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PDC CAPITAL | PACIFIC CA PROP  
16520 BAKE PKWY STE. 105  
IRVINE, CA 92618  
P: 949.732.0061 | E: paul@pdcre.com

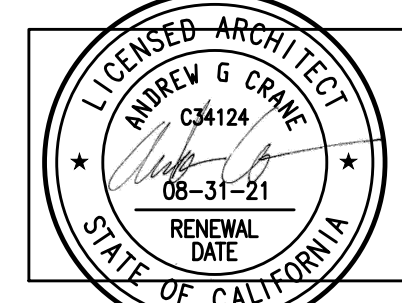
CONSULTANT LOGO:

DUQUESNE  
TOWNHOMES

3.23.2020

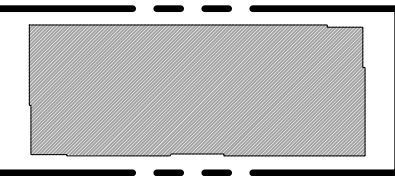
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NO.	ISSUES / REVISIONS	DATE
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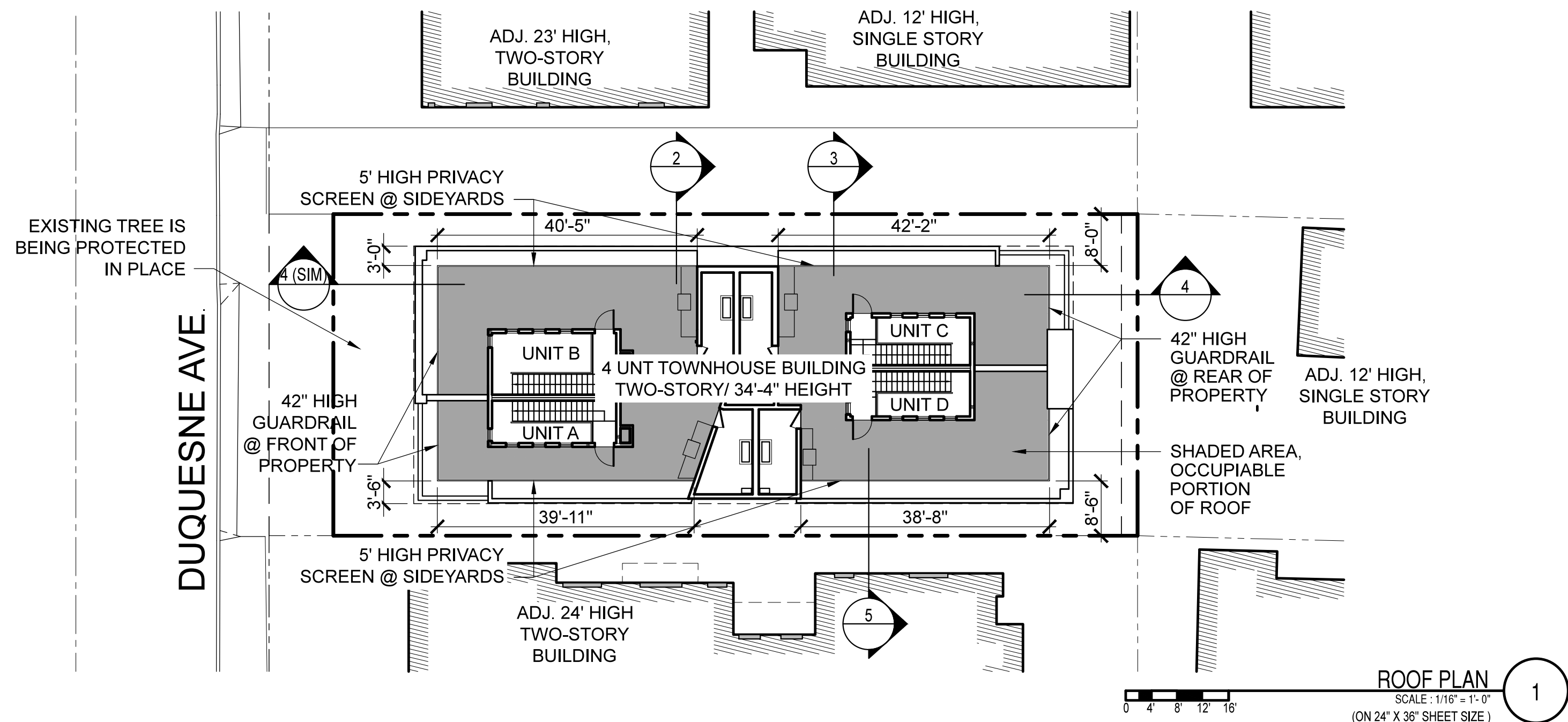
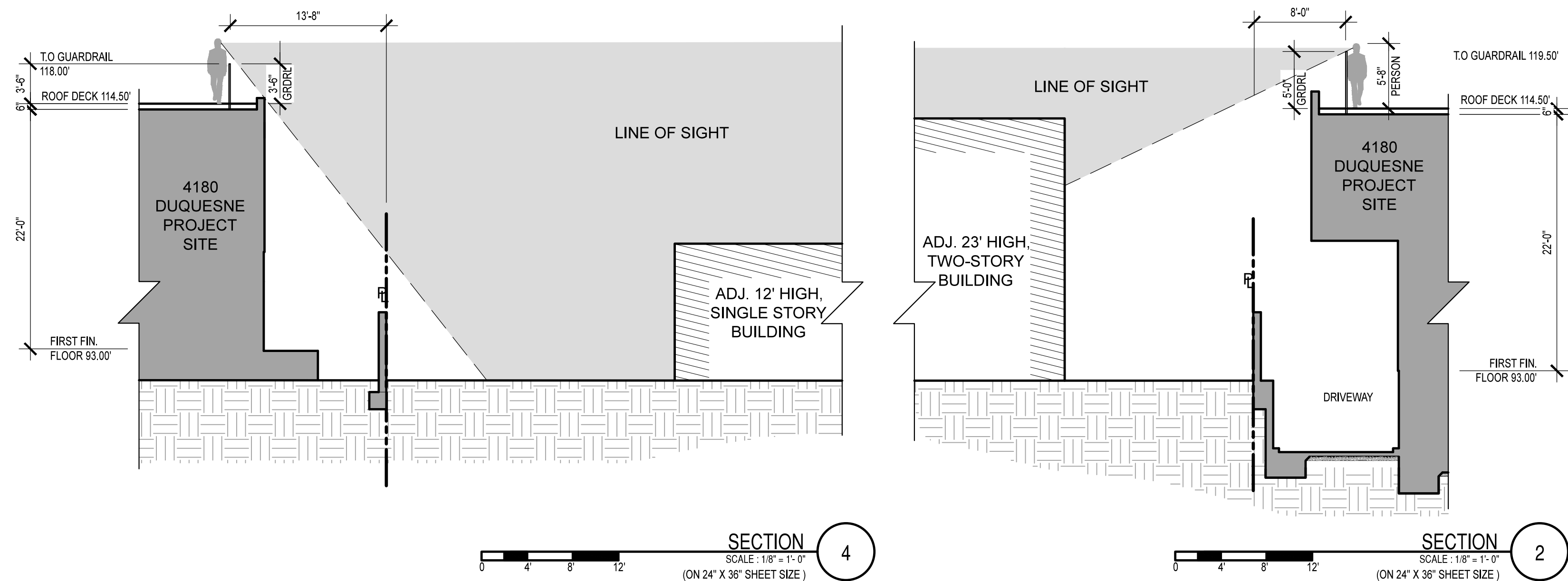
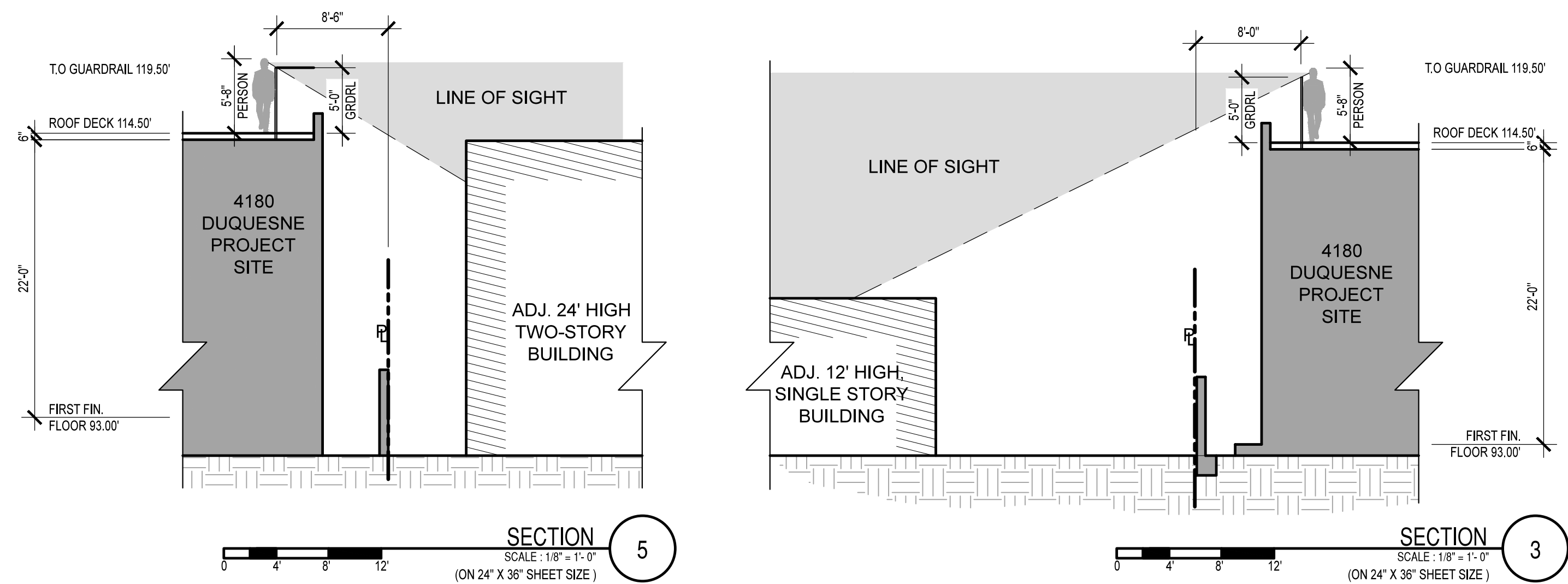
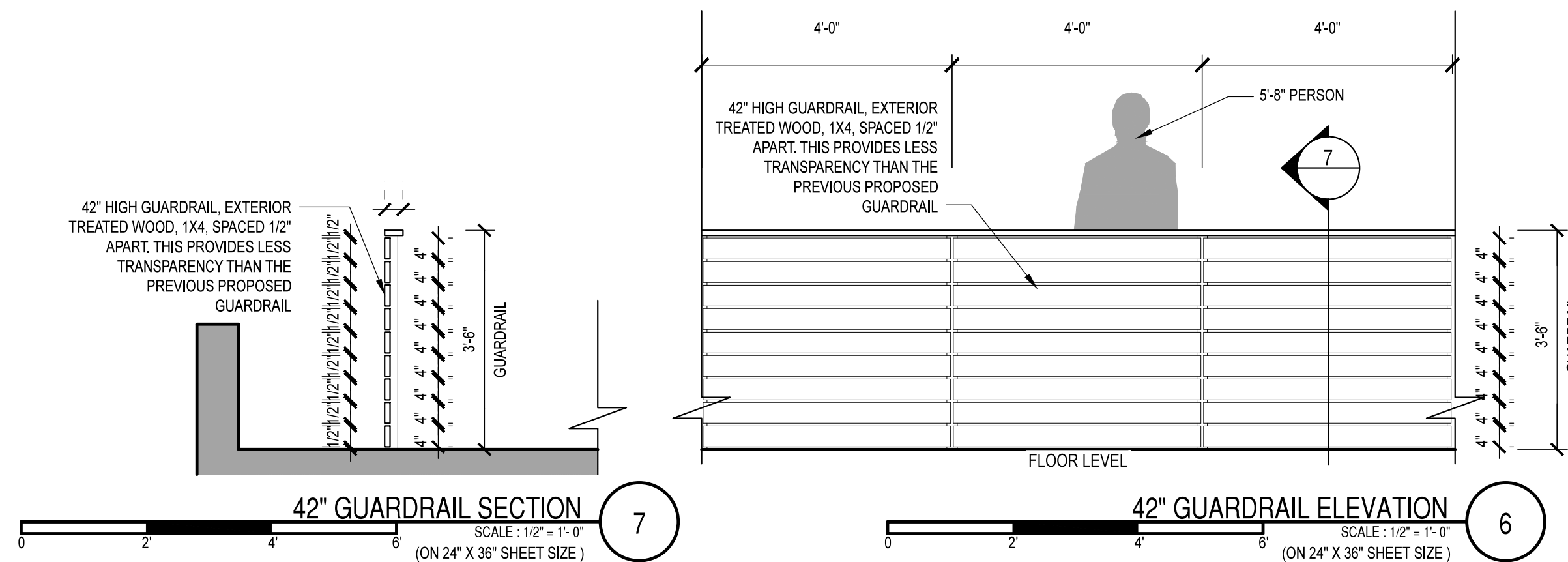
DUQUESNE AVE.



## SITE VIEW DIAGRAMS

ISSUE DATE: 3.23.2020

# G0.20







209 S. MARKET ST.  
INGLEWOOD, CA. 90301  
3 2 3 . 5 5 3 . 2 3 7 6

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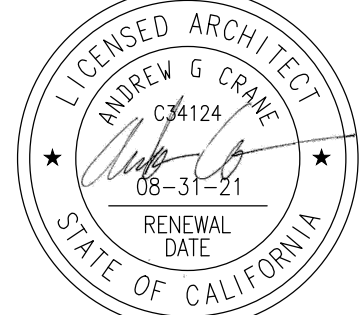
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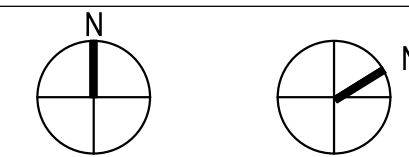
DUQUESNE  
TOWNHOMES  
4180 DUQUESNE AVE  
CULVER CITY, CA 90232  
PROJECT # 15036

3.23.2020  
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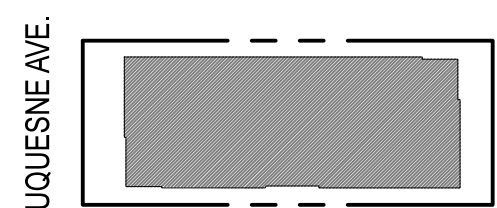
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NO.	ISSUES / REVISIONS	DATE
NO.	RFI #17	11.13.18
NO.	RFI #18	02.14.18
NO.	DELTA 2	3.20.19
NO.	DELTA 3	7.24.19
NO.	DOOR RATING	1.06.20



PROJECT NORTH



FIRST FLOOR  
PLAN

ISSUE DATE: 3.23.2020

A1.10

DUQUESNE AVE.

- A LARGE WINDOWS (HEIGHT > 3'-0")
- B SMALL WINDOWS (HEIGHT < 3'-0")
- C SLIDING GLASS DOORS
- D DOORS

(E) WINDOWS RELATIONSHIP TO (N) WINDOWS				
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	UNIT (N) WINDOW IS IN	PROPOSED SOLUTION
4184 DUQUESNE AVE.	# 1	NOT ALIGNED	N/A	N/A
	# 2	NOT ALIGNED	N/A	N/A
	# 3	NOT ALIGNED	N/A	N/A
	# 4	NOT ALIGNED	N/A	N/A
	# 5	21' - 1"	UNIT-D	6'-0" HIGH FENCE
	# 6	10' - 11"	UNIT-D	6'-0" HIGH FENCE
	# 7	10' - 11"	UNIT-D	6'-0" HIGH FENCE
4176 DUQUESNE AVE.	# 8	25' - 6"	UNIT-C	6'-0" HIGH FENCE
	# 9	NOT ALIGNED	N/A	N/A
	# 10	24' - 10"	UNIT-C	6'-0" HIGH FENCE
	# 11	24' - 10"	UNIT-C	6'-0" HIGH FENCE
4174 DUQUESNE AVE.	# 12	NOT ALIGNED	N/A	N/A
	# 13	29' - 2"	UNIT-B	6'-0" HIGH FENCE
	# 14	NOT ALIGNED	N/A	N/A
	# 15	29' - 2"	UNIT-B	6'-0" HIGH FENCE

- REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TYPE CALL-OUTS, DIMENSIONS, DOOR TAGS, AND DETAIL.

- TYPICAL DIMENSIONS ARE TO FACE OF STRUCTURE WHICH IS FACE OF CONCRETE, FACE OF STUD, OR FACE OF SHEATHING AS OCCURS.

- WHERE EXTRA LAYER OF GYPSUM BOARD IS REQUIRED FOR FIRE RATING ADD EXTRA LAYER TO ENTIRE LENGTH OF WALL, SO THERE IS NO JOG IN FINISHED SURFACE.

- PROVIDE FIRE PARTITION IN ACCORDANCE WITH CBC 709.1 FOR:  
- WALLS SEPARATING DWELLING UNITS.  
- CORRIDOR WALLS

- "CONSTRUCTION RULES SIGN" THAT INCLUDES CONTACT NAMES AND TELEPHONE NUMBERS OF THE APPLICANT, PROPERTY OWNER, CONSTRUCTION CONTRACTORS, AND THE CITY, SHALL BE POSTED ON THE PROPERTY IN A LOCATION THAT IS VISIBLE TO THE PUBLIC. THESE NAMES AND NUMBERS SHALL ALSO BE MADE AVAILABLE TO ADJACENT PROPERTY OWNERS AND OCCUPANTS TO THE SATISFACTION OF THE PLANNING MANAGER AND BUILDING OFFICIAL

- ANY UTILITIES TO BE LOCATED ON FRONT YARD WILL NEED TO BE PRESENTED TO PLANNING FOR FINAL APPROVAL

- PROPERTY LINE SHOWN AS DASHED
- OUTLINE OF BUILDING, ABOVE
- FIRE DEPARTMENT CONNECTION
- POST MOUNTED MAILBOXES
- POST MOUNTED CALLBOX
- PROVIDE SIGN "FIRE DEPT. ACCESS", LOCK AND KNOX BOX
- 4' HIGH FRONT YARD WROUGHT IRON PICKET FENCE. COLOR, DARK GRAY
- 4' HIGH ENTRY GATE. SOLID WOOD GATE
- 6' HIGH CMU SITE FENCE. BURNISHED ARCH BLOCK FINISH
- 6' HIGH ENTRY GATE. SOLID WOOD GATE
- PLANTED AREA AT GRADE, PER LANDSCAPE DWGS
- CONCRETE WALKWAY. PER TO LANDSCAPE DWGS
- (E) STREET TREES. CITY TO DETERMINE TO KEEP OR REPLACE. PER LANDSCAPE DWGS

- PERMEABLE SURFACE. PER LANDSCAPE DWGS
- METAL COILING GARAGE GATE
- STREET CURB. PER CIVIL DWGS
- CURB CUT. PER CIVIL DWGS
- AREA DRAIN. REFER TO DETAIL A7.03
- LOCAL PANEL. PER ELEC DWGS
- BACKFLOW PREVENTOR (FIRE WATER)
- BACKFLOW PREVENTOR (DOMESTIC WATER)
- BACKFLOW PREVENTOR (IRRIGATION WATER)
- ELECTRICAL PANEL. PER ELEC DWGS
- GAS METER. PER MECH DWGS
- 30" HIGH CONC WALL. BOARD FORMED. W/ 6" MTL BLDG ADDRESS. REFER TO 3/A2.01 FOR ELEVATION
- CONCRETE STAIRS

- 6' HIGH PRIVACY FENCE & GATE. TRANSLUCENT PANELS
- WATER METER LOCATION. PER CIVIL DWGS
- WHEELCHAIR LIFT. PER MANUFACTURERS SPECS
- ROOF DOWNSPOUT. PAINT COLOR TBD
- 1 HR FR RATED SHAFT FOR GARAGE EXHAUST DUCT. ALLOW FOR 8'X18" DUCT.
- ADD CURTAIN WALL AT ENTRY CORRIDOR

- DISABLED PATH OF TRAVEL.
- FINISH FLOOR ELEVATION
- SOLID WALL
- REPRESENTS AREA OF NEW WINDOW BEING SMALLER THAN ORIGINAL WINDOW
- REPRESENTS AREA OF NEW WINDOW BEING LARGER THAN ORIGINAL WINDOW
- LANDSCAPE PLANTING AREA
- SOLID SURFACE AREA

FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
(ON 24" X 36" SHEET SIZE)



- A LARGE WINDOWS (HEIGHT > 3'-0")
- B SMALL WINDOWS (HEIGHT < 3'-0")
- C SLIDING GLASS DOORS
- D DOORS

(E) WINDOWS RELATIONSHIP TO (N) WINDOWS				
(E) WINDOW ADDRESS	(E) WINDOW NUMBER	DISTANCE FROM OPPOSITE (N) WINDOW	UNIT (N) WINDOW IS IN	PROPOSED SOLUTION
4184 DUQUESNE AVE.	# 16	NOT ALIGNED	N/A	N/A
	# 17	NOT ALIGNED	N/A	N/A
	# 18	13'-0"	UNIT-A	NO CHANGE
	# 19	NOT ALIGNED	N/A	N/A
	# 20	21'-1"	UNIT-D	NO CHANGE
	# 21	10'-11"	UNIT-D	NO CHANGE
4174 DUQUESNE AVE.	# 22	NOT ALIGNED	N/A	N/A
	# 23	21'-7"	UNIT-B	NO CHANGE
	# 24	NOT ALIGNED	N/A	N/A
	# 25	21'-7"	UNIT-B	NO CHANGE
	# 26	21'-7"	UNIT-B	NO CHANGE

## GENERAL NOTES:

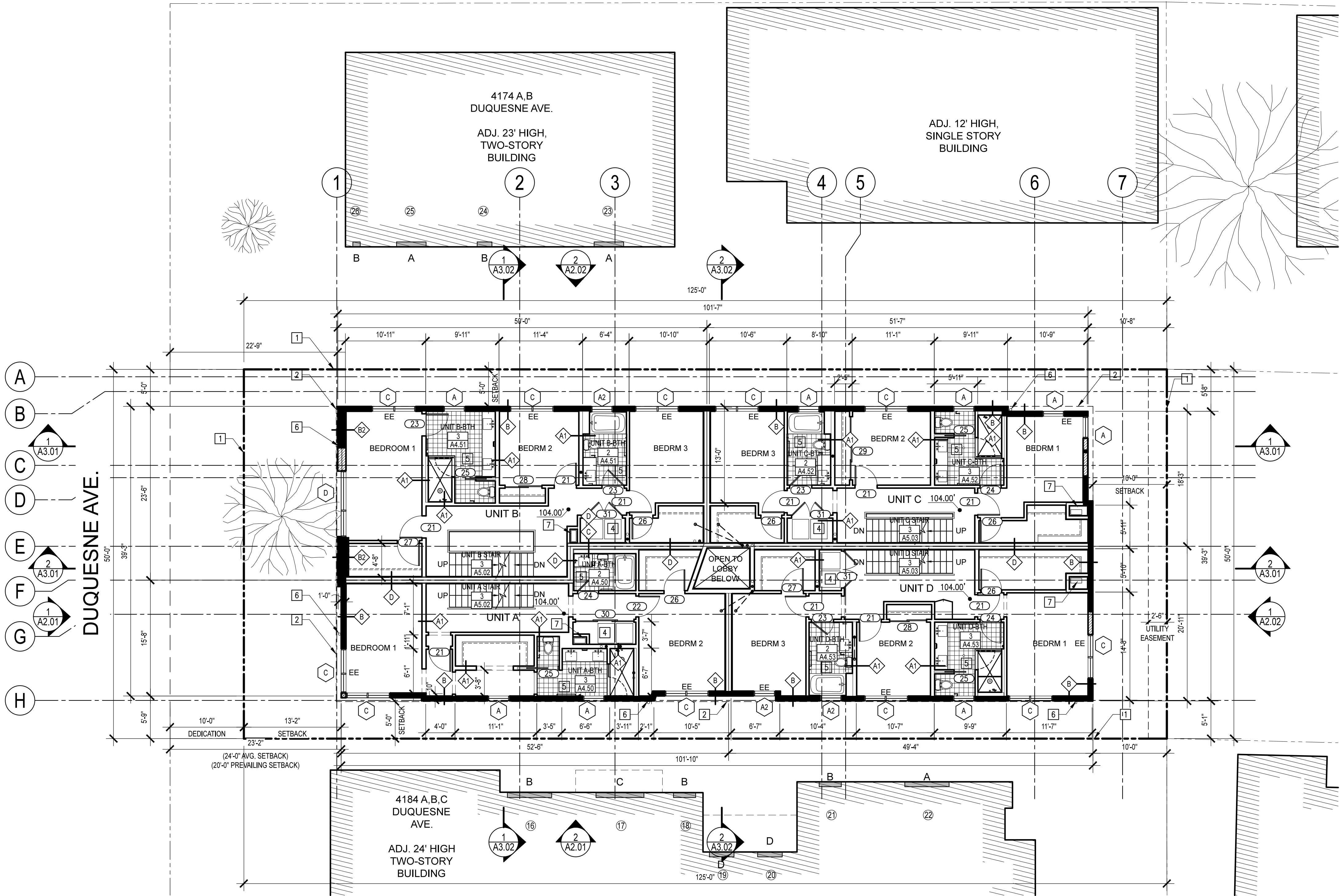
- REFER TO ENLARGED KITCHEN AND BATHROOM PLANS FOR ADDITIONAL WALL TYPE CALL-OUTS, DIMENSIONS, DOOR TAGS, AND DETAIL.
- TYPICAL DIMENSIONS ARE TO FACE OF STRUCTURE WHICH IS FACE OF CONCRETE, FACE OF STUD, OR FACE OF SHEATHING AS OCCURS.
- WHERE EXTRA LAYER OF GYPSUM BOARD IS REQUIRED FOR FIRE RATING ADD EXTRA LAYER TO ENTIRE LENGTH OF WALL, SO THERE IS NO JOG IN FINISHED SURFACE.
- PROVIDE FIRE PARTITION IN ACCORDANCE WITH CBC 709.1 FOR:
  - WALLS SEPARATING DWELLING UNITS.
  - CORRIDOR WALLS
- DRYER EXHAUST DUCTS NOT TO EXCEED A TOTAL OF 14', INCLUDING 2- 90° ELBOWS. 2' SHALL BE DEDUCTED FOR EACH 90° ELBOW IN EXCESS OF TWO. NO FASTENERS SHALL PENETRATE THE DRYER VENT.
- OUTLETS FOR ANTENNA, PHONE, & ELECTRICAL SHALL HAVE 1/4" ACOUSTIC SEALANT AROUND THE BOX TO THE DRYWALL.
- AT DWELLING UNIT SEPARATION WALLS. INSTALL ACOUSTICAL SEALANT BETWEEN THE TERMINATION OF THE DRYWALL & THE SUBFLOOR. ACOUSTICAL SEALANT SHOULD BE 1/4" TO 1/2" IN DIAMETER.
- AT DWELLING UNIT SEPARATION WALLS WRAP SEWER & WASTE STACKS IN ACOUSTICAL BLANKETS.

## KEYNOTES:

- 1 PROPERTY LINE SHOWN DASHED
- 2 SETBACK LINE SHOWN DASHED
- 3 LINE OF STRUCTURE BELOW
- 4 WASHER AND DRYER LOCATION, PROVIDE WATER AND VENTS PER PLUMB AND MECH DWGS. PROVIDE AN OVERFLOW PAN OR FLOOR DRAIN IN WASHER/DRYER CLOSETS. A LEAK DETECTION DEVICE IS AN ACCEPTABLE ALTERNATIVE.
- 5 BATHROOMS TO HAVE FLOOR DRAIN
- 6 METAL ROOF DOWNSPOUT, PAINT COLOR TBD.
- 7 1 HR FR RATED SHAFT FOR GARAGE EXHAUST DUCT. ALLOW FOR 8'X18" DUCT.

## LEGEND:

- X.XX' FINISH FLOOR ELEVATION
- DRAINAGE SLOPE
- EE EMERGENCY EGRESS WINDOW, 5.7 S.F. NET CLEAR OPENING. MIN. NET CLEAR WIDTH 20" MIN. NET CLEAR HEIGHT 24"
- SOLID WALL
- REPRESENTS AREA OF NEW WINDOW BEING SMALLER THAN ORIGINAL WINDOW
- REPRESENTS AREA OF NEW WINDOW BEING LARGER THAN ORIGINAL WINDOW



SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"  
(ON 24" X 36" SHEET SIZE)



209 S. MARKET ST.  
INGLEWOOD, CA. 90301  
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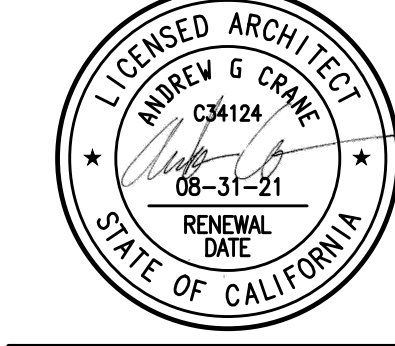
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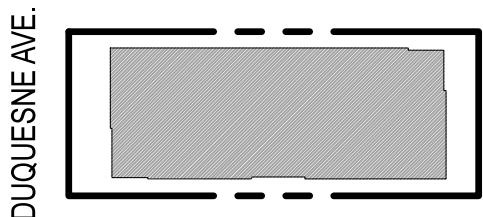
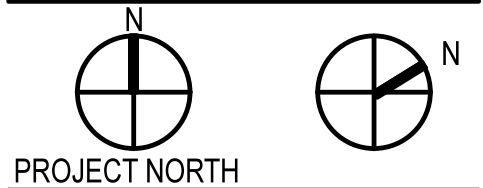
DUQUESNE  
TOWNHOMES  
4180 DUQUESNE AVE  
CULVER CITY, CA 90232  
PROJECT # 15036

3.23.2020  
PLANNING  
COMMISSION

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NO.	ISSUES / REVISIONS	DATE
NO.	DELTA 1	8.1.18
NO.	RFI #17	11.13.18
NO.	DELTA 3	7.24.19



SECOND FLOOR  
PLAN

ISSUE DATE: 3.23.2020

A1.20





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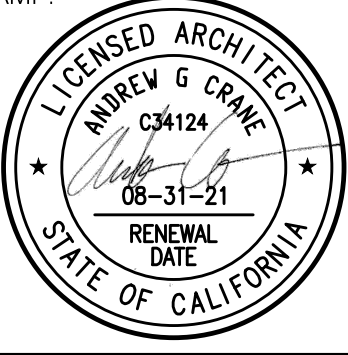
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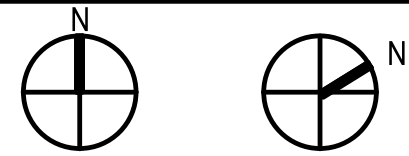
DUQUESNE  
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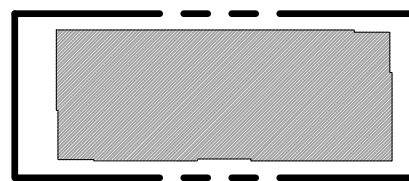
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NO.	RFI #17	11.13.18
NO.	DELTA 3	7.24.19
NO.	RFI #54	8.24.19



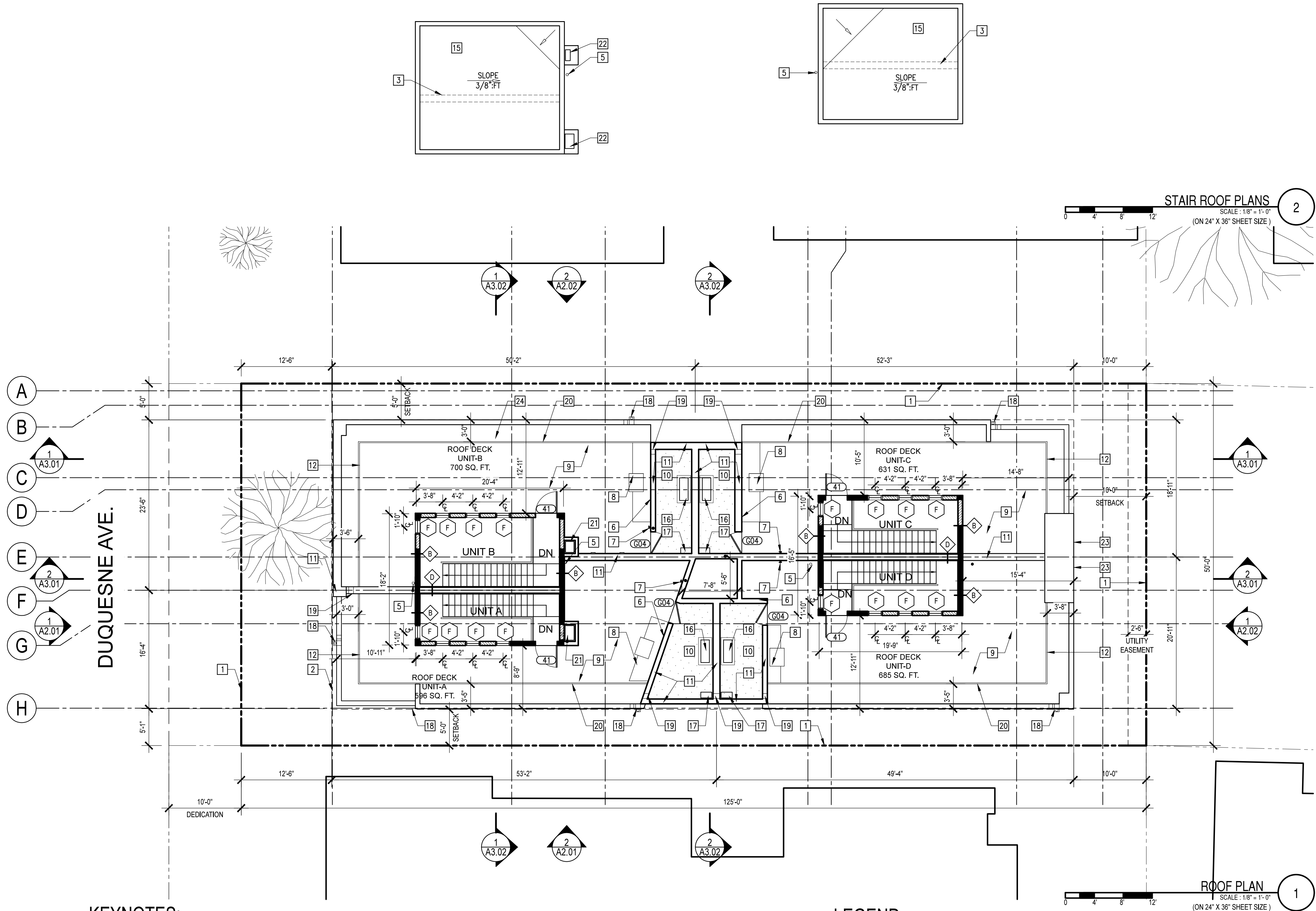
PROJECT NORTH



ROOF DECK &  
STAIR ROOF PLAN

ISSUE DATE: 3.23.2020

A1.30



## GENERAL NOTES:

- REFER TO ENLARGED PLANS FOR ADDITIONAL WALL TYPE CALL-OUTS, DIMENSIONS, DOOR TAGS, AND DETAIL.
- TYPICAL DIMENSIONS ARE TO FACE OF STRUCTURE WHICH IS FACE OF CONCRETE, FACE OF STUD, OR FACE OF SHEATHING AS OCCURS.
- WHERE EXTRA LAYER OF GYPSUM BOARD IS REQUIRED FOR FIRE RATING ADD EXTRA LAYER TO ENTIRE LENGTH OF WALL, SO THERE IS NO JOG IN FINISHED SURFACE.
- PROVIDE FIRE PARTITION IN ACCORDANCE WITH CBC 709.1 FOR:
  - WALLS SEPARATING DWELLING UNITS.
  - CORRIDOR WALLS
- FOR TYPICAL PIPE PENETRATION AT ROOF REFER TO DETAILS
- FOR TYPICAL DUCT PENETRATION AT ROOF REFER TO DETAILS

## KEYNOTES:

- PROPERTY LINE, SHOWN DASHED
- SETBACK LINE SHOWN DASHED
- WALL UNDER ROOF, SHOWN DASHED
- METAL ROOF 4" GUTTER, PAINT
- METAL DOWNSPOUT, PAINT
- EXTERIOR GFCI OUTLET. REFER TO ELECTRICAL DWGS.
- HOSE BIB, REFER TO PLUMBING DWGS.
- BUILT-IN GAS BBQ W/ AUTOMATIC SHUT-OFF VALVE, PORTABLE FIRE EXTINGUISHER INSTALLED NEXT TO BBQ
- WATERPROOF DECKING, "DEX-O-TEX" OR SIM
- AREA FOR MECHANICAL EQUIPMENT, PER MECH DWGS
- 5' HIGH PARAPET WALL W/ EXTERIOR PLASTER
- 42" HIGH GUARDRAIL, EXTERIOR TREATED WOOD, 1X4 SPACED 1/2" APART. THIS PROVIDES LESS TRANSPARENCY THAN THE PREVIOUS PROPOSED GUARDRAIL, PER DETAIL 7/GO.26
- PLANTER: SIZE, LOCATION, AND PLANTING PER LANDSCAPE DWGS
- DOWNSPOUT IN DEMISING WALL
- BUILT UP ROOFING, CLASS "B" FIRE RATED MINIMUM
- MECH HEAT PUMP / COOLING UNIT ON EQUIPMENT PAD, REFER TO MECH DWGS
- TANKLESS WATER HEATER, ATTACHED TO WALL, REFER TO PLUMB DWGS
- ROOF DOWNSPOUT WITH OVERFLOW SCUPPER UNDERNEATH PEDESTAL SYSTEM. SLOPE ROOF TO DRAIN. MIN ROOF SLOPE 3" PER FOOT, PAINT COLOR TBD
- SCUPPER LOCATED IN PARAPET WALL
- 60" HIGH GUARDRAIL, EXTERIOR TREATED WOOD, 1X4 SPACED 1/2" APART AND 1X2 SPACED 3" APART. THIS PROVIDES LESS TRANSPARENCY THAN THE PREVIOUS PROPOSED GUARDRAIL, PER DETAIL 9/GO.26
- 1-HR FR RATED SHAFT FOR GARAGE EXHAUST, DUCT SIZE 8"X18", VENT ABOVE ROOF
- GARAGE VENT AT ROOF, PER MECH DWGS
- GARAGE VENT AT REAR ELEVATION, KEEP 10' AWAY FROM OPERABLE WINDOWS, PER MECH DWGS

## LEGEND:

- X.XX' FINISH FLOOR ELEVATION
- DRAINAGE SLOPE
- SOLID WALL
- REPRESENTS AREA OF NEW WINDOW BEING SMALLER THAN ORIGINAL WINDOW
- REPRESENTS AREA OF NEW WINDOW BEING LARGER THAN ORIGINAL WINDOW





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CONSULTANT LOGO:

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PROJECT # 150336

3.23.2020  
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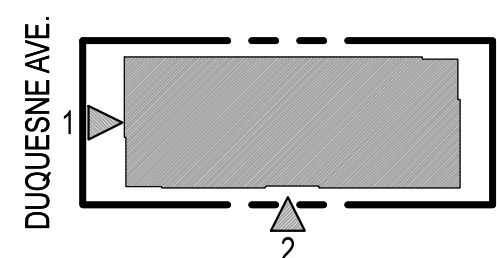


NO.	ISSUES / REVISIONS	DATE
NO.	RFI #17	11.13.18
NO.	DELTA 2	3.20.19
NO.	DELTA 3	7.24.19

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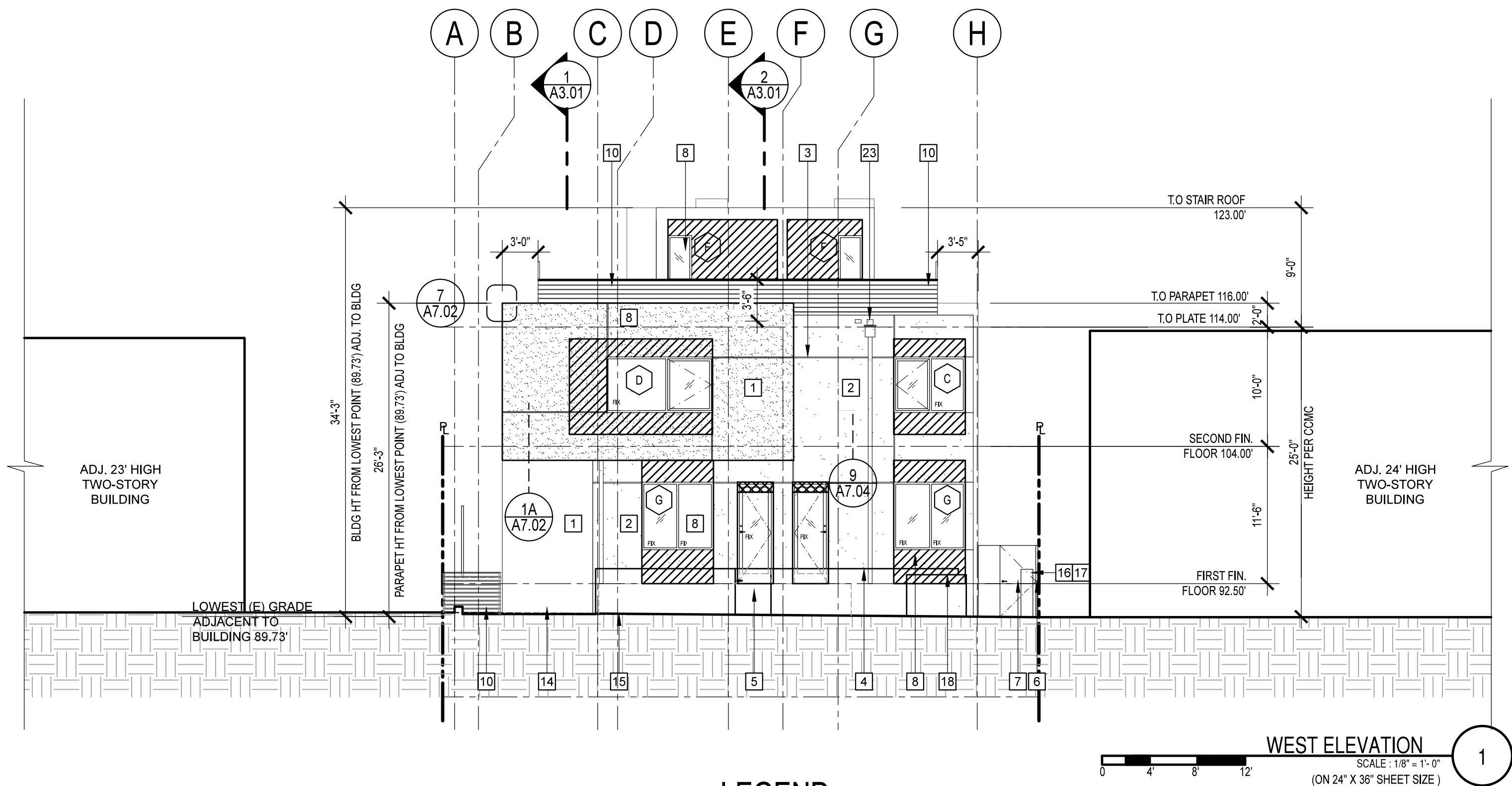
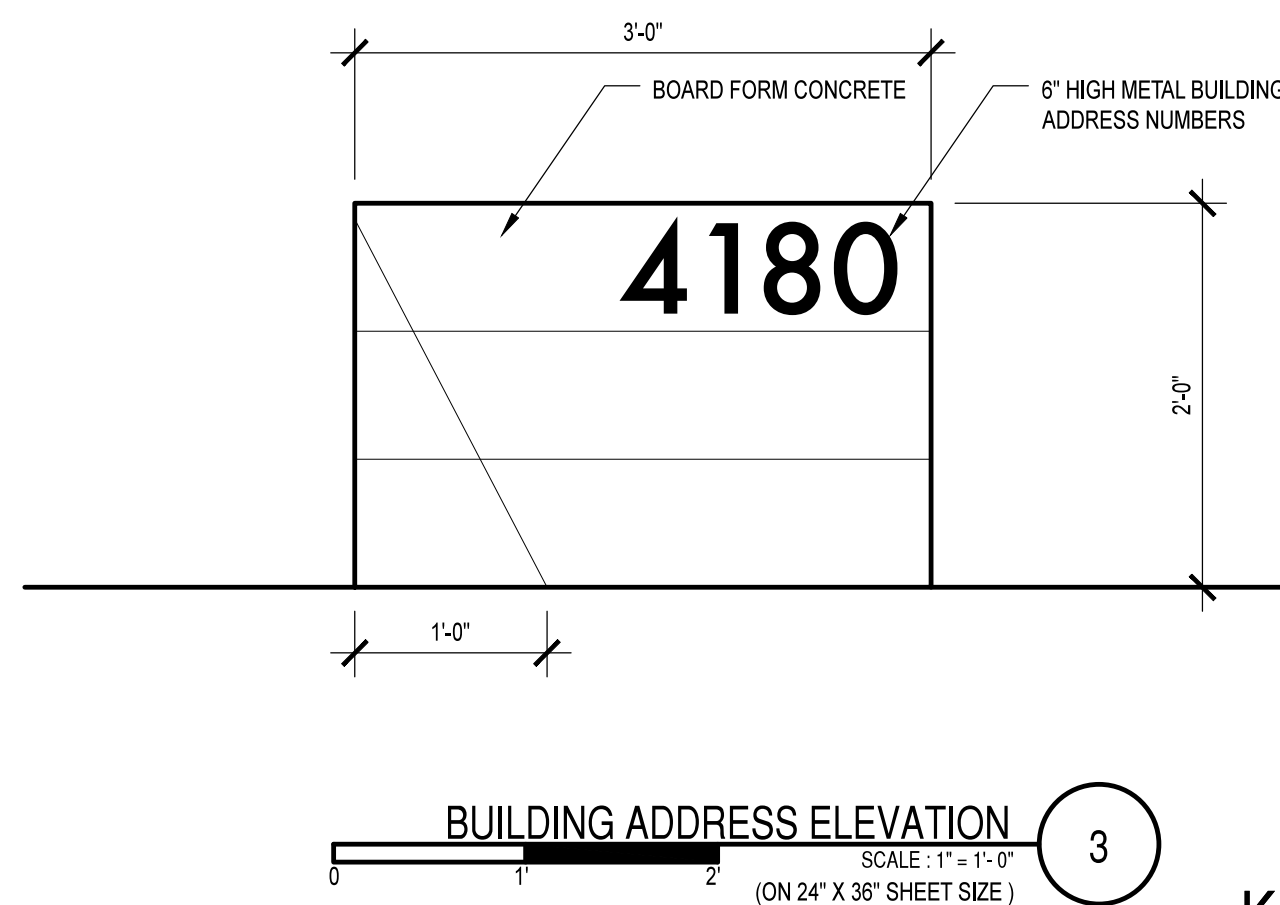
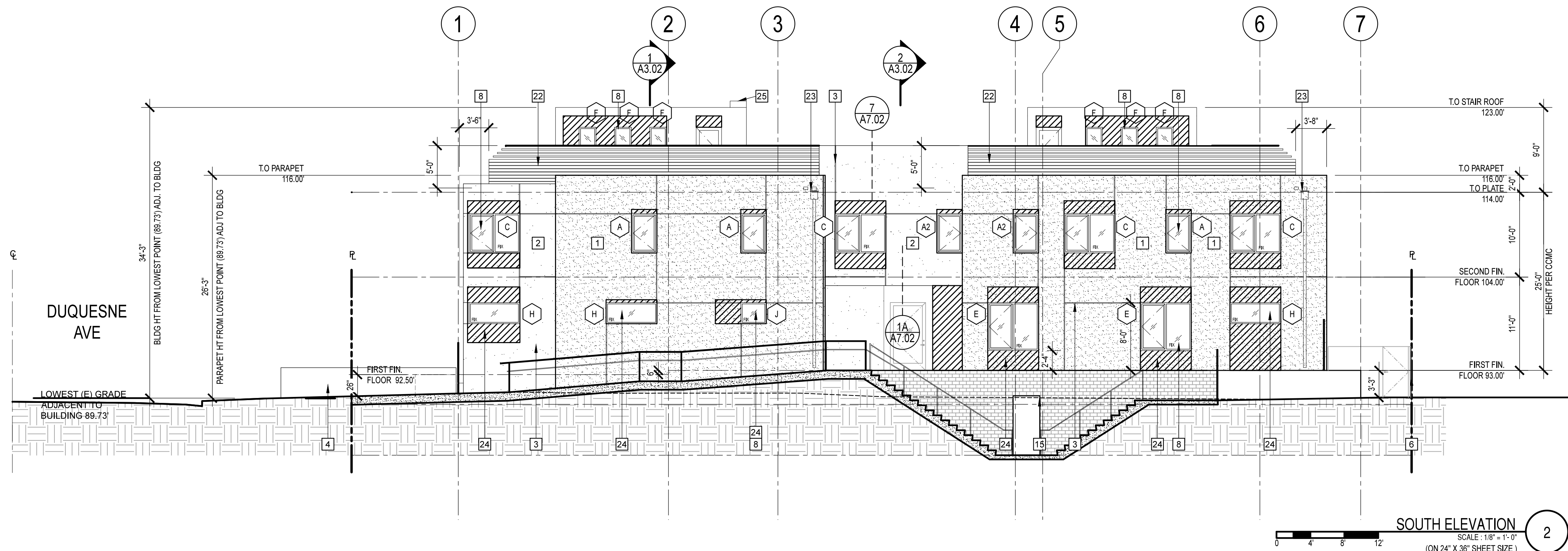
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ELEVATIONS

ISSUE DATE: 3.23.2020

A2.01



## GENERAL NOTES:

- DETAIL CALLOUTS FOR TYPICAL CONDITIONS ARE SHOWN OCCASIONALLY BUT APPLY TO ALL OCCURRENCES OF TYPICAL CONDITION

## KEYNOTES:

- EXTERIOR CEMENT PLASTER, SMOOTH COAT FINISH. COLOR: WHITE
- EXTERIOR CEMENT PLASTER, SMOOTH COAT FINISH. COLOR: MEDIUM GRAY
- EXTERIOR CEMENT PLASTER EXPANSION CONTROL JOINT
- 4'-0" HIGH FRONT YARD METAL WIRE MESH FENCE. PLANTS ADJACENT TO FENCE GROW TO APPROXIMATE FENCE HEIGHT. COLOR: MEDIUM GRAY
- 3'-0" WIDE SOLID FRONT YARD ENTRY GATE. COLOR: ORANGE
- 8'-0" HIGH CMU SITE FENCE, BURNISHED ARCH. BLOCK FINISH
- 8'-0" HIGH SOLID ENTRY GATE. COLOR: ORANGE
- BLACK ANODIZED ALUMINUM FRAME WINDOWS WITH CLEAR GLASS
- NOT USED
- 42" HIGH GUARDRAIL. EXTERIOR TREATED WOOD. 1X4, SPACED 1/2" APART. THIS PROVIDES LESS TRANSPARENCY THAN THE PREVIOUS PROPOSED GUARDRAIL. PER DETAIL 7/60.26
- 3'-6" GUARDRAIL. METAL WIRE MESH @ FRONT ENTRY PORCH
- CONCRETE STAIRS
- EXTERIOR LIGHT FIXTURE, WALL SCONCE. TOP OF SCONCE TO ALIGN W/ TOP OF WINDOWS. COLOR: BLACK
- VEHICULAR DRIVEWAY RAMP
- SITE GRADE
- MAILBOXES
- FIRE DEPARTMENT KNOX BOX
- 30" HIGH CONC WALL, BOARD FORMED. W/ 6" MTL BLDG ADDRESS. REFER TO 3/A2.01 FOR ELEVATION
- GAS METERS, WATER METERS (LOCATED AT BOTTOM OF PARKING RAMP)
- IRRIGATION BACK FLOW PREVENTOR (LOCATION TO BE DETERMINED)
- FIRE DEPARTMENT DOUBLE CHECK VALVE (LOCATION TO BE DETERMINED)

## LEGEND:

- REPRESENTS AREA OF NEW WINDOW BEING LARGER THAN ORIGINAL WINDOW
- REPRESENTS AREA OF NEW WINDOW BEING SMALLER THAN ORIGINAL WINDOW





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3 2 3 . 5 5 3 . 2 3 7 6

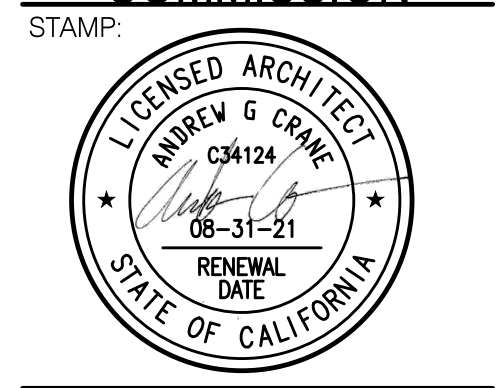
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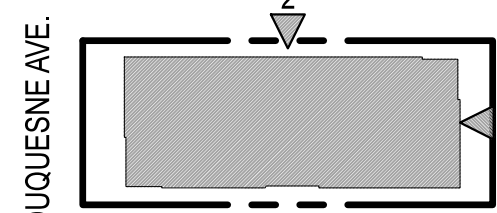
CONSULTANT LOGO:

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4180 DUQUESNE AVE  
CULVER CITY, CA 90232  
PROJECT # 15036

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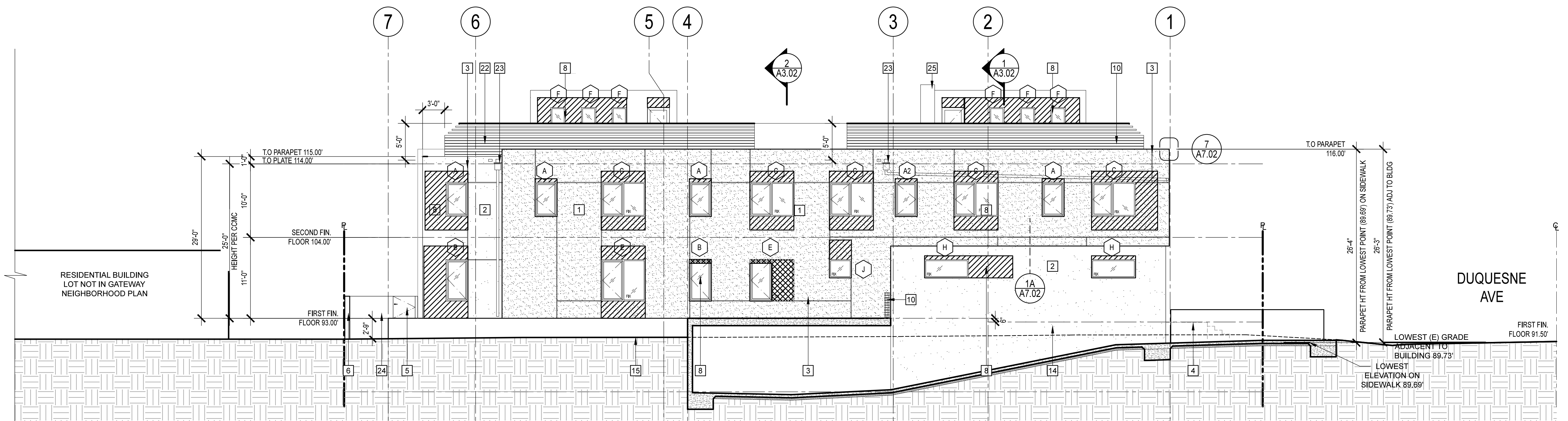
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NO.	RFI #17	11.13.18
NO.	DELTA 2	3.20.19
NO.	DELTA 3	7.24.19



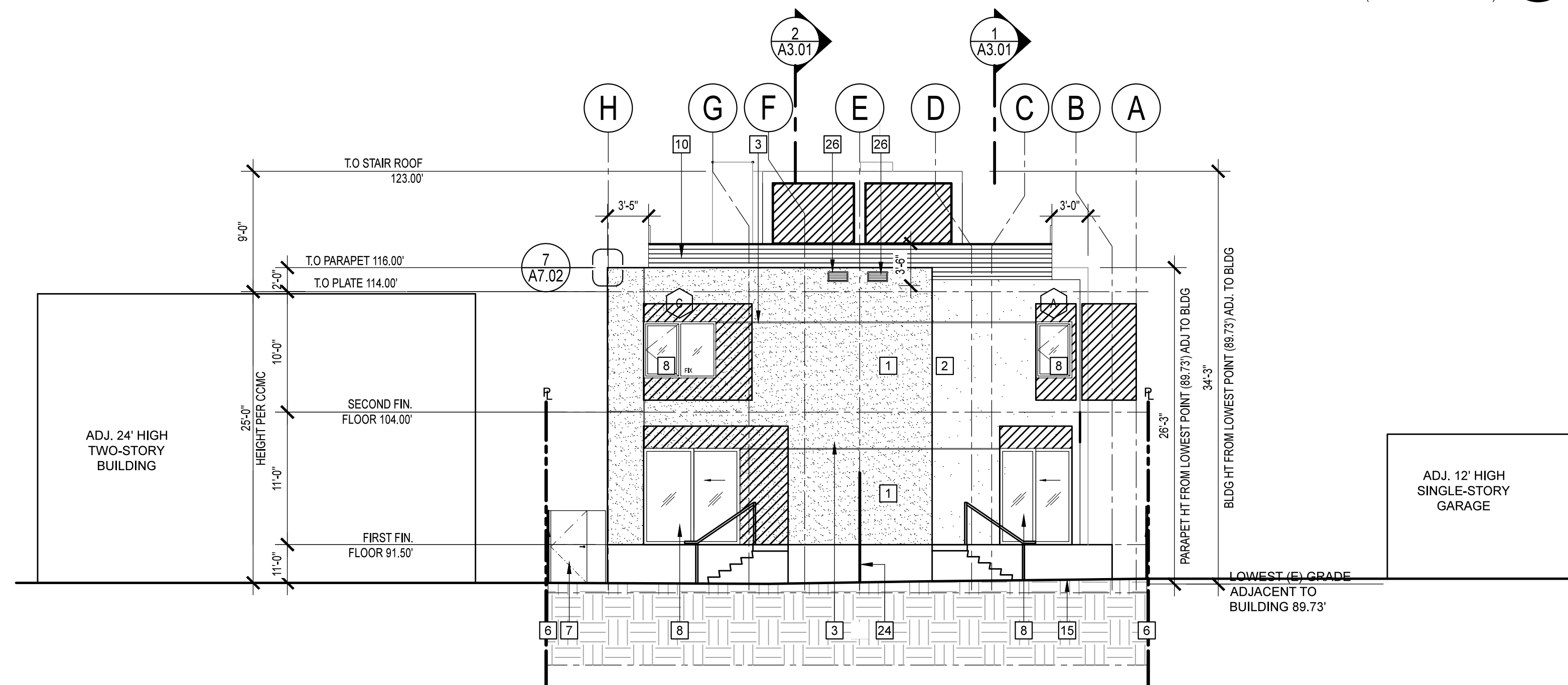
ELEVATIONS

ISSUE DATE: 3.23.2020

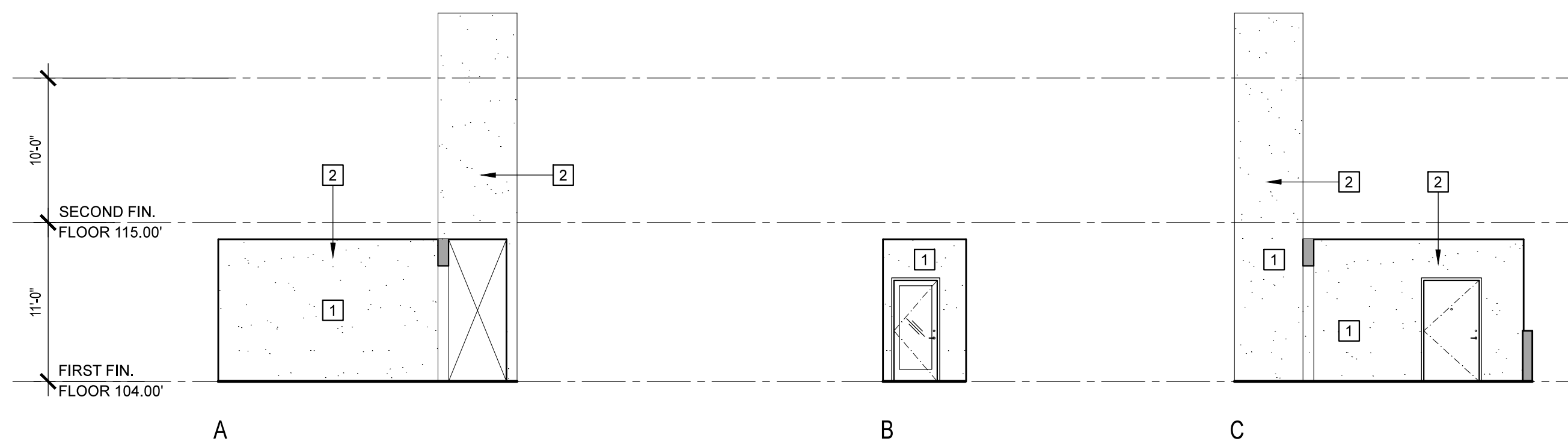
A2.02



NORTH ELEVATION  
SCALE: 1/8" = 1'-0"  
(ON 24" X 36" SHEET SIZE)



EAST ELEVATION  
SCALE: 1/8" = 1'-0"  
(ON 24" X 36" SHEET SIZE)



LOBBY ELEVATION  
SCALE: 1/8" = 1'-0"  
(ON 24" X 36" SHEET SIZE)

## GENERAL NOTES:

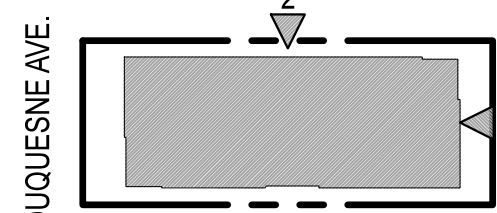
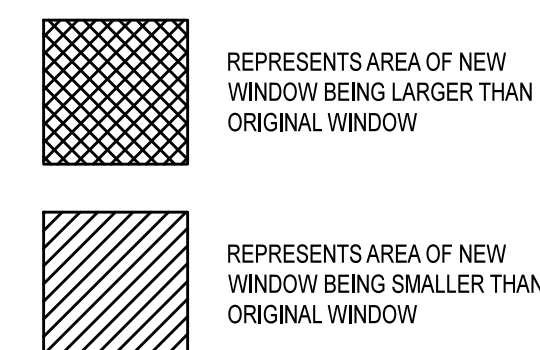
## KEYNOTES:

- EXTERIOR CEMENT PLASTER, SMOOTH COAT FINISH. COLOR: WHITE
- EXTERIOR CEMENT PLASTER, SMOOTH COAT FINISH. COLOR: MEDIUM GRAY
- EXTERIOR CEMENT PLASTER EXPANSION CONTROL JOINT
- 4'-0" HIGH FRONT YARD METAL WIRE MESH FENCE. PLANTS ADJACENT TO FENCE GROW TO APPROXIMATE FENCE HEIGHT. COLOR: MEDIUM GRAY
- 3'-0" WIDE SOLID ENTRY GATE. COLOR: ORANGE
- 6'-0" HIGH CMU SITE FENCE, BURNISHED ARCH. BLOCK FINISH
- 6'-0" HIGH SOLID ENTRY GATE. COLOR: ORANGE
- BLACK ANODIZED ALUMINUM FRAME WINDOWS WITH CLEAR GLASS
- NOT USED
- 42" HIGH GUARDRAIL, EXTERIOR TREATED WOOD, 1X4, SPACED 1/2" APART. THIS PROVIDES LESS TRANSPARENCY THAN THE PREVIOUS PROPOSED GUARDRAIL. PER DETAIL 7/60.26

- 3'-6" GUARDRAIL METAL WIRE MESH @ FRONT ENTRY PORCH
- CONCRETE STAIRS
- EXTERIOR LIGHT FIXTURE, WALL SCONCE, TOP OF SCONCE TO ALIGN W/ TOP OF WINDOWS COLOR: BLACK
- VEHICULAR DRIVEWAY RAMP
- (E) SITE GRADE
- MAILBOXES
- FIRE DEPARTMENT KNOX BOX
- METAL BUILDING ADDRESS NUMBERS ON 4'-0" HIGH CONCRETE WALL
- GAS METERS, WATER METERS (LOCATED AT BOTTOM OF PARKING RAMP)
- IRRIGATION BACK FLOW PREVENTOR (LOCATION TO BE DETERMINED)
- FIRE DEPARTMENT DOUBLE CHECK VALVE (LOCATION TO BE DETERMINED)

- 60" HIGH GUARDRAIL, EXTERIOR TREATED WOOD, 1X4 SPACED 1/2" APART AND 1X2 SPACED 3" APART. THIS PROVIDES LESS TRANSPARENCY THAN THE PREVIOUS PROPOSED GUARDRAIL. PER DETAIL 9/60.26
- MTL ROOF DOWNSPOUT AND SCUPPER, PAINT COLOR TBD
- 6" HIGH PRIVACY FENCE AND GATE, TRANSLUCENT PANELS.
- GARAGE VENT AT ROOF, PER MECH DWGS
- GARAGE VENT AT REAR ELEVATION, KEEP 10' AWAY FROM OPERABLE WINDOWS, PER MECH DWGS

## LEGEND:







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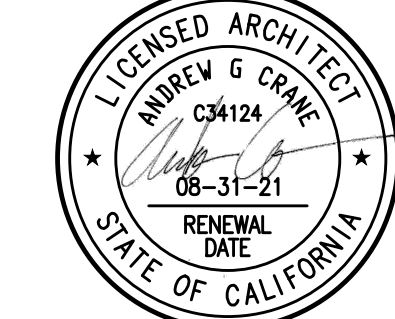
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NO.	ISSUES / REVISIONS	DATE
NO.	DELTA 3	7.24.19
NO.	DOOR RATING	1.06.20

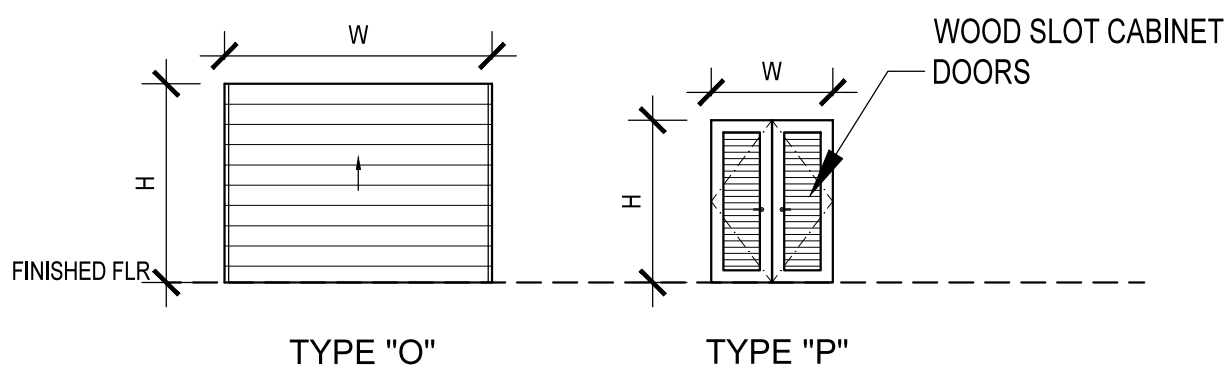
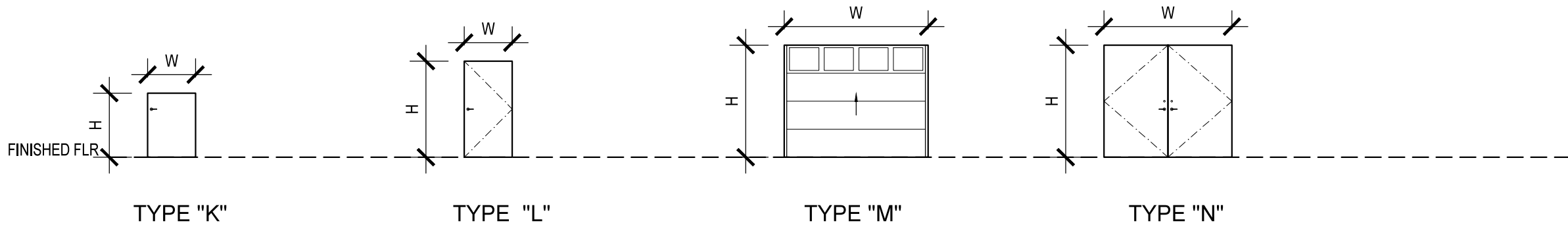
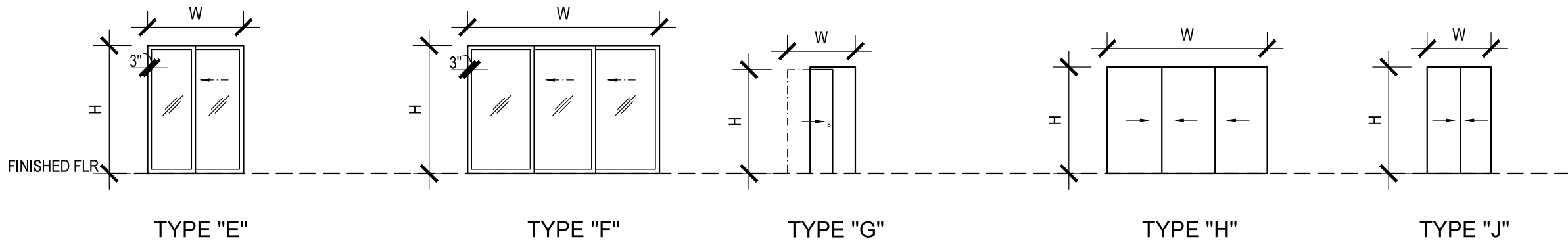
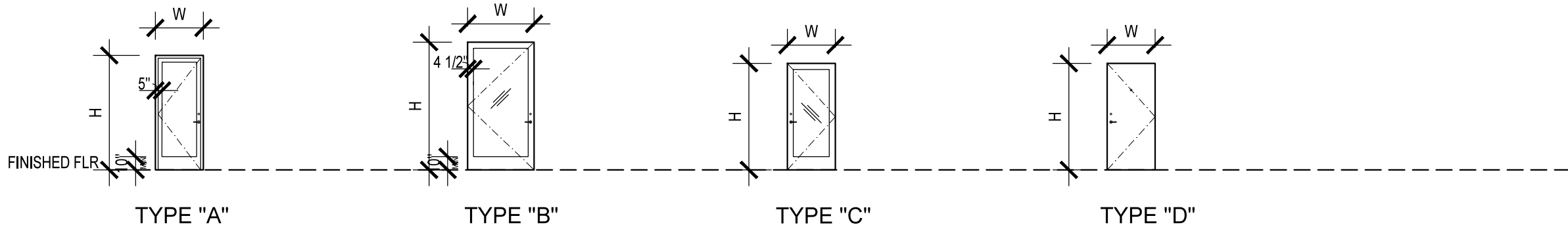

D U Q U E S N E

## DOOR SCHEDULE

ISSUE DATE: 3.23.2020

A6.01

DUQUESNE TOWNHOMES DOOR SCHEDULE																
ROOM NAME	DOOR OPENING									FRAME					KEYNOTE REMARKS:	
	DOOR NUMBER	COUNT	DOOR TYPE	DOOR SIZE (W X H X THK)	MATERIAL	FINISH	RATING (MINUTES)	GLAZING	HARDWARE GROUP	DETAILS ON SHT A7.09 U.N.O.			MATERIAL	FINISH		
										HEAD	JAMB	THRESHOLD				
BASEMENT																
STAIRS	B1	4	D	3'-0" x 6'-8" x 1-3/4"	HM	PT	20 MIN	-		9	9	1	HM	PT	-	1,4,10,11
UNIT GARAGE DOOR	B2	4	M	9'-0" x 7'-0" x 1-3/4"												
TRASH ROOM GATE	B3	1	N	4'-0" x 8'-0" x 1-3/4"	HM	PT	20 MIN	-		10	10	4	HM	PT	-	1
GARAGE ENTRY GATE	B4	1	N	11'-0" x 8'-2" x 1-3/4"	STL											
ELEVATOR DOOR	B5	1	D	3'-0" x 7'-0" x 1-3/4"	HM	PT	45 MIN	-					HM	PT	-	1,2,4,5
FIRST FLOOR																
ENTRY DOOR	01	2	B	3'-0" x 8'-6" x 1-3/4"	HM	PT	-	DG,T		8	8	2	HM	PT	-	
PATIO SLIDER	02	1	E	8'-0" x 8'-0" x 1-3/4"	ALUM	PT	-	DG,T					ALUM	PT	-	
ENTRY DOOR	3	2	B	3'-0" x 6'-8" x 1-3/4"	HM	PT	-	-	-	-	-	-	-	-	-	1,2,4,5
ENTRY DOOR	04	2	D	3'-0" x 6'-8" x 1-3/4"	HM	PT	-	-		8	8	2	HM	PT	-	1,2,4,5
PATIO SLIDER	05	1	E	6'-0" x 8'-0" x 1-3/4"	ALUM	PT	-	DG,T					ALUM	PT	-	
POWDER RM	06	4	C	3'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	DG,T		5	5	4	WD	PT	-	
CLOSET	07	1	D	3'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		7	7	1	WD	PT	-	
CLOSET	08	2	J	4'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		6	6	6	WD	PT	-	
ELEVATOR DOOR	09	3	D	3'-0" x 7'-0" x 1-3/4"	HM	PT	45 MIN	-					HM	PT	-	1,2,4,5
SECOND FLOOR																
BEDROOM	21	10	D	3'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		5	5	4	WD	PT	-	
BEDROOM	22	1	D	2'-10" x 6'-8" x 1-3/4"	HCHB	PT	-	-		5	5	4	WD	PT	-	
BATHROOM	23	4	D	3'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		5	5	4	WD	PT	-	
BATHROOM	24	3	D	2'-10" x 6'-8" x 1-3/4"	HCHB	PT	-	-		5	5	4	WD	PT	-	
BATHROOM	25	4	G	2'-10" x 6'-8" x 1-3/4"	HCHB	PT	-	-					WD	PT	-	SLIDING POCKET DOOR
CLOSET	26	5	D	2'-10" x 6'-8" x 1-3/4"	HCHB	PT	-	-		5	5	4	WD	PT	-	
CLOSET	27	2	D	3'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		5	5	4	WD	PT	-	
BEDROOM CLOSET	28	2	J	5'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		6	6	6	WD	PT	-	13,14
BEDROOM CLOSET	29	1	H	8'-6" x 6'-8" x 1-3/4"	HCHB	PT	-	-		6	6	6	WD	PT	-	13,14
W/D CLOSET	30	1	H	8'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		6	6	6	WD	PT	-	13,14
W/D CLOSET	31	3	P	5'-0" x 6'-8" x 1-3/4"	HCHB	PT	-	-		5	5	4	WD	PT	-	
ROOF																
STAIR	41	4	C	3'-0" x 6'-8" x 1-3/4"	STL	PT	-	DG,T					STL	PT		
GATES																
PATIO GATES	G01	2	K	3'-0" x 4'-0" x 1-3/4"	WD	STN		-					WD	STN		
ENTRY GATE	G02	1	L	3'-0" x 6'-0" x 1-3/4"	WD	STN		-					WD	STN		
SIDEYARD/BACKYARD GATE	G03	2	L	3'-0" x 6'-0" x 1-3/4"	WD	STN		-					WD	STN		
ROOF GATE	G04	4	K	3'-0" x 4'-0" x 1-3/4"	WD			-	-				STL	PT		WATERSEALED



## GENERAL NOTES:

- DOORS LOCATED IN A 1-HOUR CORRIDOR SHALL BE PROTECTED BY A 20-MINUTE DOOR ASSEMBLY. SELF-CLOSING SMOKE AND DRAFT CONTROL DOOR AND FRAME ASSEMBLY SHALL BEAR AN APPROVED LABEL FOLLOWED BY THE LETTER "S" (CBC SEC. 715.4.3.1 & 715.4.6.3).
- EXIT DOORS INCLUDING THOSE SERVING INDIVIDUAL DWELLING UNITS OR GUEST ROOMS SHALL BE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT (CBC SEC. 1008.1.9.3.4), MANUALLY OPERATED EDGE-OR SURFACE FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN BY OPERATION OF THE LOCKING DEVICE SHALL NOT BE USED (CBC SEC. 1008.1.9.4). THE UNLATCHING OF ANY LEAF, SINGLE OR DOUBLE, SHALL NOT REQUIRE MORE THAN ONE OPERATION (CBC SEC. 1008.1.9.5). DEAD BOLTS SHALL NOT BE PERMITTED UNLESS THE DOOR IS OPERABLE IN ONE OPERATION.
- STORE FRONT GLASS LOCATED AT HAZARDOUS LOCATIONS PER SECTION 2406.3 SHALL BE SAFETY GLAZING MATERIAL COMPLYING WITH CBC SECTION 2406.4.
- PROVIDE CLEAR WIDTH OF 32" AT DOORS TO ALL INTERIOR ACCESSIBLE ROOMS.
- THE BOTTOM 10 INCHES OF ALL DOORS AND/OR GATES SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR OR GATE TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE CBC SECTION 1008.1.9. SEE CBC SECTION 1008.1.9.3 FOR EXCEPTIONS.
- DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES 7. SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISH FLOOR.
- ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH CBC SECTION 1008.1.9-1008.1.9.7.
- ALL ELECTRICAL, MECHANICAL AND ELEVATOR MACHINE ROOMS SHALL HAVE A SIGN IDENTIFYING THEIR USE. REFER TO G0.13
- ELECTRICAL ROOMS WITH EQUIPMENT RATED AT 1200 10. AMPS OR MORE REQUIRED PANIC HARDWARE UL10C AND UL305 LISTED.

## SECURITY NOTES:

- WOOD FLUSH-TYPE DOORS AT SECURE LOCATIONS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (CBC SEC. 6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB. (CBC SEC. 6709.4)
- ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MINIMUM 3/4" DIA. STEEL JAMB STUD WITH 1/2" MIN. PROTECTION. (CBC SEC. 6709.5) THE STRIKE PLATE FOR LATCHES AND HOLDING SERVICE 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 (CBC SEC. 6709.7).
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS : DEADBOLCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY. SPECIAL KNOWLEDGE OR SPECIAL EFFORT. THE UNLOCKING OF ANY EXIT DOOR SHALL NOT REQUIRE MORE THAN ONE OPERATION. (LATCH NOT REQUIRED IN B,F, AND S OCCUPANCIES) (CBC SEC. 6709.2)
- STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/4", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4" (CBC SEC. 6709.2).
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 3/4" THICK WITH SHAPED PORTIONS NOT LESS THAN 1/2" THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 sq.in. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2" WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 1/2" AND 3" IN WIDTH (CBC SEC. 6709.1.2).
- SLIDING GLASS DOORS SHALL BE PROVIDED WITH THE 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 (CBC SEC. 6710).
- SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED (CBC SEC. 6710).
- METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 3/4" DIAMETER HARDENED STEEL SHACKLE AND BOLTED, HARDENED STEEL HASPS, METAL SLID BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED BY AN ELECTRICAL POWER OPERATION (CBC SEC. 6711).

## KEYNOTES:

- DOOR CLOSER
- SMOKE GASKET
- PANIC HARDWARE
- WEATHER STRIPPING
- THRESHOLD
- MAGNETIC HOLD OPEN
- ELECTRONIC LATCH
- NON REMOVABLE PINS
- PROVIDE 4-SIDED FRAME & CASING
- ACOUSTIC SEAL
- DOOR SHOE WEATHER STRIPPING
- DOOR VIEWER
- BI-PASS HARDWARE
- 1x4 MDF BUMPER JAMBS
- DOORS TESTED IN ACCORDANCE WITH UL 1784 (CBC 708.14.1, EXCEPTION 3).
- DOORS TO BE READILY OPENABLE FROM THE CAR SIDE WITHOUT A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT (CBC 3002.6). DOORS TO MEET STANDARDS NFPA 80 AND NFPA 105.
- FIRE DOORS AND FIRE-PROTECTION RATED GLAZING SHALL BEAR LABELS AS REQUIRED BY CBC 715.4.5 AND 715.4.6.3
- ALL RATED DOORS THAT HAVE PANIC HARDWARE SHALL BE LISTED AS FIRE EXIT HARDWARE WITH LABEL BEARING UL10C AND UL305

DOOR SCHEDULE  
SCALE: 1/8" = 1'-0"  
(ON 24" X 36" SHEET SIZE)

## LEGEND:

ALUM	ALUMINUM
BJ	BUMPER JAMB (1X4 MDF)
DG	DUAL GLAZING
FGLS	FIBERGLASS
GLV	GALVANIZED (HOT-DIPPED)
HB	HARD BOARD
HC	HOLLOW CORE
HM	HOLLOW METAL
HM2	PRE-FINISHED HOLLOW METAL FRAME (TIMELY)
HOM	LOW OPEN MAGNET
LE	LOW "E" DUAL GLAZING, TEMPERED
NR	NOT RATED
PF	PRE-FINISHED
PT	PAINTED
SC	SOLID CORE
SG	SINGLE GLAZING
STL	STEEL
TEMP	TEMPERED
FL	FIRELITE
WD	WOOD





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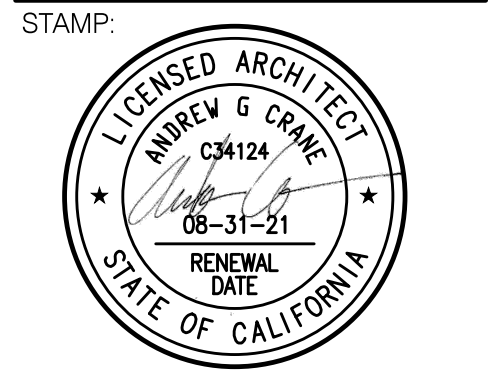
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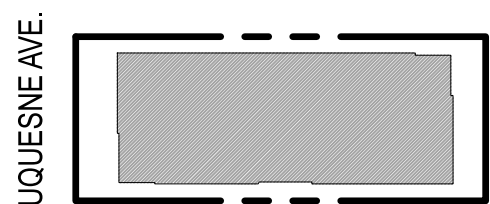
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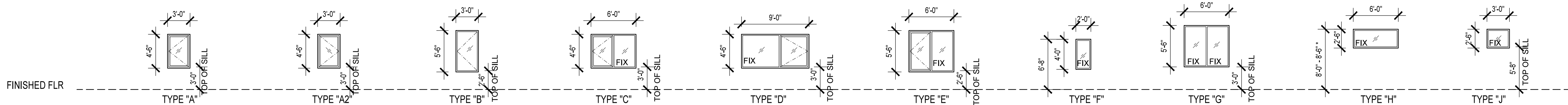
NO. ISSUES / REVISIONS DATE  
NO. DELTA 3 7.24.19



WINDOW  
SCHEDULE

ISSUE DATE: 3.23.2020

A6.02



\*NOTE: REFER TO BUILDING ELEVATIONS FOR WINDOW HEAD HEIGHT.

DUQUESNE TOWNHOMES - WINDOW SCHEDULE																		
								OPENING TYPE					DETAILS			FRAME		
TYPE	COUNT	SIZE (W X H)	LIGHT	VENTILATION	LOCATION/ROOM	GLAZING	GLAZING TYPE	AWNING	CASEMENT	FIXED	SINGLE HUNG	SLIDING	HEAD	JAMB	SILL	MATERIAL	FINISH	
A	7	3'-0" x 4'-6"	13.5 SF	13.5 SF	BATH/BED	DUAL	LOW E		X									FROSTED AT BATHROOMS
A2	3	3'-0" x 4'-6"	13.5 SF	13.5 SF	BATH/BED	DUAL	LOW E		X									FROSTED AT BATHROOMS
B	2	3'-0" x 5'-6"	16.5 SF	16.5 SF	LIVING ROOM/KITCHEN	DUAL	LOW E		X									
C	11	6'-0" x 4'-6"	27 SF	13.5 SF	BED	DUAL	LOW E		X	X								
D	1	9'-0 1/4" x 4'-6 1/4"	40.5 SF	13.5 SF	BED	DUAL	LOW E		X	X								
E	4	6'-0" x 5'-6"	33 SF	16.5 SF	LIVING ROOM/KITCHEN	DUAL	LOW E		X	X								
F	16	2'-0" x 4'-0"	8 SF	0 SF	STAIR	DUAL	LOW E			X								
G	2	6'-0" x 5'-6"	33 SF	0 SF	LIVING ROOM	DUAL	LOW E			X								
H	5	6'-0" x 2'-6"	15 SF	0 SF	LIVING ROOM/DINING	DUAL	LOW E			X								
J	2	3'-0" x 2'-6"	7.5 SF	0 SF	KITCHEN	DUAL	LOW E			X								

## GENERAL NOTES:

1. EMERGENCY ESCAPE AND RESCUE OPENING  
ONE OPENABLE WINDOW WITH AN OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT., MINIMUM CLEAR 24" HEIGHT AND 20" WIDTH, AND A SILL HEIGHT NOT OVER 44" ABOVE THE FLOOR IS REQUIRED IN ALL BEDROOMS BELOW THE FOURTH STORY AND BASEMENT. (SECTION 1029.1)

2. STORE FRONT GLASS LOCATED AT HAZARDOUS LOCATIONS PER SECTION 2406.3 SHALL BE SAFETY GLAZING MATERIAL COMPLYING WITH SECTION 2406

3. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSED OF SAFETY GLAZING. GLAZING IN: SECTION 2406

A. SWING DOORS.  
B. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.  
C. NOT USED.  
D. UNFRAMED SWINGING DOORS.  
E. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS.  
F. FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24 INCHES (610 MM) ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1525 MM) ABOVE THE WALKING SURFACE.  
G. FIXED OR OPERABLE PANEL OTHER THAN DESCRIBED IN ITEMS E AND F, WHICH MEETS ALL OF THE FOLLOWING CONDITIONS.
- I EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET (0.84 M2)  
II EXPOSED BOTTOM EDGE LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.  
III EXPOSED TOP EDGE GREATER THAN 36 INCHES (914 MM) ABOVE THE FLOOR.  
IV ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM) HORIZONTALLY OF THE PLANE OF THE GLAZING.

4. SEE SHEET A7.06 FOR TYPICAL WINDOW FLASHING AND CONTROL JOINTS AT WINDOWS.

5. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8.3 FOR EXCEPTIONS.

6. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX. 48" ABOVE THE FINISH FLOOR.

7. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.9-1008.1.9.7.

8. **WINDOW SILLS.** IN OCCUPANCY GROUPS R-2 AND R-3, ONE- AND TWO-FAMILY AND MULTIPLE-FAMILY DWELLINGS, WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE AT A HEIGHT NOT LESS THAN 36 INCHES (915 MM) ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4-INCH DIAMETER (102 MM) SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 36 INCHES (915 MM) OF THE FINISHED FLOOR.

- EXCEPTIONS:
- OPERABLE WINDOWS WHERE THE SILL PORTION OF THE OPENING IS LOCATED MORE THAN 75 FEET (22860 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW AND THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2096.
  - WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4-INCH DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION.
  - OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
  - WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION 1013.8.1.
- (SECTION 1013.8)

## LEGEND:

