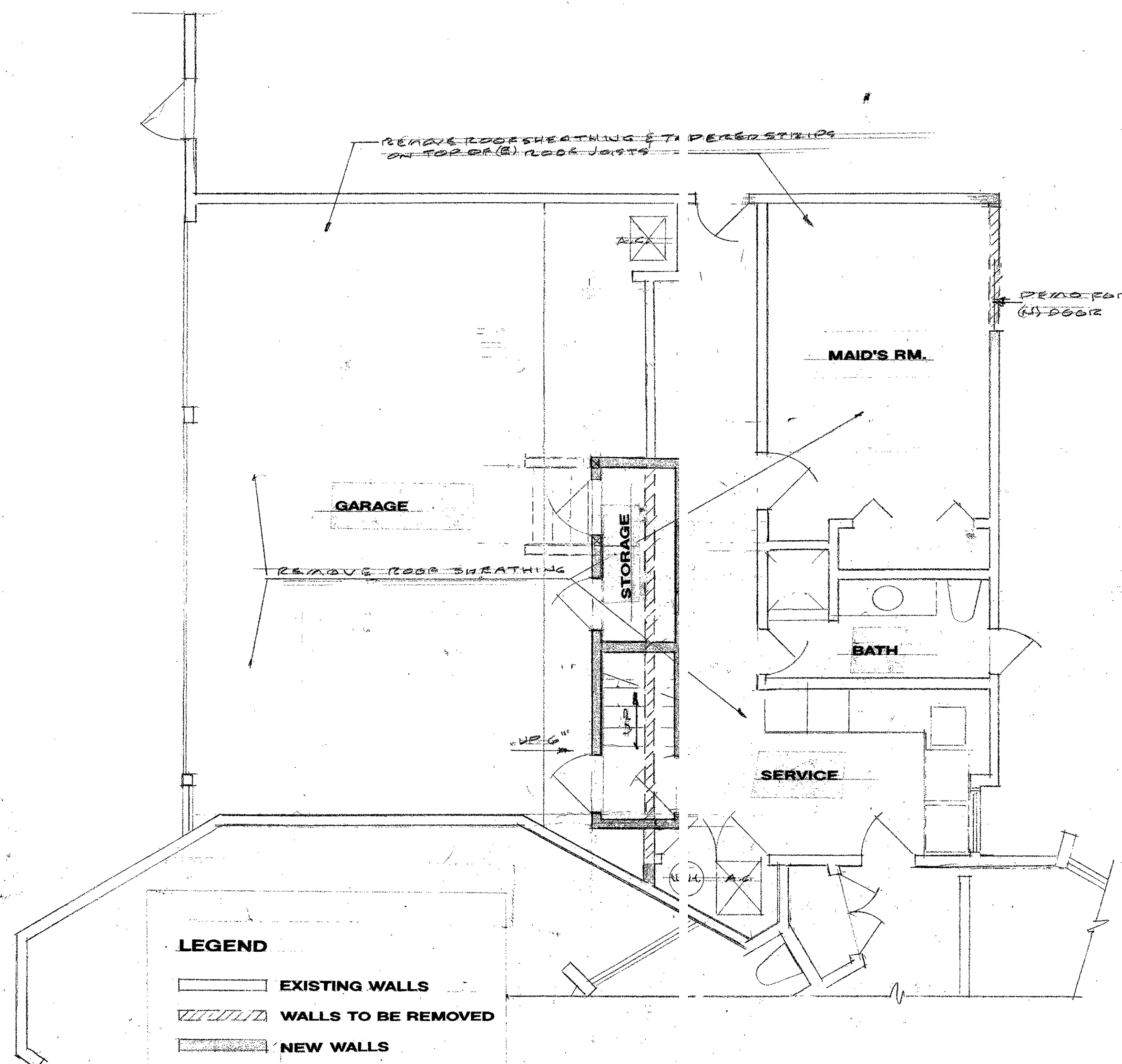
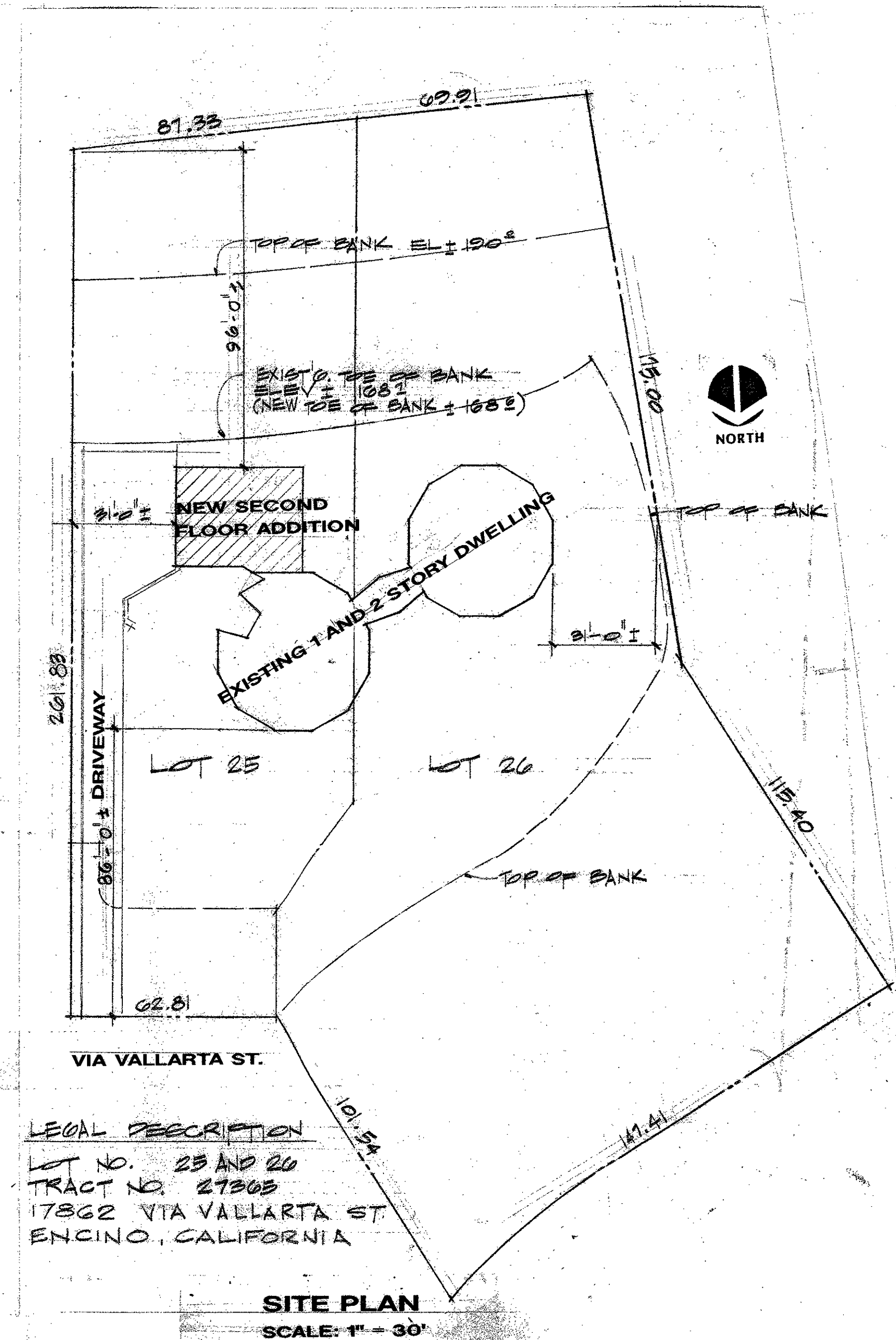




GLAZING NOTES

- Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
- Fixed and operable panels of swinging, sliding and bifold door assemblies.
 - Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
 - Glazing in an individual fixed or operable panel that meets all of the following conditions:
 - Exposed area of an individual pane greater than 9 square feet.
 - Bottom edge less than 18 inches above the floor.
 - Top edge greater than 36 inches above the floor.
 - One or more walking surfaces within 36 inches horizontally of the glazing.
 - Glazing in railings.
 - Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
 - Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
 - Glazing adjacent to stairways, landings and ramps within 36 inches horizontally of a walking surface when the surface of the glazing is less than 60 inches above the plane of the adjacent walking surface.
 - Glazing adjacent to stairways within 60 inches horizontally of the bottom tread of a stairway in any direction when the exposed surface of the glazing is less than 60 inches above the nose of the tread.

REVISIONS:

ARCHITECTURE INTERIORS

DONALD G. PARK, A.I.A.
10801 NATIONAL BLVD., SUITE 101
LOS ANGELES, CA 90064
TEL: 310/208-9070 FAX: 310/208-5191

GENERAL NOTES

- Smoke detectors shall be provided in each sleeping room and all hallways providing access to sleeping room. They shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal.
- An approved seismic gas shut-off valve shall 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, if not existing.
- Plastic skylights shall comply with Section 91.2603.7.1 LA CIV R.R., #23. See also #24.
- Provide a plastic weep screen below the stucco, a minimum of 4" above earth or 2" above paved area at all new stucco.
- Provide ultra flush water closets and low water consumption showerheads, if not existing.
- Provide minimum 70" high non-absorbent walls adjacent to showers and approved shatter resistant materials for shower enclosure.
- Provide 32" wide doors for all new doors to interior accessible rooms.
- 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.
- Water heater must be strapped to wall (Sec. 507.3, UPC).
- ALL WINDOWS SHALL BE DOUBLE GLAZED, LOW E.**

ADDITIONAL GENERAL NOTES

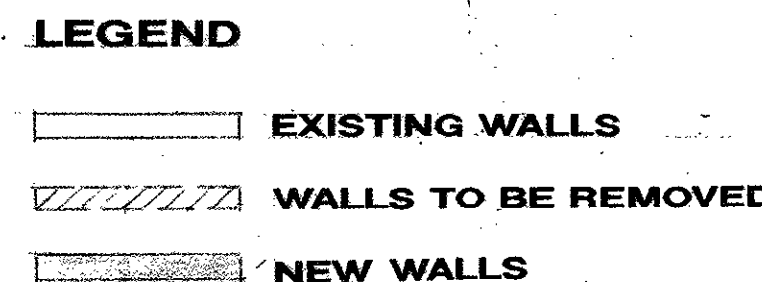
- Material Specification
 - Type of Soil - Clayey silt Sand Table 1806.2 2000#
- Foundation and Grading
 - All existing footings are founded in undisturbed natural soil per code.
 - All concentrated drainage, including roof water, is conducted by gravity to the street at a 2% minimum slope.
 - Roof gutters are required and are existing.
- Building Code Requirements:
 - Added Notes on Plan
 - Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3)
 - Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4)
 - Bathtub and shower floors, walls above bathtubs with a shower head, 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 showerheads and toilets must be adapted for low water consumption.
 - 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. P/B/C 2009-014.
 - For existing pool on site, provide anti entrapment cover meeting the current ASTM of ASME is required for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings, per the Assembly Bill (AB) No. 2977.

- Where a permit exceeding one thousand dollars (\$1,000.00), existing dwellings of have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required which the permit is obtained (R315.2).
 - Every space intended for human occupancy shall be provided 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.
 - A copy of the evaluation report and/or conditions of listing shall be made available at the job site.
- Means of Egress
 - Provide emergency egress from sleeping rooms. Show details on plans. Min. 24" clear ht, 20" clear width, 5.7 sq. ft. min area (5.0 sq ft at grade level) and 44" max to sill (R310.1).
 - At least one door shall be 36" wide by 80" high (R311.2).
 - Provide 32" wide doors to all interior accessible rooms (6304.1).
 - Show the following stairway details on plans:
 - 7.5" rise and min 10" run (R311.7.4).
 - Min 6-8" headroom clearance (R311.7.2).
 - Min. (36") clear width (R311.7.1).
 - Handrails 34" to 38" high above tread nosing (R311.7.7.1).
 - Handgrip portion of handrail shall not be less than 1.25" and no more than 2" cross sectional dimension having a smooth surface with no sharper corners (R311.7.7.3).
 - Max 4" clear spacing opening between rails (R312.3).
 - All interior and exterior stairways shall be illuminated (R303.6).
- Building Envelope
 - Skylights and sloped glazing shall comply with Section R308.6.

- Security Requirements
 - Openable windows shall be provided with substantial locking devices.
 - 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 (91.6715.4).
 - All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension.
- Wood Protection
 - Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPAC U1 for the species, product, preservative and end use. Preservatives shall be listed in section 4 of AWPAC U1.

SECOND FLOOR ADDITION FOR
MR. AND MRS. PETER LOUGHREY
17862 VIA VALLARTA ST.
ENCINO, CA 91316

NOV 15 2016



DOOR SCHEDULE				
Ø	SIZE	TYPE	MATLS	REMARKS
FIRST FLOOR				
A	3'-3" x 7'-0"	SLUG	WOOD	2" HEAD, REUSE DOOR KNOTS, EXISTING
B	3'-11" x 7'-0"	SLUG	WOOD	2" HEAD, REUSE OR MODIFY, EXISTING
C	2'-8" x 7'-0"	SLUG	WOOD	VERIFY HEIGHT ON JOB
D	2'-8" x 7'-0"	SLUG	WOOD	VERIFY HEIGHT ON JOB
E	2'-8" x 6'-8" x 1 3/4"	SLUG	WOOD	SELF-CLOSING
F	2'-8" x 6'-8" x 1 3/4"	SLUG	WOOD	EXISTING
G	2'-8" x 6'-8"	SLUG	WOOD	EXISTING
H	2'-8" x 6'-8"	SLUG	WOOD	EXISTING
J	2'-8" x 6'-8" x 1 3/4"	SLUG	WOOD	REPLACE (C) 2-4" DOOR
K	2'-8" x 6'-8"	SLUG	WOOD	EXISTING
L	2'-8" x 6'-8" x 1 3/4"	SLUG	WOOD	EXISTING
M	6'-0" x 6'-8"	SLUG	WOOD	EXISTING
N	3'-0" x 7'-0"	SLUG	ALUMINUM	DBL GLAZE, VERIFY HEIGHT ON JOB
SECOND FLOOR				
O	2'-8" x 8'-0"	SLUG	ALUMINUM	VERIFY WIDTH ON JOB, DBL GLAZE
P	2'-8" x 8'-0"	SLUG	ALUMINUM	VERIFY WIDTH ON JOB, DBL GLAZE
Q	2'-8" x 8'-0"	SLUG	ALUMINUM	VERIFY WIDTH ON JOB, DBL GLAZE
R	2'-8" x 8'-0"	SLUG	ALUMINUM	VERIFY WIDTH ON JOB, DBL GLAZE
S	2'-8" x 8'-0" x 1 3/4"	SLUG	WOOD	VERIFY WIDTH ON JOB, DBL GLAZE
T	2'-8" x 8'-0" x 1 3/4"	SLUG	WOOD	
U	2'-8" x 8'-0" x 1 3/4"	SLUG	WOOD	
V	3'-0" x 8'-0"	SLUG	ALUMINUM	DBL GLAZE
X	2'-8" x 8'-0" x 1 3/4"	SLUG	WOOD	
Y	2'-8" x 8'-0" x 1 3/4"	SLUG	POCKET	

NOV 15 2016

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