POLK HOUSING PROJECT

13916 Polk St, Sylmar, CA 91342

BUILDING STORIES AND HEIGHT

ZONE: RA-1-K

ALLOWABLE

ALLOWABLE NUMBER OFSTORIES: 2
ALLOWABLE BUILDING HEIGHT: 25 ft

PROVIDED

ALLOWABLE NUMBER OFSTORIES: 3
ALLOWABLE BUILDING HEIGHT: 40 ft

FAR CALCULATION

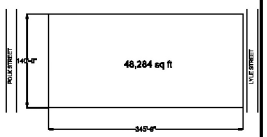
ALLOWABLE

LOT AREA: 48,284.1 sf

BY RIGHT ALLOWABLE FAR: 1.5:1

PROVIDED

	RESIDENTIAL
1st FLOOR	33,348
2nd FLOOR	30,948
3rd FLOOR	30,644
TOTAL:	99,868



FAR = 99,868/48,284 = 2.55

SETBACK CALCULATION

ALLOWABLE

FRONT YARD SETBACK: 25'
REAR YARD SETBACK: 25'
SIDEYARD SETBACK: 10'

PROVIDED

FRONT YARD SETBACK: 0'
REAR YARD SETBACK: 0'
SIDEYARD SETBACK: 0'

UNITS PROVIDED

Number of 4 BR/3BA Market-Rate Units = 32
Number of 4 BR/3BA Low-Income Units = 8
Total Number of Units = 40

PARKING CALCULATION

REQUIRED

AS PER LAMC

RESIDENTIAL:

	UNIT#	PARKING PER UNITS	TOTAL PARKING
1-BEDROOM	0	1.5	0 STALLS
2-BEDROOM	0	2	0 STALLS
3-BEDROOM	0	2	0 STALLS
4-BEDROOM	40	2	80 STALLS
TOTAL=	40		80

PROVIDED

PARKING PROVIDED: 48

BICYCLE PARKING CALCULATION - PROVIDED

REQUIRED

SHORT TERM 25 x 0.1 + 15 X 0.07 = 3.55 = 4 STALLS
LONG TERM 25 x 1 + 15 X 0.67 = 35.05 = 36 STALLS

PROVIDED

SHORT TERM 4 STALLS
LONG TERM 0 STALLS

VICINITY MAP

OPEN SPACE CALCULATION

REQUIRED

1BR 0 x 100 = 0 sf
2BR 0 x 125 = 0 sf
3-4 BR 40 x 175 = 7000 sf
TOTAL = 7,000 sf

PROVIDED

PRIVATE OPEN SPACE:
0 BLACONIES x 50 sf = 0 sf
COMMON OPEN SPACE:
ROOFTOP = 175 X 40 = 7000 sf

PROJECT INFORMATION

ZONING: RA-1-K

GENERAL PLAN LAND USE: Very Low I Residential

APPLICABLE CODE: 2020 LABC

BUILDING OCCUPACY: R-2, 3 RESIDENTIAL FLOORS

TYPE OF CONSTRUCTION: TYPE V-B 1-3 FLOORS

LEGAL DESCRIPTION

SITE ADDRESS: 13916 POLK ST
ZIP CODE: 91342
PIN NUMBER: 228B153 487

LOT/PARCEL AREA: 48,284.1 (sq ft)

ASSESOR PARCEL NO. (APN) 2503007002

TRACT: THE MACLAY RANCHO
MAP REFERENCE: M R 37-S/16
BLOCK:NONE

LOT: PT 32
ARB (LOT CUT REFERENCE): 22

MAP SHEET: 228B153

CONSULTANTS

ARCHITECT
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SOIL / GEO -
ENGINEER -
-
-
-

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FLOOR AREA CALCULATION

FLOOR	GARAGE & W/D	ENTRANCE	HALL	LIVING, DINNING ROOM & KITCHEN	BATHROOM	BEDROOM	STAIRS	BALCONY	TERRACE	MECHANICAL EQUIPMENT AREA	TOTAL FLOOR AREA
	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)	(sf)
FIRST FLOOR	31,764	504					1,080				33,348
SECOND FLOOR		1,920	1,704	14,076	1,968	10,560	720	3,360			30,948
THIRD FLOOR					4,296	23,228	3,120	3,936			30,644
ROOFTOP							4,928		16,676	11,836	4,928
TOTAL	31,764	2,424	1,704	14,076	6,264	33,788	9,848	7,296	16,676	11,836	**99,868**

F DESIGN
BY, FABIOLA BURKE
1-310-995-4659

PO Box 1624
Hawthorne, CA 90251

13916 Polk St
Sylmar, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE
- DESIGNED BY

- PROJECT NAME

GENERAL NOTES

- SCALE
- DWG. ID

- DATE
MARCH/23

G1

GENERAL NOTES 1

1. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY THE SUB-CONTRACTORS.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE AS ADOPTED BY THE JURISDICTIONAL AGENCY AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES.
3. NO CHANGE ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT AND OWNER WHOSE SIGNATURE APPEARS HERE ON.
4. DIMENSIONS AS INDICATED ARE DIMENSIONS TO BE USED FOR CONSTRUCTION. DO NOT SCALE THE PRINTS.
5. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT AND OWNER, ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR, AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE COORDINATED WITH THE ARCHITECT.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PROSECUTION OF THE WORK.
7. EXISTING ELEVATIONS AND WORK TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. IF THEY SHALL DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE IN ORDER TO PROCEED WITH THE WORK.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY WATER, POWER, AND TOILET FACILITIES AS REQUIRED.
9. AGENCY APPROVED PLANS SHALL BE KEPT IN A SMALL PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO RETAIN, IN GOOD CONDITION, ONE (1) COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS, ON THE PREMISES AT ALL TIMES.
10. ALL DEBRIS SHALL BE REMOVED FROM THE PREMISES AND THE ALL AREAS SHALL BE LEFT IN A BROOM CLEAN CONDITION AT ALL TIMES.
11. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS
TO INSURE THE SAFETY OF ALL THE OCCUPANTS AND WORKERS AT ALL TIMES.
12. MINIMUM FLAME SPREAD CLASSIFICATION FOR INTERIOR FINISHES SHALL BE CLASS III AND SHALL CONFORM WITH THE REQUIREMENTS OF CAC TITLE 19, SECTION 4204.
13. GENERAL CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE INSPECTOR.
14. GYPSUM WALL BOARD AND SUSPENDED CEILING SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, SUSPENDED CEILING SHALL BE INSTALLED IN COMPLIANCE WITH U.B.C. STANDARDS.
15. ALL GLASS AND GLAZING SHALL COMPLY WITH THE CURRENT ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE, AND THE U.S. CONSUMER PRODUCTS SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
16. CONVENTIONAL DETAILS SHALL APPLY WHERE NO SPECIAL
DETAIL OR CALL-OUT IS SHOWN, THE OWNER WILL FURNISH ANY CLARIFICATION AT THE REQUEST OF THE SUPERINTENDENT.
17. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AND MATERIALS PROVIDED BY OTHERS.
18. THE OWNER WILL PAY FOR THE BUILDING PERMIT AND ANY SEWER, WATER, OR OTHER LOCAL JURISDICTIONAL FEES OR ASSESSMENTS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH HIS SUBCONTRACTORS WITH REGARD TO PERMITS, FEES AND TEMPORARY AS WELL AS PERMANANATE UTILITIES. THE SUBCONTRACTORS SHALL OBTAIN CITY LICENSES AND SUBMIT SAME TO THE JOB SUPERINTENDENT BEFORE STARTING WORK. EACH SUB-CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS REQUIRED FOR THEIR PORTION OF THE WORK.
19. PLANS FOR THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY THE LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION.
20. ALL INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED AND CONSTRUCTED TO RESIST ALL LOADS TO WHICH THEY ARE SUBJECT BUT NOT LESS THAN A FORCE FIVE (5) POUNDS PER SQUARE FOOT APPLIED PERPENDICULAR TO WALLS.
21. LIGHT, VENTILATION AND SANITATION SHALL COMPLY WITH
THE CURRENT CALIFORNIA BUILDING CODE.
22. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL
BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACE UNDER LAVATORIES.
23. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL
BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN FIVE (5) POUNDS.
24. DOORS, WINDOWS AND OPENINGS SHALL COMPLY WITH THE CURRENT LOCAL SECURITY ORDINANCES.
25. THE FLOOR INSIDE OR OUTSIDE OF A DOORWAY SHALL BE LEVEL FOR A DISTANCE OF 44" X 48" AND 60" X 60" (SWING SIDE) AND SHALL EXTEND 18" BEYOND THE LATCH SIDE OF INTERIOR DOORS.
26. SWITCHES FOR CONTROL OF LIGHTS, VENTILATION, FIRE
ALARMS, ETC, SHALL BE INSTALLED MIN, 36" AND MAX, 48" ABOVE THE FINISHED FLOOR, ELECTRICAL OUTLETS SHALL BE INSTALLED NOT LESS THAN 15" ABOVE THE FINISHED FLOOR.
27. INSTALL CONTINUOUS METAL CORNER BEADS AT ALL EXPOSED WALL BOARD EDGES. INSTALL CASING BEADS WHEREVER WALL BOARD, PLASTER, ETC. ABUTS A DISSIMILAR FINISH MATERIAL AND PROVIDE SEALANT AS REQUIRED.
28. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, STAIR RAILINGS, TOILET ROOM ACCESSORIES, PARTITIONS AND FOR ALL WALL-MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT.
29. ALL GYPSUM BOARD IN TOILET ROOMS SHALL BE MOISTURE AND WATER RESISTANT.
30. MECHANICAL VENTILATION FOR TOILET ROOMS SHALL BE CAPABLE OF SUPPLYING A MIN. OF 5 EXCHANGES OF OUTSIDE AIR PER HOUR.
31. ALL ROOFING MATERIALS SHALL BE CLASS "A" RATED.
32. PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9' MEASURED
FROM GRADE AT EXTERIOR WALLS AND DOORS
32. LOS ANGELES RESEARCH REPORT FOR ROOFING MATERIALS,
SKYLIGHTS, EXTERIOR METAL CLADDING TO SUBMITTED AS DEFERRED SUBMITTALS.
33. UNIT SKYLIGHT 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), LABC 2405.5
34. THE INTENT OF THESES DRAWINGS AND SPECIFICATIONS IS
TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR REASONABLY IMPLIED BUT NOT LIMITED TO THAT EXPLICITLY
INDICATED IN THE CONTRACT DOCUMENTS.
35. ALL WORK SHALL CONFORM TO ALL APPLICABLE BUILDING
CODES, ORDINANCES AND REGULATIONS AS ADOPTED BY LOCAL AUTHORITIES HAVING JURISDICTION.
36. DIMENSIONS ON DRAWING ARE SHOWN TO CENTERLINE OF
COLUMNS, SIDES OF FRAMING MEMBERS, AND FACE OF MASONRY /CONCRETE UNLESS INDICATED OTHERWISE.
37. DO NOT SCALE DRAWINGS.
38. STRUCTURAL, MECHANICAL ELECTRICAL, PLUMBING, CIVIL,
AND LANDSCAPE DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL REVIEW ALL PLANS AND DRAWINGS. IN THE EVENT OF CONFLICTING STATEMENTS, INSUFFICIENT INFORMATION OR ERRORS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE
ARCHITECT AND OBTAIN CLARIFICATION BEFORE ANY WORK IS BEGUN. WORK INSTALLED WHERE CONFLICTING CONDITIONS EXIST SHALL BE CORRECTED AT CONTRACTORS
EXPENSE.
39. DIMENSIONS, DETAILS, NOTES AND OR SYMBOLS THAT APPLY TO ONE UNIT, APPLY TO ALL UNITS IN LIKE SITUATIONS UNLESS NOTED OTHERWISE.
40. DETAILS NOTED AS 'TYPICAL' SHALL APPLY IN ALL LIKE CONDITIONS UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION OF THIS PROJECT.
41. WHENEVER AN ARTICLE, DEVICE, OR PIECE OF EQUIPMENT
IS SHOWN, INDICATED, OR REFERRED TO ON THE DRAWINGS OR THESE NOTES IN THE SINGULAR NUMBER, SUCH REFERENCES APPLY TO AS MANY SUCH ARTICLES AS ARE REQUIRED TO
COMPLETE THE INSTALLATION.
42. THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS
SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE PRIOR TO BEGINNING CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES OR UNIDENTIFIED CONDITIONS
TO THE ARCHITECT FOR RESOLUTION BEFORE ANY WORK IS BEGUN.
43. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES AND PROCEDURES EMPLOYED IN THE PERFORMANCE OF WORK IN, ON OR ABOUT THE JOB SITE; THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL WORK PERFORMED BY SUBCONTRACTORS.
44. ALL CONTRACTORS AND SUB-CONTRACTORS PERFORMING
WORK ON, OR RELATED TO THIS PROJECT SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED, AND SHALL COMPLY WITH THE 'OCCUPATIONAL SAFETY AND HEALTH REGULATION' OF THE U.S. DEPARTMENT OF LABOR AND WITH ANY AND ALL OTHER APPLICABLE STATE AND/OR LOCAL SAFETY REGULATIONS, THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE SAFETY CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, THAT THIS REQUIREMENT SHALL APPLY CONTINUALLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE OWNER AND ARCHITECT FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT
45. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER
ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR SHALL DESIGN AND PROVIDE ALL SHORING AND BRACING NECESSARY TO ENSURE THE STABILITY OF ANY AND ALL PARTS OF THE BUILDING DURING CONSTRUCTION.
46. UNLESS SPECIFICALLY SHOWN OR NOTED ON THE DRAWINGS, NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED, BORED, WELDED, OR OTHERWISE MODIFIED WITHOUT THE PERMISSION OF THE ARCHITECT.
47. WHETHER OR NOT DETAILED ON THE DRAWINGS, THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK AND OF ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT INCLUDING PLYWOOD BACKBOARDS FOR TELEPHONE AND ELECTRICAL EQUIPMENT ROOMS.
48. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL AND PERMITS FOR ALL DESIGN/BUILD SYSTEMS. HE SHALL ALSO BE RESPONSIBLE FOR INSURING THAT THE SYSTEMS MEET ALL APPLICABLE CODE REQUIREMENTS.
49. ANY MODIFICATIONS TO THE BUILDING SHELL RESULTING FROM DESIGN/BUILD REQUIREMENTS SHALL BE REPORTED TO THE OWNER AND ARCHITECT ALONG WITH ANY REQUIRED COSTS OR SAVING PRIOR TO CONSTRUCTION. ANY MODIFICATIONS NOT REPORTED WILL BE THE CONTRACTORS RESPONSIBILITY FOR COORDINATION, CODE CONFORMANCE, AND COST.
50. NEITHER THE ARCHITECT'S REVIEW OR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE GENERAL CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS UNLESS HE HAS CALLED THE ARCHITECT'S ATTENTION IN WRITING TO SUCH DEVIATIONS AT THE TIME OF SUBMISSION NOR SHALL IT RELIEVE HIM OF RESPONSIBILITY FOR ERRORS OF ANY SORT IN THE SHOP DRAWINGS.
51. INSTALLATION OF GLASS SHALL CONFORM TO FEDERAL SPECIFICATION 16-CFR-1202 AND ALL LOCAL CODES AND ORDINANCES. GLASS SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH U.S. CONSUMER PRODUCT SAFETY STANDARDS. A CERTIFICATE SHALL ACCOMPANY PRODUCT STATING DATE AND PLACE OF MANUFACTURE. ALL GLAZING SHALL BE TEMPERED WHEN REQUIRED BY CHAPTER 24 OF THE 2013 CBC.
52. REFER TO THE CIVIL ENGINEER'S DRAWINGS FOR LOCATIONS OF EXISTING UTILITY LINES. LOCATIONS OF ALL UTILITIES SHOWN ARE APPROXIMATE AND THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATION AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS.
53. THE CONTRACTOR SHALL SUBMIT A SOILS REPORT AND A COMPACTION REPORT TO THE BUILDING DEPARTMENT FOR APPROVAL PRIOR TO FOUNDATION INSPECTIONS.
54. LOCATIONS OF ALL UTILITIES SHOWN ON THE DRAWINGS ARE APPROXIMATE. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATION AND TRENCHING TO AVOID INTERCEPTING EXISTING PIPING OR CONDUITS. THE CONTRACTOR IS RESPONSIBLE TO VERIFY LOCATION OF ALL SITE UTILITIES AND TO COORDINATE AND AVOID CONFLICT IN THE LOCATIONS OF NEW UNDERGROUND AND SITE UTILITIES. THE CONTRACTOR SHALL INCLUDE ALL NECESSARY UTILITY FEES, METERS/AND CONNECTIONS IN HIS BID.
55. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ARCHITECT SHOULD UNIDENTIFIED FIELD CONDITIONS BE DISCOVERED.
56. ON A SET OF TRANSPARENCIES, FURNISHED BY THE ARCHITECT AT THE CONTRACTOR'S EXPENSE, THE CONTRACTOR SHALL DEEP AN UP-TO-DATE RECORD OF 'AS BUILT' CONDITIONS OF WORK. UPON COMPLETION OF THE WORK, THE SET SHALL BE RETURNED TO THE ARCHITECT COMPLETELY AND NEATLY POSTED SHOWING ALL ADDITIONS, DELETIONS, CORRECTIONS, AND REVISIONS IN THE ACTUAL CONSTRUCTION OF THE PROJECT. RECORD DRAWINGS SHALL BE SIGNED BY THE SUB-CONTRACTORS REPRESENTING ALL MAJOR TRADES FOR THE PROJECTS AS WELL AS THE GENERAL CONTRACTOR.
57. WHEN REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, MOUNTING, AND DISPLAYING ARCHITECT'S JOB CONTRACTOR SHALL ALSO RETURN THE JOB SIGN TO ARCHITECT AT COMPLETION OF PROJECT IN GOOD CONDITION.
58. SEE WALL LEGENDS OR CALL OUTS ON PLANS FOR WALL FRAMING MEMBER, FIRE RATINGS, GYPSUM BOARD THICKNESS AND OTHER WALL CONSTRUCTION MATERIALS. PROVIDE AND INSTALL HEAVIER GAUGE STUDS, STIFFENERS, BRACING, BACK-UP PLATES, AS REQUIRED IN STUD WALLS FOR THE SUPPORT OF TOILET ROOM FIXTURES AN OTHER WALL MOUNTED EQUIPMENT.
59. ALL GYPSUM BOARD USED IN JANITOR'S ROOMS AND ALL TOILET ROOMS SHALL BE WATER RESISTANT.
60. ALL ROOFING MATERIALS SHALL COMPLY WITH ALL APPLICABLE STANDARDS LISTED IN 2013 CBC CHAPTER 7A.
61. PRIOR TO ERECTION, THE CONTRACTOR SHALL SUPPLY THE BUILDING INSPECTOR WITH AN A.I.T.C. CERTIFICATE ON COMPLIANCE FOR THE STRUCTURAL GLU-LAINATED MEMBERS WHEN USED.
61-1. FIRE PARTITIONS AND SMOKE BARRIERS SHALL BE CONTINUOUS TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING AND PASSING THROUGH ANY CONCEALED SPACES OR ATTIC AREAS (708.4, 709.4)

GENERAL NOTES 2

1.–26. RESERVED.
27. SOIL ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR.
28. THE DETAIL PROVIDED DURING THE CONSTRUCTION BY RFI
DOESN'T MEAN ADDING SUM OF WORK OR SUM OF TIME OF THE CONSTRUCTION, AS LONG AS THE DETAIL'S INTENTION WAS ALREADY INDICATED IN THE CONTRACT DOCUMENTS.
29. ALL DIMENSIONS IN THE PLAN INDICATE DISTANCE BETWEEN FINISH TO FINISH U.N.O

GENERAL NOTES 3

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO 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.

B. 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).
C. 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 (R305.4).
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).
F. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS
MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
G. 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)
I. 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)
J. FOR EXISTING POOL ON SITE, PROVIDE ANTIENTRAPMENT 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, (31528)
K. AU TOMA TIC GARAGE DOOR OPENERS, IF
PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R308.4)
L. 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.)
N. EVERY SPACE INTENDED FOR HUMAN
OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES 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
P. PROVIDE (70)(72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTIER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
Q. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION
R. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED, THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION (LAMC 57.122)
S. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.5, R315)

GENERAL NOTES 4

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND
UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION
FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVE, MISETERS, 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.

2. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158 AND 180,670) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER $10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.
THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND

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

1. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1209.2.2, 2406.4.5, R307.2, R308.4)
2. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)

3. SPECIFY ON PLANS: "SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION."

4. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED, THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)
5. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.5, R315)

PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: 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.

F DESIGN
BY. FABIOLA BURKE
1-310-895-4859

PO Box 1624
Hawthorne,
CA 90251

13916 POLK ST SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE
- DESIGNED BY

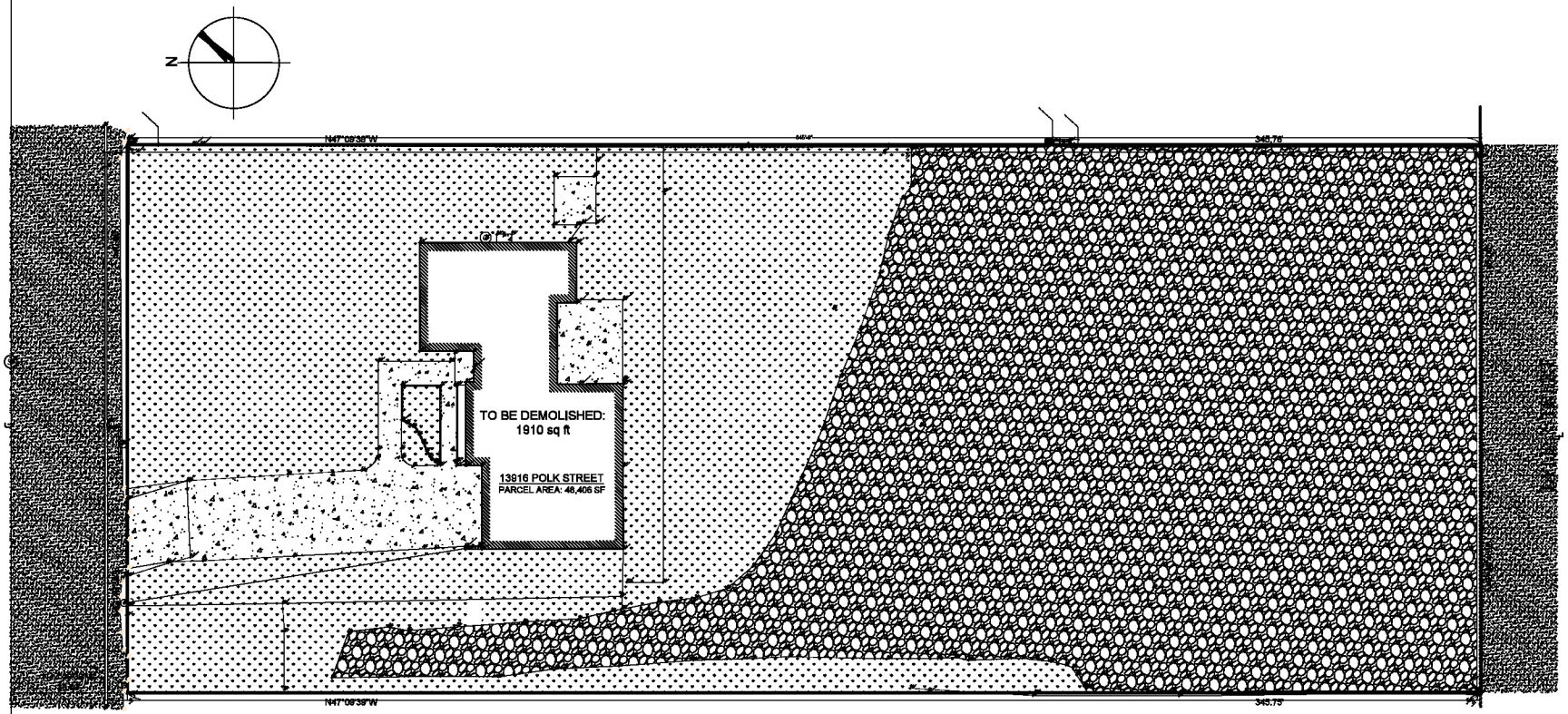
POLK HOUSING PROJECT
- PROJECT NAME

GENERAL NOTES

-SCALE

-DATE
FEB/23

- DWG. ID
G2



EXISTING SITE PLAN

F DESIGN
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CA 90251

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CLIENT
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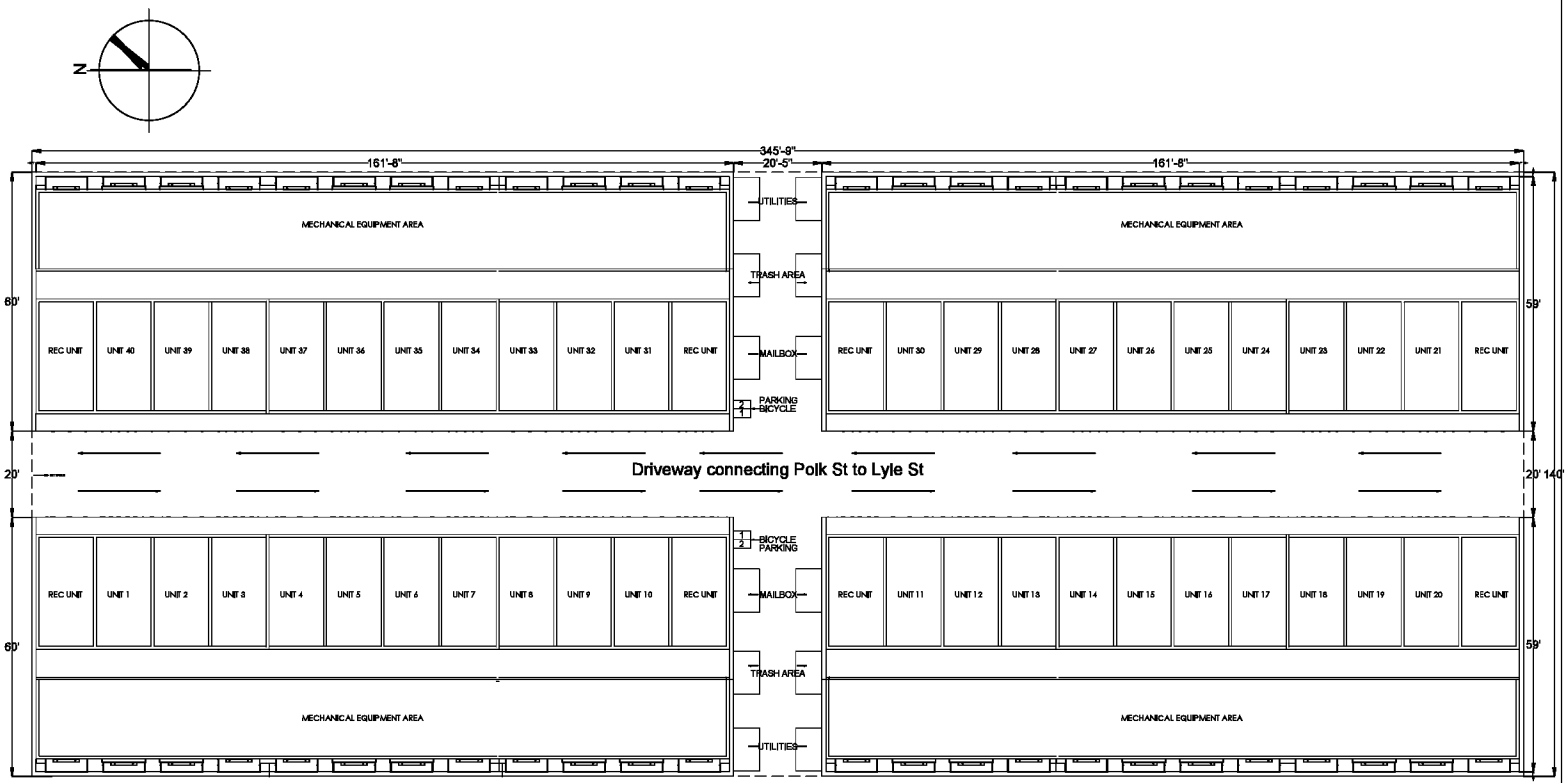
FABIOLA BURKE
- DESIGNED BY

POLK HOUSING PROJECT
- PROJECT NAME

SITE PLAN

- SCALE	- DWG. ID
3/16" - 1-0"	A1
- DATE	
FEB/23	



PROPOSED SITE PLAN

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CA 90251

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POLK HOUSING PROJECT
- PROJECT NAME

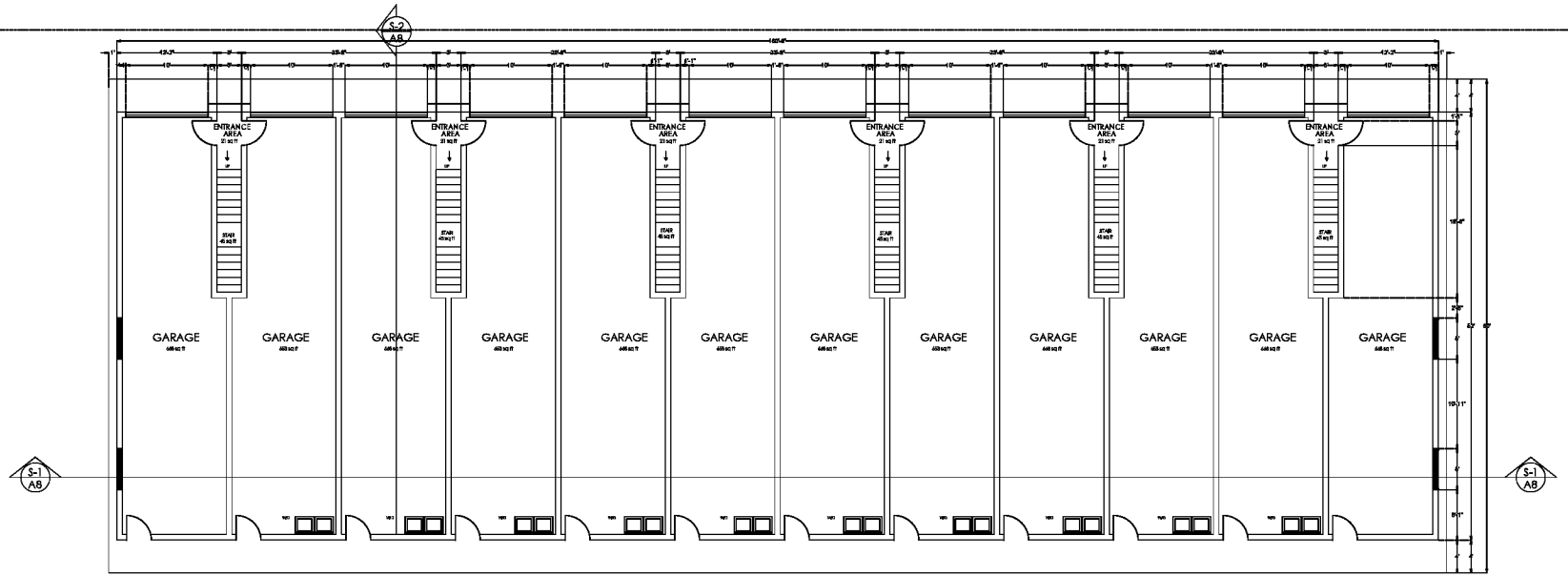
PROPOSED SITE PLAN

SCALE
3/16" - 1-0"

DWG. ID
A2

DATE
FEB/23

Driveway connecting Polk St to Lyle St



FIRST FLOOR OF 12-PLEX

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N

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- DESIGNED BY

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- PROJECT NAME

FIRST FLOOR PLAN

- SCALE	- DWG. ID
3/8" - 1-0"	A3
- DATE	
FEB/23	

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BY. FABIOLA BURKE
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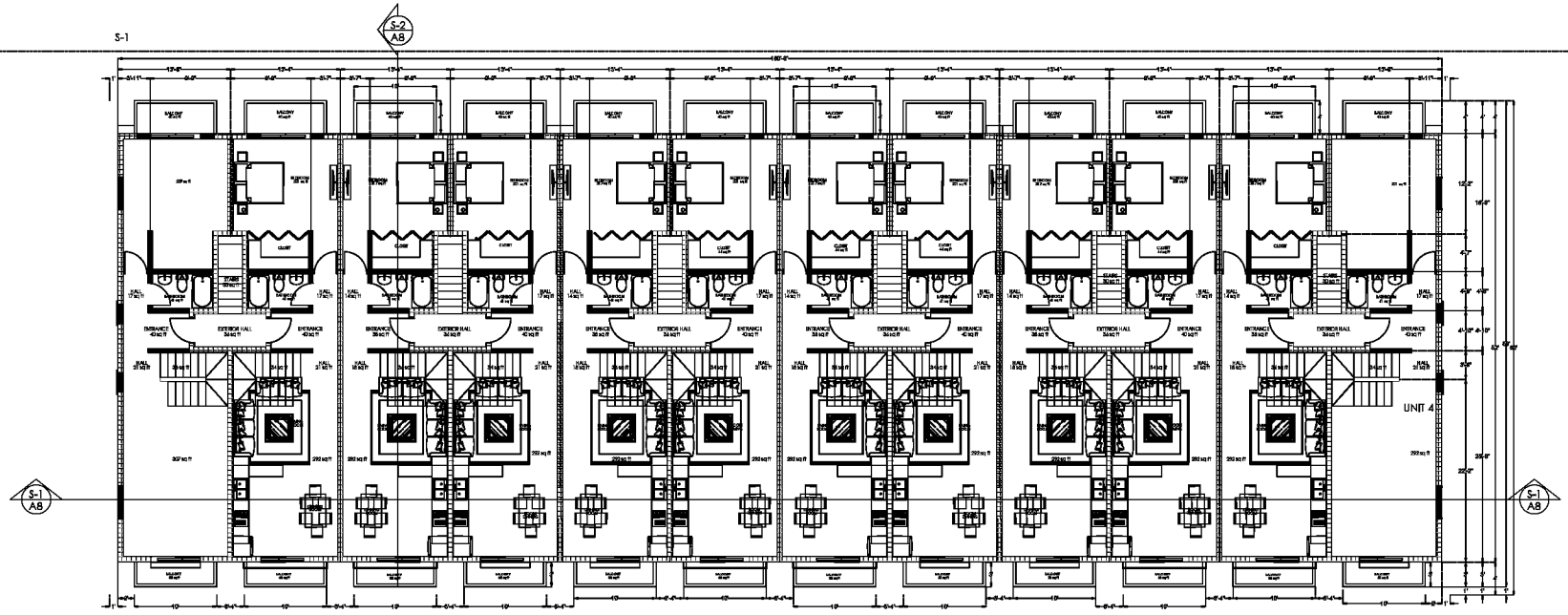
CA 90251

Driveway connecting Polk St to Lyle St



SECOND FLOOR OF 12-PLEX

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CLIENT
AKHILESH KUMAR JHA

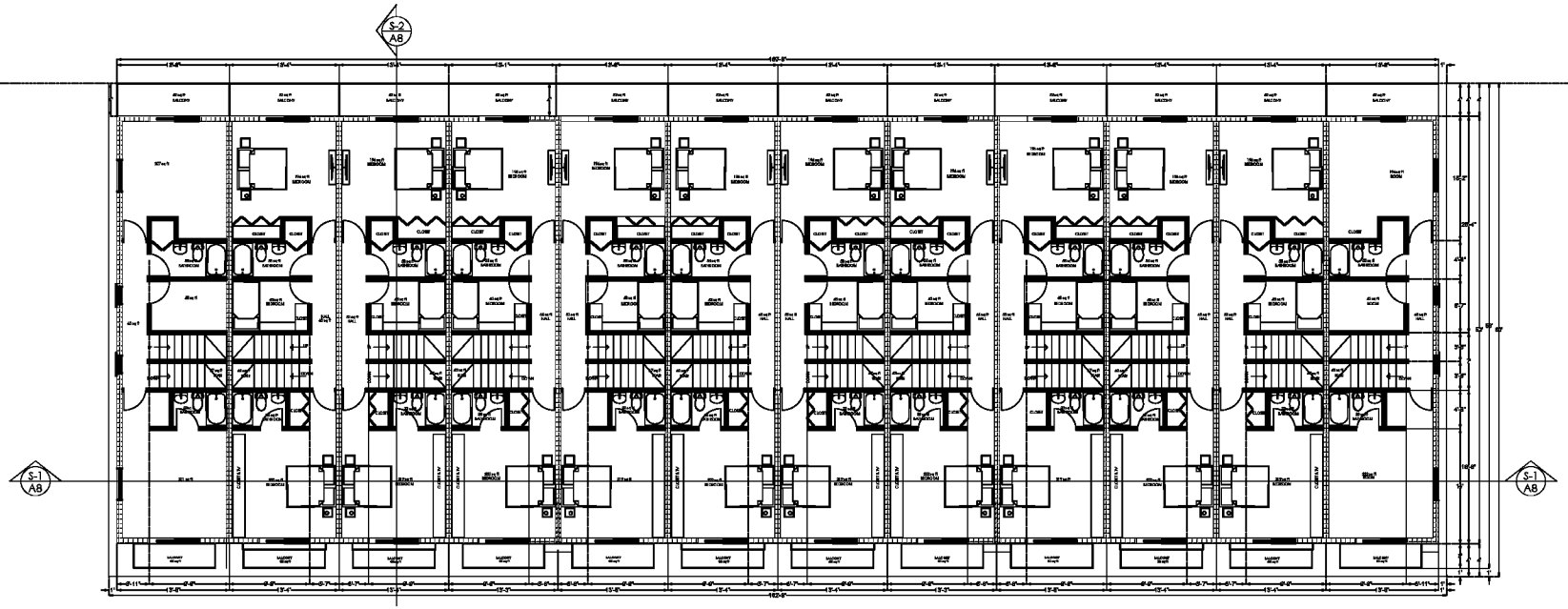
FABIOLA BURKE
- DESIGNED BY

POLK HOUSING PROJECT
- PROJECT NAME

SECOND FLOOR PLAN

- SCALE	- DWG. ID
3/8" - 1-0"	A4
- DATE	
FEB/23	

Driveway connecting Polk St to Lyle St



THIRD FLOOR OF 12-PLEX

F DESIGN
BY. FABIOLA BURKE
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PO Box 1624
Hawthorne,
CA 90251

N

13916 POLK ST SYLMAR, CA 91342

CLIENT
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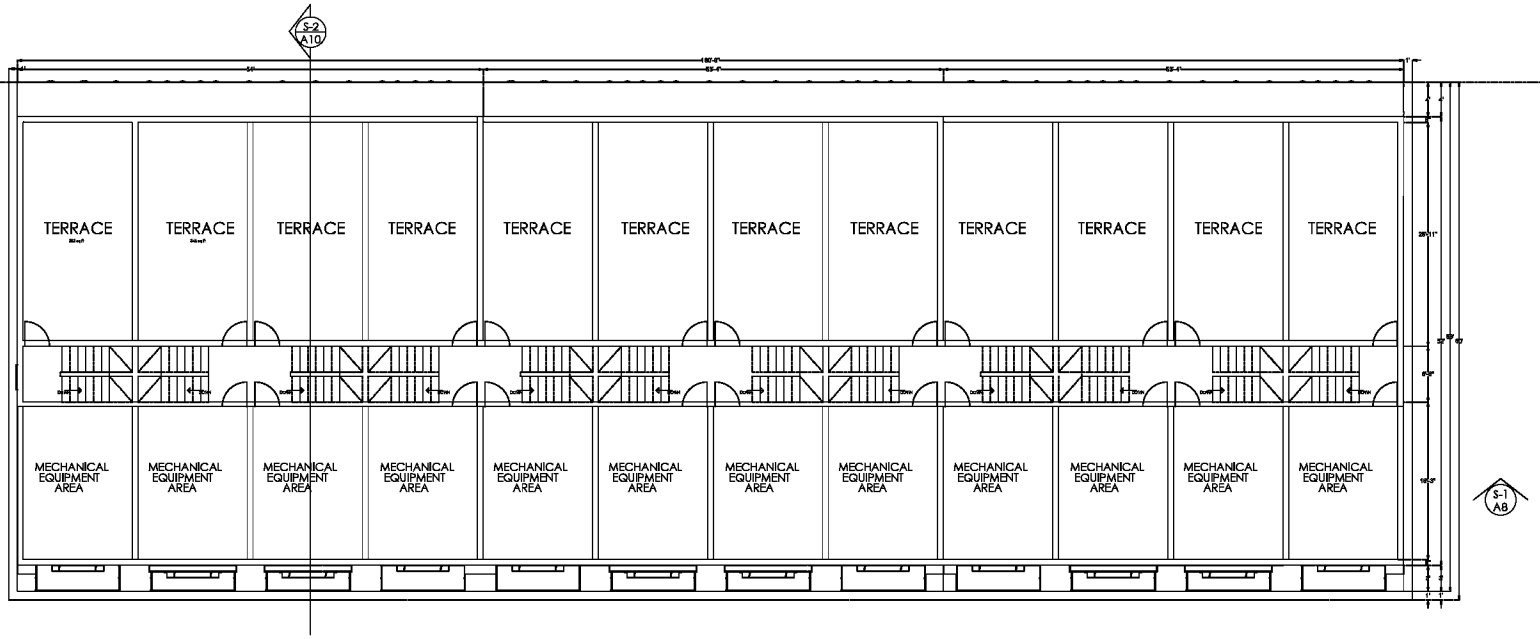
FABIOLA BURKE
- DESIGNED BY

POLK HOUSING PROJECT
- PROJECT NAME

THIRD FLOOR PLAN

- SCALE	- DWG. ID
3/8" - 1-0"	A5
- DATE	
FEB/23	



4TH FLOOR OF 12-PLEX

F DESIGN
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PO Box 1624
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CA 90251

N

13916 POLK ST SYLMAR, CA 91342

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- DESIGNED BY

POLK HOUSING PROJECT
- PROJECT NAME

FOURTH PLAN

- SCALE
3/8" - 1-0"

- DATE
FEB/23

- DWG. ID
A6

F DESIGN
BY. FABIOLA BURKE
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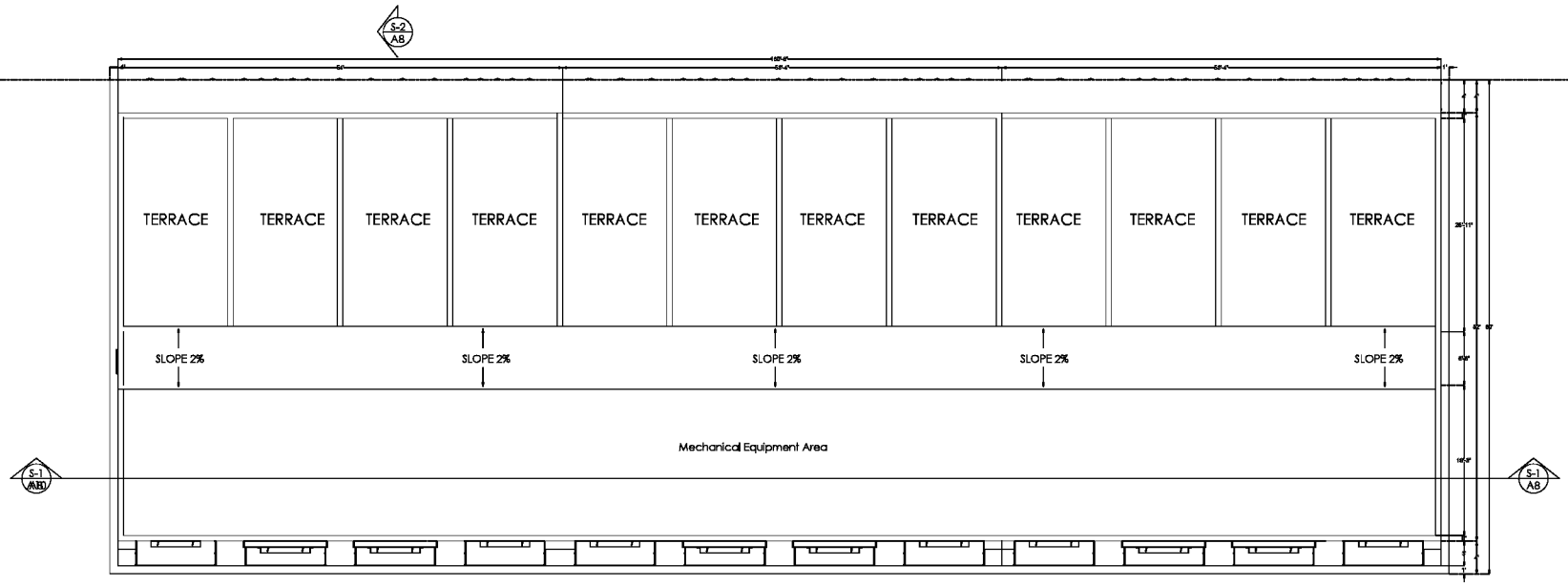
CA 90251

Driveway connecting Polk St to Lyle St



ROOF FLOOR OF 12-PLEX

N

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CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE
- DESIGNED BY

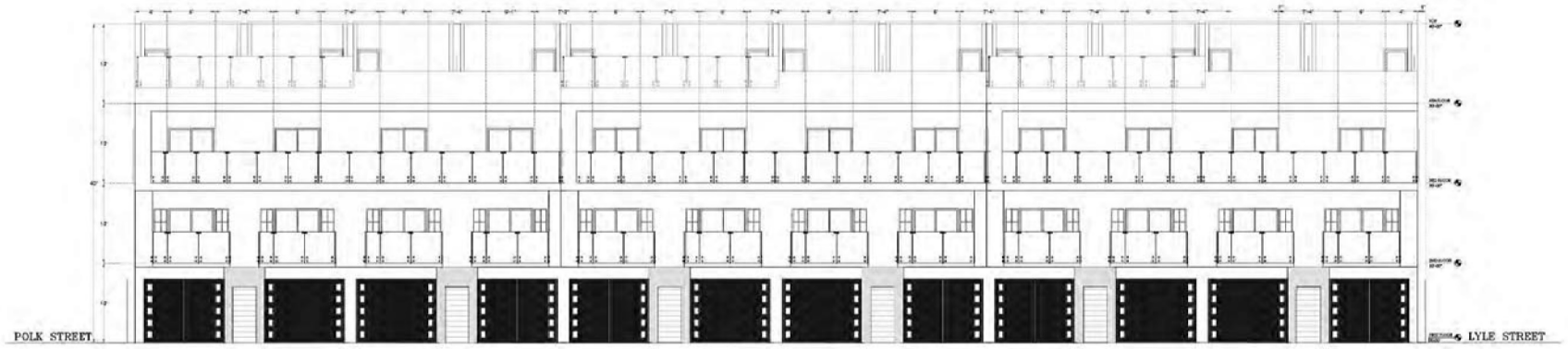
POLK HOUSING PROJECT
- PROJECT NAME

ROOF PLAN

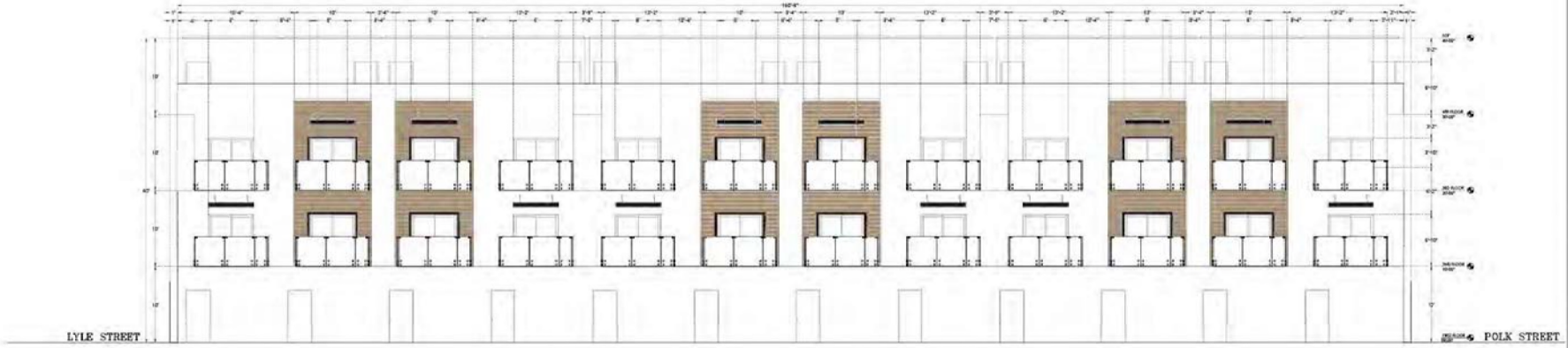
- SCALE
3/8" - 1-0"

- DWG. ID
A7

- DATE
FEB/23



ELEVATION EAST 12-PLEX



ELEVATION WEST 12-PLEX

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CA 90251

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CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE
- DESIGNED BY

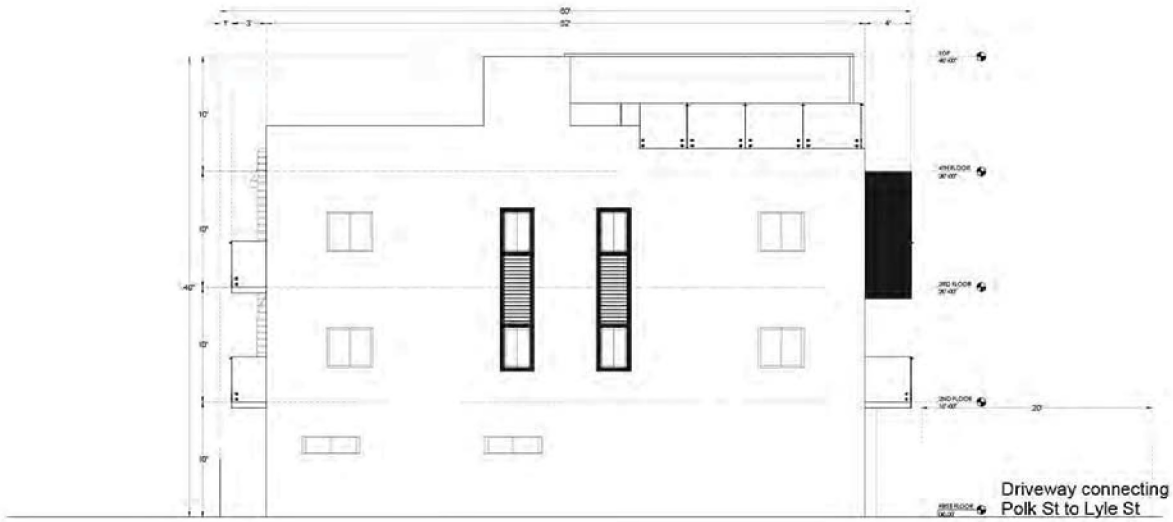
POLK HOUSING PROJECT
- PROJECT NAME

ELEVATION BUILDING

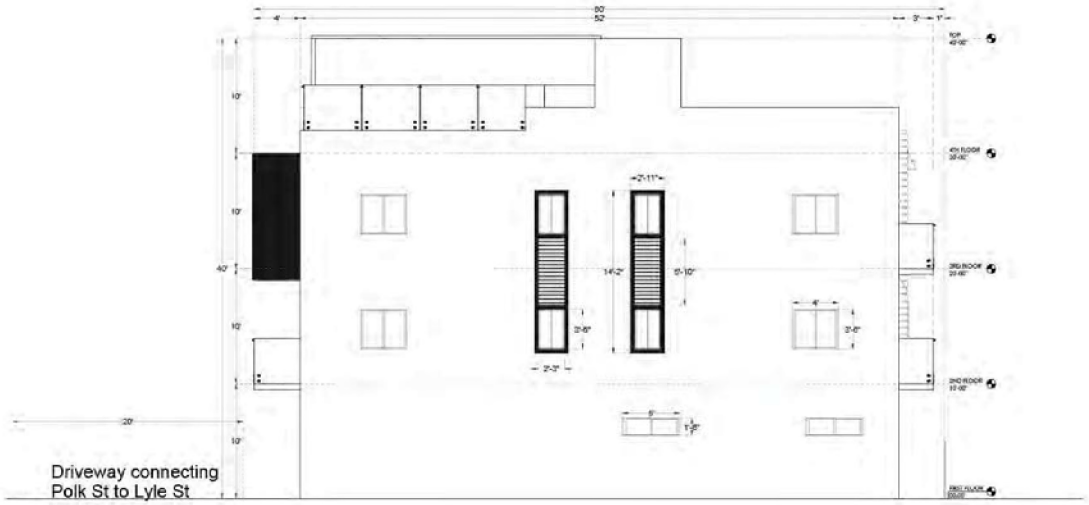
SCALE
3/8" - 1-0"

DATE
FEB/23

SHEET NO.
A8



ELEVATION SOUTH 12-PLEX



ELEVATION NORTH 12-PLEX

F DESIGN
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CA 90251

13916 POLK ST SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE
- DESIGNED BY

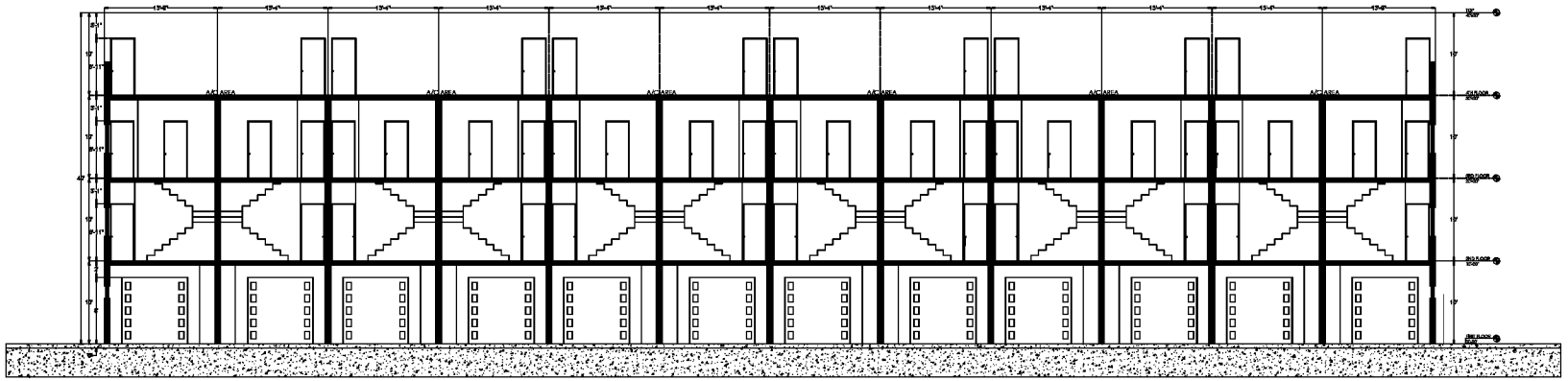
POLK HOUSING PROJECT
- PROJECT NAME

ELEVATION BUILDING

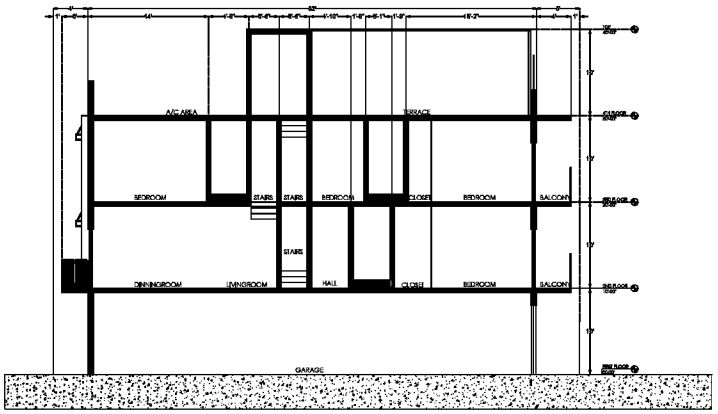
SCALE
1/2" - 1-0"

DATE
FEB/23

SHEET NO.
A9



SECTION - S1 OF 12-PLEX



SECTION - S2 OF 12-PLEX

F DESIGN
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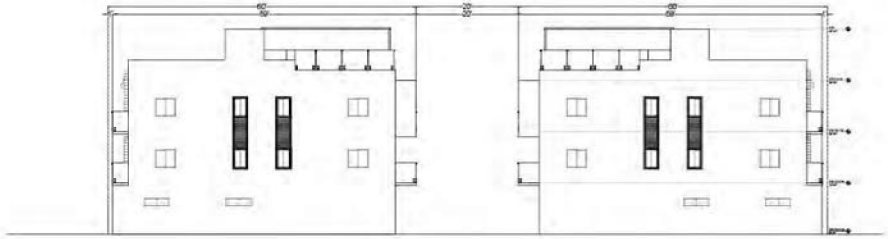
- PROJECT NAME

SECTIONS S1 - S2

- SCALE	- DWG. ID
3/8" - 1-0"	A10
- DATE	
FEB/23	

ELEVATION EAST 12-PLEX (ENTIRE OF THE PROJECT)

ELEVATION WEST 12-PLEX (ENTIRE OF THE PROJECT)



ELEVATION NORTH 12-PLEX (ENTIRE OF THE PROJECT)

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CA 90251

13916 POLK ST SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE
- DESIGNED BY

POLK HOUSING PROJECT
- PROJECT NAME

BUILDING ELEVATION (tot)

SCALE
3/16" - 1-0"

DATE
FEB/23

- DWG. #
A13

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CA 90251

13916 POLK ST SYLMAR, CA 91342

CLIENT
AKHILESH KUMAR JHA

FABIOLA BURKE
- DESIGNED BY

RENDERS
- PROJECT NAME

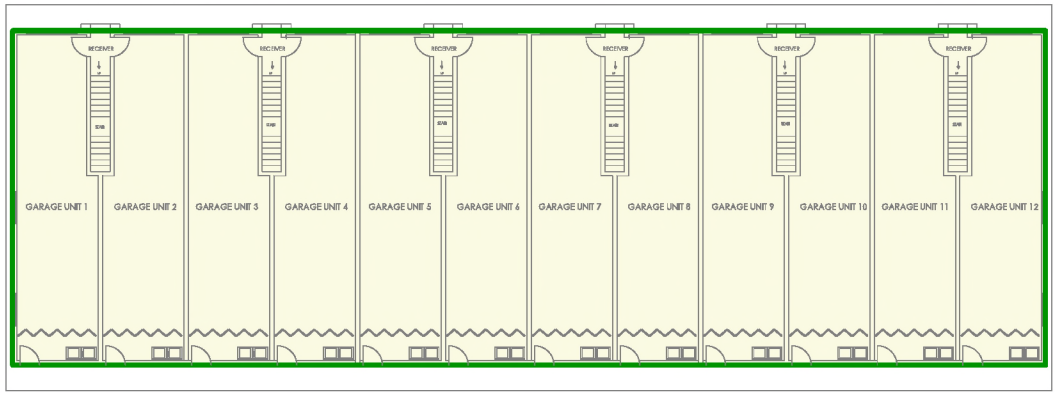
ELEVATION BUILDING

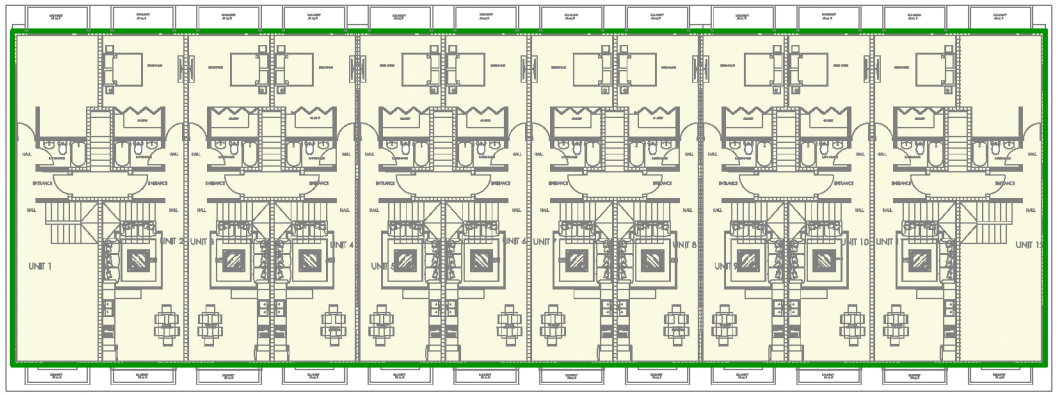
SCALE
1/2" - 1-0"

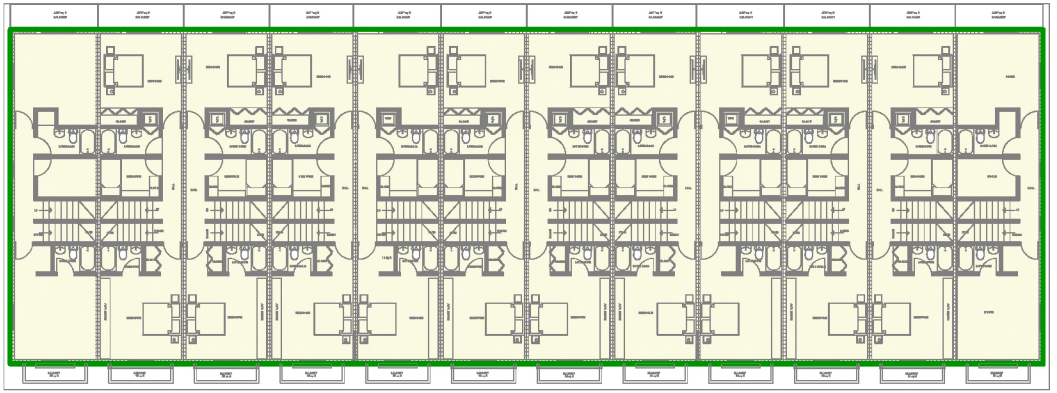
DWG. ID
R1

DATE
FEB/23

Building Area Diagram







Building Area Shaded

Building Area Analysis

12-PLEX

Building Area Calculation Table

Level		Proposed
Level 1	(8,355 sf x 4)	33,420 sf
Level 2	(8,355 sf x 4)	33,420 sf
Level 3	(8,355 sf x 4)	33,420 sf
Total:		100,260 sf

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CLIENT
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FABIOLA BURKE
– DESIGNED BY

POLK HOUSING PROJECT
– PROJECT NAME

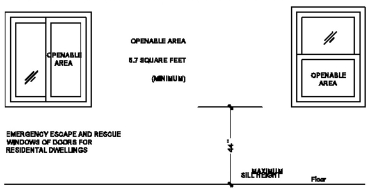
BUILDING DIAGRAM & CALCULATION AREA

–SCALE
UNSCALED

–DATE
FEB/23

– DWG. ID
B1

AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE WINDOW OR DOOR SHALL BE PROVIDED AT BASEMENT AND EVERY SLEEPING ROOM IT DWELLING UNIT.



EMERGENCY ESCAPE AND RESCUE WINDOWS OF DOORS FOR RESIDENTAL DWELLINGS

EMERGENCY ESCAPE AND RESCUE WINDOWS

- THE MINIMUM NET CLEAR OPENABLE AREA SHALL BE NO LESS THAN 5,7 SQUARE FEET
- THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES
- THE MINIMUM NET CLEAR OPENABLE HEIGHT SHALL BE 24 INCHES
- WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES (1116mm) ABOVE THE FLOOR
- A WINDOW WITH THE REQUIRED MINIMUM WIDTH 20" AND THE HEIGHT 24" DOES NOT PROVIDE THE REQUIRED OPENABLE AREA OF 5,7 SQUARE FEET
- THE EMERGENCY WINDOW OR DOOR SHALL BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THOUSE OF SEPARABLE TOOLS
- THE OPERABLE EMERGENCY WINDOWS OR DOORS SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT
- IT IS THE INTENT OF THE CODE THAT THE WINDOWS USED FOR EMERGENCY ESCAPE OR RESCUE SHALL BE LOCATED ON THE EXTERIOR OF THE BUILDING SO THAT RESCUE CAN BE EFFECTED FROM THE EXTERIOR

ILDING ENVELOPE(SAFETY GLAZING)

ng in the following locations shall be safety glazing conforming to the human t loads of Section R308.3 (see exceptions) (R308.4):

ed and operable panels of swinging, sliding and bi-fold door assemblies.

azing in an individual fixed or operable panel adjacent to a door where the st vertical edge is within a 24-inch arc of either vertical edge of the door in a d position and whose bottom edge is less than 60 inches above the floor or ng surface.

azing in an individual fixed or operable panel that meets all of the following tions: iii. Exposed area of an individual pane greater than 9 square feet. iv. m edge less than 18 inches above the floor. v. Top edge greater than 36 inches e the floor. vi. One or more walking surfaces within 36 inches horizontally of the ng.

azing in guards and railings.

azing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam s, bathtubs and showers where the bottom edge of the glazing is less than 60 s measured vertically above any standing or walking surface.

azing in walls and fences adjacent to indoor and outdoor swimming pools, hot and spas where the bottom edge of the glazing is less than 60 inches above a ng surface and within 60 inches, measured horizontally and in a straight line, of ater's edge.

azing where the bottom exposed edge of the glazing is less than 36 inches e the plane of the adjacent walking surface of stairways, landings between s of stairs and ramps.

azing adjacent to the landing at the bottom of a stairway where the glazing is han 36 inches above the landing and within a 60 inch horizontal arc less than egrees from the bottom tread nosing (R304.2).

NOTES FOR SECURITY DOORS (ENTRY DOORS ACCESSIBLE FROM PUBLIC WAY):

1. SWINGING WOOD DOORS SHALL BE OF CONSTRUCTION OF ONE OF THE FOLLOWING:
a. WOOD FLUSH TYPE DOORS SHALL BE 1 3/8 " THICK MINIMUM WITH SOLID CORE CONSTRUCTION
b. HOLLOW CORE DOORS OR DOORS LESS THAN 1 3/8" IN THICKNESS COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 6" ON CENTERS OF PERIMETER OR EQUIVALENT.
c. WOOD PANEL TYPE DOORS WITH PANELS FABRICATED OF LUMBER NOT LESS THAN 9/16" THICKNESS, PROVIDED SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4" THICK. INDIVIDUAL PANELS SHALL NOT EXCEED 300 SQ. FT. IN AREA. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICK- NEST WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/5" AND 3" IN WIDTH. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS UNLESS SIZED AS REQUIRED HEREIN FOR STILES AND RAILS EXCEPT MULLIONS NOT OVER 18" LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2". CARVED AREAS SHALL HAVE A THICKNESS OF NOT LESS THAN 3/8" .
2. ALL ENTRY DOORS SHALL BE PROVIDED W/ A DOOR VIEWER, VIEW PORTS, OR VIEWING WINDOWS. SUCH VIEW PORTS OR WINDOWS SHALL BE FULLY TEMPERED GLASS.
3. GLAZED OPENING 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".
4. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PEICE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
5. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM THE OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
6. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
7. SINGLE SWING DOOR, THE ACTIVE LEAF OF A PAIR OF DOORS, & BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED W/ A DEAD BOLT & DEADLOCKING LATCH. DEAD BOLT & LATCH MAY BE SIDE OF THE DOOR & OPEN ABLE FROM INTERIOR SIDE BY A DEVICE WHICH DOES NOT REQUIRE A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT TO OPERATE.
8. DEAD BOLTS SHALL CONTAIN HARDENED INSERTS TO REPEL CUTTING TOOLS. A STRAIGHT DEAD BOLT SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" INTO THE HOLDING DEVICE RECEIVING PROJECTED BOLT.
9. A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4".
10. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.
11. SLIDING DOORS AND WINDOWS SHALL BE EQUIPPED W/ LOCKING DEVICES PROVIDED WITH A DEVICE IN UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
12. EXTERIOR DOORS SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE THERE SHALL BE A READILY VISIBLE, DURABLE SIGN ON EXIT DOORS STATING " THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS", SIGN SHALL BE IN LETTERS NOT LESS THAN 1 INCH HIGH ON A CONTRASTING BACKGROUND.
13. THE EXTERIOR DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1" BELOW THRESHOLD
14. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 " THICK. (R302.5.1)

GLAZING:

1. GLAZED OPENING 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" OF THEIR GREATEST DIMENSIONS 91.6720
2. GLAZED OPENING WITHIN 18" OF WALKING SURFACE SHALL BE TEMPERED OR LAMINATED GLASS.

HARDWARE NOTES APPLICABLE TO ALL DOORS:

1. HINGES USED FOR WOOD DOORS SHALL BE BLABBERING TYPE, STAINLESS STEEL AS MANUF. BY "STANLEY".
2. 2. DOOR HANDLES SHALL BE HANDICAP APPROVED & CENTERED BETWEEN 30" - 44" ABOVE FLOOR.

DOOR & WINDOW SCHEDULE

	2868HC	3070SC	8076GD	9076GD
	INTERIOR	EXTERIOR	GARAGE	GARAGE
SPECIFICATION	SOLID WOOD SINGLE PANEL WOOD FRAME; STAINED FINISH COLOR TO BE APPROVED BY THE ARCHITECT	SOLID WOOD SINGLE PANEL WOOD FRAME; STAINED FINISH COLOR TO BE APPROVED BY THE ARCHITECT	2" BLACK ALUMINUM FRAME ROLL UP DOOR. COLOR TO BE APPROVED BY THE ARCHITECT	2" BLACK ALUMINUM FRAME ROLL UP DOOR. COLOR TO BE APPROVED BY THE ARCHITECT
LOCATION	BEDROOMS/BATHROOMS/CLOSETS	ENTRANCE	GARAGE	GARAGE
NUMBER OF SETS	36 SETS	4 SETS	1 SET	2 SETS
REMARKS				

	2020AW	2040FX	5020FX	7020FX	7020SL	8020SL
U-F	.30	.30	.30	.30	.30	.30
SHGC	.21	.21	.21	.21	.21	.21
MANUFACTURER	MILGUARD OR EQUAL	MILGUARD OR EQUAL	MILGUARD OR EQUAL	MILGUARD OR EQUAL	MILGUARD OR EQUAL	MILGUARD OR EQUAL
SPECIFICATION	AWNING GLASS WINDOWS; WITH BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	FIXED GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	FIXED GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	FIXED GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	SLIDING GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	SLIDING GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT
LOCATION	BATHROOM	STAIRWELLS	LIVING	LIVING	KITCHEN	KITCHEN
NUMBER OF SETS	24 SETS	1 SET	2 SETS	2 SETS	2 SETS	2 SETS
REMARKS						

	4040SL	10040SL	4070SL	7070SL	2070FX
U-F	.30	.30	.30	.30	.30
SHGC	.21	.21	.21	.21	.21
MANUFACTURER	MILGUARD OR EQUAL	MILGUARD OR EQUAL	MILGUARD OR EQUAL	MILGUARD OR EQUAL	MILGUARD OR EQUAL
SPECIFICATION	SLIDING GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	SLIDING GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	SLIDING GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	SLIDING GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT	FIXED GLASS WINDOWS; BLACK ALUM. FRAME COLOR TO BE APPROVED BY THE ARCHITECT
LOCATION	LIVING	LIVING	BEDROOM, LIVING	BEDROOMS	LIVING, KITCHEN, STAIRWELLS
NUMBER OF SETS	2 SETS	1 SET	18 SETS	4 SETS	7 SETS
REMARKS	EGRESS FOR LIVINGROOM	EGRESS WINDOW	EGRESS WINDOW	EGRESS WINDOW	

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GENERAL NOTES

–SCALE

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JUNE/22

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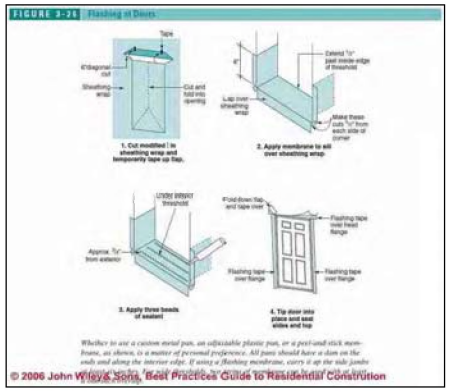
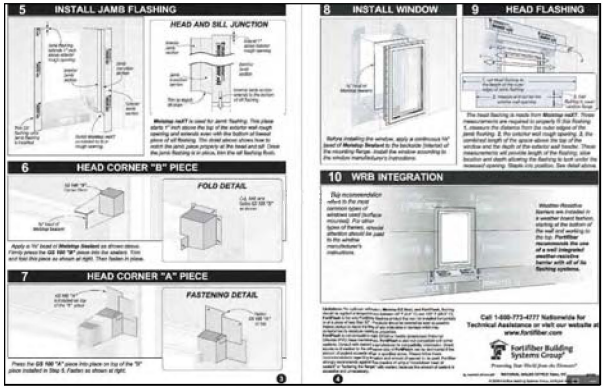
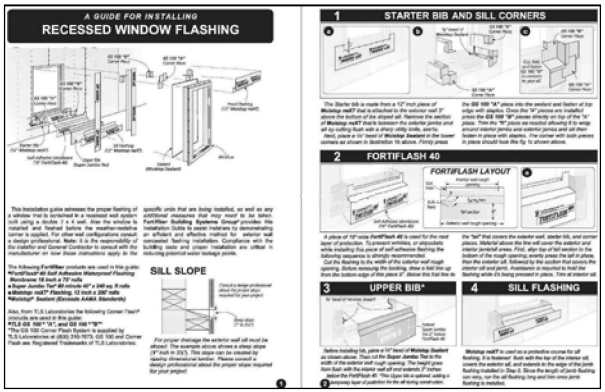
Security Requirements (2017 LABC)

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 access structures. (6707)
3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. (6709.1) Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbet to the jamb. (6709.4)
4. Every door in a security opening for an apartment house shall be provided with incandescent light bulb (60 watt min) at a maximum height of 8 feet on the exterior side of the unit. (6708)
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. (6709.5, 6709.7
6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, M and S occupancies). (6709.2)
7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
8. Wood panel type doors must have panels at least 9/16 inch thick with shaped portions of the panels not less than 1/4 inch 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 16 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (6709.1 item 2)
9. Sliding glass doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removal of the moving panel from the track while in the closed position. (6710)
10. 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 in Sec. 6717.1
11. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle 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)
13. In Group B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 6 in. but less than 48 in, shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles. (6714)
14. Glazed openings within 40" of the door lock when the door is in the closed and locked position, shall be fully tempered glass or approved burglary-resistant material, or shall be protected by metal bars, screens or grilles 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 grilles 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 Group 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 locking device in the upper channel of the moving panel to prohibit raising and removal 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, grilles, 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, grilles, 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)

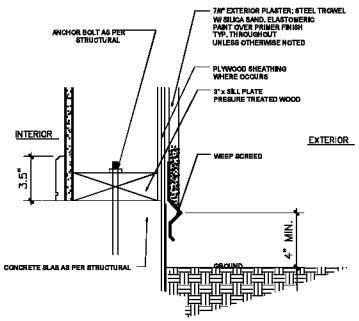
DOORS & WINDOWS FLASHING







ROOF MATERIAL (ICC #1388) :



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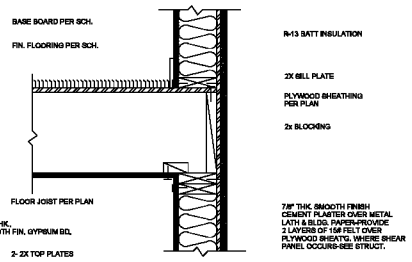

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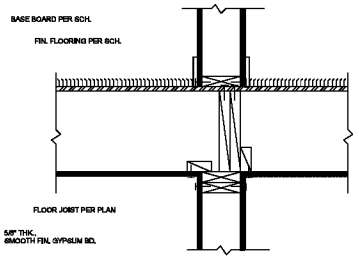

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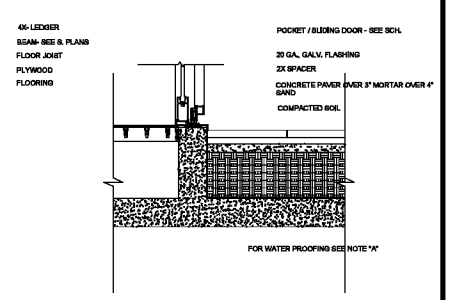
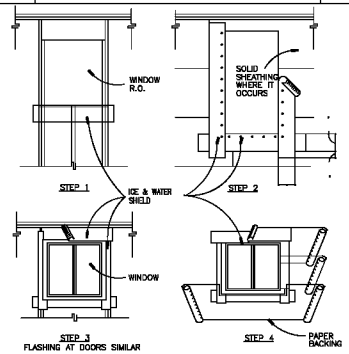
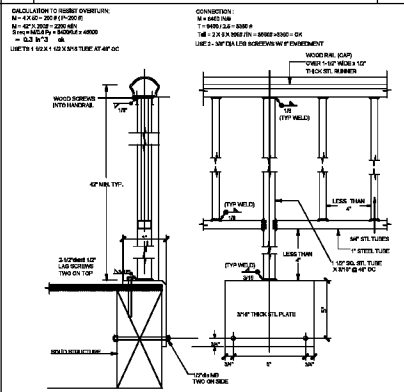


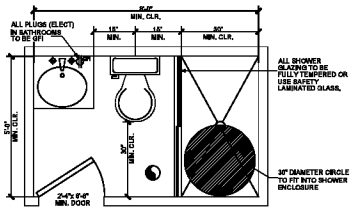
4 BUILT UP FLOOR — SCALE NTS



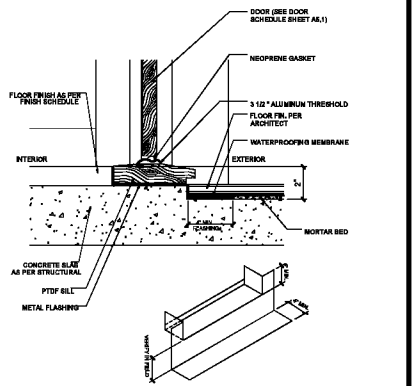
5 TYPICAL WINDOW FLASHING — SCALE NTS



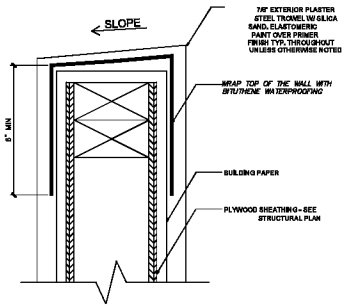
6 RAILING DETAIL — SCALE NTS



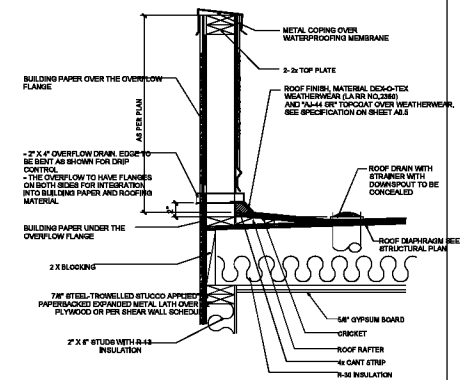
7 MIN. BATHRM REQUIRM'T — SCALE NTS



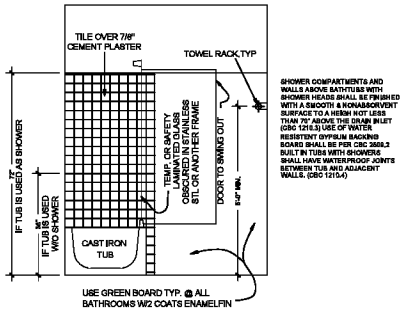
8 TYP. THRESHOLD DETAIL — SCALE NTS



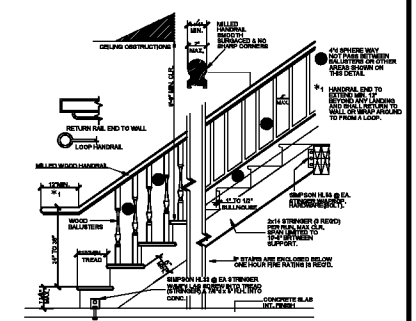
9 TOP OF PARAPET DETAIL — SCALE NTS



10 TYP. ROOF DRAIN/OVERFLOW@ PARAPET — SCALE NTS



11 TUB DETAIL — SCALE NTS



12 STAIR DETAIL — SCALE NTS

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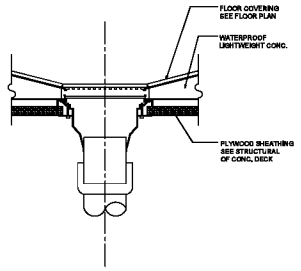
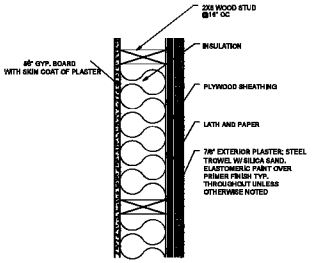


1 DRAIN AT ROOF AND BALCONY — SCALE NTS



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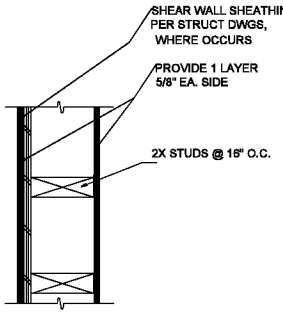
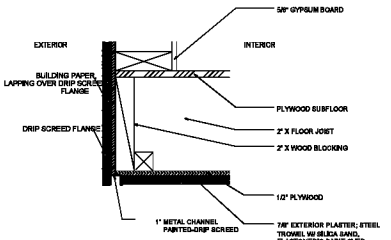
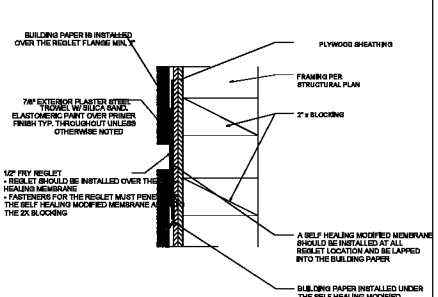


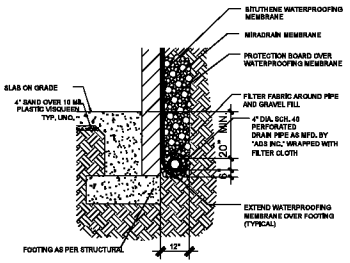
3 TYP. INTERIOR WALL — SCALE NTS



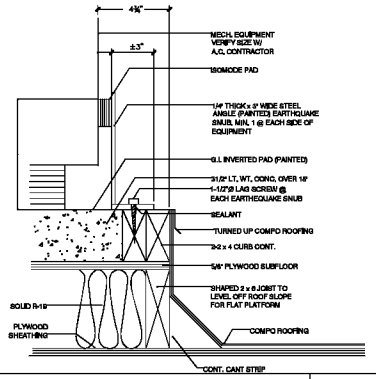
4 DRIP SCREED DETAIL — SCALE NTS



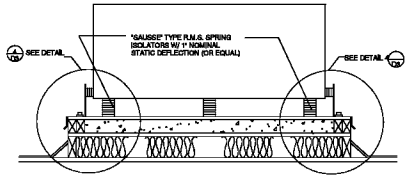
5 EXT. PLASTER EXPANSION JOINT — SCALE NTS



6 WATER PROOFING & PERFORATED PIPE DET. — SCALE NTS



7 A.C. PAD — SCALE NTS



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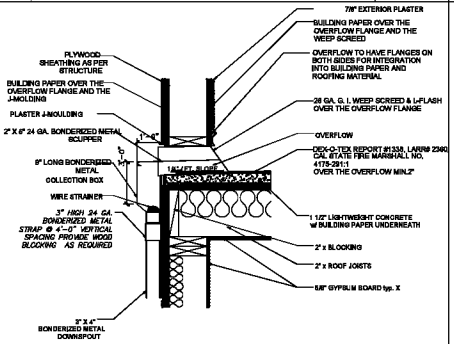
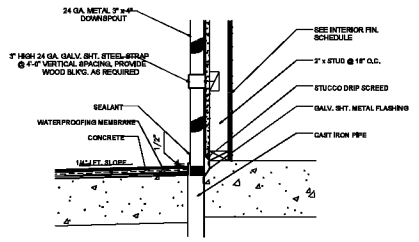
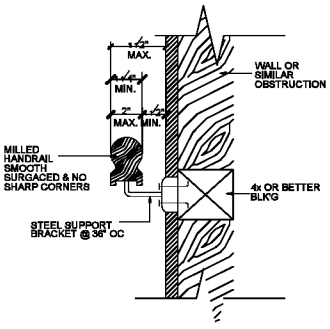


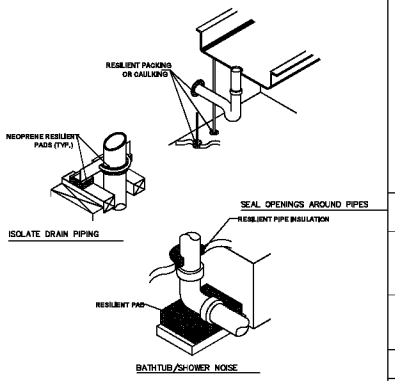
9 DOWNSPOUT & OVERFLOW — SCALE NTS



10 DOWNSPOUT DETAIL — SCALE NTS



11 HANDRAIL DETAIL — SCALE NTS



12 LOCATION OF RESILIENT PAD — SCALE NTS

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