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.

EXISITING SECOND FLOOR

433 SQ.FT.

NEW OPEN BALCONY

133 SQ.FT.

(REMODELED)

(E) ROOF TO REMAIN

SECOND FLOOR

PATIO

117 SQ.FT.

MASTEŘ

BEDROOM

ADDITION

*∖*212 SQ.FT.

KEYNOTES

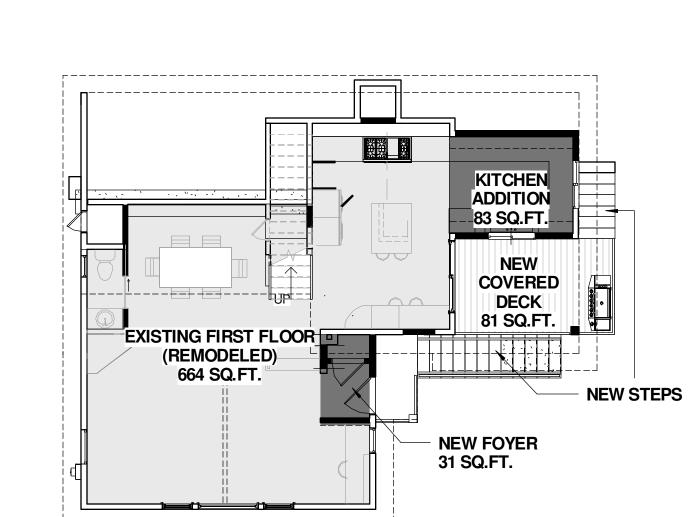
01 NEW CLASS "A" ROOF TO MATCH EXISTING

02 NEW RETAINING WALL

03 NEW STAIRS TO REPLACE EXISTING

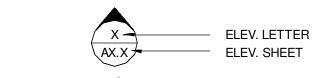
04 NEW BALCONY (NOT COVERED)

NEW RETAINING WALL

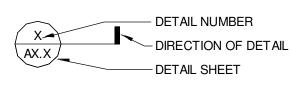


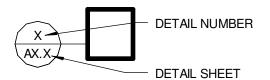
FIRST FLOOR SCALE: 1/8" = 1'-0"

SYMBOLES









REVISION NUMBER

BLDG. HEIGHT REFERENCE POINT (N) DOOR SYMBOL (SEE SCHEUDLE) (X) $\langle \mathbf{x} \rangle$ (N) WINDOW SYMBOL (SEE SCHEDULE) (N) WALL TYPE

REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

EXISTING TO REMAIN

ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUCTIONING 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 90064

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

HEIGHT: 33'- 0"

A-3.0

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A-3.1 PROPOSED EAST AND WEST ELEVATIONS PROPOSED SECTIONS A-4.0 A-5.0 DOOR AND WINDOW SCHEDULE AND DETAILS

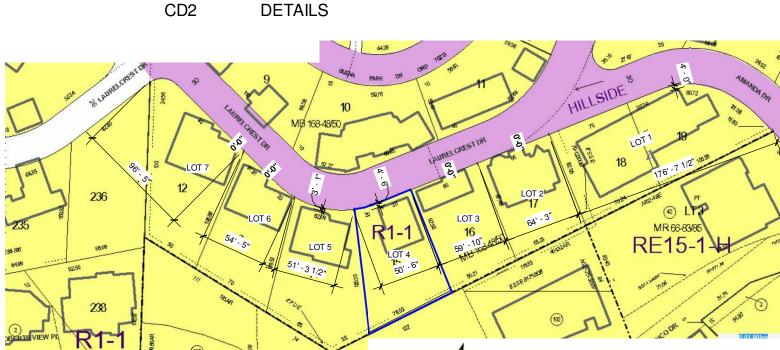
ROOF/ CEILING/ FRAMING PLAN & FOUNDATION PLAN S2 DETAILS

SD1 STRUCTURAL NOTES / REQUIREMENTS

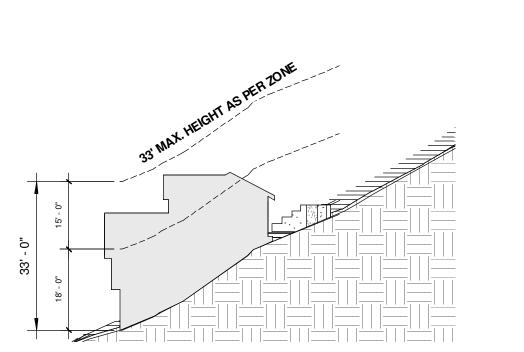
SD2 ROOF/CEILING/ FRAMING PLAN & FLOOR FRAMING SD3 & FOUNDATION PLAN

DETAILS SD5 **GENERAL NOTES**

DETAILS



PREVAILING SET BACK SCALE: 1" = 80'-0"





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: 15 **ZONING:** R1-1 **BASELINE HILLSIDE**

ORDINANCE: BASELINE MANSIONIZATION ORDINANCE: **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 BALCON	Υ	(133)	(133)
GARAGE	(190)		(190)
TOTALS	1 097 sa ft	326 sa ft	1 423 sa ft

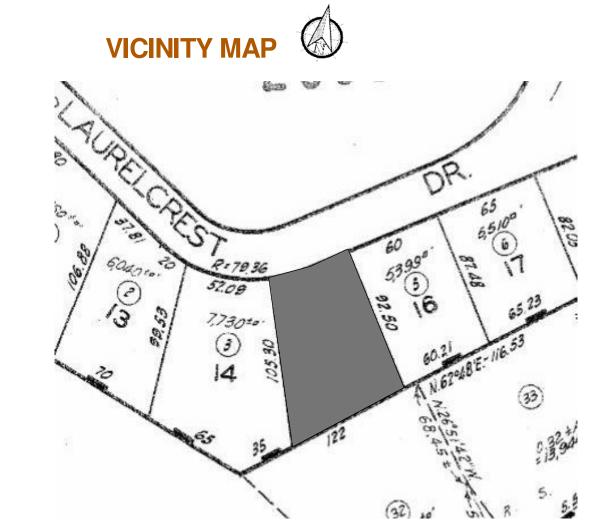
FAR: 778+645=1,423 SQ.FT. 1,423 X100 / 6,142.5= 23.16%

SQ.FT. PER ASSESSOR EXISTING PROPOSED FIRST FLOOR 739 873 523 SECOND FLOOR 748

> 1,262 1,621 > 1,500

FAR: 873+748=1,621 SQ.FT. 1.621 X100 / 6,142.5= 26.38%

Number of lots: 7 Prevailing Setback: 1.64 ft. Total no of lots entered: 7 Total frontage entered: 553.00 ft 40% from total frontage entered: 221.20 ft No of lots used in the calculation: 7 Setback range used: 0.00 ft - 4.50 ft Total frontage used in the calculation: **553.00 ft** 176.50 64.20 59.80 50.50 51.20 54.40



ARCHITECTURE & INTERIOR DESIGN 190 N. Canon Drive Suite # 313 Beverly Hills, CA 90210 310.709.1222 an the specific project for which they have been prepared and develop thout the written consent of Ames Peterson, Inc. Visual contact with the drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

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 :

SHEET NO:

COVER SHEET

SCALE: As indicated



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, 158-FOR WORK OVER \$10,000). (SEPARATE PLUMBING

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

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

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

 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

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.

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 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 BLOCKIGN SHALL BE PROVIDWED TO CUT OFF ALL CONCEALED DRAFT OOPENINGS(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)

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 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 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 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. MULLI IONS 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

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 RABBET TO THE

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" 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'-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 O.-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 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.

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.

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 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 (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 CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING ARE IS 5%. MAXIMUM SLOPE WITHIN PARIING AREA IS 5%. 12.21A5(g), INFORMATION BULLETIN # P/ZC 2002-001.

RESIDENTIAL BLDG. GENERAL NOTES (CONT.)

18. GARAGE REQUIREMENTS

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. 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.

DOORS BETWEEN GARAGE AND TEH 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.

THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE 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). OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4(R302.5.3)

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

PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE.

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

22. A) THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATÉR 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 CONNNECTED TO AN APPROVED WATER SUPPLY (R306.4).

E) BATHTUB AND SHOWER FLOORS, WALLSA 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. (RESERACH 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)

MINIMUM FALL OF 6-INCHES WITHIN THE FIRST 10-FEET. (R401.3)

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 APPLICTION 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 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

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 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.

BETWEEN A TOP STORY AND THE ROOF SPACE (R302.11)

26. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDEDIN HTE LOCATINOS LPECIFIED 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.

GENERAL NOTES

APPROVAL OF GRADING INSPECTOR.

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 ARCHITECT 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.

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

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.

GENERAL NOTES (CONT.)

HARDWARE.

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 LABELED DOORS SHALL BE COMPLETE ASSEMBLIES, INCLUDING DOOR FRAMES, APPROVED CLOSERS AND

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) NOTES CONTINUED ON A-0.5

CONTRACTOR RESPONSIBILITY

1. ARCHITECT 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 CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCY IS DISCOVERED BETWEEN ARCHITECT AND CONSULTANT DRWINGS, 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

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.

DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.

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 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,

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

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.

AND/OR ADDITIONAL EXPENSES.

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 BEDROOMS(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

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. (R302.7)

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 LABC. 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

11. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMPERATURE OF 68 DEG. FARENHEIT AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE (R303.9)

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

AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

FRONTING THE PROPERTY. (R319.1)

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

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, PRESERVATIVES

14. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUIDING

IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD

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)



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acceptance of these restrictions.

310.709.1222

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Project Address & Owners:

Residence

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

SHEET TITLE :

SHEET NO:

SCALE:

1" = 20'-0"

STUDIO CITY CA 91604

11670 LAURELCREST DR

GENERAL NOTES



Showerheads

Kitchen faucets

Urinals

Metering Faucets

Clothes Washers

Dishwashers

Lavatory faucets, residential

Lavatory Faucets, nonresidential

Gravity tank type water closets

Flushometer tank water closets

Flushometer valve water closets

A112.19.233.2.

A112.19.14.

LA DBS VOC AND FORMALDEHYDE LIMITS

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2,3}

Grams of VOC per Liter of Coating,

Less Water and Less Exempt Compounds

COATING CATEGORY^{2,3}

DEPARTMENT OF BUILDING AND SAFETY

lonflat coatings

Specialty Coatings

Aluminum roof coatings

Situminous roof primers

Concrete curing compounds

oncrete/masonry sealers

ond breakers

riveway sealers

Dry fog coatings Faux finishing coatings

Fire resistive coatings

orm-release compounds Graphic arts coatings (sign pain

High temperature coatings

Magnesite cement coatings

Mastic texture coatings Metallic pigmented coatings

Low solids coatings¹

Multicolor coatings Pretreatment wash primers

Recycled coatings

Roof coatings

Clear

Opaque

Stone consolidants

Nood coatings

Nood preservatives

Shellacs

ndustrial maintenance coatings

Primers, sealers, and undercoater

Specialty primers, sealers and undercoaters

Reactive penetrating sealers

Rust preventative coatings

vimming pool coatings

raffic marking coatings

ub and tile refinish coatings

Naterproofing membranes

Floor coatings

Vonflat-high gloss coatings

Basement specialty coatings Bituminous roof coatings

2014 Los Angeles Green Building Code

(Incorporate this form into the plans)

The tables below are taken from the 2014 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

Marine deck

lonmembrane roo

Nonporous

lodified bituminous

Marine deck

Single-ply roof membrane

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

with a maximum flush rate of 1.06 gallons/flush installed throughout.

and must default to a maximum flow rate of 1.8 gpm @ 60psi

PLUMBING FIXTURE FLOW RATES Residential Occupancies 2014 Los Angeles Green Building Code (Incorporate this form into the plans)

MAXIMUM ALLOWABLE FLOW RATE

1.8 gpm @ 80 psi

1.2 gpm @ 60 psi

0.4 gpm @ 60 psi^{1,3}

1.5 gpm @ 60 psi^{2,4}

0.2 gallons/cycle

1.28 gallons/flush

1.28 gallons/flush

1.28 gallons/flush

0.125 gallons/flush

ENERGY-STAR certified

ENERGY-STAR certified

SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

Note: For additional information regarding methods to measure the VOC content specified in these

Less Water and Less Exempt Compounds in Grams per Liter

If an adhesive is used to both dissimilar substance in the stable intent shall be allowed.

For additional information regarding methods to measure the VOC content specified in this table,

ADHESIVE VOC LIMIT

tables, see South Coast Air Quality Management District Rule 1168

ARCHITECTURAL APPLICATIONS

door carpet adhesives

utdoor carpet adhesives

Vood flooring adhesive Rubber floor adhesives

Carpet pad adhesives

Subfloor adhesives

Ceramic tile adhesives

cove base adhesives

C welding

Plastic cement weldi

Contact adhesive

Metal to metal

lastic foams

Adhesive primer for plastic

p and trim adhesive

Special purpose contact adhesive

Porous material (except wood)

tructural wood member adhesive

SUBSTRATE SPECIFIC APPLICATIONS

see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

ABS welding

T and asphalt tile adhesives

ultipurpose construction adhesives

single-ply roof membrane adhesives other adhesives not specifically listed

rywall and panel adhesives

tructural glazing adhesives

SPECIALTY APPLICATIONS

CURRENT VOC LIMIT

CURRENT VOC LIMIT

SEALANTS

SECTION 4.303.4

WATER REDUCTION FIXTURE FLOW RATES

² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi

⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets

Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The

Dual 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

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

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

FIXTURE TYPE

FORM

GRN 16

STORM WATER POLLUTION CONTROL (2014 Los Angeles Green Building Code)

GRN 1

ELA DBS

1. For each new dwelling and townhouse, provide a listed raceway that can

dedicated branch circuit and space(s) reserved to permit installation of a branch

directory shall identify the overcurrent protective device space(s) reserved for

shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)

future EV charging as "EV CAPABLE". The raceway termination location

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

circuit overcurrent protective device. The service panel or subpanel circuit

2. For common parking area serving R-occupancies, the electrical system shall

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

an EV charger. Raceways and related components that are planned to be

subpanel circuit directory shall identify the overcurrent protective device

accordance with the Los Angeles Electrical Code.

rates in Section 4.303.1.

sources of moisture.

Revised 07-27-2016

showerhead to be in operation at a time.

cabinet, box or other enclosure in close proximity to the proposed location of

shall be installed at the time of original construction. The service panel or

space(s) reserved for future EV charging purposes as "EV CAPABLE" in

3. Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year

4. The required hardscape used to reduce heat island effects shall have a solar

5. The flow rates for all plumbing fixtures shall comply with the maximum flow

6. 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

7. Installed automatic irrigation system controllers shall be weather- or soil-based

8. For projects that include landscape work, the Landscape Certification, Form

building's envelope at exterior walls shall be protected against the passage of

rodents by closing such openings with cement mortar, concrete masonry, or

metal plates. Piping prone to corrosion shall be protected in accordance with

10. Materials delivered to the construction site shall be protected from rain or other

minimum, the items listed in Section 4.410.1, shall be completed and placed in

13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood

ourning fireplaces are prohibited per AQMD Rule 445.

11. Only a City of Los Angeles permitted hauler will be used for hauling of

GRN 12, shall be completed prior to final inspection approval.

Section 313.0 of the Los Angeles Plumbing Code.

the building at the time of final inspection.

gallons per minute at 80psi, or the shower shall be designed to only allow one

reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM

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 3-year solar

reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)

installed underground, enclosed, inaccessible or in concealed areas and spaces

2014 Los Angeles Green Building Code

14. All duct and other related air distribution component openings shall be covered

with tape, plastic, or sheet metal until the final startup of the heating, cooling

Architectural paints and coatings, adhesives, caulks and sealants shall comply

with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-

16. The VOC Content Verification Checklist, Form GRN 2, shall be completed and

All new carpet installed in the building interior shall meet the testing and

California Department of Public Health's Specification 01350

Scientific Certifications Systems Indoor Advantage™ Gold

18. All new carpet cushion installed in the building interior shall meet the

. Carpet and Rug Institute's Green Label Plus Program

product requirements of one of the following:

Certified under UL GREENGUARD Gold

FloorScore program

limits listed in Table 4.504.5.

be satisfactory.

36-S Manual S-2004.

NSF/ANSI 140 at the Gold level

verified prior to final inspection approval. The manufacturer's specifications

showing VOC content for all applicable products shall be readily available at

the job site and be provided to the field inspector for verification. (4.504.2.4)

requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)

80% of the total area receiving resilient flooring shall comply with one or more

a. VOC emission limits defined in the CHPS High Performance Products

I. Meet the California Department of Public Health's Specification 01350

composite wood products used in the building shall meet the formaldehyde

The Formaldehyde Emissions Verification Checklist. Form GRN 3, shall be

completed prior to final inspection approval. The manufacturer's specifications

showing formaldehyde content for all applicable wood products shall be readily

available at the job site and be provided to the field inspector for verification.

regularly occupied areas of the building with a MERV 13 filter for outside and

return air. Filters shall be installed prior to occupancy and recommendations for

maintenance with filters of the same value shall be included in the operation

proposed slab on grade construction. A vapor barrier shall be provided in direct

contact with concrete for proposed slab on grade construction. (4.505.2.1)

Building materials with visible signs of water damage shall not be installed

Wall and floor framing shall not be enclosed until it is inspected and found to

25. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and

whole house ventilation system, must be controlled by a humidistat which shall

The heating and air-conditioning systems shall be sized and designed using

handbooks and have their equipment selected in accordance with ANSI/ACC

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ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE

be ducted to terminate to the outside of the building. Provide the

manufacturer's cut sheet for verification.

Certification under the Resilient Floor Covering Institute (RFCI

20. New hardwood plywood, particle board, and medium density fiberboard

(4.304.2) 22. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide

dwelling unit.

2014 Los Angeles Green Building Code

WATER CONSERVATION NOTES - ORDINANCE #184248 RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

- Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual
- Water use reduction shall be met by complying with one of the following:
- A. 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 B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or C. Plumbing fixtures shall use recycled water. Exception: Fixture replacements
- 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.

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
- Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered.
- Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
- 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.

Revised 6-6-2016

- 9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following: A. Shall have a minimum of 6 cycles of concentration
- (blowdown); or B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
- 10. In new buildings over 25 stories, the cooling towers shall comply with all of the following: A. Shall have a minimum of 6 cycles of concentration
- (blowdown); and B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources. including treated backwash.

(4.305.3.2)

(4.305.3.1)

FORM

- 11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer.
- 12. Provide a hot water system complying with one of the
- A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.

B. Where a hot water recirculation or electric resistance

- heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. C. Residential units having individual water heaters shall
- have a compact hot water system that meets all of the The hot water supply piping from the water heater to the fixtures shall take the most direct path. b. The total developed length of pipe from the water
- distances specified in Table 3.6.5 of the 2013 California Energy Code Residential Appendix. . The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the 2013 California Energy Code Residential

heater to farthest fixture shall not exceed the

(Los Angeles Plumbing Code Section 610.4.1)

IRRIGATION SYSTEM

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

Page 1 of 1 www.ladbs.org

ES ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ARCHITECTURE & INTERIOR DESIGN

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

310.709.1222

ese drawings, specifications, ideas and arrangements presented the copied, disclosed to others or used in connection with any project of an the specific project for which they have been prepared and develo hout the written consent of Ames Peterson, Inc. Visual contact with the

acceptance of these restrictions.

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**

NEWTON ENERGY 1401 19-TH STREET

Most Widely Accepted and Trusted

This report is subject to renewal January 2017.

ESR-1389

Reissued January 2016

Revised February 2016

562.335.6848

TITLE 24:

MANHATTAN BEACH, CA 90266 310.375.2699

GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

(4.106.4.2)

(4.303.1)

(4.303.1.3.2

9. Annular spaces around pipes, electric cables, conduits, or other openings in the 23. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for

(4.406.1)

(4.407.4)

(4.408.1)

12. For all new equipment, an Operation and Maintenance Manual including, at a 26. Newly installed bathroom exhaust fans, not functioning as a component of a

Page 1 of 1

(State Assembly Bill No. 1881)

(4.503.1, AQMD Rule 445)

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

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.

Storm Water Pollution Control Requirements for Construction Activities

Minimum Water Quality Protection Requirements for 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)

- 1. 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.
- 2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 3. 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.
- 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained
- 5. 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.
- 6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down
- 8. 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. 9. 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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> LADBS DEPARTMENT OF BUILDING AND SAFETY

2014 Los Angeles Green Building Code

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS) 11670 LAUREL CREST DR. STUDIO CITY, CA 91604

Projec	ct Address:	D	ate:	- u - u - u - u - u - u
ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET Sheet # or N/A	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	A-1.0	SITE / ROOF PLAN
3	4.106.5	Cool roof for reduction of heat island effect	A-0.2 / A-1.0	ROOD DETAIL/ NOTE #1
		WATER EFFICIENCY & CONSERVATION		01 V/A
4	4.303.1	Water conserving plumbing fixtures and fittings	A-0.2	GRN 14 NOTE 5
5	4.303.1.3.2	Multiple showerheads serving one shower	A-0.2	GRN 14 NOTE 6
6	4.303.4	Water use reduction	A-0.2	GRN 18R NOTE 2
7	4.304.1	Outdoor potable water use in landscape areas	A-2.0	EXISTING TO REMAIN
8	4.304.2	Irrigation controllers WEATHER BASED	A-2.0	EXISTING TO REMAIN
9	4.304.3	Metering outdoor water use	A-2.0	GRN 18R NOTE #3 & #4
10	4.304.4	Exterior faucets	A-2.0	GRN 18R NOTE #5
11	4.304.5	Swimming pool covers	N/A	N/A
12	4.305.1	Graywater ready	A-2.0	GRN 18R NOTE #7
13	4.305.2	Recycled water supply to fixtures	A-2.0	GRN 18R NOTE #8
14	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	A-2.0	GRN 18R NOTE #9
15	4.305.3.2	Cooling towers (buildings > 25 stories)	A-2.0	GRN 18R NOTE #10
		MATERIAL CONSERVATION & RESOURCE		CY
16	4.406.1	Rodent proofing	A-0.2	GRN 14 NOTE 9
17	4.407.3	Flashing details	A-5.0	DETAIL #3
18	4.407.4	Material protection	A-0.2	GRN 14 NOTE 10
19	4.408.1	Construction waste reduction of at least 50%	A-0.2	GRN 14 NOTE 5
20	4.410.1	Operation and maintenance manual	A-0.2	GRN 14 NOTE 12
N,77488	600 at 400 at	ENVIRONMENTAL QUALITY		
21	4.503.1	Fireplaces and woodstoves	N/A	N/A

FORM LA DBS DEPARTMENT OF BUILDING AND SAFE

GRN 9 2014 Los Angeles Green Building Code REFERENCE COMMENTS ITEM CODE SHEET REQUIREMENT SECTION Sheet # e.g. note #, detail # or N/A or reason for N/A 23 4.504.2 Finish material pollutant control 24 4.504.2.1 Adhesives, sealants, caulks A-0.2 GRN 14 NOTE 11 25 4.504.2.2 Paints and coatings 26 4.504.2.3 Aerosol paints and coatings A-0.2 Verification 27 4.504.2.4 GRN 14 NOTE 15&21 28 4.504.3 Carpet systems A-0.2 GRN 14 NOTE 17 A-0.2 29 4.504.3.1 Carpet cushion **GRN 14 NOTE 18** 30 4.504.4 Resilient flooring systems A-0.2 GRN 14 NOTE 19 31 4.504.5 Composite wood products A-0.2 GRN 14 NOTE 20 32 4.504.6 Filters 33 4.505.2.1 Capillary break N/A EXISTING BUILDING 34 4.505.3 Moisture content of building materials A-0.2 GRN 14 NOTE 10 35 4.506.1 Bathroom exhaust fans A-2.0 SEE SYMBOLS NOTE 36 4.507.2 Heating and air-conditioning system design GRN 14 NOTE 27

SEE SHEET A-5.0 DETAIL #3 FOR WATERPROOFING DETAILS.

CLIENT:

NEW CLASS 'A' ROOF CUT SHEET

www.icc-es.org (800) 423-6587 (562) 699-0543	A Subsidiary of the International Code Council®			
DIVISION: 07 00 00—THERMAL AND MOISTURE	3.2 Three-tab, Four-tab and No Cut-out Shingles:			
PROTECTION Section: 07 31 13—Asphalt Shingles	Three-tab, four-tab and no cut-out shingles are composed of a single layer of fiberglass mat, impregnated and coated			
REPORT HOLDER:	with asphalt on both sides, and surfaced with mineral roofing granules on the weather side and a mineral release apent on the back side.			
CERTAINTEED CORPORATION				
20 MOORES ROAD	3.3 Laminated Shingles:			
MALVERN, PENN SYLVANIA 19355 (610) -893-6096	Laminated shingles, including two-layer laminated, three- layer laminated and tri-laminate laminated shingles, are			
www.certainteed.com	composed of multiple thicknesses of coated and surfaced			
EVALUATION SUBJECT:	fiberglass mat, cut and bonded together in different patterns. The weather side is surfaced with mineral roofing granules, and the back side is surfaced with a mineral			
SERTAINTEED ASPHALT SHINGLES	release agent.			
1.0 EVALUATION SCOPE	3.4 Accessory Shingles:			
Compliance with the following codes:	3.4.1 Hip and Ridge Shingles: Hip and ridge shingles are factory-made shingles to be used for covering hips and			
 2015, 2012, 2009 and 2006 International Building Code® (IBC) 	ridges. The hip and ridge shingles are composed of the same materials as the roof shingles. Some of the hip and			
 2015, 2012, 2009 and 2006 International Residential Code® (IRC) 	ridge shingles have perforations that extend from the top of the cut-out to the top of the shingle, which facilitate the			
■ 2013 Abu Dhabi International Building Code (ADIBC)	tearing of the shingle into three or four equal pieces. Others are manufactured as single hip and ridge units.			
The ADIBC is based on the 2009 IBC 2009 IBC code sections referenced in this report are the same sections in the ADIBC.	3.4.2 Starter Strip Shingles: Starter Strip shingles are factory-made shingles to be used as the starter course			
Properties evaluated:	(under the first course of roof shingles). The Starter Strip			
■ Weather resistance	shingles are composed of the same materials as the roof			
■ Fire classification	shingles. The shingles are supplied in 7-inch-by-36-inch- long (178 by 914 mm); 10-inch-by-36-inch-long (254 by			
■ Wind resistance	914 mm); or 7-inch-by-39 ³ / ₈ -inch-long (178 by 1000 mm)			
2.0 USES	strips. As an alternative to factory-made starter strips,			
The CertainTeed asphalt shingles described in this report comply with ASTM D3462 and are Class A roof coverings when installed as described in this report.	starter strips can be formed by removing the lower tab portions of the factory-made shingles except for the Presidential Shake and Presidential Shake TL shingles.			

when installed as described in this report. 3.0 DESCRIPTION 3.1 General: CertainTeed asphalt shingles are available as three-tab, four-tab, no cut-out and laminated asphalt shingle roof covering materials. See Table 1 and Figure 1 for recognized product names, shingle types, manufacturing

locations, overall dimensions, installed weights, maximum exposure to the weather, and fastening details. The hingles are self-sealing by means of adhesive strips located on either the weather side or the underside. See

For Presidential Shake and Presidential Shake TL shingles, the Presidential Starter shingles consist of one 13¹/₄-inch-wide-by-40-inch-long (337 mm by 1016 mm) base shingle and one 11 /4-inch-wide-by-40-inch-long

Figure 1 for adhesive strip location for field shingles and Starter Strip shingles.

3.5 Fasteners: Fasteners must comply with ASTM F1667 and must be minimum No. 12 gage [0.105-inch-diameter (2.67 mm) shank], 3/a-inch-diameter-head (9.5 mm), galvanized steel, stainless steel, aluminum or copper roofing nails. Fasteners must be of sufficient length to penetrate into the sheathing 3/4 inch (19.1 mm), or through the sheathing,

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Imark Solaris® Platinum | Coastal Tan | Best | 0668-007 sidio® Tile English Toffee Best 0668-0086 0.28 pending 0.87 pending 28 pending
 Presidio* Tile
 Nutmeg
 Best
 0668-0096
 0.26
 pending
 0.92
 pending
 23
 pending

 Presidio* Tile
 Smoked Sage
 Best
 0668-0087
 0.30
 pending
 0.83
 pending
 29
 pending
 sidio® Tile Speckled Bronze Best 0668-0088 0.28 pending 0.88 pending 28 pending idio® Shake Weathered Wood Best 0668-0090 0.33 pending 0.84 pending 33 pending 08/ 03/2016 FIRST SUBMITTAL SHEET TITLE:

Project Address & Owners:

Residence

DATE PRINTED:

11670 LAURELCREST DR

BENCHMARK:

STUDIO CITY CA 91604

GREEN NOTES AND ICC REPORTS

SCALE:

SHEET NO:

Page 1 of 2 Page 2 of 2 Revised 06-06-2016 www.ladbs.org Revised 06-06-2016 www.ladbs.org Revised 02-28-2014 Page 1 of 1 www.ladbs.org

GRN 14 NOTE 14

Covering of duct openings and protection of

mechanical equipment during construction

FORMALDEHYDE LIMITS¹ Maximum Formaldehyde Emissions in Parts per Million. PRODUCT LIMIT Hardwood plywood veneer core Hardwood plywood composite core Particleboard

Zinc-rich primers
ams of VOC per liter of coating, including water and including exempt compounds.

Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

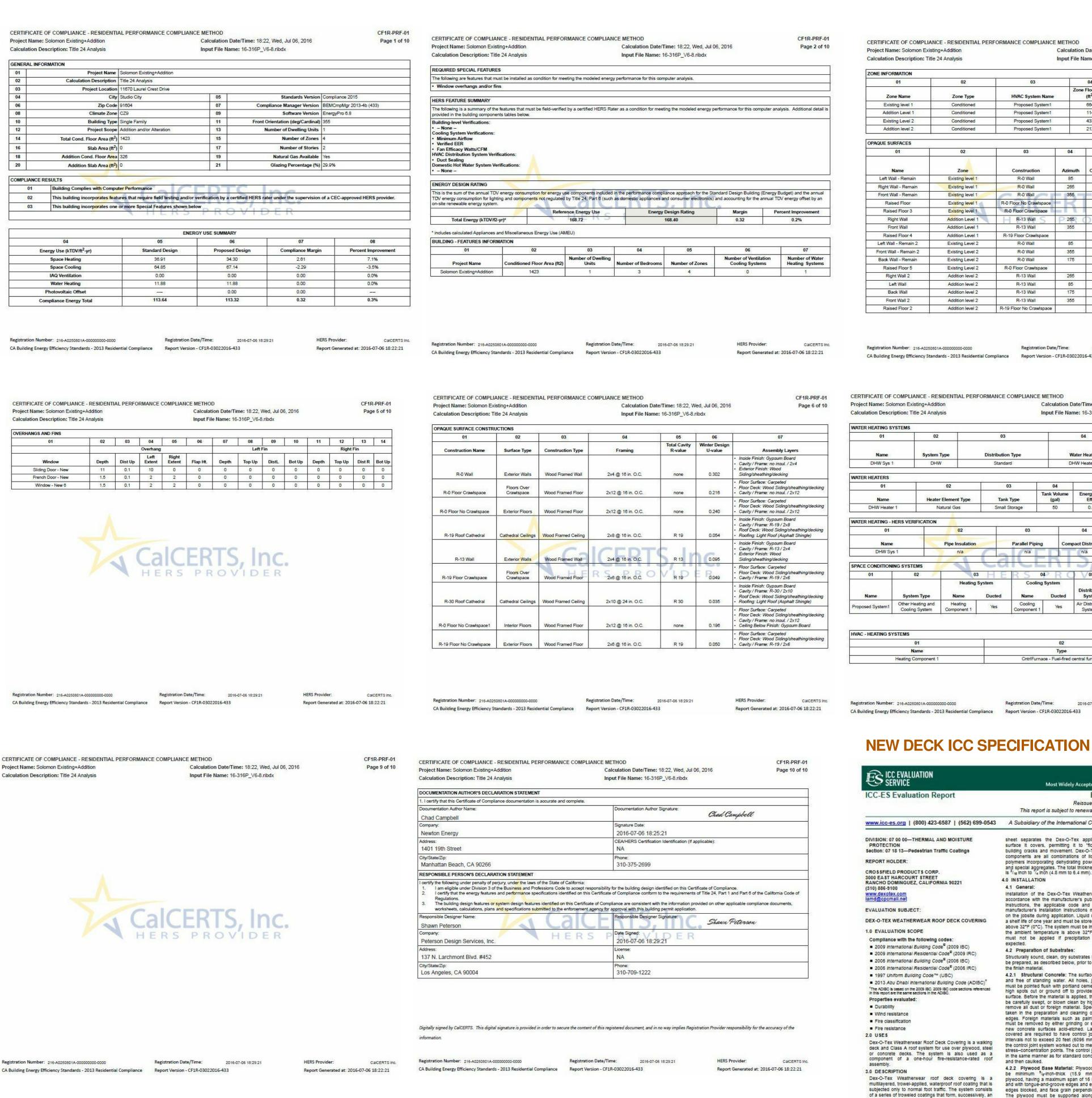
Values in this table are derived from those specified by the California Air Resources Board.

Medium density fiberboard

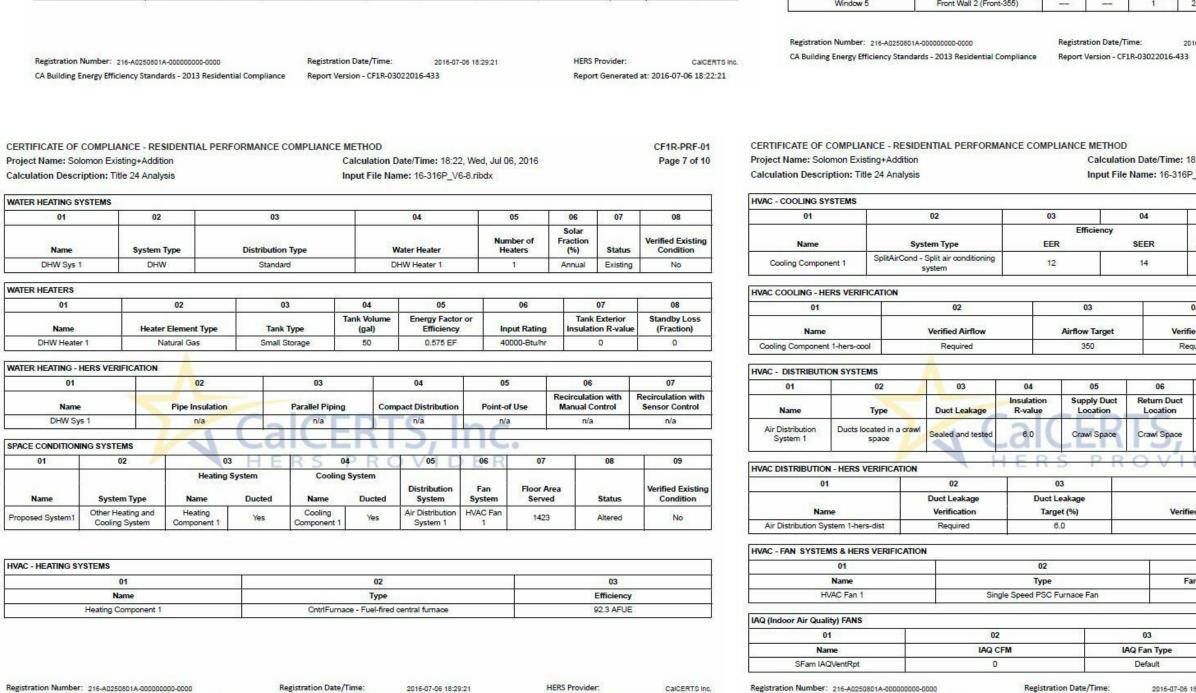
Thin medium density fiberboard 0.13

1. Values in this table are derived from those specified by the California Air Resources Board, / Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through

Thin medium density fiberboard has a maximum thickness of 5/46 inches (8 mm).



NE INFORMATION		w.	10.5		-12				
01	02	03		04	05	06	- 1	0	7
Zone Name	Zone Type	HVAC System Name	Zone	Floor Area (ft ²)	Avg. Ceiling Height	Water Heating Sys	tem 1	Water Heatin	ıg System 2
Existing level 1	Conditioned	Proposed System1		664	9	DHW Sys 1			
Addition Level 1	Conditioned	Proposed System1		114	9				
Existing Level 2	Conditioned	Proposed System1		433	8.3		- 3		
Addition level 2	Conditioned	Proposed System1		212	8.3		8		
AQUE SURFACES	*	28		<u> </u>			100	×	
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft ²)	Tilt (deg)	Status	Verified Existing Condition
Left Wall - Remain	Existing level 1	R-0 Wall	85	Left	308	4.6	90	Existing	No
Right Wall - Remain	Existing level 1	R-0 Wall	265	Right	195	39.099	90	Existing	No
Front Wall - Remain	Existing level 1	R-0 Wall	355	Front	379	100	90	Existing	No
Raised Floor	Existing level 1	R-0 Floor No Crawlspace	-K	9	190			Existing	No
Raised Floor 3	Existing level 1	R-0 Floor Crawlspace	-11	91	474	0		Existing	No
Right Wall	Addition Level 1	R-13 Wall S	265	Right	D 182 R	44.7	90	New	N/A
Front Wall	Addition Level 1	R-13 Wall	355	Front	131	29.3	90	New	N/A
Raised Floor 4	Addition Level 1	R-19 Floor Crawlspace			114		1000	New	N/A
Left Wall - Remain 2	Existing Level 2	R-0 Wall	85	Left	156	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	175	Back	285	40.899	90	Existing	No
Raised Floor 5	Existing Level 2	R-0 Floor Crawlspace		1200000	124		- 100000	Existing	No
Right Wall 2	Addition level 2	R-13 Wall	265	Right	203	31.6	90	New	N/A
A Department of	Addition level 2	R-13 Wall	85	Left	47	9.5	90	New	N/A
Left Wall		R-13 Wall	175	Back	103	0	90	New	N/A
Left Wall Back Wall	Addition level 2		355	Front	103	25	90	New	N/A
Left Wall	Addition level 2 Addition level 2 Addition level 2	R-13 Wall R-19 Floor No Crawlspace			129			New	N/A



Most Widely Accepted and Trus

This report is subject to renewal March 2017.

sheet separates the Dex-O-Tex application from the

surface it covers, permitting it to "float" over normal building cracks and movement. Dex-O-Tex Weatherwear

components are all combinations of liquid rubber latex

polymers incorporating dehydrating powders, vulcanizers,

and special aggregates. The total thickness of the material is $^2/_{16}$ linch to $^{-1}/_{4}$ linch (4.8 mm to 6.4 mm).

Installation of the Dex-O-Tex Weatherwear must be in

instructions, the applicable code and this report. The

manufacturer's Installation Instructions must be available

on the jobsite during application. Liquid components have

a shelf life of one year and must be stored at temperatures

above 32°F (0°C). The system must be installed only when the ambient temperature is above 32°F (0°C). Materials

must not be applied if precipitation is occurring or

Structurally sound, clean, dry substrates listed above must

be prepared, as described below, prior to the application of

4.2.1 Structural Concrete: The surfaces must be clean

and free of standing water. All holes, joints and cracks

must be pointed flush with portland cement mortar, and all high spots cut or ground off to provide a smooth, even

surface. Before the material is applied, the substrate must

be carefully swept, or blown clean by high-pressure air to remove all dust or foreign material. Special care must be

taken in the preparation and cleaning of all corners and edges. Foreign materials such as paint, grease and oil must be removed by either grinding or sandblasting, with

new concrete surfaces acid-etched. Large areas to be covered are required to have control joints at maximum

Intervals not to exceed 20 feet (6096 mm) on center, with

the control joint system worked out to meet all known deck stress-concentration points. The control joints must be cut

4.2.2 Plywood Base Material: Plywood substrates must

be minimum 3/k-Inch-thick (15.9 mm) exterior-grade

plywood, having a maximum span of 16 inches (406 mm), and with tongue-and-groove edges and ends blocked or all

edges blocked, and face grain perpendicular to supports.

adequately fastened to all bearings by means of

countersunk wood screws, or screw nails equivalent to 8d

The plywood must be supported along all edges, and

In the same manner as for standard concrete construction,

accordance with the manufacturer's published installati

www.icc-es.org | (800) 423-6587 | (562) 699-0543 A Subsidiary of the International Code Council®

4.0 INSTALLATION

4.2 Preparation of Substrates:

the finish material.

and then caulked.

Resistite paste, Resistite powder, Neobond II membrane ring shank nalls spaced at 6 inches (152 mm) on center, or liquid, N-38 paste, and Standard Neotex powder. A base as otherwise required by the applicable code. The nalls

ICC-ES Evaluation Reports are not to be construed as representing eartheties or any other attributes not specifically addressed, nor are they to be construed as an endomental of the subject of the report or a recommendation for its use. There is no viewranty by ICC Evaluation Service, LLC, exgress or implied, as to any finding or other matter in this report, or as to any product consend by the report.

4.1 General:

Reissued March 2015

ES ICC EVALUATION SERVICE

REPORT HOLDER:

(310) 886-9100

EVALUATION SUBJECT:

1.0 EVALUATION SCOPE

Properties evaluated:

■ Wind resistance

■ Fire classification

Fire resistance

3.0 DESCRIPTION

Copyright © 2015

2.0 USES

Durability

CROSSFIELD PRODUCTS CORP.

ICC-ES Evaluation Report

DIVISION: 07 00 00-THERMAL AND MOISTURE

Section: 07 18 13—Pedestrian Traffic Coatings

RANCHO DOMINGUEZ, CALIFORNIA 90221

Compilance with the following codes:

■ 2009 International Building Code® (2009 IBC)

■ 2006 International Building Code® (2006 IBC)

1997 Uniform Building Code™ (UBC)

■ 2009 International Residential Code[®] (2009 IRC)

■ 2006 International Residential Code® (2006 IRC)

2013 Abu Dhabi International Building Code (ADIBC)

¹The ADIBC is based on the 2009 IBC, 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Dex-O-Tex Weatherwear Roof Deck Covering is a walking

deck and Class A roof system for use over plywood, steel

or concrete decks. The system is also used as a component of a one-hour fire-resistance-rated roof

Dex-O-Tex Weatherwear roof deck covering is a

subjected only to normal foot traffic. The system consists

elastic latex membrane, an integral composition flashing,

and a flexible rubber cement traffic surface, made of

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING

peam_prod_thin

Work Description:

Inspection District: VN

Tract: TR 10535 Block:

Approved Graded Lot: No

Fill: degrees Height: ft in

Sewer Available: Yes

Site is Above Street

Purposes paved

iveway Grade: % -

Slope of Surface: Ascending

Natural: 2-1 degrees Height: 60'ft in

GRADING APPROVAL TO ISSUE PERMIT(S)

OK TO ISSUE. SEE BELOW FOR COMMENTS.

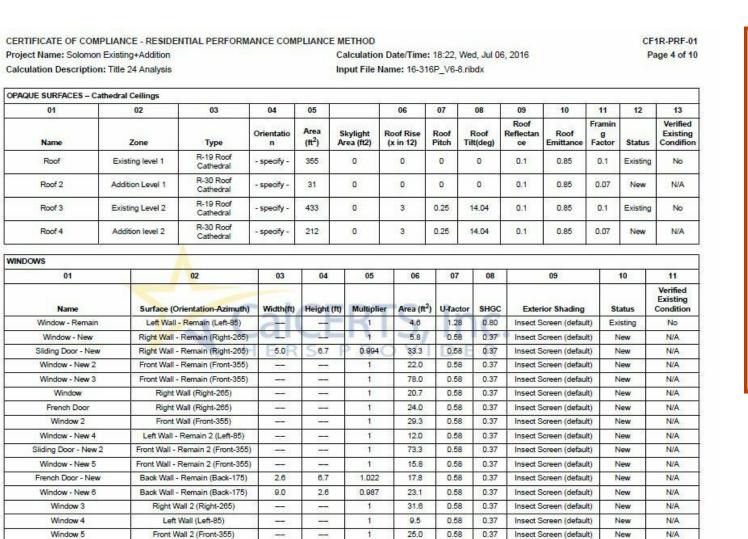
Condition of Street for Drainage

Fill Over 100 Feet: No

Inspection Date: 05/31/2016

6			CF1R-PRF-01 Page 7 of 10	CERTIFICATE OF (Project Name: Solo			ENTIAL PERFORM	ANCE COMPI			on Date/Time: 1	8:22. Wed. Jul	06. 2016			CF1R-PRF-01 Page 8 of 10
3%				Calculation Descri							e Name: 16-316F					•
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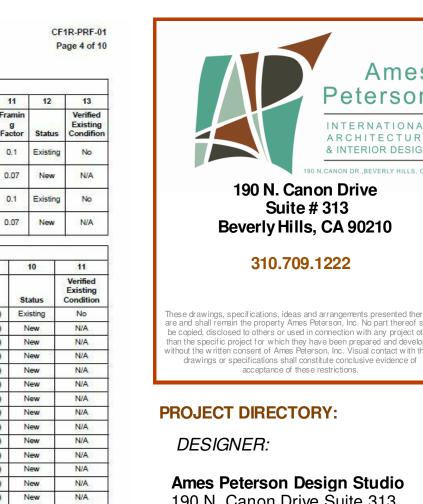
Registration Date/Time:



2016-07-06 18:29:21

HERS Provider:

Report Generated at: 2016-07-06 18:22:21



PROJECT DIRECTORY:

DESIGNER:

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

ARCHITECTURE

& INTERIOR DESIGN

N.CANON DR., BEVERLY HILLS, C

190 N. Canon Drive

Suite # 313

Beverly Hills, CA 90210

310.709.1222

acceptance of these restrictions.

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:

Page 2 of 3

16030-20000-03748 \ 11670 W LAURELCREST DR	Page 1 of	16030-20000-03748 \ 11670 W LAURELCREST E

 A grading permit is required for Retaining wall sub drain insp. and back fill. A retaining wall permit is required. City of Los Angeles X 3. OSHA permit required for vertical cuts 5 feet or over LA DBS Department of Building Current All footings shall be founded in undisturbed natural soil per Code. DEPARTMENT OF BUILDING AND SAFETY and Safety Design for expansive soil or submit a soils report to the grading division per information bulletin In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required. 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. **Grading Pre-Inspection Report** 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. dress: 11670 W LAURELCREST DR Site is subject to mudflow. Comply with provisions of Section 91,7014.3. Geological and soils report ouncil District: 2 Permit Application: 16030-20000-03748 Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to . Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as GPI FOR: 1ST & 2ND STORY ADDITION TO (E) SFD Swimming pools and spas shall be set back from descending and ascending slopes as per Section

Inspector/Telephone: MANUEL TEJADA, (818) 374-4359 . Department approval is required for construction of retaining walls . on or over slopes steeper than Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call or inspection before excavation begins. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an pproved location at a 2% minimum. Drainage to be shown on the plans. Property Posted: N/A Posting Date: N/A Posting Fees Paid? No A Registered Deputy Inspector is required. Lot(s): 15 ARB: County Ref No: M B 168-48/50 All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compactions determined by ASTM method D-1557. Subdrains shall be provided where required by Code. . Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate Bearing Value: he site for the grading inspector. The grading inspector is to be notified before any grading begins and Buttress Fill: No r bottom inspection, before fill is placed. Fill may not be placed without approval of the grading Natural Soil Classification 1804.2: silty clay / 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 Cut: degrees Height: ft in % minimum. Drainage to be shown on the plans. X 20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees Slide Area: No X 21. Stake and flag the property lines in accordance with a licensed survey map. PSDS Sized Per Code: Approval required by the Department for . Roof Gutters: No . Approval required by the Department of Public Works, Urban Forestry Division, for native tree Recommended Termination of Drainage otected 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 Maximum Rough Grade Allowed: %

> Additional requirements: This G.P.I. shall be part of approved plans. Provide approved geological/ soils report and approval letter for proposed work. nstruction of new occupied buildings or major additions to buildings on sites located in any of the Seismic zard Zones (liquefaction, Landslide or Alquist-Priolo Fault Zone) will require a geology and/or soil pineering report. For questions call (213) 482-0480.

http://10.8.35.232/pre_inspection/worklist/view_gradingchecklist.cfm?permit_id1=16030... 6/13/2016 http://10.8.35.232/pre_inspection/worklist/view_gradingchecklist.cfm?permit_id1=16030... 6/13/2016

DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

Manuel Ty

SCALE:

SHEET NO:

Project Address & Owners:

Residence

DATE PRINTED:

SHEET TITLE :

11670 LAURELCREST DR

BENCHMARK:

STUDIO CITY CA 91604

08/ 03/2016 FIRST SUBMITTAL

TITLE 24 / GPI

KEYNOTES

(N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF
01 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: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

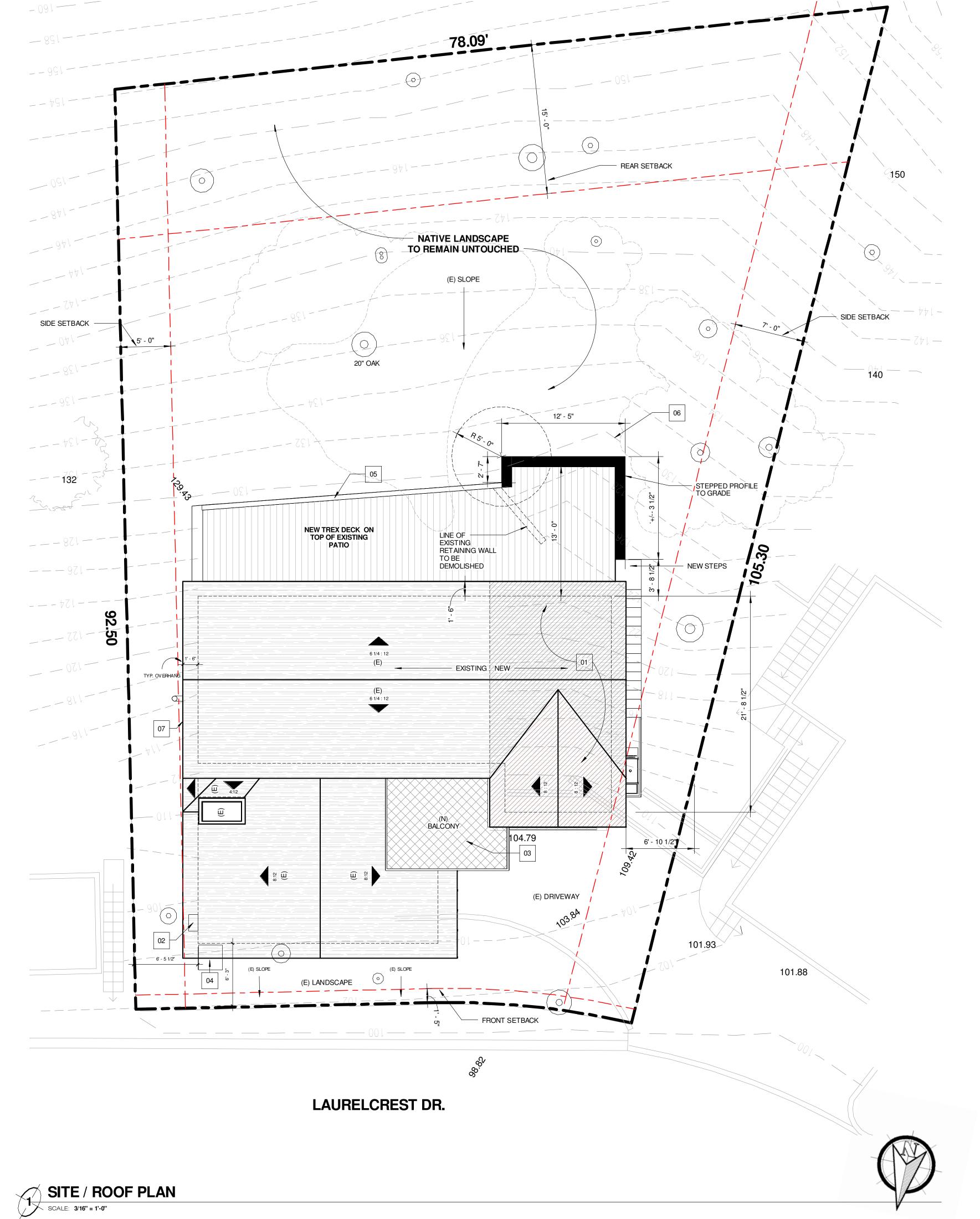
DEPARTMENT OF BUILDING AND SAFETY/ DEPARTMENT OF PUBLIC WORKS

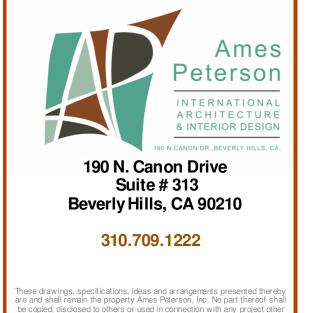
*PRELIMINARY REFERRAL FORM FOR

BASELINE HILLSIDE ORDINANCE No. 181,624

HILLSIDE ORDINANCE No. 168,159

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? 2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area? 3. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area?	uilding and Safety	Date: 09/09/2010		PIN: 162B169-1
Block: Lot: 15 Phone:				
Priblic 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? 2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area? 3. Is the street adjacent to the subject lot at least 20ft wide? (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.) (PR = heighs at the driveway area and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs at the driveway area and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs at the driveway area must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.) (PR = heighs at the driveway area must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.) (PR = heighs at the driveway area and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs at the driveway area and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs and must be confinuous and without permanent obtaincies to the boundary of the Hillside Area. (PR = heighs and must be confinuous and without permanent per	District Map: 159B169	Tract: TR 10535	Project Description:	•
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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? 2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area? 3. Is the street adjacent to the subject lot at least 20ft wide? (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 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 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 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 considered when the lot has multiple street in the boundary of the Hillside Area. **If Yes = To PLANNING FOR APPROVAL IS NOT RECIP **If Yes = To PLANNING FOR APPROVAL PER 12.24X21 OR 12.24X28 **Street Type: **It Street Name: LAURELCREST DR				
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? 2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area? 3. Is the street adjacent to the subject lot at least 20ft wide? (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. **It'? and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It'? and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It'? and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's and '3' are Yes: COMPLY WITH HILLSIDE ORD. ZA APPROVAL IS NOT RECID **It's	Public Works:			
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(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.) 1 CPR = bagins at the driveway apron and must be continuous and without permanent obstacles to the boundary of the Hillside Area. 1 To and 3 are Yes: COMPLY WITH HILLSIDE ORD. 2A APPROVAL IS NOT REGD 1 To 3 are No. REFER TO PLANNING FOR APPROVAL PER 12.24X21 OR 12.24X28 1 Street Name: LAURELCREST DR R/W width: 30' Roadway width: 2 2 Lot fronts on a standard hillside limited street Dedication required width: Plan Index: 203 2 Lot fronts on a sub standard hillside limited street Dedication required width: Roadway width: 2 2 Ind Street Name: R/W width: Roadway width: Plan Index: 203 2 Ind Street Name: R/W width: Roadway width: Plan Index: 204 3 dedication req'd 2 Ind Street Name: R/W width: Roadway width: Plan Index: 205 2 Ind Street Name: R/W width: Plan Index: 205 3 dedication req'd 2 Ind Street Name: Roadway width: Plan Index: 205 3 dedication required width: Plan Index: 205 4 Use existing wye and permit Dedication required width: Plan Index: 205 3 dedication required width: Plan Index: 205 4 Use existing wye and permit Dedication required width: Plan Index: 205 4 Use existing wye and permit Dedication required width: Plan Index: 205 5 Dedicated less than 200 ft from sewer mainline: Detain B-Permit from PW/BOE to construct new mainline 4 Use existing wye, obtain new permit Dedicated greater than 200 ft from sewer mainline: Detain B-Permit from PW/BOE to construct new mainline			the subject lot to the	₩ Yes □
Comments:	(Note: all streets adjacent to	a lot must be considered when the lot has	s multiple	₩ Yes □
Street Name:LAURELCREST DR	If "2" and "3" are Yes: COMPLY WI	TH HILLSIDE ORD. ZA APPROVAL IS NOT REC	J.D	
Lot fronts on a standard hillside limited street Lot fronts on a sub standard hillside limited street Lot fronts on a sub standard hillside limited street Comments: 3' dedication req'd And Street Name:	Street Type:			
Lot fronts on a sub standard hillside limited street Improvement required	st Street Name:LAUF	RELCREST DR	R/W width:	30' Roadway width:2
Comments: 3' dedication req'd R/W width: Roadway width:	Lot fronts on a standard hi	Ilside limited street	☐ Dedication required width:	Plan Index: 203
R/W width: Roadway width: Road	Lot fronts on a sub standar	rd hillside limited street	_	-
□ Lot fronts on a standard hillside limited street □ Dedication required width: □ Plan Index: □ Improvement required Comments: □ Obtain new connection and 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	Comments: 3' dedication red	q'd		· .
Lot fronts on a sub standard hillside limited street Improvement required	2nd Street Name:	, , , , , ,	R/W width:	Roadway width:
Sewer Connection: Lot located less than 200 ft from sewer mainline: Use existing wye and 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	☐ Lot fronts on a standard hil	Iside limited street	☐ Dedication required width:	Plan Index:
Sewer Connection: Lot located less than 200 ft from sewer mainline: Use existing wye and 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	Lot fronts on a sub standar	d hillside limited street	☐ Improvement required	
Lot located less than 200 ft from sewer mainline: Use existing wye and 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	Comments:	N 1	W to the second	
Use existing wye and 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 ☐ Obtain B-Permit from PW/BOE to construct new mainline	Sewer Connection:			
☐ 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 ablic Works Employee completing this form:	Lot located less than 200 f	t from sewer mainline:		
Lot located greater than 200 ft from sewer mainline: Dobtain LADBS approval for on-site sewer Dobtain B-Permit from PW/BOE to construct new mainline Dobtain B-Permit from PW/BOE to construct new mainline				
☐ Obtain LADBS approval for on-site sewer ☐ Obtain B-Permit from PW/BOE to construct new mainline			Obtain B-Permit from PW/BOE to co	onstruct new mainline
ublic Works Employee completing this form:	_			
ign: Print Name:	☐ Obtain LADBS approva	I for on-site sewer	☐ Obtain B-Permit from PW/BOE to co	onstruct new mainline
ign: Print Name: Print Name:	ublic Works Employee completing this	form:		
Print Name:	Sign:		Print Name:	Symons
	9/2/-		FIIILINAIIIe.	1.





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:

roject Address	& Owner

Residence
11670 LAURELCREST DR
STUDIO CITY CA 91604

ATE PRINTE	D:	BENCHMARK:
08/ 03/2016	FIRST SUBMITTAL	

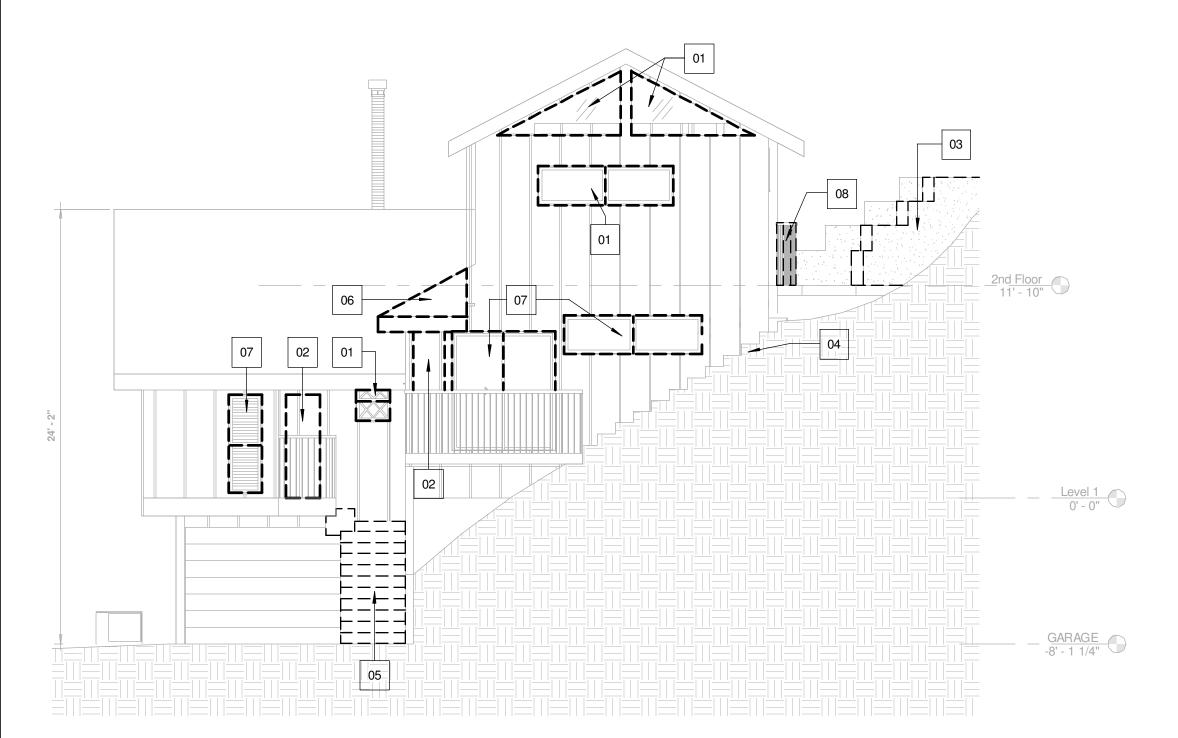
SITE / ROOF PLAN

SCALE :

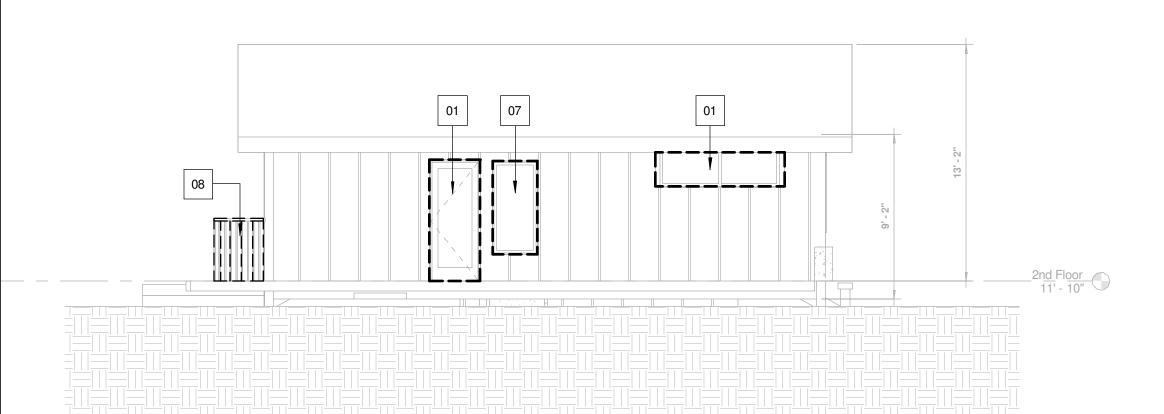
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A-1.0

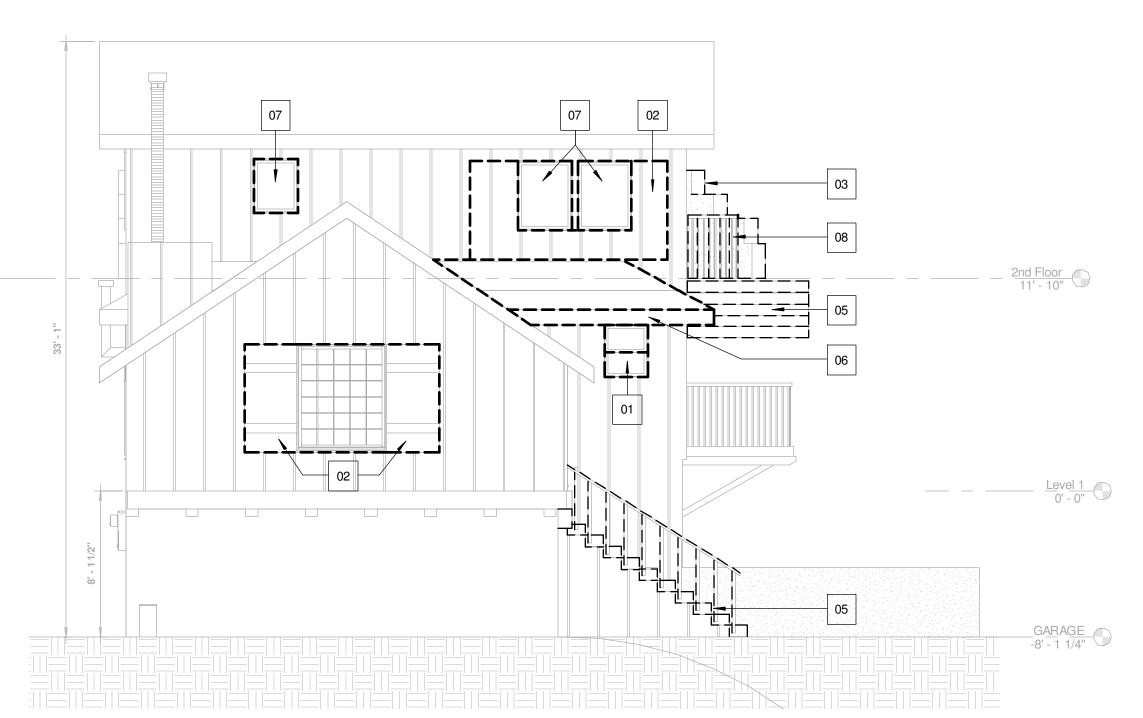
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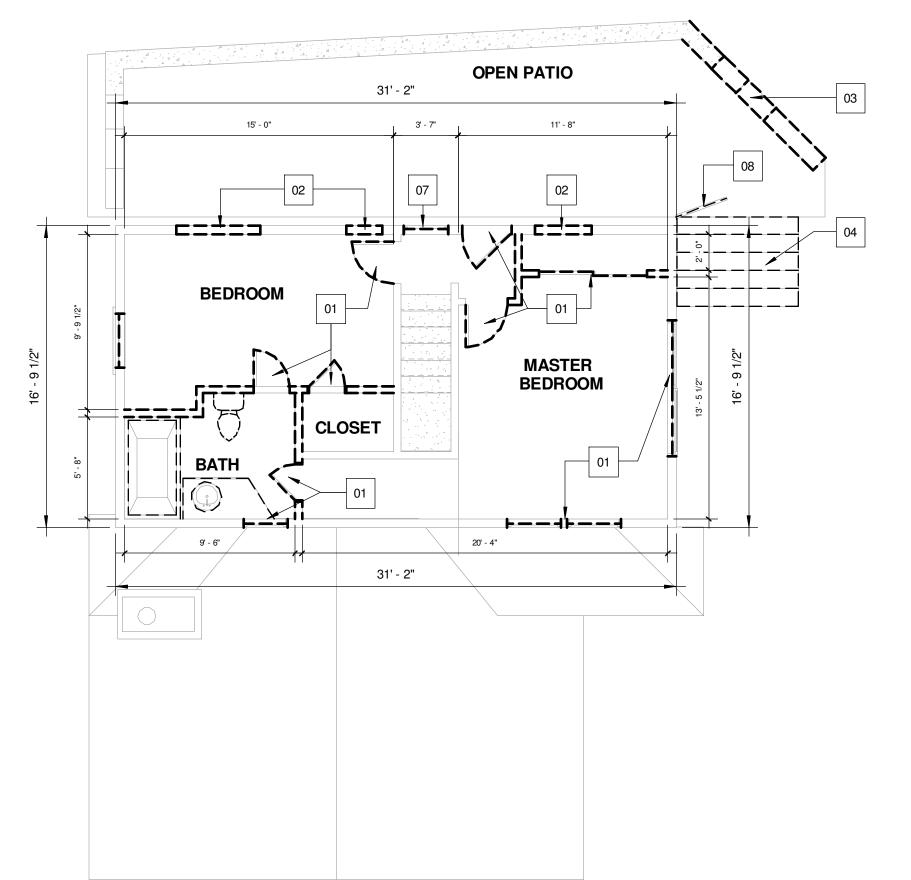
WEST ELEVATION



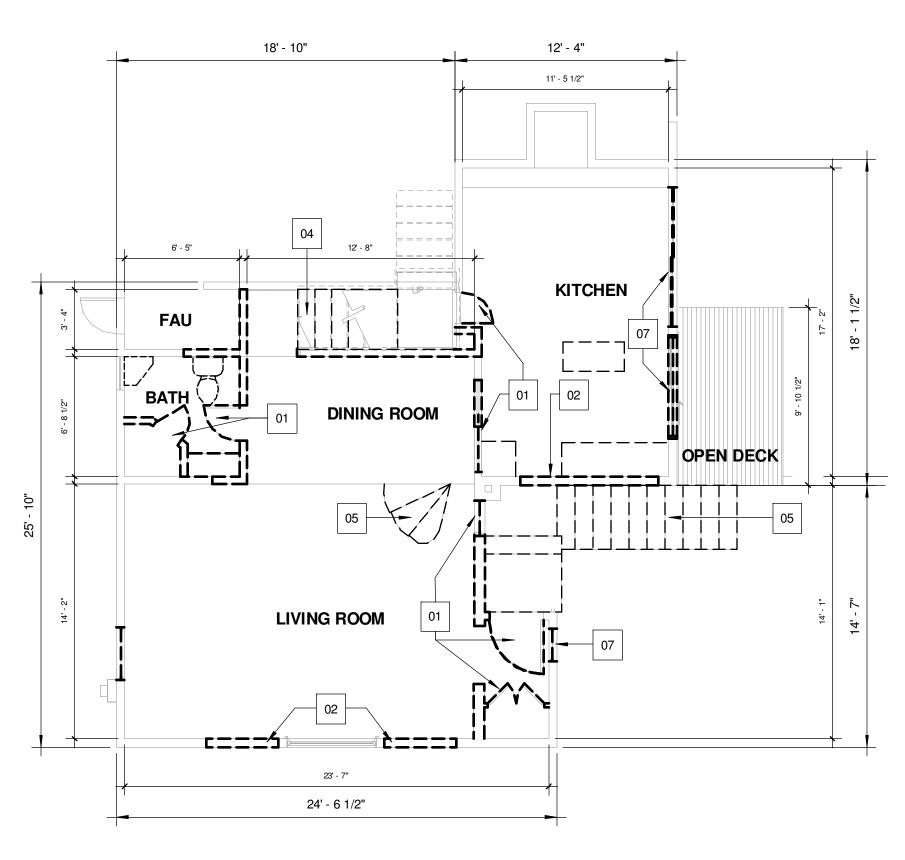
SOUTH ELEVATION



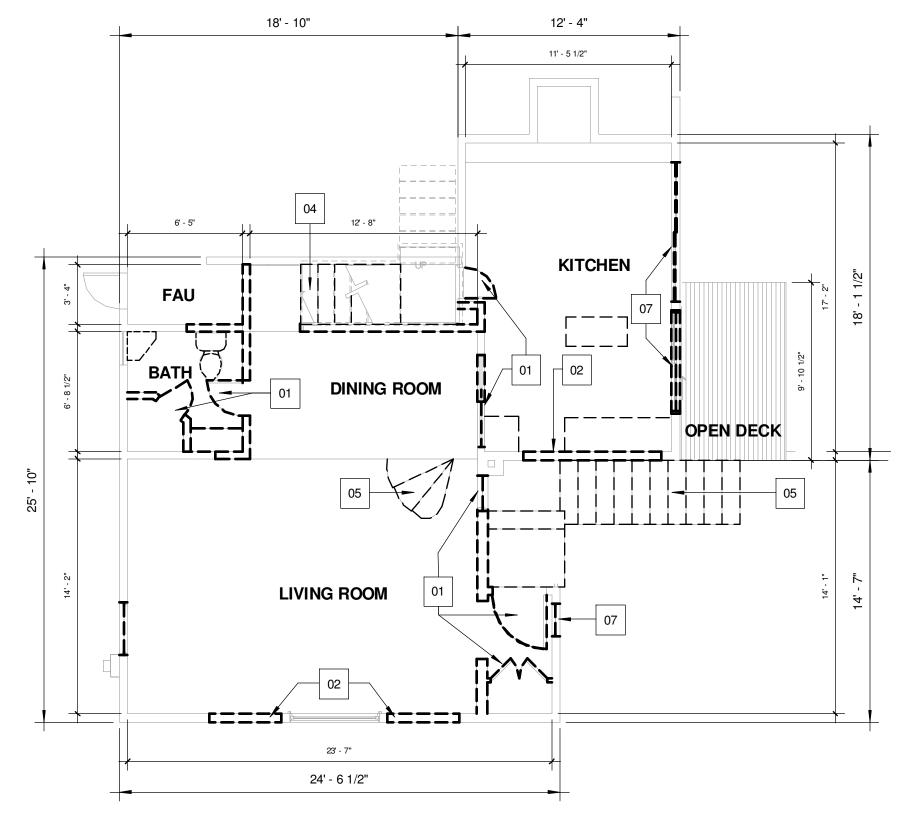
NORTH ELEVATION EAST ELEVATION

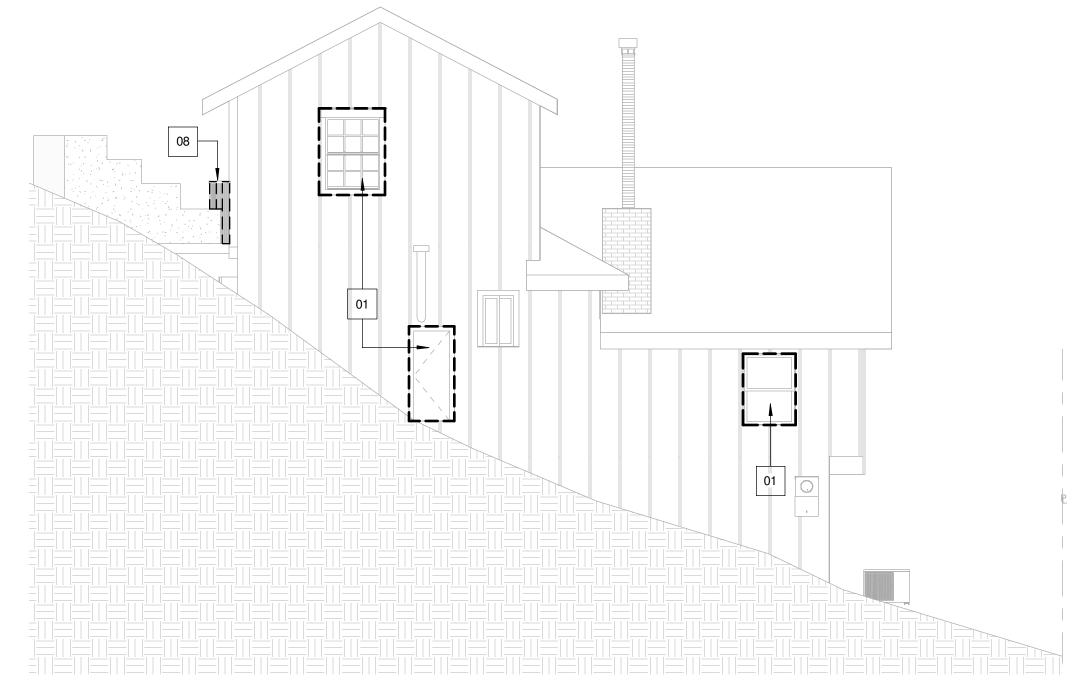


SECOND FLOOR PLAN



FIRST FLOOR PLAN





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

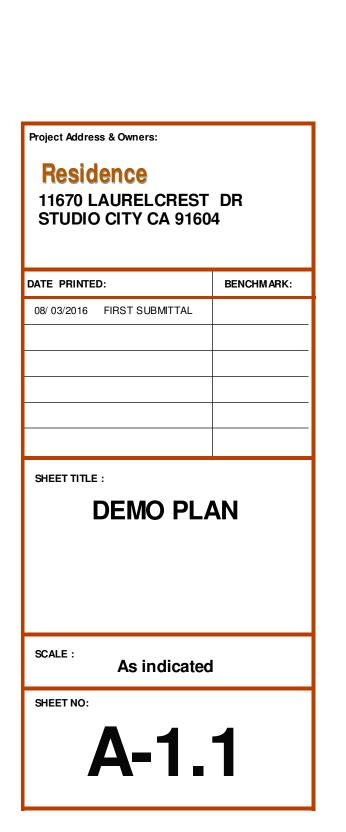
06 DEMO PORTION OF THE ROOF

DEMO WINDOW / DOOR AND REPLACE IT WITH NEW WINDOW/ DOOR

08 DEMO GATE

EXISTING WALLS TO REMAIN

WALLS/ ROOF/ ELEMENTS TO BE DEMOLISHED



ARCHITECTURE & INTERIOR DESIGN

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Ames Peterson Design Studio 190 N. Canon Drive Suite 313

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LAND CREATIVE SOLUTIONS INC 7340 FLORENCE AVE SUITE 210

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

DOWNEY , **CA** 90240

PROJECT DIRECTORY:

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213.928.5331

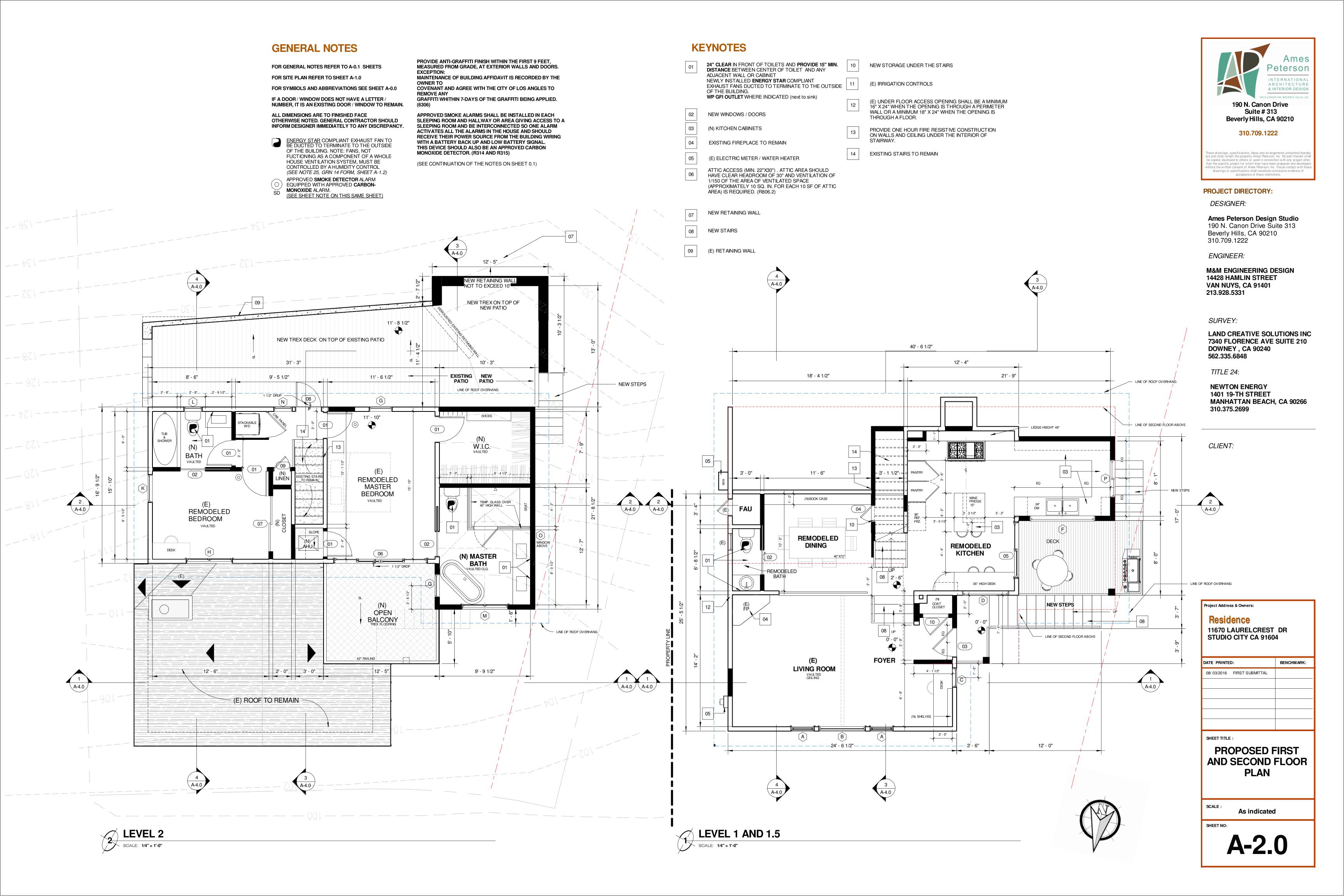
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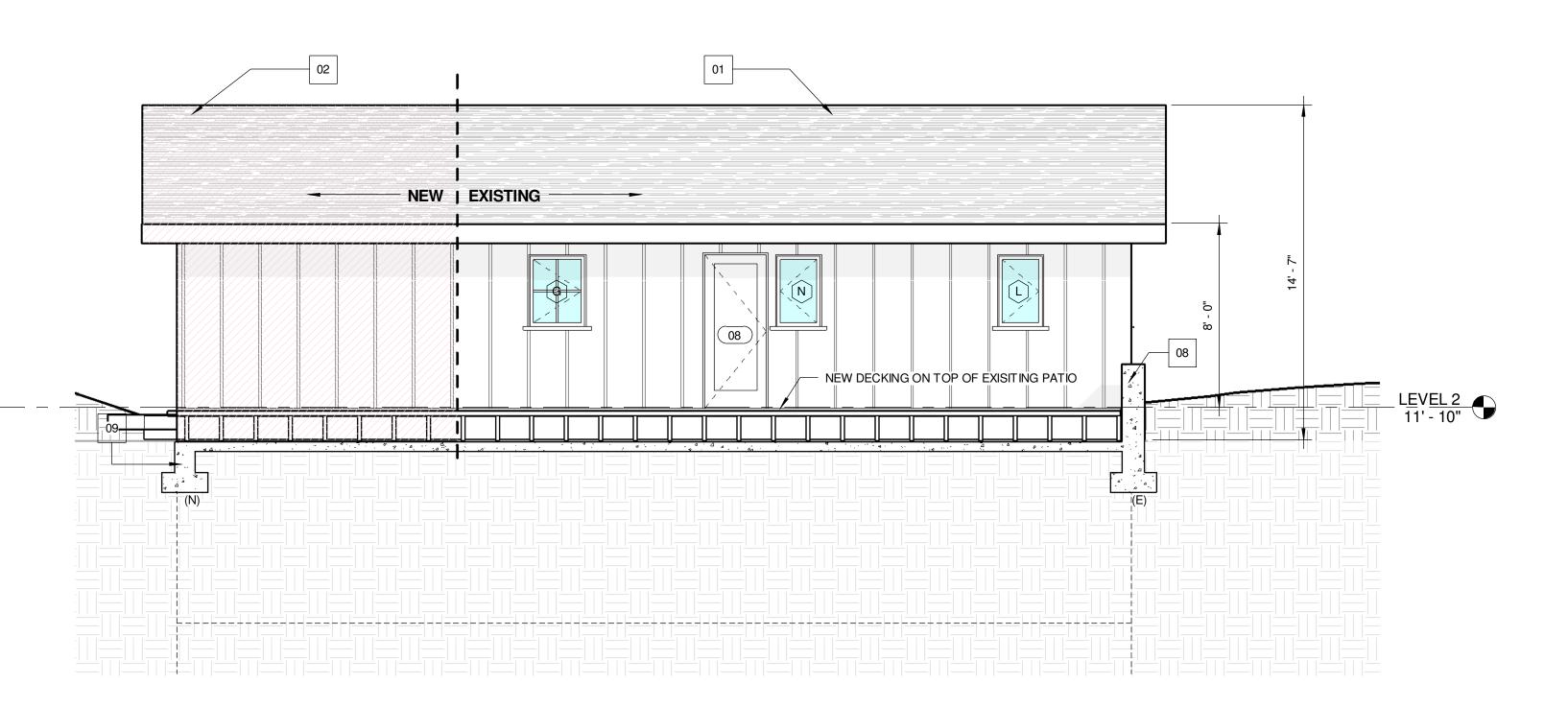
562.335.6848

TITLE 24:

310.375.2699

CLIENT:





SOUTH ELEVATION

ELEVATION KEYNOTES

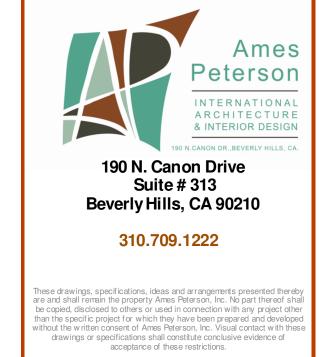
- 01 EXISTING ROOF TO REMAIN
- 02 (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF (ICC ES EVALUATION REPORT #ESR-1389)
 MANUFACTURER: CERTAIN TEED ASPHALT SHINGLES
- 03 (E) CRAWL ACCESS
- 04 NEW SHUTTERS
- 05 (N) 42" HIGH RAILING.
- 06 EXISTING DOOR/WINDOW TO REMAIN
- 07 NEW BALCONY
- 08 EXISTING RETAINING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



PROJECT DIRECTORY:

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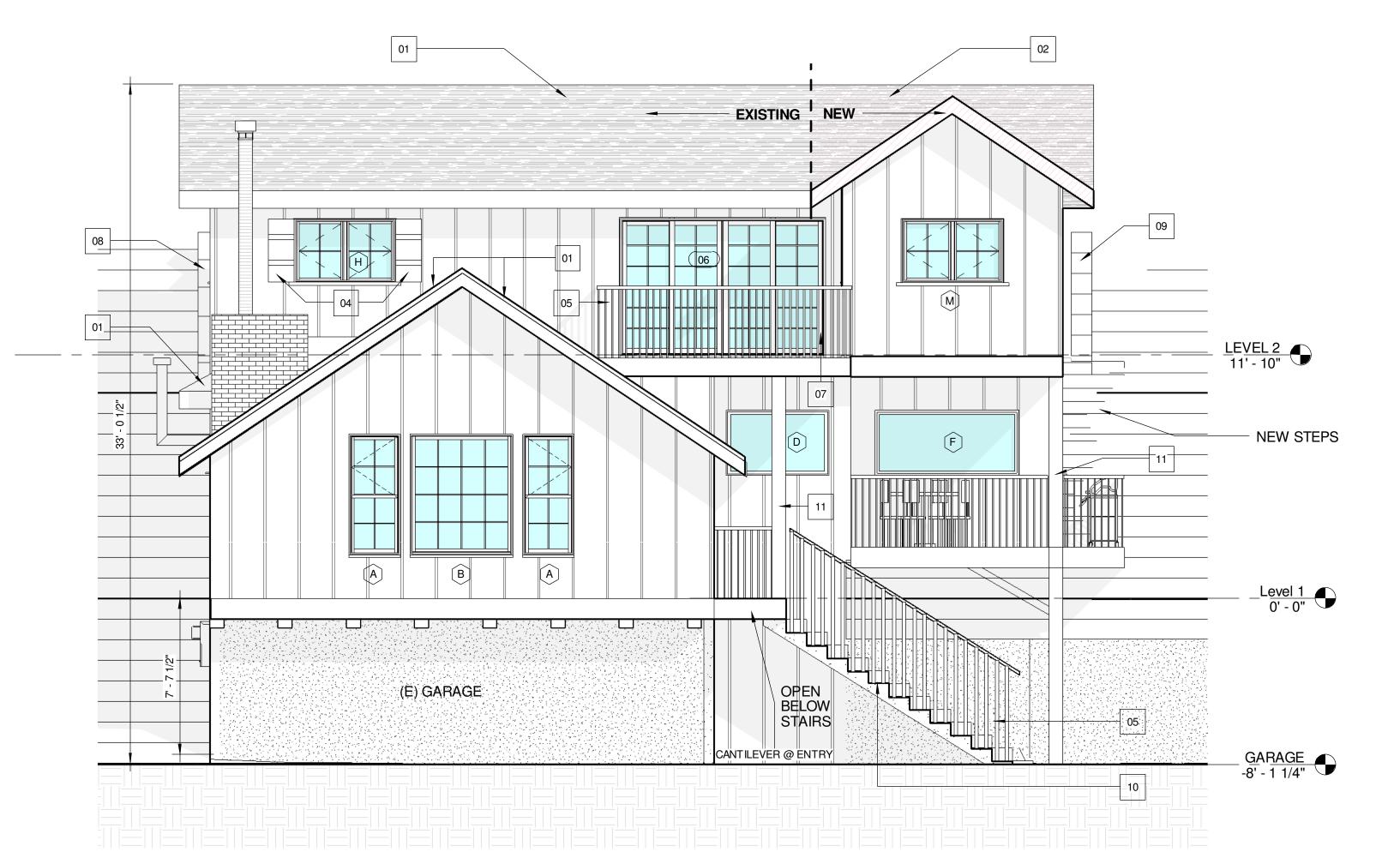
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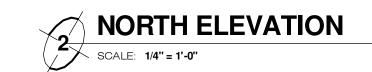
LAND CREATIVE SOLUTIONS INC 7340 FLORENCE AVE SUITE 210 **DOWNEY** , **CA** 90240 562.335.6848

TITLE 24:

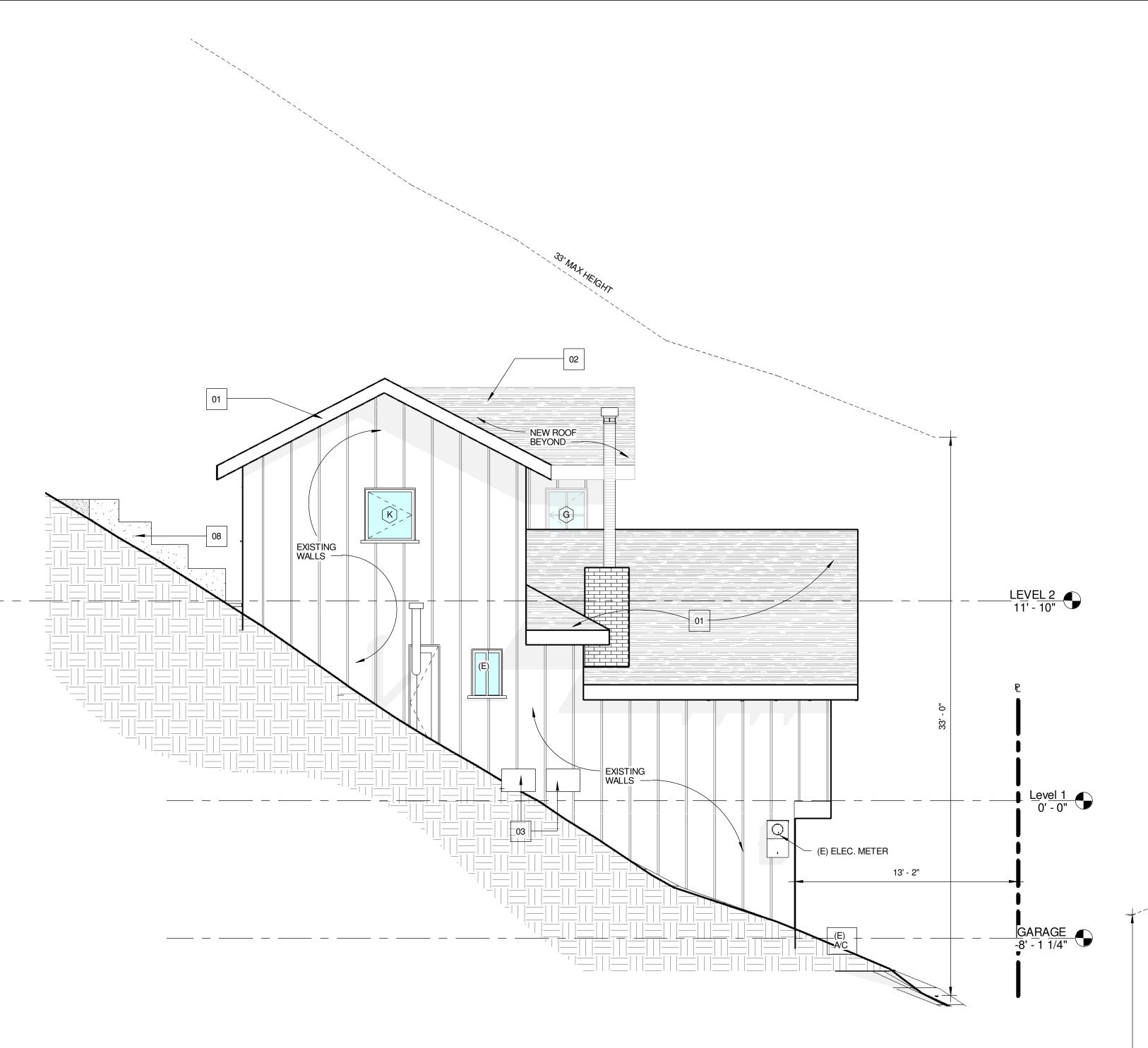
NEWTON ENERGY 1401 19-TH STREET MANHATTAN BEACH, CA 90266 310.375.2699

CLIENT:





Project Address & Owners: Residence	
11670 LAURELCREST STUDIO CITY CA 9160	
DATE PRINTED:	BENCHM ARK
08/ 03/2016 FIRST SUBMITTAL	
SHEET TITLE :	
PROPOSED N AND SOUT ELEVATIO	ГН
SCALE : As indicated	l



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

ELEVATION KEYNOTES

- 01 EXISTING ROOF TO REMAIN
- (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF (ICC ES EVALUATION REPORT #ESR-1389)
 MANUFACTURER: CERTAIN TEED ASPHALT
- 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

WEST EL

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

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 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



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TITLE 24:

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

CLIENT:

33' MAX. HEIGHT 02	
NEW ADDITION OI OI OI OI OI OI OI OI OI	
EXISTING WALLS C 12 12 GARAGE	Level 1 0' - 0"



Project Address & Owners: Residence

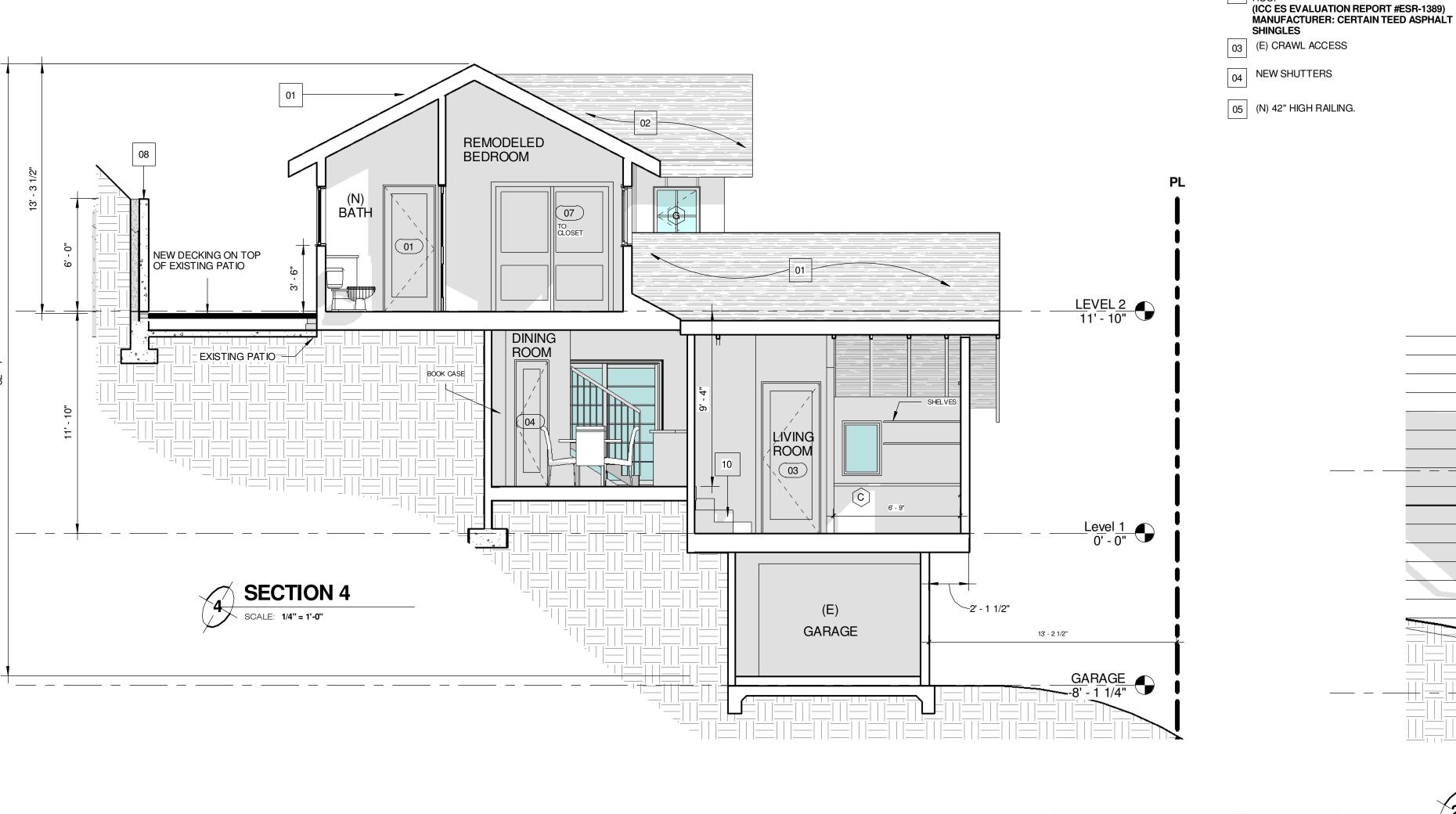
11670 LAURELCREST DR STUDIO CITY CA 91604

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

SHEET TITLE : PROPOSED EAST AND

WEST ELEVATION

SCALE: As indicated





07 NEW BALCONY

SECTION KEYNOTES

01 EXISTING ROOF TO REMAIN

08 EXISTING RETAINING WALL (N) ASPHALT SHINGLE ROOF CLASS 'A' WITH COOL ROOF 09 NEW RETAINING WALL NOT TOO EXCEED 10'

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

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

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



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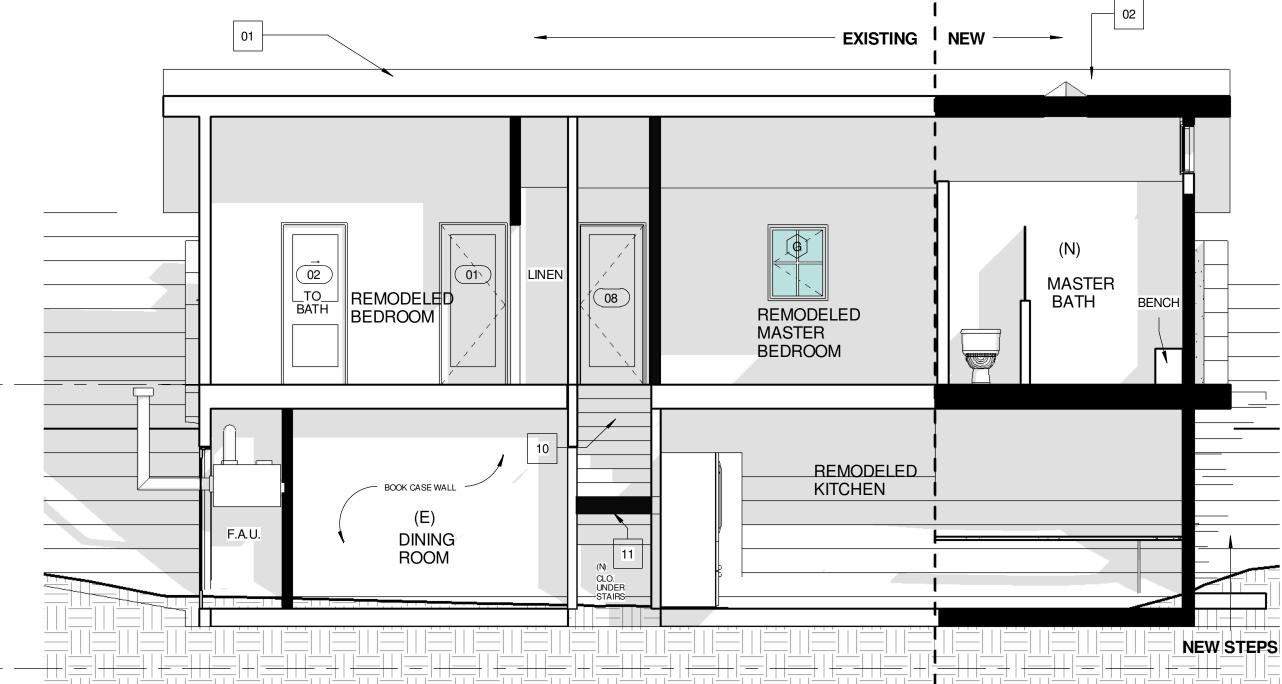
SURVEY:

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

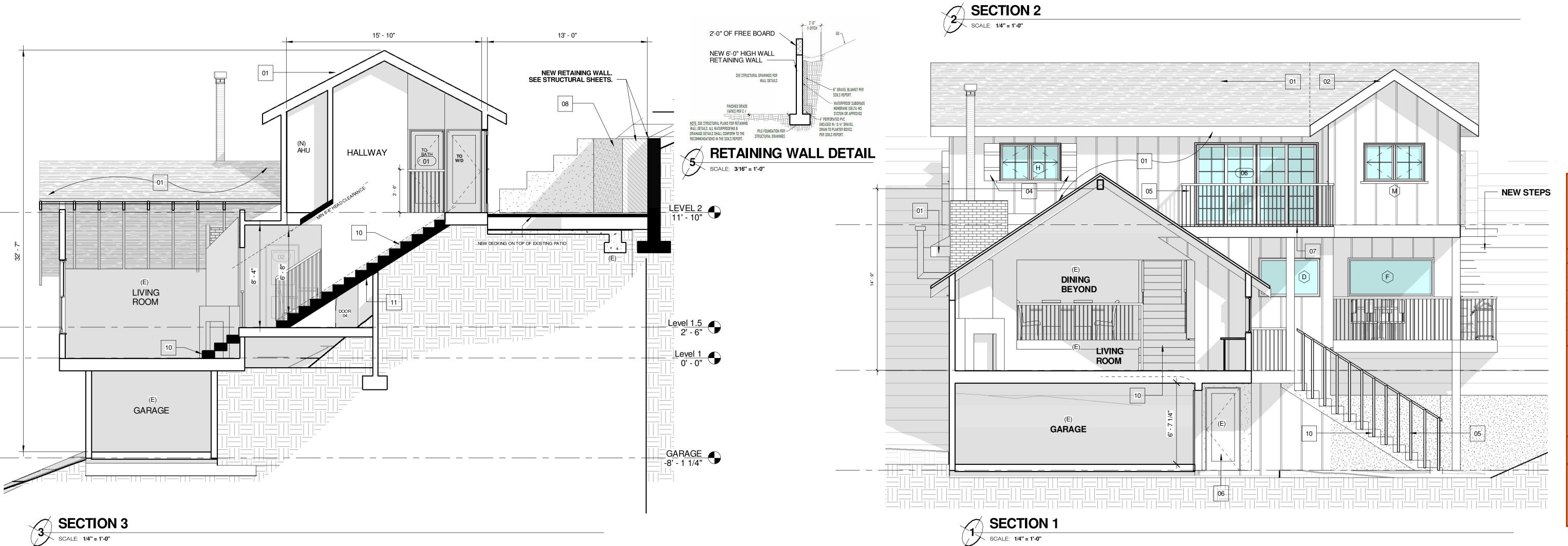
CLIENT:



ATTIC ACCESS (MIN. 22"X30") . ATTIC AREA SHOULD HAVE CLEAR HEADROOM OF 30" AND VENTILATION OF

AREA) IS REQUIRED. (R806.2)

1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF OF ATTIC

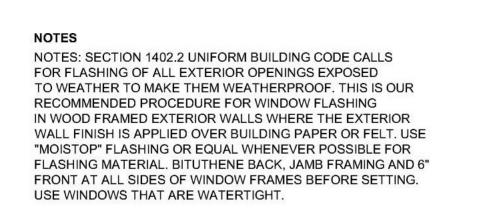


Project Address & Owners: Residence 11670 LAURELCREST DR STUDIO CITY CA 91604 BENCHMARK: DATE PRINTED: 08/ 03/2016 FIRST SUBMITTAL SHEET TITLE : PROPOSED SECTIONS

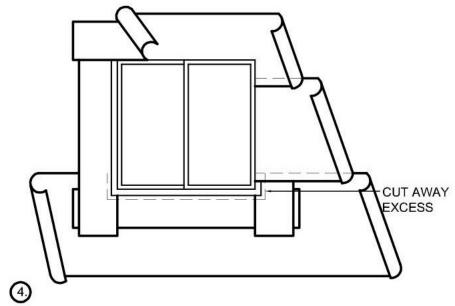
As indicated

SHEET NO:

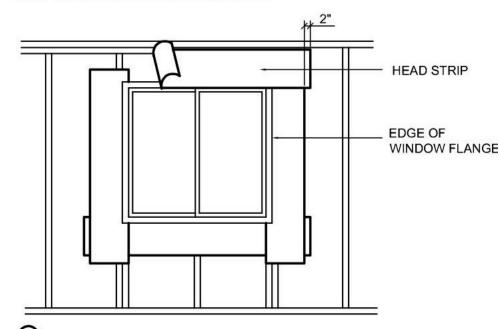
SCALE:



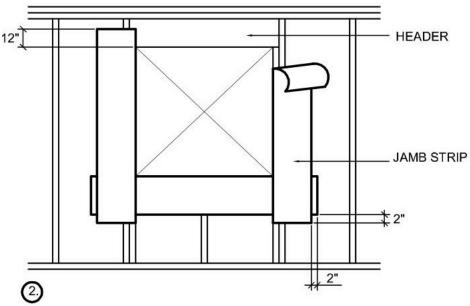
LINE-WIRE, WHEN USE AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE . NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER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



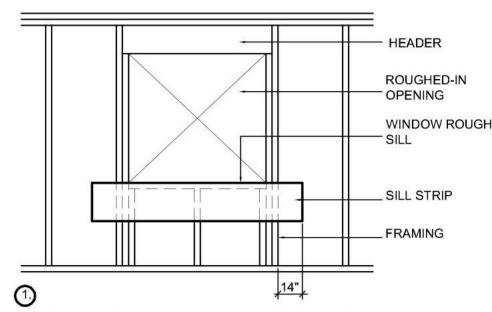
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE. PAPER SHOULD RUN CONTINUOUSLY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



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

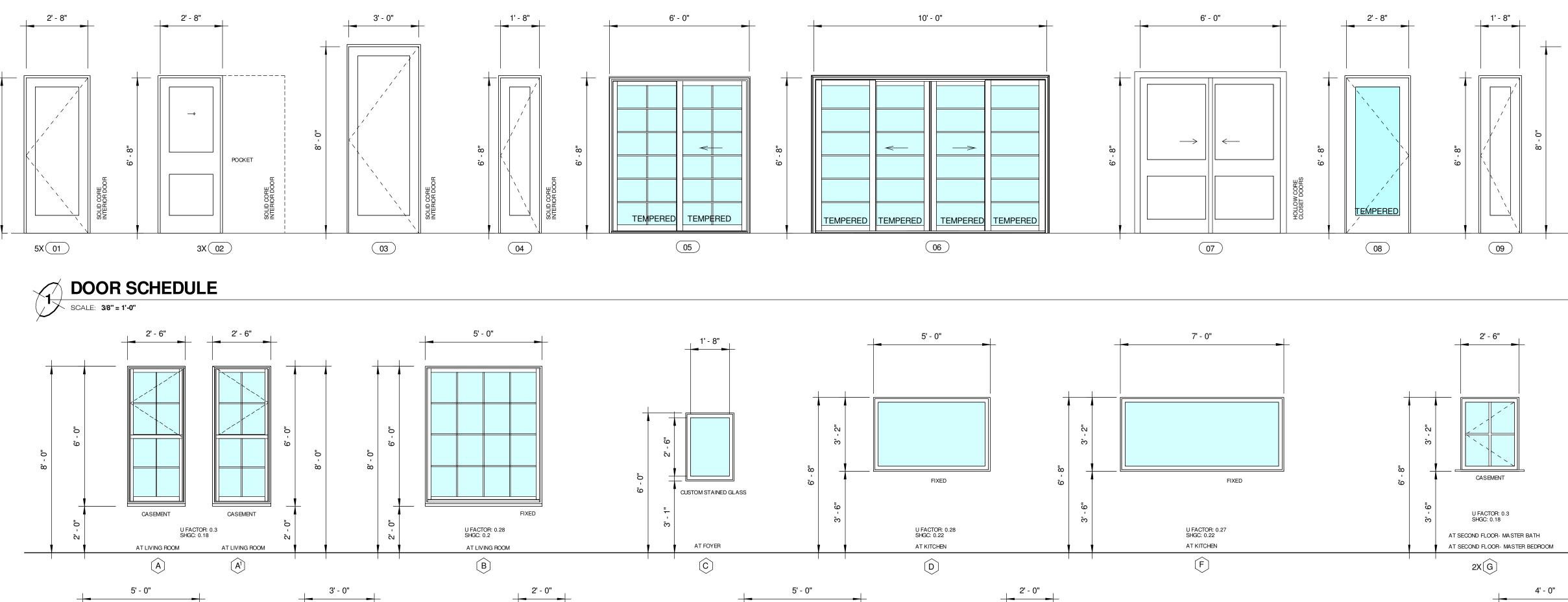


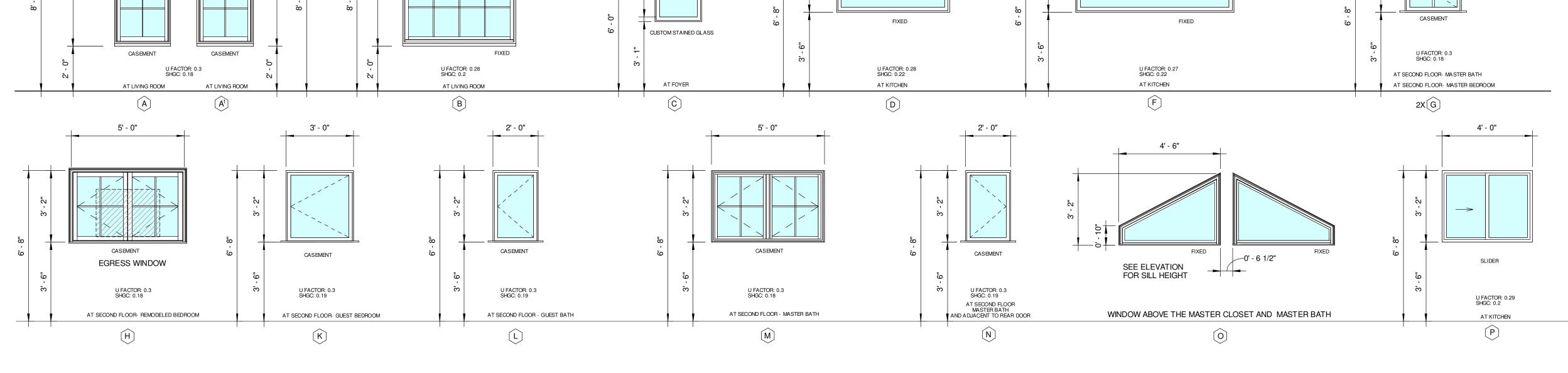
AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP AT LEAST 12" WIDE WITH INSIDE EDGE OF FLASHING ALIGNED WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 2" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 12" ABOVE THE LOWER EDGE OF THE HEADER, TOP OF WINDOW OPENING.



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









MINIMUM WINDOW EGRESS DIMENSIONS

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:

1. 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.

2. Openings that are provided with window fall prevention devices that comply with Section R612.3.

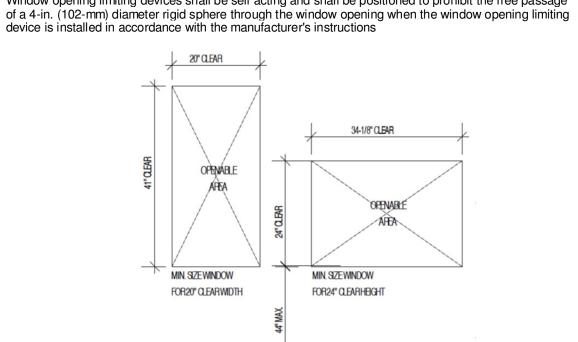
3. Openings that are provided with fall prevention devices that comply with ASTM F 2090.

4. 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

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

R612.4.1 General requirements. Window opening limiting devices shall be self acting and shall be positioned to prohibit the free passage



FLOORLEVEL 1. 20" MIN. CLEAR WIDTH 2. 24" MIN. CLEAR HEIGHT 3. 5.7 SFMIN. OPENABLE AFEA

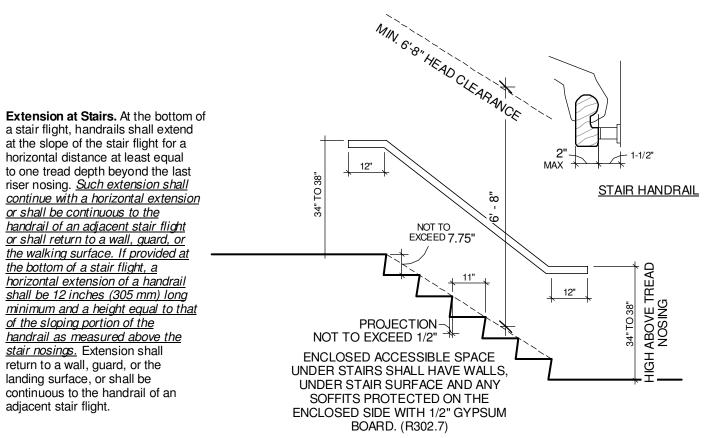
STAIR CODE COMPLIANCE NOTES

1. 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. 2. 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 3 Nosings. The radius of curvature at the leading edge of the tread shall be ½ 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 <u>11/4 inches (32 mm)</u> maximum over the tread below. 4. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.

5. Stair level identification signs in raised characters and braille complying with Sections 11B-703.3 and 11B-703.4 shall be located at each floor level landing in all enclosed stairways in buildings two or more stories in height to identify the floor level. At exit discharge level, the sign shall include a raised five-pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters.



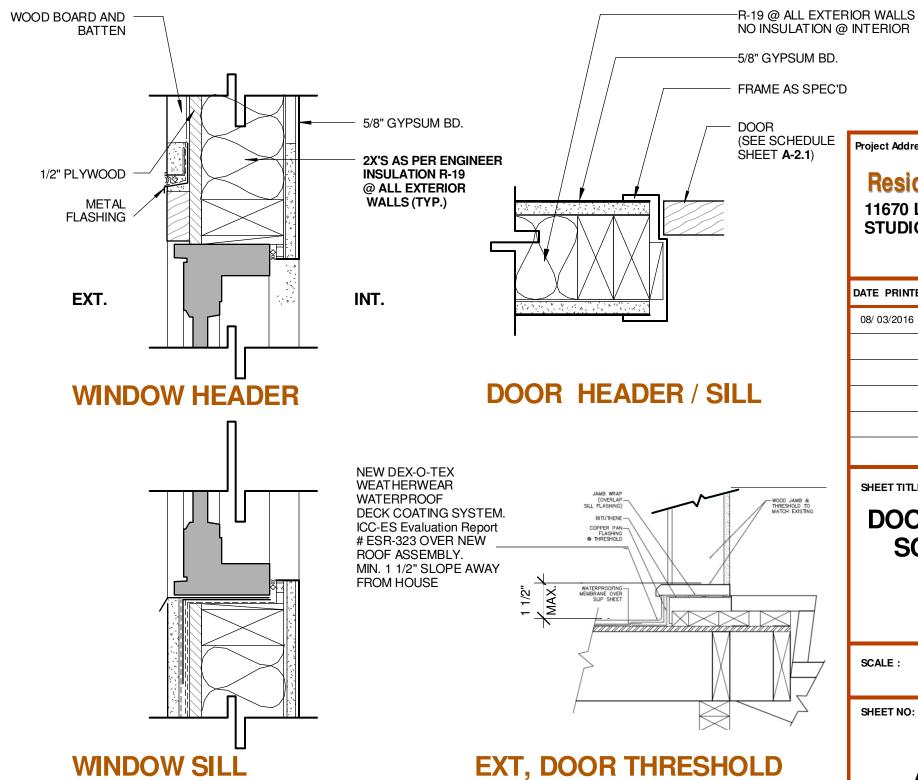
HANDRAIL CODE COMPLIANCE NOTES

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

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 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. Clearance between handrail gripping surfaces and adjacent surfaces shall be 11/2 inches (38 mm) minimum. 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.





DESIGNER:

1X 10

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SURVEY:

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TITLE 24:

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

CLIENT:



STAIR DETAIL

