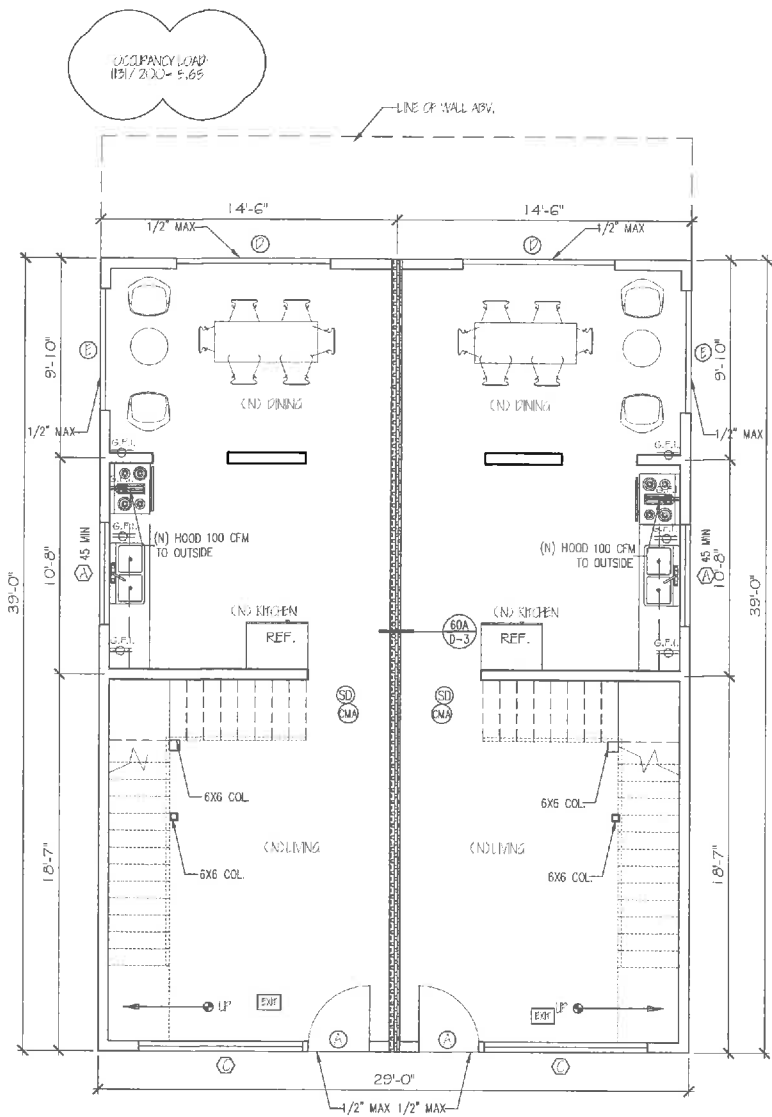


NOTES:

- 1) PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (TYPE).
- 2) GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R502.3 (SEE EXCEPTIONS) (R502.4):
- a) Fixed and operable panels of swinging, sliding and bi-fold 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 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, hot tubs and showers where the bottom edge of glazing is less than 60 inches measured vertically above and 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 adjacent to stairways, landing and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
 - h) Glazing adjacent to stairway within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.
- 3) All interior and exterior stairways shall be illuminated. (R502.5.7)



FIRST FLOOR (FRONT)

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

* Fire-resistance assemblies for the protection of openings, when required by this Building Code shall comply with Building Code 717 and Code 718.4.

SYMBOL	SIZE	TYPE	QTY
A	5'-0" X 4'-0"	VINYL SLIDER (DUAL GLAZE)	10
B	2'-6" X 3'-0"	VINYL SLIDER (GLASS)	4
C	8'-0" X 14'-0"	VINYL FIXED (DUAL GLAZE, THERM)	2

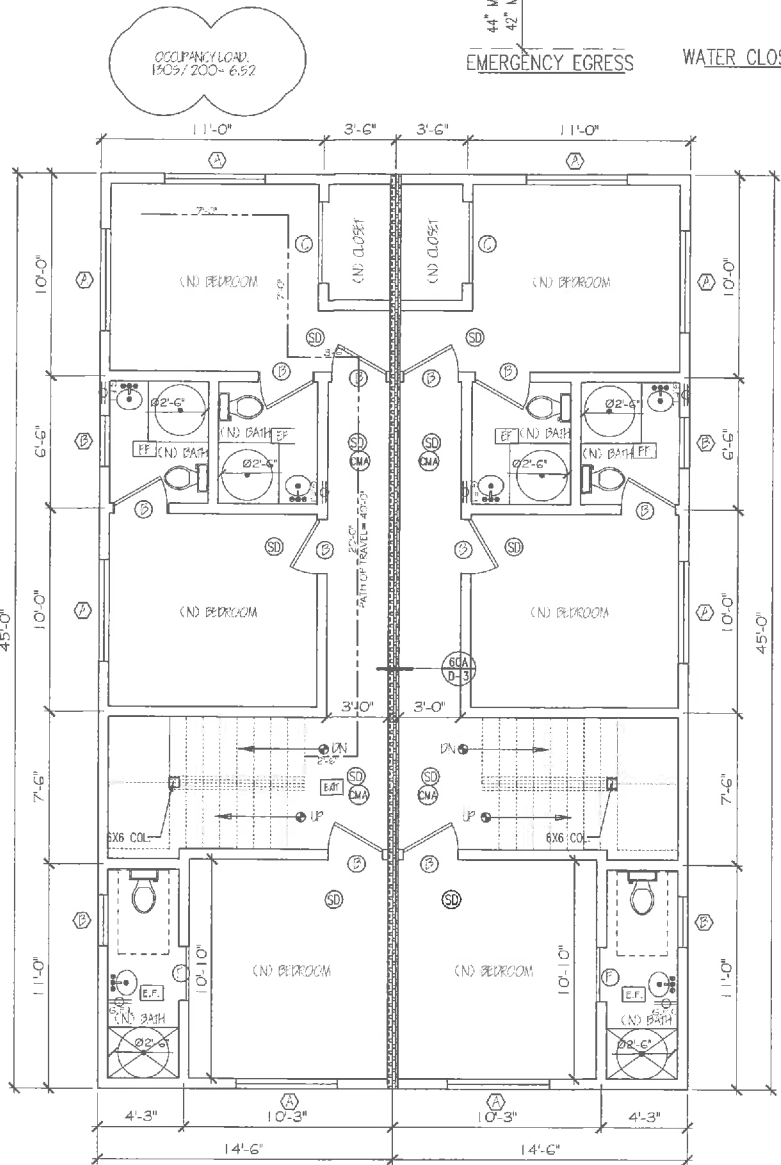
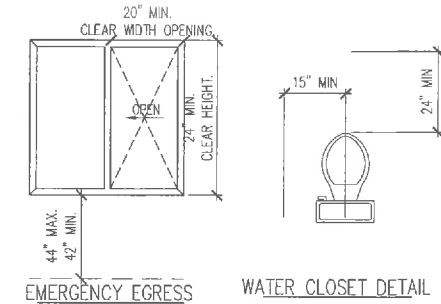
U-Factor: SEE 1-24
SHGC: SEE 1-24

* Egress doors shall be readily operable from the egress side without the use of a key or any special knowledge or effort. Building Code 1006.1.3

SYMBOL	SIZE	TYPE	QTY
A	3'-0" X 6'-8" X 1 3/4"	TEMPERED GLASS	2
B	2'-6" X 6'-8" X 1 3/4"	HOLLOW CORE	4
C	4'-0" X 6'-8" X 1 3/4"	SLIDING CLOSET	2
D	7'-6" X 8'-0" X 1 3/4"	SLIDING GLASS	2
E	6'-0" X 8'-0" X 1 3/4"	SLIDING GLASS	2
F	2'-6" X 6'-8" X 1 3/4"	HOLLOW CORE POCKET	2

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

VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4



SECOND FLOOR (FRONT)

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

GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-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 GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE CLOSELY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE GAS PIPING. (PER ORDINANCE 1701515.5) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R506.3).
4. KITCHEN SINKS, LAVATORIES, BATHROOMS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE COUNTEIS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R506.4).
5. BATHROOM AND SHOWER FLOORS, WALLS ABOVE BATHROOMS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R507.22).
6. PROVIDE ULTRA PULS WATER CLOSERS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES. (R508).
8. WATER HEATER MUST BE STRAPPED TO WALL.
9. 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).
10. 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 R501.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
11. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R501.1 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.
12. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
13. PROVIDE ONE HOUR RATED CONSTRUCTION FOR ALL BEARING WALLS ON THE FIRST FLOOR, WHICH PROVIDE SUPPORT OF THE SECOND FLOOR CEILING ASSEMBLY.
14. THROUGH PENETRATIONS OF FIRE-RESISTANT RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R502.4.11 OR R502.4.12.
15. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R502.4.11 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.
16. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (DRAFT STOPPING) BOTH VERTICAL AND HORIZONTAL, AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
17. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS UNFILL 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.
18. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION 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.
19. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLINGS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
20. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R502.3.
21. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
22. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68°F AT A POINT 5 FT. ABOVE THE FLOOR AND 2 FT. FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.

LEGEND

- NEW WALL
- 1 HR. FIRE AND 60 MIN. SOUND RATED WALL
- EXHAUST FAN (GREEN BUILDING NOTES 74 & 75) CAPABLE OF 30 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE W/ HUMIDISTAT (ENERGY STAR)
- FLUORESCENT LIGHT
- WATERMETER WITH BATTERY BACK-UP SMOKE DETECTOR
- GAS OUTLET
- STATE FIRE MARSHALL APPROVED CARBON MONOXIDE ALARMS, INTERVIEWED W/ BATTERY BACK-UP
- MOUSE TRAP



ERIC LUNA
15437 S DENVER AVE.
GARDENA, CA
90248
310-429-6386

PROJECT:

OWNER:

ENGINEER:

PLANS APPROVED as required by

CASE NO. ADM-2020-2509-CproC

Planner Helen T. J. J.

Project Planning Bureau
City of Los Angeles Planning Dept.

Date 6/18/20

DRAWN BY: ERIC LUNA

DRAWN BY: ANSEL TELLEZ

DRAWN BY: ANSEL TELLEZ

DATE: 02/08/24, 2019

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

SHEET TITLE:

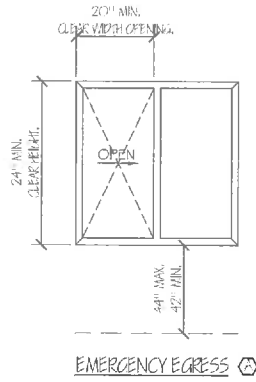
FLOOR PLAN (FRONT)

SHEET NO.:

A-2

NOTES:

- 1) PROVIDE 15" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (TYP.)
- 2) GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R502.3 (SEE EXCEPTIONS) (R502.4):
 - a) Fixed and operable panels of windows, sliding and fixed windows.
 - b) Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch area 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 panel greater than 9 square feet.
 - 2) Bottom edge less than 15 inches above the floor.
 - 3) Top edge greater than 56 inches above the floor.
 - 4) One or more walking surfaces within 56 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 glazing is less than 60 inches measured vertically above and 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 adjacent to stairways, landings and ramps within 56 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
 - h) Glazing adjacent to stairway within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the rise of the tread.
- 3) All interior and exterior stairways shall be illuminated. (R502.7)



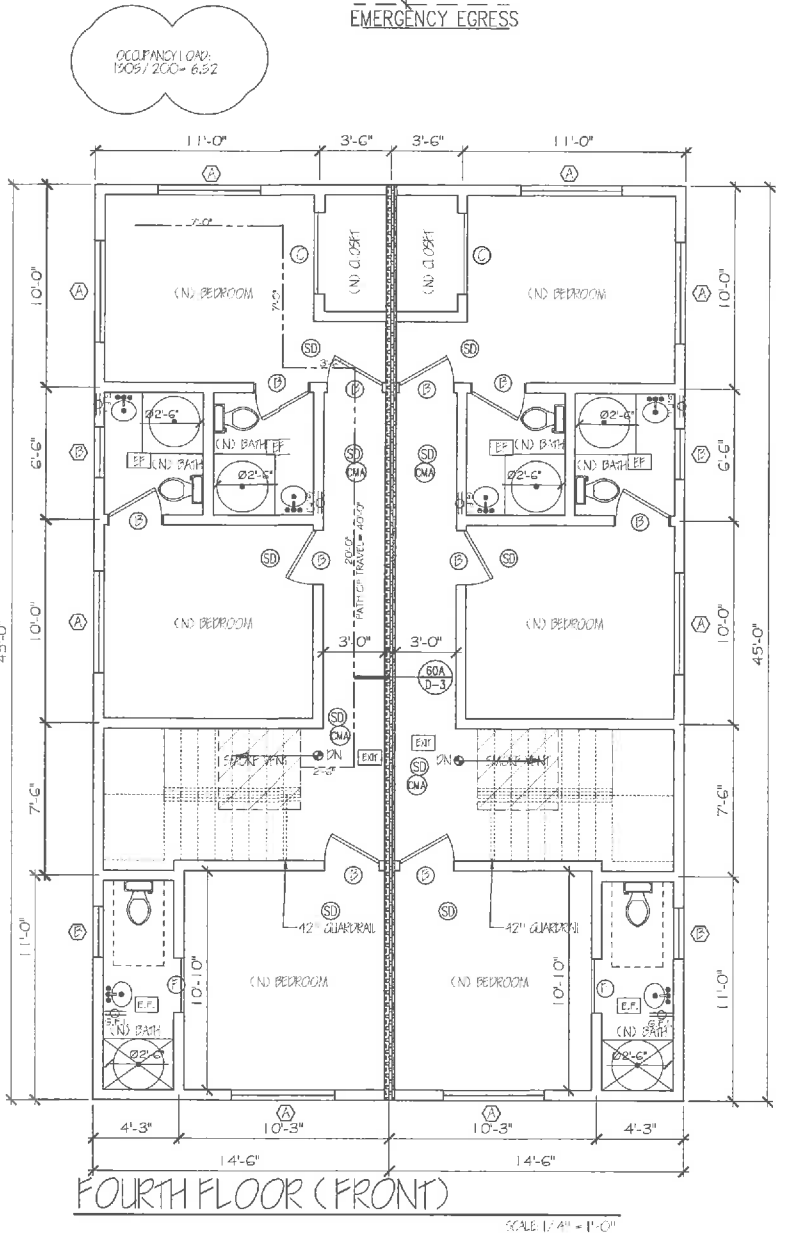
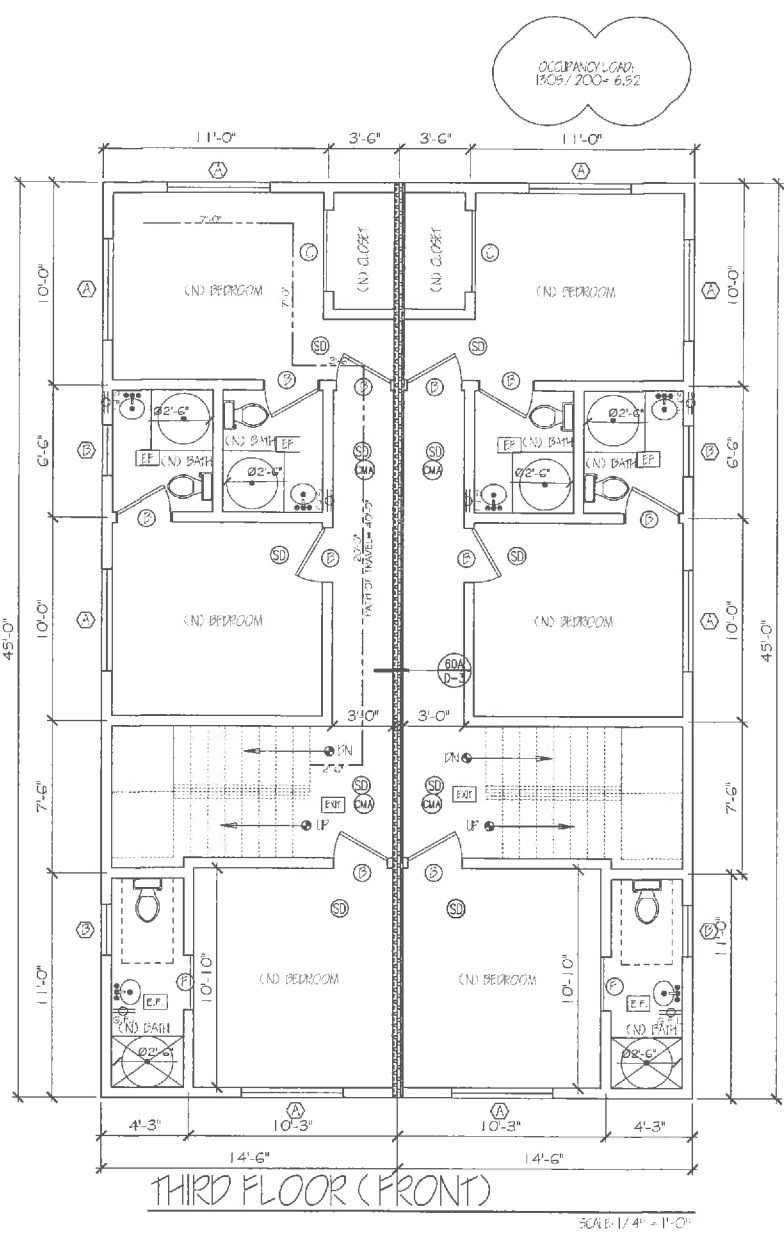
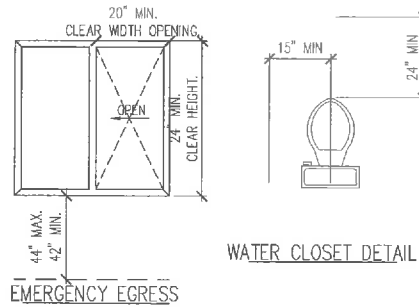
* Free-standing assemblies for the protection of openings, when required by the Building Code shall comply with Building Code 715 and Table 715.4

WINDOW SCHEDULE. (ALL DUAL GLAZED)			
SYM.	SIZE	TYPE	QTY
A	5'-0" X 4'-0"	VINYL SLIDER (DUAL GLAZE)	16
B	2'-6" X 3'-0"	VINYL SLIDER (OPSC.)	8

U-FACTOR: SEE T-24
SHGC: SEE T-24

* Egress doors shall be readily accessible from the egress side without the use of a key or any special knowledge or effort. Building Code 1005.1.2

DOOR SCHEDULE.			
SYM.	SIZE	TYPE	QTY
A	3'-0" X 6'-8" X 1 3/4"	TEMPERED GLASS	-
B	2'-6" X 6'-8" X 1 3/8"	HOLLOW CORE	20
C	4'-0" X 6'-8" X 1 3/8"	SLIDING CLOSET	4
D	7'-6" X 6'-0" X 1 3/8"	SLIDING GLASS	-
E	6'-0" X 6'-0" X 1 3/8"	SLIDING GLASS	-
F	2'-3" X 6'-8" X 1 3/8"	HOLLOW CORE POCKET	4



GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (PUMP HOLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOR-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 DOWN STREAM SIDE OF THE UTILITY METER AND BE PROPERLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170150) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R506.3).
4. KITCHEN SINKS, LAVATORIES, BATHROOMS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R506.4).
5. BATHROOM AND SHOWER FLOORS, WALLS ABOVE BATHROOMS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R507.2).
6. PROVIDE 1/2 IN. FLUSH WATER CLOSURES FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER-RESISTANT MATERIALS FOR SHOWER EN CLOSURE. (R508).
8. WATER HEATER MUST BE STRAPPED TO WALL.
9. 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).
10. 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 R501. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
11. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R502.3 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLE OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
12. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
13. PROVIDE ONE HOUR RATED CONSTRUCTION FOR ALL BEARING WALLS ON THE FIRST FLOOR, WHICH PROVIDE SUPPORT OF THE SECOND FLOOR CEILING ASSEMBLY.
14. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R502.4.11 OR R502.4.1.2.
15. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R502.4.11. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, PENETRATED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.
16. IN COMBUSTIBLE CONSTRUCTION, FIRE EXTINGUISHING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
16. 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.
17. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTIVATION 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.
18. 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 ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
19. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R502.3.
20. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THESE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
21. HEATERS SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68°F AT A POINT 3 FT. ABOVE THE FLOOR AND 2 FT. FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.

LEGEND

- NEW WALL
- 1 HR. FIRE AND 90 MIN. SOUND RATED WALL
- EXHAUST FAN (GREEN BUILDING NOTES 24 & 25) CAPABLE OF 30 cfm EXHAUSTED DIRECTLY TO THE OUTSIDE V/1/ HUNDASAT (GENERAL SCAP)
- FLUORESCENT LIGHT
- WATERLINE WITH BATTERY BACK-UP SMOKE DETECTOR
- GAS OUTLET
- STATE FIRE MARSHAL APPROVED CARBON MONOXIDE ALARM INTERVIEWED V/1/ BATTERY BACK-UP
- HOCK BID



INNOVATIVE IDEAS

PROJECT: **ERIC LUNA**
15437 S DENVER AVE.
GARDENA, CA 90248
310-429-6386

OWNER: **ERIC LUNA**

ENGINEER: **PLANS APPROVED as required by CASE NO. ADM-2020-2509-cp100c Planner: Helen J. Smith**

Project Planning Bureau
 City of Los Angeles Planning Dept.
 Date: **6.18.20**

DRAWN BY: **ERELUNA**
 DRAWING: **ANSEL TELLEZ**
 DATE: **30 OCTOBER 24 2019**
 SCALE: **1/4" = 1'-0"**
 SHEET TITLE: **FLOOR PLAN (FRONT)**

SHEET NO. **A-3**

NOTES:

- 1) PROVIDE 16" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (177)
- 2) GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R508.5 (SEE EXCEPTIONS) (R508.4):
 - a) Fixed and operable panels of windows, sliders and bifold 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 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, hot tubs and showers where the bottom edge of glazing is less than 60 inches measured vertically above and standing or walking surface.
 - f) Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and saunas 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 adjacent to stairways, landing and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
 - h) Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.
- 3) All interior and exterior stairways shall be illuminated. (R509.7)

* Forces doors shall be readily operable from the egress side without the use of a key or any special knowledge or effort. Building Code 1008.1.2

DOOR SCHEDULE				
SYM.	SIZE	TYPE	QTY	
A	3'-0" x 6'-8" x 1 3/4"	TEMPERED GLASS	1	
B	2'-8" x 6'-8" x 1 3/8"	HOLLOW CORE	4	
C	4'-0" x 6'-8" x 1 3/8"	SLIDING CLOSET	1	
D	7'-6" x 6'-8" x 1 3/8"	SLIDING GLASS	1	
E	8'-0" x 6'-8" x 1 3/8"	SLIDING GLASS	5	
F	2'-8" x 6'-8" x 1 3/8"	HOLLOW CORE POCKET	2	
G	5'-0" x 6'-8" x 1 3/8"	SOLID CORE LITE	2	
H	8'-0" x 7'-0" x 1 3/8"	GARAGE DOOR	2	

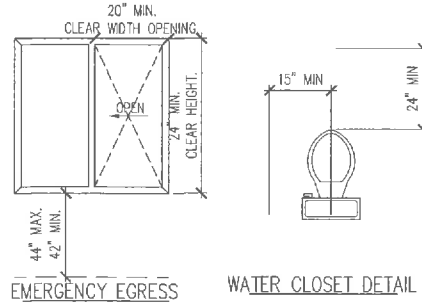
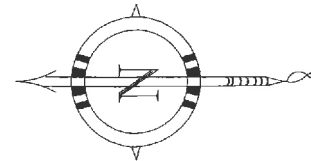
AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED IN ACCORDANCE WITH UL 325.

VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R609.4

* For positive moment for the protection of egress, also required by the Building Code and comply with Building Code 711 and Table 711.4

WINDOW SCHEDULE (ALL DUAL GLAZED)				
SYM.	SIZE	TYPE	QTY	
A	5'-0" x 4'-0"	VINYL SLIDER (DUAL GLAZED)	10	
B	2'-6" x 3'-0"	VINYL SLIDER (DUAL GLAZED)	2	

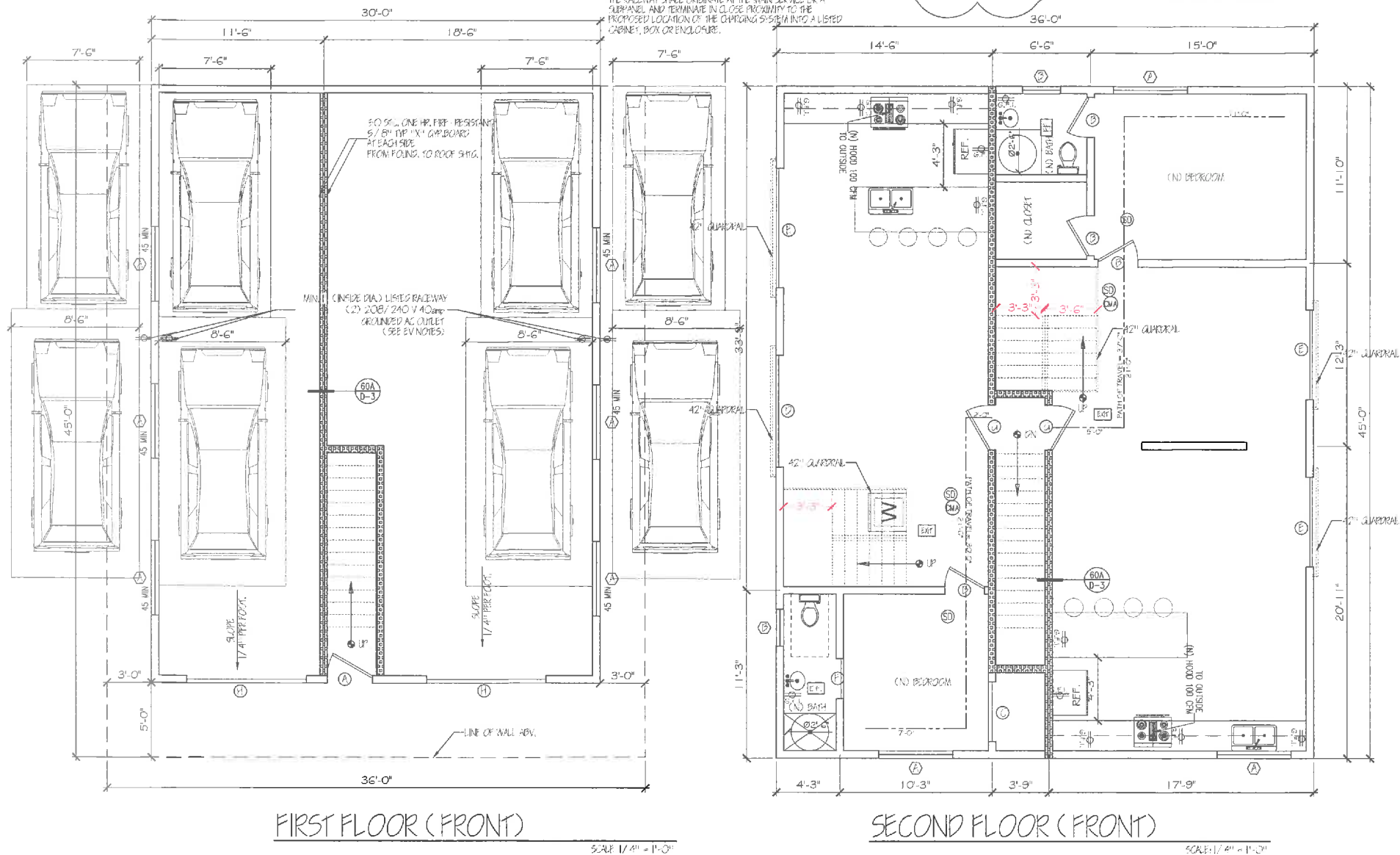
U/Factor SEE T-24
SHGC SEE T-24



NOTES FOR FUTURE EV:

THE PANEL OF SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40 AMPERE MIN. DEDICATED BRANCH CIRCUIT SPACE(S). RESERVED FOR FUTURE EV CHARGING. AS EV CAPABLE, THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED BY CAPABLE.

THE SERVICE PANEL OR SUBPANEL CANNOT BE LOCATED IN THE OVERCURRENT PROTECTIVE DEVICE SPACE(S). RESERVED FOR FUTURE EV CHARGING. AS EV CAPABLE, THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED BY CAPABLE.



GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESIST A FIVE FOOT CLEAR AND OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METER, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
2. AN APPROVED SHUTTING GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE FLUIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170156) (SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R506.5).
4. KITCHEN SINKS, LAVATOIRES, BATHROOMS, SHOWERS, BODIES, LAUNDRY TUBS AND WASHING MACHINE CUPBETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R506.4).
5. BATHROOM AND SHOWER FLOORS, WALLS ABOVE BATHROOMS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 8 FEET ABOVE THE FLOOR. (R507.2).
6. PROVIDE ULTRA PUSH WATER CLOSURES FOR ALL NEW CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE 10 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R508).
8. WATER HEATER MUST BE STRAPPED TO WALL.
9. 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).
10. 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 R511. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
11. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R508.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLE OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
12. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
13. PROVIDE ONE HOUR RATED CONSTRUCTION FOR ALL BEARING WALLS ON THE FIRST FLOOR, WHICH PROVIDE SUPPORT OF THE SECOND FLOOR CEILING ASSEMBLY.
14. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R502.4.1.1 OR R502.4.1.2.
15. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R502.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RATED PENETRATIONS SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.
16. 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.
17. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS LEAKAGE 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.
18. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY LEADING 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 ACTIVATION 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.
19. 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.
20. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R508.5.
21. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. NO. 26 GAGE SAFETY STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
22. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 68°F AT A POINT 3 FT. ABOVE THE FLOOR AND 2 FT. FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.

LEGEND

- NEW WALL
- 1/2" FIRE AND 5/8" SOUND RATED WALL
- EXHAUST FAN (GREEN BUILDING NOTES 24 & 25) CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE W/ AMBIDEXTER (VENTILATION)
- HARDWARE WITH BATTERY BACK-UP SMOKE DETECTOR
- STATE FIRE MARSHAL APPROVED CARBON MONOXIDE ALARM, INTERVIEW W/ BATTERY BACK-UP
- HOSE BIB
- FLUORESCENT LIGHT
- GAS OUTLET

INNOVATIVE
IDEA

ERIC LUNA
15437 S DENVER AVE.
GARDENA, CA
90248
310-429-6386

PROJECT

OWNER

ENGINEER

PLANS APPROVED
as required by
ADM-2020-2509-cp10C
CASE NO. **Hele J...**
Planner
Project Planning Bureau
City of Los Angeles Planning Dept.
Date **6.18.20**

DRAWN BY: ERLUNA
CHECKED BY: AVARIL BELLE
DESIGNED BY:
DATE: OCTOBER 24, 2019
SCALE: 1/4" = 1'-0"
SHEET TITLE

FLOOR PLAN
(REAR)

SHEET NO.

A-2a

NOTES:

- 1) PROVIDE 16" MIN. BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL (CTD).
- 2) GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R505.4 (SEE EXCEPTIONS) (R505.4):
 - a) Fixed and operable panels of windows, sliding and fixed 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 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) Depressed areas of an individual panel greater than 9 square feet.
 - 2) Bottom edge less than 15 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, 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.
 - f) Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
 - g) Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.
- 3) All interior and exterior stairways shall be illuminated (R503.7).

* Glass doors shall be readily operable from the egress side without the use of a key or any special knowledge or effort. Building Code 103.1.8.

DOOR SCHEDULE				
SYM.	SIZE	TYPE	QTY.	
A	3'-0" x 6'-8" x 1 3/4"	TEMPERED GLASS	-	
B	2'-8" x 6'-8" x 1 3/8"	HOLLOW CORE	4	
C	4'-0" x 6'-8" x 1 3/8"	SLIDING GLASS	1	
D	7'-6" x 8'-0" x 1 3/8"	SLIDING GLASS	1	
E	8'-0" x 8'-0" x 1 3/8"	SLIDING GLASS	5	
F	2'-8" x 6'-8" x 1 3/8"	HOLLOW CORE POCKET	2	
G	3'-0" x 6'-8" x 1 3/4"	SOLID CORE LHR	2	
H	8'-0" x 7'-0" x 1 3/8"	GARAGE DOOR	2	

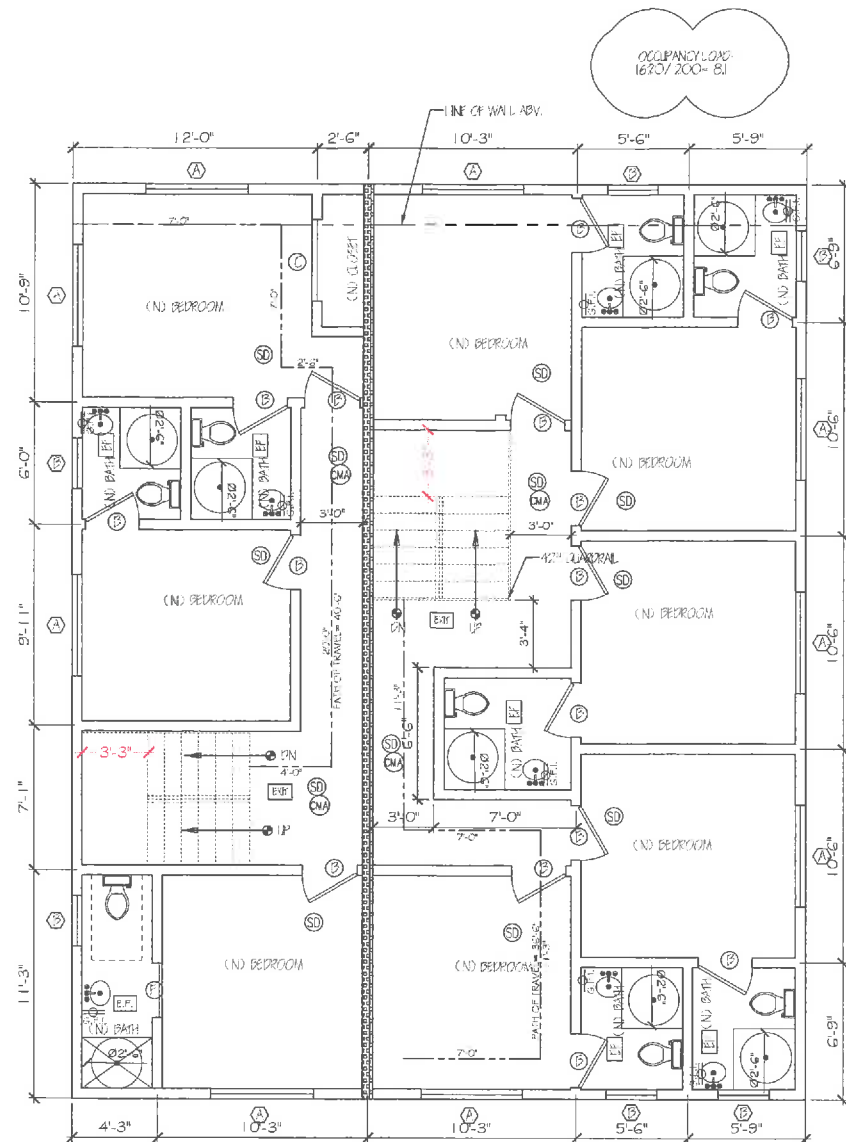
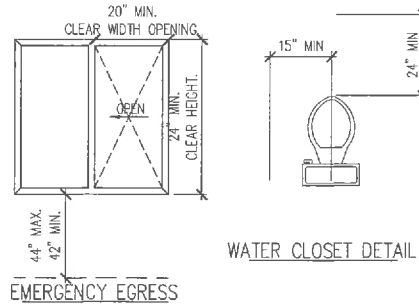
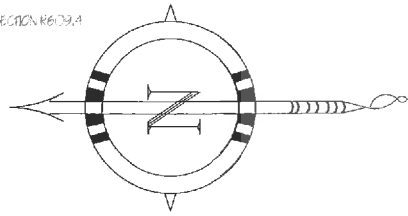
* Fire-resistance assemblies for the protection of openings, when required by the Building Code shall comply with Building Code 705 and Table 705.4.

WINDOW SCHEDULE (ALL DUAL GLAZED)			
SYM.	SIZE	TYPE	QTY.
A	3'-0" x 4'-0"	WIN. SLIDER (DUAL GLAZE)	18
B	2'-6" x 3'-0"	WIN. SLIDER (DUAL GLAZE)	12

U/Factor: SEE T-24
SHGC: SEE T-24

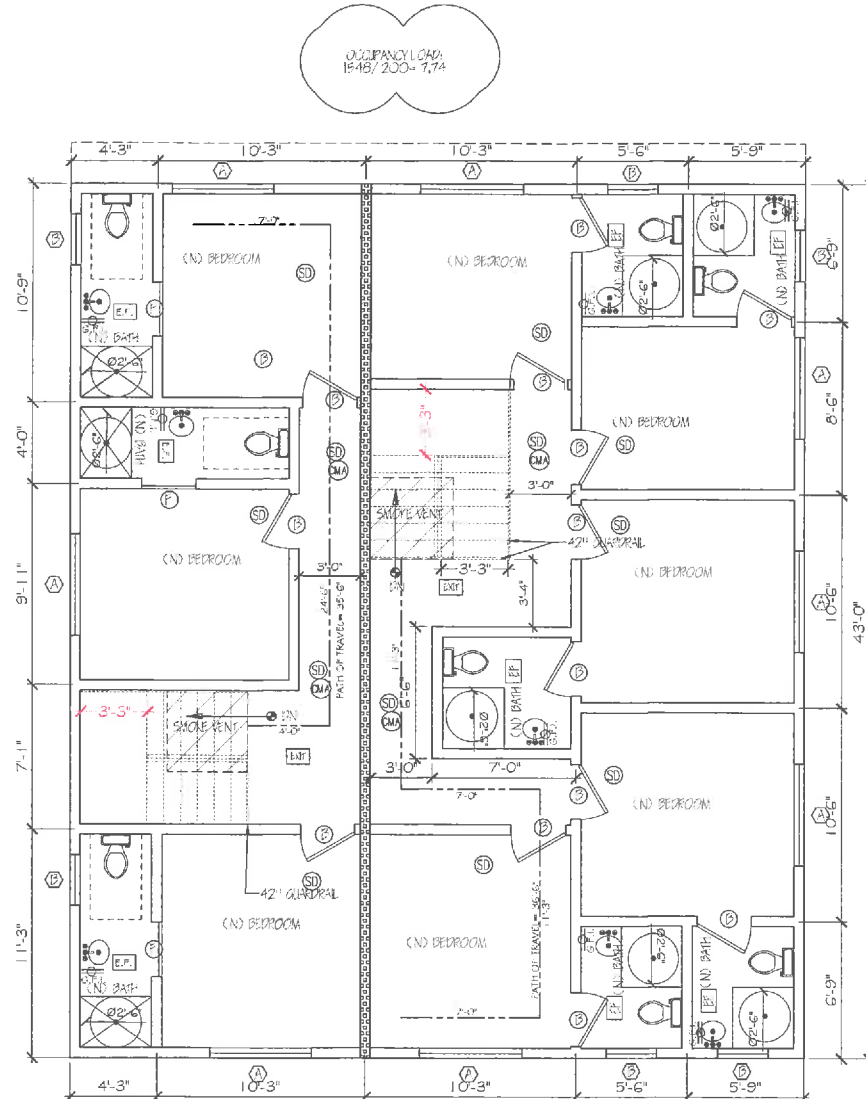
AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED SHALL BE LISTED.

VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R6-29.4.



THIRD FLOOR (REAR)

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



FOURTH FLOOR (REAR)

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

GENERAL REQUIREMENTS:

1. THE CONSTRUCTION SHALL NOT RESULT A FIVE-FOOT CLEAR AND OBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (OVERHEAD P.O.S., PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTEANCES, 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 TANKING GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE 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 GAS PIPING. (C PER ORDINANCE 170358) (C SEPARATE PLUMBING PERMIT IS REQUIRED).
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R506.3).
4. KITCHEN SINK, LAVATORIES, BATHS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R506.4).
5. BATH AND SHOWER FLOORS, WALLS ABOVE BATHS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R507.2).
6. PROVIDE 1/2" FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR 1/2" WATER CONSUMPTION.
7. PROVIDE 1/2" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R508).
8. WATER HEATER MUST BE STRAPPED TO WALL.
9. 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).
10. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OF SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R561. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
11. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R501 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 8 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
12. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
13. PROVIDE ONE HOUR RATED CONSTRUCTION FOR ALL BEARING WALLS ON THE FIRST FLOOR, WHICH PROVIDE SUPPORT OF THE SECOND FLOOR CEILING ASSEMBLY.
14. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R502.4.11 OR R502.4.12.
15. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R502.4.1 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.
16. 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.
17. 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 ACTIVATION 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.
18. 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.
19. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R505.4.
20. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN. 1/2" GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THESE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.
21. HEADERS SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMP. OF 65°F AT A POINT 3 FT. ABOVE THE FLOOR AND 2 FT. FROM THE EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMP.

LEGEND

- NEW WALL
- 1/2" FIRE AND 50 S.C. SOUND RATED WALL
- EXHAUST FAN (GREEN BUILDING NOTES 24 & 25) CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE VIA HUMIDISTAT (ENERGY STAR)
- HARDWARE WITH BATTERY BACK-UP SMOKE DETECTOR
- 512 FIRE MARSHALL APPROVED CARBON MONOXIDE ALARM INTERVIEWED W/ BATTERY BACK-UP
- HOSE ROL
- FLUORESCENT LIGHT
- GAS OUTLET



INNOVATIVE
IDEAS

BY:

ERIC LUNA
15437 S DENVER AVE.
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90248
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PROJECT:

OWNER:

ENGINEER:

PLANS APPROVED

as required by

CASE NO. ADM-2020-2509-CP10C

Planner: Helen J. J. J.

Project Planning Bureau

City of Los Angeles Planning Dept.

Date: 6.18.20

DRAWN BY: ERIC LUNA

DRAWN BY: ANSEL KELLEY

DRAWN BY:

DATE: OCTOBER 24, 2019

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

SHEET TITLE:

FLOOR PLAN

(REAR)

SHEET NO.

A-3a