

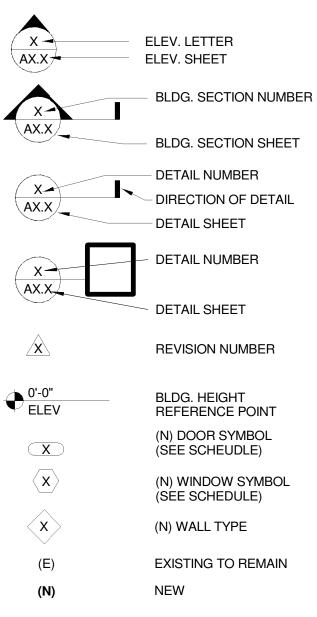
ABBREVIATIONS

ADJ. A.F.F. (D) DN. D.S. (E) EL E.T.R. E.P. F.F.E. MIN. CLR. CLEARANCE (N) N/A N.I.C. N.T.S. T.B.D. T.O.C. T.O.F. T.O.P. T.S. F.G. U.O.N. U/S V.I.F. W/ W.I.C.

ADJUSTABLE ABOVE FINISH FLOOR DEMOLISH DOWN DOWN SPOUT EXISTING ELEVATION EXISTING TO REMAIN ELECTRIC PANEL FINISH FLOOR ELEVATION MINIMUM REQUIRED NEW

NOT APPLICABLE NOT IN CONTRACT NOT TO SCALE TO BE DETERMINED TOP OF CURB TOP OF FLOOR TOP OF PLATE TOP OF SLAB FINISH GRADE UNLESS OTHERWISE NOTED UNDER SIDE VERIFY IN FIELD WITH WALK IN CLOSET

SYMBOLS



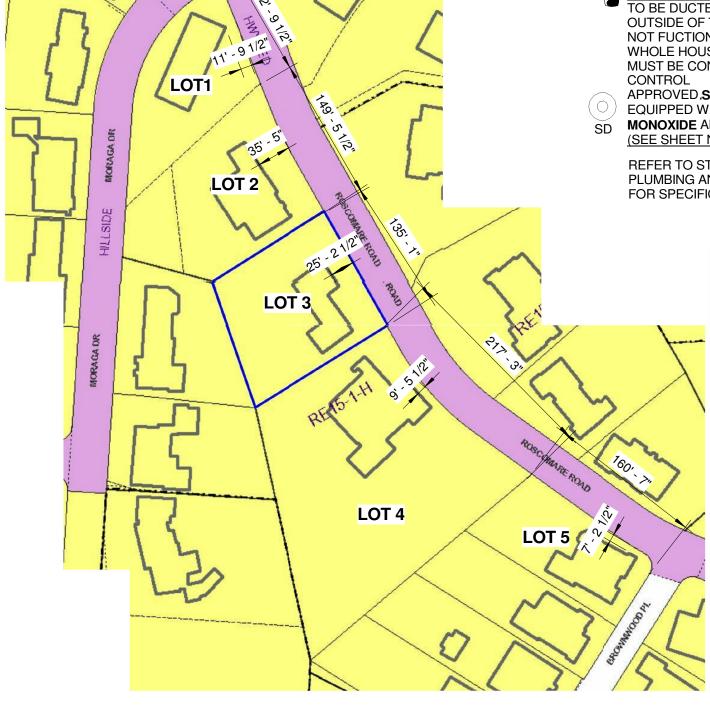
REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

- ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL
- APPROVED.**SMOKE DETECTOR**'/ALARM-1.2) EQUIPPED WITH APPROVED **CARBON**-SD MONOXIDE ALARM.
- (SEE SHEET NOTE ON THIS SAME SHEET) REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

Results			Setback (ft)	tage (ft)	Lot
r of lots: 5	Numbe	×	11.75	112.75	1
Setback: 9.45 ft	Prevailing	×	35.42	149.42	2
n	Calculatio	×	25.17	135.08	3
o of lots entered: 5		×	9.42	217.25	4
ontage entered: 775.08 om total frontage entere	C 4 . 4 . 4 . 4 . 4	×	7.17	160.58	5
k range used: 7.17 ft - 11			Calculate		lear
ontage used in the calc sed	Lots Us				
	Lots Us				
sed					
sed Frontage (ft) Setba					

GARAGE

476 SQ.FT.-



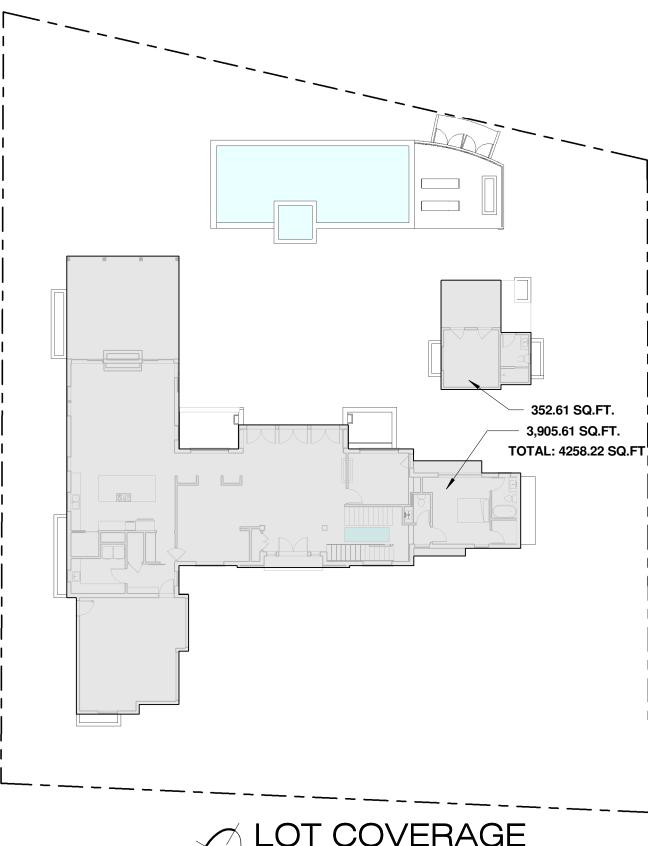
PREVAILING SETBACK CALCULATION SCALE: 1" = 100'-0"

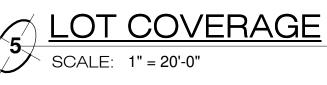
SCOPE OF WORK AND LOT COVERAGE

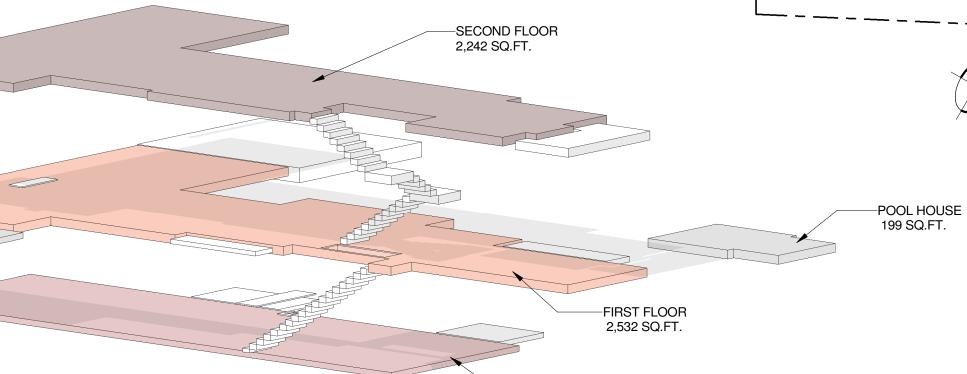
NEW TWO STORY WITH BASEMENT SINGLE FAMILY DWELLING, WITH A GARAGE, POOL, SPA AND A POOL HOUSE

LOT COVERAGE

3,905.61 SQ.FT. + 352.61 SQ.FT. = 4,258.22 SQ.FT. 4,258.22 x 100 / 19,923.74 = 21.37%

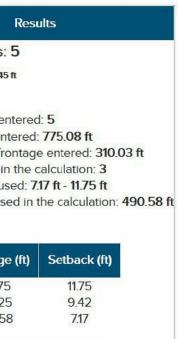






-BASEMENT 1,570 SQ.FT.

3D GRAPHIC SQUARE FOOTAGE SCALE:



BUILDING AREA ANALYSIS FLOOR AREA (RFA)

BASEMENT: (1,570 SQ.FT.) EXEMPT 0 SQ.FT. FIRST FLOOR: 2,532 SQ.FT. 2,242 SQ.FT. **SECOND FLOOR:** 400 SQ.FT. EXEMPTION GARAGE: (476 SQ.FT.) 76 SQ.FT. POOL HOUSE: (199 SQ.FT.) DETACHED STRUCTURE UNDER 200 SQ.FT. EXEMPT 0 SQ.FT. 4,850 SQ.FT. TOTAL AREA:

BUILDING AREA ANALYSIS (SCHOOL DISTRICT)

FIRST FLOOR:	2,532
SECOND FLOOR:	2,242
BASEMENT:	1,570
TOTAL:	6,344

PROJECT DATA SITE ADDRESS 2841 ROSCOMARE RD. ZIP CODE 90077 ASSESSOR PARCEL NO. (APN) 4378012007 TRACT TR 16953

MAP REFERENCE MB B 385-7/9 BLOCK LOT NONE 27 LOT PARCEL AREA 19,923.74 SQ.FT. BUILDING AREA (EXISTING) 2,162 SQ.FT. (Max. as per slope band analysis - see survey sheets: 6,082.8)

PROJECT SUMMARY

APPLICABLE CODES:	THIS PROJECT SHALL COMPLY WITH: 2014 L.A.B.C. & L.A.M.C, 2013 C.B.C. CA. MECHANICAL CODE (CMC), CA, PLUMBING CODE (C.P.C.). CA, RESIDENTIAL CODE (C.R.C), CA. AND 2014 G.B.C.
PROPERTY ADDRESS:	2841 ROSCOMARE DR. LOS ANGELES, CA 90077
LEGAL DESCRIPTION:	Los Angeles, CA 30077 Lot 27, TR 16953, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP REFERENCE MB B 385-7/9
ASSESSOR ID #:	4378012007
OWNERS:	MST DEVELOPMENT LLC
ZONE:	RE15-1-H
BLOCK:	NONE
LOT:	27
CONSTRUCTION TYPE	: TYPE V
VERY HIGH FIRE HAZARD SEVERITY ZONE:	YES THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D)) THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION
LOT AREA:	PRIOR TO INSTALLATION. 19,923.74 SQ.FT.
MAX RFA PER SLOPE ANALYSIS:	6,082.856 SQ.FT.
PROPOSED BLDG. HEIGHT:	34'-3"
FIRE HAZARD A-0.7 GPI/ HILLSIDE APPROVAL	DL HOUSE BREAKDOWN OVAL LETTER/CALOSHA PERMIT/ O NOTES E REFERRAL FORM/ PLANNING O APPROVAL FORM S RIBUTION DIAGRAM LOOR PLAN P PLAN POR PLAN REAR ELEVATIONS EST ELEVATIONS
L-1.1 PAVING PLAN L-4.1 PLANTING PL L-5.0 IRRIGATION F L-5.1 HYDROZON F L-5.2 IRRIGATION F L-5.3 IRRIGATION F L-5.4 IRRIGATION F	AN PLAN PLAN NOTES AND CALCS DETAILS
S1 BASEMENT / S2 FIRST FLOOF PLAN S3 SECOND FLO S4 ROOF FRAMI	RCH/ POOL HOUSE /GARAGE AN _ DETAILS _ DETAILS _ DETAILS _ DETAILS _ DETAILS
C-1 GRADING PLA C-2 GRADING SE	
DR. 6	VICINITY MAP



DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. **BEVERLY HILLS, CA 90211** 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

CLIENT:

- 2 SQ.FT.
- 2 SQ.FT.
-) SQ.FT.
- 4 SQ.FT.

Project Address & Owners:

Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077

DATE PRINTED:	BENCHMARK:			
08/08/17				
09/25/17				
SHEET TITLE :				
COVER SHEET				
SCALE :				
As indicated	1			
SHEET NO:				
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352.61 SQ.FT.

3,905.61 SQ.FT.

TOTAL: 4258.22 SQ.FT

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 PERMIT IS REQUIRED.)

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

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

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

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

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

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

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

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

16 AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325. 17. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).

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

FIRE PROT. & LIFE SAFETY GENERAL NOTES

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

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

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

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

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

ALL ROOFS SHALL BE CLASS A ROOFING ASSEMBLIES IN ACCORDANCE WITH CHAPTER 15. THE USE OF NON-FIRE-RETARDANT WOOD SHINGLES OR NON-FIRE-RETARDANT SHKES FOR NEW OR REPLACEMENT ROOFING IS PROHIBITED (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 SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERNATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2)

8 MAXIMUM 25% OPENING AREA IS ALLOWED WHEN THE FIRE SEPERATION DISTANCE IS >3' AND < OR EQUAL 5'. (T-302.1(1))

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)

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. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. (91.6709.1 ITEM 2)

6. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6710)

GENERAL SECURITY REQUIREMENTS (CONT.)

7. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

8. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIA. HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

9. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

10. IN B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ON DIMENSION GREATER THAN 5". BUT LESS THAN 48", SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES (6714)

11. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOORS IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAX. OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

12. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)

13. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M, AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32' HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

14. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)

15. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.

16. GLAZING: ANY RELEASE FOR METAL BARS, GRILLS, GRATES, OR SIMILAR DEVICES, CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES, OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (91.6715.4)

17. OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS: ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6-INCHES IN ONE DIMENSION.

18. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 -DOOR STOPS OF IN-SWING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.

19. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL

RESIDENTIAL BLDG. GENERAL NOTES 1. VENTILATION:

A) PROVIDE UNDER-FLOOR VENTILATION, 1 SQ FT OPENING FOR EACH 150 SQ FT OR APPROVED MECHANICAL MEANS (1203.3.1) (L.A.RESID. CODE R.408.10 B) PROVIDE ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROX. 10 SQ. IN FOR EACH SQ. FT OF ATTIC AREA) IS REQUIRED (1505.3).

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

3. AN ATTIC ACCESS OPENING 20" 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)

C3 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)

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 B308.6

9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.3 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (1205.3).

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

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

7. PROVIDE 72" HIGH NONABSORBENT WALL ADJACENT TO SHOWER & APPROVED SHATTER-RESISTANT

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 THE DWELLING UNIT SHALL HAVEA MINIMUM FIRE PROTECTION OF MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK.

(D) THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.5.1) E) DUCTS PENETRATING THE WALLS OR CELING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE

CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL NAD SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.6). F) OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4(R302.5.3)

(19) FOR EXISTING POOL ON SITE:

A) PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014 B) PROVIDE ANTI ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR

THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL (AB) NO, 2977.

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

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

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

(B) AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170,158) (SEPERATE PLUMBING PERMIT IS REQUIRED).

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

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

EBATHTUB 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).

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

GUNIT 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)

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

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

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

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

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)

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

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

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

24. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH AND ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NO EXCEED 1,000 SQ.FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

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

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

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.

8. UNLESS THE PRECISE COLOR AND PATTERN ARE SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLORS OR PATTERNS ARE AVAILABLE IN A SPECIFIED PRODUCT. SUBMIT ACCURATE COLOR AND PATTERN CHARTS TO ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE ALSO RELATIVE COSTS WHERE AVAILABLE.

9. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF GRADING INSPECTOR.

GENERAL NOTES (CONT.)

ALL LABELED DOORS SHALL BE COMPLETE ASSEMBLIES, INCLUDING DOOR FRAMES, APPROVED CLOSERS AND HARDWARE. 12. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

13. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM FROM EACH OTHER TO PREVENT ELECTROLYSIS. 14. ITEMS MARKED "N.I.C." ARE NOT IN CONTRACT. SUCH ITEMS MAY BE INCLUDED IN THE

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.

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

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

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

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

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

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

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

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.

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

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)

23 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)

4. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)

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.

DOCUMENTS WHEN CONTRACTOR SHOULD BE REASONABLY AWARE OF POSSIBLE COORDINATION

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.

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

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

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

3. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (63041)

5 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND NY 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)

🕻 🚯 PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)

9. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMBING CODE 407.6)

10. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 cfm EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

11. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMPERATURE OF 68 DEG. 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)

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

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 FRONTING THE PROPERTY. (R319.1)

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

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



. Visual contact with these drawings or specifications shall consti

conclusive evidence of acceptance of these restrictions.

PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. **BEVERLY HILLS, CA 90211** 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

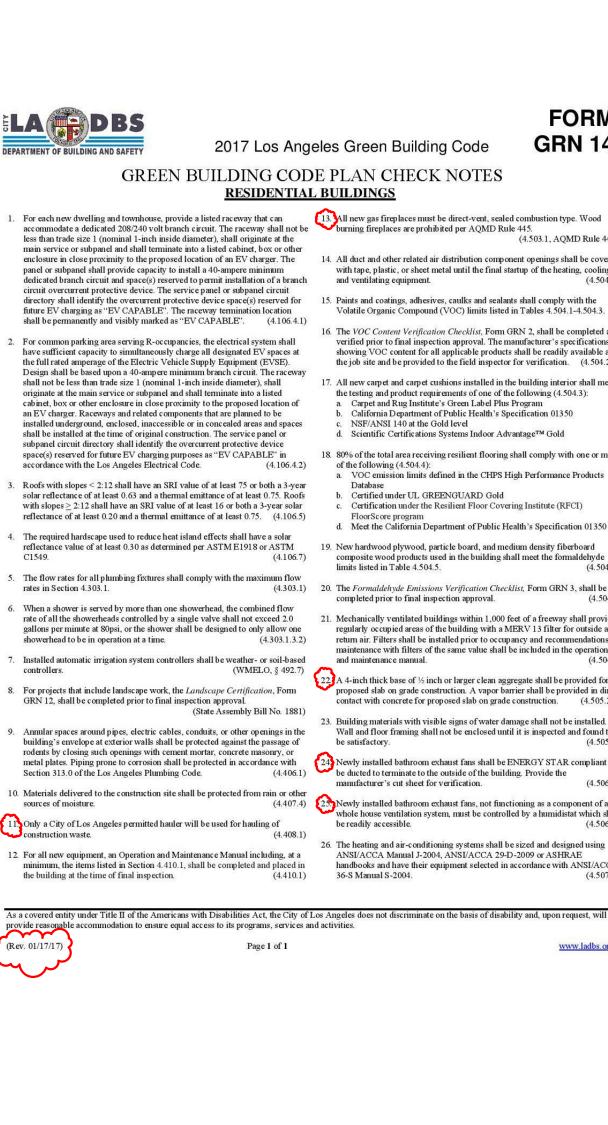
CLIENT:

Project Address & Owners:			
Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077			
DATE PRINTED:	BENCHMARK		
08/08/17			
09/25/17			
SHEET TITLE :	OTES		

SCALE : 1" = 20'-0"

SHEET NO:

		orm into the plans)	GRN 11		PLUME
		2017 Los Angeles Green Building Code 5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504		DEPARTMENT OF BUILDING AND SAFETY	20
VOC CONTENT LIMITS FOR ARCHITEC					(lı
Grams of VOC per Liter of Less Water and Less Exempt (
COATING CATEGORY ^{2,3}	CURRENT LIMIT	¹ Values in this table are derived from those specified	by the California Air Resources Board, Air		
lat coatings	50	¹ Values in this table are derived from those specified Toxics Control Measure for Composite Wood as tested additional information, see California Code of Regulation	I in accordance with ASTM E 1333. For ons, Title 17, Sections 93120 through		
lonflat coatings	100	93120.12. ² Thin medium density fiberboard has a maximum thic	kness of ⁵ / 16 inches (8 mm).		
Nonflat-high gloss coatings	150	SEALANT VO	CLIMIT		
Aluminum roof coatings	400	Less Water and Less Exempt Con		WAT	ER RE
Basement specialty coatings	400	SEALANTS	CURRENT VOC LIMIT		
Bituminous roof coatings	50	Architectural	250	FIXTURE T	IVDE
Bituminous roof primers Bond breakers	350 350	Marine deck Nonmembrane roof	760 300	TIXTOILET	
Concrete curing compounds	350	Roadway	250	Showerheads	
Concrete/masonry sealers	100	Single-ply roof membrane	450	Showenneaus	
Driveway sealers	50	Other	420	Lavatory faucets, residen	itial
Dry fog coatings Faux finishing coatings	150 350	SEALANT PRIMERS			
ire resistive coatings	350	Architectural Nonporous	250	Lavatory faucets, nonresi	idential
Floor coatings	100	Porous	775		
orm-release compounds	250	Modified bituminous 500	500	Kitchen faucets	
Graphic arts coatings (sign paints)	500 420	Marine deck Other	760 750		
ndustrial maintenance coatings	250	Note: For additional information regarding methods to tables, see South Coast Air Quality Management Distr		Metering Faucets	
.ow solids coatings1	120	tables, see South Coast Air Quality Management Distr	ict Rule 1168.	Crowity tank type water of	lacata
Agnesite cement coatings	450	ADHESIVE VOC	LIMIT ^{1,2}	Gravity tank type water c	losets
Aastic texture coatings Aetallic pigmented coatings	100 500	Less Water and Less Exempt Con		Flushometer tank water o	Insets
Aulticolor coatings	250	ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT	i lusiloineter tank water e	100010
Pretreatment wash primers	420	Indoor carpet adhesives	50	Flushometer valve water	closets
Primers, sealers, and undercoaters	100	Carpet pad adhesives Outdoor carpet adhesives	50 150		
Reactive penetrating sealers Recycled coatings	350 250	Wood flooring adhesive	100	Urinals	
Roof coatings	50	Rubber floor adhesives	60		
Rust preventative coatings	250	Subfloor adhesives	50	Clothes Washers	
Shellacs	700	Ceramic tile adhesives VCT and asphalt tile adhesives	65 50	Diebweebere	
Clear Opague	730 550	Drywall and panel adhesives	50	Dishwashers	
Specialty primers, sealers and undercoaters	5 100	Cove base adhesives	50		
Stains	250	Multipurpose construction adhesives Structural glazing adhesives	70 100	¹ Lavatory Faucets shall not ha	ave a flov
Stone consolidants Swimming pool coatings	450 340	Single-ply roof membrane adhesives	250	² Kitchen faucets may tempora	arily incre
Traffic marking coatings	100	Other adhesives not specifically listed	50	and must default to a maximur	m flow ra
ub and tile refinish coatings	420	SPECIALTY APPLICATIONS		³ Where complying faucets are	e unavaila
Vaterproofing membranes	250	PVC welding	510	⁴ Kitchen faucets with a maxim	
Vood coatings Vood preservatives	275 350	CPVC welding ABS welding	490 325	with a maximum flush rate of 1	-
Zinc-rich primers	340	Plastic cement welding	250	⁵ Includes single and dual flush	
ms of VOC per liter of coating, including water and includi specified limits remain in effect unless revised limits are l	ing exempt compounds.	Adhesive primer for plastic	550	Single Flush Toilets - The	
		Contact adhesive	80	effective flush volum	ie is the
ues in this table are derived from those specified by the Ca ectural Coatings Suggested Control Measure, February 1	anorna Air Resources Board, I, 2008. More information is	Special purpose contact adhesive Structural wood member adhesive	250 140	A112.19.233.2.	
ble from the Air Resources Board.		Top and trim adhesive	250	Dual Flush Toilets - The e	
FORMALDEHYDE LIMI	The second s	SUBSTRATE SPECIFIC APPLICATIONS		effective flush volum	
Maximum Formaldehyde Emissions in		Metal to metal Plastic foams	30 50	and one full flush. F A112.19.14.	IUSTI VOIL
BROBUST	CURRENT	Prastic roams Porous material (except wood)	50	A112.19.14.	
PRODUCT Hardwood plywood veneer core	0.05	Wood	30		
Hardwood plywood veneer core Hardwood plywood composite core		Fiberglass	80		
Particleboard	0.09	¹ If an adhesive is used to bond dissimilar substrates to content shall be allowed. ² For additional information proporting methods to many			
Medium density fiberboard Thin medium density fiberboard ²	0.11 0.13	² For additional information regarding methods to mea see South Coast Air Quality Management District Rule http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PI	1168,		
		f Los Angeles does not discriminate on the basis o	of disability and, upon request, will	As a covered entity under Title II of the A anم معتود anguest, will provide reasonab	
ide reasonable accommodation to ensure equa	al access to its programs, serv	ices and activities.			
.01/17/17)	Page 1 of 1		www.ladbs.org	(Rev. 01/17/17)	



UMBING FIXTURE FLOW RATES **Residential Occupancies** 2017 Los Angeles Green Building Code

FORM

GRN 16

(Incorporate this form into the plans)

SECTION 4.303.1 REDUCTION FIXTURE FLOW RATES

ΡE	MAXIMUM ALLOWABLE FLOW RATE		
	1.8 gpm @ 80 psi		
1	1.2 gpm @ 60 psi ^{1,3}		
ntial	0.4 gpm @ 60 psi ^{1,3}		
	1.5 gpm @ 60 psi ^{2,4}		
	0.2 gallons/cycle		
ets	1.28 gallons/flush ⁵		
sets	1.28 gallons/flush ⁵		
osets	1.28 gallons/flush ⁵		
	0.125 gallons/flush		
	ENERGY-STAR certified		
	ENERGY-STAR certified		

a flow rate less than 0.8 gpm at 20 psi. increase flow above the maximum rate, but not above 2.2gpm @ 60psi

- ow rate of 1.8 gpm @ 60psi. available, aerators or other means may be used to achieve reduction. 1.8 gpm flow rate may be installed in buildings that have water closets gallons/flush installed throughout.
- ater closets with an effective flush of 1.28 gallons or less. fective flush volume shall not exceed 1.28 gallons (4.8 liters). The s the average flush volume when tested in accordance with ASME
- ctive flush volume shall not exceed 1.28 gallons (4.8 liters). The s defined as the composite, average flush volume of two reduced flushes h volumes will be tested in accordance with ASME A112.19.2 and ASME

ans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability commodation to ensure equal access to its programs, services and activities. Page 1 of 1 www.ladbs.org

2017 Los Angeles Green Building Code GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

(4.503.1, AOMD Rule 445) enclosure in close proximity to the proposed location of an EV charger. The 14. All duct and other related air distribution component openings shall be covered

FORM

GRN 14

- with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. directory shall identify the overcurrent protective device space(s) reserved for 15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
 - 16. The VOC Content Verification Checklist, Form GRN 2, shall be completed and 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)
 - 17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3): a. Carpet and Rug Institute's Green Label Plus Program
 - b. California Department of Public Health's Specification 01350 NSF/ANSI 140 at the Gold level d. Scientific Certifications Systems Indoor Advantage™ Gold
 - 18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4): a. VOC emission limits defined in the CHPS High Performance Products Database
 - b. Certified under UL GREENGUARD Gold c. Certification under the Resilient Floor Covering Institute (RFCI)
 - FloorScore program d. Meet the California Department of Public Health's Specification 01350 19. New hardwood plywood, particle board, and medium density fiberboard
 - (4.106.7) composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.303.1) 20. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval.
 - 21. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide 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 (4.504.6)and maintenance manual.
 - (WMELO, § 492.7) (whether, or source as a structure of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct construction, Form 23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to
- be satisfactory. rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1) manufacturer's cut sheet for verification. (4.506.1)
 - (4.407.4) (4.407 be readily accessible. (4.506.1)(4.408.1) 26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE
- minimum, the items listed in Section 4.410.1, shall be completed and placed in handbooks and have their equipment selected in accordance with ANSI/ACCA (4.410.1) 36-S Manual S-2004. (4.507.2)

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

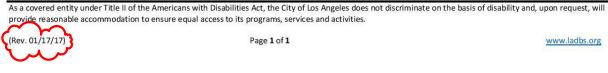
FORM **GRN 1**

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

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

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

- 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 on the project site.
- 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 by rain or by any other means.
- 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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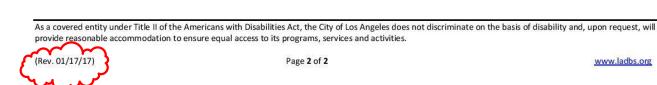
MANDATORY REQUIREMENTS CHECKLIST NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 2841 ROSCOMARE RD. LOS ANGELES CA 90077	Date:01/18/2017

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET Sheet # or N/A)	COMMENTS e.g. note #, detail # or reason for N/A)	
		PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	A-0.2	GRN 1		
2	4.106.3	Grading and paving	C-1	GRADING PLAN		
3	4.106.4	Electric vehicle (EV) charging	A-2.1	NOTE # 4		
4	4.106.5	Cool roof for reduction of heat island effect	A-1.0	ROOF / SITE PLAN		
5	4.106.7	Reduction of heat island effect for non-roof areas	L-0.1	LANDSCAPE PLAN		
		ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings	A-1.0	_ROOF / SITE PLAN		
		WATER EFFICIENCY & CONSERVATION	Ī			
7	4.303.1	Water conserving plumbing fixtures and fittings	A-0.2	GRN 14 NOTE 5		
8	4.303.1.3.2	Multiple showerheads serving one shower	A-0.2	GRN 14 NOTE 6		
9	4.303.3	Water submeters	A-0.2	GRN 18R NOTE 1		
10	4.303.4	Water use reduction	A-0.2	GRN 18R NOTE 2		
11	4.304.1	Outdoor potable water use in landscape areas	L-0.1	LANDSCAPE PLAN		
12	4.304.2	Irrigation controllers	L-2.0 / A-0.2	IRRIGATION PLAN / GRN 1	4 NOT	
13	4.304.3	Metering outdoor water use	A-0.2	GRN 18R NOTE 3 & 4		
14	4.304.4	Exterior faucets	A-0.2	GRN 18R NOTE 5		
15	4.304.5	Swimming pool covers	A-0.2	GRN 18R NOTE 6		
16	4.305.1	Graywater ready	A-0.	GRN 18R NOTE 7		
17	4.305.2	Recycled water supply to fixtures	A-0.	GRN 18R NOTE 8		
18	4.305.3.1	Cooling towers (buildings \leq 25 stories)	A-0.2	GRN 18R NOTE 9		
19	4.305.3.2	Cooling towers (buildings > 25 stories)	A-0.2	GRN 18R NOTE 10		
20	4.305.4	Groundwater discharge	A-0.2	GRN 18R NOTE 11		
	MATERIAL CONSERVATION & RESOURCE EFFICIENCY					
21	4.406.1	Rodent proofing	A-0.2	GRN 14 NOTE 9		
22	4.407.3	Flashing details	A-6.0 / A-0.8	DETAIL # 2		

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. (Rev. 01/17/17 Page 1 of 2 www.ladbs.org









WATER CONSERVATION NOTES - ORDINANCE #184248

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)

- 2. 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 (4.303.4)

3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)

- 4. 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)
- 5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)

6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)

7. 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)

8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)

(Rev. 01/17/17)

provide reasonable accommodation to ensure equal access to its programs, services and activitie

9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:

2017 Los Angeles Green Building Code

RESIDENTIAL BUILDINGS

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. (4.305.3.1)

FORM

GRN 18R

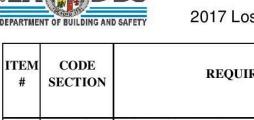
- 10. In new buildings over 25 stories, the cooling towers shall comply with all of the following: A. Shall have a minimum of 6 cycles of concentration
- (blowdown); and B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources. including treated backwash. (4.305.3.2)
- 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. (4.305.4)
- 12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1): 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 following a. 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 heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California
- Energy Code Residential Appendix. c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

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 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity.

(4.304.1)

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red entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will

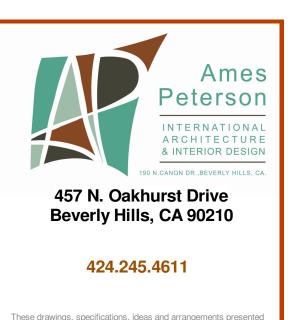
Page 1 of 1

FORM GRN 4

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2			S	
ITEM	CODE	REQUIREMENT	REFERENCE SHEET	COMMENTS
#	SECTION		Sheet # or N/A)	e.g. note #, detail # or reason for N/A
23	4.407.4	Material protection	A-0.2	GRN 14 NOTE 10
24	4.408.1	Construction waste reduction of at least 65 %	A-0.2	GRN 14 NOTE 11
25	4.410.1	Operation and maintenance manual	A-0.2	GRN 14 NOTE 12
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	A-0.8 / A-2.1	DETAIL #1
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A-0.2	GRN 14 NOTE 14
28	4.504.2	Finish material pollutant control	A-0.2	GRN 11
29	4.504.2.1	 Adhesives, sealants, caulks 	100	
30	4.504.2.2	 Paints and coatings 	A-0.2	GRN 14 NOTE 15
31	4.504.2.3	 Aerosol paints and coatings 		
32	4.504.2.4	 Verification 	A-0.2 G	RN 14 NOTE 16 & 21
33	4.504.3	Carpet systems	A-0.2	GRN 14 NOTE 17
34	4.504.3.1	Carpet cushion	A-0.2	GRN 14 NOTE 18
35	4.504.4	Resilient flooring systems	A-0.2	GRN 14 NOTE 19
36	4.504.5	Composite wood products	A-0.2	GRN 14 NOTE 20
37	4.504.6	Filters	A-0.2	GRN 14 NOTE 22
38	4.505.2.1	Capillary break	A-0.2 G	RN 14 NOTE 22 & 23
39	4.505.3	Moisture content of building materials	A-0.2	GRN 14 NOTE 24
40	4.506.1	Bathroom exhaust fans A	-2.0/A-2.1/A-2.2	2_SYMBOLS
41	4.507.2	Heating and air-conditioning system design	A-0.2	GRN 14 NOTE 27

Project Address & Owners:		
Residence 2841 ROSCOMARE ROAD		
LOS ANGELES CA 90	077	
DATE PRINTED:	BENCHMARK	
08/08/17		
09/25/17		
SHEET TITLE :		
GREEN NO	TES	
SCALE : As indicated	1	
SHEET NO:		
A-0 .	2	



ereby are and shall remain the property Ames Peterson, Inc. No pa

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any project other than the specific project for which they have been

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. Visual contact with these drawings or specifications shall consti

conclusive evidence of acceptance of these restrictions.

DESIGNER: Ames Peterson Design Studio

PROJECT DIRECTORY:

190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

CLIENT:

SEE SHEET A-6.0 FOR WATERPROOFING DETAILS

Page 2 of 2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 15:17, Thu, Aug 10, 2017 Project Name: Roscomare Road Calculation Description: Title 24 Analysis Input File Name: Roscomare Road.ribd16x

GENERAL IN	FORMATION					
01	Project Name	Project Name Roscomare Road				
02	Calculation Description	Title 24 Analysis	Title 24 Analysis			
03	Project Location	2841 Roscomare Rd				
04	City	Los Angeles	05	Standards Version	Compliance 2017	
06	Zip Code	90027	07	Compliance Manager Version	BEMCmpMgr 2016.2.1 (695)	
08	Climate Zone	CZ6	09	Software Version	EnergyPro 7.1	
10 Building Type		Single Family	11	Front Orientation (deg/Cardinal)	90	
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1	
14	Total Cond. Floor Area (ft ²)	6328	15	Number of Zones	3	
16	Slab Area (ft ²)	1554	17	Number of Stories	3	
18	Addition Cond. Floor A <mark>re</mark> a	n/a	19	Natural Gas Available	Yes	
20	Addition Slab Area (ft ²)	n/a	21	Glazing Percentage (%)	25.1%	
COMPLIANCI	E RESULTS					
01	Building Complies with Compu	ter Performance				
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.					

03 This building incorp<mark>orates</mark> one or more Special Features shown below

This compliance analysis is valid only for permit applications through October 24, 2017 ENERGY USE SUMMARY 06

04	05	00	07	00
Energy Use (kTDV/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	16.57	12.54	4.03	24.3%
Space Cooling	3.02	3.22	-0.20	-6.6%
IAQ Ventilation	0.79	0.79	0.00	0.0%
Water Heating	3.62	3.62	0.00	0.0%
Photovoltaic Offset		0.00	0.00	
Compliance Energy Total	24.00	20.17	3.83	16.0%

Registration Number: 216-P010482073B-000-000-0000000-0000 Registration Date/Time: HERS Provider: CalCERTS inc. 2017-08-28 17:00:52 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695 Report Generated at: 2017-08-10 15:18:24

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Project Name: Roscomare Road Calculation Date/Time: 15:17, Thu, Aug 10, 2017 Page 4 of 9 Calculation Description: Title 24 Analysis Input File Name: Roscomare Road.ribd16x

ATTIC						-		-				8			
01	0			03			04	1000 BAR 100	05		06		07		8
Name	Constr			Туре		Roc	f Rise		eflectance		Emittance		t Barrier	600000000	Roof
Attic 2nd fl zone	Attic Roof2	2nd fl zor	ne	Ventilat	ed		4		0.3		0.75		No	Ye	es
FENESTRATION / GLAZING															
01	02	>		03			04	05	06	07	08	09		10	
Name	Тур		Surf		tion-Azimut	th)	Width (ft)	Height (ft)	Multiplier	Area	U-facto		: Е)	terior Sha	ding
Rear Window	Wind	wol	Exterior	Rear Wall B	aseme (Back	(-270)			1	144.0	0.32	0.25	Inse	ct Screen (d	lefault)
Front Window	Wind	wol	Exteri	or Front Wall	1st f (Front-	90)	(<u>1111)</u>)	(منتقد)	1	119.0	0.32	0.25	Inse	ct Screen (d	lefault)
Left Window	Wind	wol	Exter	ior Left Wall	1st fl (Left-18	80)			1	126.2	0.32	0.25	Inse	ct Screen (d	lefault)
Rear Window 2	Wind	wol	Exterio	or Rear Wall	1st fl (Back-2	270)			1	519.0	0.32	0.25	Inse	ct Screen (d	lefault)
Right Window	Wind	low	Exter	ior Right Wa	ll 1st f (Right-	-0)		1	1	220.2	0.32	0.25	Inse	ct Screen (d	lefault)
Front Window 2	Wind	low	Exteri	terior Front Wall 2nd f (F xterior Left Wall 2nd fl (L		-90)	50.0	5.0	0.492	123.0	0.32	0.25	Inse	ct Screen (d	lefault)
Left Window 2	Wind	low	Exter	ior Left Wall	2nd fl (Left-18	80)	35.0	5.0	0.303	53.0	0.32	0.25	Inse	ct Screen (d	lefault)
Rear Window 3	Wind	low	Exterio	or Rear Wall 2	2nd fl (Back-2	270)	130.0	5.0	0.364	236.6	0.32	0.25	Inse	Insect Screen (de	
Right Window 2	Wind	wol	Exter	ior Right Wal	l 2nd f (Right	t-0)	45.0	5.0	0.204	45.9	0.32	0.25	Inse	Insect Screen (de	
OPAQUE DOORS	6			HE	RS	P	RO	VI	DE	R					
6	01						02			1	0	3		04	
Na	ame					Side of	Building				Area	(ft ²)		U-facto	r
Fron	t Door					Exterior Fr	ont Wall 1st	f			96	6.0		0.50	
OVERHANGS AND FINS															
01	1	02	03	04	05	06	07		08 ()9	10	11	12	13	14
			96. 	Overhang					Left Fin			100	Right	Fin	
Window		epth	Dist Up	Left Extent	Right Extent	Flap H	t. Dep	th To	pUp Di	stL E	Bot Up	Depth	Тор Uр	Dist R	Bot Up
Front Window 2		2	0.1	2	2	0	0		0	0	0	0	0	0	0
Left Window 2		2	0.1	2	2	0	0		0	0	0	0	0	0	0
Rear Window 3		2	0.1	2	2	0	0		0	0	0	0	0	0	0
Right Window 2		2	0.1	2	2	0	0		0	0	0	0	0	0	0

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 15:17, Thu, Aug 10, 2017 Project Name: Roscomare Road Calculation Description: Title 24 Analysis Input File Name: Roscomare Road.ribd16x

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HVAC COOLING - HERS VERIFIC	ATION											
01		02			03		04			05	06	i
Name	Ve	erified Airflow		Airflo	w Target	Ver	ified EER	-	Veri	fied SEER	Verified Re Char	
Cooling Component 1-hers-cool	-	Required			350	R	equired		Not	Required	Requi	ired
Cooling Component 2-hers-cool		Required			350	Not	Required		Not	Required	Requi	ired
Cooling Component 3-hers-cool		Required			350	R	equired		Not	Required	Requi	ired
HVAC - DISTRIBUTION SYSTEM	S				~					53996 		
01	02			03	04			05		06	()7
Name	Тур	e	Duc	et Leakage	Insulation	R-value	Duc	t Locatio	n	Bypass Duct	HERS Ve	erification
Air Distribution System 1	Ducts	nAll	Seale	ed and tested	8		Conc	litioned zo	one	None		tion System rs-dist
Air Distribution System 2	Ducts	nAll	Seale	ed and tested	8		Conc	litioned zo	one	None		tion System rs-dist
Air Distribution System 3	Ducts/	Attic	Seale	ed and tested	8			Attic		None		tion System rs-dist
HVAC DISTRIBUTION - HERS VE		- (2	ICI	EDT	5		20	1			
01		02		3	04	05			06	07		08
Name		Leakage fication	Duct Le Targe	IN D	Verified Duct	Verified Desig		EK	uried ucts	Deeply Buried Ducts	50 (3.01-3.01)	-leakage Handler
Air Distribution System 1-hers-dis	t Re	quired	5.	0	Required	Not Rec	uired	Not R	equired	Not Required		8 <u>-1-</u> 2
Air Distribution System 2-hers-dis	t Re	quired	5.	.0	Required	Not Rec	quired	Not R	equired	Not Required		19 11-1
Air Distribution System 3-hers-dis	t Re	quired	5.	0	Not Required	Not Rec	quired	Not R	equired	Not Required		·
HVAC - FAN SYSTEMS				10								
01				02				03			04	
Name			3	Туре			Fan Powe	er (Watts/	CFM)	HE	RS Verificatio	n
HVAC Fan 1		S	ingle Speed	I PSC Furnace	Fan			0.58		HVA	C Fan 1-hers-	fan
HVAC Fan 2		S	ingle Speed	I PSC Furnace	Fan			0.58		HVA	C Fan 2-hers-	fan
HVAC Fan 3		S	ingle Speed	I PSC Furnace	e Fan			0.58		HVA	C Fan 3-hers-i	ian

Registration Number: 216-P010482073B-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695

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HERS Provider: CalCERTS inc. Report Generated at: 2017-08-10 15:18:24

<u>T-24- MAIN HOUSE</u> SCALE: 6" = 1'-0"

ERTIFICATE OF	COMPLIANCE -	RESIDENTIAL	PERFORMANCE	COMPLIANCE	METHO

urisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).

Project Name: Roscomare Road Calculation Description: Title 24 Analysis

EDR of Standard Design

42.9

ergy can both be seen

REQUIRED SPECIAL FEATURES

Ducts with high level of insulation

Window overhangs and/or fins

provided in the building components tables below.

High quality insulation installation (QII)

HVAC Distribution System Verifications:

Domestic Hot Water System Verifications:

HERS FEATURE SUMMARY

Building-level Verifications:

Fan Efficacy Watts/CFM

Verified EER **Refrigerant Charge**

Duct Sealing

-- None --

IAQ mechanical ventilation

Cooling System Verifications: Minimum Airflow

Cool roof

Calculation Date/Time: 15:17, Thu, Aug 10, 2017 Input File Name: Roscomare Road.ribd16x

EDR Value of Proposed PV

0.0

ENERGY DESIGN RATING Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represents the energy performance of a building that combines high levels of energy efficiency with renewable generation to"zero out" its TDV energy. Because EDR includes consideration of

components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local

is provided for Information. Similarly, the EDR score of the Proposed Design is provided separately from the EDR value of installed PV so that the effects of efficiency and renewable

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is

EDR of Proposed Design

38.9

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.

Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.

(PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System must be verified.

As a Standard Design building under the 2016 Building Energy Efficiency Standards is significantly more efficient than the baseline EDR building, the EDR of the Standard Design building

Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ6 (Torrance) (CALGreen A4.203.1.2.3) including on-site photovoltaic

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Project Name: Roscomare Road Calculation Description: Title 24 Analysis

01	02		03	04			05	0	6	0)7
Project Name	Conditioned Floor Area (ft2)	Numbe	er of Dwelling Units	Number of B	edrooms	Nur	nber of Zones	Number of Cooling			of Water Systems
Roscomare Road	6328		1	5			3	0			1
ONE INFORMATION											
01	02		03		04		05	06		07	di la constante
Zone Name	Zone Type	HV	AC System Nar	- U.S. 1998	ne Floor A (ft ²)	rea	Avg. Ceiling Height	Water Heating	System 1	Water Heating	g System
Basement	Conditioned	H\	ACS Basement	1	1554		8	DHW S	/s 1		,
1st fl zone	Conditioned	H١	/ACS 1st fl zone	2	2532		12	DHW Sy	/s 1		
2nd fl zone	Conditioned	ΗV	ACS 2nd fl zone	e3	2242		12	DHW Sy	/s 1		,
PAQUE SURFACES	•		5						3		
01	02	-	C	13	04	1	05	06		07	08
Name	Zone	-	Const	ruction	Azim	nuth	Orientation	Gross Area (ft ²)	Window &	Door Area (ft ²)	Tilt (deg
Exterior Front Wall Basem	Basement	1	6 Concrete	Wall w/R-13	9	0	Front	576		0	90
Exterior Left Wall Bsemen	Basement		6 Concrete	Wall w/R-13	18	30	Left	194		0	90
Exterior Rear Wall Baseme	Basement	H	6 Concrete	Wall w/R-13	27	70	Back	576		144	90
Exterior Right Wall Basem	Basement		6 Concrete	Wall w/R-13	0)	Right	194		0	90
Exterior Front Wall 1st f	1st fl zone		R-19	Wall1	9	0	Front	1158		215	90
Exterior Left Wall 1st fl	1st fl zone		R-19	Wall1	18	180 Left		592.8		126.2	90
Exterior Rear Wall 1st fl	1st fl zone		R-19	Wall1	27	70	Back	1158.8		519	90
Exterior Right Wall 1st f	1st fl zone		R-19	Wall1	C)	Right	592.8	2	220.2	90
Raised 1st Floor	1st fl zone		R-19 Floor N	o Crawlspace				2532			
Exterior Front Wall 2nd f	2nd fl zone		R-19	Wall1	9	0	Front	1138.8		123	90
Exterior Left Wall 2nd fl	2nd fl zone		R-19	Wall1	18	30	Left	559.2	5	3.025	90
Exterior Rear Wall 2nd fl	2nd fl zone		R-19	Wall1	27	70	Back	1138.8	2	236.6	90
Exterior Right Wall 2nd f	2nd fl zone		R-19	Wall1	C)	Right	559.2	6	45.9	90
Roof	2nd fl zone		R-30 R	oof Attic				2242			
Raised 2nd Floor	2nd fl zone		R-19 Floor N	o Crawlspace				2242			3

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Roscomare Road Calculation Description: Title 24 Analysis

WATER HEATERS						4								
01	02	03		04	05	06	07	08	0	9	10	1	11	
Name	Heater Element Type	Tank T	Гуре	Number of Units	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating/Pilot	Tank Insulatio R-value (Int/Ext)	n Standby Recov		NEEA Heat Pum	р Туре	Tank Location of Ambient Condition	
DHW Heater 1	Gas	Sma Instanta		2	0	0.82 EF	199,000 Btu/hr	R-0	n	'a	0 n/a		n/a	
	IG SYSTEMS									31				
	01			02			03	0	4		05		06	
SC S	Sys Name			System Ty	/pe	Heating	Unit Name	Cooling U	nit Name	F	an Name	Dis	tribution Name	
HVACS	Basement1		Other	Heating an System	· · · · · · · · · · · · · · · · · · ·	Heating C	Component 1	Cooling Co	mponent 1	HVAC Fan 1		Air Dis	stribution System 1	
HVACS	3 1st fl zone2		Other	Heating an System		Heating C	Component 2	Cooling Co	mponent 2	н	IVAC Fan 2 Air Distribution S		stribution System 2	
HVACS	2nd fl zone3		Other	Heating an System		Heating C	Component 3	Cooling Co	mponent 3	н	HVAC Fan 3 Air I		stribution System 3	
HVAC - HEATING UNI	T TYPES		1	-	-		TOT	C						
	01		71		2	02			03			04		
	Name	V	-		-V	System	Туре	-	Number of	Units	El	fficiency	ciency	
Hea	ting Component ?	1			- E	CntrlFur	nace R C		DER		9	4 AFUE		
Hea	ting Component 2	2				CntrlFur	nace		2		9	4 AFUE		
Hea	ting Component 3	3				CntrlFur	nace		1		9	4 AFUE		
HVAC - COOLING UN	IT TYPES													
01			02			03	04	05	06		07		08	
Name		Syste	em Type		Numt	per of Units	Efficienc EER	5	ally Controlle	d Cor	mpressor Type	не	RS Verification	
Cooling Compone	ent 1	Split/	AirCond			1	12.5	13	Not Zonal	5	Single Speed	Cod	oling Component 1-hers-cool	
Cooling Compone	ent 2	Split/	AirCond			2	11.5	13	Not Zonal	S	Single Speed	Cod	bling Component 2-hers-cool	
Cooling Compone		Split	AirCond			1	12.5	13	Not Zonal		Single Speed Co		oling Component 3-hers-cool	

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Roscomare Road Calculation Description: Title 24 Analysis

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT				
1. I certify that this Certificate of Compliance documentation is accurate and complete.	2000		Residence	
Documentation Author Name:	Documentation Author Signature:		2841 ROSCOMAR	= BOAD
Gary Faucette	ප්	Vary Faucette	LOS ANGELES CA	-
Company:	Signature Date:		LOS ANGLES OF	X 30077
A.V. Energy & Associates	2017-08-28 16:46:46			
Address:	CEA/HERS Certification Identification (If applicable):		
43915 Gingham Avenue			DATE PRINTED:	BENCHMARK:
City/State/Zip:	Phone:			
Lancaster, CA 93535	661-723-6694		08/08/17	
RESPONSIBLE PERSON'S DECLARATION STATEMENT	-		09/25/17	
 I certify the following under penalty of perjury, under the laws of the State of California: I am eligible under Division 3 of the Business and Professions Code to accept responsibility I certify that the energy features and performance specifications identified on this Certificate Regulations. The building design features or system design features identified on this Certificate of Comp worksheets, calculations, plans and specifications submitted to the enforcement agency for 	e of Compliance conform to the requirements of Title 2 pliance are consistent with the information provided or	4, Part 1 and Part 6 of the California Code of		
Responsible Designer Name:	Responsible Designer Signature:	AL TH		
Shawn Peterson	ND, IIC.	the tela		
Company: HERS F	Date Signed:			
Peterson Design Services, Inc.	2017-08-28 17:00:52		SHEET TITLE :	
Address:	License:		TITLE 24	ΜΛΙΝΙ
137 N. Larchmont Blvd. #452	na			
City/State/Zip:	Phone:		HOUS	SE
Los Angeles, CA 90004	310-709-1222			
			SCALE :	
Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this reg	jistered document, and in no way implies Registration		6" = 1	-0''
Provider responsibility for the accuracy of the information.		Easy to Verify at CalCERTS.com	SHEET NO:	
Registration Number: 216-P010482073B-000-00000000-0000 Registration Date/Tin CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1	EUT OF EUTROLOE	HERS Provider: CalCERTS inc. Report Generated at: 2017-08-10 15:18:24	A-C).3

Registration Number: 216-P010482073B-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2016 Residential Compliance

Ducts located entirely in conditioned space confirmed by duct leakage testing

Non-standard duct location (any location other than attic)

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Final EDR of Proposed Design

38.9

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Roscomare Road Calculation Date/Time: 15:17, Thu, Aug 10, 2017 Page 5 of 9 Calculation Description: Title 24 Analysis Input File Name: Roscomare Road.ribd16x

01	02	03	04	05	06		07	
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value			
6 Concrete Wall w/R-13	Exterior Walls	Concrete / ICF / Brick			0.076	 Insulation Mass Laboratoria 	inish: Gypsum Board on/Furring: R-13 / 3.5in ayer: 6 in. Concrete · Finish: 3 Coat Stucco	. wd
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.050	• Floor D	urface: Carpeted eck: Wood Siding/shea /Frame: R-19 / 2x6	thing/decking
R-19 Wall1	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 19	0.072	• Cavity /	Finish: Gypsum Board Frame: R-19 / 2x6 Finish: 3 Coat Stucco	
Attic Roof2nd fl zone	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ in. O.C.) 24 none	0.412	 Roof De Tile Gaj 	Frame: no insul. / 2x4 eck: Wood Siding/sheat p: present :: Light Roof (Metal Tile	hing/decking
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 30	0.032	 Inside F Cavity / Over Ce 	ul.	
LAB FLOORS				-	1.00			
01	P	02 H E	R S ₀₃ P R C	04	E R 05		06	07
Name		Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-valu	ie & Depth	Carpeted Fraction	Heated
Slab-on-Grade Basement		Basement	1554	252	None		0.8	No
BUILDING ENVELOPE - HERS	VERIFICATION	23	(2) (2)	(M)			10 USO	9
01			02		03		04	
Quality Insulation Ins	tallation (QII)	Quality Installation	on of Spray Foam Insulation	Building En	velope Air Leakage		CFM50	
Required	1	1	Not Required	No	ot Required			
VATER HEATING SYSTEMS								
01		02	03	04		05		06
Name	Sys	tem Type	Distribution Type	Water He	eater Nu	umber of He	aters Solar Fr	action (%)
DHW Sys 1 DHW			Standard	DHW Heater 1 (2)		2		0%

Registration Number: 216-P010482073B-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695

Project Name: Roscomare Road

SFam IAQVentRpt

Calculation Description: Title 24 Analysis

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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HVAC FAN SYSTEMS - HERS VERIFICATION 01 02 03 Required Fan Efficiency (Watts/CFM) Name Verified Fan Watt Draw HVAC Fan 1-hers-fan Required 0.58 HVAC Fan 2-hers-fan Required 0.58 0.58 HVAC Fan 3-hers-fan Required IAQ (Indoor Air Quality) FANS 01 03 04 05 06 02 IAQ Recovery Effectiveness(%) IAQ CFM **HERS** Verification **Dwelling Unit** IAQ Watts/CFM IAQ Fan Type



0.25

Registration Number: 216-P010482073B-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695

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Required

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Default

0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 15:17, Thu, Aug 10, 2017 Input File Name: Roscomare Road.ribd16x

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HERS Provider: CalCERTS inc. Report Generated at: 2017-08-10 15:18:24

Calculation Date/Time: 15:17, Thu, Aug 10, 2017 Input File Name: Roscomare Road.ribd16x

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HERS Provider: CalCERTS inc. Report Generated at: 2017-08-10 15:18:24

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CF1R-PRF-01



13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

eterson?

INTERNATIONA

ARCHITECTURE

& INTERIOR DESIGN

CANON DR., BEVERLY HILLS, C

457 N. Oakhurst Drive

Beverly Hills, CA 90210

424.245.4611

These drawings, specifications, ideas and arrangements presented

hereby are and shall remain the property Ames Peterson, Inc. No pa

thereof shall be copied, disclosed to others or used in connection wit

any project other than the specific project for which they have been

repared and developed without the written consent of Ames Peters

. Visual contact with these drawings or specifications shall consti conclusive evidence of acceptance of these restrictions.

PROJECT DIRECTORY:

Beverly Hills, CA 90210

Ames Peterson Design Studio

190 N. Canon Drive Suite 313

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

14428 HALMIN STREET #310

M&G CIVIL ENGINEERING &

347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211

DESIGNER:

424.335.0150

ENGINEERING

213.928.5331

VAN NUYS, C 91401

LAND SURVEYOR:

LAND SURVEYING

310.659.0871

CLIENT:

Project Address & Owners:



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 15:10, Thu, Aug 10, 2017 Project Name: Roscomare Road Pool House Calculation Description: Title 24 Analysis Input File Name: Roscomare Road Pool House.ribd16x CF1R-PRF-01 Page 1 of 7

01 02 03 04 06 08 10	Calculation Description Project Location City Zip Code Climate Zone	2841 Roscomare Rd Los Angeles 90077	05 07	Standards Version Compliance Manager Version	
04 06 08 10	City Zip Code Climate Zone	Los Angeles 90077			
06 08 10	Zip Code Climate Zone	90077			
08 10	Climate Zone		07	Compliance Manager Version	BEMCmpMar 2016 2 1 (605)
10		C76			DEMOTIPHING 2010.2.1 (095)
COLORS FOR SHOP			09	Software Version	EnergyPro 7.1
ILS MR	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	270
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14 To	otal Cond. Floor Area (ft ²)	199	15	Number of Zones	1
16	Slab Area (ft ²)	199	17	Number of Stories	1
18 A	ddition Cond. Floor Area	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft ²)	n/a	21	Glazing Percentage (%)	41.2%

02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider. 03 This building incorporates one or more Special Features shown below

This compliance analysis is valid only for permit applications through October 24, 2017

	ENER	GY USE SUMMARY		
04	05	06	07	08
Energy Use (kTDV/ft ² -yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	1.01	1.22	-0.21	-20.8%
Space Cooling	44.78	37.84	6.94	15.5%
IAQ Ventilation	3.96	3.96	0.00	0.0%
Water Heating	59.44	55.39	4.05	6.8%
Photovoltaic Offset	<u></u>	0.00	0.00	
Compliance Energy Total	109.19	98.41	10.78	9.9%

Registration Date/Time: Registration Number: 216-P010482074B-000-000-0000000-0000 HERS Provider: 2017-08-28 17:00:52 CalCERTS inc. CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695 Report Generated at: 2017-08-10 15:10:44

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 Calculation Date/Time: 15:10, Thu, Aug 10, 2017 Project Name: Roscomare Road Pool House Page 4 of 7 Input File Name: Roscomare Road Pool House.ribd16x Calculation Description: Title 24 Analysis

OVERHANGS AND FINS														
01		02	03	04	05	06	07	08	09	10	11	12	13	14
				Overhang		~		Left	t Fin			Right	Fin	40 40
Window		Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Тор Uр	DistL	Bot Up	Depth	Top Up	Dist R	Bot Up
Front Window		2	0.1	2	2	0	0	0	0	0	0	0	0	0
Right Window		2	0.1	2	2	0	0	0	0	0	0	0	0	0
OPAQUE SURFACE CONSTR		s												
01		02	03	3		04		05	0	6		07		
Construction Name	Sur	face Type	Construct	ion Type		Framing		Total Cavity R-value	Winter			Assembly L	ayers	
Attic Roof1st fl zone	Att	ic Roofs	Wood Fram	ed Ceiling	2x4 Top Ch	ord of Roof Tru in. O.C.	uss @ 24	none	0.4	:	Roof Deck Tile Gap: p	ame: no insul. : Wood Siding present ight Roof (Met	/sheathing	
R-19 Wall	Exte	erior Walls	Wood Fra	med Wall	2x6	6@ 16 in. O.C	Т	R 19	0.0	•	Cavity / Fra	sh: Gypsum B ame: R-19 / 2> nish: 3 Coat Si	6	
R-30 Roof Attic	Ceili	ngs (below attic)	Wood Fram	ed Ceiling	2x4	4 @ 24 in. O.C	0	R 30	0.0	•	Cavity / Fra	sh: Gypsum B ame: R-9.1 / 2 ng Joists: R-20	x4	
SLAB FLOORS	-												- 12	
01			02		0	03		04		05		06		07
Name			Zone		Are	a (ft ²)	Peri	meter (ft)	Edge Insul	. R-value &	Depth C	arpeted Frac	tion H	leated
Slab-on-Grade		1	lst fl zone		1	199		63		None		0.8		No
BUILDING ENVELOPE - HER		CATION									2215			
01					02				03			04	4	
Quality Insulation In	nstallatio	n (QII)	Qualit	y Installatio	on of Spray I	oam Insulati	on	Building En	velope Air L	eakage		CFN	150	
Require	ed			١	Not Required			No	t Required			1	5	
WATER HEATING SYSTEMS														
01			02			03		04			05		06	
Name		Syst	tem Type		Distrib	ution Type		Water He	eater	Numbe	ers So	lar Fractio	on (%)	
DHW Sys 1			DHW		Sta	andard		DHW Heate	er 1 (1)		1		.0%	

Registration Number: 216-P010482074B-000-000-0000000-0000 Registration Date/Time: HERS Provider: 2017-08-28 17:00:52 CalCERTS inc. CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695 Report Generated at: 2017-08-10 15:10:44



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

02

199

ditioned Floor Area (ft2)

CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695

03

Number of Dwelling

Units

1

Registration Date/Time:

Calculation Description: Title 24 Analysis

Input File Name: Roscomare Road Pool House.ribd16x

CF1R-PRF-01 Page 2 of 7

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Roscomare Road Pool House Calculation Description: Title 24 Analysis

NE INFORMATION												
01	02		03		04		05		06		07	
Zone Name	Zone Type	HVAC	System Nar	ne	Zone Floo (ft ²		Avg. Ceiling Height		er Heating	System 1 Water Heating		g System 2
1st fl zone	Conditioned		HVACS1		199	9	8		DHW Sy	s 1		
AQUE SURFACES	27	394 		202		200		34				10
01	02		()3		04	05		06		07	08
Name	Zone		Const	ruction		Azimuth	Orientatio	n Gross	Area (ft ²)	Window &	Door Area (ft ²)	Tilt (deg
Exterior Front Wall	1st fl zo	ne	R-19) Wall		270	Front		96		67.5	90
Exterior Left Wall	1st fl zo	ne	R-19) Wall		0	Left		96		8	90
Exterior Rear Wall	<mark>1</mark> st fl zo	ne	R-19) Wall		90	Back		96		0	90
Exterior Right Wall	1st fl zo	ne	R-19) Wall		180	Right		96	2	22.575	90
Roof	1 <mark>st f</mark> i zo	ne	R-30 R	oof Attic					199			
01 Name Attic 1st fl zone NESTRATION / GLAZING	02 Construction Attic Roof1st fl zone	03 Type Ventilate			4 Rise 4	Roof Ro	05 eflectance 0.3	Roof E	06 mittance 75	07 Radiant E Yes	Barrier Co	08 ool Roof Yes
01	02	03		2	04	05	06	07	08	09	10	
Name	Туре	Surface (Orientat	ion-Azimuth	ן)	Width (ft)	Height (ft)	Multiplier	Area (ft ²)	U-factor	SHGC	Exterior S	
Front Window	Window	Exterior Front Wa	ll (Front-270)	20.0	5.0	0.515	51.5	0.32	0.25	Insect Screen	n (default)
Left Window	Window	Exterior Left W	all (Left-0)				1	8.0	0.32	0.25	Insect Screen	n (default)
Right Window	Window	Exterior Right Wa	ll (Right-180)	15.0	5.0	0.301	22.6	0.32	0.25	Insect Screen	n (default)
AQUE DOORS												
	01			0	2				03		04	1
N	ame			Side of I	Building				Area (ft ²)	U-fa	ctor
	Front Door Exterio					16.0 0.5				0		

Registration Number: 216-P010482074B-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Roscomare Road Pool House Calculation Description: Title 24 Analysis

01	02
Name	Duct Leakage Verification
Air Distribution System 1-hers-dist	Required
IVAC - FAN SYSTEMS	
01	
Name	
HVAC Fan 1	7
IVAC FAN SYSTEMS - HERS VERIF	ICATION
01	
Name	
HVAC Fan 1-he	rs-fan
AQ (Indoor Air Quality) FANS	
01	02
Dwelling Unit	
SFam IAQVentRpt	17

Registration Number: 216-P010482074B-000-000-0000000-0000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMA	NCE COMPLIANCE METHOD	CF1R-PRF-01
Project Name: Roscomare Road Pool House	Calculation Date/Time: 15:10, Thu, Aug 10, 2017	Page 5 of 7

2017-08-28 17:00:52

05

Number of Zones

06

Number of Ventilation

Cooling Systems

0

HERS Provider:

Project Name: Roscomare Road Pool House Calculation Description: Title 24 Analysis

Registration Number: 216-P010482074B-000-000-0000000-0000

-- None --

BUILDING - FEATURES INFORMATION

01

Project Name

Roscomare Road Pool House

WATER HEATERS											
01	02	03	04	05	06	07	08	09	10		11
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating/Pilot	Tank Insulation R-value (Int/Ext)	n Standby Los Recovery E		пр Туре	Tank Location o Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.88 EF	120,000 Btu/hr	R-0	n/a	0 n/a		
SPACE CONDITION	NG SYSTEMS									-10	
	01		02			03	04		05		06
SC	Sys Name		System Ty	/pe	Heating	JUnit Name	Cooling U	nit Name	Fan Name	Dis	tribution Name
I	HVACS1	Oth	er Heating an System		Heating	Component 1	Cooling Cor	nponent 1	HVAC Fan 1	Air Di	stribution System 1
HVAC - HEATING UN	NIT TYPES	A						é.			
	01	01			02		03		04		
	Name			System Type			Number of Units Efficie		fficiency	1	
He	ating Component 1				CntrlFu	rnace	0	1	80 AFUE		
HVAC - COOLING U	NIT TYPES			a	1 1	-КТ		nc			
01		02		N.V.	03	04	05	06	07		08
Name		System Ty	e	Numb	RS er of Units	Efficienc EER	Photostant and a start	ally Controlled	Compressor Type	HE	RS Verification
Cooling Compor	nent 1	SplitAirCor	d		1	11 14 Not Zona		Not Zonal			bling Component 1-hers-cool
HVAC COOLING - H	ERS VERIFICATIO	N									
01	-		02			03	04	-	05		06
Name		Verifie	d Airflow		Airflow Target		Verified EER		Verified SEER		ied Refrigerant Charge
Cooling Componen	t 1-hers-cool	Re	quired		3	50	Not Requ	lired	Not Required	N	ot Required
HVAC - DISTRIBUTI	ON SYSTEMS										
01		02			03	04		05	06		07
Name		Туре		Duc	t Leakage	Insulation	R-value	Duct Location	Bypass Duct	HE	RS Verification
Air Distribution Sy	stem 1	DuctsAttic	1	Seale	d and tested	8		Attic	None	Air D	istribution System 1-hers-dist

Registration Number: 216-P010482074B-000-000-0000000-0000 Registration Date/Time: HERS Provider: 2017-08-28 17:00:52 CalCERTS inc. CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695 Report Generated at: 2017-08-10 15:10:44

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE M	IETHOD CF1R-PRF-01
Project Name: Roscomare Road Pool House C	alculation Date/Time: 15:10, Thu, Aug 10, 2017 Page 7 of 7
Calculation Description: Title 24 Analysis In	put File Name: Roscomare Road Pool House.ribd16x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name:	Documentation Author Signature:
Gary Faucette	Gary Faucette
Company:	Signature Date:
A.V. Energy & Associates	2017-08-28 16:50:11
Address:	CEA/HERS Certification Identification (If applicable):
43915 Gingham Avenue	A 02.0 A 0.0
City/State/Zip:	Phone:
Lancaster, CA 93535	661-723-6694
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
Regulations.	e of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of pliance are consistent with the information provided on other applicable compliance documents,
Responsible Designer Name:	Responsible Designer Signature:
Shawn Peterson	Man Pelo
Company: Peterson Design Services, Inc.	Date Signed: 2017-08-28 17:00:52
Address:	License:
137 N. Larchmont Blvd. #452	na
City/State/Zip:	Phone:
Los Angeles, CA 90004	310-709-1222

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



Registration Number: 216-P010482074B-000-000-0000000-0000 Registration Date/Time:

2017-08-28 17:00:52 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695

HERS Provider: CalCERTS inc. Report Generated at: 2017-08-10 15:10:44

1 CalCERTS inc. Report Generated at: 2017-08-10 15:10:44

07

Number of Water

Heating Systems

Project Name: Roscomare Road Pool House Calculation Date/Time: 15:10, Thu, Aug 10, 2017

the energy performance of a building that combines high levels of energy efficiency with renewable generation to "zero out" its TDV energy. Because EDR includes consideration of components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics), it is not used to show compliance with Part 6 but may instead be used by local jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).

is provided		Building Energy Efficiency Standards is significant score of the Proposed Design is provided separat			
1	EDR of Standard Design	EDR of Proposed Design	EDR Value of Proposed PV	Final EDR of Proposed Design	
	53.5	51.7	0.0	51.7	
	Design meets Tier 1 requirement	of 15% or greater code compliance margin (CALG	een A4.203.1.2.1) and QII verification prerequisi	te.	
	Design meets Tier 2 requirement	of 30% or greater code compliance margin (CALG	een A4.203.1.2.2) and QII verification prerequisi	te.	
		N <mark>E)</mark> Design Designation requirement for Single Fain n sufficient to achieve a Final Energy Design Ratin			
REQUIRED	SPECIAL FEATURES				
The following	ng are features that must be installed	as condi <mark>tion for meeti</mark> ng the modeled energy performa	nce for this computer analysis.		
Cool roo	th high level of insulation f overhangs and/or fins		IS, Inc.		
HERS FEA	TURE SUMMARY	HERS P	ROVIDER		
	ng is a summary of the features that m the building components tables below	nust be field-verified by a certified HERS Rater as a con /.	ndition for meeting the modeled energy performance	e for this computer analysis. Additional detail is	
 High qua IAQ mec Cooling Sy Minimun Fan Effic HVAC Distriction Duct Sea 	cacy Watts/CFM ribution System Verifications:				

04

Number of Bedrooms

0

ENERGY DESIGN RATING Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential

Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC) with California modeling assumptions. A score of zero represent

Calculation Date/Time: 15:10, Thu, Aug 10, 2017 Input File Name: Roscomare Road Pool House.ribd16x CF1R-PRF-01 Page 3 of 7

Registration Date/Time: 2017-08-28 17:00:52 HERS Provider: CalCERTS inc. Report Generated at: 2017-08-10 15:10:44

CF1R-PRF-01

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Calculation Date/Time: 15:10, Thu, Aug 10, 2017

Input File	Name: Ro	oscomare	Road Po	ol House.rib	d16x

03	04	05	06	07	08	
Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	
5.0	Not Required	Not Required	Not Required	Not Required		
02			03		04	
Туре		Fan Powe	er (Watts/CFM)	HER	S Verification	
ngle Speed PSC Fu	mace Fan		0.58 HVA		Fan 1-hers-fan	
•						
	02			03		
	02 Verified Fan Watt	Draw		03 Required Fan Efficier	ncy (Watts/CFM)	
-		Draw				
	Verified Fan Watt Required	Draw		Required Fan Efficier 0.58		
-	Verified Fan Watt	Draw 04		Required Fan Efficier		
Calc	Verified Fan Watt Required			Required Fan Efficier 0.58		

Registration Date/Time: 2017-08-28 17:00:52 CA Building Energy Efficiency Standards - 2016 Residential Compliance Report Version - CF1R-07312017-695

HERS Provider: CalCERTS inc. Report Generated at: 2017-08-10 15:10:44



PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. **BEVERLY HILLS, CA 90211** 310.659.0871

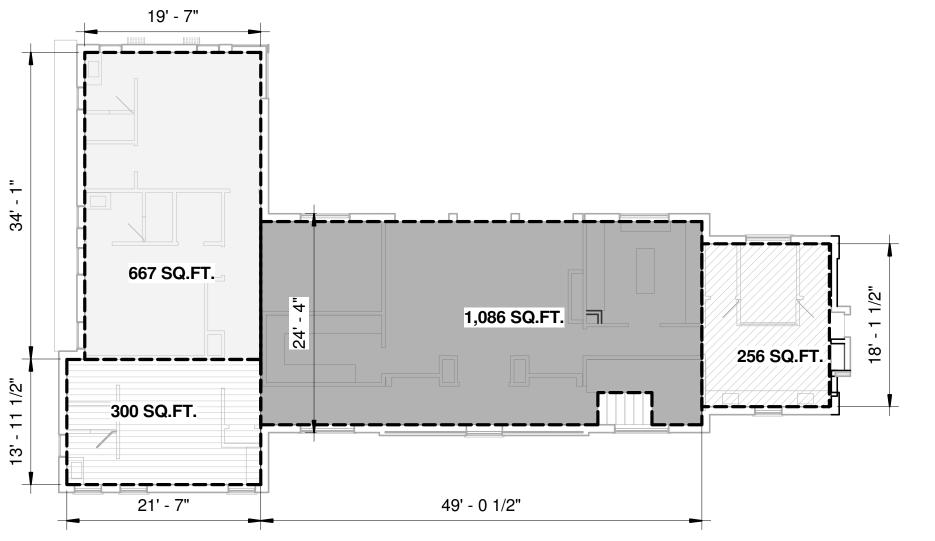
SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

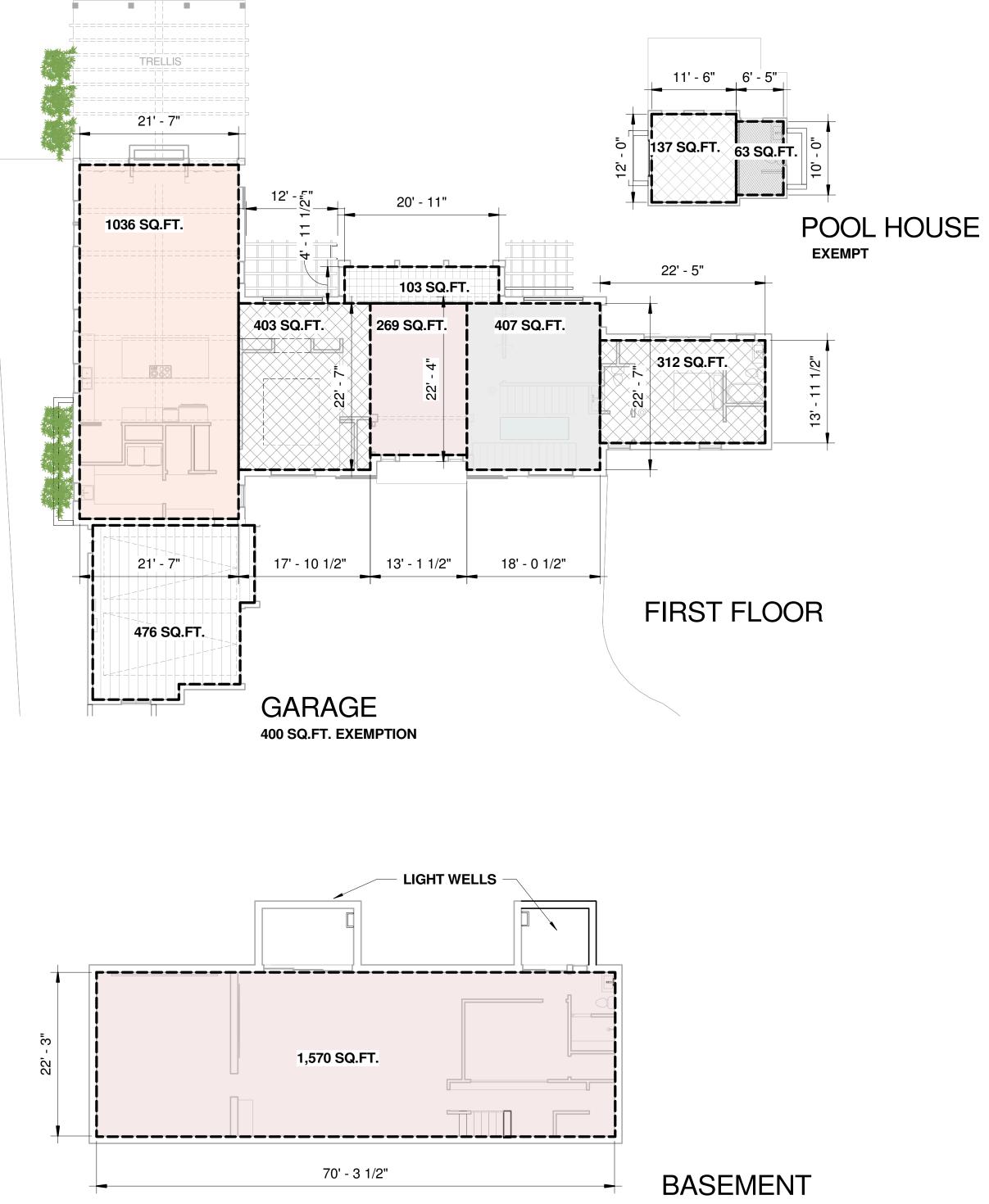
LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

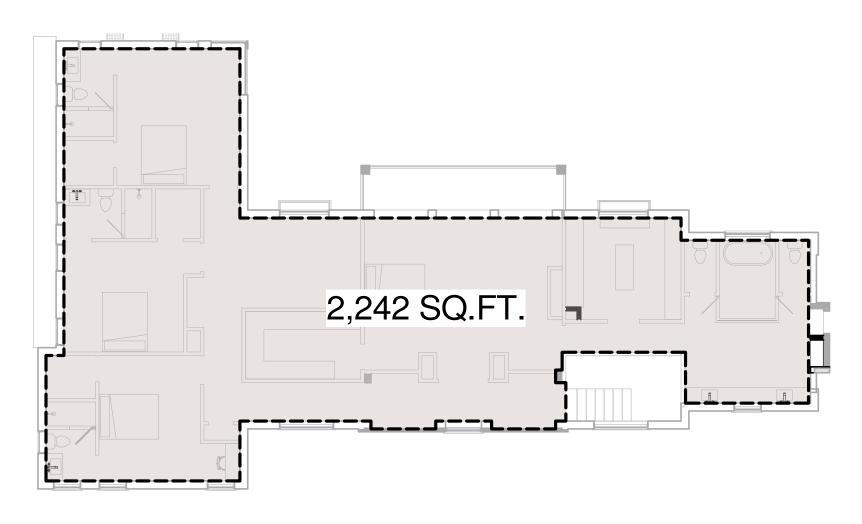
Project Address & Owners: Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077					
DATE PRINTED:	BENCHMARK:				
08/08/17					
09/25/17					
SHEET TITLE :					
TITLE 24 - P HOUSE	OOL				
scale : 6" = 1'-0"					
SHEET NO:					
A-0 .	4				

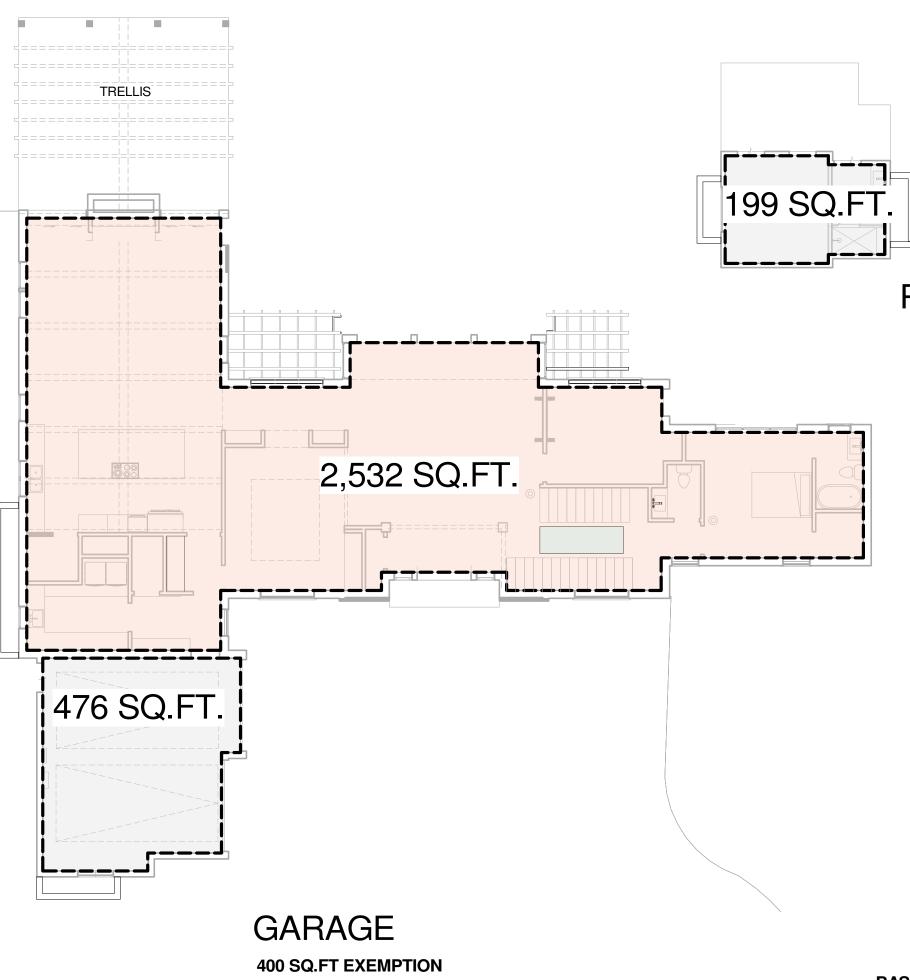


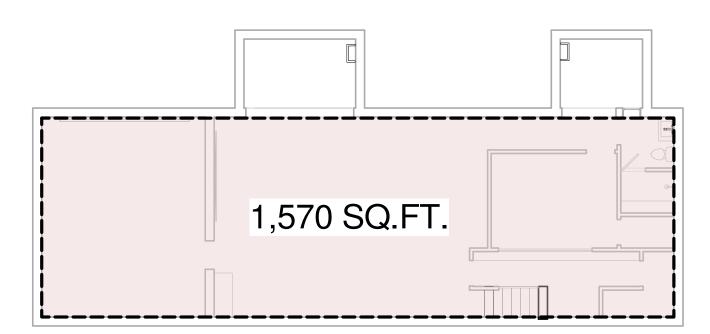
SECOND FLOOR



EXEMPT







SECOND FLOOR

POOL HOUSE EXEMPT

BASEMENT: (1,570 SQ.FT.) FIRST FLOOR: SECOND FLOOR: GARAGE: (476 SQ.FT.) POOL HOUSE: (199 SQ.FT.) TOTAL AREA:

0 SQ.FT. 2,532 SQ.FT. 2,242 SQ.FT. 76 SQ.FT. 0 SQ.FT. 4,850 SQ.FT.



PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401

LAND SURVEYOR:

213.928.5331

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

CLIENT:

Project Address & Owners:

Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077

DATE PRINTED:	BENCHMARK:
08/08/17	
09/25/17	
SHEET TITLE :	
FLOOR AF	
BREAKDO	
DREARDU	VVIN
SCALE : 3/32'' = 1'-0)''
5/52 = 1-0	,
SHEET NO:	
A-0 .	5

BASEMENT EXEMPT

RFA BREAKDOWN

VERY HIGH FIRE HAZARD **SEVERITY ZONE NOTES:**

1. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)

2. Valley flashings shall be not less than 0.019inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running

the full length of the valley (705A.3)

3. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)

4. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/16" and max. 1/8" openings. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)

5. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by noncombustible material, ignition-resistant material, one layer of 5/8" type x applied behind an exterior covering on the underside of the rafter tails or soffit, exterior portion of a 1 hr fire resistive exterior wall assembly applied to the underside of rafter tails or soffit per gypsum association fire resistance design manuel, boxed-in roof eave soffit assemblies complying with SFM 12-7A-3 (707A.5;R327.7.5)

6. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3)

7. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)

8. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1)

9. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 ¹/₄ inches thick, or shall have a fireresistance rating of not less than 20 minutes when testedaccording to ASTM E 2074. (Exception: Noncombustible or exterior fireretardant treated wood vehicle access doors) (708A.3)

10. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.709A.3

11. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition- resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)

12. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)

13. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)

14. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2. Exposed roof deck on the underside of unenclosed roof eaves shall consist of one of the following: noncombustible or ignition-resistant material, one layer of 5/8" type x applied behind an exterior covering on the underside exterior of roof deck, exterior portion of a 1 hr fire resistive exterior wall assembly applied to the underside of the roof deck designed for exterior fire exposure per gypsum association fire resistance design manuel. (707A.4;R327.7.4)

15. No trellis is permitted within 10 feet of the primary structure.

16. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials. Minimum of 4 inches spacing is required

between the members. (Information Bulletin No. P/BC 2008-023).

17. Exposed underside shall be protected by one of the following: noncombustible material, ignition-resistant material, one layer of 5/8" type x applied behind an exterior covering on the underside of the ceiling, exterior portion of a hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per gypsum association fire resistance design manuel, porch ceiling assemblies with a horizontal underside complying with SFM 12-7A-3 (707A.6;R327.7.6)

DIVISION OF OCCU	UPATIONAL SAFETY AND HEALTH
Los Angeles District C	Office R4D1
320 W. Fourth St., Ste	e. 670
Los Angeles, CA 900	13 Depar
Tel. (213) 576-7451	Fax (213) 576-7461
	APPLICATION FOR CAL-OSHA TEMPORARY PERM
DECLA	RATION ENSURING COMPLIANCE WITH TITLE 8 PERMI
	Print Name:

rincianic.		
Date:		Telephone:
Address:		
	(City)	(ZIP Code)
Activity Location:		
	(City)	(ZIP Code)
Activity Type:	 <u>Construction</u> of structure/building <u>Demolition</u> of structure/building m <u>Excavation</u> more than 5 feet deep. 	
Plan Check #:	B L A G Y R V N O O This is the Plan Check Number , NOT the Permit.	
Anticipated Start Date:	- <u>kananan ana ana ana ana ana ana ana ana </u>	
		PORARY PERMIT LANGUAGE
The TEMPORA obtaining a b Division canno	RY PERMIT is issued only to allow the wilding permit from a county or other	person named thereon to continue the "plan check" local agency (Health and Safety Code Section 1792: ity Permit to the owner/builder or architect before a co
	RY PERMIT EXPIRES WHEN CONSTRUCT	TION ACTIVITY COMMENCES.
The owner/bu	ilder will ensure that any contractor who ated below shall obtain a permit from th	o performs any construction activity which requires a per e Division prior to the commencement of the activity.
🚽 341.5, but wh	ny contractor performing an activity whi to is performing the activity under this to to a maximum of \$70,000 can be impo	ch is subject to the permit requirements of T8 CCR Sec Temporary Permit, is subject to citation by the Division osed.

Signature:	2			Reviewed by:	3		
Print Name:	1			Date Reviewed:			5
Date:							
CSHO ID	Date	Applicant	Check Nhr	Check by		Chack Data	Ent

CSHO ID	Date	Applicant	Check Nbr	Check by	Check Date	En
		Agent for Owner Architect		Same as Applicant 🗌 Other		
					DOSH 4142	New

STA DEP.

	TP No:	2017 - 04
DEPARTMENT OF INDUSTRIAL RELATIONS	Date	6/15/17
OCCUPATIONAL SAFETY & HEALTH RTH ST STE 670	Region	(4) Los Angeles
IS CA 90013	District	(1) Los Angeles
	Tel.	(213) 576-7451

Name:	Mauricio	Zatarain

STATE OF CALIFORNIA – DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF OCCUPATIONAL SAFETY AND HEALTH	EDMUND. G BROWN, JR., Governor	BOARD OF	CITY OF LOS ANGELE	S DEPARTMENT OF	Page 3 2841 I	3 Roscomare Ros
Los Angeles District Office R4D1 320 W. Fourth St., Ste. 670	CAL OSHA	BUILDING AND SAFETY COMMISSIONERS	CALIFORNIA	BUILDING AND SAFETY 201 NORTH FIGUEROA STREET LOS ANGELES, CA 90012	9.	The applica
Los Angeles, CA 90013	Department of Industrial Relations	VAN AMBATIELOS				for excavat
Tel. (213) 576-7451 Fax (213) 576-7461		PRESIDENT E. FELICIA BRANNON		FRANK BUSH		Division of
APPLICATION FOR CAL-OSHA TE		VICE PRESIDENT	ALLED THE	GENERAL MANAGER	10.	Foundation minimum d
DECLARATION ENSURING COMPLIANCE WI		JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN	ERIC GARCETTI MAYOR	OSAMA YOUNAN, P.E. EXECUTIVE OFFICER		measured h
Print Name:		JAVIER NUNEZ				the foundation (1808.7.3).
Date:	Telephone:	GEOLOGY A	ND SOILS REPORT APPR	OVAL LETTER		
Address:						All new gra
(0)+ >		March 28, 2017		G # 95666-01 LS/GEOLOGY FILE – 2	12.	Foundation extend past
(City) Activity Location:	(ZIP Code)		LAN	4		as recomme
		MST Development, LLC. c/o Schick Geotechnical			13.	The LABC
(City)	(ZIP Code)	7650 Haskell Avenue Los Angeles, CA 91406			14.	The propos
Activity Type: Construction of structure/building more Demolition of structure/building more th						
Excavation more than 5 feet deep.		TRACT: 16953 LOT: 27			15.	A copy of t attached to
Plan Check #: G Y R N 0 0 0		LOCATION: 2841 Roscoma	ire Road			to the Build
This is the Plan Check Number, NOT the Permit Applicated Start Date:	ation Number)	CURRENT REFERENCE	REPORT DATE(S) OF		16.	The geolog
		<u>REPORT/LETTER(S)</u> Geol./Soils Response Report	<u>No.</u> <u>DOCUMENT</u> SG 9135-W 02/16/2017	PREPARED BY Schick Geotechnical, Inc.		issuance of indicates the
ACKNOWLEDGEMENT OF TEMPOR By writing your initial next to each you acknowledge that you have read and		Oversized Documents	50 7155-W 02/10/2017	vi		design engi
The TEMPORARY PERMIT is issued only to allow the perso	on named thereon to continue the "plan check" process of	PREVIOUS REFERENCE	REPORT DATE(S) OF		17.	Prior to ex
Division cannot issue an Annual or Construction Activity Pe	agency (Health and Safety Code Section 17922.5). The ermit to the owner/builder or architect before a construction	REPORT/LETTER(S)	NO. DOCUMENT	PREPARED BY		construction f
Contractor has been selected.		Correction Letter Geology/Soils Report	Log # 95666 12/09/2016 SG 9135-W 09/12/2016	LADBS Schick Geotechnical, Inc.		
The owner/builder will ensure that any contractor who perfo	orms any construction activity which requires a permit at the			fatu has reviewed the referenced	18.	All grading and deputy
location indicated below shall obtain a permit from the Divis	sion prior to the commencement of the activity.		Department of Building and Sat sed construction on the subject pr	operty of a new residence (three	19.	
WARNING: Any contractor performing an activity which is a 341.5, but who is performing the activity under this Tempo	orary Permit, is subject to citation by the Division for which		with two new garages, a new s new wall along the S/SE & portion		19.	The geolog anticipated
penalties of up to a maximum of \$70,000 can be imposed.		150 feet in overall length). 7	The construction plus trim grading	g on slopes as currently proposed		correction of
DECLARATION ENSURING COMPLIANCE I, <u>the undersigned</u> , will ensure that the contractor which I will hire to perfo			ence and other improvements, is -D presented at a scale of 1 inch =		20.	Retaining
shall obtain a construction activity permit from the Division prior to the con	nmencement of the activity.	02/16/2017 response report.				recommend 1 of the 02/
Signature: 📐 Review	wed by: 👝			ascend to the S/SE from the edge	21.	All retainir
Print Name: Date Rev	viewed:		The slope height as shown on sections of the slope is inclined at a horizontal to the slope is inclined at a horizontal to the slope state of the			drainage sh
Date:			-			device.
CSHO ID Date Applicant Check Nbr Check	, and an and a significant of the significant of th	thickening wedge of fill (wi	ormation provided in the referenc ith thicknesses varying from abou	at a foot to about 8 to 11 feet at	22.	The recommendation apply from
Agent for Sam Owner Architect	e as Applicant 🗆 Other		erlie sandstone bedrock of the l the south property boundary (see			apply nom
	DOSH 4142 (<i>New 09/2016</i>)	pertorned spectroany along	the south property countainly (see			
DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF OCCUPATIONAL SAFETY AND HEALTH TEMPORARY PE (NOT FOR CONSTRU	UCTION)	locations. The bedrock is the re	and the second sec		Page 4 2841 R 23.	Roscomare Roa All retaining pressure beh recommende
	TP No: 2017 - 04808		ated seismically induced landslid			be reviewed
CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS	Date 6/15/17	acceptable seismic slope stabili	issued by the State of California. ty analysis and the requirements		24.	Installation
DIVISION OF OCCUPATIONAL SAFETY & HEALTH 320 W. FOURTH ST STE 670	Region (4) Los Angeles	Building Code, have been satisf	fied.			of record an
LOS ANGELES CA 90013	District (1) Los Angeles	The referenced reports are accept site development:	ptable, provided the following con	ditions are complied with during	25.	All man-ma density of t
	Tel. (213) 576-7451		C 41	n da an mana andriativa dhan dha		soil having
This TEMPORARY PERMIT is issued only to allow the person nar	med below to continue the "plan check" process of		f the report/s which are in additio rein shall be incorporated into the			compacted t (D1556). Pl
obtaining a building permit from a county or other local agency (He Division cannot issue an Annual or Project Activity Permit to the ov	ealth and Safety Code Section 17922.5). The where where the section where the sectio	2. The dwelling shall be co	onnected to the public sewer syste	m		Section 91.7
contractor has been selected.					26.	Prior to the
THIS PERMIT EXPIRES WHEN CONSTRUCTION ACTIVITY CO	MMENCES.	in a manner that is accept	cted in non-erosive devices to the ptable to the LADBS and the Department	artment of Public Works. Water		inspect and LADBS Gr
The owner/builder will ensure that any contractor who performs an	y construction activity which requires a permit at the		n to descending slopes without spe ting geologist and soils engineer.	ecific approval from the Grading		conditions of has also ins
location indicated below, shall obtain a permit from the Division pri	nam - name - meter almane soarte seconda barte service alman almande en sena almane service alman			ng hu laboling the following		effect shall
WARNING: Any contractor performing an activity which is subject 341.5, but who is performing an activity under this Temporary Perro	to the permit requirements of 8CCR Section 341 - nit, is subject to citation by the Division for which	structures on adjacent of	de but not be limited to showi ff-site properties within 15 feet of t	he property boundaries; all areas		Department A compaction
penalties of up to a maximum of \$70,000 can be imposed.			ended; building setback as require the low-height slopes ascending			shall be sub compaction
		of the existing pad area	; all areas where the recommende	ed trim grading of fill on slopes		number and
Name: <u>Mauricio Zatarain</u>			izontal to vertical slope gradients inal gradient not steeper than 2:1 a		27.	Prior to the
Address: 190 N. CANON DR., #313		2 - 2	surcharged by bedding planes, adj			inspect and the LADBS
BEVERLY HILLS, Ca 90210		or the street shall be pe	erformed using the segmented A	-B-C slot-cutting sequence with		the CADBS
Telephone: <u>(310) 526-8500</u>			not exceed the respective height ified (see pg. 2 in the referenced			Inspector h
Activity Location: 2841 Roscomare Rd.		un-surcharged temporar	y excavations shall be restricted t	o a vertical height of 5 feet with	1	/ /
Los Angeles, CA 90077 Activity Description: Excavation over 5 ft. deep.			vertical height sloped back, to a ho o as recommended and specified		STEP	PHEN DAWS
· · · · · · · · · · · · · · · · · · ·		09/12/2016 report). N	ote: This letter does not approv	e the removal of support from	Engin	neering Geolo
Plan Check No. B17WL00593			ures, off-site property or the stre on if they are located within a ho			R:sd/gr
			the depth of the excavation.	9267		No. 95666-01 182-0480
ticipated Start Date: August 15, 2017			ned from the Department of Public		215-40	
		Development Services a retaining of slopes adjoi	and Permit Program for the prop ining the public way.	osed removal of support and/or	cc:	Schick Geo WLA Distri
Received From RECEIVED BY Investigated Ames Peterson CN/db	by Safety Engineer 6/15/12		ned from the utility company with	regard to proposed construction		
Cash 264 Amount Date Approved b	Rhinl Chil	within or adjacent to the	and the second of the second	· · ·		
Check \$50.00 6/15/17	A District Manager Date	8. A grading permit shall b	be obtained.			

Antic

Received From Ames Peterson	RECEIVE CN/db		Investigated by	l
Cash 264	Amount \$50.00	Date 6/15/17	Approved by	l

CAL/OSHA 41-4 (Rev. 10/29/2006)

oad

ant is advised that the approval of this report does not waive the requirements tions contained in the State Construction Safety Orders enforced by the State f Industrial Safety.

ns adjacent to a descending slope steeper than 3:1 (H:V) in gradient shall be a distance of one-third the vertical height of the slope but need not exceed 40 feet horizontally from the footing bottom to the face of the slope (1808.7.2); for pools ation setback shall be one-sixth the slope height to a maximum of 20 feet

aded slopes shall be no steeper than 2H:1V.

ns for the proposed residence, garage/s, pool, pool house and retaining walls shall at all existing fill (or soil if present) and shall be founded into competent bedrock hended, and as approved by inspection by the geologist and soil engineer.

Soil Site Class Type underlying the site is C.

sed swimming pool shall be designed for a freestanding condition.

the subject and appropriate referenced reports and this approval letter shall be the District Office and field set of plans. Submit one copy of the above reports ding Department Plan Checker prior to issuance of the permit.

gist and soils engineer shall review and approve the detailed plans prior to f any permits. This approval shall be by signature on the plans which clearly hat the geologist and soils engineer have reviewed the plans prepared by the gineer and that the plans include the recommendations in their reports.

xcavation, an initial inspection shall be called at which time the sequence of on, the recommended slot-cuts, all grading work including backfilling details, fences and dust and traffic control will be scheduled.

work shall be performed under the inspection and approval of the soils engineer grading inspector.

gist and soils engineer shall inspect all excavations to determine that conditions in the report have been encountered and to provide recommendations for the of hazards found during grading.

walls shall be designed for the minimum equivalent fluid pressures as nded and specified (see pgs. 10 - 13 in the referenced 09/12/2016 report and pg. 2/16/2017 report).

ng walls shall be provided with a standard surface backdrain system and all hall be conducted to the street in an acceptable manner and in a non-erosive

mended equivalent fluid pressure (EFP) for the proposed retaining wall shall n the top of the freeboard to the bottom of the wall foundation.

ig walls shall be provided with a subdrain system to prevent possible hydrostatic chind the wall. Prior to issuance of any permit, the retaining wall subdrain system ded in the soil report shall be incorporated into the foundation plan which shall d and approved by the soils engineer of record.

of the subdrain system shall be inspected and approved by the soils engineer nd the City grading/building inspector.

ade fill shall be compacted to a minimum 90 percent of the maximum dry the fill material per the latest version of ASTM D 1557. Where cohesion-less less than 15 percent finer than 0.005 millimeters is used for fill, it shall be to a minimum of 95 percent relative compaction based on maximum dry density Placement of gravel in lieu of compacted fill is allowed only if complying with .7011.3 of the Code.

placing of compacted fill, a representative of the consulting soils engineer shall approve the bottom excavations. He shall post a notice on the job site for the rading Inspector and the Contractor stating that the soil inspected meets the of the report, but that no fill shall be placed until the LADBS Grading Inspector spected and approved the bottom excavations. A written certification to this be filed in the final compaction report filed with the Grading Division of the . All fill shall be placed under the inspection and approval of the soils engineer. ion report together with the approved soil report and Department approval letter ibmitted to the Grading Division of the Department upon completion of the The engineer's certificate of compliance shall include the grading permit the legal description as described in the permit.

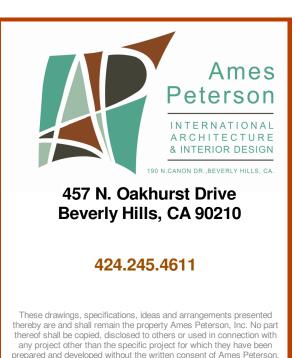
pouring of concrete, a representative of the consulting soils engineer shall approve the foundation excavations. He shall post a notice on the job site for Building Inspector and the Contractor stating that the work so inspected meets ons of the report, but that no concrete shall be poured until the LADBS Building has also inspected and approved the foundation excavations, A written n to this effect shall be filed with the Department upon completion of the work.

In ON gist II

GLEN RAAD Geotechnical Engineer I

Ray

technical, Inc. rict Office



. Visual contact with these drawings or specifications shall consti

conclusive evidence of acceptance of these restrictions.

PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

CLIENT:

Project Address & Owners:

DATE PRINTED:	BENCHMARK:				
08/08/17					
09/25/17					
SHEET TITLE :					
SOILS APPROVAL LETTER/ CALOSHA PERMIT/ FIRE HAZARD NOTES					
SCALE : 12" = 1'-0"					
SHEET NO:					
A-0.6					

DEPARTMENT OF BUILDING AND SAFETY/ DEPARTMENT OF PUBLIC WORKS [†]PRELIMINARY REFERRAL FORM FOR BASELINE HILLSIDE ORDINANCE No. 181,624

		HILLSIDE ORDII	NANC	E No. 168,15	9		
Building and Safety		Date: 09/09/2016		and the second second second		PIN: 15	56B145-67
Address: 2841 N ROSCO	OMARE ROAD		Ap	plicant:			
District Map: 156B145	Tract: TR 16	6953					
Block:	Lot: 27						
APN: 4378012007							
Public Works:							
Vehicular Access:							
1. Is the Continuous Pave apron of the subject lot	ed Roadway (CP t to the boundary	R)* at least 28ft wide of the Hillside Area?	from th	ne driveway		Yes	🗌 No
2. Is the CPR at least 20f boundary of the Hillside		driveway apron of the	e subjec	ct lot to the		🐼 Yes	🗌 No
 Is the street adjacent to (Note: all streets adjacent to street frontages, such as a 	a lot must be consi	dered when the lot has m	nultiple			📝 Yes	No No
CPR = begins at the driveway apro "2" and "3" are Yes: COMPLY W "2" or "3" are No: REFER TO	/ITH HILLSIDE ORD. Z/	us and without permanent obs A APPROVAL IS NOT REQ'D OVAL PER 12.24X21 OR 12.3		he boundary of the Hills	side Area.	е	
Street Type:	a						
st Street Name: ROS	SCOMARE ROAD				R/W width: 40	0' Roadway width	n: 30'
Lot fronts on a standard h				Dedication require		Plan Index:	
Lot fronts on a sub standa				Improvement requ		Tian index.	Survey
comments: used hillside re	ef. from 2770 roscoe	for r/w and roadway wid	th		5		
nd Street Name:	-				R/W width:	Roadway width	1:
Lot fronts on a standard h			Star Ste	Dedication require		Plan Index:	
Lot fronts on a sub standa				Improvement requi		FIGHTINGEX.	ter angeste Pr
omments:		2					
ewer Connection:						1241 1	
_ot located less than 200	ft from sewer ma	ainline:					
Use existing wye and p					ction and new permit		
Use existing wye, obta				Obtain B-Permit fr	om PW/BOE to constr	ruct new mainline	
ot located greater than 2		mainline:	_				
Obtain LADBS approv.	al for on-site sewer			Obtain B-Permit fr	om PW/BOE to constr	uct new mainline	
blic Works Employee completing thi	is form:					0	
1,000	24			D	0	170.00	

Print Name

9/9/2046

Phone:

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

PLANNING APPROVAL FORM

LOBONT DAMONTO Location: VALCE

Name Applicant(s) / Property Owner(s): MAURICIO ZATATCAIN SECTION I. Phone Number: 310 - 526 · 85 00 Address: Project Address: 2841 RoscomARE NO, Los ANCELES CA 90077 SECTION II. APN: 4378 - 012 - 007 Lot: 27 Tract: 16953 Proposed Project Description: (describe proposed work in detail)

SECTION III. Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Department of Building and Safety / City Planning

Slope Analysis and Maximum Residential Floor Area Verification Form

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 Single-Family	Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2b]								
Slope Bands (%)	R1H1	R1H2	R1H3	R1H4					
0 - 14.99	0.65	0.55	0.45	0.40					
15 - 29.99	0.60	0.50	0.45	0.35					
30 - 44.99	0.55	0.45	0.40	0.30					
45 - 59.99	0.50	0.40	0.35	0.25					
60 - 99.99	0.45	0.35	0.30	0.20					
100 +	0.00	0.00	0.00	0.00					

Wo	orksheet 1 Hillside Area N	laxi	mum Residential Area Formu	la [ˈ	Table 12.21 C.10-2c]
(A)	(B)		(C)		(D)
Slope Bands (%)	Lot Area within each Sloe Band (sq. ft.) From survey/contour map.		FAR From the Zone circled in Table 1 or Table 2		Maximum Residential Floor Area allowed within each Slope Band
0 - 14.99	14, 317.25	Х	0.35	=	5,011.038
15 - 29.99	450.53	Х	0.30	=	135.159
30 - 44.99	363.65	Х	0.25	=	90.913
45 - 59.99	2,627.46	Х	0.20	=	525.492
60 - 99.99	2,135.03	Х	0.15	=	320.255
100 +	29.83	Х	0.00	=	0,000
	Maximum Residenti	al Fl	oor Area		6, 082, 356

* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

April 3, 2017

12 Page 7 of 7

Department of Building and Safety / City Planning Slope Analysis and Maximum Residential Floor Area Verification Form Cynthia A. De Leon_____ the licensed professional Land Surveyor or Registered Civil Engineer in the (Print Name) State of California (License Number: 31604 Expiration Date: <u>12 / 31 / 2018</u>), Certify that all of the above information is correct. 2 z Date: 08.03.2017 Signature: Muchen A - de the No. C-31604 Exp. 12-31-18 SECTION IV. (To be completed by City Planning Staff) Approved Maximum Residential Floor Area for the groperty listed below: 6,082.856 (sq. ft.) **Property Information:** Lot: 27 Tract: 16953 Assessor Parcel number: 4378-012 - 007 City Planning's Staff: 2 Sets of Slope Analysis Maps Stamped and Signed Yes Name (Please Print): _____N 6A H M C C o Y Date: 8/9/2017 LANS REVIEWED City of Los Angeles 8/9/17 BV:

MAX RFA: 6,082.856

April 3, 2017

27 Page & of &

Inspector/Telephone: BRIAN OLSON, (310) 914-3936 Inspection District: WLA Inspection Date: 09/30/2016

Block:

Approv Fill Ove Slope

Fill: de Natura -5'ft V Sewer Site is Condit Purpos Drivev

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Alquist-Priolo Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0480.



City of Los Angeles Department of Building and Safety

Version

Grading Pre-Inspection Report

Address: 2841 N ROSCOMARE ROAD

Permit Application: 16030-20000-07068 Council District: 5

Work Description:

GPI & POSTING FOR: NEW SFD; NEW GAZEBO; NEW POOL

Property Posted: Yes Posting Date: 9/30/2016 Posting Fees Paid? Yes Tract: TR 16953

Lot(s): 27

County Ref No: **M B 385-7/9** ARB:

oved Graded Lot: No	Bearing Value: to code
ver 100 Feet: No	Buttress Fill: No
e of Surface: Descending	Natural Soil Classification 1804.2: gravelly silty sand
	Cut: degrees Height: ft in
legrees Height: ft in	
ral: 2 to 22 degrees Height: st to Varies@Wrk in	Slide Area: No
er Available: Yes	PSDS Sized Per Code: N/A
s Below Street	Roof Gutters: Yes
ition of Street for Drainage oses AC	Recommended Termination of Drainage to street or approved location
way Grade: % - Proposed	Maximum Rough Grade Allowed: 20%

GRADING APPROVAL TO ISSUE PERMIT(S) OK TO ISSUE. SEE BELOW FOR COMMENTS. X DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

Page 1 of 3

X 1. A grading permit is required for backfill, drainage devices and new pool.

2. A retaining wall permit is required.

X 3. OSHA permit required for vertical cuts 5 feet or over.

X 4. All footings shall be founded in undisturbed natural soil per Code.

5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.

6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.

X 7. Geological and Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.

X 8. Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated provide approved report into the plans. Geologist and Soils Engineer to sign plans.

9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.

10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.

X 11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.

X 12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.

13. Department approval is required for construction of . on or over slopes steeper than 2 horizontal to 1 vertical.

14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.

X 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.

16. A Registered Deputy Inspector is required.

X 17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.

X 18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."

19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.

X 20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).

X 21. Stake and flag the property lines in accordance with a licensed survey map.

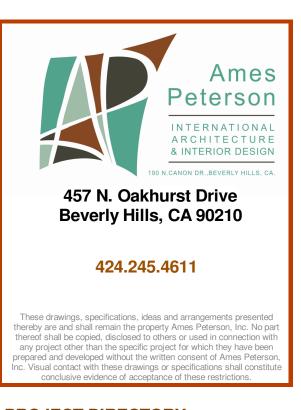
22. Approval required by the Department for .

23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077

24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

Page 2 of 3

** Additional requirements: 1)This GPI and Department Geo/Soils approval letter(s)shall be part of the approved plans.(2)Items 14 & 16 may apply if required in the approved geo/soils report and/or LAMC.(3)Lateral support shall be maintained to all adjacent properties, structures and foundations during excavations.(4)Call for initial grading inspection prior to start of work.



PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. **BEVERLY HILLS, CA 90211** 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

CLIENT:

Project Address & Owners:

DATE PRINTED:	BENCHMARK:			
08/08/17				
09/25/17				
SHEET TITLE :				
GPI / HILLSIDE				
REFERRAL FORM /				
PLANNIN	G			
APPROVAL F	ORM			
SCALE :				
SHEET NO:				
A-0.7				

<section-header><section-header><section-header><section-header><section-header><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></section-header></section-header></section-header></section-header></section-header>	 Site Development. Except as modified herein, the project shall be in. substantial conformance with the plans and materials submitted by the Applicant, labeled "Exhibit A", dated June 20, 2017, and attached to the subject case file. No change to the plans shall be made without prior review by the Department of City Planning, Plan Implementation Division, and written approval by the Director of Planning. Each change shall be identified and justified in writing. Minor deviations m ay be allowed in order to comply with the provisions of the Municipal Code, the project conditions, or the project permit authorization. Floor Area. The above-grade structure shall be reduced by a minimum of 428 square feet, resulting in a project limited to 6,774 square feet.
MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN PROJECT PERMIT COMPLIANCE & DESIGN REVIEW July 25, 2017 July 25, 2017 Applicant/Owner Case No. DIR-2016-4777-DRB-SPP-MSP Artem Timofeev CEQA: ENV-2016-4778-CE MST Development LLC Location: 2841 Roscomare Road 2841 Roscomare Road Council District: 5- Koretz Los Angeles, CA 90077 Neighborhood Council: Bel Air – Beverly Crest Representative Land Use Designation: Very Low II Residential Andrew Odom Zone: RE15-1-H-HCR 11150 West Olympic Boulevard Legal Description: Lot: 27; Block: None; Tract: TR	 Height. The project limited to 6,774 square feet. Height. The project shall be limited to 34 feet, 9 inches in height. Design Review Conditions Permeable Driveway. The applicant will utilize permeable materials for the entire driveway. Administrative Conditions Final Plans. Prior to the issuance of any building permits for the project by the Department of Building and Safety, the applicant shall submit all final construction plans that are awaiting issuance of a building permit by the Department of Building and Safety for final review and approval by the Department of City Planning. All plans that are awaiting issuance of a building permit by the Department of Building and Safety by Department of City Planning staff "Final Plans". A copy of the Final Plans, supplied by the applicant, shall
#700 1695 Los Angeles, CA 90064 Last Day to File an August 9, 2017 Appeal: DETERMINATION Pursuant to LAMC Sections 11.5.7 C and 16.50, and Section 11 of the Mulholland Scenic Parkway Specific Plan (Ordinance No. 167,943), and based upon the recommendation of the Mulholland Design Review Board, I have reviewed the proposed project and as the designee of the Director of Planning, I hereby: Approve with Conditions a Project Permit Compliance and Design Review for the demolition of an existing, 2,162 square-foot, single-family residence with a 476 square-foot, two-car garage. The project includes 364 square feet of covered patio area, 1,570 square feet of basement area, 2,183 square feet of hardscape, and a pool house. This would result in a total structure of 7,202 square feet and a maximum height of approximately 34 feet, 9 inches, on an approximately 20,058 square-foot lot. The project approval is subject to the attached Conditions of Approval, and is based upon the attached Findings:	 Notations on Plans. Plans submitted to the Department of Building and Safety, for the purpose of processing a building permit application shall include all of the Conditions of Approval herein attached as a cover sheet, and shall include any modifications or notations required herein. Approval, Verification and Submittals. Copies of any approvals, guarantees or verification of consultations, review of approval, plans, etc., as may be required by the subject conditions, shall be provided to the Department of City Planning prior to clearance of any building permits, for placement in the subject file. Certification of Landscape Installation. Prior to obtaining a Certificate of Occupancy, the project architect, landscape architect, or engineer shall certify in a letter to the Department of City Planning and to the Department of Building and Safety that the approved landscape plan has been implemented. Code Compliance. Use, area, height, and yard regulations of the zone classification of the subject property shall be complied with, except where granted conditions differ herein. Department of Building and Safety. The granting of this determination by the Director of Planning does not in any way indicate full compliance with applicable provisions of the Los Angeles Municipal Code Chapter IX (Building Code). Any corrections and/or modifications to plans made subsequent to this determination by a Department of Building and Safety
<text><text><text><text><text><text><page-footer></page-footer></text></text></text></text></text></text>	<section-header><section-header><text><text><text><text><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><list-item><text><text><list-item><list-item><list-item><text></text></list-item></list-item></list-item></text></text></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></list-item></text></text></text></text></section-header></section-header>
 compatible with the surrounding homes and the parkway environment in terms of design, massing, materials, and color and as such complies with Section 11.1.3 of the Plan. Design Guideline 50: Neighborhood Compatibility The size of the project including the square footage and height is compatible with the other neighboring homes. The project proposes 4,792 square feet and a 24.6% Floor Area Ratio. Nearby homes have an average of 3,819 square feet and an FAR of 14.7%. In addition, the home is further conditioned by this determination to be reduced in size by approximately 428 square feet. As such, the home is more consistent in terms of size with the existing immediate neighborhood. Finally, the project's insite materials of smooth stucco and metal roof are also found in nearby homes. As such, the project's size and design fits with the neighborhood and complies with compatibility Design Guideline 50. Design Guideline 71: Planning and Design for Sustainable Building Practices The project incorporates mitigation measures, monitoring measures when necessary, or alternatives identified in the environmental review, which would mitigate the negative environmental effects of the project, to the extent physically feasible. Mitigation measures are not necessary for the subject project, and there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project. Support, and Category 1 of the City of Los Angeles CEQA Guidelines. 	DESERVANCE OF CONDITIONS - TIME LIMIT - LAPSE OF PRIVILEGES All terms and conditions of the Director's Determination shall be fulfilled before the use may be established. The instant authorization is further conditioned upon the privileges being utilized within three years after the effective date of this determination and, if such privileges are not utilized, building permits are not issued, or substantial physical construction work is not begun within said time and carried on diligently so that building permits do not lapse, the authorization shall terminate and become void. TRANSFERABILITY This determination runs with the land. In the event the property is to be sold, leased, rented or occupied by any person or corporation other than yourself, it is incumbent that you advise them regarding the conditions of this grant. If any portion of this approval is utilized, then all other conditions and requirements set forth herein become immediately operative and must be strictly observed. OLATIONS OF THESE CONDITIONS, A MISDEMEANOR Section 11.00 of the LAMC states in part (m): "It shall be unlawful for any person to violate any provision or fail to comply with any of the requirements of this Code. Any person violating any of the provisions or failing to comply with any of the mendatory requirements of this Code shall be guilty of a misdemeanor unless that violation or failure is declared in that section to be an infraction. An infraction shall be tried and be punishable as a misdemeanor or an infraction. Every violation of this determination is punishable as a misdemeanor unless provision is otherwise made, and shall be punishable by a fine on not more than \$1,000 or by imprisonment in the County all for a period on to more than \$1,000 or by imprisonment."

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The applicant's attention is called to the fact that this grant is not a permit or license and that any permits and licenses required by law must be obtained from the proper public agency. Furthermore, if any condition of this grant is violated or not complied with, then the applicant or his successor in interest may be prosecuted for violating these conditions the same as for any violation of the requirements contained in the Municipal Code, or the approval may be revoked.

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The Determination in this matter will become effective and final fifteen (15) days after the date of mailing of the Notice of Director's Determination unless an appeal there from is filed with the City Planning Department. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms, accompanied by the required fee. a copy of this Determination, and received and receipted at a public office of the Department of City Planning on or before the above date or the appeal will not be accepted. Forms are available on-line at http://www.planning.lacity.org/forms.htm.

DIR-2016-4777-DRB-SPP-MSI

Plan Check Engineer that affect any part of the exterior design or appearance of the project as approved by the Director, and which are deemed necessary by the Department of Building and Safety for Building Code compliance, shall require a referral of the revised plans back to the Department of City Planning for additional review and sign-off prior to the issuance of any permit in connection with those plans.

- 11. Enforcement. Compliance with these conditions and the intent of these conditions shall be to the satisfaction of the Department of City Planning.
- 12. **Expiration**. In the event that this grant is not utilized within three years of its effective date (the day following the last day that an appeal may be filed), the grant shall be considered null and void. Issuance of a building permit, and the initiation of, and diligent continuation of, construction activity shall constitute utilization for the purposes of this grant.
- 13. Indemnification and Reimbursement of Litigations Costs. Applicant shall do all of the (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void, or otherwise modify or annul the approval of the
- entitlement, the environmental review of the entitlement, or the approval of subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim. (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of
- attorney's fees), damages, and/or settlement costs. (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
- (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by DIR-2016-4777-DRB-SPP-MSP Page 3 of 9

Section 6.B: Environmental Protection Measures

Section 6.B of the Specific Plan refers back to Section 5.B, stating that all measures required for the Inner Corridor are to be complied with for properties in the Outer Corridor. The subject property is not defined as a "prominent ridge" as per the definition in Section 4 since no ridgeline appears near the property on the map of the Specific Plan Area; Map 7 of 12. As such, the project complies with Sections 5.B.1.a and 5.B.1.b, which limit grading and visibility on the defined Prominent Ridges in the Plan area. Furthermore, according to the same map and http://zimas.lacity.org the project is further than 100 feet from a watercourse and more than 200 feet from public parkland; complying with Section 5.B.2, which limits grading within 100 feet of a stream bank and Section 5.B.3, which limits construction and grading within 200 feet of public parkland. The project does not propose to remove, move, or alter any protected or native trees, which include Oak trees, in accordance with Section 5.B.4. Finally, should the applicant encounter any archeological or paleontological resources while grading for the project, the applicant will need to follow the necessary notification procedures pursuant to California Health and Safety Code Sections 7000 et sequentia to appropriately handle these resources, fulfilling the intent of Section 5.B.5 that seeks to protect these resources. As such, the project complies with Section 6.B of the Specific Plan

Section 6.C: Grading

The project requires 1,073 cubic yards to be cut, 198 of which will be used for fill, and 875 cubic yards will be exported; zero cubic yards will be imported. In Section 5.C the Plan states The Director may approve grading up to two cubic yards of earth per four square feet of

- lot area per lot after making the following findings: a. The Department of Building and Safety or the Bureau of Engineering has determined that such grading is required to provide access driveways, pedestrian accessways, drainage facilities, slope easements, and/or dwelling foundations.
- b. All grading conforms to the standards set forth in the Landform Grading Manual, unless the Department of Building and Safety has determined that landform grading will conflict with the provisions of Divisions 29 and 70 of Article 1 of Chapter IX of the Code c. The graded slopes have a natural appearance compatible with the characteristics of he Santa Monica Mountains.
- d. The Department of Building and Safety has determined that grading will minimize erosion Per this Section, the applicant would be limited to 10,029 cubic yards of grading for the 20,058 square-foot lot. This grading is necessary for the reasonable development of the property for the single-family residence, conforms with the Landform Grading manual, and as conditioned in this determination letter the design of the home will be compatible with the Santa Monica Mountains. Furthermore the applicant is required to obtain grading permits and follow all practices imposed on them during the process of grading from the Building and Safety Grading Division. As such, the project complies with Section 6.C of the Specific Plan

Section 6.D: Building Standards The project's height is limited to 34 feet, 9 inches, which complies with the height limit identified in subdivision 6.D which has no height limit for structures not visible from Mulholland. However, per Section 3.B of the Specific Plan, where the Los Angeles Municipal Code (LAMC) has a lower height requirement, the LAMC prevails and as such, the project is also subject to the envelope height requirements of the Baseline Hillside Ordinance Section 11.I.3: Design Review Criteria

Based on a review of the project proposal, and the recommendation of the Design Review Board, the proposed single family residence, as modified by the conditions herein, is DIR-2016-4777-DRB-SPP-MSP Page 6 of 9

Planning Department public offices are located at: Figueroa Plaza 201 North Figueroa Street,

4th Floor

(213) 482-7077

Los Angeles, CA 90012

Marvin Braude San Fernando Valley Constituent Service Center 6262 Van Nuys Boulevard Room 251

(818) 374-5050

Van Nuys, CA 91401

West Los Angeles **Development Services Center** 1828 Sawtelle Boulevard 2nd Floor Los Angeles, CA 90025 (310) 231-2901

Verification of condition compliance with building plans and/or building permit applications are done at the Development Services Center of the Department of City Planning at either Figueroa Plaza in Downtown Los Angeles or the Marvin Braude Building in the Valley. In order to assure that you receive service with a minimum amount of waiting, applicants are encouraged to schedule an appointment with the Development Services Center either by calling (213) 482-7077 or (818) 374-5050 or through the Department of City Planning website at <u>http://cityplanning.lacity.org</u>. The applicant is further advised to notify any consultant representing you of this requirement as well.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedures Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5. only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

VINCENT P. BERTONI, AICP Director of Planning	
Approved by for the	Prepared by:
Thomas Lee Glick, City Planner	William Hughen, Planning Assistant

	Ames Peterson		
	INTERNATIONAL ARCHITECTURE & INTERIOR DESIGN		
190 1	N.CANON DR., BEVERLY HILLS, CA.		
457 N. Oakhurst Drive Beverly Hills, CA 90210			
424.245.4	4611		
These drawings, specifications, ideas and arrangements presented thereby are and shall remain the property Ames Peterson, Inc. No part thereof shall be copied, disclosed to others or used in connection with any project other than the specific project for which they have been prepared and developed without the written consent of Ames Peterson, Inc. Visual contact with these drawings or specifications shall constitute			

conclusive evidence of acceptance of these restrictions.

PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

CLIENT:

Project Address & Owners:

Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077

DATE PRINTED:	BENCHMARK:
08/08/17	
09/25/17	
SHEET TITLE :	
MULHOLLA APPROVAL F	
SCALE :	
SHEET NO:	

A-U.8

ES ICC EVALUATION SERVICE

ICC-ES Evaluation Report

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DIVISION: 07 00 00-THERMAL AND MOISTURE PROTECTION Section: 07 41 13-Metal Roof Panels

REPORT HOLDER:

CUSTOM-BILT METALS 1333 CORPORATE DRIVE, SUITE 103 IRVING, TEXAS 75038 (888) 875-8484

www.custombiltmetals.com

EVALUATION SUBJECT CUSTOM-BILT STANDING SEAM METAL ROOF PANELS: CB-150 AND SL-1750

1.0 EVALUATION SCOPE

- Compliance with the following codes:
- 2012 and 2009 International Building Code[®] (IBC) ■ 2012 and 2009 International Residential Code[®] (IRC)
- 2013 Abu Dhabi International Building Code (ADIBC)[†]
- [†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC. Properties evaluated
- Weather resistance
- Fire classification
- Wind uplift resistance 2.0 USES
- Custom-Bilt Standing Seam Metal Roof Panels are steel
- panels complying with IBC Section 1507.4 and IRC Section R905.10. The panels are recognized for use as Class A roof coverings when installed in accordance with 4.1 General: this report. 3.0 DESCRIPTION
- 3.1 Roofing Panels:
- Custom-Bilt standing seam roof panels are fabricated in steel and are available in the CB-150 and SL-1750 profiles. The panels are roll-formed at the jobsite to provide the standing seams between panels. See Figures 1 and 3 for panel profiles.

The standing seam roof panels are roll-formed from minimum No. 24 gage [0.024 inch thick (0.61 mm)] coldformed sheet steel. The steel conforms to ASTM A792, code official for each installation.

with an aluminum-zinc alloy coating designation of AZ50. The panel profiles are as follows: CB-150: This profile is formed to 12- or 16-inch-wide (305 or 406 mm) panels, with $1^{1}/_{2}$ -inch-high (38 mm) mechanically locking seams. See Figure 1 ■ SL-1750: This profile is formed to 14- or 18-inch-wide

This report is subject to renewal March 2017.

Most Widely Accepted and Truste

ESR-2048

Reissued March 2015

(356 or 457 mm) panels, with 1³/₄-inch-high (44 mm) snap-locking seams. See Figure 3. 3.2 Decking: Solid or closely fitted decking must be minimum ¹⁵/₃₂-inch-

thick (11.9 mm) wood structural panel or lumber sheathing complying with IBC Section 2304.7.2 or IRC Section R803 as applicable. 3.3 Underlayment and Flashing:

Underlayment, when used, must comply with ASTM D226 or GAF VersaShield® Fire-Resistant Roof Deck Protection (ESR-2053). Flashing must be in accordance with the applicable code.

3.4 Panel Clips: Panel clips are supplied by Custom-Bilt, and are fabricated from ASTM A653 sheet steel with a zinc coating designation of G90, and a base-metal thickness of 0.024 inch [0.61 mm (No. 24 gage)] for the CB-150 and 0.048 inch [1.22 mm (No. 18 gage)] for the SL-1750. See Figures 2 and 4 for panel clips and dimensions. 3.5 Fasteners:

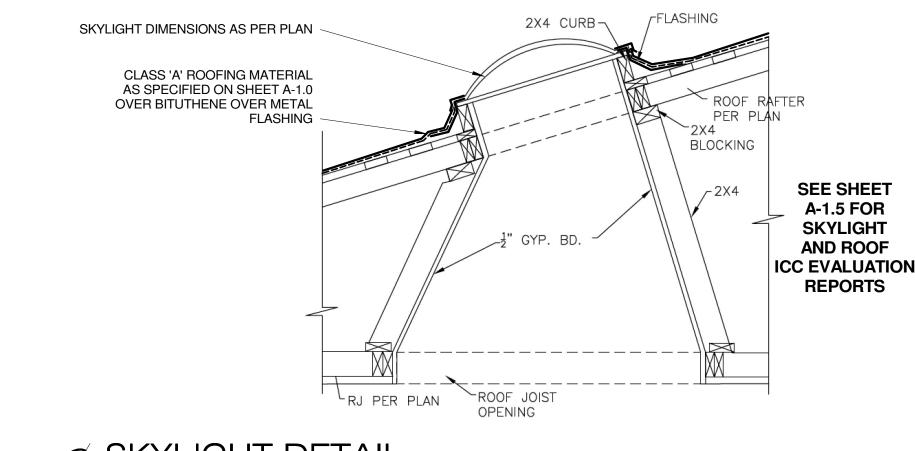
Fasteners for attaching the anchor clips to the sheathing must be corrosion-resistant screws of sufficient length to penetrate into the sheathing a minimum of ³/₄ inch (19 mm) r through the thickness of the sheathing, whichever is

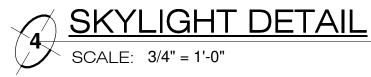
Installation of the Custom-Bilt Standing Seam Roof Panels must be in accordance with this report. Section 1507.4 of the IBC or Section R905.10 of the IRC, and the manufacturer's published installation instructions. The manufacturer's installation instructions must be available at the jobsite at all times during installation. The roof panels must be installed on solid or closely fitted decking, as specified in Section 3.2. Accessories such as gutters, drip angles, fascias, ridge caps, window or

gable trim, valley and hip flashings, etc., are fabricated to suit each job condition. Details must be submitted to the

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Results

GT0557 : Wooden Sample

Calculated Solar Absorbance: 0.65

Calculated Thermal emissivity: 0.93

Convection Coefficient*	SRI value
5	39.81
12	39.68
30	39.56

* The convection coefficient is the rate of heat transfer from the surface to air induced by the air movement, expressed in watts per square meter per degree kelvin. 5, 12, 30 W/(Km²) correspond to low, medium and high wind conditions, respectively.

Test Methods

The samples were tested as per procedures described in ASTM C1549: Standard Test Method for Determination of Solar Reflectance Near Ambient Temperature Using a Portable Solar Reflectometer and ASTM C1371: Standard Test Method for Determination of Emittance of Materials Near Room Temperature Using Portable Emissometers.

Measurement was made in standard ambient temperature and humidity lab conditions. Sample was measured in an as received condition.

The solar reflectance index was calculated in compliance with ASTM E 1980: Standard Practice for Calculating Solar Reflectance Index of Horizontal and Low-Sloped Opaque Surfaces. Measurement approach II outlined in ASTM E1980-11 valid for SRI values greater than 0.1, and excluding collector surfaces (surface with high solar absorptance and low thermal emittance, that is, a greater than 0.8 and less than 0.2), Eq 4 estimates SRI with an average error of 0.9 and maximum error of 2. This test method is used to measure the solar reflectance of a flat opaque surface with a slope smaller than 9.5 degrees from horizontal under standard solar and ambient conditions.

The SRI of a test surface depends on two material properties and four environmental conditions. The variables are Solar reflectance, thermal emissivity, solar flux, convection coefficient, air temperature, and sky temperature. SRI accuracy is +/- 1% for solar reflectance for non-metal materials with high emissivity yielding a maximum error of +/- 1.4 in SRI. For non-metal surfaces, SRI is insensitive to changes in convection coefficient. Metallic surfaces characterized with low thermal emissivity varies significantly with convection coefficient.

Scope of certificate

Certificate code: NC-PEFC/COC-000132

Certificate Single Chain of Custody Detailed scope of certificate is shown in Annex A.

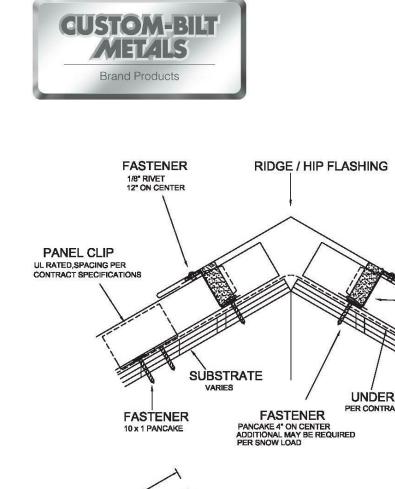
Date of 25 April 2013

Date of 24 April 2018

expiry Peter Feilberg Executive Director NEPCon, Guldsmedgade

34, 1, DK-8000, Århus C.

Product group	PEFC claims	CoC method	Input material category
09023 Decking	PEFC 100%	Physical separation method	Certified material
09030 Other (Lining, weather board)	PEFC 100%	Physical separation method	Certified material
08034 Floors	PEFC 100%	Physical separation method	Certified material





DRAWING: SL 6 RIDGE / HIP All Flashing and Trim available through CBM Not SUBJECT TO CHANGE WITHOUT NOTICE October 2013

ICC REPORT FOR SKYLIGHT (LARR# 23556)

	Most Widely Accepted and Trusted
ICC-ES Evaluation Report	ESR-3177
	Reissued May 2016
	This report is subject to renewal May 2017.
www.icc-es.org (800) 423-6587 (562) 699-0543	A Subsidiary of the International Code Council®
DIVISION: 08 00 00—OPENINGS Section: 08 62 00—Unit Skylights	curb-mounted, and Model AL-SF skylights are self flashing. Details for the skylights are noted in Table 1.
REPORT HOLDER:	The attributes of the skylights have been verified as conforming to the provisions of ICC 700-2012 Section
BRISTOL FIBERLITE INDUSTRIES, INC., dba BRISTOLITE [®] DAYLIGHTING SYSTEMS 401 EAST GOETZ AVENUE SANTA ANA, CALIFORNIA 92707 (714) 540-8950 www.bristolite.com	701.4.3.3 for fenestration air leakage. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards
EVALUATION SUBJECT:	often provide supplemental information as guidance. 4.0 DESIGN AND INSTALLATION
	4.1 Design:
BRISTOLITE SKYLIGHTS	4.1.1 General: The allowable loads are expressed as
1.0 EVALUATION SCOPE	performance grade rating values, PG. Under the IBC, the
1.1 Compliance with the following codes:	PG rating values must be equal to, or greater than, the maximum loads required by IBC Section 2405.5.2. Under
2009 and 2006 International Building Code [®] (IBC)	the IRC, the PG rating values must be equal to, or greater than, the maximum loads determined in accordance with
■ 2009 and 2006 International Residential Code [®] (IRC)	IBC Section 2405.5.2, except the design wind forces mus
2013 Abu Dhabi International Building Code (ADIBC) [†]	be as specified for skylights in IRC Section R301.2.1. See Table 1 for allowable positive and negative PG rating
[†] The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.	values.
Properties evaluated:	4.1.2 Air Infiltration: The air leakage of the skylights
Structural	tested at an air pressure differential of 1.57 psf (75 Pa) complies with the maximum air leakage rate of 0.3 cfm/ft
 Air infiltration 	(1.5 L/s-m ²) as required in Sections 402.4.4 and 502.4.1 o
 Water penetration resistance 	the 2009 International Energy Conservation Code [™] (IECC) (Sections 402.4.2 and 502.4.1 of the 2006 IECC).
Durability	4.2 Installation:
1.2 Evaluation to the following green standard:	The curb-mounted skylights must be installed on framing o
 ■ 2012 ICC 700 National Green Building Standard[™] (ICC 700-2012) 	minimum 2-by-6 lumber with a minimum 0.50 specific gravity, sized to the inside dimension noted in Table 1, and
Attributes verified:	of a height sufficient so that the plastic glazing is a minimum of 4 inches (102 mm) above the plane of the roof
■ See Section 3.0	The wood curb and its attachment to the roof structure
2.0 USES	must be designed to resist wind uplift and gravity loads The self-flashing units are designed to mount directly to the
The Bristolite AL-CM and AL-SF series skylights described in this report are plastic-glazed, nonopenable skylights complying with Sections 2405 and 2610 of the IBC and Section R308.6 of the IRC.	roof deck assembly and are limited to a minimum slope o 3:12 in Occupancy Category R-3 per IBC Section 2405.4. The curbs and/or the roof deck must have a square and
3.0 DESCRIPTION	level mounting surface. A 1/2-inch-diameter (12.7 mm bead of butyl sealant, silicone sealant, or an equivalen
Bristolite skylights are glazed using smooth domes formed from 0.098-, 0.150-, and 0.236-inch-thick (2.49, 3.81, and 5.99 mm) flat sheets of Class CC2 acrylic plastic described	must be applied to the top surface of the curb or decl before the skylight is set in place. The skylight must be attached with No. 8 corrosion
in the approved quality manual. The domes are attached at the factory to a frame with a retainer cap, both of which are 6063 T5 aluminum extrusions. Model AL-CM skylights are	resistant wood screws in each mounting hole provided in the skylight frame, with the screw length being sufficient to penetrate the wood curb or roof framing member a

ndation for its use. There is

to any finding or other matter in this report, or as to any product covered by the report. Copyright © 2016 ICC Evaluation Service, LLC. All rights reserved.

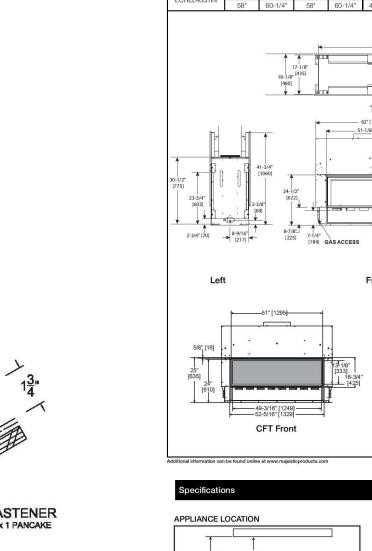
ment of the subject of the report of



Please consult the manufacturer's

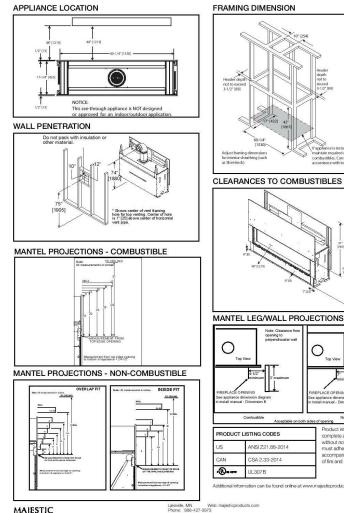
installation manual for all details and

Page 1 of 4

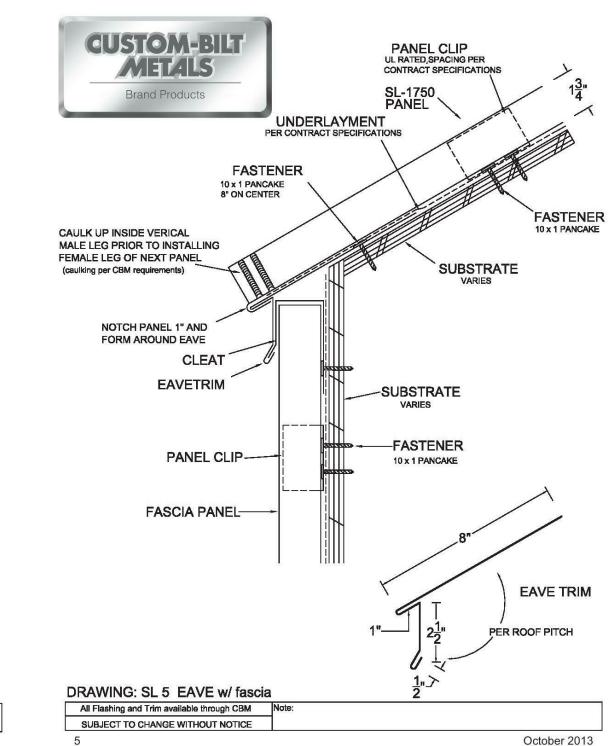


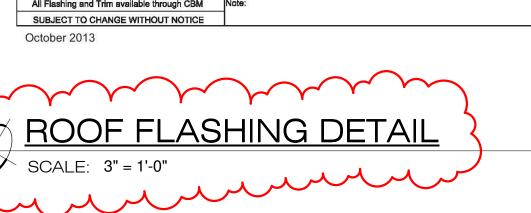
cations

MAJESTI



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





ZEE CLOSURE

UP VERTICAL LEG

UNDERLAYMENT

PER CONTRACT SPECIFICATION

-11" -

ZEE CLOSURE

-|1" |--

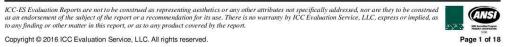
SEE ISOMETRIC FOR CLARITY

SET IN DOUBLE BEAD BUTYL TAPE AND

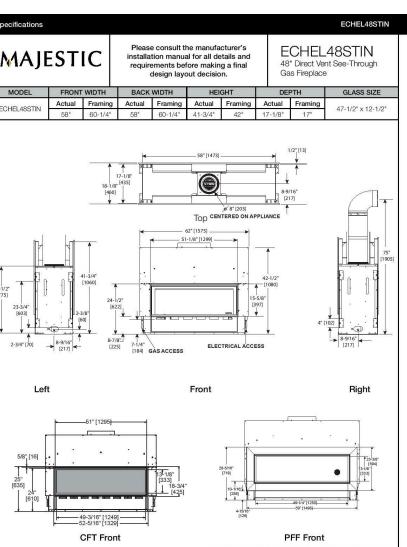
ICC REPORT FOR GLASS RAILING

Environmentarian	Most Widely Accepted and Trustee
ICC-ES Evaluation Report	ESR-3269 Reissued November 2016
	This report is subject to renewal November 2017.
www.icc-es.org (800) 423-6587 (562) 699-0543	A Subsidiary of the International Code Council®
DIVISION: 05 00 00—METALS Section: 05 52 00—Metal Railings Section: 05 73 13—Glazed Decorative Metal Railings	3.0 DESCRIPTION 3.1 General:
DIVISION: 08 00 00—OPENINGS Section: 08 81 00—Glass Glazing Section: 08 88 00—Special Function Glazing	The GRS Glass Rail System utilizes an extruded aluminu base shoe, complying with 6063-T52, to anchor ar support single fully tempered structural glass balustrade (¹ / ₂ -inch [12.7 mm], ⁵ / ₈ -inch [15.9 mm], or ³ / ₄ -inc [19.1 mm], depending on use) which support the selecte
DIVISION: 32 00 00—EXTERIOR IMPROVEMENTS Section: 32 35 00—Screening Devices	top rail and/or handrail (various profiles are made stainless steel complying with 304 or 316, brass complyir with C26000, or aluminum complying with 6063-T6)
REPORT HOLDER:	construct building guards. A complete GRS specification requires identification of the top rail (cap rail) profile an
C.R. LAURENCE COMPANY, INC. ARCHITECTURAL RAILING DIVISION 2503 EAST VERNON AVENUE LOS ANGELES, CALIFORNIA 90058 (800) 421-6144	material; glass thickness with the maximum and minimu light widths; glazing system (either wet or a specific d glazing method); base shoe; and anchorage to th supporting structure. When a handrail is used, the handr- profile, mounting bracket, and mounting bracket spacin must be specified. A complete installation requires either
www.crlaurence.com www.crl-arch.com EVALUATION SUBJECT: GRS™ GLASS BALUSTRADE GUARD SYSTEM FOR MONOLITHIC TEMPERED GLASS APPLICATIONS	top rail or a handrail. The base shoe may be installed wi non-structural cladding of any compatible material bonds to it with adhesive. Figure 1 shows the typical gua elevation with the components. The complete GF specifications must be noted on plans submitted to th building official for approval.
1.0 EVALUATION SCOPE	The profiles, section properties and strengths of the various base shoes are detailed in Section 4.2.3 of the
Compliance with the following codes:	report. The profiles, section properties and strengths of th
 2015, 2012, 2009 and 2006 International Building Code[®] (IBC) 	various top rails are detailed in Section 4.2.4.
2015, 2012, 2009 and 2006 International Residential Code [®] (IRC)	The profiles, section properties and strengths of th various handrails are detailed in Section 4.2.7.
 2013 Abu Dhabi International Building Code (ADIBC)[†] [†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC. Properties evaluated: Structural 	The glass must be Kind FT fully tempered glass conforming to the requirements of ANSI Z97.1-14, AST C1048 and CPSC 16 CFR 1201. The fully tempered glass must have an average Modulus of Rupture $F_r \ge 24,000$ pc Glass type, condition, class, form, quality and finish a defined in ASTM C1036 must meet these standards are the modulus of rupture.
Durability	3.2 Durability:
2.0 USES The GRS Glass Rail System structural glass balustrades described in this report are intended for interior and exterior weather-exposed applications, and are suitable for use in most natural environments. The GRS system may	The materials incorporated in the system described in the report are inherently corrosion-resistant. The material typ specified must be appropriate for the environment of the installation. Information verifying the durability must be submitted to the building official, when requested. 4.0 DESIGN AND INSTALLATION
be used for residential, commercial and industrial	4.0 DESIGN AND INSTALLATION 4.1 General:
applications for guards along balconies, porches, mezzanines, stairs and similar locations except where vehicle impact resistance is required. The system is	Installation of the GRS glass balustrade guards mu comply with the manufacturer's published instructions, th

comply with the manufacturer's published instructions, this report and 2015 IBC Sections 1015 and 1607.8.1, 2012

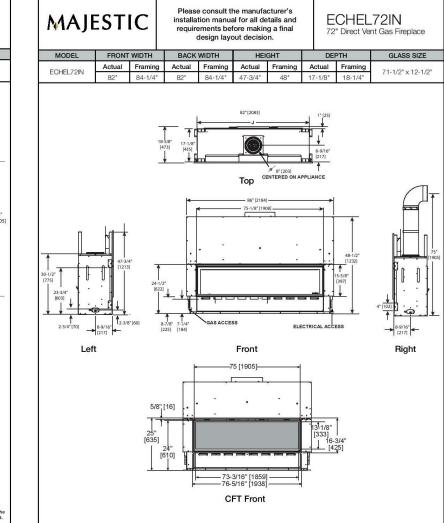


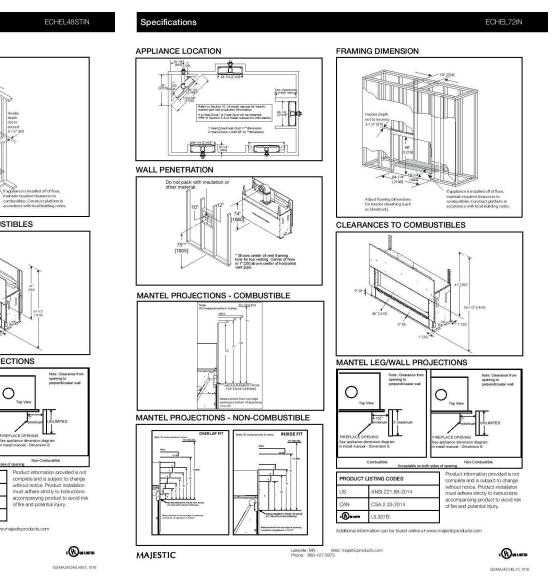
ECHEL72IN



compatible with all construction types.

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PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. **BEVERLY HILLS, CA 90211** 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

Project Address & Owners: Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077			
DATE PRINTED:	BENCHMARK:		
08/08/17 09/25/17			
SHEET TITLE : ICC REPORTS/ FIRE PLACE & ROOF FLASHING DETAILS			
SCALE : As indicated	I		
SHEET NO:	9		

KEYNOTES

- 12 UNDERGROUND PIPE TO NEARESTDRAIN SEE SHEET C1 FOR DETAIL
- 13 PERMEABLE STONE PAVING DRIVEWAY (SEE PAVERS DETAIL BELOW)
- 14 GRAVEL
- 15 LANDSCAPE
- 16 DECKING

ROOF PLAN GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
- DO NOT SCALE FROM DRAWINGS.
 ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
- ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
 PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT. SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM
- CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
 7. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN
- CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
 8. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND
- ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
 9. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
- 10. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
- ALL EXTERIOR WALL ARE ONE HOUR FIRE-RATED WALLS
 AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- 13. PER CBC TABLE 803.9, ALL ROOMS AND ENCLOSED SPACES IN A SPRINKLERED S GROUP SHALL BE FINISHED IN CLASS C MATERIALS. FLAME SPREAD INDEX OF 76 200 AND A SMOKE-DEVELOPMENT INDEX 0 450 PER 803.1.1.
- 14. A FIRE-RETARDANT ROOF COVERING OR ROOF ASSEMBLY THAT IS LISTED AS A CLASS ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790 IS REQUIRED. WOOD IS NOT PERMITTED TO BE USED AS A ROOF COVERING MATERIAL. PROVIDE ROOFING MATERIAL ICC/UL NUMBER. [BH 1505.1]
- 15. CHIMNEYS SHALL EXTEND 2 FT ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. FACTORY-BUILT CHIMNEYS SHALL TERMINATE 3 FT MINIMUM ABOVE THE ROOF OPENING PENETRATION.
- 16. THE MAX. EAVE PROJECTION INTO THE REQUIRED SETBACK IS 18"
- 17. EXTERIOR PORCH CEILINGS / FLOOR PROJECTIONS / UNDERFLOOR PROTECTION AND EXPOSED UNDERSIDE OFF APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 a) Non combustible material b) Ignition-resistant material c) One layer of 5/8" type X
- applied behind an exterior covering on the underside of the ceiling.
 d) Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per Gypsum Associaton Fire Resistance Design Manual
- 18. Roof / Attic vents shall meet the following: (R806.1, R806.2). The net free ventilation area shall not be less than 1/150 of the attic space or 1/300 provided a Class I or II vapor barrier is installed on the warm side of ceiling or 1/300 provided at least 50% and not more than 80% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents. Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in min. and 1/4" maximum opening.
- A min. of 1" airspace shall be provided between insulation and roof sheathing. Unvented attic assemblies shall meet all the contidions in Section R806.5
 19. Exposed underside of all floor projections and exposed roof deck on the underside of unenclosed roof eaves shall have an extra layer of 5/8" gypsum board.

PROJECT WITH NEW LANDSCAPE AREAS OF 500 SQ.FT. OR MORE ARE SUBJECT TO THE 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).

BUILDING ON SITE WITH 500 SQ.FT. OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE SEPERATE METERS OR SUBMETERS FOR OUTDOOR WATER USE.

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".

FOR SITES OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/ RESTROOM WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM.

CLASS 'A' ROOFING:

ARITHANE SPRAYED FOAM INSULATED ROOF INSTALLED BY MANUFACTURER APPROVED INSTALLER PER MANUFACTURER SPECIFICATIONS WITH R32 AVGERAGE INSULATION VALUE. SHALL HAVE SWD URETHANE CEMENTITIOUS COATING. ROOFING SYSTEM SHALL BE UL-790 (ASTM E-108) CLASS A. ROOFING SYSTEM SHALL COMPLY WITH UBC SECTIONS 1501-1510 AND UBC CODE STANDARD 15-2. SYSTEM SHALL MEET UL-1256 CONSTRUCTION METHODS #136, #181 AND #206. ROOFING SYSTEM SHALL MEET TAS 114-D STANDARD FOR WIND UPLIFT AND UL-2218 STANDARD IMPACT RESISTANCE. ROOFING SYSTEM SHALL MEET REQUIRED ICC REVISED AC-12/ASTM C-1209 APPROVAL CRITERIA, FM GLOBAL APPROVAL STANDARDS, ENERGY STAR AND CRCC GUIDELINES.

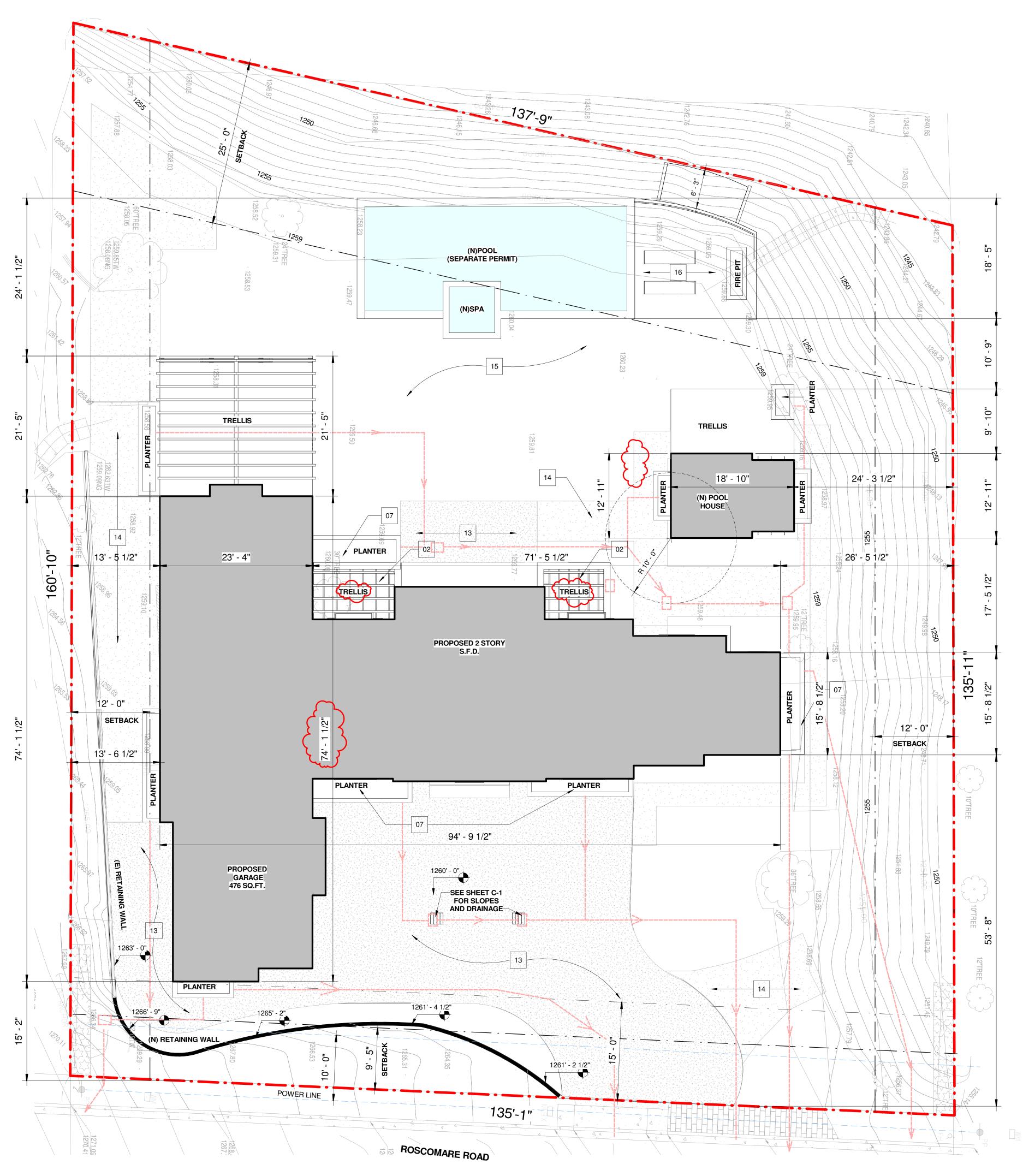
ROOFING MATERIAL SHALL HAVE A MIN. 3-YEAR AGED SOLAR REFLECTANCE AND THERMAL EMMITTANCE OR A MIN. SOLAR REFLECTANCE INDEX (SRI) EQUAL TO OR GREATER THAN THE VALUES SPECIFIED IN TABLES A4.106.5.1(1) AND A4.106.5.1(2) FOR LOW RISE RESIDENTIAL BUILDINGS

KEYNOTES

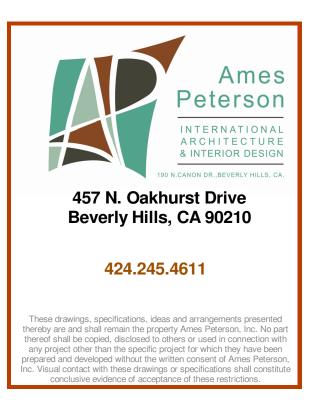
01 CLASS "A" STANDING SEAM METAL ROOF (see sheet A-0.9 for ICC report & details)

- 02 LIGHT WELL
- 03 SKY LIGHT (see sheet A-0.5 for ICC report & details)
- 04 250 SQ.FT. AREA FOR FUTURE SOLAR PANELS
- 05PATHWAY FOR ROUTING PLUMBING FROM SOLAR ZONE
TO THE MAIN SERVICE PANEL @ GARAGE
- 06 SOLAR PANEL SERVICE WALKWAY
- 07 PLANTER
- 08 ATTIC VENTS- (SEE CALCULATION ON SHEET A-2.2)

- METERS FOR
- NOTE:







PROJECT DIRECTORY:

DESIGNER: **Ames Peterson Design Studio** 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

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SOILS ENGINEER:

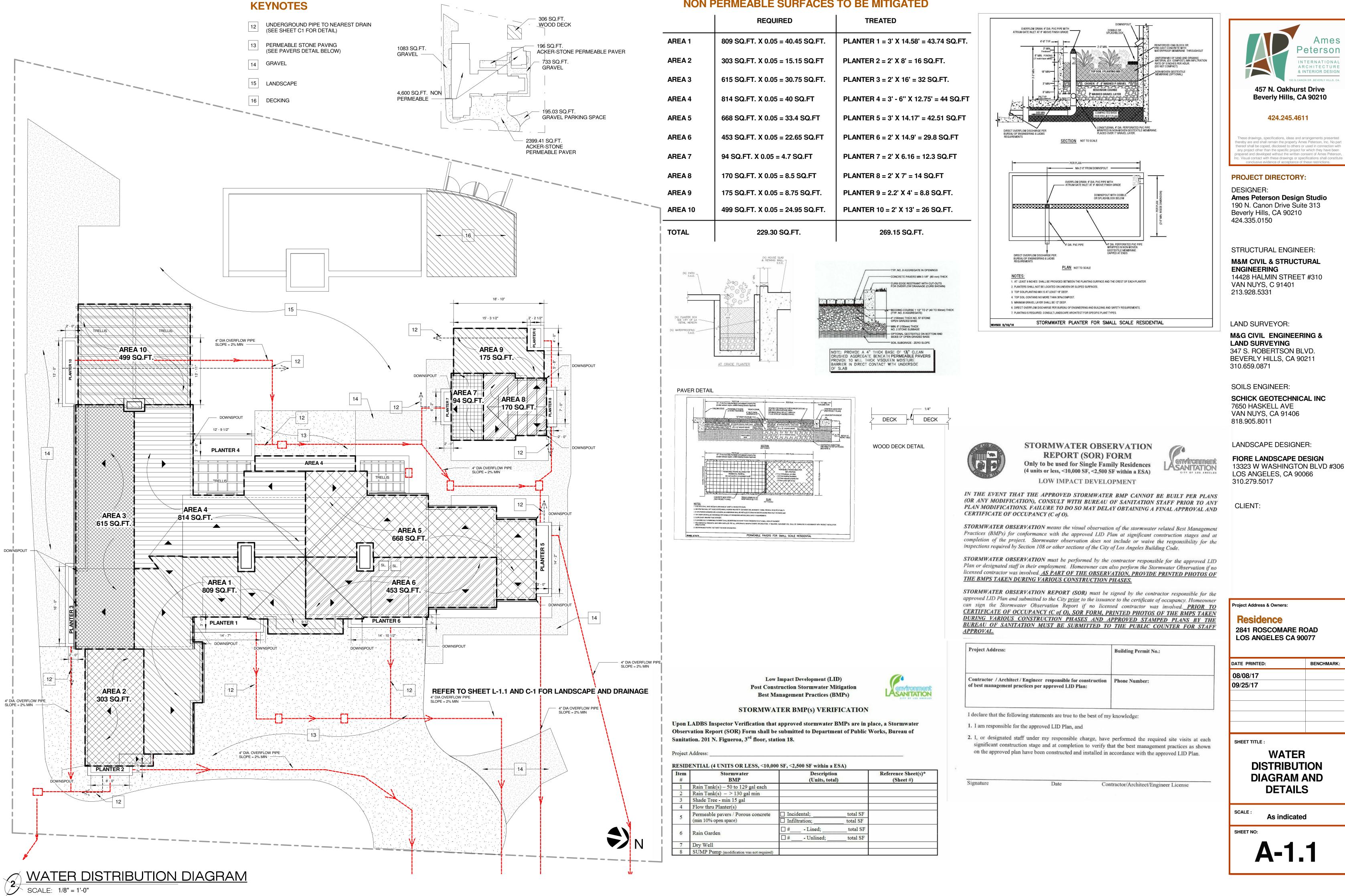
SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

Project Address & Owners: Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077			
DATE PRINTED:	BENCHMARK:		
08/08/17 09/25/17			
SHEET TITLE : SITE PLAN			
SCALE : As indicated			
SHEET NO:			

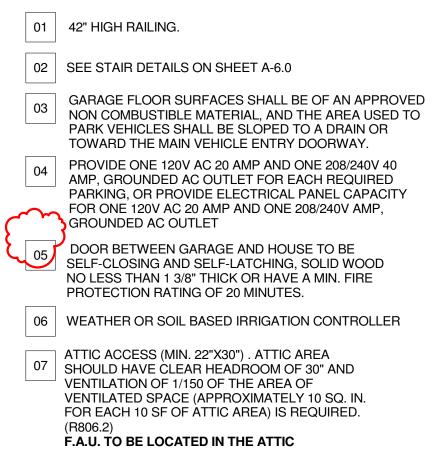






Item #	Stormwater BMP	Description (Units, tota	2.65	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 50 to 129 gal each			
2	Rain Tank(s) - > 130 gal min			
3	Shade Tree - min 15 gal			
4	Flow thru Planter(s)			
5	Permeable pavers / Porous concrete	□ Incidental;	total SF	
3	(min 10% open space)	□ Infiltration;	total SF	
6	Rain Garden	□ # Lined;	total SF	
	Kain Garden	□ # Unlined;	total SF	
7	Dry Well			
8	SUMP Pump (modification was not required)			

FLOOR PLAN KEYNOTES



08ADD AN EXTRA LAYER OF 5/8" TYPE 'X ' GYP. BD.@
(N) WALL BETWEEN GARAGE AND FOYER.
(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.)09EMERGENCY EXIT STEPS

OPENABLE TRELLIS GRILL

FLOOR PLAN GENERAL NOTES

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.

FOR GENERAL NOTES REFER TO A-0.1 SHEETS

FOR SITE PLAN REFER TO SHEET A-1.0

FOR SYMBOLS AND ABBREVIATIONS SEE SHEET A-0

APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND BE INTERCONNECTED SO ONE ALARM ACTIVATES ALL THE ALARMS IN THE HOUSE AND SHOULD RECEIVE THEIR POWER SOURCE FROM THE BUILDING WIRING WITH A BATTERY BACK UP AND LOW BATTERY SIGNAL.

THIS DEVICE SHOULD ALSO BE AN APPROVED CARBON MONOXIDE DETECTOR. (R314 AND R315)

DOOR BETWEEN GARAGE AND HOUSE TO BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD NO LESS THAN 1 3/8" THICK OR HAVE A MIN. FIRE

PROTECTION RATING OF 20 MINUTES. UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING.

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.

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

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

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 THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGLES TO REMOVE ANY GRAEFITI WHITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

24" CLEAR IN FRONT OF TOILETS AND PROVIDE 15" MIN. DISTANCE BETWEEN CENTER OF TOILET AND ANY ADJACENT WALL OR CABINET. NEW EXHAUST FAN OVER TOILET: PANASONIC FV-11VQ5 WhisperCeiling Fan-Quiet. (See specs on A-0.2 and notes on symbol)

W.P. GFI PLUG ABOVE COUNTER

PROVIDE ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR EACH REQUIRED PARKING, OR PROVIDE ELECTRICAL PANEL CAPACITY FOR ONE 120V AC 20 AMP AND ONE 208/240V AMP, GROUNDED AC OUTLET

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)

FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT

PROVIDE A MIN. 1" LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT.THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.

THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE *EV* CHARGING AS *EV* CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED *EV* CAPABLE.

ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ.IN. FOR EACH 10 SQ.FT. OF ATTIC AREA) IS REQUIRED. (R806.2)

ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22"x30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. *IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.* (R807.1)

SYMBOLS

NEW WALLS

RAIN BARRELS

EXISTING WALLS TO REMAIN

- DOWNSPOUTS REFER TO SHEET A-1.0 FOR RAIN DISTRIBUTION INTO
- 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-0.2)
- APPROVED **SMOKE DETECTOR** ALARM EQUIPPED WITH APPROVED **CARBON-MONOXIDE** ALARM.
- (SEE SHEET NOTE ON THIS SAME SHEET) 2-0" 24" CLEAR INFRONT OF TOILETS
 - CHANGE OF ELEVATION
 - W.P.GFI PLUG ABOVE COUNTER
 - FLOOR LEVEL SYMBOL

P PROPERTY LINE

A WET BAR WILL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO HOT WATER, NO GARBAGE DISPOSAL, NO 220 v. ELECTRICAL, NO GAS OUTLET AND NO MORE THAN 10 SF OF COUNTER SURFACE AREA. (ZA 90-0080 (ZAI))

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GLAZING REQUIREMENTS

1.GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (see exceptions) (R308.4):

- A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 B.GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO
- A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE
- FLOOR OR WALKING SURFACE. C.GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
- 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
- 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING. D.GLAZING IN RAILING.

E.GLAZING IN ENCLOSURES FOR OR WALLSFACING HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY

ABOVE ANY STANDING OR WALKING SURFACE. F.GLAZING N WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS

WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE

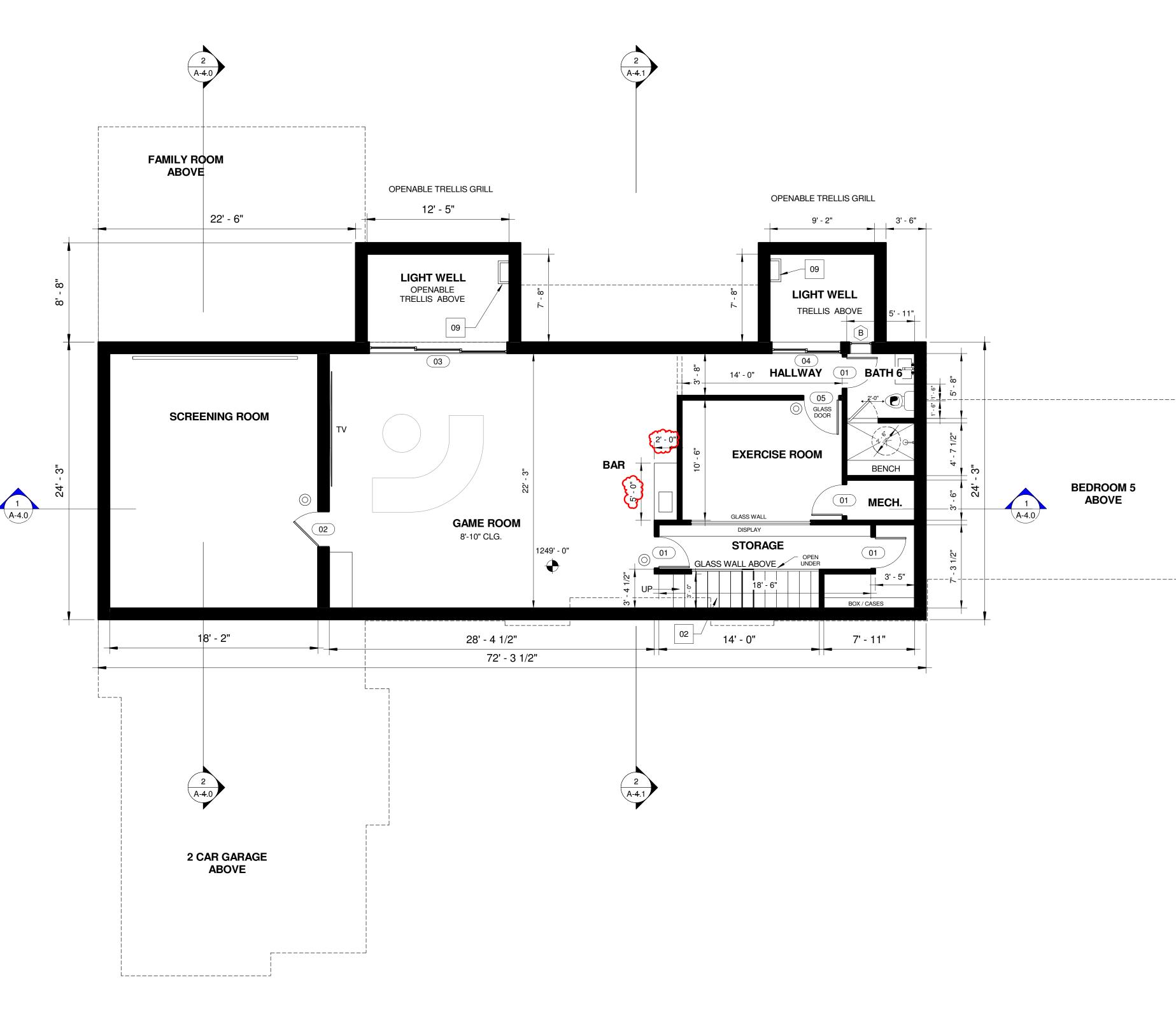
WATER'S EDGE. **G**.GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF

THE ADJACENT WALKING SURFACE OF STAIRWAY LANDING BETWEEN FLIGHTS OF STAIRS AND RAMPS. H.GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A

STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF

THE BOTTOM TREAD.





BASEMENT SCALE: 3/16" = 1'-0"



PROJECT DIRECTORY:

DESIGNER: **Ames Peterson Design Studio** 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

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CLIENT:

Project Address & Owners:

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09/25/17	
SHEET TITLE :	
BASEMENT F	
	LUUN
PLAN	
SCALE : As indicated	
AS indicated	
SHEET NO:	
A-2 .	0



FLOOR PLAN KEYNOTES

01 42" HIGH RAILING.

02 SEE STAIR DETAILS ON SHEET A-6.0

GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED

NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR

TOWARD THE MAIN VEHICLE ENTRY DOORWAY. PROVIDE ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR EACH REQUIRED PARKING, OR PROVIDE ELECTRICAL PANEL CAPACITY FOR ONE 120V AC 20 AMP AND ONE 208/240V AMP, GROUNDED AC OUTLET

DOOR BETWEEN GARAGE AND HOUSE TO BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD NO LESS THAN 1 3/8" THICK OR HAVE A MIN. FIRE PROTECTION RATING OF 20 MINUTES.

06 WEATHER OR SOIL BASED IRRIGATION CONTROLLER

ATTIC ACCESS (MIN. 22"X30") . ATTIC AREA SHOULD HAVE CLEAR HEADROOM OF 30" AND VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF OF ATTIC AREA) IS REQUIRED. (R806.2)

F.A.U. TO BE LOCATED IN THE ATTIC

ADD AN EXTRA LAYER OF 5/8" TYPE 'X ' GYP. BD.@ (N) WALL BETWEEN GARAGE AND FOYER. 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.)

09 EMERGENCY EXIT STEPS

FLOOR PLANGENERAL NOTES

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.

FOR GENERAL NOTES REFER TO A-0.1 SHEETS

FOR SITE PLAN REFER TO SHEET A-1.0

FOR SYMBOLS AND ABBREVIATIONS SEE SHEET A-0

APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND BE INTERCONNECTED SO ONE ALARM ACTIVATES ALL THE ALARMS IN THE HOUSE AND SHOULD RECEIVE THEIR POWER SOURCE FROM THE BUILDING WIRING WITH A BATTERY BACK UP AND LOW BATTERY SIGNAL

THIS DEVICE SHOULD ALSO BE AN APPROVED CARBON MONOXIDE DETECTOR. (R314 AND R315)

DOOR BETWEEN GARAGE AND HOUSE TO BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD NO LESS THAN 1 3/8" THICK OR HAVE A MIN. FIRE PROTECTION RATING OF 20 MINUTES.

UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED LABELING AGENCY.

SUCH LABEL SHALL STATE THE APPROVED AGENCY NAME PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING.

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.

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

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

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 THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGLES TO REMOVE ANY GRAFFITI WHITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

24" CLEAR IN FRONT OF TOILETS AND PROVIDE 15" MIN. DISTANCE BETWEEN CENTER OF TOILET AND ANY ADJACENT WALL OR CABINET. NEW EXHAUST FAN OVER TOILET:

PANASONIC FV-11VQ5 WhisperCeiling Fan-Quiet. (See specs on A-0.2 and notes on symbol) W.P. GFI PLUG ABOVE COUNTER

PROVIDE ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR EACH REQUIRED PARKING, OR PROVIDE ELECTRICAL PANEL CAPACITY FOR ONE 120V AC 20 AMP AND ONE 208/240V AMP, GROUNDED AC OUTLET

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)

FOR FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT

PROVIDE A MIN. 1" LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.

THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO

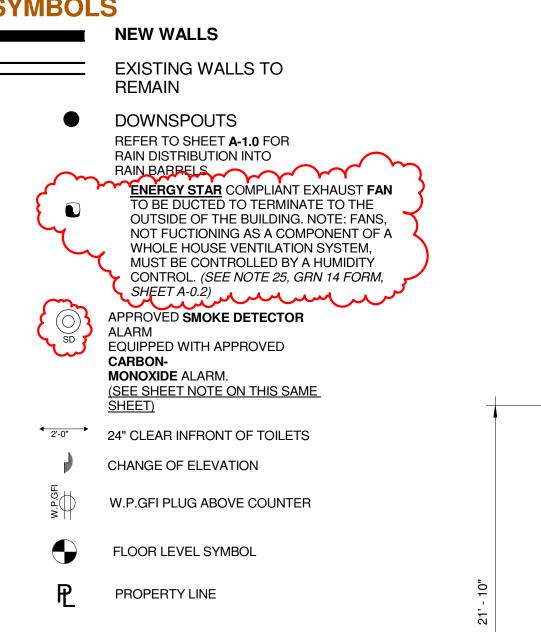
INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

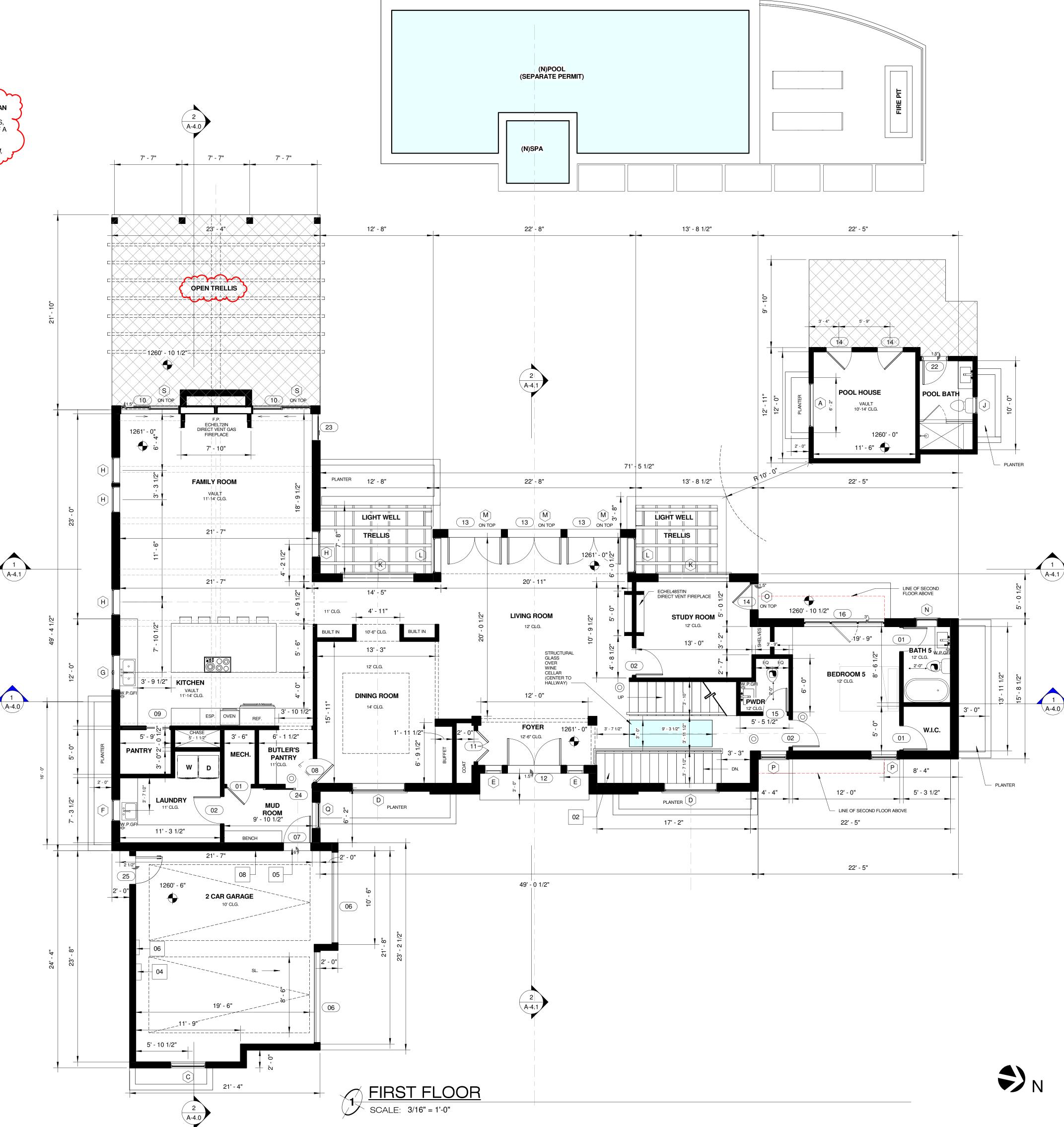
ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ.IN. FOR EACH 10 SQ.FT. OF ATTIC AREA) IS REQUIRED. (R806.2)

ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22"x30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE. (R807.1)

SYMBOLS



A WET BAR WILL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO HOT WATER, NO GARBAGE DISPOSAL, NO 220 v. ELECTRICAL, NO GAS OUTLET AND NO MORE THAN 10 SF OF COUNTER SURFACE AREA. (ZA 90-0080 (ZAI))





PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL

ENGINEERING 14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. **BEVERLY HILLS, CA 90211** 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

CLIENT:

Project Address & Owners:

DATE PRINTED:	BENCHMARK:
08/08/17	
09/25/17	
SHEET TITLE :	
FIRST FLOOR	PLAN
00415	
SCALE : As indicated	i
SHEET NO:	
A-2.1	
	1

FLOOR PLAN KEYNOTES

01 42" HIGH RAILING.

- 02 SEE STAIR DETAILS ON SHEET A-6.0
- 03GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED
NON COMBUSTIBLE MATERIAL, AND THE AREA USED TO
PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR
TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- 04 PROVIDE ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP, GROUNDED AC OUTLET FOR EACH REQUIRED PARKING, OR PROVIDE ELECTRICAL PANEL CAPACITY FOR ONE 120V AC 20 AMP AND ONE 208/240V AMP, GROUNDED AC OUTLET
- 05 DOOR BETWEEN GARAGE AND HOUSE TO BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD NO LESS THAN 1 3/8" THICK OR HAVE A MIN. FIRE PROTECTION RATING OF 20 MINUTES.
- 06 WEATHER OR SOIL BASED IRRIGATION CONTROLLER
- 07 ATTIC ACCESS (MIN. 22"X30") . ATTIC AREA SHOULD HAVE CLEAR HEADROOM OF 30" AND VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ. IN. FOR EACH 10 SF OF ATTIC AREA) IS REQUIRED. (R806.2) F.A.U. TO BE LOCATED IN THE ATTIC
- 08ADD AN EXTRA LAYER OF 5/8" TYPE 'X ' GYP. BD.@
(N) WALL BETWEEN GARAGE AND FOYER.
(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.)09EMERGENCY EXIT STEPS

OPENABLE TRELLIS GRILL FLOOR PLAN GENERAL NOTES

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FOR GENERAL NOTES REFER TO A-0.1 SHEETS

FOR SITE PLAN REFER TO SHEET A-1.0

FOR SYMBOLS AND ABBREVIATIONS SEE SHEET A-0 **APPROVED SMOKE ALARMS** SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM AND BE INTERCONNECTED SO ONE ALARM ACTIVATES ALL THE ALARMS IN THE HOUSE AND SHOULD RECEIVE THEIR POWER SOURCE FROM THE BUILDING WIRING WITH A BATTERY BACK UP AND LOW BATTERY

SIGNAL. THIS DEVICE SHOULD ALSO BE AN APPROVED CARBON MONOXIDE DETECTOR. (R314 AND R315)

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PROTECTION RATING OF 20 MINUTES. UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING.

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.

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THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

VISIBLY MARKED EV CAPABLE. ATTIC VENTILATION OF 1/150 OF THE AREA OF VENTILATED SPACE (APPROXIMATELY 10 SQ.IN. FOR EACH 10 SQ.FT. OF ATTIC AREA) IS REQUIRED. (R806.2)

ATTIC AREA HAVING CLEAR HEADROOM OF 30" MUST HAVE AN ACCESS OPENING (22"x30" MINIMUM). ACCESS SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. *IT IS NOT ALLOWED WITHIN A SMALL CLOSET SPACE.* (R807.1)

SYMBOLS

NEW WALLS

EXISTING WALLS TO REMAIN

- DOWNSPOUTS
 REFER TO SHEET A-1.0 FOR RAIN DISTRIBUTION INTO RAIN BARRELS
- ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT 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-0.2) APPROVED SMOKE DETECTOR ALARM EQUIPPED WITH APPROVED CARBON-MONOXIDE ALARM. (SEE SHEET NOTE ON THIS SAME SHEET) 2'-0" 24" CLEAR INFRONT OF TOILETS CHANGE OF ELEVATION
- FLOOR LEVEL SYMBOL
- PROPERTY LINE

A WET BAR WILL NOT BE CONSIDERED AS A KITCHEN PROVIDED IT HAS NO HOT WATER, NO GARBAGE DISPOSAL, NO 220 v. ELECTRICAL, NO GAS OUTLET AND NO MOBE THAN 10 SE OF COUNTER SUBFACE ABEA

NO MORE THAN 10 SF OF COUNTER SURFACE AREA. (ZA 90-0080 (ZAI))

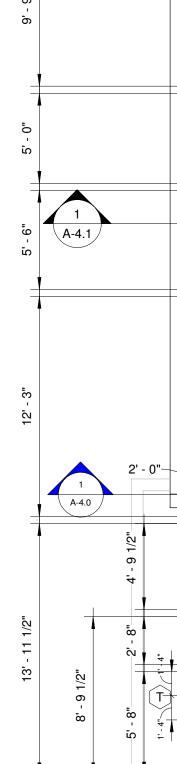
ATTIC AREA VENTILATION

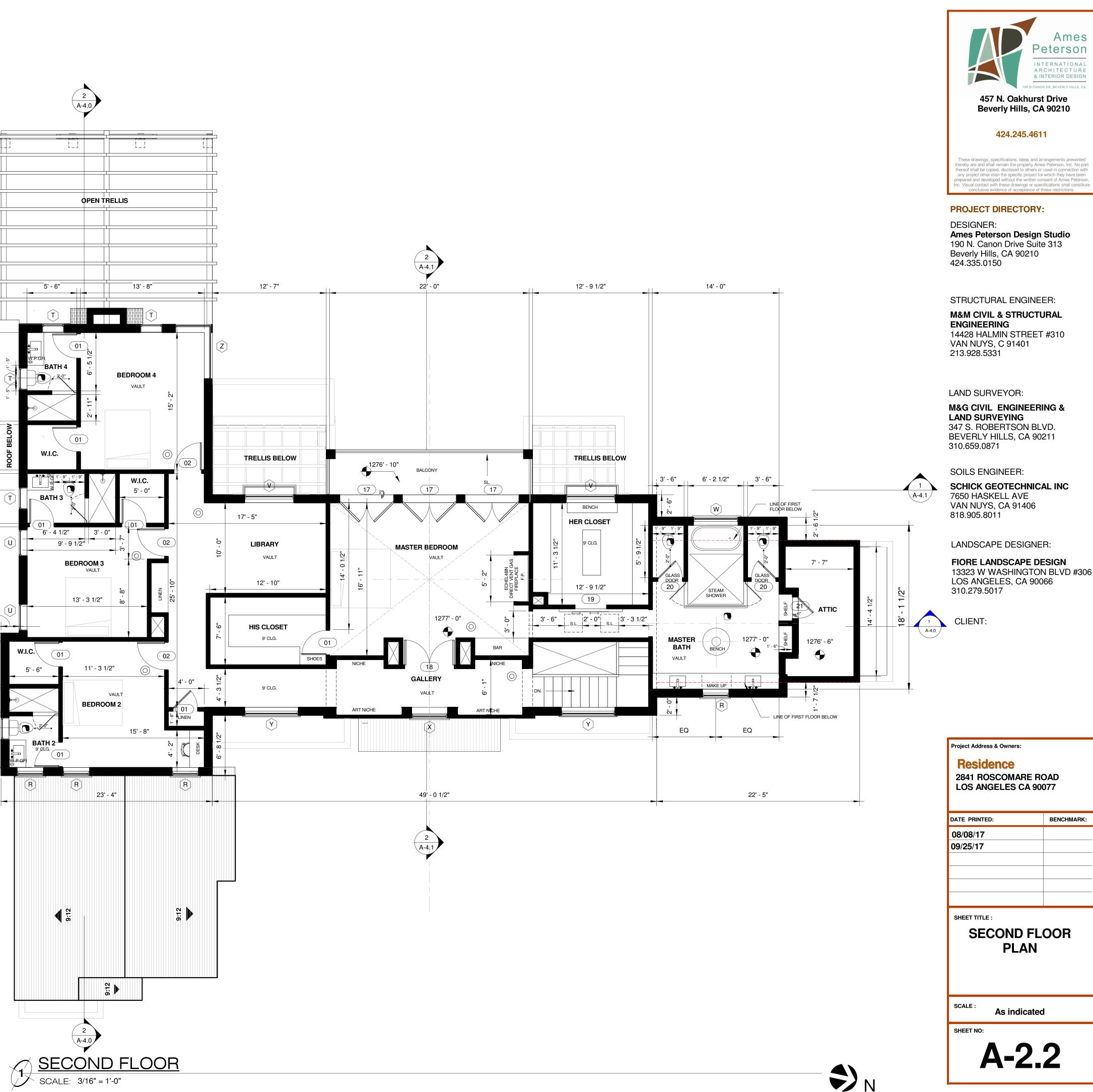
ATTIC SQ. FT. 99 SQ. FT / 150 = 0.66 x 144 = 95.04 sq.in. 95.04 sq. in IN NET FREE EXHAUST 95.04 sq.in. IN NET FREE AREA INTAKE

FOR **EXHAUST**: UTILIZE (1) MASTER FLOW MODEL HCD144

WITH CAPACITY OF 144 sq.in. OF NET FREE AREA FOR **INTAKE** USE (2) MASTER FLOW

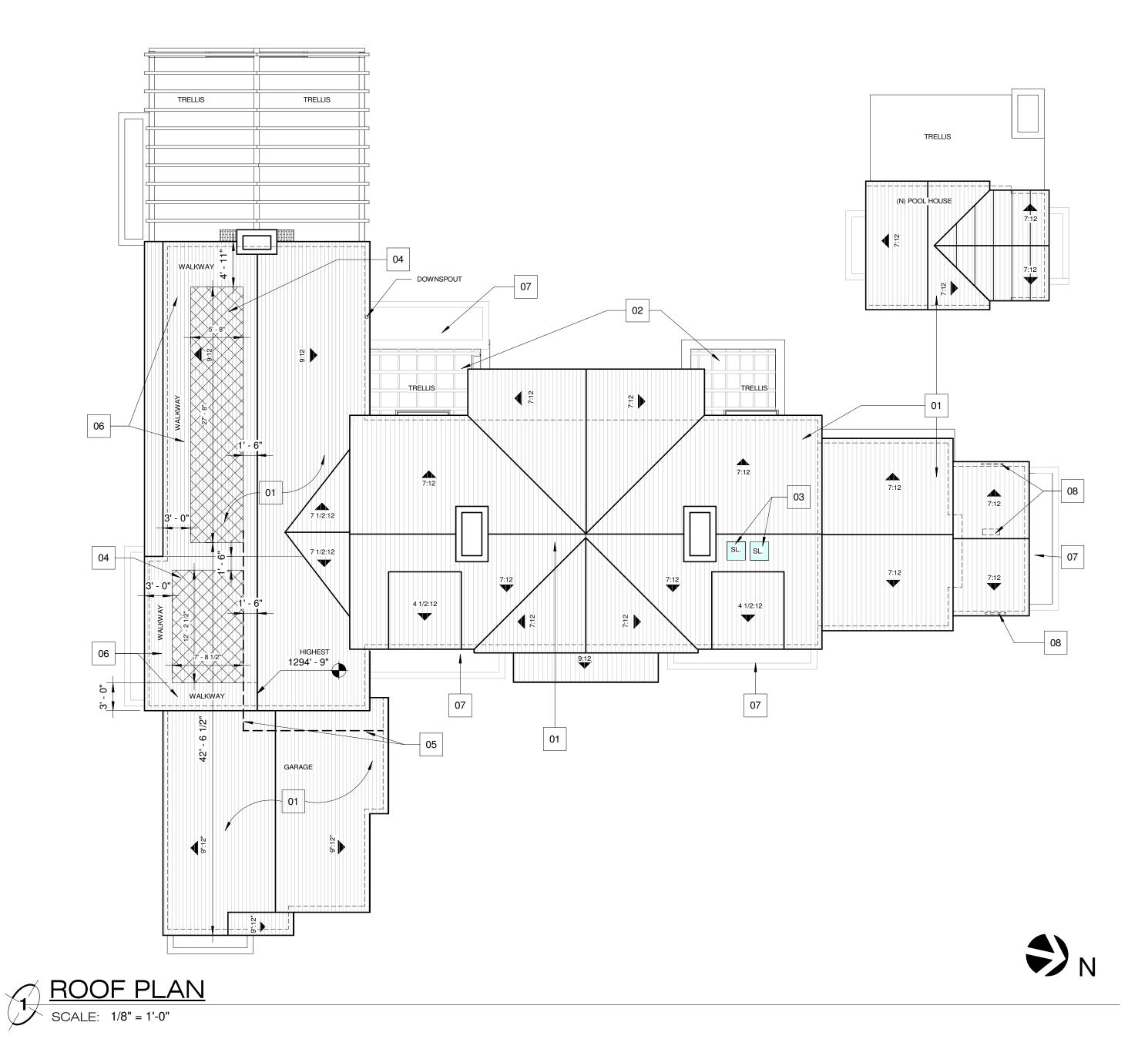
- MODEL:EAC16X8= 65 sq.in. NFAeach at marked locations
- * OPENINGS SHALL HAVE CORROSION- RESISTANT
- WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-in. MIN. AND 1/4-in. MAX. OPENING. * A MINIMUM OF 1=in. AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING (R806.3) * UNVENTED ATTIC ASSEMBLIES SHALL MEET ALL THE CONDITIONS IN SECTION R806.5





KEYNOTES

STANDING SEAM METAL ROOF (see sheet A-0.9 for ICC re
LL
(see sheet A-0.5 for ICC report & details)
AREA FOR FUTURE SOLAR PANELS
FOR ROUTING PLUMBING FROM SOLAR ZONE AIN SERVICE PANEL @ GARAGE
NEL SERVICE WALKWAY
ITS- (SEE CALCULATION ON SHEET A-2.2)
PLAN NOTES
12" = 1'-0"



eport & details)



PROJECT DIRECTORY:

DESIGNER: **Ames Peterson Design Studio** 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL ENGINEERING

14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

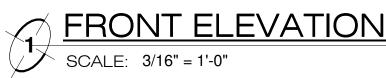
Project Address & Owners: Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077		
DATE PRINTED:	BENCHMARK:	
08/08/17 09/25/17		
SHEET TITLE : ROOF PLAN		
SCALE : As indicated		
SHEET NO:		
A-2.3		

- 01 SMOOTH STUCCO FINSIH
- 02 STANDING SEAM METAL ROOF. COLOR:DARK GREY
- GREY ICC #2048 (see sheet A-0.9 for ICC report and details) 03 42" HIGH RAILING
- 04 SKYLIGHT (see sheet A-0.5 for ICC report and details)
- 05 WOOD SIDING FINISH (THERMORY ASH)
- 06 RETAINING WALL
- 07 PLANTERS
- 08 ELECTRIC PANEL
- 09 DOWNSPOUTS
- 10 STONE FINISH
- 11 WOOD DECK (THERMORY ASH)
- 12 UNDERGROUND PIPE TO NEARESTDRAIN SEE SHEET C1 FOR DETAIL

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 BASEMENT. R-23 FIRST AND SECOND FLOOR FLOOR INSULATION: R-19 **ROOF INSULATION: R-30**



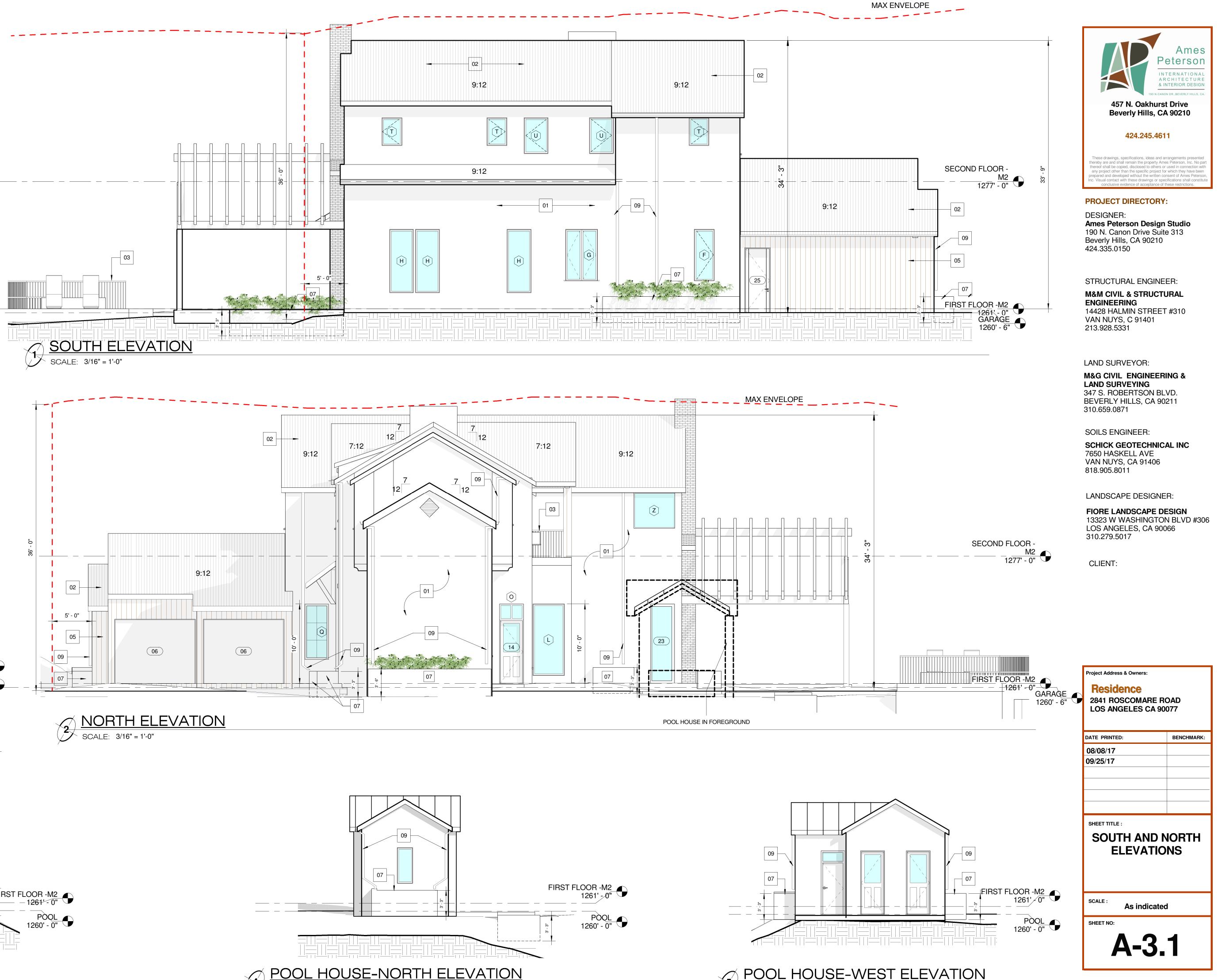




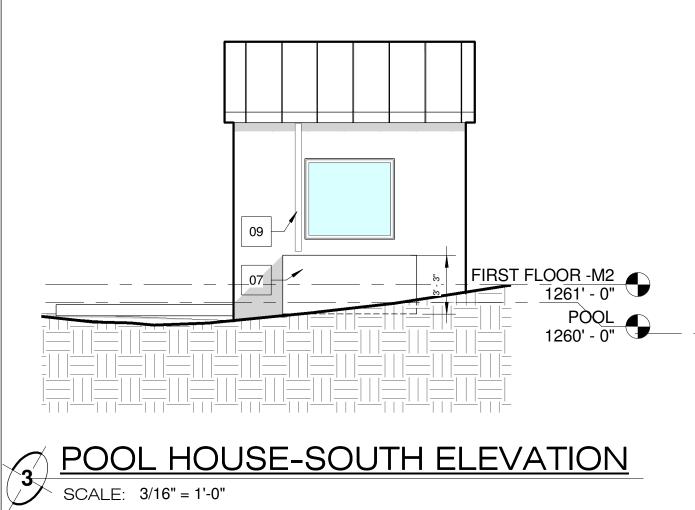
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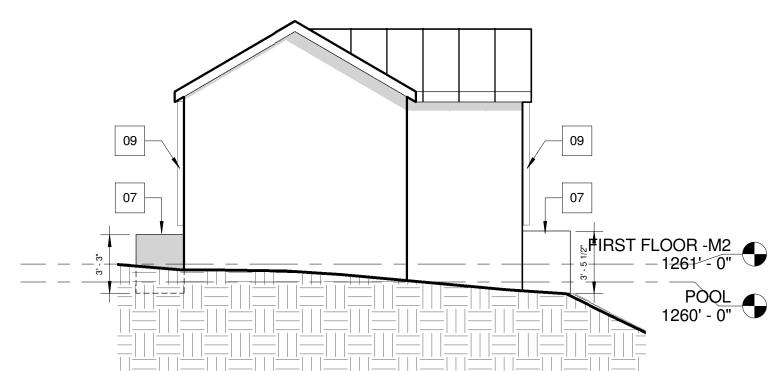
GENERAL NOTES:

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- 3. WALL INSULATION: R-13 BASEMENT. **R-23 FIRST AND SECOND FLOOR** FLOOR INSULATION: R-19 **ROOF INSULATION: R-30**







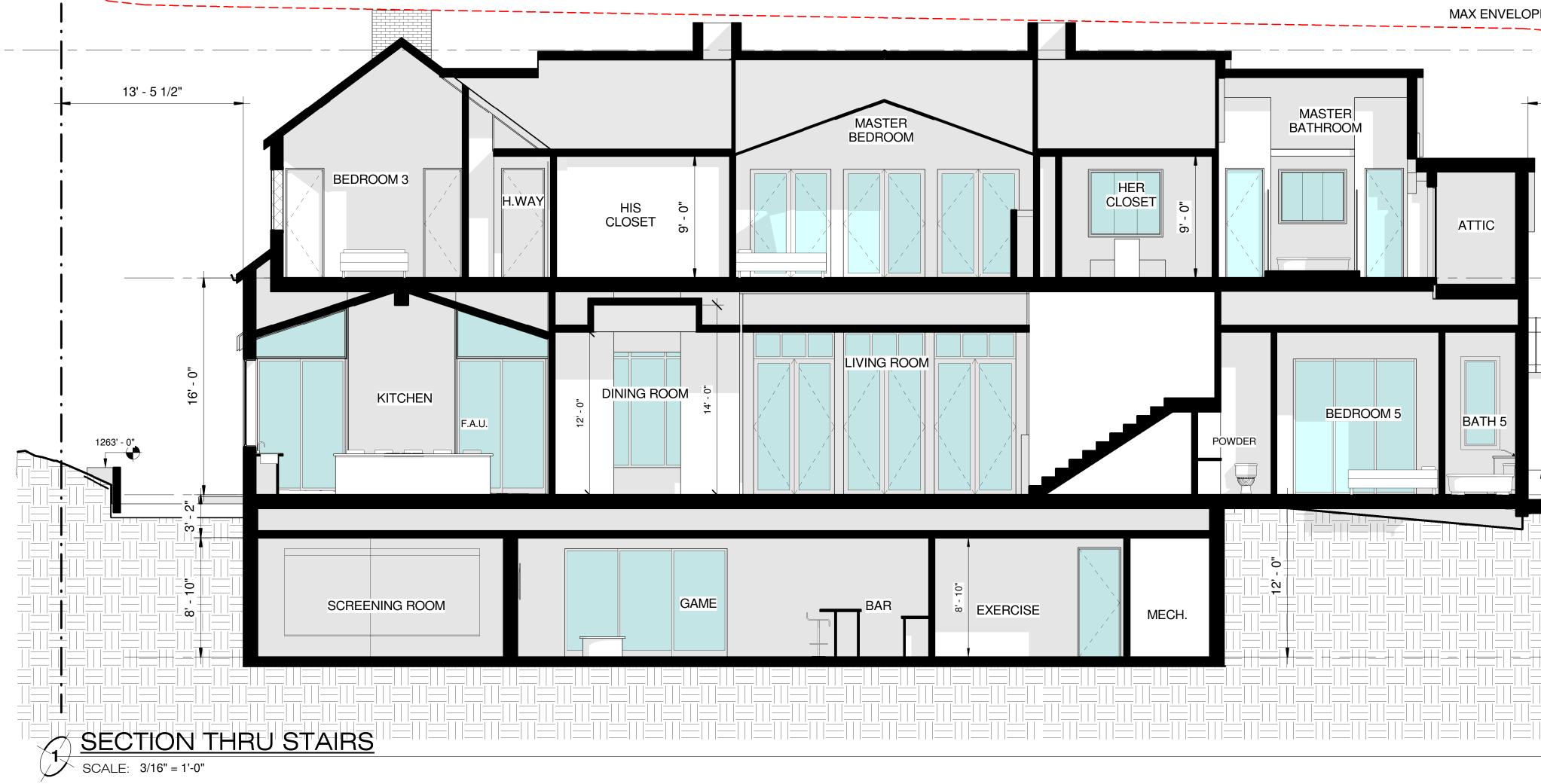




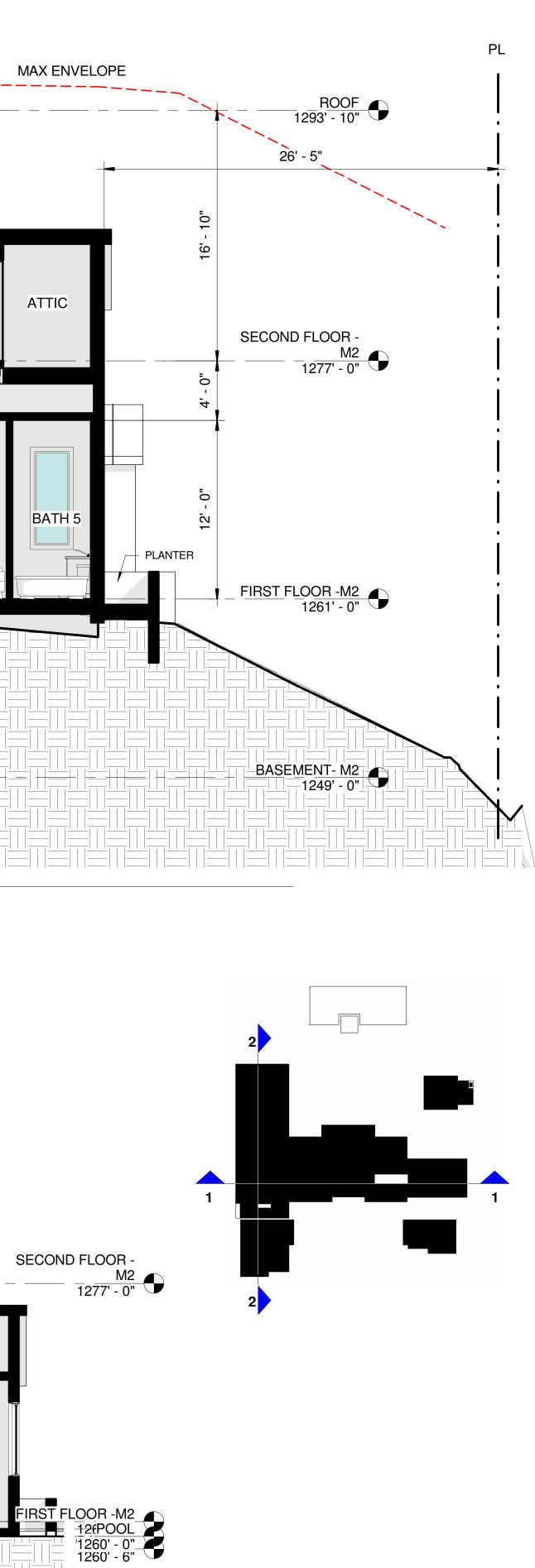
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GENERAL NOTES:

- **1. UNDER FLOOR ACCESS OPENING SHALL BE A MINIMUM** 16" X 24" WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A MINIMUM 18" X 24" WHEN THE OPENING IS THROUGH A FLOOR.
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- 3. WALL INSULATION: R-13 BASEMENT. **R-23 FIRST AND SECOND FLOOR** FLOOR INSULATION: R-19 ROOF INSULATION: R-30







BASEMENT- M2 1249' - 0"



PROJECT DIRECTORY:

DESIGNER: Ames Peterson Design Studio 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

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14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

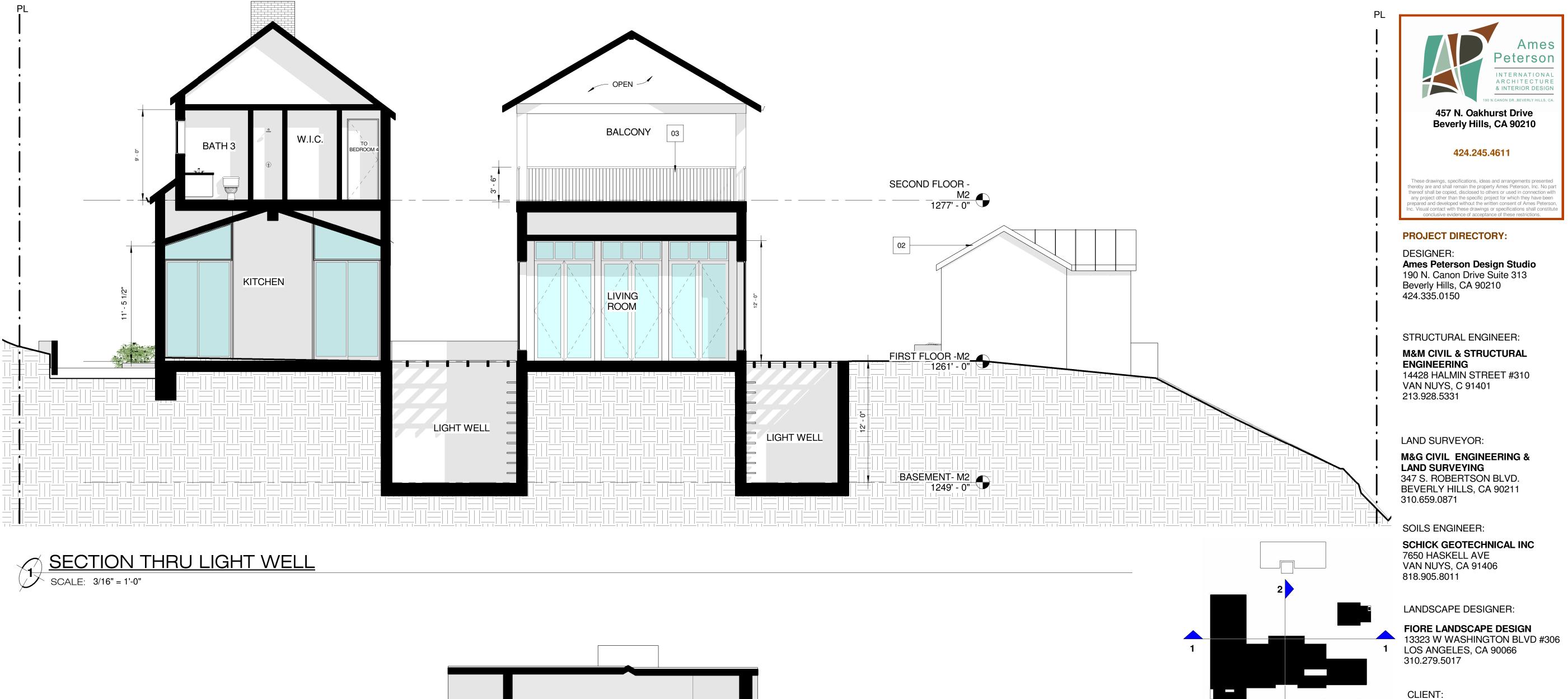
FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

Project Address & Owners: Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077	
DATE PRINTED:	BENCHMARK:
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SHEET TITLE : SECTION	S
SCALE : As indicated	1
SHEET NO:	
A-4 .	0

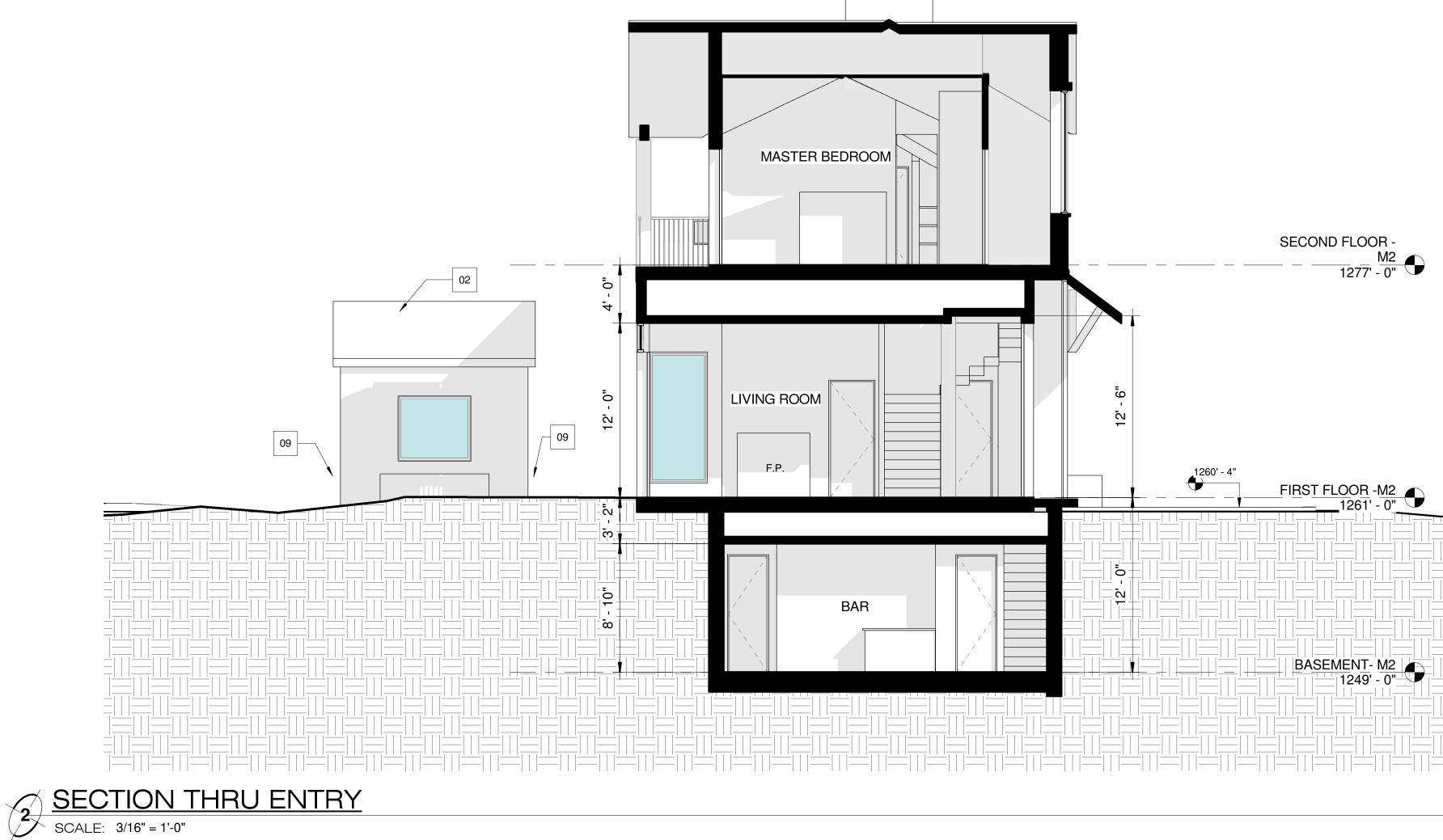
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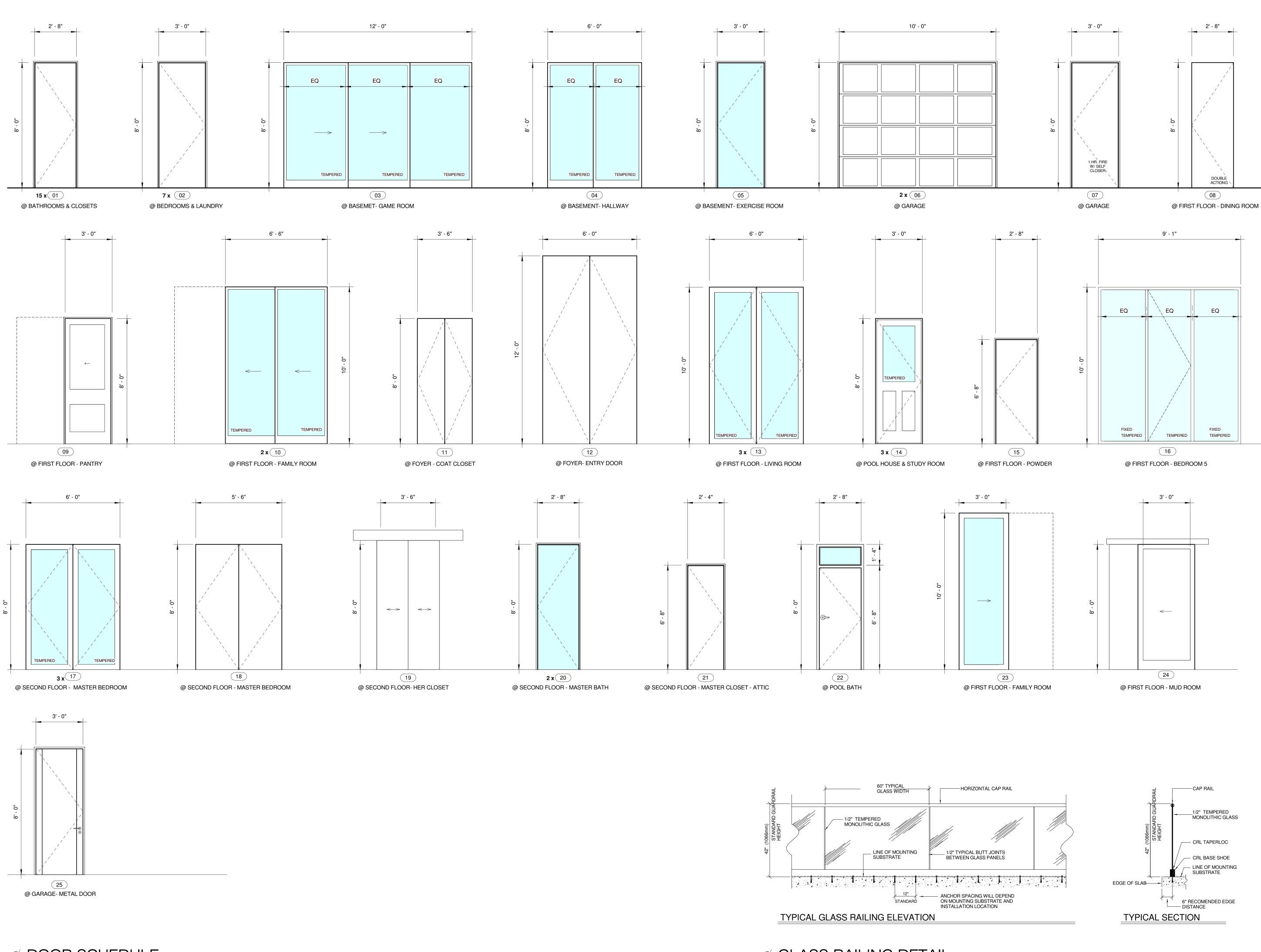




Project Address & Owners:

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2011 5	
SCALE : As indicated	l
SHEET NO:	
A-4 .	1



DOOR SCHEDULE

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





DESIGNER: **Ames Peterson Design Studio** 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

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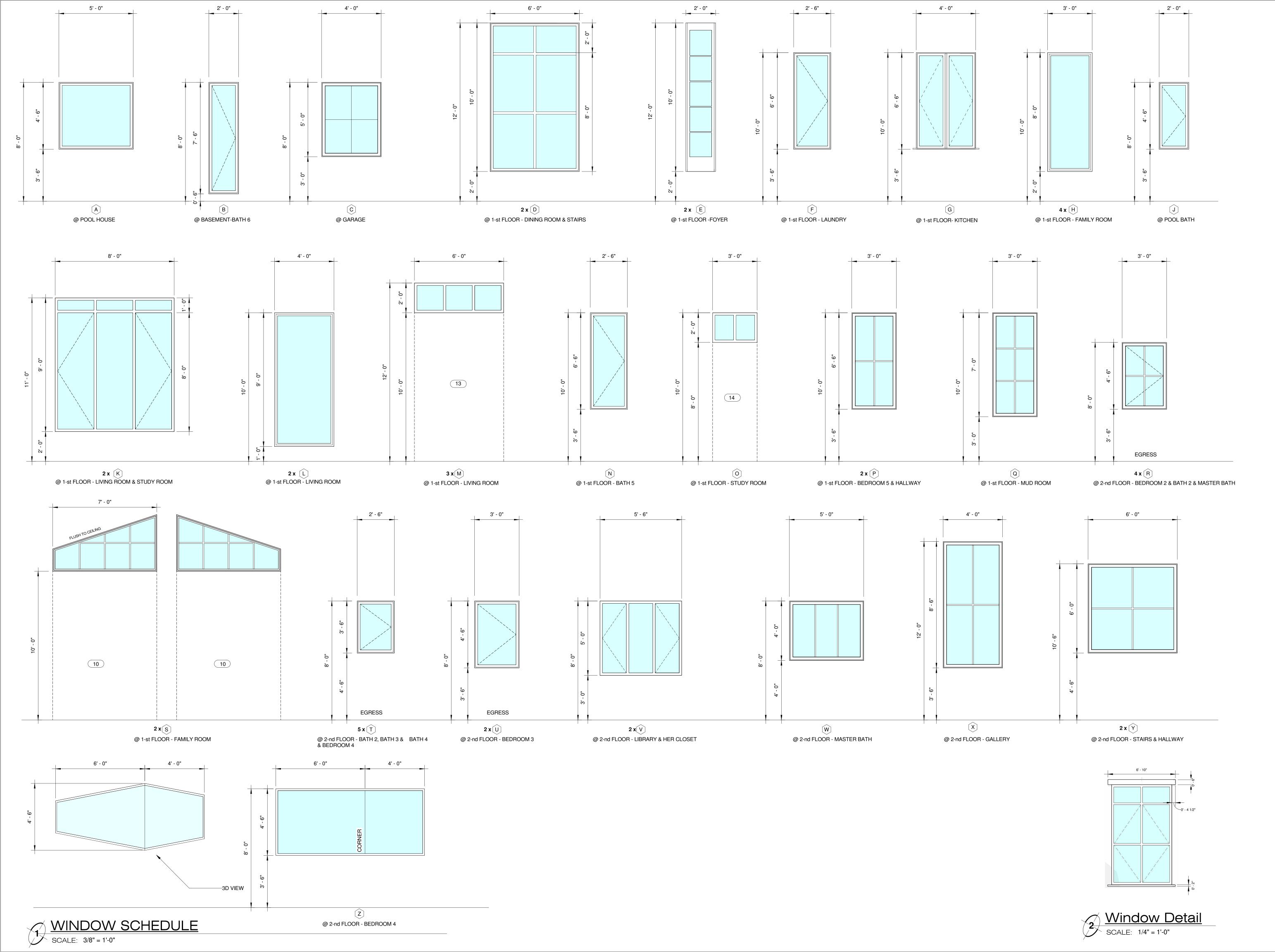
SOILS ENGINEER:

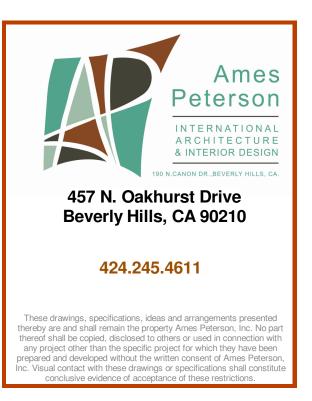
SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

Project Address & Owners: Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077		
DATE PRINTED:	BENCHMARK:	
08/08/17		
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SHEET TITLE :		
DOOR SCHEDULE		
SCALE : As indicated		
SHEET NO:		
A-5.0		





PROJECT DIRECTORY:

DESIGNER: **Ames Peterson Design Studio** 190 N. Canon Drive Suite 313 Beverly Hills, CA 90210 424.335.0150

STRUCTURAL ENGINEER:

M&M CIVIL & STRUCTURAL ENGINEERING

14428 HALMIN STREET #310 VAN NUYS, C 91401 213.928.5331

LAND SURVEYOR:

M&G CIVIL ENGINEERING & LAND SURVEYING 347 S. ROBERTSON BLVD. BEVERLY HILLS, CA 90211 310.659.0871

SOILS ENGINEER:

SCHICK GEOTECHNICAL INC 7650 HASKELL AVE VAN NUYS, CA 91406 818.905.8011

LANDSCAPE DESIGNER:

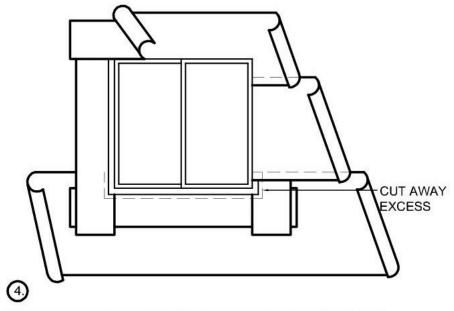
FIORE LANDSCAPE DESIGN 13323 W WASHINGTON BLVD #306 LOS ANGELES, CA 90066 310.279.5017

Project Address & Owners: Residence 2841 ROSCOMARE ROAD LOS ANGELES CA 90077		
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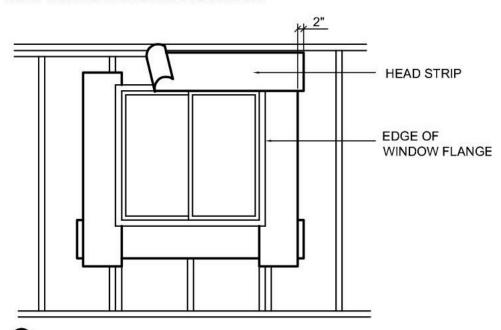
NOTES

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

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

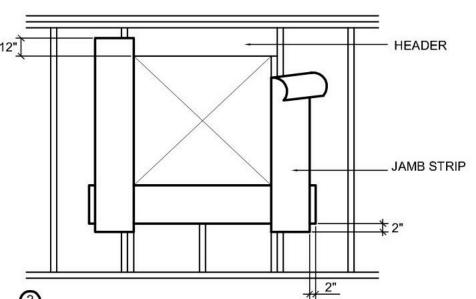


STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE. PAPER SHOULD RUN CONTINUOUSLY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



(3.)

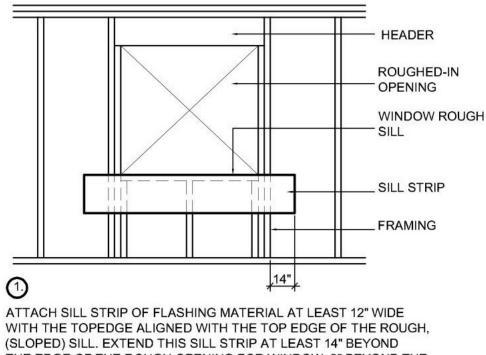
APPLY A CONTINUOUS BEAD OF SEALANT TO THE BRICK SURFACE OF THE WINDOW FLANGE. INSTALL WINDOW INTO ROUGH OPENING OVER SILL AND JAMB FLASHING STRIPS PER MANUFACTURER'S REQUIREMENTS. APPLY CONTINUOUS BEAD OF SEALANT TO THE FACE OF THE WINDOWS TOP FLANGE. ATTACH THE HEAD FLASHING OVER THE WINDOW FLANGE.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



(2)

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.



THE EDGE OF THE ROUGH OPENING FOR WINDOW, 2" BEYOND THE JAMB STRIP. ATTACH FLASHINGWITH CORROSION RESISTANT NAILS **OR RUST -RESISTANT STAPLES**



R612.2 Window sills

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

Exceptions:

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 ASTM F 2090.

R612.4 Window opening limiting devices.

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

R612.4.1 General requirements.

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

