



3556 HELMS AVE CONDOMINIUMS

3556 HELMS AVE, CULVER CITY, CA 90232

S - A C

Salvador Carbajal

Residential Designer
717 Olympic Blvd, Los Angeles, CA 90015

760-673-2550
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DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE
CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:

PRESENTATION

DRAWN BY:

Author

DATE:

07/16/24

JOB NO.:

01

SHEET NUMBER

A-0.00

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PROJECT ADDRESS

3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:

TITLE PLAN

DRAWN BY:

T.A.

DATE:

11/10/23

JOB NO.:

01

SHEET NUMBER

A-0.0

PROJECT DATA:

LEGAL DESCRIPTION 4206-003-012
TRACT: # 4161
LOT: 258
BLOCK: -

ZONE -
LOT AREA 5,400 SQ.FT.
TYPE OF CONSTRUCTION V-B
OCCUPANCY R-3
(E) SFR FIRE SPRINKLER NO
(N) SFR FIRE SPRINKLER YES, NFPA 13D FIRE SPRINKLER SYSTEM PER CCMC 9.02 AND THE 2019 CA FIRE CODE CHAPTER 9
No. OF STORIES CONDO #1 2
No. OF STORIES CONDO #2 2
HEIGHT OF CONDO #1 23'- 10"
HEIGHT OF CONDO #2 23'-8"
USE 2 (N) CONDOMINIUMS

RESIDENTIAL FLOOR AREA RATIO (F.A.R.)

AREA	EXISTING	NEW	CONVERSION	F.A.R
(N) CONDOMINIUM #1	0	1,781	0	1,781
(N) GARAGE #1	0	394	0	N/A
(N) CONDOMINIUM #2	0	1,879	0	1,879
(N) GARAGE #2	0	394	0	N/A
TOTAL F.A.R				3,660 SQ.FT.

LOT COVERAGE: TOTAL BUILDING FOOTPRINT AREA: 3,660 SQ.FT.
LOT AREA: 5,400 SQ.FT.
3,660 / 5,400 x 100: **67%**

DIRECTORY

DESIGNER
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T-24 ENERGY CALC. BY:
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ADDITIONAL GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVEFOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)
- FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)
- FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS. (R314.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS. EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELS OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

DESCRIPTION OF WORK:

- DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE (1,234 SQ.FT.)
- DEMOLITION OF EXISTING GARAGE (350 SQ.FT.)
- NEW CONDOMINIUM #1 (1,781 SQ.FT.)
- NEW GARAGE #1 (394 SQ.FT.)
- NEW CONDOMINIUM #2 (1,879 SQ.FT.)
- NEW GARAGE #2 (394 SQ.FT.)

TOTAL AREA TO WORK: 3,660 SQ. FT.

GENERAL NOTES

A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

THE APPLICABLE CODES WILL INCLUDE, BUT SHALL NOT BE LIMITED TO:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ENERGY CODE (CENC)
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
- **CITY OF CULVER CITY CODE**

B. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE DESIGNER'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.

C. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

D. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

E. APPROVED NUMBERS OR ADDRESSES (PER CITY OF CULVER CITY) SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRACTOR SHALL COORDINATE THE LOCATION WITH THE ARCHITECT.

F. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL PLUMBING FIXTURES INCLUDING TOILETS, TUB/SHOWER, LAVATORIES, SINKS AND ALL APPROPRIATE FAUCETS, TRIM AND DRAINS. THE OWNER SHALL SELECT ALL COLORS, FINISH AND OPTIONS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE MECHANICAL HEATING AND DISTRIBUTION SYSTEM IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

H. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL ELECTRICAL LIGHT FIXTURES (THEIR COLOR, TYPE AND FINISH), AND SWITCHPLATED AND OUTLETS (COLOR AND TYPE). THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND HEIGHTS OF ALL OUTLETS, LIGHTING FIXTURES, ETC. WITH THE ARCHITECT.

I. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL KITCHEN APPLIANCES (COLOR, TYPE AND OPTIONS).

J. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION AND PROPER LOCATIONS OF ALL BATHROOM SPECIALTIES INCLUDING, BUT NOT LIMITED TO, MEDICINE CABINETS, MIRRORS, TOWEL BARS AND HOOKS, TOILET PAPER DISPENSER, SOAP DISH AND SHOWER ENCLOSURE.

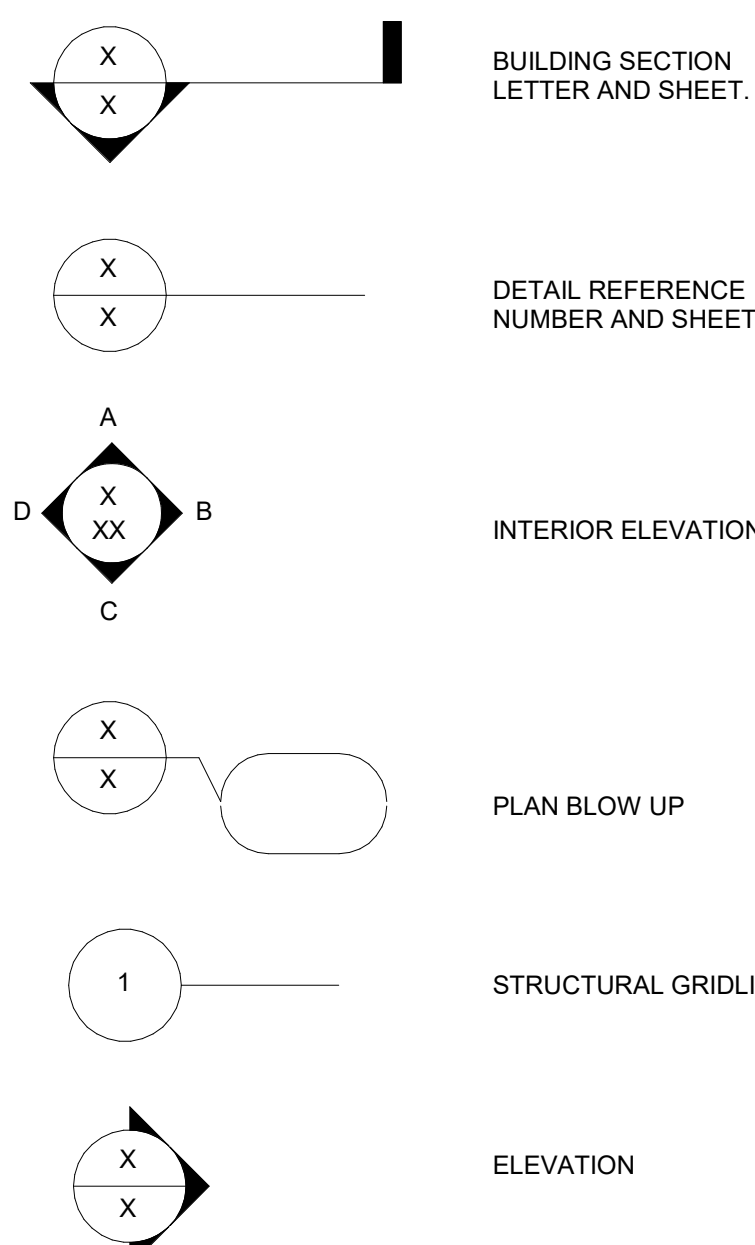
K. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE DESIGN OF BUILT-IN CABINETS INCLUDING DOOR AND DRAWER LOCATIONS, TYPES OF HINGES, PULLS AND SLIDING HARDWARE. THE OWNER SHALL SELECT THE TYPE OF MATERIALS, COLOR AND FINISH FOR CABINETS.

L. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL INTERIOR FINISHES INCLUDING FLOOR COVERINGS AND UNDERLAYMENTS, PAINT (INCLUDING NUMBER OF COATS), OTHER WALLCOVERINGS, BASE AND CASE, LAMINATES, TILE, ETC.

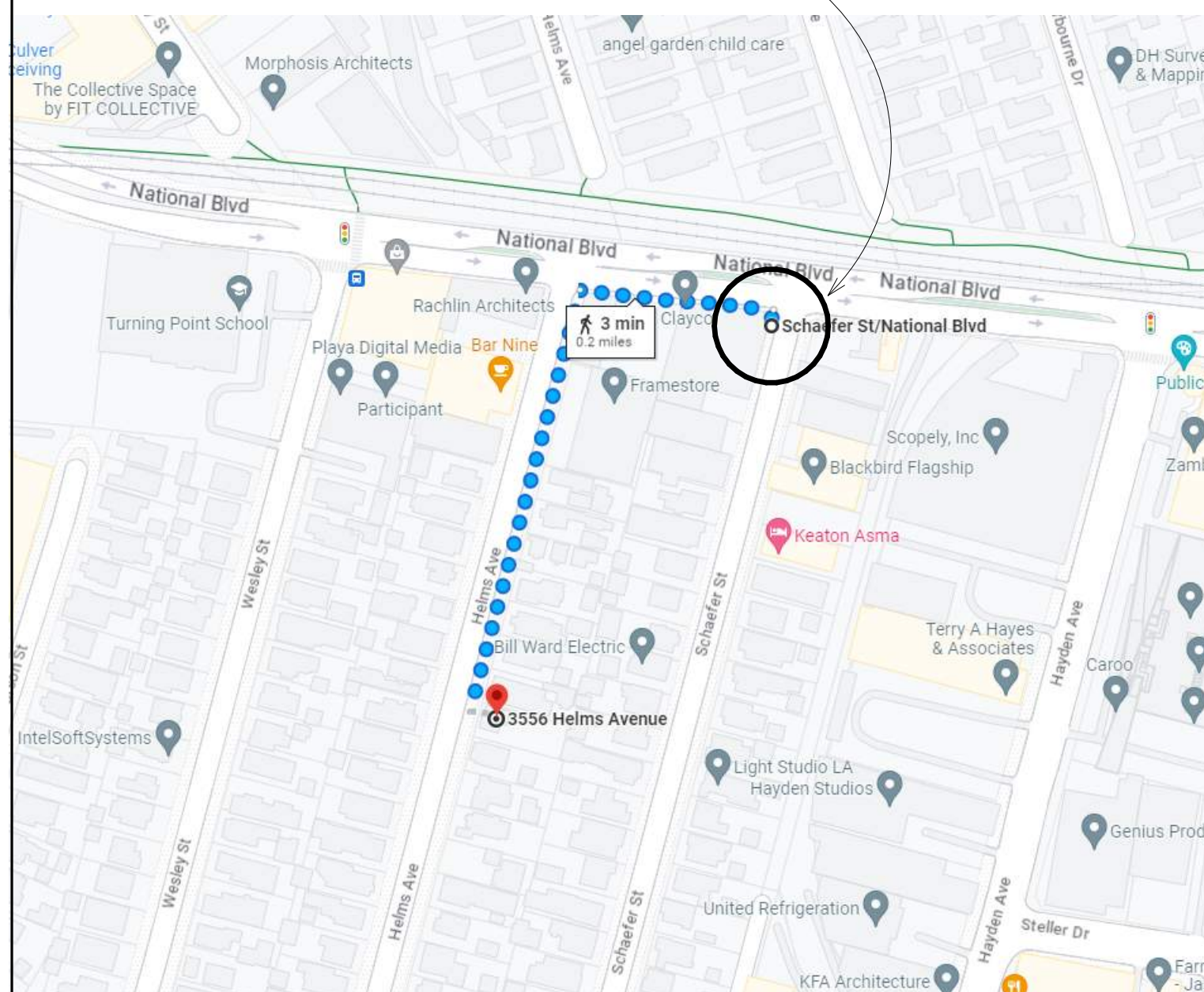
M. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL DOOR HARDWARE, INCLUDING, BUT NOT LIMITED TO, DOOR LATCHES, HINGES, CABINET HARD-WARE, ETC. (TYPES AND FINISHES).

N. ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISION OF THE APPLICABLE BUILDING CODES AS WELL AS ANY OTHER RULES, REGULATIONS, AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF ANYONE SUPPLYING LABOR, MATERIALS, OR BOTH TO BRING TO THE ATTENTION OF THE DESIGNER, ENGINEER, GENERAL CONTRACTOR AND THE OWNER ANY DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.

ARCHITECTURAL SYMBOLS



VICINITY MAP 0.2 MILES WALKING DISTANCE TO BUS STOP



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y NA RESPON PARTY YES NOT APPLICABLE RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Salvador Carbalaj

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DESIGNER: SALVADOR CARBAJAL

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN: GREEN CODE CHECKLIST

DRAWN BY: T.A.

DATE: 11/10/23

JOB NO.: 01

SHEET NUMBER

A-0.1

Table with 2 columns: Y NA RESPON PARTY and content for CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL, SECTION 301.1 ADDITIONS AND ALTERATIONS, SECTION 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS, SECTION 302 MIXED OCCUPANCY BUILDINGS, DIVISION 4.1 PLANNING AND DESIGN, CHAPTER 4 RESIDENTIAL MANDATORY MEASURES, SECTION 4.102 DEFINITIONS, FRENCH DRAIN, WATTLERS, 4.106 SITE DEVELOPMENT, 4.106.1 GENERAL, 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION, 4.106.3 GRADING AND PAVING, 4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION.

Table with 2 columns: Y NA RESPON PARTY and content for 4.106.4.2 NEW MULTIFAMILY DWELLINGS, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES, 4.106.4.2.1 IDENTIFICATION, 4.106.4.2.5 ELECTRIC VEHICLE READY SPACE SIGNAGE, 4.106.4.3 ELECTRIC VEHICLE CHARGING FOR ADDITIONS AND ALTERATIONS OF PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS, DIVISION 4.2 ENERGY EFFICIENCY, 4.201 GENERAL, DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION, 4.303 INDOOR WATER USE, 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS, 4.303.1.1 WATER CLOSETS, 4.303.1.2 URINALS, 4.303.1.3 SHOWERHEADS, 4.303.1.3.1 SINGLE SHOWERHEAD, 4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER, 4.303.1.4 FAUCETS, 4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS, 4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS, 4.303.1.4.3 METERING FAUCETS, 4.303.1.4.4 KITCHEN FAUCETS, 4.303.1.5 PRE-RINSE SPRAY VALVES, 4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USED RESIDENTIAL/COMMERCIAL BUILDINGS, 4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.

Table with 2 columns: Y NA RESPON PARTY and content for TABLE H-2 STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019, PRODUCT CLASS [spray force in ounce force (ozf)] MAXIMUM FLOW RATE (gpm), 4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USED RESIDENTIAL/COMMERCIAL BUILDINGS, 4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS, TABLE - MAXIMUM FIXTURE WATER USE, FIXTURE TYPE FLOW RATE, SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI, LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI, LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS 0.5 GPM @ 60 PSI, KITCHEN FAUCETS 1.8 GPM @ 60 PSI, METERING FAUCETS 0.2 GAL/CYCLE, WATER CLOSET 1.28 GAL/FLUSH, URINALS 0.125 GAL/FLUSH.

Table with 2 columns: Y NA RESPON PARTY and content for 4.304 OUTDOOR WATER USE, 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS, DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY, 4.400 ENHANCED DURABILITY AND REDUCED MAINTENANCE, 4.400.1 RODENT PROOFING, 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING, 4.408.1 CONSTRUCTION WASTE MANAGEMENT, 4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN, 4.408.3 WASTE MANAGEMENT COMPANY, 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR], 4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE, 4.408.5 DOCUMENTATION, 4.410 BUILDING MAINTENANCE AND OPERATION, 4.410.1 OPERATION AND MAINTENANCE MANUAL, 4.410.2 RECYCLING BY OCCUPANTS, 4.410.3 RECYCLING BY OCCUPANTS, DIVISION 4.5 ENVIRONMENTAL QUALITY, SECTION 4.501 GENERAL, 4.501.1 SCOPE, SECTION 4.502 DEFINITIONS, 5.102.1 DEFINITIONS, AGRI-FIBER PRODUCTS, COMPOSITE WOOD PRODUCTS, DIRECT-VENT APPLIANCE.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN CODE). DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

Y	N/A	RESPON. PARTY	SECTION																																																																		
			<p>MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O₃/g ROG).</p> <p>Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.</p> <p>MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.</p> <p>PRODUCT-WEIGHTED MIR (PWMI). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMI is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).</p> <p>Note: PWMI is calculated according to equations found in CCR, Title 17, Section 94521 (a).</p> <p>REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.</p> <p>VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).</p> <p>4.503 FIREPLACES 4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.</p> <p>4.504 POLLUTANT CONTROL 4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. 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, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.</p> <p>4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.</p> <p>4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:</p> <ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene dichloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507. <p>4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.</p> <p>4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.</p> <p>4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:</p> <ol style="list-style-type: none"> Manufacturer's product specification. Field verification of on-site product containers. <table border="1"> <thead> <tr> <th colspan="2">TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}</th> </tr> <tr> <th colspan="2">(Less Water and Less Exempt Compounds in Grams per Liter)</th> </tr> <tr> <th>ARCHITECTURAL APPLICATIONS</th> <th>VOC LIMIT</th> </tr> </thead> <tbody> <tr><td>INDOOR CARPET ADHESIVES</td><td>50</td></tr> <tr><td>CARPET PAD ADHESIVES</td><td>50</td></tr> <tr><td>OUTDOOR CARPET ADHESIVES</td><td>150</td></tr> <tr><td>WOOD FLOORING ADHESIVES</td><td>100</td></tr> <tr><td>RUBBER FLOOR ADHESIVES</td><td>60</td></tr> <tr><td>SUBFLOOR ADHESIVES</td><td>50</td></tr> <tr><td>CERAMIC TILE ADHESIVES</td><td>65</td></tr> <tr><td>VCT & ASPHALT TILE ADHESIVES</td><td>50</td></tr> <tr><td>DRYWALL & PANEL ADHESIVES</td><td>50</td></tr> <tr><td>COVE BASE ADHESIVES</td><td>50</td></tr> <tr><td>MULTIPURPOSE CONSTRUCTION ADHESIVE</td><td>70</td></tr> <tr><td>STRUCTURAL GLAZING ADHESIVES</td><td>100</td></tr> <tr><td>SINGLE-PLY ROOF MEMBRANE ADHESIVES</td><td>250</td></tr> <tr><td>OTHER ADHESIVES NOT LISTED</td><td>50</td></tr> <tr><td colspan="2">SPECIALTY APPLICATIONS</td></tr> <tr><td>PVC WELDING</td><td>510</td></tr> <tr><td>CPVC WELDING</td><td>490</td></tr> <tr><td>ABS WELDING</td><td>325</td></tr> <tr><td>PLASTIC CEMENT WELDING</td><td>250</td></tr> <tr><td>ADHESIVE PRIMER FOR PLASTIC</td><td>550</td></tr> <tr><td>CONTACT ADHESIVE</td><td>80</td></tr> <tr><td>SPECIAL PURPOSE CONTACT ADHESIVE</td><td>250</td></tr> <tr><td>STRUCTURAL WOOD MEMBER ADHESIVE</td><td>140</td></tr> <tr><td>TOP & TRIM ADHESIVE</td><td>250</td></tr> <tr><td colspan="2">SUBSTRATE SPECIFIC APPLICATIONS</td></tr> <tr><td>METAL TO METAL</td><td>30</td></tr> <tr><td>PLASTIC FOAMS</td><td>50</td></tr> <tr><td>POROUS MATERIAL (EXCEPT WOOD)</td><td>50</td></tr> <tr><td>WOOD</td><td>30</td></tr> <tr><td>FIBERGLASS</td><td>80</td></tr> </tbody> </table> <p>1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.</p>	TABLE 4.504.1 - ADHESIVE VOC LIMIT _{1,2}		(Less Water and Less Exempt Compounds in Grams per Liter)		ARCHITECTURAL APPLICATIONS	VOC LIMIT	INDOOR CARPET ADHESIVES	50	CARPET PAD ADHESIVES	50	OUTDOOR CARPET ADHESIVES	150	WOOD FLOORING ADHESIVES	100	RUBBER FLOOR ADHESIVES	60	SUBFLOOR ADHESIVES	50	CERAMIC TILE ADHESIVES	65	VCT & ASPHALT TILE ADHESIVES	50	DRYWALL & PANEL ADHESIVES	50	COVE BASE ADHESIVES	50	MULTIPURPOSE CONSTRUCTION ADHESIVE	70	STRUCTURAL GLAZING ADHESIVES	100	SINGLE-PLY ROOF MEMBRANE ADHESIVES	250	OTHER ADHESIVES NOT LISTED	50	SPECIALTY APPLICATIONS		PVC WELDING	510	CPVC WELDING	490	ABS WELDING	325	PLASTIC CEMENT WELDING	250	ADHESIVE PRIMER FOR PLASTIC	550	CONTACT ADHESIVE	80	SPECIAL PURPOSE CONTACT ADHESIVE	250	STRUCTURAL WOOD MEMBER ADHESIVE	140	TOP & TRIM ADHESIVE	250	SUBSTRATE SPECIFIC APPLICATIONS		METAL TO METAL	30	PLASTIC FOAMS	50	POROUS MATERIAL (EXCEPT WOOD)	50	WOOD	30	FIBERGLASS	80
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TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS _{2,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS:	
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	
PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD ¹	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)
4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCDP/DEDC/ELH/IAQ/Pages/VOC.aspx>

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCDP/DEDC/ELH/IAQ/Pages/VOC.aspx>

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)
See California Department of Public Health's website for certification programs and testing labs.
<https://www.cdph.ca.gov/Programs/CCDCDP/DEDC/ELH/IAQ/Pages/VOC.aspx>

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL
4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. 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 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

4.506 INDOOR AIR QUALITY AND EXHAUST
4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
- Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
 - Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
 - A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

Notes:

- For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
- Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

4.507 ENVIRONMENTAL COMFORT
4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS
702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

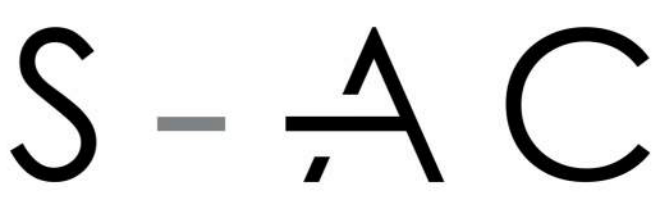
Notes:

- Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
- HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.



Salvador Carbajal
Residential Designer
717 Olympic Blvd, Los Angeles, CA 90015
760-673-2550
salcarbajal@s-acm.com

Salvador Carbajal
DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE
CONDOMINIUMS

PROJECT ADDRESS
3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:
GREEN CODE CHECKLIST

DRAWN BY:
I.A.
DATE:
11/10/23
JOB NO.:
01

SHEET NUMBER
A-0.2

Salvador Carbajal

Residential Designer
717 Olympic Blvd, Los Angeles, CA 90015

760-673-2550
salcarbajal@s-acm.com



DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:

EXISTING AND PROPOSED SITE
PLAN

DRAWN BY:

T.A.

DATE:

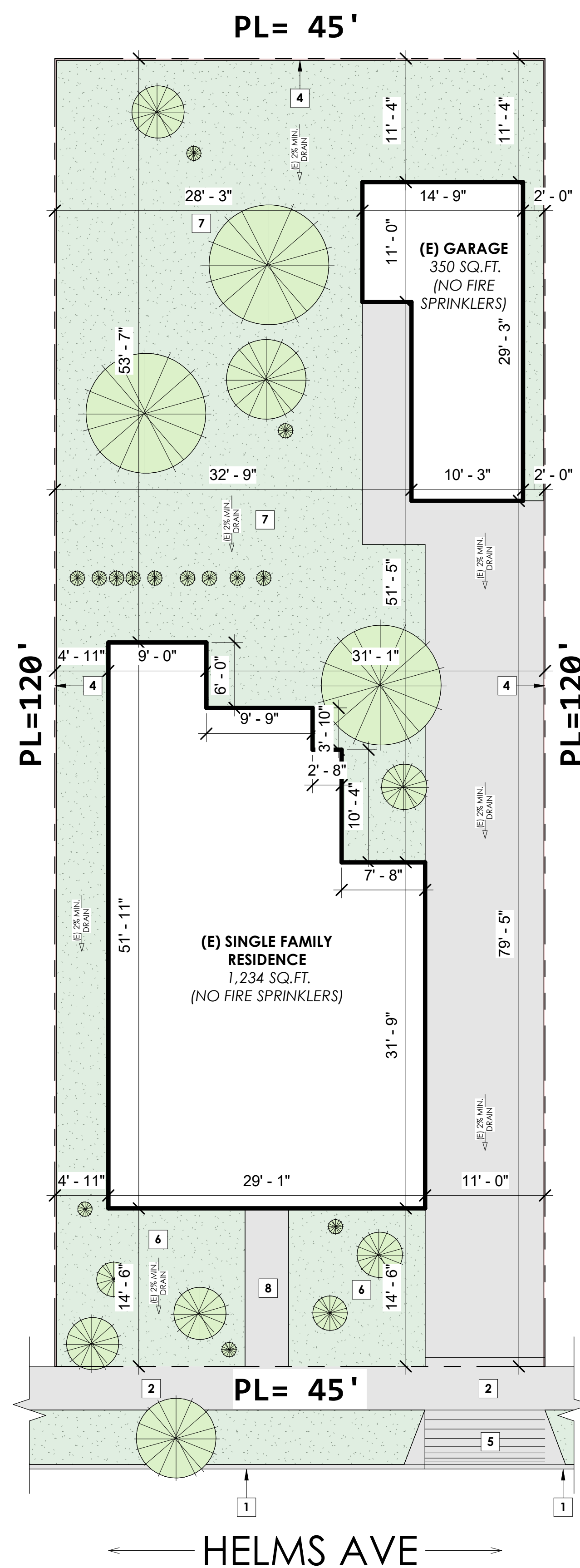
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JOB NO.:

01

SHEET NUMBER

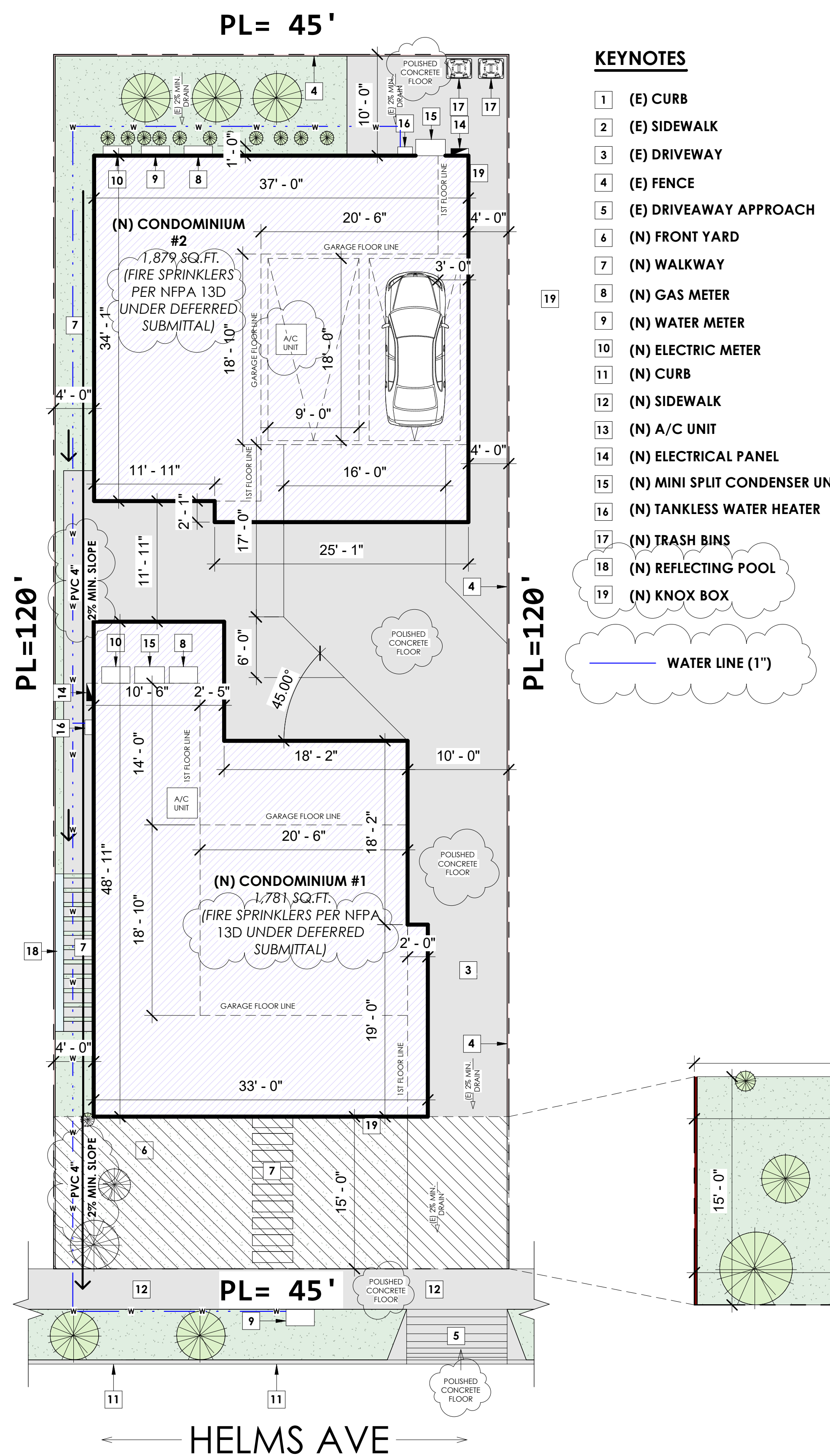
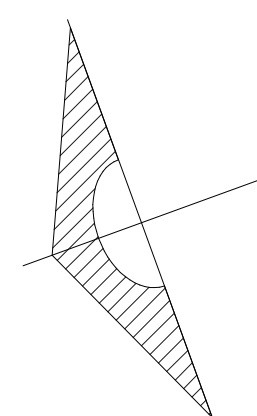
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KEYNOTES

- 1 (E) CURB
- 2 (E) SIDEWALK
- 3 (E) DRIVEWAY
- 4 (E) FENCE
- 5 (E) DRIVEWAY APPROACH
- 6 (E) FRONT YARD
- 7 (E) BACK YARD
- 8 (E) WALKWAY

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

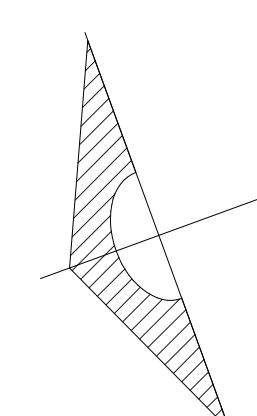


KEYNOTES

- 1 (E) CURB
- 2 (E) SIDEWALK
- 3 (E) DRIVEWAY
- 4 (E) FENCE
- 5 (E) DRIVEWAY APPROACH
- 6 (N) FRONT YARD
- 7 (N) WALKWAY
- 8 (N) GAS METER
- 9 (N) WATER METER
- 10 (N) ELECTRIC METER
- 11 (N) CURB
- 12 (N) SIDEWALK
- 13 (N) A/C UNIT
- 14 (N) ELECTRICAL PANEL
- 15 (N) MINI SPLIT CONDENSER UNIT
- 16 (N) TANKLESS WATER HEATER
- 17 (N) TRASH BINS
- 18 (N) REFLECTING POOL
- 19 (N) KNOX BOX

— WATER LINE (1")

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



Total Landscape Area: 1,424.09 SQ.FT.
Front Setback Area: 675 SQ.FT.
Front Hardscape Area: 149.32 SQ.FT.
Front Landscape Area: 525.68 SQ.FT.



DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE
CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

MANEUVER DETAIL PARKING
(CONDO #1)

DRAWN BY:

Author

DATE:

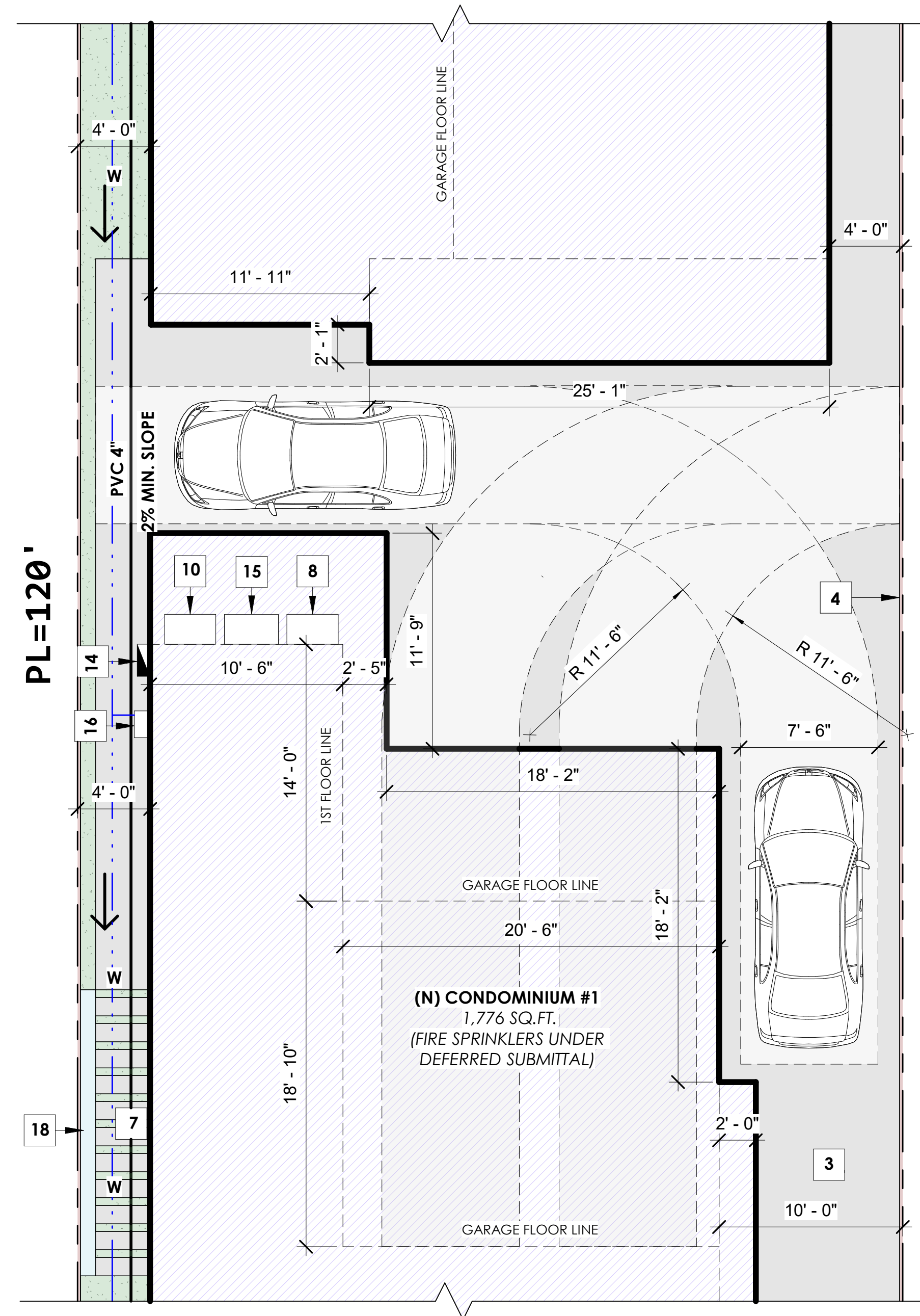
02/22/24

JOB NO.:

01

SHEET NUMBER

A-1.1




KEYNOTES


- 1 (E) CURB
- 2 (E) SIDEWALK
- 3 (E) DRIVEWAY
- 4 (E) FENCE
- 5 (E) DRIVEWAY APPROACH
- 6 (N) FRONT YARD
- 7 (N) WALKWAY
- 8 (N) GAS METER
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- 16 (N) TANKLESS WATER HEATER
- 17 (N) TRASH BINS
- 18 (N) REFLECTING POOL
- 19 (N) KNOX BOX

WATER LINE (1")

1 MANEUVER DETAIL (CONDO #1)
3/16" = 1'-0"

SYMBOL LEGEND


 NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS


 EXISTING 2x STUD WALL TO REMAIN

 EXISTING 2x STUD WALL TO BE DEMOLISHED

 ONE HOUR FIRE RATED WALL AND STC-50 WITH 2x4 STUDS D.F. No.2 @ 16"O.C. (SEE DETAIL 5 AT SHEET A-5.0)

 HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP

 PHOTOELECTRIC SMOKE ALARM, 110 V, / HARD WIRE W/ BATTERY BACKUP, AND BATTERY OPERATE FOR EXISTING LIVING AREA NOTE: SHALL BE INSTALLED NOT LESS THAT A 3 FT. HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.

 DUCTLESS MINI-SPLIT AIR CONDITIONER INDOOR UNIT WALL MOUNTED HEATING AND COOLING SYSTEM MINIMUM 12,000 BTU CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68° F.

 EXHAUST FAN WITH HUMIDISTAT, 5-AIR CHANGE PER HR. MIN. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

 ELECTRICAL PANEL

 WINDOW SYMBOL

 DOOR SYMBOL

 MOTION SENSOR

GENERAL NOTES

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR COMPLIANCE REVIEW BEFORE PROCEEDING WITH FABRICATION.

2. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.

3. USE 2X6 STUDS ON PLUMBING WALLS (VERIFY LOCATIONS WITH DESIGNER)

4. DO NOT SCALE DRAWINGS.

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

6. PROVIDE MIN. 6' HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

7. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING.

8. CARBON MONOXIDE ALARM: FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT:

A. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

C. PROVIDE A NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

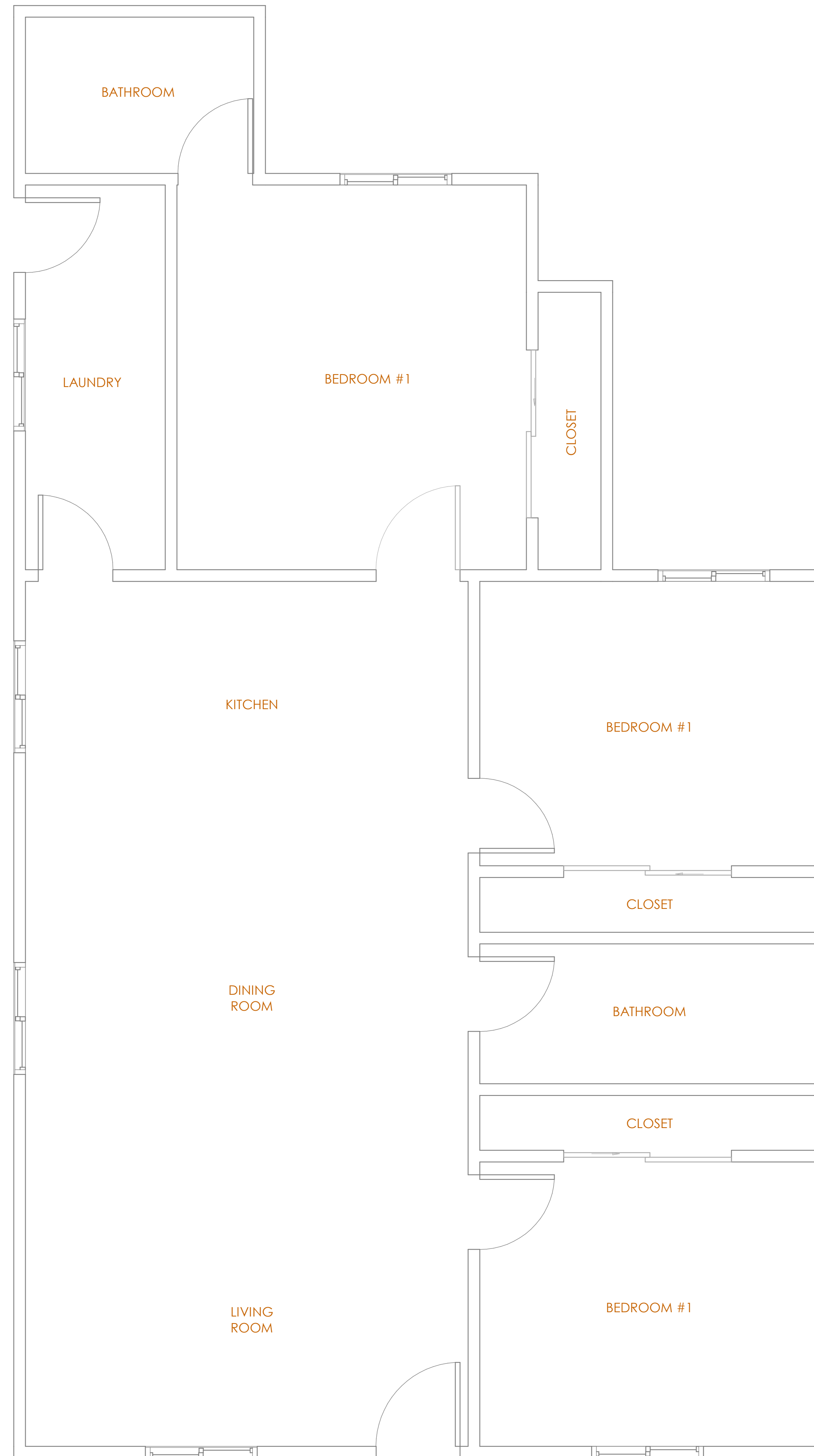
D. BATTERY CARBON MONOXIDE ALARM SEP. BE PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE. (VERIFY).

ADDITIONAL NOTES

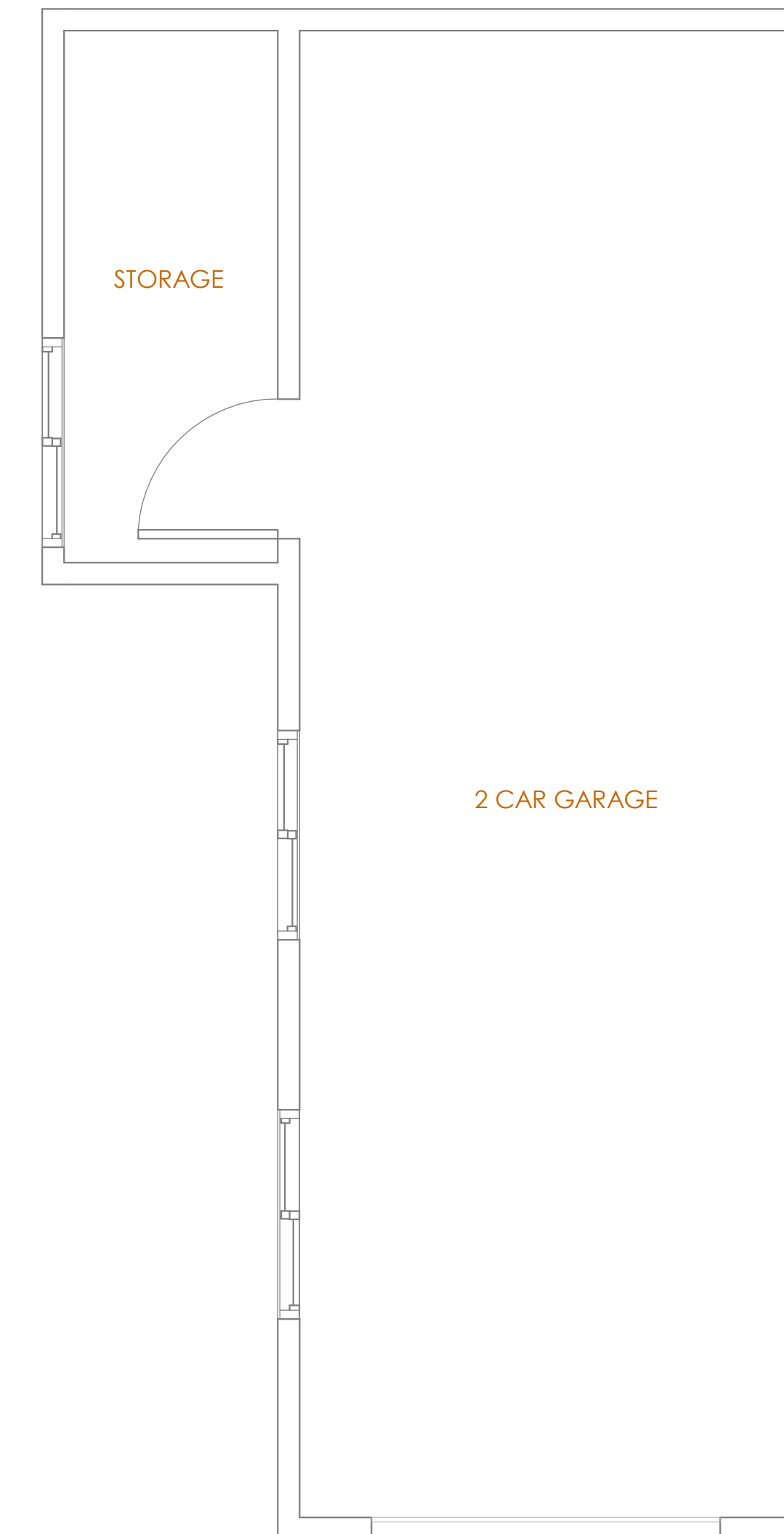
1. LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.

2. PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.

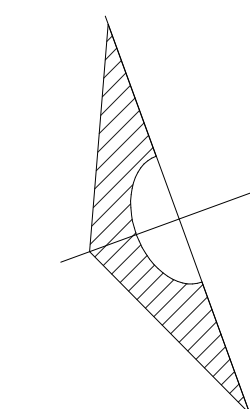
3. A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKES A ASPHALT SHINGLE ROOFS PER R905.2.8.5.



1 EXISTING FLOOR PLAN - (E) SFR
3/8" = 1'-0"



2 EXISTING FLOOR PLAN - (E) GARAGE
3/8" = 1'-0"



S - A C

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salcarbajal@s-acm.com

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SALVADOR CARBAJAL

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

EXISTING FLOOR PLAN

DRAWN BY:

T.A.

DATE:

11/10/23


JOB NO.:

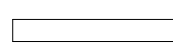
01

SHEET NUMBER

A-1.2

SYMBOL LEGEND


 NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS


 EXISTING 2x STUD WALL TO REMAIN


 EXISTING 2x STUD WALL TO BE DEMOLISHED

 ONE HOUR FIRE RATED WALL AND STC-50 WITH 2x4 STUDS D.F. No.2 @ 16"O.C. (SEE DETAIL 5 AT SHEET A-5.0)

 HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP

 PHOTOELECTRIC SMOKE ALARM, 110 V. / HARD WIRE W/ BATTERY BACKUP, AND BATTERY OPERATE FOR EXISTING LIVING AREA. NOTE: SHALL BE INSTALLED NOT LESS THAN A 3 FT. HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.

 DUCTLESS MINI-SPLIT AIR CONDITIONER INDOOR UNIT WALL MOUNTED HEATING AND COOLING SYSTEM MINIMUM 12,000 BTU CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68° F.

 EXHAUST FAN WITH HUMIDISTAT, 5-AIR CHANGE PER HR. MIN. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

 ELECTRICAL PANEL

 WINDOW SYMBOL

 DOOR SYMBOL

 MOTION SENSOR

GENERAL NOTES

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR COMPLIANCE REVIEW BEFORE PROCEEDING WITH FABRICATION.

2. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.

3. USE 2x6 STUDS ON PLUMBING WALLS (VERIFY LOCATIONS WITH DESIGNER)

4. DO NOT SCALE DRAWINGS.

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

6. PROVIDE MIN. 6' HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

7. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING.

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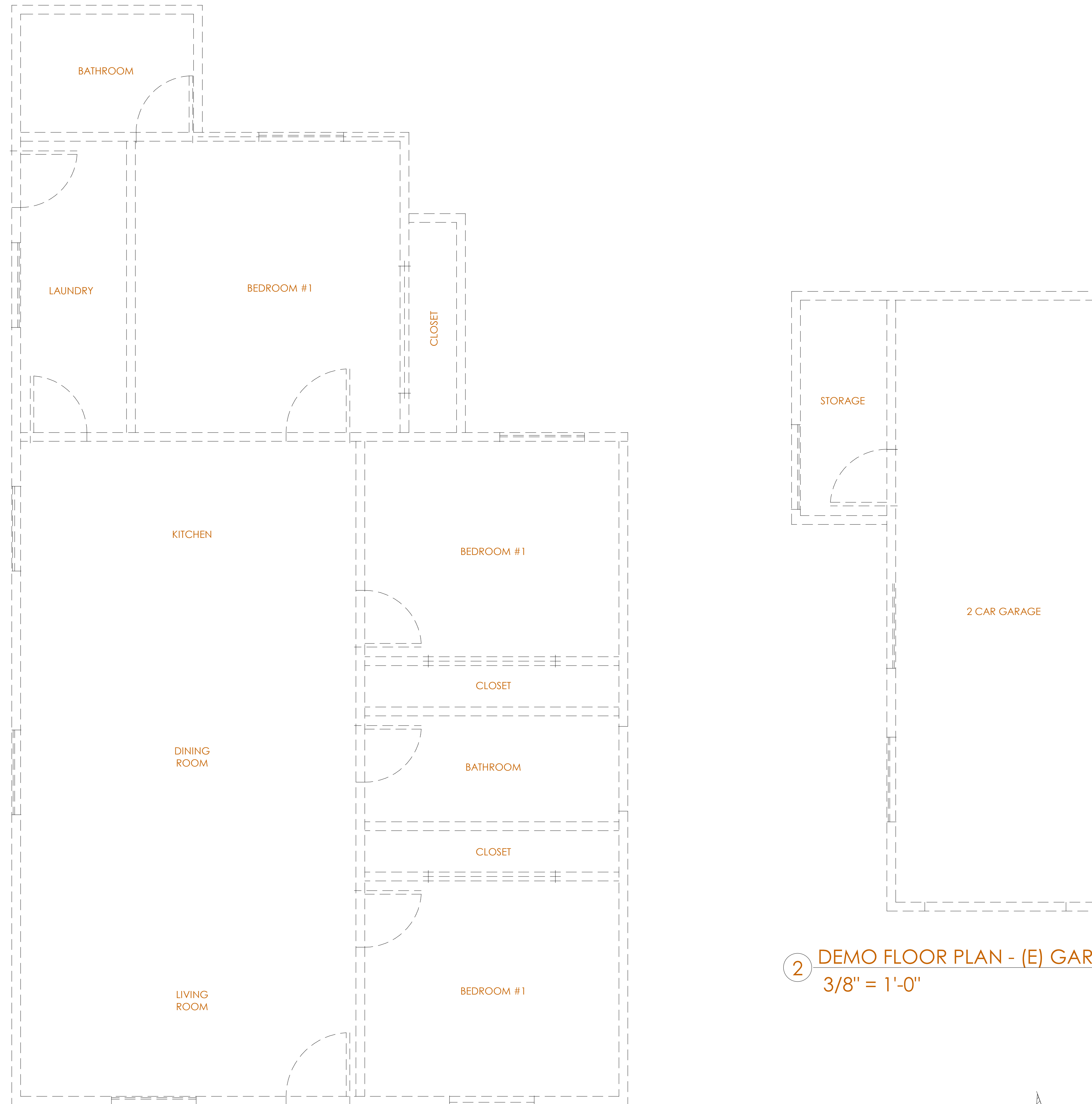
D. BATTERY CARBON MONOXIDE ALARM SEP. BE PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE. (VERIFY).

ADDITIONAL NOTES

1. LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.

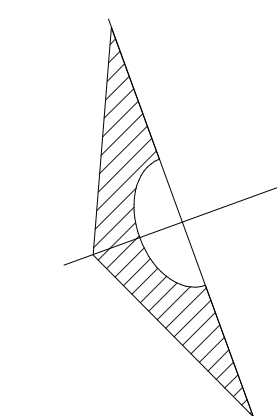
2. PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.

3. A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKES A ASPHALT SHINGLE ROOFS PER R905.2.8.5.



1 DEMO FLOOR PLAN - (E) SFR
3/8" = 1'-0"

2 DEMO FLOOR PLAN - (E) GARAGE
3/8" = 1'-0"



S - A C

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CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:

DEMO FLOOR PLAN

DRAWN BY:

T.A.

DATE:

11/10/23

JOB NO.:

01

SHEET NUMBER

A-1.3

SYMBOL LEGEND

- NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS
- EXISTING 2x STUD WALL TO REMAIN
- EXISTING 2x STUD WALL TO BE DEMOLISHED
- ⊗ HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
- ⊙ PHOTOELECTRIC SMOKE ALARM. 110 V. / HARD WIRE W/ BATTERY BACKUP. AND BATTERY OPERATE FOR EXISTING LIVING AREA NOTE: SHALL BE INSTALLED NOT LESS THAT A 3 FT. HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
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- E.F. EXHAUST FAN WITH HUMIDISTAT.5-AIR CHANGE PER HR. MIN. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- ELECTRICAL PANEL
- X WINDOW SYMBOL
- X DOOR SYMBOL
- M.S. MOTION SENSOR

GENERAL NOTES

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3. USE 2x6 STUDS ON PLUMBING WALLS (VERIFY LOCATIONS WITH DESIGNER)
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ADDITIONAL NOTES

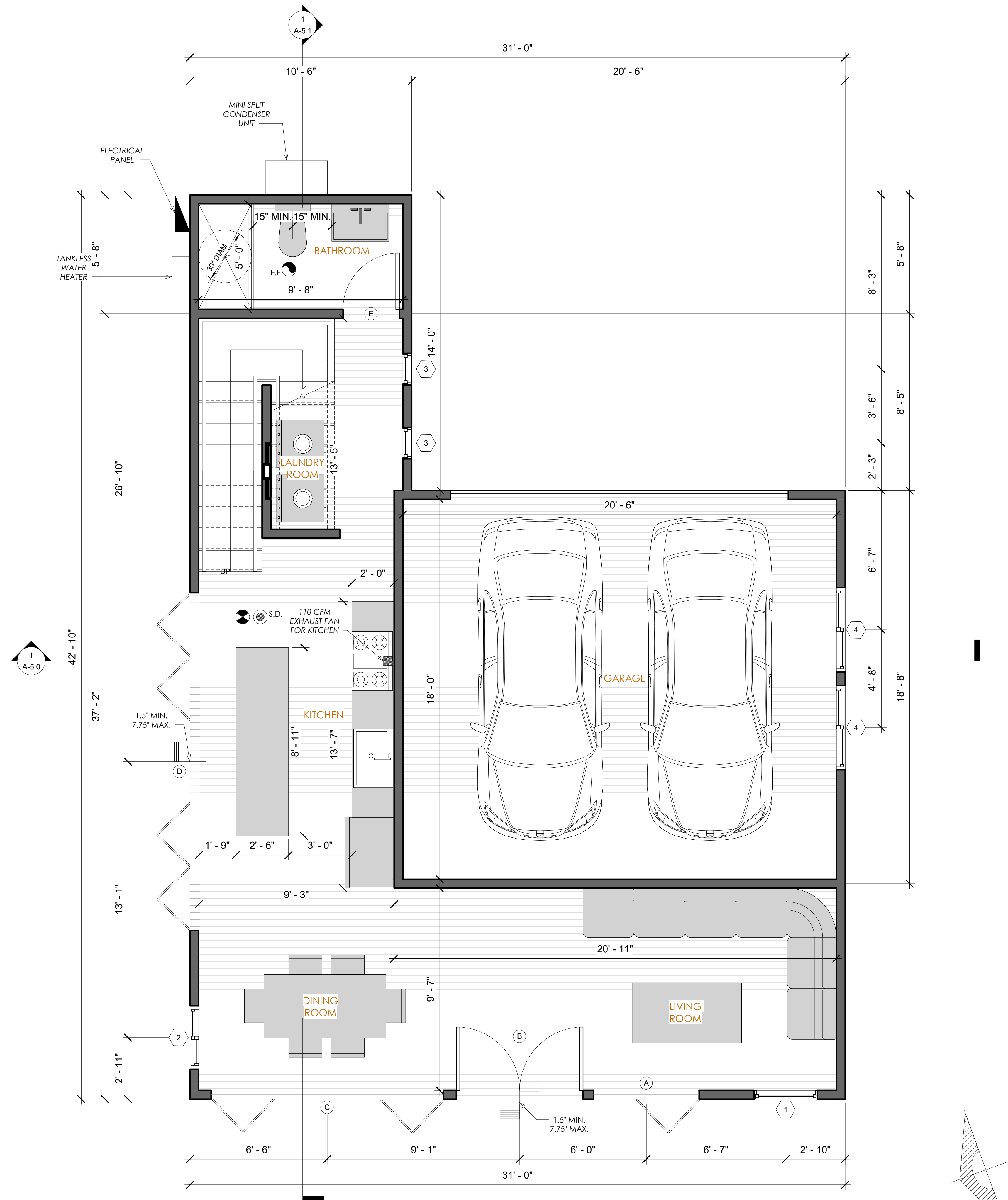
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3. A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKES A ASPHALT SHINGLE ROOFS PER R905.2.8.5.

Window Schedule

STATUS	KEYNOTE	SIZE/ TYPE	QTY
NEW	(1)	3' X 7' 3" FIXED WINDOW	4
NEW	(2)	3' X 2' SLIDING WINDOW	6
NEW	(3)	1' 6" X 4' FIXED WINDOW	2
NEW	(4)	4' X 4' SLIDING WINDOW	4
NEW	(5)	9' X 7' 11" FIXED WINDOW	1
NEW	(6)	6' X 4' SLIDING WINDOW	1
NEW	(7)	8' X 4' SLIDING WINDOW	2

Door Schedule

STATUS	SYMB	SIZE/TYPE	QTY
NEW	(A)		2
NEW	(B)	6' X 7' FRENCH DOOR	2
NEW	(C)	11' X 7' STACKABLE DOOR	1
NEW	(D)	16' X 7' STACKABLE DOOR	1
NEW	(E)	2' 8" X 7' SOLID DOOR	13
NEW	(F)	8' X 7' DOUBLE SLIDING DOOR	2
NEW	(G)	6' X 7' DOUBLE SLIDING DOOR	3
NEW	(H)	2' 8" X 4' POCKET DOOR	1
NEW	(I)	3' X 7' POCKET DOOR	1
NEW	(J)	2' 8" X 7' POCKET DOOR	5
NEW	(K)	8' X 7' STACKABLE DOOR	1
NEW	(M)	10' X 7' DOUBLE SLIDING DOOR	1
NEW	(N)	5' X 7' DOUBLE SLIDING DOOR	2
NEW	(O)	13' 6" X 7' DOUBLE SLIDING DOOR	1



1 PROPOSED FIRST FLOOR PLAN (CONDO #1)
3/8" = 1'-0"

S - A C

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3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:

PROPOSED FIRST FLOOR PLAN
(CONDO #1)

DRAWN BY:

T.A.

DATE:

11/10/23

JOB NO.:

01

SHEET NUMBER

A-2.0

SYMBOL LEGEND

- NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS
- EXISTING 2x STUD WALL TO REMAIN
- EXISTING 2x STUD WALL TO BE DEMOLISHED
- ⊗ HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
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- ELECTRICAL PANEL
- X WINDOW SYMBOL
- X DOOR SYMBOL
- M.S. MOTION SENSOR

GENERAL NOTES

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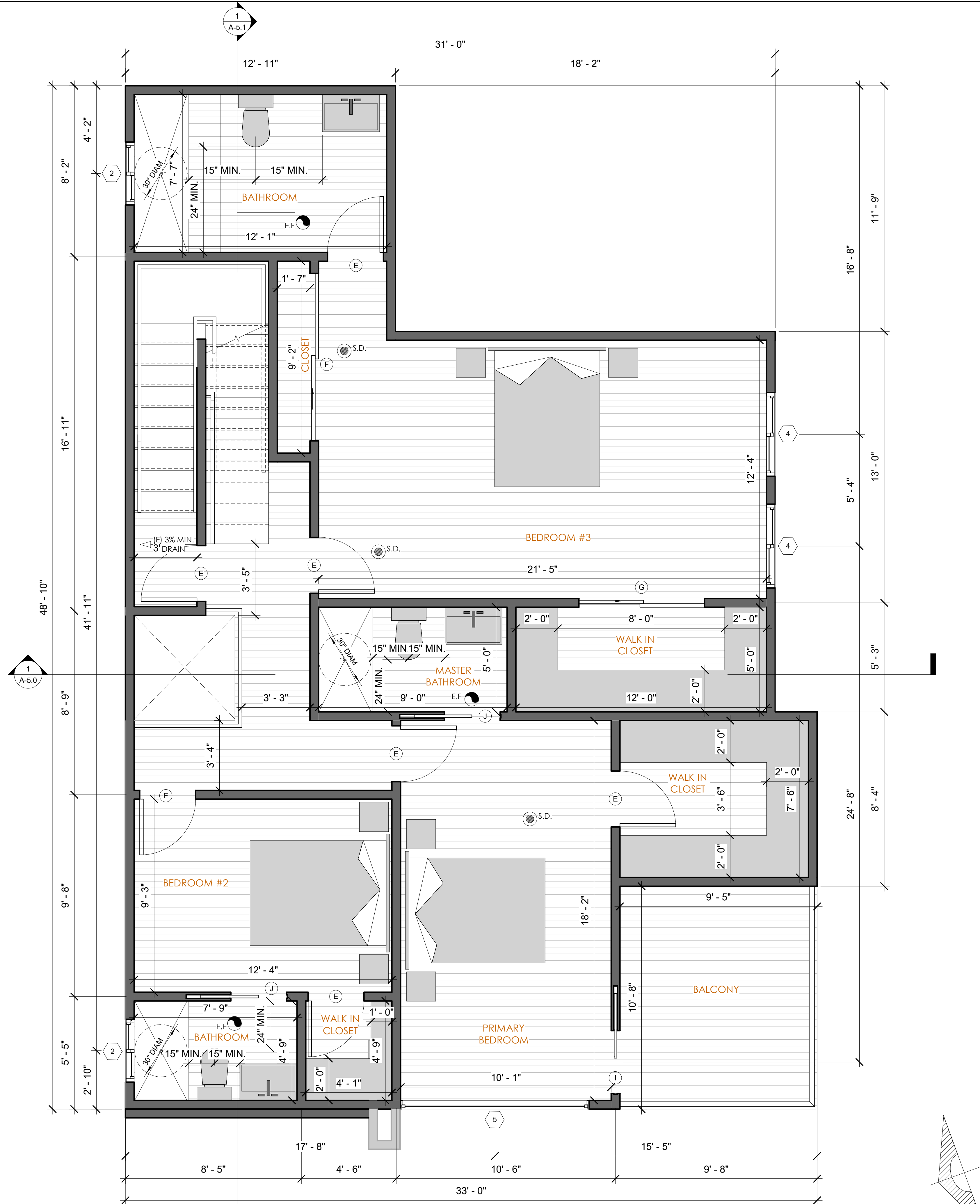
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Window Schedule

STATUS	KEYNOTE	SIZE/TYPE	QTY
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NEW	(2)	3' X 2' SLIDING WINDOW	6
NEW	(3)	1' 6" X 4' FIXED WINDOW	2
NEW	(4)	4' X 4' SLIDING WINDOW	4
NEW	(5)	9' X 7' 11" FIXED WINDOW	1
NEW	(6)	6' X 4' SLIDING WINDOW	1
NEW	(7)	8' X 4' SLIDING WINDOW	2

Door Schedule

STATUS	SYMB	SIZE/TYPE	QTY
NEW	(A)		2
NEW	(B)	6' X 7' FRENCH DOOR	2
NEW	(C)	11' X 7' STACKABLE DOOR	1
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1 PROPOSED SECOND FLOOR PLAN (CONDO #1)
3/8" = 1'-0"

S - A C

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DESIGNER:
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PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

PROPOSED SECOND FLOOR
PLAN (CONDO #1)

DRAWN BY:

T.A.

DATE:

11/10/23


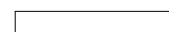
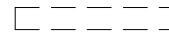
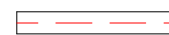








JOB NO.:

01

SHEET NUMBER

A-2.1

SYMBOL LEGEND

-  NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS
-  EXISTING 2x STUD WALL TO REMAIN
-  EXISTING 2x STUD WALL TO BE DEMOLISHED
-  ONE HOUR FIRE RATED WALL AND STC-50 WITH 2x4 STUDS D.F.
No.2 @ 16"O.C. (SEE DETAIL 5 AT SHEET A-5.0)
-  HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
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-  ELECTRICAL PANEL
-  WINDOW SYMBOL
-  DOOR SYMBOL
-  MOTION SENSOR

GENERAL NOTES

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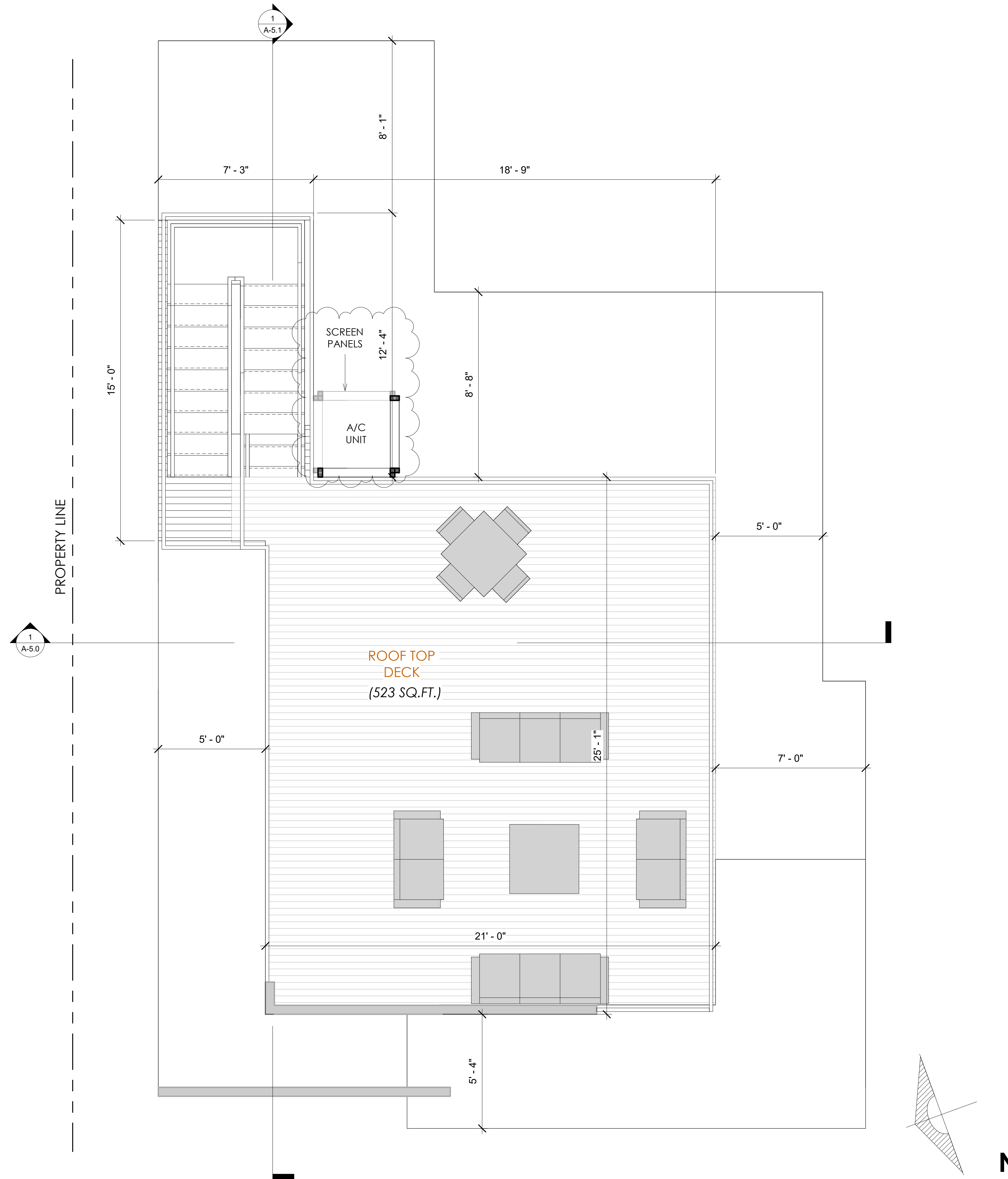
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NEW	(C)	11' X 7' STACKABLE DOOR	1
NEW	(D)	16' X 7' STACKABLE DOOR	1
NEW	(E)	2' 8" X 7' SOLID DOOR	13
NEW	(F)	8' X 7' DOUBLE SLIDING DOOR	2
NEW	(G)	6' X 7' DOUBLE SLIDING DOOR	3
NEW	(H)	2' 8" X 4' POCKET DOOR	1
NEW	(I)	3' X 7' POCKET DOOR	1
NEW	(J)	2' 8" X 7' POCKET DOOR	5
NEW	(K)	8' X 7' STACKABLE DOOR	1
NEW	(M)	10' X 7' DOUBLE SLIDING DOOR	1
NEW	(N)	5' X 7' DOUBLE SLIDING DOOR	2
NEW	(O)	13' 6" X 7' DOUBLE SLIDING DOOR	1



1 PROPOSED ROOF TOP DECK (CONDO #1)
3/8" = 1'-0"

S - A C

Salvador Carbajal

Residential Designer
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760-673-2550
salcarbajal@s-acm.com

DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

PROPOSED ROOFTOP DECK
PLAN (CONDO #1)

DRAWN BY:

T.A.

DATE:

11/10/23

JOB NO.:

01

SHEET NUMBER

A-2.2

SYMBOL LEGEND

- NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS
- EXISTING 2x STUD WALL TO REMAIN
- EXISTING 2x STUD WALL TO BE DEMOLISHED
- HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
- S.D. PHOTOELECTRIC SMOKE ALARM, 110 V. / HARD WIRE W/ BATTERY BACKUP. AND BATTERY OPERATE FOR EXISTING LIVING AREA NOTE: SHALL BE INSTALLED NOT LESS THAT A 3 FT. HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
- DUCTLESS MINI-SPLIT AIR CONDITIONER INDOOR UNIT WALL MOUNTED HEATING AND COOLING SYSTEM MINIMUM 12,000 BTU CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68° F.
- E.F. EXHAUST FAN WITH HUMIDISTAT, 5-AIR CHANGE PER HR. MIN. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- ELECTRICAL PANEL
- X WINDOW SYMBOL
- X DOOR SYMBOL
- M.S. MOTION SENSOR

GENERAL NOTES

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR COMPLIANCE REVIEW BEFORE PROCEEDING WITH FABRICATION.
2. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
3. USE 2X6 STUDS ON PLUMBING WALLS (VERIFY LOCATIONS WITH DESIGNER)
4. DO NOT SCALE DRAWINGS.
5. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
6. PROVIDE MIN. 6' HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
7. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING.
8. CARBON MONOXIDE ALARM: FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT:
 - A. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - C. PROVIDE A NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
 - D. BATTERY CARBON MONOXIDE ALARM SEP. BE PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE. (VERIFY).

ADDITIONAL NOTES

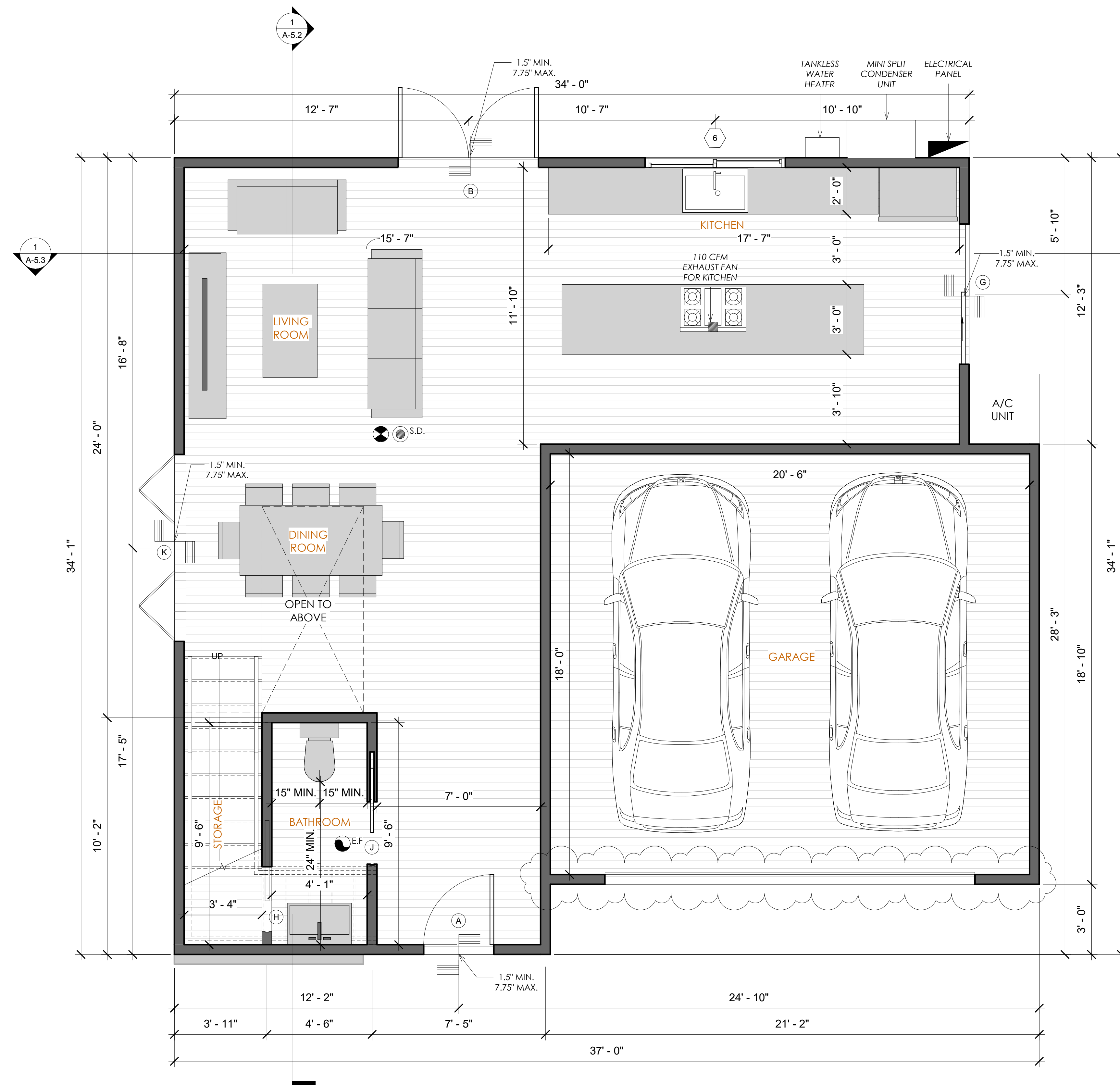
1. LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7'-3/4" BELOW THE TOP OF THE THRESHOLD.
2. PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.
3. A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKES A ASPHALT SHINGLE ROOFS PER R905.2.8.5.

Window Schedule

STATUS	KEYNOTE	SIZE/ TYPE	QTY
NEW	(1)	3' X 7' 3" FIXED WINDOW	4
NEW	(2)	3' X 2' SLIDING WINDOW	6
NEW	(3)	1' 6" X 4' FIXED WINDOW	2
NEW	(4)	4' X 4' SLIDING WINDOW	4
NEW	(5)	9' X 7' 11" FIXED WINDOW	1
NEW	(6)	6' X 4' SLIDING WINDOW	1
NEW	(7)	8' X 4' SLIDING WINDOW	2

Door Schedule

STATUS	SYMB	SIZE/TYPER	QTY
NEW	(A)		2
NEW	(B)	6' X 7' FRENCH DOOR	2
NEW	(C)	11' X 7' STACKABLE DOOR	1
NEW	(D)	16' X 7' STACKABLE DOOR	1
NEW	(E)	2' 8" X 7' SOLID DOOR	13
NEW	(F)	8' X 7' DOUBLE SLIDING DOOR	2
NEW	(G)	6' X 7' DOUBLE SLIDING DOOR	3
NEW	(H)	2' 8" X 4' POCKET DOOR	1
NEW	(I)	3' X 7' POCKET DOOR	1
NEW	(J)	2' 8" X 7' POCKET DOOR	5
NEW	(K)	8' X 7' STACKABLE DOOR	1
NEW	(M)	10' X 7' DOUBLE SLIDING DOOR	1
NEW	(N)	5' X 7' DOUBLE SLIDING DOOR	2
NEW	(O)	13' 6" X 7' DOUBLE SLIDING DOOR	1



1 PROPOSED FIRST FLOOR PLAN (CONDO #2)
3/8" = 1'-0"

S - A C

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DESIGNER:
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3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

PROPOSED FIRST FLOOR PLAN
(CONDO #2)

DRAWN BY:

T.A.

DATE:

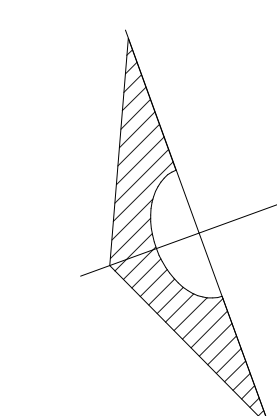
11/10/23

JOB NO.:

01

SHEET NUMBER

A-2.3



SYMBOL LEGEND

- NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS
- EXISTING 2x STUD WALL TO REMAIN
- EXISTING 2x STUD WALL TO BE DEMOLISHED
- HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
- PHOTOELECTRIC SMOKE ALARM. 110 V. / HARD WIRE W/ BATTERY BACKUP. AND BATTERY OPERATE FOR EXISTING LIVING AREA. NOTE: SHALL BE INSTALLED NOT LESS THAT A 3 FT. HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
- DUCTLESS MINI-SPLIT AIR CONDITIONER INDOOR UNIT WALL MOUNTED HEATING AND COOLING SYSTEM MINIMUM 12,000 BTU CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68° F.
- EXHAUST FAN WITH HUMIDISTAT, 5-AIR CHANGE PER HR. MIN. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- ELECTRICAL PANEL
- WINDOW SYMBOL
- DOOR SYMBOL
- MOTION SENSOR

GENERAL NOTES

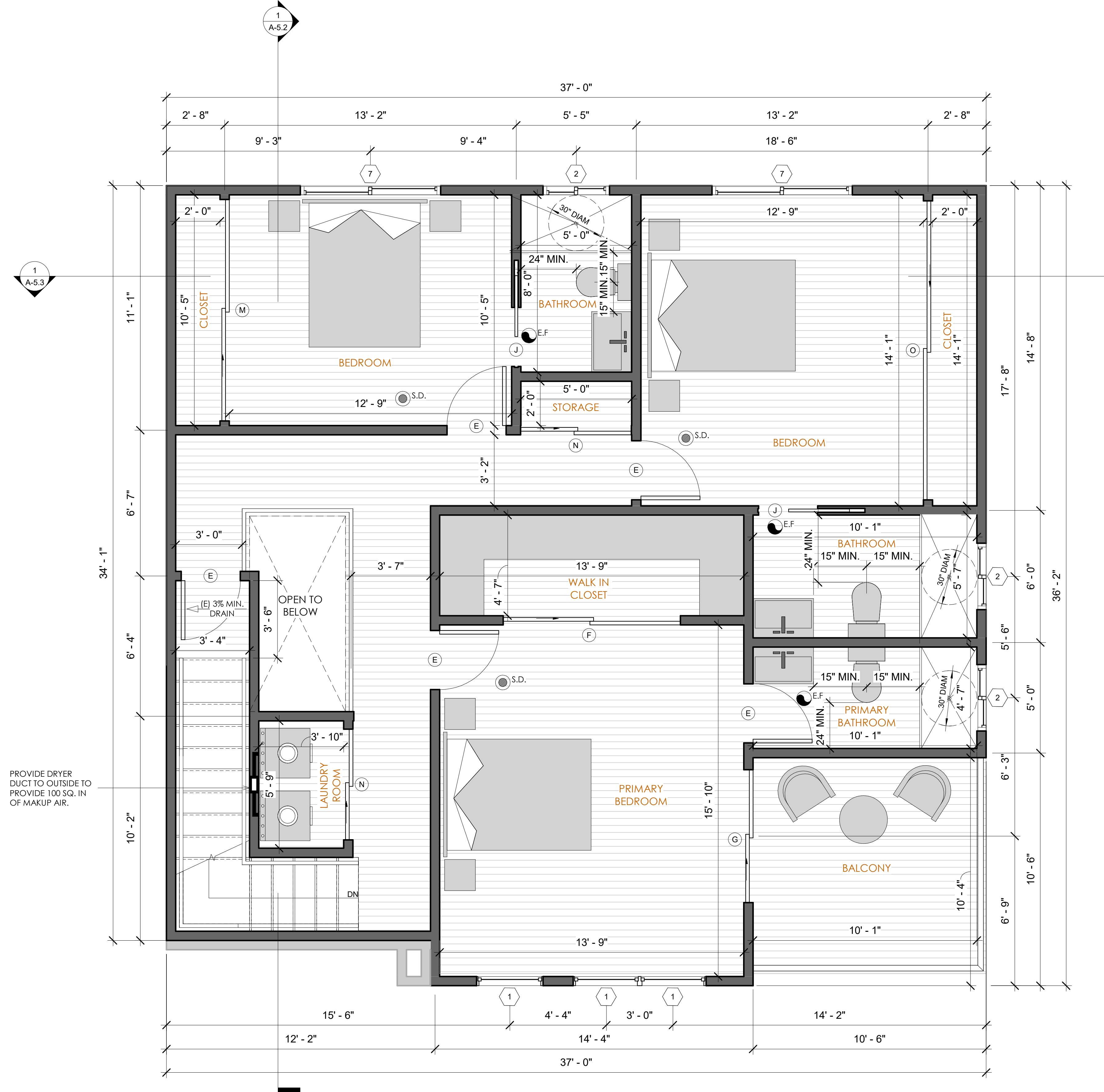
1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR COMPLIANCE REVIEW BEFORE PROCEEDING WITH FABRICATION.
2. ALL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
3. USE 2X6 STUDS ON PLUMBING WALLS (VERIFY LOCATIONS WITH DESIGNER)
4. DO NOT SCALE DRAWINGS.
5. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
6. PROVIDE MIN. 6' HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
7. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING.
8. CARBON MONOXIDE ALARM: FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT:
 - A. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - C. PROVIDE A NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
 - D. BATTERY CARBON MONOXIDE ALARM SEP. BE PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE. (VERIFY).

ADDITIONAL NOTES

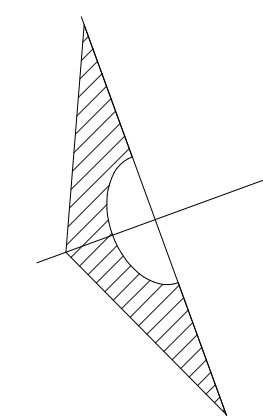
1. LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
2. PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.
3. A DRIP EDGE SHALL BE PROVIDED AT EAVES AND RAKES AS ASPHALT SHINGLE ROOFS PER R905.2.8.5.

Window Schedule			
STATUS	KEYNOTE	SIZE/TYPE	QTY
NEW	(1)	3' X 7' 3" FIXED WINDOW	4
NEW	(2)	3' X 2' SLIDING WINDOW	6
NEW	(3)	1' 6" X 4' FIXED WINDOW	2
NEW	(4)	4' X 4' SLIDING WINDOW	4
NEW	(5)	9' X 7' 11" FIXED WINDOW	1
NEW	(6)	6' X 4' SLIDING WINDOW	1
NEW	(7)	8' X 4' SLIDING WINDOW	2

Door Schedule			
STATUS	SYMB	SIZE/TYPE	QTY
NEW	(A)		2
NEW	(B)	6' X 7' FRENCH DOOR	2
NEW	(C)	11' X 7' STACKABLE DOOR	1
NEW	(D)	16' X 7' STACKABLE DOOR	1
NEW	(E)	2' 8" X 7' SOLID DOOR	13
NEW	(F)	8' X 7' DOUBLE SLIDING DOOR	2
NEW	(G)	6' X 7' DOUBLE SLIDING DOOR	3
NEW	(H)	2' 8" X 4' POCKET DOOR	1
NEW	(I)	3' X 7' POCKET DOOR	1
NEW	(J)	2' 8" X 7' POCKET DOOR	5
NEW	(K)	8' X 7' STACKABLE DOOR	1
NEW	(M)	10' X 7' DOUBLE SLIDING DOOR	1
NEW	(N)	5' X 7' DOUBLE SLIDING DOOR	2
NEW	(O)	13' 6" X 7' DOUBLE SLIDING DOOR	1



1 PROPOSED SECOND FLOOR PLAN (CONDO #2)
3/8" = 1'-0"



S - A C

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DESIGNER:
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3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:

PROPOSED SECOND FLOOR
PLAN (CONDO #2)

DRAWN BY:

T.A.

DATE:

11/10/23

JOB NO.:

01

SHEET NUMBER

A-2.4

SYMBOL LEGEND

- NEW WALL CONSTRUCTION WITH 2x4 STUDS D.F. No.2 @ 16"O.C.
NOTE: USE 2x6 STUDS D.F. No.2 @ 16"O.C. FOR PLUMBING WALLS
- EXISTING 2x STUD WALL TO REMAIN
- EXISTING 2x STUD WALL TO BE DEMOLISHED
- ⊗ HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
- ⊙ PHOTOELECTRIC SMOKE ALARM. 110 V. / HARD WIRE W/ BATTERY BACKUP. AND BATTERY OPERATE FOR EXISTING LIVING AREA NOTE: SHALL BE INSTALLED NOT LESS THAT A 3 FT. HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER.
- DUCTLESS MINI-SPLIT AIR CONDITIONER INDOOR UNIT WALL MOUNTED HEATING AND COOLING SYSTEM MINIMUM 12,000 BTU CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68° F.
- EF EXHAUST FAN WITH HUMIDISTAT, 5-AIR CHANGE PER HR. MIN. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- ELECTRICAL PANEL
- X WINDOW SYMBOL
- X DOOR SYMBOL
- M.S. MOTION SENSOR

GENERAL NOTES

1. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE SUBMITTED TO THE DESIGNER FOR COMPLIANCE REVIEW BEFORE PROCEEDING WITH FABRICATION.
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3. USE 2x6 STUDS ON PLUMBING WALLS (VERIFY LOCATIONS WITH DESIGNER)
4. DO NOT SCALE DRAWINGS.
5. PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
6. PROVIDE MIN. 6" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
7. SMOKE ALARMS SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING.
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 - B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 - C. PROVIDE A NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.
 - D. BATTERY CARBON MONOXIDE ALARM SEP. BE PERMITTED IN EXISTING DWELLING UNITS WHERE NO CONSTRUCTION IS TAKING PLACE. (VERIFY).

ADDITIONAL NOTES

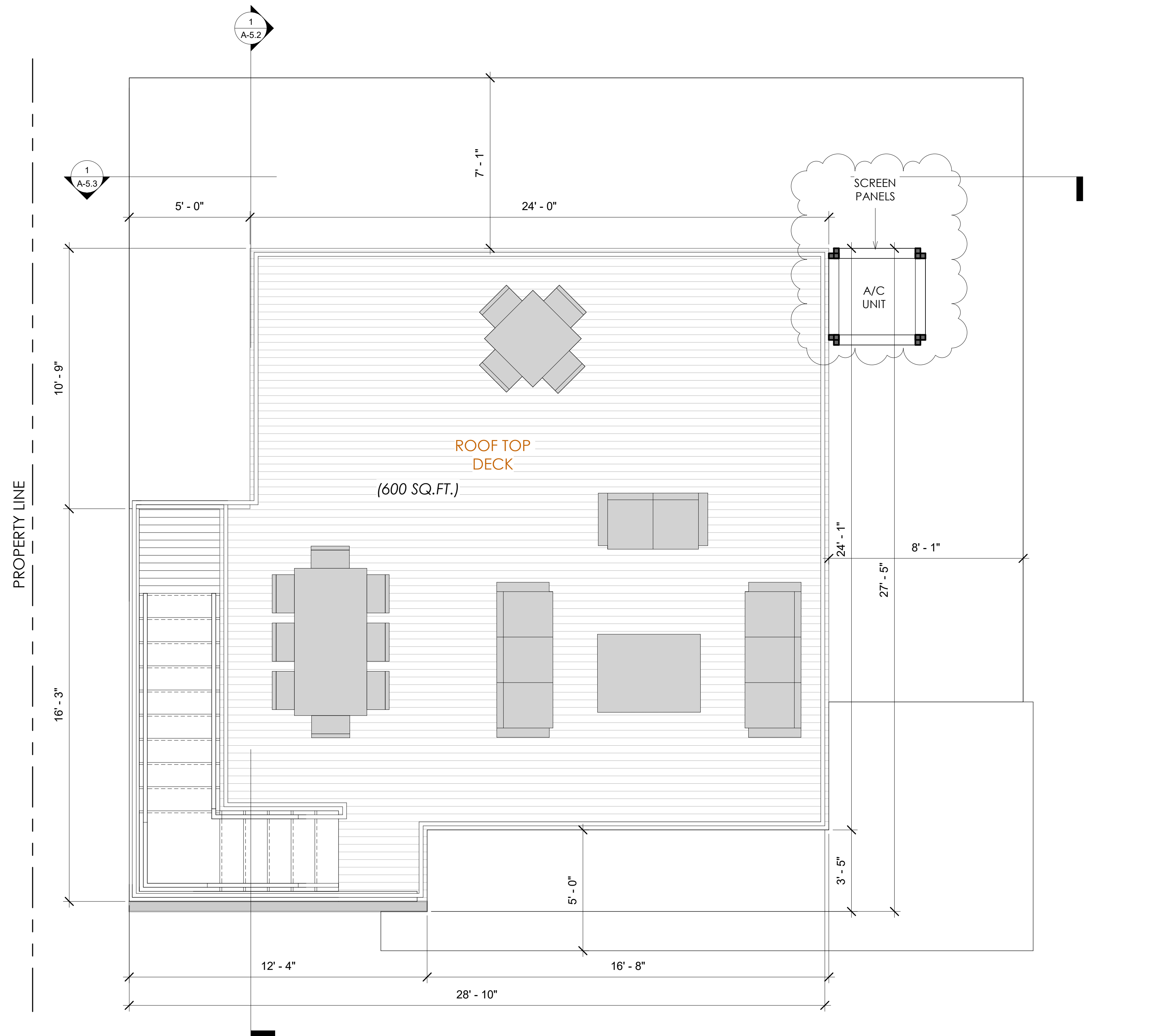
1. LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
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3. A DRIP EDGE SHALL BE PROVIDED AR EAVES AND RAKES A ASPHALT SHINGLE ROOFS PER R905.2.8.5.

Window Schedule

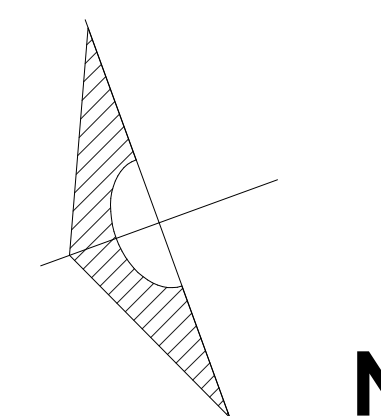
STATUS	KEYNOTE	SIZE/TYPE	QTY
NEW	(1)	3' X 7' 3" FIXED WINDOW	4
NEW	(2)	3' X 2' SLIDING WINDOW	6
NEW	(3)	1' 6" X 4' FIXED WINDOW	2
NEW	(4)	4' X 4' SLIDING WINDOW	4
NEW	(5)	9' X 7' 11" FIXED WINDOW	1
NEW	(6)	6' X 4' SLIDING WINDOW	1
NEW	(7)	8' X 4' SLIDING WINDOW	2

Door Schedule

STATUS	SYMB	SIZE/TYPE	QTY
NEW	(A)		2
NEW	(B)	6' X 7' FRENCH DOOR	2
NEW	(C)	11' X 7' STACKABLE DOOR	1
NEW	(D)	16' X 7' STACKABLE DOOR	1
NEW	(E)	2' 8" X 7' SOLID DOOR	13
NEW	(F)	8' X 7' DOUBLE SLIDING DOOR	2
NEW	(G)	6' X 7' DOUBLE SLIDING DOOR	3
NEW	(H)	2' 8" X 4' POCKET DOOR	1
NEW	(I)	3' X 7' POCKET DOOR	1
NEW	(J)	2' 8" X 7' POCKET DOOR	5
NEW	(K)	8' X 7' STACKABLE DOOR	1
NEW	(M)	10' X 7' DOUBLE SLIDING DOOR	1
NEW	(N)	5' X 7' DOUBLE SLIDING DOOR	2
NEW	(O)	13' 6" X 7' DOUBLE SLIDING DOOR	1



1 PROPOSED ROOF TOP DECK (CONDO #2)
3/8" = 1'-0"



S - A C

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DESIGNER:
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3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

PROPOSED ROOFTOP DECK
PLAN (CONDO #2)

DRAWN BY:

T.A.

DATE:

11/10/23

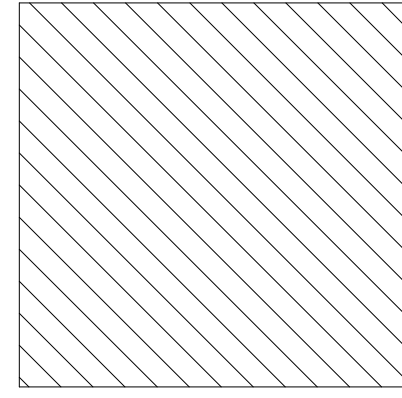
JOB NO.:

01

SHEET NUMBER

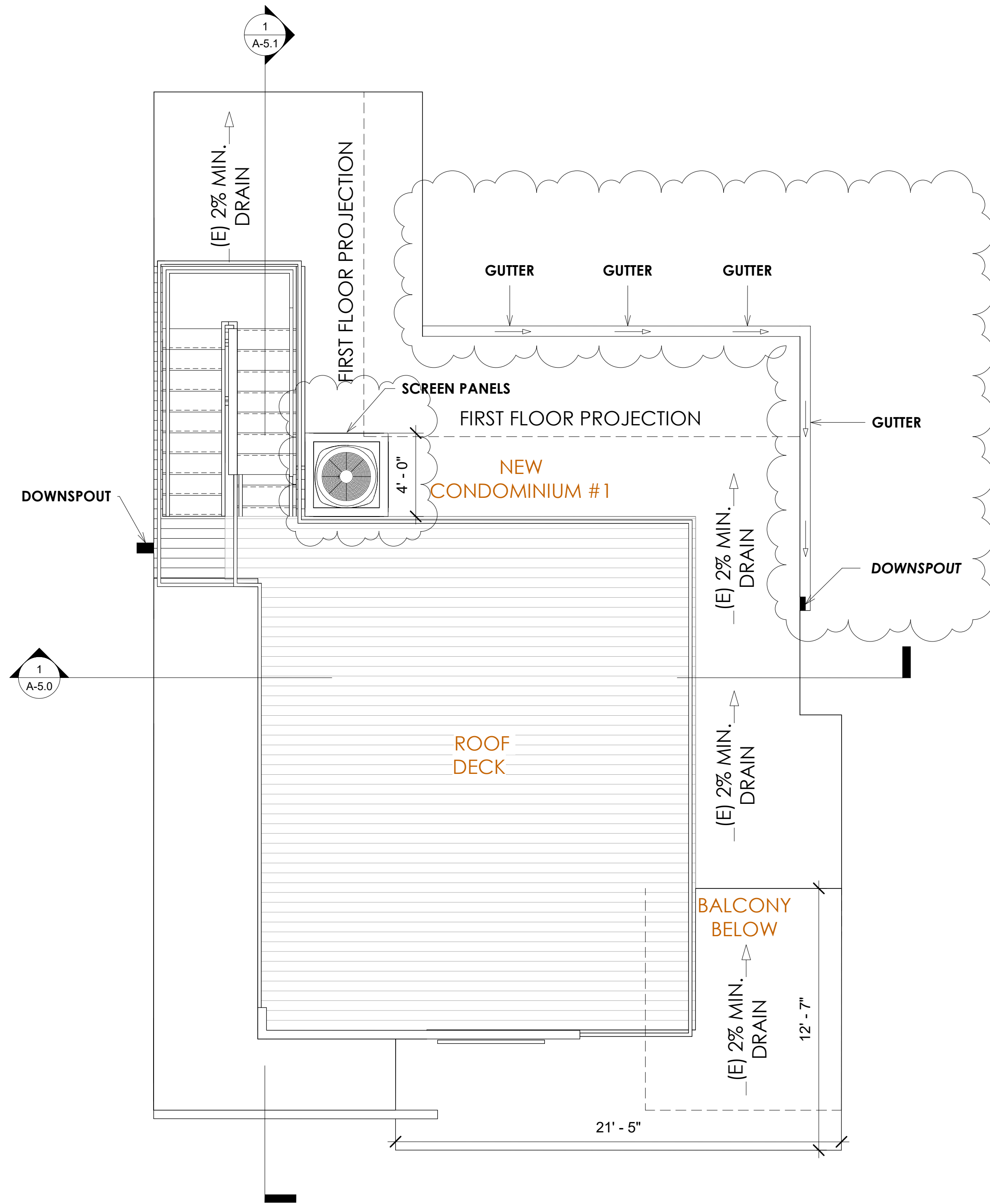
A-2.5

FLAT ROOF SPECS

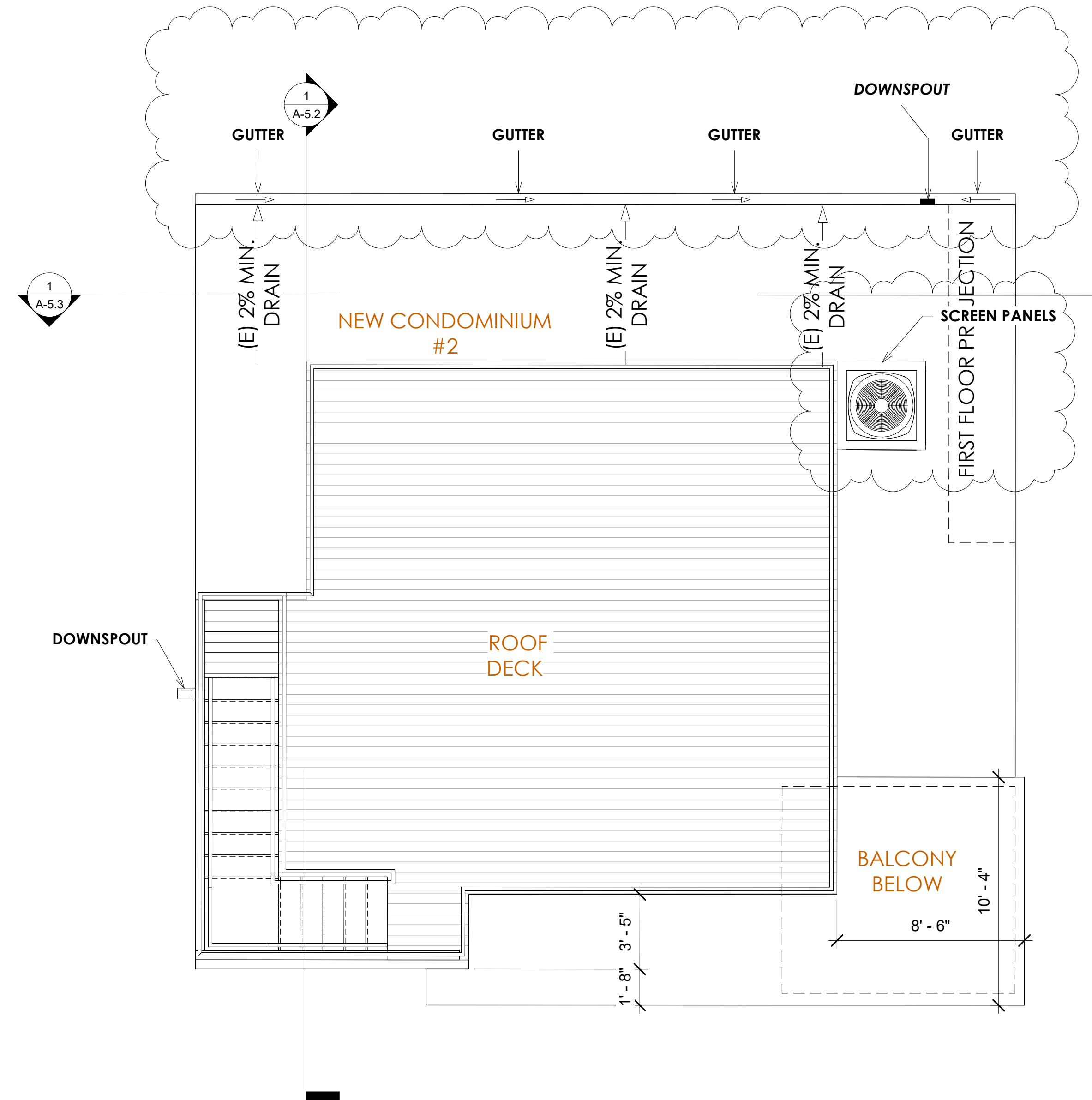


CLASS: A
 TYPE OF ROOFING= Torch Granule
 MANUFACTURER= GAF
 PRODUCT= RUBEROID® Torch Granule
 INITIAL REFLECTIVITY= 0.84
 INITIAL EMISSIVITY= 0.81
 3-YR REFLECTIVITY= 0.70
 3-YR EMISSIVITY= 0.82
 AGE SRI INDEX= 84
 CRRC PRODUCT ID#= 0676-0025a

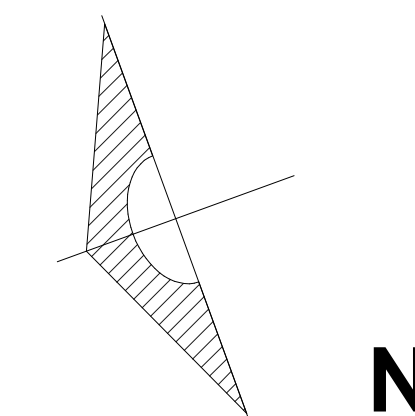
ICC ESR - 1274
 *****OR SIMILAR APPROVED *****



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



2 ROOF PLAN CONDO #2
 1/4" = 1'-0"



S - A C

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DESIGNER:
 SALVADOR CARBAJAL

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS
 3556 HELMS AVENUE
 CULVER CITY, CA 90232

PLAN:
 ROOF PLAN

DRAWN BY:
 T.A.
 DATE:
 11/10/23

JOB NO.:
 01

SHEET NUMBER

A-3.0

3556 HELMS AVE
CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

ELEVATIONS CONDO #1

DRAWN BY:

T.A.

DATE:

11/10/23

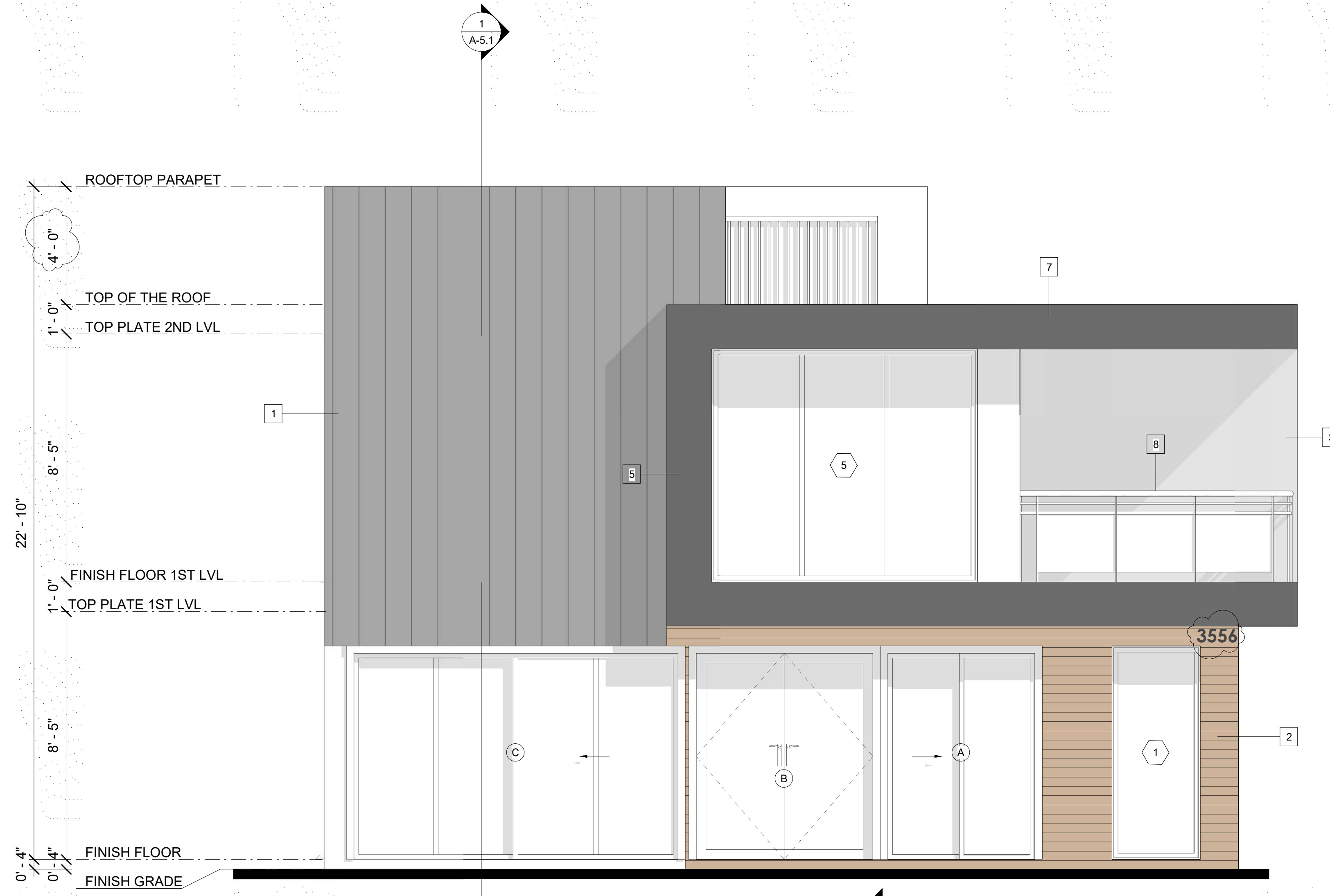
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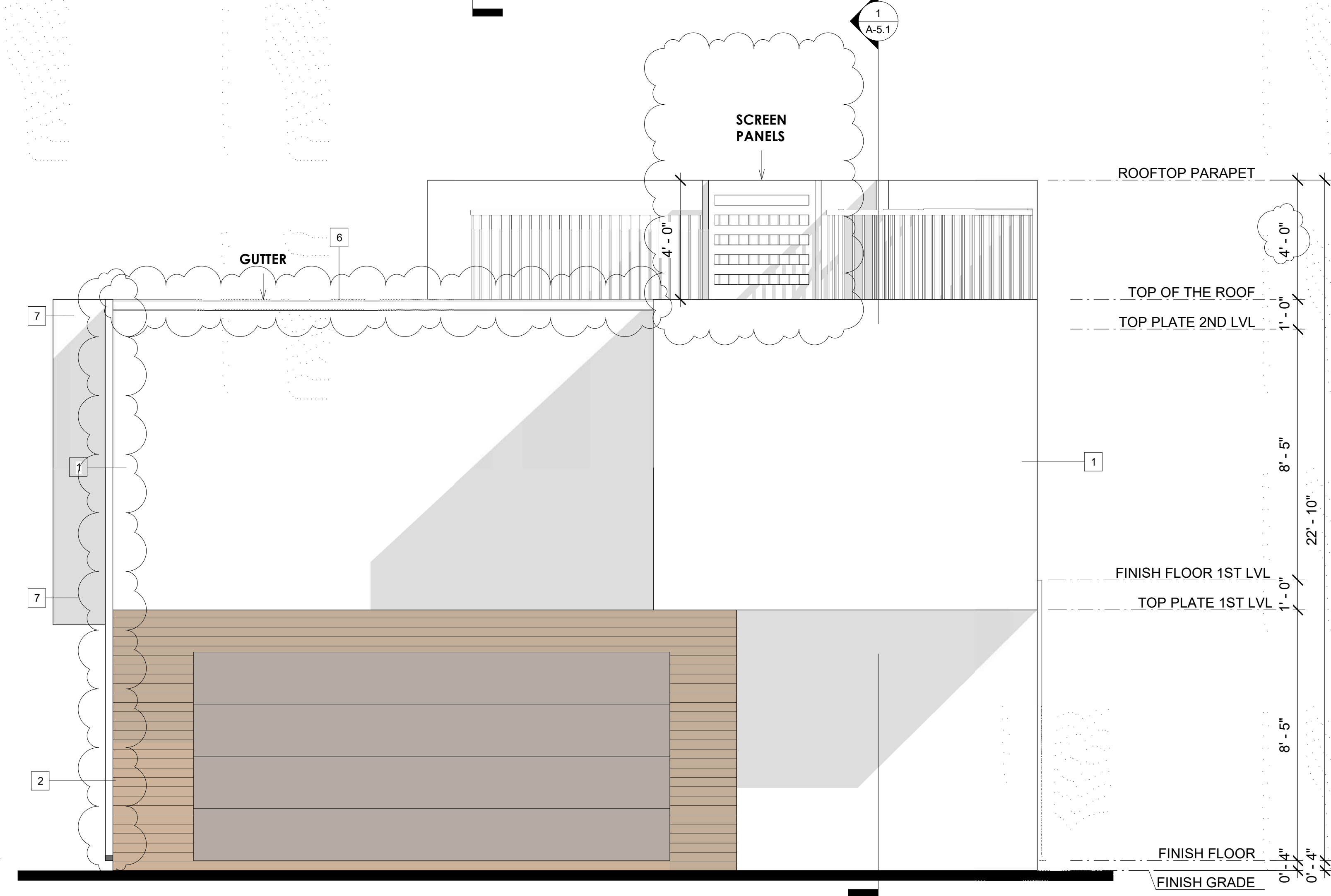
SHEET NUMBER

A-4.0

1 WEST ELEVATION (CONDO #1)
3/8" = 1'-0"



2 EAST ELEVATION (CONDO #1)
3/8" = 1'-0"



KEYNOTES	
KEYNOTE	DESCRIPTION
1	7/8" EXTERIOR CEMENT STUCCO FINISH WHITE
2	(N) DECORATIVE WALL FINISH WOOD
3	(N) DECORATIVE WALL FINISH CONCRETE
4	(N) DECORATIVE WALL FINISH METAL
5	(N) DECORATIVE WALL FINISH GRAY
6	(N) FLAT ROOF 1'
7	(N) FLAT ROOF 1'6"
8	(N) RAILING

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

ELEVATIONS CONDO #1

DRAWN BY:

T.A.

DATE:

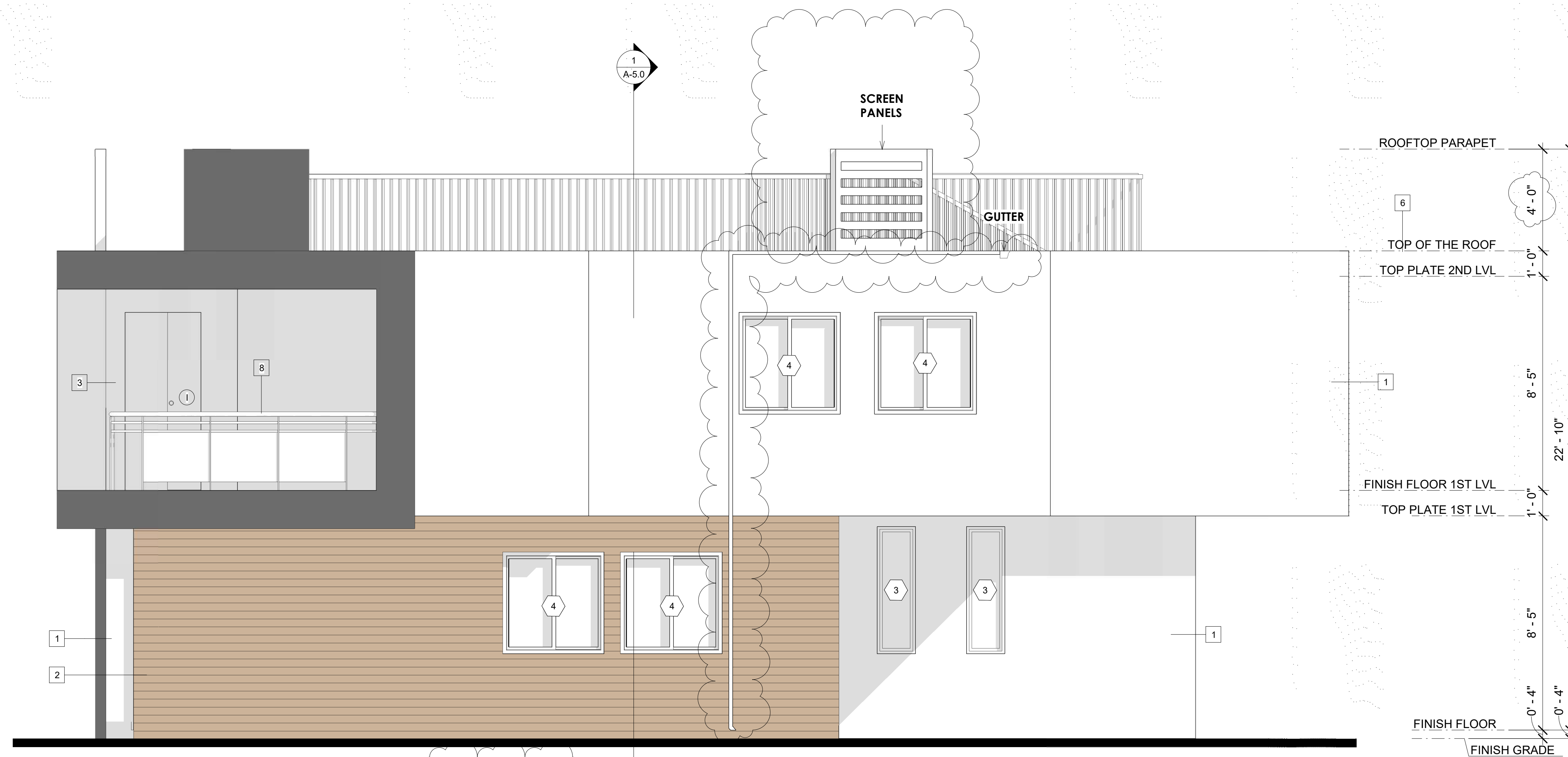
11/10/23

JOB NO.:

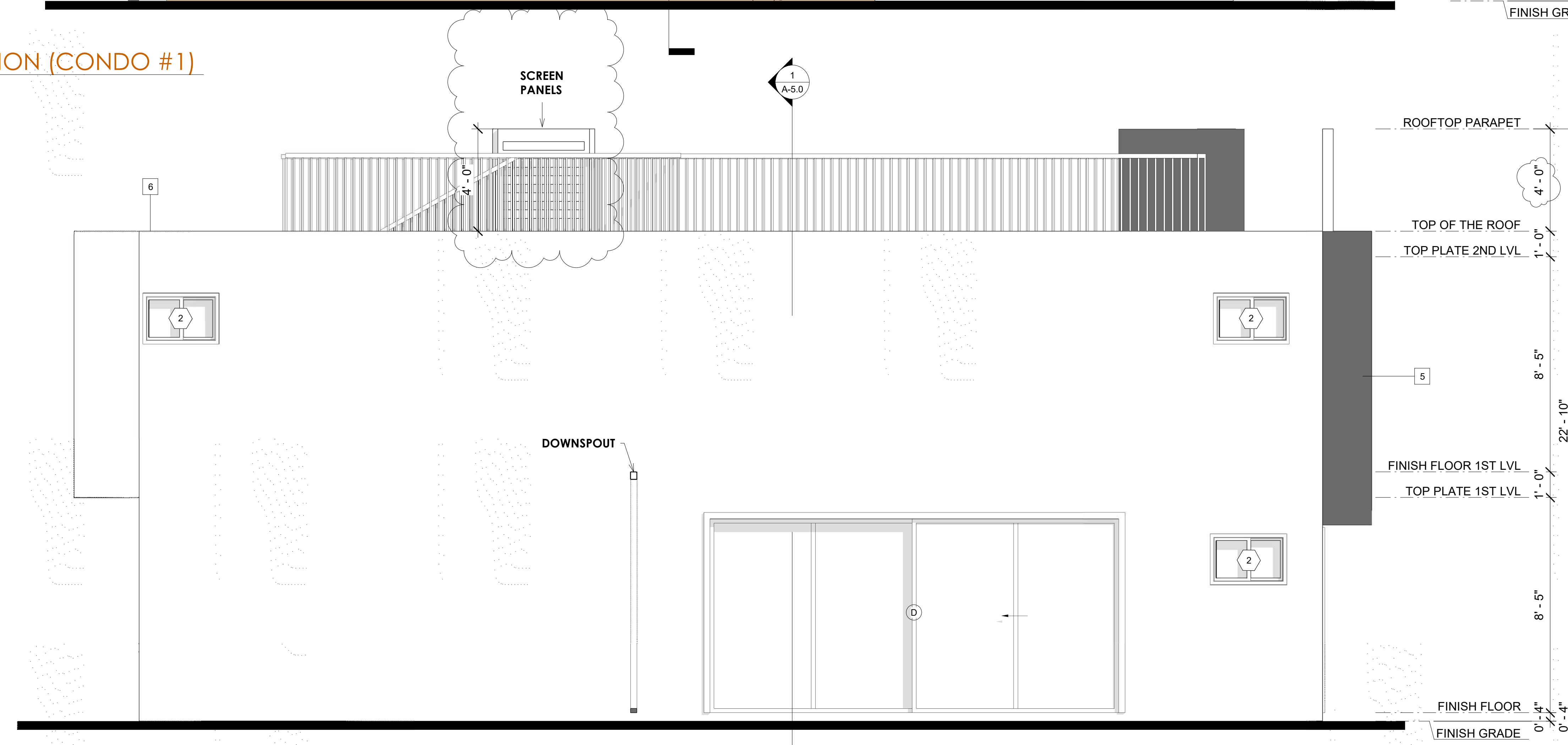
01

SHEET NUMBER

A-4.1



1 SOUTH ELEVATION (CONDO #1)



2 NORTH ELEVATION (CONDO #1)
3/8" = 1'-0"

KEYNOTES	
KEYNOTE	DESCRIPTION
1	7/8" EXTERIOR CEMENT STUCCO FINISH WHITE
2	(N) DECORATIVE WALL FINISH WOOD
3	(N) DECORATIVE WALL FINISH CONCRETE
4	(N) DECORATIVE WALL FINISH METAL
5	(N) DECORATIVE WALL FINISH GRAY
6	(N) FLAT ROOF 1"
7	(N) FLAT ROOF 1'6"
8	(N) RAILING

Salvador Carbajal

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DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

ELEVATIONS CONDO #2

DRAWN BY:

T.A.

DATE:

11/10/23

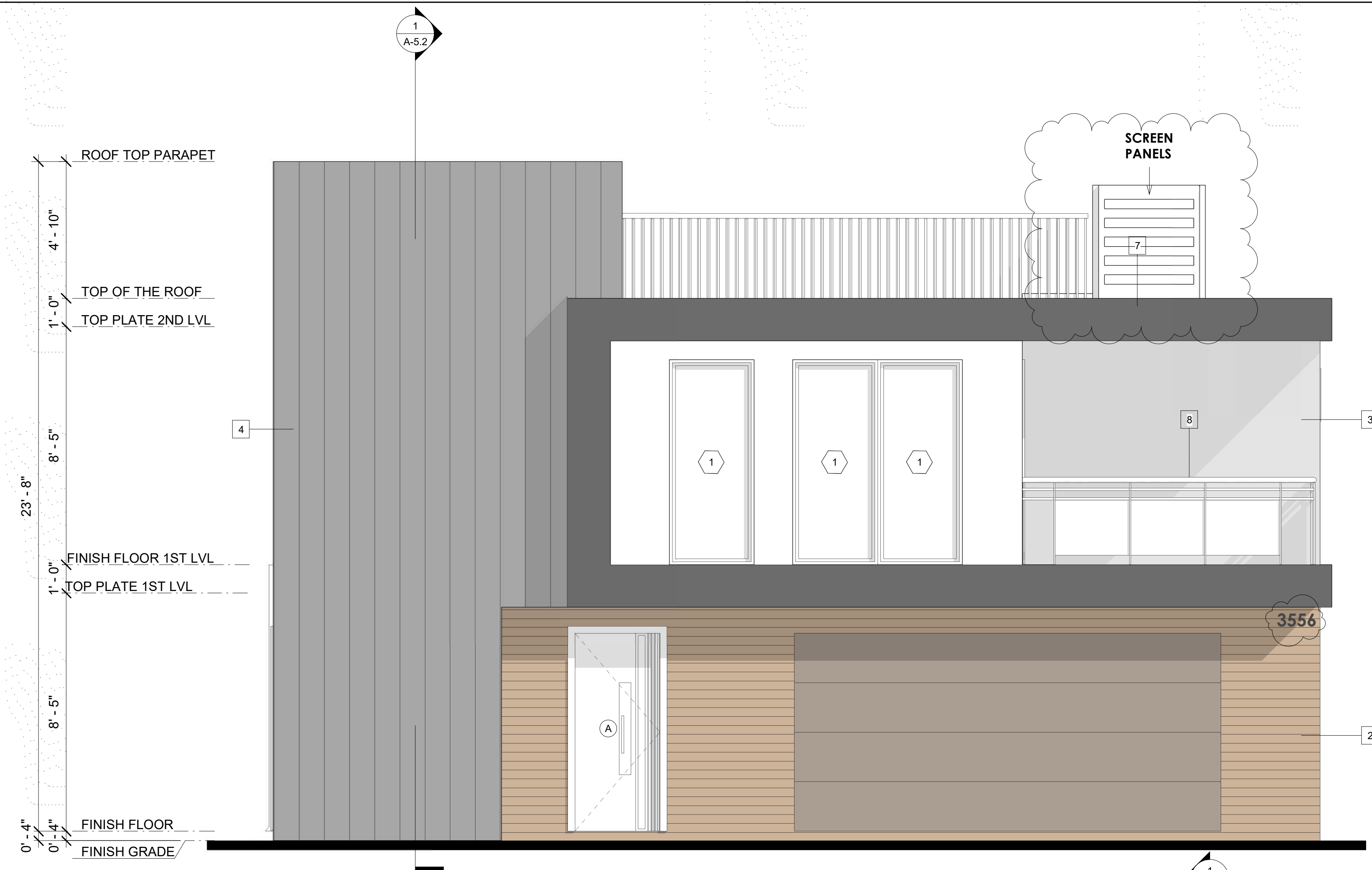
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01

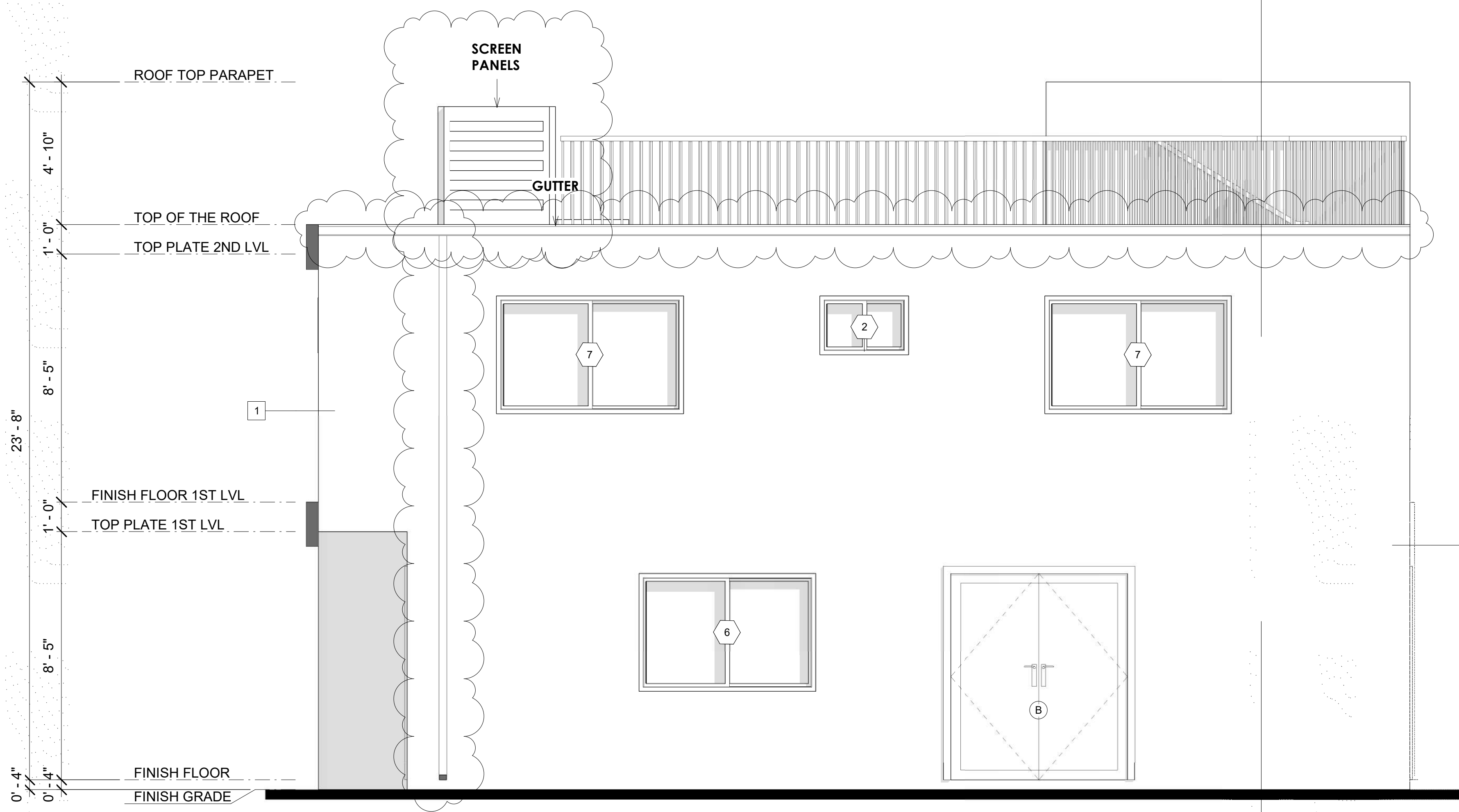
SHEET NUMBER

A-4.2

1 WEST ELEVATION (CONDO #2)
3/8" = 1'-0"



2 EAST ELEVATION (CONDO #2)
3/8" = 1'-0"



KEYNOTES	
KEYNOTE	DESCRIPTION
1	7/8" EXTERIOR CEMENT STUCCO FINISH WHITE
2	(N) DECORATIVE WALL FINISH WOOD
3	(N) DECORATIVE WALL FINISH CONCRETE
4	(N) DECORATIVE WALL FINISH METAL
5	(N) DECORATIVE WALL FINISH GRAY
6	(N) FLAT ROOF 1'
7	(N) FLAT ROOF 1'6"
8	(N) RAILING

Salvador Carbajal

Residential Designer
717 Olympic Blvd, Los Angeles, CA 90015

760-673-2550
salcarbajal@s-acm.com



DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS

3556 HELMS AVENUE
CULVER CITY, CA 90232

PLAN:

ELEVATIONS CONDO #2

DRAWN BY:

T.A.

DATE:

11/10/23

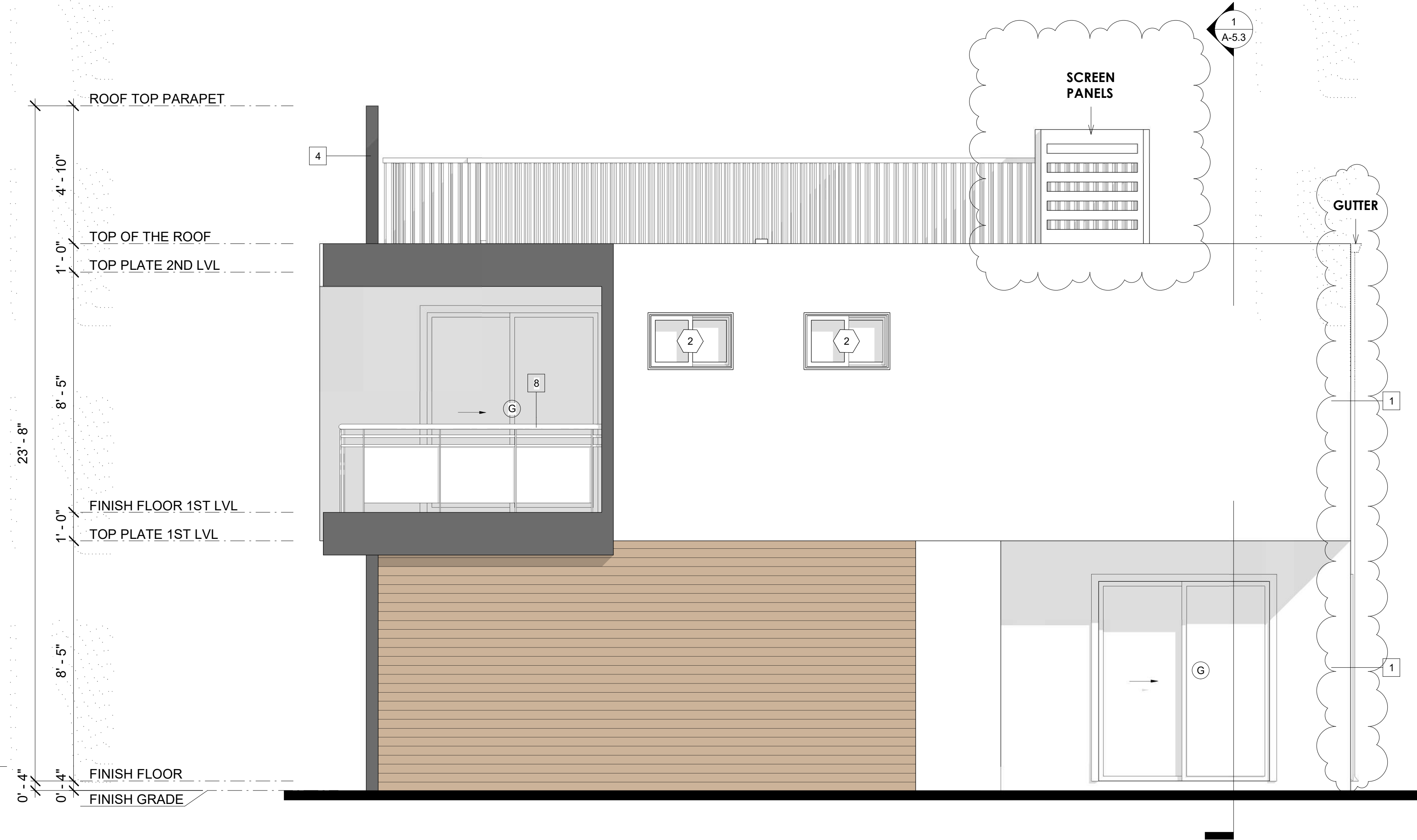
JOB NO.:

01

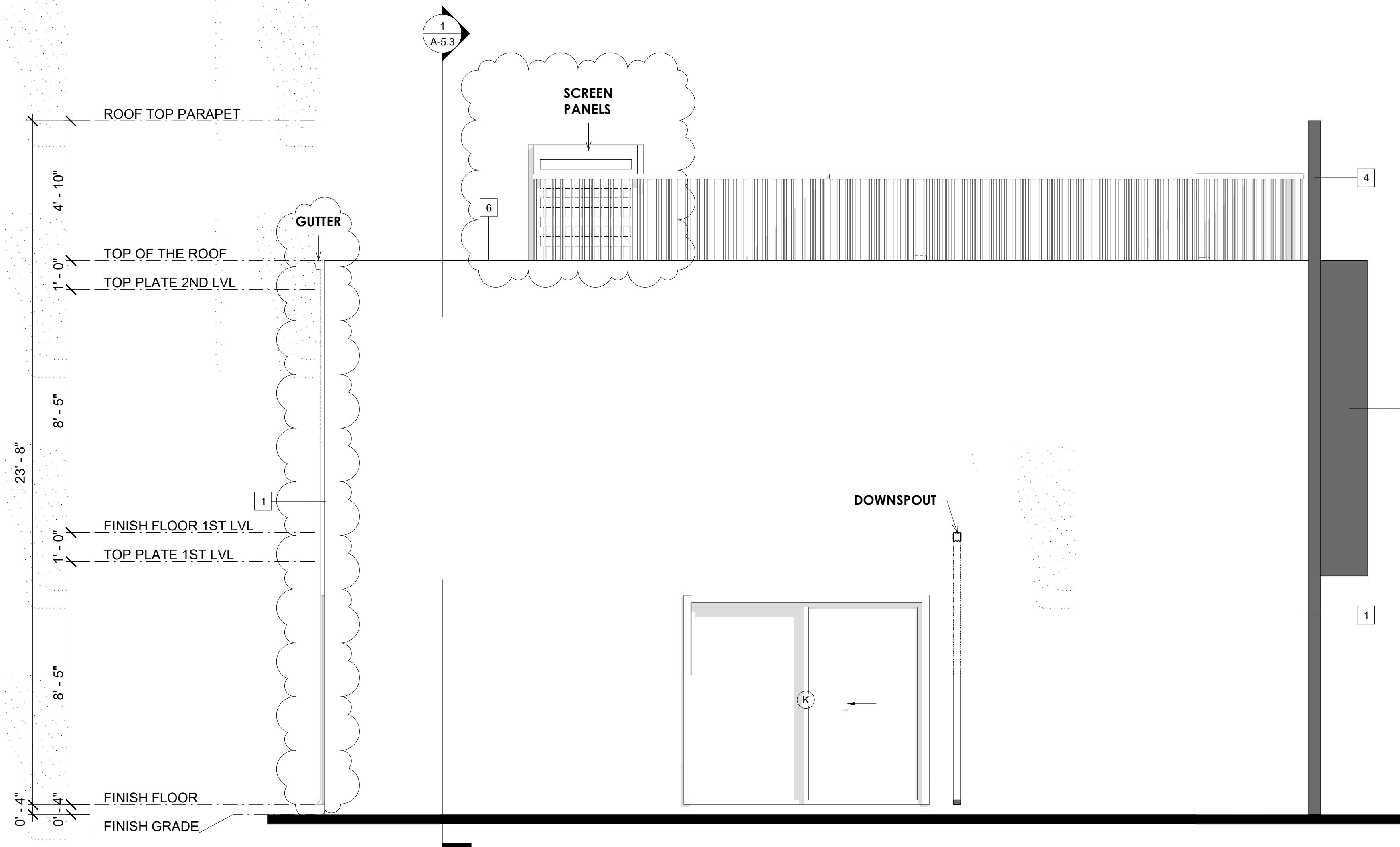
SHEET NUMBER

A-4.3

1 SOUTH ELEVATION (CONDO #2)
3/8" = 1'-0"



2 NORTH ELEVATION (CONDO #2)
3/8" = 1'-0"



KEYNOTES	
KEYNOTE	DESCRIPTION
1	7/8" EXTERIOR CEMENT STUCCO FINISH WHITE
2	(N) DECORATIVE WALL FINISH WOOD
3	(N) DECORATIVE WALL FINISH CONCRETE
4	(N) DECORATIVE WALL FINISH METAL
5	(N) DECORATIVE WALL FINISH GRAY
6	(N) FLAT ROOF 1'
7	(N) FLAT ROOF 1'6"
8	(N) RAILING

DIVISION: 09 00 00—FINISHES
 Section: 09 30 00—Tiling
 REPORT HOLDER:
 CUSTOM BUILDING PRODUCTS, INC.
 www.custombuildingproducts.com

EVALUATION SUBJECT:
REDGARD® WATERPROOFING AND CRACK PREVENTION MEMBRANE, C-CURE PRO-RED WATERPROOFING MEMBRANE 963, CBP 232 WATERPROOFING AND ANTI-FRACTURE MEMBRANE AND JAMO® WATERPROOFING MEMBRANE

- 1.0 EVALUATION SCOPE
 Compliance with the following codes:
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Plumbing Code® (IPC)
 Compliance with the following standards:
 ■ AC115, ICC-ES Acceptance Criteria for Waterproof Membranes for Flooring and Shower Liners, approved date June 2003 (editorially revised August 2013)
 ■ TCNA/ANSI A118.10-2020 Specification for Load Bearing Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimensions Stone Installation
 Property evaluated:
 Water resistance
 2.0 USES
 RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are used on concrete floors, as a barrier to liquid water migration, in bonded, thin-set installations of ceramic tile and dimensional stone under the IBC and IRC. The membranes are also used as a shower sub-pan lining material in accordance with the IPC.

3.0 DESCRIPTION
 3.1 General:
 RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are liquid-applied, elastomeric waterproofing materials that cure to form a monolithic membrane.
 3.2 Materials:
 3.2.1 Membrane: RedGard®, C-Cure Pro-Red, CBP 232 and Jamo® waterproofing membranes are ready-to-use liquids. RedGard® is available in 1-gallon (3.78 L) and 5-gallon (18.9 L) pails. C-Cure Pro-Red is available in 2-gallon (7.56 L) and 5-gallon (18.9 L) pails. CBP 232 Waterproofing Membrane is available in 1-gallon (3.78 L), 3.5-gallon (13.2 L) and 5-gallon (18.9 L) pails. Jamo® Waterproofing Membrane is available in 1-gallon (3.78 L) and 5-gallon (18.9 L) pails. Shelf life is one year from date of manufacture when the material is stored indoors at room temperature and when the pail is unopened. The liquid material must not be allowed to freeze.
 3.2.2 Fiberglass Mesh: The reinforcing mesh is an alkali-resistant fiberglass fabric that is provided in 2-inch-wide-by-50-, 100- and 300-foot-long (51 mm by 15.2, 30.5 and 91.4 m) or 6-inch-wide-by-50-yard-long (152 mm by 45.7 m) rolls for use as reinforcement in corners, change of plane, around drains and over minor substrate cracks.

4.0 INSTALLATION
 Installation of RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions shall be available at the jobsite at all times during installation.
 4.1 Surface Preparation:
 All exterior and wet areas must be sloped for drainage, with all surfaces structurally sound, clean, dry and free from contaminants that would diminish the bond. Newly prepared concrete shall be cured a minimum of 28 days, and surfaces shall be troweled smooth then textured to a fine broom finish. All existing surfaces shall be flat or leveled when necessary and all defects repaired. All cracks in concrete up to 1/8 inch wide (3.2 mm) shall be pre-filled with the liquid membrane and cured prior to application. The material shall extend beyond both sides of the crack a minimum of the diagonal measurement of the tile or stone. Cracks that are wider than 1/8 inch (3.2 mm) must be treated as expansion joints in accordance with Section 4.3.

4.2 Membrane Application:
 All porous surfaces must be dampened, and a 3/4-inch-wide (19.1 mm), rough-textured synthetic roller, or a 1/2-inch-by-3/4-inch (6.4 mm by 4.8 mm) V-notch trowel, must be used to apply the membrane. On corners where floors and walls meet, a maximum pre-coating of 90 mils [0.090 inch (2.3 mm)] of wet-film thickness is required that will extend up the walls to 6 inches (152 mm) on either side. As an option, a 6-inch-wide (152 mm) section of fiberglass mesh, as described in Section 3.2.2, may be embedded into the membrane at corners or where floors and walls meet. In lieu of the roller or trowel, an airless sprayer may be used. The sprayer must be operated between 1900 and 2300 psi (13.10 and 15.33 MPa) to produce a flow rate of 1.0 to 1.5 gallons (3.78 to 5.68 liter) per minute; the sprayer must have a tip orifice size of 0.025 to 0.029 inch (0.63 to 0.73 mm). A continuous film with overlapping spray must be applied. No seams are permitted. The membrane appears pink when wet and dark red when dry. After the first coat has turned red, with no blushing or light pink showing (approximately 1 1/2 to 2 hours), the film must be visually inspected for integrity, and all voids or pinholes must be filled with additional material. A second coat must be applied at right angles to the first. The film thickness must also be checked periodically with a wet-film gauge. The combined first and second coatings must be a minimum of 50 mils [0.050 inch (1.27 mm)] thick when wet and 25 mils [0.025 inch (0.64 mm)] thick when dry. A minimum of sixty minutes of curing time is required after application.

4.3 Application over Expansion Joints:
 The membrane must not be used to bridge expansion joints. When applied over expansion joints, the joint must be cleaned, and an opened or closed-cell backer rod is installed to proper depth as specified by the designer. A sealant must be compressed into the joint, coating the sides and leaving the joint flush with the surface. After the sealant is dry, bond breaker tape specified by the manufacturer must be placed over the joint. Two coats of membrane must be applied at a minimum of 25 mils [0.025 inch (0.64 mm)] wet-film thickness per coat over the joint and substrate following the instructions in Section 4.2 of this report. The tiles or stones are then applied over the membrane, leaving a gap over the joint as specified by the designer. After the work is set, the joint must be filled as specified by the designer.
 4.4 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.5 CONDITIONS OF USE
 The RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report comply with, or are suitable alternatives to what is specified in, these codes listed in Section 1.0 of this report, subject to the following conditions:
 5.1 Application must comply with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the installation instructions and this report, this report governs.
 5.2 Application is limited to ceramic tile and dimension stone installations on floors and for use as shower sub-pans or linings.

5.3 The membrane must not be used to bridge substrate expansion joints.
 5.4 The membrane recognized in this report is manufactured by Custom Building Products in Grand Prairie, Texas and Bell, California under a quality control program with annual inspection by ICC-ES.
 6.0 IDENTIFICATION
 Containers of the RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report are identified by a label bearing the manufacturer's name (Custom Building Products) and address, the product name, the date of manufacture and the evaluation report number (ESR-1413).
 6.1 The report holder's contact information is the following:
CUSTOM BUILDING PRODUCTS, INC.
 7711 Center Ave, Suite 500
 Huntington Beach, CA 92647
 (562) 598-8808
 www.custombuildingproducts.com

6.2 The report holder's contact information is the following:
 CUSTOM BUILDING PRODUCTS, INC.
 7711 Center Ave, Suite 500
 Huntington Beach, CA 92647
 (562) 598-8808
 www.custombuildingproducts.com

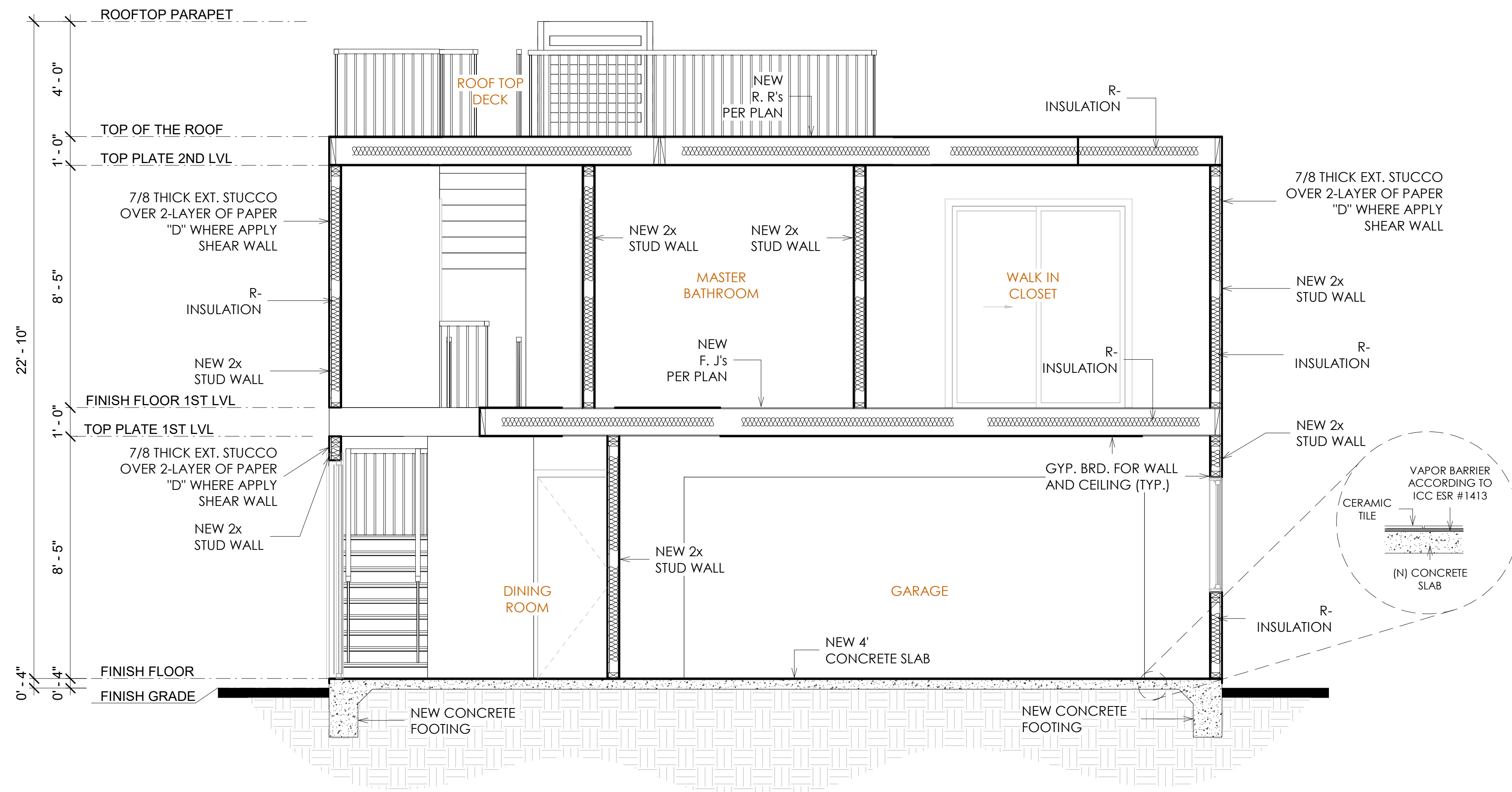
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6.7 The report holder's contact information is the following:
 CUSTOM BUILDING PRODUCTS, INC.
 7711 Center Ave, Suite 500
 Huntington Beach, CA 92647
 (562) 598-8808
 www.custombuildingproducts.com



1 CROSS SECTION "A" (CONDO #1)
 3/8" = 1'-0"

S - A C

Salvador Carbajal
 Residential Designer
 717 Olympic Blvd, Los Angeles, CA 90015

760-673-2550
 salcarbajal@s-acm.com

DESIGNER:
 SALVADOR CARBAJAL

3556 HELMS AVE
 CONDOMINIUMS

PROJECT ADDRESS
 3556 HELMS AVENUE,
 CULVER CITY, CA 90232

PLAN:
 CROSS SECTION CONDO #1

DRAWN BY:
 T.A.
 DATE:
 11/10/23
 JOB NO.:
 01

SHEET NUMBER
 A-5.0

DIVISION: 09 00 00—FINISHES
 Section: 09 30 00—Tiling
 REPORT HOLDER:
 CUSTOM BUILDING PRODUCTS, INC.
 www.custombuildingproducts.com

EVALUATION SUBJECT:
REDGARD® WATERPROOFING AND CRACK PREVENTION MEMBRANE, C-CURE PRO-RED WATERPROOFING MEMBRANE, 963, CBP 232 WATERPROOFING AND ANTI-FRACTURE MEMBRANE AND JAMO® WATERPROOFING MEMBRANE

- 1.0 EVALUATION SCOPE
 Compliance with the following codes:
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Plumbing Code® (IPC)
 Compliance with the following standards:
 ■ AC115, ICC-ES Acceptance Criteria for Waterproof Membranes for Flooring and Shower Liners, approved date June 2003 (editorially revised August 2015)
 ■ TCN/ANSI A118.10-2020, Specification for Load Bearing Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimensions Stone Installation
 Property evaluated:
 Water resistance

2.0 USES
 RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane, 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are used on concrete floors, as a barrier to liquid water migration, in bonded, thin-set installations of ceramic tile and dimensional stone under the IRC and IRC. The membranes are used as a shower sub-pans lining material in accordance with the IPC.

3.0 DESCRIPTION
 3.1 General:
 RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane, 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are liquid-applied, elastomeric waterproofing materials that cure to form a monolithic membrane.
 3.2 Materials:
 3.2.1 Membrane: RedGard®, C-Cure Pro-Red, CBP 232 and Jamo® waterproofing membranes are ready-to-use liquids. RedGard® is available in 1-gallon (3.78 L) and 3.5-gallon (13.2 L) pails. C-Cure Red is available in 2-gallon (7.57 L) and 5-gallon (18.9 L) pails. CBP 232 Waterproofing Membrane is available in 1-gallon (3.78 L), 3.5-gallon (13.2 L) and 5-gallon (18.9 L) pails. Jamo® Waterproofing Membrane is available in 1-gallon (3.78 L) and 5-gallon (18.9 L) pails. Shelf life is one year from date of manufacture when the material is stored indoors at room temperature and when the pail is unopened. The liquid material must not be allowed to freeze.
 3.2.2 Fiberglass Mesh: The reinforcing mesh is an alkali-resistant fiberglass fabric that is provided in 2-inch-wide-by-50-, 100- and 300-foot-long (51 mm by 15.2, 30.5 and 91.4 m) or 6-inch-wide-by-50-yard-long (152 mm by 45.7 m) rolls for use as reinforcement in corners, change of plane, around drains and over minor substrate cracks.

4.0 INSTALLATION
 Installation of RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane, 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions shall be available at the jobsite at all times during installation.
 4.1 Surface Preparation:
 All exterior and wet areas must be sloped for drainage, with all surfaces structurally sound, clean, dry and free from contaminants that would diminish the bond. Newly prepared concrete shall be cured a minimum of 28 days, and surfaces shall be troweled smooth then textured to a fine broom finish. All existing surfaces shall be flat or leveled when necessary and all defects repaired. All cracks in concrete up to 1/8 inch wide (3.2 mm) shall be prefilled with the liquid membrane and cured prior to application. The material shall extend beyond both sides of the crack a minimum of the diagonal measurement of the tile or stone. Cracks that are wider than 1/8 inch (3.2 mm) must be treated as expansion joints in accordance with Section 4.3.

5.0 CONDITIONS OF USE
 The RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane, 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:
 5.1 Application must comply with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the installation instructions and this report, this report governs.
 5.2 Application is limited to ceramic tile and dimension stone installations on floors and for use as shower sub-pans or linings.

5.3 The membrane must not be used to bridge expansion joints.
 5.4 The membrane recognized in this report is manufactured by Custom Building Products in Grand Prairie, Texas and Bell, California under a quality control program with annual inspection by ICC-ES.
 6.0 IDENTIFICATION
 Containers of the RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane, 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report are identified by a label bearing the manufacturer's name (Custom Building Products) and address, the product name, the date of manufacture and the evaluation report number (ESR-1413).
 6.1 The report holder's contact information is the following:
 CUSTOM BUILDING PRODUCTS, INC.
 7711 Center Ave, Suite 500
 Huntington Beach, CA 92647
 (562) 988-8808
 www.custombuildingproducts.com

4.2 Membrane Application:
 All porous surfaces must be dampened, and a 3/8-inch-wide (9.5 mm), rough-textured synthetic roller, or a 1/4-inch-by-1/2-inch (6.4 mm by 4.8 mm) V-notch trowel, must be used to apply the membrane. On corners where floors and walls meet, a maximum pre-coating of 90 mils (0.090 inch [2.3 mm]) of wet-film thickness is required that will extend up the walls to 6 inches (152 mm) on either side. As an option, a 6-inch-wide (152 mm) section of fiberglass mesh, as described in Section 3.2.2, may be embedded into the membrane at corners or where floors and walls meet. In lieu of the roller or trowel, an airless sprayer may be used. The sprayer must be operated between 1900 and 2300 psi (13.10 and 15.33 MPa) to produce a flow rate of 1.0 to 1.5 gallons (3.78 to 5.68 liter) per minute; the sprayer must have a tip orifice size of 0.025 to 0.029 inch (0.63 to 0.73 mm). A continuous film with overlapping spray must be applied. No seams are permitted. The membrane appears pink when wet and dark red when dry. After the first coat has turned red, with no blushing or light pink showing (approximately 1 1/2 to 2 hours), the film must be visually inspected for integrity, and all voids or pinholes must be filled with additional material. A second coat must be applied at right angles to the first. The film thickness must also be checked periodically with a wet-film gauge. The combined first and second coatings must be a minimum of 50 mils (0.050 inch [1.27 mm]) thick when wet and 25 mils (0.025 inch [0.64 mm]) thick when dry. A minimum of sixty minutes of curing time is required after application.
 4.3 Application over Expansion Joints:
 The membrane must not be used to bridge expansion joints. When applied over expansion joints, the joint must be cleaned, and an opened or closed-cell backer rod is installed to proper depth as specified by the designer. A sealant must be compressed into the joint, coating the sides and leaving the joint flush with the surface. After the sealant is dry, bond breaker tape specified by the manufacturer must be placed over the joint. Two coats of membrane must be applied at a minimum of 25 mils (0.025 inch [0.64 mm]) wet-film thickness per coat over the joint and substrate following the instructions in Section 4.2 of this report. The tiles or stones are then applied over the membrane, leaving a gap over the joint as specified by the designer. After the work is set, the joint must be filled as specified by the designer.
 4.4 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.5 Application over Expansion Joints:
 The membrane must not be used to bridge expansion joints. When applied over expansion joints, the joint must be cleaned, and an opened or closed-cell backer rod is installed to proper depth as specified by the designer. A sealant must be compressed into the joint, coating the sides and leaving the joint flush with the surface. After the sealant is dry, bond breaker tape specified by the manufacturer must be placed over the joint. Two coats of membrane must be applied at a minimum of 25 mils (0.025 inch [0.64 mm]) wet-film thickness per coat over the joint and substrate following the instructions in Section 4.2 of this report. The tiles or stones are then applied over the membrane, leaving a gap over the joint as specified by the designer. After the work is set, the joint must be filled as specified by the designer.

4.6 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.7 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.8 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.9 Method of Repair:
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4.10 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.11 Method of Repair:
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4.12 Method of Repair:
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4.13 Method of Repair:
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4.16 Method of Repair:
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4.18 Method of Repair:
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4.19 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.20 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

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 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.22 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.23 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

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 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

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4.31 Method of Repair:
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4.35 Method of Repair:
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4.36 Method of Repair:
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4.37 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.38 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.39 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

4.40 Method of Repair:
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4.51 Method of Repair:
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4.52 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

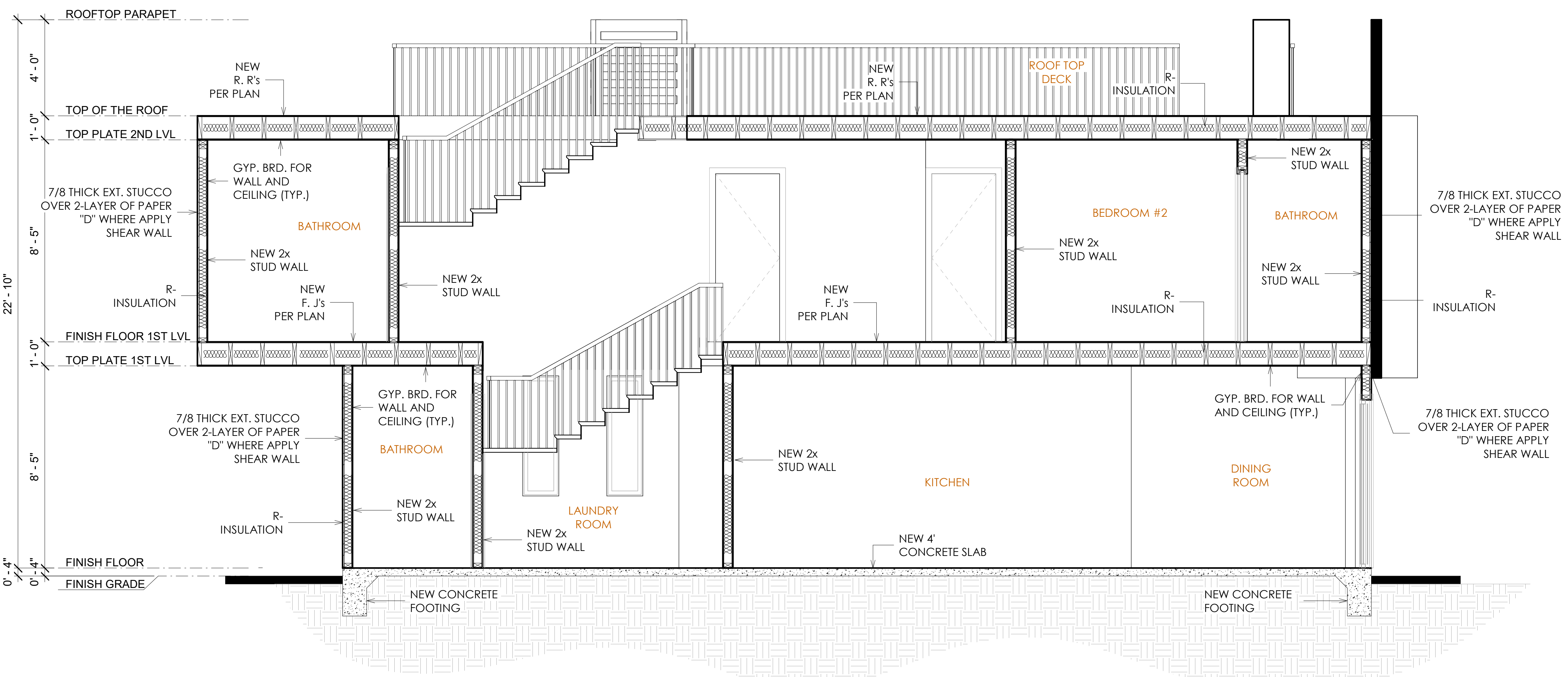
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1 CROSS SECTION "B" (CONDO #1)
 3/8" = 1'-0"

S - A C
 Salvador Carbajal
 Residential Designer
 717 Olympic Blvd, Los Angeles, CA 90015
 760-673-2550
 salcarbajal@s-acm.com

DESIGNER:
 SALVADOR CARBAJAL

3556 HELMS AVE
 CONDOMINIUMS

PROJECT ADDRESS
 3556 HELMS AVENUE,
 CULVER CITY, CA 90232
 PLAN:
 CROSS SECTION CONDO #1
 DRAWN BY:
 T.A.
 DATE:
 11/10/23
 JOB NO.:
 01
 SHEET NUMBER
 A-5.1

DIVISION: 09 00 00—FINISHES
Section: 09 30 00—Tiling

REPORT HOLDER:

CUSTOM BUILDING PRODUCTS, INC.
www.custombuildingproducts.com

EVALUATION SUBJECT:

REDGARD® WATERPROOFING AND CRACK PREVENTION MEMBRANE, C-CURE PRO-RED WATERPROOFING MEMBRANE 963, CBP 232 WATERPROOFING AND ANTI-FRACTURE MEMBRANE AND JAMO® WATERPROOFING MEMBRANE

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Plumbing Code®* (IPC)

Compliance with the following standards:

- AC115, ICC-ES Acceptance Criteria for Waterproof Membranes for Flooring and Shower Liners, approved date June 2003 (editorially revised August 2013)
- TCNA/ANSI A118.10-2020, Specification for Load Bearing Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimensions Stone Installation

Property evaluated:

Water resistance

2.0 USES

RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are used on concrete floors, as a barrier to liquid water migration, in bonded, thin-set installations of ceramic tile and dimensional stone under the IBC and IRC. The membranes are also used as a shower sub-pan lining material in accordance with the IPC.

3.0 DESCRIPTION

3.1 General:

Listings are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the listing or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this listing, or as to any product covered by the listing.

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ESR-1413 | Most Widely Accepted and Trusted | Page 2 of 2

4.2 Membrane Application:

All porous surfaces must be dampened, and a 3/4-inch-wide (19.1 mm), rough-textured synthetic roller, or a 1/2-inch-by-3/8-inch (6.4 mm by 4.8 mm) V-notch trowel, must be used to apply the membrane. On corners where floors and walls meet, a maximum pre-coating of 90 mils [0.90 inch (2.3 mm)] of wet-film thickness is required that will extend up the walls to 6 inches (152 mm) on either side. As an option, a 6-inch-wide (152 mm) section of fiberglass mesh, as described in Section 3.2.2, may be embedded into the membrane at corners or where floors and walls meet. In lieu of the roller or trowel, an airless sprayer may be used. The sprayer must be operated between 1900 and 2300 psi (13.10 and 15.33 MPa) to produce a flow rate of 1.0 to 1.5 gallons (3.78 to 5.68 liter) per minute; the sprayer must have a tip orifice size of 0.025 to 0.029 inch (0.63 to 0.73 mm). A continuous film with overlapping spray must be applied. No seams are permitted. The membrane appears pink when wet and dark red when dry. After the first coat has turned red, with no blushing or light pink showing (approximately 1 1/2 to 2 hours), the film must be visually inspected for integrity, and all voids or pinholes must be filled with additional material. A second coat must be applied at right angles to the first. The film thickness must also be checked periodically with a wet-film gauge. The combined first and second coatings must be a minimum of 50 mils [0.50 inch (1.27 mm)] thick when wet and 25 mils [0.25 inch (0.64 mm)] thick when dry. A minimum of sixty minutes of curing time is required after application.

4.3 Application over Expansion Joints:

The membrane must not be used to bridge expansion joints. When applied over expansion joints, the joint must be cleaned, and an opened or closed-call backer rod is installed to proper depth as specified by the designer. A sealant must be compressed into the joint, coating the sides and leaving the joint flush with the surface. After the sealant is dry, bond breaker tape specified by the manufacturer must be placed over the joint. Two coats of membrane must be applied at a minimum of 25 mils [0.25 inch (0.64 mm)] wet-film thickness per coat over the joint and substrate following the instructions in Section 4.2 of this report. The tiles or stones are then applied over the membrane, leaving a gap over the joint as specified by the designer. After the work is set, the joint must be filled as specified by the designer.

4.4 Method of Repair:

The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

5.0 CONDITIONS OF USE

The RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 Application must comply with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the installation instructions and this report, this report governs.

5.2 Application is limited to ceramic tile and dimension stone installations on floors and for use as shower sub-pans or linings.

RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are liquid-applied, elastomeric waterproofing materials that cure to form a monolithic membrane.

3.2 Materials:

3.2.1 Membrane: RedGard®, C-Cure Pro-Red, CBP 232 and Jamo® waterproofing membranes are ready-to-use liquids. RedGard® is available in 1-gallon (3.78 L) and 3.5-gallon (13.2 L) pails. C-Cure Red is available in 2-gallon (7.56 L) and 5-gallon (18.9 L) pails. CBP 232 Waterproofing Membrane is available in 1-gallon (3.78 L), 3.5-gallon (13.2 L) and 5-gallon (18.9 L) pails. Jamo® Waterproofing Membrane is available in 1-gallon (3.78 L) and 5-gallon (18.9 L) pails. Shelf life is one year from date of manufacture when the material is stored indoors at room temperature and when the pail is unopened. The liquid material must not be allowed to freeze.

3.2.2 Fiberglass Mesh: The reinforcing mesh is an alkali-resistant fiberglass fabric that is provided in 2-inch-wide-by-50-, 100- and 300-foot-long (51 mm by 15.2, 30.5 and 91.4 m) or 6-inch-wide-by-50-yard-long (152 mm by 45.7 m) rolls for use as reinforcement in corners, change of plane, around drains and over minor substrate cracks.

4.0 INSTALLATION

Installation of RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions shall be available at the jobsite at all times during installation.

4.1 Surface Preparation:

All exterior and wet areas must be sloped for drainage, with all surfaces structurally sound, clean, dry and free from contaminants that would diminish the bond. Newly prepared concrete shall be cured a minimum of 28 days, and surfaces shall be troweled smooth then textured to a fine broom finish. All existing surfaces shall be flat or leveled when necessary and all defects repaired. All cracks in concrete up to 1/8 inch wide (3.2 mm) shall be pre-filled with the liquid membrane and cured prior to application. The material shall extend beyond both sides of the crack a minimum of the diagonal measurement of the tile or stone. Cracks that are wider than 1/8 inch (3.2 mm) must be treated as expansion joints in accordance with Section 4.3.

5.3 The membrane must not be used to bridge substrate expansion joints.

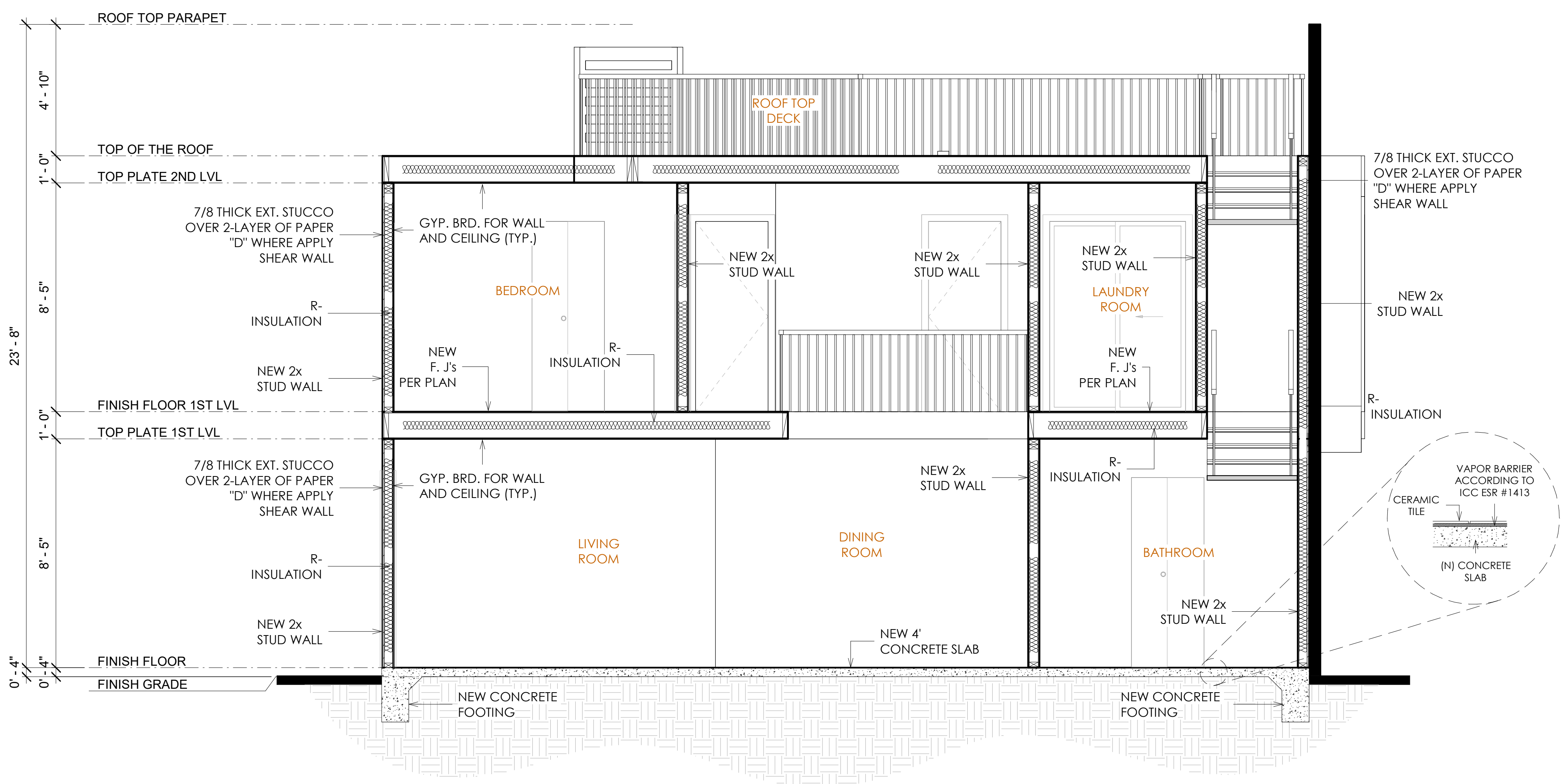
5.4 The membrane recognized in this report is manufactured by Custom Building Products in Grand Prairie, Texas and Bell, California under a quality control program with annual inspection by ICC-ES.

6.0 IDENTIFICATION

Containers of the RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report are identified by a label bearing the manufacturer's name (Custom Building Products) and address, the product name, the date of manufacture and the evaluation report number (ESR-1413).

6.1 The report holder's contact information is the following:

CUSTOM BUILDING PRODUCTS, INC.
7711 Center Ave, Suite 500
Huntington Beach, CA 92647
(562) 598-8808
www.custombuildingproducts.com



1 CROSS SECTION "A" (CONDO #2)
3/8" = 1'-0"

S - A C

Salvador Carbajal

Residential Designer
717 Olympic Blvd, Los Angeles, CA 90015

760-673-2550
salcarbajal@s-acm.com

Salvador Carbajal

DESIGNER:
SALVADOR CARBAJAL

3556 HELMS AVE
CONDOMINIUMS

PROJECT ADDRESS
3556 HELMS AVENUE,
CULVER CITY, CA 90232

PLAN:

CROSS SECTION CONDO #2

DRAWN BY:

T.A.

DATE:

11/10/23

JOB NO.:

01

SHEET NUMBER

A-5.2

DIVISION: 09 00 00—FINISHES
 Section: 09 30 00—Tiling

REPORT HOLDER:
 CUSTOM BUILDING PRODUCTS, INC.
www.custombuildingproducts.com

EVALUATION SUBJECT:
REDGARD® WATERPROOFING AND CRACK PREVENTION MEMBRANE, C-CURE PRO-RED WATERPROOFING MEMBRANE 963, CBP 232 WATERPROOFING AND ANTI-FRACTURE MEMBRANE AND JAMO® WATERPROOFING MEMBRANE

1.0 EVALUATION SCOPE
 Compliance with the following codes:
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)
 ■ 2021, 2018, 2015, 2012, 2009 and 2006 International Plumbing Code® (IPC)
 Compliance with the following standards:
 ■ AC115, ICC-ES Acceptance Criteria for Waterproof Membranes for Flooring and Shower Liners, approved date June 2003 (editorially revised August 2013)
 ■ TCNA/JANS A118.10-2020, Specification for Load Bearing Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimensions Stone Installation
 Property evaluated:
 Water resistance

2.0 USES
 RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are used on concrete floors, as a barrier to liquid water migration, in bonded, thin-set installations of ceramic tile and dimensional stone under the IRC and IRC. The membranes are also used as a shower sub-pan lining material in accordance with the IPC.

3.0 DESCRIPTION
 3.1 General:
 RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are liquid-applied, elastomeric waterproofing materials that cure to form a monolithic membrane.
 3.2 Materials:
 3.2.1 Membrane: RedGard®, C-Cure Pro-Red, CBP 232 and Jamo® waterproofing membranes are ready-to-use liquids. RedGard® is available in 1-gallon (3.78 L) and 3.5-gallon (13.2 L) pails. C-Cure Red is available in 2-gallon (7.56 L) and 5-gallon (18.9 L) pails. CBP 232 Waterproofing Membrane is available in 1-gallon (3.78 L), 3.5-gallon (13.2 L) and 5-gallon (18.9 L) pails. Jamo® Waterproofing Membrane is available in 1-gallon (3.78 L) and 5-gallon (18.9 L) pails. Shelf life is one year from date of manufacture when the material is stored indoors at room temperature and when the pail is unopened. The liquid material must not be allowed to freeze.
 3.2.2 Fiberglass Mesh: The reinforcing mesh is an alkali-resistant fiberglass fabric that is provided in 2-inch-wide-by-50-, 100- and 300-foot-long (51 mm by 15.2, 30.5 and 91.4 m) or 6-inch-wide-by-50-yard-long (152 mm by 45.7 m) rolls for use as reinforcement in corners, change of plane, around drains and over minor substrate cracks.

4.0 INSTALLATION
 Installation of RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane must comply with this report and the manufacturer's published installation instructions. The manufacturer's published installation instructions shall be available at the jobsite at all times during installation.
 4.1 Surface Preparation:
 All exterior and wet areas must be sloped for drainage, with all surfaces structurally sound, clean, dry and free from contaminants that would diminish the bond. Newly prepared concrete shall be cured a minimum of 28 days, and surfaces shall be troweled smooth then textured to a fine broom finish. All existing surfaces shall be flat or leveled when necessary and all defects repaired. All cracks in concrete up to 1/8 inch wide (3.2 mm) shall be pre-filled with the liquid membrane and cured prior to application. The material shall extend beyond both sides of the crack a minimum of the diagonal measurement of the tile or stone. Cracks that are wider than 1/8 inch (3.2 mm) must be treated as expansion joints in accordance with Section 4.3.

4.2 Membrane Application:
 All porous surfaces must be dampened, and a 3/8-inch-wide (9.5 mm), rough-textured synthetic roller, or a 1/2-inch-by-3/8-inch (12.7 mm by 9.5 mm) V-notch trowel, must be used to apply the membrane. On corners where floors and walls meet, a maximum pre-coating of 90 mils [0.090 inch (2.3 mm)] of wet-film thickness is required that will extend up the walls to 6 inches (152 mm) on either side. As an option, a 6-inch-wide (152 mm) section of fiberglass mesh, as described in Section 3.2.2, may be embedded into the membrane at corners or where floors and walls meet. In lieu of the roller or trowel, an airless sprayer may be used. The sprayer must be operated between 1900 and 2300 psi (13.10 and 15.33 MPa) to produce a flow rate of 1.0 to 1.5 gallons (3.78 to 5.68 liter) per minute; the sprayer must have a tip orifice size of 0.025 to 0.029 inch (0.63 to 0.73 mm). A continuous film with overlapping spray must be applied. No seams are permitted. The membrane appears pink when wet and dark red when dry. After the first coat has turned red, with no blushing or light pink showing (approximately 1 1/2 to 2 hours), the film must be visually inspected for integrity, and all voids or pinholes must be filled with additional material. A second coat must be applied at right angles to the first. The film thickness must also be checked periodically with a wet-film gauge. The combined first and second coatings must be a minimum of 50 mils [0.050 inch (1.27 mm)] thick when wet and 25 mils [0.025 inch (0.64 mm)] thick when dry. A minimum of sixty minutes of curing time is required after application.

4.3 Application over Expansion Joints:
 The membrane must not be used to bridge expansion joints. When applied over expansion joints, the joint must be cleaned, and an opened or closed-cell backer rod is installed to proper depth as specified by the designer. A sealant must be compressed into the joint, coating the sides and leaving the joint flush with the surface. After the sealant is dry, bond breaker tape specified by the manufacturer must be placed over the joint. Two coats of membrane must be applied at a minimum of 25 mils [0.025 inch (0.64 mm)] wet-film thickness per coat over the joint and substrate following the instructions in Section 4.2 of this report. The tiles or stones are then applied over the membrane, leaving a gap over the joint as specified by the designer. After the work is set, the joint must be filled as specified by the designer.

4.4 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

5.0 CONDITIONS OF USE
 The RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:
 5.1 Application must comply with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the installation instructions and this report, this report governs.
 5.2 Application is limited to ceramic tile and dimension stone installations on floors and for use as shower sub-pans or linings.

RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane are liquid-applied, elastomeric waterproofing materials that cure to form a monolithic membrane.

3.2 Materials:
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4.0 INSTALLATION
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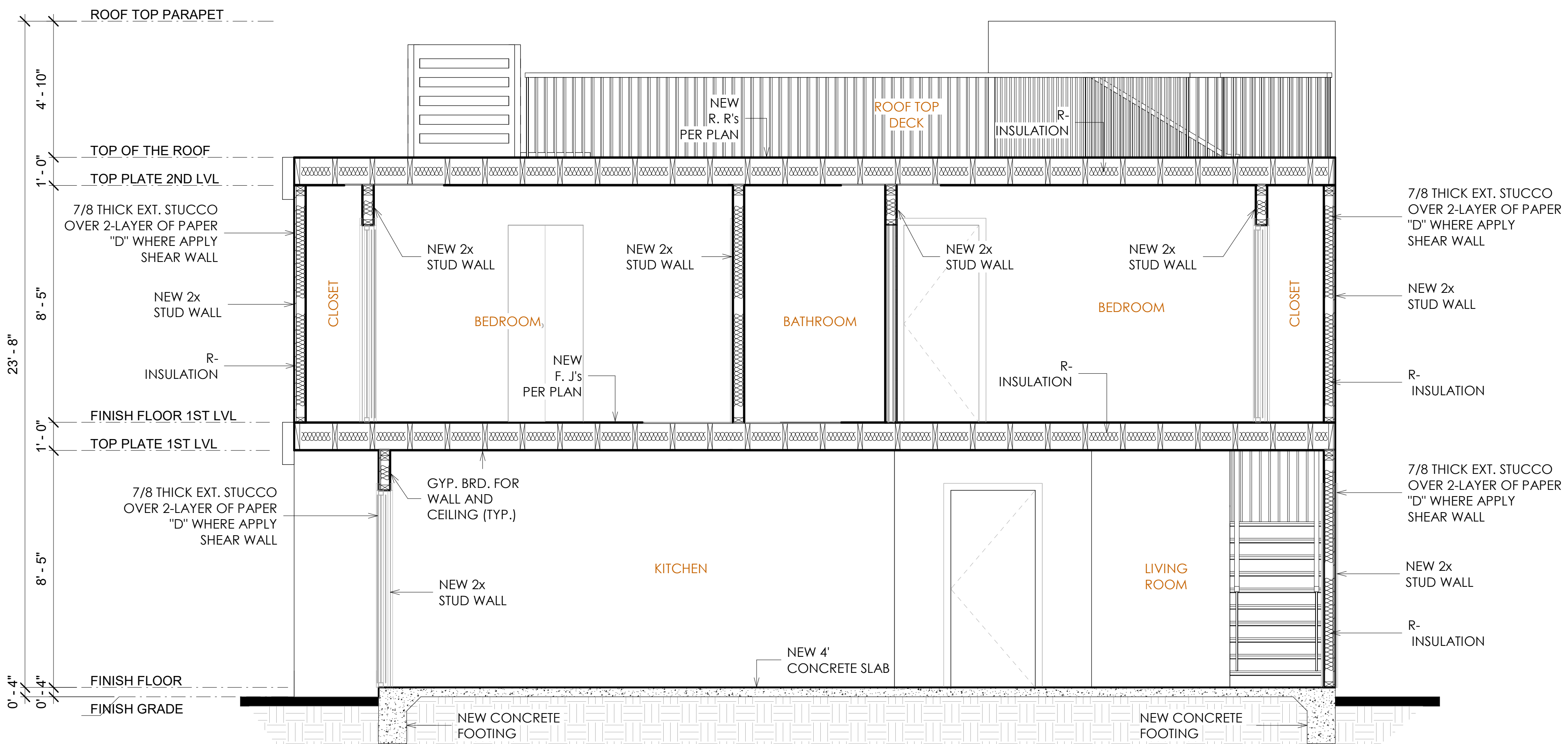
4.2 Membrane Application:
 All porous surfaces must be dampened, and a 3/8-inch-wide (9.5 mm), rough-textured synthetic roller, or a 1/2-inch-by-3/8-inch (12.7 mm by 9.5 mm) V-notch trowel, must be used to apply the membrane. On corners where floors and walls meet, a maximum pre-coating of 90 mils [0.090 inch (2.3 mm)] of wet-film thickness is required that will extend up the walls to 6 inches (152 mm) on either side. As an option, a 6-inch-wide (152 mm) section of fiberglass mesh, as described in Section 3.2.2, may be embedded into the membrane at corners or where floors and walls meet. In lieu of the roller or trowel, an airless sprayer may be used. The sprayer must be operated between 1900 and 2300 psi (13.10 and 15.33 MPa) to produce a flow rate of 1.0 to 1.5 gallons (3.78 to 5.68 liter) per minute; the sprayer must have a tip orifice size of 0.025 to 0.029 inch (0.63 to 0.73 mm). A continuous film with overlapping spray must be applied. No seams are permitted. The membrane appears pink when wet and dark red when dry. After the first coat has turned red, with no blushing or light pink showing (approximately 1 1/2 to 2 hours), the film must be visually inspected for integrity, and all voids or pinholes must be filled with additional material. A second coat must be applied at right angles to the first. The film thickness must also be checked periodically with a wet-film gauge. The combined first and second coatings must be a minimum of 50 mils [0.050 inch (1.27 mm)] thick when wet and 25 mils [0.025 inch (0.64 mm)] thick when dry. A minimum of sixty minutes of curing time is required after application.

4.3 Application over Expansion Joints:
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4.4 Method of Repair:
 The membrane in the area requiring repair must be removed and the area cleaned, allowing for a minimum 2-inch (51 mm) overlap. Two coats of membrane must be applied as described in Section 4.2 of this report.

5.0 CONDITIONS OF USE
 The RedGard® Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane 963, CBP 232 Waterproofing and Anti-Fracture Membrane and Jamo® Waterproofing Membrane described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:
 5.1 Application must comply with this report, the manufacturer's published installation instructions and the applicable code. In the event of a conflict between the installation instructions and this report, this report governs.
 5.2 Application is limited to ceramic tile and dimension stone installations on floors and for use as shower sub-pans or linings.

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 5.2 Application is limited to ceramic tile and dimension stone installations on floors and for use as shower sub-pans or linings.



1 CROSS SECTION "B" (CONDO #2)
 3/8" = 1'-0"

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S - A C

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Salvador Carbajal

DESIGNER:
 SALVADOR CARBAJAL

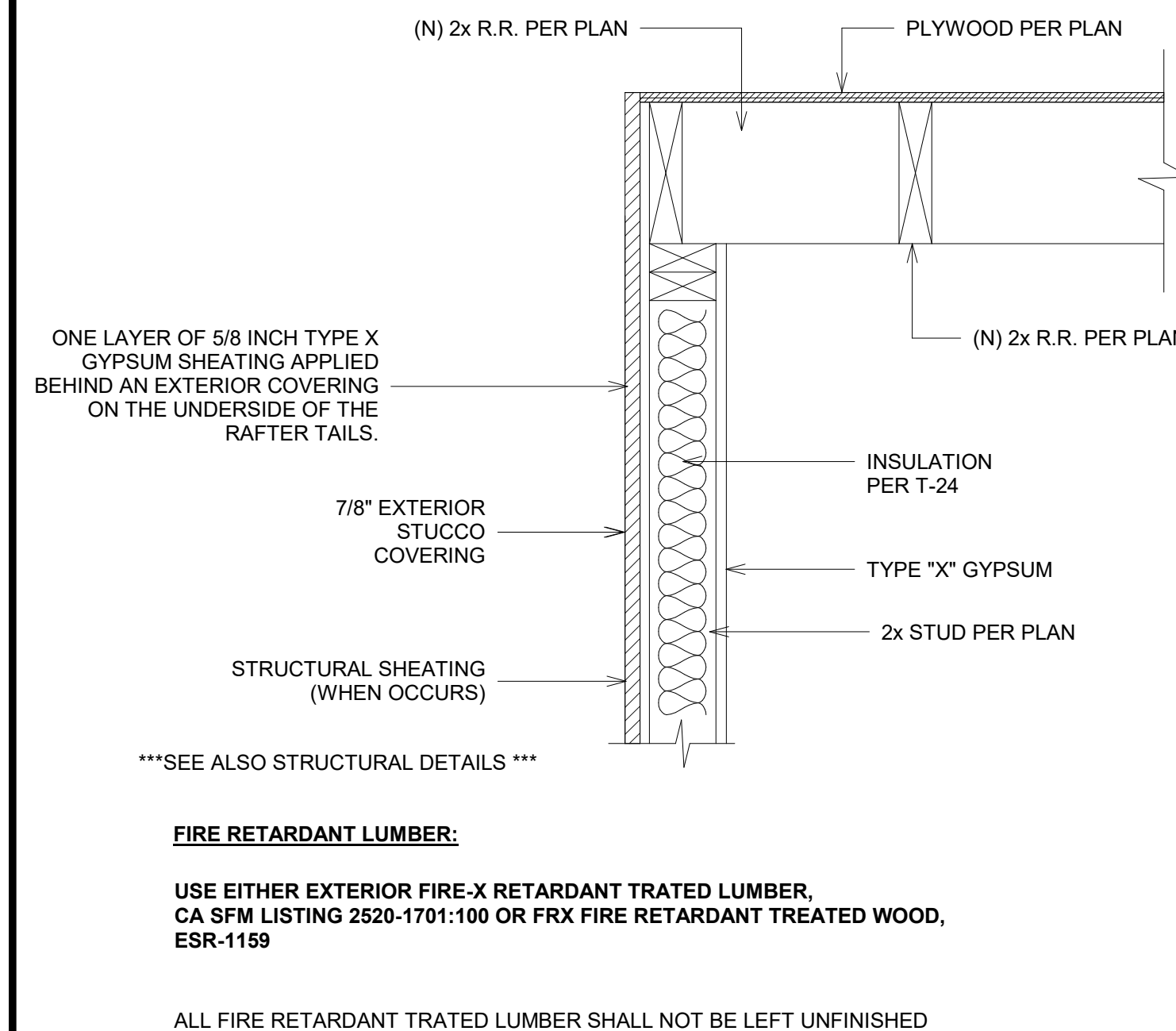
3556 HELMS AVE
 CONDOMINIUMS

PROJECT ADDRESS
 3556 HELMS AVENUE,
 CULVER CITY, CA 90232

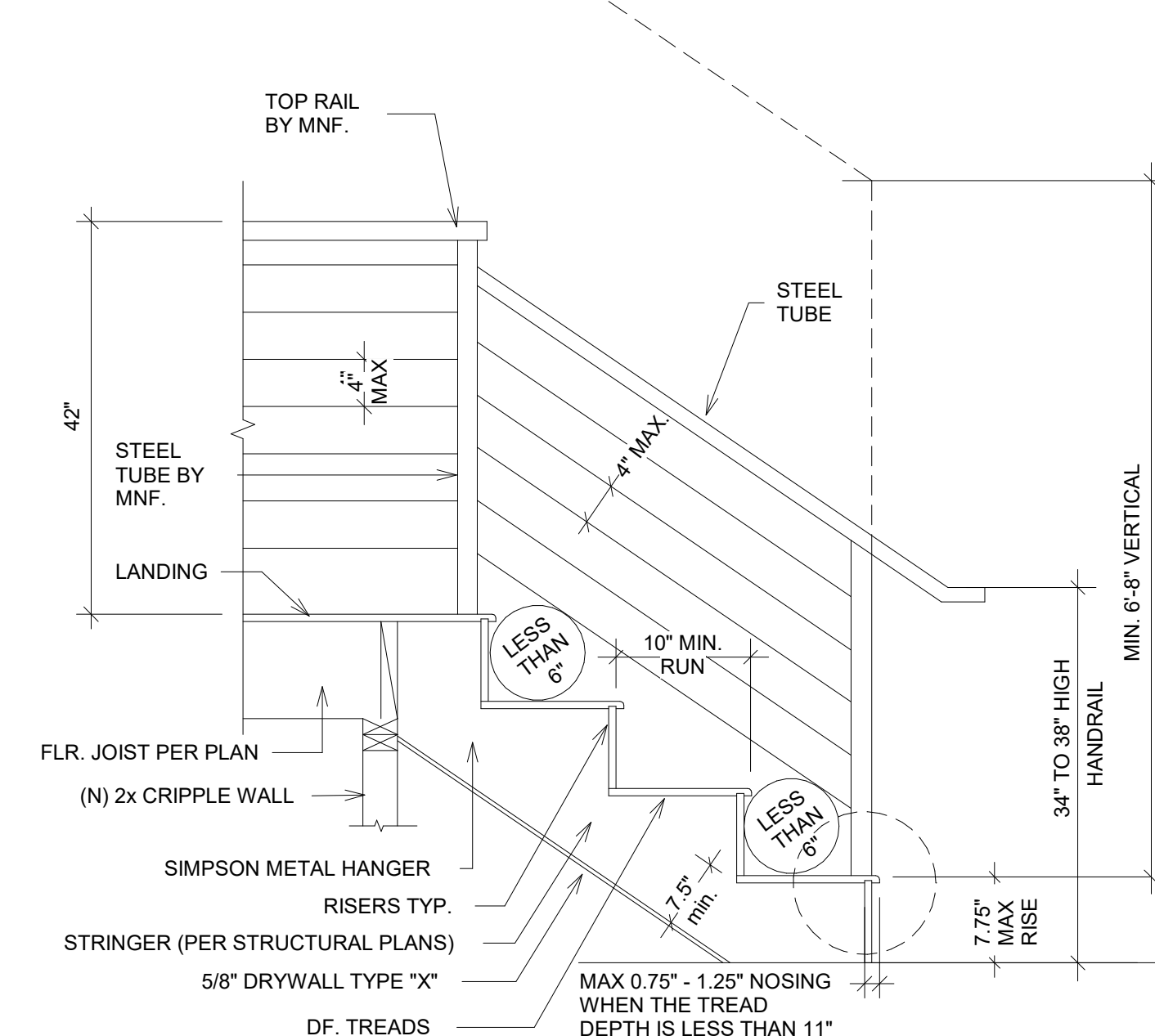
PLAN:
 CROSS SECTION CONDO #2

DRAWN BY:
 T.A.
 DATE:
 11/10/23
 JOB NO.:
 01

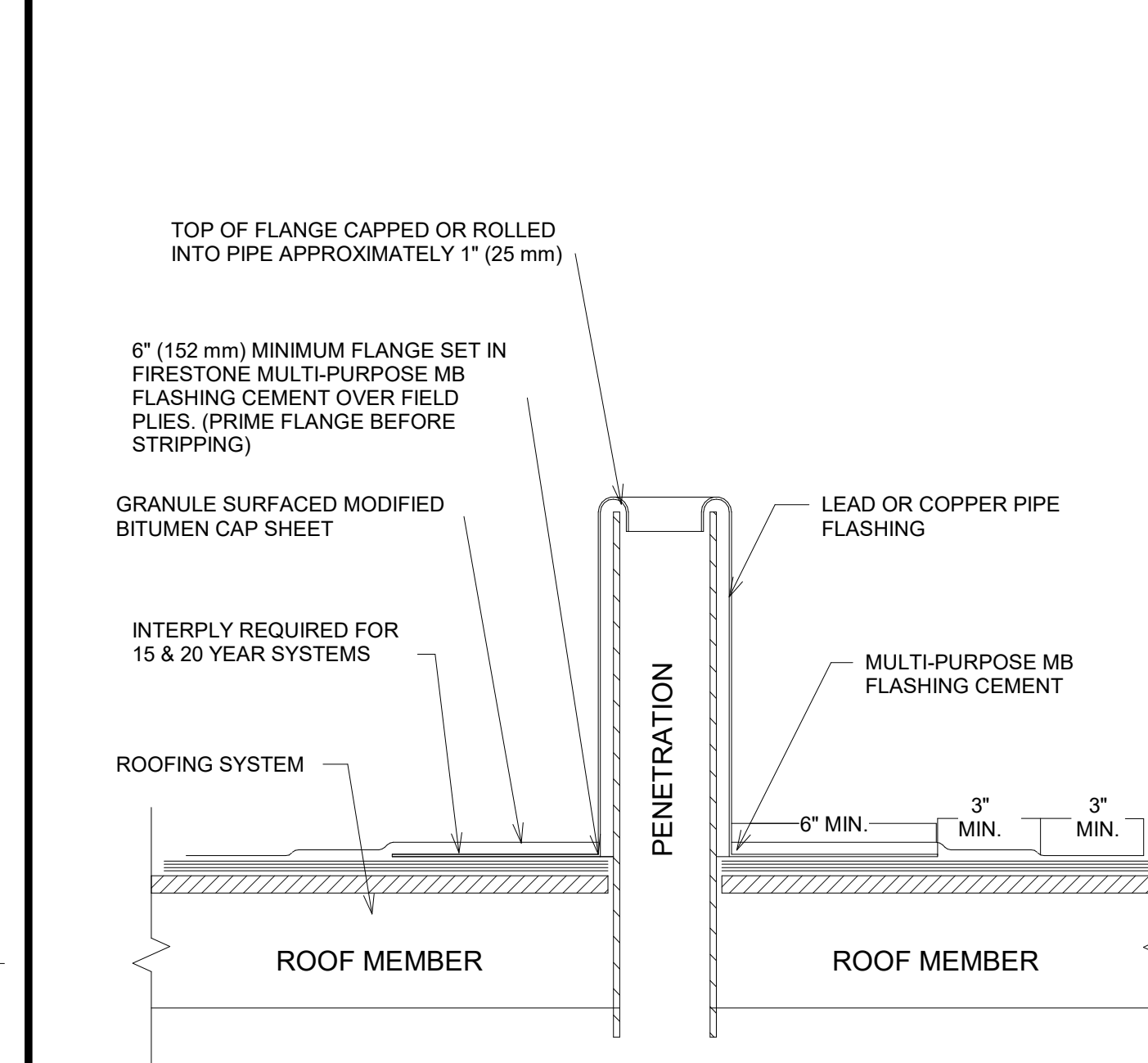
SHEET NUMBER
 A-5.3



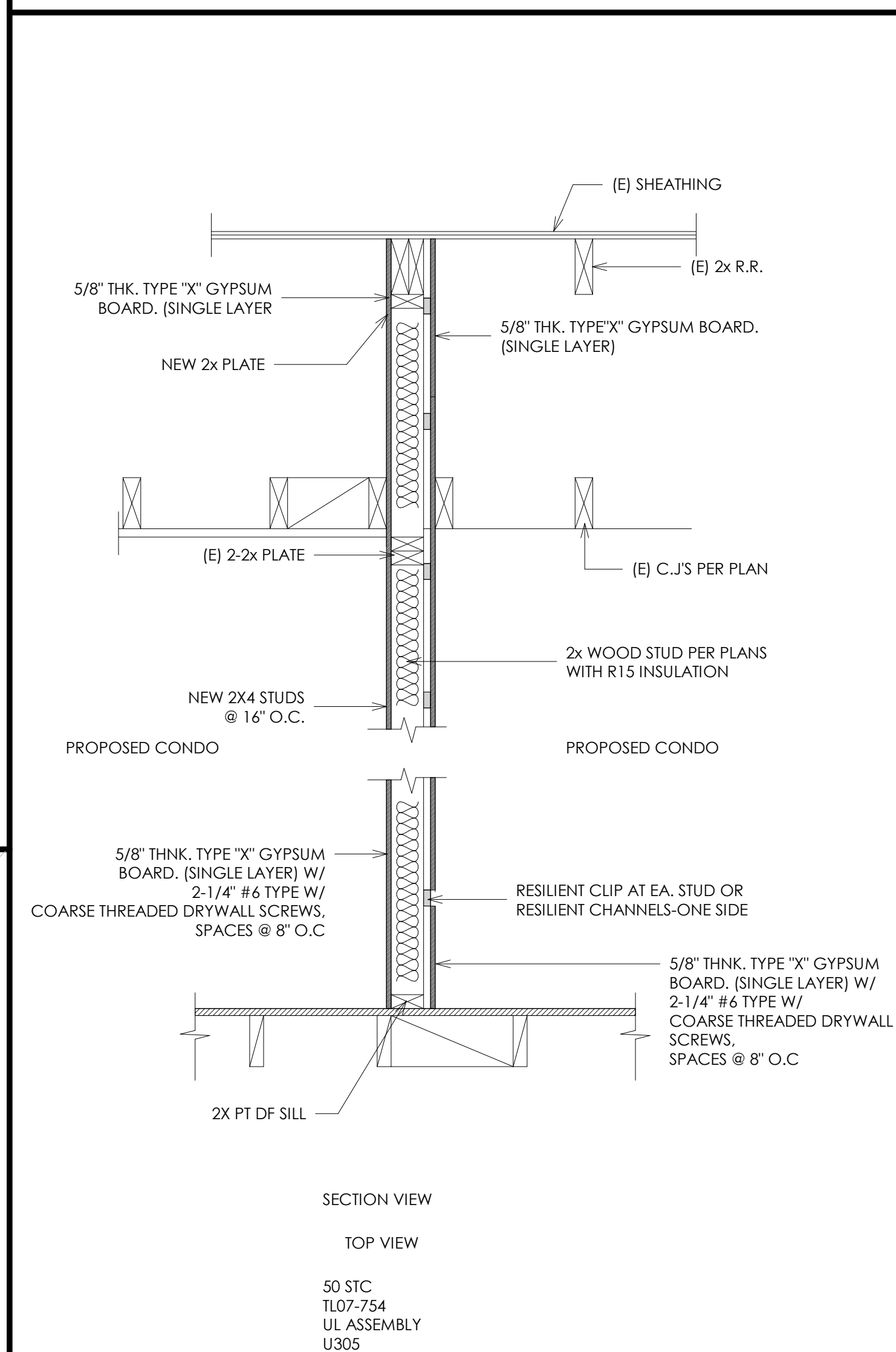
6 1-HR FIRE RESISTANT CONSTRUCTION



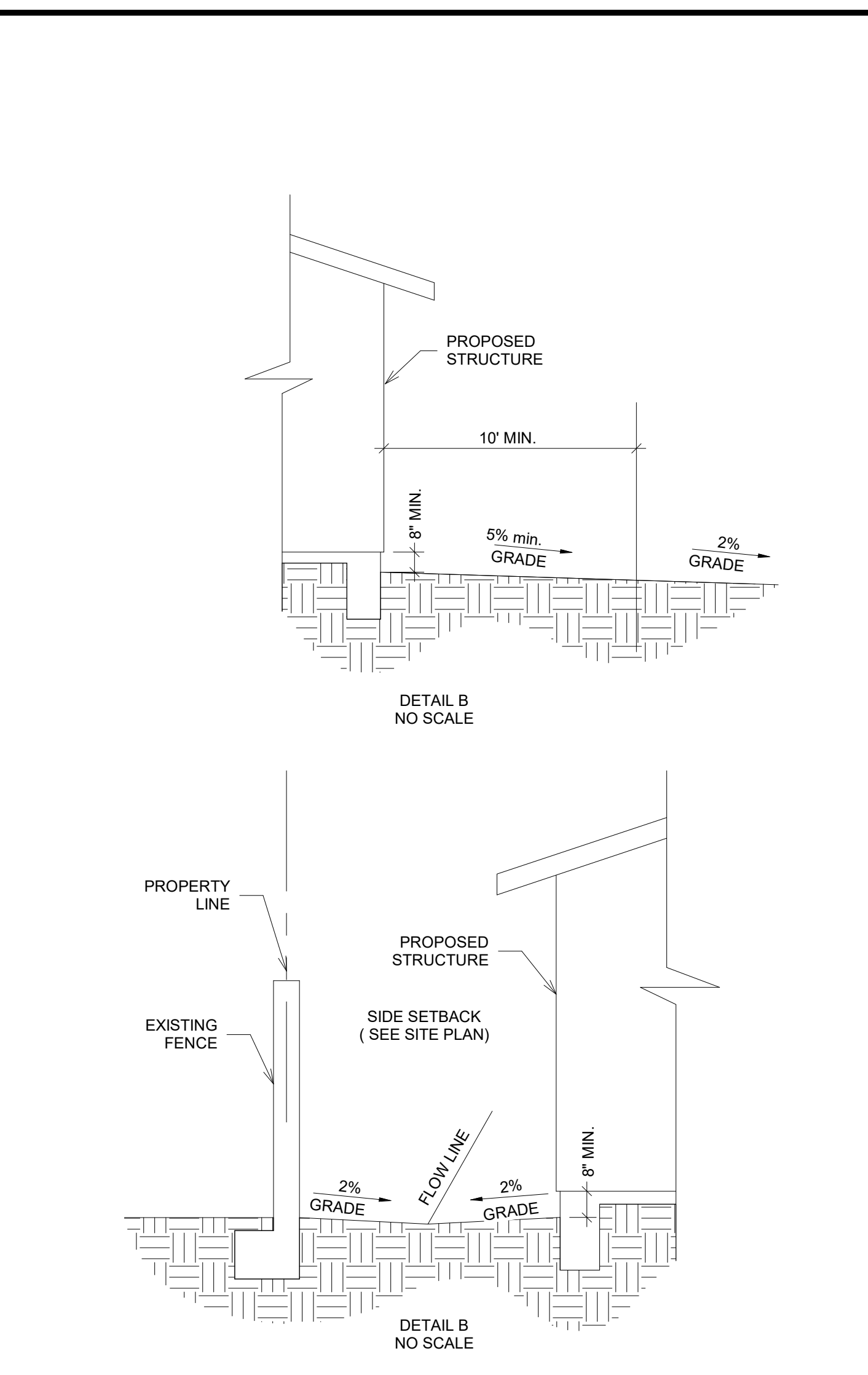
4 STAIRS, THREAD, RISER AND RAILING



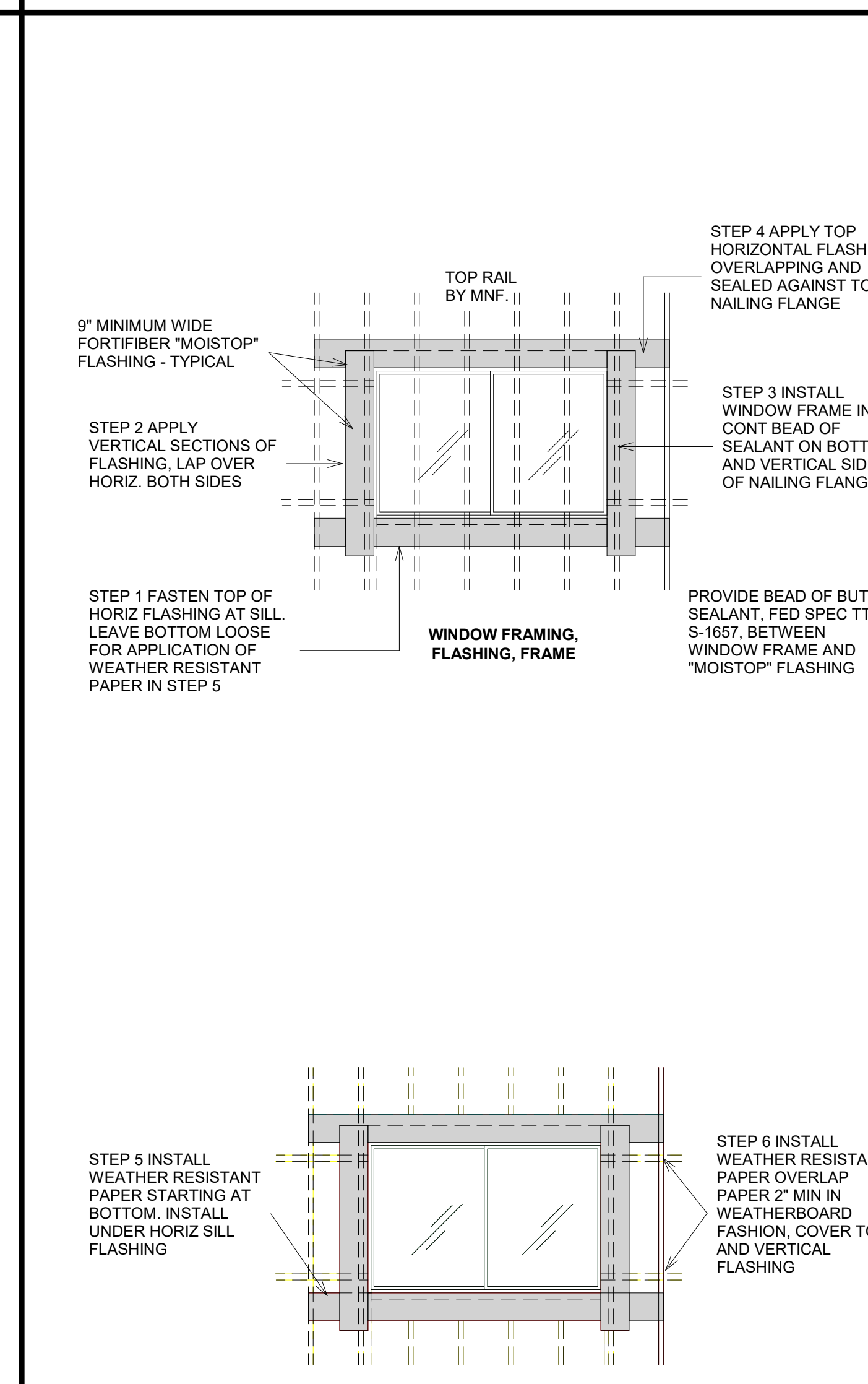
2 PIPE PENETRATION FLASHING DETAIL



5 1HR FIRE RATED CONSTRUCTION DETAIL



3 MIN. SLOPE FROM NEW FTG



1 WINDOW FLASHING

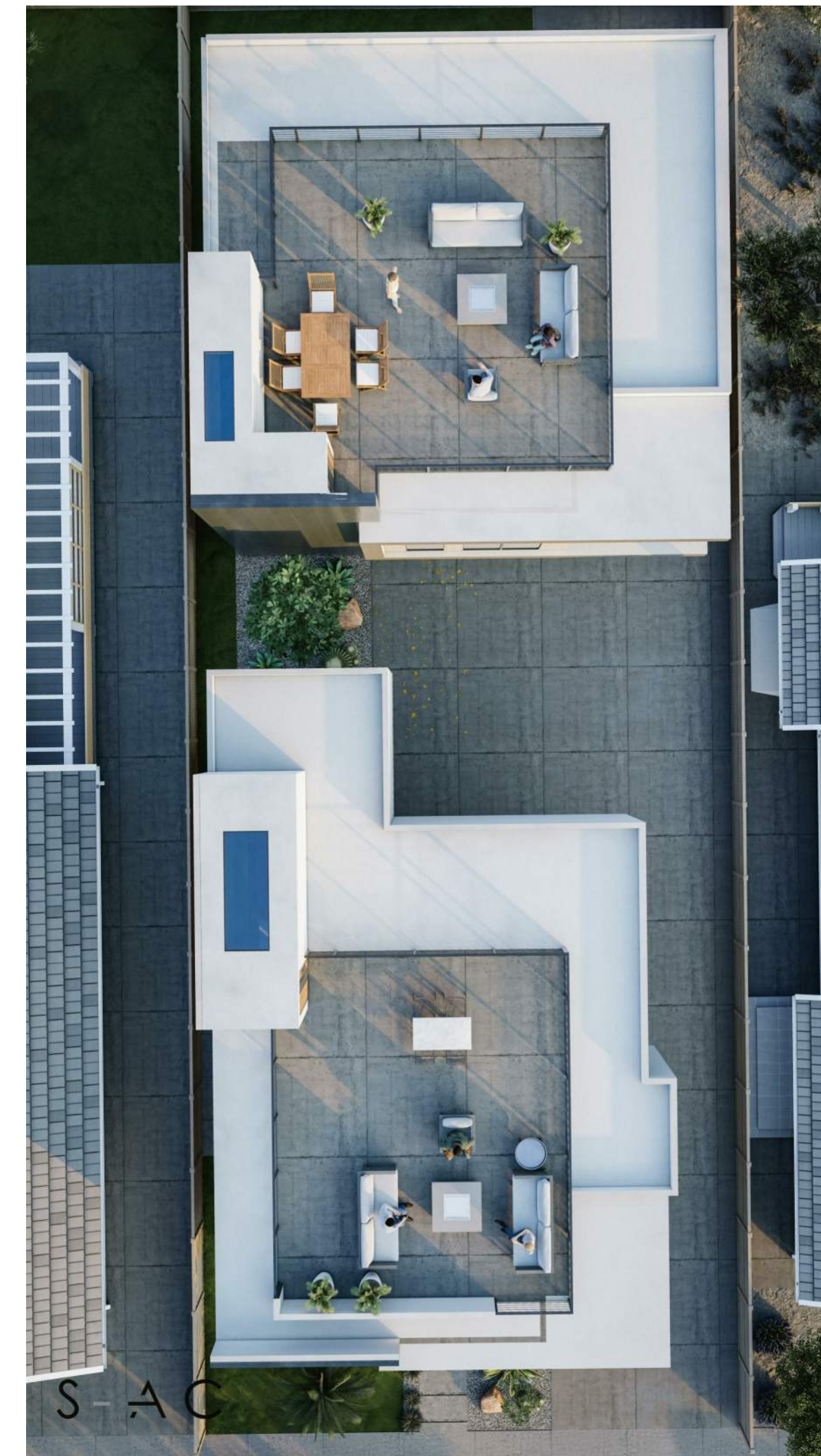
3556 HELMS AVE
CONDOMINIUMS

PROJECT ADDRESS
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CULVER CITY, CA 90232

PLAN:
ARCH DETAIL

DRAWN BY:
T.A.
DATE:
11/10/23
JOB NO.:
01

SHEET NUMBER
A-6.0



S - A C

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PLAN:
RENDERINGS

DRAWN BY:
Author

DATE:
07/16/24

JOB NO.:01

SHEET NUMBER

A-7.0