

LEGAL DESCRIPTION

ADDRESS: 3700 E. CESAR E CHAVEZ AVE
LOS ANGELES, CA 90063
APN#: 5232026014
TRACK: WELLINGTON HTS
BLOCK: D
LOT: WESTERLY 50 OF LOTS 14,15,16

PROPERTY INFORMATION

OCCUPANCY GROUP: R-3
ZONE: 5P

CONTACT INFORMATION:

OWNER:
SHAHIN SHIRAZI
3,700 CESAR CHAVEZ, LOS ANGELES CA (310-435-9837)

CONSULTANT & ARCHITECT:
KSK ENGINEERING
PO BOX 34, NORTHRIDGE, CA (818-633-2379)

SCOPE OF WORK:

NEW 5 UNIT APARTMENT

APPLICABLE CODE:

- 1. 2023 edition of County of Los Angeles Building Code (Title 26),
- 2. Electrical Code (Title 21), Plumbing Code (Title 28),
- 3. Mechanical Code (Title 29),
- 4. Residential Code (Title 30),
- 5. Green Building Standards Code (Title 31),
- 6. Existing Building Code (Title 33) of the 2023 Los Angeles County Code, adopting the 2022 edition of Title 24 of the California Code of Regulations.
- 7. Fire and Smoke alarms

COUNTY OF LOS ANGELES (PLANNING REQUIREMENTS)

SPECIFIC PLAN: CESAR CHAVEZ AVENUE TRANSECT ZONES
BUILDING TYPE: FLEX BLOCK (ALLOWED WEST OF T10)
MAXIMUM DENSITY: 30 DWELLING UNITS PER ACRE
MAXIMUM BUILDING HEIGHT: 40 MAX
FRONTAGE TYPE: STOOP FRONTAGE
GROUND FLOOR HEIGHT: 11 FT
UPPER FLOOR HEIGHT: 9 FT
LOT COVERAGE: 90% MAX

SEPARATE PERMIT APPLICATION:

- 1 Demo portion of and remodel of existing Commercial Building
- 2 Fire sprinkler System for the proposed Apartment Building
- 3 Electrical Work for the proposed Apartment Building
- 4 Mechanical Work for the proposed Apartment Building
- 5 Plumbing Work for the proposed Apartment Building
- 6 PV System

ALLOWABLE BUILDING CODE AREA ANALYSIS:

Apartment Building is to be a single occupancy building
Max Area for R-2 occupancy per CBC Section 506= 7,000 S.F. > Area of new Apartment Building= 4,754 S.F.
Max Area for M occupancy per CBC Section 506= 9,000 S.F. > Area of modified Commercial Building= 3,865 S.F.

PARKING CALCULATIONS

(E) PARKING SPACES: 5 SPACES TO BE REMOVED
PER AB 2097: PARKING NOT REQUIRED
BIKE PARKING: 2 SHORT TERM ; 3 LONG TERM

BUILDING CODE DATA LEGEND: COMMERCIAL BUILDING (Separate Permit)

- A Occupancy Group M
- B Type of Construction V-B
- C Sprinklers: Yes
- D Stories: 2
- E Height 33'-2"
- F APN # 523-202-6014
- G Occupant Load: 3,865 s.f./100=39

BUILDING CODE DATA LEGEND: APARTMENT

- A. Occupancy Group R-2
- B. Type of Construction V-B
- C. Sprinklers: Yes
- D. Stories: 2
- E. Height 33'-2"
- F. APN # 523-202-6014
- G. Occupant Load: 4,777 s.f./200 gross=24

AREA CALCULATIONS

LOT AREA.....7,500 S.F.
(E) COMMERCIAL BUILDING..... 7,017 S.F. (TO BE REVISED UNDER SEPARATE PERMIT)

PORTION OF EXISTING COMMERCIAL AREA TO BE DEMOLISHED (UNDER SEPARATE PERMIT)

TOTAL DEMO: 3,152 S.F.
REVISED COMMERCIAL AREA AFTER DEMOLITION: 3,862 S.F.

(N) 5 UNIT APARTMENT:

FIRST FLOOR: 2,486 S.F. (4*486+542)
SECOND FLOOR: 2,291 S.F. (4*442+523)
TOTAL 4,777 S.F.

TOTAL SQUARE FOOTAGE:

TOTAL S.F.= 3,862 + 4,777 =8,639 S.F.

SPRINKLERS

THIS BUILDING TO E EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM.
SPRINKLERS REQUIRED FOR ENTIRE BUILDING. SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

LANDSCAPE PERCENTAGE

% OF LOT= 500/7,500=6.6%
% MULTIFAMILY STRUCTURE=500/4,777=10.5%

LOT COVERAGE

LOT COVERAGE: 3,862 (COMMERCIAL)+2,486(1ST FLOOR)= 6,348/7,500=85%

PLANT LEGEND

TREE #1: COMMON NAME: PURPLE ORCHID TREE,
BOTANICAL NAME:BAUHINIA VARIEGATA
TREE #2: COMMON NAME: WHITE ORCHID TREE, BAUHINIA VARIEGATA

GENERAL NOTES

- 1. Pedestrians shall be protected during construction, remodeling and demolition activities as required by County of Los Angeles Building Code Chapter 33. (3306)
- 2. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (power poles, pull-boxes transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to 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.
- 3. Provide ultra-low flush water closets for all new construction.
- 4. A copy of the evaluation report and/or existing conditions shall be made available at the job site.
- 5. Addresses shall be plainly visible and legible from the street or road fronting the property. Addresses numbers shall be 4 inches in height, 1/2" minimum stroke width and of contrasting color to their background.
- 6. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods.
- 7. Finish grade around the structure/addition shall slope away from the foundation a minimum of 5% (2% for impervious surfaces) for a minimum distance of 10 feet.

ATTIC VENTILATION:

SEE A-7.0

RAISED UNDER FLOOR VENTILATION:

ADDITION AREA (NEW CRAWL SPACE): 35'-4"X7'-3"=2,588 S.F.
AREA REQ'D: 2,588/150 S.F.=17.5 S.F.
UNIT AREA OF VENT PROVIDED: 15'x8"= 0.96 S.F.
NUMBER OF VENTS PROVIDED: = 17.5 S.F./0.96=19 VENTS

SECTION 420 CBC

420.2 SEPARATION WALLS

WALLS SEPARATING DWELLINGS UNITS IN THE SAME BUILDING AND WALLS SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708

420.5 FIRE ALARM SYSTEMS AND SMOKE ALARMS

FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE PROVIDED IN GROUP R-1, R-2 AND R-2.1 OCCUPANCIES IN ACCORDANCE WITH SECTIONS 907.2.6, 907.2.8, AND 907.2.9 AND 907.2.10 RESPECTIVELY. SINGLE OR MULTIPLE-STATION SMOKE ALARMS SHALL BE PROVIDED IN GROUPS R-2, R-2.11, R-3 AND R-4 IN ACCORDANCE WITH SECTION 907.2.11. GROUP R-2.2 SHALL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE ALARM SYSTEM PER 907.2.9.2 AND SHALL HAVE A MANUAL FIRE ALARM PULL STATION AT THE 24- HOUR STAFF WATCH OFFICE.

420.9 DOMESTIC COOKING APPLIANCES

THIS SECTION IS FOR GROUP I-1 OCCUPANCIES AND IT DOES NOT APPLY

420.10 GROUP R COOKING FACILITIES

IN GROUP R OCCUPANCIES, COOKING APPLIANCES USE FOR DOMESTIC COOKING OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 917.2 OF THE CALIFORNIA MECHANICAL CODE

FIRE DEPT. REQUIREMENTS

Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

An approved key box, listed in accordance with UL 1037 shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector.

Dumpsters and containers with an individual capacity of 1.5 cubic yards or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eaves, unless areas contain dumpsters or containers are protected by an approved automatic fire sprinkler system. Fire Code 304.3.3.

The required fire flow is based on the following calculation: Type of construction per the Building Code Type V, Fire-flow calculation area Area 4,555 sq. ft
Fire flow based on the fire-flow calculation area 1,750 gpm;
Reduction for fire sprinklers (maximum 50%) 250 gpm
Total fire flow required 1,500 gpm

Carbon monoxide alarms shall comply with Section R315. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 217 and UL 2034. For existing buildings and new construction, carbon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist. 1. The dwelling unit contains a fuel-fired appliance or fire place. 2. The dwelling unit has an attached garage with opening that communicates with the dwelling unit.

Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery

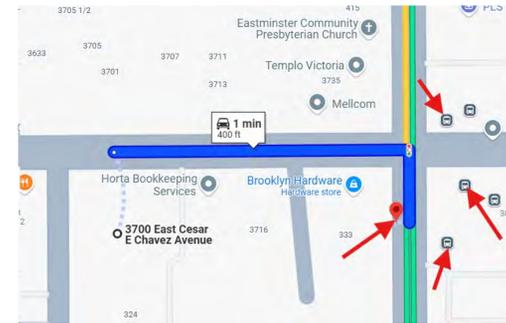
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area. Building Code 903.2.8

Where more than one smoke alarm is required to be installed within an individual dwelling unit or sleeping unit in Group R occupancies, the smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. Building Code 907.2.11.5

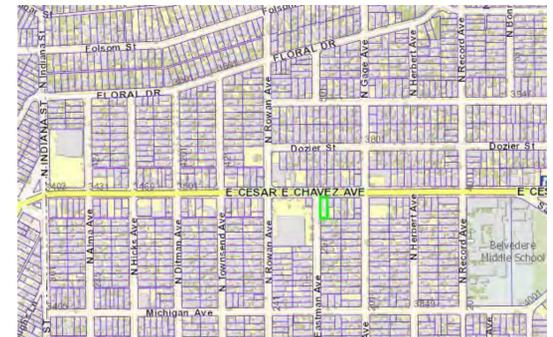
In new construction, required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms with integral strobes that are not equipped with battery backup shall be connected to an emergency electrical system. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. Building Code 907.2.11.6

PARKING REQUIREMENTS

Per AB209, a minimum of 20% of the total number of housing units shall be dedicated to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities



PUBLIC TRANSIT WITHIN 0.5 MILES



VICINITY MAP

RESIDANCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

EXISTING/NEW PLAN

SHEET TITLE



PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-1a

LEGAL DESCRIPTION

Egress doors or gates shall be openable from the egress side without the use of a key, special knowledge, or effort. Door handles, pulls, latches, locks, and other operating devices shall be installed 34 to 48 in. above the finished floor. Manually operated flush bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.

INTERIOR ENVIRONMENT

All shower compartments, regardless of shape, shall have a minimum finished interior area of not less than 1024 sq. in. and shall be capable of encompassing a 30-in. circle. The minimum area and dimensions shall be maintained to a point 10-in. above the shower drain outlet. Shower doors shall open to maintain a minimum 22-in. unobstructed opening for egress.

Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety-glazing standard. The following shall be considered specific hazardous locations

A. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 72-in. above the drain inlet.

B. Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24-in. arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60-in. above the walking surface.

C. Adjacent to stairways within a 60-in. horizontal arc that is less than 180 degrees from the bottom tread of a stairway when the exposed surface of the glass is less than 60-in. above the nose of the tread.

SECTION 803.1 REQUIREMENTS

Interior wall and ceiling finish materials shall be classified for fire performance and smoke development in accordance with Section 803.1.1 or 803.1.2, except as shown in Sections 803.1.3 through 803.15.

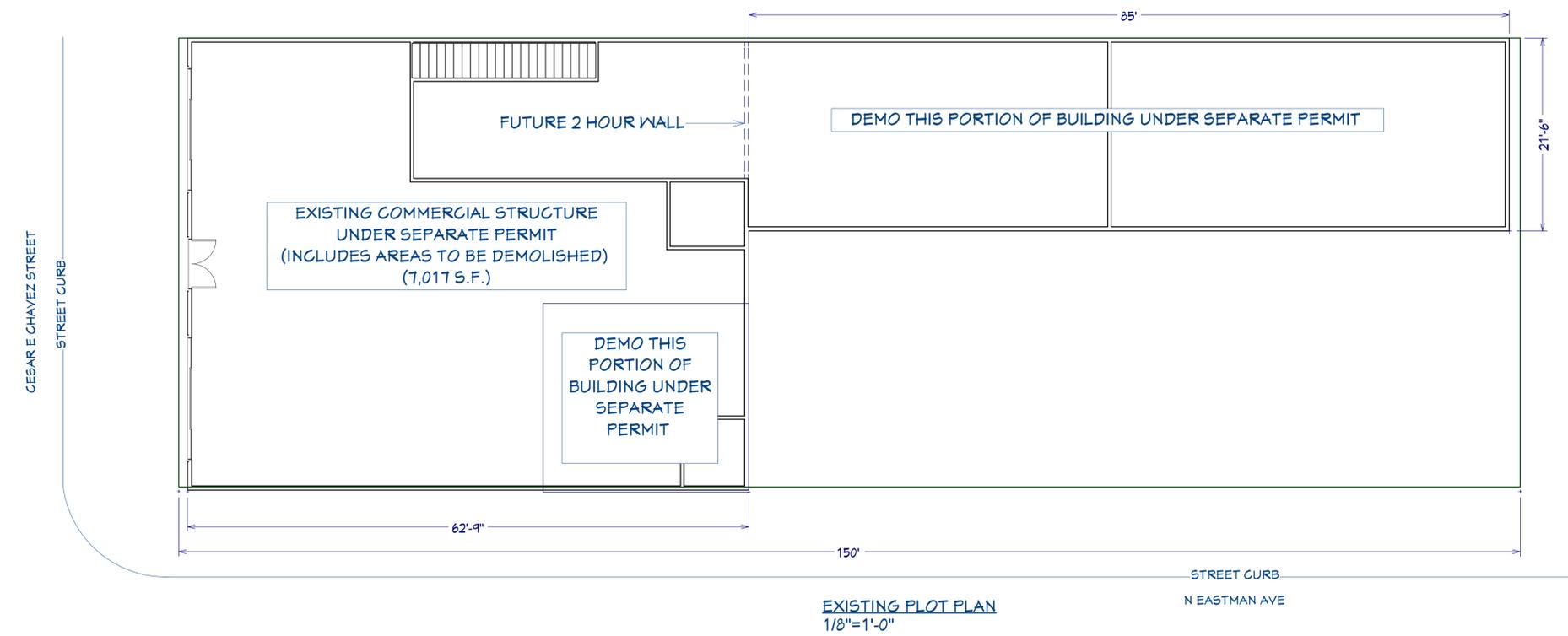
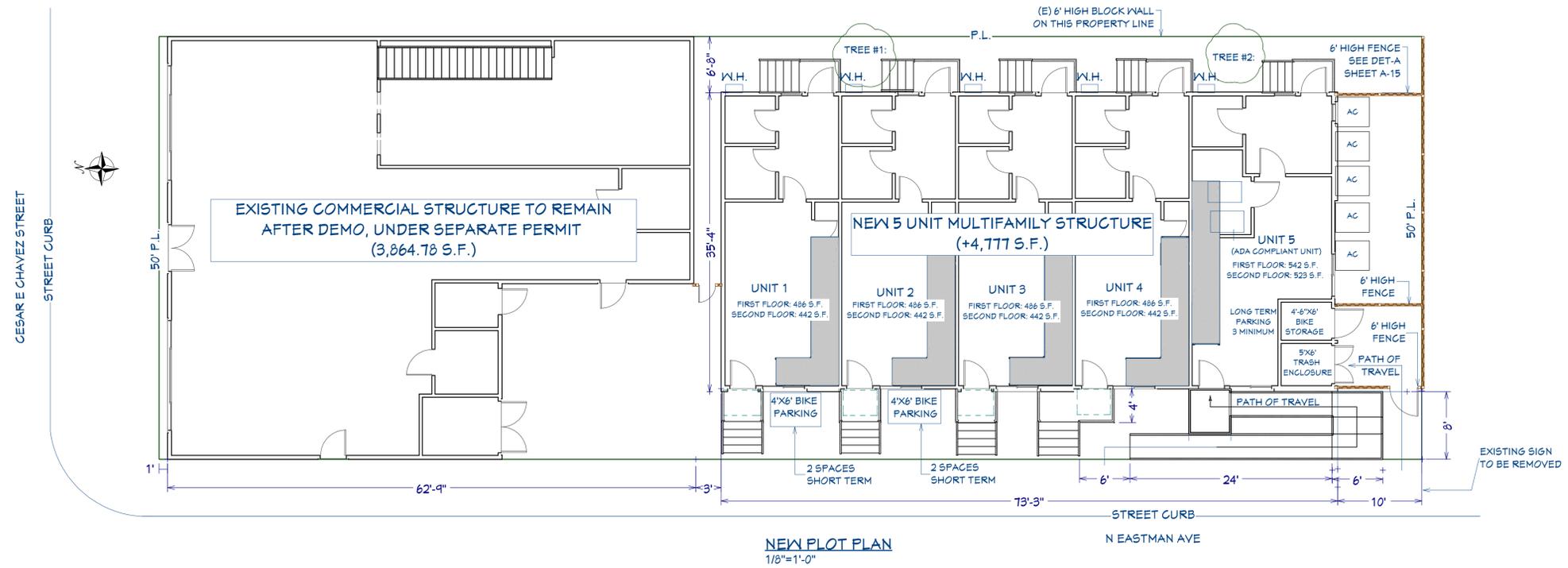
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A-1b



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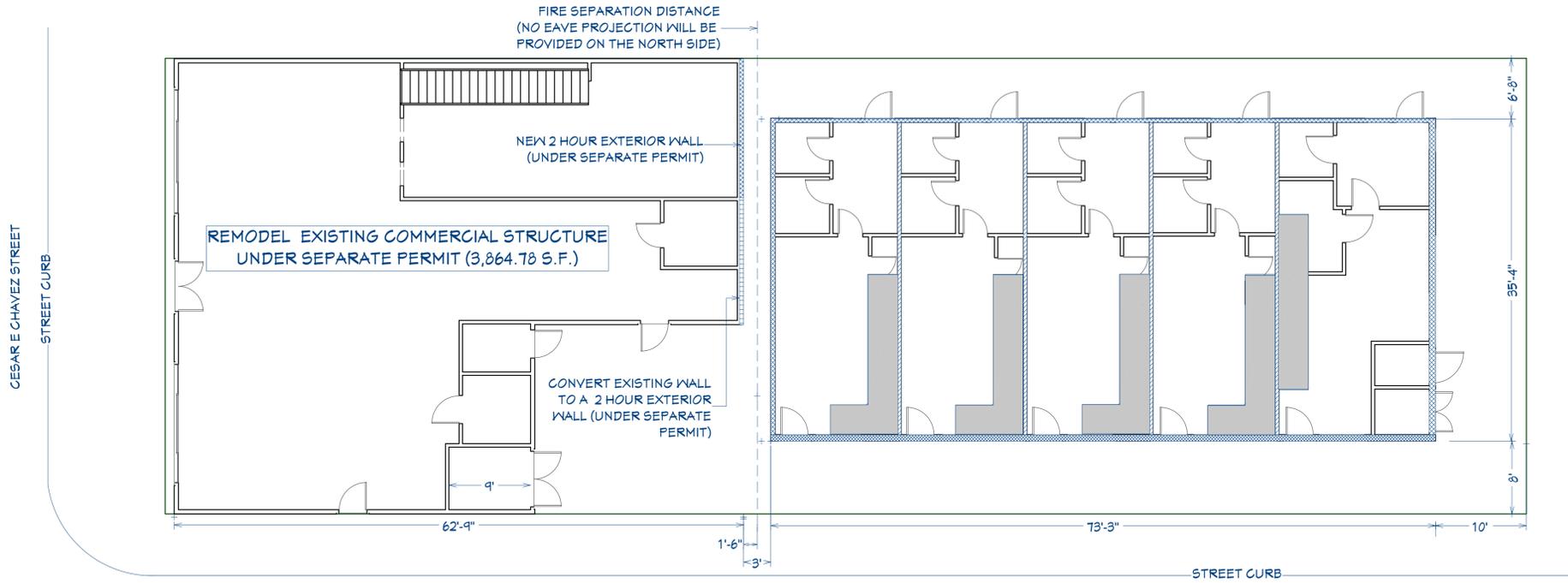
EXISTING/NEW PLAN

SHEET TITLE



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SCALE:

A-2



FIRE SEPARATION PLAN
1/8"=1'-0"

LEGEND

- 1 HOUR FIRE RATED WALL-EXTERIOR, (SEE SHEET A-3, ASSEMBLY W-P-1-17, 2X6 FRAMING)
- 1 HOUR FIRE RATED WALL-INTERIOR, (SEE SHEET A-3, 1 HOUR EXTERIOR STUCCO WALL, 2x4 FRAMING)
- 1 HOUR FIRE RATED WALL-FRONT
- 1 HOUR FIRE RESISTANCE RATING UNDER ENCLOSED AND UNCLOSED STAIRWAY

STRUCTURAL CONNECTION DETAILS:

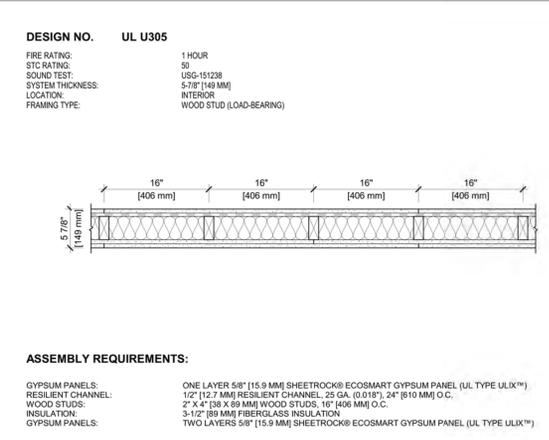
SEE STRUCTURAL PLANS FOR TYPE, SIZE AND SPACING OF STUDS. SEE SHEET S-3.0 & S-4.0 FOR ATTACHING TOP AND BOTTOM PLATE TO FRAMING. SEE UPDATED SHEET S-1, FOR SHEATHING MATERIAL AND SHEAR WALL SCHEDULE FOR METHOD OF ATTACHMENT SHEATHING MATERIAL TO FRAMING, AND SIZE AND SPACING OF FASTENERS.

GENERAL NOTES

1. This building must be equipped with an automatic fire extinguishing system.
2. Penetrations in fire-resistance-rated walls shall comply with Section T14.4.1 through T14.4.3. Through penetrations shall comply with Section T14.4.1.1 or
3. Steel, ferrous or copper pipes may penetrate fire-resistance-rated walls, provided the opening is protected as follows: (T14.4.1 Exceptions)
 - A. Item penetrating concrete or masonry walls is a maximum 6-in. nominal diameter and the area of the opening through the wall does not exceed 144 sq. in., concrete, grout, or mortar is permitted where it is installed the full thickness of the wall, or the thickness required to maintain the fire-resistance rating; or
 - B. Penetrations shall be fire-stopped by a system installed as tested in accordance with ASTM E814 or UL 1479 and shall have an F rating of not less than the required fire-resistance-rating of the wall penetrated.
 - C. Membrane penetrations of maximum two-hour fire-resistance-rated walls by steel electrical boxes are permitted, if each does not exceed 16 sq. in. in area and the total area of such openings does not exceed 100 sq. in. for any 100 sq. ft. of wall area, and the space between the wall membrane and the box does not exceed 1/8-in. Additionally, outlet boxes on opposite sides of the wall shall be separated by a horizontal distance of not less than 24-in.
 - D. Membrane penetrations by listed electrical boxes of any material are permitted provided such boxes have been tested for use in fire-resistance-rated assemblies, and the space between the wall membrane and the box does not exceed 1/8-in. unless listed otherwise. Additionally, outlet boxes on opposite sides of the wall shall be separated by the horizontal
 - E. Provide a note on the floor plans indicating that annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods.

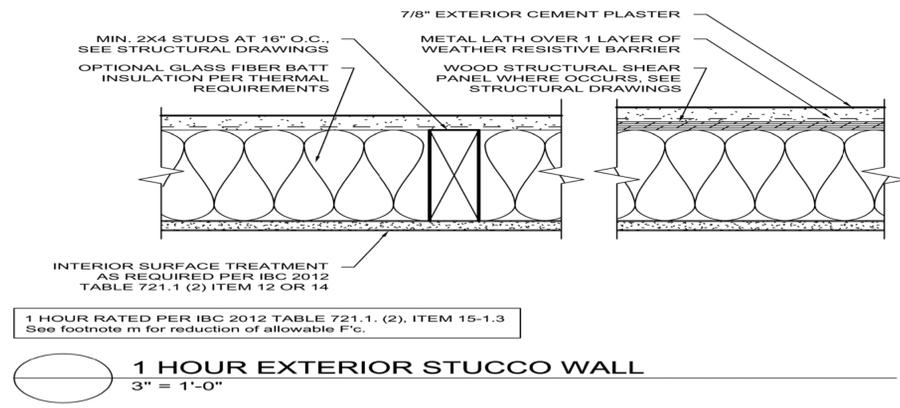
EAST WALL OPENING CALCULATIONS:

- Ground Floor**
 Number of openings: 5-3'X4'=12 s.f.
 Area of wall= 12'X12=864 s.f.
 % opening=5x12s.f./864 s.f.=6.9%
 Allowed Opening from Table 705.8=25%
- 2nd Floor**
 Number of openings: 5-4'X5'=20 s.f.
 Area of wall= 10'X12=120 s.f.
 % opening=5x20s.f./120 s.f.=13.8 s.f.
 Allowed Opening from Table 705.8=25%



GENERAL WALL NOTES:

1. REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
2. FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION VARIATIONS, REFER TO THE PUBLISHED DESIGN.
3. WHERE DESIGN NO. INDICATES "PER", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED SIMILARLY CONSTRUCTED ASSEMBLIES.
4. STUD SIZES AND INSULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
5. STUD AND FASTENER SPACINGS ARE MAXIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
6. PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
7. FIRE RATINGS ARE FROM BOTH SIDES UNLESS OTHERWISE STATED.
8. FIRE RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, DECREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH.
9. WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
10. SOUND RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, DECREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE INSULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATING.



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SHEET TITLE



PLOT DATE
 DATE: 8-31-2020
 DRAWN:
 JOB NO.
 SCALE:

A-3

EAST CESAR E CHAVEZ AVENUE

40'

12'

PROPERTY LINE 50'

CATCH BASIN

TREE WELL

VAULT

EXISTING STRUCTURE

CATCH BASIN

11'

EXISTING CURB AND GUTTER

50'

VAULT

GUY WIRE

POWER POLE

(E) CONC. DRWY TO BE REPLACED WITH NEW STANDARD SIDEWALK

WATER METER

(E) CONC. DRWY TO BE REPLACED WITH NEW STANDARD SIDEWALK

NEW CURB AND GUTTER

PROPERTY LINE 150'

7'-9"

3'

PROPERTY LINE 150'

7'-3"

NEW 5 UNIT MULTIFAMILY STRUCTURE

PROPERTY LINE 50'

10'-3"

EASTMAN AVENUE

NOTES:

1. THE EXISTING CURB RAMP ON THE CORNER OF CESAR E CHAVEZ STREET AND EASTMAN AVENUE SHALL MEET CURRENT ADA GUIDELINES, OR IT SHALL BE RECONSTRUCTED TO MEET THE GUIDELINES.
2. REPAIR BROKEN PORTIONS OF THE EXISTING CONCRETE CROSS ENTRANCE TO N EASTMAN AVENUE.
3. REPAIR AND REPLACE ANY DAMAGED IMPROVEMENTS DURING CONSTRUCTION.

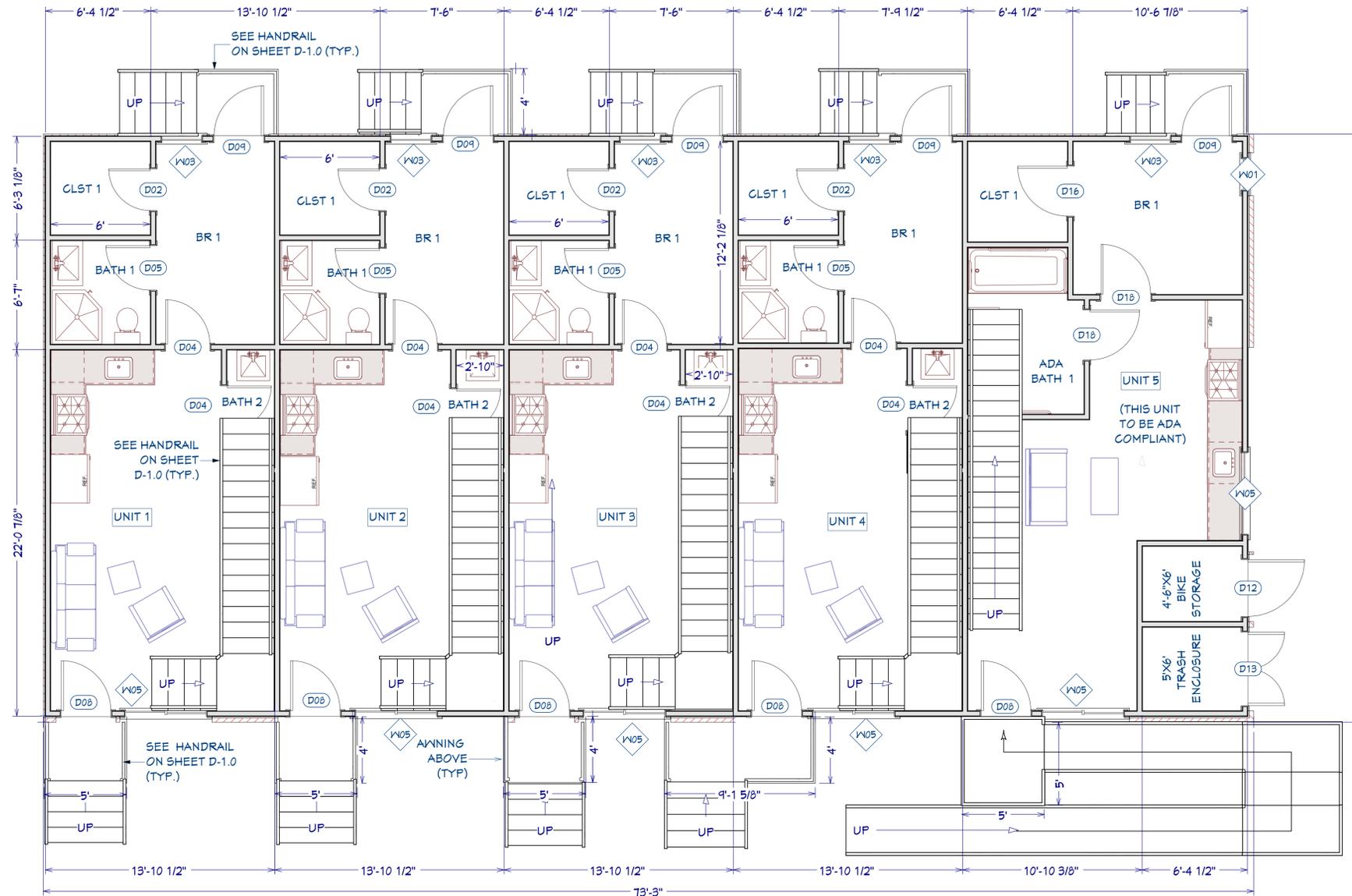
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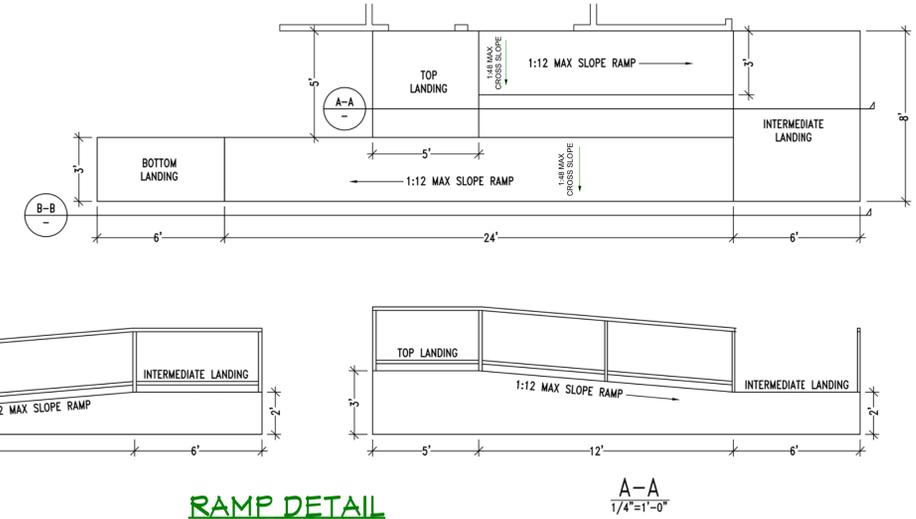
A-4



FIRST FLOOR PLAN (5 UNIT BUILDING)
1/8"=1'-0"

DOOR SCHEDULE						
NUMBER	LABEL	SIZE	QTY	FLOOR	DESCRIPTION	COMMENTS
D01	2060	2060	1	1	HINGED-S-CURVE	
D02	2660	2660 R IN	4	1	HINGED-DOOR P04	
D03	2660	2660 L IN	4	2	HINGED-DOOR P04	
D04	2060	2060 L IN	0	1	HINGED-DOOR P04	
D05	2060	2060 R IN	4	1	HINGED-DOOR P04	
D06	2060	2060 L IN	4	2	HINGED-DOOR P04	
D07	2060	2060 R IN	10	2	HINGED-DOOR P04	
D08	3060	3060 L EX	5	1	EXT. HINGED-DOOR E21	
D09	3060	3060 R EX	5	1	EXT. HINGED-DOOR E21	
D10	3260	3260 L/R	4	2	4 DR. BIFOLD-LOUVERED	
D11	3460	3460	1	1	HINGED-S-CURVE	
D12	3560	3560 L EX	1	1	EXT. HINGED-DOOR E21	
D13	4560	4560 L/R EX	1	1	EXT. DOUBLE HINGED-DOOR E21	
D14	51060	51060 L/R	1	2	4 DR. BIFOLD-LOUVERED	
D15	5060	5060 R IN	1	2	SLIDER-DOOR P04	
D16	3060	3060 R IN	1	1	HINGED-DOOR P04	
D17	7060	7060 R IN	4	2	SLIDER-DOOR P04	
D18	3060	3060 L IN	2	1	HINGED-DOOR P04	
D19	20	20 R IN	1	1	HINGED-DOOR P04	
D20	6060	6060 L/R EX	1	1	EXT. DOUBLE HINGED-DOOR E21	
D21	4060	4060 R IN	1	2	SLIDER-DOOR P04	
D22	1960	1960 L IN	5	2	HINGED-DOOR P04	

WINDOW SCHEDULE												
NUMBER	WIDTH	HEIGHT	QTY	FLOOR	SIZE	DESCRIPTION	TEMPERED	MANUFACTURER	PRODUCT	DESIGNATION TYPE	APPLIED BY	STANDARD
W01	24"	48"	1	1	2040SH	SINGLE HUNG	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1040
W02	24"	48"	2	2	2040SH	SINGLE HUNG	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1040
W03	30"	48"	5	1	2640DH	DOUBLE HUNG	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1040
W04	36"	48"	1	2	3040LS	LEFT SLIDING	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1040
W05	60"	48"	6	1	5040LS	LEFT SLIDING	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1040
W06	60"	48"	10	2	5040LS	LEFT SLIDING	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1040



RAMP DETAIL

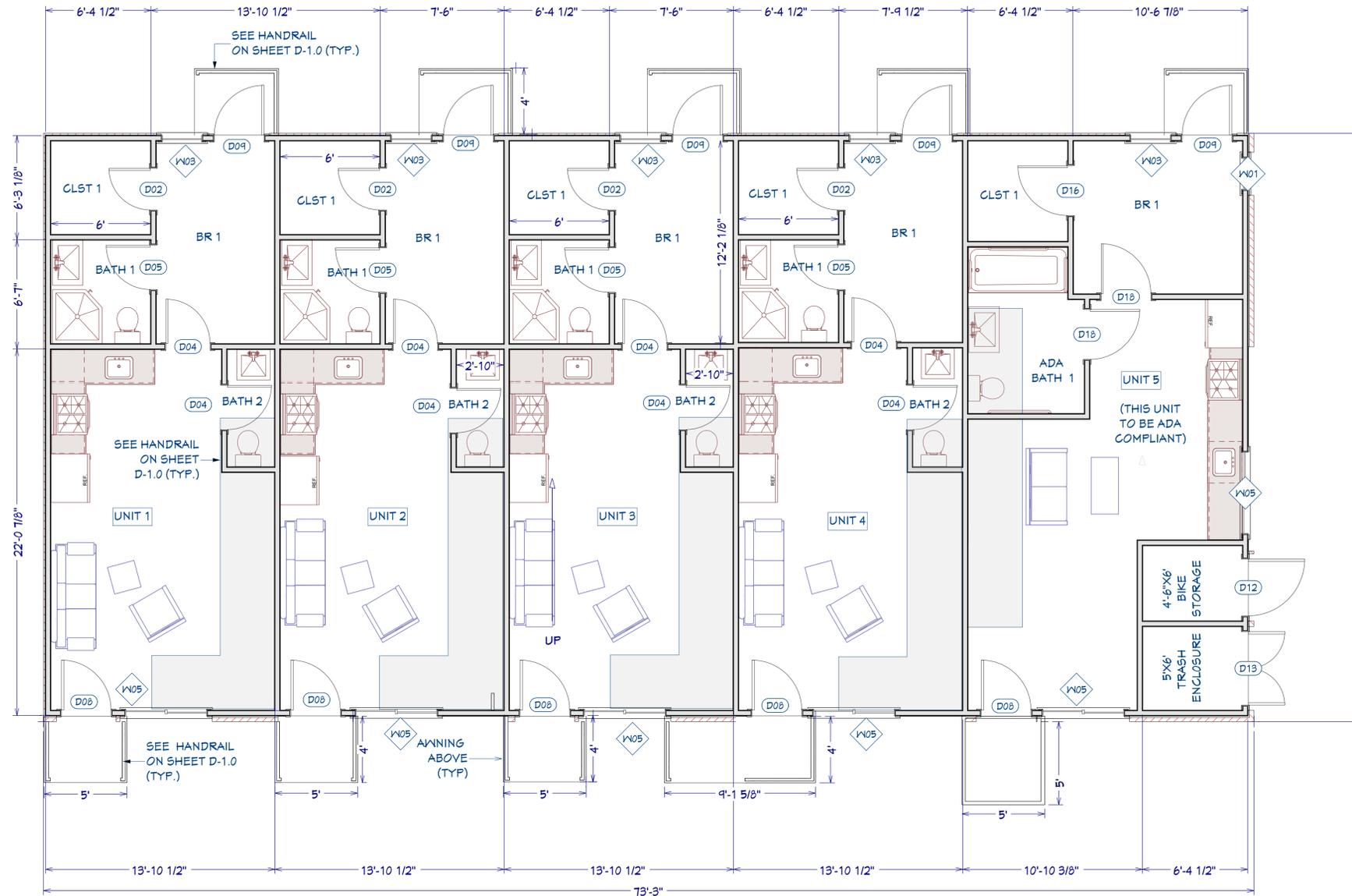
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PLOT DATE
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SCALE:

A-5



FIRST FLOOR PLAN-(WITH STAIRS NOT SHOWN TO MAKE BATHROOM VISIBLE)

1/8"=1'-0"

MIN. REQ'D FIXTURE COUNT PER APARTMENT PER PLUMBING CODE 422.1

TYPE OF OCCUPANCY	WATER CLOSET	LAVATORIES	BATHTUBS
R-2	1	1	1

FIRE DEPT. REQUIREMENTS

Egress doors shall be readily openable from the egress side without the use of a key or any special knowledge or effort in accordance with Building Code 1010.1.19..

Enclosed accessible space under stairs that is accessed by a door or access panel shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board. Residential Code R302.7

Where bars, grilles, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window well that serve such openings, provided the minimum net clear opening size complies with Sections R310.2 through R310.2.2 and R310.4.1. Such devices shall be releasable or removable from the inside without the use of a key, tool, special knowledge or force greater than that which is required for normal operation of the escape and rescue opening. The release mechanism shall be maintained operable at all times. Such bars, grills, grates or any similar devices shall be equipped with an approved exterior release device for use by the fire department only when required by the authority having jurisdiction. Residential Code R310.4.4

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches when measured between the face of the door and the stop. The clear height of the door openings shall not be less than 78 inches in height measured from the top of the threshold to the bottom of the stop. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort. Residential Code R311.2

Single- or multiple-station smoke alarms shall be installed and maintained in a Group R-2 regardless of occupant load at all of the following locations: 1. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. 2. In each room used for sleeping purposes. 3. In each story within a dwelling unit, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level. Building Code 907.2.11.2

DOOR SCHEDULE						
NUMBER	LABEL	SIZE	QTY	FLOOR	DESCRIPTION	COMMENTS
D01	2060	2060	1	1	HINGED-S-CURVE	
D02	2660	2660 R IN	4	1	HINGED-DOOR P04	
D03	2660	2660 L IN	4	2	HINGED-DOOR P04	
D04	2860	2860 L IN	8	1	HINGED-DOOR P04	
D05	2860	2860 R IN	4	1	HINGED-DOOR P04	
D06	2860	2860 L IN	4	2	HINGED-DOOR P04	
D07	2860	2860 R IN	10	2	HINGED-DOOR P04	
D08	3060	3060 L EX	5	1	EXT. HINGED-DOOR E21	
D09	3060	3060 R EX	5	1	EXT. HINGED-DOOR E21	
D10	3260	3260 L/R	4	2	4 DR. BIFOLD-LOUVERED	
D11	3460	3460	1	1	HINGED-S-CURVE	
D12	3560	3560 L EX	1	1	EXT. HINGED-DOOR E21	
D13	4560	4560 L/R EX	1	1	EXT. DOUBLE HINGED-DOOR E21	
D14	51060	51060 L/R	1	2	4 DR. BIFOLD-LOUVERED	
D15	5060	5060 R IN	1	2	SLIDER-DOOR P04	
D16	3060	3060 R IN	1	1	HINGED-DOOR P04	
D17	7060	7060 R IN	4	2	SLIDER-DOOR P04	
D18	3060	3060 L IN	2	1	HINGED-DOOR P04	
D19	28	28 R IN	1	1	HINGED-DOOR P04	
D20	6060	6060 L/R EX	1	1	EXT. DOUBLE HINGED-DOOR E21	
D21	4060	4060 R IN	1	2	SLIDER-DOOR P04	
D22	1460	1460 L IN	5	2	HINGED-DOOR P04	

WINDOW SCHEDULE												
NUMBER	WIDTH	HEIGHT	QTY	FLOOR	SIZE	DESCRIPTION	TEMPERED	MANUFACTURER	PRODUCT	DESIGNATION TYPE	APPLIED BY	STANDARD
W01	24"	48"	1	1	2040SH	SINGLE HUNG	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1048
W02	24"	48"	2	2	2040SH	SINGLE HUNG	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1048
W03	30"	48"	5	1	2640DH	DOUBLE HUNG	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1048
W04	36"	48"	1	2	3040LS	LEFT SLIDING	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1048
W05	60"	48"	6	1	5040LS	LEFT SLIDING	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1048
W06	60"	48"	10	2	5040LS	LEFT SLIDING	YES	CR LAURENCE	TEMPERED GLASS PANELS	ETCHED LOGICODE STAMP	MANUFACTURER	ANSI Z97.1, CPSC 16 CFR 1201, ASTM C1048

RESIDENCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

SHEET
TITLE

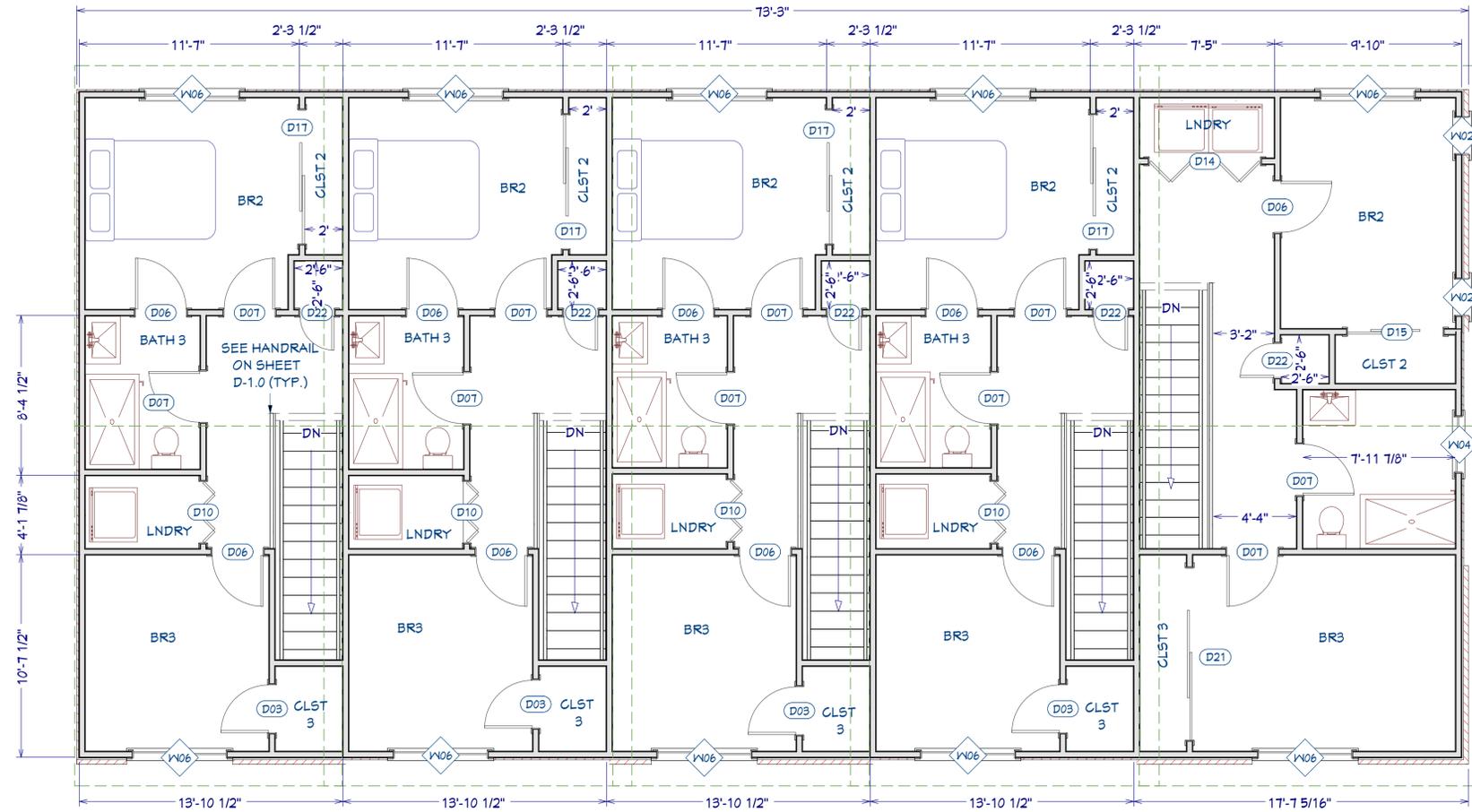


PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-6

NUMBER	WIDTH	HEIGHT	QTY	FLOOR	SIZE	DESCRIPTION
W01	24"	48"	1	1	2040SH	SINGLE HUNG
W02	24"	48"	2	2	2040SH	SINGLE HUNG
W03	30"	48"	5	1	2640DH	DOUBLE HUNG
W04	36"	48"	1	2	3040LS	LEFT SLIDING
W05	60"	48"	6	1	5040LS	LEFT SLIDING
W06	60"	48"	10	2	5040LS	LEFT SLIDING

DOOR SCHEDULE						
NUMBER	LABEL	SIZE	QTY	FLOOR	DESCRIPTION	COMMENTS
D01	2068	2068	1	1	HINGED-S-CURVE	
D02	2668	2668 R IN	4	1	HINGED-DOOR P04	
D03	2668	2668 L IN	4	2	HINGED-DOOR P04	
D04	2868	2868 L IN	8	1	HINGED-DOOR P04	
D05	2868	2868 R IN	4	1	HINGED-DOOR P04	
D06	2868	2868 L IN	9	2	HINGED-DOOR P04	
D07	2868	2868 R IN	10	2	HINGED-DOOR P04	
D08	3068	3068 L EX	5	1	EXT. HINGED-DOOR E21	
D09	3068	3068 R EX	5	1	EXT. HINGED-DOOR E21	
D10	3268	3268 L/R	4	2	4 DR. BIFOLD-LOUVERED	
D11	3468	3468	1	1	HINGED-S-CURVE	
D12	3568	3568 L EX	1	1	EXT. HINGED-DOOR E21	
D13	4568	4568 L/R EX	1	1	EXT. DOUBLE HINGED-DOOR E21	
D14	51068	51068 L/R	1	2	4 DR. BIFOLD-LOUVERED	
D15	5068	5068 R IN	1	2	SLIDER-DOOR P04	
D16	3068	3068 R IN	1	1	HINGED-DOOR P04	
D17	7068	7068 R IN	4	2	SLIDER-DOOR P04	
D18	3068	3068 L IN	2	1	HINGED-DOOR P04	
D19	28	28 R IN	1	1	HINGED-DOOR P04	
D20	6068	6068 L/R EX	1	1	EXT. DOUBLE HINGED-DOOR E21	
D21	4068	4068 R IN	1	2	SLIDER-DOOR P04	
D22	1968	1968 L IN	5	2	HINGED-DOOR P04	



SECOND FLOOR PLAN
1/8"=1'-0"

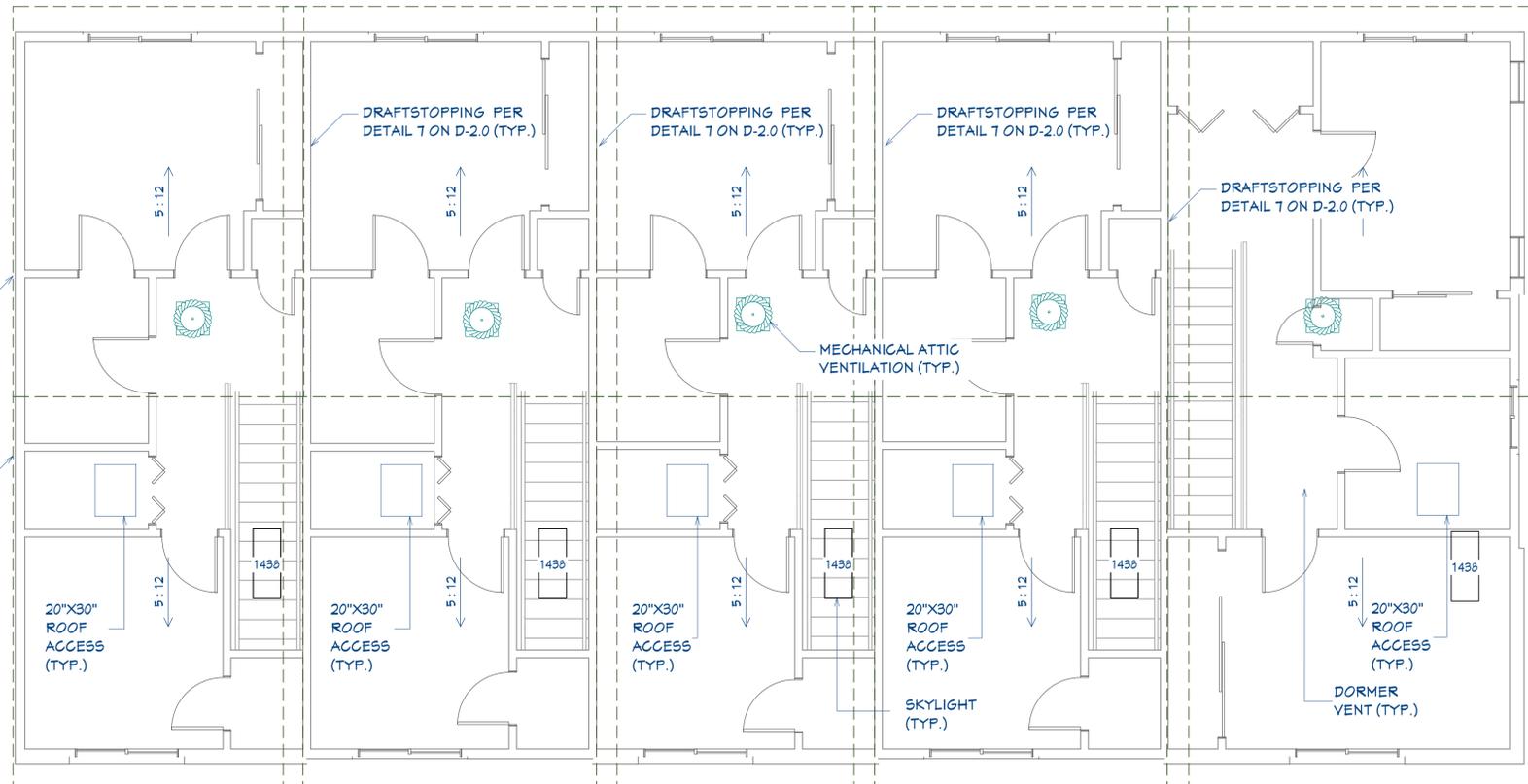
ACCESS TO MECHANICAL APPLIANCES IN UNDER-FLOOR AREAS, IN ATTIC SPACES, AND ON ROOFS OR ELEVATED STRUCTURES SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES MECHANICAL CODE.

NEW CLASS "A" ROOF WITH 5:12 SLOPE
NEW ROOFING GAF MATERIAL
CORPORATION TIMBERLINE COOL
SERIES- COOL BARKWOOD
CRRG PRODUCT ID#0676-0041

DO NOT EXTEND ROOF PAST EXTERIOR DUE TO REQ'D FIRE SEPARATION THIS SIDE ONLY

ATTIC VENTILATION:

ATTIC AREA: 35'-4"X73'-3"=2,588 S.F.
AREA REQ'D: 2,588/150 S.F.=17.5 S.F.
AREA REQ'D PER UNIT: 17.5/5=3.5 S.F.
USE MECHANICAL VENTILATION
MASTERFLOW GREEN MACHINE HIGH POWER SOLAR ROOF VENT



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

RESIDENCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

SHEET
TITLE



PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-7

ADA NOTES FOR COMPLIANT UNIT:

Ramps:

1. Handrails shall not rotate within their fittings.
2. Handrail gripping surfaces shall be continuous along their length, and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. When provided, horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch for each 1/2 inch of additional handrail perimeter dimension that exceeds 4 inches.
3. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings

STAIRS:

- Intermediate handrails shall be located equidistant from the sides of the stairway and comply with Section 1012.9.
 - The top of handrails shall be 34 to 38 inches above the nosing of the treads.
 - Handrails on all stairways shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs shall be continuous between stair flights.
 - At the top of stair flights, handrails shall extend a minimum of 12 inches horizontally above landings, beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to
 - At the bottom of stair flights, handrails shall extend at the slope of the stair flight for a distance equal to one tread depth beyond the last riser nosing. Such extension shall continue with 12 inches minimum horizontal extension, shall be continuous to the handrail of an adjacent stair flight, or shall return to a wall, guard, or the walking surface.
- Handrail horizontal extensions shall be in the same direction as the stair flights. the handrail of an adjacent stair flight. (1123A.6.2.3, 1115A.6.2.3)
- Handrails projecting from a wall shall have a space of 1 1/2 inches minimum between the wall and the handrail.
 - Handrails may be located in a recess if the recess is a maximum of 3 inches deep and extends at least 18 inches above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements.
 - Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. When provided, horizontal projections shall occur 1 1/2 inches minimum below the bottom of the handrail gripping surface.
 - The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch for each 1/2 inch of additional handrail perimeter dimension that exceeds 4 inches.
 - Handrail gripping surfaces with a circular cross section shall be not less than 1 1/4 inches nor more than 2 inches in cross-sectional dimension
 - Handrail gripping surfaces with a noncircular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum.
 - The nosing shall not project more than 1 1/4 " past the face of the riser below. Risers shall be sloped or the underside of the nosing shall have an angle not more than 30 degrees from the vertical.

Kitchen:

Kitchens shall have a minimum clear width measured between any cabinet, countertop, or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance, or wall as follows: (1133A.2.1)

- All other kitchen designs shall provide a minimum clear width of at least 48 inches. See Figure 11A-10A.

Sinks and work surfaces required by Section 1133A.4 (see Item 1 and Item 2) shall be provided with knee and toe space complying with Section 1133A.7. Base cabinets (including toeboard and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to

Provide kitchen countertops complying with the following: (1133A.4)

- a. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.
- b. A minimum linear length of 30 inches of countertop shall be provided for a work surface.
- c. Sinks and work surfaces may be a single integral unit a minimum of 60 inches in length, or be separate components.

Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor. (1133A.5)

Comply with Section 1133A.2 and the following for knee and toe space, when required by Section 1133A: (1133A.7)

- a. The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 1133A.3 shall be provided.
- b. The knee and toe space shall be 30 inches wide minimum, centered on the sink, countertop or appliance.
- c. A clear floor space shall not extend into the knee and toe space more than 19 inches.

Insulate or otherwise cover to protect against contact the water supply and drain pipes under kitchen sinks. There shall be no sharp or abrasive surfaces under kitchen sinks. (1133A.7.1)

Kitchen countertops in dwelling units shall be permitted to be 36 inches maximum above the finished floor (1133A.3.2.2 exception).

Electrical receptacle, switch and control heights shall comply with following:

Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box nor less than 15 inches measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1133A.3. Physical barriers and obstructions shall not extend more than 25 inches from the wall beneath the receptacle. Countertops shall be allowed to extend 25 1/2 inches from the wall beneath the receptacle. (1136A.1)

Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches measured from the top of the outlet box nor less than 15 inches measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1133A.3. Physical barriers or obstructions shall not extend more than 25 inches from the wall beneath a control. Countertops shall be allowed to extend 25 1/2 inches from the wall beneath the receptacle. (1136A.2)

Doors:

- Doorways which provide access to common use areas or covered multifamily dwellings shall comply with the following:
- a. Permit the installation of a door or gate not less than 36 inches in width, not less than 80 inches in height, and provide a clear opening of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from its closed position.
 - b. The width of any component in the egress system shall not be less than the minimum width required by Section 1005.
 - c. The floor or landing on each side of an exit door or gate shall be level. See Chapter 10. (1126A.2)
 - d. The floor or landing shall not be more than 1/2 inch lower than the top of the threshold of the doorway. (1126A.2.1, Fig.11A-8I)

The minimum maneuvering clearance at doors or gates shall comply with Sections 1126A.3.2, 1126A.3.3, and 1126A.3.4. The floor or landing area within the required maneuvering clearance shall be level and clear. The required length shall be measured at right angles to the plane of the door or gate in its closed position. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearances (strike edge maneuvering clearances).

At each swinging door and gate, show and dimension required maneuvering clearances compliance with the following: (1126A.3.2), (Figure 11A-8A(a), 11A-8A(b)).

Provide strike edge maneuvering space on plan.

Dimension the minimum space between the two hinged or pivoted doors or gates in series. Provide a minimum of 48 inches plus the width of the door or gate swinging into the space for areas other than a required exit stairway and 60 inches minimum where the door or gate opens into a stair or smoke proof enclosure. See Figures 11A-8G and 11A-8H. (1126A.3.3)

At doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors, dimension maneuvering clearances complying with (1126A.3.4), Figures 11A-8B (a) through (d) & Figure 11A-8C

DWELLING UNIT FEATURES

Doors:

Comply with Section 1126A.1 for the width and height of primary entry doors and all required exits. The requirements of Sections 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside).

Provide doors complying with the following:

- Doors shall not be less than 6 feet 8 inches in height.
- Swinging doors shall provide a net clear opening width of not less than 32 inches, measured with the door or doors positioned at an angle of 90 degrees from the closed position.
- Swinging doors shall be capable of opening at least 90 degrees.
- A nominal 32-inch clear opening provided by a standard 6-foot wide sliding patio door assembly is acceptable.
- A pair of doors, manual or automatic, must have at least one leaf which provides a clear width of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from its closed position.
- The width of any component in the means of egress system shall not be less than the minimum width required by Section 1005.

Provide minimum width required by Section 1005 for any component in the means of egress system. Provide level floor or landing on each side of the door. Primary entry doors, required exit doors, or secondary exterior doors with changes in height between the interior surface or floor level and the exterior surface or floor level shall comply with the following:

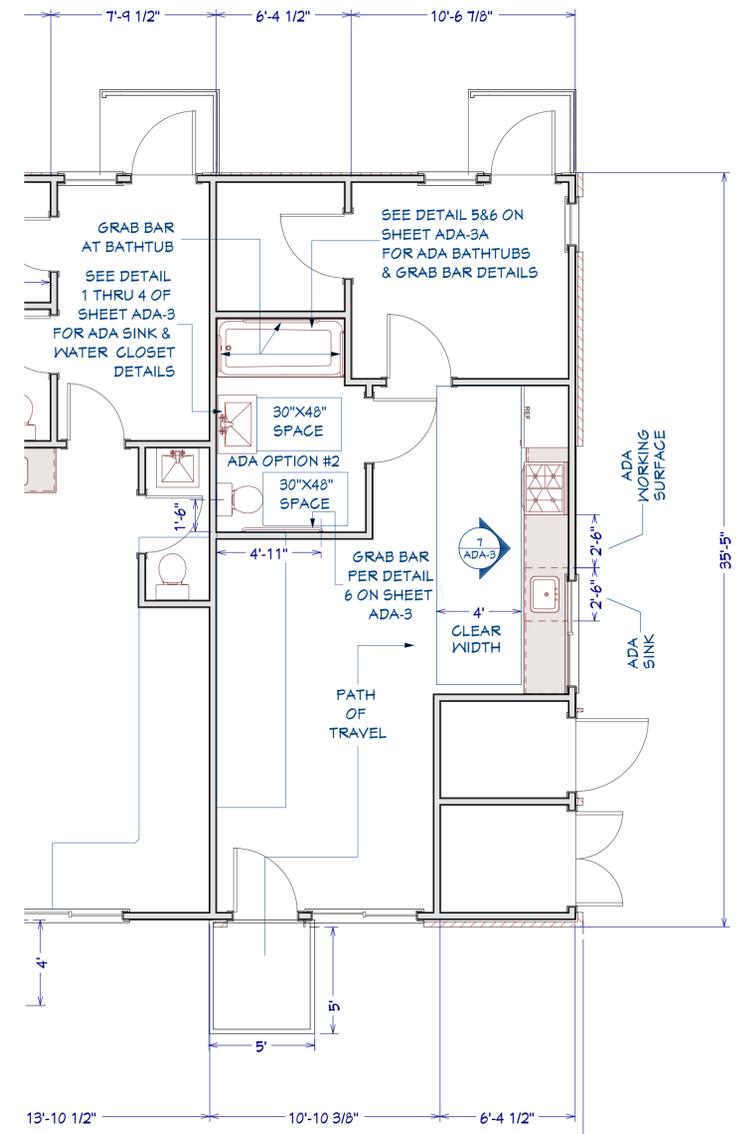
- Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than 1/2 inch of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
- Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than 1/2 inch of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
- In buildings containing covered multifamily dwelling units, the floor or landing immediately outside the entry may be sloped up to 1/4 inch per foot (12 inches), in a direction away from the primary entrance of the dwelling unit for drainage.

Doors within the dwelling units shall comply:

- Maximum effort to operate doors shall not exceed 8 1/2 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet these standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate enforcement agency, not to exceed 15 pounds.
- Hand-activated door latching, locking, and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1132A.6, in the direction of egress.
- The lever or lever of actuated latches or locks shall be curved with a return to within 1/2 inch of the door to prevent catching on the clothing of persons during egress in Group R and U Occupancies with an occupant load greater than 10.
- Swinging door or gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.
- Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring.

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ADA NOTES CONTINUED ON NEXT PAGE (PAGE A-7B):



UNIT 5: ADA COMPLIANT UNIT

RESIDENCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

SHEET
TITLE



PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-7a

ADA NOTES (cntd):

Water Closets:

Water closets in bathrooms or powder rooms required to be accessible shall comply with the following:

The minimum floor space provided at a water closet shall be 48 inches in clear width. The clear floor space shall extend past the front edge of the water closet at least 36 inches. See Figure 11A-9M. Except, the 48 inches minimum clear width may be reduced to 36 inches for lavatories, cabinets, wing walls or privacy walls located immediately adjacent to a water closet which extend no more than 24 inches in depth.

Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from a grab bar wall or partition. In locations where water closets are adjacent to non-grab bar walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be a minimum of 18 inches from the obstacle.

Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternative grab bars.

Where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back, it shall be installed between 32 inches and 38 inches above the floor. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. The backing shall be a minimum of 40 inches in length.

Reinforcement installed at the side of the water closet shall be installed 32 inches to 38 inches above the floor. The reinforcement shall be installed a maximum of 12 inches from the rear wall and shall extend a minimum of 26 inches in front of the water closet. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.

The minimum height of water closet seats shall be 15 inches above the floor.

Water closet controls shall be mounted no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 pounds.

Lavatory:

Provide at least one accessible lavatory in bathrooms or powder rooms required to be accessible. Where mirrors and towel fixtures are provided, at least one of each shall be accessible.

Locate vanities and lavatories with the centerline of the fixture a minimum of 18 inches horizontally from an adjoining wall or fixture to allow for forward approach. When parallel approach is provided, lavatories shall be installed with the centerline of the fixture a minimum of 24 inches horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 inches above the finished floor.

Provide a clear maneuvering space at least 30 inches by 48 inches centered at lavatories. This clear floor space shall not extend into the knee and toe space more than 14 inches. See Figure 11A-9D.

Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair and the lavatory cabinets are designed with adaptable knee and toe space.

Provide knee and toe space centered on fixture complying with Section 1138A.2. Knee and toe space shall be provided by one of the following:

- i. The space beneath the lavatory shall be left clear and unobstructed;
- ii. Any cabinet beneath the lavatory shall be removable without the use of specialized knowledge or specialized tools; or
- iii. Doors to the cabinet beneath the lavatory shall be removable or openable to provide the required unobstructed knee and toe space.

The finished floor beneath the lavatory shall be extended to the wall.

Water supply and drain pipes under lavatories shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

Where mirrors or towel fixtures are provided they shall be mounted with the bottom edge no higher than 40 inches from the floor.

Bathtubs:

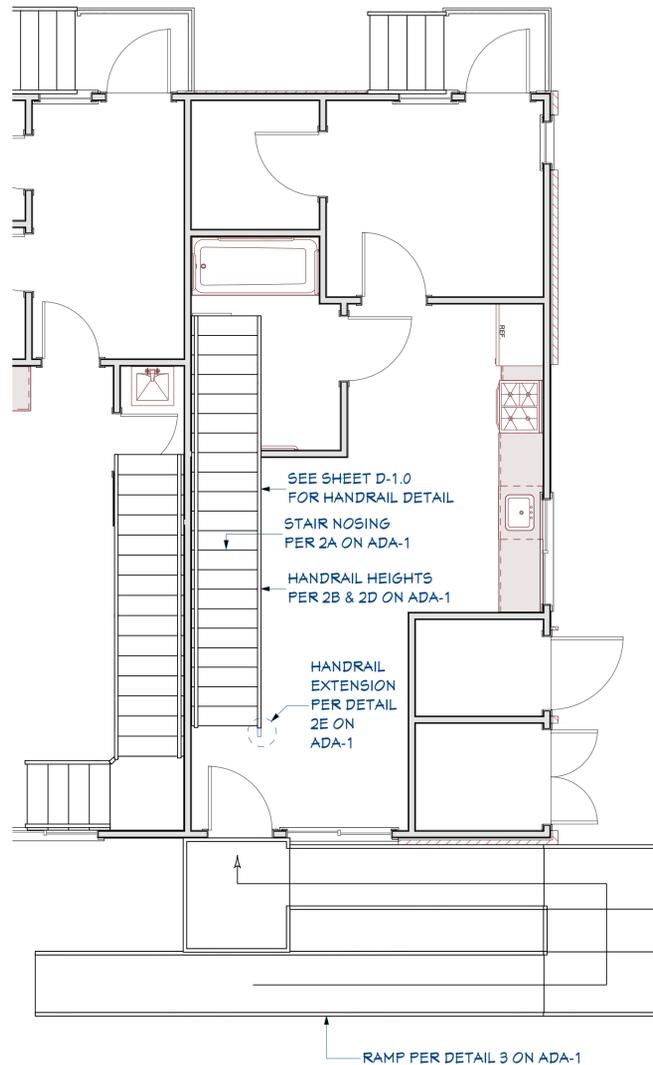
There shall be a minimum clear floor space 48 inches parallel by 30 inches perpendicular to the side of a bathtub or bathtub-shower combination to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities. The controls shall be on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the tub, may be included in the clear floor space provided the lavatory is 14 inches maximum deep, and the knee and toe space comply with Section 1134A.8. Cabinets under lavatories and toilets shall not encroach into the clear floor space.

A bathtub installed without surrounding walls shall provide reinforced areas for the installation of floor-mounted grab bars. Where a bathtub is installed with surrounding walls, grab bar reinforcement shall be located on each end of the bathtub, 32 inches to 38 inches above the floor, extending a minimum of 24 inches from the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. See Figure 11A-9G. Grab bar reinforcement shall be installed on the back wall of the bathtub a maximum of 6 inches above the bathtub rim extending upward to at least 38 inches above the floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch grab bar with each end a maximum of 6 inches from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.

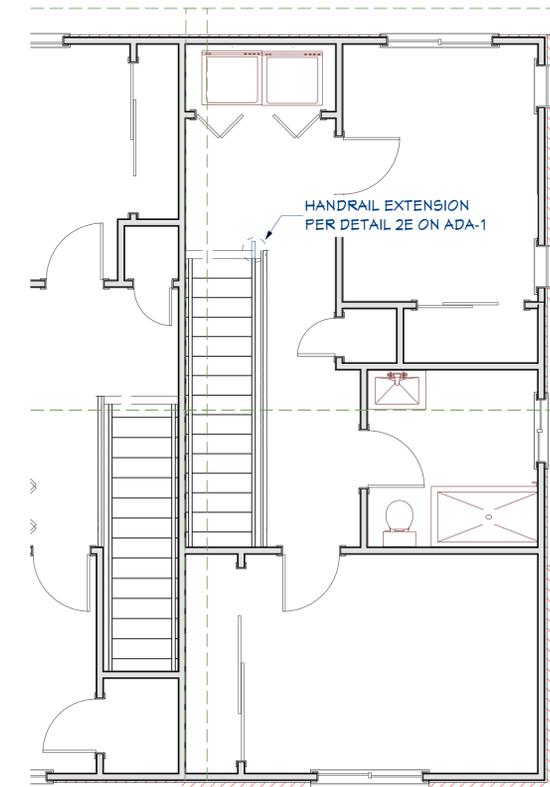
Doors and panels of bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch when fully tempered, or 1/2 inch when laminated, and shall pass the test requirements of this Part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

**Bathtub and Toilet Facilities-Option #2 is to be utilized:
Option #2 requires one bathroom within the dwelling unit.**

- a Toilet, bathing and shower facilities shall comply with Section 1134A.4.
- b Bathtubs shall comply with Section 1134A.5.
- c Showers shall comply with Section 1134A.6.
- d Water closets shall comply with Section 1134A.7.
- e Lavatories, vanities, mirrors and towel fixtures shall comply with 1134A.8.
- f Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Additional requirements apply to dwelling units containing two or more bathrooms when a bathtub is provided as the accessible bathing fixture.
- g Where two or more bathrooms are provided within the same dwelling unit and a bathtub is installed to comply with Option 2, Item b in one bathroom and a shower stall is provided in a subsequent bathroom, both the bathtub selected to comply with Option 2, Item f and at least one shower stall within the dwelling unit shall meet all the applicable accessibility requirements provided in Section 1134A. (See Section 1134A.5 for bathtubs, or Section 1134A.6 for showers.)
- h When two or more lavatories are provided, at least one shall be made accessible and comply with Section 1134A.8.
- i. Bathrooms shall be provided with an accessible route into and through the bathroom.
- j. If a door is provided, it shall comply with the requirements of Section 1132A.5.
- k. A minimum 18 inch clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
- l. Switches, outlets, and controls shall comply with Section 1142A.
- m. Reinforced walls to allow for the future installation of grab bars around the toilet, tub, and shower shall comply with Sections 1134A.5 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Note: When Option 2 is used, all additional bathrooms must comply with items h) through l) above.



**UNIT 5: ADA FIRST STAIR ENLARGED PLAN
FIRST FLOOR**



**UNIT 5: ADA STAIR ENLARGED PLAN
SECOND FLOOR**

RESIDENCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

SHEET
TITLE



PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-7b



LEGEND: COLOR PALLETE

- STONY BEIGE STUCCO/COARSE SAND FINISH
- BISON BEIGE STUCCO/COARSE SAND FINISH
- ALASKA GRAY TILE
- COFFEE STONE VENEER

FRONT ELEVATION (5 UNIT BUILDING)

1/4"=1'-0"



FIRE DEPT. REQUIREMENTS

Walls separating dwelling units in the same buildings, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708, Building Code 420.2

Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above. Building Code 714.4.2

BACK ELEVATION (5 UNIT BUILDING)

1/4"=1'-0"

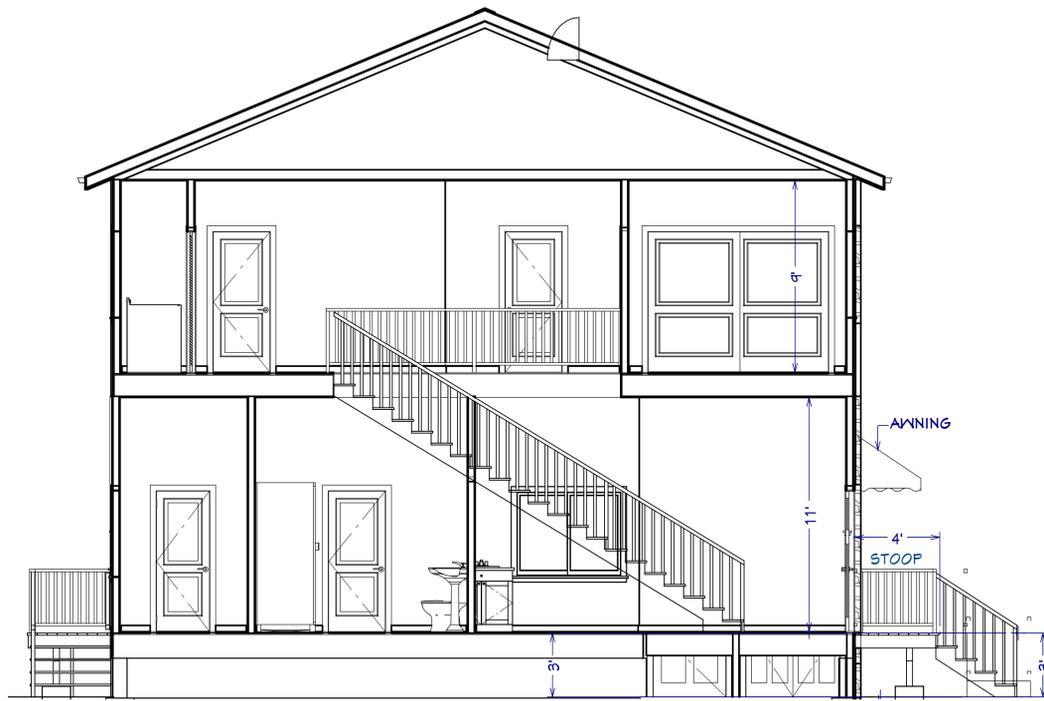
RESIDENCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

SHEET
TITLE

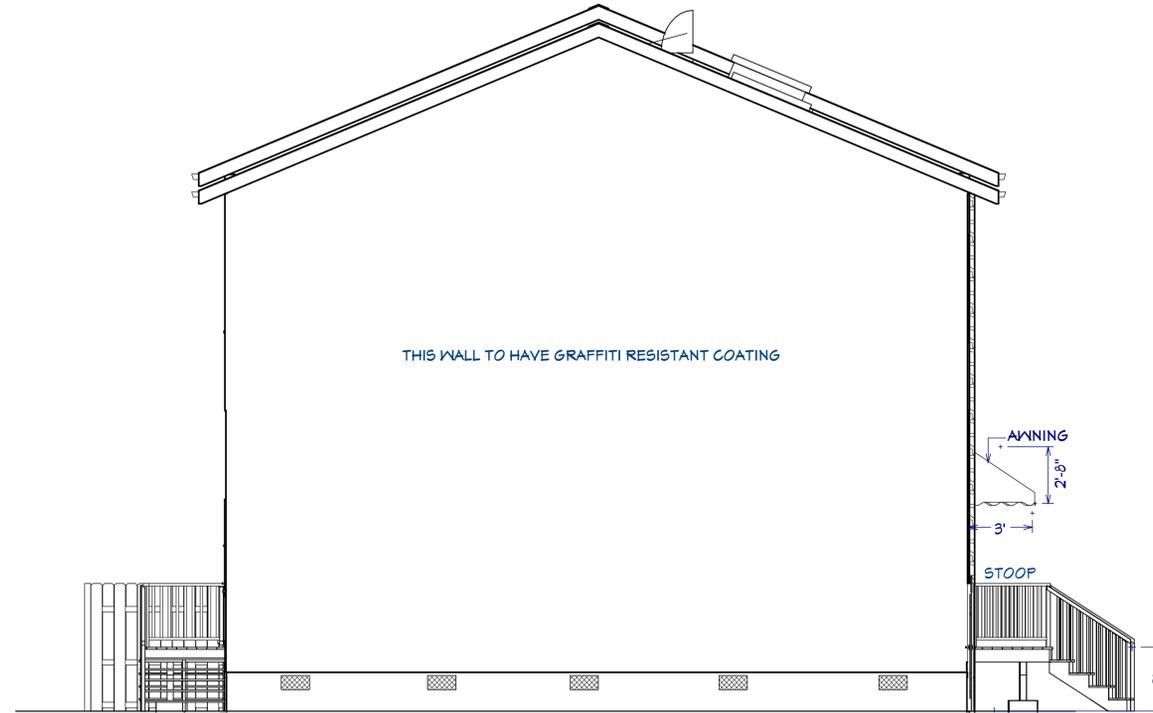


PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-8



SECTION A-A (5 UNIT BUILDING)
1/4"=1'-0"



NORTH ELEVATION (5 UNIT BUILDING)
1/4"=1'-0"



SECTION B-B (5 UNIT BUILDING)
1/4"=1'-0"



SOUTH ELEVATION (5 UNIT BUILDING)
1/4"=1'-0"

RESIDENCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

FIRST/SECOND FLOOR PLAN

SHEET
TITLE



PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-9



SECTION B-B (5 UNIT BUILDING)

1/4"=1'-0"

FIRE DEPT. REQUIREMENTS

Walls separating dwelling units in the same buildings, walls separating sleeping units in the same building and walls separating dwelling or sleeping units from other occupancies contiguous to them in the same building shall be constructed as fire partitions in accordance with Section 708, Building Code 420.2

Draftstopping shall be provided in attics, mansards, overhangs or other concealed roof spaces of Group R-2 buildings with three or more dwelling units and in all Group R-1 buildings. Draftstopping shall be installed above, and in line with, sleeping unit and dwelling unit separation walls that do not extend to the underside of the roof sheathing above. Building Code T14.4.2

RESIDENCE FOR:
 APARTMENT BUILDING
 3700 CESAR CHAVEZ AVE
 LOS ANGELES, CA 90063

SHEET
 TITLE



PLOT DATE
 DATE: 8-31-2020
 DRAWN:
 JOB NO.
 SCALE:

A-10

RAISED UNDER FLOOR VENTILATION:
 ADDITION AREA (NEW CRAWL SPACE): 35'-4"X13'-3"=2,588 S.F.
 AREA REQ'D: 2,588/150 S.F.=17.5 S.F.
 UNIT AREA OF VENT PROVIDED: 15'x8"= 0.96 S.F.
 NUMBER OF VENTS PROVIDED: = 17.5 S.F./0.96=19 VENTS

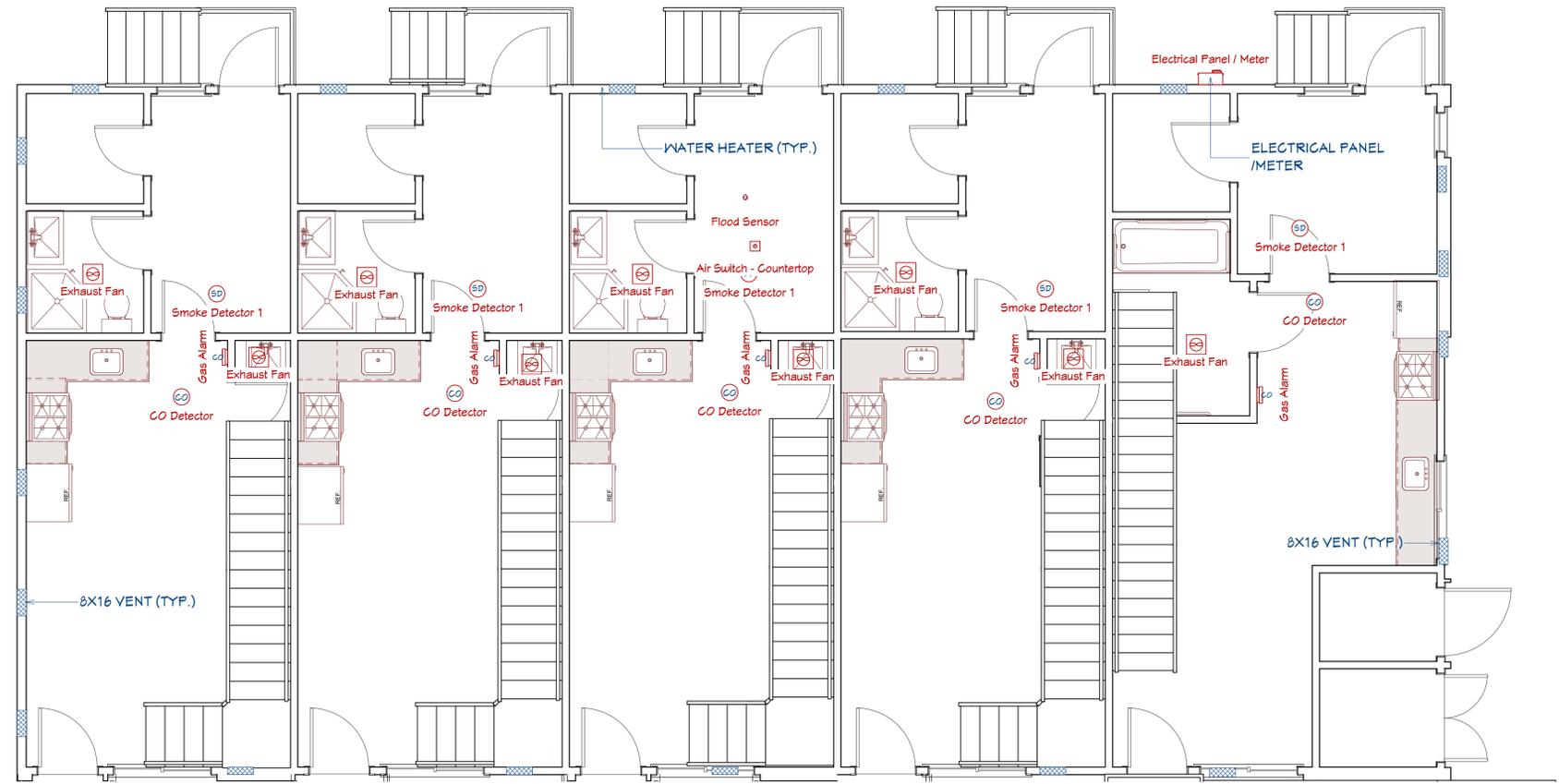
OPENINGS FOR UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1 1/2 SQUARE FEET (0.135 M2) FOR EACH 25 LINEAR FEET (7620 LINEAR MM) OF EXTERIOR WALL. THEY SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS NOT LESS THAN 1/4 INCH (6.4 MM) NOR MORE THAN 1/2 INCH (13 MM) IN ANY DIMENSION.

OPENING FOR UNDER FLOOR VENTILATION

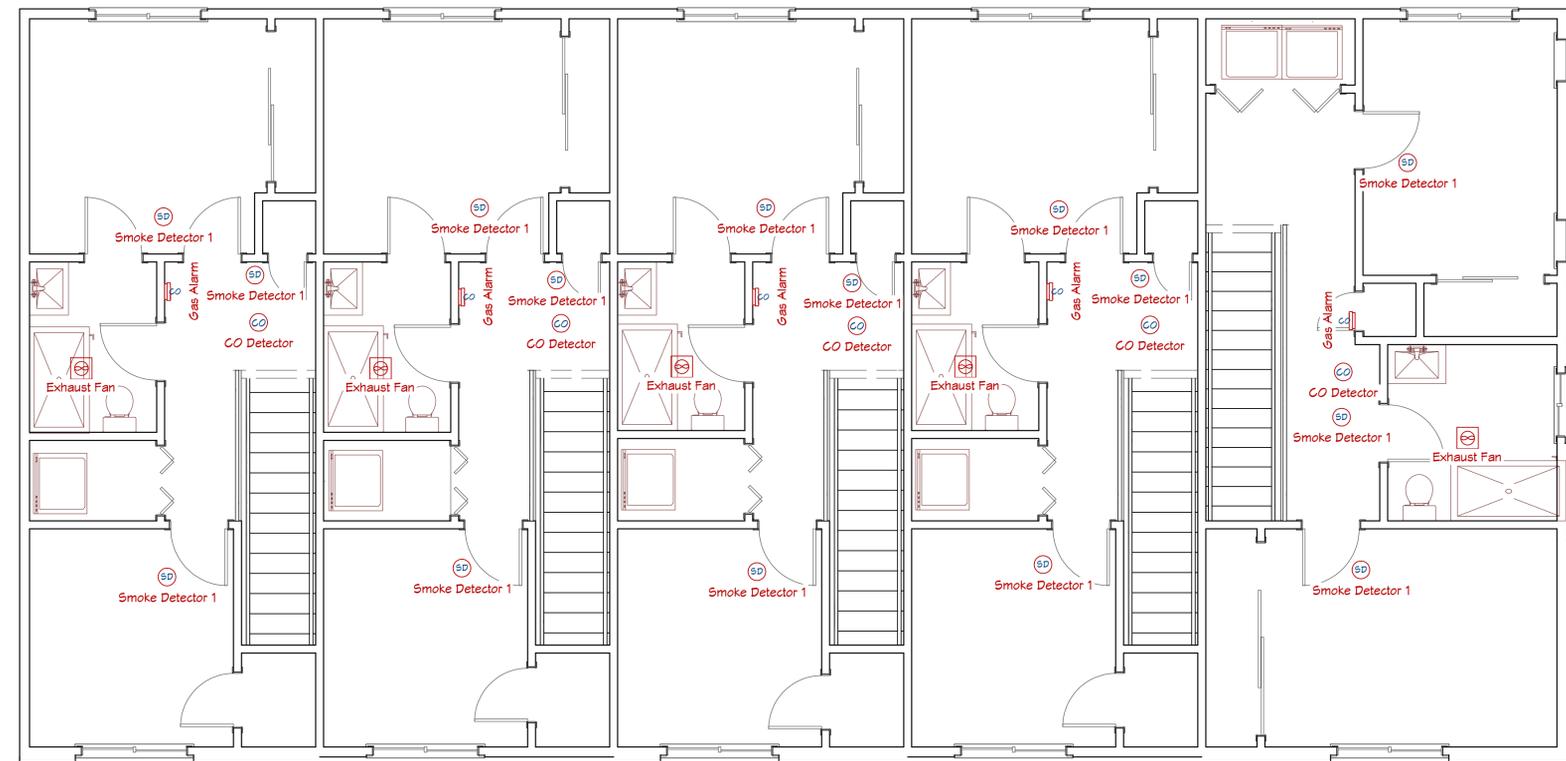
THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET (0.61 M2 FOR EACH 100 M2) OF CRAWL-SPACE AREA. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS, PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6 MM).

1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
3. CAST-IRON GRILLES OR GRATINGS.
4. EXTRUDED LOAD-BEARING VENTS.
5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION NOT EXCEEDING 1/8 INCH (3.2 MM)

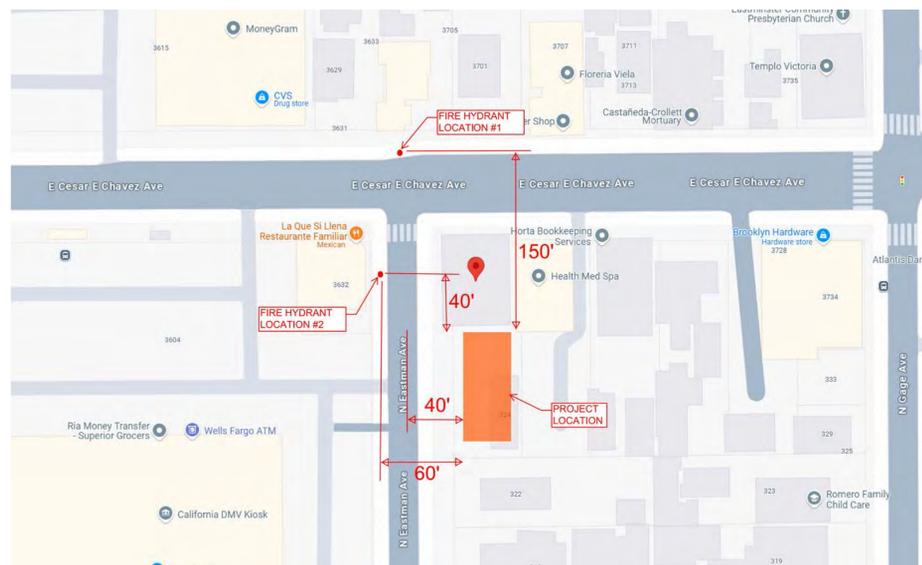
- LEGEND:**
- CO DETECTOR
 - SMOKE DETECTOR
 - EXHAUST, 50 CFM
 - 8X15 UNDER FLOOR VENT
 - GAS ALARM (MODEL KN-COEG-3, KIDDE) SEE A-12



FIRST FLOOR PLAN
1/8"=1'-0"



SECOND FLOOR PLAN
1/8"=1'-0"



HYDRANT LOCATION MAP

RESIDENCE FOR:
 APARTMENT BUILDING
 3700 CESAR CHAVEZ AVE
 LOS ANGELES, CA 90063

SHEET
 TITLE



PLOT DATE
 DATE: 8-31-2020
 DRAWN:
 JOB NO.
 SCALE:

A-11

104. Emergency lighting facilities shall be arranged to provide initial illumination that is at least an average of 1-footcandle (1 lux) and a minimum at any point of 0.1-footcandle (1 lux) measured along the path of egress at floor level. A maximum-to-minimum illumination uniformity ratio of 40 to 1 shall not be exceeded. (1008.3.5)
105. Where key-operated locking devices are used, post a sign on or adjacent to the required main exit door with 1-in. lettering stating: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." (1010.2.4)
106. Egress doors or gates shall be operable from the egress side without the use of a key, special knowledge, or effort. Door handles, pulls, latches, locks, and other operating devices shall be installed 34 to 48 in. above the finished floor. Manually operated flush bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation. (1010.2) specify means of egress door hardware on plans
107. Plans must indicate / detail the floor or landing on each side of doors is not more than 1/2-in. lower than the threshold of the doorway. Raised thresholds and floor level changes greater than 1/4-in. at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50% slope). (1011.1.6)
108. Landings shall be provided on each side of doors and such landing shall be at the same elevation on each side of the door. Landings shall have a width not less than the width of the door and a length measured in the direction of travel of not less than 44-in. (1010.1.5, 1010.1.6)
109. Doors shall not project more than 7-in. into the required landing dimensions when fully opened, or more than one half into the required landing width when open in any position if the landing serves 50 or more occupants. Provide details showing compliance. (1010.1.6)
110. Glass handrails and guardrails shall comply with Section 2407.
111. Provide tactile exit signs that comply with Section 11B-216.4. Tactile exit signs shall be required at the following locations: (1013.4)
- Each grade-level exterior exit door shall be identified by "EXIT."
 - Each exit door that leads directly to a grade-level exterior exit by means of a stairway or ramp with the following words as appropriate:
 - "EXIT STAIR DOWN"
 - "EXIT RAMP DOWN"
 - "EXIT STAIR UP"
 - "EXIT RAMP UP"
 - Each exit door that leads to an exit enclosure or an exit passageway identified by "EXIT ROUTE."
 - Each exit access door from an interior room or area that is required to have a visual exit sign, shall be identified by "EXIT ROUTE."
 - Each exit door through a horizontal exit shall be identified by "TO EXIT."

112. Interior exit stairways connecting more than three stories above grade plane shall have an approved stairway sign indicating the floor level. Indicate whether or not there is roof access, the terminus of the top and bottom of the stair, and the identification of the stair. The sign shall be located approximately 5-ft. above the floor landing and shall be readily visible when the stair doors are in an open or closed position. (1023.9)
113. Provide tactile stair level identification sign that complies with 416.216.4 of each floor level location provide details for interior stairway and rear steps (1010.2.4)
114. Detail all stairways to comply with Section 1011.
- Rise: 7" max. Run (tread): 11" min. (1011.5)
 - Headroom clearance: 6'-8". (1011.3)
 - Width: ___ (44") ___ (36") [48" between handrails for accessible stairs]. (1011.2)
 - Landing width: Same as stairway served. (1011.6)
 - Landing length: Same as width, max. 48" (1011.6)
 - Provide landings at every 12 ft. of vertical rise at stairways. (1011.8)
 - Handrail height: 34"-38", max 4" openings (1014.2)
 - Handgrip portion of handrail shall not be less than 1.25" and not greater than 2" in cross-section for circular type. 4" -6.25" perimeter for other shapes. (1014.3)
 - A minimum 1.5 inches handrail clearance from adjacent wall. (1014.7)
 - Handrail extension of 12" beyond the top and bottom riser. (1014.6)
 - 1-hour fire rated construction for the enclosed usable space under the stairs. (1011.7.3)
 - Curved stairways (10 11.9)
 - Spiral stairways. (1011.10)
115. Where alternative stairways are used, provide sufficient details to show compliance with Sections 1011.9, 1011.10, 1011.14, and/or 1011.15.
116. Spiral stairways shall meet the following: (1011.10)
- May not serve as the required exit for an area exceeding 250 sq. ft. or more than five occupants.
 - Drawings submitted showing compliance with Section 1011.10.
 - Details clearly showing column top and base connection / footing.
117. This structure contains interior exit stairways or interior exit ramps. Show compliance with the following: (1023)
- Exit enclosures shall NOT be used for any purpose other than means of egress.
 - Openings limited to those necessary for egress from normally occupied spaces, only.
 - Provide 1-hr. / 2-hr. construction details.
 - Exit enclosure opening protection shall be in accordance with the requirements of Section 716.

- FIRE DAMPERS, DUCTS AND RETURN AIR PLENUMS**
161. Note on the plans. *Materials exposed within ducts or plenums shall be noncombustible or shall have a flame spread index not to exceed 25, and a smoke developed index not to exceed 50.* (MC 602.2)
162. Concealed building spaces or independent construction within buildings shall be permitted to be used as duct or plenums. Gypsum board shall not be used for positive pressure ducts. In health care facilities, concealed spaces shall not be permitted as ducts or plenums. (MC 602.1)
163. No mechanical duct penetrations are permitted (except for those independent systems serving the interior exit stairway or ramp) through walls or ceilings. (1022.5)
164. Fire dampers are required at ducts and air transfer openings that penetrate fire walls, fire barriers, fire partitions, shaft enclosures, corridors. Show all dampers and their required ratings on the mechanical plan. (T-717.3.2.1, 717.5)
165. Smoke dampers to be installed at penetrations in the following locations: (717.5)
- Corridors.
 - Smoke barriers.
 - Fire walls or fire barriers that serve as a horizontal exit.
 - Smoke partition.
166. Fire dampers to be installed at penetrations in the following locations: (717.5)
- Fire walls.
 - Fire barriers in other than high-rise buildings, Group A, E, H, I, L and R occupancies.
 - Fire partitions.
 - Exterior walls required to have protected openings.
167. Combination fire and smoke dampers to be installed at penetrations in the following locations: (717.5)
- Fire barriers in high-rise buildings, Group A, E, H, I, L and R occupancies.
 - Shaft enclosures.
- INTERIOR ENVIRONMENT**
168. Indicate on plans that interior finish materials applied to walls and ceilings shall be tested as specified in Section 803.1.3. Specify the classification per Table 803.13 and Section 803.3. In addition, provide details showing application in accordance with Section 803.1 and Table 803.11. Clearly indicate on the plans.
169. The flame-spread rating of paneling materials on the walls of the corridor, lobby, and exit enclosure must be identified on the plans (T-803.13)
170. Provide a door and window schedule. Show each type and size.
171. Detail on the plans the suspended ceiling system that conforms to the requirements of the attached sheet.
172. If existing restrooms(s) are accessible, specify on the plan. If not, provide complete details on how to comply to accessibility requirements. (11B-202.2, 11B-202.3)

173. Each building shall be provided with sanitary facilities. The required number of fixtures shall comply with Table 422.1of the Plumbing Code. See BCM.
174. Show the locations on the plans of Class I, II, or III standpipe (dry, wet, combination) where required in this building. (905)
175. Specify total occupant load on plans as determined per Table 422.1 of the Plumbing Code. The number of plumbing fixtures provided are insufficient. Per Table 422.1, provide min. ___ w.c.s. ___ lavatories and urinals for men, and ___ w.c's and lavatories for women, and ___ drinking fountains. (PC 422.0)
176. Cement, fiber-cement, or glass mat gypsum backers in compliance with ASTM C1178, C1288 or C1325 shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. Water-resistance gypsum backing board shall be used as a base for tile in water closet compartment walls when installed in accordance with GA-216 or ASTM C840. Regular gypsum wallboard is permitted under tile or wall panels in other wall and ceiling areas when installed in accordance with GA-216 or ASTM C840. Water-resistant gypsum board shall NOT be used in the following locations: (2509.2)
- Over a vapor retarder.
 - In areas subject to continuous high humidity, such as saunas, steam rooms or gang shower rooms.
 - On ceilings where frame spacing exceeds 12-in. O.C. for 1/2-in. thick and more than 16-in. O.C. for 5/8-in. thick.
177. All shower compartments, regardless of shape, shall have a minimum finished interior area of not less than 1024 sq. in. and shall be capable of encompassing a 30-in. circle. The minimum area and dimensions shall be maintained to a point 70-in. above the shower drain outlet. Shower doors shall open to maintain a minimum 22-in. unobstructed opening for egress. (PC 408.5, PC 408.6)
178. Each pane of safety glazing installed in hazardous locations shall be identified by a manufacturer's designation specifying who applied the designation, the manufacturer or installer and the safety-glazing standard. The following shall be considered specific hazardous locations for the purpose of safety glazing. (2406.4)
- Swing doors.
 - Fixed and sliding panels of sliding door assemblies and panels in sliding and bi-fold closet door assemblies.
 - Storm doors.
 - Unframed swinging doors.
 - Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers.
 - Fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within 24-in. arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60-in. above the walking surface. Fixed or operable panel, other than described in items a and f, which meets all the following conditions:

- Exposed area of an individual pane greater than 9 sq. ft.
 - Exposed bottom edge less than 18-in. above the floor.
 - Exposed top edge greater than 36-in above the floor.
179. Detail guards when located along open-sided walking surfaces, mezzanines, industrial equipment platforms, stairways, ramps, and landings that are located more than 30-in above the floor or grade below. (1015.2)
- Have a minimum height of 42-in. (1015.3)
 - Have intermediate rails or an ornamental pattern such that a 4-in. diameter sphere cannot pass through. (1015.4)
 - Shall be designed for 50-pif applied in any direction at the top and to transfer the load through the supports of the structure. (1607.9.1)
 - Shall be designed for a 200 lb concentrated load applied in any direction at any point along the top. (1607.9.1.1)
 - Glass panel guardrail shall design for a factor of safety equal to 4.0 minimum. Specify approved report number and manufacturer of glass panel guardrail on plans and/or detail. if applicable (2407)
180. Provide a detail through the medicine cabinets and/or fire hose cabinets, when installed in a 1-hour construction.
181. Each building shall be provided with sanitary facilities. The required number of fixtures shall comply with Table 422.1 of the Plumbing Code.
182. Toilet and bathing room floors shall have a smooth, hard, nonabsorbent surface that extends upward onto the walls at least 4-in. For toilet room compartments, provide cross-section through toilet room partitions and show connection details between ceiling joists and walls. (1209.2.1)

183. Walls within 2-ft. of urinals and water closets shall have a smooth, hard, nonabsorbent surface, to a height of 4-ft. above the floor, and except for structural elements, the materials used in such walls shall be of a type that is not adversely affected by moisture. (1209.3.2)
184. Public toilet rooms shall be provided with a mechanical exhaust system capable of providing a minimum 50 CFM per each water closet and urinal and a minimum 70 CFM for heavy use application such as theater, school, etc. (MC T-403.7)
185. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, nonabsorbent surface to a height not less than 72-in. above the drain inlet. (1210.2.3)
186. Occupied spaces shall be provided with natural ventilation by means of readily controllable exterior openings with an area not less than 4% of the total floor area. Such exterior openings shall open directly to the outdoors or to a yard or court that complies with Section 1205. Clearly specify on plans how the building is provided with the required ventilation. Show location of all supply and return air registers locations on the ceiling plan. Where natural ventilation is not provided, submit to the Mechanical Section for compliance with the County of Los Angeles Mechanical Code. (1202.5.1)
187. Occupancies and operations involving flammable or combustible hazards or other contaminant sources shall be submitted to the Mechanical Section for compliance with the County of Los Angeles Mechanical Code. (1202.6)
188. In Group S-2 parking garages, other than open parking garages, used for storing or handling automobiles operating under their own power shall submit to the Mechanical Section for compliance with the County of Los Angeles Mechanical Code. (406.6.2)
189. In Group S-2 parking garages with an area used for charging electric vehicles, ventilation shall be provided in accordance with County of Los Angeles Electrical and Mechanical Code. Please submit to the Electrical and Mechanical Section for compliance. (406.9.2.3)
190. Clearly indicate on the plans and provide details, properly referenced, of the curtain boards and smoke and heat vents required for Groups F-1 and S-1 occupancies more than 50,000 sq. ft. in undivided area. (910.2.1)
191. Specify the ICC number, manufacturer, and model number for skylights and clearly indicate on the plans if they are glass or plastic. Show that the requirements of Chapter 24 or 26 are satisfied.

- System shall comply with Chapter 11 of the Plumbing Code.
 - System shall be sized for minimum rain intensity of 3 inches per hour.
 - Secondary roof drains having the same size as the primary roof drains shall be installed with the inlet flow line located a minimum 2 inches above the low point of the roof.
 - Scuppers through parapet walls adjacent to the low point of the roof may be used as secondary roof drainage. Scupper openings shall be a minimum of 4 inches high and have a width equal to the circumference of the roof drain required for the area served.
196. The minimum roof slope for _____ (1507) roof is _____
198. An opening not less than 20-in. by 30-in. shall be provided to any attic area having a clear height of over 30-in. 30-in. minimum clear headroom in the attic space shall be provided at or above the access opening. (1209.2)
197. Access to mechanical appliances in under-floor areas, in attic spaces, and on roofs or elevated structures shall be in accordance with the County of Los Angeles Mechanical Code. (1209.3, MC 904.10)
198. In buildings located four or more stories in height above grade plane, one stairway shall extend to the roof surface, unless the roof has a slope steeper than 4 units vertical in 12 units horizontal (33-%). (1011.12)
199. Where a stairway is provided to a roof, access to the roof shall be provided through a penthouse complying with Section 15010.2. (1011.12.1.2)
200. The net free ventilating area in enclosed attics and enclosed rafter spaces shall not be less than 1/150 of the area of the space ventilated. Show calculations, size, and location on the plans. (1202.2)
201. A 30-in. parapet is required at the location marked on the plans. Provide details complying with minimum construction requirements. (705.11.1)
202. In combustible construction, provide draftstopping to subdivide attic spaces and concealed roof spaces, such that any horizontal area does not exceed 3,000 sq. ft. Provide details of draft stops, which are properly referenced. (1718.4)
203. Show that the penthouse and/or roof structures satisfy the requirements of Section 1510.2.
204. Clay and concrete tile attachment shall comply with Table 1507.3.7. Note and/or show compliance on plans. if applicable (T-1507.3.7, 1507.3.7)

ROOF AND ATTICS

192. The minimum roof coverings installed on buildings shall comply with T-1505.1 based on the type of construction of the building. (1505.1)
193. Identify on the plans the fire-retardant roof classification, manufacturer's name, and ICC/UL report number.
194. Show roof slope(s), drain(s), and secondary roof drain(s)/scupper(s) on the roof plan. Roof drainage system shall comply with the following requirements:

RESIDENCE FOR: APARTMENT BUILDING 3700 CESAR CHAVEZ AVE LOS ANGELES, CA 90063

County of Los Angeles Department of Public Works Building and Safety Division

Title 14, California Code of Regulations Waste and Recyclable Storage Area Requirements Plan Correction List

Address _____ Dist. No. _____ PC No. _____

Plan Check Engineer _____ Date Checked _____

Type (Res., Com., Ind., Pub.) _____ Floor Area _____ No. of Units _____

Title 14, Division 7, Section 17313 of the California Code of Regulations requires that "The design of any new, substantially remodeled or expanded building or other facility shall provide for proper storage or handling which will accommodate the solid waste loading anticipated and which will allow for efficient and safe removal or collection. The design shall demonstrate to local land use and building permit issuing authorities that it includes the required provisions." In addition, Section 42911 of California Public Resources Code requires that on and after July 1, 2005, a local agency shall not issue a building permit to a development project, unless the development project provides adequate areas for collecting and loading recyclable materials.

The guidelines below implement the above-stated mandates and apply to industrial, commercial, and institutional facilities and to residential facilities of four units or more located in the unincorporated areas of Los Angeles County. The Permittee shall demonstrate to the building official that at least 50% of the total waste storage area shall be used for the collection and removal of recyclable materials. The building official may approve other alternatives when it is demonstrated that they provide adequate, safe, and efficient storage, collection and removal of the waste and recyclable materials expected to be generated at the facility.

● To the right of the circular corrections, please indicate the sheet number where corrections are made.

SIZE REQUIREMENTS

- The following are required for residential facilities of 4 to 12 units.
 - If waste storage areas are provided for individual units, width shall not be less than 3 feet nor length less than 4 feet per unit, with an additional storage area of not less than 3 feet in width, nor less than 12 square feet overall.
 - If a single storage area is provided, it shall be not less than 4-1/2 feet in width nor less than 6 feet in length, with not less than 3 square feet of additional space for each unit over 4. Required waste storage area is _____ square feet.
- The following are required for residential facilities over 12 units.
 - If waste storage areas are provided for individual units, width shall not be less than 3 feet nor length less than 4 feet per unit, with an additional storage area of not less than 4-1/2 feet in width nor less than 6 feet in length.
 - If a single storage area is provided, it shall be not less than 4-1/2 feet in width nor less than 15 feet in length, with not less than 3 square feet of additional space for each unit over 13. Required waste storage area is _____ square feet.
- Industrial, commercial, and institutional facilities shall have 10 square feet of waste storage area for each 1,000 square feet or portion thereof of net floor area of the facility for the first 20,000 square feet and 3 square feet for each additional 1,000 square feet over that, but not less than 4-1/2 feet in width nor less than 6 feet in length. Required waste storage area is _____ square feet.

LOCATION

- Waste storage areas shall be situated so that:
 - They do not interfere with the traffic patterns of individuals or vehicles.
 - They are readily accessible to collection personnel at all times.
- Exterior waste storage areas for residential facilities shall be located so as to be screened from view from public streets or highways.
- Indicate on the plans the area designated for recyclable materials (min. 50% of the waste storage area).

GRADING

- Note on the plan: The waste storage area shall be graded so that storage containers remain at rest without auxiliary restraining devices.

REMARKS



AC Powered, Plug-In CO/Gas Combination Alarm w/ Battery Backup

Part Number 900-0113 Model KN-COEG-3

Digital Display
Displays the level of carbon monoxide the unit is sensing.

Test/Reset Button
Tests unit's electronic circuitry operation and allows you to immediately silence the alarm.

Peak Level Memory
Recalls the highest CO concentration detected

Alerts user to replace CO alarm after 5 years of operation



Description

The Kidde 900-0113 AC powered, plug-in CO and explosive gas alarm protects you and your family from two deadly threats. The 900-0113 includes 9V battery back up that provides protection during a power outage, when AC-only units can not provide protection. By pressing the Peak Level Button you can see the peak CO level recorded by the alarm since it was last reset or unplugged. The continuous digital display shows you the level of carbon monoxide (if any) the unit is sensing as well as if gas is present. The gas sensor is a metal oxide sensor designed to detect natural gas (methane) or propane.

Consumer Benefits

The Kidde 900-0113 provides you and your family a level of protection that you have come to expect in a Kidde product. The alarm is easily installed in any of your AC wall outlets, giving you the choice of a direct-plug, a 6" power cord or a table top unit. Depending on how or where you wish to mount your unit, you can get exactly what you need for a perfect application. The 900-0113 is UL listed and offers a 7-year life and a 5-year limited warranty.

Description

- **Alarm** – The 900-0113 offers a loud 85-decibel pulsing alarm that will sound to alert you to a potential problem.
- **Alarm Condition**
 - Carbon Monoxide – 4 quick beeps, followed by 5 seconds of silence, followed by 4 quick beeps. Repeat with a number showing in the display (CO concentration in ppm).
 - Gas – one second of alarm on, one second of alarm off, repeating with "GAS" shown in display.

Ordering Information

Clam Shell UPC: 7-84908-01130-5

Part Number	1 of 5	Pack Quantity	Dimensions (w x d x h inches)	Weight	Case/Skid	Layers/Skid	Skid Weight
900-0113**	N/A	Individual	7.5 x 2.25 x 11.25	1.5lbs	N/A	N/A	N/A
900-0113-02	107 84908 01130 2	PDQ (2 units)	7.75 x 6 x 12	3.56lbs	105	3	374lbs
900-0113-16	207 84908 01130 9	Cut Case (12 units)	16 x 18 x 12	16.67lbs	18	3	300lbs
900-0113-37	307 84908 01130 6	Power Tower (36 units)	20 x 24 x 41 (incl. pallet)	40lbs.	3	3	120lbs

**Not for sale by individual unit

Ordering Information

Clam Shell UPC: 7-84908-01130-5

Part Number	1 of 5	Pack Quantity	Dimensions (w x d x h inches)	Weight	Case/Skid	Layers/Skid	Skid Weight
900-0113**	N/A	Individual	7.5 x 2.25 x 11.25	1.5lbs	N/A	N/A	N/A
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Part Number	1 of 5	Pack Quantity	Dimensions (w x d x h inches)	Weight	Case/Skid	Layers/Skid	Skid Weight
900-0113**							



- Handrail gripping surfaces with a circular cross section shall not be less than 1 1/4 inches nor more than 2 inches in cross-sectional dimension.
Handrail gripping surfaces with a noncircular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4.

- ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS (ALSO SEE PROVISIONS IN SECTION 11244)
Elevators provided in covered multifamily buildings shall be accessible. Elevators required to be accessible shall comply with Section 11244, ASME A17.1, Safety Code for Elevators and Escalators, Title 8, of the California Code of Regulations, under "Elevator Safety Orders," and any other applicable safety regulations of other administrative authorities having jurisdiction.

- incles, and no lower than 15 inches, above the finished floor measured to the center of the grip. If the reach is over an obstruction (for example, washer or dryer), operating mechanisms shall be located within the reach ranges specified in Section 1138A.3. Controls and operating mechanisms that do not satisfy these specifications are acceptable, provided that comparable mechanisms, controls or outlets that perform the same functions are provided within the same area and are accessible. (1127A.10.3)
79. Washing machines and clothes dryers in accessible common-use laundry rooms shall be front loading. The bottom of the opening to the laundry compartment shall be located 15 inches minimum and 36 inches maximum above the finish floor. (1127A.10.4). The top of washing machines and clothes dryer shall be permitted to be 36 inches maximum above the finished floor (1138A.3.2.2 exception)

- 6. Provide doors complying with the following: (1132A.3)
a. Doors shall not be less than 6 feet 8 inches in height.
b. Swinging doors shall provide a net clear opening width of not less than 32 inches, measured with the door or doors positioned at an angle of 90 degrees from the closed position.



- 12. Doors within the dwelling units shall comply:
a. Maximum effort to operate doors shall not exceed 8 1/2 pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet these standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate enforcement agency, not to exceed 15 pounds. (1132A.6)
b. Hand-activated door latching, locking, and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate consistent with Section 1132A.6, in the direction of egress. (1132A.8)
c. The lever or lever of actuated latches or locks shall be curved with a return to within 1/2 inch of the door to prevent catching on the clothing of persons during egress in Group R and U Occupancies with an occupant load greater than 10. (1132A.8.1)
d. Swinging door or gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (1132A.9) See exceptions.
e. Every primary entrance to a covered multifamily dwelling unit shall be provided with a door buzzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. (1132A.10)
KITCHENS
13. Kitchens shall be on an accessible route. (1133A.1) See Figure 11A-10A.
14. Provide clear floor space at kitchens, complying with the following (1133A.2):
a. A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cook-top.
b. A clear floor space at least 30 inches by 48 inches that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor.
c. A clear floor space at least 30 inches by 48 inches that allows either a parallel or a forward approach shall be provided at the work surface required by Section 1133A.4.
d. The centerline of the 30 inch by 48 inch clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work surface, appliance or fixture.
15. Kitchens shall have a minimum clear width measured between any cabinet, countertop, or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance, or wall as follows: (1133A.2.1)
a. U-shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches. See Figure 11A-10A.
b. U-shaped kitchens, designed with a cooktop or sink located at the base of the U, which provides knee and toe space in accordance with Section 1133A.7 to allow for a forward approach, shall have a clear width of at least 48 inches. See Figure 11A-10A.
c. All other kitchen designs shall provide a minimum clear width of at least 48 inches. See Figure 11A-10A.
16. Sinks and work surfaces required by Section 1133A.4 (see Item 1 and Item 2) shall be provided with knee and toe space complying with Section 1133A.7. Base cabinets (including toeboard and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to

- provide knee and toe space. The finish floor beneath kitchen sinks and work surfaces shall be extended to the wall. (1133A.3)
17. Provide kitchen countertops complying with the following: (1133A.4)
a. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.
b. A minimum linear length of 30 inches of countertop shall be provided for a work surface.
c. Sinks and work surfaces may be a single integral unit a minimum of 60 inches in length, or be separate components.
Exception: Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface.
18. Repositionable countertops shall be provided in a minimum of five percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following: (1133A.4.1)
a. Sinks and work surfaces required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches.
b. Base cabinets directly under sinks and work surfaces shall be removable as required in Section 1133A.3.
c. The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
d. Finished flooring shall be extended to the wall beneath the sink and work surface.
Exceptions:
i. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
ii. Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface, and used without meeting the repositioning requirements.
19. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor. (1133A.5)
20. Comply with Section 1138A.2 and the following for knee and toe space, when required by Section 1133A: (1133A.7)
a. The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 1133A.3 shall be provided.
b. The knee and toe space shall be 30 inches wide minimum, centered on the sink, countertop or appliance.
c. A clear floor space shall not extend into the knee and toe space more than 19 inches.
21. Insulate or otherwise cover to protect against contact the water supply and drain pipes under kitchen sinks. There shall be no sharp or abrasive surfaces under kitchen sinks. (1133A.7.1)
22. Kitchen countertops in dwelling units shall be permitted to be 36 inches maximum above the finished floor (1138A.3.2.2 exception).
BATHING AND TOILET FACILITIES
23. On the cover page of the plans, specify whether option#1 or option#2 is utilized in the design of dwelling unit bathing and toilet facilities(1134A.2)
24. Provide enlarged bathroom details complying with one of the followings:
Option 1 requires all bathrooms within the dwelling unit to comply with the following:
a. Toilet, bathing and shower facilities shall comply with Section 1134A.4.
b. Bathtubs shall comply with Section 1134A.5.
c. Showers shall comply with Section 1134A.6.

- of the door so it can be closed. Maneuvering spaces may include any knee space or toe space available below bathroom fixtures. (1134A.4)
27. Bathtubs required to be accessible shall comply with the following: (1134A.5)
a. There shall be a minimum clear floor space 48 inches parallel by 30 inches perpendicular to the side of a bathtub or bathtub-shower combination to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities. The controls shall be on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the tub, may be included in the clear floor space provided the lavatory is 19 inches maximum deep, and the knee and toe space comply with Section 1134A.8. Cabinets under lavatories and toilets shall not encroach into the clear floor space.
b. A bathtub installed without surrounding walls shall provide reinforced areas for the installation of floor-mounted grab bars. Where a bathtub is installed with surrounding walls, grab bar reinforcement shall be located on each end of the bathtub, 32 inches to 38 inches above the floor, extending a minimum of 24 inches from the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. See Figure 11A-9G. Grab bar reinforcement shall be installed on the back wall of the bathtub a maximum of 6 inches above the bathtub rim extending upward to at least 38 inches above the floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch grab bar with each end a maximum of 6 inches from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.
c. Doors and panels of bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch when fully tempered, or 1/4 inch when laminated, and shall pass the test requirements of this Part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.
28. Showers required to be accessible shall comply with the following: (1134A.6)
a. When one or more shower stalls are provided within the same dwelling units, at least one shower stall shall comply with one of the following requirements:
i. The shower stall shall measure at least 42 inches wide by 48 inches deep with an entrance opening of at least 36 inches; or
ii. The shower stall shall measure at least 30 inches deep by 60 inches wide with an entrance opening of at least 30 inches. A water closet may project a maximum of 12 inches into the opening, provided that a minimum of 36 inches clear space is maintained between the water closet and the shower wall as illustrated in Figure 11A-9L; or
iii. Other shower stall configurations shall measure at least 36 inches deep by 60 inches wide with an entrance opening of at least 36 inches when a wall is installed on the opening side.
b. The maximum slope of the shower floor shall be 1/2 inch per foot in any direction and shall slope to a drain. The floor surfaces shall be of Carborundum or grit-faced tile or material providing equivalent slip resistance.
c. A clear maneuvering space at least 30 inches in width by 48 inches in length shall be located outside the shower, flush and parallel to the control wall.
d. Grab bar reinforcement shall be installed continuous in the walls of showers 32 inches to 38 inches above the floor. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. Glass-walled shower stalls shall provide reinforcement for installation of floor-mounted or ceiling-mounted grab bars.
e. When a threshold is used, it shall be a maximum of 2 inches in height and have a beveled or sloped angle not exceeding 1 unit vertical in 2 units horizontal (26.6 degrees from the horizontal). Thresholds 1/2 inch or less in

- height may have a beveled or sloped angle not exceeding 1 unit vertical in 1 unit horizontal (45 degrees from horizontal).
f. Doors and panels of shower enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged shower doors shall open outward. Glazing used in doors and panels of shower enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have minimum thickness of not less than 1/8 inch when fully tempered, or 1/4 inch when laminated, and shall pass the test requirements of this Part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of showers enclosures shall be of a shatter-resistant type.
29. Water closets in bathrooms or powder rooms required to be accessible shall comply with the following: (1134A.7)
a. The minimum floor space provided at a water closet shall be 48 inches in clear width. The clear floor space shall extend past the front edge of the water closet at least 36 inches. See Figure 11A-9M. Except, the 48 inches minimum clear width may be reduced to 36 inches for lavatories, cabinets, wing walls or privacy walls located immediately adjacent to a water closet which extend no more than 24 inches in depth.
b. Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from a grab bar wall or partition. In locations where water closets are adjacent to non-grab bar walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be a minimum of 18 inches from the obstacle.
c. Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternative grab bars.
d. Where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back. If reinforcement is installed at the back, it shall be installed between 32 inches and 38 inches above the floor. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. The backing shall be a minimum of 40 inches in length.
e. Reinforcement installed at the side of the water closet shall be installed 32 inches to 38 inches above the floor. The reinforcement shall be installed a maximum of 12 inches from the rear wall and shall extend a minimum of 26 inches in front of the water closet. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.
f. The minimum height of water closet seats shall be 15 inches above the floor.
g. Water closet controls shall be mounted no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 pounds.
30. Provide at least one accessible lavatory in bathrooms or powder rooms required to be accessible. Where mirrors and towel fixtures are provided, at least one of each shall be accessible. (1134A.8)
a. Locate vanities and lavatories with the centerline of the fixture a minimum of 18 inches horizontally from an adjoining wall or fixture to allow for forward approach. When parallel approach is provided, lavatories shall be installed with the centerline of the fixture a minimum of 24 inches horizontally from an adjoining wall or fixture. The top of the fixture rim shall be a maximum of 34 inches above the finished floor.
b. Provide a clear maneuvering space at least 30 inches by 48 inches centered at lavatories. This clear floor space shall not extend into the knee and toe space more than 19 inches. See Figure 11A-9D.
c. Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair and the lavatory cabinets are designed with adaptable knee and toe space.
d. Provide knee and toe space centered on fixture complying with Section 1138A.2. Knee and toe space shall be provided by one of the following:
i. The space beneath the lavatory shall be left clear and unobstructed;
ii. Any cabinet beneath the lavatory shall be removable without the use of specialized knowledge or specialized tools; or

RESIDENCE FOR: APARTMENT BUILDING 3700 CESAR CHAVEZ AVE LOS ANGELES, CA 90063

SHEET TITLE



PLOT DATE DATE: 8-31-2020 DRAWN: JOB NO. SCALE:

A-13



GENERAL PROJECT INFORMATION

PLAN CHECK NO. DISTRICT NO. JOB ADDRESS CITY ZIP

NOTE: Numbers in the parenthesis () refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

- 1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates: a. Water Closets - 1.28 GPF b. Urinals - 0.5 GPF c. Wall-mounted urinal - 0.125 GPF d. Single showerhead - 1.8 GPM at 80psi e. Multiple showerheads - 1.8 GPM at 80psi for all combined showerheads f. Lavatory faucets - 1.2 GPM at 60psi g. Lavatory faucets in public use areas - 0.5 GPM at 60psi h. Metering faucets - 20 gallons per cycle i. Kitchen faucets - 1.8 GPM at 60psi (4.303.1) 2. Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1) 3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1) 4. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetrock, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1) 5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)

- 12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following: a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR c. RFCI FloorScore program, OR d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4) 13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATING^{1,2,3} Grams of VOC per Liter of Coating. Less Water and Less Exempt Compounds

TABLE 4.504.5/TABLE 5.504.4.5 FORMALDEHYDE LIMITS¹ Maximum Formaldehyde Emissions in Parts per Million

TABLE 4.504.2/TABLE 5.504.4.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams Per Liter

TABLE 4.504.1/TABLE 5.504.4.1 ADHESIVE VOC LIMIT^{1,2} Grams of VOC per Liter of Coating. Less Water and Less Exempt Compounds

- 11. Finish materials including adhesives, sealants, caulks, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LACGBSC Chapter 4. 12. In newly constructed dwelling units, electrical receptacle outlets, switches and controls shall be located no more than 48-in. measured from the top of the outlet box and not less than 15-in. from the bottom of the outlet box above the finish floor. (R327.1.2) 13. In newly constructed dwelling units, door/bell button or landing, measured from the top of the doorbell button assembly. (R327.1.4) 14. Provide a note on the plans "Fasteners for preservative-treated or fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel in accordance with ASTM A 153." (R317.3)

GLAZING REQUIREMENTS

- 15. The following shall be considered specific hazardous locations requiring safety glazing per Section R308: a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors. b. Glazing in fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom edge of the glazing is less than 60 inches above the walking surface. c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions: 1. The exposed area of an individual pane is larger than 9 square feet. 2. The bottom edge is less than 18 inches above the floor. 3. The top edge is more than 36 inches above the floor. 4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing. d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface. e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present: 1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface. 2. The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.

- f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is more than 36 inches measured horizontally from the walking surface, or a rail is designed per Section R308.4.6. g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread, unless the glazing is more than 18 inches from a protective guard per Section R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

- 16. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor and 2 feet from exterior walls. (R303.10) 17. The following are required for central heating furnaces and low-pressure boilers in a compartment: a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1)) b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2)) c. When combustion air is taken from inside, the area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One opening shall be within 12 inches of the ceiling and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1)) d. 1/4-inch screens are required at openings where combustion air is taken from the outside. (MC 701.10(2)) e. Separate ducts shall be used for upper and lower combustion air openings and maintained to the source of combustion air. (MC 701.11(4)) 18. The following are required for appliances installed in an attic: a. An opening and passageway shall not be less than 22 inches by 30 inches, or less than the size of the largest piece of equipment. (MC 904.10) b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 904.10.1) c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 904.10.2) d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 904.10.3)



GENERAL PROJECT INFORMATION

PLAN CHECK NO. DISTRICT NO. JOB ADDRESS CITY ZIP

NOTE: Numbers in the parenthesis () refer to sections of the 2023 edition of the County of Los Angeles Building Code (BC), Residential Code (R), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

INSTRUCTIONS

- The following notes must be included on the plans.

SECURITY REQUIREMENTS

- 1. Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC). a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be dead latch type. (BC6709.2) b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 1/2" embedment. (BC6709.3) c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC6709.1.1) d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC6709.1.2) e. Door hinge pins accessible from the outside shall be non-removable. (BC6709.5) f. Door stops of wood jams of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4) g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC6714) h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jams for doors exceeding 9 feet in width (BC6711)

CONSTRUCTION REQUIREMENTS

- 2. Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively. (R602.6) 3. Interior finishes in Group R-3 shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. (R302.9) 4. Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal. (R302.11) 5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1) 6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R903.2.1) 7. Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports." 8. Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503. 9. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72." (R314) 10. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup." (R315)

RESIDENCE FOR: APARTMENT BUILDING 3700 CESAR CHAVEZ AVE LOS ANGELES, CA 90063

SHEET TITLE



PLOT DATE DATE: 8-31-2020 DRAWN: JOB NO. SCALE:

A-15



ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
Other:

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name (Owner or authorized agent of the owner)
Signature (Owner or authorized agent of the owner) Date

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003. www.cabmpandbooks.com

Attachment A BMP Notes.doc

- Occupancies, such locking devices shall be a glide bar, bolt, cross bar, and/or padlock with hardened steel shackle. (6715.3)
20. Openings which form a part of the enclosure, or portion thereof, housing a single occupant, and the bottom of which is not more than 16 feet above the grade of a street, highway, yard, court, passageway, corridor, balcony, patio, breezeway or similar area, shall be constructed, installed and secured as set forth by Section 6717. (6716)
21. Wooden hatchways of less than 1-3/4-in.-thick solid wood shall be covered on the inside with 16 gauge sheet metal attached with screws at 6-in maximum centers around the perimeter. (6717.1)
22. Hatchway, scuttles, and similar openings shall be secured from the inside with a slide bar, slide bolt, and/or padlock with a hardened steel shackle. (6717.2)
23. Outside pin-type hinges for hatchways, scuttles and similar openings shall be provided with non-removable pins or a means by which the door cannot be opened through removal of hinge pins while the door is in the closed position. (6717.3)
24. Other openings exceeding 96-sq.in. with a least dimension exceeding 8-in. shall be secured by metal bars, screens or grilles in an approved manner. (6717.4)
25. Each tenant space shall be separated from the other tenant spaces by a fire partition. (402.4.2.1, 708)



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUILDING AND SAFETY DIVISION

SECURITY REQUIREMENTS PLAN REVIEW LIST

GENERAL PROJECT INFORMATION

PLAN CHECK NO. DISTRICT NO.
JOB ADDRESS CITY ZIP

NOTE: Numbers in the parenthesis () refer to sections of the 2023 edition of the Los Angeles County Building Code.

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

- 1. The unlatching of any means of egress door or leaf shall not require more than one operation. (1010.2.1)
2. Regardless of the occupant load served, egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. Except as follows: (1010.2.4, 1010.2.4.5)
a. Places of detention or restraint
b. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided the locking device is readily distinguishable as locked, and a readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED". The sign shall be in letters 1 inch high on a contrasting background. The use of the key-operated locking device is revokable by the building official for due cause.
a. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts does not have a doorknob or surface-mounted hardware.
b. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are operable from the inside without the use of a key or tool.
c. Door handles, pulls, latches, locks and other operating devices when approved, shall be installed 34-in. to 48-in. above the finished floor.
3. The deadbolt lock or locks shall be key-operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device not requiring a key, tool or excessive force. Except as follows: (6709.2)
a. In other than residential occupancies, locks may be key-operated, or otherwise operated from the inside when not prohibited by Chapter 10 or other laws and regulations.
b. A swinging door of width greater than 5-ft may be secured as set forth in Section 6711.
c. In residential occupancies, doors not required by Sections 1010 or 1030 may be equipped with security-type hardware which requires a key to release from the interior side of the door if the sleeping rooms are protected with a fire-warning system as set forth in Section 907.2.11 and an automatic sprinkler system as required by Section 903.2.8.
4. In Groups B, F, M and S, horizontal sliding or vertical security grilles are permitted at the main exit and shall be operable from the inside without the use of a key or special knowledge or effort during periods that the space is occupied. The grilles shall remain secured in the full-open position during the period of occupancy by the general public. Where two or more means of egress are required, not more than one-half of the exits or exit access doorways shall be equipped with horizontal sliding or vertical security grilles. (1010.3.4)
5. Swinging wooden doors which are operable from the inside without the use of a key shall be one of the following: (6709.1)
a. Solid-core doors not less than 1-3/8-in. in thickness. (6709.1.1)
b. Wood panel-type doors having: (6709.1.2)
i. Individual panels fabricated of lumber not less than 1-3/8 in. thick, provided shaped portions of the panels are not less than 1/4-in. thick, and not more than 300-sq.in. in area.
ii. Stiles and rails shall be of solid lumber not less than 1-3/8-in. in thickness and 3-in. in width. Mullions not over 16-in long may be 2-in. wide.
iii. Carved areas shall be at least 3/8-in. thick.
c. Hollow-core door or doors less than 1-3/8-in. in thickness, either of which are covered on the inside face with 16-gauge sheet metal attached with screws at 6-in. maximum centers around the perimeter. (6709.1.3)
6. Manually operated flush bolts or surface bolts are not permitted. (1010.2.5)
Exceptions:
a. On doors not required for egress in individual dwelling units or sleeping units.



County of Los Angeles DEPARTMENT OF PUBLIC WORKS BUILDING & SAFETY DIVISION Los Angeles Regional Uniform Code Program

STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER

PERMIT APPL. NO.:

Project Address:
Description of Work:
Owner: Architect:
Engineer of Record:

Table with 4 columns: FOUNDATION, WALL, FRAME, DIAPHRAGM. Rows include Footing, Stem Walls, Piers; Concrete; Steel Moment Frame; Concrete; Mat Foundation; Masonry; Steel Braced Frame; Steel Deck; Caisson, Piles, Grade Beams; Wood; Concrete Moment Frame; Wood; Retaining Foundation Hillside Special Anchors; Others; Masonry Wall Frame; Others; Others; Others.

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD

(required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

Version 3.0 (2017 LACBC)

Dec. 8 2016



County of Los Angeles DEPARTMENT OF PUBLIC WORKS BUILDING & SAFETY DIVISION

STRUCTURAL OBSERVATION GENERAL NOTES

- 1. Structural observation is required for the structural system in accordance with Section 1704.6 of the Los Angeles County Building Code. Structural observation is the visual observation at the construction stages and the complete structure for general conformance to the approved plans and specifications. Structural observation does not waive the responsibility for the inspections required of the building inspector or the special inspector.
2. The owner shall employ the registered design professional responsible for the structural design, or another registered design professional designated by the registered design professional responsible for the structural design to perform structural observations.
3. The owner or owner's representative shall coordinate and call for a meeting between the engineer or architect responsible for the structural design, structural observer, contractor, affected subcontractors and special inspectors. The purpose of the meeting shall be to identify the major structural elements and connections that affect the vertical and lateral load systems of the structure and to review scheduling of the required observations. A record of the meeting shall be included in the first observation report submitted to the building inspector.
4. The structural observer shall prepare a report of the Structural Observation Report Form for each significant stage of construction observed. The original of the Structural Observation report shall be sealed and signed by the responsible structural observer and sent to the Building and Safety District Office. Copies of the report shall also be given to the owner, contractor, and special inspector. Any deficiency noted on the observation report will become the responsibility of the structural engineer of record to verify its completion by him (her), or by a registered special inspector at the discretion of the Structural Observer.
5. A final observation report must be submitted which shows that all observed deficiencies were resolved and structural system generally conforms with the approved plans and specifications.
6. When the owner elects to change the structural observer of record, the owner shall:
a) Notify the building inspector in writing before the next inspection by submitting the completed Structural Observation Program and Designation of the Structural Observer form.
b) Call an additional preconstruction meeting
c) Furnish the replacement structural observer with a copy of all previous observation reports. The replacement structural observer shall approve the correction of the original observed deficiencies unless otherwise approved by the Building Official.
7. The engineer or architect of record shall address all changes relating to the structural systems. The Building Official shall review and approved all changes to the approved plans and specifications.

- b. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
c. Where a pair of doors serves an occupant load of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall not have doorknobs, panic bars or similar operating hardware.
d. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress width requirements and the building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1. The inactive leaf shall not have doorknobs, panic bars or similar operating hardware.
e. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self-latching edge- or surface-mounted bolts are permitted on the inactive leaf, given the inactive leaf is not needed to satisfy egress width requirements and the inactive leaf contains no doorknobs, panic bars or similar operating hardware.
7. A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch door shall be equipped with a deadbolt and latch. (6709.2)
a. The latch may be omitted from doors in Group B Occupancies.
b. Dead bolts shall have hardened inserts and have a minimum throw of 1-in. with an embedment of not less than 5/8-in..
c. Latching device shall have a dead latch if mechanism has a key locking feature.
d. Hook shape or expanding lug deadbolt shall have a minimum throw of 3/4-in.
e. Dead bolts of locks which automatically activate two or more dead bolts shall embed at least 1/2-in., but need not exceed 3/4-in. into the holding devices receiving the projected bolts.
8. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts as set forth in Section 6709.2. (6709.3)
Exceptions:
a. The bolt or bolts need not be key-operated, but shall not be otherwise activated, from the exterior side of the door.
b. The bolt or bolts may be engaged or disengaged automatically with the deadbolt by another device on the active leaf or lower leaf.
c. Manually operated hardened bolts that are at the top and bottom of the leaf and which embed a minimum of 1/2-in. into the device receiving the projected bolt may be used when not prohibited by Chapter 10 or other laws or regulations.
9. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction with the jamb or joined by a rabbet. (6709.4)
10. Use non-removable pins for hinges of swinging doors which are accessible from the outside when the door is closed. (6709.5)
11. Use cylinder guards on cylinder locks whenever the cylinder projects beyond the outside face of the door or is otherwise accessible to attack tools. (6709.6)
12. Sliding glass doors shall be equipped with locking devices and shall have a testing label per Section 6706.5. Locking devices installed on sliding glass doors complying with Sections 1010 and 1030 shall be releasable from the inside without the use of a key, tool or excessive force. (6710)
13. Metal or wooden overhead and sliding doors shall be secured with a deadbolt lock, padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. When door width exceeds 9-ft., both jambs shall be secured by locking device or restrained by a guide or retainer. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed on hollow-metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6711)
14. Metal accordion grate or grille-type doors shall be equipped with metal guides at top and bottom, and a cylinder lock or padlock and hardened steel shackle shall be provided. Cylinder guards shall be installed on all mortise or rim-type cylinder locks installed in hollow-metal doors whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
15. Windows within 40-in. of a required locking device on a door when in the closed and locked position and operable from the inside without the use of a key, shall be fully tempered glass, laminated glass of at least 1/4-in. thick, approved burglary-resistant material, or guarded by metal bars, screens or grilles in an approved manner. (6714)
16. Lights with a least dimension greater than 6-in. but less than 48-in. in Groups B, F, M and S Occupancies shall be fully tempered glass, laminated glass of at least 1/4-in. thickness, approved burglary-resistant material, or guarded by metal bars, screens or grilles in an approved manner. (6714)
17. Locking devices installed on windows providing the emergency egress required by Section 1029 shall be releasable from the inside without use of a key, tool or excessive force. (6715.1)
18. Sliding glass windows shall be provided with locking devices that, when subject to the tests specified in Section 6707, remain intact and engaged. Movable panels shall not be rendered easily operable or removable from the frame during or after the tests. (6715.2)
19. Other operable windows (including skylights) shall be provided with substantial locking devices which render the building as secure as the devices required by Section 6715. In Groups B, F, M and S

RESIDENCE FOR: APARTMENT BUILDING 3700 CESAR CHAVEZ AVE LOS ANGELES, CA 90063

SHEET TITLE



PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-16

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063
 Calculation Date/Time: 2024-10-04T23:15:48-07:00
 Input File Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063.rbd22
 Calculation Description: New 5 Unit Apartment
 (Page 1 of 11)

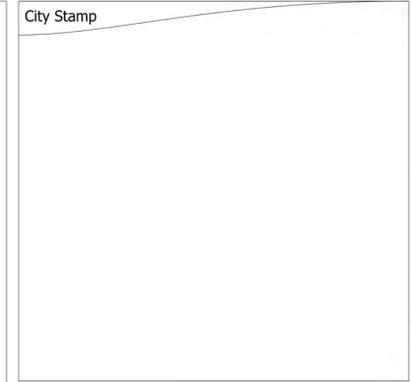
01	Project Name	MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063
02	Run Title	New 5 Unit Apartment
03	Project Location	3700 E. Cesar Chavez Ave
04	City	Los Angeles, CA
05	Zip Code	90063
06	Climate Zone	9
07	Building Type	Single Family
08	Project Status	Newly Constructed
09	Addition Const. Floor Area (ft ²)	0
10	Existing Const. Floor Area (ft ²)	n/a
11	Total Const. Floor Area (ft ²)	4777
12	ADU Bedroom Count	n/a
13	Fuel Type	All electric

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 Calculation Description: New 5 Unit Apartment
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ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EOR1)	Efficiency EDR (EOR2)(%comp)	Total EDR (EOR3)(kWh/ft ² ·yr)	Source Energy (EDR4)	Efficiency EDR (EDR5)(%comp)	Total EDR (EDR6)(kWh/ft ² ·yr)
Standard Design	36.4	41.6	28.3			
Proposed Design	29.5	39.4	26.8	4.9	2.2	1.5

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 Calculation Description: New 5 Unit Apartment
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ENERGY USE SUMMARY	Standard Design TDV Energy (EOR1) (kWh/ft ² ·yr)	Proposed Design TDV Energy (EOR2) (kWh/ft ² ·yr)	Compliance Margin (EOR3)
Space Heating	1.16	0.55	0.61
Space Cooling	0.44	12.01	-0.03
IAQ Ventilation	0.37	3.85	0
Water Heating	0.67	7.36	0.43
Self Utilization/Recovery Credit	0	0	0
Efficiency Compliance Total	2.64	28.27	0.82
Photovoltaics	-1.15	-1.17	-0.02
Battery	0	0	0
Flexibility	0	0	0
Indoor Lighting	0.54	5.11	0.57
Appl. & Cooking	1.12	14.04	1.33
Plug Loads	2.51	25.54	2.54
Outdoor Lighting	0.16	1.37	1.37
TOTAL COMPLIANCE	5.82	48.8	38.66



MPDLA
 RESIDENTIAL & COMMERCIAL

LOS ANGELES, CA
 (310) 683-4377
 WWW.MPDLA.COM
 INFO@MPDLA.COM

Notes

SCAN TO BOOK HERS RATING

Registration Number: 424-P01023801A-000-000-000000-0000
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 Report Generated: 2024-10-04 23:16:29
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
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 (Page 4 of 11)

ENERGY USE INTENSITY	Standard Design (kBtu/ft ² ·yr)	Proposed Design (kBtu/ft ² ·yr)	Compliance Margin (kBtu/ft ² ·yr)	Margin Percentage
Gross EUI ¹	9.07	8.07	1	11.03
Net EUI ²	3.16	2.07	1.09	34.49

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BUILDING - FEATURES INFORMATION	01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems	
MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063	4777	1	10	1	0	1	

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OPaque SURFACES	01	02	03	04	05	06	07	08
Name	Zone	Construction	Altimath	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	TIR (deg)	
Ceiling (Below attic)	Residential	Ceiling Specs	n/a	n/a	2291	n/a	n/a	

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OPaque DOORS	01	02	03	04
Name	Zone	Side of Building	Area (ft ²)	U-factor
D09	Residential	East Wall	20	0.2
D12	Residential	South Wall	20	0.2
D13	Residential	South Wall	20	0.2

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 Registration Date/Time: 10/04/2024 23:19
 HERS Provider: CHEERS
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 Report Version: 2022.0.000
 Report Generated: 2024-10-04 23:16:29
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063
 Calculation Date/Time: 2025-04-03T12:13:42-07:00
 Input File Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063.rbd22
 Calculation Description: New 5 Unit Apartment
 (Page 8 of 11)

BUILDING ENVELOPE - HERS VERIFICATION	01	02	03	04	05
Quality Insulation Installation (QI)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50	
Required	Not Required	N/A	n/a	n/a	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063
 Calculation Date/Time: 2025-04-03T12:13:42-07:00
 Input File Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063.rbd22
 Calculation Description: New 5 Unit Apartment
 (Page 9 of 11)

SPACE CONDITIONING SYSTEMS	01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	
HVAC System 1	Heat pump heating cooling	Heat Pump System 1	5	Heat Pump System 1	5	n/a	n/a	Setback	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063
 Calculation Date/Time: 2024-10-04T23:15:48-07:00
 Input File Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063.rbd22
 Calculation Description: New 5 Unit Apartment
 (Page 10 of 11)

INDOOR AIR QUALITY (IAQ) FANS	01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Efficiency - SEER/SEER2/EEER/EEER2/3/CEER	Includes Fault Indicator Display?	HERS Verification	Status	
Stair IAQFan#1	226	0.35	Exhaust	No	n/a / n/a	no	Yes		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063
 Calculation Date/Time: 2024-10-04T23:15:48-07:00
 Input File Name: MPDLA-3700-E-CESAR-CHAVEZ-AVE-LA-90063.rbd22
 Calculation Description: New 5 Unit Apartment
 (Page 11 of 11)

DECLARATION STATEMENT	01	02	03	04	05	06	07	08	09			
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HPF2/COEF	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2/EEER/EEER2/3/CEER	Zonally Compliant	Compressor Type	HERS Verification	
Heat Pump System 1	VQHP-dualless	5	HSPF2	9.6	36000	21800	ERSEER2	21	14	Not Zonal	Single Speed	Heat Pump System 1 has no pump

Registration Number: 425-P01023801A-000-000-000000-0000
 Registration Date/Time: 04/03/2025 16:35
 HERS Provider: CHEERS
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 Report Version: 2022.0.000
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Schema Version: rev 20220901

Registration Number: 425-P01023801A-000-000-000000-0000
 Registration Date/Time: 04/03/2025 16:35
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 Report Version: 2022.0.000
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Schema Version: rev 20220901

Registration Number: 424-P01023801A-000-000-000000-0000
 Registration Date/Time: 10/04/2024 23:19
 HERS Provider: CHEERS
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 Report Version: 2022.0.000
 Report Generated: 2024-10-04 23:16:29
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Schema Version: rev 20220901

Registration Number: 424-P01023801A-000-000-000000-0000
 Registration Date/Time: 10/04/2024 23:19
 HERS Provider: CHEERS
 MPDLA: This document has been prepared by California Home Energy Rating Service (CHERS) using information submitted by third parties not affiliated with or related to CHERS. Therefore, CHERS is not responsible for the accuracy or completeness of the information contained in this document.
 Report Version: 2022.0.000
 Report Generated: 2024-10-04 23:16:29
 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Schema Version: rev 20220901

NEW MF BUILDING

TITLE 24 CALCULATION

Owner: **SHAHIN SHIRAZI**

Address: **3700 E. CESAR CHAVEZ AVE LOS ANGELES CA, 90063**

Date: **10/01/2024**

Designer: **FARBOD ZARRIN**

Checked By: **FARBOD ZARRIN**

Sheet: **Title 24 T24.1**

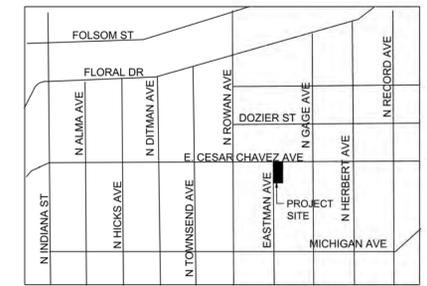
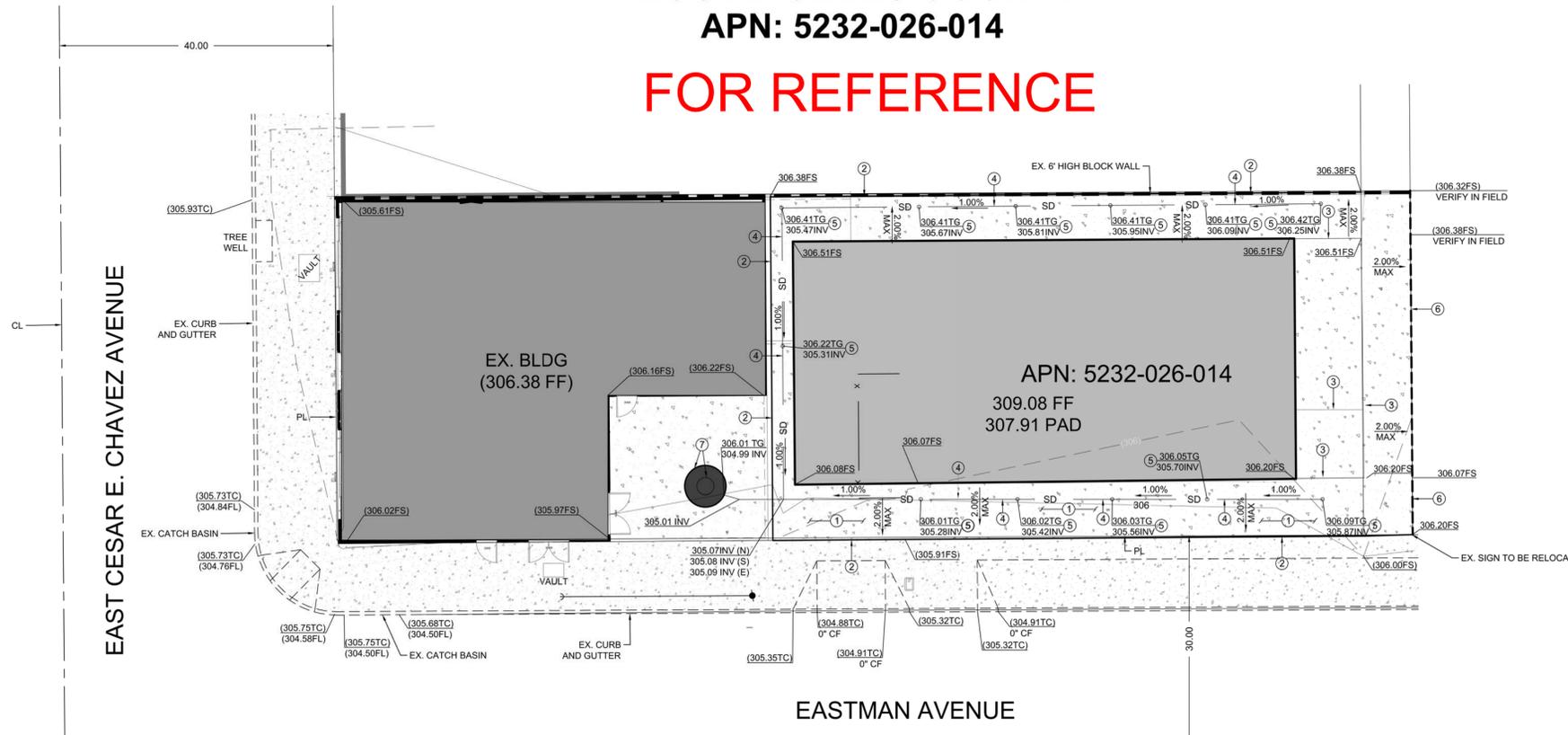
RESIDENCE FOR:
 APARTMENT BUILDING
 3700 CESAR CHAVEZ AVE
 LOS ANGELES, CA 90063



PLOT DATE
 DATE: 8-31-2020
 JOB NO.
 SCALE:
A-17

**DRAINAGE PLAN
LOS ANGELES COUNTY
APN: 5232-026-014**

FOR REFERENCE

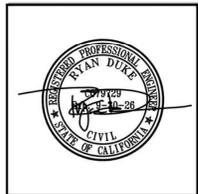


PROJECT OWNER
KHALED KHATOR
PHONE: 818-653-2379
EMAIL: KSKENGINEERING@GMAIL.COM

ENGINEER OF RECORD
DUKE ENGINEERING
759 W LANCASTER BLVD.
LANCASTER, CA 93333
661-902-7918

No.	Revisions	By	Date

PROJECT
CESAR E CHAVEZ
3700 E. CESAR E. CHAVEZ
LOS ANGELES, CA 91436
APN: 5232-026-014



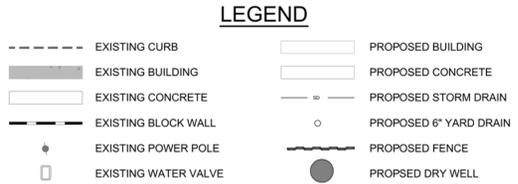
SHEET TITLE
DRAINAGE PLAN

SHEET
C1.01
Project No. 25027

RESIDENCE FOR:
APARTMENT BUILDING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

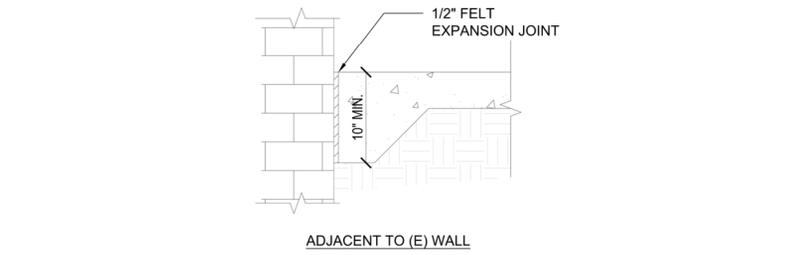
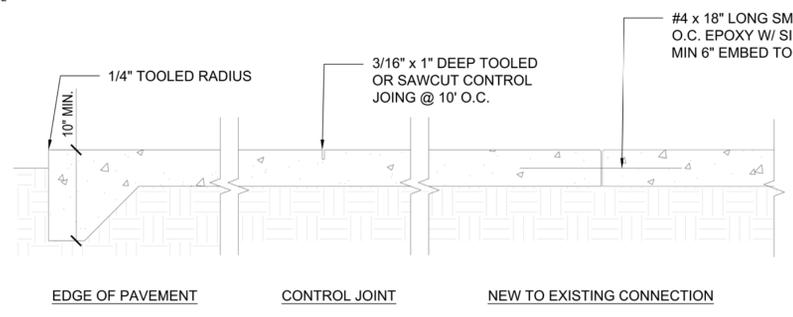
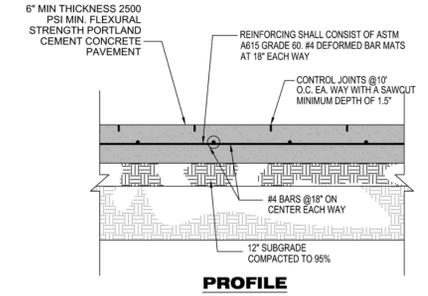
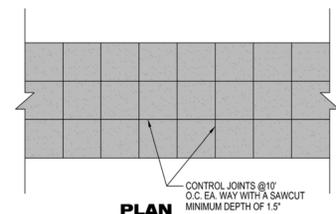
CONSTRUCTION NOTES

- 4" 2,500 PSI PCC OVER 12" COMPACTED SUBGRADE PER DETAIL 1 HEREON AND GEOTECH RECOMMENDATION
- JOIN NEW PCC TO EXISTING PCC PER DETAIL 2 HEREON.
- FENCE PER ARCHITECTURAL PLAN
- INSTALL 8" PVC STORM DRAIN LINE.
- INSTALL 6" ROUND NDS YARD DRAIN.
- CONSTRUCT THICKENED EDGE PER DETAIL 3 HEREON.
- INSTALL 6" Ø MAXWELL DRYWELL PER MANUF. SPEC. W/ 30" Ø GRATE 42" FT. DEEP.

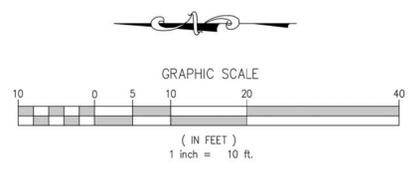
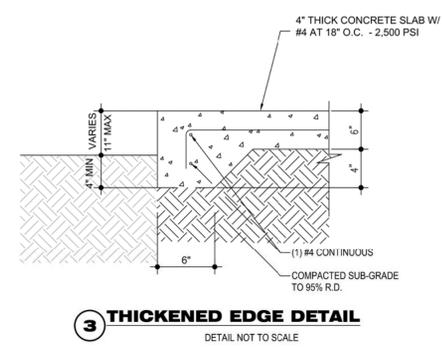


NOTES:

- EXPANSION JOINTS SHALL BE USED AT ALL LOCATIONS WHERE PAVEMENT ABUTS A PERMANENT STRUCTURE.
- DOWELS AND TIE BARS FOR CONSTRUCTION JOINTS SHALL BE CAST IN PLACE.



- NOTES:**
- SLAB SHALL BE 4" 2500 PSI CONCRETE W/ #4 BARS @ 18" O.C. EA WAY

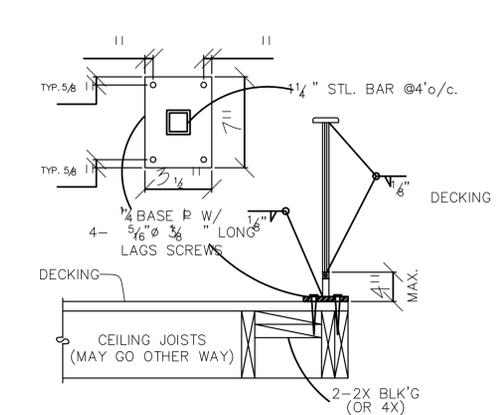
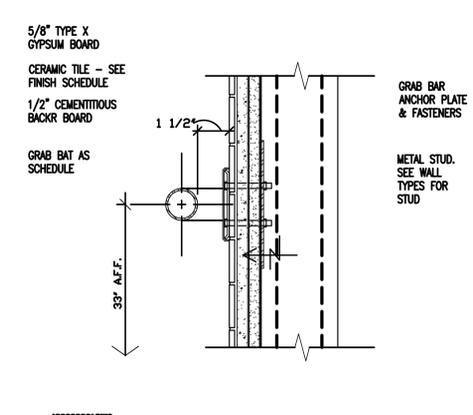
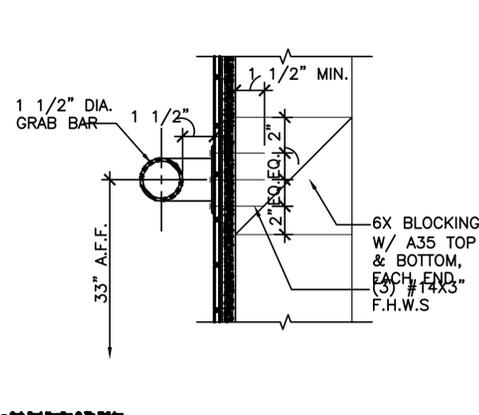
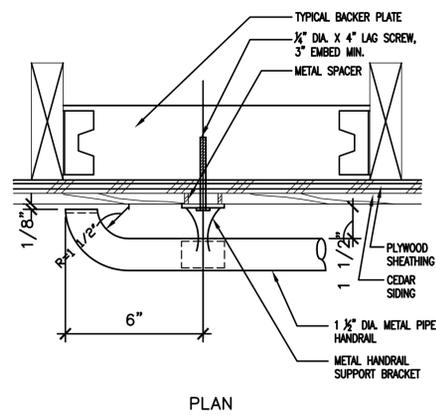
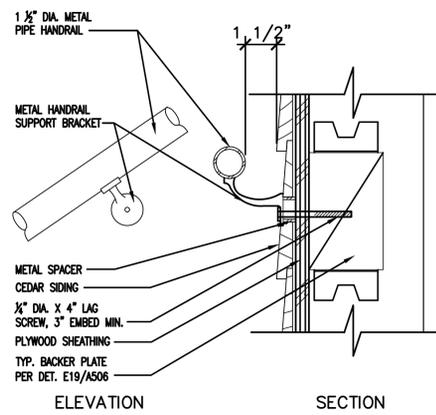


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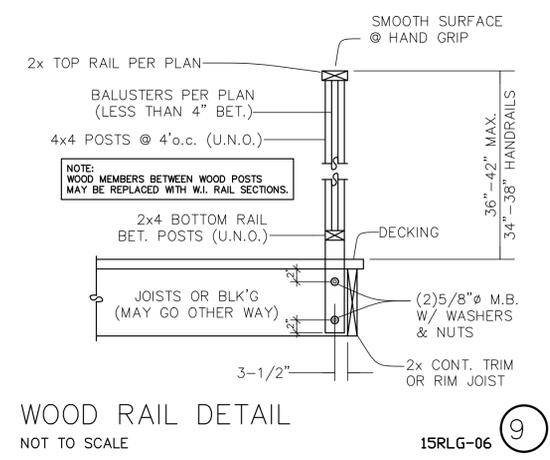
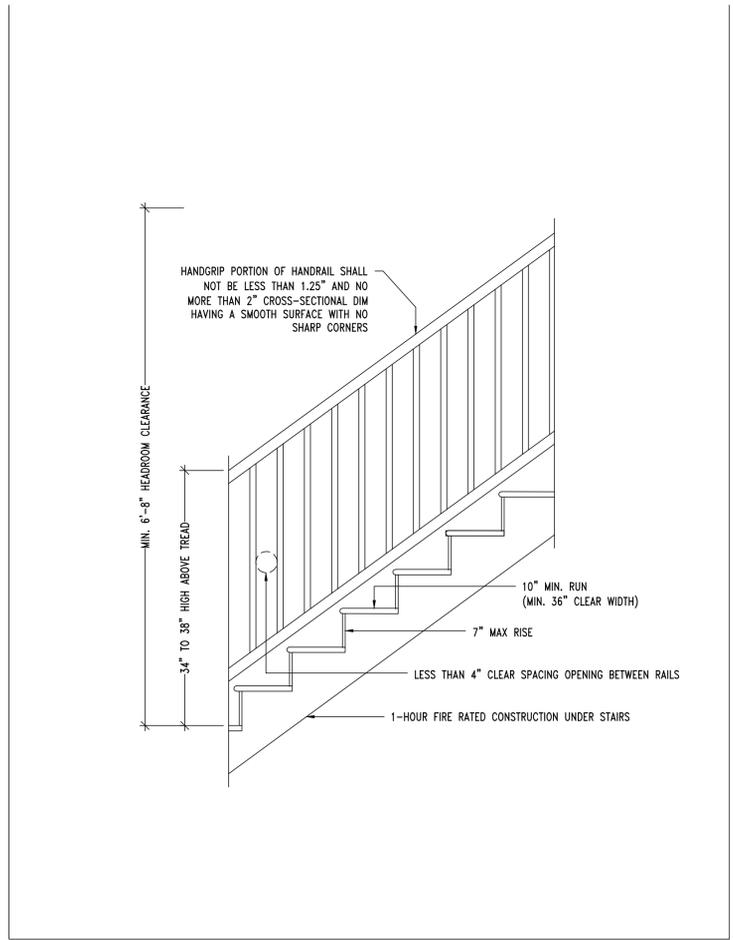
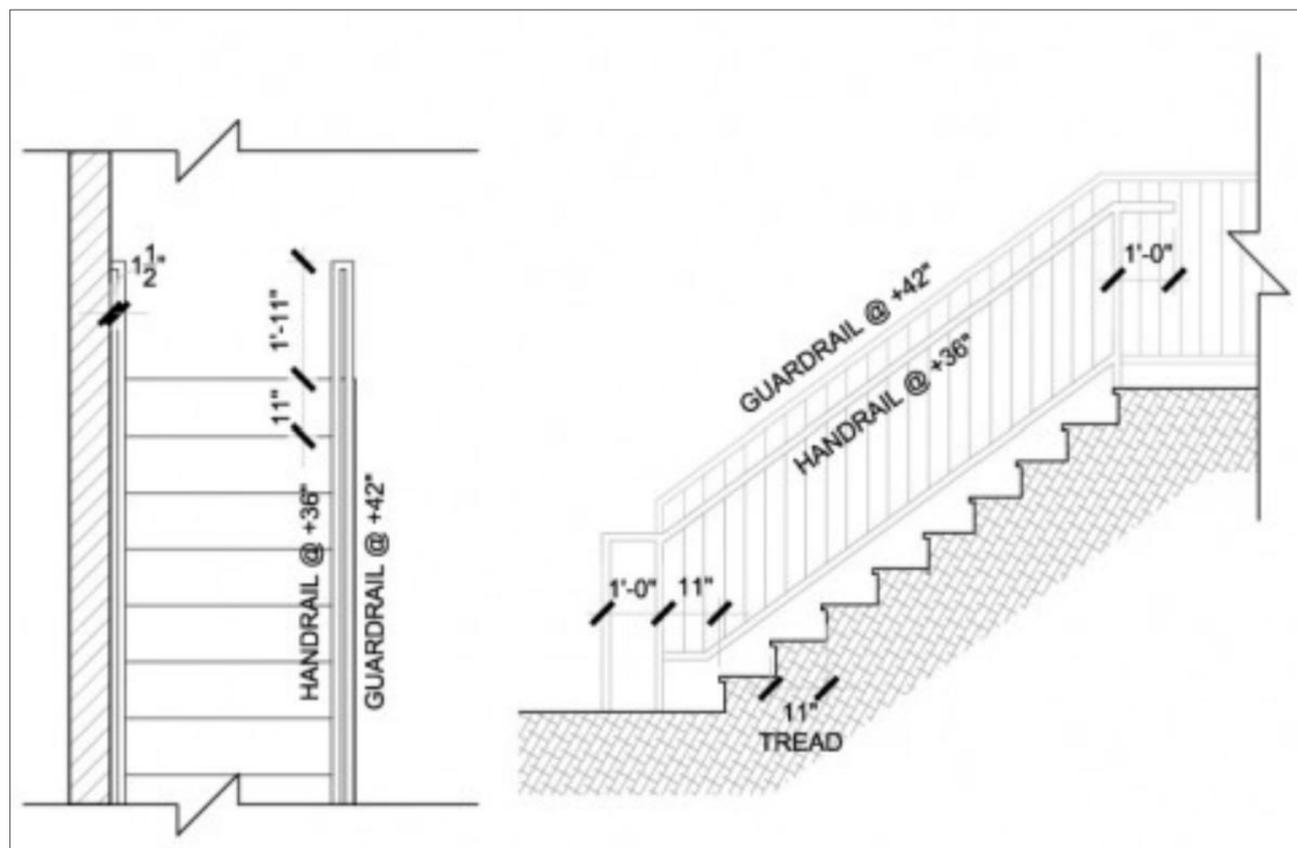
PLOT DATE
DATE: 8-31-2020
DRAWN:
JOB NO.
SCALE:

A-19



DETAIL	1	GRAB BAR MOUNTING @ TILE WALL	2	DETAIL	3
	SCALE		3'-1'-0"	SCALE	

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 1600 BLYTH ST
 VAN NUYS, CA
 818-633-2379



WOOD RAIL DETAIL
 NOT TO SCALE
 15RLG-06 (9)

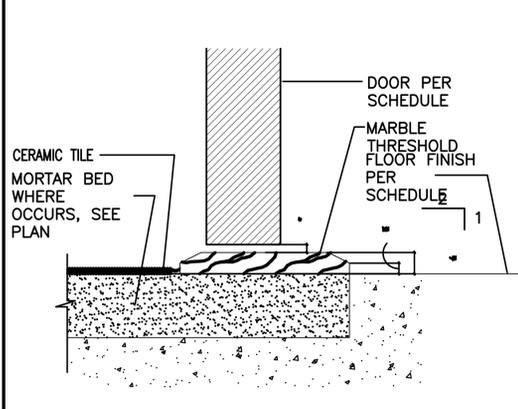
RESIDENCE AT:
 REPAIR DRAWING
 3700 CESAR CHAVEZ AVE
 LOS ANGELES, CA 90063

SHEET TITLE	ROOF FRAMING PLAN
DATE	REMARKS

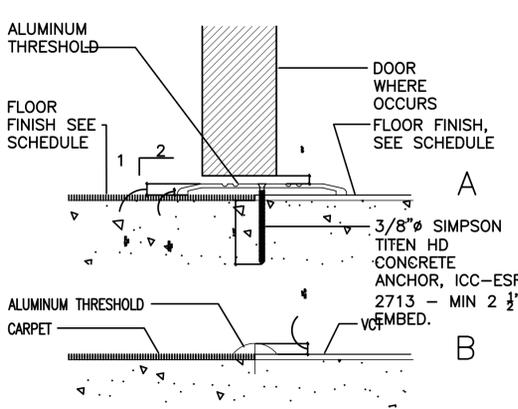


PLOT DATE:	
DATE:	
DRAWN BY:	
JOB NO.:	00-000
SCALE:	1/4"=1'-0"

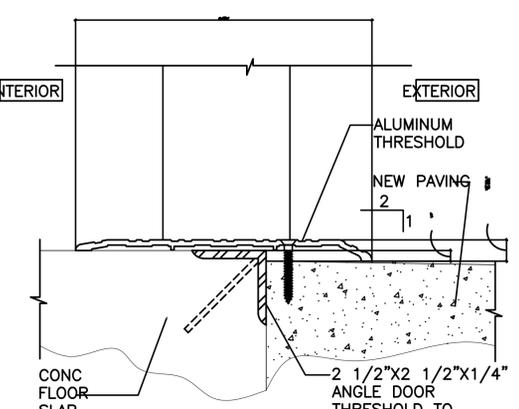
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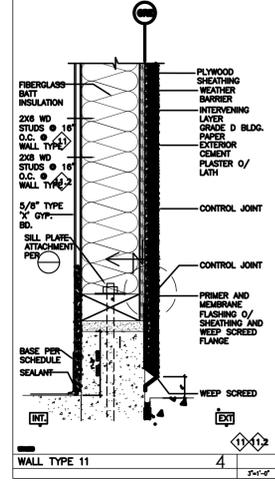
MARBLE THRESHOLD 1



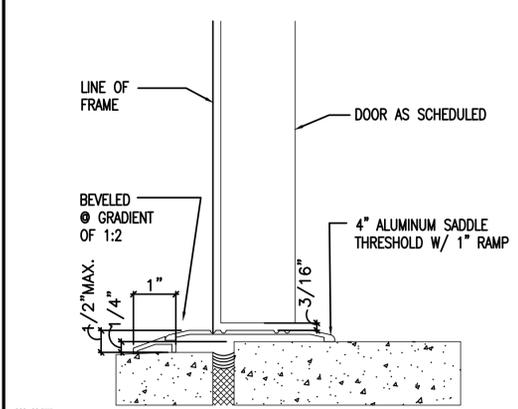
INTERIOR ALUMINUM THRESHOLD 2
6"=1'-0"



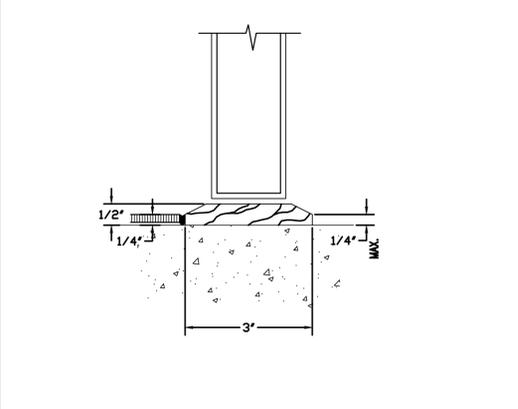
EXTERIOR ALUMINUM THRESHOLD 3



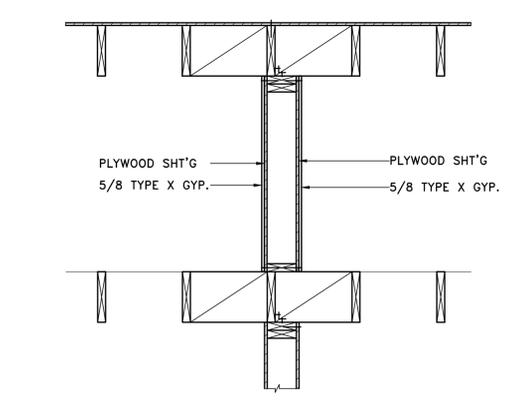
WALL TYPE 11 4



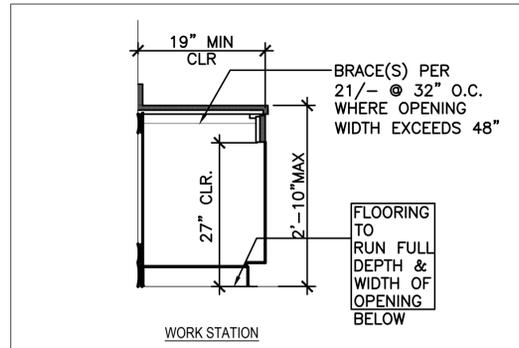
DETAIL 5



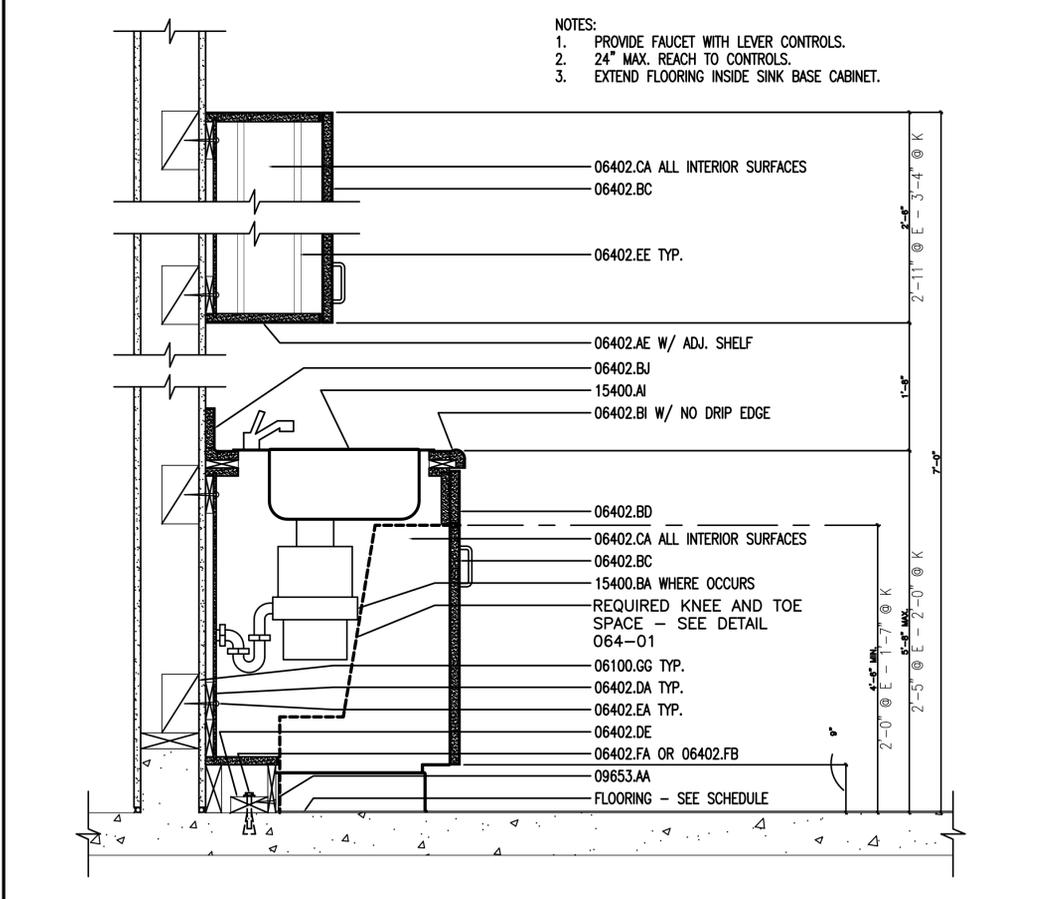
DETAIL 6
SCALE



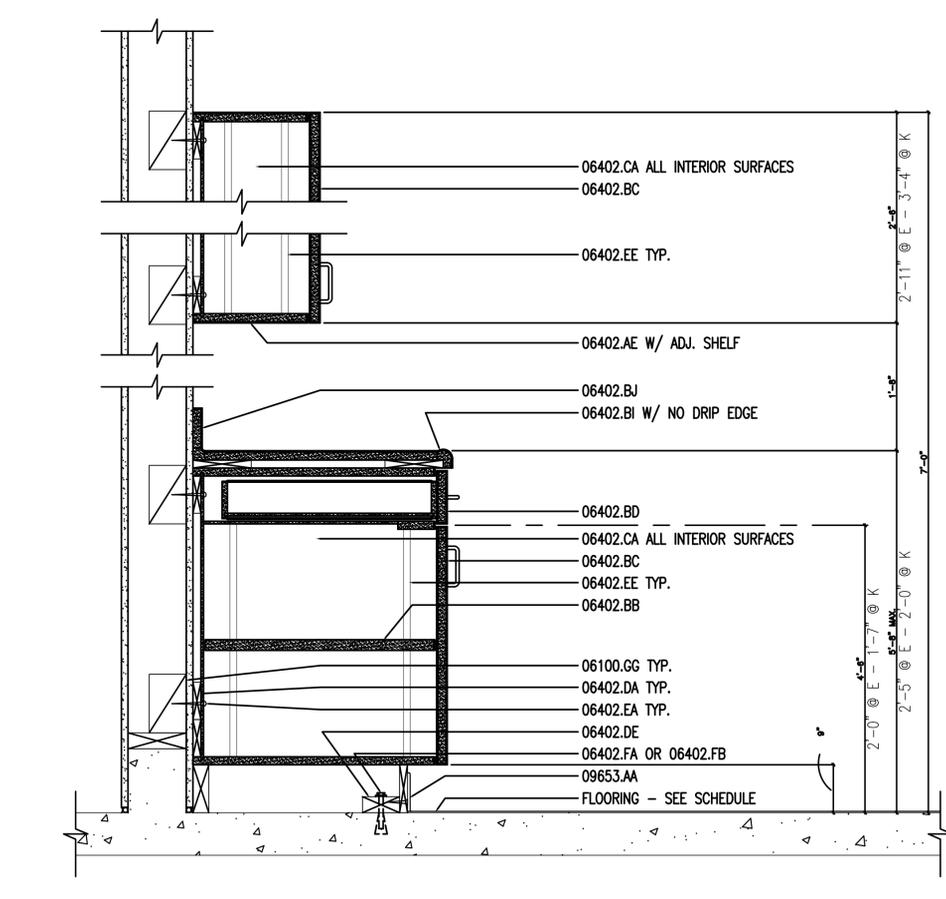
DRAFTSTOPPING 7
SCALE



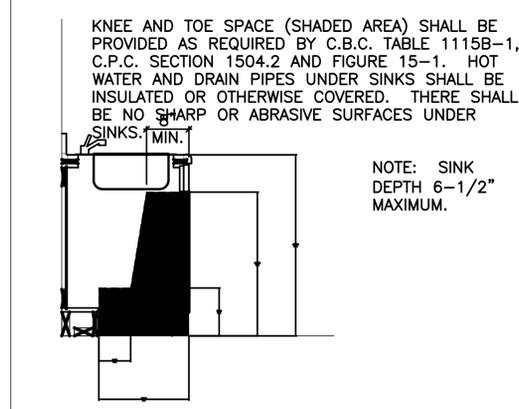
ACCESSIBLE WORKSTATION SECTION 10



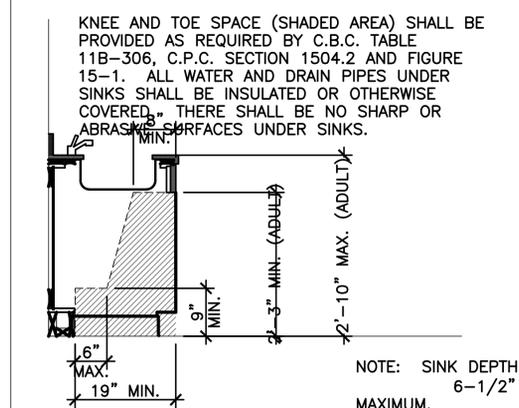
TYPICAL CASEWORK MOUNTING - ACCESSIBLE SINK BASE CABINET - WOOD STUDS 8



TYPICAL CASEWORK MOUNTING - WOOD STUDS 9



REQUIRED KNEE AND TOE SPACE ADULT 11



REQUIRED KNEE AND TOE SPACE 12

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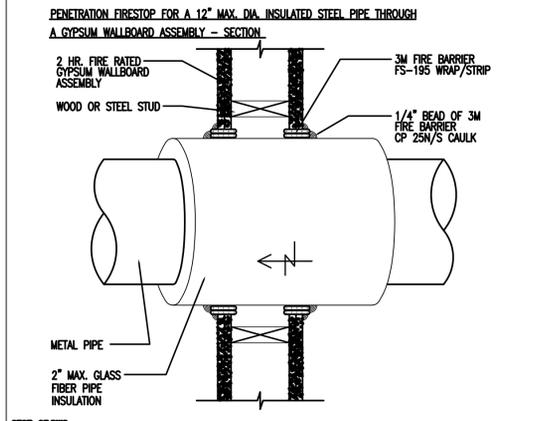
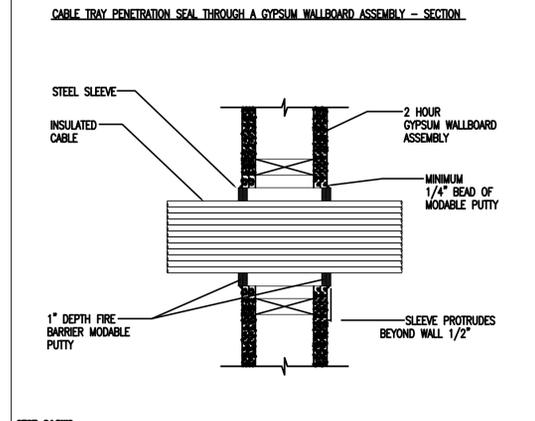
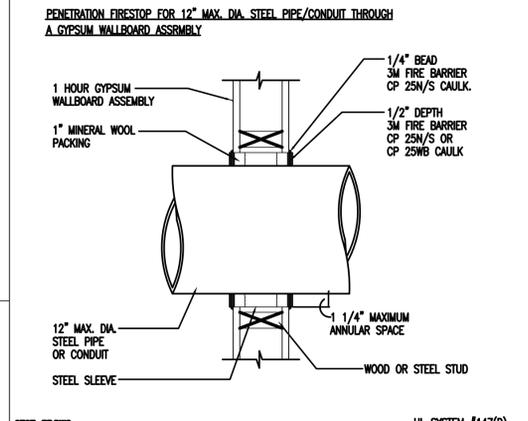
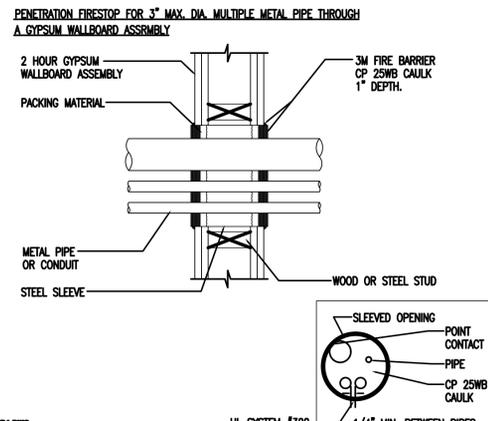
RESIDENCE AT:
REPAIR DRAWING
3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

SHEET TITLE	REMARKS	DESCRIPTION
ROOF FRAMING PLAN		

REGISTERED PROFESSIONAL ENGINEER
No. 0269781
Exp. 6-30-2024
CIVIL
STATE OF CALIFORNIA

PLOT DATE:
DATE:
DRAWN BY:
JOB NO: 00-000
SCALE: 1/4"=1'-0"

SHEET
D-2.0

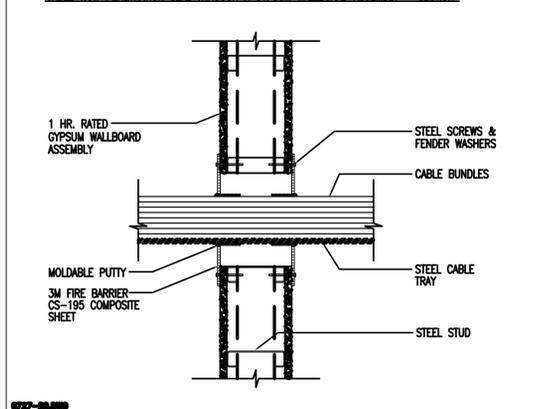
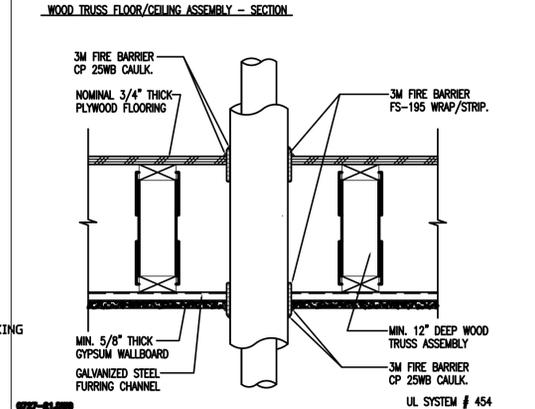
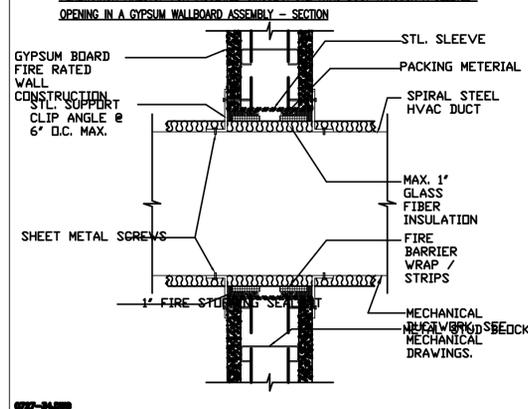
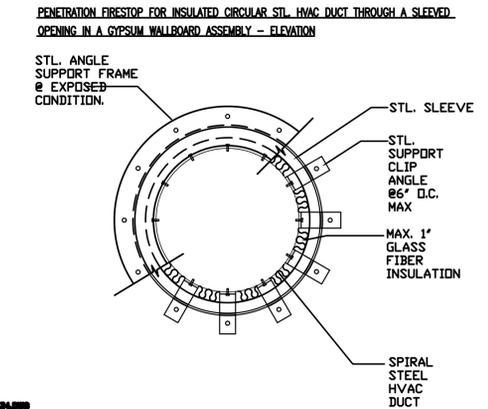


0727-04.000 UL SYSTEM #322
MULT. PIPE PEN. @ GYP. WALL ASSEMBLY 1
1 1/2"=1'-0"

0727-04.000 UL SYSTEM #147(D)
PIPE PEN. @ GYP. WALL ASSEMBLY 2
1 1/2"=1'-0"

0727-04.000
CABLE PEN. THRU GYP. WALL ASSEMBLY 3
1 1/2"=1'-0"

0727-04.000
FIRESTOPPING - GYP. WALL ASSEMBLY 4
1 1/2"=1'-0"



0727-04.000
DUCT PENETRATION THRU GYP. WALL 5
1 1/2"=1'-0"

0727-04.000
DUCT PENETRATION THRU GYP. WALL 6
1 1/2"=1'-0"

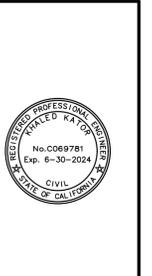
0727-04.000 UL SYSTEM # 454
FIRESTOPPING - FLOOR/CLG. ASSEMBLY 7
1 1/2"=1'-0"

0727-04.000
FIRESTOPPING - AT CABLE TRAY 8
1 1/2"=1'-0"

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RESIDENCE AT:
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LOS ANGELES, CA 90063

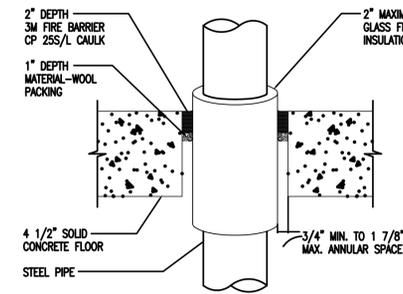
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REMARKS	DESCRIPTION



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DATE:
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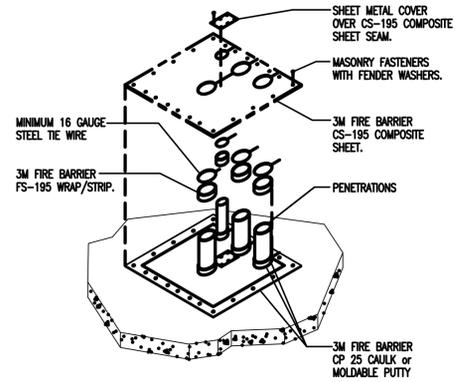
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PENETRATION FIRESTOP FOR A 4" DIA. INSULATED STEEL PIPE THROUGH A CONCRETE FLOOR



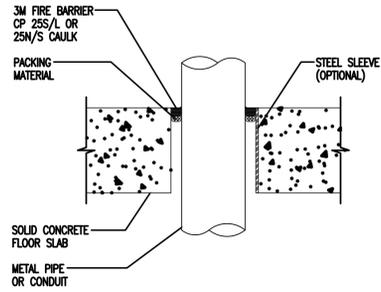
UL SYSTEM #91 (A)

PENETRATION FIRESTOP FOR 12" MAX. MULTIPLE METAL PIPES THROUGH A CONCRETE FLOOR



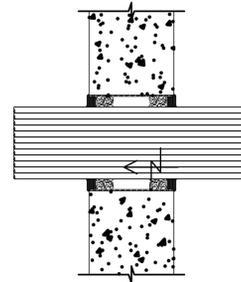
UL SYSTEM #93

PENETRATION FIRESTOP FOR 10" METAL PIPE/CONDUIT THROUGH A CONCRETE FLOOR



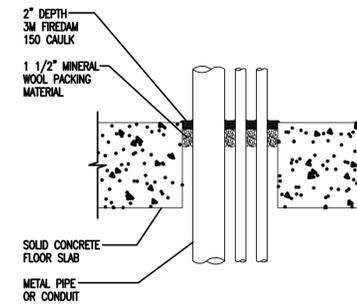
UL SYSTEM #49

CABLE TRAY THRU CONC. WALL SECTION



UL SYSTEM #170

PENETRATION FIRESTOP FOR MULTIPLE STEEL PIPE/CONDUIT THROUGH A CONCRETE FLOOR



UL SYSTEM #170

PIPE PENETRATION THRU CONC. FLOOR

1

1 1/2"=1'-0"

MULTIPLE PIPE PEN. THRU CONC. FLOOR

2

1 1/2"=1'-0"

PIPE PENETRAION THRU CONC. FLOOR

3

1 1/2"=1'-0"

CABLE TRAY PEN. THRU CONC. WALL

4

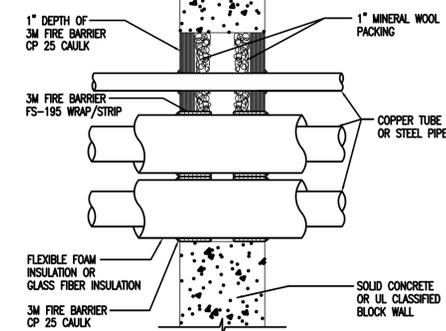
1 1/2"=1'-0"

MULTIPLE PIPE PEN. THRU CONC. FLOOR

5

1 1/2"=1'-0"

PENETRATION FIRESTOP FOR INSULATED/NON-INSULATED METAL PIPE THROUGH A CONCRETE WALL - SECTION

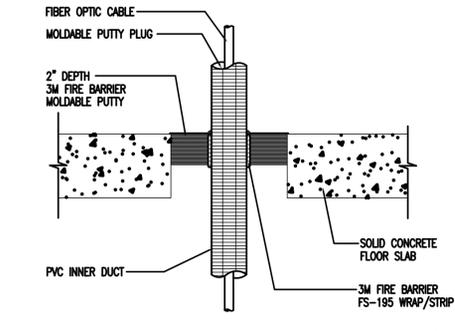


FIRESTOPPING - CONC. OR BLOCK WALL

6

1 1/2"=1'-0"

PENETRATION FIRESTOP FOR SINGLE FIBER OPTIC CABLE/PVC INNER DUCT THROUGH A CONCRETE FLOOR - SECTION



UL SYSTEM # 448

FIRESTOPPING - CONCRETE FLOOR

7

1 1/2"=1'-0"

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818-633-2379

RESIDENCE AT:
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3700 CESAR CHAVEZ AVE
LOS ANGELES, CA 90063

ROOF FRAMING PLAN

SHEET TITLE

DATE

REMARKS

DESCRIPTION

DATE

REMARKS

DESCRIPTION



PLOT DATE:

DATE:

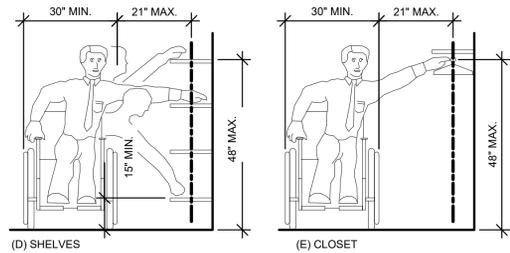
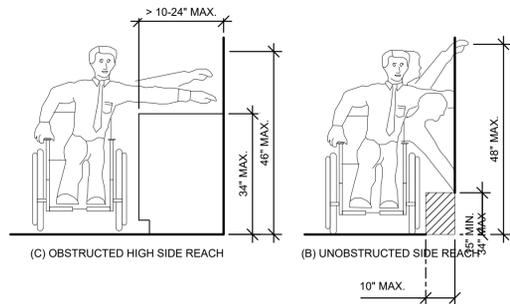
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JOB NO. 00-000

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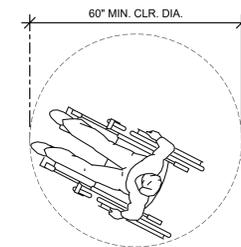
SHEET

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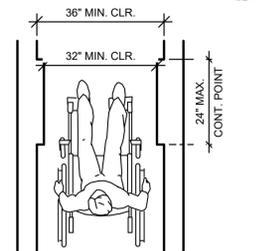


NOTE: THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND IS INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION

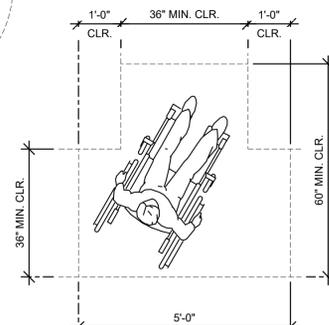
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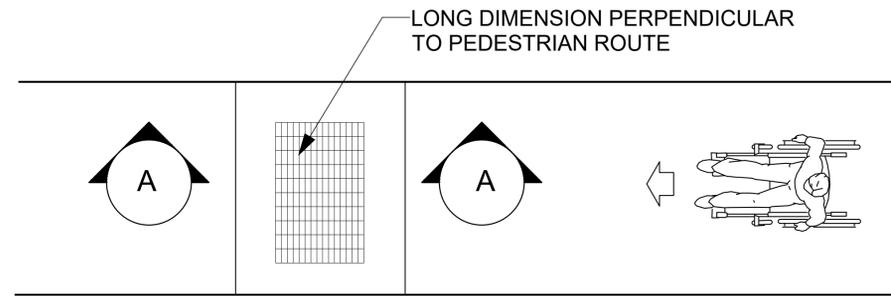
(A) 60 INCHES DIAMETER SPACE
NOTE: MAY INCLUDE TOE & KNEE CLEARANCES



(C) MINIMUM CLEAR WIDTH

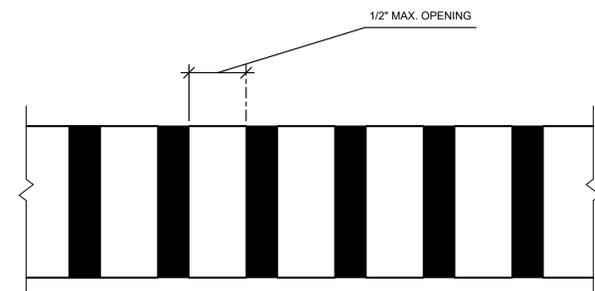


(B) T-SHAPED TURNING SPACE



PLAN

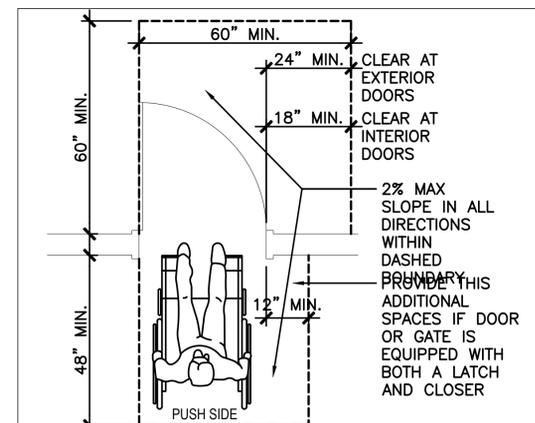
PREDEOMINANT DIRECTION OF PEDESTRIAN ROUTE



SECTION A-A THROUGH GRATE
GRATE ORIENTATION TO PATH OF TRAVEL

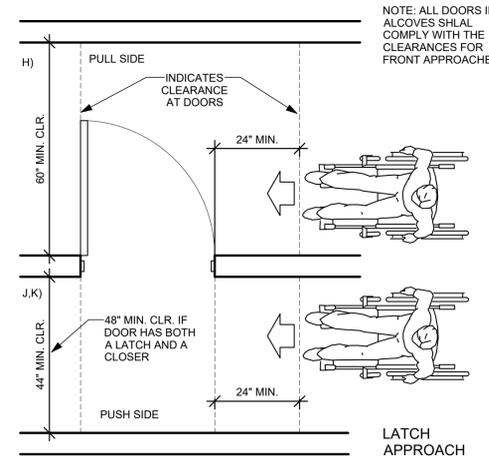
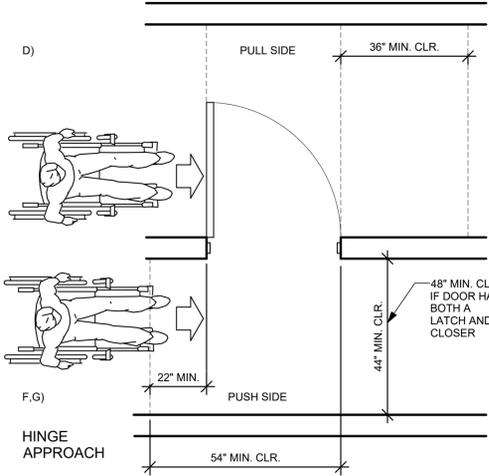
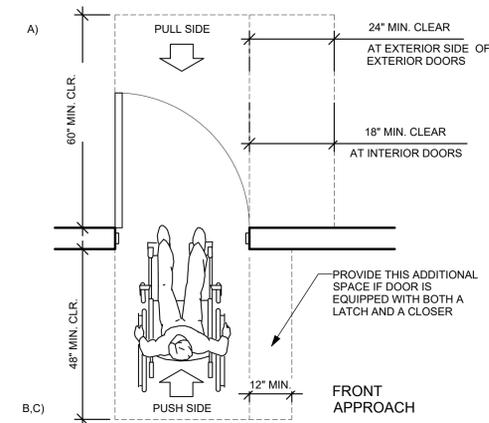
REF 11B-302.3

DETAIL: ACC. PATH OF TRAVEL-GRATES



DOOR MANEUVERING CLEARANCE

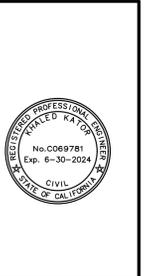
1/2"=1'-0"



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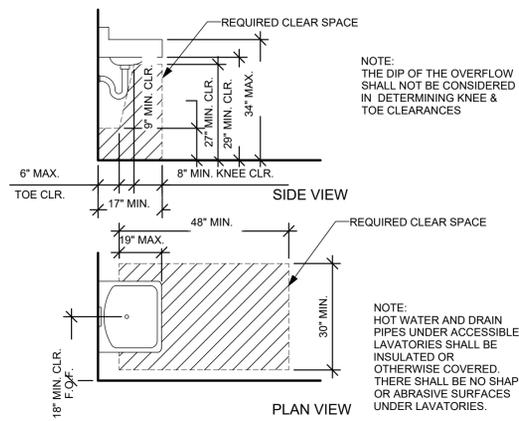
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SHEET TITLE	
REMARKS	DESCRIPTION

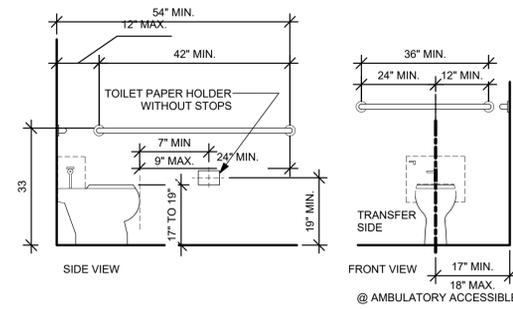


PLOT DATE:
DATE:
DRAWN BY:
JOB NO: 00-000
SCALE: 1/4"=1'-0"

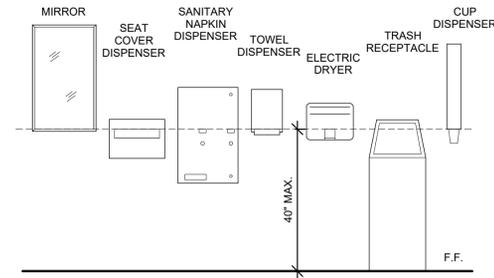
SHEET
ADA-2



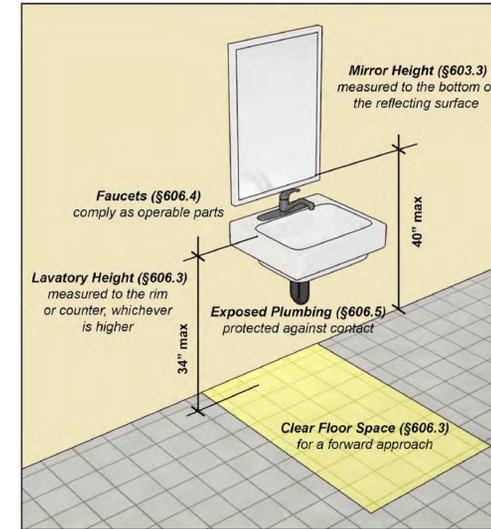
① BATH SINK DETAIL



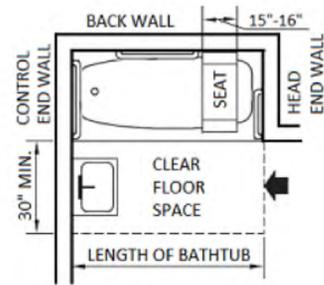
② WATER CLOSET



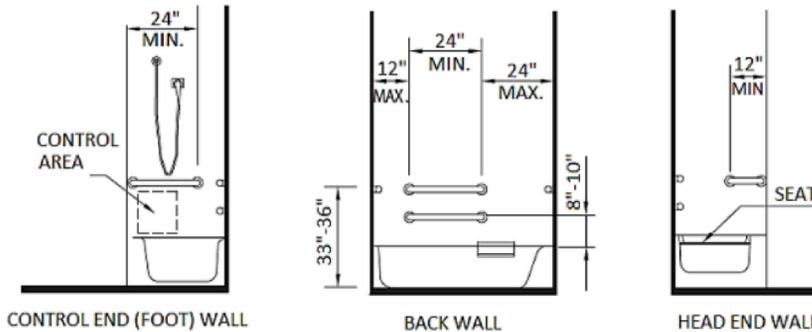
③ DETAIL



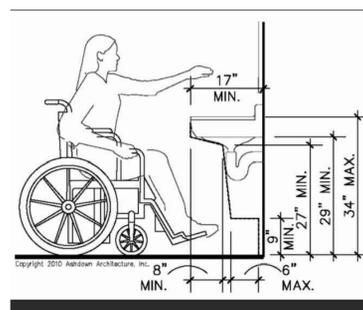
④ SINK DETAIL



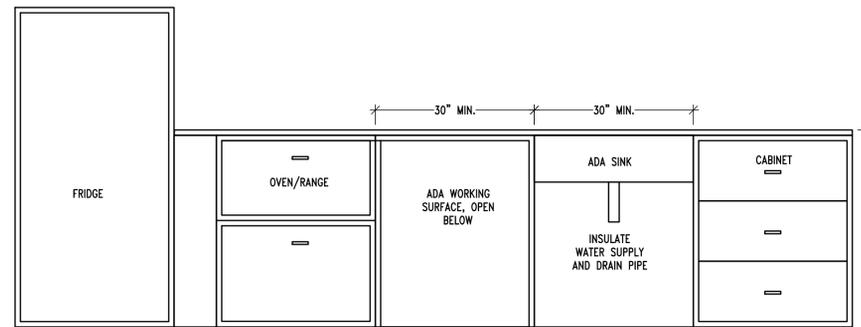
⑤ CLEAR FLOOR SPACE AT BATH TUBS



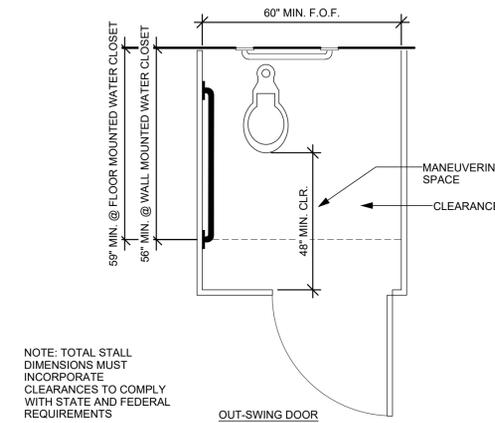
⑥ GRAB BARS AT BATHTUBS



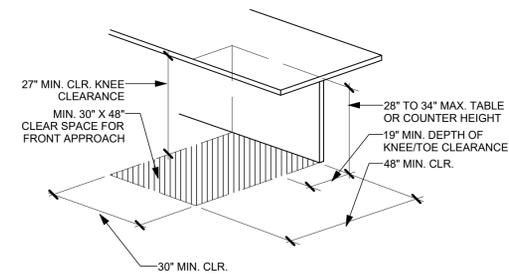
⑦ ADA KITCHEN SINK



⑧ KITCHEN COUNTER ELEVATION



NOTE: TOTAL STALL DIMENSIONS MUST INCORPORATE CLEARANCES TO COMPLY WITH STATE AND FEDERAL REQUIREMENTS



NOTE:

- THE REQUIRED CLEAR FLOOR SPACE MAY NOT OVERLAP THE REQUIRED KNEE SPACE BY MORE THAN 19".
- KNEE CLEARANCES AT TABLES, COUNTERS & WORKSURFACES IS AT LEAST 27" HIGH, 30" WIDE AND 19" DEEP.

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ROOF FRAMING PLAN

DATE: REMARKS: DESCRIPTION:

REGISTERED PROFESSIONAL ENGINEER
 No. C069781
 Exp. 6-30-2024
 CIVIL
 STATE OF CALIFORNIA

PLOT DATE:

DATE:

DRAWN BY:

JOB NO: 00-000

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

SHEET
 ADA-3