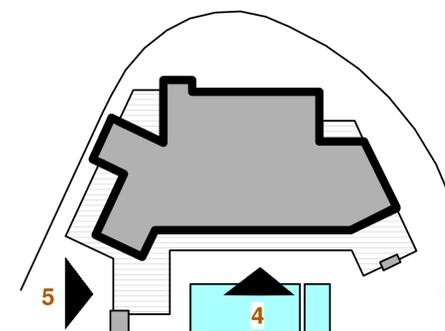
2 CAR GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATIONS & SECTION KEYNOTES

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ELEVATION KEY PLAN



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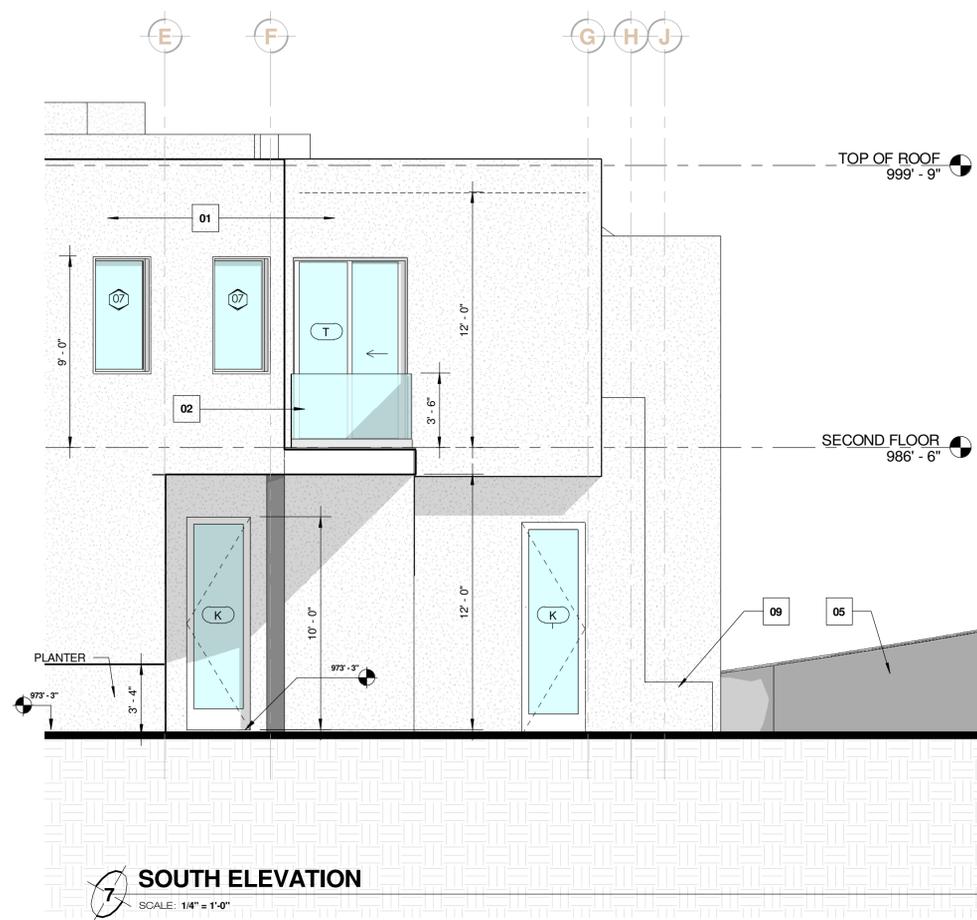
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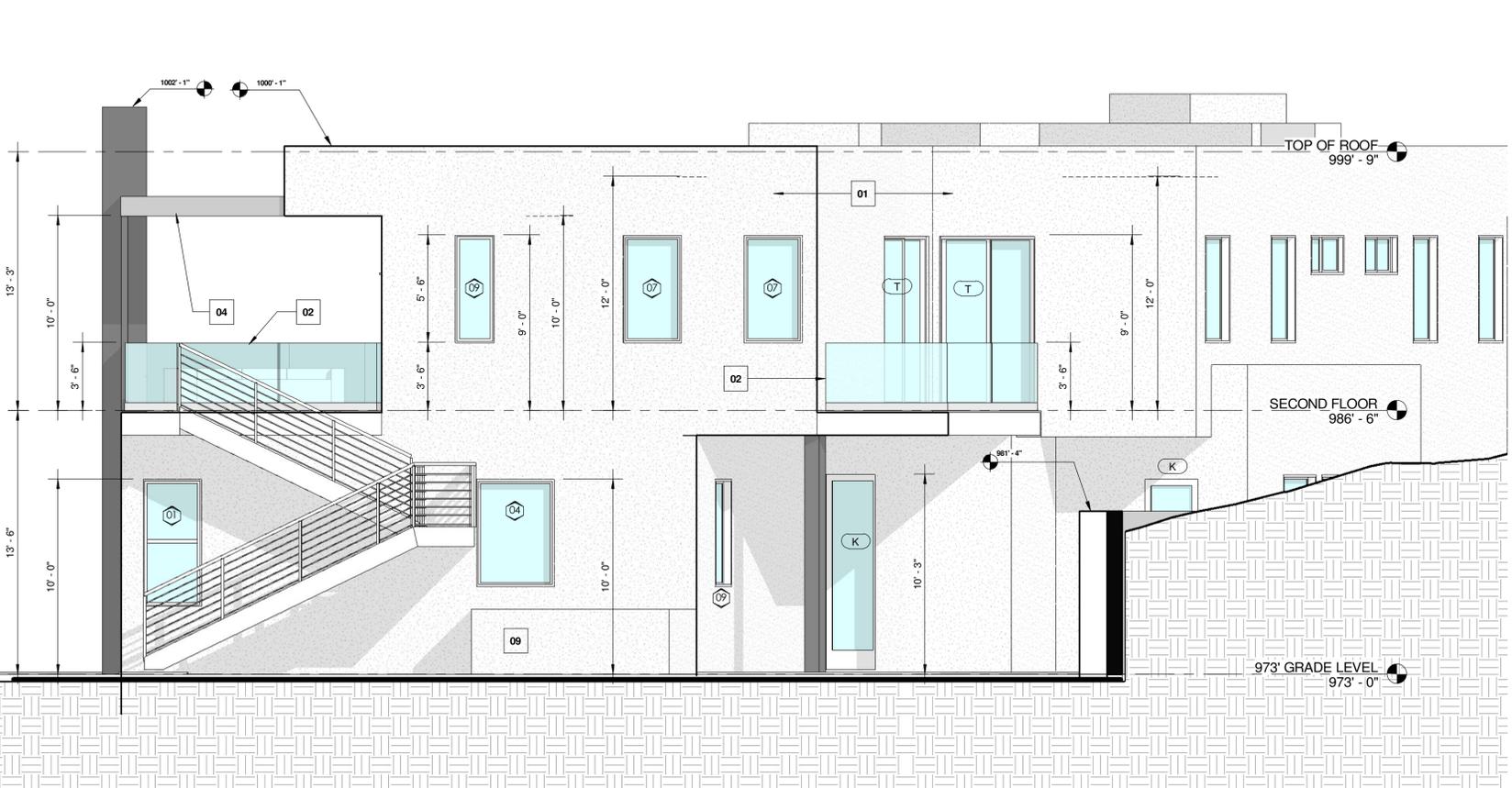
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ELEVATIONS

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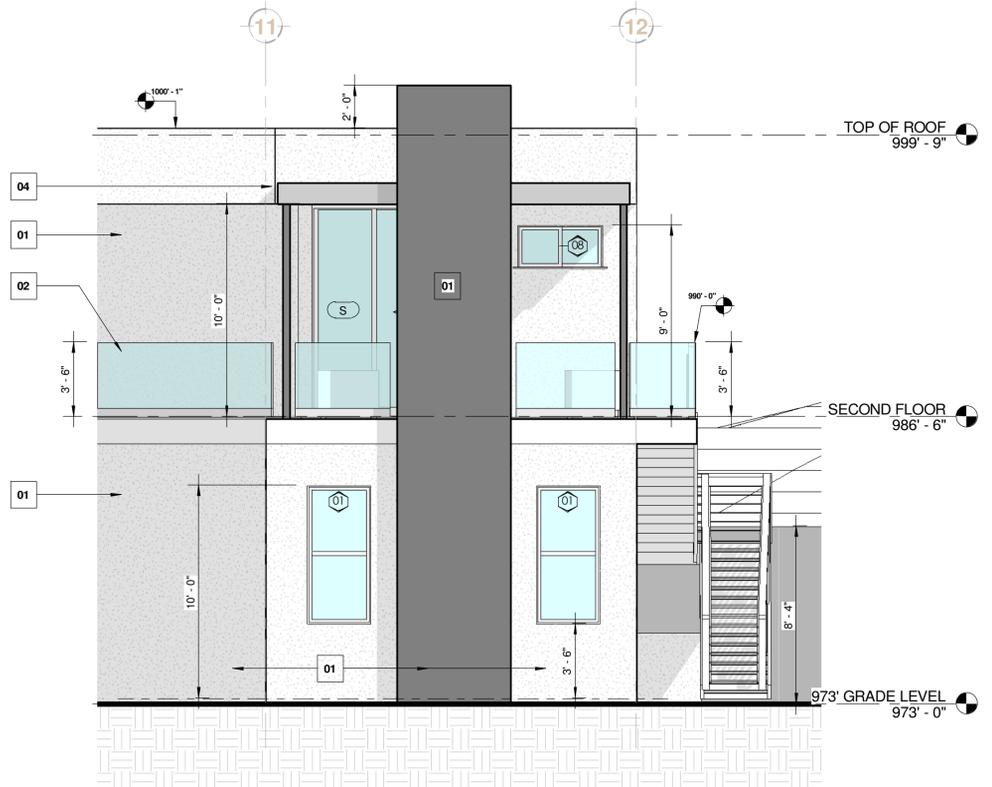
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SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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



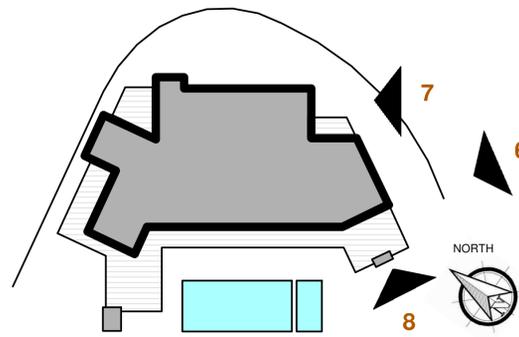
SOUTH PARTIAL ELEVATION
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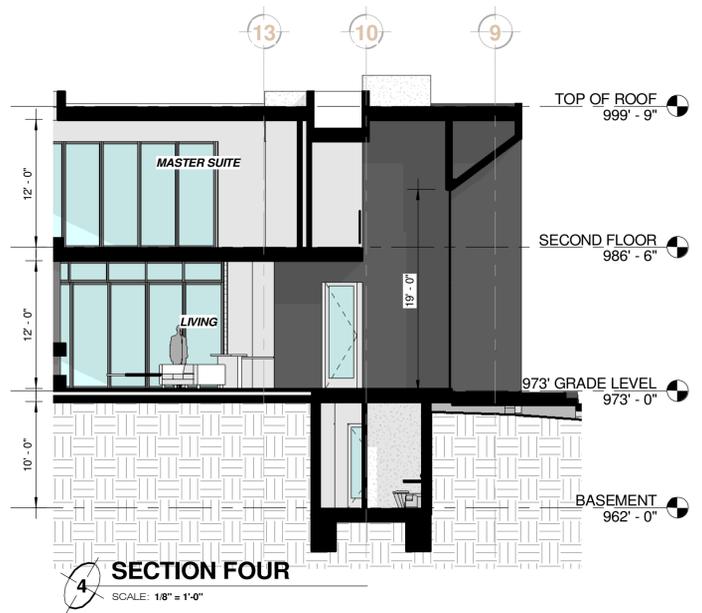
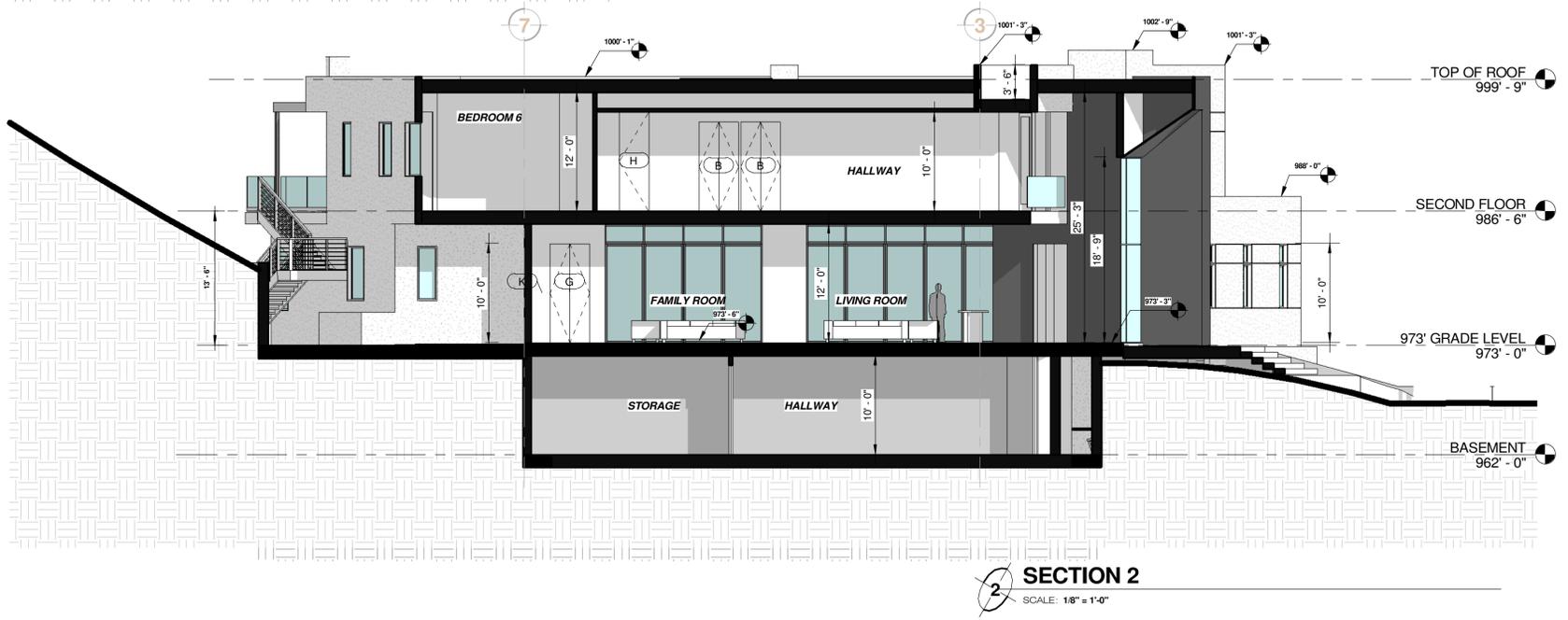
ELEVATION KEY PLAN



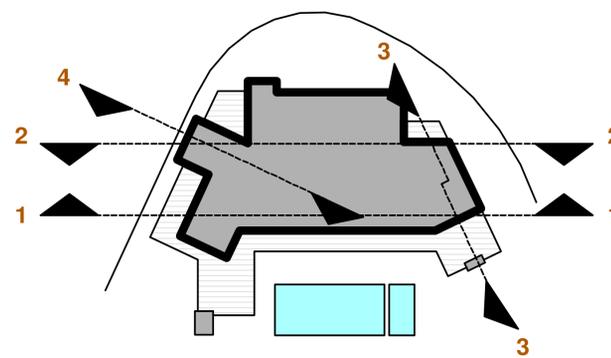


ELEVATIONS & SECTION KEYNOTES

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SECTION KEY PLAN





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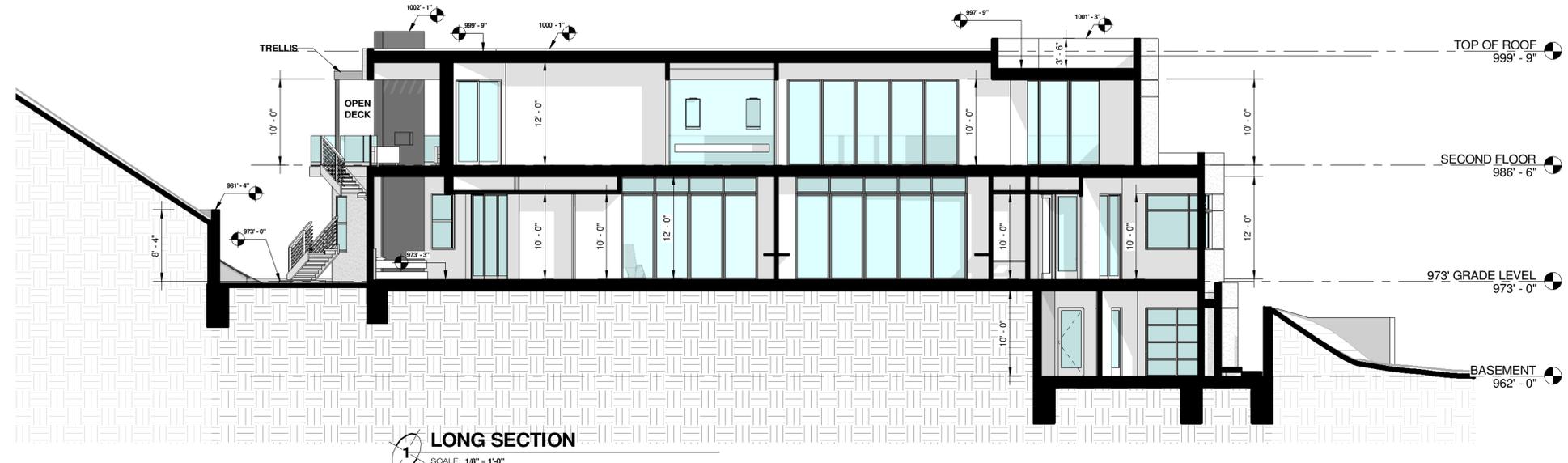
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1635 Ferrari Dr.
Beverly Hills, CA 90210

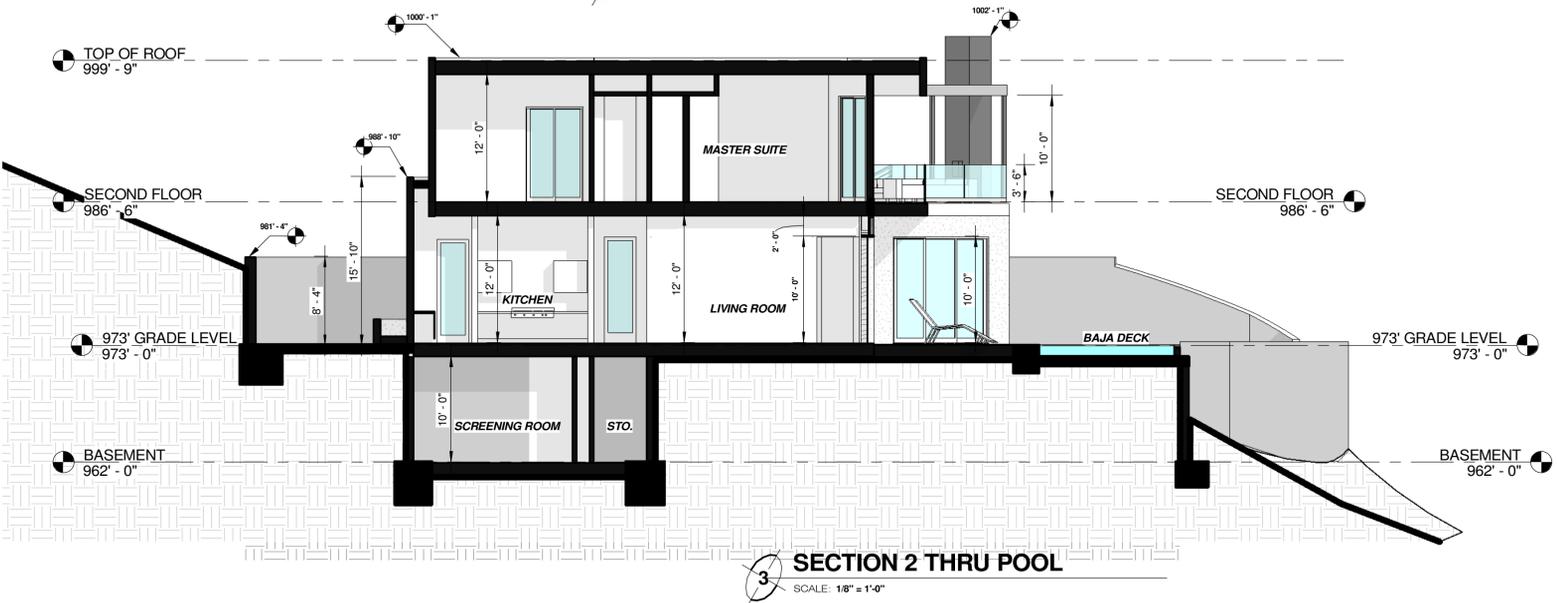
ELEVATIONS & SECTION KEYNOTES

- 01 3 LAYER STUCCO AS SPEC'D
- 02 42" HIGH GLASS RAIL SYSTEM (SEE SHEET A-2.3 FOR SPECS AND DETAILS)
- 03 CLASS 'A' TORCHDOWN ROOFING. (SEE SHEET A-2.3 FOR SPECIFICATIONS)
- 04 SKYLIGHT. (SEE SHEET A-2.3 FOR SPECS.)
- 05 RETAINING WALL - SEPARATE PERMIT
- 06 METAL TRELLIS
- 07 GUTTER AND DOWNSPOUT INSIDE WALL OTHERWISE NOTED.
- 08 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR OF STAIRWAY
- 09 PLANTER. SEE A-1.2 FOR WATER DISTRIB. DIAGRAM AND LID SPECS.

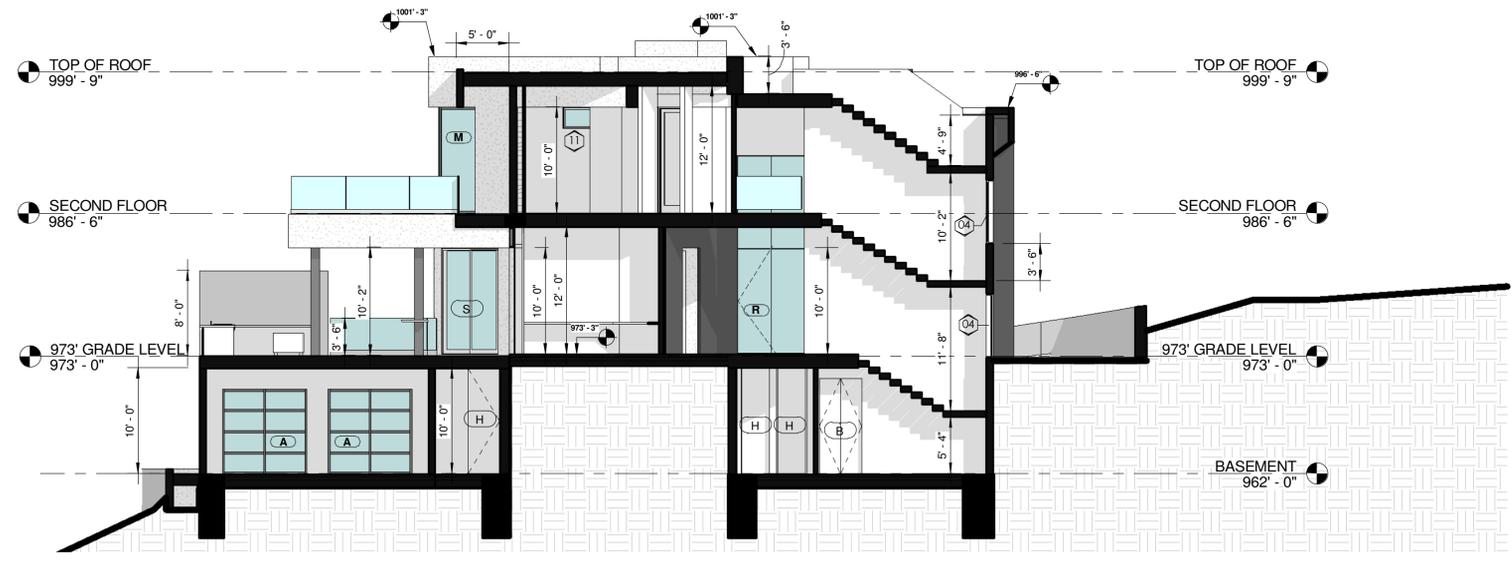
SEE A-0.1 FOR MAX. HEIGHT VERIFICATION
 SEE TITLE 24 FOR GLAZING, WALLS AND ROOF INSULATION VALUES (A-0.5 AND 0.6)



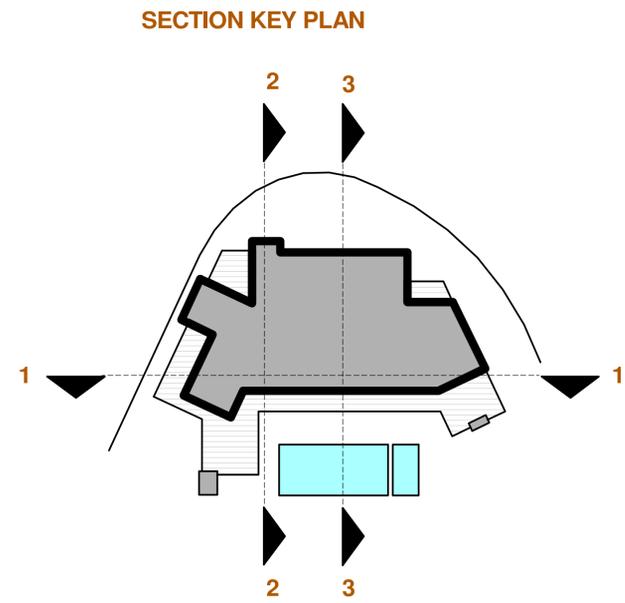
LONG SECTION
 SCALE: 1/8" = 1'-0"



SECTION 2 THRU POOL
 SCALE: 1/8" = 1'-0"



SECTION 1 THRU STAIRS
 SCALE: 1/8" = 1'-0"



SECTION KEY PLAN

PRINTED DATE:
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Benchmarks :

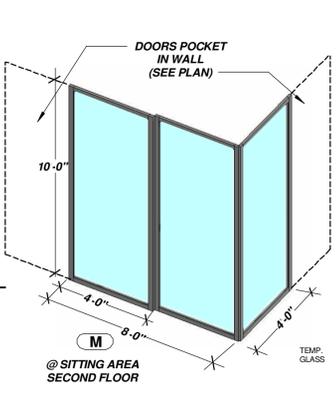
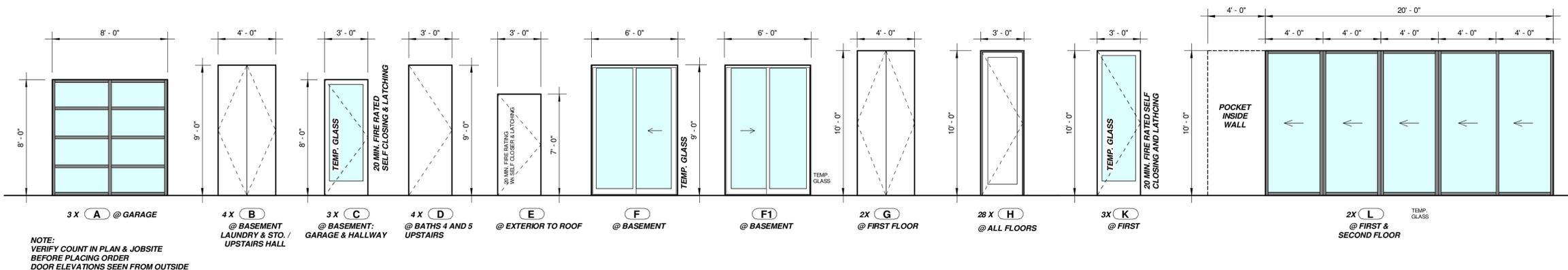
PLAN CHECK CITY SUBMITTAL 02/05/2018

SHEET TITLE :
SECTIONS

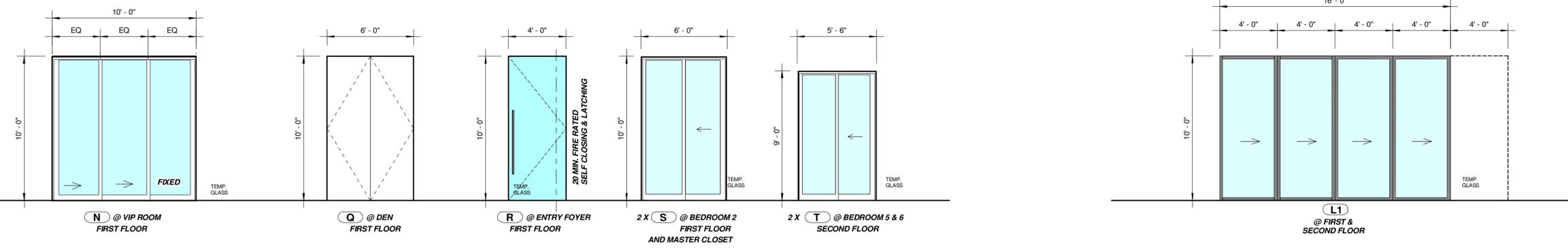
SCALE :
 As indicated

SHEET NO:

A-4.1



NOTE:
VERIFY COUNT IN PLAN & JOBSITE BEFORE PLACING ORDER
DOOR ELEVATIONS SEEN FROM OUTSIDE



NOTES

- SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL FROM TRACK WHILE IN THE CLOSED POSITION. (6710)
- SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECT TO THE TESTS SPECIFIED IN SEC. 6711.1
- METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE ROD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
- PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
- IN GROUP B, F, M AND S OCCUPANCIES, PAGES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)
- GLAZED OPENINGS WITHIN 48" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOORS ARE IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2606, OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSION. (6715)
- LOWEDED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 4" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.2)
- OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE SLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
- SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES. A DEVICE SHALL BE INSTALLED IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
- SLIDING GLASS WINDOWS SASH SHALL BE CLOSED AND LOCKED WHEN SUBJECT TO THE TESTS SPECIFIED IN SEC. 6712.2
- ANY RELEASE FOR METAL BARS, GRILLES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, SCREENS OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)
- ALL OTHER OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 4 INCHES IN ONE DIMENSION. (6715.6)

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:

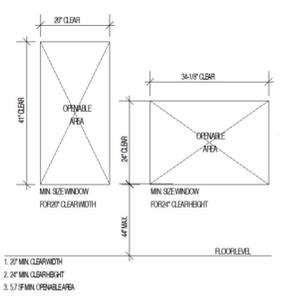
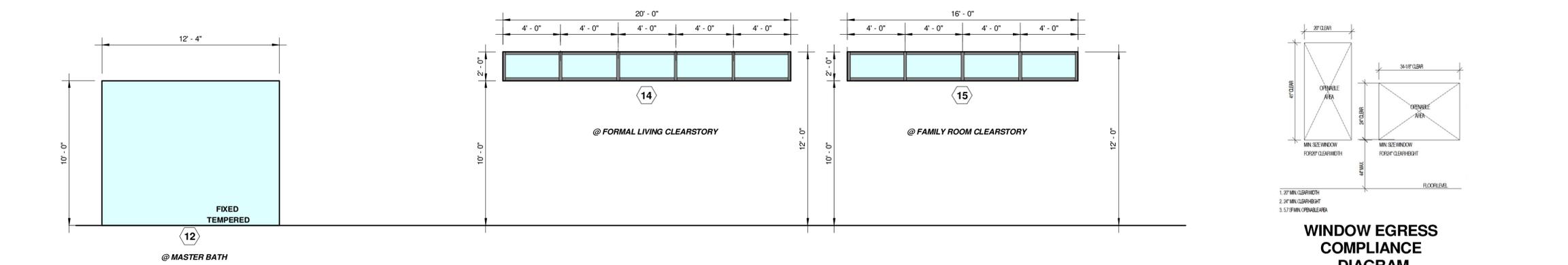
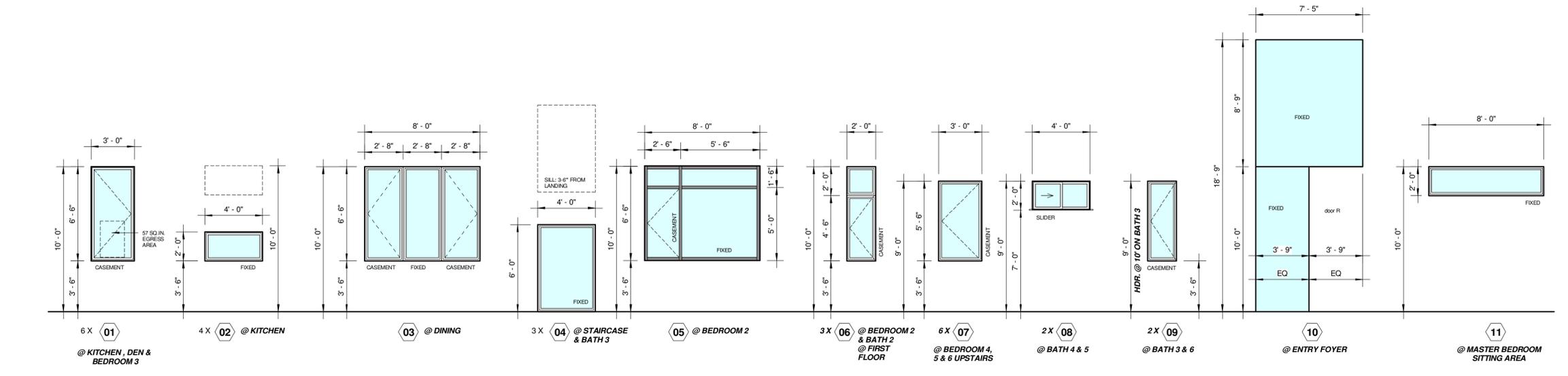
- Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.
- Openings that are provided with window fall prevention devices that comply with Section R612.3.
- Openings that are provided with fall prevention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

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



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

DOOR / WINDOW SECURITY NOTES

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR THROUGH AN OPENING IN THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJACING WALL. (670)
2. WOOD LATH TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (91.6709.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY GABRIET TO THE JAMB. (91.6709.4)
3. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LOCKING MECHANISM (MIN. 1" AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)
4. ALL PIN TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STROKE PLATE FOR LATCHES AND SLIDING DEVICE OR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2 1/2" LONG. (6709.7)
5. PROVIDE DEAD BOLTS WITH HARDENED INSERTS. DEAD LOCKING LATCH WITH KEY OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY. SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN F. AND S. OCCUPANCIES). (6709.2)
6. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" AND A HOSE-SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.3)
7. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" IN THICK WITH SHARP PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE MORE THAN 300 SQ. IN. AREA. MILLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MILLIONS NOT OVER 1/8" INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (91.6709.1 ITEM 2)
8. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL FROM TRACK WHILE IN THE CLOSED POSITION. (6710)
9. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN IN FULLY OPEN POSITION. (6710)
10. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL HASP, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
11. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
12. IN GROUP F, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 16 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)
13. GLAZED OPENINGS WITHIN 4' OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPEN ABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2405, OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
14. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
15. OTHER OPEN ABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP F, F, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHAKES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
16. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES. A DEVICE SHALL BE INSTALLED IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
17. SLIDING GLASS WINDOWS SASH SHALL BE CLOSED AND LOCKED WHEN SUBJECT TO THE TESTS SPECIFIED IN SEC. 6717.2
18. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)
19. ALL OTHER OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6715.6)

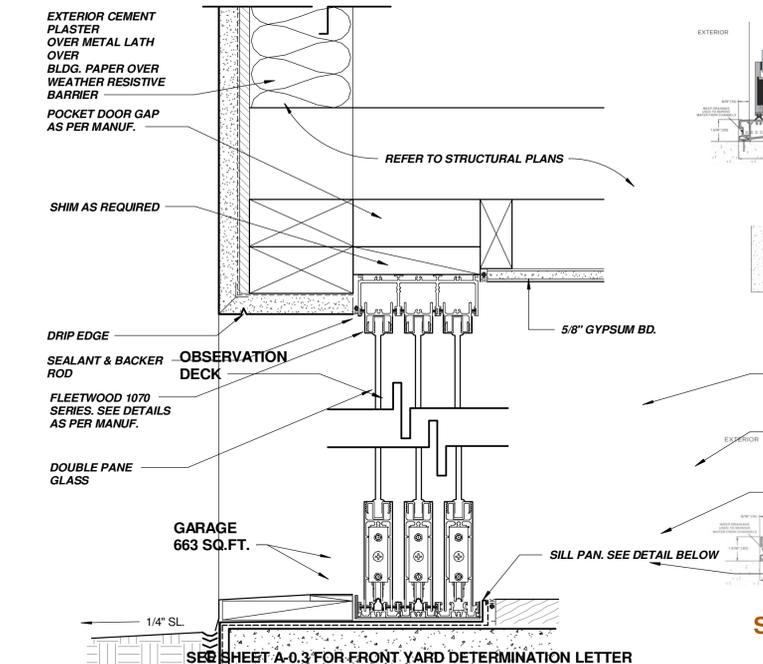
NOTES

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. WHEN THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FELT, USE "MOISTOP" FLASHING OR EQUAL WHENEVER POSSIBLE FOR FLASHING MATERIAL. BUTTENE BACK, JAMB FRAMING AND 6" FRONT AT ALL SIDES OF WINDOW FRAMES BEFORE SETTING. USE WINDOWS THAT ARE WATERTIGHT.

LINE-WIRE, WHEN USED 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.

WINDOW DETAILS

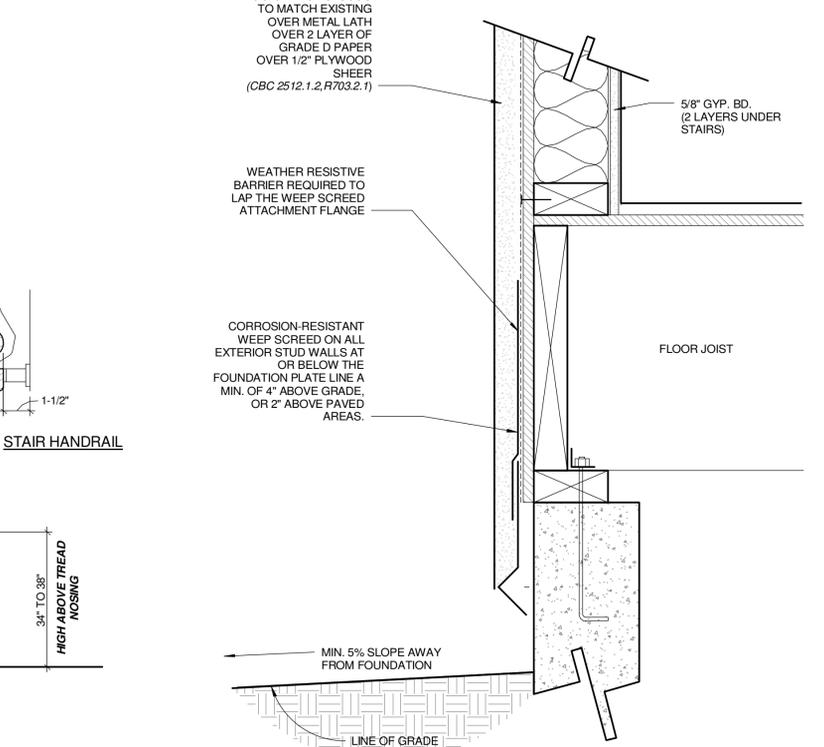
SCALE: 3" = 1'-0"



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

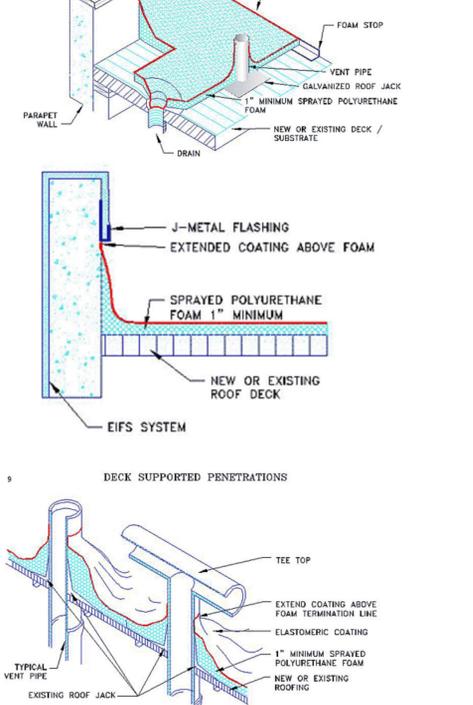
SLIDING DOOR DETAILS

SCALE: 3" = 1'-0"



ROOF WATERPROOFING DETAILS

SCALE: 3" = 1'-0"

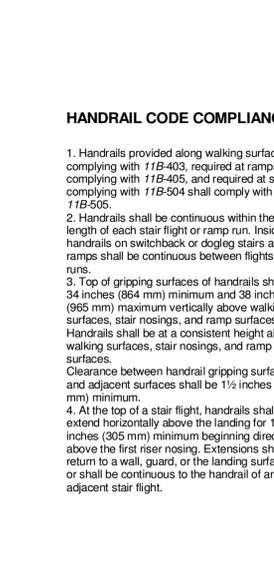


GENERAL DOOR & WINDOW NOTES

1. SEE SHEET A0.1 FOR GENERAL SECURITY REQUIREMENTS NOTES.
2. SEE DETAILS ON SHEET A-6.0 FOR TYPICAL WATERPROOFING AND HEAD, SILL, JAMB CONDITIONS.
3. PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (IBC 2001-14)
4. SIZES NOTED ARE BASED ON SASH SIZES. CONTRACTOR SHALL VERIFY WITH PROPOSED MANUFACTURER OF NEW WINDOWS FOR ACTUAL OUTSIDE OF FRAME AND ROUGH OPENING SIZES. VERIFY ALL FIELD AND STRUCTURAL CONDITIONS. DISCUSS WITH ARCHITECT ALL CONFLICTS PRIOR TO PLACING ORDER.
5. EGRESS WINDOWS SHALL BE VERIFIED WITH MANUFACTURER'S CLEAR OPENING SPECIFICATIONS THAT THESE WINDOWS MEET CODE.
6. ALL HARDWARE TO MEET LOCAL SECURITY CODES.
7. ALL LOCKS TO HAVE MINIMUM 1" THROW. ALL LOCKS (NEW AND EXISTING) TO BE RE-KEYED ON THE COMPLETION OF CONSTRUCTION. ALL SITE, GARAGE, OR SECONDARY INTERIOR LOCKS TO BE SEPARATE KEY FROM MAIN EXTERIOR HOUSE DOORS. ALL LOCKS TO BE ON A MASTER. VERIFY WITH OWNER IF LOCKS TO BE INSTALLED ON BEDROOM DOORS. PROVIDE PRIVACY SETS ON ALL BATH AND POWDER ROOMS.
8. ALL EXTERIOR DOORS TO HAVE SILLS TO MATCH INTERIOR FLOORING WOOD AND BE A MINIMUM OF 1-3/4" THICK.
9. ALL GLAZING TO BE LOW-E.
10. PROVIDE ADEQUATE WEATHER STRIPPING.
11. GLAZING IN HAZARDOUS LOCATIONS SHALL BE SAFETY LAMINATED AT:
 - 11.1. INGRESS AND EGRESS DOORS.
 - 11.2. PANELS IN SLIDING OR SWINGING DOORS.
 - 11.3. WITHIN 2" OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5" OF STANDING SURFACE.
 - 11.4. IN WALL ENCLOSING STAIRWAY LANDING.
12. ALL WINDOW SILLS TO EXTEND PAST CASING 2".
13. OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES.
14. REFER TO FLOOR PLAN FOR CORRECT SWING.
15. ENSURE ADEQUATE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. -24" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (5.0 SQ. FT. AT GRADE LEVEL) & 44" MAX TO SILL.
16. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.4.
17. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SPM 12-7A-2 (708A.2.1)
18. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SPM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8" THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)

DOOR DETAIL_1

SCALE: 3" = 1'-0"

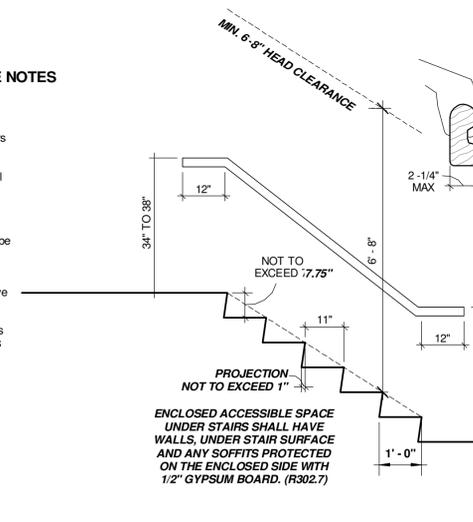


HANDRAIL CODE COMPLIANCE NOTES

1. 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.
2. 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.
3. 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.
4. 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.

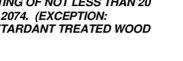
STAIR DETAILS

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



WALL DETAIL

SCALE: 3" = 1'-0"



FLASHING DETAIL

SCALE: 12" = 1'-0"

