WARING AVE

Deep, Depth

Drinking Fountain

Double

Diameter

Dimension

Dispenser

Door Opening

Downspout

Drawing

Drawer

Dry Standpipe

Expansion Joint

Elevation

Electrical

Elevation

Emergency

Enclosure

Equipment

Each Way

Existing

Electric Water Cooler

Edge of Slab

Detail

D.F.

DIA

DIM

DR

D.S.P.

DWG

ELEV

ENCL

E.O.S.

EQUIP

E.W.C.

EXIST

E.W.

DISP

Bottom

Carpet

Catch Basin

Cement

Ceramic

Cast Iron

Clear

Counter

Column

Concrete

Connection

Construction

Continuous

Contractor

Ceramic Tile

Countersunk

Cold Water

Corridor

Center

Concrete Masonry Unit

BSMT

B.U.R.

C.B.

CEM

CER

CLO

CLR

CMU

CNTR

CONN

CONST

CONT

CORR

C.T.

CTR

CTSK

CONTR

COL

Bedroom

Basement

Built Up Roofing

Angle

Diameter or Round

Perpendicular

Anchor Bolt

Air Conditioning

Acoustical Tile

Acoustical

Adjustable

Aluminum

Anodized

Access Panel

Approximate

Architectural

Asphalt

Asphaltic Concrete

Above Finish Floor

Alter or Alternate

Existing

ACOUS

ADJ

ALUM

ANOD

APPROX

ARCH

ASPH

BITUM

BLDG

Expansion

Exposed

Exterior

Fire Alarm

Floor Drain

Foundation

Fire Extinguisher

Fire Extinguisher

Fire Hose Cabinet

Face of Concrete

Face of Masonry

Face of Finish

Face of Stud

Fireproof

Frame

Future

Full Size

Foot, Feet

Furring, Furred

Finish Grade

Finish

Flashing

Fluorescent

EXT

F.D.

FDN

F.E.C.

F.G.

F.H.C.

FLR

FLUOR

F.O.C.

F.O.F.

F.O.M.

F.O.S.

FPRF

FURR

FUT

FS

G.B.

GYP

HDWR

HDWD H.M.

HORIZ

HVAC

H.W.

INSUL

INT

Grab Bar

Ground

Hose Bib

Hollow Core

Handicapped

Hollow Metal

Heating, Ventilation

and Air Conditioning

Hardware

Hardwood

Horizontal

Hot Water

Including

Insulation

Interior

Inside Diameter

Height

Grade

Galvanized Iron

Glass, Glazing



N.I.C.

N.S.

N.T.S.

OBSC O.C. O.D.

O.F.D.

O.H.

OPP

P.D.

PLAS

PLYWD

OVHD

Laminate

Lavatory

Lineal Foot

Living Room

Maximum

Machine Ball

Mechanical

Membrane

Manufacture

Miscellaneous

Masonry Opening

Moisture Resistant

Manhole

Minimum

Mirror

Mounted

Mullion

Left Hand

Locker

LAV

L.F.

L.R.

LVR

MAX

M.B.

MET

M.R.

MTD

MECH

MEMB

Not in Contract

Number

Nominal

No Scale

Obscure

On Center

Overhang

Overhead

Opposite

Plate

Planter Drain

Property Line

Plastic Laminate

Plumbing

Plaster

Plywood

Outside Diameter

Overflow Drain

Not to Scale

Paper Towel Dispenser

Reinforced or Reinforcing

Partition

Radius

Roof Drain

Reference

Refrigerator

Resilient

Revised

Roofing

Right Hand

Redwood

Solid Core

Schedule

Section

Shower

South

Rough Opening

Separation, Separate

PTN

REFR

REINF REQ

RESIL

RWD

S.C.

SCHED

SECT

SEP

SLDG

SPEC

SSK

STD

STOR

SUSP

SW

SYM

T.B.

T&G

T.O.C.

T.O.D.

TEMP

TER

TOIL

T.O.P.

T.O.S.

T.P.D.

STRUCT

Specification

Stainless Steel

Service Sink

Standard

Structrual

Switch

Suspended

Symmetrical

Towel Bar

Top of Curb

Top of Drain

Telephone

Thick, Thickness

Top of Pavement

Toilet Paper Dispenser

Terrazzo

Threshold

Top of Slab

Toilet

Tongue and Groove

Tempered, Temperature

T.S.

T.O.W.

TYP

UNF

UR

VEST

V.I.F.

VOL

W.H.

WD

WP

WPM

WSCT

U.O.N.

Top of Steel

Television

Top of Wall

Unless Otherwise Noted

Typical

Vertical

Vestibule

Volume

Without

Wood

Verifiy in Field

Water Heater

Water Closet

Waterproof

Wet Standpipe

Wainscot

Waterproof Membrane

DIFFERENCE OF THE CENTRAL CORRECTION OF STATE OF

RAMSEY DAHAM
No. C-34257

10/31/23
RENEWAL DATE

OF CALIFORNIA

5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

Revision Schedule

Revision
Number
Revision Date

COVER

JOB#

BREAK LINE

ROOM NUMBER

WINDOW SYMBOL

A0.00

22-A004

DEMOLITION NOTES:

OF SAME IN CONTRACT PRICE. 3. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS

4. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.

INDICATED. GC TO ESTABLISH PROCEDURES W/ BLDG.

5. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

6. AT COMPLETION OF DEMOLITION WORK, THE

CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED. 7. DEBRIS REMOVAL MUST BE PERFORMED USING THE FREIGHT ELEVATOR WHEN APPLICABLE. CONTACT THE

BUILDING MGMT. OFFICE TO OBTAIN SCHEDULE FOR THE USE OF THE FREIGHT ELEVATOR(S) PRIOR TO SUBMITTING BID. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE. WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES. 8. IF DIRECTED BY BUILDING MANAGEMENT, ALL DOORS,

FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS a FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, RETURNED TO BUILDING STOCK OR DISPOSED OF.

9. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC. TO THEIR

10. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

11. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS, NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN IT'S INTENDED PURPOSE.

12. ALL EXISTING FLOOR MOUNTED OUTLETS, WHERE NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED OFF TO THE NEAREST JUNCTION BOX. FILL AND LEVEL FLOOR TO ACCEPT NEW FLOOR COVERING. 13. ALL EXISTING CEILING TILES TO REMAIN U.O.N. ALL

BROKEN, PARTIAL, STAINED, OR DAMAGED TILES SHALL BE

14. ALL EXISTING LIGHT FIXTURES SHALL BE CLEANED OF DUST, WRAPPED FOR PROTECTION & STORED FOR RE-USE 15. REMOVE TO SOURCE ALL PIPES, VENTS, APPLIANCES OR DRAINS NOT BEING RE-USED.

16. RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION WITH NEW LAYOUT.

CONDUIT PERTAINING TO DATA/ COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES, SERVICE OWNER OR TENANT DATA/COMMUNICATIONS REPRESENTATIVE AS REQUIRED TO PREVENT NEW CONSTRUCTION DELAYS. 18. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH

17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND

CAUSE RISES OR DEPRESSIONS IN FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC. 19. CAREFULLY REMOVE ALL EXISTING WALL COVERING AT

EXISTING PARTITIONS AND/OR COLUMNS, AS NOTED. 20. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE

21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION.

THE WORK IN ACCORDANCE WITH THE CONTRACT

22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

<u>SAFETY NOTES:</u> 1. THE CONTRACTOR SHALL SAFEGUARD THE OWNER'S PROPERTYDURING CONSTRUCTION AND SHALL REPLACE

ANY DAMAGED PROPERTY OF THE OWNER TO ORIGINAL CONDITION OR BETTER. 2. THE CONTRACTOR SHALL PROVIDE GUEST PROTECTION

FROM ALL AREAS OF WORK. 3. THE CONTRACTOR SHALL PROTECT ADJOINING AREAS FROM NOISE, DUST, DIRT FIRE HAZARDS, ETC.

CONSTRUCTION NOTES: 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF MATCHING BUILDING LINES AND LEVELS BETWEEN NEW AND EXISTING CONSTRUCTION. THE CONTRACTOR SHALL COMPARE CAREFULLY THE LINES AND LEVELS SHOWN ON THE DRAWINGS WITH EXISTING LEVELS FOR THE LOCATION AND CONSTRUCTION OF THE WORK AND

SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES

PRIOR TO PROCEEDING WITH THE WORK.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIF OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE

EXECUTION OF THE WORK. 3. CONTRACTOR SHALL RELOCATE OR CAP OFF EXISTING UTILITY LINES AS REQUIRED. COORDINATE WTH ELECTRICAL AND PLUMBING DRAWINGS FOR FURTHER INFORMATION.

4. EXISTING CONSTRUCTION WHICH IS TO REMAIN BUT IS DAMAGED DURING, CONSTRUCTION SHALL BE REPLACED

OR REPAIRED TO ORIGINAL CONDITION OR BETTER. 5. MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH

EXISTING ADJACENT MATERIALS, CONSTRUCTION AND 6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERTY

UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM

7. THE GENERAL CONTRACTOR SHALL PROVIDE A DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL

PLANS TO THE FIRE MARSHALL AS REQUIRED FOR 8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-

ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN DRAWING SET FOR FURTHER INFORMATION. 9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE

REQUIREMENTS OF ALL FURNITURE, FIXTURES AND EQUIPMENT WITH THE OWNER TO DEMOLITION. 10. SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED

OR PATCHED. 11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN ACCORDANCE WITH FINISH MANUFACTURERS RECOMMENDATIONS.

12. PROVIDE ALL NECESSARY BLOCKING, BACKING, SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.

13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION WASTE. ASK ABOUT POSSIBLE DUMP SITES.

14. THE CONTRACTOR SHALL COMPLY W/ ALL 0.S.H.A.

REQUIREMENTS.

15. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED & VISIBLE WHEN THE UNIT IS GLAZED.

16. PENETRATIONS OF FIRE-RATED FLOORS OR FLOOR-CEILING ASSEMBLIES SHALL BE PROTECTED BY THROUGH-PENETRATION FIRE STOPS HAVING AN "F" OR "T" RATING. A 'T" RATING IS REQUIRED WHERE PENETRATIONS ARE NOT CONTAINED IN THE WALL AT THE POINT THEY PENETRATE THE FLOOR OR WHERE THEY ARE LARGER THAN A 4" (IOOmm) PIPE OR 16 SQ IN (IO320mm SQ) IN AREA. UBC SEC

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRIC CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA FIRE CODE AND ALL LOCAL CODES, REGULATIONS, LAWS & ORDINANCES GOVERNING CONSTRUCTION . SECURITY IN THIS JURISDICTION.

STANDARDS OF A.S.T.M., A.I.S.C., A.W.S. AND S.S.P.C. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE CODE REGULATIONS. 3. DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF INDUSTRIAL SAFETY (O.S.H.A.) REQUIREMENTS.

2. METAL FABRICATION SHALL CONFORM TO C.B.C. AND

CONTRACTOR SHALL PROVIDE OCCUPANCY SIGNAGE PER LOCAL BUILDING REQUIREMENTS AND/OR FIRE DEPARTMENT REQUIREMENTS.

4. OCCUPANCY SIGNAGE SHALL BE PLACED PER LOCAL CODE & FIRE DEPARTMENT REQUIREMENTS AS APPLICABLE. 5. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT ON THE PREMISES AT ALL TIMES IN A LOCATION SPECIFIED

1. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY INCONSISTENCY, ERROR OR OMISSION HE MAY DISCOVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR, BEFORE OR AFTER THE START OF CONSTRUCTION, SHALL FIRST BE APPROVED BY THE

2. STAMPED SETS OF APPROVED PLANS SHALL BE PROVIDED FOR ALL WORK. THE CONTRACTOR SHALL MAINTAIN IN, GOOD CONDITION, COMPLETE SETS OF STAMPED AND APPROVED PLANS WITH ALL REVISIONS. ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THEY ARE TO BE UNDER THE CARE OF THE GENERAL CONTRACTOR OR HIS SUPERINTENDENT IN A LOCATION SPECIFIED BY THE CITY.

3. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS AND SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS. 4. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS

5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT APPLICATION OF ANY DRAWIING OR

NAMED BY TRADE NAME OR MANUFACTURER.

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS 7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE

8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE EXISTING SITE CONDITIONS AND SPECIFICATIONS.

PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER

BIDDING, ERRORS IN BIDDING AS A RESULT OF THIS

9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE FOLLOWING IS REQUIRED FROM THE AGENT OF THE OWNER, a) AN AUTHORIZATION LETTER FROM THE OWNER TO PULL PERMITS. THE FOLLOWING IS REQUIRED FROM THE CONTRACTOR AGENT:- b) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND FOLLOWING LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER LANDLORD'S CRITERIA. c) CERTIFICATE OF WORKERS COMPENSATION INSURANCE MADE OUT TO THE CONTRACTORS STATE LICENSE BOARD. d) COPY OF THE CITY BUSINESS TAX REGISTRATION CERTIFICATE OR NEWLY PAID RECEIPT FOR ONE. e) NOTARIZED LETTER OF

10. THE CONTRACTOR SHALL PROVIDE A LIST OF SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO SIGNING THE OWNER / CONTRACTOR AGREEMENT.

AUTHORIZATION FOR AGENTS OF CONTRACTOR.

11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC., TO MAKE THE SEVERAL PIECES COME TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK OF OTHER TRADES.

12. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE TEMPORARY BRACING OR SHORING AS REQUIRED OR PORTION THEREOF DURING CONSTRUCTION. 13. THE CONTRACTOR SHALL PROVIDE TEMPORARY

WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES. CONTRACTOR MAY USE OWNERS FACILITIES UPON WRITTEN AUTHORIZATION FROM OWNER'S REPRESENTATIVE. 14. THE GENERAL CONTRACTOR AND HIS ASSOCIATES.

SUBCONTRACTORS, ETC., MUST MAINTAIN THE SPACE, ACCESS AREAS, ETC., CLEAN AT ALL TIMES AND SWEEP, DUST, CLEAN, ETC., EVERY DAY AT THE END OF WORKING

15. IT S THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN. 16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE

FOR, ND SHALL REPLACE OR REMEDY ANY FAULTY. IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT. 17. NEW MECHANICALLY VENTILATED BUILDINGS 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

FIRE SAFETY NOTES:

1. THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A 75-FOOT TRAVEL DISTANCE 2. THE GENERAL CONTRACTOR SHALL PROVIDE ANY

ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE DEPARTMENT FIELD INSPECTOR. 3. THE GENERAL CONTRACTOR SHALL PROVIDE PLANS FOR 3. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE REVISION OF THE FIXED FIRE PROTECTION EQUIPMENT AND ILLUMINATED. (R303.7) SHALL SUBMIT THEM TO THE LOCAL JURISDICTION AS

REQUIRED AND TO THE ARCHITECT FOR APPROVAL PRIOR 4. THE SPRINKLER CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAWNGS AND SPECIFICATIONS FOR REVISION TO FIXED FIRE PROTECTION EQUIPMENT AND SUBMITTAL OF

FIRE-RESISTANCE RATED CONSTRUCTION:

APPROVAL PRIOR TO INSTALLATION.

1. 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 WITH THE MANUFACTURER'S INSTRUCTIONS BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11) 2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS

USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1.000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12) CANDLES (54 IUX).

FIRE PROTECTION

1. AND APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STOREY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STOREY. 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)

2. 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)

BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS 3. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH SURFACE, 1008,1 NFPA 72. 17. THE POWER SUPPLY FOR MEANS OF EGRESS

4. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS.

LADBS GENERAL REQUIREMENTS:

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).

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. SHOWER COMPARTMENTS AND WALSS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO

HEIGHT NOT LESS THAN 72 INCHES ABOVE THE DRAIN INLET

(SECTION 1210.2.3). USE OF WATER-RESISTANT GYPSUM

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS,

BACKING BOARD SHALL BE AS STATED IN SECTION 2509.3 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)

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

9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR

11. 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)

12. 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) 13. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE

14. FOR EXISTING POOL ON SITE, PROVIDE ANTIENTRAPMENT COVER MEETING THE CURRENT ASTM OR ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL. 9AB0 NO. 2977. (3162B)

LADBS ADDITIONAL NOTES:

 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).

2. DUCT 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 OPENING INTO THE GARAGE (R302.5.2)

3. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALL SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3) 4. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO

PARKVEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD

THE MAIN VEHICLE ENTRY DOORWAY. (R201)

MEANS OF EGRESS 1. THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A

GARAGE. (R311.1) 2. 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)

4. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312)

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

6. INTERNALLY ILLUMINATED EXIT SIGNS. ELECTRICALLY POWERED, SELF-LUMINOUS AND PHOTOLUMINESCENT EXIT SIGNS SHALL BELISTED AND LABELED IN ACCORDANCE WITH UL 924 AND SHALL BE INSTALLED IN ACCORDANCE AND CHAPTER 27. 7. EXTERNALLY ILLUMINATED EXIT SIGNS SHALL COMPLY

WITH SECTIONS 1013.6.1 - 1013.6.3. 8. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. 9. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE

THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT 4. 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). 10. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH

SECTION R308.6

11. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 5. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS 12. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY SPECIFIED PER SECTION R317.1 BY THE USED OF POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NATURALLY DURABLE WOOD OR WOOD THAT IS NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA 13. EGRESS DOORS SHALL BE READILY OPENABLE FROM

THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL

SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE

15. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY

DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE

ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE

PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER

II. CORRIDORS, EXIT ENCLOSURES AND EXIT

I. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN

PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE

III. EXTERIOR EGRESS COMPONENTS AT OTHER

DISCHARGE IS ACCOMPLISHED FOR BUILDINGS

REQUIRED TO HAVE TWO OR MORE EXITS.

IV. INTERIOR EXIT DISCHARGE ELEMENTS, AS

PERMITTED IN SECTION 1028.1, IN BUILDINGS

1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN

BUILDINGS REQUIRED TO HAVE TWO OR MORE

REQUIRED TO HAVE TWO OR MORE EXITS.

18. THE EMERGENCY POWER SYSTEM SHALL PROVIDE

AND SHALL CONSIST OF STORAGE BATTERIES, UNIT

OF THE EMERGENCY POWER SYSTEM SHALL BE IN

ACCORDANCE WITH SECTION 2702. 1008.3

POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES

EQUIPMENT OR AN ONSITE GENERATOR. THE INSTALLATION

19. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED

AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT

THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION

EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-

MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1

20. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN

STORAGE BATTERIES UNIT FOUIPMENT OR AN ON-SITE

21. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL

(152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE

WORD "EXIT" SHALL HAVE LETTERS HAVING A WIDTH NOT

LESS THAN 2 INCHES (5 1 MM) WIDE, EXCEPT THE LETTER "I

AND THE MINIMUM SPACING BETWEEN LETTERS SHALL BE

LETTER WIDTHS, STROKES AND SPACING IN PROPORTION

MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE

TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH

CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN

ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON

SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE

DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR

1. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM

EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN

2. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL

SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL

ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE

ROOM TEMPERATURE OF 68 DEGREE FAHRENHEIT AT A

POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM

BE PROVIDED WITH NATURAL LIGHT BY MEANS OF

EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH

LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF

SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

2. GLAZING IN THE FOLLOWING SECTIONS SHALL BE SAFETY

A. FIXED AND OPERABLE PANELS OF SWINGING,

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

POSITION AND WHOSE BOTTOM EDGE IS LESS THAN

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE

2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE

3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE

E. GLAZING IN ENCLOSURES FOR OR WALLS FACING

HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS,

MEASURED VERTICALLY ABOVE ANY STANDING OR

F. GLAZING IN WALLS AND FENCES ADJACENT TO

TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE

GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING

INDOOR AND OUTDOOR SWIMMING POOLS HOT

SURFACE AND WITHIN 60 INCHES, MEASURED

HORIZONTALLY AN IN A STRAIGHT LINE, OF THE

G. GLAZING WHERE THE BOTTOM EXPOSED EDGE

THE PLANE OF THE ADJACENT WALKING SURFACE

OF THE GLAZING IS LESS THAN 36 INCHES ABOVE

OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF

H. GLAZING ADJACENT TO THE LANDING AT THE

3. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH

BOTTOM OF A STAIRWAY WHERE THE GLAZING IS

LESS THAN 36 INCHES ABOVE THE LANDING AND

WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM

BATHTUBS AND SHOWERS WHERE THE BOTTOM

EDGE OF THE GLAZING IS LESS THAN 60 INCHES

4) ONE OR MORE WALKING SURFACES WITHIN 36

INCHES HORIZONTALLY OF THE GLAZING

GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF

SLIDING AND BI-FOLD DOOR ASSEMBLIES.

VERTICAL EDGE OF THE DOOR IN A CLOSED

60 INCHES ABOVE THE FLOOR OR WALKING

PANEL THAT MEETS ALL OF THE FOLLOWING

1) EXPOSED AREA OF AN INDIVIDUAL PANE

GREATER THAN 9 SQUARE FEET.

D. GLAZING IN RAILINGS.

STAIRS AN RAMPS.

DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT

CONTRAST WITH THE BACKGROUND AND SHALL BE

NOT LESS THAN 3/8 INCH (9.5 MM). SIGNS LARGER THAN THE

LETTERS NOT LESS THAN V4 INCH (19.1 MM) WIDE. THE

ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE

HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES

EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM

LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-

0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE

SHALL NOT BE EXCEEDED. 1008.3

BUILDINGS, SEE SECTION 403.

CANNOT BE READILY CHANGED.

INTERIOR ENVIRONMENT

TEMPERATURE. (R303.9)

BUILDING ENVELOPE

SURFACE.

CONDITIONS:

COVERING PER SECTION R902..1

ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG

CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF

TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN

THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT

V. EXTERIOR LANDINGS, AS REQUIRED BY SECTION

ROOMS AND SPACES THAT REQUIRE TWO OR MORE

SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM

SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING

16. THE MEANS OF EGRESS, INCLUDING THE EXIT

KNOWLEDGE OR EFFORT. 1010.1.9

THE FINISHED FLOOR. 1010.1.9.2

MEANS OF EGRESS;

TWO OR MORE EXITS.;

WITH SECTION 1010.1.9

AREAS: 1008.3

6. PROVIDE ANTI GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING 14. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES 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.

7. 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 RAOD FRONTING THE PROPERTY. (R319.1) 8. ALL COOL ROOF PRODUCTS SHALL HAVE A CLEARLY

VISIBLE PACKAGING LABEL THAT LISTS THE EMITTANCE AND THE INITIAL AND 3-YEAR AGED SOLAR REFLECTANCE, OR A CRRC APPROVED ACCELERATED AGED SOLAR REFLECTANCE TESTED IN ACCORDANCE WITH CRRC-1 140.1, 140.2, 140.3(A)1, 141.0(B)2B, 150.1(C)11, 150.2(B)1H,

1. 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 8FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES. (6707) 2. EVERY DOOR IN A SECURITY OPENING FOR AN

THE EXTERIOR. (6708) 3. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN

APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT

BULB (60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON

4. 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)

5. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL

ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER

INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712) 6. 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

LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE

7. 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 GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN 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

THER GREATEST DIMENSIONS. (6715.3)

PARTIALLY OPEN POSITION. 6715.1

OR PROTECTED WITH METAL BARS OR GRILLES (6714)

8. 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 9. OTHER OPENABLE WINBDOWS 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) 10. 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

11. SLIDING GLASS WINDOWS SASH SHALL BE CLOSED AND LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN

REMOVING OF THE MOVING PANEL IN THE CLOSED OR

12. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRCLUDE 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.

13. ALL OTHER OPENINGSMUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. 14. 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) 15. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (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) 16. 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)

17. 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, M AND S OCCUPANCIES). (6709.2)

18. 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 SHALI HAVE A MINIMUM THROW OF 3/4". (6709.2)

19. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH 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. (6709.1 ITEM 2)

20. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710) **GENERAL NOTES:**

CFM CONTINUOUS. 2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35

VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. 4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED. 5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP.

6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL

PLACEMENT.

WALL TYPES ON A0.12.

FUNCTIONING AS A COMPONENT OF WHOLE HOUSE

LOCATIONS WITH FIELD SURVEY PRIOR TO WALL SYSTEM. 110.3(C)2 7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH

TEMPERATURE. 110.3(C)1

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARCHING AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELESELECTRICAL CODE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO

CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATION

INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH

10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD

11. ALL DOORS 4" FROM WALL U.O.N.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT

FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH

PERFORMANCE PRODUCTS DATABASE B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM. C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

ANSI/ACCA 36-S MANUAL S-2004. 14. 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

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALI

BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004,

ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE

THE EQUIPMENT SELECTED IN ACCORDANCE WITH

LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

15. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY

PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COMVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM, FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED.

16. A COPY OF THE CONSTRUCTION DOCUMENTS OR A

COMPARABLE DOCUMENT INDICATING THE INFORMATION

FROM ENERGY CODE SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT. 17. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL B

POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR 18. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

19. FOR SITES WITH OVER 500 SQUARE FEET OF

PERMIT DISCHARGE FROM THE CLOTHES WASHER.

BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM, (4.305.1) 20. WATER USED IN THE BUILDING FOR WATER CLOSETS URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY

LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO

BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH

LINE. (4.305.2) 21. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED. A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)

THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3. 23. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED

EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE

PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM

22. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE

BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS BUILDING ENERGY STANDARD NOTES

1. COMPLIANCE INFORMATION: THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED, SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-RISE RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE COPIES OF ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF

VERIFICATION DOCUMENTATION SUBMITTED. 10-103(B)1 2. OPERATING INFORMATION: THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING. OPERATING INFORMATION SHALL INCLUDE CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING INSTRUCTIONS ON HOW TO OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE

EXECUTIVE DIRECTOR. A. FOR RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL BECONTAINED IN A FOLDER OR MANUAL WHICH PROVIDES ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATIONS. THIS OPERATING INFORMATION SHALL BE IN PAPER

OR ELECTRONIC FORMAT. 10-103(B)2 3. MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES MATERIALS. COMPONENTS. AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING. BY TITLE AND/OR PUBLICATION NUMBER. THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE. MATERIAL COMPONENT OR MANUFACTURED DEVICE. 10-103(B)3

4. VENTILATION INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. 10-103(B)4

5. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS. 6. ANY APPLIANCE REGULATED BY THE APPLIANCE

EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(A) OF THOSE REGULATIONS. 110.1(A) 7. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF

ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME. 110.3(A)1 8. ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR. OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE

ASHRAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE

SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR

BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER

9. SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE

LAVATORIES TO 110°F. 110.3(C)3 OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE 11. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS A. EXTERNAL INSULATION WITH AN INSTALLED

> R-VALUE OF AT LEAST R-12, OR B. INTERNAL AND EXTERNAL INSULATION WITH A

COMBINED RVALUE OF AT LEAST R-16, OR C. THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT

10. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS

SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC

HOTEL/MOTEL BUILDINGS, SPACE CONDITIONING SYSTEMS SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED 13. CONTINUOUSLY BURNING PILOT LIGHT SHALL BE

12. FOR NONRESIDENTIAL, HIGH-RISE RESIDENTIAL, AND

PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM OR EQUIPMENT LISTED BELOW: (110.5)

E. INDOOR AND OUTDOOR FIREPLACES

14. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT

ADJUSTING THE THERMOSTAT SETTING.

A COVER IS USED.

A. FAN-TYPE CENTRAL FURNACES B. HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR

9. INSULATIONS ARE REQUIRED FOR: 150.0(J)2.A C. POOL HEATERS D. SPA HEATERS

HOUSEHOLD COOKING APPLIANCES WITHOUT AN

WHICH EACH PILOT CONSUMES LESS THAN 150

ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN

A. A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS B. HAVE A READILY ACCESSIBLE ON-OFF SWITCH, MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT

C. NOT UTILIZE ELECTRIC RESISTANCE HEATING.

D. HAVE A COVER FOR OUTDOOR POOLS OR SPAS A. UNFIRED HOT WATER TANKS, SUCH AS STORAGE THAT HAVE A HEAT PUMP OR GAS HEATER. E. HAVE A PERMANENT, EASILY READABLE, AND WEATHERPROOF INSTRUCTION CARD THAT GIVES INSTRUCTIONS FOR THE ENERGY EFFICIENT

F. HAVE AT LEAST 36 INCHES OF PIPE INSTALLED BETWEEN THE FILTER AND HEATER OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT UP CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.

G. HAVE DIRECTIONAL INLETS FOR THE POOL OR

OPERATION OF THE POOL OR SPA HEATER AND FOR

THE PROPER CARE OF POOL OR SPA WATER WHEN

SPA THAT ADEQUATELY MIX THE POOL WATER. H. A TIME SWITCH OR SIMILAR CONTROL MECHANISM SHALL BE INSTALLED AS PART OF A POOL WATER CIRCULATION CONTROL SYSTEM THAT WILL ALLOV ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING THE OFF-PEAK ELECTRIC DEMAND PERIOD AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC HEALTH STANDARDS.

15. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF DOOR AREA FOR RESIDENTIAL DOORS, 0.3 CFM/FT2 OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. 110.6(A)1

16. FENESTRATION PRODUCTS SHALL BE RATED IN ACCORDANCE WITH NFRC 100 FOR U-FACTOR, NFRC 200 FOR SHGC, AND VT OR USE THE APPLICABLE DEFAULT VALUE. FENESTRATION PRODUCTS SHALL HAVE A TEMPORARY LABEL. FOR MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS, A TEMPORARY LABEL CERTIFICATE APPROVED BY THE SUPERVISORY ENTITY (NFRC) MEETS THE REQUIREMENTS OF THIS SECTION. WHEN COMPONENT MODELING APPROACH IS USED AND FOR SITE-BUILT FENESTRATION PRODUCTS, A LABEL CERTIFICATE APPROVED BY THE SUPERVISORY ENTITY (NFRC) MEETS THE REQUIREMENTS OF THIS SECTION

10-111(A)1, 110.6(A)2, 110.6(A)3, 110.6(A)4, 110.6(A)5 17. FIELD-FABRICATED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. 110.6(B)

LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. 110.7 19. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF ELECTRONIC AND APPLIANCE REPAIR. HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE

CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12,

18. JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE

BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR

MATERIAL." 110.8(A) 20. UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS. 110.8(B)

21. INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. 110.8(C) 22. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF THE CMC. 110.8(D)3

23. EXTERNAL INSULATION INSTALLED ON AN EXISTING

UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-

HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF

UP TANK FOR A SOLAR WATERHEATING SYSTEM, IT SHALL

THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT. 110.8(D)2 24. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. SPECIFY THE CLASSIFICATIONS PER TABLE 803.12 AND

A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE

THE ENTIRE OPENING OF THE FIREBOX;

THE FOLLOWING: (150.0(E))

THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE. (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.); AND

C. A FLUE DAMPER WITH A READILY ACCESSIBLE

A. CLOSEABLE METAL OR GLASS DOORS COVERING

B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM

CONTROL. 2. HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE REQUIREMENTS OF SECTION 110.2(C). 150.0(I)

3. GAS OR PROPANE WATER HEATERS SHALL HAVE: 150.0(N)

A. A DEDICATED 125 VOLT, 20 AMP ELECTRICAL

RECEPTACLE THAT IS WITHIN 3 FEET FROM THE

WATER HEATER. B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.

C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 NCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR

6. THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR

150.1(C)(1)(D)

AS FOLLOWS:

(B) MULTIFAMILY 150.1(C)1.C

OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS.

7. RAISED-FLOORS SHALL BE INSULATED SUCH THAT THE

8. ALL NEW BUILDINGS AND ADDITIONS >700 SQFT SHALL

OR (B) MULTIFAMILY. WHEN QII IS REQUIRED, INSULATION

INSTALLATION SHALL MEET THE CRITERIA SPECIFIED IN

REFERENCE APPENDIX RA3.5. 150.1(C)1.E

REQUIREMENTS SHOWN IN TABLE 150.1-(A) SINGLE FAMILY

A. ALL HOT WATER PIPES FROM THE HEATING

WATER PIPES FROM THE STORAGE TANK.

10. INSULATION SHALL BE PROVIDED FOR WATER HEATERS

B. ALL PIPING WITH A NOMINAL DIAMETER TO OR

GREATER THAN 3/4 INCH AND LESS THAN 1 INCH.

C. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD

D. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT

E. PIPING FROM THE HEATING SOURCE TO STORAGE

TANKS AND BACKUP STORAGE TANKS FOR SOLAR

WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY

WRAPPED WITH INSULATION HAVING AN INSTALLEI

THERMAL RESISTANCE OF R-12 OR GREATER OR

HAVE INTERNAL INSULATION OF AT LEAST R-16 AND

A LABEL ON THE EXTERIOR OF THE TANK SHOWING

A. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS

C. LUMINARIES SHALL BE SWITCHED WITH READILY

UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH

ACCESSIBLE WALL-MOUNTED CONTROLS THAT

HIGH-EFFICACY IN ACCORDANCE WITH TABLE

B. EXHAUST FANS SHALL BE CONTROLLED

D. LIGHTING INSTALLED IN ATTACHED AND

E. DIMMERS OR VACANCY SENSORS SHALL

EXCEPTION 2: LUMINAIRES IN HALLWAYS.

F. IN A LOW-RISE MULTIFAMILY RESIDENTIAL

LESS OF THE FLOOR AREA, PERMANENTLY

G. IN A LOW-RISE MULTIFAMILY RESIDENTIAL

VACANCY SENSORS.

JOINT APPENDIX JA8.

70 SQUARE FEET.

FIRE PROTECTION & LIFE SAFETY

IN ACCORDANCE WITH NFPA 14. (905.4.2)

DETACHED GARAGES, LAUNDRY ROOMS, AND

OF THESE SPACES SHALL BE CONTROLLED BY

CONTROL ALL LUMINAIRES REQUIRED TO HAVE

LIGHT SOURCES COMPLIANT WITH REFERENCE

EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN

BUILDING WHERE THE TOTAL INTERIOR COMMON

INSTALLED LIGHTING FOR THE INTERIOR COMMON

LUMINAIRES OR CONTROLLED BY AN OCCUPANT

BUILDING WHERE THE TOTAL INTERIOR COMMON

PERCENT OF THE FLOOR AREA, PERMANENTLY

I. COMPLY WITH THE APPLICABLE

INSTALLED LIGHTING IN THAT BUILDING SHALL:

130.1, 140.6 AND 141.0; AND

1. IN BUILDINGS WHERE MORE THAN ONE STANDPIPE IS

ACCORDANCE WITH THIS SECTION. SMOKE DETECTORS

SHALL BE CONNECTED TO AN AUTOMATIC FIRE ALARM

SYSTEM. THE ACTIVATION OF ANY DETECTOR REQUIRED BY

WITH SECTION 907.5.2.2. IN ADDITION TO SMOKE DETECTORS

1. IN EACH MECHANICAL EQUIPMENT, ELECTRICAL

2. IN EACH ELEVATOR MACHINE ROOM, MACHINERY

SPACE, CONTROL ROOM AND CONTROL SPACE AND

TRANSFORMER, TELEPHONE EQUIPMENT OR

SIMILAR ROOM THAT IS NOT PROVIDED WITH

SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THIS

ACTIVATION OF ANY DETECTOR REQUIRED BY THIS SECTION

1. IN THE MAIN RETURN AIR AND EXHAUST AIR

PLENUM OF EACH AIR-CONDITIONING SYSTEM

FEET PER MINUTE (CFM) (0.94 M3/S). SUCH

RETURN AIR DUCT OR PLENUM OF AN AIR-

MORE THAN 10 AIR-INLET OPENINGS.

4. SMOKE DETECTORS INSTALLED IN DUCTS SHALL BE

LISTED FOR THE AIR VELOCITY, TEMPERATURE AND

BY SECTION 907.2. ACTIVATION OF A DUCT SMOKE

DETECTOR SHALL INITIATE A VISIBLE AND AUDIBLE

SUPERVISORY SIGNAL AT A CONSTANTLY ATTENDED

LOCATION AND SHALL PERFORM THE INTENDED FIRE

SAFETY FUNCTION IN ACCORDANCE WITH THIS CODE AND

THE CALIFORNIA MECHANICAL CODE. IN FACILITIES THAT

STATION, DUCT SMOKE DETECTORS SHALL REPORT ONLY

THEY SHALL NOT BE USED AS A SUBSTITUTE FOR REQUIRED

ARE REQUIRED TO BE MONITORED BY A SUPERVISING

AS A SUPERVISORY SIGNAL AND NOT AS A FIRE ALARM.

OPEN AREA DETECTION.

SHALL BE CONNECTED TO THE BUILDING'S FIRE ALARM

HAVING A CAPACITY GREATER THAN 2,000 CUBIC

AREA DOWNSTREAM OF THE LAST DUCT INLET.

2. AT EACH CONNECTION TO A VERTICAL DUCT OR

RISER SERVING TWO OR MORE STORIES FROM A

CONDITIONING SYSTEM. IN GROUP R-1 AND R-2

HUMIDITY PRESENT IN THE DUCT. DUCT SMOKE DETECTORS

CONTROL UNIT WHERE A FIRE ALARM SYSTEM IS REQUIRED

OCCUPANCIES, A SMOKE DETECTOR IS ALLOWED TO

BE USED IN EACH RETURN AIR RISER CARRYING NOT

MORE THAN 5,000 CFM (2.4 M3/S) AND SERVING NOT

DETECTORS SHALL BE LOCATED IN A SERVICEABLE

SECTION AND THE CALIFORNIA MECHANICAL CODE. THE

SHALL INITIATE A VISIBLE AND AUDIBLE SUPERVISORY

SIGNAL AT A CONSTANTLY ATTENDED LOCATION. DUCT

SMOKE DETECTORS COMPLYING WITH SECTION 907.3.1

REQUIRED BY SECTIONS 907.2.1 THROUGH 907.2.9, SMOKE

VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE

2. AREA SMOKE DETECTORS SHALL BE PROVIDED IN

THIS SECTION SHALL ACTIVATE THE EMERGENCY

DETECTORS SHALL BE LOCATED AS FOLLOWS:

3. SMOKE DETECTORS LISTED FOR USE IN AIR DUCT

SPRINKLER PROTECTION

IN ELEVATOR LOBBIES.

SHALL BE LOCATED AS FOLLOWS:

PROVIDED, THE STANDPIPES SHALL BE INTERCONNECTED

AREA IN A SINGLE BUILDING EQUALS MORE THAN 20

REQUIREMENTS IN SECTIONS 110.9, 130.0,

II. LIGHTING INSTALLED IN CORRIDORS AND

STAIRWELLS SHALL BE CONTROLLED BY

OCCUPANT SENSORS THAT REDUCE THE

LIGHTING POWER IN EACH SPACE BY AT

SENSORS SHALL BE CAPABLE OF TURNING

DESIGNED PATHS OF INGRESS AND EGRESS.

THE LIGHT FULLY ON AND OFF FROM ALL

LEAST 50 PERCENT. THE OCCUPANT

AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY

AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR

SEPARATELY FROM LIGHTING SYSTEMS.

THE INSULATION R-VALUE. 150.0 (J)1

SOURCE TO THE KITCHEN FIXTURES.

WATER RECIRCULATION SYSTEM.

TANK OR BETWEEN TANKS.

F. PIPING BURIED BELOW GRADE.

FLOOR ASSEMBLY HAS AN ASSEMBLY U-FACTOR EQUAL TO

OR LESS THAN SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR

WITH SECTION 911, ELEVATORS, ELEVATOR LOBBIES, EMERGENCY AND STANDBY POWER ROOMS, FIRE PUMP 4. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED ROOMS, AREAS OF REFUGE AND INSIDE INTERIOR EXIT STAIRWAYS. THE FIRE DEPARTMENT COMMUNICATION EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE DEVICE SHALL BE PROVIDED AT EACH FLOOR LEVEL WITHIN EFFICIENCY REGULATIONS. 150.0(P)1.A THE INTERIOR EXIT STAIRWAY.

THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF 6. A FIRE ALARM SYSTEM SHALL ANNUNCIATE AT THE FIRE ANY LOOSEFILL INSULATION SHALL CONFORM WITH THE ALARM CONTROL UNIT AND SHALL INITIATE OCCUPANT INSULATION MANUFACTURER'S LABELED R-VALUE. 150.0 (B) NOTIFICATION UPON ACTIVATION, IN ACCORDANCE WITH SECTIONS 907.5.1 THROUGH 907.5.2.3.3. WHERE A FIRE ALARM SYSTEM IS REQUIRED BY ANOTHER SECTION OF THIS PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH

CODE, IT SHALL BE ACTIVATED BY:

1. AUTOMATIC FIRE DETECTORS. 2. AUTOMATIC SPRINKLER SYSTEM WATERFLOW DEVICES. **3.** MANUAL FIRE ALARM BOXES. 4. AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.

7. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS

5. WHERE A WIRED COMMUNICATION SYSTEM IS APPROVED

IN LIEU OF AN EMERGENCY RESPONDER RADIO COVERAGE

OPERATE BETWEEN A FIRE COMMAND CENTER COMPLYING

SYSTEM IN ACCORDANCE WITH SECTION 510 OF THE

COMMUNICATION SYSTEM SHALL BE DESIGNED AND

INSTALLED IN ACCORDANCE WITH NEPA 72 AND SHALL

CALIFORNIA FIRE CODE, THE WIRED FIRE DEPARTMENT

COMPLY WITH THE QUALITY INSULATION INSTALLATION (QII) REQUIRED BY THIS CODE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72. THE OPERATION OF ANY AUTOMATIC FIRE DETECTOR, SPRINKLER WATERFLOW DEVICE OR MANUAL FIRE ALARM BOX SHAL AUTOMATICALLY SOUND AN ALERT TONE FOLLOWED BY VOICE INSTRUCTIONS GIVING APPROVED INFORMATION AND DIRECTIONS FOR A GENERAL OR STAGED EVACUATION IN ACCORDANCE WITH THE BUILDING'S FIRE SAFETY AND **EVACUATION PLANS REQUIRED BY SECTION 404 OF THE** CALIFORNIA FIRE CODE. IN HIGH-RISE BUILDINGS AND GROUP I-2 OCCUPANCIES HAVING OCCUPIED FLOORS LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVE OF FIRE DEPARTMENT VEHICLE ACCESS, THE SYSTEM

SHALL OPERATE ON AT LEAST THE ALARMING FLOOR, THE

ZONES. AT A MINIMUM, PAGING ZONES SHALL BE PROVIDED

FLOOR ABOVE AND THE FLOOR BELOW. SPEAKERS SHAL

BE PROVIDED THROUGHOUT THE BUILDING BY PAGING

1. ELEVATOR GROUPS. 2. INTERIOR EXIT STAIRWAYS. 3. EACH FLOOR. 4. AREAS OF REFUGE AS DEFINED IN CHAPTER 2.

FIRE GENERAL NOTES 1. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED

AS FOLLOWS:

AT THE TOP OF RUBBISH AND LINEN CHUTES AND IN THEIR TERMINAL ROOMS. CHUTES SHALL HAVE ADDITIONAL SPRINKLER HEADS INSTALLED AT ALTERNATE FLOORS AND AT THE LOWEST INTAKE. {LAFC 903.2.11.2} 2. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM

WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT.

REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE

4. MEANS OF EGRESS SERVING A ROOM OR SPACE SHAL

BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE

SHALL BE EQUIPPED WITH A BATTERY BACKUP.

THEIR PRIMARY POWER FROM THE BUILDING WIRING AND

{CBC 915.4.2/4} {LAFC 915.4.2/4} 3. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510. (CBC 916:1)

{CBC 1008.3-5}

IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. (CBC 1008.2) PERMIT THE LUMINARIES TO BE MANUALLY TURNED 5. IN THE EVENT OF POWER SUPPLY FAILURE. AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALL' ILLUMINATE ALL OF THE FOLLOWING AREAS FOR A DURATION OF NOT <90 MIN. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL

ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF

FOOTCANDLE AND A MIN AT ANY POINT OF 1 FOOTCANDLE

II. CORRIDORS III. EXIT ACCESS STAIRWAYS AND RAMPS IV. INTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS V. EXIT PASSAGEWAYS VI. VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE VII. ELECTRICAL EQUIPMENT ROOMS VIII. FIRE COMMAND CENTERS IX. FIRE PUMP ROOMS X. GENERATOR ROOMS

XI. PUBLIC RESTROOMS >300 SF 6. PROVIDE TWO-WAY COMMUNICATION AT THE LANDING SERVING EACH ELEVATOR OR BANK OF ELEVATORS ABOVE OR BELOW THE LEVEL OF EXIT DISCHARGE (CBC 1009.8)**

7. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED {CBC 1013.3}** 8. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS: {CBC 1013.4}

> A. "EXIT" SIGN AT EACH GRADE-LEVEL EXTERIOR B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A

TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS

STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A

APPROPRIATE: I. "EXIT STAIR DOWN" II. "EXIT RAMP DOWN" III. "EXIT STAIR UP"

HORIZONTAL EXIT.

NOT <90 MINUTES". {CBC 1013.6.3}**

{CBC 1013.5}

IV. "EXIT RAMP UP" C. "EXIT ROUTE" AT EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADELEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT

D. "EXIT ROUTE" AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR E. "TO EXIT" AT EACH EXIT DOOR THROUGH A

10. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE HALL HAVE AN INTENSITY OF 25 FOOTCARIDLES (CBC 1013.6.2) 11. IN CASE OF PRIMARY POWER LOSS, THE SIGN

ILLUMINATION MEANS SHALL BE CONNECTED TO AN

EMERGENCY POWER SYSTEM FOR A DURATION OF

9. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES

12. PROVIDE A SIGN AT EACH FLOOR LANDING IN AN INTERIOR EXIT STAIRWAY AND RAMP CONNECTING >3 STORIES DESIGNATING THE FLOOR LEVEL, THE TERMINUS OF THE TOP AND BOTTOM AND THE IDENTIFICATION OF THI STAIRWAY OR RAMP. THE SIGNAGE SHALL ALSO STATE THE STORY OF, AND THE DIRECTION TO, THE EXIT DISCHARGE AND THE AVAILABILITY OF ROOF ACCESS FOR THE FIRE DEPARTMENT. THE SIGN SHALL BE LOCATED 5' ABOVE THE

FLOOR LANDING (CBC 1023.9) 13. SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNI REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP {LAFC 907.2.11.5-6}

INTERIOR FINISHES 1. INTERIOR WALL AND CEILING FINISH SHALL HAVE A FLAME

SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN T803.11. SPECIFY INTERIOR WALL AND CEILING FINISH ON PLANS. {LAFC 803.3} 2. MATERIAL, OTHER THAN FOAM PLASTICS, USED AS

INTERIOR TRIM SHALL HAVE A MIN CLASS C FLAME SPREAD AND SMOKE-DEVELOPED INDEX AND SHALL NOT EXCEED 10% OF THE WALL OR CEILING AREA IN WHICH IT IS ATTACHED. {LAFC 804.1} 3. CURTAINS, DRAPERIES, FABRIC HANGINGS, AND SIMILAR COMBUSTIBLE DECORATIVE MATERIALS SUSPENDED FROM

WALLS OR CEILINGS SHALL NOT EXCEED 10% OF THE WALL

OR CEILING AREA TO WHICH SUCH MATERIALS ARE ATTACHED. {LAFC 807.3}** 4. IN EVERY GROUP A, E, I, R-1, R-2, AND R-2.1, ALL DRAPES, HANGINGS, CURTAINS, DROPS, AND ALL OTHER DECORATIVE MATERIAL SHALL BE MADE FROM A NONFLAMMABLE MATERIAL OR TREATED AND MAINTAINED

IN A FLAME-RETARDANT CONDITION BY MEANS OF A FLAME-

RETARDANT SOLUTION OR PROCESS APPROVED BY THE

OSFM. {TITLE 19, DIV 1, §3.08}"

RENEWAL DATE

2 G

Revision Schedule

Revision Date

Number

GENERAL NOTES

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FIRE COMMAND CENTER

THE FIRE COMMAND CENTER SHALL COMPLY WITH NFPA 72 AND SHALL CONTAIN ALL OF THE FOLLOWING FEATURES:

1. THE EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM CONTROL UNIT.

2. THE FIRE DEPARTMENT COMMUNICATIONS SYSTEM.

3. FIRE ALARM SYSTEM ZONING ANNUNCIATOR PANEL REQUIRED BY SECTION 907.6.4.3.

4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE OPERATIONAL.

5. STATUS INDICATORS AND CONTROLS FOR AIR DISTRIBUTION SYSTEMS.

6. THE FIRE FIGHTER'S CONTROL PANEL REQUIRED BY SECTION 909.16 FOR SMOKE CONTROL SYSTEMS INSTALLED IN THE BUILDING.

7. CONTROLS FOR UNLOCKING INTERIOR EXIT STAIRWAY DOORS SIMULTANEOUSLY.

8. SPRINKLER VALVE AND WATERFLOW DETECTOR DISPLAY PANELS.

9. EMERGENCY AND STANDBY POWER STATUS INDICATORS.

10. A TELEPHONE FOR FIRE DEPARTMENT USE WITH CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM.

11. FIRE PUMP STATUS INDICATORS.

12. SCHEMATIC BUILDING PLANS INDICATING THE TYPICAL FLOOR PLAN AND DETAILING THE BUILDING CORE, MEANS OF EGRESS, FIRE PROTECTION SYSTEMS, FIRE FIGHTER AIR REPLENISHMENT SYSTEM, FIRE-FIGHTING EQUIPMENT AND FIRE DEPARTMENT ACCESS AND THE LOCATION OF FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS.

13. AN APPROVED BUILDING INFORMATION CARD THAT CONTAINS, BUT IS NOT LIMITED TO, THE FOLLOWING INFORMATION:

13.1 GENERAL BUILDING INFORMATION THAT INCLUDES: PROPERTY NAME, ADDRESS, THE NUMBER OF FLOORS IN THE BUILDING ABOVE AND BELOW GRADE, USE AND OCCUPANCY CLASSIFICATION (FOR MIXED USES, IDENTIFY THE DIFFERENT TYPES OF OCCUPANCIES ON EACH FLOOR), AND THE ESTIMATED BUILDING POPULATION DURING THE DAY, NIGHT AND WEEKEND.

13.2 BUILDING EMERGENCY CONTACT INFORMATION THAT INCLUDES: A LIST OF THE BUILDING'S EMERGENCY CONTACTS INCLUDING BUT NOT LIMITED TO BUILDING MANAGER AND BUILDING ENGINEER AND THEIR RESPECTIVE WORK PHONE NUMBER, CELL PHONE NUMBER, E-MAIL ADDRESS.

13.3 BUILDING CONSTRUCTION INFORMATION THAT INCLUDES: THE TYPE OF BUILDING CONSTRUCTION INCLUDING BUT NOT LIMITED TO FLOORS, WALLS, COLUMNS, AND ROOF ASSEMBLY.

13.4 EXIT ACCESS AND EXIT STAIRWAY INFORMATION THAT INCLUDES: NUMBER OF EXIT ACCESS AND EXIT STAIRWAYS IN THE BUILDING, EACH EXIT ACCESS AND EXIT STAIRWAY DESIGNATION AND FLOORS SERVED, LOCATION WHERE EACH EXIT ACCESS AND EXIT STAIRWAY DISCHARGES, INTERIOR EXIT STAIRWAYS THAT ARE PRESSURIZED, EXIT STAIRWAYS PROVIDED WITH EMERGENCY LIGHTING, EACH EXIT STAIRWAY THAT ALLOWS REENTRY, EXIT STAIRWAYS PROVIDING ROOF ACCESS; ELEVATOR INFORMATION THAT INCLUDES: NUMBER OF ELEVATOR BANKS, ELEVATOR BANK DESIGNATION, ELEVATOR CAR NUMBERS AND RESPECTIVE FLOORS THAT THEY SERVE; LOCATION OF ELEVATOR MACHINE ROOMS, CONTROL ROOMS AND CONTROL SPACES; LOCATION OF SKY LOBBY, LOCATION OF FREIGHT ELEVATOR BANKS.

13.5 BUILDING SERVICES AND SYSTEM INFORMATION THAT INCLUDES: LOCATION OF MECHANICAL ROOMS, LOCATION OF BUILDING MANAGEMENT SYSTEM, LOCATION AND CAPACITY OF ALL FUEL OIL TANKS, LOCATION OF EMERGENCY GENERATOR, LOCATION OF NATURAL GAS SERVICE.

13.6 FIRE PROTECTION SYSTEM INFORMATION THAT INCLUDES: LOCATION OF STANDPIPES, LOCATION OF FIRE PUMP ROOM, LOCATION OF FIRE DEPARTMENT CONNECTIONS, FLOORS PROTECTED BY AUTOMATIC SPRINKLERS, LOCATION OF DIFFERENT TYPES OF AUTOMATIC SPRINKLER SYSTEMS INSTALLED INCLUDING, BUT NOT LIMITED TO, DRY, WET AND PRE-ACTION.

13.7 HAZARDOUS MATERIAL INFORMATION THAT INCLUDES: LOCATION OF HAZARDOUS MATERIAL, QUANTITY OF HAZARDOUS MATERIAL.

14. WORK TABLE.

EQUIPMENT OR STORAGE.

15. GENERATOR SUPERVISION DEVICES, MANUAL START

AND TRANSFER FEATURES.

16. PUBLIC ADDRESS SYSTEM, WHERE SPECIFICALLY

REQUIRED BY OTHER SECTIONS OF THIS CODE.

17. ELEVATOR FIRE RECALL SWITCH IN ACCORDANCE WITH

CALIFORNIA CODE OF REGULATIONS, TITLE 8, DIVISION 1, CHAPTER 4, SUBCHAPTER 6, ELEVATOR SAFETY ORDERS.

18. ELEVATOR EMERGENCY OR STANDBY POWER SELECTOR SWITCH(ES), WHERE EMERGENCY OR STANDBY POWER IS PROVIDED.

19. A MASTER SWITCH FOR UNLOCKING ELEVATOR LOBBY

DOORS PERMITTED BY SECTION 1010.1.9.13.

[SFM] FIRE COMMAND CENTERS SHALL NOT BE USED FOR THE HOUSING OF ANY BOILER, HEATING UNIT, GENERATOR, COMBUSTIBLE STORAGE, OR SIMILAR HAZARDOUS

Drena street, el segundo, ca 90245



No. C-34257

RENEWAL DATE

Revision Schedule

Revision
Number

Revision Date

GENERAL NOTES

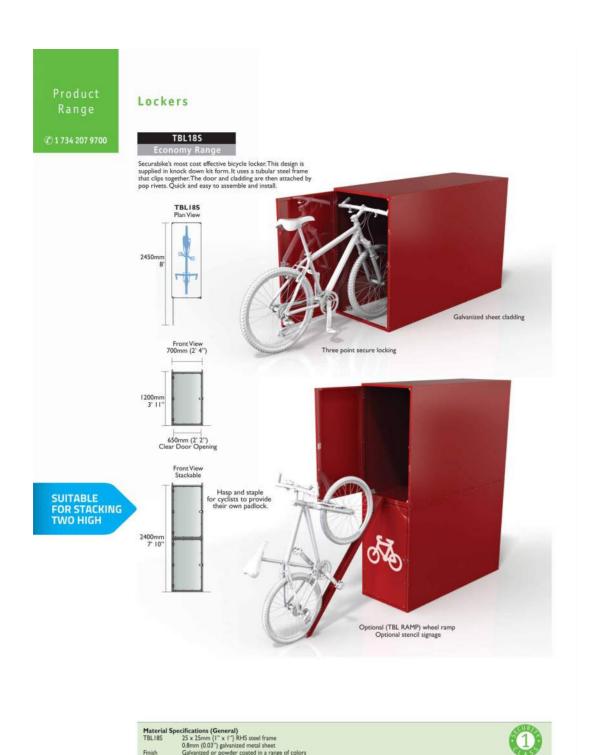
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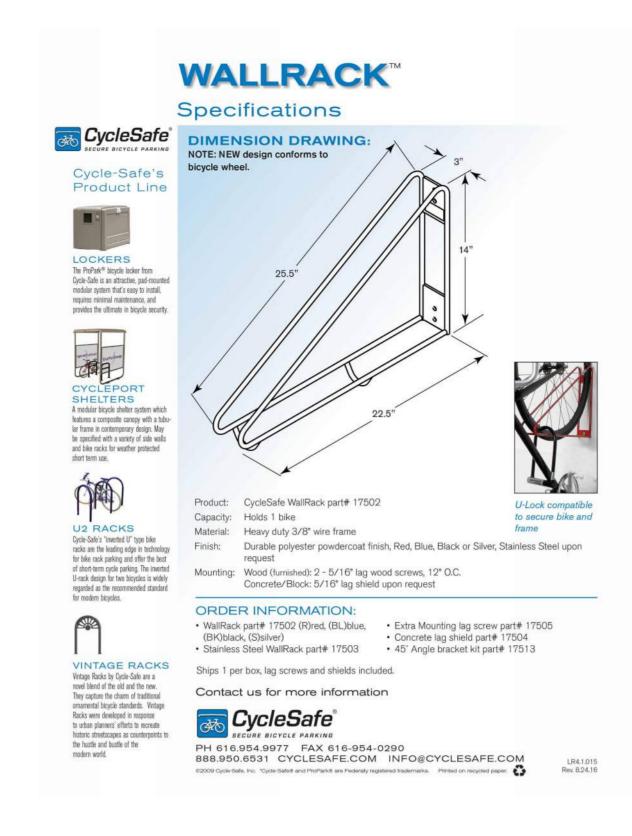
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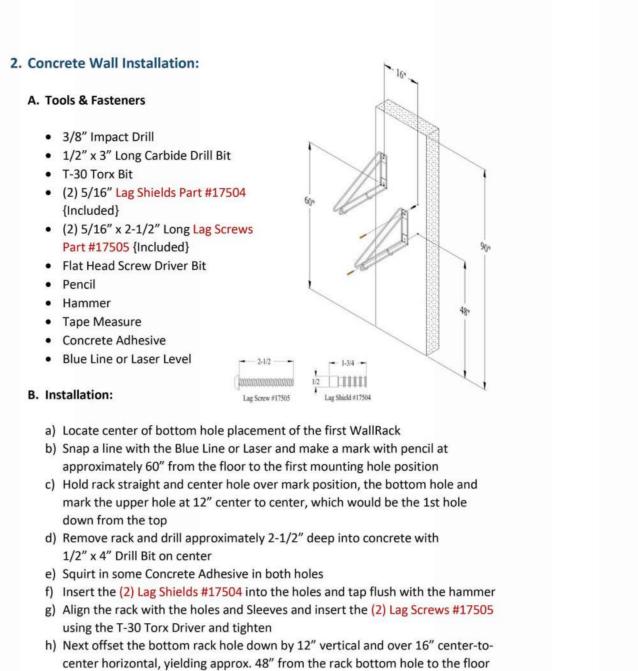
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JOB # 22-A004

A0.01 B



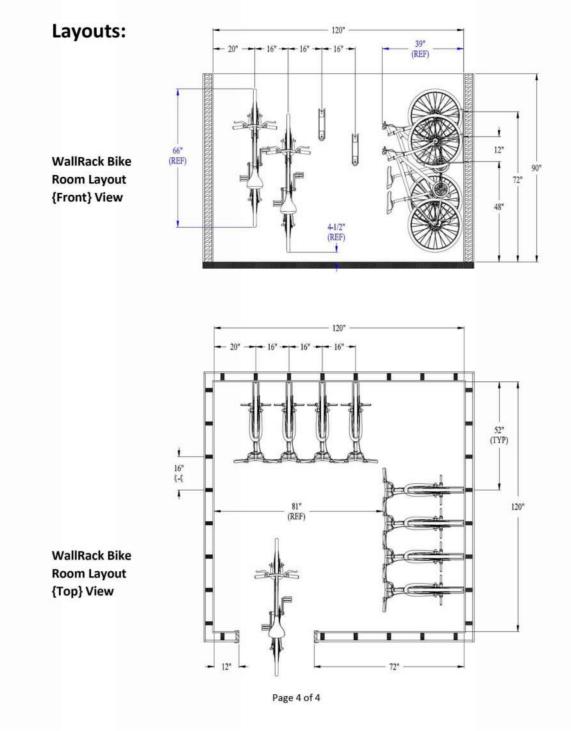


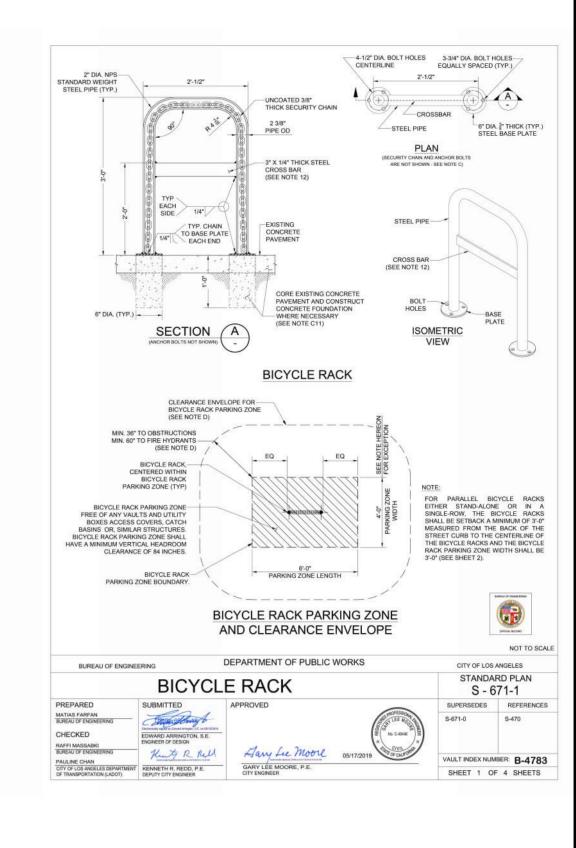


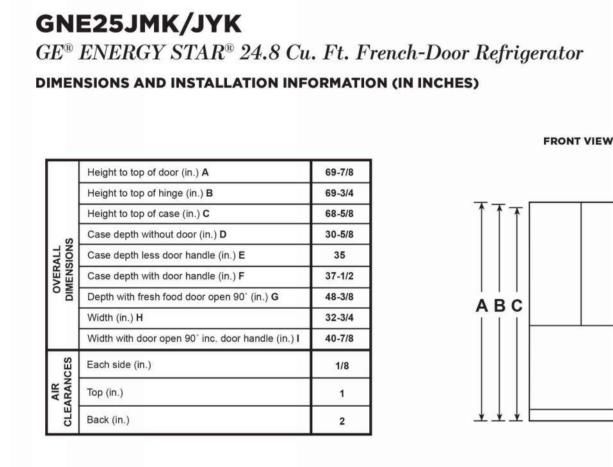
i) Repeat steps "c" thru "g" completing on set of racks

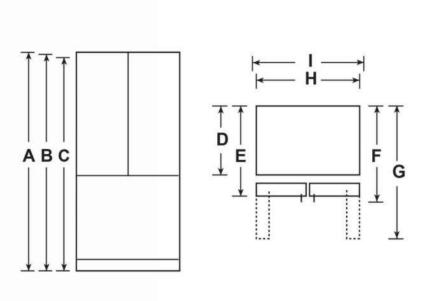
Blue Line or Laser Level

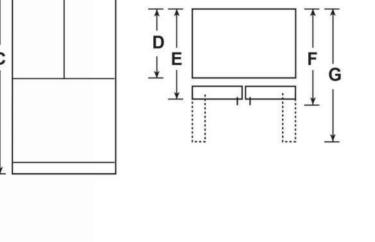
j) Repeat steps "a" thru "i" as necessary to complete the wall installation using a







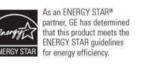




TOP VIEW



















PDT715SYV

GE Profile™ Series Stainless Steel Interior Dishwasher with Hidden Controls

For answers to your Monogram, GE Café™, GE Profile™ or GE Appliances

product questions, visit our website at geappliances.com or call

GE Answer Center® Service, 800.626.2000.

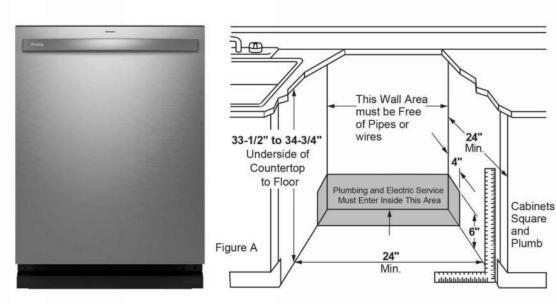
DIMENSIONS AND INSTALLATION INFORMATION (IN INCHES)

ELECTRICAL RATING Voltage AC.....

for safe operation.

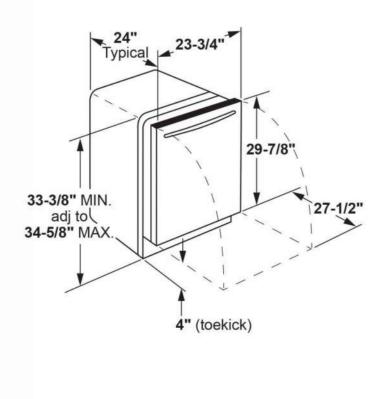
Hertz..... Total connected load amperage7.8 Calrod" heater watts max.....800/500 For use on adequately wired 120-volt, 7.8-amp circuit having 2-wire service with a separate ground wire. This appliance must be grounded

INSTALLATION INFORMATION: Before installing, consult installation instructions packed with product for current dimensional data.





For answers to your Monogram, Café, GE Profile or GE Appliances product questions, visit our website at geappliances.com or call GE Answer Center* Service, 800.626.2000.





PDT715SYV

GNE25JMK/JYK

FEATURES AND BENEFITS

automatically create filtered ice

necessarily in all users' water)

Model GNE25JMKES - Slate

temperature for optimum food freshness

setting with actual degrees displayed digitally

separately, visit www.zmantechnologies.com for details)

Model GNE25JYKFS - Fingerprint Resistant Stainless

French-door refrigerator

GE® ENERGY STAR® 24.8 Cu. Ft. French-Door Refrigerator

33" width – A compact design fits in smaller spaces, yet still offers the large storage capacity of a

Two humidity-controlled drawers and full-width drawer - Create the right environment for keeping

fruits and vegetables fresh, while easily storing wider items like a party platter or a sheet cake

Internal controls with actual-temperature display - Eliminate the guesswork of temperature

Advanced water filtration - Reduces trace pharmaceuticals from water and ice* (* Removes 98%

of ibuprofen, atenolol, fluoxetine, progesterone and trimethoprim. These pharmaceuticals are not

Spill-proof shelves - A variety of shelf configurations provide additional options for food storage

Enhanced Shabbos Mode - The Shabbos Keeper connects to your refrigerator to automatically

enable Shabbos compatible modes each week and before every holiday (Shabbos Keeper sold

Gallon door storage - Deep bins handle large containers in the door and free up valuable shelf space

Turbo Cool and Turbo Freeze settings - An extra boost of cold air restores interior to set

Factory-installed icemaker with water filtration system - Refrigerator comes ready to

LED lighting - Find exactly what you've been looking for under crisp, clear lighting

Two-level freezer storage baskets - Baskets allow easy access to frozen foods

Quick Space shelf - Quickly slides out of the way to make room for tall items

Door alarm - Enjoy peace of mind knowing the refrigerator door is never left open

Internal water dispenser - Delivers filtered water with one touch

GE Profile™ Series Stainless Steel Interior Dishwasher with Hidden Controls

FEATURES AND BENEFITS

Microban* Antimicrobial Technology - Enjoy longer-lasting dishwasher protection thanks to Microban* Antimicrobial Technology. Built into high-usage touchpoints to help prevent bacteria growth, it keeps protected surfaces 99% cleaner than unprotected surfaces. Dry Boost™ - Dry Boost™ technology outperforms standard heated-dry dishwashers by getting hard-to-

dry items like plastics up to 3 times drier when compared to heated dry. Smart Features powered by SmartHQ™ - Built-In WiFi and the SmartHQ™ app make it easy to connect, control and monitor your smart dishwasher from anywhere. You can also conveniently access the latest features, including customized cycles, remote status notifications and more.

Smart Assist - Smart Assist makes it simple for you to unlock optimal wash and dry performance. Innovative dishwasher sensors and intelligent machine learning enhance and improve cycles over time. Deep Clean Silverware Jets - A system of deep clean silverware jets blasts the silverware basket from the bottom up, removing all stuck-on foods and providing sparkling results.

just silverware with additional space for unique items. Active Flood Protect - To prevent potential overflows, a sensor detects when the water is too high and pumps it out until a safe level is reached.

Third Rack with Removable Silverware Caddy - The versatile third rack was redesigned to load more than

4 Bottle Wash Jets - This dishwasher with bottle jets ensures a deep clean for tall items, narrow glasses, jars and more. In the upper rack, each of the 4 bottle wash jets directs water and detergent inside to effectively wash hard-to-reach areas. Steam + Sani - Save time with a high-temperature cycle that steams and sanitizes to loosen tough soils

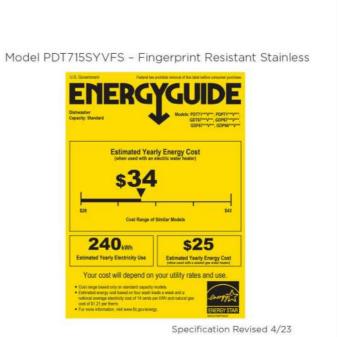
before the wash cycle begins, reducing bacteria by 99.999% without pre-rinsing or soaking. Piranha™ Hard Food Disposer - The Piranha™ Hard Food Disposer lets you use your dishwasher without pre-rinsing. Its stainless steel impellers rotate to pulverize food particles and an anti-jamming design makes sure wash arms stay unclogged.

44 dBA Dishwasher - Get reliable wash performance and a deep clean without unwanted noise thanks to

A bright bar illuminates different colors to indicate the status of the cycle.

this super-silent 44 dBA dishwasher. Extra-Large Capacity - Have enough space for 16 place settings and large dishware in this extra-large capacity dishwasher, making cleanup after large gatherings a breeze. Notification Bar - Always know the status of your clean with this notification display dishwasher feature.





Honeywell Home

Designed, Assembled, and Tested in the USA

T5+ Smart **Thermostat** Programmable Thermostat

Quick Install Guide



Get the most from T5 Smart Thermostat

Multiple programming options that fit your lifestyle:

1. Location-Based scheduling – The thermostat uses your smartphone's location to know when you're away, and saves you energy. Through

geofence technology, it senses your return and helps make you comfortable upon arrival. You can always manually change your preset Home and Away temperature either on the thermostat or on the Honeywell Home app.

2. Smart scheduling – Use a combination of geofencing and time scheduling 3. Time-Based scheduling - Program your thermostat for one week; each day

(each day is a different schedule); Mon-Fri, Sat, Sun; or Mon-Fri, Sat-Sun. All days with four adjustable periods per day. 4. No scheduling – Control your comfort manually by adjusting temperature

Smart Alerts. Push notifications remind you of filter changes and warn you of reme indoor temperatures.

Smart Response. Learns your heating and cooling system to deliver the optimal towards and the state of the st al temperature at the right time.

Auto Change From Heat to Cool. Automatically determine if your home needs heating or cooling to provide maximum comfort. neating or cooling to provide maximum comfort.

REPORTS DRAWN CHECKED **DATE** 3/6/2024 11:03:42 AM SCALE JOB# 22-A004

SPECS /

RESEARCH

No. C-34257

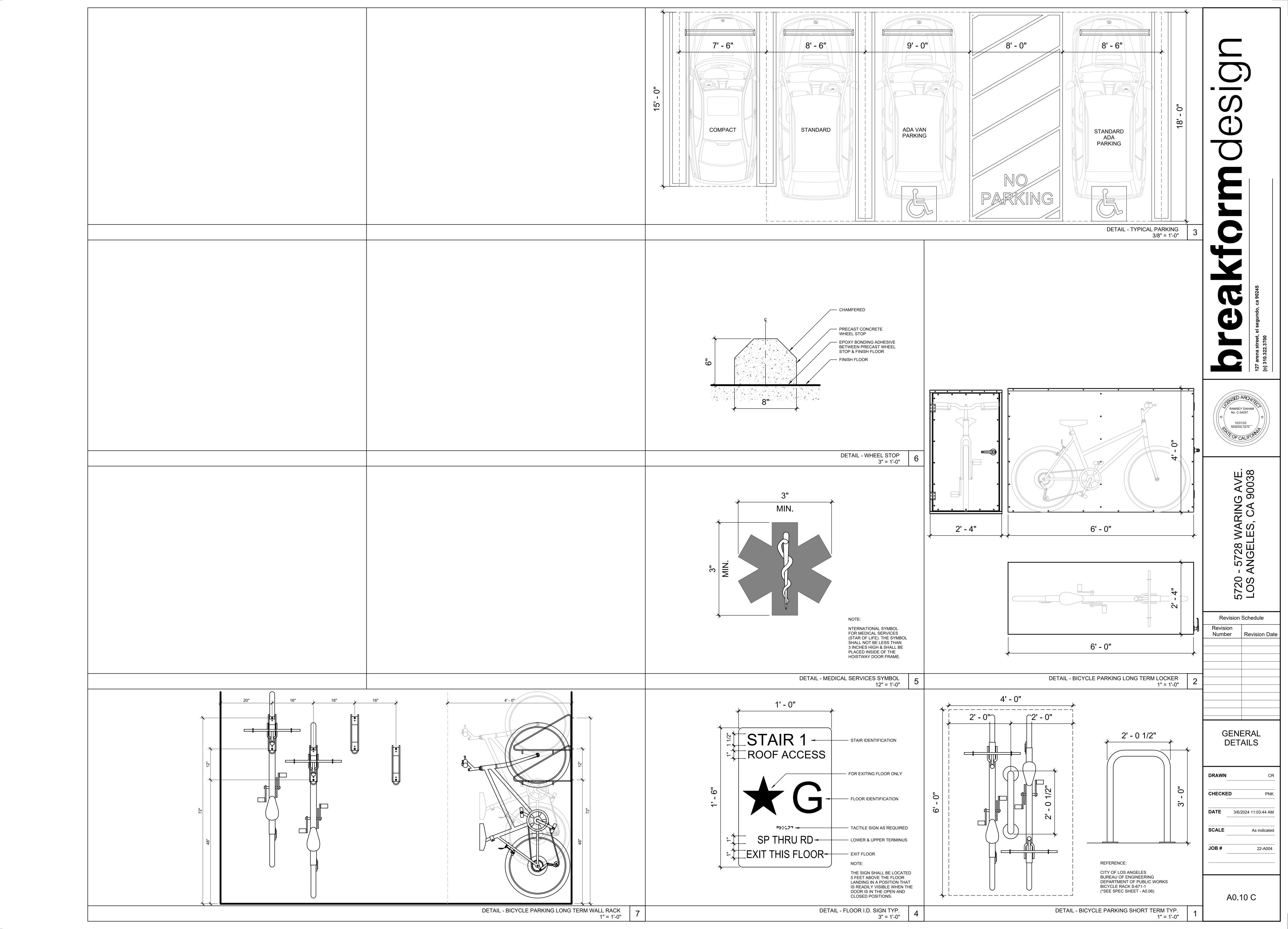
RENEWAL DATE

5720 - 5728 WAF LOS ANGELES,

Revision Schedule

Revision Date

Revision Number



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RAMSEY DAHAM
No. C-34257

10/31/23
RENEWAL DATE

OF CALIFORNIA

5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

Revision Schedule

Revision
Number Revision Date

EXISTING SITE SURVEY

DRAWN

DRAWN _____

DATE 3/6/2024 11:03:47 AM

SCALE

JOB # 22-A004

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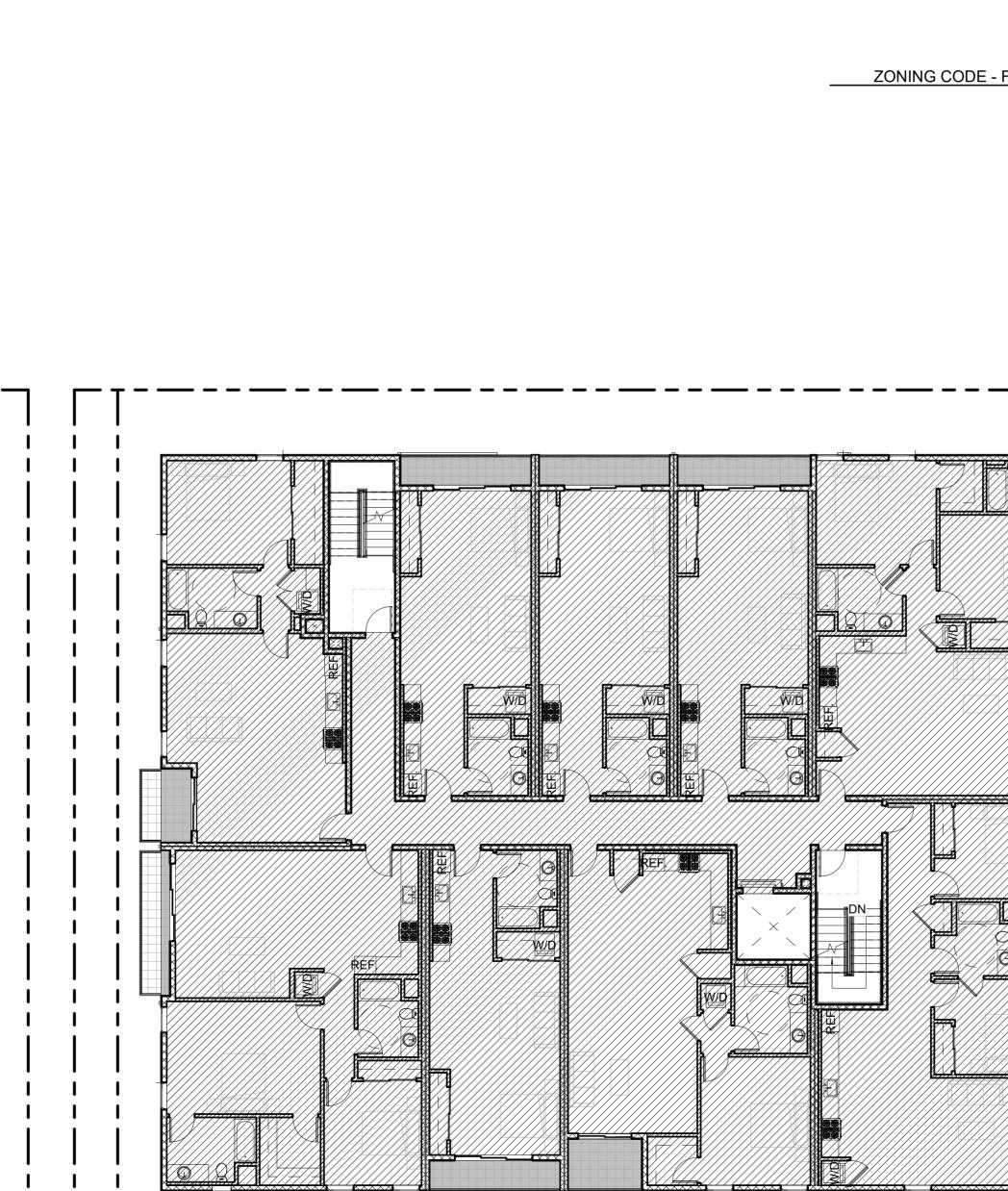
5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

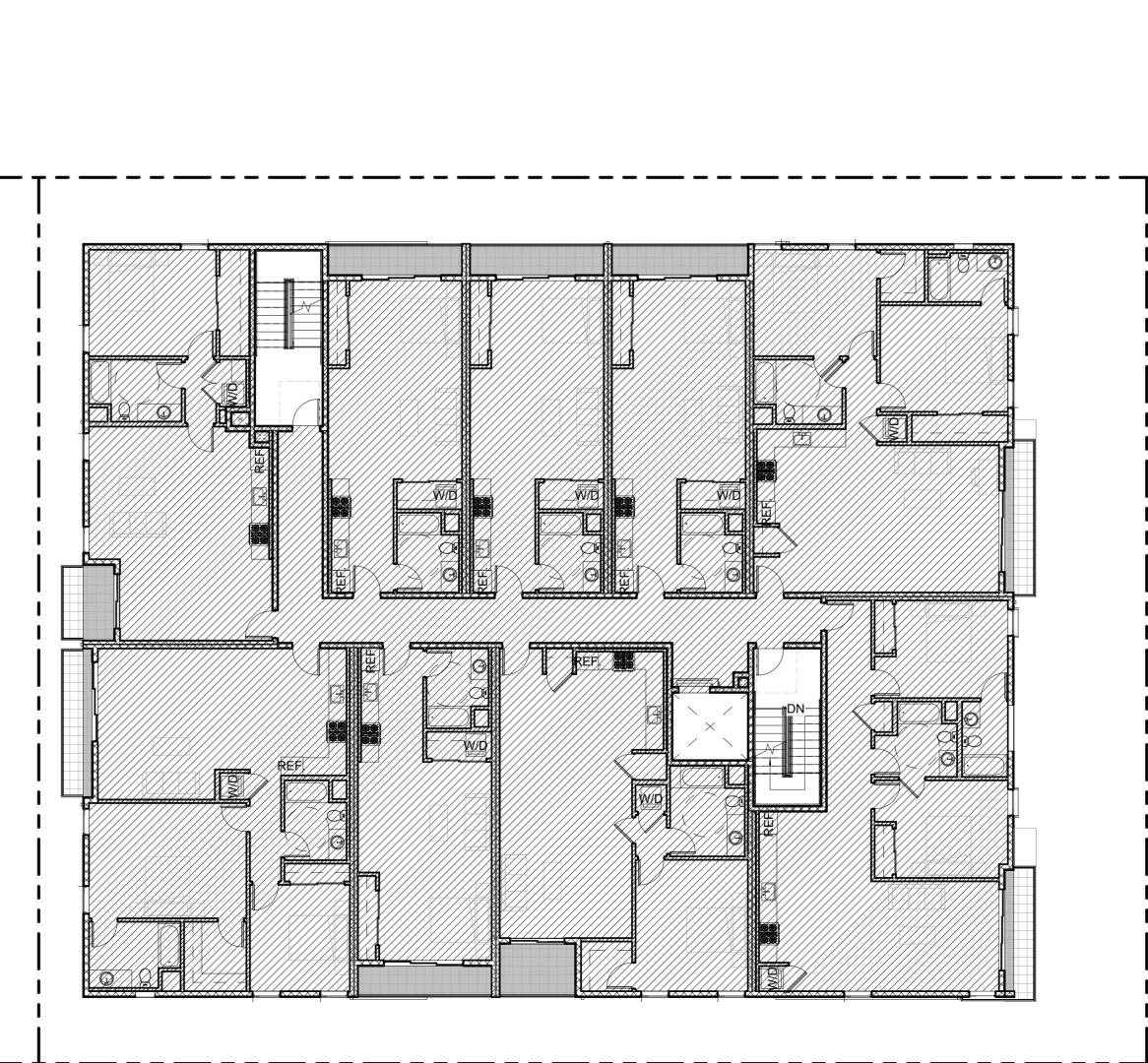
Revision Schedule Number Revision Date

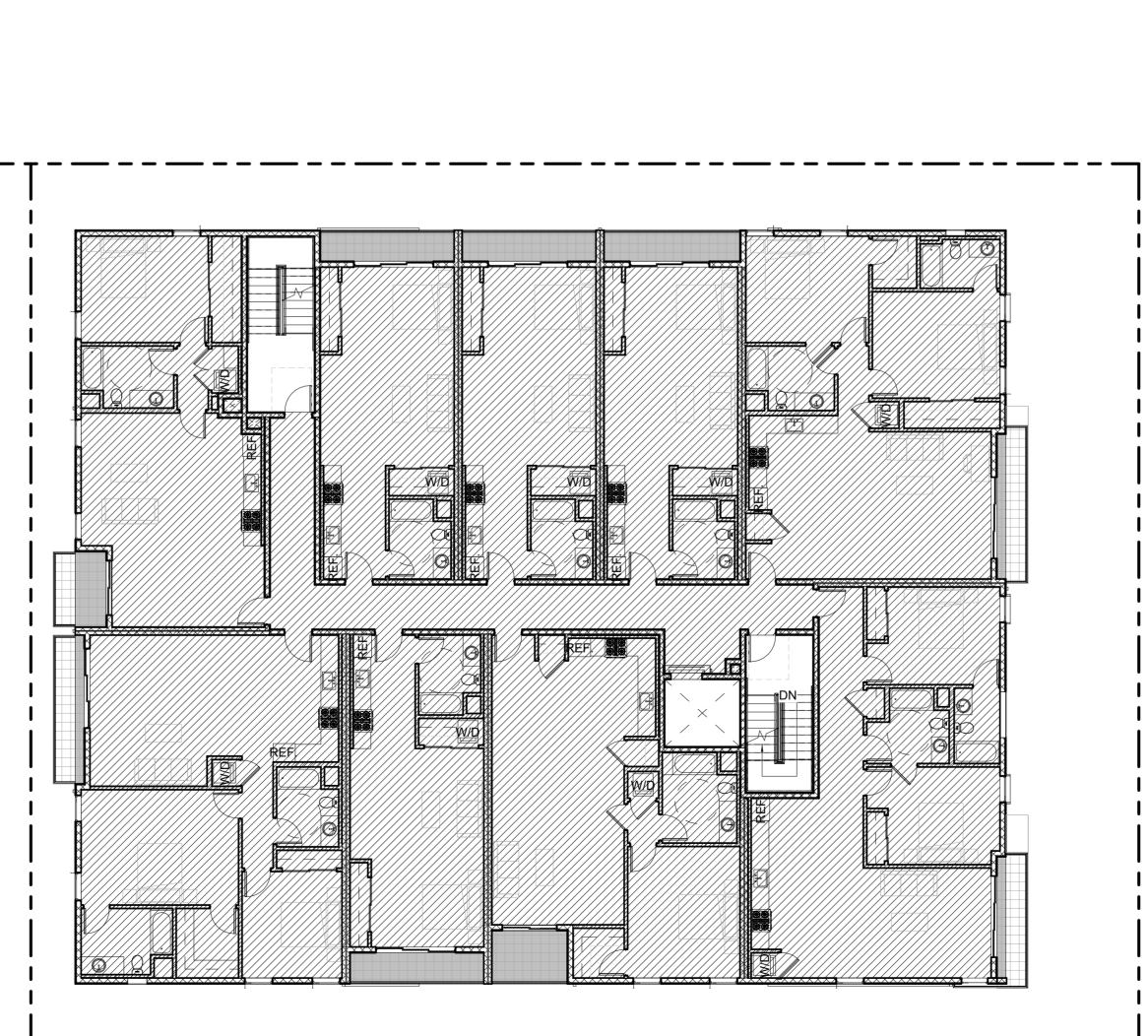
SQUARE FOOTAGE BREAKDOWNS

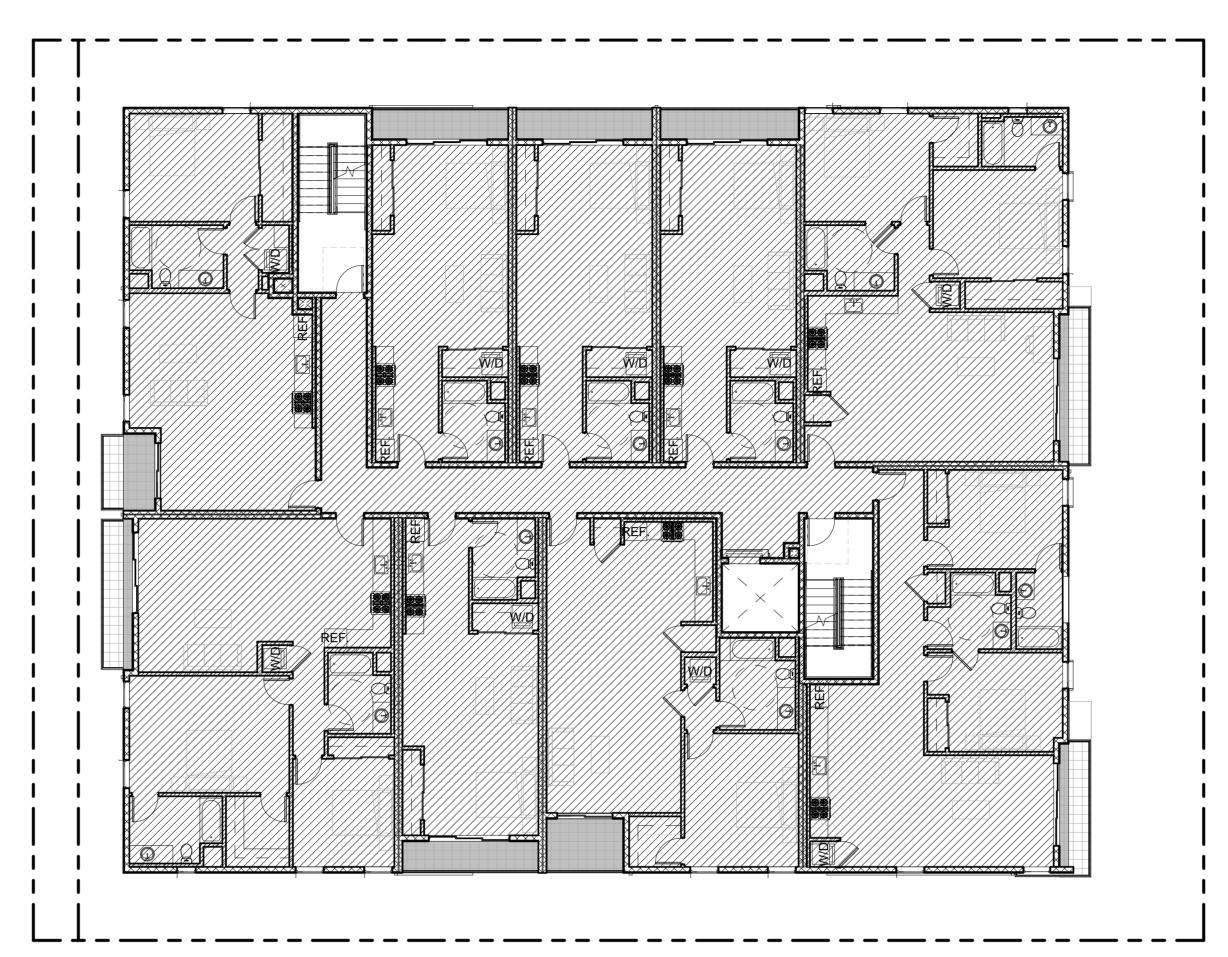
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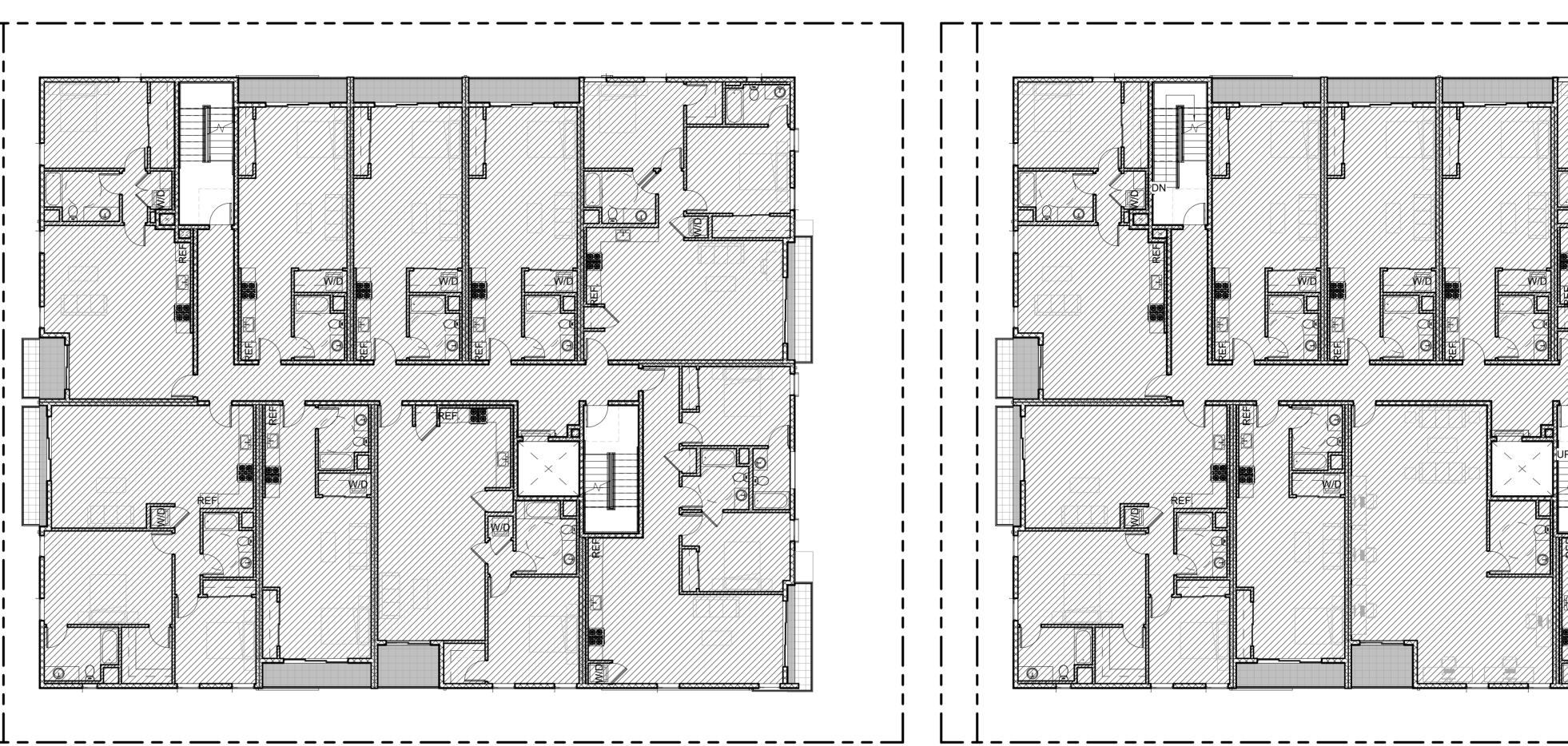
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ZONING CODE FLOOR AREA

FIRST FLOOR -INCLUDED

SECOND FLOOR -INCLUDED

THIRD FLOOR -INCLUDED

FOURTH FLOOR -INCLUDED

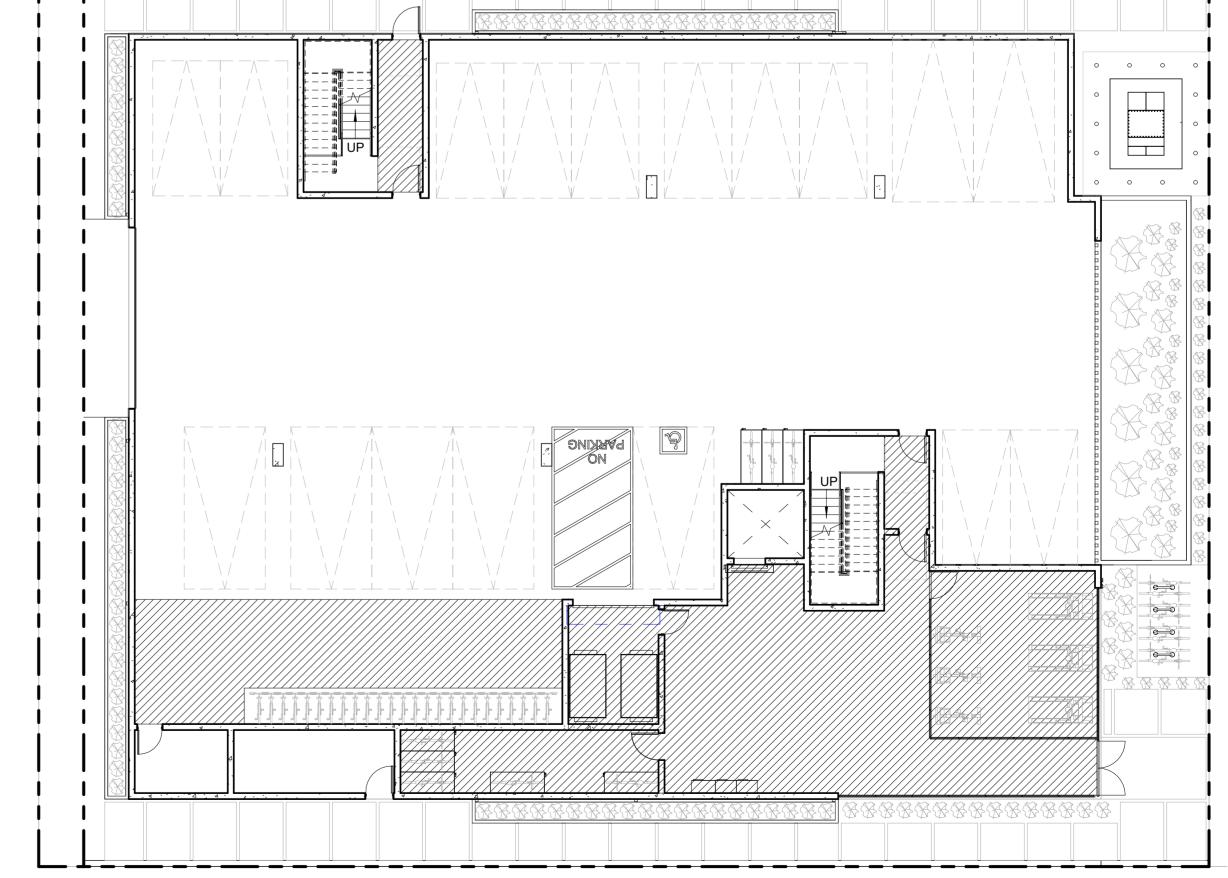
FIFTH FLOOR -INCLUDED

TOTAL PROVIDED

2,160 SF /// N/A

7,950 SF /// 339 SF ____

35,383 SF



ZONING CODE - SECOND FLOOR
3/32" = 1'-0"

SQUARE FOOTAGE BREAKDOWNS

DRAWN

CHECKED **DATE** 3/6/2024 11:04:09 AM SCALE As indicated

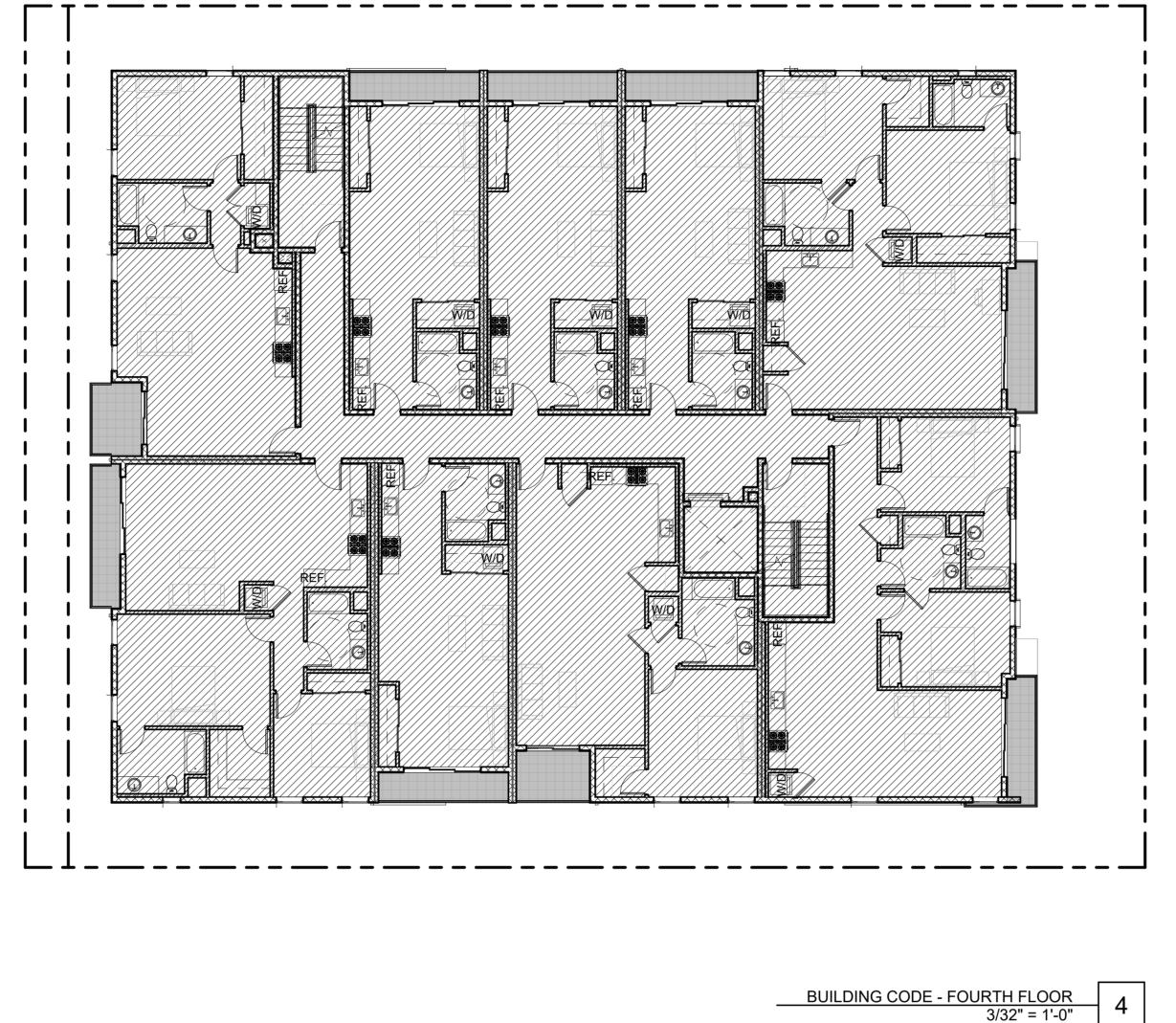
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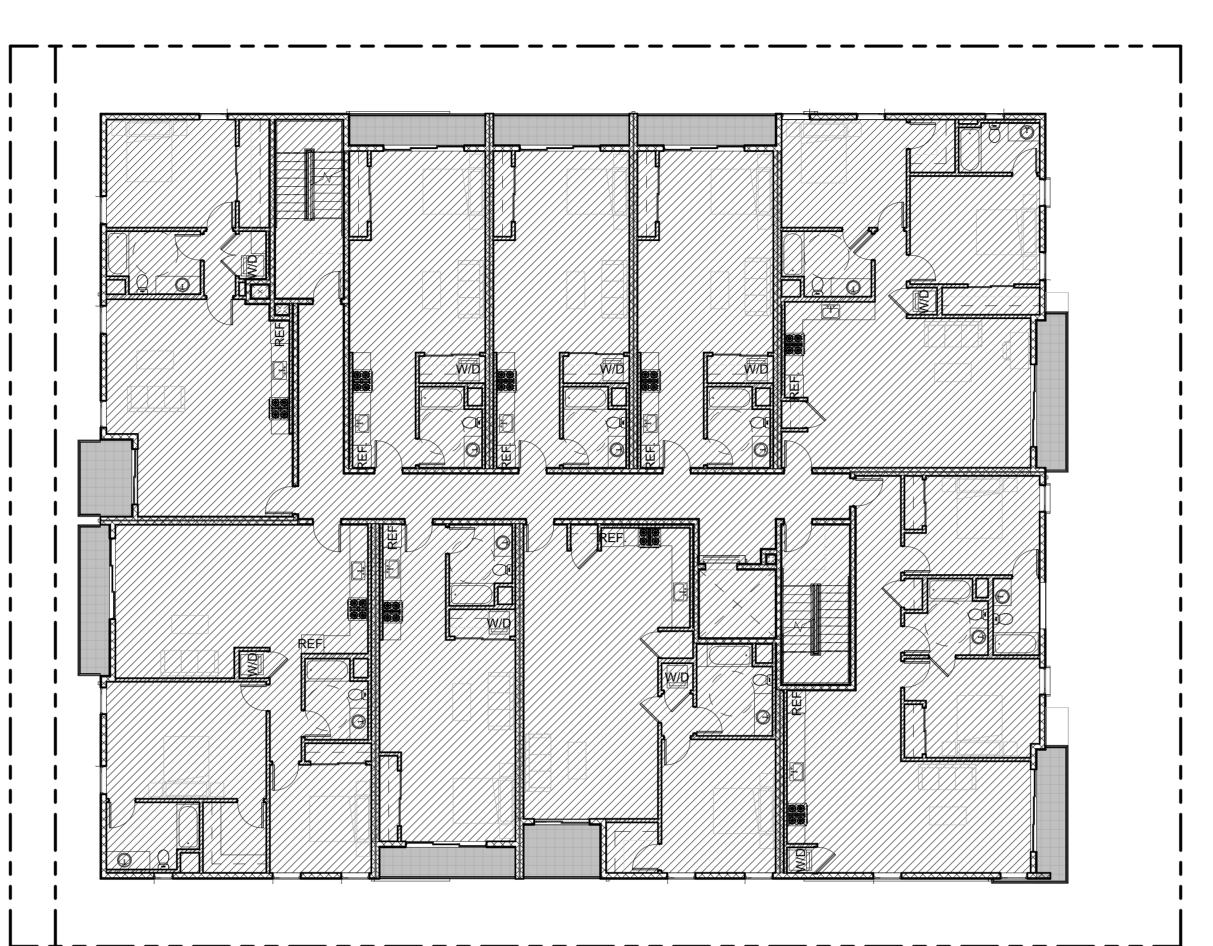
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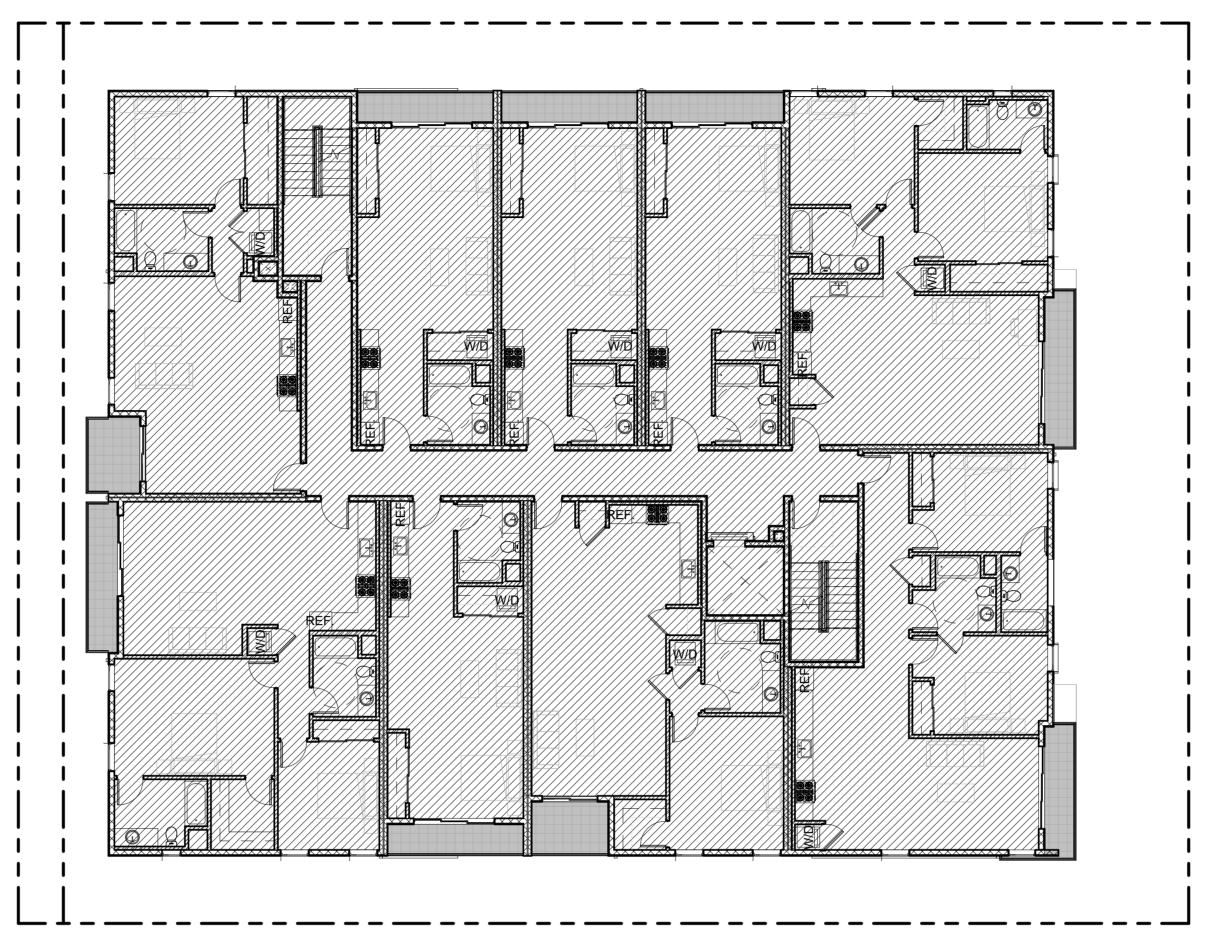
BUILDING CODE - THIRD FLOOR
3/32" = 1'-0"

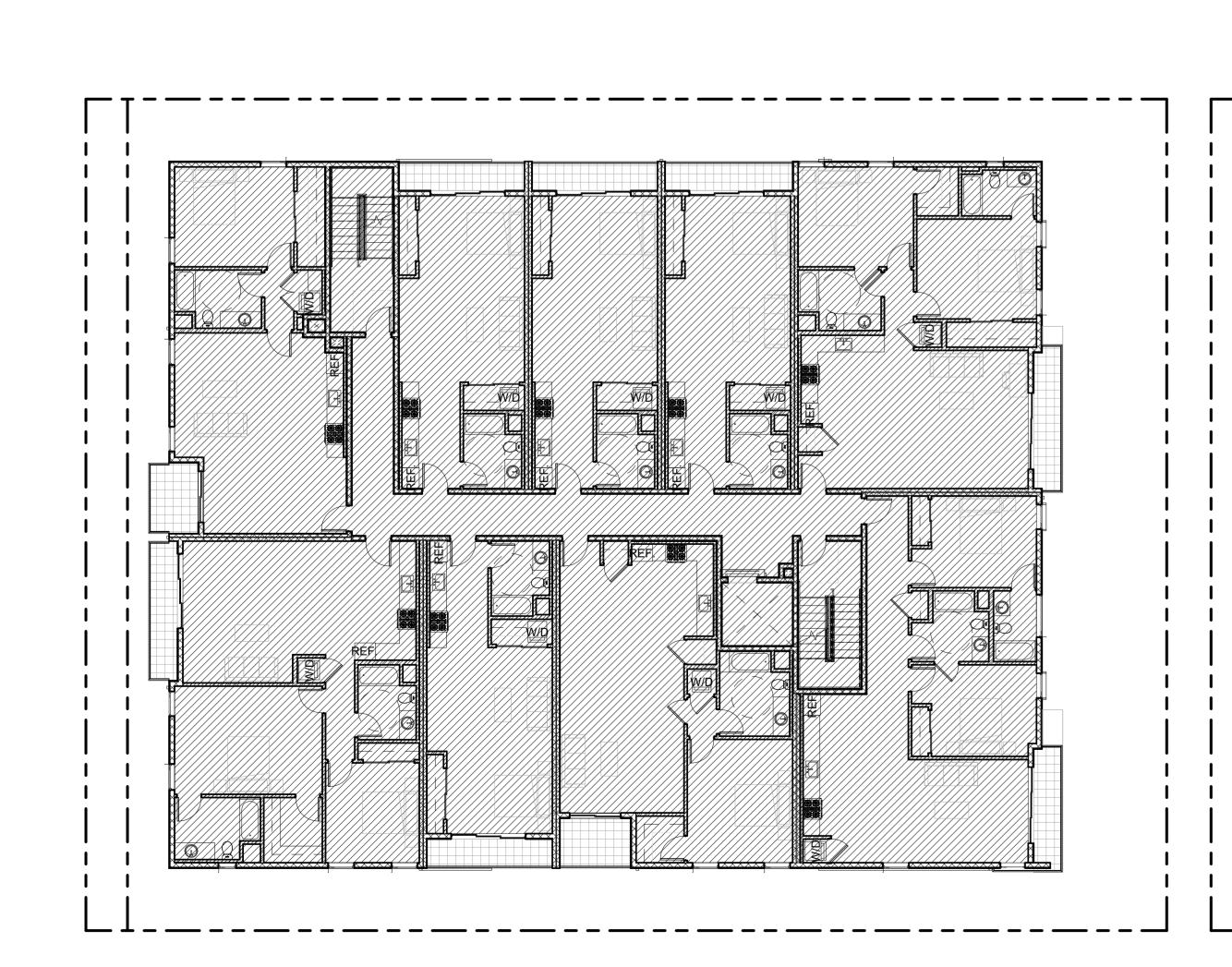
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3/32" = 1'-0"

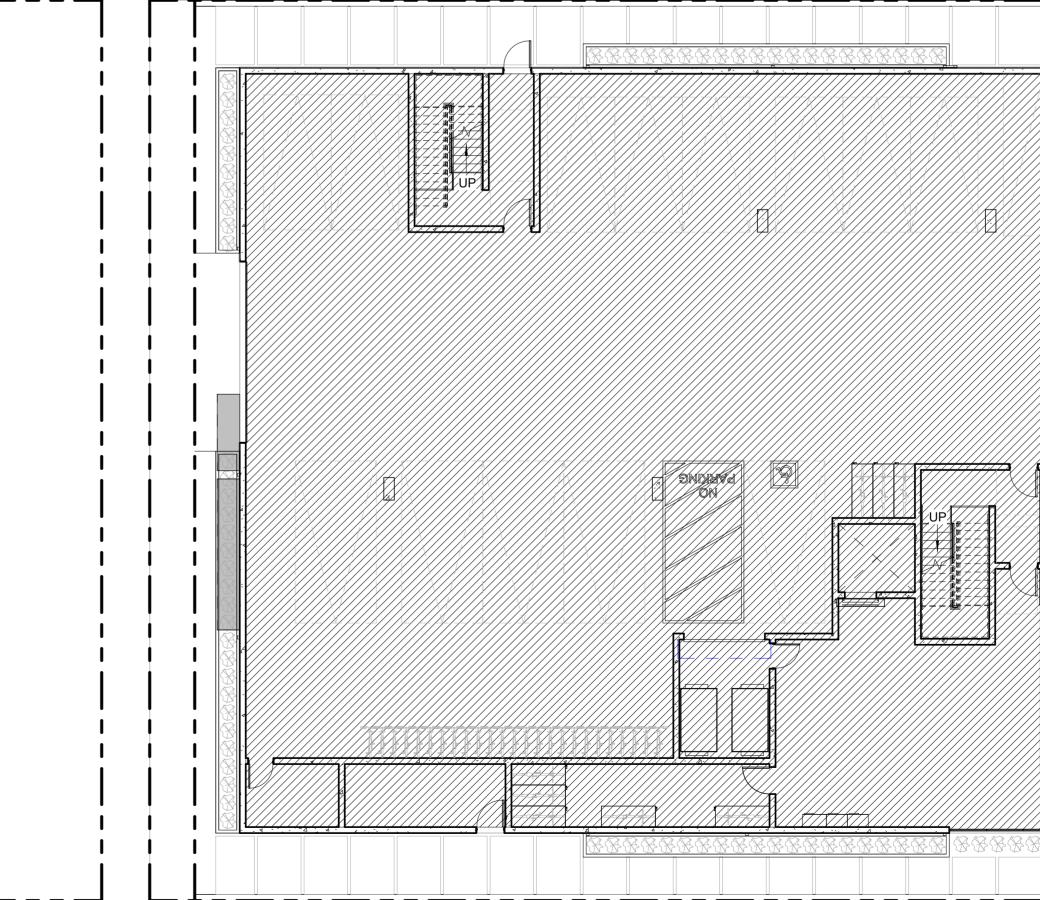
4











BUILDING CODE FLOOR AREA

8,882 SF /// 67 SF ____

8,301 SF /// 489 SF

8,301 SF /// 489 SF

8,301 SF /// 489 SF

8,301 SF /// N/A ____

43,620 SF

FIRST FLOOR -INCLUDED

THIRD FLOOR -INCLUDED

FOURTH FLOOR -INCLUDED

FIFTH FLOOR -INCLUDED

TOTAL PROVIDED

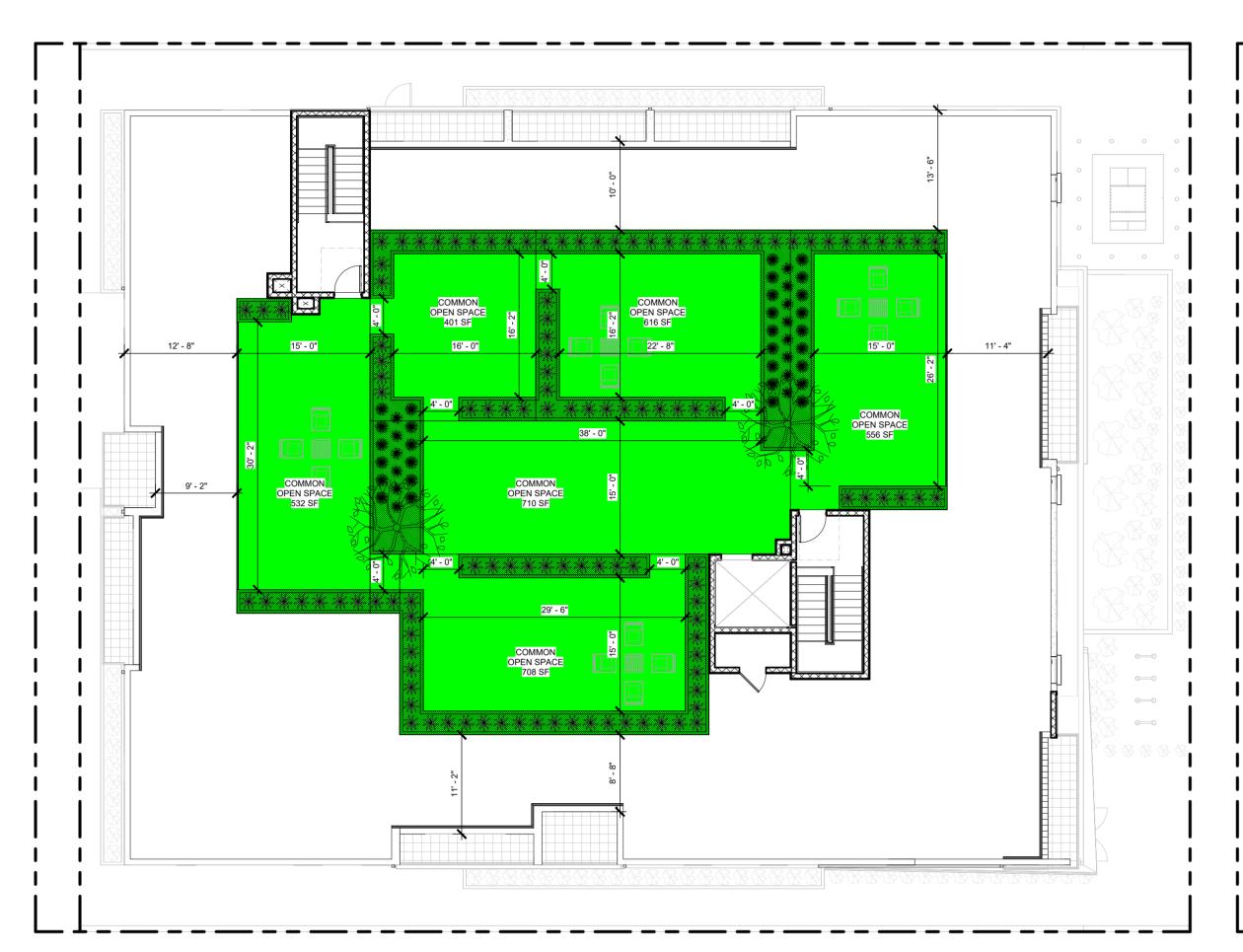
SECOND FLOOR -INCLUDED

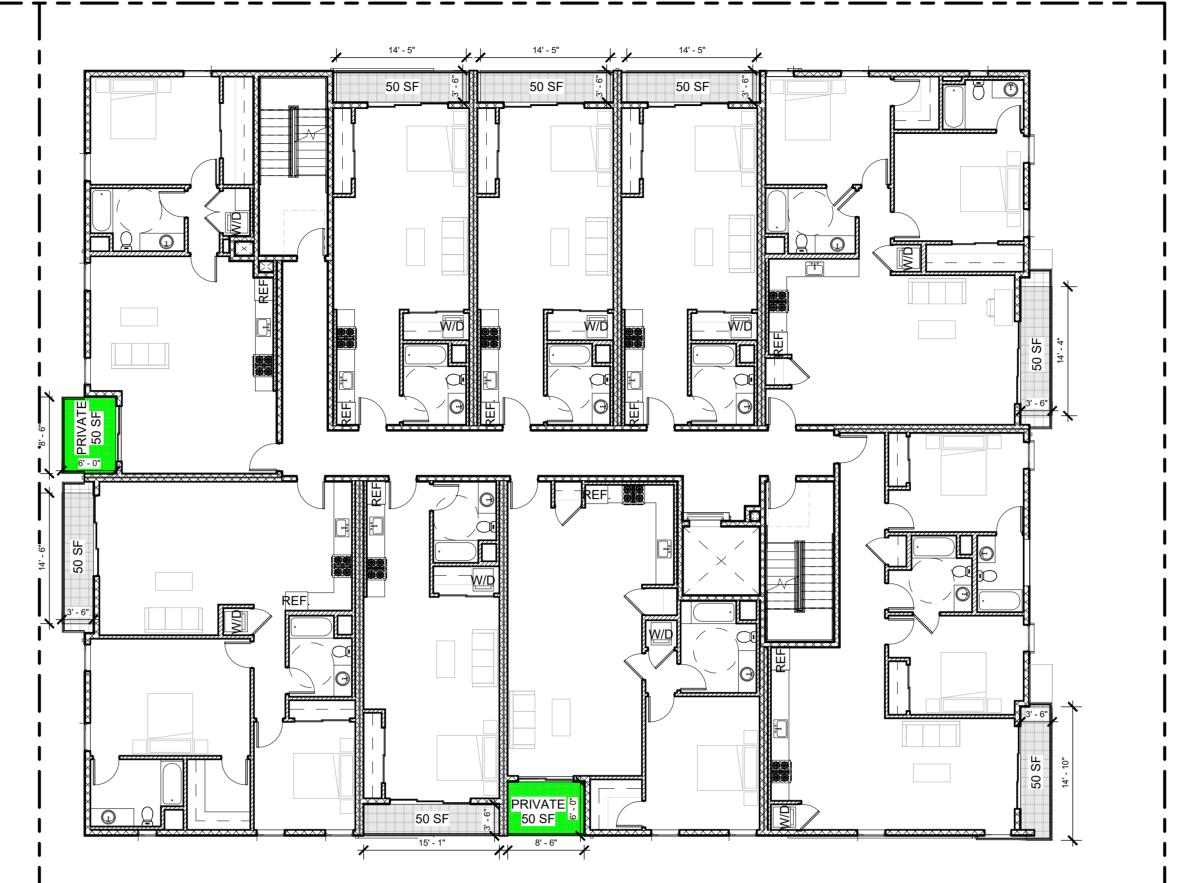
BUILDING CODE - SECOND FLOOR
3/32" = 1'-0"

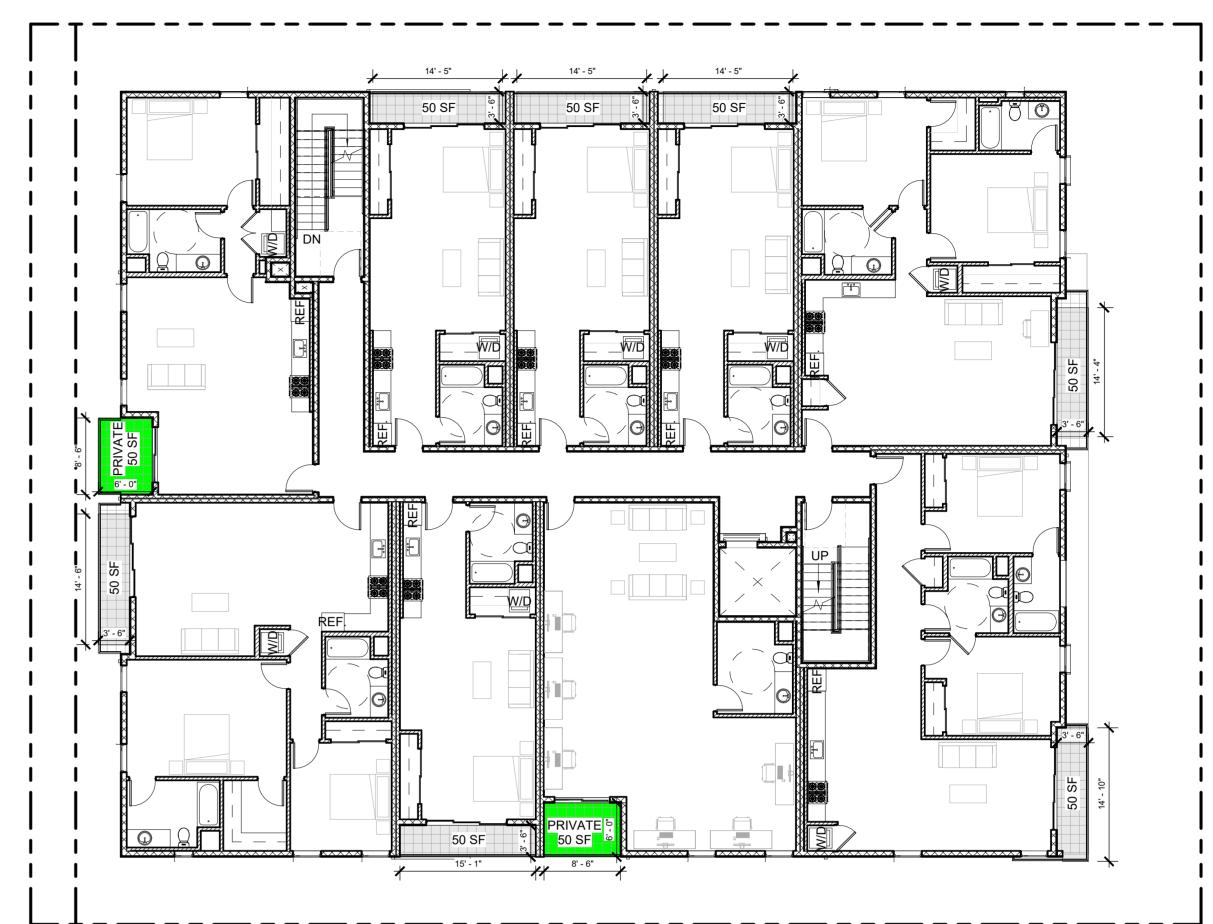
OPEN SPACE PROVIDED VS. REQUIRED			
PROVIDED		REQUIRED	
COMMON OPEN SPACE:	3,523 SF	23 UNITS @ < 3 HABITABLE ROOMS (100 S.F.) (23 UNITS)(100 S.F.) =	2,300 SF
PRIVATE OPEN SPACE TOWARDS CALCULATION		12 UNITS @ 3 HABITABLE ROOMS (125 S.F.) (12 UNITS)(125 S.F.) =	1,500 SF
BASED ON ZONING CODE 12.21 G: 8 UNITS x 50 SF =	400 SF	0 UNITS @ > 3 HABITABLE ROOMS (175 S.F.) (0 UNITS)(175 S.F.) =	0 SF
TOTAL PROVIDED OPEN SPACE:	3,923 SF	TOTAL REQUIRED OPEN SPACE:	3,800 SF

	COMMON OPEN SE	PACE TREE COUNT	
PROVIDED		REQUIRED	
ON SITE	6 TREES	1 TREE PER EVERY 4 UNITS	
IN PARKWAY	3 TREES	36 UNITS / 4 =	9 TREES
TOTAL	9 TREES	TOTAL	9 TREES

COMMON OPEN SPACE PLANTING AREA	
ROOF DECK COMMON OPEN SPACE:	3,523 SF
REQUIRED PLANTING AREA: 25% OF THE COMMON OPEN SPACE	880 SF
PROVIDED PLANTING AREA:	889 SF

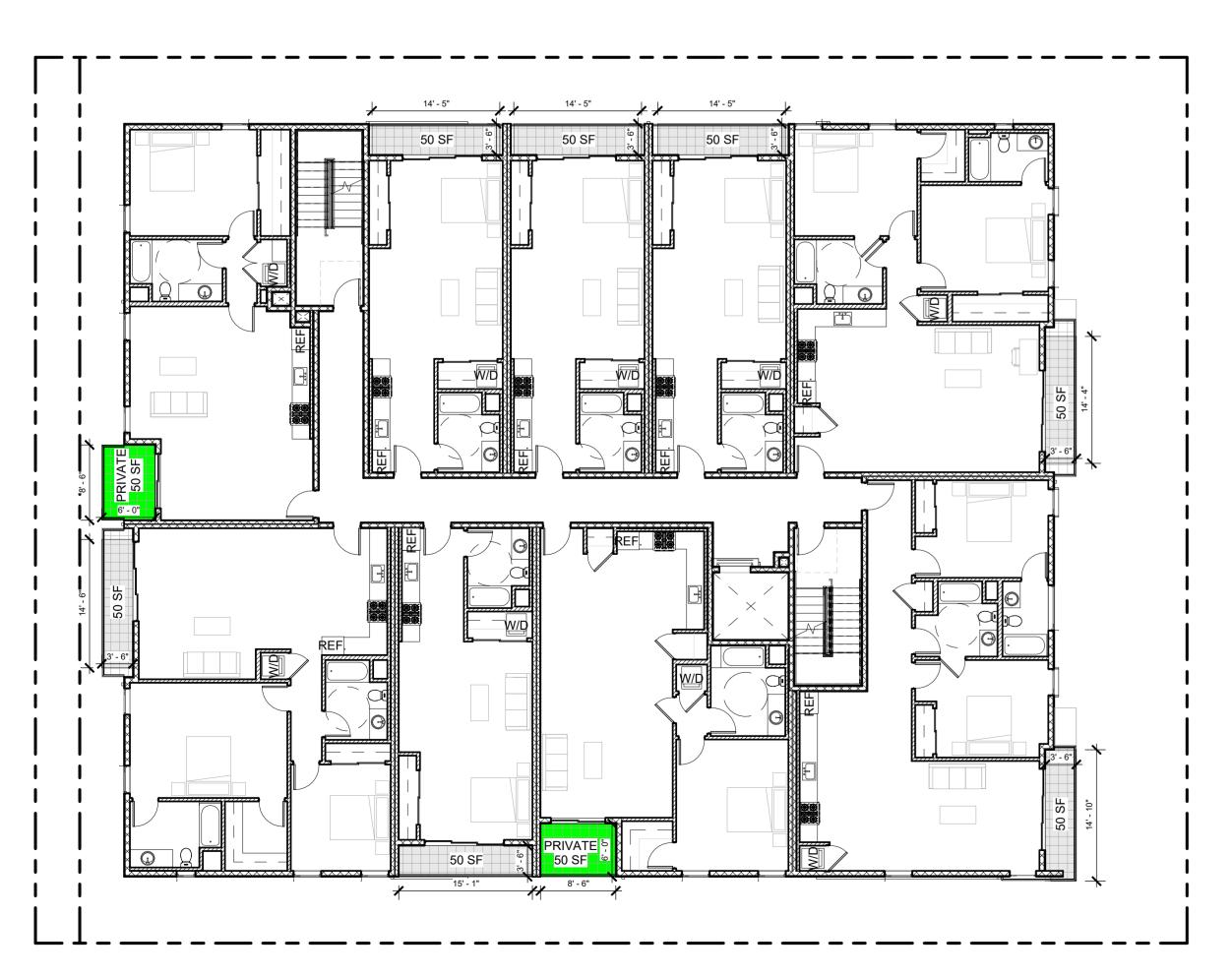




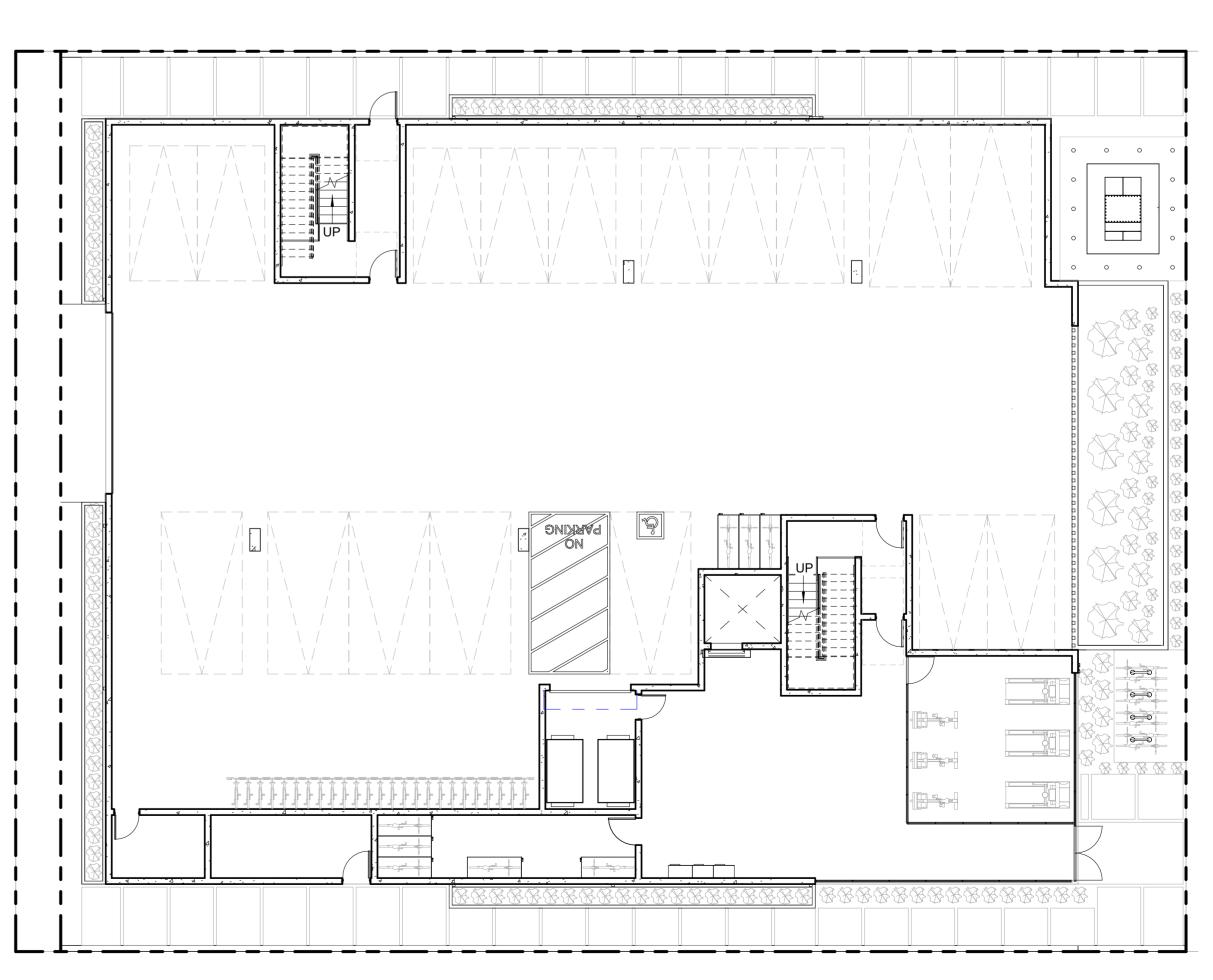


OPEN SPACE - FOURTH FLOOR
3/32" = 1'-0"

OPEN SPACE - SECOND FLOOR 3/32" = 1'-0" 2







20 - 5728 WARING AVE. 38 ANGELES, CA 90038

10/31/23 RENEWAL DATE

57.7 LC			
Revision	Schedule		
evision Iumber	Revision Date		

Revision Number	Revision Date

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DATE	3/6/2024 11:04:23 AM
SCALE	3/32" = 1'-0

A0.15

RAMSEY DAHAM No. C-34257 10/31/23 RENEWAL DATE

5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

Revision Schedule Revision Date Number

F.A.R. CALCULATIONS

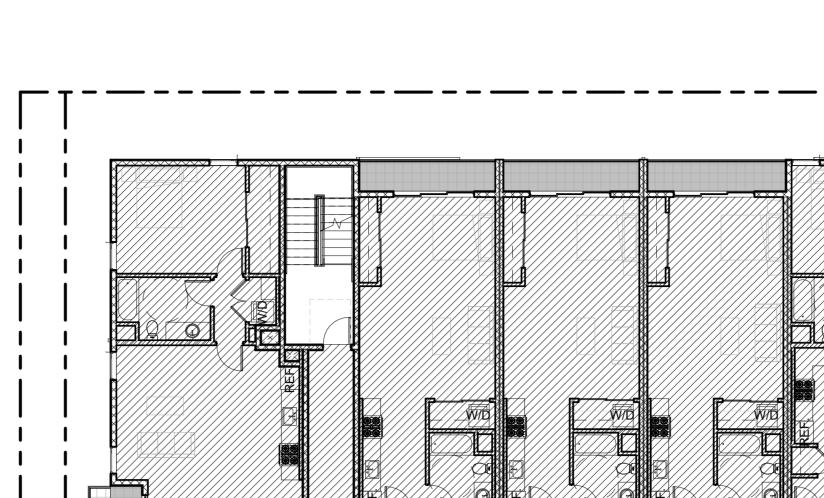
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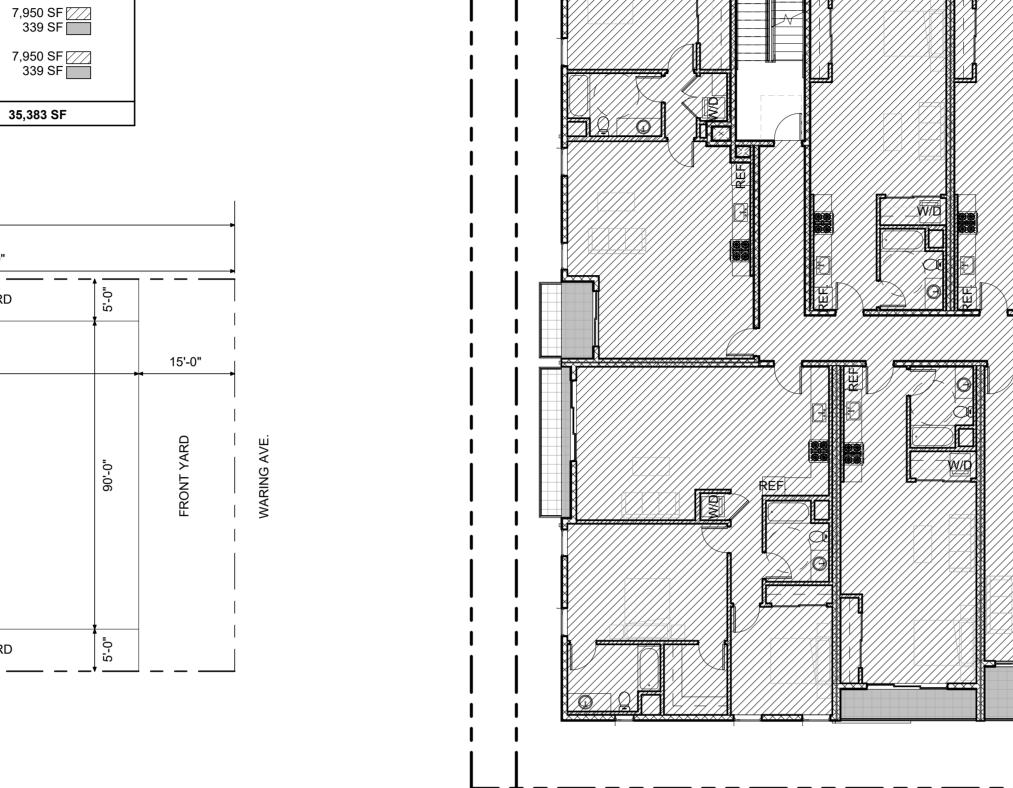
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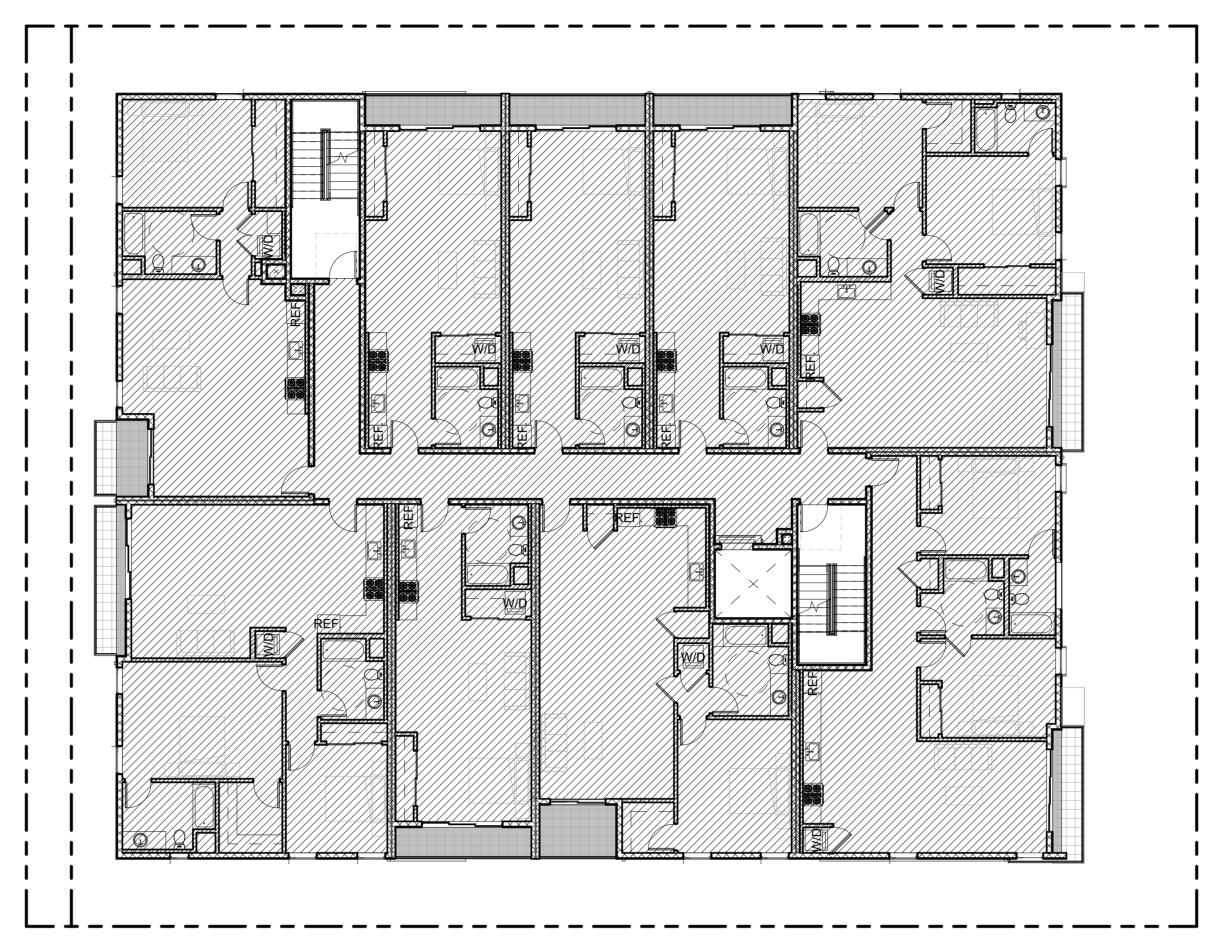
JOB# 22-A004

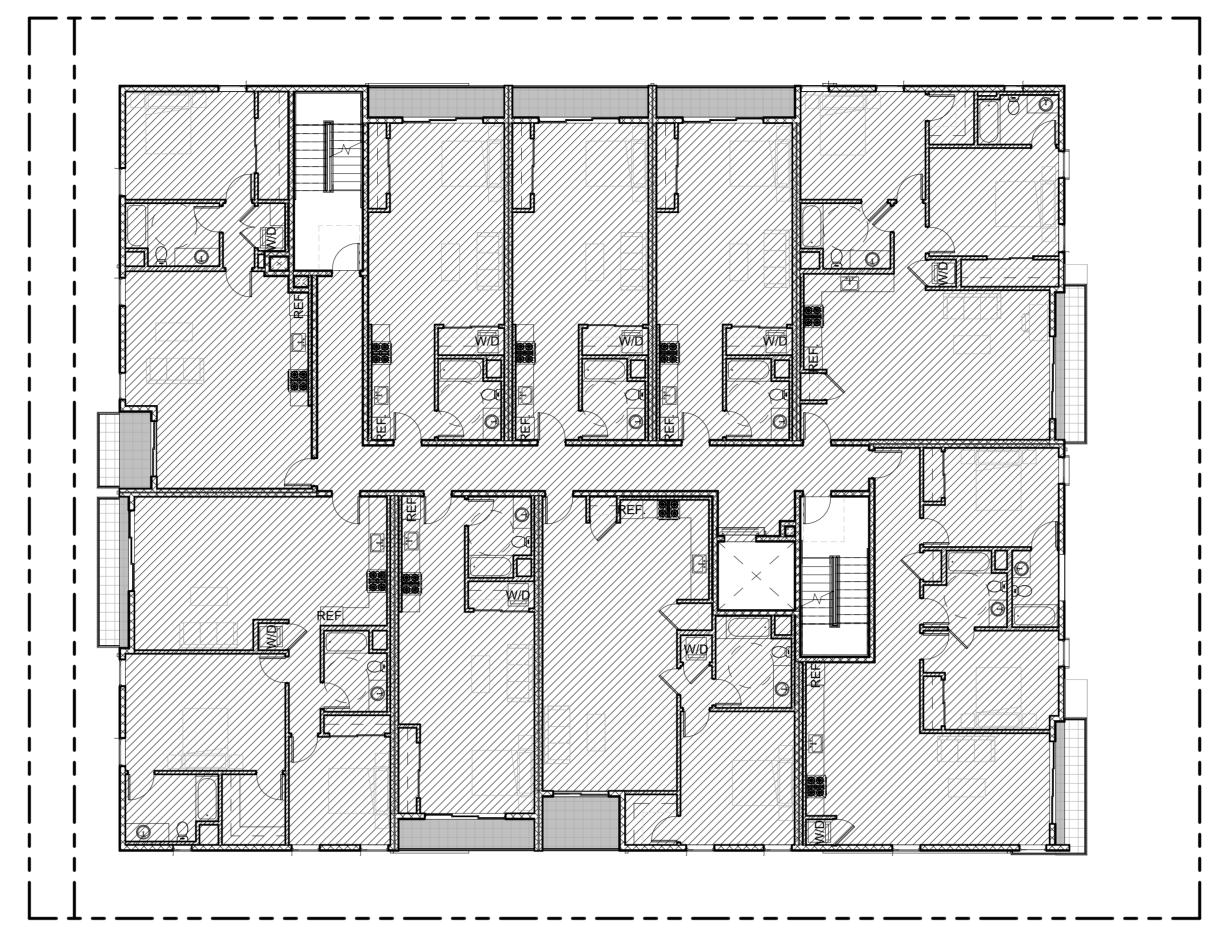
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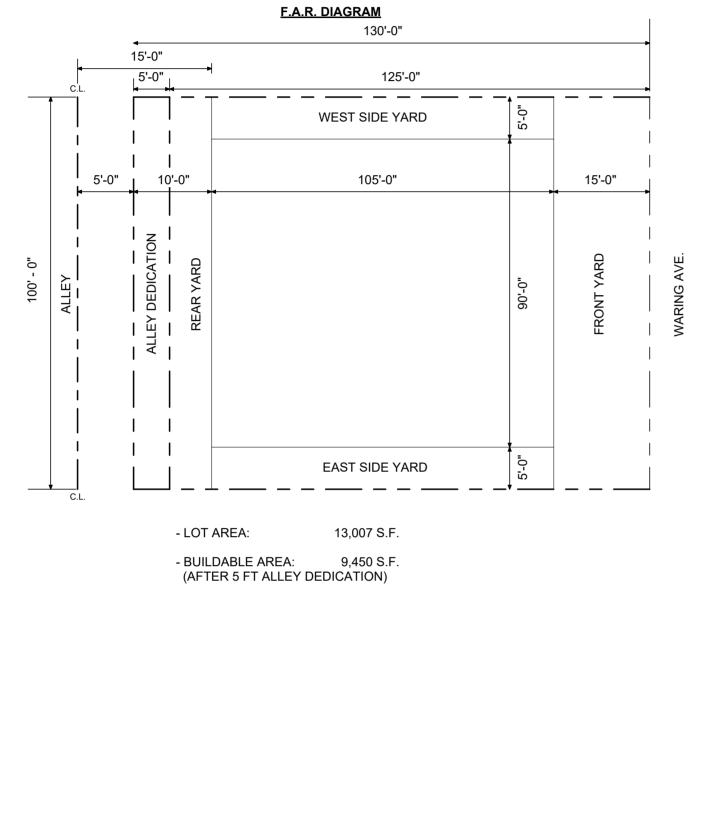
F.A.R. - SECOND FLOOR 3/32" = 1'-0"











F.A.R. CALCULATIONS

2,160SF /// 67 SF ____

7,950 SF /// 339 SF

7,950 SF /// 339 SF

35,383 SF

FIRST FLOOR -INCLUDED

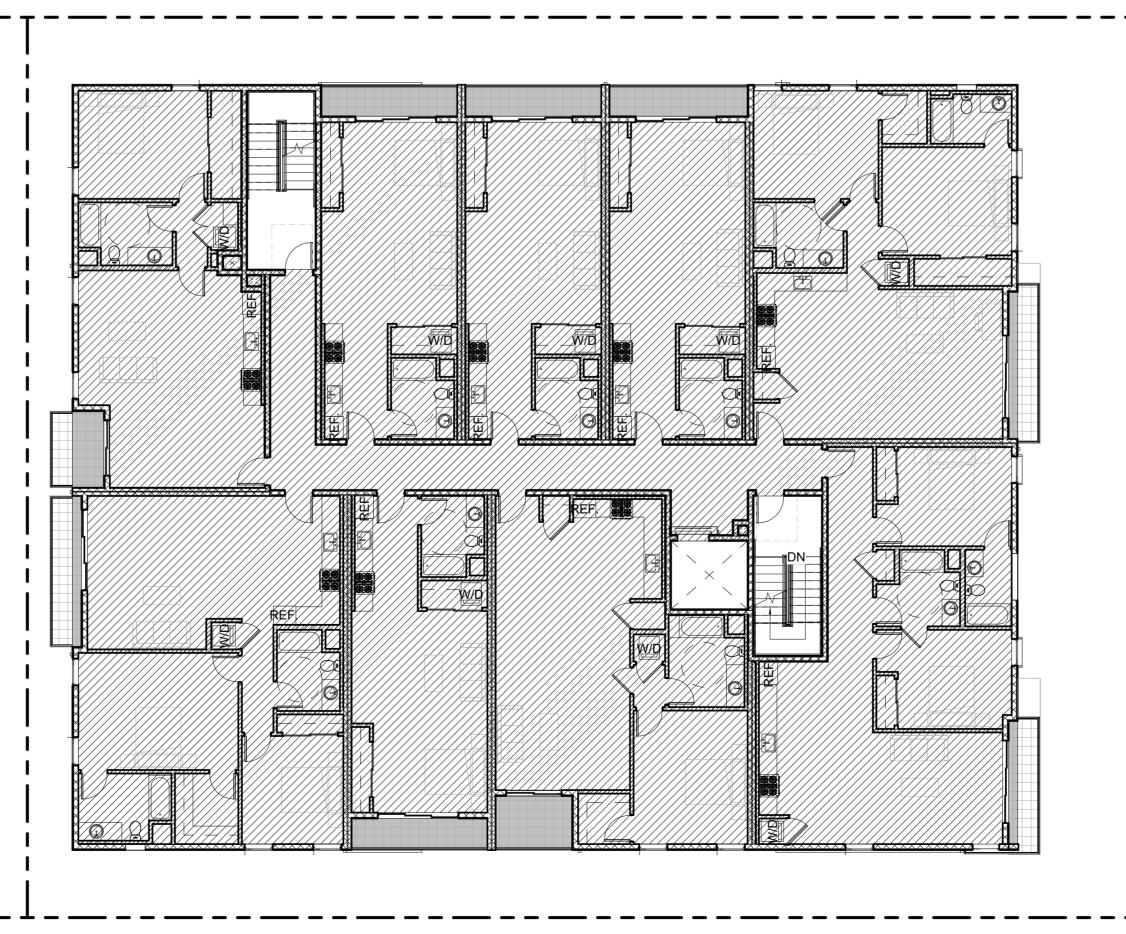
SECOND FLOOR -INCLUDED

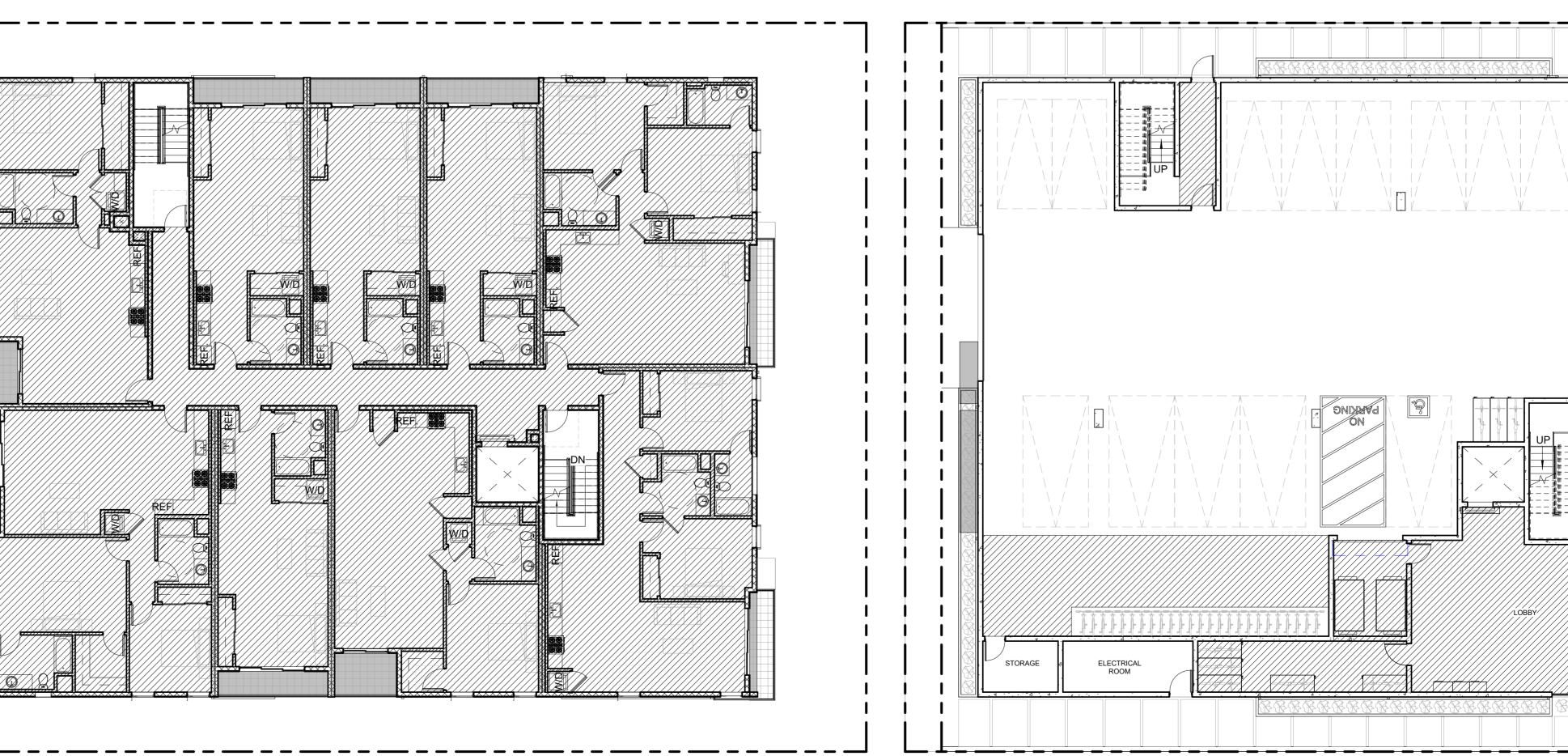
THIRD FLOOR -INCLUDED

FOURTH FLOOR -INCLUDED

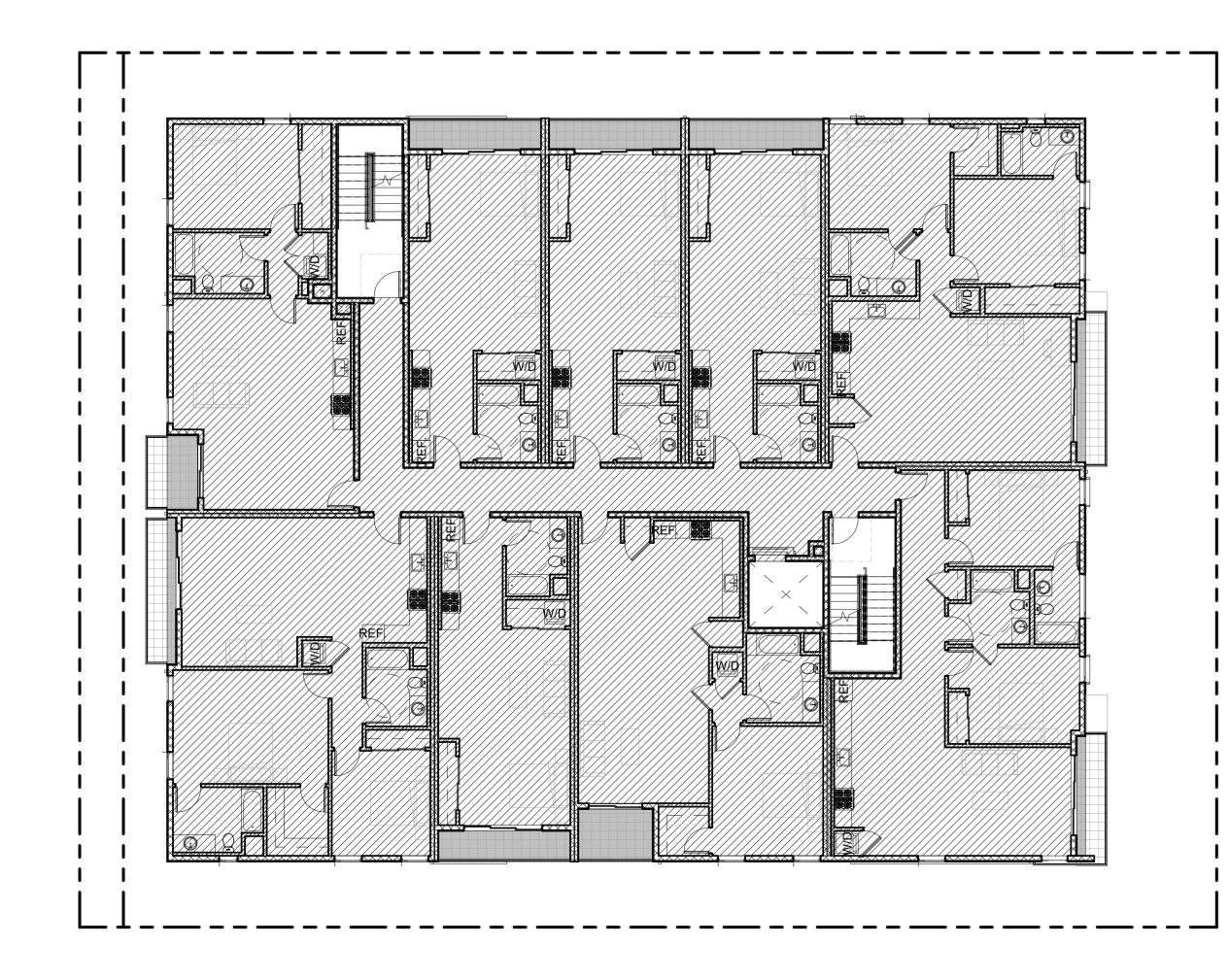
FIFTH FLOOR -INCLUDED

TOTAL PROVIDED

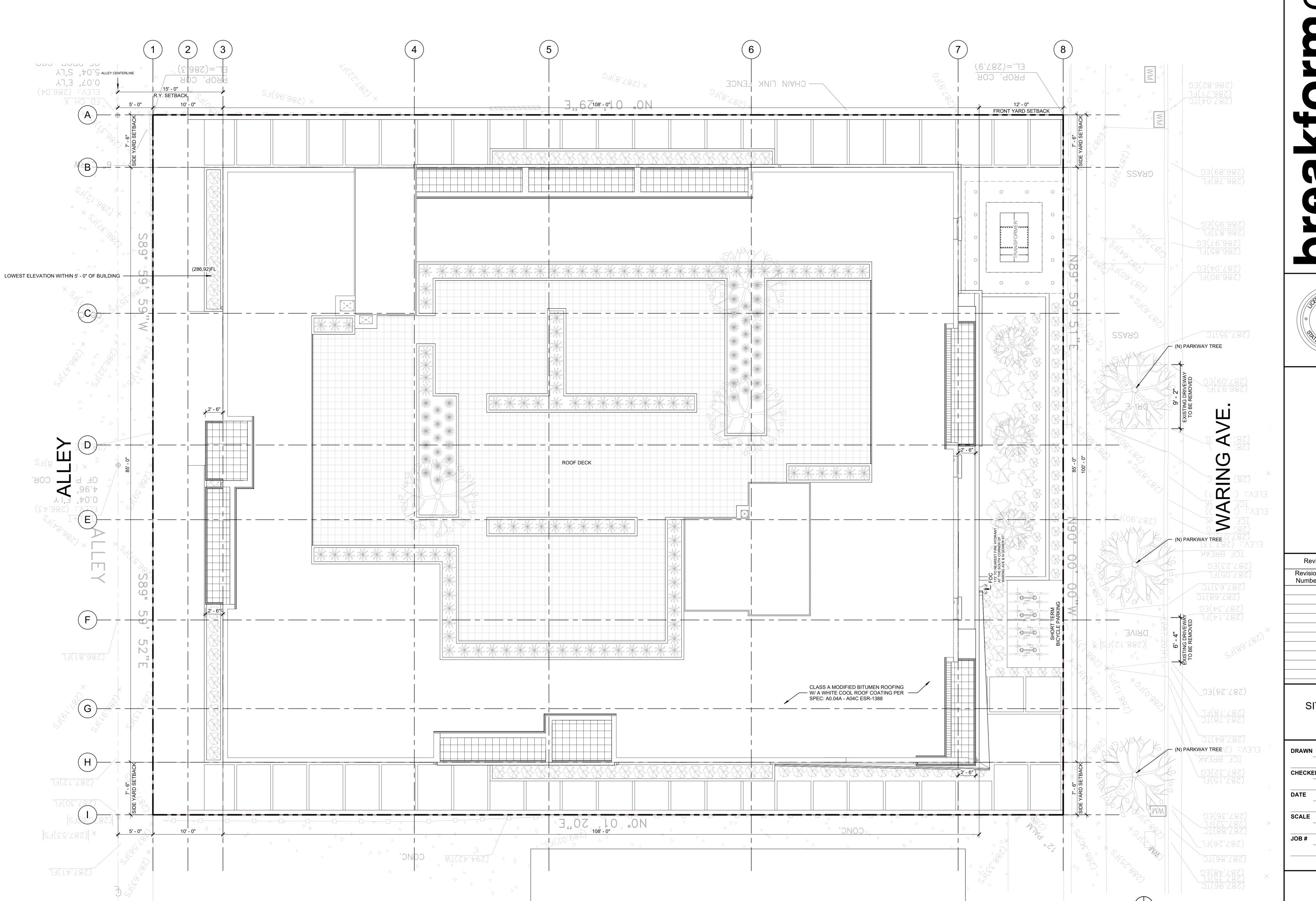




F.A.R. -FOURTH FLOOR 3/32" = 1'-0"



GYM/ REC ROOM



Preparent of States and the segundo, ca 90245 [o] 310.322.3700

RAMSEY DAHAM
No. C-34257

10/31/23

RENEWAL DATE

OF CALIFORNIA

2720 - 5728 WARING AVE.

COS ANGELES, CA 90038

Revision Date

Revision Date

SITE PLAN

SITE PLAN

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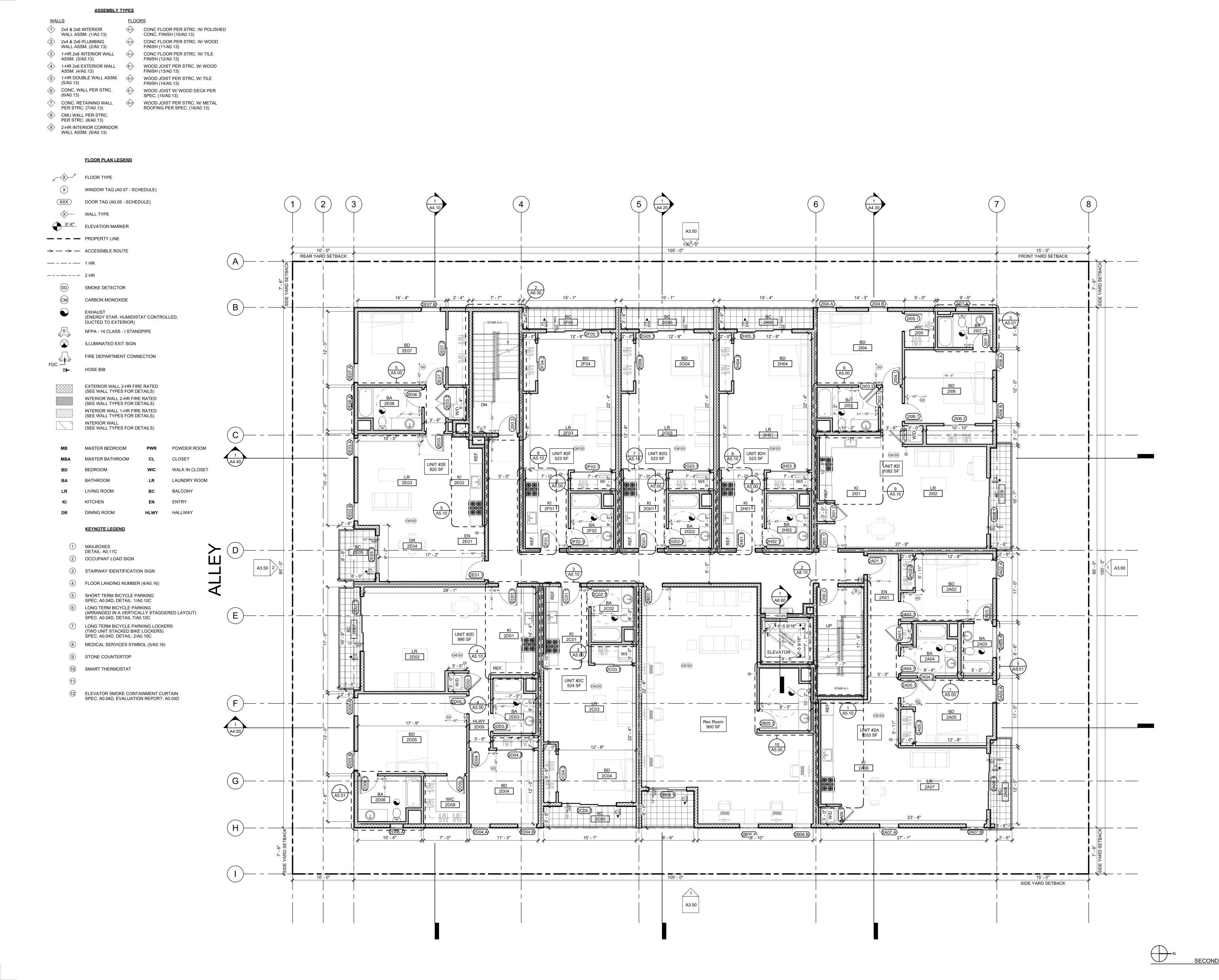
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 JOB #
 22-A004

A1.00

ASSEMBLY TYPES INTERIOR FINISHES NOTES: <u>FLOORS</u> 1. INTERIOR MATERIAL APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. CONC FLOOR PER STRC. W/ POLISHED (1) 2x4 & 2x6 INTERIOR 2. THE FLAME-SPREAD RATING OF PANELING MATERIALS ON THE WALLS OF CORRIDOR, LOBBY AND EXIT ENCLOSURE WALL ASSM. (1/A0.13) CONC. FINISH (10/A0.13) ARE IDENTIFIED ON PLANS AS CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450. CONC FLOOR PER STRC. W/ WOOD 2x4 & 2x6 PLUMBING 3. INTERIOR WALL AND CEILING FINISH MATERIAL SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 286 AND COMPLY WALL ASSM. (2/A0.13) FINISH (11/A0.13) WITH SECTION 803.1.1.1: (3) 1-HR 2x6 INTERIOR WALL CONC FLOOR PER STRC. W/ TILE A. DURING THE 40 KW EXPOSURE, FLAMES SHALL NOT SPREAD TO THE CEILING. ASSM. (3/A0.13) FINISH (12/A0.13) B. THE FLAME SHALL NOT SPREAD TO THE OUTER EXTREMITY OF THE SAMPLE ON ANY WALL OR CEILING. C. FLASHOVER, AS DEFINED IN NFPA 286, SHALL NOT OCCUR. 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD ASSM. (4/A0.13) FINISH (13/A0.13) D. THE PEAK HEAT RELEASE RATE THROUGHOUT THE TEST SHALL NOT EXCEED 800 KW. E. THE TOTAL SMOKE RELEASED THROUGHOUT THE TEST SHALL NOT EXCEED 1,000 M2. 1-HR DOUBLE WALL ASSM. WOOD JOIST PER STRC. W/ TILE (5/A0.13) FINISH (14/A0.13) 6 CONC. WALL PER STRC. WOOD JOIST W/ WOOD DECK PER (6/A0.13) SPEC. (15/A0.13) (7) CONC. RETAINING WALL WOOD JOIST PER STRC. W/ METAL PER STRC. (7/A0.13) ROOFING PER SPEC. (16/A0.13) (8) CMU WALL PER STRC. PER STRC. (8/A0.13) 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) **FLOOR PLAN LEGEND** FLOOR TYPE WINDOW TAG (A0.07 - SCHEDULE) ALLEY CENTERLINE DOOR TAG (A0.05 - SCHEDULE) .r.o OF PROP, CC EL = (287.9)ELEVATION MARKER PROP. COR A3.50 CHAIN LINK FENCE — — — PROPERTY LINE 618' - 1"_> 74' - 0"\? · FRONT YARD SETBACK → — → — ACCESSIBLE ROUTE REAR YARD SETBACK — - — - — 1 HR ----- 2 HR LID PLANTER 80 SF SMOKE DETECTOR CARBON MONOXIDE KNOX BOX -18" -**EXHAUST** (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR) NFPA - 14 CLASS - I STANDPIPE LID PLANTER ILLUMINATED EXIT SIGN FIRE DEPARTMENT CONNECTION FDC 🖺 _12'__ ^ **EXTERIOR WALL 2-HR FIRE RATED** (SEE WALL TYPES FOR DETAILS) (286,92)FL ∕COMPACT COMPACT INTERIOR WALL 2-HR FIRE RATED COMPACT COMPACT COMPACT COMPACT COMPACT COMPACT LOWEST ELEVATION STANDARD STANDARD (SEE WALL TYPES FOR DETAILS) WITHIN 5'-0" OF BUILDING **EVCS EVCS** INTERIOR WALL 1-HR FIRE RATED (SEE WALL TYPES FOR DETAILS) TRANSFORMER STAGING AREA INTERIOR WALL (18' x 30') (SEE WALL TYPES FOR DETAILS) ----18' - 0" No. C-34257 LID PLANTER POWDER ROOM MASTER BEDROOM RENEWAL DATE 380 SF CLOSET MASTER BATHROOM (N) PARKWAY TREE WALK IN CLOSET LAUNDRY ROOM 5728 WARING AVE. NGELES, CA 90038 VERTICAL CLEARANCE KEYNOTE LEGEND MAILBOXES DETAIL: A0.11C OCCUPANT LOAD SIGN BIKE LOCKERS (SPEC: A0.06, DETAIL: 2/A0.16) 3 BIKE SPACES STAIRWAY IDENTIFICATION SIGN FLOOR LANDING NUMBER (4/A0.16) LID PLANTER SHORT TERM BICYCLE PARKING STANDARD STANDARD STANDARD STANDARD ADA VAN COMPACT COMPACT SPEC: A0.04D, DETAIL: 1/A0.10C PARKING LONG TERM BICYCLE PARKING EVCS (ARRANGED IN A VERTICALLY STAGGERED LAYOUT) SPEC: A0.04D, DETAIL 7/A0.10C LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C MEDICAL SERVICES SYMBOL (5/A0.16) Revision Schedule STONE COUNTERTOP Revision SMART THERMOSTAT Number **Revision Date** ELEVATOR SMOKE CONTAINMENT CURTAIN SPEC: A0.04D, EVALUATION REPORT: A0.04D **EV PARKING CALCULATIONS** BICYCLE [WORKSPACE BASED ON THE 17 PROVIDED SPACES STANDARD / COMPACT - 16 ADA - 1 VERTICAL HUNG BIKES ON WALL RACK **EV PARKING SPACES** SPEC: A0.04D, DETAIL: 7/A0.10C) -25 BIKE SPACES-**EV TOTAL**: $16 \times 30\% = 4.8 \rightarrow 5$ (287,25)EC EV READY: **PROPOSED** 16 x 25% = **4 PLANS** $16 \times 10\% = 1.6 \rightarrow 2$ BIKE LOCKERS (SPEC: A0.04D, DETAIL: 2/A0.10C) STORAGE **ADA EV PARKING SPACES 5 BIKE SPACES** ■ ENTRANCE FACP / MAILBOXES ADA EV TOTAL: $1 \times 30\% = 0.30 \rightarrow 1$ DRAWN ADA EV READY: $1 \times 25\% = 0.25 \rightarrow 1$ KNOX BOX CHECKED ADA EVCS: $1 \times 10\% = 0.10 \rightarrow 1$ LID PLANTER PROVIDED EV SPACES **DATE** 3/6/2024 11:15:13 AM 80 SF 4 EV READY (9'x18' STALLS) 2 EVCS (9'x18' STALLS) SCALE As indicated 1 ADA EVCS (9'x18' STALL) COMC. OI(88,784) **DEFINITIONS** JOB# 22-A004 EVSE: ELECTRIC VEHICLE SUPPLY EQUIPMENT (287.86)TC EVCS: ELECTRIC VEHICLE CHARGING STATION <u>(287.41)</u>FL NOTES: - FENCES, PLANTERS, AND RETAINING WALLS SHALL C.L. NOT EXCEED A HEIGHT OF 6 FT. ABOVE THE NATURAL A2.10 GROUND LEVEL IN THE REQUIRED SIDE YARD. - DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5



DESIGNATION OF SOLUTION OF SOL

RAMSEY DAHAM
No. C-34257

10/31/23
RENEWAL DATE

OF CALIFORNIA

- 5728 WARING AVE. ANGELES, CA 90038

Revision Schedule
Revision
Number
Revision Date

PROPOSED PLANS

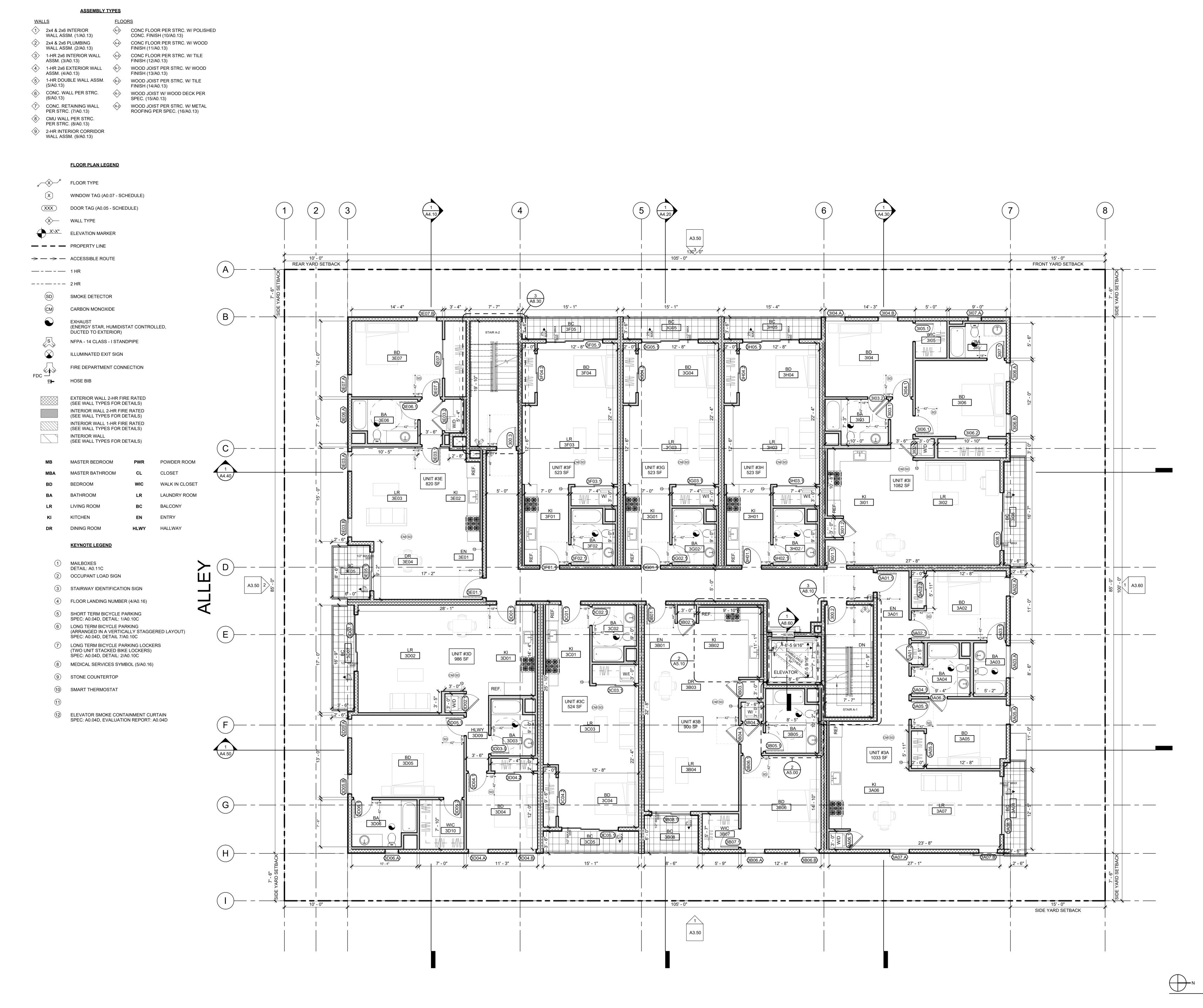
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JOB # 22-A004

A2.20



RAMSEY DAHAM
No. C-34257

10/31/23
RENEWAL DATE

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2720 - 5728 WARING AVE.

Revision Schedule

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PLANS

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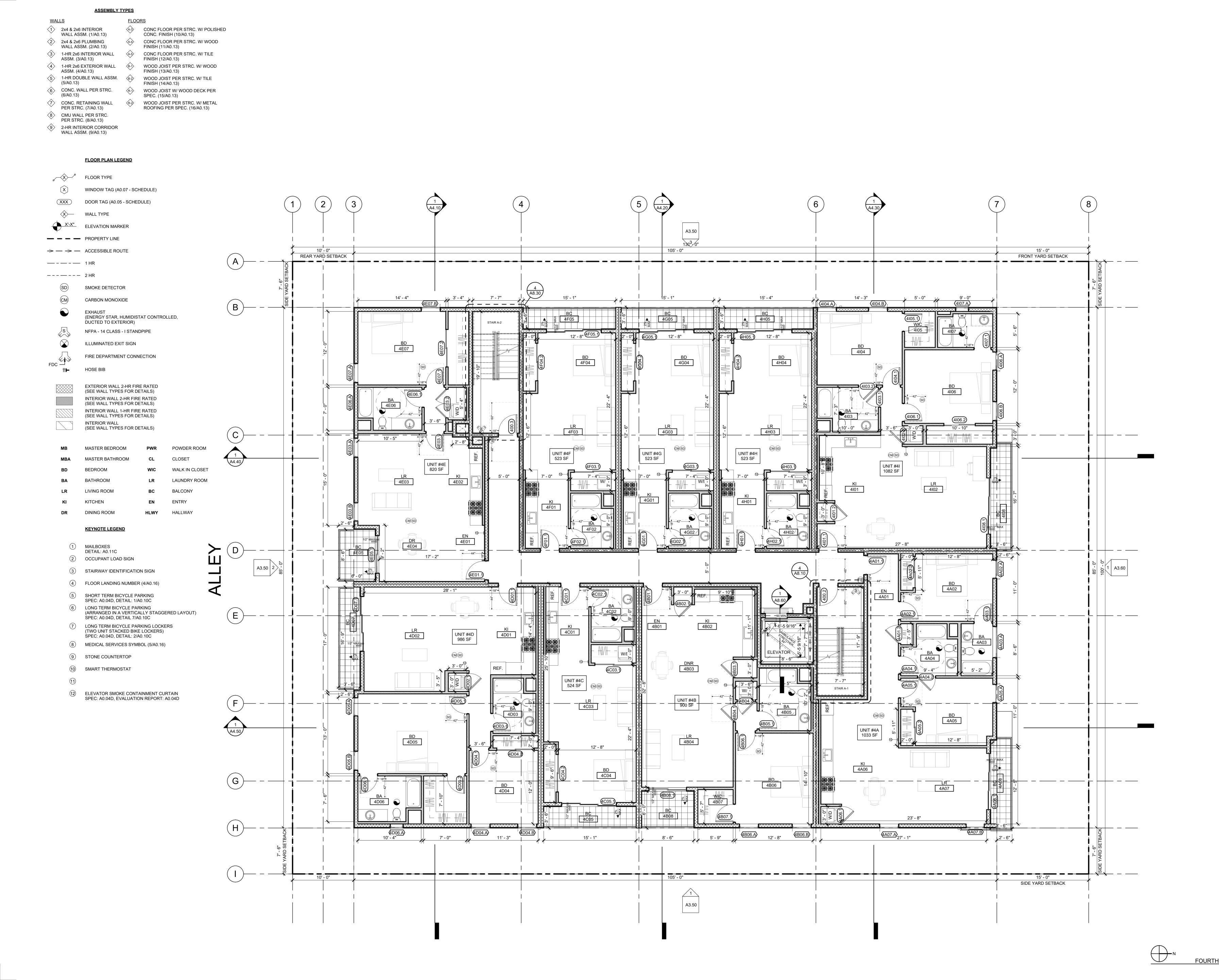
SCALE As indicated

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22-A004

JOB#

THIRD FLOOR PLAN



DISTANCE OF THE OFFINAL COSTS OF 127 arena street, el segundo, ca 90245

RAMSEY DAHAM No. C-34257

- 5728 WARING AVE. ANGELES, CA 90038

Revision Schedule
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Revision Date

PROPOSED

PROPOSED PLANS

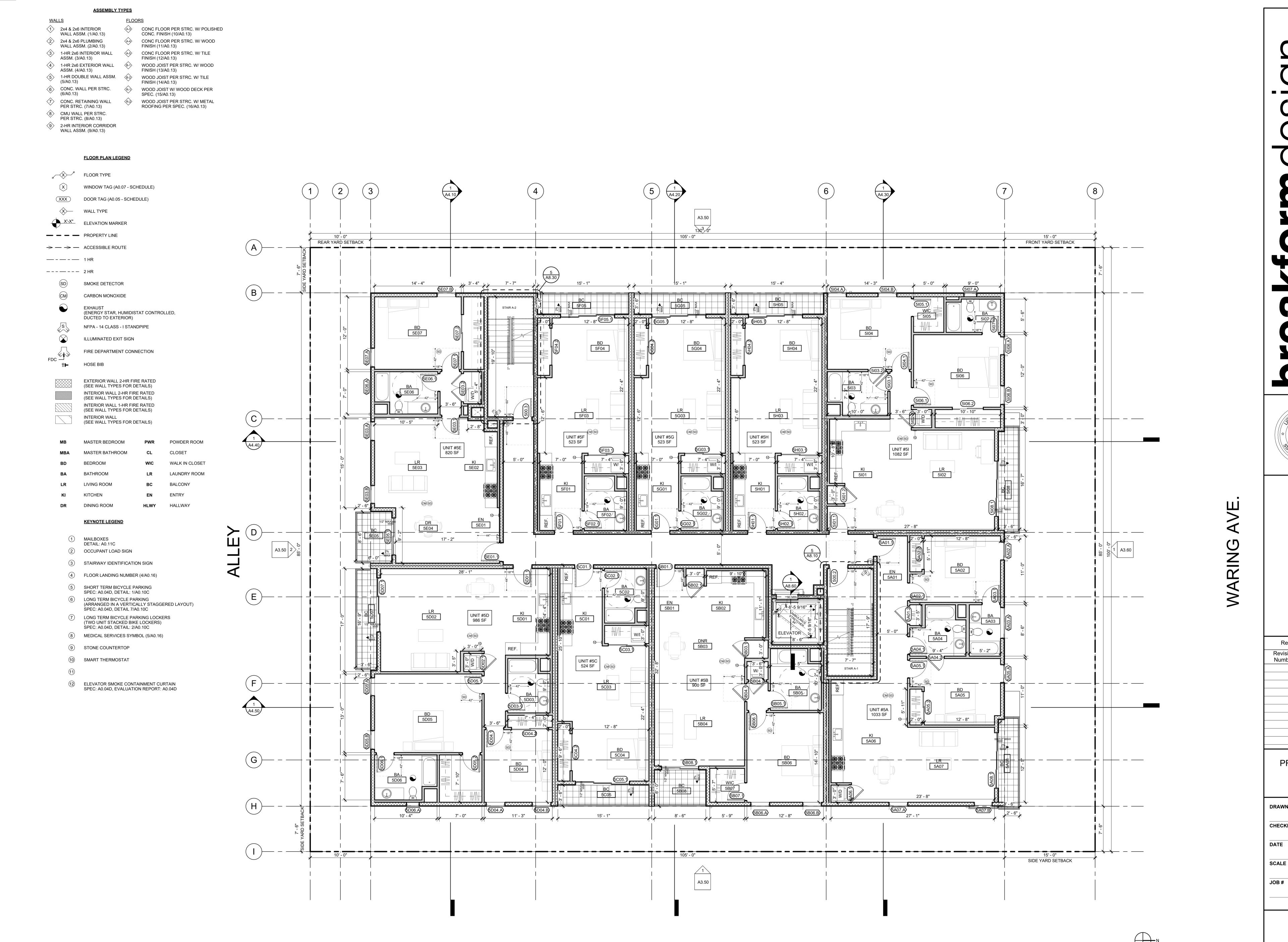
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JOB # 22-A004

A2.40



ANGELES, CA 90038

- 5728 WARING AVE.

ANGELES, CA 90038

127 arena street, el segundo, ca 90245

Revision Schedule
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PROPOSED PLANS

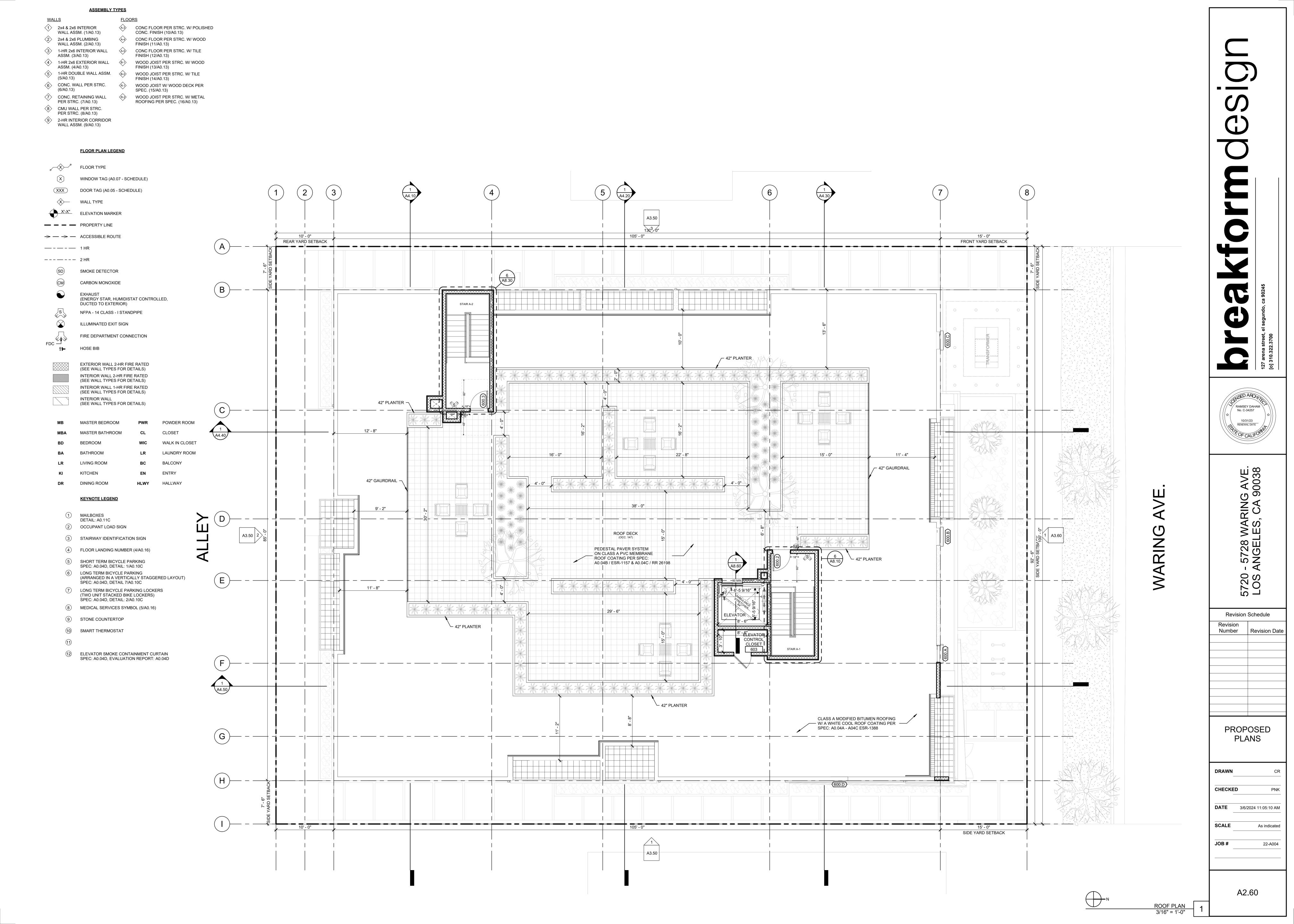
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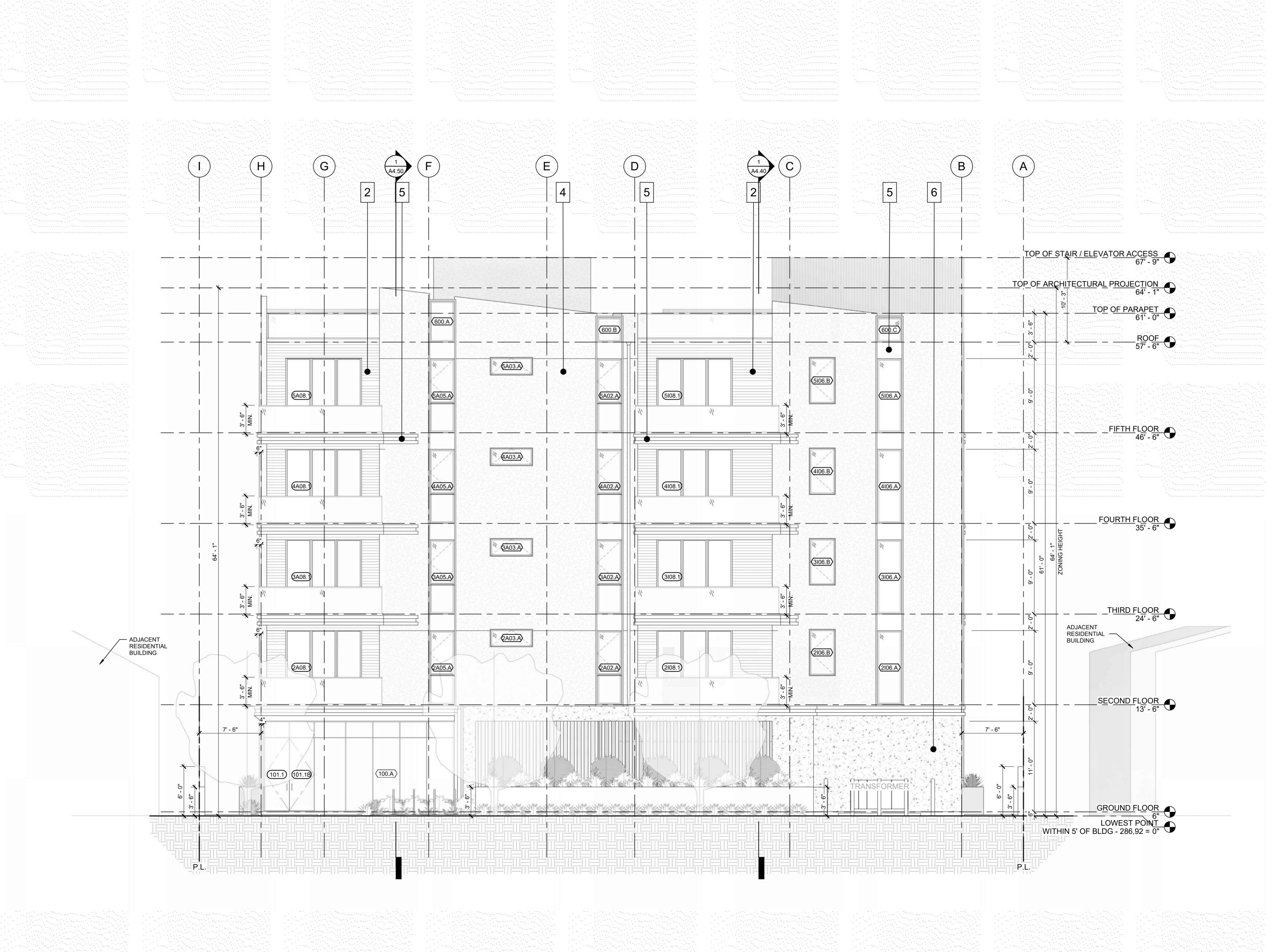
DATE 3/6/2024 11:05:05 AM

SCALE As indicated

22-A004

A2.50





TAG

ELEVATION LEGEND

CEDAR T+G 1x6 (CLEAR VERTICAL PROPERTY LINE (PL)

GRAIN W/ CLEAR COAT)

BLACK METAL STANDING SEAM

THR

STUCCO (LIGHT GRAY)

WINDOW TAG

BLACK METAL FLASHING

STUCCO (CLIGHT GRAY)

ELEVATION MARKER

NOTE:

1. PROVIDE ANTI-GRAFITI FINISHE AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIROR WALLS AND DOORS, 6306

3. ALL DOWNSPOUTS TO DRAIN TO PROPOSED BMP #1. SEE C-5.

2. DOWNSPOUT(S) DISCHARGING INTO BMPs.

ona street, el segundo, ca 90245

RAMSEY DAHAM
No. C-34257

10/31/23
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OF CALIFORNIA

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Revision Schedule

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Number

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ELEVATIONS

DRAWN

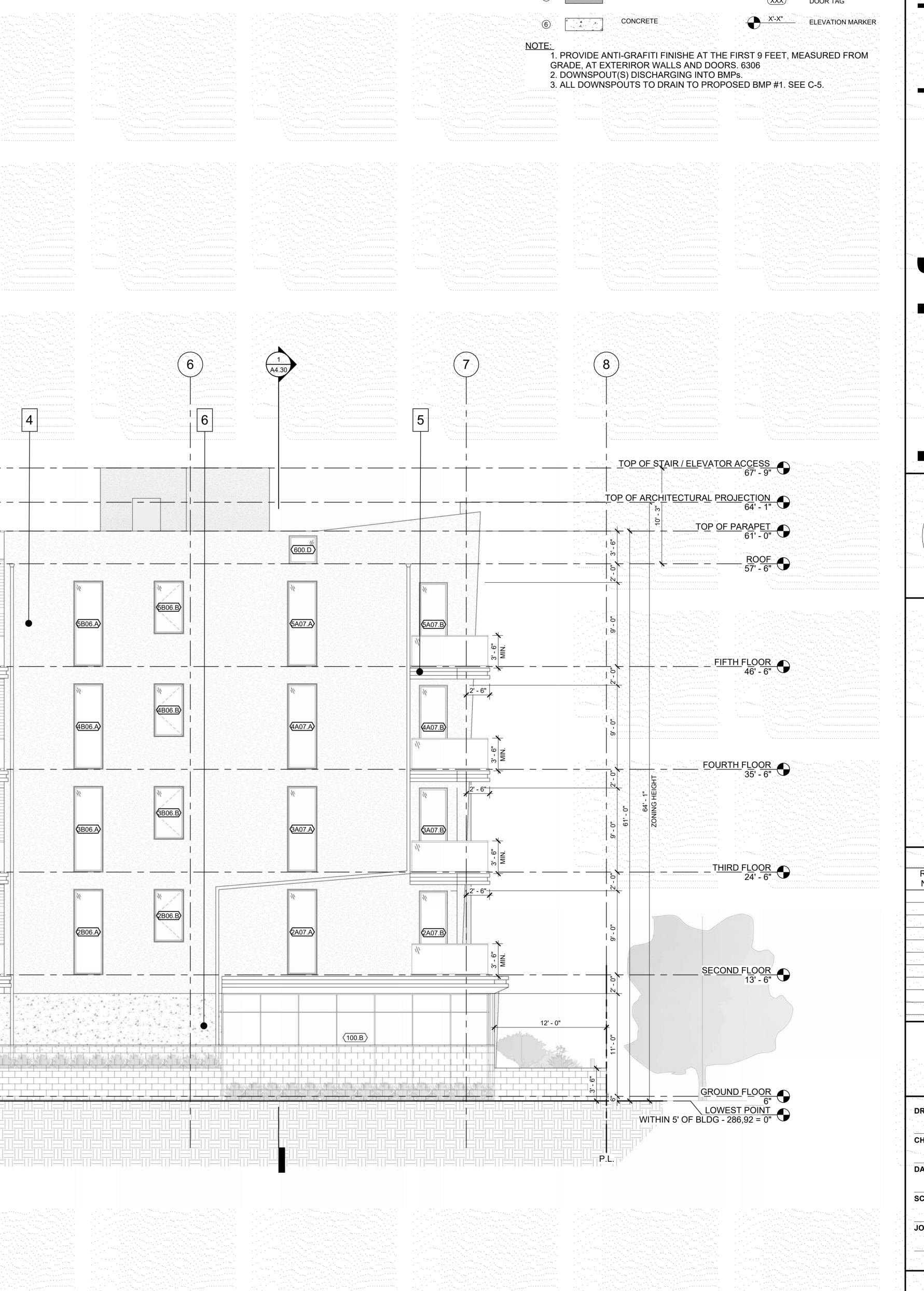
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SCALE As indicated

JOB # 22-A004

A3.10

NORTH ELEVATION 3/16" = 1'-0"



(5B08.1)

4B08.1

2B08.1)

4D04.A

5' - 0"

ALLEY

15' - 0"

ELEVATION LEGEND _ - - - _ 2 HR

10/31/23 RENEWAL DATE

5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

Revision Schedule Revision Number Revision Date

ELEVATIONS

DRAWN

CHECKED **DATE** 3/6/2024 11:05:46 AM

SCALE As indicated

JOB# 22-A004

A3.20

EAST ELEVATION 3/16" = 1'-0"



4E06.A

3E06.A

₹<u>E06.A</u>

— ADJACENT RESIDENTIAL BUILDING

7' - 6"

ELEVATION LEGEND _____2HR

Revision Schedule Number

ELEVATIONS

DRAWN

22-A004

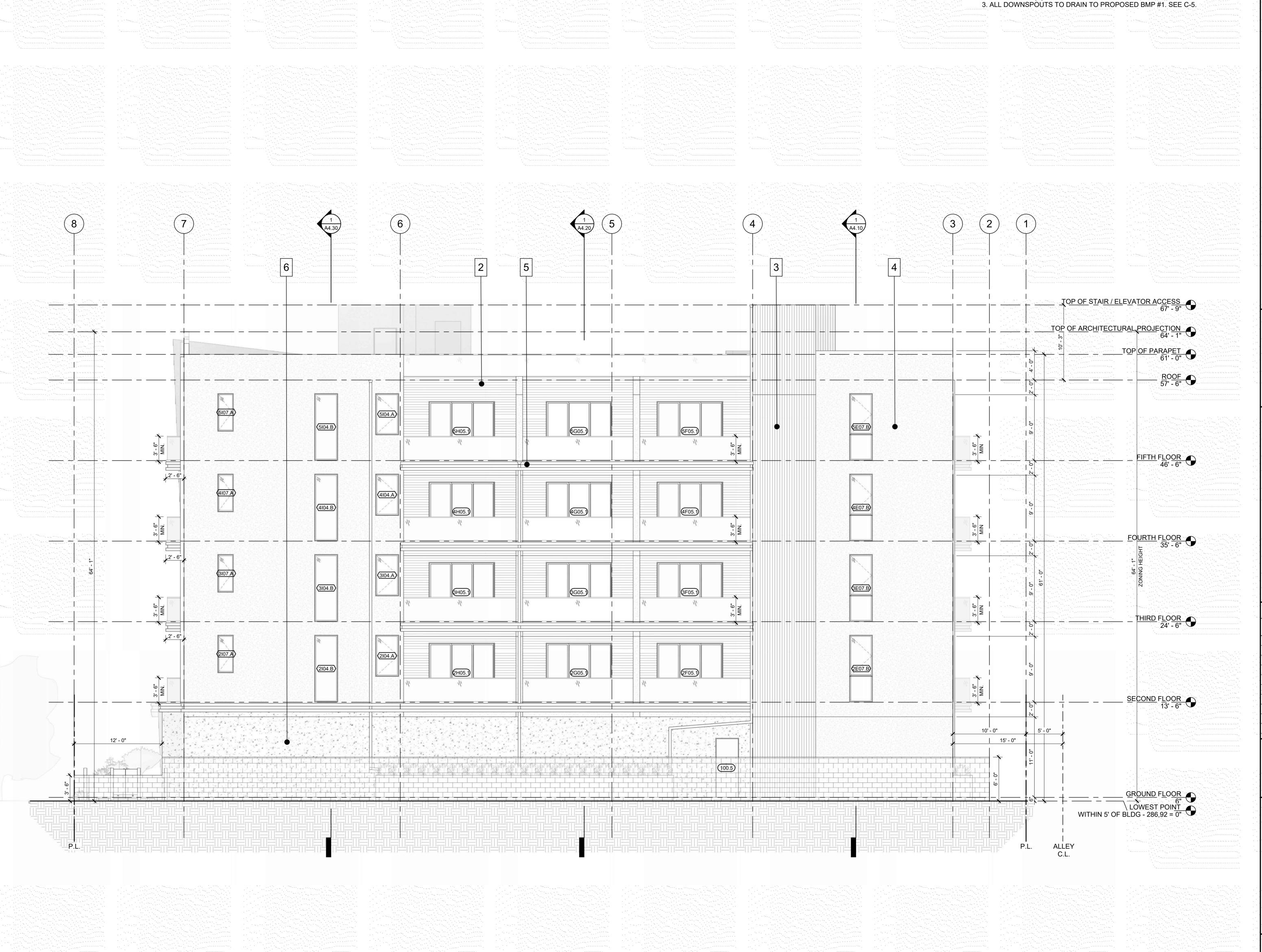
A3.30

SOUTH ELEVATION

CHECKED

DATE 3/6/2024 11:06:11 AM **SCALE** As indicated

JOB#



street, el segundo, ca 30245

ELEVATION LEGEND

1. PROVIDE ANTI-GRAFITI FINISHE AT THE FIRST 9 FEET, MEASURED FROM

GRADE, AT EXTERIROR WALLS AND DOORS. 6306

2. DOWNSPOUT(S) DISCHARGING INTO BMPs.

_____2HR

WINDOW TAG

X'-X" ELEVATION MARKER

5720 - 5728 WARING AVE.
LOS ANGELES, CA 90038

Revision Schedule

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ELEVATIONS

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 SCALE
 As indicated

JOB # 22-A004

A3.40

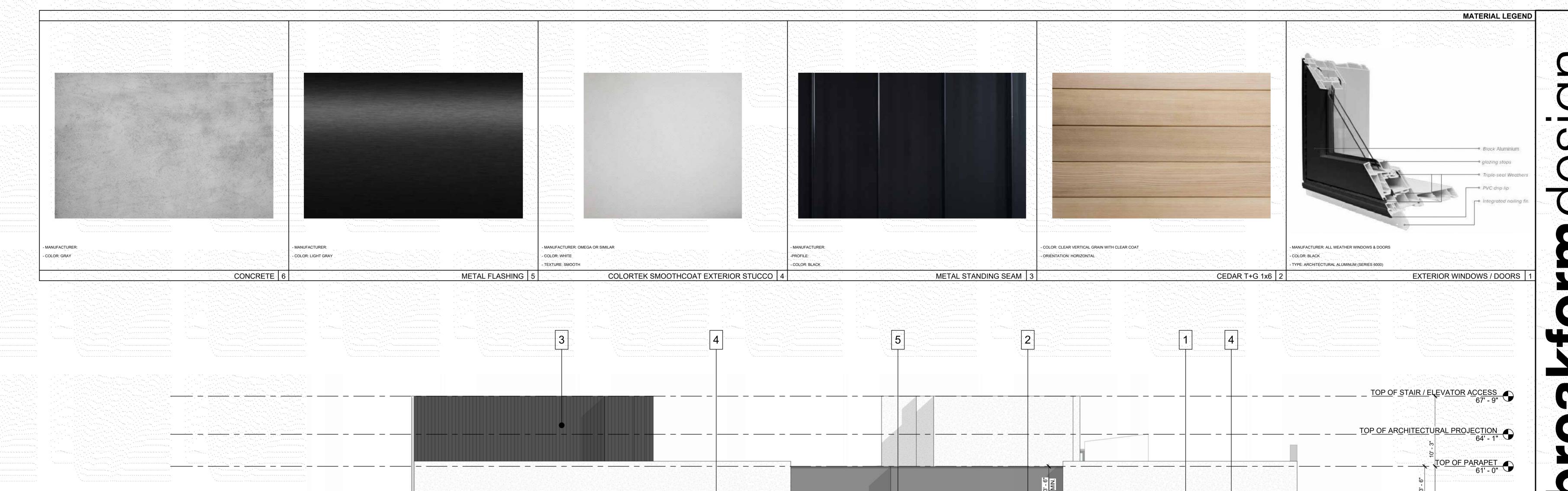
WEST ELEVATION

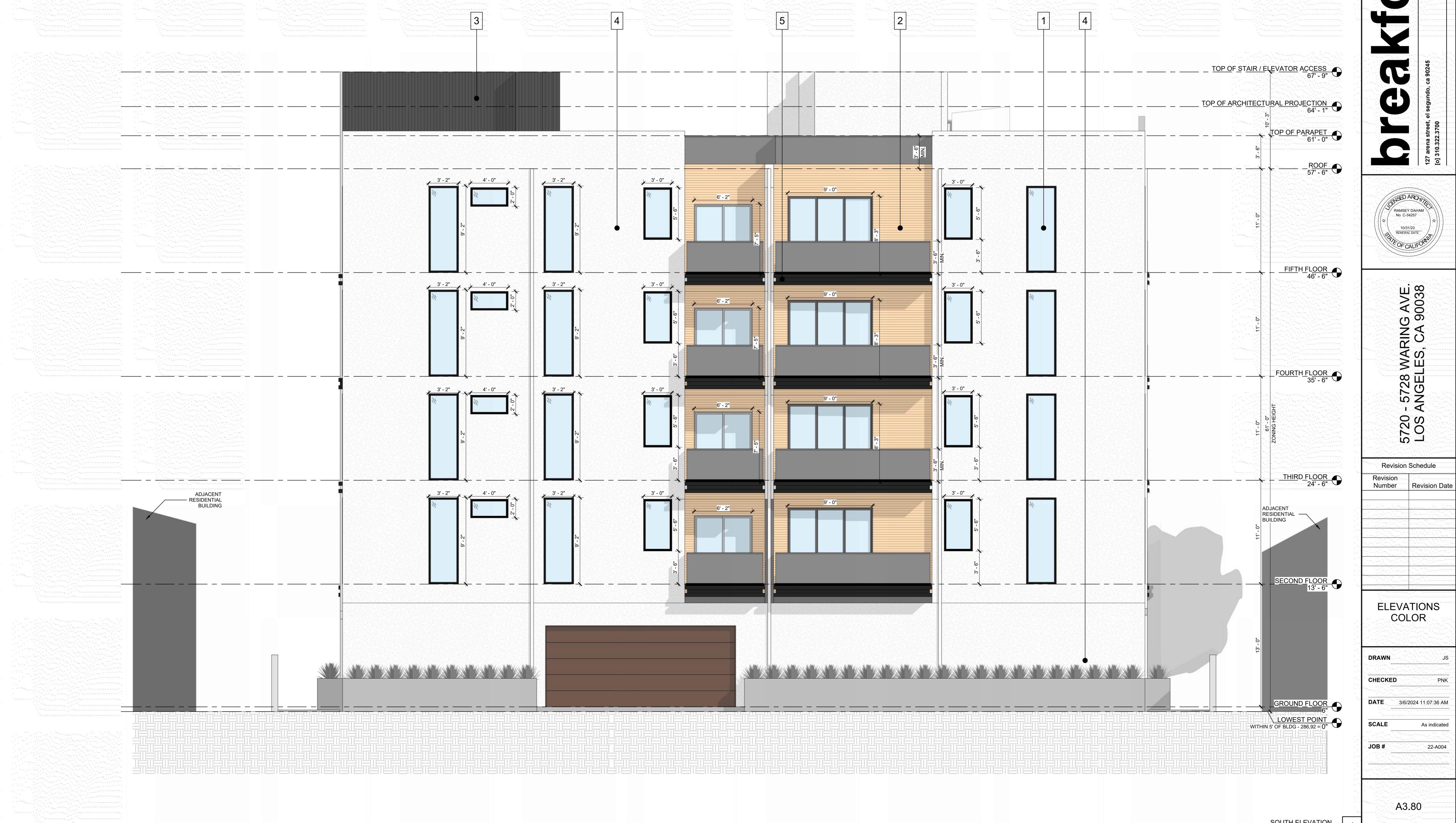


Revision Date

As indicated 22-A004







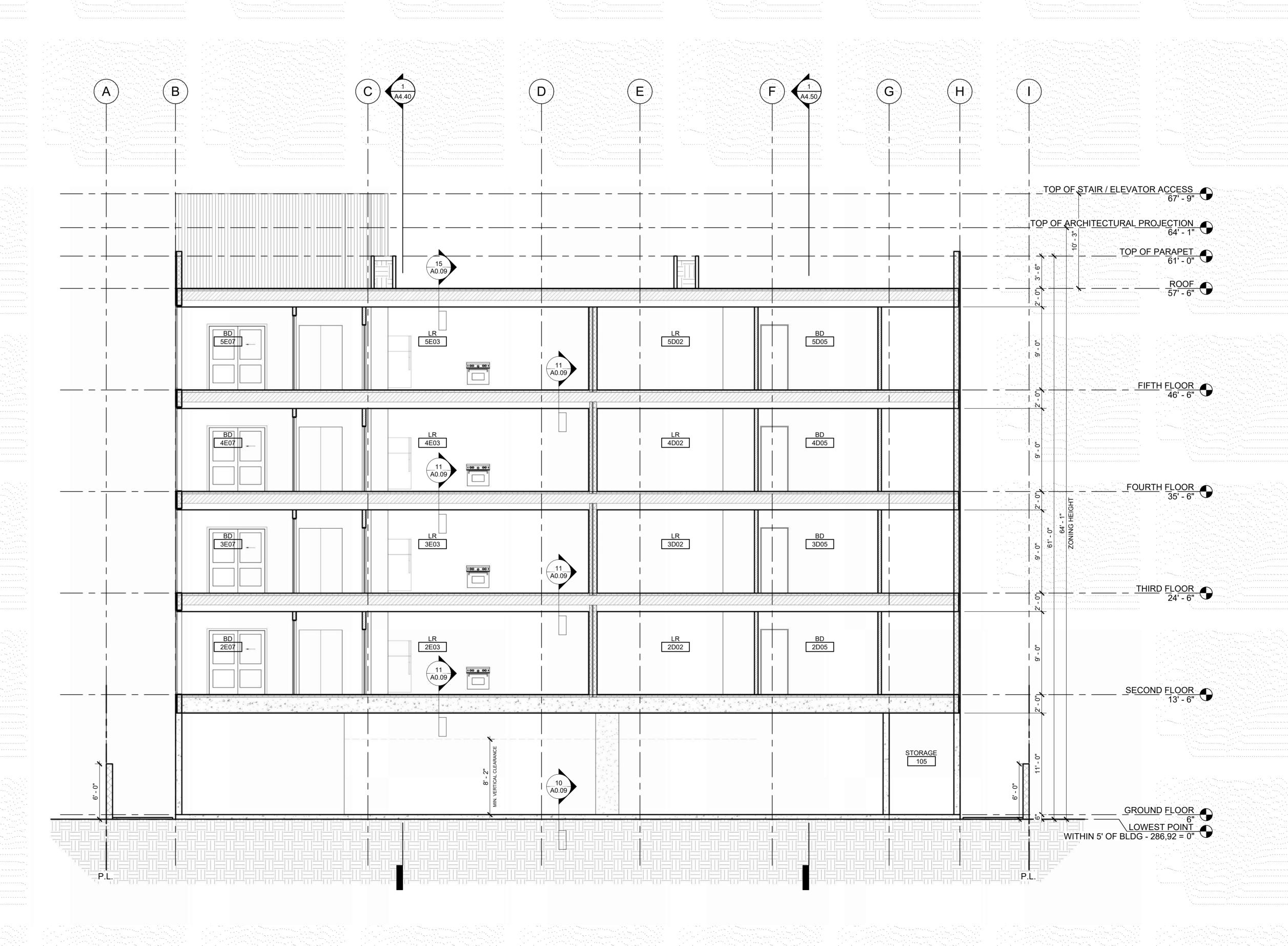


ASSEMBLY TYPES 2x4 & 2x6 INTERIOR CONC FLOOR PER STRC. W/ POLISHED WALL ASSM. (1/A0.13) CONC. FINISH (10/A0.13) CONC FLOOR PER STRC. W/ WOOD 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13) FINISH (11/A0.13) 3 1-HR 2x6 INTERIOR WALL CONC FLOOR PER STRC. W/ TILE ASSM. (3/A0.13) FINISH (12/A0.13) 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD ASSM. (4/A0.13) FINISH (13/A0.13) 5 1-HR DOUBLE WALL ASSM. (B-2) WOOD JOIST PER STRC. W/ TILE (5/A0.13) FINISH (14/A0.13) 6 CONC. WALL PER STRC. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) CONC. RETAINING WALL WOOD JOIST PER STRC. W/ METAL PER STRC. (7/A0.13) ROOFING PER SPEC. (16/A0.13) (8) CMU WALL PER STRC. PER STRC. (8/A0.13) 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) **SECTION LEGEND** 1 HR ____ 2 HR X'-X" ELEVATION MARKER PROPERTY LINE

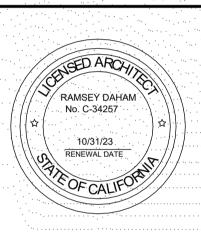
---- EXISTING GRADE

WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)







5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

Revision Schedule
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PROPOSED SECTIONS

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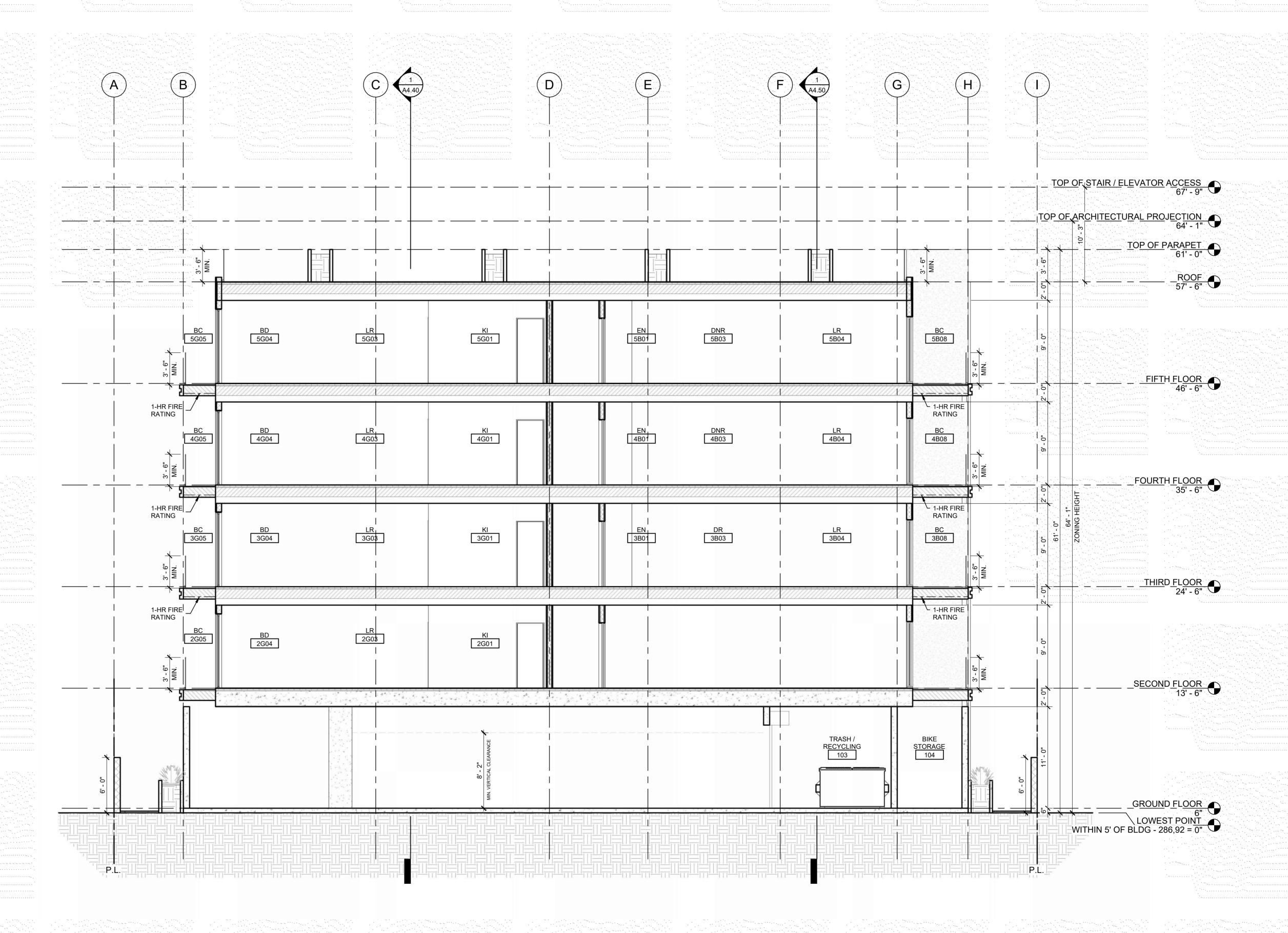
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ASSEMBLY TYPES 2x4 & 2x6 INTERIOR CONC FLOOR PER STRC. W/ POLISHED WALL ASSM. (1/A0.13) CONC. FINISH (10/A0.13) 2 2x4 & 2x6 PLUMBING CONC FLOOR PER STRC. W/ WOOD WALL ASSM. (2/A0.13) FINISH (11/A0.13) 3 1-HR 2x6 INTERIOR WALL CONC FLOOR PER STRC. W/ TILE ASSM. (3/A0.13) FINISH (12/A0.13) 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD ASSM. (4/A0.13) FINISH (13/A0.13) 5 1-HR DOUBLE WALL ASSM. WOOD JOIST PER STRC. W/ TILE (5/A0.13) FINISH (14/A0.13) 6 CONC. WALL PER STRC. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) (7) CONC. RETAINING WALL WOOD JOIST PER STRC. W/ METAL PER STRC. (7/A0.13) ROOFING PER SPEC. (16/A0.13) (8) CMU WALL PER STRC. PER STRC. (8/A0.13) 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) **SECTION LEGEND** 1 HR ---- 2 HR X'-X" ELEVATION MARKER PROPERTY LINE

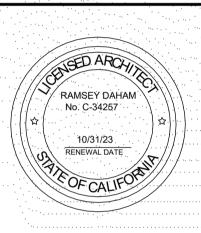
---- EXISTING GRADE

WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)



77 arena street, el segundo, ca 90245



5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

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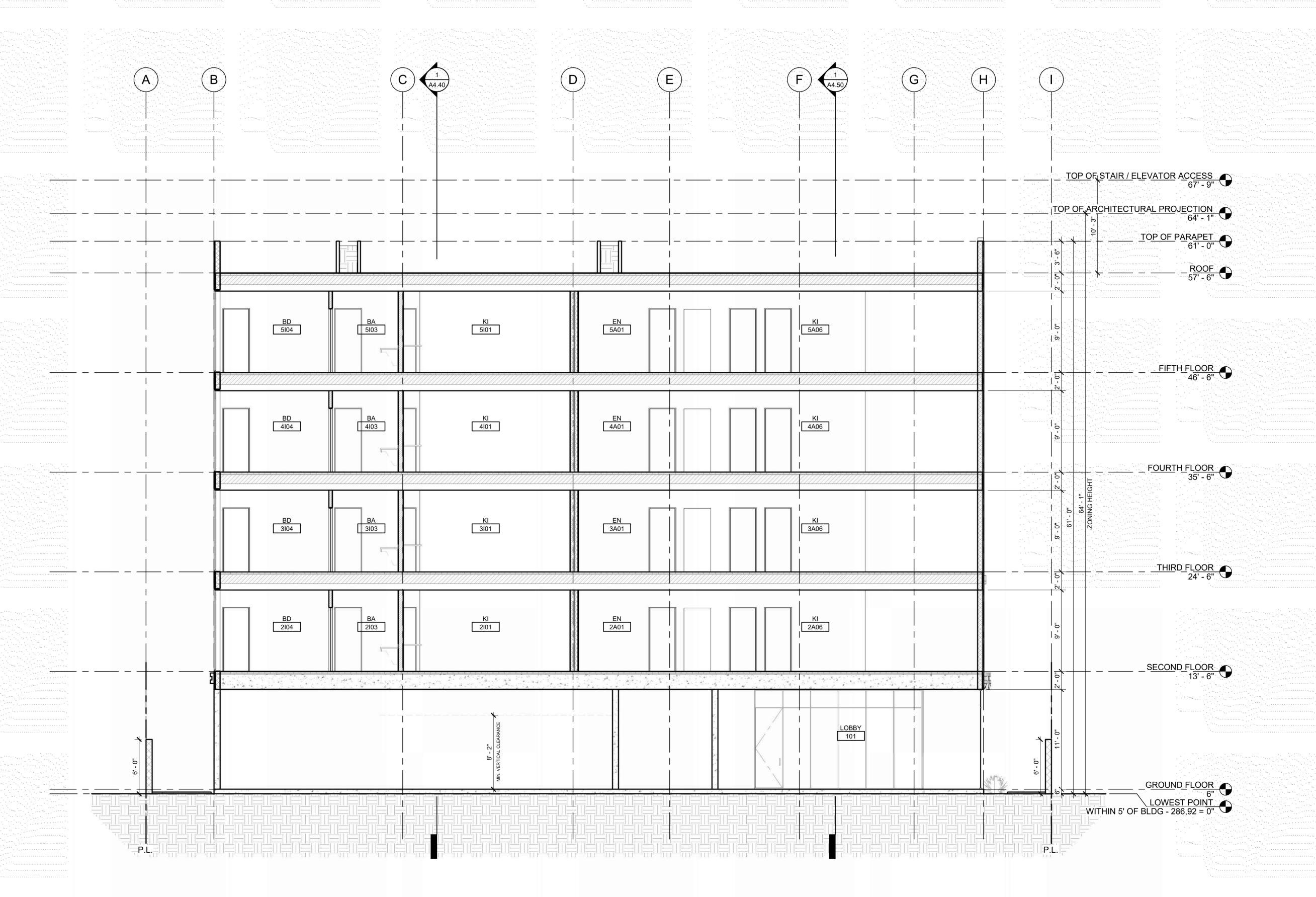
SCALE As indicated

JOB # 22-A004

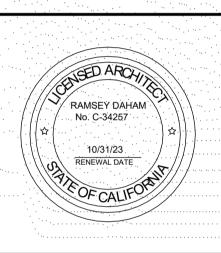
ASSEMBLY TYPES 2x4 & 2x6 INTERIOR CONC FLOOR PER STRC. W/ POLISHED WALL ASSM. (1/A0.13) CONC. FINISH (10/A0.13) CONC FLOOR PER STRC. W/ WOOD 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13) FINISH (11/A0.13) 3 1-HR 2x6 INTERIOR WALL CONC FLOOR PER STRC. W/ TILE ASSM. (3/A0.13) FINISH (12/A0.13) 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD ASSM. (4/A0.13) FINISH (13/A0.13) 5 1-HR DOUBLE WALL ASSM. (B-2) WOOD JOIST PER STRC. W/ TILE (5/A0.13) FINISH (14/A0.13) 6 CONC. WALL PER STRC. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) ⟨¬⟩ CONC. RETAINING WALL WOOD JOIST PER STRC. W/ METAL PER STRC. (7/A0.13) ROOFING PER SPEC. (16/A0.13) (8) CMU WALL PER STRC. PER STRC. (8/A0.13) 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) **SECTION LEGEND** 1 HR ____ 2 HR X'-X" ELEVATION MARKER PROPERTY LINE ---- EXISTING GRADE

WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)



Street, el segundo, ca 90245



5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

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Revision Revision Date

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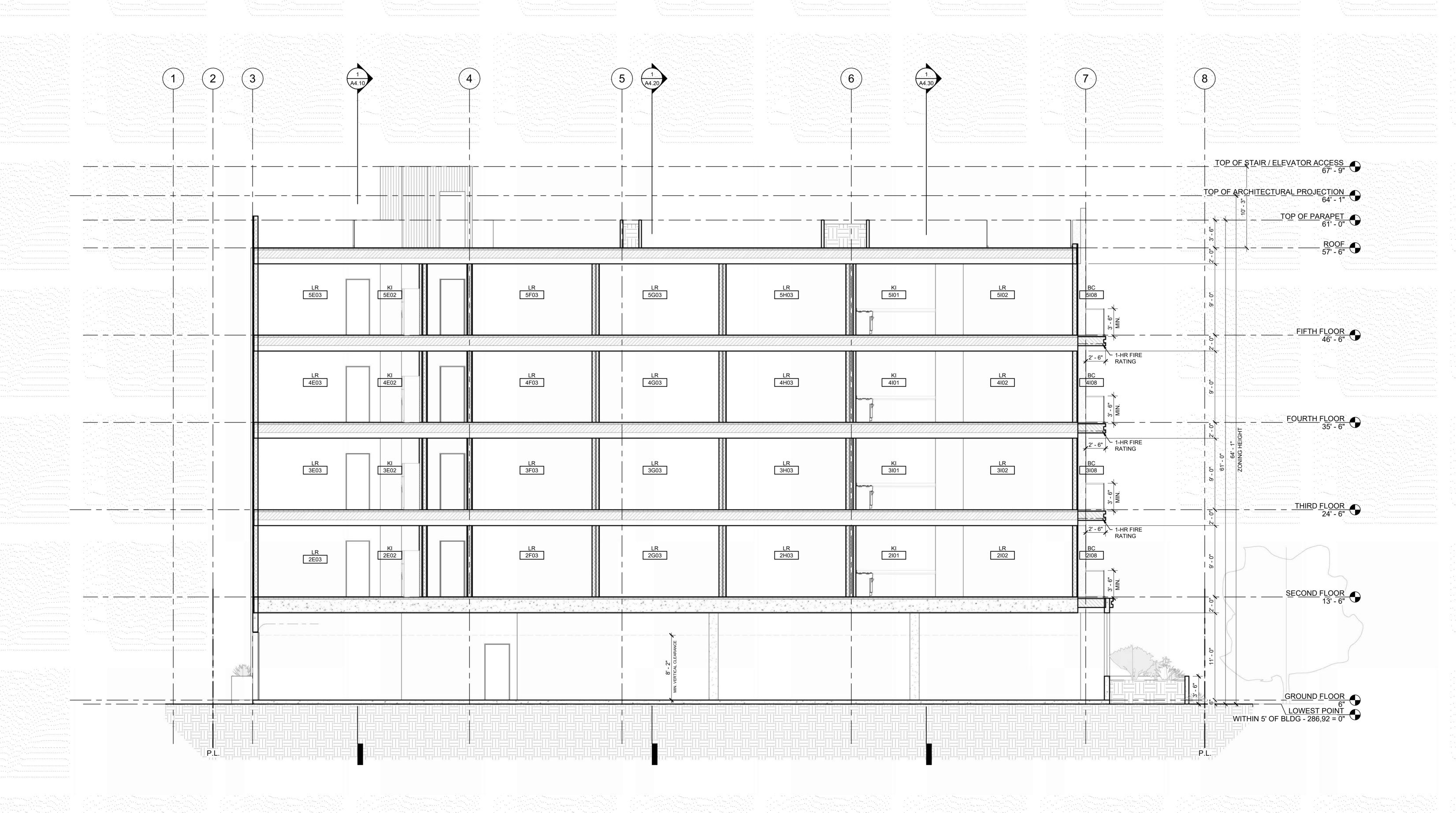
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JOB # 22-A004

ASSEMBLY TYPES 2x4 & 2x6 INTERIOR CONC FLOOR PER STRC. W/ POLISHED WALL ASSM. (1/A0.13) CONC. FINISH (10/A0.13) CONC FLOOR PER STRC. W/ WOOD 2 2x4 & 2x6 PLUMBING WALL ASSM. (2/A0.13) FINISH (11/A0.13) 3 1-HR 2x6 INTERIOR WALL CONC FLOOR PER STRC. W/ TILE ASSM. (3/A0.13) FINISH (12/A0.13) 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD ASSM. (4/A0.13) FINISH (13/A0.13) 5 1-HR DOUBLE WALL ASSM. (B-2) WOOD JOIST PER STRC. W/ TILE (5/A0.13) FINISH (14/A0.13) WOOD JOIST W/ WOOD DECK PER 6 CONC. WALL PER STRC. SPEC. (15/A0.13) ⟨¬⟩ CONC. RETAINING WALL WOOD JOIST PER STRC. W/ METAL PER STRC. (7/A0.13) ROOFING PER SPEC. (16/A0.13) (8) CMU WALL PER STRC. PER STRC. (8/A0.13) 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) **SECTION LEGEND** 1 HR ____ 2 HR X'-X" ELEVATION MARKER PROPERTY LINE ---- EXISTING GRADE

WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)



27 arena street, el segundo, ca 90245

RAMSEY DAHAM
No. C-34257

10/31/23
RENEWAL DATE

OF CALIFORNIA

5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

Revision Schedule

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PROPOSED SECTIONS

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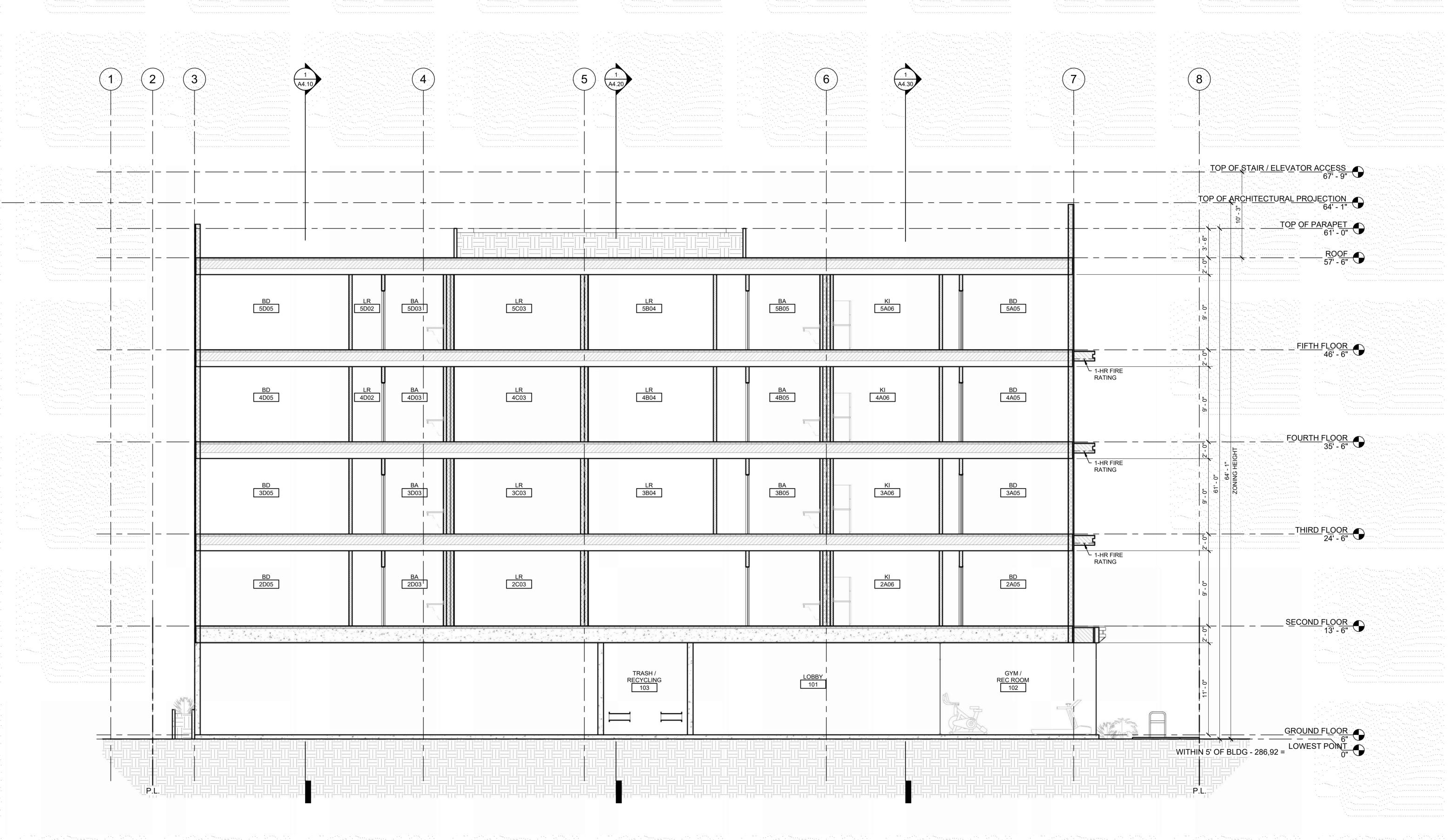
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JOB # 22-A004

ASSEMBLY TYPES 2x4 & 2x6 INTERIOR CONC FLOOR PER STRC. W/ POLISHED WALL ASSM. (1/A0.13) CONC. FINISH (10/A0.13) 2 2x4 & 2x6 PLUMBING CONC FLOOR PER STRC. W/ WOOD WALL ASSM. (2/A0.13) FINISH (11/A0.13) 3 1-HR 2x6 INTERIOR WALL CONC FLOOR PER STRC. W/ TILE ASSM. (3/A0.13) FINISH (12/A0.13) 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD ASSM. (4/A0.13) FINISH (13/A0.13) 5 1-HR DOUBLE WALL ASSM. WOOD JOIST PER STRC. W/ TILE (5/A0.13) FINISH (14/A0.13) 6 CONC. WALL PER STRC. WOOD JOIST W/ WOOD DECK PER SPEC. (15/A0.13) (7) CONC. RETAINING WALL WOOD JOIST PER STRC. W/ METAL PER STRC. (7/A0.13) ROOFING PER SPEC. (16/A0.13) (8) CMU WALL PER STRC. PER STRC. (8/A0.13) 9 2-HR INTERIOR CORRIDOR WALL ASSM. (9/A0.13) **SECTION LEGEND** 1 HR ____ 2 HR X'-X" ELEVATION MARKER PROPERTY LINE ---- EXISTING GRADE

WOOD JOIST FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)

CONCRETE FLOOR (SEE FLOOR PLAN FOR FLOOR FINISHED TYPE)



The street, el segundo, ca 90245

RAMSEY DAHAM
No. C-34257

10/31/23
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5720 - 5728 WARING AVE. LOS ANGELES, CA 90038

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 SCALE
 As indicated

JOB # 22-A004

GREEN BUILDING STANDARDS NOTES:

1. A MINIMUM OF 50% OF NONHAZRDOUS CONSTRUCTION WASTE IS TO BE RECYCLED

2. TESTING AND ADJUSTING OF NEW SYSTEMS INSTALLED TO SERVE AN ADDITION OR ALTERATION SUBJECT TO SECTION 5.701.1 SHALL BE REQUIRED

3. PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH DETAILED OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF GUARANTIES/ WARRANTIES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH OSHA REQUIREMENTS IN CCR, TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS.

4. AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE UNTIL FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM

5. VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 5.504.4 AND TABLES 4.504.1, 5.504.4.2, 5.504.4.3 AND 5.504.4.5 FOR: ADHESIVES, SEALANTS, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.

6. WASTE WATER FIXTURES SHALL COMPLY WITH THE STANDARDS LISTED IN CGC TABLE 5.303.6 AND 5.712.3.5.
7. WHERE LANDSCAPE IRRIGATION IS A PART OF THE ADDITION OR TENANT IMPROVEMENT, LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS. CGC 5.712.4.3.1.

8. SUBMIT TO THE ENGINEERING DEPARTMENT A CONSTRUCTION

WASTE MANAGEMENT PLAN THAT OUTLINES THE ITEMS LISTED IN CGC SECTION 5.713.8.1.1

9. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR. ARCHITECT OR ENGINEER IS RESPONSIBLE OF THE

OVERALL CONSTRUCTION AND MUST COMPLETE AND SIGN THE CITYAPPROVED GREEN BUILDING STANDARDS
CERTIFICATION FORM OR OTHER DOCUMENTATION REQUIRED BY THE CITY AND GIVEN TO THE BUILDING DEPARTMENT OFFICIAL PRIOR TO BUILDING FINAL APPROVAL TO BE FILED WITH THE APPROVED PLANS.

10. THIS PROJECT IS NOT LOCATED WITHIN A CNEL OF 65 OR GREATER.

DEMO NOTES:

1. ANY DEMOLITION DRAWINGS AND NOTES ARE PROVIDED FOR CONVENIENCE AND INFORMATION ONLY AND ARE NOT INTENDED TO REPRESENT THE COMPREHENSIVE STATE OF THE BUILDING(S). VERIFY THE EXISTING STATE OF THE BUILDING(S) FINISHES AND BUILDING SYSTEMS.

2. CONTRACTOR TO COORDINATE AND VERIFY ALL DEMOLITION WITH ALL ALTERATION PLANS.

3. FOLLOWING DEMOLITION, ALL EXISTING DIMENSIONS AND CONDITIONS ARE TO BE CHECKED BY THE CONTRACTOR FOR CONFORMANCE WITH THE REQUIREMENTS OF THE NEW CONSTRUCTION. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS ARE TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO THE COMMENCEMENT OF WORK.

4. CONTRACTOR TO REMOVE ALL DEMOLISHED MATERIALS AND ITEMS FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE AGENCY CODES AND REGULATIONS.

5. CONTRACTOR SHALL TAKE SPECIAL CARE TO PRESERVE THOSE ELEMENTS THAT ARE TO REMAIN. ANY ITEMS THAT ARE TO BE RE-USED MUST BE STORED AND PROTECTED AS REQUIRED FOR RE-USE.

6. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE EXISTING STRUCTURE.

7. 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.

A. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.

B. NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED.

C. THERE WILL BE NO FREE FALL DUMPING OVER EXTERIOR WALL FOR A HEIGHT OF MORE THAN 25 FEET.

D. CALL FOR INSPECTION AT LEAST 24 HOURS BEFORE STARTING WORK.

E. APPROVAL OF PROTECTION FENCES AND CANOPIES IS REQUIRED PRIOR TO DEMOLITION.

F. ALL BASEMENT FILES SHALL BE CLEAN AND UNIFORM.

G. STORAGE OF MATERILAS ON FLOORS SHALL NOT EXCEED (_____) PSF LIVE LOAD.

* AN 8-FOOT HIGH CHAIN LINK FENCE MUST BE PROVIDED TO PREVENT UNAUTHORIZED ENTRY TO THE VACANT LOT AFTER DEMOLITION.

DEMO ALL BUILDINGS & FOUNDATIONS DEMO EXISTING SITE WORK 2-STORY STUCCO BLD RIDGE ELE.: 311.39 (287.26)FL × (287.53)FS (287.26)FS 130.05 TCF BREAK ELEV.: (287.80) | RIDGE | ELE.; | 302,62 \2-\$TORY STUCCO BLD (287.35)EG (288.2)FG (288.12)FS \2-5X0RX STUCCO BLD (288.2)FG × RIDGE ELE., 310,44 2-STORY STUCCO BLD FD L+T 55 ELEV.: (286.43) 0.04' E'LY ELEV.: (287.51) 4.96' S'LY OF PROP. COR. ²²S0° 01′ 29″W (287.7)FG × (RIDGE ELE.:\301.43 1-STORY STUCCO BLD (RIDGE ELE.: \311.08) 2-STORY STUCCO BLD (286.78)FL (286.89)EG WROUGHT IRON FENCE 130.04 ELEV.: (286.04) 0.07' E'LY 5.04' S'LY OF PROP. COR. - CHAIN LINK FENCE 2-STORY STUCCO BLD RIDGE ELE.: 310.13

Ball KTOIM OE

RAMSEY DAHAM
No. C-34257

10/31/23
RENEWAL DATE

5720 - 5728 WARING AVE.
COS ANGELES, CA 90038

Revision Date

DEMO PLAN

Number

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 CR

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 DATE
 3/6/2024 11:08:35 AM

 SCALE
 1/8" = 1'-0"

DEMO

22-A004

JOB#

DEMO PLAN

PLANTING NOTES

1. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE

SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS.

2. ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE. 3. ONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.

4. ONTRACTOR SHALL PROVIDE A MAINTENANCE PERIOD OF NOT LESS THAN 90 DAYS COMMENCING AT THE DATE OF FINAL ACCEPTANCE. SUCH MAINTENANCE SHALL INCLUDE ALL CARE PERTAINING TO ALL WORK INSTALLED AS PART OF THESE CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.

6. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.

7. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.

8. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS. 9. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

10. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.

11. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

12. GROUNDCOVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUNDCOVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.

13. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO

1. CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING LANDSCAPE AND MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIEABILITY TO RELOCATE THE MATERIALS.

14. ALL PLANTING AREAS SHALL BE LOOSENED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.

15. FOR ALL TREES AND SHURB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS

MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT. SITE SOIL - 6 PARTS BY VOLUME ORGANIC AMENDMENT - 4 PARTS BY VOLUME

SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX

IRON SULFATE - 2 LBS. PER C.Y.OF MIX 16. TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE

HARDSCAPE.. 17. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

18. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

19. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SIL, COMPOST AT A RATE 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.

20. I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE THAT COMPLYS WITH THE PERFORMANCE APPROACH.

21. AT THE TIME OF FINAL INSPECTION THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

IRRIGATION DAMAGED FROM CONSTR4UCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

2. ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL BE ON A SEPARATE VALVE.

- CHAIN LINK FFNCF

3. SPRAY OR ROTOR HEADS SHALL BE ON POP-UPS: 6" FOR LAWN, LOW GROUNDCOVER OR PARKED CAR OVERHANG AREAS, 12" FOR SHRUB AREAS. HEADS ON RISERS ARE ONLY ALLOWED ADJACENT TO WALLS WITH LIMITED SPACE FOR POP-UPS.

4. LOCATE SPRAY HEADS 24" FROM NON-PERVIOUS PAVING TO PREVENT OVERSPRAY. EXCEPTION ALLOWED IF ADJACENT SURFACE IS PERMEABLE OR IF USING ALTERNATIVE TECHNOLOGY IRRIGATION. ROTATOR OR ROTARY HEADS MAYBE LOCATED 12" FROM PAVING. 5. CONTRACTOR SHALL REPLACE ANY EXISTING IRRIGATION CONTROLLER WITH A MODULE AND SENSOR TO PROVIDE WEATHER BASED INFORMATIONTHAT WILL AUTOMATE THE IRRIGATION RUNTIMES BASED ON WEATHER. SEE HUNTER SOLAR SYNC, RAINBIRD ET MANAGER OR EQUIVALENT.

6. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

7. SIXTY DAYS AFTER TLANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC.) 8. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TRESS AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

STATEMENTS AND CERTIFICATION

1. I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

2. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

3. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, THE SIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT. 4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

"THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT:

A. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLEATED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF 50 PERCENT OF THE UNITS OF THE PROJECT OR PHASE.

B. SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.

C. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.

D. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION."

PROJECT DESCRIPTION: NEW 5 STORY RESIDENTIAL BUILDING WITH 35 APARTMENT UNITS (28 MARKET RATE, 7 VERY LOW INCOME) AND PARKING ON

GROUND FLOOR) PROJECT ADDRESS: 5720 - 5728 WARING AVE.

LOS ANGELES, CA 90038 6,504.1 SF & 6,503.9 SF

LOT AREA: 13,008 SF ASSESSOR'S PARCEL NUMBER: 5534033006 & 5534033007 EL CENTRO TRACT

BLOCK: 9 & 11 RD3-1XL

LOT SIZE:

RENEWAL DATE

Revision Schedule

Revision Date

Number

LANDSCAPE PLAN

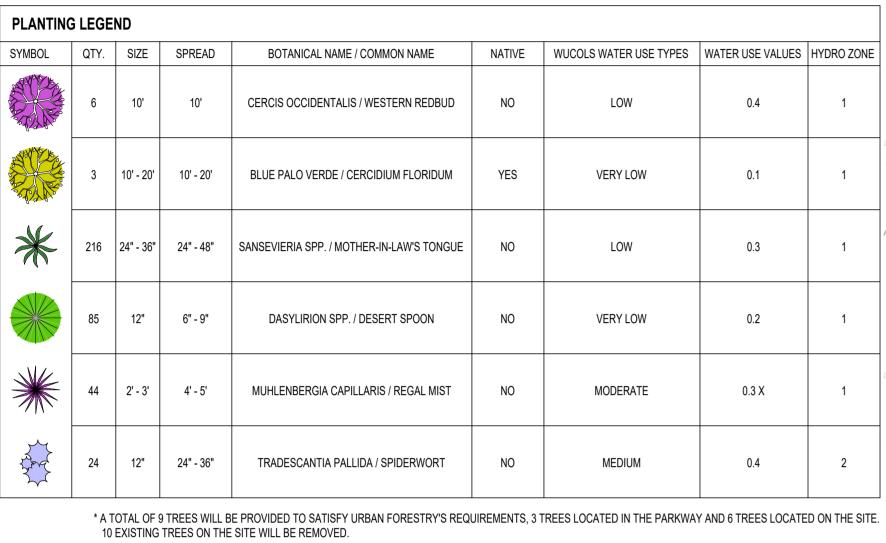
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LID PLANTER 83 SF		*** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *
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SANSEVIERIA SPP. / MOTHER-IN-LAW'S TONGUE

MUHLENBERGIA CAPILLARIS / REGAL MIST

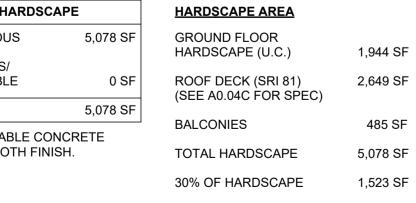


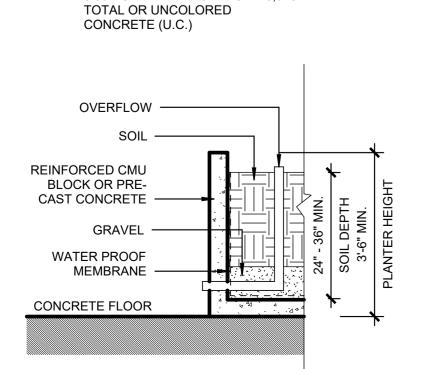
BLUE PALO VERDE / CERCIDIUM FLORIDUM





LANDSCAP	E	HARDSC	APE
TURF AREA	0 SF	IMPERVIOUS	5,078 SF
PLANT AREA	1,581 SF	PERVIOUS/ PERMEABLE	0 SF
TOTAL	1,581 SF	TOTAL	5,078 SF





0.30 SOLAR REFLECTANCE 5,078 SF

1,944 SF 2,649 SF

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SOIL CONDITIONER / FERTILIZER 10-10-10-1LB. PER C.Y. OF MIX IRON SULFATE - 2 LBS. PER C.Y.OF MIX

16. TURF IS NOT ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE..

17. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

DETAIL - ROOF PLANTER BOX 3/8" = 1'-0"

18. A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

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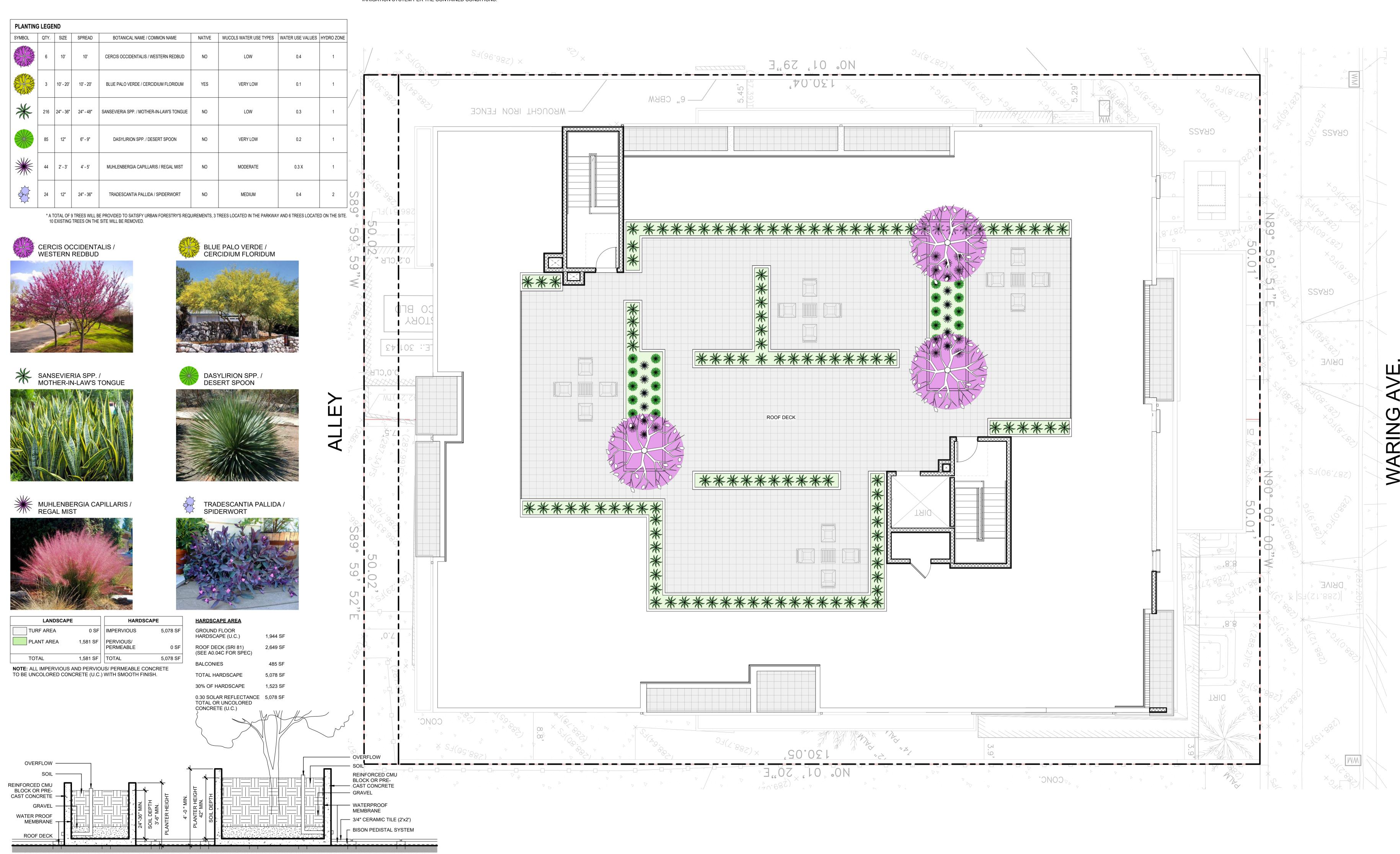
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4. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.



No. C-34257 RENEWAL DATE

5720 - 5728 WARING AVE. LOS ANGELES, CA 90038 Revision Schedule Number **Revision Date**

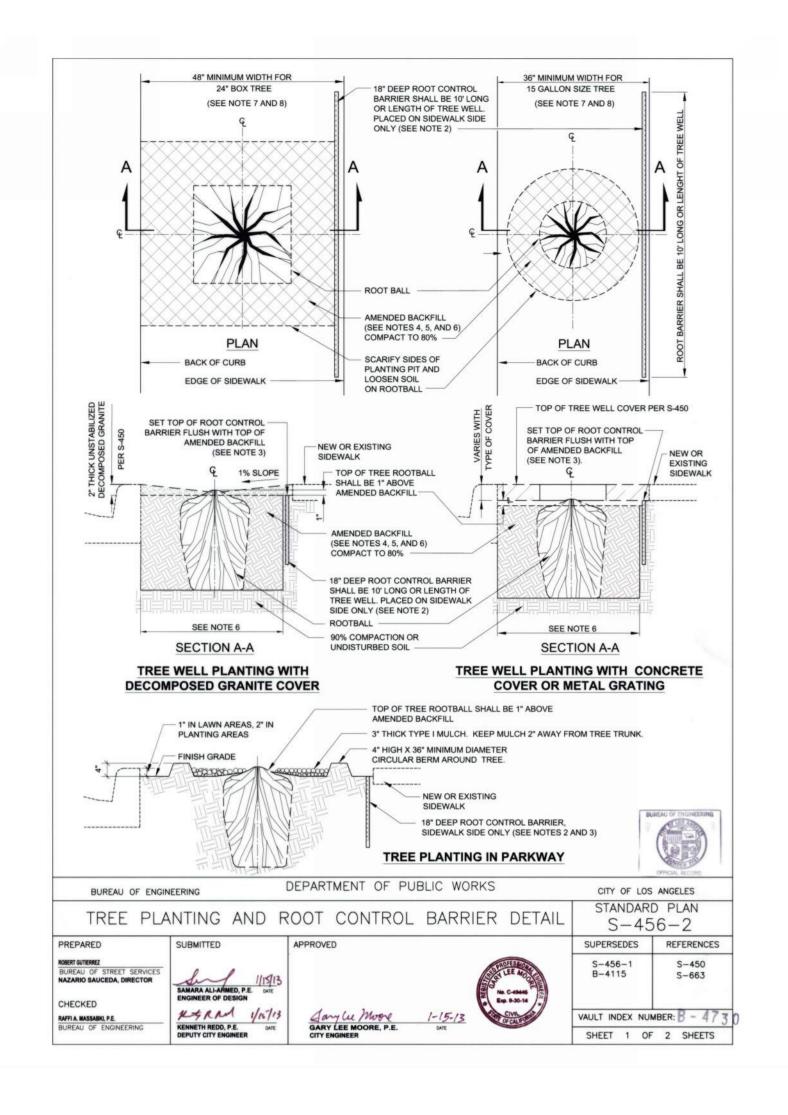
LANDSCAPE PLAN

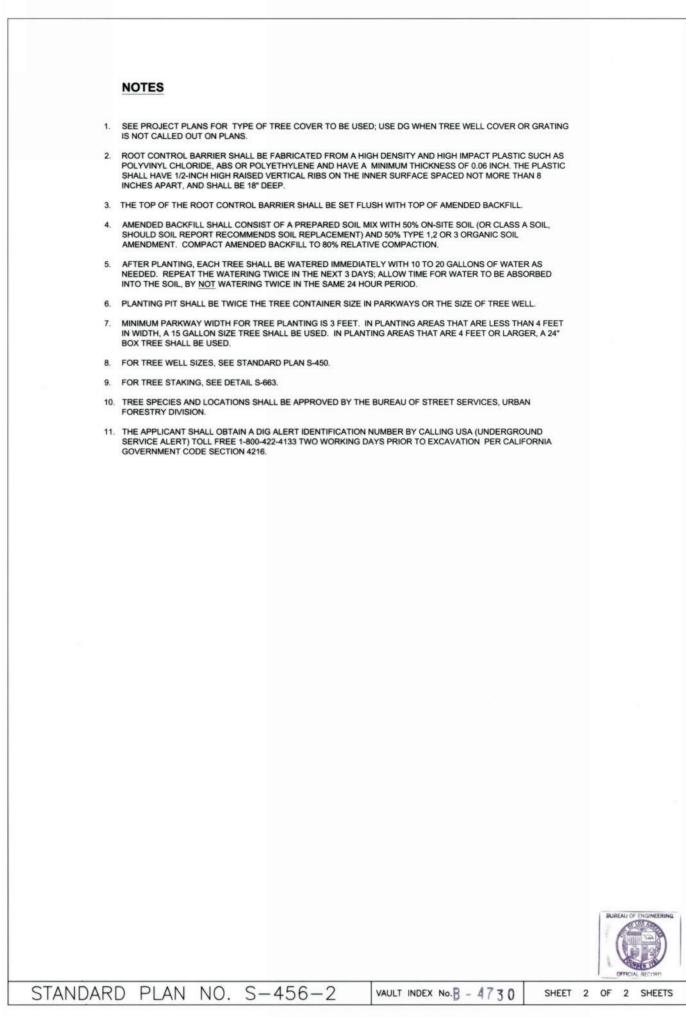
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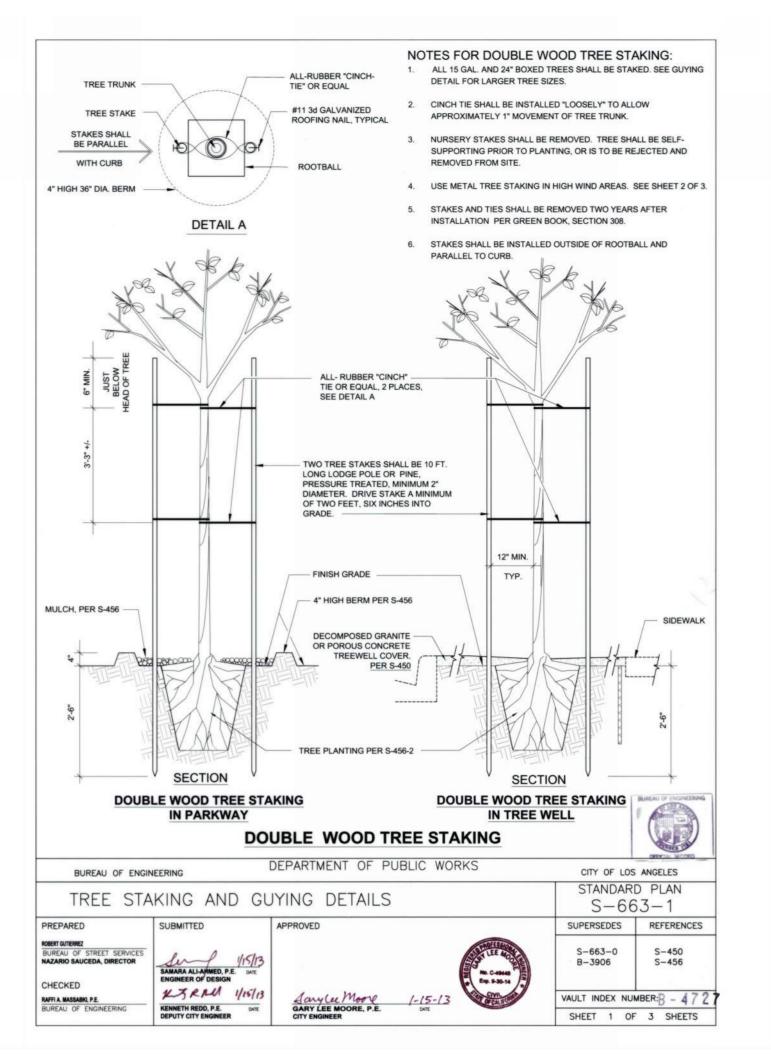
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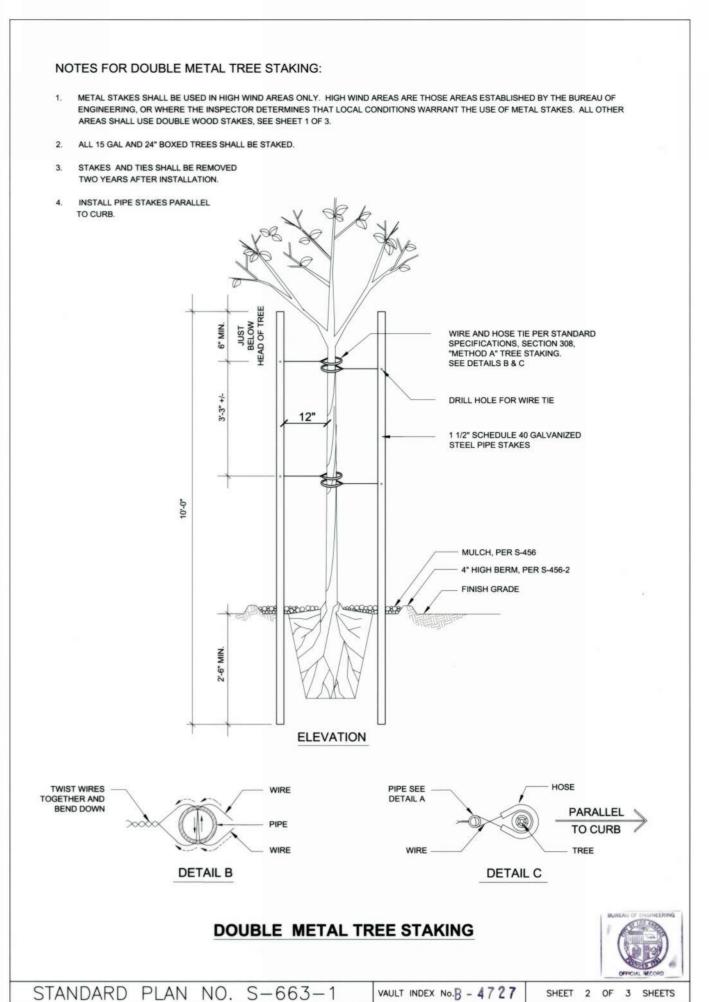
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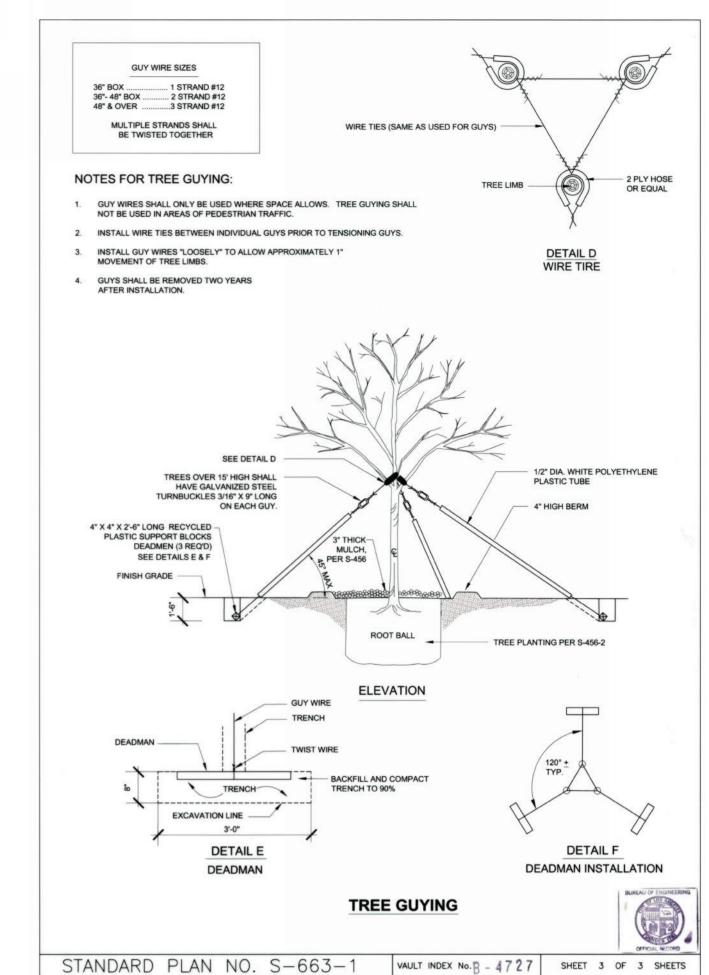
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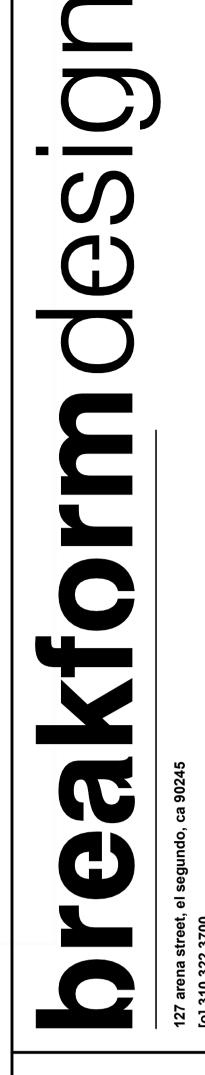


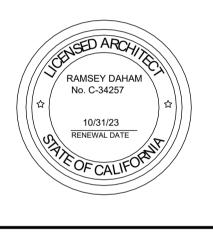












2720 - 5728 WA

Revision Schedule
Revision

Number	Revision Date	
LANDSCAPE		

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DETAILS

JOB # 22-A004

SCALE

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