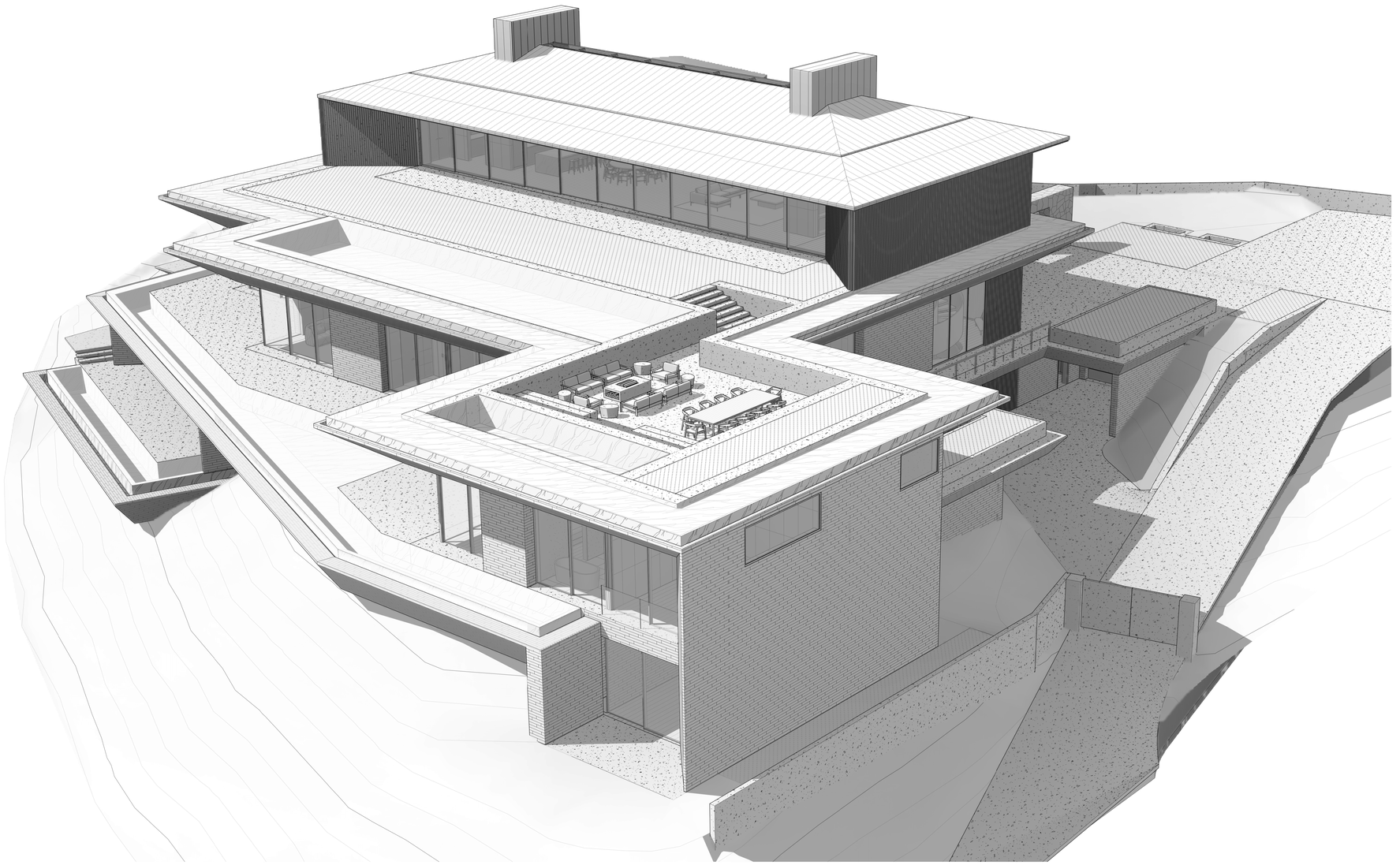
1001 BEL AIR



DIRECTORY

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1001 BEL AIR HOLDINGS, LLC
654-99 CANADA PLACE
VANCOUVER, BC V6C3E1

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INFO@WALKERWORKSHOP.COM
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GROVER-HOLLINGSWORTH & ASSOCIATES, INC.
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WESTLAKE VILLAGE, CA 91362
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CIVIL ENGINEER
FRANK LAROCCA
LABIB FUNK & ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA
(213) 239-9700 TEL

STRUCTURAL ENGINEER
JOHN LABIB
LABIB FUNK & ASSOCIATES
319 MAIN STREET
EL SEGUNDO, CA
(213) 239-9700 TEL

PROJECT INFORMATION

PROJECT DESCRIPTION
NEW SINGLE FAMILY RESIDENCE WITH 2 UNCOVERED AND 4 COVERED PARKING SPACES

PROJECT ADDRESS
1001 BEL AIR RD
LOS ANGELES, CA 90077

OWNER
1001 BEL AIR HOLDINGS, LLC

LEGAL DESCRIPTION

LOT:	4 Arb 2, 3 Arb 2, VAC 01-0914157
TRACT:	TR 13772
MAP REFERENCE:	M B 285-33/35
PARCEL NUMBER (APN):	4370019049

ZONING INFORMATION

ZONING:	RE20-1-H-HCR
HILLSIDE AREA:	YES
BHO:	YES
BMO:	NO
SPECIFIC PLAN:	NONE
FIRE ZONE:	VERY HIGH FIRE SEVERITY ZONE
CONSTRUCTION TYPE:	V-B (FULLY SPRINKLERED, NFPA13D)

REQUIRED SETBACKS

FRONT YARD:	5' + 2' STREET DEDICATION
SIDE YARD:	12'
REAR YARD:	25'

LOT DIMENSIONS

LOT WIDTH:	265'-0"
LOT DEPTH:	256'-7"

LOT COVERAGE (SEE SHEET G0.03 FOR CALCS)

LOT AREA:	45,784 SF
LOT COVERAGE:	16,168 SF
MAX ALLOWABLE:	18,314 SF

RESIDENTIAL FLOOR AREA (RFA) (SEE SHEET G0.05 FOR CALCS)

PROPOSED FLOOR AREA:	14,317 SF
MAX. ALLOWABLE:	14,816.4 SF

BUILDING HEIGHT

MAX HEIGHT:	36'-0" >= 3:12 PITCHED ROOF / 30'-0" FLAT ROOF
BLDG HEIGHT:	36'-0"

PARKING

REQUIRED:	2 COVERED + 2 UNCOVERED
PROPOSED:	4 COVERED + 2 UNCOVERED

CODES AND STANDARDS
CALIFORNIA BUILDING CODE 2019 EDITION W/ CITY OF LA 2020 AMDT
CALIFORNIA GREEN BUILDING CODE 2019 EDITION W/ CITY OF LA 2020 AMDT
CALIFORNIA MECH CODE 2019 EDITION W/ CITY OF LA 2020 AMDT
CALIFORNIA ELEC CODE 2019 EDITION W/ CITY OF LA 2020 AMDT
CALIFORNIA PLUMBING CODE 2019 EDITION W/ CITY OF LA 2020 AMDT
CAL/OSHA
+FULLY SPRINKLERED NFPA13D THROUGHOUT - TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

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LANDSCAPE ARCHITECT
Hocker
David Hocker | 214.915.0910

CIVIL ENGINEER
Labib Funk & Associates
Frank LaRocca | 213.239.9700 x 150

ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
TITLE SHEET

DRAWING NO.
T0.00

SURVEYOR'S STATEMENT:

THIS MAP, REPRESENTING A SLOPE ANALYSIS FOR THE PROPERTY KNOWN AS 1001 BEL AIR ROAD, WAS PREPARED BY ME, ROBERT HENNON, PLS 5573, AND IS BASED ON FIELD TOPOGRAPHIC SURVEY OF SAID PROPERTY MADE ON THE GROUND BY ME. THE SLOPE ANALYSIS HAS BEEN ACCURATELY CALCULATED BY ME.

Robert D. Hennon — Oct. 5, 2021

ROBERT DAVID HENNON, PLS 5573 (LIC. EXPIRES 9-30-23)

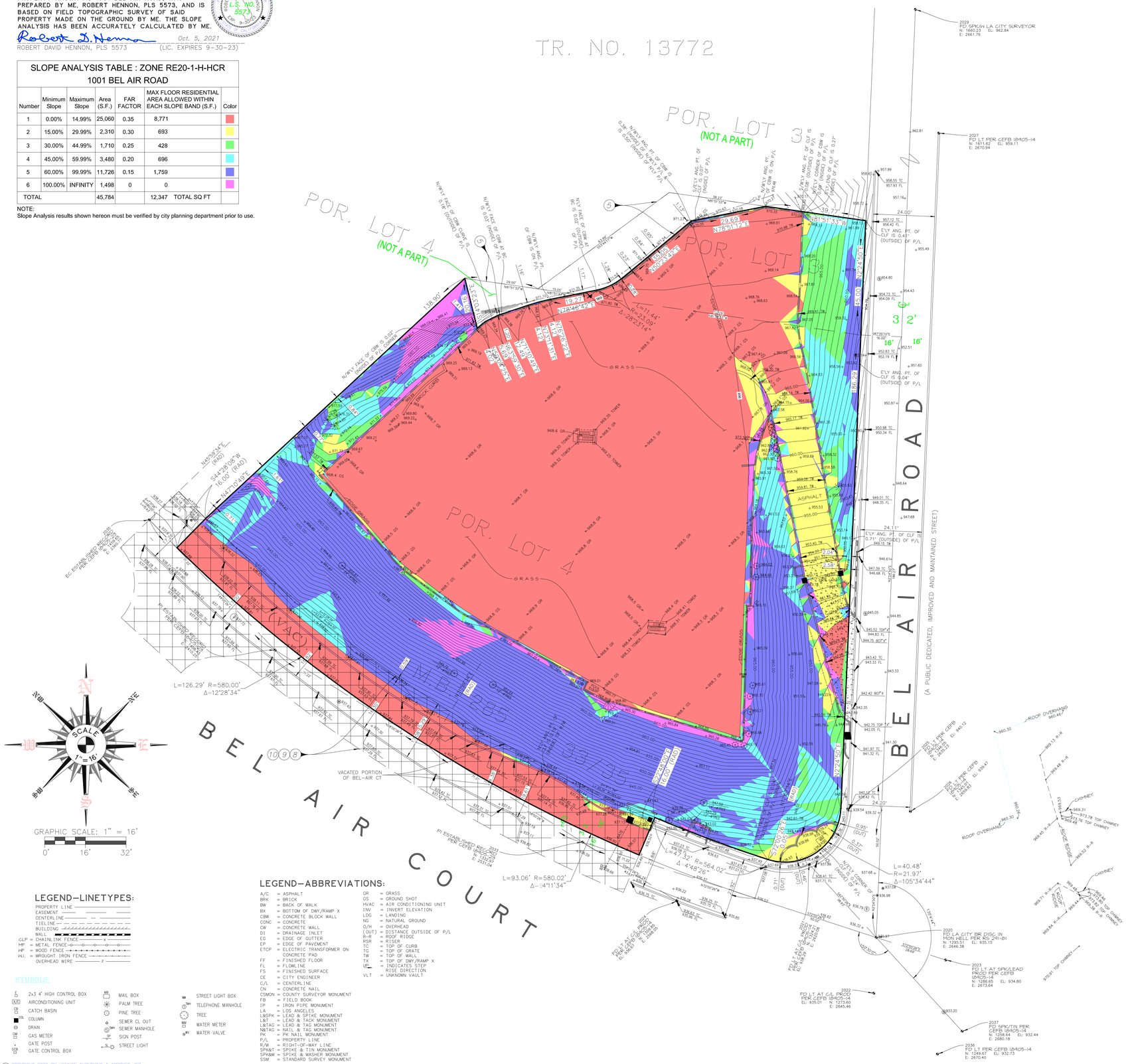
SLOPE ANALYSIS TABLE : ZONE RE20-1-H-HCR 1001 BEL AIR ROAD						
Number	Minimum Slope	Maximum Slope	Area (S.F.)	FAR FACTOR	MAX FLOOR RESIDENTIAL AREA ALLOWED WITHIN EACH SLOPE BAND (S.F.)	Color
1	0.00%	14.99%	25,060	0.35	8,771	
2	15.00%	29.99%	2,310	0.30	693	
3	30.00%	44.99%	1,710	0.25	428	
4	45.00%	59.99%	3,480	0.20	696	
5	60.00%	99.99%	11,726	0.15	1,759	
6	100.00%	INFINITY	1,498	0	0	
TOTAL			45,784		12,347 TOTAL SQ FT	

NOTE:
Slope Analysis results shown hereon must be verified by city planning department prior to use.

SLOPE ANALYSIS SURVEY OF:

1001 BEL-AIR ROAD

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA



LEGEND-LINETYPES:

PROPERTY LINE
EASEMENT
CENTERLINE
TIELINE
BUILDING
WALL
CLF = CHAINLINK FENCE
MF = METAL FENCE
WF = WOOD FENCE
WI. = WROUGHT IRON FENCE
OVERHEAD WIRE

SYMBOLS:

2x3 4' HIGH CONTROL BOX
AIRCONDITIONING UNIT
CATCH BASIN
COLUMN
DRAIN
GAS METER
GATE POST
GATE CONTROL BOX
MAIL BOX
PALM TREE
PINE TREE
SEWER CL OUT
SEWER MANHOLE
SIGN POST
STREET LIGHT
STREET LIGHT BOX
TELEPHONE MANHOLE
TREE
WATER METER
WATER VALVE

LEGEND-ABBREVIATIONS:

A/C = ASPHALT
BRK = BRICK
BW = BACK OF WALK
BX = BOTTOM OF DWY/RAMP X
CBW = CONCRETE BLOCK WALL
CONC = CONCRETE
CW = CONCRETE WALL
DI = DRAINAGE INLET
EG = EDGE OF GUTTER
EP = EDGE OF PAVEMENT
ETOP = ELECTRIC TRANSFORMER ON CONCRETE PAD
FF = FINISHED FLOOR
FL = FLOWLINE
FS = FINISHED SURFACE
GE = CITY ENGINEER
C/L = CENTERLINE
CN = CONCRETE NAIL
CSMON = COUNTY SURVEYOR MONUMENT
FB = FIELD BOOK
IP = IRON PIPE MONUMENT
LA = LOS ANGELES
L&SPK = LEAD & SPIKE MONUMENT
L&T = LEAD & TACK MONUMENT
L&TAG = LEAD & TAG MONUMENT
N&TAG = NAIL & TAG MONUMENT
PK = PK NAIL MONUMENT
P/L = PROPERTY LINE
R/W = RIGHT-OF-WAY LINE
SPK&T = SPIKE & TIN MONUMENT
SPK&W = SPIKE & WASHER MONUMENT
SSM = STANDARD SURVEY MONUMENT
GR = GRASS
GS = GROUND SHOT
HVAC = AIR CONDITIONING UNIT
INV = INVERT ELEVATION
LDG = LANDING
NG = NATURAL GROUND
O/H = OVERHEAD
(OUT) = DISTANCE OUTSIDE OF P/L
R-R = ROOF RIDGE
RSR = RISER
TC = TOP OF CURB
TG = TOP OF GRATE
TW = TOP OF WALL
TX = TOP OF DWY/RAMP X
UP = INDICATES STEP
= RISE DIRECTION
VLT = UNKNOWN VAULT

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THOMAS GUIDE: 592-B6
LA CITY DIST. MAP: N/A
TAX APN: 4370-019-049
DWG: 3969-ALTA-TOPO-2020-11-24
SURVEYED BY: HENNON

REV.	DATE	DESCRIPTION	BY
2	Oct/5/21	UPDATE SLOPE TABLE PER AS BUILT CONDITIONS	RDH
1	Aug/31/21	UPDATE LOT GROSS AREA & SLOPE TABLE	RDH

SLOPE ANALYSIS SURVEY OF:

1001 BEL-AIR ROAD

CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HENNON
Surveying & Mapping, Inc.
601 E. GLENOAKS BLVD, SUITE 208
GLENDALE, CALIFORNIA 91207
(818)243-0640
EMAIL: INFO@HENNON.COM WEB: HENNON.COM

DATE: NOVEMBER 25, 2020
SCALE: 1" = 16'
CONTOUR INTERVAL: ONE FOOT
PROJECT NO: 3969
SHEET ONE OF ONE SHEETS

SHEET LIST

SHEET LIST

SHEET LIST

GENERAL

G0.01	GENERAL NOTES
G0.02	PLOT PLAN
G0.03	ZONING DIAGRAMS
G0.04	BHO MAX HEIGHT DIAGRAMS
G0.05	RESIDENTIAL FLOOR AREA DIAGRAMS
G0.05A	ZONING FLOOR AREA DIAGRAMS
G0.05B	BUILDING CODE FLOOR AREA DIAGRAMS
G0.05C	SCHOOL FEE AREA DIAGRAMS
G0.06	SLOPE BAND ANALYSIS

ARCHITECTURAL

A0.00	SITE PLAN
A1.00	BASEMENT LEVEL - FLOOR PLAN
A1.01	LOWER LEVEL - FLOOR PLAN
A1.02	UPPER LEVEL - FLOOR PLAN
A1.03	ROOF PLAN
A2.00	BUILDING ELEVATIONS
A2.01	BUILDING ELEVATIONS
A2.10	BUILDING SECTIONS
A2.11	BUILDING SECTIONS

CIVIL

C0.00	CIVIL SHEETS

ABBREVIATIONS

A/C	AIR CONDITIONING	L.H.	LEFT HAND
ADJ	ADJUSTABLE		
A.F.F.	ABOVE FINISH FLOOR	MAX	MAXIMUM
ALT	ALTER OR ALTERNATE	MECH	MECHANICAL
ALUM	ALUMINUM	MTL	METAL
APPROX	APPROXIMATE	MFR	MANUFACTURE
ARCH	ARCHITECTURAL	MIN	MINIMUM
		MISC	MISCELLANEOUS
BHO	BASELINE HILLSIDE ORDINANCE	MTD	MOUNTED
BD	BOARD	(N)	NEW
BITUM	BITUMINOUS	N	NORTH
BLDG	BUILDING	N.I.C.	NOT IN CONTRACT
BMO	BASELINE MANSIONIZATION ORDINANCE	NO	NUMBER
		NOM	NOMINAL
BOT	BOTTOM	N.T.S.	NOT TO SCALE
		O/	OVER
CAB	CABINET	O.C.	ON CENTER
CL	CENTERLINE	OPP	OPPOSITE
CLG	CEILING		
CLO	CLOSET	P.L.	PROPERTY LINE
CLR	CLEAR	PLYWD	PLYWOOD
CONC	CONCRETE		
CONT	CONTINUOUS	RAD	RADIUS
		REF	REFERENCE
DET	DETAIL	REFR	REFRIGERATOR
DIA	DIAMETER	REQ	REQUIRED
DIM	DIMENSION	REV	REVISED
DN	DOWN	R.H.	RIGHT HAND
DWG	DRAWING	R.O.	ROUGH OPENING
(E)	EXISTING	S	SOUTH
E	EAST	SIM	SIMILAR
EA	EACH	SPEC	SPECIFICATION
ELEC	ELECTRICAL	SQ	SQUARE
ELEV	ELEVATION	S.S.	STAINLESS STEEL
EQ	EQUAL		
EQUIP	EQUIPMENT	STL	STEEL
E.W.	EACH WAY	STRUCT	STRUCTRUAL
EXT	EXTERIOR		
		T.O.S.	TOP OF SLAB
FIN	FINISH	TYP	TYPICAL
FLR	FLOOR		
FLUOR	FLUORESCENT	U.O.N.	UNLESS OTHERWISE NOTED
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH		
FT	FOOT, FEET		
FURR	FURRING, FURRED	VERT	VERTICAL
		V.I.F.	VERIFY IN FIELD
GA	GAUGE		
GALV	GALVANIZED		
GYP	GYPSUM	W	WEST
		W/	WITH
H.B.	HOSE BIB	W/O	WITHOUT
H.C.	HOLLOW CORE	W.C.	WATER CLOSET
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WD	WOOD
		WPM	WATERPROOF MEMBRANE
INSUL	INSULATION		
INT	INTERIOR		

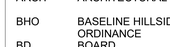
WINDOW SYMBOL



DETAIL



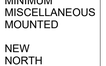
DOOR SYMBOL



WALL TYPE



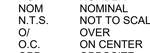
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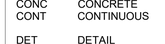
CEILING HEIGHT



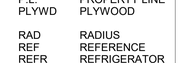
ROOM LABEL



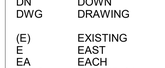
EXTERIOR ELEVATION



INTERIOR ELEVATION



SECTION



NORTH ARROW



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CIVIL ENGINEER
Labib Funk & Associates
Frank LaRocca | 213.239.9700 x 150

ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE
1		ENT SUBMITTAL	

NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
SHEET LIST

DRAWING NO.
G0.00

GENERAL NOTES FOR SINGLE FAMILY DWELLING

THESE GENERAL NOTES ARE PROVIDED AS AN AID AND SHOULD NOT BE CONSTRUED AS A COMPLETE LIST OF REQUIREMENTS. FOR ADDITIONAL CLARITY OR FOR ALL OTHER REQUIREMENTS, PLEASE REFER TO THE CITY OF LOS ANGELES RESIDENTIAL, ZONING AND BUILDING CODES.

A. GENERAL
1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITY (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. OBTAIN APPROVAL FROM REAL ESTATE BUSINESS UNIT OF DWP (213) 367-0562.

2. OBTAIN PERMITS FROM PUBLIC WORKS PRIOR TO CONSTRUCTION FOR:

A. TEMPORARY PEDESTRIAN PROTECTION AS REQUIRED BY LABC SECTION 3306.
B. FOR ANY CONSTRUCTION NEAR ANY STREET OR PUBLIC AREA.

3. OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48". (210-52 NEC)

4. THE FIRST LIGHT IN THE NEW AND REMODELED BATHROOMS AND KITCHEN SHALL BE AN ENERGY EFFICIENT LIGHT MEETING A MINIMUM OF 40 LUMENS PER WATT (E.G. FLUORESCENT LAMP). (T-24, SEC. 130 (B) & 150(K))

5. 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)

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

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

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

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

10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

11. LOS ANGELES CITY ELECTRICAL TEST LAB RESEARCH REPORT IS REQUIRED TO USE AN ELECTRO-MECHANICAL LIFT FOR PROVIDED PARKING SPACES.

12. "A MAINTENANCE OF VEHICLE LIFT SYSTEM (2-LEVELS OR MORE) AFFIDAVIT" SHALL BE APPROVED AND RECORDED PRIOR TO ISSUING A BUILDING PERMIT.

13. A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGE FOR REUSE IN ACCORDANCE WITH CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.4. (R324)

14. FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATING, AEROSOL PAINTS AND SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET THE VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4 DIVISION 4.5. (R330)

15. WHEN A VAPOR RETARDER IS REQUIRED, A CAPILLARY BREAK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. (R506.2.3.1)

16. ANNULAR SPACE AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4. (R602.3.4.1)

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

18. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

19. HEATER SHALL BE CAPABLE OF MAINTAINING A MIN. ROOM TEMPERATURE OF 68 F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

20. CONTRACTOR SHALL PROTECT ANY ADJACENT CATCH BASIN TO THE PROJECT.

21. CONTRACTOR SHALL PROTECT ANY AREA DRAINS FROM THE PROJECT SITE FROM PROJECT RUNOFF.

22. EROSION AND SEDIMENT CONTROL PLANS (ESCP/SWPPP) SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND ESCP BMP SHALL BE IDENTIFIED ON THE SITE PLAN.

23. MAINTENANCE AFFIDAVIT TO BE FILED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

A. BATHROOMS

1.ALL SHOWER ENCLOSURES, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQUARE INCHES (0.66 SQ. M) AND SHALL BE CAPABLE OF ENCOMPASSING A30 INCH DIAMETER (0.76 M) CIRCLE. THE MINIMUM AREA AND DIMENSIONS SHALL BE MAINTAINED TO A POINT 70 INCHES (1.8 M) ABOVE THE SHOWER DRAIN OUTLET. (PLUMBING CODE SECTION 410.4)

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

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

4. A MIN 12" SQ. ACCESS PANEL TO THE BATHTUB TRAP SLIP JOINT CONNECTION IS REQUIRED.(PLUMBING CODE SECTION 405.2)

5. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.

B. LAUNDRY ROOM

1. CLOTHES DRYER(S) LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (BUT NOT BENEATH THE BUILDING OR IN THE ATTIC AREA). (M.C. 504.3.1)

2. A 4" CLOTHES DRYER MOISTURE EXHAUST DUCT IS LIMITED TO A 14 FEET LENGTH WITH TWO ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2. (M.C. 504.3.2, M.C. 908)\

C. MEANS OF EGRESS

1. PROVIDE 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS WITHIN A DWELLING UNIT.(LARC SECTION R311.2, LABC SECTION 6304.1)

2. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN.- 24" CLEAR HT, 20" CLEAR WIDTH, 5.7 SQ.FT. MIN. AREA. (LARC SECTION R310, LABC SECTION 1029)

3. OCCUPIED ROOFS SHALL BE PROVIDED WITH EXITS AS REQUIRED FOR STORIES.

D. GRADING AND FOUNDATION

1. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. (LARC SECTION R401.4)

2. FOUNDATION AND FLOOR SLABS SHALL CONFORM TO THE FOLLOWING OR THE RECOMMENDATION OF AN APPROVED SOILS REPORT :

A. DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISHED GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

B. EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

C. FOOTINGS SHALL BE REINFORCED WITH A MINIMUM 4 - ½ -INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED WITHIN 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.

D. THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

E. CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4" FILL OF COARSE AGGREGATE OR ON A MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3½ INCH THICK AND SHALL BE REINFORCED WITH #4 REBARS AT 16 INCH ON CENTER IN BOTH DIRECTIONS.

3. CONCRETE SLABS ON EXPANSIVE SOIL, COMPACTED FILL OR SLOPES OVER 1:10 SHALL BE PLACED ON A 4-INCH FILL OF COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3-1/2 INCHES THICK AND REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES ON CENTER EACH WAY. (LABC SECTION 1808.6, LARC SECTION R403.1.8, R506.1)

4.PROVIDE UNDER-FLOOR NET VENTILATION OPENING SIZE AND LOCATIONS EQUAL TO 1 SQ. FT. FOR EACH 150 SQ. FT. OF UNDER FLOOR AREA AND AN ACCESS OPENING THROUGH THE FLOOR (18" X 24" MIN) OR AN OPENING THROUGH A PERIMETER WALL NOT LESS THAN (16" X 24" MIN). (LARC R408, LABC SECTION 2304.11.9, 1203.3)

5. OPENINGS SHALL BE AS CLOSE TO CORNERS AS PRACTICABLE AND SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES. OPENING SHALL HAVE 1/4 INCH CORROSION RESISTANT METAL MESH COVERING. (LABC SECTION 1203.3, LARC R408.2)

6. PROVIDE CORROSION RESISTANT WEEP SCREED BELOW THE STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA. (LARC SECTION R703.6.2.1, LABC SECTION 2512.1.2)

7. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.(LARC R903.4, LABC 1503.4.1, 7013.9)

8. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

E. ZONING NOTES

1. A/C UNITS AND WATER HEATERS ARE NOT ALLOWED IN THE REQUIRED SIDE YARDS AND FRONT YARD UNLESS SPECIFICALLY ALLOWED BY EXCEPTION PER INFORMATION BULLETIN P/ZC 2002-006.

G. SPECIAL HAZARDS

1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3:
a. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES; b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE;
c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

iii. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET,
iv. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR,
v. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR,
vi. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING;

d. GLAZING IN GUARDS AND RAILINGS;
e. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE;
F. GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE OF THE WATER'S EDGE;
g. GLAZING WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS;
h. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING (R304.2).

2. EACH LIGHT OF SAFETY GLAZING MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.

3. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

4. PRE-FAB FIREPLACES ARE REQUIRED TO HAVE MANUFACTURER, MODEL, AND UNDERWRITER LABORATORIES CERTIFICATION (OR ICC).

5. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE WHICH USES FUEL BURNING MATERIAL." (L.A.M.C. 57.20.25)

6. 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 171,874-FOR WORK OVER $10,000.)

7. WATER HEATER MUST BE STRAPPED TO WALL. SECTION 508.2, LAPC. SEE INFORMATION BULLETIN P/PC 2011-003 "HOW TO BRACE YOUR WATER HEATER" FOR DETAILS.

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

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

10. 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. (R314.6.2)

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

12. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

13. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

14.50 PERCENT OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE SHALL BE RECYCLED AND/OR SALVAGED FOR REUSE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4. (R324)

15. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.

H. STRUCTURAL REQUIREMENTS

1. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION OF LAG BOLTS.

2. ALL BOLT HOLES, OTHER THAN LAG BOLT HOLES, SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.

3. PROVIDE LATERAL SUPPORT FOR THE TOP OF INTERIOR NON-BEARING WALLS WHEN MANUFACTURED TRUSSES ARE USED. (LABC 1607.13)

4. PROVIDE DOUBLE JOISTS UNDER PARALLEL BEARING PARTITIONS. (LARC SEC. R502.4, LABC SECTION 2308.8.4)

5. PROVIDE FULL LENGTH STUDS (BALLOON FRAME) ON EXTERIOR WALLS OF ROOMS WITH VAULTED CEILING. (LARC SECTION R602.3, LABC SECTION 2308.9, TABLE 2308.9.1).

6. ALL ROOF AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX. NAIL GUNS USING "CLIPPED HEAD" OR SINKER NAILS ARE NOT ACCEPTABLE. (LARC TABLE R602.3 (1), LABC TABLE 2304.9.1)

7. ROOF NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7(3). (LABC SECTION 2304.7)

8. ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. (LARC SECTION R602.10.8, LABC SECTION 2308.9.3)

9.STUCCO SHEAR WALLS SHALL UTILIZE FURRING, GALVANIZED NAILS (HAVING A MINIMUM 11 GA., 1-1/2" LONG, 7/16" DIAMETER HEAD, AND FURRED OUT A MIN OF 1/4") TO ATTACH THE LATH TO THE STUDS. STAPLES SHALL NOT BE USED." (TABLE 2507.2). SELF-FURRING LATH APPROVED BY A LOS ANGELES RESEARCH REPORT IS PERMITTED.

10. STRUCTURAL WOOD SHEAR WALLS SHALL BE COVERED WITH MINIMUM TWO LAYERS 15# FELT UNDERLAY PRIOR TO PLACING FINISH MATERIAL.

11. SHOP WELDS MUST BE PERFORMED IN A LA CITY BLDG. DEPT. LICENSED FABRICATOR'S SHOP.

12. PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS. (LABC TABLE 2306.4.1)

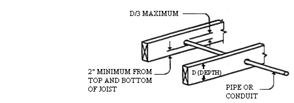
13. FOUNDATION SILLS SHALL BE DOUGLAS-FIR (GROUP II LUMBER) PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.(LABC SECTION .2304.11.2.4).

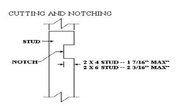
14. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

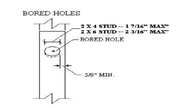
15. ALL BOLT HOLES SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED AND INSPECTOR SHALL VERIFY AT JOB SITE.

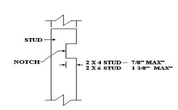
16. CUTTING, NOTCHING, AND BORING OF WOOD FRAMING MEMBERS. (LARC R602.6, LABC SEC. 2089.10, 11)(SEE DIAGRAMS BELOW).

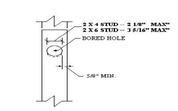
P/GI 2014-022











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GENERAL NOTES

SCALE: N.T.S.

2

VERY HIGH FIRE HAZARD SEVERITY ZONE

GENERAL REQUIREMENTS

BUILDINGS/STRUCTURES ERECTED, CONSTRUCTED, ALTERED, REPAIRED OR MOVED WITHIN OR INTO A VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. (701A.3;R327.1.3)

PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION REQUIRED IN CHAPTER 7A / SECTION R327. (703A.5.3)

ROOFING

1. ROOF COVERING SHALL BE CLASS 'A' AS SPECIFIED IN SECTION 1505.2/R902. (705A.2;R327.5.2)
2. DETAIL THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING; THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, OR PROVIDE ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET MEETING ASTM D3909. (705A.2;R327.5.2)
3. WOOD-SHINGLE AND WOOD-SHAKE ROOFS ARE PROHIBITED REGARDLESS OF CLASSIFICATION. (705A.2;R327.5.2)
4. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A 36-IN. WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET MEETING ASTM D3909 RUNNING THE FULL LENGTH OF THE VALLEY. (705A.3;R327.5.3)
5. NOTE ON PLANS "ROOF GUTTERS SHALL BE DESIGN TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS."(705A.4;R327.5.4)

VENTS

6. VENT OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES, AND UNDERFLOOR VENTS SHALL RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENT OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH MIN. 1/16" AND MAX. 1/8" OPENINGS. (706A.2;R327.6.2)
7. VENTS SHALL NOT BE INSTALLED ON UNDERSIDE OF EAVES AND CORNICES UNLESS THE CONDITIONS SET FORTH IN SECTION 706A.3.2 OR R327.6.3 ARE MET. (706A.3;R327.6.3)

EXTERIOR WALLS

8. EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY BY MEETING ONE OF THE FOLLOWING:
A. NONCOMBUSTIBLE CONSTRUCTION OR
B. IGNITION RESISTANT MATERIAL OR
C. HEAVY TIMBER CONSTRUCTION OR
D. LOG WALL CONSTRUCTION OR
E. COMPLIES WITH SFM 12-7A-1 (707A.3;R327.7.3)

OPEN ROOF EAVES

9. EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. ONE LAYER OF 5/8" TYPE X APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF ROOF DECK
D. EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL (707A.4;R327.7.4)

ENCLOSED ROOF EAVES AND ROOF EAVES SOFFITS

10. EXPOSED UNDERSIDE SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. ONE LAYER OF 5/8" TYPE X APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT
D. EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF RAFTER TAILS OR SOFFIT PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
E. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES COMPLYING WITH SFM 12-7A-3 (707A.5;R327.7.5)

EXTERIOR PORCH CEILINGS

11. EXPOSED UNDERSIDE SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. ONE LAYER OF 5/8" TYPE X APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING
D. EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
E. PORCH CEILING ASSEMBLIES WITH A HORIZONTAL UNDERSIDE COMPLYING WITH SFM 12-7A-3 (707A.6;R327.7.6)

FLOOR PROJECTIONS / UNDERFLOOR PROTECTION / UNDERSIDE OF APPENDAGES

12. EXPOSED UNDERSIDE SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
A. NONCOMBUSTIBLE MATERIAL
B. IGNITION-RESISTANT MATERIAL
C. ONE LAYER OF 5/8" TYPE X APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION
D. EXTERIOR PORTION OF A 1-HR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR ASSEMBLY PER GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL
E. UNDERSIDE OF A FLOOR ASSEMBLY COMPLYING WITH SFM 12-7A-3
F. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS IS ALLOWED FOR UNDERFLOOR PROTECTION AND UNDERSIDE APPENDAGES ONLY. (707A.7-9;R327.7.7-9)

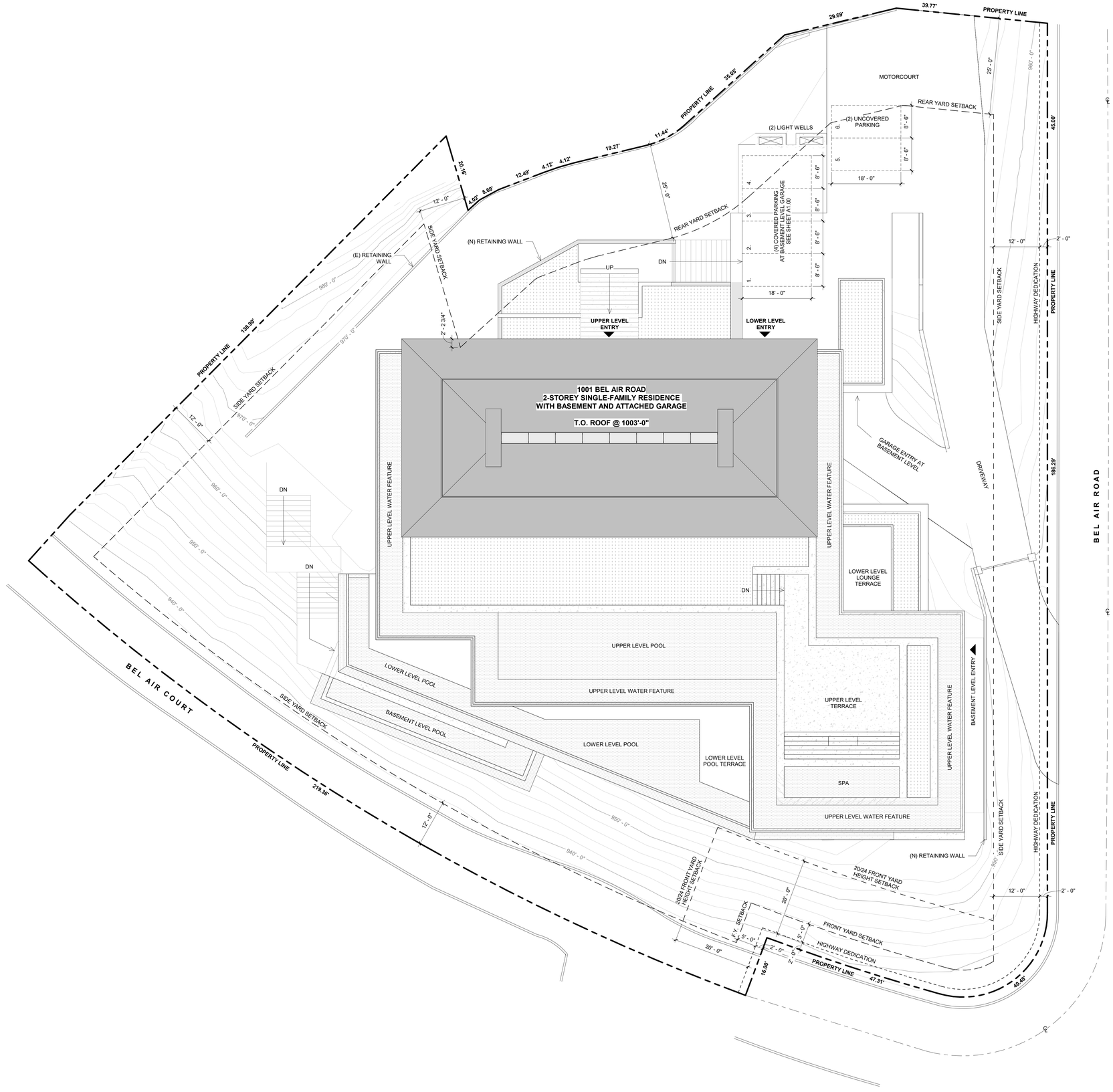
EXTERIOR WINDOWS AND DOORS

13. EXTERIOR GLAZING SHALL BE MULTI-PANE UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR MINIMUM 20-MIN. RATED OR COMPLIES WITH SFM 12-7A-2 (708A;R327.8.2.1)

14. EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
A. NONCOMBUSTIBLE MATERIAL OR
B. IGNITION-RESISTANT MATERIAL OR
C. SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8-IN. THICK WITH INTERIOR PANEL THICKNESS NOT LESS THAN 1-1/4-IN. THICK. OR
D. MINIMUM 20-MIN. RATED OR
E. COMPLIES WITH SFM 12-7A-1 (708A;R327.8)

DECKING

15. WALKING SURFACE MATERIAL OF DECKS, PORCHES, BALCONIES AND STAIRS SHALL BE CONSTRUCTED WITH ONE OF THE FOLLOWING MATERIALS WHEN ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE BUILDING:
A. IGNITION-RESISTANT MATERIAL THAT COMPLIES WITH SFM 12-7A-4 AND 12-7A-5
B. EXTERIOR FIRE RETARDANT TREATED WOOD
C. NONCOMBUSTIBLE MATERIAL
D. COMPLIES WITH SFM 12-7A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERI



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David Hocker | 214.915.0910

CIVIL ENGINEER
Labib Funk & Associates
Frank LaRocca | 213.239.9700 x 150

ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

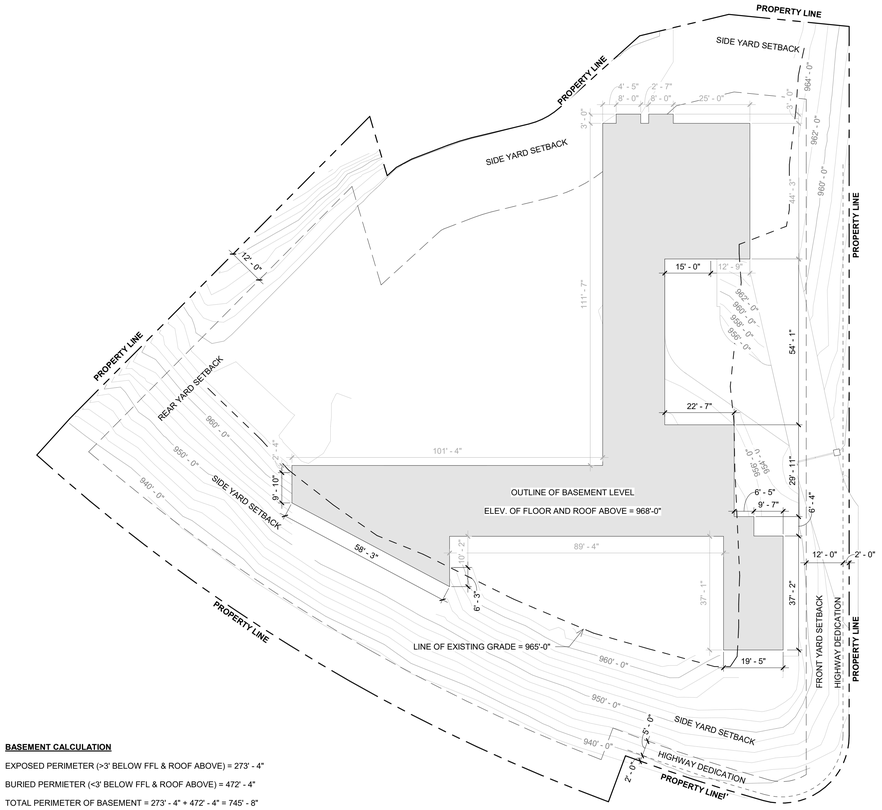
NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
PLOT PLAN

DRAWING NO.
G0.02

PLOT PLAN

SCALE: 3/32" = 1'-0"



BASEMENT CALCULATION

EXPOSED PERIMETER (>3' BELOW FFL & ROOF ABOVE) = 273' - 4"

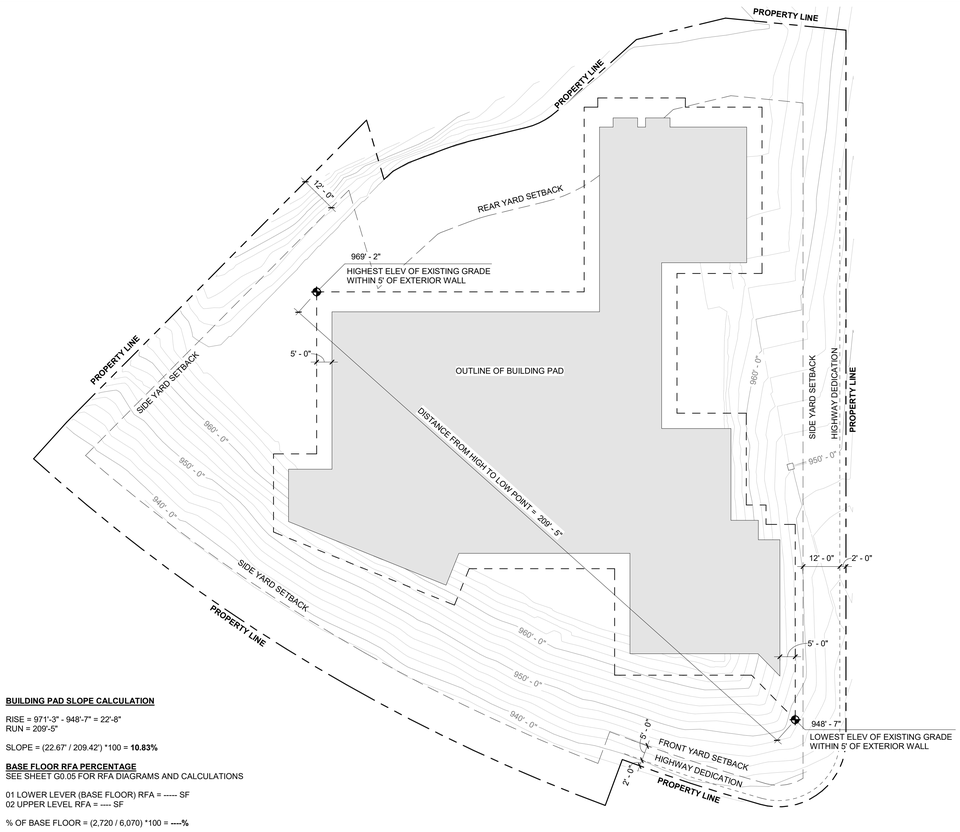
BURIED PERMIETER (<3' BELOW FFL & ROOF ABOVE) = 472' - 4"

TOTAL PERIMETER OF BASEMENT = 273' - 4" + 472' - 4" = 745' - 8"

% BURIED PERIMETER (<3' BELOW FFL & ROOF ABOVE) = (472.33 / 745.67) *100 = **63.34%**

BASEMENT CALCULATION

SCALE: 1" = 20'-0" | 2



BUILDING PAD SLOPE CALCULATION

RISE = 97'1"-3" - 948'-7" = 22'-8"
RUN = 209'-5"

SLOPE = (22.67' / 209.42') *100 = **10.83%**

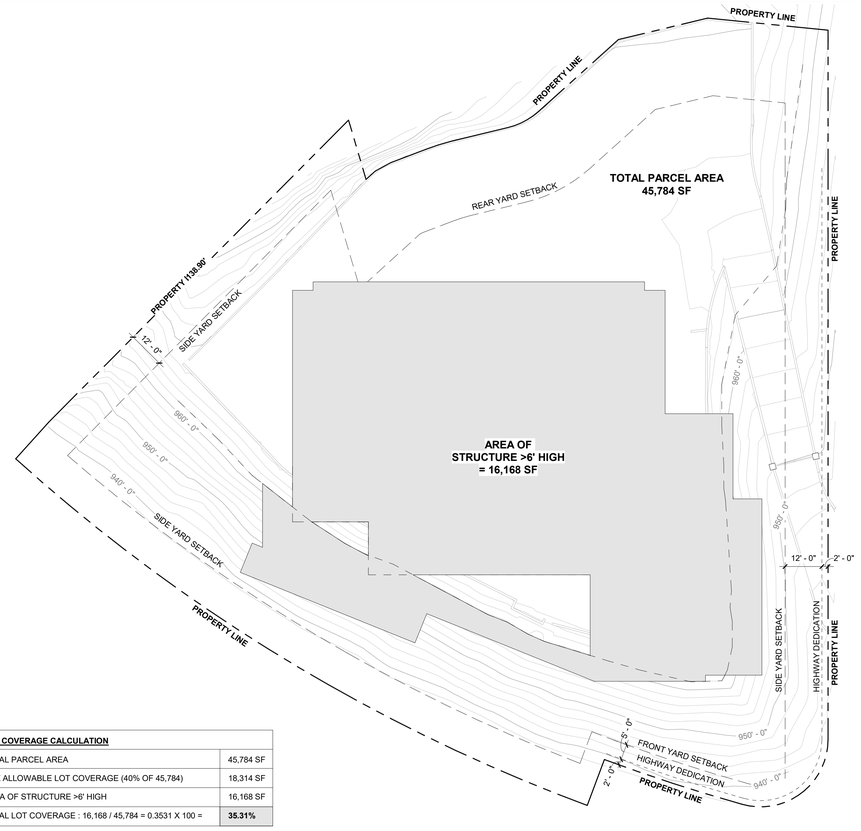
BASE FLOOR RFA PERCENTAGE
SEE SHEET G0.05 FOR RFA DIAGRAMS AND CALCULATIONS

01 LOWER LEVER (BASE FLOOR) RFA = ----- SF
02 UPPER LEVEL RFA = ---- SF

% OF BASE FLOOR = (2,720 / 6,070) *100 = **----%**

PROPORTIONAL STORIES SLOPE DIAGRAM

SCALE: 1" = 20'-0" | 3



LOT COVERAGE CALCULATION	
TOTAL PARCEL AREA	45,784 SF
MAX ALLOWABLE LOT COVERAGE (40% OF 45,784)	18,314 SF
AREA OF STRUCTURE >6' HIGH	16,168 SF
TOTAL LOT COVERAGE : 16,168 / 45,784 = 0.3531 X 100 =	**35.31%**

LOT COVERAGE DIAGRAM

SCALE: 1" = 20'-0" | 1

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PROJECT TEAM

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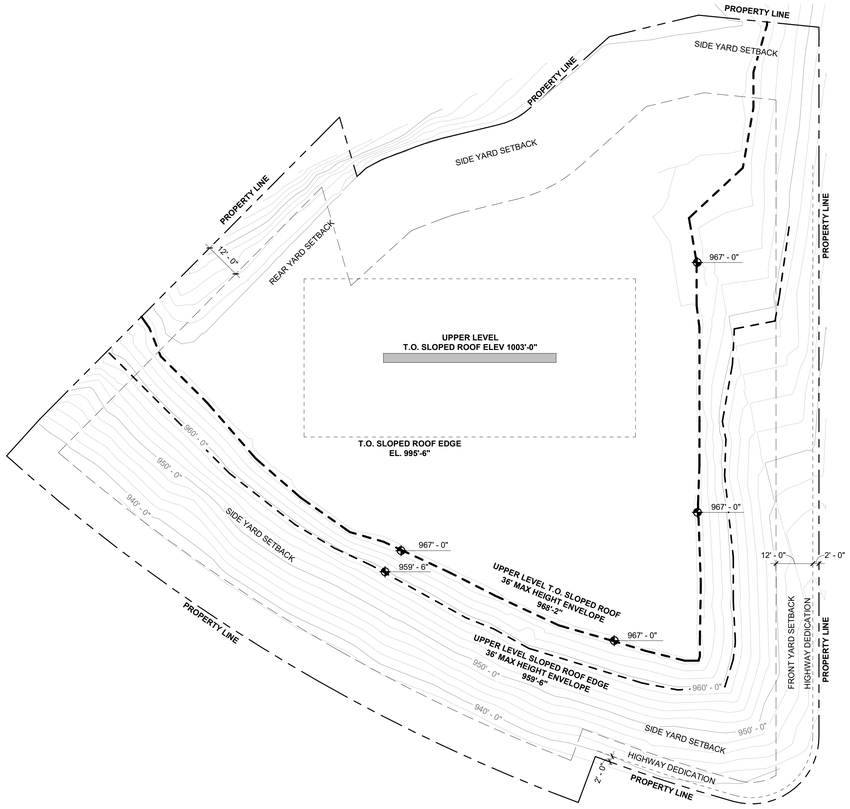
ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

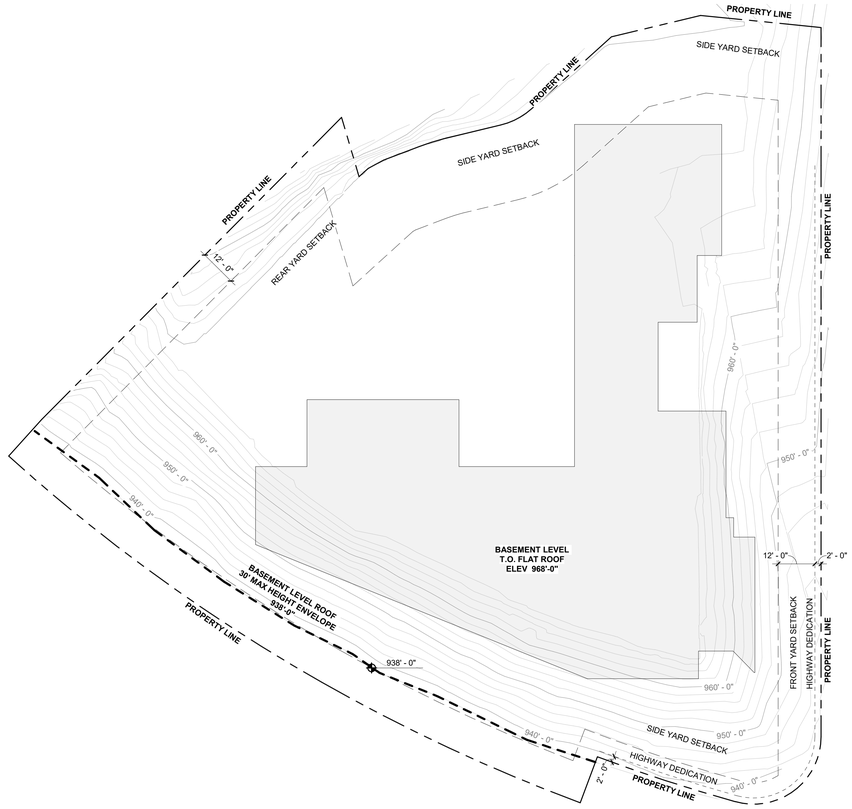
NOTE: *NOT FOR BIDDING OR CONSTRUCTION PURPOSES*

DRAWING NAME
ZONING DIAGRAMS

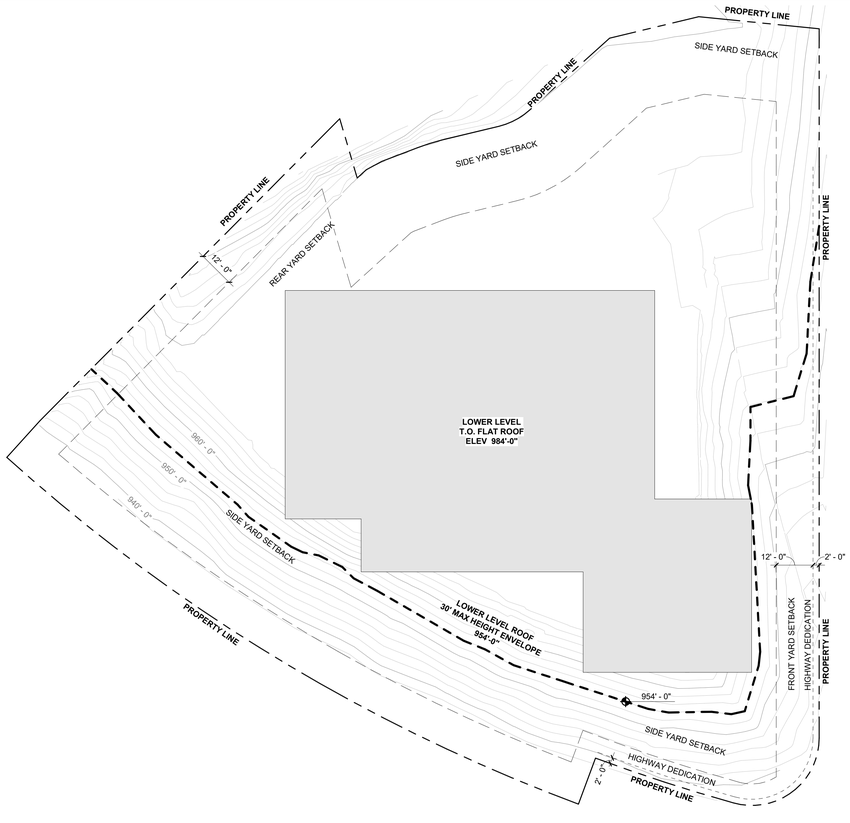
DRAWING NO.
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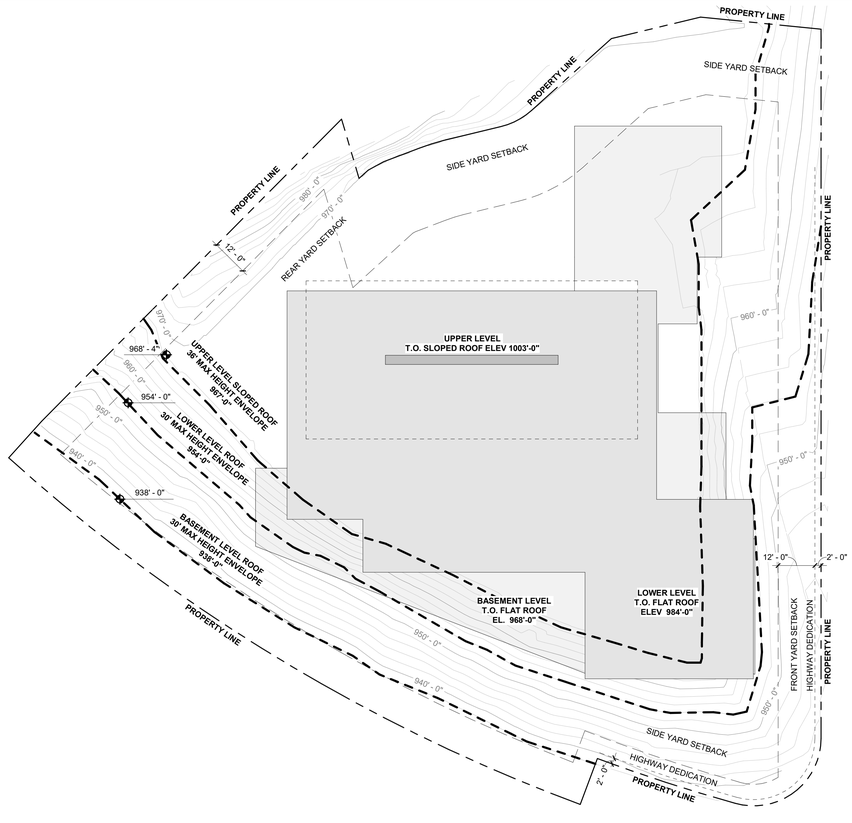
BHO MAX HEIGHT - 02 UPPER LEVEL ROOF | SCALE: 1" = 20'-0" | 4



BHO MAX HEIGHT - 00 BASEMENT LEVEL ROOF | SCALE: 1" = 20'-0" | 2



BHO MAX HEIGHT - 01 BEDROOM LEVEL ROOF | SCALE: 1" = 20'-0" | 3



BHO MAX HEIGHT OVERALL | SCALE: 1" = 20'-0" | 1

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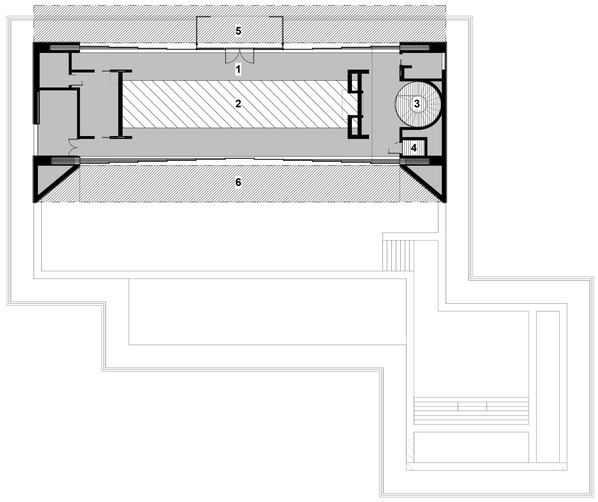
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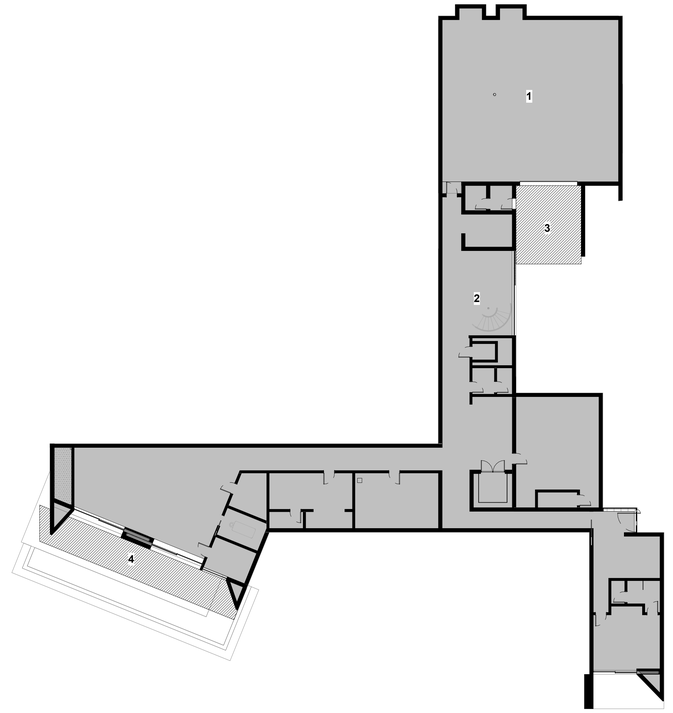
DRAWING NAME
BHO MAX HEIGHT DIAGRAMS

DRAWING NO.
G0.04



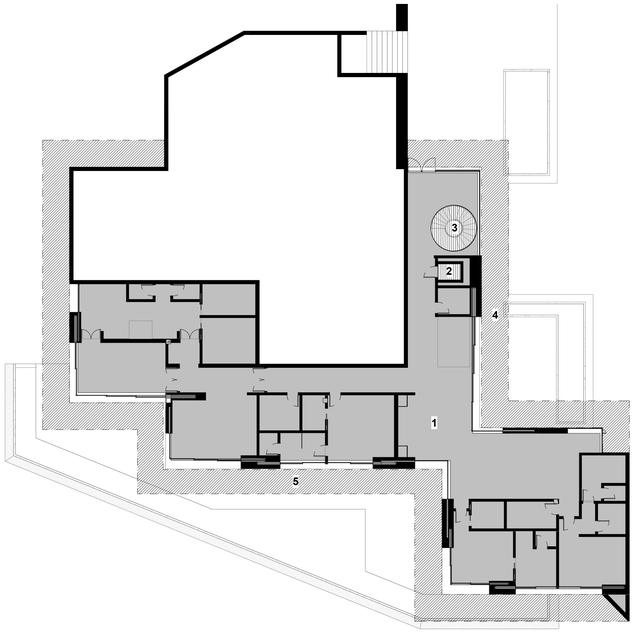
1 = 2,840 SF INTERIOR
2 = 765 SF CEILING HEIGHT >14'
3 = 113 SF STAIR **(EXEMPT)**
4 = 25 SF ELEVATOR **(EXEMPT)**
5 = 1,003 SF EXTERIOR COVERED, OVERHANG >5'
6 = 905 SF EXTERIOR COVERED, OVERHANG >5'

02 UPPER LEVEL - RFA DIAGRAM | SCALE: 1/16" = 1'-0" | 3



1 = 1,980 SF BASEMENT GARAGE **(EXEMPT)**
2 = 5,458 SF BASEMENT **(EXEMPT)**
3 = 345 SF BASEMENT EXTERIOR COVERED, OVERHANG >5' **(EXEMPT)**
4 = 458 SF BASEMENT EXTERIOR COVERED, OVERHANG >5' **(EXEMPT)**

00 BASEMENT LEVEL - RFA DIAGRAM | SCALE: 1/16" = 1'-0" | 1



1 = 5,603 SF INTERIOR
2 = 25 SF ELEVATOR
3 = 113 SF STAIR
4 = 926 SF EXTERIOR COVERED, OVERHANG >5'
5 = 1,997 SF EXTERIOR COVERED, OVERHANG >5'

01 LOWER LEVEL - RFA DIAGRAM | SCALE: 1/16" = 1'-0" | 2

RESIDENTIAL FLOOR AREA TABLE

	NEW	EXEMPT	TOTAL
BASEMENT GARAGE	1,980 SF	1,980 SF	0 SF
00 BASEMENT	5,458 SF	5,485 SF	0 SF
01 LOWER LEVEL	5,741 SF	0 SF	5,741 SF
02 UPPER LEVEL	3,883 SF	138 SF	3,745 SF
COVERED AREA	5,634 SF	803 SF	4,831 SF
TOTAL			**14,317 SF**

MAXIMUM RESIDENTIAL FLOOR AREA:
The maximum by right RFA permitted by the BHO for 1001 Bel Air Rd is **14,816.4 SF**
Max RFA per slope band analysis + 20% proportional stories bonus per BHO = 12,347 SF + (12,347* 0.20) = 14,816.4 SF

LOT AREA = **45,784 SF SF**

FLOOR AREA ALLOWED = **14,816.4 SF**
FLOOR AREA PROPOSED = **14,317 SF**

FLOOR AREA AS % OF LOT ALLOWED = **32.36 %**
FLOOR AREA AS % OF LOT PROPOSED = **31.27 %**

DEFINITION PER BHO:
The area in square feet confined within the exterior walls of a Building or Accessory Building. Any floor or portion of a floor with a ceiling height greater than 14 feet shall count as twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than seven feet shall be included in the Floor Area calculation

INTERIOR

STAIRS / ELEVATOR

EXTERIOR COVERED

CEILING HEIGHT GREATER THAN 14'

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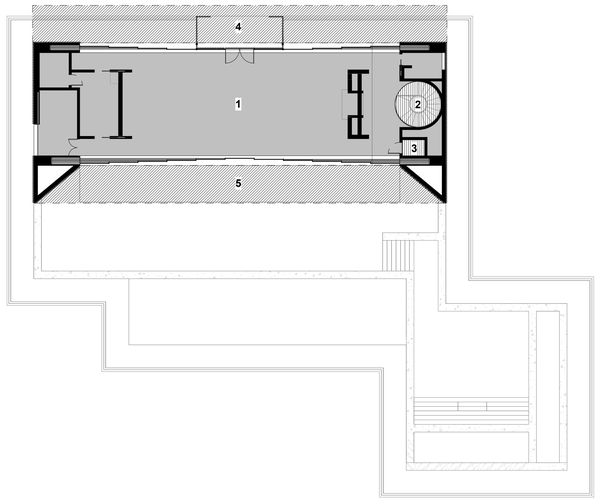
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ISSUANCE	REVISION	DESCRIPTION	DATE

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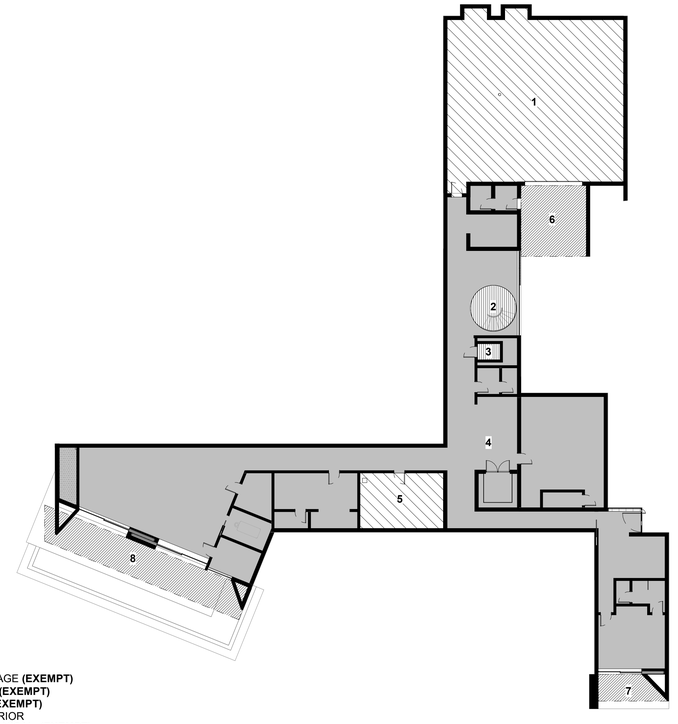
DRAWING NAME
RESIDENTIAL FLOOR AREA DIAGRAMS

DRAWING NO.
G0.05



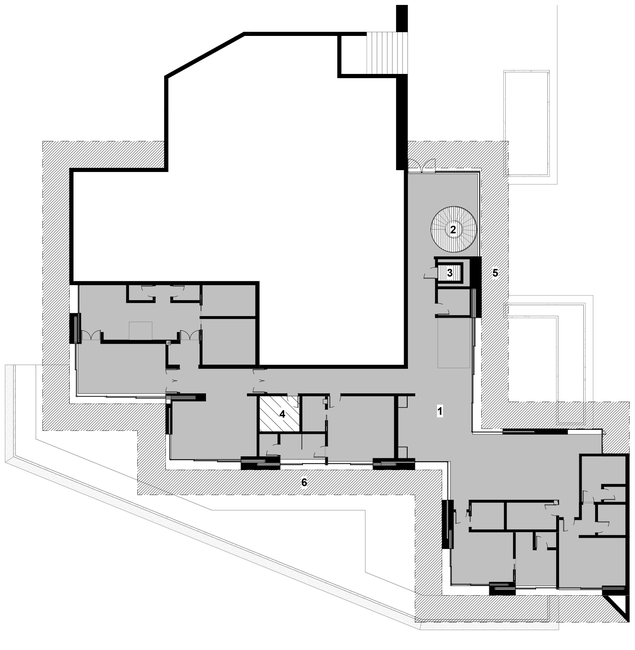
1 = 2,697 SF INTERIOR
2 = 114 SF STAIR **(EXEMPT)**
3 = 25 SF ELEVATOR **(EXEMPT)**
4 = 1,058 SF EXTERIOR COVERED **(EXEMPT)**
5 = 941 SF EXTERIOR COVERED **(EXEMPT)**

02 UPPER LEVEL - ZFA DIAGRAM | SCALE: 1/16" = 1'-0" | 3



1 = 2,016 SF BASEMENT GARAGE **(EXEMPT)**
2 = 114 SF BASEMENT STAIR **(EXEMPT)**
3 = 25 SF ELEVATOR STAIR **(EXEMPT)**
4 = 4,948 SF BASEMENT INTERIOR
5 = 314 SF BASEMENT MECHANICAL **(EXEMPT)**
6 = 315 SF EXTERIOR COVERED **(EXEMPT)**
7 = 103 SF EXTERIOR COVERED **(EXEMPT)**
8 = 642 SF EXTERIOR COVERED **(EXEMPT)**

00 BASEMENT LEVEL - ZFA DIAGRAM | SCALE: 1/16" = 1'-0" | 1



1 = 5,547 SF INTERIOR
2 = 114 SF STAIR
3 = 25 SF ELEVATOR **(EXEMPT)**
4 = 97 SF MECHANICAL **(EXEMPT)**
5 = 926 SF EXTERIOR COVERED **(EXEMPT)**
6 = 2,032 SF EXTERIOR COVERED **(EXEMPT)**

01 LOWER LEVEL - ZFA DIAGRAM | SCALE: 1/16" = 1'-0" | 2

	PROPOSED	EXEMPT	TOTAL
GARAGE	2,016 SF	2,016 SF	0 SF
00 BASEMENT LEVEL	4,948 SF	1,512 SF	3,436 SF
01 LOWER LEVEL	8,740 SF	3,194 SF	5,547 SF
02 UPPER LEVEL	4,835 SF	2,137 SF	2,697 SF
TOTAL			**11,680 SF**

DEFINITION PER GENERAL ZONING CODE (12.03):
The area in square feet confined within the exterior walls of a building, but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, and basement storage areas.

INTERIOR

STAIRS / ELEVATOR (EXEMPT)

EXTERIOR COVERED (EXEMPT)

MECHANICAL / GARAGE (EXEMPT)

ZFA CALCS

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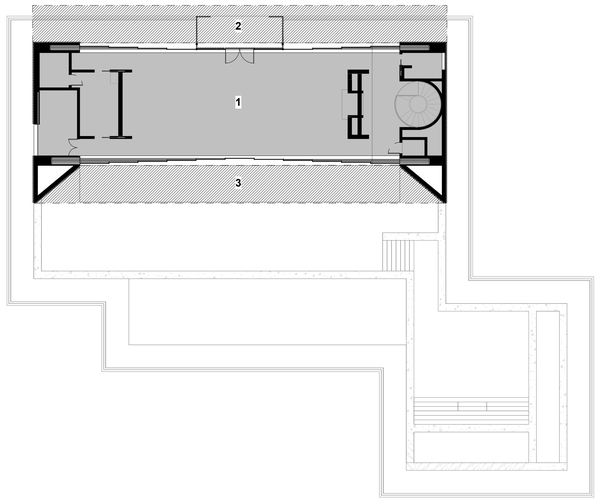
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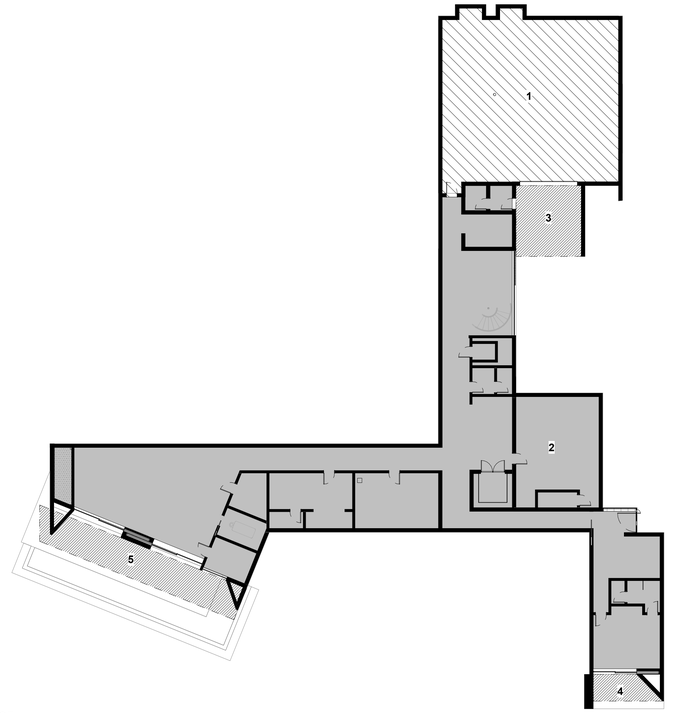
DRAWING NAME
ZONING FLOOR AREA DIAGRAMS

DRAWING NO.
G0.05A



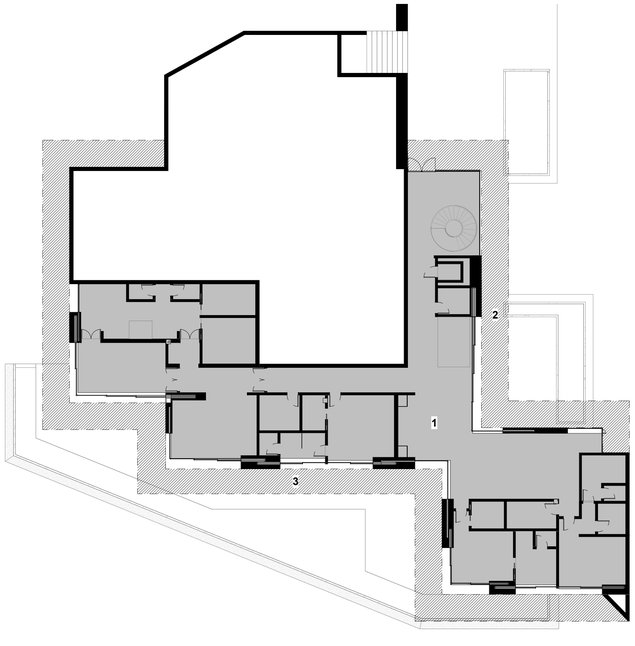
1 = 2,835 SF INTERIOR
2 = 1,058 SF EXTERIOR COVERED
3 = 941 SF EXTERIOR COVERED

02 UPPER LEVEL - BCFA DIAGRAM | SCALE: 1/16" = 1'-0" | 3



1 = 2,016 SF BASEMENT GARAGE
2 = 5,400 SF BASEMENT INTERIOR
3 = 495 SF EXTERIOR COVERED
4 = 103 SF EXTERIOR COVERED
5 = 315 SF EXTERIOR COVERED

00 BASEMENT LEVEL - BCFA DIAGRAM | SCALE: 1/16" = 1'-0" | 1



1 = 5,797 SF INTERIOR
2 = 945 SF EXTERIOR COVERED
3 = 2,032 SF EXTERIOR COVERED

01 LOWER LEVEL - BCFA DIAGRAM | SCALE: 1/16" = 1'-0" | 2

	(N) PROPOSED	COVERED PATIOS	TOTAL
GARAGE	2,016 SF	--- SF	2,016 SF
00 BASEMENT LEVEL	5,400 SF	912 SF	6,312 SF
01 LOWER LEVEL	5,797 SF	2,977 SF	8,775 SF
02 UPPER LEVEL	2,835 SF	1,999 SF	4,835 SF
TOTAL			**21,937 SF**

DEFINITION PER LABC/CBC:
The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shaft and courts, without the deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

INTERIOR

EXTERIOR COVERED

GARAGE

BUILDING CODE FLOOR AREA CALCS

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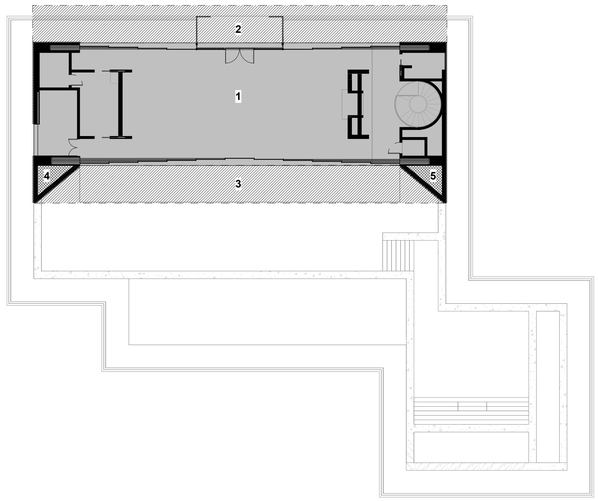
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ISSUANCE	REVISION	DESCRIPTION	DATE

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DRAWING NAME
BUILDING CODE FLOOR AREA DIAGRAMS

DRAWING NO.
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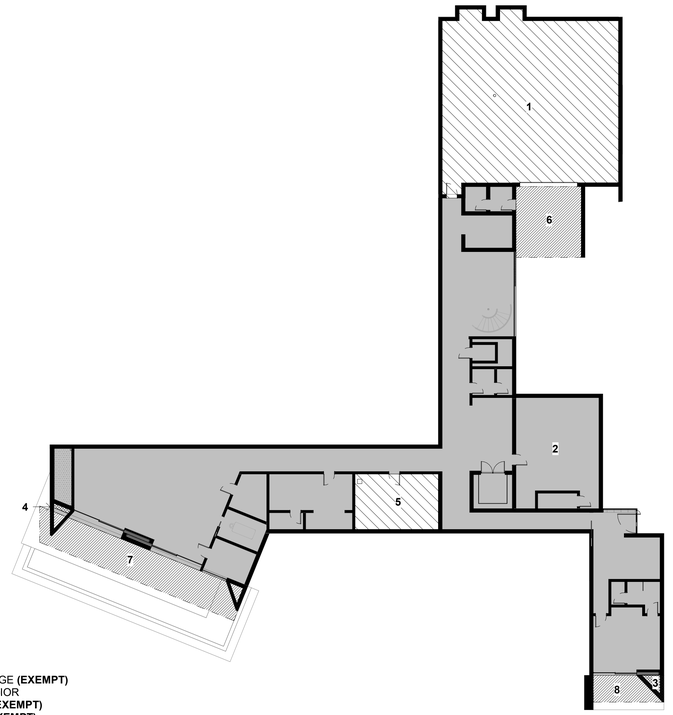


1 = 3,440 SF INTERIOR
2 = 1,058 SF EXTERIOR COVERED **(EXEMPT)**
3 = 941 SF EXTERIOR COVERED **(EXEMPT)**
4 = 60 SF ENCLOSED SHAFT **(EXEMPT)**
5 = 60 SF ENCLOSED SHAFT **(EXEMPT)**

02 UPPER LEVEL - SCHOOL FEE AREA DIAGRAM

SCALE: 1/16" = 1'-0"

3

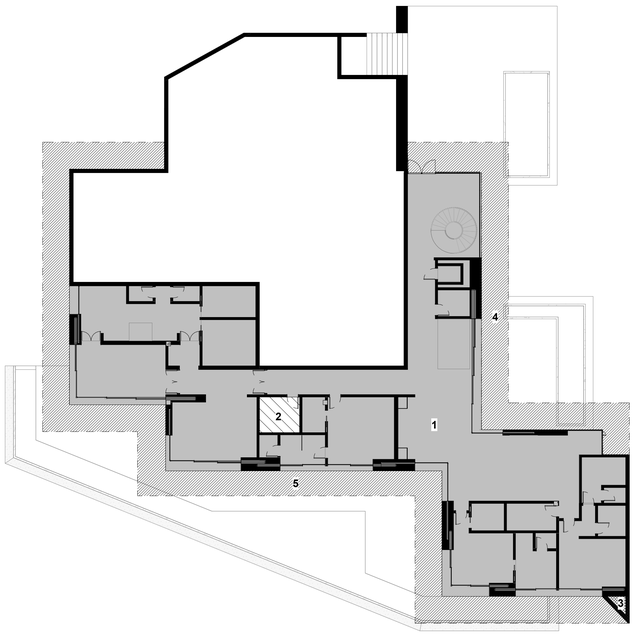


1 = 2,016 SF BASEMENT GARAGE **(EXEMPT)**
2 = 5,736 SF BASEMENT INTERIOR
3 = 26 SF ENCLOSED SHAFT **(EXEMPT)**
4 = 5 SF ENCLOSED SHAFT **(EXEMPT)**
5 = 314 SF MECHANICAL **(EXEMPT)**
6 = 315 SF EXTERIOR COVERED **(EXEMPT)**
7 = 495 SF EXTERIOR COVERED **(EXEMPT)**
8 = 103 SF EXTERIOR COVERED **(EXEMPT)**

00 BASEMENT LEVEL - SCHOOL FEE AREA DIAGRAM

SCALE: 1/16" = 1'-0"

1



1 = 6,589 SF INTERIOR
2 = 97 SF MECHANICAL **(EXEMPT)**
3 = 26 SF ENCLOSED SHAFT **(EXEMPT)**
4 = 945 SF EXTERIOR COVERED **(EXEMPT)**
5 = 2,032 SF EXTERIOR COVERED **(EXEMPT)**

01 LOWER LEVEL - SCHOOL FEE AREA DIAGRAM

SCALE: 1/16" = 1'-0"

2

	(N) PROPOSED	EXEMPT	TOTAL
GARAGE	2,016 SF	2,016 SF	0 SF
00 BASEMENT LEVEL	6,992 SF	1,256 SF	5,736 SF
01 LOWER LEVEL	9,689 SF	3,101 SF	6,589 SF
02 UPPER LEVEL	5,559 SF	2,119 SF	3,440 SF
TOTAL			**15,764 SF**

EXISTING FLOOR AREA: SF

DEFINITION PER LAMC:
The area in square feet, including the thickness of the exterior walls of a building. All conditioned space is to be counted. Areas exempt include: enclosed shafts, garages/carports, covered patio areas, and rooms housing mechanical equipment.

INTERIOR

ENCLOSED SHAFTS

EXTERIOR COVERED

GARAGE / MECHANICAL

SCHOOL FEE AREA CALCS

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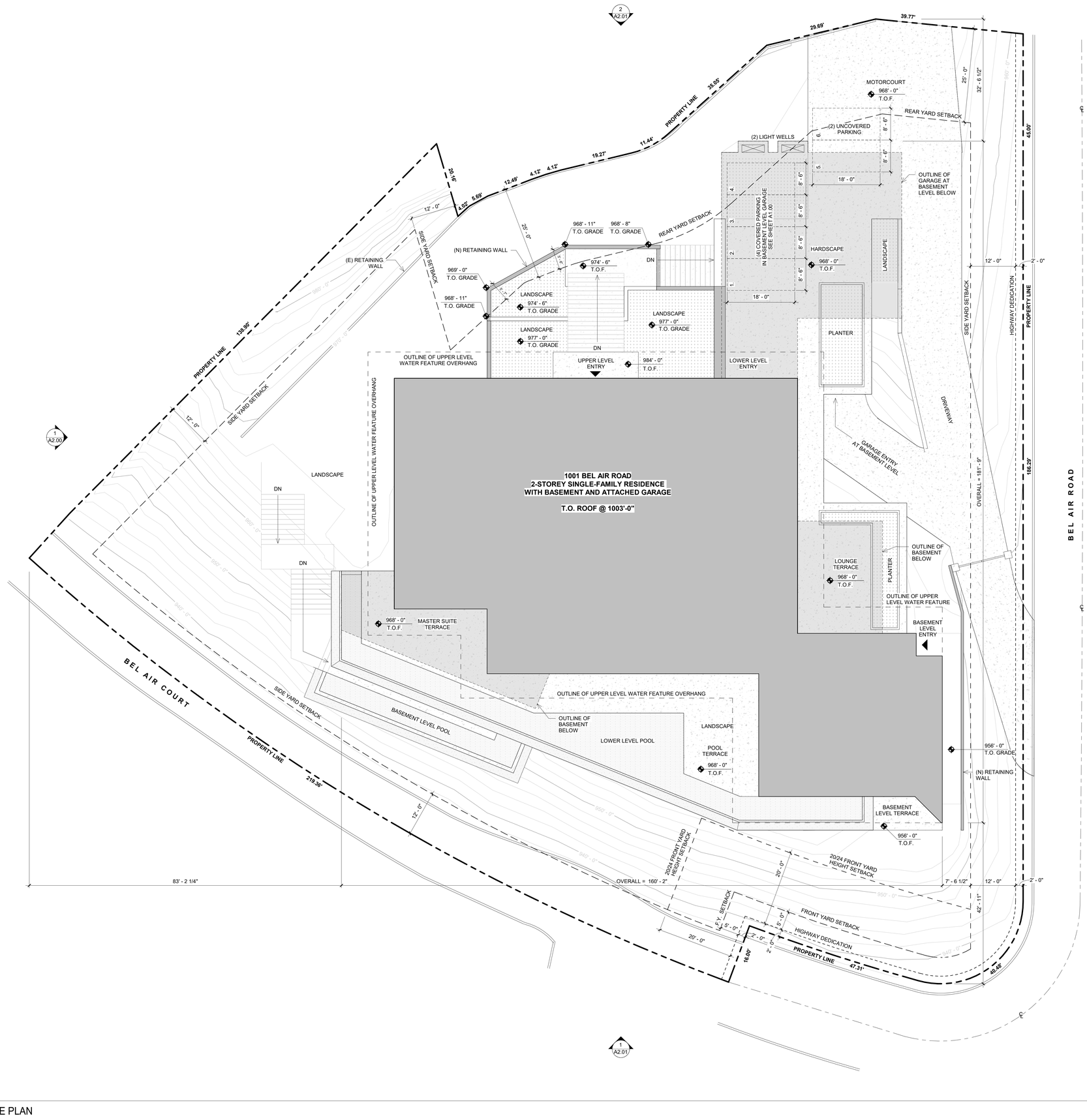
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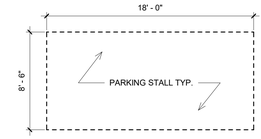
DRAWING NAME
SCHOOL FEE AREA DIAGRAMS

DRAWING NO.
G0.05C



SITE PLAN

SCALE: 3/32" = 1'-0" | 2



MINIMUM INDIVIDUAL PARKING STALL (PLAN VIEW)

REF: CITY OF LOS ANGELES STANDARD PLAN

PARKING - CODE COMPLIANCE

SCALE: 3/16" = 1'-0" | 1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2. DO NOT SCALE FROM DRAWINGS.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION.

4. CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.

5. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

6. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHT AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

7. SIDEWALK AND CURB CUT TO BE REPLACED AS REQUIRED.

8. SIDEWALK AREA SHALL BE A LIGHT BROOM FINISH AND A MEDIUM BROOM FINISH OR FLOAT FINISH ON APPROACH AREA.

9. ALL ABANDONED DRIVEWAY APPROACHES SHALL BE REMOVED AND REPLACED WITH STANDARD CURB, GUTTER, AND SIDEWALK IN ACCORDANCE WITH CITY STANDARDS.

10. BUILDING ADDRESS SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE MIN. 4" HIGH AND HAVE A MIN. STROKE WIDTH OF 1/2".

11. ALL LANDSCAPE IRRIGATION BACKFLOW DEVICES MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.

12. A PROPERTY LINE CLEANOUT MUST BE INSTALLED ON THE SANITARY SEWER LATERAL. THE SEWER LATERAL MUST STAY WITH IN THE JOB SITES PROPERTY LINES.

13. WATER METERS SHALL BE PLACED NEAR THE PROPERTY LINE AND OUT OF THE DRIVEWAY APPROACH WHENEVER POSSIBLE. WATER METER PLACEMENT MUST BE SHOWN ON THE PLANS.

14. SIDEWALK, DRIVEWAY, CURB, AND GUTTER REPAIRS OR REPLACEMENT MUST BE COMPLETED PER PUBLIC WORKS SPECIFICATIONS.

15. EROSION AND SEDIMENT CONTROL DEVICES BMPS (BEST MANAGEMENT PRACTICES) MUST BE IMPLEMENTED AROUND THE CONSTRUCTION SITE TO PREVENT DISCHARGE TO THE STREET AND ADJACENT PROPERTIES. CONTROL MEASURES MUST ALSO BE TAKEN TO PREVENT STREET SURFACE WATER ENTERING THE SITE.

16. ALL STORM WATER, NUISANCE WATER, ETC. DRAIN LINES INSTALLED WITHIN THE STREET RIGHT OF WAY MUST BE CONSTRUCTED OF DUCTILE IRON PIPE.

17. CONTROL VALVES FOR SHOWER AND TUB-SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE - CPC SECTION 418.0.

18. CALIFORNIA ENERGY COMMISSION MAX. FLOW RATE STANDARDS SET: WATER CLOSETS - 1.6GPM, SHOWERHEADS - 2.5GPF, LAUNDRY FAUCETS - 2.2GPM, SINK FAUCETS - 2.2GPM.

19. PARAPETS, SATELLITE ANTENNAE, RAILS, SKYLIGHTS, ROOF EQUIPMENT MUST BE WITHIN THE HEIGHT LIMIT.

20. SEPARATE PERMITS AND PLANS ARE REQUIRED FOR SPAS, POOLS, SOLAR SYSTEMS, DEMOLITION AND SEWER CAP OF EXISTING BUILDINGS. IF SUCH IMPROVEMENTS OR DEMOLITION IS REQUIRED AS A CONDITION OF APPROVAL FOR DISCRETIONARY ACTIONS OR TO COMMENCE BUILDING, THEN SUCH PERMITS MUST BE OBTAINED BEFORE OR AT THE TIME THIS PROPOSED BUILDING PERMIT IS ISSUED.

21. FENCE / WALL / HANDRAIL AND HEDGE HEIGHTS, AS MEASURED FROM THE LOWEST FINISHED GRADE ADJACENT TO EACH SECTION OF THESE STRUCTURES, MAY BE A MAXIMUM OF 6'-0".

22. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.

SITE PLAN NOTES

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Bob Hollingsworth | 818.889.0844 x 117

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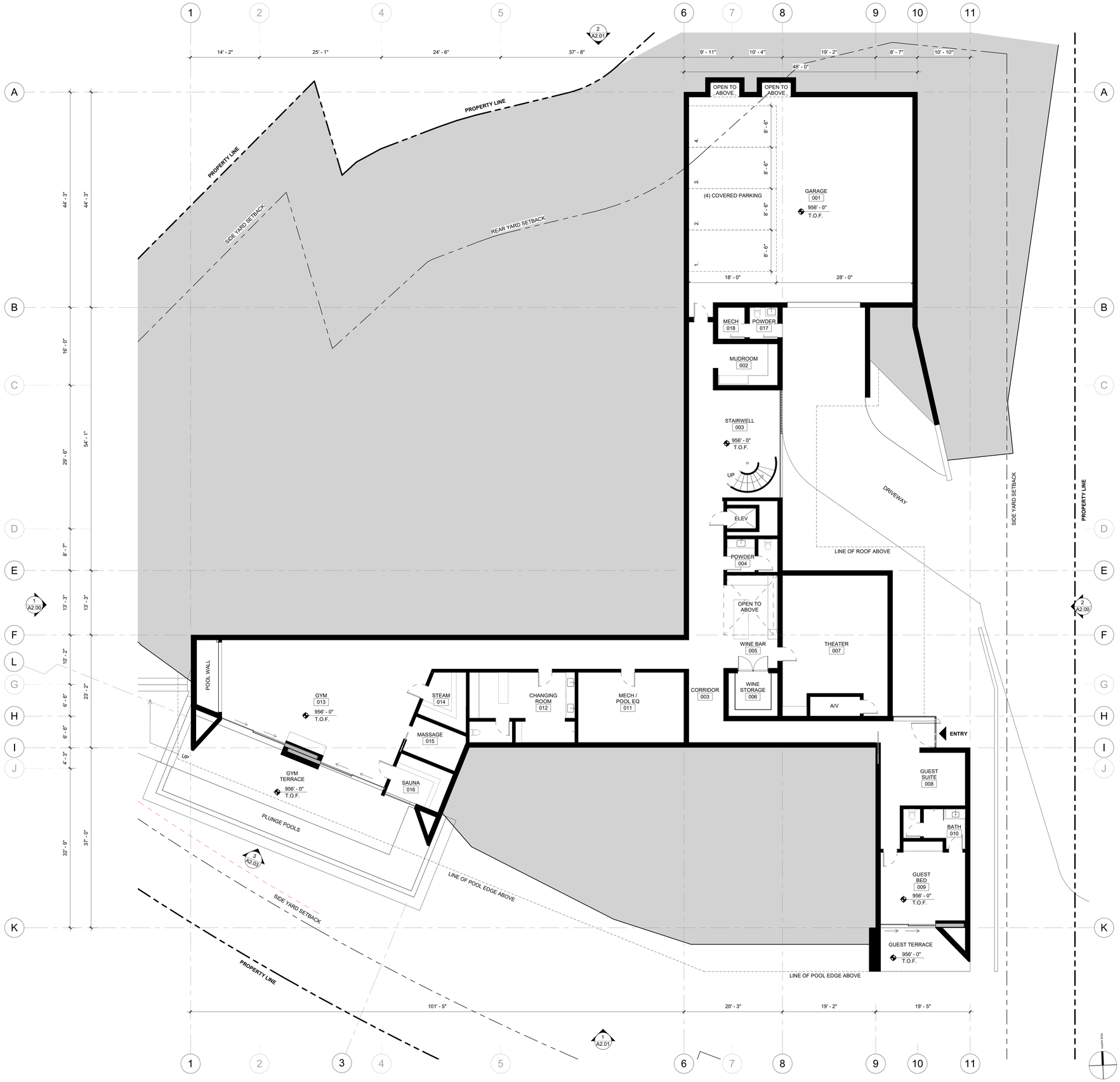
ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

NOTE: *NOT FOR BIDDING OR CONSTRUCTION PURPOSES*

DRAWING NAME
SITE PLAN

DRAWING NO.
A0.00



BASEMENT LEVEL - FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (S) UNLESS OTHERWISE NOTED.

2. COLUMN GRID ALIGNS WITH FACE OF CONCRETE FOUNDATION. WOOD FRAMING INSET FROM FACE OF CONCRETE TO PROVIDE FLUSH ALIGNMENT OF EXTERIOR PLYWOOD SHEATHING AND CONCRETE FOUNDATION. REFER TO ASSOCIATED DETAILS.

3. DO NOT SCALE FROM DRAWINGS.

4. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

5. ALL DOORS AND WINDOWS DIMENSIONED TO CENTERLINE OF CLEAR OPENING UNLESS OTHERWISE NOTED.

6. ALL NON-DIMENSIONED WINDOWS TO BE FLUSH TO ADJOINING WALL UNLESS OTHERWISE NOTED.

7. ALL CASEWORK DIMENSIONS TO FACE OF FINISH.

8. SOUND INSULATION PROVIDED AT ALL INTERIOR WALLS.

9. WATER HEATERS MUST BE STRAPPED TO WALL. (SEC 507.3, PC)

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

11. CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.

12. CONTRACTOR TO PROVIDE TEMPORARY POWER POLE AND METER FOR THE DURATION OF THE WORK. CONTRACTOR TO MAINTAIN TEMPORARY LIGHTING AS REQUIRED FOR THE DURATION OF THE WORK. CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES SO AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.

13. ALL NON-DIMENSIONED DOORS SHALL BE OFFSET FROM THE HINGE-SIDE WALL TO ALLOW FOR (2) 2X4 STUDS AT THE JAMB (AP).

14. EXTERIOR DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING THE LANDING SHALL NOT BE MORE THAN 8" BELOW THE THRESHOLD. (91.1003.3.1.6)

15. AN APPROVED SEISMIC 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.

16. FOR TYPICAL MOUNTING HEIGHTS OF DOOR HARDWARE, ELECTRICAL DEVICES AND MECHANICAL CONTROLS SEE DIAGRAM 3/ E1.0. REFER TO DIAGRAM WHEN DIMENSIONS OF STATED ITEMS ARE NOT SHOWN IN ELEVATION.

17. PROVIDE R-12 EXTERIOR BLANKET FOR HOT WATER HEATER. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS, AND FAUCETS SHALL BE AC CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY RE-CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED PER PLUMBING DIVISION.

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21. GRIPS ON RAILS SHALL HAVE A 1 ¼" MINIMUM AND 2" MAXIMUM DIAMETER OR OFFER EQUIVALENT GRIPPING SURFACE (SEC 1003.3.3.6, CB).

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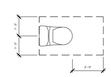
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TYPICAL W.C. MIN CLR

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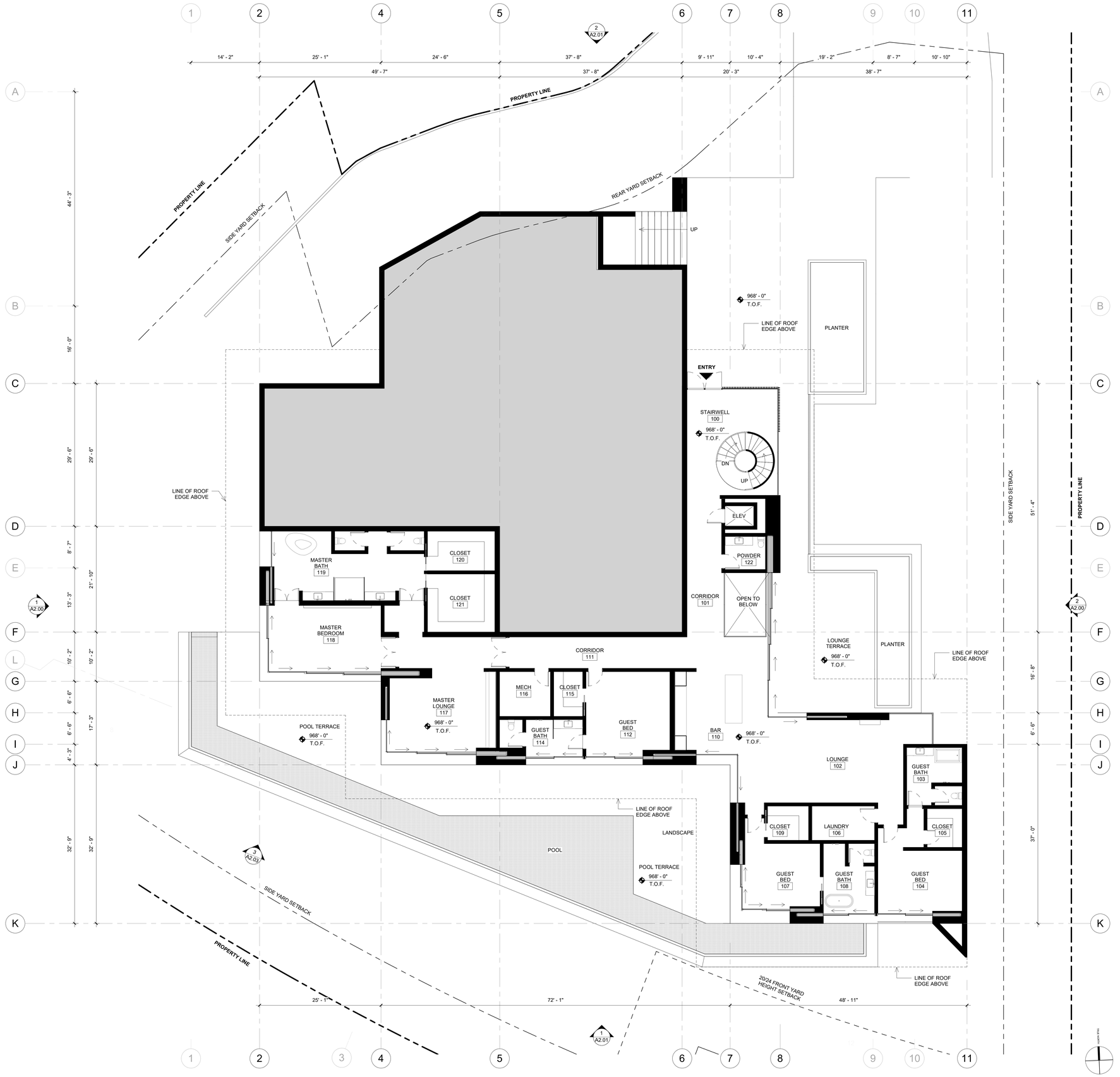
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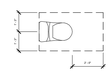
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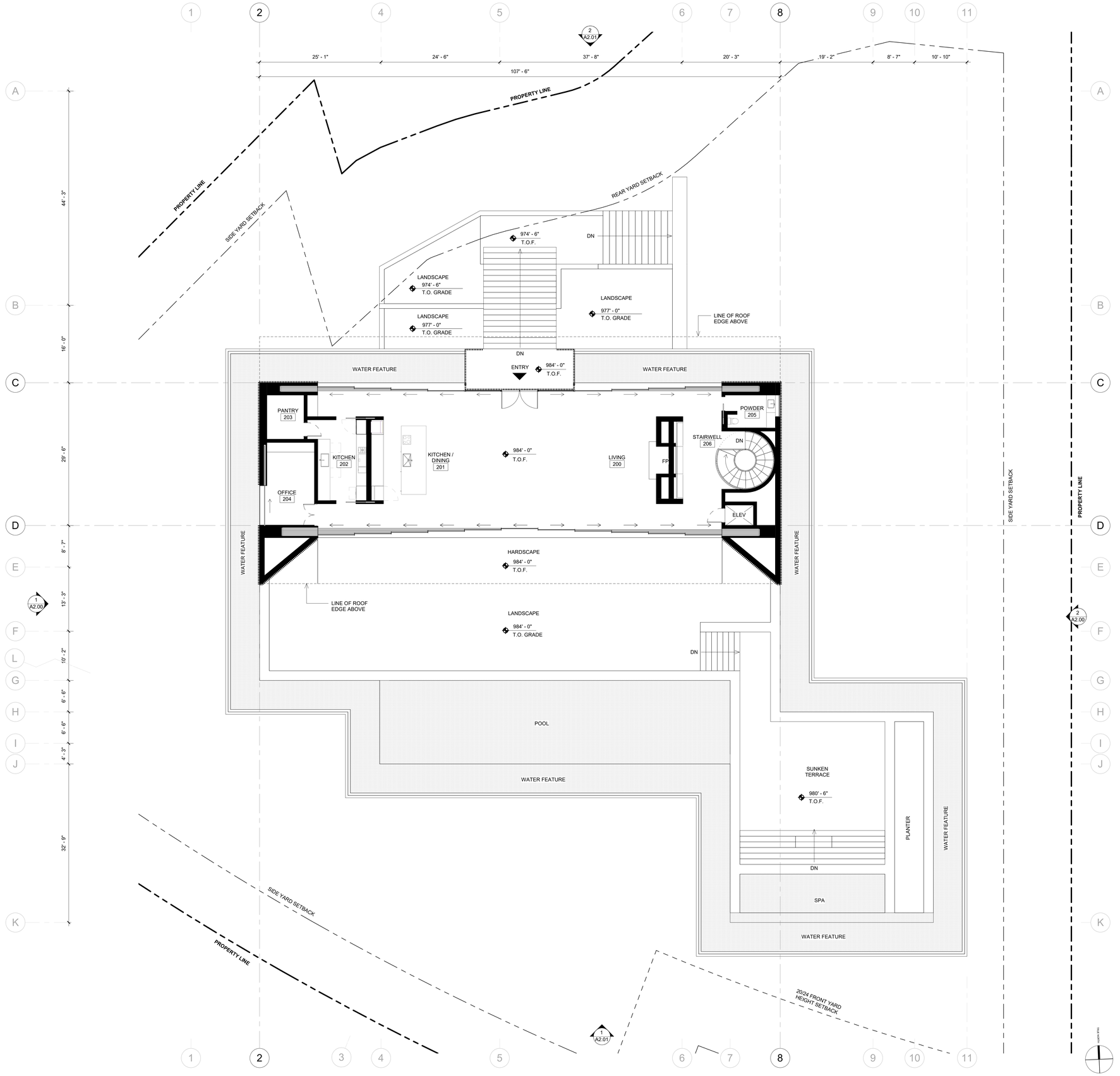
NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
LOWER LEVEL - FLOOR PLAN

DRAWING NO.
A1.01

LOWER LEVEL - FLOOR PLAN

SCALE: 1/8" = 1'-0" 1



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27. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC."

28. STAIRWAYS SHALL HAVE HANDRAILS OR STAIR RAILINGS ON EACH SIDE. ANY OPEN SIDES ON STAIRS SHALL HAVE HANDRAIL GUARDRAIL COMBINATION. THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE NOSING OF THE TREADS. (1123A.6.2.3,1115A.6.2.3)

29. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF THE BUILDING. FANS NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM MUST BE CONTROLLED BY A HUMIDITY CONTROL.

30. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE

31. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL SHALL NOT HAVE OPENINGS INTO THE GARAGE. (R302.5.2).

32. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).

33. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7 & R303.8)

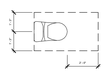
34. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 ABC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

35. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK. (R302.5.1)

FLOOR PLAN NOTES

LEGEND

- (S) SMOKE & CARBON MONOXIDE DETECTOR. ALARMS SHALL BE INTERCONNECTED & SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL
- EXHAUST FAN - 50 CFM TO VENT DIRECTLY TO OUTSIDE EXHAUST SHALL BE CONTROLLED BY HUMIDISTAT - ENERGY STAR RATED
- (E) EGRESS



WALL LEGEND

- 2x4 FRAMED WALL
- 2x6 FRAMED WALL
- 2x8 FRAMED WALL
- CONCRETE WALL
- CMU WALL PER STRUCT.

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ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

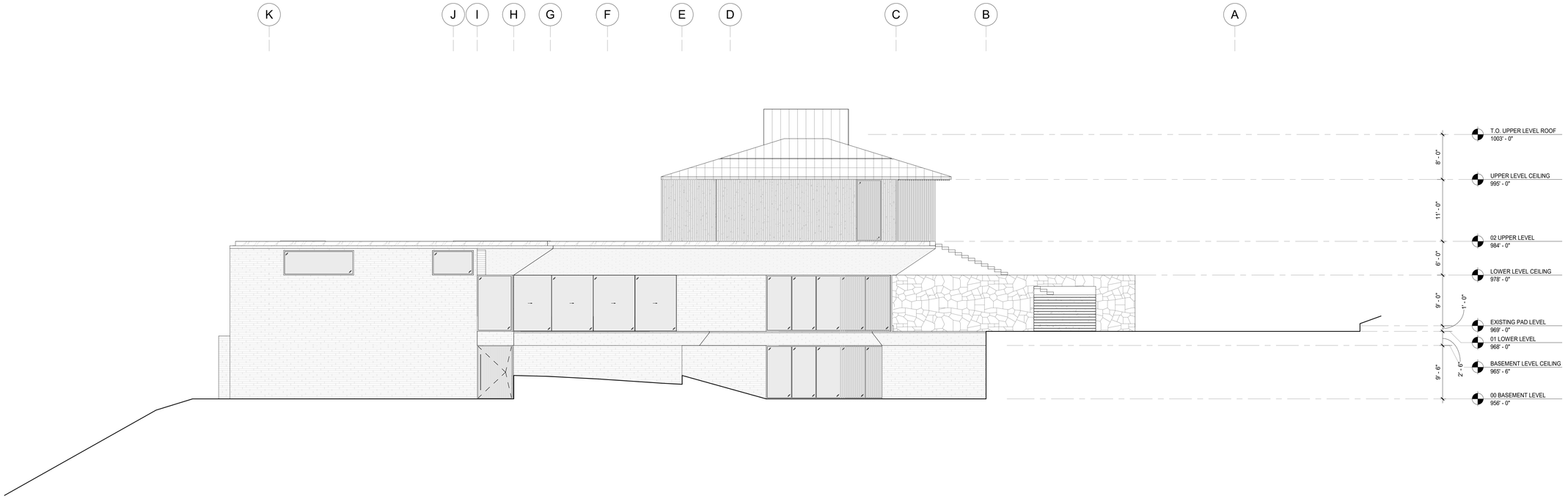
NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
UPPER LEVEL - FLOOR PLAN

DRAWING NO.
A1.02

UPPER LEVEL - FLOOR PLAN

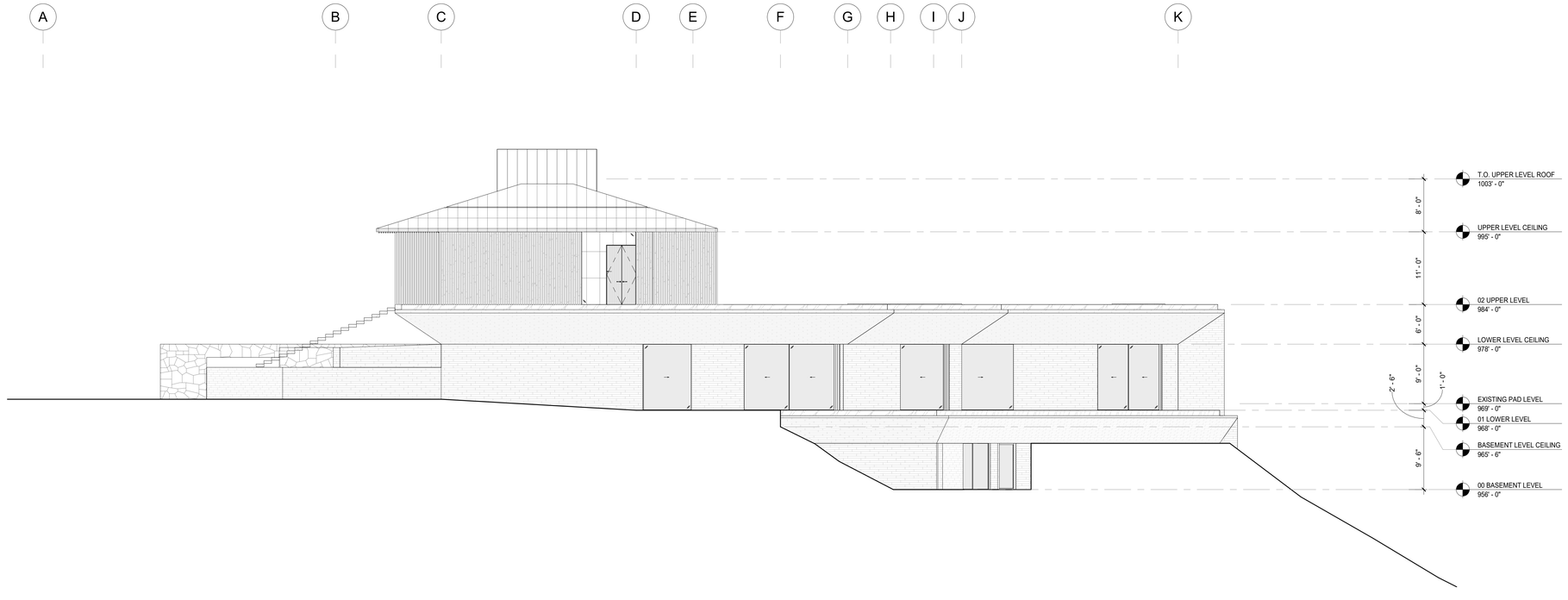
SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

2



WEST ELEVATION

SCALE: 1/8" = 1'-0"

1

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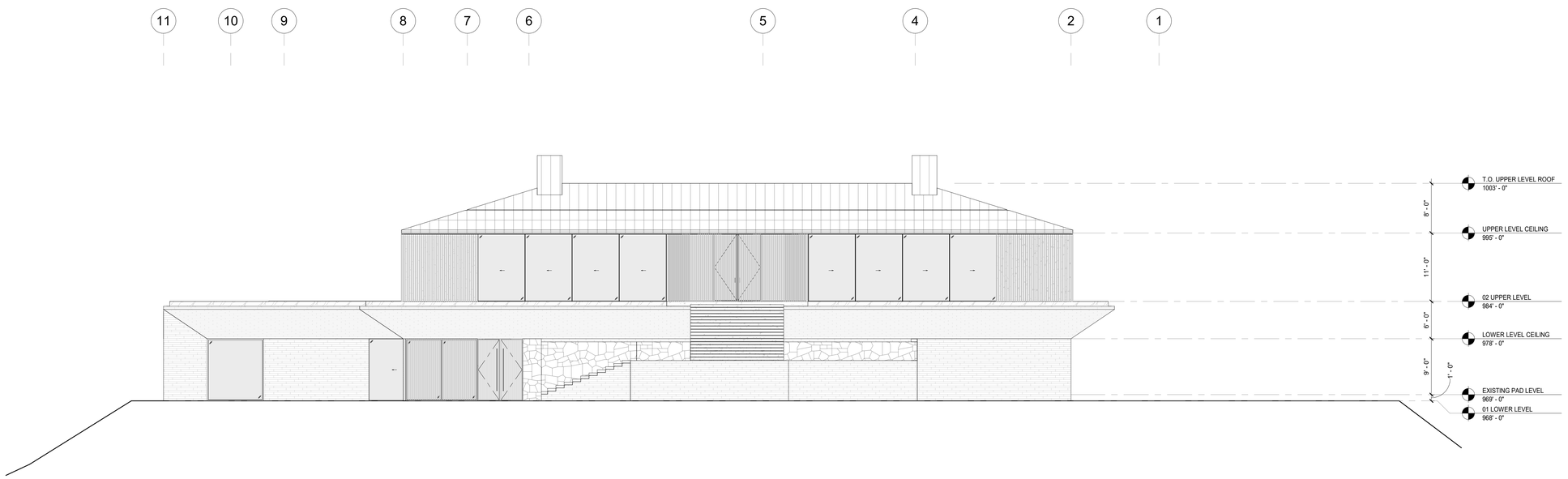
ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
BUILDING ELEVATIONS

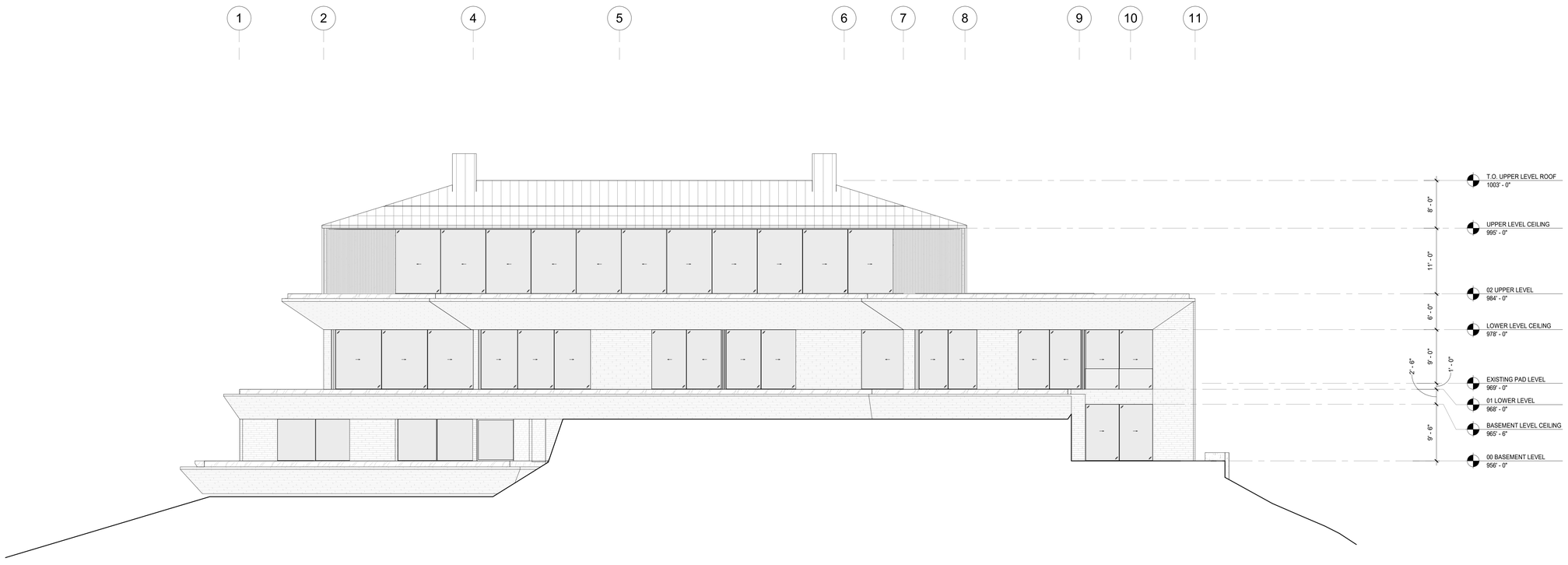
DRAWING NO.
A2.00



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

1

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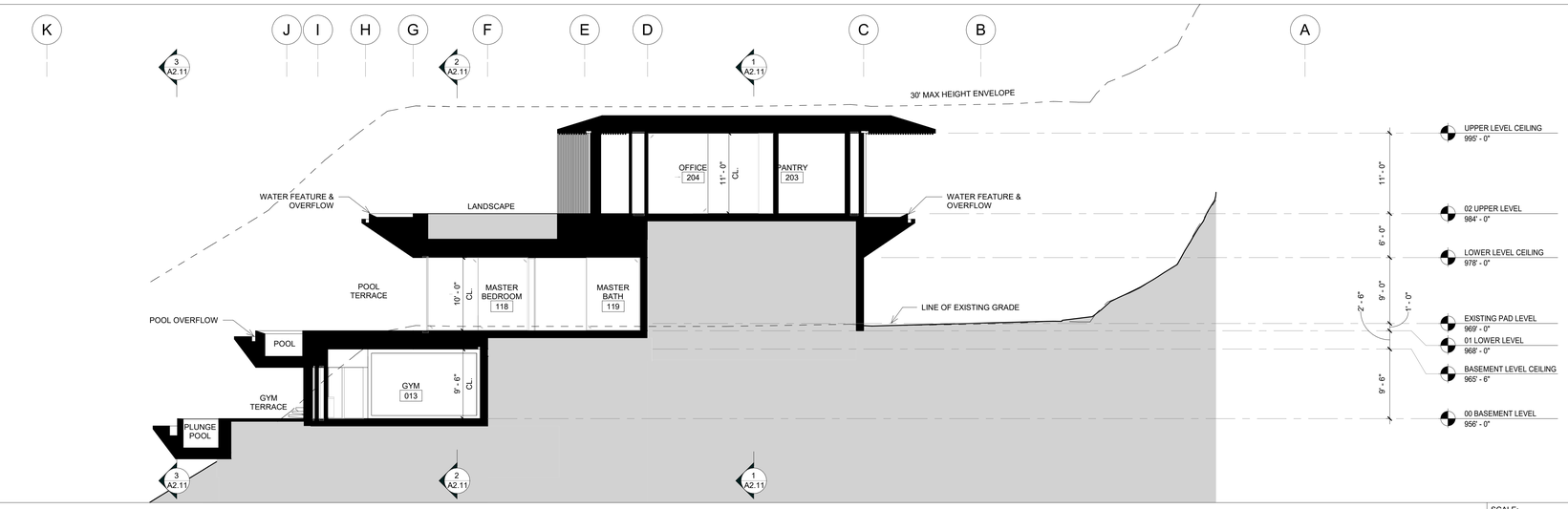
ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

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DRAWING NAME
BUILDING ELEVATIONS

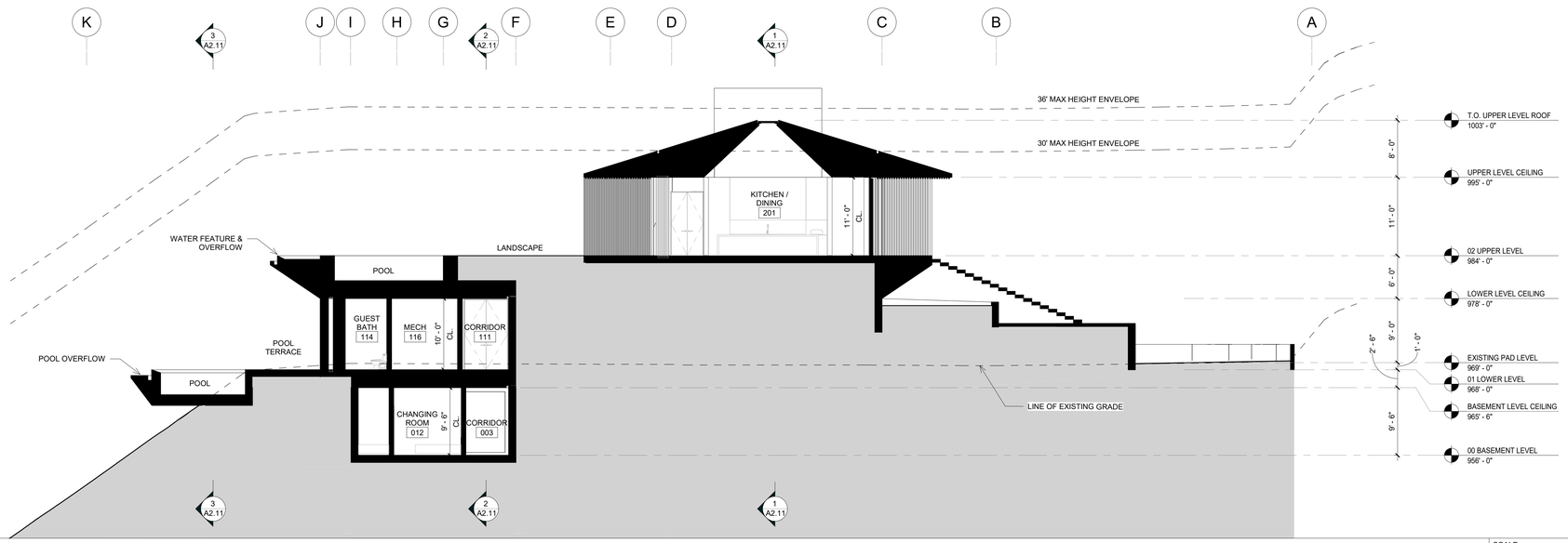
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N-S SECTION 3 Copy 1

SCALE: 1/8" = 1'-0"

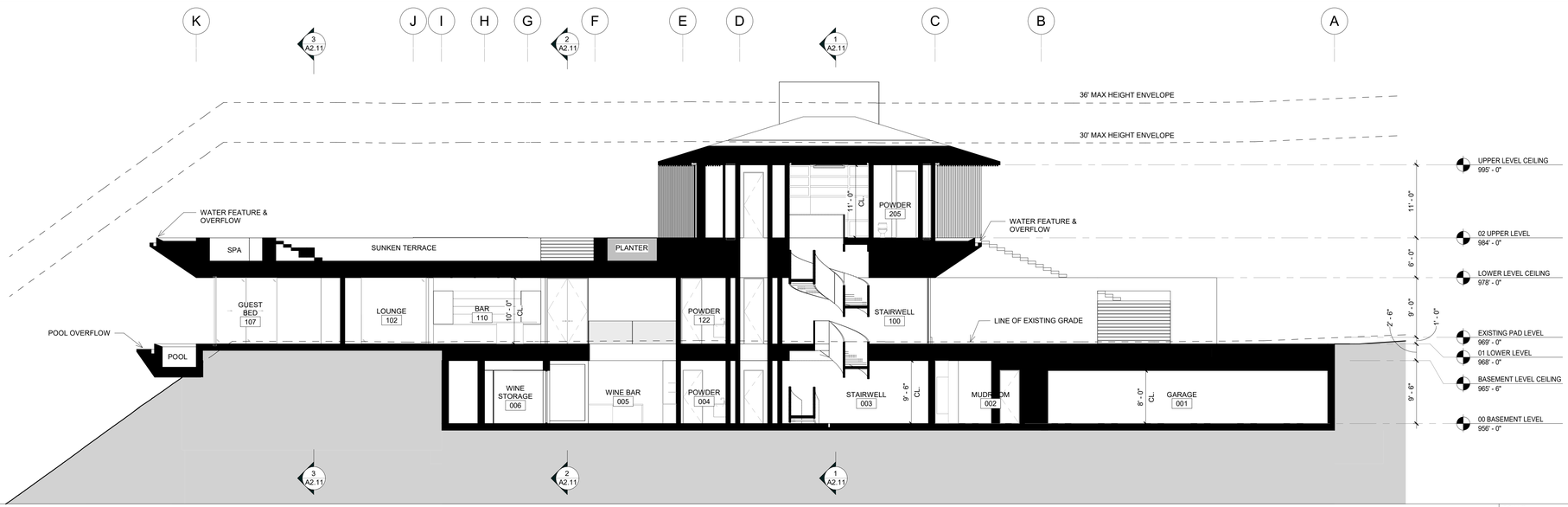
3



N-S SECTION 2 Copy 1

SCALE: 1/8" = 1'-0"

2



N-S SECTION 1 Copy 1

SCALE: 1/8" = 1'-0"

1

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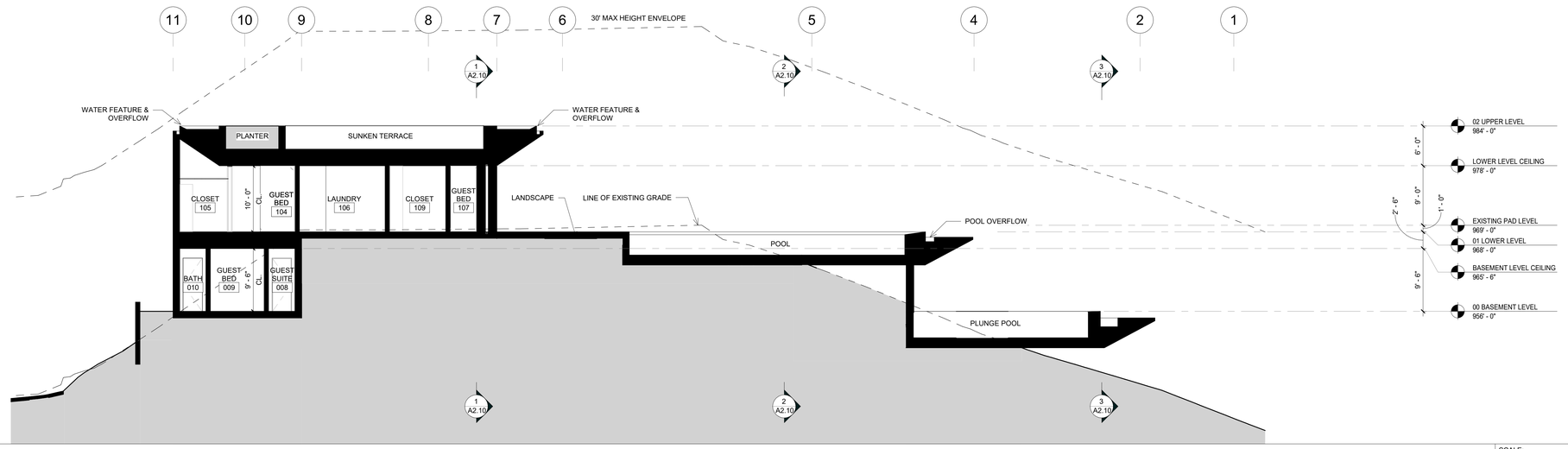
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ISSUANCE	REVISION	DESCRIPTION	DATE

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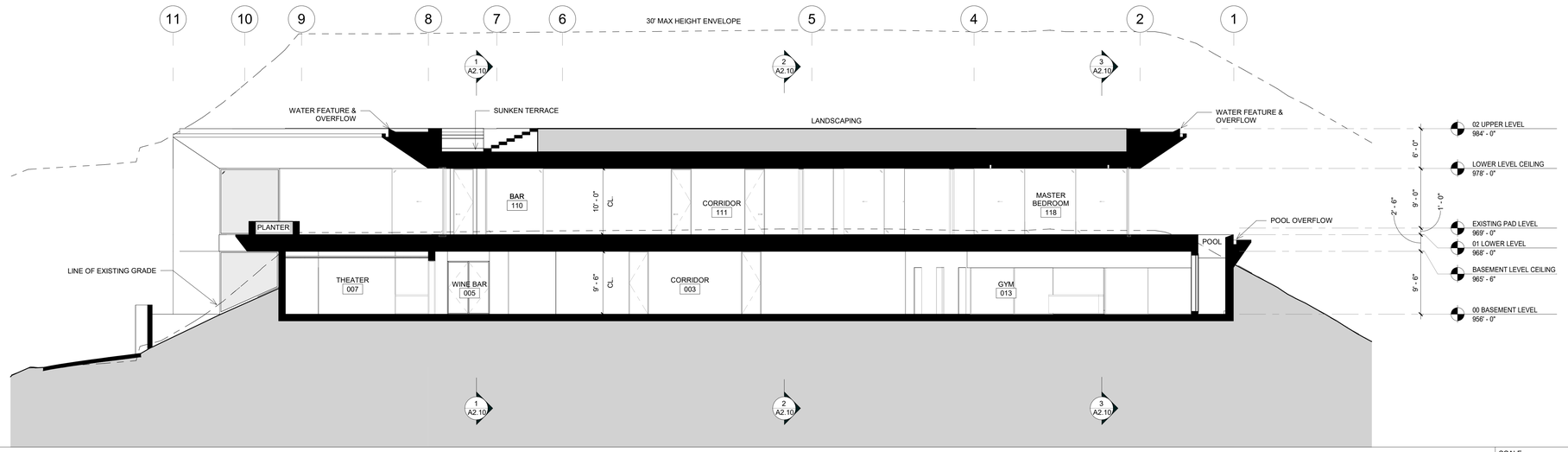
DRAWING NAME
BUILDING SECTIONS

DRAWING NO.
A2.10



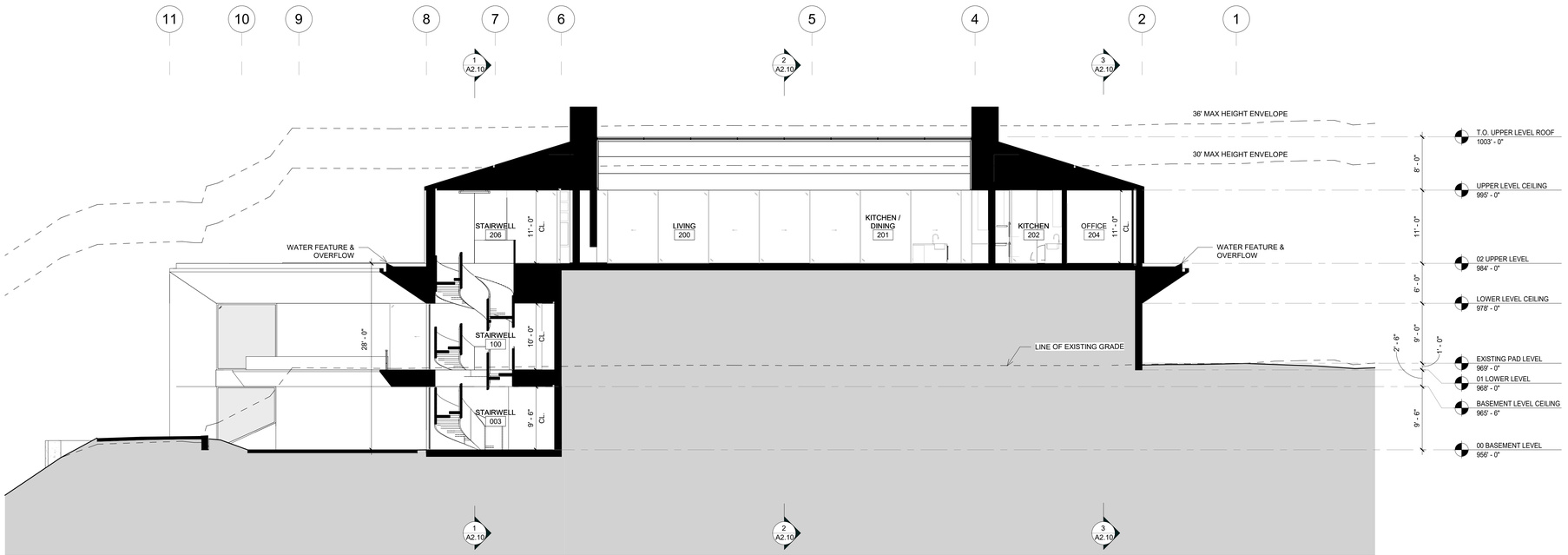
E-W SECTION 3 Copy 1

SCALE: 1/8" = 1'-0" | 3



E-W SECTION 2 Copy 1

SCALE: 1/8" = 1'-0" | 2



E-W SECTION 1 Copy 1

SCALE: 1/8" = 1'-0" | 1

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ISSUES AND REVISIONS

ISSUANCE	REVISION	DESCRIPTION	DATE

NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
BUILDING SECTIONS

DRAWING NO.
A2.11

ESTIMATED EARTHWORK QUANTITIES

GENERAL INFORMATION
HILLSIDE ZONING AREA
ZONING – RE20–1–H–HCR

MAXIMUM GRADING QUANTITIES ALLOWED
PROPERTY SIZE METHOD:
A(sf) x 0.10 + 1000 CY = 42,335x0.10 + 1000 = **5,234 CY**

ZONING MAX METHOD:
FROM TABLE 12.21, C.10–6 FOR RE20: = **4,000 CY <– USE LOWER**

EARTHWORK CALCULATIONS:

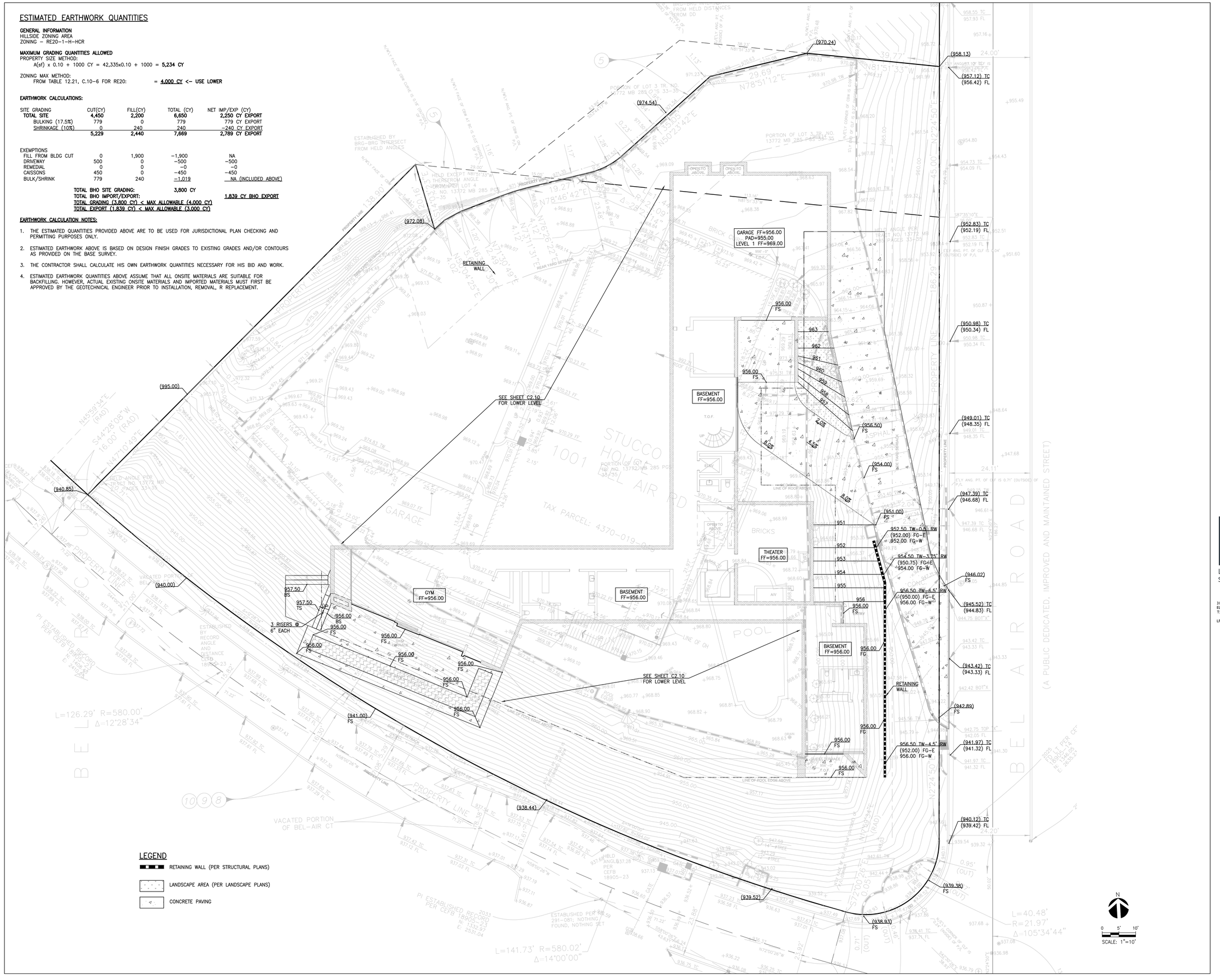
SITE GRADING	CUT(CY)	FILL(CY)	TOTAL (CY)	NET IMP./EXP. (CY)
TOTAL SITE	**4,450**	**2,200**	**6,650**	**2,250 CY EXPORT**
BULKING (17.5%)	779	0	779	779 CY EXPORT
SHRINKAGE (10%)	0	240	240	–240 CY EXPORT
	5,229	**2,440**	**7,669**	**2,789 CY EXPORT**

EXEMPTIONS				
FILL FROM BLDG CUT	0	1,900	–1,900	NA
DRIVEWAY	500	0	–500	–500
REMEDIAL	0	0	–0	–0
CAISSONS	450	0	–450	–450
BULK/SHRINK	779	240	–1,019	NA (INCLUDED ABOVE)

TOTAL BHO SITE GRADING: 3,800 CY
TOTAL BHO IMPORT/EXPORT: 1,839 CY BHO EXPORT
TOTAL GRADING (3,800 CY) < MAX ALLOWABLE (4,000 CY)
TOTAL EXPORT (1,839 CY) < MAX ALLOWABLE (3,000 CY)

EARTHWORK CALCULATION NOTES:

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2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE SURVEY.
3. THE CONTRACTOR SHALL CALCULATE HIS OWN EARTHWORK QUANTITIES NECESSARY FOR HIS BID AND WORK.
4. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, R REPLACEMENT.



LEGEND

- RETAINING WALL (PER STRUCTURAL PLANS)
- LANDSCAPE AREA (PER LANDSCAPE PLANS)
- CONCRETE PAVING

N

0 5' 10'
SCALE: 1"=10'

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LFA JOB NO. 21081

REGISTERED PROFESSIONAL ENGINEER
FRANK LARocca
No. C 66537
12/17/2021
CIVIL
STATE OF CALIFORNIA

SIGN DATE 12/17/2021

NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
BASEMENT LEVEL GRADING PLAN

DRAWING NO.
C2.00

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ZONING – RE20-1-H-HCR

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EARTHWORK CALCULATIONS:

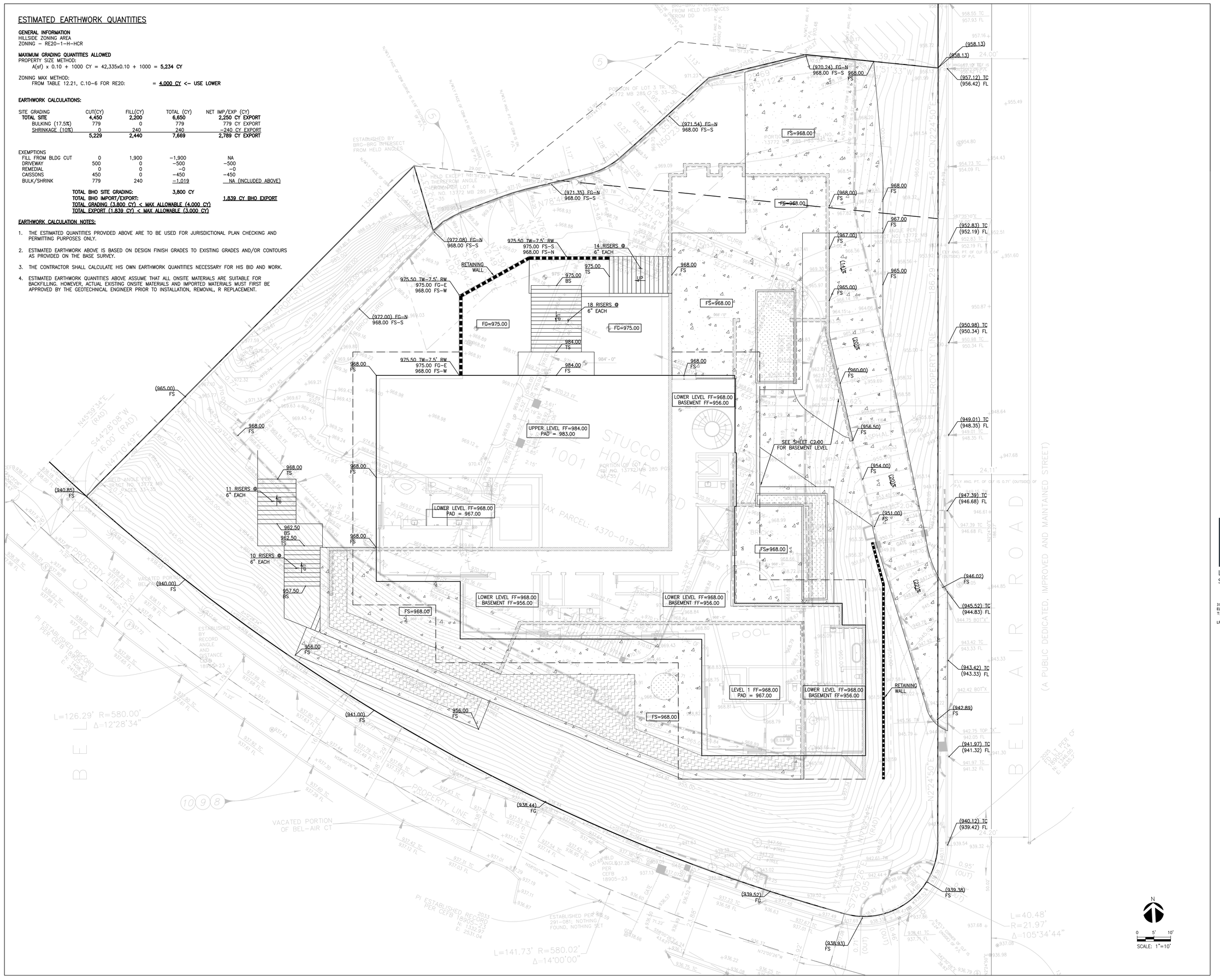
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	5,229	**2,440**	**7,669**	**2,789 CY EXPORT**

EXEMPTIONS				
FILL FROM BLDG CUT	0	1,900	−1,900	NA
DRIVEWAY	500	0	−500	−500
REMEDIAL	0	0	−0	−0
CAISSONS	450	0	−450	−450
BULK/SHRINK	779	240	−1,019	NA (INCLUDED ABOVE)

TOTAL BHO SITE GRADING: 3,800 CY
TOTAL BHO IMPORT/EXPORT: 1,839 CY BHO EXPORT
TOTAL GRADING (3,800 CY) < MAX ALLOWABLE (4,000 CY)
TOTAL EXPORT (1,839 CY) < MAX ALLOWABLE (3,000 CY)

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N

0 5' 10'
SCALE: 1"=10'

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LFA JOB NO. 21081

REGISTERED PROFESSIONAL ENGINEER FRANK J. LaROCCA No. C74161 Exp. 12/31/2023 CIVIL STATE OF CALIFORNIA

SIGN DATE 12/17/2021

NOTE: ***NOT FOR BIDDING OR CONSTRUCTION PURPOSES***

DRAWING NAME
LOWER LEVEL GRADING PLAN

DRAWING NO.
C2.10