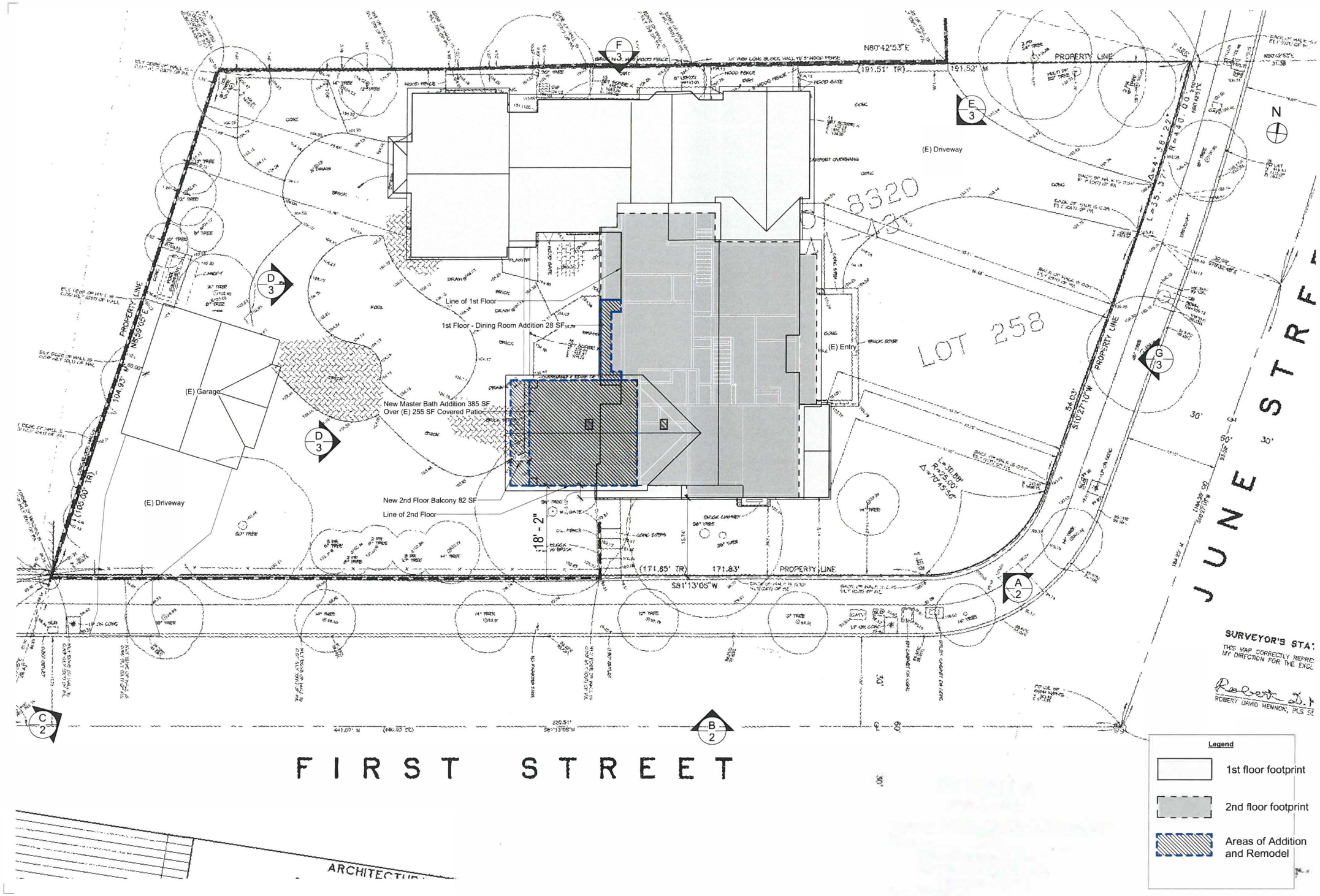
Additions Examples (1 of 2)



1

1/8" = 1'-0"
4/10/2018 5:00:20 PM

Site Plan

Scale:
Date:

Architecture JHK
webpage: www.ArchJHK.com
email: ArchJHK@gmail.com
tel. 424-666-1599

3 Master Balcony and Master Bath- North West View
12" = 1'-0"

Existing Stucco

1 Master Balcony and Master Bath - Aerial View
12" = 1'-0"

2 Master Balcony - South West View
12" = 1'-0"

Existing Stucco

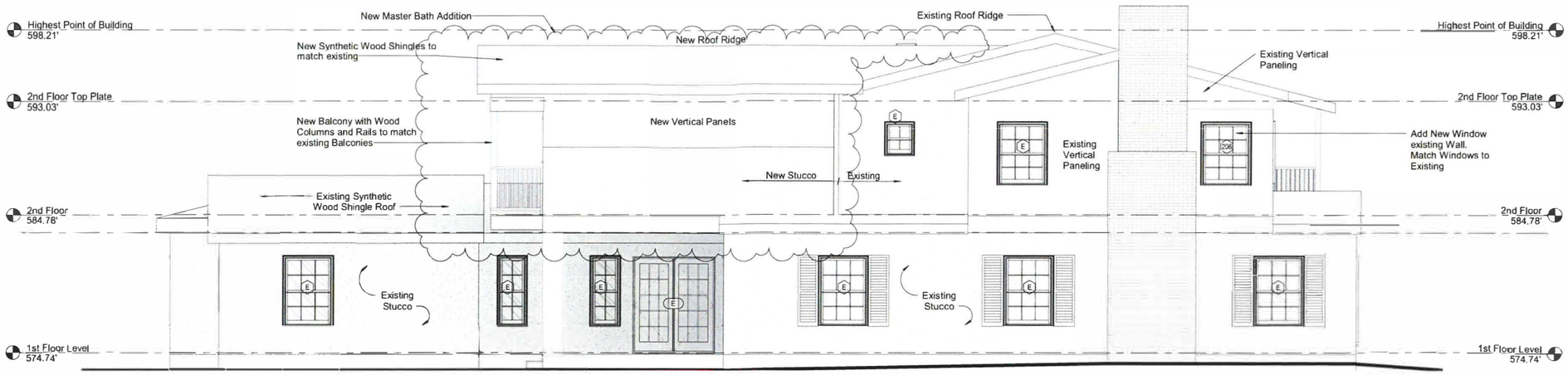
Imagery ©2017 Google, Map data ©2017 Google 20 ft

4

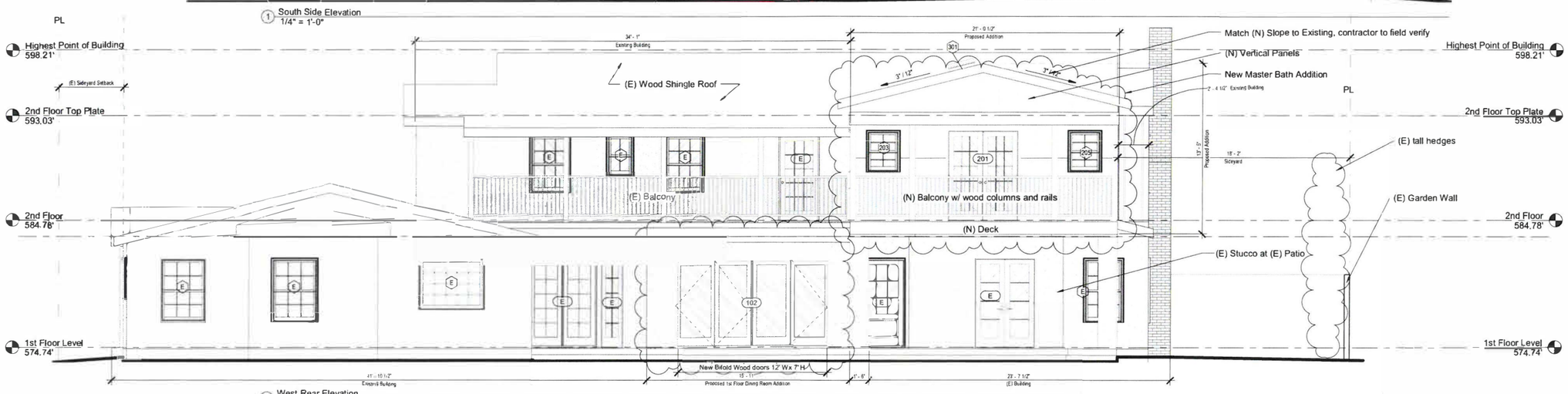
Proposed Elevations - 3D Views

Scale:
Date:

Architecture JHK
webpage: www.ArchJHK.com
email: ArchJHK@gmail.com
tel: 424-666-1599



1 South Side Elevation
1/4" = 1'-0"



2 West Rear Elevation
1/4" = 1'-0"

3 View from 1st & June

5

Proposed South Side & West Rear Elevations of the Additions

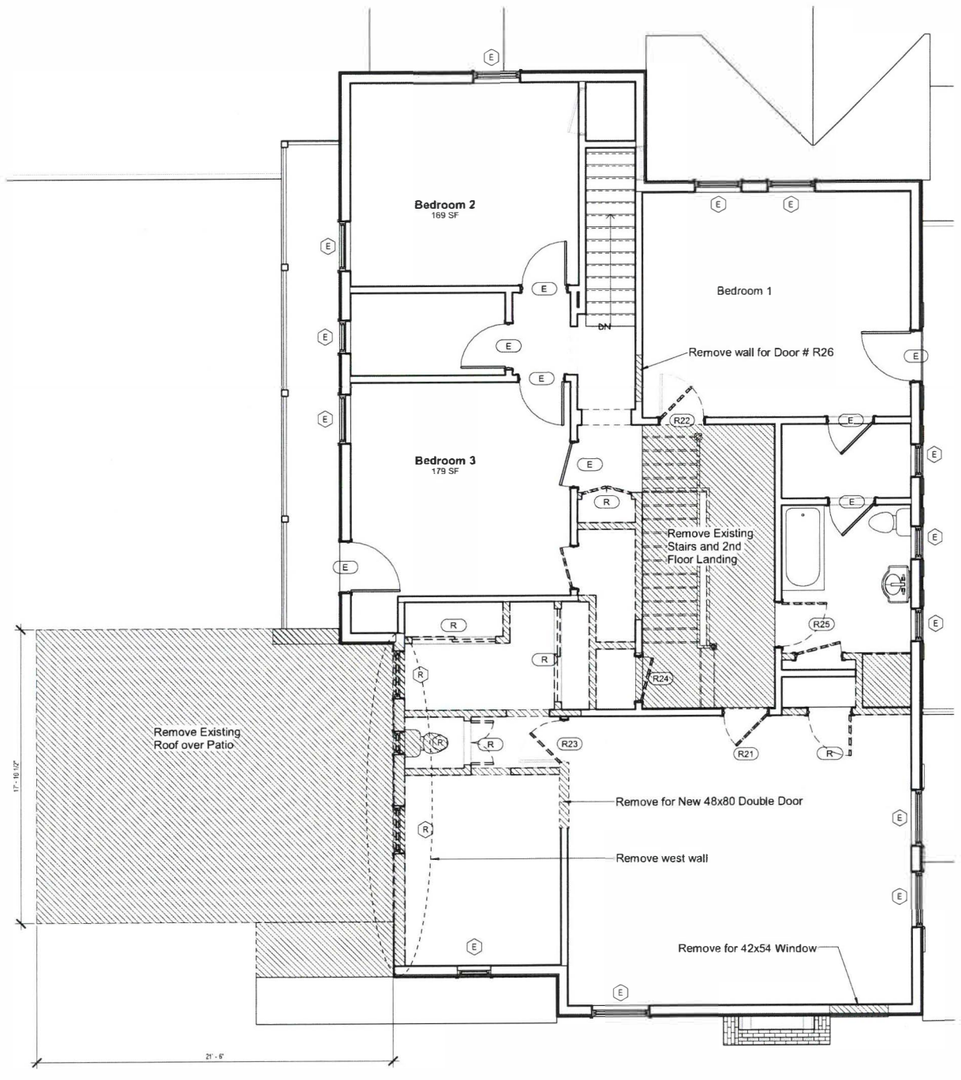
Scale 1/4" =
Date 4/10/2018 5:09:27 PM

Architecture JHK
webpage: www.ArchJHK.com
email: ArchJHK@gmail.com
tel 424-666-1599

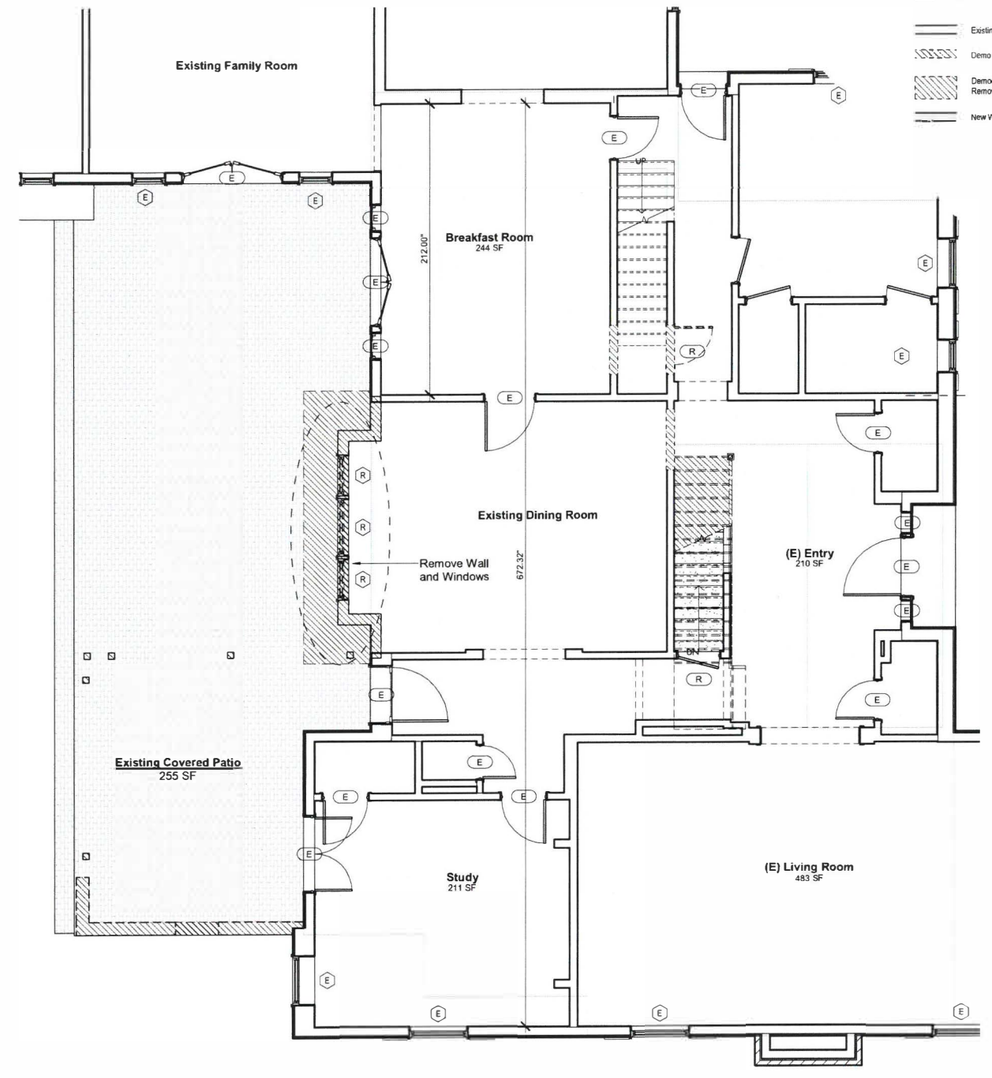
A200

Legend

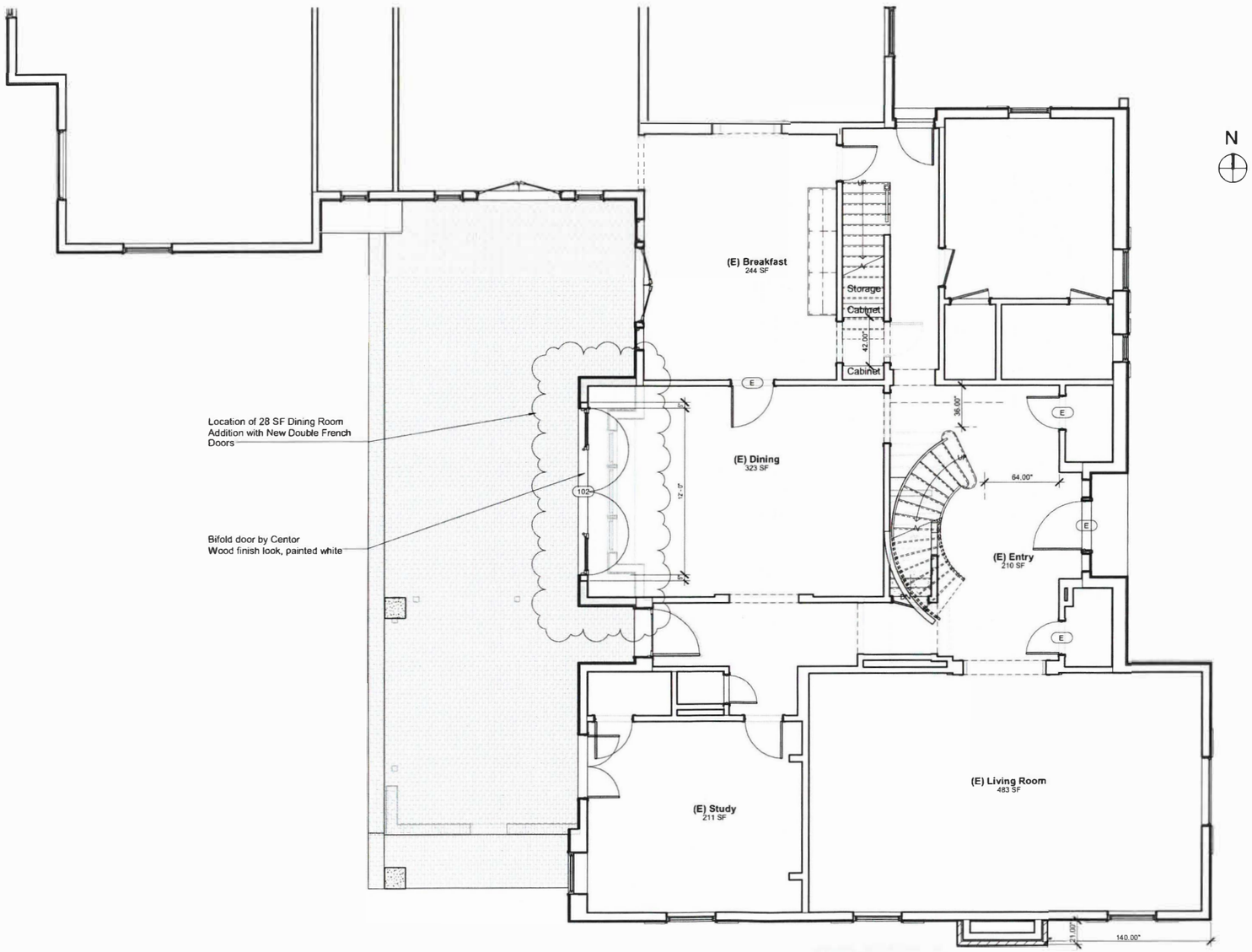
- (E) Existing Window
- (R) Remove/Demo Window
- (R#) Reuse/Relocate Window
- (E) Existing Door
- (R) Remove/Demo Door
- (R#) Reuse/Relocated Door
- Existing Wall
- Demo Wall
- Demoed / Removed Area
- New Wall



2 2nd Floor Demo Plan
1/4" = 1'-0"



oor Demo Plan
= 1'-0"



Symbol Legend

Floor Drain

Smoke Detector - Hard-wired smoke alarms with battery back-up shall be installed outside of each separate sleeping area or bedrooms and one on each story, including basement. The smoke alarms shall be interconnected (CRC R314)

(see #12 under General Notes)

Carbon Monoxide Detector - Hard-wired carbon monoxide detectors with battery back-up shall be installed outside of each separate sleeping area or bedrooms and one on each story, including basement. The carbon monoxide detectors shall be interconnected.

Installed within which fuel-burning appliances are installed and in dwelling units that have attached garages. (R314)

(see #13 under General Notes)

Exhaust Fan with flourescent or high efficacy lighting
1. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
2. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humity control.

Door and Window Symbols

E Existing Window

R Removal/Demo Window

R# Reuse/Relocate Window

E Existing Door

R Removal/Demo Door

R# Reuse/Relocated Door

Existing Wall

Demo Wall

Area of Demo/ Removal

New Wall

New Concrete Block Wall / Foundation Wall

Notes:

1. Floor heating in New Master Bath

A201

New First Floor Plan

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

Date: 4/10/2018 5:00:28 PM

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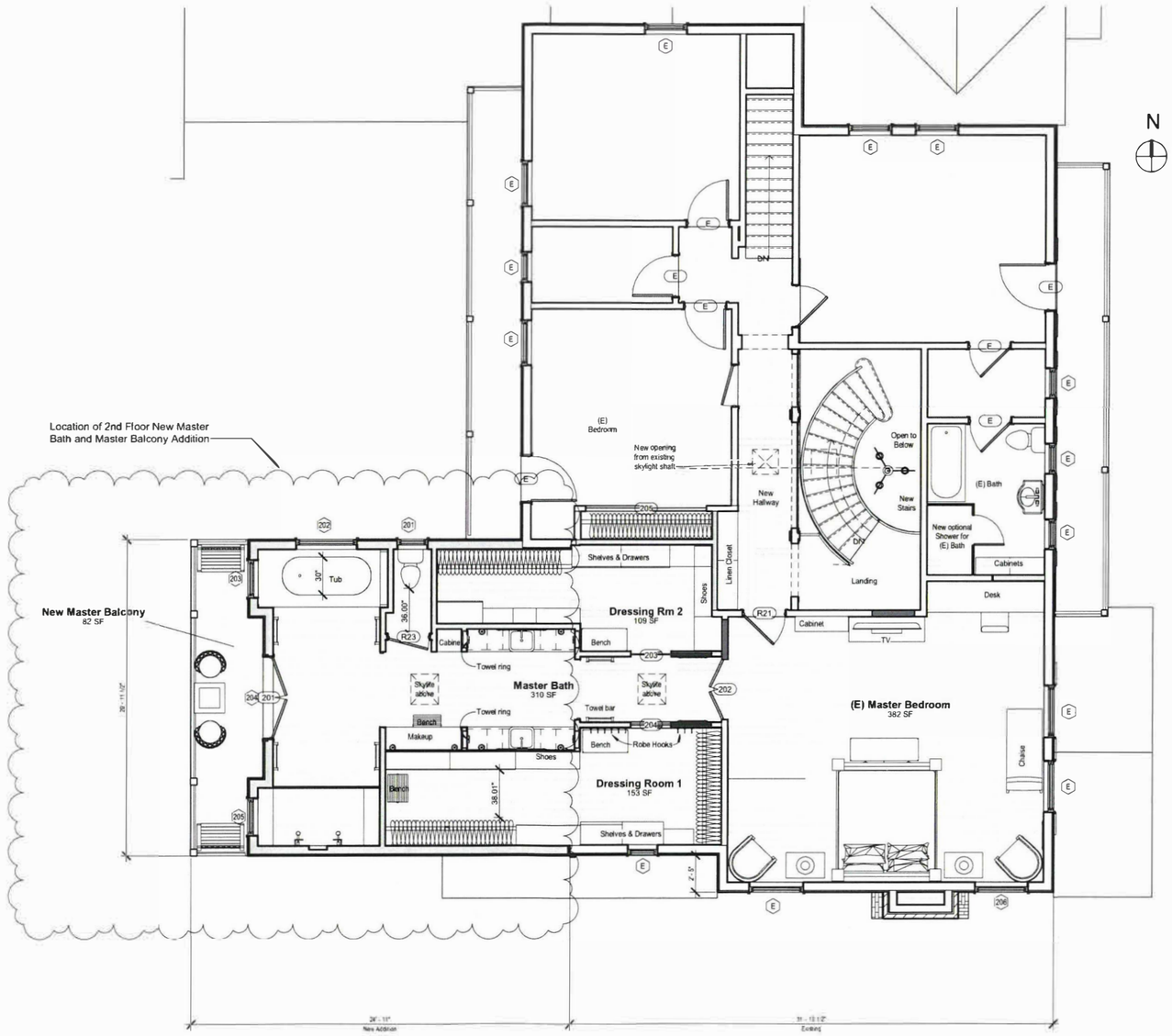
tel 424-666-1599
email: ArchJHK@gmail.com



Symbol Legend

FD Floor Drain

S **Smoke Detector** - Hard-wired smoke alarms with battery back-up shall be installed outside of each separate sleeping area or bedrooms and one on each story, including basement. The smoke alarms shall be interconnected (CRC R314)

(see #12 under General Notes)

C Carbon Monoxide Detector - Hard-wired carbon monoxide detectors with battery back-up shall be installed outside of each separate sleeping area or bedrooms and one on each story, including basement. The carbon monoxide detectors shall be interconnected.

Installed within which fuel-burning appliances are installed and in dwelling units that have attached garages. (R314)

(see #13 under General Notes)

Exhaust Fan with flourescent or high efficacy lighting
1. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
2. Fans, not functioning as a component of a wholehouse ventilation system, must be controlled by a humidity control.

Door and Window Symbols

E Existing Window

R Remove/Demo Window

R# Reuse/Relocate Window

E Existing Door

R Remove/Demo Door

R# Reuse/Relocated Door

Existing Wall

Demo Wall

Area of Demo/ Removal

New Wall

New Concrete Block Wall / Foundation Wall

Notes:

1. Floor heating in New Master Bath

A202

1/4" = 1'-0"
4/10/2015 5:00:39 PM

New Second Floor Plan

Scale:
Date:

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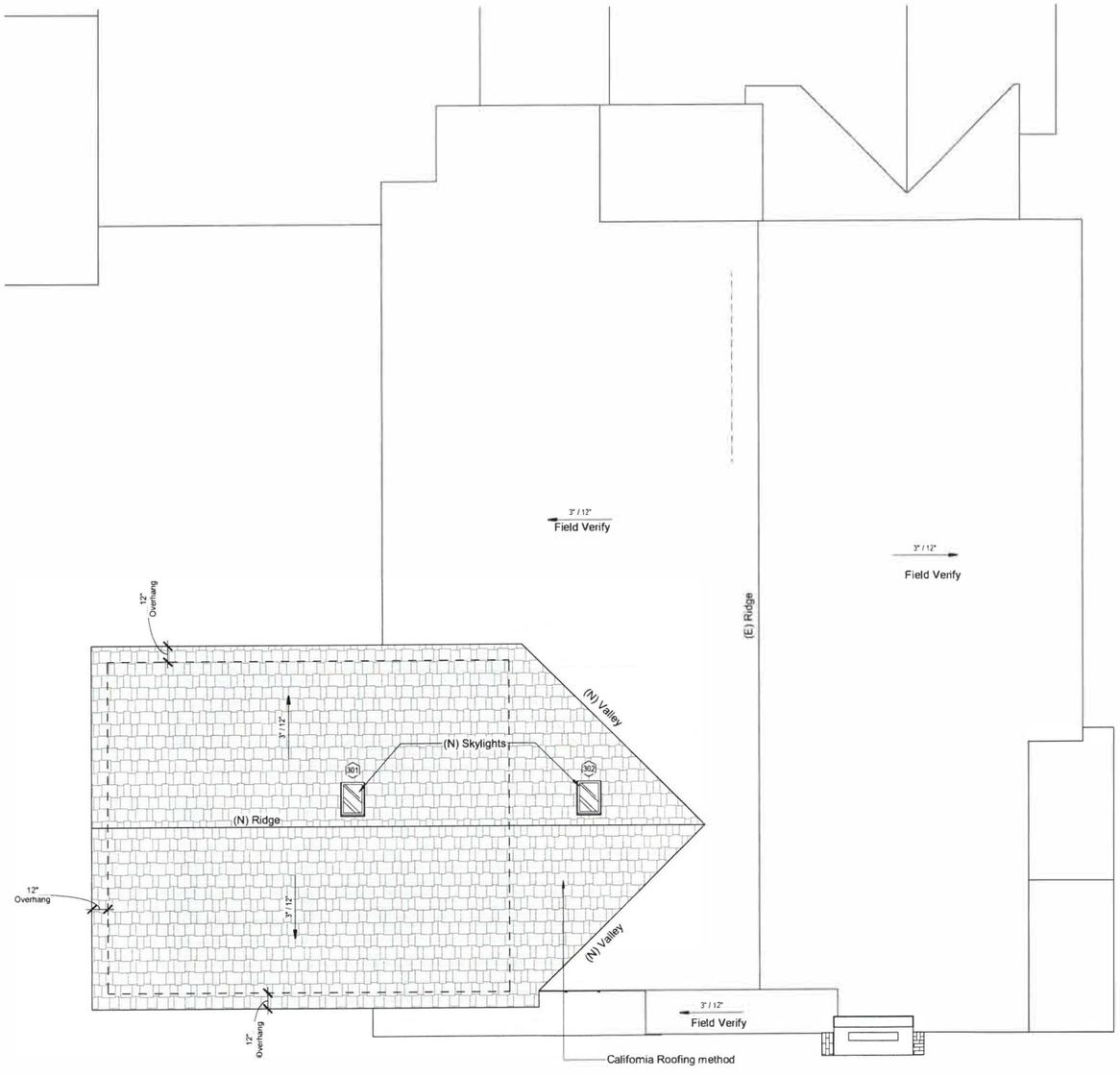
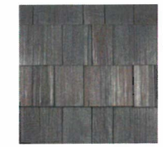
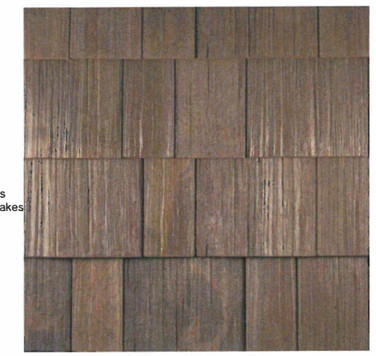
webpage: www.ArchJHK.com
tel: 424-666-1599
email: ArchJHK@gmail.com





New Synthetic Wood Shakes
Aged BRAVA Composite Cedar Shakes

New Synthetic Wood Shakes
Aspen Composite Cedar Shakes



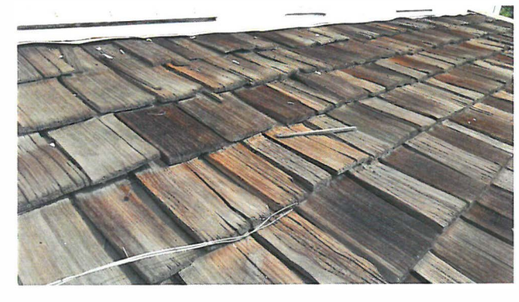
New Synthetic Wood Shakes
Sierra BRAVA Composite Cedar

Roof Legend

New Roof Shingle Color and Material to match existing roof shingles

(E) Synthetic Wood Shakes

(E) Roof Wood Shakes



(E) Real Wood Shakes

Match New slope to existing roof slope.
Contractor to Field Verify existing slope

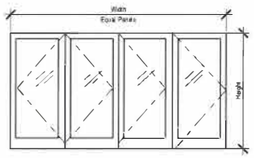
A203

New Roof Plan

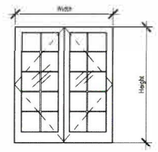
Scale: 1/4"
Date: 4/10/2018 5:00

Architecture JHK
webpage: www.ArchJHK.com
email: ArchJHK@gmail.com
tel: 424-666-1599

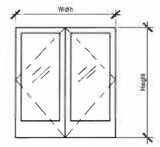
Door Schedule								
Mark	Type Mark	Width	Height	Security	Fire Rating	Function	Sill	Hardware
1st Floor Level								
102	A	144.00	84.00	Security Lock		Exterior		
104	F	32.00	80.00			Interior		
105	F	32.00	80.00			Interior		
106	F	32.00	80.00			Interior		
R	AA	30.00	80.00			Interior		
2nd Floor								
201	B	64.00	84.00	Security Lock		Exterior		
202	C	48.00	80.00	Privacy		Interior		
203	G	32.00	80.00			Interior		
204	G	32.00	80.00			Interior		
205	D	96.00	80.00			Interior		
R21	F	32.00	80.00	Privacy		Interior		
R23	F	32.00	80.00	Privacy		Interior		
T	F	32.00	80.00			Interior		



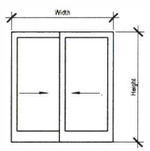
TYPE A
Exterior Door
Bifold Doors - 4 equal Panels
Tempered Glazing
Painted White to Match Existing Wood Doors



TYPE B
Exterior Door
(Double Swing French)
Tempered Glazing
Painted White to Match Existing Wood Doors

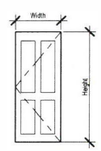


TYPE C
Interior Door
(Double Swing French)
Frosted
Tempered Glazing



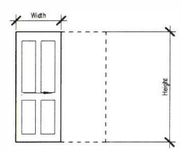
Type D
Interior Door

Sliding - 2 Panels
Closet Sliders
Painted White to Match Existing
Interior Doors



Type F
Interior Door
(Single Swing Door)

Painted White to Match
Existing Interior Doors
See Image A



Type G
Interior Door
Pocket Slider

Painted White to Match
Existing Interior Doors
See Image A

Image A
Photo of Existing 4 paneled door,
painted white, 2.5" casing

① Door Types
1/4" = 1'-0"

Existing Windows and Doors do not have exterior casings, minimumal window sill projection and about 1.5" height

Image B
True Divided Lites

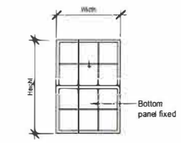
Window Schedule						
Mark	Type Mark	Width	Height	Sill Height	Comments	Glass
2nd Floor						
201	C	24.00	40.00	46.00		
202	A	48.00	54.00	30.00		Tempered
203	B	30.00	38.00	46.00		Tempered
204	D	64.00	18.94	90.00		
205	B	30.00	38.00	46.00		Tempered
206	A	42.00	54.00	26.00		
2nd Floor Top Plate						
301	VSE	16.00	24.00			
302	VSE	16.00	24.00			

All Windows and Glazed doors shall be dual glazed
True Divide Lites
Painted White to Match Existing

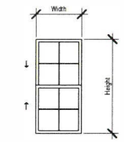
Window Efficiency Factor - Wood Doors and Windows by Centor, Marvin or Comparable

U = .38 or better
SHGC = .31 or better

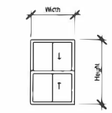
The NFRC temporary label displayed on windows must remain on the unit until final inspection has been completed.



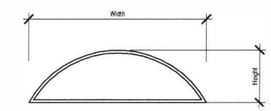
TYPE A
Single Hung
Opens from the top only



TYPE B
Double Hung



TYPE C
Double Hung



Type D
Half Round Fixed

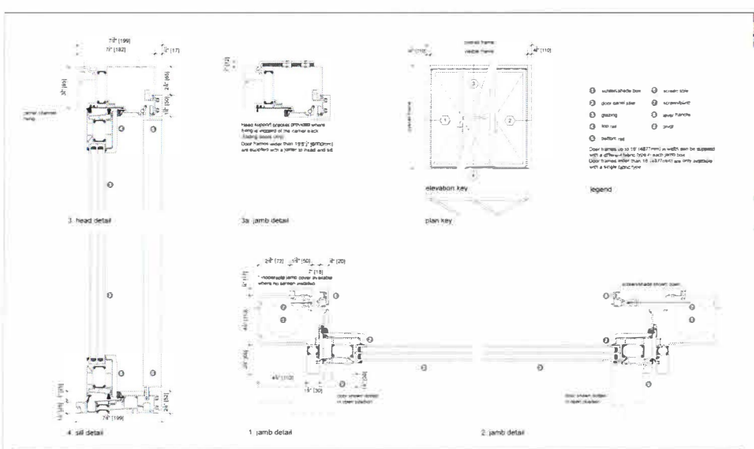
Velux Skylights (See Sheet A601 for LARR)
Skylights and sloped glazing shall comply with Section R308.6.

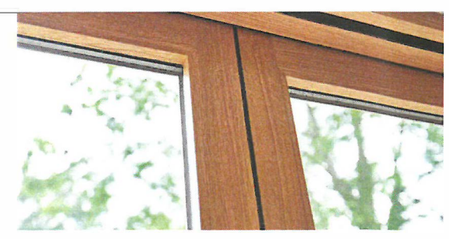
Model VSE
Electric Powered Venting Deck Mount

Model VS
Manual Venting Deck Mount

Model FS
Fixed Deck Mount

② Window Types
1/4" = 1'-0"

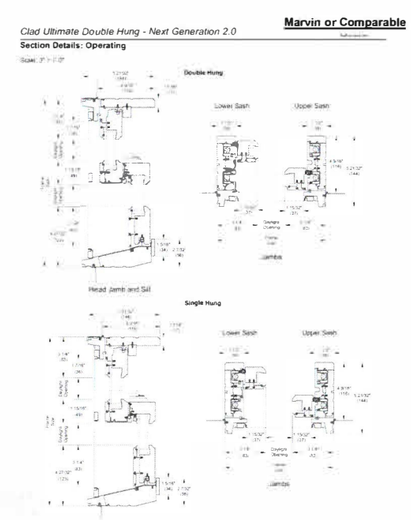


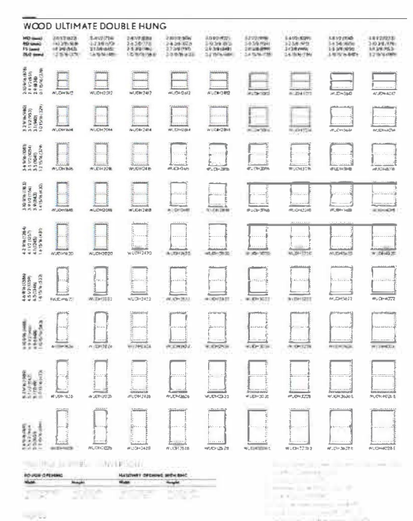


Integrated Door finishes

Wood

Marvin or Comparable





A500

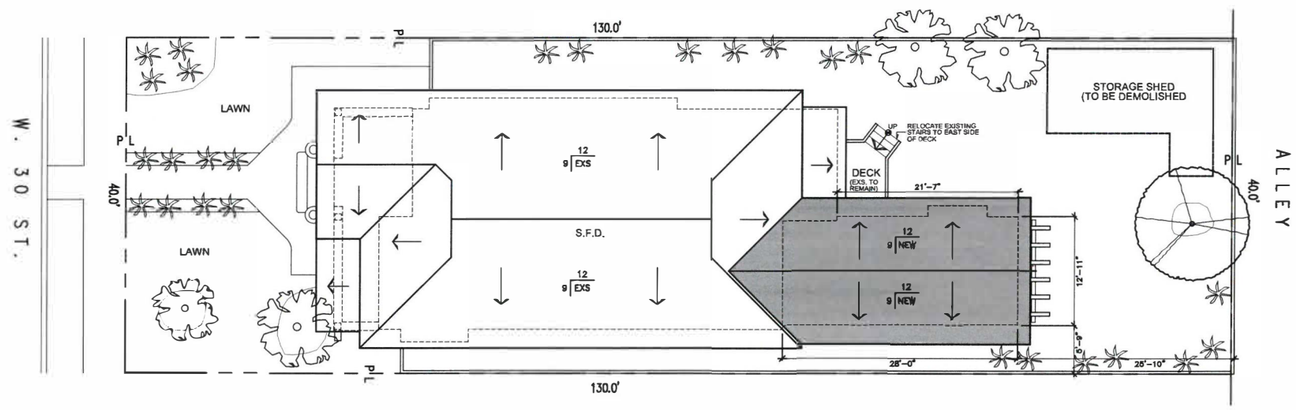
1/4" = 1'-0"
4/10/2018 5:00:31 PM

Door and Window Schedule

Scale:
Date:

Architecture JHK
webpage: www.ArchJHK.com
email: ArchJHK@gmail.com
tel: 424-566-1599

Additions Examples (2 of 2)



PROPOSED SITE PLAN / ROOF PLAN

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

CONTACTS

OWNER:

DESIGNER: JON ROBERTS
11982 MAYFIELD AVE.
LOS ANGELES, CA 90049
310 745 6781

STRUCTURAL:

PROJECT INFORMATION

LEGAL DESCRIPTION	
APN:	5052022023
TRACT:	CRESTMOORE
MAP BOOK:	M B 7-72
BLOCK:	NONE
LOT:	75
ZONE:	R1-1-O-HPOZ
LOT AREA:	5,206.5 (sq ft)
TYPE:	VB

AREAS (R.F.A.):	SQ.FT.
HOUSE:	- 1,265
(N) ADDITION	- 334
PROPOSED TOTAL	- 1,599
REMODEL	- 270

LOT COVERAGE	SQ.FT.
EXISTING	- 1,837
PROPOSED	- 2,204
TOTAL INCREASE	- 19.98%

BUILDING COVERAGE CALCULATION

BUILDING	BLDG.COVERAGE (SQ.FT.)
HOUSE:	1,837
(N) ADDITION	367
TOTAL	2,204
20% PERCENT THRESHOLD FOR CWC:	TOTAL x 20% =
MAX. ADDITION THRESHOLD FOR CWC.	367.4

SCOPE OF WORK

THE PROPOSED WORK IS TO REMODEL AN EXISTING KITCHEN AND BEDROOM (270 SF.) AND TO ADD A NEW MASTER BEDROOM, MASTER CLOSET AND MASTER BATHROOOM. THE ADDITION WILL ADD 334 SF.

THE NEW WORK WILL INCREASE THE LOT COVERAGE BY AN ADDITIONAL 24.35%. THE WORK DOES NOT INCREASE THE EXISTING HEIGHT OF THE BUILDING AND IS SET BACK FROM THE SIDE OF THE EXISTING HOUSE.

THERE IS AN EXISTING STORAGE SHED AT THE REAR OF THE PROPERTY AND THE PLAN IS TO REMOVE THIS STRUCTURE.

SHEET INDEX

CS-1 COVERSHEET / PROPOSED SITEPLAN
CS-2 EXISTING SITE / PHOTOS
GN-1 GENERAL NOTES

A-1.0 FLOOR PLANS
A-2.0 ELEVATIONS
A-2.1 ELEVATIONS
A-3.0 SCHEDULES
A-4.0 PLANNING SHEET
A-5.0 MATERIALS

VICINITY MAP

BLUESKYPLANS.COM

SITE PLAN / COVER SHEET

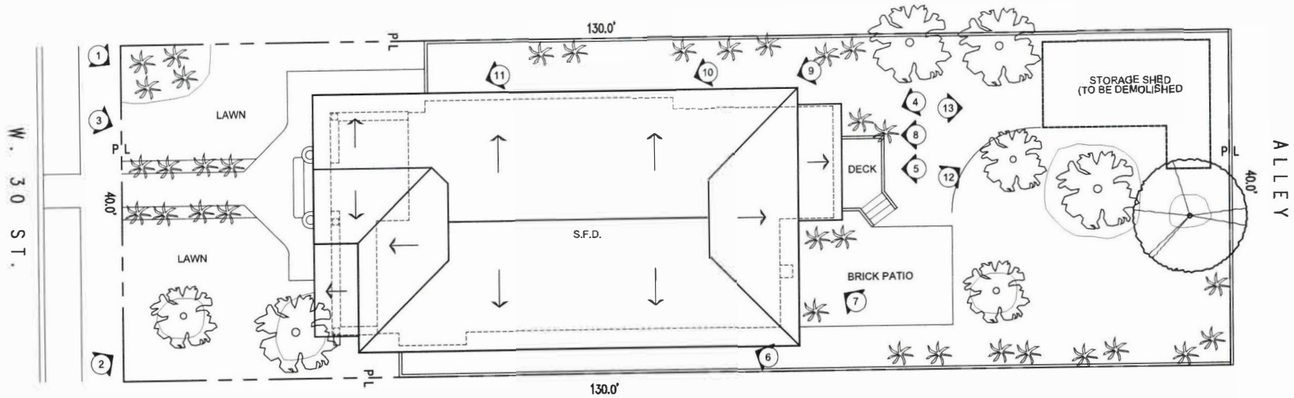
Date: 02/21/2018

Scale:

Drawn by: JR

Job No.:

Sheet No.: CS-1



EXISTING SITE PLAN / ROOF PLAN

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

PHOTO 1

PHOTO 2

PHOTO 3

PHOTO 4

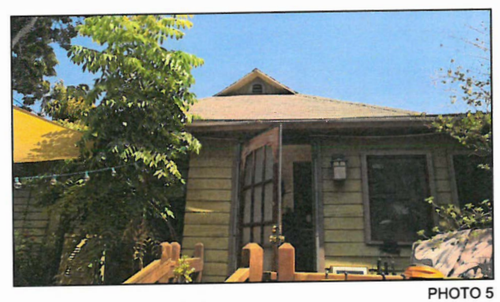


PHOTO 5

PHOTO 6

PHOTO 7

PHOTO 8

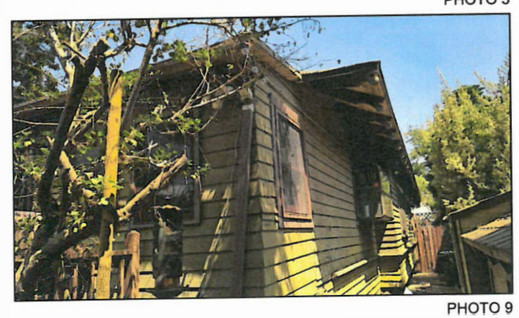


PHOTO 9

PHOTO 10

PHOTO 11

PHOTO 12

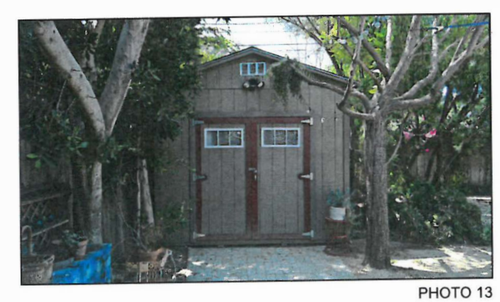


PHOTO 13

BLUESKYPLANS.COM

EXISTING SITE / PHOTOS

Date : 02/21/2018

Scale:

Drawn by : JR

Job No. :

Sheet No. : CS-2

GENERAL

1. All details, sections and notes shown on drawings are intended to be typical and shall apply to similar situations elsewhere unless noted otherwise. Where specific dimensions, details or design intent cannot be determined, consult Architect before proceeding with work.

2. The contractor shall visit the site and be knowledgeable of conditions thereon. He shall investigate, verify and be responsible for all conditions of the project and shall notify the owner of any conditions requiring modification before proceeding with the work.

3. The contractor shall be responsible for accurate placement of building on site.

4. All dimensions have preference over scale.

5. Dimensions are considered to be NOMINAL unless otherwise noted. All measurements are to be finished surface unless otherwise noted.

6. Contractor shall coordinate and verify with architectural, mechanical, plumbing and electrical drawings for size and location of wall, floor and roof openings, wall offsets, provisions for present and future equipment, attachment and mounting of fixtures, inserts and other embedded hardware, stair details, pipe, vent, duct and other openings, and other details, whether or not shown on the structural drawings.

7. Where discrepancies exist between drawings of various trades, architectural drawings shall generally be assumed to govern. Consult Architect before proceeding with work.

8. All design and construction shall be in accordance with the 2015 Edition of the City of Los Angeles Building Code.

9. All materials and workmanship shall conform to the requirements of all applicable codes and governing authorities.

10. All material and workmanship shall be in accordance with the applicable standards and specification of the National Associations of the various trades.

11. All dissimilar metals shall be effectively isolated from each other to prevent molecular breakdown (galvanic action).

12. Provide adequate shores and bracing to support all construction leads.

13. Slope all finish grades and flatwork away from building.

14. Provide 10 square inches of ventilation per 10 square feet of enclosed attic.

16. Skylights and sloped glazing shall comply withSection R308.6.

17. 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).

18. Damp proofing, where required, shall be installed with materials and as required in Section R406.1.

19. Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception Maintenance of building affidavit isrecorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within7-days of the graffiti being applied.

20. 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 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.

SAFETY NOTES

1. The Contractor shall be responsible to comply with the pertinent sections, as they apply to this project of the "CONSTRUCTION SAFETY ORDERS' issued by the State of California, latest edition.

2. The Architect, structural engineer, and the owner do not accept any responsibility for the contractor's failure to comply with these safety orders.

3. The Contractor shall be responsible for adequate design and construction of all forms and shoring required.

4. Glazing in Hazardous locations shall be tempered.

5. The exterior door must open over a a landing not more than 1" below the threshold.
Exception: Providing the door does not swing over the landing, landing shall be not more than 8" below the threshold.

6. Draft stops shall be provided within a concealed floor-ceiling assembly formed of combustible construction.

7. Draft stops shall be provided within attics, mansards, overhangs and similar concealed spaces formed of combustible construction. (3000 sq. ft. & 60' max.)

MECHANICAL

1. Use copper water supply lines throughout. No plastic to be used.

2. Provide 50 square inches of vent area at top and bottom of gas water heater compartment.

3. Smoke detectors shall be installed in all bedrooms and hallways to bedrooms. Detectors shall be electrically wired with battery back up.

4. Forced air unit per Uniform Mechanical Code.

5. Water heater must be strapped to wall (Sec. 507.3, UPC)

6. Provide rain gutters and convey rainwater to the street in an approved device.

7. Heater shall be capable of maintaining a minimum room temperature of 68 F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature.

ELECTRICAL (Latest NEC)

1. Use Romex cable or approved equivalent.

2. Ground fault interrupter required for all exterior outlets. and all temporary panels used for construction.

3. All underground utilities to be pulled in approved conduit.

4. Telephone line to be in approved type conduit.

5. Temporary electrical panels to be braced prior to inspection.

ENERGY INSULATION STANDARDS

1. Certificate of compliance with Title 24 of energy standards signed by the insulation contractor and general contractor shall be prominently posted on the site.

2. All steam and steam condensate return piping and all continuously circulating domestic heating and hot water piping shall be insulated as required by the plumbing division.

3. All openings (E)doors and windows) in energy insulated walls shall be property weather-stripped or gasketed to limit air infiltration.

SECURITY

All openings marked are security openings, and the following notes shall apply:

1. Swinging doors:

a. Door stops in-swinging doors shall be of one-piece construction with the jamb or joined by Rabbet to the jamb.

b. All pin-type hinges which are accessible from outside the secured are when the door is closed shall have non-removable hinge pins, In addition, they shall have minimum 0.25 inches diameter steel jamb stud with 0.25 inches minimum projection unless the hinges are shaped to prevent removal of the door if the hinge pins are removed.

c. The strike plate for latches and the holding device for projecting deadbolts in wood construction shall be secured to the jamb and the wall framing with screws not less than 2-1/2" in length.

d. Deadbolts shall contain hardened inserts.

e. Straight deadbolts shall have a minimum throw of 1" and an embedment of not less than 5/8".

f. A hookshaped or an expanding-lug deadbolt shall have a minimum throw of 1".

g. Wood flush type doors shall be 1-3/8" thick min. with solid core construction.

h. Glass doors shall have fully tempered glass complying with the latest codes.

2. 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.

3. Openable windows shall be provided with substantial locking devices.

4. All exterior doors and windows are security openings.

5. The inactive leaf of double doors shall be protected with a soffit strike and flush bolt.

6. The use of a locking system which consists of a deadlocking latch operated by a door knob and a deadbolt operted 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 doorknob and the thumb turn which operates the deadbolt shall not be separated by more than 8 inches.

7. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less than than 1/4 in. thick & individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except except mullions not over 18 in. 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 in. and 3 in. in width.

8. 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.

9. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivlent device unless secured electrically operated.

10. Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grilles having a maximum opening of 2". The provisions of the section shall not apply to viewports or windows which do not exceed 2" in their greatestdimensions.

ADDITIONAL NOTES

1. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter resistant materials for shower enclosure. [1115B.2 & 2406.3(5)]

2. Provide an approved spark arrester for the chimney of a fireplace, stove, or barbeque.

3. A corrosion resistant weep screed is required below the stucco a min. of 4" above earth or 2" above paved area.

4. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, .meters, appurtenances, etc.) or to the location of the hook up. The construction shall not be within ten feet of any power lines whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

5. An approved seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158)
Separate plumbing permit is required.

6. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

7. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 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. (1205.1 and 1205.3)

8. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system.

9. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply.

10. Bathtub and shower floors, walls above bathtubs with a showerhead. and shower 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.

11. Unit Skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required).

12. 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).

13. Where a permit is required 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 alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2)

14. 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)

15. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

16. 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. (6109 of LABC)

17. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977. (3162B)

18. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

19. 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)

20. Where a permit is required 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 R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained

PLAN CHECK NOTES

1. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):

a. Fixed and operable panels of swinging, sliding and bi-fold door assemblies.

b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.

c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
1) Exposed area of an individual pane greater than 9 square feet.
2) Bottom edge less than 18 inches above the floor.
3) Top edge greater than 36 inches above the floor.
4) One or more walking surfaces within 36 inches horizontally of the glazing.

d. Glazing in railings.

e. Glazing in enclosures for or walls facing hot tubs, whirlpools, 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 in 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 stairways, landings 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.

2. 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).

3. Dampproofing, where required, shall be installed with materials and as required in Section R406.1.

4. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. (R319.1)

5. Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: Maintenance of building affidavit is recorded by the owner to covenant and agr eew th the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (6306)

CODES:

2017 L.A. Building Code
2017 L.A. Green Building Code
2017 L.A. Electrical Code
2017 L.A. Mechanical Code
2017 L.A. Plumbing Code
2017 L.A. Residential Code

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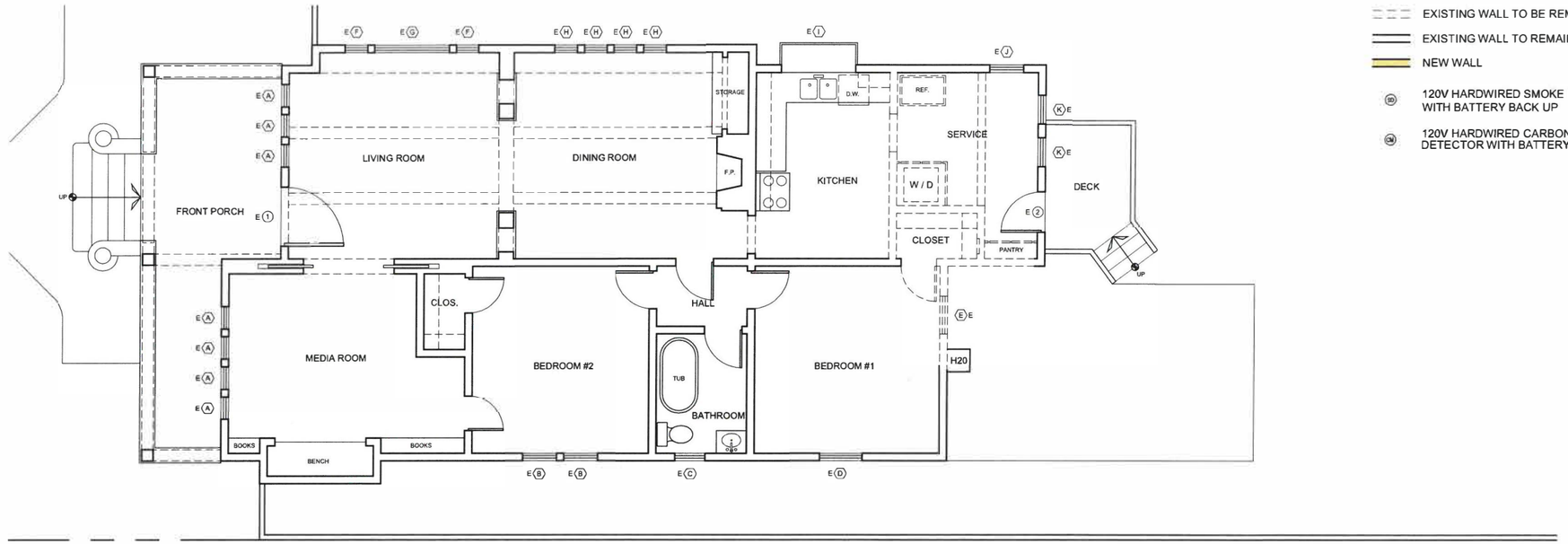
GENERAL NOTES

Date : 02/21/2018
Scale:
Drawn by : JR
Job No. :
Sheet No : GN-1

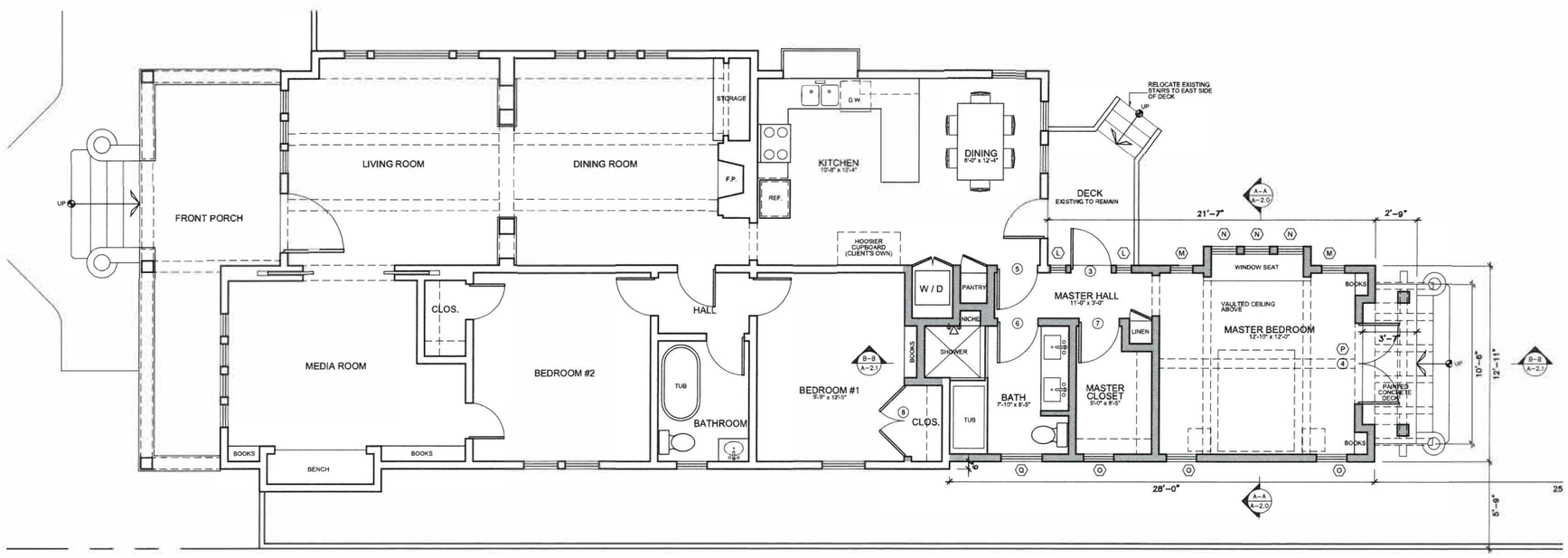


EXISTING / DEMO FLOOR PLAN

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

LEGEND

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- 120V HARDWIRED SMOKE DETECTOR WITH BATTERY BACK UP
- 120V HARDWIRED CARBON MONOXIDE DETECTOR WITH BATTERY BACK UP



PROPOSED FLOOR PLAN

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

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FLOOR PLANS

Date: 02/21/2018

Scale:

Drawn by: JR

Job No.:

Sheet No: A-1.0

PROPOSED SOUTH ELEVATION

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

EXISTING SOUTH ELEVATION

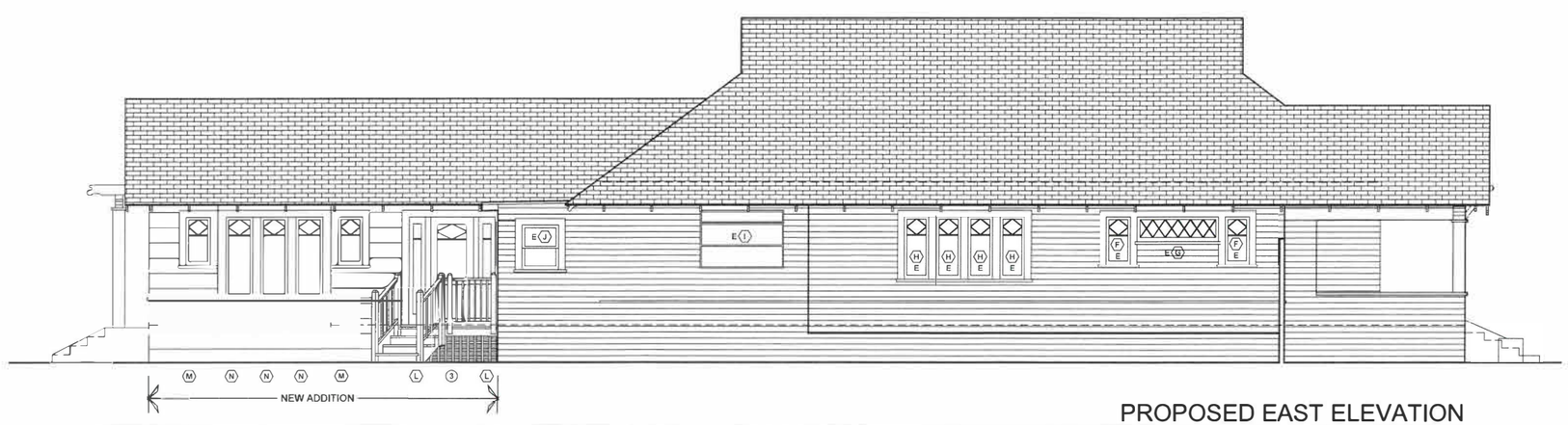
Scale: 1/4"= 1'-0"

SECTION A-A

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

EXISTING EAST ELEVATION

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



PROPOSED EAST ELEVATION

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

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ELEVATIONS

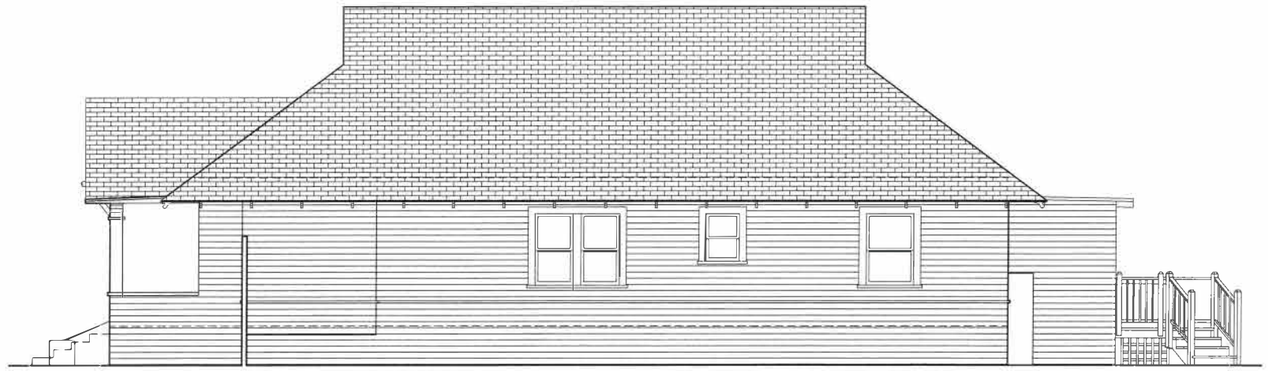
Date: 02/21/2018

Scale:

Drawn by: JR

Job No.:

Sheet No.: A-2.0



EXISTING WEST ELEVATION

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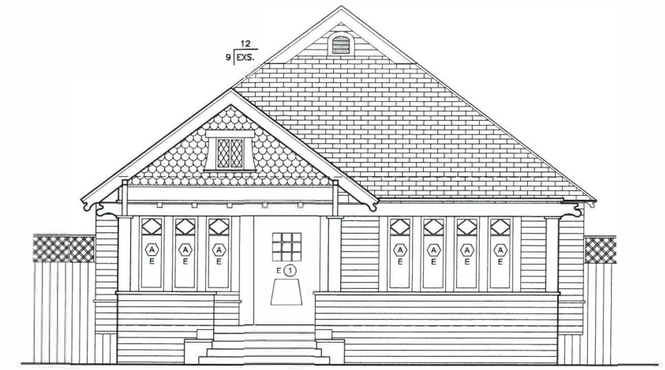
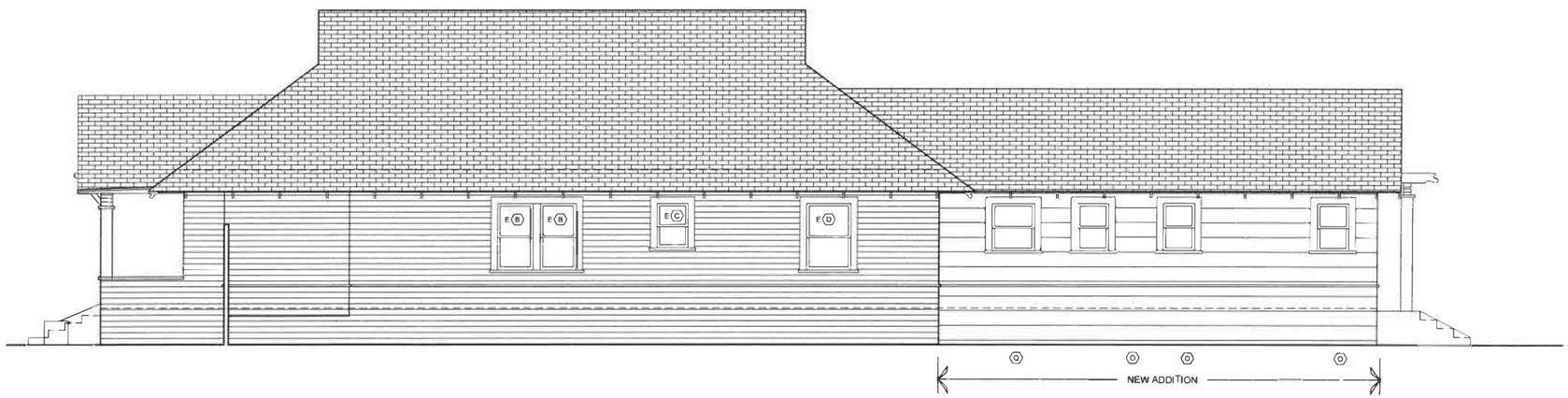


EXISTING NORTH ELEVATION

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

(NO CHANGE)



PROPOSED WEST ELEVATION

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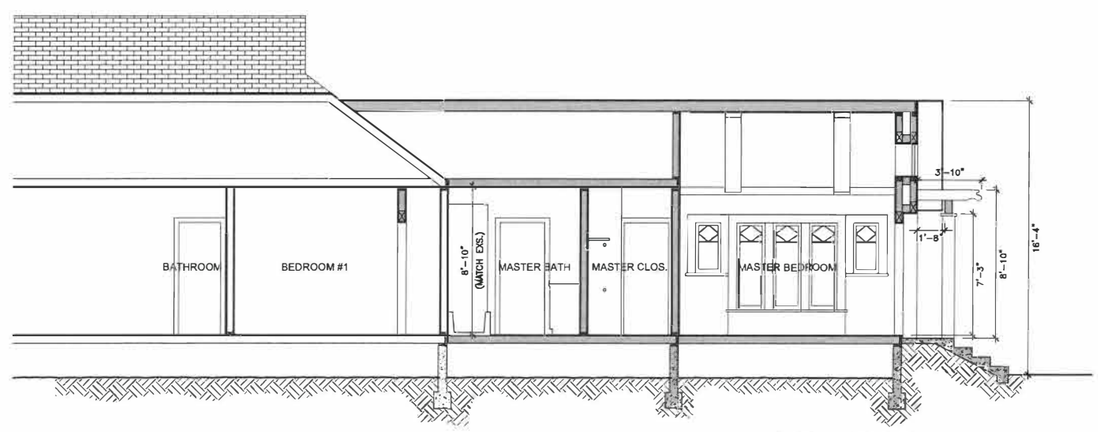

SECTION B-B

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

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ELEVATIONS

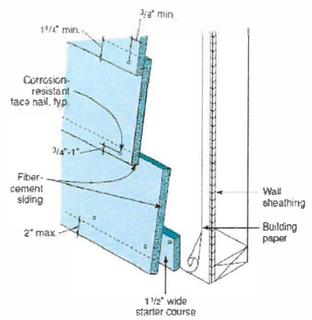
Date: 02/21/2018

Scale:

Drawn by: JR

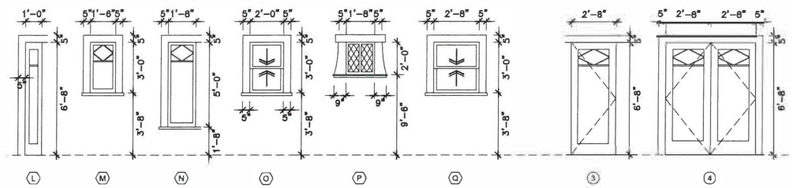
Job No.:

Sheet No.: A-2.1



JAMES HARDIE
HARDIEPLANK LAP SIDING - 12" STRIPS (SMOOTH)
(INSTALLED PER MANUFACTURER'S INSTRUCTIONS)

SIDING DETAIL	SCALE	1
	N.T.S.	



DOOR & WINDOW TYPES

Door 1E

Door 2E

WINDOW SCHEDULE

SYMB.		DOOR TYPE EXISTING	DOOR TYPE PROPOSED	SIZE EXISTING	SIZE PROPOSED	MATERIAL FRAME EXISTING	MATERIAL FRAME PROPOSED	MATERIAL SASH EXISTING	MATERIAL SASH PROPOSED	GLAZING EXISTING	GLAZING PROPOSED	LITES PER PANE EXISTING	LITES PER PANE PROPOSED	NOTES
A	E	FIXED	TO REMAIN	1'-6" x 4'-5"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	6	TO REMAIN	NO CHANGE
B	E	DBL. HUNG	TO REMAIN	2'-3" x 4'-8"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	1	TO REMAIN	NO CHANGE
C	E	DBL. HUNG	TO REMAIN	2'-0" x 2'-10"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	1	TO REMAIN	NO CHANGE
D	E	DBL. HUNG	TO REMAIN	2'-10" x 4'-4"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	1	TO REMAIN	NO CHANGE
E	E	DBL. HUNG	TO REMAIN	2'-6" x 4'-4"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	1	TO REMAIN	NO CHANGE
F	E	FIXED	TO REMAIN	1'-6" x 2'-11"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	6	TO REMAIN	NO CHANGE
G	E	FIXED	TO REMAIN	5'-0" x 1'-6"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	19	TO REMAIN	NO CHANGE
H	E	FIXED	TO REMAIN	1'-6" x 3'-10"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	6	TO REMAIN	NO CHANGE
I	E	FIXED	TO REMAIN	5'-0" x 3'-6"	TO REMAIN	WOOD	TO REMAIN	METAL	TO REMAIN	SINGLE	TO REMAIN	2	TO REMAIN	NO CHANGE
J	E	DBL. HUNG	TO REMAIN	2'-3" x 2'-9"	TO REMAIN	WOOD	TO REMAIN	WOOD	TO REMAIN	SINGLE	TO REMAIN	1	TO REMAIN	NO CHANGE
K	E	FIXED	REMOVE	1'-11" x 2'-9"	REMOVE	WOOD	REMOVE	WOOD	REMOVE	SINGLE	REMOVE	1	REMOVE	REMOVE WINDOW TO MAKE WAY FOR ADDITION
L	N	N / A	FIXED	N / A	1'-0" x 6'-8"	N / A	WOOD	N / A	WOOD	N / A	DOUBLE	N / A	2	NEW WINDOW AT ADDITION
M	N	N / A	FIXED	N / A	1'-6" x 3'-0"	N / A	WOOD	N / A	WOOD	N / A	DOUBLE	N / A	6	NEW WINDOW AT ADDITION
N	N	N / A	FIXED	N / A	1'-8" x 5'-0"	N / A	WOOD	N / A	WOOD	N / A	DOUBLE	N / A	6	NEW WINDOW AT ADDITION
O	N	N / A	DBL. HUNG	N / A	2'-0" x 3'-0"	N / A	WOOD	N / A	WOOD	N / A	DOUBLE	N / A	1	NEW WINDOW AT ADDITION
P	N	N / A	FIXED	N / A	1'-8" x 2'0"	N / A	WOOD	N / A	WOOD	N / A	DOUBLE	N / A	1	NEW WINDOW AT ADDITION
Q	N	N / A	DBL. HUNG	N / A	2'-8" x 3'-0"	N / A	WOOD	N / A	WOOD	N / A	DOUBLE	N / A	1	NEW WINDOW AT ADDITION

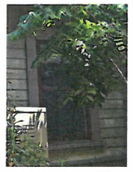
NOTES:
1. ALL NEW WINDOWS TO MATCH EXISTING.
2. WINDOWS AT BATHS TO BE TEMPERED AS SHOWN ON PLANS
3. MANUFACTURER OF ALL NEW DOORS AND WINDOWS TO BE T.M. COBB

Window A

Window B

Window C

Window D



Window E

Window F

Window G

Window H

Window I

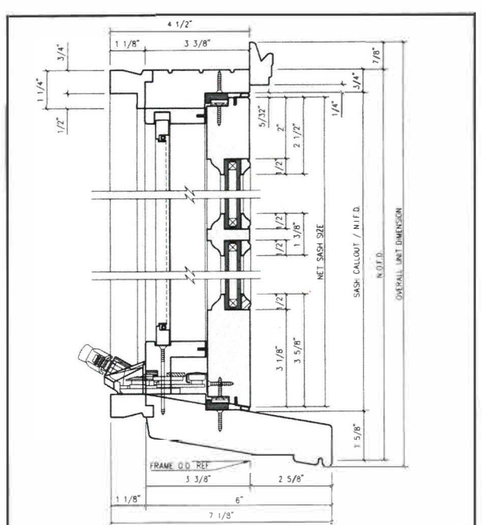
Window J

Window K

DOOR SCHEDULE

SYMB.		SIZE EXISTING	SIZE PROPOSED	DOOR MATERIAL EXISTING	DOOR MATERIAL PROPOSED	GLAZING EXISTING	GLAZING PROPOSED	LITES PER PANE EXISTING	LITES PER PANE PROPOSED	NOTES
1	E	5'-4" x 6'-8"	-	WOOD	-	SINGLE	-	-	-	NO CHANGE
2	E	2'-8" x 6'-8"	-	WOOD	-	SINGLE	-	15	-	NO CHANGE
3	N	-	2'-8" x 6'-8"	-	WOOD	-	SINGLE	-	6	NEW DOOR / NEW OPENING
4	N	-	5'-4" x 6'-8"	-	WOOD	-	SINGLE	-	6	NEW DOOR / NEW OPENING (PAIR)
NEW INTERIOR DOORS										
5		-	2'-8" x 6'-8"	-	WOOD	-	-	-	-	NEW PANEL DOOR TO MATCH EXS.
6		-	2'-8" x 6'8"	-	WOOD	-	-	-	-	NEW PANEL DOOR TO MATCH EXS.
7		-	2'-8" x 6'-8"	-	WOOD	-	-	-	-	NEW PANEL DOOR TO MATCH EXS.
8		-	4'-8" x 6'-8"	-	WOOD	-	-	-	-	NEW PAIR PANEL DOOR TO MATCH EXS.

N.C. - NO CHANGE



Project / Job Reference: STANDARD PRODUCT LINE	T. M. Cobb	
Product Line: 4 1/2" CASEMENT	Drawing Title: VERTICAL / HEAD & SILL SECTION	
Approved By: / Date Approved:	Scale: 1/2" = 1"	A-1
Drawn By: Boris Orellana	Date: 08/12/06	
Directory: TMCobb\NEW DESIGN	File Name: NEW DESIGN	

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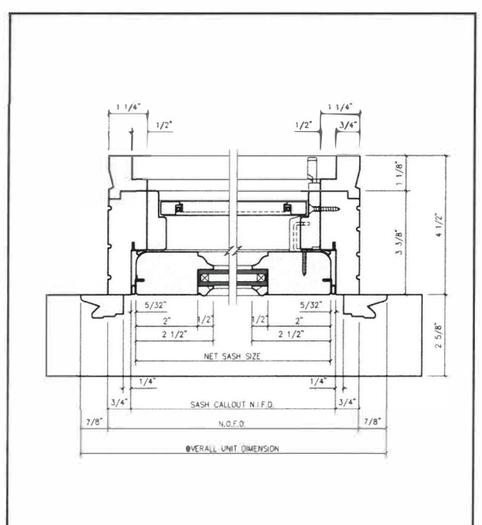
STANDARD CASEMENT WINDOW SECTION



Project / Job Reference: STANDARD PRODUCT LINE	T. M. Cobb	
Product Line: 4 1/2" CASEMENT	Drawing Title: HORIZONTAL / JAMB SECTION	
Approved By: / Date Approved:	Scale: 1/2" = 1"	A-2
Drawn By: Boris Orellana	Date: 08/12/06	
Directory: TMCobb\NEW DESIGN	File Name: NEW DESIGN	

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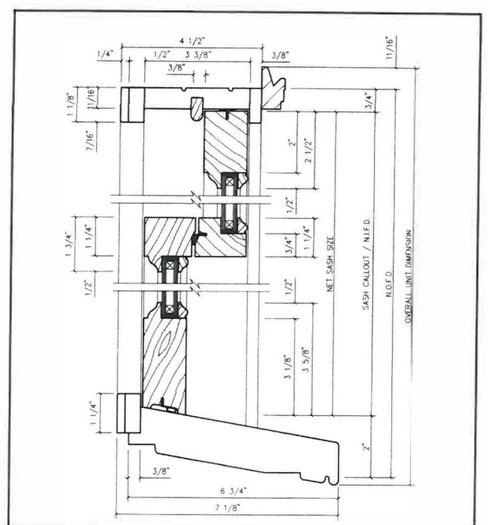
STANDARD CASEMENT WINDOW SECTION



Project / Job Reference: STANDARD PRODUCT LINE	T. M. Cobb	
Product Line: 4 1/2" DOUBLE HUNG JAMB LINER	Drawing Title: VERTICAL / HEAD & SILL SECTION	
Approved By: / Date Approved:	Scale: 1/2" = 1"	B-1
Drawn By: Boris Orellana	Date: 08/12/06	
Directory: TMCobb\NEW DESIGN	File Name: NEW DESIGN	

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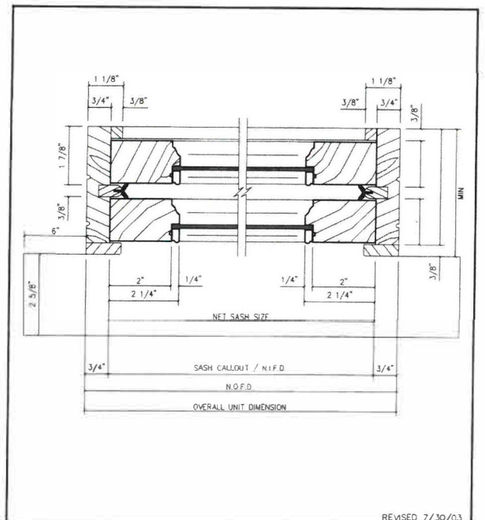
STANDARD DOUBLE HUNG SECTION



REVISED 7/30/03

Project / Job Reference: STANDARD PRODUCT LINE	T. M. Cobb	
Product Line: 1 3/8" DOUBLE HUNG / ACME BAL. / MIN. JAMB	Drawing Title: HORIZONTAL SECTION	
Approved By: / Date Approved:	Scale: 1/2" = 1"	C2
Drawn By: Dave Szromba	Date: 7/30/03	
Directory: TMCobb\Details	File Name: WDOSEC	

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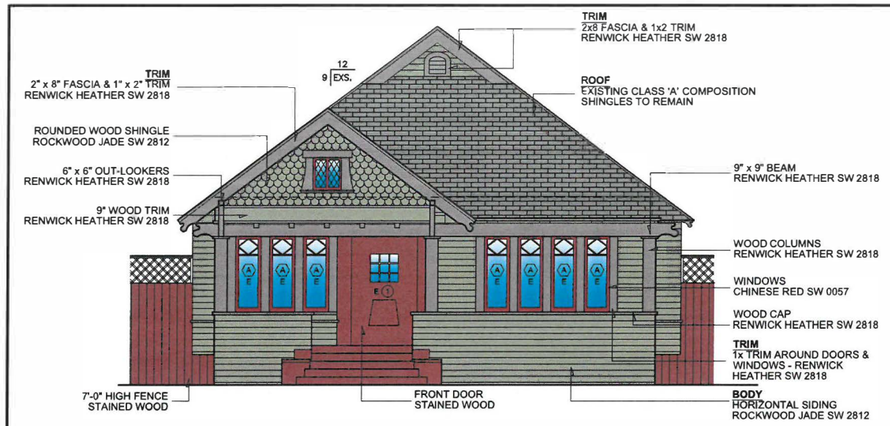
STANDARD DOUBLE HUNG SECTION

BLUESKYPLANS.COM

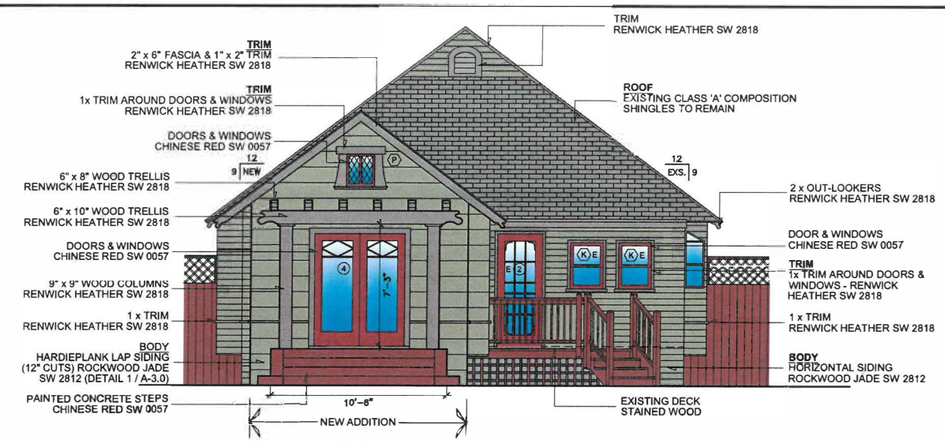
SCHEDULES

Date: 02/21/2018
Scale:
Drawn by: JR
Job No.:
Sheet No.: A-3.0



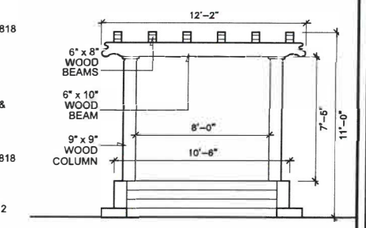
EXISTING NORTH ELEVATION (NO CHANGE)

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



EXISTING SOUTH ELEVATION

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

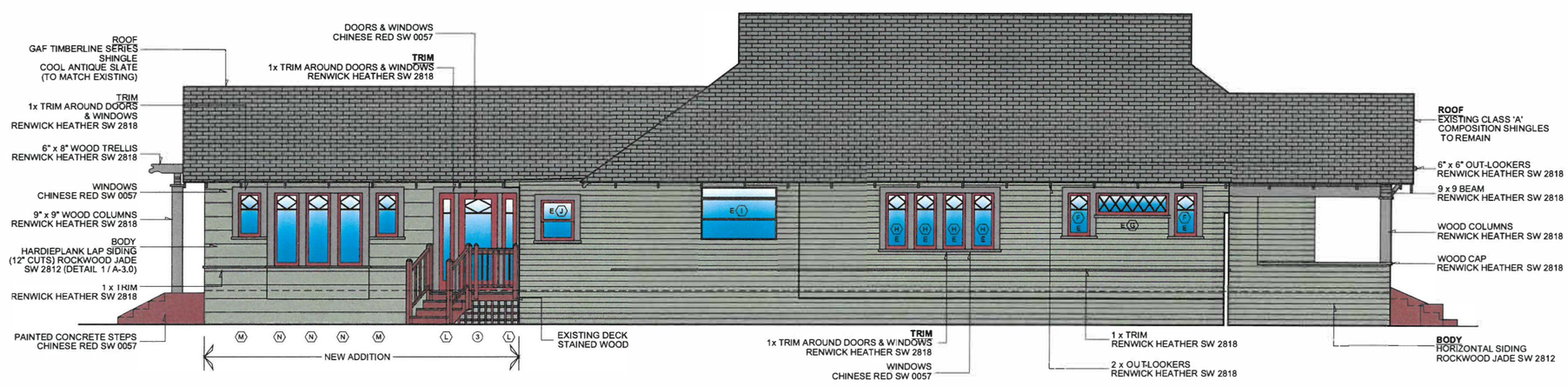


REAR TRELLIS

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

PROPOSED WEST ELEVATION

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



PROPOSED EAST ELEVATION

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

COLORS

SIDING
ROCKWOOD JADE
SHERWIN WILLIAMS 2812

TRIM
RENWICK HEATHER
SHERWIN WILLIAMS 2818

DOORS & WINDOWS
CHINESE RED
SHERWIN WILLIAMS 0057

NEW ROOF SHINGLE
GAF: TIMBERLINE SERIES
COOL ANTIQUE SLATE

NOTE:
ALL NEW COLOR TO MATCH EXISTING
CONTRACTOR TO VERIFY COLOR MATCH OF ALL MATERIALS PRIOR TO PURCHASE

BLUESKYPLANS.COM

ELEVATIONS

Date: 02/21/2018
Scale:
Drawn by: JR
Job No.:
Sheet No.: A-4.0

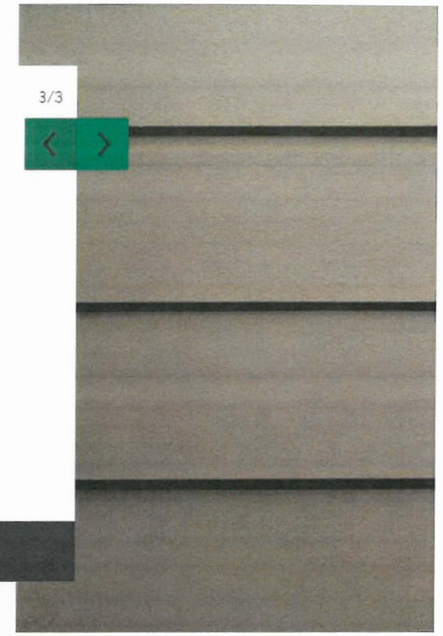
HardiePlank® Lap Siding

SMOOTH

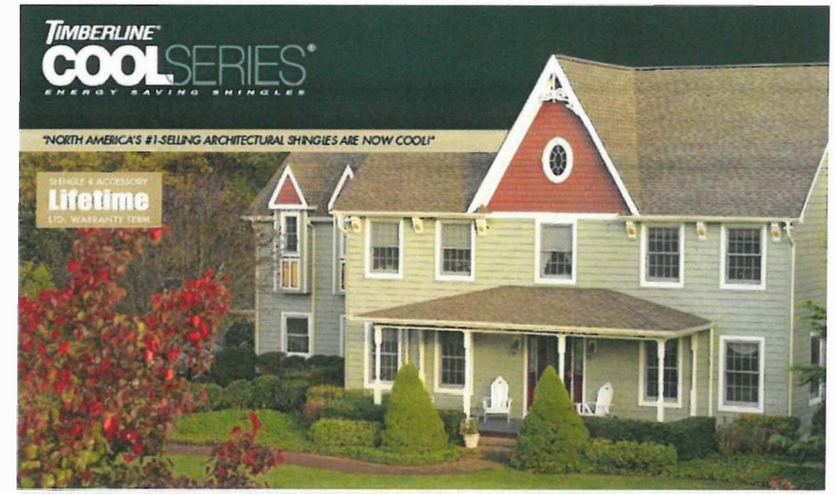
THICKNESS:	0.312"			
LENGTH:	144" boards			
WIDTHS:	5.25"	6.25"	7.25"	8.25"
EXPOSURES:	4"	5"	6"	7"
	12"*	9.25"*		
	10.75"	8"		

*Sizes/exposures not available in ColorPlus® Technology, only primed.

3/3



Download Product Catalog



Shingle Features | Shingle Colors | Photo Gallery | Instructions, Warranties & Codes | Product Reviews

Timberline® Cool Series® Shingles

Timberline® Cool Series Shingles can help reduce cooling energy costs.* They are highly reflective to help reduce temperatures in your attic. According to the Cool Roof Rating Council, cool roofs may save homeowners an average of 7-15% on total cooling costs.*

*Savings depend on various factors including, but not limited to climate zone, utility rates, location, and HVAC equipment efficiency.

Colors Available In Your Area Wrong City? Change Locatio

Timberline Cool Series - Antique Slate | Timberline Cool Series - Barkwood | Timberline Cool Series - Weathered Wood

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

COLORS

SIDING
ROCKWOOD JADE
SHERWIN WILLIAMS 2812

TRIM
RENWICK HEATHER
SHERWIN WILLIAMS SW 2818

DOORS & WINDOWS
CHINESE RED
SHERWIN WILLIAMS 0057

NOTE:
ALL NEW COLORS TO MATCH EXISTING

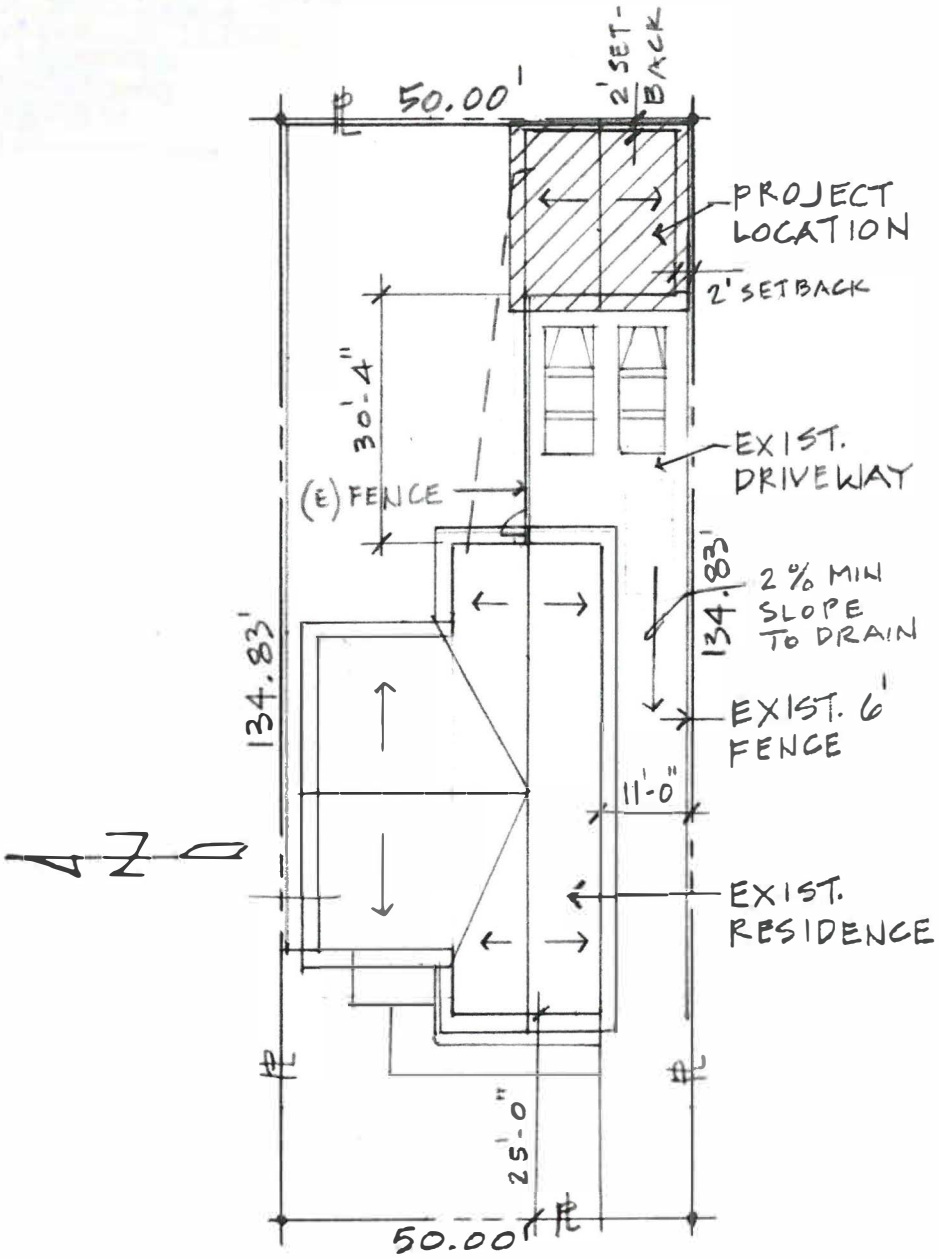
CONTRACTOR TO VERIFY COLOR MATCH OF ALL MATERIALS PRIOR TO PURCHASE

BLUESKYPLANS.COM

MATERIALS

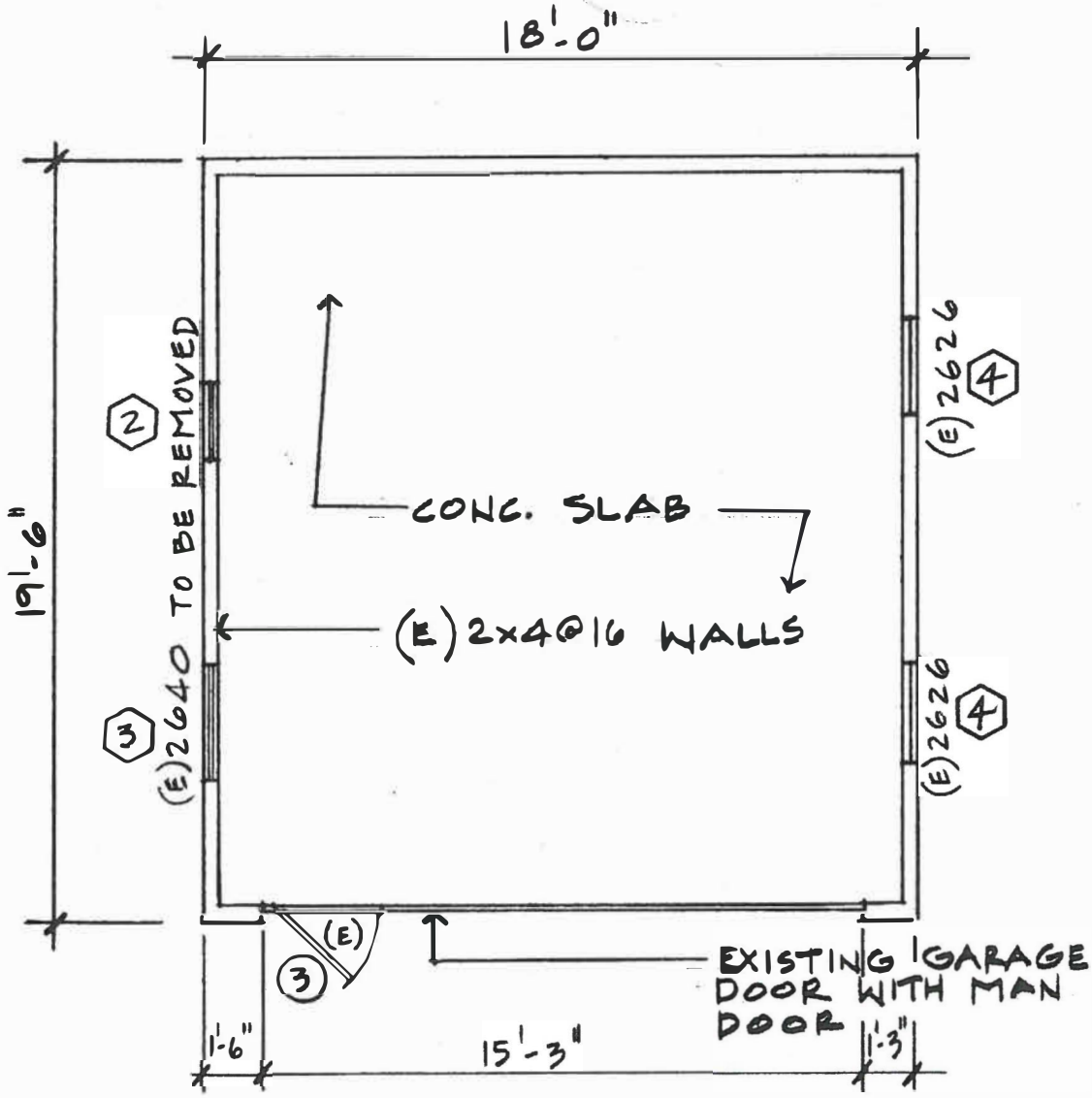
Date: 02/21/2018
Scale:
Drawn by: JR
Job No.:
Sheet No.: A-5.0

ADU Examples (Conversion)

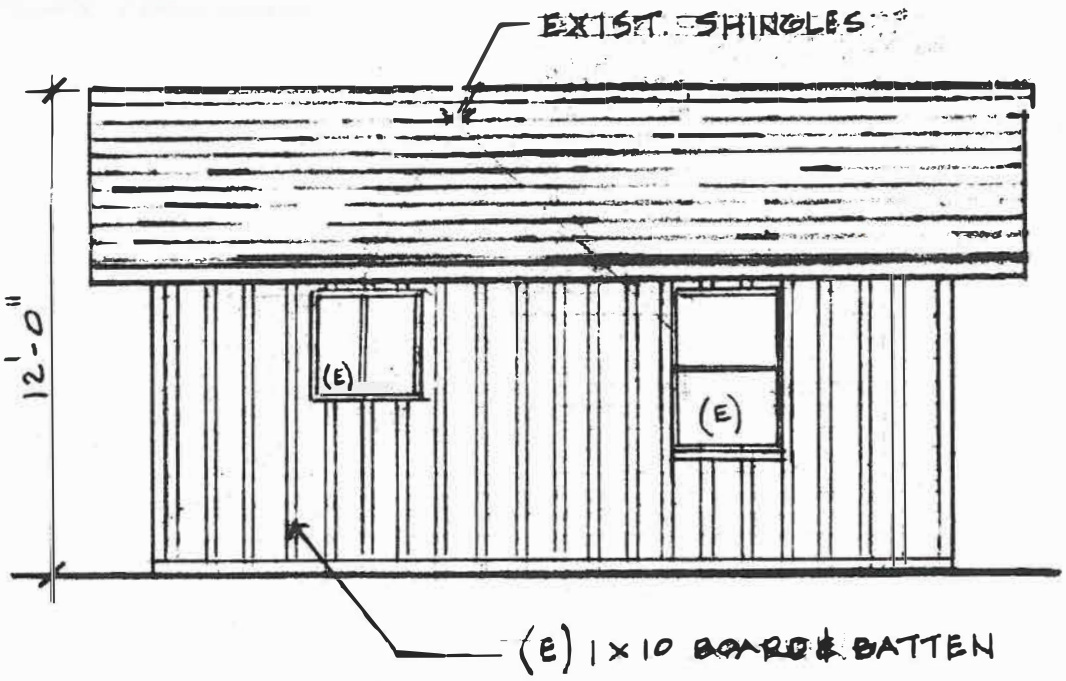


SITE PLAN

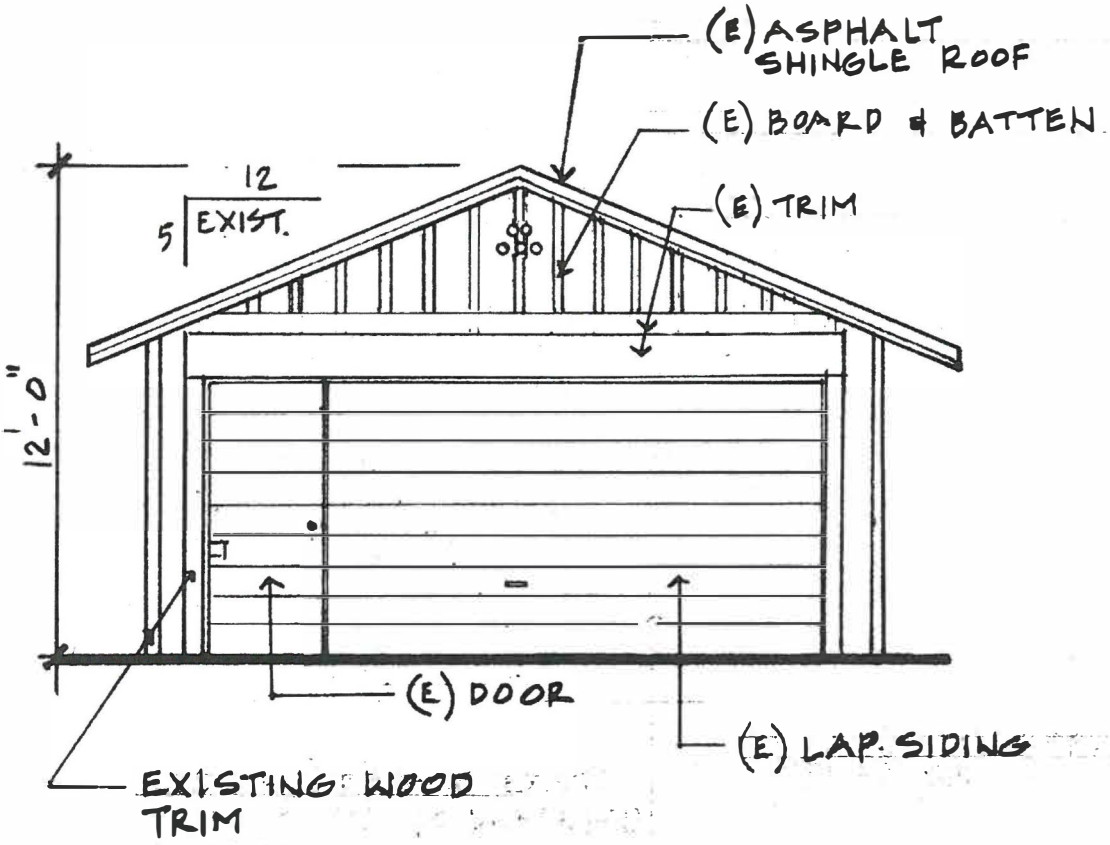
1" = 20'



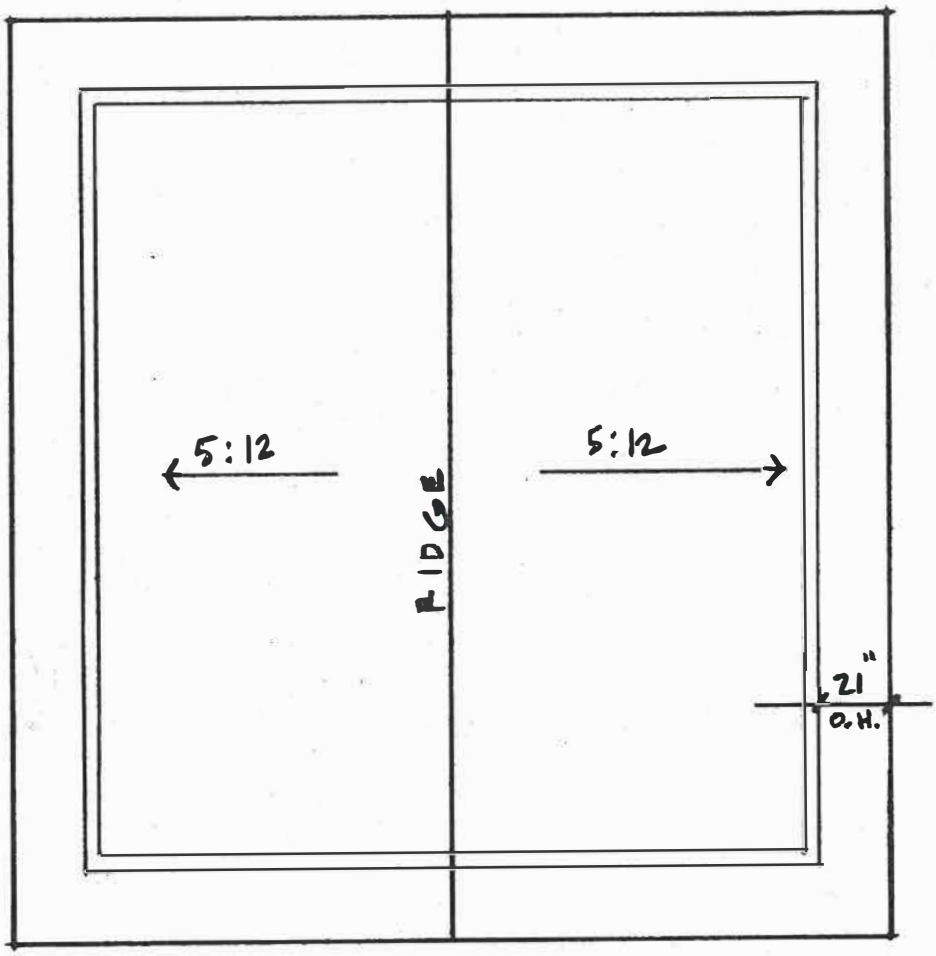
EXISTING FLOOR PLAN



EXISTING
NORTH ELEVATION
1/4

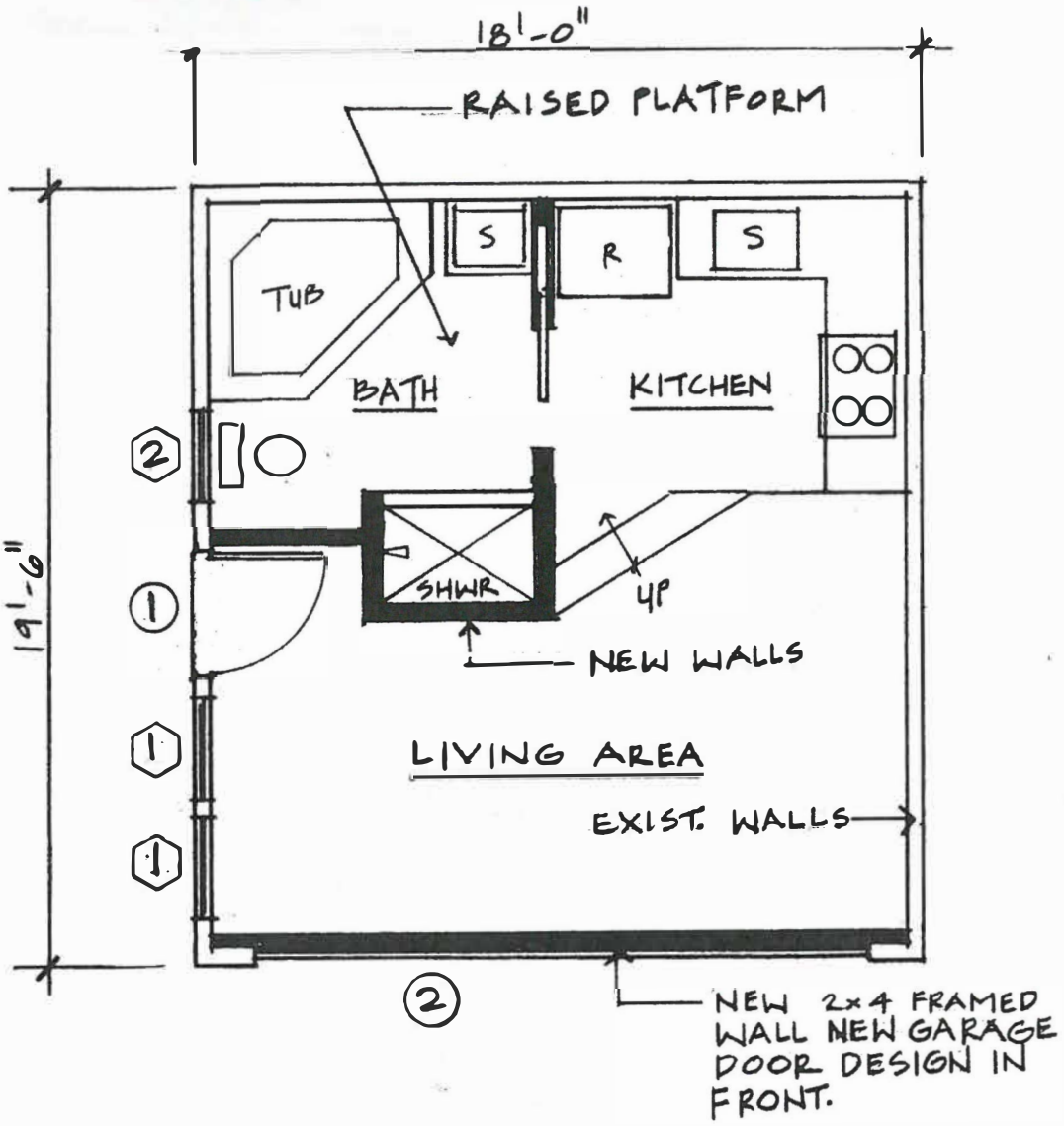


EXISTING
WEST ELEVATION
1/4



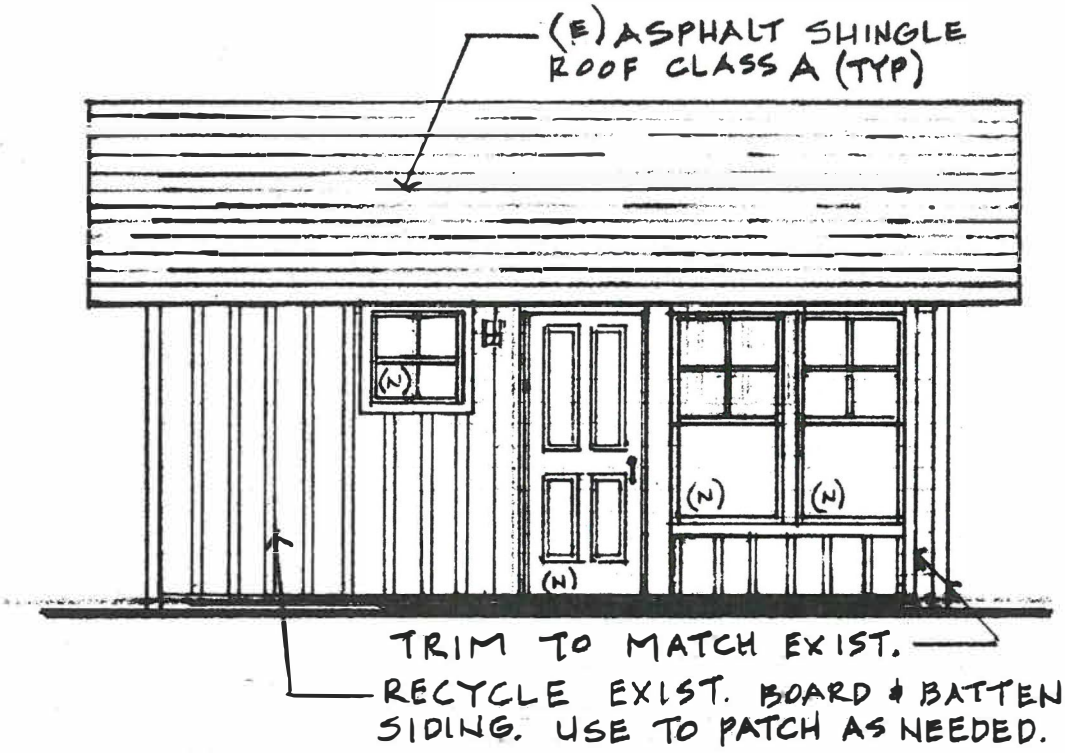
EXISTING ROOF TO REMAIN

1/4

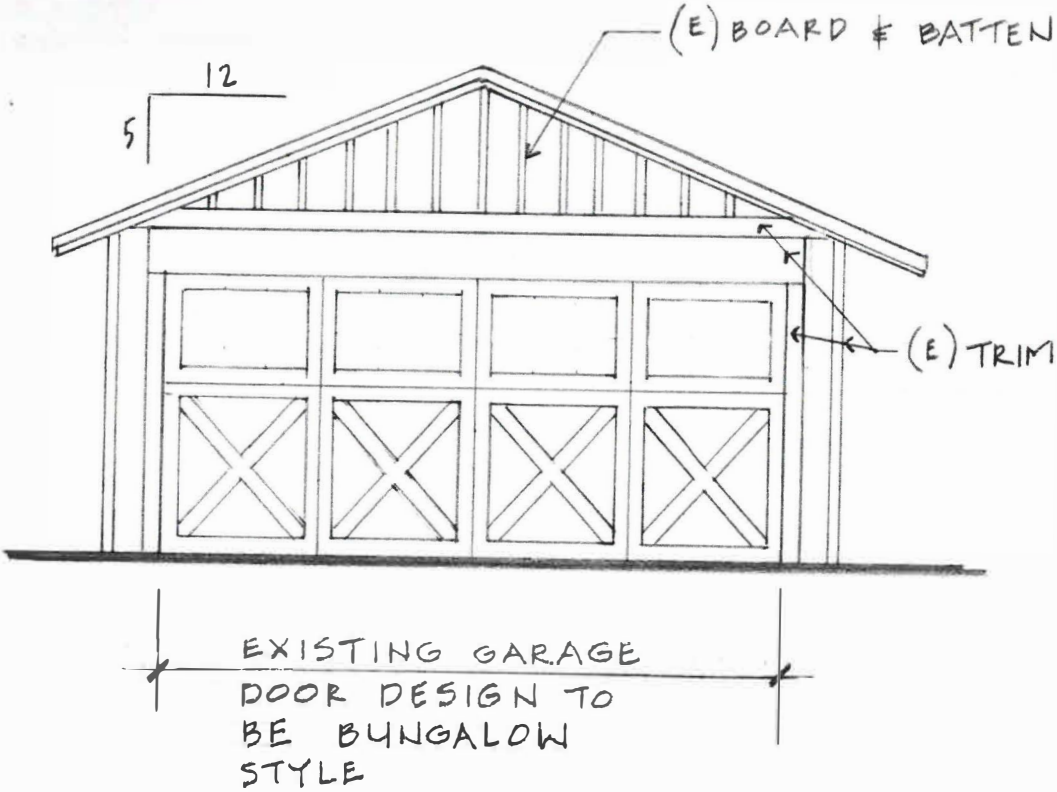


NEW FLOOR PLAN

1/4"

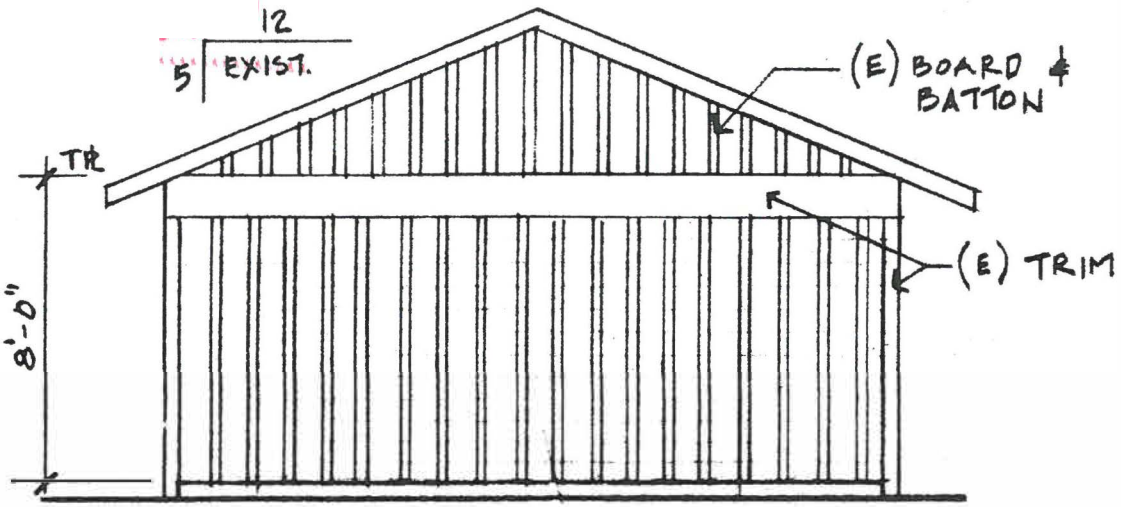


PROPOSED NORTH ELEVATION

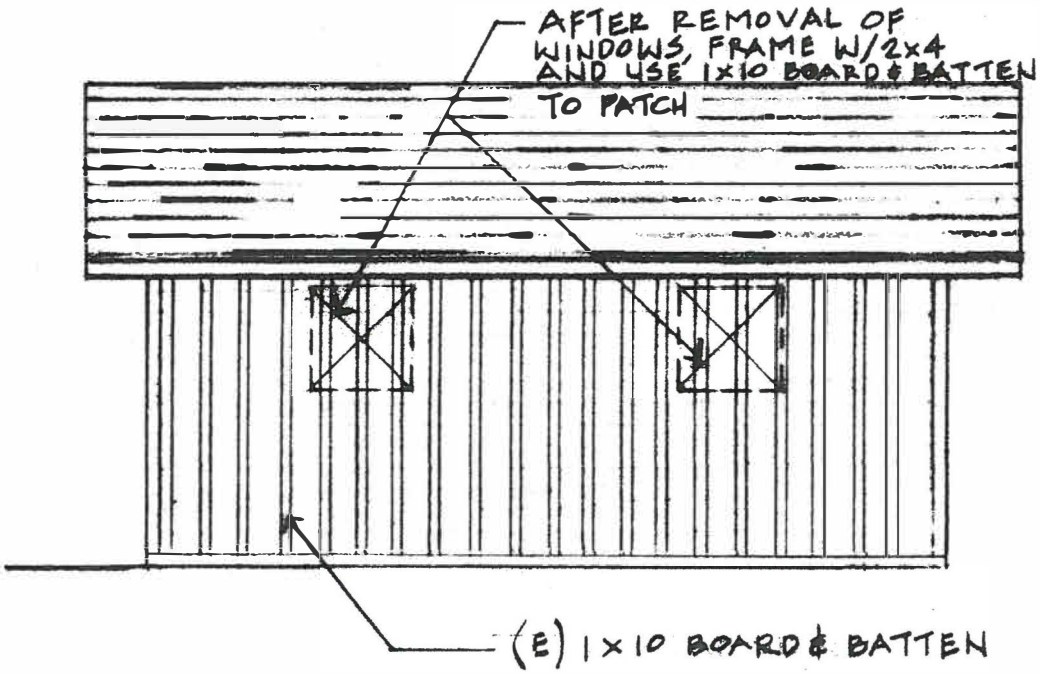


PROPOSED
WEST ELEVATION

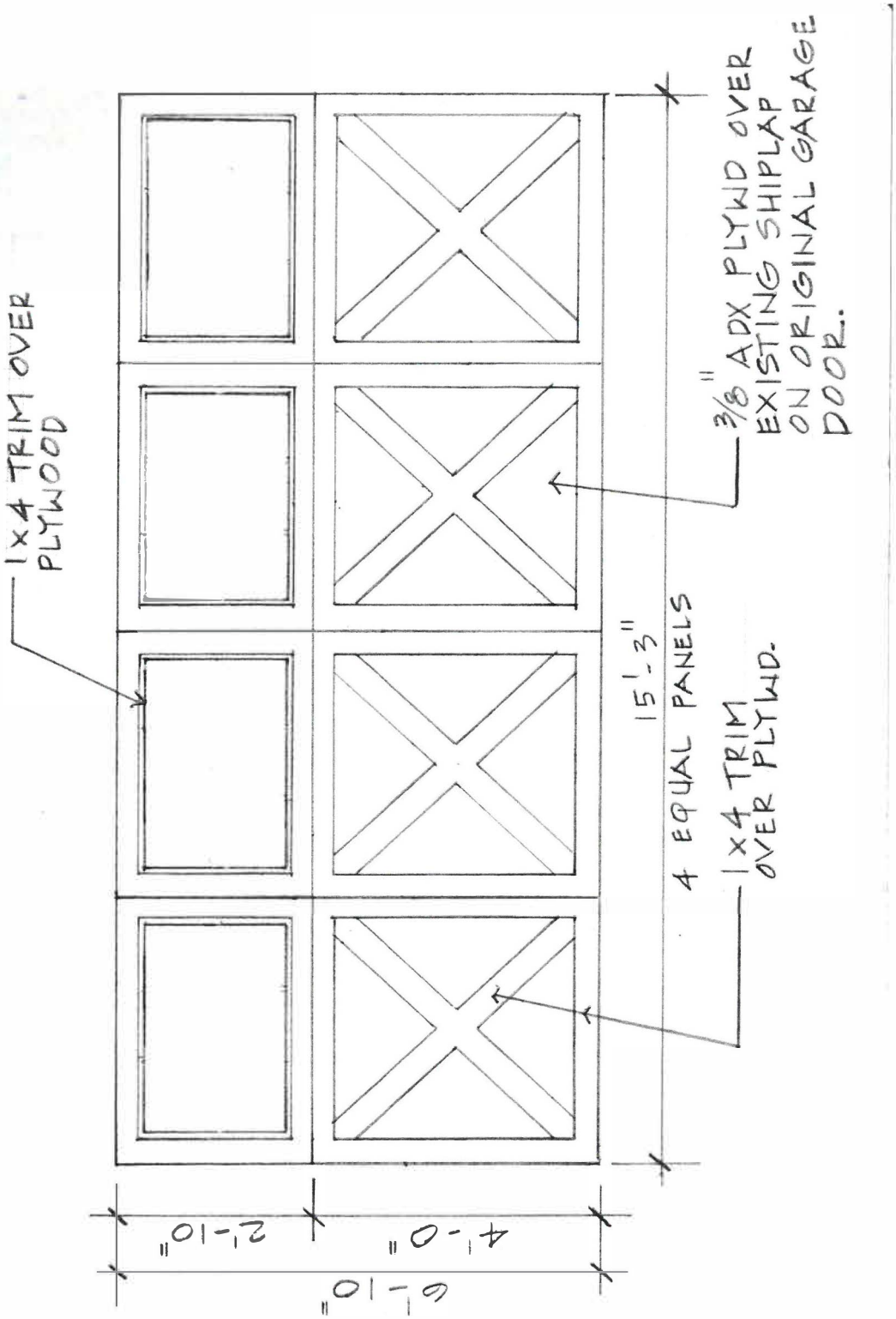
STREET VIEW 1/4



EAST ELEVATION



SOUTH ELEVATION


1x4 TRIM OVER PLYWOOD
3/8" ADX PLYWD OVER EXISTING SHIPLAP ON ORIGINAL GARAGE DOOR.
15'-3"
4 EQUAL PANELS
1x4 TRIM OVER PLYWD.
2'-10"
4'-0"
6'-10"

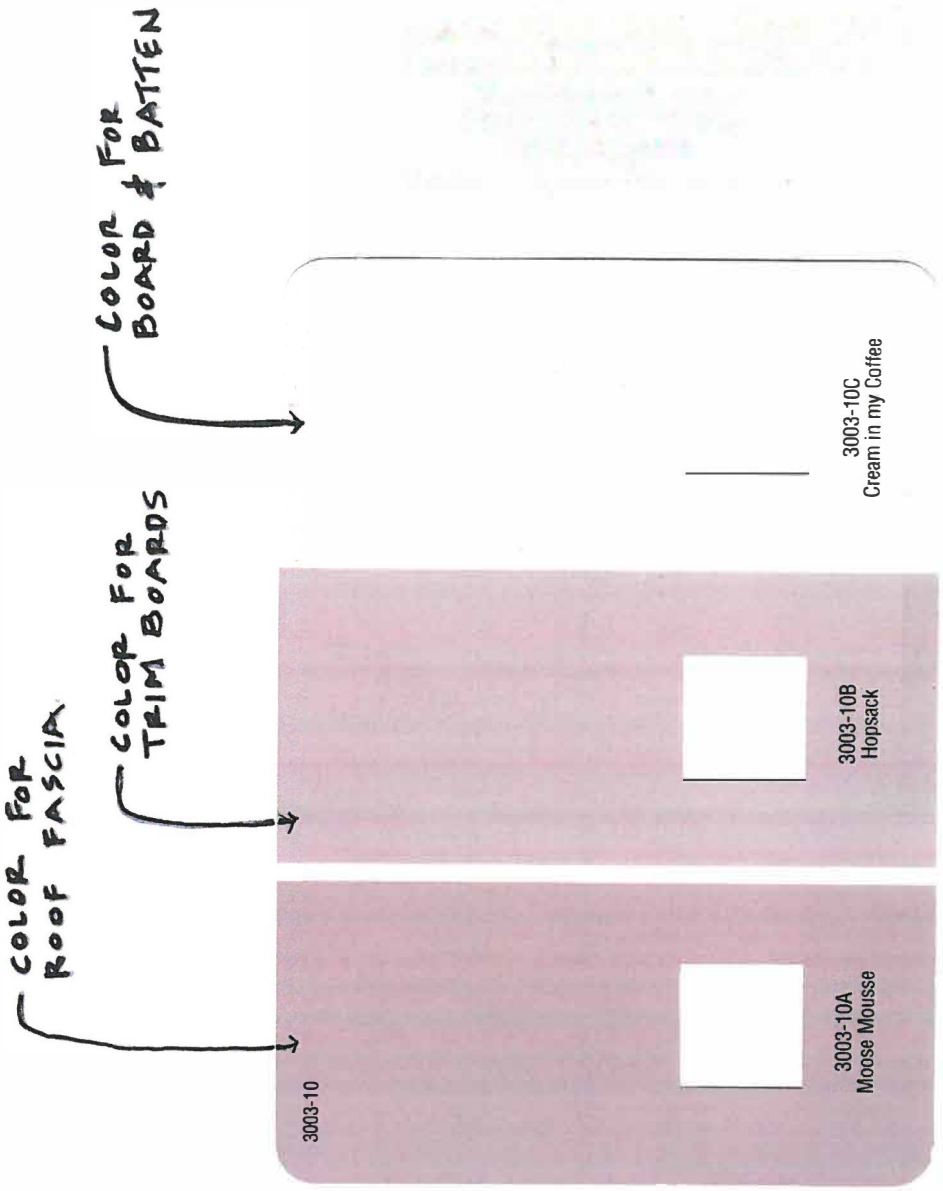
Window and Door Schedules

Windows

#	Window Type		Size (wxh)		Frame Material		Sash Materials		Glazing		Lites Per Pane		Notes
	Existing	Proposed	Existing	Pro-posed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
1	N/A	HUNG	N/A	2'6"x5'		WOOD		WOOD	N/A	DOUBLE		4 / 1	
2	SLIDE	HUNG	2'x2'	2'x2'	VINYL	WOOD	VINYL	WOOD	SINGLE	DOUBLE	1	2	
3	—	—	2640	TO	BE	REMOVED	—	—	—	—	—	—	
4	—	—	2'x2'	TO	BE	REMOVED	—	—	—	—	—	—	
5													
6													

Doors

#	Door Type		Door Materials		Panels		Number of Lites		Side Lites	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1	N/A	ENTRY DR. 3'x 6'-8"	N/A	SOLID CORE	N/A	4	N/A	0	N/A	0
2	GARAGE	GARAGE	PLYWD	PLYWD	SHIP-LAP	BUNG-ALOW	0	0	0	0
3	FLUSH	—	TO	BE	REMOVED		—	—	—	—


COLOR FOR ROOF FASCIA
COLOR FOR TRIM BOARDS
COLOR FOR BOARD & BATTEN
3003-10
3003-10A
Moose Mousse
3003-10B
Hopsack
3003-10C
Cream in my Coffee

ADU Examples (New Construction - 1 of 2)

BUILDING GRID LINES

1 — A

REVISION CLOUD

3 — REVISION NO.

MATCH LINE

WINDOW SYMBOL

ROOM NO. — 34.B — REFERENCE LETTER

MATCH LINE

SHEET NO. — A3.2 — THE SHADED PORTION IS THE SIDE CONSIDERED

DOOR SYMBOL

ROOMNO. — 21.B — REFERENCE NO.

ROOM LABEL

ROOM NAME — LIVING ROOM — 1.2 — ROOMNO. — FLOOR LEVEL

DETAIL

AREA REFERENCE — 5 — DETAIL NO. — A9.2 — SHEET NO.

SECTION

SECTION NO. — 4 — A4.4 — SHEET NO.

EXTERIOR ELEVATION

SHEETNO. — A3.2 — 2 — ELEVATION NO.

INTERIOR ELEVATION

1 — 4 — A6.10 — 2 — 3 — ELEVATION NO. (TYPICAL) — SHEET NO.

CEILING HEIGHT

8'-0" — CEILING HEIGHT

NORTH ARROW

ARCHITECTURAL NORTH — TRUE NORTH

SYMBOLS NOTTO SCALE 6

PROJECT ADDRESS:	
ASSESSOR'S PARCEL NUMBER:	5082024008
TRACT:	OXFORD SQUARE
LOT:	20
ZONE:	R1-1-O-HPOZ
LOT SIZE, GROSS:	8,591.5 SQ. FT.
OCCUPANCY GROUP:	SINGLE FAMILY RESIDENCE
YEAR BUILT:	1924
CONSTRUCTION TYPE:	TYPE VB-N
EXISTING HOME SQ. F.T :	3,042 SQ. FT.
EXISTING GARAGE SQ. FT:	380 SQ. FT.
NEW ACCESSORY DWELLING UNIT:	700 SQ. FT.
PROPOSED ADDITION:	1,010 SQ. FT. (UNDER SEPARATE PERMIT)
TOTAL FLOOR AREA:	2,033 + 1,010 + 700 = 3,743 SQ. FT.
TOTAL AREA FOOTPRINT:	3,743 / 8,591.5 = 43%
LOT COVERAGE: (NET LOT/ BUILDING FOOTPRINT)	43%
MAX RFA 45% LOT SIZE:	0.45 X 8,591 = 3,867 SQ. FT.
REGULATING CODES:	2016 CRC, 2016 CBC, 2016 CEC, 2016 CPC, 2016 CMC, 2016 CAL GREEN, 2016 ENERGY STANDARDS

PROJECT LEGAL DESCRIPTION NO SCALE 3

VINCITY MAP NOT TO SCALE 4

AB	Anchor Bolt
A/C	Air Conditioning
A.C.	Asphaltic Concrete
ACT	Acoustical Tile
ACOUS	Acoustical
ADJ	Adjustable
A.F.F.	Above Finish Floor
ALT	Alter or Alternate
ALUM	Aluminum
ANOD	Anodized
A.P.	Access Panel
APPROX	Approximate
ARCH	Architectural
ASPH	Asphalt
BD	Board
BITUM	Bituminous
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
BOT	Bottom
BR	Bedroom
BSMT	Basement
B.U.R.	Built Up Roofing
CAB	Cabinet
CARP	Carpet
C.B.	Catch Basin
CEM	Cement
CER	Ceramic
C.I.	Cast Iron
CLG	Ceiling
CLO	Closet
CLR	Clear
CMU	Concrete Masonry Unit
CNTR	Counter
COL	Column
CONC	Concrete
CONN	Connection
CONST	Construction
CONT	Continuous
CONTR	Contractor
CORR	Corridor
C.T.	Ceramic Tile
CTR	Center
CTSK	Countersunk
C.W.	Cold Water
D	Deep, Depth
DBL	Double
DET	Detail
D.F.	Drinking Fountain
DIA	Diameter
DIM	Dimension
DISP	Dispenser
DN	Down
D.O.	Door Opening
DR	Door
DS	Downspout
D.S.P.	Dry Standpipe
DWG	Drawing
DWR	Drawer
E	East
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevation
EMER	Emergency
ENCL	Enclosure
E.O.S.	Edge of Slab
EQ	Equal
EQUIP	Equipment
E.W.	Each Way
E.W.C.	Electric Water Cooler
EXIST	Existing
EXP	Expansion
EXPO	Exposed
EXT	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
FDN	Foundation
F.E.	Fire Extinguisher
F.E.C.	Fire Extinguisher Cab
F.G.	Finish Grade
F.H.C.	Fire Hose Cabinet
FIN	Finish
FLASH	Flashing
FLR	Floor
FLUOR	Fluorescent
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
FPRF	Fireproof
FR	Frame
FS	Full Size
FT	Foot, Feet
FTG	Footing
FURR	Furring, Furred
FUT	Future
GA	Gauge
GALV	Galvinized
G.B.	Grab Bar
G.I.	Galvanized Iron
GL	Glass, Glazing
GND	Ground
GR	Grade
GYP	Gypsum
H	High
H.B.	Hose Bib
H.C.	Hollow Core
HCP	Handicapped
HDWR	Hardware
HDWD	Hardwood
H.M.	Hollow Metal
HORIZ	Horizontal
HR	Hour
HT	Height
HVAC	Heating, Ventilation and AirConditioning
H.W.	Hot Water
I.D.	Inside Diameter
INCL	Including
INSUL	Insulation
INT	Interior
JAN	Janitor
JST	Joist
JT	Joint
KIT	Kitchen
LAM	Laminate
LAV	Lavatory
L.F.	Lineal Foot
L.H.	Left Hand
LKR	Locker
L.R.	Living Room
LT	Light
LVR	Louver
MATL	Material
MAX	Maximum
M.B.	Machine Ball
MECH	Mechanical
MEMB	Membrane
MET	Metal
MFR	Manufacture
MH	Manhole
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
M.O.	Masonry Opening
M.R.	Moisture Resistant
MTD	Mounted
MUL	Mullion
N	North
N.I.C.	Not in Contract
NO	Number
NOM	Nominal
N.S.	No Scale
N.T.S.	Not to Scale
O/	Over
OA	Overall
OBSC	Obscure
O.C.	On Center
O.D.	Outside Diameter
O.F.D.	Overflow Drain
OFF	Office
O.H.	Overhang
OVHD	Overhead
OPNG	Opening
OPP	Opposite
PC	Piece
P.D.	Planter Drain
PL	Plate
P.L.	Property Line
PLMG	Plumbing
PLAM	Plastic Laminate
PLAS	Plaster
PLYWD	Plywood
PR	Pair
PT	Paint
P.T.D.	Paper Towel Dispenser
PTN	Partition
Q.T.	Quarry Tile
R	Riser
RAD	Radius
R.D.	Roof Drain
REF	Reference
REFR	Refrigerator
REINF	Reinforced or Reinforcing
REQ	Required
RESIL	Resilient
REV	Revised
RFG	Roofing
R.H.	RightHand
RM	Room
R.O.	Rough Opening
RWD	Redwood
S	South
S.C.	Solid Core
SCHED	Schedule
SECT	Section
SEP	Separation, Separate
SH	Shelf
SHR	Shower
SHT	Sheet
SIM	Similar
SLDG	Siding
SPEC	Specification
SQ	Square
S.S.	Stainless Steel
SSK	Service Sink
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SW	Switch
SYM	Symmetrical
SYS	System
T	Tread
T.B.	Towel Bar
T&G	Tongue and Groove
T.O.C.	Top of Curb
T.O.D.	Top of Drain
TEL	Telephone
TEMP	Tempered, Temperature
TER	Terrazzo
THK	Thick, Thickness
THR	Threshold
TOIL	Toilet
T.O.P.	Top of Pavement
T.O.S.	Top of Slab
T.P.D.	Toilet Paper Dispenser
T.S.	Top of Steel
TV	Television
T.O.W.	Top of Wall
TYP	Typical
UNF	Unfinished
U.O.N.	Unless Otherwise Noted
UR	Urinal
VERT	Vertical
VEST	Vestibule
V.I.F.	Verify in Field
VOL	Volume
W	West
W/	With
W.H.	Water Heater
W/O	Without
W.C.	WaterCloset
WD	Wood
WP	Waterproof
WPM	Waterproof Membrane
WSCT	Wainscot
W.S.P.	Wet Standpipe
WT	Weight
&	And
<	Angle
@	At
℄	Centerline
Φ	Diameter or Round
⊥	Perpendicular
#	Number
(E)	Existing

ABBREVIATIONS NO SCALE 5

SHEET INDEX

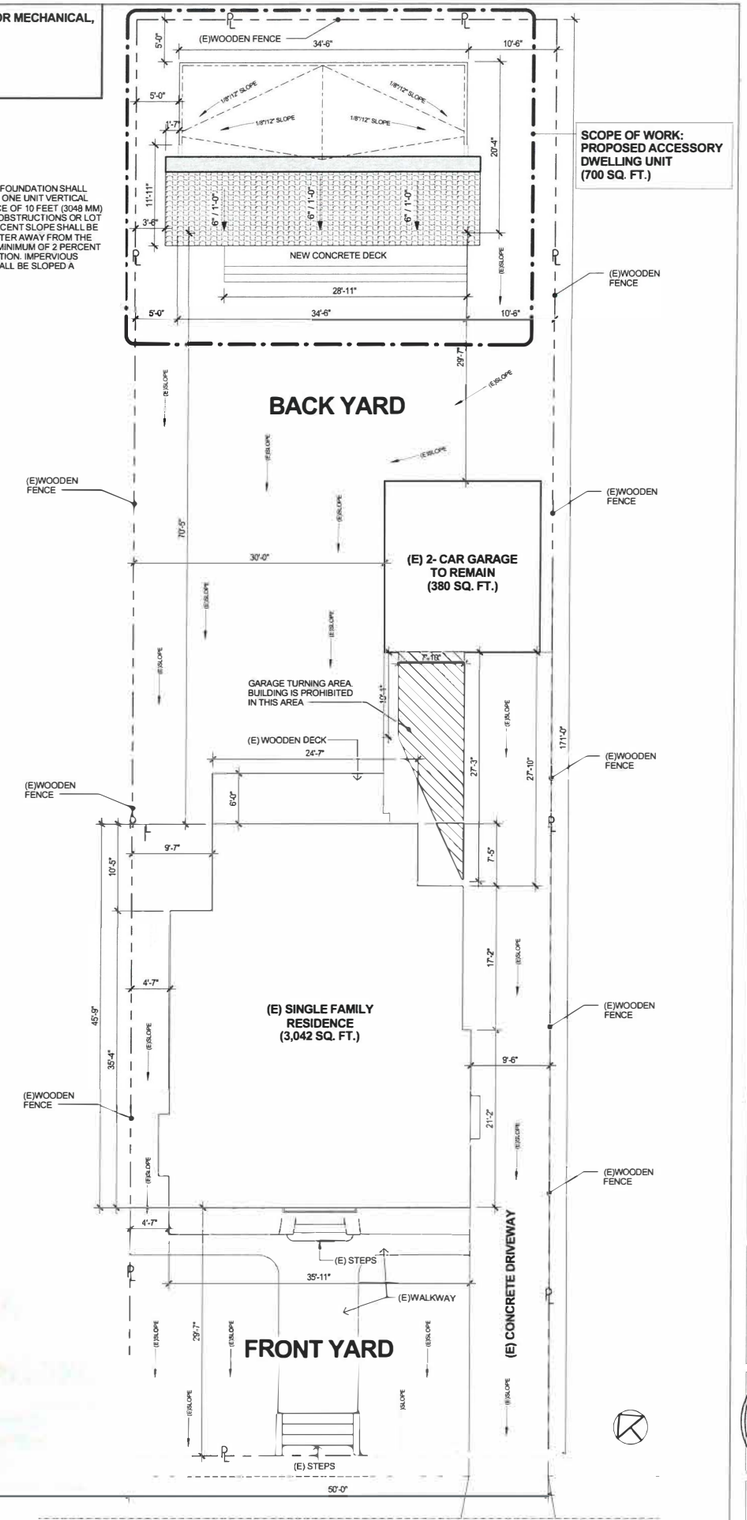
Sheet Number	Sheet Name
A0.02	LID PLAN
A0.10	GENERAL NOTES
A0.20	GREEN BUILDING NOTES
A1.00	ADU PROPOSED FLOOR PLAN & ELEVATIONS
A2.00	ADU ELEVATIONS & SECTIONS
S0.00	STRUCTURAL GENEAL NOTES
S1.00	STRUCTURAL FOUNDATION PLAN
S2.00	STRUCTURAL FRAMING PLAN
S3.00	DETAILS
T-1	Title 24

SHEET INDEX NOTTO SCALE 2

SEPARATE APPLICATIONS & PERMITS ARE REQUIRED FOR MECHANICAL, ELECTRICAL & PLUMBING RELATED WORK.

SCOPE OF WORK:
1) NEW 700 SQ. FT. ADU

NOTE:
1804.3 SITE DRAINAGE. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL 95-PERCENT SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOT THID PURPOSE SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.



PLOT PLAN 1/8" = 1'-0" 1

ECONCEPT DESIGN, LLC
CAD + BIM Solutions

Project Description:
PROPOSED NEW ACCESSORY DWELLING UNIT

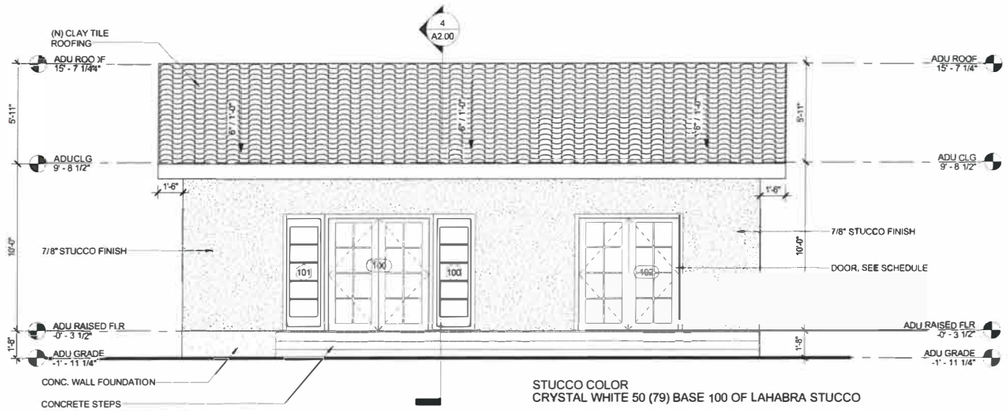
Sheet Name:
COVER SHEET

PLAN CHECK 03/06/2018

REGISTERED PROFESSIONAL ENGINEER PAUL HENRI DURAND JR S 4222 EXP 9/19 STRUCTURAL STATE OF CALIFORNIA

SCALE: As indicated

A0.00



STUCCO COLOR
CRYSTAL WHITE 50 (79) BASE 100 OF LAHABRA STUCCO

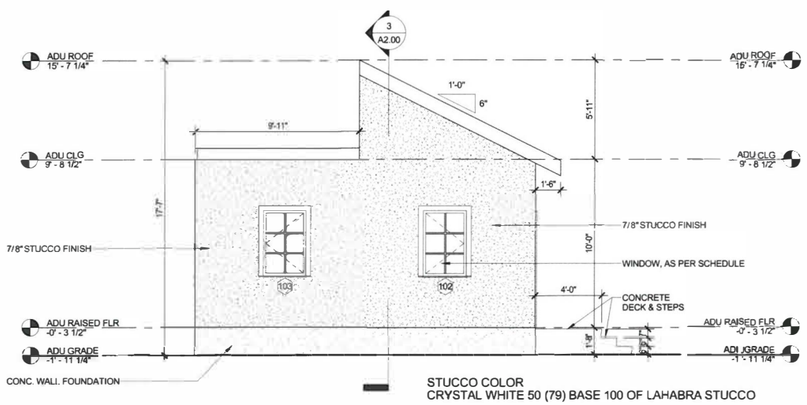
1 WEST ELEVATION - FRONT
1/4" = 1'-0"

FLOOR PLAN LEGENDS

- 1HR RIRE RATED WALL
- NEW WALL
- EXISTING WALL
- 101 NEW DOOR
- E1 EXISTING DOOR, TO REMAIN
- 101 NEW WINDOW
- E1 EXISTING WINDOW TO REMAIN
- SMOKE/ CO DETECTOR
- S SMOKE DETECTOR
- E ELECTRIC METER
- G GAS METER
- "ENERGY STAR" COMBINATION EXHAUST FAN/HEATER & NIGHT LIGHT. 50 CFM UNIT INTERMITTENT CONTROLLED BY AUTO ON, HUMIDSTAT & DUCTED TO THE OUTSIDE.

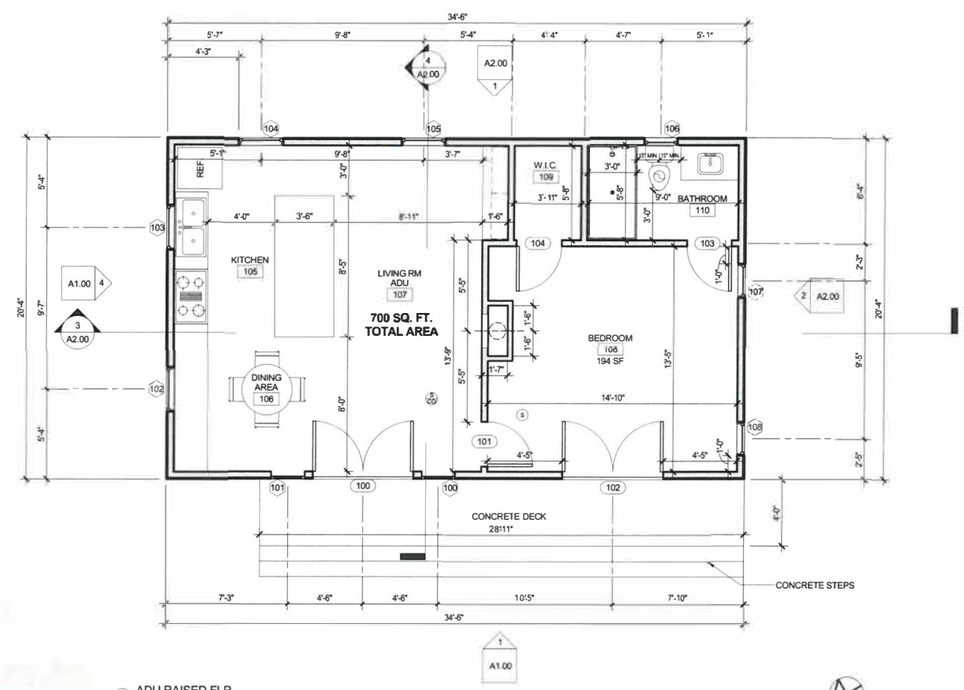
FLOOR PLAN NOTES

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 DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
4. THE FLOW RATE FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MINIMUM FLOW RATES IN SECTION 4.303.1
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER 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).
6. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
7. AN APPROVED SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHING THE INDIVIDUAL UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL REVCEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATERY SIGNAL.(R314)
8. CARBON MONOXIDE & 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)
9. AN APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGE OR FUEL-BURNING APPLIANCES. LOCATE SUCH ALARM OUTSIDE OF EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VINCITY OF THE BEDROOM(S)AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. (R315)
10. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM TH E BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
11. ALL "WET" LOCATIONS TO BE PROVIDED WITH GFI OUTLETS.
12. 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.
13. 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.
14. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
15. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.



STUCCO COLOR
CRYSTAL WHITE 50 (79) BASE 100 OF LAHABRA STUCCO

4 NORTH ELEVATION - LEFT
1/4" = 1'-0"



6 ADU RAISED FLR
1/4" = 1'-0"

NCEPT-DESIGN, LLC + BIM Solutions

Project Description: **PROPOSED NEW ACCESSORY DWELLING UNIT**

Sheet Name: ADU PROPOSED FLOOR PLAN & ELEVATIONS

PLAN CHECK 03/06/2018

REGISTERED PROFESSIONAL ENGINEER PAUL RENRI DURAND JR S 4222 EXP. 9/19 STRUCTURAL STATE OF CALIFORNIA

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

A1.00

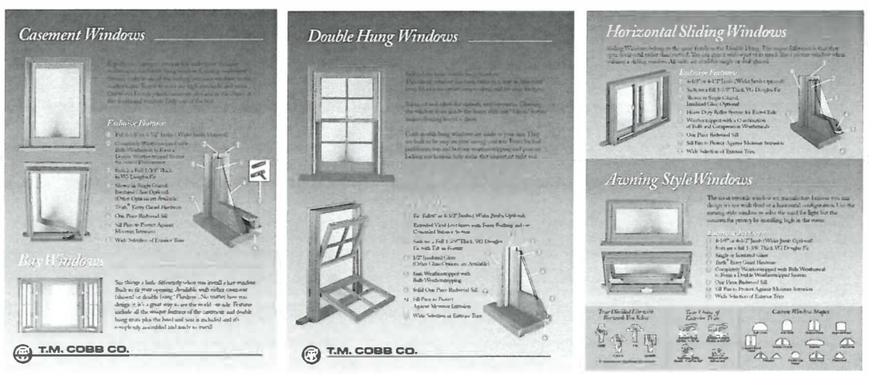
DOOR SCHEDULE- HPOZ

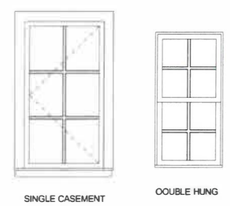
MARK	DOOR TYPE Existing	DOOR TYPE Proposed	Width	Height	DOOR MATERIAL Existing	DOOR MATERIAL Proposed	PANELS Existing	PANELS Proposed	NUMBER OF LITES Existing	NUMBER OF LITES Proposed	SIDE LITES Existing	SIDE LITES Proposed
100	------N/A------	Double-Glass	6' - 0"	6' - 8"	N/A	Wood	N/A	Wood	N/A	16	N/A	2
101	------N/A------	Single-Panel	2' - 8"	6' - 8"	N/A	Wood	N/A	Wood	N/A	N/A	N/A	N/A
102	------N/A------	Double-Glass	6' - 0"	6' - 8"	N/A	Wood	N/A	Wood	N/A	16	N/A	2
103	------N/A------	Single-Panel	2' - 8"	6' - 8"	N/A	Wood	N/A	Wood	N/A	N/A	N/A	N/A
104	------N/A------	Single-Panel	2' - 8"	6' - 8"	N/A	Wood	N/A	Wood	N/A	N/A	N/A	N/A

WINDOW SCHEDULE- HPOZ

MARK	WINDOW TYPE Existing	WINDOW TYPE Proposed	SIZE (WxH) Existing	SIZE (WxH) Proposed	MATERIAL FRAME Existing	MATERIAL FRAME Proposed	MATERIAL SASH Existing	MATERIAL SASH Proposed	GLAZING Existing	GLAZING Proposed	LITES PER PANE Existing	LITES PER PANE Proposed	NOTES
100	N/A	Sidelights	----N/A----	24" x 80"	N/A	Wood	N/A	Wood	N/A	Double	N/A	5	New window / opening
101	N/A	Sidelights	----N/A----	24" x 80"	N/A	Wood	N/A	Wood	N/A	Double	N/A	5	New window / opening
102	N/A	S.Casement	----N/A----	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
103	N/A	S.Casement	----N/A----	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
104	N/A	S.Casement	----N/A----	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
105	N/A	S.Casement	----N/A----	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
106	N/A	Double Hung	----N/A----	24" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	8	New window / opening
107	N/A	S.Casement	----N/A----	24" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
108	N/A	S.Casement	----N/A----	24" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening

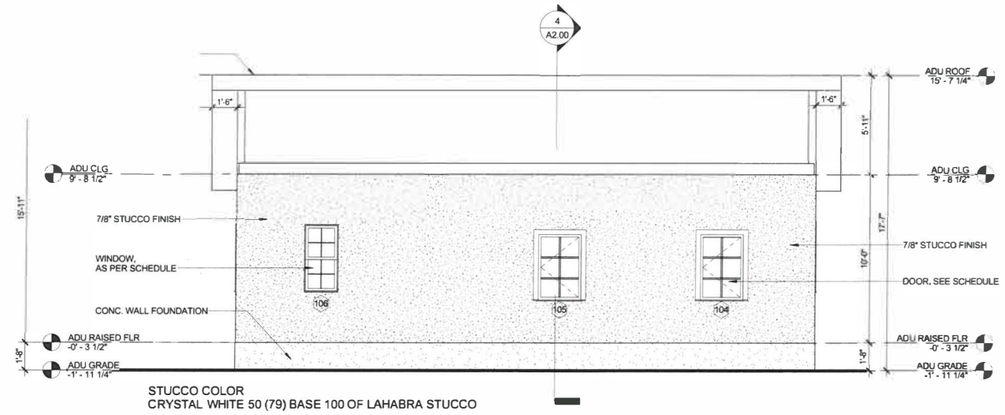
NOTE : ALL WINDOWS TO BE DOUGLAS FIR WITH OGEE DETAIL





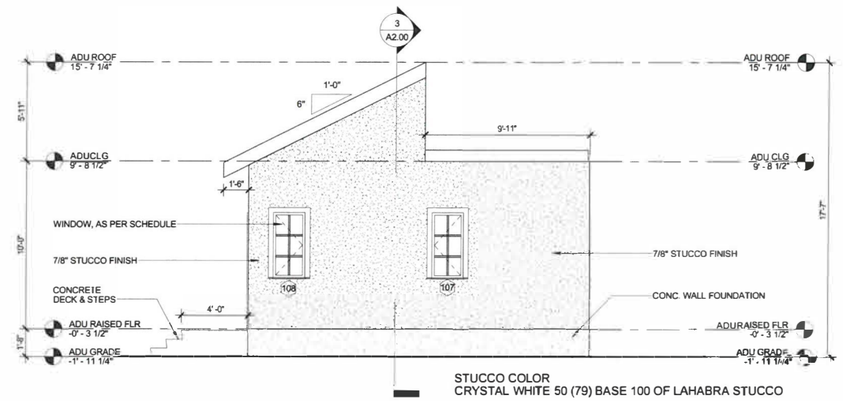
MARK					
	102	103	104	105	106
	107	108			

WINDOW LEGENDS
1/2" = 1'-0"



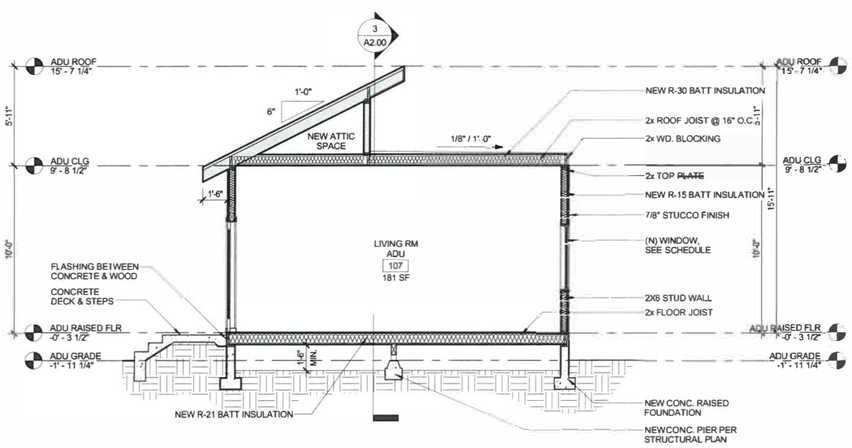
STUCCO COLOR
CRYSTAL WHITE 50 (79) BASE 100 OF LAHABRA STUCCO

1 EAST ELEVATION - REAR
1/4" = 1'-0"

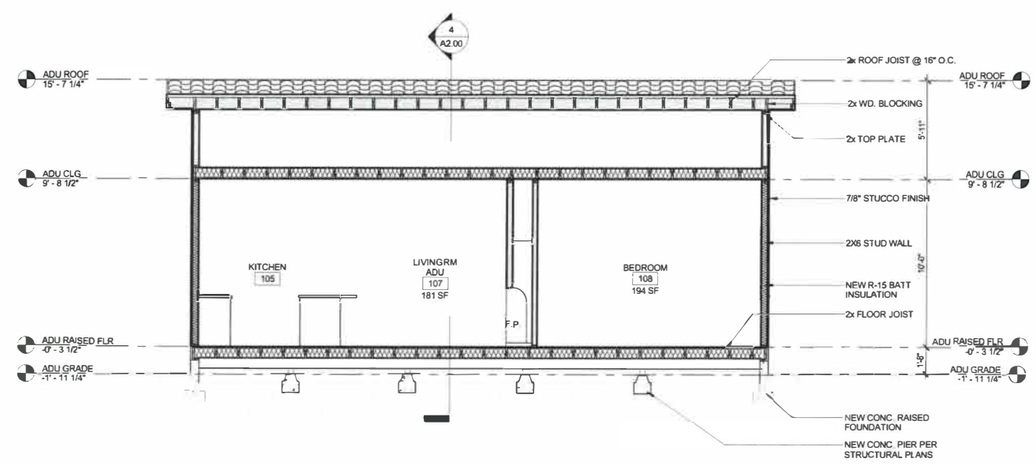


STUCCO COLOR
CRYSTAL WHITE 50 (79) BASE 100 OF LAHABRA STUCCO

2 SOUTH ELEVATION - RIGHT SIDE
1/4" = 1'-0"



4 CROSS SECTION
1/4" = 1'-0"



3 LONGITUDINAL SECTION
1/4" = 1'-0"

ECONCEPT-DESIGN, LLC
CAD + BIM Solutions

Project Description:
PROPOSED NEW ACCESSORY DWELLING UNIT

Sheet Name:
ADU ELEVATIONS & SECTIONS

PLAN CHECK 03/08/2018

REGISTERED PROFESSIONAL ENGINEER
PAUL HENRY DURAND JR
S 4222
EXP. 9/19
STRUCTURAL
STATE OF CALIFORNIA

SCALE: As indicated

A2.00

ADU Examples (New Construction - 2 of 2)

NEW ACCESSORY DWELLING UNIT

PROPOSED BUILDING INFORMATION

BUILDING CODE - FLOOR AREA	
FIRST FLOOR	633 Sq. Ft.
SECOND FLOOR	564 Sq. Ft.
TOTAL	1,197 Sq. Ft.
ZONING CODE - FLOOR AREA	
FIRST FLOOR	633 Sq. Ft.
SECOND FLOOR	499 Sq. Ft.
TOTAL	1,132 Sq. Ft.
SCHOOL FEES - FLOOR AREA	
FIRST FLOOR	748 Sq. Ft.
SECOND FLOOR	748 Sq. Ft.
TOTAL	1,496 Sq. Ft.
HEIGHT	
PERMITTED HEIGHT	45'-0"
PROPOSED HEIGHT	22'-0"
STORIES	2
YARDS	
FRONT YARD SETBACK	98'-2"
EAST SIDE YARD SETBACK	13'-6"
WEST SIDE YARD SETBACK	12'-8"
REAR YARD SETBACK	10'-0"
PARKING	
REQUIRED - FRONT	2
REQUIRED - ADU	0
TOTAL REQUIRED	2
PROVIDED - STANDARD	1
PROVIDED - COMPACT	1
TOTAL PROVIDED	2

LEGAL DESCRIPTION

APN	5054-033-005
LOT	17
LOT SIZE	6,750.1 SQ.F.T
TRACT	THE JUANITA TRACT
BLOCK	NONE
ARB	2

ZONING INFORMATION

ZONE	R2-1-O-HPOZ
USE	A.D.U.
HEIGHT	22'-1"

OCCUPANCY

RESIDENTIAL	R-3

CONSTRUCTION TYPE

	TYPE V - B

SCOPE OF WORK

- (N) ACCESSORY DWELLING UNIT - 1,197 SQFT
- (E) 2 PARKING SPOTS

ACCESSORY DWELLING UNIT ORDINANCE

★ PARKING NOT REQUIRED BECAUSE THE PROPERTY IS LOCATED IN A CITY HISTORIC PRESERVATION OVERLAY ZONE (ADAMS-NORMANDIE HPOZ)

★ FIRE SPRINKLER SYSTEM NOT REQUIRED BECAUSE SPRINKLERS ARE NOT REQUIRED FOR THE EXISTING SINGLE-FAMILY DWELLING UNIT.

CODE REFERENCES

BUILDING AND SAFETY	2017 CALIFORNIA RESIDENTIAL CODE - BASED ON THE 2015 INTERNATIONAL RESIDENTIAL CODE
PLANNING AND ZONING	2017 LOS ANGELES - PLANNING AND ZONING MUNICIPAL CODE, CHAPTER 1)
GREEN BUILDING	2017 LOS ANGELES GREEN BUILDING CODE

LICENSED ARCHITECT
VLADIMIR TOMULESKI
No. C 22417
LICENSE DATE
STATE OF CALIFORNIA

REVISIONS	DATE

PROJECT SITE

VICINITY MAP | 7

SYMBOLS | 5

SECTION TAG
DETAIL TAG
ROOM NAME 1001 — ROOM TAG
1 = 10'-0" 3/8" = 1'-0" — SECTION / ELEVATION TAG
DETAIL / ENLARGED CLOUD
4 — MATERIAL CALLOUT
4 — MATERIAL CALLOUT FIELD
XXX.X — DOOR TAG
XXX.X — WINDOW TAG
CHANGE OF LEVEL
EXIT / ENTRANCE

ABBREVIATIONS | 4

A.B. -	ANCHOR BOLT
ADJ. -	ADJACENT
BLKG. -	BLOCKING
BM. -	BEAM
B.O. -	BOTTOM OF _____
BRD. -	BOARD
B.U. -	BUILT-UP
B.W. -	BOTTOM OF WALL
CJ -	CEILING JOIST
CMU. -	CONCRETE MASONRY UNIT
CONC. -	CONCRETE
CONT. -	CONTINUOUS
DBL. -	DOUBLE
DIA. -	DIAMETER
DS. -	DOWNSPOUT
D/W -	DISHWASHER
DWG. -	DRAWING
(E) -	EXISTING
EA. -	EACH
E.M. -	EXTRUDED METAL
ELECM -	ELECTRICAL METER
EQ. -	EQUAL
EXP. -	EXPOSED
EXT. -	EXTERIOR
F.FL. -	FINISH FLOOR
FJ -	FLOOR JOIST
F.O.F. -	FACE OF FINISH
F.O.S. -	FACE OF STUD
F.S.H. -	FIRE SPRINKLER HEAD
FTG. -	FOOTING
G.I. -	GALVANIZEDIRON
GM -	GAS METER
GYP. -	GYPSUM WALL BOARD
HDR. -	HEADER
HT. -	HEIGHT
INSL. -	INSULATION
L.A.G. -	LOWEST ADJACENT GRADE
MAX. -	MAXIMUM
MFR. -	MANUFACTURER
MLDG. -	MOLDING
MTL. -	METAL
N/C -	NO CHANGE
NIC -	NOT IN CONTRACT
(N) -	NEW
O/ -	OVER
O.C. -	ON CENTER
PL. -	PLATE
PLN. -	PLAN
PLWD. -	PLYWOOD
P.S.P. -	PER SEPERATE PERMIT
P.T. -	PRESSURE TREATED
P.T.D.F. -	PRESSURE TREATED DOUGLAS FIR
P.U.E. -	PUBLIC UTILITY EASEMENT
R -	RADIUS
REQ'D -	REQUIRED
RM. -	ROOM
R.R. -	ROOF RAFTER
SCHD. -	SCHEDULE
SHTHNG. -	SHEATHING
SQ. -	SQUARE
STG. -	STAGGERED
STL. -	STEEL
STRUC. -	STRUCTURAL
S.W.S. -	SHEAR WALL SCHEDULE
T&G -	TOUNGE AND GROOVE
THK. -	THICK
T.O. -	TOP OF _____
T.W. -	TOP OF WALL
TYP. -	TYPICAL
U.O.N. -	UNLESS OTHERWISE NOTED
V.F. -	VERIFY IN FIELD
W/ -	WITH
WD. -	WOOD
WM -	WATER METER

PROJECT TEAM | 3

OWNER

ARCHITECT
L&V ARCHITECTS INC.
2332 Cotner Avenue Suite 303
West Los Angeles, CA 90064
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f: (310) 914 - 5578
www.LVARCH.com

STRUCTURAL
Paul's Structural Engineering
6625 Reddy Avenue
West Hills, CA 91307
t: (818) 429 - 1903

SURVEY
Winn-Winn Surveying
La Verne, CA 91750
t: (909) 593-0947
Winnsurveying.com

TITLE24
TITLE 24 DATACORP
633 Monterey Trail
POB 2199
Frazier Park, CA 93225
t: (800) 237-8824
www.title24data.com

METHANE
BROWNFIELD SUBS LAB
5855 Lindero Canyon Rd #106
Westlake Village, CA 91362
t: (213) 500-0425

SHEET INDEX | 1

ARCHITECTURAL SET:

T - 1.10	TITLE SHEET | PLOT PLAN
G - 1.10	GENERAL NOTES AND GENERAL SPECIFICATIONS
G - 2.10	GREEN BUILDING NOTES
G - 3.10	TITLE 24
G - 5.10	LOW IMPACT DEVELOPMENT
A - 0.01	SURVEY
A - 0.10	SITE PLAN
A - 1.10	FLOOR PLANS
A - 1.20	ROOF PLAN
A - 2.10	ELEVATIONS
A - 3.10	SECTIONS
A - 6.10	DOOR AND WINDOW SCHIBDULES
AD - 1.10	ARCHITECTURAL DETAILS
AD - 1.20	ARCHITECTURAL DETAILS

STRUCTURAL SET:

S - 1	GENERAL NOTES
S - 2	TYPICAL DETAILS
S - 2A	TYPICAL DETAILS
S - 3	FOUNDATION PLAN
S - 4	FLOOR FRAMING PLAN
S - 5	ROOF FRAMING PLAN
S - 6	DETAILS
S - 7	DETAILS

METHANE SET:

VC - 01	TITLE SHEET
VC - 02	CITY OF LA METHANE HAZARD MITIGATION STANDARD PLAN
VC - 03	CITY OF LA METHANE HAZARD MITIGATION STANDARD PLAN
VC - 04	TEST RESULTS AND CITY REQUIREMENTS
VC - 05	SUBSLAB VENTING AND MEMBRANE PLAN
VC - 06	SUBSLAB VENTING DETAILS
VC - 08	MEMBRANE DETAILS AND NOTES
VC - 09.1	MEMBRANE SPECIFICATIONS
VC - 09.2	MEMBRANE SPECIFICATIONS
VC - 09.3	MEMBRANE SPECIFICATIONS
VC - 10	HAZARDOUS AREA CLASIFICATIONS AND DETAILS

L+V architects inc.
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West Los Angeles, CA 90064
t: 310. 914. 5577; f: 310. 914. 5578

TITLE SHEET / PLOT PLAN — title
05.25.2018 — date
1/8" = 1'-0" — scale
T- 1.10 — page
project #18.02

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN OR BY THIS DRAWING(S) ARE OWNED BY L&V ARCHITECTS INC. AND WERE CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DUPLICATED, USED BY OR DISCLOSED TO FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF L&V ARCHITECTS INC.

GENERAL NOTES:

1. The construction shall not restrict a five-foot clear and unobstucted access to any water & power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, ect.) 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 delays and/or additional expenses.
2. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and bengidly connected to the exterior of the building structure containing the fuel gas piping. (Per Ordinance 170,158) (Includes Commercial additions and TI work over $10, 000.) Separate plumbing permit is required.
3. Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption
4. Provide 70" high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure (1115B.2 and 2406.3(5)
5. Water heater must be strapped to wall (Sec. 507.3, UPC)
6. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constucted of a minimum 0.019-inch (0.48mm) sheetsteel and shall have no openings into the garage
7. A copy of the Los Angeles Research Report and/ or conditions of other listings shall be made available at the job site.
8. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the Owner is legally liable permits commencement of construction prior to obtaining a PERMIT from the respectful city, the Owner shall assume full responsibility for the results of such construction. Therefore the Owner agrees to waive any claim against the Architect and to release L&V Architects, Inc. from any liability arising directly or indirectly from such construction. In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold harmless ARCHITECT from any damages, liabilities or costs, including reasonable attorneys' fees and costs of defense, arising from such changes.
9. In addition, the Owner agrees to include in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to the Architect's construction documents without the prior written approval of L&V Architects, Inc., and that further requires the Contractor to indemnify both ARCHITECT and the Owner from any liability or cost arising from such changes made without such proper authorization.
10. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claims against the Architect and to release the Architect from any liability for the referenced project.
11. It is understood that ARCHITECT will not provide design and construction services related to safety measures of any contractor or subcontractor on the project. Further, it is understood that ARCHITECT will not provide any supervisory services relating to the construction for the project. Any opinions solicited from ARCHITECT relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against ARCHITECT.
12. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. ARCHITECT will provide input into the selection of these consultants but they will be retained by and report to the Owner.
13. The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by ARCHITECT and must repair any substandard, faulty or failing work.
14. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
15. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)
16. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower 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)
17. Automatic Garage Door openers, if provided, shall be listed in accordance with UL325
18. Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repair, or additions (R314.2)
19. Where a permit is required for alterations, repairs or additions, 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 alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained (R315.2)
20. 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)
21. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible form the street or road fronting the property (R319)
22. Unit skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required). (R308.6.9)
23. Provide anti-graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.
24. 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.
25. Provide ultra-low flush water closets for all new construction.

GENERAL CONSTRUCTION NOTES

1. The general contractor shall furnish all labor, materials, equipment and other items necessary for the completion of all work shown, called for, or reasonably implied by the contract documents except where specifically noted otherwise. Where work or equipment is indicated "N.I.C.", such work or equipment shall be provided by others. The General contractor shall coordinate and cooperate to effect such installation.
2. The general contractor shall carefully examine the site to satisfy himself as to existing conditions, prior to submitting his bid. No claim will be allowed on the basis of his lack of knowledge of existing conditions and of problems arising there from. The general contractor shall review all drawings and specifications to obtain first-hand knowledge of all conditions, prior to signing the contract. If found necessary, the general contractor shall request additional information, clarification and details to fully understand the project and scope of work.
3. The general contractor shall verify all dimensions and conditions of the project prior to commencing work and shall report any discrepancies, inconsistencies, errors and/or omissions to the architect and the owner. All requests for clarifications of these drawings shall be directed to the Architect in writing. Site plan dimensions and bearings are to aid in locating the proposed development in reference to the property lines and to any adjacent street. While this site plan is believed to be correct, the architect assumes no liability for any discrepancy occurring on the drawings by reasons of reliance on the owner's or engineer's documents. All dimensions locating the buildings within the property lines must be verified with civil engineer or surveyor prior to construction. Dimensions, grades, and details shall be verified prior to commencement of construction. Typical details shall apply where specific details (or sections) are not given.
4. Do not scale the drawings. All dimensions specified govern. Dimensions are nominal and are to the face of objects unless specifically noted otherwise.
5. The contract drawings and specifications represent the finished project. They do not indicate the method of construction. The contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but are not limited to, bracing, shoring, shoring for loads due to construction equipment, etc. Observation visits to the site by the architect does not include observation of the above items.
6. The architect is not responsible for the performance of the general contractor or sub-contractors, their errors or omissions nor the safety at the job site. Any non-conforming items found or noted shall be brought to the attention of the architect immediately.
7. All work shall be done in accordance with the highest quality of industry standards and the standards referenced herein. All prefabricated items shall be delivered to the jobsite complete and ready to install. Assemblies shall be erected rigidly, secured, plumbed, level and aligned true.
8. Reference to any detail or drawing is for convenience only and does not limit the application of such drawing or detail. If certain information is noted only on the plans or only on the specifications or only in a detail then that information shall be valid as if noted on all above mentioned locations.
9. All work shall conform to the minimum standards of the current edition of CBC. All other regulating codes and agencies having jurisdiction over the work shall be complied with.
10. The owner shall be immediately notified of any discrepancies between these documents and any applicable codes by the agent involved with the governing agency having jurisdiction. The "field inspector" for such agency has final authority to approve / disapprove project construction and correctness of all code related items
11. Each sub-contractor is considered a specialist in his respective field / trade and shall (prior to submission of bid or performance of work) notify the general contractor or the owner of any work called out in the drawings or specifications which cannot be fully guaranteed or constructed as designed or detailed.
12. Where construction details are not shown or noted for any part of the work. Details shall be the same as for other similar first class work for the trade involved. The owner and architect shall be immediately notified of any alternate non-standard or untested method(s) proposed.
13. The general contractor is responsible for appropriate hook-up of all utilities required to support the work, including Temporary and final.
14. The general contractor shall determine locations of utility services in the area, prior to any excavation for work. The general contractor shall also verify any and all utility locations specified or otherwise noted on the drawings. The general contractor is responsible for the protection of all existing underground and overhead utilities
15. All delivered and in-place materials remain the responsibility of the contractor for the entire course of construction. Damages or stolen materials shall be replaced by the general contractor at no cost to the owner. All materials shall be securely stored and kept dry before installation.
16. Lead time for materials and equipment. it is the responsibility of the general contractor and all sub-contractors to order materials, equipment, etc. sufficiently in advance to assure timely constuction and/or installation.
17. Miscellaneous items of work and materials necessary to complete the project, whether or not mentioned or described in these specifications and allied documents, shall be provided.
18. Trade names and manufacturers referred to are primarily to establish quality standards and character of materials. Substitutions / alternatives may be permitted when approved by the owner.
19. When the word "provide" is used. It shall mean that such item or service referred to shall be furnished and installed or that the owner shall be furnished an alternative for their approval prior to purchase, fabrication or construction.
20. The general contractor and applicable sub-contractors are responsible for, and will replace, any damaged or defective equipment or work before final acceptance by the owner
21. Project plan check fee and initial permit fee is the responsibility of the owner. Subsequent permits, tests, and inspections are the responsibility of the general contractor
22. The general contractor is responsible for site and stucture clean-up. The general contractor assumes sole and complete responsibility for the job site conditions (should there be no general contractor for the project, the owner assumes this responsibility) during the course of construction of the project including safety for all persons and property and that this requirement shall apply for and not be limited to normal working hours. The contractor shall defend, indemnify and hold the owner, building tenant and the architect harmless from any and all liabilities real or alleged in connection with the performance of the work on the project during the course of construction.
23. All contractors and sub-contractors shall perform all work on this project in compliance with the occupational safety and health regulations of the U.S. department of labor and the state of California
24. Where shop drawings are requested, there shall be submitted to the designer 3 copies for his record and the owners record.
    By approving and submitting shop drawings and samples, the general contractor thereby represents that he has determined and verified all field measurements, field construction criteria, materials, catalog numbers and similar data, and that he has checked and coordinated each shop drawing and sample with the requirements of the work and of the contract documents.
25. Changes to contract documents: alterations or deviations to the project construction documents shall NOT be made without the written approval of the owner and the architect.
26. Contractors and subcontractors shall verify with owner any modifications or additions to the following min. Insurance requirements:
    1. The liability insurance required for all contractors and subcontractors shall be written, and what ever is required by law, and shall include contractual liability insurance.
    2. Work shall not commence under this contract until insurance has been obtained and such insurance has been approved by the owner.
    3. If contractor / sub-contractor, fail to furnish such required insurance the owner may secure insurance and retain and deduct the amount of premiums for such insurance from any amounts due under the contract.
    4. The owner will maintain his own liability insurance. The owner will also maintain property insurance to the full insurable value thereof. However, there shall be no duty on the part of the owner to procure such insurance until five days after receipt of written notice by the contractor to the owner of the amount of insurance required. The policy shall cover all work incorporated in the building, and all materials for incorporation into the building which may be in or about the premises, and shall be made payable to the parties as their respective interest may appear. Fire insurance for the protection of the contractor's buildings, materials not otherwise covered by insurance of the owner, tools and equipment of the contractor and all similar items not otherwise covered shall be the responsibility of the contractor.
27. Where applicable, contractor shall furnish and maintain protection fencing and all other required barricades, guardrails, warning signs, steps, lights and all other forms of protection for life, and property as may be necessary and as required by local ordinances and agencies.
28. Contractor shall provide dust control throughout entire construction period consisting of intermittent watering and sprinkling as necessary to lay dust during construction.
29. These drawings and copies thereof are legal instruments of service for the use of the owner and authorized agents, on the designated property only.
30. Each trade shall be responsible for knowledge of relative information contained in these documents and the conditions under which each trade will be expected to perform.
31. Deviations from these documents necessitated by field conditions shall be brought to the attention of the owner and the architect immediately.
32. The structural, mechanical, plumbing, and electrical drawings are supplementary to the various drawings. Should there be any discrepancy between the various drawings, it shall be brought to the owner and architect's attention for clarification.
33. The contractor shall coordinate with the owner's representative for installation of special manufacturing equipment not shown in these drawings. The contractor shall verify equipment locations with the owner's representative and/or equipment prior to forming the slab, for proper size and location of foundation depressions, drains and wraps.
34. The contractor shall consult the electrical, mechanical, and plumbing drawings and all other drawings for the location of all sleeves needed through wall and floor slabs. Consult with the architect should any sleeves not noted on the plans be required.
35. Miscellaneous signage shall be under a separate contract, unless otherwise noted.
36. Unless otherwise noted, stated manufacturer's items are to be "or equal". Contractor shall verify substitutions with the owner prior to bid and/or installation.
37. All equipment and material which is in operating condition when removed, shall be maintained as such and returned as per owner's instructions.
38. It shall be the sole duty and responsibility of the contractor to determine means and methods of construction and fabricate and install the work in accordance with accepted good practice and procedures and to let the architect know at the time of bidding if the drawings and details are not practical or structurally sound in their intent and purpose.
39. Contractor shall be responsible for installation of all equipment, including water heater and all mounting, seismic bracing, and support of such equipment.
40. All materials provided shall conform to all applicable local, city, state, federal and/or county codes, ordinances and fire regulations. Certificates, and approved fire retardant flame spread ratings, etc., shall be obtained and included in the general contractor's submittals.
41. Electrical service, wiring, etc., shall comply with applicable electric codes.
42. Plumbing shall comply with applicable plumbing codes.
43. Provide ventilation according to applicable mechanical code. Complete air change every fifteen minutes, or as specified by the mechanical engineer.
44. The contractor shall keep the premises free from the daily accumulation of waste materials or rubbish caused by their operations. At the completion of the work, he shall clean all glass, walls, and door surfaces and vacuum all floor surfaces.
45. Contractor shall provide trash dumpsters as required for all participating trades to use, including those trades with a direct contract with the owner.
46. The contractor shall be responsible for providing temporary utilities (power, lighting, water and restroom facilities) to the jobsite for use by all construction trades.
47. The contractor shall note that there shall be no substitutions for any material where specific manufacturers are specified. Where approved equal or equivalent is used, it shall be understood that the substitute shall be by the judgment and approval of the architect and the owner, and all requests shall be made prior of installation. Contractor shall submit 3 sets of manufacturer's cut sheets or samples and/or (1) reproducible original of drawings for all requested substitution of materials, hardware, millwork, glass partitions, ceiling systems, plumbing fixtures, etc. to the architect for approval.
48. Gen. Contractor or his subcontractors shall be responsible for verification and approvals of substitute materials as requested by governing agencies.
49. Brochures of all equipment and furnishings as well as all finish material samples as required, shall be submitted to the architect without specific request prior to purchase and installation.
50. Contractor to provide schedule for performance and date of completion of all work.
51. If the contractor claims that instructions from the architect and/or owner involve extra cost under this contract he shall give written notice thereof within 5 days after the receipt of such instructions, and in any event before proceeding to execute the work. No such claim shall be valid unless so made.
52. Owner reserves the right to provide and install furnishings, fixtures and equipment which shall required coordination by the contractor for support items such as mechanical and electrical provisions for owner's equipment. Contractor shall coordinate the following, but not limited to:
    a. coordinate schedule and work of the various equipment to assure efficient and orderly sequence of installation of interdependent construction elements.
    b. Verify that utility requirements and characteristics of equipment are compatible with building utilities. Coordinate work of the various equipment for installing connecting to, and placing in service such equipment.
53. Contractor is responsible for review of shop drawings, product data and samples prior to submission, and determination and verification of accuracy of:
    a. field measurements
    b. field construction criteria
    c. catalog number and similar data
    d. conformance with specifications and local authorities having jurisdiction over this project.
54. Notify the architect in writing, at time of submission, of any deviation from specification's requirements, and identify such deviation clearly on the submittal.
55. Begin no fabrication or work which requires submittals until return of submittal with architect's approval. If submittal is not approved by the architect, make all corrections and changes and resubmit all drawings and samples until drawings and materials are approved by the architect.
56. Except when specifically indicated or specified, materials and equipment removed from existing structure shall not be used in the contract work.
57. For materials and equipment specifically indicated to be reused in the work:
    a. use special care in removal, handling, storage and reinstallation, to assure proper function in the complete work.
    b. arrange for transportation and handling of materials and equipment which require off site restoration or renovation. Pay all cost for such work or give an allowance for providing such work.
    c. Contractor to collect, store, protect, clean and re-install all finished materials existing on the job site and designated for re-use, including but not limited to existing light fixtures.
58. When the specification requires that installation of work shall comply with manufacturer's printed instruction, obtain copies of such instructions from the manufacturer of the product. Maintain one complete set of contract documents at the sob site during installation and until completion and acceptance.
59. Handle, install, connect, clean condition and adjust products in strict accordance with such instructions and in conformity with specified requirements.
60. Should project conditions or specified requirements conflict with manufacturer's instructions consult with architect for further instructions. Do not proceed with work without such consultation leading to an agreed upon course of action.
61. Do not omit any preparatory step or installation procedure, unless specifically modified or exempted by contract documents.
62. Arrange delivery of products in accordance with construction schedules; coordinate delivery time to avoid conflict with other works and conditions at job site. Deliver products in manufacturer's original sealed containers or packaging, with identifying labels intact and legible. Provide necessary protection and handling methods to prevent soiling and damage to materials or products during transportation. Inspect shipment upon delivery to assure compliance with requirements of contract documents and accepted submittals.
63. Mechanical and electrical equipment which requires servicing during long term storage shall have complete manufacturer's instructions accompanying each item, with notice of enclosed instuctions shown on exterior of package.
64. Provide protection of installed products to prevent damage from subsequent operations.
    a. provide coverings to protect finished surfaces from damage. Cover projections, wall corners, jambs, sill and soffits of openings, in area used for traffic and for passage of products in subsequent work.
    b. control traffic to prevent damage to equipment.
65. Substitute products shall not be ordered or installed without written acceptance of the architect
66. Use only cleaning materials recommended by the manufacturer of the product to be cleaned. Use cleaning materials only on surfaces recommended by cleaning materials manufacturer.
67. Instructions of owner's personnel:
    a. Prior to final inspection for acceptance, fully instruct owner's designated personnel on operation, adjustment and maintenance of equipment and systems.
    b. Operation and maintenance manual shall constitute the basis of instruction. Review contents of manual with personnel in full detail and explain all aspects of operation and maintenance.
68. Furnish to owner a written guarantee against all defects in material and workmanship. for one year from the date of acceptance or as specified otherwise by the owner.
69. At completion adjust all accessories for smooth operation, and clean and polish all surfaces. Deliver maintenance instructions, and all warranties to the owner
70. RE: any changes requested during the course of the project, GC to promptly provide a breakdown of all previously specified work in that area, including the previous subcontractors' respective costs, and the GC costs, overhead and profit, as well as a similar breakdown of the proposed for, all submitted for the architect's and owner's review.
71. Contractor shall obtain all permits necessary to perform full scope of work, obtain all necessary inspections and certificate of occupancy
72. Contractor to obtain a permit from the state division of industrial safety for trenches or excavations 5'-0" or deeper.
73. Building occupant to secure permits required by the fire dept. from the fire prevention bureau prior to occupying this building.
74. Building address numbers shall be easily seen from the street.
75. The general contractor fully understands the scope of work and acknowledges that the construction documents include all necessary drawings, schedules and specifications to perform the work.
76. Should the owner decide to build their project without a general contractor the architect will not be held responsible for any portion of the project.
77. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the Owner is legally liable permits commencement of construction prior to obtaining a PERMIT from the respectful city, the Owner shall assume full responsibility for the results of such construction. Therefore the Owner agrees to waive any claim against the Architect and to release L&V Architects, Inc. from any liability arising directly or indirectly from such construction. In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold harmless ARCHITECT from any damages, liabilities or costs, including reasonable attorneys' fees and costs of defense, arising from such changes.
78. In addition, the Owner agrees to include in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to the Architect's construction documents without the prior written approval of L&V Architects, Inc., and that further requires the Contractor to indemnify both ARCHITECT and the Owner from any liability or cost arising from such changes made without such proper authorization.
79. If the project is not built per Architect's plans and specifications in any means, the Owner agrees to waive any claims against the Architect and to release the Architect from any liability for the referenced project.
80. It is understood that ARCHITECT will not provide design and construction services related to safety measures of any contractor or subcontractor on the project. Further, it is understood that ARCHITECT will not provide any supervisory services relating to the construction for the project. Any opinions solicited from ARCHITECT relating to any such review or supervisory services shall be considered only as general information and shall not be the basis for any claim against ARCHITECT.
81. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. ARCHITECT will provide input into the selection of these consultants but they will be retained by and report to the Owner.
82. The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by ARCHITECT and must repair any substandard, faulty or failing work.
83. Always Use resilient channels for ceiling between floors and all interior walls.
84. Condominium projects
    a. The Owner shall include provisions in the purchase agreement with all buyers of any condominium unit and in the CCR's that Owner shall have the right to effectuate reasonable repairs upon receiving notice of a complaint from any homeowner prior to the filing of any action against anyone involved in the construction. Further, prior to any individual or the Homeowner's Association (HOA) filing any action against the Owner or any party involved with the construction, the CC&R's will mandate that the Owner shall have the right, in its sole discretion, to either repair the alleged problem or buy the unit(s) back et the reasonable market rate for those units at the time the complaint is made.
    b. Prior to the issuance of the permit by the building department for the project the Owner shall establish an escrow account in the amount of $50,000 to be used solely by ARCHITECT to offset the expense in defending any lawsuit that any homeowner or Home Owners Assoc. might file surrounding an actual or alleged construction defect. In the event any construction defect action is filed, ARCHITECT shall have full use of the funds in the escrow to draw upon as ARCHITECT sees fit to assist in ARCHITECT's defense. In the event no construction defect litigation is filed, then the money will revert to Owner at the expiration of twelve (12) years from substantial completion on the project.
85. The contractor shall carefully review the the drawings, specifications, and site and verify all dimensions and site conditions prior to beginning the work. The contractor shall report any inconsistencies to the architect immediately for resolution, before beginning construction or fabrication or ordering any materials.
86. The contractor shall report any discrepancies between drawings and site conditions to the architect before proceeding with the work. The contractor shall verify and coordinate all foundation plan dimensions with floor plans and shall be responsible for proper execution of all work.
87. The structural, mechanicals, elctrical, plumbing, and any and all other drawings are supplementary to the architectural drawings. It shall be the responsibility of the contractor to check with the architectural drawings before the installation of structural, mechanical, electrical, plumbing and any and all other work. Any discrepancies between the architect's and consulting engineer's or designer's drawings and specifications shall be brought to the architects attention for clarification prior to installation of said work and prior to finalizing the bid for construction.
88. Provide galvanic separation between all dissimilar metals

THE AMERICAN INSTITUTE OF ARCHITECTS DOCUMENT A201,"GENERAL CONDITIONS OF THE CONTRACT OF CONSTRUCTION" SHALL GOVERN THE WORK IN THIS CONTRACT AS IF WHOLLY INCLUDED IN THESE GENERAL NOTES.

NOTE:
THE PROVIDED SET OF ARCHITECTURAL DRAWINGS IS A **BUILDERS** SET.

FOR THE PURPOSES OF THESE DOCUMENTS AND ALL OTHER DOCUMENTS FURNISHED BY L&V ARCHITECTS INC., THE TERM **"BUILDERS SET"** SHALL BE DEFINED AS THE FOLLOWING:
A SET OF ARCHITECTURAL DRAWINGS CONSISTING OF THE MINIMUM NECESSARY PLANS, SECTIONS, ELEVATIONS, DIMENSIONS, SPECIFICATIONS, DETAILS, CALCULATIONS AND NOTES TO ACQUIRE A BUILDING PERMIT.

SPECIFICATIONS

SITE WORK

1. Demolition, where indicated on the drawings, shall be performed in accordance w/ requrements shown thereon.
2. Remove all organic matter and other deleterious materials from the site. Burning is strictly prohibited.
3. Unless shown or specified grater, all finish grades shall provide a min. 2% slope away form all stuctural footings for a min of 5 (five) feet.
4. In the event any loose fill, expansive soil, ground water or other dangerous conditions are encountered during excavations, all foundation work shall cease and the owner notified.
5. Fences over 6 feet in height and retaining walls over 4 feet in height measured from the bottom of the footing shall require separate permit.
6. Asphaltic concrete paving (A.C. Paving):
   a. Unless otherwise specified in the soils inspect. report, scarify and recompact the upper 6 inches of sub-soil to a min. of 90% density prior to placing the base.
   b. Sterilize soil with a borate-chlorate compound for weed control.
   c. Place 6 inches class ii aggregate base 4 inches thick after compaction having not less than 90%.
   d. Asphaltic concrete type a is to be placed not less than 2 inches thick after compaction in accordance with all provisions of the "standard specifications" from the state of California, Dept. of Public Works, Division of highways, latest revision.
   e. Apply 2 jennite j-16 protective coats.
7. Portland cement concrete paving:
   a. Provide materials for curbs, gutters, and sidewalks in accordance with the requirements for class a concrete (Sec. 8 & 32) of the county of L.A. standard specifications.
   b. Provide portland cement conc. paving where shown on drawings, as specified herein, and as needed for a complete and proper installation.
   c. Forms:
      c.1. Provide wood or metal formwork profiled to suit conditions including adequate bracing to the lines and grades shown on the drawings.
      c.2. Earth forms will not be permitted for paving.
   d. Sub base aggregate: max. size ¾", compact. to 90%.
   e. Provide reinforcement which complies with the following as minimum:
      e.1. Reinforcing bars: u.o.n. on the drawings use deformed bars for number 3 and larger.
      e.2. Welded wire fabric: No. 16 welded wire mesh, plain type in coiled rolls, unfinished.
   f. For concrete see Structural Notes.
   g. Finishing, texture finish
      g.1. Float to produce a surface level within ¼" in 2 feet.
      g.2. With a bristle broom produce a textured finish, light, medium or coarse as directed by the owner.
   h. Beginning immediately after placement, protect concrete from premature drying, excessively hot or cool temperatures and mechanical injury. Surfaces to receive waterproofing shall have pits, holes and cracks filled solid and shall be dry and smooth for application.
   I. Cobble stone stamped pattern:
   i.1. To receive a stamped pattern, concrete should contain small size aggregate such as pea gravel, 3/8" top size. finishing follow the normal procedures, however, do not trowel the surface more than once. After the surface is trawled or floated to the design textura, platform stamping platforms are used. One pad is placed next to the other so that the pattern is accurately aligned, at least two pads are required. The finisher simply steps from one pad to the next stamping the design to a depth of about one inch.

THERMAL & MOISTURE PROTECTION

1. Waterproofing per IBC 2304.11.5:
   a. Waterproofing at foundation, ret. walls, decks, under floor slabs and other shall conform with the following min. requirements unless otherwise noted or dite condition deem it necessary for a heavier waterproofing application. Notify owner if later condition occurs.
   b. Surface to receive waterproofing shall have pits holes and cracks filled solid and shall be dry and smooth for application.
   c. Manufacturer: use "pacific polymer" for install. See manufacturer's recommendations.

2. Insulation:
   a. Sound and thermal insulation shall be installed where indicated on the drawings as follows:
      1) Sound insulation - u.s.g. sound attenuation blankets (or equal) shall be provided around bathrooms, bedrooms and kitchen, as shown on the drawings
      2) Provide min. ½" thick resilient material to insulate all plumbing from the structure. Use acoustoplumb by specialty products inc. (or equal)
      3) Provide resilient channels on ceilings between first and second story
   b. Thermal insulation:
      1) In all exterior walls and roof thermal insulations shall be installed as shown on drawings (R-19 and R-30).
      2) In addition to the R-30 insulation in the roof, provide rigid insulation as shown on the drawings.
   c. Installation of insulation:
      1) Exercise extreme care with integral vapor barrier to maintain it continuously.
      2) Fully insulate all small areas between closely spaces framing members.
      3) Perform all end matching neatly with all ends filling snugly or overlapped.
      4) Cut and fit insulation material around pipes, conduits and outlet boxes as necessary to maintain the integrity of the insulation.
      5) Where pipes are located in stud spaces to receive insulation, place insulation between exterior wall and the pipe, compressing insulation if necessary.
      6) Securely fasten flanges of insulation to sides of studs and joists with insulation fittings snugly and tightly against framing members, using staples or nails.

3. Sealants:
   a. Vulkem polyurethane sealants by Mameco International, shall be installed per manufacturer's instructions as follows
      1) Vulkem #45 for horizontal joints in concrete slabs and walks.
      2) Vulkem #116 in vertical joints at doors/windows/jams/frames etc. and for general purposes.
      3) Joint filler and backing of closed sell neoprene or compressible pre-molded polyethylene foam, strips or rope shall be installed as required.
   b. Caulking (mastic) equal to horseal, w.r. grace and co. shall be install per manufacturer's instructions under exterior metal thresholds, window seals and jams.
   c. All sealants to be installed between materials

ROOF

1. Roofing:
   a. Roof slope to be ¼" per foot min. IBC 1502.
   b. All roofing materials class "A", "B" or "C" shall be as shown on the drawings, applied in strict conformance with IBC 1505 and manufacturer's written recommendations and in accordance with the following min. requirements. (see NRCA Manuel)
   b. All materials shall be delivered in packages bearing manufacturer name and u.l. label where applicable.
   c. Applications shall confirm to IBC. 1507.
   d. Roof and valley flashing and juncture of roof and vertical surface, flashing and counterflashing shall be installed per IBC 1503.2, 1507.3.9, 1507.5.6

2. Flashing and sheetmetal:
   a. Fabricate and install flashing and sheet metal in accordance with latest SMACNA standards where applicable
   b. Pitch pockers, counterflashing, cap and coping flashing, splash pans, gravel stops, fascia flashing, etc.: min. 25 ga. galvanized steel or as noted on the drawings.
   c. Drip flashing: use 22 ga. galvanized steel or as noted on the drawings.
   d. Butyl sealer: where it is impracticable to use a solder at joints, corners, etc., seal with "dap butyl gutter and tap sealer, "cushion-lock d-50 butyl sealer", "hapco 600", or approved equal, in accordance with manufr specifications.
   e. Galvanized sheetmetal: gal iron or steel sheet, conforming to ASTM A525-67 or A446-67, as required with min. zinc coating of 1.25 oz./sq.ft. and 0.2% copper bearing.
   f. Dissimilar metals: where dissimilar materials come in contact paint the connection with an approved protective coating.
   g. Flash and counter flash all roof to wall conditions and around all vents or chimney protections throughroof
   h. Insulate all metal flashing with wood with 15# felt.
   I. All exposed flashing and metal to be painted - color per owner.

3. Roof accessories:
   a. Skylights. Glass or plastic skylights to comply with IBC 2415 / 2610
      1) Sizes and shapes as indicated on the drawings.
      2) ¼" nominal thickness acrylic clear tinted.
      3) Skylights shall be mounted on built-in curb (min. 4" where roof slope is less than 3:1) as detailed and in anodized aluminum frame in color to match window frames.
      4) All skylights must have ICC approval and copy of the same must be on job site for building inspector approval.
   b. Roof windows:
      1) Size and shapes per drawings.
      2) Aluminum clad fixed window per "Velux" ner 216 (or equal), with dual glazing and roller shades sun screening.
   c. Anchor roof accessories securely in place as indicated and in accordance with manufacturer's recommendations in a manner which will permit roofing and flashing work to achieve a watertight and weatherproof installation.

4. Roof drains
   Size the roof drains and overflow per Chapter 11 of LAPC. 1503.4.
   Overflow scuppers to be designed per Table 11-1 of LAPC.

DOORS AND WINDOWS

1. Provide doors complete in place with finish hardware installed the types, designs and dimensions shown on the door schedule, as shown on the drawings, and specified herein and as needed for a complete and proper installation.
2. Submit shop drawings for approval of all raised panel doors
3. Hardware
   a. Submit hardware schedule to owner to review
   b. Finishes shall be selected by owner during submittal process. For pricing purpose use "Baldwin".
   c. A master keyed system to be specified on submittal review.
4. For window pricing
   "Fleetwood" - for aluminum windows.
   "Marvin Integrity" series - for clad windows.
   "Certainteed" - for vinyl windows.
5. For pricing purpose see spec book:

"Timley"	-for frames
"Ramco"	-for hinges
"Schlage"	-for levers
"Schlage"	-for locksets
"Norton"	-for closers
"Pemko"	-for thresholds
"Pemko"	-for seal
"Cal Royal"	-for doorstops
"Von Duprin"	-for exit device

FINISHES

Lath and Plaster:
1. Confirm to latest addition of IBC 718, 2512, Table 2507.2, Tabl.2511.1.1 and "California Lathing and Plastering Association Reference Specifications".
2. Exterior cement plaster (stucco):
   a. Portland cement plaster, mixed in proportion per above references, for machine application with integrally colored stucco finish as selected by owner.
   b. Vertical surfaces - self-furring galvanized metal lath laminated draft backed diamond mesh "B (U.S.G. or equal)
   c. Horizontal surfaced - paperbacked 3/8" furred galvanized metal rib lath.
   d. Masonry or concrete surfaces shall be cleaned with 10% muriatic acid to water solution, rinsed with clear water and receive plaster bonding agent equal to "weld-crete". Apply base code of plaster over bonding agent, to machine applied codes with finished stucco code as selected by owner.
   e. Bullnose: welded wire reinforcement with 7/8" rad. "nose" and 2-/12" legs by kwik round or equal. Install with mails, staples or wire ties to the outside of the lath sufficiently to maintain plumb (fed. spec. qq-w-461h).
3. Accessories.
   a. Casing beads, equal to milcor or U.S.G. No.66 to be installed at all locations where plaster stops against masonry, concrete, wood or metal surfaces and as otherwise shown on drawings.
   b. Expansion joints equal to milcor, U.S.G. No.40 or "fryreglet" as indicated.
   c. Removable grounds or screeds as req'd to maintain exact plaster thickness and place surfaces
4. Finishing: provide smooth steel trowel (knock-down) finish after approved by the owner sample.

Precast Concrete:
1. Provide p.c.c. moldings copings, sill, columns, etc., as shown on drawings. Products manufactured by C.D.I. or equal. For installation use manufacturer's specifications or min. 20 ga., brick ties.
2. Field cutting (using diamond blades) may be required to fit.

Gypsum Wallboard:
1. Conform to latest edition of IBC 2508, 2508.1 and "American Standard Specifications for the Application and Finishing of Gypsum Wallboard."
2. Regular ½" or 5/8" thick equal to U.S.G. tapered edge sheet rock where type "X" or w/r wallboard is not required.
3. Panels where type "X" wallboard is required.
   a. Regular and type "X" single layer wallboard shall be installed horizontally staggering end joints. Nail with 5d cooler nails (1/2" wallboard) 6d cooler mails (5/8" wallboard) at 6" o.c. for ceiling and 7" o.c. for walls.
4. Water resistant (w/r) ½" or 5/8" thick equal to U.S.G. tapered edge sheetrock (regular panels) or fire code "C" (type "X" panels) as required.
   a. For bathrooms and toilet rooms, nonabsorbent finish and backing for walls and floor to conform with section IBC 1210.2, 1210.3, 2509.
   b. Apply single layer of wallboard horizontally with factory edge (paper bound) abutting top edge of spacer, staggering no end joints. Nailing per regular and type "X" wallboard.
   c. All cut edges, holes and joints shall be treated with sheetrock brand of water resistant sealant prior to installation.
   d. Float all ceiling and joints (except @ perimeter of room).
5. Accessories:
   a. Metal trim equal to U.S.G. No. 402 where wallboard abuts with other material or terminates
   b. Corner beads equal to "pla-cor" traditional bullnose No. 85 standard No. 1085 arch. at all external corners (or equal). For installation use manufacturer specifications.
   c. Joint tape, bedding, finishing cement, adhesives and laminating compound to be as recommended by sheetrock manuf. and in compliance with U.L. Inc. for fire resistive rating.
   d. Access panels where indicated or req'd to be equal to milcor "style dw", 22"x30" u.o.n.
   e. Use resilient channels for ceiling between floors and all interior walls.
6. Gyplap sheathing shall be equal to ½" thick U.S.G. gypsum sheathing (trademark gyplap) encased with water-repellent paper on both faces and long sides.
7. Finish coat: apply smooth finish coat capable of producing a fine finish as approved from samples furnished to the owner.

CERAMIC AND STONE TILES

1. All ceramic and stone tiles shall be ¼" to ½" thick selected by the owner. Installation shall conform to the latest edition of the "Handbook for Ceramic Tile Installation" by the tile Council of America" for the following conditions.
2. Exterior wall stone tile veneer (max. ½" thk.) shall be install in accordance with method W 243 over a wood stud wall.
3. Exterior deck tiles and stone shall be install over plywd subfloor group I, ext. grade C.C. type or better conforming to A.P.A. classification and U.S. Product Standard 1-83, over waterproofing with cement mortar in accordance with method F 103.
4. Bathtub wall tile shall be installed over an approved "water resistant" gypsum wallboard with organic adhesives in accordance with method B 413-87 or on cement mortar in accordance with method B 411-87.
5. Shower receptors/walls shall be installed with organic adhesives over w/r gyp. board in accordance with method B 416 or in cement mortar in accordance with method B 414.
6. Tile tubs shall be installed in accordance with method B 417.
7. Tile countertops shall be installed in accordance with method C 611.
8. Interior tile floors shall be installed per method F 141.

PAINTING

1. All surfaces to be clean, smooth and dry as required by manufacr instructions for finish being applied.
2. Back paint all exterior and interior finish lumber and millwork, including door and window frames, trim cabinetwork, etc., on all surfaces to be concealed after installation.
   a. Painted or enameled items shall be back painted with priming coat.
   b. Stain or clear finish items shall be back painted with one coat of spar varnish.
3. Prime of stain and seal all interior and exterior wood scheduled for opaque finish, apply to all edges, ends, face underside and backside of items to be exposed.
4. Surfaces of miscellaneous iron and steel not embedded in concrete, and all surfaces of unprimed plain sheet metal work (not galvanized) shall be primed with ferrous metal primer.
5. Galvanized (zinc) metal work shall be primed with zinc dust, zinc oxide primer.
6. Aluminum and aluminum alloy surfaces shall be primed with zinc chromate primer

PLYWOOD

1. The building shall be entirely wrapped with plywood.
2. The plywood shall align with exterior face of shear walls

LICENSED ARCHITECT
VLADIMIR TOMALEVSKI
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

GENERAL NOTES — title
05.25.2018 — date
N.T.S. — scale
G - 1.10 — page
project # 18.02

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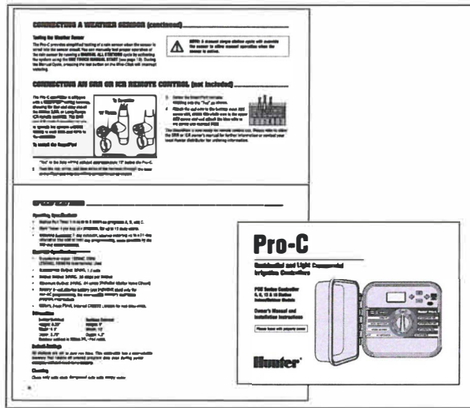
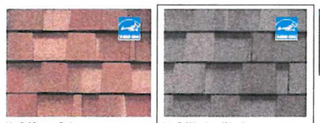


IRRIGATION CONTROLLER | 8

LANDMARK SOLARIS® GOLD COLOR PALETTE

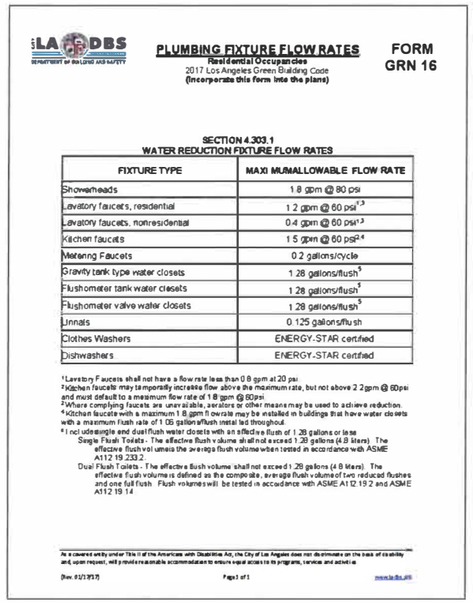


Both colors are rated by the Cool Roof Rating Council (CRRC) for cool roofs and can be used to comply with the 2016 CalGreen Title 24 Part 6 Cool Roof Requirements.

Landmark Solaris Solar Reflectivity (SR), Thermal Emittance (TE) & Solar Reflectance Index (SRI) Data

Color	Tier	CRRC Rated Product Directory									
		Product ID	Solar Reflectance		Thermal Emittance		Solar Reflective Index		Meets California Title 24?	Energy Emittance Certified?
			Initial	Aged	Initial	Aged	Initial	Aged		
Max Def Restoration Shake	Better	0668-0551	0.26	0.25	0.88	0.90	26	25	Yes	Yes
Max Def Weathered Wood	Better	0668-0550	0.25	0.24	0.90	0.89	25	24	Yes	Yes

Certainteed Cool Roof | 7



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	MAXIMUMALLOWABLE 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 1.28 gallons/flush installed throughout.
[5] Including 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 A112.19.2/3.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the combined, 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.

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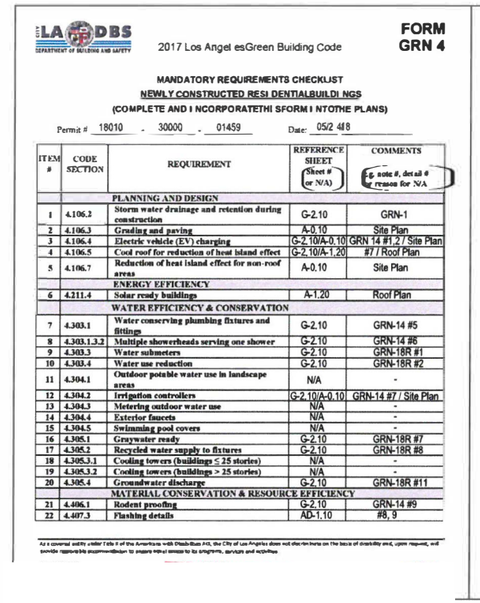

2017 Los Angeles Green Building Code

FORM GRN 4

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

Permit # 18010 - 30000 - 01459 Date: 05/24/18

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	G-2.10	GRN-1
2	4.106.3	Grading and paving	A-0.10	Site Plan
3	4.106.4	Electric vehicle (EV) charging	G-2.10/A-0.10	GRN 14 #1,2 / Site Plan
4	4.106.5	Cool roof for reduction of heat island effect	G-2.10/A-1.20	#7 / Roof Plan
5	4.106.7	Reduction of heat island effect for non-roof areas	A-0.10	Site Plan
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	A-1.20	Roof Plan
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	G-2.10	GRN-14 #5
8	4.303.1.3.2	Multiple showerheads serving one shower	G-2.10	GRN-14 #6
9	4.303.3	Water submeters	G-2.10	GRN-18R #1
10	4.303.4	Water use reduction	G-2.10	GRN-18R #2
11	4.304.1	Outdoor potable water use in landscape areas	N/A	-
12	4.304.2	Irrigation controllers	G-2.10/A-0.10	GRN-14 #7 / Site Plan
13	4.304.3	Metering outdoor water use	N/A	-
14	4.304.4	Exterior faucets	N/A	-
15	4.304.5	Swimming pool covers	N/A	-
16	4.305.1	Graywater ready	G-2.10	GRN-18R #7
17	4.305.2	Recycled water supply to fixtures	G-2.10	GRN-18R #8
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	-
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	-
20	4.305.4	Groundwater discharge	G-2.10	GRN-18R #11
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	G-2.10	GRN-14 #9
22	4.407.3	Flashing details	AD-1.10	#8, 9

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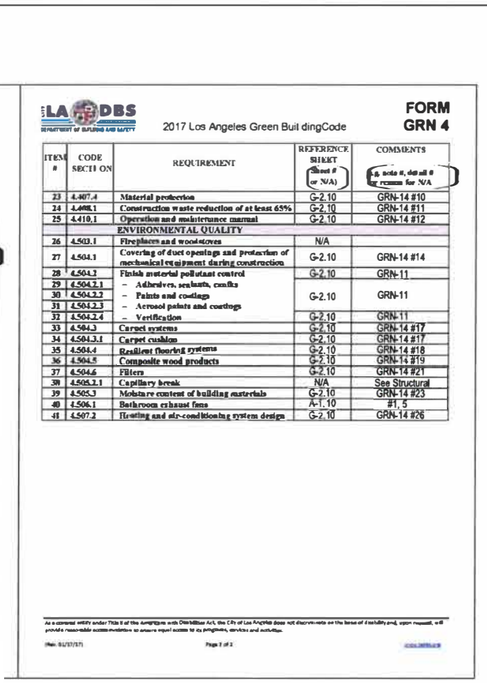

2017 Los Angeles Green Building Code

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	G-2.10	GRN-14 #10
24	4.408.1	Construction waste reduction of at least 65%	G-2.10	GRN-14 #11
25	4.410.1	Operation and maintenance manual	G-2.10	GRN-14 #12
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	N/A	
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	G-2.10	GRN-14 #14
28	4.504.2	Finish material pollutant control	G-2.10	GRN-11
29	4.504.2.1	– Adhesives, sealants, caulks	G-2.10	GRN-11
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	G-2.10	GRN-11
33	4.504.3	Carpet systems	G-2.10	GRN-14 #17
34	4.504.3.1	Carpet cushion	G-2.10	GRN-14 #17
35	4.504.4	Resilient flooring systems	G-2.10	GRN-14 #18
36	4.504.5	Composite wood products	G-2.10	GRN-14 #19
37	4.504.6	Filters	G-2.10	GRN-14 #21
38	4.505.2.1	Capillary break	N/A	See Structural
39	4.505.3	Moisture content of building materials	G-2.10	GRN-14 #23
40	4.506.1	Bathroom exhaust fans	A-1.10	#1, 5
41	4.507.2	Heating and air-conditioning system design	G-2.10	GRN-14 #26

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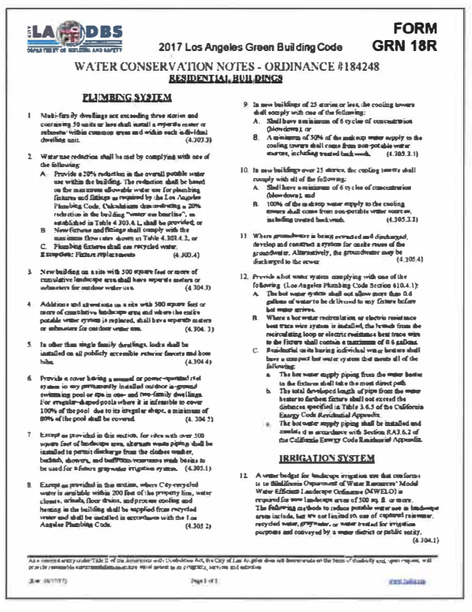

2017 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate water or submeter within common areas and within each sub-divisional 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 rate 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 a separate meter or submeter for outdoor water use. (4.304.3)
5. In other than single family dwellings, leaks 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 to any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.7)
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, shower, and bathroom lavatories weak basins to be used for subsurface graywater irrigation systems. (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 back-wash. (4.305.2.1)
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 back-wash. (4.305.2.2)
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 on-site heating 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 furthest fixture shall not exceed the distances specified in Table 5.6.3 of the California Energy Code Residential Appendix.
   c. The hot water supply piping shall be installed and insulated in accordance with Section RA5.6.2 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 utility. (4.304.1)

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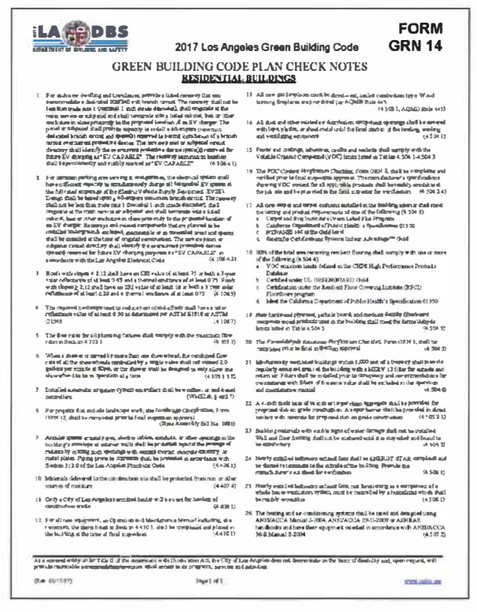

2017 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For multi-story dwelling and townhouses, provide a listed recovery fan (ventilation fan) dedicated 300CFM with humidistat. The humidistat must be less than or equal to 1 (100%) and shall be adjustable. Shall be installed in the main area or attic and shall terminate with a listed roof cap, fan, or other exhaust in accordance with the manufacturer's instructions. The power or exhaust shall provide capacity as noted in the exhaust chart. Dedicated branch circuit and humidistat required in the bathroom of a branch circuit or exhaust or mechanical device. The recovery and or exhaust circuit shall be in operation whenever a door is closed. Provide a door undercut of no more than 1 inch or provide a transfer grille. The recovery and or exhaust circuit shall be in operation whenever a door is closed. The recovery and or exhaust circuit shall be capable of being switched manually and automatically. The recovery and or exhaust circuit shall be capable of being switched manually and automatically. (4.506.1)
2. For attached parking area serving a residence, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Conduit shall be installed with a sufficient cross-sectional area to accommodate future EV charging. Conduit shall be installed in a manner that prevents damage to the conduit during construction. Conduit shall be installed in a manner that prevents damage to the conduit during construction. Conduit shall be installed in a manner that prevents damage to the conduit during construction. Conduit shall be installed in a manner that prevents damage to the conduit during construction. (4.106.4.1)
3. Roof with slope of 2:12 shall have an SRI value of at least 75 or both a 3-year aged reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roof with slope of 2:12 shall have an SRI value of at least 15 or both a 3-year aged reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required solar ready roof area or roof area affected shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rate for all plumbing fixtures shall comply with the maximum flow rates in Table 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower stall is designed to only allow one showerhead to be operated at a time. (4.303.1.3.2)
7. Installed submeters or smart meters shall be either: a) hard wired or b) wireless. (4.303.3, 4.303.7)
8. For projects that include landscape work, the Landscape Documentation Plan (LDP) shall be prepared prior to final approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's exterior or adjacent unheated spaces shall be sealed against the passage of rodents by filling such openings with cement mortar, concrete grout, or metal plates. Piping penetrations shall be performed in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other moisture. (4.407.4)
11. Only a City of Los Angeles certified haulier or 3 yard bin hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation & Maintenance Manual including, at a minimum, the items listed in Item # 4.410.1, shall be compiled and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces must meet the requirements of ASHRAE Guideline 4-93. (4.503.1, ASHRAE Guide 4-93)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compounds (VOC) limits listed in Tables 4.504.1-4.504.5.
16. The PDC/Contract Negotiation Checklist, Form GRN 14, shall be completed and verified prior to final occupancy approval. "Construction checklists" specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
   a. Carpet and Rug Institute Green Label Plus program.
   b. California Department of Public Health's Specifications 01350.
   c. NSF/ANSI 140 at the Gold level.
   d. Scientific Certifications Systems Indoor Advantage™ Gold.
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
   a. VOC emission limits defined in the CDPH High Performance Products Database.
   b. Certified under UL GREENGUARD Gold.
   c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
   d. Meet the California Department of Public Health's Specification 01350.
19. Hard surfaced pathways, parking areas, and medium-duty driveways and walkways must provide cool surfaces in the building shall meet the Reflectance Values listed in Table 4.504.5. (4.504.5)
20. The Pollutant Emission Profiles, Form GRN 3, shall be completed prior to final building approval. (4.504.6)
21. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide a regularly used air filter, of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of 6 or more value shall be included in the operation and maintenance manual. (4.504.6)
22. A vapor barrier at least 6 mil thick or equivalent 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)
23. Building materials with visible signs of water damage shall not be installed. Walls and floor framing shall not be enclosed until it has dried and shall be inspected for moisture content. (4.505.3)
24. 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)
25. Newly installed indoor exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat with the shall be readily accessible.
26. The heating and air conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D (2009) or ASHRAE handbook or other equivalent methods in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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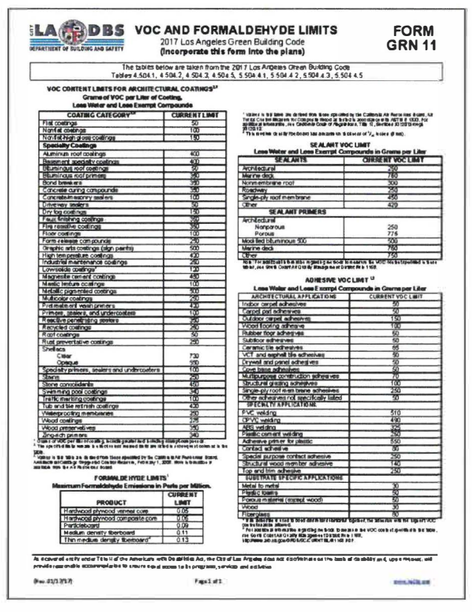


VOC AND FORMALDEHYDE LIMITS
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

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]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY[2]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Bituminous roof coatings	300
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Drywall joint sealers	250
Dry fog coatings	150
Fast drying coatings	250
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 vapor coatings	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pre-treatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recoatable 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] The VOC limits in Table 4.504.3 are based on the maximum allowable VOC content for the coating as applied, which may be a mixture of components as long as the mixture is within the allowable limits.
[2] Definitions for coating categories not specified in Table 4.504.3 are found in California Code of Regulations, Title 17, Section 94522(a)(39)-(83).
This section is applicable to all coatings sold or offered for sale in California.

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
Roofing	250
Single-ply roof membrane	450
Other	420

SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bitumious	500
Marine deck	760
Other	750

[1] The VOC limits in this table are given in the units for VOC content expressed as mass VOC per liter of coating minus water and exempt compounds.

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

ADHESIVE APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	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 specified listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
Chlorinated PVC 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] The SCAQMD rule 1168 VOC limits listed here are the most restrictive limits for the specified adhesive categories in all of the SCAQMD, BAAQMD, SJVUAPCD, SMAQMD, and OCAPCD air quality management districts as of the date of this table. For the most current VOC limits for these categories, see the SCAQMD rule 1168 or the applicable air district rule.

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

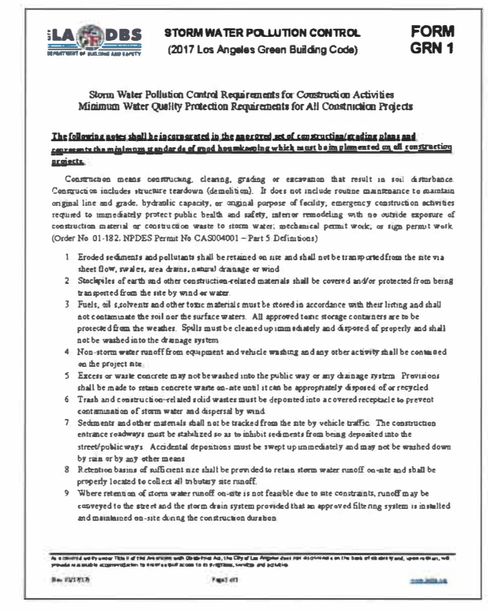
PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.06
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Value in parts per million determined according to the California Air Resources Board, Airborne Toxic Control Measure, Title 17, Section 93120 et seq.
[2] Thin means 5/16 inch (8 millimeters) or less.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/21/17) Page 1 of 2 www.ladbs.org

GRN-11 | 3



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, oil, solvents and other toxic material must be stored in accordance with their listing and shall not contaminate the soil or the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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(Rev. 01/21/17) Page 1 of 3 www.ladbs.org

GRN-1 | 1

LICENSED ARCHITECT
VLADIMIR TOMASEVSKI
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

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West Los Angeles, CA 90064
t: 310. 914. 5577; f: 310. 914. 5578

GREEN BUILDING — title
05.25.2018 — date
N.T.S. — scale
G - 2.10 — page
project # 18.02

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STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

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

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

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

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

Project Address:	Building Permit No.:
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan:	Phone Number:

I declare that the following statements are true to the best of my knowledge:

1. I am responsible for the approved LID Plan, and
2. I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature Date Contractor/Architect/Engineer License

STORMWATER OBSERVATION REPORT | 6

U.S. Government — Federal law prohibits removal of this label before consumer purchase.

ENERGYGUIDE

Dishwasher
Capacity: Standard

Whirlpool Corporation
Models: WDF320PAD, WDF520PAD**, WDF540PAD**, WDT720PAD****

Estimated Yearly Energy Cost
(when used with an electric water heater)

$31

$21 — $41

Cost Range of Similar Models

260 kWh
Estimated Yearly Electricity Use

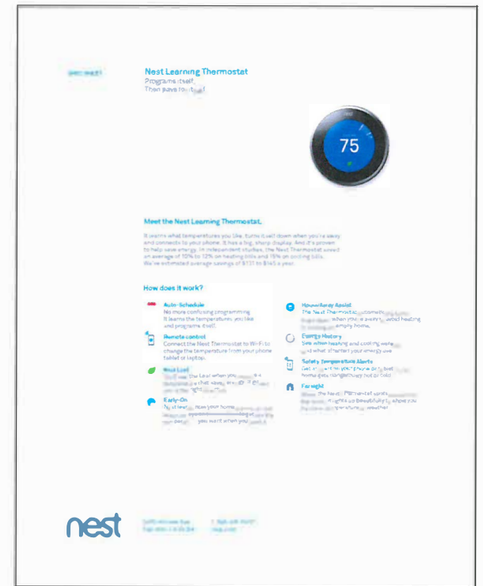
$22
Estimated Yearly Energy Cost
(when used with a natural gas water heater)

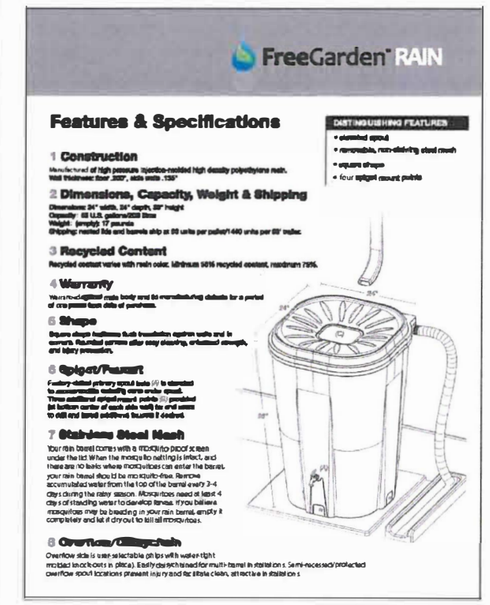
Your cost will depend on your utility rates and use.

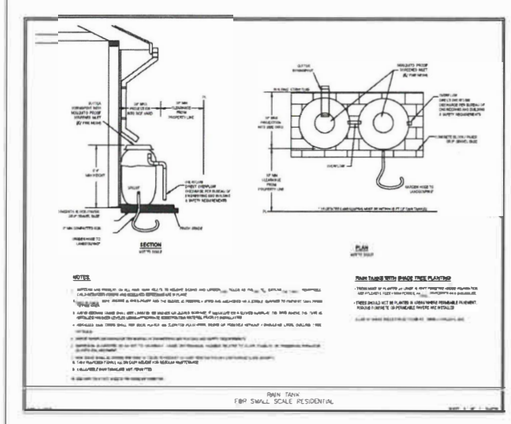
- Cost range based only on standard capacity models.
- Estimated energy cost based on four wash loads a week and a national average electricity cost of 12 cents per kWh and natural gas cost of $1.09 per therm.
- For more information, visit www.ftc.gov/energy (P/N W10656410 Rev A)

ENERGY STAR

ENERGY STAR COMPLIANT DISHWASHER | 4







RAIN TANKS | 1

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon installation of the approved stormwater BMPs, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3rd floor, station 18. The SOR Form must be with filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

Project Address: 1460 W 28th Street

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

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 55 to 130 gal each	4, 55-gallon tanks	A-2.10 #2, G-5.10 #1
2	Rain Tank(s) – > 130 gal min		
3	Shade Tree - min 15 gal	1 -	A-2.10
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental, _____ total SF ☐ Infiltration, _____ total SF	
6	Rain Garden	☐ #____ - Lined, _____ total SF ☐ #____ - Unlined, _____ total SF	
7	Dry Well		
8	SUMP Pump (certification not required)		

ALL OTHER DEVELOPMENT
(Residential 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental _____ total SF ☐ Infiltration _____ total SF	
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ #____ - Lined, _____ total SF ☐ #____ - Unlined, _____ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (certification not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

STORMWATER BMP VERIFICATION | 5

U.S. Government — Federal law prohibits removal of this label before consumer purchase.

ENERGYGUIDE

Refrigerator-Freezer
- **Automatic Defrost**
- **Top Mounted Freezer**
- **Without Through-The-Door-Ice Service**

Whirlpool Corporation
Model: WRT138FZDY*
Capacity: 18.2 Cubic Feet

Compare ONLY to other labels with yellow numbers.
Labels with yellow numbers are based on the same test procedures.

Estimated Yearly Energy Cost

$44

Cost range not available

370 kWh
Estimated Yearly Electricity Use

- **Your cost will depend on your utility rates and use.**
- **Cost range based only on models of similar capacity with automatic defrost, top mounted freezer, and without through-door-ice service.**
- **Estimated energy cost based on a national average electricity cost of 12 cents per kWh.**

ENERGY STAR

ftc.gov/energy (P/N W10709375 Rev A)

ENERGY STAR COMPLIANT REFRIGERATOR | 3

REFERENCE JOINT APPENDIX JA5 COMPLIANT NEST THERMOSTAT | 2

LICENSED ARCHITECT
VLADIMIR TOMALEVSKI
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

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title: LOW IMPACT DEVELOPMENT
date: 05.25.2018
scale: N.T.S.
page: G - 5.10
project #18.02

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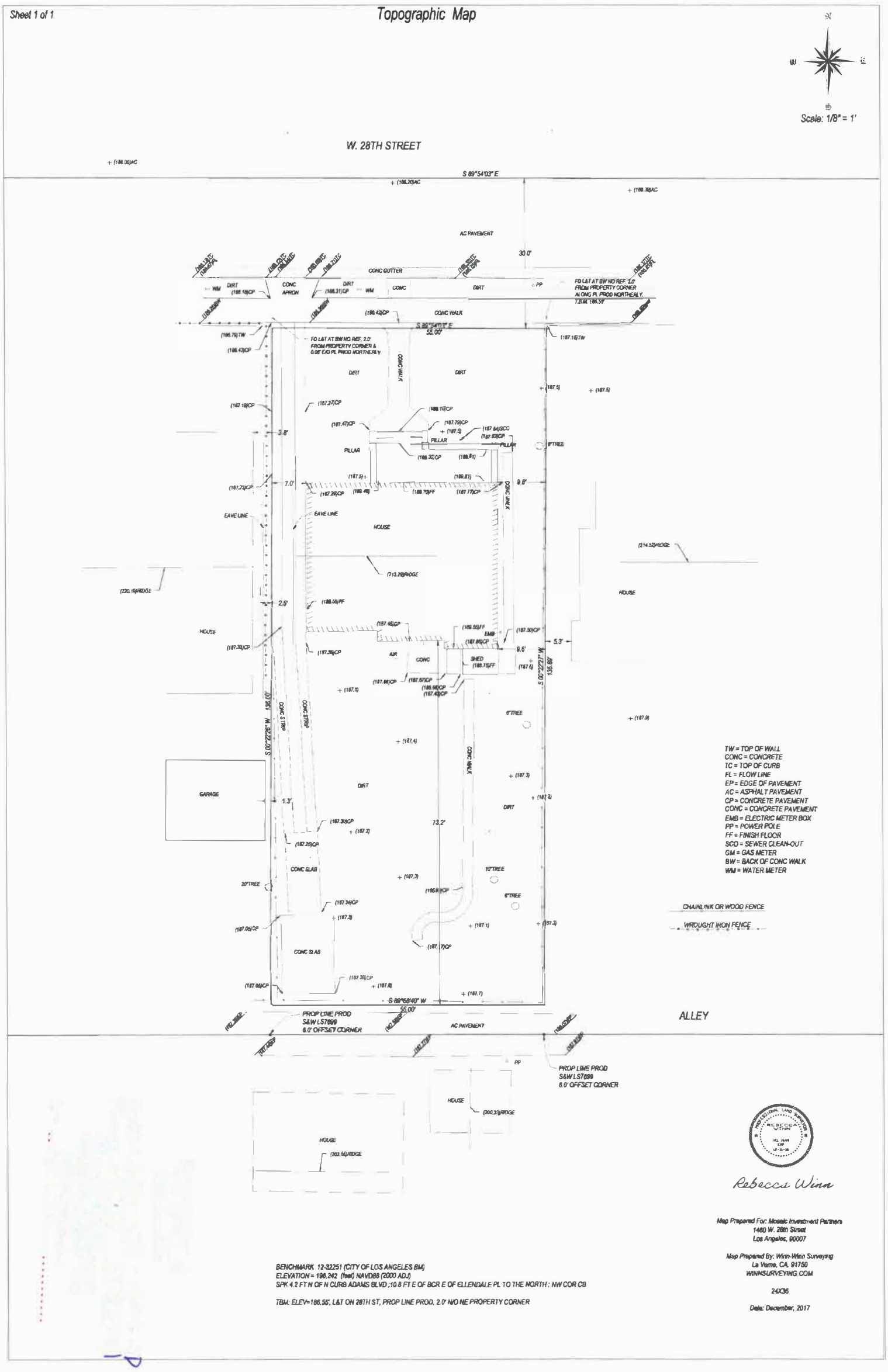
Sheet 1 of 1

Topographic Map

Scale: 1/8" = 1'



BENCHMARK 12-32251 (CITY OF LOS ANGELES BM)
ELEVATION = 196.242 (feet) NAVD88 (2000 ADJ)
S/PK 4.2 FT N OF N CURB ADAMS BLVD ;10.8 FT E OF BCR E OF ELLENDALE PL TO THE NORTH ; NW COR CB

TBM: ELEV=186.55', L&T ON 28TH ST, PROP LINE PROD, 2.0' N/O NE PROPERTY CORNER

Rebecca Winn

Map Prepared For: Mosaic Investment Partners
1460 W. 28th Street
Los Angeles, 90007

Map Prepared By: Winn-Winn Surveying
La Verne, CA, 91750
WINNSURVEYING.COM

24036

Date: December, 2017

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

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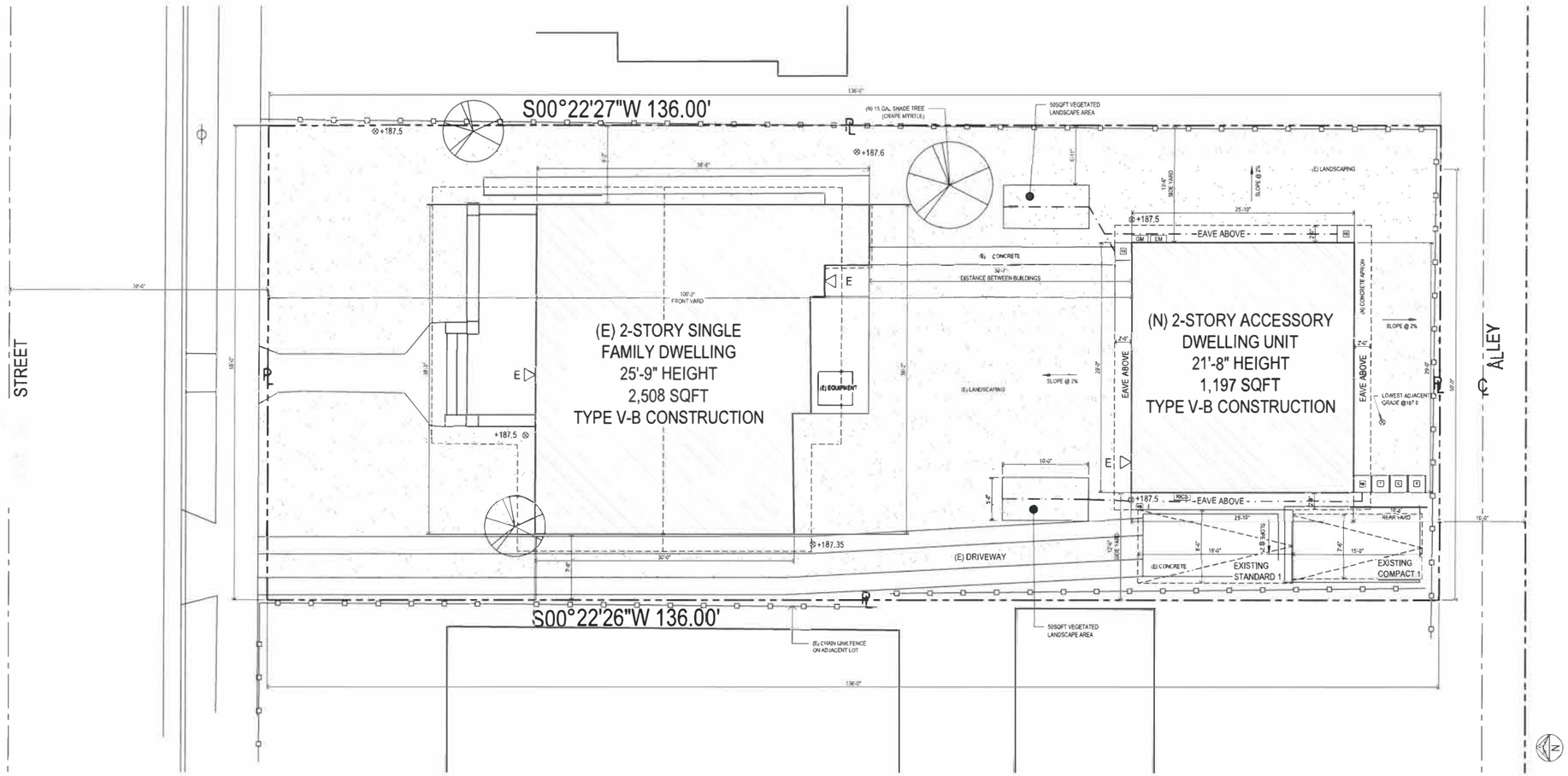
West LA Angeles, CA 90064
t 310 914 5577 f 310 914 5578

SURVEY title
05.25.2018 date
1" = 10'-0" scale
A - 0.01 page
project # 18.02

REVISIONS | DATE

LICENSED ARCHITECT VLADIMIR TOMASEVSKI No. C 22417 STATE OF CALIFORNIA



SITE PLAN SCALE 3/16" = 1'-0" | 2

SECURITY REQUIREMENTS

1. 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. (6706)
2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or similar structures. (6707)
3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction 91.6709.1 - Door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. (6709.4)
4. Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. (6708)
5. 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)
6. Provide dead bolts with hardened insertic 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)
7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
8. Wood panel type doors must have panels at least9/16 in. thick with shaped portions not less than 1/4 in. 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 overal 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 inches and 3 inches in width. (91.6709.1 item 2)
9. 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)
10. 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
11. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)
12. 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 cylinderlocks whenevertheycylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
13. In B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 5 in. but less than 48 in. shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles (6714)
14. Glazed openings within 40" of the door lock when the door 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 maximum 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)
15. 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)
16. Other operable 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)
17. 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
18. 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.
19. 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)
20. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (91.6716)

5 | SECURITY REQUIREMENTS SCALE N.T.S. | 4

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

NOTE 2: WEATHERBASED IRRIGATION CONTROLLER (GBC 9.304.1.1)
Provide Weather Sensor in MFR approved location.
- Hunter Industries Model PCC 1500 or equivalent
- See 8 / G-2.10 for Specification Sheets

NOTE 3: DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5

NOTE 4: Install drip irrigation system to connect rain barrels to vegetated landscape area.

SITE PLAN NOTES SCALE N.T.S. | 3

LINE ABOVE
DRAINAGE LINE
PROPERTY LINE
FENCE
SETBACK LINE
DS DOWNSPOUT
HB HOSE BIB
NG NATURAL GASSTUBOUT
GM GAS METER
EM ELECTRICAL METER
WM WATER METER
RCS REMOTE IRRIGATION CONTROL SYSTEM
EVSE ELECTRIC VEHICLE SUPPLY EQUIPMENT
GRASS
OF OVERFLOW DRAIN
AD AREA DRAIN
FRENCH DRAIN
RB RAIN BARREL per G-5.10 #2
T TRASH BIN
G GRASS BIN
R RECYCLE BIN

SITE PLAN LEGEND SCALE N.T.S. | 1

LICENSED ARCHITECT
VLADIMIR TOMALESKI
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

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SITE PLAN — title
05.25.2018 — date
3/16" = 1'-0" — scale
A - 0.10
page
project # 18.02

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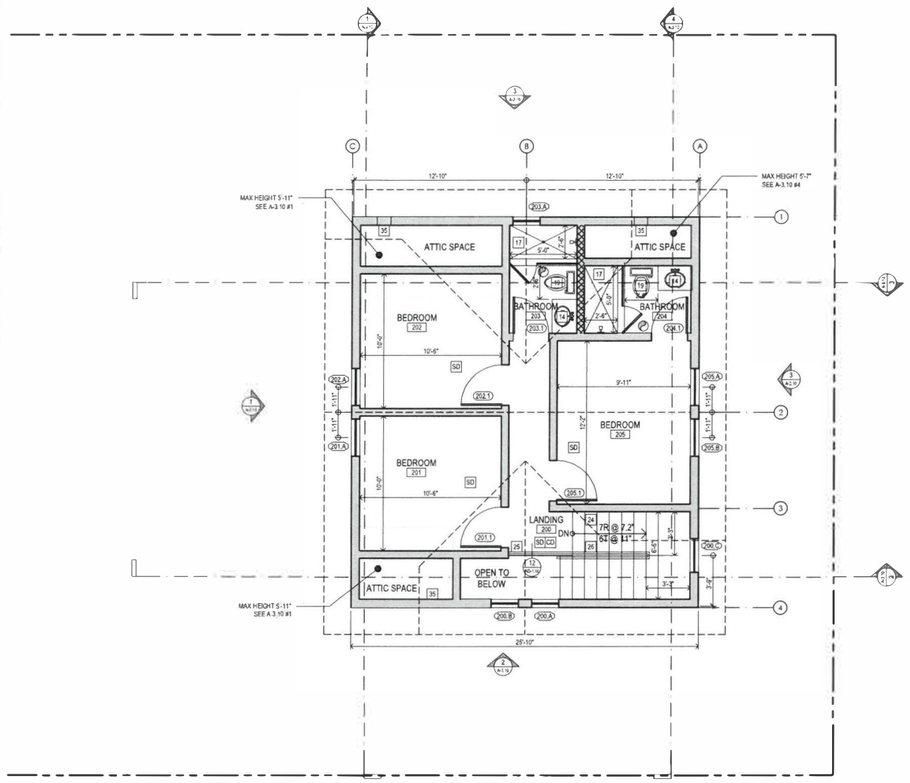
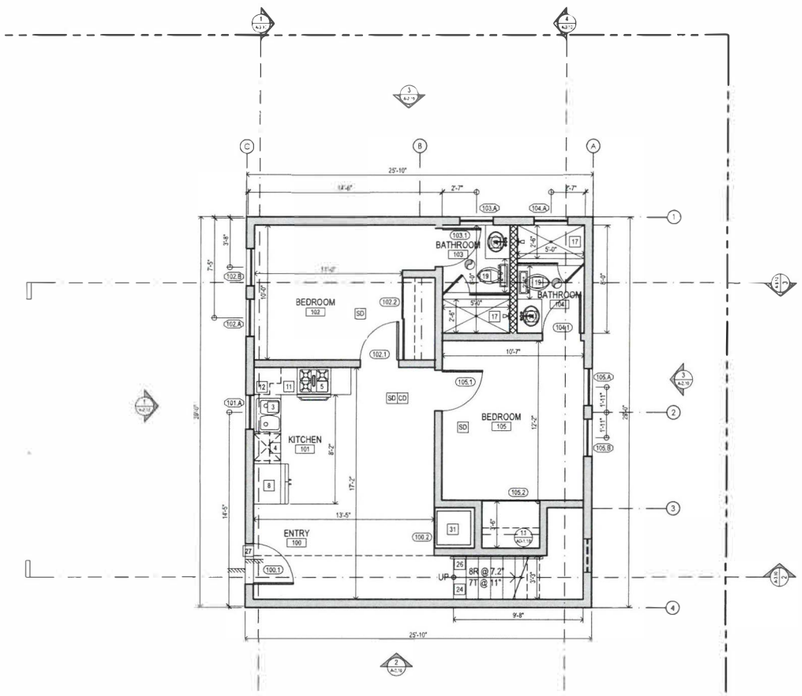
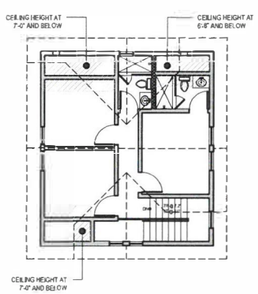


SECOND FLOOR PLAN SCALE ¼" = 1'-0" | 5



FIRST FLOOR PLAN SCALE ¼" = 1'-0" | 2



CEILING HEIGHT DIAGRAM SCALE : N.T.S. | 7

SECOND FLOOR
564 SQFT

FIRST FLOOR
633 SQFT

TOTAL
633 + 564 = 1,197 SQFT

FLOOR AREA DIAGRAMS SCALE : N.T.S. | 6

1. GAS FURNACE
2. TANKLESS WATER HEATER
   a. by NORITZ
3. KITCHEN SINK
4. DISHWASHER
5. RANGE
6. COOK TOP
7. WALL OVEN
8. REFRIGERATOR FREEZER COMBO
9. KITCHEN HOOD
10. PANTRY w/ ADJUSTABLE SHELVES
11. 24" BASE CABINETS w/ 4" TOE SPACE
12. 14" UPPER CABINETS
13. 42" HIGH BAR
14. LAVATORY
   a. F AUCET - Maximum flow rate to be 1.8 gallons per minute
15. BUILT-IN MILLWORK
16. 22" BATHROOM BASE CABINET w/ 4" TOESPACE
17. SHOWER
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" high non-absorbent wall adj. to shower
   c. Shower area to be minimum of 1024 s.i. with a 30" dia. clear turning radius
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
18. SHOWER BENCH
19. LOW CONSUMPTION WATER CLOSET
   - 15" min clear from centerline of water closet to any side walls
   - 30" min. toilet clear width
   - 24" clear space in front of water closet
20. MIRROR
21. POLE AND SHELF
22. PLANTER
23. SKYLIGHT - See Roof Plan
24. STAIRWAYS / STEPS
   a. Min. 36" wide stairway and landings U.O.N. - R311.7.1
   b. Headroom clearance of not less than 6'-8" at head nosing - R311.7.2
   c. SFD and contained within a dwelling unit: Max. 7 7/8" rise, Min. 10" run for stairways -R311.7.4
   d. The largest rise or run in a flight of stairs shall not exceed the smallest by more than 0.375" - R311.7.4.1
   e. min. of 36"x36" landing - R311.7.5
   f. All interior and exterior stairways shall be illuminated -R303.7 & R303.8)
25. GUARDRAIL
   a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening R312.3
   b. Guards shall have a 42" min. height R312.2
   c. Within a dwelling unit when the guardrail serves as hand rail too they shall be not less than 34" and not more than 38" above the nosing line R312.2
26. HANDRAIL
   a. Required for 4 or more risers
   b. Top of handrails shall be 34" to 38" above tread nosing.R311.7.7.1
   c. Handgrip portion of handrail shall not be less than 1 1/2" nor more 2" cross-sectional dimension having a smooth surface with no sharp corners. - R311.7.8.3
   d. A min. 1.5" handrail clearance from adjacent wall R311.7.7.2
27. THRESHOLD
   a. Landings or floors at the required egress door shall not be more than 1/2" lower than the top of the threshold. R311.3.1
   Ex exception: The exterior landing or floor shall not be more than 7 3/4" below the top of the threshold provided the door does not swing over the landing or floor
28. WASHER
29. DRYER
30. DRYER MOISTURE EXHAUST DUCT
   a. 4" dia min. smooth, metal with back-draft damper (A flexible duct cannot extend more than 6 ft. and cannot be concealed).
31. STACKED WASHER DRYER COMBO
32. GAS FIRED APPLIANCE CLOSET
   a. 100 sq. in. min. openings T & B w/ in 12" from floor & ceiling of the enclosure for combustion air. Doors swinging the compartment shall be at least 32" wide.
33. ATTIC ACCESS OPENING
   a. 22"X36" min.
   b. Opening shall be located in a corridor, hallway or other readily accessible locations.
34. PLUMBING ACCESS PANEL
   a. 12"x12" min.
   b. Required for bathtubs unless plumbing is without slip joints
35. EXTERIOR VENT
   a. Openings into floors, attics, or other enclosed areas shall not exceed 144 sq. inches and shall be screened w/ corrosion resist. metal mesh w/ mesh or hole openings of 1/2" inch.
36. 5/8" TYPE "X" GYP.
37. CLASS A FIRE RATED ROOF COVERING per A-5.10 #4, G.2.10 97

KEY NOTES SCALE : N.T.S. | 4

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm 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)

NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

Note 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.

Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)

Note 5: When sensor shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rate specified in the max mum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)

Note 6: Heater Shall be capable of maintaining room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

Note 7: ENERGY REQUIREMENTS:
See attached Forms CF-1R and MF1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements. (form CF-6R required)

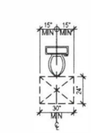
Note 8: FIRE BLOCK REQUIREMENTS
Fire blocking shall be installed at:
a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally.
b. Interconnections between concealed vertical and horizontal spaces;
c. Concealed spaces between stair stringers at top and bottom rail;
d. At openings around vents, pipes, ducts and chimneys (non-combustible materials);
e. At openings between attic and chimney chase for factory-built chimneys.

Note 9: Install drip irrigation system to connect rain barrels to vegetated landscape area.

Note 10: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS - Exception 4 to (110.10(b)1.A)
a. All thermostats shall comply with Reference Joint Appendix JA5 and shall be capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency. see G-5.10 #3
b. Install a Gas/electric that meets or exceeds the ENERGY STAR Program requirements with either a refrigerator that meets or exceeds the ENERGY STAR Program requirements or a whole house fan driven by an electronically commutated motor. see G-5.10 #4, 5

NOTES SCALE : N.T.S. | 3

EXISTING WALL
NEW FRAMED WALL
DOWNSPOUT
MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM (R303.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
- 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
SD SMOKE DETECTOR , see NOTE 1
CD CARBON MONOXIDE DETECTOR - see NOTE 1
XX KEY NOTE
ROOM NAME XXX ROOM TAG
XXX.X DOOR TAG
XXX.X WINDOW TAG
LEVEL CHANGE
ENLARGED DRAWING CALL OUT
4'-4" DIMENSION FINISHED FACE TO FINISHED FACE
4'-4" MINIMUM CLEAR DIMENSION
4'-4" DIMENSION FINISHED FACE TO CENTERLINE OF OPENING



TOILET CLEAR SPACE DIAGRAM

LEGEND SCALE : N.T.S. | 1

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LICENSED ARCHITECT
VLADIMIR TOMALEVSKY
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

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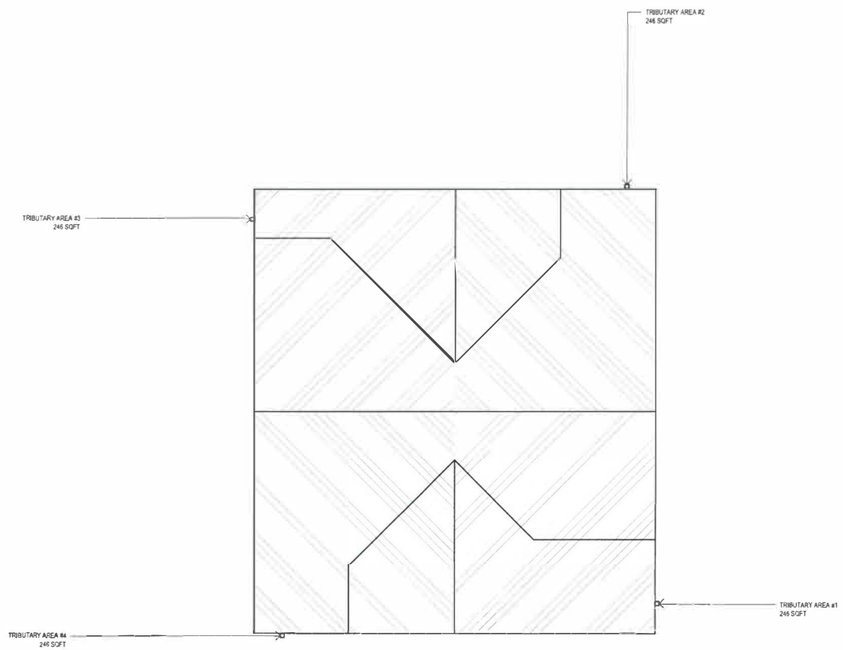
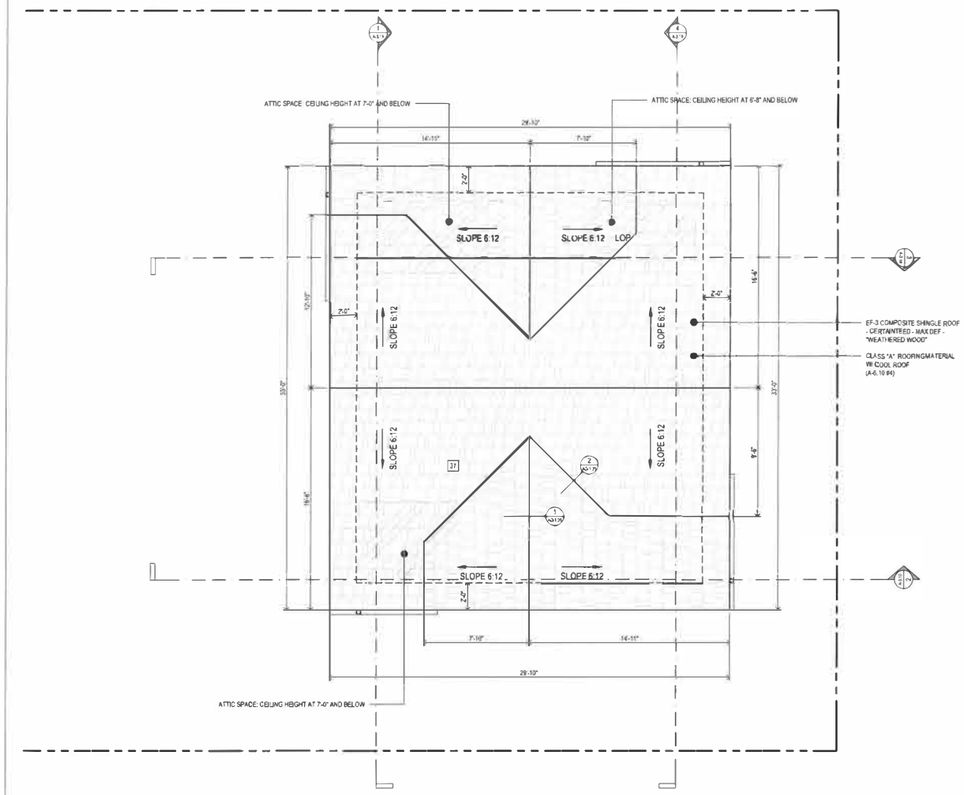
t: 310. 914. 5577; f: 310. 914. 5578

FIRST FLOOR PLAN — title
05.25.2018 — date
¼" = 1'-0" — scale
A - 1.10 — page
project #18.02



DRAINAGE PLAN SCALE ¼" = 1'-0" | 5



ROOF PLAN SCALE ¼" = 1'-0" | 2

AREA	SIZE	BMP
TRIBUTARY AREA #1	246 SQFT	55-GALLON RAIN BARREL
TRIBUTARY AREA #2	246 SQFT	55-GALLON RAIN BARREL
TRIBUTARY AREA #3	246 SQFT	55-GALLON RAIN BARREL
TRIBUTARY AREA #4	246 SQFT	55-GALLON RAIN BARREL

SUMMARY TABLE SCALE : N.T.S. | 4

1. GAS FURNACE
2. TANKLESS WATER HEATER
   a. by WORKZ
3. KITCHEN SINK
4. DISHWASHER
5. RANGE
6. COOKTOP
7. WALL OVEN
8. REFRIGERATOR FREEZER COMBO
9. KITCHEN HOOD
10. PANTRY w/ ADJUSTABLE SHELVES
11. 24" BASE CABINETS w/ 4" TOE SPACE
12. 14" UPPER CABINETS
13. 42" HIGH BAR
14. LAVATORY
   a. FAUCET - Maximum flow rate to be 1.8 gallons per minute
15. BUILT-IN MILLWORK
16. 22" BATHROOM BASE CABINET W/ 4" TOE SPACE
17. SHOWER
   a. Glass enclosure shall be tempered and shatter resistant when provided
   b. Min. 70" high non-absorbant wall at§ to shower
   c. Shower area to be minimum of 1024 s.i. with a 30" dia. clear turning radius
   d. SHOWERHEAD - Maximum flow rate to be 2.0 gallons per minute
18. SHOWER BENCH
19. LOW CONSUMPTION WATER CLOSET
   - 15" min clear from centerline of water closet to any side walls
   - 30" min. total clear width
   - 24" clear space in front of water closet
20. MIRROR
21. POLE AND SHELF
22. PLANTER
23. SKYLIGHT - See Roof Plan
24. STAIRWAY S / STEPS
   a. Min. 36" wide stairwy and landings U.O.N. - R311.7.1
   b. Headroom clearance of not less than 6'-8" at tread nosing - R311.7.2
   c. SFD and contained within a dwelling unit: Max. 7.75" rise, Min. 10" run for stairways -R311.7.4
   d. The largest rise or run in a flight of stairs may not exceed the smallest by more than 0.375" - R311.7.4.1
   e. min. of 36"x36" landing - R311.7.5
   f. All interior and exterior stairways shall be illuminated (R303.7 & R303.8)
25. GUARDRAIL
   a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening R312.3
   b. Guards shall have a 42" min. height R312.2
   c. Within a dwelling unit when the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the nosing line R312.2
26. HANDRAIL
   a. Required for 4 or more risers
   b. Top of handrails shall be 34" to 38" above tread nosing, R311.7.7.1
   c. Handgrip portion of handrail shall not be less than 1 /2" nor more 2" cross-sectional dimension hav=ing a smooth surface with no sharp corners. - R311.7.7.3
   d. A min. 1.5" handrail clearance from adjacent wall R311.7.7.2
27. THRESHOLD
   a. Landings or floors at the required egress door shall not be more than 1 /2" lower than the top of the threshold. R311.3.1
   Exceptions. The exterior landing or floor shall not be more than 7 3/4" below the top of the threshold provided the door does not swing over the landing or floor.
28. WASHER
29. DRYER
30. DRYER MOISTURE EXHAUST DUCT
   a. 4" dia min., smooth, metal with back-draft damper (A flexible duct cannot extend more than 6 ft. and cannot be crimped/).
31. STACKED WASHER DRYER COMBO
32. GASFIRED APPLIANCE CLOSET
   a. 100 sq. in. min. openings T&B w/ in 12" from floor & ceiling of the enclosure the exterior door jst. Doors leaving the compartment shall be at least 24" wide.
33. ATTIC ACCESS OPENING
   a. 22"X30" min.
   b. Opening shall be located in a corridor hallway or other readily accessible locations.
34. PLUMBING ACCESS PANEL
   a. 12"X12" min.
   b. Required for bathtubs unless plumbing is without slip joints
35. EXTERIOR VENT
   a. Openings into floors attics, or other enclosed areas shall not exceed 144 sq. inches and shall be covered w/ evacuation resist. metal mesh w/ mesh w/ max openings of ½" inch.
36. 5/8" TYPE "X" GYP
37. CLASS A FIRE RATED ROOF COVERING per A-6.10 IR, G-2.10 IR

KEY NOTES SCALE : N.T.S. | 4

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm 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)

NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)

Note 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.

Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)

Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the minimum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)

Note 6: Heater Shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

Note 7: ENERGY REQUIREMENTS:
See attached Forms CF-1R and MF-1 R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and pipe/heater insulation and HERS rater verification requirements, (form CF-6R required)

Note 8: FIRE BLOCK REQUIREMENTS
Fire blocking shall be installed at:
a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally
b. Interconnections between concealed vertical and horizontal spaces:
c. Concealed space between stair stringers at top and bottom run;
d. At openings around vents, pipes, ducts and chimneys (non-combustible material)sc
e. At openings between attic and chimney chase for fu=lltly=built chaseways.

Note 9: Install drip irrigation system to connect rain barrels to vegetated landscape area.

Note 10 MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS - Exception 4 to (110.10(b)1A)
a. All thermostats shall comply with Reference Joint Appendix JA5 and shall be capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency, see G-5.10 p.3
b. Install a dishwasher that meets or exceeds the ENERGY STAR Program requirements with either a refrigerator that meets or exceeds the ENERGY STAR Program requirements or a whole house fan driven by an electronically commutated motor, see G 5.10 P.4 5

NOTES SCALE : N.T.S. | 3

PLUMBING WALL
WOOD FRAMED WALL
DOWNSPOUT
MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM (R303.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building
- 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
SD — SMOKE DETECTOR - see NOTE 1
CD — CARBON MONOXIDE DETECTOR - see NOTE 1
KN — KEY NOTE
ROOM NAME
XXX — ROOM TAG
XXX.X — DOOR TAG
XXX.X — WINDOW TAG
LEVEL CHANGE
ENLARGED DRAWING CALLOUT
4'-4" — DIMENSION FINISHED FACE TO FINISHED FACE
4'-4" — MINIMUM CLEAR DIMENSION
4'-4" — DIMENSION FINISHED FACE TO CENTERLINE OF OPENING

TOILET CLEAR SPACE DIAGRAM

LEGEND SCALE : N.T.S. | 1

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LICENSED ARCHITECT
VLADIMIR TOMALESKI
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

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ROOF PLAN — title
05.25.2018 — date
¼" = 1'-0" — scale
A - 1.20
page
project #18.02

NOTE 1: Provide anti-graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.

NOTES SCALE: N.T.S. | 10

MIN 1/150 OF FLOOR AREA;

4" x 12" VENT = .33 SQFT

ATTIC 1: 32/150 = .21 SQFT

ATTIC 2: 19/150 = .13 SQFT

ATTIC 3: 21/150 = .14 SQFT

ATTIC VENTILATION CALCULATION SCALE: N.T.S. | 8

187.05 + 187.1 + 187.2 + 187.25 = 748.6

748.6 / 4 = 187.15 = 187'-2"

GRADE PLANE CALCULATION SCALE: N.T.S. | 7

SECTION TAG

DETAIL TAG

ROOM NAME ROOM TAG

SECTION / ELEVATION TAG

DETAIL / ENLARGED CLOUD

MATERIAL CALLOUT

MATERIAL CALLOUT FIELD

DOOR TAG

WINDOW TAG

CHANGE OF LEVEL

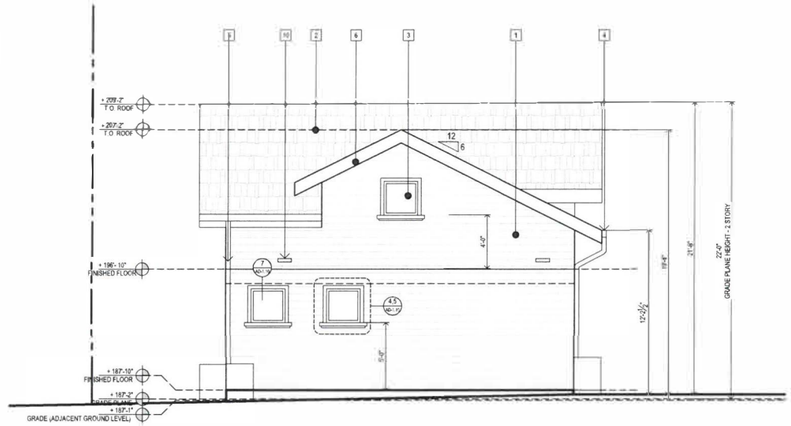
EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. | 6

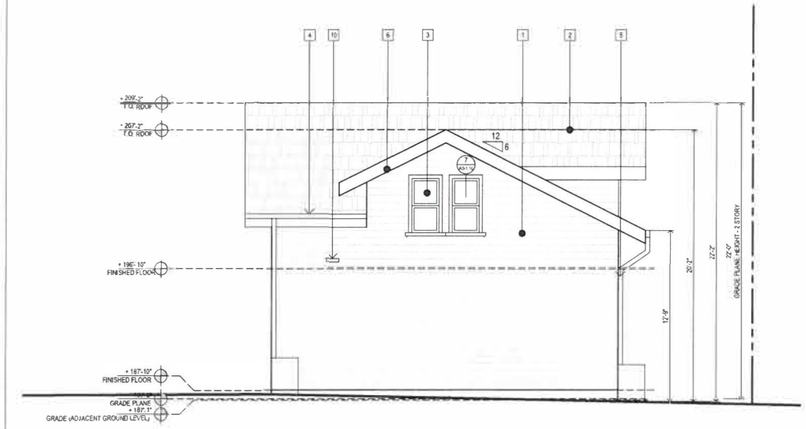
KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOD SIDING	EF-1
2	COMPOSITE SHINGLE ROOFING	EF-4
3	WOOD WINDOW PER SCHEDULE	EF-2
4	GUTTER	EF-7
5	DOWNSPOUT	EF-6
6	WOOD FASCIA	EF-3
7	EXPOSED RAFTER TAIL	EF-3
8	SOFFIT	EF-3
9	SCONCE LIGHT	
10	EXTERIOR VENT	
11		
12		

NOTE: REFER TO 3 / A-6.10 FOR FINISH SPECS AND MANUFACTURER INFORMATION

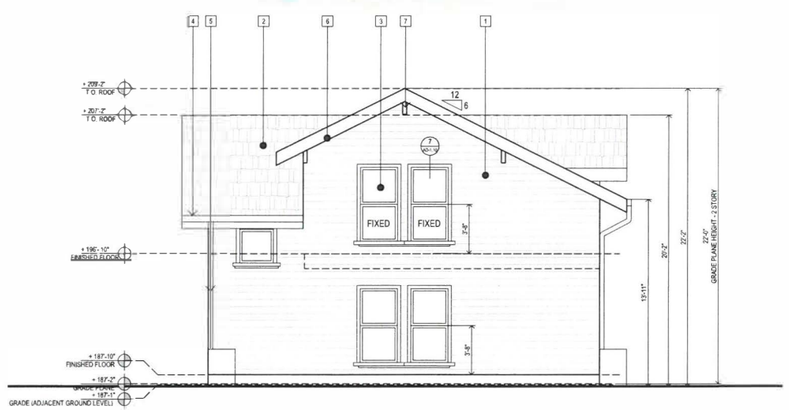
EXTERIOR FINISH LEGEND SCALE: N.T.S. | 5



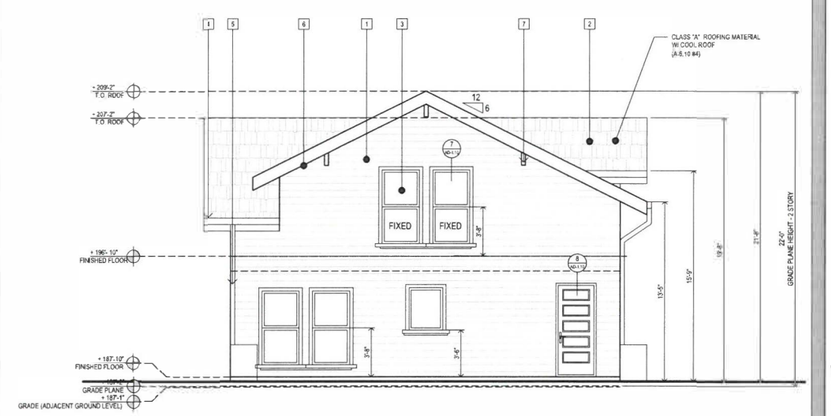
EAST ELEVATION SCALE: 1/4" = 1'-0" | 4



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



SOUTH ELEVATION SCALE: 1/4" = 1'-0" | 3



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

LICENSED ARCHITECT
VLADIMIR TOMALEVSKY
No. C 22417
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ELEVATIONS — title

05.25.2018 — date

1/4" = 1'-0" — scale

A - 2.10 — page

project #18.02

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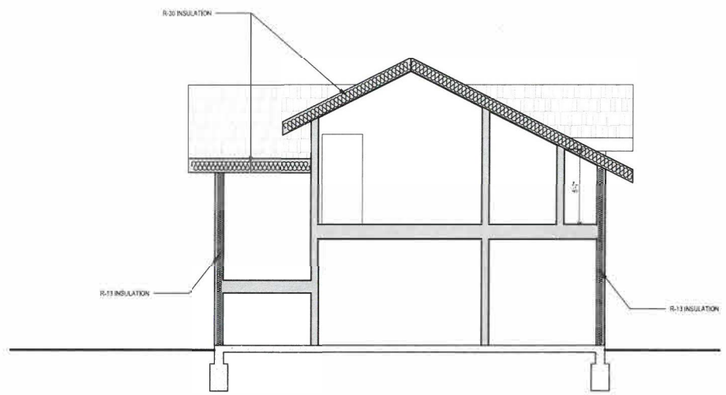
NOTE 1 - Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) (R305.1)

Exceptions:

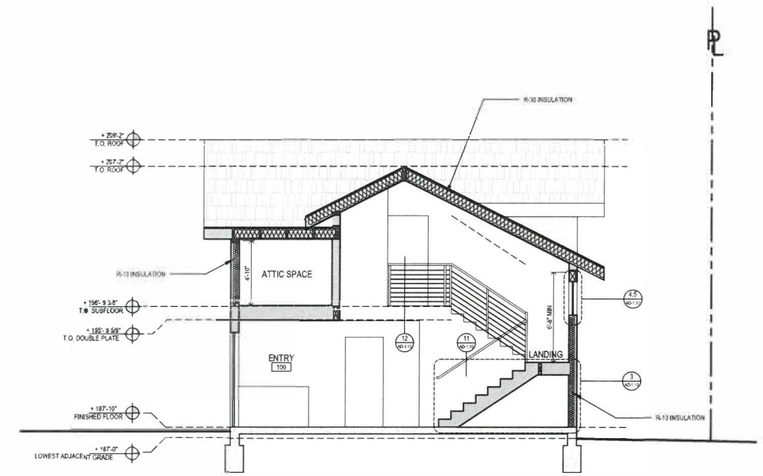
1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of less than 7 feet (2134 mm).

2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a minimum ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

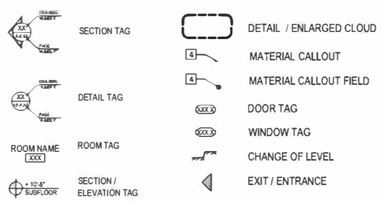
NOTES SCALE: N.T.S. | 7



SECTION SCALE ¼" = 1'-0" | 4



SECTION SCALE ¼" = 1'-0" | 2

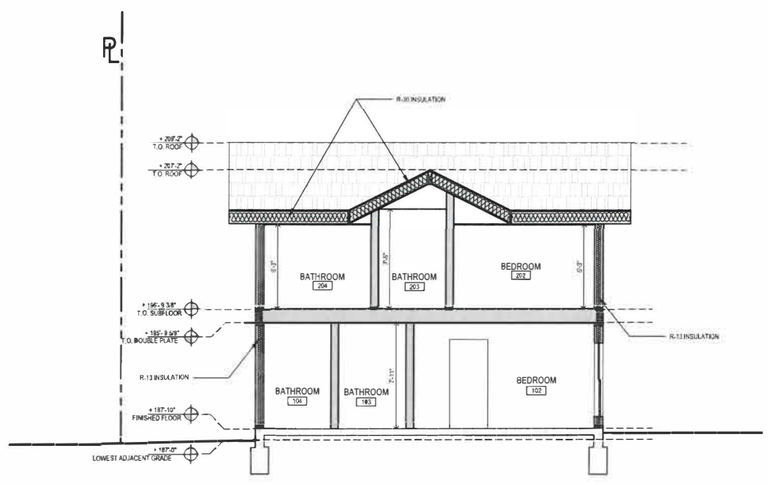


SYMBOLS LEGEND SCALE: N.T.S. | 6

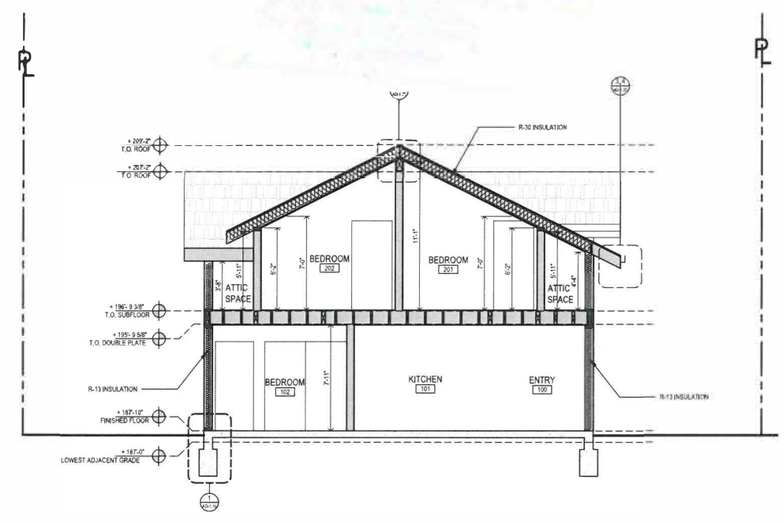
KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOOOSIDING	EF-1
2	COMPOSITE SHINGLE ROOFING	EF-4
3	WOOD WINDOW PER SCHEDULE	EF-2
4	GUTTER	EF-7
5	DOWNSPOUT	EF-6
6	WOOD FASCIA	EF-3
7	EXPOSED RAFTER TAIL	EF-3
8	SOFFIT	EF-3
9	SCONCE LIGHT	
10	EXTERIOR VENT	
11		
12		

NOTE: REFER TO 3 / A-6.10 FOR FINISH SPECS AND MANUFACTURER INFORMATION

FINISH KEY NOTES SCALE: N.T.S. | 5



SECTION SCALE ¼" = 1'-0" | 3



SECTION SCALE ¼" = 1'-0" | 1

LICENSED ARCHITECT
VLADIMIR TOMALEVSKY
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

L+V architects inc.
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t: 310. 914. 5577; f: 310. 914. 5578

title: SECTIONS
date: 05.25.2018
scale: ¼" =1'-0"
page: A - 3.10
project #18.02

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
SECTION: 07 31 13—ASPHALT SHINGLES

REPORT HOLDER:

CERTAINTEED CORPORATION

20 MOORES ROAD
CITY, STATE ZIP

EVALUATION SUBJECT:

CERTAINTEED ASPHALT SHINGLES

ICC-ES PMG LISTED

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ICC-ES Evaluation Report — **ESR-1862**

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
SECTION: 07 46 00—SIDING
SECTION: 07 40 00—ROOFING AND SIDING PANELS

REPORT HOLDER:

CEDAR VALLEY MANUFACTURING, INC.

943 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA 95023

EVALUATION SUBJECT:

CEDAR VALLEY SIDING AND MANSARD PANELS

ICC-ES PMG LISTED

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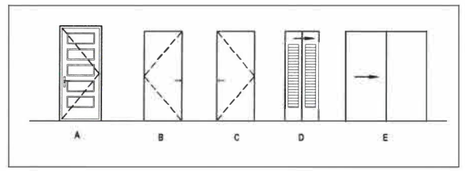
PRODUCT REPORTS SCALE : N.T.S. | 4

FLOOR	XXX.X	DESCRIPTION	DOOR LEAF SIZE W	DOOR LEAF SIZE H	THICKS	TYPE	REMARKS	LOCK FUNCTION
FIRST FLOOR	100.1	EXTERIOR DOOR	3'-0"	7'-0"	1 3/4"	A	FLAT PANEL, SOLID CORE, TEMPERED FROSTED GLASS	1
	100.2	INTERIOR BI-FOLD DOOR (WASHER/DRYER)	3'-0"	6'-8"		D		
	102.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
	102.2	INTERIOR BY-PASS DOOR (CLOSET)	6'-0"	6'-8"		E		
	103.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
	104.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	3
	105.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
	105.2	INTERIOR BY-PASS DOOR (CLOSET)	6'-0"	6'-8"		D		2
SECOND FLOOR	201.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	B	FLAT PANEL, SOLID CORE	2
	202.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	B	FLAT PANEL, SOLID CORE	2
	203.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	B	FLAT PANEL, SOLID CORE	2
	204.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
	205.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2

NOTE: JUSTIFY ALL DOORS AND WINDOWS TO ALIGN AT HEADER
NOTE: ALL DOORS DRAWN FROM PUSH SIDE (U.O.N.)
NOTE: ALL PAINT TO BE DUNN EDWARDS, BENJAMIN MORE OR EQUIVALENT - low V.O.C.
NOTE: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING OR FABRICATING ANY MATERIALS
NOTE: GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.4(6)) WITHIN 18" OF FLOOR WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.4(5)), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.4(10) SHALL BE TEMPERED.
NOTE: ALL EXTERIOR DOORS TO BE WEATHER TIGHT

LOCK FUNCTION LEGEND	
FUNCTION 1	EXTERIOR DOOR LOCK
FUNCTION 2	BATH / BEDROOM PRIVACY LOCK
FUNCTION 3	PASSAGE LATCH

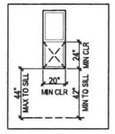


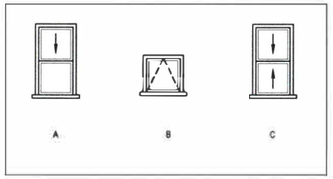
DOOR SCHEDULE SCALE : N.T.S. | 2

FLOOR	XXX.X	DESCRIPTION	WINDOW SIZE W	WINDOW SIZE H	TYPE	REMARKS	EGRESS WINDOW	HDR HEIGHT FROM SUBFLOOR	U-FACTOR	SHGC
FIRST FLOOR	101.A	AWNING	2'-6"	3'-2"	B	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	102.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
	102.B	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-5"	.55 max	.30 max
	103.A	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	7'-6"	.55 max	.30 max
	104.A	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	7'-6"	.55 max	.30 max
	105.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-5"	.55 max	.30 max
	105.B	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
SECOND FLOOR	200.A	DOUBLE - HUNG	2'-0"	4'-0"	C	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	200.B	DOUBLE - HUNG	2'-0"	4'-0"	C	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	200.C	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	201.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
	202.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-5"	.55 max	.30 max
	203.A	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	7'-6"	.55 max	.30 max
	205.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
	205.B	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-5"	.55 max	.30 max

NOTE: JUSTIFY ALL DOORS AND WINDOWS TO ALIGN AT HEADER (U.O.N.)
NOTE: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING OR FABRICATING ANY MATERIALS
NOTE: ALL WINDOWS TO BE PAINT OVER WOOD
NOTE: ALL WINDOWS DRAWN FROM EXTERIOR
NOTE: WINDOW MANUFACTURER - TM-COBB CUSTOM WOOD OR EQUIVALENT
NOTE: VERIFY TITLE-24 REQUIREMENTS PRIOR TO ORDERING OR FABRICATING WINDOWS
NOTE: GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.3(6)), WITHIN 18" OF FLOOR WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.3(5)), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.3(10) SHALL BE TEMPERED.
NOTE: ALL WINDOWS TO BE TEMPERED WHEN LOCATED IN A HIGH FIRE SEVERITY ZONE

NOTE: EGRESS WINDOW DIAGRAM
EGRESS FROM SLEEPING ROOMS, MIN.= 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT MIN AREA (5.0 SQ FT AT GRADE LEVEL) & 44" MAX TO SILL. (R310.1)





WINDOW SCHEDULE SCALE : N.T.S. | 1

PROJECT SPECIFICATIONS

EXTERIOR FINISHES

EF-1 Wood Siding
Type - Bevel Wood Siding
Application - Shiplap w/ Mitered Corners (for paint)
Paint
Manufacturer - Dunn Edwards
Color - "Forest Path" DE5642
Note - See manufacturer's technical sheet for full specifications and application procedures

EF-2 Wood Window
Manufacturer - TM Cobb
Type - Custom
Application - New Construction - Nail Fin
Color - For Paint
Note: - Provide divided light grille per plan
Website: - http://www.tmcobb.com

EF-3 Paint over Wood
Paint
Manufacturer - Dunn Edwards
Color - "Fossil" - DE6225
Website - http://www.dunnedwards.com/

EF-4 Composite Shingle Roofing
Manufacturer - GAF
Type - Timberline Cool Series
Application - "Cool Antique Slate"
Note - see G-2.10 #7
Website - http://www.gaf.com/

EF-5 Paint over Guard Rail
Type - Metal per structural details I Design per architectural
Installation - Top mounted per structural details
Paint
Manufacturer - Dunn Edwards
Product - EVERSHIELD | Exterior flat paint | EV5H10
Primer - See manufacturers recommendations
Color - To Match Fascia (Fossil - DE6225)
Website - http://www.dunnedwards.com/

EF-6 Paint over Downspouts
Paint
Manufacturer - Dunn Edwards
Color - To Match Siding (Forest Path - DE5642)
Website - http://www.dunnedwards.com/

EF-7 Paint over Gutters
Paint
Manufacturer - Dunn Edwards
Color - To Match Fascia (Fossil - DE6225)
Website - http://www.dunnedwards.com/

LIGHTING FIXTURES

Wall mounted sconce
Manufacturer - Westwood
Series - 912
Lamp Head Quantity - 2
Source - 50PAR20
Voltage - 120
Finish - Black
Accessories - Filter -None
-Optical Lens -None
-Optical Louver -None

PROJECT SPECIFICATIONS SCALE : N.T.S. | 3

LICENSED ARCHITECT — VLADIMIR TOMALESKI — No. C 22417 — RENEWAL DATE — STATE OF CALIFORNIA

REVISIONS	DATE

L+V architects inc.
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West Los Angeles, CA 90064
t: 310. 914. 5577; f: 310. 914. 5578

DOOR AND WINDOW SCHEDULES — title
05.25.2018 — date
1/4" = 1'-0" — scale
A - 6.10 — page
project #18.02

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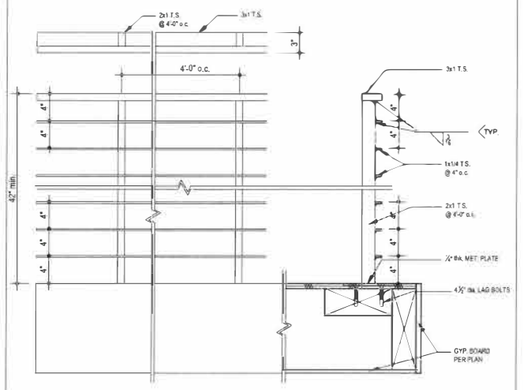
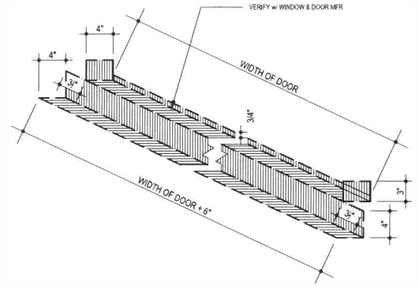
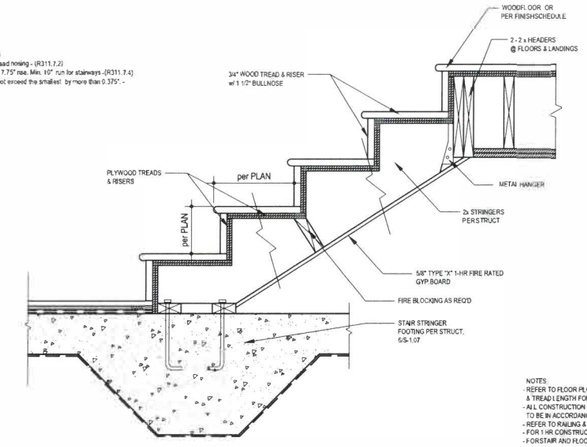


42" GUARDRAIL | 12



FLASHING @ DOOR | 9

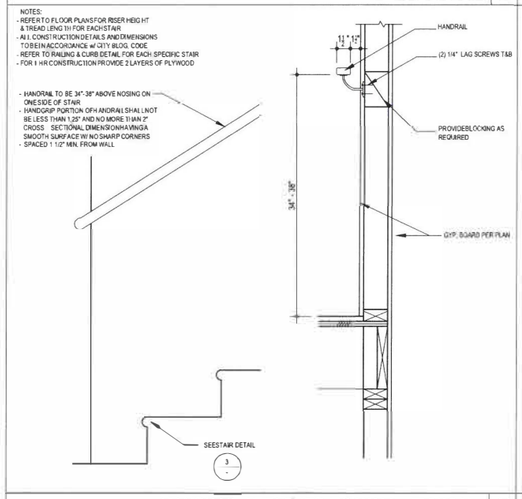
STAIRWAYS : STEPS
a. Min. 36" wide stairway and landings (R311.7.1)
b. Headroom clearances of not less than 6'-8" at tread nosing - (R311.7.2)
c. SFD and accessed within a dwelling unit: Max. 7.75" rise, Min. 10" run for stairways -(R311.7.4)
d. The largest rise or run in a flight of stairs may not exceed the smallest by more than 0.375". - 1009.3.2
e. min. of 36"x36" landing - 1009.4



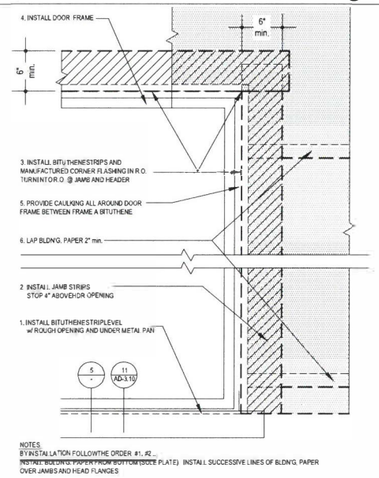
NOTES:
- REFER TO FLOOR PLANS FOR RISER HEIGHT & TREAD LENGTH FOR EACH STAIR
- ALL CONSTRUCTION DETAILS AND DIMENSIONS TO BE IN ACCORDANCE w/ CITY BLDG. CODE
- REFER TO RAILING & CURB DETAIL FOR EACH SPECIFIC STAIR
- FOR 1 HR CONSTRUCTION PROVIDE 2 LAYERS OF PLYWOOD
- FOR STAIR AND FLOOR FINISH SEE SCHEDULE

INTERIOR STAIR @ GROUND FLOOR | 3

NOTES:
- REFER TO FLOOR PLANS FOR RISER HEIGHT & TREAD LENGTH FOR EACH STAIR
- ALL CONSTRUCTION DETAILS AND DIMENSIONS TO BE IN ACCORDANCE w/ CITY BLDG. CODE
- REFER TO RAILING & CURB DETAIL FOR EACH SPECIFIC STAIR
- FOR 1 HR CONSTRUCTION PROVIDE 2 LAYERS OF PLYWOOD

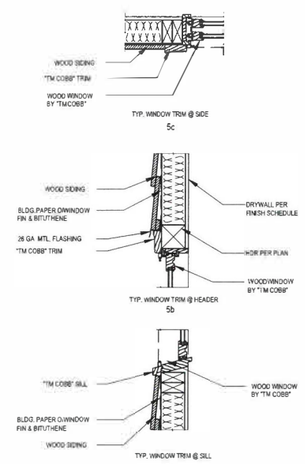


HANDRAIL ATTACHED TO WALL - TYPICAL | 11

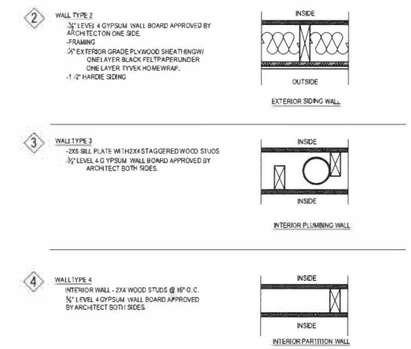


NOTES:
BY INSTALLATION FOLLOW THE ORDER #1, #2...
INSTALL BUILDING PAPER FROM BOTTOM (SOLE PLATE). INSTALL SUCCESSIVE LINES OF BLDNG. PAPER OVER JAMBS AND HEAD FLANGES

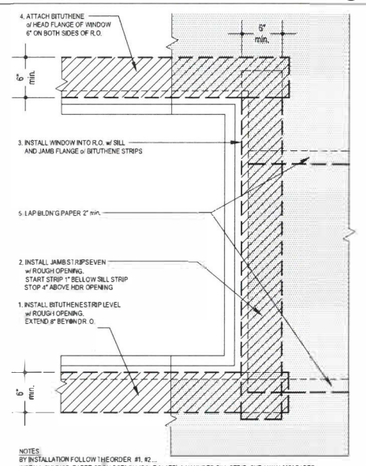
WATERPROOFING AND FLASHING @ DOOR | 8



WINDOW TRIM DETAILS | 5

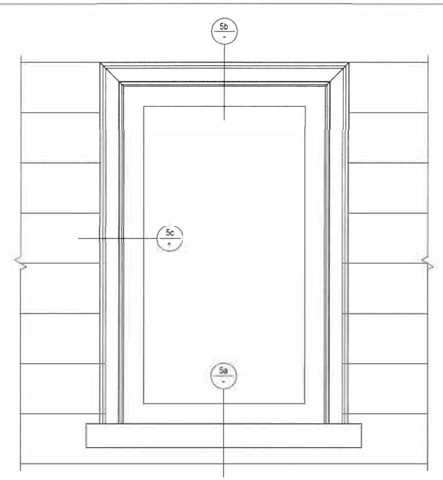


WALL ASSEMBLY | 2

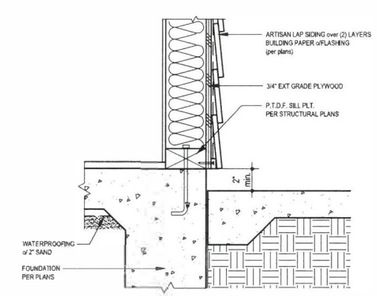


NOTES:
BY INSTALLATION FOLLOW THE ORDER #1, #2...
INSTALL BUILDING PAPER FROM BOTTOM (SOLE PLATE). LAY UNDER SILL STRIP, CUT AWAY ANY PAPER ABOVE SILL FLANGE. INSTALL SUCCESSIVE LINES OF BLDNG. PAPER OVER JAMS AND HEAD FLANGES.

WATERPROOFING @ WINDOW | 7



TYPICAL WINDOW ELEVATION | 4



NOTE:
1. Provide a min. 26 ga corrosion resistant weepscreed with a min. vertical attachment flange of 3 1/2". (CBC 2512.5)
2. Provide bldg. paper underlayment for carpet or wood finish floor.

SIDING ABOVE PAVED AREA | 1

- | 10

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LICENSED ARCHITECT
VLADIMIR TOMALEVSKY
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

C

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2000 Palmer Ave., Suite 303
West Los Angeles, CA 90064
t: 310. 914. 5577; f: 310. 914. 5578

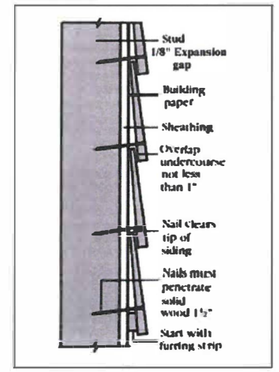
ARCHITECTURAL DETAILS
title

05.25.2018
date

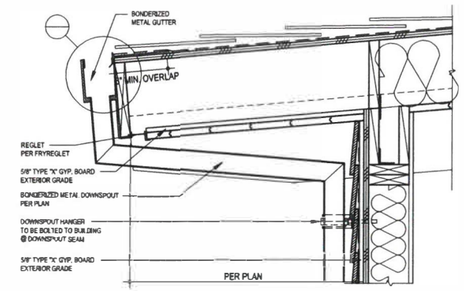
1-1/2" = 1'-0"
scale

AD - 1.10
page

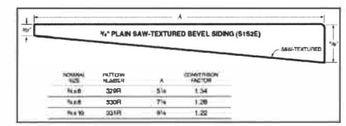
project # 18.02



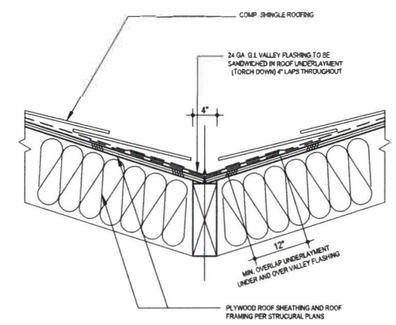
8 | BEVEL WOOD SIDING INSTALLATION DETAIL | 6



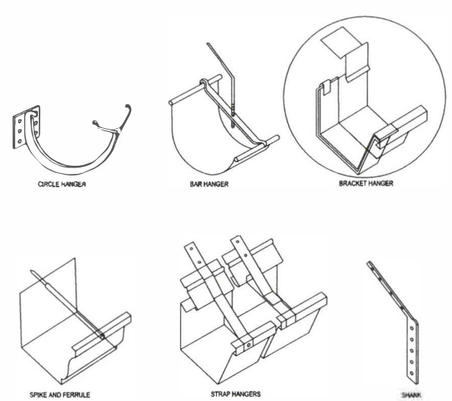
ROOF DOWNSPOUT | 3



- 7 | BEVEL WOOD SIDING FOR PAINT IMAGE & SIZES | 5



VALLEY @ SHINGLE ROOF | 2



Gutter Bracket Or Strap Sizes (in.)Girth Galvanized
~~Steel Copper Aluminum Stainless up to 15 ft 8 x 11/~~ 8 x 13/ 16 x 11/
8 x 115 to 203/ 18 x 11/ 4 x 11/ 4 x 11/ 4 x 1 1/ 220 to 24 1/ 4 x 1 1/ 2
1/ 4 x 1 1/ 2 1/ 4 x 2 1/ 8 x 2

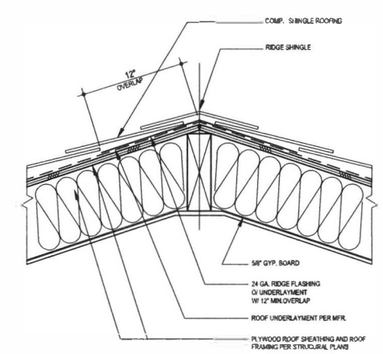
Notes

1. Gutter hangers are normally spaced 3 ft. o.c. Reduce spacing to 1 ft 6 in. where snow and ice are prevalent.
2. Spike and ferrule hangers are not recommended if girth is greater than 15 in.
3. Hangers are available in many sizes, shapes, and materials and are matched to the design of the gutter used. Consult manufacturers' design manuals.

Notes

1. Continuous gutters may be formed at the installation site with cold forming equipment, thus eliminating joints in long runs of gutter.
2. Gutters and downspouts are available in aluminum, galvanized steel, copper, and stainless steel. Consult manufacturers for custom materials.
3. Girth is the width of the sheet metal from which a gutter is fabricated.
4. Although all joining methods are applicable to most gutter shapes, lamp joints are more commonly used. Seal all joints with mastic or by soldering. Lock, slip, or lamp joints do not provide for expansion.
5. Expansion joints should be used on all straight runs over 40 ft, in a 10-ft section of gutter that will undergo a 100-dwgree temperature change, linear expansion will follow these coefficients of expansion
(CE) and movements:
Aluminum: CE-.00128; movement-.15 in.
Copper: CE-.00083; movement-.11 in.
Galvanized steel: CE-.0065; movement-.08 in.
6. Always keep the front of the gutter 1/ 2 in. lower than the back.
7. Use a minimum width of 4 in. except for canopies and small porches.
The minimum ratio of depth to width should be 3 to 4.
8. Many custom shapes for gutters and downspouts are available; consult manufacturers' design manuals.
See the *Sheet Metal and Air Conditioning Contractors National Association (SMACNA) Archite-tural Sheet Metal, Manual* for gutter sizing and details.

9 | GUTTER | 4



RIDGE @ SHINGLE ROOF | 1

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN OR BY THIS DRAWING(S) ARE OWNED BY L&V ARCHITECTS INC. AND WERE CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DUPLICATED, USED BY OR DISCLOSED TO FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF L&V ARCHITECTS INC.

LICENSED ARCHITECT
VLADIMIR TOMALEVSKY
No. C 22417
RENEWAL DATE
STATE OF CALIFORNIA

REVISIONS	DATE

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West Los Angeles, CA 90064
t: 310. 914. 5577; f: 310. 914. 5578

ARCHITECTURAL DETAILS
title

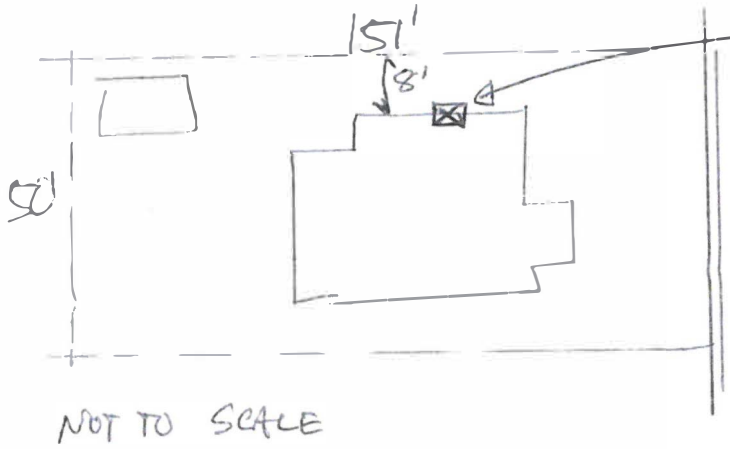
05.25.2018
date

1½" = 1'-0"
scale

AD - 1.20
page

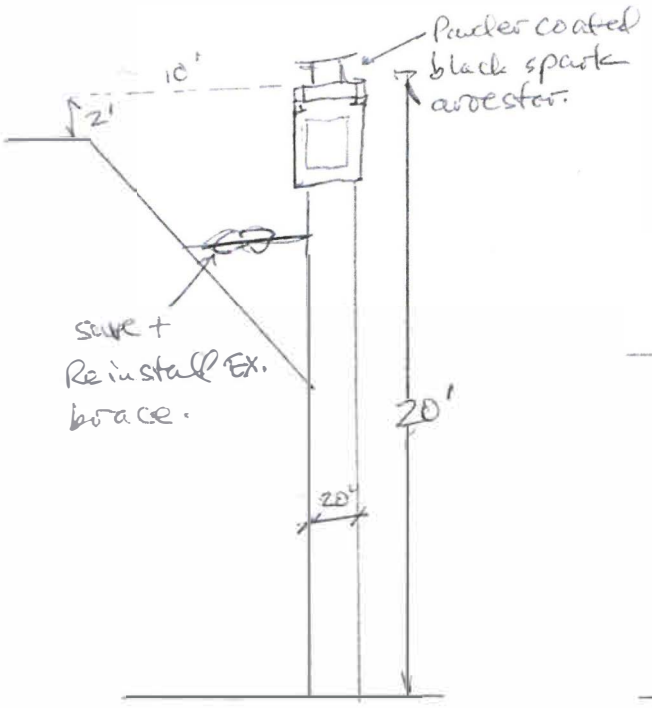
project #18.02

Chimney Repair Example (1 of 1)

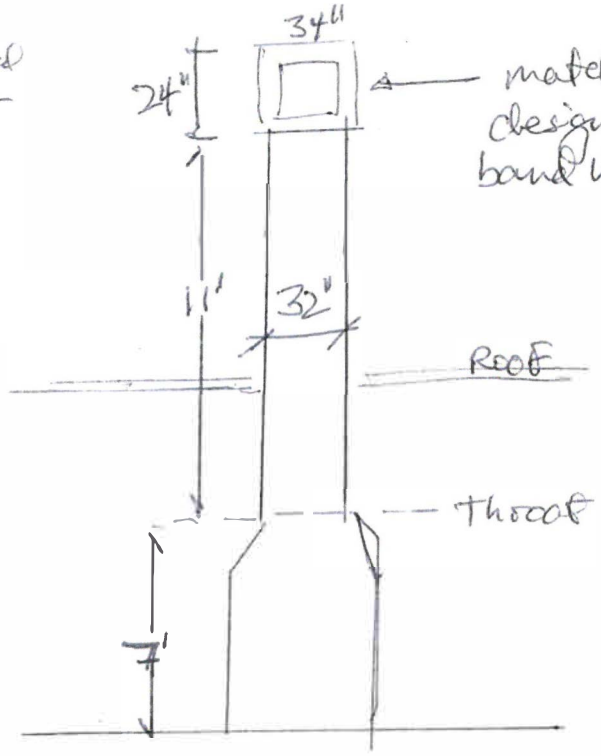


NOT TO SCALE

Replace damaged chimney from throat up per Case 2 of CA standard plan SP-2 to match existing size, height + exterior painted brick appearance (cut existing brick into ~~3/4"~~ 1" veneer + re-install)



WEST EL.

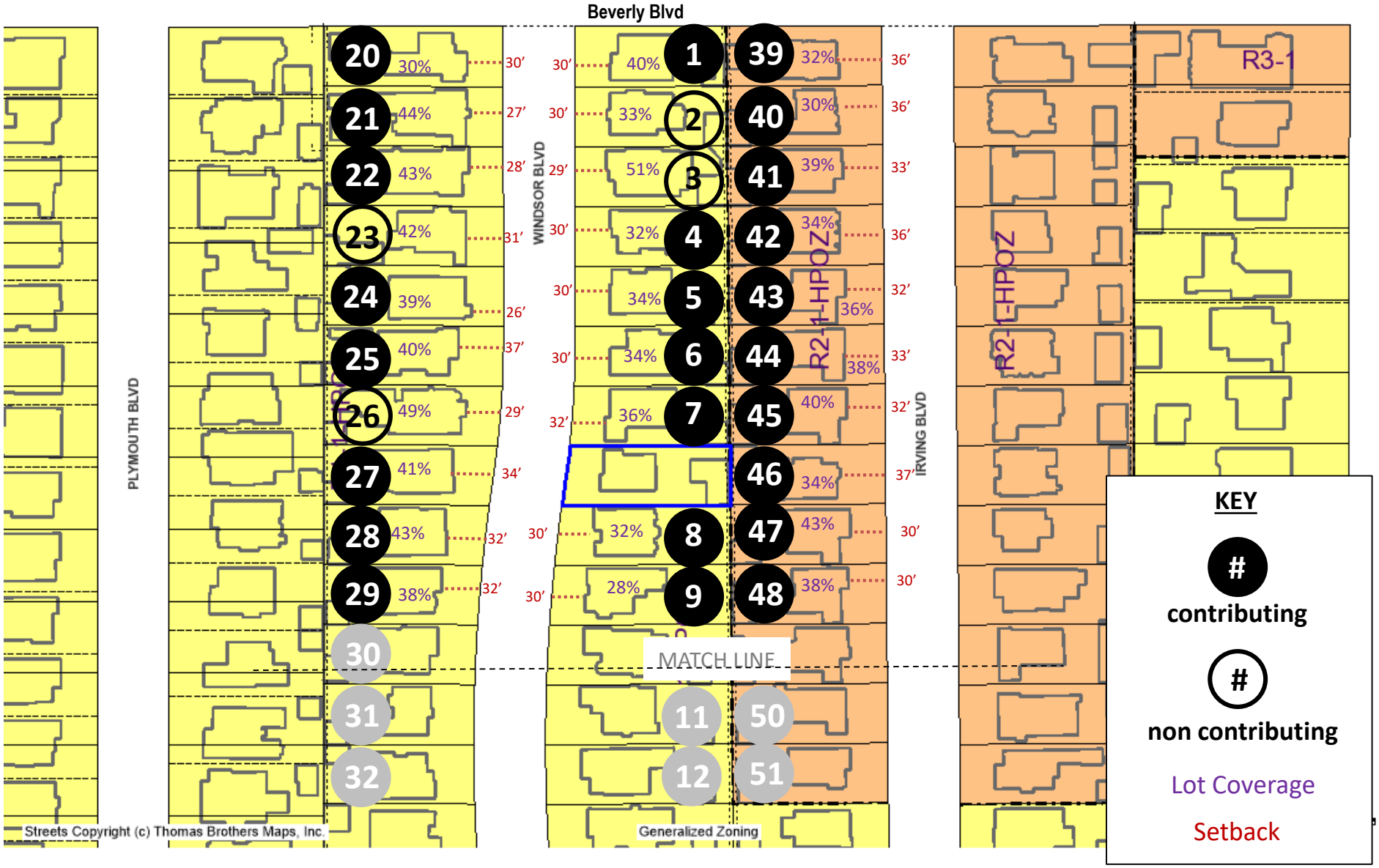


match existing top design with 4" exterior band with 3/4" Reveal

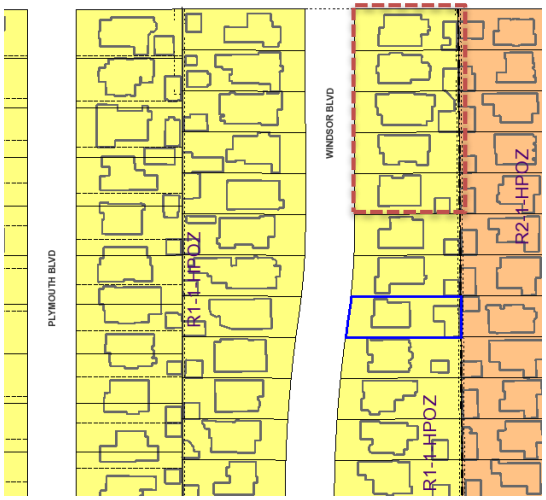
SOUTH EL.

Context Analysis Examples (1 of 2)

CONTEXT ANALYSIS KEY MAP



PLYMOUTH BLVD
1ST ST
WINDSOR BLVD
IRVING BLVD
R1-HPOZ
Generalized Zoning
Streets Copyright (c) Thomas Brothers Maps, Inc.
30 41% 32′
31 31% 34′
32 35% 33′
33 43% 30′
34 41% 30′
35 34% 33′
36 28% 36′
37 41% 33′
38 35% 32′
30′ 34% 10
30′ 32% 11
32′ 38% 12
35′ 36% 13
34′ 45% 14
33′ 41% 15
34′ 39% 16
31′ 40% 17
30′ 31% 18
30′ 32% 19
49 40% 30′
50 34% 31′
51 35% 32′
52 30% 30′
53 43% 30′
54 34% 30′
55 41% 30′
56 41% 25′
57 37% 32′
58 29% 35′
59 33% 30′
KEY
#
contributing
#
non contributing
Lot Coverage
Setback



Index Photo
Photo Analysis
Page 1 of 12

1- 248 N WINDSOR BLVD –Contributor – 1922 Spanish Colonial Revival
Lot Coverage: 40% Setback: 30’
# of Stories: 1 Approx. Height: 14’

2- 242 N WINDSOR BLVD – Non Contributor
1922- Spanish Colonial Revival
Lot Coverage: 33% Setback: 30’
# of Stories: 1 Approx. Height: 14’

3- 236 N WINDSOR BLVD – Non Contributor
1922;1990s - Post Modern-Mediterranean Revival; Lot Coverage: 51% Setback: 29’
# of Stories: 2 Approx. Height: 28’

4- 232 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 32% Setback: 30’
# of Stories: 1 Approx. Height: 18’

5- 226 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30’
# of Stories: 1 Approx. Height: 18’

Index Photo
Photo Analysis
Page 2 of 12

6- 222 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
# of Stories: 1 Approx. Height: 14'

7- 216 N WINDSOR BLVD – Contributor
1924- English Revival
Lot Coverage: 36% Setback: 20'
# of Stories: 1 Approx. Height: 18'

8- 206 N WINDSOR BLVD – Contributor
1923- English Revival
Lot Coverage: 32% Setback: 30'
# of Stories: 2 Approx. Height: 21'

9- 202 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 28% Setback: 30'
# of Stories: 2 Approx. Height: 21'

10- 152 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
# of Stories: 2 Approx. Height: 18'

Index Photo
Photo Analysis

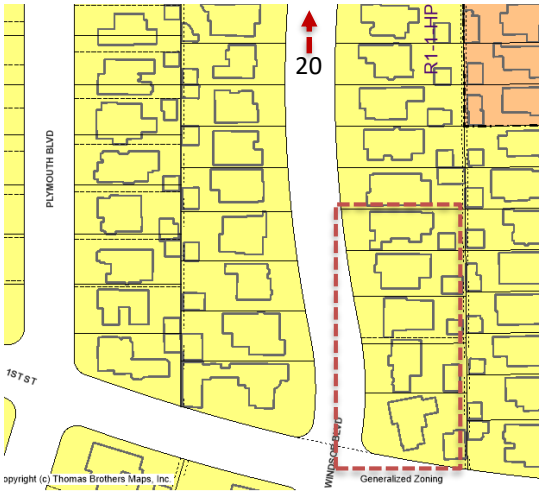
11- 146 N WINDSOR BLVD –Contributor
1923- English Revival
Lot Coverage: 32% Setback: 30’
# of Stories: 2 Approx. Height: 19’

12- 140 N WINDSOR BLVD –Contributor
1922/23- English Revival- Fantasy Cottage
Lot Coverage: 38% Setback: 32’
# of Stories: 2 Approx. Height: 18’

13- 136 N WINDSOR BLVD –Contributor
1922/23- Spanish Colonial Revival
Lot Coverage: 36% Setback: 35’
# of Stories: 1 Approx. Height: 18’

14- 130 N WINDSOR BLVD –Contributor
1923- English Revival
Lot Coverage: 45% Setback: 34’
# of Stories: 2 Approx. Height: 20’

15- 126 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 41% Setback: 33’
# of Stories: 1 Approx. Height: 18’



Index Photo
Photo Analysis
Page 4 of 12

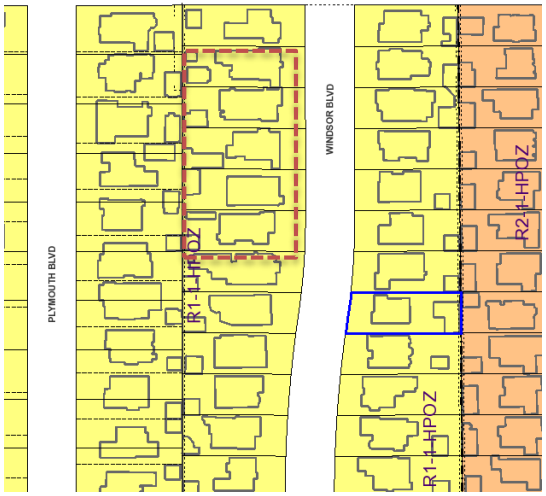
16- 120 N WINDSOR BLVD – Non Contributor
20003- Neo Spanish Colonial
Lot Coverage: 39% Setback: 34’
# of Stories: 2 Approx. Height: 28’

17- 114 N WINDSOR BLVD –Contributor
1922- Spanish Colonial Revival
Lot Coverage: 40% Setback: 31’
# of Stories: 1 Approx. Height: 16’

18- 110 N WINDSOR BLVD –Contributor
1923- English Revival
Lot Coverage: 31% Setback: 30’
# of Stories: 2 Approx. Height: 40’

19- 100 N WINDSOR BLVD –Contributor
1923-34- English Revival
Lot Coverage: 32% Setback: 30’
# of Stories: 2 Approx. Height: 29’

20- 249 N WINDSOR BLVD –Contributor
1923- Spanish Colonial Revival
Lot Coverage: 30% Setback: 30’
# of Stories: 1 Approx. Height: 12’



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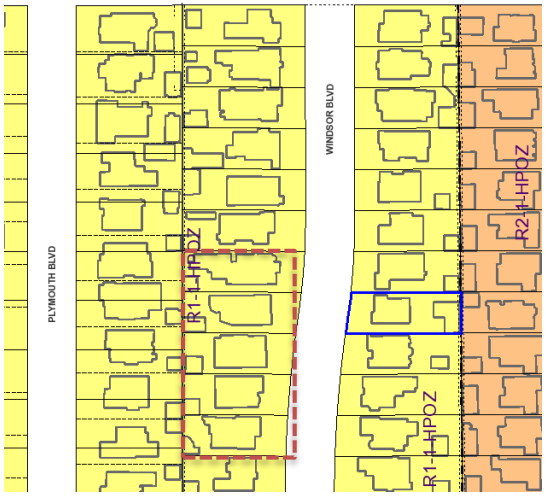
21- 243 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 44% Setback: 27'
# of Stories: 1 Approx. Height: 18'

22- 237 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 43% Setback: 28'
# of Stories: 1 Approx. Height: 17'

23- 233 N WINDSOR BLVD –
Non Contributor
1922 to 1950s Remodeled Eclectic
Lot Coverage: 42% Setback: 31'
# of Stories: 1 Approx. Height: 16'

24- 227 N WINDSOR BLVD – Contributor
1923 – English Revival
Lot Coverage: 39% Setback: 26'
# of Stories: 1 Approx. Height: 21'

25- 223 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 40% Setback: 37'
# of Stories: 1 Approx. Height: 19'



Index Photo
Photo Analysis
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26- 217 N WINDSOR BLVD – Non Contributor
1923- Spanish Colonial Revival
Lot Coverage: 49% Setback: 29'
# of Stories: 1 Approx. Height: 14'
* New 2-story under construction currently

27- 213 N WINDSOR BLVD – Contributor
1923/27- Spanish Colonial Revival
Lot Coverage: 41% Setback: 34'
# of Stories: 2 Approx. Height: 21'

28- 207 N WINDSOR BLVD – Contributor
1921/22- Spanish Colonial Revival
Lot Coverage: 43% Setback: 32'
# of Stories: 1 Approx. Height: 16'

29- 203 N WINDSOR BLVD – Contributor
1923- English Revival
Lot Coverage: 38% Setback: 32'
# of Stories: 1 Approx. Height: 16'

30- 153 N WINDSOR BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 41% Setback: 32'
# of Stories: 1 Approx. Height: 14'

Index Photo
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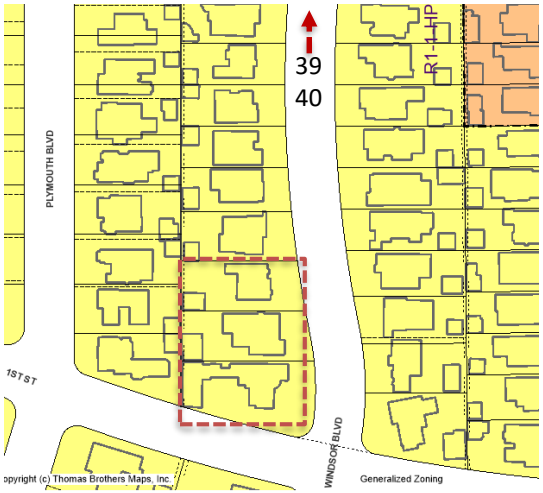
31- 147 N WINDSOR BLVD – Contributor
1923/24- Spanish Colonial Revival
Lot Coverage: 31% Setback: 34'
# of Stories: 2 Approx. Height: 24'

32- 141 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 35% Setback: 33'
# of Stories: 1 Approx. Height: 15'

33- 135 N WINDSOR BLVD – Contributor
1926/27- Spanish Colonial Revival
Lot Coverage: 43% Setback: 30'
# of Stories: 1 Approx. Height: 15'

34- 129 N WINDSOR BLVD – Contributor
1921- Spanish Colonial Revival
Lot Coverage: 41% Setback: 30'
# of Stories: 1 Approx. Height: 17'
* Addition approved

35- 125 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 34% Setback: 33'
# of Stories: 1 Approx. Height: 16'
* Second story addition approved



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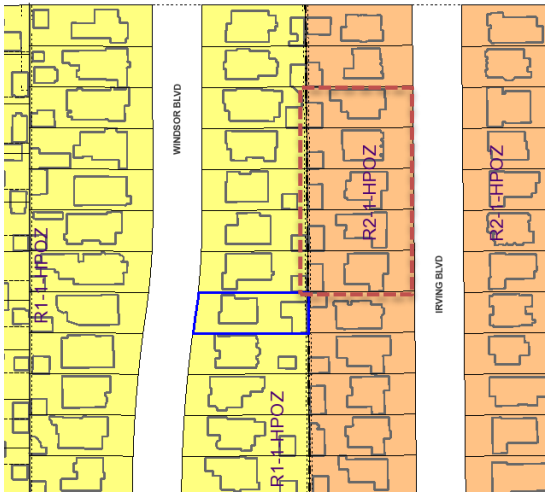
36- 119 N WINDSOR BLVD – Contributor
1923- Tudor Revival
Lot Coverage: 28% Setback: 36’
# of Stories: 2 Approx. Height: 26’

37- 111 N WINDSOR BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 41% Setback: 33’
# of Stories: 2 Approx. Height: 25’

38- 101 N WINDSOR BLVD – Contributor
1927- Spanish Colonial Revival
Lot Coverage: 35% Setback: 32’
# of Stories: 2 Approx. Height: 21’
* Second story addition under construction

39- 5012 W BEVERLY BLVD;253 N IRVING BLVD Contributor
1923- Spanish Colonial Revival
Lot Coverage: 32% Setback: 36’
# of Stories: 2 Approx. Height: 23’

40- 247 & 249 N IRVING BLVD – Contributor
1922- Spanish Colonial Revival
Lot Coverage: 30% Setback: 36’
# of Stories: 2 Approx. Height: 24’



Index Photo
Photo Analysis

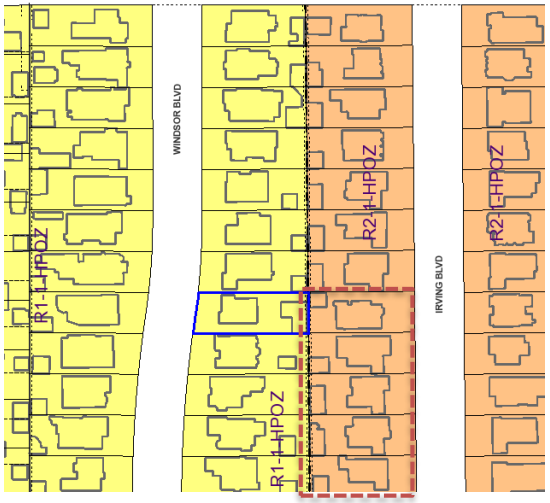
41- 245 & 243 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 39% Setback: 33'
# of Stories: 2 Approx. Height: 23'

42- 239 & 237 N IRVING BLVD – Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 36'
# of Stories: 2 Approx. Height: 24'

43- 235 & 233 N IRVING BLVD–Contributor
1923- Spanish Colonial Revival
Lot Coverage: 36% Setback: 32'
# of Stories: 2 Approx. Height: 25'

44- 227 & 225 N IRVING BLVD– Contributor
1923- Mediterranean Revival
Lot Coverage: 38% Setback: 33'
# of Stories: 2 Approx. Height: 26'

45- 223 & 221 N IRVING BLVD– Contributor
1923- Mediterranean Revival
Lot Coverage: 40% Setback: 32'
# of Stories: 2 Approx. Height: 22'



Index Photo
Photo Analysis

46- 219 & 217 N IRVING BLVD– Contributor
1922- Mediterranean Revival
Lot Coverage: 34% Setback: 37'
# of Stories: 2 Approx. Height: 23'

47- 215 & 213 N IRVING BLVD– Contributor
1923- Mediterranean Revival
Lot Coverage: 43% Setback: 30'
# of Stories: 2 Approx. Height: 22'

48- 209 & 207 N IRVING BLVD–Contributor
1923- Mediterranean Revival
Lot Coverage: 38% Setback: 30'
# of Stories: 2 Approx. Height: 23'

49- 203 & 201 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 40% Setback: 30'
# of Stories: 2 Approx. Height: 22'

50- 153 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30'
# of Stories: 2 Approx. Height: 24'

Index Photo
Photo Analysis

51- 147 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 35% Setback: 32’
# of Stories: 1 Approx. Height: 20’

52- 143 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 30% Setback: 30’
# of Stories: 1 Approx. Height: 16’

53- 137 N IRVING BLVD– Non Contributor
1923/90- Post Modern Remodel
Lot Coverage: 43% Setback: 30’
# of Stories: 2 Approx. Height: 23’

54- 133 N IRVING BLVD– Contributor
1922- Spanish Colonial Revival
Lot Coverage: 34% Setback: 30’
# of Stories: 2 Approx. Height: 23’

55- 127 N IRVING BLVD– Contributor
1923- English Revival
Lot Coverage: 41% Setback: 30’
# of Stories: 2 Approx. Height: 23’
* Two story addition permitted & completed

Index Photo
Photo Analysis
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56- 121 N IRVING BLVD– Non Contributor
1922/23; 1990s-
Post Modern-Spanish Colonial Revival
Lot Coverage: 41% Setback: 25’
# of Stories: 1 Approx. Height: 18’

57- 117 N IRVING BLVD– Contributor
1923- Spanish Colonial Revival
Lot Coverage: 37% Setback: 32’
# of Stories: 1 Approx. Height: 20’

58- 111 N IRVING BLVD– Contributor
1923- Mediterranean Revival
Lot Coverage: 29% Setback: 35’
# of Stories: 2 Approx. Height: 23’

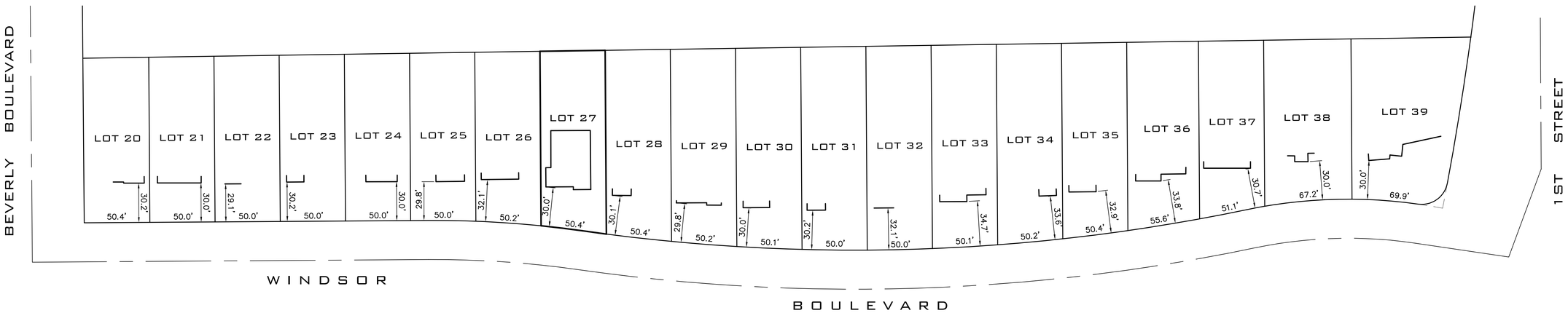
59- 101 N IRVING BLVD– Contributor
1922- English Revival
Lot Coverage: 33% Setback: 30’
# of Stories: 2 Approx. Height: 24’

212 N Windsor Blvd- Context Analysis

212 Windsor
Context Analysis

MAP #	ADDRESS	LOT	CONTRIBUTOR	STRUCTURE TYPE	LOT AREA	FOOTRPINT	LOT COVERAGE	SETBACK	APPROX. HEIGHT	APPROX STORIES
1	248 N WINDSOR BLVD	20	yes	SFD	6,383	2,548	40%	30	14	1.0
2	242 N WINDSOR BLVD	21	no	SFD	6,346	2,111	33%	30	14	1.0
3	236 N WINDSOR BLVD	22	no	SFD	6,366	3,221	51%	29	28	2.0
4	232 N WINDSOR BLVD	23	yes	SFD	6,387	2,034	32%	30	18	1.0
5	226 N WINDSOR BLVD	24	yes	SFD	6,407	2,172	34%	30	18	1.0
6	222 N WINDSOR BLVD	25	yes	SFD	6,438	2,157	34%	30	14	1.0
7	216 N WINDSOR BLVD	26	yes	SFD	6,573	2,389	36%	32	18	1.0
8	206 N WINDSOR BLVD	28	yes	SFD	7,211	2,298	32%	30	21	2.0
9	202 N WINDSOR BLVD	29	yes	SFD	7,488	2,060	28%	30	21	2.0
10	152 N WINDSOR BLVD	30	yes	SFD	7,679	2,606	34%	30	18	2.0
11	146 N WINDSOR BLVD	31	yes	SFD	7,784	2,522	32%	30	19	2.0
12	140 N WINDSOR BLVD	32	yes	SFD	7,805	2,988	38%	32	18	2.0
13	136 N WINDSOR BLVD	33	yes	SFD	7,740	2,822	36%	35	18	1.0
14	130 N WINDSOR BLVD	34	yes	SFD	7,590	3,421	45%	34	20	2.0
15	126 N WINDSOR BLVD	35	yes	SFD	7,354	2,985	41%	33	18	1.0
16	120 N WINDSOR BLVD	36	no	SFD	7,715	2,980	39%	34	28	2.0
17	114 N WINDSOR BLVD	37	yes	SFD	6,576	2,620	40%	31	16	1.5
18	110 N WINDSOR BLVD	38	yes	SFD	8,299	2,614	31%	30	40	2.0
19	100 N WINDSOR BLVD	39	yes	SFD	10,214	3,229	32%	30	29	2
20	249 N WINDSOR BLVD	1	yes	SFD	7,521	2,282	30%	30	12	1
21	243 N WINDSOR BLVD	2	yes	SFD	7,502	3,331	44%	27	18	1
22	237 N WINDSOR BLVD	3	yes	SFD	7,504	3,218	43%	28	17	1
23	233 N WINDSOR BLVD	4	no	SFD	7,506	3,167	42%	31	16	1
24	227 N WINDSOR BLVD	5	yes	SFD	7,508	2,953	39%	26	21	1
25	223 N WINDSOR BLVD	6	yes	SFD	7,499	2,995	40%	37	19	1
26	217 N WINDSOR BLVD	7	no	SFD	7,377	3,605	49%	29	14	1
27	213 N WINDSOR BLVD	8	yes	SFD	7,095	2,942	41%	34	21	2
28	207 N WINDSOR BLVD	9	yes	SFD	6,774	2,923	43%	32	16	1
29	203 N WINDSOR BLVD	10	yes	SFD	6,529	2,506	38%	32	16	1
30	153 N WINDSOR BLVD	11	yes	SFD	6,367	2,633	41%	32	14	1
31	147 N WINDSOR BLVD	12	yes	SFD	6,314	1,934	31%	34	24	2
32	141 N WINDSOR BLVD	13	yes	SFD	6,263	2,213	35%	33	15	1
33	135 N WINDSOR BLVD	14	yes	SFD	6,373	2,757	43%	30	15	1
34	129 N WINDSOR BLVD	15	yes	SFD	6,938	2,873	41%	30	17	1
35	125 N WINDSOR BLVD	16	yes	SFD	8,203	2,779	34%	33	16	1
36	119 N WINDSOR BLVD	17	yes	SFD	8,712	2,442	28%	36	26	2
37	111 N WINDSOR BLVD	18	yes	SFD	9,348	3,839	41%	33	25	2
38	101 N WINDSOR BLVD	19	yes	SFD	12,296	4,361	35%	32	21	2
39	5012 W BEVERLY BLVD; 253 N IRVING BLVD	40	yes	duplex	6,510	2,100	32%	36	23	2
40	247 & 249 N IRVING BLVD	41	yes	duplex	6,500	1,962	30%	36	24	2
41	245 & 243 N IRVING BLVD	42	yes	duplex	6,500	2,529	39%	33	23	2
42	239 & 237 N IRVING BLVD	43	yes	duplex	6,500	2,227	34%	36	24	2
43	235 & 233 N IRVING BLVD	44	yes	duplex	6,500	2,327	36%	32	25	2
44	227 & 225 N IRVING BLVD	45	yes	duplex	6,500	2,446	38%	33	26	2
45	223 & 221 N IRVING BLVD	46	yes	duplex	6,500	2,617	40%	32	22	2
46	219 & 217 N IRVING BLVD	47	yes	duplex	6,500	2,199	34%	37	23	2
47	215 & 213 N IRVING BLVD	48	yes	duplex	6,500	2,765	43%	30	22	2
48	209 & 207 N IRVING BLVD	49	yes	duplex	6,500	2,448	38%	30	23	2
49	203 & 201 N IRVING BLVD	50	yes	duplex	6,500	2,583	40%	30	22	2
50	153 N IRVING BLVD	51	yes	duplex	6,500	2,191	34%	31	24	2
51	147 N IRVING BLVD	52	yes	SFD	6,500	2,246	35%	32	20	1
52	143 N IRVING BLVD	53	yes	SFD	6,500	1,978	30%	30	16	1
53	137 N IRVING BLVD	54	no	SFD	6,500	2,818	43%	30	23	2
54	133 N IRVING BLVD	55	yes	SFD	6,500	2,223	34%	30	23	2
55	127 N IRVING BLVD	56	yes	SFD	6,500	2,669	41%	30	23	2
56	121 N IRVING BLVD	57	no	SFD	6,500	2,678	41%	25	18	1
57	117 N IRVING BLVD	58	yes	SFD	6,500	2,373	37%	32	20	1
58	111 N IRVING BLVD	59	yes	SFD	7,150	2,088	29%	35	23	2
59	101 N IRVING BLVD	60	yes	SFD	8,700	2,889	33%	30	24	2
	Average overall				7141	2642	37%	31	20	2
	Existing House		yes	Single Family	6,860	2,370	35%	30	17.8	1
	Proposed House			Single Family	6,860	2,194	32%	30	25.3	2

PREVAILING SETBACK EXHIBIT



NOTE:
1. FRONTAGE DISTANCES PER RECORD MAPS.

SETBACK RANGE USED	NO. OF LOTS USED	LOT DESIGNATION	FRONTAGES USED	FRONTAGE DISTANCE USED	SETBACKS USED	TOTAL SETBACK	PERCENTAGE: FRONTAGE/TOTAL FRONTAGE	STATUS > 40%	PREVAILING SETBACK
29.1 – 34.7	20	20, 21, 22, 23, 24, 25 26, 27, 28, 29, 30, 31 32, 33, 34, 35, 36, 37 38, 39	50.4, 50.0, 50.0, 50.0 50.0, 50.0, 50.2, 50.4 50.4, 50.2, 50.1, 50.0 50.1, 50.1, 50.2, 50.4 55.6, 51.1, 67.2, 69.9	1046.2	30.2, 30.0, 29.1, 30.2, 30.0 29.8, 32.1, 30.0, 30.1, 29.8 30.0, 30.2, 32.1, 34.7, 33.6 32.9, 33.8, 30.7, 30.0, 30.0	619.3	1046.2/1046.2=100%	PASS	**619.3/20 = 31.0'**

0 40 80 120

Scale 1" = 40'

DATE	△	REVISIONS

PREPARED BY:

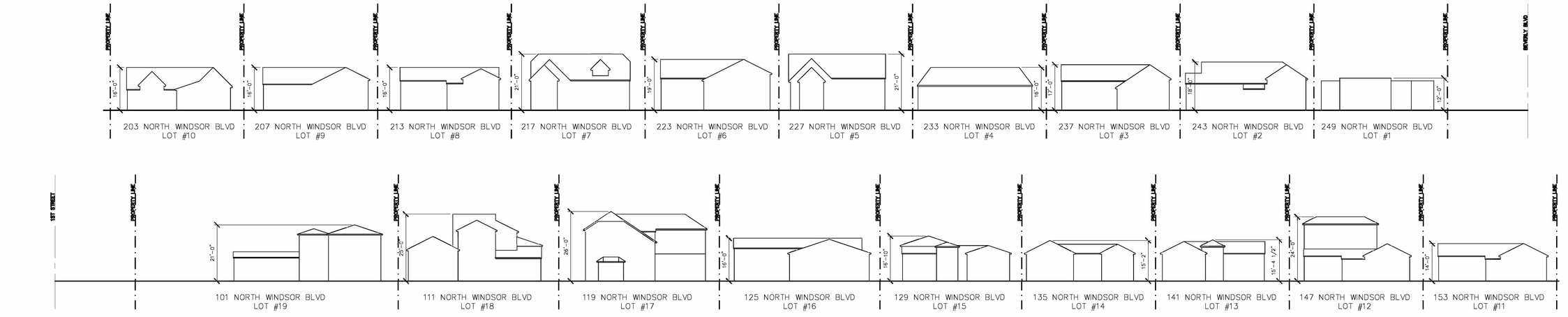
WESTCON ENGINEERING, INC.
LAND PLANNING ENGINEERING LAND SURVEYING
6355 TOPANGA CANYON BLVD.; SUITE 345
WOODLAND HILLS, CA. 91367
818-226-0444 VOICE 818-226-0448 FAX
E-MAIL: info@westconeng.com

PREPARED FOR:
NELA DEVELOPMENT
5532 N. FIGUEROA STREET
LOS ANGELES, CA 90042

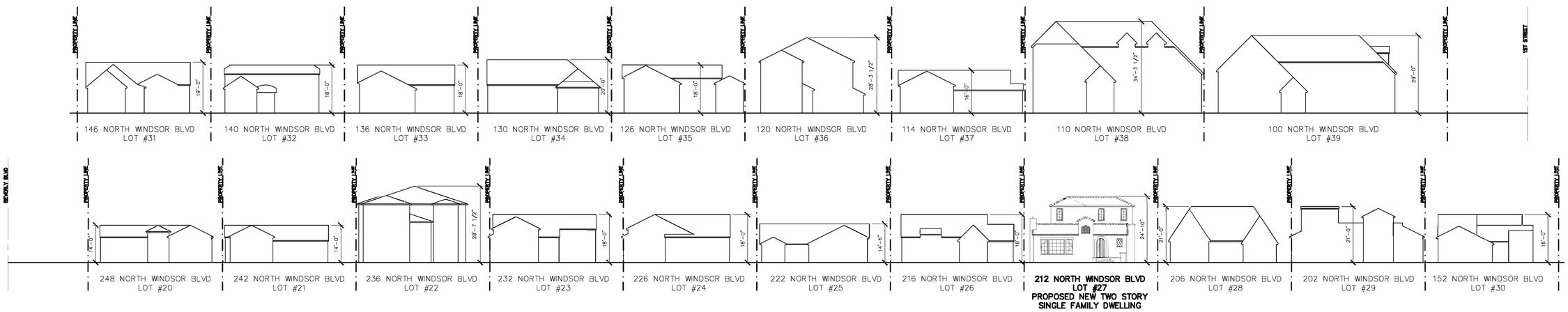
PROJECT
PREVAILING SETBACK
212 N. WINDSOR BOULEVARD
LOS ANGELES, CA 90004

W.O. 18–137
SCALE: 1"=40'
DATE: 05–29–18
SHEET 1 OF 1

ID - D:\CADD\WESTCON\18-137\dwg\18-137-PREVAILING SETBACK.dwg - Fri, 25 May 2018 - 10:24



3 BLOCK ELEVATION HEIGHT STUDY
1/16" = 1'-0"



2 BLOCK ELEVATION HEIGHT STUDY
1/16" = 1'-0"

1 BLOCK PLOT PLAN EX HB II
1/64' ' =1' 0"

TIM CAMPBELL
NEW YORK LOS ANGELES
STUDIO
19 Hudson St. No. 501 NY, NY 10014 | 3820 Willat Avenue Culver City, CA 90232

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BLOCK ELEVATION HEIGHT ANALYSIS EXHIBIT

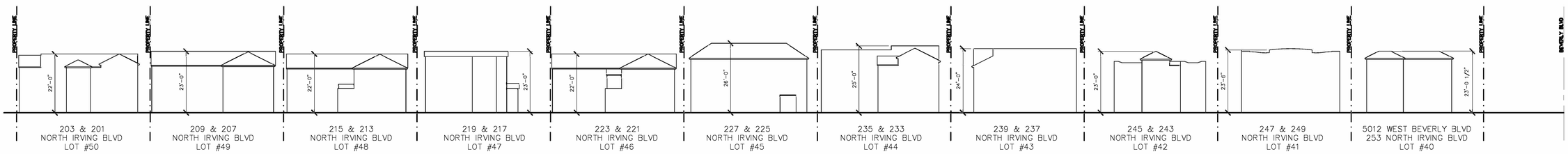
ISSUES AND REVISIONS

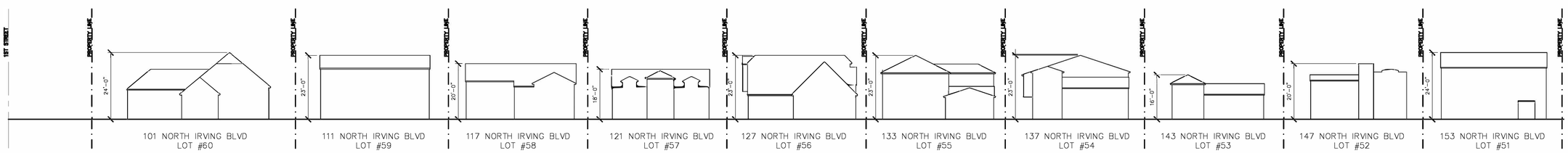
ISSUED FOR CLIENT REVIEW 20180525

ISSUED FOR HPOZ REVIEW CONSULTATION MEETING 20180716

ISSUED FOR HPOZ REVIEW CONSULTATION 2ND MEETING 20180818

DRAWN	TC
DRAWING DATE	
SCALE	NOTED
SHEET	SP1.1
OF	SHEETS





2 BLOCK ELEVATION HEIGHT STUDY
1/16" = 1'-0"

1 BLOCK PLOT PLAN EXHIBIT
1/64" = 1'-0"

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NEW YORK LOS ANGELES
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BLOCK ELEVATION HEIGHT ANALYSIS EXHIBIT

ISSUES AND REVISIONS

ISSUED FOR CLIENT REVIEW 20180525

ISSUED FOR HPOZ REVIEW CONSULTATION MEETING 20180716

ISSUED FOR HPOZ REVIEW CONSULTATION 2ND MEETING 20180818

DRAWN TC

DRAWING DATE

SCALE NOTED

SHEET

SP1.2

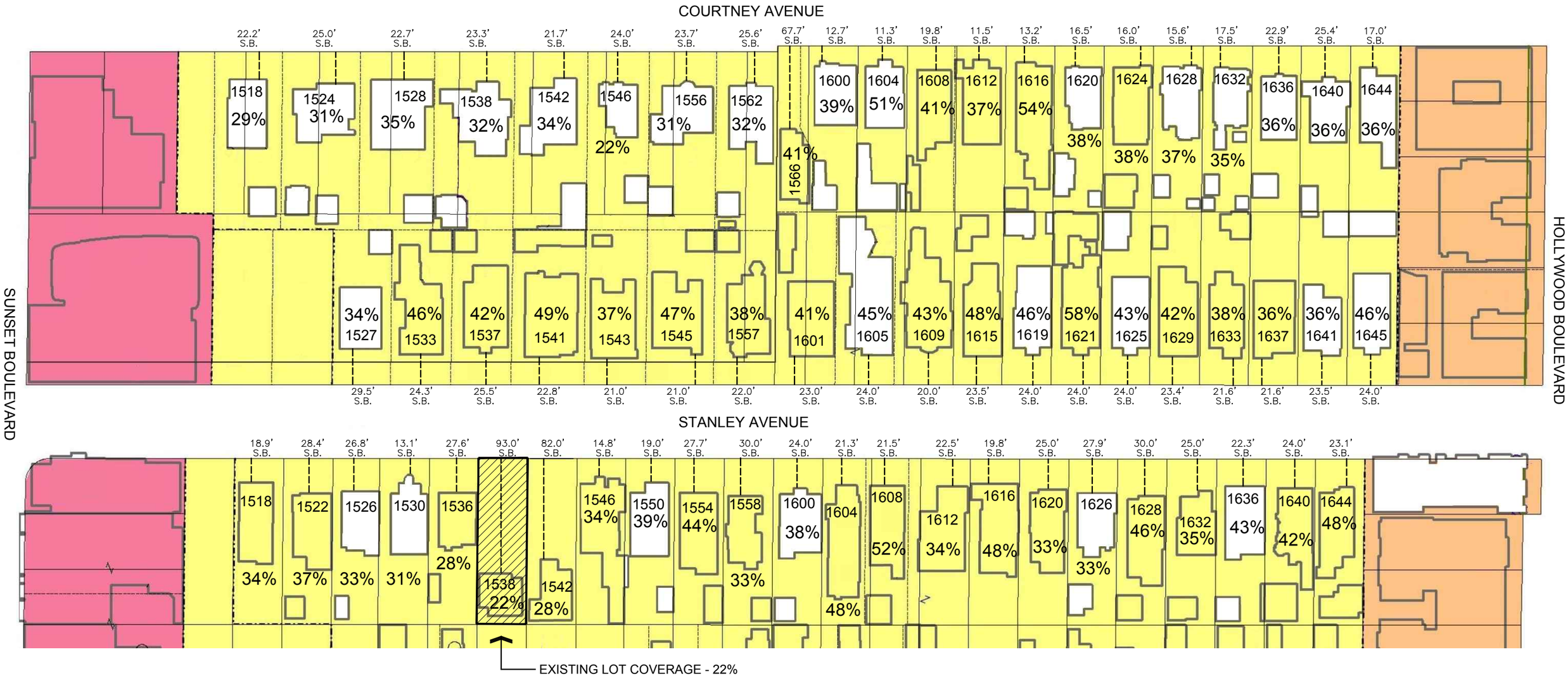
OF SHEETS

Context Analysis Examples (2 of 2)

LANDWORTH DEBOLSKE ARCHITECTURE
5150 WILSHIRE BOULEVARD
LOS ANGELES, CA 90036
DATE: 10/03/18

5 1 5 0
Wilshire Boulevard
Los Angeles, CA
9 0 0 3 6

Landworth
DeBolske
ARCHITECTURE


COURTNEY AVENUE
22.2' S.B.
25.0' S.B.
22.7' S.B.
23.3' S.B.
21.7' S.B.
24.0' S.B.
23.7' S.B.
25.6' S.B.
67.7' S.B.
12.7' S.B.
11.3' S.B.
19.8' S.B.
11.5' S.B.
13.2' S.B.
16.5' S.B.
16.0' S.B.
15.6' S.B.
17.5' S.B.
22.9' S.B.
25.4' S.B.
17.0' S.B.
1518 29%
1524 31%
1528 35%
1538 32%
1542 34%
1546 22%
1556 31%
1562 32%
1566 41%
1600 39%
1604 51%
1608 41%
1612 37%
1616 54%
1620 38%
1624 38%
1628 37%
1632 35%
1636 36%
1640 36%
1644 36%
34% 1527
46% 1533
42% 1537
49% 1541
37% 1543
47% 1545
38% 1557
41% 1601
45% 1605
43% 1609
48% 1615
46% 1619
58% 1621
43% 1625
42% 1629
38% 1633
36% 1637
36% 1641
46% 1645
29.5' S.B.
24.3' S.B.
25.5' S.B.
22.8' S.B.
21.0' S.B.
21.0' S.B.
22.0' S.B.
23.0' S.B.
24.0' S.B.
20.0' S.B.
23.5' S.B.
24.0' S.B.
24.0' S.B.
24.0' S.B.
23.4' S.B.
21.6' S.B.
21.6' S.B.
23.5' S.B.
24.0' S.B.
SUNSET BOULEVARD
HOLLYWOOD BOULEVARD
STANLEY AVENUE
18.9' S.B.
28.4' S.B.
26.8' S.B.
13.1' S.B.
27.6' S.B.
93.0' S.B.
82.0' S.B.
14.8' S.B.
19.0' S.B.
27.7' S.B.
30.0' S.B.
24.0' S.B.
21.3' S.B.
21.5' S.B.
22.5' S.B.
19.8' S.B.
25.0' S.B.
27.9' S.B.
30.0' S.B.
25.0' S.B.
22.3' S.B.
24.0' S.B.
23.1' S.B.
1518 34%
1522 37%
1526 33%
1530 31%
1536 28%
1538 22%
1542 28%
1546 34%
1550 39%
1554 44%
1558 33%
1600 38%
1604 48%
1608 52%
1612 34%
1616 48%
1620 33%
1626 33%
1628 46%
1632 35%
1636 43%
1640 42%
1644 48%
EXISTING LOT COVERAGE - 22%
CONTRIBUTING / ALTERED CONTRIBUTING
NON CONTRIBUTING
SUBJECT PROPERTY

1518 N. Courtney Ave.
Tudor Revival
Lot Coverage: 29%
Setback: 22.20'
Stories: 2 Contributor
Approx. Ht: 23'-0"

1524 N. Courtney Ave.
Tudor Revival
Lot Coverage: 31%
Setback: 25.00'
Stories: 2 Contributor
Approx. Ht: 25'-0"

1528 N. Courtney Ave.
American Colonial Revival
Lot Coverage: 35%
Setback: 22.70'
Stories: 2 Altered Contributor
Approx. Ht: 23'-0"

1538 N. Courtney Ave.
Other
Lot Coverage: 32%
Setback: 23.30'
Stories: 2 Altered Contributor
Approx. Ht: 26'-0"

1542 N. Courtney Ave.
Mediterranean Revival
Lot Coverage: 34%
Setback: 21.70
Stories: 2 Contributor
Approx. Ht: 23'-0"

1546 N. Courtney Ave.
Mediterranean Revival
Lot Coverage: 22%
Setback: 24.00'
Stories: 2 Contributor
Approx. Ht: 23'-0"

1556 N. Courtney Ave.
Neoclassical
Lot Coverage: 31%
Setback: 23.70'
Stories: 2 Altered Contributor
Approx. Ht: 25'-0"

1562 N. Courtney Ave.
Unknown / Not visible
Lot Coverage: 32%
Setback: 25.60'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"

1566 N. Courtney Ave.
No style
Lot Coverage: 41%
Setback: 67.70'
Stories: 2 Non Contributor
Approx. Ht: 23'-0"

1600 N. Courtney Ave.
American Colonial Revival
Lot Coverage: 39%
Setback: 12.70'
Stories: 1 Contributor
Approx. Ht: 15'-0"

1604 N. Courtney Ave.
American Colonial Revival
Lot Coverage: 51%
Setback: 11.25'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"

1608 N. Courtney Ave.
Tudor Revival
Lot Coverage: 41%
Setback: 19.8'
Stories: 1.5 Non Contributor
Approx. Ht: 21'-0"

1612 N. Courtney Ave.
Craftsman
Lot Coverage: 37%
Setback: 11.5'
Stories: 1.5 Non Contributor
Approx. Ht: 21'-0"

1616 N. Courtney Ave.
No Style
Lot Coverage: 54%
Setback: 13.1'
Stories: 2 Non Contributor
Approx. Ht: 23'-0"

1620 N. Courtney Ave.
Spanish Colonial Revival
Lot Coverage: 38%
Setback: 16.5'
Stories: 1 Altered Contributor
Approx. Ht: 15'-0"

1624 N. Courtney Ave.
Other
Lot Coverage: 47%
Setback: 16'
Stories: 2 Non Contributor
Approx. Ht: 25'-4"

1628 N. Courtney Ave.
Tudor Revival
Lot Coverage: 37%
Setback: 15.6'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"

1632 N. Courtney Ave.
Spanish Colonial Revival
Lot Coverage: 35%
Setback: 17.5'
Stories: 1 Altered Contributor
Approx. Ht: 15'-0"

1636 N. Courtney Ave.
Spanish Colonial Revival
Lot Coverage: 35%
Setback: 22.9'
Stories: 1 Altered Contributor
Approx. Ht: 15'-0"

1640 N. Courtney Ave.
American Colonial Revival
Lot Coverage: 36%
Setback: 25.4'
Stories: 1 Altered Contributor
Approx. Ht: 15'-0"

1644 N. Courtney Ave.
American Colonial Revival
Lot Coverage: 36%
Setback: 17'
Stories: 1.5 Contributor
Approx. Ht: 21'-0"

1518 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 34%
Setback: 18.75'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1522 N. Stanley Ave.
No Style
Lot Coverage: 37%
Setback: 28.25'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1526 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 33%
Setback: 26.75'
Stories: 1.0 Contributor
Approx. Ht: 15'-0"

1530 N. Stanley Ave.
Craftsman
Lot Coverage: 31%
Setback: 13.10'
Stories: 1.0 Contributor
Approx. Ht: 15'-0"

1536 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 28%
Setback: 27.50'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1538 N. Stanley Ave.

1542 N. Stanley Ave.
Unknown / Not visible
Lot Coverage: 28%
Setback: 82.00'
Stories: 1.0 Non Visible
Approx. Ht: 15'-0"

1546 N. Stanley Ave.
No Style
Lot Coverage: 34%
Setback: 14.75'
Stories: 1.5 Non Contributor
Approx. Ht: 21'-0"

1550 N. Stanley Ave.
Craftsman
Lot Coverage: 39%
Setback: 19.00'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"

1554 N. Stanley Ave.
Craftsman
Lot Coverage: 44%
Setback: 27.75'
Stories: 1.5 Non Visible
Approx. Ht: 21'-0"

1558 N. Stanley Ave.
Unknown / Not Visible
Lot Coverage: 33%
Setback: 30.00'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1600 N. Stanley Ave.
Unknown / Not visible
Lot Coverage: 38%
Setback: 24.00'
Stories: 1 Altered Contributor
Approx. Ht: 15'-0"

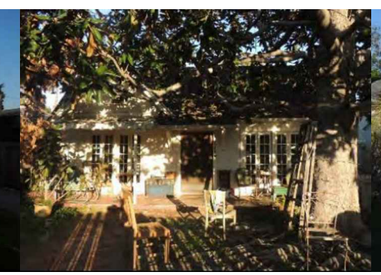
1604 N. Stanley Ave.
Other
Lot Coverage: 48%
Setback: 21.25'
Stories: 2 Non Contributor
Approx. Ht: 25'-0"

1608 N. Stanley Ave.
Modern Mid-Century
Lot Coverage: 52%
Setback: 22.50'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1612 N. Stanley Ave.
No Style
Lot Coverage: 34%
Setback: 22.50'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1616 N. Stanley Ave.
Craftsan
Lot Coverage: 48%
Setback: 19.75'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1620 N. Stanley Ave.
No Style
Lot Coverage: 33%
Setback: 25.00'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

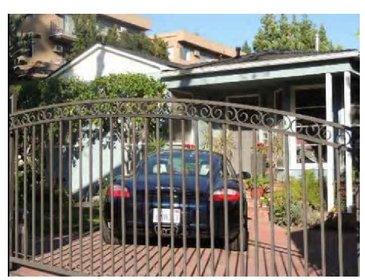


1626 N. Stanley Ave.
Vernacular
Lot Coverage: 36%
Setback: 27.90'
Stories: 1.5 Contributor
Approx. Ht: 21'-0"

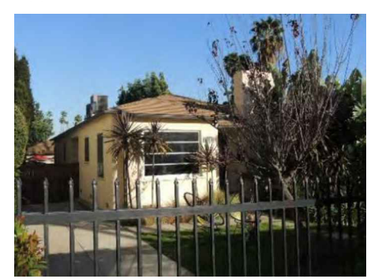
1628 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 46%
Setback: 30.00'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1632 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 35%
Setback: 25.00'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1636 N. Stanley Ave.
Craftsman
Lot Coverage: 43%
Setback: 22.40'
Stories: 1.5 Contributor
Approx. Ht: 21'-0"



1640 N. Stanley Ave.
Minimal Traditional
Lot Coverage: 42%
Setback: 24.00'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"



1644 N. Stanley Ave.
Minimal Traditional
Lot Coverage: 48%
Setback: 23.20'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1527 N. Stanley Ave.
Vernacular / American Colonial
Lot Coverage: 34%
Setback: 29.50'
Stories: 1 Contributor
Approx. Ht: 15'-0"

1533 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 46%
Setback: 24.25'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1537 N. Stanley Ave.
No Style
Lot Coverage: 42%
Setback: 25.50'
Stories: 2.0 Non Contributor
Approx. Ht: 23'-0"

1541 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 49%
Setback: 22.75'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1543 N. Stanley Ave.
No Style
Lot Coverage: 37%
Setback: 21.00'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1545 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 47%
Setback: 21.00'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1557 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 38%
Setback: 22.00'
Stories: 1 Non Contributor
Approx. Ht: 20'-6"

1601 N. Stanley Ave.
Spanish Colonial Revival
Lot Coverage: 41%
Setback: 23.00'
Stories: 1 Non Contributor
Approx. Ht: 15'-0"

1605 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 45%
Setback: 24.00'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"

1609 N. Stanley Ave.
Other
Lot Coverage: 43%
Setback: 23.50'
Stories: 1.0 Non Contributor
Approx. Ht: 25'-0"

1615 N. Stanley Ave.
No Style
Lot Coverage: 48%
Setback: 23.50'
Stories: 1.0 Non Contributor
Approx. Ht: 15'-0"

1619 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 58%
Setback: 24.00'
Stories: 1.5 Altered Contributor
Approx. Ht: 21'-0"

1621 N. Stanley Ave.
No Style
Lot Coverage: 58%
Setback: 24.00'
Stories: 1.5 Non Contributor
Approx. Ht: 21'-0"

1625 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 43%
Setback: 24.00'
Stories: 1.5 Contributor
Approx. Ht: 21'-0"

1629 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 42%
Setback: 23.25'
Stories: 1.5 Non Contributor
Approx. Ht: 21'-0"

1633 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 38%
Setback: 21.50'
Stories: 1 Non Contributor
Approx. Ht: 21'-0"

1637 N. Stanley Ave.
Other
Lot Coverage: 36%
Setback: 21.50'
Stories: 2 Non Contributor
Approx. Ht: 23'-0"

1641 N. Stanley Ave.
Vernacular
Lot Coverage: 36%
Setback: 23.50'
Stories: 1 Altered Contributor
Approx. Ht: 15'-0"

1545 N. Stanley Ave.
American Colonial Revival
Lot Coverage: 46%
Setback: 24.00'
Stories: 1.5 Contributor
Approx. Ht: 21'-0"

EVALUATION	ADDRESS	STRUCTURE TYPE	LOT AREA (S.F.)	FOOTPRINT (S.F.)	LOT COVERAGE (%)	SETBACK (FT.)	APPROX. HT. (FT.)	STORIES
C	1645 N. STANLEY	SINGLE FAMILY	5645.6	2618.0	46	24.0	21.0	1.5
AC	1641 N. STANLEY	SINGLE FAMILY	5611.5	2018.0	36	23.5	15.0	1.0
NC	1637 N. STANLEY	SINGLE FAMILY						
NC	1633 N. STANLEY	SINGLE FAMILY						
NC	1629 N. STANLEY	SINGLE FAMILY						
C	1625 N. STANLEY	SINGLE FAMILY	5611.6	2438.0	43	24.0	21.0	1.5
NC	1621 N. STANLEY	SINGLE FAMILY						
AC	1619 N. STANLEY	SINGLE FAMILY	5611.6	2579.0	46	24.0	21.0	1.5
NC	1615 N. STANLEY	SINGLE FAMILY						
NC	1609 N. STANLEY	SINGLE FAMILY						
AC	1605 N. STANLEY	SINGLE FAMILY	6735.0	3669.0	45	24.0	21.0	1.5
NC	1601 N. STANLEY	SINGLE FAMILY						
NC	1557 N. STANLEY	SINGLE FAMILY						
NC	1545 N. STANLEY	SINGLE FAMILY						
NC	1543 N. STANLEY	SINGLE FAMILY						
NC	1541 N. STANLEY	SINGLE FAMILY						
NC	1537 N. STANLEY	SINGLE FAMILY						
NC	1533 N. STANLEY	SINGLE FAMILY						
C	1527 N. STANLEY	SINGLE FAMILY	6138.0	2083.0	34	29.5	15.0	1.0
NC	1644 N. STANLEY	SINGLE FAMILY						
NC	1640 N. STANLEY	SINGLE FAMILY						
C	1636 N. STANLEY	SINGLE FAMILY	5399.1	2300.0	43	22.3	21.0	1.5
NC	1632 N. STANLEY	SINGLE FAMILY						
NC	1628 N. STANLEY	SINGLE FAMILY						
C	1626 N. STANLEY	SINGLE FAMILY	5399.2	1946.0	36	27.9	21.0	1.5
NC	1620 N. STANLEY	SINGLE FAMILY						
NC	1616 N. STANLEY	SINGLE FAMILY						
NC	1612 N. STANLEY	SINGLE FAMILY						
NC	1608 N. STANLEY	SINGLE FAMILY						
NC	1604 N. STANLEY	SINGLE FAMILY						
AC	1600 N. STANLEY	SINGLE FAMILY	5398.8	2039.0	38	24.0	15.0	1.0
NC	1558 N. STANLEY	SINGLE FAMILY						
NV	1554 N. STANLEY	SINGLE FAMILY	5398.7	2393.0	44	27.7	21.0	1.5
AC	1550 N. STANLEY	SINGLE FAMILY	5398.6	2102.0	39	19.0	21.0	1.5
NC	1546 N. STANLEY	SINGLE FAMILY						
NV	1542 N. STANLEY	SINGLE FAMILY	5398.5	1499.0	28	82.0	15.0	1.0
NC	1536 N. STANLEY	SINGLE FAMILY						
C	1530 N. STANLEY	SINGLE FAMILY	5398.5	1653.0	31	13.1	15.0	1.0
C	1526 N. STANLEY	SINGLE FAMILY	5398.6	1767.0	33	26.8	15.0	1.0
NC	1522 N. STANLEY	SINGLE FAMILY						
NC	1518 N. STANLEY	SINGLE FAMILY						
C	1644 N. COURTNEY	SINGLE FAMILY	5432.0	1974.0	36	17.0	21.0	1.5
AC	1640 N. COURTNEY	SINGLE FAMILY	5399.6	1965.0	36	25.4	15.0	1.0
AC	1636 N. COURTNEY	SINGLE FAMILY	5399.6	1899.0	36	22.9	15.0	1.0
AC	1632 N. COURTNEY	SINGLE FAMILY	5399.6	1879.0	35	17.5	15.0	1.0
AC	1628 N. COURTNEY	SINGLE FAMILY	5399.6	1989.0	37	15.6	23.0	2.0
NC	1624 N. COURTNEY	SINGLE FAMILY						
AC	1620 N. COURTNEY	SINGLE FAMILY	5399.6	2026.0	38	16.5	15.0	1.0
NC	1616 N. COURTNEY	SINGLE FAMILY						
NC	1612 N. COURTNEY	SINGLE FAMILY						
NC	1608 N. COURTNEY	SINGLE FAMILY						
AC	1604 N. COURTNEY	SINGLE FAMILY	5399.6	2763.0	51	11.3	21.0	1.5
C	1600 N. COURTNEY	SINGLE FAMILY	5713.0	2247.0	39	12.7	15.0	1.0
NC	1566 N. COURTNEY	SINGLE FAMILY						
AC	1562 N. COURTNEY	SINGLE FAMILY	7250.0	2348.0	32	25.6	21.0	1.5
AC	1556 N. COURTNEY	SINGLE FAMILY	7945.0	2448.0	31	23.7	25.0	2.5
C	1546 N. COURTNEY	SINGLE FAMILY	7250.0	1587.0	22	24.0	23.0	2.0
C	1542 N. COURTNEY	SINGLE FAMILY	8700.0	2938.0	34	21.7	23.0	2.0
AC	1538 N. COURTNEY	SINGLE FAMILY	9425.0	2972.0	32	23.3	26.0	2.0
AC	1528 N. COURTNEY	SINGLE FAMILY	8699.0	3006.0	35	22.7	23.0	2.0
C	1524 N. COURTNEY	SINGLE FAMILY	9424.0	2914.0	31	25.0	25.0	2.5
C	1518 N. COURTNEY	SINGLE FAMILY	7975.0	2277.0	29	22.2	23.0	2.0
AVERAGES			6291.8	2277.9	37	24.0	19.6	1.5
NC	1538 N. STANLEY	SINGLE FAMILY	5398.5	1816.0	34	20.0	22.3	2.0

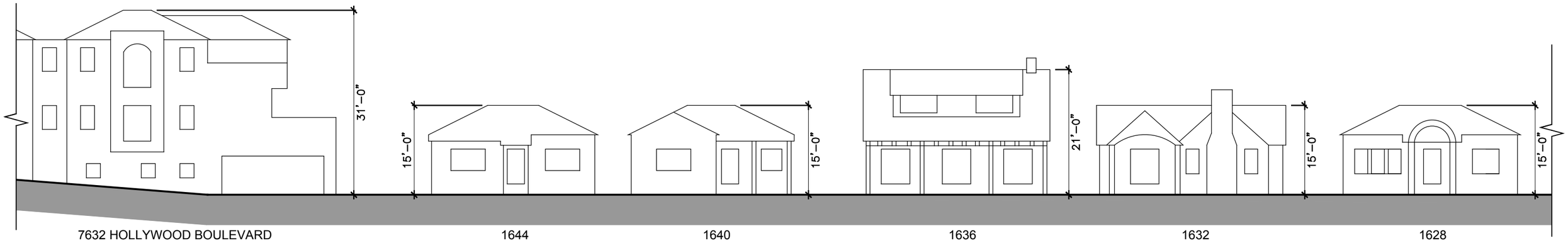
All Properties

EVALUATION	ADDRESS	STRUCTURE TYPE	LOT AREA (S.F.)	FOOTPRINT (S.F.)	LOT COVERAGE (%)	SETBACK (FT.)	APPROX. HT. (FT.)	STORIES
C	1645 N. STANLEY	SINGLE FAMILY	5645.6	2618.0	46	24.0	21.0	1.5
AC	1641 N. STANLEY	SINGLE FAMILY	5611.5	2018.0	36	23.5	15.0	1.0
C	1625 N. STANLEY	SINGLE FAMILY	5611.6	2438.0	43	24.0	21.0	1.5
AC	1619 N. STANLEY	SINGLE FAMILY	5611.6	2579.0	46	24.0	21.0	1.5
AC	1605 N. STANLEY	SINGLE FAMILY	6735.0	3669.0	45	24.0	21.0	1.5
C	1527 N. STANLEY	SINGLE FAMILY	6138.0	2083.0	34	29.5	15.0	1.0
C	1636 N. STANLEY	SINGLE FAMILY	5399.1	2300.0	43	22.3	21.0	1.5
C	1626 N. STANLEY	SINGLE FAMILY	5399.2	1946.0	36	27.9	21.0	1.5
AC	1600 N. STANLEY	SINGLE FAMILY	5398.8	2039.0	38	24.0	15.0	1.0
NV	1554 N. STANLEY	SINGLE FAMILY	5398.7	2393.0	44	27.7	21.0	1.5
AC	1550 N. STANLEY	SINGLE FAMILY	5398.6	2102.0	39	19.0	21.0	1.5
NV	1542 N. STANLEY	SINGLE FAMILY	5398.5	1499.0	28	82.0	15.0	1.0
C	1530 N. STANLEY	SINGLE FAMILY	5398.5	1653.0	31	13.1	15.0	1.0
C	1526 N. STANLEY	SINGLE FAMILY	5398.6	1767.0	33	26.8	15.0	1.0
C	1644 N. COURTNEY	SINGLE FAMILY	5432.0	1974.0	36	17.0	21.0	1.5
AC	1640 N. COURTNEY	SINGLE FAMILY	5399.6	1965.0	36	25.4	15.0	1.0
AC	1636 N. COURTNEY	SINGLE FAMILY	5399.6	1899.0	36	22.9	15.0	1.0
AC	1632 N. COURTNEY	SINGLE FAMILY	5399.6	1879.0	35	17.5	15.0	1.0
AC	1628 N. COURTNEY	SINGLE FAMILY	5399.6	1989.0	37	15.6	23.0	2.0
AC	1620 N. COURTNEY	SINGLE FAMILY	5399.6	2026.0	38	16.5	15.0	1.0
AC	1604 N. COURTNEY	SINGLE FAMILY	5399.6	2763.0	51	11.3	21.0	1.5
C	1600 N. COURTNEY	SINGLE FAMILY	5713.0	2247.0	39	12.7	15.0	1.0
AC	1562 N. COURTNEY	SINGLE FAMILY	7250.0	2348.0	32	25.6	21.0	1.5
AC	1556 N. COURTNEY	SINGLE FAMILY	7945.0	2448.0	31	23.7	25.0	2.5
C	1546 N. COURTNEY	SINGLE FAMILY	7250.0	1587.0	22	24.0	23.0	2.0
C	1542 N. COURTNEY	SINGLE FAMILY	8700.0	2938.0	34	21.7	23.0	2.0
AC	1538 N. COURTNEY	SINGLE FAMILY	9425.0	2972.0	32	23.3	26.0	2.0
AC	1528 N. COURTNEY	SINGLE FAMILY	8699.0	3006.0	35	22.7	23.0	2.0
C	1524 N. COURTNEY	SINGLE FAMILY	9424.0	2914.0	31	25.0	25.0	2.5
C	1518 N. COURTNEY	SINGLE FAMILY	7975.0	2277.0	29	22.2	23.0	2.0
AVERAGES			6291.8	2277.9	37	24.0	19.6	1.5
NC	1538 N. STANLEY	SINGLE FAMILY	5398.5	1816.0	34	20.0	22.3	2.0

Contributing / Altered Contributor Properties

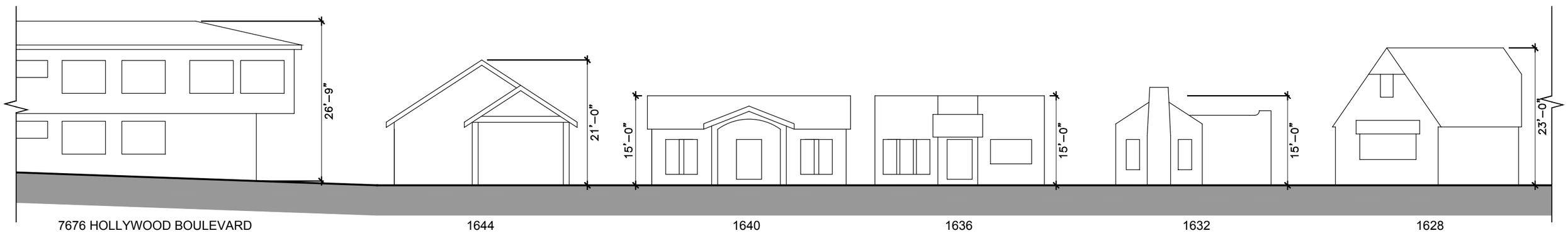
EVALUATION	ADDRESS	STRUCTURE TYPE	LOT AREA (S.F.)	FOOTPRINT (S.F.)	LOT COVERAGE (%)	SETBACK (FT.)	APPROX. HT. (FT.)	STORIES
C	1645 N. STANLEY	SINGLE FAMILY	5645.6	2618.0	46	24.0	21.0	1.5
AC	1641 N. STANLEY	SINGLE FAMILY	5611.5	2018.0	36	23.5	15.0	1.0
C	1625 N. STANLEY	SINGLE FAMILY	5611.6	2438.0	43	24.0	21.0	1.5
AC	1619 N. STANLEY	SINGLE FAMILY	5611.6	2579.0	46	24.0	21.0	1.5
AC	1605 N. STANLEY	SINGLE FAMILY	6735.0	3669.0	45	24.0	21.0	1.5
C	1527 N. STANLEY	SINGLE FAMILY	6138.0	2083.0	34	29.5	15.0	1.0
C	1636 N. STANLEY	SINGLE FAMILY	5399.1	2300.0	43	22.3	21.0	1.5
C	1626 N. STANLEY	SINGLE FAMILY	5399.2	1946.0	36	27.9	21.0	1.5
AC	1600 N. STANLEY	SINGLE FAMILY	5398.8	2039.0	38	24.0	15.0	1.0
AC	1550 N. STANLEY	SINGLE FAMILY	5398.6	2102.0	39	19.0	21.0	1.5
C	1530 N. STANLEY	SINGLE FAMILY	5398.5	1653.0	31	13.1	15.0	1.0
C	1526 N. STANLEY	SINGLE FAMILY	5398.6	1767.0	33	26.8	15.0	1.0
AVERAGES			5645.5	2267.7	39	23.5	18.5	1.3
NC	1538 N. STANLEY	SINGLE FAMILY	5398.5	1816.0	34	20.0	22.3	2.0

Contributing / Altered Contributor Properties - Stanley Avenue



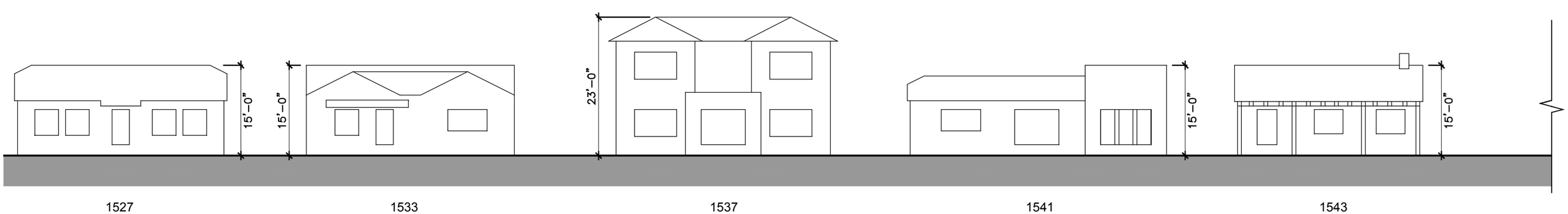
STANLEY AVENUE (EAST)

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



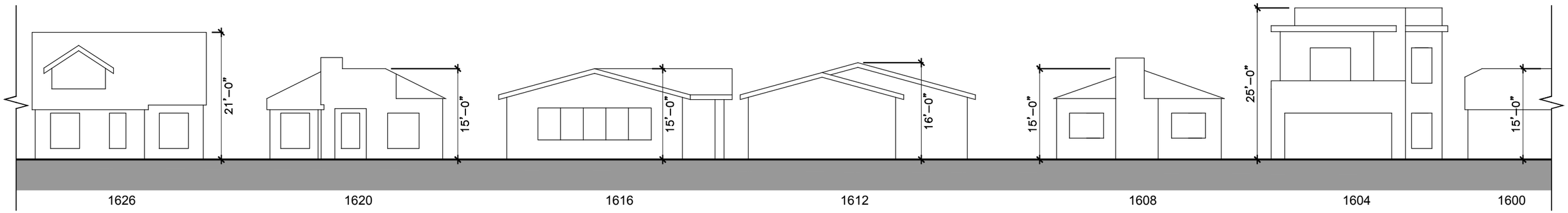
COURTNEY AVENUE (EAST)

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



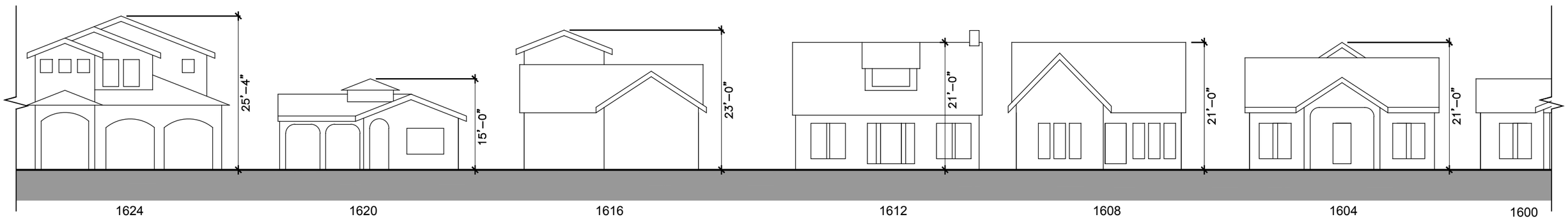
STANLEY AVENUE (WEST)

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



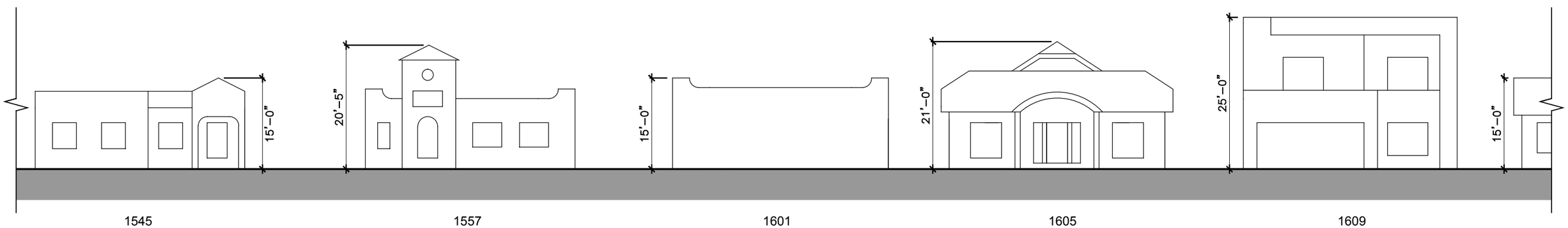
STANLEY AVENUE (EAST)

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



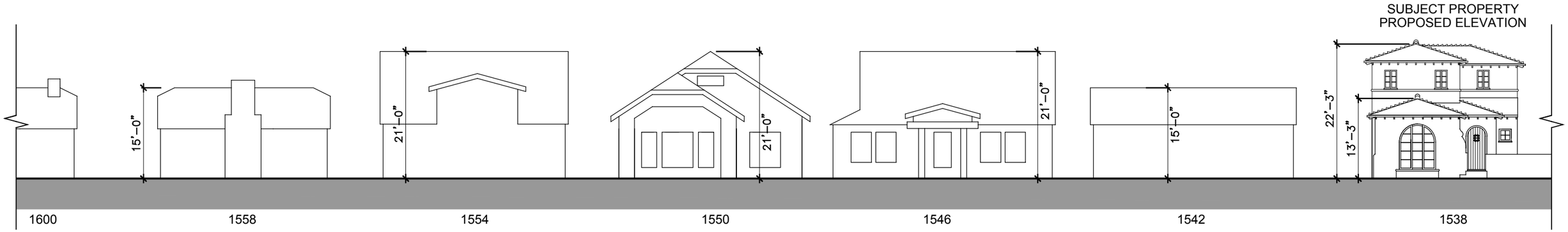
COURTNEY AVENUE (EAST)

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



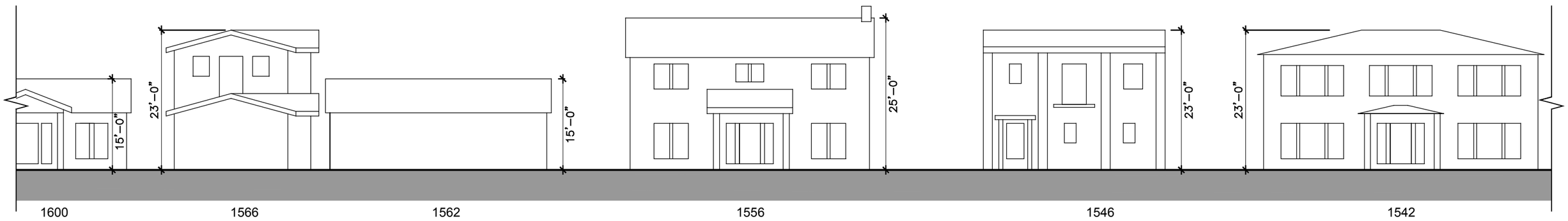
STANLEY AVENUE (WEST)

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



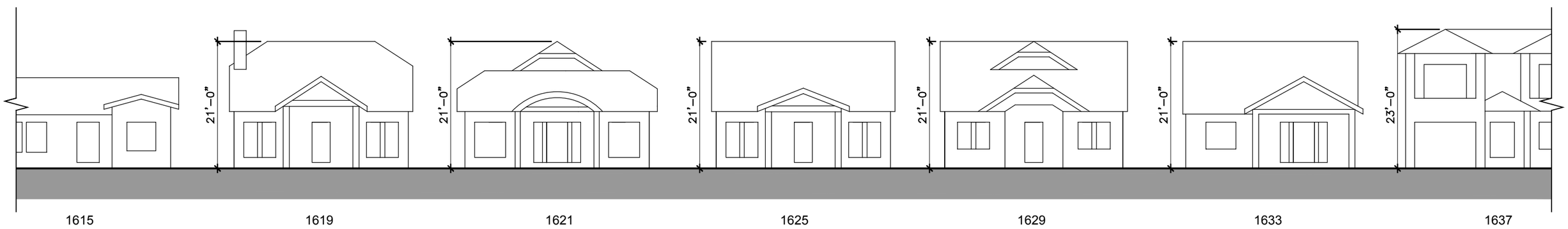
STANLEY AVENUE (EAST)

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



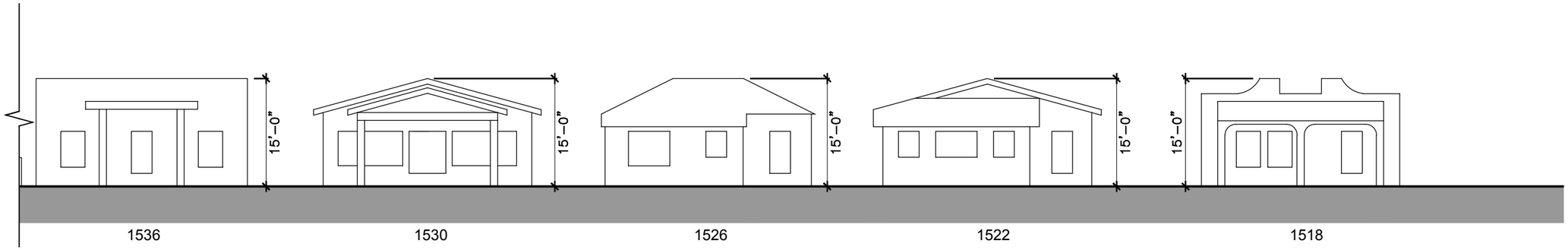
COURTNEY AVENUE (EAST)

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



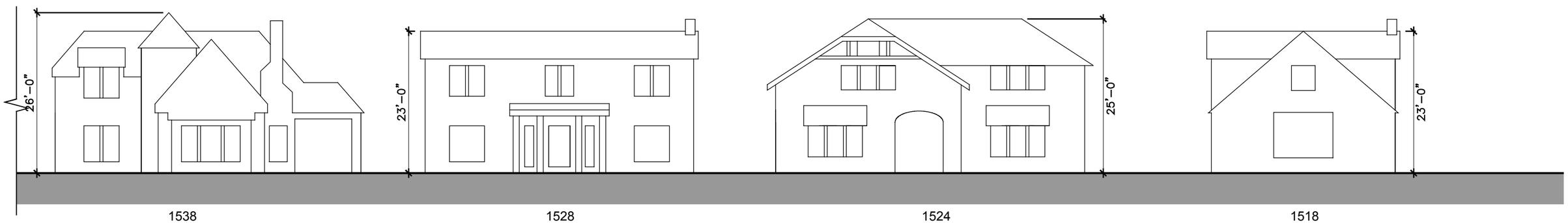
STANLEY AVENUE (WEST)

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



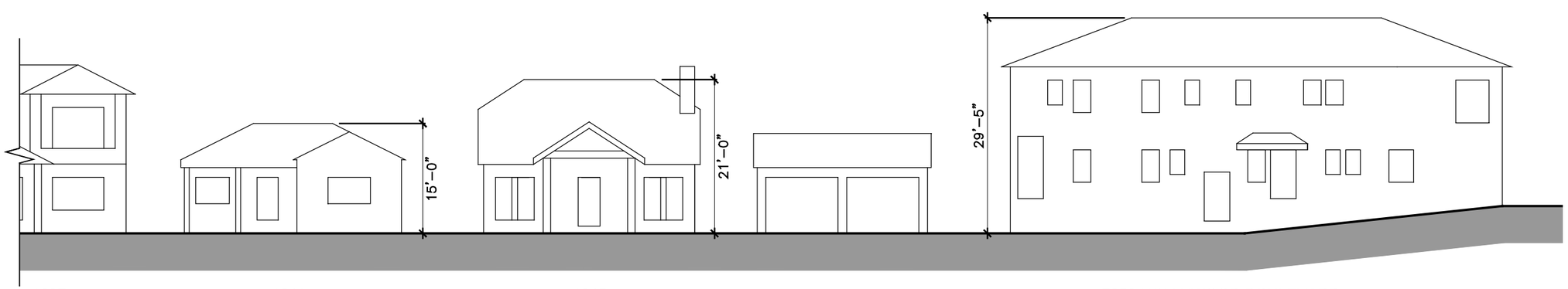
STANLEY AVENUE (EAST)

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



COURTNEY AVENUE (EAST)

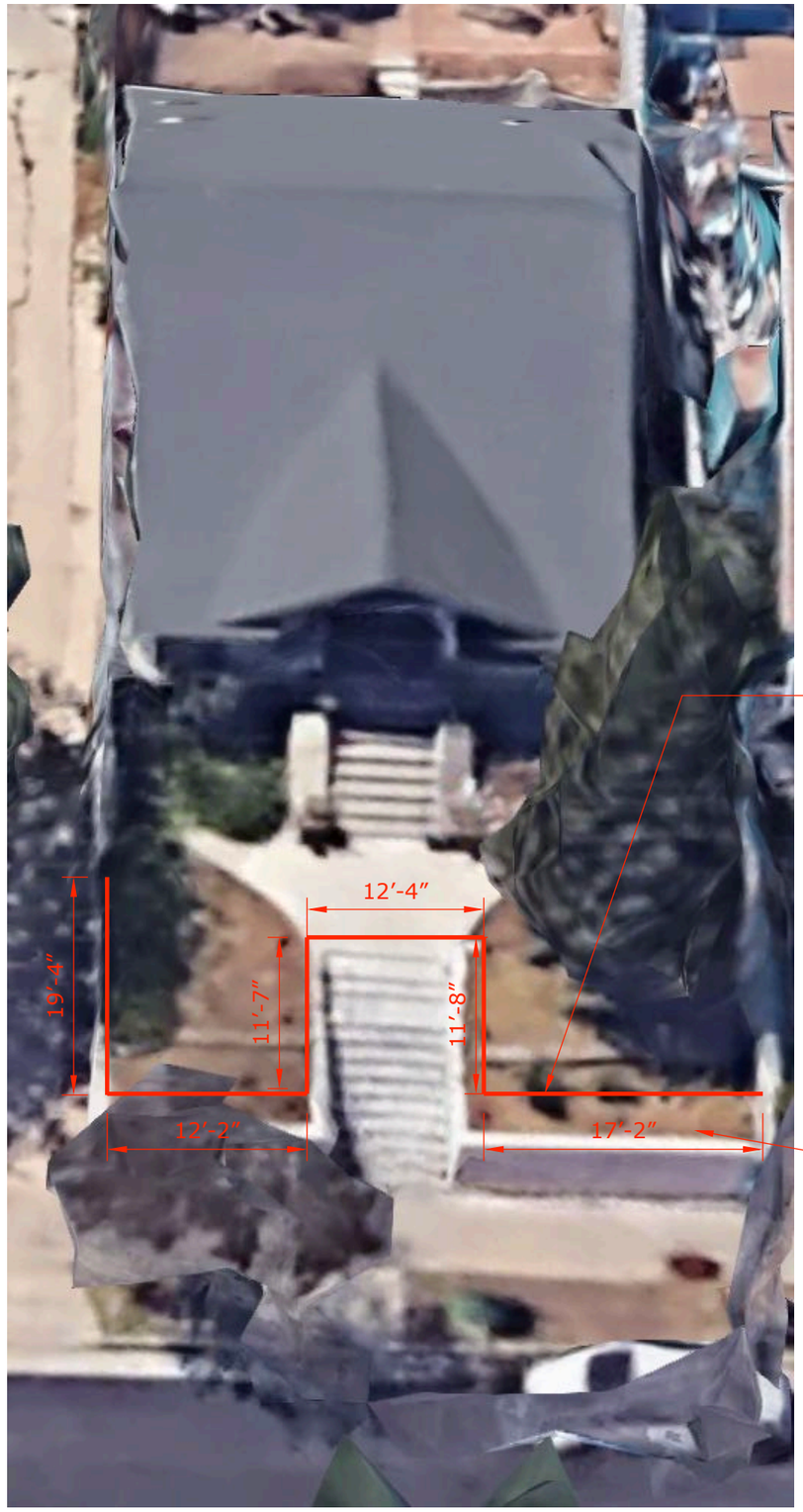
SCALE - 1/16" = 1'-0"



STANLEY AVENUE (WEST)

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

Fence Examples (1 of 3)



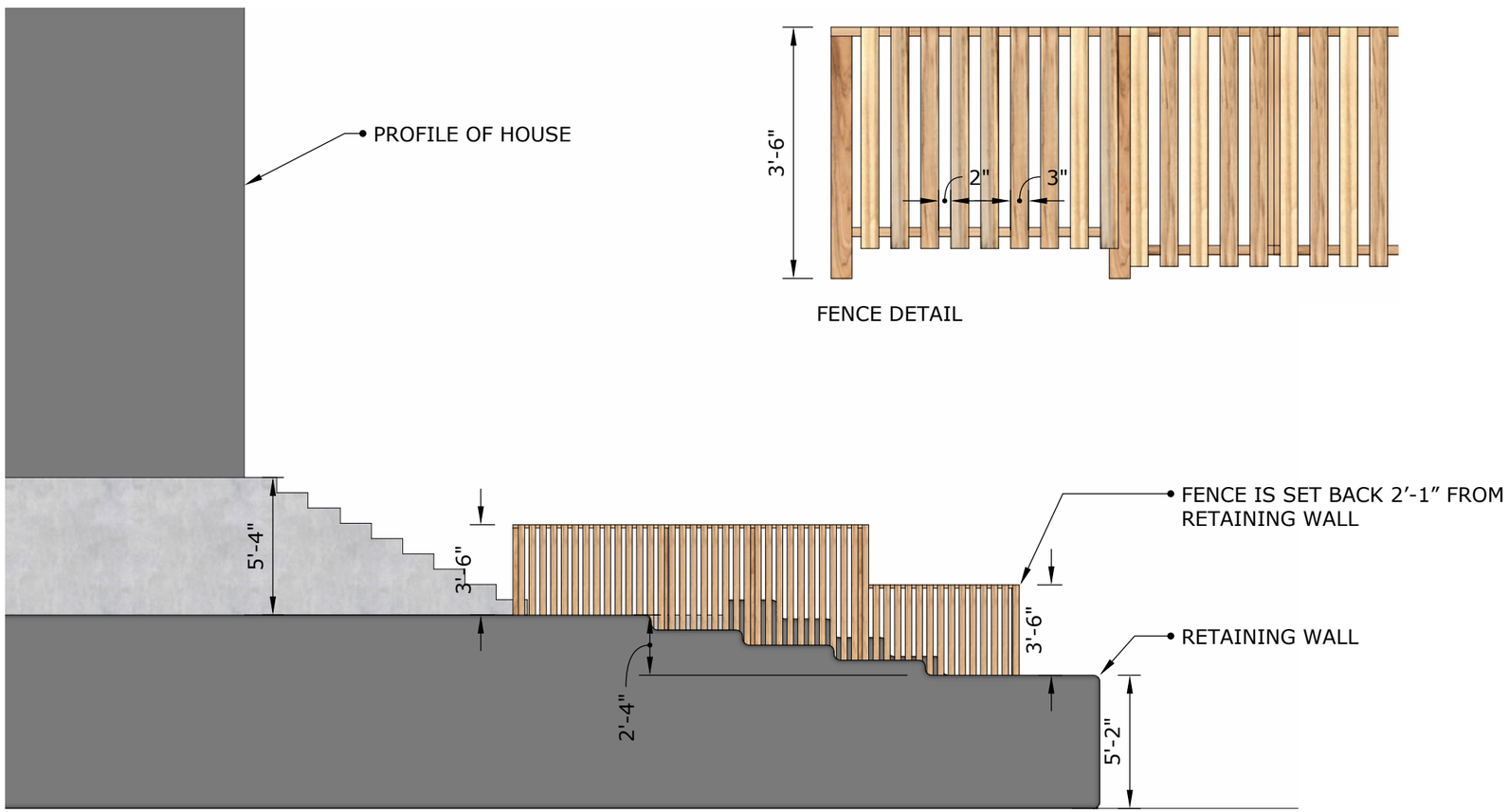
ARIAL VIEW OF
EXISTING/ PROPOSED FENCE

EXISTING FENCE

MATERIALS FROM
EXISTING FENCE WILL
BE REPURPOSED TO
BRING FENCE UP TO CODE

FENCE IS SET BACK
2′-1″ FROM EDGE OF
EXISTING RETAINING
WALL

FENCE DETAIL



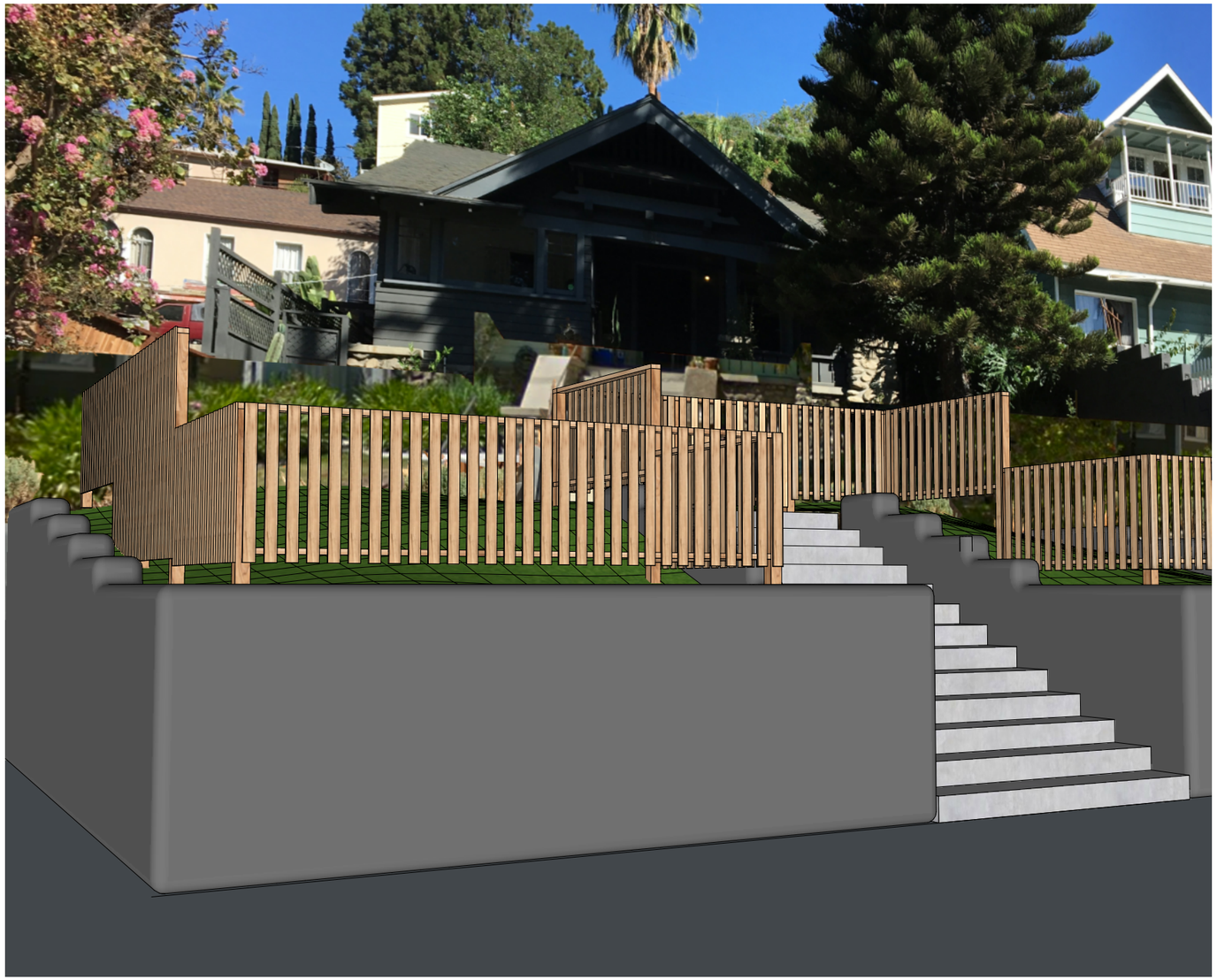
SIDE VIEW

MATERIALS:

THE PICKETS ARE MADE OF WESTERN CEDAR GRAPE STAKES THAT HAVE BEEN HAND-HEWN. THEY HAVE NOT BEEN TREATED AND WILL NATURALLY GREY OVER TIME.

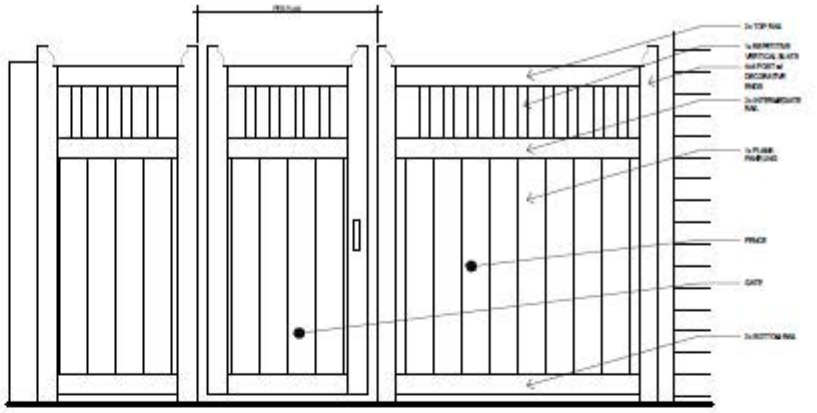
FENCE WILL BE 42" HIGH 3" PICKETS WILL BE SPACED 2" APART.

DUE TO THE PLOT ELEVATION, THE HOME SITS HIGHER THAN THE FENCE HEIGHT, ALLOWING FOR ADEQUATE VIEWING OF THE HOME.

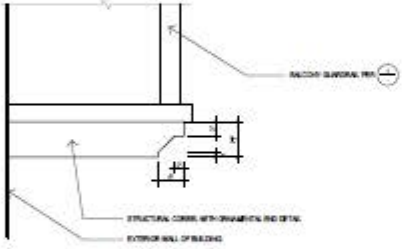


Fence Examples (2 of 3)

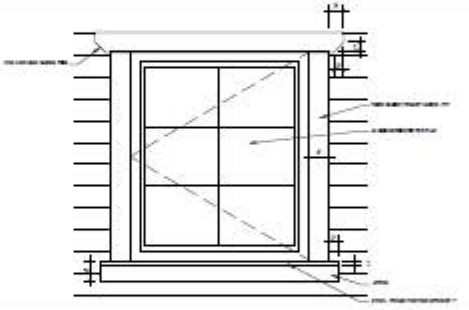
SCONCE LIGHT



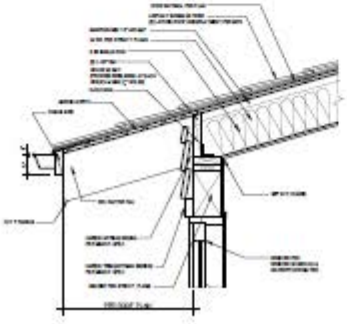
FENCE GATE DETAIL



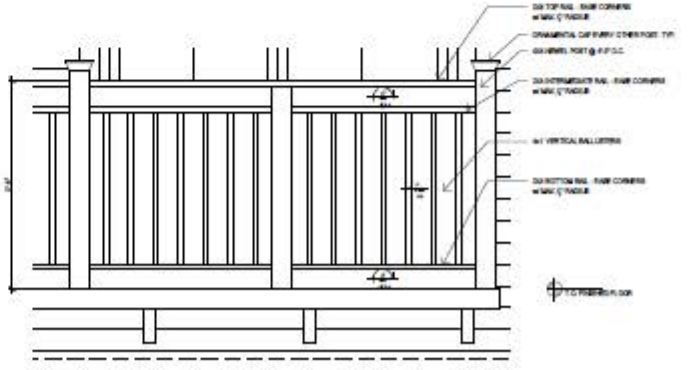
CORBEL



WINDOW TRIM DETAIL



ROOFLINE



EXTERIOR GUARDRAIL @ BALCONY

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN OR BY THE DRAWING(S) ARE OWNED BY L&V ARCHITECTS INC. AND WERE CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE DUPLICATED USED BY OR DISCLOSED TO FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF L&V ARCHITECTS INC.

NEW DUPLEX
1238 W. 30th Street
LOS ANGELES, CA 90007

L&V Architects Inc.
2000 Colorado Ave., Suite 300
West Los Angeles, CA 90064
t. 310. 914. 3077, f. 310. 914. 3078

title: ENLARGED DETAILS

date: 2014-02-05

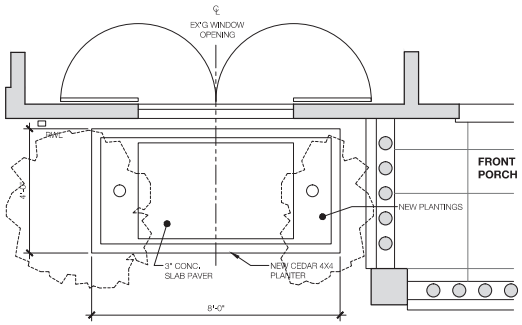
scale: N/A

page: A - 4.10

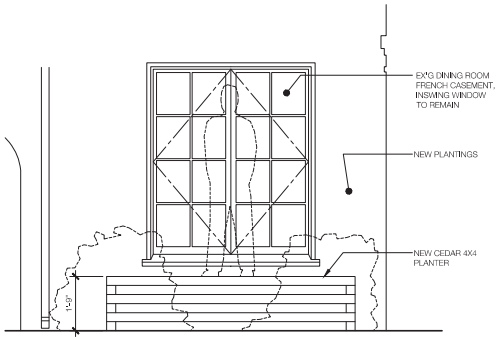
1238 - 1238 30th

Fence Examples (3 of 3)

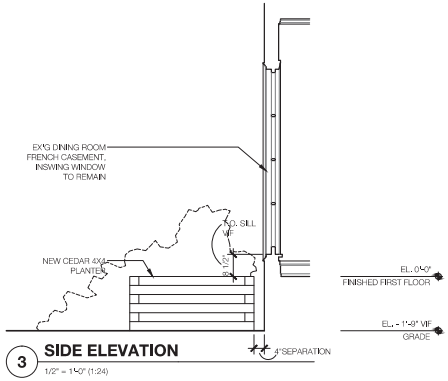
PROPOSED FRONT PLANTER



1 **PLAN**
1/2" = 1'-0" (1:24)



2 **FRONT ELEVATION**
1/2" = 1'-0" (1:24)

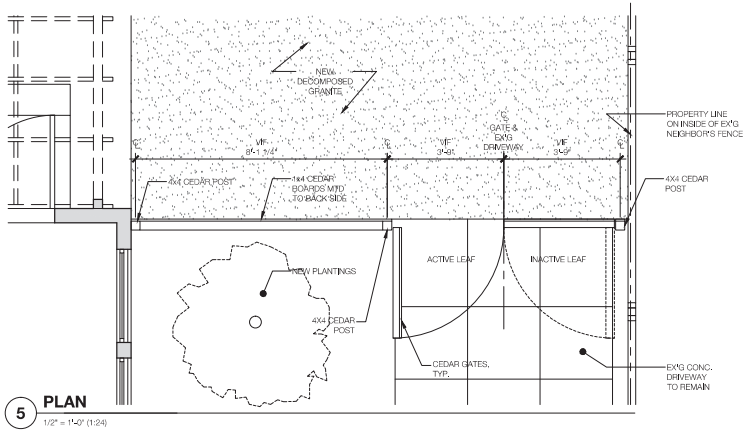


3 **SIDE ELEVATION**
1/2" = 1'-0" (1:24)

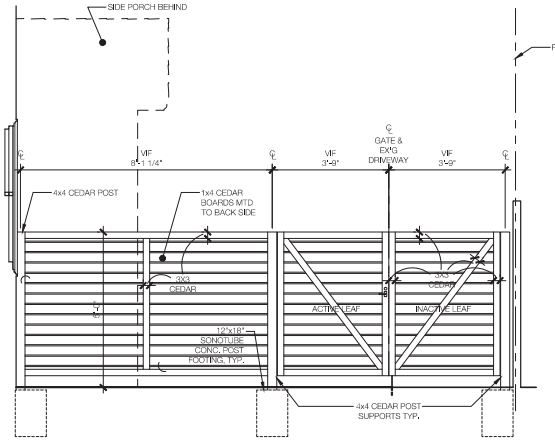
4 **RENDERING**
N.T.S.

PROPOSED REPLACEMENT FENCE

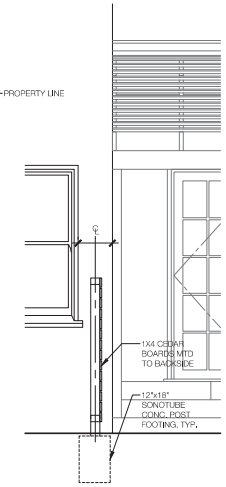
(SEE PHOTO "D" ON A2 FOR EX'G CHAIN LINK FENCE)



5 **PLAN**
1/2" = 1'-0" (1:24)



6 **FRONT ELEVATION**
1/2" = 1'-0" (1:24)



7 **SECTION**
1/2" = 1'-0" (1:24)

CEDAR FENCE INSPIRATION IMAGES

Peter Benoit Architect, Inc.
3015 Hyperion Avenue
Los Angeles, California 90027
w www.peterbenoitarchitect.com
t 323.363.6466

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DATE: 14 APRIL 2016

PHASE:
HPOZ DRAWINGS

SHEET TITLE:
DETAILS

SHEET NUMBER:
A14

Infill Examples (1 of 3)

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOT 37 AND PORTION OF LOTS 36 AND 38 OF WAVERLEY TRACT, M.B. 12, PAGE 28, IN THE RECORDS OF LOS ANGELES COUNTY.

PIN NUMBER / MAP SHEET:	121-5A20169
THOMAS BROTHERS GRID:	PAGE 634 - GRID B3
ASSESSOR PARCEL NO. (APN)	5055030021
TRACT:	WAVERLEY TRACT
MAP REFERENCE:	M R 12-28
BLOCK:	NONE
LOT:	37 & PORTION OF 36 & 38

PROJECT INFORMATION

COMMUNITY PLAN AREA:	SOUTH LOS ANGELES
AREA PLANNING COMMISSION:	SOUTH LOS ANGELES
NEIGHBORHOOD COUNCIL:	EMPOWERMENT CONGRESS NORTH AREA
GENERAL PLAN LAND USE:	MEDIUM RESIDENTIAL
COUNCIL DISTRICT:	CD 9 - CURREN D. PRICE, Jr.
LA STATE ENTERPRISE ZONE	(ZI-2374)
NONRTH UNIVERSITY PARK, EXPOSITION PARK, WEST ADAMS	(ZI-1940)
LA TRANSIT PRIORITY AREA	(ZI-2452)

DENSITY

1190 29th St. Project:		
Total Lot Area		11,606.38
Density (R3-1)		800.00
Number of By-Right Units		14
Buildable Area		7,840.00
Max. By-Right RFA	(3x B.A.)	23,520.00

SCOPE OF WORK

NEW 3-STORY RESIDENTIAL BLDG. (TYPE V-A) OVER 1 LEVEL SUBTERRANEAN PARKING (TYPE I-A)

Architectural

A-01.1	COVERSHEET
A-02.1	SITE PLAN / PLOT PLAN
A-04.1	PARKING PLAN
A-05.1	1ST FLOOR PLAN
A-05.2	2NDFLOORPLAN
A-05.6	3TH FLOOR PLAN
A-06.1	ROOF PLAN
A-07.1	NORTH & SOUTH ELEVATIONS
A-07.2	EAST & WEST ELEVATIONS
A-08.1	SECTIONS A-A & B-B
A-08.2	SECTIONS C-C & D-D
A-08.3	SECTIONSE-E, F-F
A-08.4	SECTIONS G-G, H-H
A.10.1	DOOR AND WINDOW SCHEDULE
A.11.2	AVERAGE FINISHED GRADE
A.11.3	SITE PLAN INDICATING DEDICATIONS
A.11.4	FLOORAREA EXHIBIT
A-11.5	OPEN SPACE EXHIBIT
A-11.6	HPOZ COMPLIANCE
A-11.7	STUDY OF APT. BLDGS ON 29TH ST.
A.11.8	STREET VIEWELEVATION
A.11.9	MATERIAL BOARD
A.15.1	GENERAL NOTES
A.15.2	GENERAL NOTES
A-15.3	GENERAL NOTES
A-15.4	ACCESSIBLE DIAGRAMS
A-15.5	ACCESSIBLE DIAGRAMS
A-15.6	ACCESSIBLE DIAGRAMS
A-16.1	WALL TYPES
A-16.2	DETAILS WALL & CEILING
A-16.3	DETAILS WALL & CEILING
A-16.4	DETAILS STAIRS
A.16.5	DETAILS RAILINGS
A.16.6	DETAILS MISC.
A-16.7	DETAILS DOORS
A-16.8	DETAILS DOORS
A-16.9	DETAILS WINDOWS

Survey

SR-1	TOPOGRAPHIC SURVEY
SR-2	HEIGHT SURVEY (AT 1180 29TH ST.)

Landscape

LP-1	PLANTING PLAN
LP-2	LANDSCAPE DETAILS
L1-1	IRRIGATION PLAN
L1-1A	HYDROZONE PLAN
L1-2	IRRIGATION DETAILS

FLOOR AREA SUMMARY

	UNIT SUMMARY			FLOOR AREA									
	2 BED R.	3 BED R.	TOTAL	GROSS FLOOR AREA (S.F.) Excl. Ext. Walls & Balc.	NET RESIDENTIAL (S.F.) Units Only	STAIRS	ELEVATOR SHAFTS	UTILITY SHAFTS	LOBBY AND CORRIDOR	BALCONIES (INCLUDED IN FAR)	FLOOR AREA (PER ZONING CODE)	FLOOR AREA (PER BUILDING CODE)	FLOOR AREA (PER SCHOOL DISTRICT)
Parking	-	-	-	10,077	-								
1ST FLOOR	3	1	4	5,837	4,609	464	84	42	695	105	5,352 (=5837-464-84-42+105)	5,816 (=5837-84-42+105)	5,942 (=5837+105)
2ND FLOOR	5	0	5	5,961	5,138	326	84	42	499	271	5,780 (=5961-326-84-42+271)	6,106 (=5961-84-42+271)	6,232 (=5961+271)
3RD FLOOR	5	0	5	5,919	5,090	326	84	42	453	283	5,750 (=5919-326-84-42+283)	6,076 (=5919-84-42+283)	6,202 (=5919+283)
ROOF													
TOTAL	13	1	14	17,717	14,837						16,882	17,998	18,376

16,882 S.F. < 23,520 S.F.

PARKING SUMMARY

Unit Type	Total # of Units	Habitable Rms	Req'd Pkg. / Unit	Req'd # Pkg.
Studio	0	<3	1	0
1 BR Units	0	3	1.5	0
2+ BR Unit	14	>3	2	28
Total Req'd # of Parkings				28
15% Reduction				4.2
15% Reduction (Rnd. Dn.)				4
Total Parking (After Reduction)				24

Parkings Provided	Acc.	Stand.	Comp	Total
P-1	2	15	11	28
Total Standard Parkings Provided				17
Total Parkings Provided				28

Area Schedule (FAR)

PARKINGP-1

Parking	10083	Parking

1ST FLOOR

Elevator	83	Elevator Shaft
Lobby / Corridor	695	Building Common Area
Patio	105	Patio / Balcony
Stairs #1	164	Stair Shaft
Stairs #2	299	StairShaft
Unit 101	1084	Residential
Unit 102	1054	Residential
Unit 103	948	Residential
Unit 104	1530	Residential

2ND FLOOR

Balcony	267	Patio / Balcony
Corridor	449	Building Common Area
Elevator	83	Elevator Shaft
Stairs #1	174	Stair Shaft
Stairs #2	152	Stair Shaft
Unit 201	1088	Residential
Unit 202	1007	Residential
Unit 203	1056	Residential
Unit 204	940	Residential
Unit 205	1059	Residential

3RD FLOOR

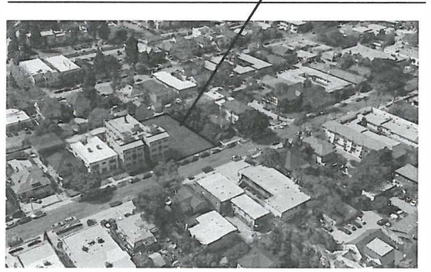
Balcony	278	Patio / Balcony
Corridor	452	Building Common Area
Elevator	83	Elevator Shaft
Stairs #1	173	Stair Shaft
Stairs #2	152	Stair Shaft
Unit 301	1084	Residential
Unit 302	1007	Residential
Unit 303	1056	Residential
Unit 304	940	Residential
Unit 305	1001	Residential

OPEN SPACE

Unit Type	Total # of Units	Habitable Rm.	Req'd O.S. / Unit	Req'd Open Space
1-Bedroom Unit	0	2	100	0
2-Bedroom Unit	13	3	125	1625
3-Bedroom Unit	1	4	175	175
Total Req'd Open Space				1625

Location	Unit Amt.	Qty	Total
Rear Yard	1,137	1	1,137
Patio (1st Floor)	-	-	0
Balcony	50	10	500
Rec. Room	-	-	0
Rooftop Deck	0	0	0
Total Open Space Provided			1,637

LOCATION MAP



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MAIL@ABRARI.COM

BICYCLE SUMMARY

Required Bicycle Racks:	
Total # of Units	14
Long-Term Bike Racks Req'd (1 per unit)	14
Short-Term Bike Racks Req'd (1 per 10 units)	2
Bike Racks req'd (per Zoning Code)	16
Provided Bicycle Racks:	
Long-Term Bike Racks Provided (Basement)	16
Short-Term Bike Racks Provided (Site)	2
Total Bike Racks Provided	18

PROJECT EVALUATION

Project Evaluation:

Building	$1,900,000
Grading / Shoring	$300,000
Total	$2,200,000

ARCHI10

ARCHITECTURE, PLANNING AND ENGINEERING
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL: 310 473 1416

Revision

OWNER

Drawing Title
COVER SHEET

Scale: As Shown
Start Date: 9/8/2015
Job No: Feb-15
Drawn: K.A.
Checked By: M.R.

Drawing

A-01.1

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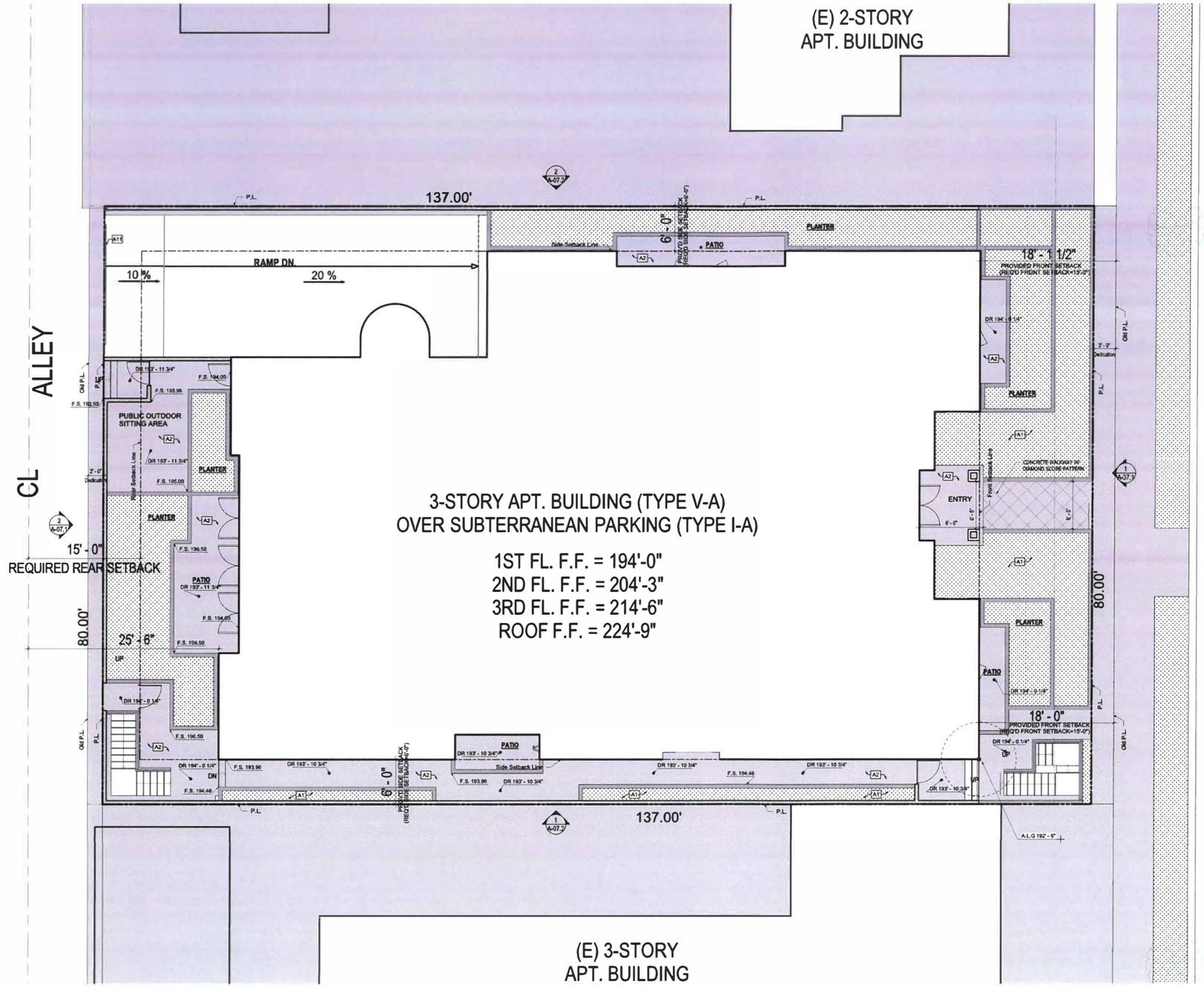

1 A-02.1 **Site Plan / Plot Plan**
3/16" = 1'-0"

Site Plan Keynotes	
Note Number	Note Text
A1	LANDSCAPE
A2	HARDSCAPE
A3	DRIVEWAY
A4	ACCESSIBLE RAMP (1:12 SLOPE)
A5	SHORT TERM BICYCLE RACKS (REFER TO NOTE 1)
A6	ELECTRICAL METER
A7	GAS METER
A8	RAINBIRD ESP MODULAR WEATHER-BASED IRRIGATION CONTROLLER
A9	FUTURE SOLAR SYSTEM INVERTER AND METERING EQUIPMENT
A10	MIN. 50"-DEEP FLOW-THRU PLANTER (SEE DRAINAGE PLANS FOR DETAILS)
A11	WROUGHT IRON GARAGE GATE (by Commercial Door Co.)

WALL TYPE LEGEND

- Max. 42" Planter Wall
- Max. 6'-high Block Wall
- Parking Retaining Wall

Notes

1. SHORT TERM BICYCLE RACKS SHALL BE MIN. 2' WIDE INDIVIDUAL RACKS INSTALLED SIDE BY SIDE TO ONE ANOTHER SO THAT IT WOULD ALLOW BICYCLES TO BE LOCKED TO EITHER SIDE OF THE RACK. RACKS SHALL BE SPACED A MIN. OF 30" ON CENTER. RACKS SHALL ALLOW FOR THE BICYCLE FRAME AND AT LEAST ONE WHEEL TO BE LOCKED TO THE RACKS. THE RACK SHALL ALLOW FOR THE USE OF CABLE AS WELL AS U-SHAPED LOCK. RACKS SHALL BE SECURELY ANCHORED TO A PERMANENT SURFACE.
2. % 100 OF HARDSCAPE TO BE UNCOLORED CONCRETE W/ SMOOTH CONCRETE FINISH W/ SOLAR REFLECTANCE >= 0.30 AS DETERMINED BY ASTM E1918 OR C1549= 3540 SF (SOLAR REFLECTANCE .39 SEE SPEC., A-13.2)

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1600 SAN PEDRO BLVD. (8700)
LOS ANGELES, CA 90027

Revision

OWNER

Drawing Title
SITE PLAN / PLOT PLAN

Scale: As Shown
Start Date: 9/5/2015
Job No: Fd-15
Drawn: A.A.
Checked By: M.B.

Drawing
A-02.1

11/12/2018 1:54:24 PM

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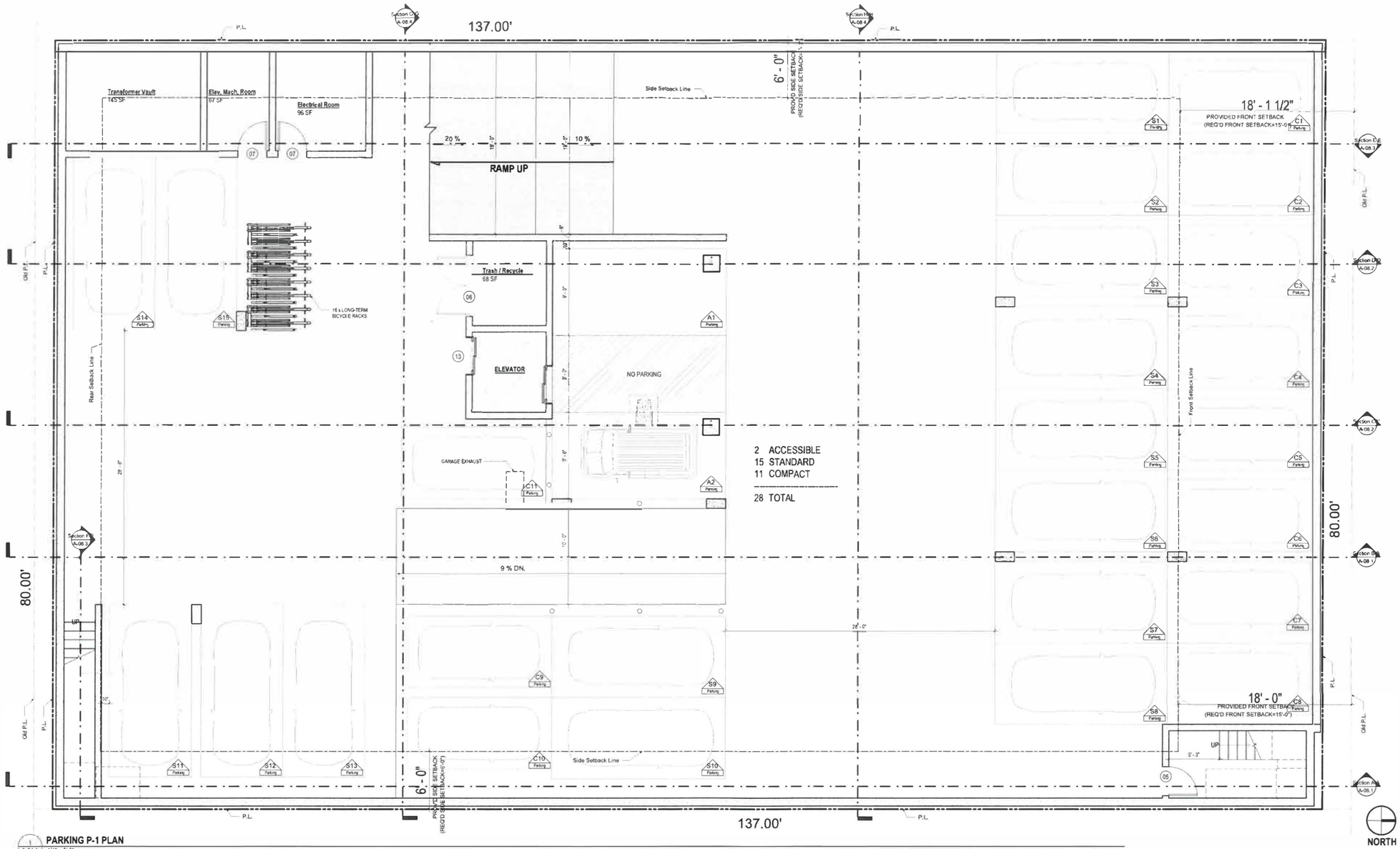

PARKING P-1 PLAN

A-04.1 1/4" = 1'-0"

WALL TYPE LEGEND

- Concrete Wall (3 Hr Fire
- 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- Corridor Wall (1 Hr Fire
- Demising Wall (1 Hr Fire
- Exterior Wall - Stucco Finish (2 Hr Fire
- Interior Stud Wall
- Shaft Wall (2 HrFire

AREA PATTERN LEGEND

- Min. 8'-2" Clear Heigh (In Parking)
- Accessible Pathof Egress
- No Parking Area (Accessible
- Interior Space
- Balcony / Patio

Parking Schedule

Accessible Stall			
A1	Accessible Stall	9' x 18'	PARKING P-1
A2	Accessible Stall	9' x 18'	PARKING P-1
Accessible Stall: 2			
Compact Stall			
C1	Compact Stall	7.5' x 15'	PARKING P-1
C2	Compact Stall	7.5' x 15'	PARKING P-1
C3	Compact Stall	7.5' x 15'	PARKING P-1
C4	Compact Stall	7.5' x 15'	PARKING P-1
C5	Compact Stall	7.5' x 15'	PARKING P-1
C6	Compact Stall	7.5' x 15'	PARKING R1
C7	Compact Stall	7.5' x 15'	PARKING P-1
C8	Compact Stall	7.5' x 15'	PARKING P-1
C9	Compact Stall	7.5' x 15'	PARKING P-1
C10	Compact Stall	7.5' x 15'	PARKING P-1
C11	Compact Stall	7.5' x 15'	PARKING P-2
Compact Stall: 11			
Standard Stall			

Parking Schedule

S1	Standard Stall	8.5' x 18'	PARKING P-1
S2	Standard Stall	8.5' x 18'	PARKING R1
S3	Standard Stall	8.5' x 18'	PARKING P-1
S4	Standard Stall	8.5' x 18'	PARKING P-1
S5	Standard Stall	8.5' x 18'	PARKING P-1
S6	Standard Stall	8.5' x 18'	PARKING P-1
S7	Standard Stall	8.5' x 18'	PARKING P-1
S8	Standard Stall	8.5' x 18'	PARKING P-1
S9	Standard Stall	8.5' x 18'	PARKING P-1
S10	Standard Stall	8.5' x 18'	PARKING P-1
S11	Standard Stall	8.5' x 18'	PARKING P-2
S12	Standard Stall	8.5' x 18'	PARKING P-2
S13	Standard Stall	8.5' x 18'	PARKING P-2
S14	Standard Stall	8.5' x 18'	PARKING P-2
S15	Standard Stall	8.5' x 18'	PARKING P-2
Standard Stall: 15			
Total Number of Stalls: 28			

ARCHI10

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1900 MAIN STREET, BLVD. #200
LOS ANGELES, CA 90071
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Revision

OWNER

Drawing Title
Parking Plan

Scale: As Shown
9/5/2015
Feb-15
A.A.
Checked By: M.B.

Drawing
A-04.1

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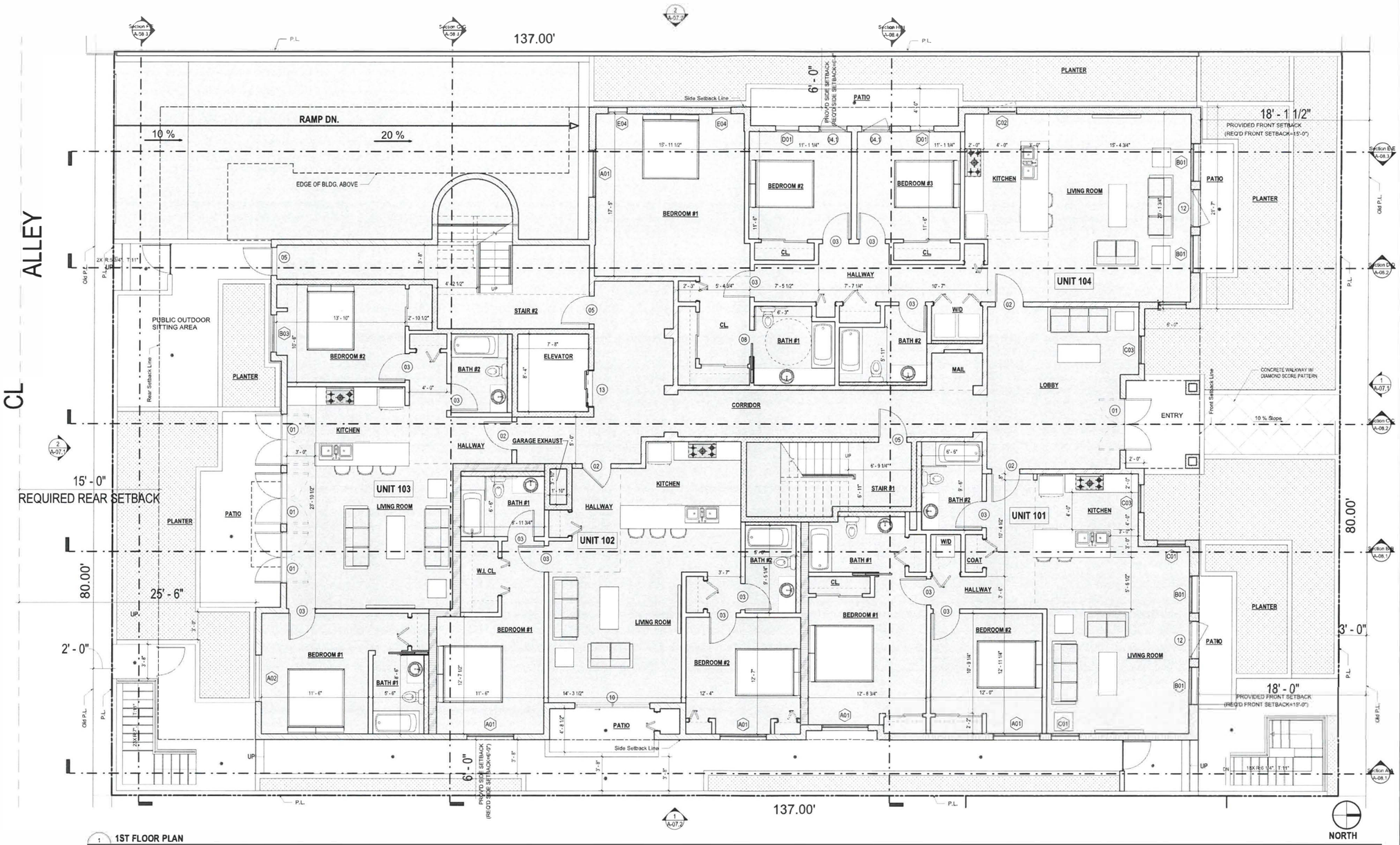

1 A-05.1 **1ST FLOOR PLAN**
1/4" = 1'-0"

WALL TYPE LEGEND

- Concrete Wall (3 Hr Fire
- 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- Corridor Wall (1 Hr Fire
- Shaft Wall (2 Hr Fire

AREA PATTERN LEGEND

- Min. 8'-2" Clear Heigh (In Parking)
- Accessible Path of Egress
- No Parking Area (Accessible
- Interior Space
- Balcony / Patio

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Revision

OWNER

Drawing Title
1st Floor Plan

Scale: As Shown
Start Date: 9/8/2015
Job No: Fa4-15
Drawn: A.A.
Checked By: M.B

Drawing
A-05.1

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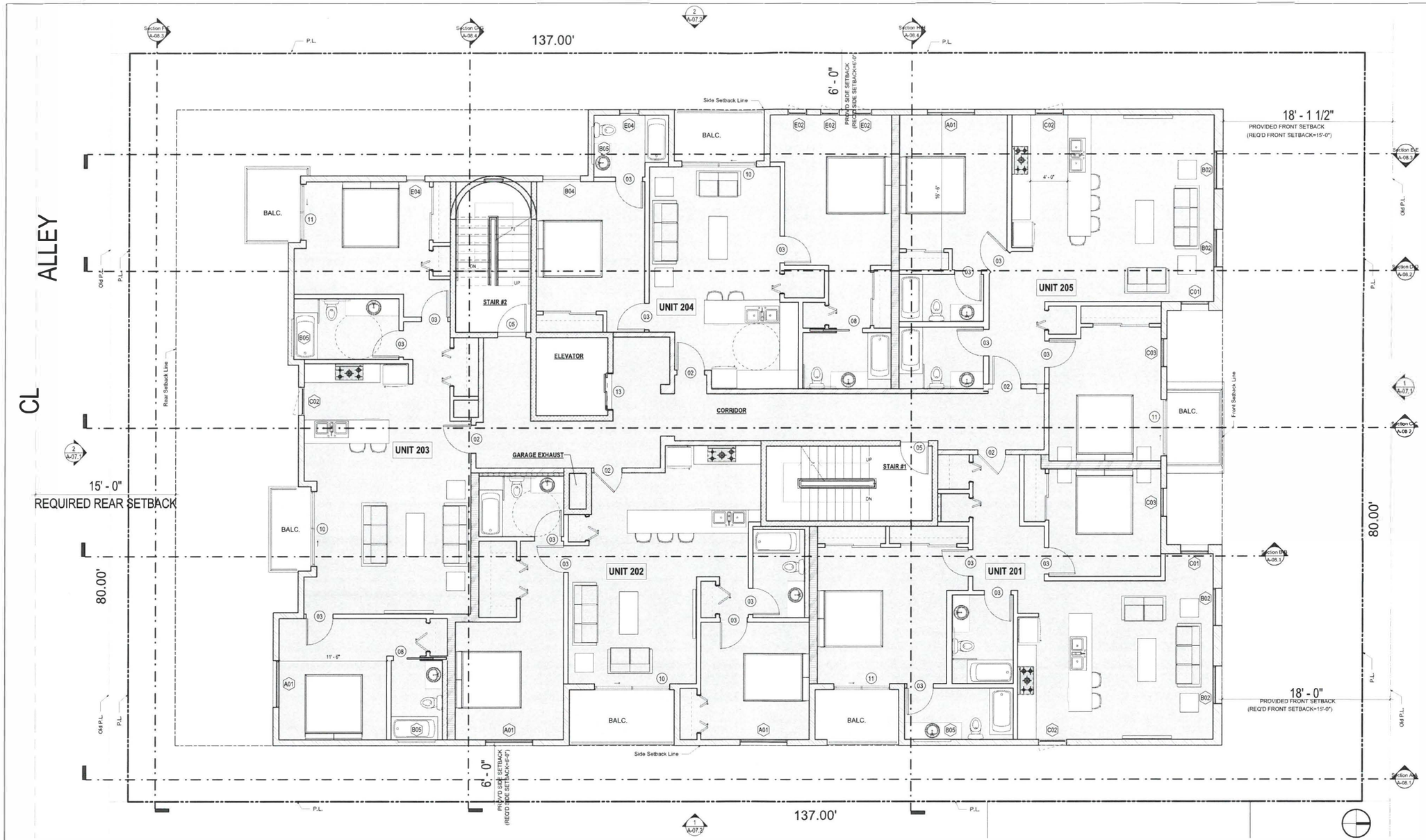

1 A-05.2 **2ND FLOOR PLAN**
1/4" = 1'-0"

WALL TYPE LEGEND

- Concrete Wall (3 Hr Fire
- 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- Corridor Wall (1 Hr Fire
- Demising Wall (1 Hr Fire
- Exterior Wall - Stucco Finish (2 Hr Fire
- Interior Stud Wall
- Shaft Wall (2 Hr Fire

AREA PATTERN LEGEND

- Min. 8'-2" Clear Heigh (in Parking)
- Accessible Path of Egress
- No Parking Area (Accessible
- Interior Space
- Balcony / Patio

ARCHI 10

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1800 SAWTELLE BLVD. #720
LOS ANGELES, CA 90025
PH: 310.473.5116

Revision

OWNER

Drawing Title
2nd Floor Plan

Scale: As Shown
Start Date: 9/8/2015
Job No: Fel-15
Drawn: A.A.
Checked By: M.B.

Drawing
A-05.2

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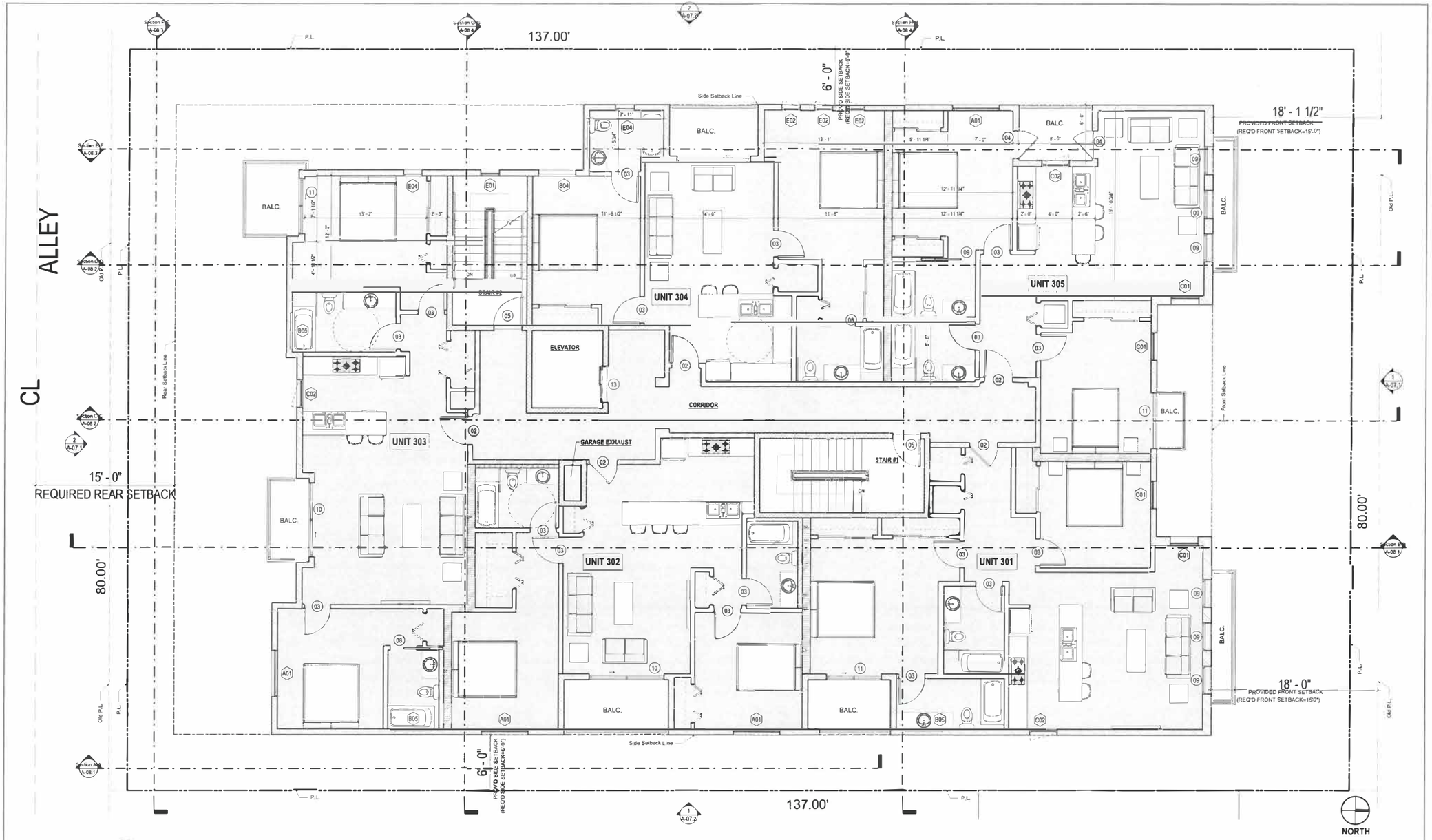

1 A-05.6 **3RD FLOOR PLAN**
1/4" = 1'-0"

WALL TYPE LEGEND

- Concrete Wall (3 Hr Fire
- 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- Wall (1 Hr Fire
- Wall (1 Hr Fire
- all - Stucco Finish (2 Hr Fire
- Interior Stud Wall
- Shaft Wall (2 Hr Fire

AREA PATTERN LEGEND

- Min. 8'-2" Clear Heigh (In Parking)
- Accessible Path of Egress
- No Parking Area (Accessible
- Interior Space
- Balcony / Patio

ARCHI 10

ARCHITECTURE · PLANNING · AND ENGINEERING
1499 SAN PEDRO BLVD. #230
LOS ANGELES, CA. 90015
TEL: 310 473-1616

Revision

OWNER

Drawing Title
3rd Floor Plan

Scale: As Shown
Start Date: 9/8/2015
Job No: Fall-15
Drawn: A.A.
Checked By: M.B.

Drawing:
A-05.6

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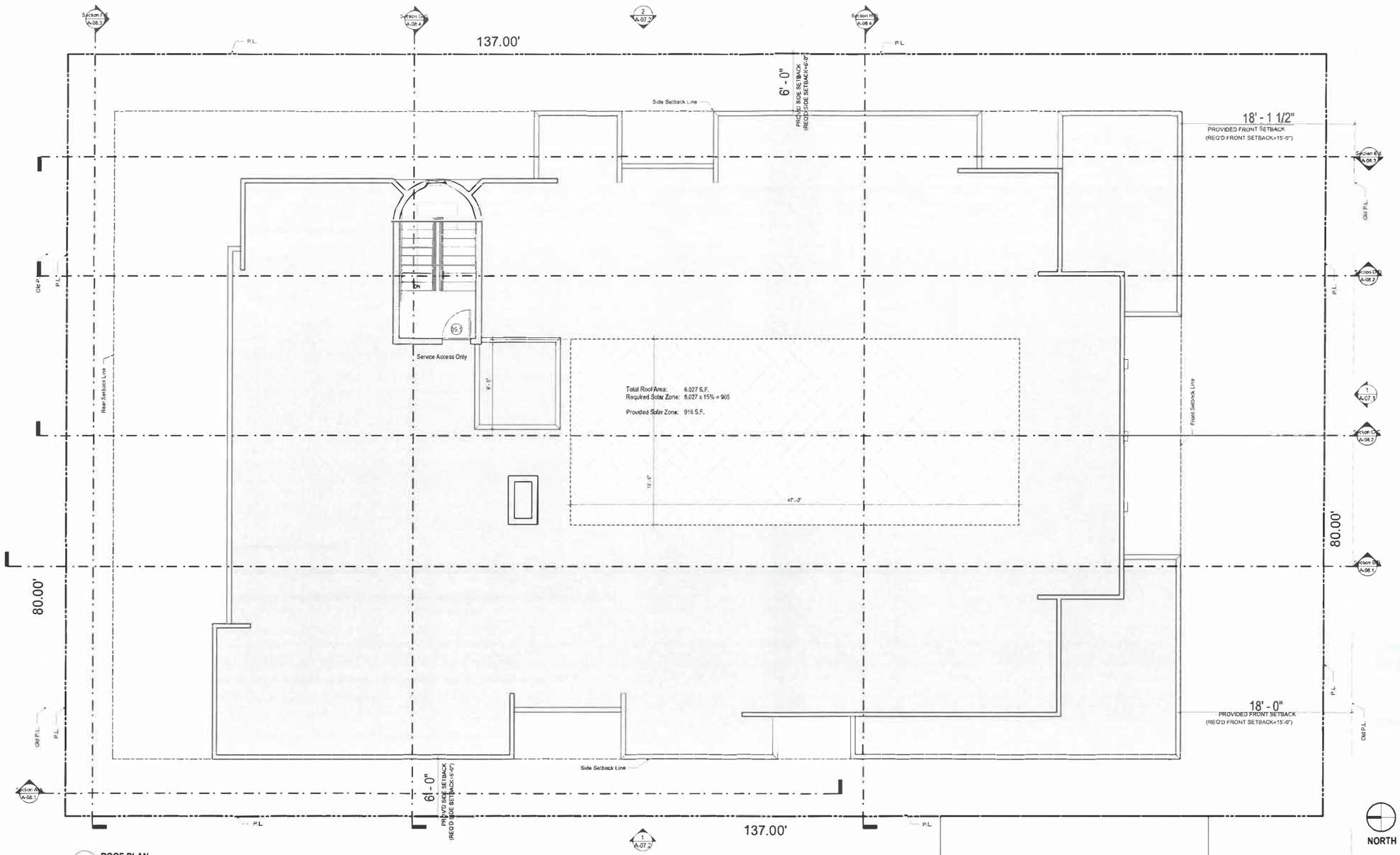
DI



1 A-06.1 ROOF PLAN
1/4" = 1'-0"

Symbol Legend

- Class 'I' Standpipe (Per
- Smoke Detector (Refer to Note
- Combined Carbon Monoxide & Smoke Detector (Refer to Note
- Directional Exit
- Sprinkler
- Exterior
- Cast Iron Roof Drain and Overflow
- Floor Drain
- Drainage Behind Retaining
- Electrical Vehicle Supply

WALL TYPE LEGEND

- Concrete Wall (3 Hr Fire
- 8" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- 12" Concrete Wall w/ Wood Furr Out (3 Hr Fire
- Corridor Wall (1 Hr Fire
- Demising Wall (1 Hr Fire
- Exterior Wall - Stucco Finish (2 Hr Fire
- Interior Stud Wall
- Shaft Wall (2 Hr Fire

Notes

1. SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT.

2. ROOFING ASSEMBLY SHALL BE TESTED BY AN APPROVED TESTING AGENCY.

3. ROOFING MATERIAL SHALL HAVE AN SRI VALUE OF AT LEAST 0.75 OR BOTH A 3-YEAR SOLAR REFLECTANCE OF AT LEAST 0.63 AND A THERMAL EMITTANCE OF AT LEAST 0.75. (SEE TEST RESULTS FROM COOL ROOF RATING COUNCIL)

4. BRASS, COPPER OR STAINLESS STEEL NAILS MUST BE USED FOR THE INSTALLATION OF ROOF TILES.

5. WATERPROOFING AND ROOFING MATERIALS MAY BE SUBSTITUTED BY EQUAL PRODUCTS SUBJECT TO THE ARCHITECTS REVIEW AND APPROVAL.

6. ALL DOWNSPOUTS AND ROOF DRAINS TO BE DIRECTED TO BMP SYSTEM.

7. 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.

ROOFING MATERIAL

BUILT-UP ROOFING SHALL BE CLASS "A" UL LISTED
"DERBIGUM AMERICAS INC." (ESR-1212)
DERBIBRITE BUILT-UP AND MODIFIED BITUMEN SHEET ROOFING
SEE SHEET A-14.2 FOR INSTALLATION DETAILS AND SPECS
BUILT-UP ROOFING SHALL BE CLASS "A" UL LISTED
"DERBIGUM AMERICAS INC." (ESR-1212)
DERBIBRITE BUILT-UP AND MODIFIED BITUMEN SHEET ROOFING
SEE SHEET A-14.2 FOR INSTALLATION DETAILS AND SPECS

BALCONY WATERPROOFING

EX-O-TEX WEATHERWEAR ROOF DECK COVERING
"CROSSFIELD PRODUCTS CORP." (ESR-1151)

INSTALLATION OF THE DEX-O-TEX WEATHERWEAR MUST BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, THE APPLICABLE CODE AND THE ICC ESE EVALUATION REPORT. (SEE A-14.2)

Cool Roof

CRRC PROD. ID	MANUFACTURER: BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
				Initial	3 year	Initial	3 year	Initial	3 year	
0718-0003	DERBIGUM Americas, Inc. Designer [illegible]	Membrane, Built-Up and Modified Bitumen Sheet Roofing	Bright White	0.74	Pending	0.93	Pending	92	Pending	+
0718-0001	DERBIGUM Americas, Inc. Performance Roof Systems [illegible]	Membrane, Built-Up and Modified Bitumen Sheet Roofing	Bright White	[illegible]	[illegible]	0.91	0.91	91	91	+

Drawing Title
Roof Plan

Scale: As Shown
Start Date: 9/6/2015
Job No: Fall-15
Drawn: A.A.
Checked By: M.E.

Drawing
A-06.1

Revision1

9/4/2018 9:22:05 AM

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1 A-07.1 **North Elevation** 1/4" = 1'-0"

2 A-07.1 **South Elevation** 1/4" = 1'-0"

Legend - Facade Materials

SYMBOL	EXTERIOR MATERIAL & FINISH
1	7/8" Exterior Plaster (Cold Mountain DE6365) - La Habra
2	7/8" Exterior Plaster (Walrus DE6368) - La Habra
3	Aluminum-Frame Door & Windows (Dark Anodized)
4	Aluminum Awnings (Dark Anodized)
5	Ornamental Clay Rings
6	Wrought Iron Balcony Brackets
7	Wrought Iron Balcony Railings
8	Sheet Metal at Parapet Walls (Color to Match Stucco)
9	Metal Reveal
10	Metal / Wood Gate
11	Pre-Cast Band (Walrus DE6368)
12	Metal Fence

ARCHI 10

ARCHITECTURE, PLANNING, AND ENGINEERING
1888 SANTILLE BLVD. #200
LOS ANGELES, CA 90025
TEL: 310.575.1416

Revision

OWNER

Drawing Title
North & South Elevations

Scale: As Shown

Start Date: 9/15/2015
Job No: Fol-15
Drawn: A.A.
Checked By: M.B.

Drawing

A-07.1

11/12/2018 1:50:56 PM

DI

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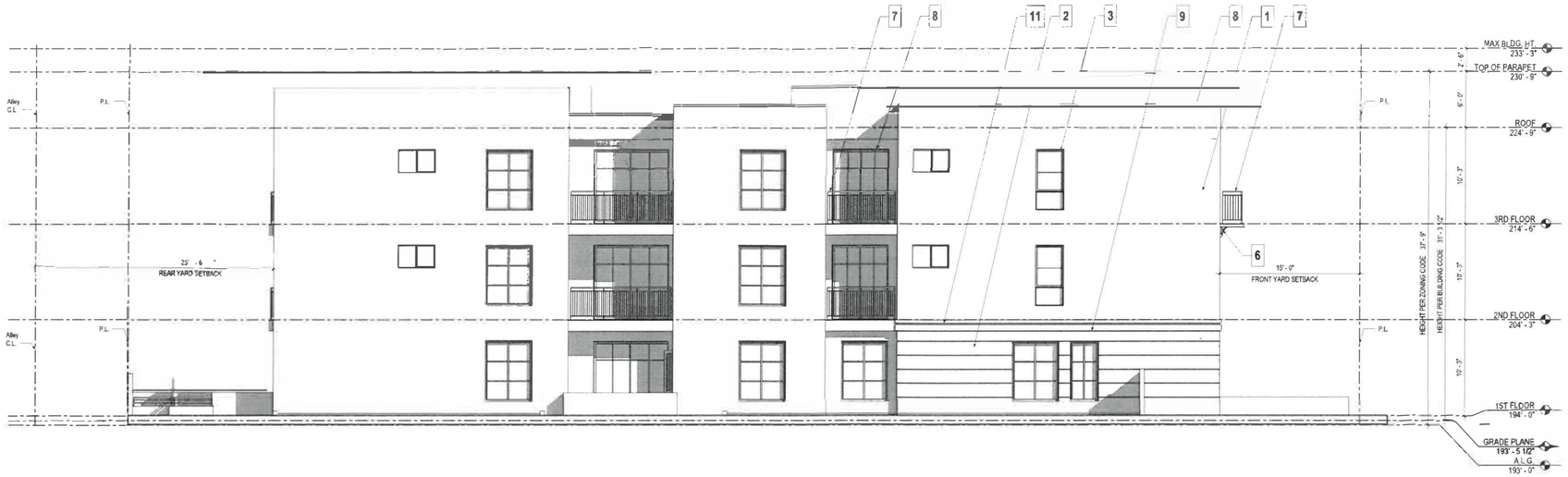

1 A-07.2 **East Elevation**
3/16" = 1'-0"

Legend - Facade Materials

SYMBOL	EXTERIOR MATERIAL & FINISH
1	7/8" Exterior Plaster (Cold Mountain DE6365) - La Habra
2	7/8" Exterior Plaster (Walrus DE6368) - La Habra
3	Aluminum-Frame Door & Windows (Dark Anodized)
4	Aluminum Awnings (Dark Anodized)
5	Ornamental Clay Rings
6	Wrought Iron Balcony Brackets
7	Wrought Iron Balcony Railings
8	Sheet Metal at Parapet Walls (Color to Match Stucco)
9	Metal Reveal
10	Metal / Wood Gate
11	Pre-Cast Band (Walrus DE6368)
12	Metal Fence

2 A-07.2 **West Elevation**
3/16" = 1'-0"

LABYRINT
DESIGN STUDIO INC.

Tel:

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Revision

OWNER

Drawing Title
East & West Elevations

Scale:	As Shown
Date:	9/8/2015
Job No:	Fel-15
Drawn:	Author
Checked By:	Checker

Drawing

A-07.2

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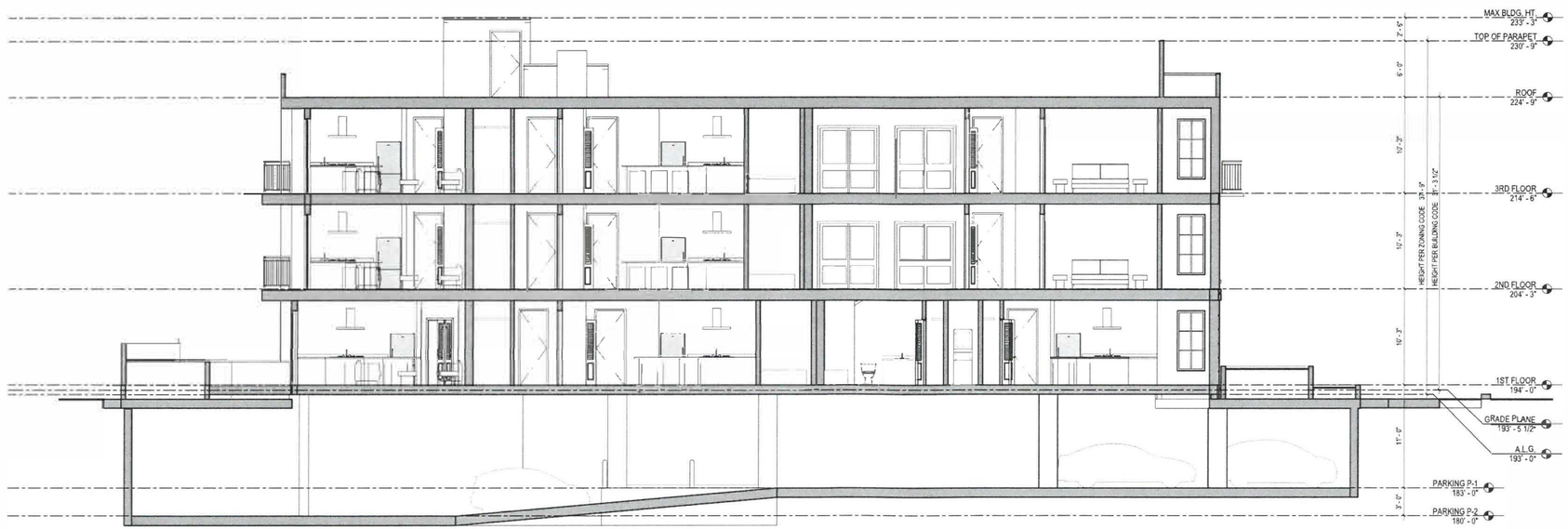
11/12/2018 1:51:00 PM

DI

1 A-08.1 **Section A-A**
3/16" = 1'-0"



2 A-08.1 **Section B-B**
3/16" = 1'-0"

ARCHI 10

ARCHITECTURE, PLANNING AND ENGINEERING
1008 SAWTELLE BLVD. #206
LOS ANGELES, CA 90025
TEL: 310.473.1415

Revision

OWNER

Drawing Title
Sections A-A & B-B

Scale: As Shown

Start Date: 9/8/2015
Job No: Fel-15
Drawn: A.A.
Checked By: M.B.

Drawing

A-08.1

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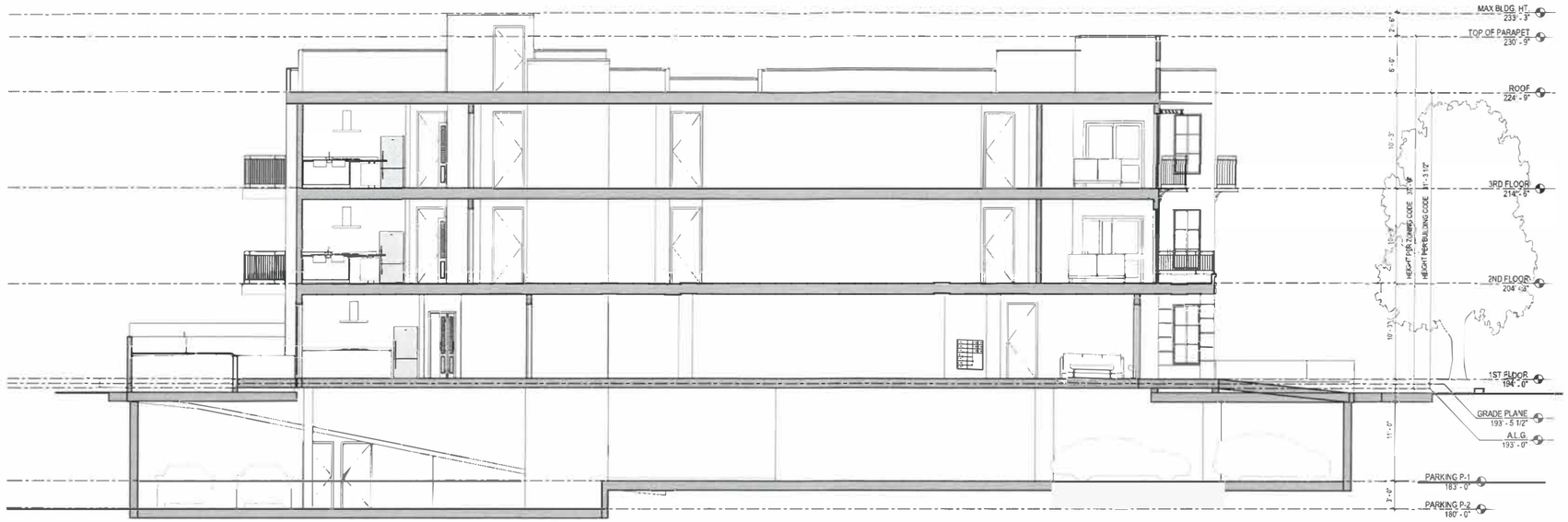
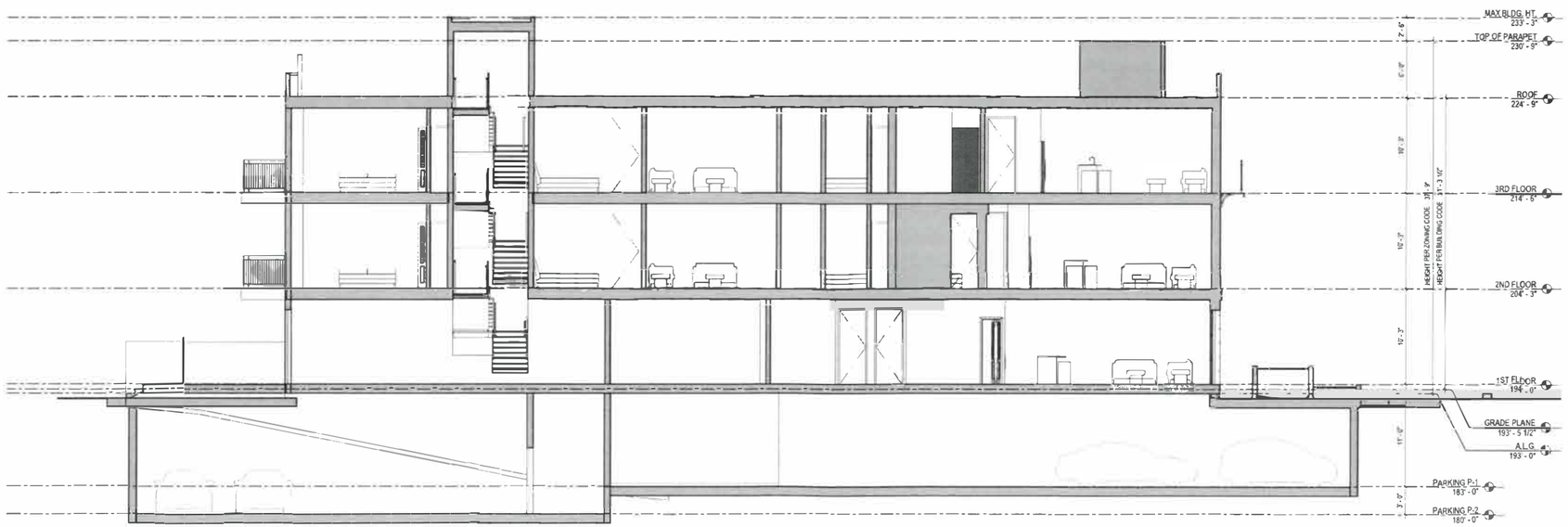


1 / A-08.2 **Section C-C**
3/16" = 1'-0"



2 / A-08.2 **Section D-D**
3/16" = 1'-0"

ARCHITECTURE PLANNING AND ENGINEERING
1055 SANTEE AVE. #200
LOS ANGELES, CA 90015
TEL: 213.891.1414

OWNER

Drawing Title
Sections B-B & D-D

Scale: As Shown
Start Date: 9/8/2015
Job No: Fel-15
Drawn: A.A.
Checked By: M.B.

Drawing:
A-08.2

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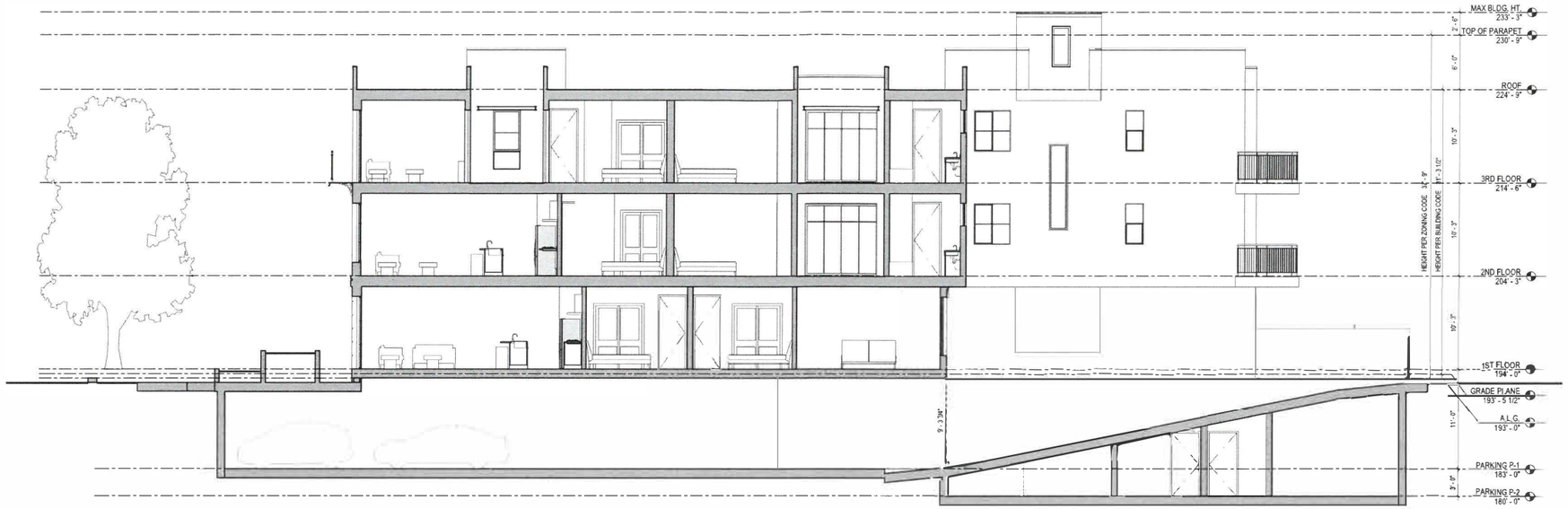
DI



1 A-08.3 **Section E-E**
3/16" = 1'-0"

2 A-08.3 **Section F-F**
3/16" = 1'-0"

ARCHI 10

ARCHITECTURE, PLANNING AND ENGINEERING
1930 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL: 310.473.1173

Revision

OWNER

Drawing Title
Sections E-E & F-F

Scale: As Shown

Start Date: 9/8/2015
Job No: Fel-15
Drawn: A.A.
Checked By: M.B.

Drawing
A-08.3

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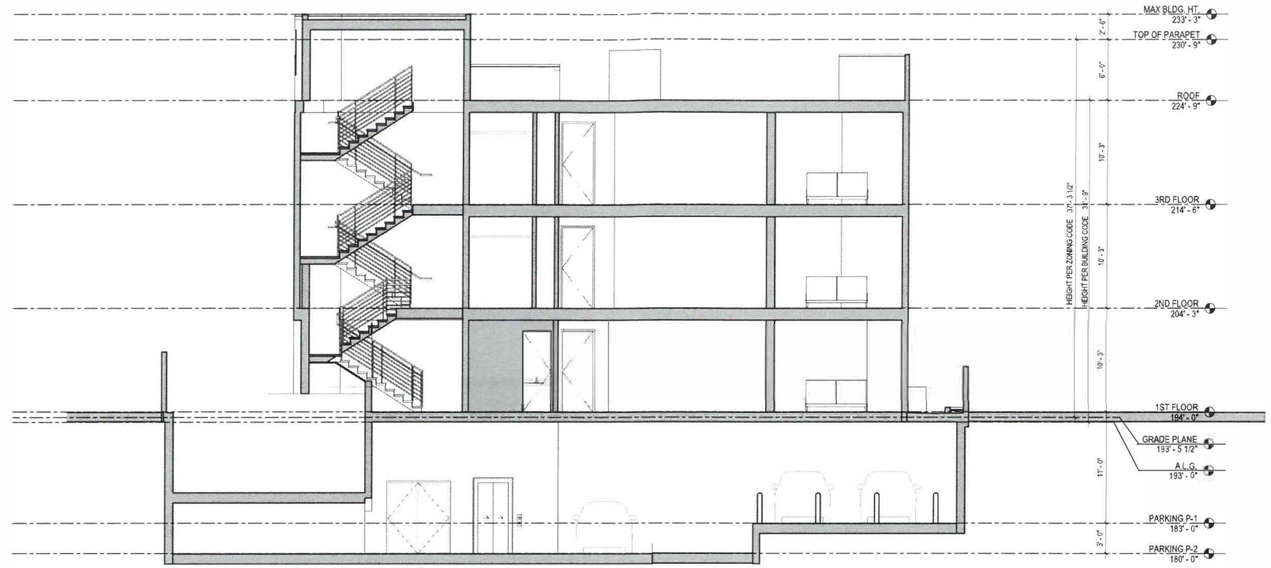
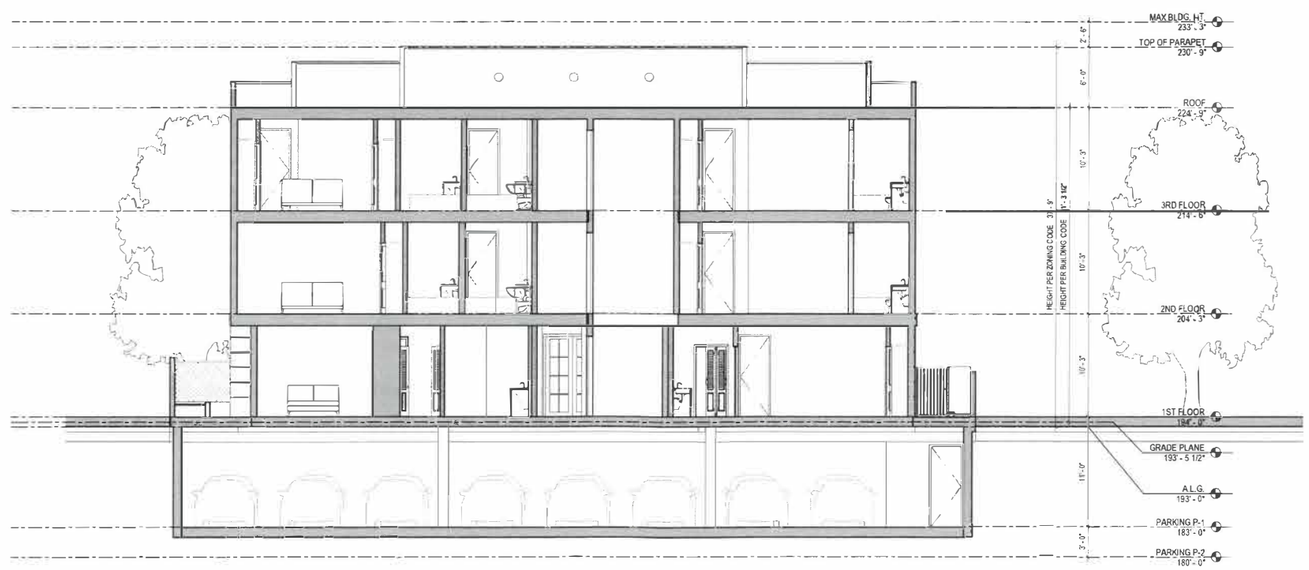


1 A-08.4 **Section G-G**
3/16" = 1'-0"



2 A-08.4 **Section H-H**
3/16" = 1'-0"

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1888 SAWTELLE BLVD. #200
LOS ANGELES, CA 90025
TEL: 310.473.7416

Revision

OWNER

Drawing Title
Sections G-G & H-H

Scale: As Shown

Start Date: 9/8/2015
Job No: Fel-15
Drawn: A.A.
Checked By: M.S.

Drawing

A-08.4

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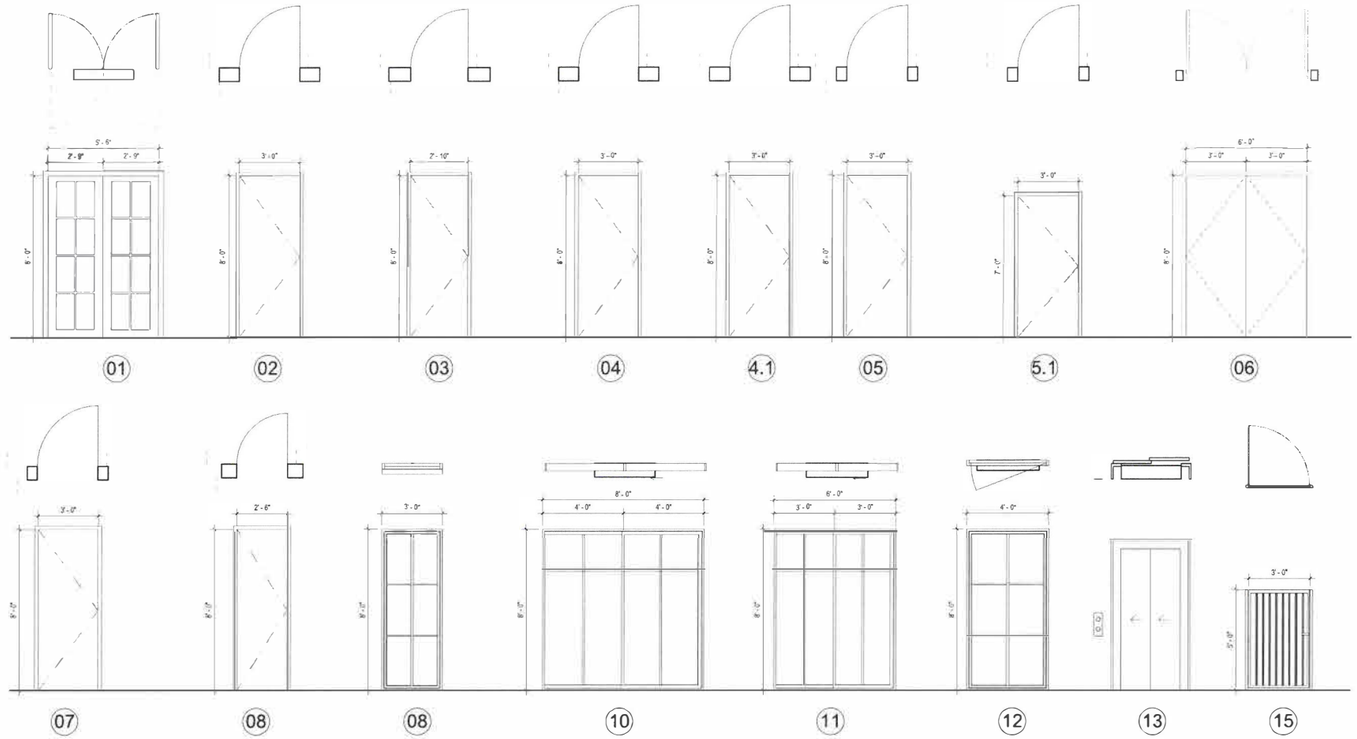
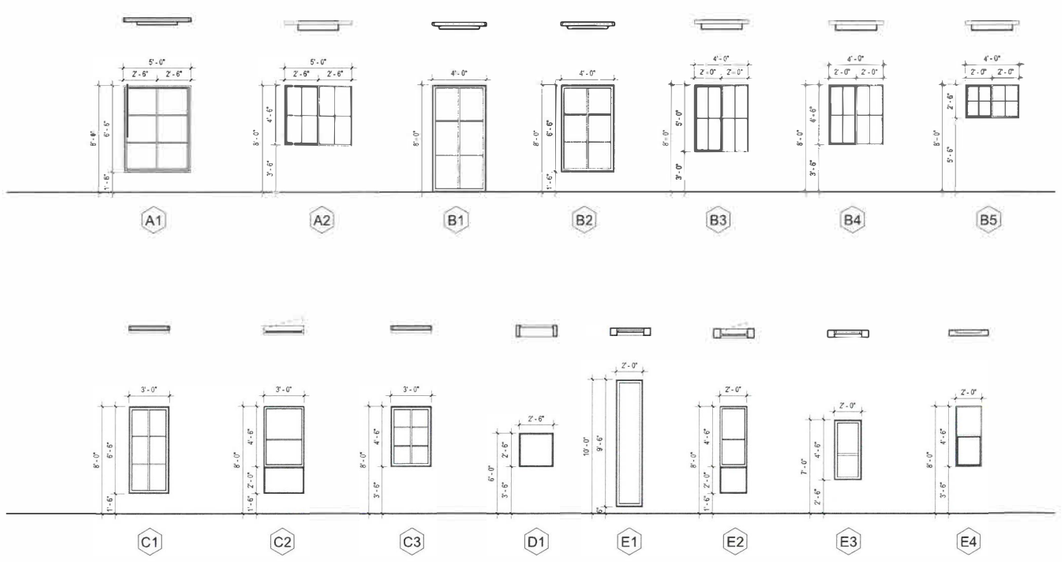


DOOR LEGEND



WINDOW LEGEND

NOTES:

1. ALL GLAZING IN DOORS AND WINDOWS WITHIN 24" OF THE ADJACENT FLOOR SHALL BE OF TEMPERED GLASS. FOR COMPLETE GLAZING REQUIREMENTS, REFER TO PLAN CHECK NOTE #43 @ A-12.3
2. ALL OPENINGTO HAVE SECURITYALARM SYSTEM
3. ALTERNATE WINDOW FRAME SHALL BE EXPOSED WOOD ON ALUM. FRAME
4. PANIC HARDWARE FOR EXIT DOORS SHALL COMPLYW/ REQUIREMENTS OF CBC 1008.1.9. THE ACTIVATINGMEMBERSHALL BE MOUNTED AT THE HEIGHT OF NOT LESS THAN 36" NOR MORE THAN 44" ABOVE THE FLOOR. THE UNLATCHING FORCE SHALL NOT EXCEED 15 POUNDS WHEN APPLIED IN THE DIRECTION OF TRAVEL.
5. DECORATIVE WROUGHT IRON ROLLUP GATE FROM ALUMATEK-PACIFIC, TEL (800)9945950
6. ENTRY TO & EXIT FROM GARAGE:
   A. OWNERS: ENTRY BYREMOTECONTROL
   B. GUEST : ENTRY BYCALL BOX
   C. EXIT FOR ALL BY SENSOR
7. PROVIDE MIN. 32" WIDE FOR ALL INTERIOR ACCESSIBLE DOOR ROOMS, BATHROOMS & ETC.
8. EVERY EXIT DOOR & GATE SHALL BE OPERABL E FROM THE EGRESS SIDE WITHOUT THE USE OF KEY, TOOL OR SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE.
9. ALL FIRE RATED DOORS & FRAMES SHALL BEAR AN APPROVED LABEL SHOWING THE RATING FOLLOWED BY LETTER "S".
10. SLIDING DOORS AND WINDOWS TO BE WHITE COLOR VINYL 2 1/4" THICK FRAME DOUBLE GLAZING FROM RADCO WINDOWS AND PATIO DOORS
11. DOORS AND WINDOW SHALL BE ALUMINUM-CLAD FRAME WINDOWS AND SHALL CONFIRM TO THE SPECIFICATIONOF THE MANUFACTURER. DOOR AND WINDOW THICKNESS IS 2" MIN. AND SHALL PROVIDE REQUIRED SUPPORT FOR GLASS DOOR AND WINDOWS. SEE EAGLE SPECS. (OR EQUAL)
12. DWELLING UNIT IS PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING 68 DEGREE F AT 3 FT ABOVE THE FLOOR.
13. THE WINDOWS ARE DUAL GLAZED AND LABELED WINDOW FRAMES SHALL BE CONSISTENT WITH THOSE INDICATEDIN THE ENERGY CALCULATION. U-VALUES 0.290 AND SHGC 0.36 AND INFILTRATION THAT MEET THE REQUIREMENTS OF 10-111(A) AND ATTACHED T-24)
14. PROVIDE MINIMUM STUD/RAFTER SIZING TO ACCOMMODATE INSULATION. PROVIDE 2X12, 2X8 AND 2X6 FOR R-30 R-19 AND R-13 RESPECTIVELY.
15. GLAZING IN HAZARDOUS LOCATIONSHALL BE TEMPERED 2406.3
   A. INGRESS AND EGRESS DOORS
   B. PANELS IN SLIDING OR SWINGING DOORS.
   C. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' 8F STANDING SURFACE)
   D. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND LESS THAN 5' OF WALKING SURFACE
   E. IN WALL ENCLOSING STAIRWAY LANDING.
   F. GUARDS AND HANDRAILS
16. HERS REQUIRED VERIFICATION
HERS FEATURE SUMMARY
THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING COMPONENTS TABLES BELOW.

BUILDING-LEVEL VERIFICATIONS:
- HIGH QUALITY INSULATIONINSTALLATION (QII)
- IAQ MECHANICALVENTILATION

COOLING SYSTEM VERIFICATIONS:
- MINIMUMAIRFLOW
- VERIFIEDEER
- VERIFIEDSEER
- FAN EFFICACY WATTS/CFM

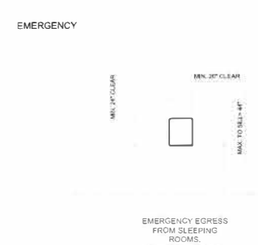
HVAC DISTRIBUTIONSYSTEM VERIFICATIONS
- DUCT SEALING
- DUCTS LOCATEDENTIRELY IN CONDITIONEDSPACE

DOMESTIC HOT WATER SYSTEM VERIFICATIONS

Door Schedule							
Type	Width	Height	Count	Fire Rating	Operation	Description	Comments
01	5' - 6"	8' - 0"	4	45 Minute	Double Swing	Aluminum / Glass	Main Entrance Door / Patio Door
02	3' - 0"	8' - 0"	15	20 Minute	Swing	Steel Door	Unit Entry Door
03	2' - 10"	8' - 0"	49	N/A	Swing	Wood	Bedroom / Bathroom Door
04	3' - 0"	8' - 0"	2	N/A	Swing	Aluminum / Glass	Balcony / Patio Door
04.1	3' - 0"	8' - 0"	2	N/A	Swing	Aluminum / Glass	Balcony / Patio Door
05	3' - 0"	8' - 0"	8	90 Minute	Swing	Steel Door	Exit Door - Automatic Closing upon Fire Alarm Activation w/ Panic Hardware
05.1	3' - 0"	7' - 0"	1	90 Minute	Swing	Steel Door	Exit Door - Roof
06	6' - 0"	7' - 0"	1	45 Minute	Double Swing	Steel Door	Trash Room Double Door w/ Panic Hardware
07	3' - 0"	7' - 0"	2	45 Minute	Swing	Steel Door	Electrical Room
08	2' - 10"	7' - 0"	8	N/A	Pocket	Wood	Pocket Door
09	3' - 0"	8' - 0"	6	N/A	Casement	Vinyl Windows	Balcony / Patio Door
10	8' - 0"	8' - 0"	7	N/A	Sliding	Aluminum / Glass	Balcony / Patio Door
11	6' - 0"	8' - 0"	6	N/A	Sliding	Aluminum / Glass	Balcony / Patio Door
12	4' - 0"	8' - 0"	2	N/A	Swing	Aluminum / Glass	Balcony / Patio Door
13	3' - 0"	7' - 6"	5	90 Minute	Automatic Sliding	Per Manufacturer	Elevator Door
15	3' - 6"	5' - 0"	3	N/A	Swing	Wrought Iron	Gate

Window Schedule					
Type Mark	Width	Height	Count	Operation	Type Comments
A01	5' - 0"	6' - 6"	13	Sliding - 2 Panel	
A02	5' - 0"	4' - 6"	1	Sliding - 2 Panel	
B01	4' - 0"	8' - 0"	4	Casement	
B02	4' - 0"	6' - 6"	4	Casement	
B03	4' - 0"	5' - 0"	1	Sliding - 2 Panel	
B04	4' - 0"	4' - 6"	2	Sliding - 2 Panel	
B05	4' - 0"	2' - 6"	8	Sliding - 2 Panel	
C01	3' - 0"	6' - 6"	9	Casement	
C02	3' - 0"	6' - 6"	7	Casement	
C03	3' - 0"	4' - 6"	4	Casement	
D01	2' - 6"	2' - 6"	2	Fixed	
E01	2' - 0"	9' - 6"	1	Fixed	
E02	2' - 0"	6' - 6"	6	Top Casement	
E03	2' - 0"	4' - 6"	1	Fixed	
E04	2' - 0"	4' - 6"	6	Casement	

Pocket Door Detail



Emergency Egress

Unit Entry Door Detail

ARCHI10

ARCHITECTURE, PLANNING, AND ENGINEERING
1895 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL: 310.479.1919

Revision

OWNER

Drawing Title
Door and Window Schedule

Scale: As Shown
Start Date: 9/8/2015
Job No: Fall-15
Drawn: A.A.
Checked By: M.B.

Drawing
A-10.1

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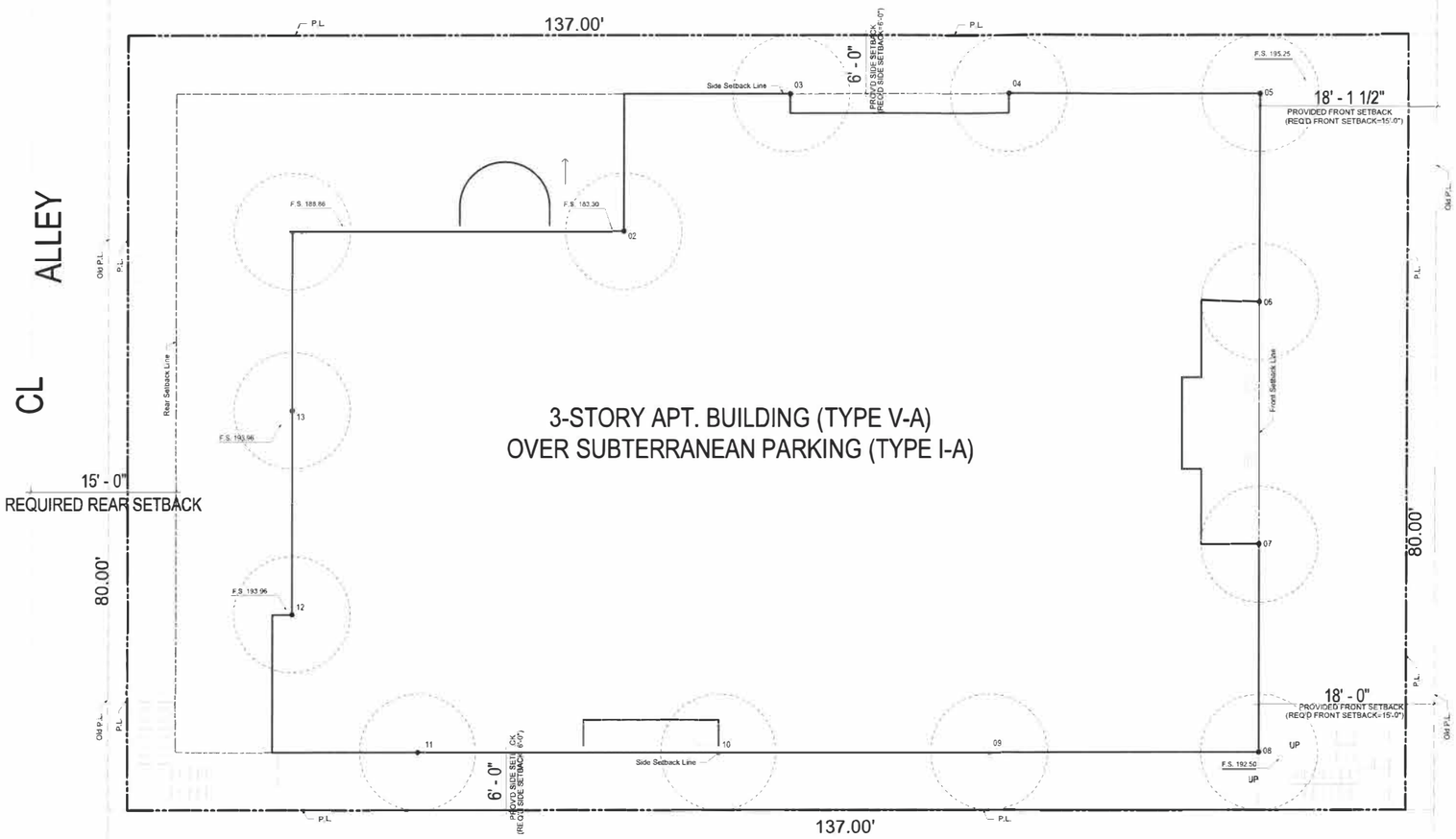

AVERAGE GRADE PLANE

Average Grade Plane Calcs

No.	Grade
1	198.35
2	183.79
3	193.95
4	193.95
5	195.25
6	193.45
7	193.45
8	193.00
9	193.95
10	193.95
11	193.95
12	193.95
13	193.95
Average	**193.46**

ARCHI 10

ARCHITECTURE, PLANNING, AND ENGINEERING
1800 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL: 310.473.1019

Revision

OWNER

Drawing Title
Average Grade Plane

Scale: As Shown
Start Date: 9/8/2015
Job No: Fal-15
Drawn: A.A.
Checked By: M.S.

Drawing
A-11.2

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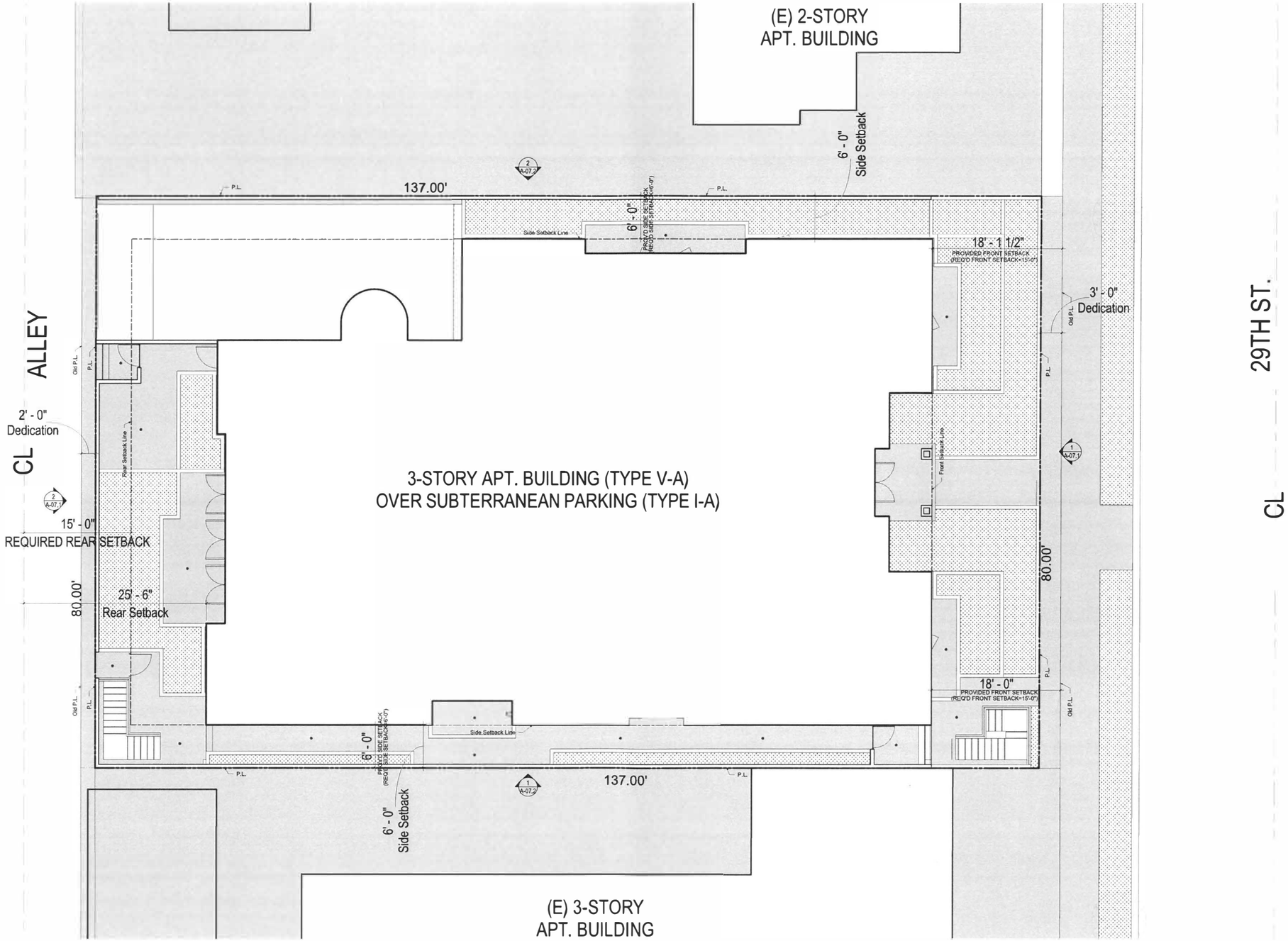
DI



ARCH 10

ARCHITECTURE, PLANNING AND ENGINEERING
1898 SAN PELLE BLVD. #206
SAN MATEO, CA 94402
TEL: 650-574-1616

Revision

OWNER

Drawing Title
Site Plan
Indicating
Dedications

Scale: As Shown

Start Date: 9/8/2015
Job No: Fell-15
Drawn: A.A.
Checked By: M.B.

Drawing

A-11.3

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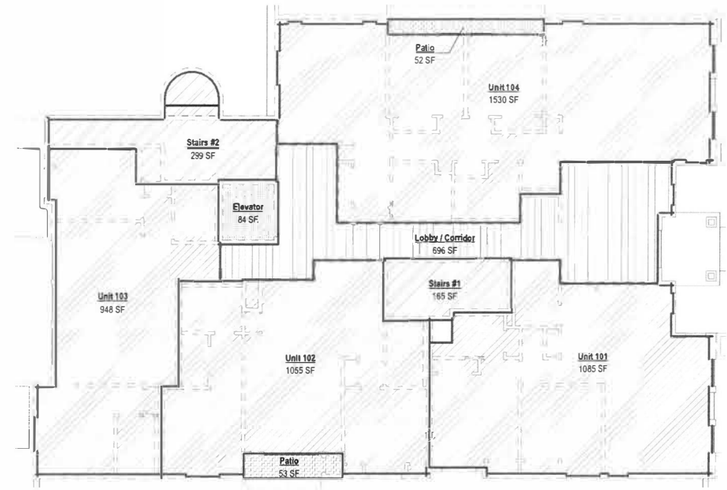
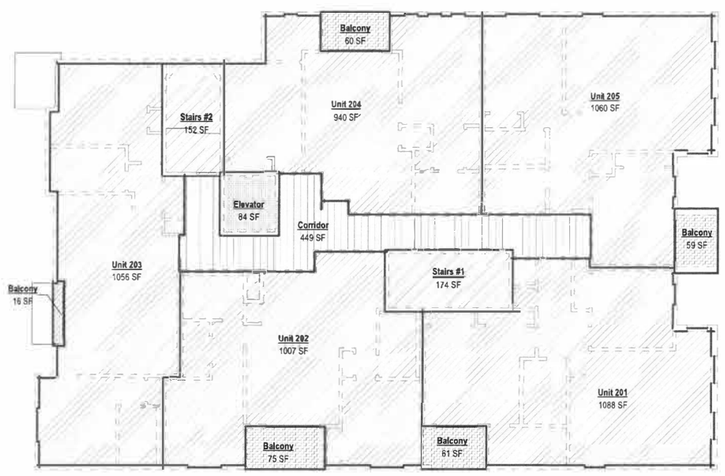
9/4/2018 9:22:27 AM



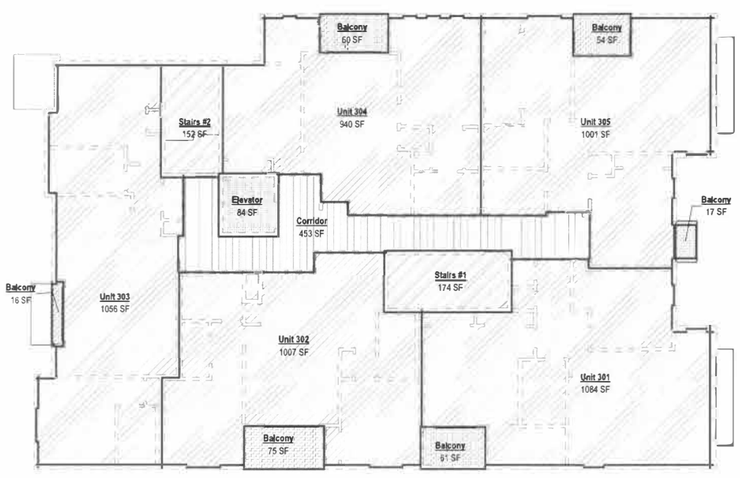
FAR
- Building Common Area
- Elevator Shaft
- Patio / Balcony
- Residential
- Stair Shaft

1 / A-11.4 **1ST FLOOR**
1/8" = 1'-0"



FAR
- Building Common Area
- Elevator Shaft
- Patio / Balcony
- Residential
- Stair Shaft

2 / A-11.4 **2ND FLOOR**
1/8" = 1'-0"



FAR
- Building Common Area
- Elevator Shaft
- Patio / Balcony
- Residential
- Stair Shaft

3 / A-11.4 **3RD FLOOR**
1/8" = 1'-0"

UNIT SUMMARY

	Unit #	2BR	3BR	Floor Area
1ST FLOOR	101	X		1,080
	102	X		1,055
	103	X		948
	104		X	1,526
	SUBTOTAL	3	1	4,609
2ND FLOOR	201	X		1,082
	202	X		1,007
	203	X		1,056
	204	X		940
	205	X		1,053
	SUBTOTAL	5	0	5,138
3RD FLOOR	301	X		1,082
	302	X		1,007
	303	X		1,061
	304	X		941
	305	X		999
	SUBTOTAL	5	0	5,090

	2BR	3BR	Net Res.
TOTAL	13	1	14,837

Max. Allowable RFA	23,520.00
Total Units	14
Average 2BR	1,024
Average 3BR	1,526

Area Schedule (FAR)

PARKING P-1

Parking	10083	Parking

1ST FLOOR

Elevator	83	Elevator Shaft
Lobby / Corridor	695	Building Common Area
Patio	105	Patio / Balcony
Stairs #1	164	Stair Shaft
Stairs #2	299	Stair Shaft
Unit 101	1084	Residential
Unit 102	1054	Residential
Unit 103	948	Residential
Unit 104	1530	Residential

2ND FLOOR

Balcony	267	Patio / Balcony
Corridor	449	Building Common Area
Elevator	83	Elevator Shaft
Stairs #1	174	Stair Shaft
Stairs #2	152	Stair Shaft
Unit 201	1088	Residential
Unit 202	1007	Residential
Unit 203	1056	Residential
Unit 204	940	Residential
Unit 205	1059	Residential

3RD FLOOR

Balcony	278	Patio / Balcony
Corridor	452	Building Common Area
Elevator	83	Elevator Shaft
Stairs #1	173	Stair Shaft
Stairs #2	152	Stair Shaft
Unit 301	1084	Residential
Unit 302	1007	Residential
Unit 303	1056	Residential
Unit 304	940	Residential
Unit 305	1001	Residential

FLOOR AREA SUMMARY

	UNIT SUMMARY			FLOOR AREA									
	2 BED R.	3 BED R.	TOTAL	GROSS FLOOR AREA (S.F.) (Incl. Ext. Walls & Balc.	NET RESIDENTIAL (S.F.) Units Only	STAIRS	ELEVATOR SHAFTS	UTILITY SHAFTS	LOBBY AND CORRIDOR	BALCONIES (INCLUDED IN FAR)	FLOOR AREA (PER ZONING CODE)	FLOOR AREA (PER BUILDING CODE)	FLOOR AREA (PER SCHOOL DISTRICT)
Parking				10,077									
1ST FLOOR	3	1	4	5,837	4,609	464	84	42	695	105	5,352 (=5837-464-84-42-105)	5,816 (=5837-84-42+105)	5,942 (=5837+105)
2ND FLOOR	5	0	5	5,961	5,138	326	84	42	499	271	5,780 (=5961-326-84-42+271)	6,106 (=5961-84-42+271)	6,232 (=5961+271)
3RD FLOOR	5	0	5	5,919	5,090	326	84	42	453	283	5,750 (=5919-326-84-42+283)	6,076 (=5919-84-42+283)	6,202 (=5919+283)
ROOF													
TOTAL	13	1	14	17,717	14,837						16,882	17,998	18,376

ARCHI 10

ARCHITECTURE, PLANNING AND ENGINEERING
1900 SAWTELLE BLVD. #230
LOS ANGELES, CA 90025
TEL: 310.473.1919

Revision

OWNER

Drawing Title
Floor Area Exhibit

Scale: As Shown
Start Date: 9/8/2015
Job No: F14-18
Drawn: A.A.
Checked By: M.B.

Drawing
A-11.4

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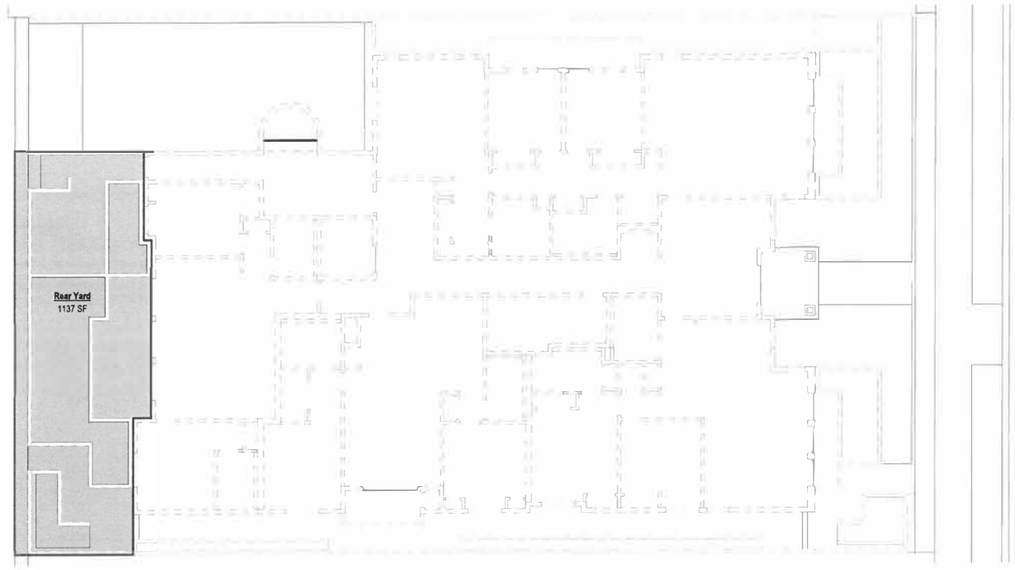


Open Space Exhibit

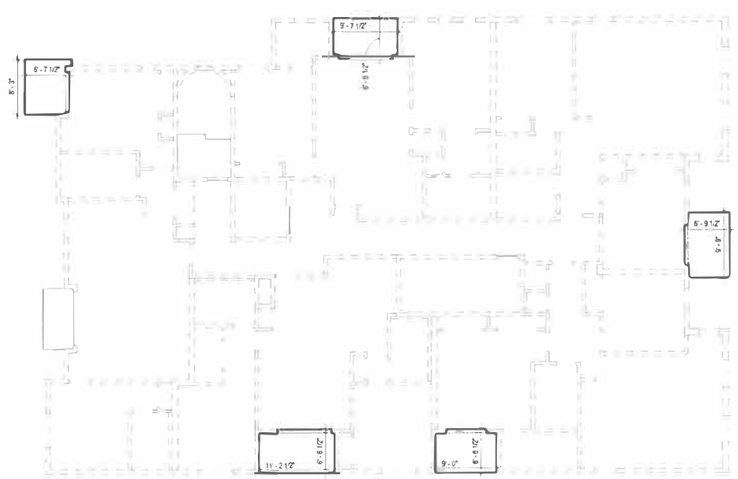
Open Space

OPEN SPACE

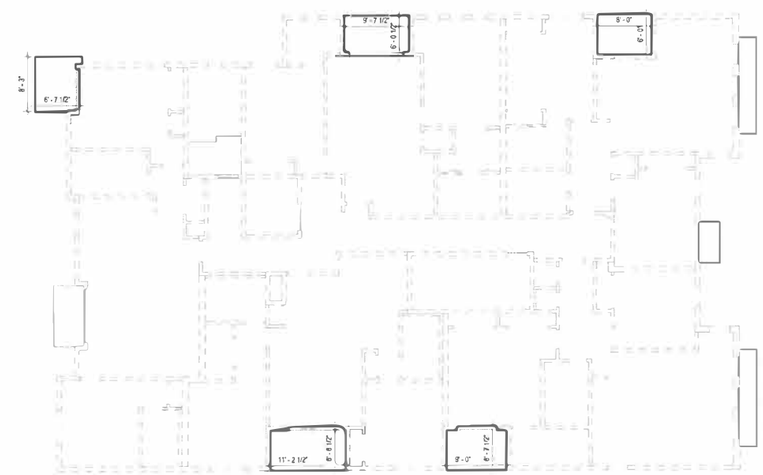
Unit Type	Total # of Units:	Habitable Rm:	Req'd O.S. / Unit	Req'd Open Space
1-Bedroom Unit	0	2	100	0
2-Bedroom Unit	13	3	125	1625
3-Bedroom Unit	1	4	175	175
Total Req'd Open Space				1625

Location	Unit Amt.	Qty.	Total
Rear Yard	1,137	1	1,137
Patio (1st Floor)	-	-	0
Balcony	50	10	500
Rec. Room	-	-	0
Rooftop Deck	0	0	0
Total Open Space Provided			**1,637**

Ground Level



2ND FLOOR



3RD FLOOR

ARCHI 10

ARCHITECTURE, PLANNING AND ENGINEERING
1499 SAN PEDRO BLVD. #206
LOS ANGELES, CA. 90015
TEL: 213-673-1410

Revision

OWNER

Drawing Title
Open Space Exhibit

Scale: As Shown

Start Date: 9/6/2015
Job No: Fall-15
Drawn: A.A.
Checked By: M.B.

Drawing

A-11.5

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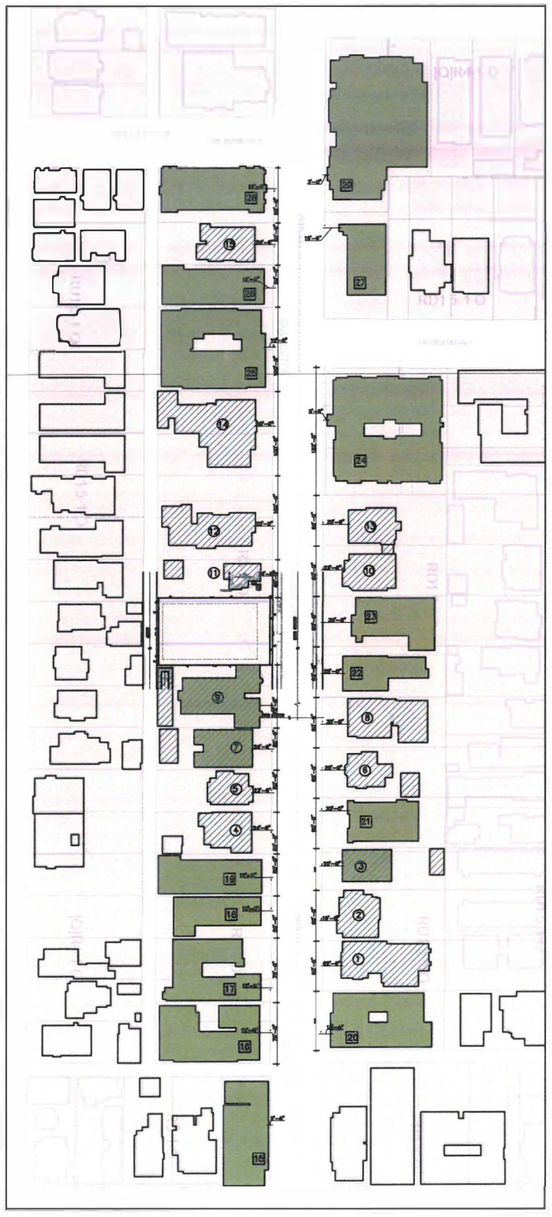

N

MULTI-FAMILY RESIDENCES

CONTRIBUTOR RESIDENCES

PROPOSED BUILDING'S LOT COVERAGE: 50.0%
PROPPOSED BUILDING HEIGHT: 45 feet
PROPOSED SETBACK: 18 feet

	Lot No.	Address	Lot Area (SF)	Development Footprint (SF)	Lot Coverage	Setback (Ft)	Structure Height (Ft)	Number of Stories
Contributors	*MF 1	1137 W 29th St.	8,586.5	4,872.5	56.75%	22.5	21	2
	2	1143 W 29th St.	8,695.3	2,666.2	30.66%	19.5	32	2
	MF 3	1153 W 29th St.	6,526.8	2,836.4	43.46%	25.0	26	2
	4	1154 W 29th St.	6,840.1	3,237.5	47.33%	24.0	18	1.5
	MF 5	1162 W 29th St.	6,840.1	1,967.3	28.76%	23.5	27	2
	6	1167 W 29th St.	8,702.2	2,636.7	30.30%	25.0	14	1
	MF 7	1172 W 29th St.	6,840.1	4,049.2	59.20%	24.5	22	2
	8	1175 W 29th St.	8,484.6	4,589.3	54.09%	30.0	27	2
	MF 9	1180 W 29th St.	10,260.2	6,414.6	62.52%	14.5	38	3
	10	1197 W 29th St.	8,704.9	2,854.5	32.79%	23.5	28	2
	MF 11	1196 W 29th St.	6,156.1	1,641.0	26.66%	14.5	28	2
	MF 12	1200 W 29th St.	9,576.1	4,536.5	47.37%	20.0	26	2
	13	1207 W 29th St.	8,697.9	2,510.0	28.86%	30.0	26	2
	MF 14	1216 W 29th St.	13,707.0	7,063.0	51.53%	20.0	39	2.5
	15	1248 W 29th St.	6,850.1	2,825.1	41.24%	24.5	20	1.5

*MF = Multi-Family

Contributor Multi-Family Average	**8,561.61**	**4,172.56**	**47.03%**	**20.56**	**28.38**	**2.19**

①

Address: 1137 W 29TH ST
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

②

Address: 1143 W 29TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

③

Address: 1153 W 29TH ST
Type: Contributor
Year built: 1927
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

④

Address: 1154 W 29TH ST
Type: Contributor
Year built: 1885
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

⑤

Address: 1162 W 29TH ST
Type: Contributor
Year built: 1891
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare

⑥

Address: 1167 W 29TH ST
Type: Contributor
Year built: 1915
Property type/sub type: Residential-Single Family; House
Architectural style: Victorian, Vernacular Cottage, hip roof

⑦

Address: 1172 W 29TH ST
Type: Contributor
Year built: 1923
Property type/sub type: Residential-Multi Family; Fourplex
Architectural style: Mediterranean Revival

⑧

Address: 1175 W 29TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Dutch Colonial Revival

⑨

Address: 1180 W 29TH ST
Type: Contributor
Year built: 1929
Property type/sub type: Residential-Multi Family; Apartment Tower
Architectural style: Mediterranean Revival

⑩

Address: 1197 W 29TH ST
Type: Contributor
Year built: 1900
Property type/sub type: Residential-Single Family; House
Architectural style: Shingle

⑪

Address: 1196 W 29TH ST
Type: Non-Contributor
Year built: 1941
Property type/sub type: Residential-Multi Family; Triplex
Architectural style: Minimal Traditional

Address: 1200 W 29TH ST
Type: Contributor
Year built: 1898
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

⑬

Address: 1207 W 29TH ST
Type: Contributor
Year built: 1901
Property type/sub type: Residential-Single Family; House
Architectural style: American Foursquare; Neo-Classical

⑭

Address: 1216 W 29TH ST
Type: Contributor
Year built: 1907
Property type/sub type: Residential-Single Family; House
Architectural style: Tudor Revival

⑮

Address: 1248 W 29TH ST
Type: Contributor
Year built: 1903
Property type/sub type: Residential-Single Family; House
Architectural style: Craftsman

ARCHI 10

ARCHITECTURE, PLANNING AND ENGINEERING
1438 WESTWELLE SUITE 107B
LOS ANGELES, CA 90025
TEL: 310.473.1414

Revision
*

OWNER:

Drawing Title
HPOZ COMPLIANCE

Scale: AS SHOWN
Start Date: 9/8/2015
Job No: Fall-15
Drawn By: A.A.
Checked By: M.R.

Drawing No.
A-11.6

DI

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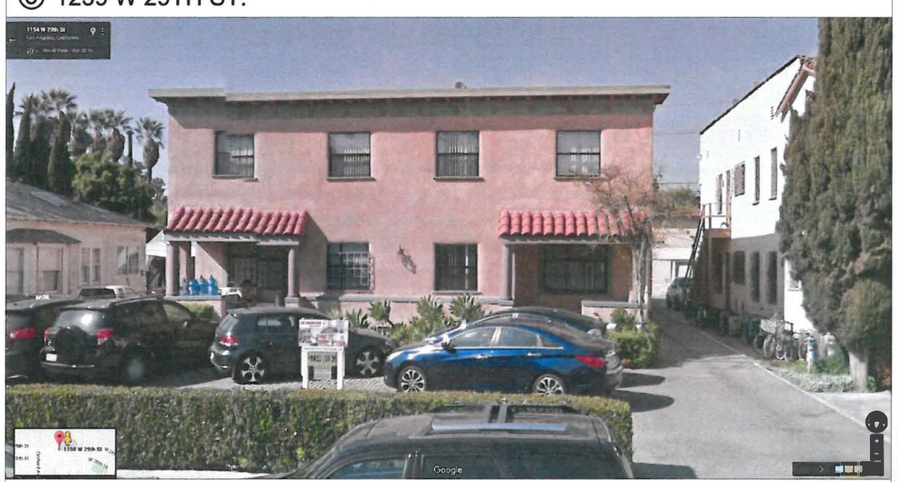
8/8/2018 6:40:14 AM

① 1182 W 29TH ST.

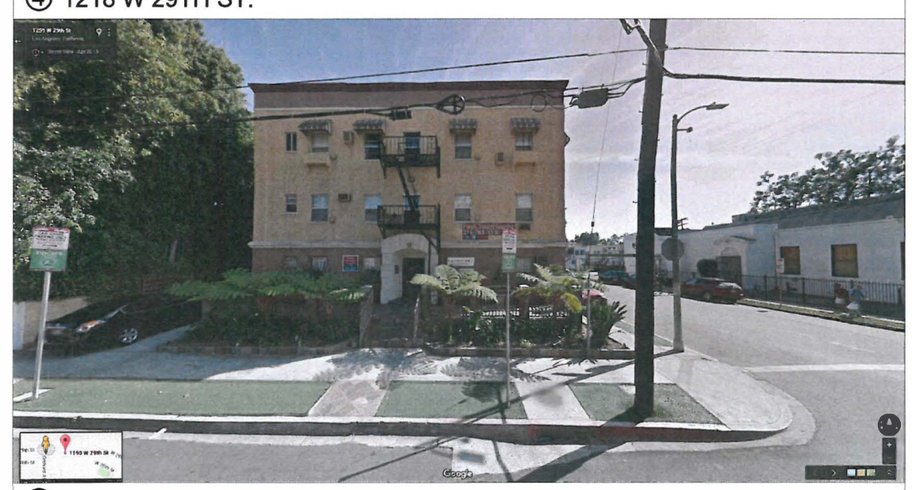
② 1102 W 29TH ST.

③ 1259 W 29TH ST.

④ 1218 W 29TH ST.



⑤ 1154 W 29TH ST.



⑥ 1159 W 29TH ST.

ARCHI 10

ARCHITECTURE, PLANNING, AND ENGINEERING
1900 BANTELLE BLVD #295
LOS ANGELES, CA 90025
TEL: 310.473.1494

Revision
1

OWNER:

Drawing Title
STUDY OF (E) APT. BLDG. ON 29TH ST.

Scale: AS SHOWN

Start Date: 9/8/2015
Job No: Fall-15
Drawn By: A.A.
Checked By: M.B.

Drawing No:
A-11.7

DI

8/8/2018 6:40:14 AM

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Street View Elevation

ARCHI 10

ARCHITECTURE PLANNING AND ENGINEERING
1808 SAWTELLE BLVD. #230

Revision

OWNER

Drawing Title
Street View Elevation

Scale: As Shown

Start Date: 9/8/2015
Job No: Fal-15
Drawn: A.A.
Checked By: M.B.

Drawing
A-11.8

DI

9/4/2018 9:26:24 AM

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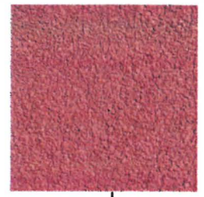
Dark Anodized Aluminum

Door and Window Frames

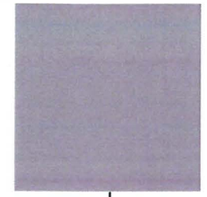
Clay

Ornamental Clay Rings



Walrus (DE6368)

Cool Neutrals, 2013, Perfect Palette®
LRV 31
Munsell:
HUE=3.27B VALUE=6.1 CHROMA=0.3



Cold Morning (DE6365)

Cool Neutrals, Perfect Palette®
LRV 73
Munsell:
HUE=8.94G VALUE=8.7 CHROMA=0.1

ARCHI 10

ARCHITECTURE, PLANNING, AND ENGINEERING
1055 MARYELLE BLVD. #202
LOS ANGELES, CA 90035
TEL: 310.873.0119

OWNER

Drawing Title
Material Board

Scale: As Shown
Start Date: 9/8/2015
Job No: Fel-15
Drawn: A.A.
Checked By: M.B.

Drawing

A-11.9

DI

9/4/2018 9:26:26 AM

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GENERAL COMMENTS

1 ANY EXISTING EQUIPMENT OR BUILDING COMPONENTS TO BE ABANDONED MUST BE COMPLETELY REMOVED AND DISPOSED OF PROPERLY. ALL UTILITIES MUST BE REMOVED TO THEIR POINT OF ORIGIN

2 ANY REPAIRS TO ROOFING SYSTEMS OR OTHER PARTS OF THE CENTER MUST BE COMPLETED TO OWNER'S SPECIFICATION.

3. REUSE OF ANY EXISTING CONSTRUCTION, FINISHES, EQUIPMENT, OR ELECTRICAL, PLUMBING AND HVAC SYSTEMS IS CONDITIONAL UPON THE NEW USE BEING APPROPRIATE FOR EXISTING ITEMS AND TENANT COMPLETING ANY NECESSARY REPAIR OR REFURBISHING REQUIRED TO BRING ITEMS TO A "LIKE NEW" CONDITION.

4 ADEQUATE ACCESS PANELS OR DOORS SHALL BE INCORPORATED INTO TENANT WORK FOR INSPECTION, SERVICE AND REPLACEMENT OF EQUIPMENT. COORDINATE PLACEMENT WITH ARCHITECT.

5 CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.

6 BUILDING PROJECTIONS INTO PUBLIC PROPERTIES MUST COMPLY WITH CHAPTER 32. NOTE ON THE PLANS "TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306. OBTAIN PUBLIC WORKS' APPROVAL (3201.3, 3202.3.4, 3306)

BUILDING CODE REQUIREMENTS

WEATHERPROOFING REQUIREMENTS

1. AN APPROVED WEATHERPROOFING CONSULTANT MUST CERTIFY THE INSTALLATION OF WEATHERPROOFING ON ALL RETAINING WALLS WHICH ARE ADJACENT TO THE INTERIOR AREAS OF THE BUILDING. (BH 305.9)

2. FOR NEW CONSTRUCTION, AN APPROVED WEATHERPROOFING CONSULTANT MUST CERTIFY THAT THE WEATHERPROOFING ELEMENTS OF THE BUILDING HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, ALL RELEVANT CODES, AND THE MANUFACTURER'S SPECIFICATIONS.

3. A CORROSION-RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MINIMUM 4" ABOVE GRADE OR 2" ABOVE SLAB.

4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOKUP. 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.

5. 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)(INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10 000) SEPARATE PLUMBING PERMIT IS REQUIRED

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

7 SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET. SECTION 1210.2.3 USE OF WATER-RESISTANT GYPSUM BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3

8. WATER HEATERS MUST BE STRAPPED TO A WALL (SEC. 507.3, UPC)

9 UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). 2405.5

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

SMOKE DETECTORS

1. GENERAL: SMOKE DETECTORS ARE REQUIRED FOR NEW CONSTRUCTION OF SLEEPING ROOMS AND CORRIDORS OR AREAS GIVING ACCESS TO SLEEPING ROOMS.

2 LOCATION THE REQUIRED SMOKE DETECTOR SHALL BE MOUNTED ON THE CEILING OR WALL OF THE SLEEPING ROOM, AT A POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE CORRIDOR OR AREA GIVING ACCESS TO THE SLEEPING ROOM, ON EACH STORY OF A MULTISTORY DWELLING, IN THE ADJACENT ROOMS WHERE THE CEILING HEIGHT EXCEEDS THAT OF THE HALLWAY LEADING TO SLEEPING AREAS BY 24 IN OR MORE, AND IN SPIT-LEVELS ON THE UPPER LEVEL IN CLOSE PROXIMITY TO THE STAIRWAY. ALL REQUIRED DETECTORS SHALL BE LOCATED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, WITH NO PART OF THE DETECTOR MORE THAN 12 INCHES BELOW THE FINISHED SURFACE OF THE CEILING OF THE ROOM OR CORRIDOR IN WHICH THE DETECTOR IS REQUIRED TO BE INSTALLED. (CBC 907 2.10)

3 POWER: REQUIRED SMOKE DETECTORS FOR NEW AND EXISTING CONSTRUCTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING, AND SHALL BE EQUIPPED WITH BATTERY BACKUP. (CBC 907.2.10)

SANITATION NOTES

1. TOILET FACILITIES NEW WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH CAPACITY OF 1.28 GALLONS, AND SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30 INCHES IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL OF NOT LESS THAN 24 INCHES. (CPC 407 6)

2. SHOWER AREAS: SHOWERS SHALL HAVE FLOORS AND WALLS FINISHED WITH SMOOTH, HARD, NON-ABSORBENT SURFACES SUCH AS PORTLAND CEMENT, CONCRETE CERAMIC TILE OR OTHER APPROVED MATERIAL TO A HEIGHT OF NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET MATERIALS OTHER THAN STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. PROVIDE A MINIMUM 1024 SQ IN OR 30 IN DIAMETER CLEAR AREA IN THE SHOWER. ALL SHOWER DOORS MUST SWING OUT. (CBC 1210.3, CPC 411.7)

3. GLAZING FOR SHOWER AND BATHTUB ENCLOSURES: GLAZING USED IN DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED IT SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED OR 1/4 INCH WHEN LAMINATED AND SHALL PASS THE TEST REQUIREMENTS OF U.B.C. STANDARD NO. 54-2. (CBC 2406.3)

SECURITY NOTES

1. ALL EXTERIOR OPENINGS ARE SECURITY OPENINGS. EXTERIOR DOORS, WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE UNIFORM BUILDING CODE.

2. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/4" THICK MINIMUM WITH A SOLID CORE OF WOOD.

3. A SINGLE-SWINGING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS, AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEADBOLT AND DEADLOCKING LATCH. THE DEADBOLT AND LATCH MAY BE ACTIVATED BY ONE LOCK OR BY INDIVIDUAL LOCKS. DEADBOLTS SHALL CONTAIN HARDENED INSERTS TO REPEL CUTTING TOOLS. THE LOCK OR LOCKS SHALL BE KEY-OPERATED FROM THE EXTERIOR SIDE OF THE DOOR AND OPENABLE FROM THE INTERIOR SIDE BY A DEVICE WHICH DOES NOT REQUIRE A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT TO OPERATE.

4. A STRAIGHT DEADBOLT SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" INTO THE HOLDING DEVICE RECEIVING THE PROJECTED BOLT. A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". ALL DEADBOLTS OF LOCKS WHICH AUTOMATICALLY ACTIVATE TWO OR MORE DEADBOLTS SHALL BE EMBEDMENT AT LEAST 1/2" INTO THE HOLDING DEVICES RECEIVING THE PROJECTED BOLTS.

5. THE INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A DEADBOLT OR DEADBOLTS.

6. THE DEADBOLT OR BOLTS NEED NOT BE KEY OPERATED, BUT SHALL NOT BE OTHERWISE ACTIVATED FROM THE EXTERIOR SIDE OF THE DOOR.

7 THE DEADBOLT OR BOLTS MAY BE ENGAGED OR DISENGAGED AUTOMATICALLY WITH THE DEADBOLT OR BY ANOTHER DEVICE ON EITHER THE ACTIVE LEAF OR THE LOWER LEAF.

8. MANUALLY-OPERATED HARDENED BOLTS AT THE TOP AND BOTTOM OF THE LEAF WHICH ARE EMBEDMENT A MINIMUM OF 1/2" INTO THE RECEIVING DEVICE MAY BE USED WHEN NOT PROHIBITED BY DIVISION 33.

9 DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB.

10. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION THEY SHALL HAVE 1/4" MINIMUM DIAMETER STEEL JAMB STUDS WITH 1/4" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

11. CYLINDER GUARDS SHALL BE INSTALLED ON ALL MORTISE OR RIM-TYPE CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

12. THE STRIKE PLATE FOR LATCHES SHALL BE SECURED TO THE JAMB WITH SCREWS. THE HOLDING DEVICE FOR PROJECTING DEADBOLTS SHALL BE SECURED TO THE JAMB AND WALL FRAMING WITH AT LEAST TWO SCREWS NOT LESS THAN 2-1/2" IN LENGTH WHICH PENETRATE THE WALL FRAMING.

13. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A 9/32" MINIMUM DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED BY AN ELECTRICAL POWER OPERATION.

14. OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES WHICH RENDER THE BUILDING AS SECURE.

15. ALL GLAZED OPENINGS WHICH EXTENDED LOWER THAN 18" ABOVE THE ADJACENT FLOOR OR ARE WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR WHEN SAID DOOR IS IN THE CLOSED AND LOCKED POSITION. WHEN SAID DOOR IS OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY IT SHALL BE FULLY TEMPERED GLASS, OR APPROVED BURGLARY RESISTANT MATERIAL.

LIGHTING NOTES

1. HIGH EFFICACY LUMINAIRES. HIGH EFFICACY LUMINAIRES FOR RESIDENTIAL LIGHTING SHALL CONTAIN ONLY HIGH EFFICAC LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW CAP BASE SOCKET (E24/E26). A HIGH EFFICACY LAMP HAS A LAMP EFFICACY THAT IS NO LOWER THAN THE EFFICACIES CONTAINED IN TABLE 150-C. BALLASTS FOR LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.

2. EXCEPTION TO SECTION 150(K) 1: HIGH INTENSITY DISCHARGE LUMINAIRES CONTAINING HARDWIRED ELECTROMAGNETIC BALLASTS IN MEDIUM SCREW BASE SOCKETS SHALL BE CONSIDERED HIGH EFFICACY LUMINARIES FOR THE PURPOSES OF MEETING SECTION 150 (K) 8, PROVIDED THEY MEET THE EFFICACIES CONTAINED IN TABLE 150-C

3. TO DETERMINE THE MINIMUM LAMP EFFICACY CATEGORY ONLY THE WATTS OF THE LAMP (NOT THE BALLAST) ARE TO BE CONSIDERED

4 LIGHTING IN KITCHENS: PERMANENTLY INSTALLED LUMINARIES IN KITCHENS SHALL BE HIGH EFFICACY LUMINARIES.

5. EXCEPTION TO SECTION 150(K)2. UP TO 50% OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINARIES IN KITCHENS MAY BE LUMINARIES THAT ARE NOT HIGH EFFICACY LUMINARIES, PROVIDED THAT THESE LUMINARIES ARE CONTROLLED BY SWITCHES SEPERATE FROM THOSE CONTROLLING THE HIGH EFFICACY LUMINARIES. THE WATTAGE OF HIGH EFFICACY LUMINARIES SHALL BE THE TOTAL NOMINAL RATED WATTAGE OF THE INSTALLED HIGH EFFICACY LAMP(S). THE WATTAGE OF LUMINARIES SHALL BE DETERMINED AS SPECIFIED BY SECTIONS 130 (C).

6. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS: PERMANENTLY INSTALLED LUMINARIES THAT ARE NOT THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119 (D). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIE TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARIE TO BE ALWAYS ON.

7. LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS PERMANANTLY INSTALLED LUMINARIES LOCATED OTHER THAN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES.

8. EXCEPTION 1 TO SECTION 150(K)4: PERMANENTLY INSTALLED LUMINARIES THAT ARE NOT HIGH EFFICACY LUMINARIES SHALL BE ALLOWED PROVIDED THEY ARE CONTROLLED BY A DIMMER SWITCH.

9 EXCEPTION 2 TO SECTION 150(K)4 PERMANENTLY INSTALLED LUMINARIES THAT ARE NOT HIGH EFFICACY LUMINARIES SHALL BE ALLOWED PROVIDED THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119 (D). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINARIES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINARE TO BE ALWAYS ON.

10. EXCEPTION 3 TO SECTION 150 (K) 4: PERMANENTLY INSTALLED LUMINARIES THAT ARE NOT HIGH EFFICACY LUMINARIES SHALL BE ALLOWED IN CLOESTS LESS THAN 70 SQ FT.

11. LIGHTING IN AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPERATELY SWITCHED FROM KITCHEN LIGHTING.

12. RECESSED LUMINARIES IN INSULATED CEILINGS LUMINARIES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) OR SIMULAR DESIGNATION TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS (OR 1.57 LBS/FT2) WHEN TESTED IN ACCORDANCE WITH ASTM E283 AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.

13. OUTDOOR LIGHTING LUMINARIES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINARIES.

14. EXCEPTION 1 TO SECTION 150(K)6. PERMANENTLY INSTALLED OUTDOOR LUMINARIRS THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MOTION SENSOR(S) WITH INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY WITH SECTION 119 (D)

15. EXCEPTION 2 TO SECTION 150 (K) 6 PERMANENTLY INSTALLED LUMINARIES IN OR AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED NOT BE HIGH EFFICACY LUMINARIES

BUILDING CODE REQUIREMENTS

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

2. GAS SHUTOFF VALVE: 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) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10 000) SEPARATE PLUMBING PERMIT IS REQUIRED.

3 SKYLIGHTS UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION, AND PERFORMANCE GRADE RATING. (CBC 2405.5)

4. WATER HEATER: WATER HEATER MUST BE STRAPPED TO WALL. (UPC 507.3)

5. POOL 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)

6. DOORS: IN ALL DWELLINGS, EVERY INTERIOR DOORWAY THROUGH WHICH OCCUPANTS PASS SHALL HAVE A MINIMUM WIDTH OF 32 INCHES.

7. GUARDRAILS: GUARDRAILS ARE REQUIRED AT FLOOR AND ROOF OPENING, LANDINGS, BALCONIES, AND AT OPEN SIDES OF STAIRS OVER 30" IN HEIGHT. GUARDRAILS TO BE 42" MINIMUM IN HEIGHT. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A 4" SPHERE CANNOT PASS THROUGH. GUARDRAIL CONNECTIONS TO WITHSTAND A 200 POUND CONCENTRATED LOAD APPLIED AT A RIGHT ANGLE TO THE RAIL. PROVIDE STRUCTURAL CONNECTION DETAIL AND SUBMIT STRUCTURAL CALCULATION TO JUSTIFY DESIGN. (CBC 1013, 1607.7.1)

8 ANCHORAGE OF WATER HEATERS ALL WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO PREVENT HORIZONTAL AND VERTICAL DISPLACEMENT DUE TO EARTHQUAKE. WATER HEATER MUST BE STRAPPED TO WALL.

9 SEPARATION OF PRIVATE GARAGES: EVERY WALL AND CEILING SEPARATING A DWELLING (GROUP R, DIVISION 3) FROM A PRIVATE GARAGE (GROUP U) SHALL BE PROTECTED ON THE GARAGE SIDE WITH MATERIALS APPROVED FOR ONE-HOUR FIRE-RESISTIVE CONSTRUCTION, AND A SELF-CLOSING, TIGHT-FITTING SOLID DOOR 1-3/8 INCHES IN THICKNESS, OR A SELF-CLOSING, TIGHT-FITTING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED IN ACCORDANCE WITH PART II OF U.B.C. STANDARD NO. 43-2. GARAGES BENEATH HABITABLE ROOMS SHALL HAVE NO LESS THAN 5/8" TYPE X GPSUM BOARD ON THE GARAGE SIDE. UNDER NO CIRCUMSTANCES SHALL A PRIVATE GARAGE HAVE ANY OPENINGS INTO A ROOM USED FOR SLEEPING PURPOSES. AIR DUCTS PASSING THROUGH SEPARATING WALL, FLOOR OR CEILING SHALL BE CONSTRUCTED OF STEEL HAVING A THICKNESS NOT LESS THAN 0.019 INCH (NO. 28 GALVANIZED SHEET GAGE). (CBC 406.1.4)

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

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

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

13 BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER 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).

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

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

16. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

E. FIRE-RESISTANCE RATED CONSTRUCTION

1. FIRE RATED ASSEMBLIES SHALL BE PER TABLE 721, GENERIC ASSEMBLIES OF GYPSUM HANDBOOK. HAVE LARR APPROVAL OR ICC APPROVAL

2. PROJECTIONS SHALL NOT EXTEND ANY CLOSER TO THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE OR NOT MORE THAN A MINIMUM 24" / 40" FROM LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE WITH FIRE SEPARATION DISTANCE OF _____ FT. (T-705.2)

3. FIRE BARRIER AT VERTICAL OCCUPANCY SEPARATIONS MUST HAVE CONTINUITY AND MUST EXTEND THROUGH UNDERFLOOR AREA, ATTIC AREAS, AND SUSPENDED CEILING AREAS (707.5)

4. PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 714.3.1. A. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HR FIRE RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. (714.3.2) C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE. THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION (714.3.1.1)

5. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 717.3
A. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION (717.1.1)
B. DUCT PENETRATIONS OF FIRE BARRIERS EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE. (717.5.2)
C. DUCTS PENETRATING SHAFTS. (717.5.3)
D. DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (717.5.4.1)
E. DUCTS PENETRATING SMOKE BARRIERS (717.5.5)
F. DUCTS PENETRATING HORIZONTAL ASBEMBLIES (717.6)

6. SHOW DRAFT STOP LOCATION ON PLANS. ALSO, PROVIDE THESE NOTES ON THE PLANS:
A. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN WOOD FRAME FLOOR CONSTRUCTION CONTAINING CONCEALED SPACE. DRAFTSTOPPING SHALL BE LOCATED ABOVE AND INLINE WITH THE DWELLING UNIT AND SLEEPING UNIT SEPARATION. (718.3.3).
B. IN BUILDINGS USED FOR RESIDENTIAL OCCUPANCIES, DRAFT STOPS MUST BE INSTALLED IN THE ATTIC (MANSARDS) (OVERHANGS) (FALSE FRONTS SET OUT FROM WALLS) (SIMILAR CONCEALED SPACES) FORMED BY COMBUSTIBLE CONSTRUCTION. DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND INLINE WITH SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR SHEATHING ABOVE (718.4.3).
C. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN ½-INCH GYPSUM BOARD, 3/8-INCH PLYWOOD, 3/8-INCH TYPE 2-M PARTICLE BOARD OR OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. (718.3.1)

7. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA13 SPRINKLER SYSTEM (3000 SF BETWEEN DRAFT STOPS) (718.4.2)

8. DRAFT STOP SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION, UNLESS THE BUILDING IS SPRINKLERED WITH NFPA 13 SPRINKLER SYSTEM (718.3.2)

9. HORIZONTAL OCCUPANCY SEPARATION MUST BE SUPPORTED WITH A STRUCTURAL SYSTEM HAVING EQUIVALENT FIRE-RESISTIVE PROTECTION (704.1)

10. NOTE ON PLANS. FIREBLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 718 AT THE FOLLOWING LOCATIONS
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS (718.2.2)
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL (718.2.2)
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS (718.2.3)
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AN D IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED. (718.2.4) PC/STR/CORR.LST 18 (REV 7/09/15) WWW.LADBS.ORG PAGE 11 OF 22
E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. (718.2.5)

11. THIS BUILDING IS OF TYPE V-A/III-A CONSTRUCTION, PROVIDE / SHOW A. CONTINUOUS DRYWALL BEHIND ALL TUBS IS REQUIRED UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HOUR BUILDINGS. B. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED OF NOT LESS THAN 1-HOUR FIRE-RESISTIVE CONSTRUCTION. (T-601) C. ATTIC ACCESS OPENINGS IN 1-HOUR CEILING CAN BE 2 LAYERS OF 3/4" PLYWOOD OR ONE LAYER OF 1-5/8" T&G MATERIAL, SELF-CLOSING. D. ALL OPENINGS IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF ________ HOUR FIRE RESISTIVE CONSTRUCTION. (713.1) E. RECESSED CEILING LIGHT FIXTURES MUST BE BOXED AROUND WITH 5/8" TYPE "X" DRYWALL" TO MAINTAIN THE 1-HOUR CEILING ASSEMBLY. F. CONTINUOUS ~~DRYWALL IS REQUIRED BEHIND ALL ELECTRICAL SERVICE PANELS, FIRE HOSES AND MEDICINE CABINETS. G. EXHAUST FANS FROM THE BATHROOM MUST~~ ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED (717.5) H. PLUMBING PENETRATION THROUGH HORIZONTAL OCCUPANCY SEPARATIONS SHALL BE BOXED OUT AND FILLED WITH APPROVED SAFING MATERIAL. INSULATION IS NOT APPROVED. I. PENETRATION OF THE 1 HOUR CEILING BY DUCTS FROM THE FAU AND THE STOVE HOOD REQUIRE DAMPERS (USE A DUCTLESS HOOD WHENEVER POSSIBLE). ATTIC UNITS (INCLUDING HEAT PUMPS) REQUIRE DAMPERS AT ALL CEILING PENETRATIONS. (711) J. STEEL BEAMS AND COLUMNS SHALL BE PROTECTED AS REQUIRED FOR 1-HOUR PROTECTION. WHERE CEILING FORMS THE PROTECTIVE MEMBRANE FOR FIRE-RESISTIVE ASSEMBLIES (OCCUPANCY SEPARATIONS AND RATED ROOF/CEILING OR FLOOR/CEILING ASSEMBLIES), THE CONSTRUCTION (FLOOR JOISTS) AND THEIR SUPPORTING HORIZONTAL STRUCTURAL MEMBERS (BEAMS) NEED NOT BE INDIVIDUALLY FIRE PROTECTED EXCEPT WHERE SUCH MEMBERS SUPPORT DIRECTLY APPLIED LOADS FROM MORE THAN ONE FLOOR OR ROOF. THE REQUIRED FIRE RESISTANCE SHALL NOT BE LESS THAN THAT REQUIRED FOR INDIVIDUAL PROTECTION OF MEMBERS. (704.3) K. ALL PLUMBING PENETRATIONS THRU WALLS WHICH REQUIRE PROTECTED OPENINGS (FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

12. S2 OCCUPANCY GARAGE SHALL COMPLY WITH THE FOLLOWINGS:
A. CONCRETE OR SIMILAR NONCOMBUSTIBLE AND NONABSORBENT FLOOR, OR ASPHALT SURFACE AT GROUND LEVEL ONLY. (406.4.5)
B. SLOPED FLOOR TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY (406.4.5)
C. FLOOR SYSTEM DESIGNED FOR UNIFORM OR CONCENTRATED LOADS PER TABLE 1607.1
D. MINIMUM HEADROOM OF 7 FT - (406.4.1)
E. VEHICLE BARRIERS NOT LESS THAN 2 FEET 9 INCHES HIGH PLACED AT THE END OF DRIVE LANES, AND AT THE END OF PARKING SPACES WHERE THE DIFFERENCE IN ADJACENT FLOOR ELEVATION IS GREATER THAN 1 FOOT. (406.4.3)
F. VEHICLE BARRIERS DESIGNED IN ACCORDANCE WITH SECTION 1607.8.3

F. INTERIOR FINISHES

1. INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 603. IN ADDITION, PROVIDE DETAILS SHOWING APPLICATION IN ACCORDANCE WITH SECTION 603, 804, AND TABLE 803.9

2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF THE CORRIDOR, LOBBY AND EXIT ENCLOSURE MUST BE IDENTIFIED ON PLANS. (T-803.9) PC/STR/CORR.LST.18 (REV 7/09/15) WWW.LADBS.ORG PAGE 12 OF 22

3. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8

G. FIRE PROTECTION

1. PROVIDE AUTOMATIC SPRINKLER SYSTEM AT TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOM (903.2.11.2)

2. "THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH NFPA 72" (907.2.8, 907.5.2.3.3, 907.5.2.3.4)

3. PROJECTIONS, INCLUDING EAVES, ARE NOT PERMITTED FOR GROUP U-1 OCCUPANCIES AT 3.4 FT OR CLOSER TO THE PROPERTY LINE. PROJECTIONS FROM > 3.4 FT TO <5 FT TO THE PROPERTY LINE SHALL BE OF 1-HOUR FIRE-RESISTIVE CONSTRUCTION. (CBC 704.2, 704.2.3)

4. FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)

5. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION. (L.A.M.C. 57.140)

6. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM OR PARKING GARAGE.

7. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

8. PROVIDE TWO WAY RADIO COVERAGE COMPLYING WITH LAFC SECTION 510 & CITY OF LOS ANGELES REQUIREMENT #105

H. MEANS OF EGRESS

13. ALL EXIT DOORS SHALL COMPLY WITH SECTION 1008-1008.1 A. CLEAR WIDTH OF EACH DOOR OPENING SHALL BE MIN. 32" OR PER SECTION 1005.1 WHICHEVER IS GREATER B. MIN. DOOR HEIGHT OF 6'-8" C. SHALL BE CAPABLE OF OPENING 90 DEGREES. D. THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL. E. EXIT DOOR SHALL BE SIDE-HINGED SWINGING TYPE (1008.1.2)

14. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT, 0.75" IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS. (1008.1.7)

15 FLOORS OR LANDINGS ON EACH SIDE OF DOORS TO HAVE THE SAME ELEVATION. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS (MAX 2% SLOPE) (1008.1.5)

16. LANDING WIDTH AT DOORS MUST HAVE A MIN. CLEAR DIMENSION OF DOORS SERVED. LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44" (36") (1008.1.6)

17. ONE OPENABLE WINDOW WITH AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT., MINIMUM CLEAR 24" HEIGHT AND 20" WIDTH, AND A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR IS REQUIRED IN ALL BEDROOMS BELOW THE FOURTH STORY AND BASEMENT (1029)

18. EVERY SLEEPING ROOM AND BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. (CBC 1026)

19. ONE EXIT DOORWAY 3 FT WIDE MINIMUM BY 6 FT 8 IN HIGH MINIMUM, WITH A MINIMUM CLEAR WIDTH OF 32 IN SHALL BE PROVIDED (CBC 1008.1.1)

20 REQUIRED EXTERIOR EXIT STAIRWAYS ARE NOT PERMITTED LESS THAN 10 FT TO A PROPERTY LINE. OTHER EXTERIOR STAIRWAYS ARE NOT PERMITTED CLOSER THAN 3 FT TO A PROPERTY LINE. (CBC 704.2, TABLE 704.8 AND TABLE 1024.3)

21. EVERY DOOR SHALL HAVE A LEVEL LANDING ON EACH SIDE. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.75 IN FOR SLIDING DOORS OR 0.5 IN FOR OTHER DOORS. THE THRESHOLD MAY BE 7.75 IN MAXIMUM WHEN THE DOOR IS AN EXTERIOR DOOR THAT IS NOT A COMPONENT OF THE REQUIRED MEANS OF EGRESS AND THE DOOR DOES NOT SWING OVER THE LANDING. EXTERIOR DOORS SHALL HAVE A 36 IN X 36 IN MINIMUM CONCRETE LANDING WITH A MINIMUM SLOPE OF 1/4 IN PER FOOT FOR DRAINAGE. (CBC 1008.1.4, 1008.1.6)

22. ALL STAIRWAYS SHALL BE BUILT OF MATERIALS CONSISTENT WITH THE TYPES PERMITTED FOR THE TYPE OF CONSTRUCTION OF THE BUILDING, EXCEPT THAT WOOD HANDRAILS SHALL BE PERMITTED FOR ALL TYPES OF CONSTRUCTION. (1009.9)

23. ALL EXIT DOORS SHALL COMPLY WITH SECTION 1008-1008.1 A. CLEAR WIDTH OF EACH DOOR OPENING SHALL BE MIN. 32" OR PER SECTION 1005.1, WHICHEVER IS GREATER B. MIN. DOOR HEIGHT OF 6'-8" C. SHALL BE CAPABLE OF OPENING 90 DEGREES. D THE MAXIMUM WIDTH OF A SWINGING DOOR LEAF SHALL BE 48" NOMINAL. E. EXIT DOOR SHALL BE SIDE-HINGED SWINGING TYPE (1008.1.2)

24. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 0.50" IN HEIGHT, 0.75 IN HEIGHT FOR SLIDING DOORS SERVING DWELLING UNITS. (1008.1.7)

25. FLOORS OR LANDINGS ON EACH SIDE OF DOORS TO HAVE THE SAME ELEVATION LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS (MAX. 2% SLOPE)(1008.1.5)

26. LANDING WIDTH AT DOORS MUST HAVE A MIN. CLEAR DIMENSION OF DOORS SERVED LANDINGS SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 44" (36") (1008.1.6)

27. DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE REQUIRED CORRIDOR PC/STR/CORR.LST 18 (REV 7/09/15) WWW.LADBS.ORG PAGE 14 OF 22 WIDTH OR AT LANDINGS WHEN FULLY OPENED, AND NOT MORE THAN 50% IN ANY POSITION. (1008.1.6)

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

29 THE MEANS OF EGRESS SYSTEM MUST HAVE A CLEAR CEILING HEIGHT OF 7'-5". (1003.2)

30. ONE OPENABLE WINDOW WITH AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT., MINIMUM CLEAR 24" HEIGHT AND 20" WIDTH, AND A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR IS REQUIRED IN ALL BEDROOMS BELOW THE FOURTH STORY AND BASEMENT (1029)

31. Dead end corridors must not exceed 50 feet for sprinklered bldg. (1020.4)

32. Building has an exit enclosures connecting more than 3 stories, provide an approved stairway sign indicating the floor level, terminus of the top and bottom of the stair and the identification number of the stair. it shall be located approximately 5 ft. above the floor landing and the readily visible when the stair doors are in open or closed position. (1023.9)

EXIT SIGNS

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

2. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX)

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. (1011.5-1011.6.3)

8. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1008.1.9)

7. DOOR HANDLES LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1008.1.9.2)

8. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.8

9. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)

10. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS (1006.3) A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS; B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.; C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS D. INTERIOR EXIT DISCHARGE ELEMENTS AS PERMITTED IN SECTION 1027.1. IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. E. EXTERIOR LANDINGS AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

11. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)

12. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. (1006.3) PC/STR/CORR.LST 18 (REV 7/09/15) WWW.LADBS.ORG PAGE 17 OF 22

13. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE BUILDINGS, SEE SECTION 403.

I. INTERIOR ENVIRONMENT

1. REQUIRED CEILING HEIGHT IS 7'-6" MIN., 7'-0" IN KITCHEN, BATHROOMS, LAUNDRY ROOMS, AND STORAGE ROOMS. (CBC 1208.2)

2. PROVIDE NATURAL LIGHT IN HABITABLE ROOMS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. (CBC 1205.2)

3. PROVIDE NATURAL VENTILATION IN HABITABLE ROOMS AND BATHROOMS BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS COMPLYING WITH (CMC 403.7 TABLE 4-1 AND CBC 1203.4.2.1 AND CBC 1203.1) MAY BE PERMITTED (1203.4) IN BATHROOMS. (CBC 1203.4)

4 PROVIDE UNDER-FLOOR ACCESS, CLEARANCE AND VENTILATION. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER-FLOOR AREA. (CBC 1203.3.1)

5. WHERE OPENINGS BELOW GRADE PROVIDE NATURAL VENTILATION, THE OUTSIDE HORIZONTAL CLEAR SPACE MEASURED PERPENDICULAR TO THE OPENING SHALL BE 1 1/2 TIMES THE DEPTH OF THE OPENING MEASURED FROM THE ADJOINING GROUND LEVEL TO THE BOTTOM OF THE OPENING. (CBC 1203.4.1.2)

8. PROVIDE STAIRWAY ILLUMINATION MIN. 1 FOOT-CANDLE AT TREAD RUNS. (1205.4)

7 PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS 1008.1.1

8. ONE ROOM MUST BE A MIN. OF 120 SQ. FT. IN AREA. OTHER HABITABLE ROOMS, EXCEPT KITCHENS, MUST BE A MIN. OF 70 SQ. FT. (1208.3)

9. HABITABLE ROOMS OTHER THAN A KITCHEN SHALL NOT BE LESS THAN 7' IN ANY DIRECTION. (1208.1)

10. REQUIRED CEILING HEIGHT IS 7'-6" MIN., 7'-0" MIN. IN KITCHEN, BATHROOMS, LAUNDRY ROOMS AND STORAGE ROOMS. (1208.2)

11. PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS), (_______) BY MEANS OF EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA. (1205.2)

12. PROVIDE NATURAL LIGHT FOR ADJOINING SPACES (1205.2.1)

13. PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS)(BATHROOMS) (_______) BY MEANS OF OPERABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED (1204.3)

14. PROVIDE NATURAL VENTILATION FOR ADJOINING SPACES (1203.4.1.1)

15. A MECHANICAL VENTILATION SYSTEM IN LIEU OF OPENABLE WINDOWS IN THE BATHROOM, TOILET ROOM AND LAUNDRY, WHICH FURNISHES FIVE AIR CHANGES PER HOUR DIRECT TO THE OUTSIDE, IS REQUIRED.

16. INDICATE ON PLANS THAT INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803, SPECIFY THE CLASSIFICATIONS PER TABLE 803.9 AND SECTION 803.1, CLEARLY INDICATE ON THE PLANS

17 PROVIDE SHOWER AND LOCKER FACILITIES AS REQUIRED BY SECTION 6307

18. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH (076 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8M) ABOVE THE SHOWER DRAIN INLET (1210.2.3, LAPC 411.7)

19. PROVIDE __ WATER CLOSETS FOR WOMEN, ___ WATER CLOSETS FOR MEN, AND ____ URINALS (2901). (LAPC T4-1.(1B P/BC 2014-095)

20 TOILET ROOMS SHALL BE PROVIDED WITH A FULLY OPENABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR EVERY 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE. AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.

21. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON—ABSORBENT SURFACE SUCH AS PORTLAND CEMENT CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4" (1210.2.1)

22. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. (1210.2.2)

23. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1178, C1288 OR C1325 SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. WATER-RESISTANCE GYPSUM BACKING BOARD SHALL BE USED AS A BASE FOR TILE IN WATER CLOSET COMPARTMENT WALLS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. REGULAR GYPSUM WALLBOARD IS PERMITTED UNDER TILE OR WALL PANELS IN OTHER WALL AND CEILING AREAS WHEN INSTALLED IN ACCORDANCE WITH GA-216 OR ASTM C840. WATER-RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING LOCATIONS: SECTION 2509.2 A. OVER A VAPOR RETARDER, B. IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY, SUCH AS SAUNAS, STEAM ROOMS OR GANG SHOWER ROOMS C. ON CEILINGS WHERE FRAME SPACING EXCEEDS 12 INCHES O.C. FOR ½ INCH THICK AND MORE THAN 16 INCHES O.C. FOR 5/8 INCH THICK.

24. ONE ELEVATOR IN BUILDINGS FOUR OR MORE STORIES ABOVE OR BELOW GRADE PLANE SHALL BE OF SUCH A SIZE TO ACCOMMODATE A 24-INCH BY 84-INCH AMBULANCE STRETCHER IN THE HORIZONTAL, OPEN POSITION AND SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICES SEE 3002.4A FOR EXCEPTIONS. 91.3002.4

25 EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 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. (1205.1 AND 1205.3)

J. BUILDING ENVELOPE

1. A FIRE RETARDANT ROOF COVERING IS REQUIRED. PROVIDE A COMPLETE DESCRIPTION ON PLANS. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN A VERY HIGH FIRE HAZARD SEVERITY ZONE. (1505.1, 7207.4)

2. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306)

3. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406
A. SWING DOORS
B FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
C. STORM DOORS.
D UNFRAMED SWINGING DOORS
E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS
F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE. READ CODE FOR EXCEPTIONS
G FIXED OR OPERABLE PANEL, OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION)
I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)
II. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
III. EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
IV ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.
H. GUARDS AND RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS.

I WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS AND SPAS WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT
I. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE A WALKING SURFACE ON THE POOL OR SPA SIDE OF THE GLAZING. PC/STR/CORR.LST 18 (REV 7/09/15) WWW.LADBS.ORG PAGE 20 OF 22
II. THE GLAZING IS WITHIN 60 INCHES (1525 MM) OF A SWIMMING POOL OR SPA WATER'S EDGE

J. ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

K. ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD (READ CODE FOR EXCEPTION WITH SPECIAL INSTALLATION).

ARCHI10

ARCHITECTURE, PLANNING, AND ENGINEERING

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DIVISION I - APPLICATION

APPLICATION

1. HOUSING ACCESSIBILITY SHALL APPLY TO THE FOLLOWING (1101A.1):

A. ALL NEWLY-CONSTRUCTED COVERED MULTIFAMILY DWELLINGS. (SEE ALL COVERED UNITS UNDER SECTION 1102A.1.)

B. NEW COMMON USE AREAS SERVING EXISTING COVERED MULTIFAMILY DWELLING.

C. ADDITIONS TO EXISTING BUILDINGS, WHERE THE ADDITION ALONE MEETS THE DEFINITION OF A COVERED MULTIFAMILY DWELLING.

D. NEW COMMON-USE AREAS SERVING NEW COVERED MULTIFAMILY DWELLINGS.

E. WHERE ANY PORTION OF A BUILDING'S EXTERIOR IS PRESERVED, BUT THE INTERIOR OF THE BUILDING IS REMOVED, INCLUDING ALL STRUCTURAL PORTIONS OF FLOORS AND CEILINGS, THE BUILDING IS CONSIDERED A NEW BUILDING FOR DETERMINING THE APPLICATION OF THIS CHAPTER.

2. COVEREWWW.LADBSD MULTIFAMILY DWELLINGS SHALL BE MAINTAINED IN COMPLIANCE WITH THE ACCESSIBILITY STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION. (1102A.2)

3. APARTMENTS CONSTRUCTED PRIOR TO MARCH 13, 1991 SHALL BE MAINTAINED IN COMPLIANCE WITH THE ACCESSIBILITY STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION (1102A.2).

4. PUBLIC HOUSING AS DEFINED IN CHAPTER 2 OF THIS CODE IS SUBJECT TO PROVISIONS OF THE DIVISION OF THE STATE ARCHITECT (DSA-AC) IN CHAPTER 11B. (1101A.1)

5. NEWLY CONSTRUCTED PUBLICLY FUNDED MULTIFAMILY DWELLINGS ARE SUBJECT TO THE PROVISIONS OF CHAPTER 11A AND CHAPTER 11B. (1101A.1)

6. EXISTING PUBLICLY FUNDED MULTIFAMILY DWELLINGS ARE SUBJECT TO PROVISIONS OF SECTION 11B-202.4.

MULITISTORY DWELLINGS WITH ONE OR MORE ELEVATORS

8. FOR MULTISTORY DWELLING UNITS IN BUILDINGS WITH ELEVATORS, THE STORY OF THE UNIT THAT SERVED BY THE BUILDING ELEVATOR IS CONSIDERED A GROUND FLOOR AND THE PRIMARY ENTRY FLOOR TO THE UNIT AND SHALL COMPLY WITH THE FOLLOWING (1102A.3.2):

A. AT LEAST ONE POWDER ROOM OR BATHROOM SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL.

B. AT LEAST ONE KITCHEN SHALL BE LOCATED ON THE PRIMARY ENTRY LEVEL.

C. ALL ROOMS OR SPACES LOCATED ON THE PRIMARY ENTRY LEVEL SHALL BE SERVED BY AN ACCESSIBLE ROUTE AND SHALL COMPLY WITH DIVISION IV.

DIVISION II - EXTERIOR FACILITIES

SITE DEVELOPMENT AND ROUTE OF TRAVEL

NOTE: ACCESSIBLE ROUTE OF TRAVEL IS DEFINED AS "A CONTINUOUS AND UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES IN AN ACCESSIBLE BUILDING OR FACILITY THAT CAN BE NEGOTIATED BY A PERSON WITH A SEVERE DISABILITY USING A WHEELCHAIR AND THAT IS ALSO SAFE FOR AND USABLE BY PERSONS WITH OTHER DISABILITIES."

NOTE: EXCEPT WITHIN INDIVIDUAL DWELLING UNITS, AN ACCESSIBLE ROUTE OF TRAVEL SHALL NOT PASS THROUGH KITCHENS, STORAGE ROOMS, RESTROOMS, CLOSETS OR OTHER SPACES USED FOR SIMILAR SPACES. (1119A.1)

1. SITE DEVELOPMENT AND GRADING SHALL BE DESIGNED TO PROVIDE ACCESS TO ALL ENTRANCES AND EXTERIOR GROUND FLOOR EXITS AND ACCESS TO NORMAL PATHS OF TRAVEL, AND WHERE NECESSARY TO PROVIDE ACCESS, SHALL INCORPORATE PEDESTRIAN RAMPS, CURB RAMPS, ETC...

2. WHEN A BUILDING OR PORTION OF A BUILDING IS REQUIRED TO BE ACCESSIBLE OR ADAPTABLE, AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED TO ALL PORTIONS OF THE BUILDING, TO ACCESSIBLE BUILDING ENTRANCES, AND BETWEEN THE BUILDING AND THE PUBLIC WAY. (1110A.1)

3. THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE THE MOST PRACTICAL DIRECT ROUTE AND TO THE MAXIMUM EXTENT FEASIBLE, COINCIDE WITH THE ROUTE FOR THE GENERAL PUBLIC AND BUILDING RESIDENTS. (1110A.1)

4. AT LEAST ONE ACCESSIBLE ROUTE WITHIN THE BOUNDARY OF THE SITE SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING AND ACCESSIBLE PASSENGER LOADING ZONES, AND PUBLIC STREETS OR SIDEWALKS, TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. WHERE MORE THAN ONE ROUTE OF TRAVEL IS PROVIDED, ALL ROUTES SHALL BE ACCESSIBLE. (1110A.1.1)

5. WHEN MORE THAN ONE BUILDING OR FACILITY IS LOCATED ON A SITE, ACCESSIBLE ROUTES OF TRAVEL SHALL BE PROVIDED BETWEEN BUILDINGS AND ACCESSIBLE SITE FACILITIES. (1110A.1.2)

6. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT TO THE FOLLOWING: (1110A.1.2 & 1110A.1.3) A. ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE. B. ACCESSIBLE BUILDING OR FACILITY ENTRANCES WITH ALL ACCESSIBLE SPACES AND ELEMENTS AND WITH ALL ACCESSIBLE DWELLING UNITS WITHIN THE BUILDING OR FACILITY.

7. AN ACCESSIBLE ROUTE SHALL CONNECT AT LEAST ONE ACCESSIBLE ENTRANCE OF EACH COVERED MULTIFAMILY DWELLING UNIT WITH THOSE EXTERIOR AND INTERIOR SPACES AND FACILITIES THAT SERVE THE ACCESSIBLE DWELLING UNIT. (1110A.1.4)

8. AT EVERY PRIMARY PUBLIC ENTRANCE AND AT EVERY MAJOR JUNCTION WHERE THE ACCESSIBLE ROUTE DIVERGES FROM THE CIRCULATION PATH ALONG OR LEADING TO AN ACCESSIBLE ROUTE, ENTRANCE OR FACILITY, THERE SHALL BE A SIGN DISPLAYING THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY." SIGNS SHALL INDICATE THE DIRECTION TO ACCESSIBLE BUILDING ENTRANCES AND FACILITIES. (1110A.2)

9. ALL COVERED GROUND FLOOR UNITS IN NON-ELEVATOR BUILDINGS MUST BE ADAPTABLE AND ON AN ACCESSIBLE ROUTE. (1104A.1)

10. GARAGES, CARPORTS AND OTHER PARKING FACILITIES, WHICH ARE ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS, SHALL BE ACCESSIBLE AS REQUIRED BY 1109A. (1105A.1)

11. TEMPORARY RESTRICTIONS: DURING PERIODS OF PARTIAL OR RESTRICTED USE OF A BUILDING OR FACILITY, THE ENTRANCES USED FOR PRIMARY ACCESS SHALL BE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES. (1102A.6)

ACCESSIBLE PARKING

12. EACH PARKING FACILITY PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS AND LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS SHALL PROVIDE ACCESSIBLE PARKING. (1109A.1)

NOTE: PARKING FACILITIES SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING (1109A.2):

1. GARAGES
2. PRIVATE GARAGES (SEE SECTION 1105A FOR THE APPLICATION OF BUILDING STANDARDS FOR ACCESSIBILITY)
3. CARPORTS
4. OFF-STREET PARKING (PARKING LOTS/SPACES)

13. PRIVATE GARAGES ACCESSORY TO COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE. PRIVATE GARAGES INCLUDE INDIVIDUAL GARAGES AND MULTIPLE INDIVIDUAL GARAGES GROUPED TOGETHER. (1109A.2.1)

14. FOR EACH ATTACHED PRIVATE GARAGE DIRECTLY SERVING A SINGLE COVERED MULTIFAMILY DWELLING UNIT, DETAIL COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING OPTIONS: (1109A.2.1)

A. A DOOR LEADING DIRECTLY FROM THE COVERED DWELLING UNIT, WHICH IMMEDIATELY ENTERS THE GARAGE. THE DOOR SHALL COMPLY ON BOTH SIDES WITH SECTIONS 1132A.3 THROUGH 1132A.9.

B. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE COVERED DWELLING UNIT TO AN EXTERIOR DOOR ENTERING THE GARAGE. SEE SECTION 1132A.1 FOR REQUIREMENTS AT BOTH EXIT DOORS.

C. AN ACCESSIBLE ROUTE OF TRAVEL FROM THE DWELLING UNIT'S PRIMARY ENTRY DOOR TO THE VEHICULAR ENTRANCE AT THE GARAGE. SEE SECTION 1132A.1 FOR REQUIREMENTS AT THE PRIMARY ENTRY DOOR.

15. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED AT A MINIMUM RATE OF 2 PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. (1109A.3)

16. WHEN ASSIGNED PARKING SPACES ARE PROVIDED FOR A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 2 PERCENT OF THE ASSIGNED PARKING SPACES SERVING COVERED MULTIFAMILY DWELLING UNITS SHALL BE ACCESSIBLE IN EACH TYPE OF PARKING FACILITY. AT LEAST ONE SPACE OF EACH TYPE OF PARKING FACILITY SHALL BE MADE ACCESSIBLE EVEN IF THE TOTAL NUMBER EXCEEDS 2 PERCENT. WHEN ASSIGNED PARKING IS PROVIDED, SIGNAGE AS REQUIRED BY SECTION 1109A.8.8 SHALL NOT BE REQUIRED. (1109A.4)

17. WHEN PARKING IS PROVIDED FOR COVERED MULTIFAMILY DWELLINGS AND IS NOT ASSIGNED TO A RESIDENT OR A GROUP OF RESIDENTS, AT LEAST 5 PERCENT OF THE PARKING SPACES SHALL BE ACCESSIBLE AND PROVIDE ACCESS TO GRADE-LEVEL ENTRANCES OF COVERED MULTIFAMILY DWELLINGS AND FACILITIES (E.G., SWIMMING POOLS, CLUB HOUSES, RECREATION AREAS AND LAUNDRY ROOMS) THAT SERVE COVERED MULTIFAMILY DWELLINGS. ACCESSIBLE PARKING SPACES SHALL BE PROVIDED WITH SIGNAGE AS REQUIRED BY SECTION 1109A.8.8. SUCH SIGNAGE SHALL NOT BE BLOCKED FROM VIEW BY A VEHICLE PARKED IN THE SPACE. (1109A.5)

18. WHEN ASSIGNED PARKING IS PROVIDED, DESIGNATED ACCESSIBLE PARKING FOR THE DWELLING UNIT SHALL BE PROVIDED ON REQUEST OF RESIDENTS WITH DISABILITIES ON THE SAME TERMS AND WITH THE FULL RANGE OF CHOICES (E.G., OFF-STREET PARKING, CARPORT OR GARAGE) THAT ARE AVAILABLE FOR OTHER RESIDENTS. (1109A.6)

19. THE LOCATION OF ACCESSIBLE PARKING SPACES SHALL COMPLY WITH THE FOLLOWING: (1109A.7)

A. ACCESSIBLE PARKING SPACES SHALL BE LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE BUILDING, OR COVERED MULTIFAMILY DWELLING UNIT ENTRANCE. ALL VAN ACCESSIBLE SPACES MAY BE GROUPED ON ONE LEVEL OF A MULTILEVEL PARKING FACILITY.

B. WHEN PARKING FACILITIES ARE LOCATED ADJACENT TO A BUILDING WITH MULTIPLE ACCESSIBLE ENTRANCES, ACCESSIBLE PARKING SPACES SHALL BE DISPERSED AND LOCATED NEAR THE ACCESSIBLE BUILDING ENTRANCES.

C. WHEN PRACTICAL, THE ACCESSIBLE ROUTE SHALL NOT CROSS LANES FOR VEHICULAR TRAFFIC. WHEN CROSSING VEHICLE TRAFFIC LANES IS NECESSARY, THE ACCESSIBLE ROUTE SHALL BE DESIGNATED AND MARKED AS A CROSSWALK.

D. PARKING FACILITIES THAT DO NOT SERVE A PARTICULAR BUILDING SHALL HAVE ACCESSIBLE PARKING SPACES LOCATED ON THE SHORTEST ACCESSIBLE ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

E. ACCESSIBLE PARKING SPACES SHALL BE LOCATED SO THAT PERSONS WITH PHYSICAL DISABILITIES ARE NOT COMPELLED TO WHEEL OR WALK BEHIND PARKED CARS OTHER THAN THEIR OWN.

20. ALL ENTRANCES, EXITS AND VEHICULAR PASSAGEWAYS TO AND FROM REQUIRED ACCESSIBLE PARKING SPACES WITHIN PARKING FACILITIES, SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 8 FEET 2 INCHES FROM THE FLOOR TO THE LOWEST PROJECTION OF THE CEILING. REFLECTIVE WARNING SIGNS COMPLYING WITH SECTION 1143A FOR CHARACTER HEIGHT SHALL BE INSTALLED AT TRANSITIONS FROM THE 8 FEET 2 INCH CEILING TO LOWER CEILING HEIGHTS IN VEHICULAR PASSAGEWAYS IN THE SAME PARKING LEVEL. (1109A.8.1)

21. PARKING SPACES SHALL BE ARRANGED TO COMPLY WITH THE FOLLOWING (1109A.8.2):

A. IN EACH PARKING AREA, A BUMPER OR CURB SHALL BE PROVIDED AND LOCATED TO PREVENT ENCROACHMENT OF CARS OVER THE REQUIRED WIDTH OF WALKWAYS.

B. RAMPS, INCLUDING CURB RAMPS, SHALL NOT ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT LOADING AND UNLOADING ACCESS AISLE.

22. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE THE MINIMUM POSSIBLE AND SHALL NOT EXCEED ¼ INCH PER FOOT (2.083% GRADIENT) IN ANY DIRECTION. (1109A.8.3)

23. WHERE ACCESSIBLE SINGLE SPACES ARE PROVIDED, THEY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING (1109A.8.5):

A. SINGLE SPACES SHALL BE 14 FEET WIDE MINIMUM, AND SHALL PROVIDE A 9-FOOT WIDE PARKING AREA AND A 5-FOOT WIDE LOADING AND UNLOADING ACCESS AISLE. ACCESS AISLES SHALL BE PERMITTED TO BE LOCATED ON EITHER SIDE OF THE VEHICLE, AND SHALL EXTEND THE FULL REQUIRE LENGTH OF THE PARKING SPACES THEY SERVE.

B. WHEN MORE THAN ONE SPACE IS PROVIDED, TWO 9- FOOT WIDE PARKING SPACES MAY BE LINED ON EACH SIDE OF A 5-FOOT WIDE LOADING AND UNLOADING ACCESS AISLE.

C. THE MINIMUM LENGTH OF EACH PARKING SPACE SHALL BE 18 FEET.

D. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH 5-FOOT WIDE LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE FROM THE ADJACENT VEHICULAR WAY. SEE FIGURES 11A-2A, 11A-2B AND 11A-2C.

24. ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING (1109A.8.6):

A. EACH VAN-ACCESSIBLE PARKING SPACE SHALL BE 17 FEET WIDE MINIMUM, AND SHALL PROVIDE EITHER OF THE FOLLOWING:

I. A 12-FOOT WIDE MINIMUM PARKING AREA AND A 5-FOOT WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.

II. A 9-FOOT WIDE MINIMUM PARKING AND AN 8-FOOT WIDE MINIMUM LOADING AND UNLOADING ACCESS AISLE.

B. VAN-ACCESSIBLE PARKING SPACE ACCESS AISLES SHALL BE LOCATED ON THE PASSENGER SIDE OF THE VEHICLE WITH THE VEHICLE PARKED IN THE FORWARD POSITION, AND SHALL EXTEND THE FULL REQUIRED LENGTH OF THE PARKING SPACE THEY SERVE.

C. THE MINIMUM LENGTH OF EACH SPACE SHALL BE 18 FEET.

D. EACH SPACE SHALL BE DESIGNATED "VAN ACCESSIBLE" AS REQUIRED BY 1109A.8.8.

E. ALL VAN ACCESSIBLE SPACES MAY BE GROUPED ON ONE LEVEL OF A MULTILEVEL PARKING FACILITY.

F. THE LOADING AND UNLOADING ACCESS AISLE SHALL BE MARKED BY A BORDER PAINTED BLUE. WITHIN THE BLUE BORDER, HATCHED LINES A MAXIMUM OF 36 INCHES ON CENTER SHALL BE PAINTED A COLOR CONTRASTING WITH THE PARKING SURFACE, PREFERABLY BLUE OR WHITE. THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTERS NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE FROM THE ADJACENT VEHICULAR WAY. NOTE: SEE FIGURES 11A-2A, 11A-2B AND 11A-2C.

25. PARKING SPACES ADJACENT TO ACCESSIBLE PARKING SPACES SHALL NOT BE CONSIDERED AS LOADING AND UNLOADING ACCESS AISLES. (1109A.8.7)

26. AT EACH ACCESSIBLE PARKING SPACE RESERVED FOR PERSONS WITH DISABILITIES, SHOW AND DETAIL REQUIRED REFLECTIVE SIGN CONSISTING OF THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" COMPLYING WITH SECTION 1143A.8. THE SIGN SHALL NOT BE SMALLER THAN 70 SQUARE INCHES IN AREA, AND SHALL BE POSTED 60 INCHES MINIMUM ABOVE THE FINISH FLOOR OR GROUND SURFACE, MEASURED TO THE BOTTOM OF THE SIGN. SIGNS LOCATED ON ACCESSIBLE ROUTES SHALL BE POSTED AT A MINIMUM HEIGHT OF 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SURFACE OF THE ACCESSIBLE ROUTE, MEASURED TO THE BOTTOM OF THE SIGN. (1109A.8.8.1)

27. SIGNS IDENTIFYING ACCESSIBLE PARKING SPACES SHALL BE VISIBLE FROM EACH PARKING SPACE THEY SERVE, AND SHALL BE PERMANENTLY POSTED IMMEDIATELY ADJACENT TO THE PARKING SPACE OR WITHIN THE PROJECTED PARKING SPACE WIDTH AT THE HEAD END OF THE PARKING SPACE. SIGNS MAY ALSO BE PERMANENTLY POSED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE. TY. (1109A.8.8.1)

28. VAN ACCESSIBLE SPACES SHALL COMPLY WITH SECTION 1109A.8.6 AND SHALL HAVE AN ADDITIONAL SIGN OR ADDITIONAL LANGUAGE STATING "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY.

29. SHOW AND DETAIL THE REQUIRED ADDITIONAL SIGN TO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF-STREET PARKING FACILITIES OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH ACCESSIBLE STALL OR SPACE. THE SIGN SHALL NOT BE LESS THAN 17 INCHES BY 22 INCHES IN SIZE WITH LETTERING NOT LESS THAN 1 INCH IN HEIGHT, AND SHALL CLEARLY AND CONSPICUOUSLY STATE THE FOLLOWING: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT __________ OR BY TELEPHONING__________." BLANK SPACES ARE TO BE FILLED IN WITH APPROPRIATE INFORMATION AS A PERMANENT PART OF THE SIGN.

30. PROVIDE ACCESSIBLE PARKING STALL DETAILS. EACH ACCESSIBLE PARKING SPACE SHALL HAVE A SURFACE IDENTIFICATION COMPLYING WITH EITHER OF THE FOLLOWING (1109A.8.8):

A. THE PARKING SPACE SHALL BE OUTLINED OR PAINTED BLUE, AND SHALL BE MARKED WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" IN WHITE OR A SUITABLE CONTRASTING COLOR. THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE 36 INCHES WIDE BY 36 INCHES HIGH MINIMUM, WITH THE CENTERLINE 6 INCHES MAXIMUM FROM THE CENTERLINE OF THE PARKING SPACE, ITS SIDES PARALLEL TO THE LENGTH OF THE PARKING SPACE, AND ITS LOWER SIDE ALIGNED WITH THE END OF THE PARKING SPACE.

B. THE PARKING SPACE SHALL BE MARKED WITH THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY", IN WHITE ON A BLUE BACKGROUND, 36 INCHES WIDE BY 36 INCHES HIGH MINIMUM IN SIZE. THE CENTERLINE OF THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL BE 6 INCHES MAXIMUM FROM THE CENTERLINE OF THE PARKING SPACE. ITS SIDES SHALL BE PARALLEL TO THE LENGTH OF THE PARKING SPACE, AND ITS LOWER SIDE SHALL BE ALIGNED WITH THE END OF THE PARKING SPACE LENGTH. NOTE: SEE FIGURES 11A-2A, 11A-2B, AND 11A-2C.

WALKS AND SIDEWALKS

31. SHOW AND DEFINE ACCESSIBLE PATH OF TRAVEL, INCLUDING MINIMUM WIDTH, SLOPE, CROSS-SLOPE, ETC...

32. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING ½ INCH. (1113A.1)

33. WALKING SURFACES SHALL BE STABLE, FIRM, AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3.

34. WALKS AND SIDEWALKS SERVING AN INDIVIDUAL DWELLING UNIT IN A COVERED MULTIFAMILY BUILDING SHALL BE 36 INCHES MINIMUM IN CLEAR WIDTH. ALL OTHER WALKS AND SIDEWALKS SHALL BE 48 INCHES MINIMUM IN CLEAR WIDTH. (1113A.1.1)

35. WALK AND SIDEWALK SURFACE CROSS SLOPES SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083- PERCENT SLOPE). (1113A.1.2)

36. ALL WALKS ON AN ACCESSIBLE ROUTE WITH CONTINUOUS GRADIENTS SHALL HAVE LEVEL AREAS AT LEAST 60 INCHES IN LENGTH AT INTERVALS OF AT LEAST EVERY 400 FEET. (1113A.2)

37. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS ON AN ACCESSIBLE ROUTE SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY OF THESE AREAS, GRID OPENINGS IN GRATINGS SHALL BE LIMITED TO ½ INCH IN THE DIRECTION OF TRAFFIC. (1113A.5)

38. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 UNIT VERTICAL TO 20 UNITS HORIZONTAL (5- PERCENT SLOPE), IT SHALL COMPLY WITH THE PROVISIONS OF SECTION 1114A AS A PEDESTRIAN RAMP. (1113A.3)

39. PROVIDE AND REFERENCE RAMP DETAILS, INCLUDING SLOPE, LANDINGS, HANDRAILS, EXTENSIONS, ETC...

40. WALKS ON AN ACCESSIBLE ROUTE SHALL BE PROVIDED WITH A LEVEL AREA AT EACH SIDE OF A DOOR OR GATE. LEVEL AREAS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS FOR MANEUVERING CLEARANCES IN SECTION 1126A.3. (1113A.4)

41. HANDRAILS PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE) SHALL COMPLY WITH SECTION 1114A.6. (1113A.6)

CURB RAMPS

NOTE: CURB RAMP IS DEFINED AS A SLOPING PEDESTRIAN WAY, INTENDED FOR PEDESTRIAN TRAFFIC WHICH PROVIDES ACCESS BETWEEN A WALK OR SIDEWALK AND A SURFACE LOCATED ABOVE OR BELOW AN ADJACENT CURB FACE. (1107A)

NOTE: CURB RAMPS WITHIN THE BOUNDARY OF THE SITE SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS AND WHERE A PEDESTRIAN WAY CROSSES A CURB. THE PREFERRED AND RECOMMENDED LOCATION FOR CURB RAMPS IS IN THE CENTER OF THE CROSSWALK OF EACH STREET CORNER. WHERE IT IS NECESSARY TO LOCATE A CURB RAMP IN THE CENTER OF THE CURB RETURN, THE STREET SURFACES SHALL BE MARKED TO IDENTIFY PEDESTRIAN CROSSWALKS, AND THE LOWER END OF THE CURB RAMP SHALL TERMINATE WITHIN SUCH CROSSWALK AREAS. CURB RAMPS DO NOT REQUIRE HANDRAILS. (1112A.1)

42. PROVIDE AND REFERENCE CURB RAMP DETAILS.

43. CURB RAMPS SHALL BE A MINIMUM OF 48 INCHES IN WIDTH. (1112A.3)

44. THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). (1112.5)

45. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES. (1112A.5)

46. CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP, DETAIL THE REQUIRED FLARED SIDES; THE MAXIMUM SLOPE OF THE FLARE SHALL BE ONE UNIT VERTICAL IN 10 UNITS HORIZONTAL (10-PERCENT SLOPE). CURB RAMPS WITH RETURNED CURBS CAN BE USED WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. (1112A.5)

47. DIMENSION A LEVEL LANDING, 48 INCHES DEEP, AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED 1 UNIT VERTICAL TO 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). (1112A.6)

48. INDICATE ON THE PLAN, THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE STABLE, FIRM, AND SLIPRESISTANT AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK. (1112A.7)

49. CURB RAMPS SHALL BE LOCATED TO PREVENT THEIR OBSTRUCTION BY PARKED CARS. BUILT-UP CURB RAMPS SHALL BE LOCATED SO THAT THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES, PARKING SPACES, OR THE ADJACENT LOADING AND UNLOADING ACCESS AISLES. (1112A.2)

50. ALL CURB RAMPS SHALL HAVE A GROOVED BORDER 12 INCHES WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE APPROXIMATELY 3/4 INCH ON CENTER. ALL CURB RAMPS CONSTRUCTED BETWEEN THE FACE OF THE CURB AND THE STREET SHALL HAVE A GROOVED BORDER AT THE LEVEL SURFACE OF THE SIDEWALK. SEE FIGURES 11A-3A THROUGH 11A-3K. (1112A.8)

51. SHOW AND DETAIL REQUIRED DETECTABLE WARNINGS, PER CHAPTER 11B. (1112A.9)

RAMPS (EXTERIOR OR INTERIOR)

NOTE: ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE).

52. SPECIFY THE CLEAR WIDTH AT EACH RAMP. THE CLEAR WIDTH MUST MEET THE REQUIREMENTS IN CHAPTER 10 OF THIS CODE AND SHALL NOT BE LESS THAN 48 INCHES, EXCEPT AT RAMPS SERVING ACCESSIBLE ENTRANCES TO COVERED MULTIFAMILY DWELLINGS WITH AN OCCUPANT LOAD OF 10 OR LESS, WHICH MAY BE 36 INCHES MINIMUM BETWEEN HANDRAILS. NOTE: SEE SECTION 1114A.6.2.4 AND 1122A.5.2.4 FOR HANDRAIL PROJECTIONS. (1114A.1, 1122A.1)

53. THE MAXIMUM SLOPE OF RAMPS ON AN ACCESSIBLE ROUTE SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.33-PERCENT SLOPE). (1114A.2, 1122A.2) SEE EXCEPTION.

54. THE CROSS SLOPE OF RAMP SURFACES SHALL BE NO GREATER THAN 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083- PERCENT SLOPE). (1114A.2.1, 1122A.2.1)

55. SHOW AND DIMENSION LEVEL RAMP LANDINGS, COMPLYING WITH THE FOLLOWING: (1114A.4, 1122A.3)

A. LANDINGS SHALL BE PROVIDED AT THE TOP AND BOTTOM OF EACH RAMP. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT INTERVALS NOT EXCEEDING 30 INCHES OF VERTICAL RISE AND AT EACH CHANGE OF DIRECTION. (1114A.4.1, 1122A.3.1)

B. TOP LANDINGS SHALL NOT BE LESS THAN 60 INCHES WIDE. TOP LANDINGS SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 60 INCHES IN THE DIRECTION OF THE RAMP RUN. SEE SECTION 1126A.3 FOR MANEUVERING CLEARANCES AT DOORS. (1114A.4.2, 1122A.3.2)

C. THE MINIMUM WIDTH OF BOTTOM AND INTERMEDIATE LANDINGS SHALL NOT BE LESS THAN THE WIDTH OF THE RAMP. (1114A.4.3, 1122A.3.3)

D. INTERMEDIATE LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 60 INCHES.

E. BOTTOM LANDINGS SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES.

F. DOORS IN ANY POSITION SHALL NOT REDUCE THE MINIMUM DIMENSION OF THE LANDING TO LESS THAN 42 INCHES AND SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 3 INCHES WHEN FULLY OPEN. SEE FIGURE 11A-6D. (1114A.4.4, 1122A.3.4)

G. THE WIDTH OF THE LANDING SHALL COMPLY WITH SECTION 1126A.3 FOR STRIKE EDGE EXTENSION AND MANEUVERING SPACE AT DOORS. (1114A.4.5, 1122A.3.5)

H. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION SHALL BE SIZED TO PROVIDE 60 INCHES TURNING SPACE COMPLYING WITH SECTION 1138A.1.3. INTERMEDIATE LANDINGS AT A CHANGE OF DIRECTION IN EXCESS OF 30 DEGREES SHALL HAVE A LENGTH IN THE DIRECTION OF RAMP RUN OF NOT LESS THAN 72 INCHES. (SEE FIGURES 11A-6C AND 11A6D). (1114A.4.6, 1122A.3.6)

56. RAMPS MORE THAN 30 INCHES ABOVE THE ADJACENT FLOOR OR GROUND AND OPEN ON ONE OR BOTH SIDES SHALL BE PROVIDED WITH GUARDRAILS AS REQUIRED BY SECTION 1013. GUARDRAILS SHALL BE CONTINUOUS FROM THE TOP OF THE RAMP TO THE BOTTOM OF THE RAMP. (1114A.5, 1122A.4)

57. DETAIL RAMP HANDRAILS, COMPLYING WITH THE FOLLOWING: (1114A.6, 1122A.5)

A. HANDRAILS SHALL BE PROVIDED AT EACH SIDE OF RAMPS WHEN THE SLOPE EXCEEDS 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE). (1114A.6.1, 1122A.5.1) SEE EXCEPTIONS.

B. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE RAMP SURFACE. (1114A.6.2.1, 1122A.5.2.2)

C. HANDRAILS ON ALL RAMPS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH RAMP RUN. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG RAMPS SHALL BE CONTINUOUS BETWEEN RAMP RUNS. (1114A.6.2.2, 1122A.5.2.2)

D. HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES HORIZONTALLY ABOVE LANDINGS, BEYOND THE TOP AND BOTTOM OF THE RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT RAMP RUN. HANDRAIL EXTENSIONS SHALL BE IN THE SAME DIRECTION AS THE RAMP RUNS. (SEE FIGURE 11A-5A) (1114A.6.2.3, 1122A.5.2.3)

E. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1½ INCHES MINIMUM BETWEEN THE WALL AND THE HANDRAIL. (1114A.6.2.4, 1122A.5.2.4)

F. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 INCHES DEEP AND EXTENDS AT LEAST 18 INCHES ABOVE THE TOP OF THE RAIL. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. SEE FIGURE 11A-6B. (1114A.6.2.4, 1122A.5.2.4)

G. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (1114A.6.2.7, 1122A.5.2.7)

H. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH, AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHEN PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½ INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH FOR EACH ½ INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES. (1114A.6.2.5, 1122A.5.2.5)

I. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES. (1114A.6.2.5, 1122A.5.2.5)

J. HANDRAIL GRIPING SURFACES SHALL COMPLY WITH THE FOLLOWING, OR THE SHAPE SHALL PROVIDE EQUIVALENT GRIPPING SURFACE: (1114A.6.2.6, 1122A.5.2.6)

I. THE HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL NOT BE LESS THAN 1¼ INCHES NOR MORE THAN 2 INCHES IN CROSSSECTIONAL DIMENSION.

II. HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6¼ INCHES MAXIMUM, AND A CROSSSECTION DIMENSION OF 2¼.

58. RAMPS AND RAMP LANDINGS SHALL BE PROVIDED WITH A CONTINUOUS AND UNINTERRUPTED BARRIER ON EACH SIDE ALONG THE ENTIRE LENGTH IN COMPLIANCE WITH SECTIONS 1010.10 AND 1010.10.1. (SEE FIGURE 11A-5A) (1114A.7, 1122A.6)

59. OUTDOOR RAMPS, RAMP LANDINGS, AND THEIR APPROACHES SHALL BE DESIGNED SO THAT WATER WILL NOT ACCUMULATE ON THE WALKING SURFACE. (1114A.3)

STAIRWAYS (INTERIOR AND EXTERIOR)

NOTE: INTERIOR AND EXTERIOR STAIRWAYS ALONG ACCESSIBLE ROUTE ARE REQUIRED TO BE ACCESSIBLE. (1123A.1, 1115A.1)

60. WITHIN THE INDIVIDUAL DWELLING UNIT(S), SHOW THE REQUIRED STAIRWAY HANDRAIL(S). MINIMUM ONE HANDRAIL IS REQUIRED AND STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES. (1123A.6.1, 1115A.6.1)

61. FOR EACH STAIRWAY OUTSIDE OF THE INDIVIDUAL DWELLING UNITS, SHOW THE REQUIRED HANDRAILS AT BOTH SIDES OF THE STAIR. (1123A.6.1, 1115A.6.1)

62. INTERMEDIATE HANDRAILS SHALL BE LOCATED EQUIDISTANT FROM THE SIDES OF THE STAIRWAY AND COMPLY WITH SECTION 1012.9. (1123A.6.1, 1115A.6.1)

63. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE NOSING OF THE TREADS. (1123A.6.2.1, 1115A.6.2.1)

64. HANDRAILS ON ALL STAIRWAYS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN STAIR FLIGHTS. (1123A.6.2.2, 1115A.6.2.2)

65. AT THE TOP OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES HORIZONTALLY ABOVE LANDINGS, BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. (1123A.6.2.3,1115A.6.2.3)

66. AT THE BOTTOM OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH 12 INCHES MINIMUM HORIZONTAL EXTENSION, SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT, OR SHALL RETURN TO TA WALL, GUARD, OR THE WALKING SURFACE. HANDRAIL HORIZONTAL EXTENSIONS SHALL BE IN THE SAME DIRECTION AS THE STAIR FLIGHTS. (SEE FIGURES 11A-6A AND 11A-6E) (1123A.6.2.3, 1115A.6.2.3)

67. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1½ INCHES MINIMUM BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 INCHES DEEP AND EXTENDS AT LEAST 18 INCHES ABOVE THE TOP OF THE RAIL. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. SEE FIGURE 11A-6B. (1123A.6.2.4,1115A.6.2.4)

68. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHEN PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1½ INCHES MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH FOR EACH ½ INCH OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES.

69. HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL BE NOT LESS THAN 1¼ INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION (1123A.6.2.5, 1115A.6.2.5)

70. HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE A PERIMETER DIMENSION OF 4 INCHES MINIMUM AND 6¼ INCHES MAXIMUM, AND A CROSSSECTION DIMENSION OF 2¼ INCHES MAXIMUM. (1123A.6.2.5, 1115A.6.2.5)

71. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS. (1123A.6.2.7, 1115A.6.2.7)

72. ALL TREAD SURFACES SHALL BE STABLE, FIRM AND SLIPRESISTANT AND SHALL COMPLY WITH SECTION 1110A.3 FLOOR AND GROUND SURFACES. TREADS SHALL HAVE SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE). (1123A.3, 1115A.3)

73. THE NOSING SHALL NOT PROJECT MORE THAN 1¼ " PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. SEE FIGURE 11A- 6A. (1123A.4, 1115A.4)

74. EXTERIOR STAIRS SERVING BUILDINGS ON A SITE CONTAINING MULTIFAMILY DWELLING UNITS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. (1115A.5)

75. EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT, INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. (1123A.5)

76. REQUIRED STAIR STRIPES SHALL BE A MINIMUM OF 2 INCHES WIDE TO A MAXIMUM OF 4 INCHES WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH 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. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT. (1123A.5, 1115A.5)

77. OPEN RISERS ARE NOT PERMITTED ON EXTERIOR STAIRWAYS. (1115A.2)

EXCEPTIONS:

A. AN OPENING OF NOT MORE THAN ½ INCH MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD.

B. RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THAN ½ INCH MAY BE PERMITTED.

78. EXCEPT WITHIN AN INDIVIDUAL DWELLING UNIT, OPEN RISERS ARE NOT PERMITTED ON INTERIOR STAIRWAYS. (1123A.2)

HAZARDS ON ACCESSIBLE ROUTES

79. ABRUPT CHANGES IN LEVEL EXCEEDING 4 INCHES IN VERTICAL DIMENSION, SUCH AS CHANGES IN LEVEL AT PLANTERS OR FOUNTAINS LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS, OR OTHER PEDESTRIAN WAYS, SHALL BE IDENTIFIED BY CURBS OTHER APPROVED BARRIERS PROJECTING AT LEAST 6 INCHES IN HEIGHT ABOVE THE WALK OR SIDEWALK SURFACE TO WARN THE BLIND OF A POTENTIAL DROP-OFF. (1116A.1) SEE EXCEPTIONS.

80. WALKS, PEDESTRIAN WAYS, AND OTHER CIRCULATION SPACES WHICH ARE PART OF THE REQUIRED EGRESS SYSTEM SHALL HAVE A MINIMUM CLEAR HEADROOM AS REQUIRED IN SECTION 1003.2. OTHER WALKS, PEDESTRIAN WAYS, AND CIRCULATION SPACES SHALL HAVE A MINIMUM CLEAR HEADROOM OF 80 INCHES. IF THE VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80 INCHES, A GUARDRAIL OR OTHER BARRIER HAVING ITS LEADING EDGE AT OR BELOW 27 INCHES ABOVE THE FINISHED FLOOR SHALL BE PROVIDED. SEE FIGURE 11A-1B. (1116A.2) SEE EXCEPTION.

81. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80 INCHES ABOVE THE WALKING SURFACE AS MEASURED FROM THE BOTTOM OF THE OBSTRUCTION. (1116A.3)

82. WHERE A GUY SUPPORT IS USED PARALLEL TO A PATH OF TRAVEL, INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, A GUY BRACE, SIDEWALK GUY OR SIMILAR DEVICE SHALL BE USED TO PREVENT AN OVERHANGING OBSTRUCTION (SEE SECTION 1116A.2 FOR REQUIRED HEADROOM CLEARANCE). (1116A.3)

83. FOR SIGNS MOUNTED ON POSTS OR PYLONS PROTRUDING FROM THE POST OR PYLONS WITH THE BOTTOM EDGE OF THE SIGN LESS THAN 80 INCHES ABOVE THE FINISHED FLOOR OR GROUND LEVEL, THE EDGES OF SUCH SIGNS SHALL BE ROUNDED OR EASED AND THE CORNERS SHALL HAVE A MINIMUM RADIUS OF 0.125 INCHES (SEE SECTION 1116A.2 FOR REQUIRED HEADROOM CLEARANCE). (1116A.4)

84. WHEN A WALK CROSSES OR ADJOINS A VEHICULAR WAY, THE WALKING SURFACE SHALL BE SEPARATED FROM THE VEHICULAR AREA BY CURBS, RAILINGS, OR OTHER ELEMENTS, OR THE BOUNDARY BETWEEN THE PEDESTRIAN AREAS AND THE VEHICULAR AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING 36 INCHES WIDE MINIMUM, COMPLYING WITH CHAPTER 11B, SECTION 11B-705. (1116A.5)

DIVISION III - BUILDING FEATURES, COMMON USE AREAS

AREAS OF REFUGE

INCLUDING BUT NOT LIMITED TO THE REQUIREMENTS CONTAINED IN THIS CHAPTER FOR ACCESSIBLE ROUTES, SIGNAGE AND EMERGENCY WARNING SYSTEMS IN BUILDINGS OR PORTIONS OF BUILDINGS REQUIRED TO BE ACCESSIBLE SHALL BE PROVIDED WITH ACCESSIBLE MEANS OF EGRESS AS REQUIRED BY CHAPTER 10. (SEE SECTION 1007.) (1118A.1)

STAIRWAYS

SEE DIVISION II.

ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS (ALSO SEE PROVISIONS IN SECTION 1124A)

ELEVATORS PROVIDED IN COVERED MULTIFAMILY BUILDINGS SHALL BE ACCESSIBLE. ELEVATORS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH SECTION 1124A, ASME A17.1, SAFETY CODE FOR ELEVATORS AND ESCALATORS, TITLE 8, OF THE CALIFORNIA CODE OF REGULATIONS, UNDER "ELEVATOR SAFETY ORDERS," AND ANY OTHER APPLICABLE SAFETY REGULATIONS OF OTHER ADMINISTRATIVE AUTHORITIES HAVING JURISDICTION.

EXCEPTION: PRIVATE ELEVATORS SERVING ONLY ONE DWELLING UNIT. (1124A.1)

HAZARDS ON ACCESSIBLE ROUTES

SEE DIVISION II.

DOORS

F. RECESSED DOORMATS SHALL BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. (1119A.2.1)

G. DOORWAYS WHICH PROVIDE ACCESS TO COMMON USE AREAS OR COVERED MULTIFAMILY DWELLINGS SHALL COMPLY WITH THE FOLLOWING: (1126A.1)

A. PERMIT THE INSTALLATION OF A DOOR OR GATE NOT LESS THAN 36 INCHES IN WIDTH, NOT LESS THAN 80 INCHES IN HEIGHT, AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

B. DOORS OR GATES SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.

C. A PAIR OF DOORS OR GATES, MANUAL OR AUTOMATIC, SHALL HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR OR GATE POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

D. THE WIDTH OF ANY COMPONENT IN THE EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1005.

E. REVOLVING DOORS OR GATES SHALL NOT BE USED AS REQUIRED ENTRANCES FOR PERSONS WITH DISABILITIES, AND SHALL NOT BE PART OF AN ACCESSIBLE ROUTE.

H.

I. THE FLOOR OR LANDING ON EACH SIDE OF AN EXIT DOOR OR GATE SHALL BE LEVEL. SEE CHAPTER 10. (1126A.2)

J. THE FLOOR OR LANDING SHALL NOT BE MORE THAN ½ INCH LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY. (1126A.2.1, FIG.11A-8I)

K. THE MINIMUM MANEUVERING CLEARANCE AT DOORS OR GATES SHALL COMPLY WITH SECTIONS 1126A.3.2, 1126A.3.3, AND 1126A3.4. THE FLOOR OR LANDING AREA WITHIN THE REQUIRED MANEUVERING CLEARANCE SHALL BE LEVEL AND CLEAR. THE REQUIRED LENGTH SHALL BE MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR OR GATE IN ITS CLOSED POSITION. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCES (STRIKE EDGE MANEUVERING CLEARANCES). (1126A.3.1)

L. AT EACH SWINGING DOOR AND GATE, SHOW COMPLIANCE WITH THE FOLLOWING; (1126A.3.2)

A. FRONT APPROACH:

I. PULL SIDE APPROACH. THE LEVEL FLOOR OR LANDING SHALL EXTEND IN THE DIRECTION OF THE DOOR OR GATE SWING AT LEAST 60 INCHES. SEE FIGURE 11A-8A(A).

II. PUSH SIDE APPROACH. THE LEVEL FLOOR OR LANDING SHALL EXTEND IN THE DIRECTION OF THE DOOR OR GATE SWING AT LEAST 48 INCHES. SEE FIGURE 11A-8A(A).

III. DOORS AND GATES WITH PUSH SIDE APPROACH HAVING BOTH A CLOSER AND A LATCH. DOORS OR GATES WITH PUSH SIDE APPROACH HAVING BOTH A CLOSER AND A LATCH SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 12 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(A).

IV. STRIKE EDGE MANEUVERING SPACE. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR OR GATE SWINGS SHALL EXTEND AT LEAST 24 INCHES PAST THE STRIKE EDGE FOR EXTERIOR DOORS OR GATES AND AT LEAST 18 INCHES PAST THE STRIKE EDGE FOR INTERIOR DOORS OR GATES. SEE FIGURE 11A-8A(A).

B. HINGE SIDE APPROACH:

I. PULL SIDE APPROACH. DOORS OR GATES WITH PULL SIDE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 60 INCHES IN DEPTH. A CLEAR AND LEVEL AREA SHALL EXTEND A MINIMUM OF 36 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(B).

II. PUSH SIDE APPROACH. DOORS OR GATES WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 54 INCHES FROM THE STRIKE EDGE OF THE DOOR OR GATE JAMB PAST THE HINGE SIDE OF THE DOOR OR GATE. DOORS OR GATES WITH A LATCH AND CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES DEPTH AT THE PUSH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(B).

C. LATCH SIDE APPROACH:

I. PULL SIDE APPROACH. DOORS OR GATES WITH PULL SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 60 INCHES IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(C).

II. PUSH SIDE APPROACH. DOORS OR GATES WITH PUSH SIDE APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 44 INCHES IN DEPTH, AND SHALL BE PROVIDED WITH A CLEAR AND LEVEL AREA EXTENDING A MINIMUM OF 24 INCHES PAST THE STRIKE EDGE ON THE APPROACH SIDE OF THE DOOR OR GATE. DOORS OR GATES WITH A CLOSER SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 48 INCHES DEPTH AT THE PUSH SIDE OF THE DOOR OR GATE. SEE FIGURE 11A-8A(C).

M. DIMENSION THE MINIMUM SPACE BETWEEN THE TWO HINGED OR PIVOTED DOORS OR GATES IN SERIES. PROVIDE A MINIMUM OF 48 INCHES PLUS THE WIDTH OF THE DOOR OR GATE SWINGING INTO THE SPACE FOR AREAS OTHER THAN A REQUIRED EXIT STAIRWAY AND 60 INCHES MINIMUM WHERE THE DOOR OR GATE OPENS INTO A STAIR OR SMOKEPROOF ENCLOSURE. SEE FIGURES 11A- 8G AND 11A-8H. (1126A.3.3)

N. DOORWAYS LESS THAN 36 INCHES WIDE WITHOUT DOORS OR GATES, SLIDING DOORS, OR FOLDING DOORS SHALL HAVE MANEUVERING CLEARANCES COMPLYING WITH THE FOLLOWING: (1126A.3.4)

O. FRONT APPROACH. THE LEVEL FLOOR OR LANDING SHALL EXTEND AT LEAST 48 INCHES ON EACH SIDE, PERPENDICULAR TO THE DOORWAY. STRIKE EDGE MANEUVERING CLEARANCE FOR FRONT APPROACH IS NOT REQUIRED. SEE FIGURE 11A-8B(A).

P. SIDE APPROACH. DOORWAYS WITHOUT DOORS OR GATES, AND SIDE APPROACH, SHALL BE PROVIDED WITH LEVEL FLOOR OR LANDING EXTENDING 42 INCHES MINIMUM ON EACH SIDE, PERPENDICULAR TO THE DOORWAY. STRIKE EDGE MANEUVERING CLEARANCE IS NOT REQUIRED. SEE FIGURE 11A-8B(D).

Q. POCKET/HINGE SIDE APPROACH. DOORS WITH POCKET OR HINGE APPROACH SHALL BE PROVIDED WITH A LEVEL FLOOR OR LANDING NOT LESS THAN 42 INCHES IN DEPTH. THE LEVEL FLOOR OR LANDING SHALL EXTEND A MINIMUM OF 22 INCHES BEYOND THE POCKET/HINGE SIDE. SEE FIGURE 11A-8B(B).

R. STOP/LATCH SIDE APPROACH. DOORS WITH STOP OR LATCH APPROACH SHALL HAVE A LEVEL FLOOR OR LANDING NOT LESS THAN 42 INCHES IN DEPTH. THE LEVEL FLOOR OR LANDING SHALL EXTEND A MINIMUM OF 24 INCHES BEYOND THE STOP/LATCH SIDE. SEE FIGURE 11A- 8B(C).

S. RECESSED DOORS OR GATES. MANEUVERING CLEARANCES FOR FORWARD APPROACH SHALL BE PROVIDED WHEN ANY OBSTRUCTION WITHIN 18 INCHES OF THE LATCH SIDE OF AN INTERIOR DOORWAY, OR WITHIN 24 INCHES OF THE LATCH SIDE OF AN EXTERIOR DOORWAY, PROJECTS MORE THAN 8 INCHES BEYOND THE FACE OF THE DOOR OR GATE, MEASURED PERPENDICULAR TO THE FACE OF THE DOOR OR GATE. SEE FIGURE 11A-8C.

T. MAXIMUM EFFORT TO OPERATE DOORS OR GATES SHALL NOT EXCEED 8-1/2 POUNDS FOR EXTERIOR DOORS OR GATES AND 5 POUNDS FOR INTERIOR DOORS OR GATES, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS OR GATES AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OR GATE OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS. (1126A.4)

U. IF THE DOOR OR GATE HAS A CLOSER, THE THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE DOOR OR GATE WILL TAKE 5 SECONDS MINIMUM TO MOVE TO A POSITION OF 12 DEGREES FROM THE LATCH. (1126A.4.1)

V. SPRING HINGES SHALL BE ADJUSTED SO THAT FORM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM. (1126A.4.2)

W. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS OR GATES SHALL BE IN ACCORDANCE WITH SECTION 1126A.6 AND CHAPTER 10, SECTION 1008. (1126A.5)

X. HAND-ACTIVATED DOOR OR GATE LATCHING, LOCKING AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS OR GATES SHALL OPERATE CONSISTENT WITH SECTION 1126A.4, IN THE DIRECTION OF EGRESS. (1126A.6)

Y. WHEN SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. (1126A.6)

Z. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN ½ INCH OF THE DOOR OR GATE TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS. (1126A.6.1)

AA. SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (1126A.7) SEE EXCEPTIONS.

BB. WHERE GLAZED OPENINGS ARE PROVIDED IN ACCESSIBLE ROOMS OR SPACES FOR OPERATION BY OCCUPANTS, AT LEAST ONE OPENING SHALL COMPLY WITH SECTION 1138A.4 CONTROLS AND OPERATING MECHANISMS. EACH GLAZED OPENING REQUIRED BE OPERABLE SHALL COMPLY WITH SECTION 1138A.4.

COMMON USE FACILITIES

CC. WHEN PROVIDED, COMMON USE AREAS AND FACILITIES IN COVERED MULTIFAMILY HOUSING DEVELOPMENTS SHALL BE ACCESSIBLE TO PERSONS WITH DISABILITIES. COMMON USE FACILITIES INCLUDE, BUT ARE NOT LIMITED TO, LOBBIES, TOILET AND BATHING FACILITIES, LAUNDRY FACILITIES, COMMUNITY ROOMS, CLUB-HOUSES, HEALTH AND FITNESS FACILITIES, GAME ROOMS, AND PORTIONS OF COMMON USE TENANT STORAGE. ALL ENTRANCES, DOORS, FIXTURES AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE. (1127A.1)

DIVISION IV - DWELLING UNIT FEATURES

1. AN ACCESSIBLE ROUTE SHALL BE PROVIDED THROUGH ALL ROOMS AND SPACES OF THE DWELLING UNIT. THE ACCESSIBLE ROUTE SHALL PASS THROUGH THE PRIMARY ENTRY DOOR, AND SHALL CONNECT WITH ALL ADDITIONAL EXTERIOR DOORS, REQUIRED CLEAR FLOOR SPACES AT KITCHEN APPLIANCES, AND BATHROOM FIXTURES. FOR THIS REQUIREMENT, "ACCESSIBLE ROUTES" MAY INCLUDE HALLWAYS, CORRIDORS, AND RAMPS. (1130A.1)

2. THE ACCESSIBLE ROUTE INTO AND THROUGHOUT COVERED MULTIFAMILY DWELLING UNITS SHALL BE AT LEAST 36 INCHES WIDE. (1130A.2)

CHANGES IN LEVEL ON ACCESSIBLE ROUTES

ARCHI 10

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ACCESSIBLE NOTES

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3. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED ½ INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE). CHANGES IN LEVEL NOT EXCEEDING ¼ INCH MAY BE VERTICAL. (1131A.1)

4. CHANGES IN LEVEL GREATER THAN ½ INCH SHALL BE MADE BY MEANS OF A SLOPED SURFACE NOT GREATER THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5-PERCENT SLOPE), OR A RAMP, ELEVATOR OR PLATFORM (WHEELCHAIR) LIFT. (1131A.2)

DOORS

5. THE WIDTH AND HEIGHT OF PRIMARY ENTRY DOORS AND ALL REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1126A.1. THE REQUIREMENTS OF SECTIONS 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES (E.G., ENTRY OR EXIT DOORS WHICH OPEN FROM THE COVERED MULTIFAMILY DWELLING UNIT INTO A CORRIDOR, HALLWAY OR LOBBY, OR DIRECTLY TO THE OUTSIDE). (1132A.1)

6. EXCEPT AS ALLOWED BY SECTION 1109A.2, INTERIOR DOORS INTENDED FOR USER PASSAGE AND SECONDARY EXTERIOR DOORS SHALL COMPLY WITH THIS SECTION. THE PROVISIONS OF THIS SECTION SHALL APPLY TO THE DWELLING UNIT SIDE OF DOORS LEADING FROM THE INTERIOR OF THE DWELLING UNIT TO AN UNFINISHED BASEMENT OR AN ATTACHED GARAGE. (1132A.2)

7. DOORS SHALL COMPLY WITH THE FOLLOWING: (1132A.3)

A. DOORS SHALL NOT BE LESS THAN 6 FEET 8 INCHES IN HEIGHT.

B. SWINGING DOORS SHALL PROVIDE A NET CLEAR OPENING WIDTH OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR OR DOORS POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.

C. SWINGING DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES.

D. A NOMINAL 32-INCH CLEAR OPENING PROVIDED BY A STANDARD 6-FOOT WIDE SLIDING PATIO DOOR ASSEMBLY IS ACCEPTABLE.

E. A PAIR OF DOORS, MANUAL OR AUTOMATIC, MUST HAVE AT LEAST ONE LEAF WHICH PROVIDES A CLEAR WIDTH OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.

F. THE WIDTH OF ANY COMPONENT IN THE MEANS OF EGRESS SYSTEM SHALL NOT BE LESS THAN THE MINIMUM WIDTH REQUIRED BY SECTION 1005.

8. THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE LEVEL. PRIMARY ENTRY DOORS, REQUIRED EXIT DOORS, OR SECONDARY EXTERIOR DOORS WITH CHANGES IN HEIGHT BETWEEN THE INTERIOR SURFACE OR FLOOR LEVEL AND THE EXTERIOR SURFACE OR FLOOR LEVEL SHALL COMPLY WITH THE FOLLOWING: (1132A.4)

A. EXTERIOR LANDINGS OF IMPERVIOUS CONSTRUCTION (E.G., CONCRETE, BRICK, FLAGSTONE) SERVING PRIMARY ENTRY DOORS AND REQUIRED EXIT DOORS ARE LIMITED TO NOT MORE THAN ½ INCH OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A.

B. EXTERIOR LANDINGS OF PERVIOUS CONSTRUCTION (E.G., WOOD DECKING WITH SPACES) SHALL BE THE SAME LEVEL AS THE INTERIOR LANDING, EXCEPT THAT SECONDARY EXTERIOR DOORS MAY HAVE NO MORE THAN ½ INCH OF CHANGE IN HEIGHT BETWEEN FLOOR SURFACES. CHANGES IN LEVEL SHALL COMPLY WITH SECTION 1131A.

C. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS, OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS (E.G., CONCRETE, BRICK, FLAGSTONE) MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 4 INCHES. CHANGES IN HEIGHT GREATER THAN ½ INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP COMPLYING WITH SECTION 1114A OR BY MEANS OF A PLATFORM CONSTRUCTED TO THE LEVEL OF THE FLOOR AS ILLUSTRATED IN FIGURE 11A-8J.

D. SECONDARY EXTERIOR DOORS ONTO DECKS, PATIOS OR BALCONY SURFACES CONSTRUCTED OF IMPERVIOUS MATERIALS (E.G., CONCRETE, BRICK, FLAGSTONE) MAY HAVE A MAXIMUM CHANGE IN HEIGHT FROM THE INTERIOR LANDING OF 1 INCH, PROVIDED A RAMP WITH MAXIMUM SLOPE OF 1:8 IS PERMANENTLY INSTALLED. (SEE FIGURE 11A-8K).

E. IN BUILDINGS CONTAINING COVERED MULTIFAMILY DWELLING UNITS, THE FLOOR OR LANDING IMMEDIATELY OUTSIDE THE ENTRY MAY BE SLOPED UP TO ¼ INCH PER FOOT (12 INCHES), IN A DIRECTION AWAY FROM THE PRIMARY ENTRANCE OF THE DWELLING UNIT FOR DRAINAGE.

9. THRESHOLDS AT THE PRIMARY ENTRY AND REQUIRED EXIT DOORS SHALL BE NO HIGHER THAN ½ INCH. THRESHOLDS AT SECONDARY EXTERIOR DOORS, INCLUDING SLIDING DOOR TRACKS, SHALL BE NO HIGHER THAN 3/4 INCH. CHANGES IN HEIGHT AT INTERIOR DOOR THRESHOLDS (E.G. FLOOR MATERIAL CHANGES AT DOOR THRESHOLDS) SHALL NOT EXCEED ½ INCH. THRESHOLDS SHALL COMPLY WITH THE FOLLOWING: (1132A.4.1)

A. THRESHOLDS WITH A CHANGE IN HEIGHT OF NOT MORE THAN ¼ INCH MAY BE VERTICAL.

B. THRESHOLDS WITH A CHANGE IN HEIGHT BETWEEN ¼ INCH AND 3/4 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (50-PERCENT SLOPE).

10. THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 44 INCHES. SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES. (1132A.5.1)

11. MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. EXCEPT A 39- INCH LENGTH IS ACCEPTABLE AT INTERIOR DOORS WHEN A MINIMUM CLEAR OPENING WIDTH OF 34 INCHES IS PROVIDED. (1132A.5.1)

12. WHILE TWENTY-FOUR INCHES IS PREFERRED FOR STRIKE EDGE CLEARANCE, THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES MINIMUM PAST THE STRIKE EDGE FOR ALL DOORS. THE WIDTH OF THE LEVEL AREA AT THE EXTERIOR SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOORS SHALL COMPLY WITH SECTION 1126A. (1132A.5.2)

13. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8½ POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THESE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MINIMUM ALLOWABLE BY THE APPROPRIATE ENFORCEMENT AGENCY, NOT TO EXCEED 15 POUNDS. (1132A.6)

14. THE TYPE OF LATCH AND LOCK REQUIRED FOR ALL DOORS SHALL BE IN ACCORDANCE WITH SECTION 1132A.8 AND CHAPTER 10, SECTION 1008. (1132A.7)

15. HAND-ACTIVATED DOOR LATCHING, LOCKING, AND OPENING HARDWARE SHALL BE CENTERED BETWEEN 30 INCHES AND 44 INCHES ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND ON AN ACCESSIBLE ROUTE SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE CONSISTENT WITH SECTION 1132A.6, IN THE DIRECTION OF EGRESS. (1132A.8)

16. THE LEVER OR LEVER OF ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN ½ INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS IN GROUP R AND U OCCUPANCIES WITH AN OCCUPANT LOAD GREATER THAN 10. (1132A.8.1)

17. SWINGING DOOR OR GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1/16 INCH OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES. CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED. (1132A.9) SEE EXCEPTIONS.

18. EVERY PRIMARY ENTRANCE TO A COVERED MULTIFAMILY DWELLING UNIT SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED A MAXIMUM OF 48 INCHES ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING. (1132A.10)

KITCHENS

19. KITCHENS SHALL BE ON AN ACCESSIBLE ROUTE. (1133A.1) SEE FIGURE 11A-10A.

20. CLEAR FLOOR SPACE AT KITCHENS SHALL COMPLY WITH THE FOLLOWING (1133A.2):

A. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR SHALL BE PROVIDED AT THE RANGE OR COOK-TOP.

B. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS EITHER A PARALLEL OR FORWARD APPROACH SHALL BE PROVIDED AT THE KITCHEN SINK AND ALL OTHER FIXTURES OR APPLIANCES INCLUDING THE OVEN, DISHWASHER, REFRIGERATOR/FREEZER AND TRASH COMPACTOR.

C. A CLEAR FLOOR SPACE AT LEAST 30 INCHES BY 48 INCHES THAT ALLOWS EITHER A PARALLEL OR A FORWARD APPROACH SHALL BE PROVIDED AT THE WORK SURFACE REQUIRED BY SECTION 1133A.4.

D. THE CENTERLINE OF THE 30 INCH BY 48 INCH CLEAR FLOOR SPACE PROVIDED FOR PARALLEL OR FORWARD APPROACH SHALL BE ALIGNED WITH THE CENTERLINE OF THE WORK SPACE, APPLIANCE OR FIXTURE.

21. KITCHENS SHALL HAVE A MINIMUM CLEAR WIDTH MEASURED BETWEEN ANY CABINET, COUNTERTOP, OR THE FACE OF ANY APPLIANCE (EXCLUDING HANDLES AND CONTROLS) THAT PROJECTS INTO THE KITCHEN AND THE OPPOSING CABINET, COUNTERTOP, APPLIANCE, OR WALL AS FOLLOWS: (1133A.2.1)

A. U-SHAPED KITCHENS, DESIGNED WITH PARALLEL APPROACH AT A RANGE OR COOKTOP LOCATED AT THE BASE OF THE U, SHALL HAVE A MINIMUM CLEAR WIDTH OF AT LEAST 60 INCHES. SEE FIGURE11A-10A.

B. U-SHAPED KITCHENS, DESIGNED WITH A COOKTOP OR SINK LOCATED AT THE BASE OF THE U, WHICH PROVIDES KNEE AND TOE SPACE IN ACCORDANCE WITH SECTION 1133A.7 TO ALLOW FOR A FORWARD APPROACH, SHALL HAVE A CLEAR WIDTH OF AT LEAST 48 INCHES. SEE FIGURE 11A-10A.

C. ALL OTHER KITCHEN DESIGNS SHALL PROVIDE A MINIMUM CLEAR WIDTH OF AT LEAST 48 INCHES. SEE FIGURE 11A- 10A.

22. SINKS AND WORK SURFACES REQUIRED BY SECTION 1133A.4 (SEE ITEM 1 AND ITEM 2) SHALL BE PROVIDED WITH KNEE AND TOE SPACE COMPLYING WITH SECTION 1133A.7. BASE CABINETS (INCLUDING TOEBOARD AND SHELVING) DIRECTLY UNDER KITCHEN SINKS AND WORK SURFACES SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOLS OR SPECIALIZED KNOWLEDGE IN ORDER TO PROVIDE KNEE AND TOE SPACE. THE FINISH FLOOR BENEATH KITCHEN SINKS AND WORK SURFACES SHALL BE EXTENDED TO THE WALL. (1133A.3)

23. KITCHEN COUNTERTOPS SHALL BE PROVIDED WITH THE FOLLOWING: (1133A.4)

A. A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR THE KITCHEN SINK INSTALLATION.

B. A MINIMUM LINEAR LENGTH OF 30 INCHES OF COUNTERTOP SHALL BE PROVIDED FOR A WORK SURFACE.

C. SINKS AND WORK SURFACES MAY BE A SINGLE INTEGRAL UNIT A MINIMUM OF 60 INCHES IN LENGTH, OR BE SEPARATE COMPONENTS.

EXCEPTION: TWO 15-INCH WIDE MINIMUM BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE.

24. REPOSITIONABLE COUNTERTOPS SHALL BE PROVIDED IN A MINIMUM OF FIVE PERCENT OF THE COVERED MULTIFAMILY DWELLING UNITS. REPOSITIONABLE COUNTERTOPS SHALL COMPLY WITH THE FOLLOWING: (1133A.4.1)

A. SINKS AND WORK SURFACES REQUIRED BY SECTION 1133A.4 SHALL BE DESIGNED TO ENABLE REPOSITIONING TO A MINIMUM HEIGHT OF 28 INCHES.

B. BASE CABINETS DIRECTLY UNDER SINKS AND WORK SURFACES SHALL BE REMOVABLE AS REQUIRED IN SECTION 1133A.3.

C. THE SIDES OF ADJACENT CABINETS AND THE BACK WALL, WHICH MAY BECOME EXPOSED TO MOISTURE OR FOOD HANDLING WHEN A COUNTERTOP IS LOWERED, SHALL BE CONSTRUCTED OF DURABLE, NONABSORBENT MATERIALS APPROPRIATE FOR SUCH USES.

D. FINISHED FLOORING SHALL BE EXTENDED TO THE WALL BENEATH THE SINK AND WORK SURFACE.

EXCEPTIONS:

I. STONE, CULTURED STONE AND TILED COUNTERTOPS MAY BE USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.

II.II. TWO 15-INCH WIDE MINIMUM BREADBOARDS MAY BE PROVIDED IN LIEU OF THE REQUIRED 30 INCHES OF COUNTERTOP WORK SURFACE, AND USED WITHOUT MEETING THE REPOSITIONING REQUIREMENTS.

25. LOWER SHELVING AND/OR DRAWER SPACE SHALL BE PROVIDED IN THE KITCHEN AT A HEIGHT OF NO MORE THAN 48 INCHES ABOVE THE FLOOR. (1133A.5)

26. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND FORCE. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. (1133A.6)

27. KNEE AND TOE SPACE, WHEN REQUIRED BY SECTION 1133A, SHALL COMPLY WITH SECTION 1138A.2 AND THE FOLLOWING: (1133A.7)

A. THE KNEE AND TOE SPACE SHALL BE CLEAR AND UNOBSTRUCTED, OR REMOVABLE BASE CABINETS IN COMPLIANCE WITH SECTION 1133A.3 SHALL BE PROVIDED.

B. THE KNEE AND TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM, CENTERED ON THE SINK, COUNTERTOP OR APPLIANCE.

C. A CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES.

28. WATER SUPPLY AND DRAIN PIPES UNDER KITCHEN SINKS SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER KITCHEN SINKS. (1133A.7.1)

29. KITCHEN COUNTERTOPS IN DWELLING UNITS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISHED FLOOR (1138A.3.2.2 EXCEPTION).

BATHING AND TOILET FACILITIES

30. ALL BATHROOMS, BATHING AND TOILET FACILITIES WITHIN COVERED MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH SECTION 1134A.1.

31. THE NUMBER OF COMPLIANT BATHROOMS SHALL BE DESIGNED TO COMPLY WITH ONE OF THE TWO ALLOWABLE OPTIONS PER SECTION 1134A.2. OPTION 1 REQUIRES ALL BATHROOMS WITHIN THE DWELLING UNIT TO BE DESIGNED TO MINIMUM REQUIREMENTS. OPTION 2 REQUIRES ONE BATHROOM WITHIN THE DWELLING UNIT TO COMPLY WITH THE FOLLOWING:

A. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.

B. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.

C. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.

D. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.

E. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH 1134A.8.

F. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.

G. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB SELECTED TO COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)

H. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.

I. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.

J.IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.

K. A MINIMUM 18 INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.

L.SWITCHES, OUTLETS, AND CONTROLS SHALL COMPLY WITH SECTION 1142A.

M. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS, GRAB BARS SHALL COMPLY WITH SECTION 1127A.4. NOTE: WHEN OPTION 2 IS USED, ALL ADDITIONAL BATHROOMS MUST COMPLY WITH ITEMS H) THROUGH L) ABOVE.

32. ALL POWDER ROOMS SHALL BE DESIGNED TO COMPLY WITH SECTION 1134A.2, OPTION 2, ITEMS H) THROUGH L). WHEN THE POWDER ROOM IS THE ONLY TOILET FACILITY LOCATED ON AN ACCESSIBLE LEVEL, IT SHALL COMPLY WITH THE OPTION 2 ITEMS LISTED ABOVE, PLUS ALL ADDITIONAL REQUIREMENTS LOCATED IN SECTIONS 1134A.4, 1134A.7 AND 1134A.8. (1134A.3)

33. BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, REOPEN THE DOOR AND EXIT. WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30 INCHES BY 48 INCHES WITHIN THE ROOM. THE CLEAR MANEUVERING SPACE SHALL ALLOW THE USER TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IT IS CLOSED AND TO PERMIT USE OF FIXTURES. DOORS MAY SWING INTO THE REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN A CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED. MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES. (1134A.4)

34. **BATHTUBS** REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1134A.5)

A. THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AND FROM THE BATHING FACILITIES. THE CONTROLS SHALL BE ON THE WALL AT THE FOOT OF THE BATHTUB. THE EDGE OF THE CLEAR FLOOR SPACE SHALL BE FLUSH WITH THE CONTROL WALL SURFACE. THE AREA UNDER A LAVATORY, LOCATED AT THE CONTROL END OF THE TUB, MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE LAVATORY IS 19 INCHES MAXIMUM DEEP, AND THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8. CABINETS UNDER LAVATORIES AND TOILETS SHALL NOT ENCROACH INTO THE CLEAR FLOOR SPACE.

B. A BATHTUB INSTALLED WITHOUT SURROUNDING WALLS SHALL PROVIDE REINFORCED AREAS FOR THE INSTALLATION OF FLOOR-MOUNTED GRAB BARS. WHERE A BATHTUB IS INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FLOOR, EXTENDING A MINIMUM OF 24 INCHES FROM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. SEE FIGURE 11A-9G. GRAB BAR REINFORCEMENT SHALL BE INSTALLED ON THE BACK WALL OF THE BATHTUB A MAXIMUM OF 6 INCHES ABOVE THE BATHTUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FLOOR. GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48-INCH GRAB BAR WITH EACH END A MAXIMUM OF 6 INCHES FROM THE END WALLS OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.

C. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

D. A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.

E. DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTERRESISTANT MATERIALS. HINGED DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR ¼ INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24 GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.

35. **SHOWERS** REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1134A.6)

A. WHEN ONE OR MORE SHOWER STALLS ARE PROVIDED WITHIN THE SAME DWELLING UNITS, AT LEAST ONE SHOWER STALL SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

I. THE SHOWER STALL SHALL MEASURE AT LEAST 42 INCHES WIDE BY 48 INCHES DEEP WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES; OR

II.THE SHOWER STALL SHALL MEASURE AT LEAST 30 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF AT LEAST 60 INCHES. A WATER CLOSET MAY PROJECT A MAXIMUM OF 12 INCHES INTO THE OPENING, PROVIDED THAT A MINIMUM OF 36 INCHES CLEAR SPACE IS MAINTAINED BETWEEN THE WATER CLOSET AND THE SHOWER WALL AS ILLUSTRATED IN FIGURE 11A-9L; OR

III. OTHER SHOWER STALL CONFIGURATIONS SHALL MEASURE AT LEAST 36 INCHES DEEP BY 60 INCHES WIDE WITH AN ENTRANCE OPENING OF AT LEAST 36 INCHES WHEN A WALL IS INSTALLED ON THE OPENING SIDE.

B. THE MAXIMUM SLOPE OF THE SHOWER FLOOR SHALL BE ½ INCH PER FOOT IN ANY DIRECTION AND SHALL SLOPE TO A DRAIN. THE FLOOR SURFACES SHALL BE OF CARBORUNDUM OR GRIT-FACED TILE OR OF MATERIAL PROVIDING EQUIVALENT SLIP RESISTANCE.

C. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES IN WIDTH BY 48 INCHES IN LENGTH SHALL BE LOCATED OUTSIDE THE SHOWER, FLUSH AND PARALLEL TO THE CONTROL WALL.

D. GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUS IN THE WALLS OF SHOWERS 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. GLASS-WALLED SHOWER STALLS SHALL PROVIDE REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED OR CEILING- MOUNTED GRAB BARS.

E. WHEN A THRESHOLD IS USED, IT SHALL BE A MAXIMUM OF 2 INCHES IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL (26.6 DEGREES FROM THE HORIZONTAL). THRESHOLDS ½ INCH OR LESS IN HEIGHT MAY HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 1 UNIT HORIZONTAL (45 DEGREES FROM HORIZONTAL).

F. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS.

G. DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTERRESISTANT MATERIALS. HINGED SHOWER DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF SHOWER ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR ¼ INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24 GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF SHOWERS ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.

36. **WATER CLOSETS** IN BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE FOLLOWING: (1134A.7)

A. THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48 INCHES IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES. SEE FIGURE 11A- 9M. EXCEPT, THE 48 INCHES MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES IN DEPTH.

B. WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON AT LEAST ONE SIDE OF THE FIXTURE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM A GRAB BAR WALL OR PARTITION. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO NON-GRAB BAR WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES FROM THE OBSTACLE.

C. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATIVE GRAB BARS.

D. WHERE THE WATER CLOSET IS PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK. IF REINFORCEMENT IS INSTALLED AT THE BACK, IT SHALL BE INSTALLED BETWEEN 32 INCHES AND 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. THE BACKING SHALL BE A MINIMUM OF 40 INCHES IN LENGTH.

E. REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE REINFORCEMENT SHALL BE INSTALLED A MAXIMUM OF 12 INCHES FROM THE REAR WALL AND SHALL EXTEND A MINIMUM OF 26 INCHES IN FRONT OF THE WATER CLOSET. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.

F. THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE THE FLOOR. G. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

37. BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL HAVE AT LEAST ONE ACCESSIBLE LAVATORY. WHERE MIRRORS AND TOWEL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH SHALL BE ACCESSIBLE. (1134A.8)

A. VANITIES AND LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR.

B. A CLEAR MANEUVERING SPACE AT LEAST 30 INCHES BY 48 INCHES SHALL BE PROVIDED AT LAVATORIES AND SHALL BE CENTERED ON THE LAVATORY. THIS CLEAR FLOOR SPACE SHALL NOT EXTEND INTO THE KNEE AND TOE SPACE MORE THAN 19 INCHES. SEE FIGURE 11A-9O.

C. CABINETS UNDER LAVATORIES ARE ACCEPTABLE PROVIDED THE BATHROOM HAS SPACE TO ALLOW A PARALLEL APPROACH BY A PERSON IN A WHEELCHAIR AND THE LAVATORY CABINETS ARE DESIGNED WITH ADAPTABLE KNEE AND TOE SPACE.

D. KNEE AND TOE SPACE SHALL BE PROVIDED BY ONE OF THE FOLLOWING, SHALL BE CENTERED ON THE FIXTURE, AND SHALL COMPLY WITH SECTION 1138A.2:

I. THE SPACE BENEATH THE LAVATORY SHALL BE LEFT CLEAR AND UNOBSTRUCTED;

II.ANY CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED KNOWLEDGE OR SPECIALIZED TOOLS; OR

III. DOORS TO THE CABINET BENEATH THE LAVATORY SHALL BE REMOVABLE OR OPENABLE TO PROVIDE THE REQUIRED UNOBSTRUCTED KNEE AND TOE SPACE.

E. THE FINISHED FLOOR BENEATH THE LAVATORY SHALL BE EXTENDED TO THE WALL.

F. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.

G. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUND-FORCE. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.

H. WHERE MIRRORS OR TOWEL FIXTURES ARE PROVIDED THEY SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.

LAUNDRY ROOMS

38. IF CLOTHES WASHING MACHINES AND CLOTHES DRYERS ARE PROVIDED IN COVERED MULTIFAMILY DWELLING UNITS, ONE OF EACH TYPE OF APPLIANCE SHALL BE PROVIDED. WHERE FRONT-LOADING CLOTHES WASHERS ARE NOT PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST OF THE OCCUPANT, TO PERMIT THE USE OF TOPLOADING CLOTHES WASHERS. (1135A.1)

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

39. ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. PHYSICAL BARRIERS AND OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE.

40. RECEPTACLE OUTLETS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE RECEPTACLE OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE. (1136A.1) SEE EXCEPTIONS.

41. CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH A CONTROL.

42. SWITCHES AND CONTROLS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE PROVIDED THAT COMPARABLE CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE. EXCEPT AT APPLIANCES (E.G. KITCHEN STOVES, DISHWASHERS, RANGE HOODS, MICROWAVE OVENS AND SIMILAR APPLIANCES) WHICH HAVE CONTROLS LOCATED ON THE APPLIANCE. (1136A.2)

DIVISION V - FEATURES COMMON TO THE EXTERIOR AND INTERIOR OF BUILDINGS

OTHER FEATURES AND FACILITIES

THIS DIVISION SHALL APPLY TO FEATURES AND FACILITIES COMMON USE AREAS ON ACCESSIBLE FLOORS OR SITES. (1137A.1)

NOTE: THE PROVISIONS IN THIS DIVISION ARE NOT APPLICABLE TO DWELLING UNITS, UNLESS OTHERWISE SPECIFIED.

SPACE ALLOWANCES AND REACH RANGES IN COMMON USE AREAS

1. THE MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR PASSAGE SHALL BE 36 INCHES CONTINUOUSLY. (SEE FIGURE 11A-1E.) SEE SECTION 1113A FOR MINIMUM CLEAR WIDTH OF SIDEWALKS, AND SECTION 1120A FOR MINIMUM CLEAR WIDTH OF INTERIOR ACCESSIBLE ROUTES EXCEPTION: 32 INCHES IN WIDTH IS ACCEPTABLE AT A POINT NOT TO EXCEED 24 INCHES IN LENGTH. THE SEGMENTS WITH REDUCED WIDTH SHALL BE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM. (1138A.1.1)

2. THE MINIMUM WIDTH FOR TWO WHEELCHAIRS TO PASS IS 60 INCHES (SEE FIGURE 11A-1E). (1138A.1.2)

3. AN ACCESSIBLE ROUTE (EXTERIOR AND INTERIOR) WITH A CLEAR WIDTH LESS THAN 60 INCHES SHALL PROVIDE PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. PASSING SPACES SHALL BE EITHER: A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM; OR, AN INTERSECTION OF TWO WALKING SURFACES PROVIDING A T-SHAPED SPACE COMPLYING WITH SECTION 1138A.1.3.1, WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. (SEE FIGURE 11A- 1L.) (1138A.1.2)

4. THE SPACE REQUIRED FOR A WHEELCHAIR TO MAKE A 180- DEGREE TURN SHALL BE A CIRCULAR CLEAR SPACE OF 60 INCHES DIAMETER MINIMUM (SEE FIGURE 11A-1D(A)); OR A T-SHAPED SPACE COMPLYING WITH SECTION 1138A.1.3.1. THE CIRCULAR TURNING SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 1138A.2. (1138A.1.3)

5. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS REQUIRED IN SECTION 1138A.1.5. (1138A.1.3)

A. A T-SHAPED TURNING SPACE SHALL BE WITHIN A 60 INCH SQUARE MINIMUM WITH ARMS AND BASE 36 INCHES WIDE MINIMUM. EACH ARM OF THE T SHALL BE CLEAR OF OBSTRUCTIONS 12 INCHES MINIMUM IN EACH DIRECTION, AND THE BASE SHALL BE CLEAR OF OBSTRUCTIONS 24 INCHES MINIMUM. THE SPACE SHALL BE PERMITTED TO INCLUDE KNEE AND TOE CLEARANCE COMPLYING WITH SECTION 1138A.2 ONLY AT THE END OF EITHER THE BASE OR ONE ARM. (SEE FIGURE 11A- 1D (B).) (1138A.1.3.1)

B. TURNING SPACES FOR WHEELCHAIRS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3 OR SECTION 1119A.2. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (1138A.1.3.2)

6. CLEAR FLOOR OR GROUND SPACE FOR WHEELCHAIRS SHALL COMPLY WITH THE FOLLOWING: (1138A.1.4)

A. THE MINIMUM CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES BY 48 INCHES. THE MINIMUM CLEAR FLOOR OR GROUND SPACE MAY BE POSITIONED FOR FORWARD OR PARALLEL APPROACH TO AN OBJECT (SEE FIGURE 11A- 1G). CLEAR FLOOR OR GROUND SPACE MAY BE PART OF THE KNEE AND TOE SPACE REQUIRED UNDER SOME OBJECTS UNLESS OTHERWISE SPECIFIED. (1138A.1.4.1)

B. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE FOR A WHEELCHAIR SHALL ADJOIN AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER WHEELCHAIR CLEAR FLOOR SPACE. IF A CLEAR FLOOR SPACE IS LOCATED IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR A PART OF THREE SIDES, ADDITIONAL MANEUVERING CLEARANCES SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING: (1138A.1.4.2, FIGURE 11A-1H)

I. FORWARD APPROACH. ALCOVES SHALL BE 36 INCHES WIDE MINIMUM WHEN THE DEPTH EXCEEDS 24 INCHES.

II.PARALLEL APPROACH. ALCOVES SHALL BE 60 INCHES WIDE MINIMUM WHEN THE DEPTH EXCEEDS 15 INCHES.

7. CLEAR FLOOR OR GROUND SPACES FOR WHEELCHAIRS SHALL BE STABLE, FIRM, SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1110A.3 OR SECTION 1119A.2. CHANGES IN LEVEL ARE NOT PERMITTED. SLOPES NOT STEEPER THAN 1:48 SHALL BE PERMITTED. (1138A.1.4.3)

8. GRATINGS LOCATED IN GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES SHALL BE LIMITED TO SPACES NO GREATER THAN ½-INCH WIDE IN ONE DIRECTION. IF GRATINGS HAVE ELONGATED OPENINGS, THEY SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAFFIC. (1138A.1.4.3.1)

9. WHEN THE ACCESSIBLE ROUTE MAKES A 180 DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES WIDE, CLEAR WIDTH SHALL BE 42 INCHES MINIMUM APPROACHING THE TURN, 48 INCHES MINIMUM AT THE TURN AND 42 INCHES MINIMUM LEAVING THE TURN. WHEN THE CLEAR WIDTH AT THE TURN IS 60 INCHES MINIMUM, THE CLEAR WIDTH WHEN APPROACHING AND WHEN LEAVING THE TURN SHALL BE 36 INCHES MINIMUM. (1138A.1.5, FIGURE 11A-1C(A))

10. WHEN SPACE BENEATH AN ACCESSIBLE ELEMENT IS INCLUDED AS PART OF A CLEAR FLOOR SPACE, OR TURNING SPACE, THE SPACE SHALL COMPLY WITH THIS SECTION. ADDITIONAL SPACE SHALL NOT BE PROHIBITED BENEATH AN ELEMENT BUT SHALL NOT BE CONSIDERED AS PART OF THE CLEAR FLOOR SPACE OR TURNING SPACE. (1138A.2, FIGURE 11A-9D)

A. KNEE SPACE UNDER AN ELEMENT BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED KNEE SPACE. THE KNEE SPACE SHALL BE CLEAR AND UNOBSTRUCTED. (1138A.2.1)

B. MINIMUM WIDTH FOR KNEE SPACE SHALL BE 30 INCHES WIDE MINIMUM. (1138A.2.1.1)

C. MAXIMUM DEPTH FOR KNEE SPACE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT AT 9 INCHES ABOVE THE FINISH FLOOR. (1138A.2.1.2)

D. WHEN KNEE SPACE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE KNEE SPACE SHALL BE 11 INCHES DEEP MINIMUM AT 9 INCHES ABOVE THE FINISH FLOOR, AND 8 INCHES DEEP MINIMUM AT 27 INCHES ABOVE THE FINISH FLOOR, MEASURED FROM THE FRONT EDGE OF THE ELEMENT. (1138A.2.1.3) SEE EXCEPTIONS.

E. BETWEEN 9 INCHES AND 27 INCHES ABOVE THE FINISH FLOOR, THE KNEE SPACE SHALL BE PERMITTED TO BE REDUCED AT A RATE OF 1 INCH IN DEPTH FOR EACH 6 INCHES IN HEIGHT. (1138A.2.1.4)

11. SPACE UNDER AN ELEMENT BETWEEN THE FINISH FLOOR AND 9 INCHES ABOVE THE FINISH FLOOR SHALL BE CONSIDERED TOE SPACE. (1138A.2.2)

A. TOE SPACE SHALL BE 30 INCHES WIDE MINIMUM. (1138A.2.2.1)

B. TOE SPACE SHALL EXTEND 25 INCHES MAXIMUM UNDER AN ELEMENT. (1138A.2.2.2)

C. WHEN TOE SPACE IS REQUIRED UNDER AN ELEMENT AS PART OF A CLEAR FLOOR SPACE, THE TOE SPACE SHALL EXTEND 17 INCHES MINIMUM UNDER THE ELEMENT, MEASURED FROM THE FRONT EDGE OF THE ELEMENT. (1138A.2.2.3). SEE EXCEPTIONS.

D. SPACE EXTENDING GREATER THAN 6 INCHES BEYOND THE AVAILABLE KNEE SPACE AT 9 INCHES ABOVE THE FINISH FLOOR SHALL NOT BE CONSIDERED TOE SPACE. (1138A.2.2.4)

12. REACH RANGES SHALL COMPLY WITH THE FOLLOWING: (1138A.3)

A. WHEN THE CLEAR FLOOR SPACE ALLOWS ONLY FORWARD APPROACH TO AN OBJECT, THE MAXIMUM HIGH FORWARD REACH ALLOWED SHALL BE 48 INCHES AND THE MINIMUM LOW FORWARD REACH SHALL BE NO LESS THAN 15 INCHES ABOVE THE FINISH FLOOR. (1138A.3.1, FIGURE 11A-1L(A))

B. WHEN THE HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REACH DEPTH OVER THE OBSTRUCTION.

13. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAXIMUM WHEN THE REACH DEPTH IS 20 INCHES MAXIMUM. WHEN THE REACH DEPTH EXCEEDS 20 INCHES, BUT IS NOT MORE THAN 25 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAXIMUM. (1138A.3.1, FIGURE 11A-11(B))

A. WHEN A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT, AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM, AND THE LOW SIDE REACH SHALL BE 15 INCHES MINIMUM ABOVE THE FINISH FLOOR. (1138.3.2, FIGURES 11A-1J(A) AND 11A-1J(B))

B. WHEN A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION, THE HEIGHT OF THE OBSTRUCTION SHALL BE 34 INCHES MAXIMUM AND THE DEPTH OF THE OBSTRUCTION SHALL BE 24 INCHES MAXIMUM. THE HIGH SIDE REACH SHALL BE 48 INCHES MAXIMUM FOR A REACH DEPTH OF 10 INCHES MAXIMUM. WHEN THE REACH DEPTH EXCEEDS 10 INCHES, BUT NO MORE THAN 24 INCHES, THE HIGH SIDE REACH SHALL BE 46 INCHES MAXIMUM. (SEE FIGURE 11A-1J(C).)

14. THE TOP OF WASHING MACHINES AND CLOTHES DRYERS SHALL BE PERMITTED TO BE 36 INCHES MAXIMUM ABOVE THE FINISHED FLOOR (1138A3.2.2 EXCEPTION)

15. CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PART OF ACCESSIBLE ELEMENTS SHALL COMPLY WITH THE FOLLOWING: (1138A.4.1) NOTE: SEE ALSO SECTION 1142A, FOR RECEPTACLE, SWITCH AND CONTROL INSTALLATION.

A. CLEAR FLOOR SPACE COMPLYING WITH SECTION 1138A.1.4 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT ALL CONTROLS AND OPERATING MECHANISMS. (1134A.4.2)

B. CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES, ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE GRIP. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, WASHER OR DRYER), CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED IN SECTION 1138A.3. CONTROLS AND OPERATING MECHANISMS THAT DO NOT SATISFY THESE SPECIFICATIONS ARE ACCEPTABLE, PROVIDED THAT COMPARABLE MECHANISMS, CONTROLS OR OUTLETS, THAT PERFORM THE SAME FUNCTIONS, ARE PROVIDED WITHIN THE SAME AREA AND ARE ACCESSIBLE. (1134A.4.3)

C. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS. (1138A.4.4)

ACCESSIBLE TELEPHONES

26. WHEN PUBLIC TELEPHONES ARE PROVIDED, THEY SHALL COMPLY WITH THE SECTION 1140A, ACCESSIBLE TELEPHONES.

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

SEE DIVISION IV, SECTION 1136A.

SIGNAGE

NOTE: SEE SECTION 1127A.7 FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO SANITARY FACILITIES, AND SECTION 1124A FOR ADDITIONAL SIGNAGE REQUIREMENTS APPLICABLE TO ELEVATORS. (1143A.1)

29. WHEN SIGNS AND/OR IDENTIFICATION DEVICES ARE PROVIDED THEY SHALL COMPLY WITH SECTION 1143A. WHEN BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS - ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.

30. WHEN SIGNS IDENTIFY PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.1, 1143A.5, 1143A.6 AND 1143A.7.

31. WHEN SIGNS DIRECT TO OR GIVE INFORMATION ABOUT PERMANENT ROOMS AND SPACES OF A BUILDING OR SITE, THEY SHALL COMPLY WITH SECTIONS 1143A.5.

32. WHEN SIGNS IDENTIFY, DIRECT OR GIVE INFORMATION ABOUT ACCESSIBLE ELEMENTS AND FEATURES OF A BUILDING OR SITE, THEY SHALL INCLUDE THE APPROPRIATE SYMBOL OF ACCESSIBILITY AND SHALL COMPLY WITH SECTION 1143A.5.

33. SIGNS WITH VISUAL CHARACTERS SHALL COMPLY WITH THE FOLLOWING:

A. CHARACTERS AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON A LIGHT BACKGROUND.

B. CHARACTERS SHALL BE UPPERCASE, LOWERCASE OR A COMBINATION OF BOTH. CHARACTERS SHALL BE CONVENTIONAL IN FORM, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

C. CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

D. VISUAL CHARACTERS SHALL BE SIZED IN ACCORDANCE WITH TABLE 1143A.5. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. CHARACTER HEIGHT SHALL BE BASED ON THE UPPERCASE LETTER "I".

E. VISUAL CHARACTERS SHALL BE 40 INCHES MINIMUM ABOVE THE FINISH FLOOR.

F. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10 PERCENT MINIMUM AND 20 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST P POINTS OF ADJACENT CHARACTERS, EXCLUDING WORD SPACES. SPACING BETWEEN INDIVIDUAL CHARACTERS SHALL BE 10 PERCENT MINIMUM AND 35 PERCENT MAXIMUM OF CHARACTER HEIGHT.

G. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE CHARACTER HEIGHT.

H. TEXT SHALL BE IN A HORIZONTAL FORMAT.

34. WHEN RAISED CHARACTERS ARE REQUIRED OR WHEN PICTORIAL SYMBOLS (PICTOGRAMS) ARE USED ON SUCH SIGNS, THEY SHALL COMPLY WITH THIS SECTION. RAISED CHARACTERS AND PICTORIAL SYMBOLS SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH SECTION 1143A.7.

A. RAISED CHARACTERS ON SIGNS SHALL BE 1/32 INCH MINIMUM ABOVE THEIR BACKGROUND. CHARACTERS SHALL BE SANS SERIF UPPERCASE, AND SHALL NOT BE ITALIC, OBLIQUE, SCRIPT, HIGHLY DECORATIVE, OR OF OTHER UNUSUAL FORMS.

B. CHARACTERS HEIGHT MEASURED VERTICALLY FROM THE BASELINE OF THE CHARACTER SHALL BE 5/8 INCH MINIMUM AND 2 INCHES MAXIMUM BASED ON THE HEIGHT OF THE UPPERCASE LETTER "I".

C. CHARACTERS AND BRAILLE SHALL BE IN A HORIZONTAL FORMAT.

D. RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHEN THE WIDTH OF THE UPPERCASE LETTER "O" IS 60 PERCENT MINIMUM AND 110 PERCENT MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I".

E. STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 15 PERCENT MAXIMUM OF THE HEIGHT OF THE CHARACTER.

F. CHARACTER SPACING SHALL BE MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT RAISED CHARACTERS WITHIN A MESSAGE, EXCLUDING WORD SPACES. WHEN CHARACTERS HAVE RECTANGULAR CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM. WHEN CHARACTERS HAVE OTHER CROSS SECTIONS, SPACING BETWEEN INDIVIDUAL RAISED CHARACTERS SHALL BE 1/16 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE BASE OF THE CROSS SECTIONS, AND 1/8 INCH MINIMUM AND 4 TIMES THE RAISED CHARACTER STROKE WIDTH MAXIMUM AT THE TOP OF THE CROSS SECTIONS. CHARACTERS SHALL BE SEPARATED FROM RAISED BORDERS AND DECORATIVE ELEMENTS 3/8 INCH MINIMUM.

G. SPACING BETWEEN THE BASELINES OF SEPARATE LINES OF RAISED CHARACTERS WITHIN A MESSAGE SHALL BE 135 PERCENT MINIMUM AND 170 PERCENT MAXIMUM OF THE RAISED CHARACTER HEIGHT.

H. WHEN A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHEN A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHEN A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR OR AT THE RIGHT SIDE OF DOUBLE DOORS, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHEN PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.

I. SIGNS WITH RAISED CHARACTERS SHALL BE LOCATED 48 INCHES MINIMUM ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60 INCHES MAXIMUM DIRECTLY BELOW THE PICTOGRAM FIELD. THE TEXT DESCRIPTION SHALL COMPLY WITH SECTIONS 1143A.6 AND 1143A.7. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. ABOVE THE FINISH FLOOR, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS.

J.PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY A TEXT DESCRIPTION LOCATED DIRECTLY BELOW THE PICTOGRAM FIELD. THE TEXT DESCRIPTION SHALL COMPLY WITH SECTIONS 1143A.6 AND 1143A.7. THE OUTSIDE DIMENSION OF THE PICTOGRAM FIELD SHALL BE A MINIMUM OF 6 INCHES IN HEIGHT. CHARACTERS AND BRAILLE SHALL NOT-BE LOCATED IN THE PICTOGRAM FIELD.

35. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE IS REQUIRED IN OTHER PORTIONS OF THESE STANDARDS.

36. BRAILLE DOTS SHALL HAVE A DOMED OR ROUNDED SHAPE AND SHALL COMPLY WITH TABLE 1143A.7.1. THE INDICATION OF AN UPPERCASE LETTER OR LETTERS SHALL ONLY BE USED BEFORE THE FIRST WORD OF SENTENCES, PROPER NOUNS AND NAMES, INDIVIDUAL LETTERS OF THE ALPHABET, INITIALS, AND ACRONYMS.

37. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8 INCH MINIMUM AND ½ INCH MAXIMUM FROM ANY OTHER TACTILE CHARACTERS AND 3/8 INCH MINIMUM FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

38. SYMBOLS OF ACCESSIBILITY AND THEIR BACKGROUND SHALL HAVE A NON-GLARE FINISH. SYMBOLS OF ACCESSIBILITY SHALL CONTRAST WITH THEIR BACKGROUND WITH EITHER A LIGHT SYMBOL ON A DARK BACKGROUND OR A DARK SYMBOL ON A LIGHT BACKGROUND. SYMBOLS OF ACCESSIBILITY SHALL COMPLY WITH THE FOLLOWING:

A. THE "INTERNATIONAL SYMBOL OF ACCESSIBILITY" SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE COLOR BLUE SHALL APPROXIMATE FS 15090 IN FEDERAL STANDARD 595C. (SEE FIGURE 11A-1A)

B. INTERNATIONAL SYMBOL OF TTY. (SEE FIGURE 11A- 11C)

C. VOLUME CONTROL TELEPHONES. (SEE FIGURE 11A- 11D)

D. ASSISTIVE LISTENING SYSTEMS. (SEE FIGURE 11A- 11E)

E. CLEANER AIR SYMBOL. (SEE CHAPTER 11B)

F. TOILET AND BATHING FACILITIES GEOMETRIC SYMBOLS. (SEE SECTION 1127A.7)

GREEN BUILDING NOTES

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)

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)

LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.

ARCHI 10

ARCHITECTURE, PLANNING, AND ENGINEERING

Revision

OWNER:

Drawing Title

ACCESSIBLE NOTES

Scale: NTS

Start Date: 9/8/2015

Job No: Fel-15

Drawn By: A.A.

Checked By: M.B.

Drawing No.

A-15.3

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(a) SYMBOL PROPORTIONS

(b) DISPLAY CONDITIONS

FIGURE 11A-1A
INTERNATIONAL ACCESSIBILITY SYMBOL

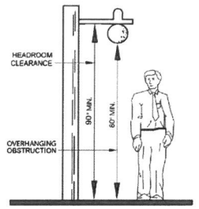
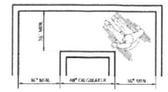
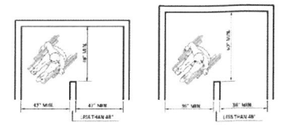


FIGURE 11A-1B
HEADROOM CLEARANCE AND OVERHANGING OBSTRUCTION

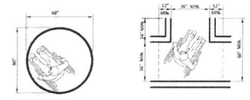


(a) 60 " TURN AROUND OBSTRUCTION



(b) 180 " TURN AROUND OBSTRUCTION

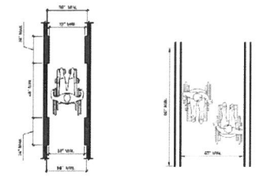
FIGURE 11A-1C
WIDTH OF ACCESSIBLE ROUTE AT TURNS



(a) 60 INCHES DIAMETER SPACE

(b) T-SHAPED SPACE FOR 180 ° TURN

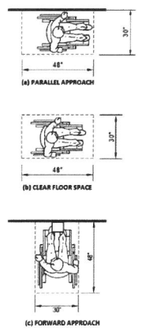
FIGURE 11A-1D
WHEELCHAIR TURNING SPACE



MINIMUM CLEAR WIDTH FOR SINGLE WHEELCHAIR

MINIMUM CLEAR WIDTH FOR TWO WHEELCHAIRS

FIGURE 11A-1E
WHEELCHAIR PASSAGE WIDTH

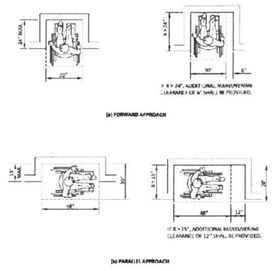


(a) PARALLEL APPROACH

(b) CLEAR FLOOR SPACE

(c) FORWARD APPROACH

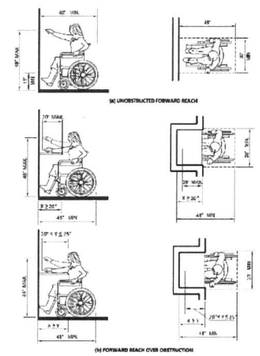
FIGURE 11A-1E
MINIMUM CLEAR FLOOR SPACE FOR WHEELCHAIRS



(a) FORWARD APPROACH

(b) PARALLEL APPROACH

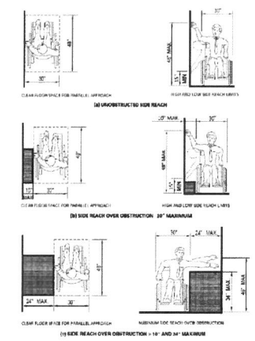
FIGURE 11A-1F
MINIMUM CLEAR FLOOR SPACE IN ALCOVES



(a) UNOBSTRUCTED FORWARD REACH

(b) FORWARD REACH OVER OBSTRUCTION

FIGURE 11A-1G
FORWARD REACH



(a) UNOBSTRUCTED SIDE REACH

(b) SIDE REACH OVER OBSTRUCTION 20" MAXIMUM

(c) SIDE REACH OVER OBSTRUCTION > 10" AND 34" MAXIMUM

FIGURE 11A-1J
SIDE REACH

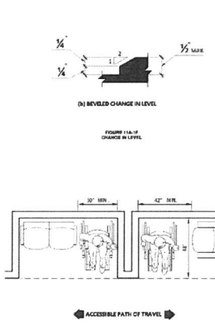
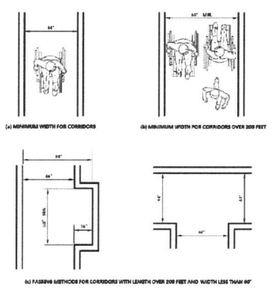


FIGURE 11A-1K
MINIMUM CLEARANCES FOR SEATING AND TABLE



(a) MINIMUM WIDTH FOR CORRIDORS

(b) MINIMUM WIDTH FOR CORRIDORS OVER 200 FEET

(c) FASHIONS METHODS FOR CORRIDORS WITH LENGTH OVER 200 FEET AND WIDTH LESS THAN 66"

FIGURE 11A-1L
INTERIOR ACCESSIBLE ROUTE (CORRIDOR) OVER 200 FEET: OCCUPANT LOAD 10 OR MORE

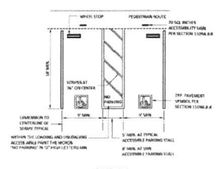


FIGURE 11A-2A
DOUBLE PARKING STALLS

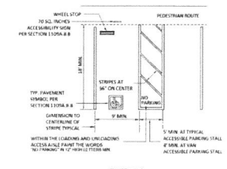


FIGURE 11A-2B
SINGLE AND VAN ACCESSIBLE PARKING STALLS

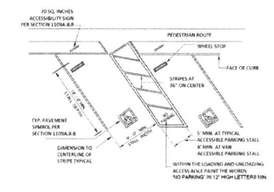
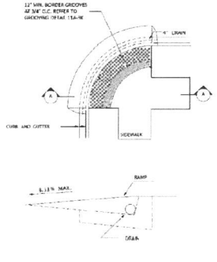


FIGURE 11A-2C
DIAGONAL PARKING STALLS



SECTION A-A

FIGURE 11A-2A
CURB DETAILS

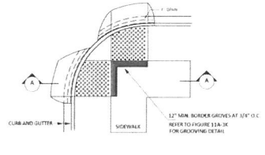
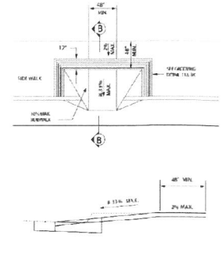


FIGURE 11A-2B
CURB DETAIL



SECTION B-B

FIGURE 11A-2C
CURB DETAIL

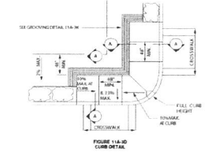


FIGURE 11A-2D
CURB DETAIL

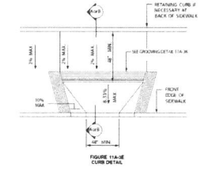


FIGURE 11A-2E
CURB DETAIL

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ARCHI 10

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LOS ANGELES, CA 90025
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Revision
0

OWNER:

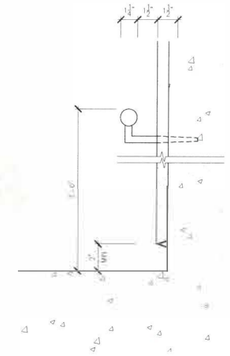
Drawing Title
ACCESSIBLE DIAGRAMS

Scale: AS SHOWN

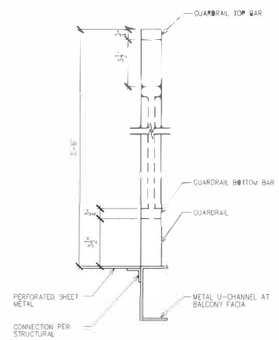
Start Date: 9/9/2015
Job No: Feb-15
Drawn By: A.A.
Checked By: M.B.

Drawing No.
A-15.4

8/8/2018 6:40:14 AM



HANDRAIL AT WALL, TYP (4)
SCALE: 3"=1'-0"



BALCONY RAILING (15)
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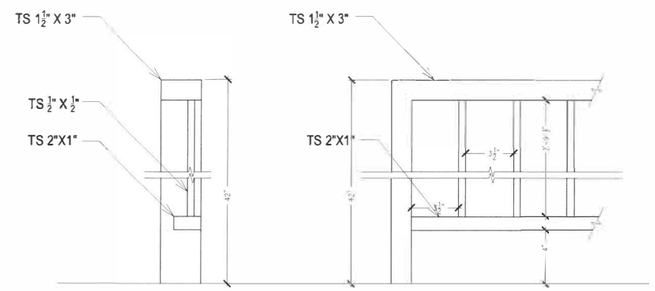
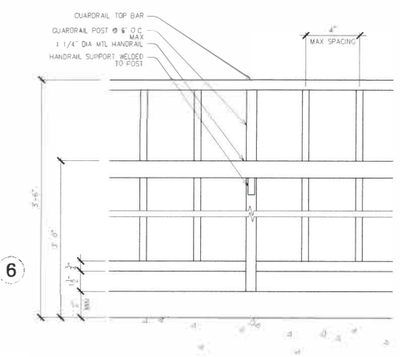
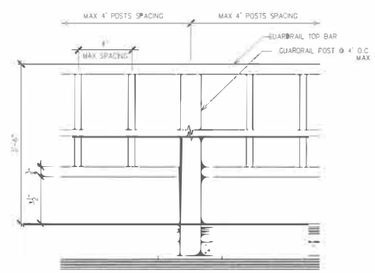
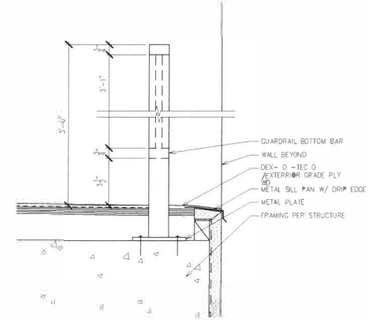


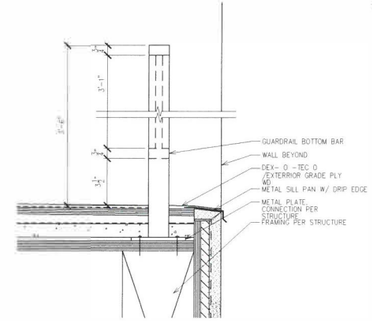


EXTERIOR RAILING (6)
SCALE: 3"=1'-0"

GUARDRAIL AT CONCRETE, TYP (3)
SCALE: 3"=1'-0"



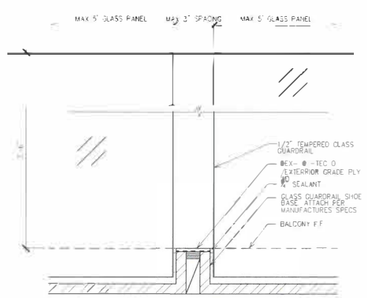


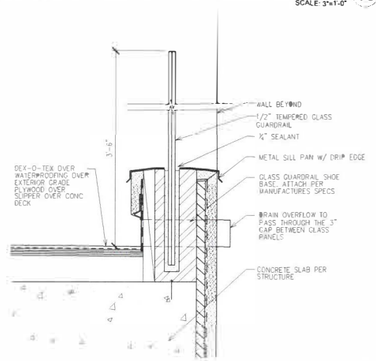


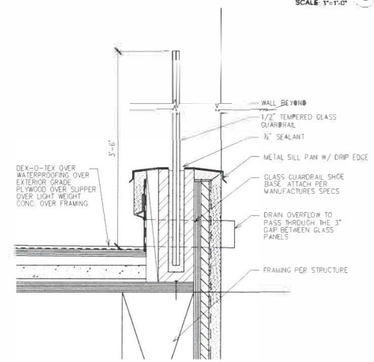
METAL GUARDRAIL AT BALCONY, TYP (14)
SCALE: 3"=1'-0"

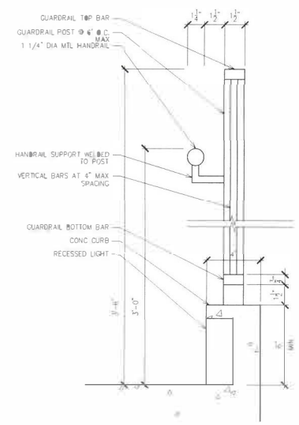
METAL GUARDRAIL AT BALCONY, TYP (10)
SCALE: 3"=1'-0"

METAL GUARDRAIL AT BALCONY, TYP (6)
SCALE: 3"=1'-0"









GLASS GUARDRAIL AT BALCONY, TYP (13)
SCALE: 3"=1'-0"

GLASS GUARDRAIL AT BALCONY, TYP (9)
SCALE: 3"=1'-0"

GLASS GUARDRAIL AT BALCONY, TYP (5)
SCALE: 3"=1'-0"

GUARDRAIL AT CONCRETE, TYP (1)
SCALE: 3"=1'-0"

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Revision
1.

OWNER

Drawing Title:
DETAILS: RAILING

Scale: AS SHOWN
Start Date: 9/8/2015
Job No: Fel-15
Drawn By: A.A.
Checked By: M.B.

Drawing No
A-16.5

8/8/2018 6:40:14 AM

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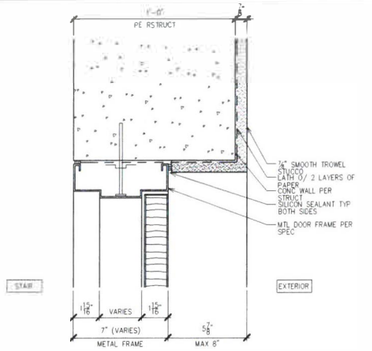

EXTERIOR DOOR DETAIL, TYP (20)
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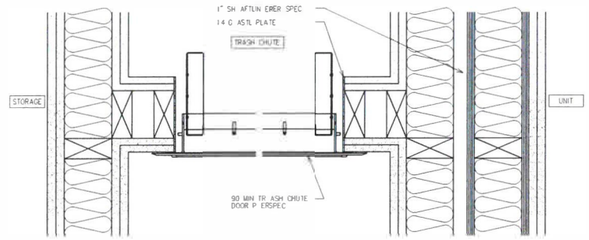

TRASH CHUTE DOOR (16)
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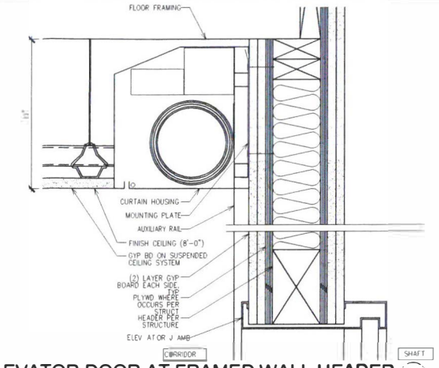
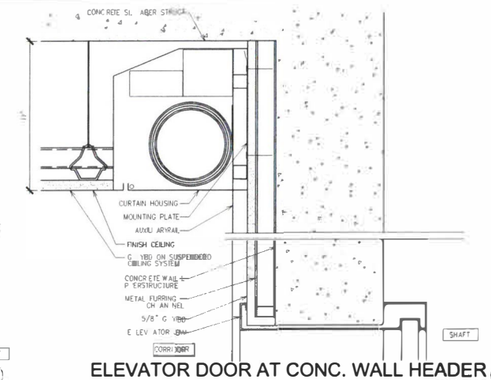
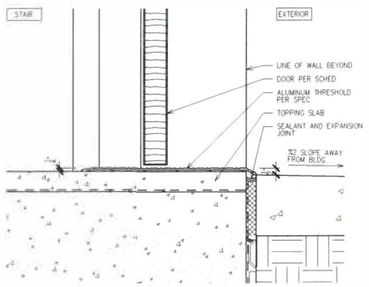


ELEVATOR DOOR AT FRAMED WALL HEADER (8)
SCALE: 3"=1'-0"



ELEVATOR DOOR AT CONC. WALL HEADER (4)
SCALE: 3"=1'-0"



EXTERIOR DOOR THRESHOLD, TYP (19)
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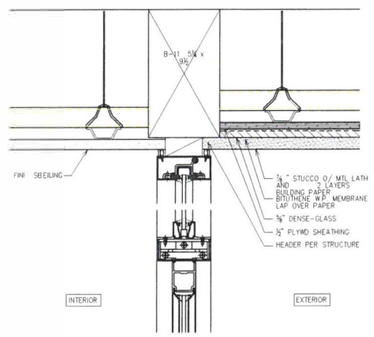
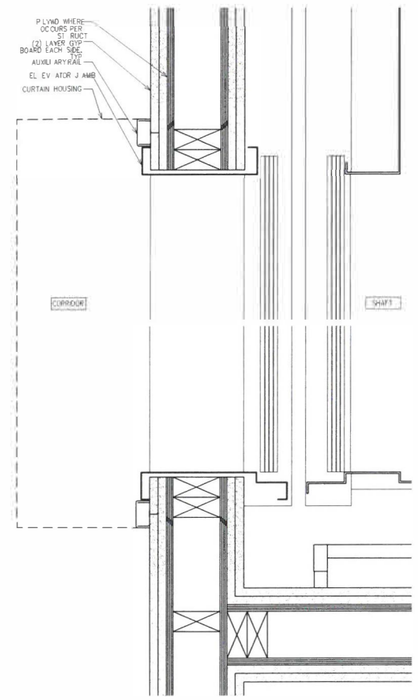
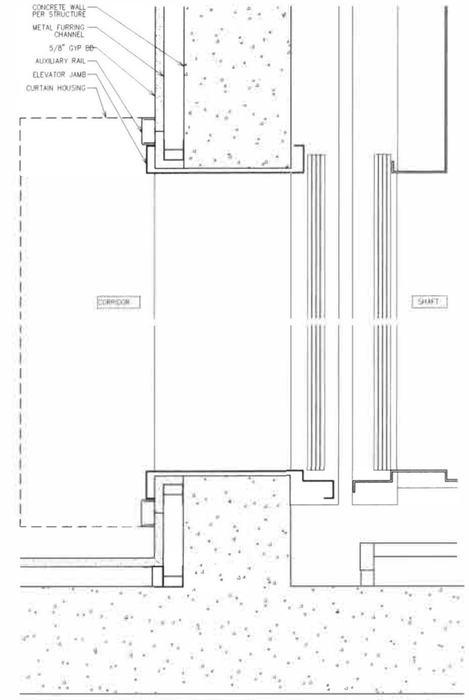


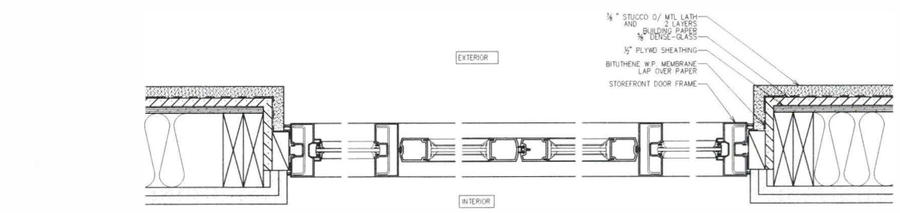
STOREFRONT DOOR HEADER (15)
SCALE: 3"=1'-0"



ELEVATOR DOOR AT FRAMED WALL JAMB (6)
SCALE: 3"=1'-0"



ELEVATOR DOOR AT CONC. WALL JAMB (2)
SCALE: 3"=1'-0"



STOREFRONT DOOR JAMB (14)
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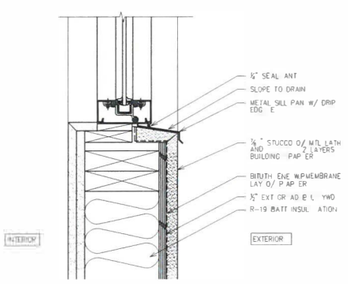
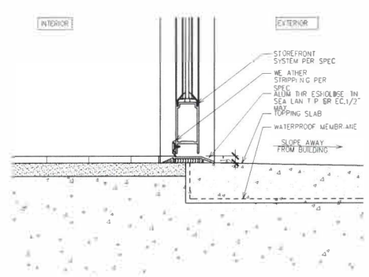
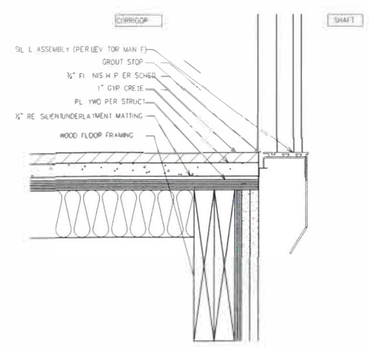


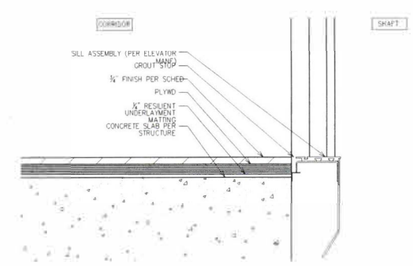
STOREFRONT WINDOW SILL (17)
SCALE: 3"=1'-0"



STOREFRONT DOOR SILL (13)
SCALE: 3"=1'-0"



ELEVATOR DOOR AT FRAMED WALL SILL (5)
SCALE: 3"=1'-0"



ELEVATOR DOOR AT CONC. WALL (1)
SCALE: 3"=1'-0"

ARCHI 10

ARCHITECTURE, PLANNING AND ENGINEERING
1888 SANTA FE BLVD #228
LOS ANGELES, CA 90025
TEL 310.473.1614

Revision
3

OWNER:

Drawing Title
DETAILS: DOORS

Scale: AS SHOWN
Start Date: 9/8/2015
Job No: Fall-15
Drawn By: A.A.
Checked By: M.R.

Drawing No.
A-16.8

DI

8/8/2018 6:40:14 AM

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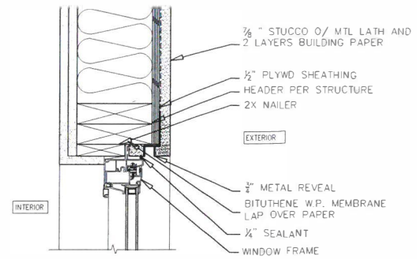
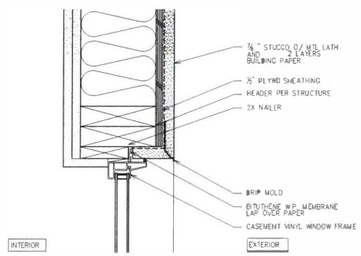
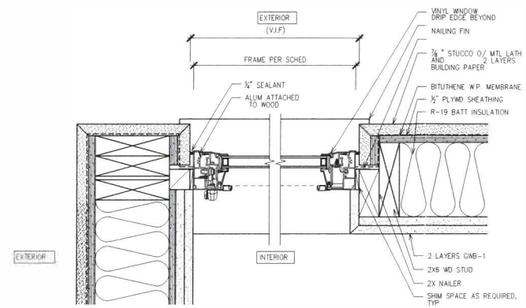
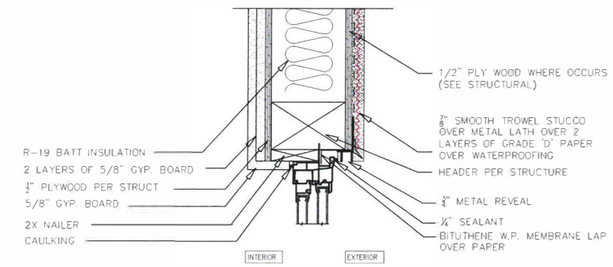


CASEMENT WINDOW HEADER DETAIL (12)
SCALE: 3"=1'-0"

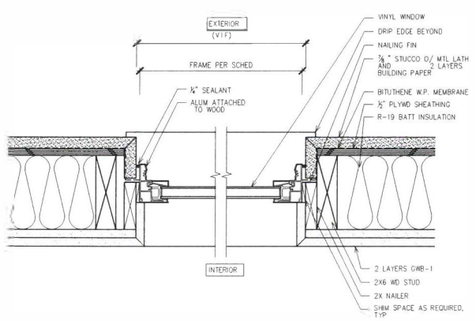


FIXED WINDOW HEADER DETAIL (15)
SCALE: 3"=1'-0"

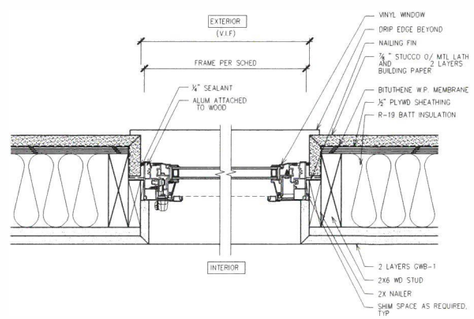




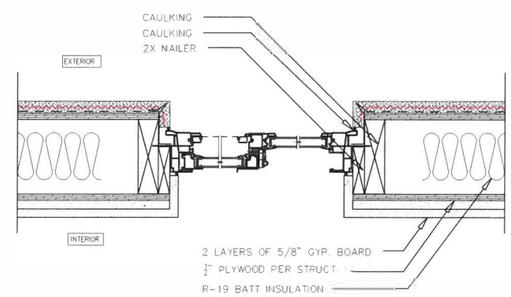
SLIDING WINDOW HEADER DETAIL (3)
SCALE: 3"=1'-0"



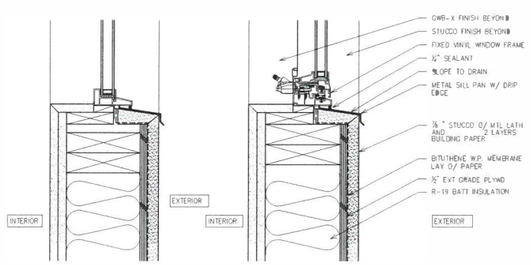
FIXED WINDOW JAMB DETAIL (14)
SCALE: 3"=1'-0"



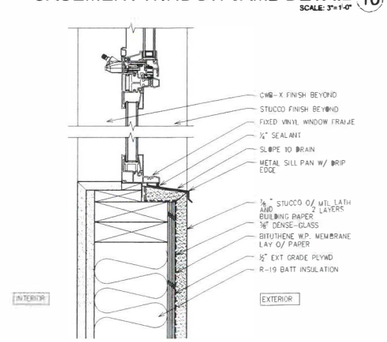
CASEMENT WINDOW JAMB DETAIL (10)
SCALE: 3"=1'-0"



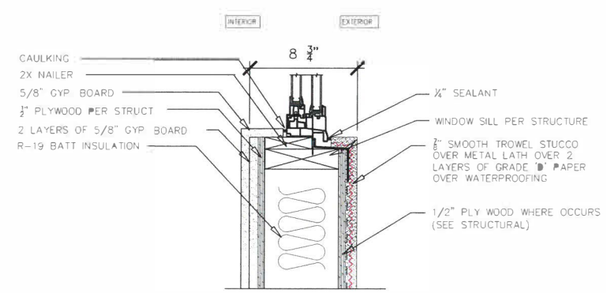
SLIDING WINDOW JAMB DETAIL (2)
SCALE: 3"=1'-0"



FIXED WINDOW SILL DETAIL (13)
SCALE: 3"=1'-0"



CASEMENT WINDOW SILL DETAIL (9)
SCALE: 3"=1'-0"



SLIDING WINDOW SILL DETAIL (1)
SCALE: 3"=1'-0"

ARCHI 10

Revision
8

OWNER:

Drawing Title
DETAILS: WINDOWS

Scale: AS SHOWN
Start Date: 9/8/2015
Job No: Fel-15
Drawn By: A.A.
Checked By: M.B.

Drawing No.
A-16.9

DI

8/8/2018 6:40:14 AM

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Infill Examples (2 of 3)

FIRST FLOOR AREA=1590 SF
SECOND FLOOR : AREA=1265 SF
TOTAL : 2855 SF

2-CAR DETACHED GARAGE : AREA=400 SF

PORCHES : 130 SF + 97 SF + 107 SF = 334 SF
BALCONY : 88 SF

OPEN CEILING : 217 - 100 (EXEMPT) = 17 SF
PORCH : 334 - 250 (EXEMPT) = 84 SF

R.F.A. = $\frac{(2855+17+84) \times 100}{6586}$ = 44.88 %

LOT COVERAGE :
$\frac{(1590+334+400) \times 100}{6586}$ = 35.28 %

APN# 5092-013-013

OCCUPANCY : R.3 / U
TYPE OF CONSTRUCTION : V-B

ARCHITECTURE STYLE : SPANISH REVIVAL

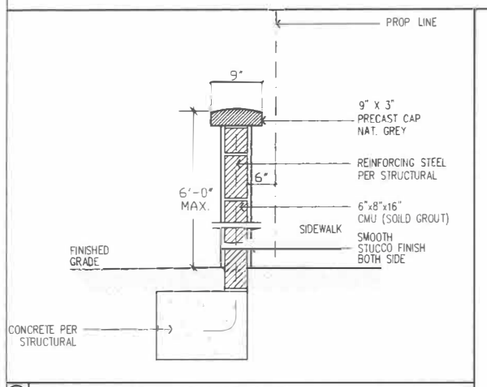
CONSULTANTS :

CIVIL ENGINEER :
CALLAND ENGINEERING INC.
576 E. LAMBERT RD., BREA, CA 92821
CONTACT PERSON : KIM
PHONE : 714-671-1050

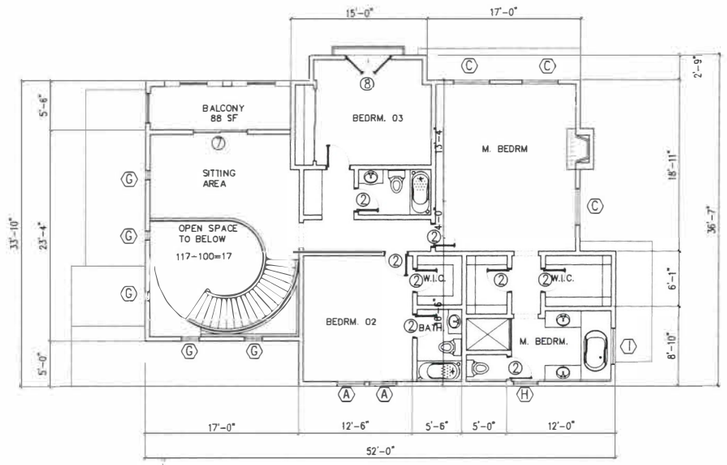
STRUCTURAL ENGINEER :
FRED TAGUDAR
LICENSE RCE 33612 EXP. 6-30-20
PHONE : 909-987-8926

ENERGY CONSULTANT:
PERFECT DESIGN
2416 W. VALLEY BLVD., ALHAMBRA CA 91803
CONTACT PERSON : RAYMOND
PHONE : 626-289-8808

REVISIONS
9-5-16
3-15-17
02-26-18
04-28-18
05-16-18
07-25-18
10-09-18



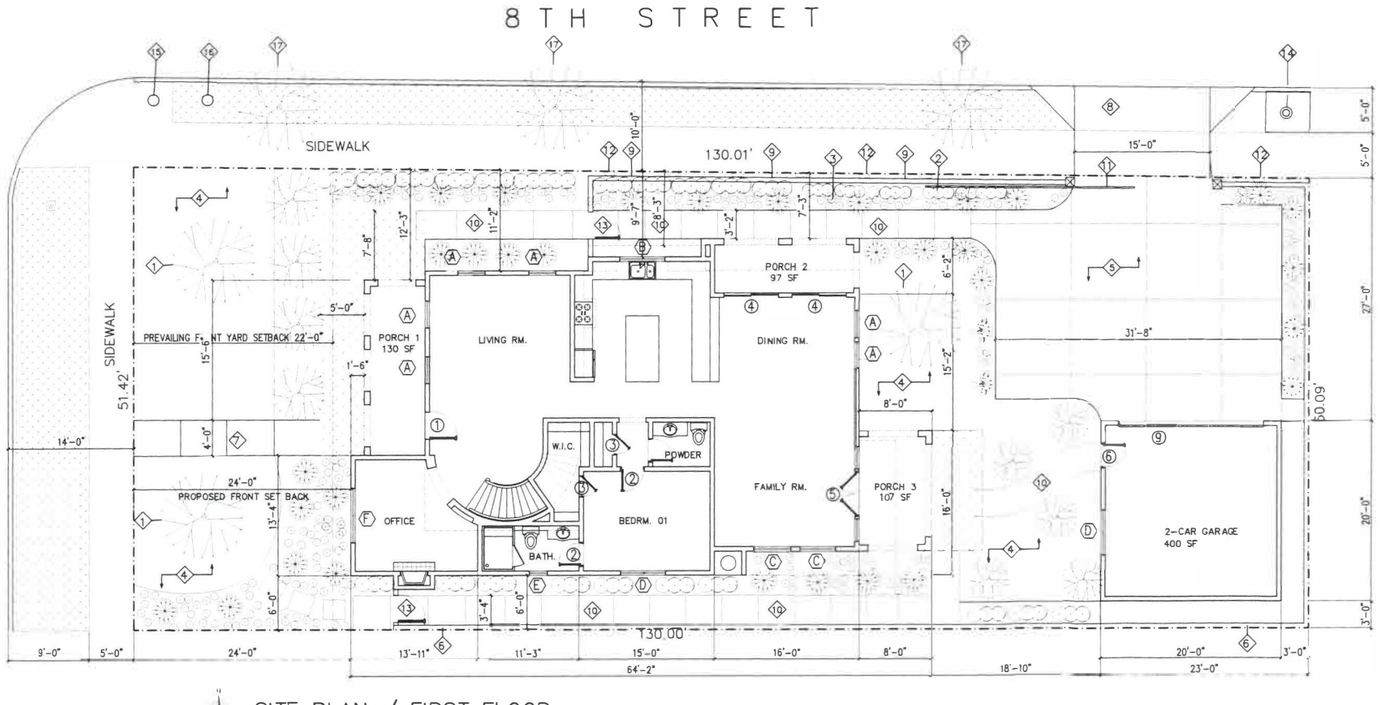
1 STUCCO FENCE AT PROPERTY LINE



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

SITE PLAN LEGEND

	DESCRIPTION		DESCRIPTION
1	NEW TREE PER LANDSCAPE PLAN	10	CONCRETE SURFACE
2	LOW BUSHES PER LANDSCAPE PLAN	11	W.I. GATE 20'W X 5'H . BLACK COLOR
3	GROUND COVER SEE LANDSCAPE PLAN	12	VINE AT FENCE
4	LANDSCAPE AREA SEE LANDSCAPE PLAN	13	3'X6" W.I. GATE
5	CONCRETE DRIVEWAY W/ 8'X'8 SCORED	14	EXISTING DECORATION STREET LIGHT
6	NEW 6' HIGH BLK WALL	15	EXISTING STREET SIGN
7	CONCRETE WALK	16	EXISTING POWER POLE
8	EXIST DRIVEWAY APPROACH TO REMAIN	17	EXISTING STREET TREE
9	6' HIGH STUCCO FINISHED WALL WITH PRECAST CAP 6" INSIDE PROPERTY LINE . SEE DETAIL 1		



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

BUILDING AREA CALCULATION

	HABITABLE SPACES				OUTDOOR SPACES					
	1ST FLOOR	2ND FLOOR	2-STORY OPEN AREA	TOTAL (SF)	PORCH 1	PORCH 2	PORCH 3	BALCONY	TOTAL (SF)	GARAGE (SF)
PLANNING DEPT										
EXISTING AREA	0	0	0							
NEW AREA	1,593	1,273	117		130	97	107		334	400
EXEMPTED AREA			-100					88	-250	-400
TOTAL	1,593	1,273	17	2,883					84	0
TOTAL RFA				2,967						
ALLOWABLE FAR 3:1				11,346						
LOT AREA				6,586						
LOT COVERAGE %				2,417	35.28%					

PREVAILING FRONT YARD SETBACK CALCULATION

													SUBJECT PROPERTY	
LOT NO (13 LOTS)	217	218	219	220	221	222	223	224	225	226	227	228	229	TOTAL
EXISTING SETBACK (FT)	22'-6"	22'-6"	20'-2"	27'-2"	23'-6"	27'-0"	19'-6"	23'-9"	27'-9"	29'-9"	29'-9"	23'-9"	0	
LOT FRONTAGE (FT)	55	60	55	60	55	60	57.1	55	60	55	60	55	51.42	738.52

MIN. FROTAGE REQUIRED (FT)				738.52	X	40%	=	295.41
LOWEST RANGE OF LOT FRONT YARD SETBACK SELECTED	LOT NO.:	217	218	219	221	223	228	TOTAL
LOT FRONTAGE (FT)		55	60	55	55	57.1	55	337.1
PREVAILING FRONT YARD SETBACK (FT)		22.5	22.5	20.17	23.5	19.5	23.75	22

WINDOW SCHEDULE

	WIDTH	HEIGHT	TYPE	FRAME	U-FACTOR	SHGC	GLASS		REMARK	MANUF.
A	3'-0"	5'-0"	S.HUNG	WOOD (SASH)	0.30	0.20	DUAL GLAZED			JELD WEN COMPANY
B	5'-0"	5'-0"	GARDEN							OR EQUAL APPROVED
C	4'-0"	5'-0"	CASEMENT							
D	5'-0"	5'-0"	CASEMENT							
E	2'-0"	2'-0"	CASEMENT							
F	6'-0"	7'-0"	CASEMENT						INCLUDING ARCH ABOVE	
G	1'-0"	3'-0"	FIXED							
H	2'-0"	3'-6"	CASEMENT							
I	4'-0"	3'-0"	CASEMENT						TEMP.	

DOOR SCHEDULE

	WIDTH	HEIGTH	THK.	H.C./S.C.	TYPE	MATERIAL	REMARK	MANUF.
1	3'-0"	8'-0"	1 3/4"	S.C.	FRONT ENTRANCE DOOR	WOOD		JELD WEN COMPANY OR EQUAL APPROVED
2	2'-8"	6'-8"	1 1/2"	H.C.	SLAB	WOOD		
3	2'-6"	6'-8"	1 1/2"	H.C.	SLAB	WOOD		
4	6'-0"	8'-0"	1 3/4"	S.C.	SLIDING	WOOD/TEMP. GLASS		
5	(4)2'-6"	8'-0"	1 3/4"	S.C.	FRENCH	WOOD/TEMP. GLASS		
6	2'-8"	6'-8"	1 3/4"	S.C.	SLAB	WOOD	SELF-CLOSING & SELF-LATCHING	
7	6'-0"	7'-0"	1 3/4"	S.C.	SLIDING	WOOD/TEMP. GLASS		
8	(2)2'-6"	8'-0"	1 3/4"	S.C.	FRENCH	WOOD/TEMP. GLASS		
9	16'-0"	7'-0"	-	-	GARAGE DOOR	METAL	ROOL UP W/ REMOTE CONTROL	

ENGINEER

L N DESIGN L.L.C.
DESIGN PLANNING INTERIOR
1415 WEST GARVEY AV. NORTH, SUITE 109, WEST COVINA, CA 91791
PHONE & FAX: (626) 814-9680

DATE:
SCALE:
DRAWN:
JOB NO.

SHEET A.1
OF SHEETS

NORTH ELEVATION

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

WEST ELEVATION

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

ELEVATION LEGEND

	DESCRIPTION	COLOR & NOTES
1	CONCRETE TILE BY EAGLE ROOFING	CAPISTRANO # 3684 BROWN FAMILY
2	PAINTED WOOD RAFTER TAIL	DARK BROWN, SW2808.f BY SHERWIN WILLIAM
3	EXT. STUCCO TYP. (BY LA HABRA STUCCO)	X-55 FRENCH VANILLA BY LA HABRA STUCCO
4	STUCCO TRIM	BROWN SW2806.f SHERWIN WILLIAM
5	VINYL CLAD WOOD WINDOW SITELINE STYLE BY JELDWEN	DARK BUCKSKIN COLOR BY JELDWEN
6	MTL. SPARK ARRESTOR	SAME AS ROOF COLOR
7	PAINTED METAL RAILING	BLACK
8	PAINTED WOOD ENTRY DOOR	BROWN, RMKA RUSTIC KNOTTY ALDER STYLE BY ETO DOORS
9	PLANT-ON DECORATION VENT	BROWN SW2806.f SHERWIN WILLIAM
10	PAINTED METAL GARAGE DOOR	BROWN SW2807.f SHERWIN WILLIAM
11	EXTERIOR WALL LIGHT	BLACK , BY HALMILTON LIGHTING

REVISIONS
04-18-18
04-28-18
05-16-18
07-25-18
10-09-18

L N D E S I G N L.L.C.
DESIGN PLANNING INTERIOR
1415 WEST GARVEY AV NORTH, SUITE 109, WEST COVINA, CA 91791
PHONE & FAX: (626) 814-9680

DATE:
SCALE:
DRAWN:
JOB NO.

SHEET A.2 OF SHEETS

SOUTH ELEVATION

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

EAST ELEVATION

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

ELEVATION LEGEND

	DESCRIPTION	COLOR & NOTES
1	CONCRETE TILE BY EAGLE ROOFING	CAPISTRANO # 3684 BROWN FAMILY
2	PAINTED WOOD RAFTER TAIL	DARK BROWN, SW2808.f BY SHERWIN WILLIAM
3	EXT. STUCCO TYP. (BY LA HABRA STUCCO)	X-55 FRENCH VANILLA BY LA HABRA STUCCO
4	STUCCO TRIM	BROWN SW2806.f SHERWIN WILLIAM
5	VINYL CLAD WOOD WINDOW SITELINE STYLE BY JELDWEN	DARK BUCKSKIN COLOR BY JELDWEN
6	MTL. SPARK ARRESTOR	SAME AS ROOF COLOR
7	PAINTED METAL RAILING	BLACK
8	PAINTED WOOD ENTRY DOOR	BROWN, RMKA RUSTIC KNOTTY ALDER STYLE BY ETO DOORS
9	PLANT-ON DECORATION VENT	BROWN SW2806.f SHERWIN WILLIAM
10	PAINTED METAL GARAGE DOOR	BROWN SW2807.f SHERWIN WILLIAM
11	EXTERIOR WALL LIGHT	BLACK , BY HALMILTON LIGHTING

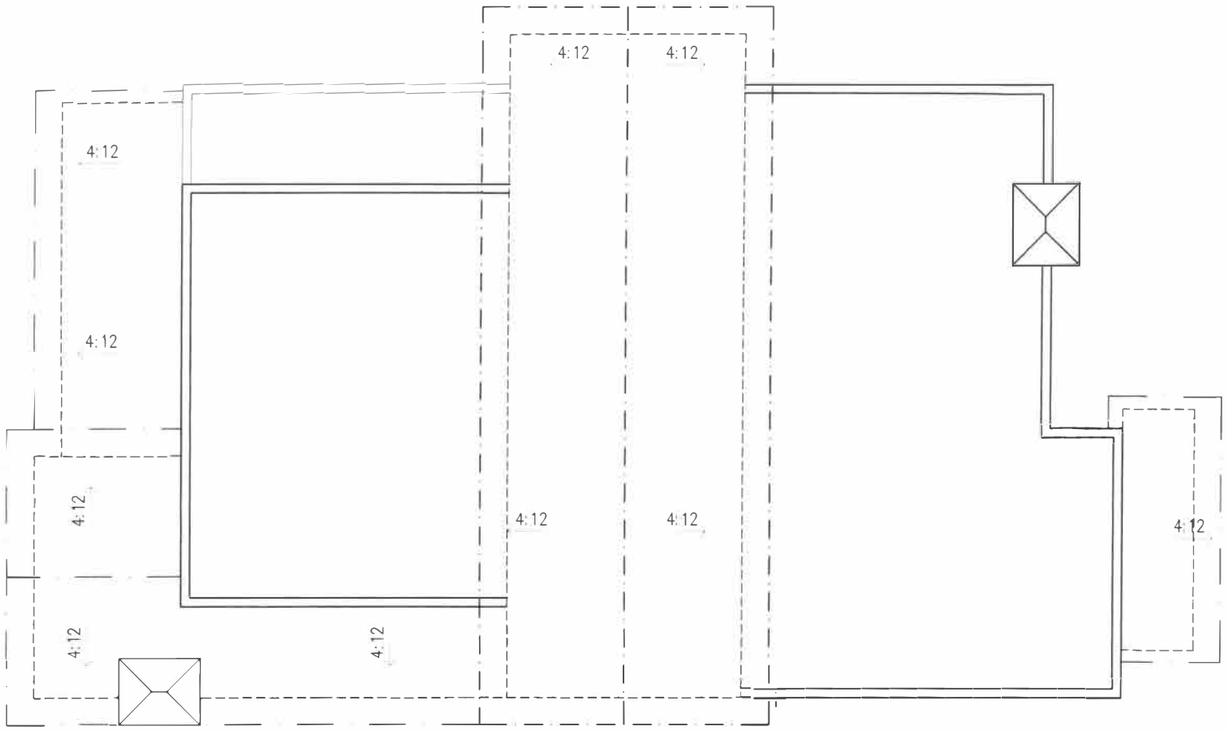
REVISIONS
04-18-18
04-28-18
05-16-18
07-25-18
10-09-18

ENGINEER :

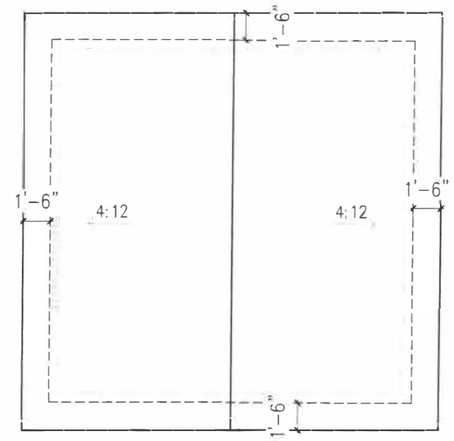
L N DESIGN L.L.C
DESIGN PLANNING INTERIOR
1415 WEST GARVEY SOUTH, SUITE 109, WEST COVINA, CA 91791
PHONE & FAX (626) 960-0360

DATE:	
SCALE:	
DRAWN:	
JOB NO.	

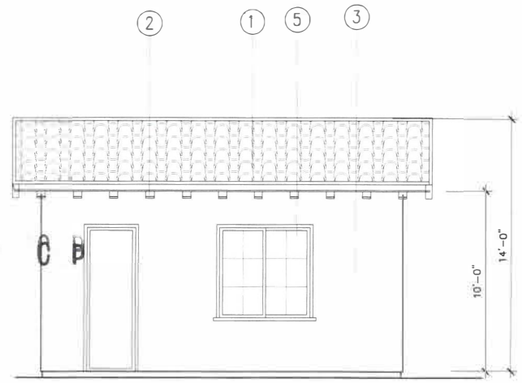
SHEET A.3 OF SHEETS



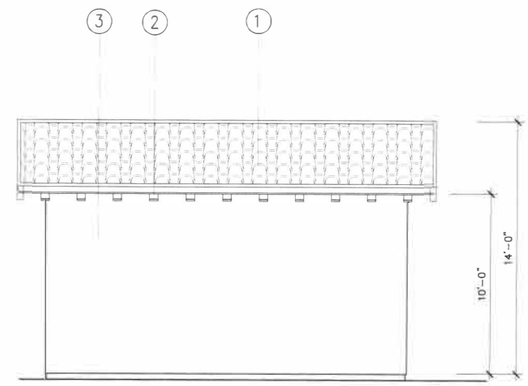
ROOF PLAN HOUSE
SCALE : 1/4"=1'-0"



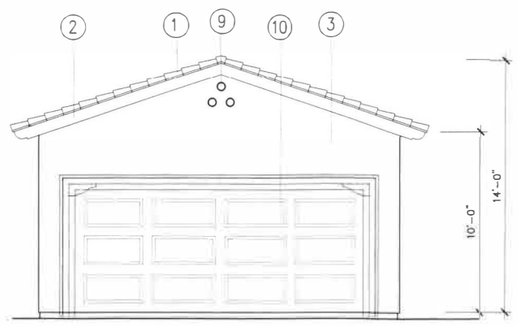
ROOF PLAN GARAGE
SCALE : 1/4"=1'-0"



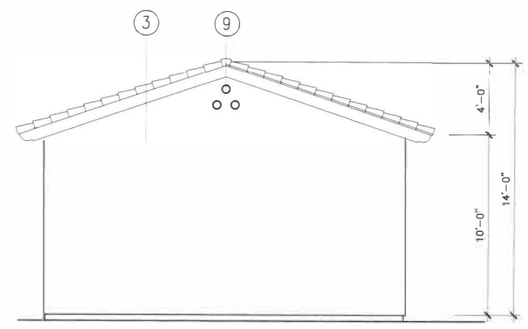
WEST ELEVATION GARAGE
SCALE : 1/4"=1'-0"



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



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



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

ELEVATION LEGEND

	DESCRIPTION	COLOR & NOTES
1	CONCRETE TILE BY EAGLE ROOFING	CAPISTRANO # 3684 BROWN FAMILY
2	PAINTED WOOD RAFTER TAIL	DARK BROWN, SW2808.f BY SHERWIN WILLIAM
3	EXT. STUCCO TYP. (BY LA HABRA STUCCO)	X-55 FRENCH VANILLA BY LA HABRA STUCCO
4	STUCCO TRIM	BROWN SW2806.f SHERWIN WILLIAM
5	VINYL CLAD WOOD WINDOW SITELINE STYLE BY JELDWEN	DARK BUCKSKIN COLOR BY JELDWEN
6	MTL. SPARK ARRESTOR	SAME AS ROOF COLOR
7	PAINTED METAL RAILING	BLACK
8	PAINTED WOOD ENTRY DOOR	BROWN, RMKA RUSTIC KNOTTY ALDER STYLE BY ETO DOORS
9	PLANT-ON DECORATION VENT	BROWN SW2806.f SHERWIN WILLIAM
10	PAINTED METAL GARAGE DOOR	BROWN SW2807.f SHERWIN WILLIAM
11	EXTERIOR WALL LIGHT	BLACK , BY HALMILTON LIGHTING

REVISIONS
04-18-18
04-28-18
05-16-18
07-25-18
10-09-18
10-09-18

ENGINEER :

L N DESIGN L.L.C.
DESIGN PLANNING INTERIOR
1415 WEST GARVEY AV. NORTH, SUITE 105, WEST COVINA, CA 91791
PHONE & FAX: (626) 814-9680

DATE:
SCALE:
DRAWN:
JOB NO.

SHEET A.4 OF SHEETS

SITE PLAN

NORTH ELEVATION

WEST ELEVATION

REVISIONS
04-18-18
04-28-18
05-16-18
07-25-18
10-08-18
10-09-18

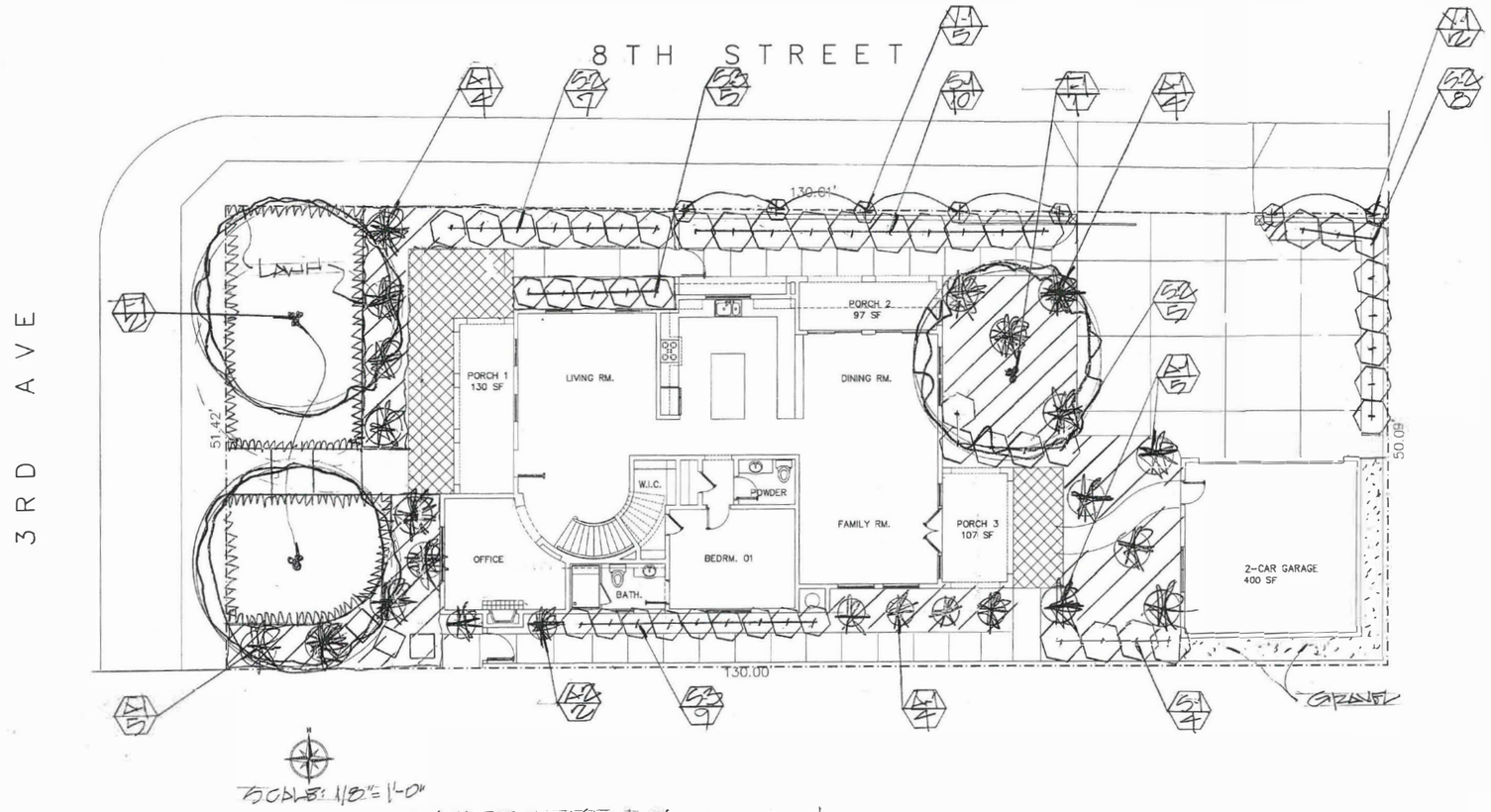
ENGINEER :

-CCMP

L N DESIGN L.L.C.
DESIGN PLANNING INTERIOR
1415 WEST GARVEY AV. NORTH, SUITE 109, WEST COVINA, CA 91791
PHONE & FAX: (626) 814-9680

DATE:	
SCALE:	
DRAWN:	
JOB NO.	

SHEET A.5 OF SHEETS



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

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOILS LESS THE 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

LW=LOW WATER USEAGE/P.F.=.3
MW=MODERATE WATER USEAGE P.F.=.5

LANDSCAPE AREA = 2,386 SQ.FT.

PLANT LIST

WATER USEAGE (HMCOLS)	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LW	T-1	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE/MULTI.	48"BX	3	-
LW	S-1	DODONAEA VISCOSA	HOPSEED BUSH	5GAL	14	5'O.C.
LW	S-2	ALYOGYNE HUEGELII	BLUE HIBISCUS	5GAL	20	4'O.C.
LW	S-3	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5GAL	9	3'O.C.
LW	A-1	VIETES BICOLOR	FORTNIGHT LILY	5GAL	18	RANDOM
LW	A-2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5GAL	4	" "
MW	LAWN	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOD	-	-
LW	GROUNDCOVER = (ALL P.A.S)	BACCHARIS 'TWIN-PEAKS'	COYOTE BUSH	FLATS	AS NEEDED	18"O.C.
LW	V-1	FICUS PUMILA	CREEPING FIG	5GAL	7	10'-0"O.C.

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

5-7-18.

LARRY G. TISON / LANDSCAPE ARCHITECT No. 1844

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE "LANDSCAPE DOCUMENTATION PACKAGE"

5-7-18

LARRY G. TISON LANDSCAPE ARCHITECT #1844

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- PLANT SYMBOL / QUANTITY
- PROPOSED VINE

LICENSED LANDSCAPE ARCHITECT — LARRY G. TISON — 1844 — 5-7-18 — STATE OF CALIFORNIA

#1844

PLANTING PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

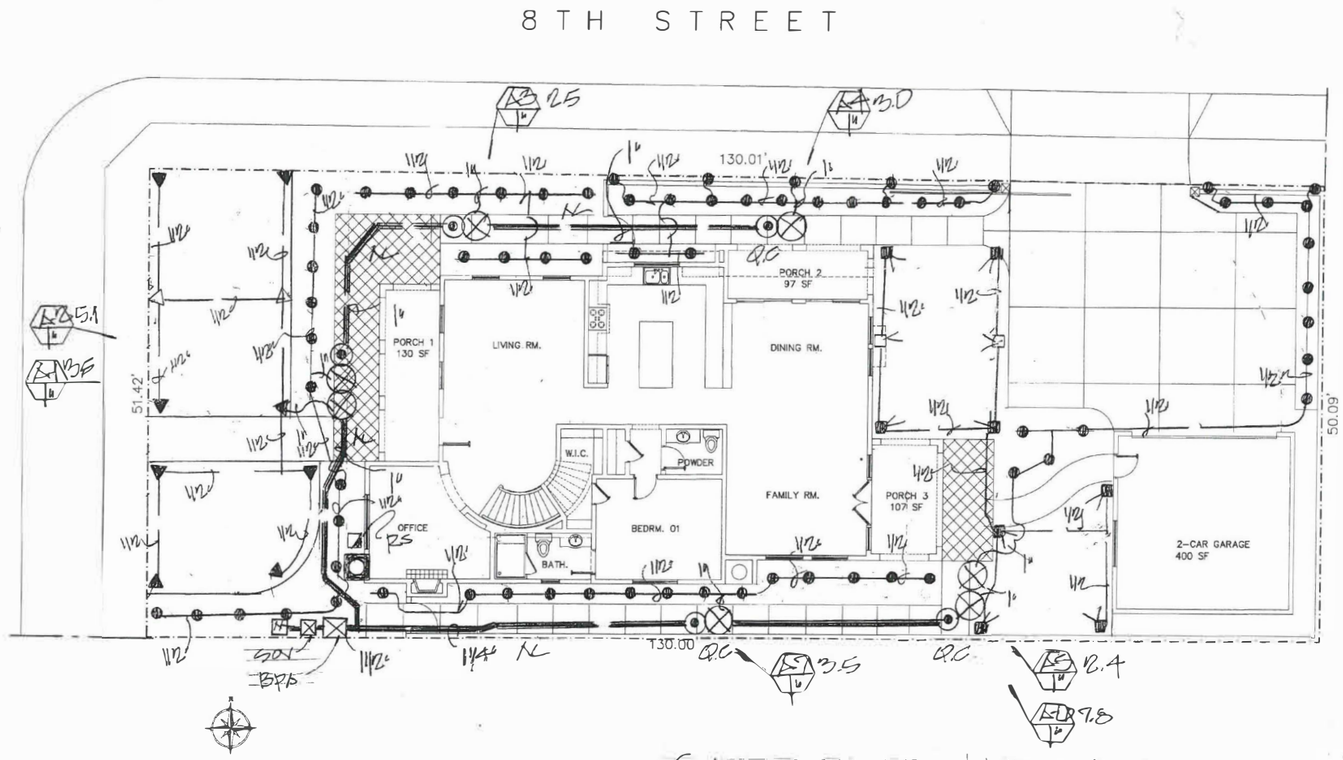
REVISIONS
9-5-16
3-15-17
02-26-18
04-28-18

ENGINEER:

LN DESIGN L.L.C.
DESIGN PLANNING INTERIOR
3415 WEST GARVEY AV. NORTH, SUITE 103, WEST COVINA, CA 91791
PHONE & FAX: (626) 814-9680

DATE: 5-7-18
SCALE: 1/8"=1'-0"
DRAWN: LGT
JOB NO. -

SHEET L-1



Reference Evapotranspiration (ETo) / 50'

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A-1/LW1	.5	B	.75	.66	5133	3388	15,028
A-2/LW1	.3	B	.81	.37	2105	1103	4,737
A-3/LW1	.3	B	.81	.37	1231	455	2,018
A-4/LW1	.3	B	.81	.37	402	150	1,864
A-5/LW1	.3	B	.81	.37	471	175	2,020
A-6/LW1	.3	B	.75	.4	664	266	1,864
A-7/LW1	.3	B	.81	.37	185	68.5	2,108
				Totals	22,400 (A)	11,049 (B)	34,323
Special Landscape Areas							(.47)
[redacted]				1			
				1			
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	34,323
				Maximum Allowed Water Allowance (MAWA)[e]			40,421

[a] Hydrozone/Planting Description E.g. 1.) front lawn 2.) side yard no planting 3.) medium water use plantings

[b] Irrigation Method (G) overhead spray or drip (B) = BUBBLER

[c] Irrigation Efficiency 0.75 for spray head 0.81 for drip

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

(50)(0.62)(.55)(22,400)+(0)

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + (1-ETAF) x SLA]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

MAWA = 40,421 GPY
ETWU = 34,323 GPY

SPRINKLER HEADS

SYMBOL	DESCRIPTION	MODEL NO.	GPM	RADIUS	PSI
▼	RAINBIRD 'POP-UP' 1/2"	1806-VAN18-90°	.42	16'	30
▽	" " "/HALF	1806-VAN18-180°	.85	16'	30
■	" " "/QTR	1812-12QN4QT	.105	12'	30
□	" " "/HALF	1812-12HN4PT	.13	12'	30
Ⓑ	" " BUBBLER	1812-1401	.25	-	30

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES

A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR MAINTENANCE MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

AT THE TIME OF FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY SUCH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

LEGEND

- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME-8 STA.)
- RS — RAIN SENSOR/ RAINBIRD RSD-BEX
- BFP — BACKFLOW PREVENTER (FEBCO-825Y-1 1/2")
- Q.C. — QUICK COUPLER/ RAINBIRD 44LRC
- VALVE/ RAINBIRD 'PEB' SERIES
- 12.0 — VALVE NO/ SIZE
  VALVE SIZE
- MAINLINE/ SCH. 40 PVC
- LATERAL LINE/ SCH. 40 PVC
- SHUT-OFF VALVE
- IRRIGATION SUB-METER

IRRIGATION PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
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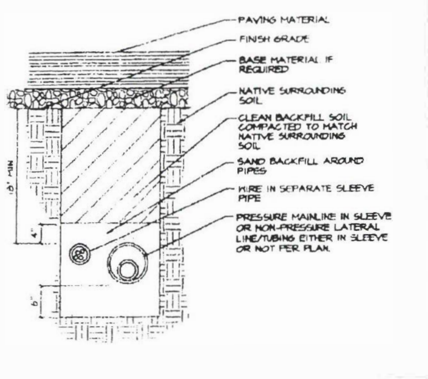
ENGINEER :

L N DESIGN L.L.C.
DESIGN PLANNING INTERIOR
1415WEST CARVER AV. NORTH, SUITE 100, WEST COVINA, CA 91791
PHONE & FAX: (626) 814-9583

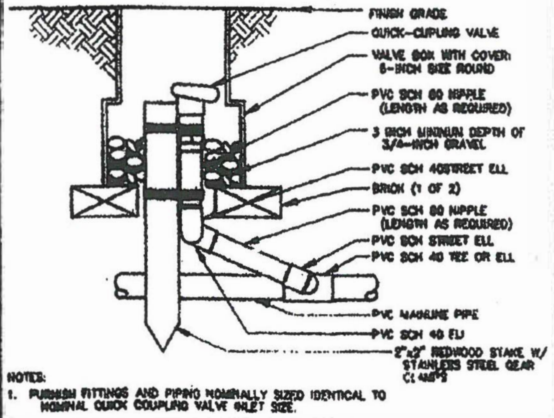
DATE: 5-7-18
SCALE: 1/8" = 1'0"
DRAWN: GT
JOB NO.

SHEET
L-2

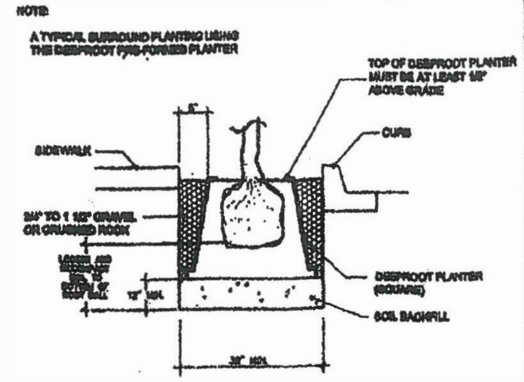
REVISIONS	BY



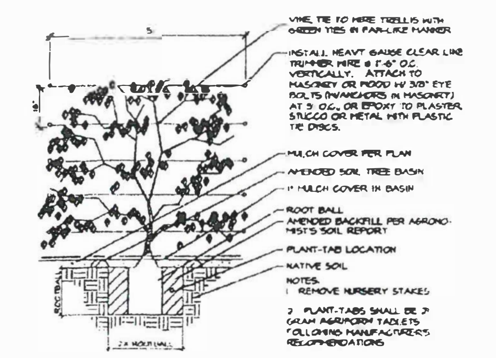
PIPE & WIRE TRENCHING



QUICK-COUPLING VALVE



TREE ROOT BARRIERS



VINE PLANTING DETAIL

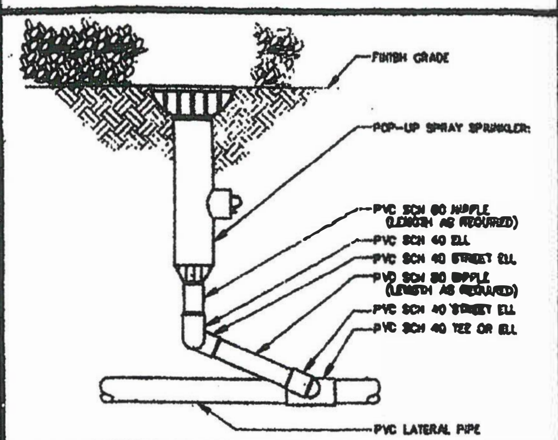
1. CONTRACTOR SHALL VERIFY PLANT COUNT FOR BIDDING PURPOSES.
2. GROUND COVER INDICATED BY [hatch symbol] SHALL BE CONTINUOS UNDER SHRUB.
3. PLANTING AREAS WHICH HAVE NO GROUND COVER INDICATED SHALL RECEIVE 3" MIN. FINE REDWOOD RARK AS A GROUND COVER.
4. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL FOR 90 DAYS AFTER INSTALATION AND REPLACE ANY DISEASESD OR DAMAGED MATERIAL DURING THAT ONE YEAR PERIOD.
5. THE FOLLOWING AMENMENTS SHALL BE UNFORMALLY BROADCAST AND THROUGHLY INCORPORATED TO A DEPTH OF 12" MIN. BY ROTORILLER EQUAL AMOUNT PER. 1000 SQ FT.
6. CU, YD. (3⁄4") NITROGEN STABILIZED ORGANIC AMENDMENT FROM REDWOOD SAWDUST, FIR DUST, OR FINELY GROUND BARK 5 LBS. ANMONIUM SURFATE.

NOTE: THIS FORMULA IS A STD. MIX AND WILL CHANGE IF THERE ARE ANY UNUSUAL SOIL CONDITIONS AT THE SITE. COMPACTED BACKFILL SHALL BE 100% ON SITE SOIL.

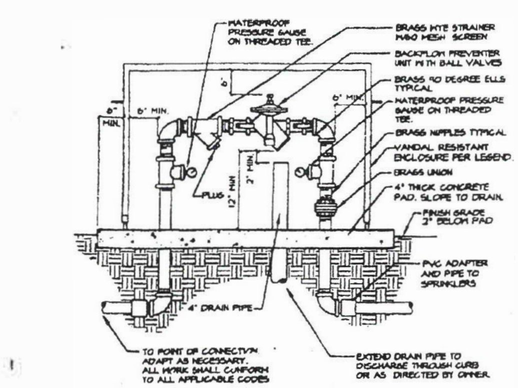
LANDSCAPE NOTES

SOIL TEXTURE	[illegible] PRECIPITA- RATE: INCH PER HOUR							
	[illegible]		[illegible]		[illegible]		[illegible]	
	COVER	BARE	COVER	BARE	COVER	BARE	COVER	BARE
COURSE SANDY SOIL	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
COURSE SANDY SOIL OVER COMPACT LOAM	1.75	1.50	1.25	1.00	1.00	0.75	0.75	0.40
LIGHT SANDY LOAM UNIFORM	1.75	1.00	1.25	0.80	1.00	0.60	0.75	0.40
LIGHT SANDY LOAM UNIFORM COMPACT SOIL	[illegible]	0.75	1.00	0.60	0.75	0.40	0.50	0.30
UNIFORM SOFT LOAM	1.00	0.50	0.80	0.40	0.60	0.30	0.40	0.20
LIGHT LOAM OVER COMPACT SOIL	0.60	0.30	0.50	0.25	0.40	0.15	0.30	0.10
LIGHT CLAY OVER LOAM	0.20	0.15	0.15	0.10	0.12	0.08	0.10	0.06

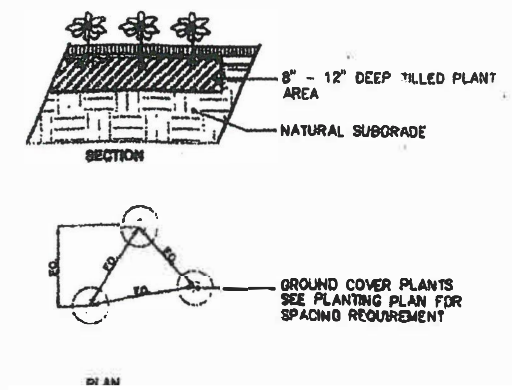
SOIL CHARACTERISTICS



POP-UP SPRAY SPRINKLER



BACKFLOW PREVENTER

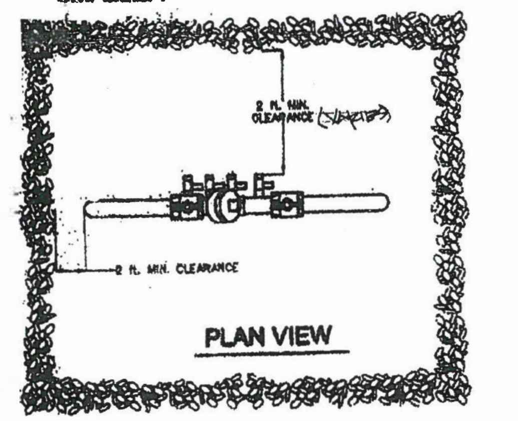


1. ALL IRRIGATION LINES UNDER DRIVES TO BE INSTALLED IN PVC SLEEVE @ 18" DEPTH MIN.
2. LOCATE ALL RCV'S & HB'S IN PLANTING AREAS. (TYP.)
3. JET ALL LINES AND TRENCHES UNDER PAVING 90% MIN. COMPACTION.
4. INSTALL REMOTE CONTROL VALVE IN AMETEK 12" BOX OR EQUAL (ONE VALVE PER BOX) & MARKED "IRRIGATION". LOCATED BOXES IN GROUND COVER AREAS WHENEVER POSSIBLE AND A MIN. 12": FROM PAVING OR CURBS.
5. THE CONTRACTOR SHALL PROVIDE OWNER WITH A COMPLETELY OPERATING SYSTEM AND CLEAN SET OF MARKED PRINTS AS "AS-BUILT" DRAWINGS. REFERENCE ALL TRENCHES WITH DIMENSIONS TO NEAREST BUILDING OR PAVING.
6. THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM WILL BE FREE FROM DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR. ALL REPAIRS NECESSARY SHALL BE MADE AT NO COST TO THE OWNER.

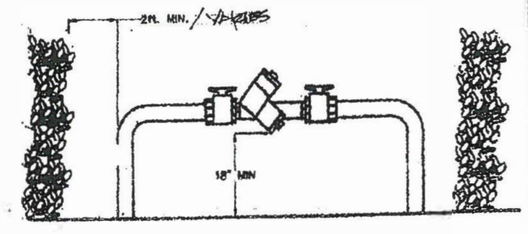
NOTE: ALL OTHER REQUIREMENTS TO BE PER CITY STANDARDS AND SPECIFICATIONS

IRRIGATION NOTES

BACKFLOW PREVENTION DEVICES SCREENING REQUIRMENTS 2-1/2" AND SMALLER

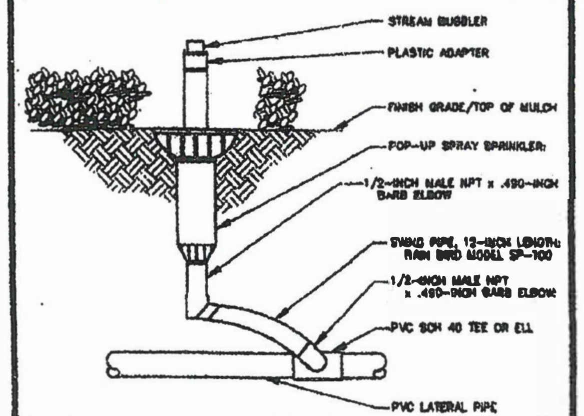


PLAN VIEW

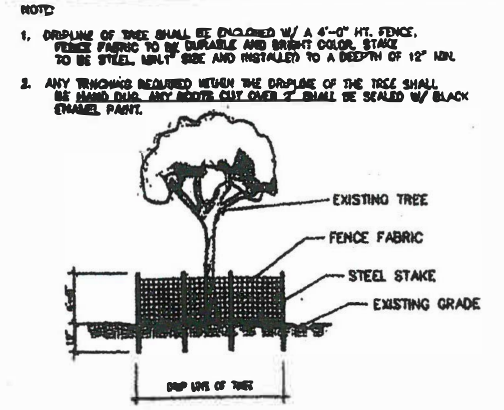


ELEVATION

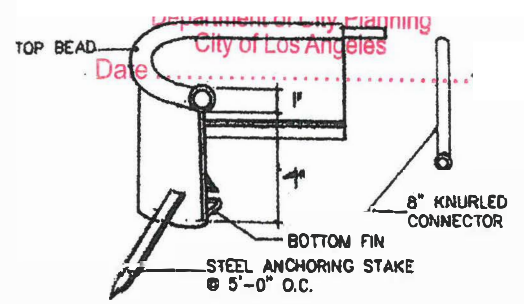
BACKFLOW DEVICE SCREEING DETAIL



BUBBLER

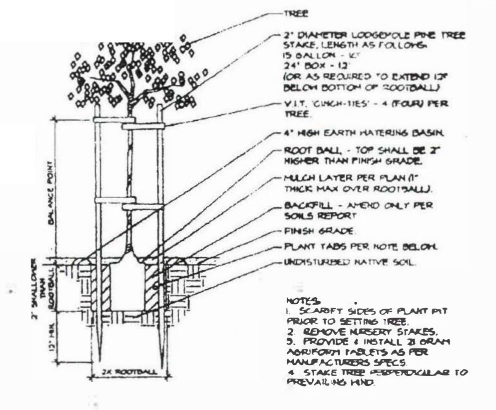


PROJECTION OF EXISTING TREE

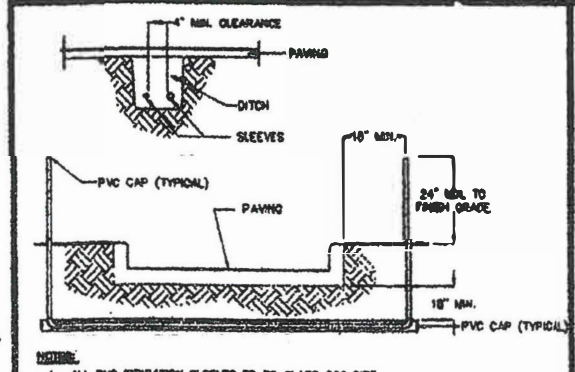


Department of City Planning
City of Los Angeles
Date

POLYETHYLENE EDGING

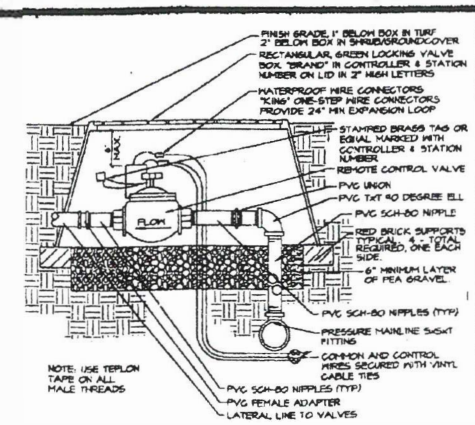


TREE STAKING DETAIL

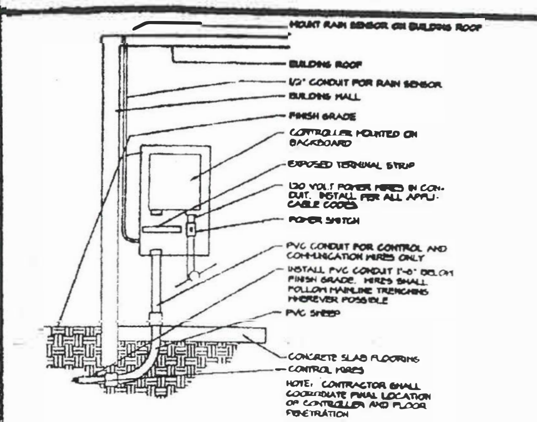


NOTES:
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THEN ONE SLEEVE, EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISH GRADE.
4. MECHANICALLY TAMP TO 95% COMPACTION.

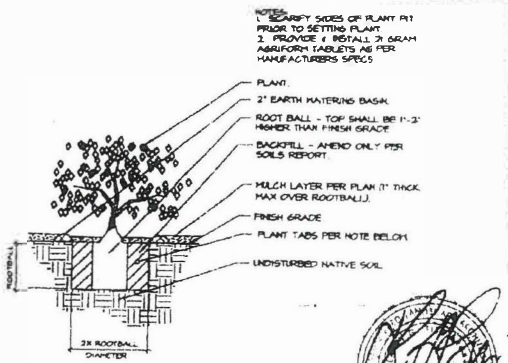
SLEEVING



REMOTE CONTROL VALVE



SOLID-STATE CONTROLLER



SHRUB PLANTING DETAIL #1844

LARRY G. TISON & ASSOCIATES
LANDSCAPE ARCHITECTURE

NOTE: USE DETAILS AS APPLICABLE TO THIS PROJECT ONLY.

LANDSCAPE DETAIL & SPECIFICATION PLAN

DATE:

SCALE: N.T.S.

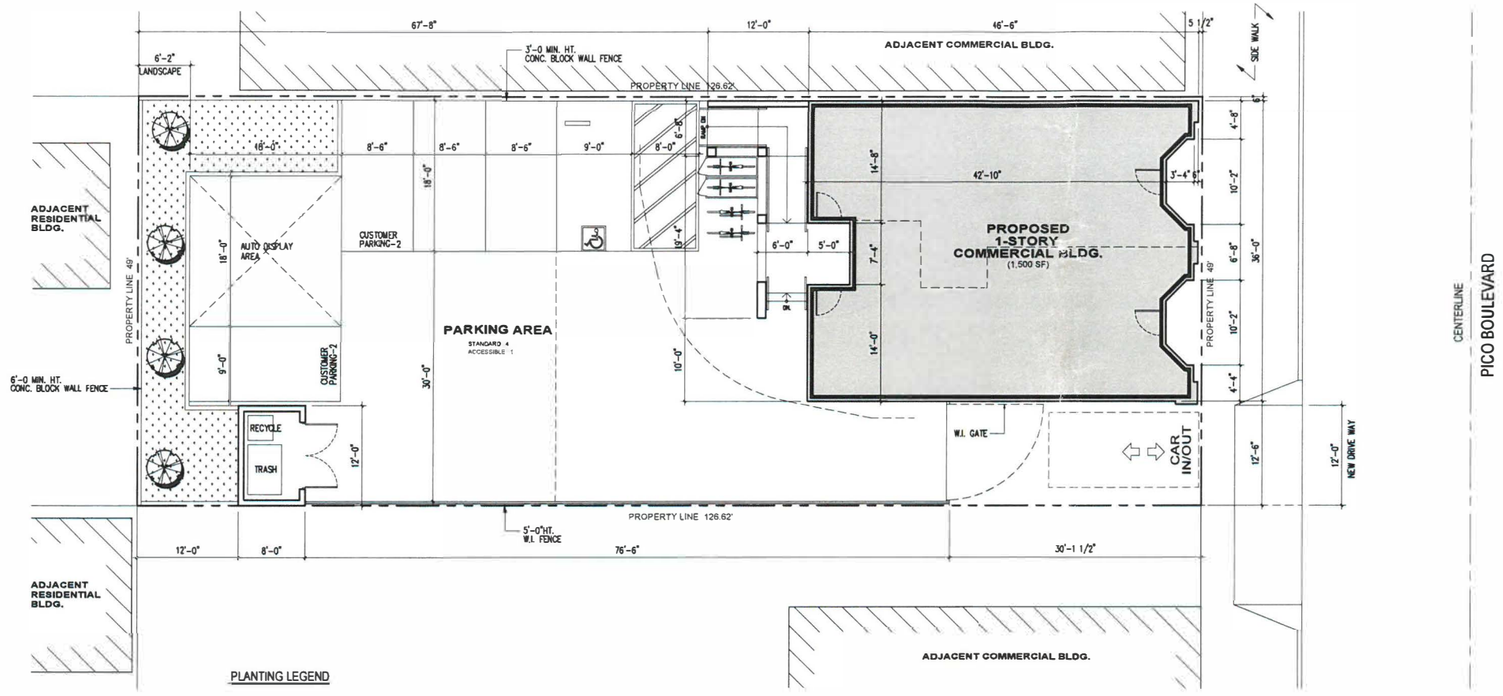
DRAWN: LGT

SHEET# L-3

Infill Examples (3 of 3)

NEW CONSTRUCTION FOR

I AUTO USED CAR SALES BUILDING



PLANTING LEGEND

LAGERSTROEMIA INDICA 'PINK'
CRAPEMYRTLE - MULTI TRUNK
24" BOX/ 4 EA.

SITE PLAN

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

1

N

PROJECT INFORMATION

PROJECT ADDRESS	:	
OWNER INFORMATION	:	JOHN LIM 3050 W. PICO BLVD. LOS ANGELES, CA 90006 TEL) 213-494-7380
LEGAL DESCRIPTION	:	TRACT : CULVER'S ROXBURY PARK MAP REF. : M B 3-30 LOT# : 8
APN NUMBER	:	5074001007
NUMBER OF STORY	:	1-STORY
TYPE OF CONSTRUCTION	:	TYPE-V, B
ZONE	:	C2-1-HPOZ
HPOZ NAME	:	HARVARD HEIGHTS
LOT SIZE	:	6,209.4 (sq ft)
OCCUPANCY	:	B
FLOOR AREA (ZONNING)	:	1,500 (SQ FT)
PARKING	:	

REQUIRED	1,500/500 + 2 CUSTOMER PARKING	5 STALLS
PROVIDED	1-ACCESSIBLE, 4-STANDARD	5 STALLS

SCOPE OF WORK : NEW CONSRTUCTION FOR USED AUTOMOBILES SALES BUILDING

SHEET INDEX

SEQ.	SHT.	TITLE
1	A-1.0	COVER SHEET, GENERAL INFORMATION
2	A-1.1	PERSPECTIVES
3	A-1.2	CONTEXT ANALYSIS
4	A-1.3	CONTEXT ANALYSIS
5	A-1.3A	CONTEXT ANALYSIS
6	A-1.4	MATERIALS
7	A-1.5	MATERIALS
8	A-2.1	FLOOR PLAN
9	A-2.2	ROOF PLAN
10	A-3.1	BUILDING ELEVATIONS
11	A-3.2	BUILDING ELEVATIONS

SYMBOL

- BUILDING SECTION — SECTION IDENTIFICATION — SHEET WHERE SECTION IS DRAWN
- WALL SECTION — SECTION IDENTIFICATION — SHEET WHERE SECTION IS DRAWN
- INTERIOR ELEVATION — GROUP NUMBER — SHEET WHERE ELEVATION IS LOCATED
- DETAIL — DETAIL NUMBER — IDENTIFICATION SHEET WHERE DETAIL IS DRAWN
- 100 DOOR NUMBER
- A WINDOW NUMBER
- A REVISION NUMBER
- CENTERLINE
- 1 GRID LINE

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE COMMENCING ANY PORTION OF THE WORK AND SHALL NOTIFY THE ARCHITECT AND OWNER IN WRITING IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE DRAWINGS AND/OR SPECIFICATIONS WHICH IN FACT EXIST OR WHICH MAY BE REQUIRED IN ORDER TO ACCOMMODATE EXISTING CONDITIONS.
   COMMENCEMENT OF WORK SHALL CONSTITUTE FULL ACCEPTANCE OF SITE CONDITIONS.
2. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO PERFORM THEIR WORK IN ACCORDANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS AND THE LATEST ACCEPTED TRADE PRACTICES.
3. ALL COSTS FOR INSPECTIONS, TESTS AND PERMITS SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTOR UNLESS NOTED OTHERWISE IN THE SPECIFICATION.
4. ALL COMMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWING AND /OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK INVOLVED.
5. ALL SUBCONTRACTORS SHALL BE RESPONSIBLE TO PERFORM THEIR RESPECTIVE WORK NECESSARY TO MAKE A COMPLETE AND FINISHED JOB WHETHER OR NOT SPECIFICALLY DESCRIBED OR ILLUSTRATED IN THESE PLANS AND SPECIFICATION.
6. ALL SUBCONTRACTORS SHALL REMOVE ALL DEBRIS CAUSED BY THEM ON THE JOB.
7. ALL MATERIAL AND WORK TO CONFORM TO ALL GOVERNMENT BUILDING CODES, REGULATIONS AND AGENCIES, HAVING JURISDICTION.
8. DO NOT SCALE DIMENSIONS ON ALL DRAWINGS.
9. ALL DETAILS NOTED AS TYPICAL SHALL BE USED WHEREVER APPLICABLE, UNLESS NOTED OTHERWISE.
10. DIMENSIONS ON DRAWINGS ARE SHOWN TO CENTER LINES OF COLUMNS AND TO FACE OF STUDS AND PARTITIONS.
11. PROVIDE AND MAINTAIN REQUIRED SANITARY TOILET FACILITIES DURING CONSTRUCTION.
12. CONSTRUCT AND MAINTAIN ALL FENCES, BARRICADES AND OTHER NECESSARY STRUCTURE OR FRAME OF THE TEMPORARY NATURE AS MAYBE REQUIRED FOR THE PROTECTION OF THE PROPERTY OR THE PUBLIC ON THE STREET.
13. SHOP DRAWINGS WHEN REQUIRED SHALL BE SUBMITTED TO THE ARCHITECT AND OWNER IN TRIPLICATE AND NO WORK SHALL COMMENCE BY THIS TRADE UNTIL DRAWINGS ARE APPROVED AND SIGNED BY ARCHITECT AND/OR OWNER.

CONTACT INFOMATION

ARCHITECT

GROUP ARCH. DEVELOPMENT, INC
3850 WILSHIRE BLVD. #208
LOS ANGELES, CA 90010
E-MAIL: GAINFO@GROUPARCH.NET
PHONE: 213.383.2088

PROJECT LOCATION
3050 W. PICO BLVD.
LOS ANGELES, CA 90006

G·R·O·U·P
A·R·C·H
GROUPARCH. DEVELOPMENT, INC.
ARCHITECTURE, PLANNING, INTERIORS, CONSULTANTS
3850 WILSHIRE BLVD. SUITE 208
LOS ANGELES CA 90010
TEL 213-383-2088
FAX 213-387-3867
Email Group@arch.usa.net

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING

TITLE

DATE	REVISION	BY

DRAWN APPROVED

DATE SCALE

SHEET:

A-1.0

OF SHEETS

■ VIEW FROM PICO BLVD.

■ SOUTH EAST VIEW

■ NORTH WEST VIEW

G·R·O·U·P
A·R·C·H
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SEAL/SIGNATURE

NEW CONSTRUCTION FOR

I AUTO USED CAR SALES BUILDING

TITLE

DATE	REVISION	BY

DRAWN APPROVED

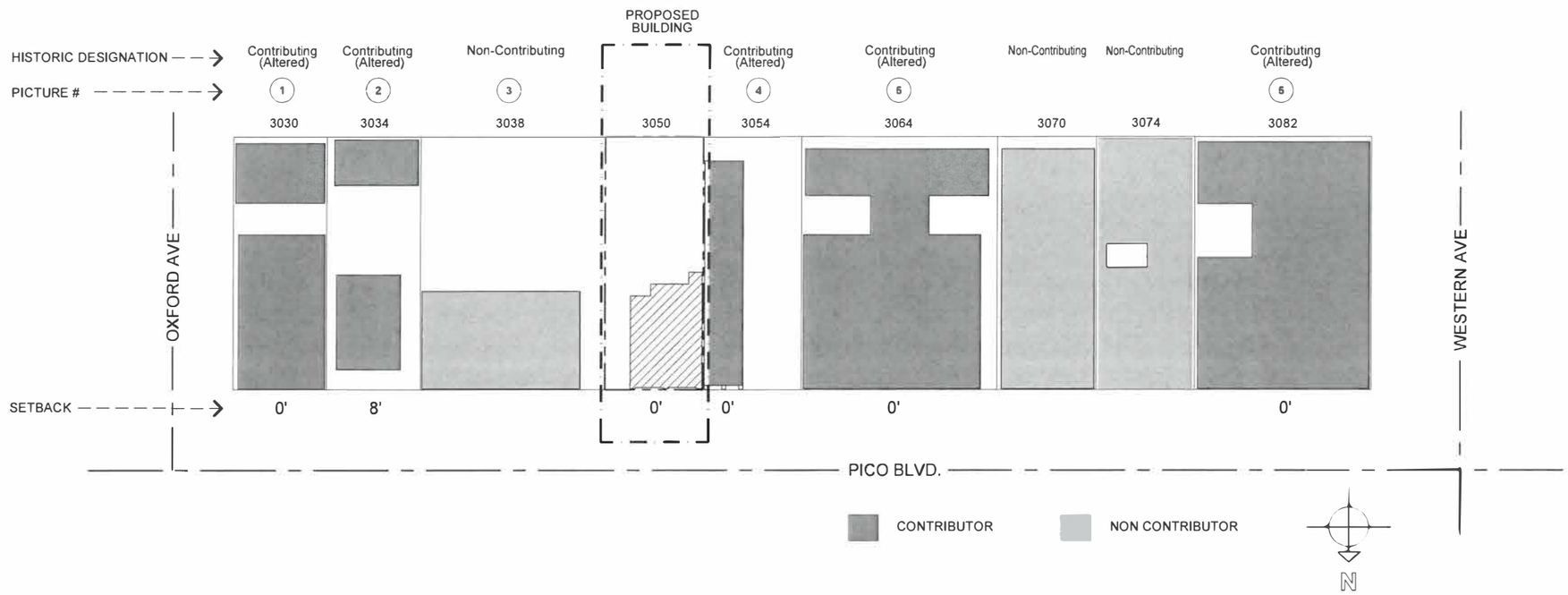
DATE SCALE

SHEET:

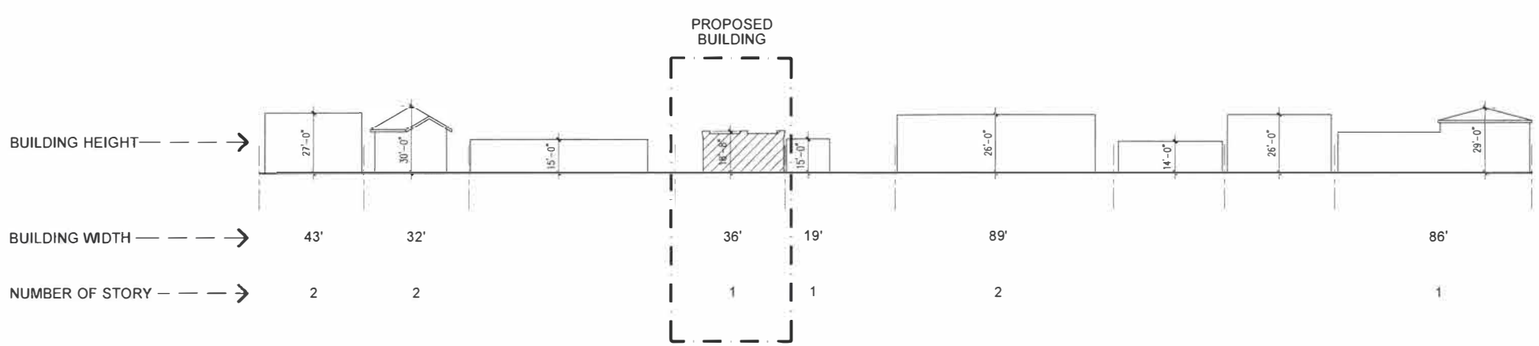
A-1.1

OF SHEETS

■ SETBACK & HISTORIC DESIGNATION ANALYSIS



■ MASSING AND HEIGHT ANALYSIS



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I AUTO USED CAR SALES BUILDING

TITLE

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SHEET:

A-1.2

OF SHEETS

■ PHOTO SURVEY OF SURROUNDING ARCHITECTURAL STYLES

1

COMMERCIAL / UTILITARIAN

2

CRAFTSMAN INFLUENCE

3

N/A

4

CONTEMPORARY

5

ROMANESQUE REVIVAL

6

CLASSICAL REVIVAL / SPANISH INFLUENCE

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR

I AUTO USED CAR SALES BUILDING

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DATE	REVISION	BY

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DATE SCALE

SHEET:

A-1.3

OF SHEETS

■ SUMMARY TABLE FOR CONTRIBUTING ELEMENTS

	ADDRESS	STRUCTURE TYPE	LOT AREA	APPROX. FOOT PRINT	APPROX. LOT COVERAGE	APPROX. SETBACK	APPROX. HEIGHT	APPROX. # STORIES
1	3030 W PICO BLVD.	COMMERCIAL BUILDING	5,832	4,568	78%	0'	27'	2
2	3034 W PICO BLVD.	COMMERCIAL BUILDING	5,957	2,433	41%	8'	30'	2
4	3054 W PICO BLVD.	COMMERCIAL BUILDING	6,209	2,136	34%	0'	15'	1
5	3064 W PICO BLVD.	COMMERCIAL BUILDING	12,417	9,414	76%	0'	26'	2
6	3082 W PICO BLVD.	COMMERCIAL BUILDING	9,678	3,800	39%	0'	29'	1
AVERAGE			8,381	3,880	44.8%	1.6'	25.4'	1.6
EXIST'G BUILDING		NONE	–	–	–	–	–	–
PROPOSED BUILDING		COMMERCIAL BUILDING	6,209	1,800	29%	0'	18.6'	1

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I AUTO USED CAR ALES BUILDING

TITLE

DATE	REVISION	BY

DRAWN APPROVED

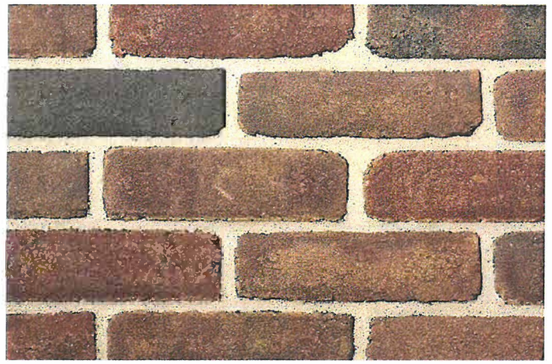
DATE SCALE

SHEET:

A-1.3A

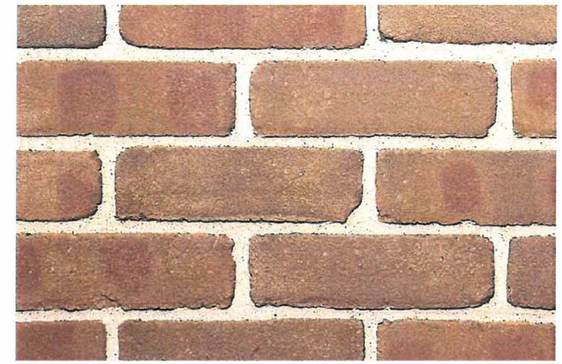
OF SHEETS

■ MATERIALS



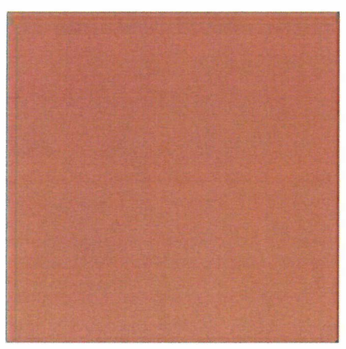
BRICK WALL

THIN BRICK-BELCREST 760
BY BELDEN BRICK



HEADER

THIN BRICK-BELCREST 530
BY BELDEN BRICK



Georgia Clay
DE5181

Swiss Coffee
DEW341

WALLS : SMOOTH STUCCO FINISH OVER PLY WOOD

(COLOR: DEW341 SWISS COFFEE BY 'DUNN EDWARD')

CORNICE / BASE : SMOOTH STUCCO FINISH OVER PLY WOOD

(COLOR: DEW341 SWISS COFFEE BY 'DUNN EDWARD')

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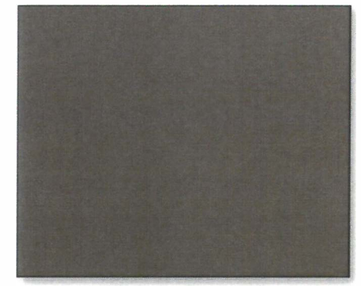
SHEET:
A-1.4
OF SHEETS

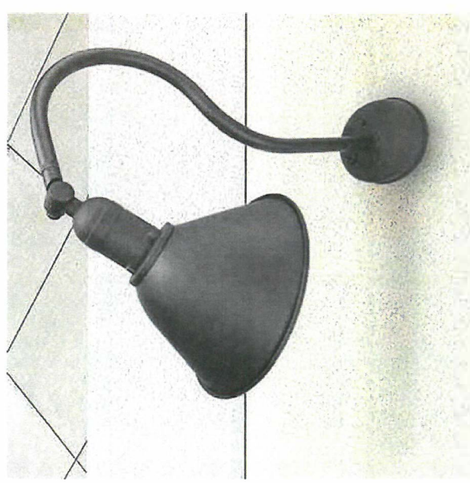
■ MATERIALS



Classic Bronze
UC74957

STORE FRONT WINDOW / DOOR

FF450 / ENTRANCE DOOR-400
BY US ALUMINUM
(COLOR :CLASSIC BRONZE -UC74957)



SIGN LIGHT

BLACK GOOSENECK OUTDOOR SIGN LIGHTING
LED WAREHOUSE SIGN LIGHT - ADLXSV930

FENCE : WROUGHT IRON FENCE

(COLOR: BLACK)

WALL LIGHTING

KICHLER FRANCEASI 22-IN H OLD BRONZE MEDIUM BASE
(E-26) OUTDOOR WALL LIGHT

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SEAL/SIGNATURE

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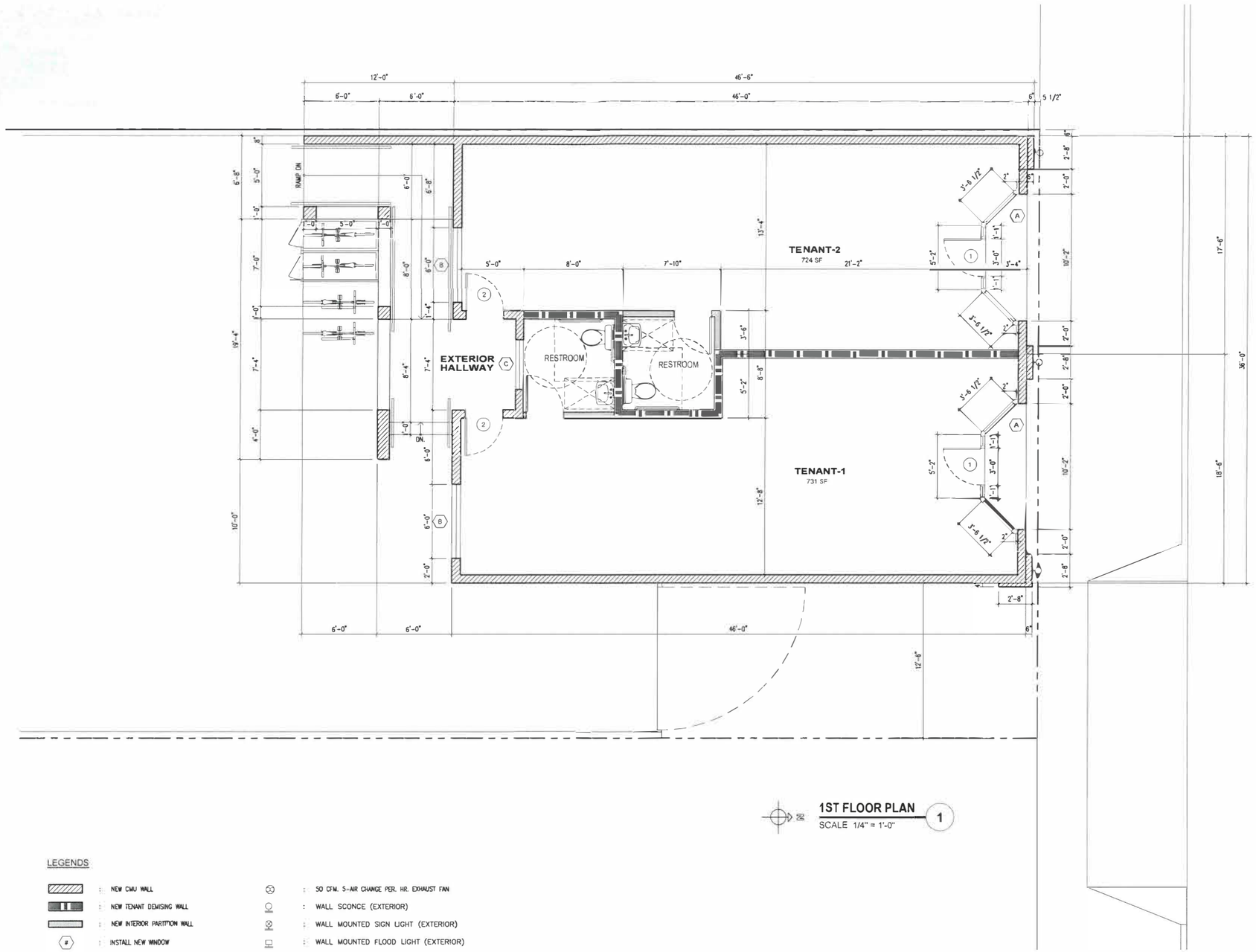
OF SHEETS



1ST FLOOR PLAN (1)

SCALE 1/4" = 1'-0"

LEGENDS

- NEW CMU WALL
- NEW TENANT DEMISING WALL
- NEW INTERIOR PARITTION WALL
- (#) INSTALL NEW WINDOW
- (#) INSTALL NEW DOOR
- 50 CFM. 5-AIR CHANGE PER. HR. EXHAUST FAN
- WALL SCONCE (EXTERIOR)
- WALL MOUNTED SIGN LIGHT (EXTERIOR)
- WALL MOUNTED FLOOD LIGHT (EXTERIOR)

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING

TITLE

DATE	REVISION	BY

DRAWN APPROVED

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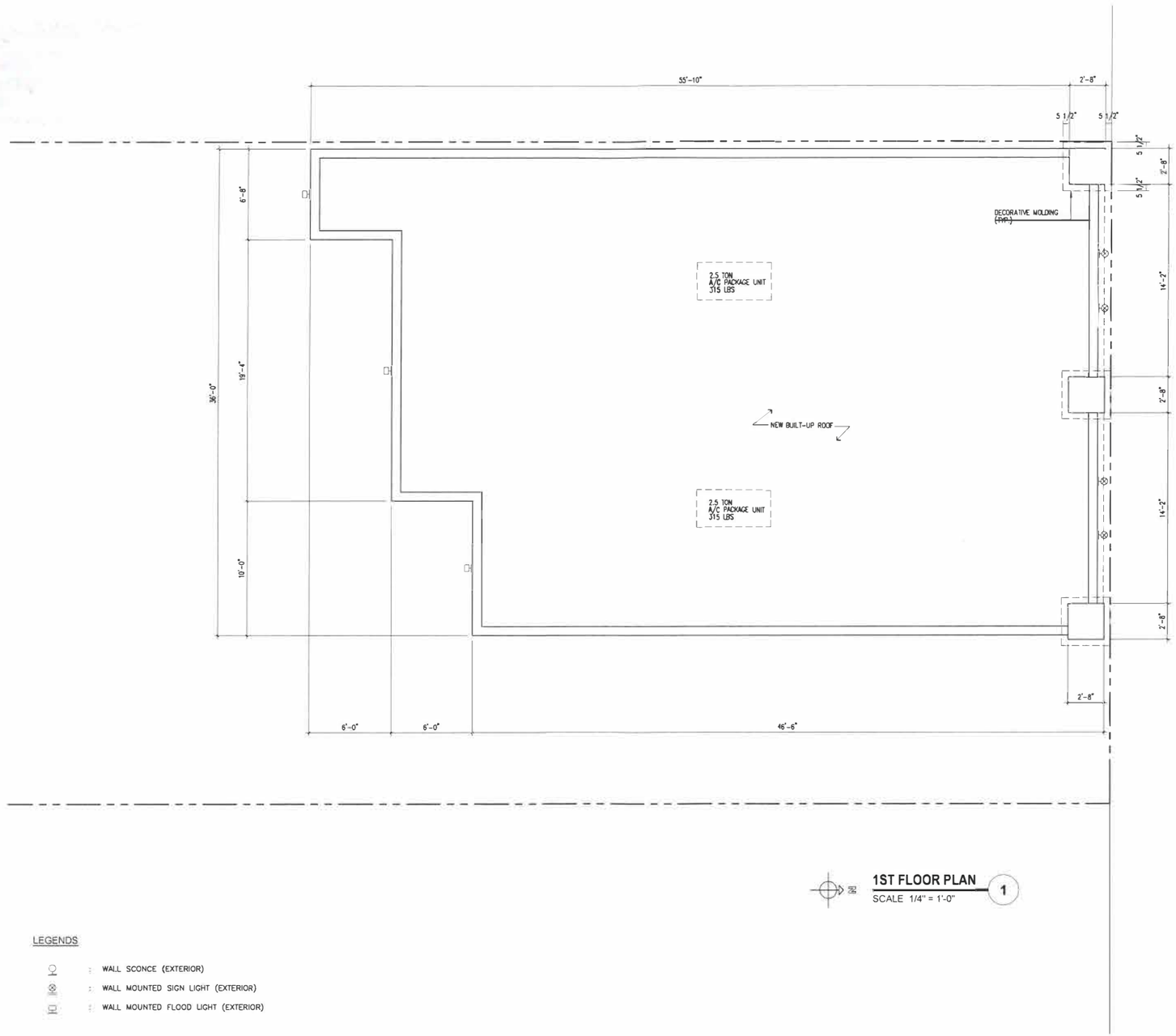
SHEET:

A-2.1

OF SHEETS



1ST FLOOR PLAN (1)

SCALE 1/4" = 1'-0"

LEGENDS

- : WALL SCONCE (EXTERIOR)
- : WALL MOUNTED SIGN LIGHT (EXTERIOR)
- : WALL MOUNTED FLOOD LIGHT (EXTERIOR)

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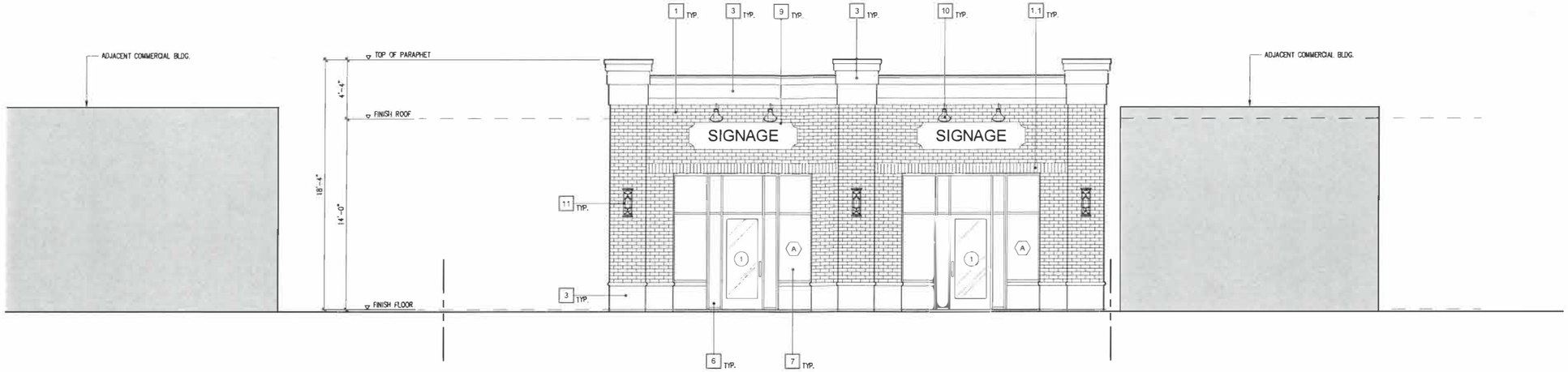
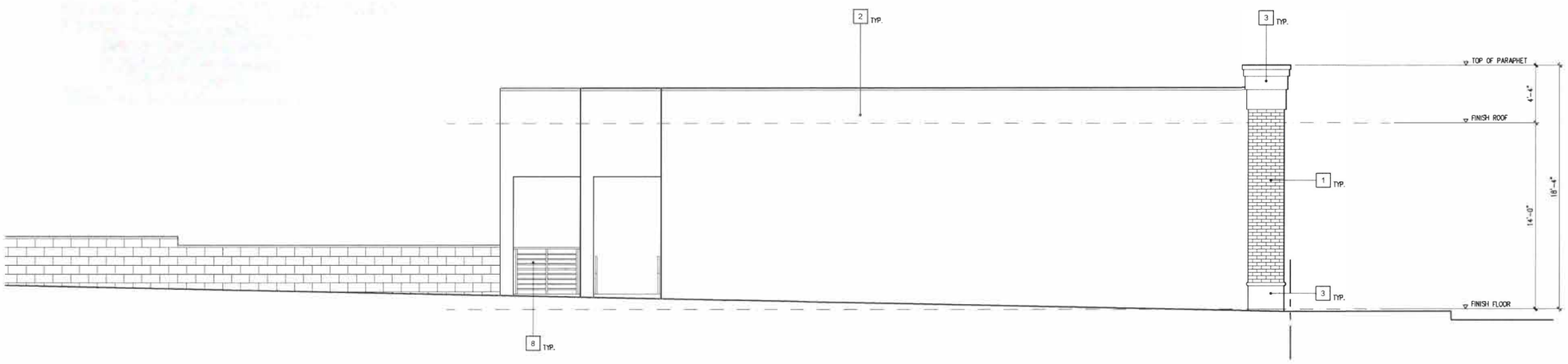


NORTH ELEVATION (1)

SCALE 1/4" = 1'-0"



EAST ELEVATION (2)

SCALE 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. THK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR : BELCREST 760
1.1. THK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR : BELCREST 530
2. EXTERIOR STUCCO PROVIDE PAINT FINISH. COLOR : DE5181 GEORGIA CLAY BY 'DUNN EDWARD'
3. EXTERIOR STUCCO PROVIDE PAINT FINISH COLOR : DEW341 SWISS COFFEE BY 'DUNN EDWARD'
4. MTL. CONDUCTOR BOX W/ DOWNSPOUT
5. CMU WALL
6. ALUMINUM FRAME-FF450 BY U.S. ALUMINUM COLOR : CLASSIC BRONZE -UC74957
7. 1/4" SINGLE PANE GLASS
8. PAINTED MTL. GUARDRAIL OR HANDRAIL
9. SIGN BY OTHERS
10. KICHLER FRANCEAS' 22-IN H OLD BRONZE MEDIUM BASE (E-26) OUTDOOR WALL LIGHT
11. BLACK GOOSENECK OUTDOOR SIGN LIGHTING LED WAREHOUSE SIGN LIGHT - ADLXSV930

LEGENDS

(#) : INSTALL NEW WINDOW

(#) : INSTALL NEW DOOR

WINDOW AND DOOR SCHEDULE

NUMBER	TYPE	SIZE	FRAME MATERIAL	GLASS	NOTES
(A)	STORE FRONT WINDOW	10'-2"(W) X 10'-0"(H)	ALUMINUM	1/4" GLAZED	SEE, FLOOR PLAN FOR DETAILED SIZE
(1)	STORE FRONT DOOR	3'-0"(W) X 7'-0"(H)	ALUMINUM	1/4" GLAZED	

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DATE SCALE

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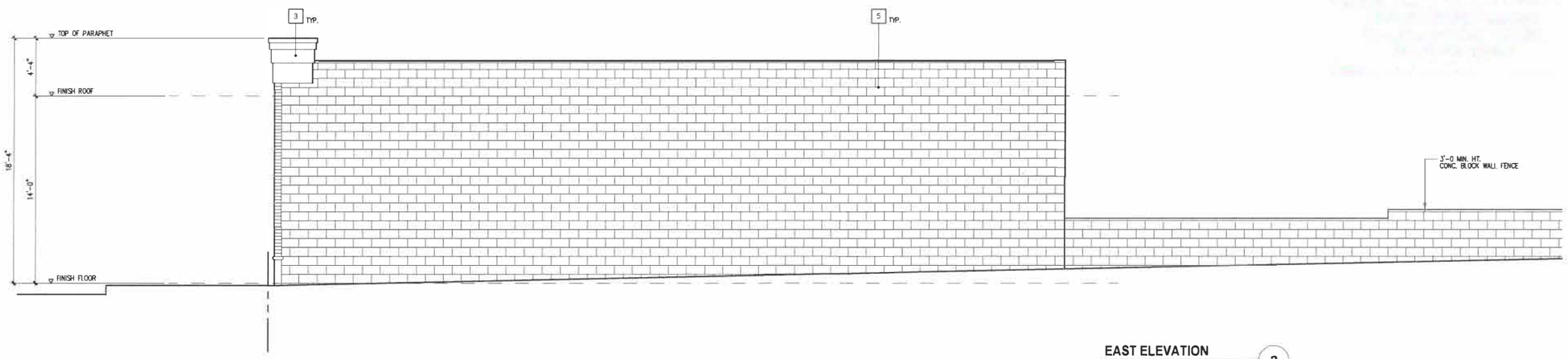
A-3.1

OF SHEETS

NORTH ELEVATION (1)
SCALE 1/4" = 1'-0"



EAST ELEVATION (2)
SCALE 1/4" = 1'-0"

ELEVATION KEY NOTES:

1. THK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR : BELCREST 760
1.1. THK 1.75" THIN BRICK BY 'THE BELDEN BRICK COMPANY' COLOR : BELCREST 530
2. EXTERIOR STUCCO PROVIDE PAINT FINISH, COLOR : DE5181 GEORGIA CLAY BY 'DUNN EDWARD'
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5. CMU WALL
6. ALUMINUM FRAME-FF450 BY U.S. ALUMINUM COLOR :CLASSIC BRONZE -UC74957
7. 1/4" SINGLE PANE GLASS -
8. PAINTED M.TL. GUARDRAIL OR HANDRAIL -
9. SIGN BY OTHERS -
10. KICHLER FRANCEASI 22-IN H OLD BRONZE MEDIUM BASE (E-26) OUTDOOR WALL LIGHT
11. BLACK GOOSENECK OUTDOOR SIGN LIGHTING LED WAREHOUSE SIGN LIGHT - ADLGSV930

LEGENDS

(#) : INSTALL NEW WINDOW

(#) : INSTALL NEW DOOR

WINDOW AND DOOR SCHEDULE

NUMBER	TYPE	SIZE	FRAME MATERIAL	GLASS	NOTES
(B)	FIXED WINDOW	6'-0"(W) X 7'-0"(H)	ALUMINUM	1/4" GLAZED	
(C)	SLIDING WINDOW	4'-0"(W) X 1'-4"(H)	ALUMINUM	1/4" GLAZED	
(2)	HOLLOW CORE METAL DOOR	3'-0"(W) X 7'-0"(H)	ALUMINUM	-	

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR
I AUTO USED CAR SALES BUILDING

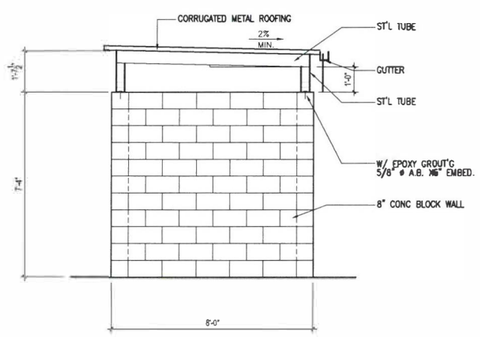
TITLE

DATE	REVISION	BY

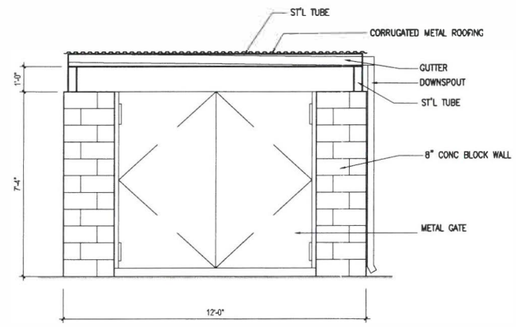
DRAWN APPROVED

DATE SCALE

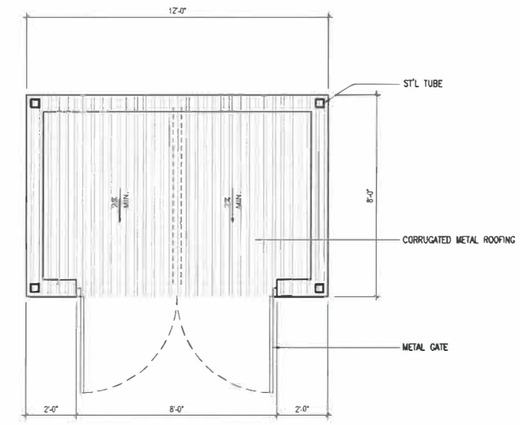
SHEET:
A-3.2
OF SHEETS



FRONT VIEW



FRONT VIEW



PLAN VIEW

TRASH ENCLOSURE DETAIL (1)

SCALE 3/8" = 1'-0"

G·R·O·U·P
A·R·C·H
GROUPARCH. DEVELOPMENT, INC.
ARCHITECTURE, PLANNING, INTERIORS, CONSULTANTS
3850 WILSHIRE BLVD SUITE 208
LOS ANGELES CA 90010
TEL : 213 - 383 - 2088
FAX : 213 - 387 - 3867
E-mail : GroupArch@sbcglobal.net

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SEAL/SIGNATURE

NEW CONSTRUCTION FOR

I AUTO USED CAR S LES BUILDING

TITLE

DATE	REVISION	BY

DRAWN APPROVED

DATE SCALE

SHEET:

A-3.3

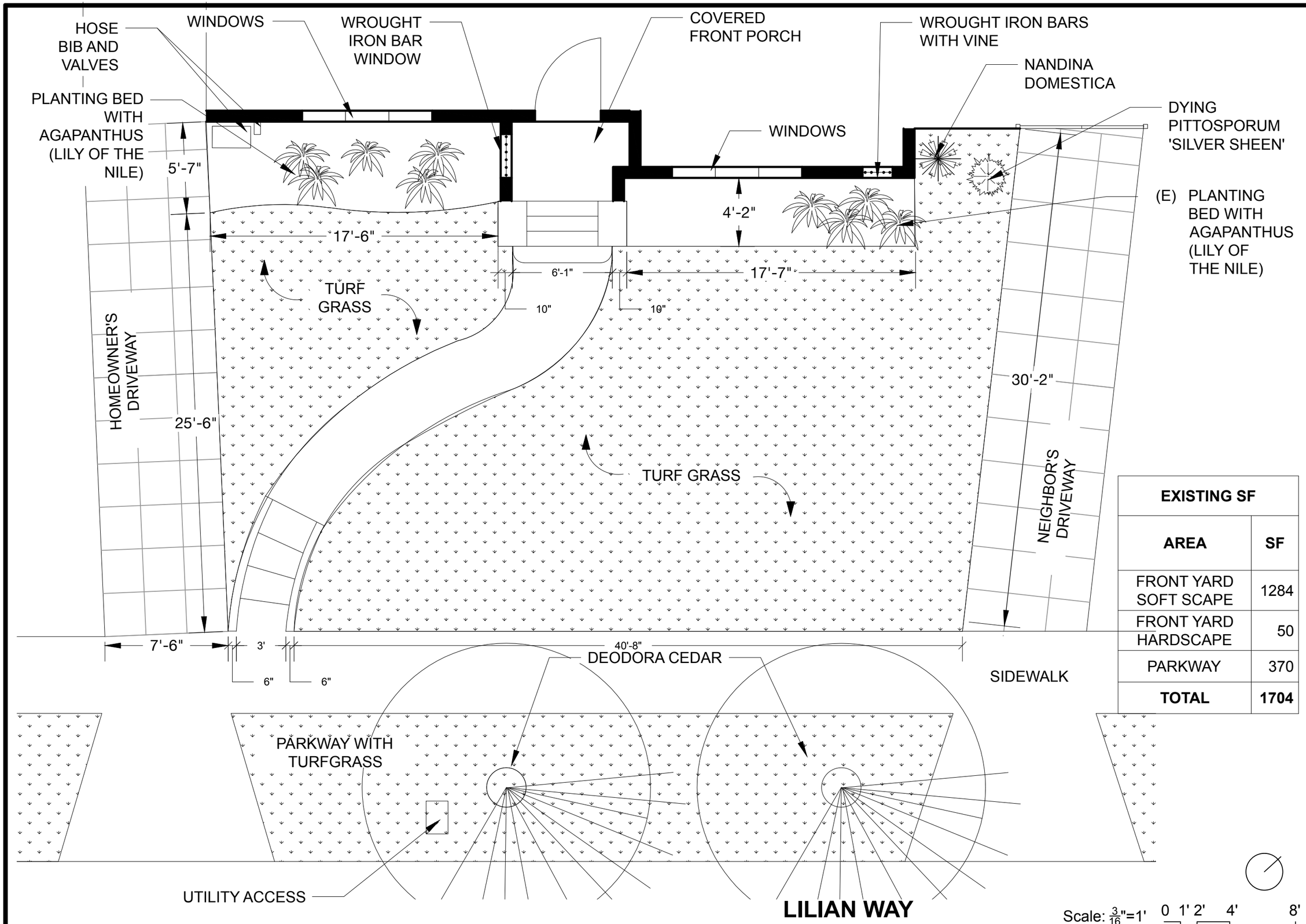
OF SHEETS

9/14/2018 4:56:24 PM

Landscape Examples (1 of 6)

SHEET INDEX

EXISTING CONDITIONS L0.00
EXISTING CONDITINOS ..... IMAGES
PLANT SCHEDULE L2.00
LANDSCAPE CONSTRUCTION
AND PLANTING PLAN..... L2.10
PLANT PALLETTE ..... PHOTOS



EXISTING SF	
AREA	**SF**
FRONT YARD SOFT SCAPE	1284
FRONT YARD HARDSCAPE	50
PARKWAY	370
TOTAL	**1704**

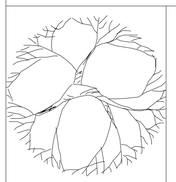
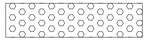
CRAIG BIESECKER
(646)752-1001

EXISTING CONDITIONS

L0.00

EXISTING CONDITION SITE PHOTOS

PLANT SCHEDULE

SYMBOL	BOTANIC NAME	COMMON NAME	MATURE SIZE (HXW)	EVERGREEN OR DECIDUOUS	CONTAINER SIZE	QUANTITY	SUN	BLOOM COLOR	BLOOM TIME	WATER USE	COMMENTS
TREES											
	RHUS LANCEA	AFRICAN SUMAC	20'-30' X 20'-35'	EVERGREEN	36" BOX	1	FULL SUN- PART SHADE	YELLOW-GREEN	WINTER/ SPRING	LOW	MULTI-TRUNK
SHRUBS											
	ALOE VERA	MEDICINAL ALOE	1'-2' X SAME	EVERGREEN	5G	11	FULL SUN/ PART SHADE	YELLOW	SPRING/ SUMMER	LOW	FLOWER STEMS DRY OUT TO A BEUTIFUL BROWN, BUT CAN CUT AT ANY TIME IF YOU DON'T WANT TOO MANY FLOWERING PLANTS
	AGAVE VILMOINIANA	OCTOPUS AGAVE	3'-4' X SAME	EVERGREEN	5G	3	FULL SUN	NA	NA	LOW	NC
	ARTEMISIA PYCNOCEPHALA 'DAVID'S CHOICE'	COASTAL SAGEWORT	1'-2' X 2'-3'	EVERGREEN	1G	24	FULL SUN	YELLOW	SUMMER	LOW	WHEN STARTS TO BLOOM FLOWER CAN CUT STALKS TO MAINTAIN SHAPE AND KEEP BRIGHT COLORS OUT OF THE GARDEN IF DESIRED
	BACCHARIS PILULARUS 'PIGEON POINT'	DWARF COYOTE BRUSH	1'-2'H X 8'-10'	EVERGREEN	1G	9	FULL SUN	NOT SIGNIFICANT	N/A	LOW	NC
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GAMA GRASS	1'-2' X SAME	EVERGREEN	1G	19	FULL SUN	CHARTRESE	SUMMER	LOW	"BLOOMS" LOOK LIKE EYELASHES. CUT BACK EARLY SPRING
	CEANOTHUS MARITIMUS 'POINT SIERRA'	POINT SIERRA CALIFONRIA LILAC	2'-3'H X SAME	EVERGREEN	5G	3	FULL SUN	VIOLET	WINTER/ SPRING	LOW	
	DYMONDIA MARGARETAE	SILVER CARPET	3" X SPREADING	EVERGREEN	FLATS	9	FULL SUN OR SHADE	YELLOW	SUMMER	LOW	FLOWERS ARE VERY SMALL
	ECHIUM CANDICANS	PRIDE OF MADEIRA	4'-6' X SAME	EVERGREEN	15G	1	FULL UN	BLUE VIOLET	SPRING/ SUMMER	LOW	NC
	ECHEVERIA PERLE VON NURNBERG	NA	1' x 1'	EVERGREEN	4" POT	19	SUN OR SHADE	CORAL	SUMMER	LOW	
	ECHEVERIA ELEGANS	MEXCIAN SNOWBALL	6"-8" X 7"-8"	EVERGREEN	4"POT	20	FILTERED PART SUN	PINK	SPRING/ SUMMER	LOW	WILL CLUMP FOR A LARGER SHAPE
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	2'-3' X SAME	EVERGREEN	1G	16	FULL SUN	CREAM COLORED	SPRING	LOW	ATTRACTS BUTTERFLIES AND BEES
	EUPHORBIA RESINIFERA	MOROCCAN MOUND	1'-2' X 4'-6'	EVERGREEN	5G	13	FULL SUN	YELLOW	WINTER/ SPRING	LOW	SLOW GROWING
	HELICHRYSUM PETIOLARE 'LIMELIGHT	LIMELIGHT LICORICE PLANT	1'-2' X 4'-6'	EVERGREEN	5G	4	LIGHT SHAD/PART SUN	TAN	SUMMER	MOD	NC
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1'-2' X SAME	EVERGREEN	1G	37	FULL SUN-PARTIAL SHADE	LIGHT BLUE	SUMMER	MOD	NC
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE	4'-6' X SAME	EVERGREEN	5G	8	FULL SUN	NA	NA	LOW	NC
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	MARJORIE CHANNON KOHUHU	8'-12' X 6'-8'	EVERGREEN	15G	2	SUN OR SHADE	PURPLE	SPRING	MOD	NC
	PUYA VENUSTA	NA	40" X 5'	EVERGREEN	1G	9	FULL SUN	PURPLE AND PINK	WINTER/ SPRING	LOW	NC
	SEDUM NUSSBAUMERANIUM	COPPERTON SEDUM	1'-2'X SAME	EVERGREEN	1G	11	FULL SUN	WHITE		LOW	NC
	TEUCRIUM CHAMAEDRYS	GERMANDER	1'-2' X 2'-3'	EVERGREEN	1G	7	FULL SUN	MAGENTA	SUMMER	LOW	NC

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1.	REDESIGN	11.05.2018
2.	REDESIGN	12.11.2018

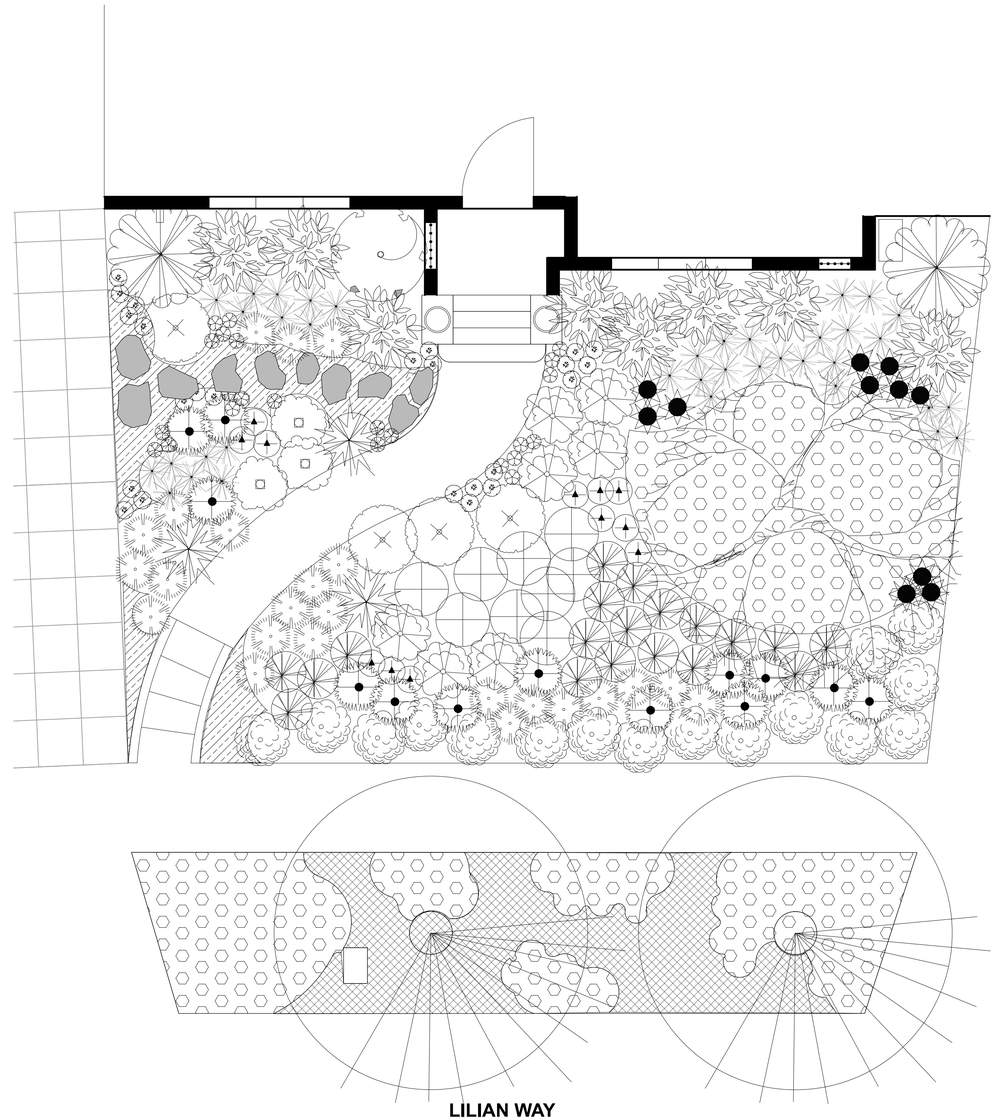
PLANT SCHEDULE

L2.00

CRAIG
BIESECKER
(646)752-1001

PLANT SCHEDULE

SYMBOL	BOTANIC NAME	COMMON NAME
TREES		
	RHUS LANCEA	AFRICAN SUMAC
SHRUBS		
	ALOE VERA	MEDICINAL ALOE
	AGAVE VILMOINIANA	OCTOPUS AGAVE
	ARTEMISIA PYCNOCEPHALA 'DAVID'S CHOICE'	COASTAL SAGEWORT
	BACCHARIS PILULARUS 'PIGEON POINT'	DWARF COYOTE BRUSH
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLOND AMBITION BLUE GAMA GRASS
	CEANOTHUS MARITIMUS 'POINT SIERRA'	POINT SIERRA CALIFONRIA LILAC
	DYMONDIA MARGARETAE	SILVER CARPET
	ECHIUM CANDICANS	PRIDE OF MADEIRA
	ECHEVERIA PERLE VON NURNBERG	NA
	ECHEVERIA ELEGANS	MEXCIAN SNOWBALL
	ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT
	EUPHORBIA RESINIFERA	MOROCCAN MOUND
	HELICHRYSUM PETIOLARE 'LIMELIGHT	LIMELIGHT LICORICE PLANT
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS
	OLEA EUROPAEA 'LITTLE OLLIE'	LITTLE OLLIE OLIVE
	PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	MARJORIE CHANNON KOHUHU
	PUYA VENUSTA	NA
	SEDUM NUSSBAUMERANIUM	COPPERTON SEDUM
	TEUCRIUM CHAMAEDRYS	GERMANDER
	THYMUS SERPHYLLUM	ELFIN THYME



NEW SURFACES	
SURFACE	**AMOUNT IN SF**
EXISTING WALKWAY	50
FLAGSTONE PAVERS	70
FRONT YARD PLANTING AREA	1164
% OF HARDSCAPE (EXCLUDING PARKWAY)	**10%**
MATERIAL	**QUANTITY**
FLAGSTONE PAVERS APPROX 30" IN DIAMTER	10
LOW PLANTER BOWLS	2

NOTES:

1. TOPOGRAPHY TO REMAIN.
2. FLAGSTONE PAVERS ARE SAND SET SURROUNDED BY THYMUS ELFIN
3. ALL PLANTS TO GET DRIP IRRIGATION.
4. ALL FRONT YARD AND PARKWAY VALVES TO BE REPLACED.
5. PLANTING AREAS TO HAVE 3" OF MULCH PER GREEN BUILDING CODE STANDARDS.

Scale: $\frac{1}{4}$"=1' 0 1' 2' 4' 6'

1.	REDESIGN	11.05.2018
2.	REDESIGN	12.11.2018

LANDSCAPE CONSTRUCTION AND PLANTING PLAN

L2.10

PLANT PALETTE

Rhus lancea
African Sumac

Aloe Vera
Medicinal Aloe

Agave Vilmoriniana
Octopus Agave

Artemisia pycnocephala 'David's Choice'
Coastal sagewort

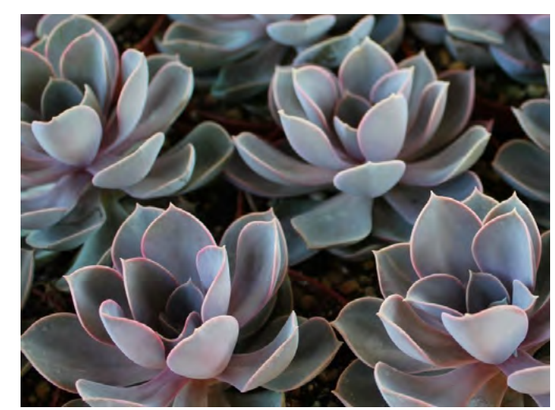
Baccharis pilularus 'Pigeon Point
Coyote Brush (Native)

Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Gramma Grass

Ceanothus maritimus 'Valley Violet'
Valley Violet Ceanothus (Native)

Dymondia margaetae
Silver Carpet

Echium candicans
Pride of Madeira



Echeveria Perle Von Nurnberg

PLANT PALETTE

Echeveria elegans
Mexican snowball

Eriogonum falcatum
California Buckwheat (Native)

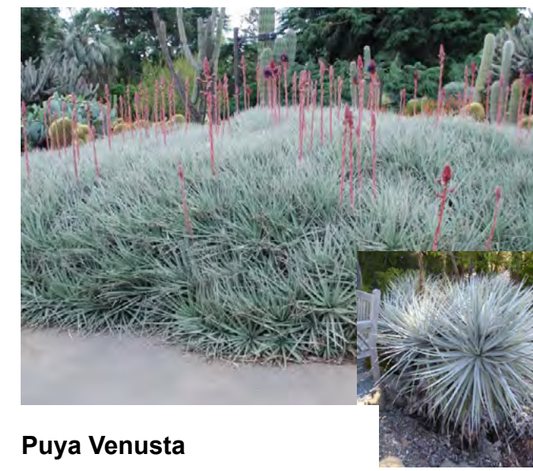
Euphorbia resinifera
Moroccan Mound

Helictotrichon sempervirens
Blue Oat Grass

Helichrysum petiolare 'Limelight'
Limelight Licorice Plant

Olea Europaea 'Little Ollie'
Little Ollie Olive

Pittosporum tenufilium 'Marjorie Channon'
Marjorie Channon Kohuhu



Puya Venusta

Sedum nusbaumeranium
Copper tone sedum

Teucrium chamaedrys
Germander

Thymus Serphyllum
Elfin thyme

Full Bluestone

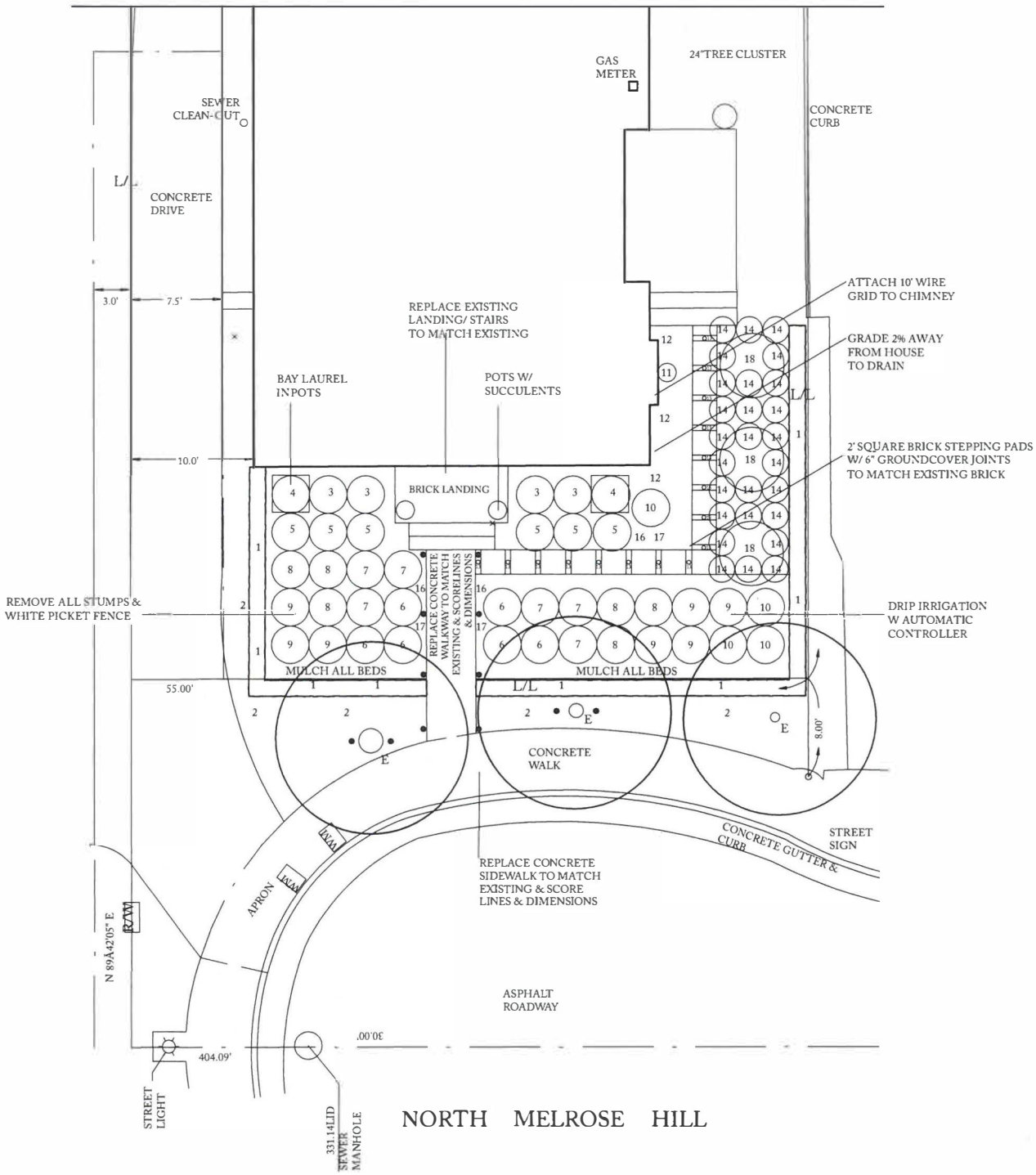
Mahogany Sandstone

FLAGSTONE OPTIONS

Landscape Examples (2 of 6)

PLANT LEGEND

1	5G	45	OLEA EUROPAEA "LITTLE OLLIE" 2' ON CENTER
2	FLAT	10	LANTANA "WHITE"
3	5G	4	ROSA "JUST JOEY"
4	15G	2	LAURUS NOBILIS STANDARD
5	1G	7	LAVANDULA HETEROPHYLLA
6	1G	6	PITTOSPORUM CRASSIFOLIUM COMPACTIUM
7	1G	6	SALVIA "IGNITION PURPLE"
8	1G	6	WESTRINGIA ROSMARINIFORMIS
9	1G	7	BUDDLEIA DWARF
10	5G	4	ROSA "MUTABILIS"
11	5G	1	ROSA CL. SOMBREUIL (ATTACH TO WIRE GRID)
12	1G	15	ASSORTED HERBS
13	#1	48	CREEPING THYME
14	1G	30	PENNISETUM "BUNNY TAILS"
15	1G	12	IRIS "GRANDMA'S PURPLE FLAG"
16	1G	12	ERIGERON KARVINSKIANUS
17	5G	2	ALOE (FOR POTS)
18	25 BOX	3	CITRUS
●	12		LIGHTING



LANDSCAPE PLAN
SCALE 1/8" = 1'-0"

ANTHONY EXTER LANDSCAPE DESIGN
6/25/2018

Proposed Plants and Garden Lights

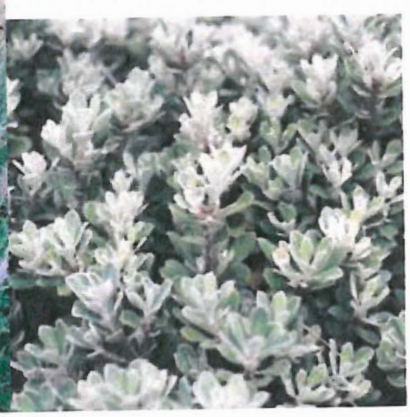
1

2

3

4

5



6

7

8

9

Proposed Plants and Garden Lights

10

11

13

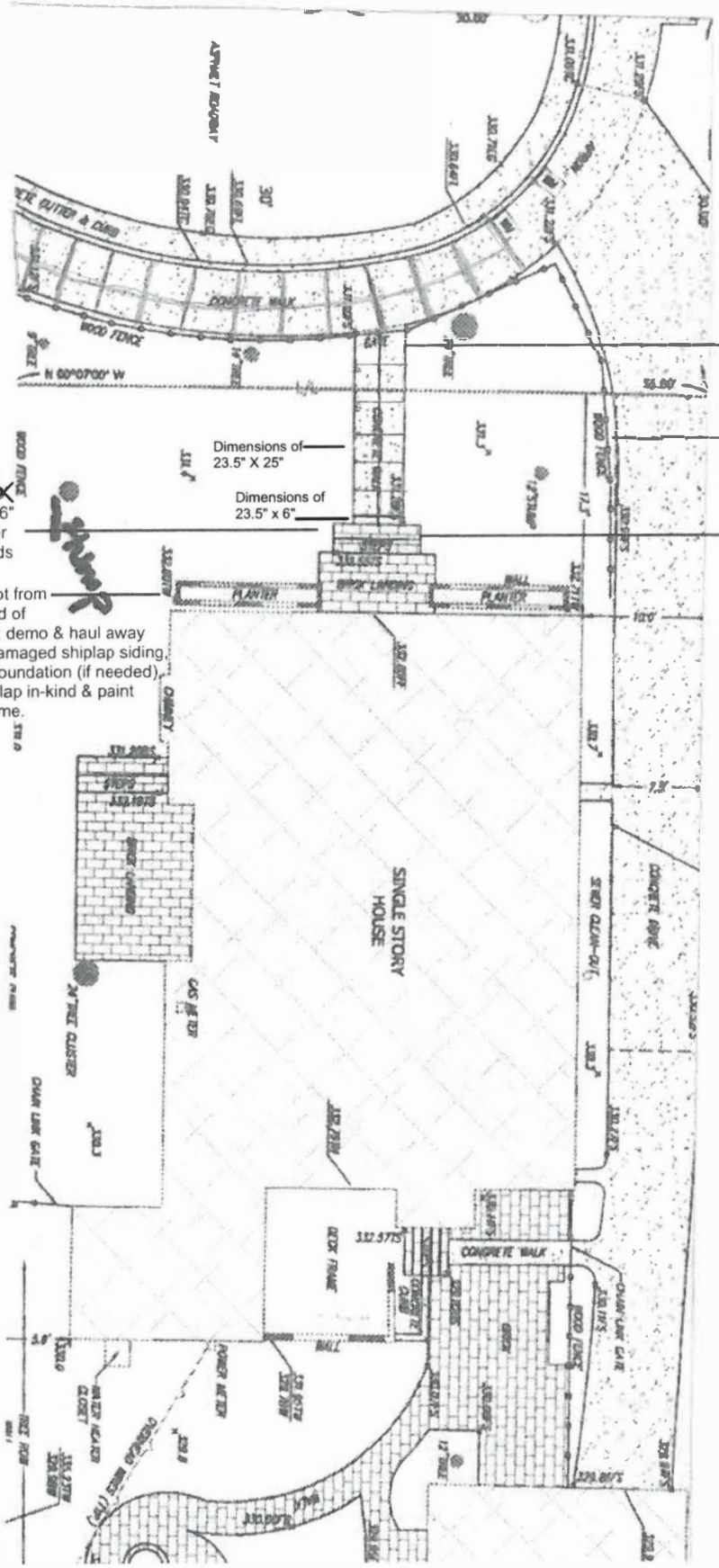
14

15

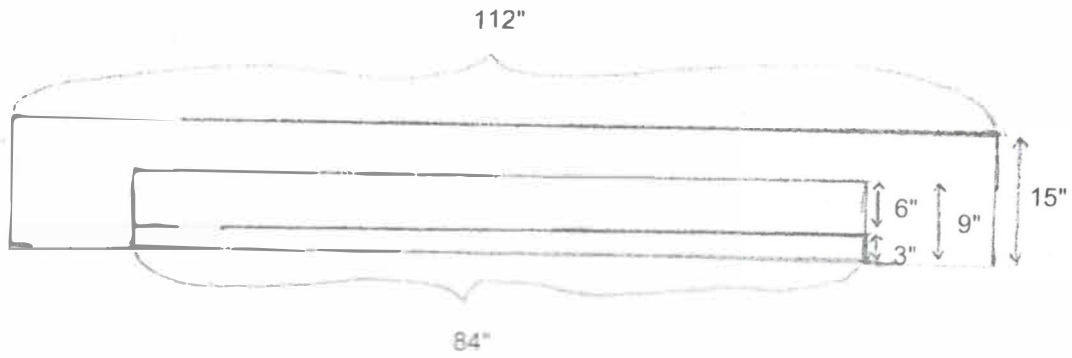
16

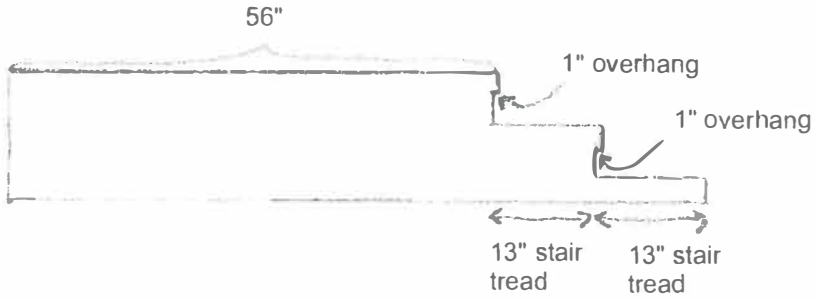
18

Lighting Examples


Demo and haul away broken concrete walk; replacement will be have matching dimensions & score pattern
Fence not from HPOZ period of significance; demo & haul away
Install brick step pads to side porch, 2' square with 6" ground cover between pads
Dimensions of 23.5" X 25"
Dimensions of 23.5" x 6"
Replace steps & landing:
- Demo & haul away bricks
- Pour concrete foundation for landing & steps
-Install approved bricks, in same design as existing
- Planters not from HPOZ period of significance; demo & haul away
- Remove damaged shiplap siding, waterproof foundation (if needed), replace shiplap in-kind & paint to match home.
SINGLE STORY HOUSE
CONCRETE WALK
WOOD FENCE
N 00°07'00" W

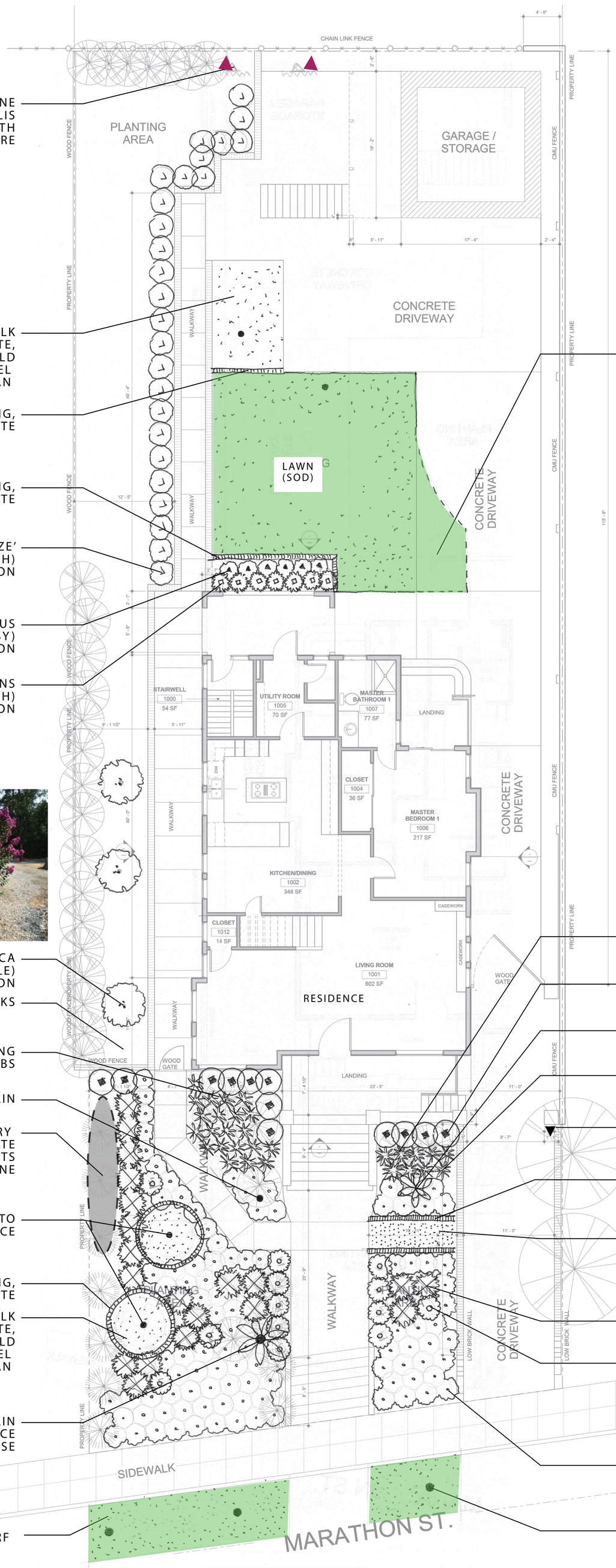
Elevation of Front Steps and Landing





Landscape Examples (3 of 6)

BOUGAINVILLEA VINE
TRAIN TO TRELLIS
P.T. WOOD POST WITH
STAINLESS STEEL EYELETS AND WIRE



GRAVEL WALK
OPTION A: DECOMPOSED GRANITE,
COLOR: CALIFORNIA GOLD
OPTION B: 3/8" GRAVEL
COLOR: BEIGE/TAN

BRICK SOLDIER COURSE EDGING,
SET IN SAND, RELOCATED FROM ONSITE

BRICK SOLDIER COURSE EDGING,
SET IN SAND, RELOCATED FROM ONSITE

LOMANDRA LONGIFOLIA 'BREEZE'
(DWARF MAT RUSH)
1 GALLON

ERIGERON GLAUCUS
(SANTA BARBARA DAISY)
1 GALLON

JUNCUS PATENS
(CALIFORNIA GRAY RUSH)
1 GALLON

LOMANDRA

ERIGERON

JUNCUS

LAGERSTROEMIA INDICA
(PINK FLOWERING CREPE MYRTLE)
15 GALLON

REMOVE LOOSE BRICKS

REMOVE TALL, EXISTING
PITTOSPORUM SHRUBS

EXISTING YUCCA TO REMAIN

REMOVE JADE PLANT FROM ENTRY
STAIR APPROACH AND RELOCATE
HERE, ALIGN WITH EXISTING JADE PLANTS
ADJACENT TO PROPERTY LINE

EXISTING FRUIT TREES TO
REMAIN, PROTECT IN PLACE

BRICK SOLDIER COURSE EDGING,
SET IN SAND, RELOCATED FROM ONSITE

GRAVEL WALK
OPTION A: DECOMPOSED GRANITE,
COLOR: CALIFORNIA GOLD
OPTION B: 3/8" GRAVEL
COLOR: BEIGE/TAN

EXISTING SAGO PALM TO REMAIN
PROTECT IN PLACE
SAFELY REMOVE PUPS FROM TRUNK/BASE

TURF

REMOVE ALL LOOSE
BRICKS / PAVERS

PITTOSPORUM T. 'VARIEGATUM'

CYCAS REVOLUTA

DIANELLA

CAREX DIVULSA

REMOVE TALL, EXISTING
PITTOSPORUM SHRUBS

PITTOSPORUM TOBIRA 'VARIEGATUM'
(VARIEGATED JAPANESE MOCK ORANGE)
5 GALLON

CYCAS REVOLUTA
(SAGO PALM)
15 GALLON

DIANELLA TASMANICA 'VARIEGATA'
(VARIEGATED FLAX LILY)
1 GALLON

REMOVE EXISTING FICUS AND REPLACE
WITH HARDENBERGIA VIOLACEA
'HAPPY WANDERER' (PURPLE VINE LILAC)
5 GALLON, TRAIN TO COLUMN/ARBOR

BRICK SOLDIER COURSE
EDGING, SET IN SAND,
RELOCATED FROM ONSITE

GRAVEL WALK
OPTION A: DECOMPOSED
GRANITE,
COLOR: CALIFORNIA GOLD
OPTION B: 3/8" GRAVEL
COLOR: BEIGE/TAN

DIETES BICOLOR
(FORTNIGHT LILY)
5 GALLON

PITTOSPORUM 'GOLF BALL'
(GOLF BALL PITTOSPORUM)
5 GALLON

HARDENBERGIA VIOLACEA
'HAPPY WANDERER"

CAREX DIVULSA
(BERKELEY SEDGE)
1 GALLON

EXISTING CREPE MYRTLES
TO REMAIN IN PARKWAY
PROTECT IN PLACE

DIETES BICOLOR

PITTOSPORUM 'GOLF BALL'

CAREX DIVULSA

SCALE 1" = 8'

0 4 8 16 24

LANDSCAPE PLAN

OCTOBER 4, 2018

Landscape Examples (4 of 6)

House

Existing Plant Material

E

Dymondia

[redacted]

Existing Plant Material

E

Dymondia

[redacted]

Walkway

Sidewalk

Thyme

Dymondia

Dymondia

[redacted] Street

Item#	Quantity	Description	Price		Amount	
1		Grevillea Noelli				
2		Euphorbia glacier blue				
3		Yarrow Ast.				
4		Calanderina				
5		Salvia Chiap				
6		Lavander Laceleaf				
7		Lavander Goodwynn creek				
8		Artotis				
9		Ajuga				
10		Sedum Angelina				

1. Grevillea Noelli

2. Euphorbia Glacier Blue

3. Yarrow

4. Calandrinia

5. Salvia Chiapensis

6. Laceleaf Lavender

7. Goodwin Creek Lavender

8. Arctotis

9. Ajuga

10. Sedum Angelina

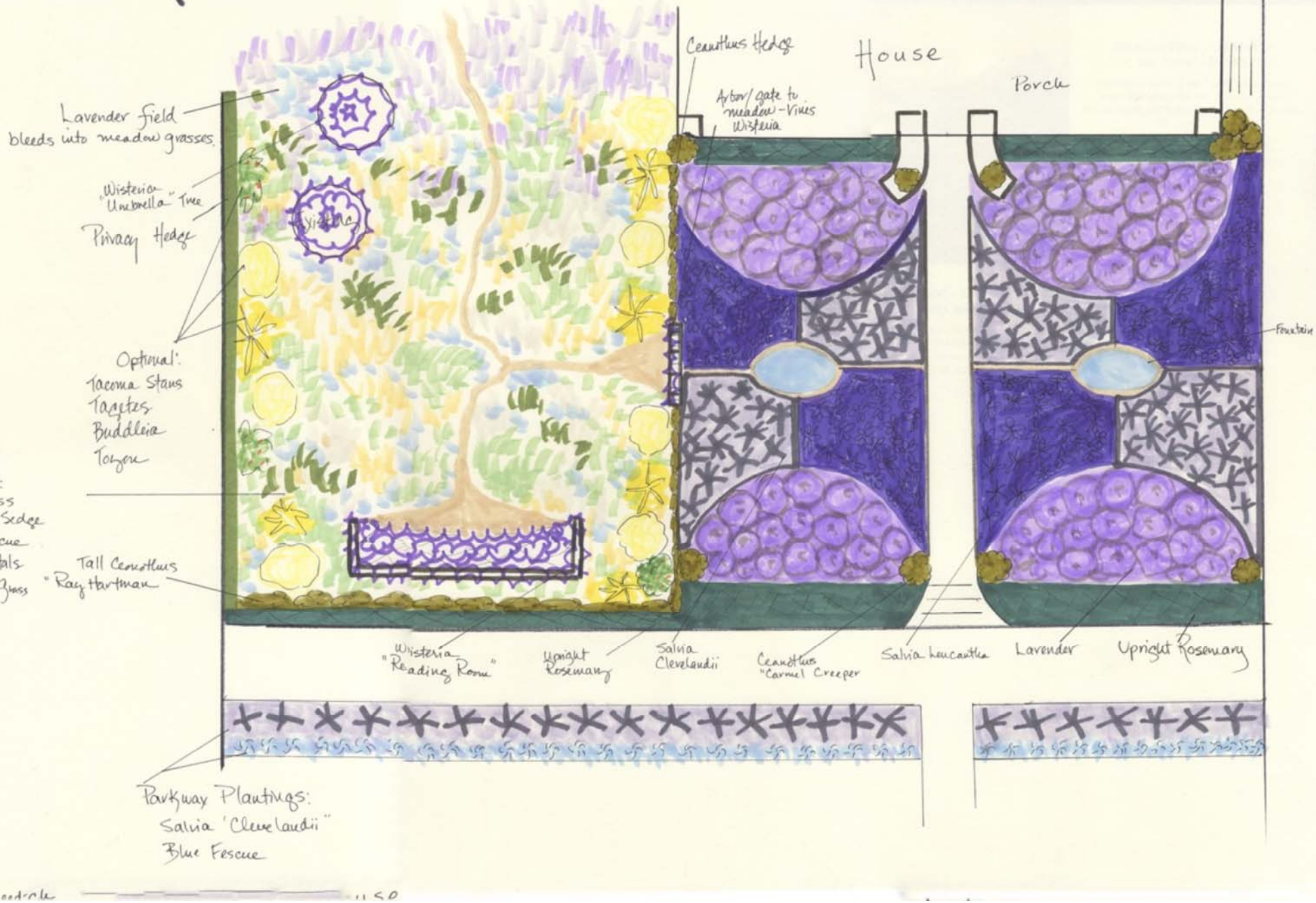
Creeping Thyme

Dymondia

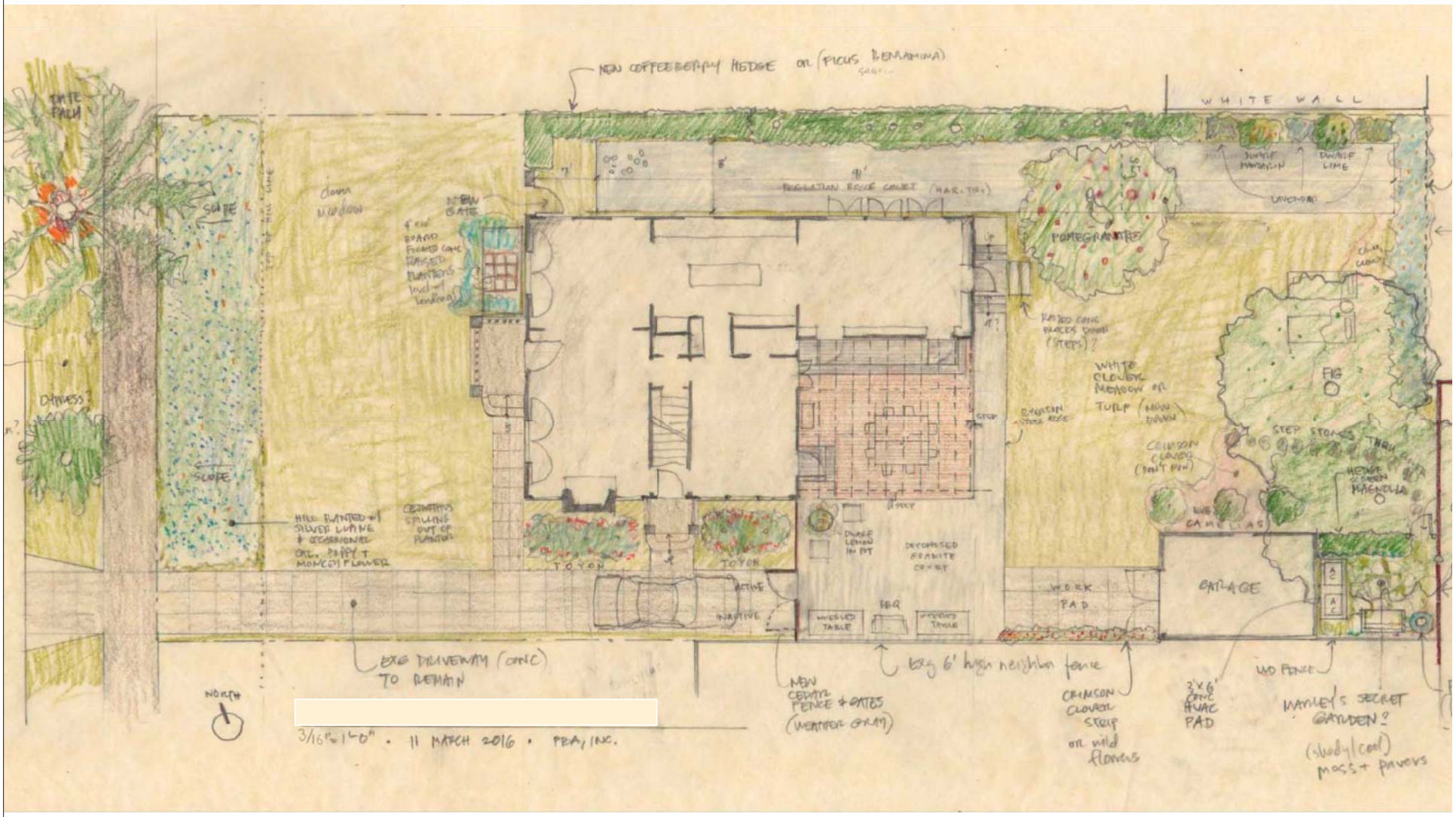
Landscape Examples (5 of 6)

Frontyard Detail:

Formal + Meadow



Landscape Examples (6 of 6)



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DATE: 14 APRIL 2016

PHASE:
HPOZ DRAWINGS

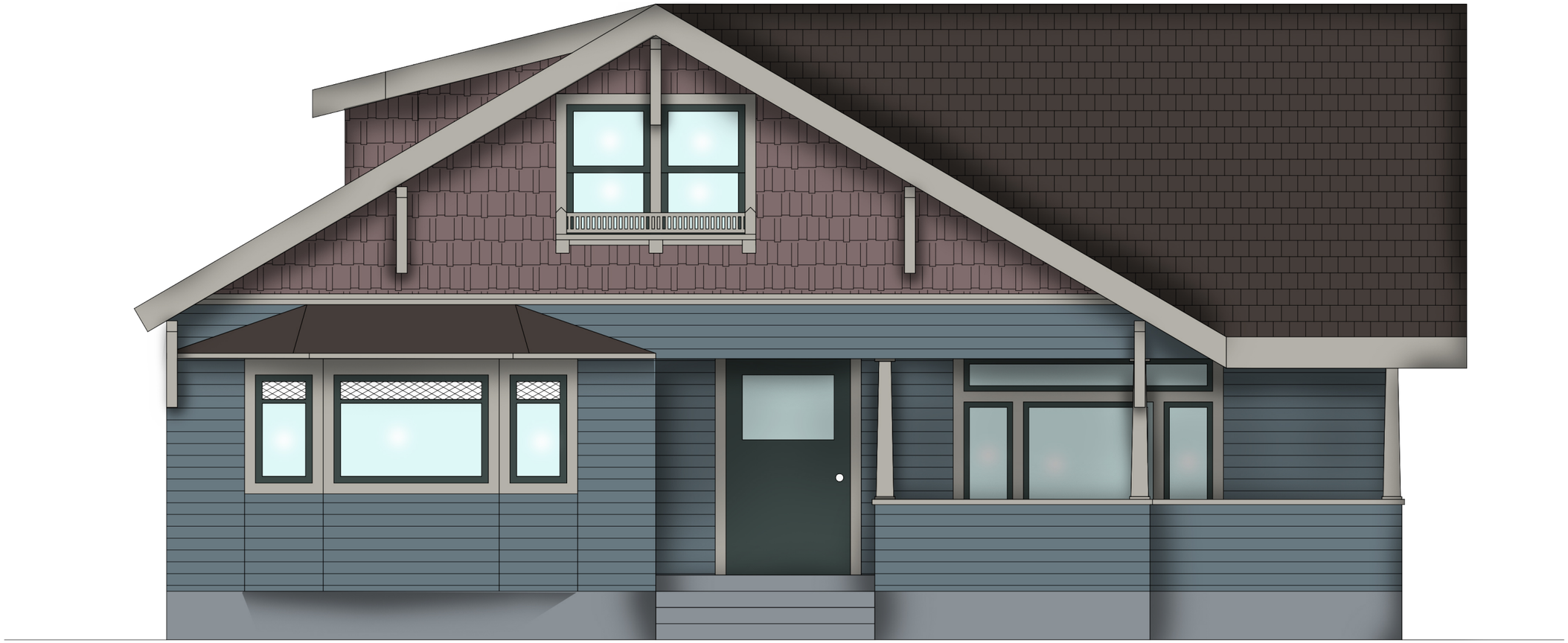
SHEET TITLE:

PROPOSED LANDSCAPE PLAN

SHEET NUMBER:

A3

Paint Examples (1 of 2)



Paint Colors:
Lower Body: Sherwin Williams (Neeldepoint Navy)
Upper Body: Sherwin Williams (Deepest Mauve)
Window Trim: Sherwin Williams (Downing Stone)
Window Sash: Sherwin Williams (Rockwood Shutter Green)
Trim: Sherwin Williams (Downing Stone)
Steps, Deck, Foundation: Sherwin Williams (Downing Slate)

Needlepoint Navy SW 0032	Deepest Mauve SW 0005	Downing Stone SW 2821	Rockwood Shutter Green SW 2809	Downing Slate SW 2819

Paint Examples (2 of 2)

Window surrounds - Wheat Bread

dormer - Armored Steel

Wood Sash Window

red Flush

red Flush

Wood trim

Wheat bread

Body - Armored Steel

rafter ta

Wheat Bread

Porch / Steps - Stieglitz silver

1. Body - Amored Steel
2 . Trim- Wheat Bread
3. Accent- Red Flush
4. Accent (2) – Stieglitz silver

Dunn Edwards Paint

Clay Tile Roof Repair Example (1 of 1)

MIRACLE MILE NORTH HPOZ

Proposed Roof Repair

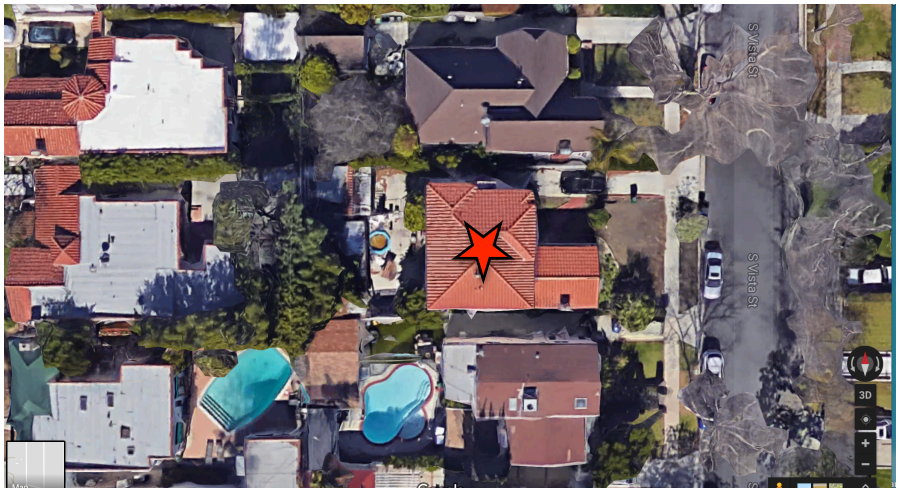
March 6, 2018

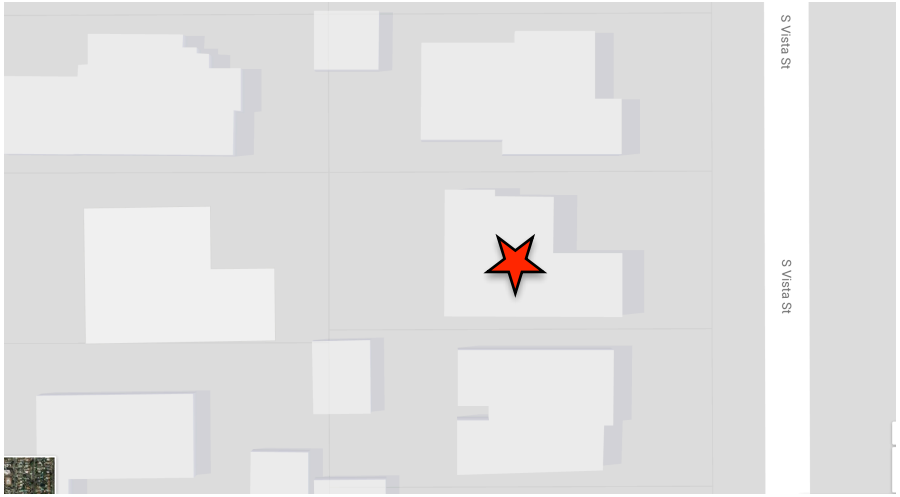
To ensure the existing clay tile roof is watertight, we propose the following:

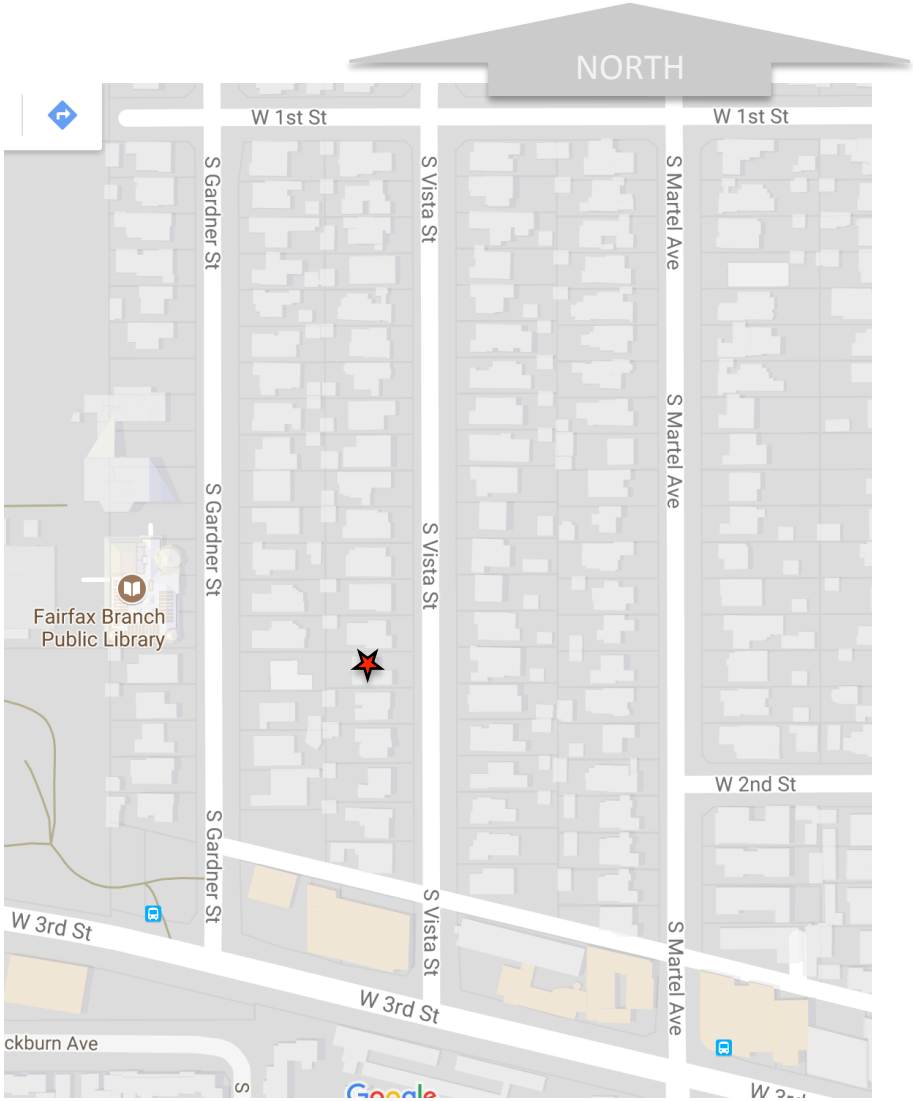
- Start by removing and saving the existing clay tiles on the outer perimeter of 3 sections of the roof (approximately 350 sqft). (*See slide 5*)
- Examine the existing underlayment materials that were below the removed tiles.
- Based on this examination, determine if only 350 sqft of underlayment materials need to be replaced or if underlayment materials for the entire roof need to be replaced.
- If underlayment materials for the entire roof need replacing, continue removing and saving the remaining clay tiles (approximately 1650 sqft additional / for a total of approximately 2000 sqft). Otherwise continue with the 350 sqft. (*See slide 6*)
- Remove existing underlayment materials.
- Remove existing 6 inch metal flashing on the roof side of the chimney and replace with new 6 inch metal flashing. *(See slides 7 & 8)*
- Potentially remove existing 6 inch metal flashing where the ground level roof joins the house and replace with new 6 inch metal flashing. Doing this depends on earlier examination / determination if needed. *(See slides 7 & 8)*

- Remove existing 2 inch metal flashing attached to the roof fascia strip and replace it with new 2 inch metal flashing. *(See slide 9)*
- Install Boral Tile Seal underlayment. *(See slide 10)*
- Reinstall the original clay tiles, replacing any broken tiles with spare tiles previously left at the property. *(See slide 11)*
- Replace existing gutter on north side of living room with metal gutter in the same style as the existing gutter. *(See slide 12)*
- Add new metal 4” x 3” downspout on north side of living room. Note this downspout will be painted white, same as the stucco walls, to make it less noticeable. No other gutters or downspouts are proposed. *(See slide 12)*

House Location and View From Above

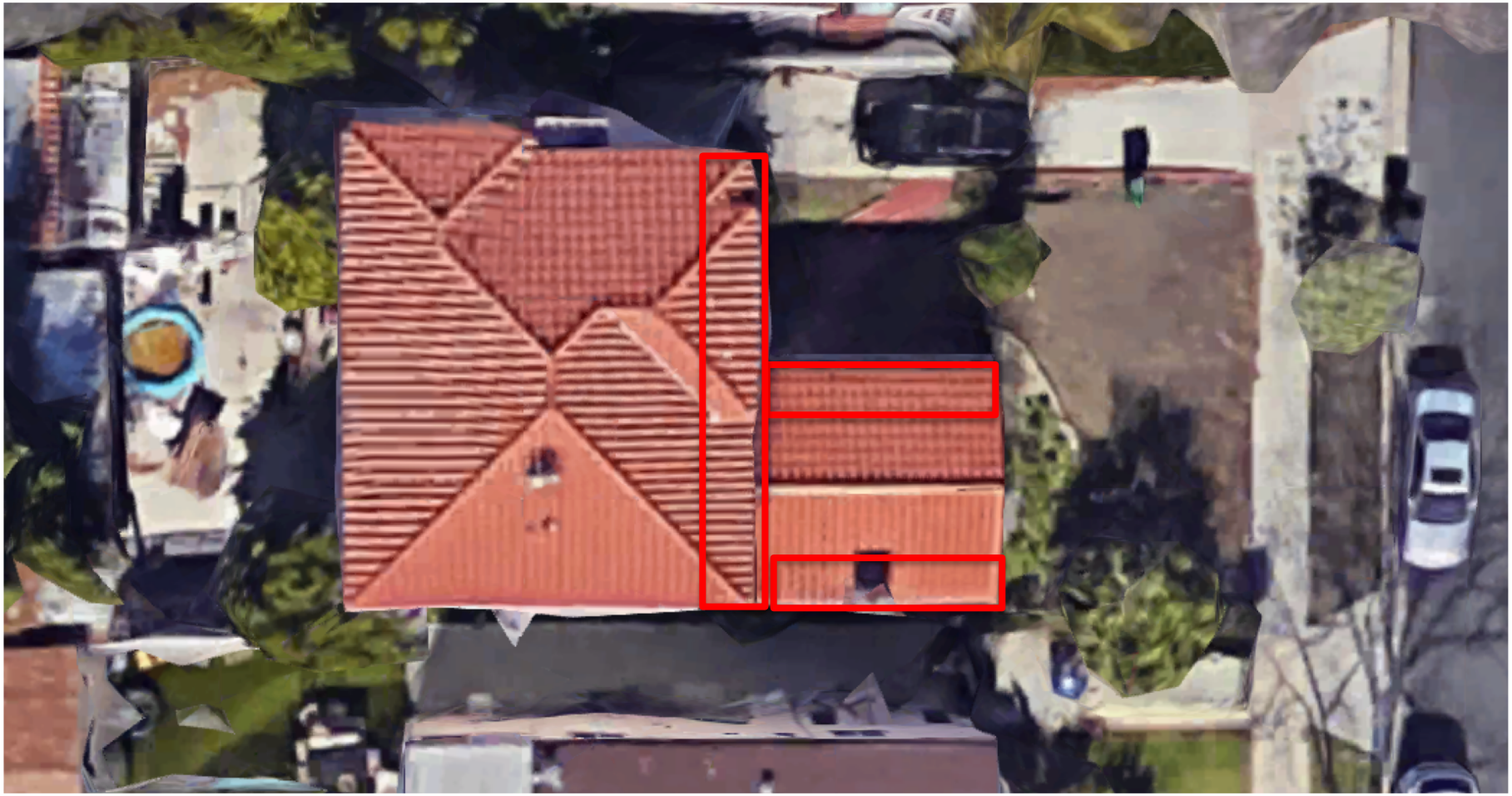






Initial Examination and Underlayment Materials Replacement Areas

Approximately 350 sqft



Entire Roof Underlayment Materials Replacement Areas <u>IF NEEDED</u>

Approximately 2000 sqft

Flashing Replacement

6 inch flashing **replacement** on side of chimney facing the roof

6 inch flashing potential **replacement** where the house ground level joins the upper level.

2 inch flashing **replacement** around entire perimeter of roof.

Flashing Replacement

Flashing Replacement

2 inch flashing on roof fascia strip around entire roof

2 inch flashing on roof fascia strip around entire roof

New Roof Underlayment Materials

- Self-adhered water proofing for fast and easy installation
- High strength woven polyester surface remains intact under high foot traffic
- Stable in low and high temperatures for all climates
- Suitable for use under all roofing materials including metal
- Up to 10 tiles per stack when roof loading
- UV resistant for up to 6 months
- Self-seals around fasteners
- 30 year limited warranty

www.BoralRoofComponents.com

Superior Grip
Wet or dry, Boral TileSeal® has a superior slip-resistant surface making it a favorite among roofers. Strong polyester surface provides excellent adhesion strength for foam installations.

Unequalled Product Performance
30 year limited warranty for guaranteed performance under any roofing material. Boral TileSeal® meets or exceeds all national, Florida & Miami-Dade building code requirements and outperforms all other underlayments.

DID YOU KNOW...

Boral TileSeal® is rated up to 260° F.
Excellent under metal roofing.

"I have used other self-adhered tile underlayments and Boral TileSeal far exceeds them in warranty and ease of installation. Thanks Boral for a great product with a great warranty."

Craig Squier, President, Kirkey Roofing, Inc.
Englewood, FL

"Boral TileSeal has the best warranty and is one of the easiest to install self-adhered underlayments on the market as well as the safest, most walkable surface in the industry."

Don Poss, Owner, Don Poss Roofing, Inc.
Inverness, FL

Existing Clay Tiles

Will be removed and reinstalled.

Close-up of existing clay tile roof

Additional tiles left at the property by previous owner

Clay tile dims 19 ½” x 14”

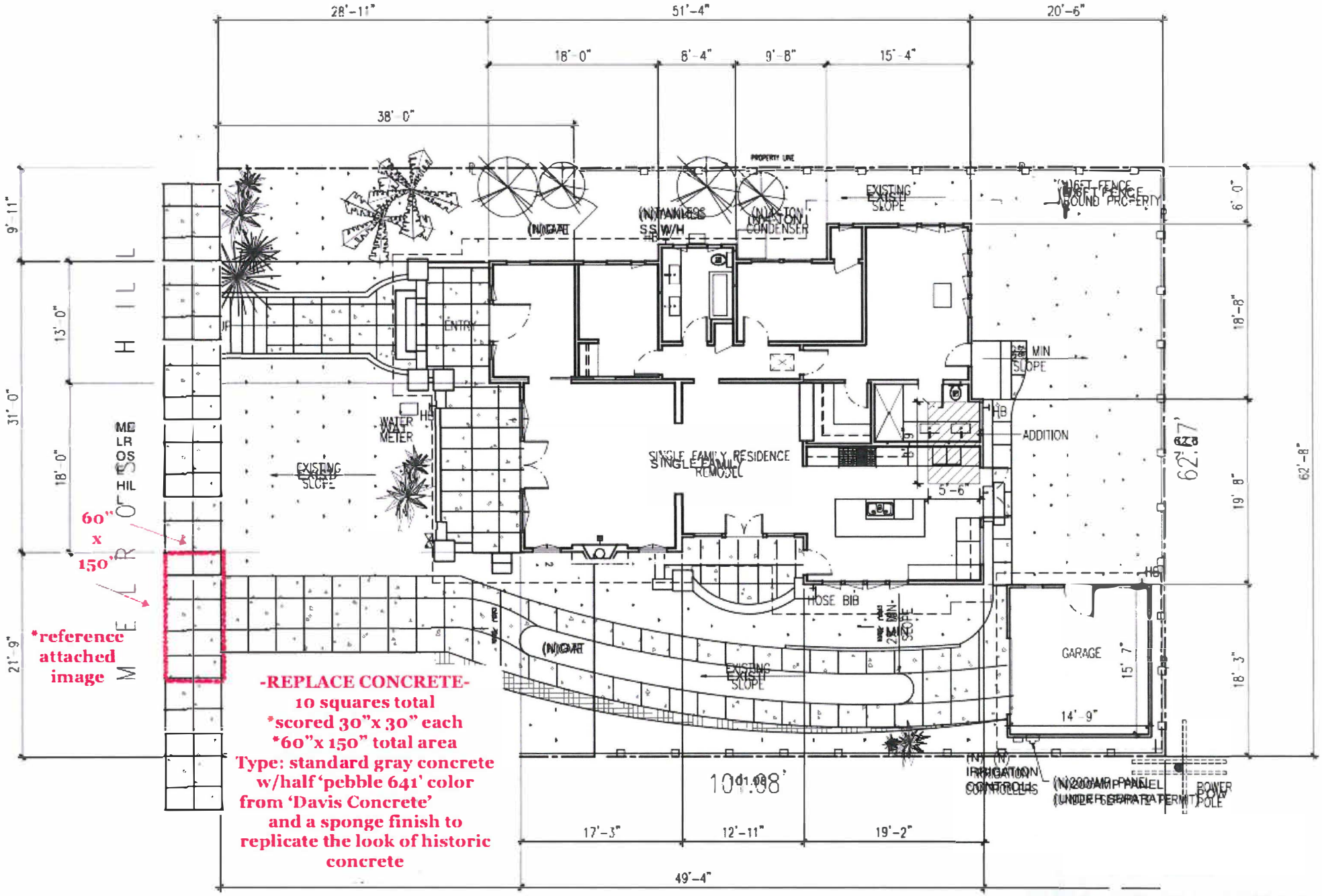
Gutter Replacement and New Downspout

Replace existing gutter

Add downspout / paint same white as stucco

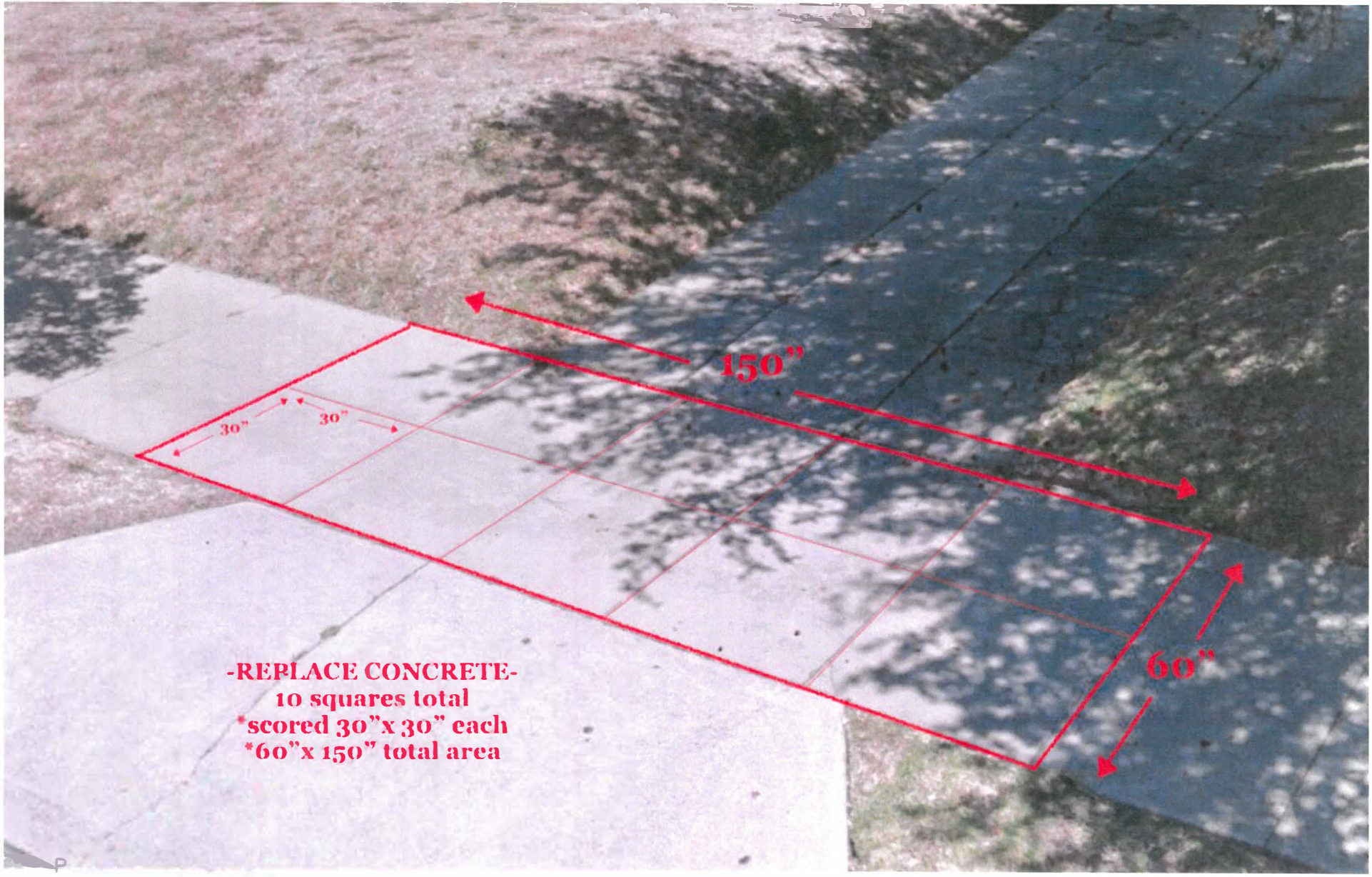
Existing gutter is 4 ½” wide X 3 ½” tall

Sidewalk Examples (1 of 2)



SITE PLAN

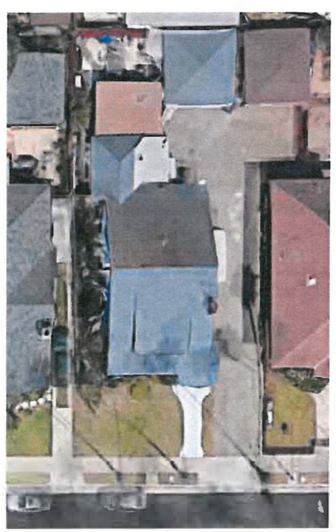
SCALE: 1/8" = 1'-0"


150"
30"
30"
60"
-REPLACE CONCRETE-
10 squares total
*scored 30"x 30" each
*60"x 150" total area

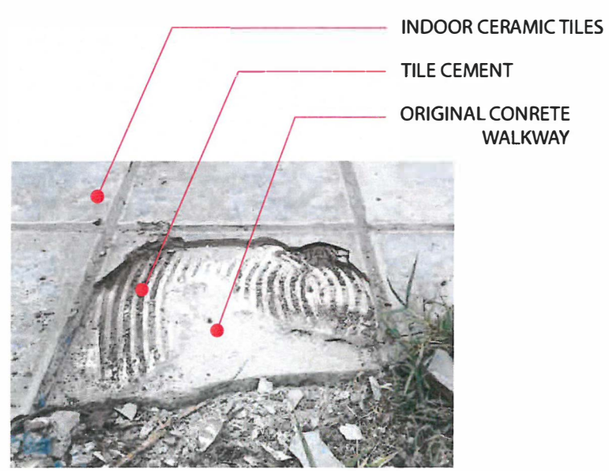
Sidewalk Examples (2 of 2)

FRONT WALKWAY & STAIRS

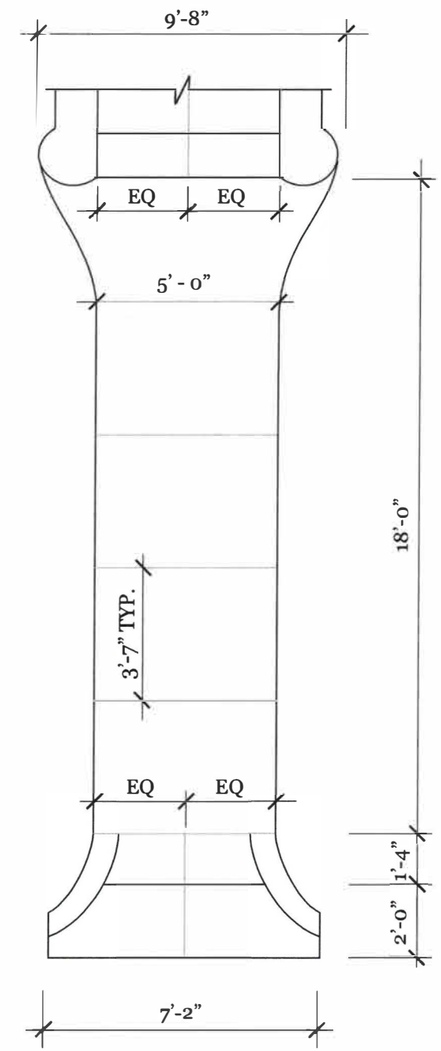
HOUSE LOCATION



PROJECT SITE



CURRENT CONDITION



*Adjacent line drawing depicts the measurements and shape of the current walkway

*Proposed replacement walkway will replicate the location and dimensions of the existing walkway

*Currently the walkway is covered in interior floor tiles and one layer of concrete which sits on top of the original, non-salvageable concrete walkway

*Proposed walkway will be poured concrete with simple rectangular scoring per the original

*Curved concrete pieces next to the stairs nearest the sidewalk are to remain

*Two stairs nearest the front entry will be repoured to repair damage from settling

*Two stairs near entrance and two stairs near sidewalk will have scoring down the center

*Walkway will have 4 horizontal score lines placed equally apart (approximately 3'-7")

PROPOSED CHANGES

Window/Door Schedule Examples (1 of 4)

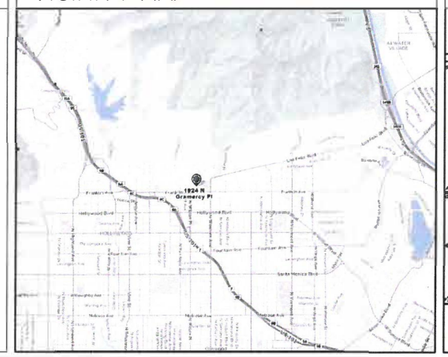
CODE INFORMATION

SITE ADDRESS	
ZIP CODE	
PIN NUMBER	150A193 598
LOT/PARCEL AREA (CALCULATED)	2,637.0 (SQ FT)
THOMAS BROTHERS GRID PAGE 593 -	GRID H3
ASSESSOR PARCEL NO. (APN)	5587020005
TRACT	TR 3164
MAP REFERENCE	M B 32-86
BLOCK	NONE
LOT	5
ARB (LOT CUT REFERENCE)	2
MAP SHEET	150A193
GENERAL PLAN LAND USE	LOW II RESIDENTIAL
ZONING	RI-1D-HPOZ
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE VB

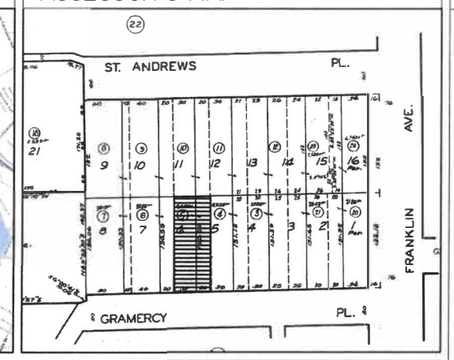
SCOPE OF WORK

1. (N) REAR ACCORDION DOORS.
2. REMOVE AND REPLACE EXISTING ASPHALT ROOF SHINGLES.
3. CLOSE OFF NORTH SIDE WINDOW.
4. RE-REPAINT EXISTING WOOD WORK.

VICINITY MAP



ASSESSOR'S MAP



CONSULTANTS

GRAMERCY PHASE II.

SYMBOL LEGEND

- CARBON MONOXIDE DETECTOR (SEE A0.1/73)
- SMOKE DETECTOR (SEE A0.1/72)
- GAS METER
- ELECTRICAL SERVICE PANEL
- EXHAUST FAN (SEE A0.1/54)
- KEYNOTE ON SAME SHEET
- GENERAL NOTE ON A0.1
- DOOR TAG (SEE SCHD. A6.0)
- WINDOW TAG (SEE SCHD. A6.0)
- ELEVATION MARK
- SLOPE
- BRAKE LINE
- STEP
- OUTLET
- DOWN SPOT
- CURB DRAIN
- SECTION NUMBER / SECTION SYMBOL / SHEET
- DETAIL NUMBER / DETAIL SYMBOL / SHEET

WALL LEGEND

- DEMOLISH
- PROJECT OF WALL ABOVE/BELOW
- EXISTING TO REMAIN
- NEW STUD
- INFILL OPENING
- IHR FIRE RATED WALL
- IHR FIRE RATED WALL 50 STC
- CMU (EXISTING / NEW)
- CONCRETE (EXISTING / NEW)

CODE INFORMATION

THESE PLANS SHALL COMPLY WITH THE FOLLOWING CODES:

2017 CALIFORNIA RESIDENTIAL CODE
2017 CALIFORNIA BUILDING CODE
2017 CALIFORNIA PLUMBING CODE
2017 CALIFORNIA MECHANICAL CODE
2017 CALIFORNIA ELECTRICAL CODE
2017 CALIFORNIA ENERGY CODE
2017 CALIFORNIA FIRE CODE

-WITH 2017 L.A. CITY AMENDMENTS

SHEET LEGEND

A00	TITLE PAGE & PROJECT INFO.
A0.1	GENERAL NOTES
A0.2	GENERAL NOTES
A0.3	GREEN BUILDING NOTES
A0.4	DOOR AND WINDOW IMAGES
A1.0	SITE PLAN
A1.1	EXISTING AND PROPOSED PLANS
A2.1	EXISTING AND PROPOSED ELEVATIONS
A5.1	FLASHING DETAILS
S.2	FOUNDATION AND ROOF PLAN
D.1	DETAILS

CERTAINTEED LANDMARK SOLARIS CRYSTAL.

(E) ROOFING FORM TO REMAIN.
(E) SHINGLES TO BE REMOVED AND REPLACED W/ CERTAINTEED LANDMARK SOLARIS CRYSTAL.

KEYNOTES:

1. **MINIMUM 7/8" STUCCO.**
2. **(N) STUCCO TO BE PATCHED AROUND (N) OPENING(S) TO MATCH EXISTING.**
3. **(E) ROOFING FORM TO REMAIN. (E) SHINGLES TO BE REMOVED AND REPLACED W/certainteed landmark solaris crystal.**

STUDIO BY DESIGN INC.
10935 CAMARILLO STREET
TOLUCA LAKE, CA 91602
P: 818-506-6671
F: 818-506-6673
E: CONTACT@STUDIOBYDESIGN.ORG

ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (S)&(CONTRACTOR). SUCH VERIFICATION SHALL BE MADE BEFORE ORDERING MATERIALS, PREFABRICATED ITEMS, AND COMMENCING ANY PORTION OF THE WORK. THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, DETAILS AND FINAL ARRANGEMENTS REPRESENTED HERE WILL BE AND SHALL REMAIN THE PROPERTY OF STUDIO BY DESIGN INC.

REV.	DESCRIPTION	DATE

08/16/2018

SHEET

A0.0

GENERAL NOTES:

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

2. 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) (SEPARATE PLUMBING PERMIT IS REQUIRED).

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

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

5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER 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).

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

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

8. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC) SEE INFORMATION BULLETIN P/PC 2011-003 HOW TO BRACE YOUR WATER HEATER FOR DETAILS.

9. 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. (6109 OF LABC)

10. FOR EXISTING POOL ON SITE, PROVIDE ANTI ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

11. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

12. 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)

13. WHERE A PERMIT IS REQUIRED 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 R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

14. 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)

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

16. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:

    A. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 306.
    B. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.

17. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48". (210-52 NEC)

18. THE FIRST LIGHT IN THE NEW AND REMODELED BATHROOMS AND KITCHEN SHALL BE AN ENERGY EFFICIENT LIGHT MEETING A MINIMUM OF 40 LUMENS PER WATT (E.G. FLUORESCENT LAMP). (T-24, SEC. 130(B) & 150(K))

19. A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLE AND/OR SALVAGE FOR REUSE IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.4. (R324)

20. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING, AEROSOL PAINTS AND SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.5. (R330)

21. WHEN A VAPOR RETARDER IS REQUIRED, A CAPILLARY BREAK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. (R506.2.3.1)

22. ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. (R602.3.4.1)

23. ALL SHOWER ENCLOSURES, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 M2) AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (PLUMBING CODE SECTION 410.4)

24. A MIN 12" SQ. ACCESS PANEL TO THE BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED. (PLUMBING CODE SECTION 405.2)

25. CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA). (M.C. 504.3.1)

26. A 4" CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (M.C. 504.3.2, M.C. 908)

27. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING UNIT. (LARC SECTION R311.2, LABC SECTION 6304.1)

28. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT. MIN. AREA. (LARC SECTION R310, LABC SECTION 1029)

29. OCCUPIED ROOFS SHALL BE PROVIDED WITH EXITS AS REQUIRED FOR STORIES.

30. A/C UNITS AND WATER HEATERS ARE NOT ALLOWED IN THE REQUIRED SIDE YARDS AND FRONT YARD UNLESS SPECIFICALLY ALLOWED BY EXCEPTION PER INFORMATION BULLETIN P/ZC 2002-006.

31. THE PROJECT CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT ADJACENT PROPERTIES, WORKERS, AND THE OTHER PERSONS DURING THE EXCAVATION AND SITE PREPARATION OPERATIONS.

32. PROVIDE ELECTRICAL SERVICE AND METERS, LOCATION TO BE COORDINATED & APPROVED BY SERVICE PROVIDER. NOTE: A NEW OR RELOCATED ELECTRICAL SERVICE SHALL BE PROVIDED W/ A GROUNDING ELECTRODE.

33. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

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

35. 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.

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

37. FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 3'-6" ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED FRONT YARD & 6'-0" ON THE READ AND SIDE YARDS. PARKING AND TURNING AREAS WITHIN 15' OF PROPERTY LINE MUST BE ENCLOSED BY 5'-9" HIGH SOLID WALL.

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

39. 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)

40. ALL STAIRSWAYS SHALL COMPLY WITH THE MINIMUM REQUIREMENTS:

    A. 7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R311.7.5)
    B. MINIMUM 6'-8" HEADROOM CLEARANCE. (R311.7.2)
    C. MINIMUM 36" CLEAR WIDTH. (R311.7.1)
    D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)
    E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (R311.7.7.3)
    F. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3)
    G. WINDER TREADS SHALL COMPLY WITH SECTION R311.7.5.2.1.
    H. SPIRAL STAIRS SHALL COMPLY WITH SECTION R311.7.10.1.
    I. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R311.3)
    J. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. (R311.7.6)

41. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

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

43. 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).

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

45. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING 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. (R302.5.1)

46. AT LEAST ONE DOOR SHALL BE 36 WIDE BY 80 HIGH (R311.2)

47. THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)

48. HABITABLE ROOMS, EXCEPT KITCHENS, SHALL NOT BE LESS THAN 7 FEET IN ANY HORIZONTAL DIMENSION (R304.3).

49. THE MINIMUM CEILING HEIGHT FOR HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND PORTIONS OF BASEMENTS CONTAINING THESE SPACES SHALL BE NOT LESS THAN 7 FEET (R305.1).

50. PROVIDE UNDER FLOOR ACCESS OPENING. IT SHALL BE A
    MINIMUM 16 X 24 WHEN THE OPENING IS THROUGH A PERIMETER WALL OR A
    MINIMUM 18 X 24 WHEN THE OPENING IS THROUGH A FLOOR. (R408.4)

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

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

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

54. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3) SEE A0.3/GRN14 #25&26 FOR ADDITIONAL REQ.

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

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

FIRE PROTECTION:

57. IF REQUIRED BY THE LOCAL CODES, THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))

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

59. AN APPROVED SMOKE ALARM 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)

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

61. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE (R302.5.2).

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

63. 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 DOORWAY. (R309.1)

64. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.

65. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED. (R302.4.2)

66. 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)

67. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT-STOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFT-STOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

SPECIAL HAZARDS:

68. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (LARC R308, LABC SECTION 2406.4) FIXED OR OPERABLE PANELS IN SWINGING, SLIDING AND BIFOLD DOORS AND FIXED OR OPERABLE PANELS ADJACENT TO DOORS; FIXED OR OPERABLE WINDOW PANELS WITH PANES LARGER THAN 9 SQUARE FEET AND ARE LESS THAN 18 INCHES ABOVE THE FLOOR, HAVE A TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND HAVE ONE OR MORE WALKING SURFACES WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING. GLAZING IN GUARDS AND RAILINGS, ADJACENT TO WET SURFACES, ADJACENT TO STAIRS AND RAMPS, AND ADJACENT TO BOTTOM STAIR LANDINGS.

69. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

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

70. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

71. PRE-FAB FIREPLACES ARE REQUIRED TO HAVE MANUFACTURER, MODEL, AND UNDERWRITER LABORATORIES CERTIFICATION (OR ICC).

72. FOR EXISTING POOL ON SITE, PROVIDE ANTI ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB)NO. 2977. (3162B)

73. 50 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGED FOR REUSE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4. (R324)

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ITEMS, AND COMMENCING ANY PORTION OF THE WORK.
ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE MADE BEFORE ORDERING MATERIALS, PREFABRICATED
THE CONTRACTOR (OR SUBCONTRACTOR) SHALL BE THE RESPONSIBILITY OF SUCH VERIFICATION SHALL BE MADE BEFORE ORDERING MATERIALS, PREFABRICATED ITEMS, AND COMMENCING ANY PORTION OF THE WORK.
THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, DETAILS AND FINAL ARRANGEMENTS REPRESENTED HERE WITHIN ARE AND SHALL REMAIN THE PROPERTY OF STUDIO BY DESIGN INC.

REV	DESCRIPTION	DATE

08/16/2018

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NOTES TO CONTRACTOR:

1. THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, DETAILS AND FINAL ARRANGEMENTS REPRESENTED HERE WITH IN ARE AND SHALL REMAIN THE PROPERTY OF STUDIO BY DESIGN INC.. NO PART OF THIS DOCUMENTATION SHALL BE COPIED, REPRODUCED, ADAPTED, MODIFIED, DISTRIBUTED, SOLD, PUBLISHED OR USED WITHOUT THE WRITTEN CONSENT AND APPROPRIATE COMPENSATION TO STUDIO BY DESIGN INC.. VISUAL CONTACT WITH THESE DESIGNS, DRAWINGS AND DOCUMENTATION SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE LIMITATIONS AND RESTRICTIONS.

2. DO NOT SCALE THE DRAWINGS, **DIMENSIONS TAKE PRECEDENCE.**

3. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION. ALL FINDINGS TO BE PROVIDED TO THE DESIGNER, IN WRITING, FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION.

4. GENERAL CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.

5. GENERAL CONTRACTOR TO VERIFY DIMENSIONS AND CONFIGURATION OF EXTERIOR AND INTERIOR WALLS, WINDOWS & DOORS.

6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY WATER PROOFING.

7. FLOOR ELEVATIONS ARE BASED ON CONTRACTORS OR LICENSED SURVEYOR'S FIELD MEASUREMENTS AND MAY VERY FROM PLANS.

8. THE DESIGNER DOES NOT GUARANTY THAT THE EXISTING CONDITIONS ARE ACCURATE ON THE PLAN.

9. THE CONSTRUCTION DOCUMENTS, PLANS, CALCULATIONS, AND REPORTS ARE COMPLEMENTARY: WHAT IS REQUIRED BY ONE IS AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONSTRUCTION DOCUMENTS. NOTIFY THE DESIGNER FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

10. UNLESS OTHERWISE INDICATED, PLAN DIMENSIONS ARE TO COLUMN GRID ON CENTERLINES, NOMINAL SURFACE OF MASONRY, FACE OF STUDS AND FACE OF CONCRETE WALLS.

11. "FLOOR LINE" REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.

12. REPETITIVE FEATURES ARE NOT DRAWN IN THEIR ENTIRETY AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.

13. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM OR PERPENDICULAR TO WALL AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 4" FROM FACE OF STUD (WALL) TO FACE OF ROUGH OPENING. DIMENSION SHALL BE 6" FROM FACE OF WALL TO EDGE OF ROUGH OPENING AT CONCRETE WALLS.

14. AT SECURITY WALLS, FULL HEIGHT PARTITIONS SHALL BE SEALED BOTH SIDES WITH ACOUSTIC SEALANT, TOP, BOTTOM, INTERSECTION, DOOR FRAMES, GLAZED OPENING FRAMES, AND ALL OTHER PENETRATIONS.

15. LINE OF EXISTING GRADES, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.

16. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT PROVIDED IN THIS CONTRACT, OR BY OTHERS.

17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.

18. VERIFY SIZE/LOCATION/FINISH/FIRE-RATING, ETC. AND PROVIDE ALL REQUIRED OPENINGS THROUGH FLOORS, WALLS, ACCESS DOORS, FURRING, CURBS, ANCHORS AND INSERTS. PROVIDE ALL BASES AND BLOCKING REQUIRED FOR ACCESSORIES, MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT.

19. ALL FIRE RATED, SOUNDS RATED, AND OTHER SPECIFIED WALL TYPES SHALL BE CONSTRUCTED PER CITY AND/OR STATE REQUIREMENT IN ADDITION TO THAT REQUIRED BY THE DESIGNER, ENGINEER, OR OTHER CONSULTANTS.

20. ALL PENETRATIONS AND OPENINGS SHALL MEET WALL ASSEMBLY FIRE RATINGS AND STC RATINGS.

21. BOXES LOCATED ON OPPOSITE SIDE OF FIRE RATED WALLS & SECURITY WALLS SHALL BE SEPARATED BY A MIN. HORIZONTAL DISTANCE OF24".

22. SEE STRUCTURAL GENERAL NOTES FOR MINIMUM STUD DEPTH, THICKNESS, FLANGE WIDTH AND SPACING.

23. THE PROJECT CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT ADJACENT PROPERTIES, WORKERS, AND THE OTHER PERSONS DURING THE EXCAVATION AND SITE PREPARATION OPERATIONS.

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

25. ALL WINDOW AND DOOR OPENING DIMENSIONS ARE MEASURED TO FRAMING MEMBERS. WINDOWS AND DOORS SHALL BE ORDERED TO ACCOMODATE THE PROVIDED OPENINGS.

26. **BY SUBMITTING A BID, THE BIDDER AGREES AND WARRANTS THAT HE HAS EXAMINED THE DRAWINGS AND FOUND THAT THEY ARE ADEQUATE FOR PROPER COMPLETION OF THE PROJECT.**

27. **THE CONTRACTOR SHALL PROCURE AND PAY FOR ALL NECESSARY PERMITS OR CERTIFICATES REQUIRED TO COMPLETE THE WORK SPECIFIED. THE CONTRACTOR SHALL MAKE ANY AND ALL REQUIRED NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL ORDINANCES.**

28. **ALL TRADES SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY INFERRED, OR REQUIRED BY ANY CODE WITH JURISDICTION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB.**

29. **IT IS DIRECTLY STIPULATED THAT THE CONTRACTOR SHALL REPAIR AND MAKE GOOD ANY DAMAGE TO ADJOINING PROPERTIES OR IMPROVEMENTS CAUSED BY HIS OPERATIONS.**

30. **THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, CORRELATING THE ARCHITECTURAL DRAWINGS WITH ANY AND ALL** CONSTRUCTION DOCUMENTS OR DRAWINGS.

31. **ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (SUBCONTRACTOR). SUCH VERIFICATION SHALL BE MADE BEFORE ORDERING MATERIALS, PREFABRICATED ITEMS, AND COMMENCING ANY PORTION OF THE WORK.**

32. **ALL FRAMING CONDITIONS, NOT SPECIFICALLY COVERED IN THE DRAWINGS SHALL BE IN CONFORMANCE WITH THE GENERAL CONSTRUCTION REQUIREMENTS AND CONVENTIONAL CONSTRUCTION PROVISIONS OF THE LATEST U.B.C.** IN ADDITION TO LOCAL CODE REQUIREMENTS.

33. **ALL CONDITIONS NOT SPECIFICALLY SHOWN OR DETAILED SHALL BE** SUBMITTED TO STUDIO BY DESIGN INC. FOR REVIEW BEFORE THE COMMENCEMENT OF ANY PORTION OF WORK.

34. **ANY MATERIALS SUBSTITUTION SHALL BE PERMITTED ONLY UPON THE CONTRACTOR OR SUPPLIER RECEIVING A WRITTEN CONSENT FROM** STUDIO BY DESIGN INC..

35. **ALL MATERIAL REMOVED UNDER THIS CONTRACT, WHICH IS NOT TO BE SALVAGED, REUSED, OR TURNED OVER TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM SITE** PRIOR COMPLETION OF PROJECT.

36. STUDIO BY DESIGN INC. DOES NOT TAKE ANY RESPONSIBILITY FOR THE QUALITY OF THE FINISHED CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE OWNER WITH A WARRANTY THAT ABIDES BY LOCAL LAWS IF REQUIRED.

37. ANY DEVIATION FROM THESE PLANS WITHOUT THE CONSENT OF STUDIO BY DESIGN INC., SHALL VOID STUDIO BY DESIGN INC. OF ALL RESPONSIBILITY TO PROVIDE ADDITIONAL DRAWINGS OR OTHER CONSTRUCTION DOCUMENTS.

38. **CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY** STUDIO BY DESIGN INC. **IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES.**

39. IT IS THE RESPONSIBLY OF THE CONTRACTOR TO MAKE ALL THE NECESSARY ARRANGEMENTS TO KEEP THE CITY APPROVED PLANS IN LEGIBLE CONDITION.

40. IT IS NOT THE RESPONSIBILITY OF STUDIO BY DESIGN INC. TO PROVIDE THE CONTRACTOR OR THE OWNER ON THIS CONTRACTED PROJECT WITH REPLACEMENT SETS OF DRAWINGS, ADDITIONAL BID SETS, OR ANY OTHER PRINTING OF THESE PLANS.

SECURITY REQUIREMENTS:

1. 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. (6706)

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

3. WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91.6709.1 - DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. (6709.4)

4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR. (6708)

5. 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. (6709.5, 6709.7)

6. 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)

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

8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. 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 INCHES AND 3 INCHES IN WIDTH. (91.6709.1 ITEM 2)

9. 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 FROM TRACK WHILE IN THE CLOSED POSITION. (6710)

10. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

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

12. 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)

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

14. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED LOCKING DEVICE OF THE DOOR, WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION AND WHEN THE DOOR IS OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SHALL BE FULLY TEMPERED GLASS PER SECTION 2406, OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

15. 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)PC/STR/CORR.LST.103 (REV. 1/1/14) WWW.LADBS.ORG PAGE 2 OF 2

16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP 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)

17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICES. A DEVICE SHALL BE INSTALLED 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

18. SLIDING GLASS WINDOWS SASH SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.

19. 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. (6715.4)

20 ALL OTHER OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716.6)

VHFHSZ NOTES:

A. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)

B. 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 (704A.1.3)

C. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (704A.1.5)

D. (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 1/4 INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (704A.2.1, 704A3.2.1, 704A.2.2, 7207.3)

E. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (704A.2.3)

F. 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.3.1)

G. 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.3.2)

H. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING- GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO ASTM E 2010, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (704A.3.2.2)

I. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (704A.3.2.3)

J. 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.704A.4.1

K. 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 (704A.4.2.1)

L. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (704A.4.2.2, 7207.1)

M. 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)

N. 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 704A.1.2.

O. NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE.

P. 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).

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REV.	DESCRIPTION	DATE

ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (SUBCONTRACTOR). SUCH VERIFICATION SHALL BE MADE BEFORE ORDERING MATERIALS, PREFABRICATED ITEMS, AND COMMENCING ANY PORTION OF THE WORK. THESE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS, DETAILS AND FINAL ARRANGEMENTS REPRESENTED HERE WITH IN ARE AND SHALL REMAIN THE PROPERTY OF STUDIO BY DESIGN INC.

08/16/2018

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STORM WATER POLLUTION CONTROL

(2017 Los Angeles Green Building Code)

FORM GRN 1

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

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

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

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

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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[2,3]
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[1]	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 Resources 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[1,2]
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

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2017 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

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 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 permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway 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)
3. 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)
4. 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)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 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)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 492.7)
8. 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)
9. 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 such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. 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)
13. 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)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. 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)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. 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)
25. 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)
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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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 @ 80 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.

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2017 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4305.1)
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)

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2017 Los Angeles Green Building Code

FORM GRN 4X

COUNTER REQUIREMENTS CHECKLIST

RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Project Address: ______________________ Date: ____________

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction		Form GRN 1
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.5	Cool roof for reduction of heat island effect		
5	4.106.7	Reduction of heat island effect for nonroof areas		
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings		
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings		Form GRN 16
8	4.304.1	Outdoor potable water use in landscape areas		
9	4.304.2	Irrigation controllers		
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
10	4.407.3	Flashing details		
		ENVIRONMENTAL QUALITY		
11	4.503.1	Fireplaces and woodstoves		
12	4.504.2	Finish material pollutant control		Form GRN 11
13	4.505.2.1	Capillary break		
14	4.506.1	Bathroom exhaust fans		

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REV.	DESCRIPTION	DATE

08/16/2018

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Window 111.jpg

Window 112.jpg

Window 115.jpg

Window 109.jpg

Window 110.jpg

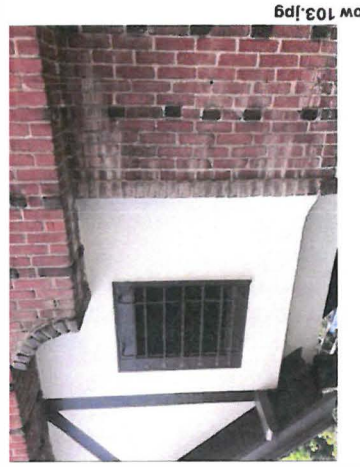
Window 113.jpg

Window 114.jpg

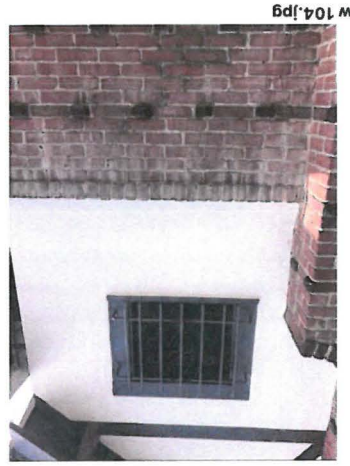
Door 152.jpg

Door 153.jpg

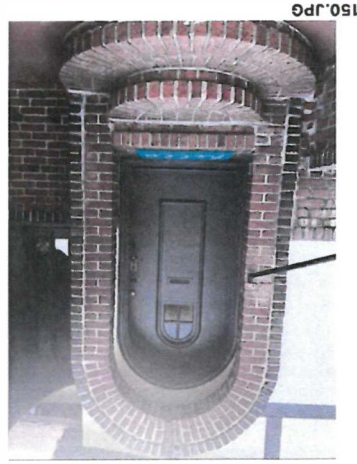
Window 103.jpg



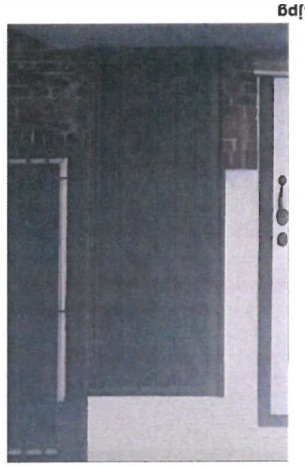
Window 104.jpg



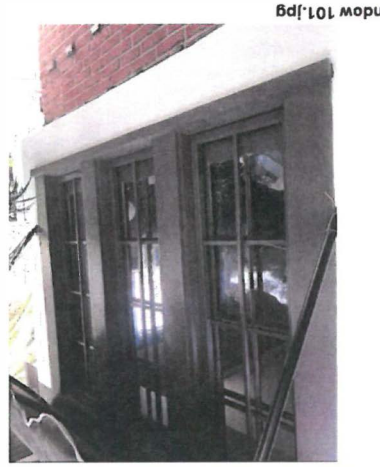
Door 150.JPG



Door 151.jpg



Window 101.jpg



Window 102.JPG

Window 107.jpg

Window 108.jpg

Window 105.jpg

Window 106.jpg

STUDIO BY DESIGN INC.
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TOLUCA LAKE, CA 91602
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E: CONTACT@STUDIOBYDESIGN.ORG

REV.	DESCRIPTION	DATE

08/16/2018

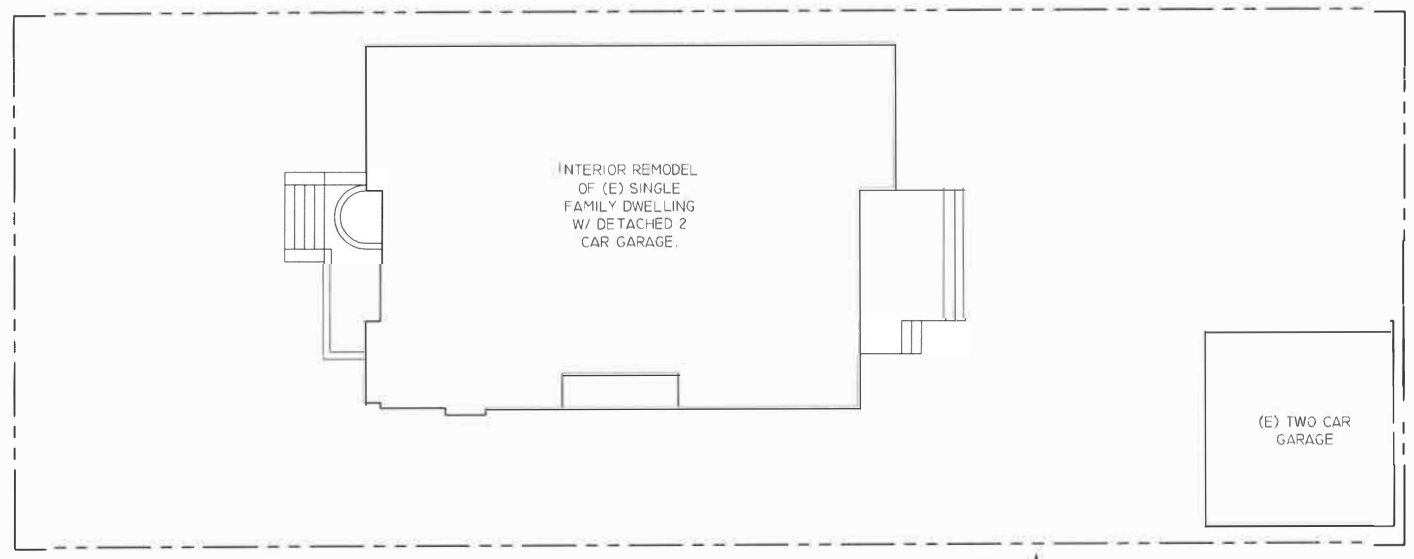
SHEET

A0.4

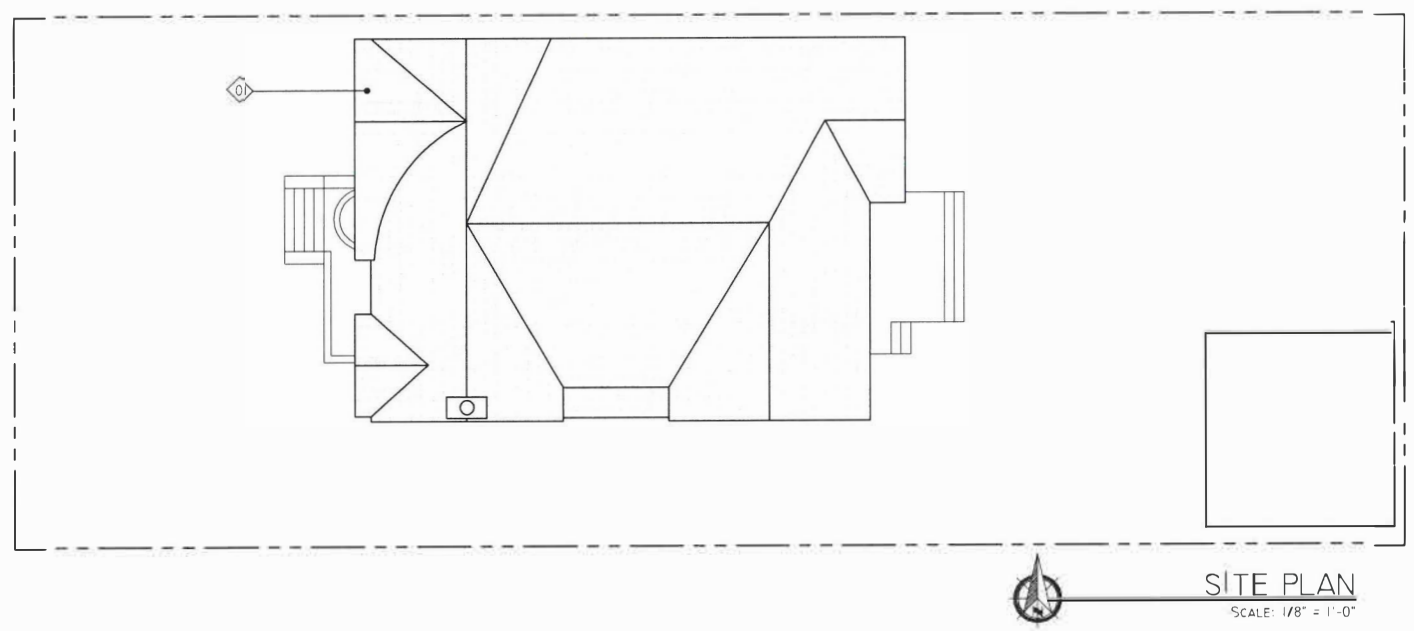
ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR/SUBCONTRACTORS. NO OTHER VERIFICATION SHALL BE MADE BEFORE ORDERING MATERIALS, PREFABRICATED ITEMS AND COMMENCING ANY PORTION OF THE WORK. THESE DRAWINGS, SPECIFICATIONS, MEMOS, DESIGNS, DETAILS AND FINAL APPROVALS REPRESENTED HERE WITH IN ARE AND SHALL REMAIN THE PROPERTY OF STUDIO BY DESIGN INC.

ARCH. KEYNOTES:

01 (E) ROOFING FORM TO REMAIN. (E) SHINGLES TO BE REMOVED AND REPLACED W/ CERTAINTEED LANDMARK SOLARIS CRYSTAL.



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



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

RFA AREA TABULATION

	AREA	EXEMPT	RFA
EXISTING PER ASSESSOR			
EXISTING S.F.D.	1,629	0	1,629

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REV.	DESCRIPTION	DATE

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08/16/2018

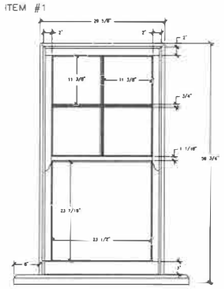
SHEET

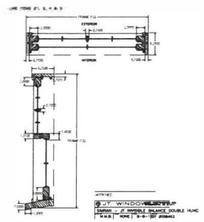
A1.0

ARCH. KEYNOTES:

WINDOW #106.

LINE ITEM #1

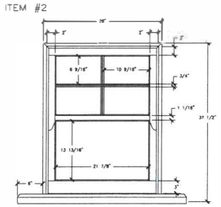




JT WINDOWS
SIMRAN – 29-5/8" X 56-3/4" JT INVIS. BAL. DOUBLE HUNG
M.M.B. | NONE | 8-8-18 | #058403

WINDOW #107

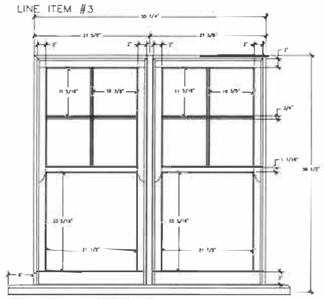
LINE ITEM #2

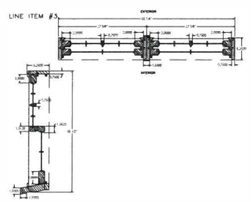


JT WINDOWS
SIMRAN – 28" X 37-1/2" JT INVIS. BAL. DOUBLE HUNG
M.M.B. | NONE | 8-8-18 | #058403

WINDOW #109 & 111

LINE ITEM #3

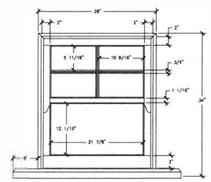




JT WINDOWS
SIMRAN – JT INVISIBLE BALANCE DOUBLE DOUBLE HUNG
M.M.B. | NONE | 8-8-18 | #058403

WINDOW #110

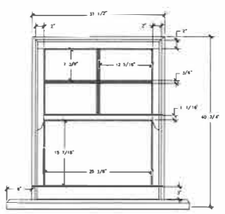
LINE ITEM #4



JT WINDOWS
SIMRAN – 28" X 4" JT INVIS. BALANCE DOUBLE HUNG
M.M.B. | NONE | 8-8-18 | #058403

WINDOW #114

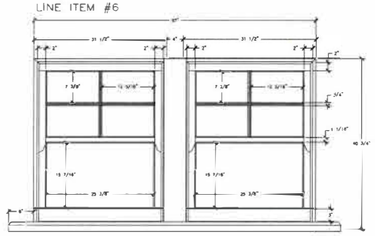
LINE ITEM #5



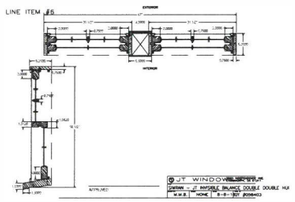
JT WINDOWS
SIMRAN – 31-1/2" X 40-3/4" JT INVIS. BAL. DOUBLE HUNG
M.M.B. | NONE | 8-8-18 | #058403

WINDOW #115

LINE ITEM #6



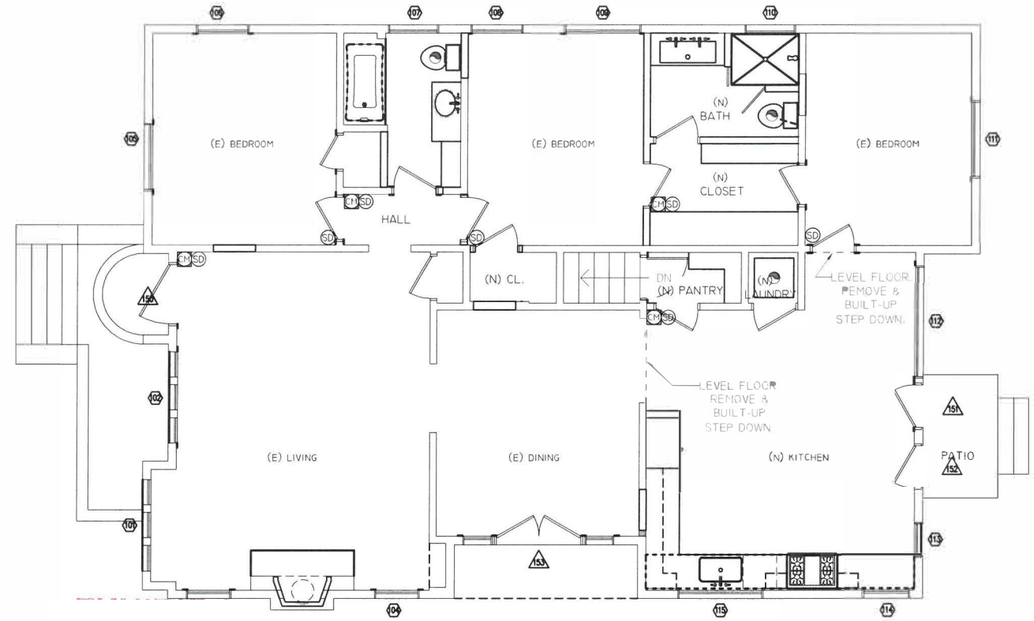
JT WINDOWS
SIMRAN – 67" X 40-3/4" JT INVIS. BAL. DBL DBL HUNG
M.M.B. | NONE | 8-8-18 | #058403



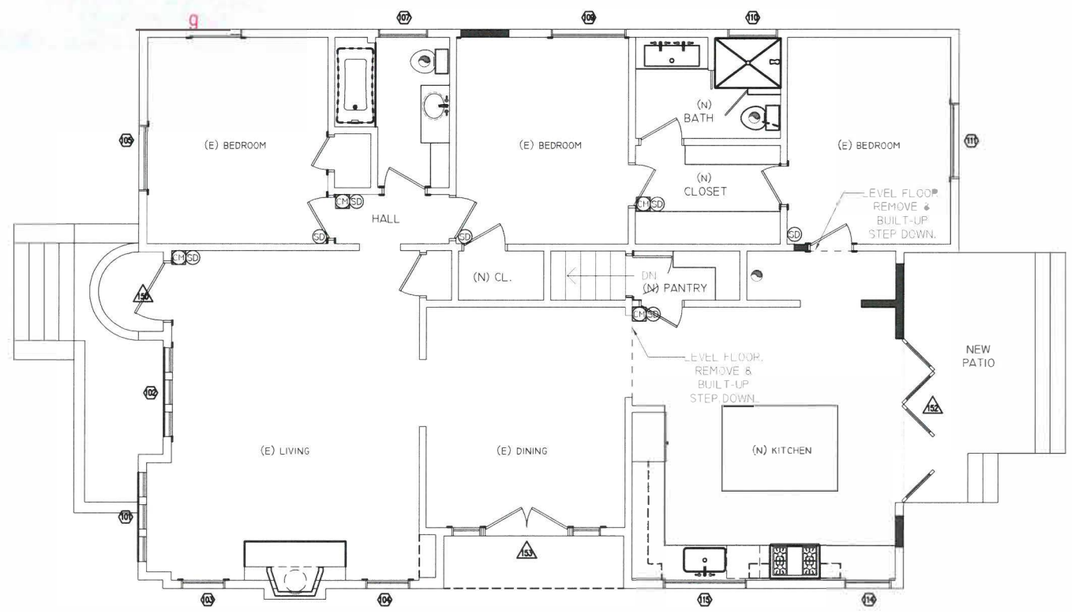
JT WINDOWS
SIMRAN – JT INVISIBLE BALANCE DOUBLE DOUBLE HUNG
M.M.B. | NONE | 8-8-18 | #058403

#	Window Type		Size (wxh)		Frame Material		Sash Materials		Glazing		Lites Per Pane		Notes
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
101	Casement	To Remain	64x57	To Remain	Wood	To Remain	Wood	To Remain	Single	To Remain	8	To Remain	NO CHANGE
102	Casement	To Remain	66x57	To Remain	Wood	To Remain	Wood	To Remain	Single	To Remain	8	To Remain	NO CHANGE
103	Casement	To Remain	30 x25	To Remain	Wood	To Remain	Wood	To Remain	Single	To Remain	4	To Remain	NO CHANGE
104	Casement	To Remain	30 x25	To Remain	Wood	To Remain	Wood	To Remain	Single	To Remain	4	To Remain	NO CHANGE
105	Casement	To Remain	72x57	To Remain	Wood	To Remain	Wood	To Remain	Single	To Remain	8	To Remain	NO CHANGE
106	Sliding	Double Hung	30x57	SAME	Wood	To Remain	Aluminum	Wood	Single	Single	1	4 top and 1	
107	Sliding	Double Hung	28x37	SAME	Wood	Wood	Aluminum	Wood	Single	Single	1	4 top and 1	
108	Sliding	Remove and Infill	36x24	N/A	Wood	N/A	Aluminum	N/A	Single	N/A	1	N/A	Infill
109	Sliding	Double Double Hung	55x56	SAME	Wood	To Remain	Aluminum	Wood	Single	Single	1	2x 4 top and	
110	Sliding	Double Hung	28x34	SAME	Wood	Wood	Aluminum	Wood	Single	Single	1	4 top and 1	
111	Sliding	Double Double Hung	55x56	SAME	Wood	To Remain	Aluminum	Wood	Single	Single	1	2x 4 top and	
112	Sliding	Remove and Infill	79x68	N/A	Wood	N/A	Wood	N/A	Single	N/A	1	N/A	Infill
113	Sliding	Remove and Infill	24x36	N/A	Wood	N/A	Aluminum	N/A	Single	N/A	1	N/A	Infill
114	Double Hung	To Remain	31x41	SAME	Wood	Wood	Wood	Wood	Single	Single	4 top and 1	4 top and 1	
115	Sliding	Double Double Hung	67x41	SAME	Wood	Wood	Aluminum	Wood	Single	Single	1	2x 4 top and	

#	Door Type		Size		Door Materials		Panels		Number of Lites		Side Lites		Notes
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
150	Panel	To Remain	42x84	To Remain	Wood	To Remain	1	To Remain	0	To Remain	0	To Remain	
151	Panel with gl	Remove	30x84	N/A	Wood	N/A	1	N/A	10	N/A	0	N/A	
152	Panel with gl	Folding	30x84	124" x 93"	Wood	Steel	1	4	10	4 per	0	0	
153	French	To Remain	107x84	To Remain	Wood	To Remain	2	To Remain	10 per	To Remain	2	To Remain	



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEMOLISH
PROJECT OF WALL ABOVE/BELOW
EXISTING TO REMAIN
NEW WALL

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REV.	DESCRIPTION	DATE

08/16/2018

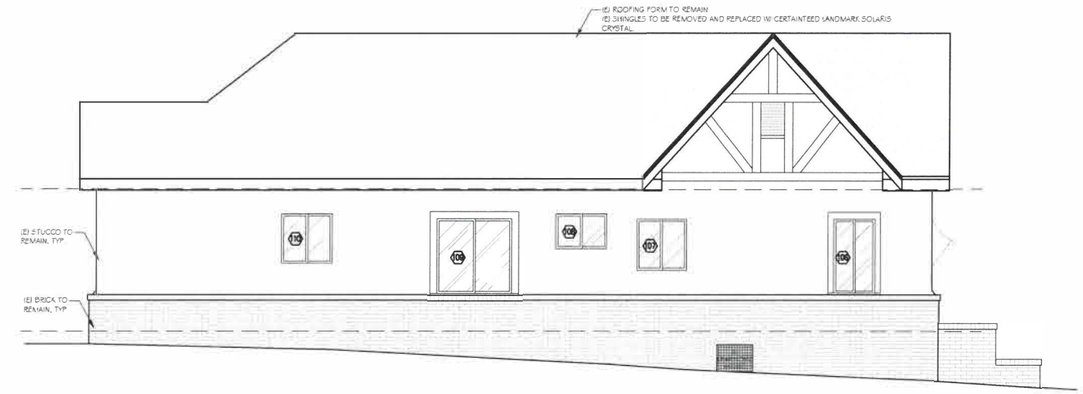
SHEET

A1.1

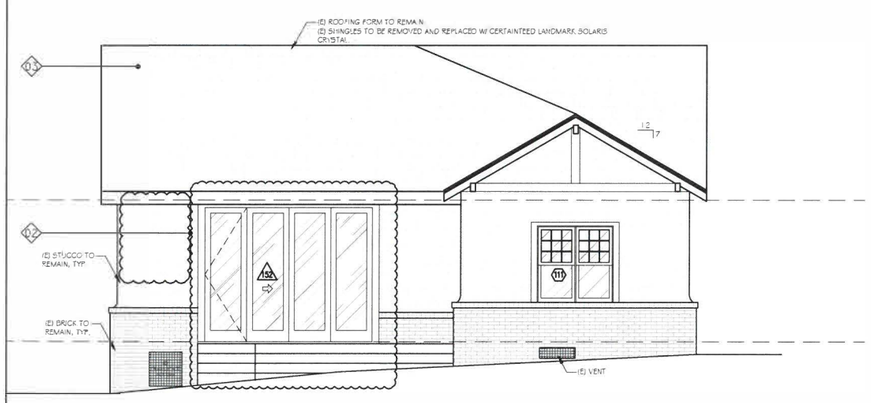
KEYNOTES:

1. MINIMUM 7/8" STUCCO.
2. (N) STUCCO TO BE PATCHED AROUND (N) OPENING(S) TO MATCH EXISTING.
3. (E) ROOFING FORM TO REMAIN. (E) SHINGLES TO BE REMOVED AND REPLACED W/ CERTAINTEED LANDMARK SOLARIS CRYSTAL GREY ASPHALT SHINGLES.

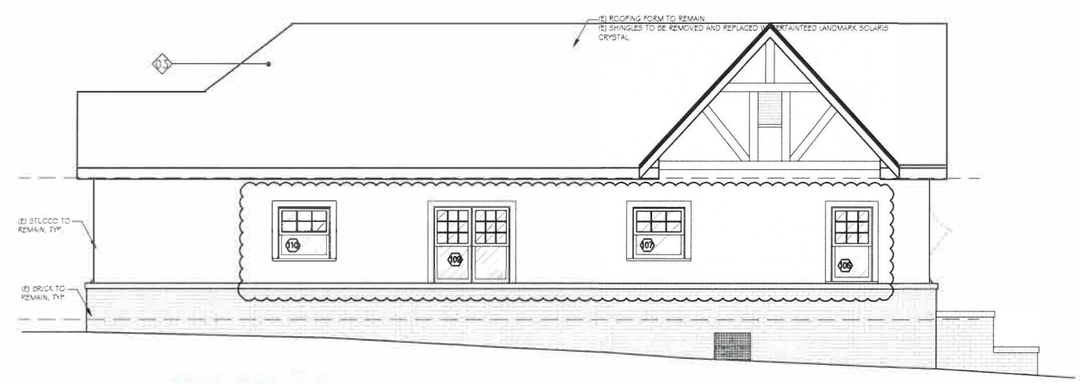
1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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REV.	DESCRIPTION	DATE

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08/16/2018

SHEET

A2.1

KEYNOTES:

1. MINIMUM 7/8" STUCCO.
2. (N) STUCCO TO BE PATCHED AROUND (N) OPENING(S) TO MATCH EXISTING.
3. (E) ROOFING FORM TO REMAIN. (E) SHINGLES TO BE REMOVED AND REPLACED W/ CERTAINTEED LANDMARK SOLARIS CRYSTAL GREY ASPHALT SHINGLES.

3 EXISTING SOUTH ELEVATION

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

4 PROPOSED SOUTH ELEVATION

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

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REV	DESCRIPTION	DATE

08/16/2018

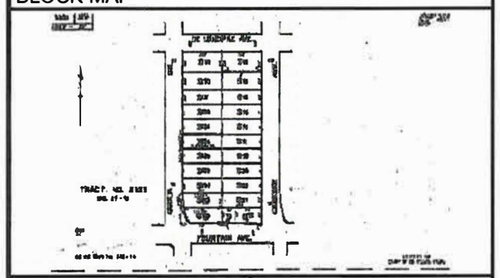
SHEET

A2.2

Window/Door Schedule Examples (2 of 4)

VICINITY MAP

BLOCK MAP



DRAWING LIST

T-1 TITLE BLOCK
A-1 SITE & LAN DSCAPE PLAN
A-2 EXISTING, DEMO & NEW PLAN
A-3 WINDOW SCHEDULE
A-4 WINDOW DETAILS
A-4.1 INSTALLED WINDOWS PICTURES
A-5 EXISTING ELEVATIONS
A-6 EXISTING ELEVATIONS
A-7 PROPOSED ELEVATIONS
A-8 PROPOSED ELEVATIONS
A-9 PROJECT MATERIALS
A-9.1 PROPOSED FRONT PORCH
A-10 HOUSE PICTURES
A-11 NEIGHBORHOOD PICTURES

SCOPE OF WORK

1. ADD 388 sq.ft. TO SINGLE FAMILY DWELLING
2. REMOVE AND REPLACE (E) WINDOWS

LEGAL DESCRIPTION

PROJECT DESCRIPTION

TOTAL LOT AREA	6,757 sq.ft.
EXISTING LIVING AREA	1,610 sq.ft.
NEW ADDITION AREA	388 sq.ft.
TOTAL LIVING AREA	1,998 sq.ft.
(E) DETACHED 2-CAR GARAGE	Yes
ZONE	R1-1-HPOZ
# OF STORIES	1
BUILDING HEIGHT	

ELIAD DORFMAN DESIGN
LOS ANGELES
P 818-987-7863
DORFMANELIAD @GMAIL.COM
Eliad Dorfman Design

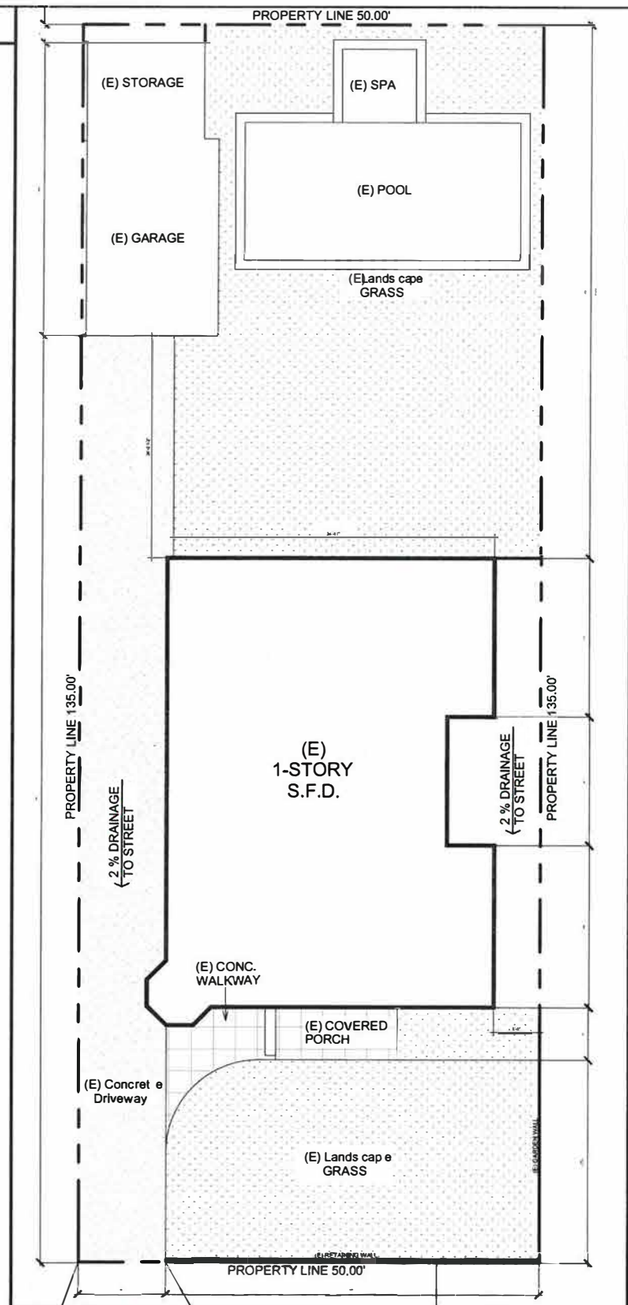
TITLE

PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	
SCALE	

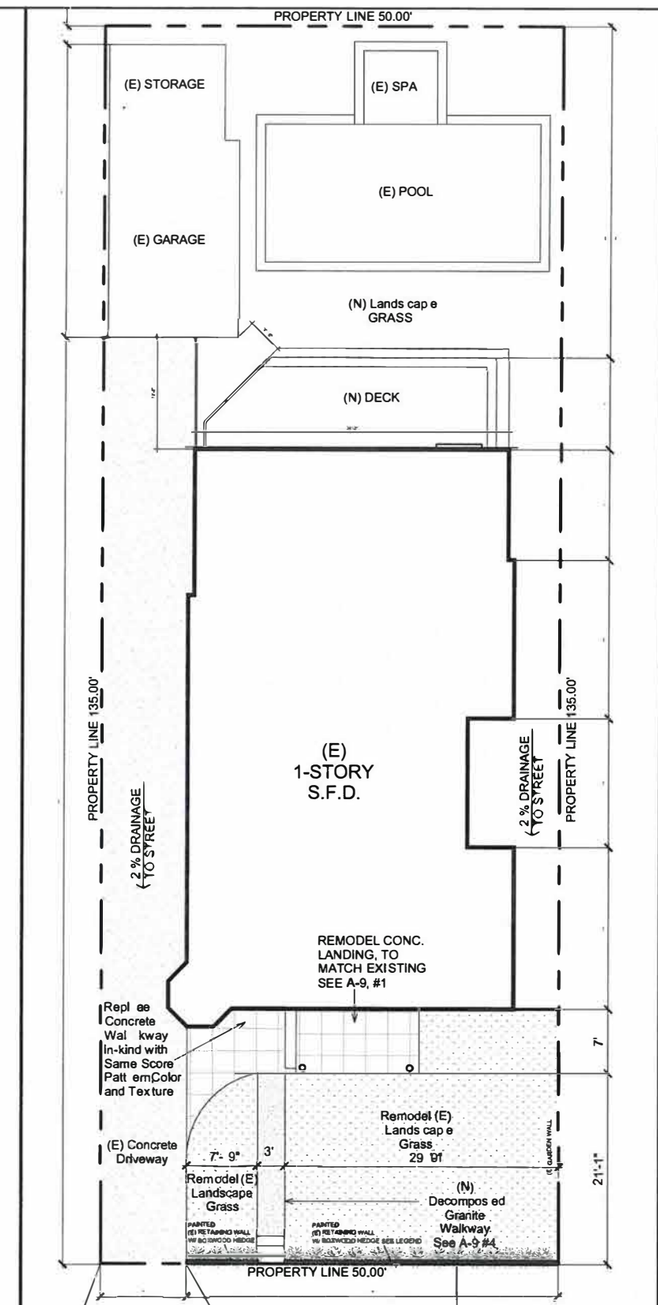
T-1

LEGEND

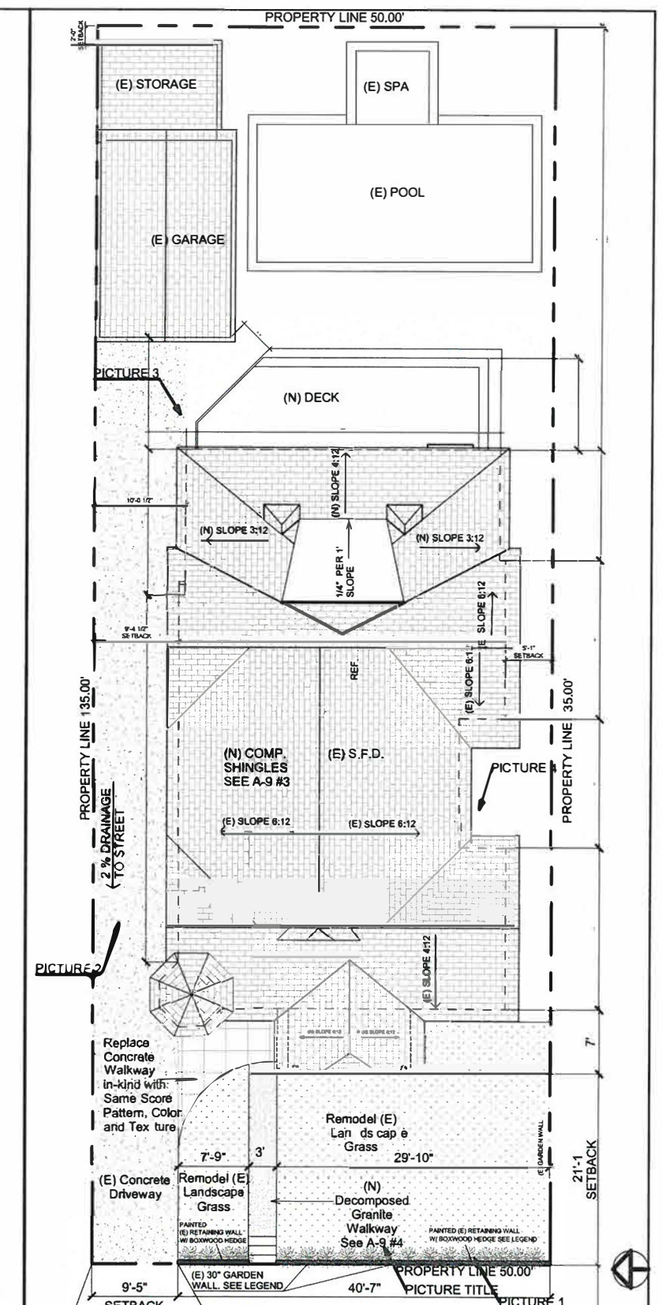
- ROOF
- 18"x18" SCORED CONCRETE TO BE RESTORED
- GRASS
- CONCRETE
- DECOMPOSED GRANITE
- RETAINING WALL - Existing front wall assumed to be grandfathered based on original photo, proposing new stucco to be applied to existing wall. Stucco concrete cinder block retaining wall at the front property line to be painted same color as the body of the house.



EXISTING SITE AND LANDSCAPE PLAN



PROPOSED SITE AND LANDSCAPE PLAN



PROPOSED SITE AND ROOF PLAN

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LOS ANGELES
P 818-987-7863
DORFMANELIAD @GMAIL.COM
Eliad Dorfman Design

SITE PLAN & LANDSCAPE PLAN

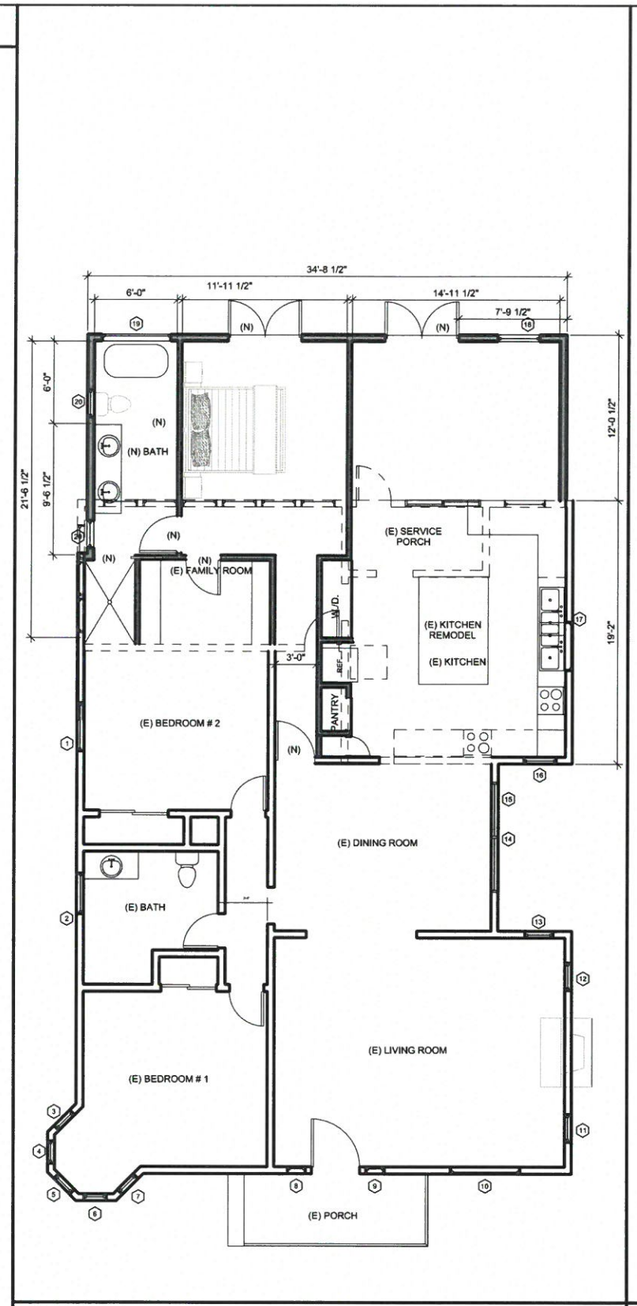
PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	

A-1

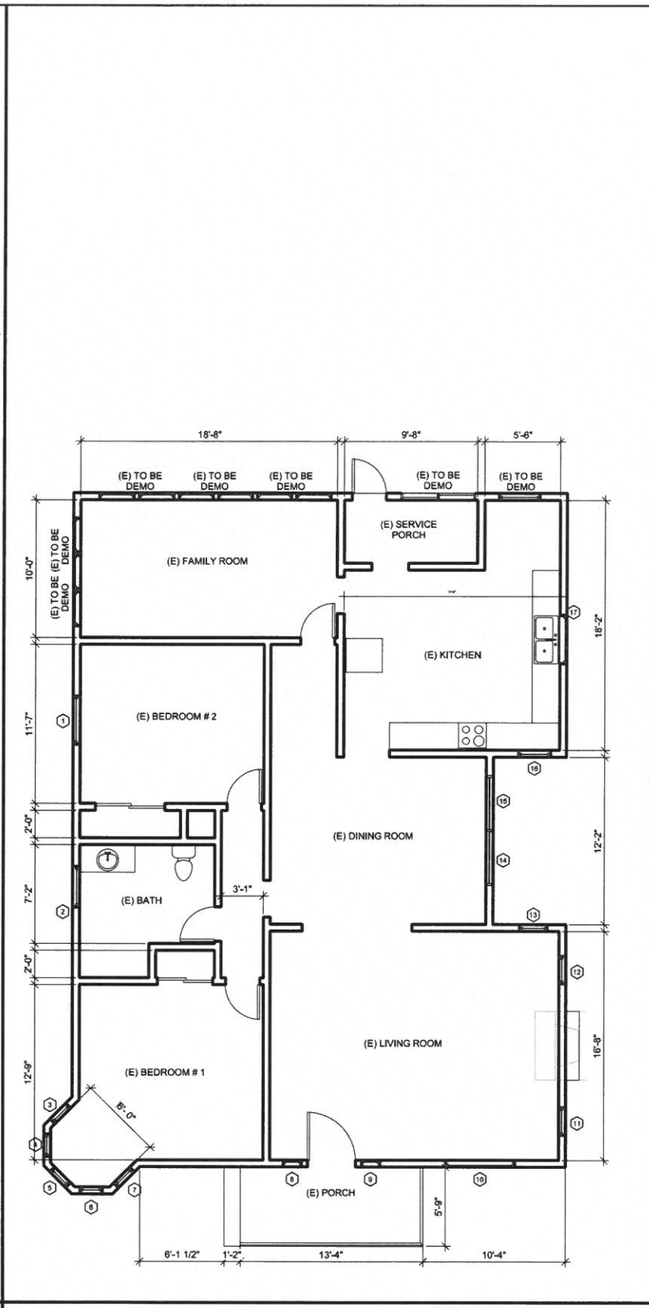
SCALE 1/16" = 1'-0"

WALL LEGEND

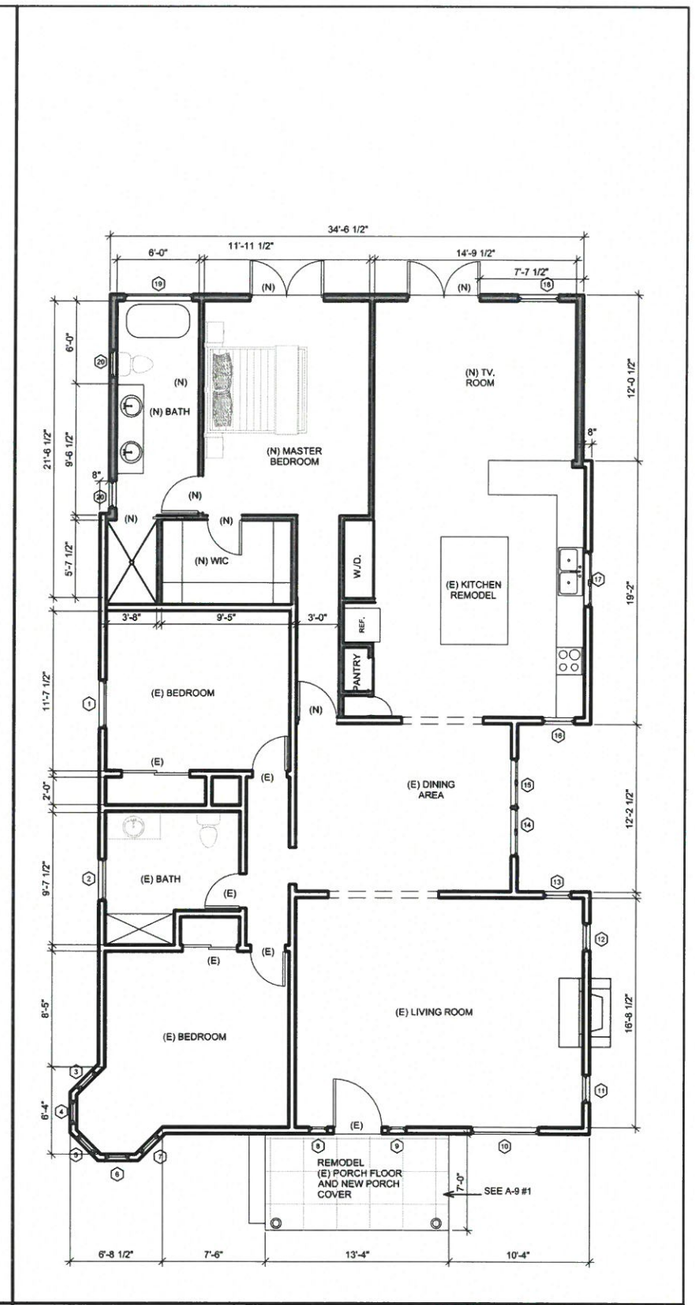
- NEW WALL
- EXISTING WALL
- DEMO WALL



DEMO PLAN



EXISTING PLAN



PROPOSED PLAN

ELIAD DORFMAN DESIGN
LOS ANGELES
P 818-987-7863
DORFMANELIAD @GMAIL.COM
Eliad Dorfman Design

EXISTING, DEMO & PROPOSED PLAN

PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	

A-2

SCALE 3/32" = 1'-0"

	#	WINDOW TYPE		SIZE		WINDOW CASING			MATERIALS SASH		GLAZING		LITES PER PANE		MANUFACTURER
		Existing	Proposed	Existing	Proposed	Existing	To remain	Color	Existing	Proposed	Existing	Proposed	Existing	Proposed w/ .9" wide mullion	Proposed
	1	Dbl louver	Dbl Casemt	46" x 33"	46" x 33"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	N/A	Paramount Windows
	2	Sngl louver	Awning	33 1/2" x 27"	33 1/2" x 27"	Wood	N/A	White	2 inch	2 inch	Glass blade	N/A	N/A	N/A	Paramount Windows
	3	Sngl louver	Full casemt	18" x 59"	18" x 59"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	9	Paramount Windows
	4	Sngl louver	Full casemt	18" x 59"	18" x 59"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	9	Paramount Windows
	5	Sngl louver	Full casemt	18" x 59"	18" x 59"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	9	Paramount Windows
	6	Sngl louver	Full casemt	18" x 59"	18" x 59"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	9	Paramount Windows
	7	Sngl louver	Full casemt	18" x 59"	18" x 59"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	9	Paramount Windows
*	8	Fixed	Fixed	14" x 75 1/2"	14" x 75 1/2"	Wood	Wood	White	2 inch	2 inch	Textured & Colored	Single	N/A	N/A	Paramount Windows
*	9	Fixed	Fixed	14" x 75 1/2"	14" x 75 1/2"	Wood	Wood	White	2 inch	2 inch		Single	N/A	N/A	Paramount Windows
	10	Fixed	To remain	57 1/2" x 51 1/2"	57 1/2" x 51 1/2"	Wood	Wood	White	2 inch	2 inch	Single	To remain	N/A	9	Paramount Windows
	11	Sngl louver	Btm: Fixed Top: Casemt	22 1/2" x 69 1/2"	22 1/2" x 69 1/2"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	(2) 9	Paramount Windows
	12	Sngl louver	Btm: Fixed Top: Casemt	22 1/2" x 69 1/2"	22 1/2" x 69 1/2"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	(2) 9	Paramount Windows
	13	Sngl louver	Dbl Casemt	28" x 44"	28" x 44"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	N/A	Paramount Windows
	14	(2) Sngl louvers	(2) Dbl Casemts	44" x 44"	44" x 44"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	N/A	Paramount Windows
	15	(2) Sngl louvers	(2) Dbl Casemts	44" x 44"	44" x 44"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	N/A	Paramount Windows
	16	Dbl hung	Casement	26" x 30"	2'-4" x 2'-8"	Wood	Wood	White	2 inch	2 inch	Single	Single	N/A	N/A	Paramount Windows
	17	Sngl louver	Dbl Casemt	3'-6 1/2" x 2'-11 1/2"	3' -6 1/2" x 2' -11 1/2"	Wood	Wood	White	2 inch	2 inch	Glass blade	Single	N/A	N/A	Paramount Windows
*	18	N/A	Dbl Casemt	N/A	40" x 32 1/2"	N/A	Wood	White	N/A	2 inch	N/A	Single	N/A	N/A	Paramount Windows
*	19	N/A	Fixed	N/A	3'-0" x 4'-0"	N/A	Wood	White	N/A	2 inch	N/A	Single	N/A	N/A	Paramount Windows
*	20	N/A	Casement	N/A	2'-0" x 3'-0"	N/A	Wood	White	N/A	2 inch	N/A	Single	N/A	N/A	Paramount Windows

* Proposed windows were not Installed prior to submitting application

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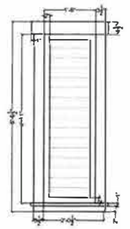
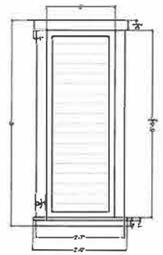
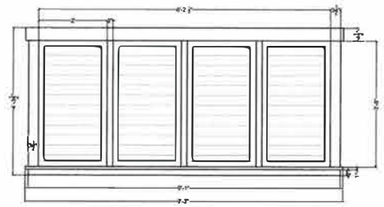
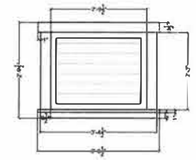
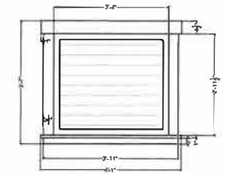
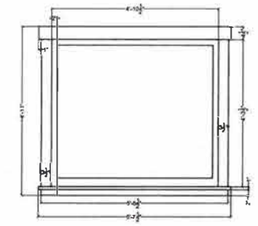
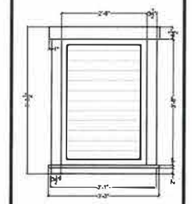
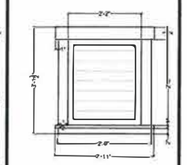
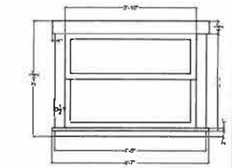
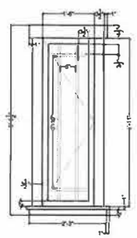
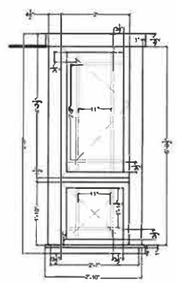
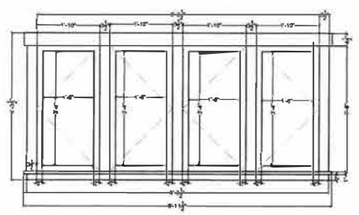
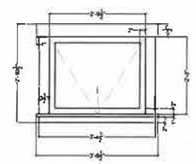
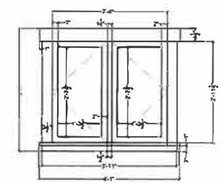
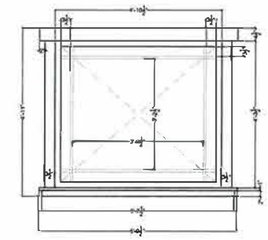
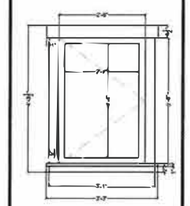
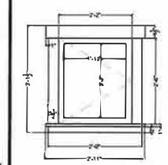
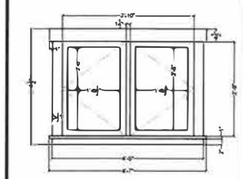
WINDOW SCHEDULE

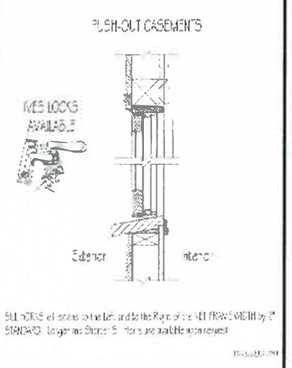
note:
At time of application submittal,Existing windows were removed and Proposed windows have been Installed

PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	
SCALE	

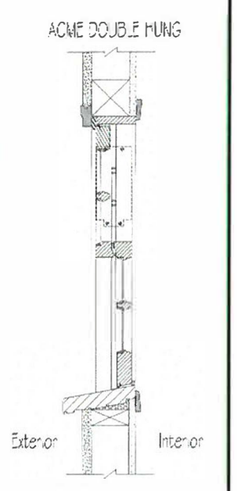
A-3

	WINDOWS 3,4,5,6,7	WINDOWS 11,12	WINDOWS 14,15	WINDOWS 2	WINDOWS 17,18	WINDOWS 10,19	WINDOWS 13	WINDOWS 16,20	WINDOWS 1
EXISTING									
PROPOSED									

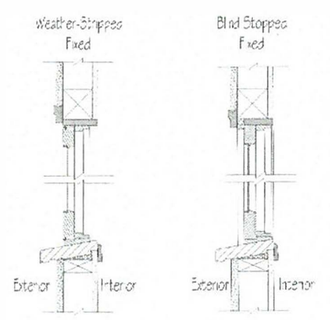
DETAILS



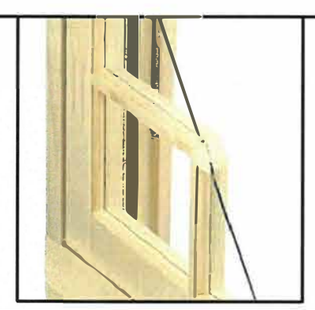
TYPICAL CASEMENT DETAIL

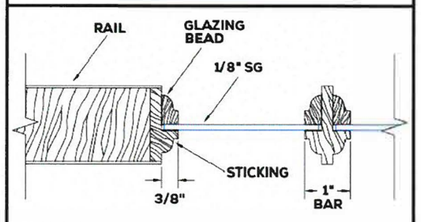


TYPICAL DOUBLE HUNG DETAIL

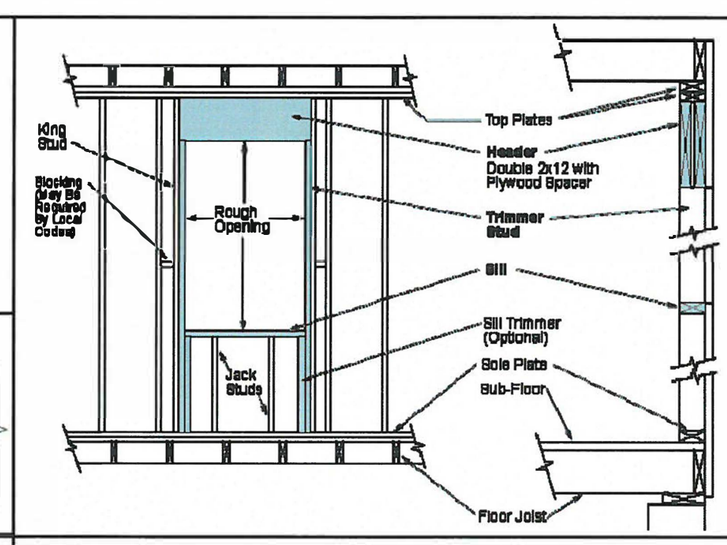


TYPICAL FIXED DETAIL



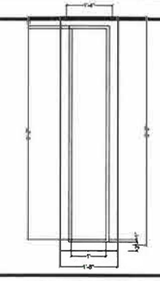


TYPICAL MUNTIN DETAIL



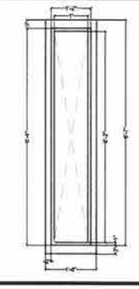
TYPICAL WINDOW WOOD FRAMING DETAIL

EXISTING



WINDOWS 8 & 9

PROPOSED



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WINDOW DETAILS

PROJECT NUMBER	250
DATE	01/15/2018
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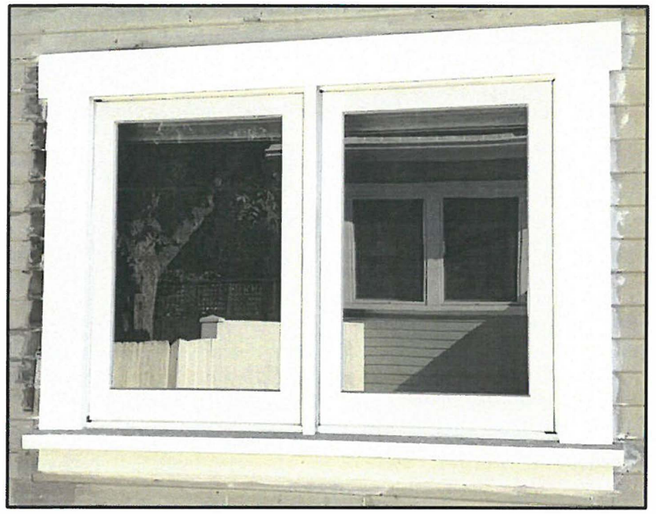
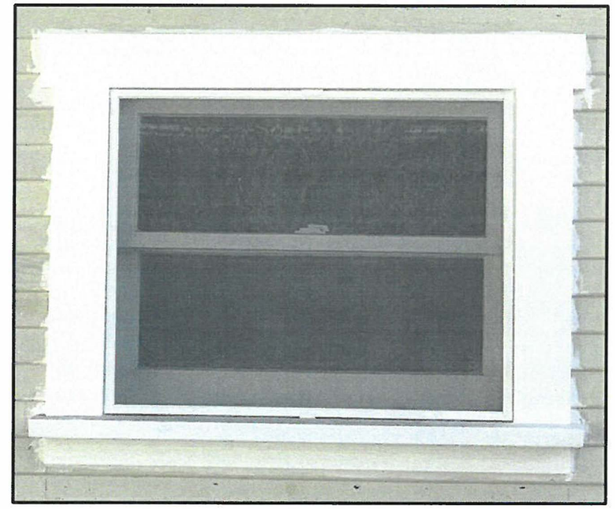
A-4

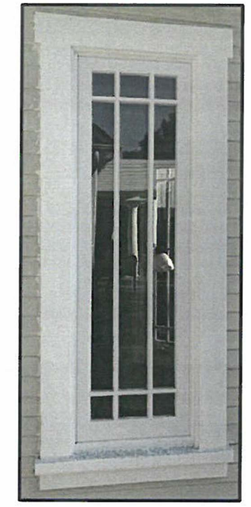
SCALE 1/8" = 1'-0"



Window #1

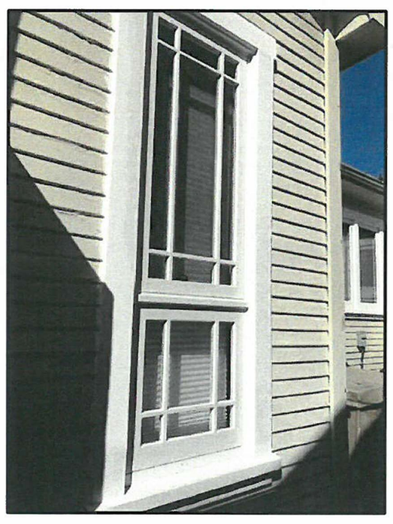


Window #2



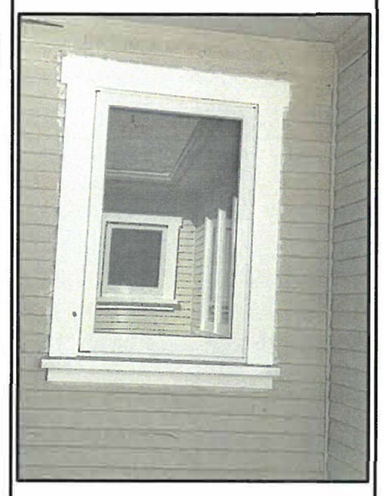
Windows #3-7

Window #10

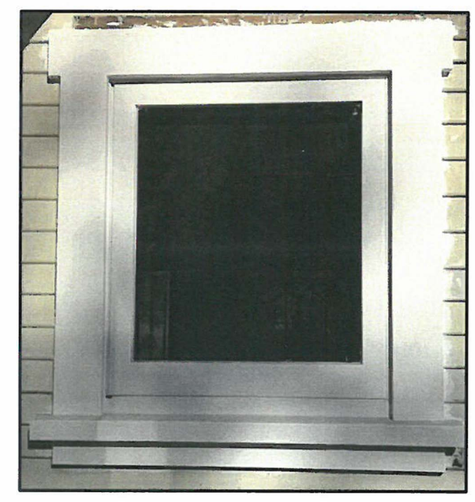


Windows # 11&12

Windows # 14-15



Windows # 13



Window #16

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legalization of installed windows

PROJECT NUMBER	250
DATE	01/15/2018
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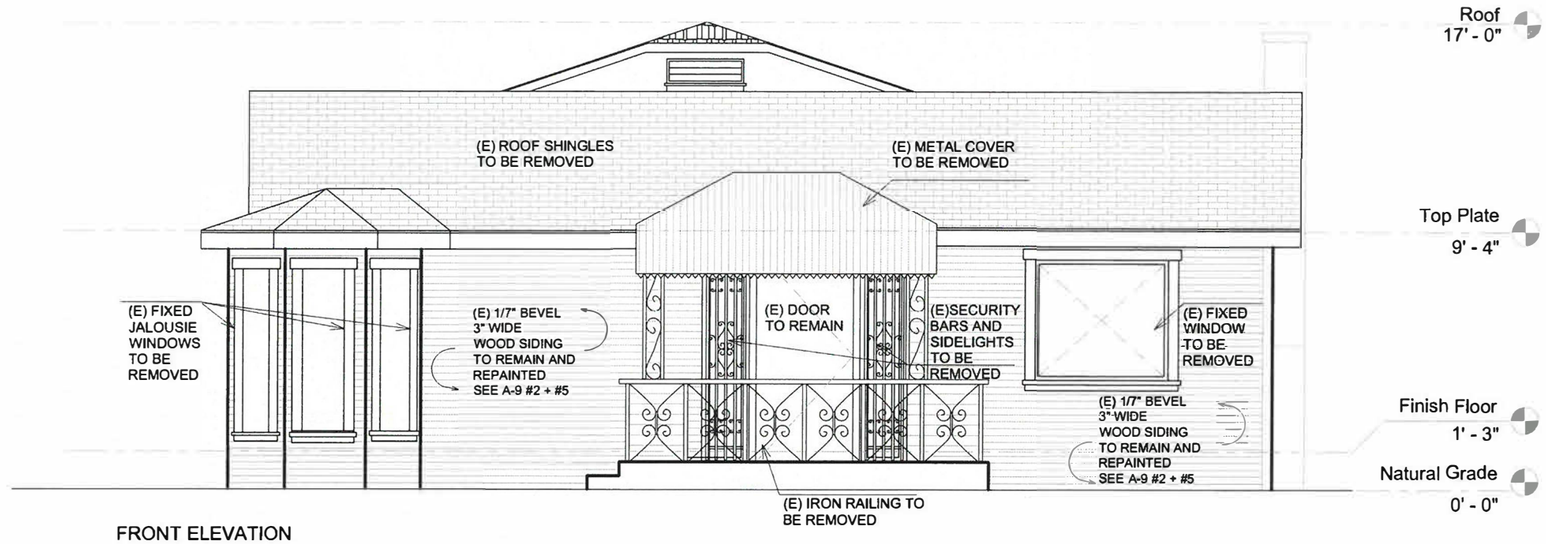
A-4.1

SCALE 1/8" = 1'-0"



FRONT ELEVATION

BACK ELEVATION

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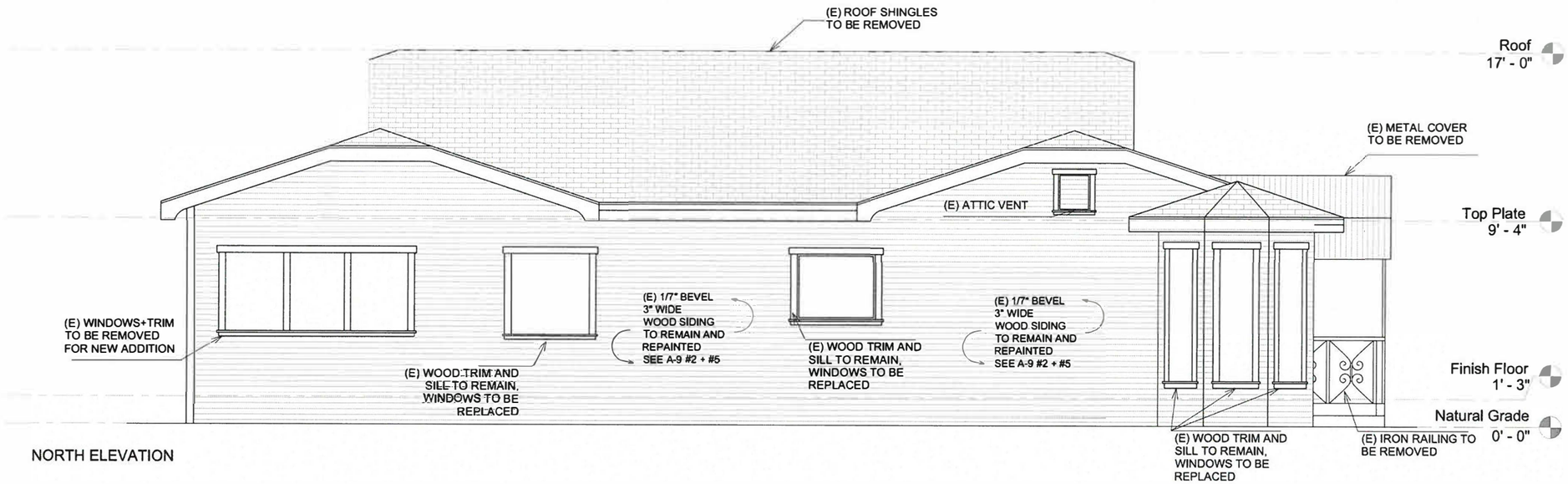
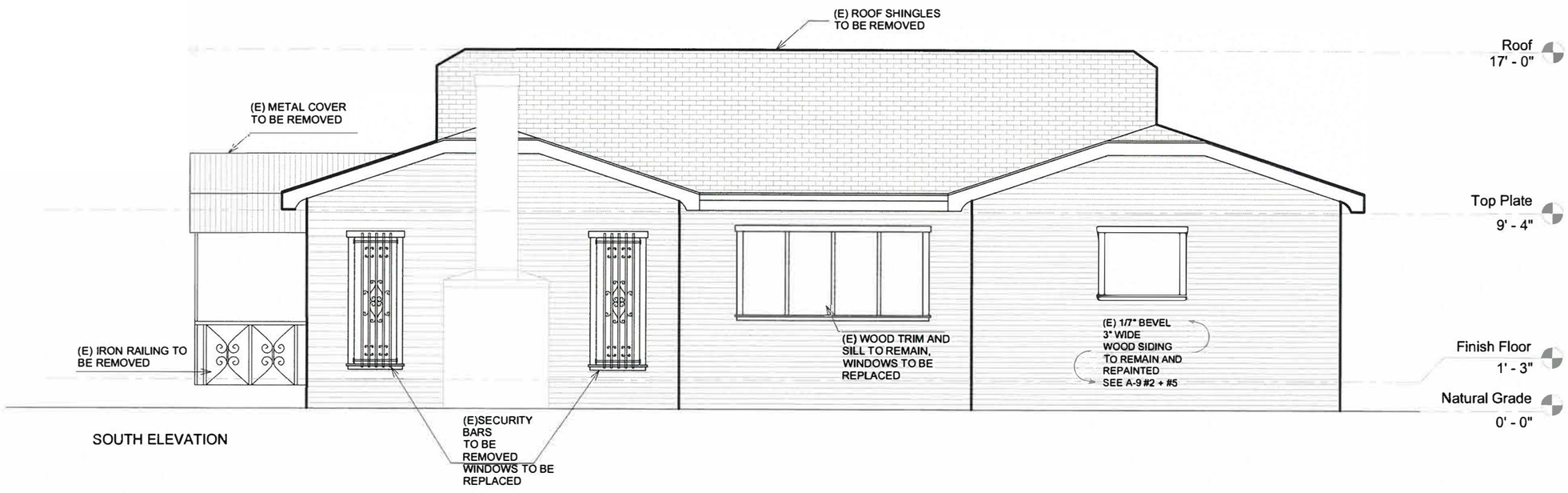
EXISTING ELEVATIONS

PROJECT NUMBER	250	A-5
DATE	01/15/2018	
DRAWN BY		
CHECKED BY		SCALE 3/16" = 1'-0"



NORTH ELEVATION



SOUTH ELEVATION

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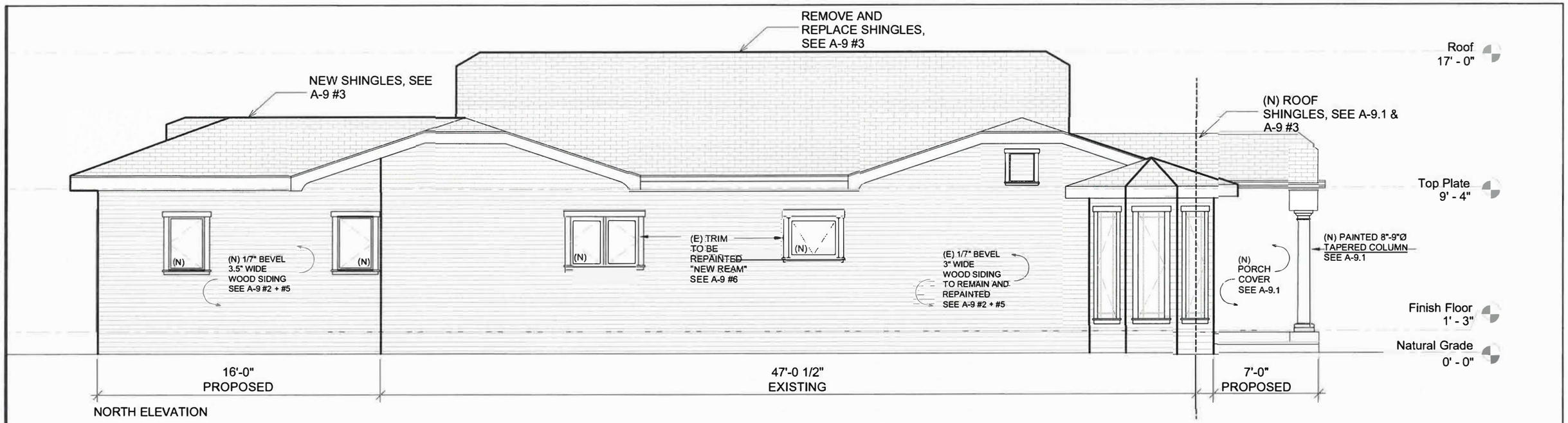
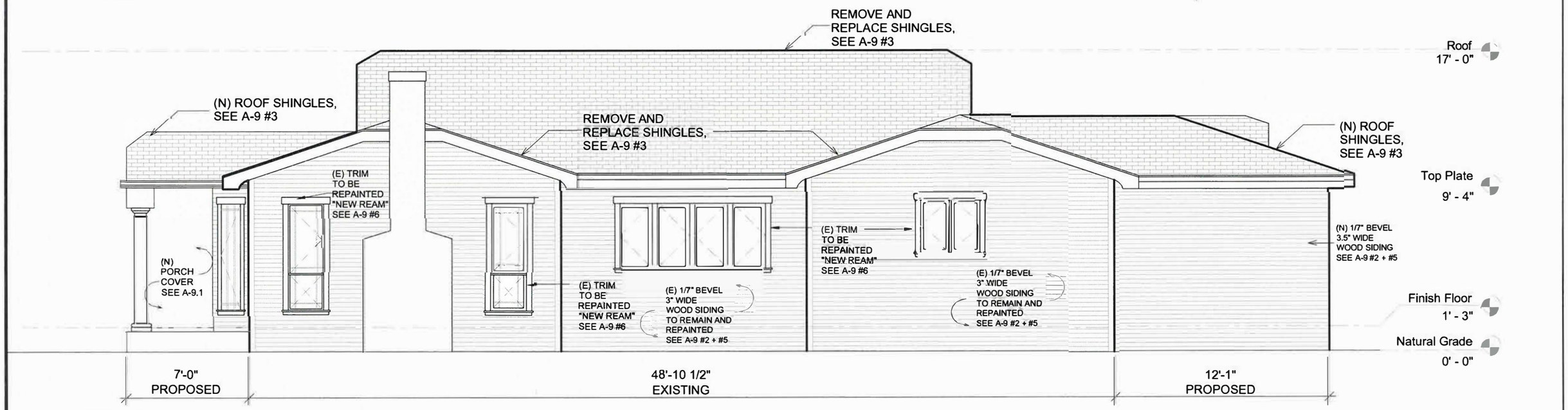
EXISTING ELEVATIONS

PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	
SCALE	3/16" = 1'-0"

A-6



NORTH ELEVATION



SOUTH ELEVATION

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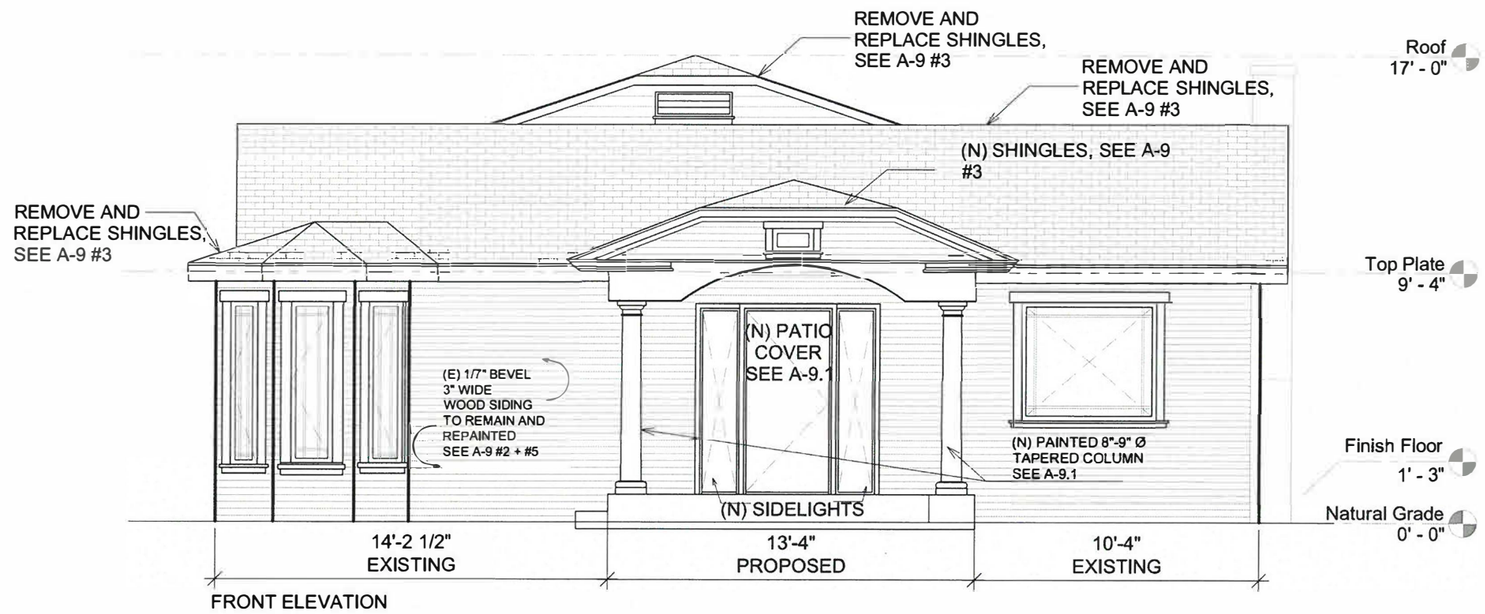
PROPOSED ELEVATIONS

PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	
SCALE	3/16" = 1'-0"

A-7



FRONT ELEVATION

BACK ELEVATION

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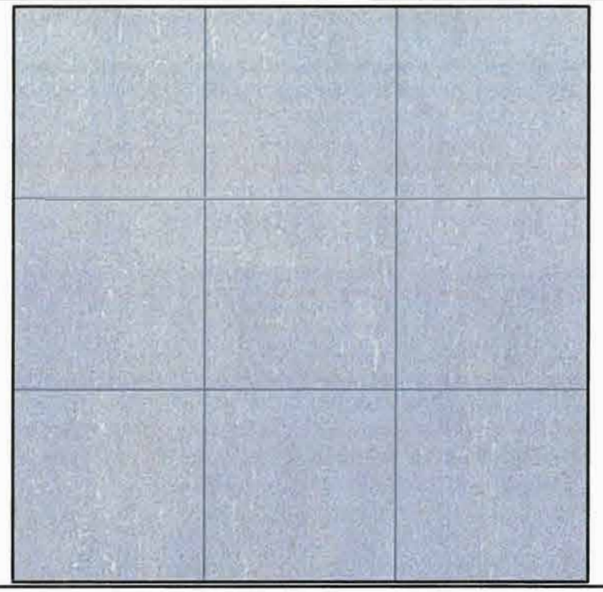
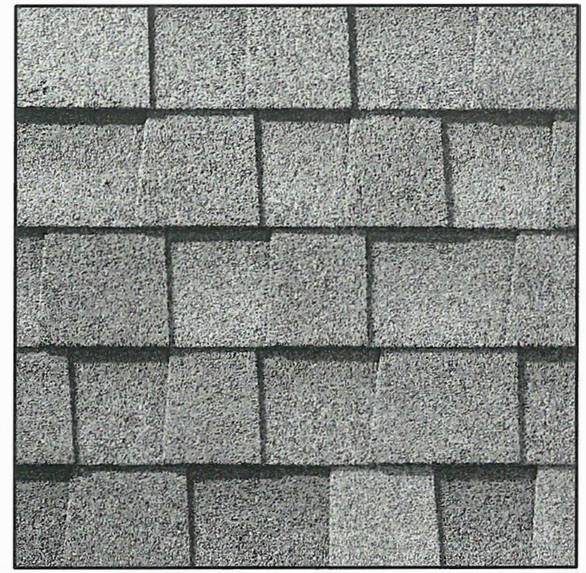
PROPOSED ELEVATIONS

PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	
SCALE	3/16" = 1'-0"

A-8

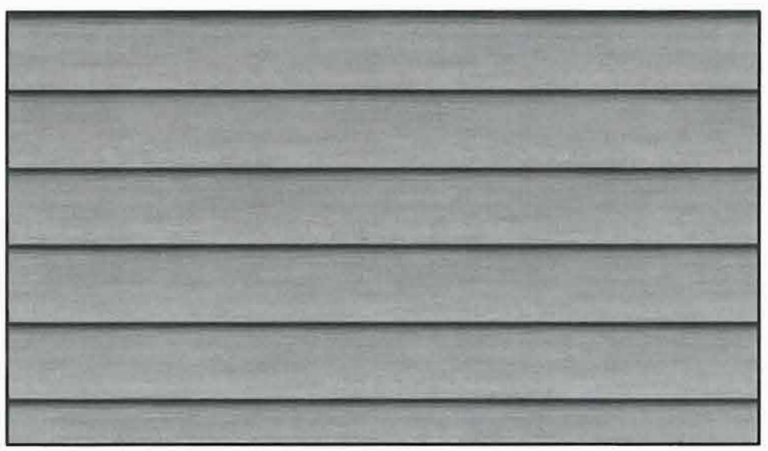


1 18"X18" CONCRETE SCORING



3 DIMENSIONAL ROOF SHINGLES-COLOR: ESTATE GRAY, MAKE: OWENS CORNING, MODEL: SUPREME

5 SIDING COLOR: STEAMPUNK GRAY 137-3



2 WOOD SIDING-COLOR:"STEAMPUNK" GRAY V137-3,

4 DECOMPOSED GRANITE WALKWAY

6 WINDOW TRIM COLOR: NEW REAM V148

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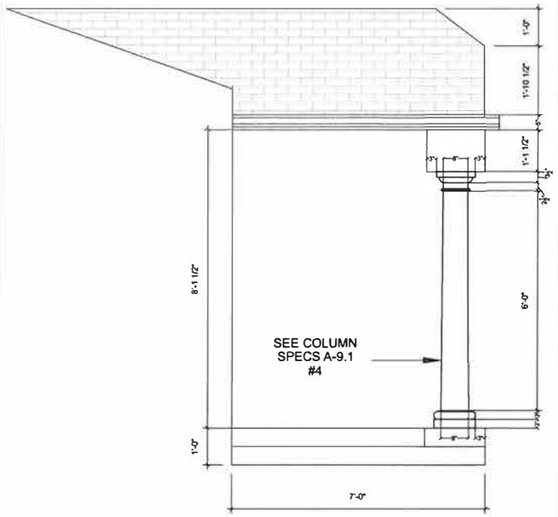
PROJECT MATERIALS

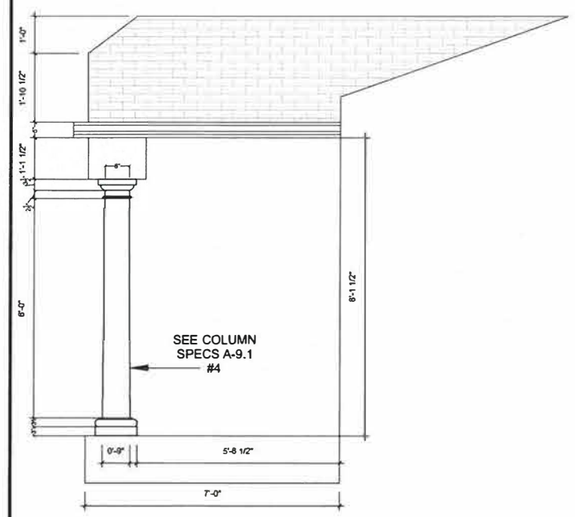
PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	
SCALE	

A-9



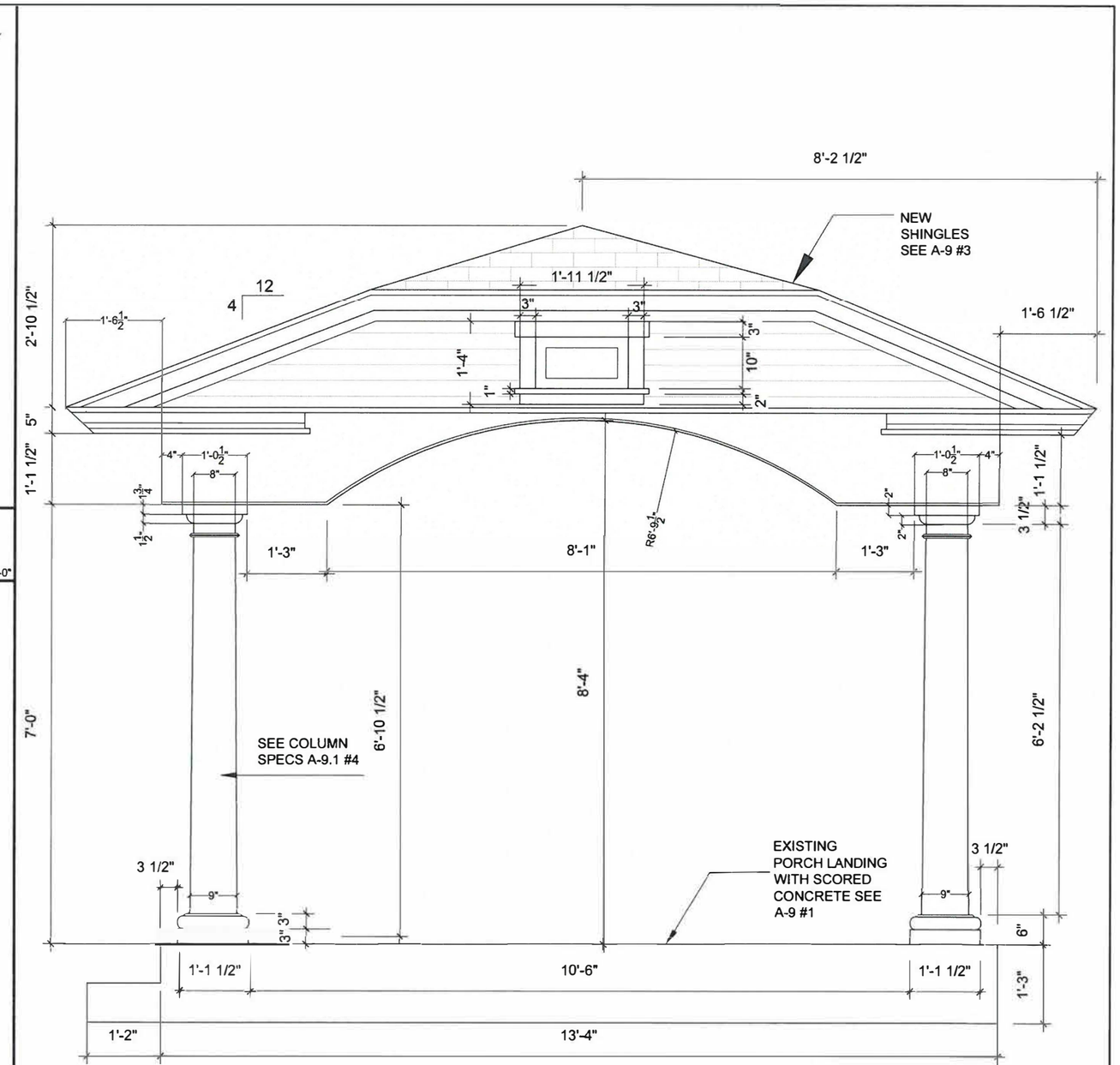
1 FRONT PORCH SIDE VIEW

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



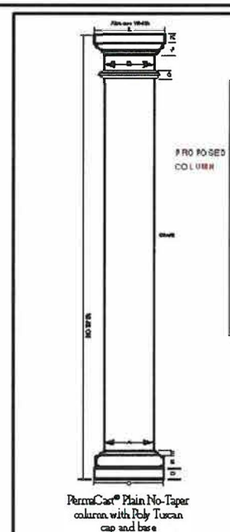
2 FRONT PORCH SIDE VIEW

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



3 FRONT PORCH FRONT VIEW

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



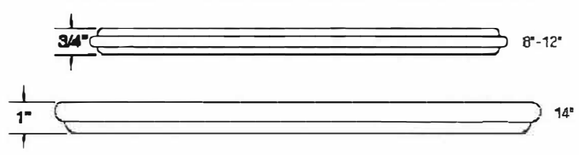
Round No-Taper PERMACast® Columns

Round No-Taper PermaCast® Column Dimensions (in Inches)

Col. Size	A	B	C	D	E	F	G	J	K	L	Lengths Avail (ft.)
8"-9"	7 1/16"	8 5/16"	10 1/2"	1 7/16"	1 3/16"	3/16"	3/16"	1 1/4"	1 1/2"	10 9/16"	6,8,9,10
10"	9 9/16"	9 5/16"	13 7/16"	2 3/16"	2 1/16"	3/16"	3/16"	1 1/4"	1 3/4"	12 15/16"	6,8,9,10,12
12"	11 5/16"	11 5/16"	16 1/2"	2 3/16"	2 1/16"	7/16"	13/16"	1 3/4"	2"	15 7/16"	6,8,9,10,12
14"	13 5/16"	13 5/16"	19 1/2"	3 1/16"	3 1/16"	1 1/16"	7/16"	2 1/4"	3"	19 3/16"	6,8,9,10,12,14
16"	15 3/16"	15 3/16"	22 3/16"	4"	3 1/32"	1 3/16"	1"	2 1/4"	2 3/4"	22"	6,8,9,10,12,14,16,18,20
18"	17 1/16"	17 1/16"	24 9/16"	4"	4"	1 7/16"	1 1/16"	2 3/4	3 1/16"	24 9/16"	6,8,9,10,12,14,16,18,20
24"	24"	24"	33 1/2"	5 1/4"	5 1/4"	2 1/16"	2 1/16"	3 1/2"	4 1/16"	33 1/16"	8,10,12,14,16,18,24

Neck mould not included.
Flashing and Installation Kit not available with No-Taper Tuscan cap and base sets.

Neck Mould for No-Taper Column – Sold Separately



11

4 NEW COLUMN DETAIL AND SPECS

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PROPOSED FRONT PORCH

Project Number	250
Date	01/15/2018
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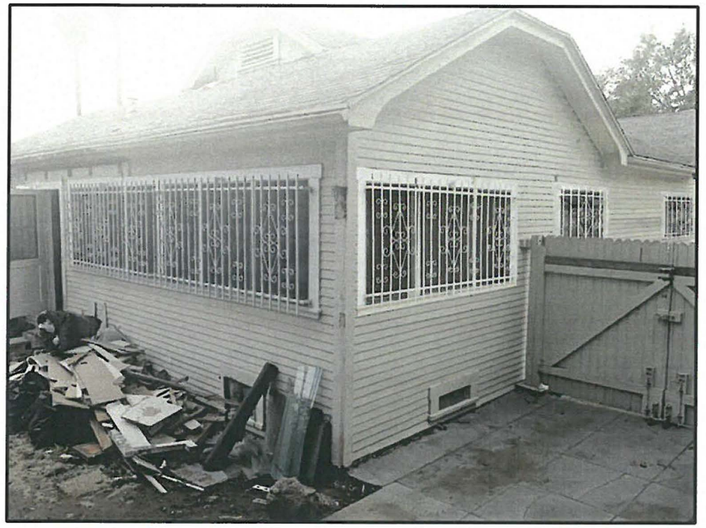
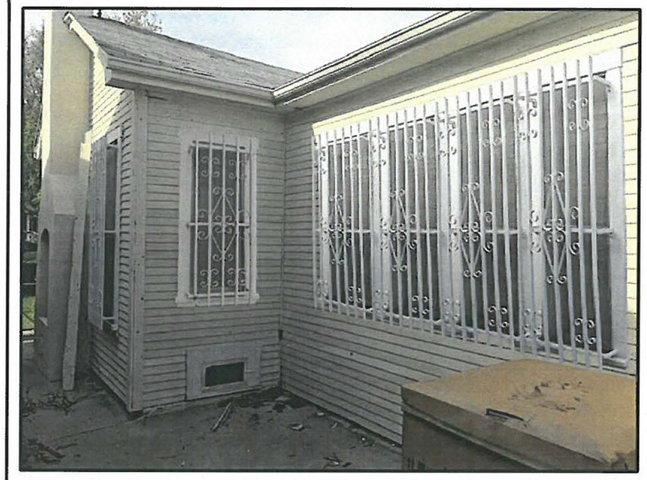
A-9.1

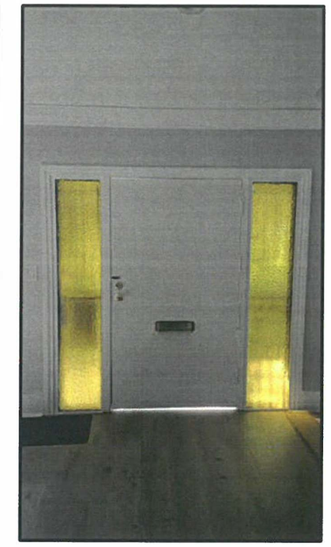
Scale



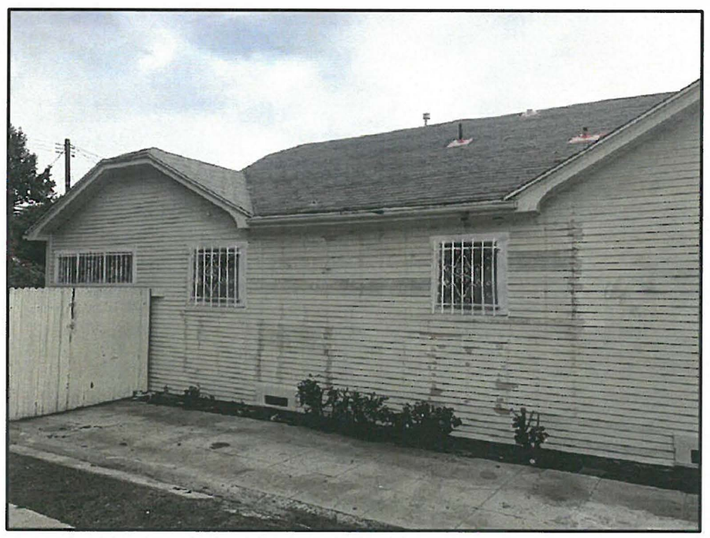
PICTURE 3



PICTURE 4

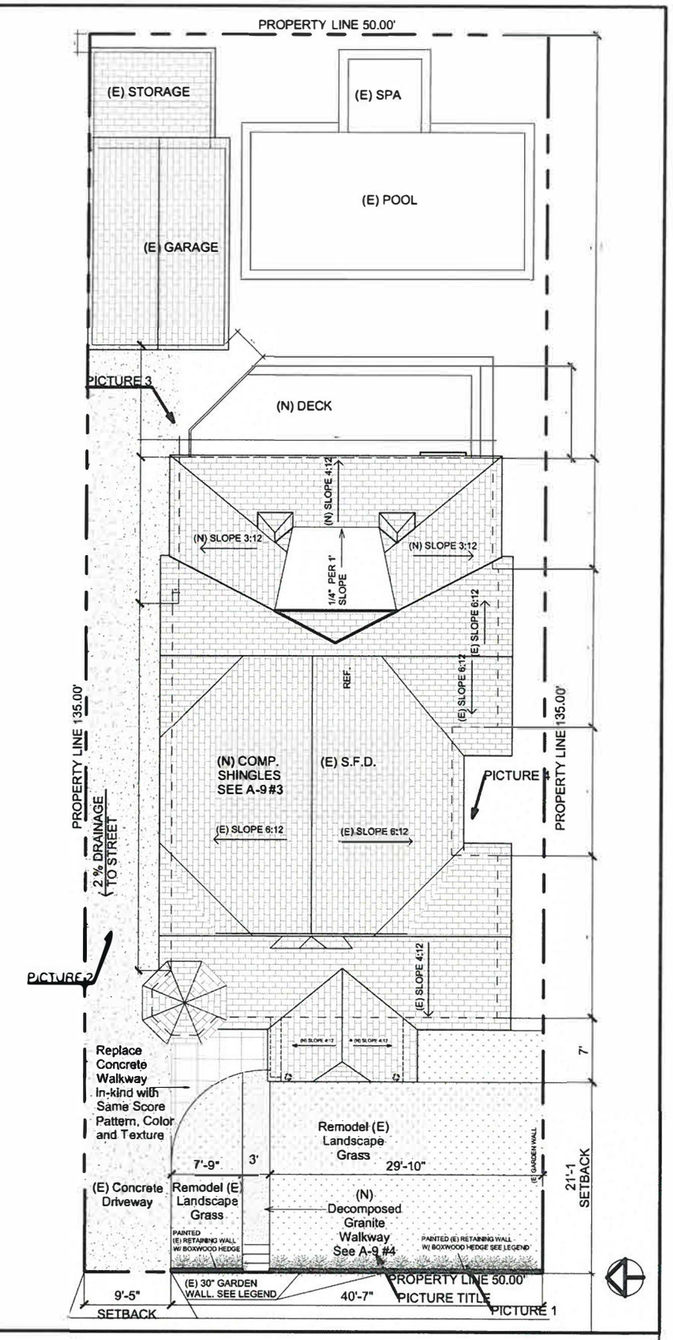


ENTRY SIDE LIGHTS



PICTURE 2

PICTURE 1



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HOUSE PICTURES

PROJECT NUMBER	250
DATE	01/15/2018
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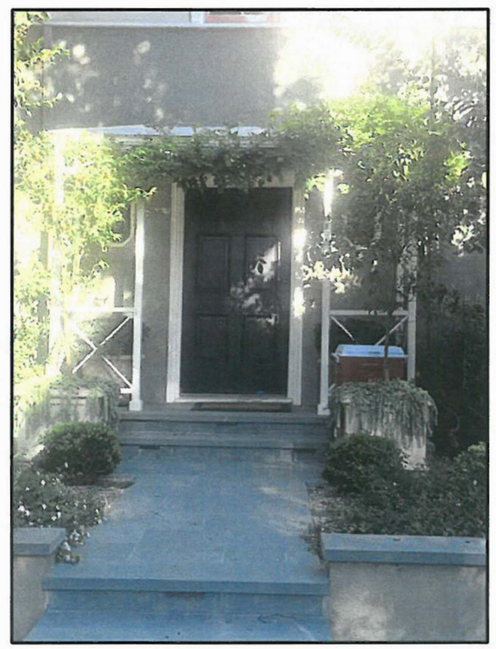
A-10

SCALE 1/16" = 1'-0"



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Existing Precedent windows on Ogden Drive

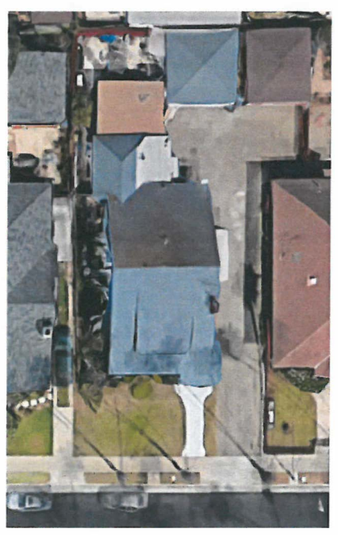
PROJECT NUMBER	250
DATE	01/15/2018
DRAWN BY	
CHECKED BY	
SCALE	1/16" = 1'-0"

A-11

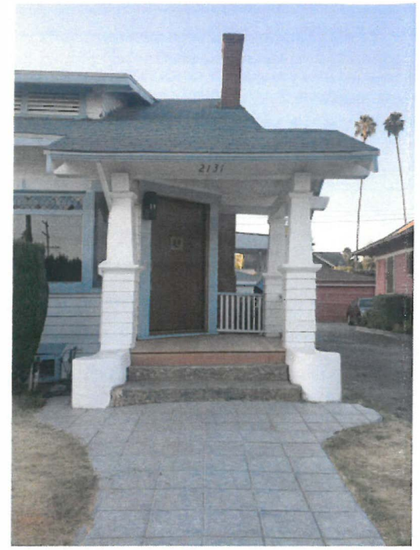
Window/Door Schedule Examples (3 of 4)

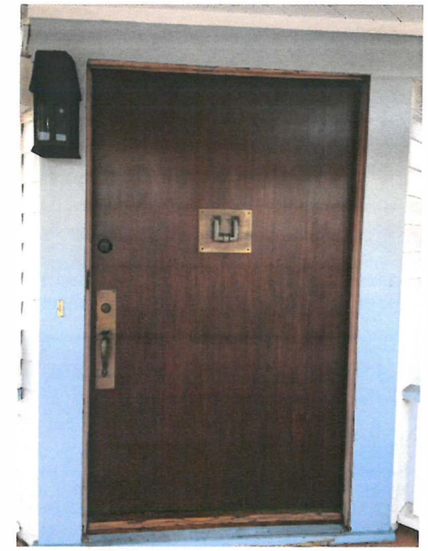
SCREEN DOOR SUBMITTAL

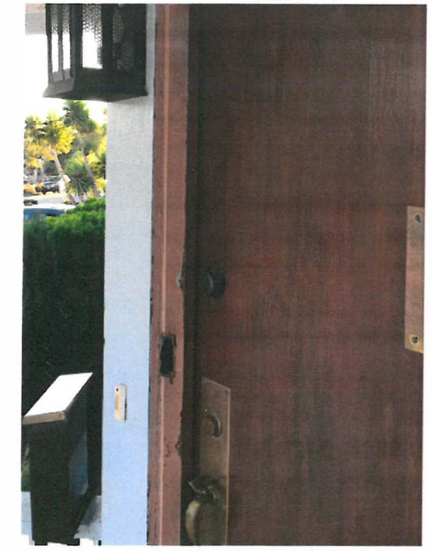
HOUSE LOCATION



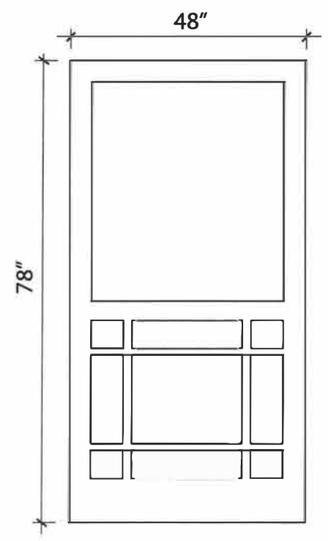
PROJECT SITE

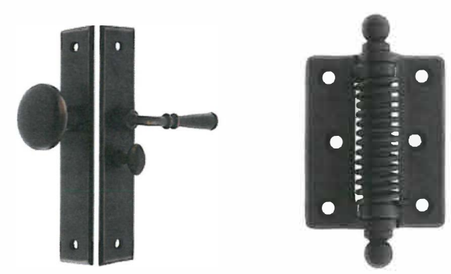






CURRENT CONDITION



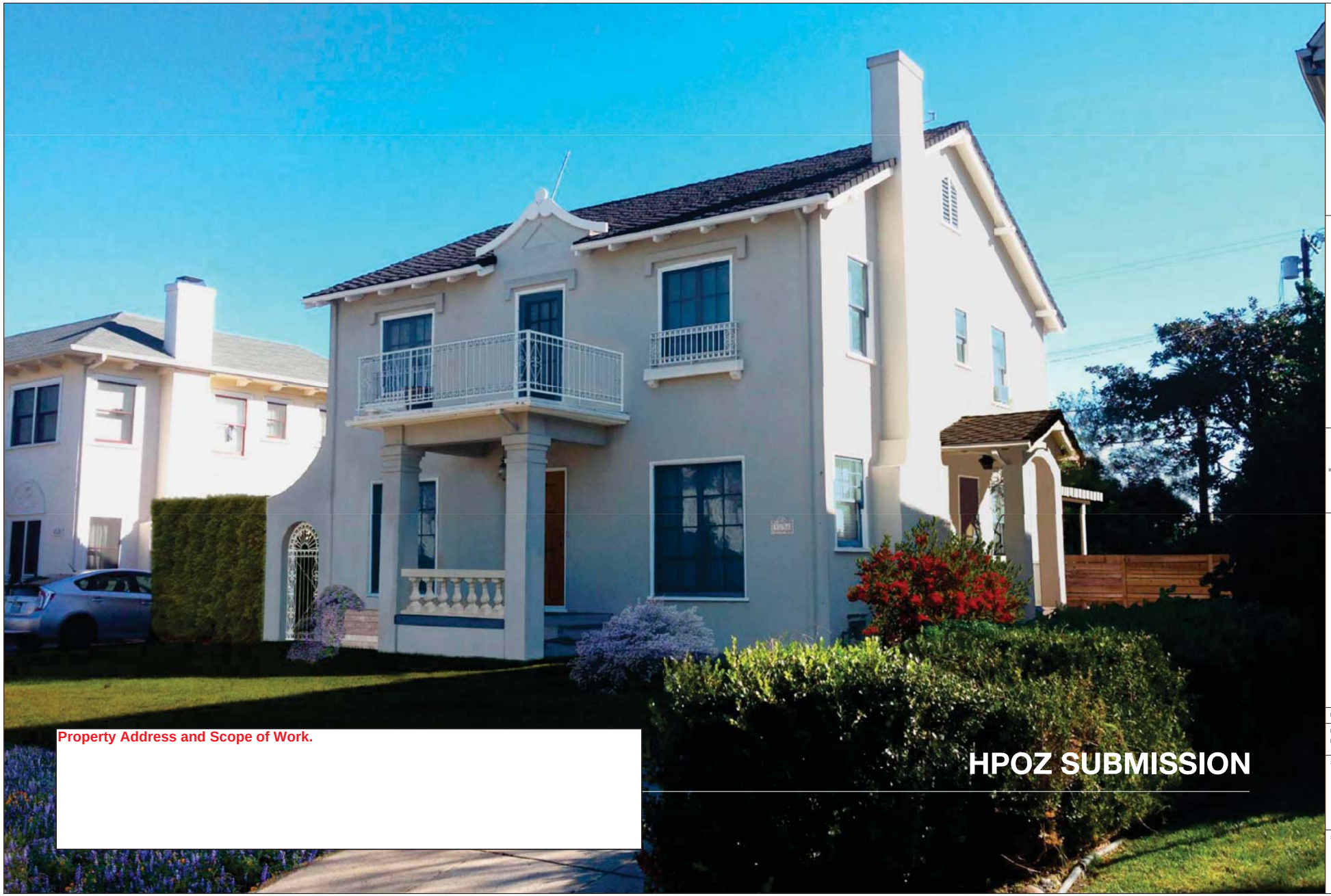


-SCREEN DOOR-
MANUFACTURER: COPPA WOODWORKING INC
MODEL: 360-P-T
MATERIAL: 3/4" DOUGLAS FIR
SCREEN MATERIAL: CHARCOAL FIBREGLASS
WOOD STAIN: OLD MASTERS - PROVENCIAL

-HARDWARE-
HINGE: HOUSE OF ANTIQUE HARDWARE
CLASSIC SURFACE MOUNTED SCREEN DOOR
HINGE WITH BALL TIPS - OIL-RUBBED BRONZE FINISH
HANDLE: HOUSE OF ANTIQUE HARDWARE
ARTS & CRAFTS NEW YORK SCREEN DOOR LOCK SET -
OIL-RUBBED BRONZE FINISH

PROPOSED SCREEN DOOR

Window/Door Schedule Examples (4 of 4)



Property Address and Scope of Work.

HPOZ SUBMISSION

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DATE: 14 APRIL 2016

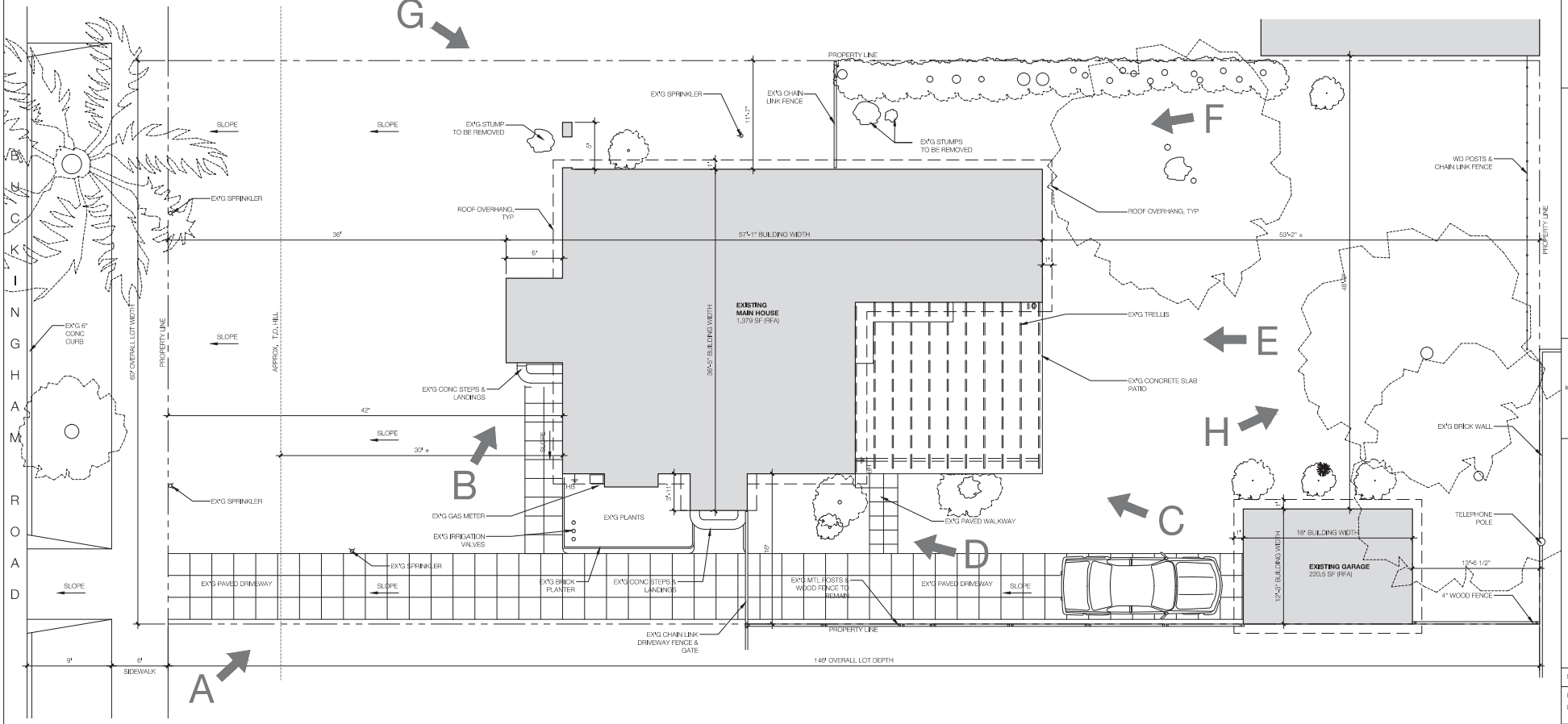
PHASE:
HPOZ DRAWINGS

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

A0



1 **EXISTING SITE PLAN / KEY MAP**

3/16" = 1'-0" (1:64)

TRUE NORTH

SEE SHEET A2 FOR PHOTOS

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SHEET TITLE:
EXISTING SITE PLAN / KEY MAP

SHEET NUMBER:
A1

H REAR YARD
N.T.S.

G SIDE YARD FROM NORTHWEST CORNER
N.T.S.

F SIDE YARD (NORTH)
N.T.S.

E BACK OF HOUSE (EAST FACING)
N.T.S.

D SIDE YARD (SOUTH)
N.T.S.

C BACK OF HOUSE FROM SOUTHEAST CORNER
N.T.S.

B FRONT ENTRY PORCH
N.T.S.

A FRONT FACADE & YARD (WEST FACING)
N.T.S.

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SHEET TITLE:

EXTERIOR ELEVATION PHOTOS

SHEET NUMBER:

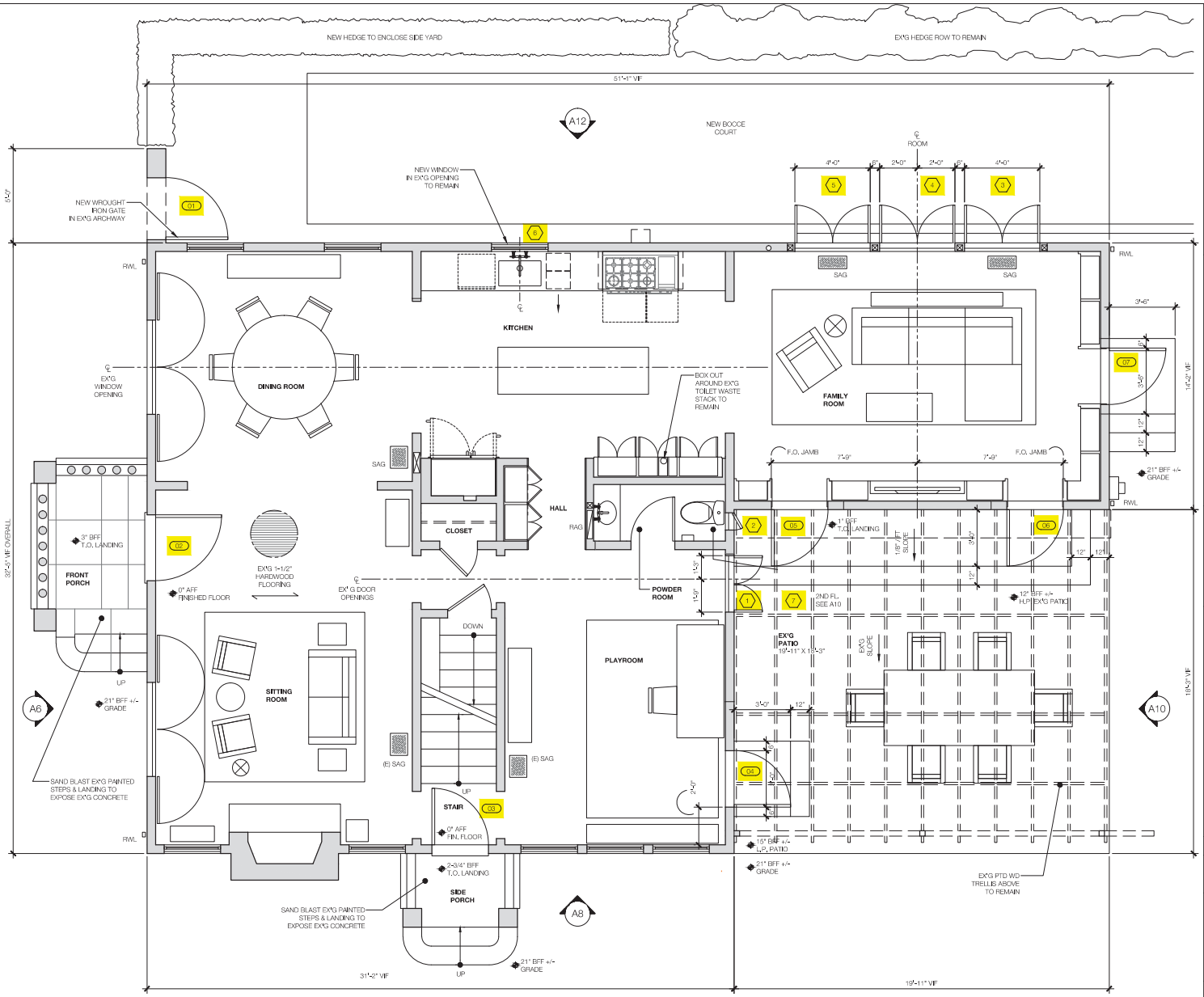
A2

LEGEND

EXISTING WALLS AND PARTITIONS TO REMAIN	RWL — EX'G RAINWATER LEADER TO REMAIN, TYP
XXX — NEW DOOR TAG: SEE DOOR SCHEDULE ON A13	
XXX — NEW WINDOW TAG: SEE WINDOW SCHEDULE ON A13	

GENERAL NOTES

1. DIMENSIONS ARE FROM F.O. FINISH TO F.O. FINISH, UON
2. ALL NEW OR REPLACEMENT DOORS & WINDOWS IN EXTERIOR WALLS SHALL BE APPROVED BY HPOZ



1 **FLOOR PLAN**
3/8" = 1'-0" (1:32)

PROJECT NORTH TRUE NORTH

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SHEET TITLE: **FLOOR PLAN**

SHEET NUMBER: **A4**

1 **WEST EXTERIOR ELEVATION - EXISTING**

1/2" = 1'-0" (1:24)

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SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER:

A5

1 **WEST EXTERIOR ELEVATION - PROPOSED**

1/2" = 1'-0" (1:24)

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SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A6

1 **SOUTH EXTERIOR ELEVATION - EXISTING**

1/2" = 1'-0" (1:24)

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SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER:

A7

1 **SOUTH EXTERIOR ELEVATION - PROPOSED**

1/2" = 1'-0" (1:24)

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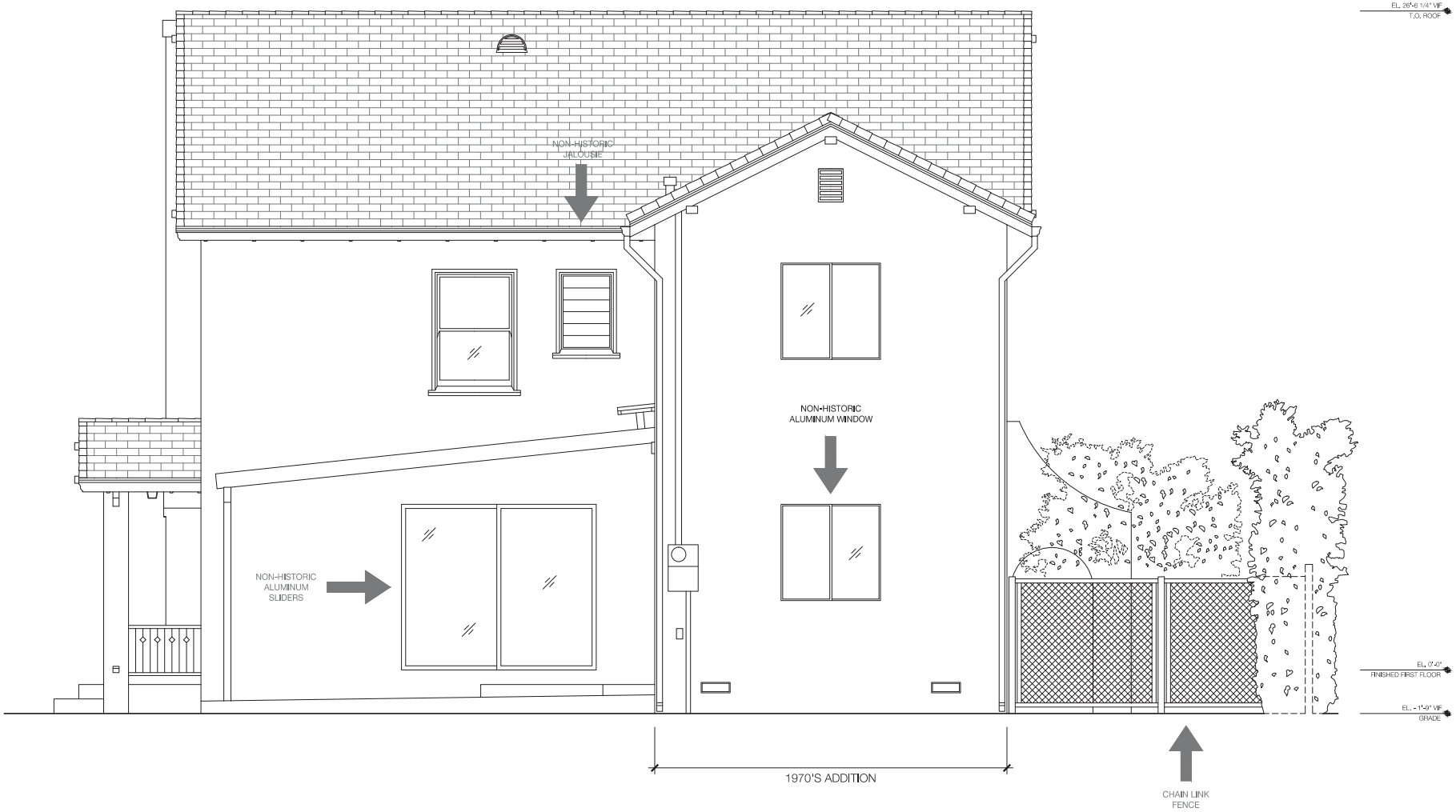
SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A8



1 **EAST EXTERIOR ELEVATION - EXISTING**

1/2" = 1'-0" (1:24)

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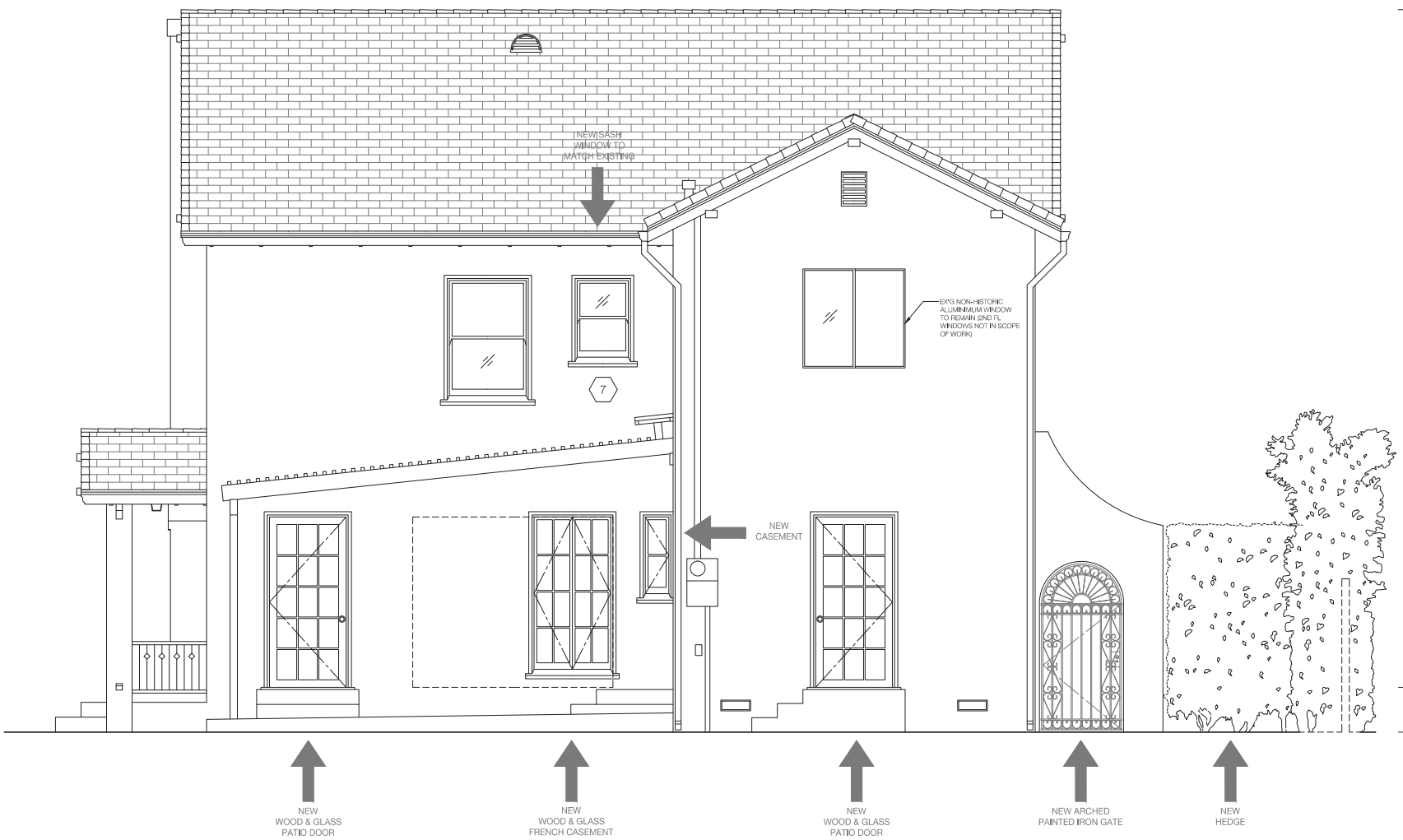
SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER:

A9



1 **EAST EXTERIOR ELEVATION - PROPOSED**

1/2" = 1'-0" (1:24)

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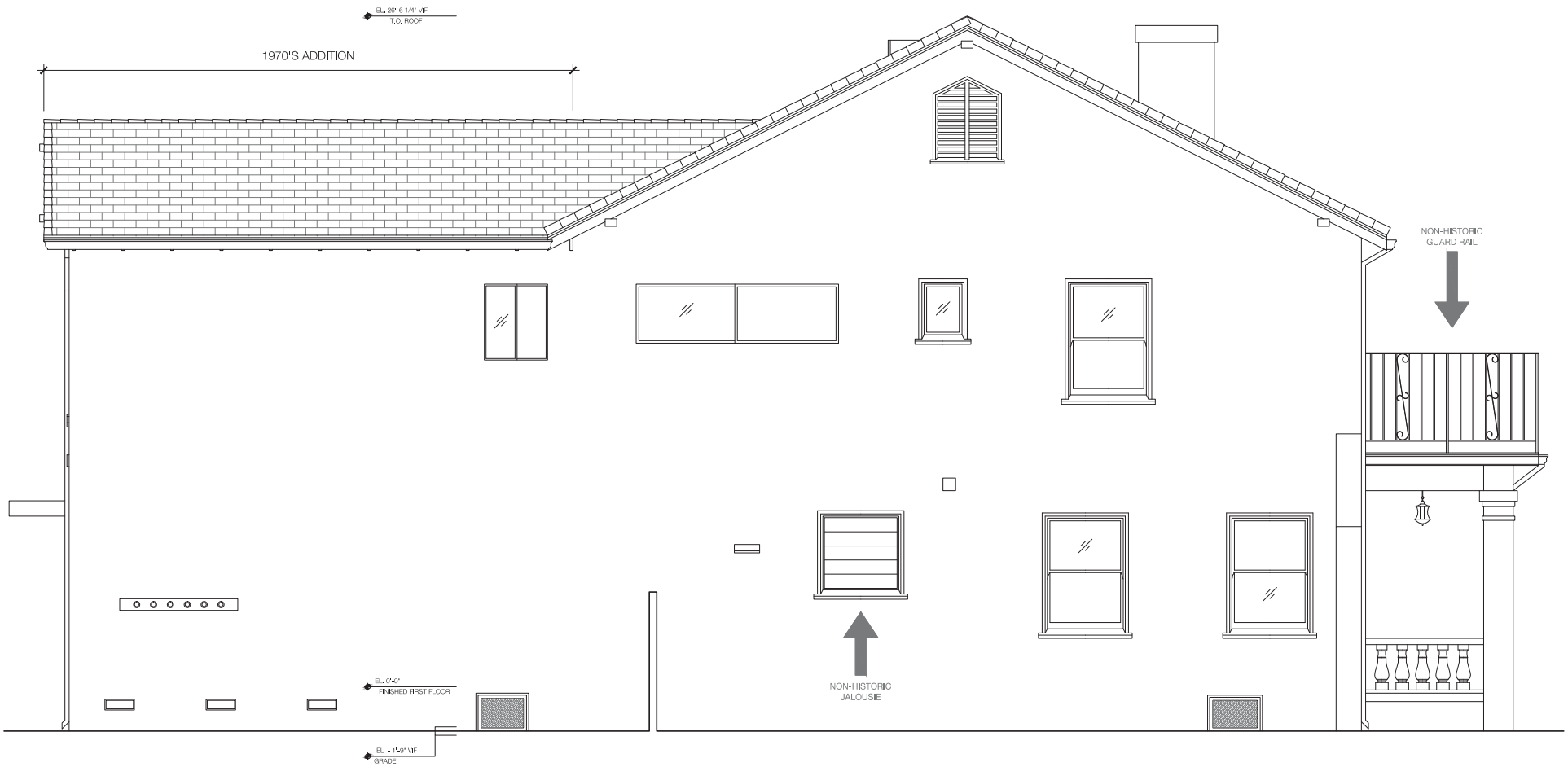
SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A10



1 **NORTH EXTERIOR ELEVATION - EXISTING**

1/2" = 1'-0" (1:24)

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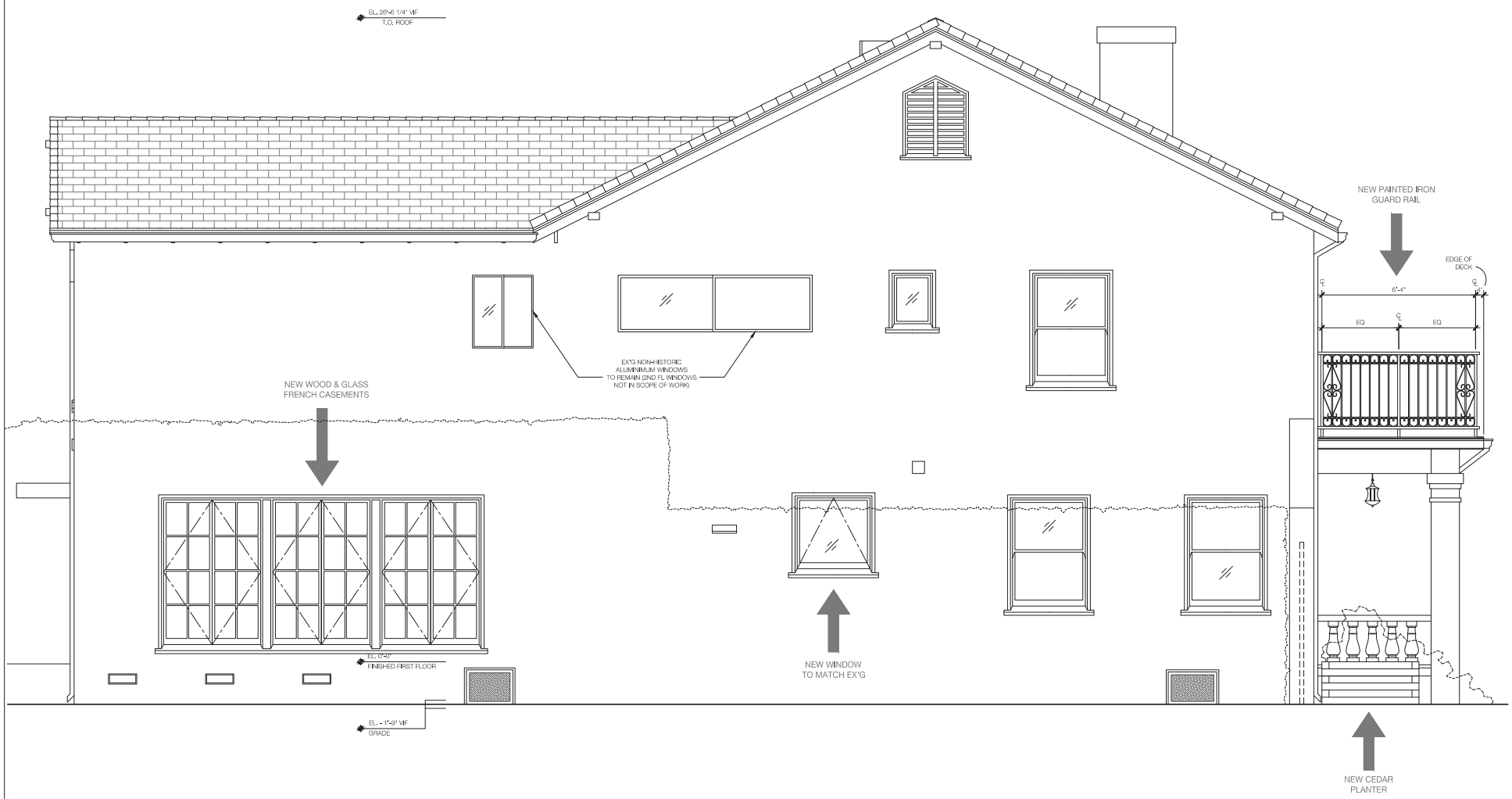
SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER:

A11



1 **NORTH EXTERIOR ELEVATION - PROPOSED**

1/2" = 1'-0" (1:24)

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DATE: 14 APRIL 2016

PHASE:
HPOZ DRAWINGS

SHEET TITLE:

PROPOSED EXTERIOR ELEVATIONS

SHEET NUMBER:

A12

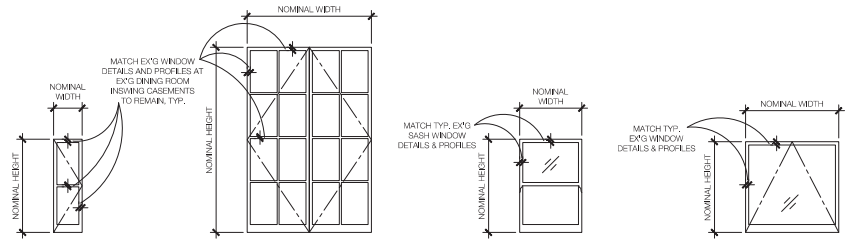
PAINT SCHEME

STUCCO	TRIM	WINDOWS & DOORS
BENJAMIN MOORE HC-169 "COVENTRY GRAY", FLAT FINISH -STUCCO & DOWNSPOUTS	BENJAMIN MOORE PM-19 "WHITE DOVE", SATIN FINISH -WINDOW & DOOR WOOD FRAMES & TRIMS -RAILINGS, BALUSTRADE -UNDERSIDE OF EAVES /RAFTER TAILS & GUTTERS	BENJAMIN MOORE HC-156 "VAN DEUSEN BLUE', SEMI-GLOSS FINISH -WINDOW & FRENCH DOOR SASHES

WINDOW SCHEDULE

TAG	WINDOW TYPE			SIZE		FRAME MATERIALS		SASH MATERIALS		GLAZING		LITES PER PANE	
	EXISTING	PROPOSED		H	W	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
1	NONE	B	FRENCH CASEMENT	3'-0"	5'-11 1/2"	NONE	WOOD	NONE	WOOD	NONE	SINGLE	0	8
2	JALOUSIE	A	CASEMENT	0'-11"	3'-0"	NONE	WOOD	ALUMINUM	WOOD	SINGLE	SINGLE	1	8
3	NONE	B	FRENCH CASEMENT	4'-0"	5'-11 1/2"	NONE	WOOD	NONE	WOOD	NONE	SINGLE	0	8
4	NONE	B	FRENCH CASEMENT	4'-0"	5'-11 1/2"	NONE	WOOD	NONE	WOOD	NONE	SINGLE	0	8
5	NONE	B	FRENCH CASEMENT	4'-0"	5'-11 1/2"	NONE	WOOD	NONE	WOOD	NONE	SINGLE	0	8
6	JALOUSIE	D	AWNING	3'-0"	2'-11"	WOOD	WOOD	ALUMINUM	WOOD	SINGLE	SINGLE	1	2
7	JALOUSIE	C	SASH	2'-0"	3'-0"	WOOD	WOOD	ALUMINUM	WOOD	SINGLE	SINGLE	1	1

WINDOW TYPES



A **CASEMENT** 1/2" = 1'-0" (1:24)

B **FRENCH CASEMENT** 1/2" = 1'-0" (1:24)

C **SASH** 1/2" = 1'-0" (1:24)

D **AWNING** 1/2" = 1'-0" (1:24)

DOOR SCHEDULE

TAG	DOOR TYPE			DOOR MATERIALS		PANELS		NUMBER OF LITES		SIDE LITES	
	EXISTING	PROPOSED		EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
01	NONE	D	SWING	NONE	IRON	0	0	0	0	0	0
02	MULTIPLE LITES	A	PANELED	WOOD & GLASS	WOOD & GLASS	0	12	4	0	0	0
03	SOLID	B	PATIO	WOOD	WOOD & GLASS	0	0	0	12	0	0
04	SLIDING	C	PATIO	ALUMINUM	WOOD & GLASS	0	0	1	15	0	0
05	SLIDING	C	PATIO	ALUMINUM	WOOD & GLASS	0	0	1	15	0	0
06	SLIDING	C	PATIO	ALUMINUM	WOOD & GLASS	0	0	1	15	0	0
07	NONE	C	PATIO	ALUMINUM	WOOD & GLASS	0	0	0	15	0	0

EX'G WINDOWS TO MATCH

TYPICAL SASH

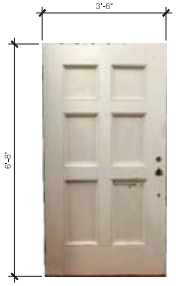
DINNING ROOM FRENCH CASEMENT

DOOR TYPES

OPTION 1

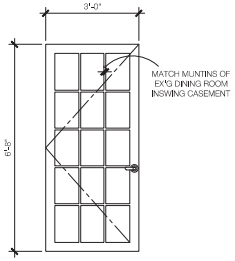
OPTION 2

B **SIDE DOOR** N.T.S.

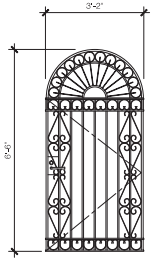


NEW SALVAGE

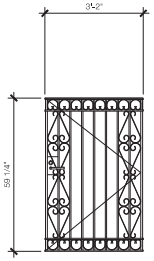
A **FRONT DOOR** 1/2" = 1'-0" (1:24)



C **PATIO DOOR** 1/2" = 1'-0" (1:24)



OPTION 1



OPTION 2

D **ARCHWAY GATE** 1/2" = 1'-0" (1:24)

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DATE: 14 APRIL 2016

PHASE: HPOZ DRAWINGS

SHEET TITLE: **DETAILS**

SHEET NUMBER: **A13**