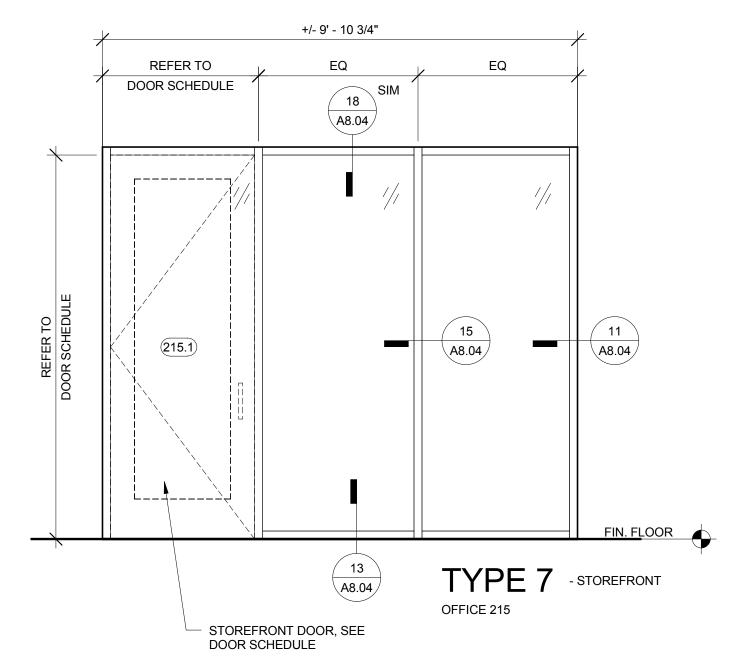
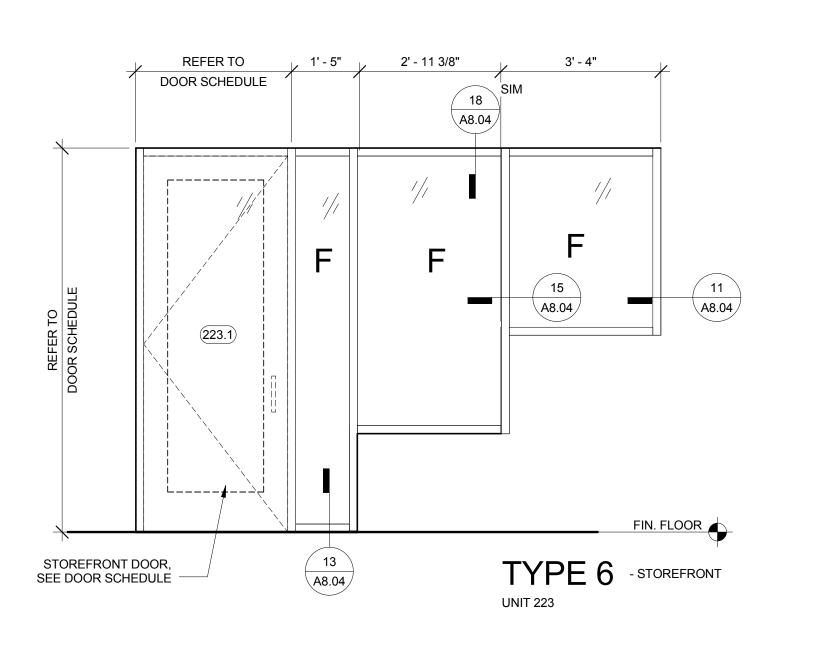
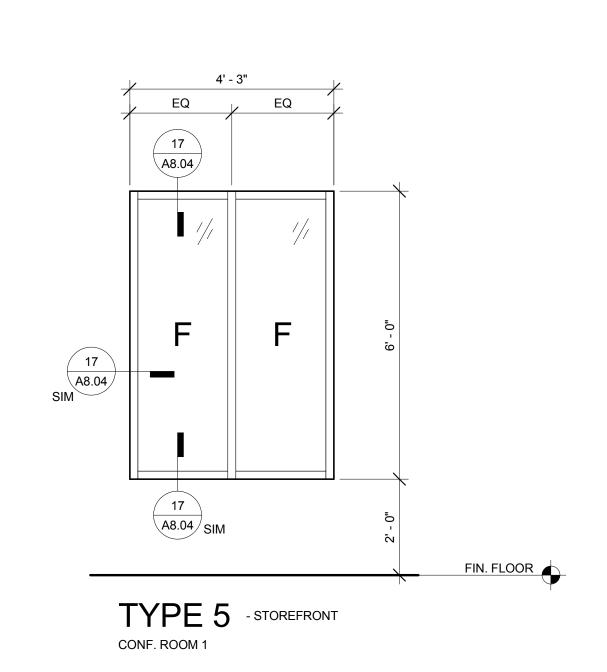
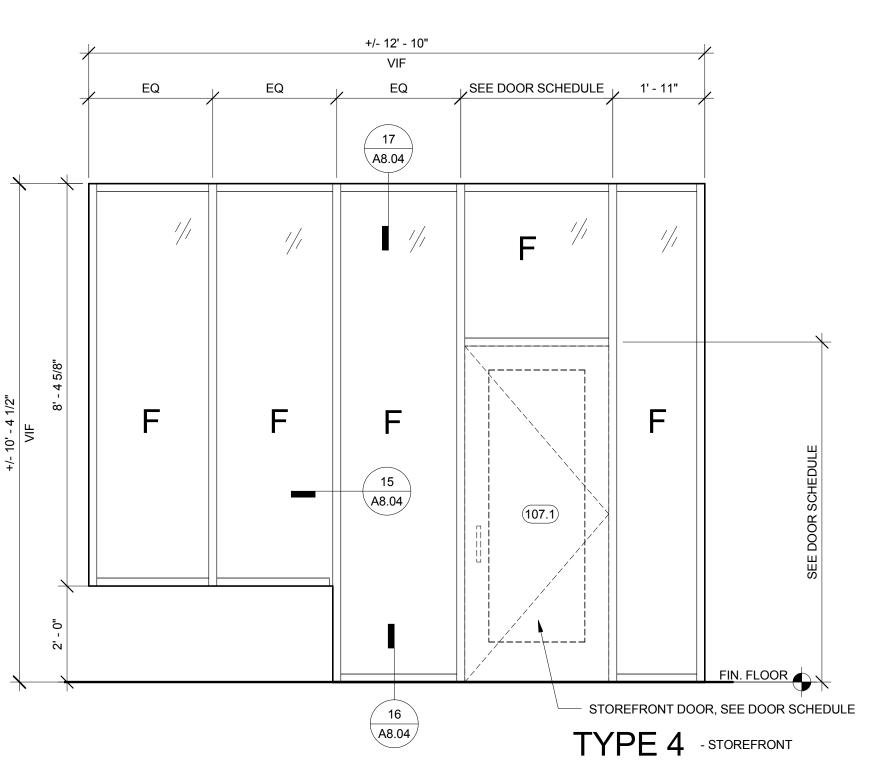


RECREATION ROOM

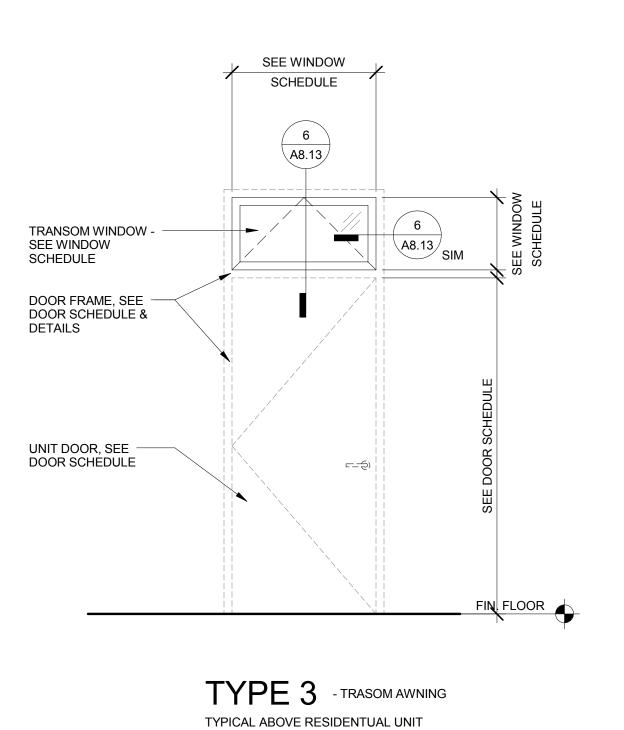


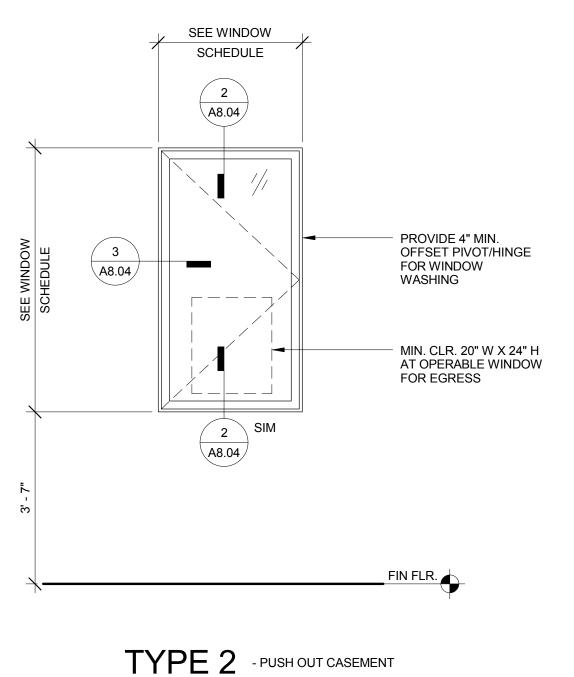




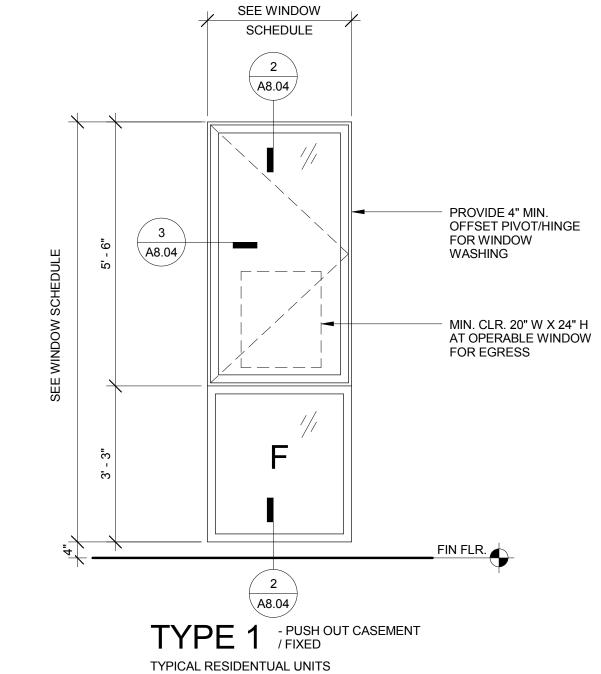


CONF. ROOM 1





@ UNIT 313



GENERAL NOTES - WINDOWS

- 1. ALL WINDOWS SHALL MEET MIN. STC RATING OF 30
- 2. FINISH SILL FOR EMERGENCY ESCAPE WINDOWS (ALL WINDOWS BELOW 4TH FLOOR) SHALL BE NOT MORE THAN 44" AFF. AREA FOR EMERGENCY ESCAPE SHALL BE 20" WIDE X 24" HIGH MIN. & 5.7 SF MIN.
- 3. ALL OPERABLE WINDOW'S SILL SHALL NOT BE LESS THAN 3'-6" AFF IN RESIDENTIAL OCCUPANCIES. IF AREA IS LOWER THAN 3'-6" AFF, A GUARDRAIL SHALL BE PROVIDED, ON INSIDE OF UNIT, AT A HEIGHT OF 3'-6" AFF.
- 4. VERIFY ALL CASEMENT WINDOW SWINGS WITH BUILDING ELEVATIONS. NOTE THAT SWING MAY NOT BE TYPICAL WITHIN UNIT TYPES. ARCHITECT WILL REJECT INCORRECT SWINGS.
 - 5. ALL WINDOWS, INCLUDING STOREFRONT, SHALL BE DUAL-GLAZED WITH LOW-E COATING. REFER TO SPECIFICATIONS FOR FURTHER GLAZING INFORMATION. 6. ALL GLAZING REQUIRED BY THE 2015 CBC SECTION 2406 HAZARDOUS LOCATIONS TO BE SAFETY GLAZING SHALL BE TEMPERED. REFER TO WINDOW SCHEDULE FOR FURTHER
 - INFORMATION. THE ENTIRE WINDOW ASSEMBLY SHALL BE TEMPERED IF A PANEL WITHIN THE ASSEMBLY MUST BE TEMPERED. . ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION AND LIGHT. THE MINIMUM OPENABLE AREA SHALL BE 4% OF THE FLOOR AREA THAT IS BEING VENTILATED
 - (EXCLUDING BATHROOMS PER CBC 1203.4.2.1), 5% OF THE 'CONDITIONED' FLOOR AREA (EXCLUDING BATHROOM) PER T24 FOR HIGH-RISE BUILDINGS (4 STORES AND ABOVE). THE MINIMUM NET GLAZED AREA SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM
 - 8. CONTRACTOR SHALL VERIFY ALL WINDOW SIZES WITH ROUGH OPENINGS PRIOR TO ORDERING 9. ALL WINDOWS SHALL HAVE THE 'NFRC' LABEL SHOWING THE U-VALUE AND SOLAR HEAT GAIN
 - 10. WINDOW SCREENS SHALL BE PROVIDED ON ALL OPERABLE WINDOWS. 11. WINDOW TREATS SHALL BE PROVIDED AT ALL WINDOWS. METAL HORIZONTAL BLINDS ARE
- NOT PERMITTED PER COUNTY OF LA CONSTRUCTION REQUIREMENTS. 12. CONTRACTOR SHALL VERIFY ALL WINDOW SIZES WITH FRAMING ON ARCHITECTURAL DETAILS AND SHALL HIGHLIGHT ANY VARIATIONS THE WINDOW SCHEDULE ON THE SHOP DRAWINGS
- FOR ARCHITECT'S REVIEW. 13. NOTE 'F' ON WINDOW TYPES INDICATES FIXED GLASS PANEL.

THE LOCATIONS SPECIFIED IN SECTION 2406.4.1 THROUGH 2406.4.7 SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING MATERIALS.

2606.4.1 GLAZING IN DOORS GLAZING IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED A HAZARDOUS LOCATION

1. GLAZED OPENING OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER SPHERE IS UNABLE TO

3. GLAZING MATERIALS USED AS CURVED GLAZED PANELS IN REVOLVING DOORS

4. COMMERCIAL REFRIGERATED CABINET GLAZED DOORS. 2606.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE

NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

1. DECORATIVE GLAZING.

2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING. 3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION 2406.4.3 4. GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION IN ONE- AND TWO-FAMILY DWELLINGS OR WITHIN DWELLING UNITS IN GROUP R-2

2406.4.3 GLAZING IN WINDOWS GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED A HAZARDOUS LOCATION: 1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET.

2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR. 3. THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR. 4. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLAN OF THE GLAZING.

EXCEPTIONS: 1. DECORATIVE GLAZING.

2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND BE A MINIMUM OF 1-1/2 INCHES IN CROSS SECTION. 3. OUTBOARD PANES IN INSULATING GLASS UNITS OR MULTIPLE GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE ANY GRADE, ROOF, WALKING SURFACE, OR OTHER HORIZONTAL OR SLOPED (WITHIN 45 DEGREES OF HORIZONTAL) SURFACE ADJACENT TO THE GLASS EXTERIOR.

2406.4.4 GLAZING IN GUARDS AND RAILINGS. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL INFILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION.

2406.4.5 GLAZING AND WET SURFACES

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OR THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

2406.4.6 GLAZING ADJACENT TO STAIRWAYS AND RAMPS GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES

ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF A STAIRWAY, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED A HAZARDOUS LOCATION.

1. THE SIDE OF A STAIRWAY, LANDING OR RAMP THAT HAS A GUARD COMPLYING WITH THE PROVISIONS OF SECTIONS 1015 AND 1607.8, AND THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE LANDING. 2. GLAZING 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

2406.4.7 GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC THAT IS LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED A HAZARDOUS LOCATION.

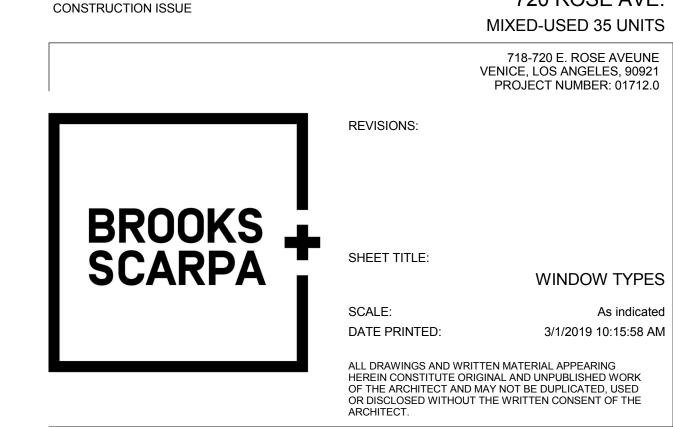
GLAZING THAT IS PROTECTED BY A GUARD COMPLYING WITH SECTIONS 1015 AND 1607.8 WHERE THE PLANE OF THE GLASS IS GREATER THAN 18 INCHES FROM THE GUARD.

2406.5 FIRE DEPARTMENT ACCESS PANELS. FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED GLASS.

2017-12-01 CONCEPTUAL DESIGN SCHEMATIC DESIGN 2018-05-10 DESIGN DEVELOPMENT 2018-06-29 50% CONTRUCTION DOCUMENTS 2018-12-14 PLAN CHECK SUBMITTAL (95% CDS) 2019-03-05 PERMIT SET

BID ISSUE

720 ROSE AVE.



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