BREVOORT RESIDENCE
NEW CONSTRUCTION PROJECT
237 E. MONTREAL ST.
LOS ANGELES, CA 90293

PROJECT SUMMARY

Construction: TYPE V-B
Occupancy: R-3/ U
Zoning: R1-1
Baseline Hillside Ord.: No
Community Plan Area: None
Specific Plan: Coastal Bluffs
Fire Sprinklers: Yes NFPA 13D
Fire Zone: None

Legal Description:
APN: 4116-012-004
Tract: TR 8557
Lot: 37
Block: 17

Owner: Justin Brevoort
Phone: (000) 000- 0000

Property Address:
237 E. Montreal St
Los Angeles, Ca 90293

Architect
BRIAN ARTHUR NOTEWARE
2800 28th St. #160
Santa Monica, CA 90405
(310) 452 - 5444

Project Description:
NEW CONSTRUCTION MULTI LEVEL SINGLE FAMILY RESIDENCE W/ ATTACHED GARAGE. PROPOSED ATTACHED LOWER LEVEL 2-STORY ADU

Building Code Building Area Summary:

Garage Area (U)	484 SF
Basement Floor Area (R-3)	509 SF
First Floor Area (R-3)	307 SF
Second Floor Area (R-3)	1,225 SF
Third Floor Area (R-3)	1,153 SF
Fourth Floor Area (R-3)	N/A
Covered Area (R-3)	329 SF
Total Floor Area (R-3)	3523 SF
Total Main House Area (R-3)	2,452 SF
Total ADU Area (R-3)	742 SF

Residential Floor Area Summary:

First Floor Area (R-3)	307 SF
Second Floor Area (R-3)	1,225 SF
Third Floor Area (R-3)	1,153 SF
ADU Area	(-742 SF)
Ceiling Area Over 14 Feet	373 SF
Garage Areas	484 SF (-200 SF)
Covered Patio Areas	329 SF
Total Site Residential Floor Area	2,929 SF
Allowable Residential Floor Area ....: 3x 2,129 (Buildable Area)	= 6387 S.F.

Lot Area/ Coverage:
Existing Lot Area: 3,456.2 SF

Height:
Maximum Height: 50'
Proposed Height: 49'-11"

Parking:
Required: 2
Provided: 2

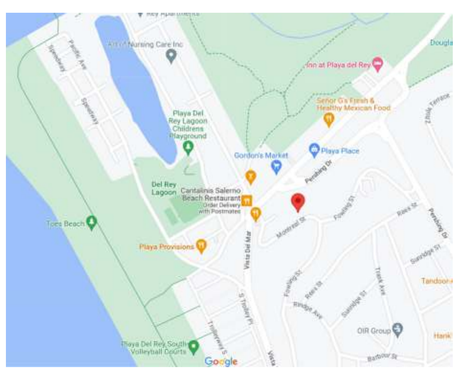
TABULATIONS
NTS

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS:

2023 LARC & 2023 LABC
2023 LA GREEN CODE
2023 LA PLUMBING CODE
2023 LA MECHANICAL CODE
2023 LA ELECTRICAL CODE

APPLICABLE CODES
NTS

SHEET INDEX
NTS



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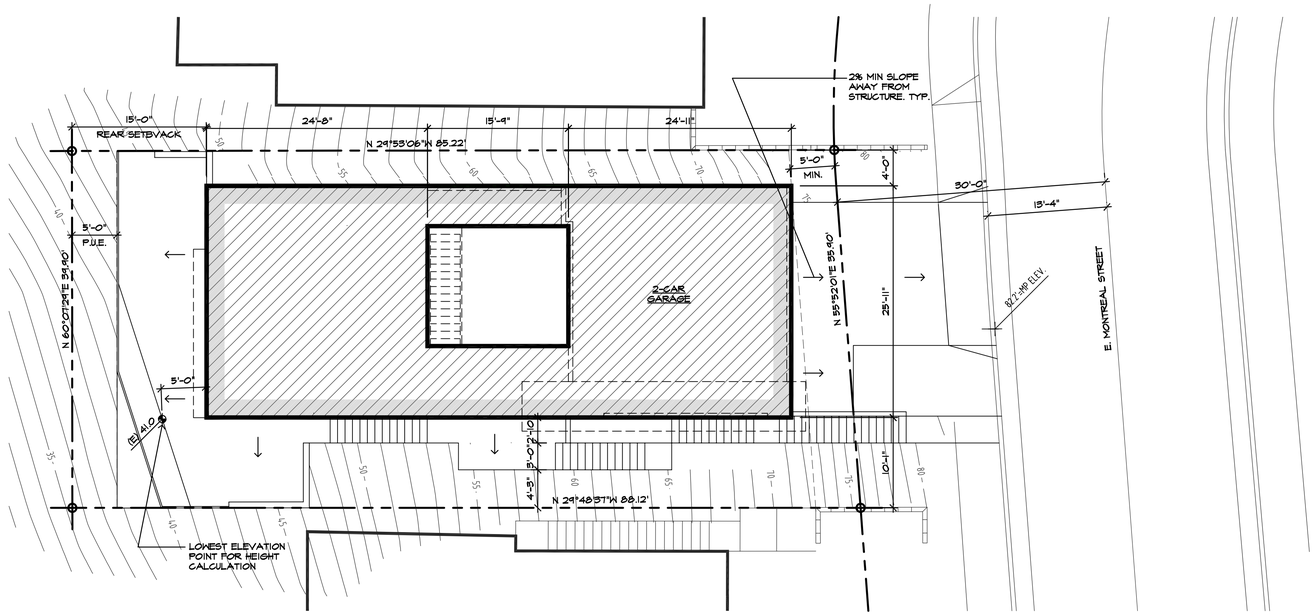
NOTE:
THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULLBOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF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

IGG PRODUCT NOTE:
A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE



SITE PLAN
1/8" = 1'-0"

BRIAN NOTEWARE AIA
ARCHITECT INC.
2800 28TH ST. # 160 SANTA MONICA, CA 90405
PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470
ARCHITECTURE • ENGINEERING
PLANNING • DEVELOPMENT

SHEET TITLE: TITLE SHEET & SITE PLAN
JOB NO:
DATE:
DRAWN BY:
REVISIONS:

JUSTIN BREVOORT
(000) 000 - 0000
237 E MONTREAL ST.
LOS ANGELES, CA 90293

LICENSED ARCHITECT
BRIAN ARTHUR NOTEWARE
C 21514
REN. 6-30-26
STATE OF CALIFORNIA

A-1

SC Series

SC24/36

The power of Digital TDT® Moisture sensors integrated with SC series controllers redefines water conservation and precision irrigation forever.

Features:

- Sensor-mode operation automatically adjusts to weather conditions to save water
- Non-volatile program memory maintains configuration information even if power and batteries fail
- Easy installation of sensors using existing valve wires
- Conventional wiring of valves. (One wire per valve +common)
- Supports 0 to 24/36 soil moisture sensors with sensor sharing, so multiple zones can be controlled by a single sensor
- Watering day schedules include Custom, Every Day, Odd Day, Even Day, and Every n[th] day watering; where n may range from 2 to 31 days)
- Zone stacking ensures all zones will eventually irrigate though start times may overlap
- Soil moisture sensor thresholds can be set from 1% to 99% water content per unit volume
- Programmable valve delay allows slow-closing valves time to turn off completely
- Valve test mode rapidly checks the valve current of all zones
- Cycle & Soak Feature prevents runoff by putting down water in short bursts
- Programmable pauses (up to 6) for calendar events
- Multiple zone watering (1-4) simultaneously
- Seasonal water budget for timed zones
- Optional flow meter interface available

Model Number:24 Zones, ACC-CON-SC24
36 Zones, ACC-CON-SC36

The SC24 and SC36 controllers incorporate cutting edge moisture sensing technology to prevent over-watering. The SC series employs Acclima Digital TDT® moisture sensors with many easy-to-use features for optimum irrigation efficiency.

The controller operates based on soil moisture measured by Acclima Digital TDT™ moisture sensors. Programs are set similar to traditional timers; however, the SC Series only waters if the plants need it. Each zone can be set to one of two modes of operation" as a sensor controlled zone, or timed zone. The SC24/36 easily accommodates both drip zones and spray zones.

The SC24/36 has the ability to set, maintain and monitor and desired moisture level. During the hot-test part of the year the controller may irrigate daily. Then when the temperature cools, or in the event of a rainstorm, the controller prevents zones from watering until the moisture level in the ground falls below the preset moisture threshold. Multiple zones can water simultaneously as Acclima's fplow control optimizes the use of the system's water source.

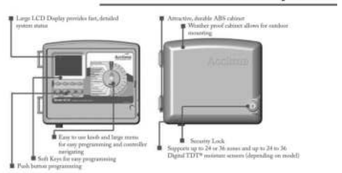
Acclima, Inc., 2260 East Commercial Street, Meridian, ID 83642
Toll Free: 866-887-1470 Fax: 208-887-6368
www.acclima.com
Rev. 03/10

Acclima
Closed Loop Irrigation Systems

SC Series

SC24/36

SC24 & SC36 Irrigation Controller



Operating Specifications:

- Six programmable pause events
- Calendar/Clock compensates for leap years
- Four independent timed programs with six start times each. Start time resolution of one minute.
- Each soil moisture sensor added to the system also adds a sensor program to the system with six start times each. (Up to 40 programs possible in total)
- Supports rain/wind/freeze sensor inputs
- Flow meter support monitors water use and pipe condition
- Multi-zone watering of up to four zones simultaneously
- Walk around test mode operates each zone for a programmed amount of time
- Pause mode suspends controller operation
- Optional recover watering after power failure
- Water budget available for timer programs
- Programmable rain delay for 0-14 days for timer programs
- Zone runtime settings in 1-minute increments from 0-18 hours
- Manual zone and program starts
- Master valve terminal always operates for each zone
- Separate pump start terminal is programmable by zone
- Adaptable to the TRC Commander radio, and EICON radio through a separate DCI adaptor

Electrical Specifications:

- Input: 115VAC +/-10% 60Hz Output: 24VAC, 2.0A
- Over-current detector automatically detects loads exceeding 2.1 Amps RMS
- Battery Backup uses two AA Alkaline batteries to power the internal clock. Battery life is approximately two months of continuous operation without power. Battery failure affects the internal clock only, other configuration information is non-volatile
- Electrical surge Protection:
  - Input: Three level Transient Voltage Suppressor plus GDT
  - Common wires: Three level 5000A GDT to earth ground
  - Each Terminal: GDT
  - Earth Ground Terminal: Up to #6 copper wire for diverting electrical surges to a ground rod

Physical Specifications:

Width: 12 1/4" (31.0cm)
Height: 10" (25.4cm)
Depth: 5 7/8" (14.9cm)

EverGuard Extreme® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, ASTM D6878, Title 24 Compliant, Miami-Dade County Approved, Florida Building Code Approved, ENERGY STAR® Qualified.*

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard Extreme® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) [0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	305 lbf x 290 lbf (454 x 432.1 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	150 lbf (223.5 kg/m) (membrane failure)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	65 lbf x 130 lbf (96.85 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
Reflectivity (white) Initial/Aged	ASTM C1549	N/A	0.833/0.73
Emissivity (white) Initial/Aged	ASTM C1371	N/A	0.84/0.91
Weather Resistance	ASTM G155/D6878	10,080 kj/(m² · nm) at 340 nm	>46,000 kj/(m² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	128 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	21.5 mil (Nominal)
Guarantee			
Up to 30 years			

*ENERGY STAR® only valid in the USA

Product Data

Roll Size — Note: Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.

Colors	Full Size Roll	Full Roll Weight	Half Roll Size	Half Roll Weight
White	10' x 100' (3.05 x 30.5 m) (1,000 sq. ft. (92.9 sq.m))	322 lbs. (146 kg)	5' x 100' (1.52 x 30.5 m) (500 sq. ft. (46.5 sq.m))	162 lbs. (73.5 kg)
	8' x 100' (2.44 x 30.5 m) (800 sq. ft. (74.3 sq.m))	257.6 lbs. (117 kg)	4' x 100' (1.21 x 30.5 m) (400 sq. ft. (37.1 sq.m))	128 lbs. (58.4 kg)

Note: Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded.

Storage — Store rolls on their sides on pallets or shelving in a dry area.

Safety Warning — Membrane rolls are heavy. Position and install by at least two people.

GAF — Quality You Can Trust... From North America's Largest Roofing Manufacturer™

gaf.com

14. Any pool or spa heating system or equipment shall: *110.4*
    a. A thermal efficiency that complies with the Appliance Efficiency Regulations
    b. Have a readily accessible on-off switch, mounted on the outside of the heater that allows shutting off the heater without adjusting the thermostat setting.
    c. Not utilize electric resistance heating.
    d. Have a cover for outdoor pools or spas that have a heat pump or gas heater.
    e. Have a permanent, easily readable, and weatherproof instruction card that gives instructions for the energy efficient operation of the pool or spa heater and for the proper care of pool or spa water when a cover is used.
    f. Have at least 36 inches of pipe installed between the filter and heater or dedicated suction and return lines, or built-in or built-up connections shall be installed to allow for the future addition of solar heating equipment.
    g. Have directional inlets for the pool or spa that adequately mix the pool water.
    h. A time switch or similar control mechanism shall be installed as part of a pool water circulation control system that will allow all pumps to be set or programmed to run only during the off-peak electric demand period and for the minimum time necessary to maintain the water in the condition required by applicable public health standards.
15. Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft2 of window area, 0.3 cfm/ft2 of door area for residential doors, 0.3 cfm/ft2 of nonresidential single door area, and 1.0 cfm/ft2 of nonresidential double door area. *110.6(a)1*
16. Fenestration products shall be rated in accordance with NFRC 100 for U-factor, NFRC 200 for SHGC, and VT or use the applicable default value. Fenestration products shall have a temporary label, for manufactured fenestration products and exterior doors, a temporary label certificate approved by the supervisory entity (NFRC) meets the requirements of this section. When Component Modeling Approach is used and for site-built fenestration products, a label certificate approved by the supervisory entity (NFRC) meets the requirements of this section 10-111(a)1. 110.6(a)2, 110.6(a)3, 110.6(a)4, 110.6(a)5
17. Field-fabricated fenestration products and exterior doors, other than unframed glass doors and fire doors, shall be caulked between the fenestration products or exterior door and the building, and shall be weatherstripped. *110.6(b)*
18. Joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration. *110.7*
19. Insulation shall be certified by Department of Consumer Affairs, Bureau of Electronic and Appliance Repair, Home Furnishing and Thermal Insulation that the insulation conductive thermal performance is approved pursuant to the California Code of Regulations, Title 24, Part 12, Chapter 12-13, Article 3, "Standards for Insulating Material." *110.8(a)*
20. Urea formaldehyde foam insulation may only be used in exterior side walls, and requires a four-mil-thick plastic polyethylene vapor barrier between the urea formaldehyde foam insulation and the interior space in all applications. *110.8(b)*
21. Insulating material shall be installed in compliance with the flame spread rating and smoke density requirements of the CBC. *110.8(c)*
22. Insulation installed on an existing space conditioning duct, it shall comply with Section 604.0 of the CMC. *110.8(d)3*
23. External insulation installed on an existing unfired water storage tank or on an existing back-up tank for a solar water-heating system, it shall have an R-value of at least R-12, or the heat loss of the tank surface based on an 80°F water-air temperature difference shall be less than 6.5 Btu per hour per square foot. *110.8(d)2*

E. RESIDENTIAL NOTES

1. A masonry or factory-built fireplace shall have the following: *150.0(e)*
    a. Closeable metal or glass doors covering the entire opening of the firebox;
    b. A combustion air intake to draw air from the outside of the building directly into the firebox, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *(Exception: An outside combustion-air intake is not required if the fireplace will be installed over concrete slab flooring and the fireplace will not be located on an exterior wall.)*; and
    c. A flue damper with a readily accessible control.
2. Heating or cooling systems, including heat pumps, not controlled by a central energy management control system (EMCS) shall be equipped with a setback thermostat that meet the requirements of Section 110.2(c). *150.0(i)*
3. Gas or propane water heaters shall have: *150.0(n)*
    a. A dedicated 125 volt, 20 amp electrical receptacle that is within 3 feet from the water heater.
    b. A Category III or IV vent, or a Type B vent with straight pipe.
    c. Condensate drain that is no more than 2 inches higher than the base of the installed water heater, and allows natural draining without pump assistance.
    d. A gas supply line with a capacity of at least 200,000 Btu/hr
4. All pumps and pump motors installed shall be listed in the Commission's directory of certified equipment and shall comply with the Appliance Efficiency Regulations *150.0(p)1.A*
5. The minimum installed weight per square foot of any loose-fill insulation shall conform with the insulation manufacturer's labeled R-value. *150.0 (b)*
6. The minimum depth of concrete-slab floor perimeter insulation shall be 16 inches or the depth of the footing of the building, whichever is less. *150.1(c)1(1)D)*
7. Raised-floors shall be insulated such that the floor assembly has an assembly U-factor equal to or less than shown in TABLE 150.1-(A) single family or (B) multifamily *150.1(c)1.C*
8. All new buildings and additions >700 sqft shall comply with the Quality Insulation Installation (QII) requirements shown in TABLE 150.1-(A) single family or (B) multifamily. When QII is required, insulation installation shall meet the criteria specified in Reference Appendix RA3.5. *150.1(c)1.E*
9. Insulations are required for: *150.0(j)2.A*
    a. All hot water pipes from the heating source to the kitchen fixtures.
    b. All piping with a nominal diameter to or greater than 3/4 inch and less than 1 inch.
    c. The first 5 feet (1.5 meters) of hot and cold water pipes from the storage tank.
    d. All piping associated with a domestic hot water recirculation system.
    e. Piping from the heating source to storage tank or between tanks.
    f. Piping buried below grade.
10. Insulation shall be provided for water heaters as follows:
    a. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, shall be externally wrapped with insulation having an installed thermal resistance of R-12 or greater or have internal insulation of at least R-16 and a label on the exterior of the tank showing the insulation R-value. *150.0 (j)1*
11. Lighting *150.0(k)*
    a. Installed luminaires shall be classified as high-efficacy in accordance with TABLE 150.0-A.
    b. Exhaust fans shall be controlled separately from lighting systems.
    c. Luminaires shall be switched with readily accessible wall-mounted controls that permit the luminaires to be manually turned ON and OFF.
    d. Lighting installed in attached and detached garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by vacancy sensors.
    e. Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8. *EXCEPTION 1: Luminaires in closets less than 70 square feet.*
    EXCEPTION 2: Luminaires in hallways.
    f. A. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building shall be high efficacy luminaires or controlled by an occupant sensor.
    g. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting in that building shall:
        i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and
        ii. Lighting installed in corridors and stairwells shall be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors shall be capable of turning the light fully On and Off from all designed paths of ingress and egress.

C. LOW-RISE RESIDENTIAL BUILDINGS

1. Prescriptive requirement for building envelope: *TABLE 150.1-A*
    a. Provide R-(____) insulation at Roof/ Ceiling, R-(____) insulation at walls, and R-(_____) insulation at floors.
    b. Provide radiant barrier. Show details on the plans.
    c. The maximum total fenestration area shall not exceed the percent of conditioned floor area, CFA, as indicated in Table 150.1- (A) single family or (B) multifamily. *150.1(c)3B*
    d. The maximum west facing fenestration area shall not exceed the percent of CFA as indicated in Table 150.1- (A) single family or (B) multifamily. West-facing fenestration area includes skylights tilted in any direction when pitch is less than 1:12. *150.1(c)3C*
    e. Installed fenestration products shall have an area weighted average U-factor and SHGC no greater than the applicable value in Table 150.1-(A) single family or (B) multifamily and shall be determined in accordance with Section 110.6(a)2 and 110.6(a)3.
    f. Heating system types shall be installed as required in TABLE 150.1-(A) single family or (B) multifamily.
    g. All space heating and space cooling equipment shall comply with minimum Appliance Efficiency Regulations as specified in Sections 110.0 through 110.2 and meet all applicable requirements of Sections 150.0 and 150.1(c)7A.
    h. Provide Whole House Fan per section 150.1(c)12.
    i. Water-heating systems shall meet the requirements of section 150.1(c)8.
    j. Duct insulation shall meet the minimum requirements of Table 150.1-A or B
2. Replacement fenestration, where all the glazing in an existing fenestration product with a new manufactured fenestration product, shall not exceed the U-factor and SHGC requirements of Package A or as determined by performance approach. *150.1(c)*
3. When HERS field verification is required. The person(s) responsible for the Certificate(s) of Compliance shall submit the Certificate(s) for registration and return to a HERS provider data registry. The submittals to the HERS provider data registry shall be made electronically in accordance with the specifications in Reference Joint Appendix JA7. For additional information visit www.energy.ca.gov/HERS/. *10-103(b)1*

D. GENERAL NOTES

Attach the following notes to plan :

1. Compliance Information: The builder shall leave in the building, copies of the completed, signed and submitted compliance documents for the building owner at occupancy. For low-rise residential buildings, such information shall, at a minimum, include copies of all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentation submitted. *10-103(b)1*
2. Operating Information: The builder shall provide the building owner at occupancy, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices correctly and efficiently. The instructions shall be consistent with specifications set forth by the Executive Director.
    a. For residential buildings, such information shall becontained in a folder or manual which provides all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentations. This operating information shall be in paper or electronic format. *10-103(b)2*
3. Maintenance Information: The builder shall provide to the building owner at occupancy, maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. *10-103(b)3*
4. Ventilation Information: The builder shall provide to the building owner at occupancy, a description of the quantities of outdoor air that the ventilation system(s) are designed to provide to the building's conditioned space, and instructions for proper operation and maintenance of the ventilation system. *10-103(b)4*
5. All systems, equipment, appliances and building components shall comply with the applicable manufacturing, construction, and installation provisions of Sections 110.0 through 110.11 for newly constructed buildings.
6. Any appliance regulated by the Appliance Efficiency Regulations, Title 20 California Code of Regulations, Section 1601 et seq., may be installed only if the appliance fully complies with Section 1608(a) of those regulations. *110.1(a)*
7. Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use as listed in Table 3, Chapter 50 of the ASHRAE Handbook, HVAC Applications Volume. *110.3(a)1*
8. On systems that have a total capacity greater than 167,000 Btu/hr, outlets that require higher than service water temperatures as listed in the ASHRAE Handbook, Applications Volume, shall have separate instantaneous heaters, heat exchangers, or boosters to supply the outlet with the higher temperature. *110.3(c)1*
9. Service hot water systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system. *110.3(c)2*
10. Controls for service water-heating systems shall limit the outlet temperature at public lavatories to 110°F. *110.3(c)3*
11. Unfired service water-heater storage tanks and backup tanks for solar water-heating systems shall have:
    a. External insulation with an installed R-value of at least R-12, or
    b. Internal and external insulation with a combined R-value of at least R-16, or
    c. The heat loss of the tank surface based on an 80°F water-air temperature difference shall be less than 6.5 Btu/hr per square foot. *110.3 (c)4*
12. For Nonresidential, high-rise residential, and hotel/motel buildings, space conditioning systems shall meet the efficiency standards specified Section 120.2.
13. Continuously burning pilot light shall be prohibited for the following natural gas system or equipment listed below: *110.5*
    a. Fan-type central furnaces
    b. Household cooking appliances, except for household cooking appliances without an electrical supply voltage connection and in which each pilot consumes less than 150 Btu/hr
    c. Pool heaters
    d. Spa heaters
    e. Indoor and outdoor fireplaces

GREEN CODE SPECS

NTS

ENERGY NOTES

NTS

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)
2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or similar structures. (6707)
3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 - Door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. (6709.4)
4. Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. (6708)
5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (91.6709.5, 6709.7)
6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, and S occupancies). (6709.2)
7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
8. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a non-removable thumb turn which is independent of the deadlocking latch and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be separated by more than 8 inches.
9. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (91.6709.1 item 2)
10. Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. (6710)
11. Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.1
12. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)
13. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
14. In B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 5 in. but less than 48 in. shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles (6714)
15. Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. (6713)
16. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" orless, which are constructed to preclude human entry. (6715.3)
17. Other openable windows shall be provided with substantial locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)
18. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 6715.1
19. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.
20. Any release for metal bars, grills, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates or similar devices that exceeds two inches in any dimension. (91.6715.4)
21. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (91.6716)

SECURITY NOTES

NTS

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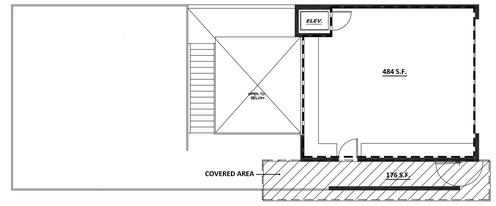
ARCHITECT INC.
2800 28TH ST., # 160 SANTA MONICA, CA 90405
PH: (310)452-6500 PH: (310)452-5444 FAX: (310)452-7470

SHEET TITLE: NOTES & INFORMATION
REVISIONS:
JOB NO:
DATE:
DRAWN BY:

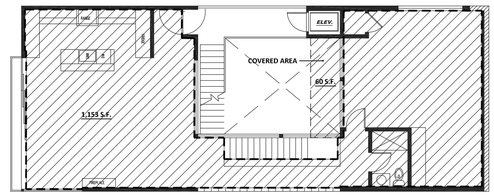
JUSTIN BREVOORT
(000) 000 - 0000
237 E MONTREAL ST.
LOS ANGELES, CA 90293

LICENSED ARCHITECT
BRYAN ARTHUR NOTEWARE
C 21514
REN. 6-30-26
STATE OF CALIFORNIA

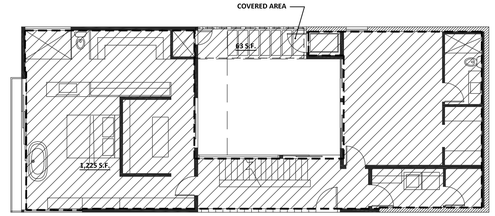
A-1.2



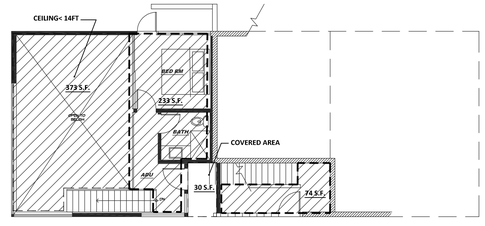
LIVABLE AREA = N/A
GARAGE AREA = 484 S.F.
CEILING < 14' = N/A
COVERED AREA = 176 S.F.



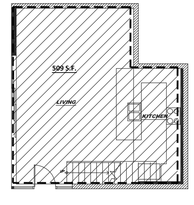
LIVABLE AREA = 1,153 S.F
CEILING < 14' = N/A
COVERED AREA = 60 S.F.



LIVABLE AREA = 1,225 S.F
CEILING < 14' = N/A
COVERED AREA = 63 S.F.



MAIN HOUSE AREA = 74 S.F
ADU AREA = 233 S.F
CEILING < 14' = 373 S.F.
COVERED AREA = 30 S.F.



ADU AREA = 509 S.F
CEILING < 14' = N/A
COVERED AREA = N/A

RFA DIAGRAM
1"=20'

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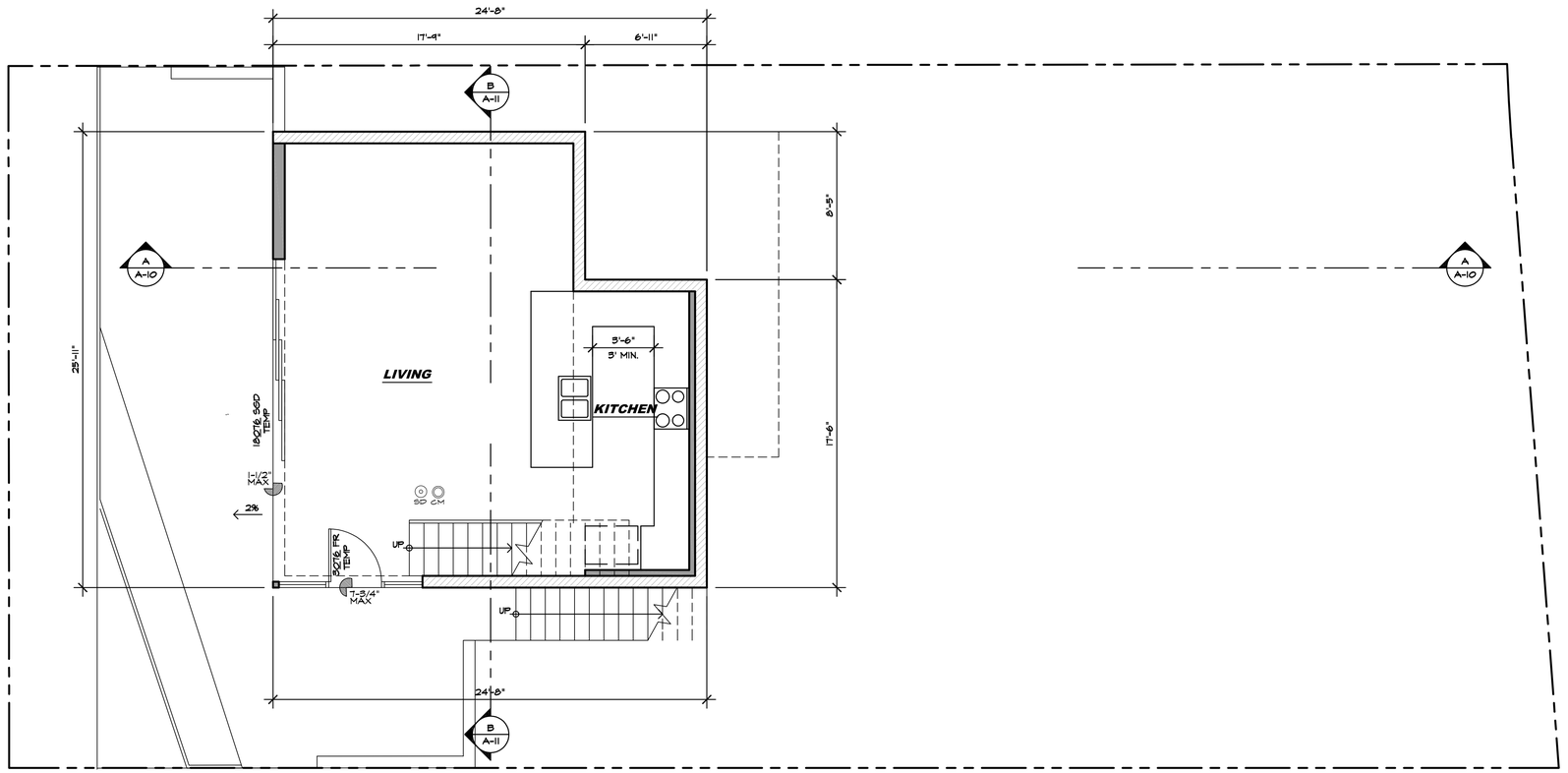

BASEMENT FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

PROPOSED WALL

EXISTING WALL TO REMAIN

MIN. 50 CFM EXHAUST FAN. DUCT TO EXTERIOR. NO DUCTLESS FANS. SEE NOTES:
A. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURERS CUT SHEET FOR FIELD VERIFICATION.
B. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY AVAILALE

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

CM CARBON MONOXIDE ALARMS:
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WHICH HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

FLOOR PLAN NOTES:

1. 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 OR STRUCTURE CONTAINING FUEL GAS PIPING.
2. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
3. PROVIDE 70 INCH MIN. HIGH NON- ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER- RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
4. WATERHEATER MUST BE STRAPPED TO WALL
5. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM
6. 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
7. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE TO EXTEND 6 FEET MIN ABOVE FINISH FLOOR
8. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
9. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
10. PROVIDE WATER RESISTANT GYP. BD. TO BATH ROOM WALLS & CEILINGS. GYPSUM (GREEN BD) MATERIAL IS NOT PERMITTED IN SHOWER COMPARTMENTS WITH TILE SURFACES
11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.
12. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS.
13. GARAGE FLOOR SURFACE SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPE TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY.
14. DUCTS PENETRATING THE WALLS OR CEILINGS SEPERATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE
15. 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.

SHOWER NOTE:
ALL SHOWERS COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN. FINISHED INTERIOR AREA OF NOT LESS THAN 1024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER DOORS SHALL SWING OUT. THE MIN. AREA AND DIMENSIONS SHALL NE MAINTAINED TO A POINT 70" ABOVE THE SHOWER DRAIN OUTLET (CPC 411.7)

NOTE:
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.

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.5.

1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE 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.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   B. BOTTOM EDGE LESS THAN 18-INCHES ABOVE THE FLOOR
   C. TOP EDGE GREATER THAN 36-INCHES ABOVE THE FLOOR
   D. ONE OR MORE WALKING SURFACES WITHIN 36-INCHES HORIZONTALLY OF THE GLAZING
4. GLAZING IN RAILINGS
5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS WHERE THE BOTTOM EDGE IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
6. 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 ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
7. 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 NOSE OF THE TREAD
8. 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.

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SHEET TITLE: PROPOSED FLOOR PLANS
JOB NO:
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REVISIONS:

JUSTIN BREVOORT
(000) 000 - 0000
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LOS ANGELES, CA 90293

LICENSED ARCHITECT
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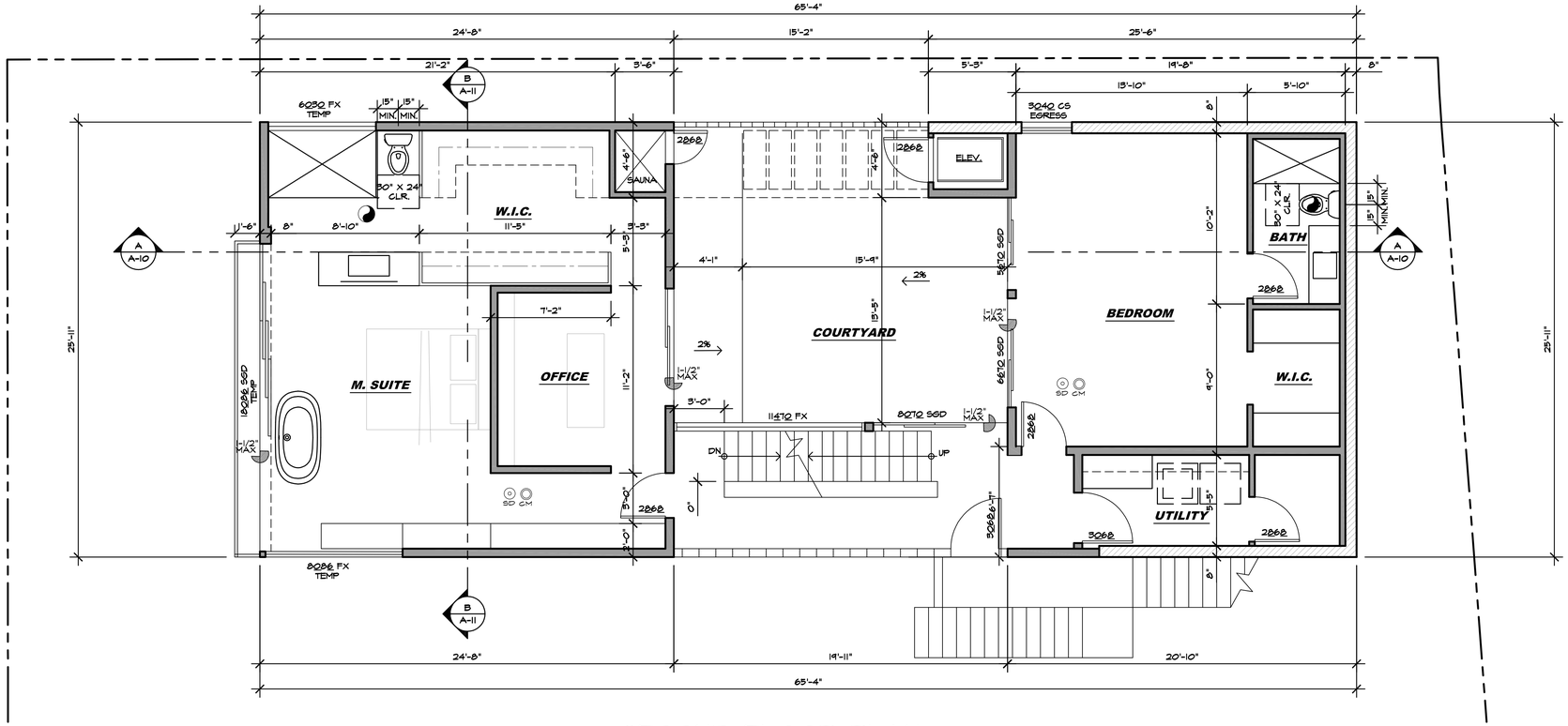
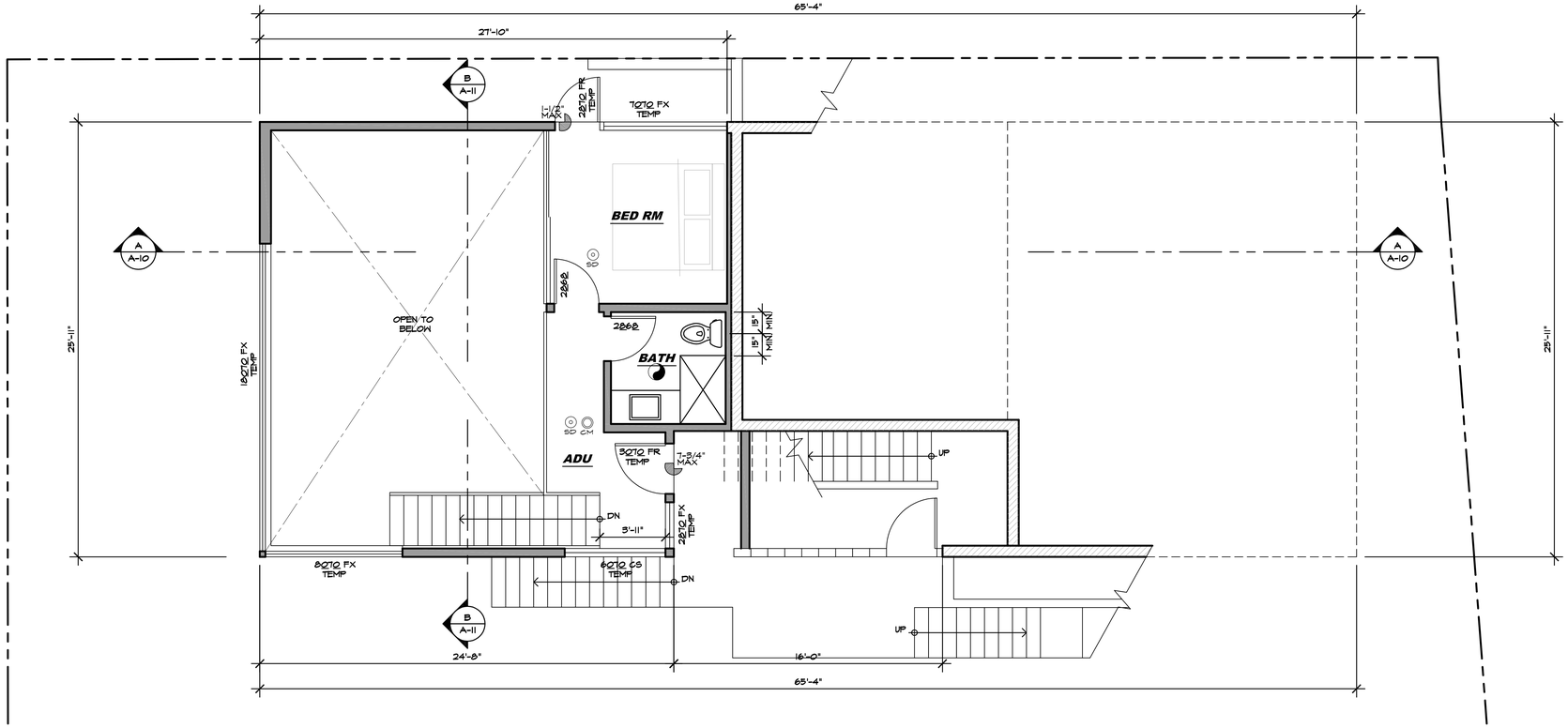


SECOND FLOOR PLAN

1/4" = 1'-0"



FIRST FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

PROPOSED WALL

EXISTING WALL TO REMAIN

MIN. 50 CFM EXHAUST FAN. DUCT TO EXTERIOR. NO DUCTLESS FANS. SEE NOTES:
A. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURERS CUT SHEET FOR FIELD VERIFICATION.
B. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY AVAILALE

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3. PROVIDE 70 INCH MIN. HIGH NON- ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER- RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
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SHOWER NOTE:

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NOTE:

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GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3.

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2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE 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.
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   C. TOP EDGE GREATER THAN 36-INCHES ABOVE THE FLOOR
   D. ONE OR MORE WALKING SURFACES WITHIN 36-INCHES HORIZONTALLY OF THE GLAZING
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5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS WHERE THE BOTTOM EDGE IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
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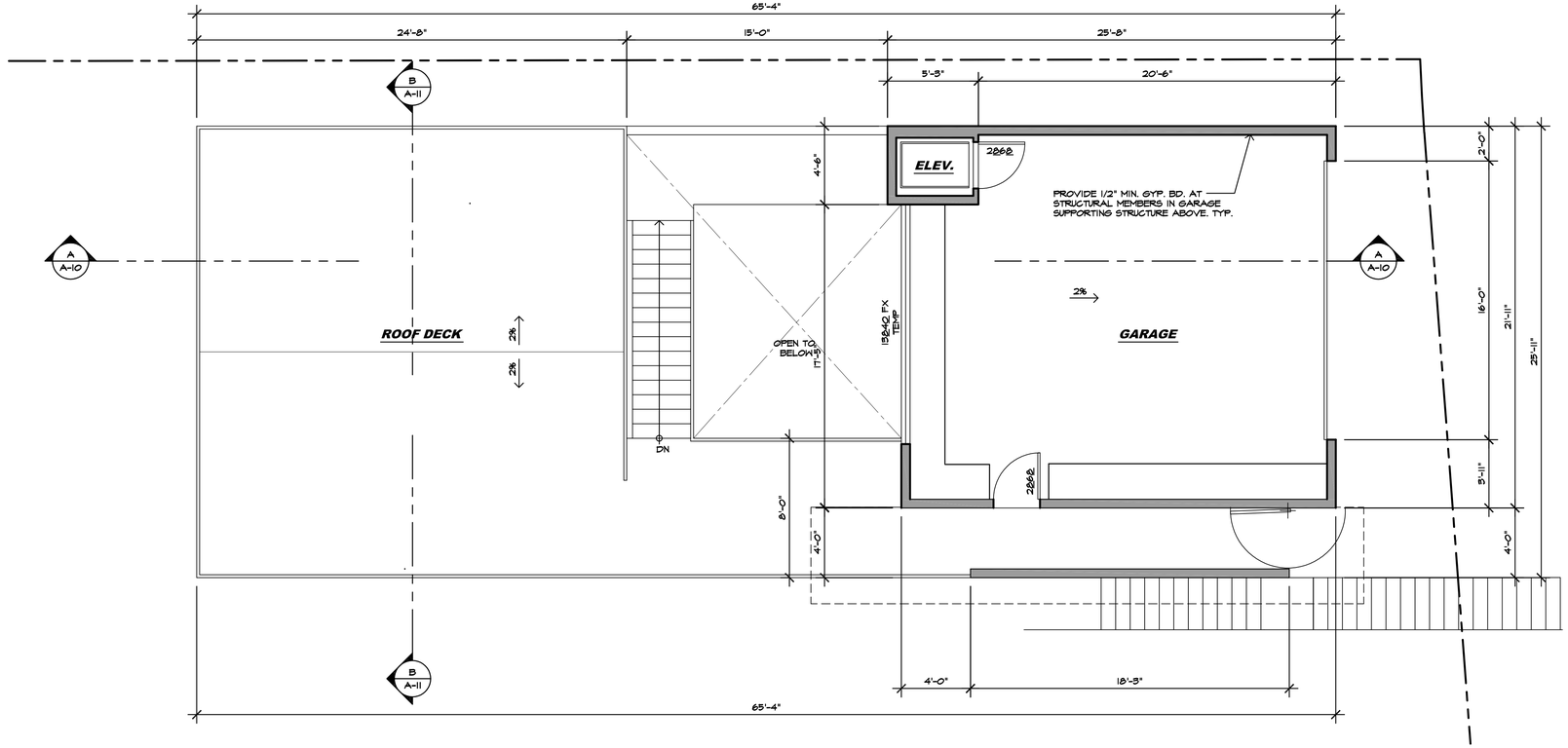
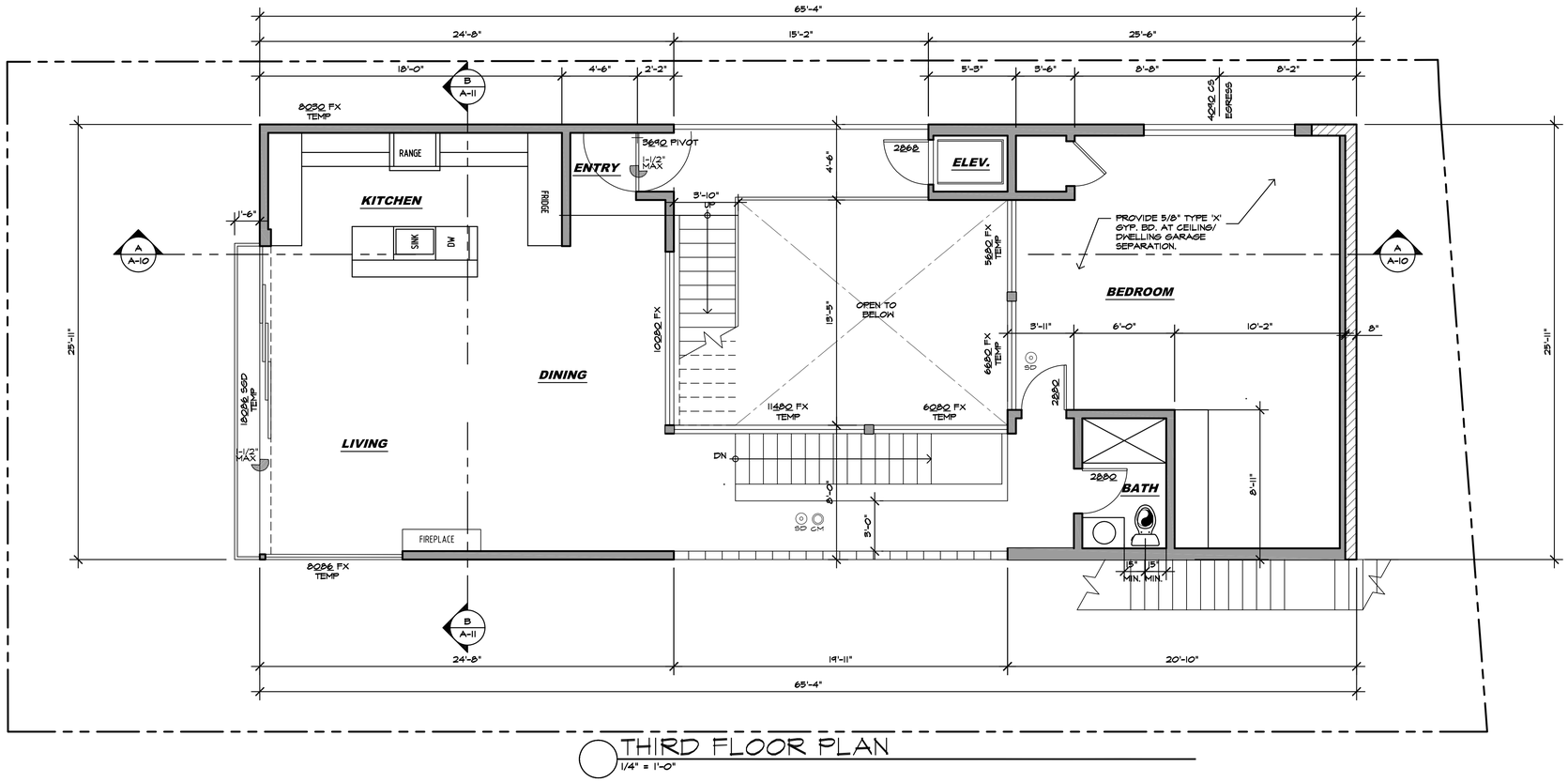


4TH FLOOR (STREET LEVEL) PLAN

1/4" = 1'-0"



THIRD FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

PROPOSED WALL

EXISTING WALL TO REMAIN

MIN. 50 CFM EXHAUST FAN. DUCT TO EXTERIOR. NO DUCTLESS FANS. SEE NOTES:
A. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO THE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURERS CUT SHEET FOR FIELD VERIFICATION.
B. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY AVAILALE

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

CO CARBON MONOXIDE ALARMS:
AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS WHICH HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARMS SHALL BE PROVIDED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

FLOOR PLAN NOTES:

1. 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 OR STRUCTURE CONTAINING FUEL GAS PIPING.
2. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
3. PROVIDE 70 INCH MIN. HIGH NON- ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER- RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
4. WATERHEATER MUST BE STRAPPED TO WALL
5. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM
6. 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
7. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWER HEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBANT SURFACE TO EXTEND 6 FEET MIN ABOVE FINISH FLOOR
8. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEGREES AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
9. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.
10. PROVIDE WATER RESISTANT GYP. BD. TO BATH ROOM WALLS & CEILINGS. GYPSUM (GREEN BD) MATERIAL IS NOT PERMITTED IN SHOWER COMPARTMENTS WITH TILE SURFACES
11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT HAS OBTAINED.
12. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS.
13. GARAGE FLOOR SURFACE SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPE TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY.
14. DUCTS PENETRATING THE WALLS OR CEILINGS SEPERATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE
15. 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.

SHOWER NOTE:
ALL SHOWERS COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN. FINISHED INTERIOR AREA OF NOT LESS THAN 1,024 SQ. IN. AND SHALL BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. SHOWER DOORS SHALL SWING OUT. THE MIN. AREA AND DIMENSIONS SHALL NE MAINTAINED TO A POINT 70" ABOVE THE SHOWER DRAIN OUTLET (CPC 411.7)

NOTE:
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.

GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3.

1. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BI-FOLD DOOR ASSEMBLIES.
2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE 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.
3. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
   A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET
   B. BOTTOM EDGE LESS THAN 18-INCHES ABOVE THE FLOOR
   C. TOP EDGE GREATER THAN 36-INCHES ABOVE THE FLOOR
   D. ONE OR MORE WALKING SURFACES WITHIN 36-INCHES HORIZONTALLY OF THE GLAZING
4. GLAZING IN RAILINGS
5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS AND SHOWERS WHERE THE BOTTOM EDGE IS LESS THAN 60-INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
6. 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 ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
7. 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 NOSE OF THE TREAD
8. 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.

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SHEET TITLE: PROPOSED FLOOR PLANS
JOB NO:
DATE:
DRAWN BY:
REVISIONS:

JUSTIN BREVOORT
(000) 000 - 0000
237 E MONTREAL ST.
LOS ANGELES, CA 90293

LICENSED ARCHITECT
BRIAN ARTHUR NOTEWARE
C 21514
REN. 6-30-26
STATE OF CALIFORNIA

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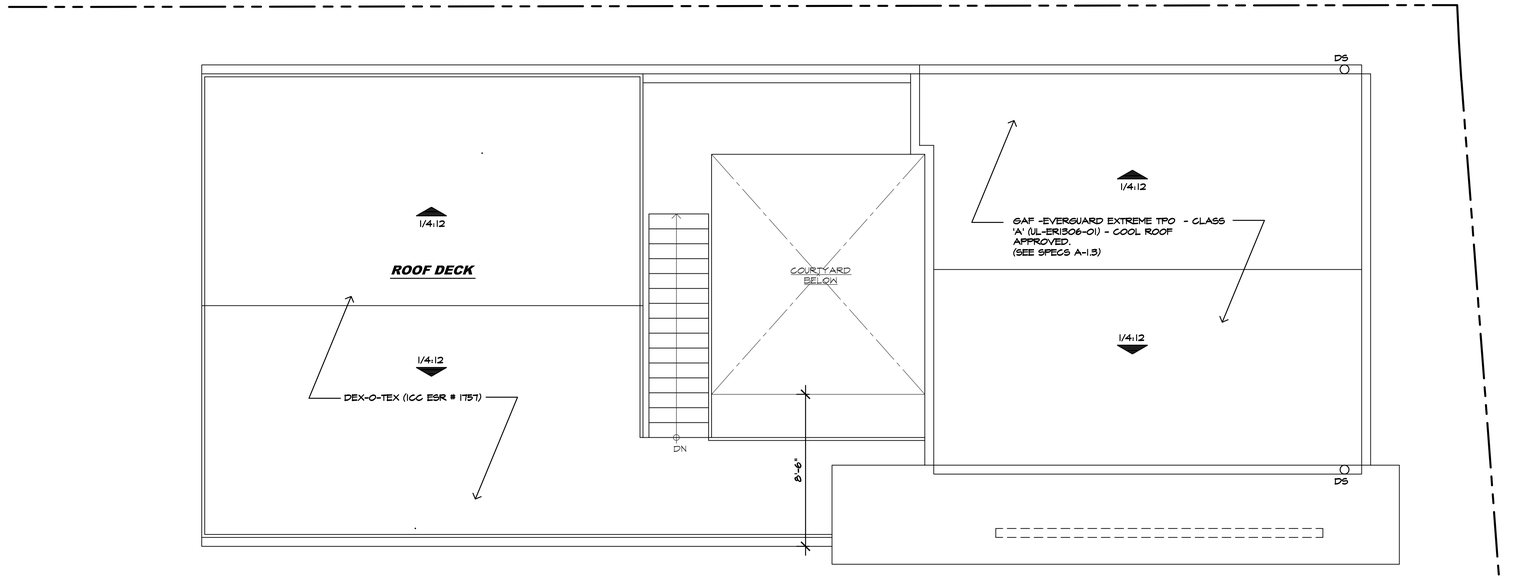

ROOF PLAN
1/4" = 1'-0"

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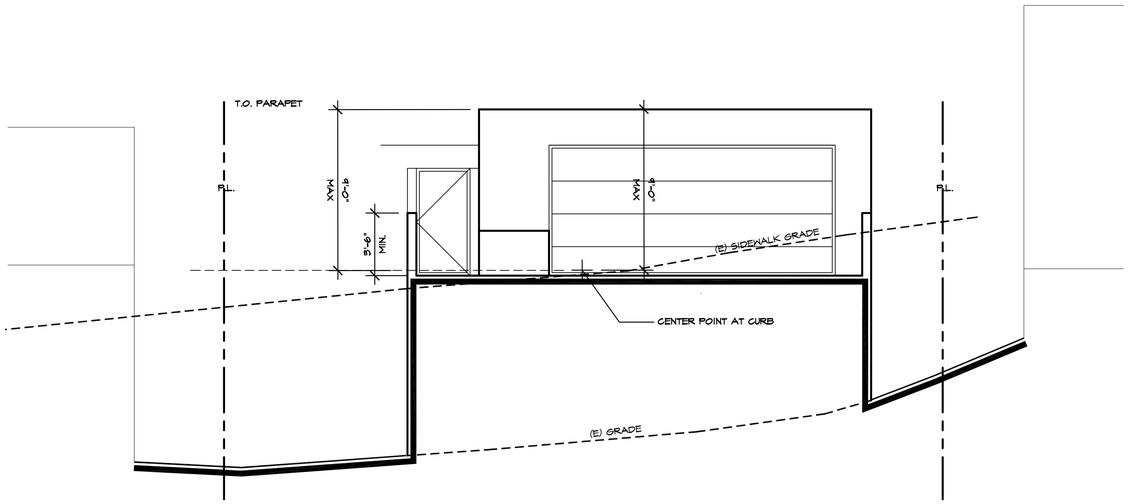
NOTES:
1. PROVIDE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

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



FRONT ELEVATION
1/4" = 1'-0"

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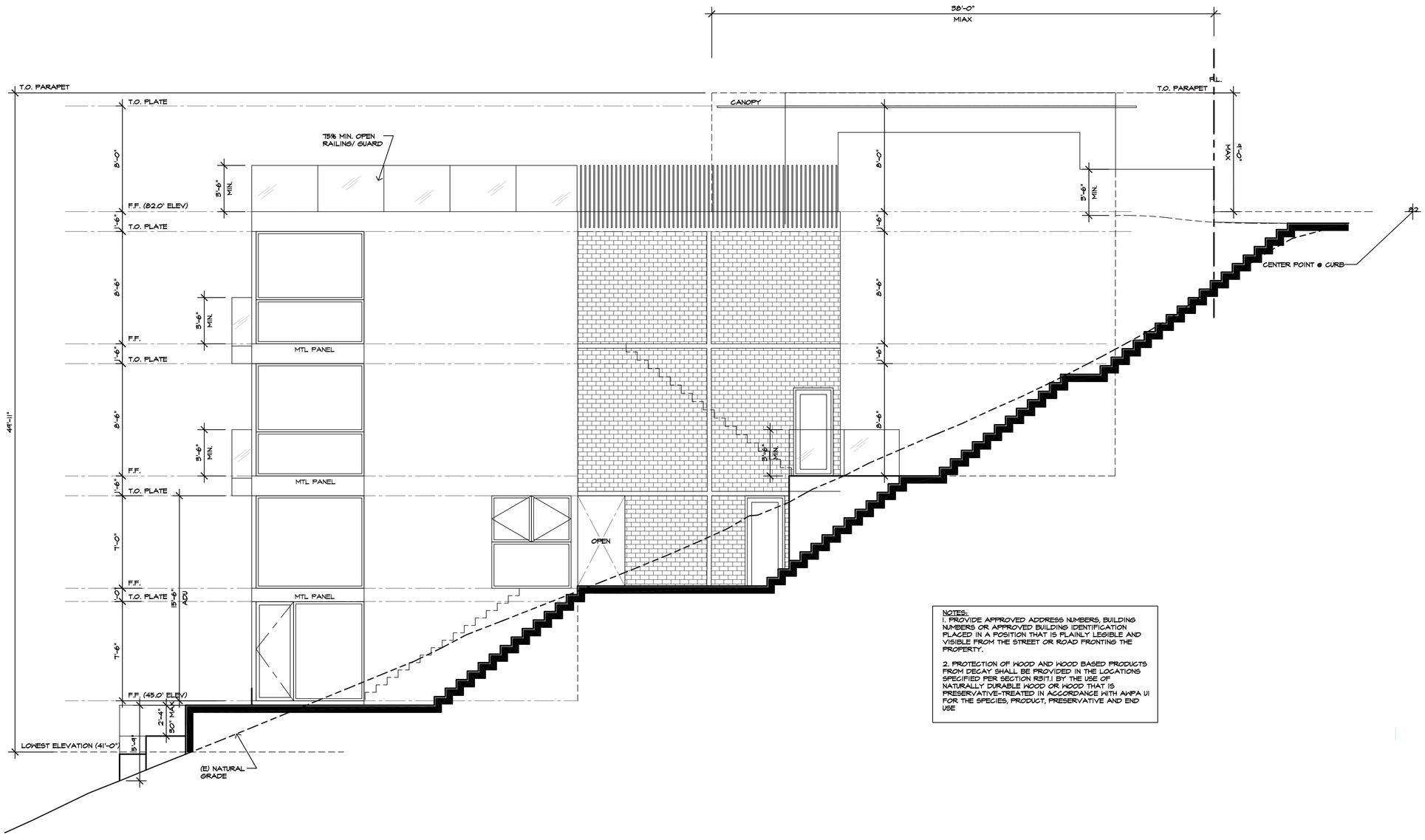

NOTES:

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

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

LEFT ELEVATION

1/4" = 1'-0"

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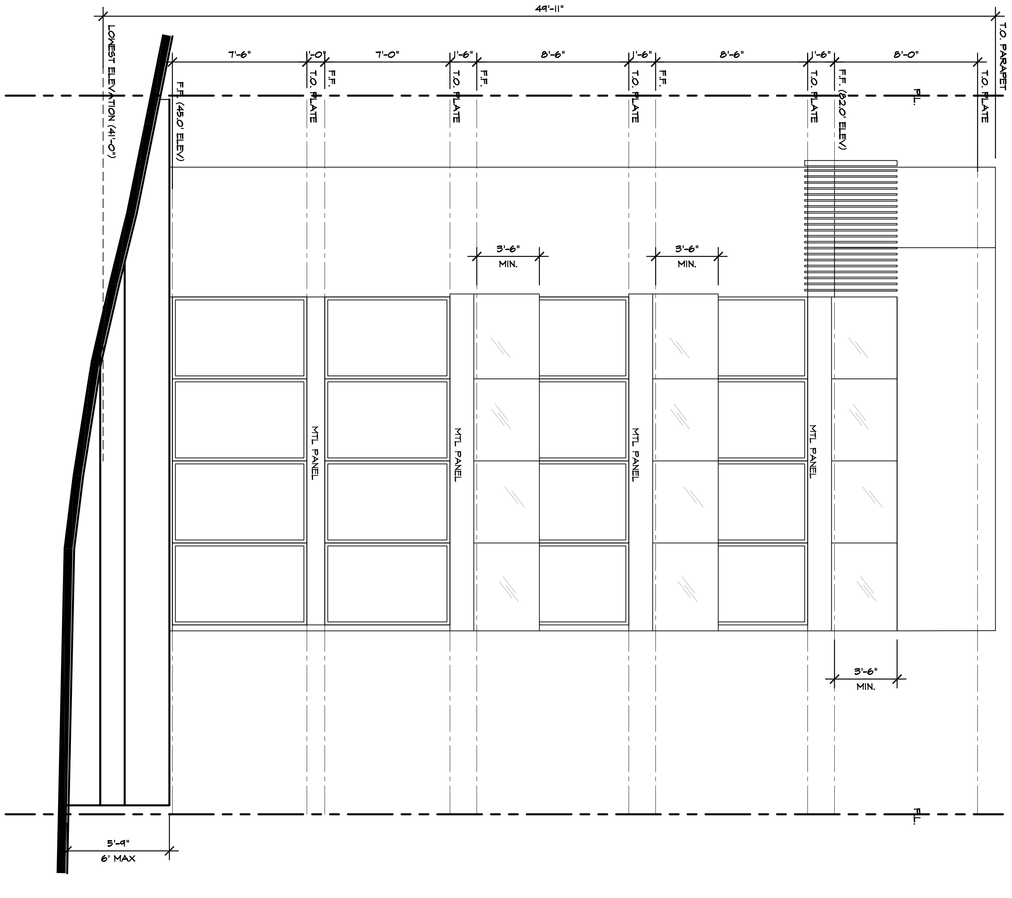

REAR ELEVATION

1/4" = 1'-0"

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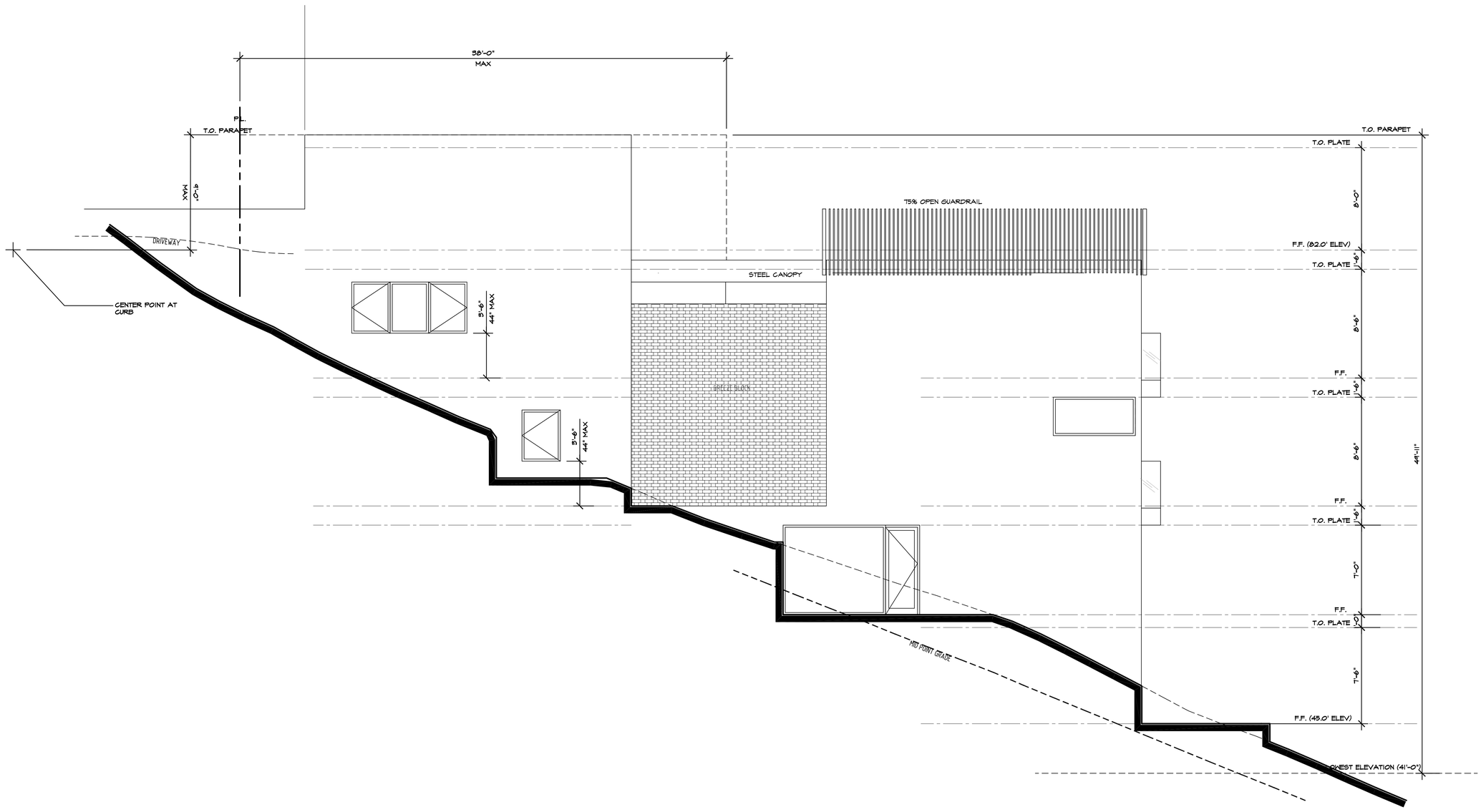

RIGHT ELEVATION
1/4" = 1'-0"

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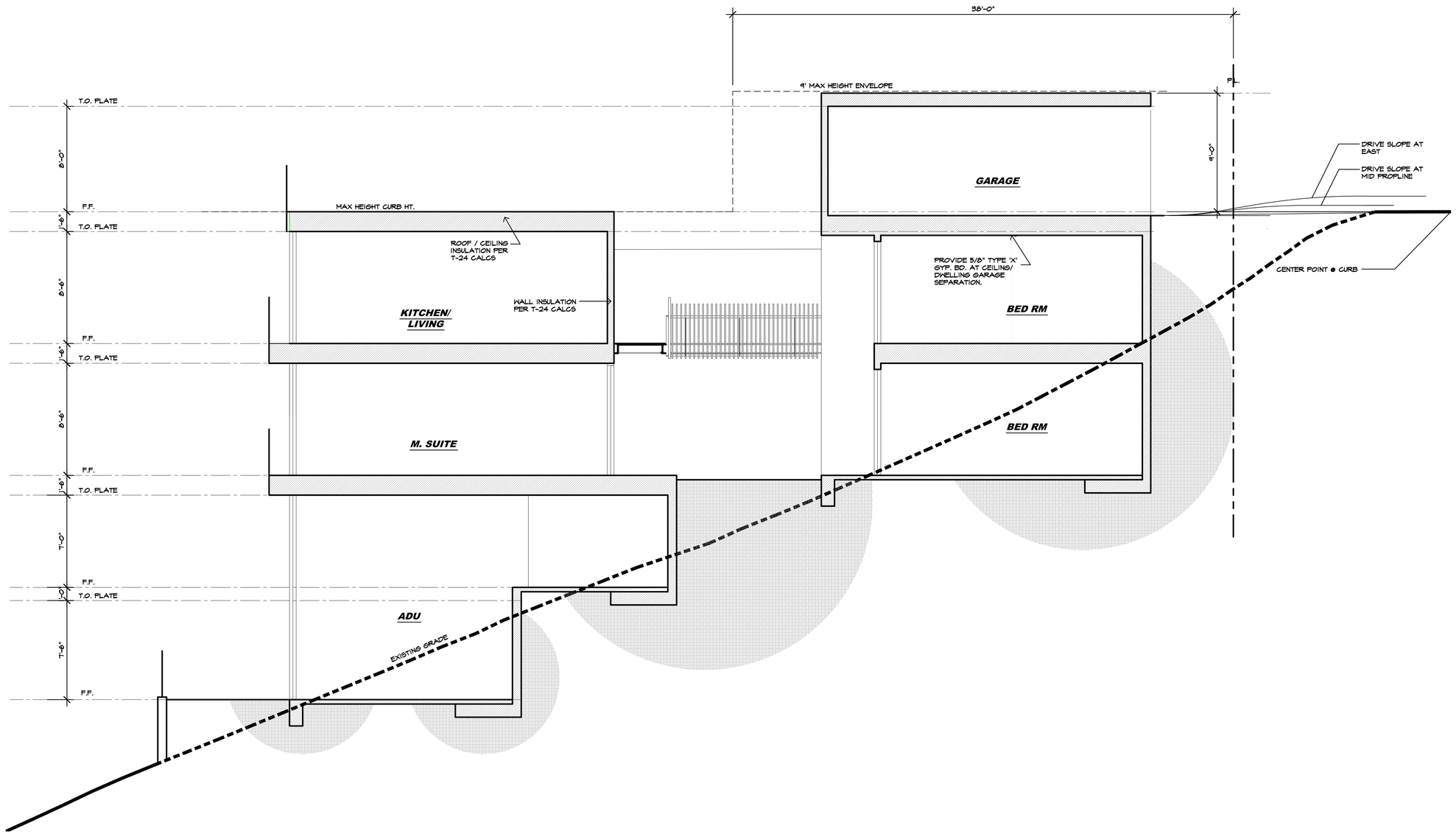

SECTION 'A'
1/4" = 1'-0"

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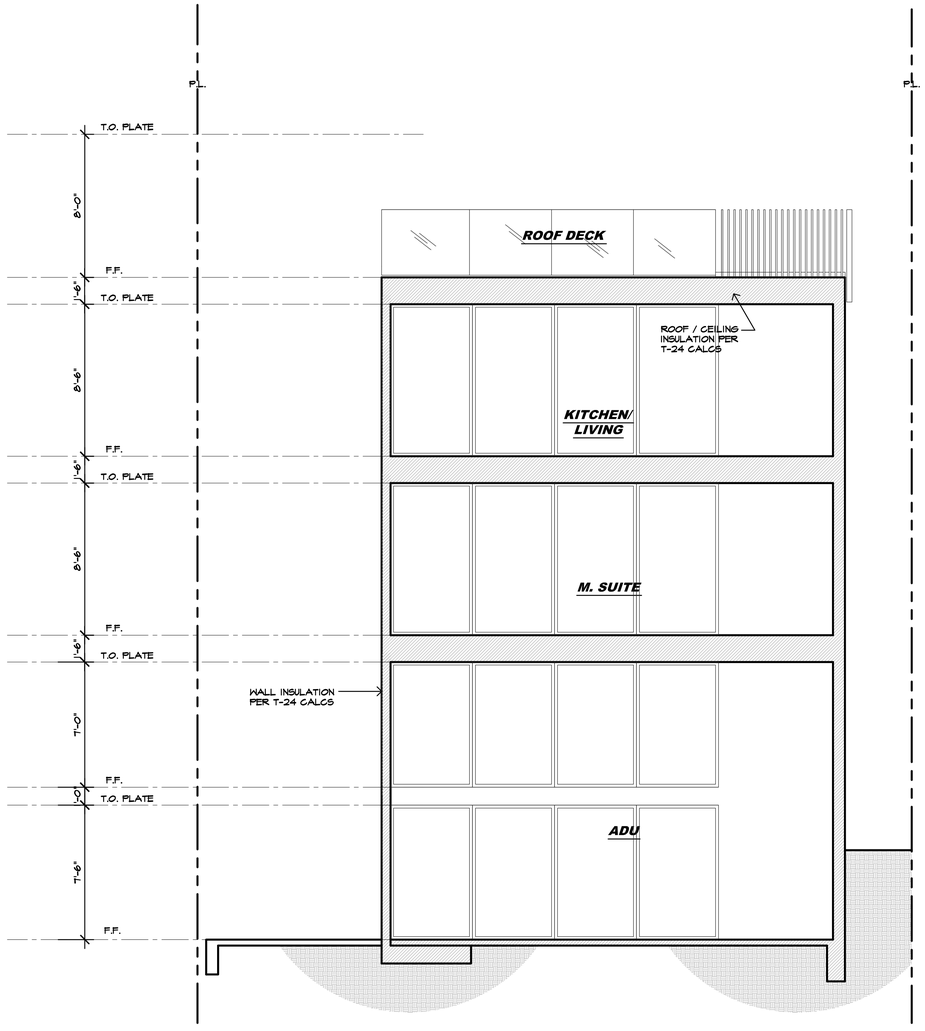

SECTION 'B'
1/4" = 1'-0"

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