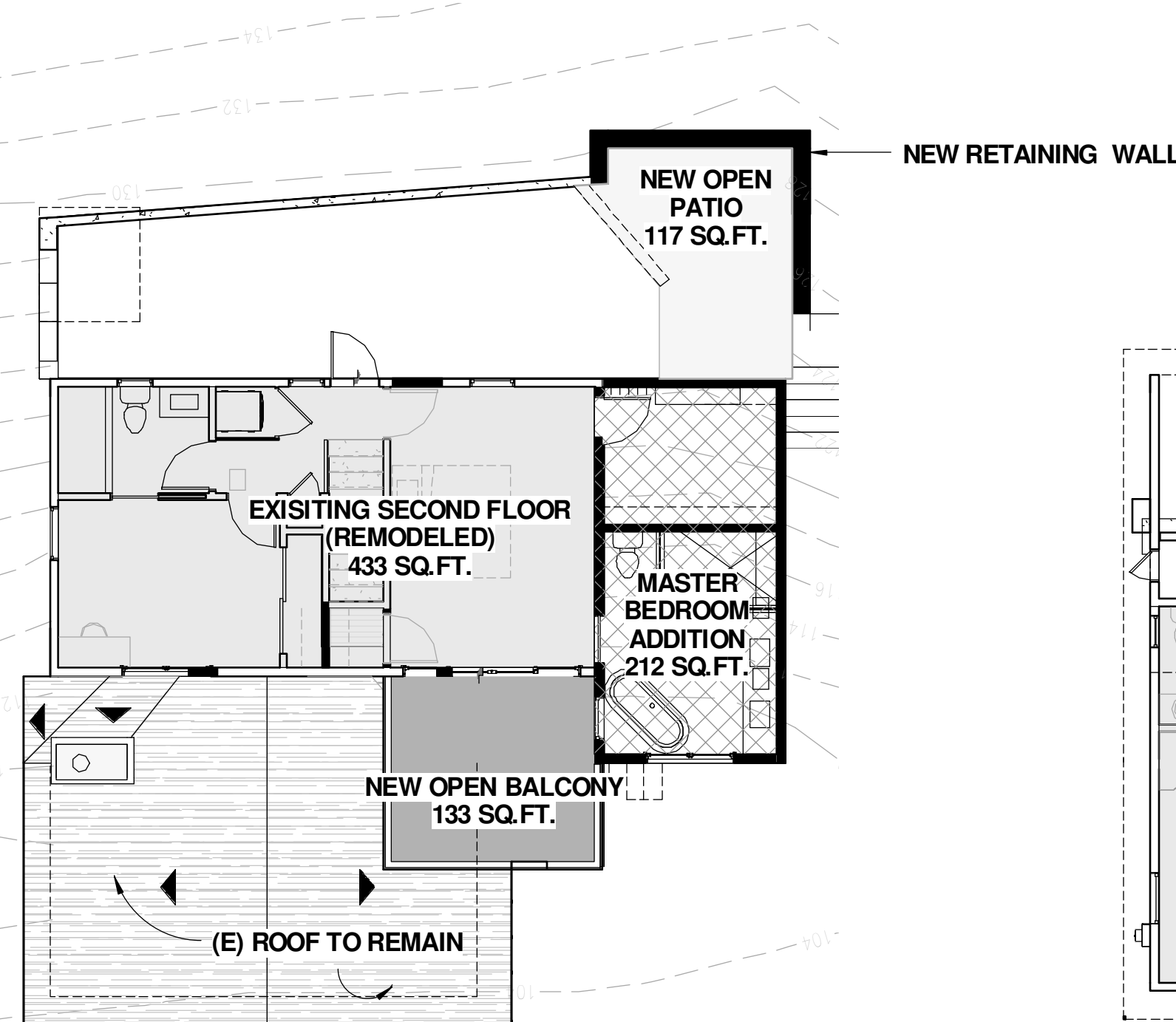


SCOPE OF WORK

326 SQ.FT. ADDITION TO EXISTING 2 STORY SINGLE FAMILY DWELLING.  
ADDING A NEW BATHROOM AND CLOSET UPSTAIRS AND ENLARGED KITCHEN  
AT FIRST FLOOR.  
MINOR INTERIOR REMODEL AT FIRST AND REMODEL OF EXISTING BATH AT  
SECOND FLOOR.

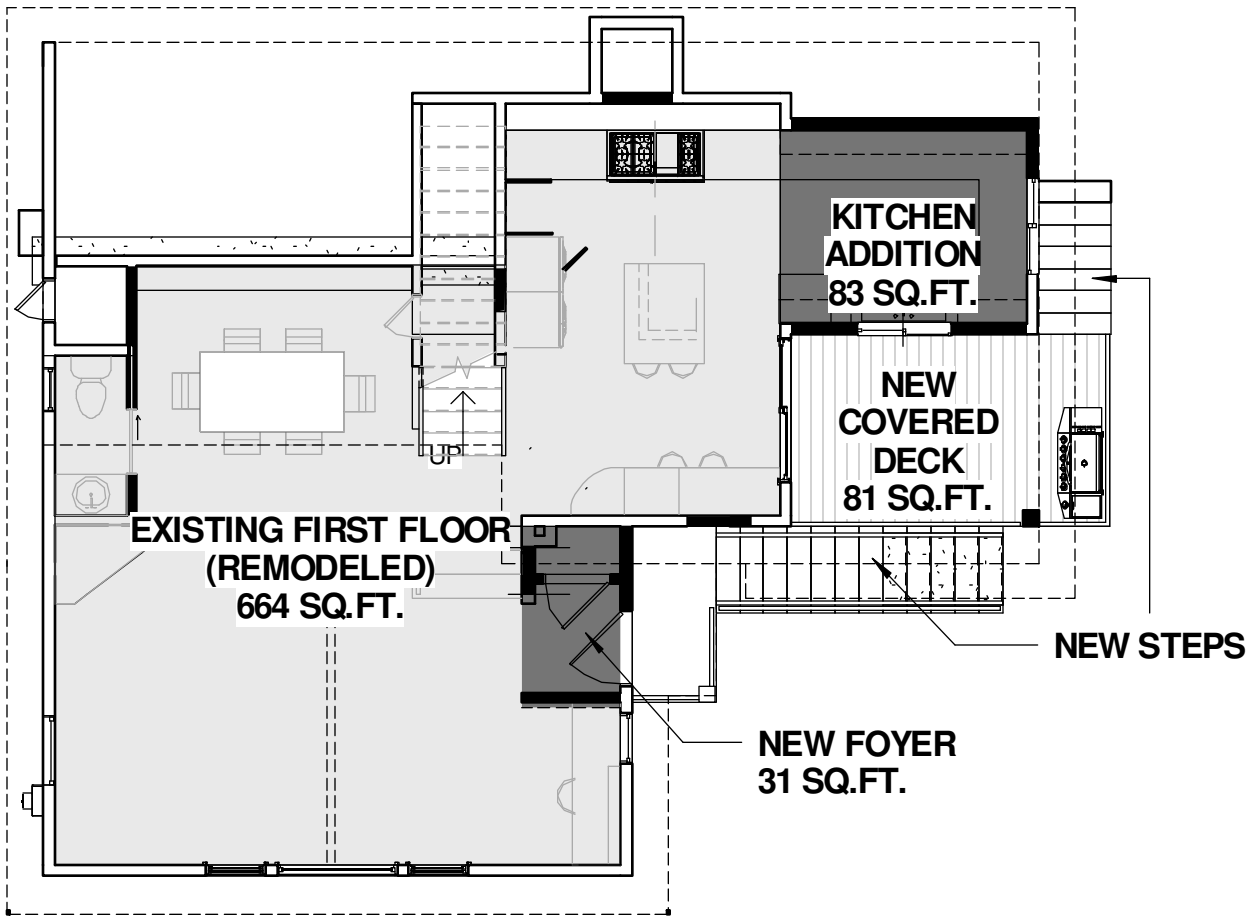


SECOND FLOOR

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

KEYNOTES

- 01 NEW CLASS "A" ROOF TO MATCH EXISTING
- 02 NEW RETAINING WALL
- 03 NEW STAIRS TO REPLACE EXISTING
- 04 NEW BALCONY (NOT COVERED)



FIRST FLOOR

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

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 SCHEUDLE)
- (X) WINDOW SYMBOL (SEE SCHEDULE)
- (N) WALL TYPE
- (E) EXISTING TO REMAIN
- (N) NEW
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS
- 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

PROJECT SUMMARY

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

PROPERTY ADDRESS: 11670 LAURELCREST DR, STUDIO CITY CA 91604

LEGAL DESCRIPTION: Lot 15, TR 10535 in the city of STUDIO CITY, County of L.A. State of California as per map reference M B 168-48/50

OWNERS: ARIE AND JESSICA SOLOMON 11670 LAURELCREST DR. STUDIO CITY, CA 91604

CONSTRUCTION TYPE: TYPE V

MAX. HEIGHT: 33'- 0"

INDEX

- ARCHITECTURE
- A-0.0 COVER SHEET
  - A-0.1 GENERAL NOTES
  - A-0.2 GREEN NOTES AND ICC REPORTS
  - A-0.3 TITLE 24/ GPI
  - A-1.0 SITE/ ROOF PLAN
  - A-1.1 DEMO PLAN
  - A-2.0 PROPOSED FIRST AND SECOND FLOOR PLAN
  - A-3.0 PROPOSED NORTH AND SOUTH ELEVATIONS
  - A-3.1 PROPOSED EAST AND WEST ELEVATIONS
  - A-4.0 PROPOSED SECTIONS
  - A-5.0 DOOR AND WINDOW SCHEDULE AND DETAILS

STRUCTURAL

- S1 ROOF/ CEILING/ FRAMING PLAN & FOUNDATION PLAN DETAILS
- S2 DETAILS
- SD1 STRUCTURAL NOTES /REQUIREMENTS
- SD2 ROOF/CEILING/ FRAMING PLAN & FLOOR FRAMING & FOUNDATION PLAN
- SD3 DETAILS
- SD4 DETAILS
- SD5 GENERAL NOTES

CIVIL

- CD1 PLAN
- CD2 DETAILS

PROJECT DATA

SITE ADDRESS: 11670 W LAURELCREST DR LOS ANGELES, CA 91604

PIN NUMBER: 162B169 1159

APN: 2377005004

LOT/PARCEL AREA: 6,142.5 SQ.FT.

TRACT: TR 10535

MAP REFERENCE: M B 168-48/50

BLOCK: NONE

LOT: R1-1

ZONING: YES

BASLINE HILLSIDE ORDINANCE: YES

BASLINE MANSIONIZATION ORDINANCE: NO

BUILDING SQ.FT.: 1,097 SQ.FT.

SQUARE FOOTAGE BREAKDOWN

SQ. FT. PER ZONING	EXISTING	ADDITION	TOTAL
FIRST FLOOR	664	114	778
SECOND FLOOR	433	212	645
FIRST FLR. OPEN DECK	(47)	--	--
FIRST FLR. COVERED PORCH	(26) @ ENTRY PORCH	(81) @ KITCHEN DECK	(107)
OPEN DECK @ SECOND	(324)	(137)	(461)
SECOND FLOOR OPEN BALCONY	--	(133)	(133)
GARAGE	(190)	--	(190)
TOTALS	1,097 sq.ft.	326 sq.ft.	1,423 sq.ft.

FAR : 778+645=1,423 SQ.FT.  
1,423 X100 / 6,142.5= 23.16%

SQ.FT. PER ASSESSOR	EXISTING	PROPOSED
FIRST FLOOR	739	873
SECOND FLOOR	523	748
	1,262	1,621 > 1,500

FAR : 873+748=1,621 SQ.FT.  
1,621 X100 / 6,142.5= 26.38%

Ames Peterson  
INTERNATIONAL  
ARCHITECTURE  
& INTERIOR DESIGN  
190 N. Canon Drive  
Suite # 313  
Beverly Hills, CA 90210  
310.709.1222

PROJECT DIRECTORY:

DESIGNER:

Ames Peterson Design Studio  
190 N. Canon Drive Suite 313  
Beverly Hills, CA 90210  
310.709.1222

ENGINEER:

M&M ENGINEERING DESIGN  
14428 HAMLIN STREET  
VAN NUYS, CA 91401  
213.928.5331

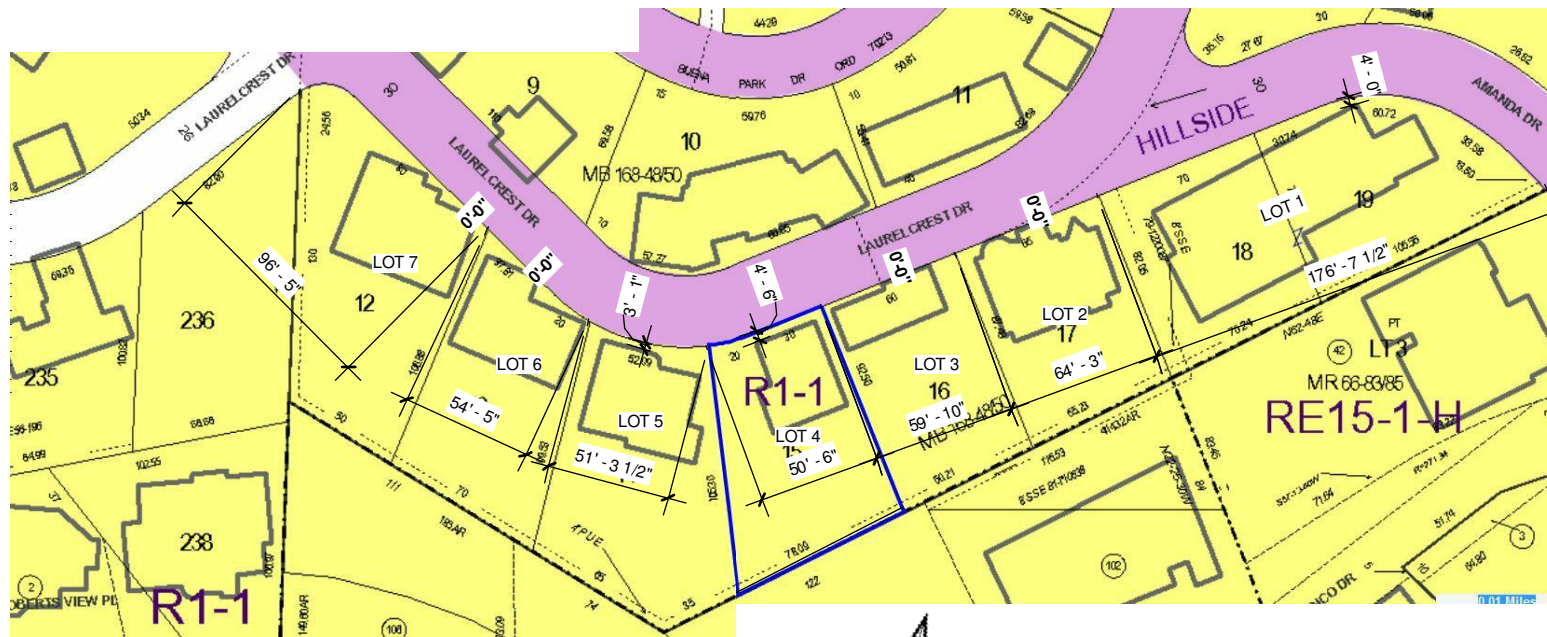
SURVEY:

LAND CREATIVE SOLUTIONS INC  
7340 FLORENCE AVE SUITE 210  
DOWNEY , CA 90240  
562.335.6848

TITLE 24:

NEWTON ENERGY  
1401 19-TH STREET  
MANHATTAN BEACH, CA 90266  
310.375.2699

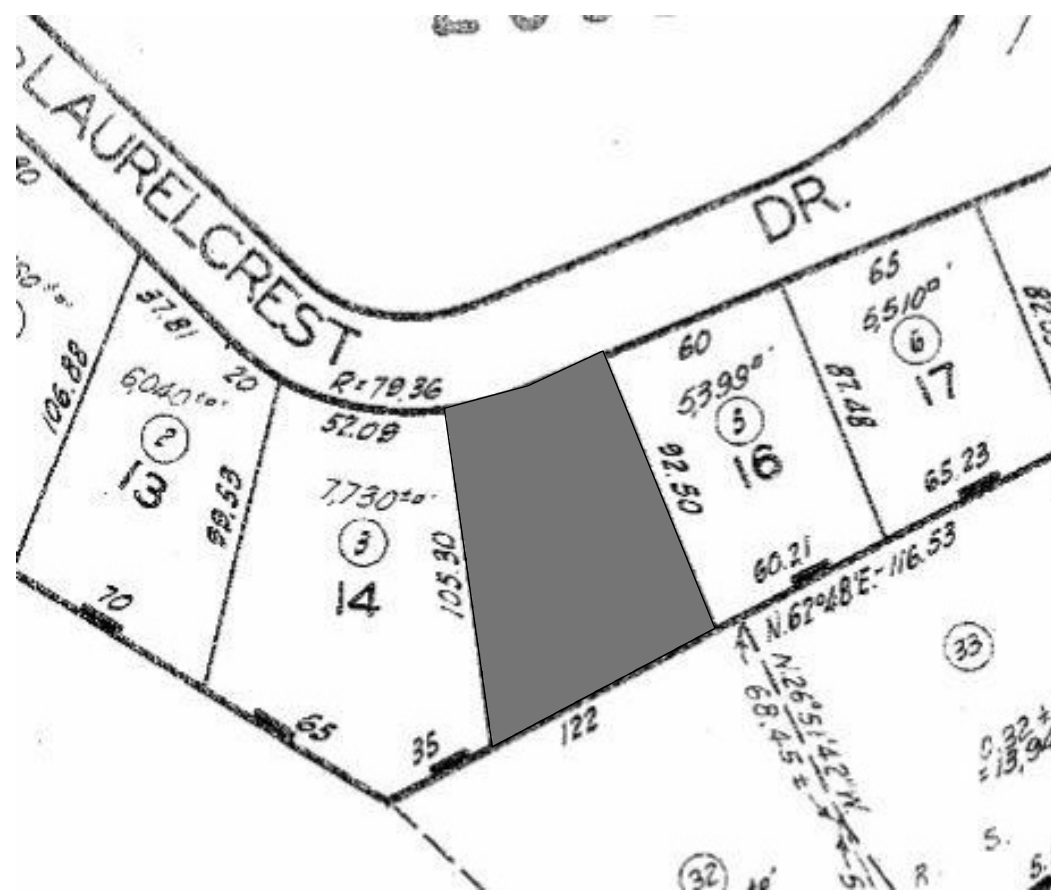
CLIENT:



PREVAILING SET BACK

SCALE: 1" = 80'-0"

VICINITY MAP



HEIGHT DIAGRAM

SCALE: 3/64" = 1'-0"

Project Address & Owners:

**Residence**  
11670 LAURELCREST DR  
STUDIO CITY CA 91604

DATE PRINTED: 08/03/2016 FIRST SUBMITTAL

BENCHMARK:

SHEET TITLE :  
**COVER SHEET**

SCALE : As indicated

SHEET NO.:  
**A-0.0**



## 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 MAIN 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 170,158-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-FLUSH 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, OUTLETS AT EAST SIDE OF THE FLOOR, 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)

- 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" X30" WITH 30" CLEAR HEADROOM ABOVE OPENING IS REQUIRED PER CURRENT LOS ANGELES BUILDING CODE (1505.1) (R.807.1)
  4. STAIRWAYS:

## 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 SHKES FOR NEW OR REPLACEMENT ROOFING IS PROHIBITED (SMMC 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 & 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 OR 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 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. (R310.11)

## 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. PROTECTIVE PLATE. 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 AND 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 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 8 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 ON 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 IN-SWING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY BRACKET 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 (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" X30" 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'-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 DWELING 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 ENGINEERS DESIGN. ALL PROTECTION RAILS AND AT SUCH CHANGES OF HGT. SHALL BE PROTECTED SO AS TO NOT ALLOW 4-4" 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). (R306.6.9) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R306.6
  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. (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 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 A WPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF A WPA U1.
  16. PROVIDE DAMP-PROOFING FOR ALL WALLS BELOW GRADE THAT ENCLOSE USABLE SPACE. 91.1402.4. SPECIFY RESEARCH REPORT (RR# 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 GROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING ARE IS 5%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%. 12.21A5(g), INFORMATION BULLETIN # P12Z 2002-001.

## RESIDENTIAL BLDG. GENERAL NOTES (CONT.)

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 TEN DWELLING UNIT SHALL HAVEA 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 CEILING 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/B/C 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) (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 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 SAT E THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R306.6.9)
  - 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/B/C 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 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 DEWELLING 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, DRAFT STOPS 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)
25. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7.
26. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDEDIN HTE LOCATINGS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH A WPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF A WPA U1.

## GENERAL NOTES

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 ARCHTECT 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.
5. FINISH FLOOR ELEVATIONS ARE TO FINISHED SURFACES.
6. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES
7. INSTALL MIN. 3/4" METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARDS, PLASTER, ETC. ABUT A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
8. UNLESS THE PRECISE COLOR AND PATTERN ARE SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLORS OR PATTERNS ARE AVAILABLE IN A SPECIFIED PRODUCT, SUBMIT ACCURATE COLOR AND PATTERN CHARTS TO ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE ALSO RELATIVE COSTS WHERE AVAILABLE.
9. 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 GRADING INSPECTOR.

## GENERAL NOTES (CONT.)

10. EXCAVATION: WHERE APPLICABLE, NO TRENCHERS OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE TO BE 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 LABELED 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 (8306) **NOTES CONTINUED ON A-0.5**

## CONTRACTOR RESPONSIBILITY

1. ARCHTECT 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 ARCHITECT'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 ARCHITECT OR OWNERS' REPRESENTATIVE.
4. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL DRAWINGS ARE SUPPLEMENTARY TO THE CONTRACT 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 DIMENSIONS 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 DEPARTMENT APPROVAL AND 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. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND 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)
2. 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)
3. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (63041)
4. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. (R303.7)
6. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)
7. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 IBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)
8. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
9. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET . (CALIF. PLUMBING CODE 407.6)
10. BATHROOMS, 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 (R303.3)
11. 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 EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.9)
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 A WPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVES AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF A WPA 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)









GENERAL INFORMATION									
01	Project Name	Solomon Existing+Addition							
02	Calculation Description	Title 24 Analysis							
03	Project Location	11670 Laurel Crest Drive							
04	City	Studio City							
05	Zip Code	91604							
06	Climate Zone	C2C							
07	Building Type	Single Family							
08	Project Scope	Addition and/or Alteration							
09	Total Cond. Floor Area (ft <sup>2</sup> )	1423							
10	Stab Area (ft <sup>2</sup> )	0							
11	Addition Cond. Floor Area (ft <sup>2</sup> )	0							
12	Addition Stab Area (ft <sup>2</sup> )	0							
13	Glazing Percentage (%)	32.9%							

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	05	06	07	08	
Energy Use (kBtu/ft <sup>2</sup> -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement	
Space Heating	24.30	24.30	2.91	7.1%	
Space Cooling	26.85	27.14	-3.29	-3.5%	
IAQ Ventilation	0.00	0.00	0.00	0.0%	
Water Heating	11.88	11.88	0.00	0.0%	
Photovoltaic Offset	---	---	---	---	
Compliance Energy Total	113.64	113.32	0.32	0.3%	

OVERHANGS AND FINIS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
	Overhang		Left Extent	Right Extent	Flag Max	Depth	Top Up	Dist.	Bottom	Depth	Top Up	Dist.	Bottom
Window	Depth	Dist Up	0	0	0	0	0	0	0	0	0	0	0
Sliding Door - New	1.1	0.1	10	0	0	0	0	0	0	0	0	0	0
French Door - New	1.5	0.1	2	2	0	0	0	0	0	0	0	0	0
Window - New 6	1.5	0.1	2	2	0	0	0	0	0	0	0	0	0



<b>DOCUMENTATION AUTHOR'S DECLARATION STATEMENT</b>	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Signature:
Chad Campbell	<i>Chad Campbell</i>
Company:	Signature Date:
Newton Energy	2016-07-06 18:25:21
Address:	CEAHERS Certification Identification (if applicable):
1401 91th Street	NA
City/State/Zip:	Phone:
Manhattan Beach, CA 90266	310-375-2699
<b>RESPONSIBLE PERSON'S DECLARATION STATEMENT</b>	
1. I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 1 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 1 and 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 other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name:	Responsible Designer Signature:
Shawn Peterson	<i>Shawn Peterson</i>
Company:	Date Signed:
Peterson Design Services, Inc.	2016-07-06 18:29:21
Address:	License:
137 N. Larchmont Blvd #452	NA
City/State/Zip:	Phone:
Los Angeles, CA 90004	310-709-1222

<b>REQUIRED SPECIAL FEATURES</b>	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
* Window overhangs and/or fins	
<b>HERS FEATURE SUMMARY</b>	
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.	
<b>Building-Level Verifications:</b>	
* None	
<b>Conditioning System Verifications:</b>	
* Minimum Airflow	
* Verified EER	
* Fan Efficiency Watts/CFM	
<b>HVAC Distribution System Verifications:</b>	
* Duct Sealing	
<b>Domestic Hot Water System Verifications:</b>	
* None	

<b>ENERGY DESIGN RATING</b>				
This is the sum of the annual TDD energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDD energy consumption for lighting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDD energy offset by an on-site renewable energy system.				
	Reference Energy Use	Energy Design Rating	Margin	Percent Improvement
Total Energy (kBtu/ft <sup>2</sup> -yr)	168.72	168.40	0.32	0.2%

<b>BUILDING - FEATURES INFORMATION</b>						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Water Heating Systems	
Solomon Existing+Addition	1423	1	3	4	1	

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity Evaluated	Water Design U-value	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.302	* Inside Finish: Gypsum Board * Cavity / Frame: No Insul. / 2x4 * Exterior Finish: Wood Siding/shrugging/leading
R-0 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.218	* Floor Surface: Carpeted * Floor Deck: Wood Siding/shrugging/leading * Cavity / Frame: No Insul. / 2x12
R-0 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.240	* Inside Finish: Gypsum Board * Cavity / Frame: R-19 / 2x4 * Exterior Finish: Wood Siding/shrugging/leading * Roofing: Light Roof (Asphalt Shingles)
R-10 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x8 @ 16 in. O.C.	R 19	0.054	* Inside Finish: Gypsum Board * Cavity / Frame: R-19 / 2x4 * Exterior Finish: Wood Siding/shrugging/leading * Cavity / Frame: No Insul. / 2x12
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.095	* Inside Finish: Gypsum Board * Cavity / Frame: R-13 / 2x4 * Exterior Finish: Wood Siding/shrugging/leading * Cavity / Frame: R-19 / 2x6
R-16 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x8 @ 16 in. O.C.	R 19	0.049	* Floor Surface: Carpeted * Floor Deck: Wood Siding/shrugging/leading * Cavity / Frame: R-19 / 2x6
R-30 Roof Cathedral	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O.C.	R 30	0.035	* Inside Finish: Gypsum Board * Cavity / Frame: R-30 / 2x10 * Roof Deck: Wood Siding/shrugging/leading * Roofing: Light Roof (Asphalt Shingles)
R-0 Floor No Crawlspace1	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	none	0.196	* Floor Surface: Carpeted * Floor Deck: Wood Siding/shrugging/leading * Cavity / Frame: No Insul. / 2x12 * Ceiling Below Finish: Gypsum Board
R-10 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x8 @ 16 in. O.C.	R 19	0.050	* Floor Surface: Carpeted * Floor Deck: Wood Siding/shrugging/leading * Cavity / Frame: R-19 / 2x6

<b>DOCUMENTATION AUTHOR'S DECLARATION STATEMENT</b>	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Signature:
Chad Campbell	<i>Chad Campbell</i>
Company:	Signature Date:
Newton Energy	2016-07-06 18:25:21
Address:	CEAHERS Certification Identification (if applicable):
1401 91th Street	NA
City/State/Zip:	Phone:
Manhattan Beach, CA 90266	310-375-2699
<b>RESPONSIBLE PERSON'S DECLARATION STATEMENT</b>	
1. I certify the following under penalty of perjury, under the laws of the State of California:	
1. I am eligible under Division 1 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 1 and 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 other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name:	Responsible Designer Signature:
Shawn Peterson	<i>Shawn Peterson</i>
Company:	Date Signed:
Peterson Design Services, Inc.	2016-07-06 18:29:21
Address:	License:
137 N. Larchmont Blvd #452	NA
City/State/Zip:	Phone:
Los Angeles, CA 90004	310-709-1222

Digitally signed by CalCERTS. 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.

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Existing Level 1	Conditioned	Proposed System1	594	9	DHW Sys 1	
Addition Level 1	Conditioned	Proposed System1	114	9		
Existing Level 2	Conditioned	Proposed System1	433	8.3		
Addition Level 2	Conditioned	Proposed System1	212	8.3		

OPAQUE SURFACES									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Asmth	Orientation	Gross Area (ft <sup>2</sup> )	Window & Door Area (ft <sup>2</sup> )	Tilt (deg)	Status	Verified Existing Condition
Left Wall - Remain	Existing Level 1	R-0 Wall	355	Left	308	4.6	90	Existing	No
Right Wall - Remain	Existing Level 1	R-0 Wall	265	Right	165	39.00	90	Existing	No
Front Wall - Remain	Existing Level 1	R-0 Wall	385	Front	379	100	90	Existing	No
Raised Floor	Existing Level 1	R-0 Floor No Crawlspace			190			Existing	No
Raised Floor 3	Existing Level 1	R-0 Floor Crawlspace			474			Existing	No
Right Wall	Addition Level 1	R-13 Wall	285	Right	182	44.7	90	New	N/A
Front Wall	Addition Level 1	R-13 Wall	255	Front	131	28.3	90	New	N/A
Raised Floor 4	Addition Level 1	R-19 Floor Crawlspace			114			New	N/A
Left Wall - Remain 2	Existing Level 2	R-0 Wall	85	Left	155	12	90	Existing	No
Front Wall - Remain 2	Existing Level 2	R-0 Wall	355	Front	285	89.1	90	Existing	No
Back Wall - Remain	Existing Level 2	R-0 Wall	265	Back	295	48.889	90	Existing	No
Raised Floor 2	Existing Level 2	R-0 Floor Crawlspace			124			Existing	No
Right Wall 2	Addition Level 2	R-13 Wall	175	Right	203	31.6	90	New	N/A
Left Wall	Addition Level 2	R-13 Wall	85	Left	47	9.5	90	New	N/A
Back Wall	Addition Level 2	R-13 Wall	175	Back	103	5	90	New	N/A
Front Wall 2	Addition Level 2	R-13 Wall	355	Front	103	25	90	New	N/A
Raised Floor 2	Addition Level 2	R-19 Floor No Crawlspace			129			New	N/A

WATER HEATING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Water Inlet/Fraction (%)	Status	Verified Existing Condition
DHW Sys 1	DHW	Standard	DHW Heater 1	1	Annual	Existing	No

DHW HEATERS							
01	02	03	04	05	06	07	08
Name	Heater Element Type	Tank Type	Tank Volume (gallons)	Energy Factor or Efficiency	Input Rating (kBtu/hr)	Tank Exterior Insulation (R-value)	Standing Loss (Fraction)
DHW Heater 1	Natural Gas	Small Storage	50	0.675 EF	40000-Btu/hr	0	0

WATER HEATING - HERS VERIFICATION						
01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Point-of Use	Recirculation with Manual Control	Recirculation with Sensor Control
DHW Sys 1	n/a	n/a	n/a	n/a	n/a	n/a



KEYNOTES

- 01 (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF  
ICC REPORT: ESR-1389 find report on (SHEET A-0.2)  
MANUFACTURER: CERTAIN TEED CORPORATION  
PROJECT: CERTAIN TEED ASPHALT SHINGLES  
(PRESIDENTIAL SHINGLES, COLOR: AGED BARK, AGED SRI:0.23  
AGED SOLAR REFLECTANCE: 0.23, AGED THERMAL EMITTANCE:0.90
- 02 (E) ELECTRIC METER
- 03 NEW BALCONY
- 04 (E) A/C
- 05 (E) 6' RETAINING WALL
- 06 NEW RETAINING WALL NOT TO EXCEED 10'
- 07 CRAWL SPACE

HILLSIDE REFERRAL FORM

DEPARTMENT OF BUILDING AND SAFETY/ DEPARTMENT OF PUBLIC WORKS  
PRELIMINARY REFERRAL FORM FOR  
☐ BASELINE HILLSIDE ORDINANCE No. 181,624  
☐ HILLSIDE ORDINANCE No. 168,159

Building and Safety

Date: 09/09/2016

PIN: 162B169-1159

Address: 11670 W LAURELCREST DR

Applicant:

District Map: 159B169

Tract: TR 10535

Project Description:

Block:

Lot: 15

Phone:

APN: 2377005004

Fax:

PCIS No.:

Public Works:

Vehicular Access:

1. Is the Continuous Paved Roadway (CPR)\* at least 28ft wide from the driveway apron of the subject lot to the boundary of the Hillside Area?

☐ Yes ☒ No

2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area?

☒ Yes ☐ No

3. Is the street adjacent to the subject lot at least 20ft wide?

☒ Yes ☐ No

(Note: all streets adjacent to a lot must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.)

\* CPR = begins at the driveway apron and must be continuous and without permanent obstacles to the boundary of the Hillside Area.  
If "2" and "3" are Yes: COMPLY WITH HILLSIDE ORD. 2A APPROVAL IS NOT REQ'D.  
If "2" or "3" are No: REFER TO PLANNING FOR APPROVAL PER 12.24X21 OR 12.24X28

Street Type:

1st Street Name: LAURELCREST DR

R/W width: 30'

Roadway width: 20'

☐ Lot fronts on a standard hillside limited street

☐ Dedication required width: \_\_\_\_\_

☐ Plan Index: 20324

☒ Lot fronts on a sub standard hillside limited street

☐ Improvement required

Comments: 3' dedication req'd

2nd Street Name:

R/W width: \_\_\_\_\_

Roadway width: \_\_\_\_\_

☐ Lot fronts on a standard hillside limited street

☐ Dedication required width: \_\_\_\_\_

☐ Plan Index: \_\_\_\_\_

☐ Lot fronts on a sub standard hillside limited street

☐ Improvement required

Comments:

Sewer Connection:

Lot located less than 200 ft from sewer mainline:

☒ Use existing wye and permit

☐ Obtain new connection and new permit

☐ Use existing wye, obtain new permit

☐ Obtain B-Permit from PW/BOE to construct new mainline

Lot located greater than 200 ft from sewer mainline:

☐ Obtain LADBS approval for on-site sewer

☐ Obtain B-Permit from PW/BOE to construct new mainline

Public Works Engineer completing this form:

Sign: [Signature]

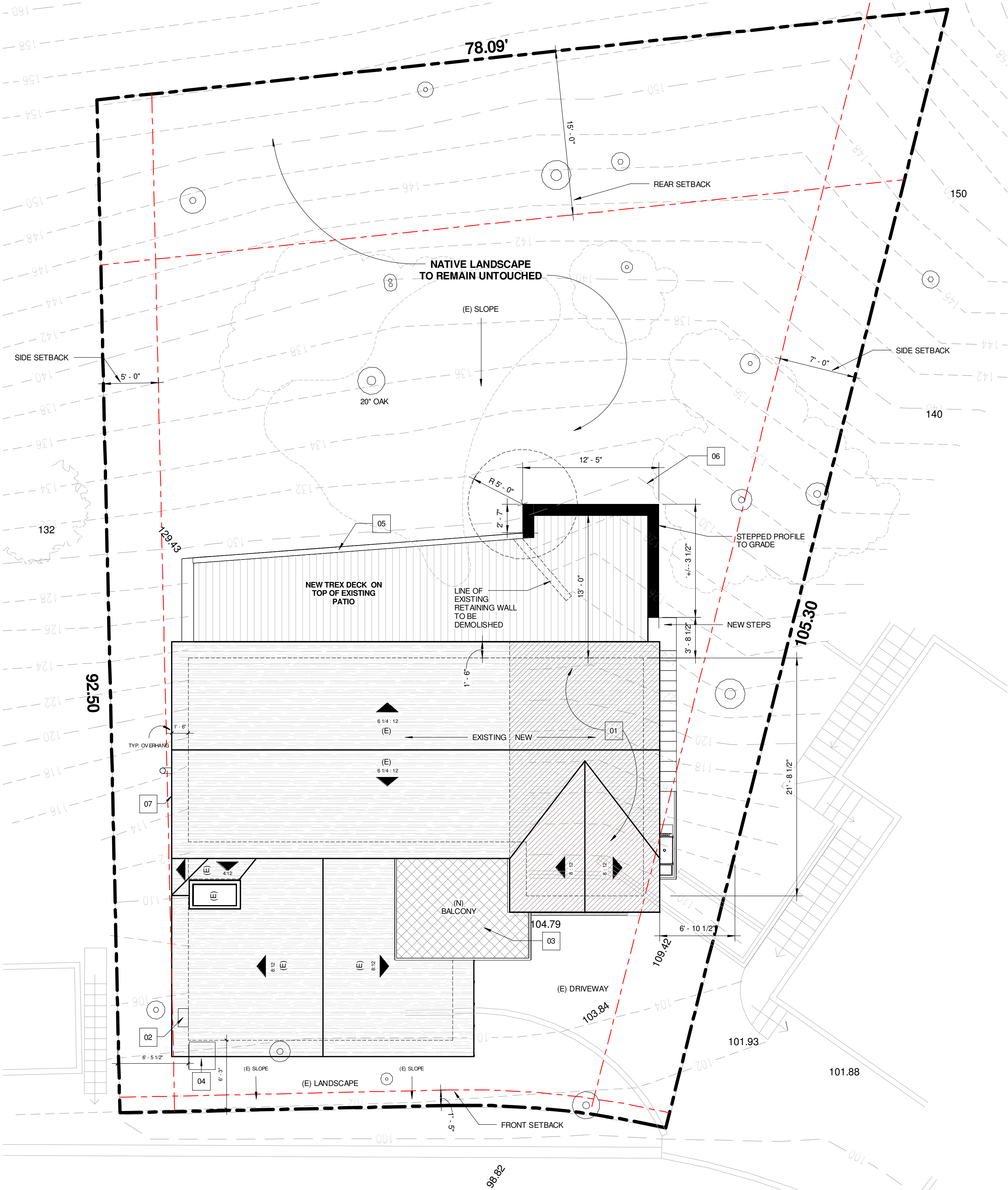
Print Name: ROBERT SIMON

Date: 9/9/2016

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

Location: VALLEY

† The final determination of Hillside Ordinance applicability shall be made after any and all dedication/improvements (if required) have been made.



LAURELCREST DR.

Ames Peterson  
INTERNATIONAL  
ARCHITECTURE  
& INTERIOR DESIGN  
190 N. Canon Drive, Beverly Hills, CA

190 N. Canon Drive  
Suite # 313  
Beverly Hills, CA 90210

310.709.1222

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PROJECT DIRECTORY:

DESIGNER:

Ames Peterson Design Studio  
190 N. Canon Drive Suite 313  
Beverly Hills, CA 90210  
310.709.1222

ENGINEER:

M&M ENGINEERING DESIGN  
14428 HAMLIN STREET  
VAN NUYS, CA 91401  
213.928.5331

SURVEY:

LAND CREATIVE SOLUTIONS INC  
7340 FLORENCE AVE SUITE 210  
DOWNEY, CA 90240  
562.335.6848

TITLE 24:

NEWTON ENERGY  
1401 19-TH STREET  
MANHATTAN BEACH, CA 90266  
310.375.2699

CLIENT:

Project Address & Owners:

Residence  
11670 LAURELCREST DR  
STUDIO CITY CA 91604

DATE PRINTED:

BENCHMARK:

08/03/2016

FIRST SUBMITTAL

SHEET TITLE:

SITE / ROOF PLAN

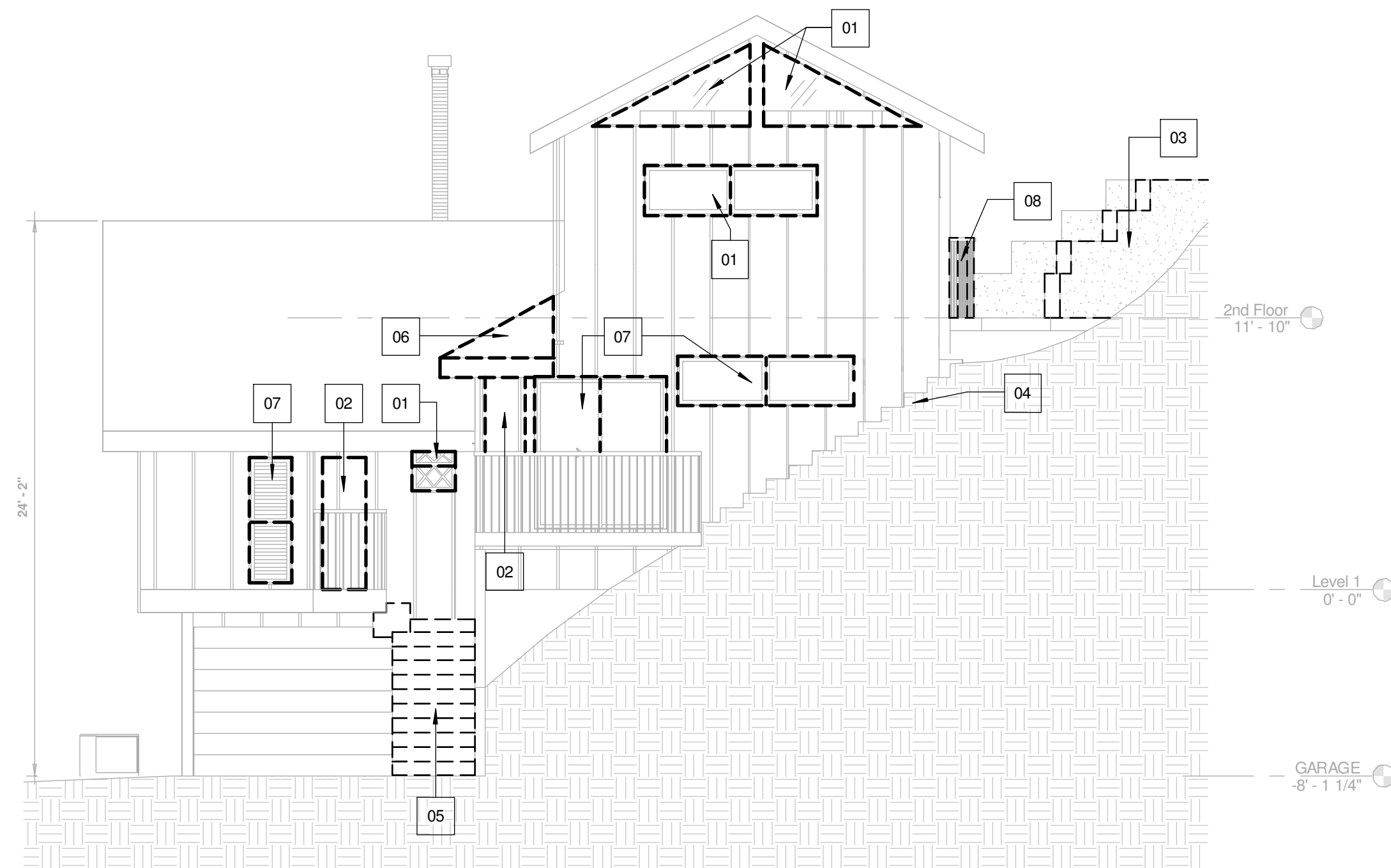
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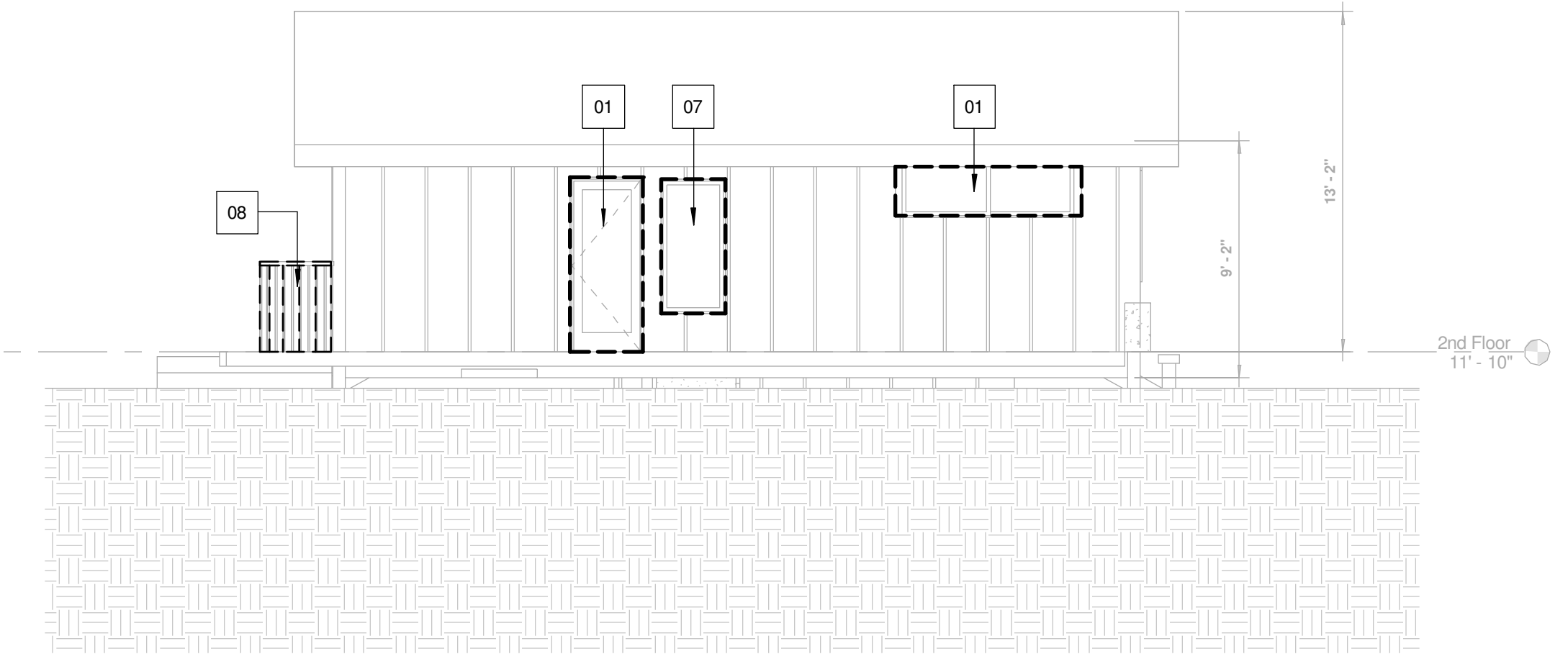
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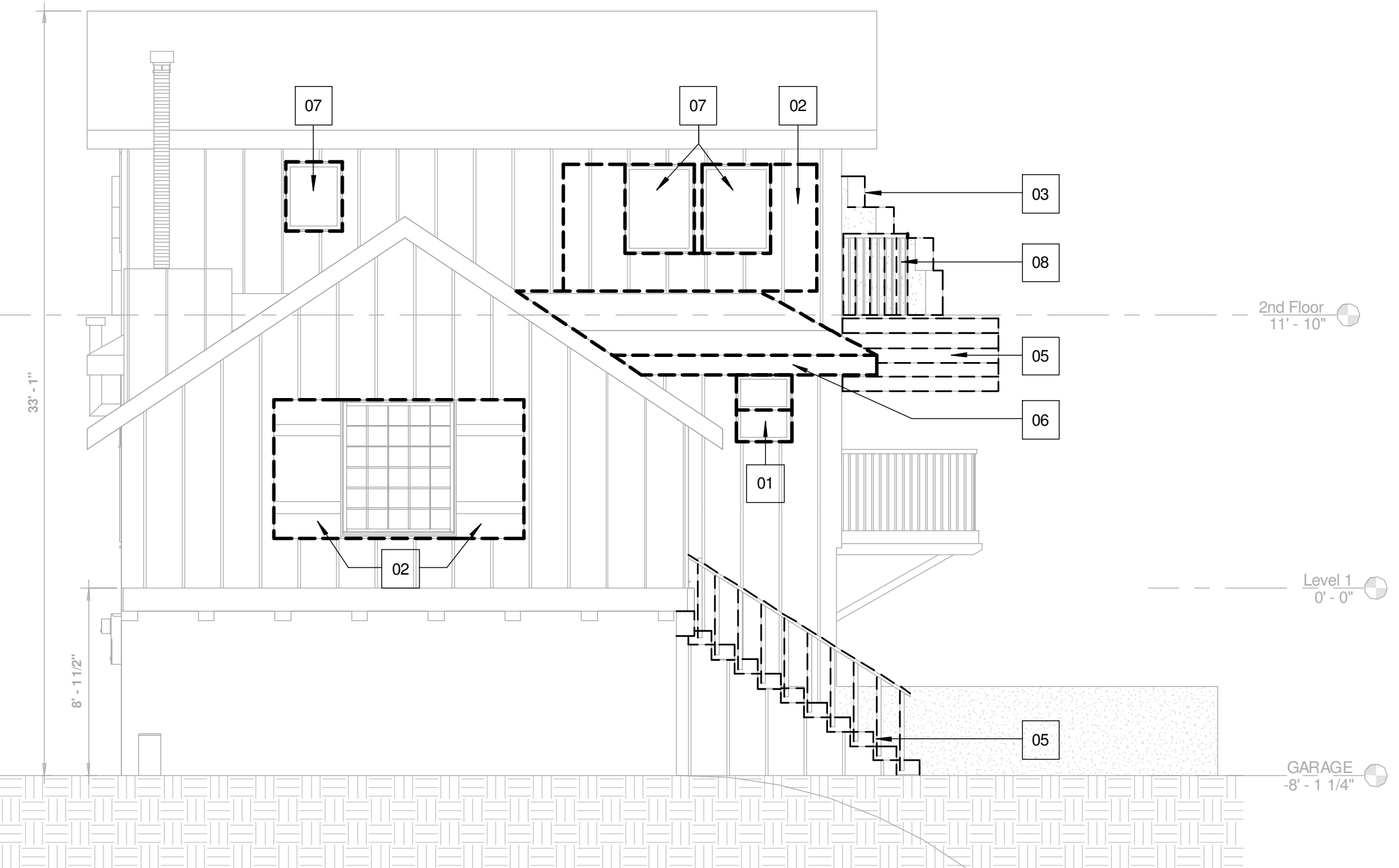




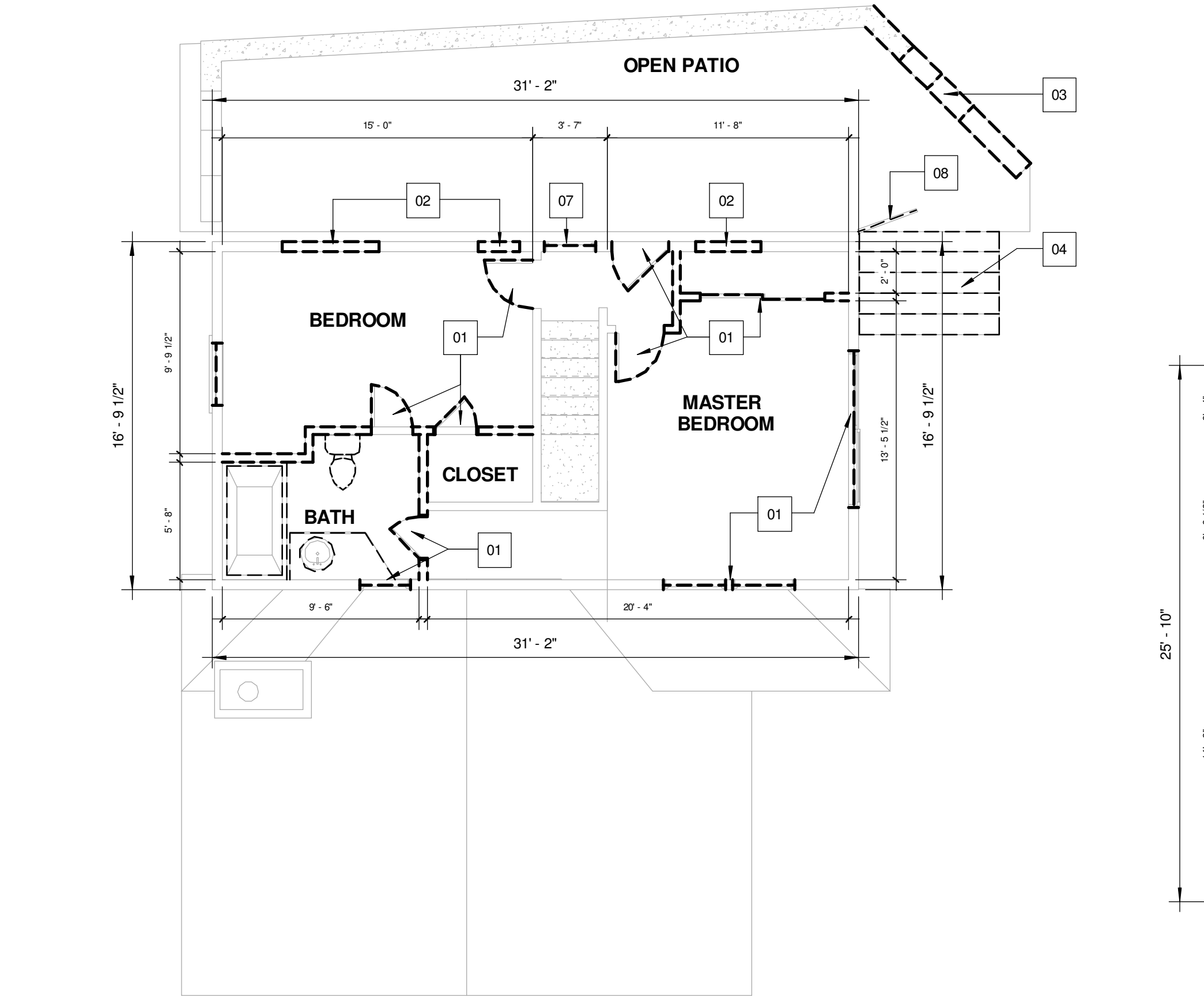
WEST ELEVATION



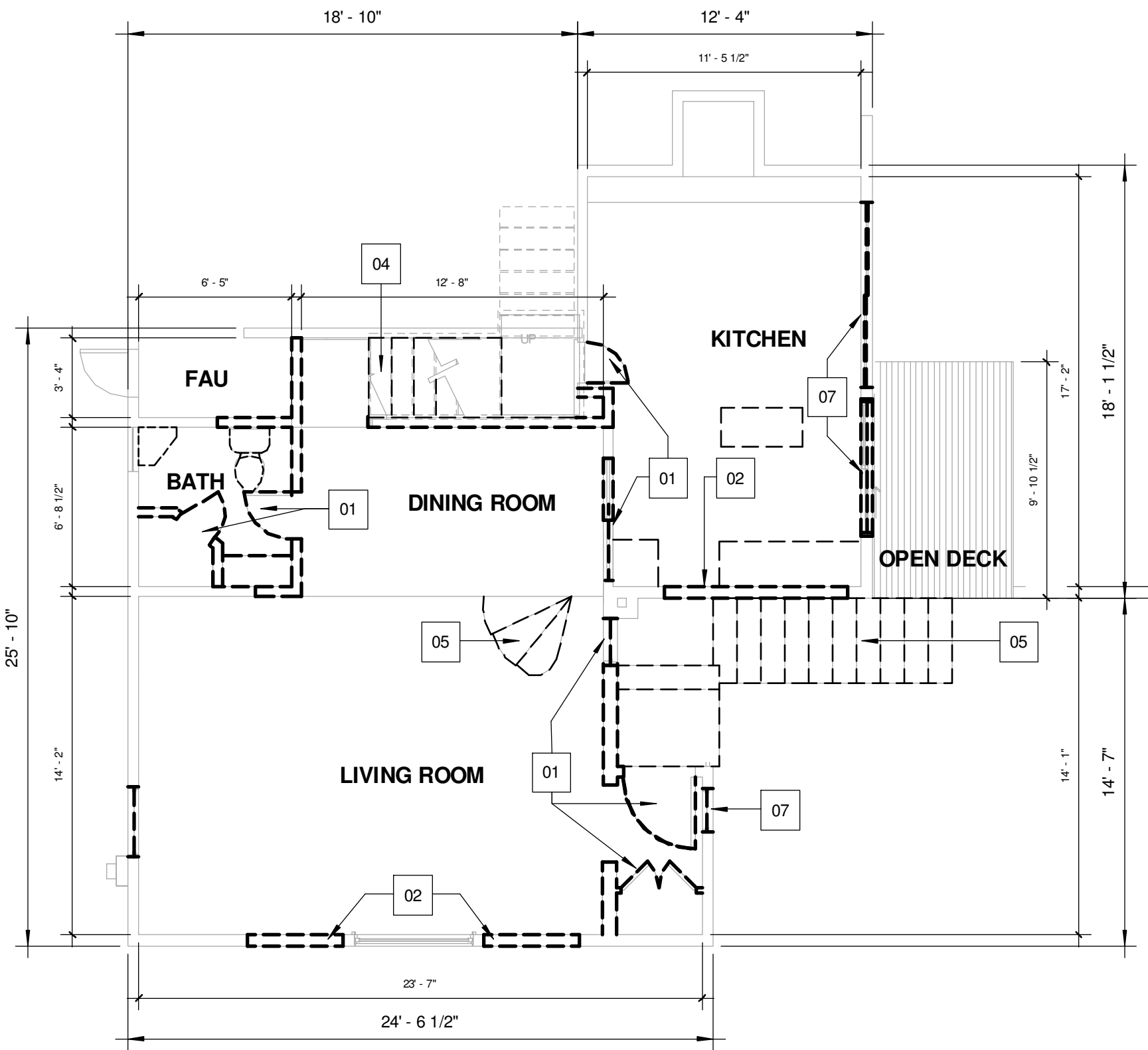
SOUTH ELEVATION



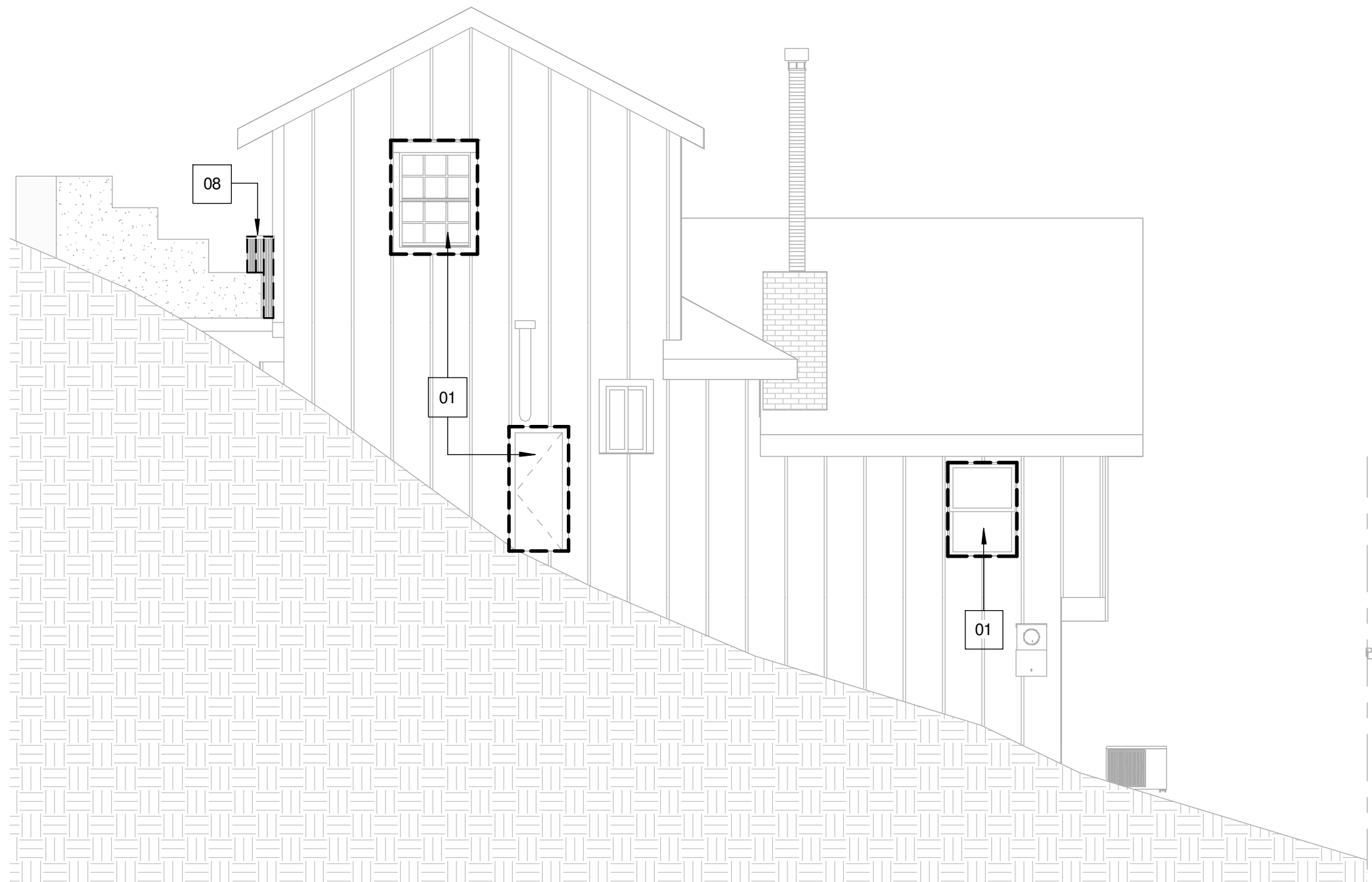
NORTH ELEVATION



SECOND FLOOR PLAN



FIRST FLOOR PLAN



EAST ELEVATION

DEMO KEYNOTES

- 01 DEMO WINDOW / DOOR
- 02 DEMO PORTION OF THE WALL TO CREATE OPENING FOR NEW DOOR OR WINDOW
- 03 DEMO PORTION OF THE RETAINING WALL
- 04 DEMO STAIRS
- 05 DEMO STAIRS AND REPLACE IT WITH NEW
- 06 DEMO PORTION OF THE ROOF
- 07 DEMO WINDOW / DOOR AND REPLACE IT WITH NEW WINDOW/ DOOR
- 08 DEMO GATE

— EXISTING WALLS TO REMAIN  
=== WALLS/ ROOF/ ELEMENTS TO BE DEMOLISHED



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ENGINEER:

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213.928.5331

SURVEY:

LAND CREATIVE SOLUTIONS INC  
7340 FLORENCE AVE SUITE 210  
DOWNEY , CA 90240  
562.335.6848

TITLE 24:

NEWTON ENERGY  
1401 19-TH STREET  
MANHATTAN BEACH, CA 90266  
310.375.2699

CLIENT:

Project Address & Owners:

Residence  
11670 LAURELCREST DR  
STUDIO CITY CA 91604

DATE PRINTED:	BENCHMARK:
08/03/2016 FIRST SUBMITTAL	

SHEET TITLE :

DEMO PLAN

SCALE : As indicated

SHEET NO:

A-1.1









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Beverly Hills, CA 90210  
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Beverly Hills, CA 90210  
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Residence  
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STUDIO CITY CA 91604

DATE PRINTED:	BENCHMARK:
08/03/2016 FIRST SUBMITTAL	

SHEET TITLE :  
PROPOSED NORTH  
AND SOUTH  
ELEVATIONS

SCALE :  
As indicated

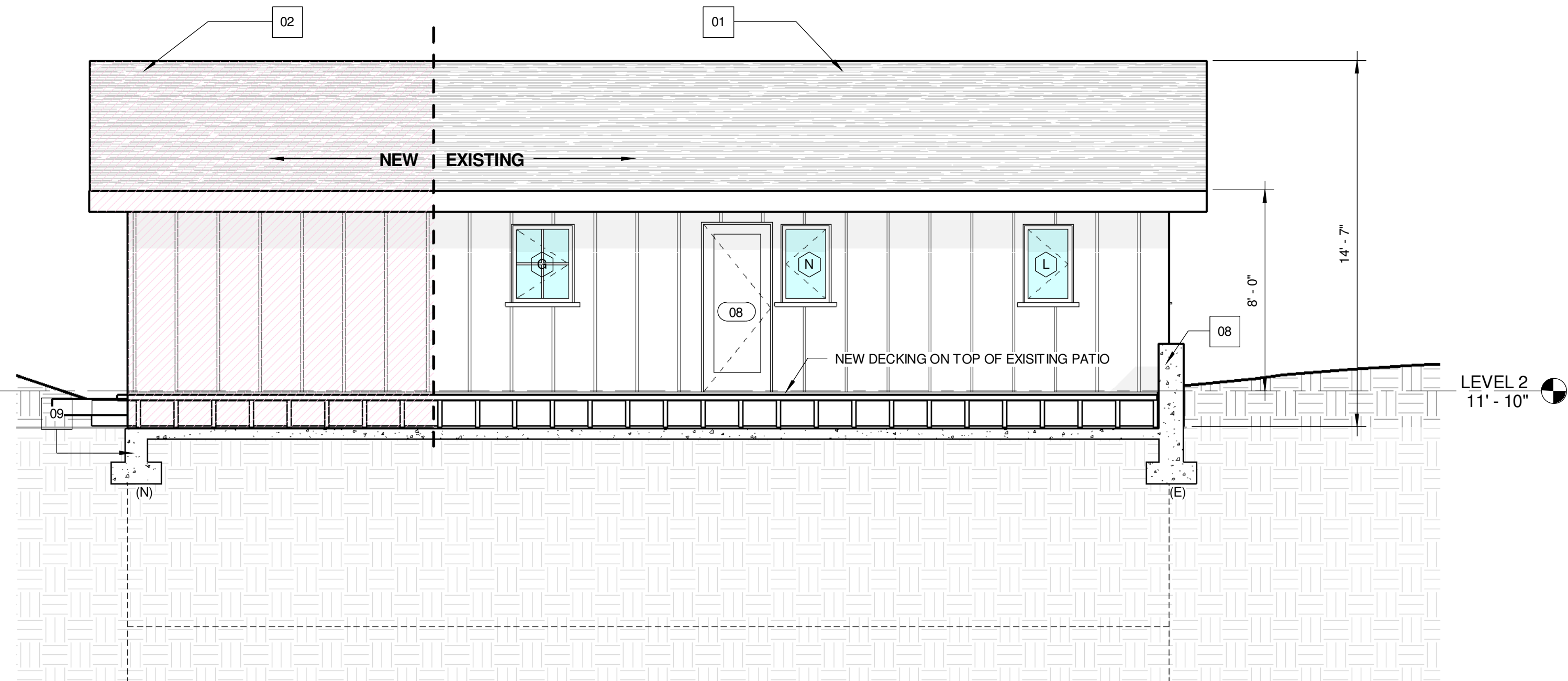
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ELEVATION KEYNOTES

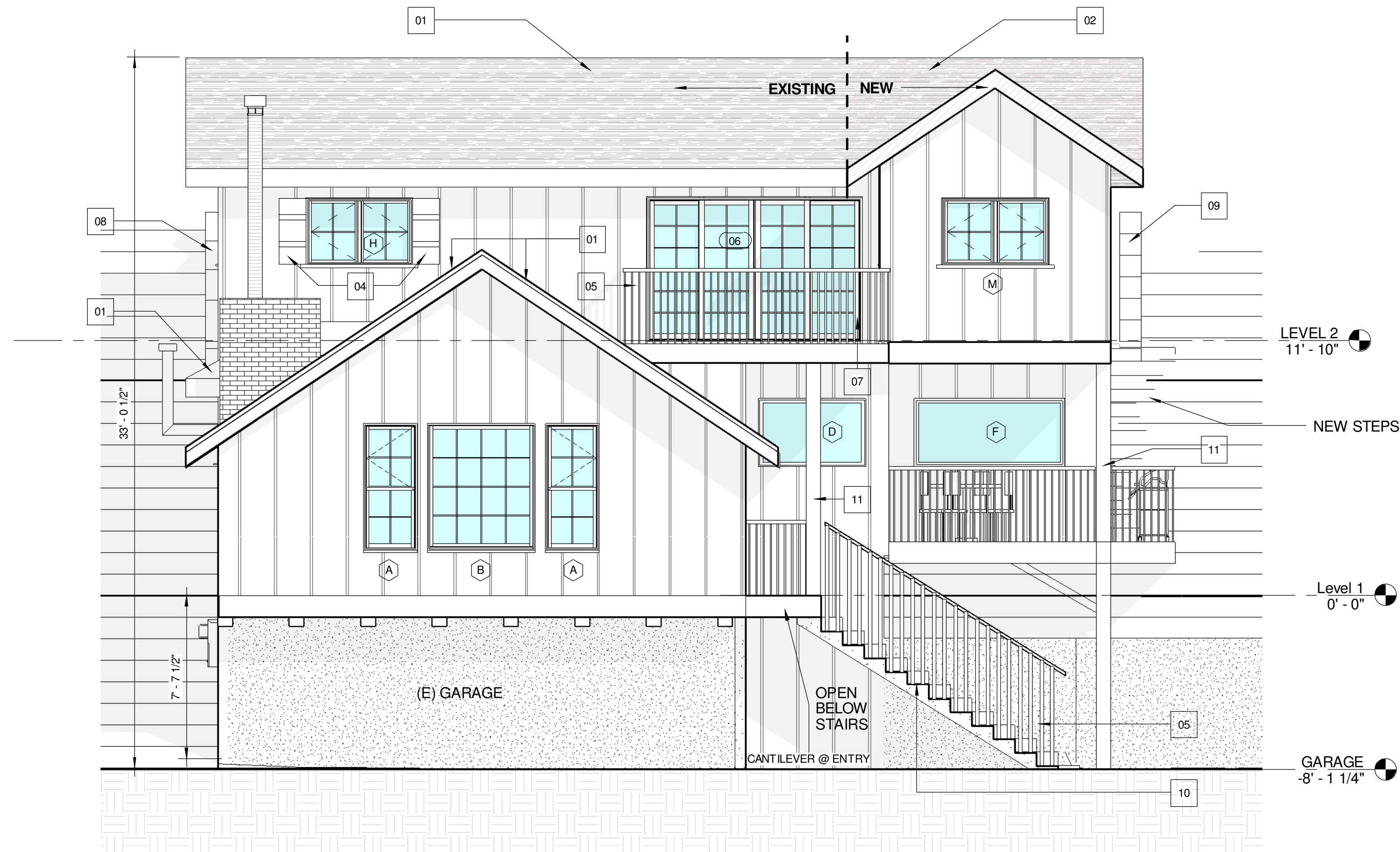
- 01 EXISTING ROOF TO REMAIN
- 02 (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF (ICC ES EVALUATION REPORT #ESR-1389) MANUFACTURER: CERTAIN TEED ASPHALT SHINGLES
- 03 (E) CRAWL ACCESS
- 04 NEW SHUTTERS
- 05 (N) 42" HIGH RAILING.
- 06 EXISTING DOOR/WINDOW TO REMAIN
- 07 NEW BALCONY
- 08 EXISTING RETAINING WALL
- 09 NEW RETAINING WALL NOT TO EXCEED 10'
- 10 NEW STAIRS
- 11 NEW COLUMN

GENERAL NOTES:

1. UNDER FLOOR ACCESS OPENING SHALL BE A MINIMUM 16" X 24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 16" X 24" WHEN THE OPENING IS THROUGH A FLOOR.
2. IF A DOOR / WINDOW DOES NOT HAVE A LETTER/ NUMBER IT IS AN EXISTING DOOR / WINDOW TO REMAIN. SEE DOOR/ WINDOW SCHEDULE @ SHEET A-5.0
3. WALL INSULATION: R-13  
FLOOR INSULATION: R-19  
ROOF INSULATION: R-30



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



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





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ENGINEER:

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213.928.5331

SURVEY:

LAND CREATIVE SOLUTIONS INC  
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DOWNEY, CA 90240  
562.335.6848

TITLE 24:

NEWTON ENERGY  
1401 19-TH STREET  
MANHATTAN BEACH, CA 90266  
310.375.2699

CLIENT:

Project Address & Owners:

Residence  
11670 LAURELCREST DR  
STUDIO CITY CA 91604

DATE PRINTED:	BENCHMARK:
08/03/2016 FIRST SUBMITTAL	

SHEET TITLE :  
**PROPOSED EAST AND  
WEST ELEVATION**

SCALE :  
**As indicated**

SHEET NO:

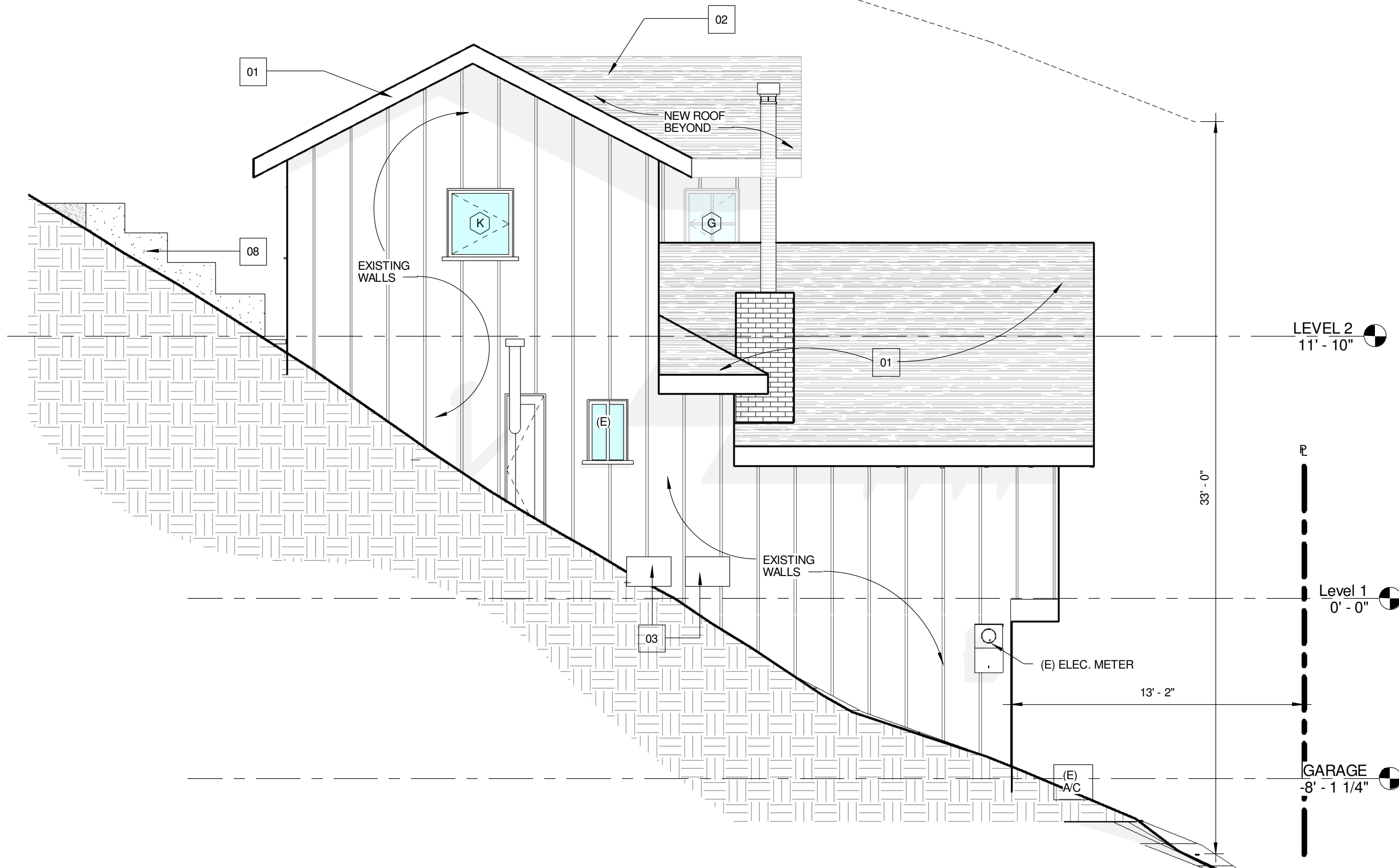
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ELEVATION KEYNOTES

- 01 EXISTING ROOF TO REMAIN
- 02 (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF (ICC ES EVALUATION REPORT #ESR-1389) MANUFACTURER: CERTAIN TEED ASPHALT SHINGLES
- 03 (E) CRAWL ACCESS
- 04 NEW SHUTTERS
- 05 (N) 42" HIGH RAILING.
- 06 EXISTING DOOR/WINDOW TO REMAIN
- 07 NEW BALCONY
- 08 EXISTING RETAINING WALL
- 09 NEW RETAINING WALL NOT TO EXCEED 10'
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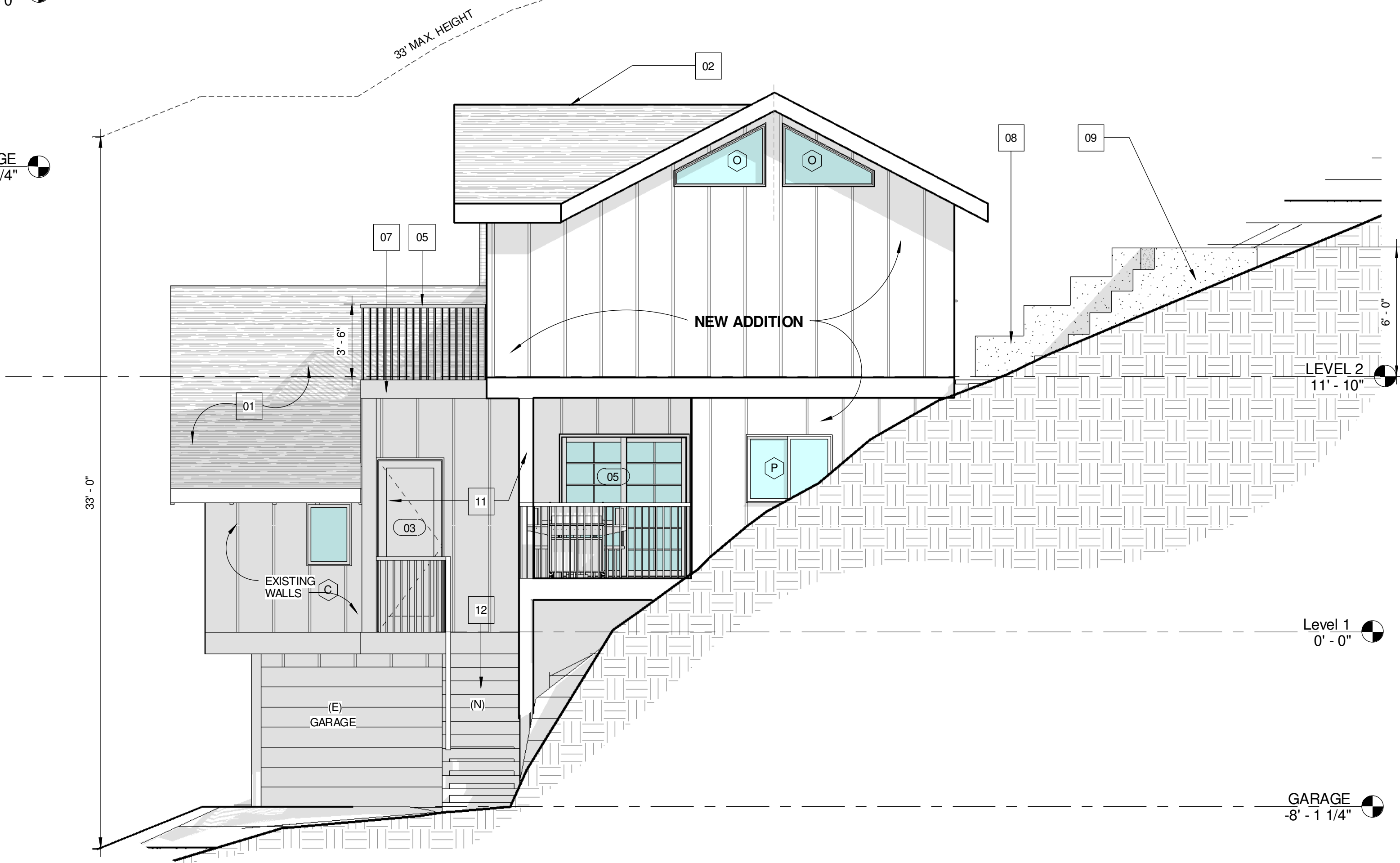
GENERAL NOTES:

1. UNDER FLOOR ACCESS OPENING SHALL BE A MINIMUM 18" X 24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 18" X 24" WHEN THE OPENING IS THROUGH A FLOOR.
2. IF A DOOR / WINDOW DOES NOT HAVE A LETTER/ NUMBER IT IS AN EXISTING DOOR / WINDOW TO REMAIN. SEE DOOR / WINDOW SCHEDULE @ SHEET A-5.0
3. WALL INSULATION: R-13  
FLOOR INSULATION: R-19  
ROOF INSULATION: R-30



**EAST ELEVATION**

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



**WEST ELEVATION**

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





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#### PROJECT DIRECTORY:

##### DESIGNER:

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Beverly Hills, CA 90210  
310.709.1222

##### ENGINEER:

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VAN NUYS, CA 91401  
213.928.5331

##### SURVEY:

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DOWNEY, CA 90240  
562.335.6848

##### TITLE 24:

NEWTON ENERGY  
1401 19-TH STREET  
MANHATTAN BEACH, CA 90266  
310.375.2699

##### CLIENT:

#### SECTION KEYNOTES

- 01 EXISTING ROOF TO REMAIN
- 02 (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF  
(ICC ES EVALUATION REPORT #ESR-1389)  
MANUFACTURER: CERTAIN TEED ASPHALT SHINGLES
- 03 (E) CRAWL ACCESS
- 04 NEW SHUTTERS
- 05 (N) 42" HIGH RAILING.

- 06 EXISTING DOOR/WINDOW TO REMAIN

- 07 NEW BALCONY

- 08 EXISTING RETAINING WALL

- 09 NEW RETAINING WALL NOT TOO EXCEED 10'

- 10 NEW STAIRS (see sheet A-5.0 for details)

- 11 PROVIDE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON WALLS AND CEILING UNDER THE INTERIOR OF STAIRWAY.

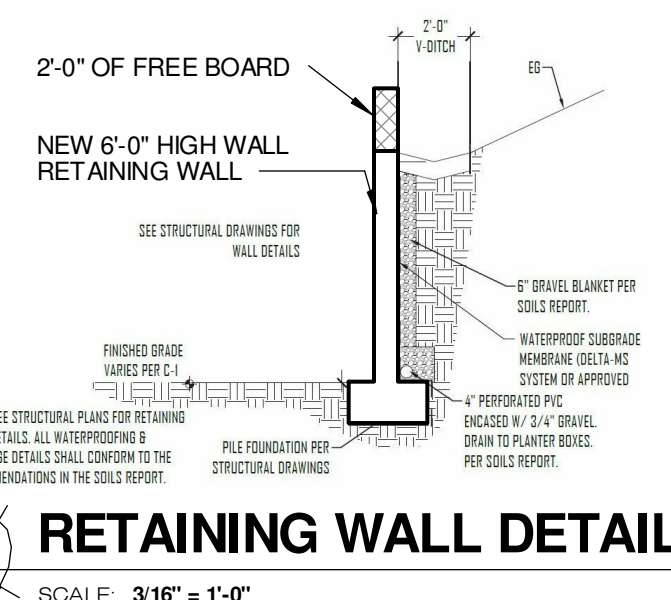
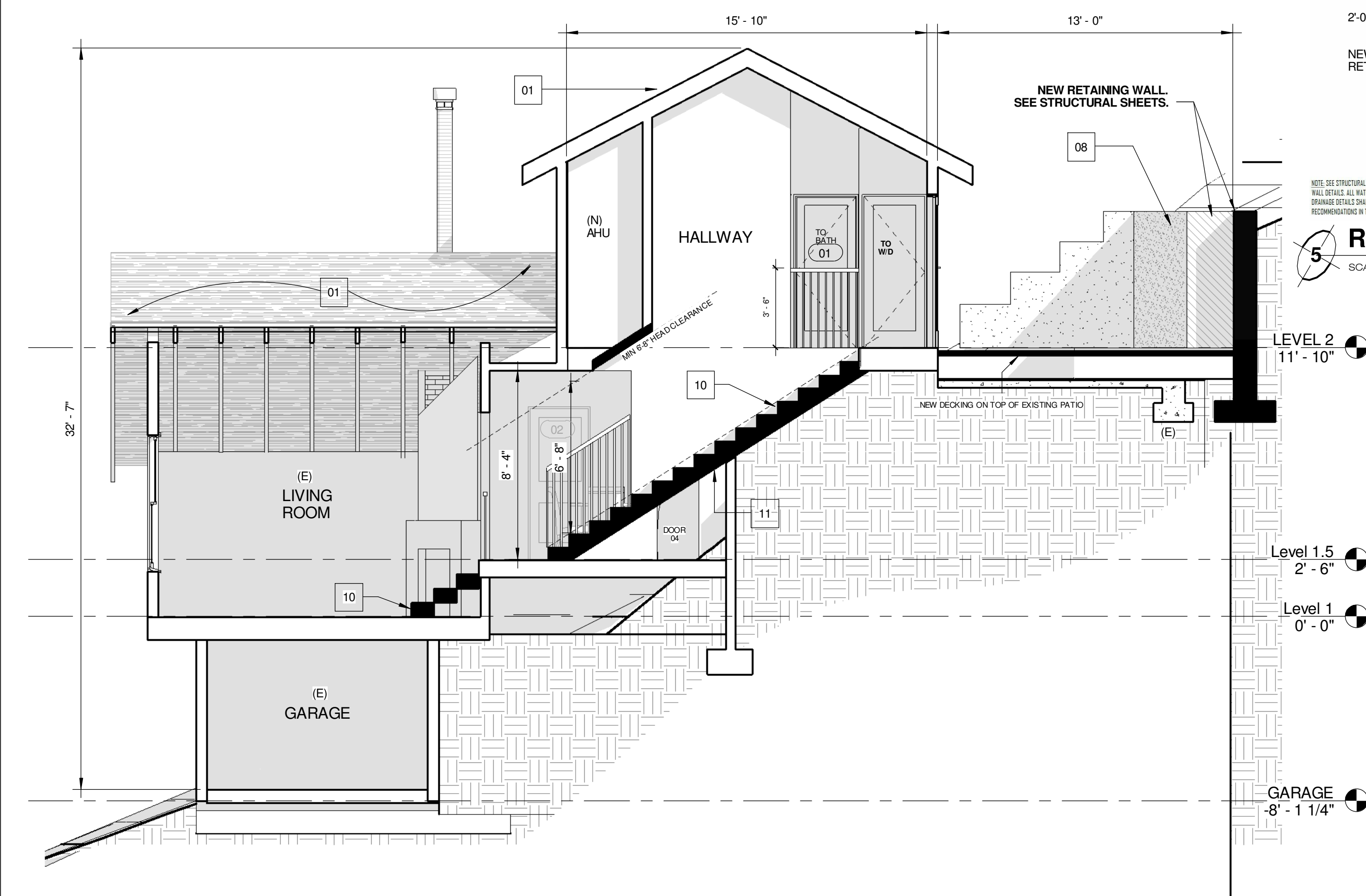
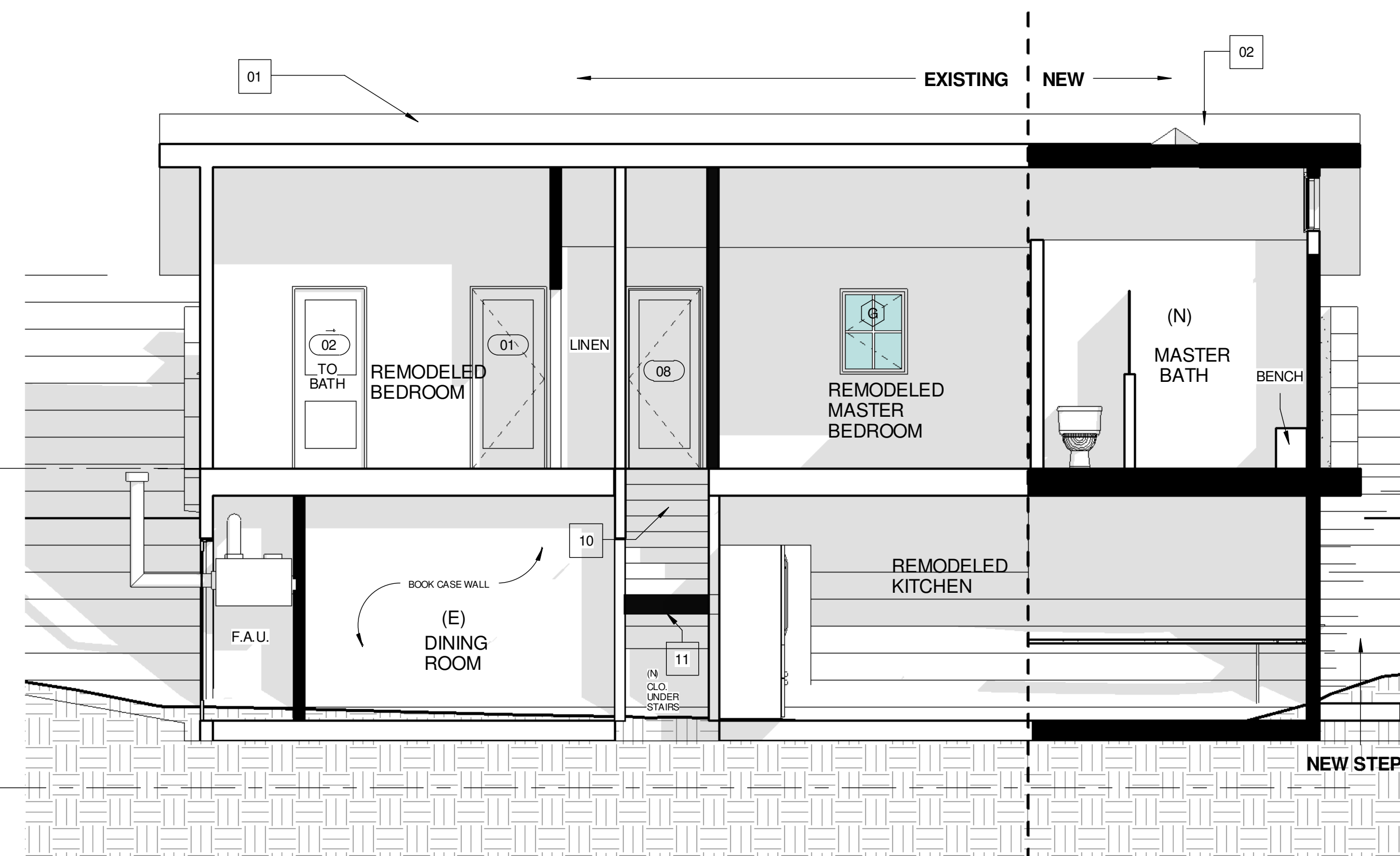
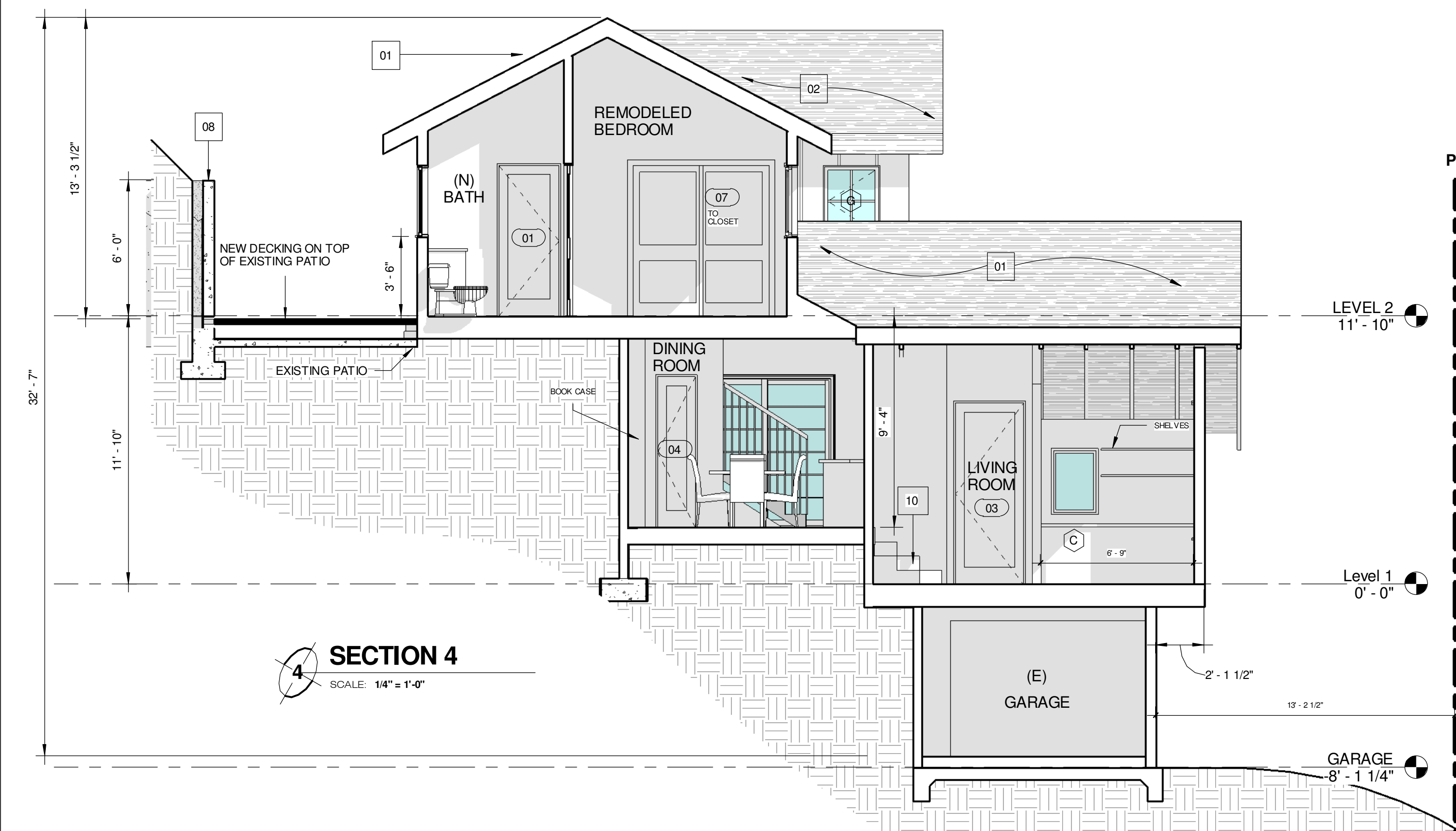
- 12 ATTIC ACCESS (MIN. 22"x30") - ATTIC AREA SHOULD HAVE CLEAR HEADROOM OF 30" AND VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF OF ATTIC AREA) IS REQUIRED. (R806.2)

#### GENERAL NOTES:

1. UNDER FLOOR ACCESS OPENING SHALL BE A MINIMUM 16" X 24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 18" X 24" WHEN THE OPENING IS THROUGH A FLOOR.

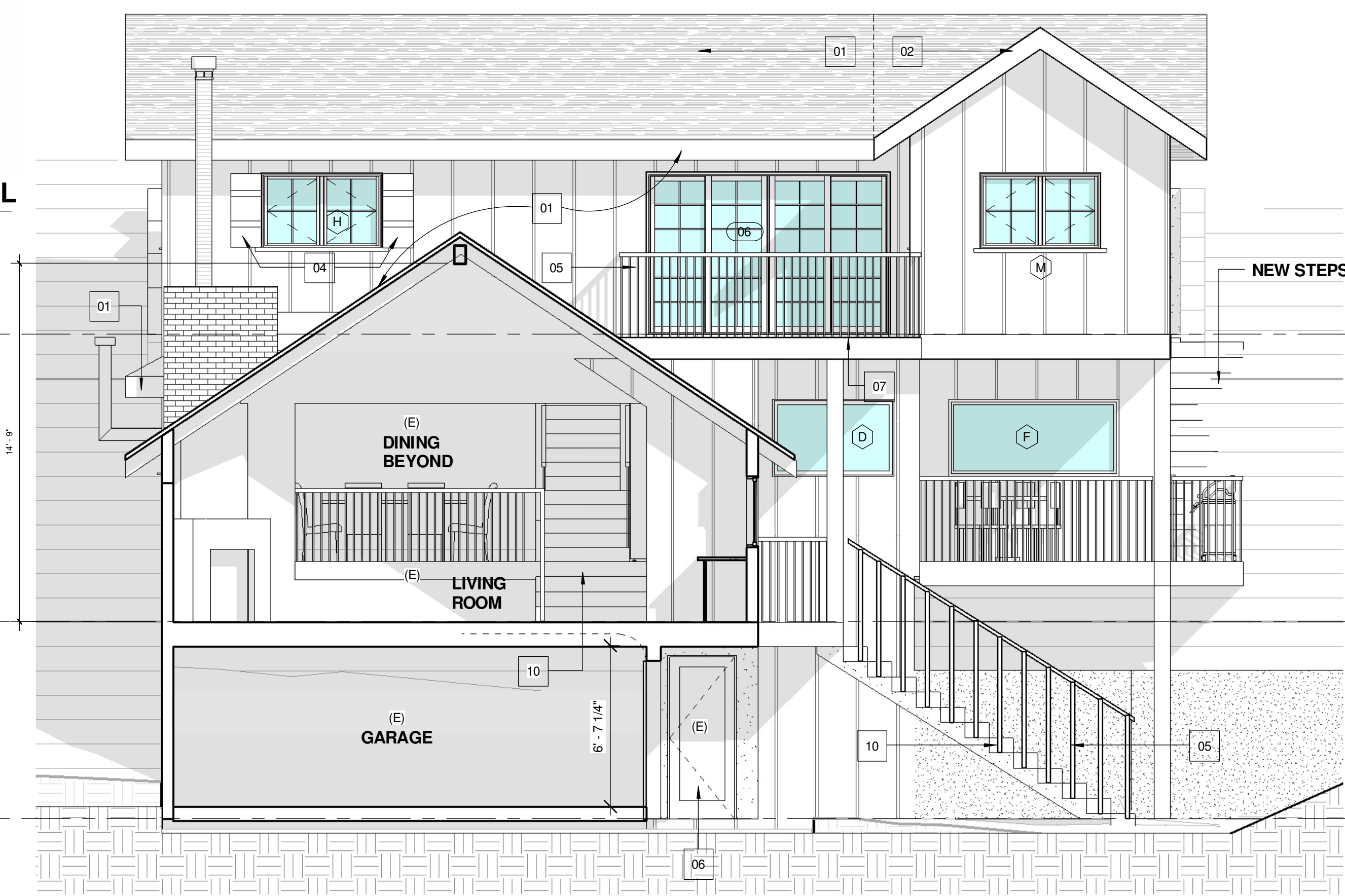
2. IF A DOOR / WINDOW DOES NOT HAVE A LETTER / NUMBER, IT IS AN EXISTING DOOR / WINDOW TO REMAIN.

3. WALL INSULATION: R-13  
FLOOR INSULATION: R-19  
ROOF INSULATION: R-30



#### SECTION 2

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



#### SECTION 1

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

#### Project Address & Owners:

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11670 LAURELCREST DR  
STUDIO CITY CA 91604

#### DATE PRINTED:

08/03/2016 FIRST SUBMITTAL

#### BENCHMARK:

#### SHEET TITLE:

**PROPOSED SECTIONS**

#### SCALE:

As indicated

#### SHEET NO:

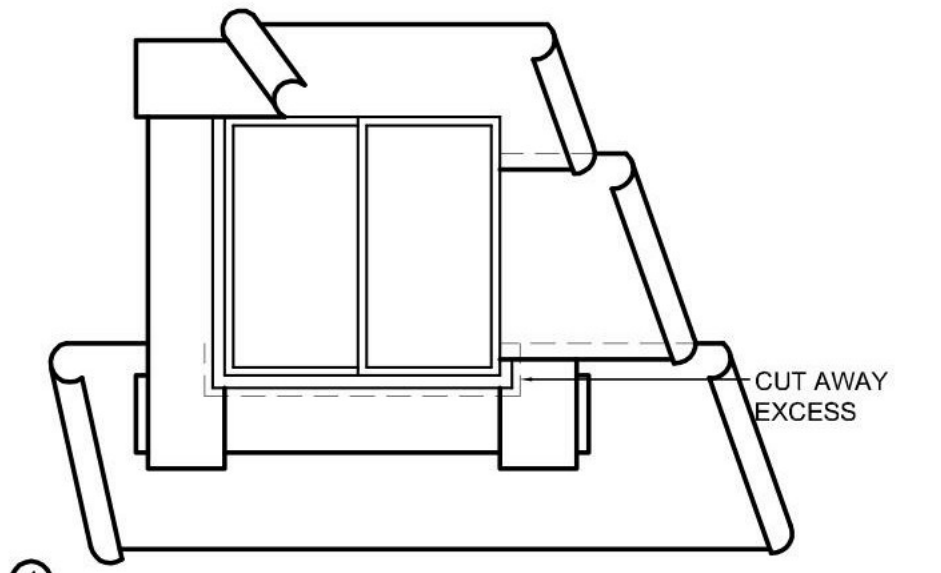
**A-4.0**



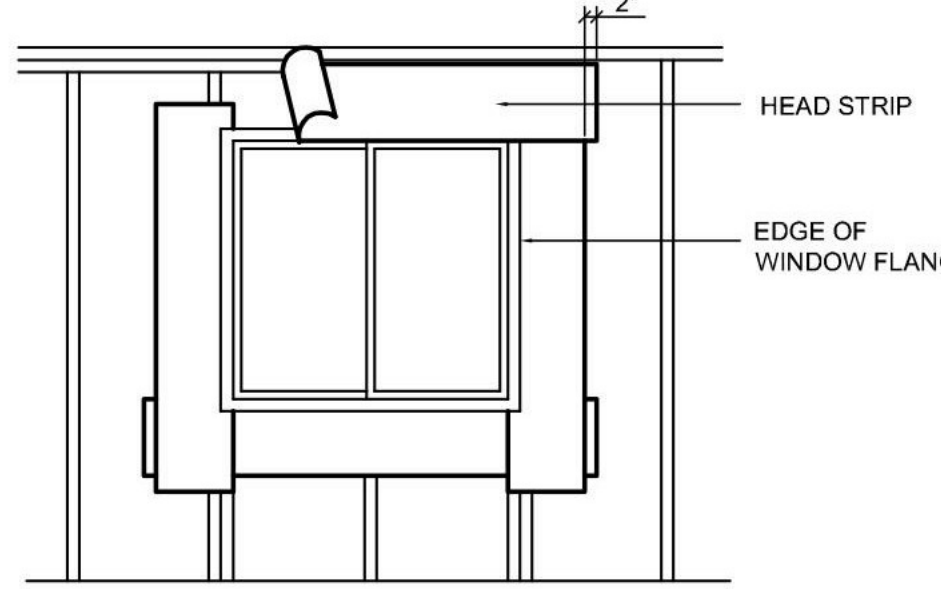
NOTES:

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

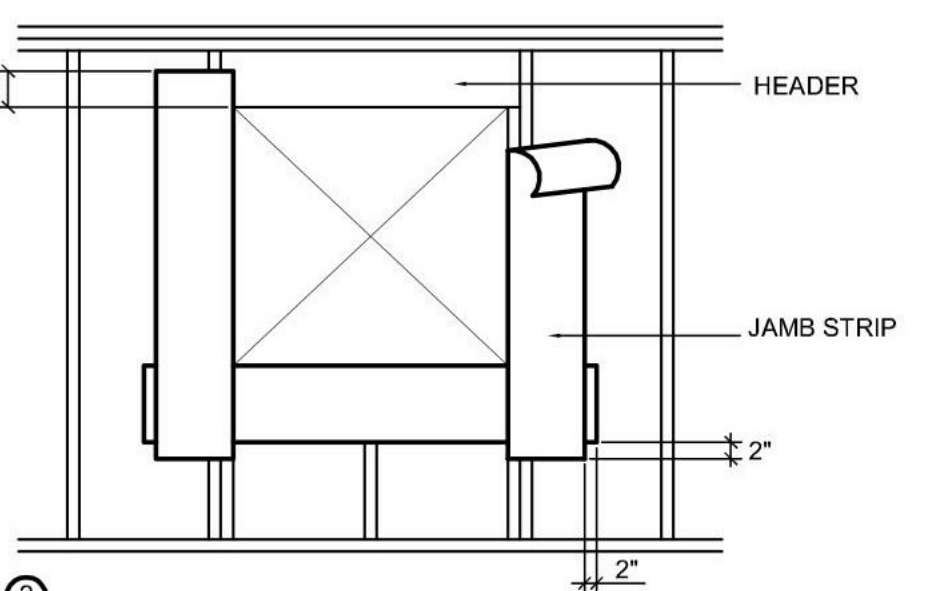
LINE-WIRE, WHEN USE AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER THE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



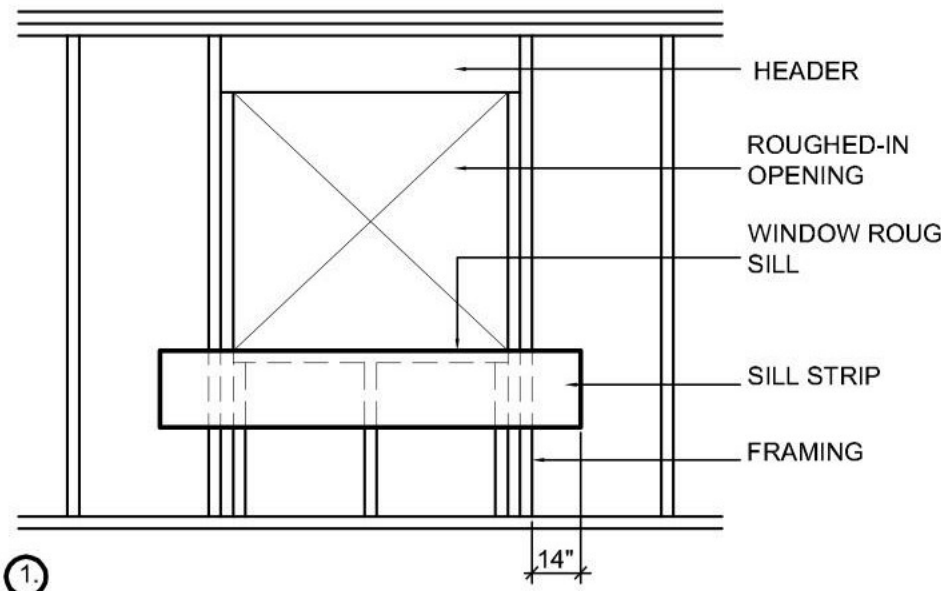
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE. PAPER SHOULD RUN CONTINUOUSLY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



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



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



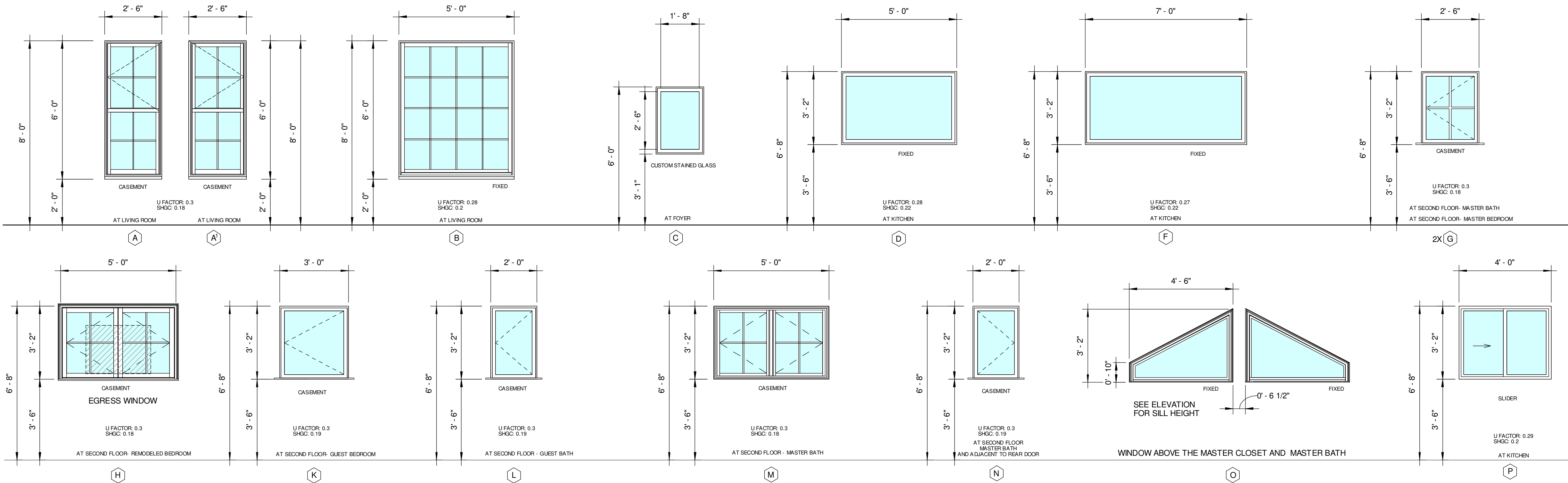
ATTACH SILL STRIP OF FLASHING MATERIAL AT LEAST 12" WIDE WITH THE TOPEDGE ALIGNED WITH THE TOP EDGE OF THE ROUGH, (SLOPED) SILL. EXTEND THIS SILL STRIP AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW, 2" BEYOND THE JAMB STRIP. ATTACH FLASHING WITH CORROSION RESISTANT NAILS OR RUST-RESISTANT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

WINDOW WATERPROOFING DETAIL

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

DOOR SCHEDULE

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



WINDOW SCHEDULE

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

MINIMUM WINDOW EGRESS DIMENSIONS

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.

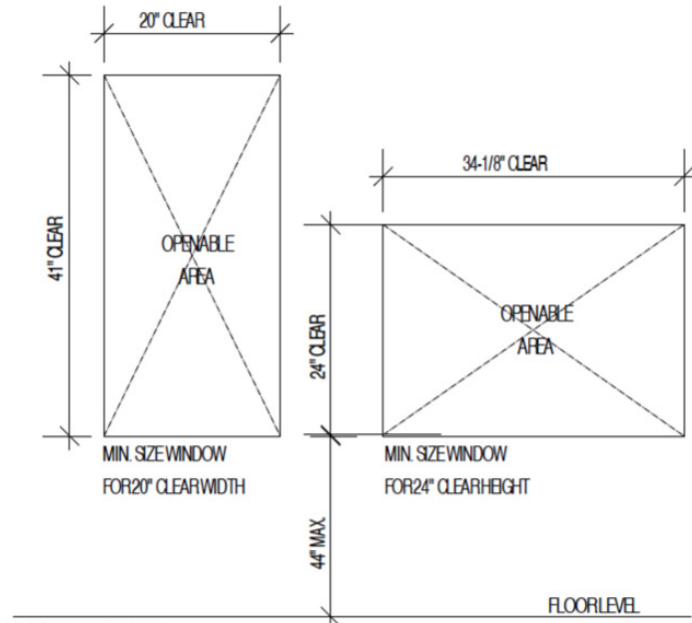
R612.3 Window fall prevention devices. Window fall prevention devices and window guards, where provided, shall comply with the requirements of ASTM F 2090.

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.

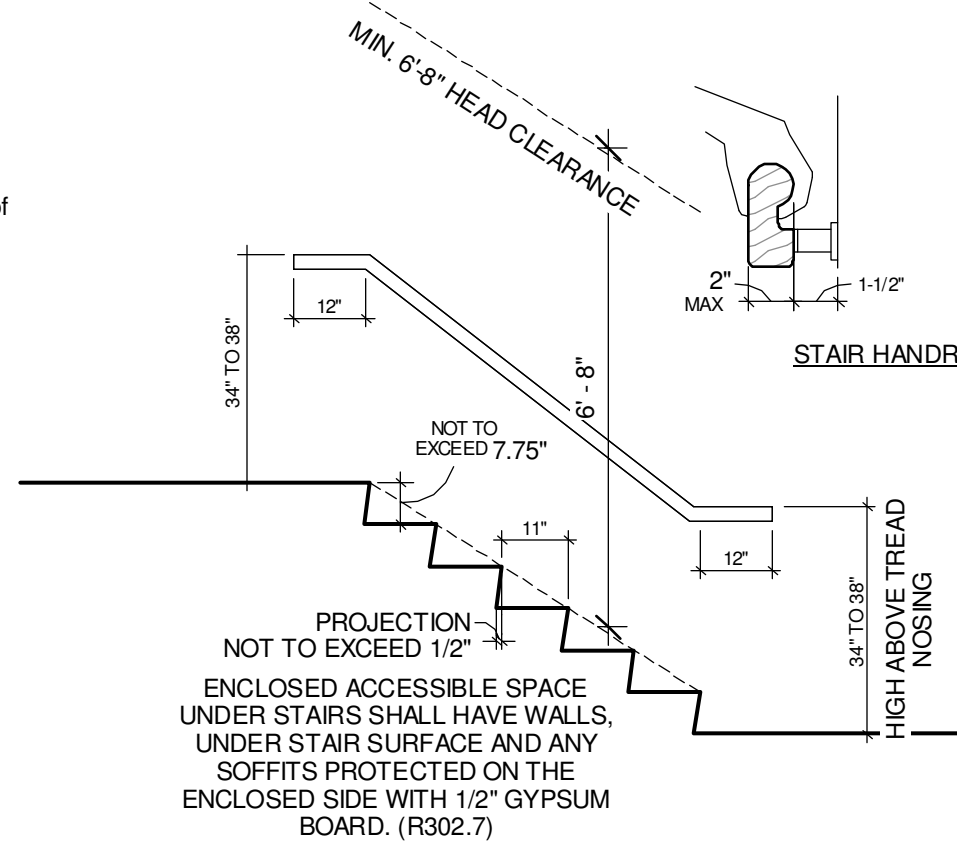
Window opening limiting devices shall be self acting and shall be positioned to prohibit the free passage of a 4-in. (102-mm) diameter rigid sphere through the window opening when the window opening limiting device is installed in accordance with the manufacturer's instructions



STAIR CODE COMPLIANCE NOTES

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

Extension at Stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Such extension shall continue with a horizontal extension or shall be continuous to the handrail of an adjacent stair flight or shall return to a wall, guard, or the walking surface. If provided at the bottom of a stair flight, a horizontal extension of a handrail shall be 12 inches (305 mm) long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

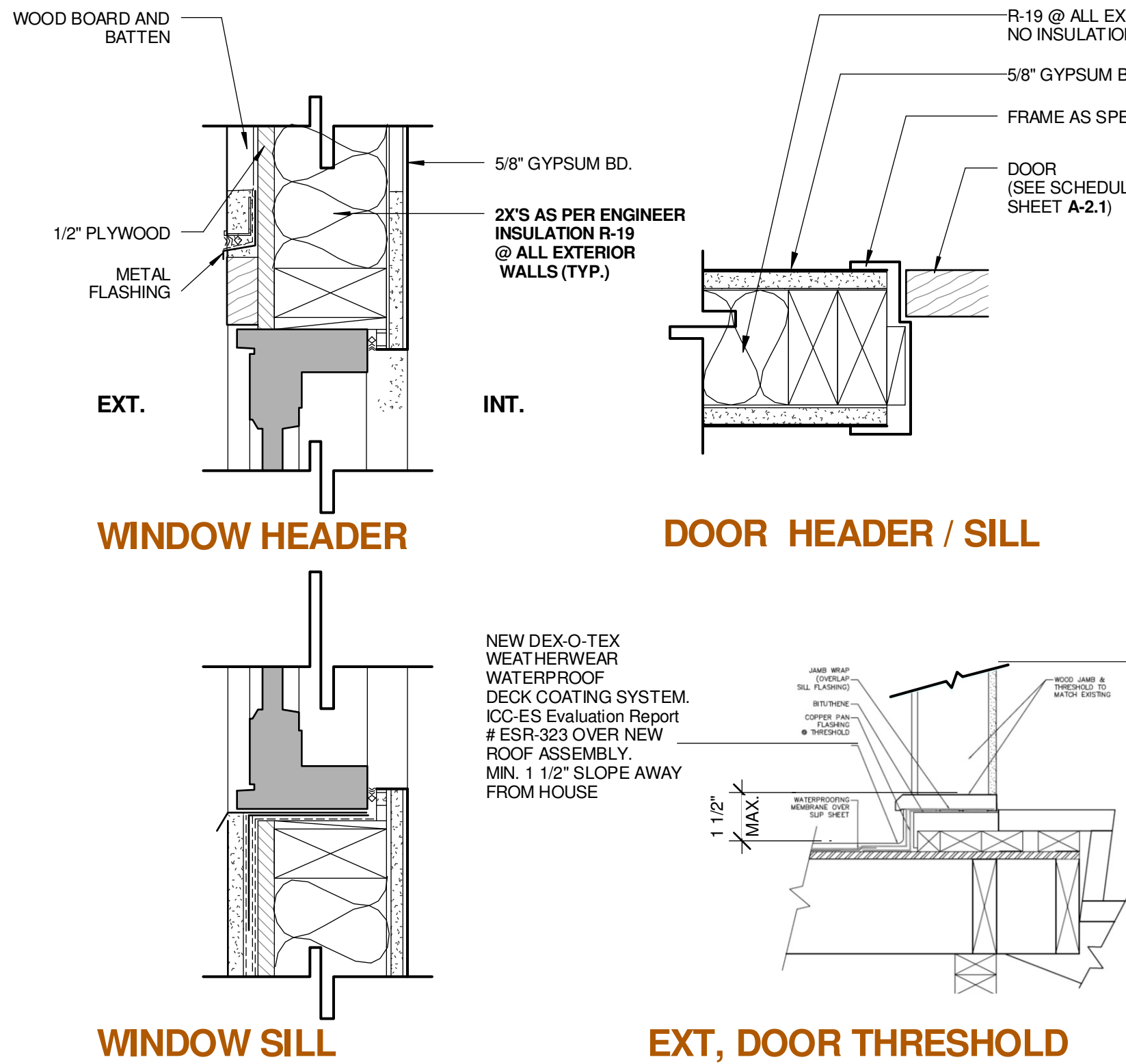


STAIR DETAIL

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

HANDRAIL CODE COMPLIANCE NOTES

- Handrails provided along walking surfaces complying with 11B-403, required at ramps complying with 11B-405, and required at stairs complying with 11B-504 shall comply with 11B-505.
- Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
- Top of gripping surfaces of handrails shall be 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.
- 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.



WINDOW AND DOOR DETAIL

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



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DATE PRINTED: BENCHMARK:

08 / 03 / 2016 FIRST SUBMITTAL

SHEET TITLE :

DOOR AND WINDOW  
SCHEDULE AND  
DETAILS

SCALE : As indicated

SHEET NO:

A-5.0