

Shelf

SHT

SIM

Shower

Sheet

Similar

SPEC Specification

S.S. Stainless Steel

SSK Service Sink

**SQ** Square

**STD** Standard

STL Steel

**SW** Switch

SYS System

T.B. Towel Bar

T.O.C. Top of Curb

T.O.D. Top of Drain

TEL Telephone

STOR Storage

STRC Structrual

SUSP Suspended

**SYM** Symmetrical

Tread

T&G Tongue and Groove

**TEMP** Tempered, Temperature

**SLDG** Siding

TOIL Toilet

**T.O.P.** Top of Pavement

T.P.D. Toilet Paper Dispenser

U.O.N. Unless Otherwise Noted

T.O.S. Top of Slab

**T.S.** Top of Steel

**TV** Television

TYP Typical

**UR** Urinal

**VERT** Vertical

VOL Volume

**VEST** Vestibule

**V.I.F.** Verifiy in Field

West

With

W.H. Water Heater

W.C. Water Closet

**WP** Waterproof

W/O Without

**WD** Wood

T.O.W. Top of Wall

**UNF** Unfinished

JST

LAV

L.F.

LKR

L.R.

MET

MFR

MIN

JT

Joist

Joint

Kitchen

Laminate

Lavatorv

Locker

Light

MATL Material

MAX Maximum

M.B. Machine Ball

MECH Mechanical

MEMB Membrane

Lineal Foot

Left Hand

Living Room

Manufacture

Miscellaneous

Manhole

Minimum

Mirror

Mullion

North

**N.I.C.** Not in Contract

N.S. No Scale

OA

OBSC

O.C.

O.D.

OFF

OVHD

OPNG

OPP

P.D.

PL

N.T.S. Not to Scale

Number

Nominal

Overall

Obscure

On Center

O.F.D. Overflow Drain

Office

Overhang

Overhead

Opposite

Planter Drain

Piece

Plate

P.L. Property Line

Outside Diameter

**PLYWD** Plywood

**PTN** Partition

Pair

Paint

Quarry Tile

Riser

Radius

Roof Drain

Reference

Refrigerator

Required

Resilient

Revised

Roofing

Room

South

S.C. Solid Core

Right Hand

Redwood

Rough Opening

**REINF** Reinforced / Reinforcing

P.T.D. Paper Towel Dispenser

PR

Q.T.

RAD

R.D.

REF

REQ

REV

RFG

R.H.

RM

R.O.

RWD

REFR

**GALV** Galvinized

Galvanized Iron

Glass, Glazing

Ground

Grade

Gypsum

Handicapped

**G.B.** Grab Bar

H.B. Hose Bib

H.C. Hollow Core

**HDWR** Hardware

**HDWD** Hardwood

**HORIZ** Horizontal

**H.M.** Hollow Metal

Height

**HVAC** Heating, Ventilation

Hot Water

**I.D.** Inside Diameter

INCL Including

**INSUL** Insulation

and Air Conditioning

GR

GYP

Centerline

Number

Existing

Anchor Bolt

Acoustical

Aluminum

Anodized

**APPROX** Approximate

Access Panel

Architectural

Asphalt

Bituminous

Building

Block

Adjustable

Air Conditioning

Acoustical Tile

Asphaltic Concrete

Above Finish Floor

Alter or Alternate

(E)

A/C

ACT

ADJ

ALUM

ANOD

ARCH

ASPH

BITUM

BLDG

BLK

ACOUS

Diameter or R

Perpendicular

**BSMT** Basement

CARP Carpet

C.B. Catch Basin

Cement

Cast Iron

Concrete Masonry Unit

Ceiling

Closet

Clear

Column

CNTR Counter

**CONN** Connection

**CONT** Continuous

**CONTR** Contractor

**C.T.** Ceramic Tile

CTSK Countersunk

**CORR** Corridor

CTR Center

**CONST** Construction

B.U.R. Built Up Roofing

Double

Diameter

Dimension

Dispenser

Downspout

Down

**D.O.** Door Opening

Door

**D.S.P.** Dry Standpipe

East

Each

**Expansion Joint** 

Elevation

**DWG** Drawing

**DWR** Drawer

**ELEC** Electrical

**ELEV** Elevation

**EMER** Emergency

**ENCL** Enclosure

**EQ** Equal

**E.O.S.** Edge of Slab

**EQUIP** Equipment

Drinking Fountain

Detail

DET

D.F.

DIA

DIM

DN

EA

DISP

**EXP** Expansion

Exterior

Fire Alarm

Floor Drain

Foundation

**F.G.** Finish Grade

FIN Finish

**FLR** Floor

FPRF

**FLASH** Flashing

FLUOR Fluorescent

F.O.F. Face of Finish

**F.O.S.** Face of Stud

FTG Footing

F.H.C. Fire Hose Cabinet

**F.O.C.** Face of Concrete

F.O.M. Face of Masonry

Frame

**FURR** Furring, Furred

Full Size

Foot, Feet

Fireproof

Fire Extinguisher

**F.E.C.** Fire Extinguisher Cab

**EXPO** Exposed

EXT

SED ARCHIT RAMSEY DAHAM No. C-34257 RENEWAL DATE OF CALIFO

22 S. VENICE BLVD VENICE, CA 90291

Revision Schedule Revision Number **Revision Date** 

COVER

REQUIRED CHECKED 15'-0" @ ALL LEVELS **DATE** 6/3/2024 10:00:51 AM 5'-0" + 1'-0" = 6'-0" @ ALL LEVELS 15'-0" @ ALL LEVELS SCALE 11'-7" @ ALL LEVELS 5'-0" + 1'-0" = 6'-0" @ ALL LEVELS JOB#

MILDRED AVE.

S. VENICE BLVD.

EAST SIDE YARD

OCEAN AVE SIDE YARD

GRIDLINE

P PROPERTY LINE

(# INDICATES ISSUE)

INTERIOR ELEVATION

BASEMENT DATUM

──────────────────────── BREAK LINE

DOOR SYMBOL

WINDOW SYMBOL

REFERENCE

COORDINATE PROJECT GRID

SYMBOL

ROOM NUMBER

FLOOR LEVEL

INDICATES A JOG IN THE BUILDING SECTION

DETAIL AREA REFERENCE

9'-0" @ ALL LEVELS

4'-9" @ ALL LEVELS

15'-0" @ ALL LEVELS

"THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY

FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED

FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL

SERVICE CENTER. 100% PRIVATELY FUNDED.

17042

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

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

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

FIXTURES, LIGHT FIXTURES, (INCLUDING DOWNLIGHTS &

FLUORESCENTS), & SPECIAL EQUIPMENT SHOWN TO BE

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

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

NOTED TO BE REMOVED OR RELOCATED, SHALL BE CAPPED

REPLACED. 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 MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DRAINS NOT BEING RE-USED. DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK. **16.** RE-USE OR RELOCATE ALL ABOVE CEILING DUCTWORK 7. THE CONTRACTOR SHALL NOT BREAK SETS FOR TRADE DIFFUSERS, GRILLES, SPRINKLER PIPES OR OTHER EQUIPMENT, AS REQUIRED FOR PROPER DISTRIBUTION BIDDING, ERRORS IN BIDDING AS A RESULT OF THIS

17. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND 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.

WITH NEW LAYOUT.

18. REMOVE ALL EXISTING IRREGULAR MATERIALS WHICH 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 THE WORK IN ACCORDANCE WITH THE CONTRACT

21. STAIRWAYS MUST REMAIN ACCESSIBLE AT ALL TIMES DURING DEMOLITION. 22. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE 11. ALL TRADES SHALL DO THEIR OWN CUTTING, FITTING, RATING IS MAINTAINED

**SAFETY NOTES:** 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 REPAIR 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

MATERIALS USED FOR NEW CONSTRUCTION, UNLESS SPECIFIED OR INDICATED OTHERWISE, SHALL MATCH EXISTING ADJACENT MATERIALS, CONSTRUCTION AND

OR REPAIRED TO ORIGINAL CONDITION OR BETTER.

6. NO MATERIALS SHALL BE STORED ON PUBLIC PROPERT UNLESS ENCROACHMENT PERMIT IS FIRST OBTAINED FROM

DUMPSTER IN AN AREA DESIGNATED BY THE OWNER FOR

FOR ITS REMOVAL FROM THE SITE TO A LEGAL DISPOSAL

8. ALL HOLES IN CONCRETE SLABS LEFT AFTER REMOVAL

OF PIPES, CONDUITS, ETC., ARE TO BE FILLED WITH POR-

9. THE GENERAL CONTRACTOR SHALL VERIFY SALVAGE

REQUIREMENTS OF ALL FURNITURE, FIXTURES AND

EQUIPMENT WITH THE OWNER TO DEMOLITION.

ACCORDANCE WITH FINISH MANUFACTURERS

12. PROVIDE ALL NECESSARY BLOCKING, BACKING.

13. PLEASE RECYCLE DEMOLITION & CONSTRUCTION

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

WASTE. ASK ABOUT POSSIBLE DUMP SITES.

DRAWING SET FOR FURTHER INFORMATION.

OR PATCHED.

RECOMMENDATIONS.

REQUIREMENTS.

ROCK OR SOLID CONCRETE. REFER TO ANY DETAILS WITHIN

**10.** SURFACE CRACKS AND VOIDS SHALL BE TUCK POINTED

11. ALL SURFACES TO BE FINISHED SHALL BE PREPARED IN

SLEEVES, AND FRAMES FOR LIGHT FIXTURES, ELECTRICAL

UNITS, A/C EQUIPMENT AND OTHER ITEMS REQUIRING SAME.

THE PURPOSE OF COLLECTING TRASH AND SHALL PROVIDE

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 7. THE GENERAL CONTRACTOR SHALL PROVIDE A

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

# **FIRE-RESISTANCE RATED CONSTRUCTION:**

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)

### FIRE PROTECTION

**15**. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED

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

(IOOmm) PIPE OR 16 SQ IN (IO320mm SQ) IN AREA. UBC SEC

CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING

CODE, CALIFORNIA PLUMBING CODE, NATIONAL ELECTRIC

CODE. CALIFORNIA MECHANICAL CODE. CALIFORNIA FIRE

ORDINANCES GOVERNING CONSTRUCTION . SECURITY IN

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

3. DEPARTMENT OF INDUSTRIAL RELATIONS DIVISION OF

4. OCCUPANCY SIGNAGE SHALL BE PLACED PER LOCAL

CODE & FIRE DEPARTMENT REQUIREMENTS AS APPLICABLE.

5. ALL REQUIRED PERMITS MUST BE OBTAINED AND KEPT

1. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT

DISCOVER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR

CONSTRUCTION WHICH HAS NOT BEEN BROUGHT TO THE

CORRECTING ANY ERROR, BEFORE OR AFTER THE START

OF CONSTRUCTION, SHALL FIRST BE APPROVED BY THE

ANY INCONSISTENCY, ERROR OR OMISSION HE MAY

CORRECTING ANY ERROR AFTER THE START OF

ATTENTION OF THE ARCHITECT. THE MEANS OF

2. STAMPED SETS OF APPROVED PLANS SHALL BE

SPECIFIED BY THE CITY.

WHICH THE ITEM FUNCTIONS.

PROVIDED FOR ALL WORK, THE CONTRACTOR SHALL

MAINTAIN IN, GOOD CONDITION, COMPLETE SETS OF

STAMPED AND APPROVED PLANS WITH ALL REVISIONS

CONTRACTOR OR HIS SUPERINTENDENT IN A LOCATION

ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL

TIMES. THEY ARE TO BE UNDER THE CARE OF THE GENERAL

3. THE ARCHITECT WILL REVIEW ALL SHOP DRAWINGS AND

THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE

ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY IN

4. THE ARCHITECT MAKES NO GUARANTEE FOR PRODUCTS

5. REFERENCES OF DRAWINGS IS FOR CONVENIENCE ONLY

6. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MINOR

AND DOES NOT LIMIT APPLICATION OF ANY DRAWIING OR

PRACTICE ARE NOT THE RESPONSIBILITY OF THE OWNER

8. THE CONTRACTOR SHALL REFER TO AND CROSS-CHECK

DETAILS, DIMENSIONS, NOTES, AND ALL REQUIREMENTS

SHOWN ON THE ARCHITECTURAL DRAWINGS WITH THE

9. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE

OWNER, a) AN AUTHORIZATION LETTER FROM THE OWNER

LANDLORD'S RULES AND REGULATIONS, INCLUDING BUT

CONTRACTORS STATE LICENSE BOARD. d) COPY OF THE

CITY BUSINESS TAX REGISTRATION CERTIFICATE OR NEWLY

SUBCONTRACTORS TO THE OWNER FOR REVIEW PRIOR TO

LANDLORD'S CRITERIA. c) CERTIFICATE OF WORKERS

TO PULL PERMITS. THE FOLLOWING IS REQUIRED FROM THE

NOT LIMITED TO PROVIDING INSURANCE CERTIFICATES PER

FOLLOWING IS REQUIRED FROM THE AGENT OF THE

CONTRACTOR AGENT:- b) CONTRACTOR SHALL BE

RESPONSIBLE FOR OBTAINING AND FOLLOWING

COMPENSATION INSURANCE MADE OUT TO THE

PAID RECEIPT FOR ONE. e) NOTARIZED LETTER OF

AUTHORIZATION FOR AGENTS OF CONTRACTOR.

10. THE CONTRACTOR SHALL PROVIDE A LIST OF

SIGNING THE OWNER / CONTRACTOR AGREEMENT.

PATCHING, ETC., TO MAKE THE SEVERAL PIECES COME

TEMPORARY BRACING OR SHORING AS REQUIRED OR

13. THE CONTRACTOR SHALL PROVIDE TEMPORARY

AUTHORIZATION FROM OWNER'S REPRESENTATIVE

15. IT S THE RESPONSIBILITY OF THE GENERAL

UNDER THIS CONTRACT.

AND MAINTENANCE MANUAL.

FIRE SAFETY NOTES:

PORTION THEREOF DURING CONSTRUCTION.

TOGETHER PROPERLY AND FIT OR BE RECEIVED BY WORK

**12.** THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE

WATER, POWER, AND TOILET FACILITIES AS REQUIRED AND

CONTRACTOR MAY USE OWNERS FACILITIES UPON WRITTEN

SHALL INSTALL THEM IN ACCORDANCE TO LOCAL CODES.

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

CONTRACTOR TO DELIVER THE JOB COMPLETELY CLEAN.

16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE

IMPROPER OR INFERIOR MATERIALS OR WORKMANSHIP OR

ANY DAMAGE WHICH SHALL APPEAR WITHIN ONE (1) YEAR

17. NEW MECHANICALLY VENTILATED BUILDINGS SHALL

PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING

FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND

RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF

THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION

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

WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR.

AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK

FOR, ND SHALL REPLACE OR REMEDY ANY FAULTY,

EXISTING SITE CONDITIONS AND SPECIFICATIONS.

NAMED BY TRADE NAME OR MANUFACTURER.

SAMPLES FOR CONFORMANCE WITH DESIGN CONCEPT OF

ON THE PREMISES AT ALL TIMES IN A LOCATION SPECIFIED

CONTRACTOR SHALL PROVIDE OCCUPANCY SIGNAGE PER

INDUSTRIAL SAFETY (O.S.H.A.) REQUIREMENTS.

LOCAL BUILDING REQUIREMENTS AND/OR FIRE

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 AND ALL LOCAL CODES, REGULATIONS, LAWS &

CONTAINED IN THE WALL AT THE POINT THEY PENETRATE

THE FLOOR OR WHERE THEY ARE LARGER THAN A 4"

1. ALL WORK AND MATERIALS SHALL COMPLY TO THE

& VISIBLE WHEN THE UNIT IS GLAZED.

CODE NOTES:

THIS JURISDICTION.

CODE REGULATIONS.

DEPARTMENT REQUIREMENTS.

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) 3. THIS BUILDING SHALL BE PROVIDED WITH A MANUAL ALARM SYSTEM WITH THE CAPABILITY TO SUPPORT VISIBLE

ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH 4. BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE

FOR EMERGENCY RESPONDERS. SEE LOS ANGELES FIRE CODE SECTION 510 FOR MORE DETAILS. LADBS GENERAL REQUIREMENTS:

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

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

3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3). 4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS

SHALL BE PROVIDED WITH HOT AND COLD WATER AND

CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

5. 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 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

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

9. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

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

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

WHICH THE PERMIT WAS OBTAINED. (R315.2)

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

1. 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)

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)

3. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS

# 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 CANDLES (54 IUX). 10. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH

11. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. 12. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90MIN. IN CASE OF PRIMARY POWER LOSS. 1013.5-1013.6.3

13. EGRESS DOORS SHALL BE READILY OPENABLE FROM

THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. 1010.1.9 14. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES

SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISHED FLOOR. 1010.1.9.2 15. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY

WITH SECTION 1010.1.9 16. THE MEANS OF EGRESS, INCLUDING THE EXIT

DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1FOOT-CANDLE AT THE WALKING SURFACE 1008 1 **17**. THE POWER SUPPLY FOR MEANS OF EGRESS

ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING

MEANS OF EGRESS;

I. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE

II. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.; III. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVEL OF EXIT DISCHARGE UNTIL EXIT

DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS. IV. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1028.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

V. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1010.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE

18. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ONSITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. 1008.3

19. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. 1008.3

20. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN SECTION SHALL NOT APPLY TO SLIDE GLASS DOORS WHICH ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH RISE CONFORM TO THE PROVISIONS OF SECTION 6710 OR TO BUILDINGS, SEE SECTION 403.

21. EVERY EXIT SIGN AND DIRECTIONAL EXIT SIGN SHALL HAVE PLAINLY LEGIBLE LETTERS NOT LESS THAN 6 INCHES (152 MM) HIGH WITH THE PRINCIPAL STROKES OF THE LETTERS NOT LESS THAN V4 INCH (19.1 MM) WIDE. 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 NOT LESS THAN 3/8 INCH (9.5 MM). SIGNS LARGER THAN THE MINIMUM ESTABLISHED IN THIS SECTION SHALL HAVE LETTER WIDTHS, STROKES AND SPACING IN PROPORTION TO THEIR HEIGHT. THE WORD "EXIT" SHALL BE IN HIGH CONTRAST WITH THE BACKGROUND AND SHALL BE CLEARLY DISCERNIBLE WHEN THE MEANS OF EXIT SIGN ILLUMINATION IS OR IS NOT ENERGIZED. IF A CHEVRON DIRECTIONAL INDICATOR IS PROVIDED AS PART OF THE EXIT SIGN, THE CONSTRUCTION SHALL BE SUCH THAT THE DIRECTION OF THE CHEVRON DIRECTIONAL INDICATOR CANNOT BE READILY CHANGED.

# INTERIOR ENVIRONMENT

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

2. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.

# BUILDING ENVELOPE

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902..1 2. GLAZING IN THE FOLLOWING SECTIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

> A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES. B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE

PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING 2-1/2" LONG. (6709.5, 6709.7)

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING

EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE 1) EXPOSED AREA OF AN INDIVIDUAL PANE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL GREATER THAN 9 SQUARE FEET. EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)

2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE 18. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A 3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE

INCHES HORIZONTALLY OF THE GLAZING D. GLAZING IN RAILINGS. E. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS,

4) ONE OR MORE WALKING SURFACES WITHIN 36

BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALING SURFACE. F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE

GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING

SURFACE AND WITHIN 60 INCHES, MEASURED

WATER'S EDGE.

SECTION R308.6

HORIZONTALLY AN IN A STRAIGHT LINE, OF THE

**G.** GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AN RAMPS.

H. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM 3. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH

AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF

6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. 4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED. 5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP. 4. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER 6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL

**GENERAL NOTES:** 

CFM CONTINUOUS.

OUTSIDE OF THE BUILDING.

PLACEMENT. 7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.12.

FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATION SPECIFIED PER SECTION R317.1 BY THE USED OF OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA 6. PROVIDE ANTI GRAFFITI FINISH WITHIN THE FIRST 9 FEET

5. PROTECTION OF WOOD AND WOOD BASED PRODUCTS

MEASURED FROM GRADE, AT EXTERIOR WALLS AND

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,

IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY

8. ALL COOL ROOF PRODUCTS SHALL HAVE A CLEARLY

REFLECTANCE TESTED IN ACCORDANCE WITH CRRC-1

1. SCREENS, BARRICADES, OR FENCES MADE OF A

THE UTILITY POLE OR SIMILAR STRUCTURES. (6707)

2. EVERY DOOR IN A SECURITY OPENING FOR AN

APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT

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

3. SLIDING GLASS DOORS PANELS SHALL BE CLOSED AND

SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH

LOCKED WHEN SUBJECTED TO THE TESTS SPECIFIED IN

4. METAL OR WOODEN OVERHEAD OR SLIDING DOORS

A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND

BOLTED. HARDENED STEEL HASPS, METAL SLIDE BOARD,

5. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL

LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE

INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE

6. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF

IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF

OR PROTECTED WITH METAL BARS OR GRILLES (6714)

7. GLAZED OPENINGS WITHIN 40" OF THE REQUIRED

BE FULLY TEMPERED GLASS PER SECTION 2406, OR

A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS

VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN

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

9. OTHER OPENABLE WINBDOWS SHALL BE PROVIDED WITH

SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S

BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM

9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED

10. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING

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

12. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR

ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE

INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES

13. ALL OTHER OPENINGSMUST BE PROTECTED BY METAL

**14.** ALL ENTRY DOORS TO DWELLING UNITS OR GUEST

A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR

WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE

PORTS IN THE DOOR OR ADJOINING WALL. (6706)

PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS

**15.** WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK

**16.** ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM

OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS.

ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS

LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW

MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR

CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO

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

17. PROVIDE DEAD BOLTS WITH HARDENED INSERTS:

DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON

HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL

19. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT

PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA.

HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES

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)

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35

2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR

COMPLIANT AND BE DUCTED TO TERMINATE TO THE

3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT

FUNCTIONING AS A COMPONENT OF WHOLE HOUSE

VENTILATION SYSTEM, MUST BE CONTROLLED BY A

LOCATIONS WITH FIELD SURVEY PRIOR TO WALL

STILES AND RAILS SHALL BE OF SOLID LUMBER IN

LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE

PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL

MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT

PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY

THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN

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

STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE

BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS

SIMILAR DEVICES CONSTRUCTED TO PRCLUDE HUMAN

FROM THE CLOSEST OPENING THROUGH SUCH METAL

DEVICES. A DEVICE SHALL BE INSTALLED IN THE UPPER

REMOVING OF THE MOVING PANEL IN THE CLOSED OR

OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS.

THER GREATEST DIMENSIONS. (6715.3)

PRECLUDE HUMAN ENTRY.

STEEL HASPS. (6715.2)

SEC. 6717.2

PARTIALLY OPEN POSITION. 6715.1

TWO INCHES IN ANY DIMENSION.

INCHES IN ONE DIMENSION.

THE JAMB. (6709.4)

ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER

CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR

GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5

TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL

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

APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE

PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING

IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

**BOLT OR EQUIVALENT DEVICE UNLESS SECURED** 

ELECTRICALLY OPERATED. (6711)

140.1, 140.2, 140.3(A)1, 141.0(B)2B, 150.1(C)11, 150.2(B)1H,

MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING

SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF.

BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8FT. OF

VISIBLE PACKAGING LABEL THAT LISTS THE EMITTANCE AND

THE INITIAL AND 3-YEAR AGED SOLAR REFLECTANCE, OR A

LEGIBLE AND VISIBLE FROM THE STREET OR RAOD

DOORS. EXCEPTION: MAINTENANCE OF BUILDING

BUILDING NUMBERS OR APPROVED BUILDING

CRRC APPROVED ACCELERATED AGED SOLAR

FRONTING THE PROPERTY. (R319.1)

SECURITY REQUIREMENTS

THE EXTERIOR. (6708)

SEC. 6717.1

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

INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH

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

PROJECTIONS.

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

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

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 PROGRAM **D.** MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004. ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH 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

FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT

ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY

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 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 BE 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 LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER. BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH 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 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

22. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE 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 BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS

# **BUILDING ENERGY STANDARD NOTES:**

### **GENERAL NOTES** I. 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 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

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

TEMPERATURE. 110.3(C)1 9. SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. 110.3(C)2

10. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110°F, 110.3(C)3

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

ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT 12. FOR NONRESIDENTIAL, HIGH-RISE RESIDENTIAL, AND

C. THE HEAT LOSS OF THE TANK SURFACE BASED

SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED SECTION 120.2. 13. CONTINUOUSLY BURNING PILOT LIGHT SHALL BE

HOTEL/MOTEL BUILDINGS, SPACE CONDITIONING SYSTEMS

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

A. FAN-TYPE CENTRAL FURNACES

B. HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 BTU/HR

D. SPA HEATERS

C. POOL HEATERS

E. INDOOR AND OUTDOOR FIREPLACES 14. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT

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 ADJUSTING THE THERMOSTAT SETTING.

C. NOT UTILIZE ELECTRIC RESISTANCE HEATING. D. HAVE A COVER FOR OUTDOOR POOLS OR SPAS 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 OPERATION OF THE POOL OR SPA HEATER AND FOR THE PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED. 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

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 ALLOW 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

**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

BY APPLICABLE PUBLIC HEALTH STANDARDS.

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)

18. JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR 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

PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL." 110.8(A) 20. UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL- 2. AREA SMOKE DETECTORS SHALL BE PROVIDED IN THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN

THE UREA FORMALDEHYDE FOAM INSULATION AND THE

INTERIOR SPACE IN ALL APPLICATIONS. 110.8(B)

CONSUMER AFFAIRS, BUREAU OF ELECTRONIC AND

APPLIANCE REPAIR. HOME FURNISHING AND THERMAL

INSULATION THAT THE INSULATION CONDUCTIVE THERMAL

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-UP TANK FOR A SOLAR WATERHEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR

TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU

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 SECTION 803.1

PER HOUR PER SQUARE FOOT. 110.8(D)2

### 1. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: (150.0(E))

A. CLOSEABLE METAL OR GLASS DOORS COVERING B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM

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 CONTROL 2. HEATING OR COOLING SYSTEMS, INCLUDING HEAT PUMPS, NOT CONTROLLED BY A CENTRAL ENERGY

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

WATER HEATER.

MANAGEMENT CONTROL SYSTEM (EMCS) SHALL BE

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

RECEPTACLE THAT IS WITHIN 3 FEET FROM THE

WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.

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

4. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. 150.0(P)1.A

5. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF

ANY LOOSEFILL INSULATION SHALL CONFORM WITH THE

C. CONDENSATE DRAIN THAT IS NO MORE THAN 2

INCHES HIGHER THAN THE BASE OF THE INSTALLED

INSULATION MANUFACTURER'S LABELED R-VALUE. 150.0 (B) ALARM CONTROL UNIT AND SHALL INITIATE OCCUPANT NOTIFICATION UPON ACTIVATION, IN ACCORDANCE WITH SECTIONS 907.5.1 THROUGH 907.5.2.3.3. WHERE A FIRE 6. THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH ALARM SYSTEM IS REQUIRED BY ANOTHER SECTION OF THIS CODE. IT SHALL BE ACTIVATED BY: OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. 150.1(C)(1)(D) AUTOMATIC FIRE DETECTORS.

7. RAISED-FLOORS SHALL BE INSULATED SUCH THAT THE FLOOR ASSEMBLY HAS AN ASSEMBLY U-FACTOR EQUAL TO OR LESS THAN SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR 3. MANUAL FIRE ALARM BOXES. (B) MULTIFAMILY 150.1(C)1.C 7. EMERGENCY VOICE/ALARM COMMUNICATION SYSTEMS

8. ALL NEW BUILDINGS AND ADDITIONS >700 SQFT SHALL COMPLY WITH THE QUALITY INSULATION INSTALLATION (QII) REQUIREMENTS SHOWN IN TABLE 150.1-(A) SINGLE FAMILY OR (B) MULTIFAMILY. WHEN QII IS REQUIRED, INSULATION INSTALLATION SHALL MEET THE CRITERIA SPECIFIED IN REFERENCE APPENDIX RA3.5. 150.1(C)1.E

A. ALL HOT WATER PIPES FROM THE HEATING

B. ALL PIPING WITH A NOMINAL DIAMETER TO OR

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

9. INSULATIONS ARE REQUIRED FOR: 150.0(J)2.A

SOURCE TO THE KITCHEN FIXTURES.

WATER RECIRCULATION SYSTEM.

F. PIPING BURIED BELOW GRADE.

THE INSULATION R-VALUE. 150.0 (J)1

AS FOLLOWS:

10. INSULATION SHALL BE PROVIDED FOR WATER HEATERS

A. UNFIRED HOT WATER TANKS, SUCH AS STORAGE

TANKS AND BACKUP STORAGE TANKS FOR SOLAR

WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY

WRAPPED WITH INSULATION HAVING AN INSTALLED

HAVE INTERNAL INSULATION OF AT LEAST R-16 AND

A LABEL ON THE EXTERIOR OF THE TANK SHOWING

C. LUMINARIES SHALL BE SWITCHED WITH READILY

PERMIT THE LUMINARIES TO BE MANUALLY TURNED

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.

SENSOR.

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

AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY

LUMINAIRES OR CONTROLLED BY AN OCCUPANT

BUILDING WHERE THE TOTAL INTERIOR COMMON

PERCENT OF THE FLOOR AREA, PERMANENTLY

INSTALLED LIGHTING IN THAT BUILDING SHALL:

I. COMPLY WITH THE APPLICABLE

130.1, 140.6 AND 141.0; AND

1. IN BUILDINGS WHERE MORE THAN ONE STANDPIPE IS

ACCORDANCE WITH THIS SECTION. SMOKE DETECTORS

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

3. SMOKE DETECTORS LISTED FOR USE IN AIR DUCT

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.

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.

4. SMOKE DETECTORS INSTALLED IN DUCTS SHALL BE

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

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

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

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

SHALL BE CONNECTED TO AN AUTOMATIC FIRE ALARM

THIS SECTION SHALL ACTIVATE THE EMERGENCY

DETECTORS SHALL BE LOCATED AS FOLLOWS:

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

SENSORS SHALL BE CAPABLE OF TURNING

THE LIGHT FULLY ON AND OFF FROM ALL

DESIGNED PATHS OF INGRESS AND EGRESS

LIGHTING POWER IN EACH SPACE BY AT

LEAST 50 PERCENT. THE OCCUPANT

AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR

SEPARATELY FROM LIGHTING SYSTEMS.

THERMAL RESISTANCE OF R-12 OR GREATER OR

SHALL OPERATE ON AT LEAST THE ALARMING FLOOR, THE FLOOR ABOVE AND THE FLOOR BELOW. SPEAKERS SHALL C. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD BE PROVIDED THROUGHOUT THE BUILDING BY PAGING WATER PIPES FROM THE STORAGE TANK. ZONES. AT A MINIMUM, PAGING ZONES SHALL BE PROVIDED AS FOLLOWS: D. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT

1. ELEVATOR GROUPS. 2. INTERIOR EXIT STAIRWAYS. E. PIPING FROM THE HEATING SOURCE TO STORAGE EACH FLOOR. TANK OR BETWEEN TANKS. 4. AREAS OF REFUGE AS DEFINED IN CHAPTER 2.

FIRE COMMAND CENTER

IN THE BUILDING.

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

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

CALIFORNIA FIRE CODE, THE WIRED FIRE DEPARTMEN

COMMUNICATION SYSTEM SHALL BE DESIGNED AND

INSTALLED IN ACCORDANCE WITH NFPA 72 AND SHALL

WITH SECTION 911, ELEVATORS, ELEVATOR LOBBIES,

ROOMS, AREAS OF REFUGE AND INSIDE INTERIOR EXIT

STAIRWAYS. THE FIRE DEPARTMENT COMMUNICATION

6. A FIRE ALARM SYSTEM SHALL ANNUNCIATE AT THE FIRE

2. AUTOMATIC SPRINKLER SYSTEM WATERFLOW

4. AUTOMATIC FIRE-EXTINGUISHING SYSTEMS.

REQUIRED BY THIS CODE SHALL BE DESIGNED AND

WATERFLOW DEVICE OR MANUAL FIRE ALARM BOX SHALL

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

OF FIRE DEPARTMENT VEHICLE ACCESS, THE SYSTEM

LOCATED MORE THAN 75 FEET ABOVE THE LOWEST LEVEL

AUTOMATICALLY SOUND AN ALERT TONE FOLLOWED BY

OF ANY AUTOMATIC FIRE DETECTOR, SPRINKLER

THE INTERIOR EXIT STAIRWAY.

EMERGENCY AND STANDBY POWER ROOMS, FIRE PUMP

REQUIRED BY SECTION 907.6.4.3. 4. ANNUNCIATOR UNIT VISUALLY INDICATING THE LOCATION OF THE ELEVATORS AND WHETHER THEY ARE A. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS OPERATIONAL.

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

5. STATUS INDICATORS AND CONTROLS FOR AIR

8. SPRINKLER VALVE AND WATERFLOW DETECTOR DISPLAY 9. EMERGENCY AND STANDBY POWER STATUS INDICATORS.

**10.** A TELEPHONE FOR FIRE DEPARTMENT USE WITH

7. CONTROLS FOR UNLOCKING INTERIOR EXIT STAIRWAY

11. FIRE PUMP STATUS INDICATORS. 12. SCHEMATIC BUILDING PLANS INDICATING THE TYPICA 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

CONTROLLED ACCESS TO THE PUBLIC TELEPHONE SYSTEM.

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

> **13.1** GENERAL BUILDING INFORMATION THAT NAME, ADDRESS, THE INCLUDES: PROPERTY 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,

**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

LOCATION OF FREIGHT ELEVATOR BANKS.

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

15. GENERATOR SUPERVISION DEVICES, MANUAL START AND TRANSFER FEATURES

16. PUBLIC ADDRESS SYSTEM, WHERE SPECIFICALLY

REQUIRED BY OTHER SECTIONS OF THIS CODE.

PROVIDED.

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

19. A MASTER SWITCH FOR UNLOCKING ELEVATOR LOBBY DOORS PERMITTED BY SECTION 1010.1.9.13.

DEVICE SHALL BE PROVIDED AT EACH FLOOR LEVEL WITHIN INSTALLED IN ACCORDANCE WITH NFPA 72. THE OPERATION VOICE INSTRUCTIONS GIVING APPROVED INFORMATION AND

RENEWAL DATE

Revision Schedule Revision Number

Revision Date

CHECKED

[SFM] FIRE COMMAND CENTERS SHALL NOT BE USED FOR

THE HOUSING OF ANY BOILER, HEATING UNIT, GENERATOR, COMBUSTIBLE STORAGE, OR SIMILAR HAZARDOUS EQUIPMENT OR STORAGE.

SCALE SWITCH(ES), WHERE EMERGENCY OR STANDBY POWER IS

A0.01 A

17042

**DATE** 6/3/2024 10:00:52 AM



### FIRE GENERAL NOTES

1. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED 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 THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. {CBC 915.4.2/4} {LAFC 915.4.2/4}

3. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE IN ACCORDANCE WITH LAFC 510. (CBC 916:1)

4. MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. THE ILLUMINATION LEVEL SHALL NOT BE <1 FOOTCANDLE AT THE WALKING SURFACE. {CBC 1008.2}

5. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY 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 1 FOOTCANDLE AND A MIN AT ANY POINT OF 1 FOOTCANDLE

I. AISLES II. CORRIDORS

{CBC 1008.3-5}

- 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

ILLUMINATED {CBC 1013.3}\*\*

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

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

- STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE:
- I. "EXIT STAIR DOWN"
- II. "EXIT RAMP DOWN" III. "EXIT STAIR UP"

PASSAGEWAY.

- 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 HALLWAY.
- E. "TO EXIT" AT EACH EXIT DOOR THROUGH A

HORIZONTAL EXIT. 9. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES

{CBC 1013.5} 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

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

MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL UNIT. 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}"

ENSED ARCHITEC

RENEWAL DATE



Revision Schedule

Revision Number	Revision Date

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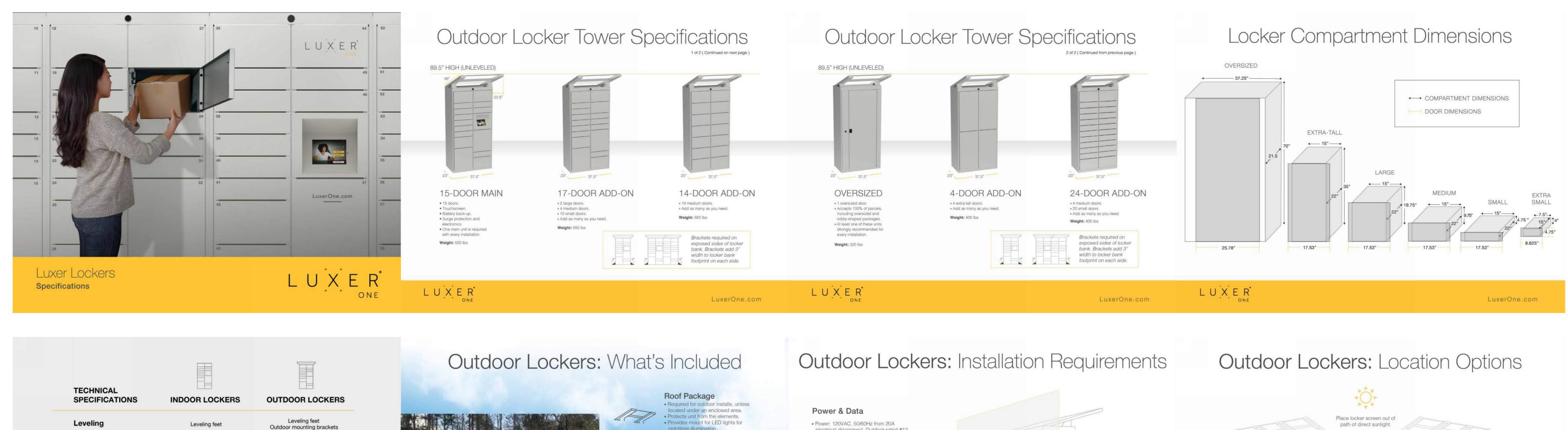
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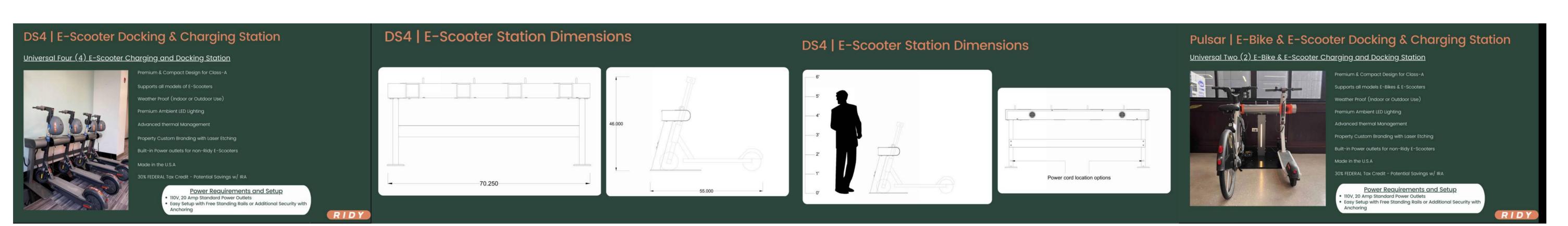
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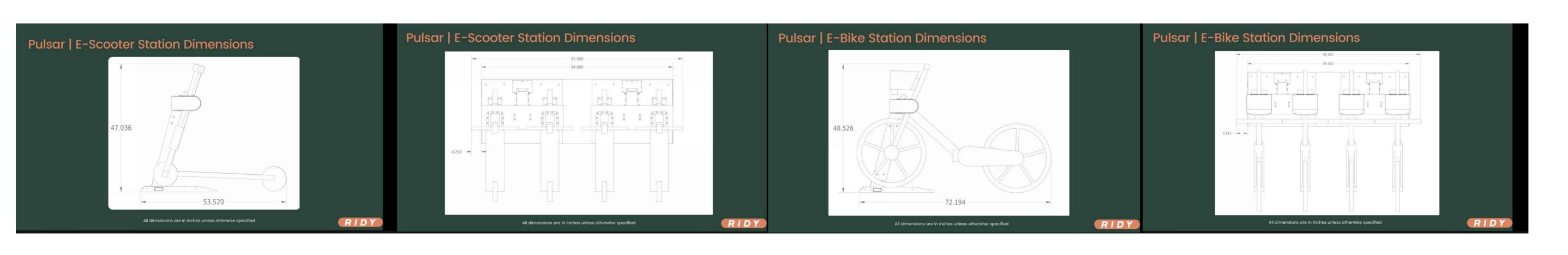
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522 S. VENICE BLVD. VENICE, CA 90291

Revision Schedule

Revision
Number

Revision Date

SPECS / RESEARCH REPORTS

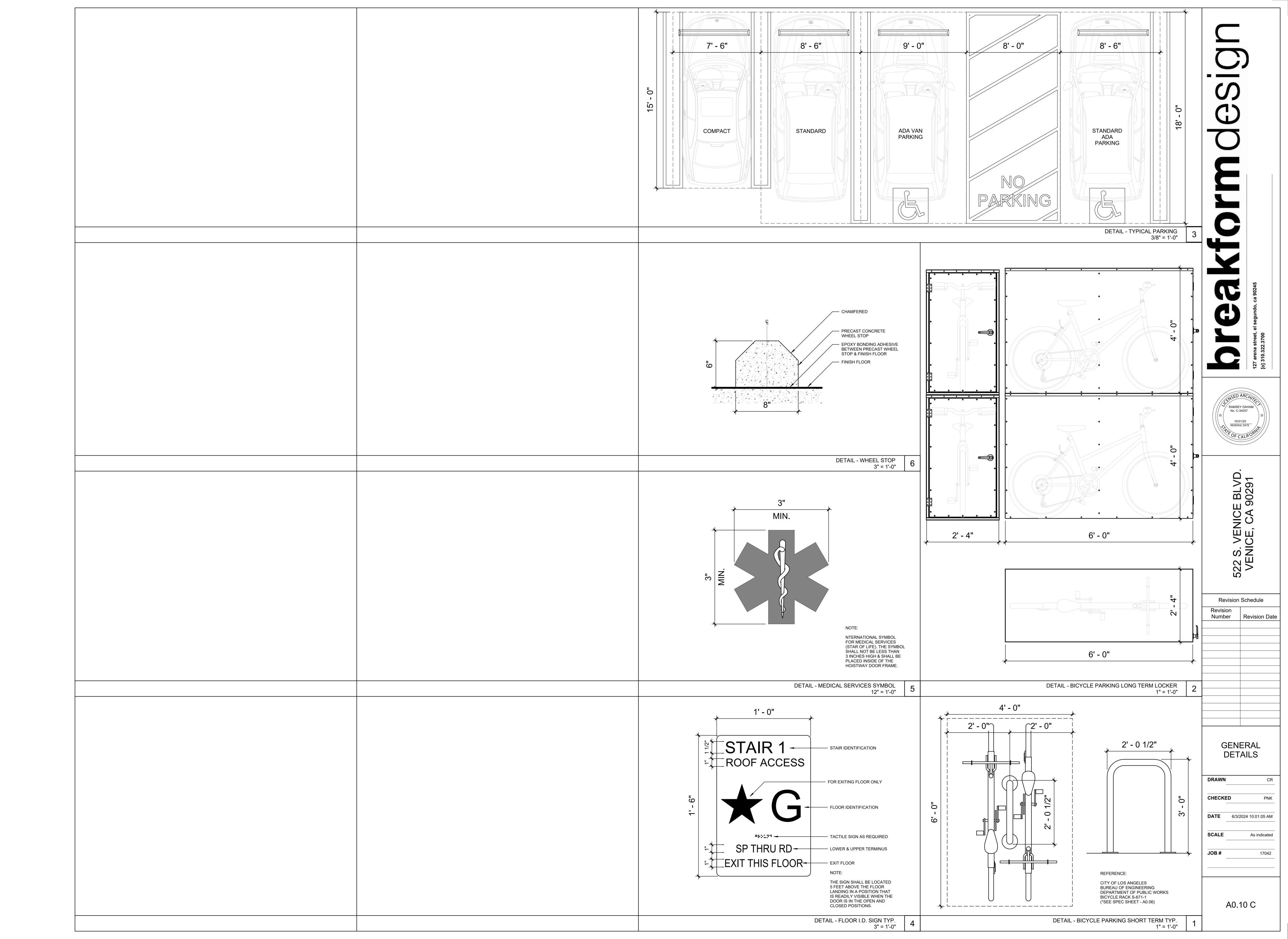
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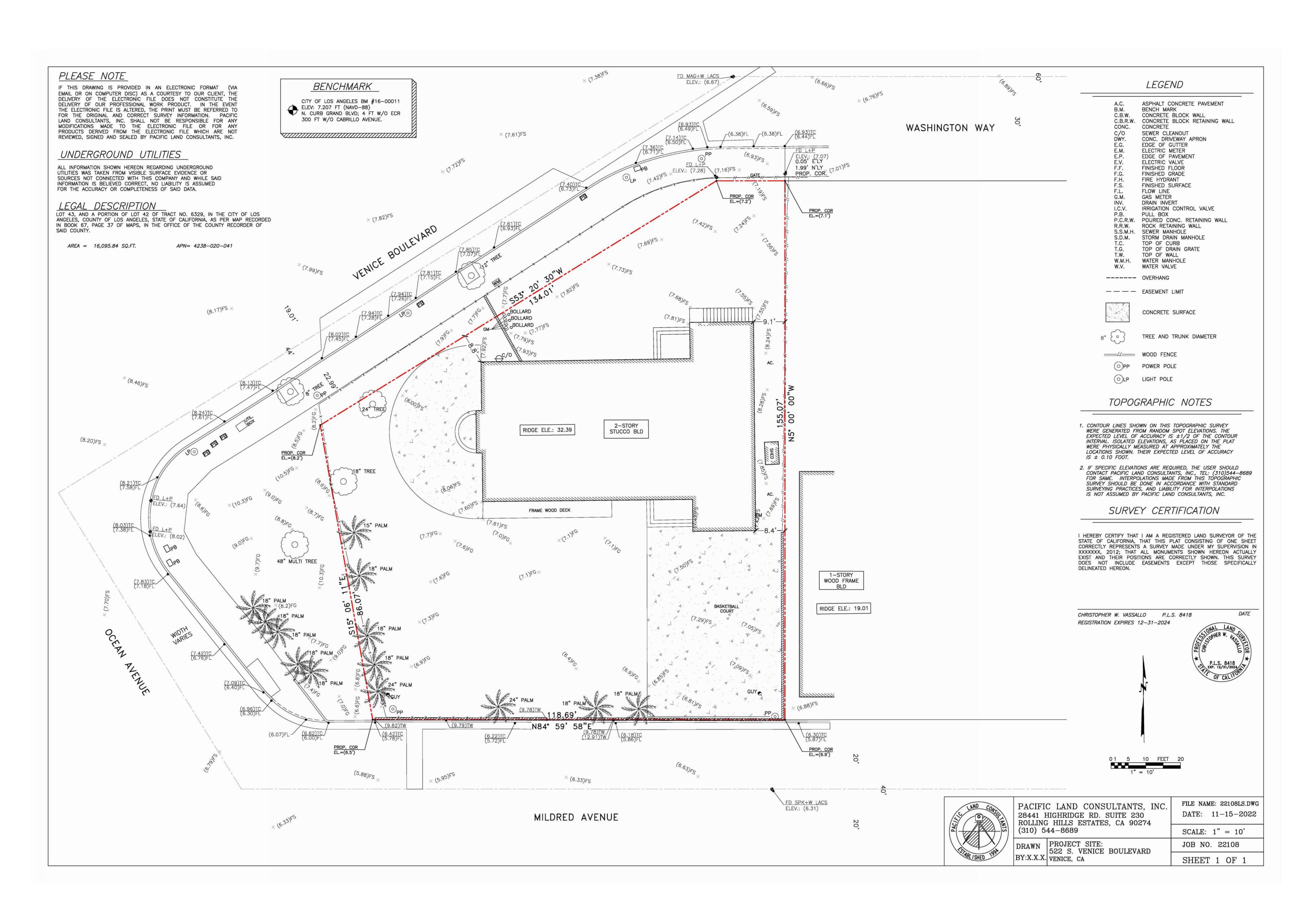
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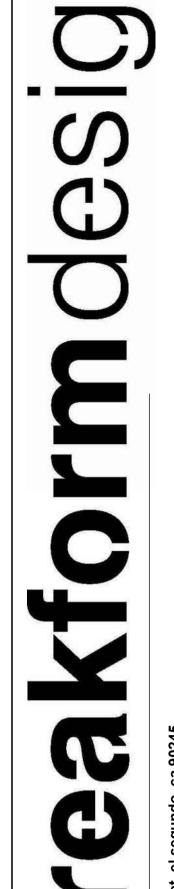
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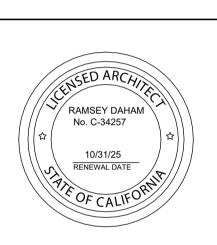
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\* FOR REFERENCE ONLY





522 S. VENICE BLV VENICE, CA 9029

Revision
Number Revision Date

**Revision Schedule** 

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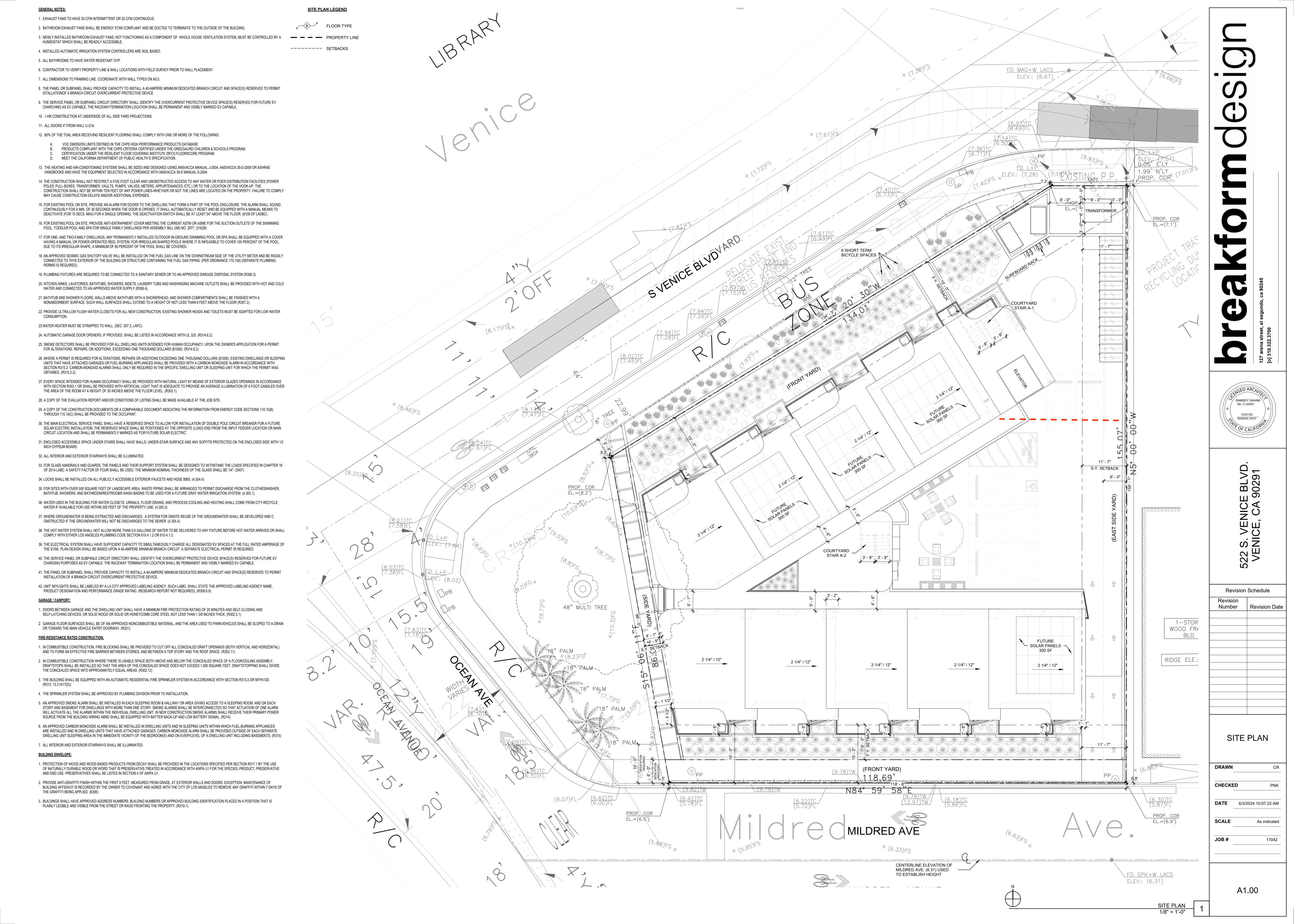
A0.13













 $\setminus (9.79)$ TW

MILDRED AVE A3.62

PP/

FIRST FLOOR 3/16" = 1'-0" A2.10

NOTES:

FENCES, PLANTERS, AND RETAINING WALLS SHALL NOT EXCEED A HEIGHT OF 6 FT. ABOVE THE NATURAL GROUND LEVEL IN THE REQUIRED SIDE YARD. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5 CHART NO. 5



MILDRED AVE A3.62

A2.20

SECOND FLOOR 3/16" = 1'-0"



MILDRED AVE A3.62

6' - 0" S.Y. SETBACK

THIRD FLOOR 3/16" = 1'-0"

### **ASSEMBLY TYPES FLOORS WALLS** 2x4 & 2x6 INTERIOR WALL ASSM. (1/A0.10) CONC FLOOR PER STRC. W/ WOOD FINISH (9/A0.10) 2x6 PLUMBING WALL ASSM. (2/A0.10) CONC FLOOR PER STRC. W/ TILE FINISH (10/A0.10) CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (11/A0.10) 3 1-HR 2x6 INTERIOR WALL ASSM. (3/A0.10) 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD FINISH (12/A0.10) ASSM. (4/A0.10) WOOD JOIST PER STRC. W/ TILE (5/A0.10) FINISH (13/A0.10) 6 4" CONC. PER STRC. (6/A0.10) WOOD JOIST W/ WOOD DECK PER SPEC. (14/A0.10) 8" CONC. RETAINING WALL PER STRC. (7/A0.10) WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (15/A0.10) **FLOOR PLAN LEGEND** FLOOR TYPE WINDOW TAG (A0.10 - SCHEDULE) DOOR TAG (A0.08, A0.09 - SCHEDULE) X'-X" ELEVATION MARKER — — PROPERTY LINE → — → — ACCESSIBLE ROUTE — - — - — 1 HR ---- 2 HR SMOKE DETECTOR CARBON MONOXIDE **EXHAUST** (ENERGY STAR, HUMIDISTAT CONTROLLED, DUCTED TO EXTERIOR) NFPA - 14 CLASS - I STANDPIPE ILLUMINATED EXIT SIGN **KEYNOTE LEGEND MAILBOXES** DETAIL: A0.11C OCCUPANT LOAD SIGN

FUTURE SOLAR ZONE AREA				
PROVIDED		REQUIRED		
SOLAR AREA 1	360 SF	≥ 15% OF ROOF AREA		
SOLAR AREA 2	300 SF	8,160 SF x .15 =	1,224 SF	
SOLAR AREA 3	300 SF	(ROOF AREA) x (15 %)		
SOLAR AREA 4	300 SF			
TOTAL	1.260 SF	TOTAL	1.224 SF	

STONE COUNTERTOP

SHORT TERM BICYCLE PARKING SPEC: A0.04D, DETAIL: 1/A0.10C

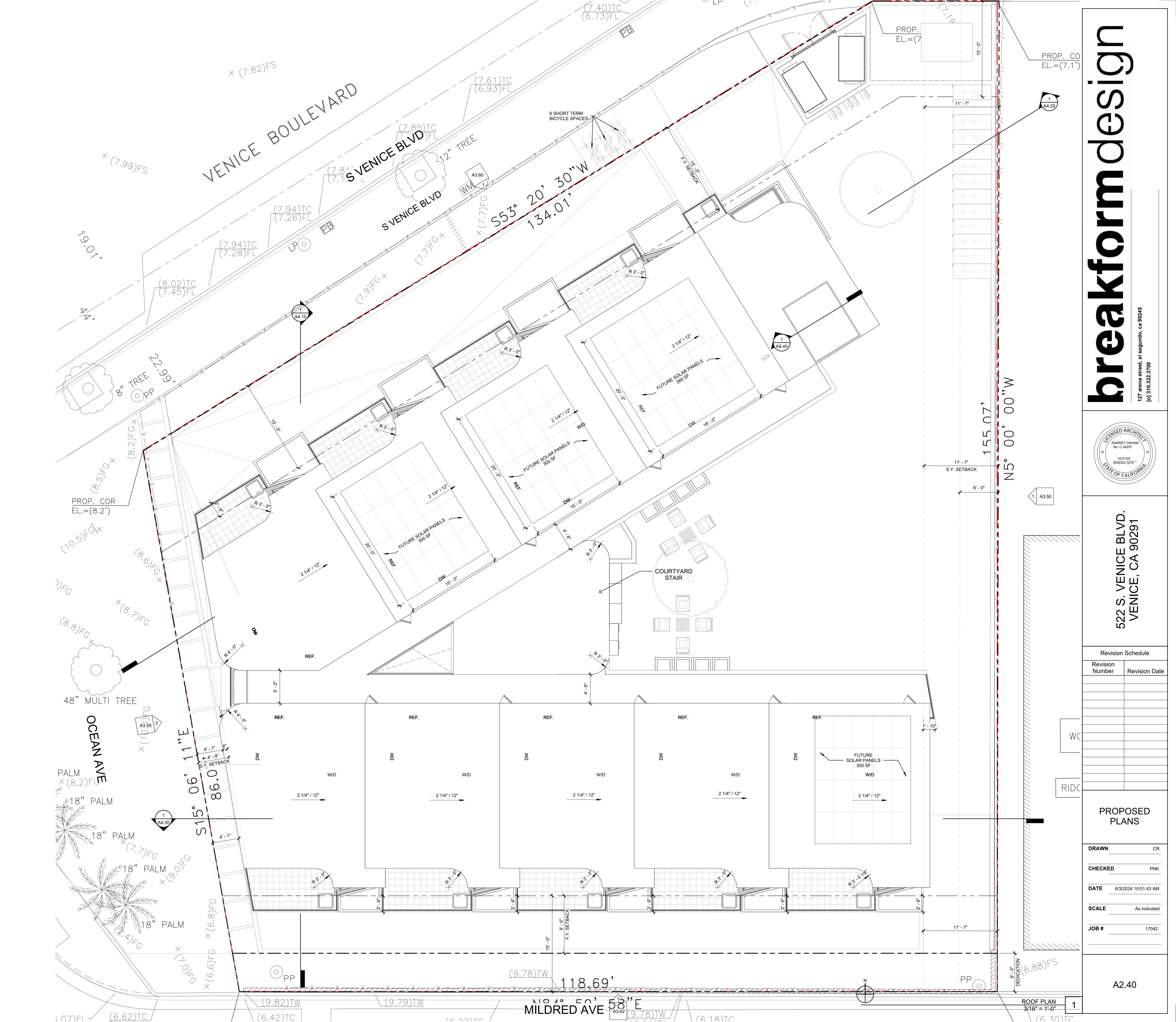
STAIRWAY IDENTIFICATION SIGN

FLOOR LANDING NUMBER (4/A0.16)

MEDICAL SERVICES SYMBOL (5/A0.16)

NFPA 72 OCCUPANT NOTIFICATION SYSTEM

LONG TERM BICYCLE PARKING LOCKERS (TWO UNIT STACKED BIKE LOCKERS) SPEC: A0.04D, DETAIL: 2/A0.10C



# HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. 5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP. 11. ALL DOORS 4" FROM WALL U.O.N. PERMIS IS REQUIRED).

ADJACENT RESIDENTIAL

BUILDING

21. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A 40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV. 1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 CFM CONTINUOUS. NONABSORBENT SURFACE: SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2). CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE, 2. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 22. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER 41. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT 3. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. 23.WATER HEATER MUST BE STRAPPED TO WALL, (SEC. 507.3, LAPC). 42. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY, SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME. 4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED. PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9) 24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2). 25. 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 (\$1000). (R314.6.2). 1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND 6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT. SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1) 26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING ··· 7. ALL DIMENSIONS TO FRAMING LINE: COORDINATE WITH WALL TYPES ON A0.5. UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH 2. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARKVEHICLES SHALL BE SLOPED TO A DRAIN 8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY. (R201) ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE... OBTAINED. (R315.2.2). FIRE-RESISTANCE RATED CONSTRUCTION: 27. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE 9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER CHARCHING AS EV CAPABLE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE. 4. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1). AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11) 10. 1-HR CONSTRUCTION AT UNDERSIDE OF ALL SIDE YARD PROJECTIONS. 28. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE. 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 29. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTIONS 110:10(B) THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12) 12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT. 3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. 30. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE (R313, 12.21A17(D)) SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'. 4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION. 31. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 --5. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH 13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE INCH GYPSUM BOARD. STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER 32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. SOURCE FROM THE BUILDING WIRING ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314) 14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE 33. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16. 6. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES. OF 2014 LABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4". (2407) CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315) 34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4) 15. 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 7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED. 35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1) DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC) **BUILDING ENVELOPE:** 36. WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE 16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2) POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B) OF NATURALLY DURABLE WOOD OR WORD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1. 17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER 37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND C. HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL, ONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4) 2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS, EXCEPTION: MAINTENANCE OF DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED. BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF 38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL THE GRAFFITI BEING APPLIED. (6306) 18. 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. COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3. CONNECTED TO THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING 3. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS 39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR RAOD FRONTING THE PROPERTY. (R319.1) THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED. 19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SWEAGE DISPOSAL SYSTEM (R306.3). 40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV. 20, KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD · CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE. WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

\$01.04.

FIRST FLOOR IS LOCATED AT BASE FLOOD ELEVATION OF 9'-0" PER THE FEMA FLOOD ZONE REQUIREMENTS

**ELEVATION LEGEND** 

\_\_\_\_\_

--- 2 HR

1x6 WHITE WASH

STANDING SEAM

STUCCO WHITE

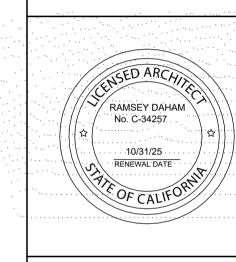
LT GRAY FLASHING

PROPERTY LINE (PL)

WINDOW TAG

DOOR TAG

CEDAR T&G HORIZONTAL



**ELEVATIONS** 

As indicated

NORTH ELEVATION

PNK **DATE** 6/3/2024 10:01:55 AM

C.L. MILDRED AVE (ELEV. = 6.31') 0"

CHECKED

**ELEVATION LEGEND** 

PNK

# 11. ALL DOORS 4" FROM WALL U.O.N. PERMIS IS REQUIRED).

HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. 4. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE SOIL BASED. 5. ALL BATHROOMS TO HAVE WATER RESISTANT GYP. 16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING 17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER 18. 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 THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 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 FUNCTIONING AS A COMPONENT OF WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A

6. CONTRACTOR TO VERIFY PROPERTY LINE & WALL LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

··· 7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

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

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

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, 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.

15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE: THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

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.

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

20, KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD

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

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

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

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. 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 (\$1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

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

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

29. 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.

30. 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 BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'.

31. 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.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. 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". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. 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 LINE. (4.305.2) 37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND C.

ONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4) 38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL

39. 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 BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV. · CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV. CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE, 41. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT

1. 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)

PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

2. 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)

42. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME,

FIRE-RESISTANCE RATED CONSTRUCTION:

4. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11) 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) 3. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA13D. (R313, 12.21A17(D))

4. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION. --5. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH

STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

**BUILDING ENVELOPE:** 

**3**06.04.**A** 

**2**06.04.**A** 

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

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

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS, EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. 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)

**ELEVATION LEGEND** 1x6 WHITE WASH CEDAR T&G HORIZONTAL STANDING SEAM STUCCO WHITE LT GRAY FLASHING PROPERTY LINE (PL) \_\_\_\_\_ --- 2 HR WINDOW TAG DOOR TAG FIRST FLOOR IS LOCATED AT BASE FLOOD ELEVATION OF 9'-0" PER THE FEMA FLOOD ZONE REQUIREMENTS

**3**09.04.

**2**09.04.**A** 

**3**08.04.**A** 

**2**08.04.**A** 

**(**07.04.**A** 

522 S. VENICE BLVD VENICE, CA 90291

**ELEVATIONS** 

\_\_\_\_ CHECKED PNK

As indicated JOB# 17042

**DATE** 6/3/2024 10:02:21 AM

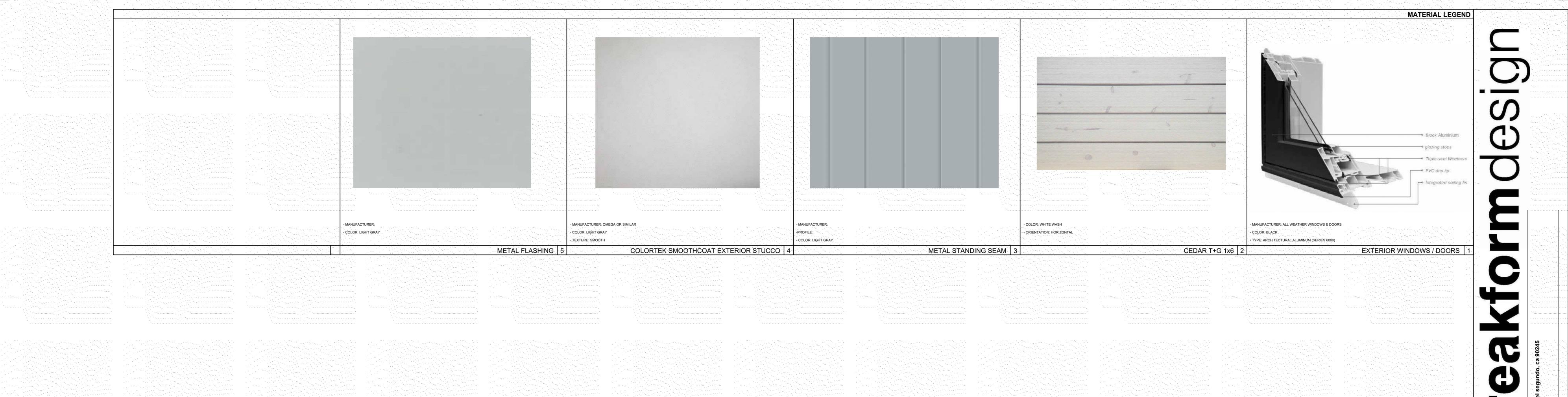
SOUTH ELEVATION

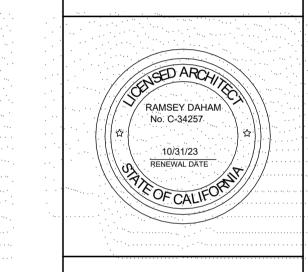
ADJACENT RESIDENTIAL BUILDING

FIRST FLOOR (ELEV. = 9.0') 2' - 8"

C.L. MILDRED AVE (ELEV. = 6.31') 0"

**ELEVATION LEGEND** 





Checker

As indicated

17042

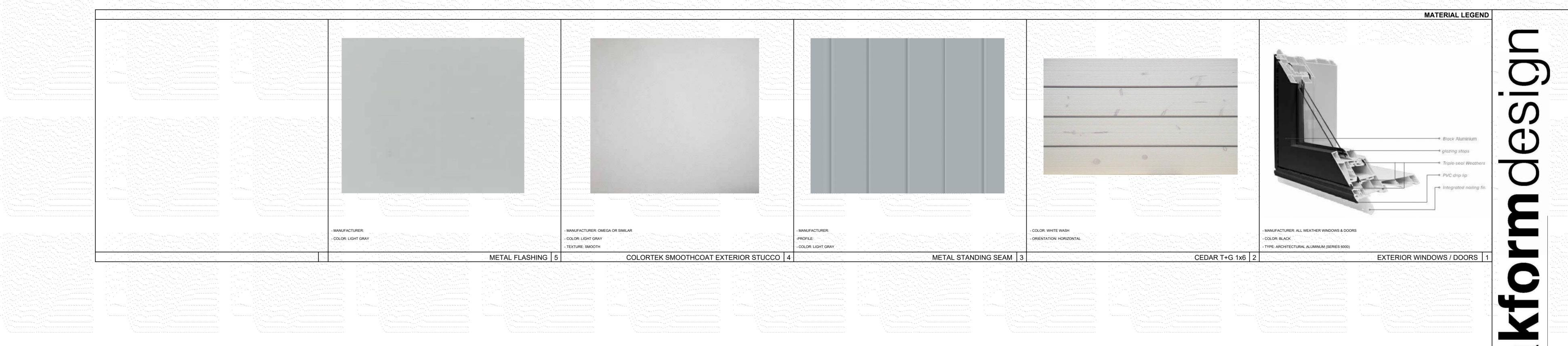
SCALE

NORTH ELEVATION

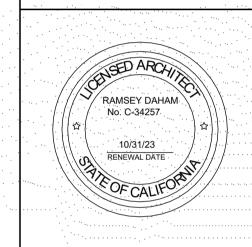
JOB#

A3.50





S VENICE BLVD SETBACK



522 S. VENICE BLVD VENICE, CA 90291

COLOR ELEVATIONS

C.L. MILDRED AVE (ELEV. = 6.31') 0" DRAWN CHECKED Checker **DATE** 2/8/2024 4:14:03 PM

SCALE As indicated

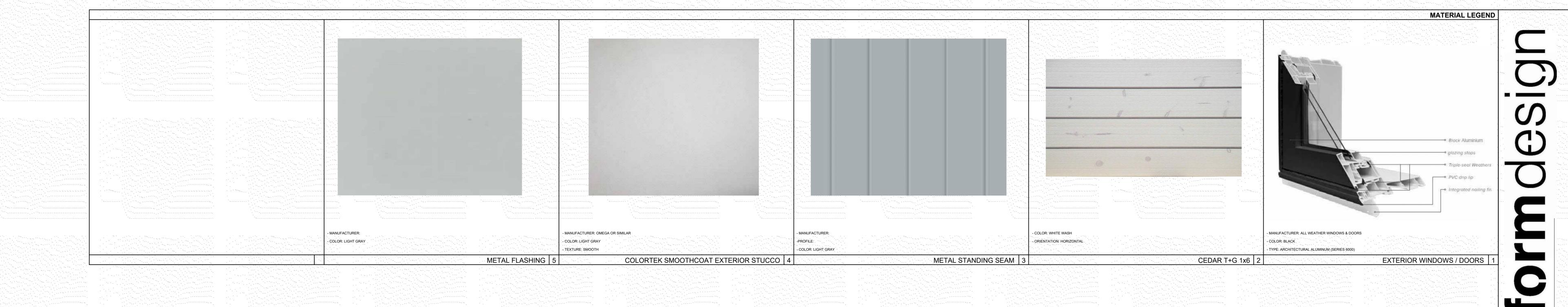
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A3.51

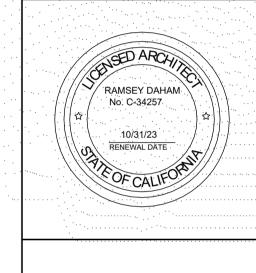
THIRD FLOOR 22' - 8"

FIRST FLOOR (ELEV. = 9.0') 2' - 8"

WEST ELEVATION



OCEAÑ AVE S.Y. SÉTBACK



Revision Schedule

COLOR

ELEVATIONS

DRAWN CHECKED Checker

**DATE** 2/8/2024 4:14:09 PM SCALE As indicated \_\_\_\_\_

JOB# 17042

A3.52

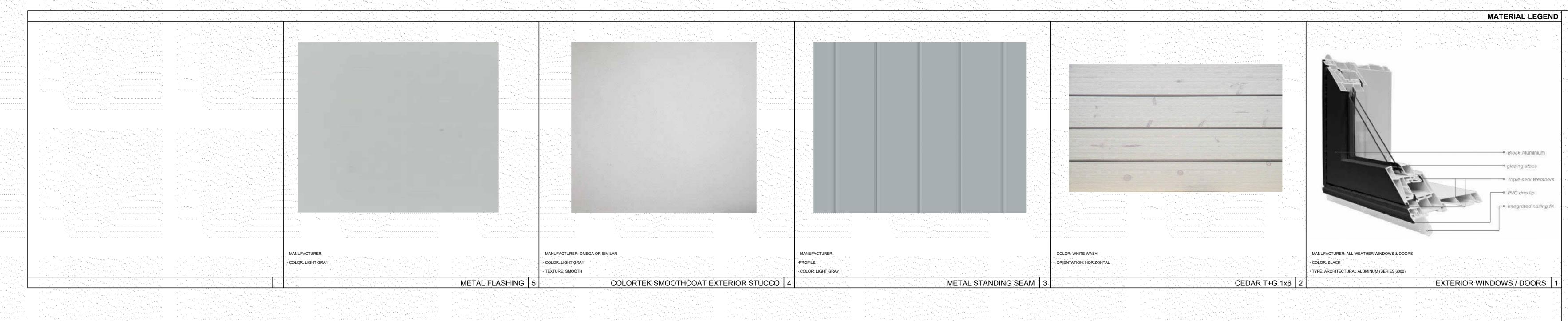
SOUTH ELEVATION

\_\_\_\_<u>FIRST FLOOR</u> (ELEV. = 9.0') 2' - 8'

(ELEV. = 6.31') O"

EAST S.Y. SETBACK

ADJACENT RESIDENTIAL BUILDING





RAMSEY DAHAM
No. C-34257

10/31/23
RENEWAL DATE

POF CALIFORNIA

522 S. VENICE BLVD. VENICE, CA 90291

Revision Schedule Revision Jumber Revision Date

COLOR ELEVATIONS

RAWN Author

 CHECKED
 Checker

 DATE
 2/8/2024 4:14:16 PM

JOB # 17042

A3.53

EAST ELEVATION

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 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 FUNCTIONING AS A COMPONENT OF WHOLE HOUSE 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 LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

··· 7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE...

9. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR EUTURE EV CHARCHING AS EV CAPABLE. THE RACEWAYTERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

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

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

PERMIS IS REQUIRED).

12. 80% OF THE TOAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:

VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, 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.

15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE: THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING, THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER

HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM, FOR IRREGULAR-SHAPED POOLS 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. 18. 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 THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING

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

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

21. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A

NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

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

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

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. 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 (\$1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

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31. 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.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

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34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER. BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. 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 LINE. (4.305.2)... 37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND C.

ONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER, (4.305.4) 38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL

39. 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 BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

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40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE,

41. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

42. 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)

GARAGE / CARPORT: 1. 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. 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)

FIRE-RESISTANCE RATED CONSTRUCTION:

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

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)

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

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

--5. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

**BUILDING ENVELOPE:** 

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

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET: MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS, EXCEPTION: MAINTENANCE OF

BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. 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)

ASSEMBLY TYPES **SECTION LEGEND** 

CONC FLOOR PER STRC. W/ WOOD WALL ASSM. (1/A0.10) FINISH (9/A0.10) 2x6 PLUMBING WALL CONC FLOOR PER STRC. W/ TILE FINISH (10/A0.10) ... 1-HR 2x6 INTERIOR WALL

SPEC. (14/A0.10)

2x4 & 2x6 INTERIOR

ASSM. (2/A0.10)

ASSM. (3/A0.10)

ASSM. (4/A0.10)

6 4" CONC. PER STRC.

(5/A0.10)

(6/A0.10)

4 1-HR 2x6 EXTERIOR WALL

(7) 8" CONC. RETAINING WALL

PER STRC. (7/A0.10)

CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (11/A0.10) WOOD JOIST PER STRC. W/ WOOD

WOOD JOIST PER STRC. W/ METAL

ROOFING PER SPEC. (15/A0.10)

FINISH (12/A0.10) WOOD JOIST PER STRC. W/ TILE FINISH (13/A0.10) WOOD JOIST W/ WOOD DECK PER

------- 2 HR - ELEVATION MARKER — — — PROPERTY LINE EXISTING GRADE

FIRST FLOOR IS LOCATED AT AN ELEVATION OF 9'-0" PER THE FEMA FLOOD ZONE REQUIREMENTS

**PROPOSED** 

CHECKED

**DATE** 6/3/2024 10:03:06 AM As indicated

SETBACK

DEDICATION

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 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 FUNCTIONING AS A COMPONENT OF WHOLE HOUSE 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 LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

··· 7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE...

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

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

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:

MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE

HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004. 14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE

MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES. 15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE: THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO

DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING, THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

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.

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER

18. 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 THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIS IS REQUIRED).

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

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

21. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A

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

NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

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

OBTAINED. (R315.2.2).

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. 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 (\$1000). (R314.6.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS

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

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

29. 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.

30. 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 BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'.

31. 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.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. 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". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. 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 LINE. (4.305.2)...

37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND C. ONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER, (4.305.4)

THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE 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.

39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV. · CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE,

41. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

42. 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)

**GARAGE / CARPORT:** 

SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

2. 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)

1. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND

FIRE-RESISTANCE RATED CONSTRUCTION:

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

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)

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

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

--5. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

**BUILDING ENVELOPE:** 

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

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

3. 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)

ASSEMBLY TYPES **SECTION LEGEND** 

2x4 & 2x6 INTERIOR CONC FLOOR PER STRC. W/ WOOD WALL ASSM. (1/A0.10) FINISH (9/A0.10) 2x6 PLUMBING WALL CONC FLOOR PER STRC. W/ TILE ASSM. (2/A0.10) FINISH (10/A0.10) ... 1-HR 2x6 INTERIOR WALL

ASSM. (3/A0.10)

ASSM. (4/A0.10)

6 4" CONC. PER STRC.

(5/A0.10)

(6/A0.10)

4 1-HR 2x6 EXTERIOR WALL

(7) 8" CONC. RETAINING WALL

PER STRC. (7/A0.10)

CONC FLOOR PER STRC. W/ POLISHED CONC. FINISH (11/A0.10) WOOD JOIST PER STRC. W/ WOOD FINISH (12/A0.10)

WOOD JOIST PER STRC. W/ TILE FINISH (13/A0.10) WOOD JOIST W/ WOOD DECK PER SPEC. (14/A0.10)

WOOD JOIST PER STRC. W/ METAL ROOFING PER SPEC. (15/A0.10)

- ELEVATION MARKER — — — PROPERTY LINE EXISTING GRADE

------- 2 HR

FIRST FLOOR IS LOCATED AT AN ELEVATION OF 9'-0" PER THE FEMA FLOOD ZONE REQUIREMENTS

522 S. VENICE BLVD VENICE, CA 90291

As indicated

A4.20

CONFERENCE

**PROPOSED** 

CHECKED

**DATE** 6/3/2024 10:03:12 AM

1. EXHAUST FANS TO HAVE 50 CFM INTERMITTENT OR 35 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 FUNCTIONING AS A COMPONENT OF WHOLE HOUSE 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 LOCATIONS WITH FIELD SURVEY PRIOR TO WALL PLACEMENT.

··· 7. ALL DIMENSIONS TO FRAMING LINE. COORDINATE WITH WALL TYPES ON A0.5.

8. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT ISTALLATIONOF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE...

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

WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

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:

VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREEGAURD CHILDREN & SCHOOLS PROGRAM. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION.

13. THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J-2004, ANSI/ACCA 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THE EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 36-S MANUAL S-2004.

14. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, 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.

15. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE: THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX) FOR A SINGLE OPENING, THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LADBC)

16. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)

17. FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER

HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM, FOR IRREGULAR-SHAPED POOLS 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.

18. 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 THYE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIS IS REQUIRED).

20, KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHINGING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD

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

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

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

24. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R314.6.2).

25. 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 (\$1000). (R314.6.2).

21. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A

NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

26. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXID ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC SWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2).

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

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

29. 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.

30. 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 BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'.

31. 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.

32. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

33. 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". (2407)

34. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)

35. FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHESWASHER. BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

36. 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 LINE. (4.305.2)... 37. WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND C.

ONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER, (4.305.4) 38. THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL

THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IR REQUIRED.

COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3. 39. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV. · CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

40. THE SERVICE PANEL OR SUBPANLE CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV

CHARGING PURPOSES AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE,

41. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

42. 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)

GARAGE / CARPORT: 1. 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. 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)

FIRE-RESISTANCE RATED CONSTRUCTION:

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

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)

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

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

--5. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING ABND SHALL BE EQUIPPED WITH BATTER BACK-UP AND LOW BATTERY SIGNAL. (R314)

6. 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 SWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERYLEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

7. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMNIATED.

**BUILDING ENVELOPE:** 

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

BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED. (6306)

2. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET: MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS, EXCEPTION: MAINTENANCE OF

3. 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)

ASSEMBLY TYPES **SECTION LEGEND** 2x4 & 2x6 INTERIOR CONC FLOOR PER STRC. W/ WOOD WALL ASSM. (1/A0.10) FINISH (9/A0.10) ------ 2 HR 2x6 PLUMBING WALL CONC FLOOR PER STRC. W/ TILE ASSM. (2/A0.10) FINISH (10/A0.10) - ELEVATION MARKER ... 1-HR 2x6 INTERIOR WALL CONC FLOOR PER STRC. W/ POLISHED ASSM. (3/A0.10) CONC. FINISH (11/A0.10) — — — PROPERTY LINE 4 1-HR 2x6 EXTERIOR WALL WOOD JOIST PER STRC. W/ WOOD

EXISTING GRADE

FIRST FLOOR IS LOCATED AT AN ELEVATION OF 9'-0" PER THE FEMA FLOOD ZONE REQUIREMENTS

FINISH (12/A0.10)

FINISH (13/A0.10)

SPEC. (14/A0.10)

WOOD JOIST PER STRC. W/ TILE

WOOD JOIST W/ WOOD DECK PER

WOOD JOIST PER STRC. W/ METAL

ROOFING PER SPEC. (15/A0.10)

ASSM. (4/A0.10)

6 4" CONC. PER STRC.

(7) 8" CONC. RETAINING WALL

PER STRC. (7/A0.10)

(5/A0.10)

(6/A0.10)

As indicated \_\_\_\_

DRAWN 

CHECKED PNK **DATE** 6/3/2024 10:03:18 AM

### **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 REUSED 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.

DEMO ALL BUILDINGS & FOUNDATIONS

DEMO EXISTING SITE WORK

### **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

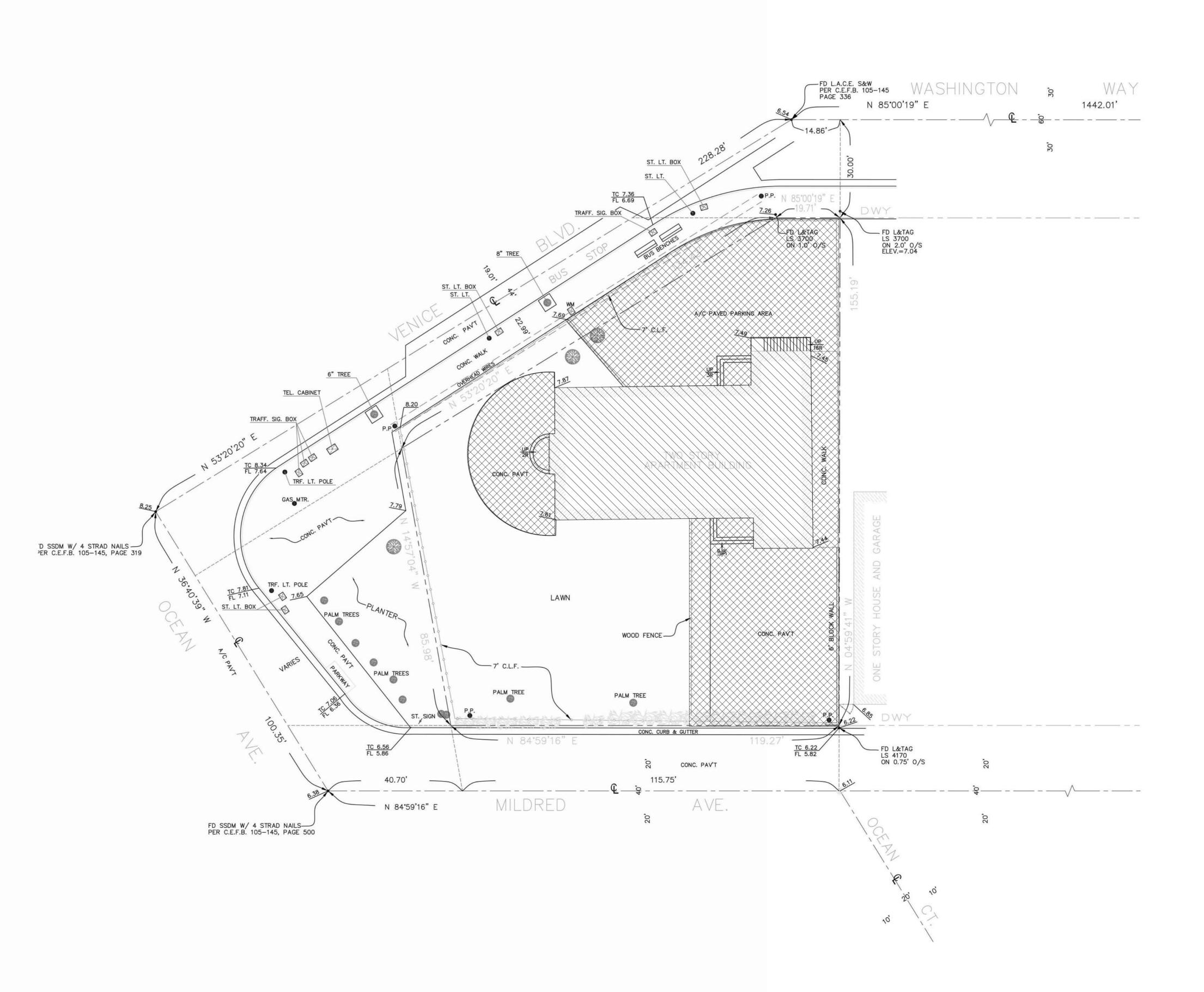
WASTE MANAGEMENT PLAN THAT OUTLINES THE ITEMS LISTED IN CGC SECTION 5.713.8.1.1

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.

\* FOR REFERENCE ONLY



formdesign

127 arena street, el segundo, ca 90248 [o] 310.322.3700



522 S. VENICE BLVD VENICE, CA 90291

Revision Schedule

DEMO PLAN

DRAWN CI

DATE 6/3/2024 10:03:21 AM

SCALE 1/16" = 1'-0"

JOB # 17042

DEMO

DEMO PLAN 1/16" = 1'-0"

# PLANTING NOTES

PROJECT OBSERVATION SCHEDULES.

MUHLENBERGIA RIGENS / DEERGRASS

TREE PROTECTION SPECIFICATIONS

IMPROVEMENTS MEETINGS.

1.01 TREE PROTECTION

FOLLOWING MEANS:

1. QUANTITIES GIVEN FOR PLANT MATERIALS SPECIFIED FOR "ON CENTER" SPACING ARE SHOWN FOR CONVENIENCE ONLY AND ARE 14. ALL PLANTING AREAS SHALL BE LOOSENED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. SUBORDINATE TO THE SPACING GIVEN. VERIFY AND SUPPLY SUFFICIENT NUMBER OF PLANTS TO FULFILL SPACING REQUIREMENTS. 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.

3. CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH THE SPECIFICATIONS, DRAWINGS AND DETAILS.

4. CONTRACTOR 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

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.

2. ALL HEADER AND BAMBOO ROOT BARRIERS SHALL BE LOCATED BY THE ARCHITECT ON SITE.

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

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 MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIEABILITY TO RELOCATE THE MATERIALS.

I. ALL TREES THAT OCCUR WITHIN THE AREA OF WORK, AS SHOWN ON THE PLANS, AND NOT SPECIFICALLY DESIGNATED FOR REMOVAL, SHALL BE PROTECTED BY THE

2. MULTI TRUNK TREES - MULTIPLY THE SUM OF THE DIAMETERS OF ALL TRUNKS IN INCHES, MEASURED 4.5' ABOVE GRADE, BY 1.5 FEET.

DONE BY THE CONTRACTOR TO LANDSCAPING OR OTHER PARK AMENITIES THAT FALL OUTSIDE THE BOUNDARIES OF THE CONSTRUCTION ZONE.

1. SINGLE TRUNK TREES - MULTIPLY THE TRUNK DIAMETER IN INCHES, MEASURED 4.5' ABOVE GRADE, BY 1.5 FEET.

E. WITHIN THE TPZ, THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO:

CALCULATED BY RECREATION AND PARKS (RAP) FORESTRY ACCORDING TO THE FOLLOWING:

1. NO STOCKPILING OR STORAGE OF ANY MATERIAL, DEBRIS, OR SOIL.

6. NO OBJECTS OF ANY KIND TO BE ATTACHED TO TREE TRUNKS.

DETAIL THAT IS INCLUDED AS PART OF THE TEMPORARY CHAIN LINK DETAIL.

2. NO STORAGE OF ANY CONSTRUCTION EQUIPMENT.

5. NO DISTURBANCE OF SOIL OR GRADE CHANGES.

TREE PROTECTION FENCE DETAIL AT THE END OF THE DOCUMENT.

3. PALM TREES - 5' FROM THE BASE OF THE TRUNK.

THROUGH NOVEMBER, AT MONTHLY INTERVALS.

3. NO VEHICULAR ACCESS. 4. NO CUTTING OF ROOTS.

A. DETERMINING THE TREE PROTECTION ZONE (TPZ) - THE RADIUS (NOT THE DIAMETER) OF THE TPZ, MEASURED FROM THE OUTSIDE OF THE TREE TRUNK, SHALL BE

B. ONCE DETERMINED, THE TPZ IS TO BE CLEARLY SHOWN ON ALL PLANS, INCLUDING CONCEPT PLANS, FOR DISCUSSION PURPOSES, INCLUDING AT THE RAP CAPITAL

C. BEYOND THE TPZ, THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROTECTING ALL TREES WITHIN THE BOUNDARIES OF THE CONSTRUCTION ZONE, INCLUDING VEHICULAR ACCESS AREAS LEADING TO THE CONSTRUCTION ZONE, LAY DOWN AREAS, AND ANY OTHER AREAS IMPACTED BY CONSTRUCTION ACTIVITIES. ANY DAMAGE TO TREES IN THESE AREAS SHALL ALSO BE SUBJECT TO THE SAME MONETARY OR REPLACEMENT REQUIREMENTS SPECIFIED IN SECTION II BELOW. ANY NECESSARY ROOT CUTTING IN THIS AREA MUST BE CONFIRMED WITH EITHER THE RAP OR OTHER APPROVED ARBORIST. SEE ALSO THE GENERAL CONDITIONS FOR ANY DAMAGE

D. WITHIN THE BOUNDARIES OF THE CONSTRUCTION ZONE (INCLUDING THE TPZ), THE CONTRACTOR SHALL BE RESPONSIBLE FOR MITIGATING CONSTRUCTION-RELATED DUST ACCUMULATION ON ALL TREES BY SPRAYING THE TRUNKS, LIMBS, AND FOLIAGE WITH WATER TO A MAXIMUM HEIGHT OF 30 FEET DURING THE MONTHS OF APRIL

UNCUS ACUMINATUS / JUNCUS

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

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

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.

# 1. CONTRACTOR IS TO AUGMENT EXISTING IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING

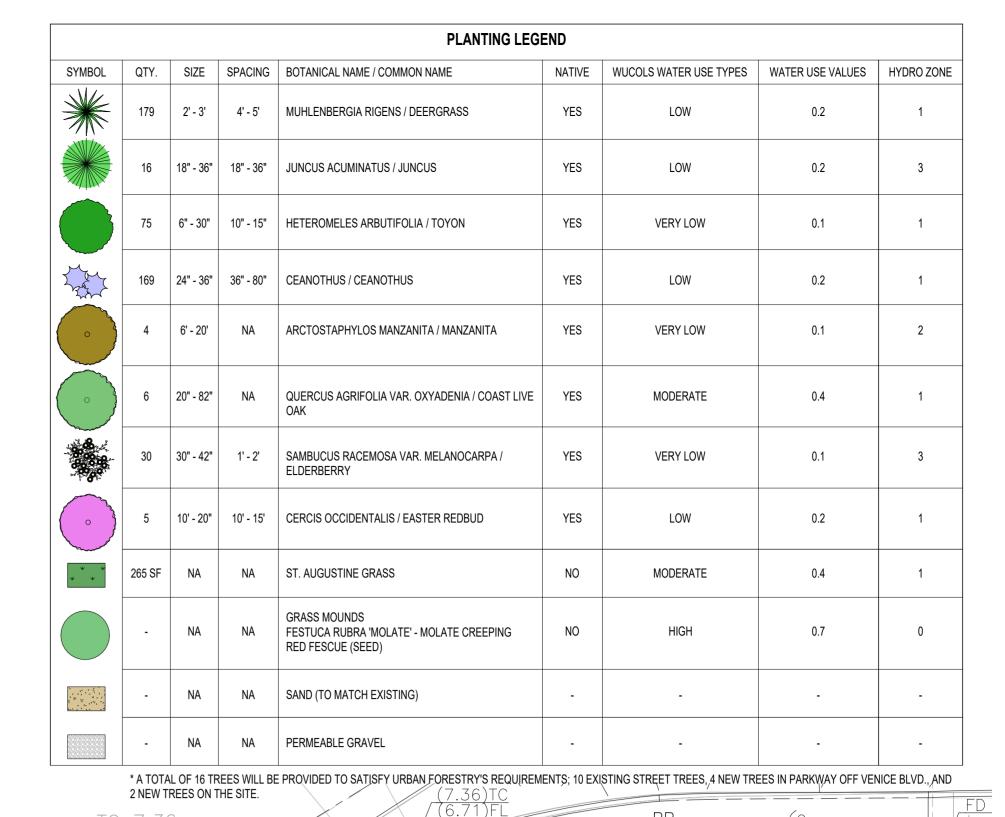
LANDSCAPE AND IRRIGATION DAMAGED FROM CONSTRAUCTION TO AN ACCEPTABLE LANDSCAPE CONDITION WITH A FULLY FUNCTIONAL AND EFFICIENT IRRIGATION SYSTEM PER THE CONTAINED CONDITIONS.

SIGNED\_

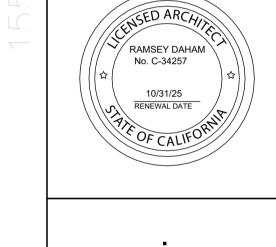
2. ALL NEW TREES REQUIRE INDIVIDUAL POP-UP STREAM BUBBLERS, MIN. 2 PER TREE, WITHIN 4' OF TREE. TREE IRRIGATION SHALL

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" 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 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. 9. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. 10. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. 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.

QUERCUS AGRIFOLIA VAR. OXYADENIA / COAST LIVE OAK



COAST LIVE OAK 36" BOX PER R-PERMI



Revision Schedule Revision Number **Revision Date** 

LANDSCAPE PLAN

DRAWN **CHECKED DATE** 6/3/2024 10:03:33 AM

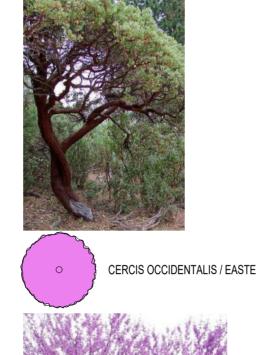
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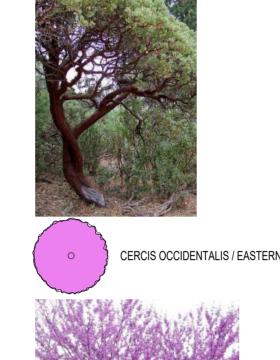
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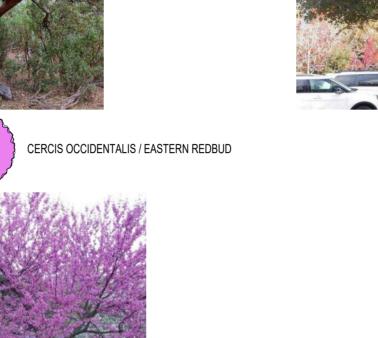
LANDSCAPE PLAN

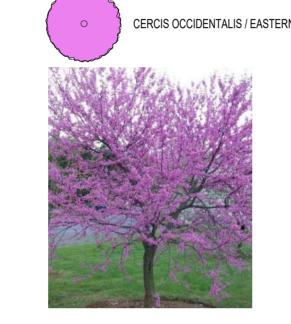
**IRRIGATION NOTES** BE ON A SEPARATE VALVE. SAMBUCUS RACEMOSA VAR. MELANOCARPA /

ARCTOSTAPHYLOS MANZANITA / MANZANITA



















G. THE CONTRACTOR SHALL PROVIDE ONE SIGN PER EACH 20 LINEAL FT. OF FENCE BORDERING THE TPZ INDICATING THAT FENCING SHALL NOT BE REMOVED. SEE SIGN H. NO WORK IS PERMITTED WITHIN THE TPZ WITHOUT THE APPROVAL OF EACH OF THE FOLLOWING: 1) THE PROJECT LANDSCAPE ARCHITECT, 2) THE PROJECT MANAGER,

AND 3) RAP FORESTRY STAFF. ANY WORK AUTHORIZED WITHIN THE TPZ MUST BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF A RAP ARBORIST AND UNDER THE SUPERVISION OF A MONITORING ARBORIST. A MONITORING ARBORIST MUST BE: 1) AN ISA CERTIFIED ARBORIST OR A REGISTERED CONSULTING ARBORIST, WITH VERIFIABLE EXPERIENCE IN PROTECTING TREES DURING CONSTRUCTION; 2) APPROVED BY RAP FORESTRY. THE MONITORING ARBORIST SHALL BE HIRED AND PAID BY

F. THE CONTRACTOR SHALL INSTALL A 5' HIGH TEMPORARY CHAIN LINK FENCE WITH ONE PEDESTRIAN ACCESS GATE ALONG THE BOUNDARY OF THE TPZ. SEE 5' HIGH

I. IRRIGATION TO ALL TREES NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE KEPT IN OPERATION FOR THE DURATION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING ALL IMPACTED TREES IF NECESSITATED BY TEMPORARY SHUTDOWNS TO EXISTING IRRIGATION SYSTEMS. TREES ARE TO BE IRRIGATED DEEPLY AND INFREQUENTLY SO THAT SOIL MOISTURE IS DETECTABLE AT A MINIMUM DEPTH OF 18" USING A SOIL PROBE.

J. UPON JOB COMPLETION, CONTRACTOR SHALL REMOVE ALL ITEMS INSTALLED TO PROTECT TREES DURING THE CONSTRUCTION PROCESS.

K. ANY OF THE FOLLOWING SOUTHERN CALIFORNIA NATIVE TREE SPECIES FALL UNDER ORDINANCE NO. 177404 OF THE LOS ANGELES MUNICIPAL CODE:

1. OAKS, INCLUDING VALLEY OAK (QUERCUS LOBATA), CALIFORNIA LIVE OAK (QUERCUS AGRIFOLIA), OR ANY OTHER TREE OF THE OAK GENUS INDIGENOUS TO CALIFORNIA BUT EXCLUDING SCRUB OAK (QUERCUS DUMOSA);

2. SOUTHERN CALIFORNIA BLACK WALNUT (JUGLANS CALIFORNICA VAR. CALIFORNICA); 3. WESTERN SYCAMORE (PLATANUS RACEMOSA); 4. CALIFORNIA BAY (UMBELLULARIA CALIFORNICA).

CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE FOUND AT:

### HTTP://CITYPLANNING.LACITY.ORG/CODE\_STUDIES/OTHER/PROTECTEDTREEORD.PDF II. CONSEQUENCES OF VIOLATING THE TREE PROTECTION SPECIFICATIONS:

A. ANY FAILURE BY THE CONTRACTOR TO ADHERE TO THE REQUIREMENTS SPECIFIED WITHIN THESE SPECIFICATIONS WILL RESULT IN THE SUSPENSION OF ALL CONSTRUCTION ACTIVITIES, TO BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT FOR OR REPLACEMENT OF ANY TREES DAMAGED THROUGH NON-COMPLIANCE WITH THESE SPECIFICATIONS. THE CHOICE OF WHETHER THE DAMAGED TREES ARE REPLACED OR PAID FOR

WILL BE DETERMINED BY RAP FORESTRY. 1. MONETARY VALUATIONS FOR DAMAGED TREES WILL BE DETERMINED BY RAP FORESTRY.

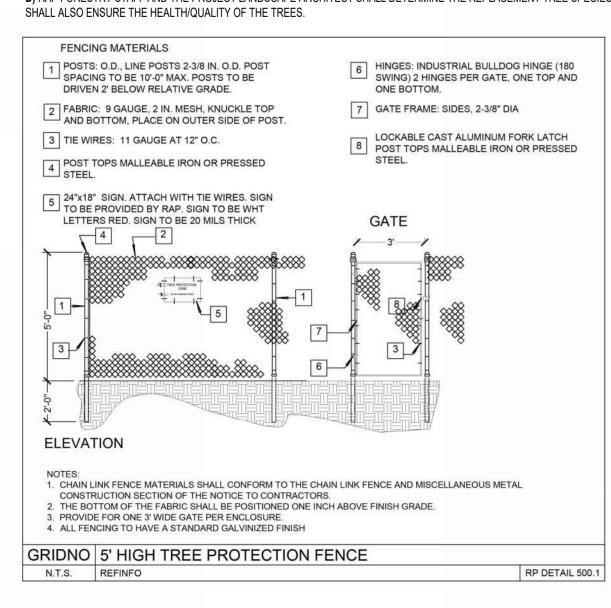
2. HOW RAP DETERMINES THE QUANTITY, SPECIES, AND LOCATION OF REPLACEMENT TREES:

A) MEASURING THE DIAMETER OF THE TREE(S) BEING REPLACED: 1) FOR SINGLE TRUNK TREES, THE DIAMETER (DBH) IS MEASURED 4.5' ABOVE THE GROUND. 2) FOR MULTI-TRUNK TREES, THE DBH OF EACH OF THE MULTIPLE TRUNKS IS MEASURED 4.5' ABOVE THE GROUND, THEN ALL ARE SUMMED TO

ARRIVE AT A SINGLE DIAMETER VALUE. B) THE RATIO OF THE SUM OF CALIPERS (AS DEFINED BY RAP NURSERY SPECIFICATIONS) OF NEW TREES PLANTED VS. THE SUM OF THE DIAMETERS OF EXISTING TREES REMOVED SHALL BE AT LEAST 1:1. THE SPECIFIC NUMBER OF REPLACEMENT TREES WILL BE DETERMINED BY RAP FORESTRY STAFF

AND THE PROJECT LANDSCAPE ARCHITECT. C) IF THE REPLACEMENT RATIO CANNOT BE ACHIEVED WITHIN THE PROJECT BOUNDARIES, THEN ONE OF THE FOLLOWING SHALL APPLY: 1) DELIVER THE TREES TO RAP FORESTRY.

2) DELIVER THE TREES TO THE NEAREST RAP SERVICE YARD. 3) PLANT THE TREES BEYOND THE PROJECT ON AN APPROVED, AREA-WIDE BASIS. D) RAP FORESTRY STAFF AND THE PROJECT LANDSCAPE ARCHITECT SHALL DETERMINE THE REPLACEMENT TREE SPECIES/PLANTING LOCATION AND





TRAFF.