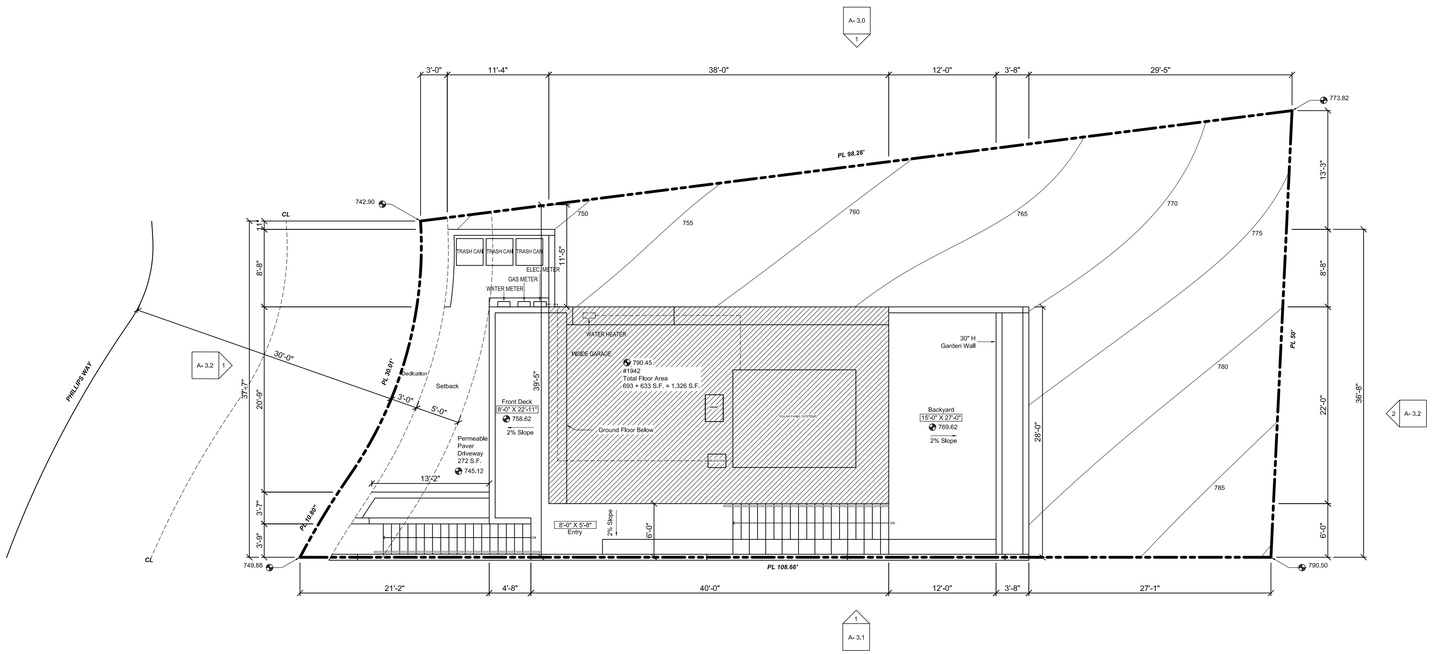
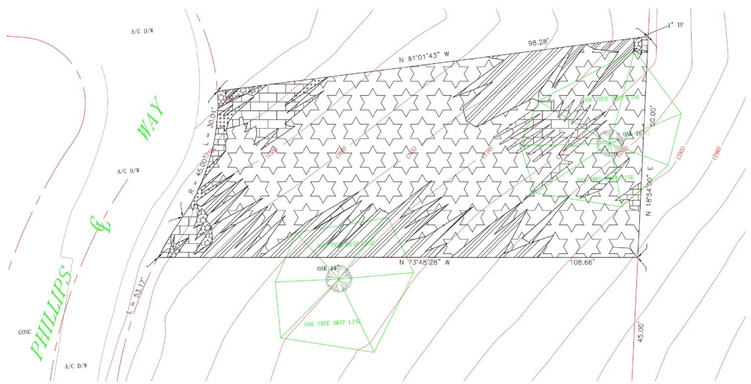


2 Site Plan

Scale: 1/8" = 1'-0"

N PN



Slopes Table						
Lot Area	6368 S.F. (0.100 ACRES)					
Zone	RE11-1					
Number	Minimum Slope	Maximum Slope	Legend	Area	Floor Area Ratio	Max Floor Area
1	0.00%	15.00%		0.00	0.10	0.00
2	15.00%	30.00%		0.00	0.35	0
3	30.00%	45.00%		874.13	0.30	262.24
4	45.00%	60.00%		3040.70	0.25	760.17
5	60.00%	100.00%		417.28	0.20	83.46
6	100.00%	-		36.15	0	0
Max. Floor Area						1105.91 S.F.

BENCHMARK:
TOWN SURVEY MONUMENT AT INTERSECTION OF SANTA ROSALITA AND MARION DRIVE

ELEVATION: 787.64'

LEGAL DESCRIPTION:

LOT 19 OF TRACT NO. 8251, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 101 PAGES 59 AND 60 OF MAPS, IN THE COUNTY RECORDER'S OFFICE OF SAID COUNTY.

APN: 5479-006-003

1 Slope Band Calculations

Scale: 1/16" = 1'-0"

N PN

Single Family House

1942 N. Phillips Way, Los Angeles, CA 90042

1 Project Name

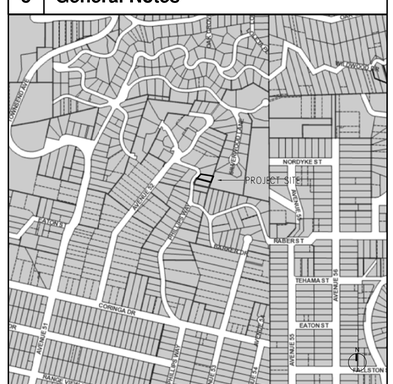
Project Architect:	Architect Suns, Inc. 3018 E. Colorado Blvd #150, Pasadena, CA 91107 Tel: (626) 396-3063 E-mail: swsdesign@yahoo.com
Structural Engineer:	T & W Consulting Engineers, Inc. 1168 N. San Gabriel Blvd, Suite N, Rosemead, CA 91770 Tel: (626) 288-0708 E-mail: twengrs@gmail.com
Civil Engineer:	Cal Land Engineering, Inc. dba Quartech Consultants 576 E. Lambert Rd, Brea, CA 92821 Tel: (714) 671-1050 E-mail: jason@callandeng.com
Landscape Architect:	Two Trees Design, Inc. 2071 La France Ave. South Pasadena, CA 91030 Tel: (626) 475-9819 E-mail: 2treesdesign@gmail.com
Energy Calculation:	Perfect Design & Engineering, Inc. 2416 W. Valley Blvd., Alhambra, CA 91803 Tel: (626) 289-8808 E-mail: perfectaaa@aol.com

4 Consultants

General construction notes:

1. All construction shall comply with the applicable local codes, ordinances & standards.
2. The contractor shall verify all existing conditions, dimensions, details, etc., and notify the architect of any and all discrepancies prior to proceeding with the work.
3. All works shall be applied in accordance with the manufacturer's latest recommendation or written directions.
4. Do not scale drawings; dimensions govern. The contractor shall notify architect immediately of any and all discrepancies.
5. All dimensions are to finished face or centerline of stud, or face of foundational wall unless otherwise noted.
6. The contractor shall take all necessary precautions to ensure the safety of the occupants and workers at all times.
7. The contractor shall be responsible for the complete security of the building and site while job is in progress and until the job is completed.
8. All work shall conform to all requirements of California title 24.
9. A separate permit is required for signs.
10. All items marked "N.I.C." are not part of this contract.
11. Earth import and export activities may take place only between the hours of 9:00 am and 3:00 pm, Monday through Friday.
12. The Sprinkler System shall be approved by Plumbing Division prior to installation.
13. Locks shall be installed on all publicly accessible exterior faucets and hose bibs (4.304.4)
14. For one-and two-family dwellings, any permanently installed outdoor in-ground swimming pool or spa shall be equipped with a cover having a manual or power-operated reel system. For irregular-shaped pools where it is infeasible to cover 100 percent of the pool due to its irregular shape, a minimum of 80 percent of the pool shall be covered (4.304.5)
15. For sites with over 500 square feet of landscape area, waste piping shall be arranged to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system (4.305.1)
16. Water used in the building for water closets, urinals, floor drains, and process cooling and heating shall come from city-recycle water if available for use within 200 feet of the property line (4.305.3.1)
17. Building not exceeding 25 stories shall have cooling towers with minimum of 6 cycles of concentration (blowdown) and have a minimum of 50% of makeup water supply to cooling towers come from non-potable water sources (4.305.3.1)
18. Building exceeding 25 stories shall have cooling towers with minimum of 6 cycles of concentration (blowdown) and have a minimum of 100% of makeup water supply to cooling towers come from non-potable water sources (4.305.3.2)
19. Where groundwater is being extracted and discharged, a system for onsite reuse of the groundwater shall be develped and constructed if the groundwater will not be discharged to the sewer (4.305.4)
20. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives or shall comply with either Los Angeles Plumbing Code Section 610.4.1.2 or 610.1.1.3.

5 General Notes



6 Vicinity Map

GENERAL

T-0.0	Title Sheet, Site Plan, Slope Band Analysis
T-1.0	Green Building Code
T-1.1	Green Building Code

CIVIL

C-1	Preliminary Grading & Drainage Plan
C-2	Preliminary Grading & Drainage Plan

LANDSCAPE

L-1	Landscape Planting Plan
L-2	Landscape Irrigation Plan
L-3	Landscape Details

ARCHITECTURAL

A-1.0	Garage Floor Plan
A-1.1	First Floor Plan
A-1.2	Second Floor Plan
A-1.3	Roof Plan
A-2.0	Garage Ceiling Plan
A-2.1	First Floor Ceiling Plan
A-2.2	Second Floor Ceiling Plan
A-3.0	North Elevation
A-3.1	South Elevation
A-3.2	East Elevation West Elevation
A-4.0	Section 1
A-4.1	Section 2
A-4.2	Section 3 Section 4
A-5.0	Door & Window Schedule
A-6.0	Architectural Details
A-6.1	Architectural Details
A-6.2	Architectural Details

STRUCTURAL

S-1	General Notes & Details
S-2	Foundation Plan At Garage Level
S-3	First Floor Framing Plan
S-4	Second Floor Framing Plan
S-5	Roof Framing Plan
S-6	Shear Wall Details
S-7	Structural Details
S-8	Structural Details
SSW1.1	Steel Strong-Wall

1 Sheet Index

3 Project Summary

Owner:	Metropolitan Modern LLC 3018 E. Colorado Blvd. #150, Pasadena, CA 91107 (626) 396-3063 swsdesign@yahoo.com
Project:	Single Family House
Project Address:	1942 N. Phillips Way, Los Angeles, CA 90042
Assessor's Number:	5479006003
Legal Description:	TR 8251
Lot Area:	4,368 S.F.
Zone:	RE11-1
Type of Construction:	Type V-B

Living Area:

1st Floor	693 S.F.
2nd Floor	633 S.F.
Total	1,326 S.F.

> 60%

2 STD. Car Basement Garage (See A-4.0)	459 S.F.

20'-0"
20'-11"
2'-0"
34'-4"

Lot Coverage:

Lot Coverage	1,295 / 4,368 = 29.65%

Maximum RFA:

SLOPE 0-14.99%	RFAR = 0.40	0.08 X 0.40 =	0.032 S.F.
SLOPE 15-29.99%	RFAR = 0.35	0 X 0.35 =	0 S.F.
SLOPE 30-44.99%	RFAR = 0.30	874.13 X 0.35 =	262 S.F.
SLOPE 45-599.99%	RFAR = 0.25	3040.70 X 0.25 =	760 S.F.
SLOPE 60-99.99%	RFAR = 0.20	83.456 X 0.20 =	83 S.F.
SLOPE 100+%	RFAR = 0.0	36.15 X 0.0 =	0 S.F.
			1,106 S.F.

+20% MAX RFA CUMULATIVE SIDE YARD SETBACK BONUS
1,106 X 1.2 = 1,327 S.F.

MAXIMUM RFA 1,327 / 4,368 = 30.38%

Bonus:	+20% Max RFA Cumulative Side Yard Setback Bonus
Setback:	See Site Plan
Number of Stories:	2
Building Code:	IBC 2017 LACO Building Code, IRC 2017 LACO Residential Code, NEC 2017 LACO Electrical Code, UMC 2017 LACO Mechanical Code, UPC 2017 LACO Plumbing Code

2017 Los Angeles County Residential Code:
1. 2016 California Building Code - Title 24, Part 2,
2. 2016 California Residential Code - Title 24, Part 2.5,
3. 2016 California Electrical Code - Title 24, Part 3,
4. 2016 California Mechanical Code - Title 24, Part 4,
5. 2016 California Plumbing Code - Title 24, Part 5,
6. 2016 California Energy Code - Title 24, Part 6,
7. 2016 California Green Building Standards Code - Title 24, Part 11

Sprinklered:	Yes
Occupancy:	R-3

Note:
(iii) Cumulative Side Yard Setbacks Option:
The combined width of Side Yards shall be at least 25% of the total Lot Width, as defined in Section 12.03 of this Code, but in no event shall a single Side Yard setback be less than 10% of the Lot Width or the minimum required by Paragraph (a) of this Subdivision, whichever is greater.

Lot Width (Max.): 37'-7"
Lot Width (Cross): 40'-11"
Combined width of Side Yards: 13' + 6' = 19'
25% of the total Lot Width: 40'-11" X 25% = 10'-03"
19' > 10'-03"

Architect Suns, Inc.
3018 E. Colorado Blvd. #150
Pasadena, CA 91107
T: (626) 396-3063

MECHANICAL

M-1	Seal	Title 24
M-2		Title 24
M-3		Title 24

Owner
Metropolitan Modern LLC

Revisions

2	Date	Description
1	6/2018	Permit Plans #1
0	01/2019	Corrections

Project: **Single Family House**
1942 N. Phillips Way, Los Angeles 90042

Owner: **Metropolitan Modern LLC**
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title

TITLE SHEET

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

T - 0.0

1 / 20 sheets

LA DBS DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES

RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)

2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)

3. Roofs with slopes < 2.12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2.12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)

4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)

5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)

6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)

7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (WMELO, § 492.7)

8. For projects that include landscape work, the *Landscape Certification*, Form GRN :2, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)

9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)

10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)

11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)

12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)

13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)

14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)

15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.

16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)

17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold

18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350

19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)

20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)

21. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)

22. A 4-inch thick base of ¾ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)

23. Building material(s) with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)

24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)

25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))

26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2011, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2014. (4.507.2)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

FORM GRN 16

PLUMBING FIXTURE FLOW RATES

Residential Occupancies
2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[1] Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
[2] Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
[3] Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
[4] Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
[5] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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LA DBS DEPARTMENT OF BUILDING AND SAFETY

VOC AND FORMALDEHYDE LIMITS

2017 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

The tables below are taken from the 2017 Los Angeles Green Building Code
Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]
Grams of VOC per Liter of Coating,
Less Water and Less Exempt Compounds

COATING CATEGORY[4,5]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat-high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low-solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	250
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

[1] Grams of VOC per liter of coating, including water and excluding exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard*	0.13

[4] Values in this table are derived from those specified by the California Air Resources Board, Air Toxic Control Measure for Composite Wood as adopted in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Section 93120 through 93120.12.
[5] The maximum density of the board and maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	760

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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(Rev. 01/17/17) Page 1 of 1 www.ladbs.org

LA DBS DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.407.4	Material protection	T1	Note 5
24	4.408.1	Construction waste reduction of at least 65%	T1	Note 6
25	4.410.1	Operation and maintenance manual	T1	Note 7
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	N/A	No Fireplace
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	T1	Note 8
28	4.504.2	Finish material pollutant control	T1	Note 9
29	4.504.2.1	– Adhesives, sealants, caulks	T1	
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	T1	Note 10/a
33	4.504.3	Carpet systems	T1	Note 10/b
34	4.504.3.1	Carpet cushion	T1	Note 10/c
35	4.504.4	Resilient flooring systems	T1	Note 10/d
36	4.504.5	Composite wood products	T1	Note 10/e
37	4.504.6	Filters	N/A	
38	4.505.2.1	Capillary break	T1 & A6.0	Note 10/f, Detail #7
39	4.505.3	Moisture content of building materials	T1	Note 10/g
40	4.506.1	Bathroom exhaust fans	A2.2	Note 11
41	4.507.2	Heating and air-conditioning system design	Title 24	Document & Design

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LA DBS DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM GRN 4

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # _____ - _____ - _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	T1	GRN1
2	4.106.3	Grading and paving	C1, C2	
3	4.106.4	Electric vehicle (EV) charging	A2.0	
4	4.106.5	Cool roof for reduction of heat island effect	A1.3	
5	4.106.7	Reduction of heat island effect for non-roof areas		
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings		
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	T1	Note 2
8	4.303.1.3.2	Multiple showerheads serving one shower	T1	Note 3
9	4.303.3	Water submeters	T1	
10	4.303.4	Water use reduction	N/A	
11	4.304.1	Outdoor potable water use in landscape areas	N/A	GRN16
12	4.304.2	Irrigation controllers	L-2	Existing Irrigation Site Plan
13	4.304.3	Metering outdoor water use	N/A	
14	4.304.4	Exterior faucets	N/A	
15	4.304.5	Swimming pool covers	N/A	No Pool
16	4.305.1	Graywater ready	N/A	GRN18 #7
17	4.305.2	Recycled water supply to fixtures	N/A	No City Supply Line
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	No Cooling
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	No Cooling
20	4.305.4	Groundwater discharge	N/A	
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	T1	Note 4
22	4.407.3	Flashing details	A-6.2	Detail #3

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

LA DBS DEPARTMENT OF BUILDING AND SAFETY

STORM WATER POLLUTION CONTROL

(2017 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water, mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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Seal

Owner
Metropolitan Modern LLC

Revisions

	Date	Description
3	6/2018	Permit Plans #1
2	1/2019	Corrections
1		

Project: **Single Family House**
1938 N. Phillips Way, Los Angeles 90042

Owner: **Metropolitan Modern LLC**
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title
GREEN BUILDING CODE

Project #	17220
Date	01 - 31 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

T - 1.0

2 / 20 sheets

Notes:

1. Plans shall identify the type of roofing, manufacturer, product, and color used. Incorporate the material specifications for the roofing product used and show that it meets the following minimum SRI value or both solar reflectance and thermal emittance values:
   b. For roof slopes >=2:12, 3-year aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75 (4.106.5)
2. The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1" (4.303.1)
3. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
4. Annular spaces around pipes, electric cables, conduits, or other openings in the sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
5. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
6. Construction waste shall be reduced by 65%. Indicate how construction waste will be handled:
   a. City of Los Angeles certified hauler
   b. Source separated on site (Incorporate waste management plan onto plans) (4.408.1)
7. An Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. Form GRN 6 (4.410.1)
8. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
9. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1- 4.504.3. (4.504.2.1-4.504.2.3)
10. a. The VOC Content Verification Checklist, Form GRN2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
    b. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
       i. Carpet and Rug Institute's Green Label Plus Program
       ii. California Department of Public Health's Specification 01350
       iii. NSF/ANSI 140 at the Gold level
       iv. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3)
    c. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)
    d. 80% of the total area receiving resilient flooring shall comply with one or more of the following:
       i. Certified as a CHPS Low-Emitting Material in the CHPS High Performance Products Database
       ii. Certified under UL GREENGUARD Gold
       iii. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program
       iv. Meet the California Department of Public Health's Specification 01350 (4.504.4)
    e. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
    f. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.5)
    g. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
11. For bathrooms containing bathtubs, showers, or tub/shower combinations. Plans shall state that the bathroom exhaust fans comply with the following:
    i. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
    ii. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control. (4.506.1)

CITY LA DBS DEPARTMENT OF BUILDING AND SAFETY

2014 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)

2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements
   (4.303.4)

3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)

4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)

5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)

6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)

7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)

8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)

9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
   (4.305.3.1)

10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
    (4.305.3.2)

11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)

12. Provide a hot water system complying with one of the following:
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the 2013 California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the 2013 California Energy Code Residential Appendix.
       (Los Angeles Plumbing Code Section 610.4.1)

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

Revised 6-6-2016 Page 1 of 1 www.ladbs.org

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Owner
Metropolitan Modern LLC

Revisions

	Date	Description
3	6/2018	Permit Plans #1
2	1/2019	Corrections

Project:
Single Family House
1942 N. Phillips Way, Los Angeles 90042

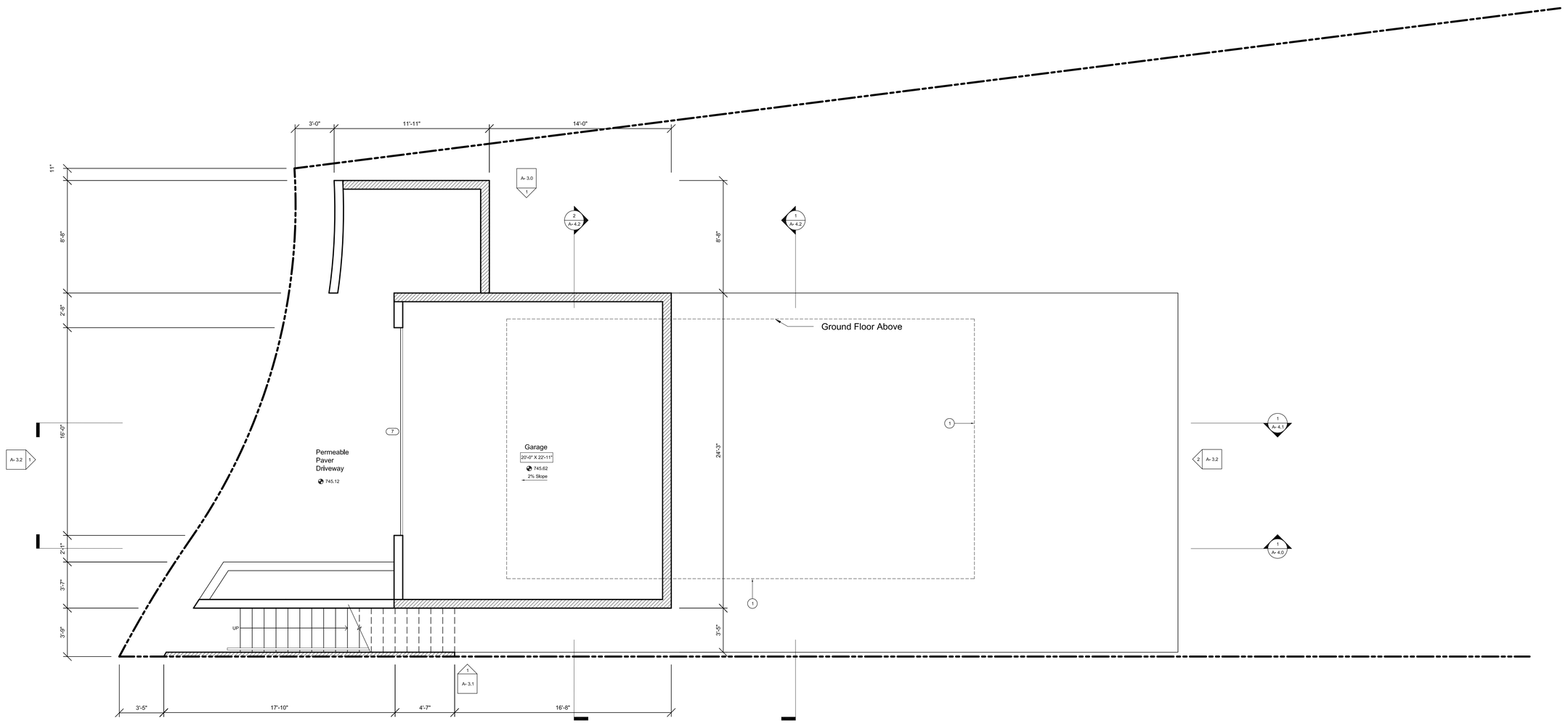
Owner:
Metropolitan Modern LLC
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title

Project #	17220
Date	01 - 31 - 2019
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Checked by	Young Sun

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3 / 20 sheets



Notes:

1. 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.
2. 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).
3. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved water supply (R306.4).
4. 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).
5. 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).
6. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
7. Unit Skylights shall be labeled by a LA City Approved labeling Agency. Such label shall sate the approved labeling agency name, product designation and performance grade rating. (Research Report not required) (R308.6.9).
8. Water heater must be strapped to wall (Sec. 507.3, LAPC).
9. For existing pool on site, provide an alarm for doors to the dwelling that from 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).
10. For existing pool on site, provide anti-entrapment cover meeting the current ASTM or ASME for the suction outlets of the swimming pool, toddler pool and spa for single family dwellings per Assembly Bill (AB) No. 2977 (3162B).
11. Automatic garage door openers, if provided, shall be listed in accordance with UL 325 (R309.4).
12. 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).
13. 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.).
14. 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).
15. A Copy of the evaluation report and/or conditions of listing shall be made available at the job site.
16. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted (7207.4, 1505).
17. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3).
18. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4).
19. (Roof) (Attic) (Exterior wall) vent shall resist the intrusion of the flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 inch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3).
20. Eaves and soffits shall meet the requirments of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5.5).
21. Exterior walls coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.1).
22. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1).
23. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1-3/8 inches thick with interior field panel thickness no less than 1/3 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASNFPA 252 (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3).
24. Decking, surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non-combustible or other approved materials per Sec.709A.3
25. The underside of cantilevered and overhanging appendage and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8).
26. Building shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1).
27. All utilites, pipes, furnances, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction (7207.2).
28. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2.
29. No trellis is permitted within 10 feet of the primary structure.
30. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non-combustible materials. Minimum of 4 inches spacing is required between the members (Information Bulletin No. P/BC 2017-023).

1 Garage Floor Plan

Scale: 1/4" = 1'-0"

N PN

Legend	
CMU Block Wall (Waterproofing at Retaining Area)	
2 x Stud W/ ½" GYP. BD, Interior & ⅞" Stucco or Cement Panel Exterior	

Floor Plan Keynotes			
1	Line of First Floor exterior wall above deck.	9	42" min. low wall.
2	Refrigerator / Freezer.	10	Mechanical chase.
3	Range and vent hood.	11	HVAC Condenser.
4	Edge of roof above.	12	18' x 14' a contiguous unobstructed area of at least 250 S.F. for future installation of electrical solar panels.
5	Stair Handrail. See Detail 16 / A-6.	13	Roof drain, See Detail 13/A6-1
6	6" x 6" Dryer Vent.	14	1/2" GYP. Board
7	Internall downspout or roof overflow drain.	15	Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91
8	Dishwasher.		

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Seal

Owner
Metropolitan Modern LLC

Revisions

	Date	Description
A		
1	6/2018	Permit Plans #1
2	01/2019	Corrections

Project:
Single Family House
1942 N. Phillips Way, Los Angeles 90042

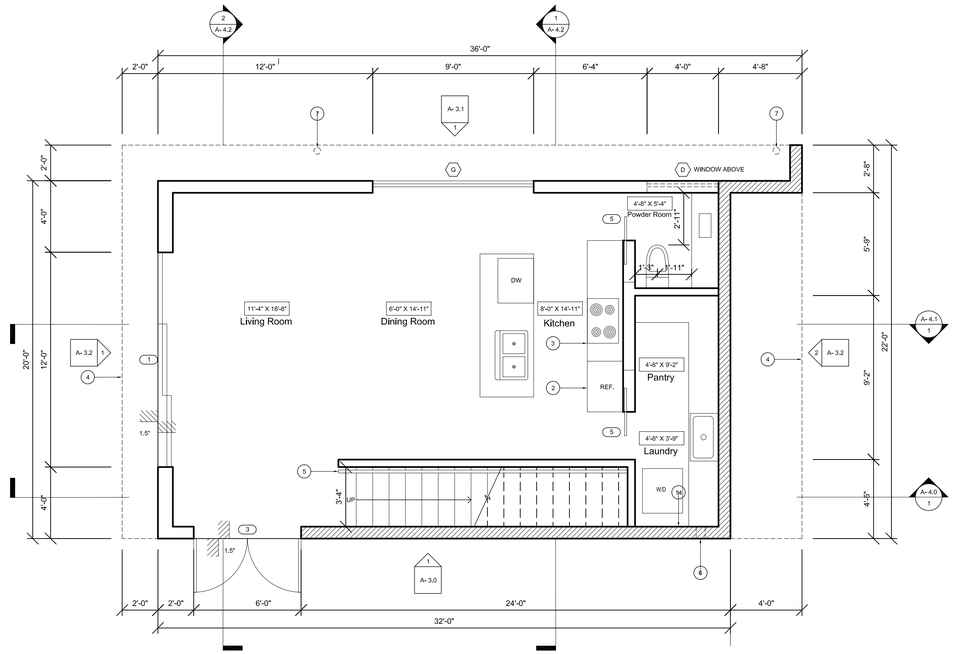
Owner:
Metropolitan Modern LLC
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title
Garage Floor Plan

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 1.0

4 / 20 sheets



1 First Floor Plan

Scale: 1/4" = 1'-0"

N PN

Legend	
CMU Block Wall (Waterproofing at Retaining Area)	
2 x Stud W/ ½" GYP. BD. Interior & ⅞" Stucco or Cement Panel Exterior	

Floor Plan Keynotes			
1	Line of First Floor exterior wall above deck.	9	42" min. low wall.
2	Refrigerator / Freezer.	10	Mechanical chase.
3	Range and vent hood.	11	HVAC Condenser.
4	Edge of roof above.	12	18' x 14' a contiguous unobstructed area of at least 250 S.F. for future Installation of electrical solar panels.
5	Stair Handrail. See Detail# 16 / A-6.	13	Roof drain, See Detail# 13/A6-1
6	6" x 6" Dryer Vent.	14	1/2" GYP. Board
7	Internall downspout or roof overflow drain.	15	Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91
8	Dishwasher.		

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A		
1	6/2018	Permit Plans #1
2	01/2019	Corrections

Project:
Single Family House
1342 N. Phillips Way, Los Angeles 90042

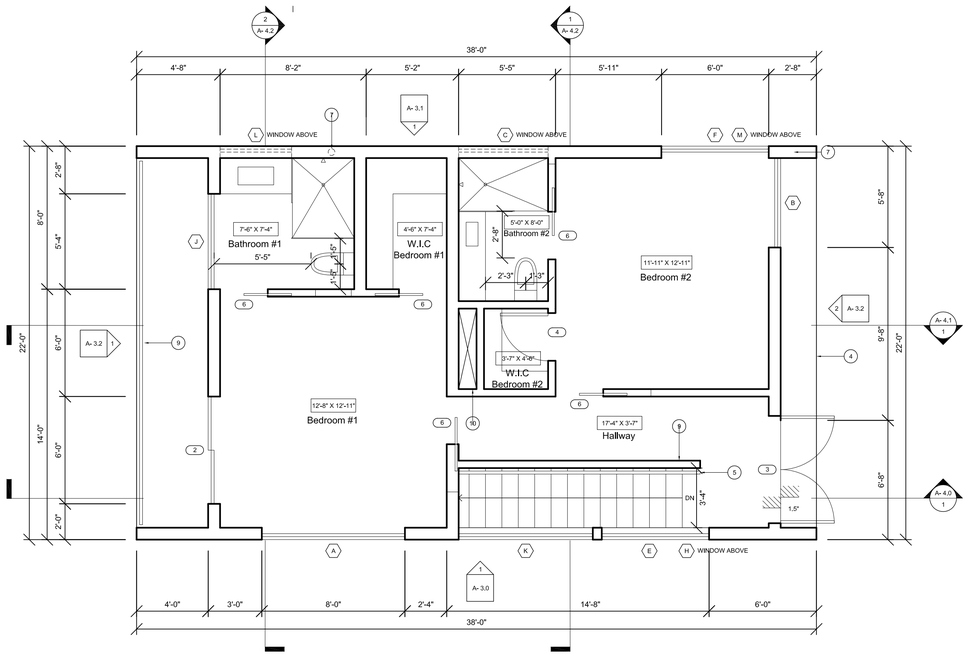
Owner:
Metropolitan Modern LLC
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title
First Floor Plan

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 1.1

5 / 20 sheets



1 Second Floor Plan

Scale: 1/4" = 1'-0"

N PN

Legend	
CMU Block Wall (Waterproofing at Retaining Area)	
2 x Stud W/ ⅝" GYP. BD. Interior & ⅞" Stucco or Cement Panel Exterior	

Floor Plan Keynotes	
1 Line of First Floor exterior wall above deck.	9 42" min. low wall.
2 Refrigerator / Freezer.	10 Mechanical chase.
3 Range and vent hood.	11 HVAC Condenser.
4 Edge of roof above.	12 18' x 14' a contiguous unobstructed area of at least 250 S.F. for future installation of electrical solar panels.
5 Stair Handrail. See Detail# 16 / A-6.	13 Roof drain, See Detail# 13/A6-1
6 6" x 6" Dryer Vent.	14 1/2" GYP. Board
7 Internall downspout or roof overflow drain.	15 Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SR 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91
8 Dishwasher.	

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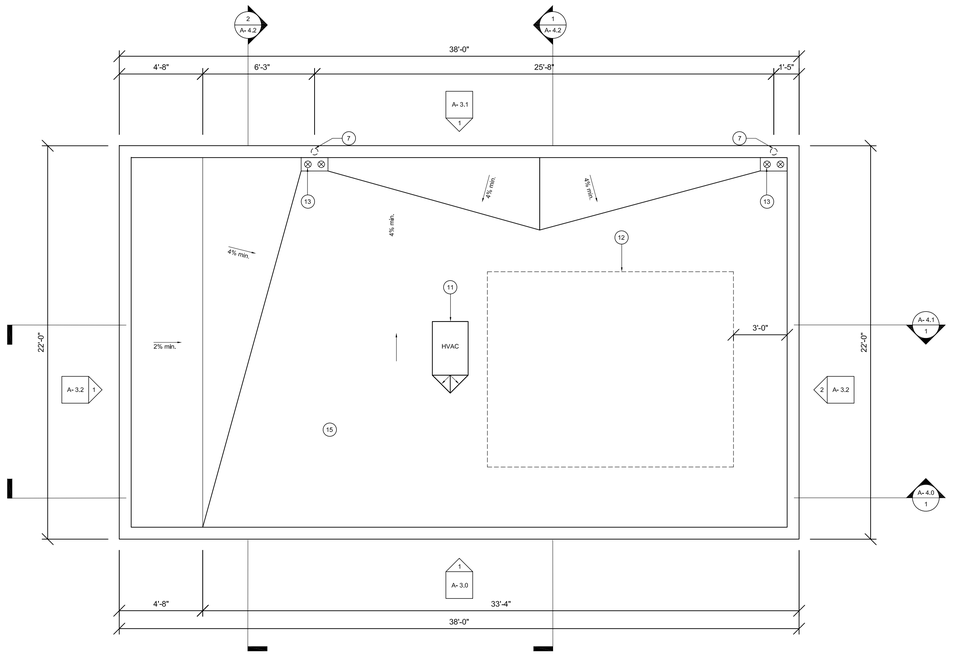
Project:
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1942 N. Phillips Way, Los Angeles 90042

Owner:
Metropolitan Modern LLC
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title
Second Floor Plan

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 1.2



1 Roof Plan

Scale: 1/4" = 1'-0"

N PN

Notes:

1. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar electric installation. The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location and shall be permanently marked as ' For Future Solar Electric'. (.4.211.4, Energy Code §110.10, LAFD Requirement No.96)
2. The Main service panel shall have a minimum busbar rating of 200 amps.
3. "A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant."

Legend	Floor Plan Keynotes	
CMU Block Wall (Waterproofing at Retaining Area)	1 Line of First Floor exterior wall above deck.	9 42" min. low wall.
2 x Stud W/ ⅝" GYP. BD. Interior & ⅞" Stucco or Cement Panel Exterior	2 Refrigerator / Freezer.	10 Mechanical chase.
	3 Range and vent hood.	11 HVAC Condenser.
	4 Edge of roof above.	12 18' x 14' a contiguous unobstructed area of at least 250 S.F. for future installation of electrical solar panels.
	5 Stair Handrail. See Detail 16 / A-6.	13 Roof drain, See Detail 13/A6-1
	6 6" x 6" Dryer Vent.	14 1/2" GYP. Board
	7 Internal downspout or roof overflow drain.	15 Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91
	8 Dishwasher.	

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Revisions

	Date	Description
A		
1	6/2018	Permit Plans #1
2	01/2019	Corrections

Project: **Single Family House**
1942 N. Phillips Way, Los Angeles 90042

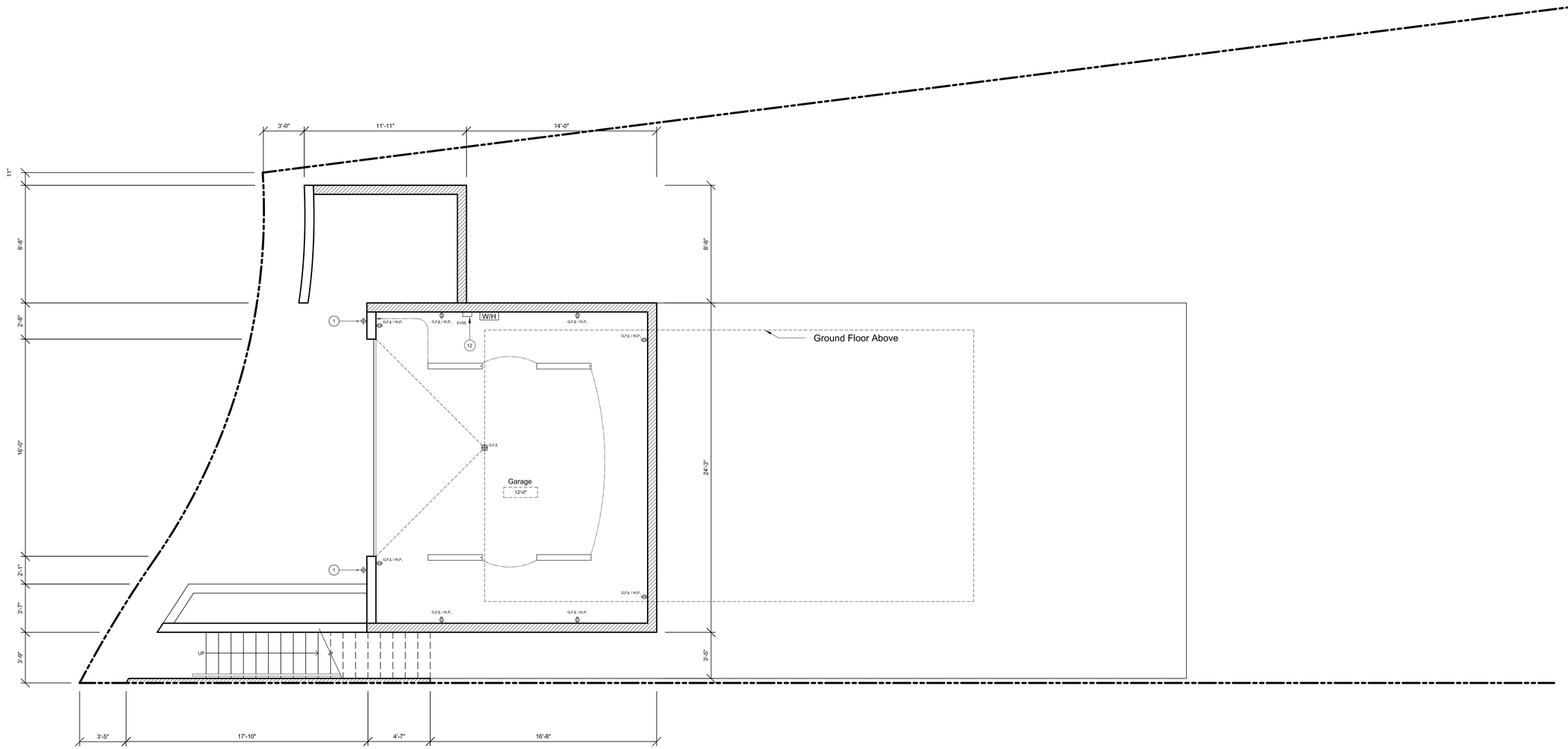
Owner: **Metropolitan Modern LLC**
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Sheet Title

Roof Plan

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 1.3



Notes:

1. For future installation of electric vehicle supply equipment (EVSE) in each one- and two-family dwellings and townhouses:
   b. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
   c. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as EV CAPABLE. The raceway termination location shall be permanent and visibly marked EV CAPABLE. (4.106.4.1)

1 Garage Ceiling Plan
Scale: 1/4" = 1'-0"

N PN

Electrical & Mechanical Symbols Legend

Duplex Convenience Outlet @ above floor & above counter. @ Kitchen & Bath.	Floor Convenience Outlet	Surface Mounted Ceiling Light	Telephone Outlet	Smoke Detector (Hard Wired W/ Battery Backup)	Intercom
USB Duplex Outlet w/ USB Ports	Switch-located Above Floor	Bracket Mounted Wall Light	Television Antenna With Cable Ready	Smoke Detector (Battery)	Doorbell
G.F.I. Duplex Outlet W/ Ground Fault Circuit-interrupter	3 Switch - 3 Way	Ceiling Recessed Light	Fuel Gas Valve	Air Conditioning Return Air Grill	CM Carbon Monoxide (Hard Wired W/ Battery Backup)
W.P. Duplex Waterproof Outlet	X6 Switch - 6 Banks	Fluorescent Tube (Size Noted)	Gas Valve - Loose Key	Air Supply Register 12"X12"	
1/2 HOT Duplex Convenience Outlet	DIM Switch With Dimmer	Fan - ENERGY STAR Rated 5 Air Changed Per Hour	Hose Bibb	Ceiling Recessed Wall-wash Light	
220V Single Outlet-220 Volt	Hanging Light	Fan/fluorescent/heat Lamp Combination 5 Air Change Per Hour	Cold Water Stub, Out @ Refrigerator	Under Roof Eave Motion Security Light	

Ceiling Plan Keynotes

1	Motion activated wall mounted light.
2	Switch for outdoor lighting.
3	Copper metal panel fixed to ceiling.
4	Floor box aligned under recessed light.
5	48" Linear Slot Diffuser.
6	3 way switch for stair lights at bottom and top of stairs.
7	24" Linear Slot Diffuser.
8	Linear opening in ceiling with spotlights.
9	Edge of dropped ceiling.
10	36" Linear Slot Diffuser.
11	Stucco Reveal.
12	EVSE.

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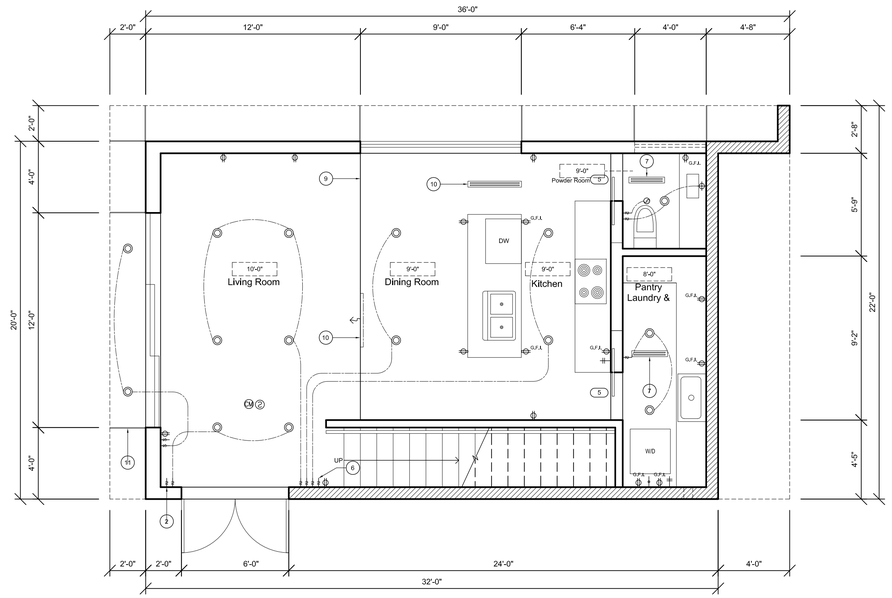
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1	6/2018	Permit Plans #1
2	01/2019	Corrections

Project: **Single Family House**
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Owner: **Metropolitan Modern LLC**
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Sheet Title
Garage Ceiling Plan

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 2.0



Notes:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
2. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control. (4.506.1)

1 First Floor Ceiling Plan
Scale: 1/4" = 1'-0"

N PN

Electrical & Mechanical Symbols Legend

	Duplex Convenience Outlet @ above floor & above counter @ Kitchen & Bath.		Floor Convenience Outlet		Surface Mounted Ceiling Light		Telephone Outlet	S	Smoke Detector (Hard Wired W/ Battery Backup)		Intercom
USB	Duplex Outlet w/ USB Ports		Switch-located Above Floor		Bracket Mounted Wall Light		Television Antenna With Cable Ready	S*	Smoke Detector (Battery)		Doorbell
G.F.I.	Duplex Outlet W/ Ground Fault Circuit-interrupter	3	Switch - 3 Way		Ceiling Recessed Light		Fuel Gas Valve		Air Conditioning Return Air Grill	CM	Carbon Monoxide (Hard Wired W/ Battery Backup)
W.P.	Duplex Waterproof Outlet	X6	Switch - 6 Banks		Fluorescent Tube (Size Noted)		Gas Valve - Loose Key		Air Supply Register 12"X12"		
1/2 HOT	Duplex Convenience Outlet	DIM	Switch With Dimmer		Fan - ENERGY STAR Rated 5 Air Changed Per Hour		Hose Bibb		Ceiling Recessed Wall-wash Light		
220V	Single Outlet-220 Volt		Hanging Light		Fan/fluorescent/heat Lamp Combination 5 Air Change Per Hour		Cold Water Stub, Out @ Refrigerator		Under Roof Eave Motion Security Light		

Ceiling Plan Keynotes

1. Motion activated wall mounted light.
2. Switch for outdoor lighting.
3. Copper metal panel fixed to ceiling.
4. Floor box aligned under recessed light.
5. 48" Linear Slot Diffuser.
6. 3 way switch for stair lights at bottom and top of stairs.
7. 24" Linear Slot Diffuser.
8. Linear opening in ceiling with spotlights.
9. Edge of dropped ceiling.
10. 36" Linear Slot Diffuser.
11. Stucco Reveal.
12. EVSE.

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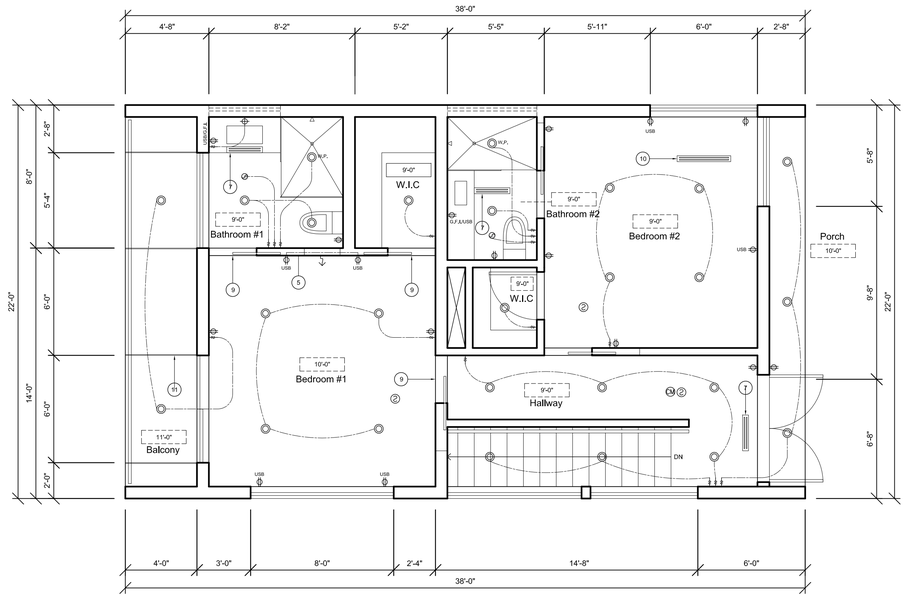
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2	6/2018	Permit Plans #1
1	01/2019	Corrections

Project: Single Family House
1942 N. Phillips Way, Los Angeles 90042
Owner: Metropolitan Modern LLC
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title
First Floor Ceiling Plan

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 2.1



Notes:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building.
2. Fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidity control. (4.506.1)

1 Second Floor Ceiling Plan
Scale: 1/4" = 1'-0"

N PN

Electrical & Mechanical Symbols Legend

	Duplex Convenience Outlet @ above floor & above counter @ Kitchen & Bath.		Floor Convenience Outlet		Surface Mounted Ceiling Light		Telephone Outlet	S	Smoke Detector (Hard Wired W/ Battery Backup)		Intercom
USB	Duplex Outlet w/ USB Ports		Switch-located Above Floor		Bracket Mounted Wall Light		Television Antenna With Cable Ready	S*	Smoke Detector (Battery)		Doorbell
G.F.I.	Duplex Outlet W/ Ground Fault Circuit-interrupter	3	Switch - 3 Way		Ceiling Recessed Light		Fuel Gas Valve		Air Conditioning Return Air Grill	CM	Carbon Monoxide (Hard Wired W/ Battery Backup)
W.P.	Duplex Waterproof Outlet	X6	Switch - 6 Banks		Fluorescent Tube (Size Noted)		Gas Valve - Loose Key		Air Supply Register 12"X12"		
1/2 HOT	Duplex Convenience Outlet	DIM	Switch With Dimmer		Fan - ENERGY STAR Rated 5 Air Changed Per Hour		Hose Bibb		Ceiling Recessed Wall-wash Light		
220V	Single Outlet-220 Volt		Hanging Light		Fan/fluorescent/heat Lamp Combination 5 Air Change Per Hour		Cold Water Stub, Out @ Refrigerator		Under Roof Eave Motion Security Light		

Ceiling Plan Keynotes

1. Motion activated wall mounted light.
2. Switch for outdoor lighting.
3. Copper metal panel fixed to ceiling.
4. Floor box aligned under recessed light.
5. 48" Linear Slot Diffuser.
6. 3 way switch for stair lights at bottom and top of stairs.
7. 24" Linear Slot Diffuser.
8. Linear opening in ceiling with spotlights.
9. Edge of dropped ceiling.
10. 36" Linear Slot Diffuser.
11. Stucco Reveal.
12. EVSE.

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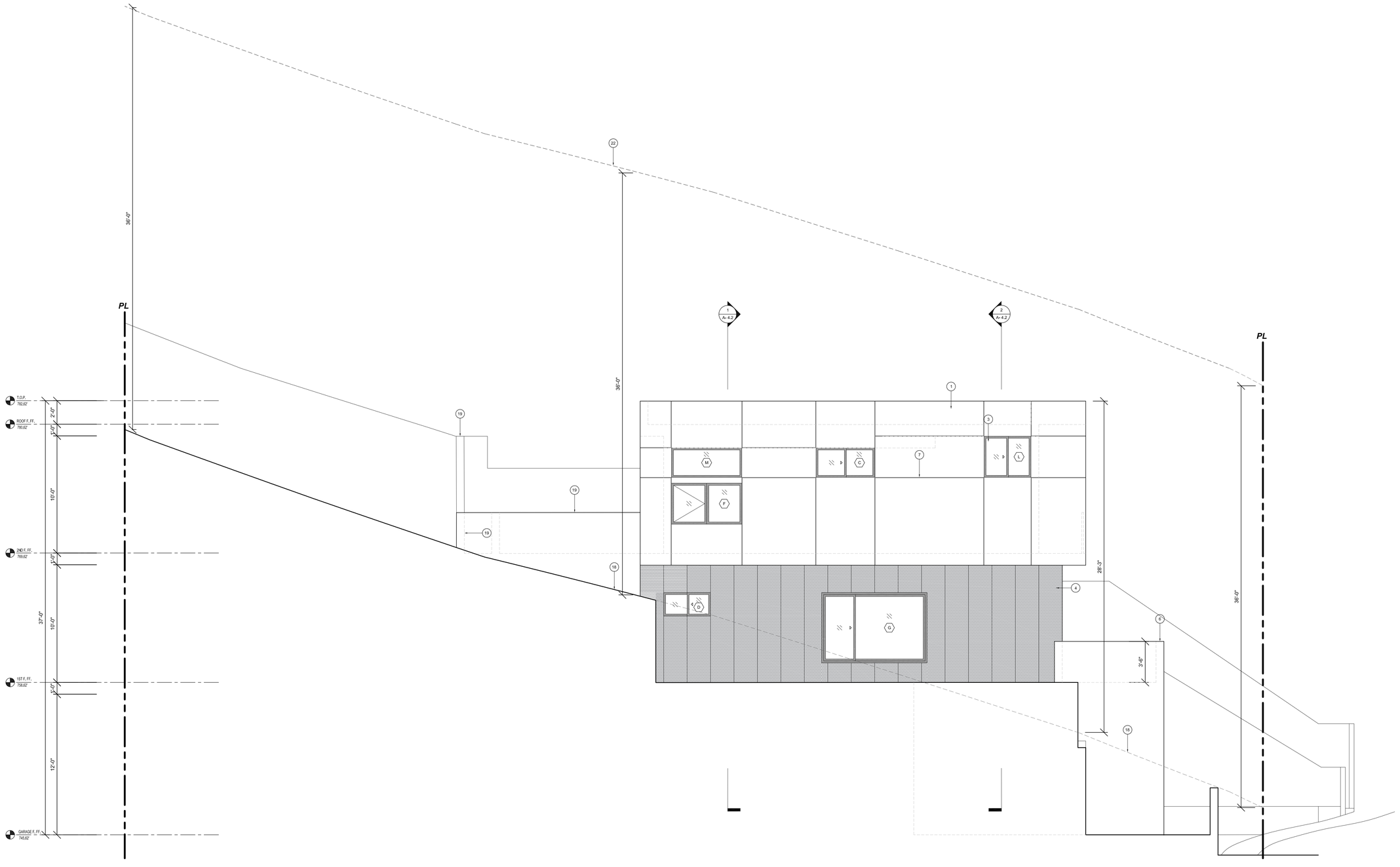
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1	01/2019	Corrections

Project: **Single Family House**
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Owner: **Metropolitan Modern LLC**
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Sheet Title
Second Floor Ceiling Plan

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 2.2



Notes:

1. 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 AWPA U1 for the species, products, preservative and end use. Preservatives shall be listed i Section 4 of AWPA U1.
2. 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. (6306). LARR # 25060

Elevation & Section Material Legend

1. Exterior cement plaster stucco by "La habra".
2. Built-up roof American Standard Coatings, ASC 1, White, IOC-ESR # 4162, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91
3. Aluminum window & door, clear anodized frame.
4. Fiber cement board by " xxxx".
5. Sectional garage door, painted swiss coffee.
6. 3'-6" min. guardrail, painted.
7. 1/2" stucco reveal.
8. R-15 insulation at exterior wall.
9. R-30 insulation at roof.
10. 4" concrete slab.
11. Drywall 5/8", type "X" for 1-hr separation.
12. Drywall 1/2" through out interior, painted.
13. Metal cap, painted.
14. 8" CMU wall where it occurs, painted.
15. R-19 insulation at floor.
16. Water proofing membrane, See Detail# 17/A6-0
17. French drain, See Detail# 17/A6-0
18. Existing Grade.
19. Retaining wall, board form concrete, see structural plan.
20. Exterior Stairs light
20. Envelope Height
21. Motion Sensor

1 North Elevation

Scale: 1/4" = 1'-0"

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	Date	Description
A		
1	6/2018	Permit Plans #1
2	01/2019	Corrections

Project:
Single Family House
1942 N. Phillips Way, Los Angeles 90042

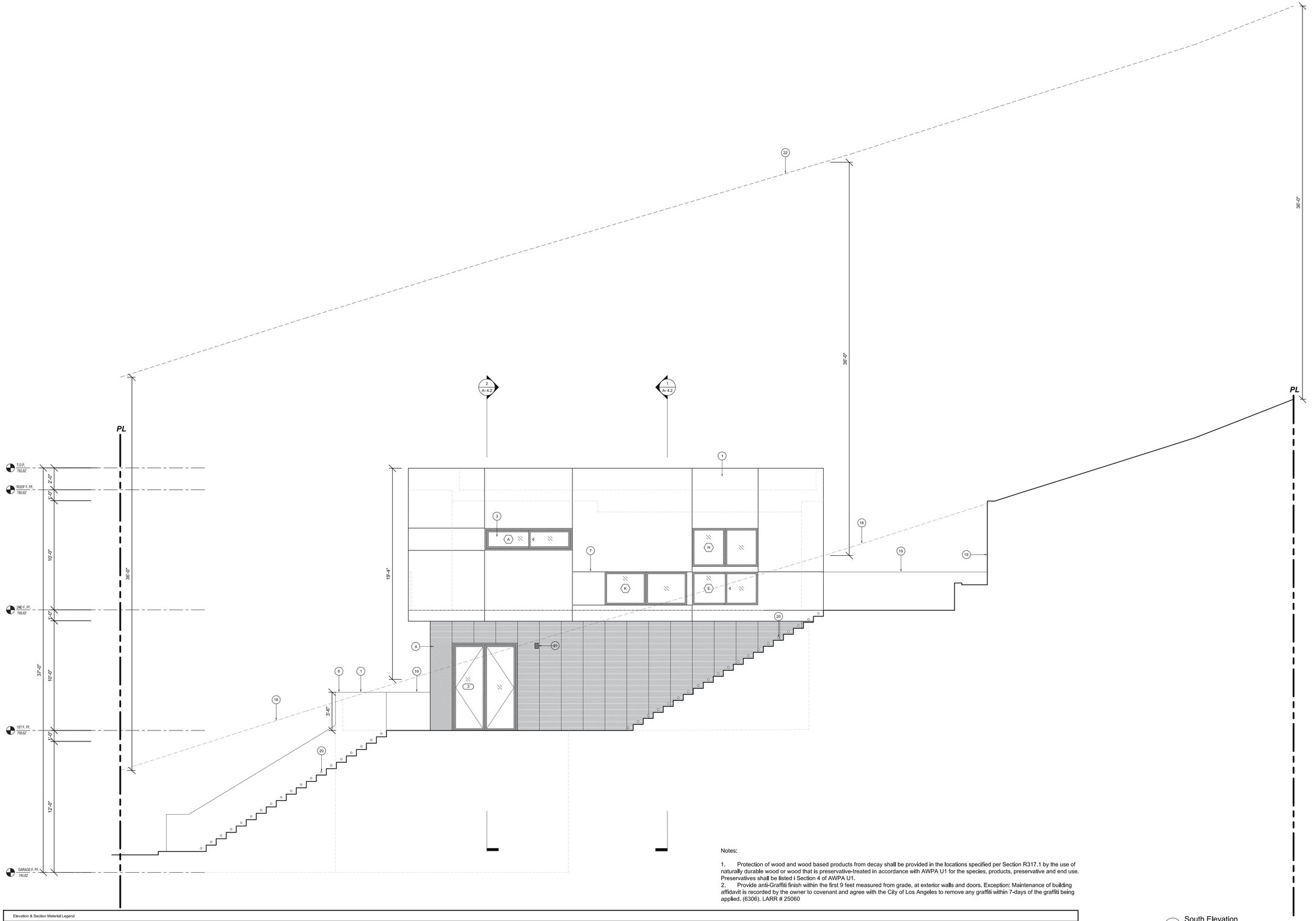
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Sheet Title
North Elevation

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 3.0

11 / 20 sheets



Notes:

1. 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 AWPA U1 for the species, products, preservative and end use. Preservatives shall be listed I Section 4 of AWPA U1.
2. 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. (6306). LARR # 25060

Elevation & Section Material Legend

1. Exterior cement plaster stucco by "La habra".
2. Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermall emittance 0.91
3. Aluminum window & door, clear anodized frame.
4. Fiber cement board by " xxxx".
5. Sectional garage door, painted swiss coffee.
6. 3'-6" min. guardrail, painted.
7. 1/2" stucco reveal.
8. R-15 insulation at exterior wall.
9. R-30 insulation at roof.
10. 4" concrete slab.
11. Drywall 5/8", type "X" for 1-hr separation.
12. Drywall 1/2" through out interior, painted.
13. Metal cap, painted.
14. 8" CMU wall where it occurs, painted.
15. R-19 insulation at floor.
16. Water proofing membrane, See Detail 17/A6-0
17. French drain, See Detail 17/A6-0
18. Existing Grade.
19. Retaining wall, board form concrete, see structural plan.
20. Exterior Stairs light
21. Motion Sensor
20. Envelope Height

1 South Elevation
Scale: 1/4" = 1'-0"

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	Date	Description
3		
1	6/2018	Permit Plans #1
2	01/2019	Corrections

Project:
Single Family House
1942 N. Phillips Way, Los Angeles 90042

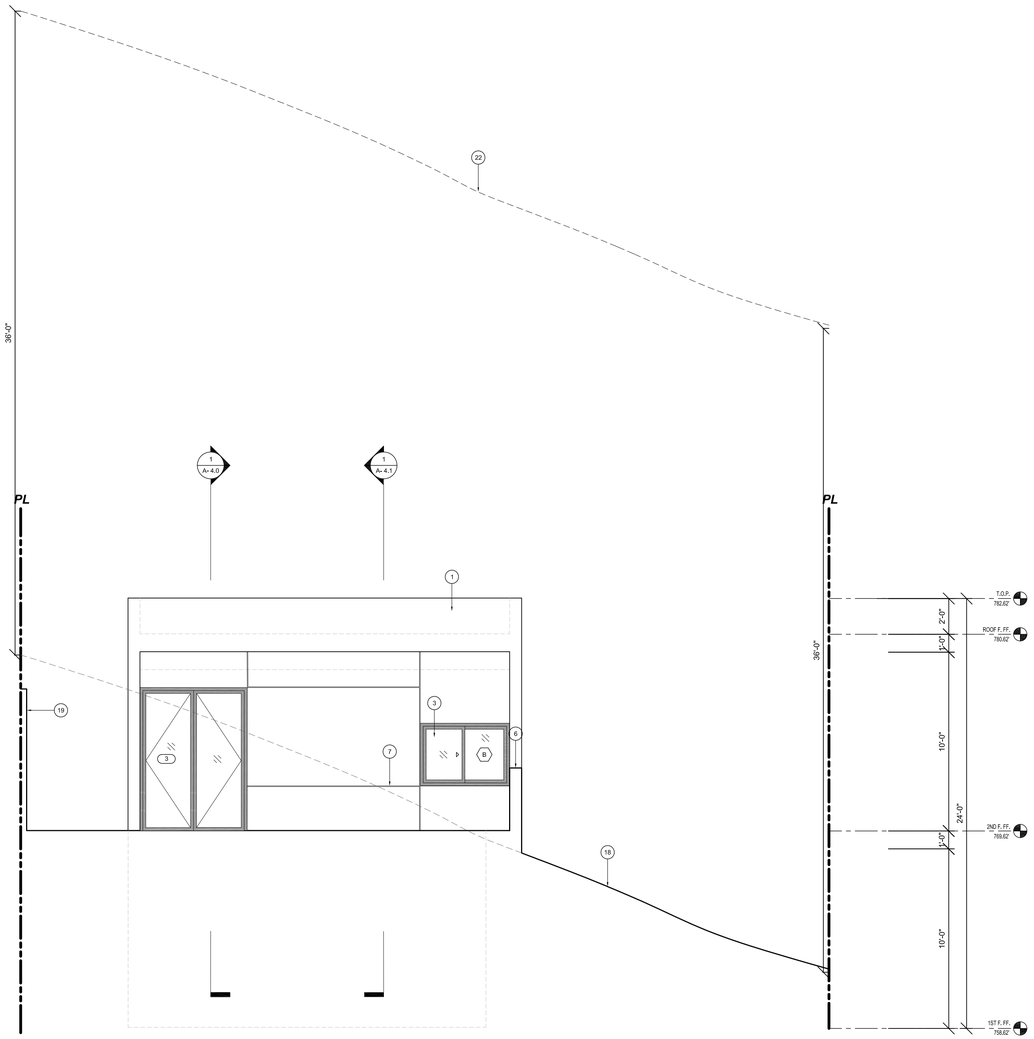
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Sheet Title
South Elevation

Project #	17220
Date	01 - 29 - 2019
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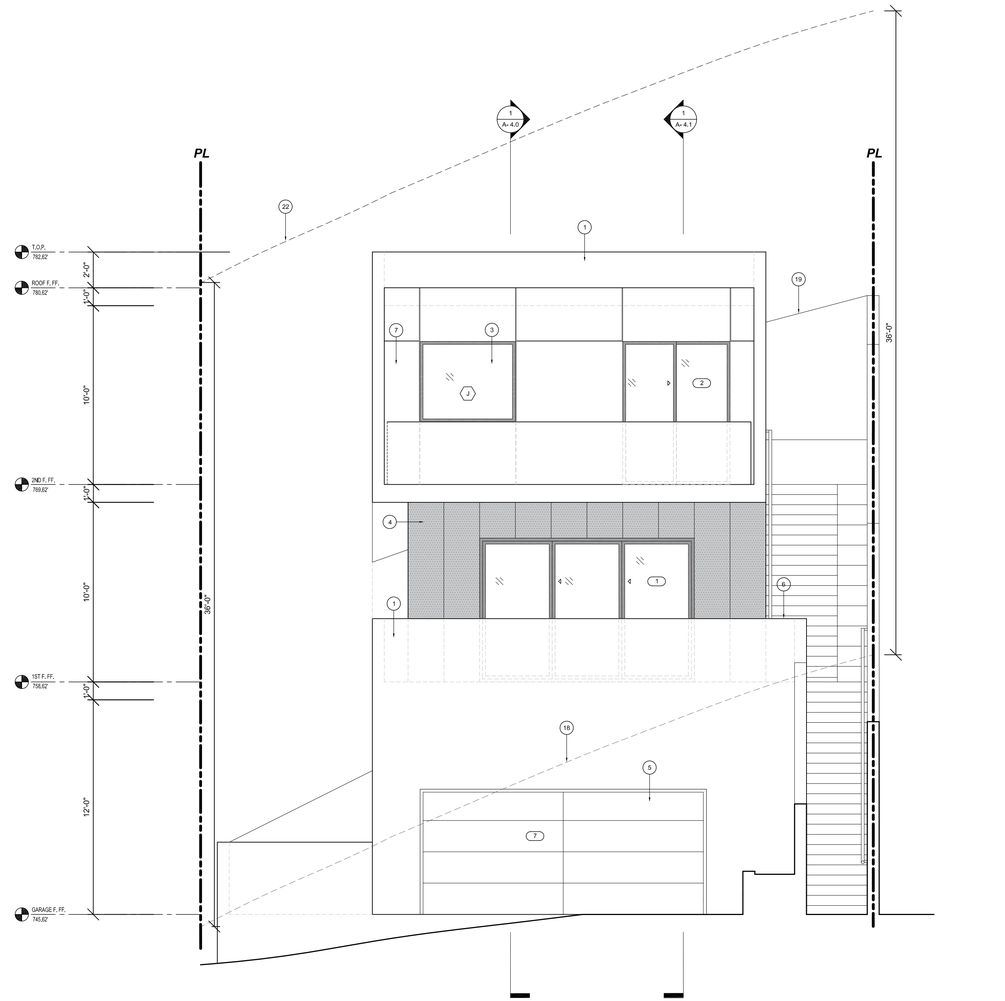
A - 3.1

12 / 20 sheets



2 East Elevation

Scale: 1/4" = 1'-0"



1 West Elevation

Scale: 1/4" = 1'-0"

Elevation & Section Material Legend

1	Exterior cement plaster stucco by "La habra".	3	Aluminum window & door, clear anodized frame.	5	Sectional garage door, painted swiss coffee.	7	1/2" stucco reveal.	9	R-30 insulation at roof.	11	Drywall 5/8", type "X" for 1-hr separation.	13	Metal cap, painted.	15	R-19 insulation at floor.	17	French drain, See Detail 17/A6-0	19	Retaining wall, board form concrete, see structural plan.	21	Motion Sensor
2	Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91	4	Fiber cement board by " xxxx".	6	3'-6" min. guardrail, painted.	8	R-15 insulation at exterior wall.	10	4" concrete slab.	12	Drywall 1/2" through out interior, painted.	14	8" CMU wall where it occurs, painted.	16	Water proofing membrane, See Detail 17/A6-0	18	Existing Grade.	20	Exterior Stairs light	20	Envelope Height

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Revisions

	Date	Description
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1	6/2018	Permit Plans #1
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Project: **Single Family House**
1942 N. Phillips Way, Los Angeles 90042

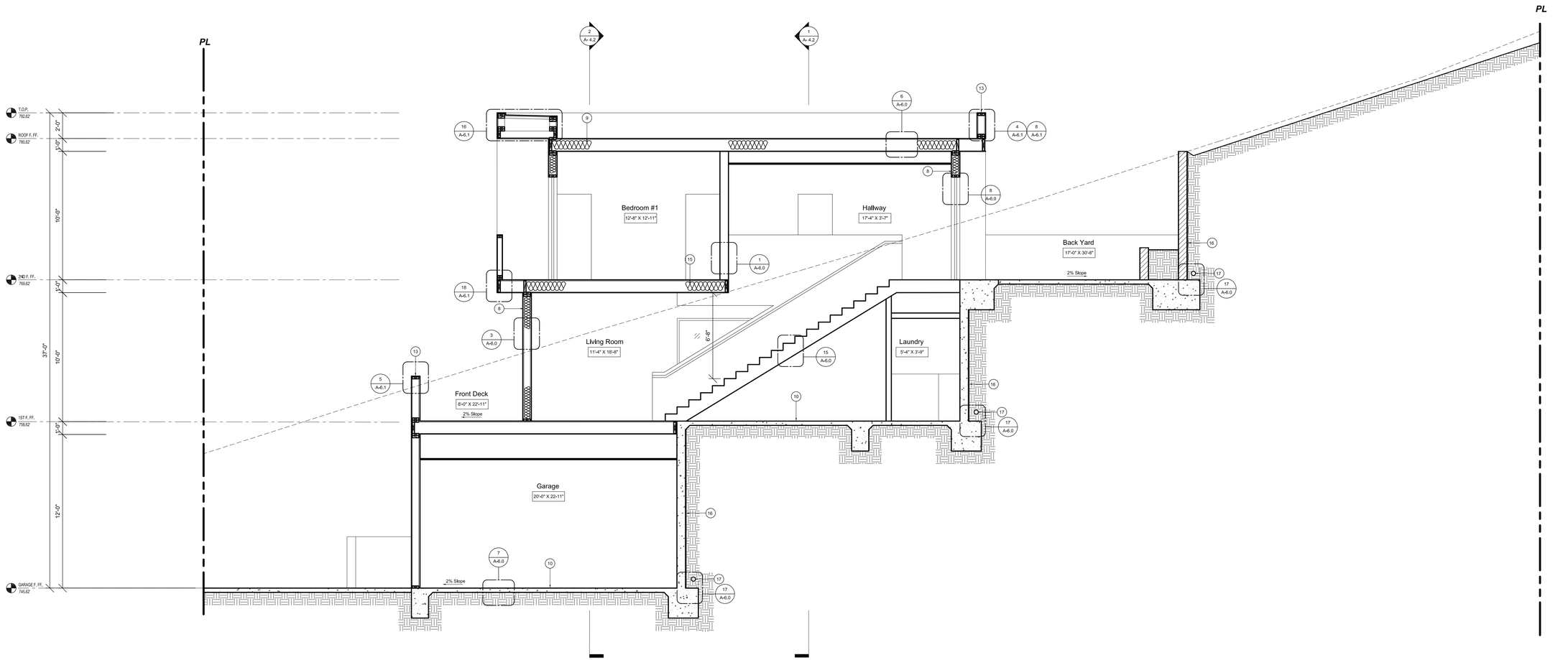
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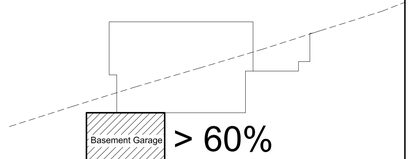
East Elevation
West Elevation

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 3.2



1 Section 1
Scale: 1/4" = 1'-0"



2 Enlarge Diagrame of Basement Garage

Elevation & Section Material Legend

1	Exterior cement plaster stucco by "La Habra", white, smooth finish.	12	Drywall 1/2" through out interior, painted.
2	Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91	13	Metal cap, painted.
3	Aluminum window & door, clear anodized frame, Tempered, by "Milgard",	14	8" CMU wall where it occurs, painted.
4	Fiber cement board by "Equitone", or approved equal, with double layer of Grade "D" Paper.	15	R-19 insulation at floor.
5	Sectional garage door, painted swiss coffee.	16	Water proofing membrane, See Detail 17/A6-0
6	3'-6" min. guardrail, painted.	17	French drain, See Detail 17/A6-0
7	1/2" stucco reveal.	18	Existing Grade.
8	R-15 insulation at exterior wall.	19	Retaining wall, board form concrete, see structural plan.
9	R-30 insulation at roof.	20	Exterior Stairs light
10	4" concrete slab.	21	Motion Sensor
11	Drywall 5/8", type "X" for 1-hr separation.	20	Envelope Height

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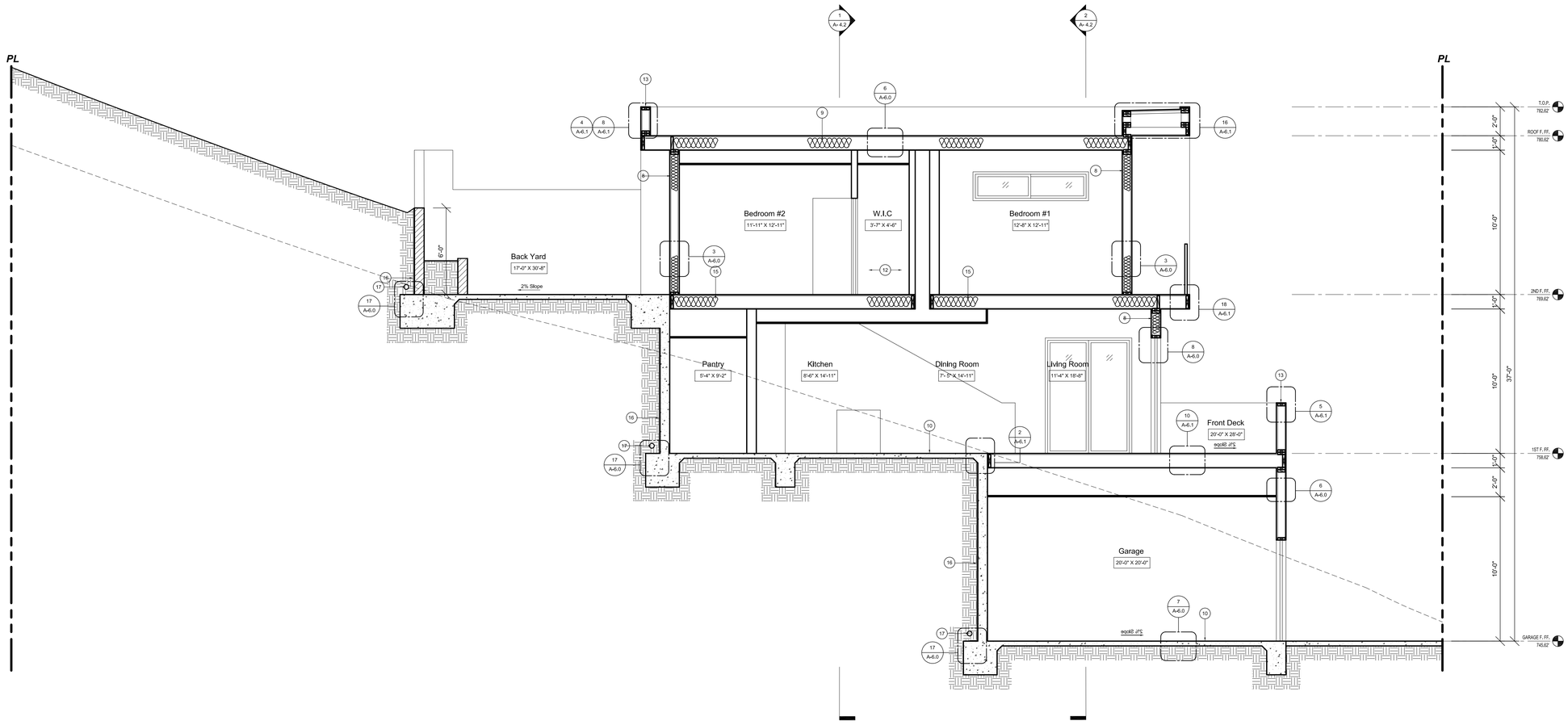
Project:
Single Family House
1942 N. Phillips Way, Los Angeles 90042

Owner:
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3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title
Section 1

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
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A - 4.0



1 Section 2

Scale: 1/4" = 1'-0"

Elevation & Section Material Legend			
1	Exterior cement plaster stucco by "La Habra", white, smooth finish.	12	Drywall 1/2" through out interior, painted.
2	Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91	13	Metal cap, painted.
3	Aluminum window & door, clear anodized frame, Tempered, by "Milgard".	14	8" CMU wall where it occurs, painted.
4	Fiber cement board by "Equitone", or approved equal, with double layer of Grade "D" Paper.	15	R-19 insulation at floor.
5	Sectional garage door, painted swiss coffee.	16	Water proofing membrane, See Detail 17/A6-0
6	3'-6" min. guardrail, painted.	17	French drain, See Detail 17/A6-0
7	1/2" stucco reveal.	18	Existing Grade.
8	R-15 insulation at exterior wall.	19	Retaining wall, board form concrete, see structural plan.
9	R-30 insulation at roof.	20	Exterior Stairs light
10	4" concrete slab.	21	Motion Sensor
11	Drywall 5/8", type "X" for 1-hr separation.	20	Envelope Height

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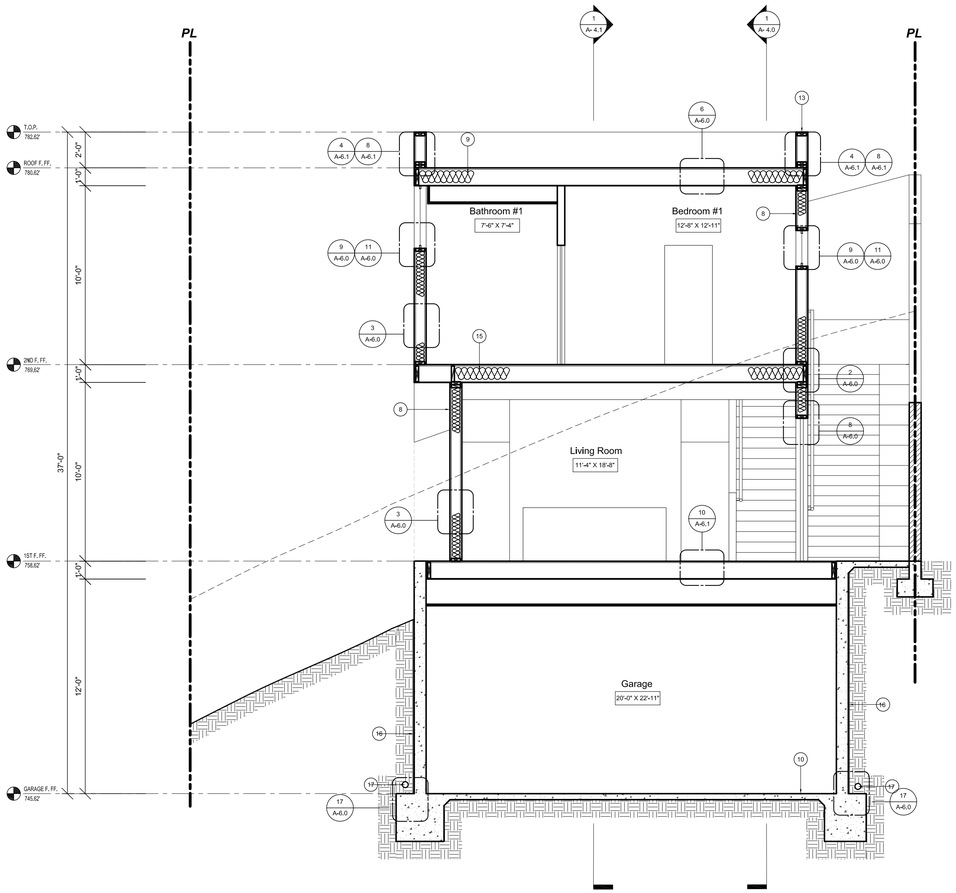
Project:
Single Family House
1942 N. Phillips Way, Los Angeles 90042

Owner:
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Sheet Title
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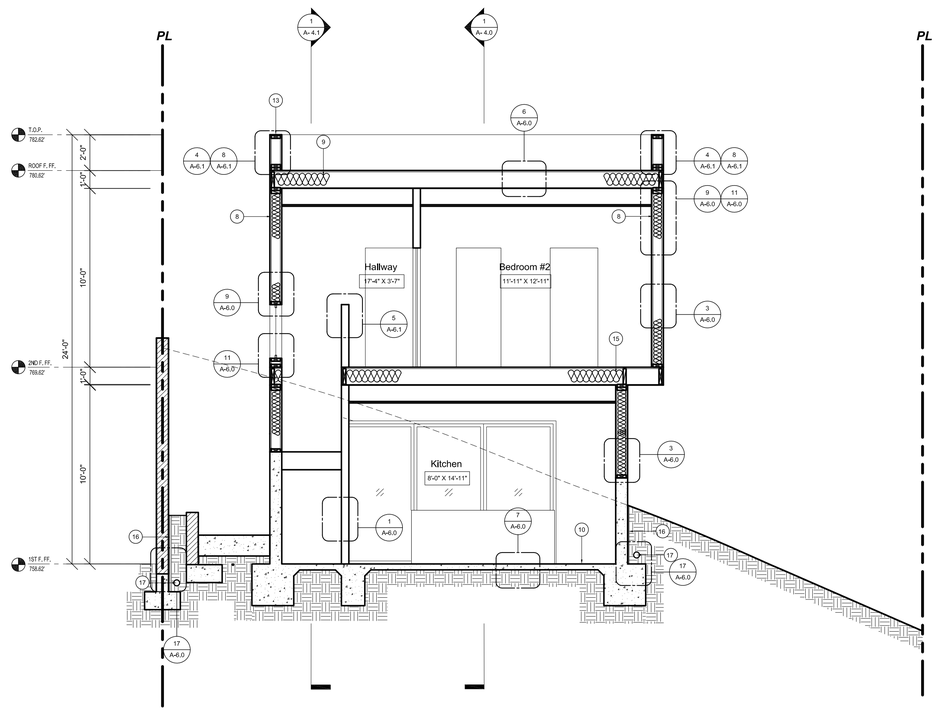
Project #	17220
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Checked by	Young Sun

A - 4.1



2 Section 4

Scale: 1/4" = 1'-0"



1 Section 3

Scale: 1/4" = 1'-0"

Elevation & Section Material Legend			
1	Exterior cement plaster stucco by "La Habra", white, smooth finish.	12	Drywall 1/2" through out interior, painted.
2	Built-up roof American Standard Coatings, ASC 1, White, ICC-ESR # 4192, CRRC ID # 1202-0001, 3-year aged SRI 92, 3-year aged solar reflectance 0.74, 3-year aged Thermal emittance 0.91	13	Metal cap, painted.
3	Aluminum window & door, clear anodized frame, Tempered, by "Milgard".	14	8" CMU wall where it occurs, painted.
4	Fiber cement board by "Equitone", or approved equal, with double layer of Grade "D" Paper.	15	R-19 insulation at floor.
5	Sectional garage door, painted swiss coffee.	16	Water proofing membrane, See Detail 17/A6-0
6	3'-6" min. guardrail, painted.	17	French drain, See Detail 17/A6-0
7	1/2" stucco reveal.	18	Existing Grade.
8	R-15 insulation at exterior wall.	19	Retaining wall, board form concrete, see structural plan.
9	R-30 insulation at roof.	20	Exterior Stairs light
10	4" concrete slab.	21	Motion Sensor
11	Drywall 5/8", type "X" for 1-hr separation.	20	Envelope Height

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Project:
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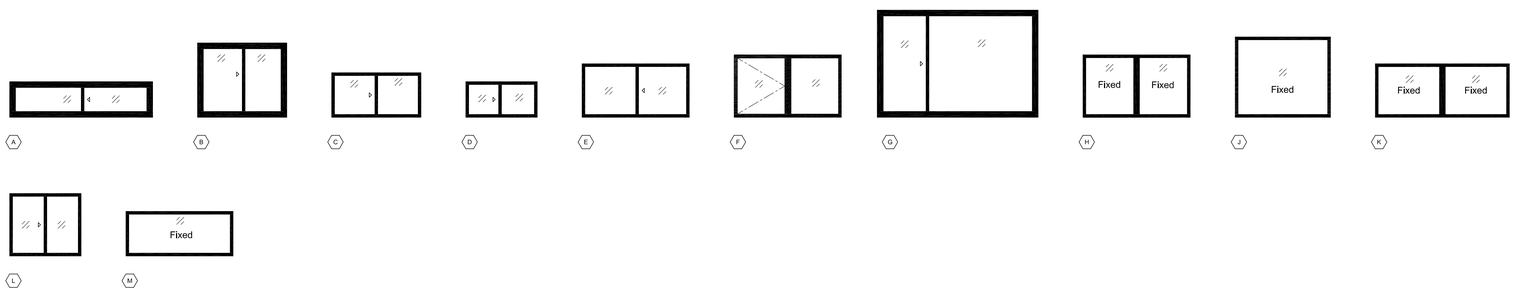
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Section 3
Section 4

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

A - 4.2

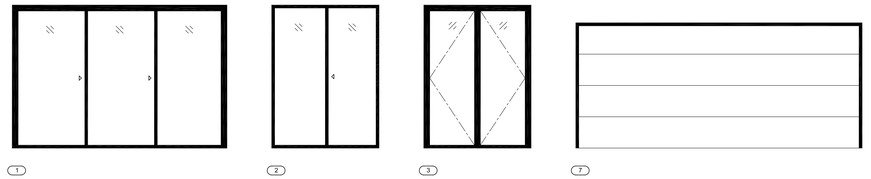
16 / 20 sheets

Symbol	Quantity	Size (W x H)	Head Height	Frame Type	Glass	Sash Operation
A	1	8'-0"x 2'-0"	7'-6"	Aluminum	Tempered	Horizontal Slider Window (Half Vent)
B	1	5'-0"x 4'-2"	6'-8"	Aluminum	Tempered	Horizontal Slider Window (Half Vent)
C	1	5'-0"x 2'-6"	9'-0"	Aluminum	Tempered	Horizontal Slider Window (Half Vent)
D	1	4'-0"x 2'-0"	7'-8"	Aluminum	Tempered	Horizontal Slider Window (Half Vent)
E	1	6'-0"x 3'-0"	3'-6"	Aluminum	Tempered	Horizontal Slider Window (Half Vent)
F	1	6'-0"x 3'-6"	6'-0"	Aluminum	Tempered	Single Casement Window
G	1	9'-0"x 6'-0"	7'-8"	Aluminum	Tempered	Horizontal Slider Window (Single Vent)
H	1	6'-0"x 3'-6"	7'-6"	Aluminum	Tempered	Picture Window
J	1	5'-4"x 3'-2"	6'-8"	Aluminum	Tempered	Picture Window
K	1	7'-6"x 3'-0"	3'-6"	Aluminum	Tempered	Picture Window
L	1	4'-0"x 3'-6"	10'-0"	Aluminum	Tempered	Horizontal Slider Window (Single Vent)
M	1	6'-0"x 2'-6"	9'-0"	Aluminum	Tempered	Picture Window



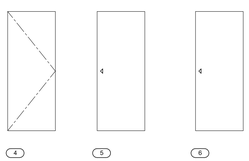
3 Window Schedule
Scale: 1/4" = 1'-0"

Symbol	Quantity	Size (W x H)	Thickness	Construction	Face	Frame	Glass	Door Type
1	1	12'-0"x8'-0"	1 3/4"	S.C.	None	Aluminum	Tempered	Stacking Glass Wall Door
2	1	6'-0"x8'-0"	1 3/4"	S.C.	None	Aluminum	Tempered	French Slidling Patio Door
3	2	6'-0"x8'-0"	1 3/4"	S.C.	None	Aluminum	Tempered	Out-swing French Door
7	1	16'-0"x7'-0"	-	-	Verneered	Hidden	-	Garage Door



2 Exterior Door Schedule
Scale: 1/4" = 1'-0"

Symbol	Quantity	Size (W x H)	Thickness	Construction	Face	Frame	Door Type
4	2	2'-8"x6'-8"	1 3/8"	H.C.	Veneered	Hidden	Veneered Door
5	2	2'-8"x6'-8"	1 3/8"	H.C.	Veneered	Hidden	Pocket Door
6	5	2'-8"x6'-8"	1 3/8"	H.C.	Veneered	Hidden	Pocket Door



1 Interior Door Schedule
Scale: 1/4" = 1'-0"

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Seal

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Metropolitan Modern LLC

Revisions

	Date	Description
3		
2	6/2018	Permit Plans #1
1	01/2019	Corrections

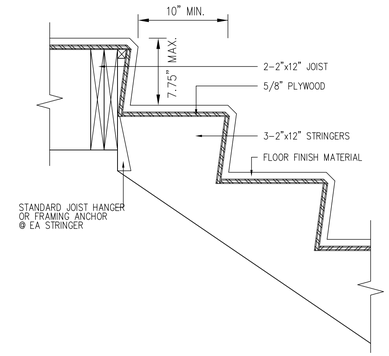
Project:
Single Family House
1942 N. Phillips Way, Los Angeles 90042

Owner:
Metropolitan Modern LLC
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

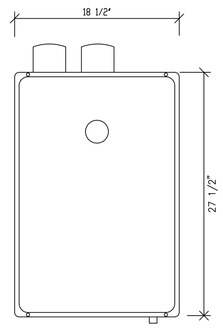
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Door & Window Schedule

Project #	17220
Date	01 - 29 - 2019
Drawn by	OB / YC / YS
Checked by	Young Sun

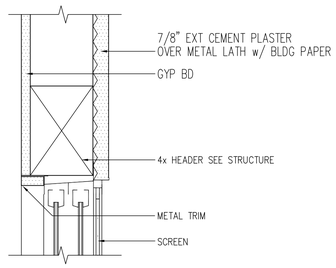
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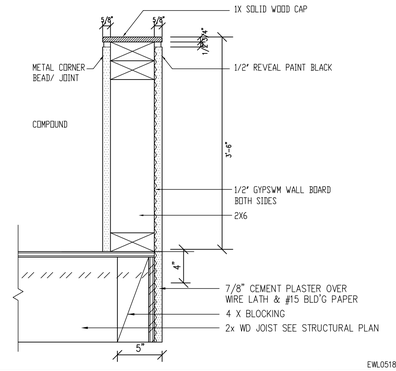
15 STRINGER-TO-FLR CONNECTION | SCALE 1 1/2"=1'-0"



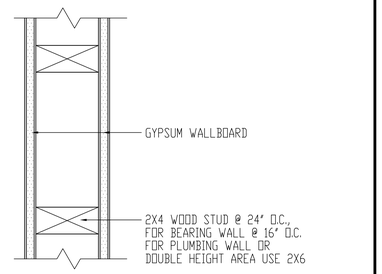
18 WATER HEATER | SCALE N.T.S



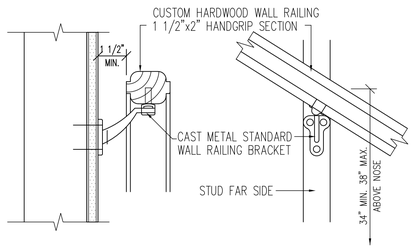
9 VINYL WINDOW HEAD | SCALE 3"=1'-0"



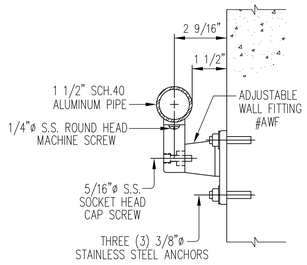
5 PARAPET @ BALCONY | SCALE 1 1/2"=1'-0"



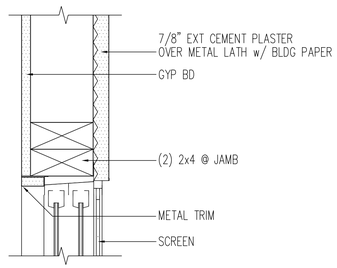
1 INTERIOR WALL | SCALE 3"=1'-0"



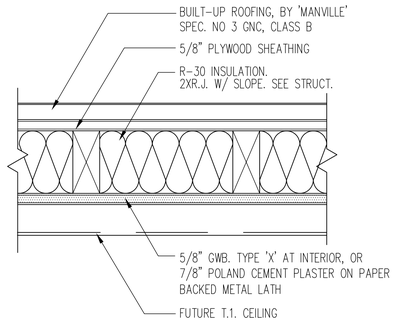
16 INTERIOR WALL RAIL DETAIL | SCALE 3"=1'-0"



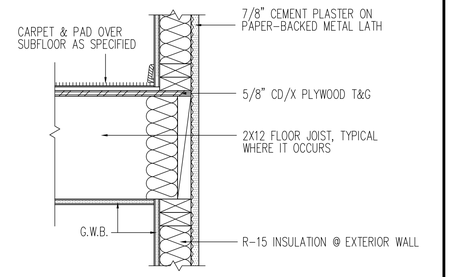
13 EXTERIOR WALL RAIL DETAIL | SCALE 3/4"=1'-0"



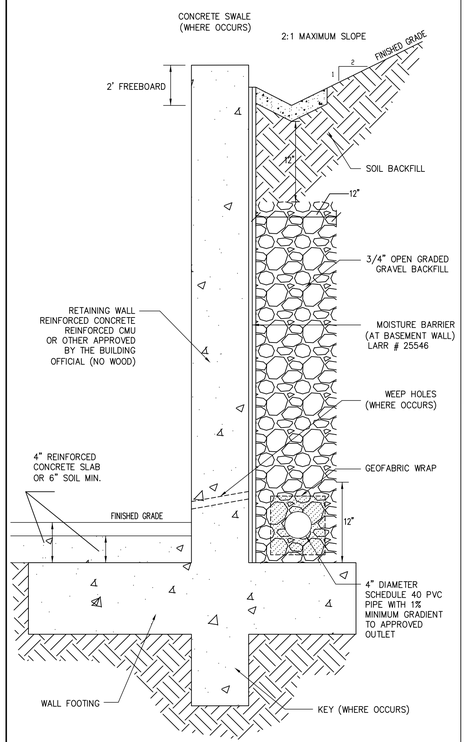
10 VINYL WINDOW JAMB | SCALE 3"=1'-0"



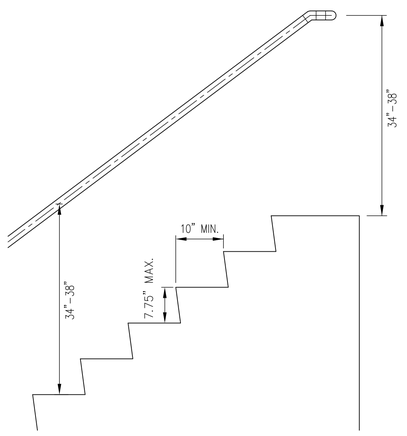
6 ROOF/CEILING ASSEMBLY | SCALE 1 1/2"=1'-0"



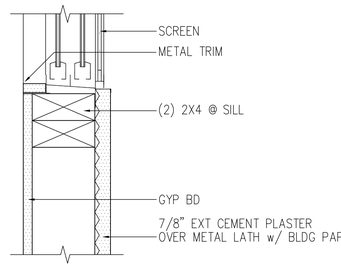
2 FLOOR/CEILING @ EXT WALL | SCALE 1 1/2"=1'-0"



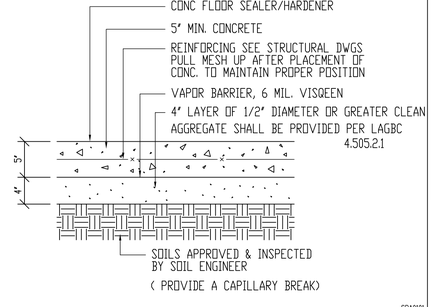
17 BACKFILL & DRAINAGE | SCALE 1 1/2"=1'-0"



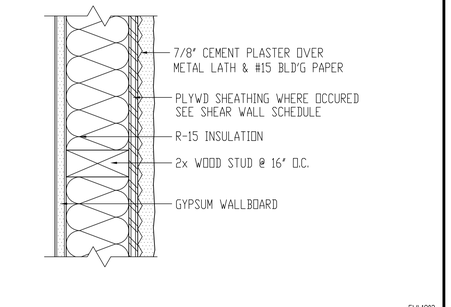
14 WALL MOUNTED HANDRAIL | SCALE 1/2 "=1'-0"



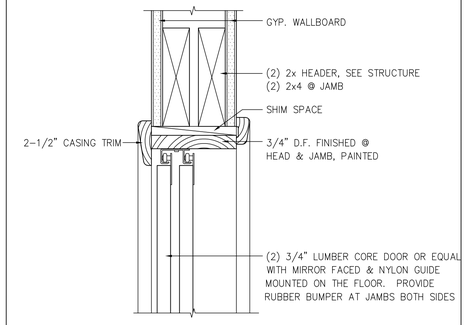
11 VINYL WINDOW SILL | SCALE 3"=1'-0"



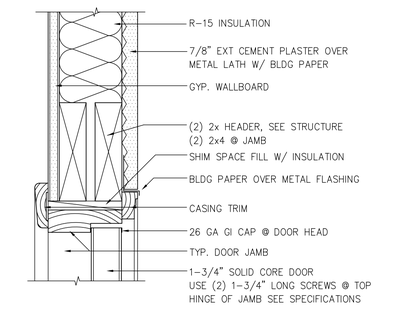
7 CONCR. SLAB ON GRADE | SCALE 1 1/2"=1'-0"



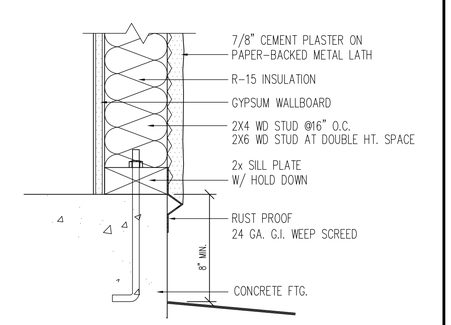
3 EXTERIOR WALL | SCALE 3"=1'-0"



12 WARDROBE HEAD | SCALE 3"=1'-0"



8 ENTRANCE DOOR HEAD/JAMB | SCALE 3"=1'-0"



4 WEEP SCREED | SCALE 3"=1'-0"

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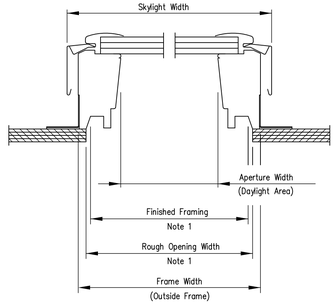
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3	6/2018	Permit Plans #1
2	01/2019	Corrections

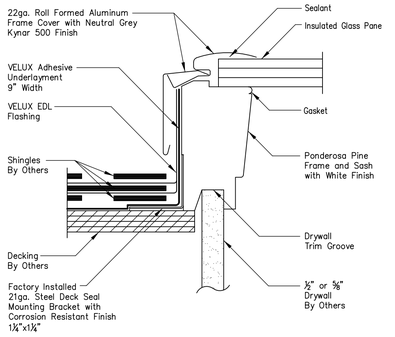
Project: Single Family House
1942 N. Phillips Way, Los Angeles 90042
Owner: Metropolitan Modern LLC
3018 E. Colorado Blvd. #150, Pasadena, CA 91107

Sheet Title

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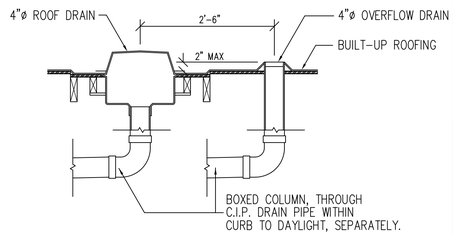
A - 6.0





NOTES:
1. The ROUGH OPENING and FINISHED FRAMING dimensions are based on perpendicular interior finish material on all four sides and these dimensions will vary depending on the roof construction, the thickness and the design of the interior finish material.

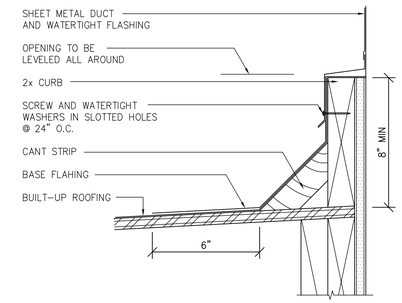
15 CURB MOUNTED SKYLIGHT — SCALE N.T.S



NOTE:
1. ROOF DRAIN & OVERFLOW DRAIN PIPES MUST BE INDEPENDENT LINE TO A YARD BOX.
2. ROOF DRAINAGE NOT PERMITTED TO FLOW OVER PUBLIC PROPERTY

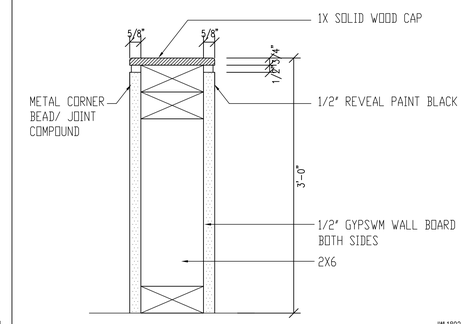
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13 ROOF OVERFLOW DRAIN — SCALE 3/4"=1'-0"



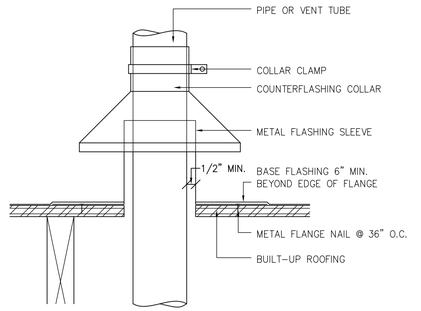
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9 CURBED ROOF OPENING — SCALE 3"=1'-0"



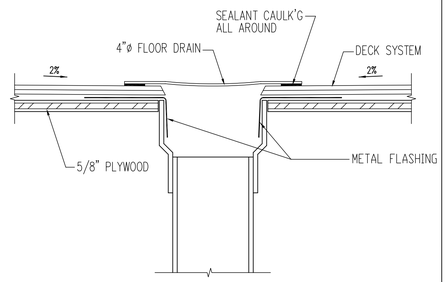
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5 LOW WALL(GUARD PAIL) — SCALE 3"=1'-0"



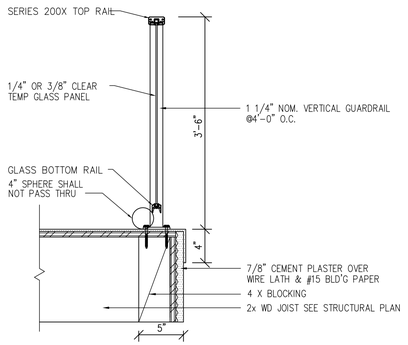
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1 COLLAR FLASHING — SCALE 3"=1'-0"

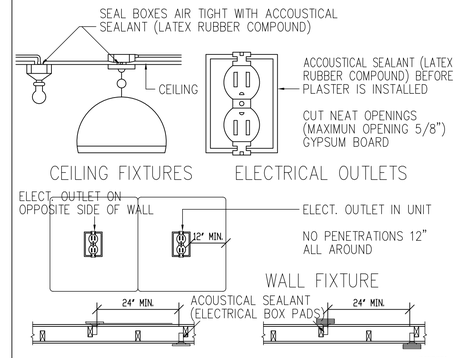


SFRDTL05

14 FLOOR DRAIN DETAIL — SCALE 3"=1'-0"

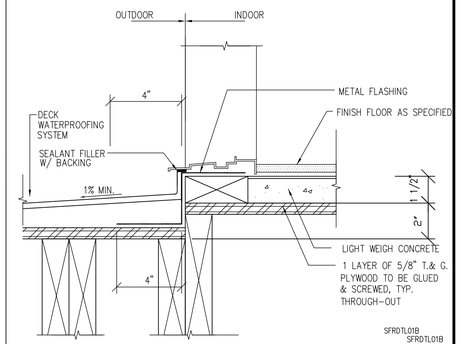


10 GLASS HANDRAIL@ BALCONY — SCALE 1 1/2"=1'-0"



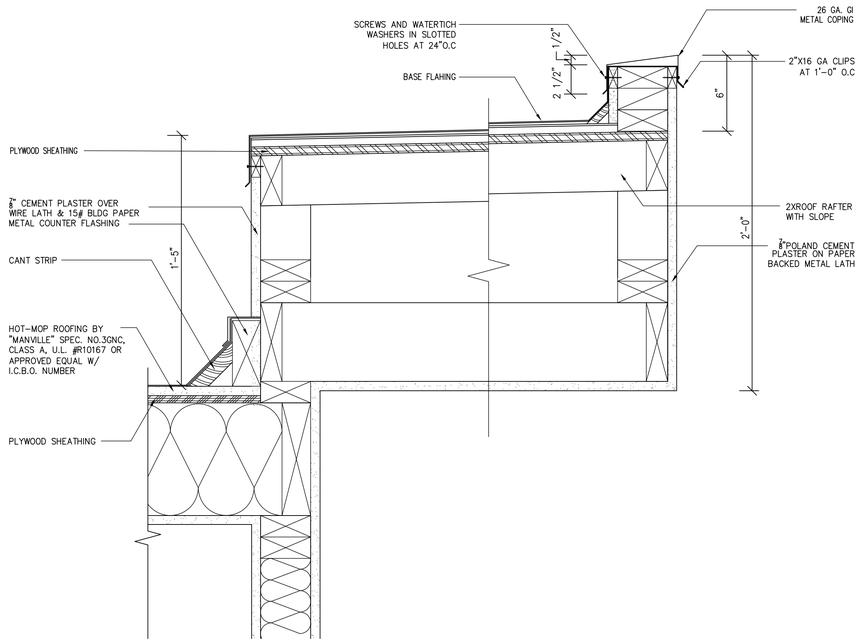
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6 ELECTRICAL OUTLET — SCALE N.T.S

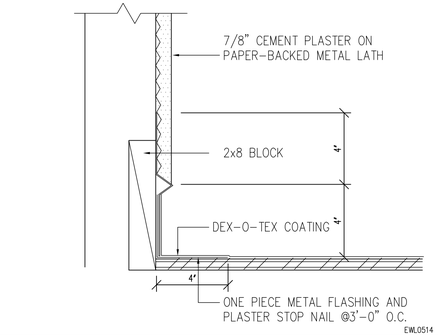


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2 FLOOR TO DECK DETAIL — SCALE 3"=1'-0"

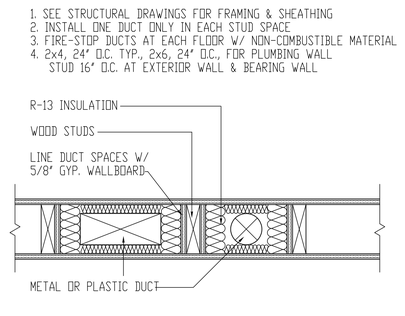


16 ROOF PARAPET DETAIL — SCALE 1 1/2"=1'-0"



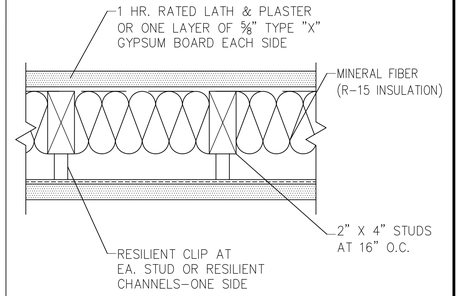
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11 DECK COATING BASE — SCALE 3"=1'-0"



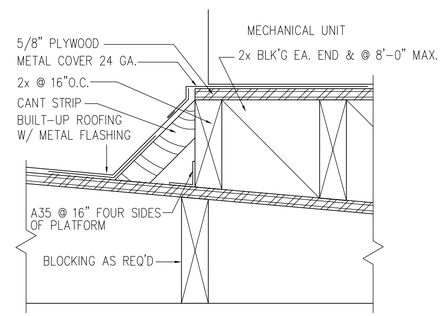
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7 PLUMBING WALL — SCALE 1 1/2"=1'-0"



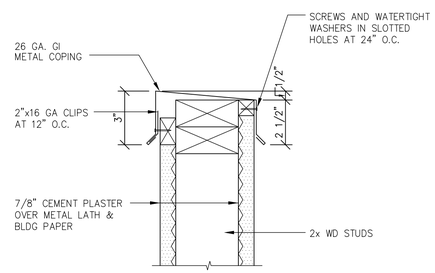
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3 SOUND RATED PARTITION — SCALE N.T.S.



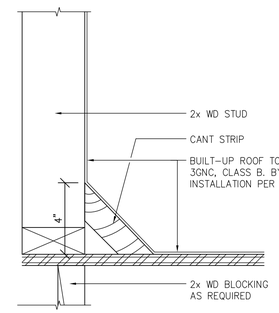
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12 EQUIPMENT PLATFORM — SCALE 3"=1'-0"



EFR0102

8 METAL COPING — SCALE 3"=1'-0"



EFR0205

4 PARAPET FLASHING — SCALE 3"=1'-0"

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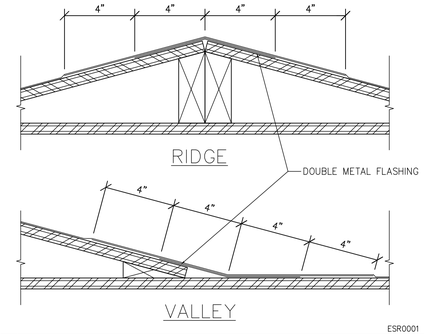
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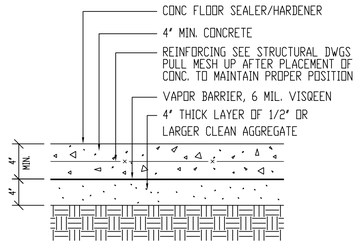
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19 / 20 sheets



ESR0001

1 RIDGE & VALLEY — SCALE 3"=1'-0"

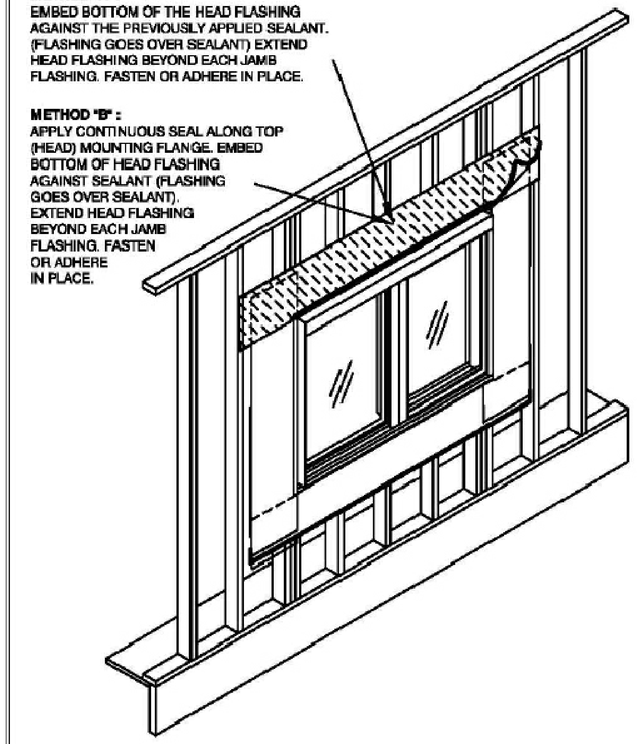


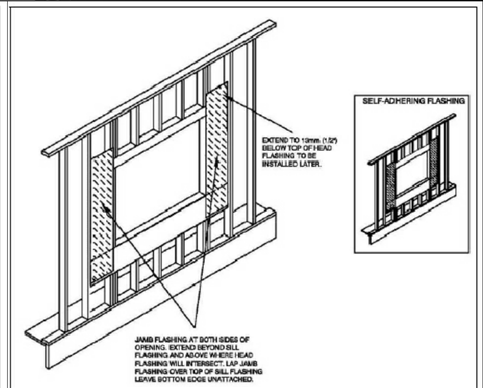
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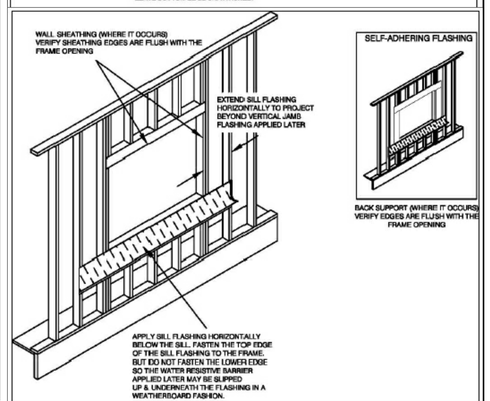
2 CONCR. SLAB ON GRADE — SCALE 1 1/2"=1'-0"

METHOD "A" :
EMBED BOTTOM OF THE HEAD FLASHING AGAINST THE PREVIOUSLY APPLIED SEALANT. (FLASHING GOES OVER SEALANT) EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN OR ADHERE IN PLACE.

METHOD "B" :
APPLY CONTINUOUS SEAL ALONG TOP (HEAD) MOUNTING FLANGE. EMBED BOTTOM OF HEAD FLASHING AGAINST SEALANT (FLASHING GOES OVER SEALANT). EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN OR ADHERE IN PLACE.







3 FLASHING DETAILS — SCALE N.I.S

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Owner: **Metropolitan Modern LLC**
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