

3556 HELMS AVE CONDOMINIUMS

3556 HELMS AVE, CULVER CITY, CA 90232

S - A C

<u>Salvador Carbajal</u>

<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

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DESIGNER: Salvador Carbajal

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PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

PRESENTATION

DRAWN BY: Author

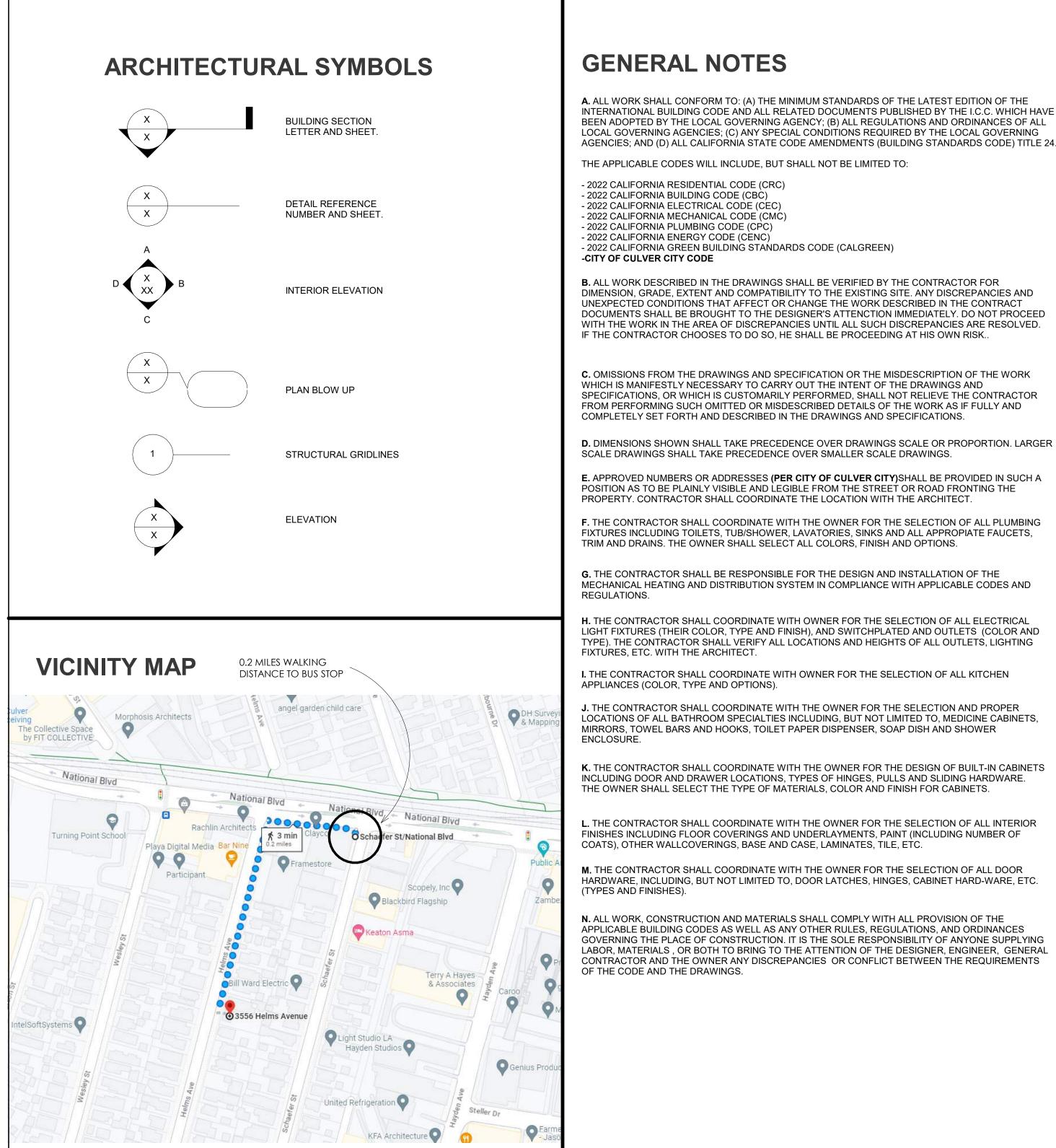
DATE: 07/16/24

> JOB NO.: 01



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DESIGNER

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).

d. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

e. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

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)

h. 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)

k. 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)

m. 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 FOOTCANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

o. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

DESCRIPTION OF WORK:

1.- DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE (1,234 SQ.FT.)

2.- DEMOLITION OF EXISTING GARAGE (350 SQ.FT.)

- 3.- NEW CONDOMINIUM #1 (1,781 SQ.FT.)
- 4.- NEW GARAGE #1 (394 SQ.FT.)
- 5.- NEW CONDOMINIUM #2 (1,879 SQ.FT.)
- 6.- NEW GARAGE #2 (394 SQ.FT.)

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

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: LOT AREA: 3,660 / 5,400 x 100:

OWNER

KAMLESH ITALIA

21446 COLD SPRING LN,

email: italiak@gmail.com

DIAMOND BAR, CA. 91765

3,660 SQ.FT. 5,400 SQ.FT. 67%

DIRECTORY

SALVADOR CARBAJAL 800 WILSHIRE BLVD. LOS ANGELES CA TEL: 760-673-2550 email: salcarbajal@hotmail.com

T-24 ENERGY CALCS. BY: TITLE 24 ENERGY CONSULTANTS Xavier Hermamdez 4481 PONDMOOR DR RIVERSIDE, CA 92505

TEL: 951-880-3107 email: xavier@title24consultant.net

SF

A-0.0 A-0.00 A-0.1 A-0.2 A-0.3	TITLE PLAN PRESENTATION GREEN CODE CHECKLIST GREEN CODE CHECKLIST
A-0.1 A-0.2	GREEN CODE CHECKLIST
A-0.2	
-	GREEN CODE CHECKLIST
Δ_0 3	
71-0.0	GENERAL NOTES
A-1.0	EXISTING AND PROPOSED SITE PLAN
A-1.1	MANEUVER DETAIL PARKING (CONDO #1)
A-1.2	EXISTING FLOOR PLAN
A-1.3	DEMO FLOOR PLAN
A-2.0	PROPOSED FIRST FLOOR PLAN (CONDO #1)
A-2.1	PROPOSED SECOND FLOOR PLAN (CONDO #1)
A-2.2	PROPOSED ROOFTOP DECK PLAN (CONDO #1)
A-2.3	PROPOSED FIRST FLOOR PLAN (CONDO #2)
A-2.4	PROPOSED SECOND FLOOR PLAN (CONDO #2)
A-2.5	PROPOSED ROOFTOP DECK PLAN (CONDO #2)
A-3.0	ROOF PLAN
A-4.0	ELEVATIONS CONDO #1
A-4.1	ELEVATIONS CONDO #1
A-4.2	ELEVATIONS CONDO #2
A-4.3	ELEVATIONS CONDO #2
A-5.0	CROSS SECTION CONDO #1
A-5.1	CROSS SECTION CONDO #1
A-5.2	CROSS SECTION CONDO #2
A-5.3	CROSS SECTION CONDO #2
A-6.0	ARCH DETAIL
A-7.0	RENDERINGS



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DESIGNER: SALVADOR CARBAJAL

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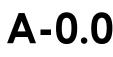
PLAN:

TITLE PLAN

DRAWN BY: T.A.

DATE: 11/10/23

> JOB NO.: 01



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEAS** -----

Y N/A RESPO	CHAPTER 3		122525	RESPO	
	GREEN BUILDING SECTION 301 GENERAL				4.106.4.2 New multifamily dwellings, hotels When parking is provided, parking spaces for requirements of Sections 4.106.4.2.1 and 4.1 whole number A parking space converse
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.				whole number. A parking space served by ele space shall count as at least one standard au applicable minimum parking space requireme for further details.
	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.			2 	 4.106.4.2.1Multifamily development projec than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units of this section.
	The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.				1.EV Capable. Ten (10) percent of the of parking facilities, shall be electric ve EVSE. Electrical load calculations shal system, including any on-site distribution EVs at all required EV spaces at a min
	Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.	L			The service panel or subpanel circuit d for future EV charging purposes as "EV
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and				Exceptions: 1.When EV chargers (Level 2 EVSE of EV capable spaces.
	other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.				2.When EV chargers (Level 2 EVSI spaces, the number of EV capal EV chargers installed. Notes: a.Construction documents are inter
	SECTION 302 MIXED OCCUPANCY BUILDINGS	L			future EV charging. b.There is no requirement for EV sp
	302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.				EV chargers are installed for use. 2.EV Ready . Twenty-five (25) percent Level 2 EV charging receptacles. For r dwelling unit when more than one park
	 [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. DIVISION 4.1 PLANNING AND DESIGN 				 Exception: Areas of parking facilities set 4.106.4.2.2 Multifamily development project sleeping units or guest rooms. The number of dwelling units, sleeping units of this section.
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise				1.EV Capable . Ten (10) percent of the of parking facilities, shall be electric vere EVSE. Electrical load calculations shall system, including any on-site distributine EVs at all required EV spaces at a minimum space.
	HR High Rise AA Additions and Alterations N New	L			The service panel or subpanel circuit of for future EV charging purposes as "EV
	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES				Exception: When EV chargers (Lev parking spaces required by Section reduced by a number equal to the r Notes:
	SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS	L			a.Construction documents shall sho
	 4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar 	L			b. There is no requirement for EV sp EV chargers are installed for use.
	 WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 				2.EV Ready. Twenty-five (25) percent Level 2 EV charging receptacles. For r dwelling unit when more than one park Exception: Areas of parking facilitie
	 4.106 SITE DEVELOPMENT 4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 				3.EV Chargers. Five (5) percent of the Where common use parking is provide area and shall be available for use by
	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.				When low power Level 2 EV charging an automatic load management system capacity to each space served by the A shall have sufficient capacity to deliver served by the ALMS. The branch circu have a capacity of not less than 30 am
	 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 				capacity to the required EV capable sp 4.106.4.2.2.1 Electric vehicle charging s Electric vehicle charging stations required
	 Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. 				Exception: Electric vehicle charging stati shall not be required to comply with this requirements. 4.106.4.2.2.1.1 Location.
	(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will	L			EVCS shall comply with at least one of the 1.The charging space shall be locate
	manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:	L			the California Building Code, Chapte 2.The charging space shall be locate
	 Swales Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. 				Chapter 2, to the building. Exception: Electric vehicle charging s Building Code, Chapter 11B, are not 4.106.4.2.2.1.2, Item 3.
	Exception: Additions and alterations not altering the drainage path.	L			4.106.4.2.2.1.2 Electric vehicle charging The charging spaces shall be designed
	4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the <i>California Electrical Code</i> , Article 625.				1.The minimum length of each EV space 2.The minimum width of each EV space
	Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate				3.One in every 25 charging spaces, but aisle. A 5-foot (1524 mm) wide minimum 12 feet (3658 mm).
	power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section	L			a.Surface slope for this EV space and the percent slope) in any direction.
	 4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. 				4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections comply with the accessibility provisions fo spaces and EVCS in multifamily developed 1109A.
	 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is 				4.106.4.2.3 EV space requirements. 1.Single EV space required. Install a listed circuit. The raceway shall not be less than originate at the main service or subpanel a proximity to the location or the proposed le raceway termination point, receptacle or of have a 40-ampere minimum dedicated bra installed, or space(s) reserved to permit in
	Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the <i>California Electrical Code</i> .				Exception: A raceway is not required if a installed in close proximity to the location construction in accordance with the Cali
	4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".				2.Multiple EV spaces required. Construction location of installed or future EV spaces, re- information on amperage of installed or fut electrical load calculations. Plan design sh raceways and related components that are
	R:THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFOR	NIA	CP		concealed areas and spaces shall be insta

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				2022
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		F	Exception: A raceway is not required if a minimum	40-ampere 208/240-volt dedicated EV bran	ch circuit is	2.5	1 2	
gs, hotels and motels and new residential parking facilities.	YN	A RESPON. PARTY		oposed location of the EV space at the time		Y N/A	RESPON. PARTY	4 204 0117
spaces for new multifamily dwellings, hotels and motels shall meet the 1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest ved by electric vehicle supply equipment or designed as a future EV charging			4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall ident	ify the overcurrent protective device space(s) reserved for			4.304 OUT 4.304.1 OUTD a local water e
andard automobile parking space only for the purpose of complying with any requirements established by a local jurisdiction. See Vehicle Code Section 22511.2			future EV charging purposes as "EV CAPABLE" in accom 4.106.4.2.5 Electric Vehicle Ready Space Signage.					Efficient Lands
ent projects with less than 20 dwelling units; and hotels and motels with less			Electric vehicle ready spaces shall be identified by signag Traffic Operations Policy Directive 13-01 (Zero Emission successor(s).					1. The I
ooms. ing units or guest rooms shall be based on all buildings on a project site subject to			4.106.4.3 Electric vehicle charging for additions and alte	rations of parking facilities serving exist	ing			Title avail
ent of the total number of parking spaces on a building site, provided for all types			 multifamily buildings. When new parking facilities are added, or electrical syste altered and the work requires a building permit, ten (10) p 					DIVISIO
electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 tions shall demonstrate that the electrical panel service capacity and electrical distribution transformer(s), have sufficient capacity to simultaneously charge all			altered shall be electric vehicle charging spaces (EV spa					4.406 ENH
s at a minimum of 40 amperes.			Notes: 1.Construction documents are intended to demonstrate	the project's capability and capacity for faci	litating future			4.406.1 RODE sole/bot
el circuit directory shall identify the overcurrent protective device space(s) reserved ses as "EV CAPABLE" in accordance with the California Electrical Code.			EV charging. 2.There is no requirement for EV spaces to be construct	ted or available until EV chargers are install	ed for use			opening agency.
el 2 EVSE) are installed in a number equal to or greater than the required number			DIVISION 4.2 ENERGY EFFICIE	na an ann an tha ann a Tha ann an tha ann				4.408 CON 4.408.1 CONS percent
			4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy eff		a Energy			4.408.2, manage
rel 2 EVSE) are installed in a number less than the required number of EV capable EV capable spaces required may be reduced by a number equal to the number of			Commission will continue to adopt mandatory standard					Excepti
			DIVISION 4.3 WATER EFFICIEN 4.303 INDOOR WATER USE	CY AND CONSERVATIO	N			1. Exca 2. Alter recy
s are intended to demonstrate the project's capability and capacity for facilitating			4.303.1 WATER CONSERVING PLUMBING FIXTURES AN urinals) and fittings (faucets and showerheads) shall of	ID FITTINGS. Plumbing fixtures (water closed on posterior) with the sections 4.303.1.1, 4.303.1.2	ets and 2, 4.303.1.3,			close 3. The
t for EV spaces to be constructed or available until receptacles for EV charging or for use.			and 4.303.4.4. Note: All noncompliant plumbing fixtures in any reside					jobs 4.408.2 CONS
i) percent of the total number of parking spaces shall be equipped with low power			plumbing fixtures. Plumbing fixture replacemen completion, certificate of occupancy, or final pe Code Section 1101.1, et seq., for the definition	rmit approval by the local building departme	nt. See Civil			in confo necessa
cles. For multifamily parking facilities, no more than one receptacle is required per none parking space is provided for use by a single dwelling unit.			buildings affected and other important enactme	nt dates.	The second s			1. Iden reus
acilities served by parking lifts.			4.303.1.1 Water Closets. The effective flush volume flush. Tank-type water closets shall be certified to the Specification for Tank-type Toilets.	e of all water closets shall not exceed 1.28 g performance criteria of the U.S. EPA Wate	allons per rSense			2. Spec bulk 3. Iden
ent projects with 20 or more dwelling units, hotels and motels with 20 or more sing units or guest rooms shall be based on all buildings on a project site subject to			Note: The effective flush volume of dual flush t	oilets is defined as the composite, average	flush volume			take 4. Iden
ent of the total number of parking spaces on a building site, provided for all types			4.303.1.2 Urinals. The effective flush volume of wall		lons per flush.			5. Spec by w
electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 tions shall demonstrate that the electrical panel service capacity and electrical			The effective flush volume of all other urinals shall not 4.303.1.3 Showerheads.	exceed 0.5 gallons per flush.				4.408.3 WAST enforcin
e distribution transformer(s), have sufficient capacity to simultaneously charge all s at a minimum of 40 amperes.			4.303.1.3.1 Single Showerhead. Showerhea					demolitie
el circuit directory shall identify the overcurrent protective device space(s) reserved ses as "EV CAPABLE" in accordance with the California Electrical Code.			gallons per minute at 80 psi. Showerheads sha WaterSense Specification for Showerheads.	na fa su a de la constante en el deres constantes de la constante de la constante de la constante de la constan En la constante en el deres constantes de la constante de la constante de la constante de la constante de la con				Note: T material
gers (Level 2 EVSE) are installed in a number greater than five (5) percent of by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be			4.303.1.3.2 Multiple showerheads serving or showerhead, the combined flow rate of all the s a single valve shall not exceed 1.8 gallons per	howerheads and/or other shower outlets co	ntrolled by			4.408.4 WAST weight o
al to the number of EV chargers installed over the five (5) percent required.			allow one shower outlet to be in operation at a	lime.	gned to only			lbs./sq.ft Section
s shall show locations of future EV spaces.			Note: A hand-held shower shall be cons 4.303.1.4 Faucets.	idered a showerhead.				4.408.4. weight o per squa
t for EV spaces to be constructed or available until receptacles for EV charging or for use.			4.303.1.4.1 Residential Lavatory Faucets. T					requiren
 percent of the total number of parking spaces shall be equipped with low power cles. For multifamily parking facilities, no more than one receptacle is required per 			not exceed 1.2 gallons per minute at 60 psi. The not be less than 0.8 gallons per minute at 20 ps			4.408.5 DOCU complian		
n one parking space is provided for use by a single dwelling unit.			4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.					Notes:
ng facilities served by parking lifts. cent of the total number of parking spaces shall be equipped with Level 2 EVSE.			4.303.1.4.3 Metering Faucets. Metering fauce		all not deliver			
is provided, at least one EV charger shall be located in the common use parking or use by all residents or guests.			more than 0.2 gallons per cycle.4.303.1.4.4 Kitchen Faucets. The maximum	flow rate of kitchen faucets shall not exceed	1.8 gallons			2.
charging receptacles or Level 2 EVSE are installed beyond the minimum required, ent system (ALMS) may be used to reduce the maximum required electrical			per minute at 60 psi. Kitchen faucets may temp to exceed 2.2 gallons per minute at 60 psi, and minute at 60 psi.					4.410 BUII 4.410.1 OPER disc, we
ed by the ALMS. The electrical system and any on-site distribution transformers to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) anch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall			Note: Where complying faucets are unavailabl	e, aerators or other means may be used to a	achieve			following
an 30 amperes. ALMS shall not be used to reduce the minimum required electrical apable spaces.			reduction. 4.303.1.4.5 Pre-rinse spray valves.					1. Direc life c 2. Ope
harging stations (EVCS). s required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.			When installed, shall meet the requirements in Efficiency Regulations), Sections 1605.1 (h)(4) (d)(7) and shall be equipped with an integral au	Table H-2, Section 1605.3 (h)(4)(A), and Se	(Appliance ction 1607			a.
rging stations serving public accommodations, public housing, motels and hotels with this section. See California Building Code, Chapter 11B, for applicable			FOR REFERENCE ONLY: The following table	and code section have been reprinted from	the California			b. c.
			Code of Regulations, Title 20 (Appliance Efficie 1605.3 (h)(4)(A).	ncy Regulations),Section 1605.1 (h)(4) and	Section			d. e. 3. Infor
one of the following options:			TABLE H-2		ř			reso 4. Publ
be located adjacent to an accessible parking space meeting the requirements of e, Chapter 11A, to allow use of the EV charger from the accessible parking space.			STANDARDS FOR COMMERCIA	L PRE-RINSE SPRAY	Ŕ			5. Educ and 6. Infor
be located on an accessible route, as defined in the California Building Code,			VALUES MANUFACTURED ON C	DR AFTER JANUARY 28, 2019	2			wate 7. Instr feet
charging stations designed and constructed in compliance with the California 3, are not required to comply with Section 4.106.4.2.2.1.1 and Section			PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)				8. Infor pain
charging stations (EVCS) dimensions.			Product Class 1 (≤ 5.0 ozf)	1.00	2			9. Infor 10. A co 11. Info
designed to comply with the following:			Product Class 2 (> 5.0 ozf and \leq 8.0 ozf) Product Class 3 (> 8.0 ozf)	1.20				spa 12. Info
EV space shall be 18 feet (5486 mm). EV space shall be 9 feet (2743 mm).			Title 20 Section 1605.3 (h)(4)(A): Commercial p					4.410.2 RECY building site, p
aces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum		1	1, 2006, shall have a minimum spray force of networks and dwelling 4.303.2 Submeters for multifamily buildings and dwelling	17.1 2.1 2. 19.1 - 19.1 10. 10.1 10.1 10.1 10.1 10.1 10.1	1000			depositing, sto corrugated car ordinance, if m
minimum aisle shall be permitted provided the minimum width of the EV space is		-	 buildings. Submeters shall be installed to measure water usage California Plumbing Code. 	of individual rental dwelling units in accorda	nce with the			Excepti
ace and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083		2	4.303.3 Standards for plumbing fixtures and fittings. Plu					
spaces. n Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall	33 7 8		accordance with the <i>California Plumbing Code</i> , and shall me 1701.1 of the <i>California Plumbing Code</i> .	et the applicable standards referenced in Ta	able			DIVISIO
visions for EV chargers in the California Building Code, Chapter 11B. EV ready developments shall comply with California Building Code, Chapter 11A, Section			NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.	303.1, AND IS INCLUDED AS A				SECTION 4.501.1 Scope
ents. all a listed raceway capable of accommodating a 208/240-volt dedicated branch		8	TABLE - MAXIMUM FIXTURE WATER	JSE				The provisions irritating and/or
e less than trade size 1 (nominal 1-inch inside diameter). The raceway shall subpanel and shall terminate into a listed cabinet, box or enclosure in close			FIXTURE TYPE	FLOW RATE				SECTION 5.102.1 DEFIN
roposed location of the EV space. Construction documents shall identify the otacle or charger location, as applicable. The service panel and/ or subpanel shall dicated branch circuit, including branch circuit overcurrent protective device			SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI				The following t
p permit installation of a branch circuit overcurrent protective device. guired if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is			LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPI PSI	VI @ 20			AGRIFIBER P cores, not inclu
he location or the proposed location of the EV space, at the time of original h the California Electrical Code.			LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI				COMPOSITE medium densit structural pane
Construction documents shall indicate the raceway termination point and the spaces, receptacles or EV chargers. Construction documents shall also provide			KITCHEN FAUCETS METERING FAUCETS	1.8 GPM @ 60 PSI 0.2 GAL/CYCLE				wood I-joists o 93120.1.
alled or future receptacles or EVSE, raceway method(s), wiring schematics and design shall be based upon a 40-ampere minimum branch circuit. Required to be installed underground, enclosed, inaccessible or in			WATER CLOSET	1.28 GAL/FLUSH				DIRECT-VENT combustion fro
all be installed at the time of original construction.	STIC	TO BE LISE		0.125 GAL/FLUSH	DS THE END US	RASS	SUMES AL	
TO THE VARIABLES DETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLI	5115	U DE USE	U ON AN INDIVIDUAL PROJECT DASIS AND MAY BE MODIFIED BY TH	E END USER TO MEET THUSE INDIVIDUAL NEE	INE END USL	ASS	OWES ALL	- NESPONSIBILITY

RESPON, PARTY =

YES NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

04 OUTDOOR WATER USE

14.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with cal water efficient landscape ordinance or the current California Department of Water Resources' Model Water ient Landscape Ordinance (MWELO), whichever is more stringent.

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

VISION 4.4 MATERIAL CONSERVATION AND RESOURCE FICIENCY

06 ENHANCED DURABILITY AND REDUCED MAINTENANCE 16.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing

08 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

18.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

- 1. Excavated soil and land-clearing debris.
- 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

08.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- 1. Identify the construction and demolition waste materials to be diverted from disposal by recycling,
- reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or
- bulk mixed (single stream). 3. Identify diversion facilities where the construction and demolition waste material collected will be
- 4. Identify construction methods employed to reduce the amount of construction and demolition waste
- 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

8.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

08.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

18.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

- 1. Sample forms found in "A Guide to the California Green Building Standards Code
- (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.

2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

10 BUILDING MAINTENANCE AND OPERATION

0.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- 2. Operation and maintenance instructions for the following:
- a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major
- appliances and equipment. b. Roof and yard drainage, including gutters and downspouts.
- c. Space conditioning systems, including condensers and air filters.
- Landscape irrigation systems.
- e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce
- resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area.
- 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent
- and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve
- 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- 9. Information about state solar energy and incentive programs available.
- 10. A copy of all special inspections verifications required by the enforcing agency or this code. 11. Information from the Department of Forestry and Fire Protection on maintenance of defensible
- space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.

0.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a ding site, provide readily accessible area(s) that serves all buildings on the site and are identified for the ositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, ugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling nance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.

VISION 4.5 ENVIRONMENTAL QUALITY

CTION 4.501 GENERAL 1.1 Scope

provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, ting and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

- CTION 4.502 DEFINITIONS 2.1 DEFINITIONS
- following terms are defined in Chapter 2 (and are included here for reference)
- RIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door es, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

MPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and lium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, ctural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated d I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section

ECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for bustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

ONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

Salvador Carbaja

Residential Designer 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: SALVADOR CARBAJAL

PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

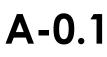
GREEN CODE CHECKLIST

DRAWN BY:

T.A. DATE:

11/10/23

JOB NO.: 01



California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE **RESIDENTIAL MANDATORY MEASURES, SHEET 2** (January 2023)

Y N/A RESPON. PARTY

SEALANTS	Grams per Liter)
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
	500
MARINE DECK	760
OTHER	750
TABLE 4.504.3 - VOC CONTENT ARCHITECTURAL COATINGS2.3	LIMITS FOR
GRAMS OF VOC PER LITER OF COATING	LESS WATER & LESS E
COMPOUNDS	VOC LIMI
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	
	Aut
	420
	250
	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 &	100
UNDERCOATERS	
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
 GRAMS OF VOC PER LITER OF COATI EXEMPT COMPOUNDS THE SPECIFIED LIMITS REMAIN IN EF ARE LISTED IN SUBSEQUENT COLUMNS VALUES IN THIS TABLE ARE DERIVED THE CALIFORNIA AIR RESOURCES BOAF SUGGESTED CONTROL MEASURE, FEB. 	ECT UNLESS REVISED IN THE TABLE. FROM THOSE SPECIFIE D, ARCHITECTURAL CO

N/A RESPO 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 ROC). Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701 MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood. PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a). REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere. 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). 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. 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. 4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 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: 1. 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 chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below. 2. 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. 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. 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 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: . Manufacturer's product specification. 2. Field verification of on-site product containers. TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1.2} ARCHITECTURAL APPLICATIONS INDOOR CARPET ADHESIVES CARPET PAD ADHESIVES OUTDOOR CARPET ADHESIVES WOOD FLOORING ADHESIVES RUBBER FLOOR ADHESIVES SUBFLOOR ADHESIVES CERAMIC TILE ADHESIVES

(Less Water and Less Exempt Compounds in Grams per Liter) VOC LIMIT 50 50 150 100 60 50 65 50 VCT & ASPHALT TILE ADHESIVES DRYWALL & PANEL ADHESIVES 50 50 COVE BASE ADHESIVES MULTIPURPOSE CONSTRUCTION ADHESIVE 70 100 STRUCTURAL GLAZING ADHESIVES SINGLE-PLY ROOF MEMBRANE ADHESIVES 250 OTHER ADHESIVES NOT LISTED 50 SPECIALTY APPLICATIONS 510 PVC WELDING 490 CPVC WELDING 325 ABS WELDING 250 PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC 550 CONTACT ADHESIVE 80 SPECIAL PURPOSE CONTACT ADHESIVE 250 140 STRUCTURAL WOOD MEMBER ADHESIVE 250 TOP & TRIM ADHESIVE SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL 30 50 PLASTIC FOAMS POROUS MATERIAL (EXCEPT WOOD) 50 30 WOOD 80 FIBERGLASS 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.

xempt Compounds in G	rams per Liter)	
	VOC LIMIT	
	250	
	760	
F	300	
	250	
MBRANE	450	
	420	
	250	
	775	
IS	500	
	760	
	750	_

R LITER OF COATING, LESS	WATER & LESS EXEMPT
RY	VOC LIMIT
	50
S	100
DSS COATINGS	150
IGS	
OATINGS	400
LTY COATINGS	400
COATINGS	50
PRIMERS	350
	350
COMPOUNDS	350
RY SEALERS	100
S	50
S	150
DATINGS	350
ATINGS	350
	100
MPOUNDS	250
ATINGS (SIGN PAINTS)	500
E COATINGS	420
ENANCE COATINGS	250
NGS1	120
IT COATINGS	450
OATINGS	100
ED COATINGS	500
INGS	250
ASH PRIMERS	420
, & UNDERCOATERS	100
ATING SEALERS	350
GS	250
	50
/E COATINGS	250
	730
	550
S, SEALERS &	21.0 475 1998
	100
	250
NTS	450
OATINGS	340
COATINGS	100
H COATINGS	420
MEMBRANES	250
	275
IVES	350
S	340

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 STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES DUE TO THE VA

				1
	TABLE 4.504.5 - FORMALDEHYDE LI	MITS		
	MAXIMUM FORMALDEHYDE EMISSIONS IN PAR	TS PER MILLION		
	PRODUCT	CURRENT LIMIT		
	HARDWOOD PLYWOOD VENEER CORE	0.05		
	HARDWOOD PLYWOOD COMPOSITE CORE PARTICLE BOARD	0.05		
	MEDIUM DENSITY FIBERBOARD	0.11		
	THIN MEDIUM DENSITY FIBERBOARD2	0.13		
	1. VALUES IN THIS TABLE ARE DERIVED FROM BY THE CALIF. AIR RESOURCES BOARD, AIR TO MEASURE FOR COMPOSITE WOOD AS TESTED WITH ASTM E 1333. FOR ADDITIONAL INFORMA	IN ACCORDANCE	Ē	3
	CODE OF REGULATIONS, TITLE 17, SECTIONS 9 93120.12. 2. THIN MEDIUM DENSITY FIBERBOARD HAS A	3120 THROUGH		
	THICKNESS OF 5/16" (8 MM). DIVISION 4.5 ENVIRONMENTAL QUAL 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior Department of Public Health, "Standard Method for the Testing and Eva from Indoor Sources Using Environmental Chambers," Version 1.2, Jan California Specification 01350) See California Department of Public Health's website for certification pro-	shall meet the requirements of the C luation of Volatile Organic Chemical uary 2017 (Emission testing method ograms and testing labs.	Emissions	
	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages			
	 4.504.3.1 Carpet cushion. All carpet cushion installed in the build California Department of Public Health, "Standard Method for the Chemical Emissions from Indoor Sources Using Environmental C (Emission testing method for California Specification 01350) See California Department of Public Health's website for certificat 	Testing and Evaluation of Volatile On hambers," Version 1.2, January 2017	rganic	
	https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/		I	
	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the re			
	 4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is resilient flooring shall meet the requirements of the California Department Testing and Evaluation of Volatile Organic Chemical Emissions from Inc Version 1.2, January 2017 (Emission testing method for California Spece 	nt of Public Health, "Standard Method loor Sources Using Environmental C ification 01350)	d for the	2
	See California Department of Public Health's website for certification pro hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Page			
	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particle composite wood products used on the interior or exterior of the buildings formaldehyde as specified in ARB's Air Toxics Control Measure for Com by or before the dates specified in those sections, as shown in Table 4.5	s shall meet the requirements for posite Wood (17 CCR 93120 et seq.		
	 4.504.5.1 Documentation. Verification of compliance with this set by the enforcing agency. Documentation shall include at least one 1. Product certifications and specifications. 		(
	 Chain of custody certifications. Product labeled and invoiced as meeting the Composite CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 of Wood Association, the Australian AS/NZS 2269, Europ 0121, CSA 0151, CSA 0153 and CSA 0325 standards. Other methods acceptable to the enforcing agency. 	r PS-2 standards of the Engineered	n CSA	
	4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the C	8 3 .		
	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundation California Building Code, Chapter 19, or concrete slab-on-ground floors California Residential Code, Chapter 5, shall also comply with this section	required to have a vapor retarder by on.		
	4.505.2.1 Capillary break. A capillary break shall be installed in following:	compliance with at least one of the		
	 A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or a vapor barrier in direct contact with concrete and a con shrinkage, and curling, shall be used. For additional in ACI 302.2R-06. Other equivalent methods approved by the enforcing age 	ncrete mix design, which will address formation, see American Concrete In gency.	bleeding,	
	3. A slab design specified by a licensed design profession 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building		amage	
_ Level	shall not be installed. Wall and floor framing shall not be enclosed when moisture content. Moisture content shall be verified in compliance with	the framing members exceed 19 per the following:	cent	
	 Moisture content shall be determined with either a probe-type moisture verification methods may be approved by the enforc found in Section 101.8 of this code. Moisture readings shall be taken at a point 2 feet (610 mm) to of each piece verified. At least three random moisture readings shall be performed of 	ing agency and shall satisfy requirer 4 feet (1219 mm) from the grade stand n wall and floor framing with docume	nents imped end ntation	
	acceptable to the enforcing agency provided at the time of ap Insulation products which are visibly wet or have a high moisture conten enclosure in wall or floor cavities. Wet-applied insulation products shall recommendations prior to enclosure.	t shall be replaced or allowed to dry	100 M	
	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanicall following:	y ventilated and shall comply with the	9	
	 Fans shall be ENERGY STAR compliant and be ducted to term Unless functioning as a component of a whole house ventilation humidity control. 	on system, fans must be controlled b	3	
	 a. Humidity controls shall be capable of adjustment betwee equal to 50% to a maximum of 80%. A humidity control adjustment. b. A humidity control may be a separate component to the integral (i.e., built-in) 	I may utilize manual or automatic me	eans of	
	 For the purposes of this section, a bathroom is a room tub/shower combination. Lighting integral to bathroom exhaust fans shall comply 			
	4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heat sized, designed and have their equipment selected using the following n		ll be	
	 The heat loss and heat gain is established according to ANSI/ Load Calculation), ASHRAE handbooks or other equivalent de Duct systems are sized according to ANSI/ACCA 1 Manual D ASHRAE handbooks or other equivalent design software or m Select heating and cooling equipment according to ANSI/ACC Equipment Selection), or other equivalent design software or 	esign software or methods. - 2014 (Residential Duct Systems), nethods. CA 3 Manual S - 2014 (Residential	al	

APTER 7 **ISTALLER & SPECIAL INSPECTOR QUALIFICATIONS** 2 QUALIFICATIONS

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

RESPON, PARTY

YES NOT APPLICABLE RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

- 1. State certified apprenticeship programs.
- 2. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency.

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

- 1. Certification by a national or regional green building program or standard publisher.
- 2. 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. 4. Other programs acceptable to the enforcing agency.

Notes

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code. 2. 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).

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

3 VERIFICATIONS

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



Salvador Carbajal

<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: SALVADOR CARBAJAL

AVE	UMS
LMS	NIM
H	00
3556	N N N N

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-0.2

KITCHEN NOTES

ELECTRICAL NOTES

• ALL KITCHEN COUNTERTOP OUTLETS SHALL BE GFCI PROTECTED. CEC 210.8(A)

• 12" OR WIDER COUNTERTOPS REQUIRE AN OUTLET. CEC 210.52(C)(1) • OUTLETS ARE REQUIRED WITHIN 24" OF ANY LOCATION ALONG THE

COUNTERTO. CEC 210.52(C)(1). KITCHEN OUTLETS MUST BE POSITIONED A MAXIMUM 20" ABOVE COUNTER TOP.

CEC 210.52(C)(5) • APPLIANCES AND SINKS BREAK UP THE COUNTERTOP RUN, REQUIRING EACH

SIDE TO COMPLY INDIVIDUALLY.CEC 210.52(C) • THE ELECTRICAL OUTLET REQUIREMENTS INCLUDE ISLANDS, PENINSULAS, KITCHEN DESKTOPS, WET BARS, AND SERVING BARS. A LARGE WINDOW ACROSS THE BACK OF A SINK OR LACK OF A BACK SPLASH DOES NOT EXEMPT THE COUNTERTOP FROM THE OUTLET REQUIREMENTS. THESE OUTLETS MAY BE IN A DROP FRONT CABINET FACE. UNDER CABINET PLUG STRIP. POP UP OR TOMBSTONE TYPE RECEPTACLE. CEC 210.52(C)(2), (3), (4)

• 2 – SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR KITCHENS. THE LOADS SHALL BE BALANCED AND HAVE NO OTHER OUTLETS. s. CEC 210.52(B)(1),

 INDIVIDUAL DEDICATED CIRCUITS ARE REQUIRED FOR ALL MAJOR APPLIANCES. CEC 210.11(C)(1) & CEC 422.10(A) • THE GARBAGE DISPOSAL CORD IS LIMITED TO A RANGE OF 18" TO 36" LONG.

CEC 422.16(B)(1) • DISHWASHER CORD 36" TO 48" LONG. ROMEX INSTALLED WITH A PLUG IS NOT AN APPROVED FLEXIBLE CORD. CEC 422.16(B)(2). • MINIMUM 15 AMP CIRCUIT FOR THE DISHWASHER AND A 15 AMP CIRCUIT FOR

THE DISPOSAL. CEC 210.23(A) • IF USING A SPLIT OUTLET (2 CIRCUITS ON THE SAME YOLK) FOR

DISHWASHER/DISPOSAL, PROVIDE A LISTED HANDLE TIE AT THE 2 CIRCUIT BREAKERS AT THE PANEL. CEC210.7(B)

• IC (DIRECT CONTACT) AND AT (AIR TIGHT) RATED CANS ARE REQUIRED FOR RECESSED LIGHTING IF INSTALLED IN AN INSULATED CEILING. FOR OCCUPANCIES WITH A HORIZONTAL (FLOOR/CEILING ASSEMBLY) RATED SEPARATION, THE RECESSED FIXTURES SHALL BE PROTECTED TO THE RATING OF THE SEPARATION (1 HOUR) OR BE LISTED FOR THE REQUIRED PROTECTION. THIS GENERALLY APPLIES TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS [CEnC 150(K)1.C]

MECHANICAL

• A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT, ALUMINUM FLEX DUCT NOT APPROVED, PROVIDE A BACK DRAFT DAMPER. CMC504 3

• MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE IS REQUIRED. [CMC 921.3.1] KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM

MEETING THE REQUIREMENTS OF ASHRA 62.2. THIS INCLUDES A MAXIMUM SOUND RATING OF 3 SONE @ 100CFM.

PLUMBING

 A GAS TEST IS REQUIRED ON PIPING MODIFICATIONS (10 PSI FOR 15 MINUTES). A MAXIMUM 15 PSI GAUGE IS REQUIRED FOR THE GAS TEST. A LOWER GAS PRESSURE TEST MAY BE PERFORMED WHEN USING A RECORDING TEST GAUGE PER SECTION 1214.3 OF THE CPC. [CPC 1213.3] GAS LINES THAT RUN UNDER A SLAB SHALL RUN THROUGH AN APPROVED.

VENTED, GAS TIGHT CONDUIT. [CPC1210.3.4] • AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED OUTSIDE EACH APPLIANCE AND AHEAD OF THE UNION CONNECTED THERETO AND IN ADDITION TO ANY VALVE ON THE APPLIANCE. [CPC 1210.11]

 PROVIDE MAXIMUM 6-FT- LONG LISTED GAS FLEXIBLE CONNECTOR AND SHUT OFF TO FREESTANDING RANGE. [CPC 1212.3.1]

• A LISTED AIR GAP IS REQUIRED FOR THE DISHWASHER DRAIN. [CPC 807.3] • THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. [CPC402.4]

ADDITIONAL NOTES

MECHANICA

CLOTHES DRYERS SHALL CONFORM TO THE FOLLOWING:

a. DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL LENGTH OF 14 FEET. INCLUDING TWO 90 DEGREE ELBOW UNLESS PERMITTED BY THE MANUFACTURE.

b. MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPER.

c. THE TERMINATION OF THE EXHAUST DUCT SHALL HAVE A MINIMUM CLEARANCE OF 3'FT. FROM OPENINGS INTO THE BUILDING.

ELECTRICAL

1. RECEPTACLE OUTLETS SHALL BE INSTALLED IN ACCORDANCE WITH:

a. AT LEAST ONE OUTLET ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2-FT. ABOVE GRADE SHALL BE INSTALLED AT THE FRONT AND BACK OF THE DWELLING

2. ALL NEW 125-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES SHALL HAVE A GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI OR GFI) PROTECTION WHEN INSTALLED IN THE FOLLOWING LOCATIONS: DISHWASHERS & OUTDOOR (WEATHER-RESISTIVE, TOO)

3. ALL 120-VOLT, SINGLE-PHASE 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING NEW OUTLETS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT WHEN INSTALLED IN THE SINGLE-FAMILY RESIDENCE (BATHROOMS & GARAGES ARE EXCEPT)

4. RECEPTACLES, CORD CONNECTORS, AND ATTACHMENT PLUGS SHALL COMPLY WITH THE FOLLOWING a. ALL 125-VOLT, 15- AND 20-AMPERE RECEPTACLES IN DWELLINGS SHALL **BE LISTED TAMPER-RESISTANT**

7. EXHAUST FANS WITH INTEGRAL LIGHTING SYSTEM SHALL BE SWITCHES SEPARATELY FROM LIGHTING SYSTEM OR HAVE A LIGHTING SYSTEM THAT CAN BE MANUALLY TURNED ON AND OFF WHILE ALLOWING THE FAN TO CONTINUE TO OPERATE FOR AN EXTENDED PERIOD OF TIME.

SMOKE AND CARBON ALARM

SMOKE ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (BETWEEN $4"\pm$ AND12"± OF THE CEILING) IN ALL SLEEPING ROOMS, EACH AREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH STORY OF THE BUILDING, AND IN ANY BASEMENT.(CBC 907.2.11, CRC 314)

CARBON MONOXIDE (CO) ALARMS SHALL BE INSTALLED ON THE CEILING OR WALL (ABOVE THE DOOR HEADER) IN EACHAREA/HALLWAY ADJACENT TO SLEEPING ROOMS, EACH OCCUPIABLE STORY, AND WITHIN A BEDROOM IF THE BEDROOM OR ATTACHED BATHROOM CONTAINS A FUEL-BURNING APPLIANCE. CO ALARMS ARE NOT REQUIRED IF THERE IS NO FUEL BURNING APPLIANCE OR FIREPLACE IN THE HOUSE AND WHERE THE GARAGE IS DETACHED FROM THE HOUSE..(CBC 907.2.11, CRC 315)

BATHROOM NOTES

SAFETY GLAZING (I.E., TEMPERED) WINDOWS IN BATHROOMS [CRC 308.4.5]

 WINDOWS IN ANY PORTION OF A WALL ENCLOSING TUBS AND/OR SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE.

• WINDOWS WITHIN 60" MEASURED HORIZONTALLY FROM WATER'S EDGE OF A BATHTUB OR WHIRLPOOL TUB OR FROM EDGE OF A SHOWER AND WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

WATER CONSERVING PLUMBING FIXTURES [CALIFORNIA CIVIL CODE 1101.4(A)]

THE CALIFORNIA CIVIL CODE REQUIRES THAT ALL EXISTING NON-COMPLIANT PLUMBING FIXTURES (BASED ON WATER EFFICIENCY) THROUGHOUT THE HOUSE BE UPGRADED WHENEVER A BUILDING PERMIT IS ISSUED FOR REMODELING IMPROVEMENTS EVEN IF THE FIXTURES ARE NOT WITHIN THE SCOPE OF WORK. RESIDENTIAL BUILDING CONSTRUCTED AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT. THE FOLLOWING TABLE SHOWS THE FIXTURES THAT ARE CONSIDERED TO BE NON-COMPLAINT AND THE TYPE OF WATER-CONSERVING PLUMBING FIXTURE THAT SHOULD BE INSTALLED:

TYPE OF FIXTURE	NON-COMPLIANT PLUMBING FIXTURE	REQUIRED WATER-C PLUMBING FIXTURE CALGREEN 4.303
WATER CLOSET (TOILET)	MORE THAN 1.6 GAL./ FLUSH	1.28 GALLONS / FLUS
SHOWER HEAD	MORE THAN 2.5 GAL./ MINUTE	1.8 GALLONS / MINUT
FAUCET-BATHROOM	MORE THAN 2.2 GAL./ MINUTE	1.2 GALLONS / MINU
FAUCET-KITCHEN	MORE THAN 2.2 GAL./ MINUTE	1.5 GALLONS / MINU ⁻

PLUMBING

• TOILET AND/OR BIDET REQUIRE A TOTAL MINIMUM 30" CLEAR SPACE (15" FROM CENTERLINE TO EACH SIDE) AND A MINIMUM OF 24" CLEAR SPACE IN FRONT OF THE FIXTURE. URINALS REQUIRE A TOTAL MINIMUM 24" CLEAR SPACE (12" FROM CENTERLINE TO

EACH SIDE). [CPC 402.5] • WHEN ADDITIONAL TOILETS (WATER CLOSETS) ARE INSTALLED, A MAXIMUM OF THREE (3) TOILETS ARE ALLOWED ON A 3" WASTE LINE. [TABLE 703.2, FOOTNOTE 4] PROVIDE SAFETY GLAZING (TEMPERED) GLASS FOR TUB/SHOWER ENCLOSURES & DOORS [CRC R308.4.5]

 SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE CONFORMING TO ASSE 1016 OR ASME A112.18.1/CSA B125.1. HANDLE POSITIONS SHALL BE ADJUSTED TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120° F. [CPC 408.3]

• THE HOT WATER VALVE SHALL BE INSTALLED ON THE LEFT SIDE WHERE TWO SEPARATE HANDLES CONTROL ARE PROVIDED. [417.5] • A MINIMUM 12"X12" ACCESS PANEL IS REQUIRED WHEN A SLIP JOINT P-TRAP WASTE &

OVERFLOW IS PROVIDED FOR INSPECTION & REPAIR. [402.10]

TOILET /BIDETS

- THE WATER SUPPLY TO THE BIDET SHALL BE PROTECTED BY AN AIR GAP OR VACUUM BREAKER. [410.2, 603.3.2,603.3.5, 603.3.6] - THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BIDET SHALL BE LIMITED TO 110° F BY A DEVICE THAT IS IN ACCORDANCE WITH ASSE 1070 OR CSA B125.3. WATER HEATER THERMOSTATS SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. [410.3]

SHOWER

- SHOWER STALLS SHALL HAVE A MINIMUM INTERIOR FINISHED AREA OF 1,024 SQ.-IN. AND BE ABLE TO ENCOMPASS A 30" DIAMETER CIRCLE. [408.6] - STALL SHOWER DOOR TO OPEN OUT WITH A MINIMUM 22" WIDE OPENING. [408.5] SITE BUILT SHOWER STALLS SHALL BE INSTALLED IN ACCORDANCE TO SECTION 408.7 - SHOWER STALLS AND BATHTUBS WITH SHOWER HEADS INSTALLED, SHALL HAVE WALLS FINISHED WITH A NONABSORBENT SURFACE FOR A MINIMUM OF 6 FEET ABOVE THE FLOOR. (CBC 1210 AND CRC R307.2)

ELECTRICAL

 PROVIDE A 20-AMP GFCI PROTECTED RECEPTACLE WITHIN 36" OF THE OUTSIDE EDGE OF THE EACH BATHROOM SINK BASIN. [CEC 210.52(D)] - RECEPTACLE SHALL BE LOCATED ON A WALL OR PARTITION THAT IS ADJACENT TO

THE BASIN, ON THE COUNTERTOP, OR INSTALLED ON THE SIDE OR FACE OF THE BASIN CABINET NOT MORE THAN 12" BELOW THE TOP OF THE BASIN. - ALL RECEPTACLES SHALL BE TAMPER-RESISTANT (TR). [406.12]

• A MINIMUM OF ONE 120-V/20-AMP BRANCH CIRCUIT IS REQUIRED FOR BATHROOM RECEPTACLE(S). SUCH CIRCUIT SHALL HAVE NO OTHER RECEPTACLES. [210.11(C)(3)] ALL 125-V, SINGLE-PHASE, 15- AND 20-AMP RECEPTACLES INSTALLED IN BATHROOMS SHALL HAVE GFCI PROTECTION. THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. [210.8]

• RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL AND WITHIN 5-FT OF THE PERIMETER OF BATHTUBS OR SHOWER STALLS. [406.9(C)]

BATHROOM LIGHTING REQUIREMENTS [CENC 150.0(K)]

• ALL INSTALLED LUMINAIRE (LIGHTING) SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE 150.0-A. A MINIMUM OF ONE HIGH EFFICACY LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR.

• SWITCHES SHALL NOT BE INSTALLED WITHIN TUBS OR SHOWER SPACES UNLESS INSTALLED AS PART OF A LISTED TUB OR SHOWER ASSEMBLY AND WITHIN 5-FT OF THE PERIMETER OF BATHTUBS OR SHOWER STALLS. [CEC 404.4(C)]

• ALL RECESSED LIGHTING SHALL BE "IC RATED AND AIRTIGHT CERTIFIED". [CENC 150.0(K)C • NO PENDANT LIGHTING SHALL BE LOCATED WITHIN A ZONE MEASURED 3-FT HORIZONTALLY AND 8-FT VERTICALLY FROM THE TOP OF A BATHTUB RIM OR SHOWER

STALL THRESHOLD. [CEC 410.10(D)] • LUMINAIRES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSIONS OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8-FT VERTICALLY FROM THE TOP OF THE TUB RIM AND SHOWER THRESHOLD SHALL BE OF ENCLOSED & GASKETED TYPE LISTED FOR DAMP OR WET LOCATIONS AND BE GFCI PROTECTED. [550.14(D), 551.53(B)]

• FOR OCCUPANCIES WITH A HORIZONTAL (FLOOR/CEILING ASSEMBLY) FIRE-RATED SEPARATION, THE RECESSED FIXTURES SHALL BE PROTECTED TO THE SAME RATING OF THE SEPARATION (1-HOUR) OR BE LISTED FOR THE REQUIRED FIRE PROTECTION. THIS GENERALLY APPLIES TO RESIDENTIAL CONDOMINIUM CONSTRUCTION WHERE UNITS ARE ABOVE OR BELOW OTHER UNITS. [CBC 714.4.2]

BATHROOM EXHAUST S [CENC 150.0(K)]

• LOCAL EXHAUST SYSTEM SHALL BE INSTALLED IN A BATHROOM CONTAINING A TUB. SHOWER, SPA, OR SOME OTHER SIMILAR SOURCE OF MOISTURE AND VENTED TO THE OUTDOORS WITH A MINIMUM EXHAUST RATE OF 50 CFM (20 CFM IF CONTINUOUS OPERATION). A MAXIMUM OF 3 SONE RATING (1 FOR CONTINUOUS) IS REQUIRED FOR THE (ENERGY STAR) EXHAUST FAN. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE AND CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%. [CENC 150(O), ASHRAE STD. 62.2, CALGREEN 4.506.1] • BATHROOMS THAT ONLY HAVE A TOILET AND SINK DO NOT REQUIRE LOCAL EXHAUST IF THERE IS AN (MIN. 3-SQ-FT) OPERABLE WINDOW. [CRC R303.3]

• EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND EQUIPPED WITH BACK-DRAFT DAMPERS. DAMPERS ARE NOT REQUIRED WHEN THE EXHAUST FAN OPERATE CONTINUOUSLY. TERMINATION SHALL NOT BE LESS THAN 3-FT FROM A PROPERTY LINE, 10-FT FROM A FORCED AIR INLET. AND 3-FT FROM OPENINGS INTO THE BUILDING. DUCTS SHALL NOT DISCHARGE ONTO A PUBLIC WALKWAY. [CMC 504.1, 502.2.1]

ENERGY TITLE

• ALL ACCESSIBLE JOINTS, PENETRATIONS, AND OTHER OPENINGS IN THE BUILDING ENVELOPE ABOUT THE AREA OF WORK SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED. [110.7]

GENERAL REQUIREMENTS

The construction shall not restrict a five-foot

or power distribution facilities (Power poles,

valves, meters, appurtenances, etc.) or to

the location of the hook-up. The construction

the property. Failure to comply may cause

An approved seismic gas shutoff valve will

building or structure containing the fuel gas

be installed on the fuel gas line on the

rigidly connected to the exterior of the

Plumbing fixtures are required to be

connected to a sanitary sewer or to an

outlets shall be provided with hot and cold

water and connected to an approved water

Bathtub and shower floors, walls above

compartments shall be finished with a

toilets must be adapted for low water

feet above the floor (R307.2).

bathtubs with a showerhead, and shower

nonabsorbent surface. Such wall surfaces

shall extend to a height of not less than 6

new construction . Existing shower heads and

state the approved labeling agency name,

product designation and performance grade

rating. (Research Report not required).

Water heater must be strapped to wall.

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

the door is opened. It shall automatically

For existing pool on site, provide ant-

or ASME for the suction outlets of the

(AB) No. 2977. (3162B)

(R309.4)

(R314.6.2)

swimming pool, toddler pool and spa for

single family dwellings per Assembly Bill

shall be listed in accordance with UL 325.

Smoke detectors shall be provided for all

a permit for alterations, repairs, or additions,

exceeding one thousand dollars (\$1,000).

Where a permit is required for alterations,

fuel-burning appliances shall be provided

accordance with Section R315.2. Carbon

monoxide alarms shall only be required in

the specific dwelling unit or sleeping unit for

Every space intended for human occupancy

shall be provided with natural light by means

with artificial light that is adequate to provide

conditions of listing shall be made available

Heater shall be capable of maintaining a

walls in all habitable rooms at the design

minimum room temperature of 68°F at a point

3 feet above the floor and 2 feet from exterior

FIRE-RESISTANCE RATED CONSTRUCTION

or floor assemblies shall comply with Section

R302.4.1.1 or R302.4.1.2. (SEE DETAIL AT

resistance rating, recessed fixtures shall be

will not be reduced. (R302.4.2)

MEANS OF EGRES:

rooms. (6304.1)

Through penetrations of fire-resistance-rated wall

Membrane penetrations shall comply with Section

R302.4.1. Where walls are required to have a fire-

installed so that the required fire-resistance rating

Provide emergency egress from sleeping rooms.

height, 20" clear width, 5.7 sf minimum area (5.0

sf atgrade level) & 44" maximum to sill. (R310.1)

Provide 32" wide doors to all interior accessible

Show on plans the entry/exit door must open

threshold. Exception: Proving the door does not

more than 7.75" below the threshold. Storm and screen doors are permitted to swing over all exterior stairs and landings. (R311.3.1)

over a landing not more than 1.5" below the

swing over the landing. Landing shall be not

Show details on plans. Minimum - 24" clear

of exterior glazed openings in accordance

with Section R303.1 or shall be provided

an average illumination of 6 foot-candles

inches above the floor level. (R303.1)

A copy of the evaluation report and/or

at the job site.

GN1.0)

temperature. (R303.9)

over the area of the room at a height of 30

which the permit was obtained. (R315.2.2)

dollars (\$1 ,000), existing dwellings or

with a carbon monoxide alarm in

upon the owner's application for

continuously for a min. of 30 seconds when

opening . The deactivation switch shall be at

plumbing permit is required).

supply (R306.4).

consumption.

(R308 .6.9)

(Sec. 507.3, LAPC)

pull-boxes, transformers, vaults, pumps,

shall not be within ten feet of any power

construction delays and/or additional

expenses.

CONSERVING E (MAX. RATE)

ISH

JTE AT 80 PSI JTE AT 60 PSI

JTE AT 60 PSI

BUILDING ENVELOPE: clear and unobstructed access to any water

> Provide a class A, B or C fire-retardant roof covering per Section R902.1

Glazing in the following locations shall be lines-whether or not the lines are located on safety glazing conforming to the human impact

loads of Section R308.3 (see exceptions) (R308.4):

a.- Fixed and operable panels of downstream side of the utility meter and be swinging. Sliding and bifold door assemblies

piping. (per ordinance 170,158) (separate **b**.- Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24inch arc of the door in a dosed position and whose bottom edge is less than 60 approved sewage disposal system (R306.3). inches above the floor or walking surface. be of one-piece construction with the jamb or

Kitchen sinks, lavatories, bathtubs, showers, c.- Glazing in an individual fixed or bidets, laundry tubs and washing machine operable panel that meets all of the following conditions:

- 1) Exposed area of an individual pane greater than 9 square feet. 8 feet on the exterior. (6708) 2) Bottom edge less than 18 inches above the floor. **3)** Top edge greater than 36 inches above the floor. 4) One or more walking surfaces
- within 36 inches horizontally of the glazing.

Provide ultra-low flush water closets for all **d.-** Glazing in railings.

e.- Glazing in endosures for or walls rooms, bathtubs and showers where the Unit Skylights shall be labeled by a LA City bottom edge of the glazing is less than 60 exterior. Doors must be operable from the Approved Labeling Agency. Such label shall inches measured vertically above any standing or walking surface.

> f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot the glazing is less than 60 inches above a a hook-shaped or an expanding-lug walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.

g. Glazing where the bottom exposed edge of the glazing is less than 36 inches than 1/4 in. thick and individual panels above the plane of the adjacent walking reset and be equipped with a manual means surface of stairways, landings between to deactivate (for 15 sees. max.) for a single flights of stairs and ramps.

least 54" above the floor. (61 09 of LABC) **h**. Glazing adjacent to the landing at the bottom of a stairway where the glazing is in thickness with overall dimensions ientrapment cover meeting the current ASTM within 60 inches horizontally of the bottom width. (91.6709.1 item 2) tread

Protection of wood and wood based

products from decay shall be provided in the locations Automatic garage door openers, if provided, specified

per Section R317.1 by the use of

wood or wood that is preservative-

preservative and end use. Preservatives

listed in Section 4 of AWPA U1.

Provide anti-Graffiti finish within the first repairs or additions exceeding one thousand 9 feet, measured from grade, at exterior walls and doors. Exception: sleeping units that have attached garages or maintenance of building affidavit is recorded by the owner to covenant and agree with the City Of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (6306)

BUILDING & SAFETY GENERAL NOTES

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)

2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or similar structures. (6707)

3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 - Door stops of in-swinging doors shall

joined by rabbet to the jamb. (6709.4)

4. Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of

5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (91.6709.5, 6709.7)

facing hot tubs. whirlpools. saunas, steam **6.** Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on inside without a key, special knowledge, or special effort (latch not required in B, F, and S occupancies). (6709.2)

7. Straight dead bolts shall have a min. throw of tubs and spas where the bottom edge of 1" and an embedment of not less than 5/8", and deadbolt shall have a minimum throw of 3/4". (6709.2)

8. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber less than 36 inches above the landing and of not less than 1 3/8 inches and 3 inches in

> 9. Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. (6710)

10. Sliding glass doors panels shall be closed and locked when subjected to the tests specified in Sec. 6717.112.

11. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)

12. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)

14. Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. (6713)

15. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. (6715.3)

16. Other openable windows shall be provided with substantial locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)

17. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 6715.1

18. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2

19. Any release for metal bars, grills, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates or similar devices that exceeds two inches in any dimension. (6715.4)

20. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (6716.6)

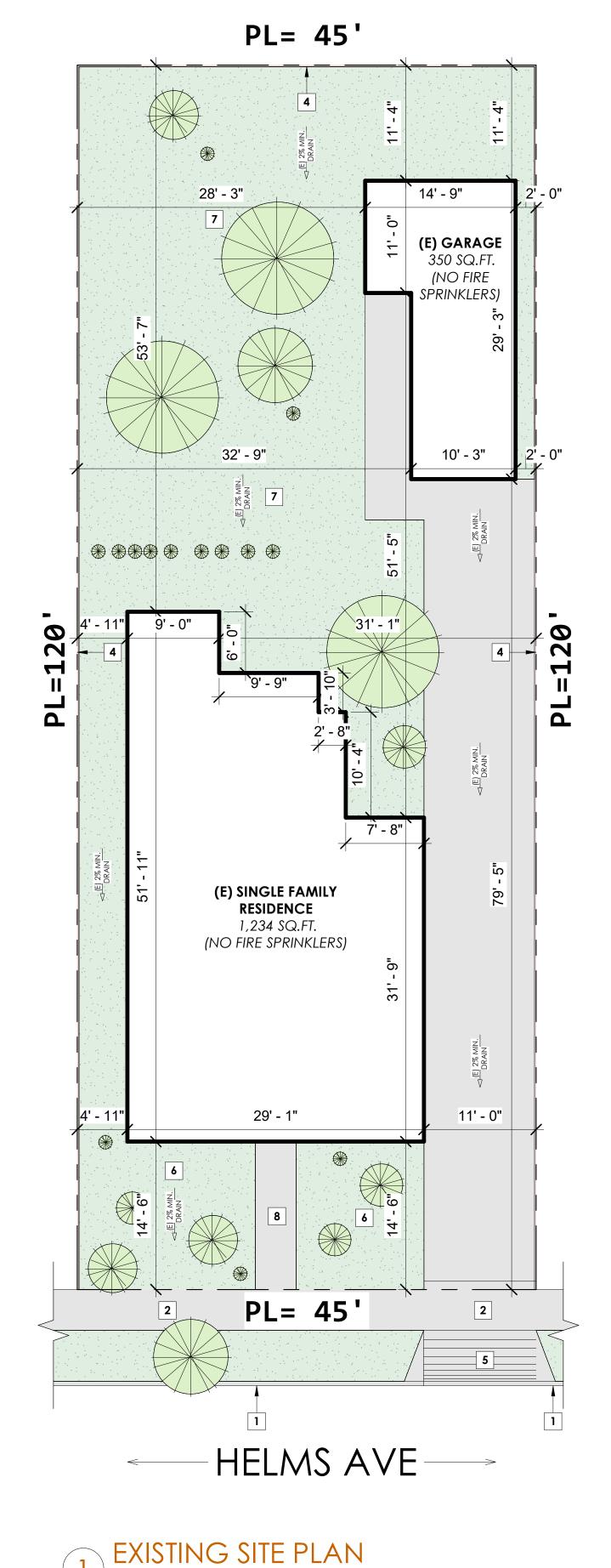
24 " MIN. CLEAR

naturally durable

treated in dwelling units intended for human occupancy, accordance with AWPA U1 for the

species, product, shall be

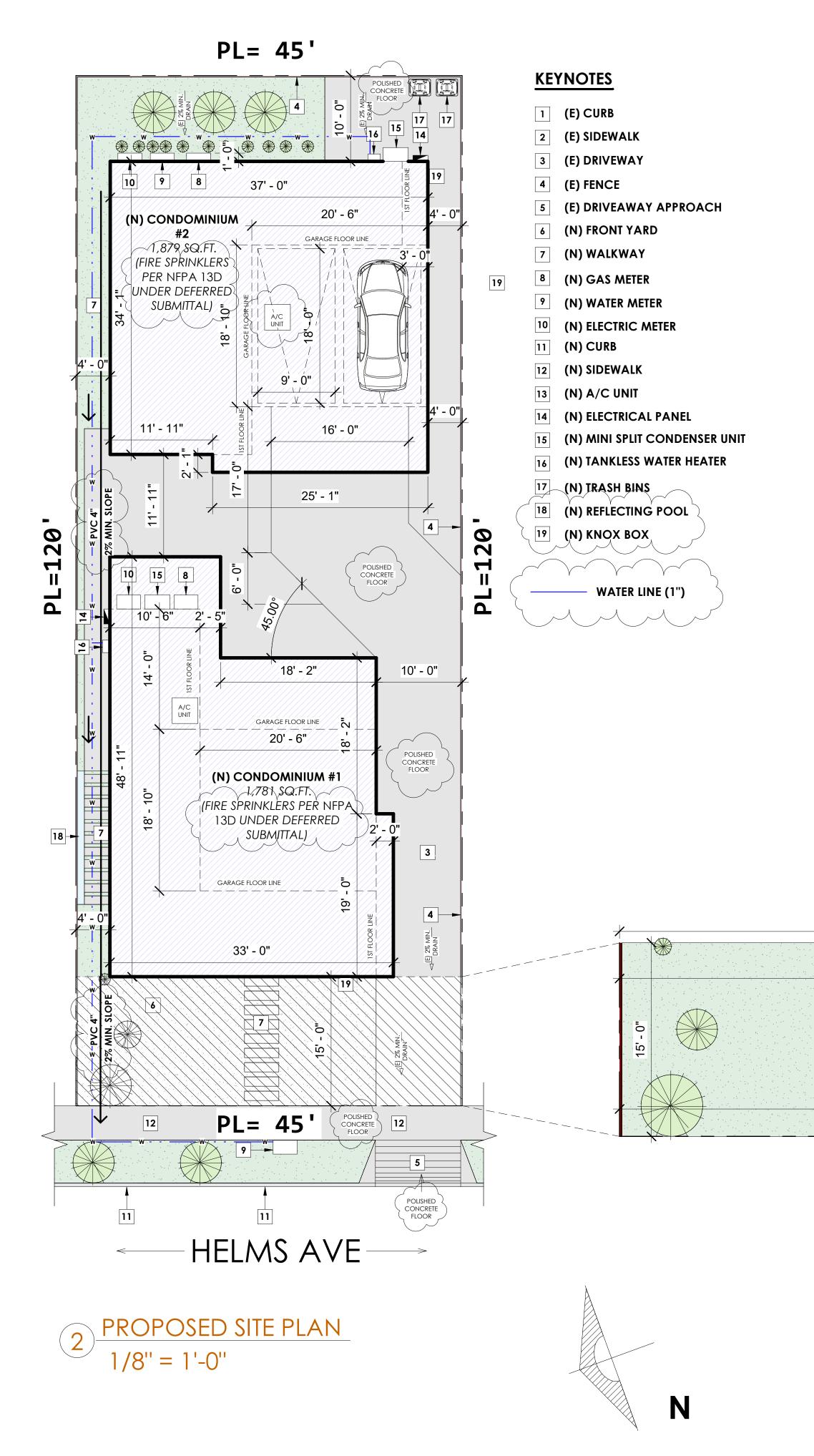




1/8" = 1'-0"

KEYNOTES

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



45' - 0" 35' - 0" 10' - 0" 35' - 0" 10' - 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.

S - A C

<u>Salvador Carbajal</u>

<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: Salvador carbajal



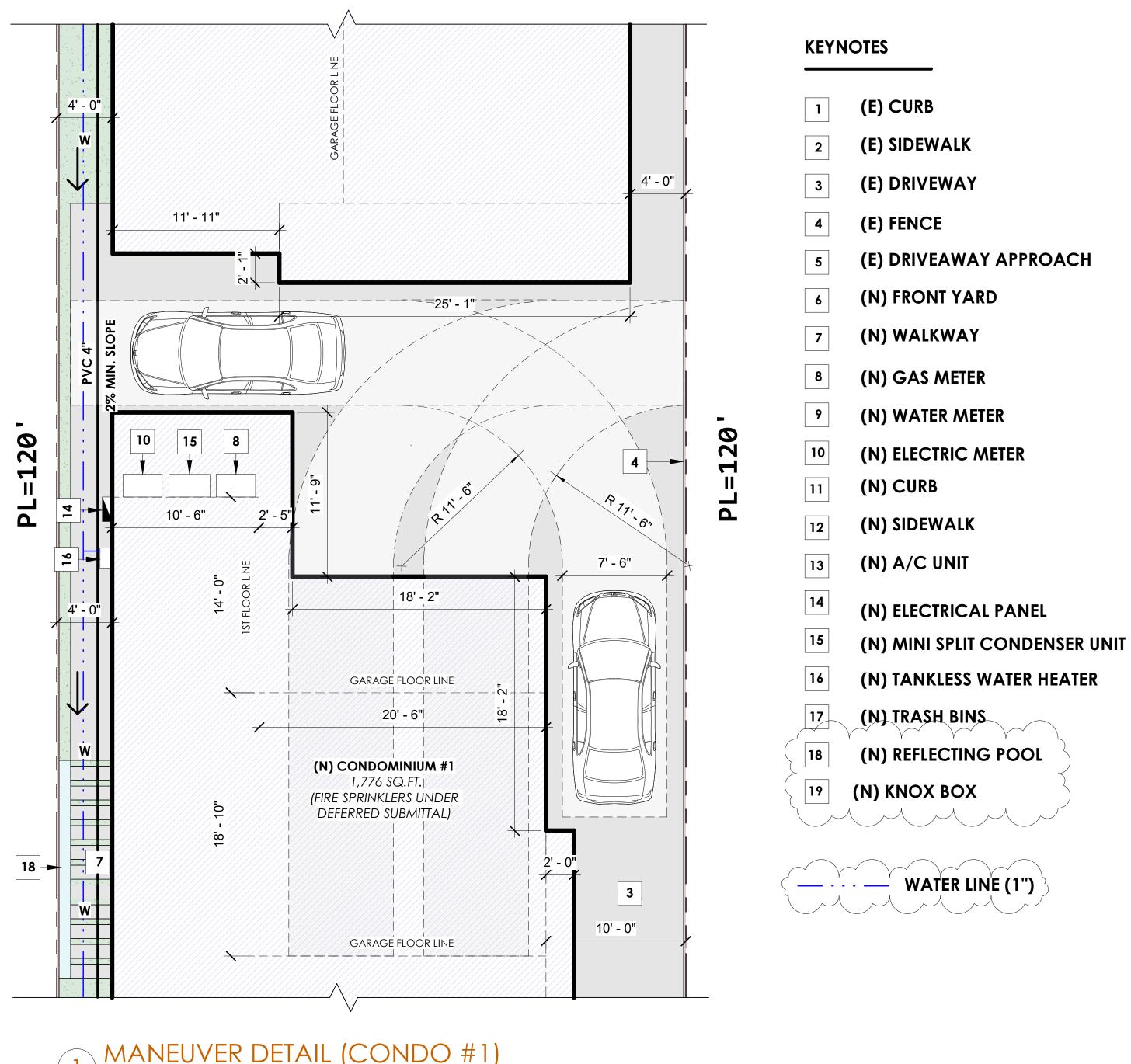
PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

EXISTING AND PROPOSED SITE PLAN T.A. DATE: 11/10/23

јов no.: 01

SHEET NUMBER



 $1 \frac{\text{MANEUVER DETAIL (CONDO #1)}}{3/16'' = 1'-0''}$



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<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

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

јов no.: 01

SHEET NUMBER

SYME	BOL 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	В
	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	
Øs.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.	LAUNDI
	ELECTRICAL PANEL	
$\langle \mathbf{x} \rangle$	WINDOW SYMBOL	
\mathbf{x}	DOOR SYMBOL	
M.S.	MOTION SENSOR	
GEN	ERAL NOTES	<u>+</u>
DIMENSIO CONDITIO DIMENSIO	EN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED ONS. CONTRACTOR SHALL VERIFY, AND BE RESPONSIBLE FOR AII DIMENSIONS AND ONS ON THE JOB. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATIONS FROM THE ONS OR CONDITIONS SHOWN ON THESE DRAWINGS. SHOP DRAWINGS MUST BE ED 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 GIVEN AND APPROVED AND A REAL MARKED A

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8. CARBON MONOXIDE ALARM: FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR

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BEDROOMS.

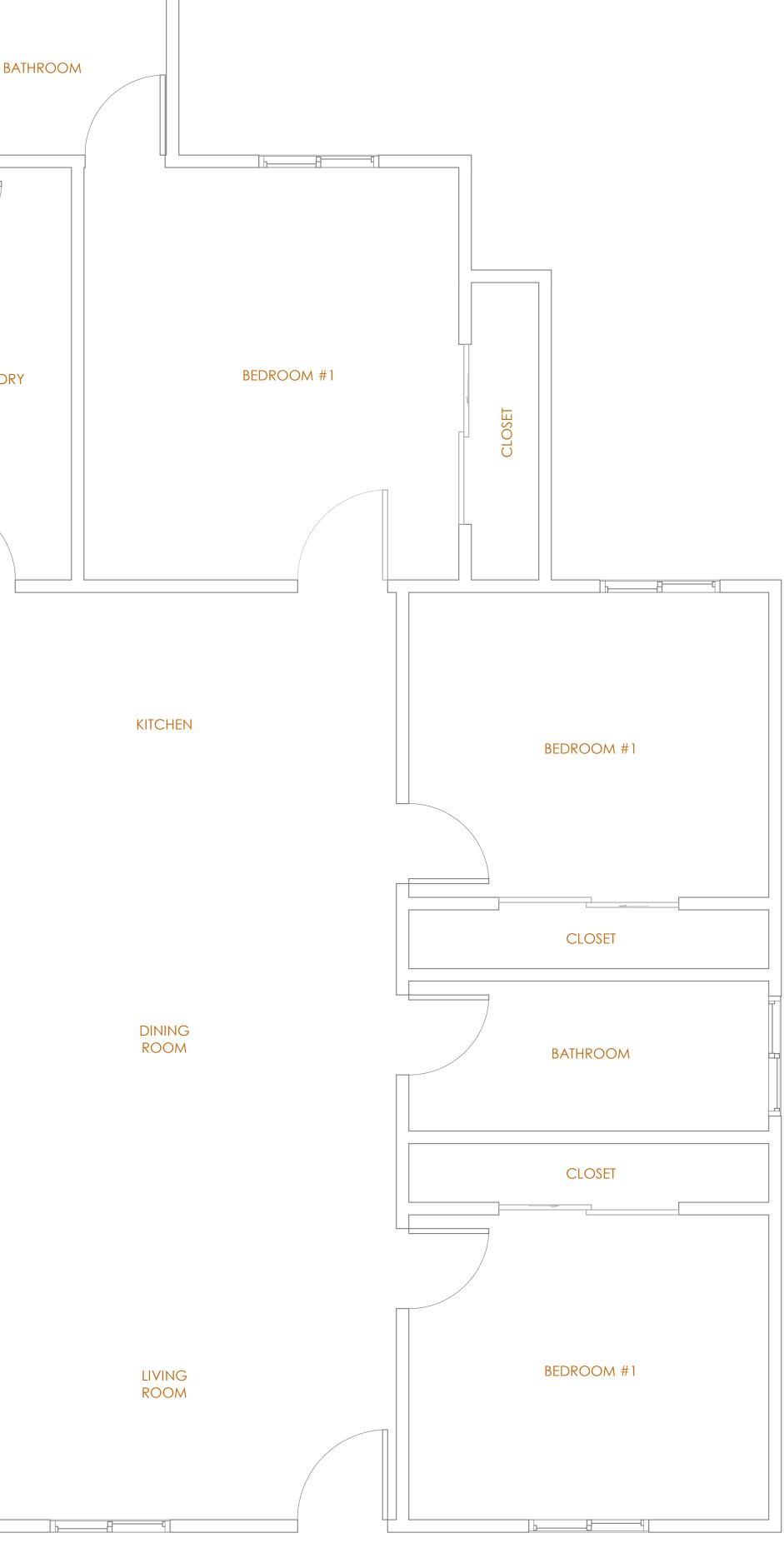
B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
C. PROVIDE A NOTE: CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD WIRED WITH BATTERY BACKUP.

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

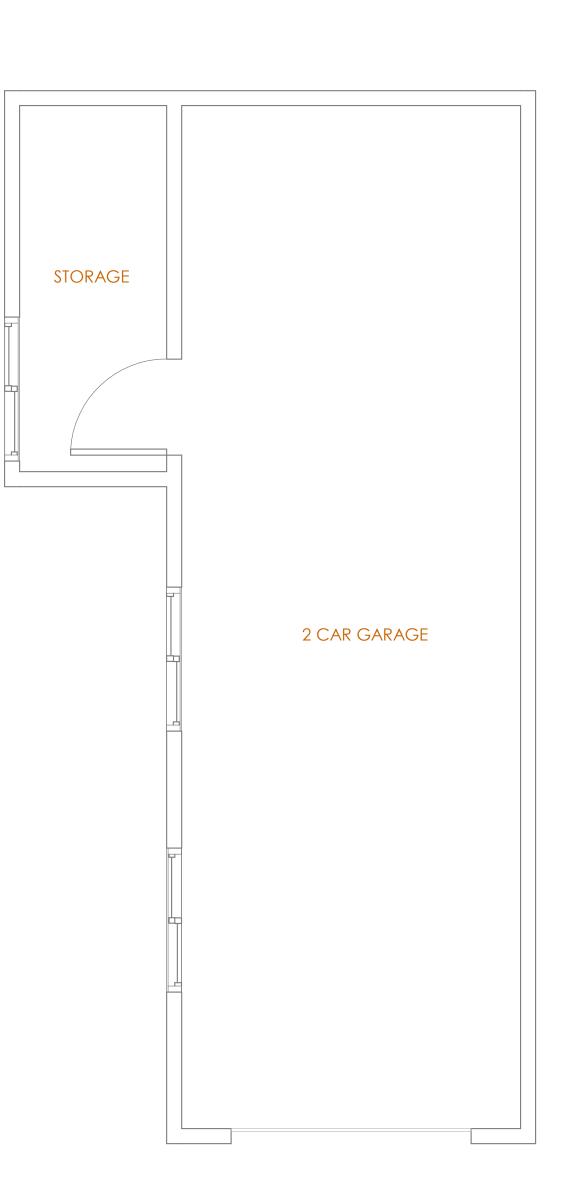
ADDITIONAL NOTES

 LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
 PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.

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



 $1 \frac{\text{EXISTING FLOOR PLAN - (E) SFR}}{3/8'' = 1'-0''}$



$2 \frac{\text{EXISTING FLOOR PLAN - (E) GARAGE}}{3/8'' = 1'-0''}$

S-AC

<u>Salvador Carbajal</u>

<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: 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

Ν

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	
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ELECTRICAL PANEL	
X WINDOW SYMBOL	
X DOOR SYMBOL	
M.S. MOTION SENSOR	

GENERAL NOTES

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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 AII THE ALARMS WITHIN THE INDIVIDUAL DWELLING.

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

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

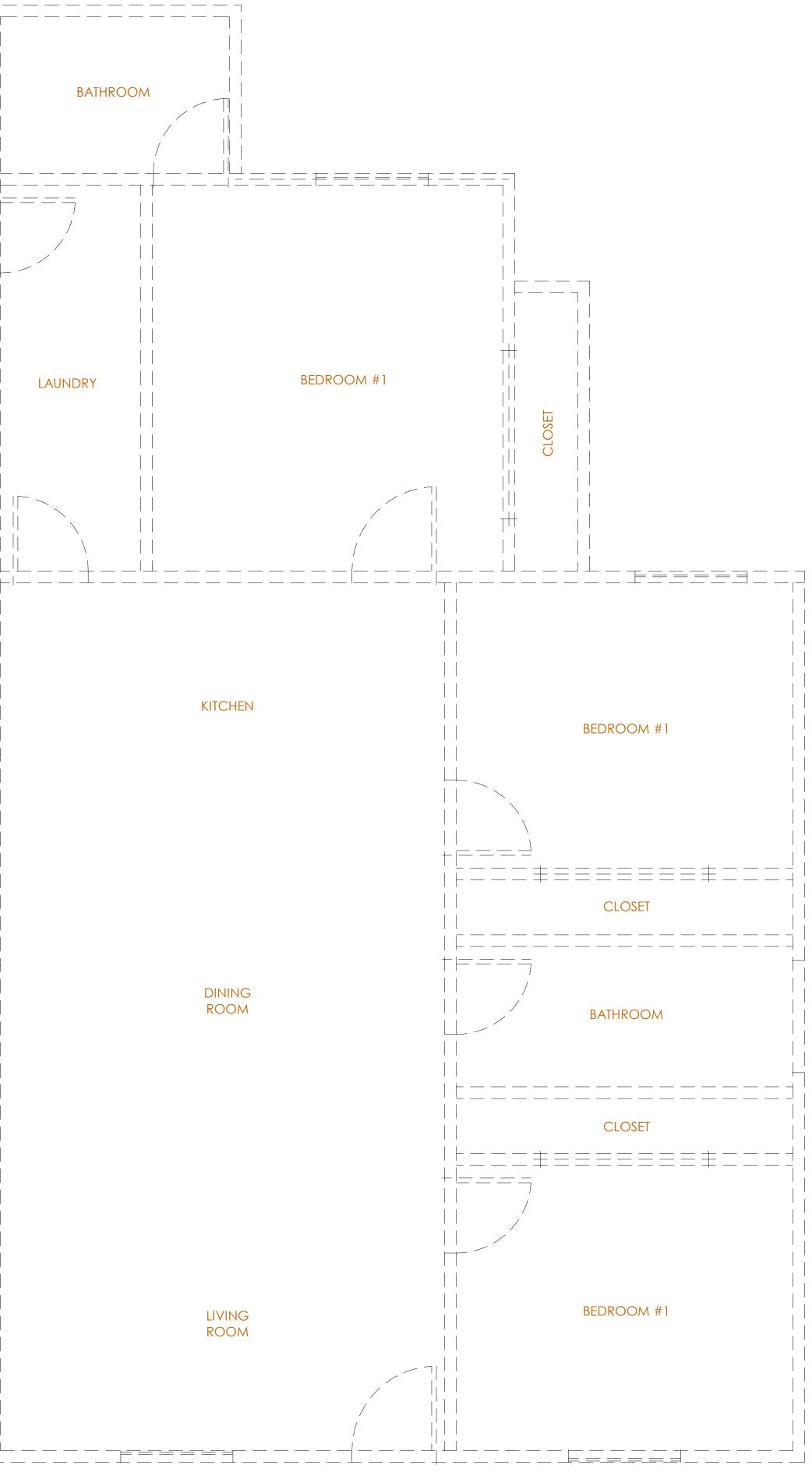
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ADDITIONAL NOTES

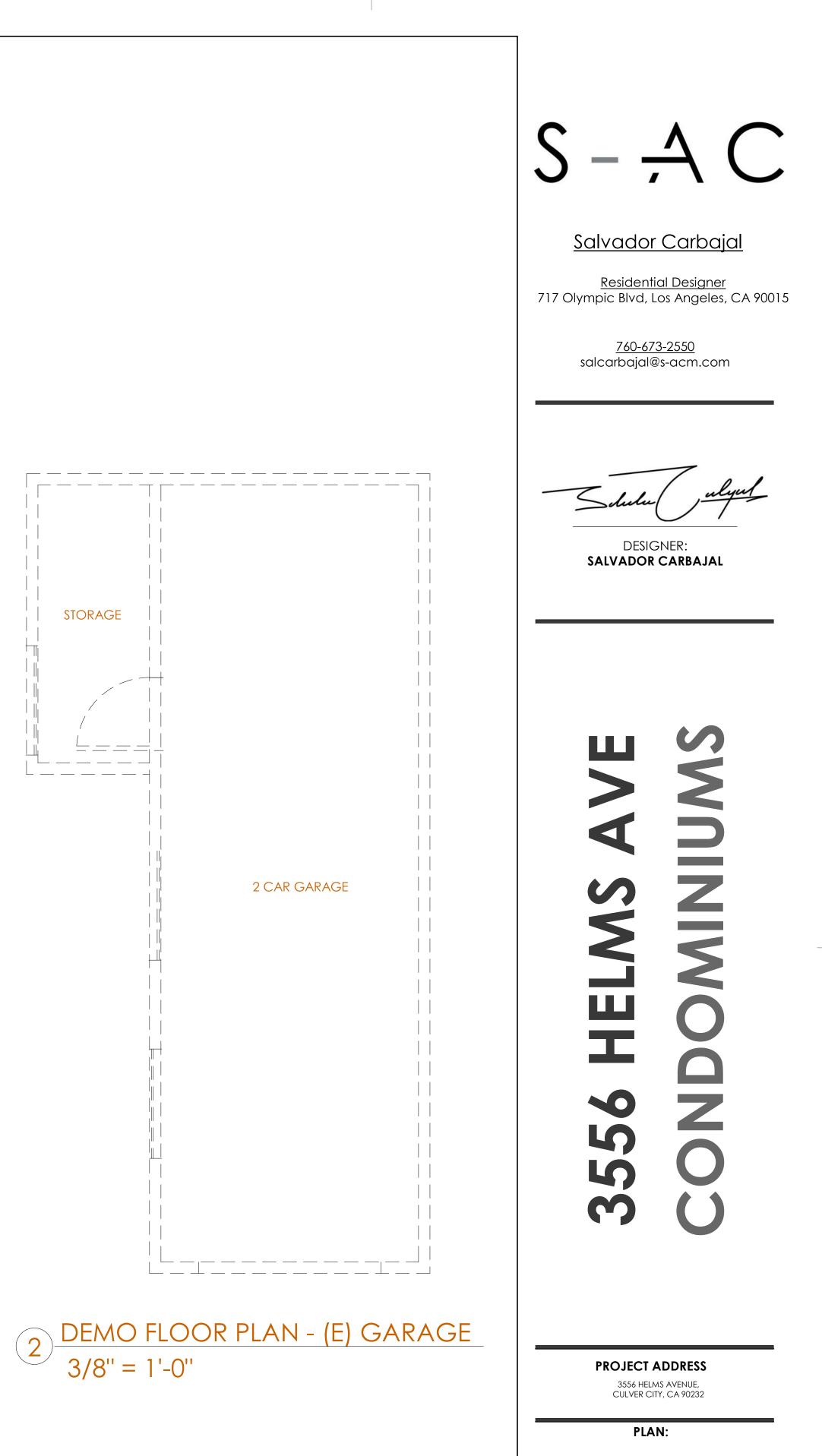
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 PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.

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



DEMO FLOOR PLAN - (E) SFR

3/8" = 1'-0"



DEMO FLOOR PLAN

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

> **job no.:** 01

SHEET NUMBER

Ν

SYM	BOL 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
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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
$\langle \mathbf{x} \rangle$	WINDOW SYMBOL
X	DOOR SYMBOL
M.S.	MOTION SENSOR

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A-5.0

ADDITIONAL NOTES

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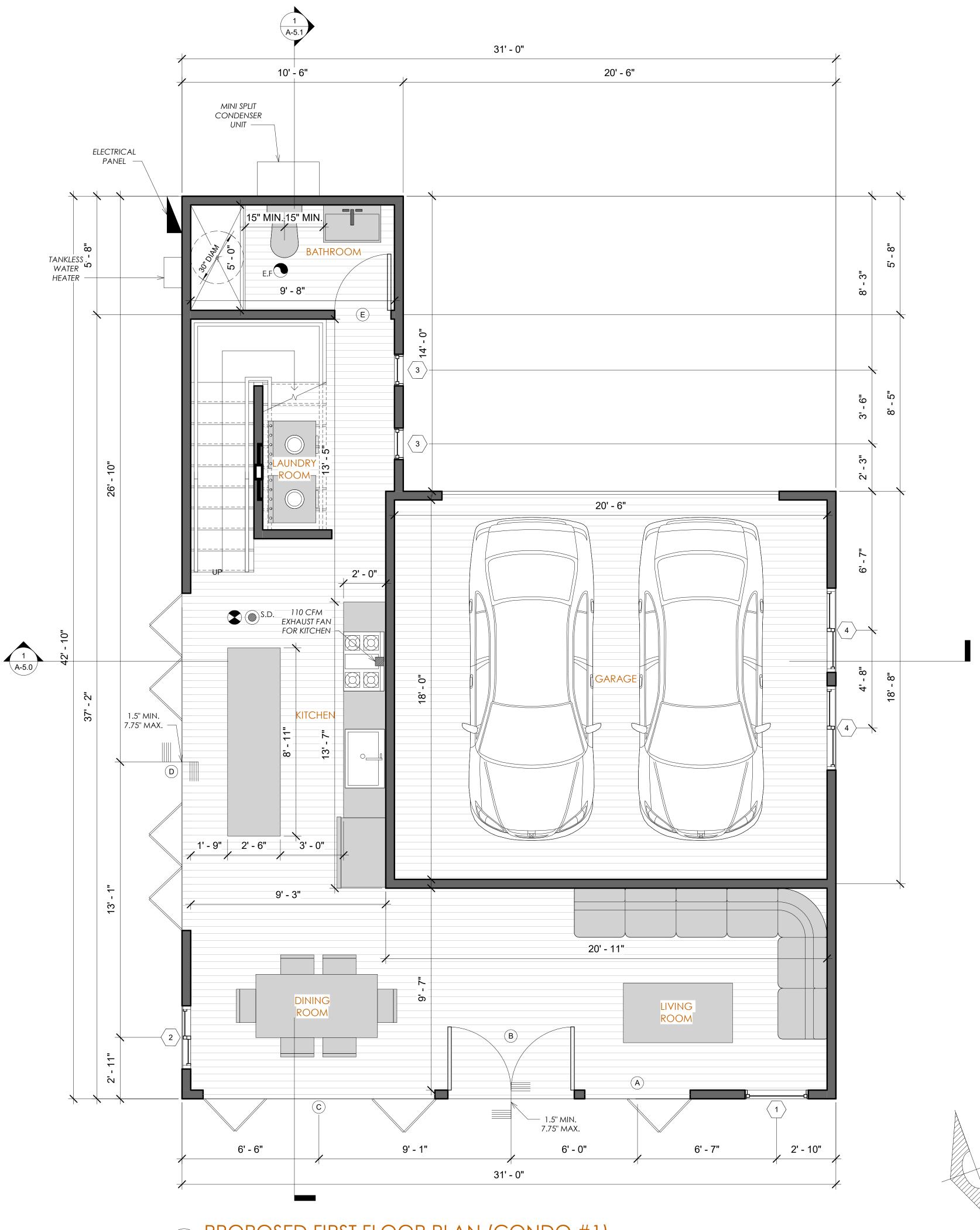
3. A DRIP EDGE SHALL BE PROVIDED AR EAVES AND RAKES A ASPHALT SHINGLE ROOFS PER R905.2.8.5.

Window Schedule				
STATUS	KEYNOTE	SIZE/ TYPE	QTY	
NEW	$\langle 1 \rangle$	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		3' X 7' POCKET DOOR	1
NEW	Û	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	0	13' 6" X 7' DOUBLE SLIDING DOOR	1

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



S - A C

Salvador Carbajal

Residential Designer 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: SALVADOR CARBAJAL

ら \leq 5 S \mathbf{m}

PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

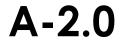
PROPOSED FIRST FLOOR PLAN (CONDO #1)

> DRAWN BY: T.A. DATE:

11/10/23

JOB NO.: 01

Ν



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			
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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			
$\langle \mathbf{x} \rangle$	WINDOW SYMBOL			
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M.S.	MOTION SENSOR			
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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

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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

NEW

 \bigcirc

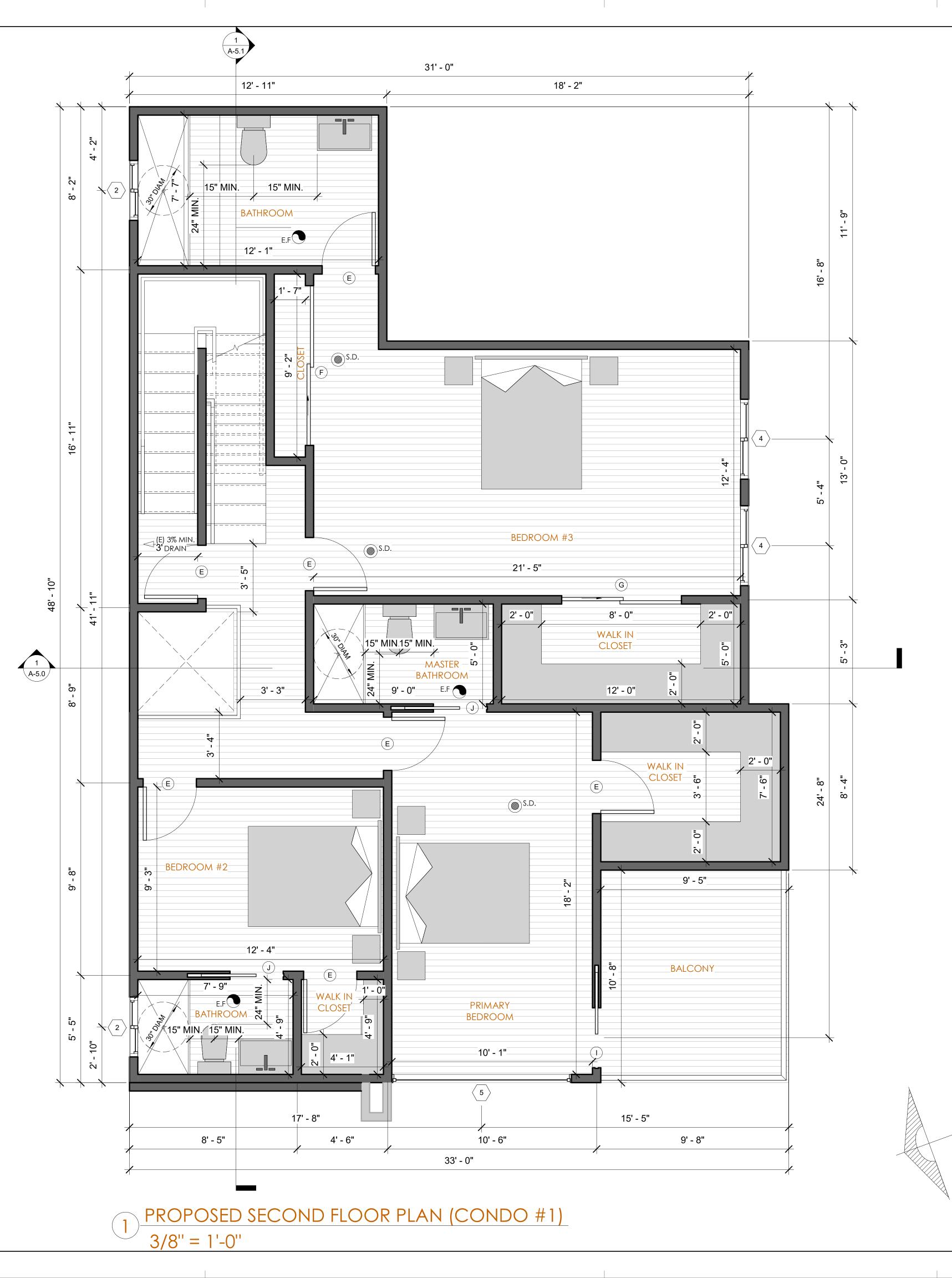
 LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD.
 PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE

THE GRADE. 3. A DRIP EDGE SHALL BE PROVIDED AR EAVES AND RAKES A ASPHALT SHINGLE

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

	Wind	dow Schedule	
STATUS	KEYNOTE	SIZE/ TYPE	QTY
NEW	$\langle 1 \rangle$	3' X 7' 3" FIXED WINDOW	4
NEW	$\overline{\langle 2 \rangle}$	3' X 2' SLIDING WINDOW	6
NEW	$\langle 3 \rangle$	1' 6'' X 4' FIXED WINDOW	2
NEW	$\overline{\langle 4 \rangle}$	4' X 4' SLIDING WINDOW	4
NEW	5	9' X 7' 11" FIXED WINDOW	1
NEW	$\overline{\langle 6 \rangle}$	6' X 4' SLIDING WINDOW	1
NEW	$\langle 7 \rangle$	8' X 4' SLIDING WINDOW	2
STATUS	SYMB	SIZE/TYPE	
		or Schedule	
NEW	A		2
NEW	B	6' X 7' FRENCH DOOR	2
NEW	©	11' X 7' STACKABLE DOOR	1
NEW	D	16' X 7' STACKABLE DOOR	1
NEW	Ē	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		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

13' 6" X 7' DOUBLE SLIDING DOOR 1



S - A C

<u>Salvador Carbajal</u>

<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: Salvador Carbajal

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

PROPOSED SECOND FLOOR PLAN (CONDO #1)

> DRAWN BY: T.A. DATE:

11/10/23

јов no.: 01

SHEET NUMBER

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SYM	BOL 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
<u> </u>	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)
٢	HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
Øs.d.	PHOTOELÊĆTRIC 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
×	WINDOW SYMBOL
X	DOOR SYMBOL
M.S.	MOTION SENSOR
GEN	IERAL NOTES
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2. All DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
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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

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SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
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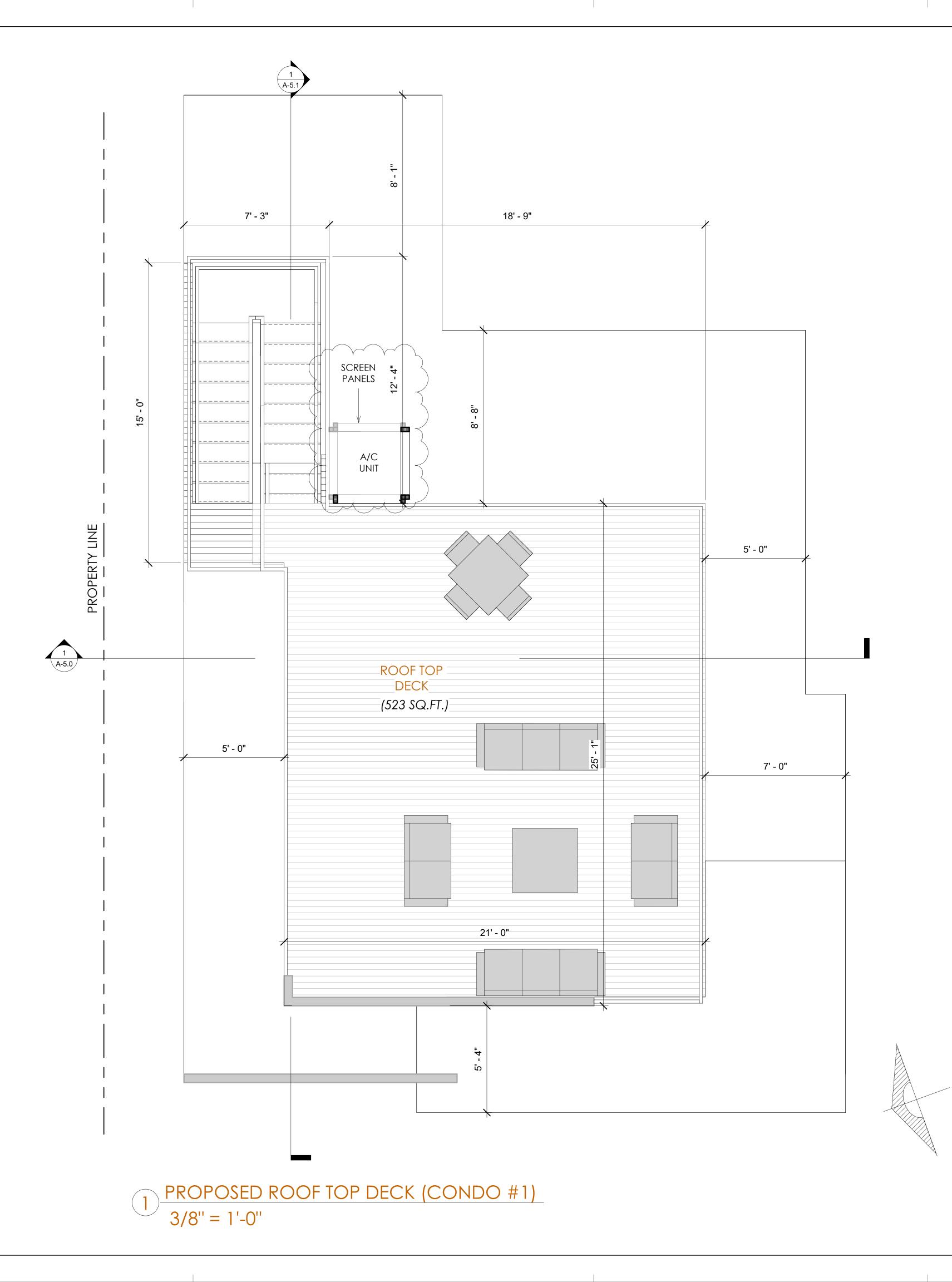
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ADDITIONAL NOTES

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NEW	$\overline{\langle 7 \rangle}$	8' X 4' SLIDING WINDOW	2
	Do	or 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
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NEW	0	13' 6" X 7' DOUBLE SLIDING DOOR	1



S - A C

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> <u>760-673-2550</u> 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

Ν

јов no.: 01

SHEET NUMBER

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		
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	HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP		
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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		
$\langle \mathbf{x} \rangle$	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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- **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 AII THE ALARMS WITHIN THE INDIVIDUAL DWELLING. **8.** CARBON MONOXIDE ALARM: FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR

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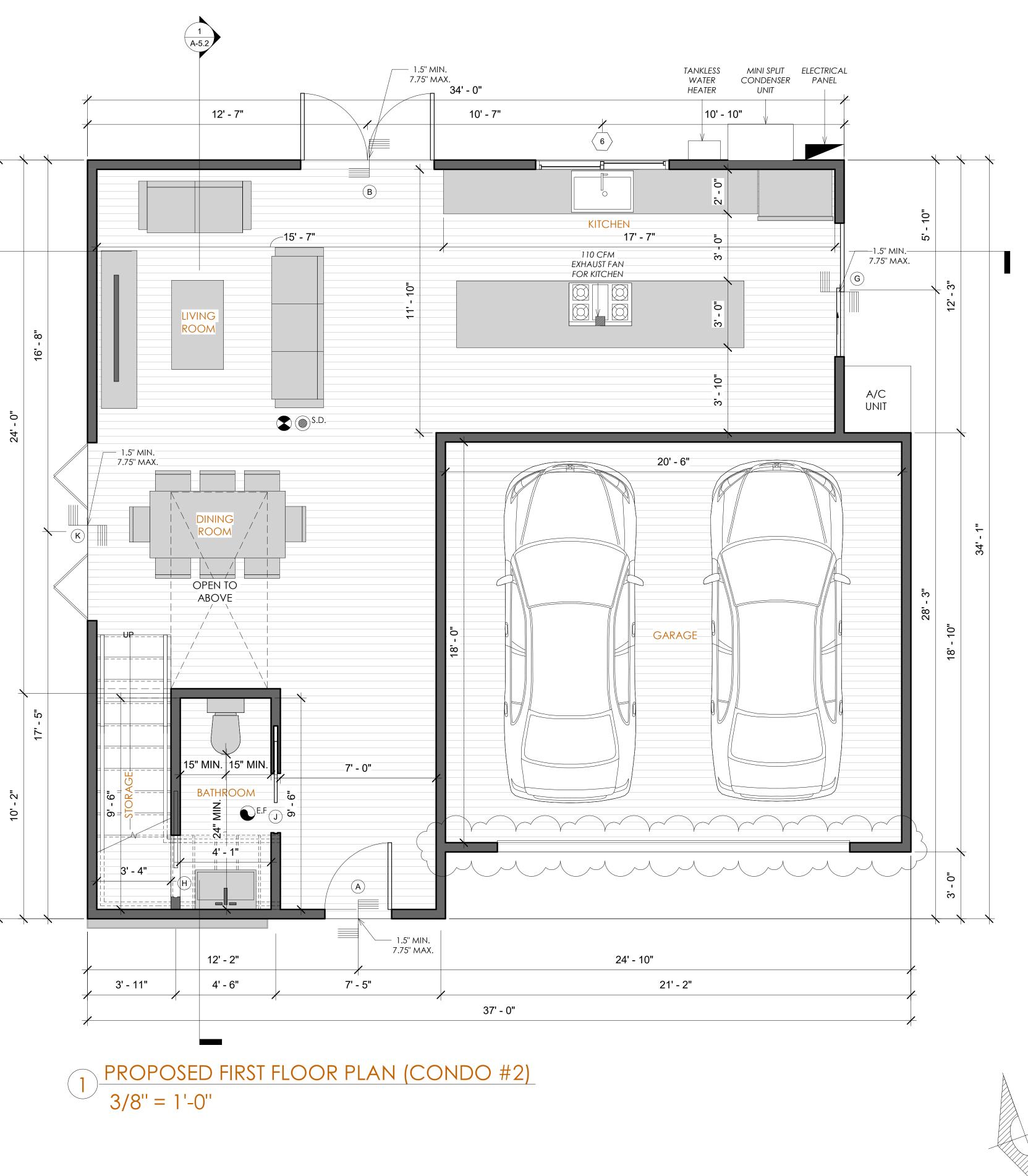
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NEW	6	6' X 4' SLIDING WINDOW	1
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STATUS	SYMB	SIZE/TYPE	
2117 4 72			ΟΤΥ
NEW	A		2
NEW	B	6' X 7' FRENCH DOOR	2
NEW	C	11' X 7' STACKABLE DOOR	1
	© D	11' X 7' STACKABLE DOOR 16' X 7' STACKABLE DOOR	1
NEW			•
NEW NEW	D	16' X 7' STACKABLE DOOR	1
NEW NEW NEW NEW	D E	16' X 7' STACKABLE DOOR 2' 8'' X 7' SOLID DOOR	1
NEW NEW	D E E	16' X 7' STACKABLE DOOR 2' 8'' X 7' SOLID DOOR 8' X 7' DOUBLE SLIDING DOOR	1 13 2
NEW NEW NEW	D E E G	16' X 7' STACKABLE DOOR 2' 8'' X 7' SOLID DOOR 8' X 7' DOUBLE SLIDING DOOR 6' X 7' DOUBLE SLIDING DOOR	1 13 2 3
NEW NEW NEW NEW NEW	D E F G H	16' X 7' STACKABLE DOOR 2' 8'' X 7' SOLID DOOR 8' X 7' DOUBLE SLIDING DOOR 6' X 7' DOUBLE SLIDING DOOR 2' 8'' X 4' POCKET DOOR	1 13 2 3 1
NEW NEW NEW NEW	D E F G H	 16' X 7' STACKABLE DOOR 2' 8'' X 7' SOLID DOOR 8' X 7' DOUBLE SLIDING DOOR 6' X 7' DOUBLE SLIDING DOOR 2' 8'' X 4' POCKET DOOR 3' X 7' POCKET DOOR 	1 13 2 3 1 1
NEW NEW NEW NEW NEW NEW NEW NEW	D E F G H () J	 16' X 7' STACKABLE DOOR 2' 8'' X 7' SOLID DOOR 8' X 7' DOUBLE SLIDING DOOR 6' X 7' DOUBLE SLIDING DOOR 2' 8'' X 4' POCKET DOOR 3' X 7' POCKET DOOR 2' 8'' X 7' POCKET DOOR 	1 13 2 3 1 1 5
NEW NEW NEW NEW NEW NEW	D E F G H () () () () ()	 16' X 7' STACKABLE DOOR 2' 8'' X 7' SOLID DOOR 8' X 7' DOUBLE SLIDING DOOR 6' X 7' DOUBLE SLIDING DOOR 2' 8'' X 4' POCKET DOOR 3' X 7' POCKET DOOR 2' 8'' X 7' POCKET DOOR 8' X 7' STACKABLE DOOR 	1 13 2 3 1 1 5 1







S - AC

<u>Salvador Carbajal</u>

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> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: SALVADOR CARBAJAL

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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

Ν

SYM	BOL 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
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٢	HARD-WIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP
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	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
$\langle \mathbf{x} \rangle$	WINDOW SYMBOL
X	DOOR SYMBOL
M.S.	MOTION SENSOR

GENERAL NOTES

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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

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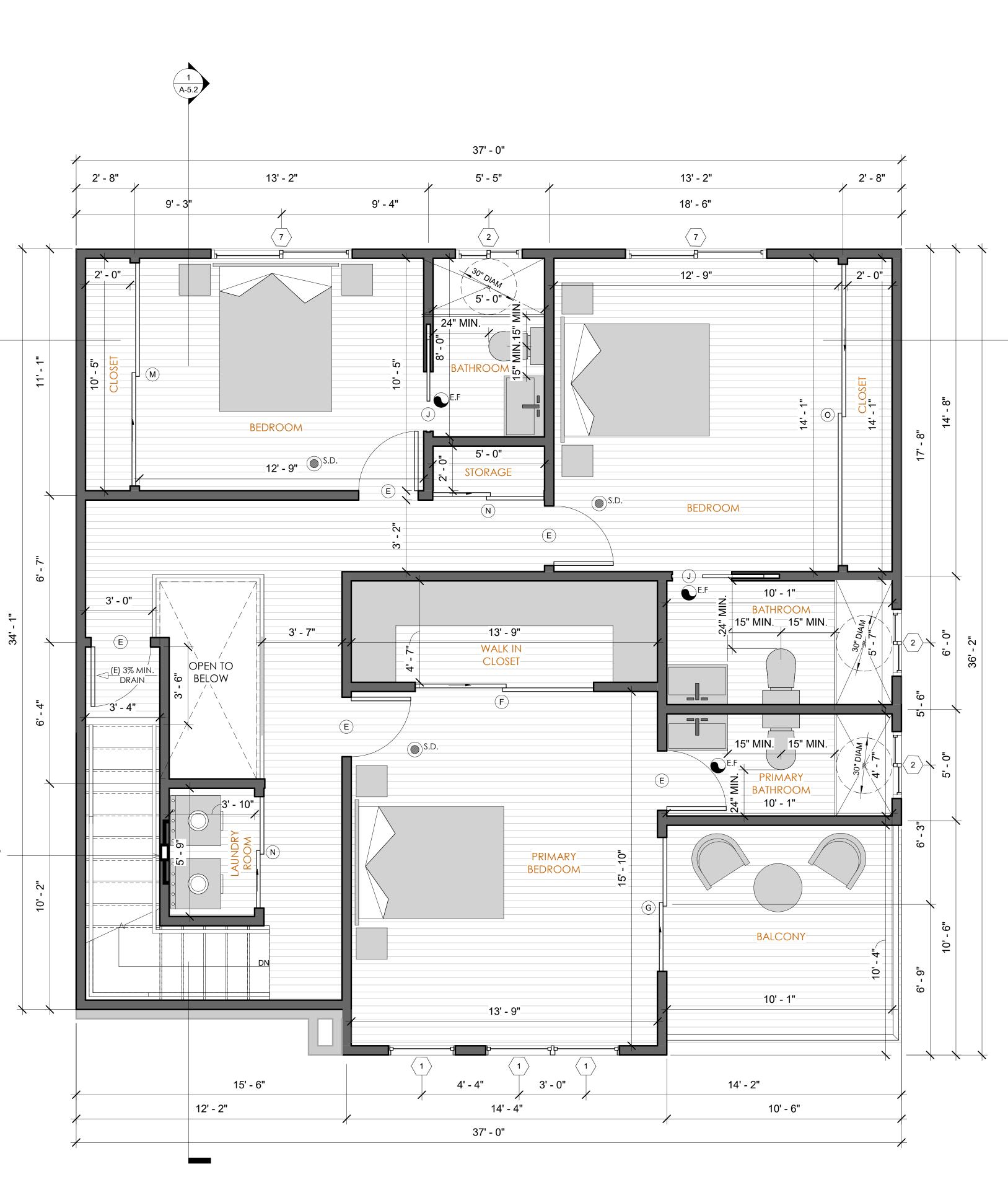
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STATUS KEYNOTE SIZE/ TYPE					
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Door Schedule				
STATUS	SYMB	SIZE/TYPE	QTY	
NEW	A		2	
NEW	B	6' X 7' FRENCH DOOR	2	
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NEW	D	16' X 7' STACKABLE DOOR	1	
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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	Ô	13' 6" X 7' DOUBLE SLIDING DOOR	1	

PROVIDE DRYER DUCT TO OUTSIDE TO PROVIDE 100 SQ. IN OF MAKUP AIR.

A-5.3

$\frac{1}{3/8''} = 1'-0''$



S - A C

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DESIGNER: Salvador Carbajal

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

PROPOSED SECOND FLOOR PLAN (CONDO #2)

> DRAWN BY: T.A. DATE:

11/10/23

job no.: 01

SHEET NUMBER

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SYM	BOL LEGEND
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- 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 AII 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).

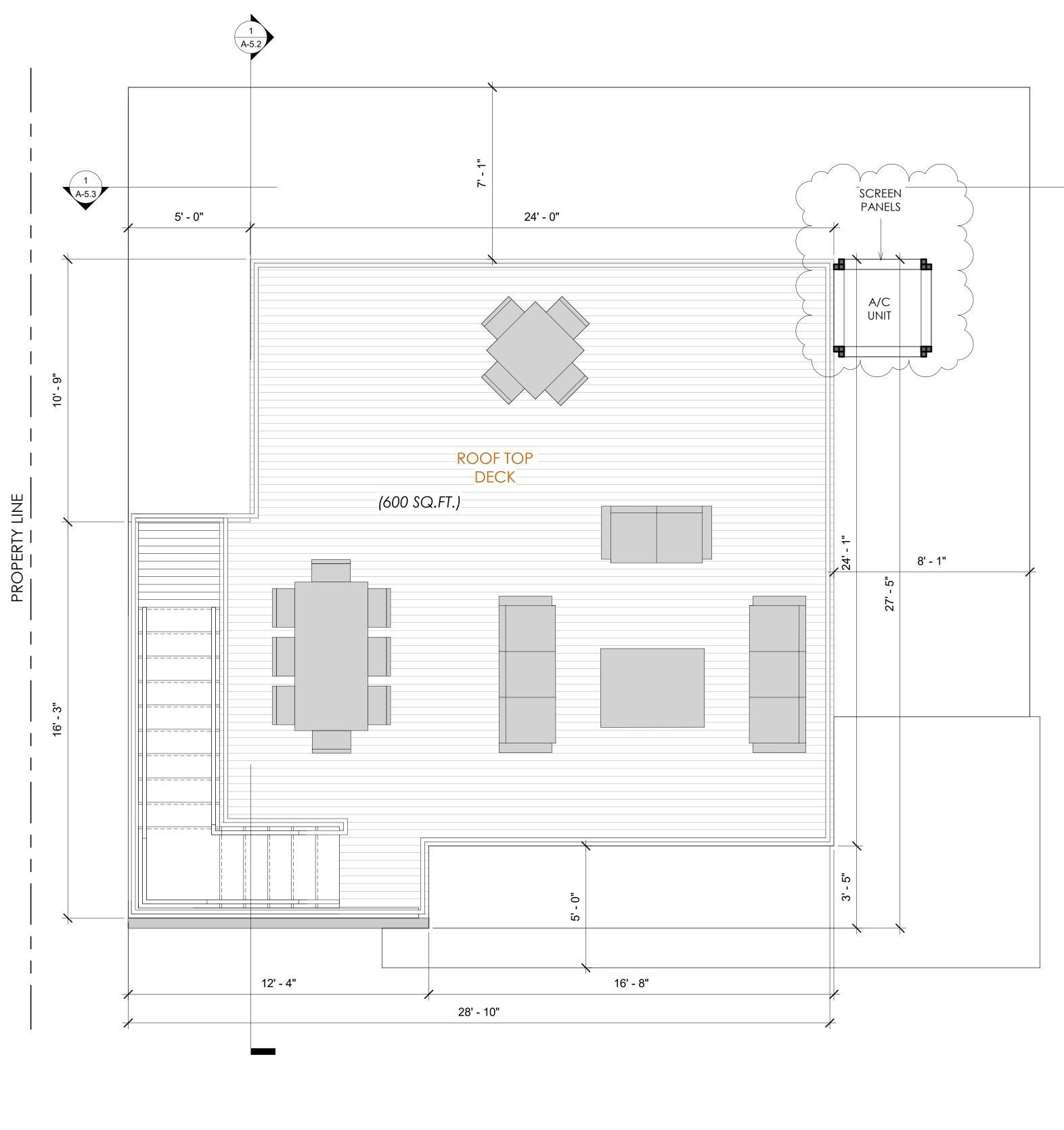
ADDITIONAL NOTES

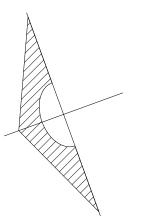
1. LANDING AT DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD. 2. PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE THE GRADE.

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

	Wind	dow Schedule		
STATUS	KEYNOTE	SIZE/ TYPE		
NEW	$\langle 1 \rangle$	3' X 7' 3" FIXED WINDOW		
NEW	$\langle 2 \rangle$	3' X 2' SLIDING WINDOW	6	
NEW	$\langle 3 \rangle$	1' 6'' X 4' FIXED WINDOW	2	
NEW	$\overline{\langle 4 \rangle}$	4' X 4' SLIDING WINDOW	4	
NEW	5	9' X 7' 11" FIXED WINDOW	1	
NEW	6	6' X 4' SLIDING WINDOW 1		
NEW		8' X 4' SLIDING WINDOW	2	
STATUS NEW	SYMB A	SIZE/TYPE	QTY 2	
	DO	or Schedule		
		3122,1112		
NEW	B	6' X 7' FRENCH DOOR	2	
NEW	<u> </u>	11' X 7' STACKABLE DOOR		
NEW	D	16' X 7' STACKABLE DOOR		
NEW	Ē	2' 8'' X 7' SOLID DOOR		
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		3' X 7' POCKET DOOR 1		
NEW	J	2' 8'' X 7' POCKET DOOR		
NEW	K	8' X 7' STACKABLE DOOR		
NEW	M	10' X 7' DOUBLE SLIDING DOOR	JBLE SLIDING DOOR 1	
NEW	N	5' X 7' DOUBLE SLIDING DOOR 2		
		13' 6'' X 7' DOUBLE SLIDING DOOR 1		

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





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S - A C

<u>Salvador Carbajal</u>

Residential Designer 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: SALVADOR CARBAJAL

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PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

PROPOSED ROOFTOP DECK PLAN (CONDO #2)

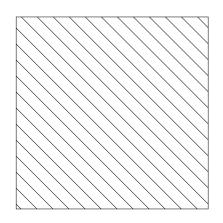
> DRAWN BY: T.A. DATE:

11/10/23

JOB NO.: 01

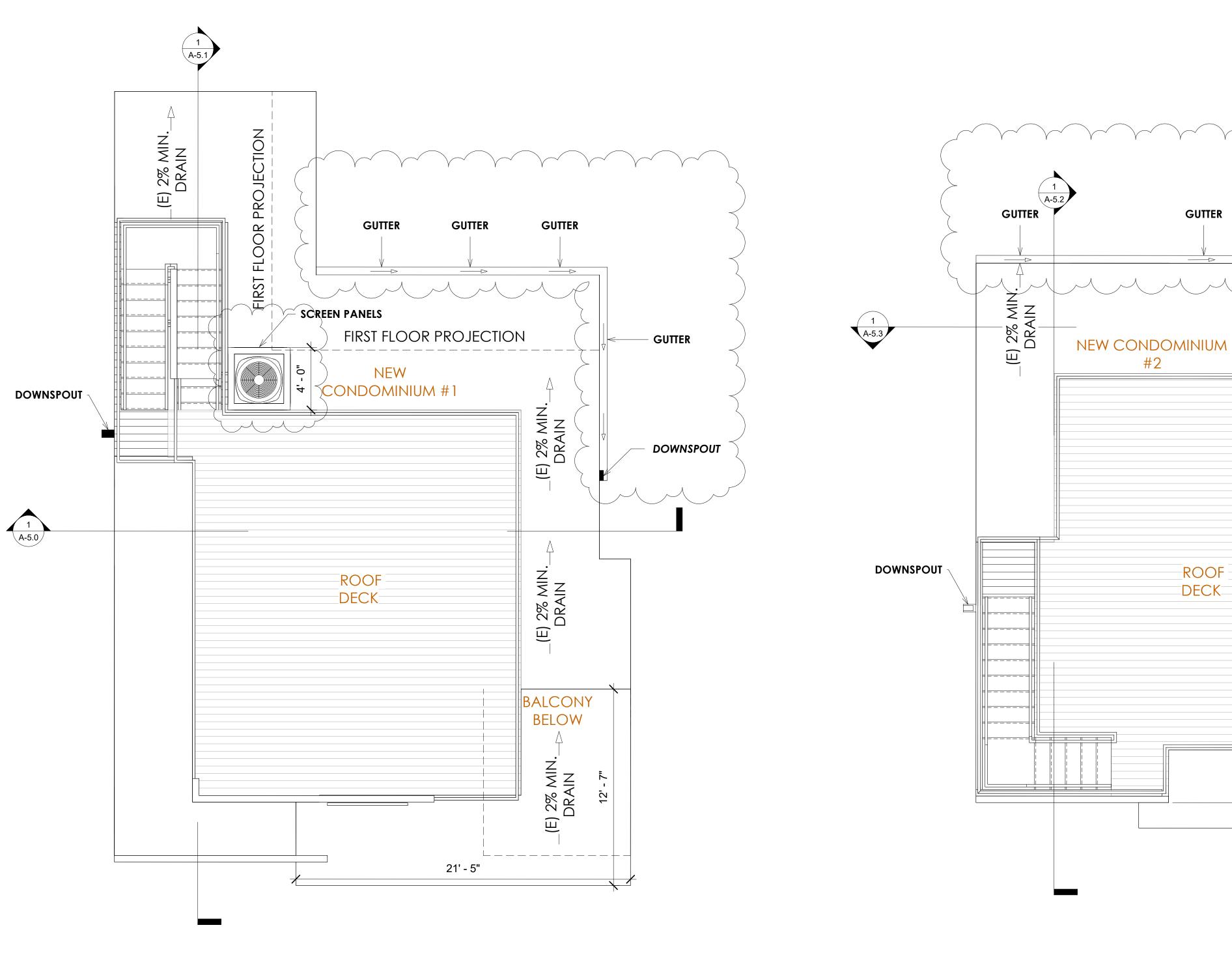
A-2.5

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 ****



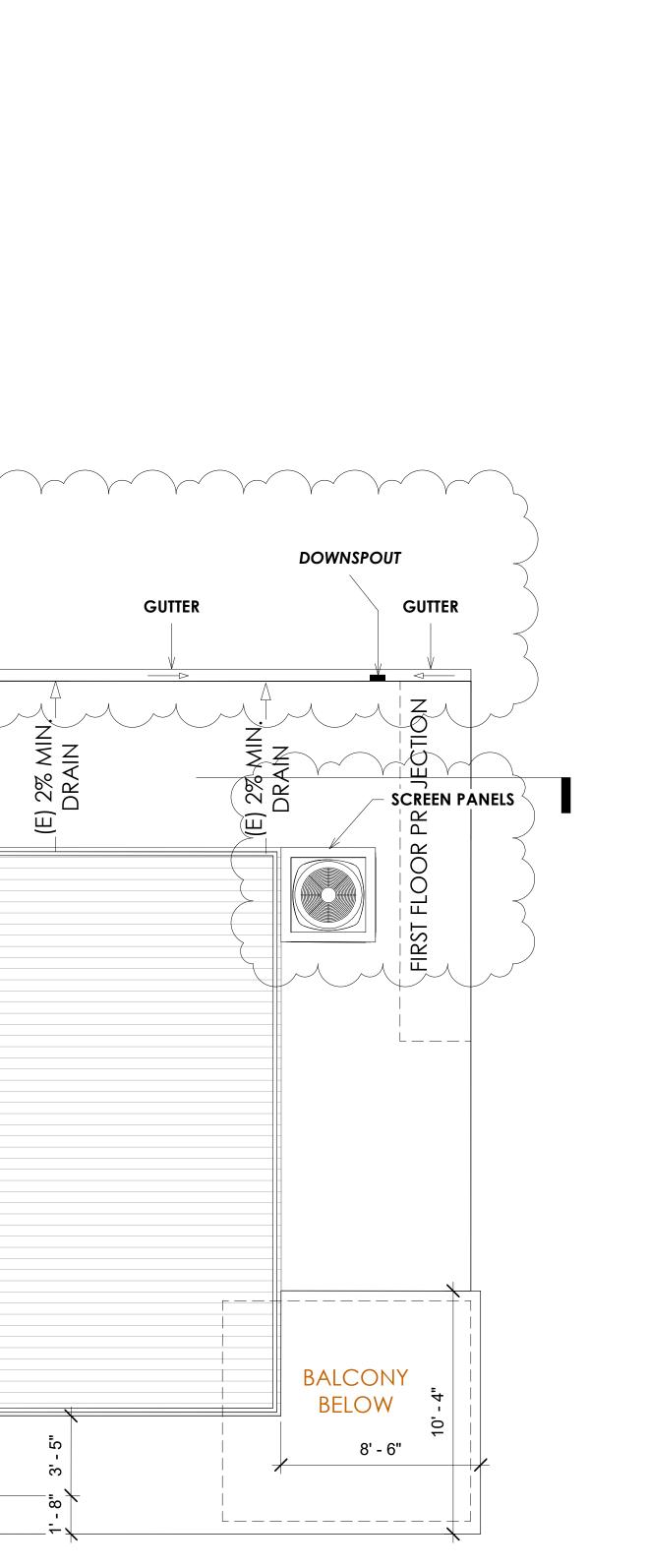
 $1 \frac{1}{1/4''} = 1'-0''$

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

GUTTER

ROOF

DECK



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|S - AC

<u>Salvador Carbajal</u>

<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

<u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: Salvador Carbajal

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PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

ROOF PLAN

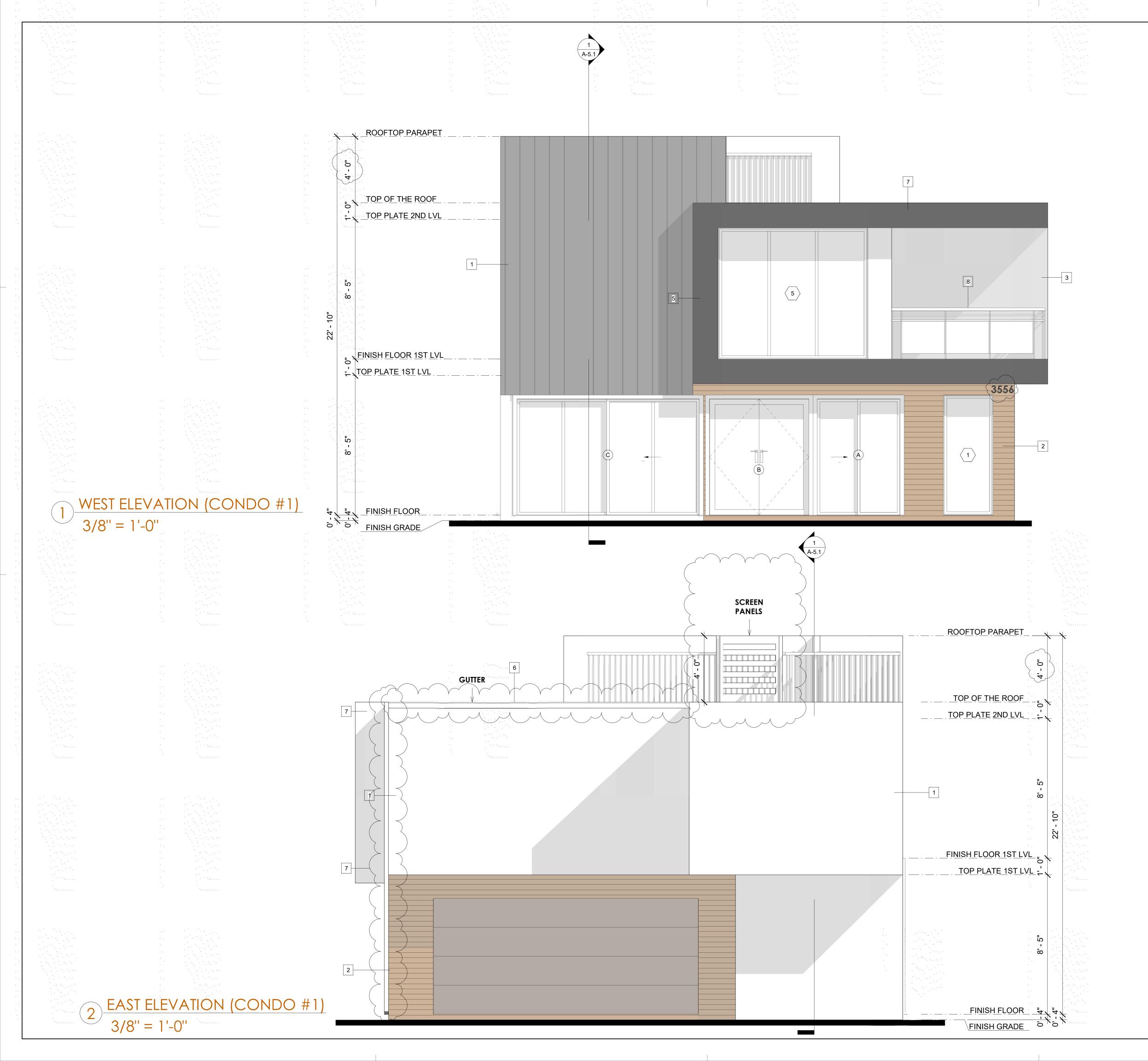
DRAWN BY: T.A. DATE: 11/10/23

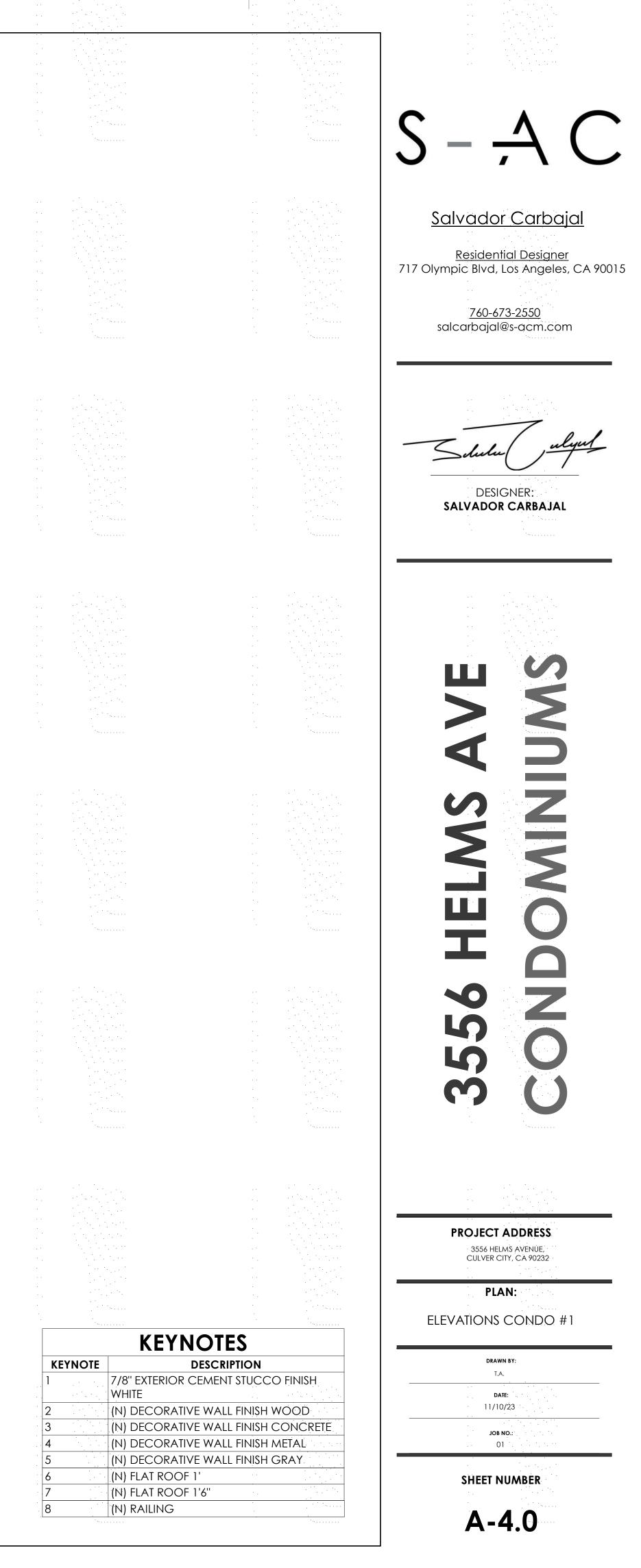
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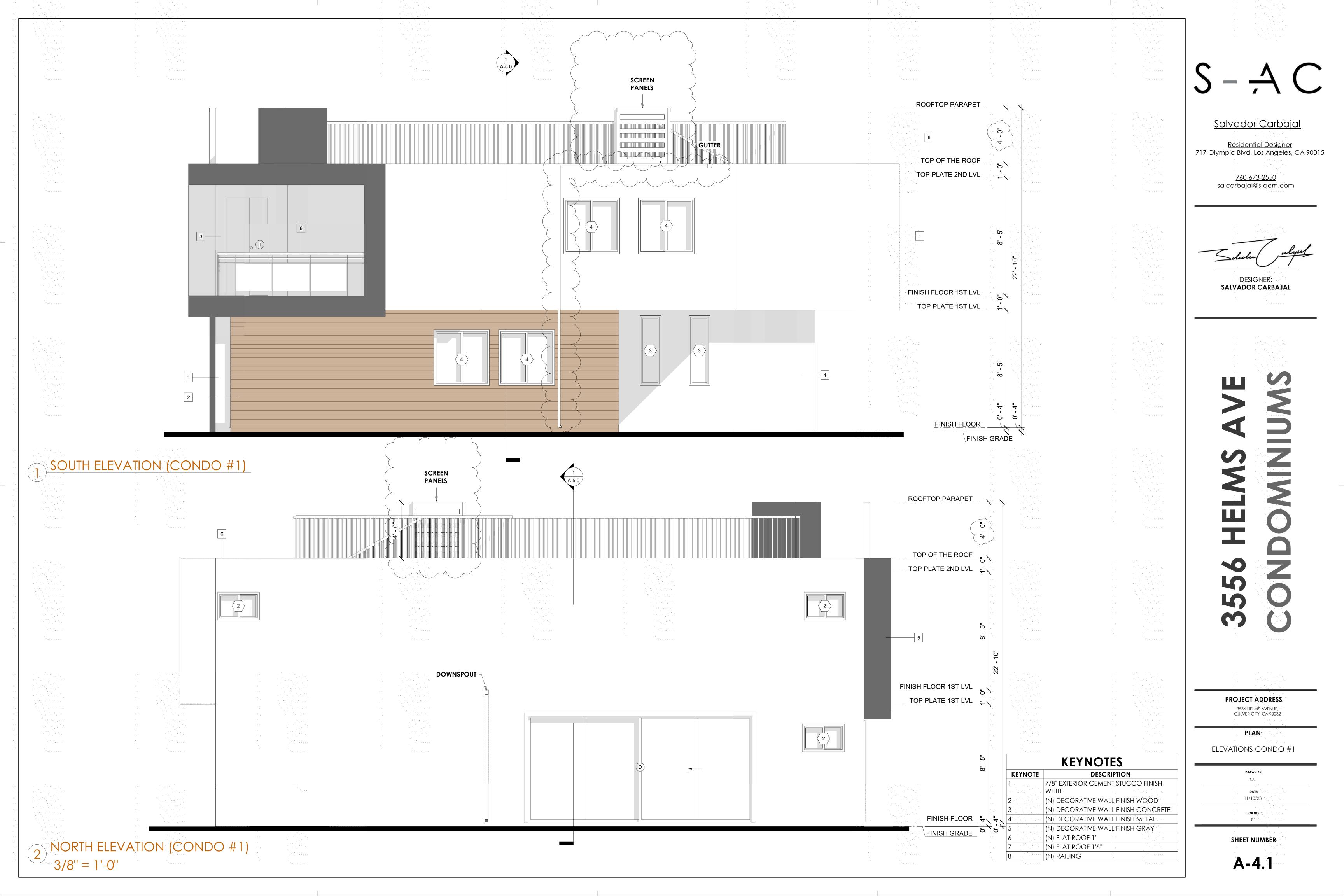
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SHEET NUMBER

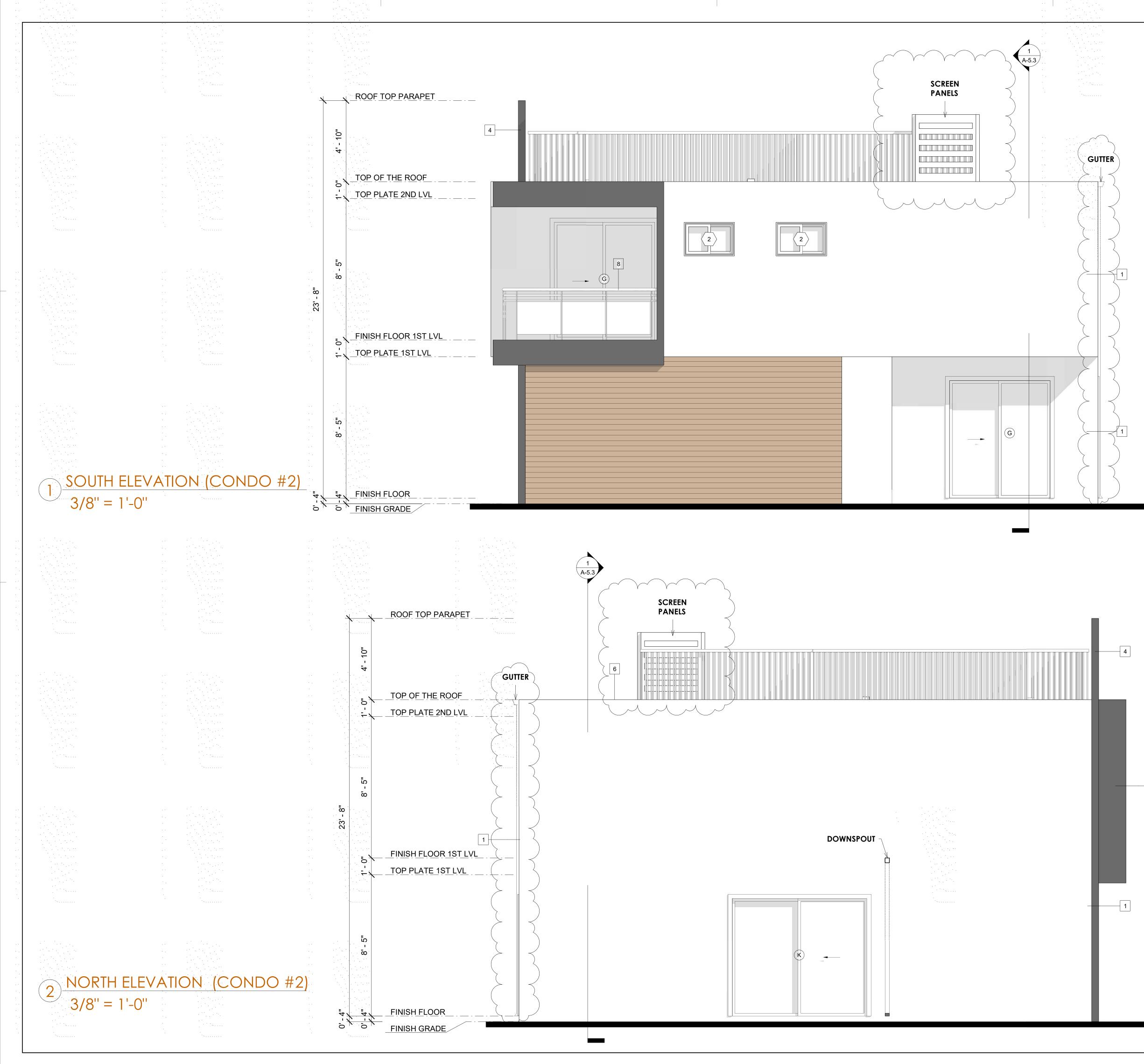
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Salvador Carbajo		 		•••
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<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, (• • •
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<u>760-673-2550</u> salcarbajal@s-acm.com		* .		* . •
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DESIGNER: SALVADOR CARBAJAL		· · · · · ·		• • • • •
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PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232				• • • • •
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PLAN:		• • • •		• • •
ELEVATIONS CONDO #2		OTES	н 1997 - Салан С 1997 - Салан Са	
DRAWN BY: T.A.	O FINISH	ESCRIPTION EMENT STUCCO	YNOTE	KE
DATE: 11/10/23		E WALL FINISH V	WHITE	2
JOB NO.:	CONCRETE	E WALL FINISH C	(N) DECORATI	3
01		E WALL FINISH N E WALL FINISH C		4
SHEET NUMBER		1	(N) FLAT ROOF	6
		0	(N) FLAT ROOF	7 8
A-4.3	-		(N) RAILING	U

ESR-1413

Effective Date: March 2021

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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.

This listing is subject to re-examination in one year.

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 3.5gallon (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 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.

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.

Page 1 of 2

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4.2 Membrane Application:

All porous surfaces must be dampened, and a 3/4-inchwide (19.1 mm), rough-textured synthetic roller, or a 1/4-inch-by-3/16-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 precoating 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 11/2 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.

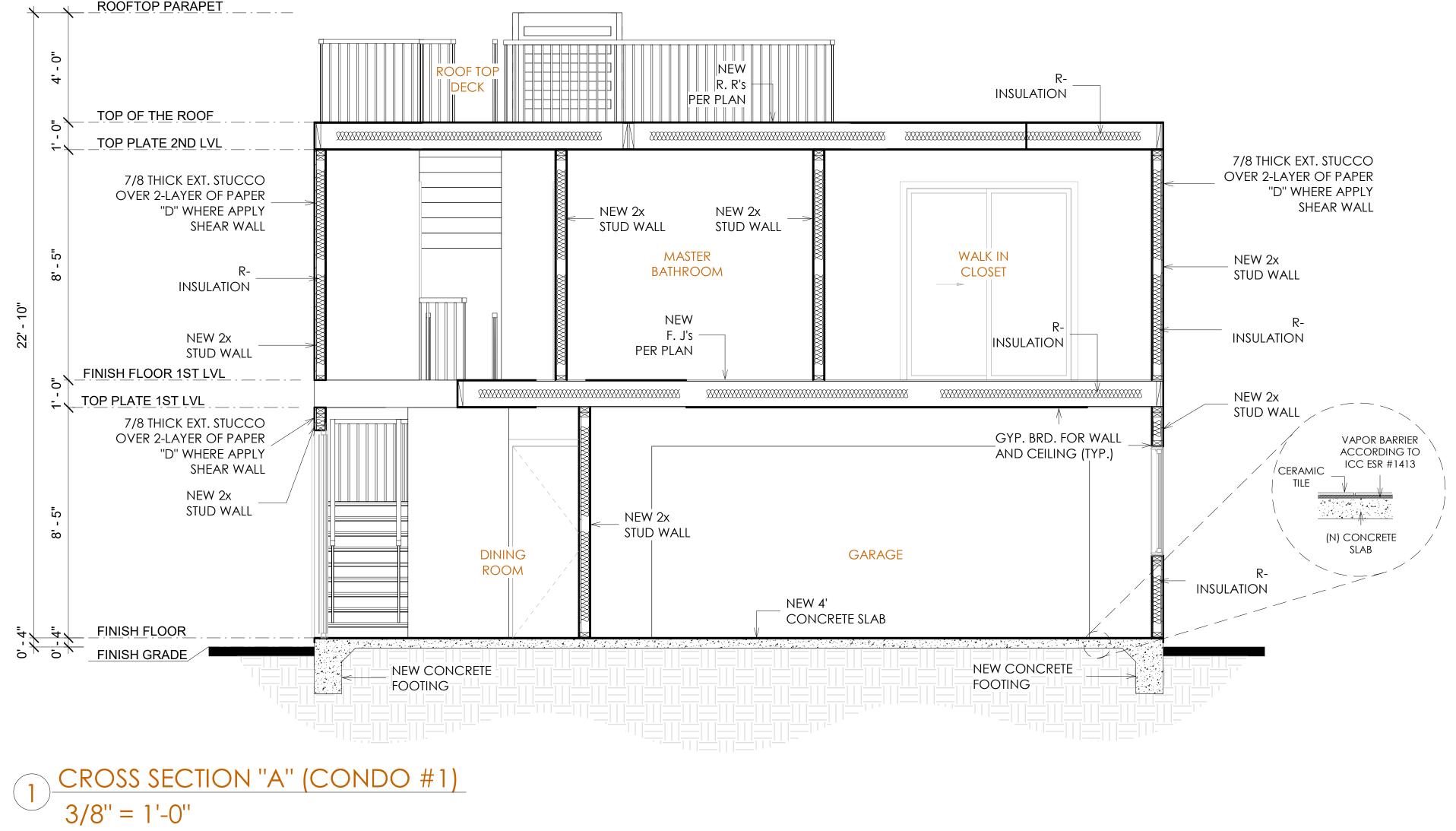
- Page 2 of 2 5.3 The membrane must not be used to bridge substrate expansion joints.
- 5.4 The membrane recognized in this report is manufactured by Custom Building Products in Grand Prairie, Texas and Bell, California under a quality control program with annual inspection by ICC-ES.

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





S - A C

Salvador Carbajal

Residential Designer 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: SALVADOR CARBAJAL

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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

ES	ICC EVALUATION SERVICE®	
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ICC-ES Evaluation Report

ESR-1413 Effective Date: March 2021

This listing is subject to re-examination in one year.

963, CBP 232 Waterproofing and Anti-Fracture Membrane

and Jamo® Waterproofing Membrane are liquid-applied, elastomeric waterproofing materials that cure to form a

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

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

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

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,

installation instructions shall be available at the jobsite at

material must not be allowed to freeze.

monolithic membrane.

3.2 Materials:

substrate cracks.

all times during installation.

4.1 Surface Preparation:

with Section 4.3.

www.icc-es-pmg.org | (800) 423-6587 | (562) 699-0543 A Subsidiary of the International Code Council® DIVISION: 09 00 00-FINISHES RedGard[®] Waterproofing and Crack Prevention Membrane, C-Cure Pro-Red Waterproofing Membrane

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 4.0 INSTALLATION 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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4.2 Membrane Application:

All porous surfaces must be dampened, and a 3/4-inchwide (19.1 mm), rough-textured synthetic roller, or a ¹/₄-inch-by-³/₁₆-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 precoating 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 11/2 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.

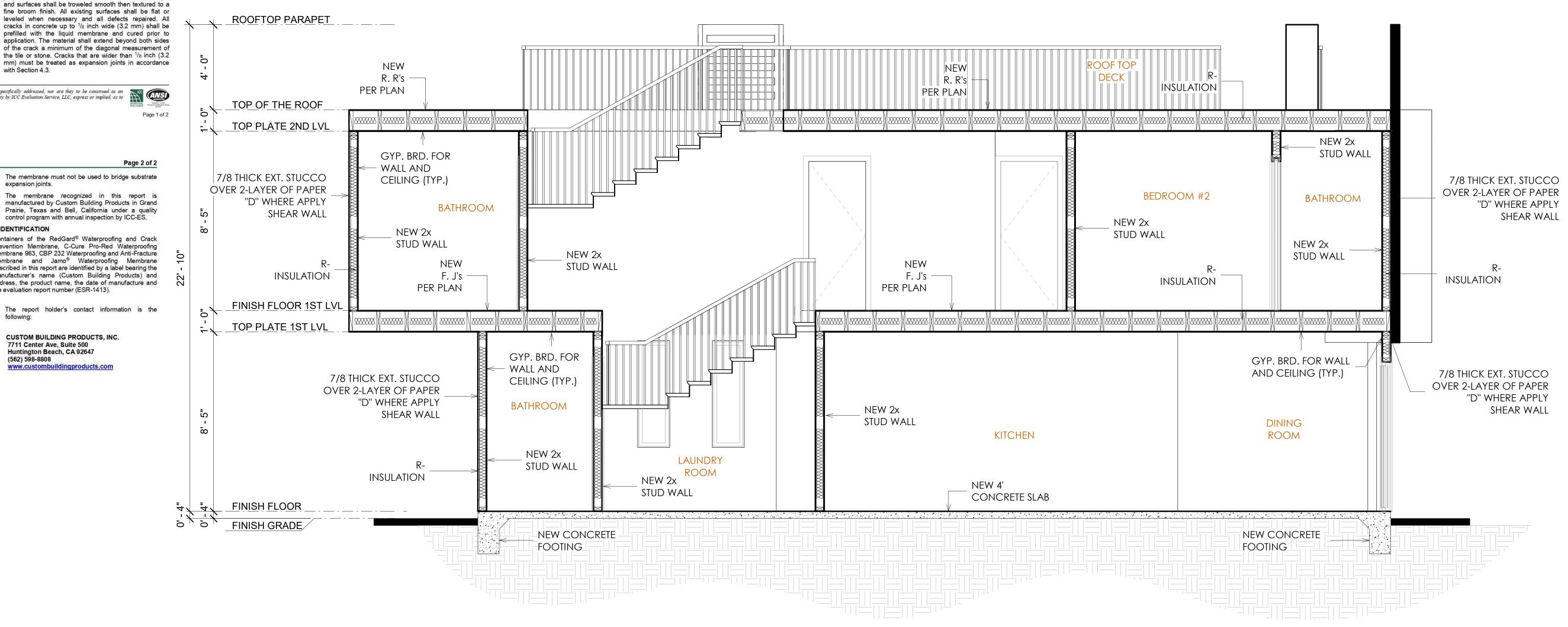
- Page 2 of 2 5.3 The membrane must not be used to bridge substrate
- 5.4 The membrane recognized in this report is manufactured by Custom Building Products in Grand Prairie, Texas and Bell, California under a quality control program with annual inspection by ICC-ES.

6.0 IDENTIFICATION

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



 $\frac{CROSS SECTION "B" (CONDO #1)}{3/8" = 1'-0"}$

Page 1 of 2

- expansion joints.

Containers of the RedGard® Waterproofing and Crack



Salvador Carbajal

Residential Designer 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com



DESIGNER: SALVADOR CARBAJAL



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

ESR-1413 Effective Date: March 2021

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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.

This listing is subject to re-examination in one year.

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 3.5gallon (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 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.

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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4.2 Membrane Application:

All porous surfaces must be dampened, and a 3/4-inchwide (19.1 mm), rough-textured synthetic roller, or a ¹/₄-inch-by-³/₁₆-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 precoating 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 11/2 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.

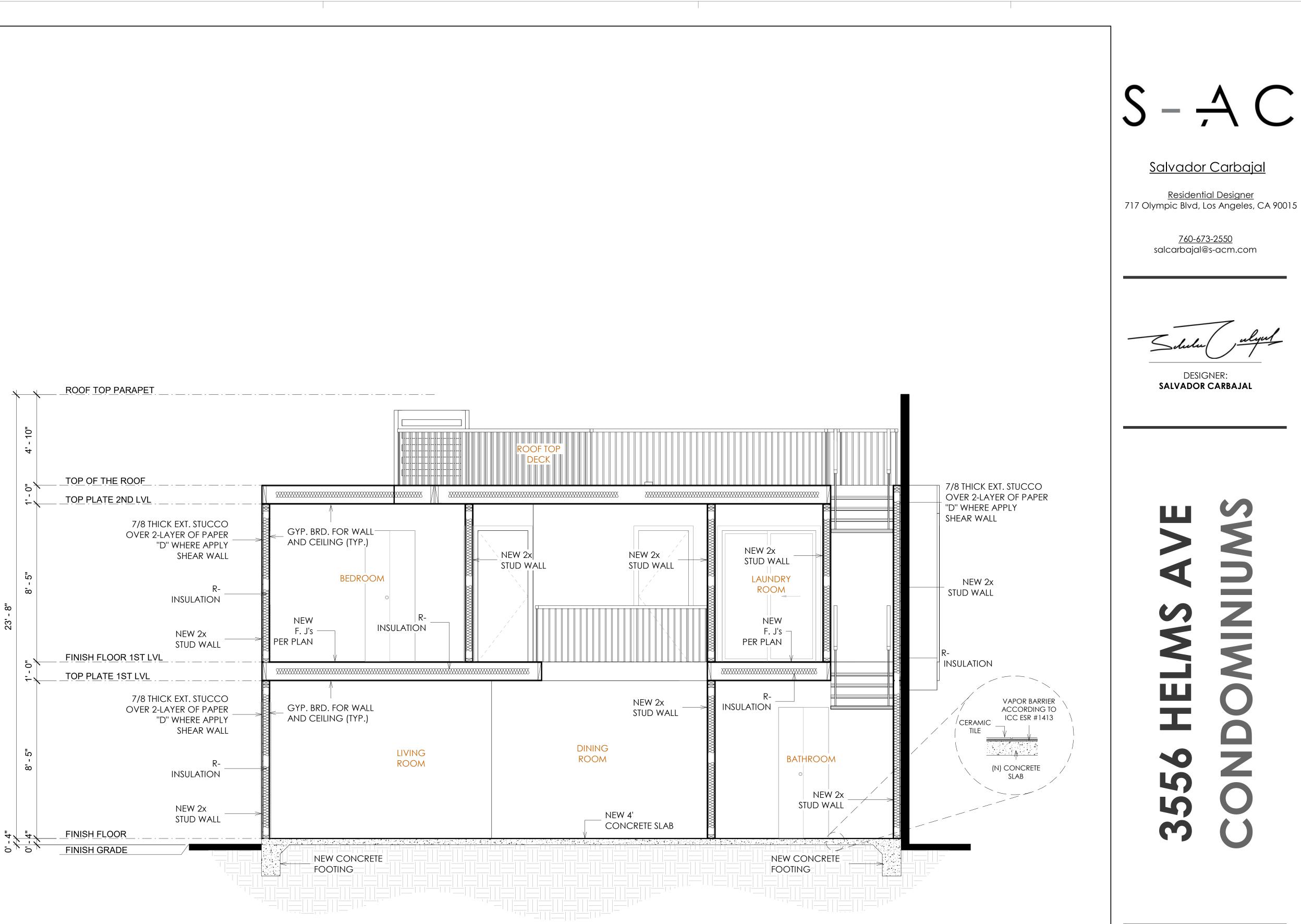
- Page 2 of 2 5.3 The membrane must not be used to bridge substrate expansion joints.
- 5.4 The membrane recognized in this report is manufactured by Custom Building Products in Grand Prairie, Texas and Bell, California under a quality control program with annual inspection by ICC-ES.

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



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

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

ESR-1413 Effective Date: March 2021

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Property evaluated: Water resistance

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3.0 DESCRIPTION

3.1 General:

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:

RedGard® Waterproofing and Crack Prevention

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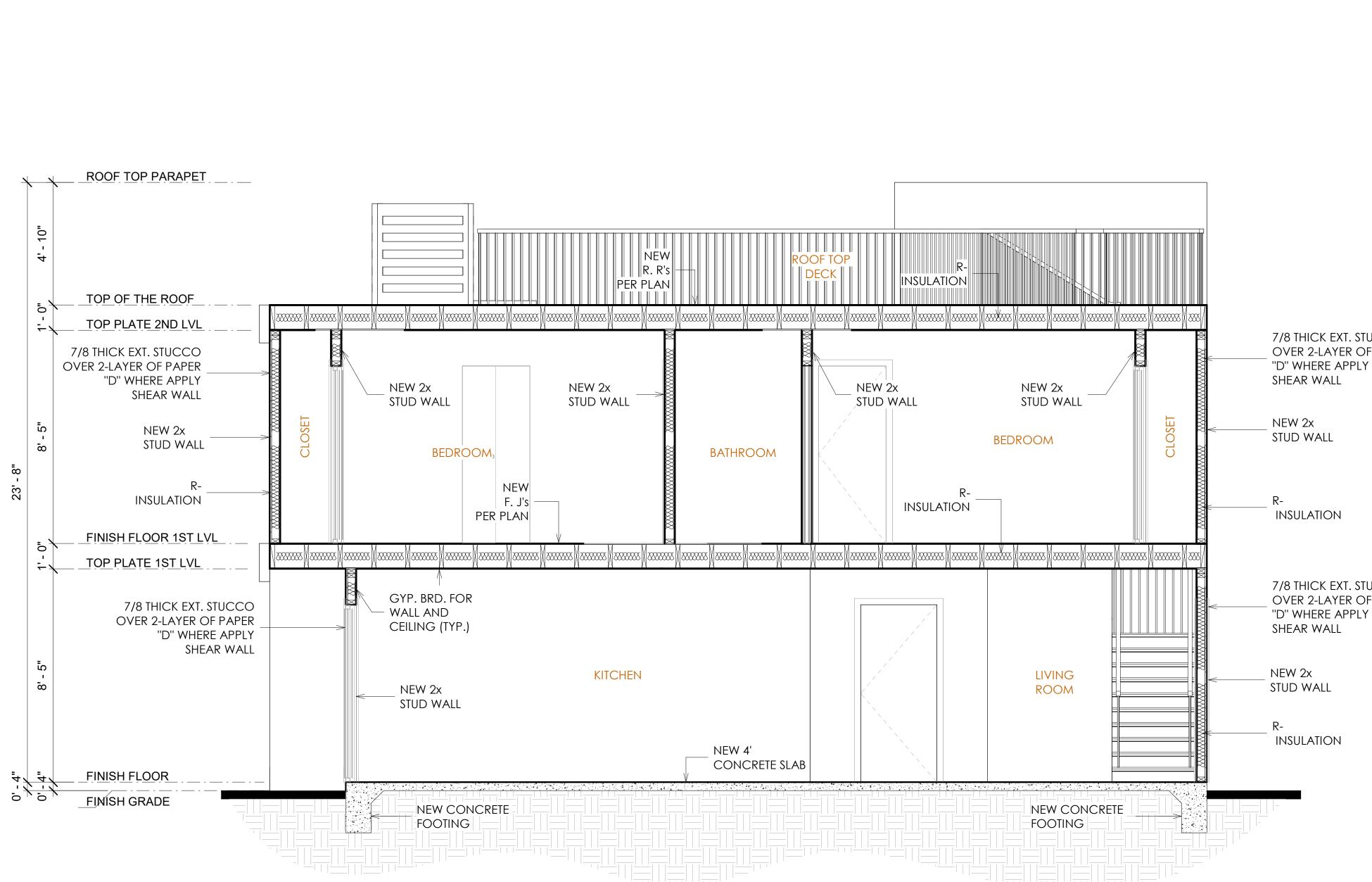
4.4 Method of Repair:

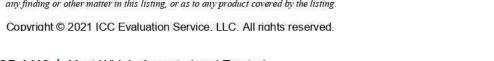
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$\frac{1}{3/8"} = 1'-0"$

7/8 THICK EXT. STUCCO OVER 2-LAYER OF PAPER

7/8 THICK EXT. STUCCO OVER 2-LAYER OF PAPER "D" WHERE APPLY

S - A C

Salvador Carbajal

Residential Designer 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: SALVADOR CARBAJAL

ら 5 5 \mathbf{n}

PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

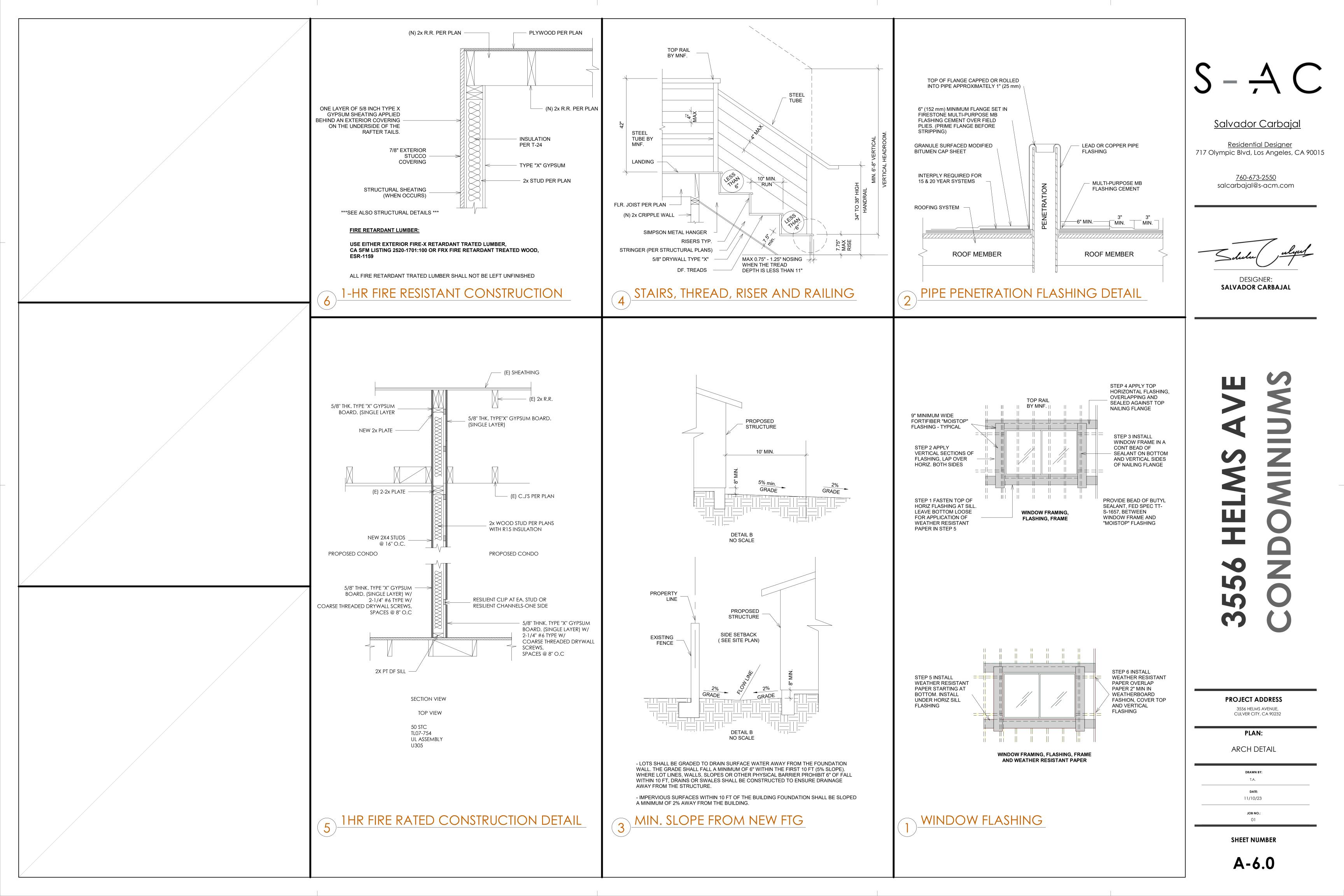
PLAN:

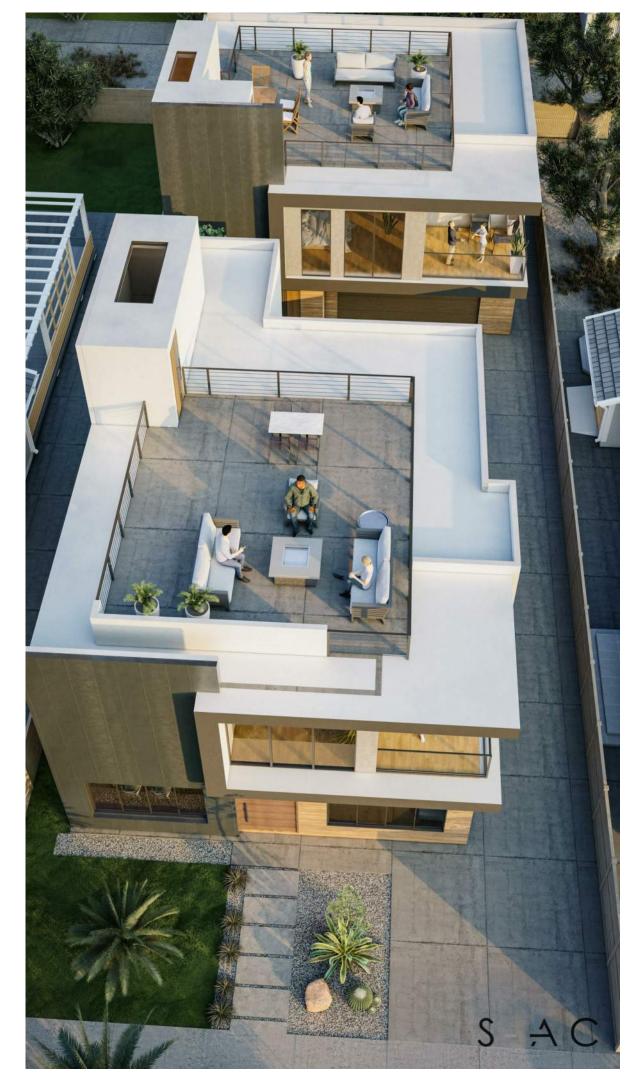
CROSS SECTION CONDO #2

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

> JOB NO.: 01

SHEET NUMBER











S - A C

<u>Salvador Carbajal</u>

<u>Residential Designer</u> 717 Olympic Blvd, Los Angeles, CA 90015

> <u>760-673-2550</u> salcarbajal@s-acm.com

DESIGNER: Salvador Carbajal

3556 HELMS AVE CONDOMINIUMS

PROJECT ADDRESS 3556 HELMS AVENUE, CULVER CITY, CA 90232

PLAN:

Renderings

DRAWN BY: Author

DATE: 07/16/24

> **job no.**: 01

SHEET NUMBER

A-7.0