



ABBREVIATIONS

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

SYMBOLS

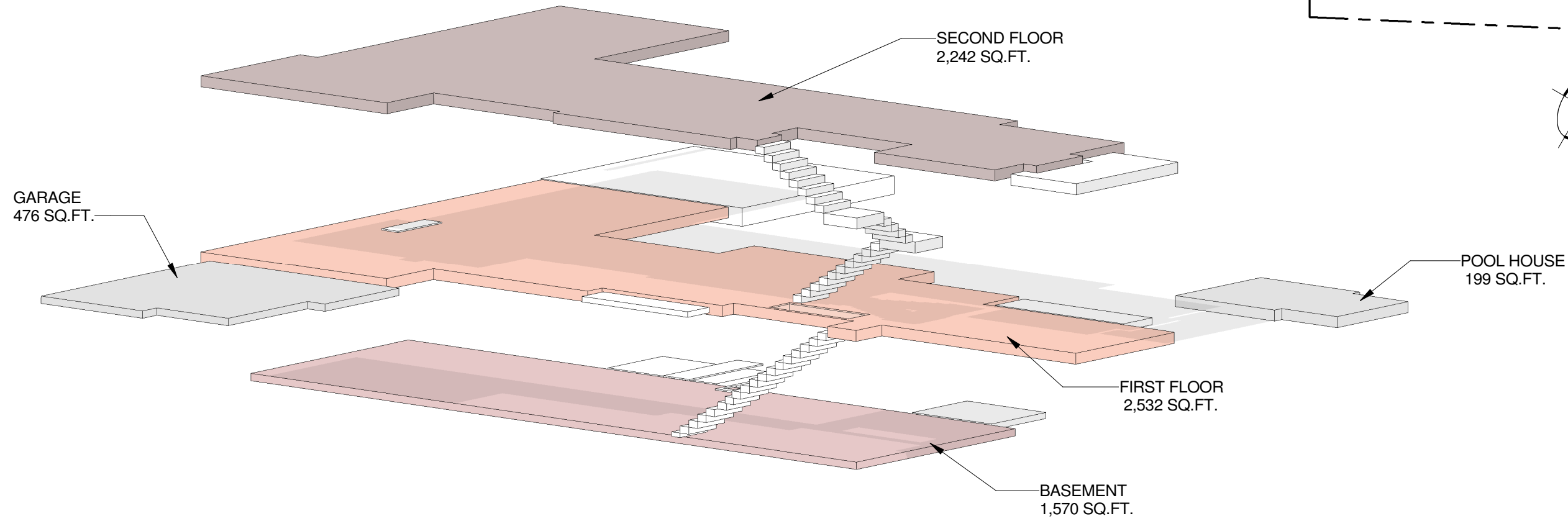
	ELEV. LETTER
	ELEV. SHEET
	BLDG. SECTION NUMBER
	BLDG. SECTION SHEET
	DETAIL NUMBER
	DIRECTION OF DETAIL
	DETAIL SHEET
	DETAIL NUMBER
	DETAIL SHEET
	REVISION NUMBER
	BLDG. HEIGHT REFERENCE POINT
	(N) DOOR SYMBOL (SEE SCHEDULE)
	(N) WINDOW SYMBOL (SEE SCHEDULE)
	(N) WALL TYPE
	(E) EXISTING TO REMAIN
	(N) NEW

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

ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

APPROVED SMOKE DETECTOR/ALARM-1,2) EQUIPPED WITH APPROVED CARBON-MONOXIDE ALARM. (SEE SHEET NOTE ON THIS SAME SHEET)

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



3D GRAPHIC SQUARE FOOTAGE SCALE: 1" = 20'-0"

Add Lot

Enter the Lot information after adding rows:

Lot	Frontage (ft)	Setback (ft)
1	112.75	11.75 ✖
2	149.42	35.42 ✖
3	135.08	25.17 ✖
4	217.25	9.42 ✖
5	160.58	7.17 ✖

Clear

Calculate

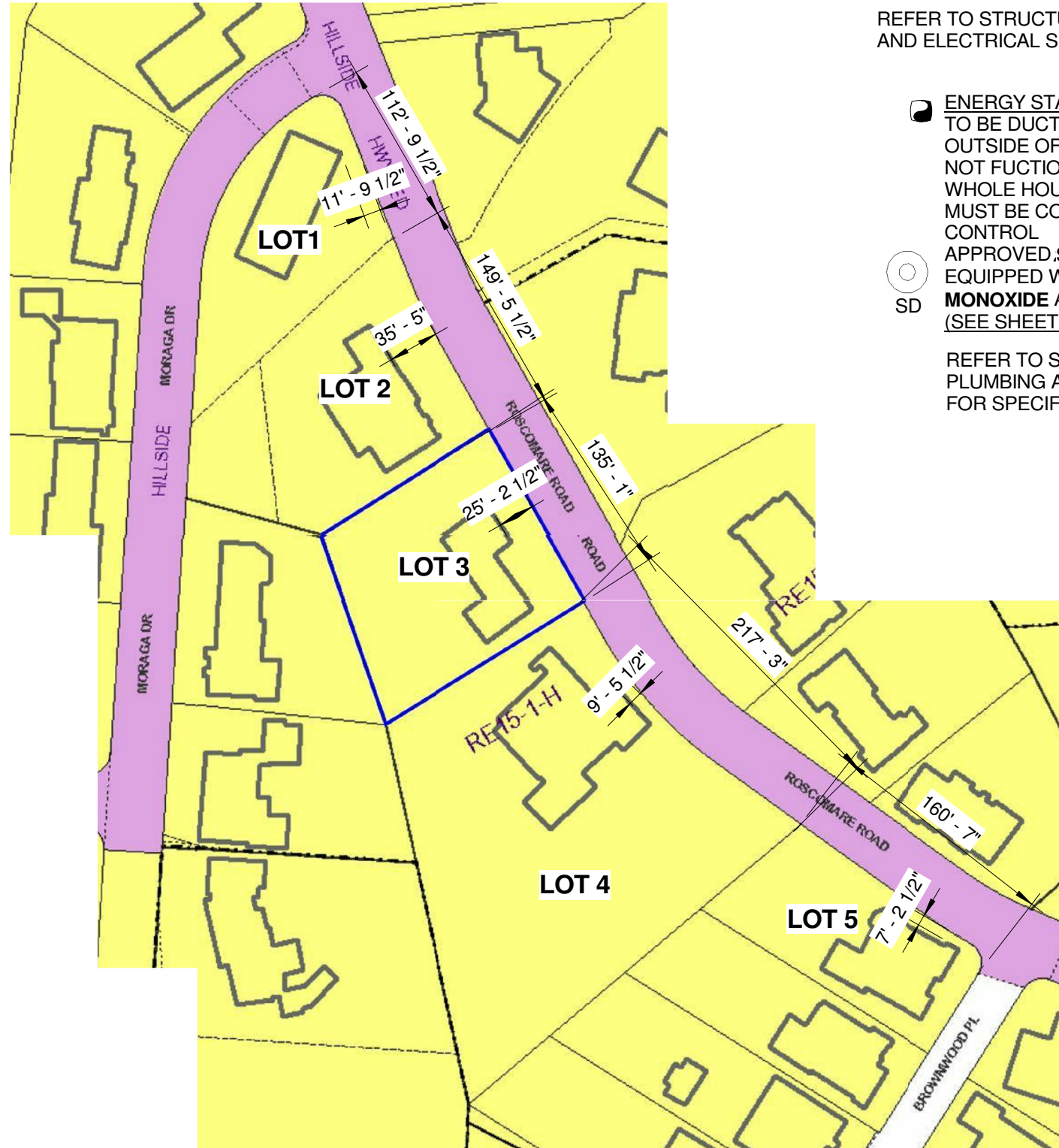
Results

Number of lots: 5
Prevailing Setback: 9.45 ft
Calculation:
Total no of lots entered: 5
Total frontage entered: 775.08 ft
40% from total frontage entered: 310.03 ft
No of lots used in the calculation: 3
Setback range used: 7.17 ft - 11.75 ft
Total frontage used in the calculation: 490.58 ft

Lots Used

Lot	Frontage (ft)	Setback (ft)
1	112.75	11.75
4	217.25	9.42
5	160.58	7.17

View Calculation Details



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

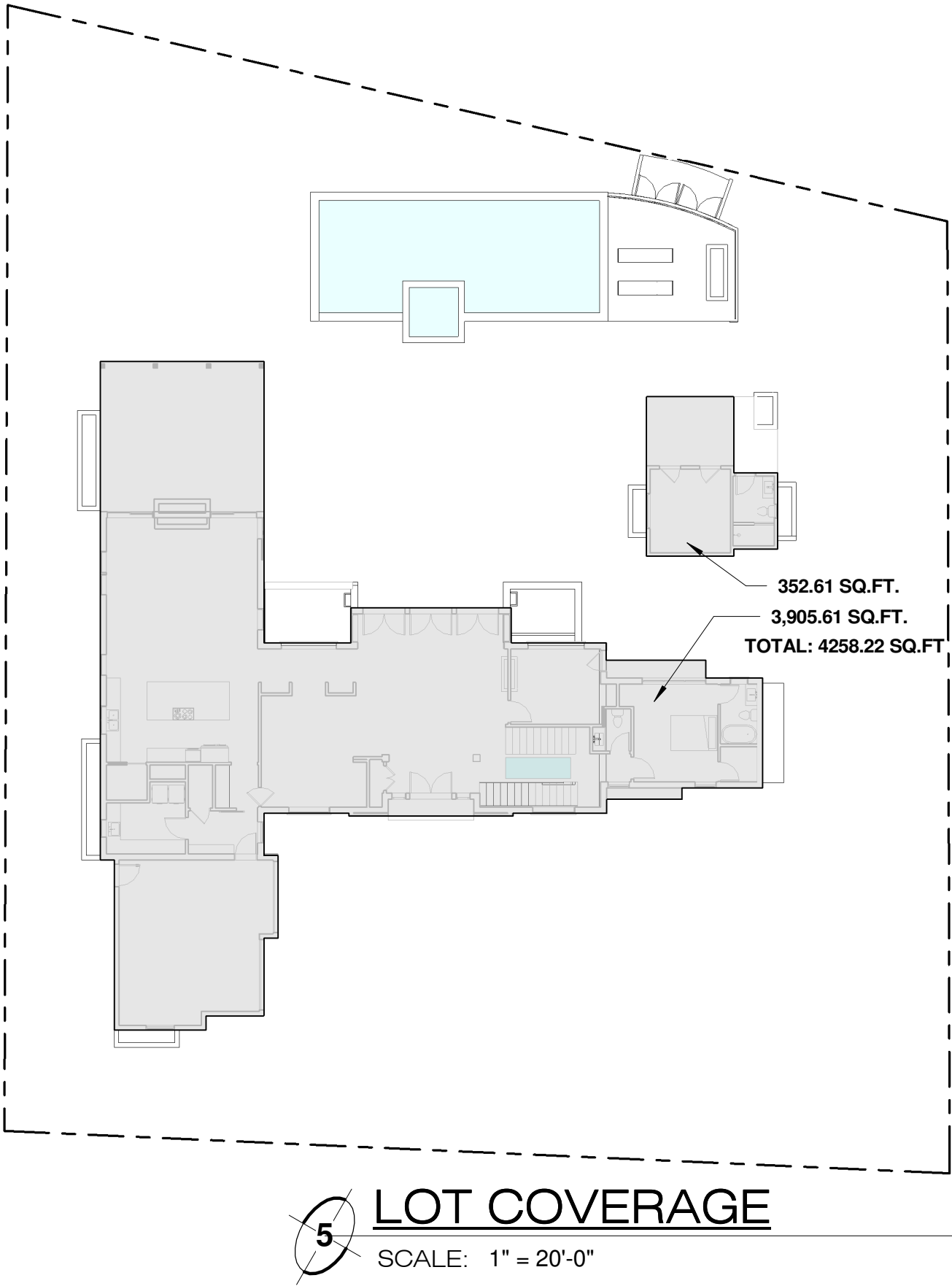
SCOPE OF WORK AND LOT COVERAGE

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%



BUILDING AREA ANALYSIS FLOOR AREA (RFA)

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

BUILDING AREA ANALYSIS (SCHOOL DISTRICT)

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

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	NONE
LOT	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: 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 PRIOR TO INSTALLATION.

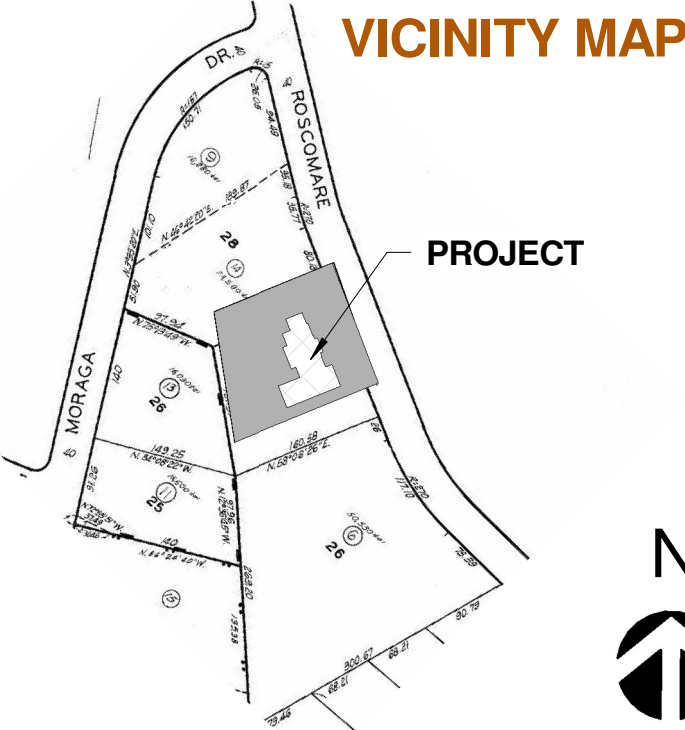
LOT AREA: 19,923.74 SQ.FT.

MAX RFA PER SLOPE ANALYSIS: 6,082.856 SQ.FT.

PROPOSED BLDG. HEIGHT: 34'-3"

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S2	FIRST FLOOR FRAMING / UPPER FOUNDATION PLAN
S3	SECOND FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	ROOFED PORCH/ POOL HOUSE /GARAGE FRAMING PLAN
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SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS
SD4	STRUCTURAL DETAILS
SD5	STRUCTURAL DETAILS
C-1	GRADING PLAN
C-2	GRADING SECTION



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DATE PRINTED:	BENCHMARK:
08/08/17	
09/25/17	

SHEET TITLE :
COVER SHEET

SCALE :
As indicated

SHEET NO:

A-0.0

MECH., PLUMB. & ELECT. GENERAL NOTES

1. BUILDING INSPECTION SHALL NOT BE DONE UNLESS ELECTRICAL, PLUMBING, AND MECHANICAL WORK HAS BEEN COMPLETED AND SIGNED OFF BY THE DEPARTMENT.
2. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER AND WATER 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). (SEPERATE PLUMBING PERMIT IS REQUIRED.)
8. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
9. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH A HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
10. PLUMBING FIXTURES SHALL BE OF WATER CONSERVATION TYPE. ALL WATER CLOSETS SHALL BE LOW-FLUSH ULTRA-LOW-FLOW FIXTURES (MAX. 1.28 GAL/FLUSH) AND SHOWER HEAD LOW-FLOW TYPE.
11. TOILET ROOMS SHALL BE EQUIPPED WITH A MECHANICAL SYSTEM OF VENTILATION PROVIDING A MINIMUM OF TEN AIR CHANGES PER HOUR AND AS PER CURRENT UNIFORM MECHANICAL CODE.
12. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC).
13. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)
14. ALL ROUGH AND FINISH ELECTRICAL EQUIPMENT SHALL BE INSTALLED TO MEET LOCAL AND STATE CODES AND BE U.L. APPROVED.
15. 120V SINGLE PHASE, 15-20 AMP RECEPTACLES IN BATHROOM, KITCHEN OR OTHER COUNTER TOPS WITHIN 6' OF A SINK, GARAGE OUTLETS, OR OUTLETS AT EXPOSED CONCRETE FLOORS AND OUTDOOR RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER (GFI) PROTECTION.

16. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325.
17. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE (R302.5.2).
18. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3)

FIRE PROT. & LIFE SAFETY GENERAL NOTES

1. PROVIDE DRAFT STOPS WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION (100 SQ. FT & 60 FT MAX BETWEEN DRAFT STOPS. 708.3.1.1.1
2. PROVIDE DRAFT STOPS WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION (3000 SQ. FT & 60 FT MAX) 708.3.1.2.2
3. KEEP EXIT PASSAGE AND EXIT DOORS FREE OF MATERIALS AT ALL TIMES.
4. PROVIDE AN APPROVED SPARK ARRESTOR FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE. (LAMC 57.20.25)
5. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING.1 PER SECTION R902.1.

ALL ROOFS SHALL BE CLASS A ROOFING ASSEMBLIES IN ACCORDANCE WITH CHAPTER 15. THE USE OF NON-FIRE-RETARDANT WOOD SHINGLES OR NON-FIRE-RETARDANT SHKES FOR NEW OR REPLACEMENT ROOFING IS PROHIBITED (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 ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2)
8. MAXIMUM 25% OPENING AREA IS ALLOWED WHEN THE FIRE SEPERATION DISTANCE IS >3' AND < OR EQUAL 5'. (T-302.1(1))
9. WHERE A PERMIT IS REQUIRED FOR ALR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARM SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
10. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY. (R309.1).
11. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND TREH ROOF SPACE. (R302.11)
12. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH R313.3 OR NFPA13D. (R313, 12.21A17(D))
13. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
14. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) 844" 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 LUG WITH 1/4" MIN. PROTECTIVE 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 LOOKS ON EXTERIOR. DOORS MAY BE OPERATED FROM THE INSIDE WITHOUT THE USE OF 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. 671.7.1.
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. LOVERED 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. J1.6709.1 - DOOR STOPS OF IN-SWING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB.
19. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL.

RESIDENTIAL BLDG. GENERAL NOTES

1. VENTILATION:
- A) PROVIDE UNDER-FLOOR VENTILATION, 1 SQ FT OPENING FOR EACH 150 SQ FT OR APPROVED MECHANICAL MEANS (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 0.-INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USEABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE. (1009.5.3)
5. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)
6. HANDRAILS 34" TO 38" HIGH PER C.B.C.. GUARDRAILS AT VERTICAL HEIGHT CHANGES OF OVER 18" SHALL BE PROTECTED BY A RAIL OF 42" MINIMUM HGT. AND BE STRUCTURALLY SOUND PER STRUCTURAL ENGINEER'S DESIGN. ALL PROTECTION RAILS AND AT SUCH CHANGES OF HGT. SHALL BE PROTECTED SO AS TO NOT ALLOW A 4"-DIAMETER SPHERE TO PASS THROUGH. HANDGRIP PORTION SHALL NOT BE LESS THAN 1 1/4" AND NO MORE THAN 2" CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS.
6. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
7. PROVIDE 72" HIGH NONABSORBENT WALL ADJACENT TO SHOWER & APPROVED SHATTER-RESISTANT MATERIALS FOR ABOVE SHOWER ENCLOSURE. (R308)
8. UNIT SKYLIGHTS SHALL BE LABELED BY A LOS ANGELES CITY APPROVED LABELING AGENCY. SUCH A LABEL SHALL STATE THE APPROVED LABEL AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6
9. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.3 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (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 3 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 ICB#)W 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 PARING AREA IS 5%. 12.21A5(g), INFORMATION BULLETIN # P/ZC 2002-001.

RESIDENTIAL BLDG. GENERAL NOTES (CONT.)

18. GARAGE REQUIREMENTS:
- A) GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NO LESS THAN 5/8" TYPE 'X' GYPSUM BOARD. PROVIDE MIN. 1/2" GYPSUM BOARD ON THE GARAGE SIDE ELSEWHERE.
- B) GARAGE SIDE WALL, CEILINGS, POST & BEAMS TO BE CONSTRUCTED OF 1-HOUR FIRE-RESISTIVE MATERIALS AND PENETRATIONS TO BE SEALED WITH AN APPROVED FIRE CAULK.
19. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK.
20. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.5.1.
21. DUCTS PENETRATING THE WALLS OR CELING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL NAD SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.6)
- F) OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4(R302.5.3)
19. FOR EXISTING POOL ON SITE:
- A) PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014
- B) PROVIDE ANTI ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL (AB) NO. 2977.
20. POOL ENCLOSURE: THE TOP BARRIER SHALL BE AT LEAST 60 INCHES ABOVE GRADE MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE TWO INCHES MEASURED ON THE SIDE OF THE BARRIER THAT FACES AWAY FROM THE SWIMMING POOL. THE GATE SHALL OPEN OUTWARD AWAY FROM THE POOL AND SHALL BE SELF-CLOSING AND SELF-LATCHING (3109.4.1)
21. SITE WORK: LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6-INCHES WITHIN THE FIRST 10-FEET. (R401.3)
22. A) THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTED, PUMPS, VALVES, METER, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- B) AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORDINANCE 170,158) (SEPERATE PLUMBING PERMIT IS REQUIRED).
- C) PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- D) KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- E) BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- F) PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- G) UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESERACH REPORT NOT REQUIRED). (R308.6.9)
- H) PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)
- I) WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
- J) FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. P/BC 2008-014
- K) FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME IS REQUIRED FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER THE ASSEMBLY BILL (AB) No. 2977.
- L) AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325 (R309.4).
- M) SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- N) WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND (\$1,000) EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DEWLLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
- O) EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.1)
- P) A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

23. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE (R302.11)
24. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH AND ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ.FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)
25. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7.
26. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN 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 EXPLOIT IN THE DRAWINGS BUT CLEARLY IMPLIED AS NECESSARY TO COMPLETE THE WORK SHALL BE INTERPRETED AS FULLY DRAWN.
3. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACES UNLESS OTHERWISE NOTED.
4. LARGER SCALE DETAIL DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DETAIL DRAWINGS.
5. FINISH FLOOR ELEVATIONS ARE TO FINISHED SURFACES.
6. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES
7. INSTALL MIN. 3/4" METAL CORNER BEADS AT ALL EXPOSED WALLBOARD EDGES. INSTALL CASING BEADS WHEREVER WALLBOARDS, PLASTER, ETC. ABUT A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
8. UNLESS THE PRECISE COLOR AND PATTERN ARE SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLORS OR PATTERNS ARE AVAILABLE IN A SPECIFIED PRODUCT, SUBMIT ACCURATE COLOR AND PATTERN CHARTS TO ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE ALSO RELATIVE COSTS WHERE AVAILABLE.
9. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF GRADING INSPECTOR.

GENERAL NOTES (CONT.)

10. EXCAVATION: WHERE APPLICABLE, NO TRENCHERS OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND ARE PERMITTED UNLESS THE NECESSARY PERMIT IS OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
11. DOORS & HARDWARE: ALL DOORS AND FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSURES, STOPS AND HARDWARE.
- ALL LABELED DOORS SHALL BE COMPLETE ASSEMBLIES, INCLUDING DOOR FRAMES, APPROVED CLOSERS AND HARDWARE.
12. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
13. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM FROM EACH OTHER TO PREVENT ELECTROLYSIS.
14. ITEMS MARKED "N.I.C." ARE NOT IN CONTRACT. SUCH ITEMS MAY BE INCLUDED IN THE DOCUMENTS WHEN CONTRACTOR SHOULD BE REASONABLY AWARE OF POSSIBLE COORDINATION ISSUES.
15. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOOR. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED (6306) *NOTES CONTINUED ON A-0.5*

CONTRACTOR RESPONSIBILITY

1. ARCHITECT DOES NOT ASSUME ANY RESPONSIBILITY FOR JOB SITE SAFETY OR FOR ANY PERSONS INCLUDING WORKMEN, VISITORS, OR ANY OTHER ENTITY WHICH MAY ENTER ONTO THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND AVOIDING HAZARDS INCLUDING BURIED UTILITIES OR PIPELINES.
2. CONTRACTOR'S CHOICES AS TO MEANS OF CONSTRUCTION, THE SEQUENCES OF CONSTRUCTION AND SAFETY PRECAUTIONS INCIDENT THERE TO ARE NOT PART OF ARCHITECT'S RESPONSIBILITY.
3. CONTRACTOR SHALL CAREFULLY STUDY THE CONTRACT DOCUMENTS PRIOR TO CONSTRUCTION AND SHALL REPORT TO ARCHITECT OR OWNERS REPRESENTATIVE ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER AND SHALL NOT PROCEED WITH THE WORK UNTIL THE INTENT OF THE DOCUMENT IS VERIFIED BY ARCHITECT OR OWNERS REPRESENTATIVE.
4. THE STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND CIVIL DRAWINGS ARE SUPPLEMENTARY TO THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCY IS DISCOVERED BETWEEN ARCHITECT AND CONSULTANT DRWINGS, SUCH DISCREPANCY IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNERS REPRESENTATIVE, AND CONTRACTORS SHALL RECEIVE INSTRUCTIONS PRIOR TO INSTALLATION OF SAID WORK. ANY WORK PERFORMED OR INSTALLED IN CONFLICT WITH THE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. NEW CONSTRUCTION DIMENSIONS ARE BASED ON SITE MEASUREMENTS OF EXISTING CONDITIONS. THE CONTRACTOR SHALL VERIFY DIMENSIONS AGAINST ACTUAL SITE CONDITIONS AND SHALL NOTIFY ARCHITECT OF ANY AREAS WHICH WOULD DIFFER FROM INTENT OF THE DRAWINGS OR SHOW DISCREPANCIES BETWEEN SECTIONS OF THE DRAWINGS.
6. CONSTRUCTION IS ALLOWED ONLY BETWEEN THE HOURS OF 7AM-6PM MONDAY-FRIDAY, 8AM-5PM SATURDAYS, AND IS PROHIBITED ON PUBLIC HOLIDAYS.
7. ALL CONSTRUCTION WORK SHALL BE IN COMPLIANCE WITH CALIFORNIA O.S.H.A. GUIDELINES AND RECOMMENDATIONS.
8. ALL CONSTRUCTIONS AND MATERIALS SHALL COMPLY WITH THE CURRENT EDITION OF THE LOS ANGELES BUILDING CODE, UNIFORM PLUMBING CODE, NATIONAL ELECTRICAL CODE, AND CALIFORNIA BUILDING CODE.
9. CONTRACTOR WILL OBTAIN CITY OF LOS ANGELES TRANSPORTATION DEPARTMENT AND ENGINEERING DIVISION APPROVAL AND/OR PERMITS FOR DRIVEWAY CURB CUTS AND APRONS, CONSTRUCTION OVER CITY EASEMENTS, HAULING TRUCKS, TREE REMOVAL AND UTILITY LOCATIONS, AS REQUIRED.
10. "THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
11. PERMITS: EACH SUBCONTRACTOR WHOSE WORK IS NOT NORMALLY COVERED BY THE BUILDING PERMIT SUCH AS ELECTRICAL, MECHANICAL, PLUMBING, AND ANY OFF-SITE WORK SHALL BE RESPONSIBLE TO OBTAIN AND PAY FEES FOR THE APPROPRIATE PERMIT.
12. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES, SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONAL AND ADJACENT PROPERTY AND TO ENSURE SAFETY OF STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE, AT HIS OWN EXPENSE, ALL ERECTION BRACING CALCULATIONS AND DRAWINGS REQUIRED BY LAW OR BY SAFE CONSTRUCTION PRACTICES.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACINGS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL FULLY MOUNTED OR SUSPENDED MECHANICAL ELECTRICAL EQUIPMENT. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND ENGINEERING CALCULATIONS AS REQUIRED TO ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
14. CONTRACTOR SHALL PROVIDE TEMPORARY FIRE PROTECTION AS PER CITY OF LOS ANGELES FIRE DEPARTMENT RULES AND REGULATIONS.
15. VERIFY CLIENT'S SECURITY SYSTEMS REQUIREMENTS. COORDINATE SECURITY SENSORS WITH CLIENT'S ALARM COMPANY.
16. 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)
17. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES. SMOKE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
3. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (63041)
4. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
5. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. (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 IBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)
8. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
9. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMBING CODE 407.6)

10. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 cfm EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
11. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMPERATURE OF 68 DEG. 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 BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
15. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, 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)



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LOS ANGELES, CA 90066
310.279.5017

CLIENT:

Project Address & Owners:	
Residence	

GENERAL INFORMATION									
01	Project Name	Roscomare Road							
02	Calculation Description	Title 24 Analysis							
03	Project Location	2841 Roscomare Rd							
04	City	Los Angeles							
06	Zip Code	90027							
08	Climate Zone	C2b							
10	Building Type	Single Family							
12	Project Scope	Newly Constructed							
14	Total Cond. Floor Area (ft ²)	6328							
16	Slab Area (ft ²)	1554							
18	Addition Cond. Floor Area	n/a							
20	Addition Slab Area (ft ²)	n/a							

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

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

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/R 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%

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01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic 2nd fl zone	Attic Roof/2nd fl zone	Ventilated	4	0.3	0.75	No	Yes

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Asmtht)	Width (ft)	Height (ft)	Multiplicier	Area (ft ²)	U-factor	SHGC	Exterior Shading
Rear Window	Window	Exterior Rear Wall Baseme (Back-270)	---	---	1	144.0	0.32	0.25	Insect Screen (default)
Front Window	Window	Exterior Front Wall 1st fl (Front-90)	---	---	1	119.0	0.32	0.25	Insect Screen (default)
Left Window	Window	Exterior Left Wall 1st fl (Left-180)	---	---	1	126.2	0.32	0.25	Insect Screen (default)
Rear Window 2	Window	Exterior Rear Wall 1st fl (Back-270)	---	---	1	519.0	0.32	0.25	Insect Screen (default)
Right Window	Window	Exterior Right Wall 1st fl (Right-0)	---	---	1	220.2	0.32	0.25	Insect Screen (default)
Front Window 2	Window	Exterior Front Wall 2nd fl (Front-90)	50.0	5.0	0.482	123.0	0.32	0.25	Insect Screen (default)
Left Window 2	Window	Exterior Left Wall 2nd fl (Left-180)	35.0	5.0	0.303	53.0	0.32	0.25	Insect Screen (default)
Rear Window 3	Window	Exterior Rear Wall 2nd fl (Back-270)	130.0	5.0	0.364	236.6	0.32	0.25	Insect Screen (default)
Right Window 2	Window	Exterior Right Wall 2nd fl (Right-0)	45.0	5.0	0.204	45.9	0.32	0.25	Insect Screen (default)

01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
Front Door	Exterior Front Wall 1st fl	96.0	0.50

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Depth	Dist Up	Left Extent	Right Extent	Flag Ht.	Depth	Top Up	DistL	Bot Up	Depth	Top Up	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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01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-1ers-cool	Required	350	Required	Not Required	Required
Cooling Component 2-2ers-cool	Required	350	Not Required	Not Required	Required
Cooling Component 3-3ers-cool	Required	350	Required	Not Required	Required

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctsInAll	Sealed and tested	8	Conditioned zone	None	Air Distribution System 1-1ers-dist
Air Distribution System 2	DuctsInAll	Sealed and tested	8	Conditioned zone	None	Air Distribution System 2-2ers-dist
Air Distribution System 3	DuctsAttic	Sealed and tested	8	Attic	None	Air Distribution System 3-3ers-dist

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Air Distribution System 1-1ers-dist	Required	5.0	Required	Not Required	Not Required	Not Required	---
Air Distribution System 2-2ers-dist	Required	5.0	Required	Not Required	Not Required	Not Required	---
Air Distribution System 3-3ers-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	---

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
HVAC Fan 1	Single Speed PSC Furnace Fan	0.58	HVAC Fan 1-1ers-fan
HVAC Fan 2	Single Speed PSC Furnace Fan	0.58	HVAC Fan 2-2ers-fan
HVAC Fan 3	Single Speed PSC Furnace Fan	0.58	HVAC Fan 3-3ers-fan

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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 jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).			
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 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 energy can both be seen			
EDR of Standard Design		EDR of Proposed Design	EDR Value of Proposed PV
42.9		38.9	0.0
Final EDR of Proposed Design			
38.9			
<input checked="" type="checkbox"/> Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.			
<input type="checkbox"/> Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.			
<input type="checkbox"/> Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone C2b (Torrance) (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System must be verified.			

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
• Ducts with high level of insulation	
• Cool roof	
• Window overhangs and/or fins	
• Non-standard duct location (any location other than attic)	
HERS FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building components tables below.	
Building-level Verifications:	
• High quality insulation installation (QII)	
• IAQ mechanical ventilation	
Cooling System Verifications:	
• Minimum Airflow	
• Verified EER	
• Refrigerant Charge	
• Fan Efficiency Metrics/CFM	
HVAC Distribution System Verifications:	
• Duct Sealing	
• Ducts located entirely in conditioned space confirmed by duct leakage testing	
Domestic Hot Water System Verifications:	
• None	

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01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
6 Concrete Wall w/R-13	Exterior Walls	Concrete / ICF / Block			0.076	• Inside Finish: Gypsum Board • Insulation/Furring: R-13 / 3.5 in. wd • Mass Layer: 6 in. Concrete • Exterior Finish: 3 Coat Stucco
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19	0.050	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-19 / 2x6
R-19 Wall1	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 19	0.072	• Inside Finish: Gypsum Board • Cavity / Frame: R-19 / 2x6 • Exterior Finish: 3 Coat Stucco
Attic Roof/2nd fl zone	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.412	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Tile Gap: present • Roofing: Light Roof (Metal Tile)
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O.C.	R 30	0.032	• Inside Finish: Gypsum Board • Cavity / Frame: R-30 / 12wd • Over-Ceiling Joists: R-20/9 insul.

01	02	03	04	05	06	07
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade Basement	Basement	1554	252	None	0.5	No

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	---

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW/Heater 1 (2)	2	0%

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HVAC FAN SYSTEMS - HERS VERIFICATION					
01	02	03	04	05	06
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)			
HVAC Fan 1-1ers-fan	Required	0.58			
HVAC Fan 2-2ers-fan	Required	0.58			
HVAC Fan 3-3ers-fan	Required	0.58			
IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFam IAQ/VentRgt	106	0.25	Default	0	Required

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BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Roscomare Road	6328	1	5	3	0	1

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Basement	Conditioned	HVACS Basement1	1554	8	DHW Sys 1	
1st fl zone	Conditioned	HVACS 1st fl zone2	2532	12	DHW Sys 1	
2nd fl zone	Conditioned	HVACS 2nd fl zone3	2242	12	DHW Sys 1	

PAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window & Door Area (ft ²)	Tilt (deg)
Exterior Front Wall Basem	Basement	6 Concrete Wall w/R-13	90	Front	576	0	90
Exterior Left Wall Basem	Basement	6 Concrete Wall w/R-13	180	Left	194	0	90
Exterior Rear Wall Baseme	Basement	6 Concrete Wall w/R-13	270	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	90	Front	1158	215	90
Exterior Left Wall 1st fl	1st fl zone	R-19 Wall1	180	Left	592.8	126.2	90
Exterior Rear Wall 1st fl	1st fl zone	R-19 Wall1	270	Back	1158.8	519	90
Exterior Right Wall 1st f	1st fl zone	R-19 Wall1	0	Right	592.8	220.2	90
Raised 1st Floor	1st fl zone	R-19 Floor No Crawlspace			2532		
Exterior Front Wall 2nd f	2nd fl zone	R-19 Wall1	90	Front	1138.8	123	90
Exterior Left Wall 2nd fl	2nd fl zone	R-19 Wall1	180	Left	559.2	53.025	90
Exterior Rear Wall 2nd fl	2nd fl zone	R-19 Wall1	270	Back	1138.8	236.6	90
Exterior Right Wall 2nd f	2nd fl zone	R-19 Wall1	0	Right	559.2	45.9	90
Roof	2nd fl zone	R-30 Roof Attic			2242		
Raised 2nd Floor	2nd fl zone	R-19 Floor No Crawlspace			2242		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Roscomare Road Pool House
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GENERAL INFORMATION									
01	Project Name	Roscomare Road Pool House							
02	Calculation Description	Title 24 Analysis							
03	Project Location	2841 Roscomare Rd							
04	City	Los Angeles			05	Standards Version	Compliance 2017		
06	Zip Code	90077			07	Compliance Manager Version	BEMcmplMgr 2016.2.1 (695)		
08	Climate Zone	C2b			09	Software Version	EnergyPro 7.1		
10	Building Type	Single Family			11	Front Orientation (deg/Cardinal)	270		
12	Project Scope	Newly Constructed			13	Number of Dwelling Units	1		
14	Total Cond. Floor Area (ft²)	199			15	Number of Zones	1		
16	Slab Area (ft²)	199			17	Number of Stories	1		
18	Addition Cond. Floor Area	n/a			19	Natural Gas Available	Yes		
20	Addition Slab Area (ft²)	n/a			21	Glazing Percentage (%)	41.2%		

COMPLIANCE RESULTS

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

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

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (KTDW/ft²-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	---	0.00	0.00	---
Compliance Energy Total	109.19	98.41	10.78	9.9%

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OVERHANGS AND FINIS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Overhang							Left Fin						
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	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 CONSTRUCTIONS

01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-value	Assembly Layers
Attic Roof1st fl zone	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.412	<ul style="list-style-type: none"> Cavity / Frame: no insul / 2x4 Top Chrd Roof Deck: Wood Siding/sheathing/decking Tile Gap: present Roofing: Light Roof (Metal Tile)
R-19 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-19	0.072	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-19 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-30	0.032	<ul style="list-style-type: none"> Inside Finish: Gypsum Board Cavity / Frame: R-9 / 2x4 Over Ceiling Joists: R-20.9 insul

SLAB FLOORS

01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab-on-Grade	1st fl zone	199	63	None	0.8	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	---

WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW Sys 1	DHW	Standard	DHW Heater 1 (1)	1	0%

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ENERGY DESIGN RATINGS			
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 jurisdictions pursuing local ordinances under Title 24, Part 11 (CALGreen).			
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 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 energy can both be seen			
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
<input type="checkbox"/> Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.			
<input type="checkbox"/> Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.			
<input type="checkbox"/> Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone C2b (Torrance) (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System must be verified.			

REQUIRED SPECIAL FEATURES

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

- Ducts with high level of insulation
- Cool roof
- Window overhangs and/or fins

HERS FEATURE SUMMARY

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

- Building-level Verifications:
- High quality insulation installation (QII)
 - IAQ mechanical ventilation
- Cooling System Verifications:
- Minimum Airflow
 - Fan Efficiency Metrics/CFM
- HVAC Distribution System Verifications:
- Duct Sealing
- Domestic Hot Water System Verifications:
- None ---

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Roscomare Road Pool House	199	1	0	1	0	1

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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/Btu/hr	R-value (Ins/Ext)	Standby Loss / Recovery Eff	NEEA Heat Pump Type	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0	0.88 EF	120,000 Btu/hr	R-0	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
SC Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
HVAC1	Other Heating and Cooling System	Heating Component: 1	Cooling Component: 1	HVAC Fan 1	Air Distribution System 1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Efficiency
Heating Component 1	Oil/Furnace	1	80 AFUE

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER	SEER	Zoneally Controlled	Compressor Type	HERS Verification
Cooling Component 1	Split Air/Cond	1	11	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Not Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	Ducts/Attic	Sealed and tested	8	Attic	None	Air Distribution System 1-hers-dist

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Gary Faucette	Documentation Author Signature: <i>Gary Faucette</i>
Company: A.V. Energy & Associates	Signature Date: 2017-08-28 16:50:11
Address: 43915 Gingham Avenue	CEA/HERS Certification Identification (if applicable):
City/State/Zip: Lancaster, CA 93535	Phone: 661-723-6694

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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 for the building design identified on this Certificate of Compliance.
- I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Shawn Peterson	Responsible Designer Signature: <i>Shawn Peterson</i>
Company: Peterson Design Services, Inc.	Date Signed: 2017-08-28 17:00:52
Address: 137 N. Larchmont Blvd. #452	License: n/a
City/State/Zip: Los Angeles, CA 90004	Phone: 310-709-1222

Registration Number: 216-P0104820748-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2016 Residential Compliance

Registration Date/Time: 2017-08-28 17:00:52
Report Version - CF1R-07312017-695

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



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.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

Calculation Date/Time: 15:10, Thu, Aug 10, 2017
Input File Name: Roscomare Road Pool House.rbd16x

CF1R-PRF-01

Page 3 of 7

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
1st fl zone	Conditioned	HVAC1	199	8	DHW Sys 1	

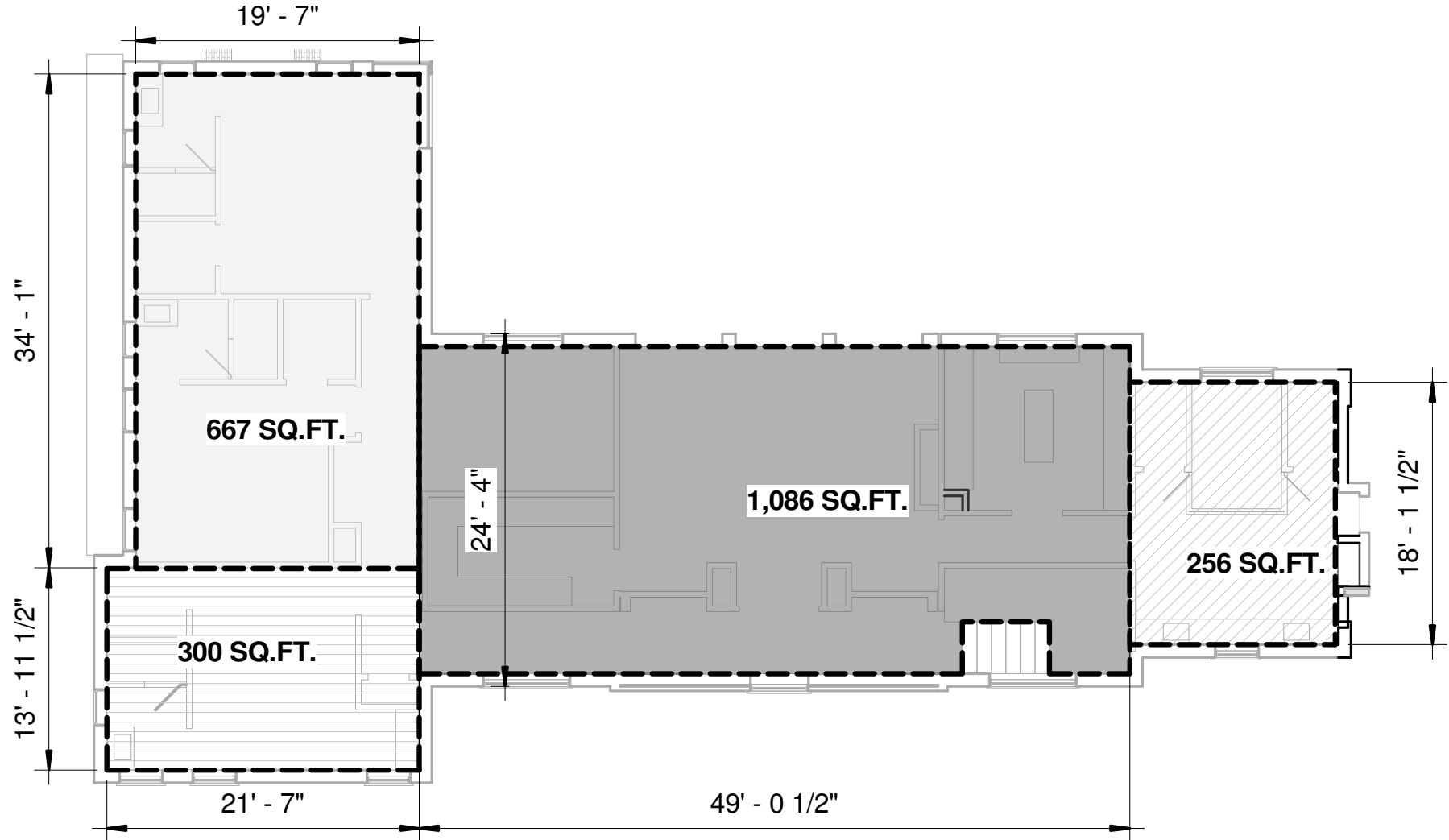
OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
Exterior Front Wall	1st fl zone	R-19 Wall	270	Front	96	67.5	90
Exterior Left Wall	1st fl zone	R-19 Wall	0	Left	96	8	90
Exterior Rear Wall	1st fl zone	R-19 Wall	90	Back	96	0	90
Exterior Right Wall	1st fl zone	R-19 Wall	180	Right	96	22.575	90
Roof	1st fl zone	R-30 Roof Attic			199		

ATTIC

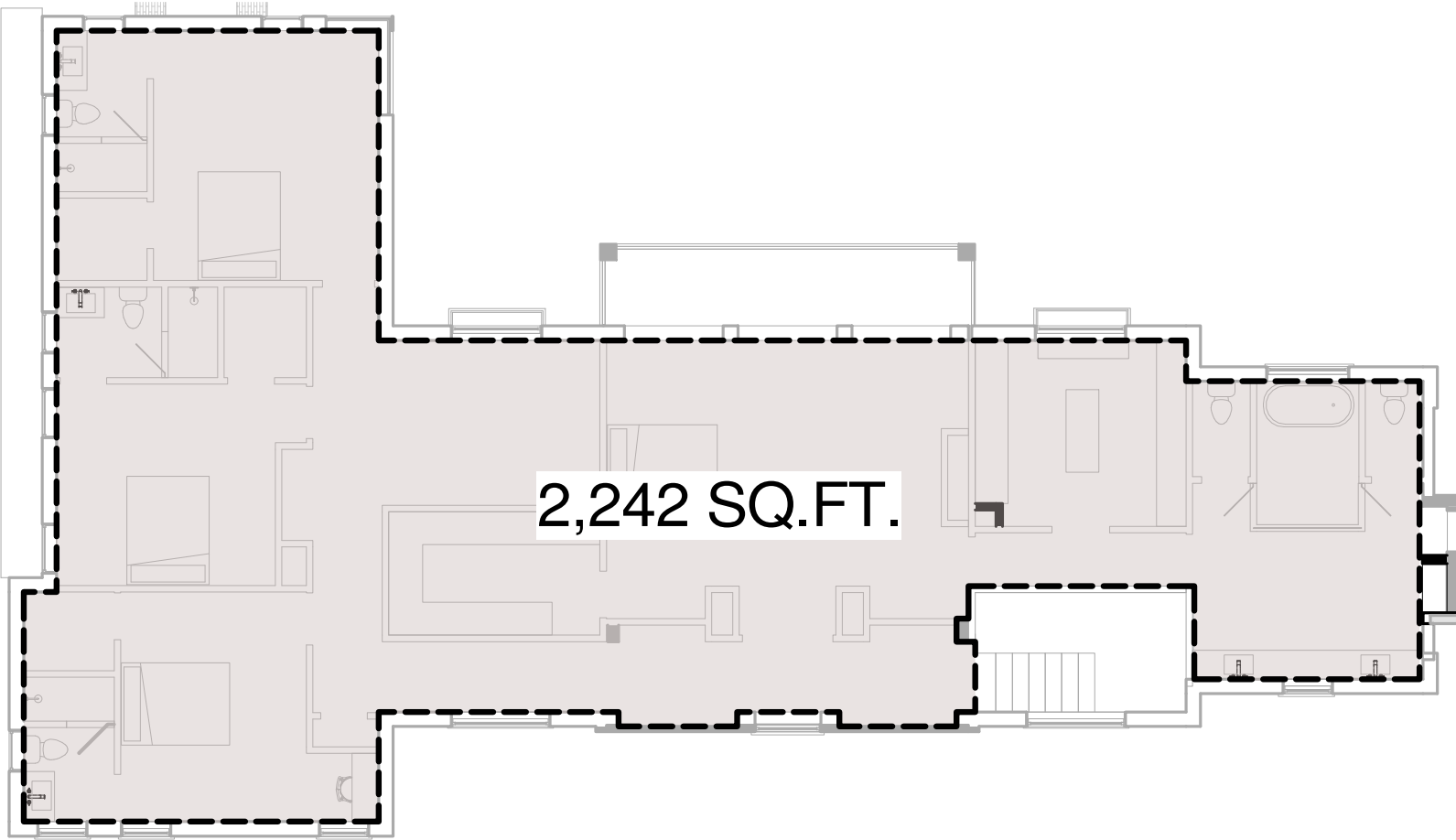
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic 1st fl zone	Attic Roof1st fl zone	Ventilated	4	0.3	0.75	Yes	Yes

FENESTRATION / GLAZING

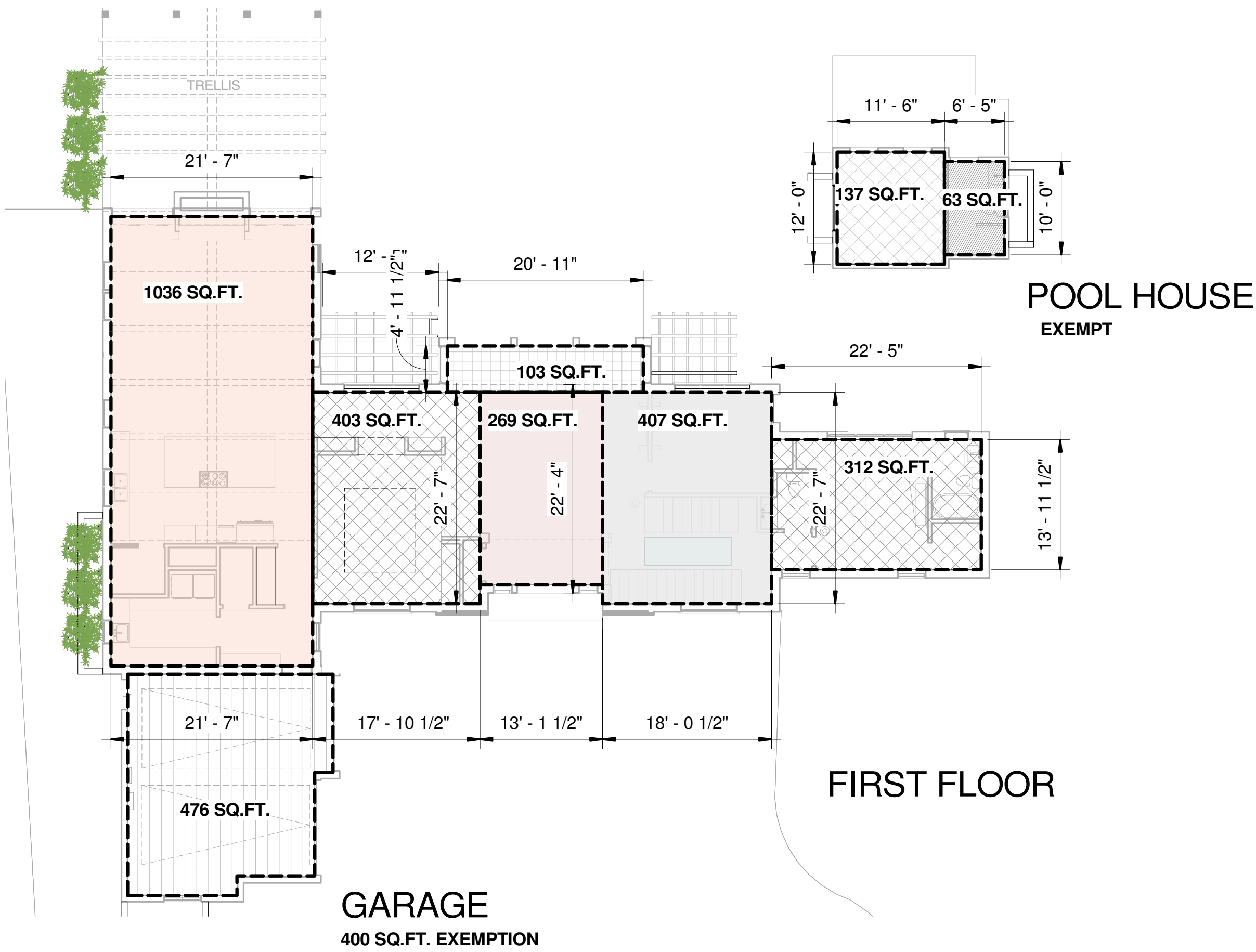
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
Front Window	Window	Exterior Front Wall (Front-270)	20.0	5.0	0.515	51.5	0.32	0.25	Insect Screen (default)
Left Window	Window	Exterior Left Wall (Left-0)	---	---	1	8.0	0.32	0.25	Insect Screen (default)
Right Window	Window	Exterior Right Wall (Right-180)	15.0	5.0	0.301	22.6	0.32	0.25	Insect Screen (default)



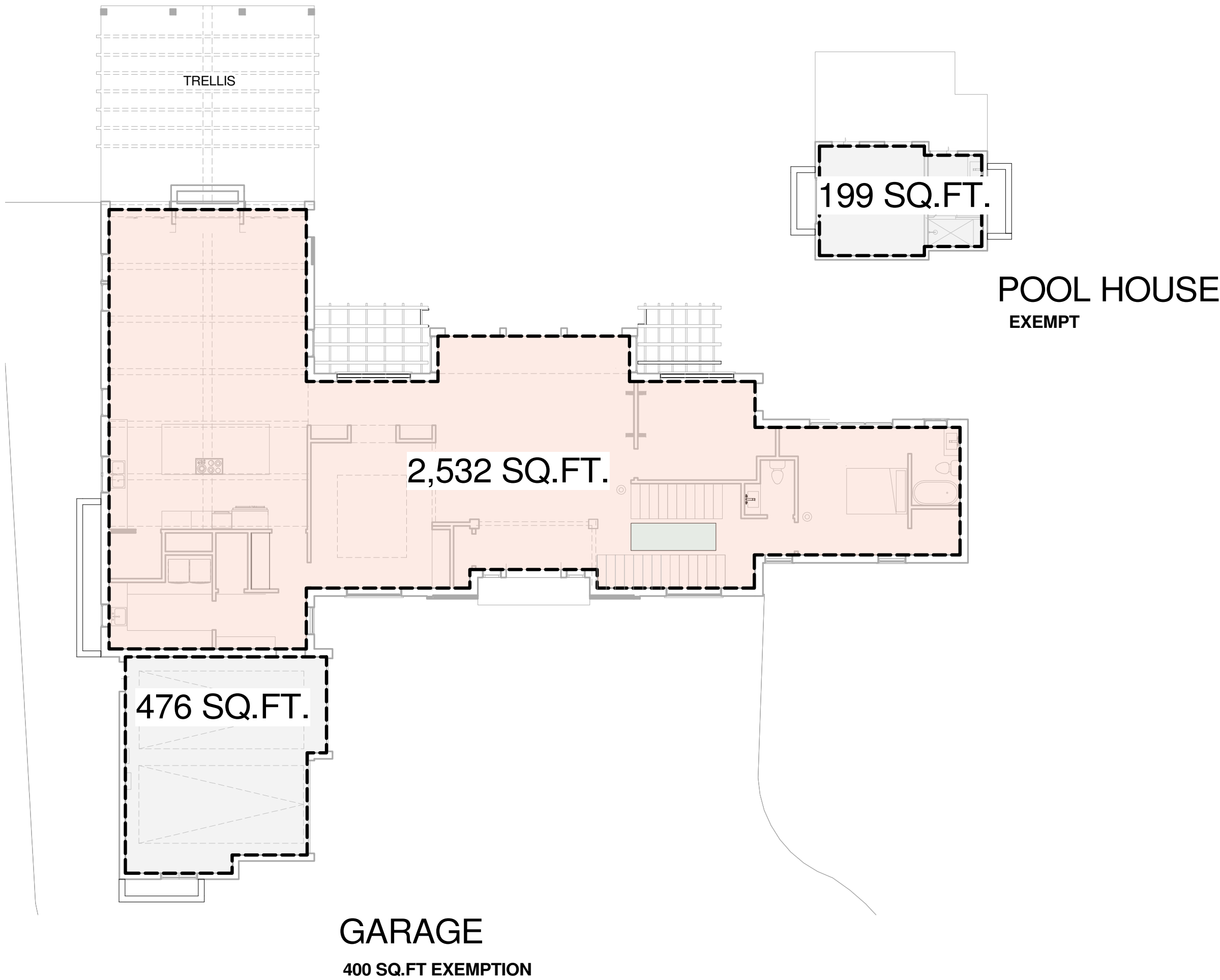
SECOND FLOOR



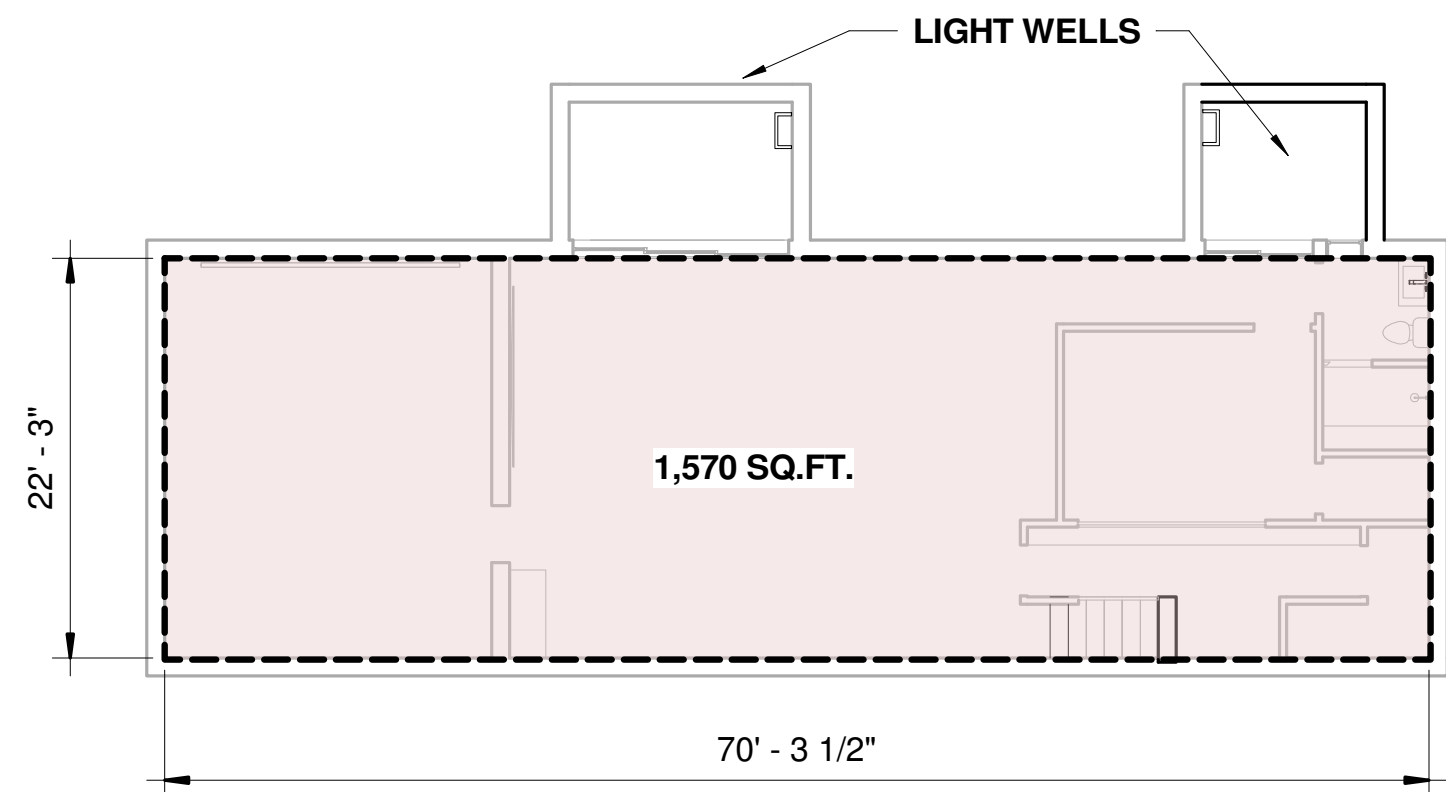
SECOND FLOOR



FIRST FLOOR

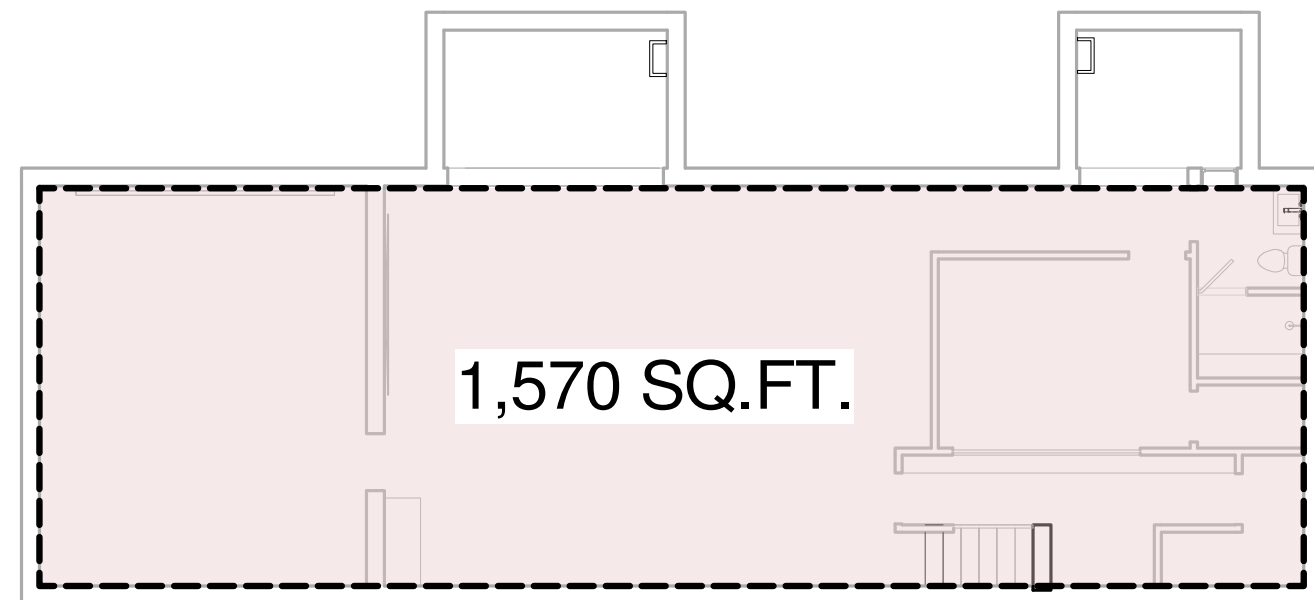


GARAGE
400 SQ.FT. EXEMPTION



BASEMENT
EXEMPT

RFA VERIFICATION DIAGRAM



BASEMENT
EXEMPT

RFA BREAKDOWN

BASEMENT: (1,570 SQ.FT.)	0 SQ.FT.
FIRST FLOOR:	2,532 SQ.FT.
SECOND FLOOR:	2,242 SQ.FT.
GARAGE: (476 SQ.FT.)	76 SQ.FT.
POOL HOUSE: (199 SQ.FT.)	0 SQ.FT.
TOTAL AREA:	4,850 SQ.FT.



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 of 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 :

**FLOOR AREA
BREAKDOWN**

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

SHEET NO:

A-0.5

VERY HIGH FIRE
HAZARD
SEVERITY ZONE
NOTES:

1. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)
2. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
3. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
4. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/16" and max. 1/8" openings. Vents shall not be installed in eaves and corners (706A.1, 706A.2, 706A.3, 7207.3)

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

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

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

8. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (706A.2.1)

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

10. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.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/B/C 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 1 hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per gypsum association fire resistance design manual, porch ceiling assemblies with a horizontal underside complying with SFM 12-7A-3 (707A.6,R327.7.6)



APPLICATION FOR CAL-OSHA TEMPORARY PERMIT AND
DECLARATION ENSURING COMPLIANCE WITH TITLE 8 PERMIT REQUIREMENTS

Print Name: _____
Date: _____ Telephone: _____
Address: _____

(City) (ZIP Code)
Activity Location: _____

(City) (ZIP Code)
Activity Type: ☐ Construction of structure/building more than 36 ft. high.
☐ Demolition of structure/building more than 36 ft. high.
☐ Excavation more than 5 feet deep.
Plan Check #: B 1 2 3 4 5 6 7 8 9 0 0 0 0 0 0 0
This is the Plan Check Number, NOT the Permit Application Number
Anticipated Start Date: _____

ACKNOWLEDGEMENT OF TEMPORARY PERMIT LANGUAGE

By writing your initial next to each you acknowledge that you have read and understand each of the following:

- ____ The TEMPORARY PERMIT is issued only to allow the person named thereon to continue the "plan check" process of obtaining a building permit from a county or other local agency (Health and Safety Code Section 17922.5). The Division cannot issue an Annual or Construction Activity Permit to the owner/builder or architect before a construction contractor has been selected.
- ____ THE TEMPORARY PERMIT EXPIRES WHEN CONSTRUCTION ACTIVITY COMMENCES.
- ____ The owner/builder will ensure that any contractor who performs any construction activity which requires a permit at the location indicated below shall obtain a permit from the Division prior to the commencement of the activity.
- ____ WARNING: Any contractor performing an activity which is subject to the permit requirements of T8 CCR Section 341-341.5, but who is performing the activity under this Temporary Permit, is subject to citation by the Division for which penalties of up to a maximum of \$70,000 can be imposed.

DECLARATION ENSURING COMPLIANCE WITH TITLE 8 REQUIREMENTS

I, the undersigned, will ensure that the contractor which I will hire to perform the activity for which I have received a Temporary Permit shall obtain a construction activity permit from the Division prior to the commencement of the activity.

Signature: _____ Reviewed by: _____
Print Name: _____ Date Reviewed: _____
Date: _____

CSHO ID	Date	Applicant <input type="checkbox"/> Agent for <input type="checkbox"/> Owner <input type="checkbox"/> Architect	Check Nbr	Check by <input type="checkbox"/> Same as Applicant <input type="checkbox"/> Other	Check Date	Entered by

DOSH 4142 (New 09/2016)

TEMPORARY PERMIT
(NOT FOR CONSTRUCTION)

CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS
DIVISION OF OCCUPATIONAL SAFETY & HEALTH
320 W. FOURTH ST STE 670
LOS ANGELES CA 90013

This TEMPORARY PERMIT is issued only to allow the person named below to continue the "plan check" process of obtaining a building permit from a county or other local agency (Health and Safety Code Section 17922.5). The Division cannot issue an Annual or Project Activity Permit to the owner/builder or architect before a construction contractor has been selected.

THIS PERMIT EXPIRES WHEN CONSTRUCTION ACTIVITY COMMENCES.

The owner/builder will ensure that any contractor who performs any construction activity which requires a permit at the location indicated below, shall obtain a permit from the Division prior to the commencement of the activity.

WARNING: Any contractor performing an activity which is subject to the permit requirements of 8CCR Section 341-341.5, but who is performing an activity under this Temporary Permit, is subject to citation by the Division for which penalties of up to a maximum of \$70,000 can be imposed.

Name: Mauricio Zatarain
Address: 190 N. CANON DR., #313
BEVERLY HILLS, Ca 90210
Telephone: (310) 526-8500
Activity Location: 2841 Roscomare Rd.
Los Angeles, CA 90077
Activity Description: Excavation over 5 ft. deep.
Plan Check No. B17WL00593
Anticipated Start Date: August 15, 2017

Received From	RECEIVED BY
Ames Peterson	CN/db
<input type="checkbox"/> Cash 264	Amount Date
<input checked="" type="checkbox"/> Check	\$50.00 6/15/17

Investigated by _____ 6/15/17
Safety Engineer
Approved by _____ 6/15/17
District Manager

VAN AMBATELIOS
PRESIDENT
E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 28, 2017

LOG # 95666-01
SOILS/GEOLOGY FILE – 2
LAN

MST Development, LLC.
c/o Schick Geotechnical
7650 Haskell Avenue
Los Angeles, CA 91406

TRACT: 16953
LOT: 27
LOCATION: 2841 Roscomare Road

CURRENT REFERENCE REPORT/LETTER(S) No. DATE(S) OF DOCUMENT PREPARED BY
Geol./Soils Response Report SG 9135-W 02/16/2017 Schick Geotechnical, Inc.
Oversized Documents "

PREVIOUS REFERENCE REPORT/LETTER(S) No. DATE(S) OF DOCUMENT PREPARED BY
Correction Letter Log # 95666 12/09/2016 LADBS
Geology/Soils Report SG 9135-W 09/12/2016 Schick Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced reports concerning the proposed construction on the subject property of a new residence (three levels including a basement) with two new garages, a new swimming pool, new pool house, retaining walls (including the new wall along the S/SE & portion of the E property boundary over 150 feet in overall length). The construction plus trim grading on slopes as currently proposed relative to the existing residence and other improvements, is shown on the geologic map and sections A-A, B-B, C-C & D-D presented at a scale of 1 inch = 8 feet attached to the referenced 02/16/2017 response report.

As shown, slopes descend to the west, northwest and north and ascend to the S/SE from the edge of the existing building pad. The slope height as shown on section B-B is about 35 feet (including the off-site portions) and the slope is inclined at a horizontal to vertical gradient steeper than 2:1.

Based on the exploration information provided in the referenced report, an existing, westward-thickening wedge of fill (with thicknesses varying from about a foot to about 8 to 11 feet at locations TP-4 & TP-5), overlies sandstone bedrock of the Modelo Formation. Exploration performed specifically along the south property boundary (see locations TP-7 through TP-11 in

Page 2
2841 Roscomare Road

the referenced response report), showed that about 1 to 2 feet of fill mantles the bedrock at these locations. The bedrock is the recommended bearing material.

The site is located in a designated seismically induced landslide hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The above report/s include an acceptable seismic slope stability analysis and the requirements of the 2014 City of Los Angeles Building Code, have been satisfied.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

- All recommendations of the report/s which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
- The dwelling shall be connected to the public sewer system.
- Drainage shall be conducted in non-erosive devices to the street or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works. Water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer.
- Final plans shall include but not be limited to showing by labeling, the following: structures on adjacent off-site properties within 15 feet of the property boundaries; all areas to be slot-cut as recommended; building setback as required per the code for the entire face of building/s adjacent to the low-height slopes ascending off-site above the S/SE portion of the existing pad area; all areas where the recommended trim grading of fill on slopes inclined currently at horizontal to vertical slope gradients steeper than 2:1, will be brought into compliance and a final gradient not steeper than 2:1 as recommended.
- Temporary excavations surcharged by bedding planes, adjacent off-site structures/property or the street shall be performed using the segmented A-B-C slot-cutting sequence with each individual slot to not exceed the respective height and width of 10 and 8 feet, as recommended and specified (see pg. 2 in the referenced 02/16/2017 report). Otherwise, un-surcharged temporary excavations shall be restricted to a vertical height of 5 feet with portions exceeding this vertical height sloped back, to a horizontal to vertical slope gradient not exceeding 1:1, also as recommended and specified (see pg. 13 in the referenced 09/12/2016 report). Note: This letter does not approve the removal of support from adjacent off-site structures, off-site property or the street. These shall be considered surcharging an excavation if they are located within a horizontal distance from the top of the excavation equal to the depth of the excavation.
- Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permit Program for the proposed removal of support and/or retaining of slopes adjoining the public way.
- Approval shall be obtained from the utility company with regard to proposed construction within or adjacent to the utility easement.
- A grading permit shall be obtained.

Page 3
2841 Roscomare Road

- The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety.
- Foundations adjacent to a descending slope steeper than 3:1 (H:V) in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the footing bottom to the face of the slope (1808.7.2); for pools the foundation setback shall be one-sixth the slope height to a maximum of 20 feet (1808.7.3).
- All new graded slopes shall be no steeper than 2H:1V.
- Foundations for the proposed residence, garage/s, pool, pool house and retaining walls shall extend past all existing fill (or soil if present) and shall be founded into competent bedrock as recommended, and as approved by inspection by the geologist and soil engineer.
- The LABC Soil Site Class Type underlying the site is C.
- The proposed swimming pool shall be designed for a freestanding condition.
- A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
- The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations in their reports.
- Prior to excavation, an initial inspection shall be called at which time the sequence of construction, the recommended slot-cuts, all grading work including backfilling details, protection fences and dust and traffic control will be scheduled.
- All grading work shall be performed under the inspection and approval of the soils engineer and deputy grading inspector.
- The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading.
- Retaining walls shall be designed for the minimum equivalent fluid pressures as recommended and specified (see pgs. 10 – 13 in the referenced 09/12/2016 report and pg. 1 of the 02/16/2017 report).
- All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device.
- The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall foundation.

Page 4
2841 Roscomare Road

- All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record.
- Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector.
- All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesion-less soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code.
- Prior to the placing of compacted fill, a representative of the consulting soils engineer shall inspect and approve the bottom excavations. He shall post a notice on the job site for the LADBS Grading Inspector and the Contractor stating that the soil inspected meets the conditions of the report, but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be filed in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. The engineer's certificate of compliance shall include the grading permit number and the legal description as described in the permit.
- Prior to the pouring of concrete, a representative of the consulting soils engineer shall inspect and approve the foundation excavations. He shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the LADBS Building Inspector has also inspected and approved the foundation excavations. A written certification to this effect shall be filed with the Department upon completion of the work.

STEPHEN DAWSON
Engineering Geologist II

SD/GR:sd/gr
Log No. 95666-01
213-482-0480

cc: Schick Geotechnical, Inc.
WLA District Office

GLEN RAAD
Geotechnical Engineer I

Ames Peterson
INTERNATIONAL
ARCHITECTURE
& INTERIOR DESIGN
190 N. CANON DR. BEVERLY HILLS, CA
457 N. Oakhurst Drive
Beverly Hills, CA 90210

424.245.4611

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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
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SOILS ENGINEER:

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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 :

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 ORDINANCE No. 168,159

Building and Safety Date: 09/09/2016 PIN: 156B145-67

Address: 2841 N ROSCOMARE ROAD Applicant: _____
District Map: 156B145 Tract: TR 16953 Project Description: _____
Block: _____ Lot: 27 Phone: _____
APN: 4378012007 Fax: _____
PCIS No.: _____

Public Works:

Vehicular Access:

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

2. Is the CPR at least 20ft wide, from the driveway apron of the subject lot to the boundary of the Hillside Area? ☒ Yes ☐ No

3. Is the street adjacent to the subject lot at least 20ft wide? ☒ Yes ☐ No
(Note: all streets adjacent to a lot must be considered when the lot has multiple street frontages, such as a corner lot or a through lot.)

* CPR = begins at the driveway apron and must be continuous and without permanent obstacles to the boundary of the Hillside Area.
If "2" and "3" are Yes: COMPLY WITH HILLSIDE ORD. 2A APPROVAL IS NOT REQUIRED
If "2" and "3" are No: REFER TO PLANNING FOR APPROVAL PER 12.24021 OR 12.24028

Street Type:

1st Street Name: ROSCOMARE ROAD R/W width: 40' Roadway width: 30'

☐ Lot fronts on a standard hillside limited street ☐ Dedication required width: _____ Plan Index: survey
☐ Lot fronts on a sub standard hillside limited street ☐ Improvement required

Comments: used hillside ref. from 2770 roscomare for dw and roadway width

2nd Street Name: _____ R/W width: _____ Roadway width: _____

☐ Lot fronts on a standard hillside limited street ☐ Dedication required width: _____ Plan Index: _____
☐ Lot fronts on a sub standard hillside limited street ☐ Improvement required

Comments:

Sewer Connection:

Lot located less than 200 ft from sewer mainline:

☒ Use existing wye and permit ☐ Obtain new connection and new permit
☐ Use existing wye, obtain new permit ☐ Obtain B-Permit from PW/BOE to construct new mainline

Lot located greater than 200 ft from sewer mainline:

☐ Obtain LADBS approval for on-site sewer ☐ Obtain B-Permit from PW/BOE to construct new mainline

Public Works Employees completing this form:

Sign: _____ Print Name: ROBERT SAMONTE
Date: 9/9/2016 Phone: _____ Location: VANCE

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

PLANNING APPROVAL FORM

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

SECTION I. Name Applicant(s) / Property Owner(s): MAURICIO ZAPATAIN
Address: _____ Phone Number: 310-526-8500

SECTION II. Project Address: 2841 ROSCOMARE RD, Los Angeles CA 90077
Lot: 27 Tract: 16953 APN: 4378012007

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.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2a]								
Slope Bands (%)	R1	R5	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 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

Worksheet 1 Hillside Area Maximum Residential Area Formula [Table 12.21 C.10-2c]					
(A)		(B)		(C)	(D)
Slope Bands (%)		Lot Area within each Slope 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	X	0.35	= 5,011.038
15 - 29.99		450.53	X	0.30	= 135.159
30 - 44.99		363.65	X	0.25	= 90.913
45 - 59.99		2,627.46	X	0.20	= 525.492
60 - 99.99		2,135.03	X	0.15	= 320.255
100 +		29.83	X	0.00	= 0.000
Maximum Residential Floor Area					6,082.856

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

April 3, 2017

Page 1 of 2

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

I, Cynthia A. De Leon, the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: 31604, Expiration Date: 12/31/2018), certify that all of the above information is correct.

Signature: Cynthia A. De Leon Date: 08.03.2017

No. C-31604 Exp. 12-31-18
REGISTERED PROFESSIONAL LAND SURVEYOR
CIVIL

SECTION IV. (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: 6,082.856 (sq. ft.)

Property Information:

Lot: 27 Tract: 16953

Assessor Parcel number: 4378-012-007

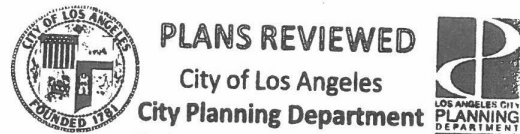
City Planning's Staff:

2 Sets of Slope Analysis Maps Stamped and Signed Yes ☒ No ☐

Name (Please Print): NORA MCCOY

Signature: _____ Date: 8/9/2017

Notes:



April 3, 2017

Date: 8/9/17 By: _____
MAX RFA: 6,082.856

Page 2 of 2



City of Los Angeles
Department of Building
and Safety

Version
1

Grading Pre-Inspection Report

Address: 2841 N ROSCOMARE ROAD
Council District: 5 Permit Application: 16030-20000-07068

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

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

Property Posted: Yes Posting Date: 9/30/2016 Posting Fees Paid? Yes
Tract: TR 16953
Block: _____ Lot(s): 27 ARB: _____ County Ref No: M B 385-7/9

Approved Graded Lot: No
Fill Over 100 Feet: No
Slope of Surface: Descending

Bearing Value: to code
Buttress Fill: No
Natural Soil Classification 1804.2: gravelly silty sand
Cut: degrees Height: ft in

Fill: degrees Height: ft in
Natural: 2 to 22 degrees Height: st to
-5'ft Varies@WrKin
Sewer Available: Yes
Site is Below Street
Condition of Street for Drainage Purposes AC
Driveway Grade: % - Proposed

Slide Area: No
PSDS Sized Per Code: N/A
Roof Gutters: Yes
Recommended Termination of Drainage to street or approved location
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/B/C 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 & 15 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.

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) 482-0460.



457 N. Oakhurst Drive
Beverly Hills, CA 90210

424.245.4611

These drawings, specifications, ideas and arrangements presented thereby are and shall remain the property of 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, CA 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:

GPI / HILLSIDE
REFERRAL FORM /
PLANNING
APPROVAL FORM

SCALE:

SHEET NO:

A-0.7

ICC REPORT FOR STANDING SEAM METAL ROOF

ICC EVALUATION SERVICE
Most Widely Accepted and Trusted

ICC-ES Evaluation Report
ESR-2048
Reissued March 2015
This report is subject to renewal March 2017.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 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:
PANELS: CE-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)¹
The ADIBC is based on the 2009 IBC, 2009 IRC code sections referenced in this report and 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 this report.

3.1 Roofing Panels:
Custom-Bilt standing seam roof panels are fabricated in steel and are available in the CE-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)) cold-formed sheet steel. The steel conforms to ASTM A792, with an aluminum-zinc alloy coating designation of A250.

The panel profiles are as follows:
■ CE-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 (356 or 457 mm) panels, with 1 1/2-inch-high (44 mm) snap-locking seams. See Figure 3.

3.2 Decking:
Solid or closely fitted decking must be minimum 1 1/2-inch-thick (1.9 mm) wood structural panel or lumber sheathing (ESR-2053). Flashing must be in accordance with the applicable code.

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.

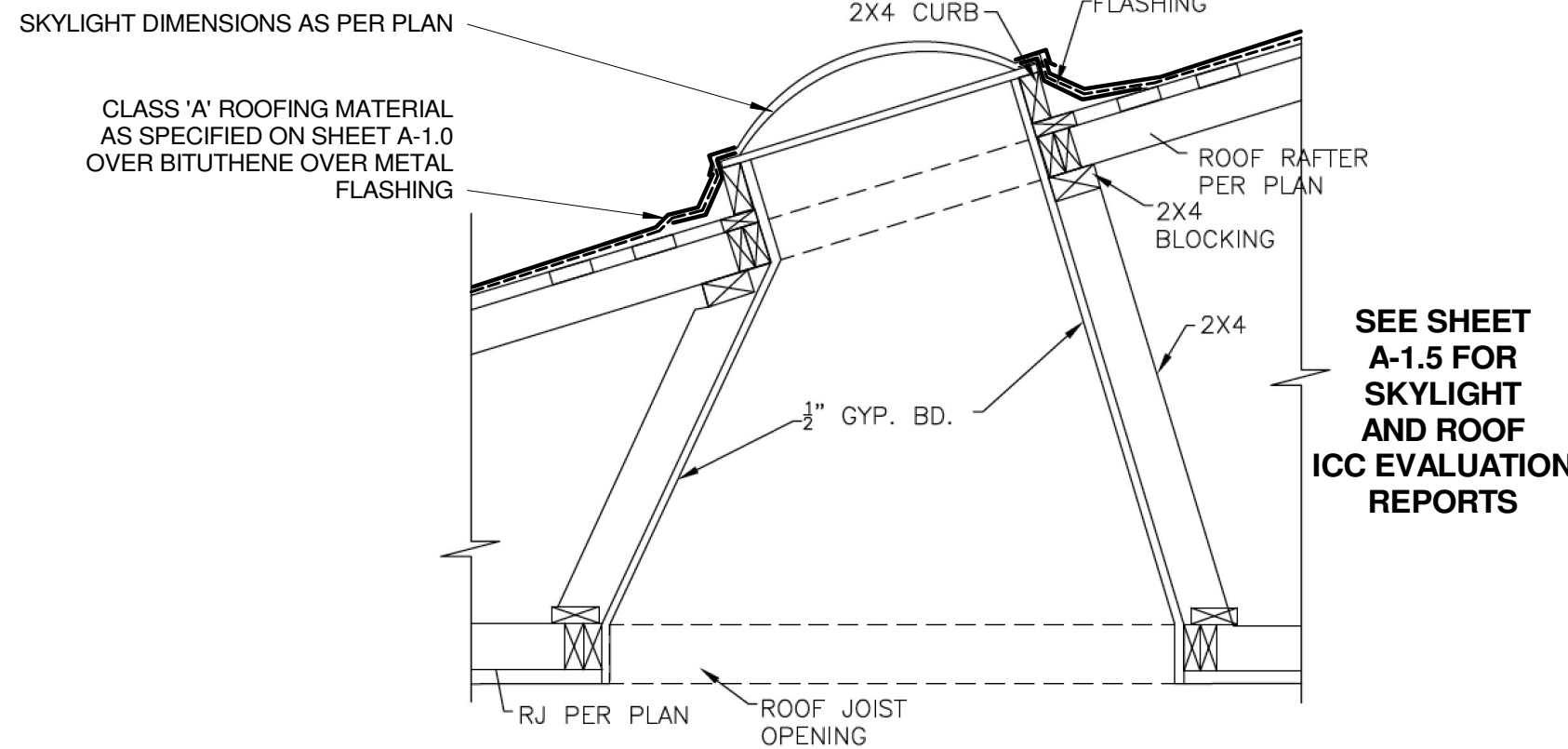
3.4 Panel Clips:
Panel clips are supplied by Custom-Bilt, and are fabricated from ASTM A653 sheet steel with a zinc coating designation of G90, and a base-metal thickness of 0.024 inch (0.61 mm (No. 24 gage)) for the CE-150 and 0.048 inch (1.22 mm (No. 16 gage)) for the SL-1750. See Figures 2 and 4 for 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 1/4 inch (19 mm) or through the thickness of the sheathing, whichever is less.

4.0 DESIGN AND INSTALLATION
4.1 General:
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, fascia, ridge caps, windows or gable trim, valley and hip flashings, etc., are fabricated to suit each job condition. Details must be submitted to the code official for each installation.

Zinc Gray
SR-33.24 E-85 SRI-34



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

SRI VALUE FOR THERMORY ASH

SURFACE OPTICS CORPORATION
11555 Rancho Bernardo Road, San Diego, CA 92128 • TEL: (858) 675-7404 • FAX: (858) 675-2028
E-mail: soc@surfaceoptics.com • www.surfaceoptics.com

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 Emitters*.

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

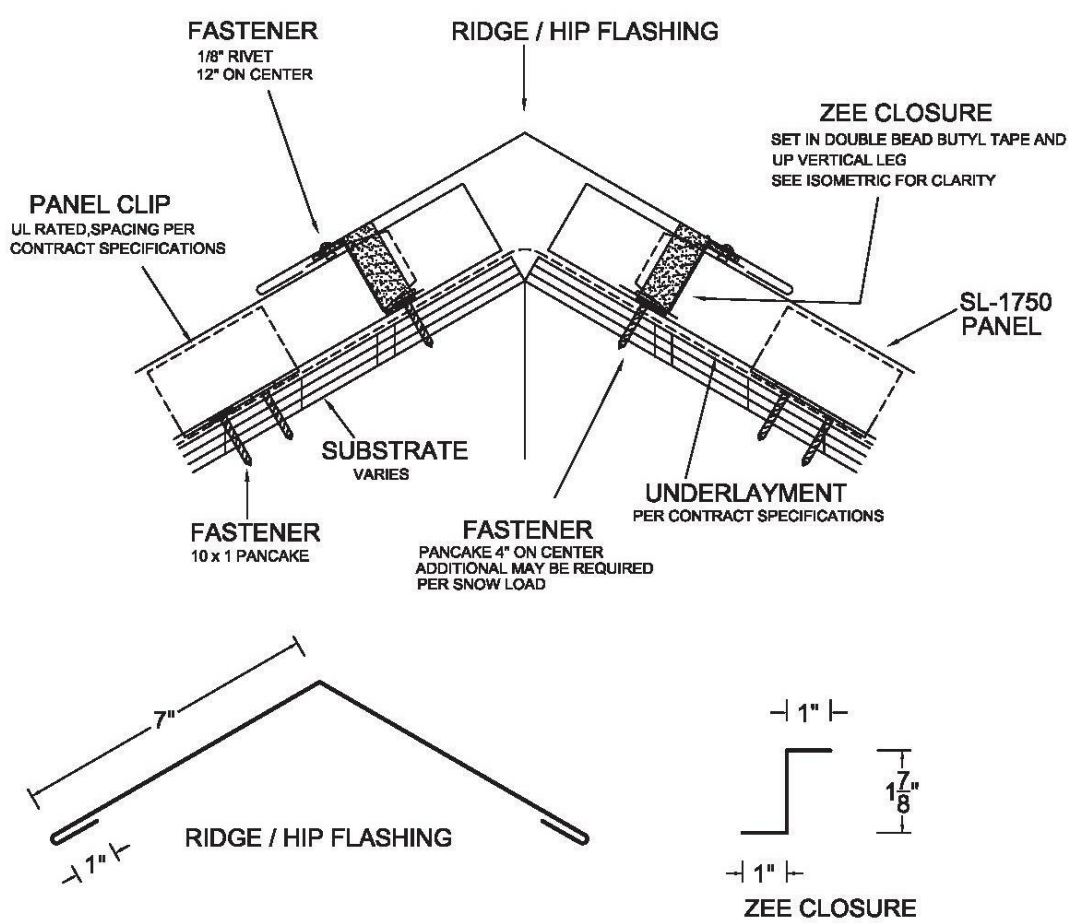
Certificate code:

NC-PEFC/COC-000132

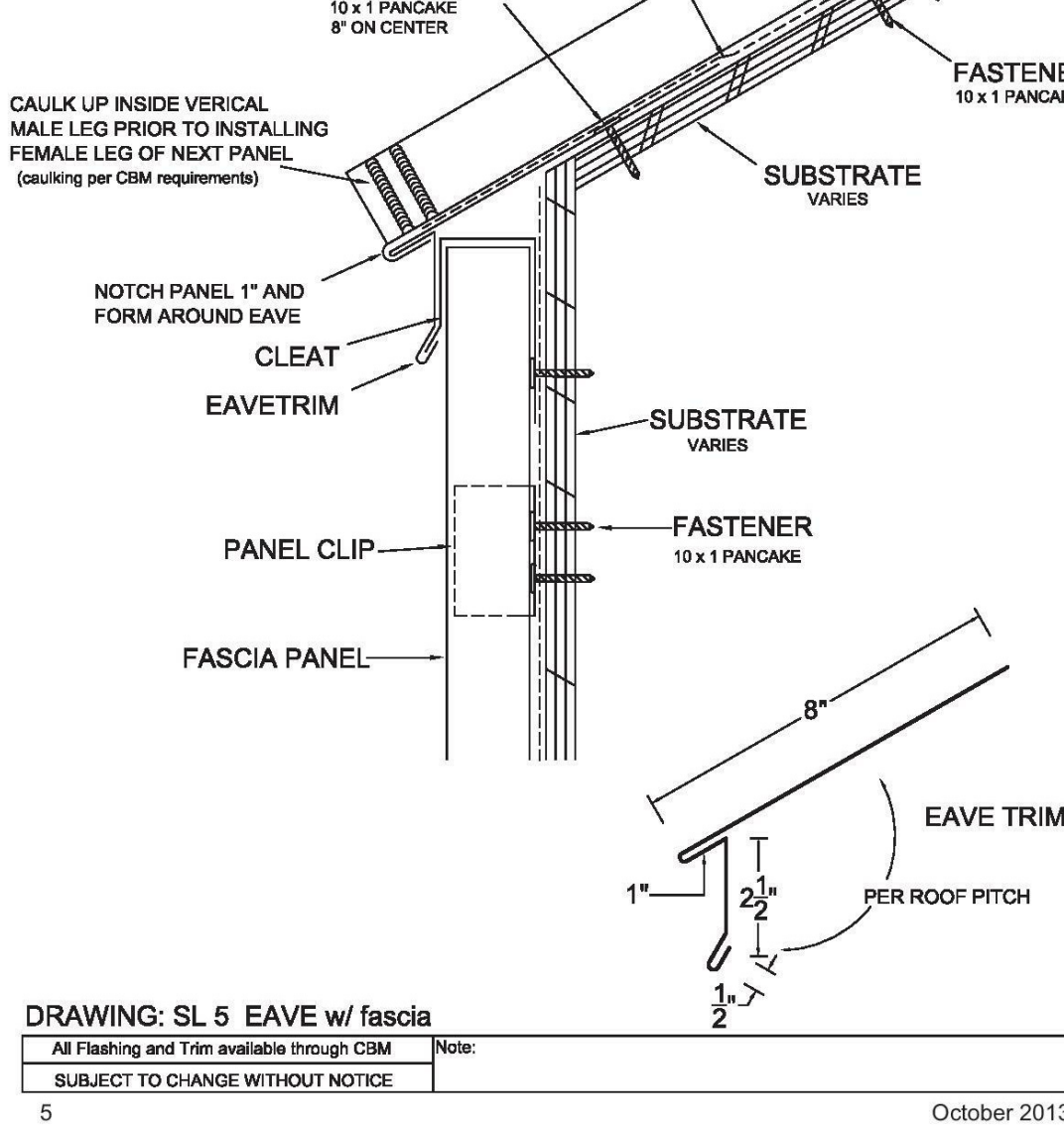
Date of issue: 25 April 2013

Date of expiry: 24 April 2018

Signed: *Peter Feilberg*
Peter Feilberg
Executive Director
NEPCo, Guldensmedgade 3A, 1, DK-8000, Århus C.



DRAWING: SL 6 RIDGE / HIP
All Flashing and Trim available through CBM Note:
SUBJECT TO CHANGE WITHOUT NOTICE
October 2013



DRAWING: SL 5 EAVE w/ fascia
All Flashing and Trim available through CBM Note:
SUBJECT TO CHANGE WITHOUT NOTICE
October 2013

ROOF FLASHING DETAIL
SCALE: 3" = 1'-0"

ICC REPORT FOR SKYLIGHT (LARR# 23556)

ICC EVALUATION SERVICE
Most Widely Accepted and Trusted

ICC-ES Evaluation Report
ESR-3177
Reissued May 2016
This report is subject to renewal May 2017.

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DIVISION: 08 00 00—OPENINGS
Section: 08 10—Unit Skylights

REPORT HOLDER:
BRISTOL FIBERLITE INDUSTRIES, INC.
dba BRISTOLITE® DAYLIGHTING SYSTEMS
401 EAST GORTZ AVENUE
SANTA ANA, CALIFORNIA 92707
(714) 540-8590
www.bristolite.com

EVALUATION SUBJECT:
BRISTOLITE SKYLIGHTS

1.0 EVALUATION SCOPE
1.1 Compliance with the following codes:
■ 2009 and 2006 International Building Code® (IBC)
■ 2009 and 2006 International Residential Code® (IRC)
■ 2013 Abu Dhabi International Building Code (ADIBC)¹
The ADIBC is based on the 2009 IBC, 2009 IRC code sections referenced in this report and the same sections in the ADIBC.

Properties evaluated:
■ Structural
■ Air infiltration
■ Water penetration resistance
■ Durability

1.2 Evaluation to the following green standard:
■ 2012 ICC 700 National Green Building Standard™ (ICC 700-2012)

Attributes verified:
■ Section 3.0

2.0 USES
The Bristolite AL-CM and AL-SF series skylights described in this report are plastic-glazed, nonpermeable skylights complying with Sections 2405 and 2610 of the IBC and Section F308.6 of the IRC.

3.0 DESCRIPTION
Bristolite skylights are glazed using smooth domes formed from 0.089, 0.150, and 0.236-inch-thick (2.49, 3.81, and 5.99 mm) flat sheets of Clear C72 acrylic plastic described in the approved quality manual. The domes are attached to the factory to a frame with a retainer cap, both of which are 6063 T5 aluminum extrusions. Model AL-CM skylights are

curb-mounted, and Model AL-SF skylights are self-flashing. Details for the skylights are noted in Table 1.

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

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

4.1.2 Air Infiltration: The air leakage of the skylights, tested at an air pressure differential of 1.57 psf (75 Pa), complies with the maximum air leakage rate of 0.3 cfm/ft² (1.5 L/s-m²) as required in Sections 602.4.4 and 602.4.1 of the 2009 International Energy Conservation Code® (IECC) (Sections 602.4.2 and 602.4.1 of the 2006 IECC).

4.2 Installation:
The curb-mounted skylights must be installed on framing of minimum 2-by-6 lumber with a minimum 0.50 specific gravity, sized to the inside dimension noted in Table 1, and of a height sufficient so that the plastic glazing is a minimum of 4 inches (102 mm) above the plane of the roof. The wood curb and its attachment to the roof structure must be designed to resist wind uplift and gravity loads. The self-flashing units are designed to mount directly to the roof deck assembly and are limited to a minimum slope of 3:12 in Occupancy Category P-3 per IBC Section 2405.4. The curbs and/or the roof deck must have a square and level mounting surface. A 1/2-inch-diameter (12.7 mm) bead of butyl sealant, silicone sealant, or an equivalent must be applied to the top surface of the curb or curb deck before the skylight is set in place.

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

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ICC REPORT FOR GLASS RAILING

ICC EVALUATION SERVICE
Most Widely Accepted and Trusted

ICC-ES Evaluation Report
ESR-3269
Reissued November 2016
This report is subject to renewal November 2017.

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DIVISION: 05 00 00—METALS
Section: 05 52 00—Metal Railings
Section: 05 73—Glazed Decorative Metal Railings

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

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

REPORT HOLDER:
C.R. LAURENCE COMPANY, INC.
ARCHITECTURAL RAILING DIVISION
2503 EAST VERNON AVENUE
LOS ANGELES, CALIFORNIA 90056
(800) 421-6144
www.crlaurence.com

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

1.0 EVALUATION SCOPE
Compliance with the following codes:
■ 2015, 2012, 2009 and 2006 International Building Code® (IBC)
■ 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
■ 2013 Abu Dhabi International Building Code (ADIBC)¹
The ADIBC is based on the 2009 IBC, 2009 IRC code sections referenced in this report and the same sections in the ADIBC.

Properties evaluated:
■ Structural
■ Durability

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

The GRS Glass Rail System utilizes an extruded aluminum base shoe, complying with 6063 T52, to anchor and support single fully tempered structural glass balustrades (1/2-inch (12.7 mm), 3/4-inch (19.0 mm), or 1-inch (25.4 mm), depending on use) which support the selected top rail or handrail (various profiles are made of stainless steel complying with 304 or 316, brass complying with G25000, or aluminum complying with 6063 T6) to construct building guards. A complete GRS specification requires identification of the top rail (see rail) profile and material; glass thickness with the maximum and minimum light widths; glazing system (either wet or a specific dry glazing method); base shoe; and anchorage to the supporting structure. When a handrail is used, the handrail profile, mounting bracket, and mounting bracket spacing must be specified. A complete installation requires either a top rail or a handrail. The base shoe may be installed with non-structural cladding of any compatible material bonded to 4 with adhesive. Figure 1 shows the typical guard elevation with the components. The complete GRS specifications must be noted on plans submitted to the building official for approval.

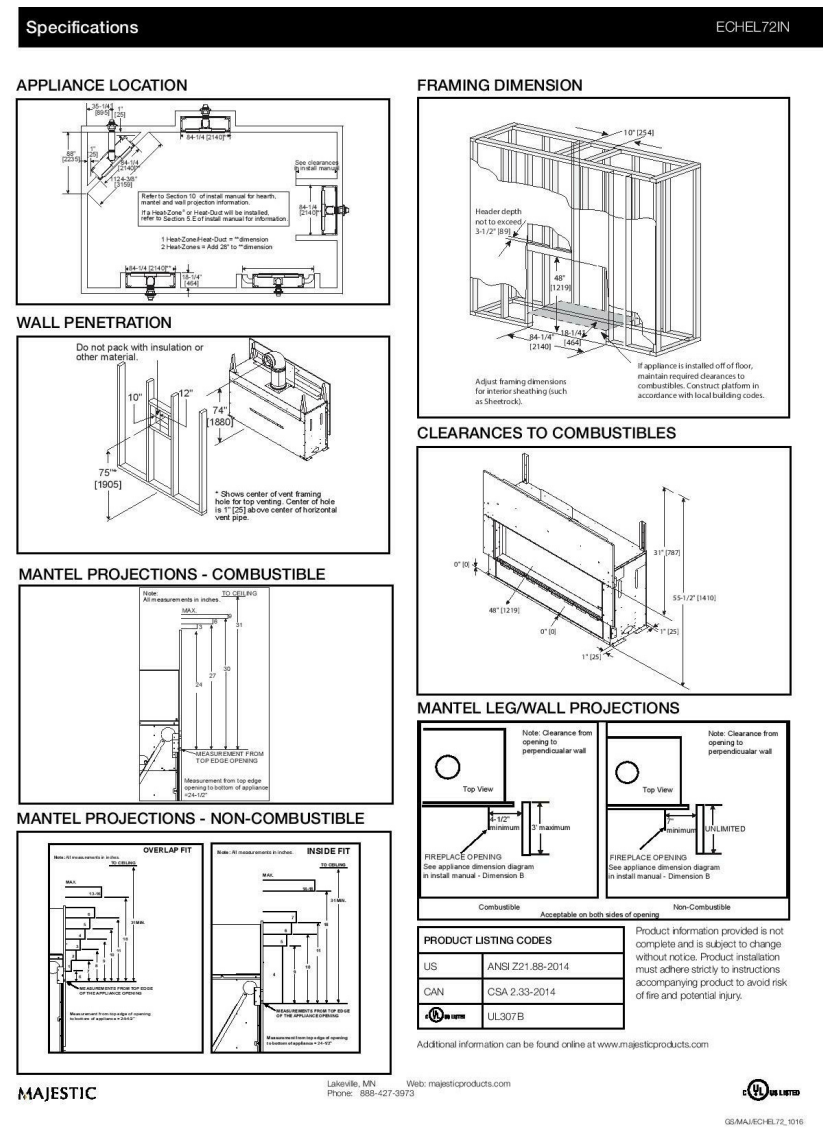
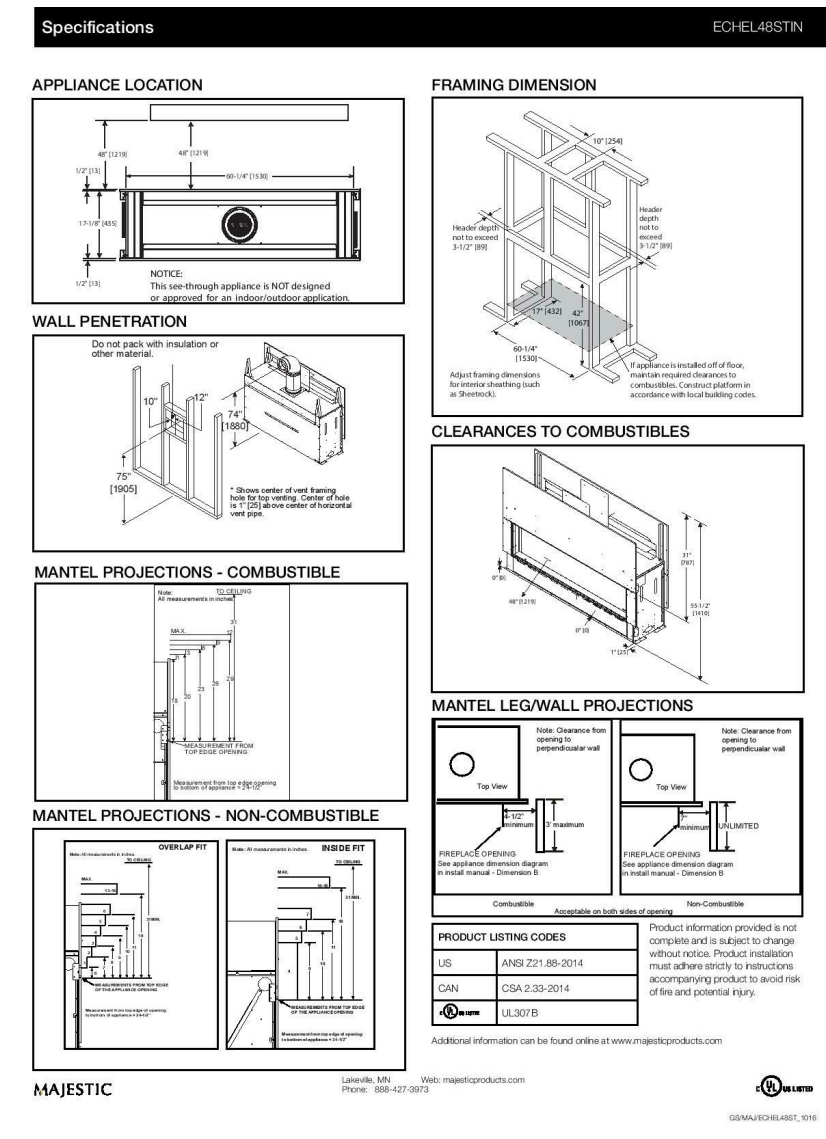
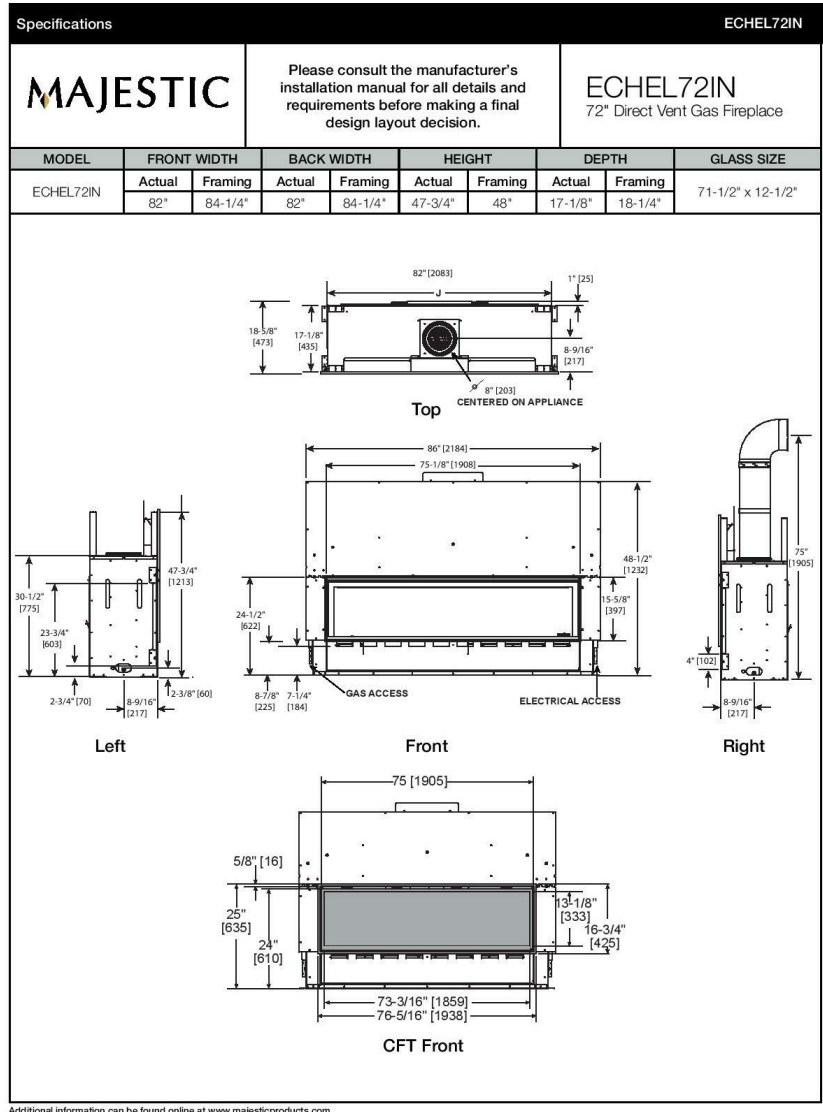
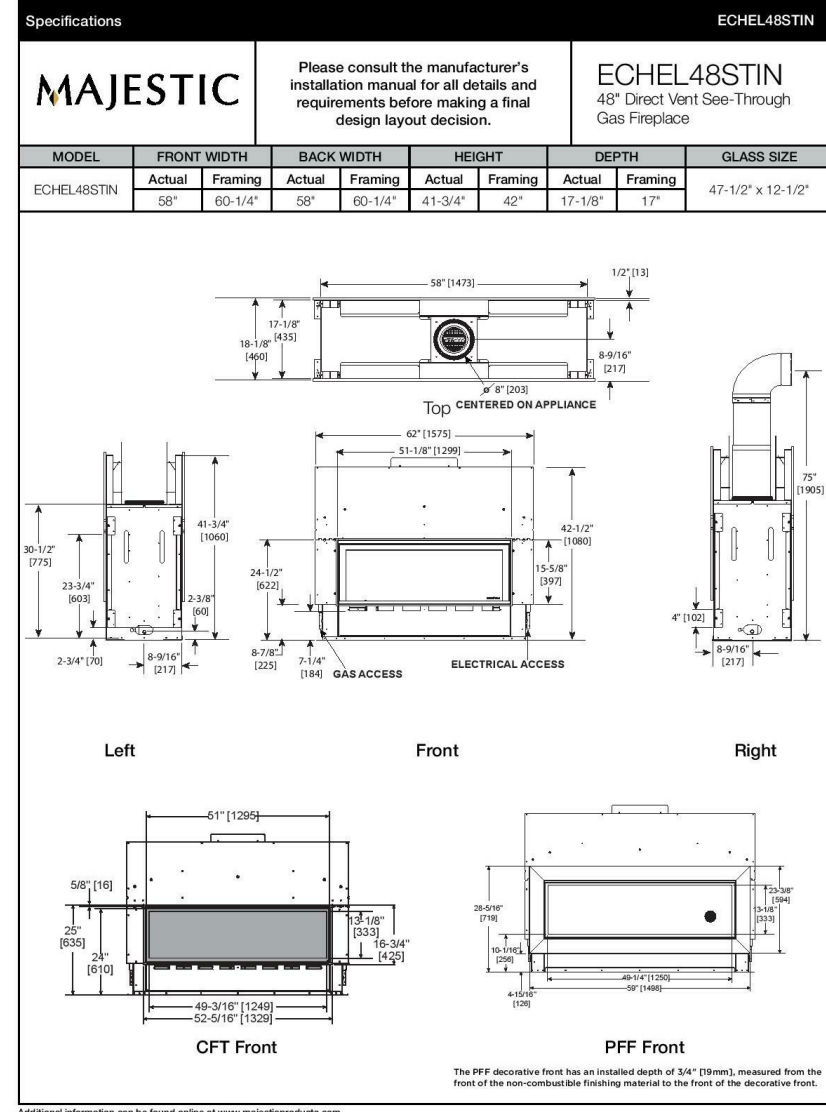
The profiles, section properties and strengths of the various base shoes are detailed in Section 4.2.3 of this report. The profiles, section properties and strengths of the various top rails are detailed in Section 4.2.4 of this report. The glass must be kind FT fully tempered glass conforming to the requirements of ANSI Z97.1-14, ASTM C1048 and CPSC 16 CFR 1201. The fully tempered glass must have an average Modulus of Rupture (F_r) of 24,000 psi. Glass type, condition, glass, form, quality and finish as defined in ASTM C1038 must meet these standards and the modulus of rupture.

3.2 Durability:
The materials incorporated in the system described in this report are inherently corrosion-resistant. The material type 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
4.1 General:
Installation of the GRS glass balustrade guards must comply with the manufacturer's published instructions. This report and 2015 IBC Sections 1015 and 1607.8.1, 2012

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

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FIRE PLACE DETAILS
SCALE: 1/4" = 1'-0"

Ames Peterson
INTERNATIONAL
ARCHITECTURE
& INTERIOR DESIGN
190 N. CANON DR., BEVERLY HILLS, CA

457 N. Oakhurst Drive
Beverly Hills, CA 90210

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310.279.5017

CLIENT:

Project Address & Owners:

Residence
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LOS ANGELES CA 90077

DATE PRINTED: 08/08/17

BENCHMARK: 09/25/17

SHEET TITLE:

ICC REPORTS/ FIRE PLACE & ROOF FLASHING DETAILS

SCALE: As indicated

SHEET NO:

A-0.9

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



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08/08/17	
09/25/17	

SHEET TITLE:

SITE PLAN

SCALE: As indicated

SHEET NO:

A-1.0

KEYNOTES

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

ROOF PLAN GENERAL NOTES

- 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
- 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.
- 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.
- 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.
- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
- 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.
- PER CBC TABLE 903.9, 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 903.1.1.
- 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 ICCUL NUMBER, (BH 1505.1).
- CHIMNEYS SHALL EXTEND 2 FT ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. FACTORY-BUILT CHIMNEYS SHALL TERMINATE 3 FT MINIMUM ABOVE THE ROOF OPENING PENETRATION.
- THE MAX. EAVE PROJECTION INTO THE REQUIRED SETBACK IS 18"
- EXTERIOR PORCH CEILINGS / FLOOR PROJECTIONS / UNDERFLOOR PROTECTION AND EXPOSED UNDERSIDE OFF APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
 - a) Non combustible material
 - b) Ignition-resistant material
 - c) One layer of 5/8" type X applied behind an exterior covering on the underside of the ceiling.
 - d) Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per Gypsum Association Fire Resistance Design Manual
- Roof / Attic vents shall meet the following: (R806.1, R806.2). The net free ventilation area shall not be less than 1/150 of the attic space or 1/300 provided a Class I or II vapor barrier is installed on the warm side of ceiling or 1/300 provided at least 50% and not more than 80% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.
- Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in. min. and 1/4" maximum opening.
- A min. of 1" airspace shall be provided between insulation and roof sheathing.
- Invented attic assemblies shall meet all the conditions in Section R806.5
- Exposed undersides of all floor projections and exposed roof deck on the underside of unclosed roof eaves shall have an extra layer of 5/8" gypsum board.

NOTE:

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

BUILDING ON SITE WITH 500 SQ.FT. OR MORE OF CUMULATIVE LANDSCAPE AREA SHALL HAVE SEPARATE 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.

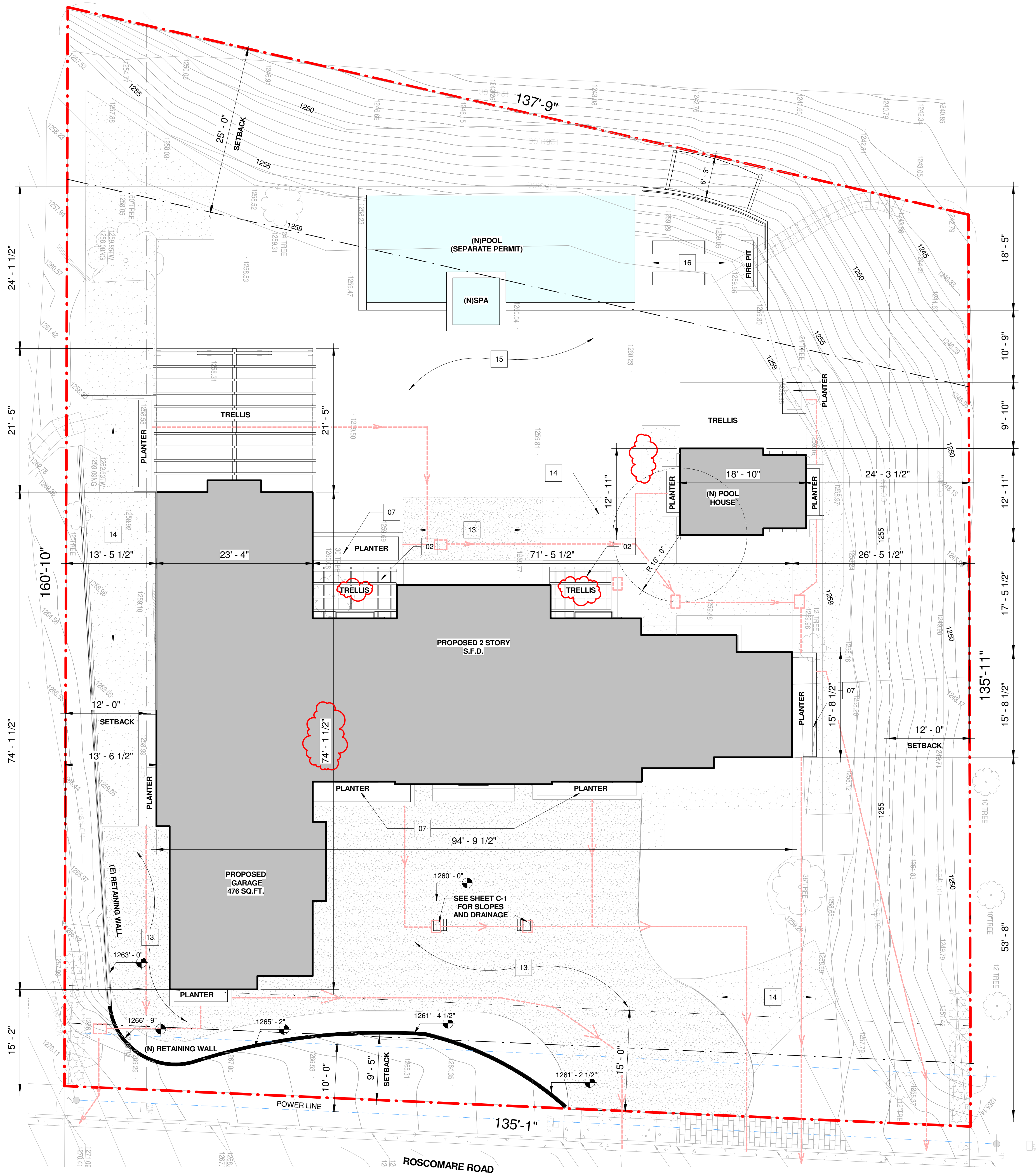
CLASS 'A' ROOFING:

ARITHANE SPRAYED FOAM INSULATED ROOF INSTALLED BY MANUFACTURER APPROVED INSTALLER PER MANUFACTURER SPECIFICATIONS WITH R-52 AVERAGE INSULATION VALUE. SHALL HAVE SMO 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 GREEN GUIDELINES).

ROOFING MATERIAL SHALL HAVE A MIN. 3-YEAR AGED SOLAR REFLECTANCE AND THERMAL EMITTANCE 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
- 05 PATHWAY 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)

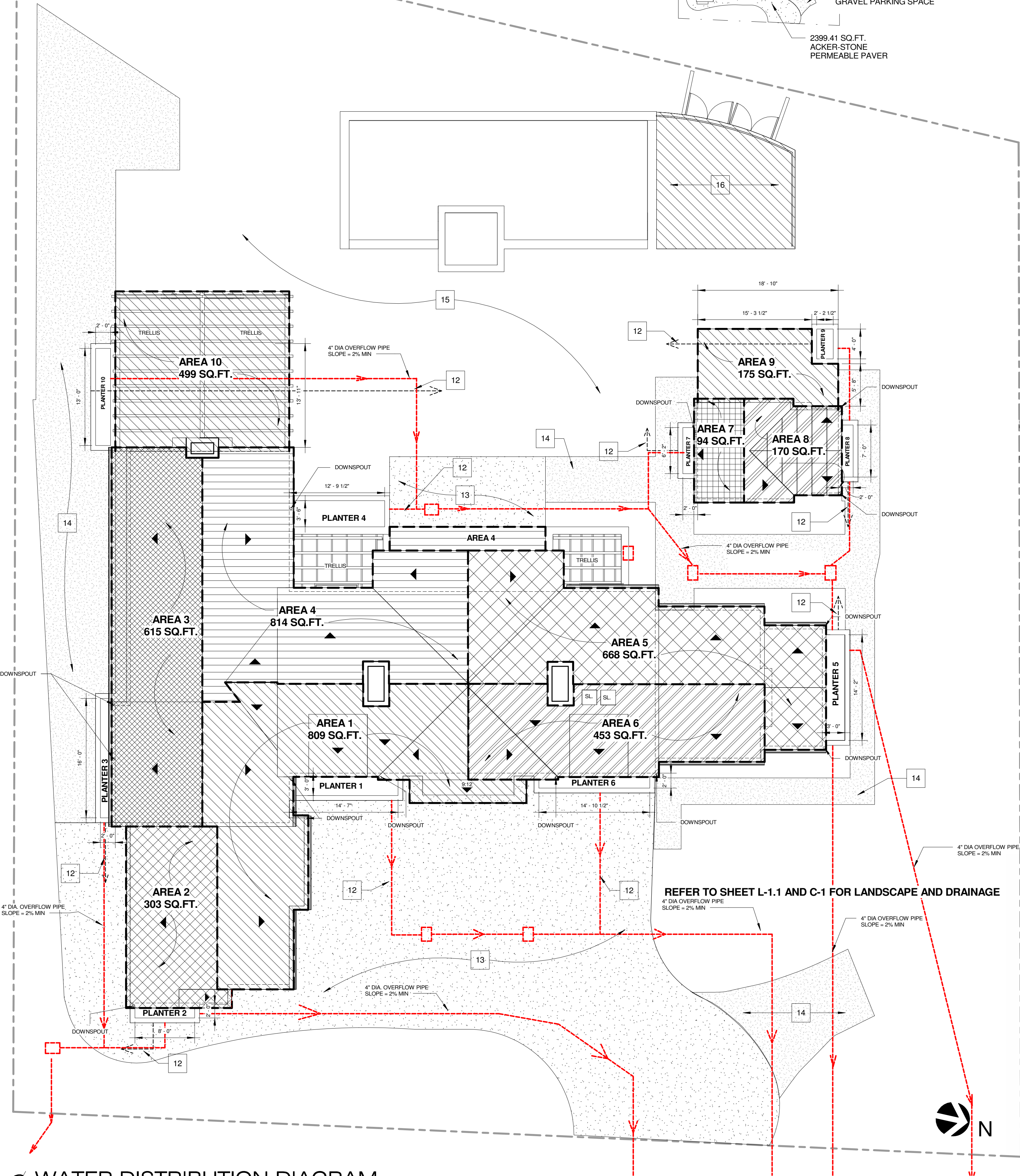
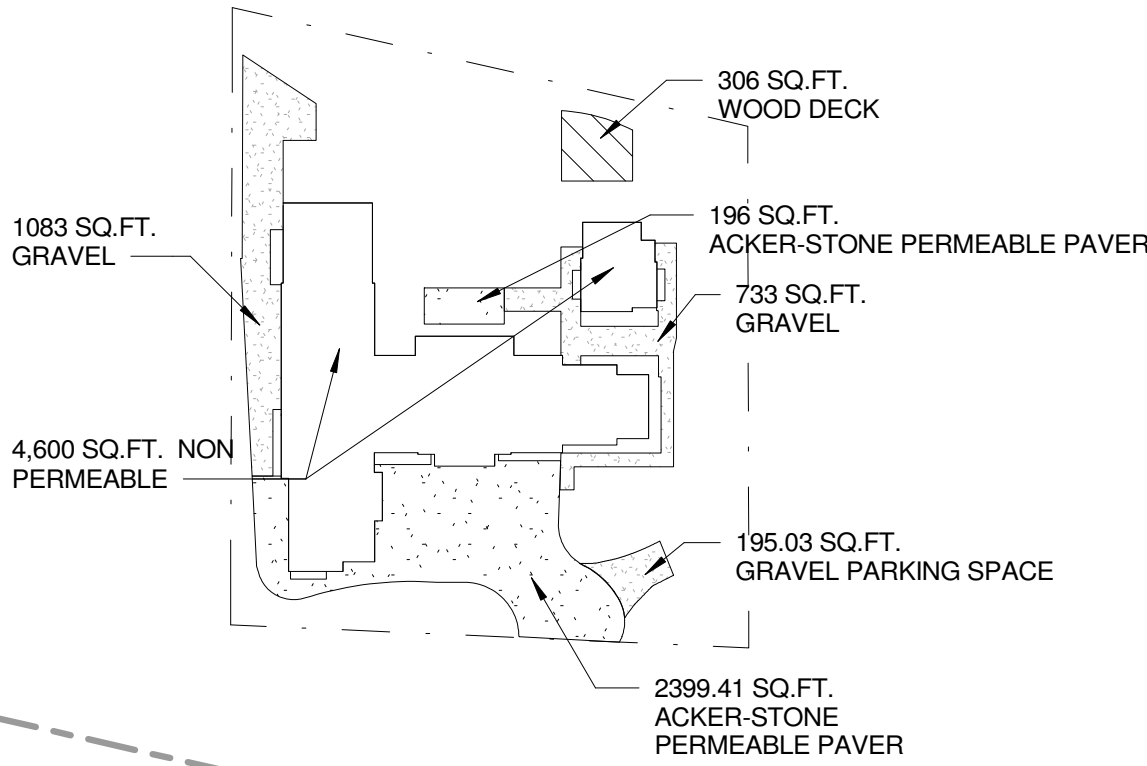


SITE PLAN
SCALE: 1/8" = 1'-0"



KEYNOTES

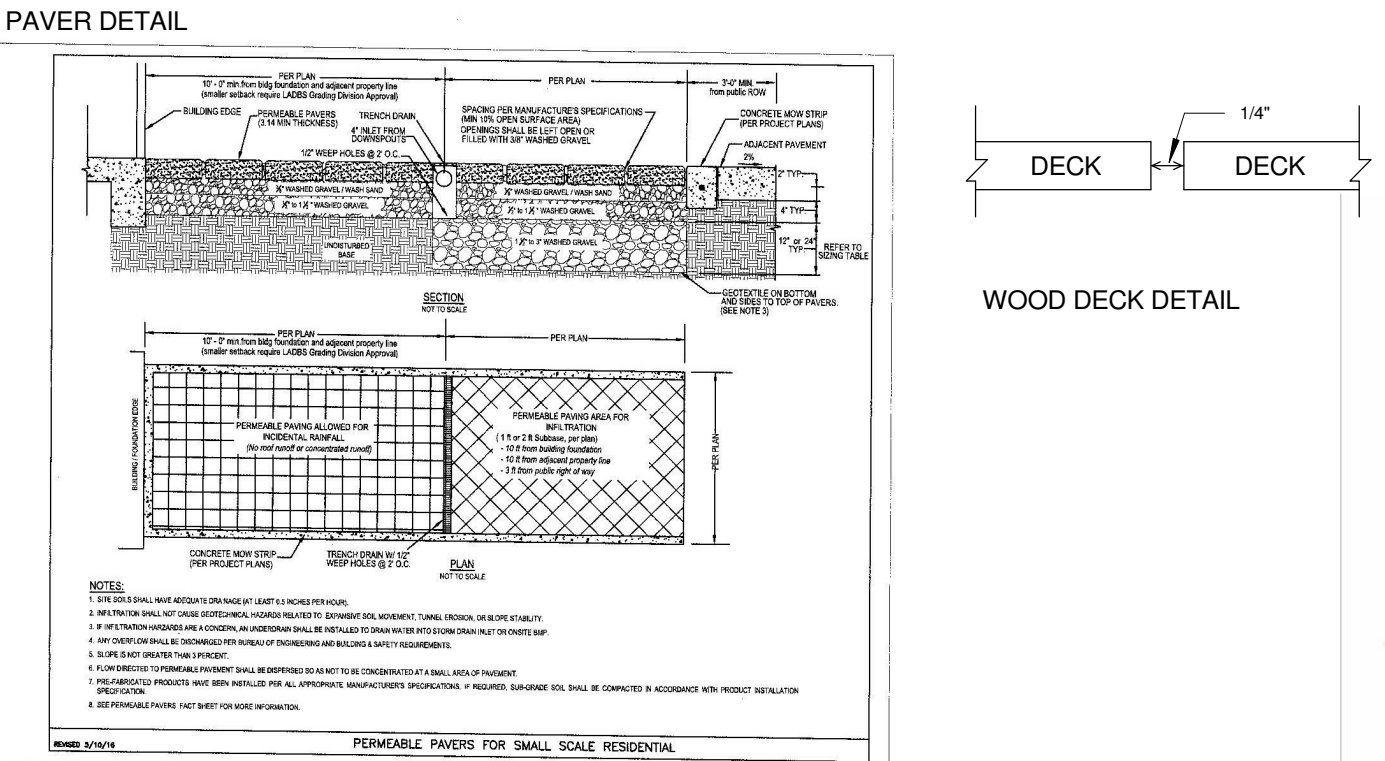
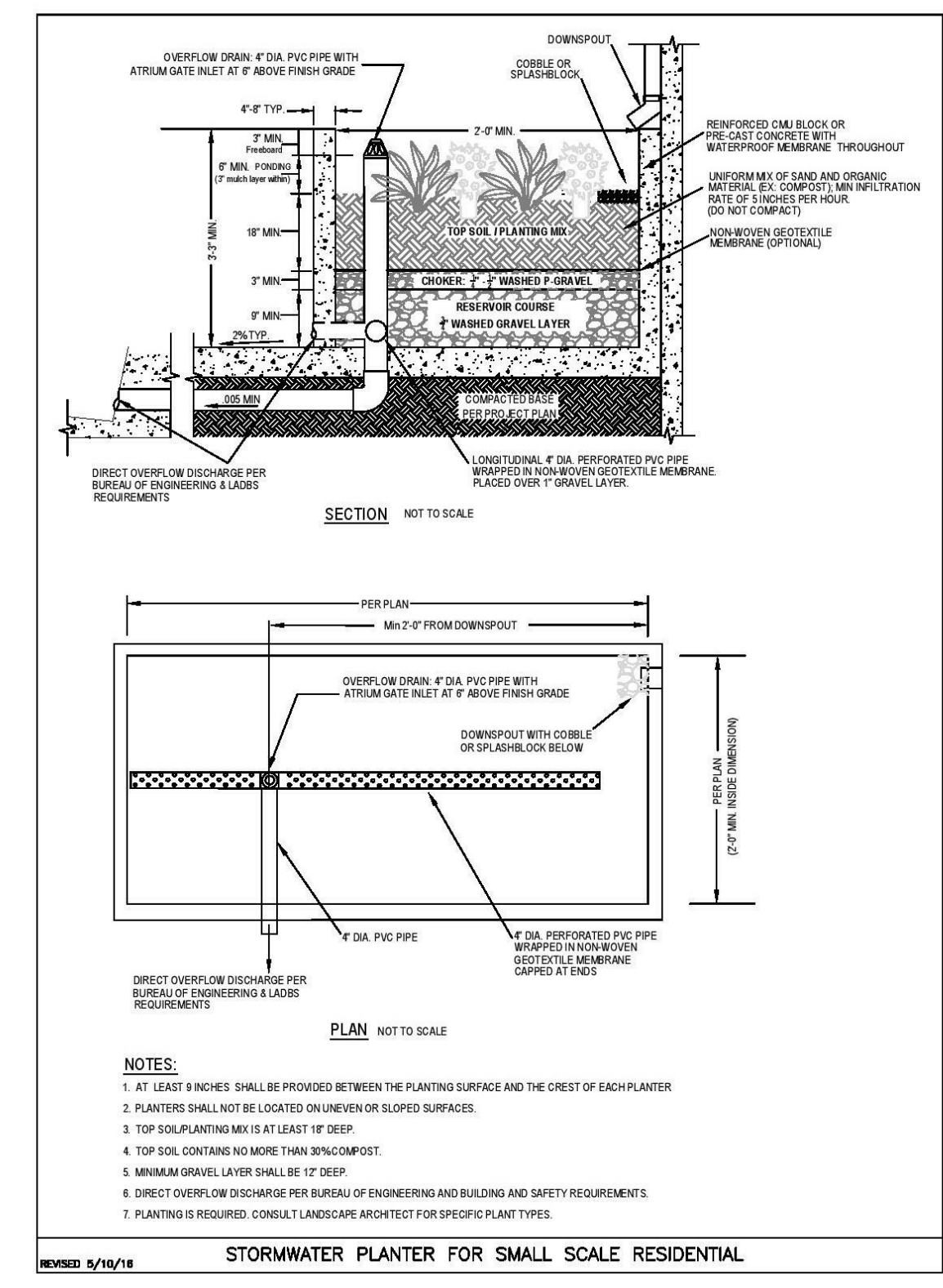
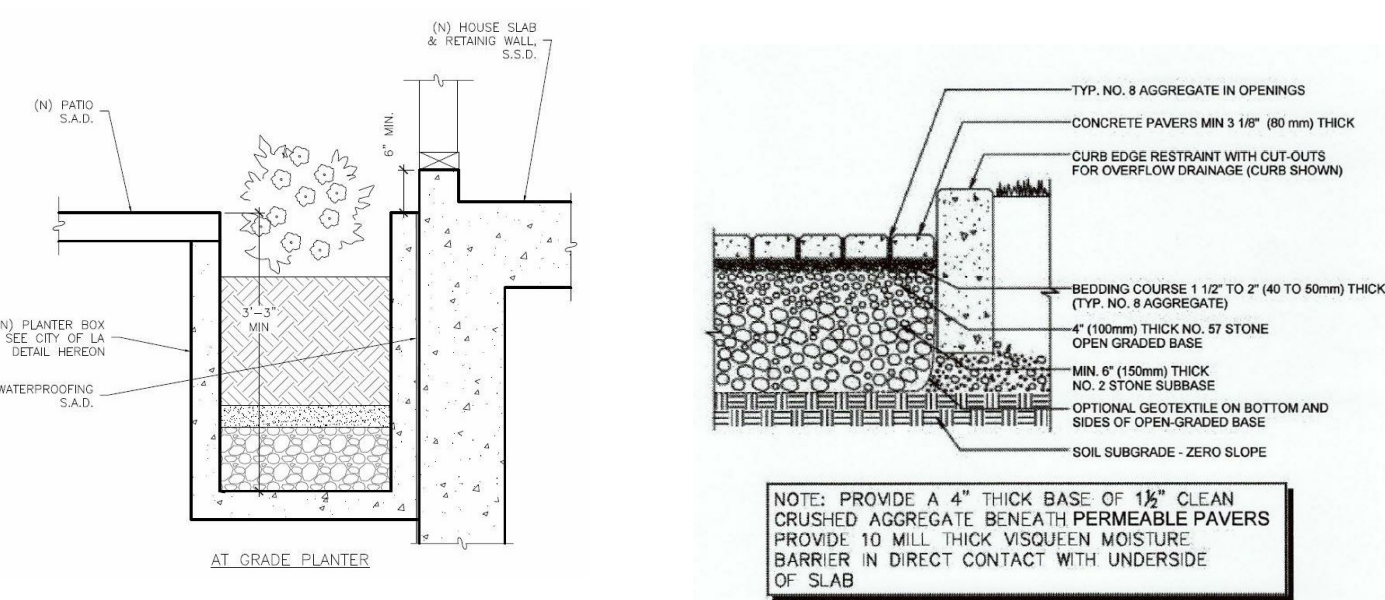
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(SEE SHEET C1 FOR DETAIL)
- 13
- PERMEABLE STONE PAVING
(SEE PAVERS DETAIL BELOW)
- 14
- GRAVEL
- 15
- LANDSCAPE
- 16
- DECKING



2 WATER DISTRIBUTION DIAGRAM
SCALE: 1/8" = 1'-0"

NON PERMEABLE SURFACES TO BE MITIGATED

	REQUIRED	TREATED
AREA 1	809 SQ.FT. X 0.05 = 40.45 SQ.FT.	PLANTER 1 = 3' X 14.58' = 43.74 SQ.FT.
AREA 2	303 SQ.FT. X 0.05 = 15.15 SQ.FT.	PLANTER 2 = 2' X 8' = 16 SQ.FT.
AREA 3	615 SQ.FT. X 0.05 = 30.75 SQ.FT.	PLANTER 3 = 2' X 16' = 32 SQ.FT.
AREA 4	814 SQ.FT. X 0.05 = 40 SQ.FT.	PLANTER 4 = 3' - 6" X 12.75' = 44 SQ.FT.
AREA 5	668 SQ.FT. X 0.05 = 33.4 SQ.FT.	PLANTER 5 = 3' X 14.17' = 42.51 SQ.FT.
AREA 6	453 SQ.FT. X 0.05 = 22.65 SQ.FT.	PLANTER 6 = 2' X 14.9' = 29.8 SQ.FT.
AREA 7	94 SQ.FT. X 0.05 = 4.7 SQ.FT.	PLANTER 7 = 2' X 6.16 = 12.3 SQ.FT.
AREA 8	170 SQ.FT. X 0.05 = 8.5 SQ.FT.	PLANTER 8 = 2' X 7' = 14 SQ.FT.
AREA 9	175 SQ.FT. X 0.05 = 8.75 SQ.FT.	PLANTER 9 = 2.2' X 4' = 8.8 SQ.FT.
AREA 10	499 SQ.FT. X 0.05 = 24.95 SQ.FT.	PLANTER 10 = 2' X 13' = 26 SQ.FT.
TOTAL	229.30 SQ.FT.	269.15 SQ.FT.



STORMWATER OBSERVATION
REPORT (SOR) FORM
Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)
LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS
(OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY
PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND
CERTIFICATE OF OCCUPANCY (C of O).

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

STORMWATER OBSERVATION must be performed by the contractor responsible for the approved LID
Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no
licensed contractor was involved. **AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF
THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES.**

STORMWATER OBSERVATION REPORT (SOR) must be signed by the contractor responsible for the
approved LID Plan and submitted to the City prior to the issuance of the certificate of occupancy. Homeowner
can sign the Stormwater Observation Report if no licensed contractor was involved. **PRIOR TO
CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPs TAKEN
DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE
BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF
APPROVAL.**

Project Address: Building Permit No.:
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan: Phone Number:
I declare that the following statements are true to the best of my knowledge:
1. I am responsible for the approved LID Plan, and
2. I, or designated staff under my responsible charge, have performed the required site visits at each
significant construction stage and at completion to verify that the best management practices as shown
on the approved plan have been constructed and installed in accordance with the approved LID Plan.
Signature Date Contractor/Architect/Engineer License

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)
STORMWATER BMP(S) VERIFICATION

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

Project Address:

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

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 50 to 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 (min 10% open space)	<input type="checkbox"/> Incidental; total SF <input type="checkbox"/> Infiltration; total SF	
6	Rain Garden	<input type="checkbox"/> # - Lined; total SF	
7	Dry Well	<input type="checkbox"/> # - Unlined; total SF	
8	SUMP Pump (modification was not required)		

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DATE PRINTED: 08/08/17
BENCHMARK: 09/25/17

SHEET TITLE:
**WATER
DISTRIBUTION
DIAGRAM AND
DETAILS**

SCALE: As indicated

SHEET NO:
A-1.1

FLOOR PLAN KEYNOTES

- 01

42" HIGH RAILING.
- 02

SEE STAIR DETAILS ON SHEET A-6.0
- 03

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.
- 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)
- 08

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

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 EXCEPT: 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)

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-11VQS 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
- EXISTING WALLS TO REMAIN
- DNOWNSPOUTS

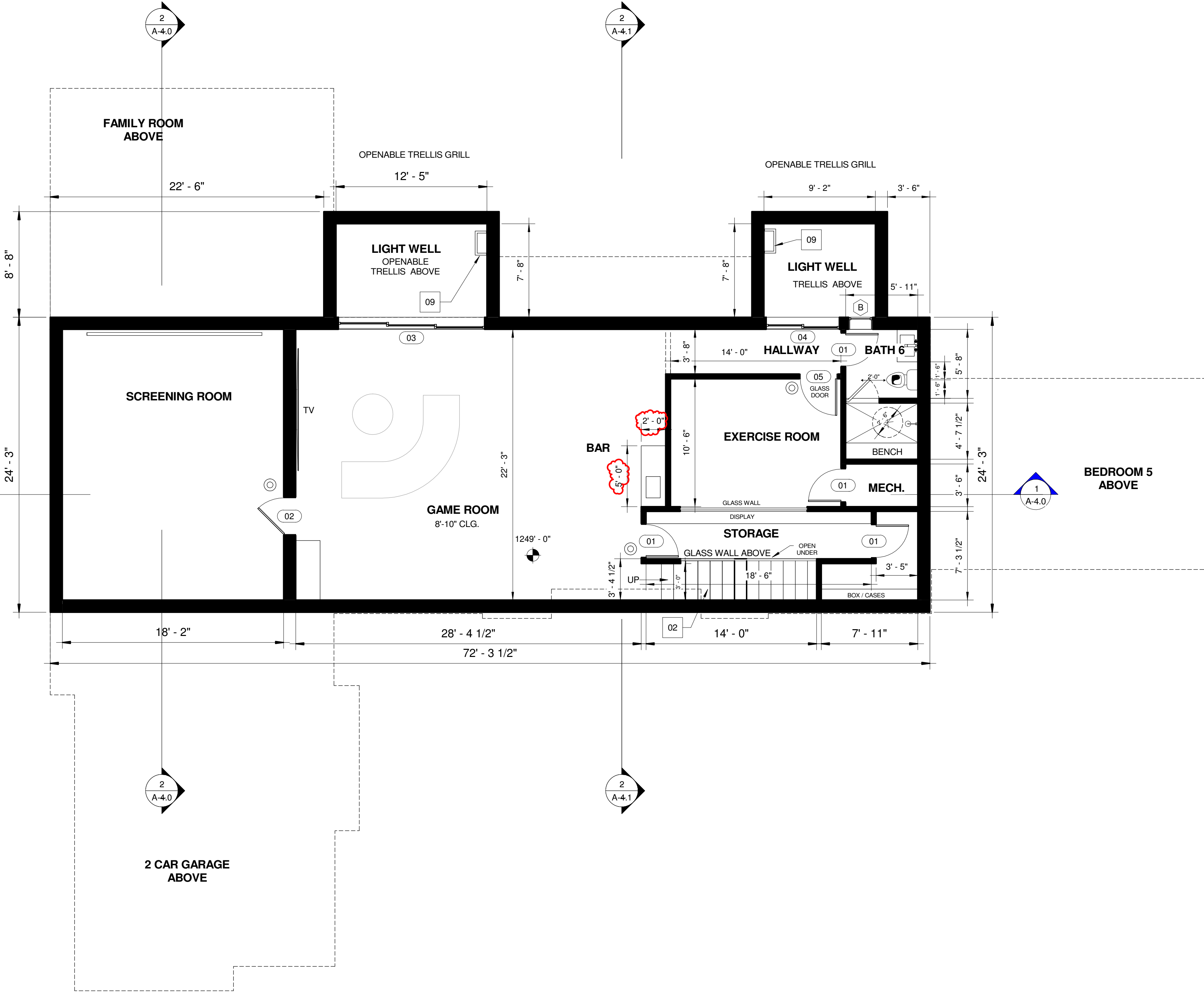
REFER TO SHEET A-1.0 FOR RAIN DISTRIBUTION INTO RAIN BARRELS

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)
- 24" CLEAR INFRONT OF TOILETS
- CHANGE OF ELEVATION
- W.P.GFI PLUG ABOVE COUNTER
- FLOOR LEVEL SYMBOL
- PROPERTY LINE

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"



457 N. Oakhurst Drive
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424.245.4611

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DATE PRINTED:	BENCHMARK:
08/08/17	
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SHEET TITLE :
BASEMENT FLOOR PLAN

SCALE :
As indicated

SHEET NO:

A-2.0

FLOOR PLAN KEYNOTES

- 0142" HIGH RAILING.
- 02SEE 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.
- 04PROVIDE 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
- 05DOOR 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.
- 06WEATHER OR SOIL BASED IRRIGATION CONTROLLER
- 07ATTIC 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

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)

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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.

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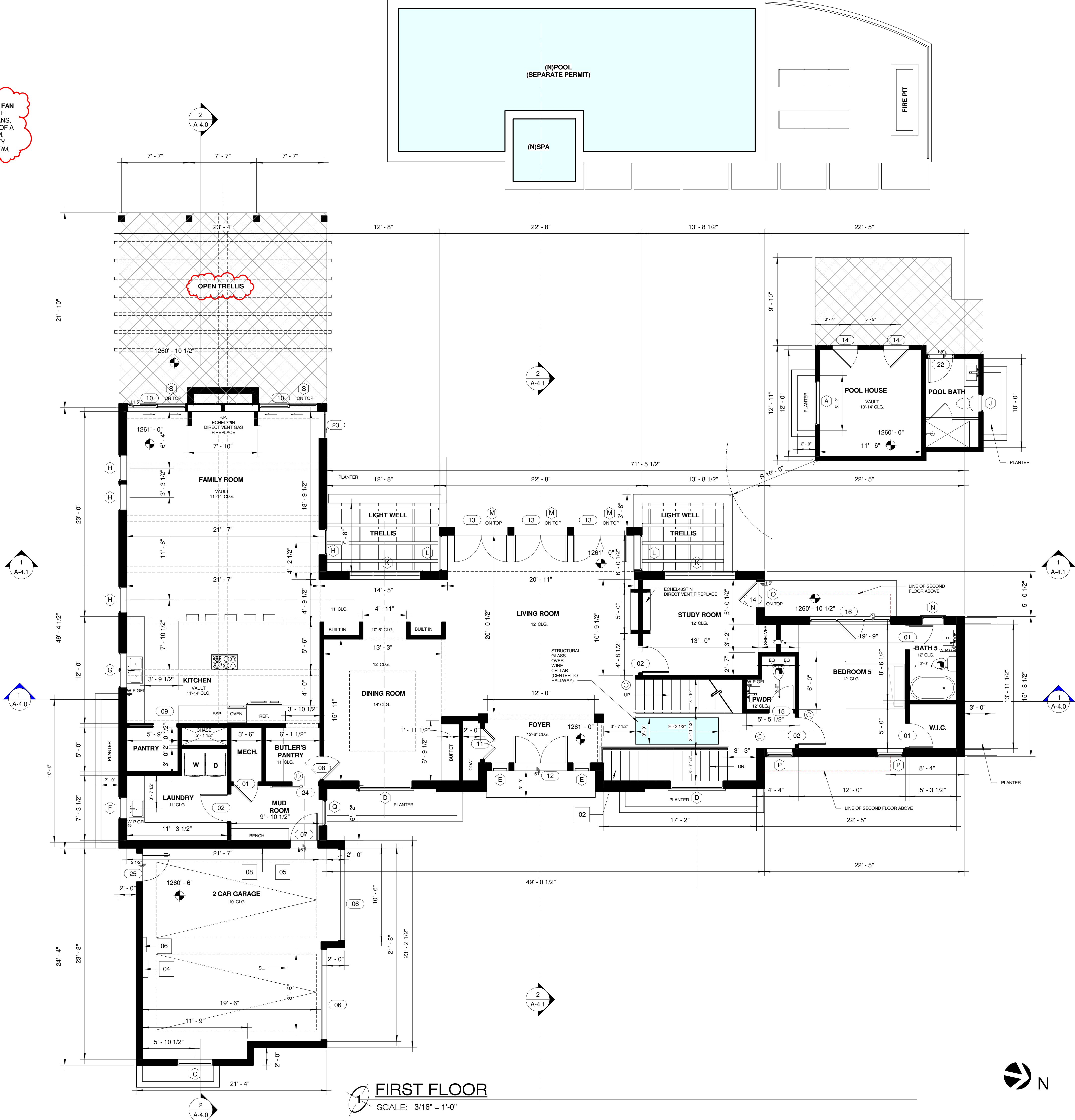
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SYMBOLS

- 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)
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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))



FIRST FLOOR

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



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DATE PRINTED: BENCHMARK:

08/08/17
09/25/17

SHEET TITLE:
FIRST FLOOR PLAN

SCALE: As indicated

SHEET NO:

A-2.1

FLOOR PLAN KEYNOTES

- 01

42" HIGH RAILING.
- 02

SEE STAIR DETAILS ON SHEET A-6.0
- 03

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.
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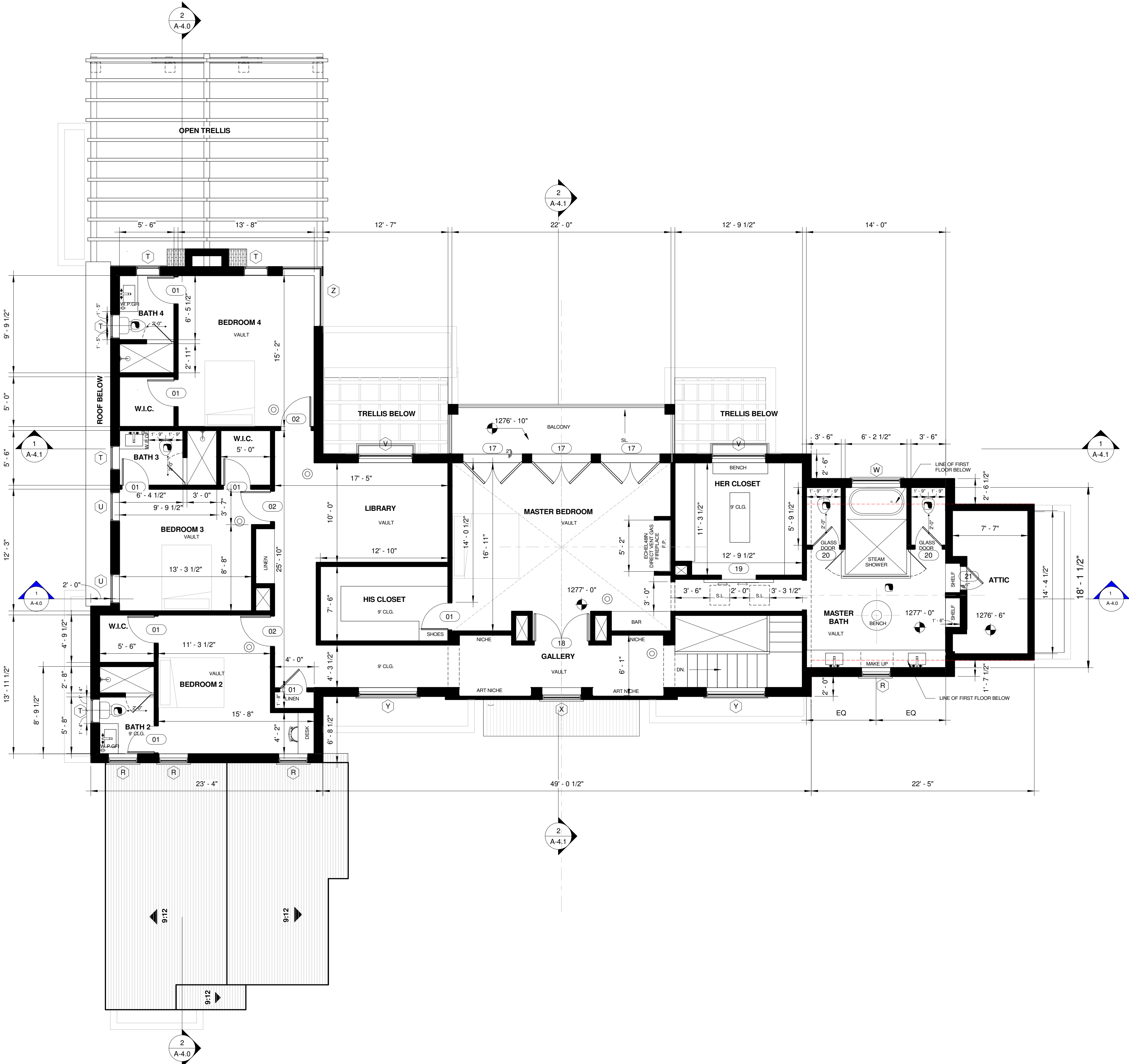
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ATTIC AREA VENTILATION

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



SECOND FLOOR

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



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SHEET TITLE :
SECOND FLOOR PLAN

SCALE :
As indicated

SHEET NO:

A-2.2





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SHEET TITLE :

ROOF PLAN

SCALE :

As indicated

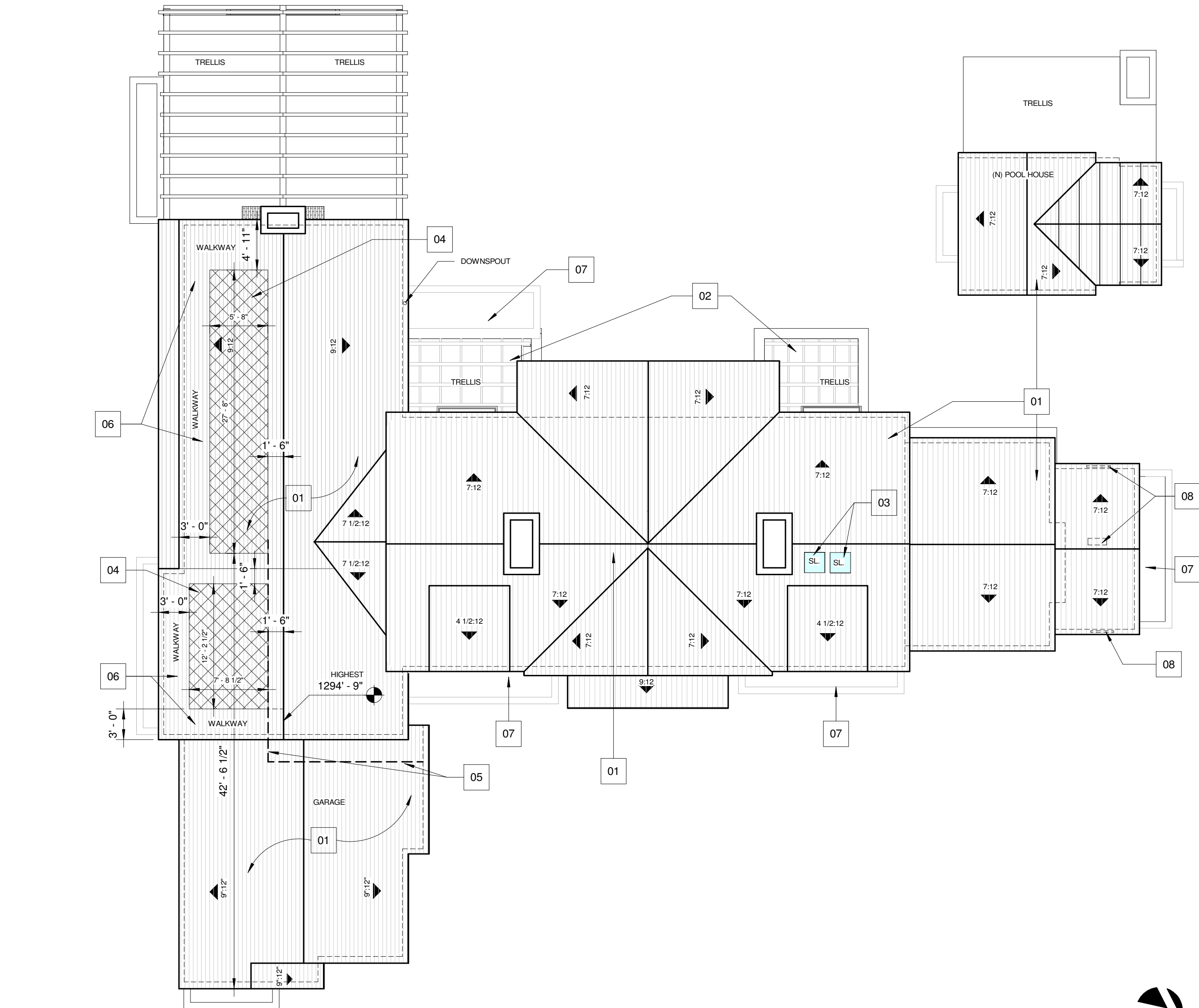
SHEET NO:

A-2.3

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
- 05 PATHWAY 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)

SITE PLAN NOTES
SCALE: 12" = 1'-0"



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

ELEVATION/SECTION KEYNOTES

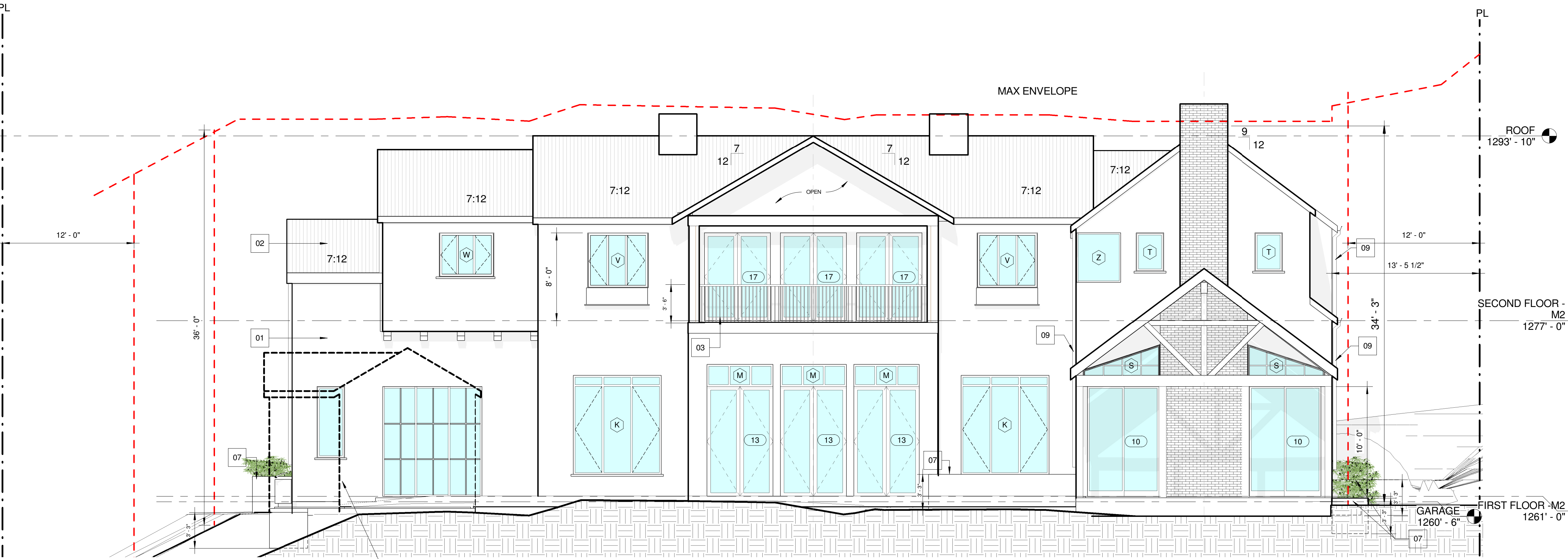
- 01 SMOOTH STUCCO FINISH
- 02 STANDING SEAM METAL ROOF. COLOR:DARK GREY
ICC #2048 (see sheet A-0.9 for ICC report and details)
- 03 42" HIGH RAILING
- 04 SKYLIGHT (see sheet A-0.5 for ICC report and details)
- 05 WOOD SIDING FINISH (THERMORY ASH)
- 06 RETAINING WALL
- 07 PLANTERS
- 08 ELECTRIC PANEL
- 09 DOWNSPOUTS
- 10 STONE FINISH
- 11 WOOD DECK (THERMORY ASH)
- 12 UNDERGROUND PIPE TO NEAREST DRAIN
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.
FLOOR INSULATION: R-19
ROOF INSULATION: R-30



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 REAR ELEVATION
SCALE: 3/16" = 1'-0"



457 N. Oakhurst Drive
Beverly Hills, CA 90210

424.245.4611

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CLIENT:

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DATE PRINTED:	BENCHMARK:
08/08/17	
09/25/17	

SHEET TITLE:
FRONT AND REAR ELEVATION

SCALE: As indicated

SHEET NO:
A-3.0

ELEVATION/SECTION KEYNOTES

- 01

SMOOTH STUCCO FINISH
- 02

STANDING SEAM METAL ROOF. COLOR:DARK 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

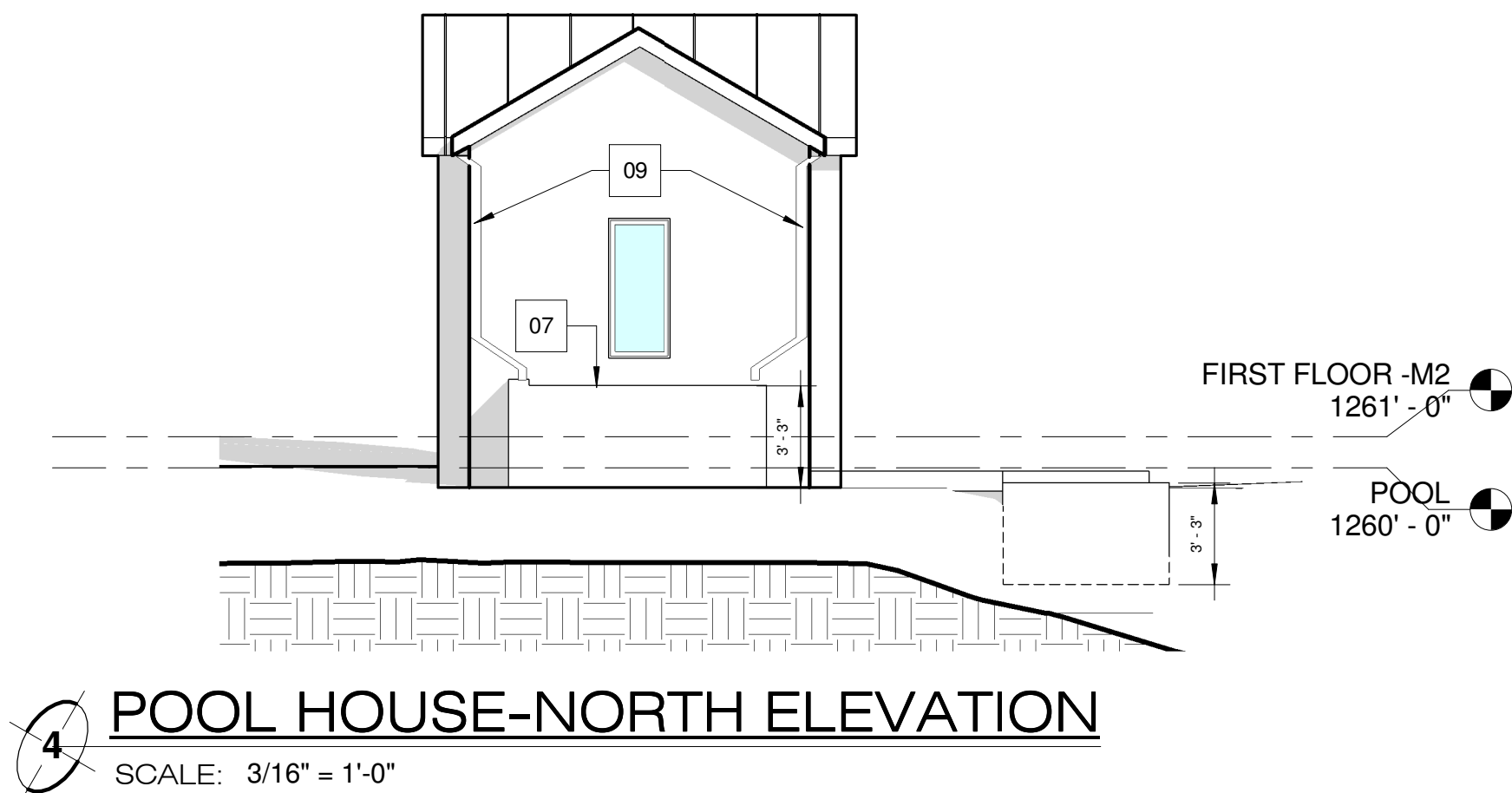
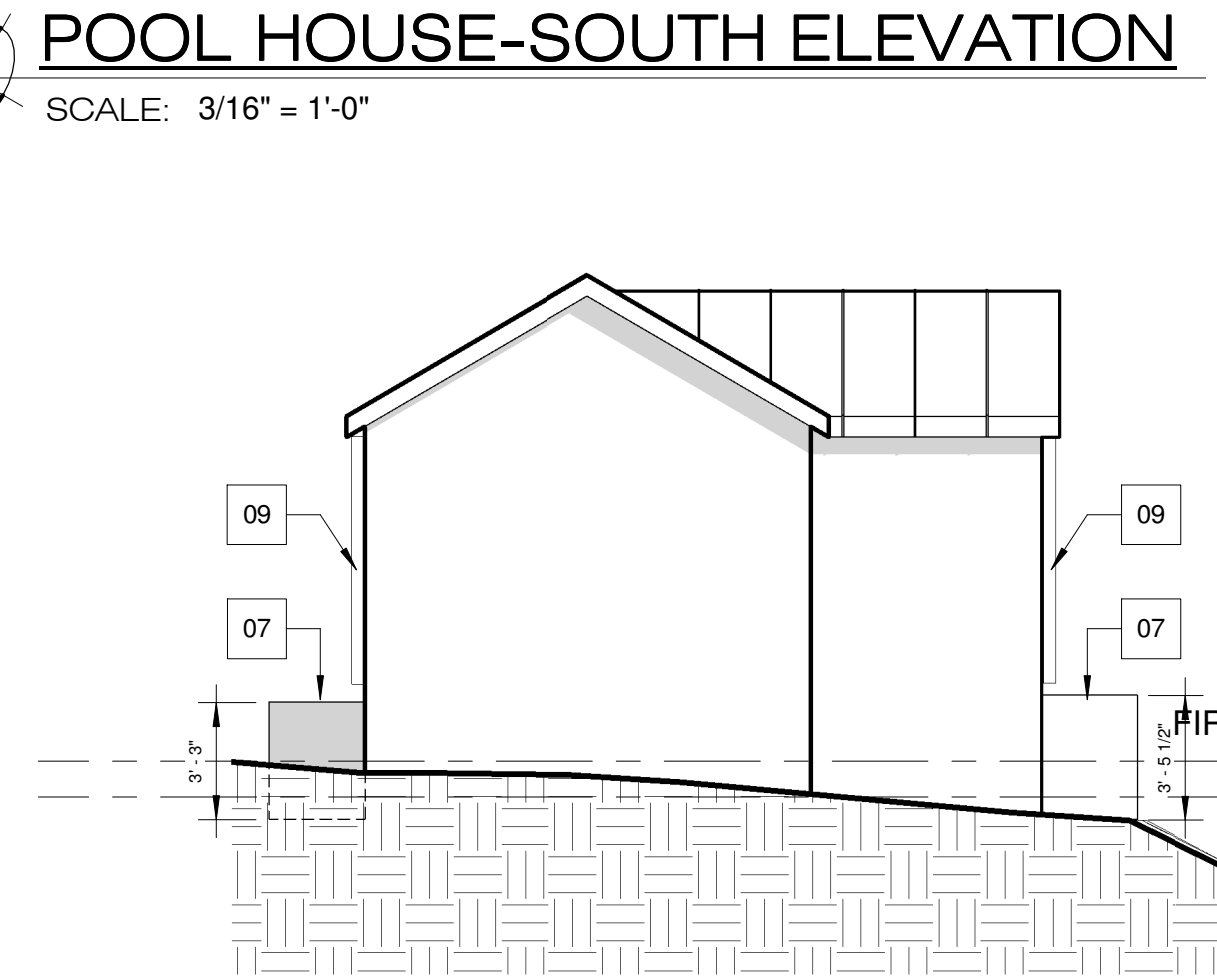
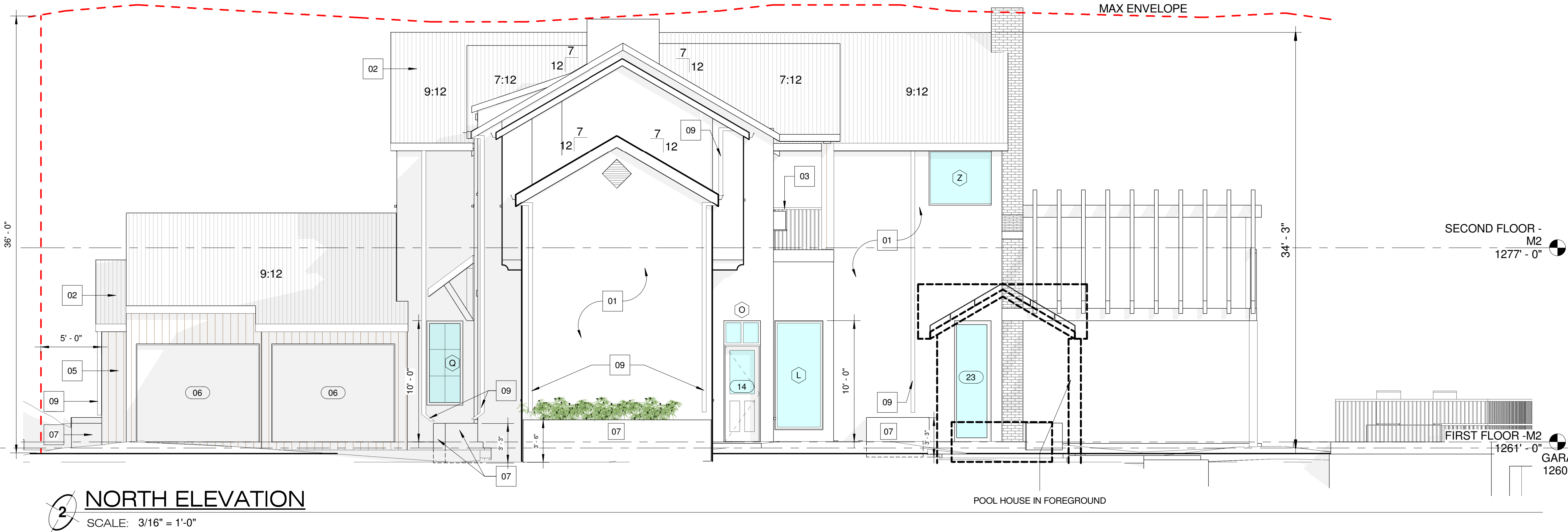
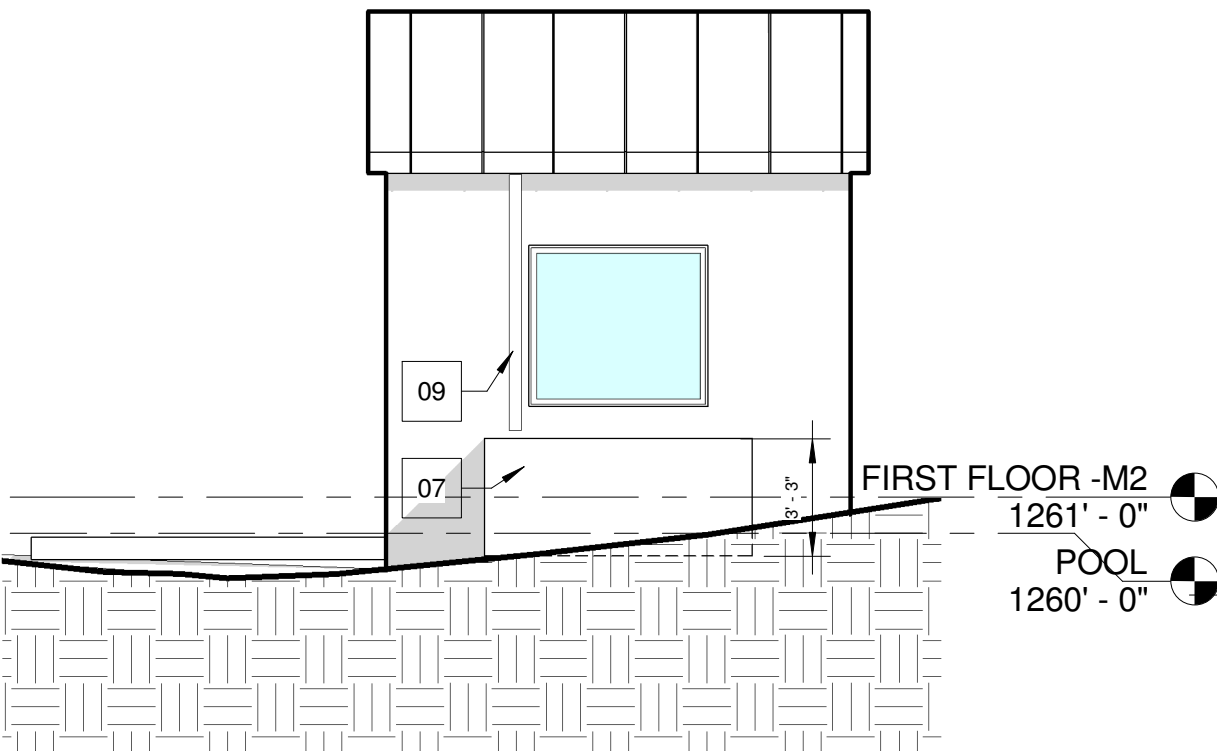
STONE FINISH
- 11

WOOD DECK (THERMORY ASH)
- 12

UNDERGROUND PIPE TO NEARESTDRAIN
SEE SHEET C1 FOR DETAIL

GENERAL NOTES:

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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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SHEET TITLE:
SOUTH AND NORTH ELEVATIONS

SCALE: As indicated

SHEET NO:

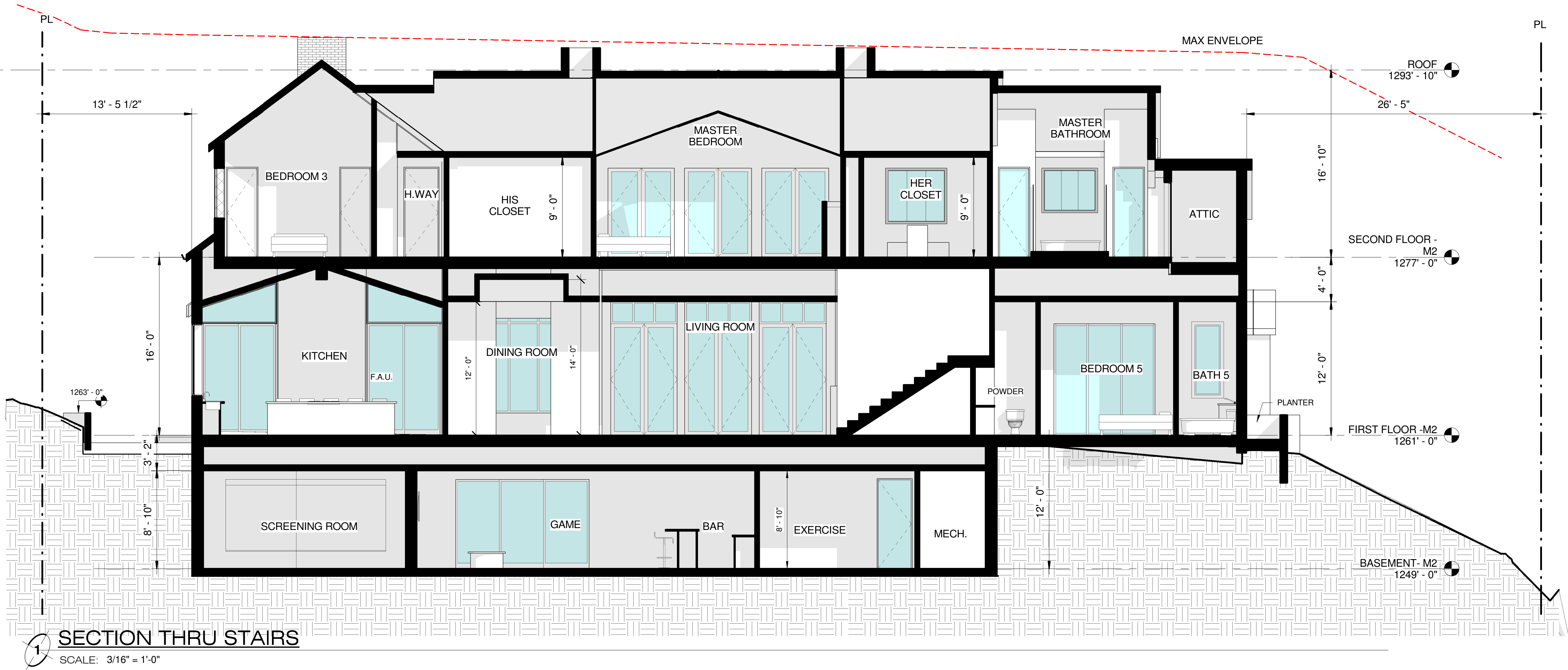
A-3.1

ELEVATION/SECTION KEYNOTES

- 01
- SMOOTH STUCCO FINISH
- 02
- STANDING SEAM METAL ROOF. COLOR/DARK 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)
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3.
- WALL INSULATION: R-13 BASEMENT.
FLOOR INSULATION: R-19
ROOF INSULATION: R-30



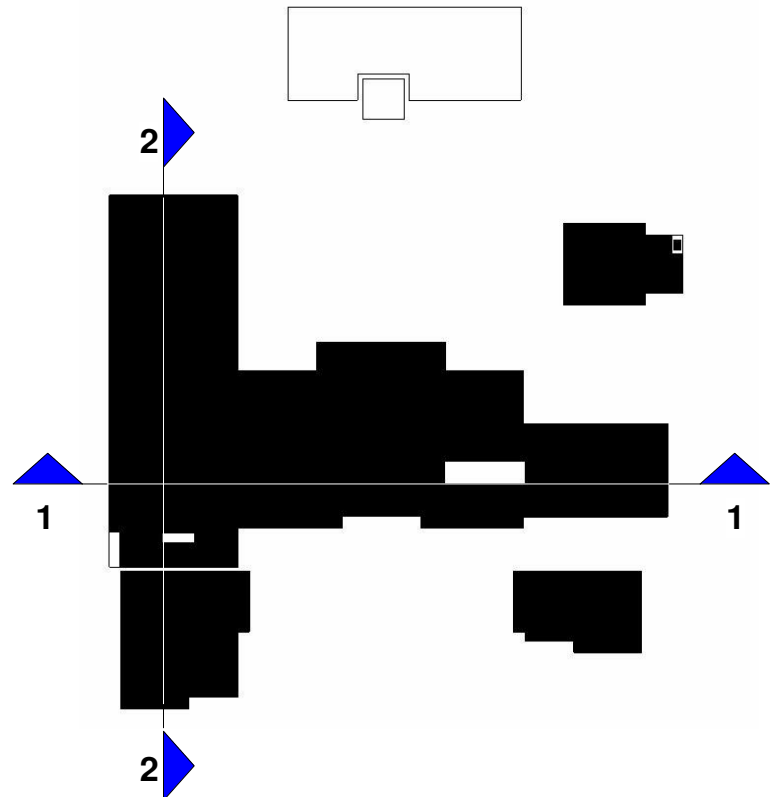
SECTION THRU STAIRS

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



SECTION THRU GARAGE AND KITCHEN

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



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LOS ANGELES CA 90077

DATE PRINTED:	BENCHMARK:
08/08/17	
09/25/17	

SHEET TITLE :

SECTIONS

SCALE :
As indicated

SHEET NO:

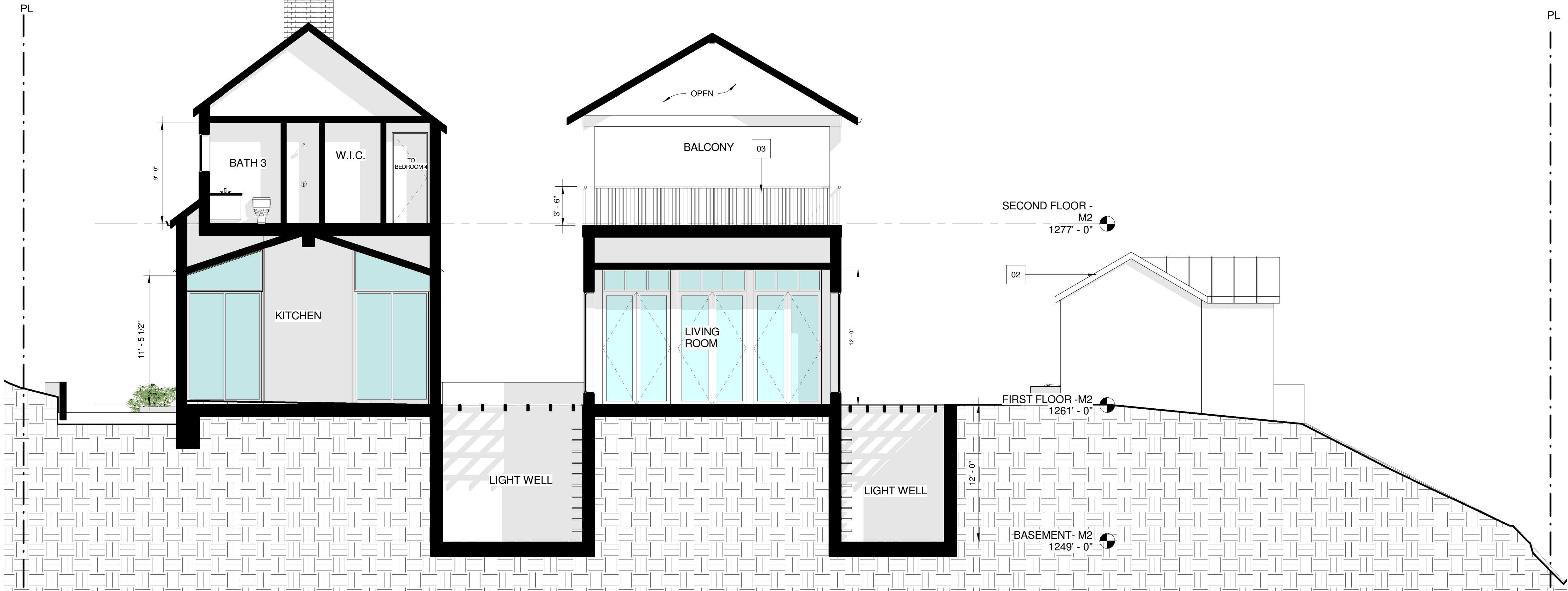
A-4.0

ELEVATION/SECTION KEYNOTES

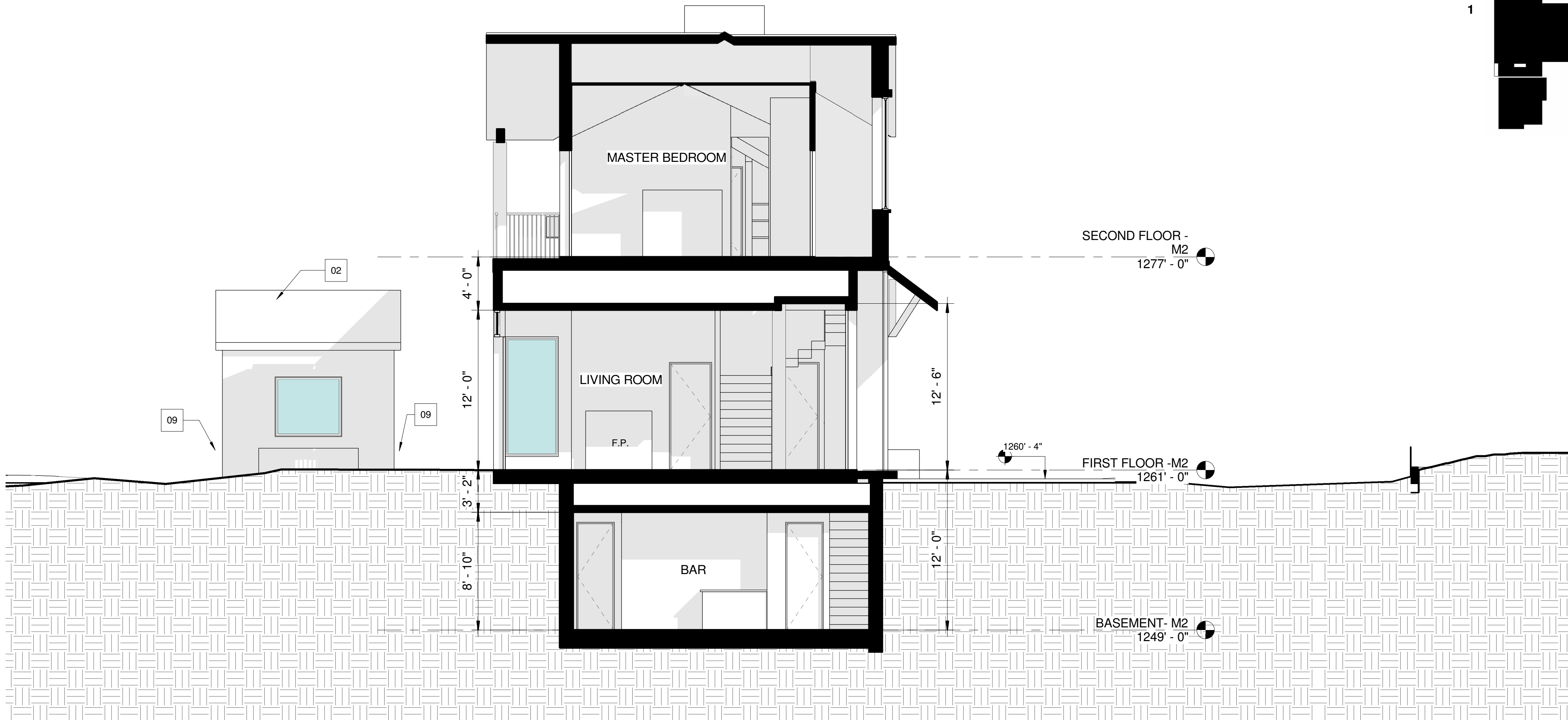
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GENERAL NOTES:

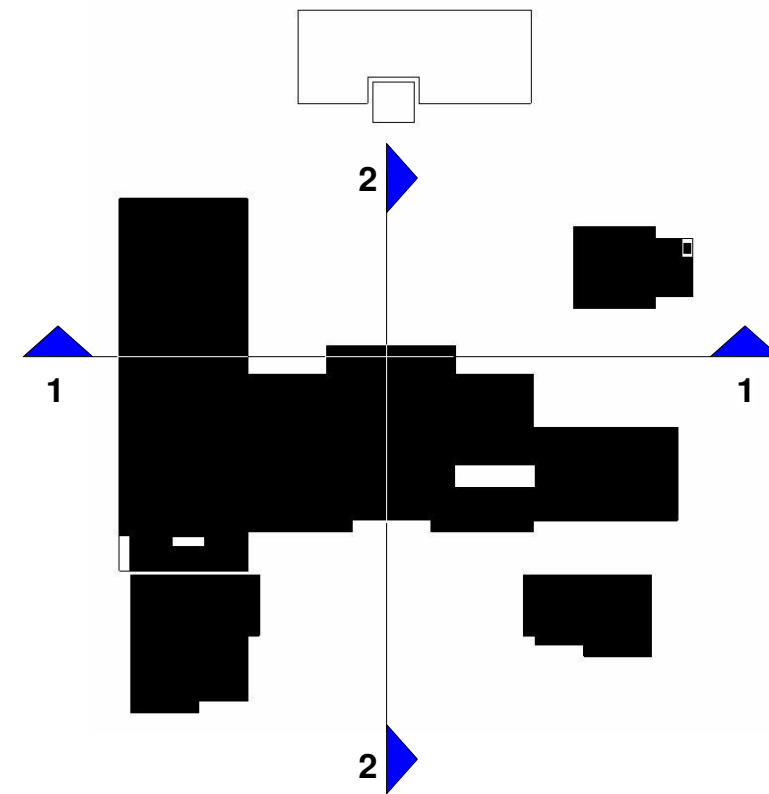
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3. WALL INSULATION: R-13 BASEMENT.
FLOOR INSULATION: R-19
ROOF INSULATION: R-30



1 SECTION THRU LIGHT WELL
SCALE: 3/16" = 1'-0"



2 SECTION THRU ENTRY
SCALE: 3/16" = 1'-0"



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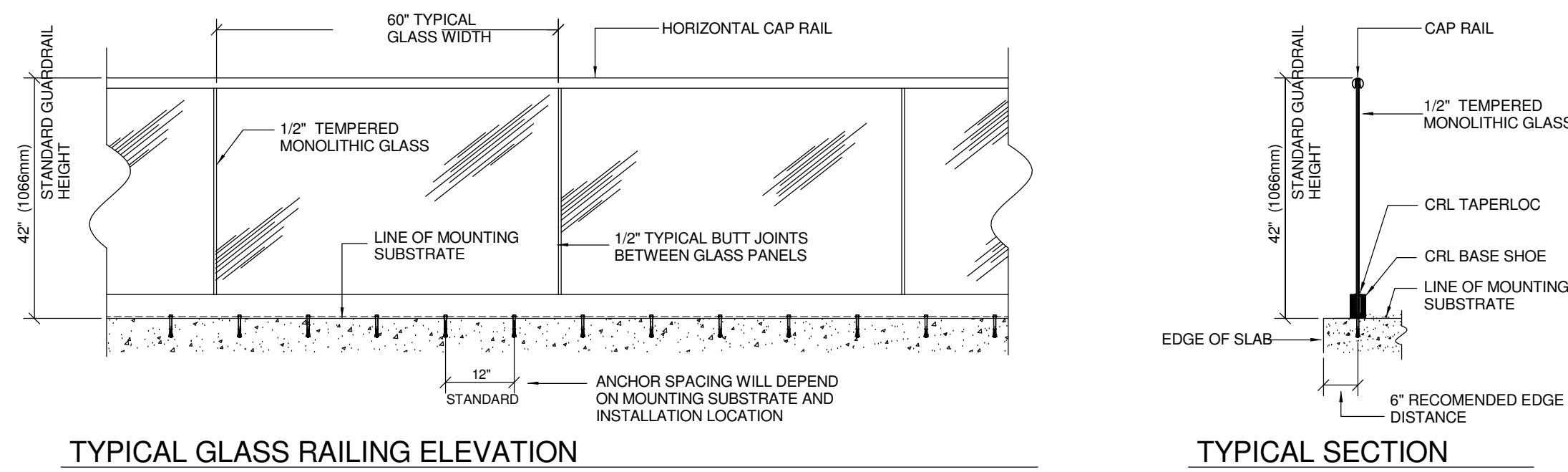
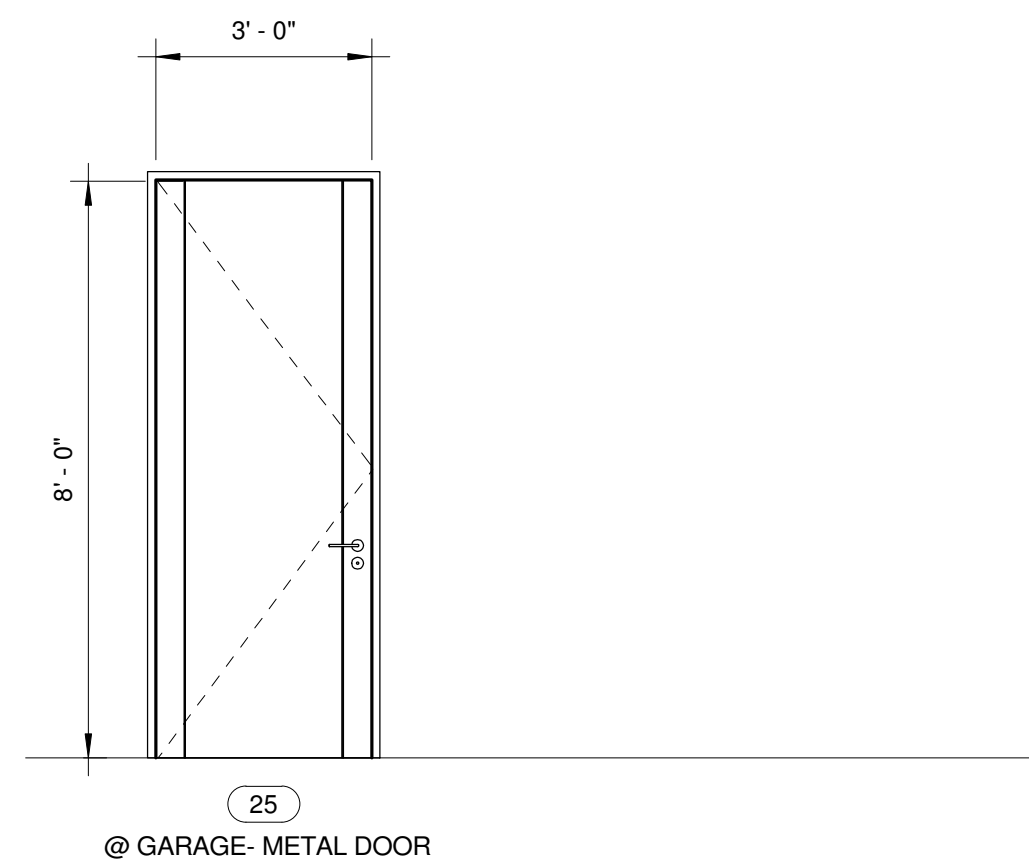
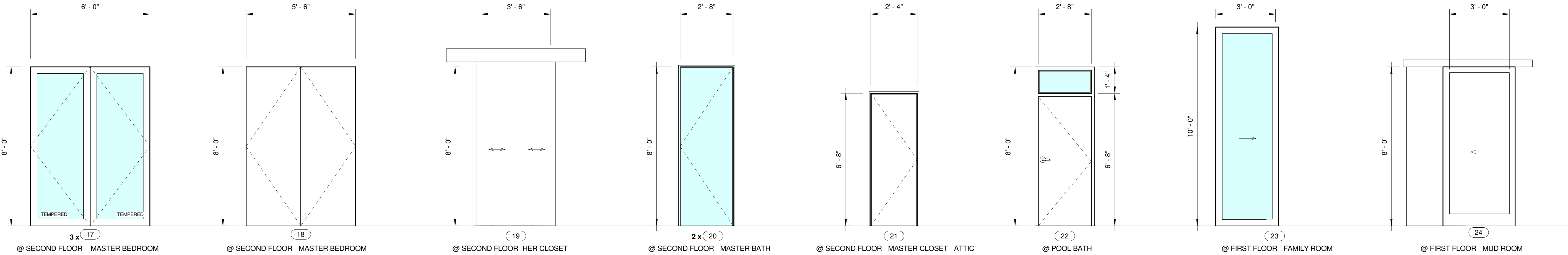
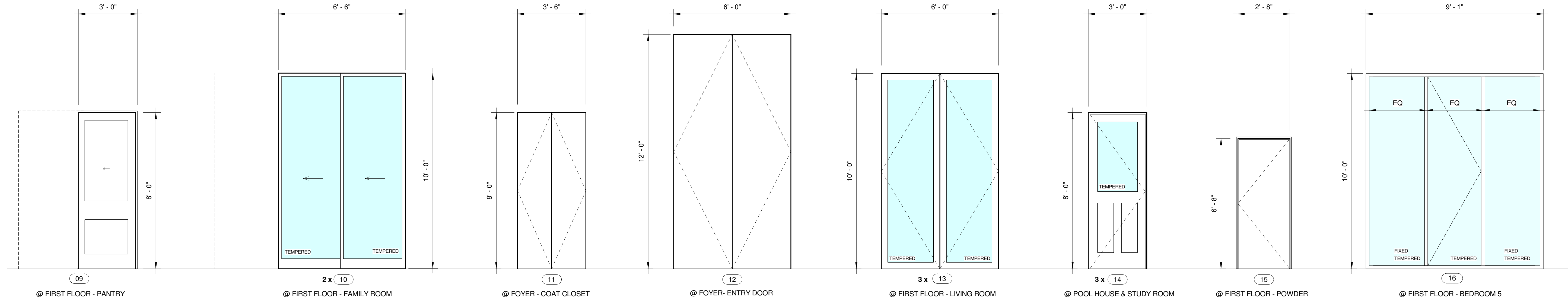
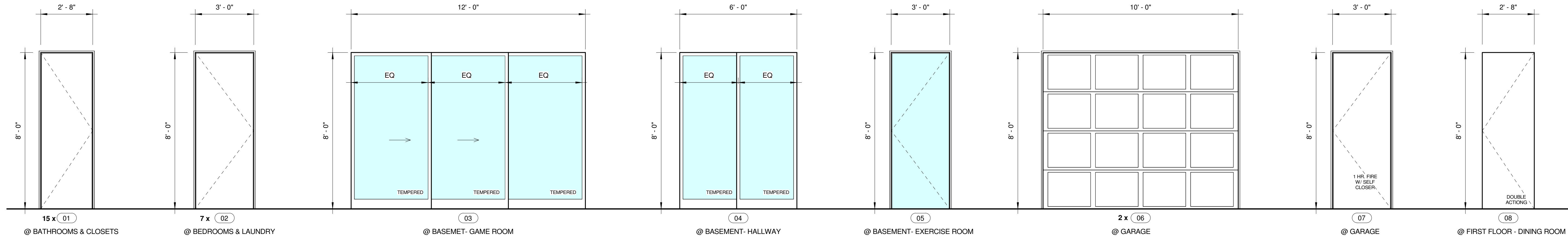
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08/08/17	
09/25/17	

SHEET TITLE:
SECTIONS

SCALE: As indicated

SHEET NO:

A-4.1



1 DOOR SCHEDULE

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

2 GLASS RAILING DETAIL

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



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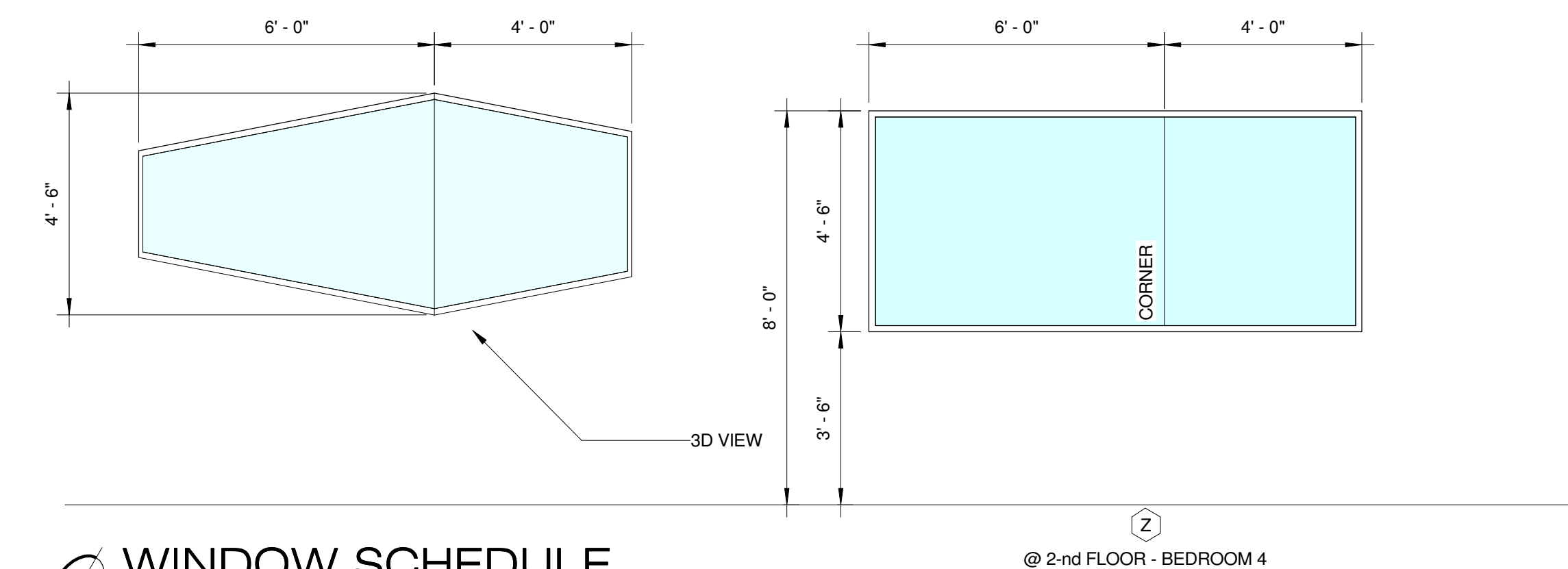
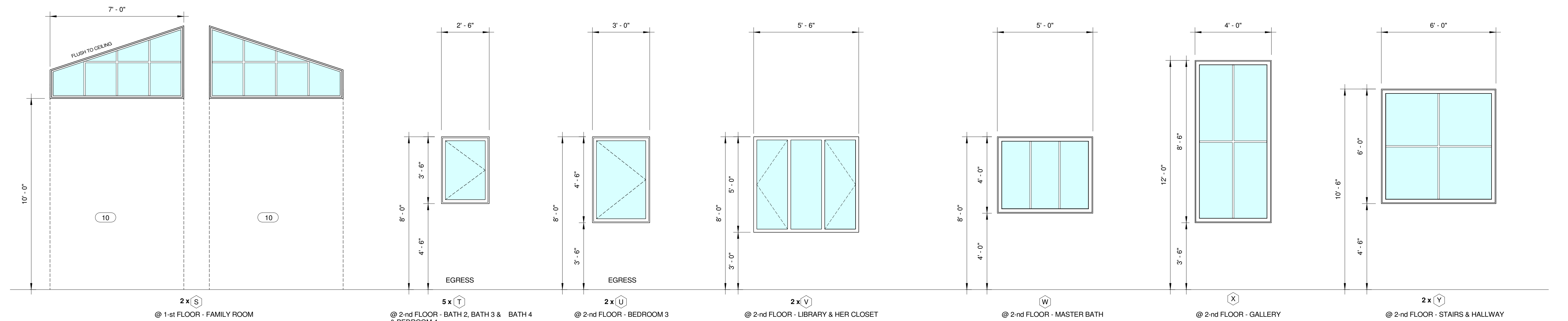
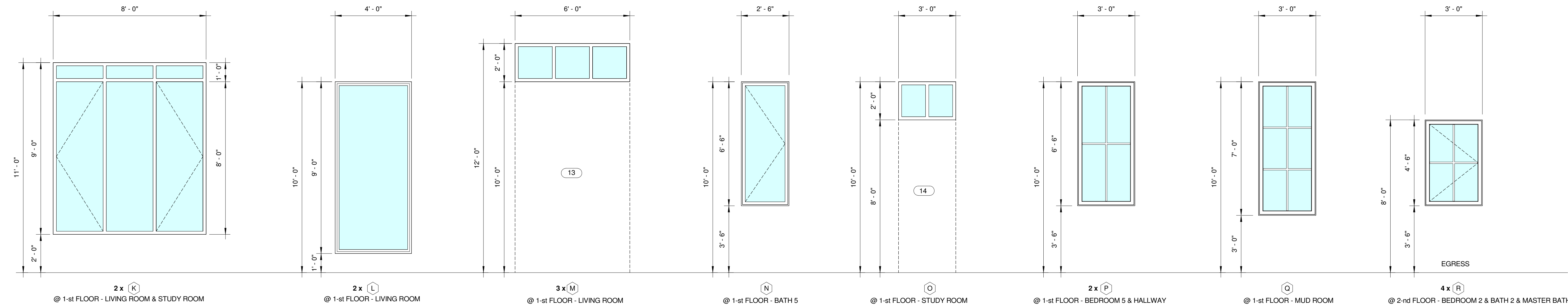
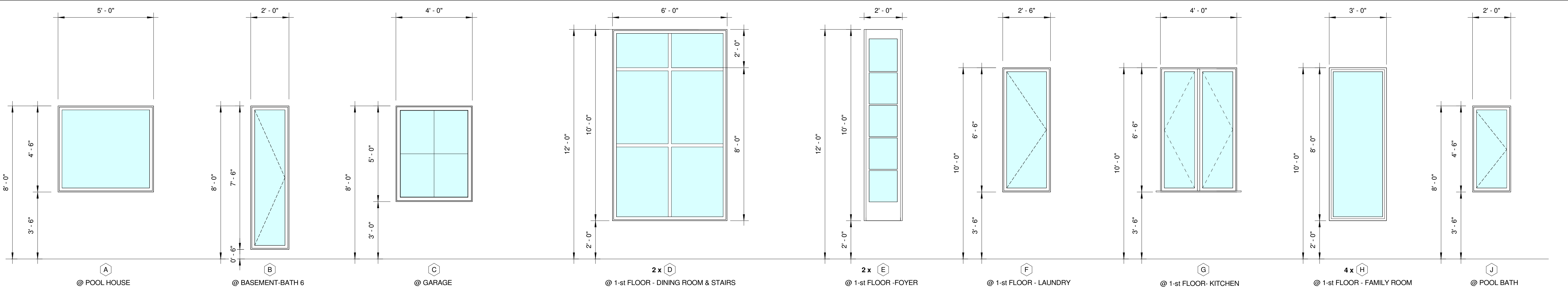
DATE PRINTED:	BENCHMARK:
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09/25/17	

SHEET TITLE:
DOOR SCHEDULE

SCALE: **As indicated**

SHEET NO:

A-5.0



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SHEET TITLE :
WINDOW SCHEDULE

SCALE :
As indicated

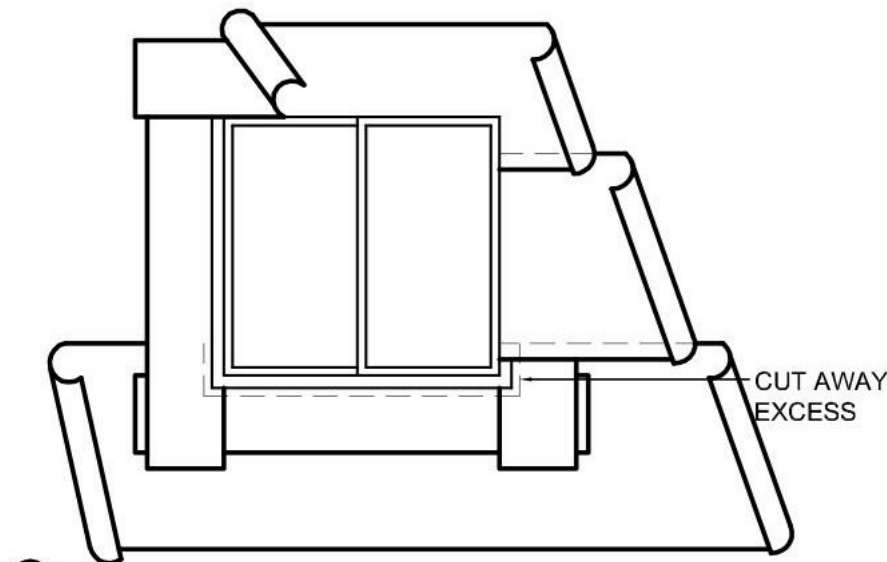
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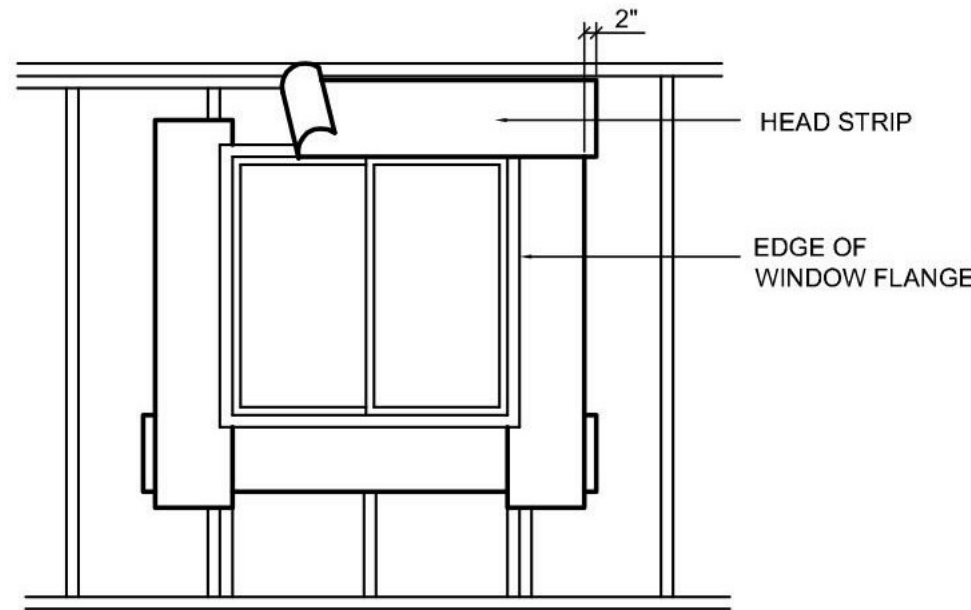
NOTES

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.

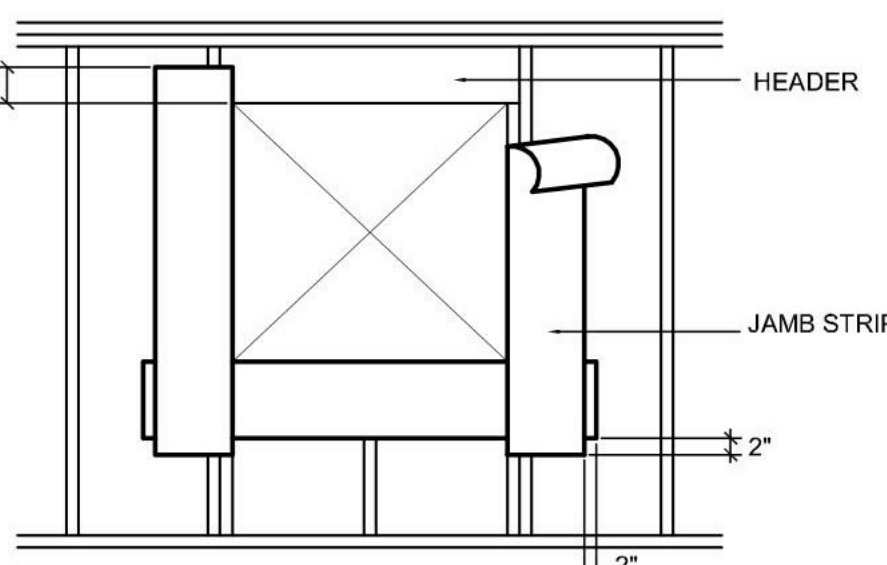
LINE-WIRE, WHEN USE AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH FOR STUCCO, SHOULD BE INSTALLED ACCORDING TO INDUSTRY STANDARDS AND PRACTICE. NO ATTACHMENT DEVICE NOR THE WIRE BACKING SHOULD COVER OR PENETRATE FLASHING MATERIAL. PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENING MUST COVER THE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



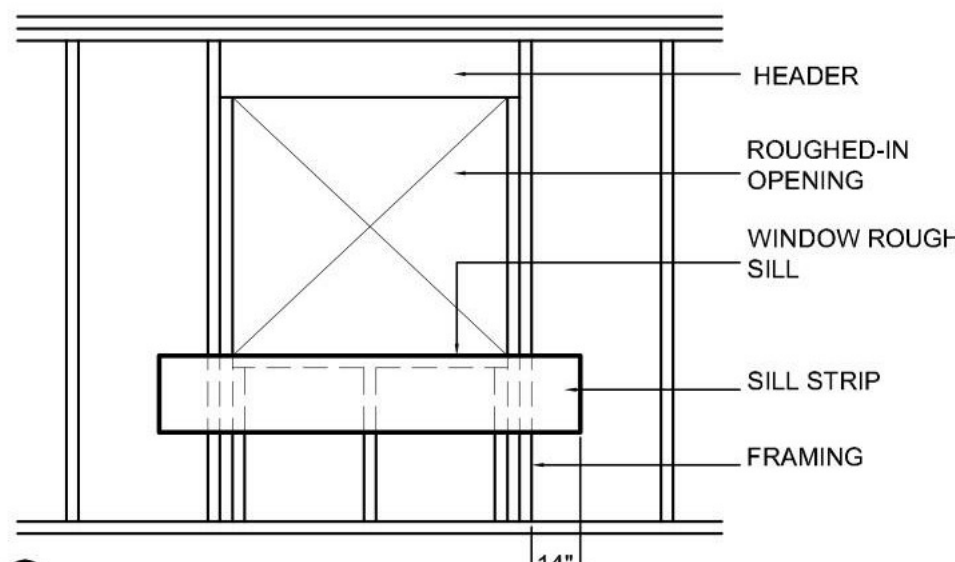
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY BUILDING PAPER UNDER THE SILL STRIP. CUT AWAY ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. APPLY SUCCESSIVE LINES OF BUILDING PAPER OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE. PAPER SHOULD RUN CONTINUOUSLY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



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 WINDOW'S TOP FLANGE. ATTACH THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP 12" WIDE WITH A 2" MINIMUM LAP BEYOND THE JAMB STRIPS.



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



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

WATERPROOFING DETAIL

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

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

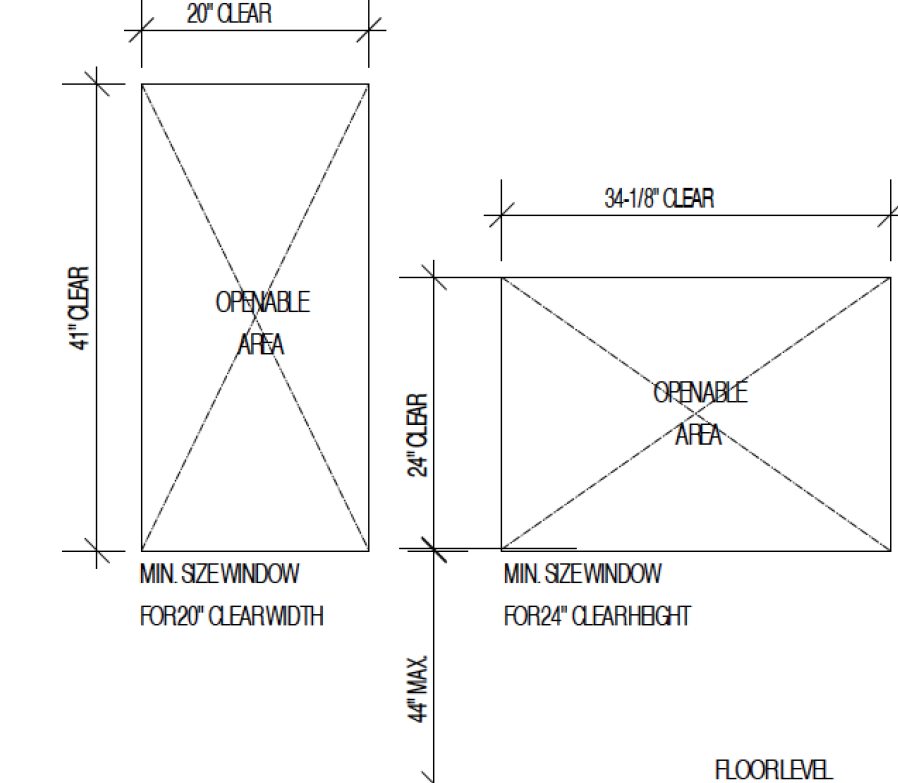
Exceptions:

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

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

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

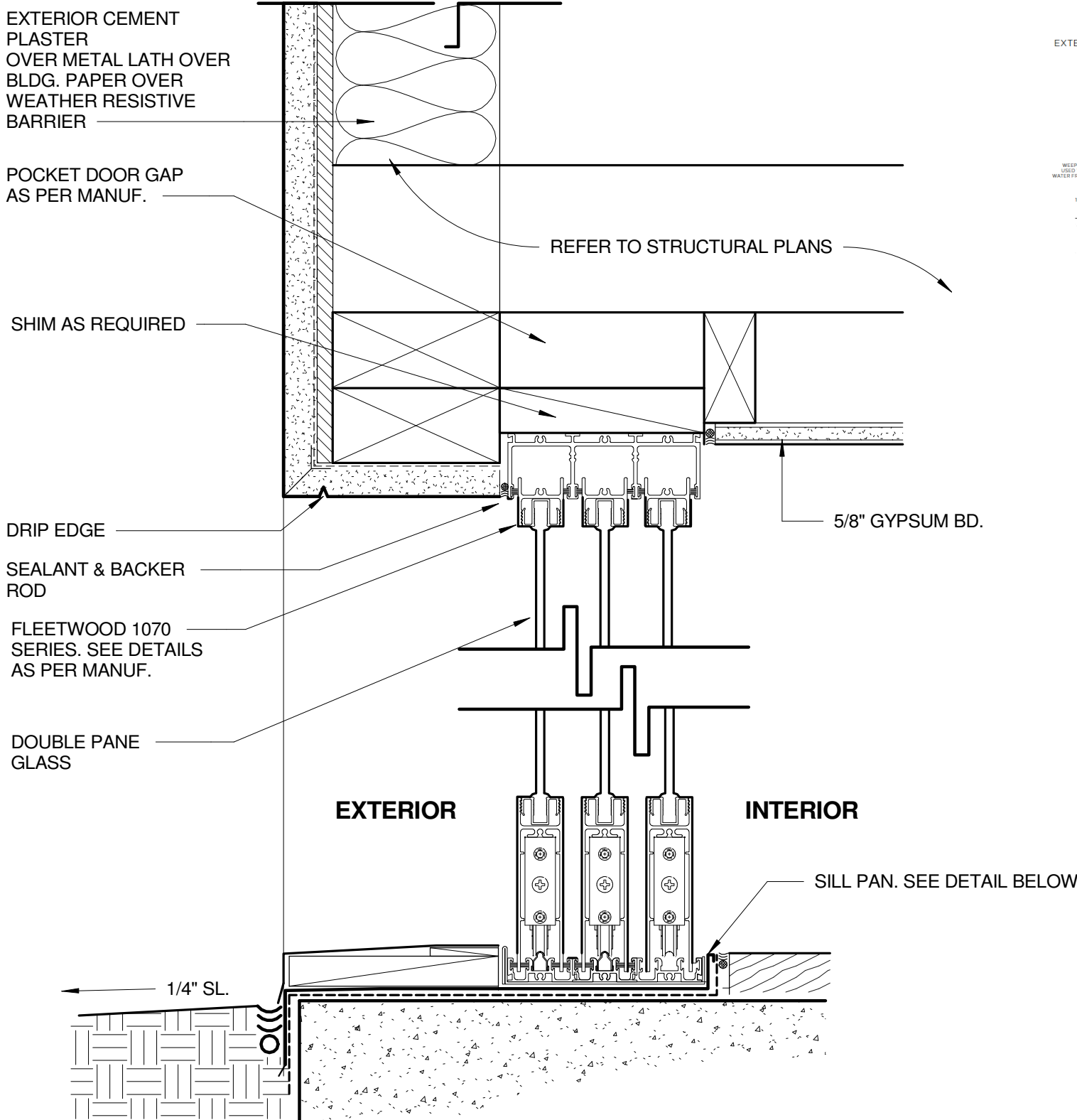
R612.4.1 General requirements. Window opening limiting devices shall be self acting and shall be positioned to prohibit the free passage of a 4-in. (102-mm) diameter rigid sphere through the window opening when the window opening limiting device is installed in accordance with the manufacturer's instructions



- 20' MIN. CLEAR WIDTH
- 24' MIN. CLEAR HEIGHT
- 5.7' MIN. OPENABLE AREA

EGRESS DIAGRAM

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



FLEETWOOD DOORS: THRESHOLD & HEADER

DOOR DETAIL -1

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

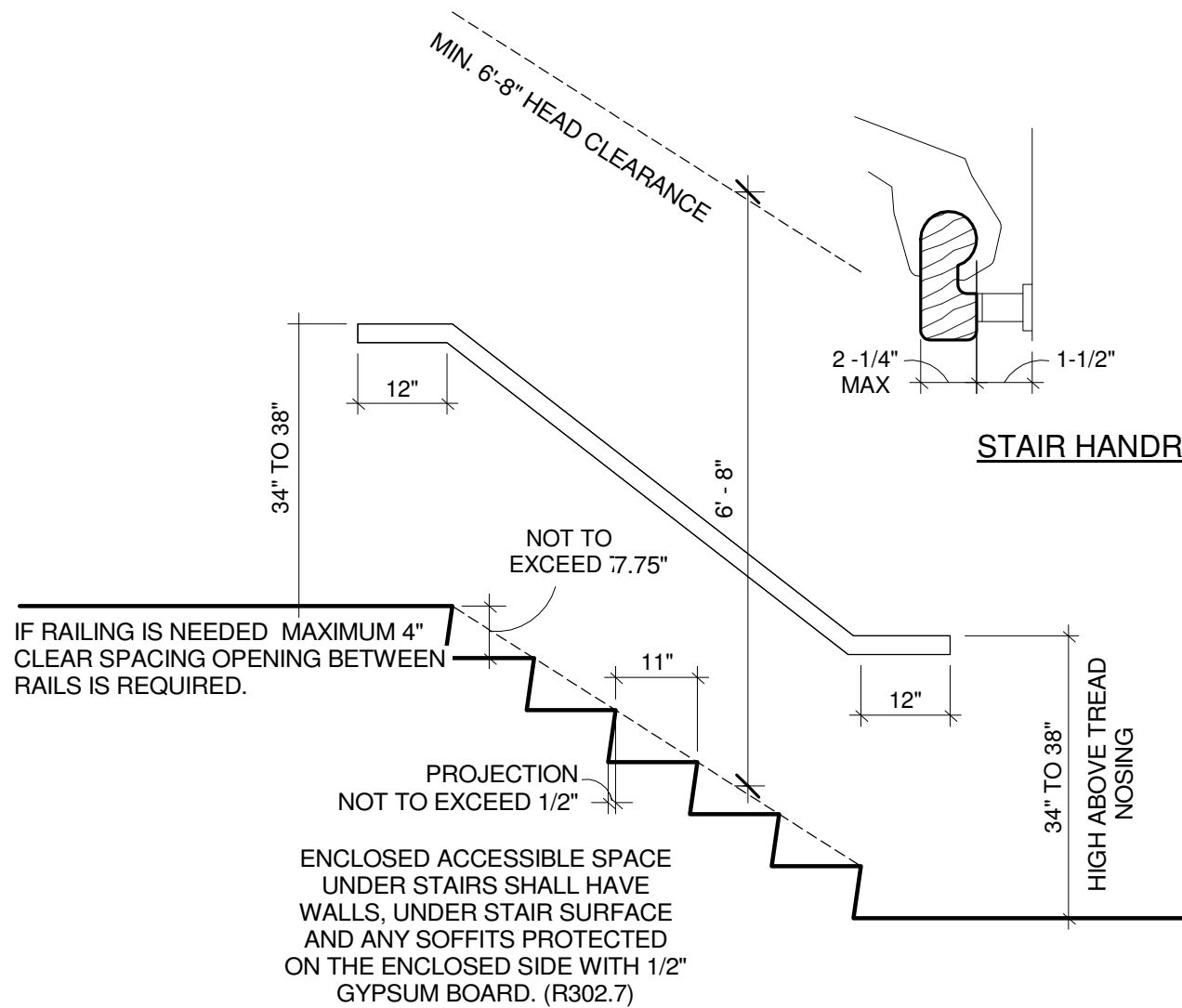
STAIR CODE COMPLIANCE NOTES

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

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

STAIR DETAIL

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



HANDRAIL CODE COMPLIANCE NOTES

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

WINDOW SILL

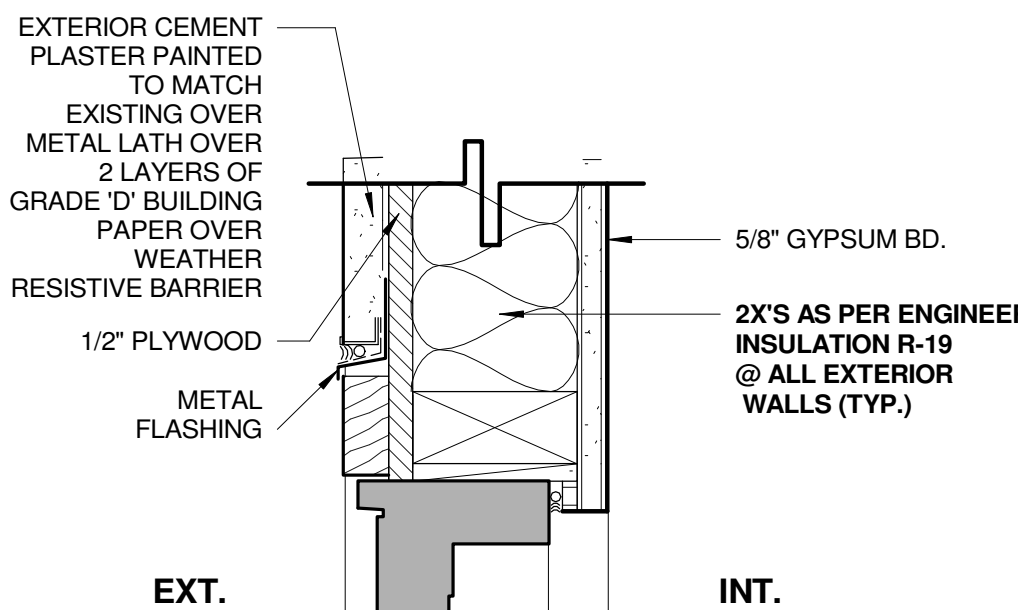
WINDOW DETAIL

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

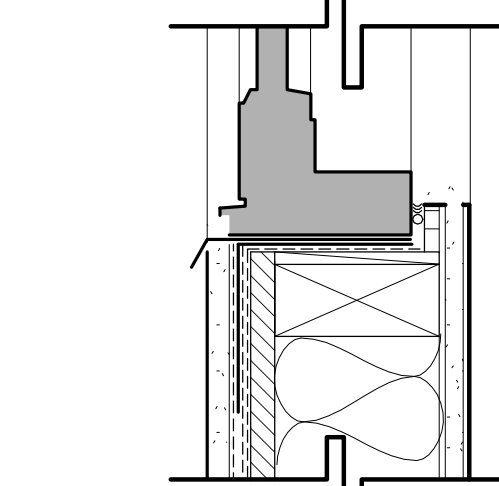
EXT, DOOR THRESHOLD

DOOR DETAIL -2

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



WINDOW HEADER





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