GEOMETRIC (CIRCLE & TRIANGLE) SYMBOLS ON SANITARY FACILITY DOORS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. SEE 3105A(b)1D

R. SINGLE ACCOMMODATION SANITARY FACILITIES THERE SHALL BE SUFFICIENT SPACE IN THE TOILET ROOM FOR A WHEELCHAIR

MEASURING 30" WIDE BY 48" LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE. SEC 3105A(b)3B THERE SHALL BE IN THE ROOM, A CLEAR FLOOR SPACE OF AT LEAST 60" IN DIAMETER,

SHALL ENCROACH INTO THIS SPACE. SEC 3105A(b)3B. FIG. 31-1A. THE WATER CLOSET SHALL BE LOCATED IN A SPACE WHICH PROVIDES A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE. THE OTHER SIDE SHALL PROVIDE 18" FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALL. A MINIMUM 48" CLEAR SPACE

OR A T-SHAPED SPACE COMPLYING WITH FIGURES 31-12(a) OR (b). NO DOOR

SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET. SEC 3105A(b)3B. FIG 31-1A

4. ALL DOORS, FIXTURES, AND CONTROLS SHALL BE ON AN ACCESSIBLE ROUTE WITH A MINIMUM CLEAR WIDTH OF 36" EXCEPT AT DOORS. IF A PERSON IN A WHEELCHAIR MUST MAKE A TURN AROUND AN OBSTRUCTION, THE MINIMUM CLEAR WIDTH OF THE ACCESSIBLE ROUTE SHALL BE AS SHOWN IN FIGURE 31-5E. SEC. 3105A(b)38

S. SANITARY FACILITY FIXTURES & ACCESSORIES

THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF IT!" AND A MAXIMUM OF 19" MEASURED TO THE TOP OF A MAXIMUM 2" HIGH TOILET SEAT, EXCEPT THAT 3" SEATS SHALL BE PERMITTED ONLY IN ALLITERATIONS WHERE THE EXISTING FIXTURE IS LESS THAN 15" HIGH. SEC 5-1502.

A CLEAR FLOOR SPACE 30" BY 48" SHALL BE PROVIDED IN FRONT OF A LAYATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAYATORY. A DOOR SWING SHALL NOT ENCROACH INTO THIS CLEAR SPACE. SEC 3105(b)44(i). FIG. 31-B

LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MINIMUM DISTANCE OF 18" TO THE CENTER LINE OF THE FIXTURE. A DOOR SWING SHALL NOT ENCROACH INTO THIS CLEAR SPACE. SEC 5-1504(a). FIG 31-1A

4. LAYATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE THE FINISHED FLOOR AND WITH A CLEARANCE OF AT LEAST 29 FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30" IN WIDTH AND 8" MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MINIMUM OF 9" HIGH FROM THE FLOOR AND A MINIMUM OF IT" DEEP FROM THE FRONT OF THE LAYATORY. SEC 5-1504 (a)

HOT WATER AND DRAIN PIPES UNDER ACCESSIBLE LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAYATORIES. SEC 5-1504(B).

6. FAUCET CONTROLS AND OPERATING MECHANISMS ETC. SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRED TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBF. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGN. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEE

CONTROLS FOR WATER CLOSET FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. SEC 5-1502.

WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE OPERABLE WITH ONE HAND, SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, AND SHALL BE MOUNTED NO MORE THAN 44" ABOVE THE FLOOR. SEC 5-1502, 5-1503(b), \$ 5-1504(c)

9. THE FORCE REQUIRED TO ACTIVATE WATER CLOSET AND URINAL FLUSH VALVE CONTROLS, AND FAUCET AND OPERATING MECHANISM CONTROLS, SHALL BE NO GREATER THAN 5 LBF. SEC 5-1502, 5-1503(b), \$ 5-1504(c).

10. SELF-CLOSING FAUCET CONTROL VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. SEC 5-1504(c) MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR. SEC 3105A(b)4A(ii)

WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE BHALL BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40"

FROM THE FINISHED FLOOR. SEC 3105A(b)4B.

TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 12" OF THE FRONT EDGE OF THE TOILET SEAT AND NO LOWER THAN 19" FROM THE FLOOR. DISPENSERS THAT CONTROL DELIVERY OR THAT DO NOT PERMIT CONTINUOUS PAPER FLOW SHALL NOT BE USED. SEC 3105A(b)4C. FIG 31-1A.

14. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CONCRETE, CERAMIC TILE OR OTHER APPROVED MATERIAL WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 5". WALLS WITHIN WATER CLOSET COMPARTMENTS AND WALLS WITHIN 24" OF THE FRONT AND SIDES OF URINALS SHALL BE SIMILARLY FINISHED TO A HEIGHT OF 48" AND, EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIAL USED IN SUCH WALLS SHALL BE A TYPE WHICH IS NOT ADVERSELY AFFECTED BY MOISTURE. SEC 3105A(b)5.

T. GRAB BARS

GRAB BARS SHALL BE LOCATED ON EACH SIDE, OR ON ONE SIDE AND BACK OF THE ACCESSIBLE TOILET STALL OR COMPARTMENT. SEC 3105A(b)3C(i). FIG 31-

GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL AND WITH THE BACK END POSITIONED NO MORE THAN 12" FROM THE REAR WALL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36". SEC 3105A(b)3C(i) FIG 31-1A

GRAB BARS SHALL BE SECURELY ATTACHED 33" ABOVE AND PARALLEL TO THE FLOOR,

EXCEPT THAT WHERE A TANK-TYPE TOILET IS USED WHICH OBSTRUCTS PLACEMENT AT 33", THE GRAB BAR MAY BE AS HIGH AS 36". SEC 3105A(b)3C(1). FIG 31-1A

4. THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1-1/4" TO 1-1/2" NOMINAL OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2". SEC 3105A(b)3C(ii). FIG 31-1C

5. THE STRUCTURAL STRENGTH OF GRAB BARG, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE FOLLOWING SPECIFICATIONS: SEC A. BENDING STRESS IN A GRAB BAR OR A SEAT INDUCED BY THE MAXIMUM

BENDING MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT. SEC 3105A(b)3C(iii)A

B. SHEAR STRESS INDUCED IN A GRAB BAR OR SEAT BY THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE SHEAR STRESS FOR THE MATERIAL OF THE GRAB BAR OR SEAT, AND ITS MOUNTING BRACKET OR OTHER SUPPORT IS CONSIDERED TO BE FULLY RESTRAINED, THEN DIRECT AND TORSIONAL SHEAR STRESSES SHALL NOT EXCEED THE ALLOWABLE SHEAR STRESS. SEC 3105A(b)3C(iii)b

C. SHEAR FORCE INDUCED IN FASTENER OR MOUNTING DEVICES FROM THE APPLICATION OF A 250-LB POINT LOAD SHALL BE LESS THAN THE ALLOWABLE LATERAL LOAD OF EITHER THE FASTENER OR MOUNTING DEVICE OR THE SUPPORTING STRUCTURE, WHICHEVER HAS THE SMALLER ALLOWABLE LOAD. SEC 3105A(b)3C(iii)C

D. TENSILE FORCE INDUCED IN A FASTENER BY A DIRECT TENSION FORCE OF A 250-LB POINT LOAD, PLUS THE MAXIMUM MOMENT FROM THE APPLICATION OF A 250-LB POINT LOAD, SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD BETWEEN THE FASTENER AND SUPPORTING STRUCTURE. SEC. 31*0*5A(b)3C(iii)d

E. GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. SEC 3105A(b)3C(iii)e

6. THE GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8". SEC 3105A(b)3C(iv).

U. DOORWAYS (INDIVIDUAL UNITS)

1. EVERY PRIMARY ENTRANCE AND INDIVIDUAL LIVING ACCOMMODATIONS SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME, OR EQUIVALENT INSTALLATION CONNECTED TO PERMANENT WIRING.

2. EVERY ENTRANCE OR PASSAGE DOORWAY SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32". (PASSAGE DOORS IN PARTIAL COMPLIANCE UNITS NEED ONLY PROVIDE 32" CLEAR WIDTH WITHOUT MEETING 3'-0" DOOR SIZE REQUIREMENTS.)

THE FLOOR OR LANDING ON EACH SIDE OF A DOOR SHALL BE LEVEL. THE LEVEL AREA SHALL HAVE A LENGTH BOTH IN THE DIRECTION OF DOOR SWING AND OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

GENERAL NOTES:

THE CONSTRUCTION SHALL BE IN CONFORMATION WITH THE 1991 EDITION OF THE UNIFORM BUILDING CODE AND THE REQUIREMENTS OF LOS ANGELES, CALIFORNIA

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE COMMENCING WORK AND SHALL IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ARCHITECT.

OMISSIONS OR CONFLICTS BETWEEN THE DRAWINGS NOTES, AND DETAILS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH THE WORK.

4. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES.

5. TYPICAL DETAILS SHOWN SHALL APPLY WHERE NO SPECIAL DETAIL IS SHOWN.

6. WRITTEN DIMENSIONS (NOT SCALED DIMENSIONS) SHALL BE USED. DO NOT SCALE DRAWINGS.

TEMPORARY ERECTION BRACING AND SHORING SHALL BE PROVIDED AS REQUIRED ON ALL BEAMS, WALLS, ETC ADEQUATE TO PROVIDE FULL STRUCTURAL STABILITY AND SAFETY. BRACING SHALL NOT BE REMOVED UNTIL THE ELEMENTS ARE FULLY CONNECTED AND ARE CAPABLE OF SUPPORTING THE DESIGN LOADING.

CONTRACTOR AGREES THAT HE SHALL ASSUME THE SOLE AND COMPLETE RESPONSIBILITY FOR SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY + THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS: AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ARCHITECT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK IN THIS PROJECT.

CONTRACTOR SHALL USE EXTREME CARE AND CAUTION DURING THE CONSTRUCTION SO AS NOT TO DAMAGE ANY ON OR OFF-SITE EXISTING FACILITIES. ANY DAMAGE DONE BY THE CONTRACTOR TO EXISTING FACILITIES SHALL BE REPAIRED TO THE SATISFACTION OF AND AT NO EXPENSE TO THE OWNER.

10. ALL DIMENSIONS ARE TO CENTER LINE OF STUDS UNLESS NOTED OTHERWISE.

PROVIDE BLOCKING AS REQUIRED FOR ALL WALL MOUNTED AND WALL HUNG EQUIPMENT. ALL WALL PARTITIONS SHALL EXTEND TO THE STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

AND WALL HUNG EQUIPMENT. PROPERLY PREPARE AND READY ALL SURFACES TO RECEIVE

14. CONTRACTOR SHALL SUPPLY ONE (1) SET OF AS-BUILT CONSTRUCTION DOCUMENTS WHICH SHALL INCLUDE PLANS AND SPECIFICATIONS

15. THE SUBCONTRACTOR SHALL NOTE THAT THERE SHALL BE NO SUBSTITUTIONS FOR ANY MATERIAL WHERE SPECIFIC MANUFACTURERS ARE SPECIFIED AFTER BIDDING OR NEGOTIATING, WHERE APPROVED EQUAL IS USED IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTION SHALL BE BY JUDGMENT AND APPROVAL OF THE ARCHITECT, AND REQUEST FOR THE SUBSTITUTION SHALL BE PRIOR TO

16. MANUFACTURERS OF MATERIALS OTHER THAN THOSE SPECIFIED ON THESE PLANS SHALL MEET THE SPECIFIC REQUIREMENTS OF GOVERNING AGENCIES HAVING JURISDICTION OVER THIS PROJECT. GENERAL CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR MATERIALS AND CHANGES TO THE PROJECT AS REQUESTED BY GOVERNING AGENCIES.

17. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO DISTRIBUTE ADEQUATE COPIES OF ALL DRAWINGS TO ALL TRADES FALLING UNDER THEIR RESPONSIBILITY AT ALL TIMES DURING THE PROGRESS OF THE JOB (I.E.: REVISIONS)

18. UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION OF SATISFACTORY COMPLETION.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL WORK AND MATERIALS IN CONFORMANCE WITH ANY CODE OR CODES OF FEDERAL, STATE, COUNTY, OR MUNICIPALITY HAVING JURISDICTION OVER SUCH WORK. ALL APPLICABLE REQUIREMENTS IN THESE REGULATIONS SHALL BE FOLLOWED THE SAME AS IF NOTED ON THE DRAWINGS. CONFLICTS BETWEEN WORK SET FORTH ON THE NOTED BY THE GENERAL CONTRACTOR SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION, PRIOR TO PROCEEDING WITH THE WORK.

20. THE CONTRACTOR SHALL, AT ALL TIMES, KEEP PREMISES FREE FROM ACCUMULATION OF DEBRIS CAUSED BY HIS OPERATIONS. AT THE COMPLETION OF THE WORK, HE SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK

THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR MATERIAL, EQUIPMENT, OTHER ITEMS NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, CALLED FOR, OR REASONABLE IMPLIED BY THE CONTRACT DOCUMENTS EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.

^{22.} WHERE WORK OR EQUIPMENT IS INDICATED N. I. C., SUCH WORK AND/OR EQUIPMENT SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL COORDINATE AND COOPERATE TO EFFECT SUCH INSTALLATION.

23. ALL REQUESTS FOR CLARIFICATION OF THESE DRAWINGS SHALL BE DIRECTED TO THE ARCHITECT.

24. ALL DRAWINGS AND NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY ONE WILL BE AS BINDING AS IF CALLED FOR BY ALL.

25. EXCAVATION: NOT WITHSTANDING ANY PROVISIONS IN THESE SPECIAL CONDITIONS, GENERAL CONDITIONS OR ANY OTHER MATTERS SPECIFIED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR IS HEREBY NOTIFIED THAT REPORTS OF GEOTECHNICAL INVESTIGATIONS ARE INCLUDED WITH IN THE SPECIFICATIONS ONLY AS INFORMATION FOR THE CONTRACTOR. THE ARCHITECT/ OWNER MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THE DATA. THE SOIL AND ROCK MATERIALS ENCOUNTERED, OR THE DIFFICULTY OF EXCAYATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EACH SITE VERIFYING THE DATA, AND SATISFYING HIMSELF AS TO THE TYPE, NATURE AND QUANTITIES OF ALL MATERIALS TO BE EXCAVATED ALL TRENCHING AND EXCAVATING REGARDLESS OF MATERIALS ENCOUNTERED, EQUIPMENT, OR METHODS REQUIRED FOR EXCAYATION, WILL BE UNCLASSIFIED AND THE COST THEREOF SHALL BE CONSIDERED AS BEING INCLUDED IN THE LUMP SUM BID. NO EXTRA PAYMENT OR CHANGE ORDERS WILL BE ALLOWED FOR EXCAYATION.

26. O.S.H.A. PERMIT IS REQUIRED FOR EXCAVATIONS OVER FIVE (5) FEET. 27. MAINTAIN 8" CLEAR BETWEEN GYPSUM BOARD JOINTS AND CORNERS OF ANY OPENINGS, WINDOWS AND DOORS.

MAINTAIN MINIMUM 1/2" CLEAR BETWEEN FLOOR AND BOTTOM OF GYPSUM BOARD. 28. PROVIDE LOW CONSUMPTION WATER CLOSET(S) WHERE NEW

PLUMBING FIXTURES WILL BE INSTALLED 29. PROVIDE APPROVED GRAFFITI RESISTANT FINISH AT EXTERIOR WALLS, DOORS AND WINDOW FRAMES WITHIN NINE (9) FEET OF GRADE (L.A.R.R. #1523 Ø DUNN EDWARDS) SHALL CLEAN ALL GLASS SURFACES AND LEAVE THE WORK "BROOM CLEAN".

CONTINUE

30. DUCT PENETRATION THROUGH THE PROTECTIVE ELEMENT OF FIRE RATED CORRIDOR WALLS SHALL BE PROTECTED WITH A COMBINATION FIRE/SMOKE DAMPER PER UBC STANDARD

THE CONTRACTOR SHALL SUBMIT COPIES OF THE FIRE ALARM SYSTEM AND AUTOMATIC SPRINKLER #STEM TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.

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

33 DESIGN OF THE PREFABRICATED METAL STAIR, SHALL BE SUBMITTED TO BUILDING AND SAFETY DIVISION FOR APPROVAL PRIOR TO INSTALLATION. 34 PLANS FOR THE AUTOMATIC FIRE SPRINKLERS, SHALL BE SUBMITTED TO

BUILDING AND SAFETY DIVISION AND FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION UNDER SEPARATE PERMIT 35 PLANS FOR THE WALL AND POLE SIGNS SHALL BE SUBMITTED TO THE

PLANNING DEPARTMENT AND BUILDING AND SAFETY DIVISION FOR APPROVAL PRIOR TO INSTALLATION, UNDER SEPARATE

36 FABRIC AWNINGS PLANS SHALL BE SUBMITTED TO THE BUILDING AND SAFETY FOR APPROVAL PRIOR TO INSTALLATION.

37 TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED DURING CONSTRUCTION PER REQUIREMENTS OF THE BUILDING CODE. SECTION 3303. 38 THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS

REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICES. 39 PROVIDE A LAYOUT DESCRIPTIVE DIAGRAM PLAN FOR THE UNITS AND THE

FIRE ALARM PER THE BUILDING CODE. SECTION 310.10. 40 PLANS AND DETAILS FOR BALCONY AND TERRACE GUARDRAIL SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AND BUILDING AND SAFETY DIVISION FOR APPROVAL PRIOR TO INSTALLATION, <u>UNDER SEPARATE PERMIT.</u>

REQUIRED 1-HOUR CORRIDORS (INCLUDING THE SPACE ABOVE THE DROPPED CEILING SHALL NOT BE USED AS A RETURN PLENUM FOR CIRCULATING AIR. NO MECHANICAL DUCT PENETRATION ARE PERMITTED THROUGH EXIT ENCLOSURE IRE DAMPERS ARE REQUIRED AT DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS, HORIZONTAL EXIT WALLS, FIRE RATED SHAFTS, FIRE RESISTIVE FLOOR-CEILING OR ROOF-CEILING ASSEMBLIES, AND FIRE RATED CORRIDOR UALLS AND CEILINGS WHEN ANY EXTENSION OF DUCT LEADS TO AN OPENING INTO THE CORRIDOR.

SECURITY NOTES:

SECURITY OPENINGS.

ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO HE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS

THAN 2-1/2" LONG. ALL OPENINGS IN AN EXTERIOR WALL AND LESS THAN 16 FT ABOVE ANY ADJOINING GRADE ACCESSIBLE TO THE PUBLIC OR OTHER TENANT, AND OPENINGS IN ENCLOSING PARTITIONS OF A DWELLING UNIT, PRIVATE GARAGE GUEST ROOM OR SINGLE TENANT NONRESIDENTIAL AREA ARE

CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO

GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULL" TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 21 THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS.

WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION HOLLOW CORE DOORS LESS THAN 1-3/8" IN THICKNESS COVERED ON OR EQUIVALENT. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.

6. DOOR STOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET. (BC 6709.4) SLIDING GLASS DOORS AND SLIDING GLASS WINDOWS SHALL BE CAPABLE OF WITHSTANDING THE TESTS SET FORTH IN SECTION 6706 AND 6707 OF THE LOS ANGELES COUNTY BUILDING CODE AND SHALL BEAR FORCE-ENTRY-RESTRAINT LABELS. BC 6710,6715)

SLIDING GLASS DOORS (PATIO TYPE) SHALL HAVE CATEGORY CLASSIFICATION PER U.B.C. STD. 24-2, TABLE 24-2-A.

9. GLAZED IN DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS OF U.B.C. STD. 24-2, PART II. LAMINATED GLASS MUST ALSO MEET THE BOIL TEST REQUIREMENTS OF U.B.C. STD. 24-2, PART II. I.O. GLAZED WARDROBE DOORS SHALL MEET THE IMPACT TEST REQUIREMENTS OF U.B.C.

STD. 24-2, PART II. LAMINATED GLASS MUST ALSO MEET THE BOIL TEST REQUIREMENTS OF U.B.C., STD. 24-2, PART II.... GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWER SHALL HAVE CATEGORY

II CLASSIFICATION PER U.B.C., STD. 24-2, TABLE 24-2-A.

12. WHERE NM CABLE (ROMEX) IS RUN ACROSS THE TOP OF CEILING JOISTS AND/OR WHERE THE ATTIC IS NOT ACCESSIBLE BY PERMANENT STAIRS OR LADDERS, PROTECTION WITHIN 6 FEET OF THE NEAREST EDGE OF THE SCUTTLE HOLE OR ATTIC ENTRANCE SHALL BE PROVIDED.

SOUND CONTROL NOTES:

PENETRATION INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.

2. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

AN APPROVED PERMANENT, AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN GRIPPING TOOLS.

4. CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY 5. METAL VENTILATING AND CONDITIONED AIR DUCTS

LOCATED IN SOUND ASSEMBLIES WILL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXITWAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).

MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.

CONSTRUCTION REQ'TS:

NOTCHING OF EXTERIOR AND BEARING / NONBEARING WALLS SHALL NOT EXCEED 25% / 40% RESPECTIVELY BORED HOLES IN BEARING / NONBEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY.

INTERIOR FINISH IN GROUP R-3 OCCUPANCIES SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION OF III EXCEPT IN KITCHENS BATHROOMS AND GARAGES. GALVANIZED SHEET METAL (28 GAUGE MIN.) ROOF VALLEY FLASHING IS REQUIRED ...

FLOORS SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 23-1-5-1 AND TABLE 23-1-5-2 OF THE BUILDING CODE. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING

FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS. INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL AND AT 10 ft. INTERVALS BOTH VERTICAL AND HORIZONTAL. (B.C. 708.2.1).

ENERGY CONSERVATION NOTES:

1. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED. 25 LUMENS/WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS. (FLUORESCENT LIGHTS).

2 A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS, r-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER, HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED.

3 CALCULATE TOTAL GLAZING PERCENTAGE AND PERCENT GLAZING ORIENTED WITHIN 22' - 1/2 DEGREE SOUTH AND 22' - 1/2 DEGREE WEST.

4. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF 1976 UMC. BACKDRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED. MASONRY AND FACTORY BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING, CLOSEABLE METAL OR GLASS DOORS, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUE DAMPER. CONTINUOUS BURNING GAS PILOTS ARE PROHIBITED.

5 ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHER-STRIPPED

6. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES. BETWEEN WALL SOLEPLATES AND FLOORS AND ALL OTHER OPENINGS IN THE ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHER-STRIPPED CERTIFIED AND LABELED.

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

DEPARTMENT OF BUILDING AND SAFETY NOTES

ALL OPENINGS SHALL BE PROTECTED WITH FIRE ASSEMBLES HAVING A FIRE RESISTIVE RATING OF 1 1/2 HOURS.

FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 7-8.2.1 IN THE FOLLOWING LOCATIONS:

a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS,

LEVELS. b.IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10-FOOT INTERVALS ALONG THE LENGTH OF THE WALL.

INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR

C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVERED CEILINGS. d.IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER

THE STAIRS IS UNFINISHED. e. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.

3. DRAFT STOPS MUST BE PROVIDED IN THE FOLLOWING LOCATIONS:

a. IN THE ATTICS, MANSARDS, OVERHANGS, FALSE FRONTS SET OUT FROM WALLS AND SIMILAR CONCEALED SPACES, AND IN FLOOR-CEILING ASSEMBLIES. DRAFT STOPS SHALL BE IN LINE WITH WALLS SEPARATING INDIVIDUAL DWELLING UNITS AND GUEST ROOMS FROM EACH OTHER AND FROM OTHER USES. THE SEPARATED ATTIC SPACE CANNOT EXCEED 3000 SQ. FT. AND THE GREATEST HORIZONTAL DIMENSION CANNOT EXCEED 60 FT. (708.3.1-1.2, 708.3.1.2.1, 1505.7)

b. SHOW DRAFT-STOP CONSTRUCTION ON THE PLANS. DRAFT-STOPPING MATERIALS MUST NOT BE LESS THAN 1/2" GYPSUM BOARD, 3/8" PLYWOOD, 3/8" TYPE 2-M PARTICLE BOARD OT OTHER MATERIALS APPROVED BY THE BUILDING DEPARTMENT. DRAFT-STOPPING MUST BE ADEQUATELY SUPPORTED. (708.3.1.3)

PENETRATIONS IN WALLS REQUIRING PROTECTED OPENING MUST BE FIRE STOPPED WITH AN APPROVED MATERIALS (DESCRIBED BELOW) MUST BE DESIGNED TO PREVENT THE MOVEMENT OF HOT FLAME OR GASES.

THE WALLS OR PARTITIONS, PROVIDED THEY ARE FIRE b. OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT

EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED

a. COPPER OR FERROUS PIPES CONDUITS MAY PENETRATE

OPENINGS DO NOT AGGREGATE MORE THAN 100 SQUARE INCHES OR 100 SQUARE FEET OF WALL OR PARTITIONS OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES. C. WHERE WALLS ARE PENETRATED BY THE OTHER MATERIALS

OR WHERE LARGER OPENING ARE REQUIRED THAN PERMITTED IN (B) ABOVE , THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 103.2

FOLLOWING LOCATIONS PER SECTION 113.11: a. DUCT PENETRATIONS OF AREA OR OCCUPANCY SEPARATION WALLS WITH RATINGS OF TWO HOURS OR LESS.

SMOKE AND FIRE DAMPERS MUST BE INSTALLS IN THE

b. DUCTS PASSING THROUGH HORIZONTAL EXIT WALLS. C. DUCTS PENETRATING SHAFTS (SEE EXCEPTION).

d. DUCTS PENETRATING FIRE- RESISTIVE ELEMENTS OF FIRE-

RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL

DUCTS WITH NO OPENINGS INTO CORRIDOR. 6. THE GENERAL CONTRACTOR SHALL FURNISH HYDRAULICALLY CALCULATED AUTOMATIC FIRE SPRINKLERED SYSTEM. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE INSURANCE SERVICE OFFICE (150) BUILDINGS, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES PRIOR TO SUBMITTAL TO THE ARCHITECT FOR HIS APPROVAL, PRIOR TO ANY INSTALLATION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR A COMPLETE SYSTEM FROM CONNECTION TO SITE WATER MAIN TO INTERIOR OF BUILDING. THE SPRINKLER SYSTEM SHALL BE APPROVED BY THE CITY OF LOS ANGELES PRIOR TO INSTALLATIONS CONTRACTOR SHALL SHOW CLASS I WET

STANDPIPE. 7. ALL EXITS MUST BE CONTINUES AND TERMINATED IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY.

8. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTIONS, EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTIONS OF APPROACHED.

9. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED, WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 (IX)) FROM EITHER TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE

10. PROVIDE CODE APPROVED STAIRWAY SIGN INDICATING THE FLOOR LEVEL, TERMINUS OF THE TOP AND BOTTOM OF THE STAIR AND THE IDENTIFICATION NUMBER OF THE STAIRS, IT SHALL BE LOCATED APPROXIMATELY 5 FT. ABOVE THE FLOOR LANDING AND BE READILY VISIBLE WHEN THE STAR DOORS ARE IN AN OPEN OR CLOSED POSITION, UBC STD. 10-2

STUD WALL WITH I" CEMENT PLASTER ON THE EXTERIOR SIDE

OF STUDS AND 5/8" TYPE X GYP. BD. ON THE INTERIOR SIDE

OF STUD WALL TO COMPLY WITH SECTION 7 ITEM OF THE

TRUSS JOIST WITH 5/8" TYPE X GYP, BOARD AT UNDER SIDE

OF JOIST TO COMPLY WITH SECTION 7 ITEM 21-1.1 OF C.P.C.

11. ALL WALLS SHALL BE OF ONE HOUR FIRE RESISTIVE CONSTRICTION AS FOLLOWS, OR UNLESS NOTED OTHERWISE:

a. EXTERIOR WALLS:

ALSO SEE (6)

b. INTERIOR WALLS: STUD WALL WITH 5/8" TYPE X GYP.BD. AT BOTH SIDE S OF STUD TO COMPLY WITH SECTION 7 ITEM 17-1.5 OF C.P.C. C. FLOOR AND CEILINGS:

TOILET ROOMS SHALL BE PROVIDED WITH FULLY OPEN ABLE EXTERIOR WINDOW WITH AN AREA NOT LESS THAN 3 SQUARE FEET (0.279 M2) OR A VERTICAL DUCT NOT LESS THAN 100 SQUARE INCHES (64,516 MM2) IN AREA FOR THE FIRST WATER CLOSET PLUS 50 SQUARE INCHES (32,258 MM2) ADDITIONAL OF AREA FOR EACH ADDITIONAL WATER CLOSET, OR A MECHANICALLY OPERATED EXHAUST SYSTEM CAPABLE OF PROVIDING A COMPLETE CHANGE OF AIR FOR 15 MINUTES. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, AND THE POINT OF DISCHARGE SHALL BE AT LEAST 3 FEET (914 MM) FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. (1202.2.1)

· NOTE ON THE PLANS "A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION." REQUIRED FOR :

^{a.} APARTMENT BUILDINGS THREE OR MORE STORIES IN HEIGHT OR CONTAINING MORE THAN 15 UNITS.

14. PROVIDE VENTING OF THE ELEVATOR SHAFT AT 3.5% OF THE

AN OPENING INTO THE CORRIDOR.

SHAFT AREA BUT NOT LESS THAN 350 F.T. PER ELEVATOR.

15. SMOKE AND FIRE DAMPERS ARE REQUIRED AT DUCT PENETRATION OF AREA OR OCCUPANCY SEPARATIONS WALLS HORIZONTAL EXIT WALL, FIRE-RATED SHAFT FIRE-RESISTIVE FLOOR-CEILING OR ROOF CEILING ASSEMBLIES, AND FIRE RATED CORRIDOR WALLS OR CEILING WHERE ANY EXTENSIONS OF THE DUCTS LEADS TO

16. NOTE ON THE PLAN "THE CONSTRUCTIONS SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTIONS FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMER, VAULTS, PUMPS, YALVES, METERS, APPURTENANCE, ETC.) OR TO THE LOCATIONS OF THE HOOK-UP. THE CONSTRUCTIONS SHALL NOT BE WITH IN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTIONS DELAYS AND/OR ADDITIONAL EXPENSES.

17. ALL "ELEVATOR PITS SHALL BE EQUIPPED WITH A DRAIN TO PREVENT THE ACCUMULATION OF WATER. THE WATER AND THE OTHER LIQUIDS COLLECTED IN THE BOTTOM OF AN ELEVATOR SHAFT MAY NOT BE DISCHARGED TO THE SANITARY SEWER OR STORM DRAIN." SEE PLUMBING INFORMATION BULLETIN

P/PC 2001-04. 18. SMOKE DETECTORS SHALL BE PROVIDED AS FOLLOWS

A. IN NEW CONSTRUCTIONS SMOKE DETECTOR SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL, SMOKE DETECTOR SHALL BE LOCATED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN

19. "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 STRICTURE CONTAINING THE FUEL GAS PIPING ." (PER ORDINANCE

171,874-FOR WORK OVER \$ 10,000.) 20. "WATER HEATER MUST BE STRAPPED TO WALL" SEC. 507.3,

 22 . ALL PLUMBING PENETRATION THROUGH WALLS WHICH

REQUIRED PROTECTED OPENINGS (OCCUPANCY

21. OCCUPANT LOAD SIGNS ARE REQUIRED IN ASSEMBLY ROOMS WITH AN OCCUPANT LOAD ID 50. AT ALL REQUIRED LOCATIONS, NOTE ON THE PLANS "POST OCCUPANT LOAD SIGN - MAXIMUM OCCUPANT LOAD --- PEOPLE "

SEPARATION WALLS, AREA SEPARATION WALLS, CORRIDOR WALLS AND WALLS TO CLOSE TO A REAL OR IMAGINARY PROPERTY LINE) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

23. EXHAUST FANS FROM THE BATHROOM MUST ENTER THROUGH THE WALL. DAMPERS ARE REQUIRED IF THE CEILING IS PENETRATED. (713.11)

24. CEILING HEIGHTS FOR HABITABLE ROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-6". ^{25.} INTERIOR WALL AND CEILING FINISHES SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 803. SHOW FLAME SPREAD

AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.

26. NOTE ON THE PLAN "SPRINKLER SYSTEM TO BE APPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION". ^{27.} ALL OPENING THROUGH A 2-HR AREA SEPARATION WALL

REQUIRED 1 1/2 HR FIRE PROTECTION 504.6.2

28. THREE COPIES OF THE FIRE ALARM SYSTEM SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION. ^{29.} NOTE ON THE PLANS: "TEMPORARY PEDESTRIAN PROTECTION

SHALL BE PROVIDED AS REQUIRED BY SECTION 303.7

30. ALL PLUMBING PENETRATION THROUGH WALLS WHICH REQUIRED PROTECTED OPENINGS (OCCUPANCY SEPARATION WALLS, AREA SEPARATION WALLS, CORRIDOR WALLS AND WALLS TO CLOSE TO REAL OR IMAGINARY PROPERTY LINE) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

^{31,} construction projects-small construction sites with less THAN TWO ACRES OF DISTURBED SOIL AND NOT LOCATED IN DESIGNATED HILLSIDE AREAS NOR IN OR ADJACENT TO AN ENVIRONMENTAL SENSITIVE AREAS SHALL IMPLEMENT THE BEST MANAGEMENT PRACTICES (BMP) IDENTIFIED ON ATTACHMENT "A" ENTITLED "MINIMUM REQUIREMENTS FOR CONSTRUCTION PROJECTS/CERTIFICATION STATEMENT". IN ADDITION, ATTACHMENT "A" SHALL BE SIGNED BY THE OWNER OR AN AUTHORIZE AGENT OF THE OWNER.

32. ICBO EVALUATION REPORT NUMBER FOR DEX-O-TEX IS "ESR-

33. COOL ROOF SYSTEM WILL BE REQUIRED UNDER PRESCRIPTIVE

34. EVERY ROOFING PRODUCT INSTALLED IN CONSTRUCTION TO TAKE COMPLIANCE CREDIT FOR REFLECTANCE AND EMITTANCE UNDER SECTION A41, 142 AND 151(B) SHALL HAVE A CLEARLY VISIBLE PACKAGING LABEL THAT LISTS THE REFLECTANCE AND EMITTANCE TESTED IN ACCORDANCE WITH CRRC-1 (COOL ROOF RATING COUNCIL).

35 A SEPARATE APPLICATION AND PERMIT IS REQUIRED FOR FIRE SPRINKLER SYSTEM

DEPARTMENT OF BUILDING

AND SAFETY NOTES CONTINUE:

36. AN WET WEATHER EROSION CONTROL PLAN (WWECP), UTILIZING SEDIMENT AND EROSION CONTROL BMPS, FOR PROJECTS THAT WILL LEAVE DISTURB SOIL DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15/16 REQUIRED. THE WWECP MUST BE PREPARED, FOR PROJECTS THAT HAVE ALREADY BROKEN GROUND, NOT LESS THAN 30 DAYS PRIORESS TO BEGINNING OF EACH RAINY SEASON DURING WHICH SOIL WILL BE DISTURBED, AND IMPLEMENTED THROUGHOUT THE ENTIRE RAINY SEASON. A COPY OF THE WWECP SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES BEGINNING 30 DAYS PRIOR TO THE START OF THE RAINY SEASON THROUGH THE END OF RAINY SEASON, FOR PROJECTS THAT WILL BEGIN CONSTRUCTION DURING THE RAINY SEASON, THE WWECP MUST BE AVAILABLE 30 DAYS BEFORE CONSTRUCTION COMMENCES. THE WWECP MUST SUBMITTED TO THE BUREAU OF ENGINEERING, PUBLIC WORKS FOR REVIEW AND APPROVAL. THE WWECP IS NOT A REQUIREMENT FOR THE ISSUANCE OF A BUILDING OR GRADING

FIRE DEPARTMENT NOTES:

PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-AIØBC WITHIN 15 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR + ALSO DURING CONSTRUCTION.

THAN 10-BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE. B. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES

. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS

SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE

DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE. (L.A.M.C. 57.12)

4. ROOF COVERING SHALL CONFORM WITH TABLE 15A (L.A.M.C. 91.1501) 5. MEANS OF EGRESS SHALL BE ILLUMINATED AT A MINIMUM

INTENSITY OF 1 FOOT-CANDLE AT THE FLOOR LEVEL.

6. MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED FROM AN EMERGENCY POWER SYSTEM. 7. EXIST DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN

SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA OR GROUP H OCCUPANCY 8. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE

SPECIAL LOCKING DEVICES SHALL BE AN APPROVED TYPE. 9. PANIC HARDWARE SHALL BE PROVIDED ON EXIT DOORS HANDLING AN OCCUPANT CAPACITY OF 50 OR MORE PERSONS, FROM ANY GROUP A. E. OR I OCCUPANCY ! AND FOR H 1, 2, 3, 6, 7, 8 OCCUPANCY AND SOUND STAGES. ONLY PANIC HARDWARE APPROVED AND LISTED BY THE STATE

10. MEANS OF EGRESS MUST HAVE CONTINUOUS, UNOBSTRUCTED, AND UNDIMINISHED PATH TO PUBLIC WAY.

USE OF A KEY, TOOL, OR SPECIAL KNOLEGE OR EFFORT.

II. EXIT COURT LESS THAN 10 FEET IN WIDTH, SHALL HAVE A MINIMUM OF ONE-HOURE, FIRE RESISTIVE CONSTRUCTION FOR A DISTANCE OF 10 FEET ABOVE THE COURT, AND OPENINGS SHALL BE PROTECTED WITH THREE-FOURTHS HOUR FIRE ASSEMBLIES.

12. PROVIDE AN APPROVED FIRE ALARM SYSTEM.

(STRAIGHT PATH 2 HOUR PROTECTED.)

THE DIRECTION OF TRAFFIC FLOW.

15" ABOVE THE FLOOR.

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

REQUIREMENTS SPECIFIED IN ITEM No. 2.

PROVISIONS OF SECTION 1120A.5, RAMPS.

OR PARKING GARAGE.

FIRE MARSHALL SHALL BE INSTALLED.

14. EXIT ENCLOSURE SHALL EXIT DIRECTLY TO EXTERIOR. 15. PROVIDE FIRE DEPT. LADDER ACCESS TO INTERIOR COURTY ARD.

16. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS

THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM,

13. PARKING SPACE SHALL NOT OBSTRUCT REQUIRED EXITS.

TITLE 24 ACCESSIBILITY REQIREMENTS

1. PUBLIC-SUE AND COMMON-USE AREAS SERVING ADAPTABLE DWELLING

LEAST AS SLIP-RESISTANT AS THAT DESCRIBED AS A MEDIUM SALTED

UNITS SHALL BE ACCESSIBLE 2. WALK AND SIDE WALK SURFACE SHALL BE SLIP-RESISTANT AS FOLLOWS: ^{a.} Surfaces with a slope of less than 6% gradient shall be at

P. SURFACES WITH A SLOPE OF 6% OR GREATER GRADIENT SHALL BE SLIP-RESISTANT. 3. WALKS, SIDEWALKS, AND PEDESTRIAN WAYS SHALL BE FREE OF GRATINGS WHENEVER POSSIBLE. FOR GRATINGS LOCATED IN THE SURFACE OF ANY

4. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1 VERTICAL TO 20 HORIZONTAL (5%SLOPE), IT SHALL COMPLY WITH THE

5. RECESSED DOORMATS MUST BE ADEQUATELY ANCHORED TO PREVENT INTERFERENCE WITH WHEELCHAIR TRAFFIC. 6. EXTERIOR DECK, PATIO OR BALCONY SURFACES SHALL BE NO MORE THAN

4 INCHES BELOW THE FLOOR LEVEL OF THE INTERIOR OF THE DWELLING

OF THESE AREAS, GRID OPENING IN GRATINGS SHALL BE LIMITED TO 1/2" IN

UNIT. CHANGE IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED BY MEANS OF A RAMP. 1. WHERE FRONT LOADING CLOTHES, WASHERS ARE NOT PROVIDED, MANAGEMENT SHALL PROVIDE ASSISTIVE DEVICES, ON REQUEST, IF

NECESSARY TO PERMIT A RESIDENT TO USE A TOP-LOADING CLOTHES 8. ALL TREAD SURFACES SHALL BE SLIP-RESISTANT. TREADS SHALL HAVE

SMOOTH, ROUNDED, OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE) 9. THE CENTER OF ELECTRICAL AND COMMUNICATION SYSTEM RECEPTACLE OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" OR MORE THAN 48" ABOYE THE FLOOR OR WORKING PLATFORM

10. THE CENTER OF GRIP OF THE OPERATING HANDLE OF SWITCHES USED TO

CONTROL LIGHT SWITCHES, THERMOSTATS, AND OTHER ENVIRONMENTAL

CONTROL SHALL BE LOCATED NO HIGHER THAN 48" ABOVE THE FLOOR OR

WORKING PLATFORM. 11. THE CENTER OF GRIP OF THE OPERATING HANDLE OF SWITCHES USED TO CONTROL LIGHT SWITCHES, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROL SHALL BE LOCATED NO HIGHER THAN 48" AND NO LOWER THAN

12. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE

CABINET) BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS

REDUCED TO 44" FOR FORWARD APPROACH, OR 46" FOR SIDE APPROACH

PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 IN DEPTH FROM WALL BENEATH A CONTROL. 13. THE CENTER OF 15, 20, AND 30-AMPERE ELECTRICAL OUTLETS MUST BE INSTALLED NO HIGHER THAN 48" AND NO LOWER THAN 15 ABOVE THE

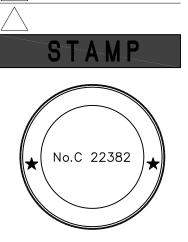
FLOOR. IF THE REACH IS OVER AN OBSTRUCTION, COMPLY WIT THE SAME



5 HUBBLE IRVINE CALIFORNIA 92618 (949) 752 - 9333FAX: (949) 752-1207

> _ Ø (1)

(1) Ţ **(1)** $\boldsymbol{\pi}$



DATE: **07-20-2006** DRAWN BY: RM J&G NO. **030703** SCALE: AS NOTED

DATA

-3