NEW 2-STORY S.F.D. W/ HABITABLE BASEMENT

1816 OZKA RESIDENCE

1816 N. RIAL LANE, LOS ANGELES, CA 90077

(UNDER PREVIOUS PLAN CHECK APPLICATION #: 10010-10000-02368)

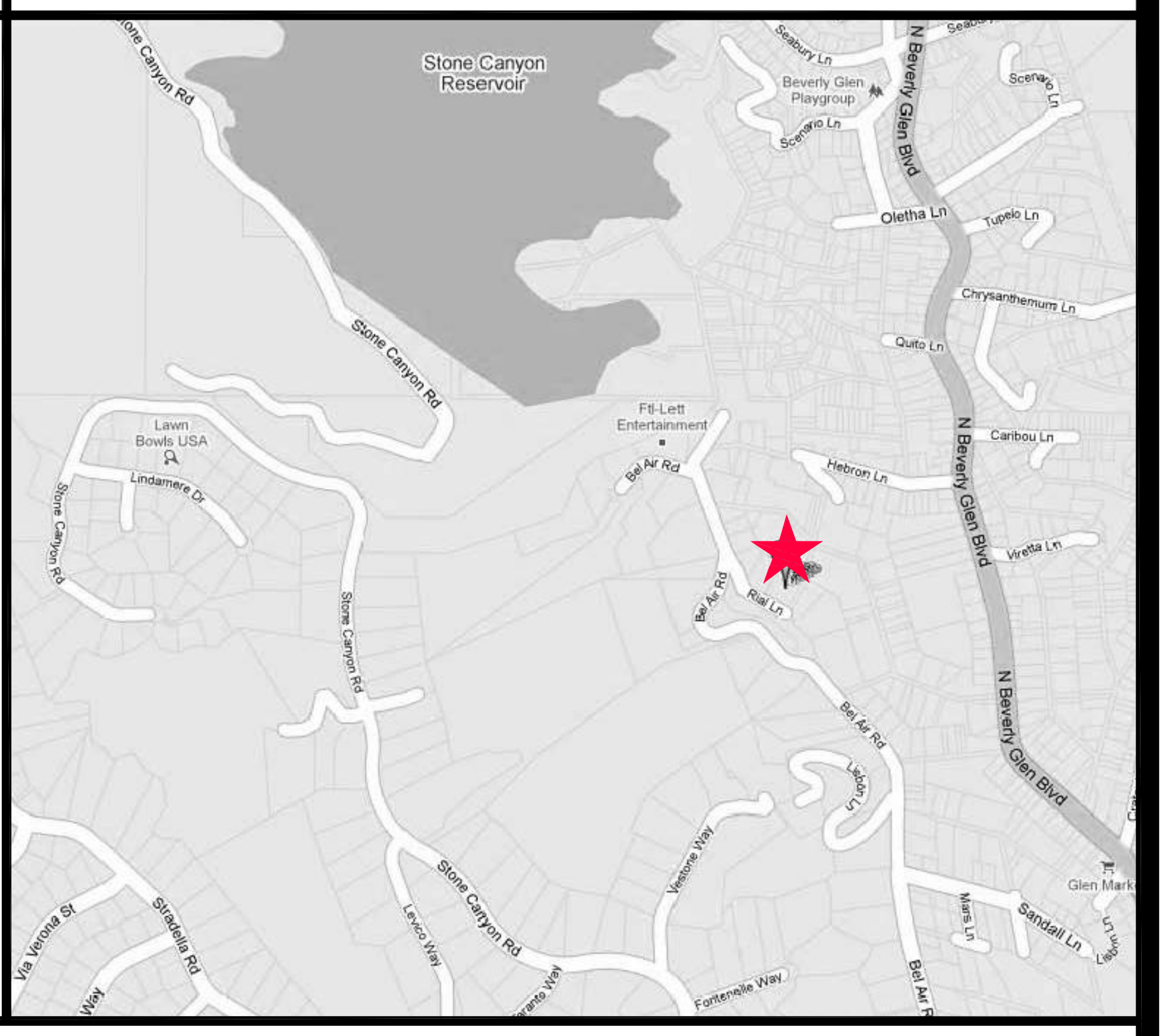
ABBREVIATIONS

A	A.B.	Anchor Bolt
	A/C	Air Conditioning
	A.C.	Asphalt Concrete
	ACOUS.	Acoustical
	A.D.	Area Drain
	ADJ.	Adjustable
	A.F.F.	Above Finish Floor
	AGGR.	Aggregate
	AL.	Aluminum
	APPROX.	Approximate
	ARCH.	Architectural
	ASB.	Asbestos
	ASPH.	Asphalt
	A.S.W.	Area Separation Wall
B	BD.	Board
	B.T.U.	British Thermal Unit
	BITUM.	Bituminous
	BLDG.	Building
	BLK.	Block
	BLKG.	Blocking
	BM.	Beam
	BOT.	Bottom
C	CAB.	Cabinet
	C.B.	Catch Basin
	CEM.	Cement
	CER.	Ceramic
	C.I.	Cast Iron
	C.G.	Corner Guard
	CLG.	Ceiling
	CLKG.	Caulking
	CLO.	Closet
	CLR.	Clear
	C.O.	Cased Opening/ Clean Out
	COL.	Column
	CONC.	Concrete
	CONN.	Connection
	CONSTR.	Construction
	CONT.	Continuos
	CORR.	Corridor
	CTSK.	Countersunk
	CNTR.	Counter
	CTR.	Center
D	DBL.	Double
	DEPT.	Department
	D.F.	Drinking Fountain/ Douglas Fir
	DET.	Detail
	DIA.	Diameter
	DIM.	Dimension
	DISP.	Dispenser
	DN.	Down
	D.O.	Door Opening
	DR.	Door
	DWR.	Drawer
	DS.	Downspout/ Double Strength (Glass)
	D.S.P.	Dry standpipe
	DWG.	Drawing
E	E.	East
	EA.	Each
	E.J.	Expansion Joint
	EL.	Elevation
	ELEC.	Electrical
	ELEV.	Elevator
	EMER.	Emergency
	ENCL.	Enclosure
	E.P.	ElectricalPanel Board
	EQ.	Equal
	EQPT.	Equipment
	E.W.C.	Electric Water Cooler
	EXST.	Existing
	EXIST.	Existing
	EXP.	Exposed
	EXP.	Expansion
	EXT.	Exterior
F	F.A.	Fire alarm
	F.B.	Flat bar
	F.D.	Floor drain
	FND.	Foundation
	F.E.	Fire Extinguisher
	F.E.C.	Fire Extinguisher Cab.
	F.F.	Finished Floor
	F.G.	Finished Grade
	F.H.	Fire Hydrant
	F.H.C.	Fire Hose Cabinet
	FIN.	Finish
	F.L.	Floor/ Flow Line
	FLASH.	Flashing
	FLUOR.	Fluorescent
	F.O.C.	Face of Concrete
	F.O.F.	Face of Finish
	F.O.S.	Face of Studs
	F.P.	Fireproof
	FRMG.	Framing
	F.S.	Full Size/ Floor Sink
	FT.	Foot or Feet
	FTG.	Footing
	FURR.	Furring
	FUT.	Future
G	GA.	Gauge
	GALV.	Galvanized
	G.B.	Grab bar
	G.I.	Galvanized Iron
	GL.	Glass
	GND.	Ground
	GR.	Grade
	GYP.	Gypsum
	G.W.B.	Gypsum Wallboard
H	H.B.	Hose Bibb
	H.C.	Hollow Core
	H.D.	Heavy Duty
	HDWD.	Hardwood
	HDWE.	Hardware
	H.M.	Hollow Metal
	HORIZ.	Horizontal
	HR.	Hour
	HGT.	Height
	H.W.	Hot Water
I	I.D.	Inside Diameter (Dim.)
	I.E.	Invert Elevation
	INSUL.	Insulation
	INT.	Interior
J	JAN.	Janitor
	JST.	Joist
	JT.	Joint
K	KIT.	Kitchen
L	LAB.	Laboratory
	LAM.	Laminate
L	LAV.	Lavatory
	LBS.	Pounds
	L.F.	Lineal Feet
	LKR.	Locker
	L.S.	Laundry Sink
	LT.	Light
M	MAX.	Maximum
	M.B.	Machine Bolt
	M.C.	Medicine Cabinet
	MECH.	Mechanical
	MEMB.	Membrane
	MET.	Metal
	MFR.	Manufacturer
	MH.	Manhole
	MIN.	Minimum
	MIR.	Mirror
	MISC.	Miscellaneous
	M.O.	Masonry Opening
	MTD.	Mounted
	MTL.	Metal
	MAX.	Mullion
N	N.	North
	N.G.	Natural Grade
	N.I.C.	Not in Contract
	NO.	Number
	NOM.	Nominal
	N.T.S.	Not to scale
O	O/	Over
	O.A.	Overall
	OBS.	Obscure
	O.C.	On Center
	O.D.	Outside Diameter (Dim.)
	OFF.	Office
	OPNG.	Opening
	OPP.	Opposite
P	P.C.P.	Portland Cement Plaster
	PRCST.	Pre-Cast
	PL.	Plate/ Property Line
	P.LAM.	Plastic Laminate
	PLAS.	Plaster
	PLYWD.	Plywood
	PNL.	Panel
	PNT.	Paint
	PR.	Pair
	PT.	Point
	P.T.D.	Paper Towl Dispenser
	P.T.D./R	Paper Towel Dispenser and Receptacle
	PTN.	Partition
	P.T.R.	Paper Towel Receptacle
Q	Q.T.	Quarry Tile
R	R.	Riser
	RA.	Radius
	R.D.	Roof Drain
	REF.	Reference
	REFR.	Refrigerator
	RGTR.	Register
	REINF.	Reinforced
	REQ.	Required
	RESIL.	Resilient
	R.O.	Rough Opening
	RM.	Room
	RTNG.	Retaining
	RWD.	Redwood
	R.W.L.	Rain Water Leader
S	S.	South
	S.C.	Solid Core
	S.C.D.	Seat Cover Dispenser
	SCHED.	Schedule
	S.D.	Soap Dispenser/ Storm Drain
	SECT.	Section
	S.F.	Square Feet
	SH.	Shelf
	SHR.	Shower
	SHT.	Sheet
	SHTG.	Sheathing
	SIM.	Similar
	S.N.D.	Sanitary Napkin Dispenser
	S.N.R.	Sanitary Napkin Receptacle
	S.O.V.	Shut Off Valve
	SPEC.	Specification
	SQ.	Square
	S.ST.	Stainless Steel
	S.SK.	Service Sink
	STA.	Station
	STD.	Standard
	STL.	Steel
	STOR.	Storage
	STRL.	Structural
	STRUC.	Structure
	STRUC'L.	Structural
	SUSP.	Suspended
	SYM.	Symmetrical
	S4S	Smooth Four Sides
T	T.	Thermostat
	TRD.	Tread
	T.B.	Towel Bar
	T.C.	Top of Curb/ Concrete
	TEL.	Telephone
	T.&G.	Tongue and Groove
	THK.	Thick
	T.O.P.	Top of Plate
	T.O.P.	Top of Pavement
	T.P.D.	Toilet Paper Dispenser
	T.W.	Top of Wall
	T.V.	Television
	TYP.	Typical
U	UNF.	Unfinished
	U.N.O.	Unless Noted Otherwise
	UR.	Urinal
	U.T.R.	Up Through Roof
V	V.	Vent
	V.C.P.	Vitrified Clay Pipe
	VERT.	Vertical
	VEST.	Vestibule
	V.G.	Verticle Grain
	V.G.D.F.	Verticle Grain Douglas Fir
	V.T.R.	Vent Though Roof
W	W.	West
	W/	With
	W.C.	Water Closet
	WD.	Wood
	W/O	Without
	WP	Waterproof
	WP'G	Waterproofing
	WSCT.	Wainscot
	WT.	Weight

UNDER PREVIOUS SEPARATE PERMITS

2 Story S.F.D w/ Habitable Basement .... P.A.#: 10010-10000-02368
Structural Deck Supported on Columns .... P.A.#: 10020-10000-02755
Retaining Wall (10' Max. Height Each) .... P.A.#: 10020-10000-02754
Site Grading for R.W. .... P.A.#: 10030-10000-10199
Site Grading for Single Family Dwelling / Garage .... P.A.#: 10030-10000-10199
Outdoor Swimming Pool and SPA .... P.A.#: 10047-10000-01082
Grading for driveway and access road .... P.A.#: 10030-10000-10199
Plumbing .... P.A.#: UNDER SEPARATE PERMIT
Mechanical .... P.A.#: UNDER SEPARATE PERMIT
Electrical .... P.A.#: UNDER SEPARATE PERMIT

VICINITY MAP



LEGAL INFORMATION

SITE DESCRIPTION

Scope of Work:---------- Supplemental to Permit #10010-10000-02368 to check revised SFD design and check for compliance with current codes due to permit expired.
(New 2-Story Residence with Existing Habitable Basement)

Site Address:------------- 1816 N. Rial Lane
Los Angeles, CA. 90077
Lot Area:------------------- 17,738 Sq.Ft. (0.40 Acres)
PIN Number:-------------- 147B149 36, 11, 12, 13, 14, 15
Assessor PN:------------- 4371-002-005
Tract:------------------------ TR 1033
Block:----------------------- 152
Lot:-------------------------- 26, 25, 24, 23, 22, 21
Hillside Grading Area: YES
Hillside Ordinance: ----- YES
Zoning:-------------------- RE20-1
Occupancy:--------------- R3 / U / S2
Fire Sprinklers: --------- Fully Sprinklered per NFPA-13D
* Plumbing Division Should be Approved Prior to Installation
Type of Constuction:-- Vb
Number of Story:------- 2-STORY W/ BASEMENT
VHFHSZ:----------------- YES (Project to comply w/ VHFHSX Req.)
Fire District No. 1:------ NO
Flood Hazard Zone:--- NO
Landslide:---------------- YES
Liquefaction:------------- NO
Fire Division:------------- 3
Battalion:------------------ 9
Fire Station:-------------- 71

Developer & Owner: Ozka LLC
Address:------------------ 11400 W. Olympic Blvd., 9th Floor
Los Angeles, CA 90064
Telephone:--------------- (424) 354 3260 c/o Viktor Nikravesh

BUILDING INFORMATION

BUILDING CODE AREA CALCS.

First Floor Area: ----------- [Livable Area : 2,275 Sq.Ft.
+ Loggia/ Covered Area : 384 Sq.Ft.]
R3 = 2,659 Sq.Ft.
U = 414 Sq.Ft.

Second Floor Area: ------ [Livable Area : 2,737 Sq.Ft.
+ Loggia/ Covered Area : 0 Sq.Ft.]
R3 = 2,737 Sq.Ft.
U = 0 Sq.Ft.

TOTAL AREA: (1st. and 2nd. Floor)
R3 = 5,396 Sq.Ft.
U = 414 Sq.Ft.

** See sheet A-Area for area breakdown*

Basement Area: ---------- [Livable Area : 1,430 Sq.Ft.]
R3 = 1,430 Sq.Ft.
S2 = 1,417 Sq.Ft.

TOTAL AREA: (1st ; 2nd & Basement)
R3 = 6,826 Sq.Ft.
U = 414 Sq.Ft.
S2 = 1,417 Sq.Ft.
SUM = 8,657 Sq.Ft.

RFA CALCS (See sheet A-Area)

RFA Allowed per Slope Analysis	4,823.0 Sq.Ft.
RFA Allowed + 20% Bonus	5,787.6 Sq.Ft.
RFA (Provided)	5,757.0 Sq.Ft.

LOT COVERAGE

Lot Area:	17,738 Sq.Ft. (0.40 Acres)
Main Building Footprint Area:	3,115 Sq. Ft.
Swimming Pool Area:	498 Sq. Ft.
Structural Deck:	1,851 Sq. Ft.
Built-up Deck:	680 Sq. Ft.
Total:	6,144 Sq. Ft.
Lot Coverage %:	= 35% (Proposed) [35% Allowed]

HEIGHT

Maximum Height allowed ---------------------------- 30 ft.
Maximum Height provided -------------------------- 24 ft.

PARKING

Parking spaces required --------------------------------- 5
Parking spaces provided --------------------------------- 6

SETBACKS

SETBACKS	Req.	Prop.
Front yard setback (prevailing):------	5' - 0"	5' - 0"
Rear yard setback:--------------------	25' - 0"	25' - 0"
Side yard setback (west):------------	12' - 0"	12' - 0"
Side yard setback (east):-------------	12' - 0"	12' - 0"

DEDICATION

DEDICATION	Req.	Prop.
Front yard dedication:-----------------	4' - 0"	4' - 0"

*[*PER ORIGINAL APPROVED PLAN]*

DRAWING INDEX

Architectural

Sheet	Contents
	Cover Sheet
C-1	Topography Survey Slope Analysis Map
A-N01	Architectural Notes
A-N02	Architectural Notes
	SWPCR - Attachment A
	VHFHSZ Requirements
	Prevailing Setback Calcs
A-N03	Building Code Requirements
A-DBS	LADBS Information Bulletins
A-RR01	Research Reports
A-RR02	Research Reports
A-SGF	Soils and Grading Pre-inspection Report; Hillside Referral Form; Lot Tie; C&A for Driveway
A-0.1	Height Determination
A-0.2	Site Plan
A-0.2a	Site Plan (Partial)
A-0.3	Site Sections S1 and S2
A-0.4	Site Section S3
A-Area	Area Calculations
A-1.0	First Floor Plan
A-1.1	First Floor Dimension Plan
A-2.0	Second Floor Plan
A-2.1	Second Floor Dimension Plan

Sheet	Contents
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A-3.1	Basement Dimension Plan
A-4.0	Roof Plan
A-5.0	Elevations - North & South
A-5.1	Elevations - East & West
A-6.0	Building Sections - A-A & B-B
A-6.1	Building Sections - C-C & DD
A-8.0	Window Schedule
A-8.1	Door Schedule
A-9.0	Pool Plan, Sections, Notes & Details
A-9.1	Pool and Spa Elevations
A-10.0	Architectural Details
A-10.1	Architectural Details
A-10.2	Architectural Details
A-10.3	Architectural Details
A-10.4	Architectural Details
A-10.5	Architectural Details
A-10.6	Architectural Details
T24-1	Title 24
T24-2	Title 24
T24-3	Title 24

Structural [Main Building]

Sheet	Contents
S-1	General Notes
S-2	Existing Foundation Plan (No Change)
S-3	1st. Floor Deck Plan
S-4	2nd. Floor Framing Plan
S-5	Roof Framing Plan
SD-1	Framing Details
SD-2	Framing Details
SD-3	Framing Details
SD-4	Framing Details
SD-5	Framing Details

Grading

Sheet	Contents
Sheet 1	Coversheet / Notes
Sheet 2	Grading & Drainage Plan
Sheet 3	Grading & Drainage Plan Documents

CONSULTANTS

Architectural:
Hafco Group Inc.
p. (323) 651-0909; f. (818) 655-8418

Soils Engineer:
Shant Minas
Applied Earth Sciences
424 San Fernando Rd. Glendale Ca. 91204
p. (818) 552-6000; f. (818) 552-6007

Surveyor:
Ray Lombera and Associates, Inc.
p. (323) 257-9771; f. (323) 257-9865

Structural Engineer:
Berkoz and Assoc., Inc.
p. (818) 668-8589; f. (818) 668-8596

Civil Engineer:
Advance Engineering & Consulting
22837 Ventura Blvd, Suite 100, Woodland Hills, Ca. 91364
p. (818) 222-7982 f. (818) 222-7986

ABBREVIATIONS

&	And
<	Angle
@	At
#	Pounds, or Number
(E)	Existing
(N)	New

WALL LEGEND

▨	Block Wall, or As Specified
═	Existing Wall, or As Specified
░	Stud Wall, or As Specified

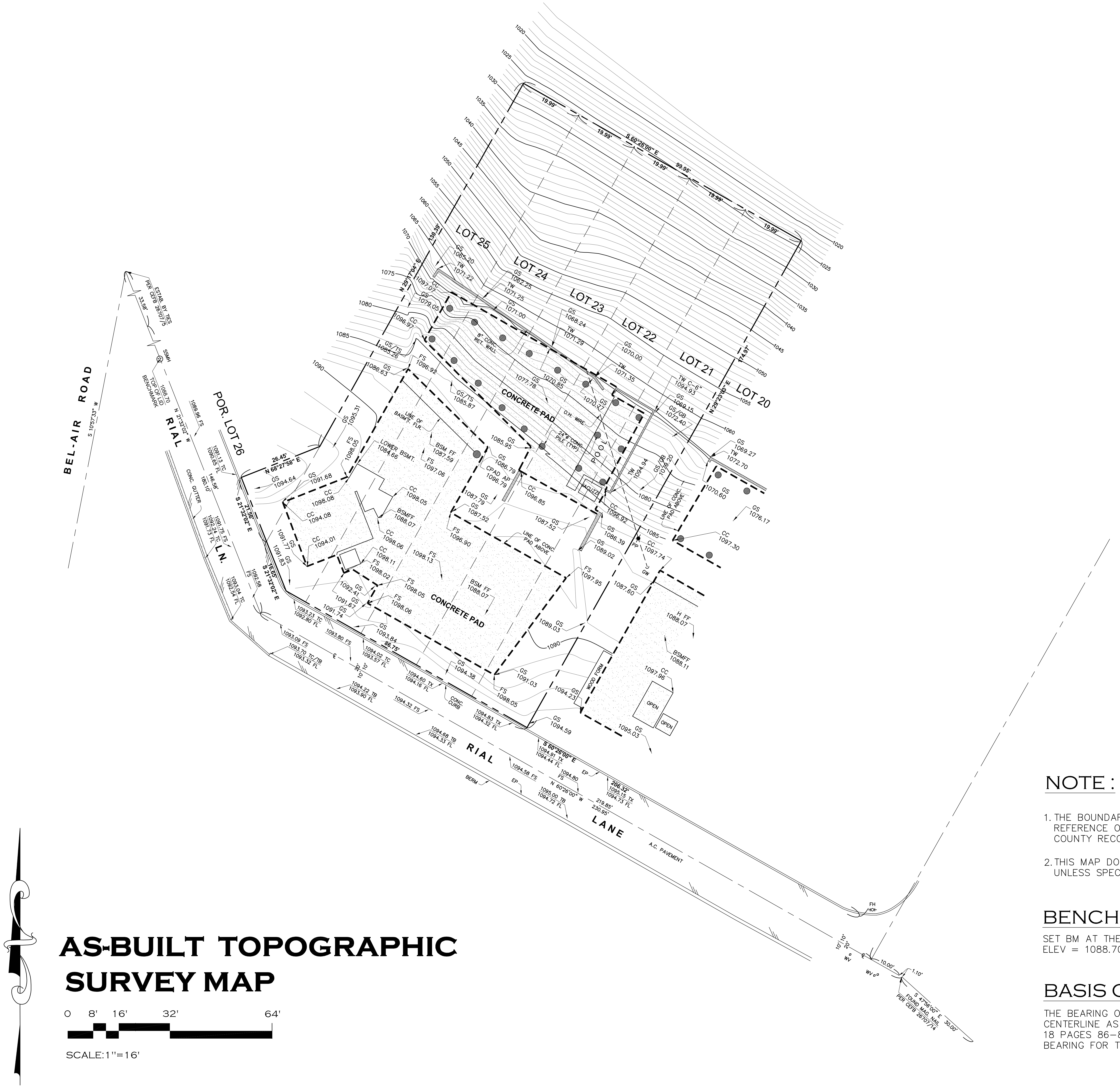
SYMBOLS

⌖ WP	Recessed Ceiling Mounted Waterproof Light Fixture
◐	Wall Washer Light Fixture (Spot Light)
⊙	Adjustable Light Fixture
⌖	Recessed Ceiling Mounted Light Fixture
● FL	Recessed Ceiling Mounted Fluorescent Light Fixture
⌖ P	Recessed Ceiling Mounted Pendant Light Fixture
○ LV	Recessed Ceiling Mounted Low Voltage Light Fixture
⊕	Chandelier Light Fixture
D–	Wall Mounted Light Fixture
◉	Floor Mounted (Downlight)
Ⓕ	Fluorescent Downlight
▭	Fluorescent Light Fixture
▭	Eletrical Sub-Panel
○◑	Incandescent Light Fixture And Exhaust Fan Unit
Ⓙ	Junction Box
▭	2x4 Fluorescent Light Fixture
☐	2x2 Fluorescent Light Fixture
↙↓↘	Wall Mounted Supply Air Grille
↑↑	Wall Mounted Return Air Grille
☒	Ceiling Mounted Supply Air Grille
⧄	Ceiling Mounted Return Air Grille
⧏	Telephone
⊣	Doorbell
▭▭▭	Chime
TV	CATV
╫	Closet

X / A–X	Direction of Elevation/ Section Designation
3 / 4 A–X 2	Direction of Interior Elevation Designation
000.00'	Elevation Level in Reference to Sea Level/ Finished Floor
⊕ True North	True Direction of North
⊕ Plan North	Direction of North in Reference to Entire Set of Plans
EXIT	Exit Signs And Directional Exit Signs w/ Min. 6" High By 3/4" Stroke Block Letters on a Contrasting Background
◑	Exhaust Fan (Min. 5 Air Changes Per Hour)
SD	Smoke Detector Must Receive Their Primary Power From The Bldg. Wiring And Shall Be Equipped With A Battery Backup. SEC.310.9.1.3. Retrofit Smoke Detectors May Be Battery Operated, SEC. 310.9.1.
(000.00')	Finished Floor Elevation Designation
>	Property Line
<	Center Line
0000	Room Number
FE	Fire Extinguisher Cabinet
$	Single Pole Switch
$3	3-Way Switch
$D	Single Pole Switch w/ Dimmer
⊖	Single Receptacle Outlet
○	Duplex Receptacle Outlet
⬡ 0	Specifies Window (Correlates w/ Window Schedule)
⓪	Specifies Door (Correlates w/ Door Schedule)
X / A–X	Detail Designation

DRAWING TITLE **COVER SHEET**	**DATE** **SEPTEMBER, 2020**	**JOB #**
JOB TITLE **1816 OZKA RESIDENCE**		
JOB ADDRESS **1816 N. RIAL LANE, LOS ANGELES, CA 90077**		
OWNER / DEVELOPER **OZKA LLC**		

9/28/2020 3:06:36 PM



AS-BUILT TOPOGRAPHIC SURVEY MAP

NOTE :

1. THE BOUNDARY LINES SHOWN HEREON ARE FOR REFERENCE ONLY, COMPILED FROM CITY AND COUNTY RECORDS.
2. THIS MAP DOES NOT SHOW ANY EASEMENTS UNLESS SPECIFIED HEREON.

BENCH MARK

SET BM AT THE TOP OF LID
ELEV = 1088.70 FEET

BASIS OF BEARING

THE BEARING OF N 60°26'00" W ON RIAL LN. CENTERLINE AS SHOWN IN TRACT NO. 1033 M.B. 18 PAGES 86-87, WAS USED AS THE BASIS OF BEARING FOR THIS MAP.

LEGEND

— - — - —	CENTER LINE
— - - — - - —	PROPERTY LINE
—x —x —x —	CHAIN LINK FENCE
—\\—\\—\\—\\—	WOOD FENCE
— — — — —	LOT LINE
—G— G —	GAS LINE
—S— S —	SEWER LINE
—W— W —	WATER LINE
—T—T—	OVER HEAD TELEPHONE CABLE
▨	WOOD WALL
▨	CONC. WALL
—	EDGE OF PVM'T
A.C.	ASPHALT CONCRETE
ACU	AIR CONDITIONING UNIT
C.C.	CONCRETE CEMENT/CONC. CORNER
C.C.C.	CONCRETE CEMENT CURB
BC	BUILDING CORNER
BW	BACK OF WALK/BOTTOM WALL
CB	CATCH BASIN
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CV	CONTROL VALVE
CW	COLDWATER LINE
DI	DRAINAGE INLET
DO	DRAINAGE OUTLET
DR	DOOR
DRWY	DRIVEWAY
DS	DOWNSPOUT
EB	ELECTRIC BOX
EP	EDGE OF PAVEMENT
ET	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
FD	FLOOR DRAIN
FL	FLOW LINE
FH	FIRE HYDRANT
FNC	FENCE
FP	FLAGPOLE / FIRE PLACE
FS	FINISH SURFACE
FWV	FIRE WATER VALVE
GFF	GARAGE FINISH FLOOR
GM	GAS METER
GS	GROUND SHOT
GV	GAS VALVE/GATE VALVE
GWA	GUY WIRE ANCHOR
HFF	HOUSE FINISH FLOOR
ICB	IRRIGATION BOX CONTROL
LP	LIGHT POLE
MH	MANHOLE
MTL	METAL
PL	PROPERTY LINE
PP	POWER POLE
PB	PULL BOX
SSCO	SANITARY SEWAGE CLEANOUT
SS	STREET SIGN/STOP SIGN
SDCB	STORM DRAIN CATCH BASIN
SDMH	STORM DRAIN MANHOLE
SLB	STREET LIGHT BOX
TB	TOP OF BERM
TC	TOP OF CURB
TW	TOP OF WALL
TX	TOP OF "X"
UGA	UNDERGROUND ACCESS
WB	WATER BIB
WM	WATER METER
WV	WATER VALVE
(100.00)	RECORD DISTANCE
100.00 (m)	MEASURED DISTANCE
100.00 (c)	CALCULATED DISTANCE
(C & M)	CALCULATED AND MEASURED
—●—	POWER POLE
(– – –	GUY WIRE ANCHOR
▤	CATCH BASIN
⊙	SSMH (SANITARY SEWER MANHOLE) OR UTILITY MANHOLE
✲	TREE
✲	OAK TREE
✲	PINE TREE
✲	PALM TREE
✿	YUCCA TREE
+O+	FIRE HYDRANT
●—✕	PP/ELECTROLIER
◙	VALVE (UTILITY)
□	METER
△	VERTICAL & HORIZONTAL CONTROL POINT

LEGAL DESCRIPTION

LOTS 21 TO 25 & PORTION OF LOT 26 OF TRACT NO. 1033, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 18, PAGES 86-87 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REVISIONS:

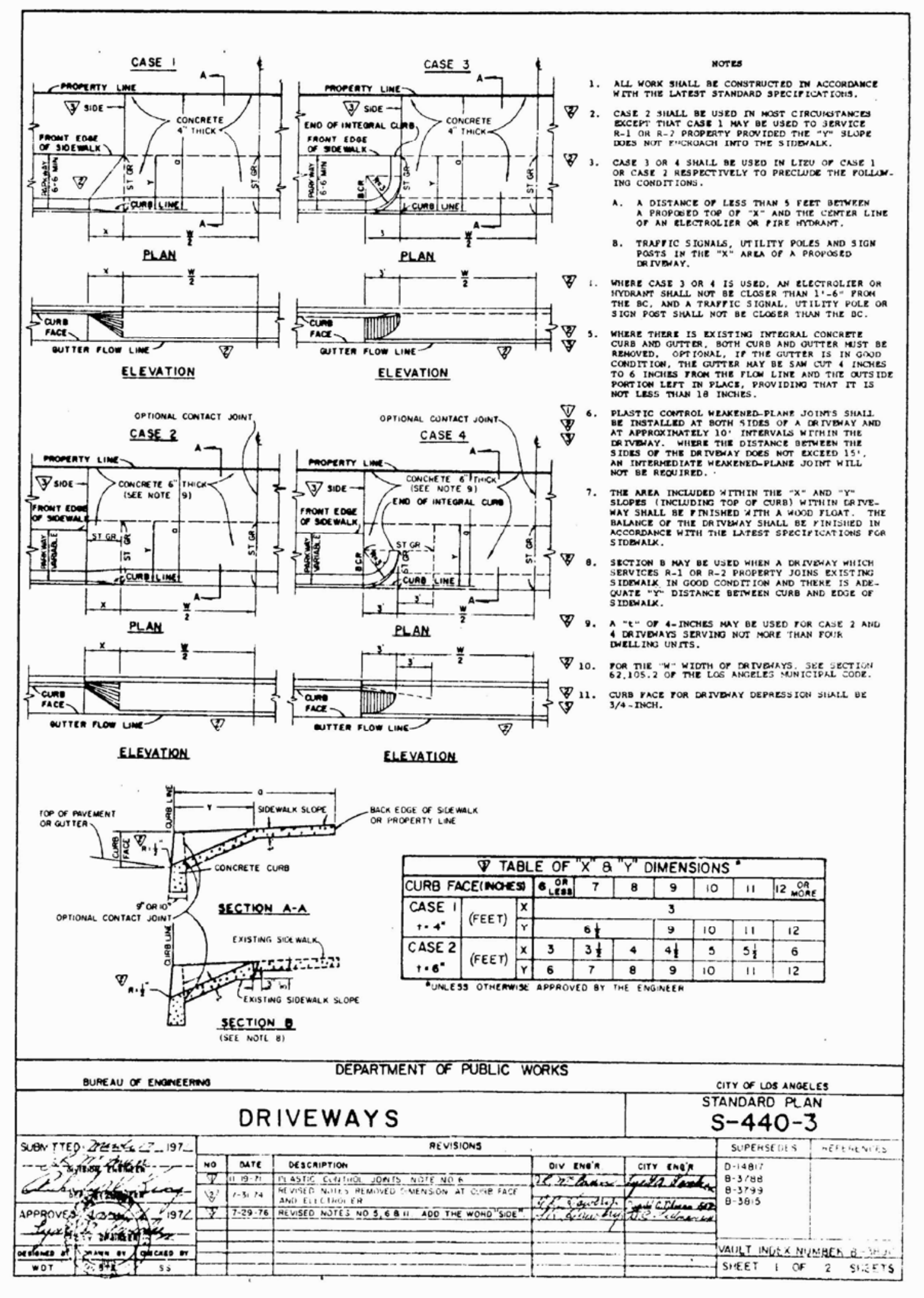
Ray Lombera & Associates, Inc.
Land Surveying Planning Land Development
135 S. JACKSON ST., STE. 202, GLENDALE, CALIFORNIA 91205
TEL. (323) 257-9771 FAX. (323) 257-9865 WWW.RAYLOMBERA.COM

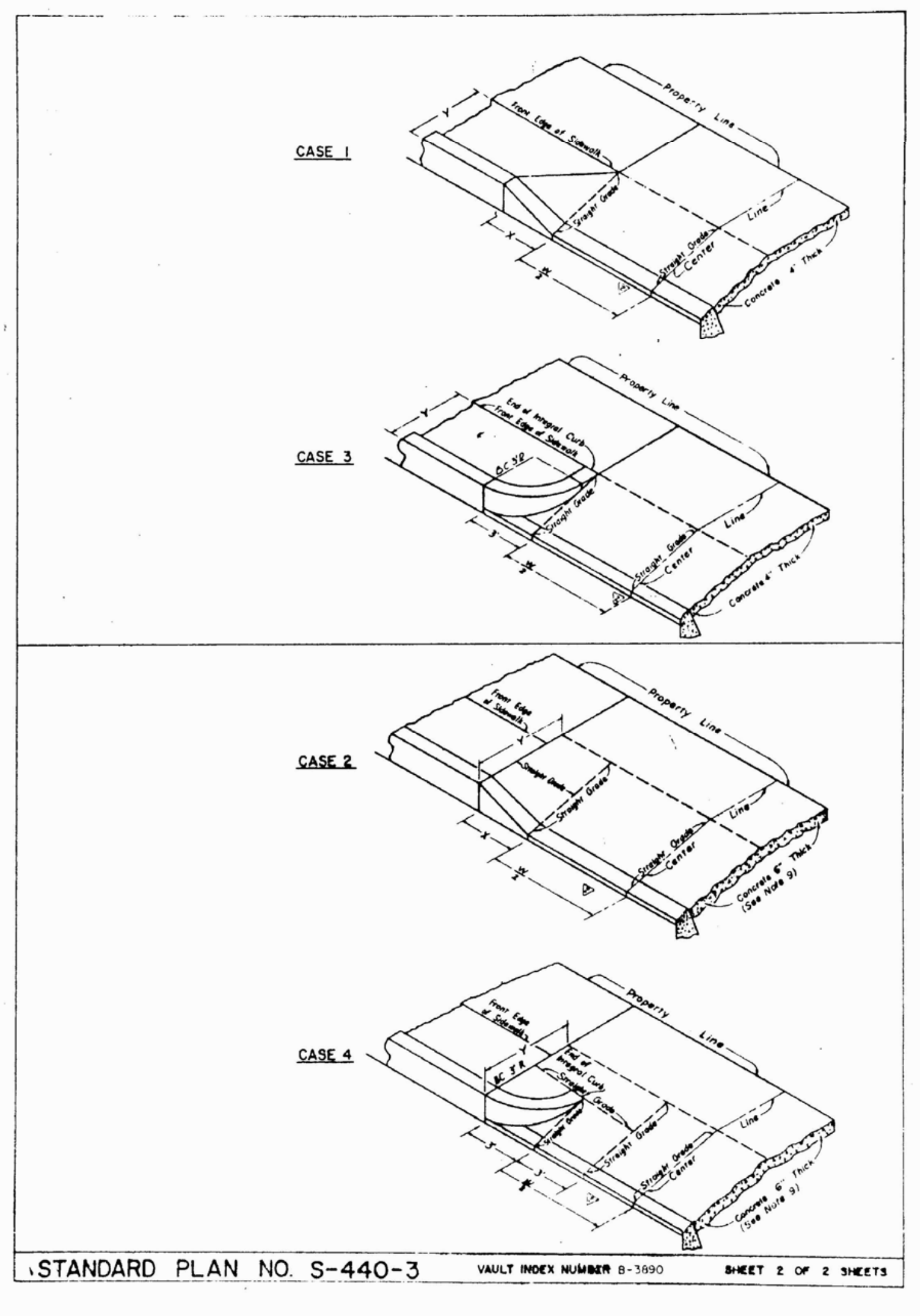
RAYMUNDO A. LOMBERA
No. 7740

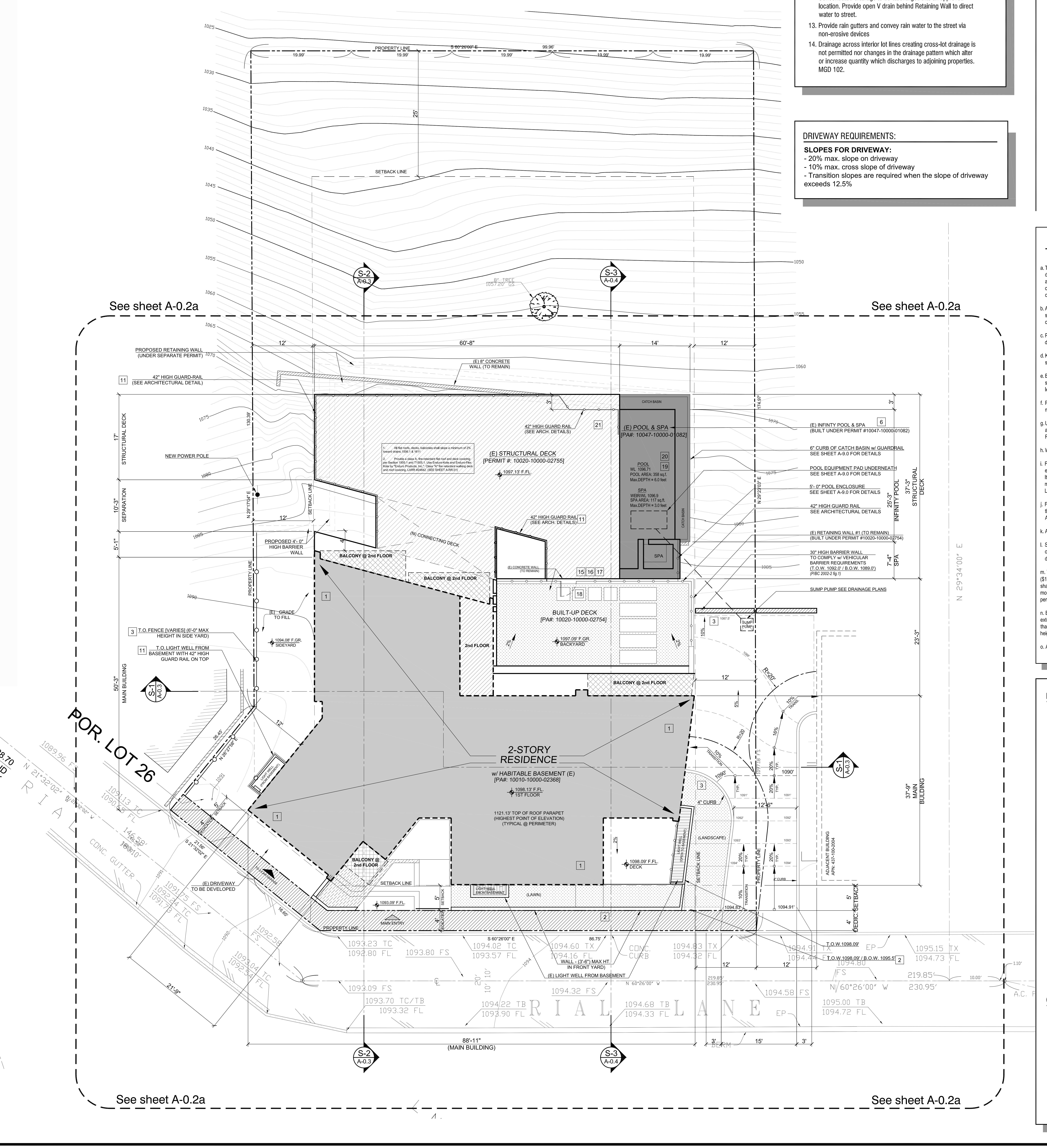
JOB ADDRESS:
1816 RIAL LANE
LOS ANGELES, CA 90077

REQUESTED BY:
HAFCO & ASSOCIATES

CHECKED BY:
R.L.
DRAWN BY:
R.D.P.
DATE:
FEB. 6, 2018
SCALE:
1"=16'-0"
SHEET NO.
C-1
SHEET 1 OF 1


DRIVEWAYS
STANDARD PLAN S-440-3
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING
CITY OF LOS ANGELES
SECTION A-A
SECTION B
PLAN
ELEVATION
CASE 1
CASE 2
CASE 3
CASE 4
TABLE OF "X" & "Y" DIMENSIONS


CASE 1
CASE 3
CASE 2
CASE 4
STANDARD PLAN NO. S-440-3
SHEET 2 OF 2 SHEETS


See sheet A-0.2a
See sheet A-0.2a
See sheet A-0.2a
See sheet A-0.2a
PROPERTY LINE
SETBACK LINE
8" TREE 1057.20' GS
S-2 A-0.3
S-3 A-0.4
S-1 A-0.3
12'
60'-8"
14'
12'
PROPOSED RETAINING WALL (UNDER SEPARATE PERMIT)
(E) 8" CONCRETE WALL (TO REMAIN)
11 42" HIGH GUARD-RAIL (SEE ARCHITECTURAL DETAIL)
42" HIGH GUARD RAIL (SEE ARCH. DETAILS)
STRUCTURAL DECK 17'
SEPARATION 10'-3"
5'-1"
MAIN BUILDING 50'-3"
NEW POWER POLE
N 29°17'04" E
130.39'
1. All flat roofs, decks, balconies shall slope a minimum of 2% toward drains.1506.1 & 1611
2. Provide a class A, fire-retardant flat roof and deck covering per Section 1505.1 and T1505.1. Use Enduro-Kote and Enduro-Flex Kote by "Enduro Products, Inc.". Class "A" fire retardant walking deck and roof covering, LARR #24842. (SEE SHEET A-RR.01)
(E) STRUCTURAL DECK [PERMIT #: 10020-10000-02755]
1097.13' F.FL.
(N) CONNECTING DECK
PROPOSED 4'- 0" HIGH BARRIER WALL
BALCONY @ 2nd FLOOR
(E) CONCRETE WALL (TO REMAIN)
(E) GRADE TO FILL
3 T.O. FENCE [VARIES] (6'-0" MAX HEIGHT IN SIDE YARD)
11 T.O. LIGHT WELL FROM BASEMENT WITH 42" HIGH GUARD RAIL ON TOP
1094.08' F.GR. SIDEYARD
2nd FLOOR
BUILT-UP DECK [PA#: 10020-10000-02754]
1097.09' F.GR. BACKYARD
CATCH BASIN
(E) POOL & SPA [PA#: 10047-10000-01082]
POOL WL 1096.71 POOL AREA: 358 sq.f. Max.DEPTH = 6.0 feet
SPA WEIR/WL 1096.9 SPA AREA: 117 sq.ft. Max.DEPTH = 3.0 feet
SPA
(E) INFINTY POOL & SPA (BUILT UNDER PERMIT #10047-10000-01082) 6
6" CURB OF CATCH BASIN w/ GUARDRAIL SEE SHEET A-9.0 FOR DETAILS
POOL EQUIPMENT PAD UNDERNEATH SEE SHEET A-9.0 FOR DETAILS
5'- 0" POOL ENCLOSURE SEE SHEET A-9.0 FOR DETAILS
42" HIGH GUARD RAIL SEE ARCHITECTURAL DETAILS
(E) RETAINING WALL #1 (TO REMAIN) (BUILT UNDER PERMIT #10020-10000-02754)
30" HIGH BARRIER WALL TO COMPLY w/ VEHICULAR BARRIER REQUIREMENTS (T.O.W. 1092.0' / B.O.W. 1089.0') (P/BC 2002-2 fig.1)
SUMP PUMP SEE DRAINAGE PLANS
174.97'
N 29°23'03" E
N 29°34'00" E
3'
25'-3" INFINITY POOL
37'-3" STRUCTURAL DECK
7'-4" SPA
23'-3"
37'-9" MAIN BUILDING
SUMP PUMP
1087.5'
R=20'
10% TRANS.
16%
20% TYP.
10% TRANSITION
5%
12'-6"
4" CURB
(LANDSCAPE)
LIGHT WELL (OPEN TO BASEMENT)
ADJACENT BUILDING APN: 437-100-2004
2-STORY RESIDENCE
w/ HABITABLE BASEMENT (E) [PA#: 10010-10000-02368]
1098.13' F.FL. 1ST FLOOR
1121.13' TOP OF ROOF PARAPET (HIGHEST POINT OF ELEVATION) (TYPICAL @ PERIMETER)
1098.09' F.FL. DECK
BALCONY @ 2nd FLOOR
1093.09' F.FL.
MAIN ENTRY
(LAWN)
LIGHT WELL FROM BASEMENT
5' SETBACK
4' DEDICATION
DEDIC. SETBACK
POR. LOT 26
BEL-AIR ROAD
RIAL LANE
SSMH
1088.70 TOP OF LID BENCHMARK
N 26°27'58" E
26.45'
S 21°32'02" E
21.56'
16.65'
(E) DRIVEWAY TO BE DEVELOPED
TO 2-CAR GARAGE
CONC. GUTTER
21'-9"
88'-11" (MAIN BUILDING)
S 60°26'00" E
N 60°26'00" W
86.75'
219.85' 230.95'
WALL - (3'-6") MAX HT. IN FRONT YARD)
(E) LIGHT WELL FROM BASEMENT
T.O.W.1098.09'
T.O.W.1098.09' / B.O.W. 1095.5'
CONC. CURB
BERM
EP
A.C.
1.10'
10.00'
1093.23 TC 1092.80 FL
1093.80 FS
1094.02 TC 1093.57 FL
1094.60 TX 1094.16 FL
1094.83 TX 1094.32 FL
1094.91 TX 1094.44 FL
1095.15 TX 1094.73 FL
1094.80 FS
1093.09 FS
1093.70 TC/TB 1093.32 FL
1094.22 TB 1093.90 FL
1094.32 FS
1094.68 TB 1094.33 FL
1094.58 FS
1095.00 TB 1094.72 FL
1091.13 TC 1090.65 FL
1091.75 FS 1092.24 TC 1091.73 FL
1092.58 FS
1093.04 TC 1092.54 FL
1094.83'
1094.91'
1090'
1097.18 FS
12'
15'
3'

NOTES:

1. All roof and area drainage throughout site to be conducted underneath the sidewalk to street curb.
2. All front yard retaining walls not to exceed 3'-6" in height above the existing natural grade and in its overall height.
3. Height of wall/fence/built-up deck cannot exceed the allowable height of 6' in side and rear yards in hillside areas. If guard-rail is required the height of the guard-rail must be included in the measurement of the overall height of wall/fence/built-up deck.
6. UNDER SEPARATE PERMIT APPLICATION NUMBER.
7. A Registered deputy Grading Inspector is required on all shoring work including slot-cuts Sec.1701.5
8. Temporary erosion control to be installed between November 1 and April 15.
9. Retaining walls located closer to the property line than the height of the wall shall be backfilled not later than 10 days after construction of the wall and necessary structural supporting members unless recommended otherwise by responsible engineer.
10. A minimum of 1 ft. of freeboard is required.
11. Provide a quardrail (min. 42" high) on top of walls for yard areas which drop more than 30 inches.
12. Concentrated drainage to be discharged into an approved location. Provide open V drain behind Retaining Wall to direct water to street.
13. Provide rain gutters and convey rain water to the street via non-erosive devices
14. Drainage across interior lot lines creating cross-lot drainage is not permitted nor changes in the drainage pattern which alter or increase quantity which discharges to adjoining properties. MGD 102.

DRIVEWAY REQUIREMENTS:

SLOPES FOR DRIVEWAY:
- 20% max. slope on driveway
- 10% max. cross slope of driveway
- Transition slopes are required when the slope of driveway exceeds 12.5%

2017 LARC BUILDING CODE REQUIREMENTS:

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. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).

d. 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).

e. 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).

f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

g. 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)

h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)

i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)

j. 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)

k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

l. 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)

m. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars ($1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)

n. 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)

o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

POOL REQUIREMENTS:

15. All new pool enclosures shall be a minimum of 5 feet in height.

16. The fence shall use one of the following approved construction materials: wood, masonry, concrete, corrosion-resistant sheet metal or chain link fence. A fence shall be maintained in good repair and shall be kept vertical, uniform and structurally sound per LAMC Section 12.21A9.

17. The pool fence shall be structurally designed to resist minimum lateral loads due wind and seismic loads per LABC Section 91.1609 and 91.1610.

18. All access gates through the enclosure shall open away from the swimming pool and shall be self-closing with a self-latching device placed no lower than 60 inches above the ground. (See gate detail on this page)

19. Every pool shall be equipped with an approved filter unit and drain. The location of pool equipment shall require an additional inspection and approval by the Noise Enforcement Inspector, when the pool equipment is located less than 10 feet from a property line of an adjoining property.

20. Each new pool or SPA shall have a minimum of two circulation drains per pump. The drains or outlets shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings, and separated by a distance at least three feet in any dimension between drains. Any backup safety system shall meet the standards as published in the "Guidelines for Entrapment Hazards".

21. Deck build around the pools shall not drain into the sanitary sewer. Drainage may be conducted to street (storm drain) via non-erosive device.

22. 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 manuel means to deactivate (for 15 secs.max.) for a single opening. The deactivation switch shall be at least 54" above the floor.

GENERAL NOTES:

A. No ground water shall be above any portion of the pool construction.
B. All surface water shall drain away from the pool.
C. Electrical inspection shall approve grounding of reinforcing, plumbing and conduit prior to the approval of reinforcing steel for pouring of concrete or gunite.
D. The noise level from the pool equipment located less than 10 feet from a property line of an adjoining property, shall not exceed ambient noise level by more than five decibels.
E. Continuous inspection is required for shotcrete/gunite pool.
F. Anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB) No. 2977.

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CONSULTING ARCHITECTS & ENGINEERS
6334 WILSHIRE BLVD. LOS ANGELES CA. 90048
TEL. (323) 651-0909 FAX (323) 655-8418

REGISTERED ARCHITECT
HAROUNI
No. C 013577
EXP: 10/31/21
STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	SEPT. 2020	—
2		
3		
4		
5		
6		
6		

DATE
SEP. 2020

SCALE
1/8" = 1' - 0"

DRAWN BY
MM, GD, EL, JL

JOB NUMBER

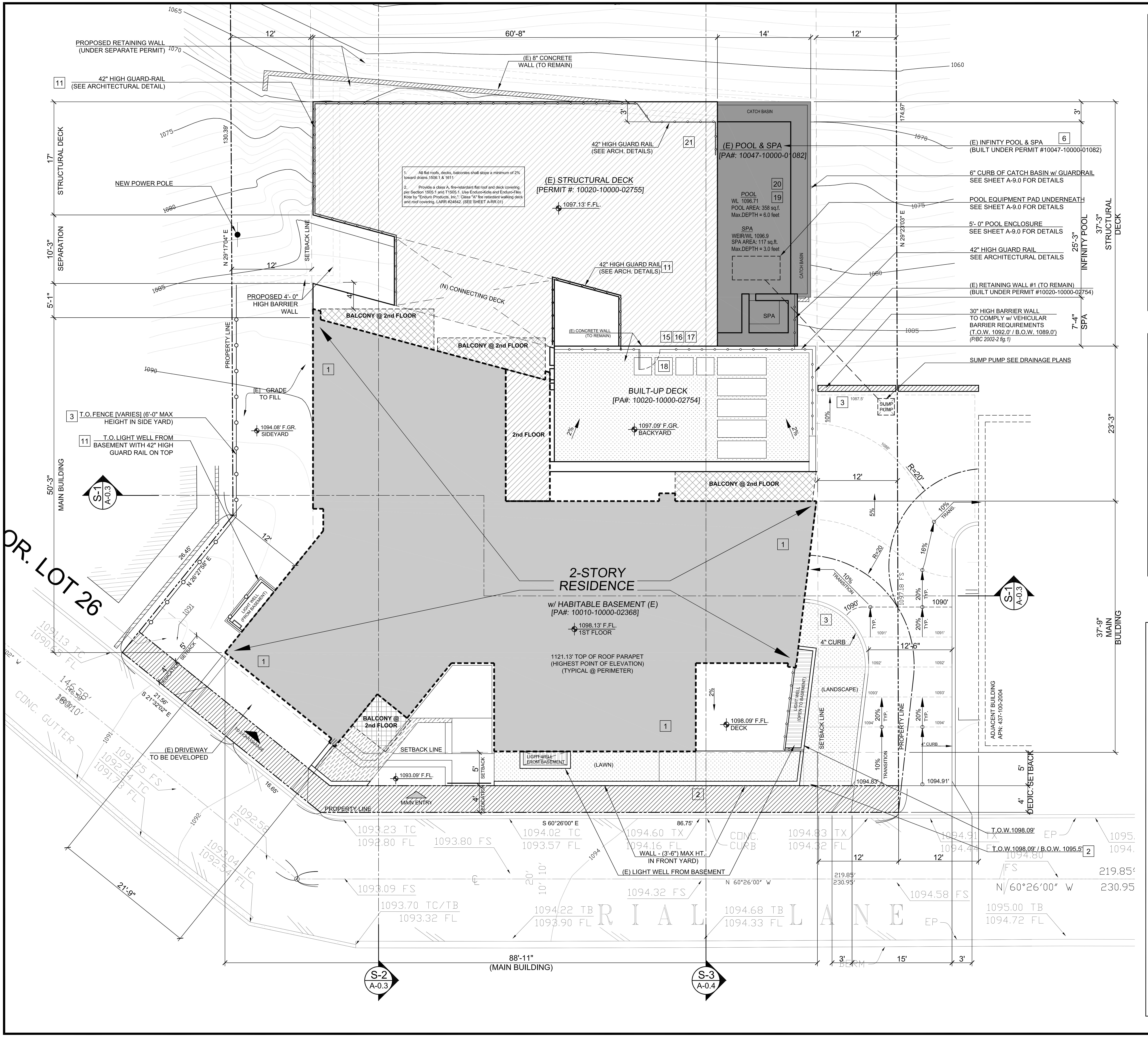
DRAWING TITLE
SITE PLAN

JOB TITLE

JOB ADDRESS
1816 RIAL LANE, LOS ANGELES, CA 90077

OWNER / DEVELOPER
OZKA LLC

SHEET NUMBER
A-0.2



PROPOSED RETAINING WALL (UNDER SEPARATE PERMIT)
11 42" HIGH GUARD-RAIL (SEE ARCHITECTURAL DETAIL)
(E) 8" CONCRETE WALL (TO REMAIN)
12'
60'-8"
14'
12'
STRUCTURAL DECK
17'
NEW POWER POLE
SEPARATION
10'-3"
5'-1"
42" HIGH GUARD RAIL (SEE ARCH. DETAILS) 21
(E) STRUCTURAL DECK [PERMIT #: 10020-10000-02755]
1097.13' F.FL.
1. All flat roofs, decks, balconies shall slope a minimum of 2% toward drains.1506.1 & 1611
2. Provide a class A, fire-retardant flat roof and deck covering per Section 1505.1 and T1505.1. Use Enduro-Kote and Enduro-Flex Kote by "Enduro Products, Inc.". Class "A" fire retardant walking deck and roof covering. LARR #24842. (SEE SHEET A-RR.01)
(E) POOL & SPA [PA#: 10047-10000-01082]
CATCH BASIN
POOL
WL 1096.71
POOL AREA: 358 sq.f.
Max.DEPTH = 6.0 feet
SPA
WEIR/WL 1096.9
SPA AREA: 117 sq.ft.
Max.DEPTH = 3.0 feet
SPA
20
19
(E) INFINTY POOL & SPA (BUILT UNDER PERMIT #10047-10000-01082) 6
6" CURB OF CATCH BASIN w/ GUARDRAIL SEE SHEET A-9.0 FOR DETAILS
POOL EQUIPMENT PAD UNDERNEATH SEE SHEET A-9.0 FOR DETAILS
5'- 0" POOL ENCLOSURE SEE SHEET A-9.0 FOR DETAILS
42" HIGH GUARD RAIL SEE ARCHITECTURAL DETAILS
(E) RETAINING WALL #1 (TO REMAIN) (BUILT UNDER PERMIT #10020-10000-02754)
30" HIGH BARRIER WALL TO COMPLY w/ VEHICULAR BARRIER REQUIREMENTS (T.O.W. 1092.0' / B.O.W. 1089.0') (P/BC 2002-2 fig.1)
SUMP PUMP SEE DRAINAGE PLANS
SUMP PUMP
174.97'
N 29°23'03" E
3'
25'-3" INFINITY POOL
37'-3" STRUCTURAL DECK
7'-4" SPA
23'-3"
42" HIGH GUARD RAIL (SEE ARCH. DETAILS) 11
PROPOSED 4'- 0" HIGH BARRIER WALL
(N) CONNECTING DECK
(E) CONCRETE WALL (TO REMAIN)
15 16 17 18
BALCONY @ 2nd FLOOR
BUILT-UP DECK [PA#: 10020-10000-02754]
1097.09' F.GR. BACKYARD
2nd FLOOR
2%
SETBACK LINE
PROPERTY LINE
N 29°17'04" E
130.39'
(E) GRADE TO FILL
3 T.O. FENCE [VARIES] (6'-0" MAX HEIGHT IN SIDE YARD)
11 T.O. LIGHT WELL FROM BASEMENT WITH 42" HIGH GUARD RAIL ON TOP
1094.08' F.GR. SIDEYARD
50'-3" MAIN BUILDING
S-1 A-0.3
PR. LOT 26
N 26°27'56" E
26.45'
12'
LIGHT WELL FROM BASEMENT
5' SETBACK
4' DEDICATION
S 21°32'02" E
21.56'
2-STORY RESIDENCE
w/ HABITABLE BASEMENT (E) [PA#: 10010-10000-02368]
1098.13' F.FL. 1ST FLOOR
1121.13' TOP OF ROOF PARAPET (HIGHEST POINT OF ELEVATION) (TYPICAL @ PERIMETER)
1
BALCONY @ 2nd FLOOR
1098.09' F.FL. DECK
LIGHT WELL (OPEN TO BASEMENT)
(LANDSCAPE)
SETBACK LINE
1093.09' F.FL.
LIGHT WELL FROM BASEMENT
(LAWN)
MAIN ENTRY
PROPERTY LINE
2
(E) DRIVEWAY TO BE DEVELOPED
16.65'
146.58'
CONC. GUTTER
R=20'
R=20
10% TRANS.
16%
5%
12'
10% TRANSITION
1090'
20% TYP.
12'-6"
3
4" CURB
ADJACENT BUILDING APN: 437-100-2004
37'-9" MAIN BUILDING
S-1 A-0.3
1094.83'
1094.91'
4" CURB
5' DEDIC. SETBACK
4'
T.O.W.1098.09'
T.O.W.1098.09' / B.O.W. 1095.5' 2
S 60°26'00" E
86.75'
WALL - (3'-6") MAX HT. IN FRONT YARD)
(E) LIGHT WELL FROM BASEMENT
N 60°26'00" W
219.85'
230.95'
1093.23 TC
1092.80 FL
1093.80 FS
1094.02 TC
1093.57 FL
1094.60 TX
1094.16 FL
CONC. CURB
1094.83 TX
1094.32 FL
1094.91 TX
1094.44 FL
1093.09 FS
1093.70 TC/TB
1093.32 FL
1094.22 TB
1093.90 FL
1094.32 FS
1094.68 TB
1094.33 FL
1094.58 FS
1095.00 TB
1094.72 FL
RIAL LANE
21'-9"
88'-11" (MAIN BUILDING)
3'
15'
3'
S-2 A-0.3
S-3 A-0.4

NOTES:

1. All roof and area drainage throughout site to be conducted underneath the sidewalk to street curb.
2. All front yard retaining walls not to exceed 3'-6" in height above the existing natural grade and in its overall height.
3. Height of wall/fence/built-up deck cannot exceed the allowable height of 6' in side and rear yards in hillside areas. If guard-rail is required the height of the guard-rail must be included in the measurement of the overall height of wall/fence/built-up deck.
6. UNDER SEPARATE PERMIT APPLICATION NUMBER.
7. A Registered deputy Grading Inspector is required on all shoring work including slot-cuts Sec.1701.5
8. Temporary erosion control to be installed between November 1 and April 15.
9. Retaining walls located closer to the property line than the height of the wall shall be backfilled not later than 10 days after construction of the wall and necessary structural supporting members unless recommended otherwise by responsible engineer.
10. A minimum of 1 ft. of freeboard is required.
11. Provide a quardrail (min. 42" high) on top of walls for yard areas which drop more than 30 inches.
12. Concentrated drainage to be discharged into an approved location. Provide open V drain behind Retaining Wall to direct water to street.
13. Provide rain gutters and convey rain water to the street via non-erosive devices
14. Drainage across interior lot lines creating cross-lot drainage is not permitted nor changes in the drainage pattern which alter or increase quantity which discharges to adjoining properties. MGD 102.

ADDITIONAL 2011 LABC REQUIREMENTS:

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.

- An 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.

- Plumbing fixtures are required to be connected to sanitary sewer or to an approved sewage disposal system (R306.3)

- Provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall activate within 7 seconds and sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be atleast 54" above the floor (3109.4.1.8)

- For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB) No. 2977

- Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.

POOL REQUIREMENTS:

15. All new pool enclosures shall be a minimum of 5 feet in height.

16. The fence shall use one of the following approved construction materials: wood, masonry, concrete, corrosion-resistant sheet metal or chain link fence. A fence shall be maintained in good repair and shall be kept vertical, uniform and structurally sound per LAMC Section 12.21A9.

17. The pool fence shall be structurally designed to resist minimum lateral loads due wind and seismic loads per LABC Section 91.1609 and 91.1610.

18. All access gates through the enclosure shall open away from the swimming pool and shall be self-closing with a self-latching device placed no lower than 60 inches above the ground. (See gate detail on this page)

19. Every pool shall be equipped with an approved filter unit and drain. The location of pool equipment shall require an additional inspection and approval by the Noise Enforcement Inspector, when the pool equipment is located less than 10 feet from a property line of an adjoining property.

20. Each new pool or SPA shall have a minimum of two circulation drains per pump. The drains or outlets shall be hydraulically balanced and symmetrically plumbed through one or more "T" fittings, and separated by a distance at least three feet in any dimension between drains. Any backup safety system shall meet the standards as published in the "Guidelines for Entrapment Hazards".

21. Deck build around the pools shall not drain into the sanitary sewer. Drainage may be conducted to street (storm drain) via non-erosive device.

22. 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 manuel means to deactivate (for 15 secs.max.) for a single opening. The deactivation switch shall be at least 54" above the floor.

GENERAL NOTES:

A. No ground water shall be above any portion of the pool construction.
B. All surface water shall drain away from the pool.
C. Electrical inspection shall approve grounding of reinforcing, plumbing and conduit prior to the approval of reinforcing steel for pouring of concrete or gunite.
D. The noise level from the pool equipment located less than 10 feet from a property line of an adjoining property, shall not exceed ambient noise level by more than five decibels.
E. Continuous inspection is required for shotcrete/gunite pool.
F. Anti-entrapment cover meeting the current ASTM or ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per the Assembly Bill (AB) No. 2977.

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CONSULTING ARCHITECTS & ENGINEERS
6334 WILSHIRE BLVD. LOS ANGELES CA. 90048
TEL. (323) 651-0909 FAX (323) 655-8418

HAROUNI
No. C 013577
EXP: 10/31/21

NO.	DATE	DESCRIPTION
1	SEPT. 2020	—
2		
3		
4		
5		
6		
6		

DATE
SEP. 2020
SCALE
3/16" = 1' - 0"
DRAWN BY
MM, GD, EL, JL
JOB NUMBER

DRAWING TITLE
SITE PLAN - PARTIAL
JOB TITLE

JOB ADDRESS
1816 RIAL LANE, LOS ANGELES, CA 90077
OWNER / DEVELOPER
OZKA LLC

SHEET NUMBER
A-0.2a

2017 LARC BUILDING CODE REQUIREMENTS:

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. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).

d. 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).

e. 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).

f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

g. 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)

h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)

i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)

j. 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)

k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

l. 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)

m. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars ($1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)

n. 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)

o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

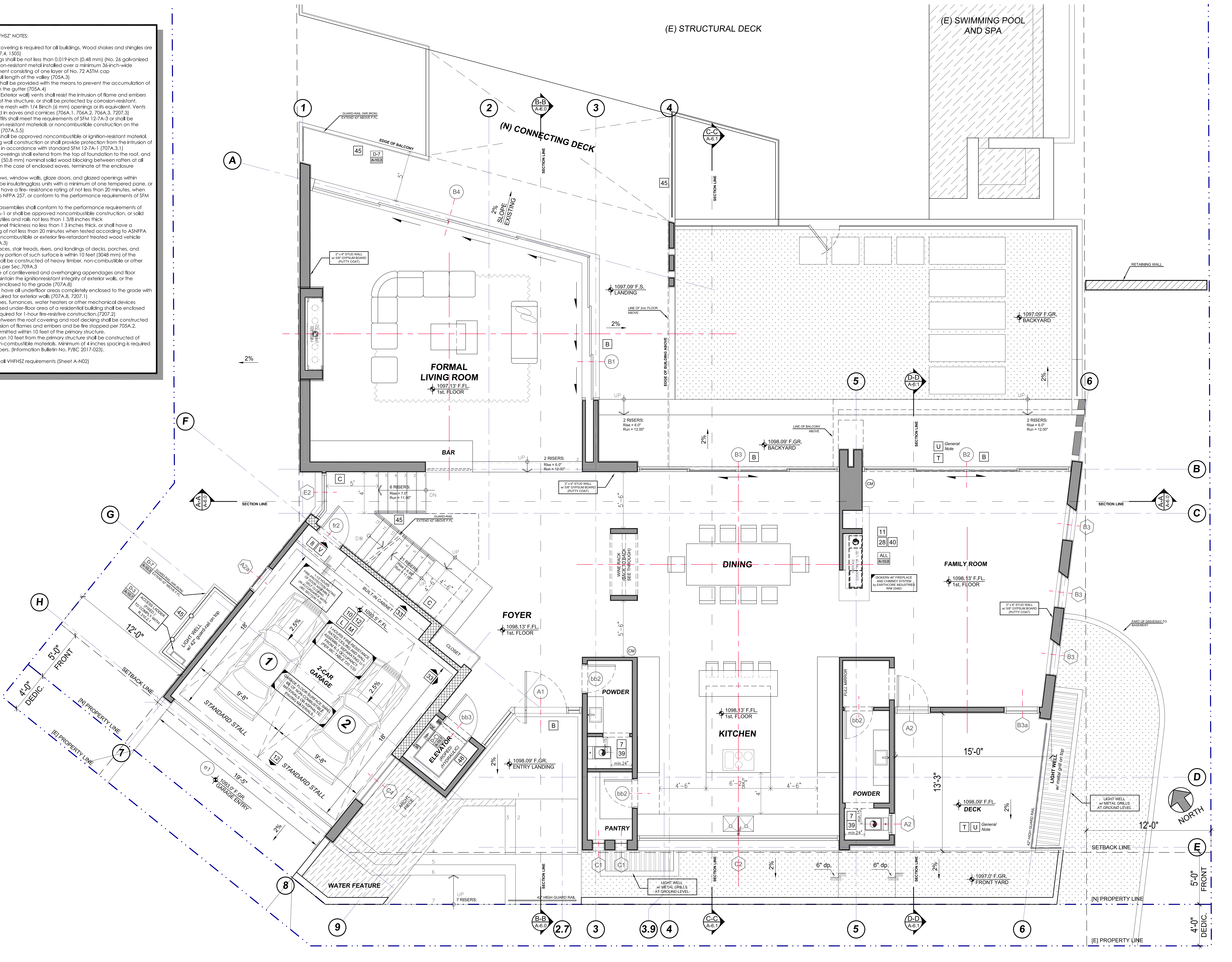
LEGEND:

☯	NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4.506.1)
▨	1 HR. FIRE RATED WALL (SEE 10 / A-10.2)
▩	TYPICAL STUD WALL

SUPPLEMENTAL "VHFHSZ" NOTES:

a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)
b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)
e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.5)
f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (707A.3.1)
g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)
h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulatingglass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A2 (708A.2.1)
i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 3 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASNFPA 252. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)
j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non-combustible or other approved materials per Sec.709A.3
k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignitionresistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)
m. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)
n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.
o. No trellis is permitted within 10 feet of the primary structure.
p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non-combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2017-023).

NOTE: Comply with all VHFHSZ requirements (Sheet A-N02)



KEY NOTES

1.
2. 36" x 30" roof access hatch. (SEE DETAIL 2 & 4 SHEET A-10.7)
3. 24" x 30" attic access.
4. Attic access with pull down ladder.
5. Screened under-floor vent.
6. Under-floor access.
7. Exhaust fan capable of providing five (5) complete air changes per hour. Vent exhaust fans to outside air (See mechanical plans).
8. Provide self-closing device on Fire Rated door (see door schedule SHEET A-8.0).
9. Line of exhaust hood above: Vent to outside with remote exhaust fans. Verify venting requirements with manufacturer specifications.
10. Provide 5/8" type "X" gypsum board on all garage walls, ceiling, posts and beams supporting dwelling and shall extend from top of concrete to, and including garage ceiling.
11. Fire blocking shall be installed at: (708.2.1)
    a.) Concealed space between stair stringers at top and bottom run.
    b.) At openings around vents,pipes,ducts, chimneys (non-combustible materials).
    c.) At openings between attic and chimneys chase for factory built chimneys;
12. For garage door opener, push button shall be pre-wired before gypsum board is installed.
13. 12" x 12" minimum access panel to bathtub trap connection with slip joints (94-B UPC): Solid trap at tubs without access panels must be provided.
14. Electrical sub panel: See electrical plans.
15. Built in cabinetry.
16. Washer: Recessed hot and cold water and drain standpipe must be provided. Floor drain under washer must also be provided.
17. Dryer: Weather hood vent with damper to outside air at roof must be provided. The vent duct shall be min. 4" dia. smooth galv. metal and is limited to 14'-0" with two elbows.
18. Water softener.
19. F.A.U. with night setback thermostat and summer fan switch: Combustion air vent and condensation line to outside air must be provided. If required, provide 20" plywood platform for unit (verify location with mechanical plans). See title 24 for size and model.
20. Gas fired hi-recovery water heater/ storage tank with circulating pump and R-5 insulation: Verify with title 24. For lateral support in the event of an earthquake, secure to wall framing with metal straps at top and bottom. For water softener, provide plumbing loops. Note: Provide 18" min. high wood platform with 5/8" type "X" gypsum board finish. (SEE DETAIL 16 SHEET A-10.5)
21. Phone panel: All lines to be home run.
22. Tub/ shower with stone on walls to ceiling height.
23. Shower with stone on walls to ceiling height: Shower pan shall be hot mopped with 4" built up dam.
24. Provide tempered glass shower enclosure - See specifications.
25. Soap and shampoo niche.
26. Built-in whirlpool tub: Deck, skirt and splash must be provided. As required, provide wood framed platform with access to equipment. Electrical sub-contractor shall provide electrical supply and connections as required.
27. Steam shower - Mr. Steam model no. MS Super II: Enclosure shall be tempered glass with hopper window above door. (Finish ceiling with same material as walls and slope 0" per 1'-0"). Install steam unit per MRF. recommendations.
28. Pre-fabricated fireplace unit: ISOKERN 46" fireplace and chimney system by EARTHCORE INDUSTRIES, RR# 25483. Fuel gas and loose key valve must be provided. Approved spark arrestor at chimney termination must also be provided. Provide combustion air intake as required and glass enclosures at all fireplaces. Provide approved spark arrestor at chimney termination. (SEE SHEET A-10.8)
29. Metal firebox with herringbone brick pattern & Selkirk metalbestos #SSII flue system built in accordance with the structural plans. Provide combustion air as required. Provide fuel gas with loose key valve. Provide glass enclosures at all fireplaces. Provide approved spark arrestor at chimney termination. (SEE SHEET A-10.11)
30. Verify with owner if "Instant-hot" dispenser and water filtration system shall be provided.
31. Provide purified cold water supply line to ice-maker with recessed shut off valve. Verify with manufacturer.
32. **Cooking Pot filler faucet, (Location: Kitchen).**
33. 1-hour fire-resistance-rated wall separating U from R-3 occupancy (per IBC T 720.1(2)).
34. 2-hours fire-resistance-rated wall separating S-2 from R-3 occupancy (per IBC T 720.1(2)). 2-hours fire-resistance-rated floor/ceiling assembly separating S-2 from R-3 occupancy (per IBC Table 720.1(3)).
35. Archway/doorway above (See elevations).
36. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786
38. Decorative niche. Verify owner's requirements.
39. Provide 15" minimum between the center of water closet to any side wall and 24" clear space in front.
40. Porvide spark arrester in chimneys of all fire places w/ openings not to exceed 1/2 inches. Fire code section 1109.7 and U.B.C. section 6403.5 & section 3102.3.8 U.B.C. section (max. 1/2 inch screen).
41.
42. Wet bar should NOT include any of the following items: natural gas outlet, 220 AC el.outlet, double sink, bar sink exceeding one sq.foot, hot water line, refrigerator exceeding 10 cub.f., garbage disposal, dishwasher, device designed for cooking or heating of food, total counter space exceeding 10 sq. feet. Counter finish per owner's requirements.
43. Built-in shelving. verify with owner's.
44.
45. Provide 42" guardrails with less than 4" clear spacing between intermediate rails when the walking surface is higher than 30" above adjacent grade.
46. Tempered Glass "T"
47.
48. Elevator Requirements: Ensure that pit depth and overhead clearance is in accordance with ASME A17.1 requirements. Separate mechanical permit is required for elevator.

GENERAL FLOOR PLAN NOTES

A. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 & 1205.3). Every space intended for human occupancy shall be provided with natural ventilation by means of openable exterior wall openings not less than 4% of floor area. Mechanical ventilating systems may be permited under Section 1204.3).
B. Entry/exit door must open over a landing not more than 0.5" below the threshold. If the door does NOT swing over the landing, landing shall be not more than 7.75" below the threshold. Landing at a door shall have a length measured in the direction of travel of no less than 36".
C. Stairways dimensions and construction:
   a. Maximum 7.75" & Minimum 4" rise - Minimum 10" run. (SEE DETAIL 1,2 & 3 SHEET A-10.3)
   b. Minimum 6'-8" vertical headroom at tread nosing.
   c. Minimum 36" clear width.
   d. Handrails 34" to 38" high.
   e. Provide stairway illumination. Min. 1 foot-candle at tread run
D. State Fire Marshall approved smoke alarms (detectors) as shown must be provided. Smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement. A smoke detector shall be located in close proximity to stairways when sleeping areas are on upper level. Detectors should sound an alarm audible in all sleeping areas of the dwelling unit which they serve. Smoke alarms shall be interconnected so that actuation of one alarm will actuate all the alarms within the individual dwelling unit.
E. Provide anti-Graffiti finish within the first 9 ft. measured from grade at exterior walls and doors.
F. Upon review if structural plans may not show non-structural framing, rough carpenter to review all architectural sheets for clear understanding of work to be included in bid.
G. Refer to reflected ceiling plans, building sections and interior elevations for furred ceilings.
H. All exterior and interior studs shall be 2 x 6 framing or multiple rows of 2 x 6(4)'s unless otherwise noted. Spacing and specifications per structural engineer.
I. As required by Current Building Code, draft stops must be provided. Enclosed spaces in stud wall, partitions and furred walls shall have fire stops at top and bottom and at mid-point in walls more than 10 feet high. Verify with structural plans.
J. Insulation: Provide R-19 Min. insulation at all exterior walls, including garage. Provide R-30 min. insulation in attic spaces. Refer to title 24 for additional requirements. Provide R-19 insulation at all interior walls and R-30 insulation between floors for sound control. Insulate around plumbing pipes.
K. Attic ventilation equal to 1/150 s.f. of attic area is required.
L. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48mm) sheet steel and shall have no openings into the garage. 406.14
M. Garage floor surface shall be of noncombustible materials or asphaltic paving materials. Garage walls and garage ceiling shall be 1-HR. Fire Rated.
N. Building shall be fully sprinkled per NFPA 13d. The Sprinkler System shall be automatic type and approved by Plumbing Division prior to installation.
N-1. Draft stop shall be provided in a concealed floor-ceiling assembly formed of combustible construction, unless the building is sprinklered with NFPA 13 sprinkler system (1000 sf between draft stops) (717.3.2.& 3).
O. Provide damp-proofing for all walls below grade that enclose usable space." Specify Research Report (RR# or ICBO#) for membrane.
P. Water Heater must be strapped to wall (Sec.507.3, UPC). (SEE DETAIL 16 SHEET A-10.5)
Q. Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.]
R. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resitant materials for shower enclosure." 91.807.1.3, 91.2406.4(5), 91.1115B.9.6,7,8
S. A corrosion resitant weep screed is required below the stucco minimum of 4" above earth or 2" above paved area 91.2506.05 (SEE DETAIL 6 & 8 SHEET A-10.5)
T. All flat roofs, decks, balconies shall slope a minimum of 2% toward drains.1506.1 & 1611
U. Provide a class A, fire-retardant flat roof and deck covering per Section 1505.1 and T1505.1. Use Enduro-Kote and Enduro-Flex Kote by "Enduro Products, Inc.". Class "A" fire retardant walking deck and roof covering. LARR # 25261. (SEE SHEET A-RR01)
V. 20 minutes Fire Rated Door (Solid core tight fitting), Self-Clossing and Self-Latching Device. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786 (SEE SHEET A-RR01)
W. 90 minutes Fire Rated Door (Solid core tight fitting), Self-Clossing and Self-Latching Device. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786 (SEE SHEET A-RR01)
X. 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.
Y. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1). Comply w/ VHFHZ requirements.
Z. Based on City maps, this project is located within Very High Fire Hazard Severity Zone (VHFHSZ). It shall Comply with requirements of Materials, systems & construction methods of Chapter 7A and Chapter 72. Read VHFHSZ Supplemental Notes on sheet A-N02.

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CONSULTING ARCHITECTS & ENGINEERS
6334 WILSHIRE BLVD. LOS ANGELES CA. 90048
TEL. (323) 651-0909 FAX (323) 655-8418

REGISTERED ARCHITECT
ARAM HAROUNI
No. C 013577
EXP: 10/31/21
STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	SEPT. 2020	
2		
3		
4		
5		
6		
6		

DRAWING TITLE
FIRST FLOOR PLAN

JOB TITLE

JOB ADDRESS
1816 RIAL LANE, LOS ANGELES, CA 90077

OWNER / DEVELOPER
OZKA LLC

DATE
SEP. 2020

SCALE
1/4" = 1'-0"

DRAWN BY
MM, GD, EL, JL

JOB NUMBER

SHEET NUMBER
A-1.0

SUPPLEMENTAL "VHFHSZ" NOTES:

a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)
b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)
e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.5)
f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (707A.3.1)
g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)
h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulatingglass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A2 (708A.2.1)
i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 3 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASNFPA 252. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)
j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non-combustible or other approved materials per Sec.709A.3
k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignitionresistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)
m. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)
n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.
o. No trellis is permitted within 10 feet of the primary structure.
p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non-combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2017-023).

NOTE: Comply with all VHFHSZ requirements (Sheet A-N02)

2017 LARC BUILDING CODE REQUIREMENTS:

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. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).

d. 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).

e. 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).

f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

g. 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)

h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)

i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)

j. 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)

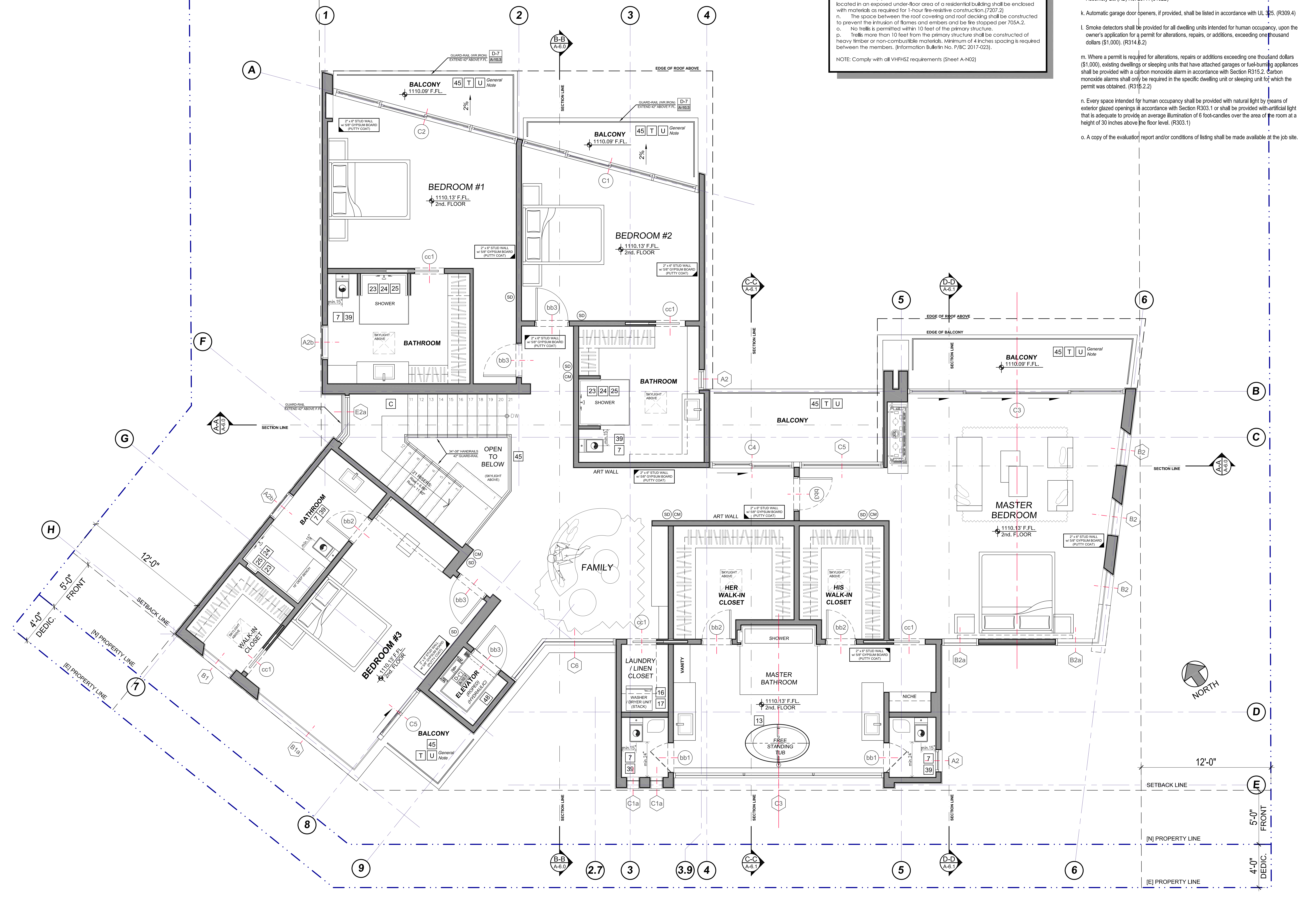
k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

l. 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)

m. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars ($1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)

n. 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)

o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.



KEY NOTES
1.
2. 36" x 30" roof access hatch. (SEE DETAIL 2 & 4 SHEET A-10.7)
3. 24" x 30" attic access.
4. Attic access with pull down ladder.
5. Screened under-floor vent.
6. Under-floor access.
7. Exhaust fan capable of providing five (5) complete air changes per hour. Vent exhaust fans to outside air (See mechanical plans).
8. Provide self-closing device on Fire Rated door (see door schedule SHEET A-8.0).
9. Line of exhaust hood above: Vent to outside with remote exhaust fans. Verify venting requirements with manufacturer specifications.
10. Provide 5/8" type "X" gypsum board on all garage walls, ceiling, posts and beams supporting dwelling and shall extend from top of concrete to, and including garage ceiling.
11. Fire blocking shall be installed at: (708.2.1)
    a.) Concealed space between stair stringers at top and bottom run.
    b.) At openings around vents,pipes,ducts, chimneys (non-combustible materials).
    c.) At openings between attic and chimneys chase for factory built chimneys;
12. For garage door opener, push button shall be pre-wired before gypsum board is installed.
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14. Electrical sub panel: See electrical plans.
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18. Water softener.
19. F.A.U. with night setback thermostat and summer fan switch: Combustion air vent and condensation line to outside air must be provided. If required, provide 20" plywood platform for unit (verify location with mechanical plans). See title 24 for size and model.
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29. Metal firebox with herringbone brick pattern & Selkirk metalbestos #SSII flue system built in accordance with the structural plans. Provide combustion air as required. Provide fuel gas with loose key valve. Provide glass enclosures at all fireplaces. Provide approved spark arrestor at chimney termination. (SEE SHEET A-10.11)
30. Verify with owner if "Instant-hot" dispenser and water filtration system shall be provided.
31. Provide purified cold water supply line to ice-maker with recessed shut off valve. Verify with manufacturer.
32. **Cooking Pot filler faucet, (Location: Kitchen).**
33. 1-hour fire-resistance-rated wall separating U from R-3 occupancy (per IBC T 720.1(2)).
34. 2-hours fire-resistance-rated wall separating S-2 from R-3 occupancy (per IBC T 720.1(2)). 2-hours fire-resistance-rated floor/ceiling assembly separating S-2 from R-3 occupancy (per IBC Table 720.1(3)).
35. Archway/doorway above (See elevations).
36. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786
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40. Porvide spark arrester in chimneys of all fire places w/ openings not to exceed 1/2 inches. Fire code section 1109.7 and U.B.C. section 6403.5 & section 3102.3.8 U.B.C. section (max. 1/2 inch screen).
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42. Wet bar should NOT include any of the following items: natural gas outlet, 220 AC el.outlet, double sink, bar sink exceeding one sq.foot, hot water line, refrigerator exceeding 10 cub.f., garbage disposal, dishwasher, device designed for cooking or heating of food, total counter space exceeding 10 sq. feet. Counter finish per owner's requirements.
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GENERAL FLOOR PLAN NOTES
A. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 & 1205.3). Every space intended for human occupancy shall be provided with natural ventilation by means of openable exterior wall openings not less than 4% of floor area. Mechanical ventilating systems may be permited under Section 1204.3).
B. Entry/exit door must open over a landing not more than 0.5" below the threshold. If the door does NOT swing over the landing, landing shall be not more than 7.75" below the threshold. Landing at a door shall have a length measured in the direction of travel of no less than 36".
C. Stairways dimensions and construction:
    a. Maximum 7.75" & Minimum 4" rise - Minimum 10" run. (SEE DETAIL 1,2 & 3 SHEET A-10.3)
    b. Minimum 6'-8" vertical headroom at tread nosing.
    c. Minimum 36" clear width.
    d. Handrails 34" to 38" high.
    e. Provide stairway illumination. Min. 1 foot-candle at tread run
D. State Fire Marshall approved smoke alarms (detectors) as shown must be provided. Smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement. A smoke detector shall be located in close proximity to stairways when sleeping areas are on upper level. Detectors should sound an alarm audible in all sleeping areas of the dwelling unit which they serve. Smoke alarms shall be interconnected so that actuation of one alarm will actuate all the alarms within the individual dwelling unit.
E. Provide anti-Graffiti finish within the first 9 ft. measured from grade at exterior walls and doors.
F. Upon review if structural plans may not show non-structural framing, rough carpenter to review all architectural sheets for clear understanding of work to be included in bid.
G. Refer to reflected ceiling plans, building sections and interior elevations for furred ceilings.
H. All exterior and interior studs shall be 2 x 6 framing or multiple rows of 2 x 6(4)'s unless otherwise noted. Spacing and specifications per structural engineer.
I. As required by Current Building Code, draft stops must be provided. Enclosed spaces in stud wall, partitions and furred walls shall have fire stops at top and bottom and at mid-point in walls more than 10 feet high. Verify with structural plans.
J. Insulation: Provide R-19 Min. insulation at all exterior walls, including garage. Provide R-30 min. insulation in attic spaces. Refer to title 24 for additional requirements. Provide R-19 insulation at all interior walls and R-30 insulation between floors for sound control. Insulate around plumbing pipes.
K. Attic ventilation equal to 1/150 s.f. of attic area is required.
L. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48mm) sheet steel and shall have no openings into the garage. 406.14
M. Garage floor surface shall be of noncombustible materials or asphaltic paving materials. Garage walls and garage ceiling shall be 1-HR. Fire Rated.
N. Building shall be fully sprinkled per NFPA 13d. The Sprinkler System shall be automatic type and approved by Plumbing Division prior to installation.
N-1. Draft stop shall be provided in a concealed floor-ceiling assembly formed of combustible construction, unless the building is sprinklered with NFPA 13 sprinkler system (1000 sf between draft stops) (717.3.2.& 3).
O. Provide damp-proofing for all walls below grade that enclose usable space." Specify Research Report (RR# or ICBO#) for membrane.
P. Water Heater must be strapped to wall (Sec.507.3, UPC). (SEE DETAIL 16 SHEET A-10.5)
Q. Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.]
R. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resitant materials for shower enclosure." 91.807.1.3, 91.2406.4(5), 91.1115B.9.6,7,8
S. A corrosion resitant weep screed is required below the stucco minimum of 4" above earth or 2" above paved area 91.2506.05 (SEE DETAIL 6 & 8 SHEET A-10.5)
T. All flat roofs, decks, balconies shall slope a minimum of 2% toward drains.1506.1 & 1611
U. Provide a class A, fire-retardant flat roof and deck covering per Section 1505.1 and T1505.1. Use Enduro-Kote and Enduro-Flex Kote by "Enduro Products, Inc.". Class "A" fire retardant walking deck and roof covering. LARR # 25261. (SEE SHEET A-RR01) △1
V. 20 minutes Fire Rated Door (Solid core tight fitting), Self-Clossing and Self-Latching Device. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786 (SEE SHEET A-RR01)
W. 90 minutes Fire Rated Door (Solid core tight fitting), Self-Clossing and Self-Latching Device. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786 (SEE SHEET A-RR01)
X. 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.
Y. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1). Comply w/ VHFHZ requirements.
Z. Based on City maps, this project is located within Very High Fire Hazard Severity Zone (VHFHSZ). It shall Comply with requirements of Materials, systems & construction methods of Chapter 7A and Chapter 72. Read VHFHSZ Supplemental Notes on sheet A-N02.

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CONSULTING ARCHITECTS & ENGINEERS
6334 WILSHIRE BLVD. LOS ANGELES CA. 90048
TEL. (323) 651-0909 FAX (323) 655-8418

No. C013577
EXP: 10/31/21

NO.	DATE	DESCRIPTION
1	SEPT. 2020	—
2		
3		
4		
5		
6		
6		

DRAWING TITLE
SECOND FLOOR PLAN

JOB TITLE

JOB ADDRESS
1816 RIAL LANE, LOS ANGELES, CA 90077

OWNER / DEVELOPER
OZKA LLC

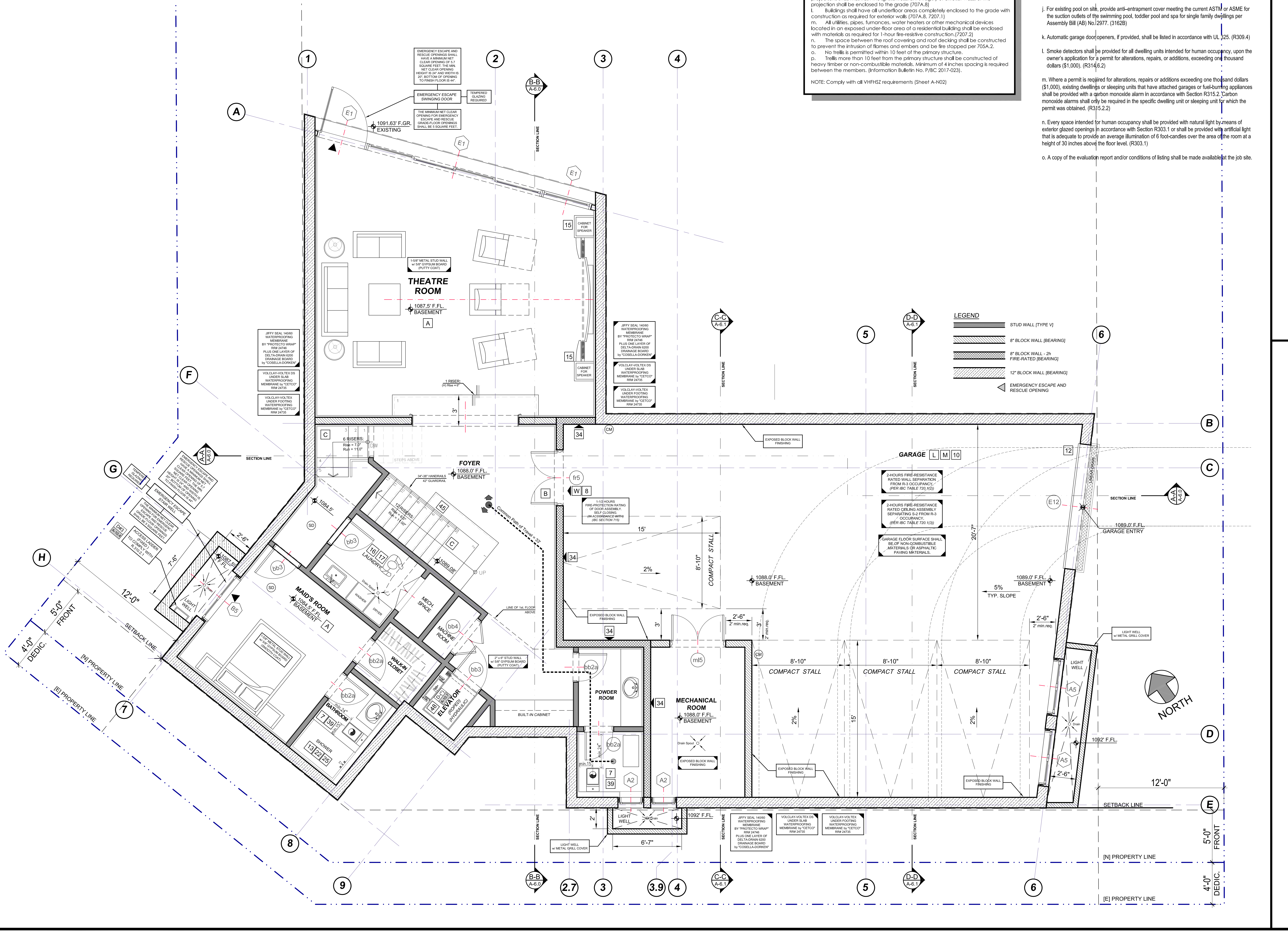
DATE
SEP. 2020

SCALE
1/4" = 1'-0"

DRAWN BY
MM, GD, EL, JL

JOB NUMBER

SHEET NUMBER
A-2.0



SUPPLEMENTAL "VHFHSZ" NOTES:

a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)
b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)
c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)
d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)
e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.5)
f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (707A.3.1)
g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)
h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulatingglass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A2 (708A.2.1)
i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 3 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASNFPA 252. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)
j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non-combustible or other approved materials per Sec.709A.3
k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignitionresistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)
l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)
m. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)
n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.
o. No trellis is permitted within 10 feet of the primary structure.
p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non-combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2017-023).

NOTE: Comply with all VHFHSZ requirements (Sheet A-N02)

2017 LARC BUILDING CODE REQUIREMENTS:

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. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).

d. 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).

e. 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).

f. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.

g. 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)

h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)

i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)

j. 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)

k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

l. 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)

m. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars ($1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.2)

n. 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)

o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

KEY NOTES

1.
2. 36" x 30" roof access hatch. (SEE DETAIL 2 & 4 SHEET A-10.7)
3. 24" x 30" attic access.
4. Attic access with pull down ladder.
5. Screened under-floor vent.
6. Under-floor access.
7. Exhaust fan capable of providing five (5) complete air changes per hour. Vent exhaust fans to outside air (See mechanical plans).
8. Provide self-closing device on Fire Rated door (see door schedule SHEET A-8.0).
9. Line of exhaust hood above: Vent to outside with remote exhaust fans. Verify venting requirements with manufacturer specifications.
10. Provide 5/8" type "X" gypsum board on all garage walls, ceiling, posts and beams supporting dwelling and shall extend from top of concrete to, and including garage ceiling.
11. Fire blocking shall be installed at: (708.2.1)
    a.) Concealed space between stair stringers at top and bottom run.
    b.) At openings around vents,pipes,ducts, chimneys (non-combustible materials).
    c.) At openings between attic and chimneys chase for factory built chimneys;
12. For garage door opener, push button shall be pre-wired before gypsum board is installed.
13. 12" x 12" minimum access panel to bathtub trap connection with slip joints (94-B UPC): Solid trap at tubs without access panels must be provided.
14. Electrical sub panel: See electrical plans.
15. Built in cabinetry.
16. Washer: Recessed hot and cold water and drain standpipe must be provided. Floor drain under washer must also be provided.
17. Dryer: Weather hood vent with damper to outside air at roof must be provided. The vent duct shall be min. 4" dia. smooth galv. metal and is limited to 14'-0" with two elbows.
18. Water softener.
19. F.A.U. with night setback thermostat and summer fan switch: Combustion air vent and condensation line to outside air must be provided. If required, provide 20" plywood platform for unit (verify location with mechanical plans). See title 24 for size and model.
20. Gas fired hi-recovery water heater/ storage tank with circulating pump and R-5 insulation: Verify with title 24. For lateral support in the event of an earthquake, secure to wall framing with metal straps at top and bottom. For water softener, provide plumbing loops. Note: Provide 18" min. high wood platform with 5/8" type "X" gypsum board finish. (SEE DETAIL 16 SHEET A-10.5)
21. Phone panel: All lines to be home run.
22. Tub/ shower with stone on walls to ceiling height.
23. Shower with stone on walls to ceiling height: Shower pan shall be hot mopped with 4" built up dam.
24. Provide tempered glass shower enclosure - See specifications.
25. Soap and shampoo niche.
26. Built-in whirlpool tub: Deck, skirt and splash must be provided. As required, provide wood framed platform with access to equipment. Electrical sub-contractor shall provide electrical supply and connections as required.
27. Steam shower - Mr. Steam model no. MS Super II: Enclosure shall be tempered glass with hopper window above door. (Finish ceiling with same material as walls and slope 0" per 1'-0"). Install steam unit per MRF. recommendations.
28. Pre-fabricated fireplace unit: ISOKERN 46" fireplace and chimney system by EARTHCORE INDUSTRIES, RR# 25483. Fuel gas and loose key valve must be provided. Approved spark arrestor at chimney termination must also be provided. Provide combustion air intake as required and glass enclosures at all fireplaces. Provide approved spark arrestor at chimney termination. (SEE SHEET A-10.8)
29. Metal firebox with herringbone brick pattern & Selkirk metalbestos #SSII flue system built in accordance with the structural plans. Provide combustion air as required. Provide fuel gas with loose key valve. Provide glass enclosures at all fireplaces. Provide approved spark arrestor at chimney termination. (SEE SHEET A-10.11)
30. Verify with owner if "Instant-hot" dispenser and water filtration system shall be provided.
31. Provide purified cold water supply line to ice-maker with recessed shut off valve. Verify with manufacturer.
32. **Cooking Pot filler faucet, (Location: Kitchen).**
33. 1-hour fire-resistance-rated wall separating U from R-3 occupancy (per IBC T 720.1(2)).
34. 2-hours fire-resistance-rated wall separating S-2 from R-3 occupancy (per IBC T 720.1(2)). 2-hours fire-resistance-rated floor/ceiling assembly separating S-2 from R-3 occupancy (per IBC Table 720.1(3)).
35. Archway/doorway above (See elevations).
36. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786
38. Decorative niche. Verify owner's requirements.
39. Provide 15" minimum between the center of water closet to any side wall and 24" clear space in front.
40. Porvide spark arrester in chimneys of all fire places w/ openings not to exceed 1/2 inches. Fire code section 1109.7 and U.B.C. section 6403.5 & section 3102.3.8 U.B.C. section (max. 1/2 inch screen).
41.
42. ~~Wet bar should NOT include any of the following items: natural gas outlet, 220 AC el.outlet, double sink, bar sink exceeding one sq.foot, hot water line, refrigerator exceeding 10 cub.f., garbage disposal, dishwasher, device designed for cooking or heating of food, total counter space exceeding 10 sq. feet. Counter finish per owner's requirements.~~
43. Built-in shelving. verify with owner's.
44.
45. Provide 42" guardrails with less than 4" clear spacing between intermediate rails when the walking surface is higher than 30" above adjacent grade.
46. Tempered Glass "T"
47.
48. Elevator Requirements: Ensure that pit depth and overhead clearance is in accordance with ASME A17.1 requirements. Separate mechanical permit is required for elevator.

GENERAL FLOOR PLAN NOTES

A. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 & 1205.3). Every space intended for human occupancy shall be provided with natural ventilation by means of openable exterior wall openings not less than 4% of floor area. Mechanical ventilating systems may be permited under Section 1204.3).
B. Entry/exit door must open over a landing not more than 0.5" below the threshold. If the door does NOT swing over the landing, landing shall be not more than 7.75" below the threshold. Landing at a door shall have a length measured in the direction of travel of no less than 36".
C. Stairways dimensions and construction:
    a. Maximum 7.75" & Minimum 4" rise - Minimum 10" run. (SEE DETAIL 1,2 & 3 SHEET A-10.3)
    b. Minimum 6'-8" vertical headroom at tread nosing.
    c. Minimum 36" clear width.
    d. Handrails 34" to 38" high.
    e. Provide stairway illumination. Min. 1 foot-candle at tread run
D. State Fire Marshall approved smoke alarms (detectors) as shown must be provided. Smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. Smoke detectors shall be located in each sleeping room and hallway or area giving access to a sleeping room, and on each story and basement. A smoke detector shall be located in close proximity to stairways when sleeping areas are on upper level. Detectors should sound an alarm audible in all sleeping areas of the dwelling unit which they serve. Smoke alarms shall be interconnected so that actuation of one alarm will actuate all the alarms within the individual dwelling unit.
E. Provide anti-Graffiti finish within the first 9 ft. measured from grade at exterior walls and doors.
F. Upon review if structural plans may not show non-structural framing, rough carpenter to review all architectural sheets for clear understanding of work to be included in bid.
G. Refer to reflected ceiling plans, building sections and interior elevations for furred ceilings.
H. All exterior and interior studs shall be 2 x 6 framing or multiple rows of 2 x 6(4)'s unless otherwise noted. Spacing and specifications per structural engineer.
I. As required by Current Building Code, draft stops must be provided. Enclosed spaces in stud wall, partitions and furred walls shall have fire stops at top and bottom and at mid-point in walls more than 10 feet high. Verify with structural plans.
J. Insulation: Provide R-19 Min. insulation at all exterior walls, including garage. Provide R-30 min. insulation in attic spaces. Refer to title 24 for additional requirements. Provide R-19 insulation at all interior walls and R-30 insulation between floors for sound control. Insulate around plumbing pipes.
K. Attic ventilation equal to 1/150 s.f. of attic area is required.
L. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48mm) sheet steel and shall have no openings into the garage. 406.14
M. Garage floor surface shall be of noncombustible materials or asphaltic paving materials. Garage walls and garage ceiling shall be 1-HR. Fire Rated.
N. Building shall be fully sprinkled per NFPA 13d. The Sprinkler System shall be automatic type and approved by Plumbing Division prior to installation.
N-1. Draft stop shall be provided in a concealed floor-ceiling assembly formed of combustible construction, unless the building is sprinklered with NFPA 13 sprinkler system (1000 sf between draft stops) (717.3.2.& 3).
O. Provide damp-proofing for all walls below grade that enclose usable space." Specify Research Report (RR# or ICBO#) for membrane.
P. Water Heater must be strapped to wall (Sec.507.3, UPC). (SEE DETAIL 16 SHEET A-10.5)
Q. Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.]
R. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resitant materials for shower enclosure." 91.807.1.3, 91.2406.4(5), 91.1115B.9.6,7,8
S. A corrosion resitant weep screed is required below the stucco minimum of 4" above earth or 2" above paved area 91.2506.05 (SEE DETAIL 6 & 8 SHEET A-10.5)
T. All flat roofs, decks, balconies shall slope a minimum of 2% toward drains.1506.1 & 1611
U. Provide a class A, fire-retardant flat roof and deck covering per Section 1505.1 and T1505.1. Use Enduro-Kote and Enduro-Flex Kote by "Enduro Products, Inc.". Class "A" fire retardant walking deck and roof covering. LARR # 25261. (SEE SHEET A-RR01) △1
V. 20 minutes Fire Rated Door (Solid core tight fitting), Self-Clossing and Self-Latching Device. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786 (SEE SHEET A-RR01)
W. 90 minutes Fire Rated Door (Solid core tight fitting), Self-Clossing and Self-Latching Device. GPX Door Assembly with SuperLite II-XL by "Safti First". RR# 25786 (SEE SHEET A-RR01)
X. 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.
Y. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (704A.3.1). Comply w/ VHFHZ requirements.
Z. Based on City maps, this project is located within Very High Fire Hazard Severity Zone (VHFHSZ). It shall Comply with requirements of Materials, systems & construction methods of Chapter 7A and Chapter 72. Read VHFHSZ Supplemental Notes on sheet A-N02.

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CONSULTING ARCHITECTS & ENGINEERS
6334 WILSHIRE BLVD. LOS ANGELES CA. 90048
TEL (323) 651-0909 FAX (323) 655-8418

HAROUNI
No. C 013577
EXP: 10/31/21

NO.	DATE	DESCRIPTION
△1	SEPT. 2020	

DRAWING TITLE
BASEMENT FLOOR PLAN

JOB TITLE

JOB ADDRESS
1816 RIAL LANE, LOS ANGELES, CA 90077

OWNER / DEVELOPER
OZKA LLC

DATE
SEP. 2020

SCALE
1/4" = 1'-0"

DRAWN BY
MM, GD, EL, JL

JOB NUMBER

SHEET NUMBER
A-3.0

KEY NOTES

1 - ROOF

1.1	Built-up Roofing

2 - FINISHES

2.1	Exterior Wall finish by Mertex Stucco "1 1/2 P-122"
2.2	½" x 4" Horizontal Board "Red Wood"
2.3	Concrete Finish
2.4	Stone Veneer by Coronado Stone Type: Country Castle Color: Lompoc

NOTE:
Provide anti-Graffiti finish within the first 9 ft. measured from grade at exterior walls and doors.

3 - METAL

3.1	Aluminum Framing (Doors and Windows)
3.2	Stainless Steel Railing
3.3	Steel Insulated Sectional Garage Door

4 - GLASS

4.1	Tempered Glass (Typical)
4.2	Insulated Glass
4.3	Glass Railing Panels shall be $\frac{1}{4}$" Thk. Minimum

5 - MASONRY

5.1	Block Wall
5.2	Retaining Wall

6 - LIGHTING

6.1	Illuminated Steps

SUPPLEMENTAL "VHFHSZ" NOTES:

a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)

b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)

c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)

d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)

e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.5)

f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (707A.3.1)

g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)

h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulatingglass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A2 (708A.2.1)

i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 3 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASNFPA 252. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)

j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non-combustible or other approved materials per Sec.709A.3

k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignitionresistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)

l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)

m. All utilities, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2)

n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.

o. No trellis is permitted within 10 feet of the primary structure.

p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non-combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. P/BC 2017-023).

NOTE: Comply with all VHFHSZ requirements (Sheet A-N02)

GLAZING NOTES:

1. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):

a. Fixed and operable panels of swinging, sliding and bifold door assemblies.

b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of 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:

1) Exposed area of an individual pane greater than 9 square feet.
2) Bottom edge less than 18 inches above the floor.
3) Top edge greater than 36 inches above the floor.
4) One or more walking surfaces within 36 inches horizontally of the glazing.

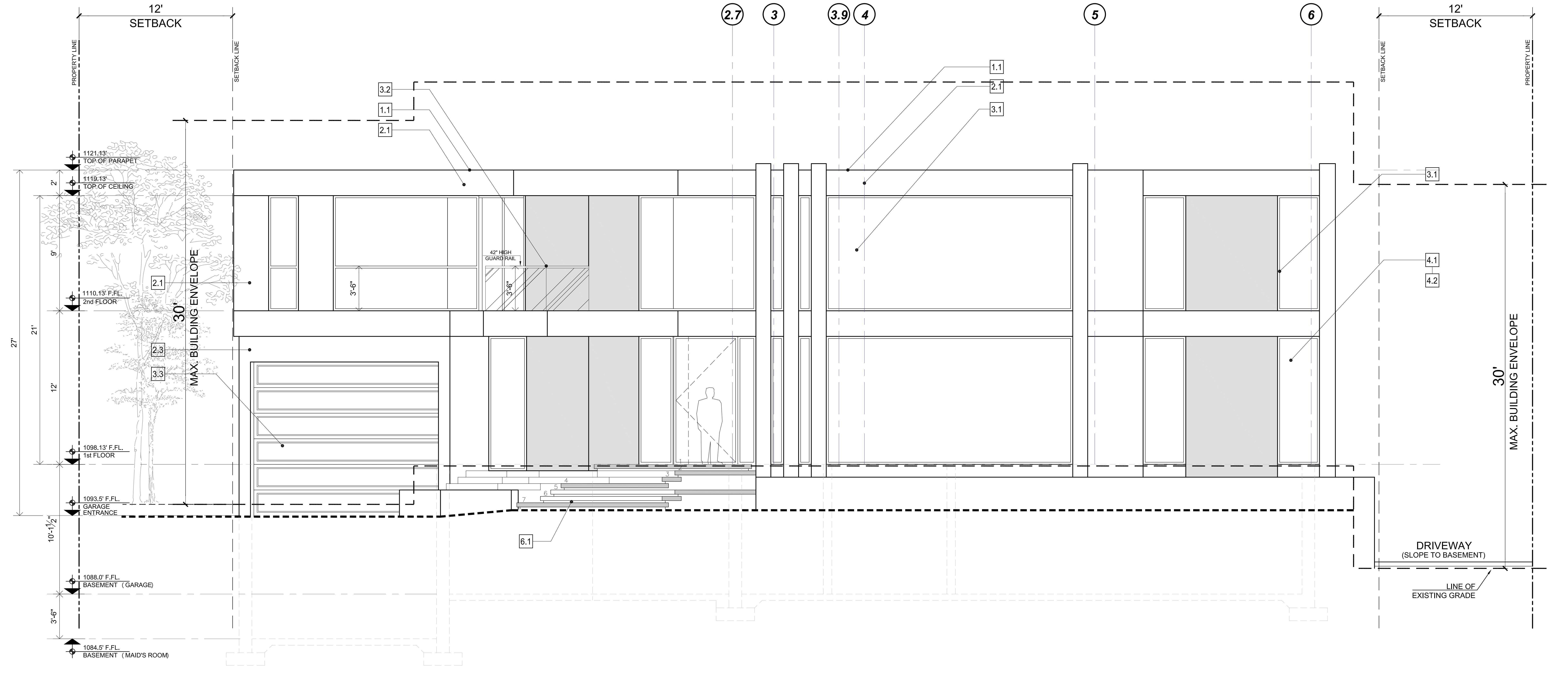
d. Glazing in railings.

e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.

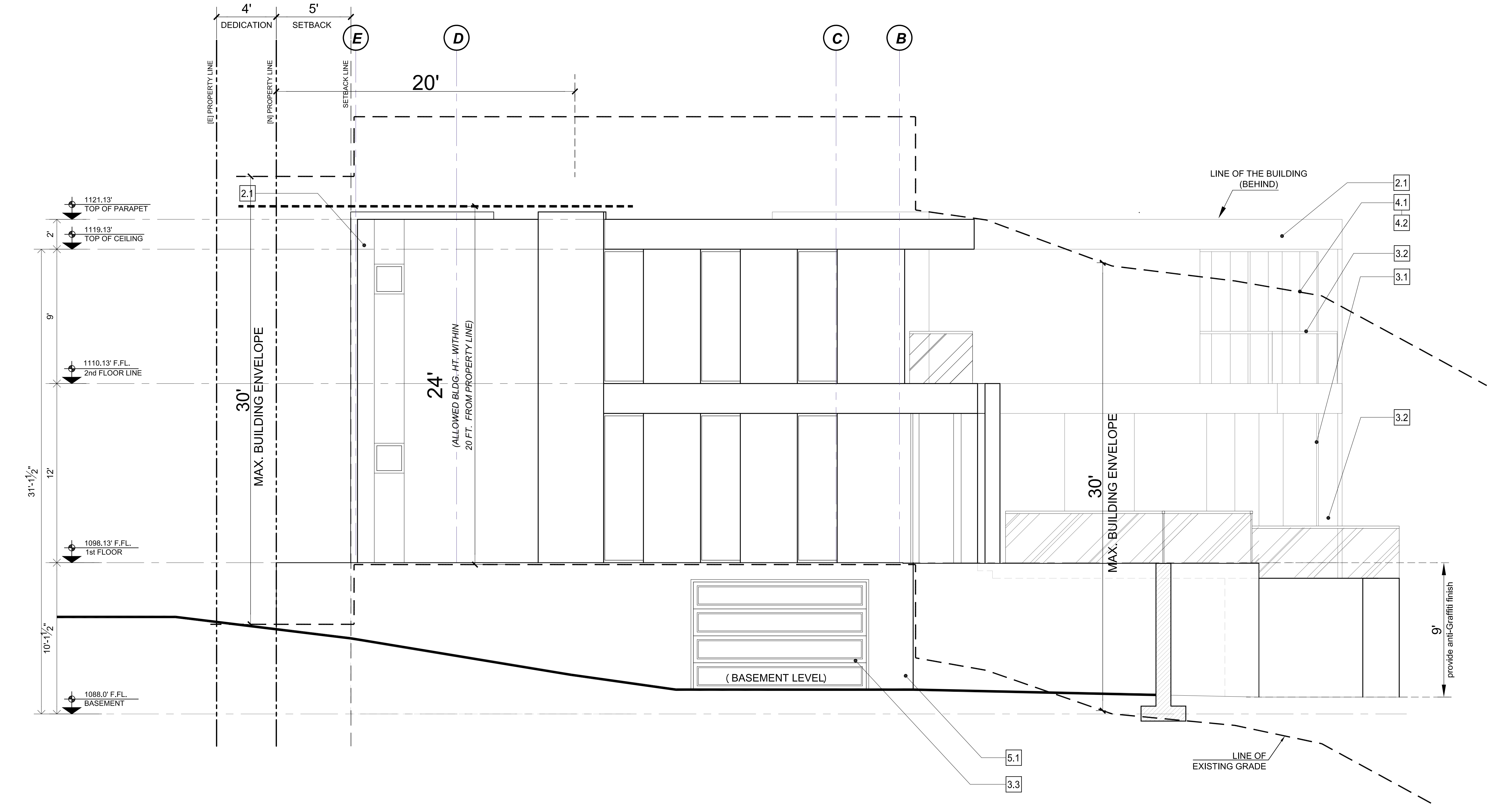
f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.

g. Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.

h. Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.


12'
SETBACK
PROPERTY LINE
SETBACK LINE
2.7
3
3.9
4
5
6
12'
SETBACK
SETBACK LINE
PROPERTY LINE
3.2
1.1
2.1
1.1
2.1
3.1
3.1
1121.13'
TOP OF PARAPET
1119.13'
TOP OF CEILING
1110.13' F.FL.
2nd FLOOR
1098.13' F.FL.
1st FLOOR
1093.5' F.FL.
GARAGE ENTRANCE
1088.0' F.FL.
BASEMENT (GARAGE)
1084.5' F.FL.
BASEMENT (MAID'S ROOM)
2'
9'
12'
21'
27'
10'-1½"
3'-6"
30'
MAX. BUILDING ENVELOPE
2.1
2.3
3.3
42" HIGH GUARD RAIL
3'-6"
3'-6"
6.1
4.1
4.2
30'
MAX. BUILDING ENVELOPE
DRIVEWAY
(SLOPE TO BASEMENT)
LINE OF EXISTING GRADE

ELEVATION SCALE: 1/4"=1'-0" SOUTH


4'
DEDICATION
5'
SETBACK
[E] PROPERTY LINE
[N] PROPERTY LINE
SETBACK LINE
E
D
C
B
20'
2.1
1121.13'
TOP OF PARAPET
1119.13'
TOP OF CEILING
1110.13' F.FL.
2nd FLOOR LINE
1098.13' F.FL.
1st FLOOR
1088.0' F.FL.
BASEMENT
2'
9'
12'
31'-1½"
10'-1½"
30'
MAX. BUILDING ENVELOPE
24'
(ALLOWED BLDG. HT. WITHIN 20 FT. FROM PROPERTY LINE)
LINE OF THE BUILDING (BEHIND)
2.1
4.1
4.2
3.2
3.1
3.2
30'
MAX. BUILDING ENVELOPE
9'
provide anti-Graffiti finish
(BASEMENT LEVEL)
5.1
3.3
LINE OF EXISTING GRADE

ELEVATION SCALE: 1/4"=1'-0" EAST

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hafco group, inc.
CONSULTING ARCHITECTS & ENGINEERS
6334 WILSHIRE BLVD. LOS ANGELES CA. 90048
TEL. (323) 651-0909 FAX (323) 655-8418

REGISTERED ARCHITECT
HAROUNI
No. C013577
EXP: 10/31/21
STATE OF CALIFORNIA

NO.	DATE	DESCRIPTION
1	SEPT. 2020	—
2		
3		
4		
5		
6		
6		

DATE SEP. 2020	DRAWING TITLE SOUTH & EAST ELEVATIONS
SCALE 1/4" = 1' - 0"	JOB TITLE
DRAWN BY MM, GD, EL, JL	JOB ADDRESS 1816 RIAL LANE, LOS ANGELES, CA 90077
JOB NUMBER	OWNER / DEVELOPER OZKA LLC

SHEET NUMBER
A-5.0

KEY NOTES

1 - ROOF

1.1	Built-up Roofing

2 - FINISHES

2.1	Exterior Wall finish by Mertex Stucco "1 1/2 P-122"
2.2	½" x 4" Horizontal Board "Red Wood"
2.3	Concrete Finish
2.4	Stone Veneer by Coronado Stone Type: Country Castle Color: Lompoc

NOTE:
Provide anti-Graffiti finish within the first 9 ft. measured from grade at exterior walls and doors.

3 - METAL

3.1	Aluminum Framing (Doors and Windows)
3.2	Stainless Steel Railing
3.3	Steel Insulated Sectional Garage Door

4 - GLASS

4.1	Tempered Glass (Typical)
4.2	Insulated Glass
4.3	Glass Railing Panels shall be $\frac{1}{4}$" Thk. Minimum

5 - MASONRY

5.1	Block Wall
5.2	Retaining Wall

6 - LIGHTING

6.1	Illuminated Steps

SUPPLEMENTAL "VHFHSZ" NOTES:

a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505)

b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3)

c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4)

d. (Roof) (Attic)(Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3)

e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.5)

f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (707A.3.1)

g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1)

h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulatingglass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A2 (708A.2.1)

i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1 3 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASNFPA 252. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3)

j. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non-combustible or other approved materials per Sec.709A.3

k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignitionresistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8)

l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1)

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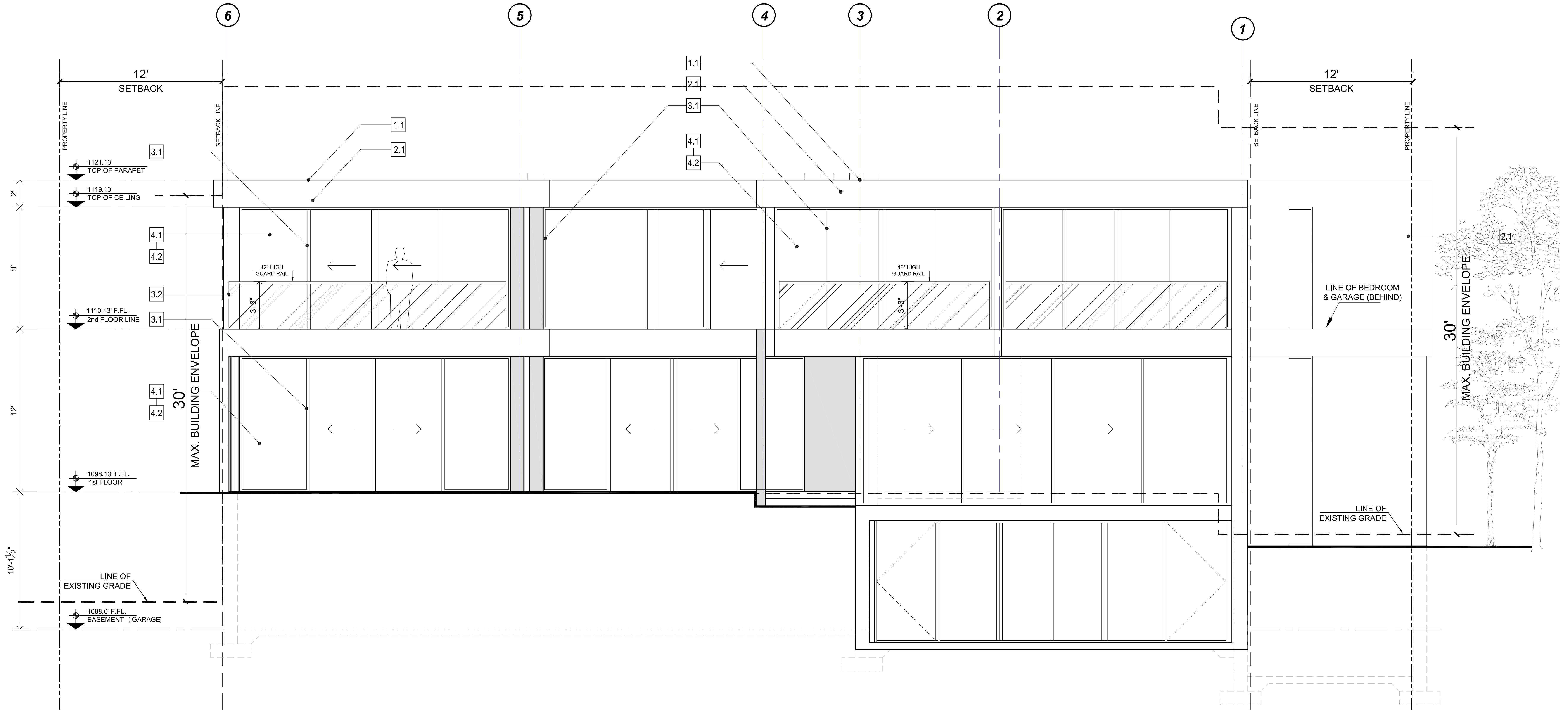
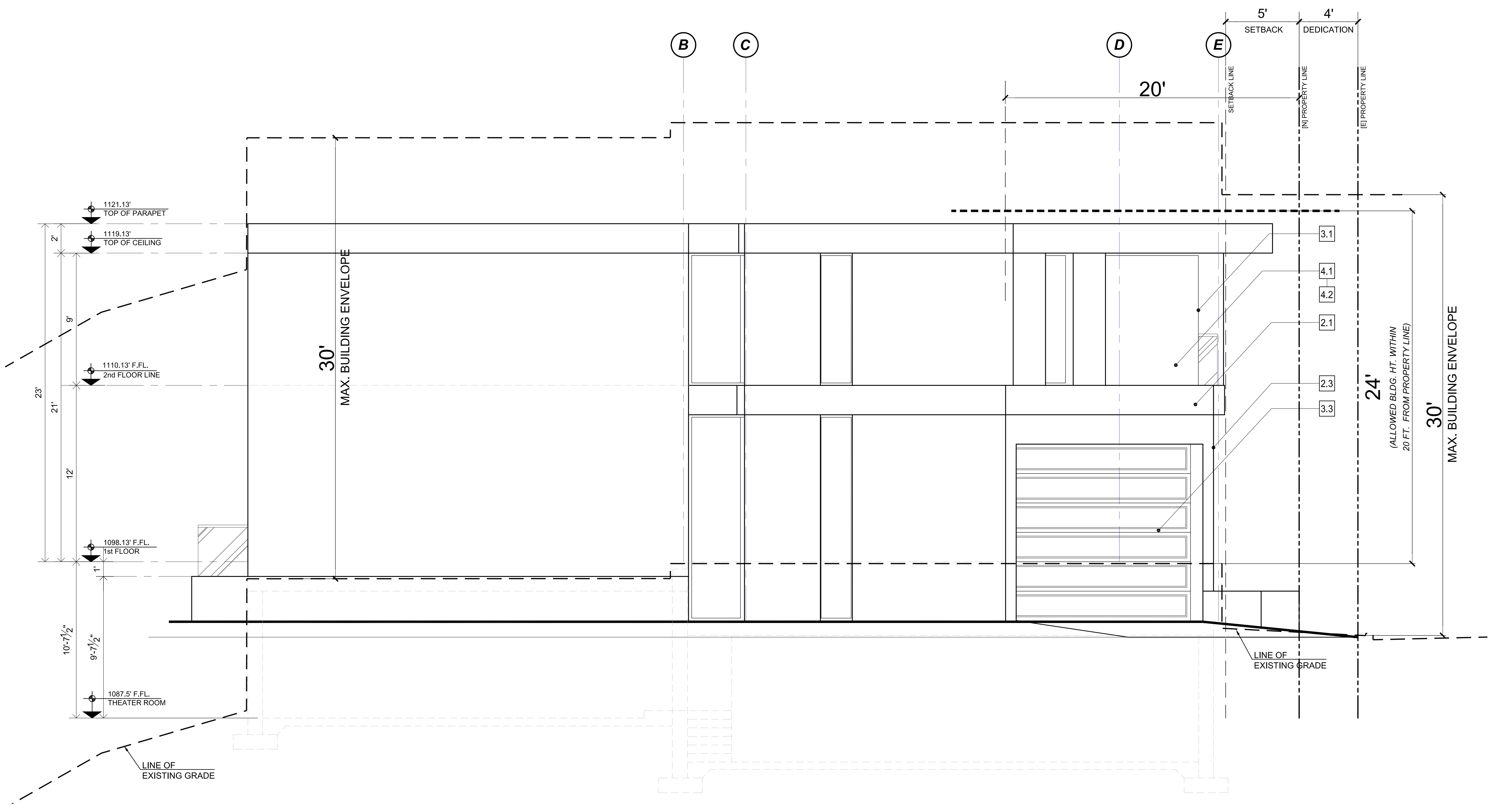

6
5
4
3
2
1
12'
SETBACK
PROPERTY LINE
SETBACK LINE
1121.13'
TOP OF PARAPET
1119.13'
TOP OF CEILING
1110.13' F.FL.
2nd FLOOR LINE
1098.13' F.FL.
1st FLOOR
1088.0' F.FL.
BASEMENT (GARAGE)
2'
9'
12'
10'-1½"
30'
MAX. BUILDING ENVELOPE
LINE OF
EXISTING GRADE
1.1
2.1
3.1
4.1
4.2
3.2
42" HIGH
GUARD RAIL
3'-6"
LINE OF BEDROOM
& GARAGE (BEHIND)
12'
SETBACK
SETBACK LINE
PROPERTY LINE
30'
MAX. BUILDING ENVELOPE
LINE OF
EXISTING GRADE

ELEVATION NORTH

SCALE: 1/4"=1'-0"


B
C
D
E
5'
SETBACK
4'
DEDICATION
SETBACK LINE
[N] PROPERTY LINE
[E] PROPERTY LINE
20'
1121.13'
TOP OF PARAPET
1119.13'
TOP OF CEILING
1110.13' F.FL.
2nd FLOOR LINE
1098.13' F.FL.
1st FLOOR
1087.5' F.FL.
THEATER ROOM
2'
9'
12'
21'
23'
1'
9'-7½"
10'-7½"
30'
MAX. BUILDING ENVELOPE
3.1
4.1
4.2
2.1
2.3
3.3
24'
(ALLOWED BLDG. HT. WITHIN
20 FT. FROM PROPERTY LINE)
30'
MAX. BUILDING ENVELOPE
LINE OF
EXISTING GRADE
LINE OF
EXISTING GRADE

ELEVATION WEST

SCALE: 1/4"=1'-0"

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TEL. (323) 651-0909 FAX (323) 655-8418

HAROUNI
NO. C013577
EXP: 10/31/21

NO.	DATE	DESCRIPTION
1	SEPT. 2020	—
2		
3		
4		
5		
6		
6		

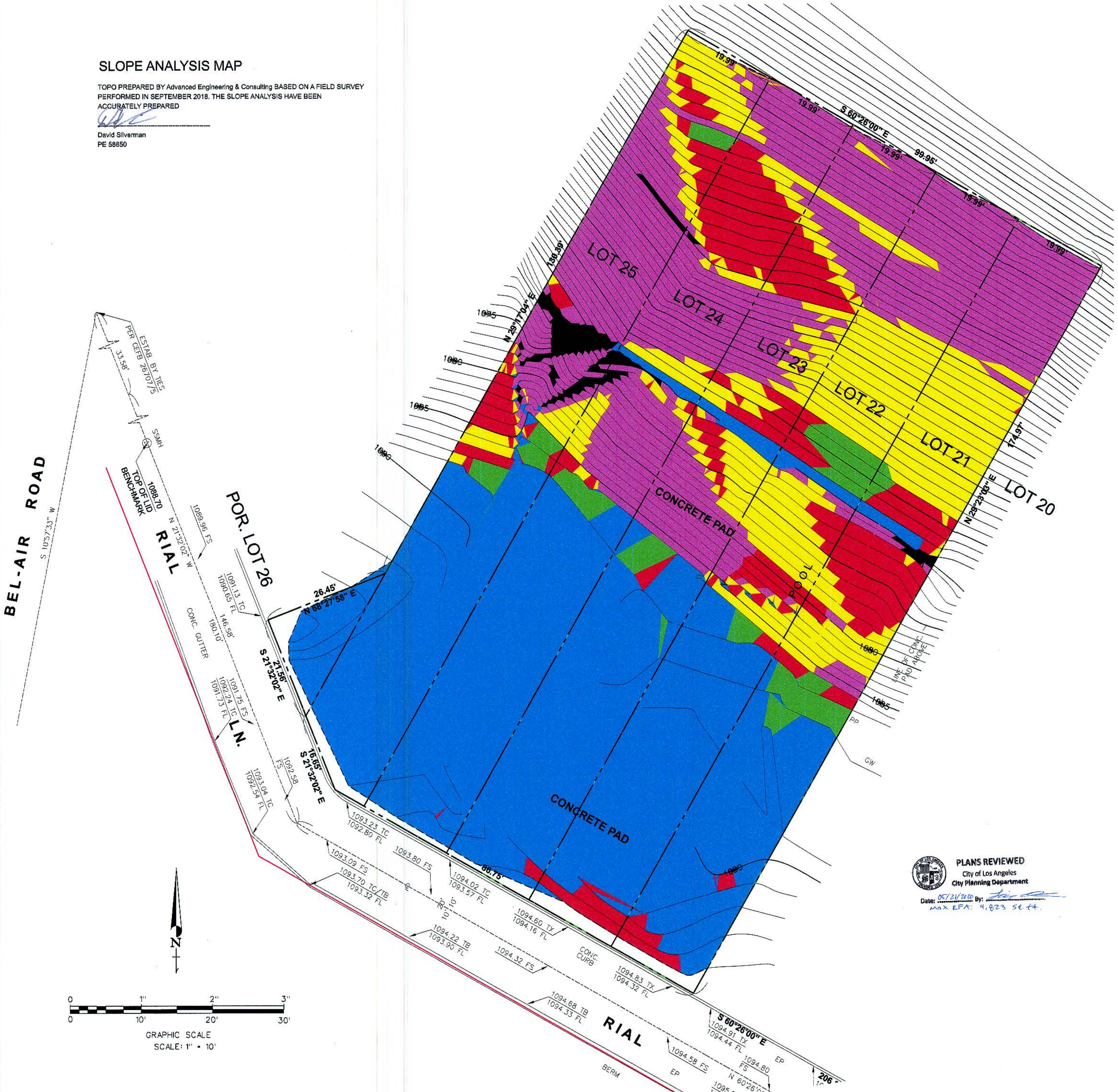
DATE SEP. 2020	DRAWING TITLE WEST AND NOTH ELEVATIONS
SCALE 1/4" = 1' - 0"	JOB TITLE
DRAWN BY MM, GD, EL, JL	JOB ADDRESS 1816 RIAL LANE, LOS ANGELES, CA 90077
JOB NUMBER	OWNER / DEVELOPER OZKA LLC

SHEET NUMBER
A-5.1

SLOPE ANALYSIS MAP

TOPO PREPARED BY Advanced Engineering & Consulting BASED ON A FIELD SURVEY PERFORMED IN SEPTEMBER 2018. THE SLOPE ANALYSIS HAVE BEEN ACCURATELY PREPARED

David Silverman
PE 58650


LOT 25
LOT 24
LOT 23
LOT 22
LOT 21
LOT 20
POR. LOT 26
CONCRETE PAD
POOL
CONCRETE PAD
BEL-AIR ROAD
RIAL LN.
RIAL
S 60°26'00" E
99.95'
19.99'
N 29°17'04" E
136.59'
174.91'
N 29°23'03" E
26.45'
N 68°27'58" E
S 21°32'02" E
21.56'
S 21°32'02" E
16.65'
86.75
ESTAB. BY TIES
PER CEFB 29707/5
33.58'
S 10°57'33" W
N 21°32'02" W
146.58'
1088.70
TOP OF LID
BENCHMARK
CONC. GUTTER
CONC. CURB
BERM
EP
GW
PP
1085
1080
1090
1095
206
N
GRAPHIC SCALE
SCALE: 1" = 10'
0
1"
2"
3"
0
10'
20'
30'

PLANS REVIEWED
City of Los Angeles
City Planning Department
Date: 05/21/2020 By:
max RFA: 4,823 sq. ft.

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

SECTION I. Name Applicant(s) / Property Owner(s):______
Address:______ Phone Number:______

SECTION II. Project Address: 1816 RIAL LN
Lot:____ Tract: 1033 APN: 4371 - 002 - 005

Proposed Project Description: (describe proposed work in detail)
Single-Family Home

SECTION III. Circle the Zone of the project site in Table 1 or Table 2 and complete Worksheet 1.

Table 1 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2a]

Slope Bands (%)	R1	RS	RE9	RE11	RE15	RE20	RE40	RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) [Table 12.21 C.10-2b]

Slope Bands (%)	R1H1	R1H2	R1H3	R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 Hillside Area Maximum Residential Area Formula [Table 12.21 C.10-2c]

(A)	(B)		(C)		(D)
Slope Bands (%)	Lot Area within each Slope Band (sq. ft.) From survey/contour map.		FAR From the Zone circled in Table 1 or Table 2		Maximum Residential Floor Area* allowed within each Slope Band
0 - 14.99	8710	X	0.35	=	3049
15 - 29.99	825	X	0.30	=	248
30 - 44.99	2014	X	0.25	=	504
45 - 59.99	2528	X	0.20	=	506
60 - 99.99	3437	X	0.15	=	516
100 +	167	X	0.00	=	0
Maximum Residential Floor Area					4823

* Residential Floor Area shall be calculated as defined in LAMC Section 12.03.

April 3, 2017 Page 2 of 3

Department of Building and Safety / City Planning
Slope Analysis and Maximum Residential Floor Area Verification Form

I David Silverman, the licensed professional Land Surveyor or Registered Civil Engineer in the
(Print Name)
State of California (License Number: 58650, Expiration Date: 12-31-20), Certify that all of the above information is correct.

Signature: Date: 7 MAY 2020

SECTION IV. (To be completed by City Planning Staff)

Approved Maximum Residential Floor Area for the property listed below: 4,823 (sq. ft.)

Property Information:

Lot: 151 Tract: BEL-AIR M B 113-9/17

Assessor Parcel number: 4362 013 008

City Planning's Staff:

2 Sets of Slope Analysis Maps Stamped and Signed Yes ☒ No ☐

Name (Please Print): Louis Ortega

Signature: Date: 05/21/2020

Notes: max RFA: 4,823 sq. ft.
surveyor noted total lot area as max RFA

PLANS REVIEWED
City of Los Angeles
City Planning Department
Date: 05/21/2020 By:

April 3, 2017 Page 3 of 3

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

LOT 21, 22, 23, 24 & 25
OF BLK 152
TRACT NO. 1033
MB 18 PG 86/87

ADDRESS

1816 RIAL LANE
LOS ANGELES. CA 90077

ACCESSOR PARCEL NO.
4371-002-005

🟦	00.00 %
🟩	15.00 %
🟥	30.00 %
🟨	45.00 %
🟪	60.00 %
🟧	100.00 %

Survey Date:
SEPTEMBER 12, 2018

DAVID SILVERMAN
No. 58650
CIVIL

SHEET 1 OF 1