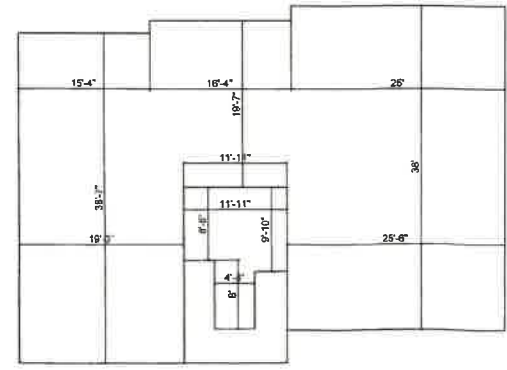


PROPOSED ROOF/DECK PLAN
SCALE: 1/4"=1'-0"



143.6 SQ.FT

ROOFTOP DECK S.F. DIAGRAM

EXHIBIT "A"
Page No. 9 of 18
Case No. ZA-2023-1927-ZAD-HCA

DOOR SCHEDULE									
DOOR MARK	SIZE	TYPE	MATERIAL	FRAME	UFACTOR	SHGC	NOTE		
	WIDTH	HEIGHT	THICKNESS						
1	8'-0"	7'-0"	1-3/4"						GARAGE DOOR- 1 HR FIRE RATED- SELF LATCHING
2	5'-0"	9'-0"	1-3/4"						CUSTOM MAIN ENTRANCE PIVOT DOOR
3	16'-0"	7'-0"	1-3/4"						GARAGE DOOR- 1 HR FIRE RATED- SELF LATCHING
4	2'-8"	6'-8"	1-3/4"						SELF LATCHING & SELF CLOSING DOOR
5	2'-3"	5'-5"	1-3/4"						TYP. INTERIOR DOOR
6	25'-0"	9'-0"	1-3/4"						(S) PANEL SLIDING DOOR 4'-0" x 9'-0" ea
7	28'-0"	10'-0"	1-3/4"						POCKET DOOR

WINDOWS SCHEDULE									
WINDOW MARK	SIZE	TYPE	MATERIAL	GLAZING	UFACTOR	SHGC	NOTE		
	WIDTH	HEIGHT							
1	8'-6"	9'-0"	CASUALTY						CUSTOM FLOOR TO CEILING WIN
2	7'-0"	31'-0"	FIXED GLASS						CUSTOM WIN FROM SECOND LEVEL TO ROOF
3	10'-8"	8'-8"	DOUBLE PUNG						CORNER WINDOW W/ EGRESS SLIDER OF 7'-6" x 5'-6"
4	8'-0"	8'-8"	WOOD						CORNER WINDOW
5	2'-6"	5'-3"	WOOD						BEDROOM EGRESS WIN.
6	2'-6"	5'-4"	WOOD						BEDROOM EGRESS WIN.
7	7'-0"	5'-5"	WOOD						DINING ROOM PICTURE WIN
8	12'-0"	5'-6"	WOOD						CORNER WINDOW W/ EGRESS SLIDER OF 3'-0" x 5'-6"
9	3'-0"	8'-0"	WOOD						

NOTES	NOTES	GENERAL NOTES
<p>THE FOLLOWING NOTES APPLY TO THIS SHEET ONLY.</p> <p>1. Maximum driveway slope shall not exceed 20%. Grade details and transition slopes required where slope exceeds 12.5%. Maximum driveway cross slope is 10%. Maximum slope within parking area is 5%. 12.21A(5), Information Bulletin # P/ZC 2002-001.</p> <p>2. 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)</p> <p>3. The garage shall be separated from the dwelling and its attic area in accordance with Table R302.6 (R302.6).</p> <p>4. 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)</p> <p>5. The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D. (R313, 12.21A17(d))</p> <p>6. The Sprinkler System shall be approved by Plumbing Division prior to installation.</p> <p>7. 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)</p> <p>8. 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 an every level of a dwelling unit including basements. (R315)</p> <p>9. At least one door shall be 36" wide by 80" high (R311.2)</p> <p>10. Provide 32" wide doors to all interior accessible rooms. (6304.1)</p> <p>11. Landing at a door shall have a length measured in the direction of travel of no less than 36". (R311.3)</p> <p>12. A landing shall be provided at the top and bottom of stairways. (R311.7.6)</p> <p>13. All interior and exterior stairways shall be illuminated. (R303.7 & R303.8)</p> <p>14. Provide 42" high guards with maximum 4" clear spacing opening between rails at 1'. (R312.1.2).</p> <p>15. For glass handrails and guards, the panels and their support system shall be designed to withstand the loads specified in Chapter 16 of 2018 LABC. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. (2407)</p> <p>16. Provide 24" clear space in front of any water closet. (Calif. Plumb. Code 407.6)</p> <p>17. Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation or with mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303.3)</p> <p>18. 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)</p> <p>19. Provide a class A, B or C fire-retardant roof covering per Section R902.1.</p> <p>20. 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: iii. Exposed area of an individual pane greater than 9 square feet. iv. Bottom edge less than 18 inches above the floor. v. Top edge greater than 36 inches above the floor. vi. One or more walking surfaces within 36 inches horizontally of the glazing. d. Glazing in guards and railings.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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 a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing (R304.2).</p> <p>21. Skylights and sloped glazing shall comply with Section R308.6.</p> <p>22. 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).</p> <p>23. 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)</p> <p>24. All portions of required the Front Yard not used for necessary driveways and walkways, including decorative walkways, shall be used for planting and shall not be paved. (12.21C.10(a)(5))</p> <p>25. On lots fronting onto a Substandard Hillside Limited Street, elevated stairways, porches, platforms and landing places shall not project or extend into the Front Yard. (12.21C.10(a)(11)(a))</p> <p>26. Balconies projecting 30" maximum into the required Front Yard require a minimum of 10 ft. of vertical clearance beneath them. (12.21C.10(a)(11)(b))</p> <p>27. PROVIDE 2X6 STUDS IN PLUMBING WALLS TO PREVENT NOTCHING OR BORING OF STUDS (SECTION 2308.9.10, 2308.9.11 (B))</p> <p>28. THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1</p> <p>29. 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)</p> <p>30. FOR ONE AND TWO FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR SHAPED POOLS, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.</p> <p>31. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)</p> <p>32. 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. FORM GRN 6 (4.410.1)</p> <p>33. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENTS. (4.504.1)</p> <p>34. ARCHITECTURAL 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</p> <p>35. WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED. (ADMO RULE 445)</p> <p>36. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENING WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. (4.406.1)</p> <p>37. HANDRAILS SHALL SATISFY THE FOLLOWING: A) PROVIDE CONTINUOUS HANDRAILS ON BOTH SIDES FOR STAIRS W/ 4 OR MORE RISERS. EXCEPTION: STAIRWAYS 44 IN. OR LESS IN WIDTH MAY HAVE ONE HANDRAIL EXCEPT THAT SUCH STAIRWAYS OPEN ONE OR BOTH SIDES SHALL HAVE HANDRAILS PROVIDED ON THE OPEN SIDE OR SIDES</p>	<p>B) HANDRAIL SHALL BE 34 TO 38 IN. ABOVE THE NOSING OF TREADS.</p> <p>C) OPENING BETWEEN INTERMEDIATE BALUSTER SHALL PRECLUDE THE PASSAGE OF A 4 IN. DIAM. SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, AND TREAD AND BOTTOM ELEMENT OF HANDRAIL SHALL PRECLUDE THE PASSAGE OF A 6 IN. DIAM. SPHERE.</p> <p>D) THE HANDRIP PORTION OF HANDRAIL SHALL BE NOT LESS THAN 1 1/4" IN. NOR MORE THAN 2" IN CROSS SECTIONAL DIMENSION</p>
<p>ROOF PLAN NOTES</p> <p>1. Provide a class A, B or C fire-retardant roof covering per Section R902.1.</p> <p>2. Roof valley flashings shall be not less than 0.019-inch (No. 28 galvanized sheet gage) corrosion resistant metal installed over a minimum 36-inch wide underlayment consisting of one layer of No. 72 ASTM cap sheet meeting running the full length of the valley. (Residential Code R327.5.3 and Building Code 705A.3)</p> <p>3. Roof gutters shall be provided with a means to prevent the accumulation of leaves and debris in the gutter. (Residential Code R327.5.34 and building Code 705A.4)</p> <p>4. Vents shall resist the intrusion of flame and embers and flame through the ventilation openings. Vent openings shall be protected by corrosion-resistant, noncombustible wire mesh with a minimum 1/16th inch openings and shall not exceed 1/8th inch. Vents shall NOT be installed in eaves or cornices. (Residential Code R327.6.1 and Building Code 706A.1) A)</p>		
<p>LEGEND</p> <p>NEW CONC WALL SEE STRUCTURAL DRAWING ESR 3062</p> <p>NEW 2X4 STUD WALL (UNLESS NOTED OTHERWISE) SEE STRUCTURAL</p> <p>NEW 2X6 STUD WALL</p> <p>NEW 50 STC 1HR RATED WALL</p> <p>EXISTING WALLS</p> <p>EXTERIOR: 2X4 W/ 1" EXT. SHEATHING, WP BLDG. PAPER, METAL LATHE & 3 COAT PLASTER SYSTEMS: R-15 INSULATION & 3/4" GYP. BD. ON INTERIOR. (SEE ELEVATIONS FOR FINISH MATERIALS).</p> <p>INTERIOR: 2X4 STUDS WALL W/ 3/4" GYP. BD. EA. SIDE & BATT INSULATION.</p> <p>IN EVERY BEDROOM, PROVIDE ONE OPERABLE ESCAPE WINDOW. SEE GENERAL NOTE --</p> <p>DATUM</p> <p>CHANGE IN FLOOR</p> <p>DOWN SPOUT</p> <p>SCUPPER</p> <p>AREA DRAIN</p> <p>FLOOR DRAIN AT DECKS</p> <p>EXHAUST FAN SEE GENERAL NOTES</p> <p>SMOKE DETECTOR SEE GENERAL NOTES</p> <p>CARBON MONOXIDE ALARM SEE GENERAL NOTES</p> <p>RECESSED HOSE BIBB</p> <p>WINDOW, SEE WINDOW SCHEDULE</p> <p>DOOR, SEE DOOR SCHEDULE</p> <p>NOTE: SEE STRUCTURAL DRAWING'S FOR ADDITIONAL INFO.</p>		

BRACATUS AEDIFICIA

OAKFIELD RESIDENCE

4016 N OAKFIELD DR. SHERMAN OAKS, CA 91423

SCOPE OF WORK
NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE AND ROOFTOP DECK

CONSULTANTS
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REVISIONS

NOTE
DIMENSIONS AND CONFIGURATION OF EXTERIOR AND INTERIOR WALLS, WINDOWS, DOORS, AND FLOOR ELEVATIONS ARE BASED ON CONTRACTORS FIELD MEASUREMENTS AND MAY VARY FROM ACTUAL CONSTRUCTION. ALL EXISTING CONDITIONS TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION. ALL FINDINGS TO BE PROVIDED TO THE DESIGNER FOR REVIEW PRIOR TO CONSTRUCTION. THE DESIGNER DOES NOT WARRANT THAT THE EXISTING CONDITIONS ARE ACCURATE ON THE PLAN AS SHOWN.

REVISIONS _____ BY _____

SHEET: _____

DATE: 06.01.17
DRAWN BY: MA