3937 SUNSWEPT DR.

SYMBOLS

- X / AX.X — ELEV. LETTER / ELEV. SHEET
- X / AX.X — BLDG. SECTION NUMBER / BLDG. SECTION SHEET
- X / AX.X — DETAIL NUMBER / DIRECTION OF DETAIL / DETAIL SHEET
- X / AX.X — DETAIL NUMBER / DETAIL SHEET
- X — REVISION NUMBER
- 0'-0" ELEV — BLDG. HEIGHT REFERENCE POINT
- X — (N) DOOR SYMBOL (SEE SCHEUDLE)
- X — (N) WINDOW SYMBOL (SEE SCHEDULE)
- X — (N) WALL TYPE
- (E) — EXISTING TO REMAIN
- **(N)** — NEW

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

SD — ENERGY STAR COMPLIANT EXHAUST FAN TO BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. NOTE: FANS, NOT FUCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
APPROVED **SMOKE DETECTOR** (ALARM- *1.2)* EQUIPPED WITH APPROVED **CARBON-MONOXIDE** ALARM.
(SEE SHEET NOTE ON THIS SAME SHEET)

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

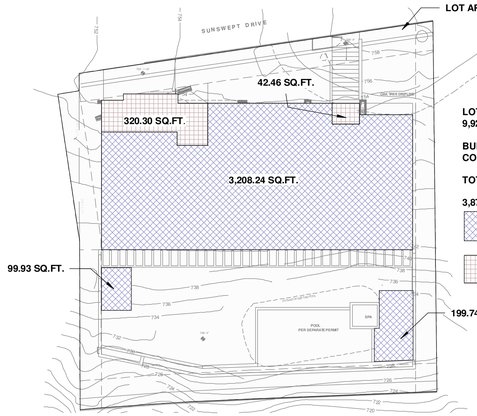
ABBREVIATIONS

ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
(D)	DEMOLISH
DN.	DOWN
D.S.	DOWN SPOUT
(E)	EXISTING
EL.	ELEVATION
E.T.R.	EXISTING TO REMAIN
E.P.	ELECTRIC PANEL
F.F.E.	FINISH FLOOR ELEVATION
MIN. CLR. CLEARANCE	MINIMUM REQUIRED
(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
ESP.	ESPRESSO

SHEET INDEX

A-0.0	COVER SHEET / SCOPE / PROJECT
A-0.1	GENERAL NOTES
A-0.2	GREEN NOTES AND FORMS
A-0.3	TITLE 24
A-0.4	TITLE 24 & MANDATORY MEASURMENTS
A-0.5	FAR SHEET PER ZONING
A-0.6	FAR SHEET PER ASSESSOR
A-0.7	BASEMENT EXEMPTION CALCULATION
A-0.8	APPROVED LETTERS
A-0.9	TOPO SURVEY
A-0.10	SLOPE ANALYSIS
A-1.0	SITE PLAN
A-1.1	ROOF PLAN
A-2.0	BASEMENT FLOOR PLAN
A-2.1	FIRST FLOOR PLAN
A-2.2	SECOND FLOOR PLAN
A-3.0	FRONT AND REAR ELEVATIONS
A-3.1	SIDE ELEVATIONS
A-4.0	SECTIONS
A-4.1	SECTIONS
A-4.2	SECTIONS
A-4.3	SECTIONS
A-4.4	SECTIONS
A-5.0	DOOR SCHEDULE AND DETAILS
A-5.1	WINDOW SCHEDULE AND DETAILS
A-6.0	DETAILS
A-7.0	ICC REPORTS
S-1	GENERAL NOTES
S-2	SHEAR WALL SCHEDULE & RELATED NOTES
S-3	FOUNDATION PLAN
S-4	BASEMENT FRAMING PLAN
S-5	SECOND FLOOR FRAMING PLAN
S-6	ROOF FRAMING PLAN
S-7	STRUCTURAL DETAILS
S-8	STRUCTURAL DETAILS
S-9	STRUCTURAL DETAILS
S-10	STRUCTURAL DETAILS
S-11	STRUCTURAL DETAILS
S-12	TEMPORARY SHORING PLAN
SSW1	STEEL STRONG WALL ANCHORAGE DETAIL
SSW2	STEEL STRONG WALL FRAMING DETAILS
SW1	STRONG WALL- SINGLE STORY WALLS
SW2	STRONG WALL- SECOND FLOOR WALLS
C1.0	GENERAL NOTES
C2.0	GRADING PLAN
C3.0	LID PLAN
C4.0	EROSION CONTROL PLAN

LOT COVERAGE



LOT AREA: 9,921.72 SQ.FT.

LOT COVERAGE:
9,921.72 SQ.FT. TOTAL LOT AREA x40% = 3,968.68 SQ.FT.

BUILDING FOOTPRINT:	**3,507.91 SQ.FT. (3,208.24+199.74+99.93)**
COVERED AREAS:	**362.76 SQ.FT.**
TOTAL:	**3,870.67 SQ.FT.**

3,870.67 SQ.FT. < 3,968.68 SQ.FT.

BUILDING FOOTPRINTS

COVERED AREAS

Floor Area Tables

PER ZONING Residential Floor Area (RFA)

Definition:The area in square feet confined within the exterior walls of a building or accessory building. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet tall be included in the Floor Area Calculation. *Refer to the LAMC for exemptions to Residential Floor Area.

	Existing	Proposed	Exemption	Total
Basement		2,915.80	2,915.80	0
First Floor		2313.54		2313.54
Second Floor		1646.86		1646.86
Garage/Carport		399.88	-400	0
Covered Patios		502.79	-250 (or 5% of the maximum RFA)	252.79
Ceiling height >14'		0	-100	0
Accessory Building		199.74	-200	0
Total		7,978.61		**4,213.19**

PER ASSESSOR Residential Floor Area (RFA)

Definition:The area in square feet including exterior walls

	Existing	Proposed		Total
Basement		3,173.21		3173.21
First Floor		2577.44		2577.44
Second Floor		1974.6		1974.6
Garage/Carport		399.88		0
Covered Patios		502.79		0
Ceiling height >14'		0		0
Accessory Building		199.74		0
Total		8,827.66		**7,725.25**

MAX FAR: 4,219.16 SQ.FT. (PER SLOPE ANALYSIS) > 4,213.19 SQ.FT.

BUILDING AREA ANALYSIS (SCHOOL DISTRICT)

BASEMENT	**2,915.80 SQ.FT.**
FIRST FLOOR	**2,313.54 SQ.FT.**
SECOND FLOOR	**1,646.86 SQ.FT.**
COVERED PATIO	**502.79 SQ.FT. (EXEMPT)**
GARAGE	**399.88 SQ.FT. (EXEMPT)**
TOTAL BUILDING	**6,876.2 SQ.FT.**

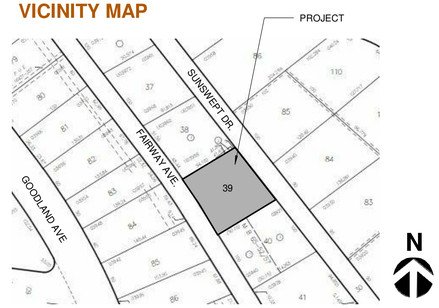
SCOPE OF WORK

NEW TWO STORY SINGLE FAMILY DWELLING WITH GARAGE AND BASEMENT.
POOL, SPA AND RETAINING WALL UNDER SEPARATE PERMIT.

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:	**3937 SUNSWEPT DR. LOS ANGELES, CA 91604**
LEGAL DESCRIPTION:	**Lot 39, TR 5896, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP REFERENCE M B 65-52/57**
ASSESSOR ID #:	**2384001027**
OWNERS:	**GOTHAM DEVELOPMENTS LLC 8306 WILSHIRE BLVD SUIT 602 BEVERLY HILLS, CA 90211**
VERY HIGH FIRE HAZARD SEVERITY ZONE:	**YES**
ZONE:	**R1-1-RIO**
TRACT	**5896**
BLOCK:	**NONE**
LOT:	**39**
MAP REFERENCE	**MB 65-52/57**
CONSTRUCTION TYPE:	**TYPE V**
LOT AREA:	**9,921.72 SQ.FT.**
ALLOWABLE MAX HEIGHT:	**28'-0"**
PROPOSED BLDG. HEIGHT:	**28'-0"**

VICINITY MAP



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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :

COVER SHEET

SCALE : **As indicated**

SHEET NO:

A-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). (SEPARATE PLUMBING PERMIT IS REQUIRED.)

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

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

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

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

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

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

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

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

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

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

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

FIRE PROT. & LIFE SAFETY GENERAL NOTES

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

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

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

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

5. PROVIDE CLASS A FIRE-RETARDANT ROOF COVERING.

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

6. GARAGE SIDE WALL, CEILINGS, POST & BEAMS TO BE CONSTRUCTED OF 1-HR FIRE RESISTIVE MATERIALS AND PENETRATIONS SEALED WITH AN APPROVED FIRE CAULK.. 302.4 & T3-B.

7. APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (R314)

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

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

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

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

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

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

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

GENERAL SECURITY REQUIREMENTS

1. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (91.6709.5, 6709.7)

2. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES). (6709.2)

3. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AND EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

4. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLT SHALL NOT BE SEPARATED BY MORE THAN 8 INCHES.

5. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8" AND 3" IN WIDTH. (91.6709.1 ITEM 2)

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

GENERAL SECURITY REQUIREMENTS (CONT.)

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

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

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

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

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

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

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

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

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

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

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

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

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

RESIDENTIAL BLDG. GENERAL NOTES

1. VENTILATION:

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

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

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

4. STAIRWAYS:

A) STAIRWAY TO HAVE MINIMUM 6'-8" VERTICAL HEADROOM AT TREAD NOSING (PER C.B.C.).
B) ENCLOSURES UNDER STAIRWAYS: THE WALLS SOFFITS WITHIN ENCLOSED USEABLE SPACES UNDER ENCLOSED AND UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION OR THE FIRE-RESISTANCE RATING OF THE STAIRWAY ENCLOSURE, WHICHEVER IS GREATER. ACCESS TO THE ENCLOSED SPACE SHALL NOT BE DIRECTLY FROM WITHIN THE STAIR ENCLOSURE. EXCEPTION: SPACES UNDER STAIRWAYS SERVING AND CONTAINED WITHIN A SINGLE RESIDENTIAL DWELLING UNIT IN GROUP R-2 OR R-3 SHALL BE PERMITTED TO BE PROTECTED ON THE ENCLOSED SIDE WITH O.-INCH GYPSUM BOARD. THERE SHALL BE NO ENCLOSED USEABLE SPACE UNDER EXTERIOR EXIT STAIRWAYS UNLESS THE SPACE IS COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION. THE OPEN SPACE UNDER EXTERIOR STAIRWAYS SHALL NOT BE USED FOR ANY PURPOSE. (1009.5.3)
C) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

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

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

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

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

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

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

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

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

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

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

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

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

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

18. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20% . GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEEDS 12 1/2%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING ARE IS 5%. MAXIMUM SLOPE WITHIN 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.
C) DOORS BETWEEN GARAGE AND TEH DWELLING UNIT SHALL HAVEA MINIMUM FIRE PROTECTION OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK.
D) THE GARAGE SHALL BE SEPARATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.5.1)
E)DUCTS PENETRATING THE WALLS OR CELING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL NAD SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.6).
F) OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4(R302.5.3)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FORM GRN 1

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

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

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

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

FORM GRN 14

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
2. Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
3. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
4. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
5. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
6. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 492.7)
7. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
8. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing inch openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
9. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
10. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
11. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
12. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
13. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
14. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
15. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
16. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
17. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
18. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
19. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
20. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV-13 filter for outside and return air. Filters shall be installed prior to occupancy and exposed to dust for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
21. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
22. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
23. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
24. Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
25. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

VOC AND FORMALDEHYDE LIMITS
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

The tables below are taken from the 2017 Los Angeles Green Building Code
Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY[2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resource Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [1,3]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

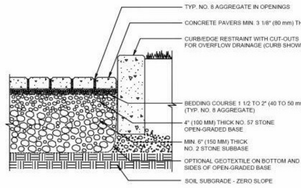
FORM GRN 18R

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is impossible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)



NOTE: PROVIDE A 4" THICK BASE OF 1½" CLEAN CRUSHED AGGREGATE BENEATH PERMEABLE PAVERS PROVIDE 10 MIL THICK VISQUEEN MOISTURE BARRIER IN DIRECT CONTACT WITH UNDERSIDE OF SLAB

PERMEABLE PAVER DETAIL

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

FORM GRN 4

Permit # _____ - _____ - _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	A-0.2	GRN 1
2	4.106.3	Grading and paving		GRADING PLAN
3	4.106.4	Electric vehicle (EV) charging	A-2.1- A-0.2	NOTE 9- GRN 14 NOTE 1
4	4.106.5	Cool roof for reduction of heat island effect	A-6.0	DETAIL 3
5	4.106.7	Reduction of heat island effect for non-roof areas	A-0.2	GRN 14 NOTE 4
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	A-1.2	ROOF PLAN
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	A-0.2	GRN 14 NOTE 5
8	4.303.1.3.2	Multiple showerheads serving one shower	A-0.2	GRN 14 NOTE 6
9	4.303.3	Water submeters	A-0.2	GRN 18R NOTE 1
10	4.303.4	Water use reduction	A-0.2	GRN 18R NOTE 2
11	4.304.1	Outdoor potable water use in landscape areas		LANDSCAPE PLAN
12	4.304.2	Irrigation controllers	A-2.1	NOTE 3
13	4.304.3	Metering outdoor water use	A-0.2	GRN 18R NOTE 3 & 4
14	4.304.4	Exterior faucets	A-0.2	GRN 18R NOTE 5
15	4.304.5	Swimming pool covers	A-0.2	GRN 18R NOTE 6
16	4.305.1	Graywater ready	A-0.2	GRN 18R NOTE 7
17	4.305.2	Recycled water supply to fixtures	A-0.2	GRN 18R NOTE 8
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	A-0.2	GRN 18R NOTE 9
19	4.305.3.2	Cooling towers (buildings > 25 stories)	A-0.2	GRN 18R NOTE 10
20	4.305.4	Groundwater discharge	A-0.2	GRN 18R NOTE 11
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	A-0.2	GRN 14 NOTE 9
22	4.407.3	Flashing details	A-5.1	DETAIL 2

FORM GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A
23	4.407.4	Material protection	A-0.2	GRN 14 NOTE 10
24	4.408.1	Construction waste reduction of at least 65%	A-0.2	GRN 14 NOTE 11
25	4.410.1	Operation and maintenance manual	A-0.2	GRN 14 NOTE 12
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	A-0.2	GRN 14 NOTE 13
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A-0.2	GRN 14 NOTE 14
28	4.504.2	Finish material pollutant control	A-0.2	GRN 11
29	4.504.2.1	– Adhesives, sealants, caulks	A-0.2	GRN 14 NOTE 15
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	A-0.2	GRN 14 NOTE 16 & 21
33	4.504.3	Carpet systems	A-0.2	GRN 14 NOTE 17
34	4.504.3.1	Carpet cushion	A-0.2	GRN 14 NOTE 18
35	4.504.4	Resilient flooring systems	A-0.2	GRN 14 NOTE 19
36	4.504.5	Composite wood products	A-0.2	GRN 14 NOTE 20
37	4.504.6	Filters	A-0.2	GRN 14 NOTE 22
38	4.505.2.1	Capillary break	A-0.2	GRN 14 NOTE 22 & 23
39	4.505.3	Moisture content of building materials	A-0.2	GRN 14 NOTE 24
40	4.506.1	Bathroom exhaust fans	A-2.0-A-2.1-A-2.2	SEE SYMBOLS
41	4.507.2	Heating and air-conditioning system design	A-0.2	GRN 14 NOTE 27

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :

GREEN NOTES AND FORMS

SCALE : 1" = 1'-0"

SHEET NO:

A-0.2

GENERAL INFORMATION					
01	Project Name	New Residence at 3937 Sunswept Dr			
02	Calculation Description	Title 24 Analysis			
03	Project Location	3937 Sunswept Drive			
04	City	Los Angeles	05	Standards Version	Compliance 2017
06	Zip Code	91604	07	Compliance Manager Version	BEMCmpMgr 2016.2.1 (695)
08	Climate Zone	CZ9	09	Software Version	EnergyPro 7.1
10	Building Type	Single Family	11	Front Orientation (deg/Cardinal)	45
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1
14	Total Cond. Floor Area (ft²)	6722.63	15	Number of Zones	3
16	Slab Area (ft²)	2915.8	17	Number of Stories	3
18	Addition Cond. Floor Area	n/a	19	Natural Gas Available	Yes
20	Addition Slab Area (ft²)	n/a	21	Glazing Percentage (%)	19.7%

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

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	7.92	10.56	-2.64	-33.3%
Space Cooling	16.85	21.81	-4.96	-29.4%
IAQ Ventilation	0.87	0.87	0.00	0.0%
Water Heating	3.27	2.95	0.32	9.8%
Photovoltaic Offset	----	-7.29	7.29	----
Compliance Energy Total	28.91	28.90	0.01	0.0%

ENERGY DESIGN RATING

Energy Design Rating (EDR) is an alternate way to express the energy performance of a building using a scoring system where 100 represents the energy performance of the Residential Energy Services (RESNET) reference home characterization of the 2006 International Energy Conservation Code (IECC). 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
37.3	42.8	17.6	25.3

☐	Design meets Tier 1 requirement of 15% or greater code compliance margin (CALGreen A4.203.1.2.1) and QII verification prerequisite.
☐	Design meets Tier 2 requirement of 30% or greater code compliance margin (CALGreen A4.203.1.2.2) and QII verification prerequisite.
☐	Design meets Zero Net Energy (ZNE) Design Designation requirement for Single Family in climate zone CZ9 (Burbank) (CALGreen A4.203.1.2.3) including on-site photovoltaic (PV) renewable energy generation sufficient to achieve a Final Energy Design Rating (EDR) of zero or less. The PV System must be verified.

ENERGY DESIGN RATING PV SYSTEM INPUTS - DETAILED

DC System Size (kW)	Module Type	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)
4	Standard	☐	180	deg	22.0	4.8	96

REQUIRED SPECIAL FEATURES

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

- PV System: 4.0 kWdc
- Floor has high level of insulation
- Window overhangs and/or fins
- Non-standard duct location (any location other than attic)
- Pipe insulation, all lines

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:
- IAQ mechanical ventilation

Cooling System Verifications:
- Minimum Airflow
- Verified EER
- Verified SEER
- Refrigerant Charge
- Fan Efficacy Watts/CFM

HVAC Distribution System Verifications:
- Duct Sealing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

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
New Residence at 3937 Sunswept Dr	6722.63	1	7	3	0	1

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
Second Floor	Conditioned	HVAC System1	1671.81	10	DHW Sys 1	
First Floor	Conditioned	HVAC System1	2155.02	10.5	DHW Sys 1	
Basement	Conditioned	HVAC System1	2915.8	10.5	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)
Front Wall	Second Floor	R-21 Wall	45	Front	1000	93.3	90
Left Wall	Second Floor	R-21 Wall	135	Left	587	62.3	90
Back Wall	Second Floor	R-21 Wall	225	Back	1000	195.2	90
Right Wall	Second Floor	R-21 Wall	315	Right	587	24	90
Raised Floor	Second Floor	R-30 Floor No Crawlspace1			280		
Interior Surface 3	Second Floor>>__Garage__	R-30 Floor No Crawlspace			357		
Left Wall 2	First Floor	R-21 Wall	135	Left	552	39.2	90
Right Wall 2	First Floor	R-21 Wall	315	Right	374	45.3024	90
Front Wall 2	First Floor	R-21 Wall	45	Front	872	134.299	90
Back Wall 2	First Floor	R-21 Wall	225	Back	977	325.8	90
Wall to Garage	First Floor>>__Garage__	R-21 Wall1			297	24	
Left Wall 3	Basement	R-21 Wall	135	Left	100	7.5	90
Right Wall 3	Basement	R-21 Wall	315	Right	33	7.5	90
Back Wall 3	Basement	R-21 Wall	225	Back	1000	371.9	90
Underground Wall	Basement	8 CMU Wall w/ 1.5 Rigid			1598		
Underground Wall 2	Basement	8 CMU Wall w/ 1.5 Rigid			23		
Interior Surface	Basement>>__Garage__	Garage Floor Above			300		
GarageWallLeft	__Garage__	Garage Ext Wall	135	Left	51	0	90
GarageWallRight	__Garage__	Garage Ext Wall	315	Right	284	16	90
GarageWallFront	__Garage__	Garage Ext Wall	45	Front	284	128	90
GarageWallBack	__Garage__	Garage Ext Wall	225	Back	220	0	90
Roof 3	__Garage__	R-0 Roof Attic			43		

OPAQUE SURFACES – Cathedral Ceilings

01	02	03	04	05		06	07	08	09	10	11
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft2)	Roof Rise (x in 12)	Roof Pitch	Roof Tilt (deg)	Roof Reflectance	Roof Emittance	Framing Factor
R-30 Roof	Second Floor	R-30 Roof No Attic	- specify -	1671.81	16	0	0	0	0.1	0.85	0.07
Roof	First Floor	R-30 Roof No Attic	- specify -	1100.21	0	0	0	0	0.1	0.85	0.07
Roof 2	Basement	R-30 Roof No Attic	- specify -	781	0	0	0	0	0.1	0.85	0.07

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic __Garage__	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	No	No

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 Windows - B	Window	Front Wall (Front-45)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Front Windows - D	Window	Front Wall (Front-45)	----	----	1	10.0	0.50	0.25	Insect Screen (default)
French Door - 09	Window	Front Wall (Front-45)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
French Door - 09 2	Window	Front Wall (Front-45)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
French Door - 09 3	Window	Front Wall (Front-45)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
Left Windows - B	Window	Left Wall (Left-135)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Left Windows - Q	Window	Left Wall (Left-135)	----	----	1	27.0	0.50	0.25	Insect Screen (default)
French Door - 09 4	Window	Left Wall (Left-135)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
Back Windows - B	Window	Back Wall (Back-225)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Back Windows - F	Window	Back Wall (Back-225)	----	----	1	21.0	0.50	0.25	Insect Screen (default)
French Door - 09 5	Window	Back Wall (Back-225)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
Back Windows - B 2	Window	Back Wall (Back-225)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Back Windows - B 3	Window	Back Wall (Back-225)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Back Windows - B 4	Window	Back Wall (Back-225)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Back Windows - E	Window	Back Wall (Back-225)	----	----	1	9.0	0.50	0.25	Insect Screen (default)
Sliding Door - 09	Window	Back Wall (Back-225)	----	----	1	48.0	0.50	0.25	Insect Screen (default)
Sliding Door - 09 2	Window	Back Wall (Back-225)	----	----	1	48.0	0.50	0.25	Insect Screen (default)
French Door - 09 6	Window	Right Wall (Right-315)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
Skylight	Skylight	R-30 Roof (- specify --0)			1	16.0	0.54	0.23	
Left Window - J	Window	Left Wall 2 (Left-135)	----	----	1	19.6	0.50	0.25	Insect Screen (default)
Left Window - J 2	Window	Left Wall 2 (Left-135)	----	----	1	19.6	0.50	0.25	Insect Screen (default)
French Door - 09 7	Window	Right Wall 2 (Right-315)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
French Door - 01	Window	Right Wall 2 (Right-315)	2.8	8.0	0.951	21.3	0.50	0.25	Insect Screen (default)
French Door - 13	Window	Front Wall 2 (Front-45)	5.0	8.0	1	40.0	0.50	0.25	Insect Screen (default)
Window - O	Window	Front Wall 2 (Front-45)	2.5	2.0	1	5.0	0.50	0.25	Insect Screen (default)
Window - N	Window	Front Wall 2 (Front-45)	4.0	5.0	1	20.0	0.50	0.25	Insect Screen (default)
Window - M	Window	Front Wall 2 (Front-45)	7.0	2.0	1	14.0	0.50	0.25	Insect Screen (default)
Window - L	Window	Front Wall 2 (Front-45)	2.5	6.5	1.003	16.3	0.50	0.25	Insect Screen (default)
Window - K	Window	Front Wall 2 (Front-45)	6.0	6.5	1	39.0	0.50	0.25	Insect Screen (default)

Back Windows - B 5	Window	Back Wall 2 (Back-225)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Back Windows - F 2	Window	Back Wall 2 (Back-225)	----	----	1	21.0	0.50	0.25	Insect Screen (default)
Sliding Door - 11	Window	Back Wall 2 (Back-225)	12.0	10.0	1	120.0	0.50	0.25	Insect Screen (default)
Sliding Door - 12	Window	Back Wall 2 (Back-225)	9.0	10.0	1	90.0	0.50	0.25	Insect Screen (default)
Back Windows - G	Window	Back Wall 2 (Back-225)	3.0	6.5	1	19.5	0.50	0.25	Insect Screen (default)
Back Windows - H	Window	Back Wall 2 (Back-225)	----	----	1	64.0	0.50	0.25	Insect Screen (default)
Left Window - A	Window	Left Wall 3 (Left-135)	----	----	1	7.5	0.50	0.25	Insect Screen (default)
Right Window - A	Window	Right Wall 3 (Right-315)	----	----	1	7.5	0.50	0.25	Insect Screen (default)
Back Windows - B 6	Window	Back Wall 3 (Back-225)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Back Windows - B 7	Window	Back Wall 3 (Back-225)	----	----	1	11.3	0.50	0.25	Insect Screen (default)
Sliding Door - 02	Window	Back Wall 3 (Back-225)	----	----	1	160.0	0.50	0.25	Insect Screen (default)
Sliding Door - 03	Window	Back Wall 3 (Back-225)	----	----	1	48.0	0.50	0.25	Insect Screen (default)
Sliding Door - 03 2	Window	Back Wall 3 (Back-225)	----	----	1	48.0	0.50	0.25	Insect Screen (default)
Sliding Door - 03 3	Window	Back Wall 3 (Back-225)	----	----	1	48.0	0.50	0.25	Insect Screen (default)
French Door - 01 2	Window	Back Wall 3 (Back-225)	----	----	1	21.3	0.50	0.25	Insect Screen (default)
Back Windows - C	Window	Back Wall 3 (Back-225)	----	----	1	24.0	0.50	0.25	Insect Screen (default)
Window - P	Window	GarageWallRight (Right-315)	----	----	1	18.0	0.71	0.73	Insect Screen (default)

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door - 17	Wall to Garage	24.0	0.50
Door	GarageWallFront	126.0	0.50

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
	Overhang					Left Fin				Right 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
French Door - 01	14.5	0.1	10	10	0	0	0	0	0	0	0	0	0
French Door - 13	4	0.1	4	4	0	0	0	0	0	0	0	0	0
Window - O	1	1	2	2	0	0	0	0	0	0	0	0	0
Window - N	1	1	2	2	0	0	0	0	0	0	0	0	0
Window - M	1	1	2	2	0	0	0	0	0	0	0	0	0
Window - L	1	1	2	2	0	0	0	0	0	0	0	0	0
Window - K	3	0.1	4	4	0	0	0	0	0	0	0	0	0
Sliding Door - 11	1.5	1	3	3	0	0	0	0	0	0	0	0	0
Sliding Door - 12	1.5	1	3	3	0	0	0	0	0	0	0	0	0
Back Windows - G	1.5	1	3	3	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
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4 • Exterior Finish: 3 Coat Stucco
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	none	0.481	• Inside Finish: Gypsum Board • Cavity / Frame: no insul. / 2x4
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 Top Chord of Roof Truss @ 24 in. O.C.	none	0.644	• Cavity / Frame: no insul. / 2x4 Top Chrd • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.069	• Inside Finish: Gypsum Board • Cavity / Frame: R-21 / 2x6 • Exterior Finish: 3 Coat Stucco
R-30 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x12 @ 24 in. O.C.	R 30	0.031	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-30 / 2x12 • Ceiling Below Finish: Gypsum Board
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O.C.	R 30	0.035	• Inside Finish: Gypsum Board • Cavity / Frame: R-30 / 2x10 • Roof Deck: Wood Siding/sheathing/decking • Roofing: Light Roof (Asphalt Shingle)
R-30 Floor No Crawlspace1	Exterior Floors	Wood Framed Floor	2x12 @ 24 in. O.C.	R 30	0.032	• Floor Surface: Carpeted • Floor Deck: Wood Siding/sheathing/decking • Cavity / Frame: R-30 / 2x12
R-21 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R 21	0.064	• Inside Finish: Gypsum Board • Cavity / Frame: R-21 / 2x6 • Other Side Finish: Gypsum Board
Garage Floor Above	Interior Ceilings	(null)	2x12 @ 16 in. O.C.	none	0.028	• Ceiling Below Finish: Gypsum Board • Sheathing / Insulation: R30 Sheathing • Cavity / Frame: no insul. / 2x12 • Floor Deck: Wood Siding/sheathing/decking • Floor Surface: Carpeted
8 CMU Wall w/ 1.5 Rigid	Underground Walls	Concrete / ICF / Brick			0.146	• Inside Finish: Gypsum Board • Insulation/Furring: R-7 / 1.5in. wd • Mass Layer: 8 in. Concrete

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :

TITLE 24

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

SHEET NO:

A-0.3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 10 of 13

Project Name: New Residence at 3937 Sunswept Dr
Calculation Date/Time: 09:48, Thu, May 11, 2017
Calculation Description: Title 24 Analysis
Input File Name: 17-219R_V7-1.ribd16x

SLAB FLOORS

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	2915.8	88	None	0.8	No
Slab-on-Grade 2	__Garage__	100	14	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Not 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	Pipe Insulation, All Lines	DHW Heater 1 (1)	1	.0%

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Energy Factor or Efficiency	Input Rating/Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	NEEA Heat Pump Type	Tank Location or Ambient Condition
DHW Heater 1	Gas	Small Instantaneous	1	0.2	0.95 EF	199,000 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
HVAC System1	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	CntrlFurnace	3	96 AFUE

Registration Number: 217-P010156255A-000-000-0000000-0000
Registration Date/Time: 2017-05-15 18:21:17
HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version - CF1R-05092017-695
Report Generated at: 2017-05-11 09:49:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 11 of 13

Project Name: New Residence at 3937 Sunswept Dr
Calculation Date/Time: 09:48, Thu, May 11, 2017
Calculation Description: Title 24 Analysis
Input File Name: 17-219R_V7-1.ribd16x

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
			Efficiency				
Name	System Type	Number of Units	EER	SEER	Zonally Controlled	Compressor Type	HERS Verification
Cooling Component 1	SplitAirCond	3	13	16	Not Zonal	Multi-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	Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Air Distribution System 1	DuctsInAll	Sealed and tested	6	Conditioned zone	None	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

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-hers-dist	Required	5.0	Required	Not Required	Not Required	Not Required	---

HVAC - FAN SYSTEMS

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

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.58

Registration Number: 217-P010156255A-000-000-0000000-0000
Registration Date/Time: 2017-05-15 18:21:17
HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version - CF1R-05092017-695
Report Generated at: 2017-05-11 09:49:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 12 of 13

Project Name: New Residence at 3937 Sunswept Dr
Calculation Date/Time: 09:48, Thu, May 11, 2017
Calculation Description: Title 24 Analysis
Input File Name: 17-219R_V7-1.ribd16x

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 IAQVentRpt	127	0.25	Default	0	Required

Registration Number: 217-P010156255A-000-000-0000000-0000
Registration Date/Time: 2017-05-15 18:21:17
HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version - CF1R-05092017-695
Report Generated at: 2017-05-11 09:49:20

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01
Page 13 of 13

Project Name: New Residence at 3937 Sunswept Dr
Calculation Date/Time: 09:48, Thu, May 11, 2017
Calculation Description: Title 24 Analysis
Input File Name: 17-219R_V7-1.ribd16x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Chad Campbell	Documentation Author Signature: Chad Campbell
Company: Newton Energy	Signature Date: 2017-05-11 09:55:09
Address: 1401 19th Street	CEA/HERS Certification Identification (If applicable): NA
City/State/Zip: Manhattan Beach, CA 90266	Phone: 310-375-2699

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Shawn Peterson	Responsible Designer Signature:
Company: Ames Peterson International	Date Signed: 2017-05-15 18:21:17
Address: 190 N Canon Dr, Suite 313	License: NA
City/State/Zip: Beverly Hills, CA 90210	Phone: 424-335-0150

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.

Easy to Verify
at CalCERTS.com

Registration Number: 217-P010156255A-000-000-0000000-0000
Registration Date/Time: 2017-05-15 18:21:17
HERS Provider: CalCERTS inc.
CA Building Energy Efficiency Standards - 2016 Residential Compliance
Report Version - CF1R-05092017-695
Report Generated at: 2017-05-11 09:49:20

RESIDENTIAL MEASURES SUMMARY

RMS-1

Project Name *New Residence at 3937 Sunswept Drive*	Building Type ☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration		Date *5/11/2017*

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
3937 Sunswept Drive Los Angeles	*CA Climate Zone 09*	*6,723*	*n/a*	*1*

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	*Wood Framed*	*R 21*	*6,049*		*New*
Demising	*Wood Framed w/o Crawl Space*	*R 30*	*3,807*		*New*
Roof	*Wood Framed Rafter*	*R 30*	*3,537*		*New*
Demising	*Span Deck or Concrete*	*- no insulation*	*300*	*Add=R-30.0*	*New*
Slab	*Unheated Slab-on-Grade*	*- no insulation*	*2,916*	*Perim = 88'*	*New*
WallBG	*Solid Unit Masonry*	*- no insulation*	*1,621*	*Add=R-7.5 Depth = 138.000"*	*New*

FENESTRATION Total Area: *1,322* Glazing Percentage: *19.7 %* New/Altered Average U-Factor: *0.50*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (NE)	*93.3*	*0.500*	*0.25*	*none*	*none*	*Bug Screen*	*New*
Left (SE)	*109.0*	*0.500*	*0.25*	*none*	*none*	*Bug Screen*	*New*
Rear (SW)	*663.4*	*0.500*	*0.25*	*none*	*none*	*Bug Screen*	*New*
Right (NW)	*55.5*	*0.500*	*0.25*	*none*	*none*	*Bug Screen*	*New*
Skylight	*16.0*	*0.540*	*0.23*	*none*	*none*	*None*	*New*
Right (NW)	*21.3*	*0.500*	*0.25*	*14.5*	*none*	*Bug Screen*	*New*
Front (NE)	*40.0*	*0.500*	*0.25*	*4.0*	*none*	*Bug Screen*	*New*
Front (NE)	*55.3*	*0.500*	*0.25*	*1.0*	*none*	*Bug Screen*	*New*
Front (NE)	*39.0*	*0.500*	*0.25*	*3.0*	*none*	*Bug Screen*	*New*
Rear (SW)	*229.5*	*0.500*	*0.25*	*1.5*	*none*	*Bug Screen*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
3	*Central Furnace*	*96% AFUE*	*Split Air Conditioner*	*16.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

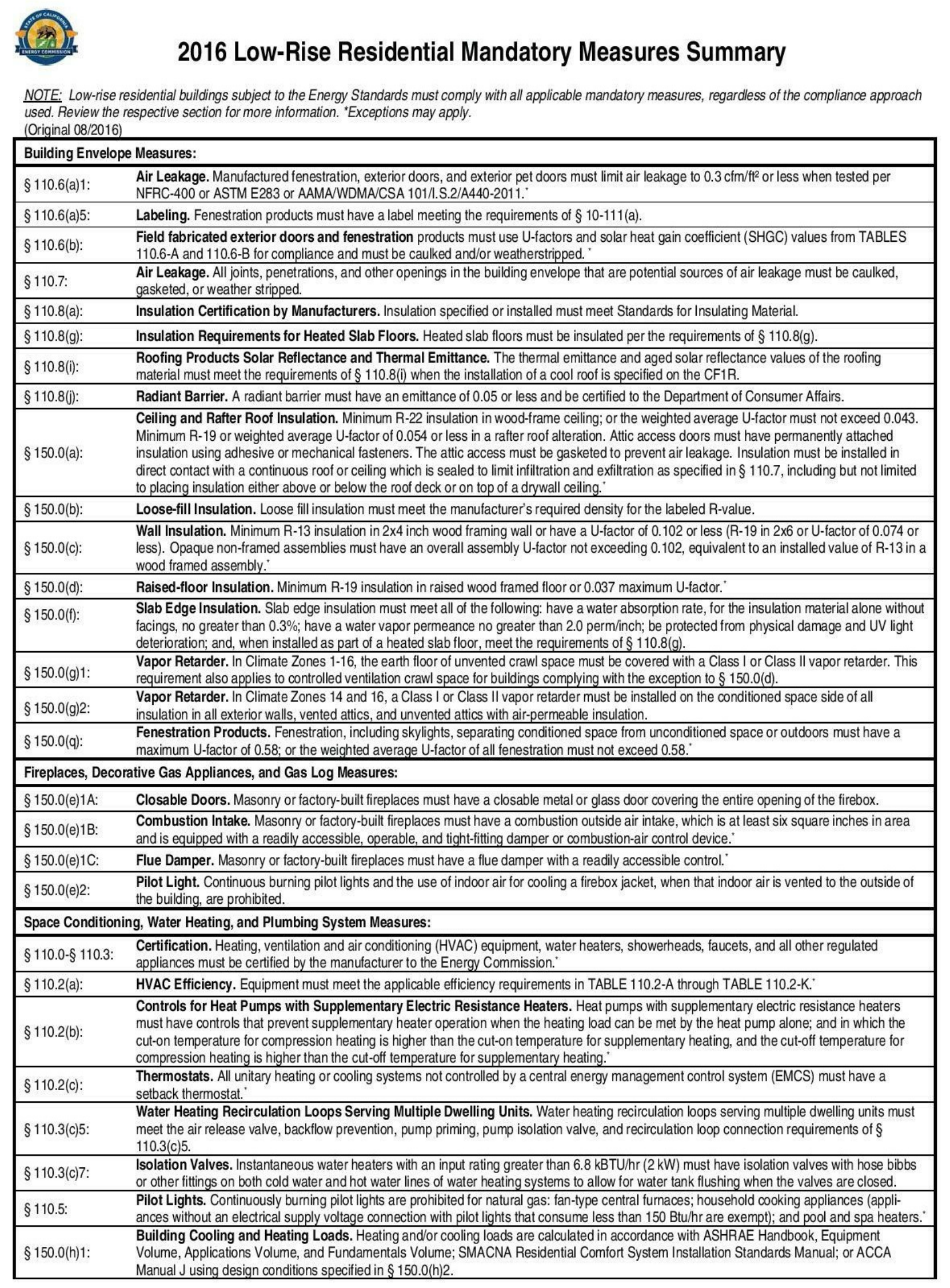
Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Ducted*	*Ducted*	*Conditioned*	*6.0*	*New*

WATER HEATING

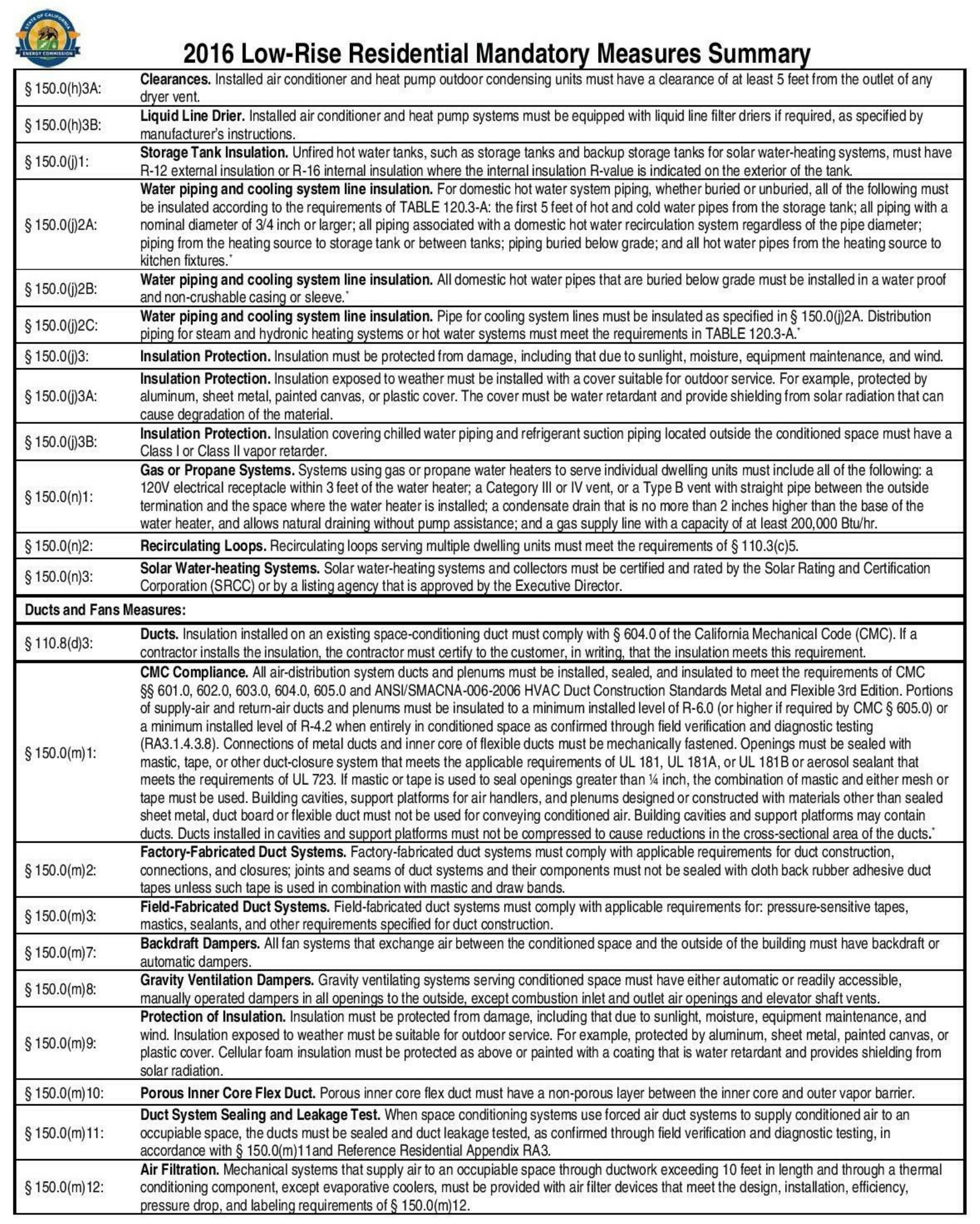
Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	*Small Instantaneous Gas*	*0*	*0.95*	*All Pipes Ins*	*New*

EnergyPro 7.1 by EnergySoft User Number: 5719 ID: 17-219R_V7-1 Page 16 of 21

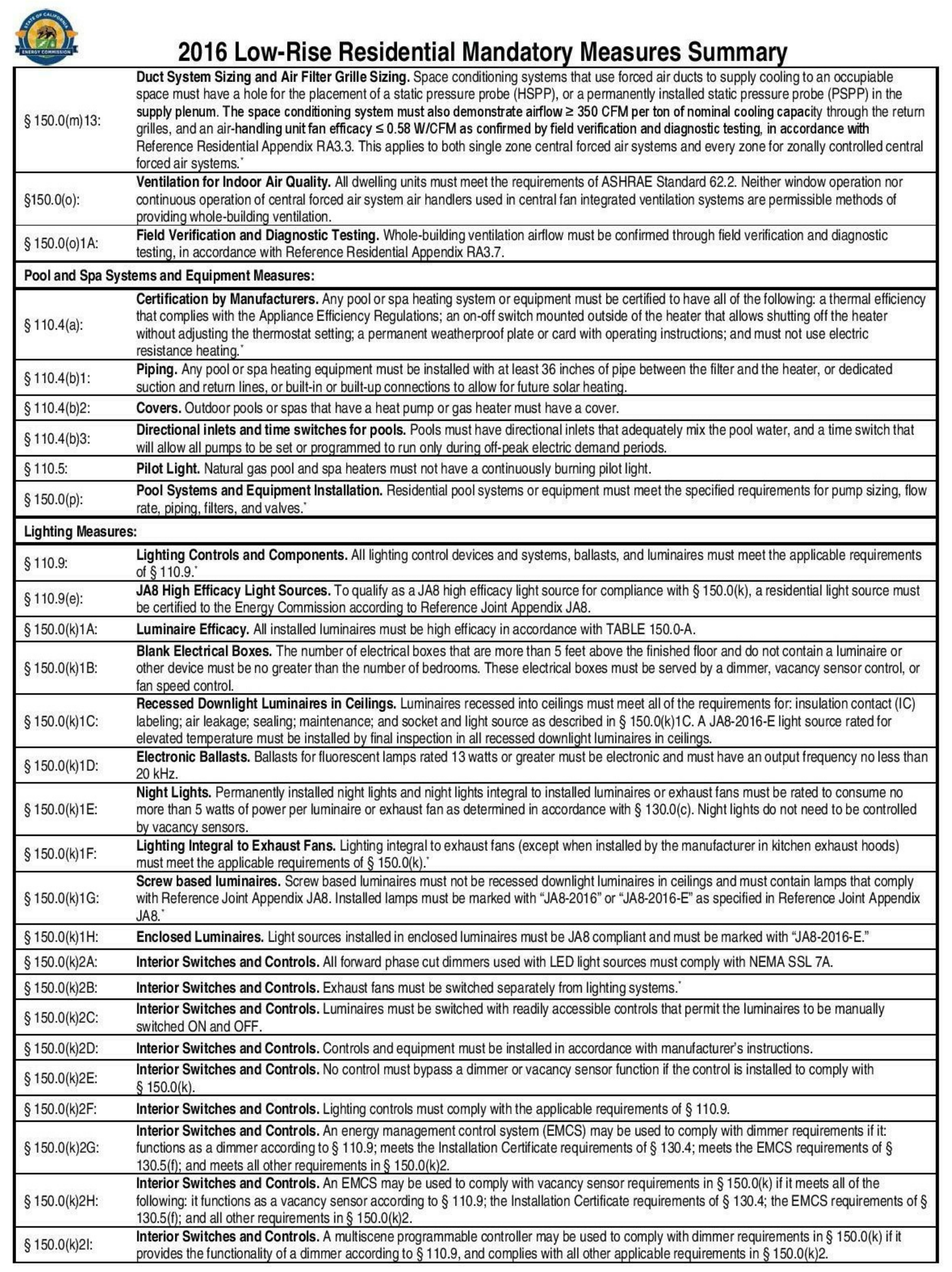
2016 Low-Rise Residential Mandatory Measures Summary



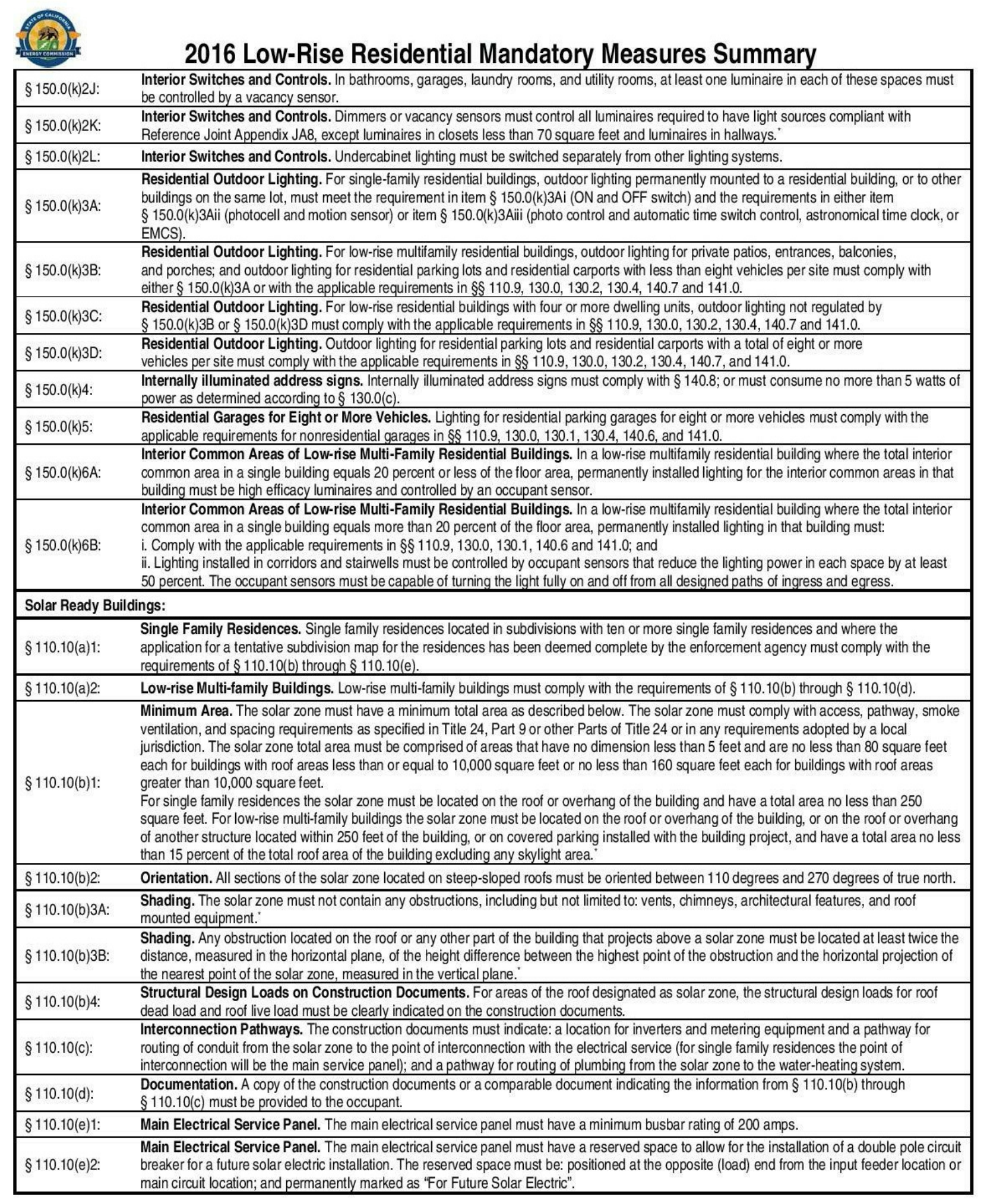
2016 Low-Rise Residential Mandatory Measures Summary



2016 Low-Rise Residential Mandatory Measures Summary



2016 Low-Rise Residential Mandatory Measures Summary



HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name New Residence at 3937 Sunswept Drive	Date 5/11/2017
System Name HVAC System	Floor Area 6,723

ENGINEERING CHECKS

Number of Systems	3
Heating System	
Output per System	36,000
Total Output (Btuh)	108,000
Output (Btuh/sqft)	16.1
Cooling System	
Output per System	36,000
Total Output (Btuh)	108,000
Total Output (Tons)	9.0
Total Output (Btuh/sqft)	16.1
Total Output (sqft/Ton)	747.0
Air System	
CFM per System	0
Airflow (cfm)	0
Airflow (cfm/sqft)	0.00
Airflow (cfm/Ton)	0.0
Outside Air (%)	0.0 %
Outside Air (cfm/sqft)	0.00

Note: values above given at ARI conditions

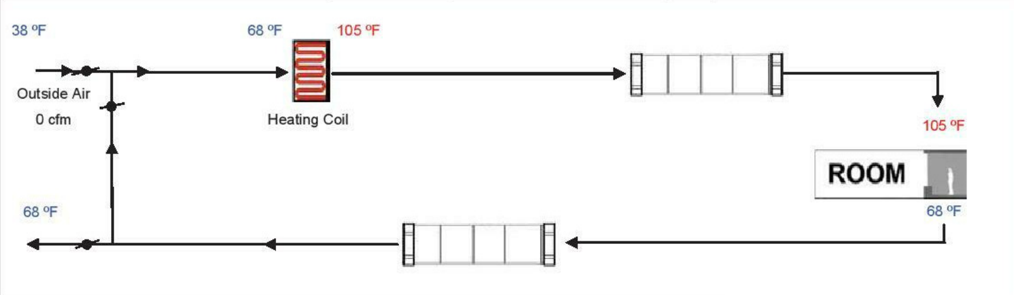
SYSTEM LOAD

	COIL COOLING PEAK			COIL HTG. PEAK	
	CFM	Sensible	Latent	CFM	Sensible
Total Room Loads	2,786	58,993	4,712	1,236	48,688
Return Vented Lighting		0			
Return Air Ducts		711			583
Return Fan		0			0
Ventilation	0	0	0	0	0
Supply Fan		0			0
Supply Air Ducts		711			583
TOTAL SYSTEM LOAD		60,415	4,712		49,854

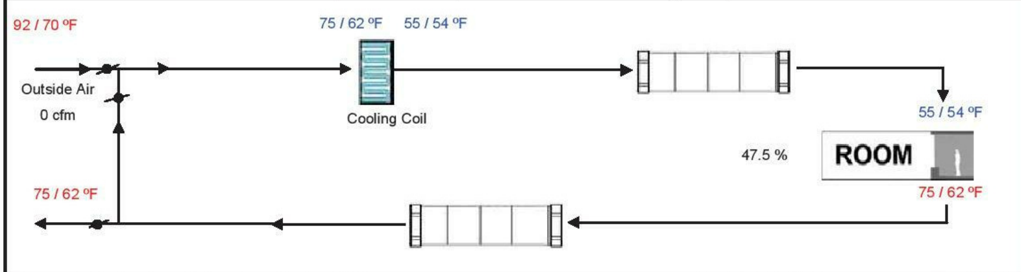
HVAC EQUIPMENT SELECTION

High Efficiency Fau/AC	94,282	6,725		108,000
Total Adjusted System Output (Adjusted for Peak Design conditions)	94,282	6,725		108,000
TIME OF SYSTEM PEAK	Aug 3 PM			Jan 1 AM

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



EnergyPro 7.1 by EnergySoft User Number: 5719 ID: 17-219R_V7-1 Page 21 of 21

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

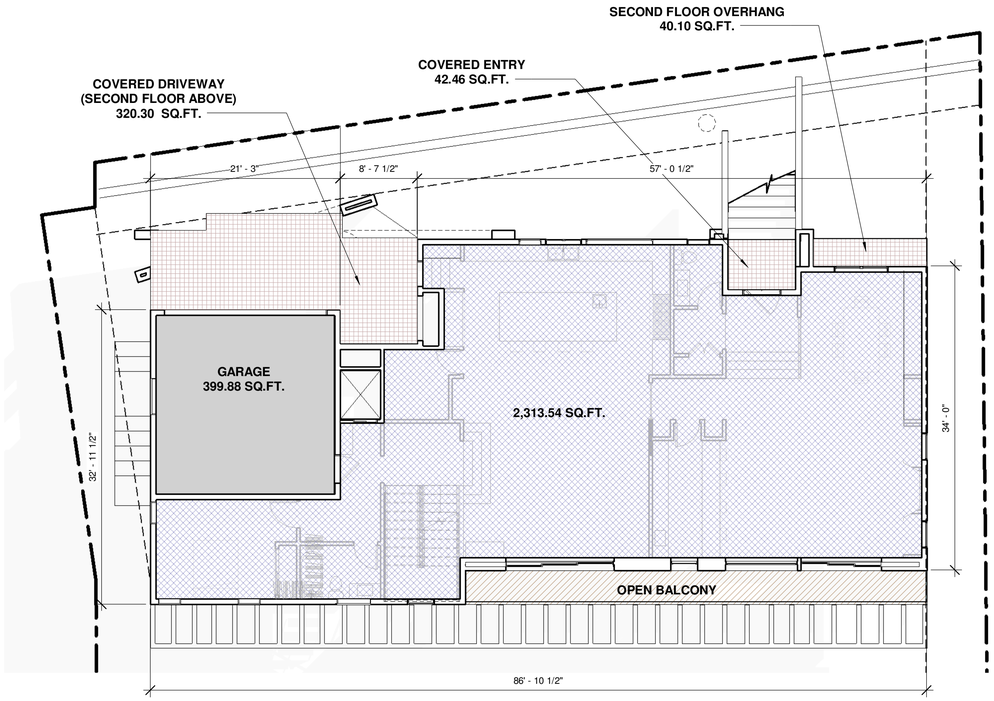
Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
TTITLE 24 &
MANDATORY
MEASURMENTS

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

SHEET NO:
A-0.4



1 FIRST FLOOR SQ.FT. PER ZONING

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

LEGEND

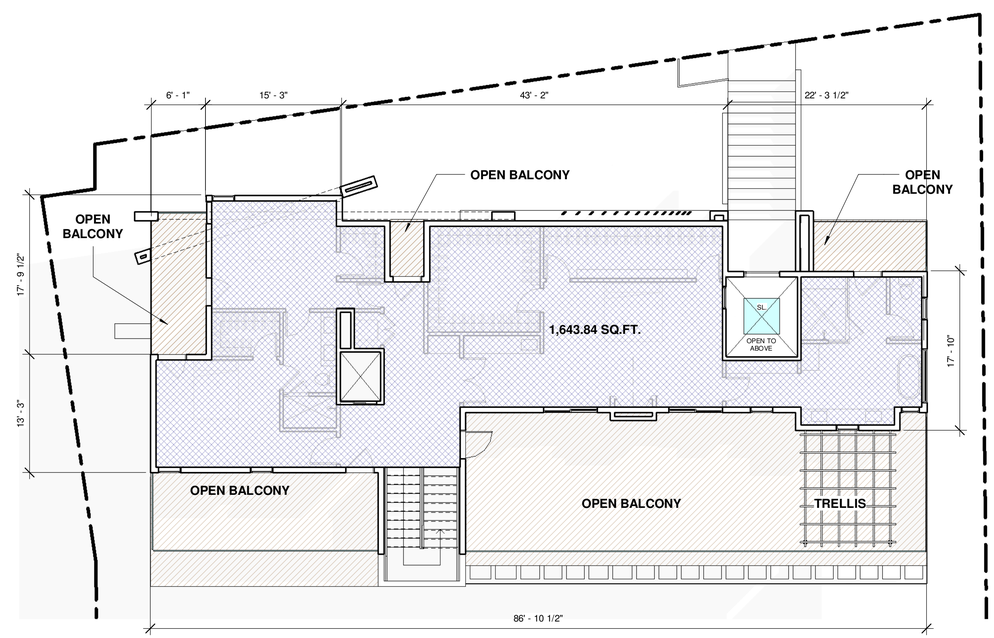
LIVING AREAS

COVERED AREAS

OPEN BALCONIES

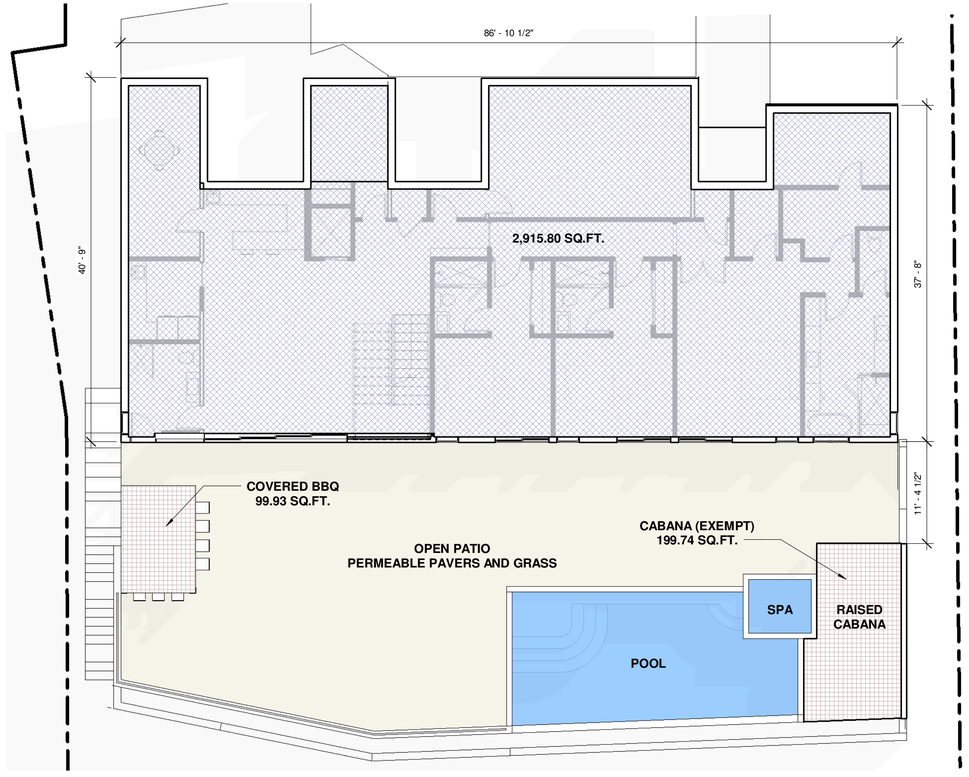
Floor Area Tables					
PER ZONING Residential Floor Area (RFA)	Definition: The area in square feet confined within the exterior walls of a building or accessory building. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet tall be included in the Floor Area Calculation. *Refer to the LAMC for exemptions to Residential Floor Area.				
		Existing	Proposed	Exemption	Total
	Basement		2,915.80	2,915.80	0
	First Floor		2313.54		2313.54
	Second Floor		1646.86		1646.86
	Garage/Carport		399.88	-400	0
	Covered Patios		502.79	-250 (or 5% of the maximum RFA)	252.79
	Ceiling height >14'		0	-100	0
	Accessory Building		199.74	-200	0
	Total		7,978.61		**4,213.19**

MAX FAR: 4,219.16 SQ.FT. (PER SLOPE ANALYSIS) > 4,213.19 SQ.FT.



3 SECOND FLOOR SQ.FT. PER ZONING

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



2 BASEMENT SQ.FT. PER ZONING

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

BASEMENT EXEMPT PER SHEET A-0.7

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

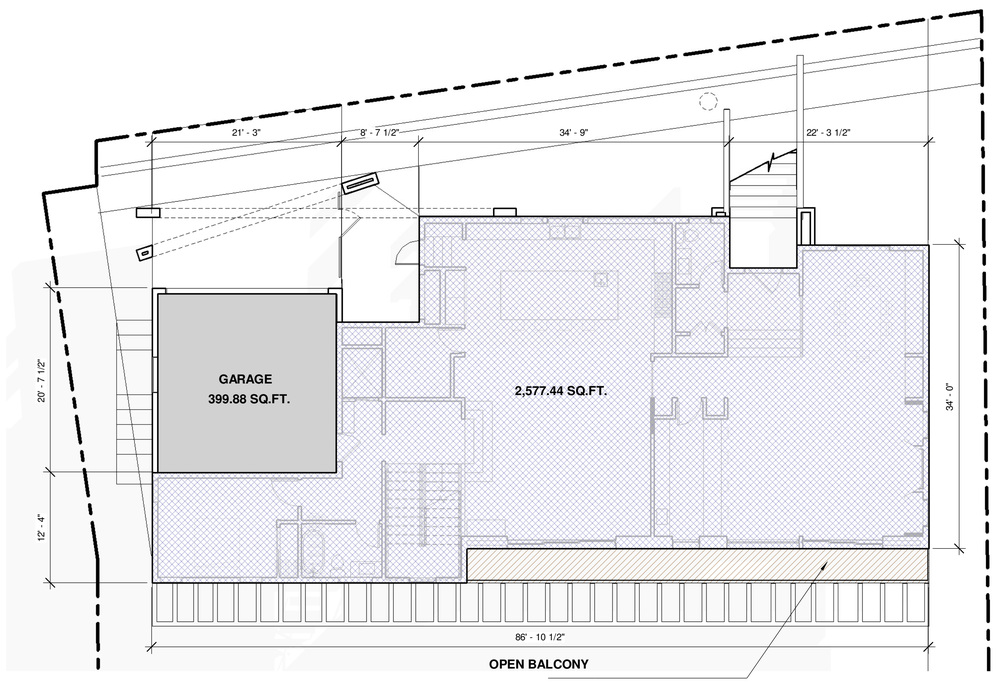
SHEET TITLE :

FAR SHEET PER ZONING

SCALE : **As indicated**

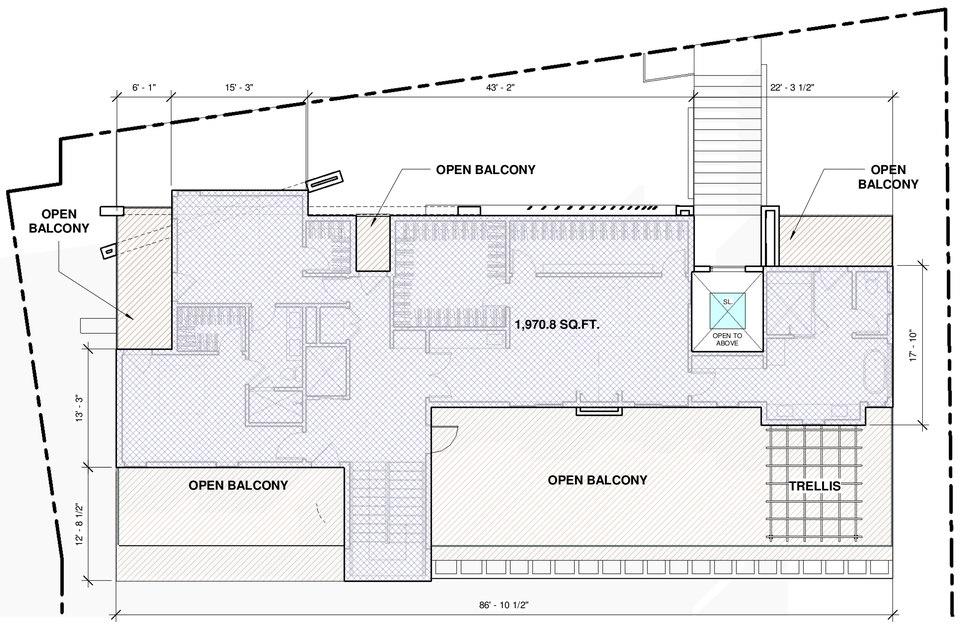
SHEET NO:

A-0.5



1 FIRST FLOOR SQ.FT. PER ASSESSOR

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



2 SECOND FLOOR SQ.FT. PER ASSESSOR

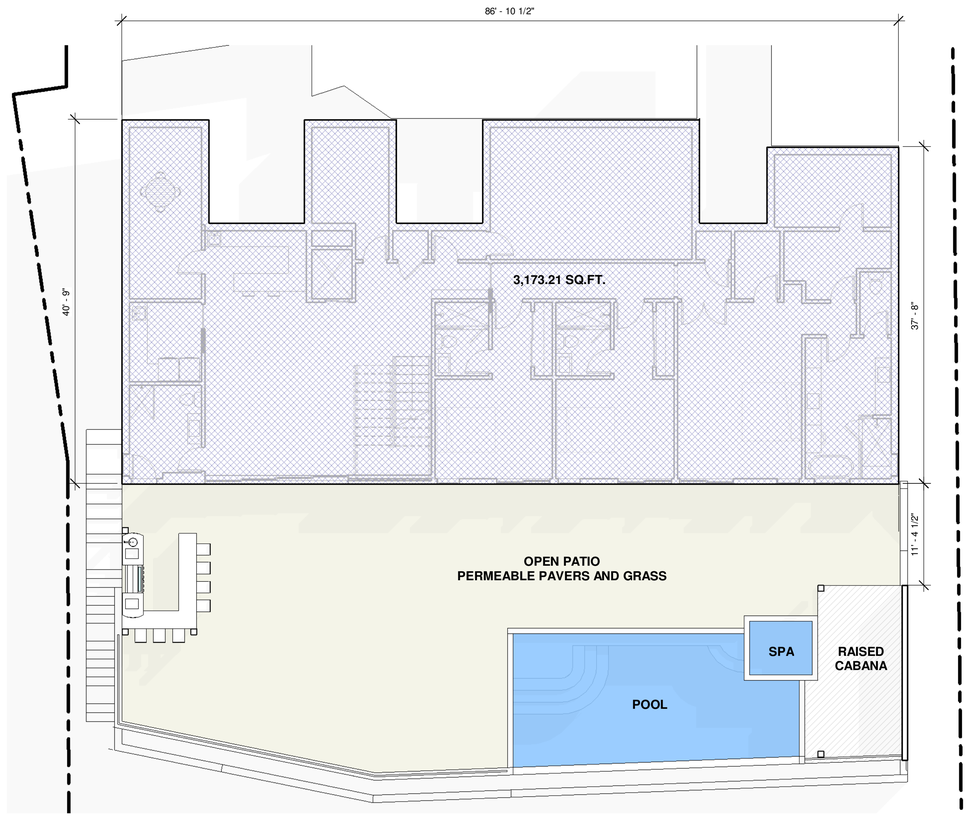
SCALE: 1/8" = 1'-0"

LEGEND

- LIVING AREAS
- COVERED AREAS
- OPEN BALCONIES

PER ASSESSOR Residential Floor Area (RFA)	Definition:The area in square feet including exterior walls				
		Existing	Proposed		Total
	Basement		3,173.21		3173.21
	First Floor		2577.44		2577.44
	Second Floor		1974.6		1974.6
	Garage/Carport		399.88		0
	Covered Patios		502.79		0
	Ceiling height >14'		0		0
	Accessory Building		199.74		0
	Total		8,827.66		**7,725.25**

MAX FAR: 4,219.16 SQ.FT. (PER SLOPE ANALYSIS) > 4,213.19 SQ.FT.



3 BASEMENT SQ.FT. PER ASSESSOR

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

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :

FAR SHEET PER ASSESSOR

SCALE : As indicated

SHEET NO:

A-0.6

1 BASEMENT CALCULATION

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

* WALLS < 3'-0" ABOVE NATURAL / FINISH GRADE

WALL A:	24.12'
* WALL B:	16.63'
* WALL C:	9.67'
* WALL D:	11.58'
* WALL E:	10.71'
* WALL F:	11.58'
* WALL G:	10.29'
* WALL H:	11.58'
* WALL J:	9.62'
* WALL K:	11.58'
* WALL L:	24.29'
* WALL M:	11.58'
* WALL N:	7.54'
* WALL O:	8.5'
* WALL P:	14.75'
* WALL Q:	22.58'
WALL R:	15.08'
WALL S:	86.88'
TOTAL:	318.56
* TOTAL:	192.48

TOTAL BASEMENT PERIMETER=	318.56'
60% OF BASEMENT PERIMETER (LENGTH REQUIRED)=	318.56'X0.6=191.13'
PROPOSED BASEMENT PERIMETER TOWARDS 60%=	192.48' > 191.13'

WALLS UNDER 3'

WALLS OVER 3'

N

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :

BASEMENT EXEMPTION CALCULATION

SCALE : As indicated

SHEET NO:

A-0.7

GPI

pcam_prod_thin

City of Los Angeles
Department of Building and Safety

Current Version 1

Grading Pre-Inspection Report

Address: **3937 N SUNSWEPT DR**
Council District: **2** Permit Application: **16030-20000-08588**

Work Description:
GPI & POSTING FOR SFD/ GAR, RET WALLS & GRADING

Inspector/Telephone: **MANUEL TEJADA, (818) 374-4357**
Inspection District: **VN**
Inspection Date: **11/30/2016**

Property Posted: **Yes** Posting Date: **11/30/2016** Posting Fees Paid? **Yes**
Tract: **TR 5896** Block: Lot(s): **38** ARB: **2** County Ref No: **M B 65-52/57**

Approved Graded Lot: **No**	Bearing Value:
Fill Over 100 Feet: **No**	Buttress Fill: **No**
Slope of Surface: **Descending**	Natural Soil Classification 1804.2: **silty clay/ bedrock**
Fill: degrees Height: ft in	Cut: degrees Height: ft in
Natural: **1-3** degrees Height: **24'**ft in	Slide Area: **No**
Sewer Available: **Unknown**	PSDS Sized Per Code: **Unknown**
Site is **Below** Street	Roof Gutters: **No**
Condition of Street for Drainage Purposes **paved**	Recommended Termination of Drainage **street**
Driveway Grade: **%** -	Maximum Rough Grade Allowed: **%**

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

X	1. A grading permit is required for **excavation and backfill**.
X	2. A retaining wall permit is required.
	3. OSHA permit required for **vertical cuts 5 feet or over.**
	4. All footings shall be founded in undisturbed natural soil per Code.
	5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.

	6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
X	7. Geological and Soils report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading S ctions for review and approval.
X	8. Incorporate t recommendations of the approved Geological and Soils report(s) and Department letters dated to come into the pl s Geologist and Soils Engineer to sign plans.
	9. Site is subjec to mudflow. Comply with provisions of Section 91.7014.3, Geological and soils report required.
	10. Buildings sh ll be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1 5.3.1.
	11. Footings sh l be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
	12. Swimming p ools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
	13. Department a pproval is required for construction of , on or over slopes steeper than 2 horizontal to 1 vertical.
X	14. Provide com plete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
X	15. All concrete ted 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."
X	19. Existing non-conforming slopes shall be cut back at 2:1 (26 degree) 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 :
X	23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077
X	24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

**** Additional requirements: This G.P.I. shall be part of approved plans. Provide approved geological/ soills report and approval letter for proposed work. Submit a complete set of plans with details for proposed work. With grade and height change at all areas of proposed the work in relation to the adjacent structures and properties.**

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

Field form completed by **MANUEL TEJADA**

Signature _____ **Date** 12-1-2016

Back to Pre-Inspection Work List

HILLSIDE REFERRAL FORM

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELMINNARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address 3937 N SUNSWEPT DR **District map** 162B161 **APN** 2384001027
Tract TR 5896 **Block** **Lot** 39

Public Works:

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

Street Name (1) SUNSWEPT DR
R/W width 30' **Roadway width:** 22' **Plan Index** _____
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☑ **Lot fronts on a substandard hillside limited street** Dedication required? ☐ No ☑ Yes - width 3'

Street Name (2) FAIRWAY AVE
R/W width 30' **Roadway width:** ~17' **Plan Index** field
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☐ No ☑ Yes - width 3'

Street Name (3) _____
R/W width _____ **Roadway width:** _____ **Plan Index** _____
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☐ No ☐ Yes - width _____

Vehicular Access:

1. Is the **Continuous Paved Roadway (CPR)*** at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☑ No
2. Do **any** of the streets listed in the **Street designations section** have a roadway width of less than 20 feet adjacent to the lot(s)? **(LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))**
   ☑ **Yes– A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit**
   ☐ No
3. Is the **CPR** at least **20** feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? **(LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))**
   ☑ Yes
   ☐ **No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit**

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j)
Lot located within 200 feet of available sewer mainline:
☑ Use existing wye and permit ☐ Obtain new connection and new permit
☐ Use existing wye and obtain new permit ☐ Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
☐ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employee signing form: PAGE 1 of 2
Sign _____ Print name Yesenia Diaz
Date: 4/26/17 Phone _____ Location Valley

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

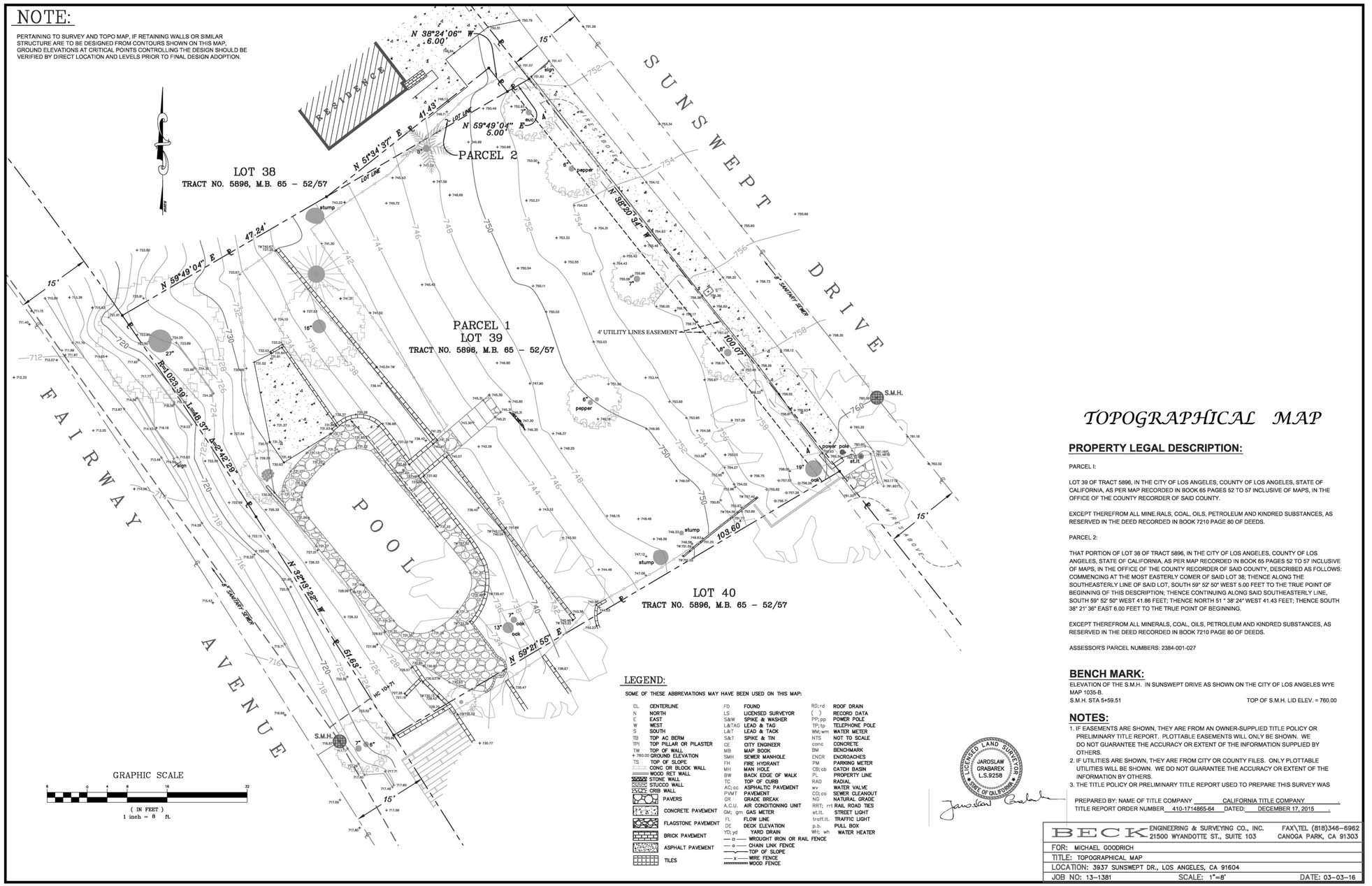
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
APPROVED LETTERS

SCALE :

SHEET NO:
A-0.8



TOPOGRAPHICAL MAP

PROPERTY LEGAL DESCRIPTION:

PARCEL I:

LOT 39 OF TRACT 5896, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGES 52 TO 57 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINE.RALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES, AS RESERVED IN THE DEED RECORDED IN BOOK 7210 PAGE 80 OF DEEDS.

PARCEL 2:

THAT PORTION OF LOT 38 OF TRACT 5896, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGES 52 TO 57 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY COMER OF SAID LOT 38; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 59° 52' 50" WEST 5.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 59° 52' 50" WEST 41.86 FEET; THENCE NORTH 51 ° 38' 24" WEST 41.43 FEET; THENCE SOUTH 38° 21' 36" EAST 6.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES, AS RESERVED IN THE DEED RECORDED IN BOOK 7210 PAGE 80 OF DEEDS.

ASSESSOR'S PARCEL NUMBERS: 2384-001-027

BENCH MARK:

ELEVATION OF THE S.M.H. IN SUNSWEPT DRIVE AS SHOWN ON THE CITY OF LOS ANGELES WYE MAP 1035-B.
S.M.H. STA 5+59.51 TOP OF S.M.H. LID ELEV. = 760.00

NOTES:

1. IF EASEMENTS ARE SHOWN, THEY ARE FROM AN OWNER-SUPPLIED TITLE POLICY OR PRELIMINARY TITLE REPORT. PLOTTABLE EASEMENTS WILL ONLY BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION SUPPLIED BY OTHERS.
2. IF UTILITIES ARE SHOWN, THEY ARE FROM CITY OR COUNTY FILES. ONLY PLOTTABLE UTILITIES WILL BE SHOWN. WE DO NOT GUARANTEE THE ACCURACY OR EXTENT OF THE INFORMATION BY OTHERS.
3. THE TITLE POLICY OR PRELIMINARY TITLE REPORT USED TO PREPARE THIS SURVEY WAS PREPARED BY: NAME OF TITLE COMPANY CALIFORNIA TITLE COMPANY .
TITLE REPORT ORDER NUMBER 410-1714865-64 DATED: DECEMBER 17, 2015 .

LICENSED LAND SURVEYOR
JAROSLAW GRABAREK
L.S.9258
STATE OF CALIFORNIA

BECK	ENGINEERING & SURVEYING CO., INC. 21500 WYANDOTTE ST., SUITE 103	FAX\TEL (818)346-6962 CANOGA PARK, CA 91303
FOR: MICHAEL GOODRICH		
TITLE: TOPOGRAPHICAL MAP		
LOCATION: 3937 SUNSWEPT DR., LOS ANGELES, CA 91604		
JOB NO: 13-1381	SCALE: 1"=8'	DATE: 03-03-16

1 SURVEY
SCALE: 1" = 10'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

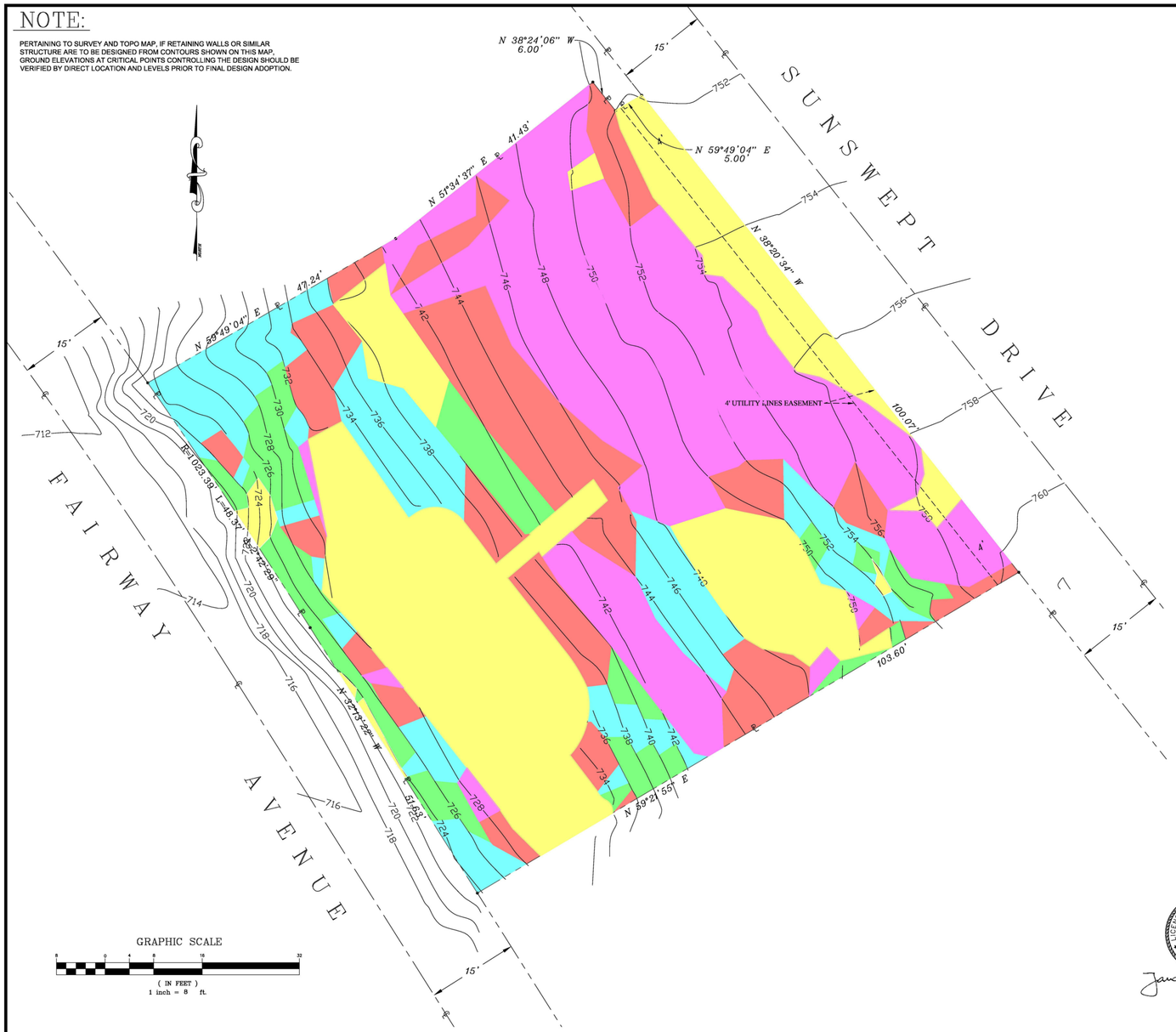
SHEET TITLE :
TOPO SURVEY

SCALE :
1" = 10'-0"

SHEET NO:
A-0.9

NOTE:

PERTAINING TO SURVEY AND TOPO MAP, IF RETAINING WALLS OR SIMILAR STRUCTURE ARE TO BE DESIGNED FROM CONTOURS SHOWN ON THIS MAP, GROUND ELEVATIONS AT CRITICAL POINTS CONTROLLING THE DESIGN SHOULD BE VERIFIED BY DIRECT LOCATION AND LEVELS PRIOR TO FINAL DESIGN ADOPTION.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area
1	0.00%	15.00%		2,806.21
2	15.00%	30.00%		2,905.92
3	30.00%	45.00%		1,957.99
4	45.00%	60.00%		1,378.36
5	60.00%	100.00%		809.24
6	100.00%			64.00

LOT AREA 0.23 ACRES 9,921.72 SQ.FT.
PROPERTY ZONE: R1-1-RIO

Hillside Maximum Residential Floor Formula

Slope Bands (%)	Area (sq-ft)	X	FAR		Residential Floor Area
0-14.99	2,806.21	X	0.50	=	1,403.10 Sq. Ft.
15-29.99	2,905.92	X	0.45	=	1,307.66 Sq. Ft.
30-44.99	1,957.99	X	0.40	=	783.20 Sq. Ft.
45-59.99	1,378.36	X	0.35	=	482.43 Sq. Ft.
60-99.99	809.24	X	0.30	=	242.77 Sq. Ft.
100+	64.00	X	0.00	=	0 Sq. Ft.
Maximum Residential Floor Formula				=	4,219.16 Sq. Ft.

* FAR - Floor Area Ratios

PROPERTY LEGAL DESCRIPTION:

PARCEL I:

LOT 39 OF TRACT 5896, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGES 52 TO 57 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL MINE.RALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES, AS RESERVED IN THE DEED RECORDED IN BOOK 7210 PAGE 80 OF DEEDS.

PARCEL 2:

THAT PORTION OF LOT 38 OF TRACT 5896, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 65 PAGES 52 TO 57 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST EASTERLY COMER OF SAID LOT 38; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT, SOUTH 59° 52' 50" WEST 5.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE, SOUTH 59° 52' 50" WEST 41.86 FEET; THENCE NORTH 51 ° 38' 24" WEST 41.43 FEET; THENCE SOUTH 38° 21' 36" EAST 6.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THEREFROM ALL MINERALS, COAL, OILS, PETROLEUM AND KINDRED SUBSTANCES, AS RESERVED IN THE DEED RECORDED IN BOOK 7210 PAGE 80 OF DEEDS.

ASSESSOR'S PARCEL NUMBERS: 2384-001-027

LICENSED LAND SURVEYOR
JAROSLAW GRABAREK
L.S.9258
STATE OF CALIFORNIA

BENCH MARK:

ELEVATION OF THE S.M.H. IN SUNSWEPT DRIVE AS SHOWN ON THE CITY OF LOS ANGELES WYE MAP 1035-B.
S.M.H. STA 5+59.51 TOP OF S.M.H. LID ELEV. = 760.00

BECK ENGINEERING & SURVEYING CO., INC. FAX\TEL (818)346-6962
21500 WYANDOTTE ST., SUITE 103 CANOGA PARK, CA 91303

FOR: MICHAEL GOODRICH
TITLE: SLOPE ANALYSIS
LOCATION: 3937 SUNSWEPT DR., LOS ANGELES, CA 91604
JOB NO: 13-1381 SCALE: 1"=8' DATE: 03-03-16

1 SLOPE ANALYSIS
SCALE: 1" = 10'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :

SLOPE ANALYSIS

SCALE : 1" = 10'-0"

SHEET NO:

A-0.10

VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES:

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

2. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal
installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running
the full length of the valley (705A.3)

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

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

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

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

7. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 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 witha minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to ASTM E 2010, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1)

9. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 ¼ inches thick, or shall have a fire-resistance rating of not less than 20 minutes when testedaccording 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/BC 2008-023).

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

SITE PLAN GENERAL NOTES

CLASS 'A' ROOFING:

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

Roofing material shall have min 3 year aged solar
reflectance and thermal emmittance or a min solar
reflectance index (SRI) equal to or greater than values
specified in tables A4.106.5.1(1) and A4.106.5.1(2)
for low rise residential buildings.

1) Roof / Attic vents shall meet the following: (R806.1 , R806.2). The net free ventilation area shall
not be less than 1/150 of the attic space or 1/300 provided a Class I or II vapor barrier is installed on the warm side of ceiling or 1/300 provided at least 50% and not more than 80% of the
required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.
Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in min. and 1/4" maximum opening.
A min. of 1" airspace shall be provided between insulation and roof sheathing.
Unvented attic assemblies shall meet all the contidions in Section R806.5

2) All insulation materials shall be certified by manufacturer as complying with the California quality standards for insulation material. Doors and windows between conditioned and unconditioned space shall be full weather stripped.

3)EXTERIOR PORCH CEILINGS / FLOOR PROJECTIONS / UNDERFLOOR PROTECTION, OPEN ROOF EAVES, ENCLOSED ROOF EAVES, ROOF EAVES SOFFITS AND EXPOSED UNDERSIDE OFF APPENDAGES SHALL HAVE AN EXTRA LAYER OF 5/8" TYPE 'X' GYPSUM BOARD.
NOTE:

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

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

A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.

FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO.1881)

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

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

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

4. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

5. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

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

7. 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)

8. 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)

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

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

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

12. 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, I13. ATTIC ACCESS (MIN. 22"X30") . ATTIC AREA SHOULD HAVE CLEAR I
: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

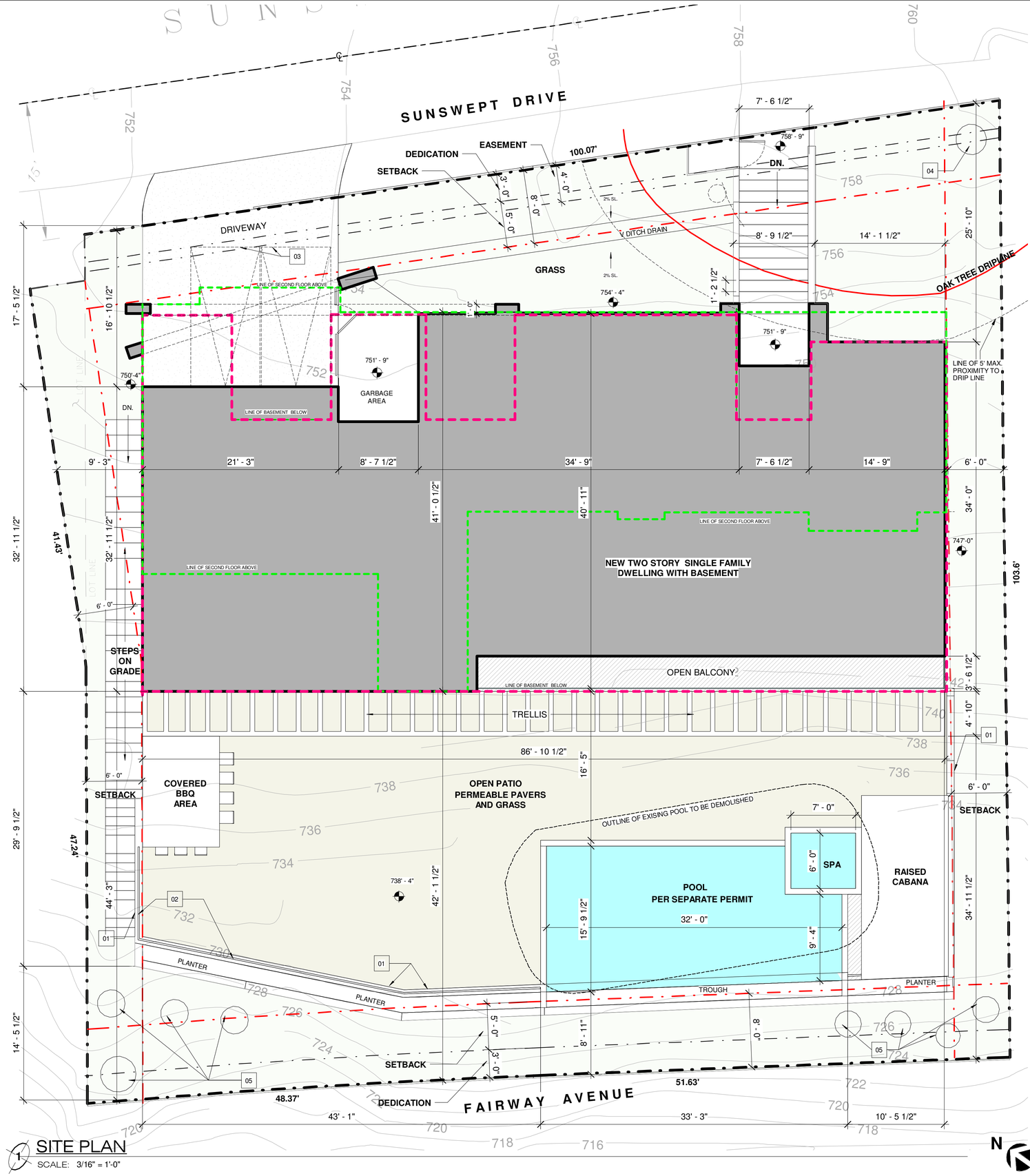
14. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MNIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3)

15.DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

16.VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.4.

KEYNOTES

01	RETAINING WALL UNDER SEPARATE PERMIT
02	42" HIGH RAILING
03	TWO ADDITIONAL OFF STREET PARKING SPACES (COMPACT STALLS 7'-6" x 15'-0")
04	OAK TREE TO REMAIN
05	NEW OAK TREES PER TREE REPORT



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

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
SITE PLAN

SCALE : As indicated

SHEET NO:
A-1.0

GLAZING REQUIREMENTS

1.GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (see exceptions) (R208.4):
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.

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS.
3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING.
5. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.
6. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RECIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.
7. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
8. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
9. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
10. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.
11. ALL EXTERIOR WALL ARE ONE HOUR FIRE-RATED WALLS
12. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH NFPA-13; THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
13. PER CBC TABLE 803.9, ALL ROOMS AND ENCLOSED SPACES IN A SPRINKLERED S GROUP SHALL BE FINISHED IN CLASS C MATERIALS. FLAME SPREAD INDEX OF 76 - 200 AND A SMOKE-DEVELOPMENT INDEX 0 - 450 PER 803.1.1.
14. A FIRE-RETARDANT ROOF COVERING OR ROOF ASSEMBLY THAT IS LISTED AS A CLASS ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790 IS REQUIRED. WOOD IS NOT PERMITTED TO BE USED AS A ROOF COVERING MATERIAL. PROVIDE ROOFING MATERIAL ICC/UL NUMBER. [BH 1505.1]
15. CHIMNEYS SHALL EXTEND 2 FT ABOVE ANY PART OF THE BUILDING WITHIN 10 FT. FACTORY-BUILT CHIMNEYS SHALL TERMINATE 3 FT MINIMUM ABOVE THE ROOF OPENING PENETRATION.
16. NO UMBRELLAS WILL BE ALLOWED ON THE SUN DECK. FURNITURE CANNOT BE FIXED/MOUNTED ON THE SUN DECK, ONLY MOVEABLE FURNITURE IS ALLOWED
17. THE MAX. EAVE PROJECTION INTO THE REQUIRED SETBACK IS 18"
18. CONSTRUCTION IS LIMITED TO THE LEVEL PAD, INCLUDING OVERHANGS.
19. EXTERIOR PORCH CEILINGS / FLOOR PROJECTIONS / UNDERFLOOR PROTTECTIN AND EXPOSED UNDERSIDE OFF APPENDAGES SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
a) Non combustible material b) Ignition-resistant material c) One layer of 5/8" type X applied behind an exterior covering on the underside of the ceiling.
d) Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of the ceiling assembly per Gypsum Associaton Fire Resistance Design Manual
20. OPEN ROOF EAVES, ENCLOSED ROOF EAVES AND ROOF EAVES SOFFITS SHALL CONSIST AND BE PROTECTED BY ONE OF THE FOLLOWING:
a) Noncombustible material b) Ignition-resistant material c) One-layer of 5/8" type 'x' applied behind an exterior covering on the underside exterior of roof deck. d) Exterior portion of a 1-hr fire resistive exterior wall assembly applied to the underside of roof deck designed for exterior fire exposure.
21. Roof / Attic vents shall meet the following: (R806.1 , R806.2). The net free ventilation area shall not be less than 1/150 of the attic space or 1/300 provided a Class I or II vapor barrier is installed on the warm side of ceiling or 1/300 provided at least 50% and not more than 80% of the required ventilation area must be located at least 3 feet above eave or cornice vents with the balance provided by eave or cornice vents.
Openings shall have corrosion-resistant wire mesh or other approved material with 1/16-in min. and 1/4" maximum opening.
A min. of 1" airspace shall be provided between insulation and roof sheathing.
Unvented attic assemblies shall meet all the contidions in Section R806.5
22. Exposed underside of all floor projections and exposed roof deck on the underside of unenclosed roof eaves shall have an extra layer of **5/8" gypsum board.**

KEYNOTES

01	TORCH DOWN ROOFING - SEE DETAIL #3 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0
02	STANDING SEAM METAL ROOF- SEE DETAIL #3 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0
03	DEX-O-TEX DECKING- SEE ICC REPORT ON SHEET A-7.0
04	4'X4' SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0
05	MIN. 250 SQ.FT. AREA FOR FUTURE SOLAR PANELS
06	SOLAR PANEL SERVICE WALKWAY
07	PATHWAY FOR ROUTING PLUMBING FROM SOLAR ZONE TO THE MAIN SERVICE PANEL @ GARAGE
08	42" GLASS RAILING

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

N

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

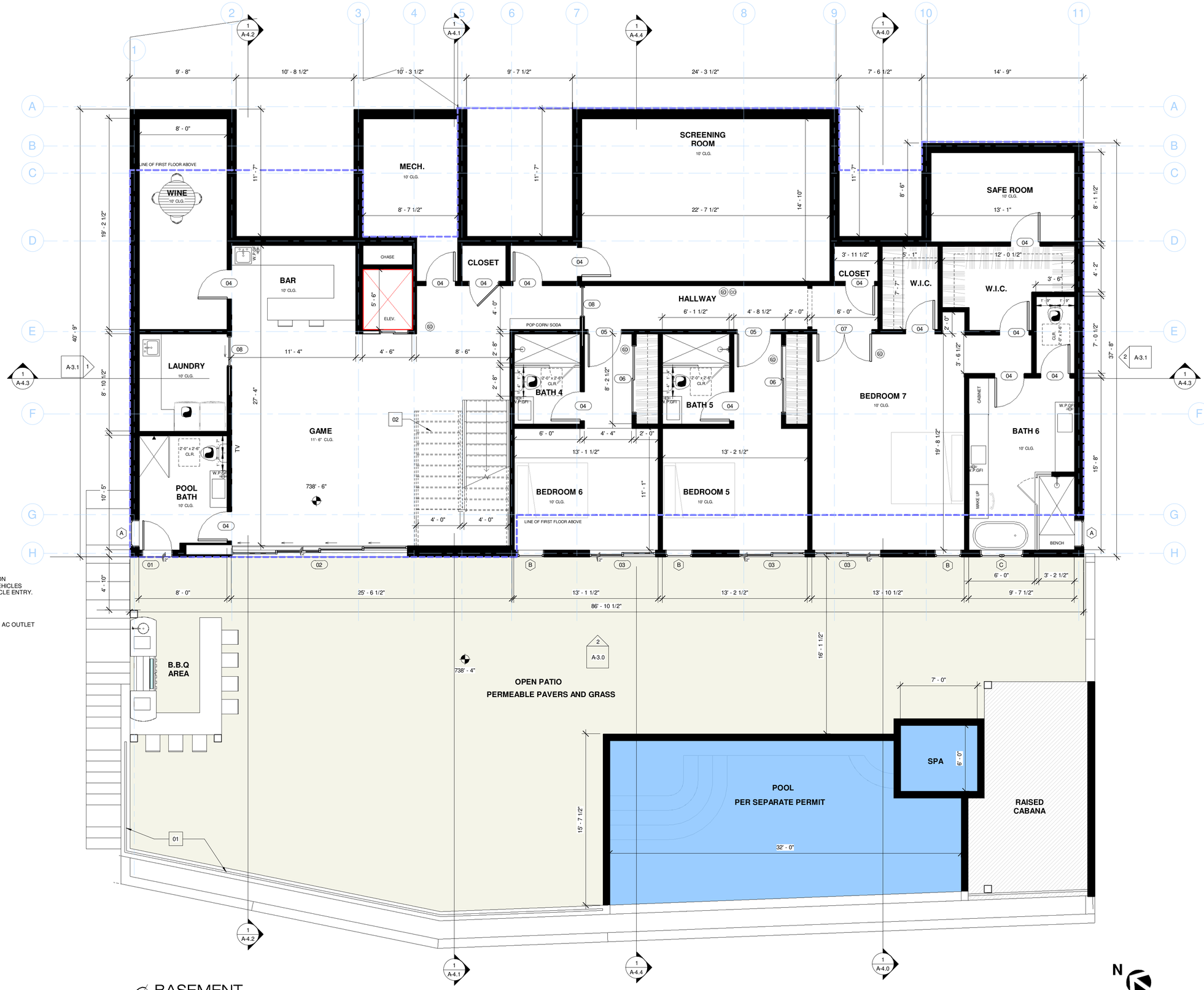
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
ROOF PLAN

SCALE : **As indicated**

SHEET NO:
A-1.1



FLOOR PLAN KEYNOTES

01 42 " C.R. LAURENCE GLASS RAIL SYSTEM
-ICC REPORT #ESR-3269-SEE DETAIL #4 AT SHEET A-6.0

02 SEE STAIR DETAILS ON SHEET A-6.0- DETAIL #2

03 WEATHER OR SOIL BASED IRRIGATION CONTROLLER

04 2 ADDITIONAL OFF STREET PARKING SPACES

05 DEX-O-TEX DECKING- SEE ICC REPORT ON SHEET A-7.0

06 DIRECT VENT FIRE PLACE- SEE DETAIL #1 ON SHEET A-6.0

07 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.

08 SELF CLOSING AND SELF LATCHING DOOR

09 ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP GROUNDED AC OUTLET FOR EACH REQUIRED PARKING.

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-1.2)*

SD APPROVED **SMOKE DETECTOR** ALARM EQUIPPED WITH APPROVED **CARBON-MONOXIDE** ALARM.

2'-0" x 2'-6" CLR. 24" CLEAR INFRONT OF TOILETS
15" MIN DISTANCE BETWEEN CENTER OF TIOLET AND ANY ADJACENT WALL OR CABINET.

CHANGE OF ELEVATION

W.P.GFI W.P.GFI PLUG ABOVE COUNTER

FLOOR LEVEL SYMBOL

PROPERTY LINE

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

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
BASEMENT FLOOR PLAN

SCALE : As indicated

SHEET NO:
A-2.0

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

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

ALL DIMENSIONS ARE TO FINISHED FACE OTHERWISE NOTED. GENERAL CONTRACTOR SHOULD INFORM DESIGNER IMMEDIATELY TO ANY DISREPANCY.

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)

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))

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)

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

W.P. GFI PLUG ABOVE COUNTER

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 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*.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL INDENTIFY 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.

THE MAIN ELECTRICAL SERVICEPANEL 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 MIAN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC". (4.211.4, ENERGY CODE & 110.10, LAFD REQUIREMENT NO.96)

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

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

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.

FLOOR PLAN KEYNOTES

01 42 " C.R. LAURENCE GLASS RAIL SYSTEM
-ICC REPORT #ESR-3269-SEE DETAIL #4 AT SHEET A-6.0

02 SEE STAIR DETAILS ON SHEET A-6.0- DETAIL #2

03 WEATHER OR SOIL BASED IRRIGATION CONTROLLER

04 2 ADDITIONAL OFF STREET PARKING SPACES

05 DEX-O-TEX DECKING- SEE ICC REPORT ON SHEET A-7.0

06 DIRECT VENT FIRE PLACE- SEE DETAIL #1 ON SHEET A-6.0

07 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.

08 SELF CLOSING AND SELF LATCHING DOOR

09 ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP GROUNDED AC OUTLET FOR EACH REQUIRED PARKING.

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-1.2)*

SD APPROVED **SMOKE DETECTOR** ALARM
EQUIPPED WITH APPROVED **CARBON-MONOXIDE** ALARM.

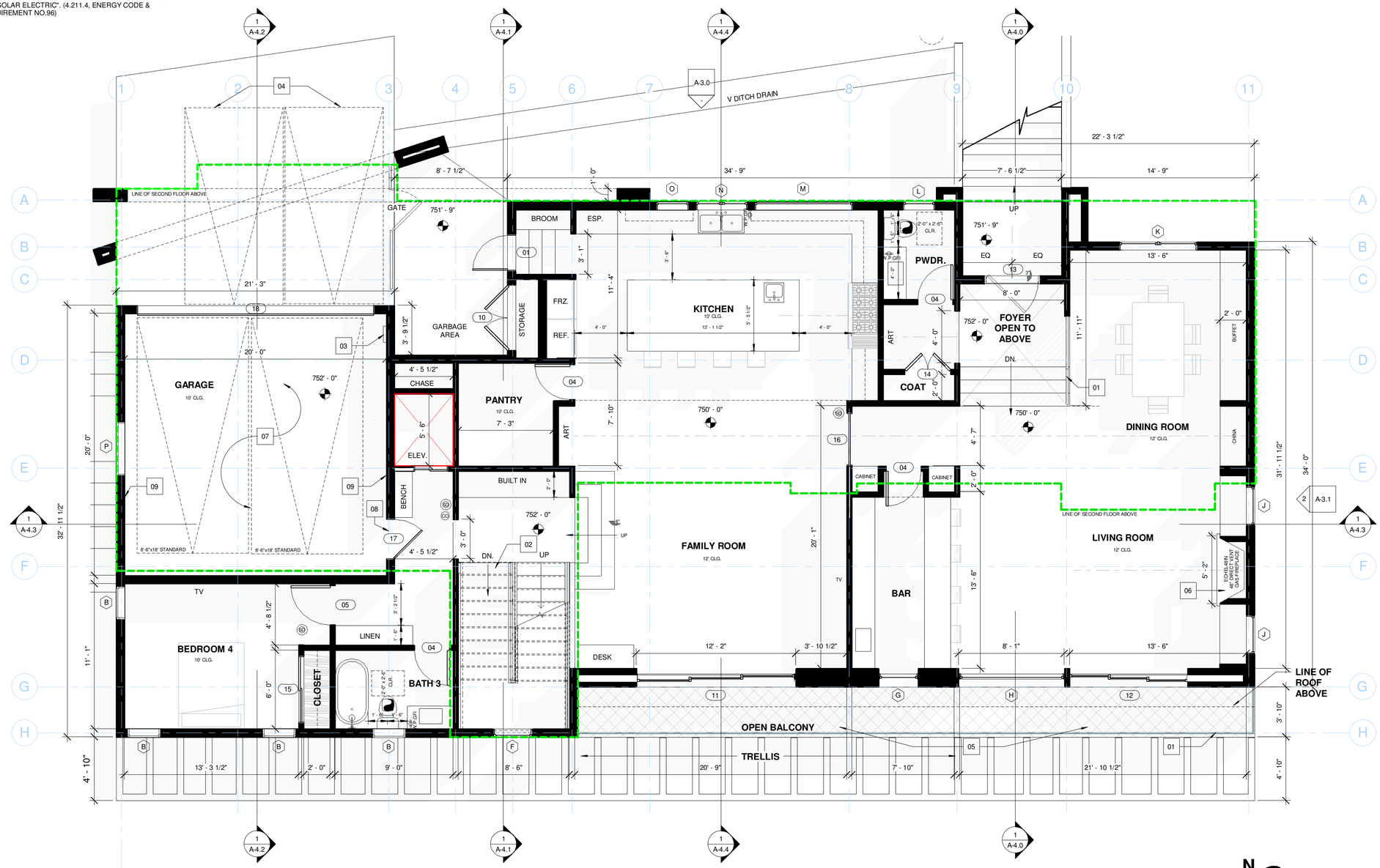
12"-0" x 2'-6" CLR. 24" CLEAR INFRONT OF TOILETS
15" MIN DISTANCE BETWEEN CENTER OF TIOLET AND ANY ADJACENT WALL OR CABINET.

CHANGE OF ELEVATION

W.P.GFI W.P.GFI PLUG ABOVE COUNTER

FLOOR LEVEL SYMBOL

PROPERTY LINE



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

N

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
FIRST FLOOR PLAN

SCALE : As indicated

SHEET NO:
A-2.1

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

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

ALL DIMENSIONS ARE TO FINISHED FACE OTHERWISE NOTED. GENERAL CONTRACTOR SHOULD INFORM DESIGNER IMMEDIATELY TO ANY DISREPANCY.

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)

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))

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)

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

W.P. GFI PLUG ABOVE COUNTER

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 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*.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL INDENTIFY 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.

THE MAIN ELECTRICAL SERVICEPANEL 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 MIAN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC". (4.211.4, ENERGY CODE & 110.10, LAFD REQUIREMENT NO.96)

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

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

FLOOR PLAN KEYNOTES

01	42 " C.R. LAURENCE GLASS RAIL SYSTEM -ICC REPORT #ESR-3269-SEE DETAIL #4 AT SHEET A-6.0
02	SEE STAIR DETAILS ON SHEET A-6.0- DETAIL #2
03	WEATHER OR SOIL BASED IRRIGATION CONTROLLER
04	2 ADDITIONAL OFF STREET PARKING SPACES
05	DEX-O-TEX DECKING- SEE ICC REPORT ON SHEET A-7.0
06	DIRECT VENT FIRE PLACE- SEE DETAIL #1 ON SHEET A-6.0
07	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.
08	SELF CLOSING AND SELF LATCHING DOOR
09	ONE 120V AC 20 AMP AND ONE 208/240V 40 AMP GROUNDED AC OUTLET FOR EACH REQUIRED PARKING.

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-1.2)*

SD — APPROVED **SMOKE DETECTOR** ALARM EQUIPPED WITH APPROVED **CARBON-MONOXIDE** ALARM.

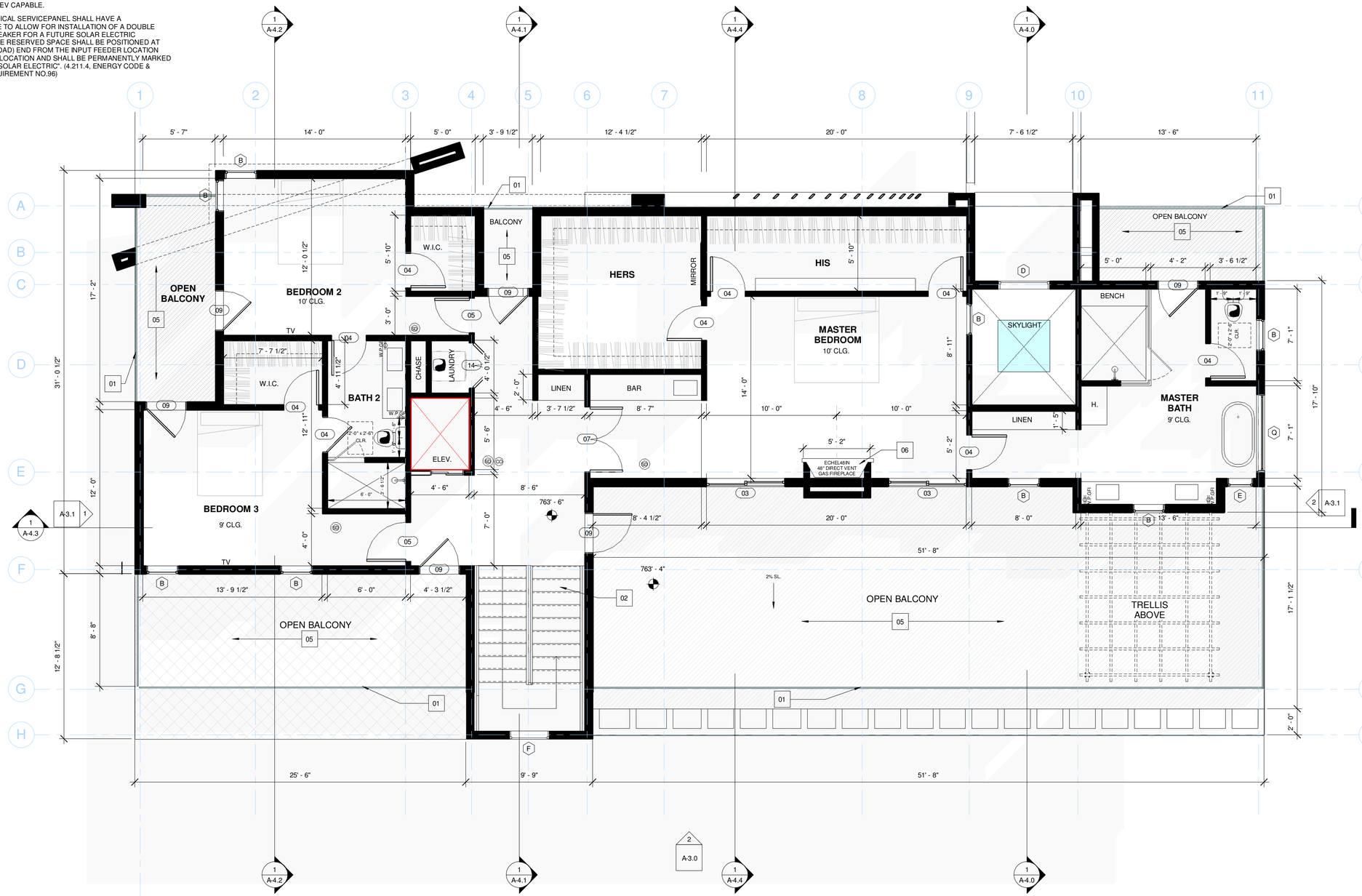
2'-0" x 2'-6" CLR — 24" CLEAR INFRONT OF TOILETS
15" MIN DISTANCE BETWEEN CENTER OF TIOLET AND ANY ADJACENT WALL OR CABINET.

CHANGE OF ELEVATION

W.P.GFI — W.P.GFI PLUG ABOVE COUNTER

FLOOR LEVEL SYMBOL

PROPERTY LINE



SECOND FLOOR

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

N

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

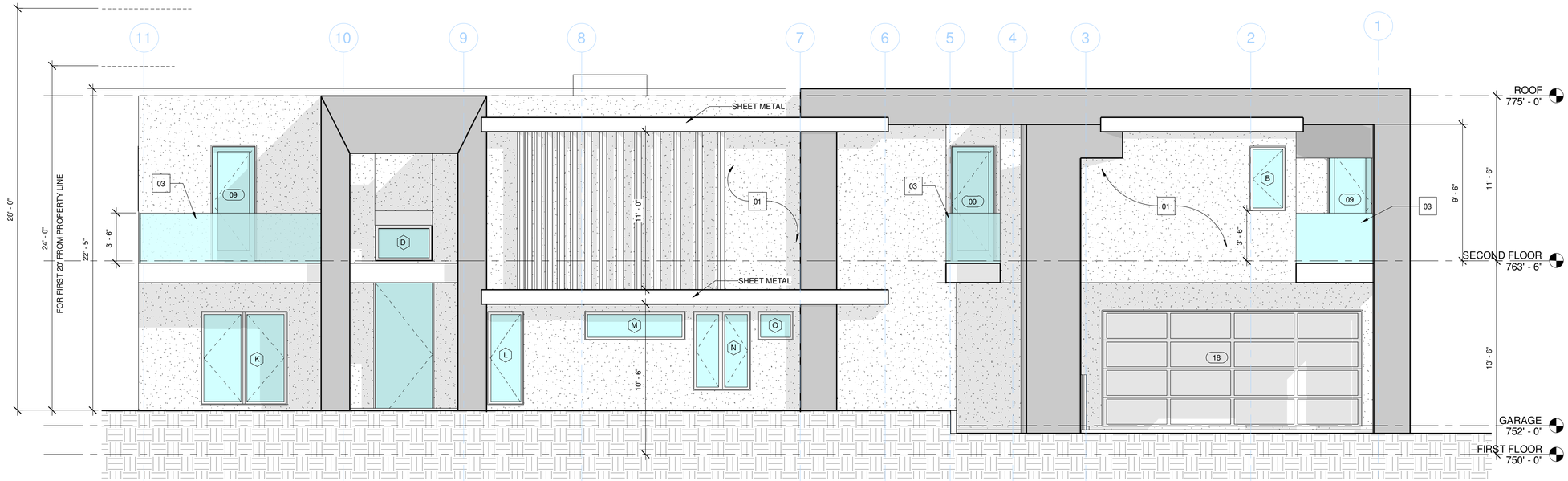
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
SECOND FLOOR PLAN

SCALE : As indicated

SHEET NO:
A-2.2



FRONT ELEVATION

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

GENERAL NOTES:

1. 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 AND A-5.1

ELEVATION / SECTION KEYNOTES

01 SMOOTH STUCCO FINSIH

02 28' ENVELOPE HEIGHT

03 42 " C.R. LAURENCE GLASS RAIL SYSTEM -ICC REPORT #ESR-3269

04 SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0

05 WOOD TRELLIS

06 RETAINING WALL

07 STANDING SEAM METAL ROOF

08 NATURAL GRADE

REAR ELEVATION

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

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

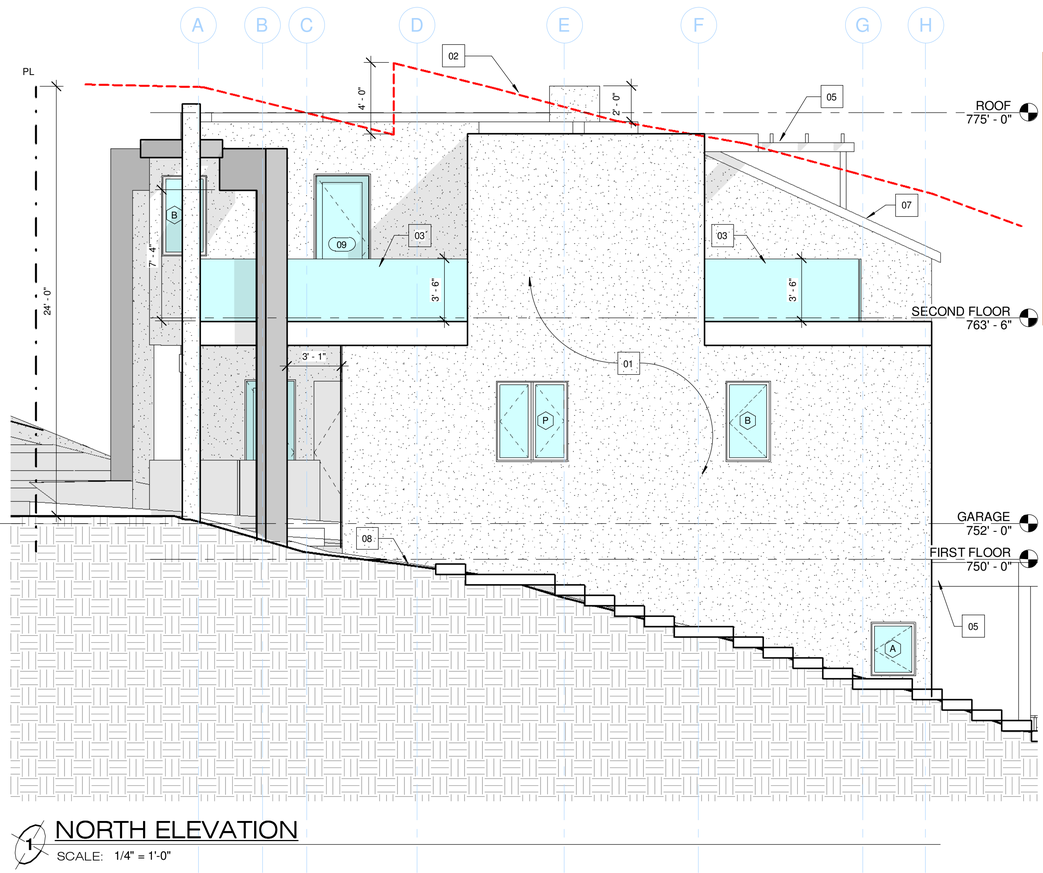
SHEET TITLE :

FORNT AND REAR ELEVATIONS

SCALE : **As indicated**

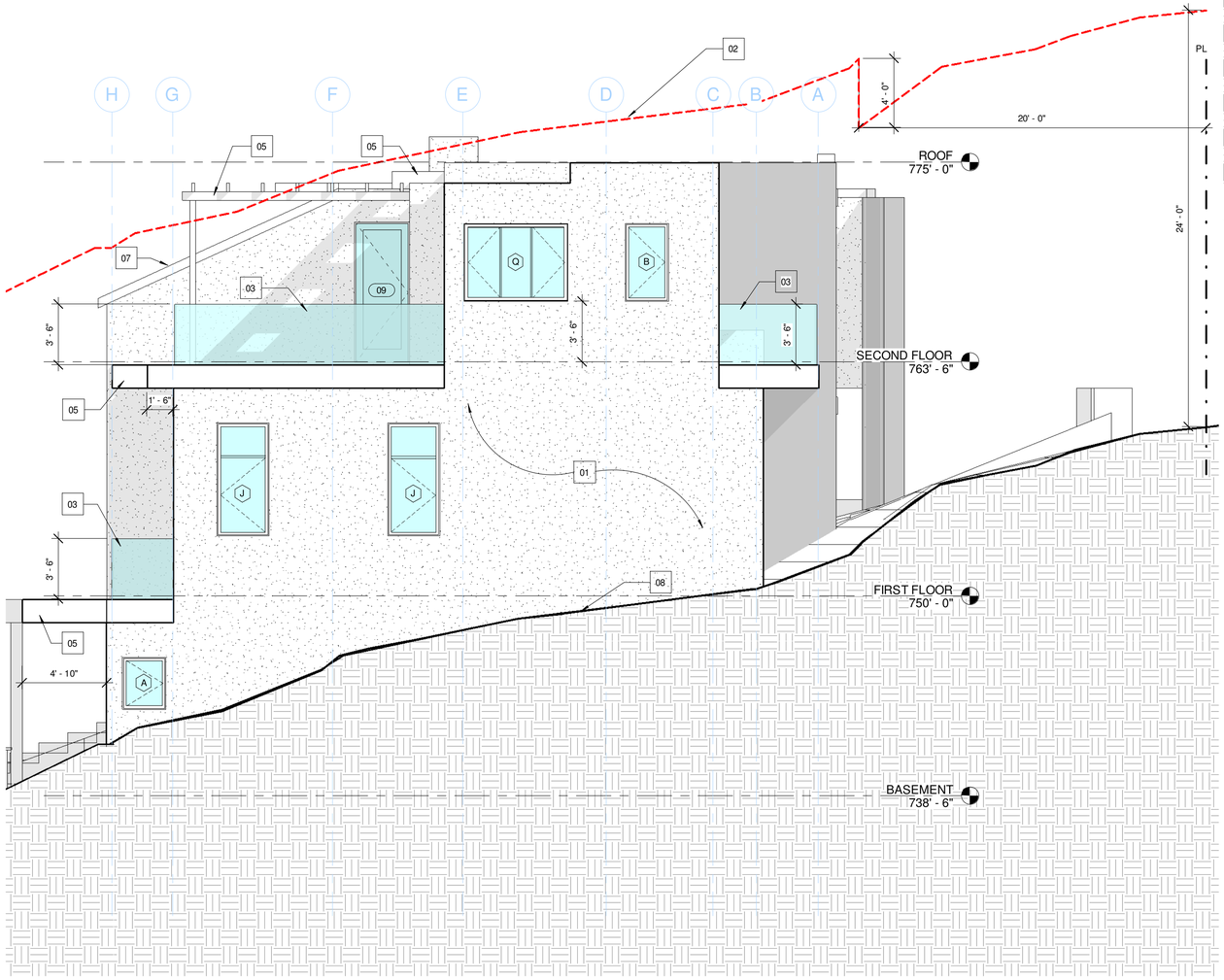
SHEET NO:

A-3.0



1 NORTH ELEVATION

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



2 SOUTH ELEVATION

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

GENERAL NOTES:

1. 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 AND A-5.1

ELEVATION / SECTION KEYNOTES

01 SMOOTH STUCCO FINSIH

02 28' ENVELOPE HEIGHT

03 42 " C.R. LAURENCE GLASS RAIL SYSTEM -ICC REPORT #ESR-3269

04 SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0

05 WOOD TRELLIS

06 RETAINING WALL

07 STANDING SEAM METAL ROOF

08 NATURAL GRADE

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
SIDE ELEVATIONS

SCALE : As indicated

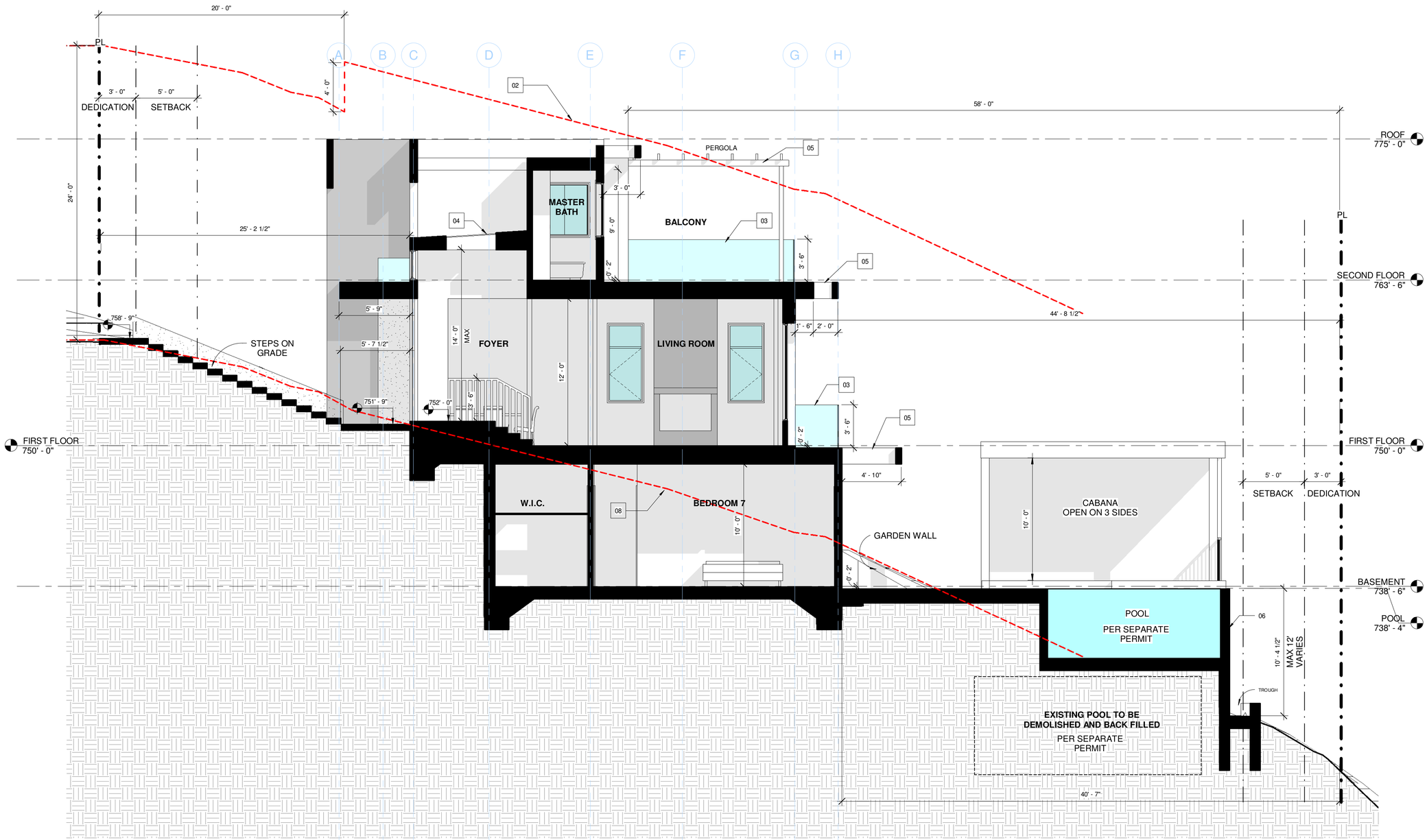
SHEET NO:
A-3.1

GENERAL NOTES:

1. 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 AND A-5.1

ELEVATION / SECTION KEYNOTES

01 SMOOTH STUCCO FINSIH
02 28' ENVELOPE HEIGHT
03 42 " C.R. LAURENCE GLASS RAIL SYSTEM -ICC REPORT #ESR-3269
04 SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0
05 WOOD TRELLIS
06 RETAINING WALL
07 STANDING SEAM METAL ROOF
08 NATURAL GRADE



1 SECTION THRU ENTRY AND POOL
SCALE: 1/4" = 1'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
SECTIONS

SCALE : As indicated

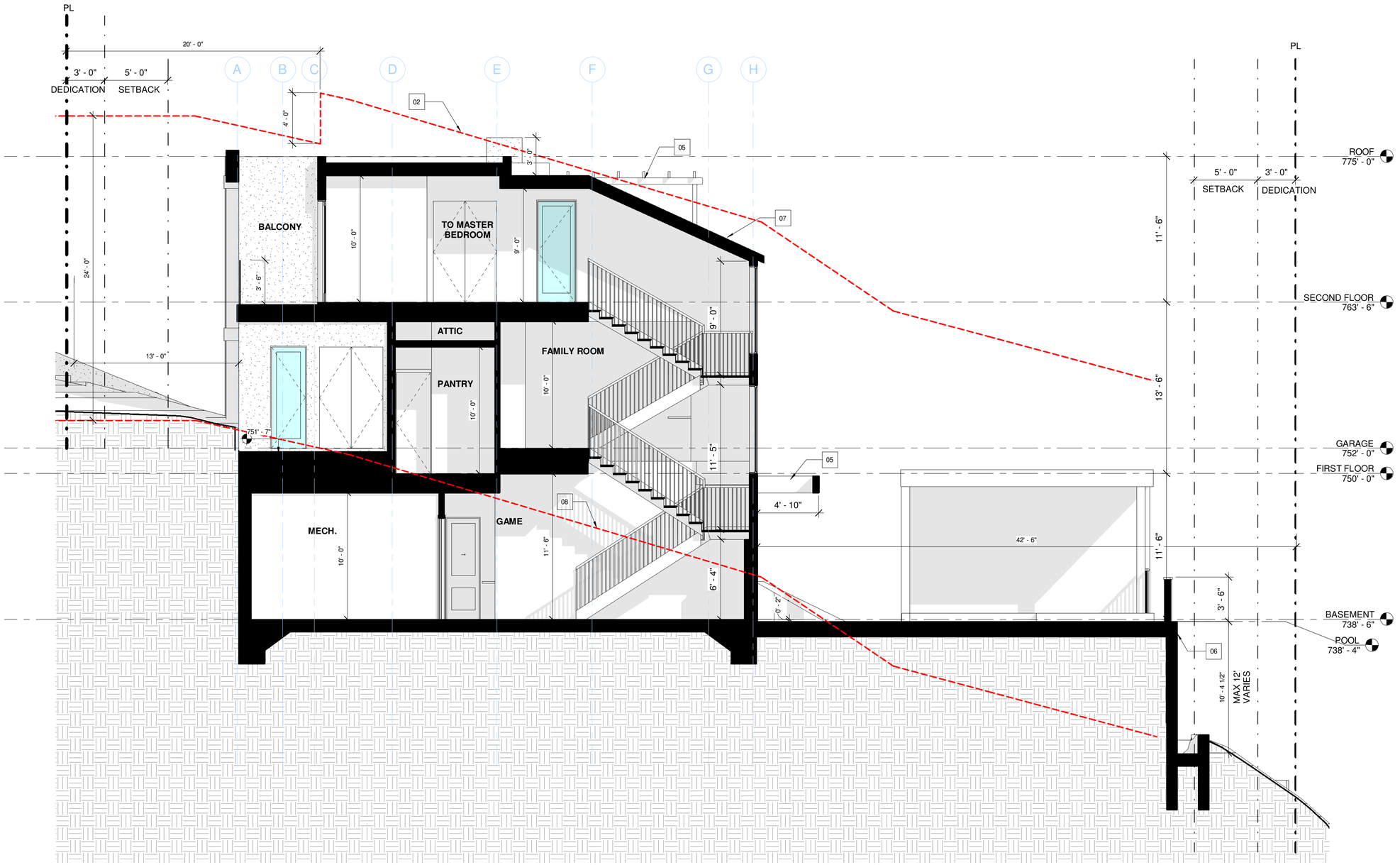
SHEET NO:
A-4.0

GENERAL NOTES:

1. **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 AND A-5.1

ELEVATION / SECTION KEYNOTES

01 SMOOTH STUCCO FINSIH
02 28' ENVELOPE HEIGHT
03 42 " C.R. LAURENCE GLASS RAIL SYSTEM -ICC REPORT #ESR-3269
04 SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0
05 WOOD TRELLIS
06 RETAINING WALL
07 STANDING SEAM METAL ROOF
08 NATURAL GRADE



1 SECTION THRU MECH AND DECK
SCALE: 1/4" = 1'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
SECTIONS

SCALE : As indicated

SHEET NO:
A-4.1

GENERAL NOTES:

1. **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 AND A-5.1

ELEVATION / SECTION KEYNOTES

01 SMOOTH STUCCO FINSIH

02 28' ENVELOPE HEIGHT

03 42 " C.R. LAURENCE GLASS RAIL SYSTEM -ICC REPORT #ESR-3269

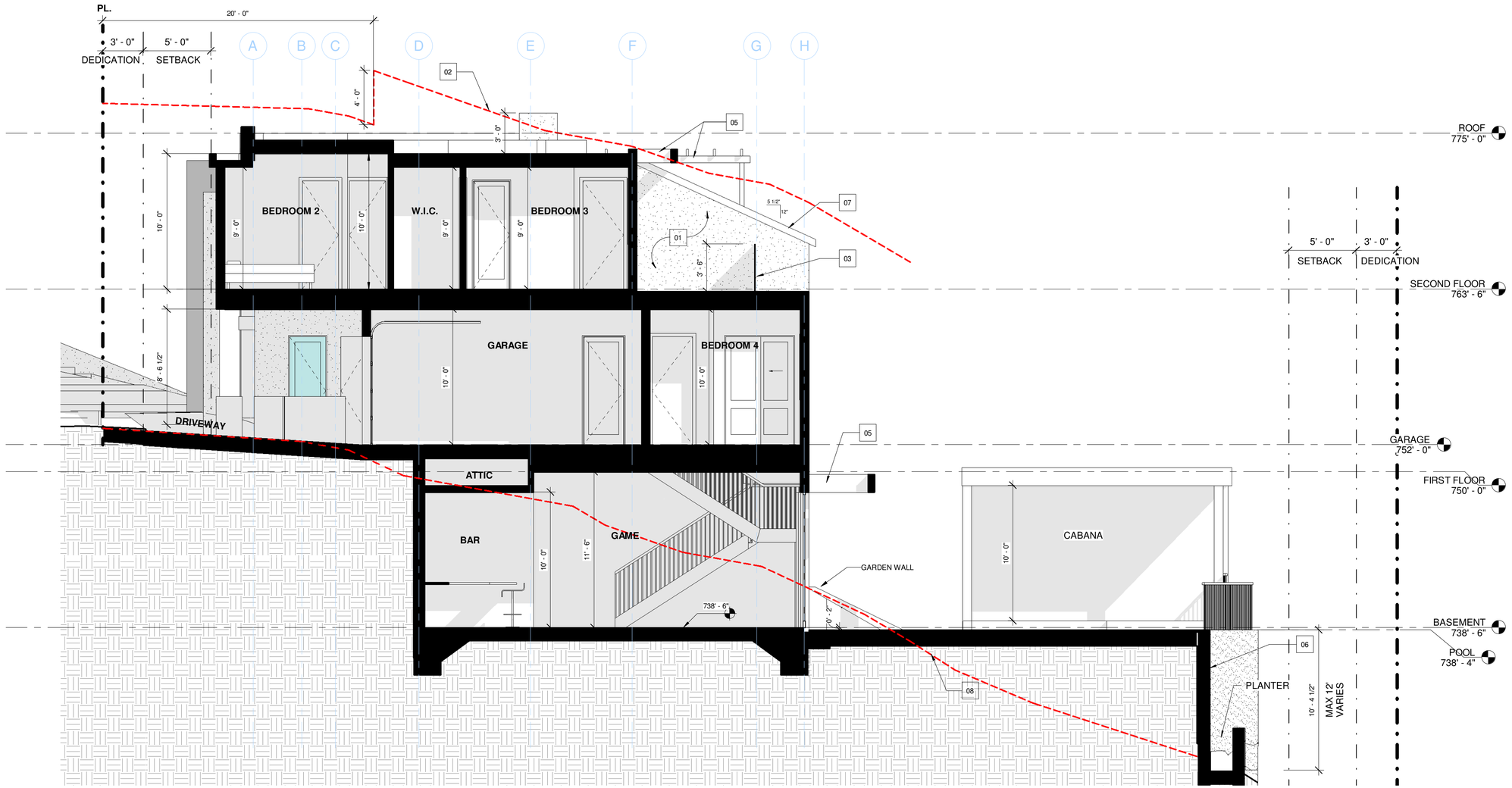
04 SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0

05 WOOD TRELLIS

06 RETAINING WALL

07 STANDING SEAM METAL ROOF

08 NATURAL GRADE



1 SECTION THRU GARAGE
SCALE: 1/4" = 1'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
SECTIONS

SCALE : As indicated

SHEET NO:
A-4.2

GENERAL NOTES:

1. 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 AND A-5.1

ELEVATION / SECTION KEYNOTES

01 SMOOTH STUCCO FINSIH

02 28' ENVELOPE HEIGHT

03 42 " C.R. LAURENCE GLASS RAIL SYSTEM
-ICC REPORT #ESR-3269

04 SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0
AND ICC REPORT ON SHEET A-7.0

05 WOOD TRELLIS

06 RETAINING WALL

07 STANDING SEAM METAL ROOF

08 NATURAL GRADE

1 SECTION THRU LIVING ROOM AND GARAGE
SCALE: 1/4" = 1'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:

Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:

Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:

Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
SECTIONS

SCALE : As indicated

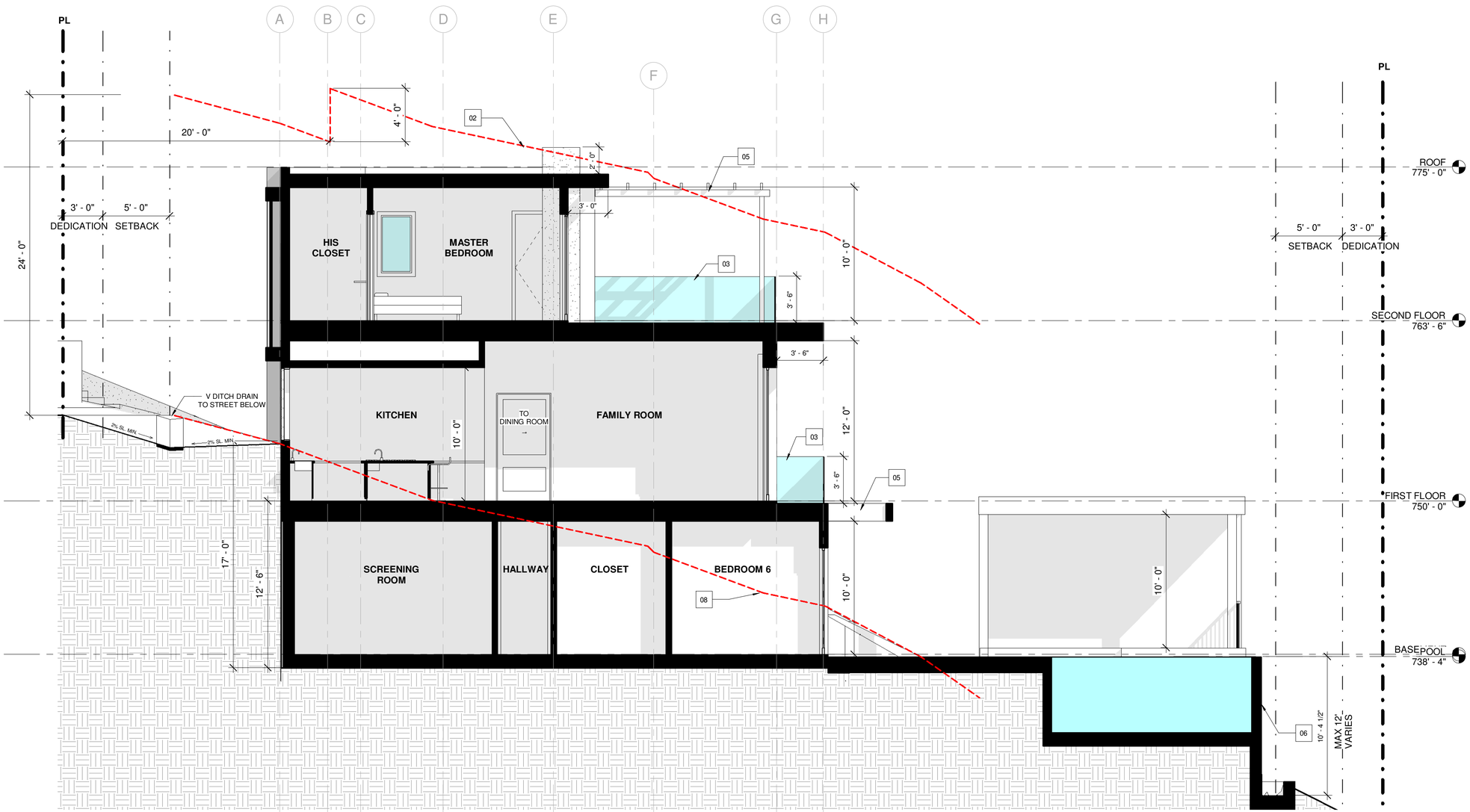
SHEET NO:
A-4.3

GENERAL NOTES:

1. 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 AND A-5.1

ELEVATION / SECTION KEYNOTES

01 SMOOTH STUCCO FINSIH
02 28' ENVELOPE HEIGHT
03 42 " C.R. LAURENCE GLASS RAIL SYSTEM -ICC REPORT #ESR-3269
04 SKYLIGHT - SEE DETAIL #6 ON SHEET A-6.0 AND ICC REPORT ON SHEET A-7.0
05 WOOD TRELLIS
06 RETAINING WALL
07 STANDING SEAM METAL ROOF
08 NATURAL GRADE



1 SECTION THRU KITCHEN
SCALE: 1/4" = 1'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

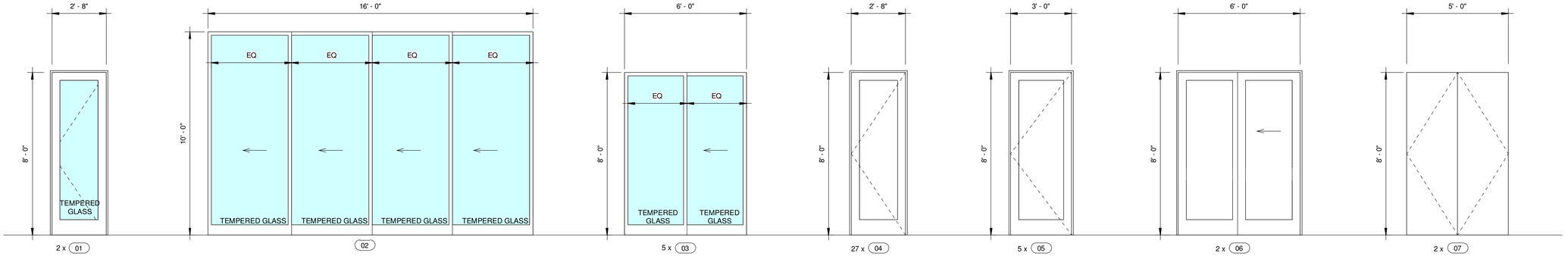
Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

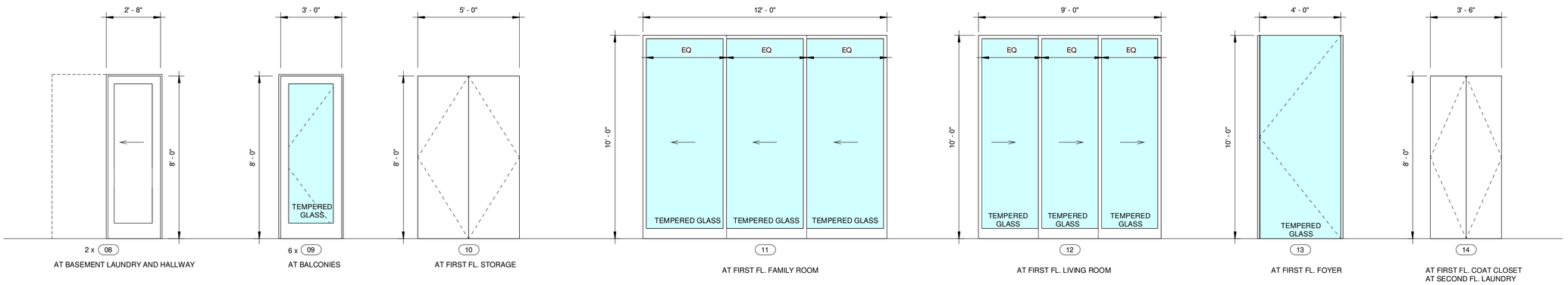
DATE PRINTED:	BENCHMARK:
06/05/17	

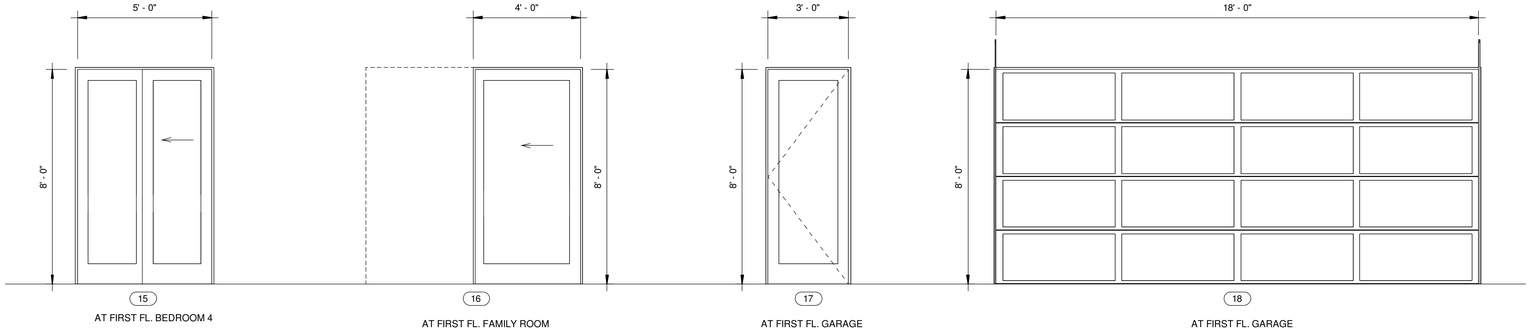
SHEET TITLE :
SECTIONS

SCALE : As indicated

SHEET NO:
A-4.4

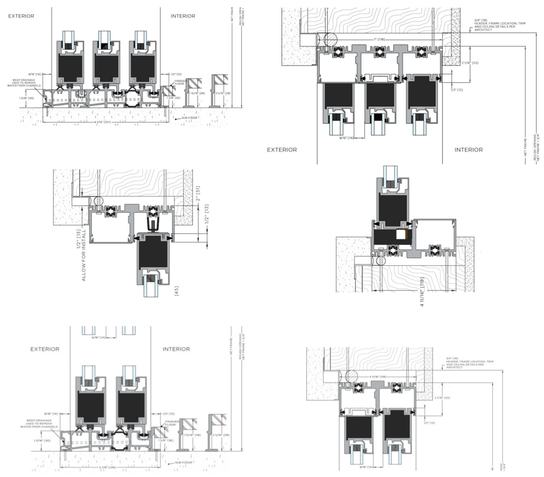




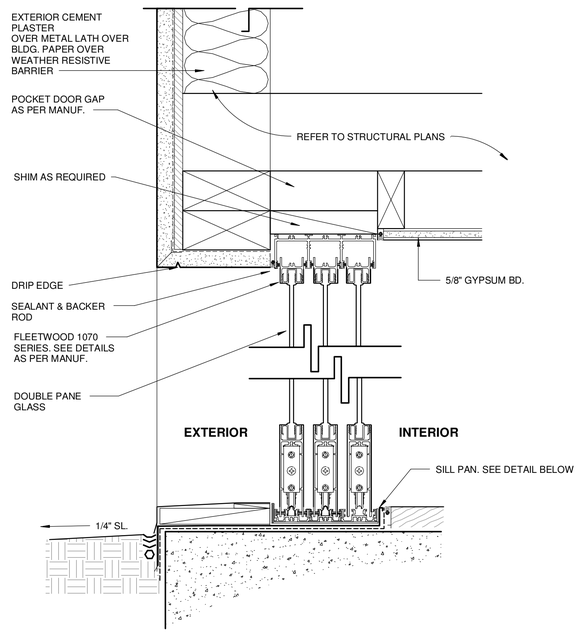


1 DOOR SCHEDULE

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



SLIDING DOOR DETAILS



2 Door Detail

SCALE: 3" = 1'-0"

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
DOOR SCHEDULE AND DETAILS

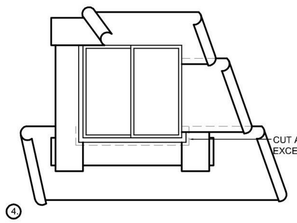
SCALE : As indicated

SHEET NO:
A-5.0

NOTES

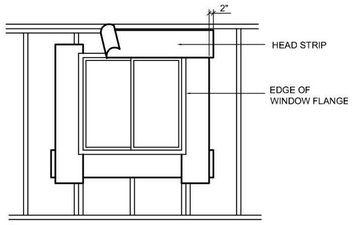
NOTES: SECTION 1402.2 UNIFORM BUILDING CODE CALLS FOR FLASHING OF ALL EXTERIOR OPENINGS EXPOSED TO WEATHER TO MAKE THEM WEATHERPROOF. THIS IS OUR RECOMMENDED PROCEDURE FOR WINDOW FLASHING IN WOOD FRAMED EXTERIOR WALLS WHERE THE EXTERIOR WALL FINISH IS APPLIED OVER BUILDING PAPER OR FELT. USE "MOISTOP"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

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



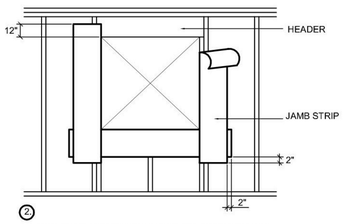
4

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



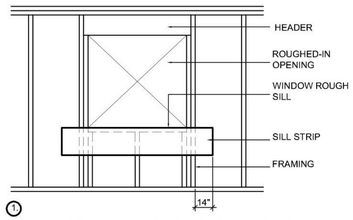
3

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



2

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

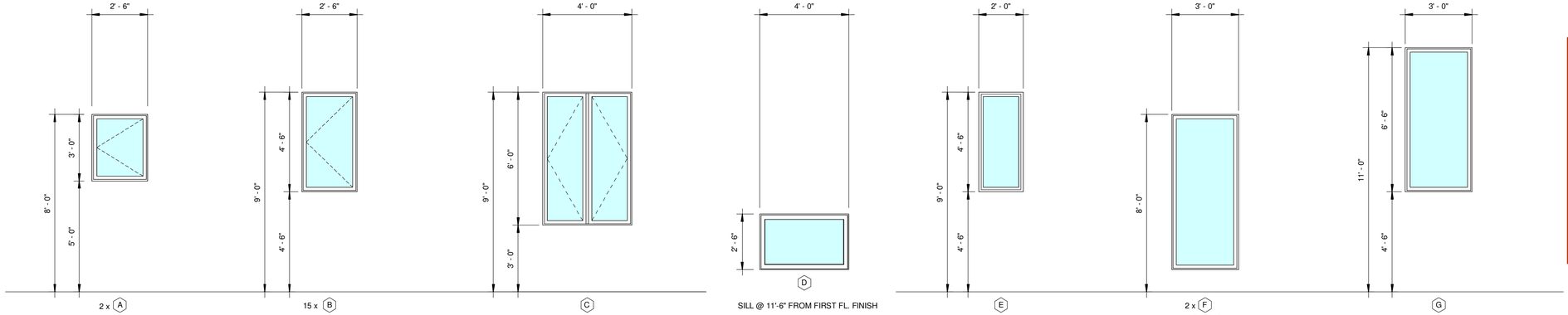


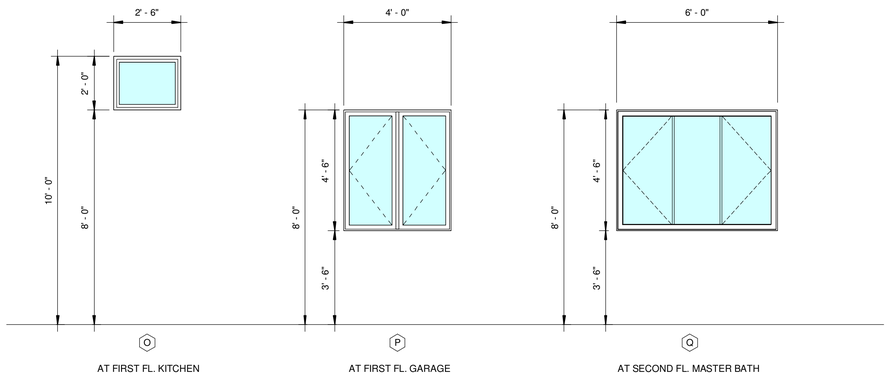
1

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

2 Waterproofing Details

SCALE: 12" = 1'-0"





1 WINDOW SCHEDULE ONE OF EACH UNLESS OTHERWISE SPECIFIED

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:

1. Windows whose openings will not allow a 4-inch-diameter (102 mm) sphere to pass through the opening when the opening is in its largest opened position.

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

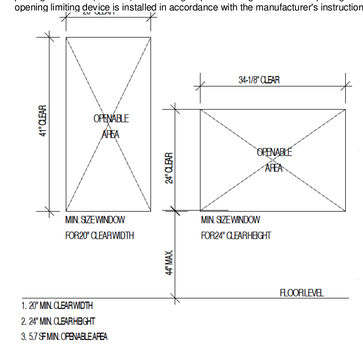
3. Openings that are provided with fall prevention devices that comply with ASTM F 2090.

4. Windows that are provided with opening limiting devices that comply with Section R612.4.

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

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

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



3 Egress Diagram

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

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

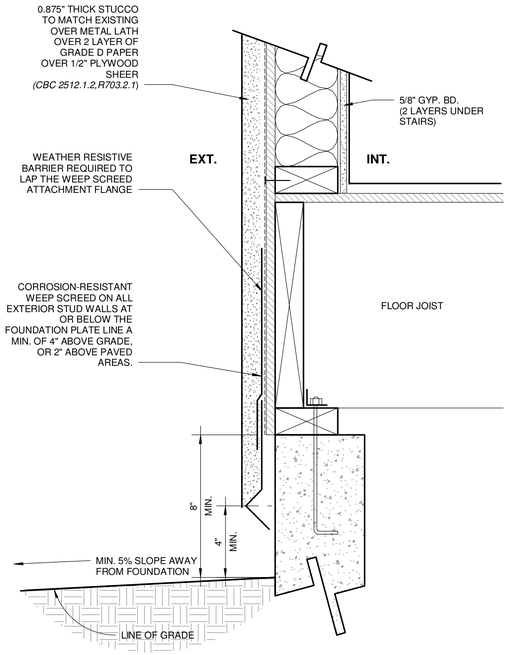
SHEET TITLE :

WINDOW SCHEDULE AND DETAILS

SCALE : As indicated

SHEET NO:

A-5.1



5 Wall Detail

SCALE: 3" = 1'-0"

STANDING SEAM METAL ROOF

Weathered Copper
SR-33.50 E-.85 SRI-34

OUR COOL METAL ROOF

Cool Roof reflects up to 70% of the sun's energy (25% to 71% SRI, depending on color).

Heat gain is dramatically minimized, resulting in reduced cooling costs.

Cool Roof has a greater ability to emit absorbed heat.

• SOLAR REFLECTANCE INDEX (SRI) SRI is a unit that incorporates both solar reflectance and thermal emittance in a single value to represent a material's temperature. Cool Roof meets the SRI criteria to earn LEED credits for both steep and low-slope roofs.

ICC REPORT FOR TORCH DOWN ROOFING

Cool Roof Solutions — Johns Manville

Product	Reflectivity** (ASTM C 1549)	Emissivity** (ASTM C 1371)	SRI* (ASTM 1980-01)
JM PVC	0.86	0.86	109
JM TPO	0.77	0.87	101
GlasKap CR	0.76	0.85	93
TopGard® 4000	0.83	0.88	102
TopGard 5000	0.83	0.88	102
SBS CR Membranes	0.76	0.85	92

* LEED's Solar Reflective Index.
** Test Methods used by CRRC.

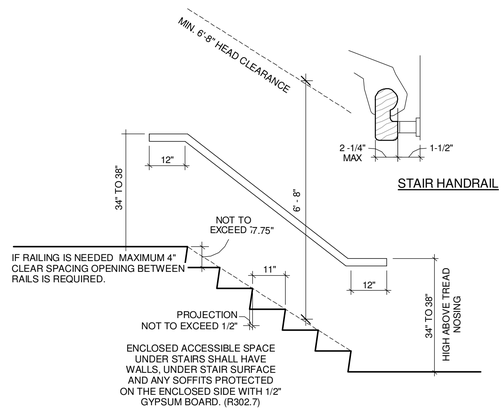
3 Cool Roof Detail-Flat And Metal Roofs

SCALE: 6" = 1'-0"

STAIR CODE COMPLIANCE NOTES

1. On exterior stairways, an opening of not more than 1/2 inch (12.7 mm) may be permitted between the base of the riser and the tread.
2. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.
3. **Nosings.** The radius of curvature at the leading edge of the tread shall be ½ inch (12.7 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend *1 1/4 inches (32 mm)* maximum over the tread below.
4. Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.
5. *Stair level identification signs in raised characters and braille complying with Sections 11B-703.3 and 11B-703.4 shall be located at each floor level landing in all enclosed stairways in buildings two or more stories in height to identify the floor level. At exit discharge level, the sign shall include a raised five-pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters.*

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

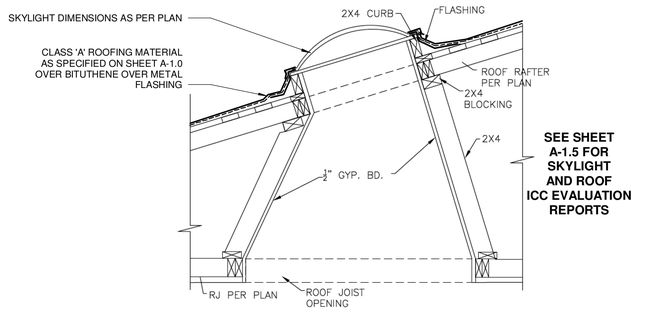


HANDRAIL CODE COMPLIANCE NOTES

1. Handrails provided along walking surfaces complying with *11B*-403, required at ramps complying with *11B*-405, and required at stairs complying with *11B*-504 shall comply with *11B*-505.
2. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.
3. Top of gripping surfaces of handrails shall be 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.
Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches (38 mm) minimum.
4. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

2 Stairs Detail

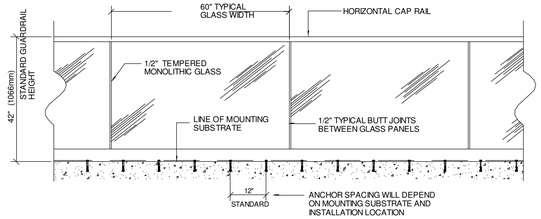
SCALE: 1/2" = 1'-0"



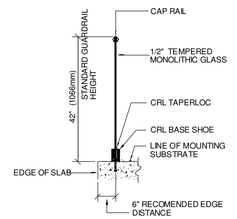
SEE SHEET A-1.5 FOR SKYLIGHT AND ROOF ICC EVALUATION REPORTS

6 Skylight Detail Drawings

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



TYPICAL GLASS RAILING ELEVATION



TYPICAL SECTION

4 Glass Railing Detail Drawing

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

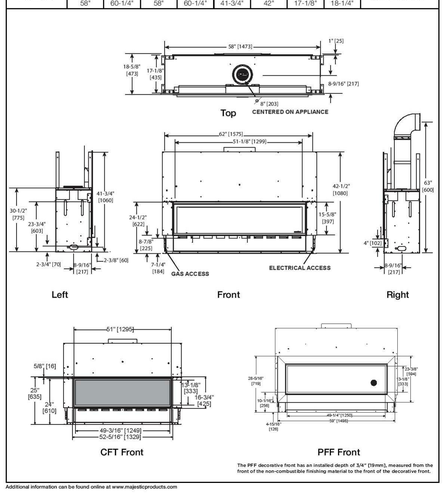
Specifications — ECHEL48IN

MAJESTIC

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

ECHEL48IN
48" Direct Vent Gas Fireplace

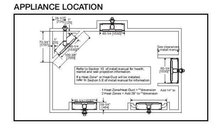
MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		GLASS SIZE
	Actual	Framing	Actual	Framing	Actual	Framing	Actual	Framing	
ECHEL48IN	58"	60-1/4"	58"	60-1/4"	41-3/4"	42"	17-1/8"	18-1/4"	47-1/2" x 12-1/2"



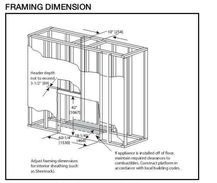
Additional information can be found online at www.majesticproducts.com

Specifications — ECHEL48IN

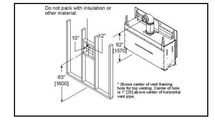
APPLIANCE LOCATION



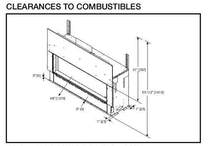
FRAMING DIMENSION



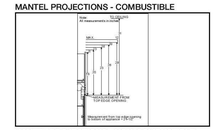
WALL PENETRATION



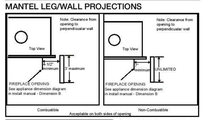
CLEARANCES TO COMBUSTIBLES



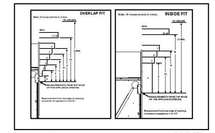
MANTEL PROJECTIONS - COMBUSTIBLE



MANTEL LEG/WALL PROJECTIONS



MANTEL PROJECTIONS - NON-COMBUSTIBLE



PRODUCT LISTING CODES	
US	ANSI Z21.88-2014
CAN	CSA 2.33-2014
	UL307B

Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.

Additional information can be found online at www.majesticproducts.com

MAJESTIC

Lakeville, MN
Phone: 888-427-3973 952-985-6500
Web: majesticproducts.com

GEAMJRCH-REV-6, 10/16

1 Fire place Details

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

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

Project Address & Owners:

Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
DETAILS

SCALE :
As indicated

SHEET NO:
A-6.0

30 DAY NOTIFICATION RECEIPT

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

STUDIO CITY, CA 91604

OFFICIAL USE

Certified Mail Fee $3.35 — 0410
Extra Services & Fees (check box, add fee as appropriate) — 12
- ☐ Return Receipt (hardcopy) $
- ☑ Return Receipt (electronic) $2.75
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.49
Total Postage and Fees $6.59

Postmark Here — BEVERLY HILLS, CA — APR 18 2017

Sent To
Street and Apt. No., or PO Box No. 3951 SUNSWEPT DR
City, State, ZIP+4® LOS ANGELES CA 91604

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7017 0530 0000 9127 3685

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

STUDIO CITY, CA 91604

OFFICIAL USE

Certified Mail Fee $3.35 — 0410
Extra Services & Fees (check box, add fee as appropriate) — 12
- ☐ Return Receipt (hardcopy) $
- ☐ Return Receipt (electronic) $2.75
- ☐ Certified Mail Restricted Delivery $
- ☐ Adult Signature Required $
- ☐ Adult Signature Restricted Delivery $

Postage $0.49
Total Postage and Fees $6.59

Postmark Here — BEVERLY HILLS, CA — APR 18 2017

Sent To
Street and Apt. No., or PO Box No. 3921 SUNSWEPT DR
City, State, ZIP+4® LOS ANGELES CA 91604

PS Form 3800, April 2015 PSN 7530-02-000-9047 — See Reverse for Instructions

7017 0530 0000 9127 3654

SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 3951 SUNSWEPT DR LOS ANGELES CA 91604

COMPLETE THIS SECTION ON DELIVERY
A. Signature: ☐ Agent ☐ Addressee
B. Received by (Printed Name) Dawn Channing — C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes — If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

9590 9403 0424 5163 3286 77

2. Article Number (Transfer from service label) 7017 0530 0000 9127 3685

PS Form 3811, April 2015 PSN 7530-02-000-0053 — Domestic Return Receipt

SENDER: COMPLETE THIS SECTION
- ■ Complete items 1, 2, and 3.
- ■ Print your name and address on the reverse so that we can return the card to you.
- ■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: 3921 SUNSWEPT DR LOS ANGELES CA 91604

COMPLETE THIS SECTION ON DELIVERY
A. Signature: Agent ☐ Addressee
B. Received by (Printed Name) Robert Walker — C. Date of Delivery
D. Is delivery address different from item 1? ☐ Yes — If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature ☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery ☐ Registered Mail™
☐ Certified Mail® ☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery ☐ Return Receipt for Merchandise
☐ Collect on Delivery ☐ Signature Confirmation™
☐ Collect on Delivery Restricted Delivery ☐ Signature Confirmation Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over $500)

9590 9403 0424 5163 3238 84

2. Article Number (Transfer from service label) 7017 0530 0000 9127 3654

PS Form 3811, April 2015 PSN 7530-02-000-0053 — Domestic Return Receipt

ICC REPORT FOR SKYLIGHT

ICC EVALUATION SERVICE — Most Widely Accepted and Trusted

ICC-ES Evaluation Report — **ESR-3177**
LARR # 23556
Reissued May 2016
This report is subject to renewal May 2017.

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

DIVISION: 08 00 00—OPENINGS
Section: 08 62 00—Unit Skylights

REPORT HOLDER:

BRISTOL FIBERLITE INDUSTRIES, INC.,
dba BRISTOLITE® DAYLIGHTING SYSTEMS
401 EAST GOETZ AVENUE
SANTA ANA, CALIFORNIA 92707
(714) 540-8950
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)†

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

Properties evaluated:
- Structural
- 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:
- See Section 3.0

2.0 USES

The Bristolite AL-CM and AL-SF series skylights described in this report are plastic-glazed, nonopenable skylights complying with Sections 2405 and 2610 of the IBC and Section R308.6 of the IRC.

3.0 DESCRIPTION

Bristolite skylights are glazed using smooth domes formed from 0.098-, 0.150-, and 0.236-inch-thick (2.49, 3.81, and 5.99 mm) flat sheets of Class CC2 acrylic plastic described in the approved quality manual. The domes are attached at the factory to a frame with a retainer cap, both of which are 6063 T5 aluminum extrusions. Model AL-CM skylights are 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 values, 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 402.4.4 and 502.4.1 of the 2009 *International Energy Conservation Code*® (IECC) (Sections 402.4.2 and 502.4.1 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 R-3 per IBC Section 2405.4.

The curbs and/or the roof deck must have a square and level mounting surface. A $\frac{1}{2}$-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 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

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.

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

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

REPORT HOLDER:

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

EVALUATION SUBJECT:

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

1.0 EVALUATION SCOPE

Compliance with the following codes:
- 2012 and 2009 *International Building Code*® (IBC)
- 2012 and 2009 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

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

Properties evaluated:
- Weather resistance
- Fire classification
- Wind uplift resistance

2.0 USES

Custom-Bilt Standing Seam Metal Roof Panels are steel panels complying with IBC Section 1507.4 and IRC Section R905.10. The panels are recognized for use as Class A roof coverings when installed in accordance with this report.

3.0 DESCRIPTION

3.1 Roofing Panels:

Custom-Bilt standing seam roof panels are fabricated in steel and are available in the CB-150 and SL-1750 profiles. The panels are roll-formed at the jobsite to provide the standing seams between panels. See Figures 1 and 3 for panel profiles.

The standing seam roof panels are roll-formed from minimum No. 24 gage [0.024 inch thick (0.61 mm)] cold-formed sheet steel. The steel conforms to ASTM A792, with an aluminum-zinc alloy coating designation of AZ50.

The panel profiles are as follows:
- CB-150: This profile is formed to 12- or 16-inch-wide (305 or 406 mm) panels, with $1\frac{1}{2}$-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 $1\frac{3}{4}$-inch-high (44 mm) snap-locking seams. See Figure 3.

3.2 Decking:

Solid or closely fitted decking must be minimum $\frac{15}{32}$-inch-thick (11.9 mm) wood structural panel or lumber sheathing, complying with IBC Section 2304.7.2 or IRC Section R803, as applicable.

3.3 Underlayment and Flashing:

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

3.4 Panel Clips:

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

3.5 Fasteners:

Fasteners for attaching the anchor clips to the sheathing must be corrosion-resistant screws of sufficient length to penetrate into the sheathing a minimum of $\frac{3}{4}$ 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, fascias, ridge caps, window or gable trim, valley and hip flashings, etc., are fabricated to suit each job condition. Details must be submitted to the code official for each installation.

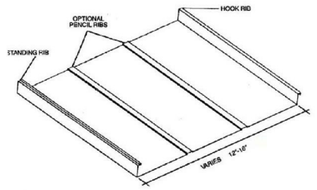


FIGURE 1—CB-150 PANEL
For SI: 1 inch = 25.4 mm

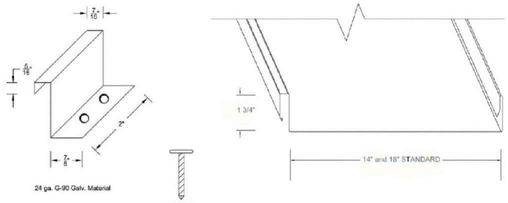


FIGURE 3—SL-1750 PANEL
For SI: 1 inch = 25.4 mm

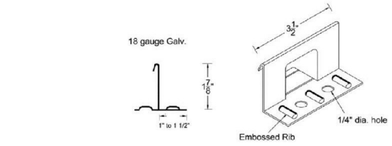


FIGURE 4—SL-1750 ANCHOR CLIP
For SI: 1 inch = 25.4 mm

FIGURE 2—CB-150 ANCHOR CLIP
For SI: 1 inch = 25.4 mm

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

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

424.335.0150

PROJECT DIRECTORY:

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

ENGINEER:
Valley Home Design
14423 Sylvan Street
Van Nuys, CA 91401
818.908.9851

SURVEY:
Beck engineering and Surveying CO, INC
21500 Wyandotte St. Suit 103
Canoga Park, CA 91303
818.346.6962

SOIL'S ENGINEER:
Geo Concepts INC
14428 Hamlin St. Suit 200
VAn Nuys, CA 91401
818.994.8895

CLIENT:

ICC REPORT FOR DECKING

ICC EVALUATION SERVICE — Most Widely Accepted and Trusted

ICC-ES Evaluation Report — **ESR-1757**
Reissued March 2017
This report is subject to renewal March 2019.

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

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 18 13—Pedestrian Traffic Coatings

REPORT HOLDER:

CROSSFIELD PRODUCTS CORP.
3000 EAST HARCOURT STREET
RANCHO DOMINGUEZ, CALIFORNIA 90221
(310) 886-9100
www.dexotex.com
lamd@cpcmail.net

EVALUATION SUBJECT:

DEX-O-TEX WEATHERWEAR ROOF DECK COVERING

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)
- 1997 *Uniform Building Code*™ (UBC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

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

Properties evaluated:
- Durability
- Wind resistance
- Fire classification
- Fire resistance

2.0 USES

Dex-O-Tex Weatherwear Roof Deck Covering is a walking deck and Class A roof system for use over plywood, steel or concrete decks. The system is also used as a component of a one-hour fire-resistance-rated roof assembly.

3.0 DESCRIPTION

Dex-O-Tex Weatherwear roof deck covering is a multilayered, trowel-applied, waterproof roof coating that is subjected only to normal foot traffic. The system consists of a series of troweled coatings that form, successively, an elastic latex membrane, an integral composition flashing, and a flexible rubber cement traffic surface, made of Resistite paste, Resistite powder, Neobond II membrane liquid, N-38 paste, and Standard Neotex powder. A base sheet separates the Dex-O-Tex application from the surface it covers, permitting it to "float" over normal building cracks and movement. Dex-O-Tex Weatherwear components are all combinations of liquid rubber latex polymers incorporating dehydrating powders, vulcanizers, and special aggregates. The total thickness of the material is $\frac{7}{16}$ inch to $\frac{1}{4}$ inch (4.8 mm to 6.4 mm).

4.0 INSTALLATION

4.1 General:

Installation of the Dex-O-Tex Weatherwear must be in accordance with the manufacturer's published installation instructions, the applicable code and this report. The manufacturer's installation instructions must be available on the jobsite during application. Liquid components have a shelf life of one year and must be stored at temperatures above 32°F (0°C). The system must be installed only when the ambient temperature is above 32°F (0°C). Materials must not be applied if precipitation is occurring or expected.

4.2 Preparation of Substrates:

Structurally sound, clean, dry substrates listed above must be prepared, as described below, prior to the application of the finish material.

4.2.1 Structural Concrete: The surfaces must be clean and free of standing water. All holes, joints and cracks must be pointed flush with portland cement mortar, and all high spots cut or ground off to provide a smooth, even surface. Before the material is applied, the substrate must be carefully swept, or blown clean by high-pressure air to remove all dust or foreign material. Special care must be taken in the preparation and cleaning of all corners and edges. Foreign materials such as paint, grease and oil must be removed by either grinding or sandblasting, with new concrete surfaces acid-etched. Large areas to be covered are required to have control joints at maximum intervals not to exceed 20 feet (6096 mm) on center, with the control joint system worked out to meet all known deck stress–concentration points. The control joints must be cut in the same manner as for standard concrete construction, and then caulked.

4.2.2 Plywood Base Material: Plywood substrates must be minimum $\frac{5}{8}$-inch-thick (15.9 mm) exterior-grade plywood, having a maximum span of 16 inches (406 mm), and with tongue-and-groove edges and ends blocked or all edges blocked, and face grain perpendicular to supports. The plywood must be supported along all edges, and adequately fastened to all bearings by means of countersunk wood screws, or screw nails equivalent to 8d

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.

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

DIVISION: 05 00 00—METALS
Section: 05 52 00—Metal Railings
Section: 05 73 13—Glazed Decorative Metal Railings

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 90058
(800) 421-6144
www.crlaurence.com
www.crl-arch.com

EVALUATION SUBJECT:

GRS™ GLASS BALUSTRADE GUARD SYSTEM FOR MONOLITHIC TEMPERED GLASS APPLICATIONS

1.0 EVALUATION SCOPE

Compliance with the following codes:
- 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

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

Properties evaluated:
- Structural
- Durability

2.0 USES

The GRS Glass Rail System structural glass balustrades described in this report are intended for interior and exterior weather-exposed applications, and are suitable for use in most natural environments. The GRS system may be used for residential, commercial and industrial applications for guards along balconies, porches, mezzanines, stairs and similar locations except where vehicle impact resistance is required. The system is compatible with all countersunk wood screws, or screw nails equivalent to 8d

3.0 DESCRIPTION

3.1 General:

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 ($\frac{1}{2}$-inch [12.7 mm], $\frac{5}{8}$-inch [15.9 mm], or $\frac{3}{4}$-inch [19.1 mm], depending on use) which support the selected top rail and/or handrail (various profiles are made of stainless steel complying with 304 or 316, brass complying with C26000, or aluminum complying with 6063-T6) to construct building guards. A complete GRS specification requires identification of the top rail (cap 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 it 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.

The profiles, section properties and strengths of the various handrails are detailed in Section 4.2.7.

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 $F_r \geq 24{,}000$ psi. Glass type, condition, class, form, quality and finish as defined in ASTM C1036 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 REPORT FOR TORCH DOWN ROOFING

ICC EVALUATION SERVICE — Most Widely Accepted and Trusted

ICC-ES Evaluation Report — **ESR-2018**
Reissued September 2016
This report is subject to renewal September 2017.

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

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

REPORT HOLDER:

POLYGLASS USA, INC.
1111 WEST NEWPORT CENTER DRIVE
DEERFIELD BEACH, FLORIDA 33442
(954) 233-1330
www.polyglass.com

EVALUATION SUBJECT:

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

ADDITIONAL LISTEE:

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

1.0 EVALUATION SCOPE

Compliance with the following code:
- 2009 and 2006 *International Building Code*® (IBC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

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

Properties evaluated
- Weather resistance
- Fire classification
- Wind uplift resistance
- Impact resistance

2.0 USES

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

3.0 DESCRIPTION

3.1 General:

The Polyglass USA, Inc., modified bitumen roofing systems consist of a Polyglass single-ply membrane (with or without multiple underlayments), insulation where used, barrier board where used, flashing, mechanical fasteners, and asphalt that are installed on a combustible or noncombustible deck. See Table 1 for Polyglass USA product trade names with corresponding product names for Mule-Hide Products Co., Inc.

3.2 Membranes:

3.2.1 APP Conventional:

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

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

3.2.2 APP Self-adhered:

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

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

Project Address & Owners:
Residence
3937 Sunswept Dr.
Los Angeles, CA 91604

DATE PRINTED:	BENCHMARK:
06/05/17	

SHEET TITLE :
ICC REPORTS

SCALE :
As indicated

SHEET NO:
A-7.0