

31 UNITS APARTMENTS-SUBTRAINIAN PARKING+ 6 STORY RESIDENTIAL

1300 Westwood Blvd, Los Angeles, CA 90024

NOTES

GENERAL

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS.

2. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND SHALL CALL TO THE ARCHITECT OR DESIGNER OF ANY QUESTIONS OR CONFLICT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.

3. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE SHOWN FROM FACE OF STUD OF EXISTING WALL UNLESS OTHERWISE NOTED.

4. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATIONS REQUIRED.

5. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS PER SECTION 303.7

6. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUB - CONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

7. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES, TEMPORARY BARRICADES, SCAFFOLDING, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS ON THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE

9. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.

10. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF PLUMBING, MECHANICAL DUCTS AND ELECTRICAL WORK.

11. INSTALL APPROVED FIRE-RATED DAMPERS WHERE DUCTS PENETRATE FIRE

12. GENERAL CONTRACTOR TO ENSURE THAT ALL PARTITIONS ARE ATTACHED OR BRACED TO STRUCTURAL MEMBERS AND/OR SLAB ABOVE AS REQUIRED TO BE SAFE AND SECURE. SUPPORT LATERALLY AND SEISMICALLY AS REQUIRED BY APPLICABLE CODES.

13. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, HEALTH ADMINISTRATIONS AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTORS ACTS.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND / OR PENALTY RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.

15. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.

16. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE LISTED MATERIALS.

17. CONTRACTOR TO PROVIDE NECESSARY MEASURES TO DEQUATELY CONNECT PLUMBING LINES TO EXISTING RESIDENTIAL LINES, PROVIDING A MIN. 2% SLOPE AS REQUIRED BY U.P.C. CODES AND GOVERNING CITY, COUNTY AGENCIES.

18. ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.

19. APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170.158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

20. 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)

21. 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 ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

22. ALL EXTERIOR WALL OPENING, FLASHINGS, COUNTER FLASHINGS, COPINGS AND EXPANSION JOINTS SHALL BE WEATHERPROOF.

23. 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)

24. 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 ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)

25. 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)

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

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

28. A SEPARATE PERMIT IS REQUIRED FOR THE FOLLOWING:
a. RETAINING WALLS e. MECHANICAL WORK
b. BLOCK WALLS f. GRADING BACKFILL
c. FIRE SPRINKLER SYSTEM g. DEMOLITION WORK

29. A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE. 3 COPIES OF THE SYSTEM PLAN SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL, PRIOR TO INSTALLATION.

30. SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING DEPARTMENT PRIOR TO INSTALLATION.

31. AN APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE BUILDING. (BUILDING CODE 903 AND FIRE CODE 903)

32. GRAFFITI RESISTANT FINISH ON GROUND LEVEL WALLS TO BE "IP631 ULTRASHIELD CLEAR" BY DUNN EDWARDS CORPORATION, LARR#25162-T. AND EXTEND 9'-0" MIN. ABOVE FINISHED GRADE.

ENERGY NOTES:

1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53.

2. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CORPSES WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.

3. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

4. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.

5. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.

6. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE.

7. A NIGHT SETBACK THERMOSTAT SHALL BE

8. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF UMC.

9. 25 LUMENS/WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN

10. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER STRIPPED,

11. BACKDRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE

12. A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND

13. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.

14. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.

15. MASONRY AND FACTORY BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS.

16. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.

FIRE DEPARTMENT NOTES:

1. VERIFY 5" HIGH ADDRESS # TO BE PLACED NEAR THE ENTRANCE OF THE BUILDING IN ACCORDANCE TO LAMC 57.09.11

2. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN

3. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO VEHICULAR DAMAGE.

4. CONSPICUOUSLY MARK GAS-SHUT-OFF

5. PROVIDE A PORTABLE FIRE EXTINGUISHER W/ A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR. ALSO DURING CONSTRUCTION

6. DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION

7. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR CEILING ASSEMBLY SHALL BE SEALED, LINED OR INSULATED

8. ALL SMOKE DETECTORS TO BE HARD-

9. PROVIDE EXIT SIGNS AND DIRECTIONAL EXIT SIGNS WITH A MINIMUM OF 6" HIGH BY

3/4" STROKE BLOCK LETTERS ON A CONTRASTING BACKGROUND @ 5 FOOT CANDLE

10. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF THE BUILDING.

11. PROVIDE SINGLE STATION SMOKE DETECTOR WITHIN SLEEPING AREAS AND AREAS GIVING ACCESS TO SLEEPING AREA AND ON TOP CENTER OF STAIRS LEADING TO THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

12. ROOF COVERING SHALL CONFORM WITH TABLE 15-A. (LAMC

13. INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH TABLE 8B.

14. EXIT COURT, LESS THAN 10 FEET IN WIDTH, SHALL HAVE A MINIMUM OF ONE-HOUR, FIRE-RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE COURTHOUSE.

15. DRAFT STOPS ARE REQUIRED ABOVE AND IN LINE WITH WALLS SEPARATING TENANT SPACES FROM EACH OTHER AND FROM OTHER USES.

16. WINDOWS IN HR CORRIDOR SHALL BE LIMITED TO FIXED GLAZING OF 45 MIN FIRE

17. ALL OPENING IN FLOORS ARE REQUIRED TO BE ENCLOSED BY A SHAFT HAVING WALL, FLOOR, AND CEILING OF 1-HR FIRE RESISTIVE CONSTRUCTION.

18. DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION

19. PROVIDE A PORTABLE FIRE EXTINGUISHER W/ A RATING OF NOT LESS THAN 10BC FOR PARKING GARAGE

20. ENCLOSED USEABLE SPACE UNDER INTERIOR STAIRS REQUIRES 1 HR FIRE RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.

21. PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

FIRE EXIT SIGN NOTES:

1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED

2. EXIT SIGNS ILLUMINATED BY EXTERNAL SOURCE SHALL HAVE INTENSITY NOT LESS

3. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND

4. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

5. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY

6. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (1010.1.9)

7. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 24" AND A MAX. 48" ABOVE THE FINISHED FLOOR. (1010.1.9.2)

8. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1010.1.9

9. 180° EGRESS DOORS MUST BE EITHER SELF CLOSING OR AUTOMATIC CLOSING AND HAVE A UL 1784 SMOKE AND DRAFT CONTROL SEAL. (718)

10. THE MEANS OF EGRESS INCLUDING THE EXIT DISCHARGE SHALL BE ILLUMINATED

11. AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. (1008)

12. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1' CANDELA

AT THE WALKING SURFACE (1008.2.1, 1008.3.5)

13. THE MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PRIMARY FORM OF MEANS OF EGRESS. IN THE EVENT OF POWER SUPPLY FAILURE AND EMERGENCY ELECTRICAL SYSTEM, THE SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS(1008.3)

a. AISLES, CORRIDORS AND EXIT ACCESS STAIRWAYS AND RAMPS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS. (1008.3.2)

b. INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, INTERIOR AND EXTERIOR STAIRWAYS AND RAMPS, EXIT PASSAGE WAYS, AND VESTIBULES AND AREAS ON THE LEVEL OF EXIT DISCHARGE USED FOR EXIT DISCHARGE IN ACCORDANCE WITH 1028.1 IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS . (1008.3.2)

c. ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS,

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1' CANDELA AND A MINIMUM AT ANY POINT OF 0.05 FOOT CANDLE MEASURED ALONG THE PATH OF EGRESS AND TO THE EXIT. CANDELA AVVERAGE AND A MINIMUM AT ANY POINT OF 0.05 FOOT CANDLE AT THE END OF THE EMERGENCY LIGHTING TIME DURATION, A MAXIMUM TO MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED. SEE EXCEPTION FOR 1-2 OCCUPANCIES. (1008.2.5)

15. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FOR STORAGE BATTERIES UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE ELECTRICAL CODE. FOR HIGH-RISE BUILDINGS, SEE SECTION 403.

16. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE. (LAFC 510.1)

SYMBOL LEGEND

① DOOR NUMBER DESIGNATIONS

② WINDOW STYLE: LETTER DESIGNATIONS

SECTION CUT NUMBER

SHT. NO.

ELEVATION NUMBER

SHT. NO.

DETAIL NUMBER

FLOOR ELEVATION

FIN. FLR.

REVISION NUMBER

PROJECT INFORMATION</h2

DIVISION 1 - GENERAL REQUIREMENTS

1. A. THE CONTRACTOR AND HIS SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND WILL BE RESPONSIBLE FOR COMPLIANCE WITH MINIMUM CODE REQUIREMENTS.
1. B. NOTED DIMENSIONS TAKE PRECEDENT OVER SCALE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY BY CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS BEFORE PROCEEDING WITH THE WORK.
1. C. ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
1. D. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE.
1. E. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
1. F. SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED TO THE RESPECTIVE DEPARTMENTS FOR APPROVALS AND PERMITS REQUIRED.
1. G. NO DEVIAION FROM STRUCTURAL DESIGN SHALL BE DONE WITHOUT WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.
1. H. SEE STRUCTURAL SHEETS FOR ADDITIONAL GENERAL NOTES AND STRUCTURAL NOTES.

DIVISION 2 - SITE WORK

2. A. EXCAVATION, FILLING AND GRADING WORK SHALL COMPLY WITH THE RECOMMENDED SOIL ENGINEERING REPORT AND SPECIFICATIONS.
2. B. ALL EXCAVATIONS AND BACKFILLING SHALL BE MADE TO THE DIMENSIONS AND ELEVATIONS OF THE DRAWINGS.
2. C. NO TRENCHES OR EXCAVATIONS 5 FT. OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT. (HSC 17922.5, EFF. 3-6-76)

DIVISION 3 - FOUNDATION AND CONCRETE

3. A. ENGINEERING SOILS REPORT BY: DATED: JOB NUMBER: IS PART OF THIS PLAN AND SPECIFICATION.
3. B. ALL BACKFILLS SHALL BE COMPAKTED TO A MINIMUM OF 90% RELATIVE COMPAKCTION AS DETERMINED BY A.S.T.M. METHOD D-1557. SUB-DRAINS SHALL BE REQUIRED WHERE REQUIRED BY CODE.
3. C. ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS.
3. D. DEEPPENED FOUNDATION - CAISONS ARE DESIGNED FOR SOIL BEARING VALUE OF 4,000 PSF INTO BEDROCK.
3. E. EXCAVATION SHALL BE INSPECTED BY THE SOIL ENGINEER PRIOR TO THE POURING OF CONCRETE.
3. F. CONCRETE USED IN THIS WORK SHALL BE REGULAR WEIGHT HARD ROCK TYPE, 150 LB. PER CUBIC FEET AND HAVE AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS, THUS:

 - 1. WALL FOOTINGS AND SLAB ON GRADE (EXCEPT GRADE BEAMS): FC = P.S.I.
 - 2. GRADE BEAMS AND CAISONS FOOTINGS: FC = P.S.I.
 - 3. CONTINUOUS INSPECTION IS REQUIRED FOR ALL CONCRETE STRONGER THAN FC = P.S.I.

3. G. CONCRETE COVER OVER REINFORCING SHALL BE AS FOLLOWS:

 - 1. Poured against earth 3 inches.
 - 2. Poured against forms 2 inches or see specific details.
 - 3. For other conditions see specific details.

3. H. CEMENT SHALL CONFORM TO ASTM C-150, USE TYPE I CEMENT.
3. I. BEFORE CONCRETE IS POURED CHECK ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS SLEEVES, CONDUITS, CURBS, ETC. RELATING TO WORK.
3. J. ALL SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE APPROVED BY THE ENGINEER.
3. K. CONCRETE QUALITY INSPECTION AND TEST SHALL CONFORM TO THE LOCAL BUILDING CODE REQUIREMENTS FOR CONCRETE DESIGNED BY ULTIMATE STRENGTH METHOD.
3. L. REMOVAL OF FORMS: SUPPORTING VERTICAL SURFACE - 2 DAY MINIMUM, SUPPORTING BEAMS AND GIRDERS - 15 DAYS MINIMUM.
3. M. CONSTRUCTION JOINTS: SHALL BE PREPARED BY WIRE BRUSHING AND CLEAN AND BRUSHING IN A PASTE OF HEAT CEMENT MORTAR IMMEDIATELY PRIOR TO CONCRETING. LOCATION FOR CONSTRUCTION JOINTS SHALL BE APPROVED BY STRUCTURAL ENGINEER.
3. N. ALL REINFORCING SHALL BE INSPECTED PRIOR TO POURING OF ANY CONCRETE BY THE BUILDING INSPECTOR.
3. O. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES. STRUCTURAL NOTES SHALL SUPERSEDE.
3. P. THE WORK OF DEPUTY BUILDING INSPECTORS SHALL BE REGULATED BY THE FOLLOWING RULES:

THE DEPUTY INSPECTOR SHALL NOTIFY THE DEPARTMENT OF HIS ASSIGNMENT AT LEAST ONE DAY BEFORE WORK COMMENCES.

WHEN REQUESTED BY THE BUILDING INSPECTOR, THE DEPUTY MUST REVIEW THE PLANS WITH THE BUILDING INSPECTOR BEFORE COMMENCING WORK.

EXCEPTON: THE INSPECTION SUPERVISOR MAY INTERVIEW THE DEPUTY BY PHONE AND APPROVE THE ASSIGNMENT PROVIDED HE IS SATISFIED THAT THE DEPUTY IS COMPETENT.

DIVISION 4 - MASONRY

4. A. MASONRY: TO CONFORM TO BUILDING CODE FOR REINFORCED GROUTED MASONRY.
4. B. MATERIALS:
 1. CONCRETE BLOCK: HOLLOW LIGHTWEIGHT, HIGH TEMPERATURE STEAM CURED, LOAD BEARING UNITS, CONFORMING TO ASTM C90, GRADE N, 8" x 8" x 16" NOMINAL.
 2. PORTLAND CEMENT: LOW ALKALI AND CONFORMING TO ASTM C-150, TYPE I OR C.
 3. SAND: ASTM C144, EXCEPT THAT NO LESS THAN 4% OR MORE THAN 10% SHALL PASS THE NO. 100 SIEVE.
 4. PEA GRAVE: ASTM C404 GRADED WITH NOT MORE THAN 5% PASSING THE NO. 8 SIEVE WITH 100% PASSING THE 3/8" SIEVE.
 5. HYDRATED LIME: ASTM C207, TYPE S, CONTAINING 85% CALCIUM OXIDE BY WEIGHT.
 6. WATER: CLEAN FROM DOMESTIC SUPPLY.
 7. ADMIXTURE: FOR USE IN GROUT PER SACK OF CEMENT.
4. C. MORTAR AND GROUT PROPORTIONS:
 1. CEMENT: PART CEMENT, 1 PART PORTLAND CEMENT, 3 1/2" PARTS SAND AND 1/4 PARTS MAXIMUM HYDRATED LIME.
 2. GROUT: 1 PART PORTLAND CEMENT, 2 1/4 PARTS MINIMUM TO 3 PARTS MAXIMUM DAMP LOOSE SAND, 2 PARTS PEA GRAVEL.
4. D. SOME SPECIFIC CONCRETE BLOCK WALL WHEN INDICATED IN PLANS AND DETAIL SHALL BE CONTINUOUSLY INSPECTED BY AN APPROVED DEPUTY INSPECTOR.
4. E. A MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI IN 28 DAYS IS REQUIRED FOR MORTAR AND GROUT.
4. F. GROUT ALL CELLS CONTAINING REINFORCEMENT AND WALLS BELOW GRADE OR RETAINING EARTH, UNLESS NOTED OTHERWISE ON PLAN.
4. G. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES. STRUCTURAL NOTES SHALL SUPERSEDE.

DIVISION 5 - METALS

5. A. REINFORCING STEEL:
 1. REINFORCING STEEL SHALL BE AS FOLLOWS:
 - a. IN COLUMN FOOTINGS, COLUMNS, GRADE BEAMS, AND IN THE FIRST FLOOR STRUCTURAL SLAB AND ITS BEAMS, GRADE CONFORMING TO A-615-60, SLAB AND BEAMS (FY = 60 KSI) EXCEPT REBAR #5 OR SMALLER MAY BE GRADE 40.
 - b. ALL MASONRY WALL REINFORCING INCLUDING MASONRY WALL FOOTINGS SHALL BE INTERMEDIATE GRADE CONFORMING TO A-615-40 CONCRETE WALL REINFORCEMENT TO ALSO BE FY = 40 KSI.
 - c. ALL BARS EXCEPT NO. 2 BARS SHALL BE DEFORMED AS PER "ASTM A-305".
 - d. WIRE MESH SHALL CONFORM TO "ASTM A-185".
 - e. IN WALL FOOTINGS, BEAM AND COLUMN TIES AND STIRRUPS: "ASTM-A-40 (FY = 40 KSI).
 - f. ANCHOR BOLTS SHALL HAVE A MINIMUM EMBEDMENT INTO CONCRETE OR BLOCK WITH FILLED CELLS AS FOLLOWS UNLESS OTHERWISE NOTED ON PLANS:
 - 1/2" INCHES BOLT = 4 INCHES; 5/8 INCHES BOLT = 4 INCHES
 - 3/4" INCHES BOLT = 5 INCHES; 7/8 INCHES BOLT = 6 INCHES
 2. ALL BARS SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND.
5. C. WELDING:
 1. ALL WELDING SHALL BE PERFORMED AND THE WELDERS SHALL HAVE A CURRENT WELDING CERTIFICATE. ALL WELDING SHALL BE PERFORMED USING ELECTRIC ARC PROCESS IN ACCORDANCE WITH APPLICABLE PORTION OF THE CODE FOR "ARC AND GAS WELDING IN BUILDING CONSTRUCTION" OF THE AMERICAN WELDING SOCIETY AS AMENDED TO DATE.
 2. CONTINUOUS INSPECTION REQUIRED FOR ALL STRUCTURAL FIELD WELDING.
 3. USE APPROVED E70XX ELECTRODES OR EQUIVALENT "ASTM A-233"
5. D. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES. STRUCTURAL NOTES SHALL SUPERSEDE.

DIVISION 6 - WOOD AND CARPENTRY

6. A. LUMBER:

ALL LUMBER SHALL BE GRADE MARKED "DOUGLAS FIR", LARCH FIR COAST REGION ON THE FOLLOWING GRADES, PER WICB STANDARD GRADING RULES NO. 16 AND TO BE S4S UNLESS OTHERWISE NOTED:

1. 2 X 4 STUDS	- CONSTRUCTION GRADE
2. 2 X 4 STUDS	- STANDARD
3. RAFTERS & JOISTS	- NO. 2 DENSI OR NO. 1
4. BEAMS	NOTED.

NOTE: ALL LUMBER WITHIN 6" OF EARTH OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED OR DURABLE WOOD, GRADE MARK FOUNDATION OR BETTER.

6. B. NAILING:

THE LUMBER AND TYPE OF NAILS CONNECTING WOOD MEMBERS SHALL NOT BE LESS THAN THE AMOUNTS SET FORTH IN THE BUILDING CODE.

6. C. PLYWOOD:

ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD P.S.I.-83 FOR SOFT WOOD PLYWOOD WITH EXTERIOR GLUE AND OF THE FOLLOWING GRADES:

1. HORIZONTAL SHEATHING: FLOORS - STANDARD SHEETING T&G PLYWOOD 5/8" THICK INDEX 48/24 GRADE CD, OR PER P.S.I.-83, WITH EXTERIOR GLUE.
2. ROOF - STANDARD SHEETING EXTERIOR GRADE 1/2" THICK INDEX 32/16 GRADE CD, OR PER P.S.I.-83, WITH EXTERIOR GLUE.
3. VERTICAL SHEATHING: SHEAR WALLS - STRUCTURAL I PLYWOOD GRADE. SEE STRUCTURAL DRAWINGS.

6. D. PLYWOOD NAIL SPACING:

1. FLOOR AND ROOF: 6" O.C. AT BOUNDARY, 6" O.C. AT EDGES, 12" O.C. AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48" O.C. OR MORE. WALL SHEATHING OR SIDING: 6" O.C. EDGES, 12" O.C. INTERMEDIATE UNLESS OTHERWISE NOTED. ALL NAILING SHALL BE INSPECTED TO COVERING.

2. USE COMMON NAILS OR APPROVED PLYWOOD NAILS WITH 3/8" MINIMUM EDGE DISTANCE.

6. E. BOLTS AND ANCHORS:

1. UNLESS OTHERWISE NOTED ALL WOOD SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO CONCRETE OR MASONRY WITH 1/2" X 1" BOLTS @ 6" O.C. BEGINNING AT 1'-0" MAXIMUM FROM EACH END OF THE PLATE. BOLTS SHALL BE EMBEDDED A MINIMUM OF 7" INTO CONCRETE OR MASONRY.

2. PROVIDE APPROVED SHOT PLUS SUCH AS "HILTI" I.A.R.R. #02582 OR APPROVED EQUAL.

3. SIMPSON ANCHORS SHALL COMPLY WITH LOS ANGELES CITY RESEARCH REPORT #2008.

6. F. JOIST HANGERS:

1. SHOWN ON STRUCTURAL DRAWINGS AS SIMPSON JOIST HANGERS UNLESS OTHERWISE NOTED.

2. GIRDER BEAMS OR JOIST HANGERS NOT ESPECIALLY DETAILED, SHALL BE PROVIDED AT ALL FLUSH BEAM AND LEDGER CONNECTIONS ADEQUATE TO SUPPORT REQUIRED LOADS. SUBMIT TO STRUCTURAL ENGINEER FOR APPROVAL.

6. G. CUTTING AND NOTCHING:

1. EXTERIOR AND BEARING PARTITIONS: ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF THE WIDTH OF THE STUD.

2. NON BEARING PARTITIONS: ANY WOOD STUD MAY BE CUT OR NOTCHED TO DEPTH NOT EXCEEDING 40% OF THE WIDTH OF THE STUD.

3. BORED HOLES: A HOLE NOT GREATER THAN 60% OF THE WIDTH OF STUD ARE PERMITTED IN NON BEARING PARTITIONS OR IN ANY WALL WHERE EACH STUD IS DOUBLED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED THAT THEY ARE NEARER THAN 5/8" TO THE EDGE OF STUDS AND NOT LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

4. A. DO NOT CUT BEARING MEMBERS UNLESS THEY MAY BE CUT OR NOTCHED ON THE TOP EDGE PROVIDED THE CUT DOES NOT EXCEED EITHER 1/5 OR THE DEPTH OF THE MEMBER OR TWO INCHES AND DOES NOT EXTEND INTO THE CENTER HALF OF THE LENGTH OF THE MEMBER.

5. HOLES SPACED AT LEAST 6" APART AND NOT LARGER THAN TWO INCHES IN DIAMETER MAY BE BORED THROUGH JOIST MEMBERS, IF THE HOLES ARE NOT NEARER THAN ONE INCH TO THE EDGE OF JOIST MEMBER.

6. HOLES SPACED AT LEAST 6" APART AND NOT LARGER THAN ONE INCH IN DIAMETER MAY BE BORED THROUGH ANY WOOD BEAM OR GIRDER IF THE EDGE OF THE HOLE IS NOT NEARER THAN ONE INCH TO THE EDGE OF THE MEMBER.

7. IN STRUCTURAL FRAMING SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN NOTED OR APPROVED BY STRUCTURAL ENGINEER.

6. H. COLUMNS AND POSTS:

1. ALL WOOD COLUMNS AND POSTS SHALL BE FRAMED TO TRUE END BEARINGS. SUPPORTS SHALL BE DESIGNED TO HOLD THE COLUMN OR POST SECURELY IN POSITION AND TO PROTECT ITS BASE FROM DETERIORATE. IN AREAS EXPOSED TO WATER SPLASH AND IN EXTERIOR LOCATIONS, WOOD COLUMNS AND POSTS SHALL BE SUPPORTED BY PIERS PROJECTING AT LEAST 2 INCHES ABOVE THE FINISHED FLOOR AND SHALL BEAR ON A METAL BASE PLATE OR A FOUNDATION PLATE OR SILL.

2. ALL POST TO BEAM CONNECTIONS SHALL BE "SIMPSON" UNLESS OTHERWISE NOTED.

6. I. CARPENTRY:

1. BLOCK ALL FLOOR JOISTS 2 X 14 OR LARGER @ 8'-0" O.C. MAXIMUM AND AT ALL BEARING POINTS.

2. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.

3. FLOOR NAILING INSPECTION REQUIRED BEFORE WALL FRAMING.

4. PROVIDE BLOCKING FOR ALL HANDRAILS.

5. WALL FRAMING SHALL BE 2 X 4 STUDS AT 16" O.C. PROVIDING 2 X 4 TOP PLATE WITH MINIMUM 4" LAP SPLICE, UNLESS OTHERWISE NOTED.

6. PROVIDE 1 X 6 LET IN DIAGONAL BRACES AT EACH 25 LINEAL FEET OF EXTERIOR WALL IN TO CROSS A MINIMUM OF FOUR (4) STUD SPACES & AT 45 DEGREE WHERE POSSIBLE, UNLESS SHEATHED WITH PLYWOOD NAILED AT TOP & BOTTOM PLATES WITH 3-8" NAILS.

7. ALL EXPOSED NAILS SHALL BE CORROSIVE RESISTANT.

8. PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS 6'-0" WIDE OR GREATER.
9. PROVIDE FIRESTOPPING IN STUD SPACES WITH 2 X BLOCKS IN THE CENTER OF ALL STUD SPACES OVER 10 FEET.
10. ALL EXTERIOR FINISH MATERIAL SHALL BE APPLIED OVER ONE LAYER #15 ASPHALT SATURATED FELT.
11. PROVIDE VENTILATION AT ATTIC AND ENCLOSED ROOF RAFTERS WITH STANDARD WALL VENTILATORS. UNLESS NOTED OTHERWISE ON PLANS.
12. BEARING WALLS SUPPORTING LOADS FROM 2 STORIES ABOVE SHALL BE 3X4 OR 2X6 @ 16" O.C.
13. SUPPORT ALL HEADERS AND BEAMS WITH MINIMUM DOUBLE STUDS OR 4 X EQUAL TO WIDTH OF BEAM UNLESS OTHERWISE NOTED.
14. STAGGER ALL PLYWOOD PANEL JOINTS.
15. APPLY ROOF AND FLOOR PLYWOOD PANELS WITH FACE GRAIN PERPENDICULAR TO JOISTS.
16. PLYWOOD WALL, ROOF AND FLOOR SHEETING TO BE SPLICED ON A COMMON MEMBER.

6. J. GLUE LAM BEAMS:

1. GLUE LAM BEAMS TO BE PER COMBINATION 24 F.
2. GLUE LAM BEAMS TO BE FABRICATED BY AN APPROVED SUPPLIER.
3. SUBMIT CERTIFICATE OF INSPECTION TO THE BUILDING DEPARTMENT FOR APPROVAL.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

7. A. ROOFING:

1. ROOFING MATERIALS AND APPLICATIONS SHALL CONFORM TO THE REQUIREMENT OF THE VENTURA COUNTY BUILDING CODE.
2. COORDINATE WORK WITH SHEET CONTRACTOR TO ASSURE PROPER INSTALLATION OF FLASHING AND OTHER SHEET METAL WORK.
3. GUARANTEES - ROOFING SHALL BE WEATHER AND WATER TIGHT. THE ROOF SHALL BE GUARANTEED BY THE ROOFING CONTRACTOR AGAINST LEAKS DUE TO DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF 2 YEARS.
4. ALL ROOFING TO BE FIRE-RETARDANT.

7. B. SHEET METAL WORK:

1. ALL FLASHING AND COUNTER-FLASHING BE MINIMUM 26 GAUGE GALVANIZED STEEL UNLESS OTHERWISE NOTED.
2. COOPERATE AND COORDINATE THE WORK REQUIRED BY THIS DIVISION WITH THE ROOFER AND OTHER TRADES.
3. SEE SHEET NO. G-3 FOR ENERGY INSULATION REQUIREMENTS AND SOUND TRANSMISSION CONTROL.
4. ALL INSULATION SHALL COMPLY TO THE ENERGY INSULATION STANDARD AS ADAPTED BY TITLE 24, STATE OF CALIFORNIA.

7. C. ELASTOMERIC COATING:

1. WHERE INDICATED ON PLANS SHALL BE "DEX-O-TEX WEATHERWEAR" OR EQUAL AND SHALL HAVE L.R.R. NO. 02363 OR EQUAL.
2. WHERE INDICATED IN PLANS RETAINING WALL SHALL HAVE A WATER PROOFING SYSTEM CONSISTING OF TWO COMPONENT A WATER PROOFING POLYMER ASPHALT MEMBRANE APPLIED TO THE CONCRETE AND A SEMI RIDGED FIBERGLASS INSULATION BOARD OVER WATER PROOFING.

DIVISION 8 - DOORS, WINDOWS AND GLASS

8. A. ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING FOR IMPACT WHERE REQUIRED.

8. B. ALL GLASS WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED SAFETY GLASS. ALL GLASS IN SLIDING GLASS DOORS TO BE TEMPERED SAFETY GLASS.

8. C. ENERGY INSULATION STANDARD

1. SWINGING DOORS OR WINDOWS TO



STORM WATER POLLUTION CONTROL
(2017 Los Angeles Green Building Code)

**FORM
GRN 1**

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CA5004001 – Part 5: Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- No-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

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2017 Los Angeles Green Building Code

**FORM
GRN 4**

**MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)**

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET Sheet # or N/A	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.5	Cool roof for reduction of heat island effect		
5	4.106.7	Reduction of heat island effect for non-roof areas		
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings		
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings		
8	4.303.1.2	Multiple showerheads serving one shower		
9	4.303.3	Water submeters		
10	4.303.4	Water use reduction		
11	4.304.1	Outdoor potable water use in landscape areas		
12	4.304.2	Irrigation controllers		
13	4.304.3	Metering outdoor water use		
14	4.304.4	Exterior faucets		
15	4.304.5	Swimming pool covers		
16	4.305.1	Graywater ready		
17	4.305.2	Recycled water supply to fixtures		
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)		
19	4.305.3.2	Cooling towers (buildings > 25 stories)		
20	4.305.4	Groundwater discharge		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
21	4.406.1	Rodent proofing		
22	4.407.3	Flashing details		

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2017 Los Angeles Green Building Code

GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

- For each new dwelling and component, provide a listed energy plan that accommodates a 1-ton (1-hp) inside furnace, shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The service panel or subpanel circuit breaker shall be labeled "EV CAPABLE". The maximum protection rating shall be permanently and visibly marked as "EV CAPABLE". (4.106.4)
- For common parking areas serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all design EV space at the fastest rate. The manufacturer's specifications and test reports prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2)
- All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
 - Certified Ring Institute Green Label Plus Program
 - NSF/ANSI 140 or the Health's specification, O1350
 - Scientific Certifications Systems' Inforadvantage™ Gold
- 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
 - VOC emission limit defined in the CHPS High Performance Products
 - Certified under UL GREENGUARD Gold
 - Certified per the Residential Floor Covering Institute (RFCI) program
 - Meet the California Department of Public Health's Specification O1350
- The required hardware used to reduce heat island effects shall have a solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roof with slope ≥ 2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- For all the required hardware used to reduce heat island effects shall have a solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roof with slope ≥ 2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- When a fixture is very close to one another, the combined flow rate of all the fixtures controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.2)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 902)
- For projects that include landscape lighting, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- Annular spaces around pipes, cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping joints to corrugated shall be protected in accordance with Section 313 of the Los Angeles Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- 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 their equipment selected in accordance with ANSI/ACCA 30-S Manual D-2004. (4.507.2)

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2014 Los Angeles Green Building Code
PLUMBING FIXTURE FLOW RATES
(Incorporate this form into the plans)

**FORM
GRN 16**

Fixture Type	Maximum Allowable Flow Rate
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

- ¹ Lavatory Fixtures shall not have a flow rate less than 0.8 gpm at 20 psi.
² Kitchen fixtures may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³ Where competing fixtures are unavailable, aerators or other means may be used to achieve reduction.
⁴ Kitchen fixtures with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
⁵ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
⁶ Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.14.

- Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.14.

- Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

- Medium density fiberboard shall be used for the manufacture of the fixture.

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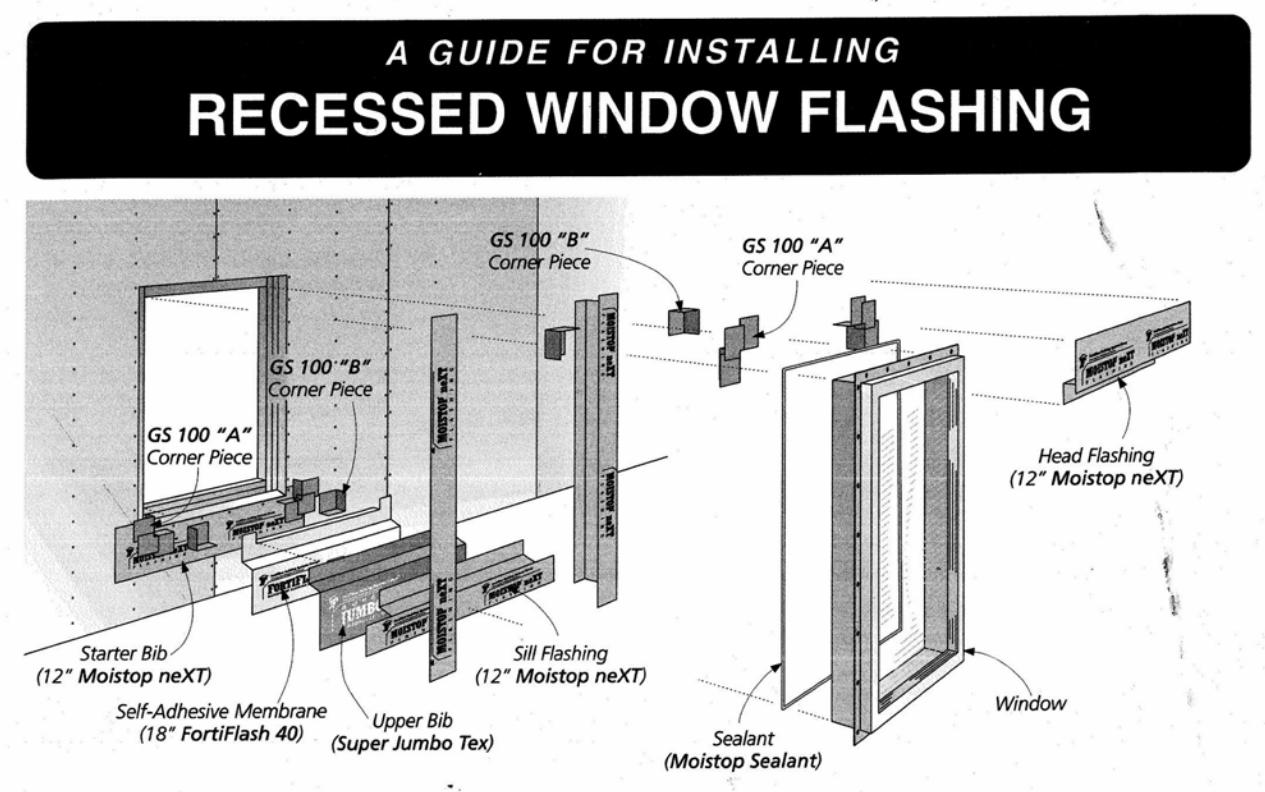
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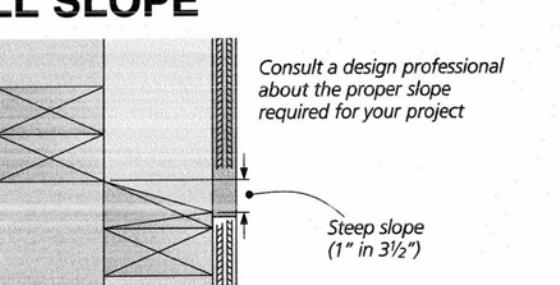


This installation guide addresses the proper flashing of a window that is contained in a recessed wall system built using a double 2 x 4 wall. Also the window is installed and flashed before the weather-resistive barrier is applied. For other wall configurations consult a design professional. Note: It is the responsibility of the installer and General Contractor to consult with the manufacturer on how these instructions apply to their specific units that are being installed, as well as any additional measures that may need to be taken.

The following Fortifiber products are used in this guide:
•Fortiflash® 40 Self Adhesive Waterproof Flashing Membrane 18' x 75' rolls
•Super Jumbo Tex® 60 minute 40' x 240 sq. ft. rolls
•Moistop neXT® Flashing 12' x 200' rolls
•Moistop® Sealant (Exceeds AAMA Standards)

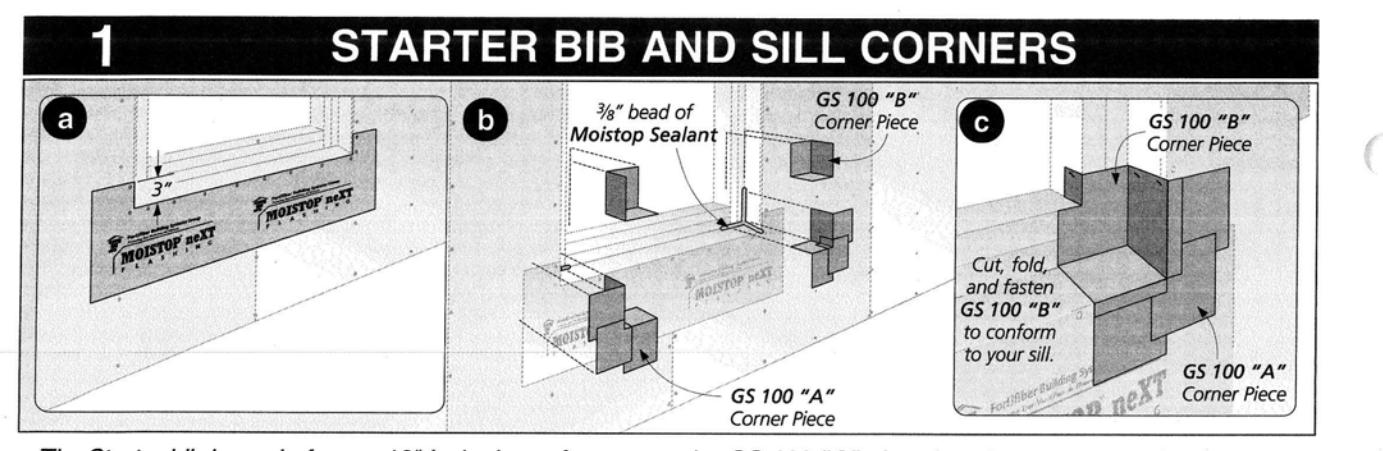
Also, from TLS Laboratories the following Corner Flash® products are used in this guide:
•TLS GS 100™ "A", and GS 100™ "B"
*The GS 100 Corner Flash System is supplied by TLS Laboratories at (800) 310-7673. GS 100 and Corner Flash are Registered Trademarks of TLS Laboratories.

SILL SLOPE



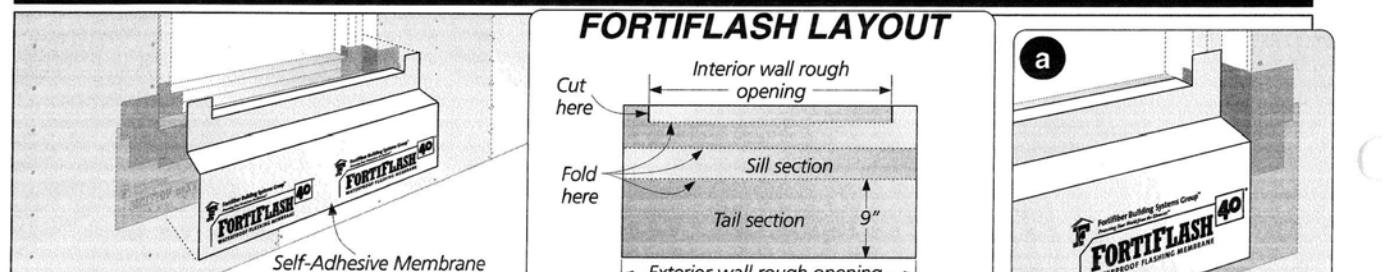
For proper drainage the exterior wall sill must be sloped. The example above shows a steep slope (1 inch in 3 1/2"). This slope can be created by ripping dimensional lumber. Please consult a design professional about the proper slope required for your project.

1



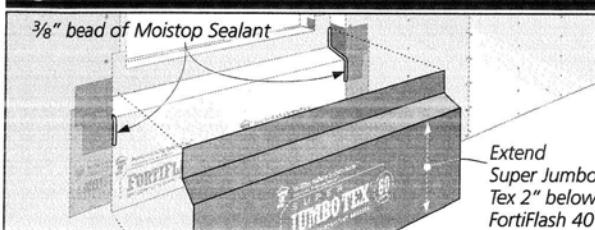
The Starter bib is made from a 12" piece of Moistop neXT that is attached to the exterior wall "3" above the bottom of the sloped sill. Remove the section of Moistop neXT that is between the exterior jamb and sill by cutting flush with a sharp utility knife, see1a. Next, place a 3/8" bead of Moistop Sealant in the lower corners as shown in illustration 1a above. Firmly press the GS 100 "A" pieces into the sealant and fasten at top edge with staples. Once the "A" pieces are installed press the GS 100 "B" pieces directly on top of the "A" piece. Trim the "B" piece as needed allowing it to wrap around interior jamb and exterior jamb and sill then fasten in place with staples. The corner with both pieces in place should look like fig 1c above.

2 FORTIFLASH 40



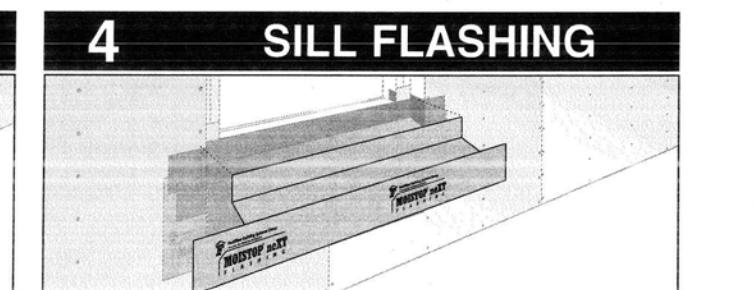
A piece of 18"-wide Fortiflash 40 is used for the next layer of protection. To prevent wrinkles, or airpockets while installing this piece of self-adhesive flashing the following sequence is strongly recommended:
Cut the flashing to the width of the exterior wall rough opening. Before removing the backing, draw a fold line up from the bottom edge of this piece 9". Below this fold line is

3 UPPER BIB*



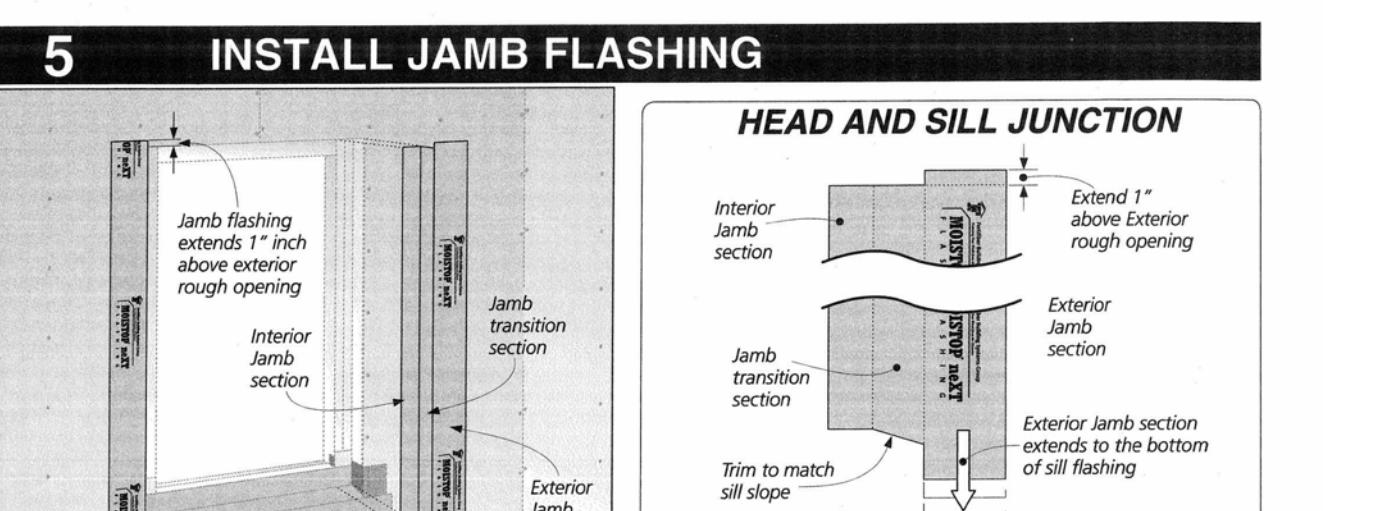
Before installing bib, place a 3/8" bead of Moistop Sealant as shown above. Then cut the Super Jumbo Tex® to the width of the exterior wall rough opening. The head section from flush with the interior wall sill and extends 2" inches below the Fortiflash 40. This Upper bib is optional, adding a temporary layer of protection for the sill during construction.

2



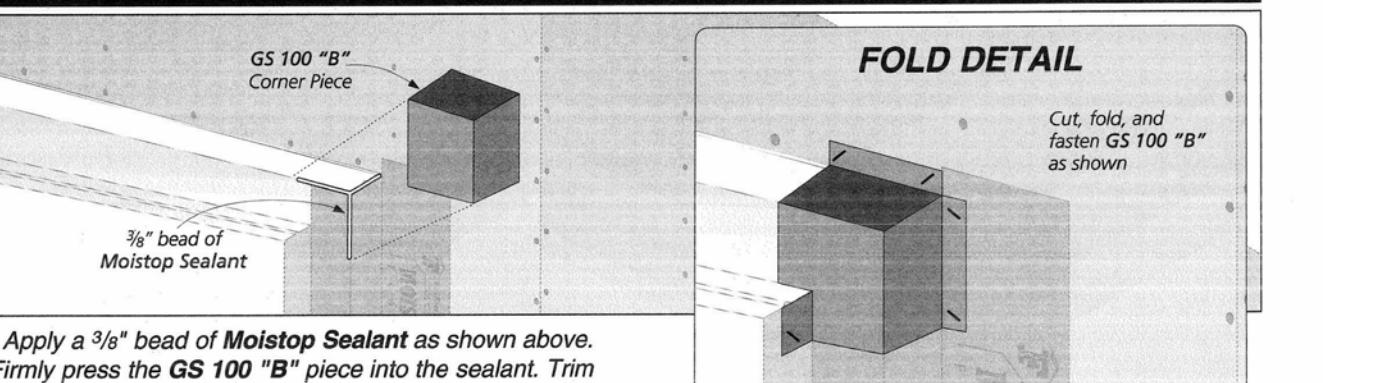
Moistop neXT is used as a protective course for sill flashing. It is fastened flush with the top of the interior sill, covers the exterior sill, and extends to the edge of the jamb flashing installed in Step 5. Since the length of jamb flashing can vary, run the sill flashing long and trim once jamb flashing is installed.

3

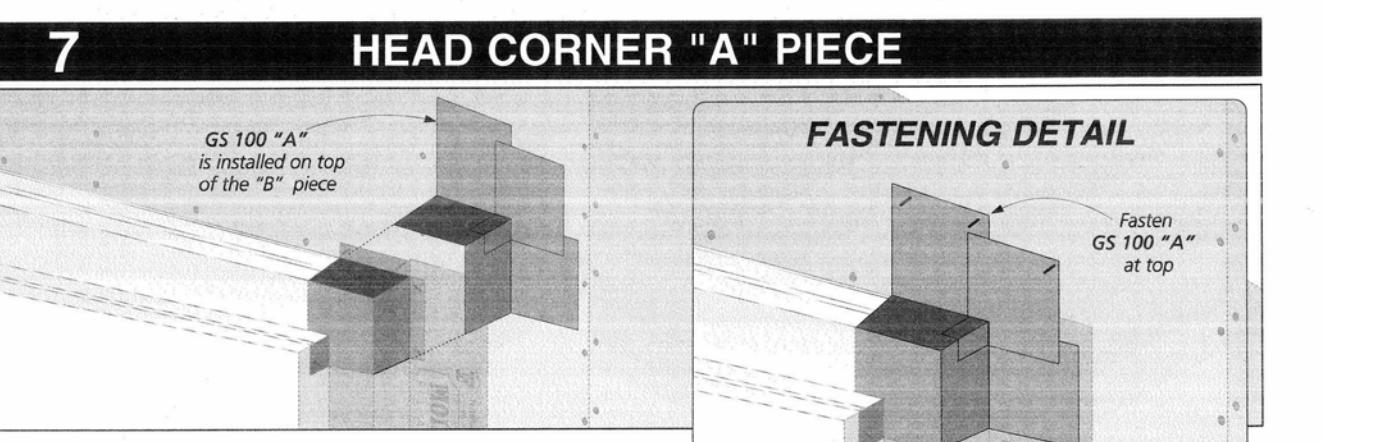


Moistop neXT is used for Jamb flashing. This piece starts 1" above the top of the exterior wall rough opening and extends even with the bottom of lowest piece of sill flashing. The detail above shows how to notch the jamb piece properly at the head and sill. Once the jamb flashing is in place, trim the sill flashing flush.

6 HEAD CORNER "B" PIECE

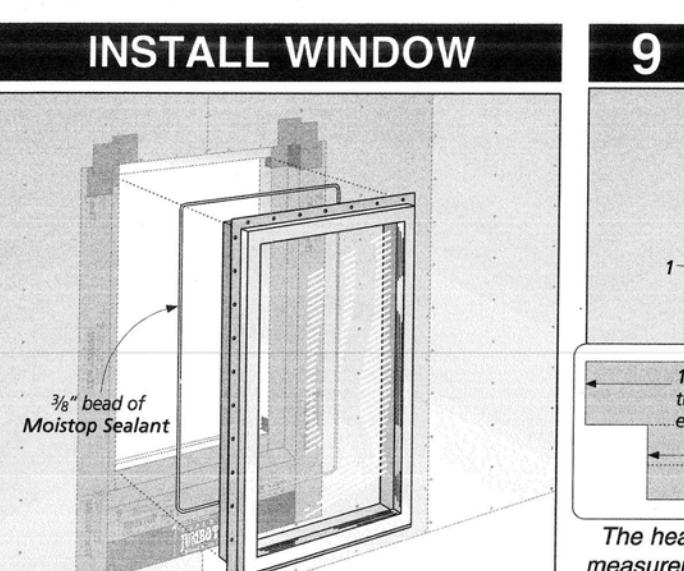


Apply a 3/8" bead of Moistop Sealant as shown above. Firmly press the GS 100 "B" piece into the sealant. Trim and fold this piece as shown at right. Then fasten in place.



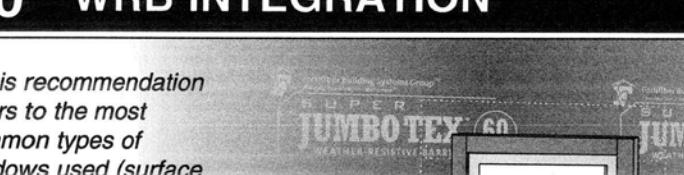
Press the GS 100 "A" piece into place on top of the "B" piece installed in Step 6. Fasten as shown at right.

3



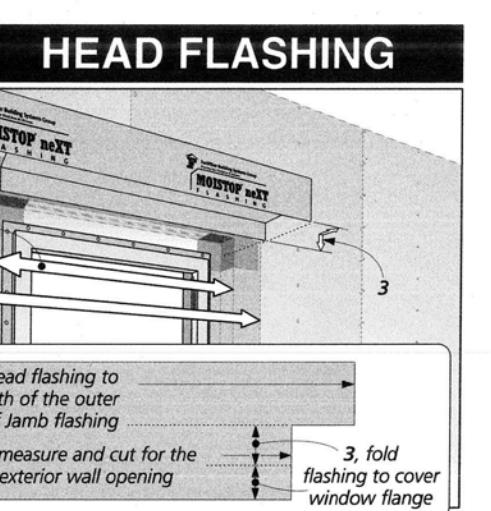
The head flashing is made from Moistop neXT. Three measurements are required to properly fit this flashing. 1, measure the distance from the outer edges of the jamb flashing, 2, the exterior wall rough opening, 3, the combined length of the space above the top of the window and the depth of the exterior wall header. These measurements will provide length of the flashing, slice location and depth allowing the flashing to tuck under the recessed opening. Staple in position. See detail above.

9 HEAD FLASHING



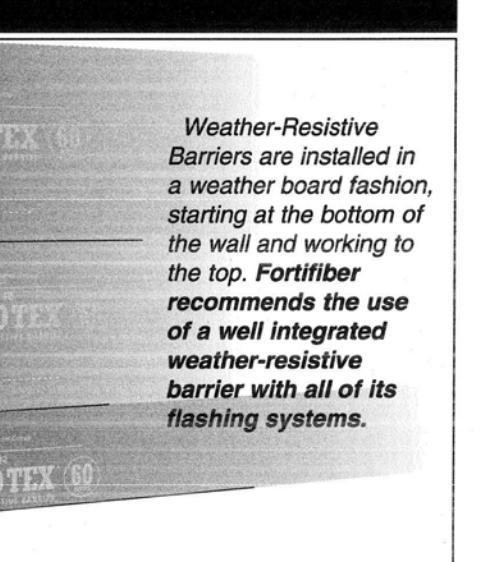
Before installing the window, apply a continuous 3/8" bead of Moistop Sealant to the backside (interior) of the mounting flange. Install the window according to the window manufacturer's instructions.

4



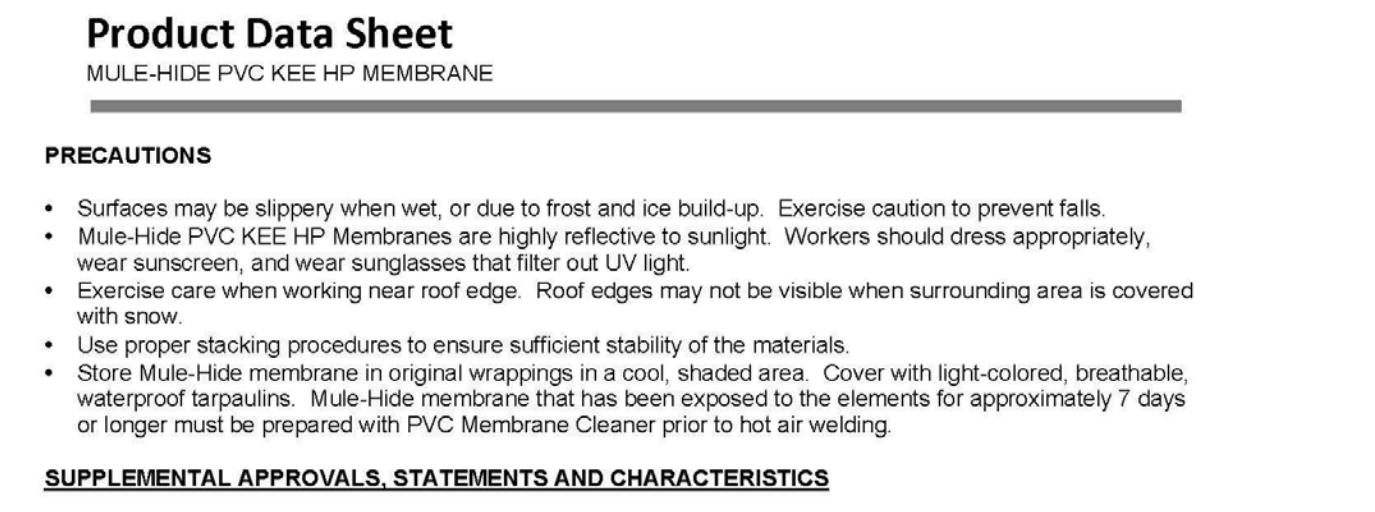
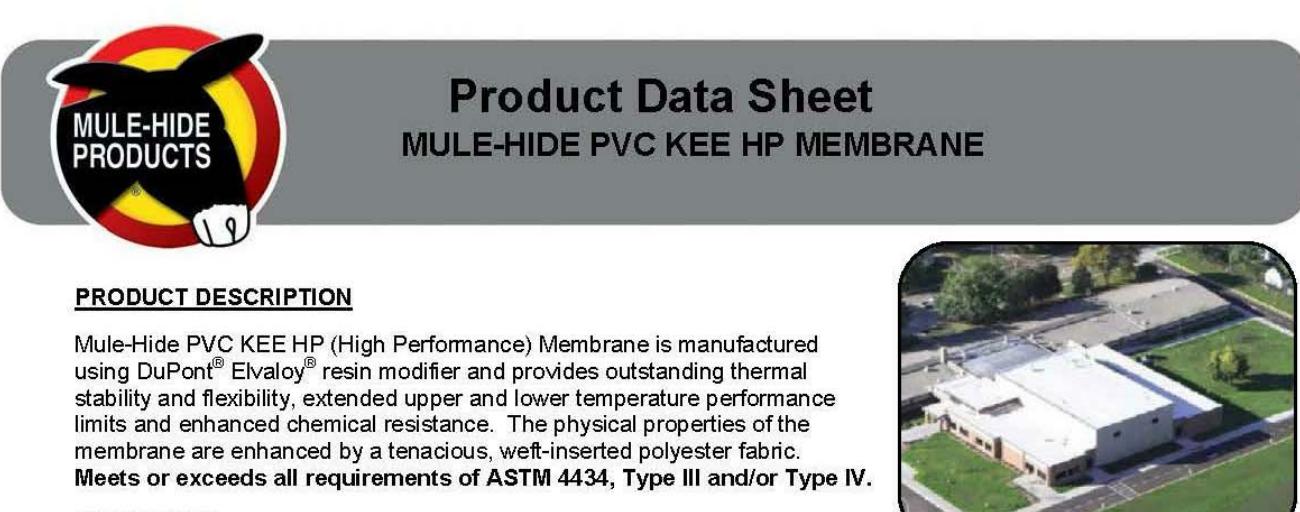
Weather-Resistive Barriers are installed in a weather-head fashion, starting at the bottom of the wall and working to the top. Fortifiber recommends the use of a well integrated weather-resistive barrier with all of its flashing systems.

10 WRB INTEGRATION



Call 1-800-773-4777 Nationwide for Technical Assistance or visit our website at www.fortifiber.com

Fortifiber Building Systems Group®
Protecting Your World from the Elements™
ig_recessed_window.pdf NATIONAL SALES OFFICE Reno, NV
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TYPICAL PHYSICAL PROPERTIES (continued)				
Physical Property*	ASTM D4434 Requirement	50-mil	60-mil	80-mil
Xenon-Arc Resistance, no cracks or crazing @ 10x, ASTM G155, 0.55 W/m ² at 340 nm, 63°C B,T, (62,600 J/m ²) total radiant exposure 10,000 hrs	PASS	PASS	PASS	PASS
*Typical properties and characteristics are based on samples tested and are not guaranteed for all samples of this product. This data and information is intended as a guide and does not reflect the specification or specification range for any particular property of this product.				
LEED Information				
Pre-consumer Recycled Content 10%				
Post-consumer Recycled Content 0%				
Manufacturing Location Greenville, IL				
Solar Reflectance Index (SRI) 108				
BENEFITS & SUPPLEMENTAL STATEMENTS				
• Heat weldable – Wide window of weldability, welds quickly, cleanly and consistently				
• Durable – scrim reinforcement offer superior resistance to impact, wind uplift				
• UV, ozone and oxidation resistance				
• Enhanced color stability color reflects sunlight				
• Enhanced chemical resistance				
• Low temperature flexibility				
CODE APPROVALS/COMPLIANCE				
A variety of Factory Mutual Ratings and Underwriters Laboratories Classifications are available. Contact Mule-Hide Technical Department for additional information.				
INSTALLATION INSTRUCTIONS				
1) Approved insulation shall be attached to the roof deck with an approved insulation adhesive or approved fasteners and plates. Install insulation with its largest dimension perpendicular to the direction of the membrane and substrate.				
2) Mechanically Attached Roofing System				
a) Perimeter sheets to be installed in an approved pattern along all exterior roof edges.				
b) Mechanical fasteners and plates are installed in the seams of both the perimeter sheets and field sheets and into the roof deck. Use approved fasteners and maintain proper penetration for specific roof deck.				
c) Fully Adhered Roofing System				
a) Perimeter sheets are not required.				
b) The perimeter is required to be mechanically attached at the base of all vertical surfaces, roof edges, and at angle changes.				
c) The field of the roof is fully adhered to the substrate with Mule-Hide Low-VOC PVC Bonding Adhesive or Aqua Base 120 bonding adhesive.				
d) All seams are hot welded and checked by probing.				
e) All details will be done in accordance with Mule-Hide details.				
f) On projects where it is required, Mule-Hide Standard or Premium Warranty is requested, an authorized Mule-Hide Representative shall inspect all completed work. This is only a brief summary and not the complete specification. The Mule-Hide Specifications, Details, Technical Bulletins, and associated documents should be thoroughly reviewed prior to starting any project. Contact Mule-Hide Products for additional information.				

The Cool Roof Rating Council (CRRC) does not specify minimums for reflection or emittance but they do require specific protocols for testing and reporting. Cleaning of the aged roof surface is not permitted for determination of radiative properties after 3 years.

A LEED "point" may be earned if a roof material is ENERGY STAR qualified and has a thermal emittance of at least 0.90 as determined by ASTM E408.

Solar Reflectance Index (SRI) is calculated per ASTM E1980. The SRI is a measure of the roof's ability to reject solar heat as shown by a solar temperature rise. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is 0 and a standard white (reflectance 0.80, emittance 0.90) is 100. Materials with the highest SRI values are the coolest choices for roofing. Due to the way SRI is defined, particularly hot materials can even take slightly negative values, and particularly cool materials can even exceed 100.

California Title 24 requires an initial minimum reflectance of 0.70 and emittance of 0.75 as determined by CRRC.

Revised APRIL-2017 PDS 09-1220 Page 1 of 4

Revised APRIL-2017 PDS 09-1220 Page 2 of 4

Revised APRIL-2017 PDS 09-1220 Page 3 of 4

Revised APRIL-2017 PDS 09-1220 Page 4 of 4

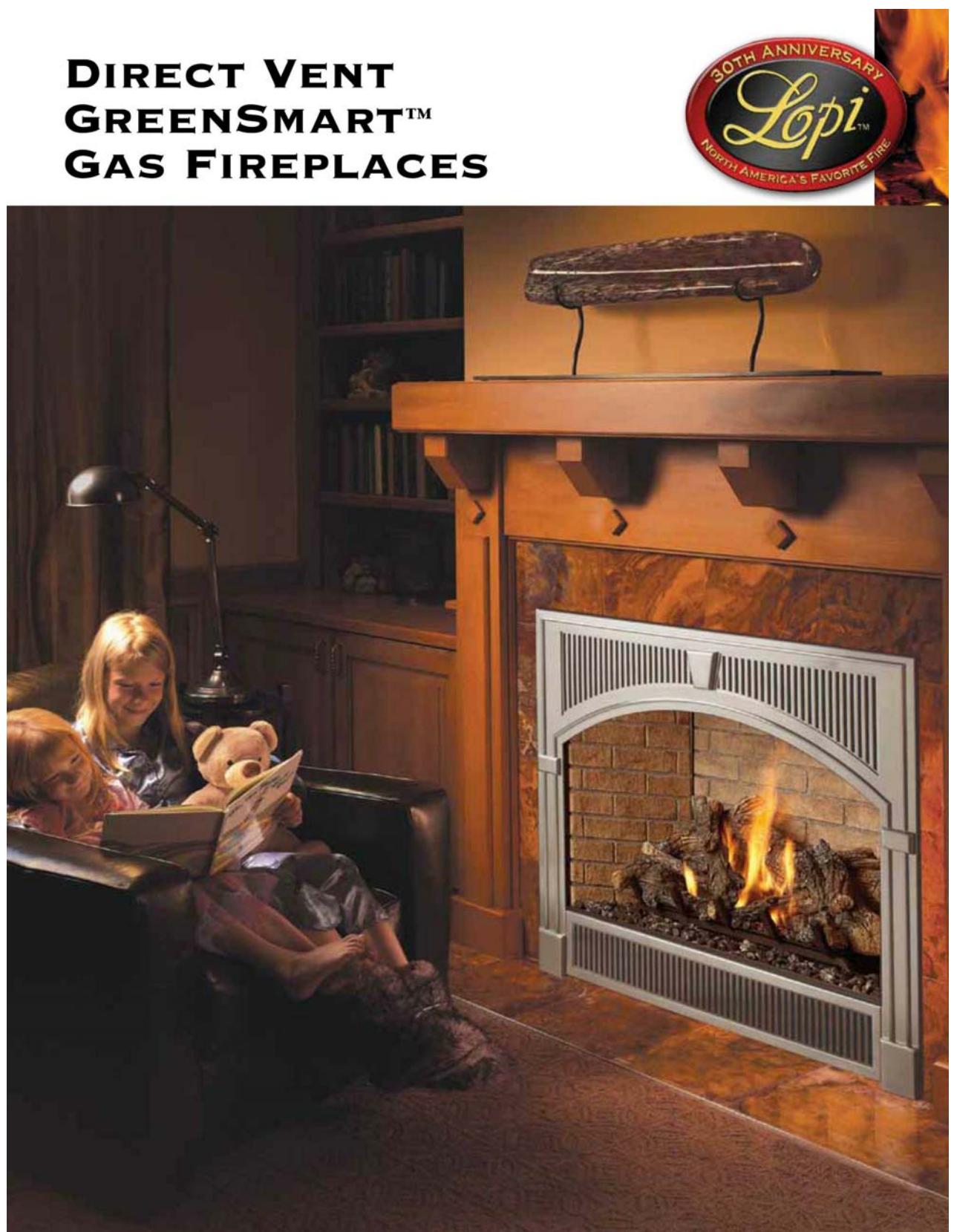
Revised APRIL-2017 PDS 09-1220 Revised APRIL-2017

GREEN SHEETS

OWNER AND PROJECT ADDRESS:	MHD MOOSAZADEH
ARCHITECT:	FARZIN MALY
SHEET TITLE:	7136 Haskell Ave., #320 Van Nuys, CA 91406
SHOOT NO.:	Ph: 818 770 0161 Email: farzin.maly@gmail.com

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE DEPENDED TO THE ORIGINAL ONE FOR WHICH THEY WERE DRAWN AND PUBLISHED. THEREFORE, THEY ARE EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE INSIDE CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIOR AGREEMENT OF THE ACCEPTANCE OF THESE RESTRICTIONS.

MALY ARCHITECTS INC.

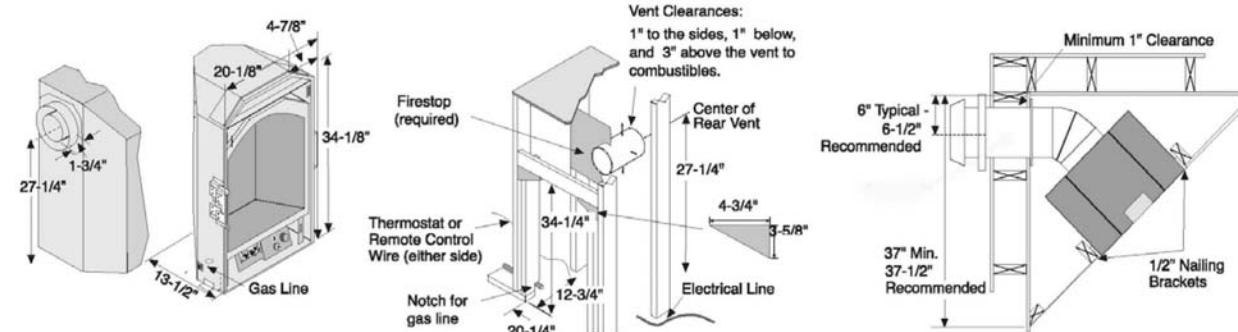


**DIRECT VENT
GREENSMART™
GAS FIREPLACES**

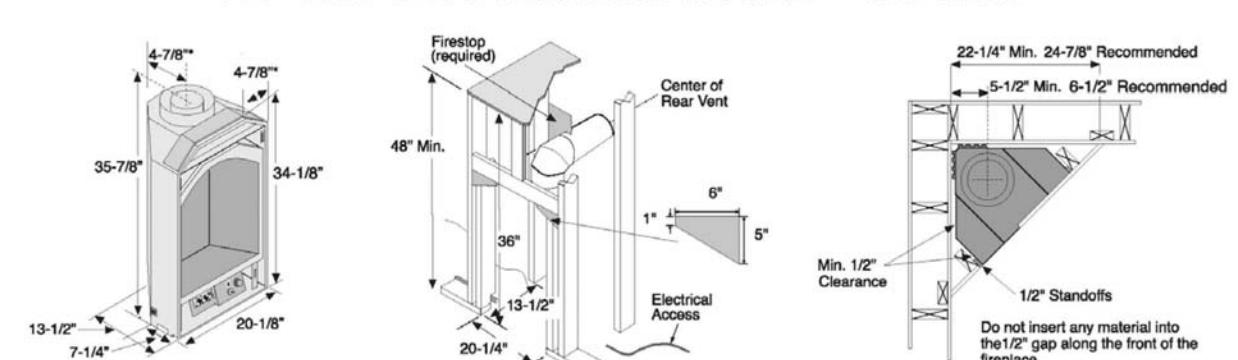


INSTALLATION SPECIFICATIONS

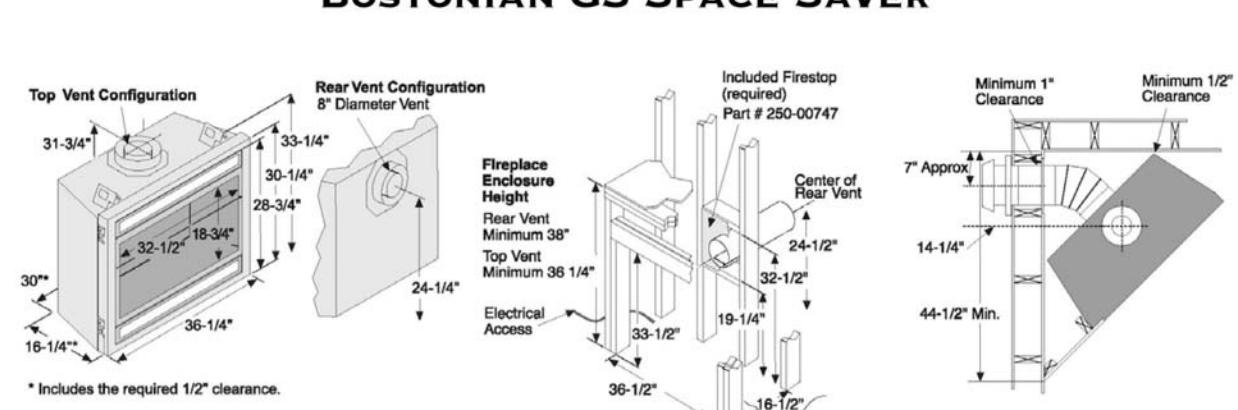
21 TRV GS PORTRAIT-STYLE - REAR VENT



21 TRV GS PORTRAIT-STYLE - TOP VENT



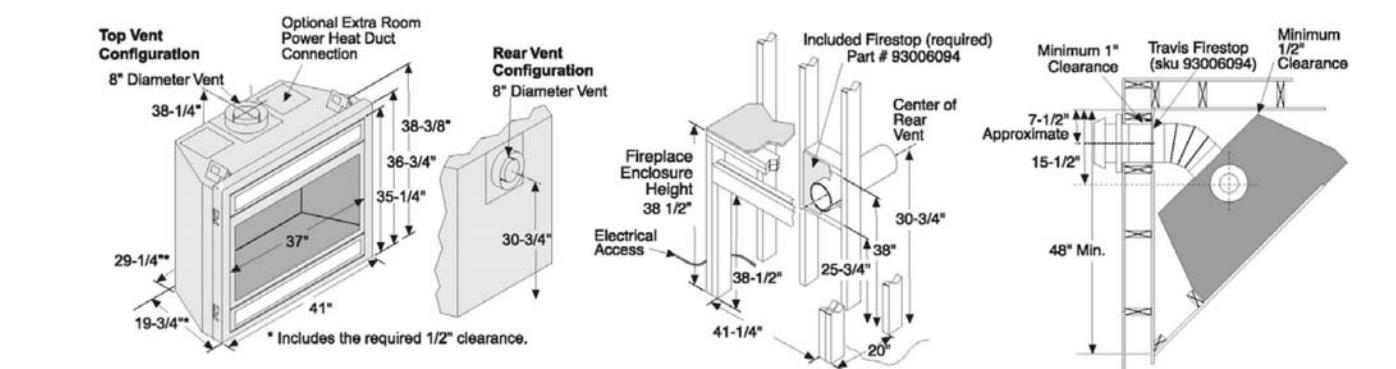
BOSTONIAN GS SPACE SAVER



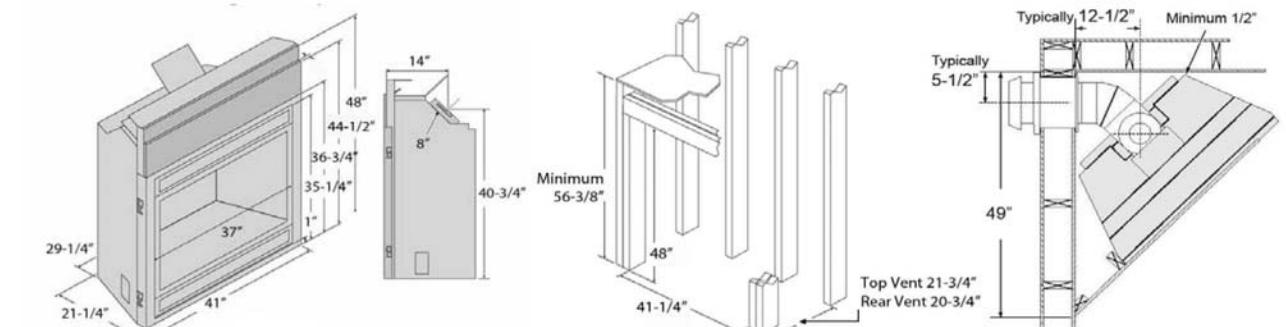
19

Please refer to the Owner's Manual for all installation information. Owner's Manuals can be downloaded from the Lopi website under the specific product - www.lopi.stoves.com

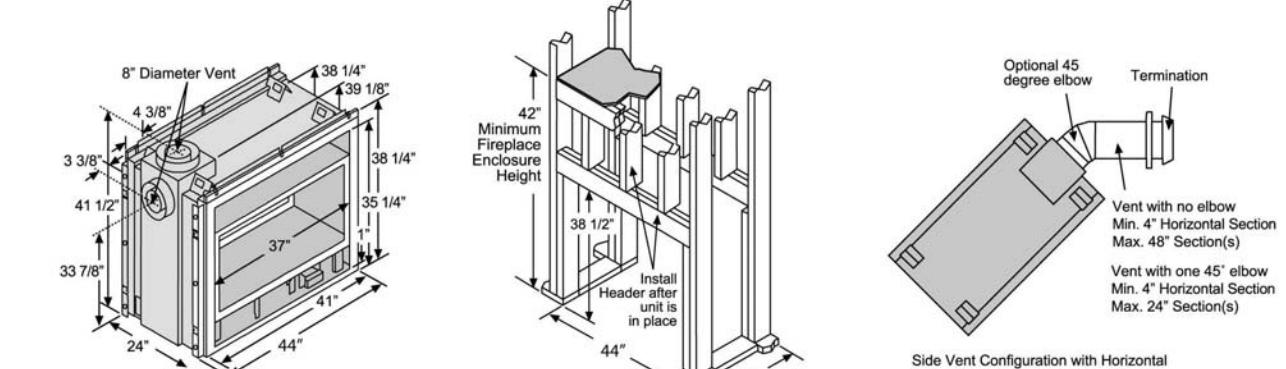
HEARTHVIEW TRV GS



HEARTHVIEW HO GS (HIGH OUTPUT) GS



HEARTHVIEW SEE-THRU GS



20

GREEN SHEET 2

OWNER AND PROJECT ADDRESS:

MEHDİ MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

1
2
3

NO. DATE:



PROJECT NO:

DATE:

7/8/2019 4:47:42 PM

DRAWN BY:

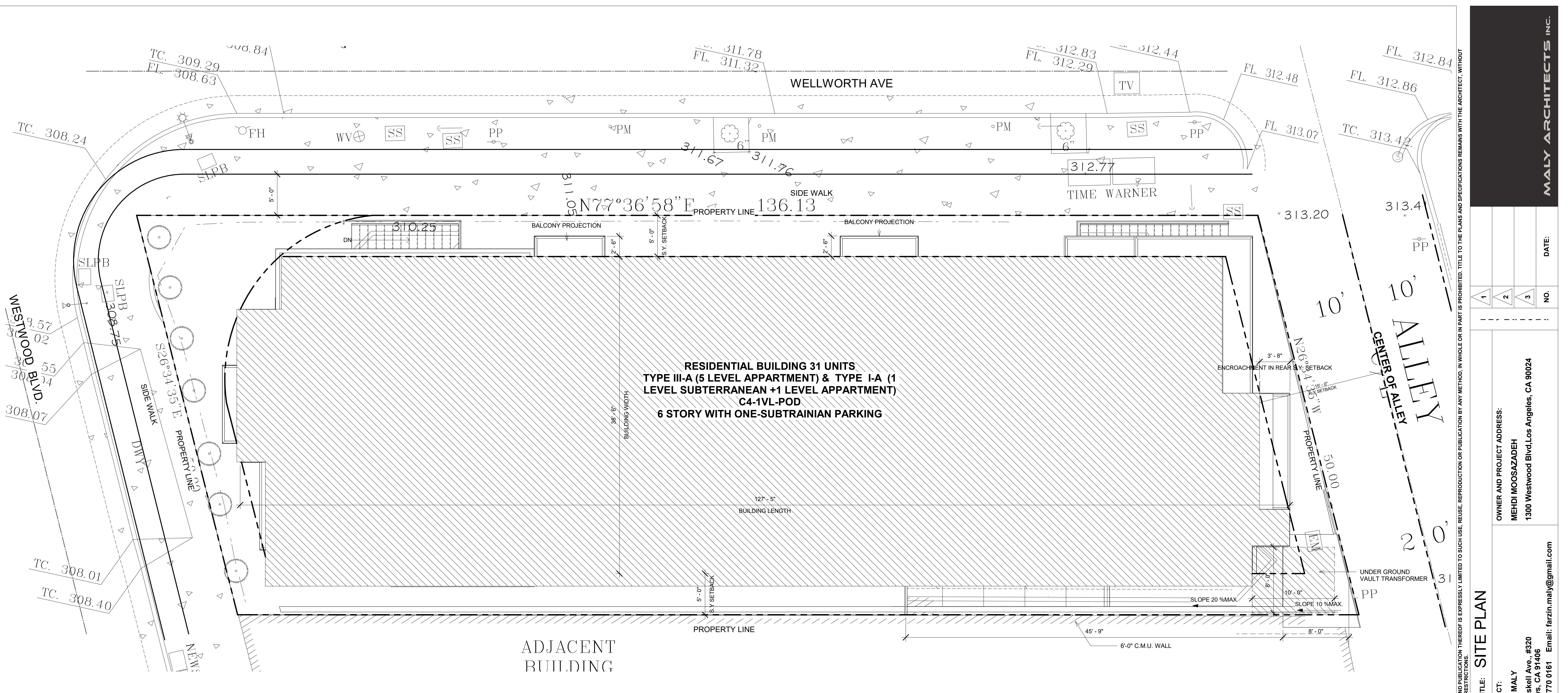
Author

APPROVED BY:

Approver

SHEET NO:

A0.05

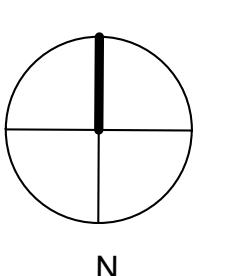


- a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet 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

b. 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).

- C. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption. Shower compartments and walls 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
- D. Water heaters must be strapped to a wall (Sec. 507.3, UPC)

Any changes (type, size, location) to approved stormwater Best Management Practice(s) (BMPs) must obtain written approval from Los Angeles, Department of Public Works, Bureau of Sanitation prior to construction of BMP(s).



ANSWER

MEET TITLE: SILE PLAN

CT NO:
19 4:47:51
N BY:
VED BY:

SHEET N

OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd | Los Angeles, CA 90064

A circular license seal. The outer ring contains the text "LICENSED ARCHITECT" at the top and "STATE OF CALIFORNIA" at the bottom. The inner circle contains a five-pointed star at the top, followed by "FARZIN MALLI" in the center, "NO. C-33731" below it, "05-31-19" further down, and "RENEWAL DATE" at the bottom.

PROJECT NO:	
DATE:	7/8/2019 4:47:51
DRAWN BY:	Author
APROVED BY:	

SHEET N

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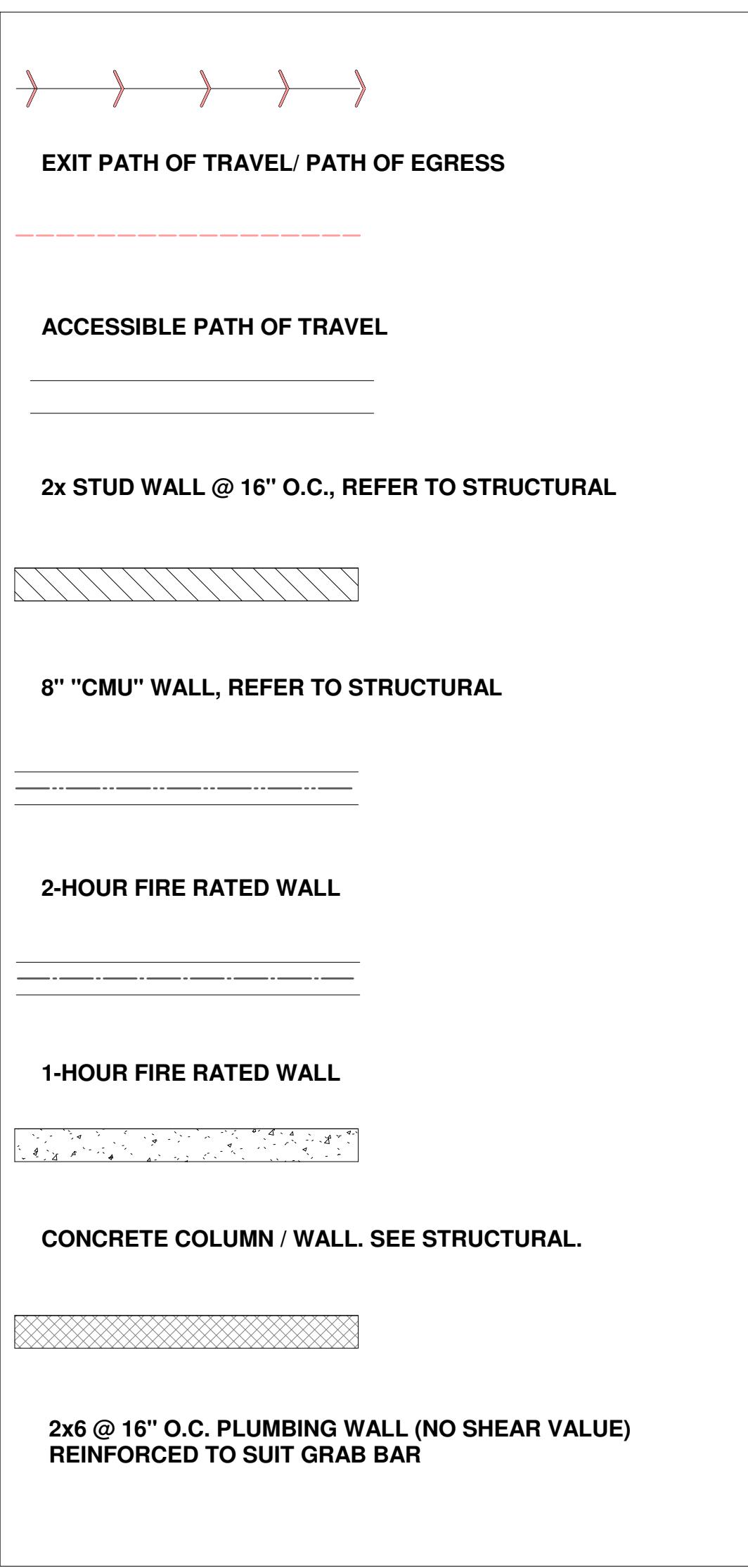
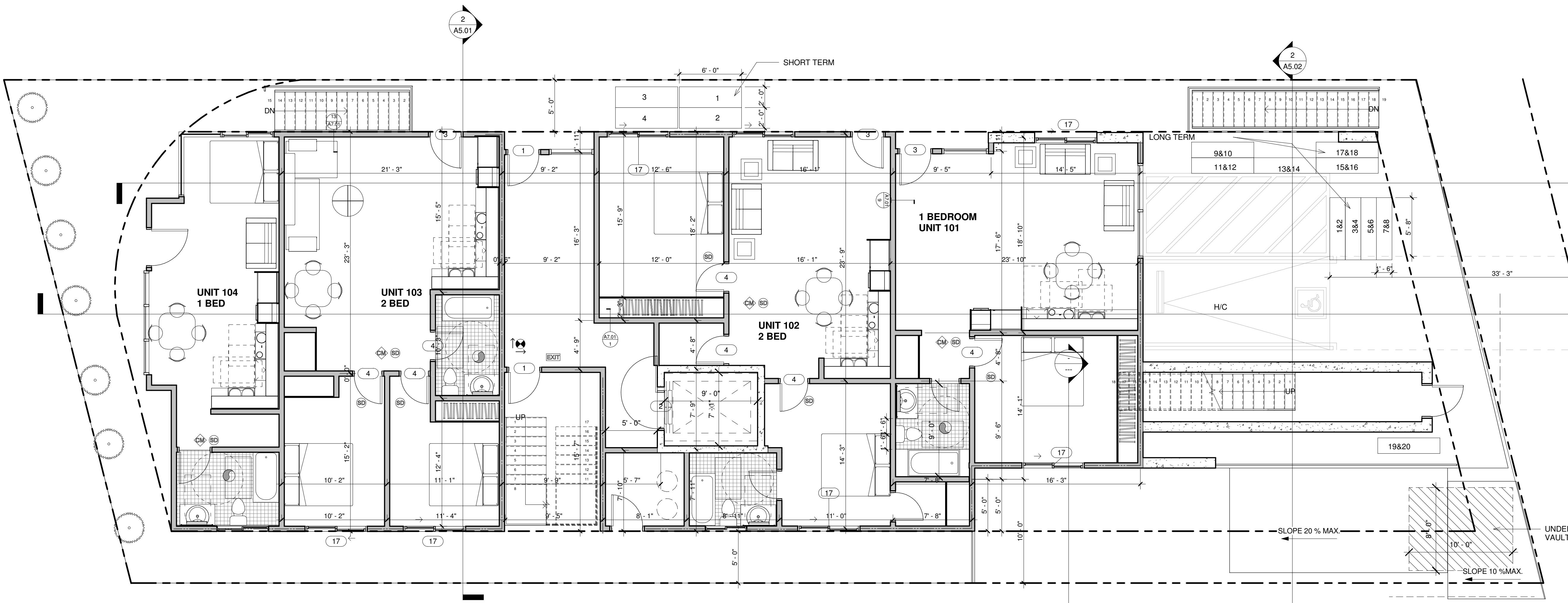
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Note on Plans:

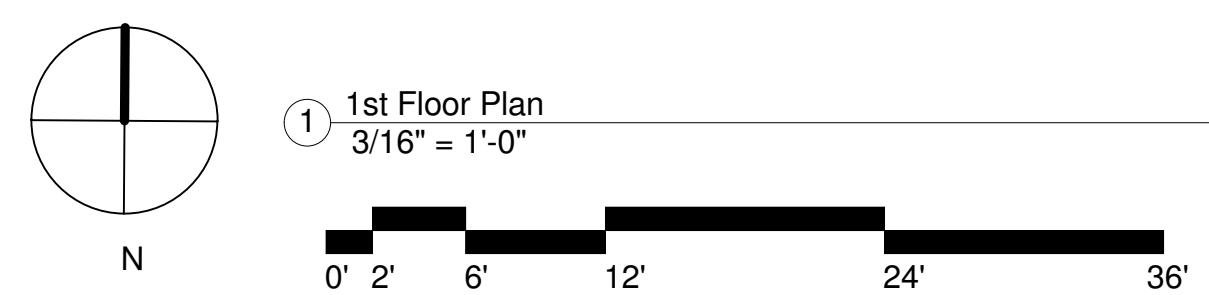
1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
8. All egress door operation shall also comply with section 1010.1.9
9. 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 1 foot-candle at the walking surface. (1008.1)

10. 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 PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
 - a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
 - c. 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.
 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. 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 on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)

12. 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 footcandle (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)

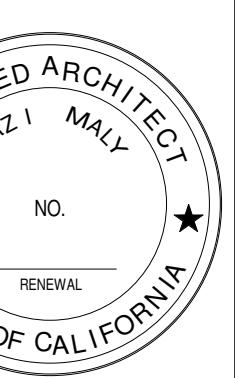
13. The exit signs shall also be connected to an emergency electrical system provided from storage batteries unit equipment or an on-site generator set, and the system shall be installed in accordance with the Electrical Code. For high rise buildings, see section 403.



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FIRST FLOOR PLANS

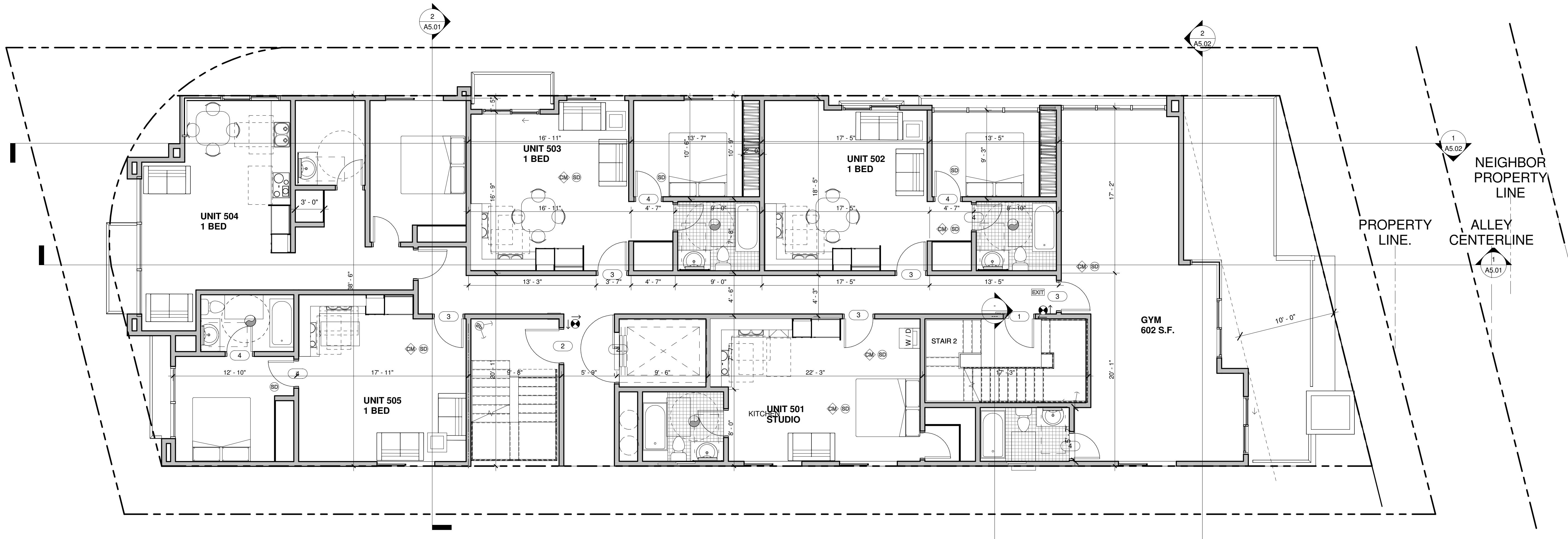
OWNER AND PROJECT ADDRESS: MEHDI MOOSAZADEH 1300 Westwood Blvd, Los Angeles, CA 90024
ARCHITECT: FARZIN MALY 7136 Haskell Ave. #320 Van Nuys, CA 91406 Ph: 818 770 0161 Email: farzin.maly@gmail.com
SHEET TITLE: FIRST FLOOR PLANS



PROJECT NO: 7/17/2019 4:12:36 PM
DRAWN BY: Author
APPROVED BY: Approver

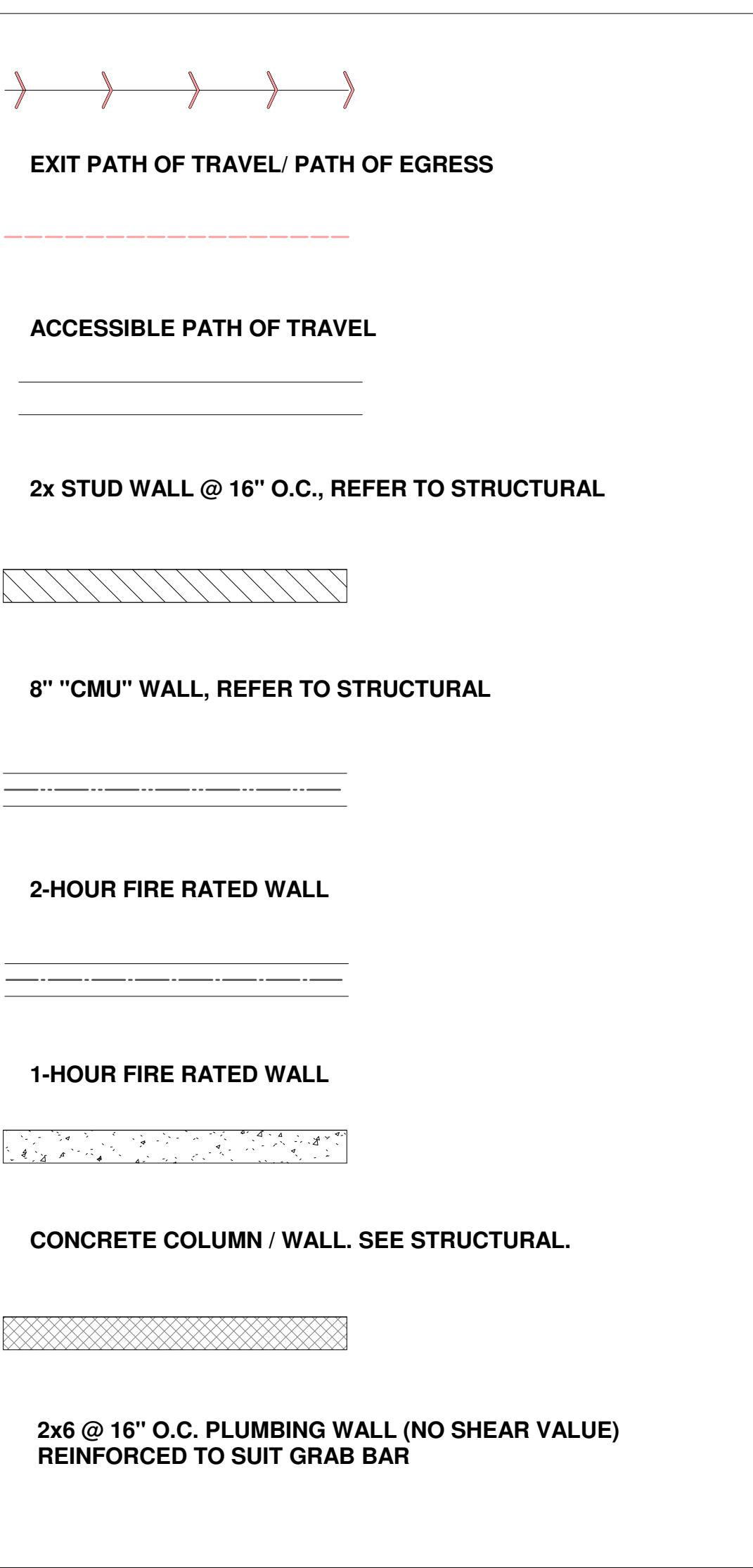
SHEET NO:

A3.01



(1) 5th Floor
3/16" = 1'-0"

0' 2' 6' 12' 24' 36'



Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
8. All egress door operation shall also comply with section 1010.1.9
9. 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 1 foot-candle at the walking surface. (1008.1)

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 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. 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 on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)

12. 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 footcandle (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)

13. 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 accordance with the Electrical Code. For high rise buildings, see section 403.

5TH FLOOR PLAN

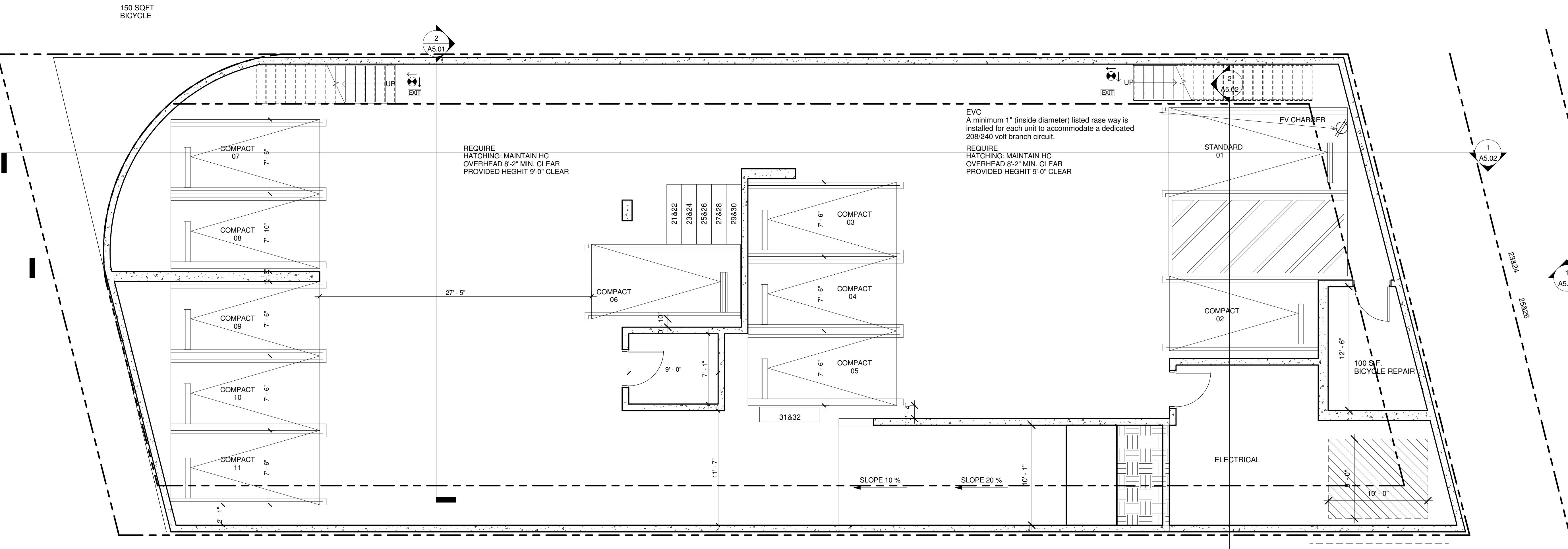
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL CONTRACT FOR WHICH THEY WERE PREPARED AND DUPLICATION THEREOF IS EXPRESSLY PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE TO OWNERSHIP CONTAINED IN THESE DOCUMENTS, WHICH SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



PROJECT NO:
DATE:
7/17/2019 4:12:47 PM
DRAWN BY:
Author
APPROVED BY:
Approver

SHEET NO:

A3.05



Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
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 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
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11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

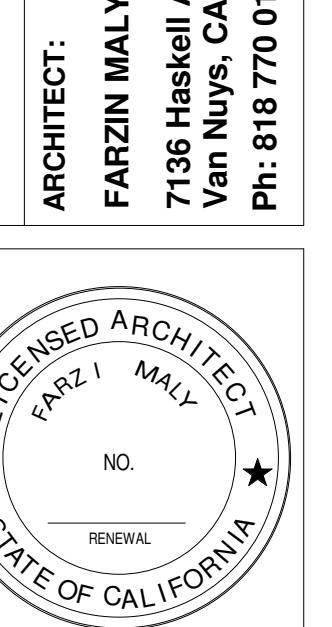
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12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (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)
13. 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 accordance with the Electrical Code. For high rise buildings, see section 403.

① BASEMENT PLAN
3/16" = 1'-0"

0' 2' 6' 12' 24' 36'

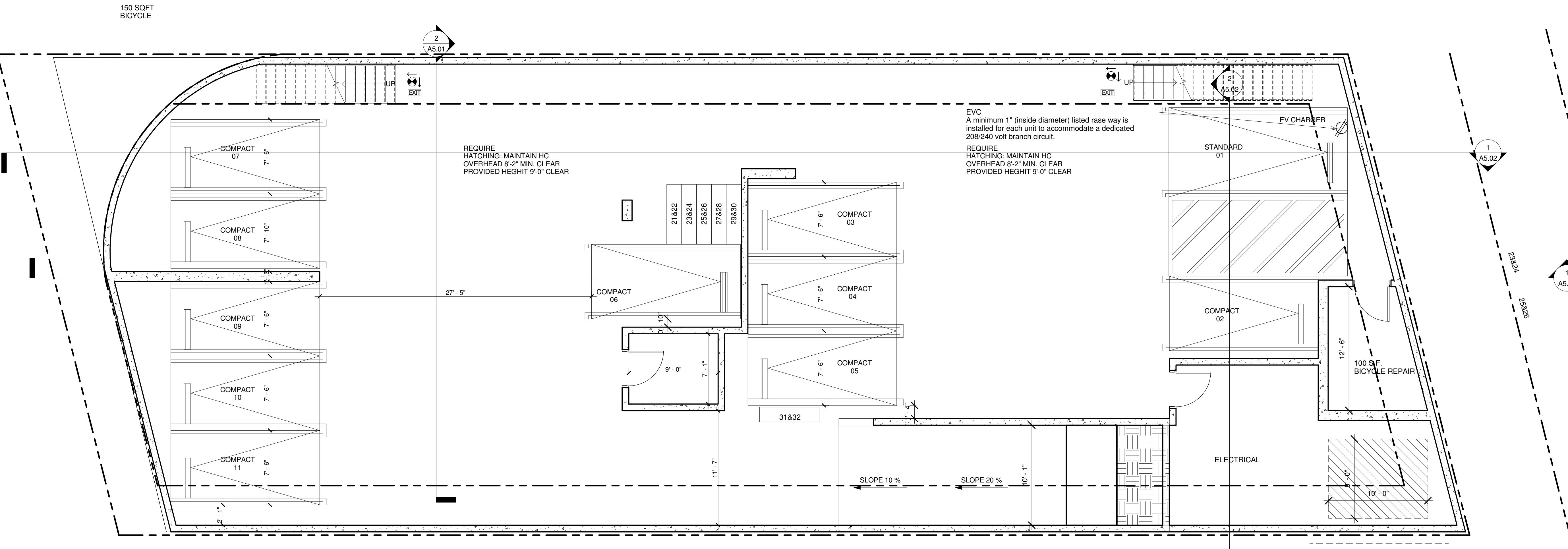
BASEMENT



PROJECT NO:
DATE:
7/17/2019 4:12:35 PM
DRAWN BY:
Author
APPROVED BY:
Approver

SHEET NO:

A3.00



Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
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11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

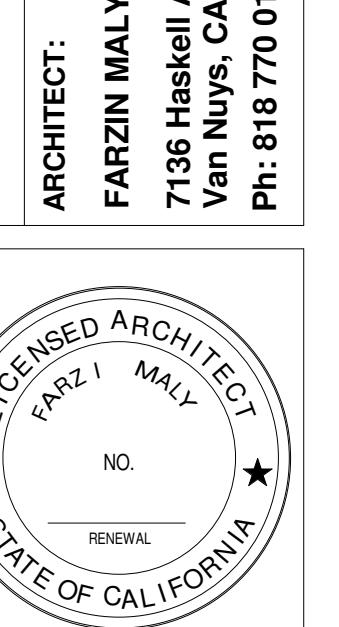
storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)

12. 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 footcandle (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)
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① BASEMENT PLAN
3/16" = 1'-0"

0' 2' 6' 12' 24' 36'

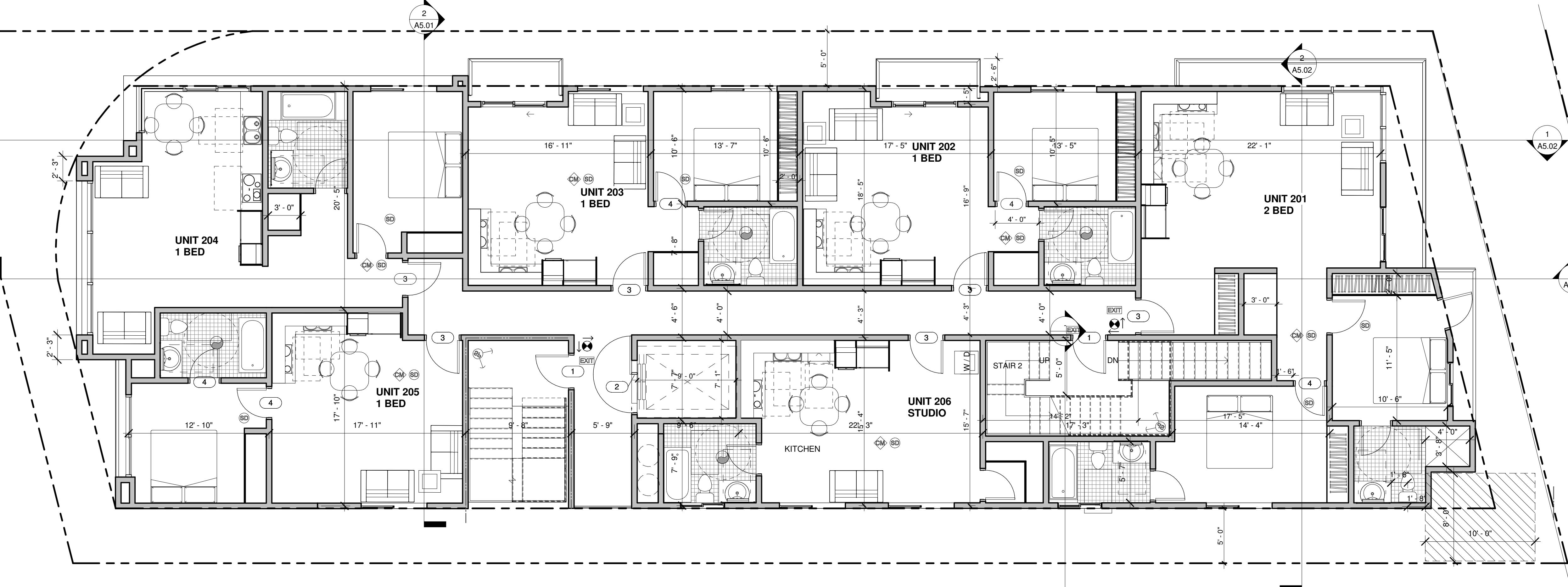
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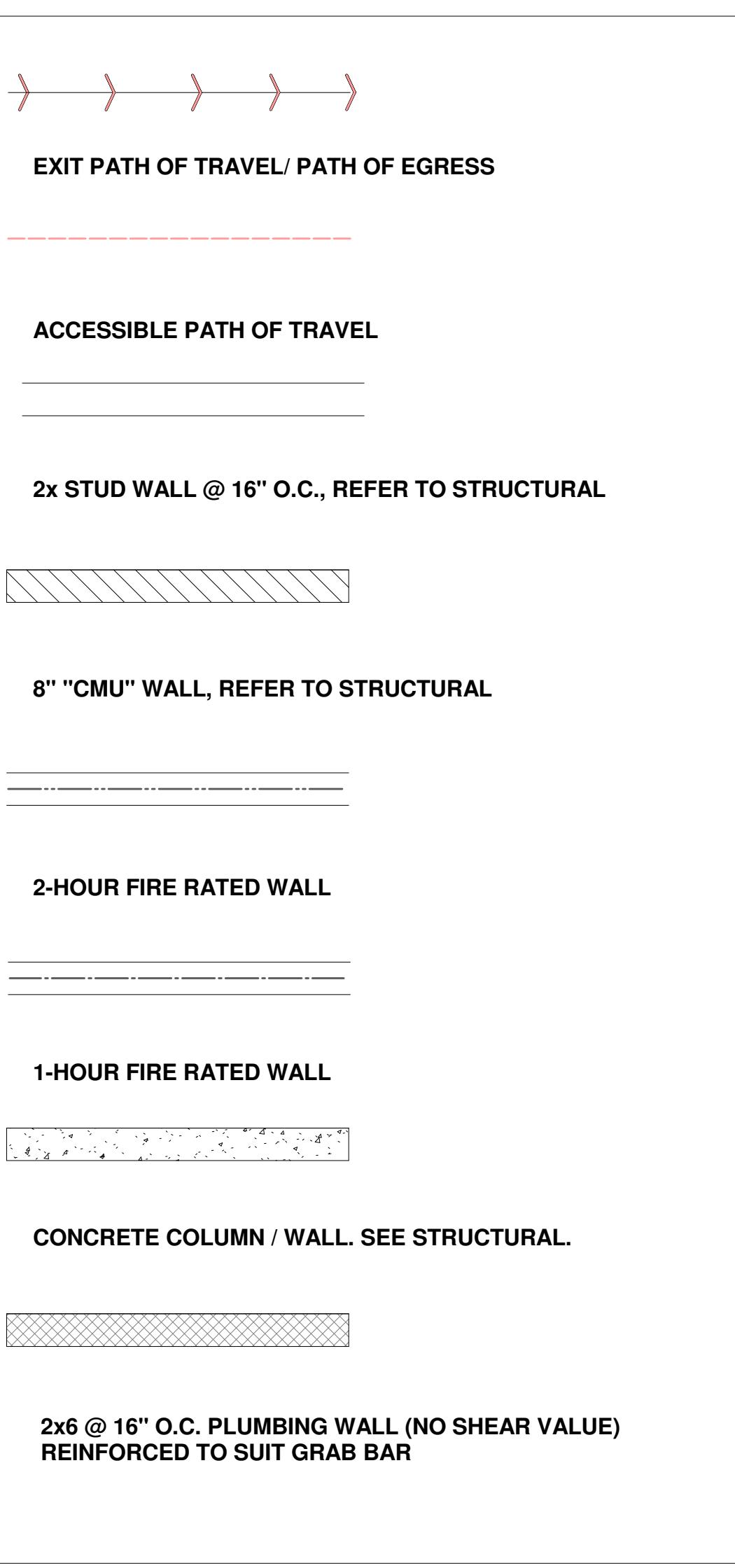
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DATE:
7/17/2019 4:12:35 PM
DRAWN BY:
Author
APPROVED BY:
Approver

SHEET NO:

A3.00



0' 2' 6' 12' 24' 36'



Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
8. All egress door operation shall also comply with section 1010.1.9
9. 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 1 foot-candle at the walking surface.(1008.1)

10. 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 PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
 - a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
 - c. 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.
 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
11. 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 on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)

12. 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 footcandle

(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)

13. 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 accordance with the Electrical Code. For high rise buildings, see section 403.



3RD FLOOR PLAN

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL CONTRACT FOR WHICH THEY WERE PREPARED AND DUPLICATION THEREOF IS EXPRESSLY PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE TO THE CONTRACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIOR ACT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

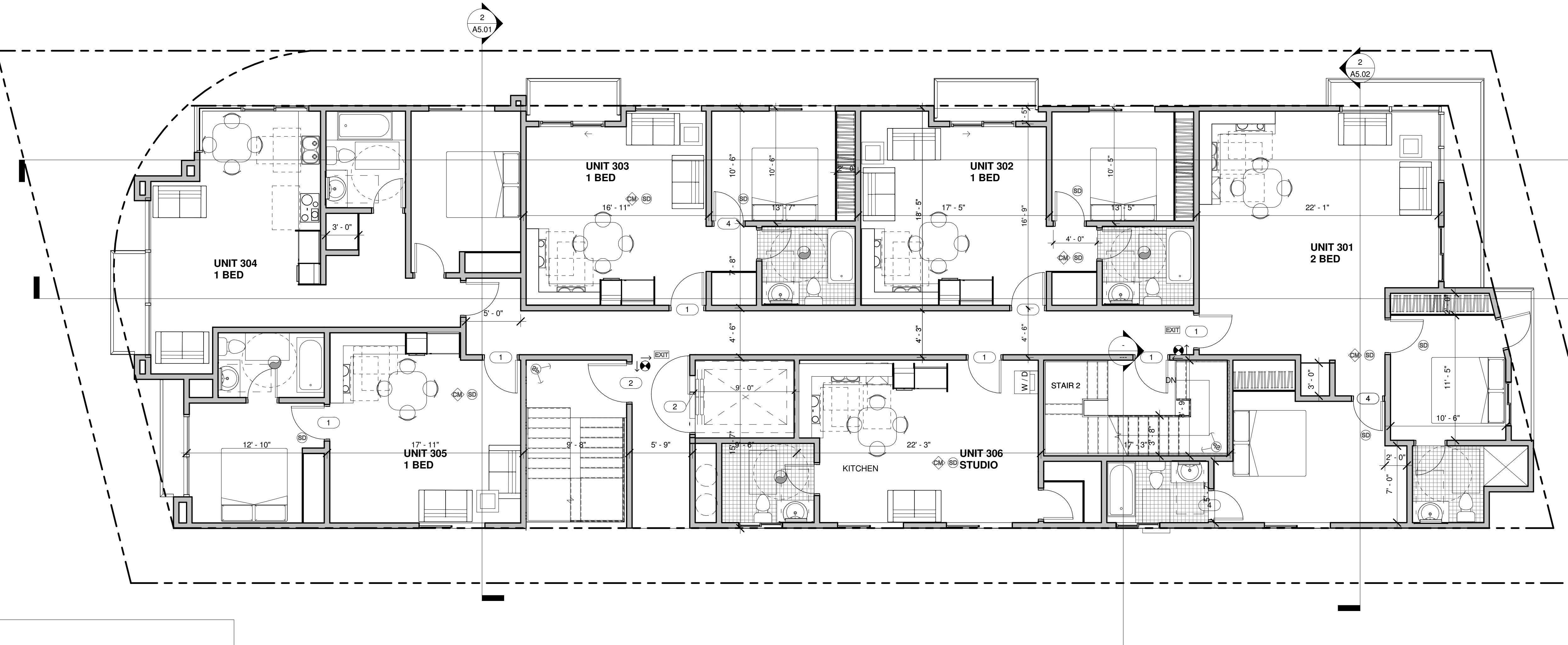
1	2	3
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NO.	DATE:	

OWNER AND PROJECT ADDRESS: MEHDI MOOSAZADEH 1300 Westwood Blvd, Los Angeles, CA 90024
SHEET TITLE: 3RD FLOOR PLAN
ARCHITECT: FARZIN MALY
7136 Haskell Ave., #320 Van Nuys, CA 91406 Ph: 818 770 0161 Email: farzin.maly@gmail.com



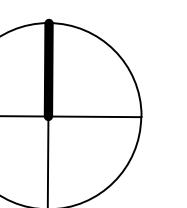
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DATE: 7/17/2019 4:12:43 PM
DRAWN BY: Author
APPROVED BY: Approver
SHEET NO.: A3.03

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL CONTRACT FOR WHICH THEY WERE PREPARED AND DUPLICATION THEREOF IS EXPRESSLY PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE TO THE CONTRACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIOR ACT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



① 3rd Floor Plan
3/16" = 1'-0"

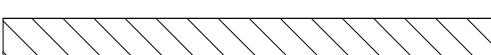
0' 2" 6' 12' 24' 36'



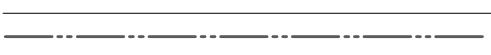
EXIT PATH OF TRAVEL/ PATH OF EGRESS

ACCESSIBLE PATH OF TRAVEL

2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL



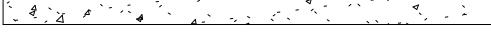
8" "CMU" WALL, REFER TO STRUCTURAL



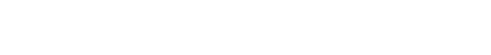
2-HOUR FIRE RATED WALL



1-HOUR FIRE RATED WALL



CONCRETE COLUMN / WALL. SEE STRUCTURAL.



2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE)
REINFORCED TO SUIT GRAB BAR

Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
8. All egress door operation shall also comply with section 1010.1.9
9. 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 1 foot-candle at the walking surface.(1008.1)

10. 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 PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):

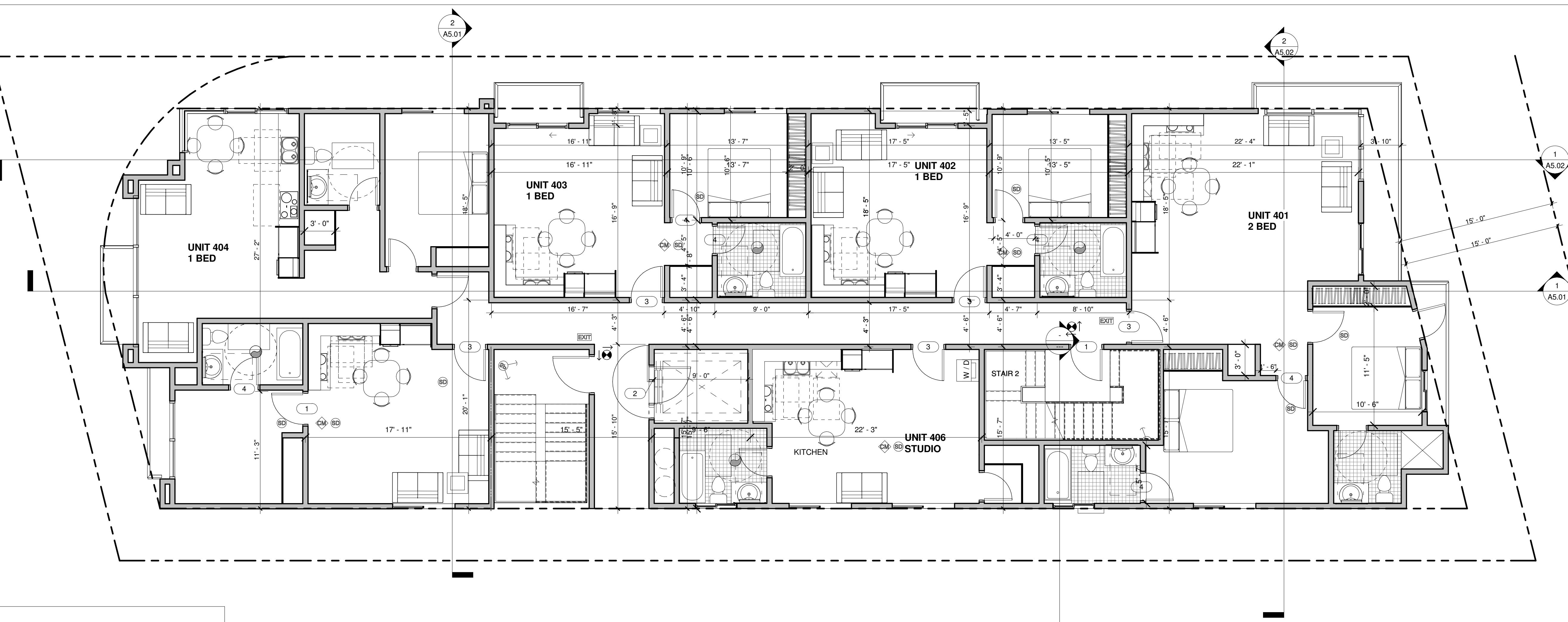
- a. Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
- b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
- c. Exterior egress components at other than their level of exit discharge until exit discharge is accomplished for buildings required to have two or more exits.
- d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
- e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.

11. 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 on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)

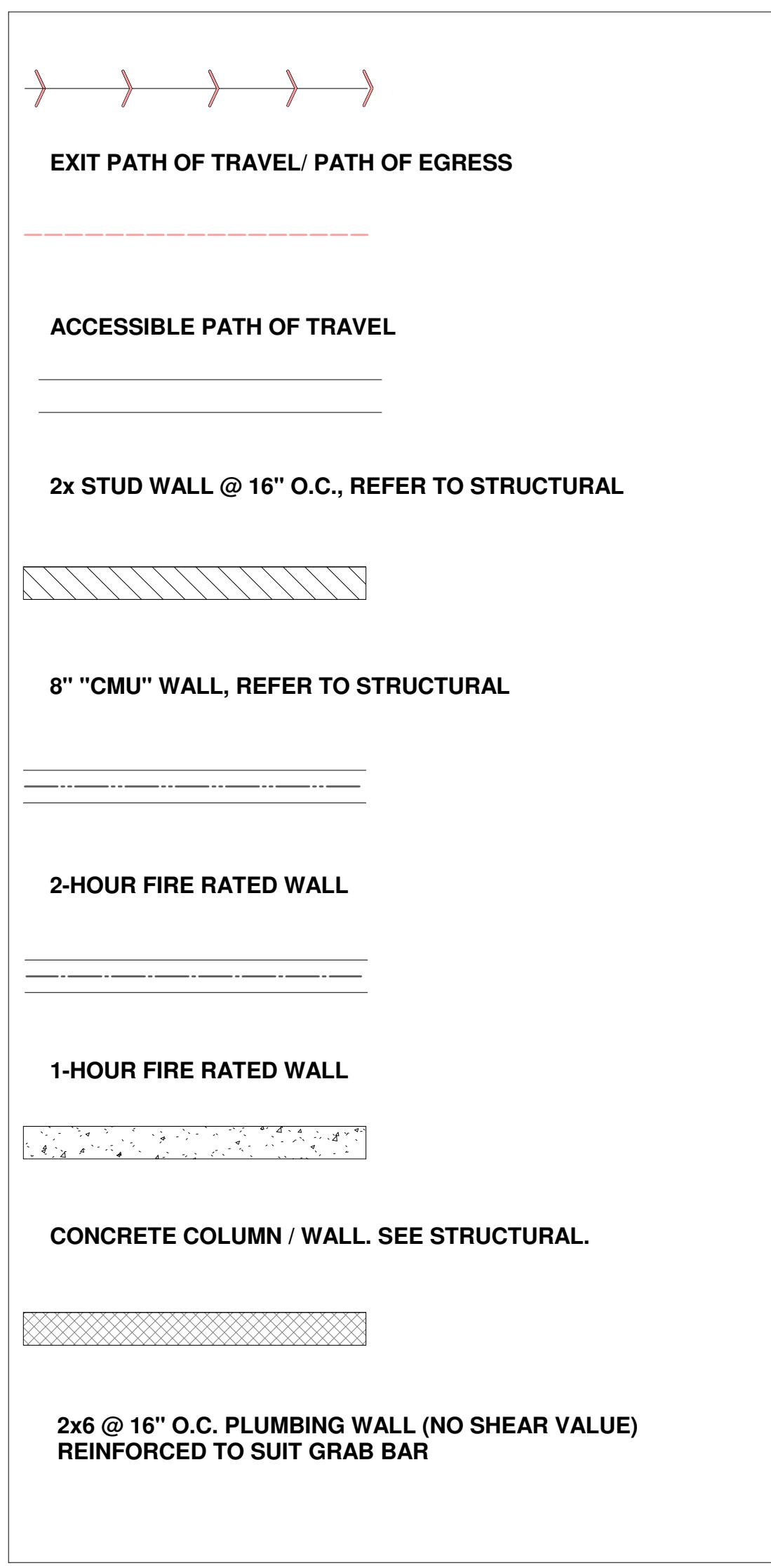
- a. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a minimum at any point of 0.1 foot-candle (1 lux) measured along the path of egress at floor level. Illumination levels shall be permitted to decline to 0.6 footcandle (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)
- b. 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 accordance with the Electrical Code. For high rise buildings, see section 403.

A3.03



① 4th Floor Plan
3/16" = 1'-0"

0' 2' 6' 12' 24' 36'



Note on Plans:

- Exit signs shall be internally or externally illuminated
- Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
- Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
- Exit signs shall be illuminated at all times. (1011.3)
- Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
- Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
- Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
- All egress door operation shall also comply with section 1010.1.9
- 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 1 foot-candle at the walking surface. (1008.1)

- 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 PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
 - Aisles and unenclosed egress stairways in rooms and spaces that require two or more means of egress;
 - Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
 - 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.
 - Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
- 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 on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)
 12. 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 footcandle (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)
 13. 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 accordance with the Electrical Code. For high rise buildings, see section 403.

4TH FLOOR PLAN

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE DELEGATED TO THE ORIGINAL GIVE FOR WHICH THEY WERE PREPARED AND DUPLICATION THEREOF IS EXPRESSLY PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE TO THE CONTRACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

OWNER AND PROJECT ADDRESS:
MEHDI MOOSAZADEH
1300 Westwood Blvd, Los Angeles, CA 90024

SHEET TITLE: 4TH FLOOR PLAN
ARCHITECT: FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

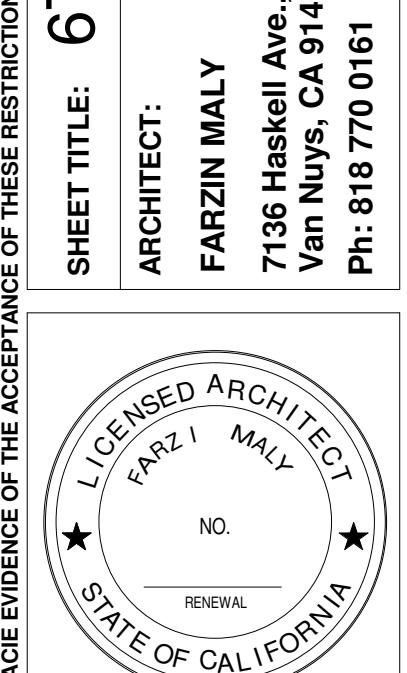
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APPROVED BY: Approver

SHEET NO.:

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE DELEGATED TO THE ORIGINAL GIVE FOR WHICH THEY WERE PREPARED AND DUPLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE, REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE TO THE CONTRACT WITH THESE EQUIVOCAL STATEMENTS SHALL CONSTITUTE PRIOR AGREEMENT EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

SHEET TITLE: 6TH LEVEL

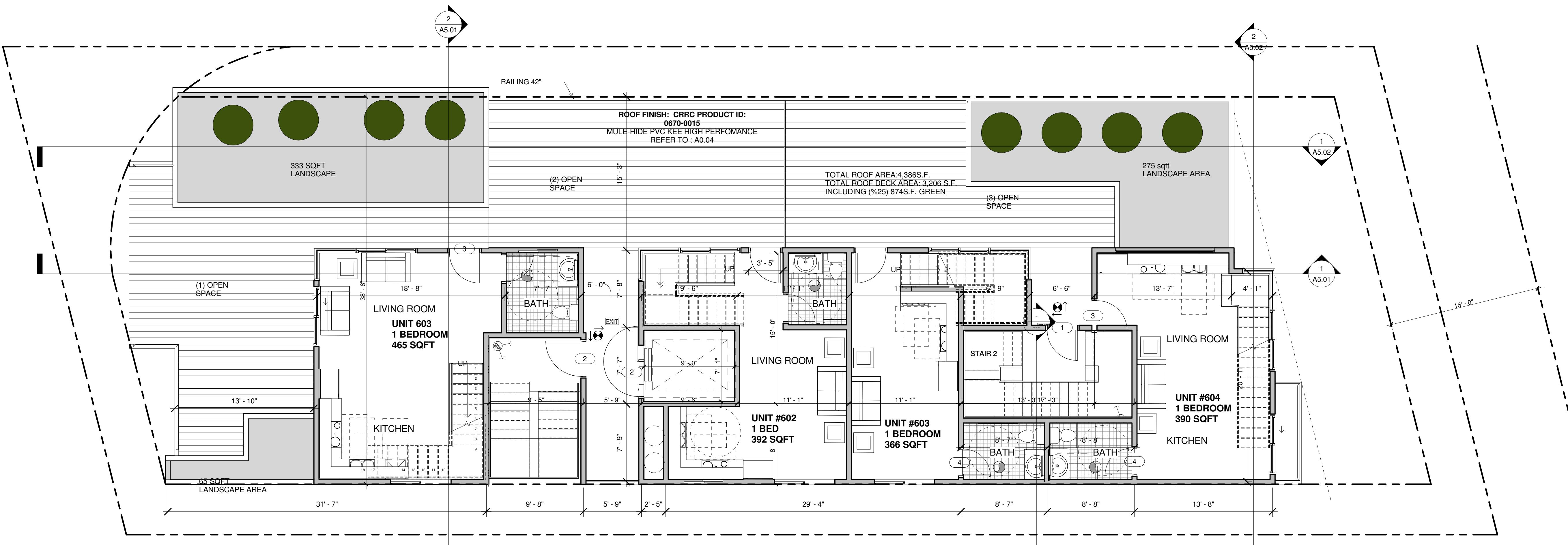
ARCHITECT:



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7/17/2019 4:12:49 PM
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Author
APPROVED BY:
Approver

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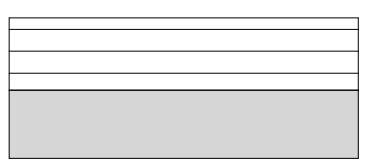
A3.06



	EXIT PATH OF TRAVEL/ PATH OF EGRESS
	ACCESSIBLE PATH OF TRAVEL
	2x STUD WALL @ 16" O.C., REFER TO STRUCTURAL
	8" "CMU" WALL, REFER TO STRUCTURAL
	2-HOUR FIRE RATED WALL
	1-HOUR FIRE RATED WALL
	CONCRETE COLUMN / WALL. SEE STRUCTURAL.
	2x6 @ 16" O.C. PLUMBING WALL (NO SHEAR VALUE) REINFORCED TO SUIT GRAB BAR

LANDSCAPE TYPE

TIMBER DECK



LANDSCAPE AREA



LANDSCAPE

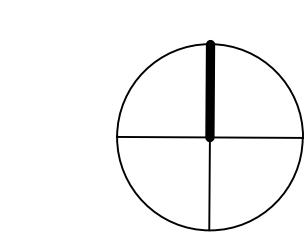
(1)
(2)
(3)65 S.F.
333 S.F.
275 S.F.(1)
(2)
(3)750 SQFT
608 SQFT
652 SQFT

TOTAL ROOF DECK (COMMON OPEN SPACE AREA)

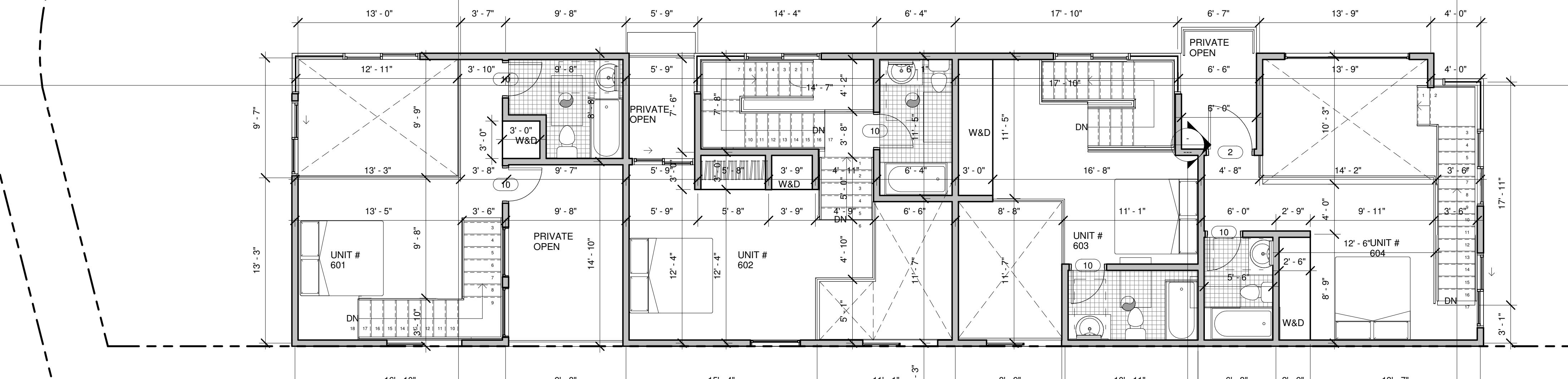
TOTAL
TOTAL673 SQFT
2,010 SQFTREQUIRED
PROVIDED

25% OF COMMON OPEN SPACE = %25 X 2,612 sqft = 653 S.F.

673 sqft

① 6th Floor
3/16" = 1'-0"

- Note on Plans:
1. Exit signs shall be internally or externally illuminated
 2. Exit signs illuminated by an external source shall have an intensity of no less than 5 foot candles (54 lux).
 3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
 4. Exit signs shall be illuminated at all times. (1011.3)
 5. Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
 6. Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
 7. Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
 8. All egress door operation shall also comply with section 1010.1.9
 9. 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 1 foot-candle at the walking surface. (1008.1)
 10. 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 PC/STR/Corr.Lst.18 (Rev. 11/02/17) www.ladbs.org Page 14 of 19 shall automatically illuminate the following areas (1008.3):
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 - d. Interior exit discharge elements, as permitted in Section 1028.1, in buildings required to have two or more exits.
 - e. Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
 11. 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 on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)
 12. 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 footcandle (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)
 13. 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 accordance with the Electrical Code. For high rise buildings, see section 403.



(1) Mezzanine Floor
3/16" = 1'-0"

0' 2' 6' 12' 24' 36'

ALL ROOF UNROOF TO DRAINTO (LID PLANTER)

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."

Note on Plans:

- Exit signs shall be internally or externally illuminated
- Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
- Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
- Exit signs shall be illuminated at all times. (1011.3)
- Exit signs shall be connected to an emergency power system that will provide an illumination of not less than 90 min. in case of primary power loss (1011.6.3)
- Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. See 1008.1.9 for exceptions.
- Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 48" above the finished floor
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 - Exterior landings, as required by Section 1010.1.6, for exit discharge doorways in buildings required to have two or more exits.
- The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

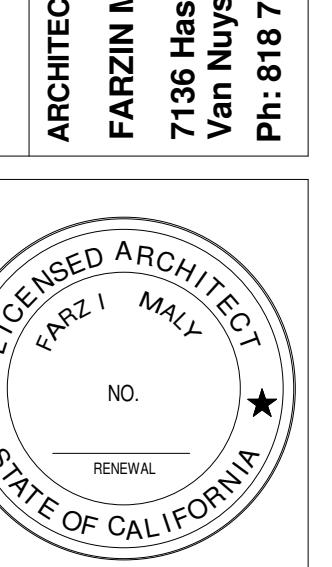
storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)
 12. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1 foot-candle (11 lux) and a 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 footcandle (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)
 13. 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 accordance with the Electrical Code. For high rise buildings, see section 403.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMACY EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

MEZZANINE PLAN

OWNER AND PROJECT ADDRESS:
MEHDY MOOSAZADEH

1300 Westwood Blvd, Los Angeles, CA 90024
Ph: 818 770 0161 Email: farzin.maly@gmail.com



PROJECT NO:

DATE:

7/17/2019 4:12:50 PM

DRAWN BY:

Author

APPROVED BY:

Approver

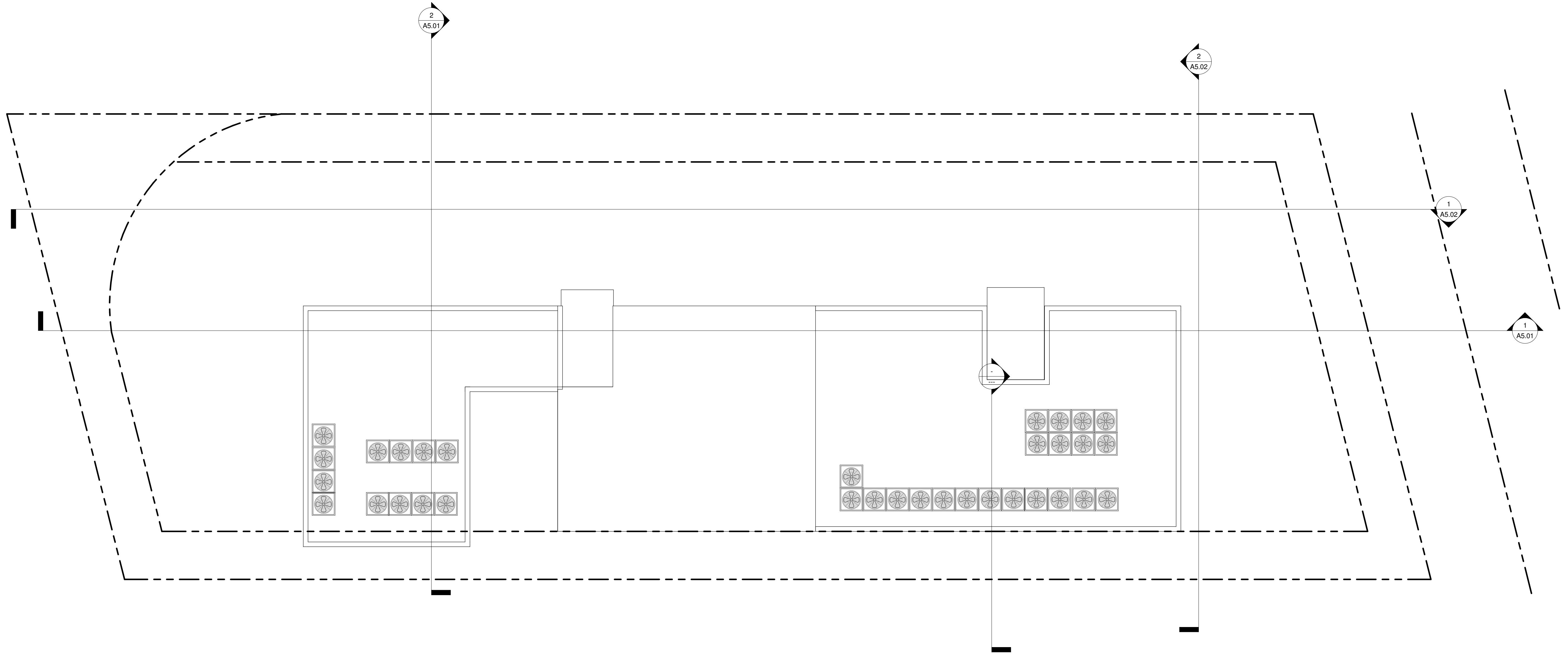
SHEET NO:

A3.07

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL GIVE FOR WHICH THEY WERE PREPARED AND DUPLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, WITHOUT PREJUDICE TO THE RIGHTS OF THE OWNER.

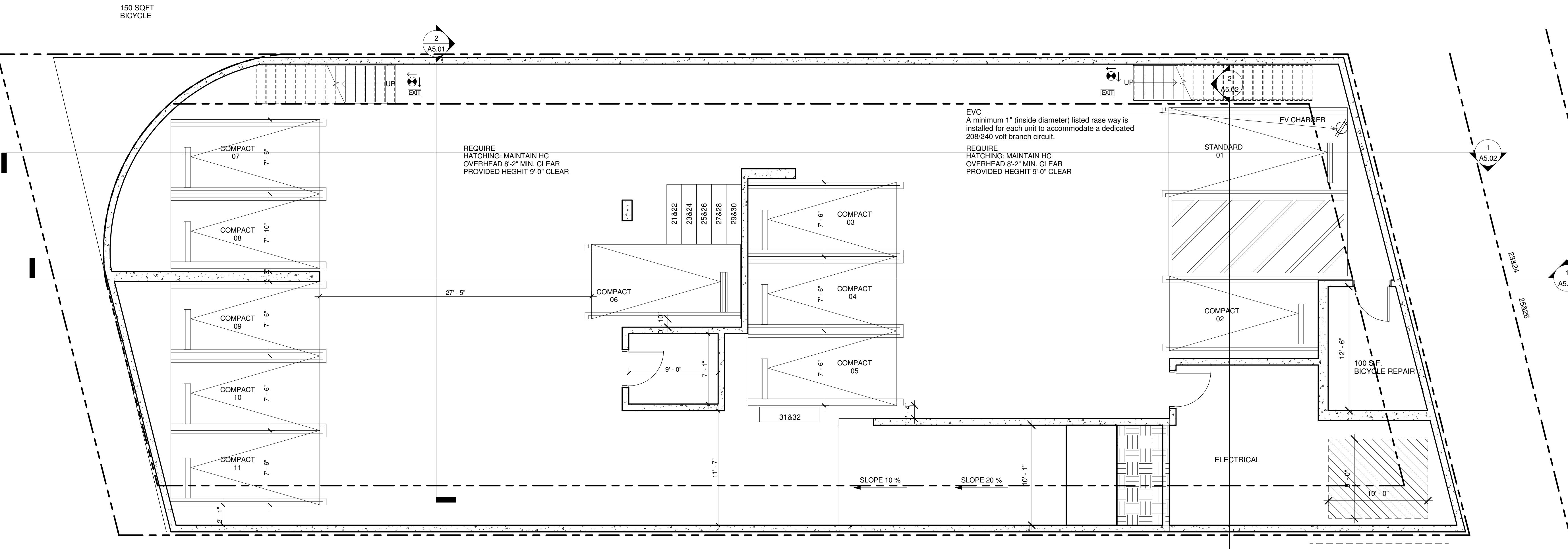
SHEET TITLE: ROOF PLAN	
ARCHITECT:	FARZIN MALY
	7136 Haskell Ave. #320 Van Nuys, CA 91406 Ph: 818 770 0161 Email: farzin.maly@gmail.com
OWNER AND PROJECT ADDRESS:	MEHDI MOOSAZADEH 1300 Westwood Blvd, Los Angeles, CA 90024
NO.	DATE:
PROJECT NO.: DATE: 7/17/2019 4:12:51 PM DRAWN BY: Author APPROVED BY: Approver	
SHEET NO.: A3.09	

LICENCED ARCHITECT
FARZIN MALY
NO. _____
RENEWAL
STATE OF CALIFORNIA



① Roof Plan
3/16" = 1'-0"

A3.09



Note on Plans:

1. Exit signs shall be internally or externally illuminated
2. Exit signs illuminated by an external source shall have an intensity of not less than 5 foot candles (54 lux).
3. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
4. Exit signs shall be illuminated at all times. (1011.3)
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 - b. Corridors, exit enclosures and exit passageways in buildings required to have two or more exits.;
 - c. 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.
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11. The emergency power system shall provide power for a duration of not less than 90 minutes and shall consist of

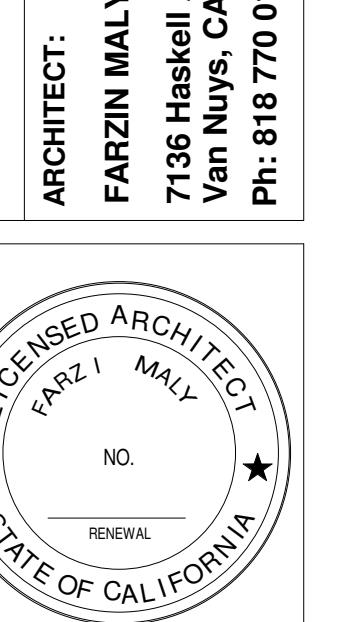
storage batteries, unit equipment or an on-site generator. The installation of the emergency power system shall be in accordance with Section 2702. (1008.3)

12. 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 footcandle (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)
13. 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 accordance with the Electrical Code. For high rise buildings, see section 403.

① BASEMENT PLAN
3/16" = 1'-0"

0' 2' 6' 12' 24' 36'

BASEMENT



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ELEVATIONS

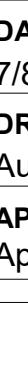


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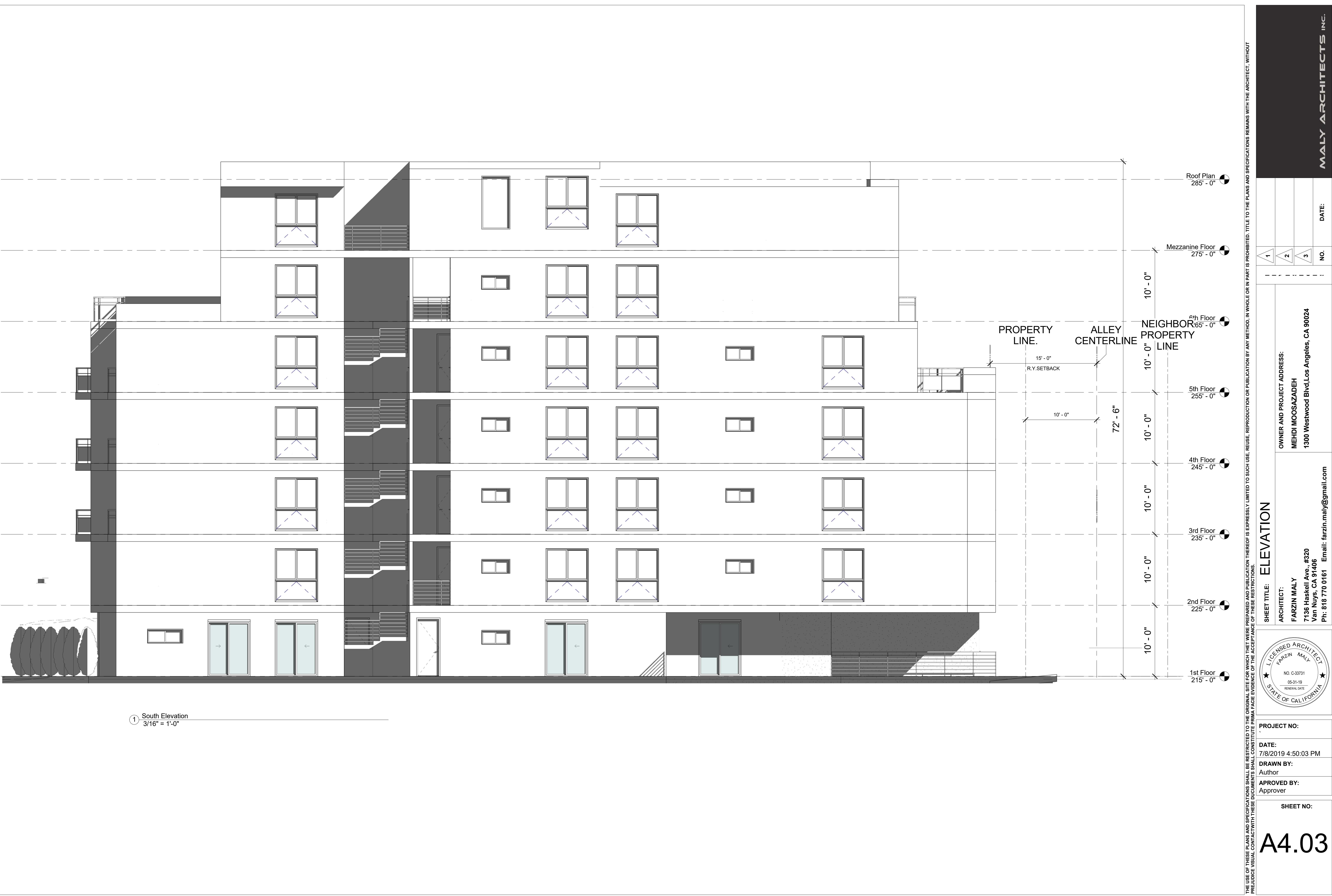


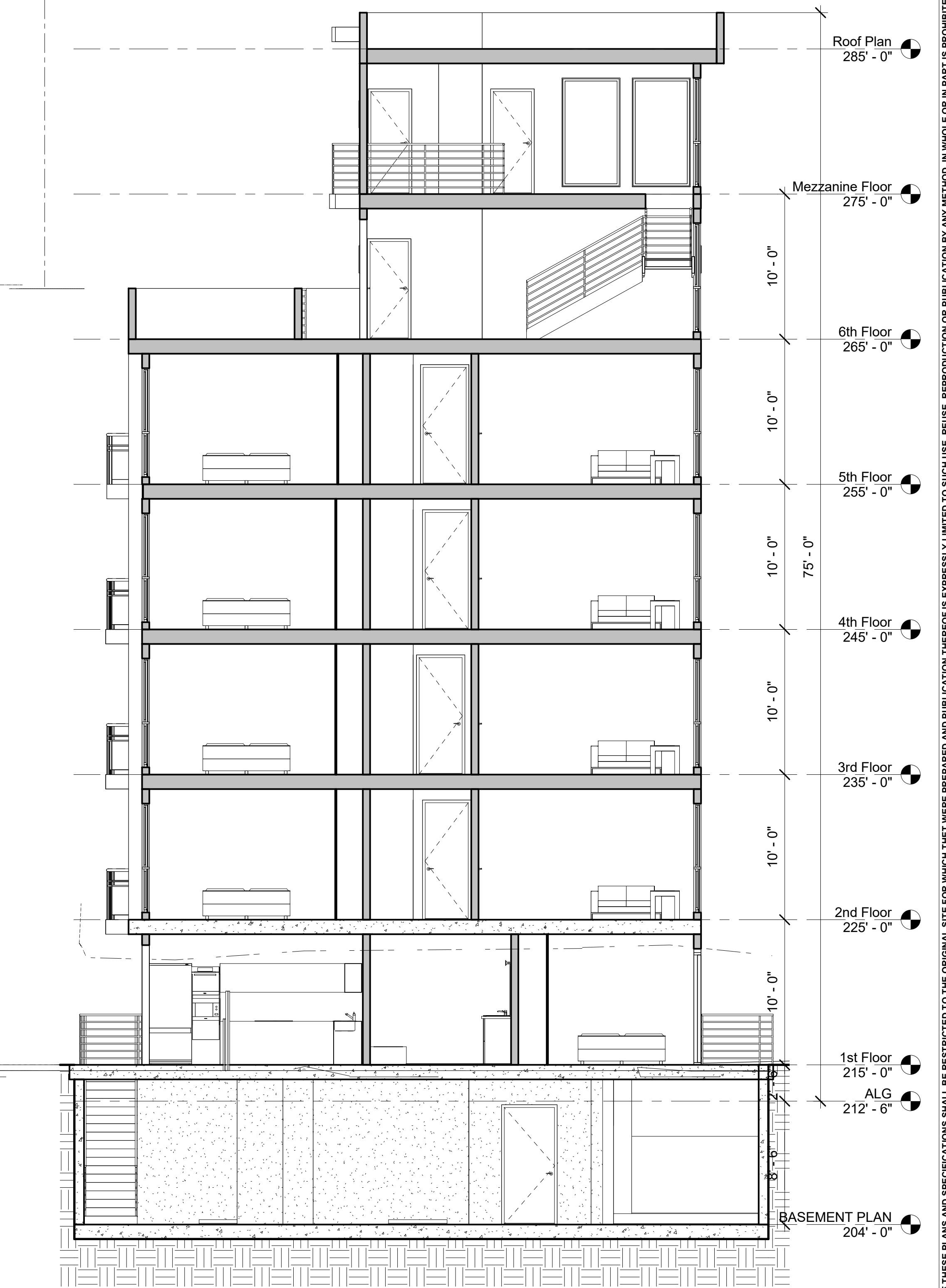
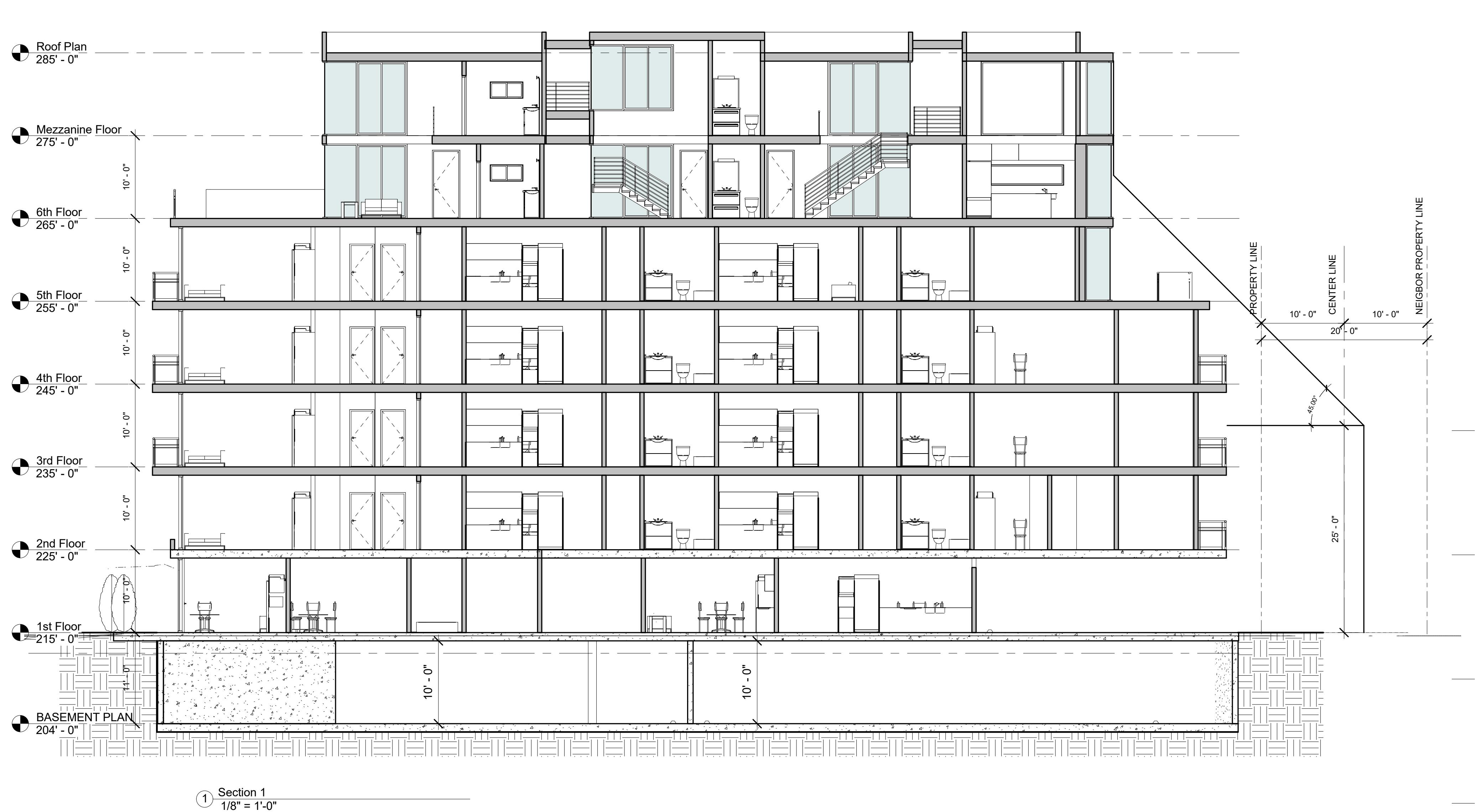
1 North Elevation
3/16" = 1'-0"

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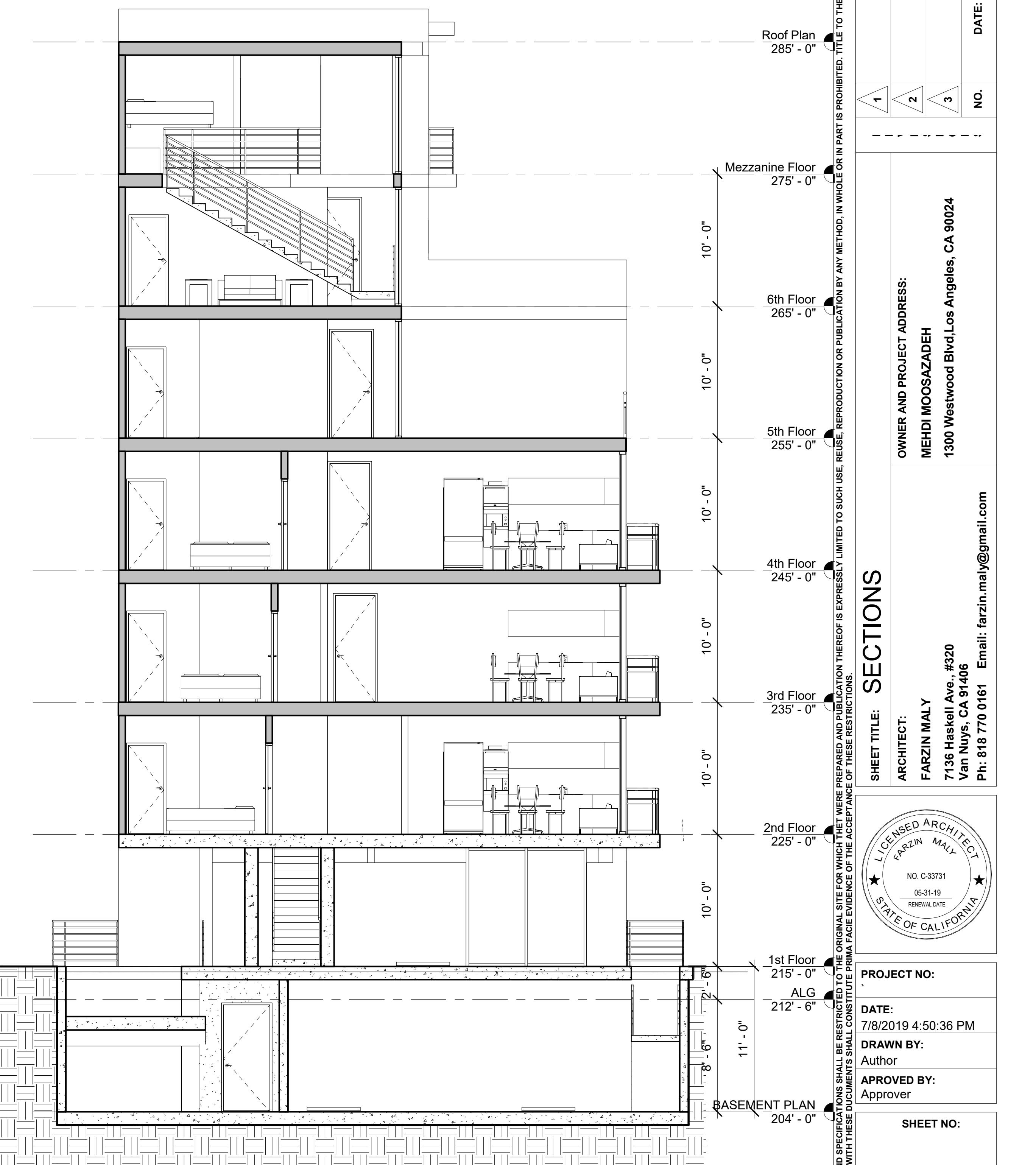
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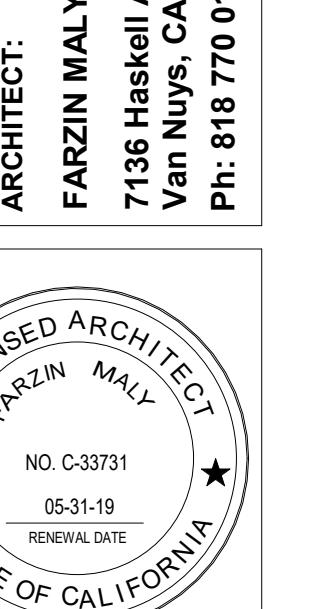
① Section 5
1/8" = 1'-0"



② Section 4
3/16" = 1'-0"

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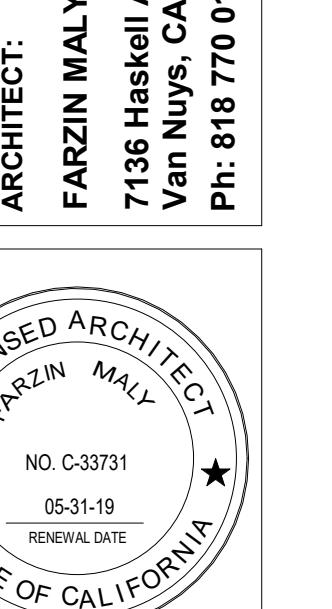
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