

### GENERAL NOTES

1. TAKE CAREFUL NOTE OF ALL REQUIREMENTS UNDER DIVISION 1 – GENERAL REQUIREMENTS THAT ARE MADE A PART OF THE CONTRACT, INCLUDING PROJECT REQUIREMENTS, GENERAL REQUIREMENTS, PROTECTION AND SPECIAL PRECAUTIONS, AND THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND TO CROSS-CHECK DETAILS AND DIMENSIONS ON THE CONSTRUCTION DOCUMENTS WITH RELATED DISCIPLINES SUCH AS ARCHITECTURAL, MECHANICAL AND ELECTRICAL CONSULTANTS. FLOOR OPENINGS, SLEEVES AND OTHER ARCHITECTURAL, MECHANICAL AND ELECTRICAL REQUIREMENTS MUST BE COORDINATED BEFORE THE CONTRACTOR PROCEEDS WITH CONSTRUCTION.

3. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENT OF ALL APPLICABLE CITY, COUNTY AND STATE, CODES, LOCAL REGULATIONS AND THE DIRECTION OF THE BUILDING INSPECTOR FOR SUCH BUILDING LAWS. REGULATIONS AND DIRECTIONS ARE TO BE CONSIDERED AS PART OF THESE SPECIFICATIONS AND PLANS, EXCEPT WHERE EXCEEDED HEREIN.

4. ALL MATTERS OF COLOR, TEXTURE, DESIGN AND INTERPRETATION OF PLANS SHALL BE REFERRED BY THE CONTRACTOR TO THE ARCHITECT, IN THE EVEN SUCH MATTERS ARE NOT ADEQUATELY COVERED IN PLANS.

5. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONAL DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE ARCHITECT.

6. NUMERICAL DIMENSIONS SHALL TAKE PRIORITY OVER SCALED.

7. THE CONTRACTOR SHALL FURNISH WATER, SEWER, GAS AND ELECTRIC SERVICE TO MEET THE REQUIREMENT OF THE CONTRACT DOCUMENTS, OR AS NECESSARY TO COMPLETE THE WORK.

8. THE CONTRACTOR SHALL VERIFY LOCATION OF AFFECTED EXISTING MECHANICAL DUCTS AND ELECTRICAL SYSTEMS.

9. ALL SUBSTITUTIONS OF PRODUCTS SPECIFIED OR DEVIATIONS TO THE DRAWINGS OR SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

10. VERIFY EXACT LOCATION OF CEILING ACCESS PANELS WITH MECHANICAL CONTRACTOR. PROVIDE ACCESS PANELS WHERE REQUIRED.

11. PATCHING AND REPAIR SHALL BE PERFORMED TO CREATE A CONTINUOUS AND UNIFORM SURFACE.

12. CEILING HEIGHTS SHOWN ON REFLECTED CEILING PLANS ARE FROM FINISH FLOOR TO FINISH CEILING.

13. PROVIDE DRYWALL SCREED OR PLASTER GROUND ON ALL END WALL CONDITIONS AND MAINTAIN SEPARATION FROM NON-COMPATIBLE MATERIAL. INFORM ARCHITECT IMMEDIATELY ON ANY DISCREPANCIES.

14. EXCEPT AS OTHERWISE NOTED ON THE DRAWINGS, PARTITIONS SHALL BE 2X4 STUDS AT 16" O.C. WITH SILL AND PLATES AS SHOWN IN THE APPLICABLE DETAILS, OR AS REQUIRED BY LOCAL GOVERNING REGULATIONS.

15. ALL DRYWALL SHALL BE 5/8" THICK TYPE "X" GYPSUM BOARD, EXCEPT WHERE NOTED.

16. ALL CONSTRUCTION, WHERE APPLICABLE BY CODE, SHALL CONFORM TO THE MOST RESTRICTIVE REQUIREMENTS OF THE CITY OF -----, BUILDING AND SAFETY DISABLED REQUIREMENTS, ALL STATE OF CALIFORNIA ACCESSIBILITY STANDARDS FOR THE PHYSICALLY HANDICAPPED, AND THE AMERICANS WITH DISABILITIES ACT OF 1991.

17. FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY THE CITY OF ----- FIRE DEPARTMENT. THE CONTRACTOR SHALL ARRANGE FOR THE INSPECTION BY THE FIRE DEPARTMENT AND INSTALLATION IN ACCORDANCE WITH THE LOCATION AND SPECIFICATIONS, AS REQUIRED. ONLY APPROVED TYPE FIRE EXTINGUISHERS SHALL BE USED.

18. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 75 OR BETTER AND SHALL CONFORM TO SECTION 804 & TABLE 8-A & 8-B OF 2001 UBC

19. CONTRACTOR WARRANTS THAT ALL WORK AND MATERIALS SHALL CONFORM TO THE CONTRACT DOCUMENTS AND NO SUBSTITUTION SHALL BE PERMITTED UNLESS SUBMITTED TO THE ARCHITECT IN WRITING WITH THREE COPIES OF LITERATURE AND SPECIFICATIONS AND FORMALLY APPROVED BY THE ARCHITECT AND OWNER.

20. IF THE CONTRACTOR ENCOUNTERS ASBESTOS OR OTHER TOXIC MATERIALS, THE WORK SHALL IMMEDIATELY CEASE AND THE OWNER AND ARCHITECT SHALL BE INFORMED OF THE PRESENCE OF THESE MATERIALS FOR IMMEDIATE ACTION.

21. LEVERS AND LOCK SETS (ALL HARDWARE) SHALL BE IN ACCORDANCE TO THE TITLE 24 OF THE STATE OF CALIFORNIA AND THE AMERICANS WITH DISABILITIES ACT OF 1991 FOR ALL COMMON AREAS.

22. VERIFY TITLE 24 REQUIREMENTS ENERGY CALCULATIONS PRIOR TO ORDERING LIGHT FIXTURES. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF FIXTURES ONLY.

23. CONTRACTOR IS RESPONSIBLE FOR TITLE 24 ENERGY CALCULATIONS IF A DEVIATION IN DESIGN IS REQUESTED. SUBMIT ANY REQUESTS FOR DEVIATION TO THE ARCHITECT FOR APPROVAL.

24. PROVIDE APPROVED FIRE DAMPERS FOR ALL DUCTS PENETRATING FIRE RATED WALLS AND FLOORS.

25. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FIRE PROOFED IN APPROVED MANNER.

26. DOOR OPENINGS NOT LOCATED BY DIMENSION SHALL BE CENTERED IN WALL SHOW OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB.

### SCOPE OF WORK

TWO STORY WOOD FRAME CONSTRUCTION WITH CEMENT PLASTER FINISH EXTERIOR AND GYPSUM WALL BOARD INTERIOR OVER GARAGE AND BUILT-UP ROOF CONSTRUCTION

### FIRE NOTE (SEE SHT. GN-1 UNDER "FIRE PROTECTION")

- 1. THIS BUILDING AND GARAGE MUST BE EQUIPPED WITH AN AUTOMATIC FIRE EXTINGUISHING SYSTEM, COMPLYING WITH (NFPA-13R)
- 2. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIV. PRIOR INSTALLATION. (12.21A17(d))
- 3. PROVIDE 1-HOUR FIRE RESISTIVE CONSTRUCTION SEPARATION WALL BETWEEN DWELLING UNITS
- 4. FIRE ALARM SYSTEM IS NFPA-13R.
- 5. PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION. (L.A.M.C. 57.140)
- 6. PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 10BC FOR KITCHENS, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.

### PROJECT SUMMARY:

PROJECT ADDRESS:  
6905 N. BEN AVE. NORTH HOLLYWOOD, CA 91605

#### LEGAL DESCRIPTION:

TRACT: TR 6024  
LOT: 267  
MAP REF.: M B 64-66  
PIN #: 183B165 434  
APN: 2321011012  
ZONE: RD1.5-1  
LOT SIZE: 60'x131.74'  
LOT AREA: 7,938.6 S.F

USE: APARTMENTS

TYPE OF CONSTRUCTION: V-A/ I

GARAGE: 4,441.3 S.F.

#### OCCUPANCY LOAD:

1ST FLR. 4,432.9 S.F. / 200 OCC.= 23 OCC.  
2ND FLR. 4,678.5 S.F./ 200 OCC.= 24 OCC.

GARAGE: 4,441.3 S.F. / 200 OCC. = 23 OCC.

**TOTAL OCCUPANCY= 70 OCC.**

R-2 OCC. GROUP: 9,111.4 S.F. (1ST FLR. 4,432.9 S.F. + 2ND 4,678.5 S.F.)

S-2 OCC. GROUP: 4,441.3 S.F.

– OCCUPANT LOAD> 47, (R)

– COMMON PATH OF EGRESS > 100 FT. (B, F, S) SPRINKLERED BUILDING (T-1014.3)

– COMMON PATH OF EGRESS > 125 FT. (R2) SPRINKLERED BUILDING (T-1014.3)

FIRE ZONE: N/A

#### FLOOR AREA

**TOTAL SQUARE FOOTAGE FOR BUILDING CODE (INCLUDES OUTSIDE DIMENSIONS)**  
1ST FLR. (4,432.9 S.F.) + 2ND FLR. (4,678.5 S.F.)  
**TOTAL: 9,111.4 S.F.**

#### TOTAL SQUARE FOOTAGE FOR ZONING CODE/ SCHOOL FEES (EXCLUDES OUTSIDE DIMENSIONS)

1ST FLR. (4,286.6 S.F.) + 2ND FLR. (4,534.6 S.F.)  
**TOTAL: 8,821.2 S.F.**

GARAGE/ BASEMENT AREA: 4,441.3 S.F. S-2 OCCUPANCY

OPEN SPACE: (PER SECTION LAMC 12.21G) (NOT REQUIRED)

#### BICYCLE PARKING:

REQUIRED: LONG TERM (18") BICYCLE PARKING 5 SPACES  
SHORT TERM (24") BICYCLE PARKING 2 SPACES

PROVIDED: LONG TERM (18") BICYCLE PARKING 5 SPACES  
SHORT TERM (24") BICYCLE PARKING 2 SPACES  
**TOTAL: 7 BICYCLE PARKING SPACES**

- 7. FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.
- 8. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING. (912.2.1)
- 9. FIRE DEPARTMENT CONNECTIONS SERVING A STANDPIPE SYSTEM SHALL BE WITHIN 100' OF A FIRE HYDRANT (LAFD 507.5.1.1)
- 10. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE. (LAFD 510.1)
- 11. AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED THROUGHOUT PER SECTION 903.2.8.

### PROJECT SUMMARY:

PROJECT ADDRESS:  
6905 N. BEN AVE. NORTH HOLLYWOOD, CA 91605

#### LEGAL DESCRIPTION:

ACTUAL HEIGHT: 38'-5"  
MAX. HEIGHT: 45'  
LENGTH: 101'-9"  
WIDTH: 48'-0"  
STORIES: 2 STORIES  
DWELLING UNIT: 5 UNITS  
NFPA-13R FIRE SPRINKLERS THRU OUT  
MASONRY SHEARWALL  
WOOD (PLYWOOD, OSB, ETC.) SHEARWALL

USE: APARTMENTS

TYPE OF CONSTRUCTION: V-A/ I

GARAGE: 4,441.3 S.F.

#### OCCUPANCY LOAD:

1ST FLR. 4,432.9 S.F. / 200 OCC.= 23 OCC.  
2ND FLR. 4,678.5 S.F./ 200 OCC.= 24 OCC.

GARAGE: 4,441.3 S.F. / 200 OCC. = 23 OCC.

**TOTAL OCCUPANCY= 70 OCC.**

R-2 OCC. GROUP: 9,111.4 S.F. (1ST FLR. 4,432.9 S.F. + 2ND 4,678.5 S.F.)

S-2 OCC. GROUP: 4,441.3 S.F.

– OCCUPANT LOAD> 47, (R)

– COMMON PATH OF EGRESS > 100 FT. (B, F, S) SPRINKLERED BUILDING (T-1014.3)

– COMMON PATH OF EGRESS > 125 FT. (R2) SPRINKLERED BUILDING (T-1014.3)

FIRE ZONE: N/A

#### FLOOR AREA

**TOTAL SQUARE FOOTAGE FOR BUILDING CODE (INCLUDES OUTSIDE DIMENSIONS)**  
1ST FLR. (4,432.9 S.F.) + 2ND FLR. (4,678.5 S.F.)  
**TOTAL: 9,111.4 S.F.**

#### TOTAL SQUARE FOOTAGE FOR ZONING CODE/ SCHOOL FEES (EXCLUDES OUTSIDE DIMENSIONS)

1ST FLR. (4,286.6 S.F.) + 2ND FLR. (4,534.6 S.F.)  
**TOTAL: 8,821.2 S.F.**

GARAGE/ BASEMENT AREA: 4,441.3 S.F. S-2 OCCUPANCY

OPEN SPACE: (PER SECTION LAMC 12.21G) (NOT REQUIRED)

#### BICYCLE PARKING:

REQUIRED: LONG TERM (18") BICYCLE PARKING 5 SPACES  
SHORT TERM (24") BICYCLE PARKING 2 SPACES

PROVIDED: LONG TERM (18") BICYCLE PARKING 5 SPACES  
SHORT TERM (24") BICYCLE PARKING 2 SPACES  
**TOTAL: 7 BICYCLE PARKING SPACES**

|            | A  | B                              | C                                      | CALCULATE (A+B-C)          | D   | CALCULATE (A+B-C-D)      |
|------------|--|--------------------------------|--|----------------------------|---|--------------------------|
|            | GROSS AREA (OUT TO OUT BUILDING DIMENSION) SQ. FT. | AREA OF EXTERIOR WALLS SQ. FT. | AREA OF COURTS AND VENT SHAFTS SQ. FT. | BUILDING CODE AREA SQ. FT. | AREA OF STAIRWAYS, MECHANICAL ROOMS SQ. FT. | ZONING CODE AREA SQ. FT. |
| 1ST FLOOR  | 4,884 S.F.   | 191.7 S.F.                     | 259.4 S.F.                             | 4,432.9 S.F.               | 146.3 S.F.                                  | 4,286.6 S.F.             |
| 2ND FLOOR  | 4,884 S.F.   | 157.5 S.F.                     | 48 S.F.                                | 4,678.5 S.F.               | 143.9 S.F.                                  | 4,534.6 S.F.             |
| TOTAL AREA | 9,768 S.F.   | 349.2 S.F.                     | 58 S.F.                                | 9,111.4 S.F.               | 290.2 S.F.                                  | 8,821.2 S.F.             |

### NEW 5-UNIT APARTMENT BUILDING OVER PARKING GARAGE ON GRADE

6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605

THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/ OR OPERATED BY, FOR OR ON BEHALF OF PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. 100% PRIVATELY FUNDED.

NOTES:  
1. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. (STATE ASSEMBLY BILL NO. 1881)

### NO GUEST PARKING IS REQUIRED OR PROVIDED

PARKING  
PROVIDED COMPACT FOR BUILDING: 3 STALLS  
PROVIDED DISABLED FOR BUILDING: 1 STALLS  
PROVIDED STANDARD FOR BUILDING: 6 STALLS  
TOTAL PROVIDED CAR PARKING FOR BUILDING: 10 STALLS

TOTAL NUMBER OF CAR PARKING  
REQUIRED: 10  
PROVIDED: 10 (6 STD., 3 COMPACT & 1-DISABLED STALL)

- 14. Bicycle parking spaces shall be separated from automobile parking spaces or aisles by a wall, fence, or curb or by at least five feet of open space marked to prohibit parking.
- 15. For long-term bicycle parking:
  - Shall be secured from the general public, roofed, and enclosed on all sides to protect bicycle from indlement weather
  - Must be provided onsite only
  - Shall not be located in the public right-of-way
  - Provide a minimum of 18 inches wide stall
  - Bicycle parking stall shall provide a means of securing the bicycle frame at two points to a securely anchored rack, except in the case of lockers and commercially operated attended bicycle parking
  - Individual racks installed side by side to one another within bicycle rooms or bicycle cages that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center
  - Racks installed parallel to walls shall be a minimum of 30 inches from the wall
  - When more than 20 long-term bicycle parking spaces are provided, a workspace of 100 square feet shall be provided adjacent to the long-term bicycle parking to allow bicyclists to maintain their bicycles

- Racks shall be located outside the building, with exception for existing developments
- Individual racks installed side by side to one another that allow bicycles to be locked to either side of the rack shall be spaced a minimum of 30 inches on center
- Racks installed parallel to walls shall be a minimum of 30 inches from the wall
- Racks shall allow for the bicycle frame and at least one wheel to be locked to the racks
- The bicycle rack shall allow for the use of a cable as well as a U-shaped lock
- Racks shall be securely anchored to a permanent surface
- At least 50% shall be covered by a roof or overhang when more than 20 short-term bicycle parking spaces are provided
- For new developments, short-term bicycle parking shall be located to maximize visibility from the main entrance
- Shall be located no farther than 50 feet of walking distance from a main pedestrian entrance or the walking distance from a main pedestrian entrance to the nearest off-street automobile parking space, whichever is closer
- Obtain approval from the Bureau of Engineering to install short-term bicycle parking within the public right-of-way

- 17. Provide adequate lighting to ensure safe access to bicycle parking facilities in accordance with Section 12.21A.5(k).
- 18. Provide showers and personal lockers as required by LAMC Section 91.6307

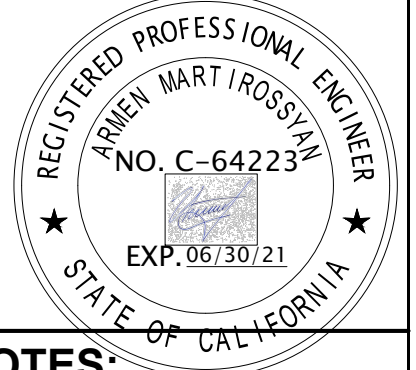
| UNIT # | 1ST FLR. S.F. | 2ND FLR. S.F. | TOTAL S.F. FOR UNIT |
|--------|---------------|---------------|---------------------|
| 101    | 876.5 S.F.    | 987.3 S.F.    | 1,863.8 S.F.        |
| 102    | 907.3 S.F.    | 909 S.F.      | 1,816.3 S.F.        |
| 103    | 907.3 S.F.    | 909 S.F.      | 1,816.3 S.F.        |
| 104    | 907.3 S.F.    | 909 S.F.      | 1,816.3 S.F.        |
| 105    | 880.5 S.F.    | 917.1 S.F.    | 1,788.7 S.F.        |

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### SOUND TRANSMISSION NOTES:

- 1. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM ½" THICK APPROVED RESILIENT MATERIAL. VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM ½" THICK APPROVED RESILIENT MATERIAL.
  - 2. AN APPROVED PERMANENT, AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPERATION WALLS. FLOOR CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED WITH \_\_\_\_\_
  - 3. CARPETS OR SIMILAR SURFACE MATERIAL WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAYBE REPLACED ONLY BY THE FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION. (1207.8)
  - 4. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATHROOMS NEED NOT BE LINED).
  - 5. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES WHENEVER A PLUMBING PLUMBING PIPING, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE SPRINKLER PIPE, GAS LINE OR ELECTRICAL CONDUIT.
  - 6. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPERATION WALLS SHALL BE SEPERATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MINERAL FIBER INSULATION. (TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)
  - 7. THE ENTRANCE OF DOORS TO RESIDENTIAL UNITS FROM INTERIOR CORRIDORS ARE REQUIRED TO HAVE A MINIMUM STC RATING OF 26.(LAMINATED 1-3/4" SOLID-CORE DOORS WITH RESILIENT STOPS AND GASKETS OR 18 GAUGE INSULATED STEEL SLAB DOORS DOORS WITH COMPRESSION SEALS ALL AROUND, INCLUDING THRESHOLDS WILL MEET THIS REQUIREMENT).
  - 8. WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED IN SOUND RATED PARTITIONS.
  - 9. ELECTRICAL PANELS ARE NOT PERMITTED IN SOUND RATED PARTITIONS
- MEANS OF EGRESS**
- 1. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
  - 2. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
  - 3. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY TOOL OR SPECIAL KNOWLEDGE OR EFFORT.
  - 4. THE EMERGENCY POWER SYSYTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)
  - 5. PROVIDE EMERGENCY RESPONDER RADIO COVERAGE. (LAFD 510.1)

OWNER: ALON GAMLIEL  
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ENGINEER: ALON GAMLIEL  
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TEL: (818) 963-1681 FAX: (818) 963-1680

PROJECT: NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
ADDRESS: 6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605

JOB NO: \*\* - \*\*  
SHEET TITLE: COVER SHEET

NOT FOR CONST.  
ISSUED FOR PERMIT  
ISSUED FOR CONST.

SCALE: N.T.S  
SHEET NO. **CS**

SETTING THE STANDARD FOR CONCRETE COLORS



3700 E. Olympic Blvd., Los Angeles, Calif 90023-3123 Tel 800-356-4848 Tel 323-269-7311 Fax 323-269-1053  
Solar Reflectance Index (SRI) values for colored concrete  
April 4, 2014

An independent laboratory has measured the SRI values on samples of colored concrete made with Davis Colors. Colored concrete can contribute to LEED points. Sustainable Sites category 7.1 Heat Island Effect, Non-Roof for New Construction, Existing Buildings, School and Core & Shell. These points can be earned by specifying materials with a Solar Reflective Index (SRI) of at least 29 when measured according to ASTM E903 or ASTM C1565.

The actual SRI value of the concrete or structure made with Davis Colors can vary significantly from these values. The SRI value depends on the lightness or darkness of the surface as well as its reflectivity and light scattering properties. This can be influenced by the base color of concrete, differences in local materials and the method of finishing. If SRI value is critical, the actual value should be measured on a job site mock-up made with materials and methods consistent with the project specification.

Solar reflectance measurements were made with a portable reflectometer in accordance with ASTM C1565-02. "Standard Test Method for Determination of Solar Reflectance Near Ambient Temperature Using a Portable Solar Reflectometer." Initial Thermal Emittance was determined in accordance with ASTM C1371-04 "Standard Test Method for Determination of Emittance of Materials Near Room Temperature Using a Portable Emittance." Solar Reflectance Index (SRI) values were calculated according to standard solar ambient conditions in accordance with ASTM E1989-07.

| Color            | Solar Reflect. Index | SRI | Color      | Solar Reflect. Index | SRI |
|------------------|----------------------|-----|------------|----------------------|-----|
| Chromed Concrete | 0.39                 | 41  | Brown      | 0.39                 | 41  |
| Flintstone       | 0.41                 | 43  | Green      | 0.39                 | 41  |
| Polished Stone   | 0.41                 | 43  | White      | 0.55                 | 57  |
| Sage             | 0.43                 | 45  | Green-Grey | 0.38                 | 39  |
| Sunset Rose      | 0.43                 | 45  | Adobe      | 0.34                 | 36  |
| Orange Sand      | 0.43                 | 45  | Taupe      | 0.33                 | 35  |
| White-Grey       | 0.43                 | 45  | Sierra     | 0.33                 | 35  |
| White-Grey       | 0.43                 | 45  | Grey       | 0.31                 | 33  |
| San Diego Blue   | 0.43                 | 45  | Grey       | 0.31                 | 33  |
| Moss Hill        | 0.41                 | 43  | Light Grey | 0.46                 | 48  |
| Southern         | 0.41                 | 43  | Dark Grey  | 0.43                 | 45  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |
| Sierra           | 0.41                 | 43  | Sierra     | 0.40                 | 42  |

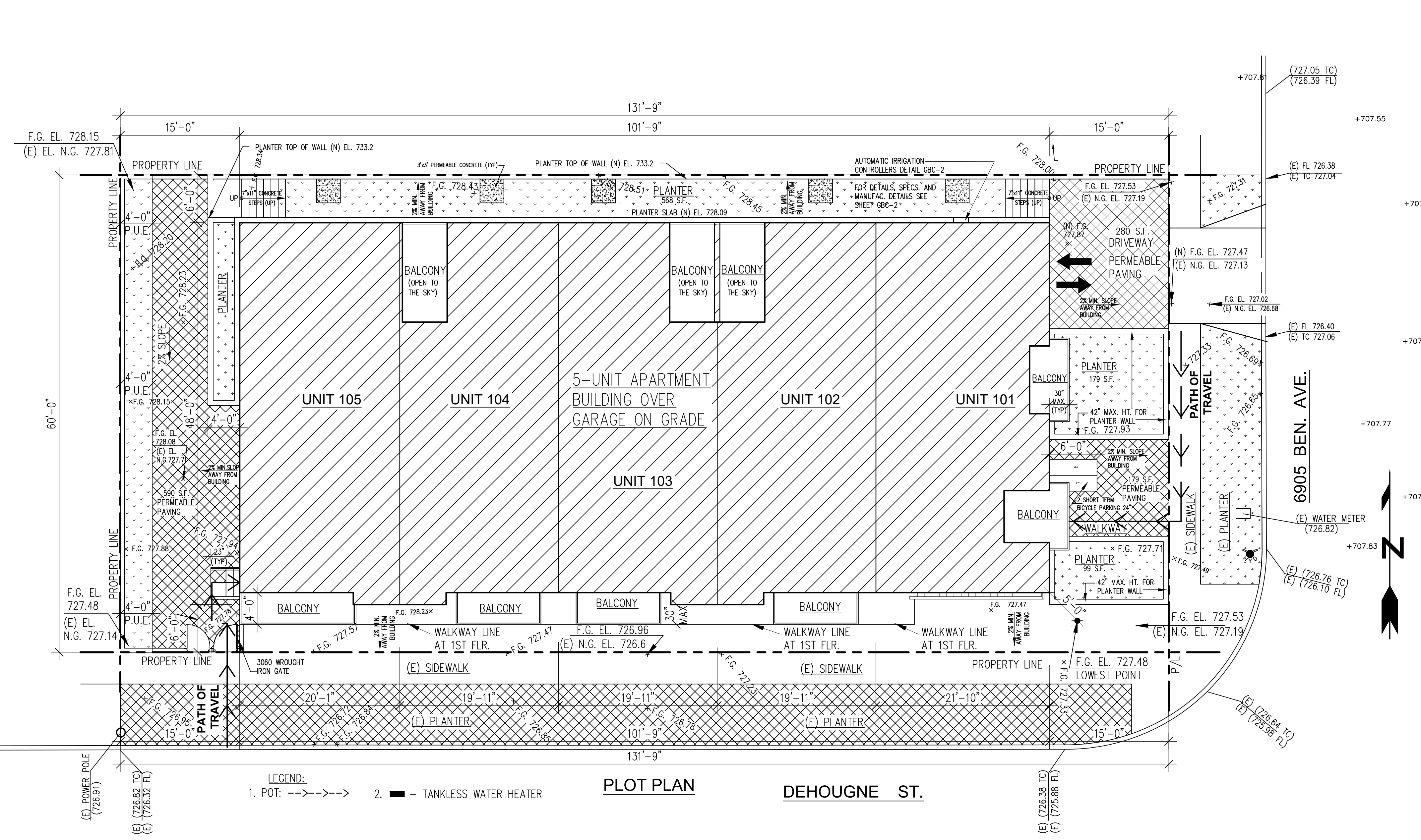
DAVIS COLORS IS A BRAND OF Rockwell CONCRETE

**LEGEND:**  
POT: -->>>>  
ACCESSIBLE PATH OF TRAVEL AS INDICATED ON PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/4" IF BEVEL AT 1:2 MAX. SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" AND AT LEAST 48" IN WIDTH. THE SURFACE IS STABLE, FIRM, AND SLIP RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% SLOPE, UNLESS OTHERWISE INDICATED. LANDING AT DOORWAYS SHALL BE 2% MAX. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 84" MINIMUM AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTING FROM WALL AND ABOVE 27" AND LESS THAN 84"

**SETBACK CERTIFICATION REQUIREMENT**  
A CALIFORNIA STATE LICENSED SURVEYOR IS REQUIRED TO CERTIFY THE LOCATION AND SETBACKS OF ALL NEW CONSTRUCTION PRIOR TO THE FIRST FOUNDATION INSPECTION. A COPY OF THE CERTIFICATION SHALL BE AVAILABLE TO THE BUILDING DIVISION INSPECTOR FOR THE JOB FILE PRIOR TO THE FIRST INSPECTION.

### MEANS OF EGRESS

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY TOOL OR SPECIAL KNOWLEDGE OR EFFORT.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)



- LEGEND:**
- 1. [Hatched pattern] - INDICATES GARAGE WALL
  - 2. [Cross-hatched pattern] - INDICATES 4' HIGH MAX. PLANTER/ RETAINING WALL NOT PART OF THE STRUCTURE

**NOTE:**  
OPENING PROTECTIVES ARE NOT NEEDED WHERE THE BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM AND THE EXTERIOR OPENINGS ARE PROTECTED BY AN APPROVED WATER CURTAIN USING AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 THEY ALSO HAVE AN AUTOMATIC WATER SUPPLY AND FDC. (TYP) 704.12 EXCEPTION

**NOTE:**  
ALL HARDSCAPE IS UNCOLORED CONCRETE W/ A SOLAR REFL. OF .39 AND AN SRI OF 41

**GREEN NOTE:**  
FOR GREEN BUILDING CODE FORMS SEE SHEET GBC-1 THRU GBC-2



**OWNER:**  
ALON GAMLIEL  
6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605  
(818) 963-1683

**ARCHITECT/DESIGNER:**  
ART CONSTRUCTION SERVICES  
144 S. First St., Suite 201, Burbank, CA, 91502  
TEL: (818) 963-1100, FAX: (818) 963-1100  
ENGINEER:  
~::~::~::~::~~  
144 S. First St., Suite 201, Burbank, CA, 91502  
TEL: (818) 963-1100, FAX: (818) 963-1100

**PROJECT:**  
NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
**ADDRESS:**  
6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605

**JOB NO.:** \*\* \*\*  
**SHEET TITLE:** PLOT PLAN

**NOT FOR CONST.**  
**ISSUED FOR PERMIT**  
**ISSUED FOR CONST.**

**SCALE:** 1/8"=1'-0" U.N.O.  
**SHEET NO.**

**A-0**

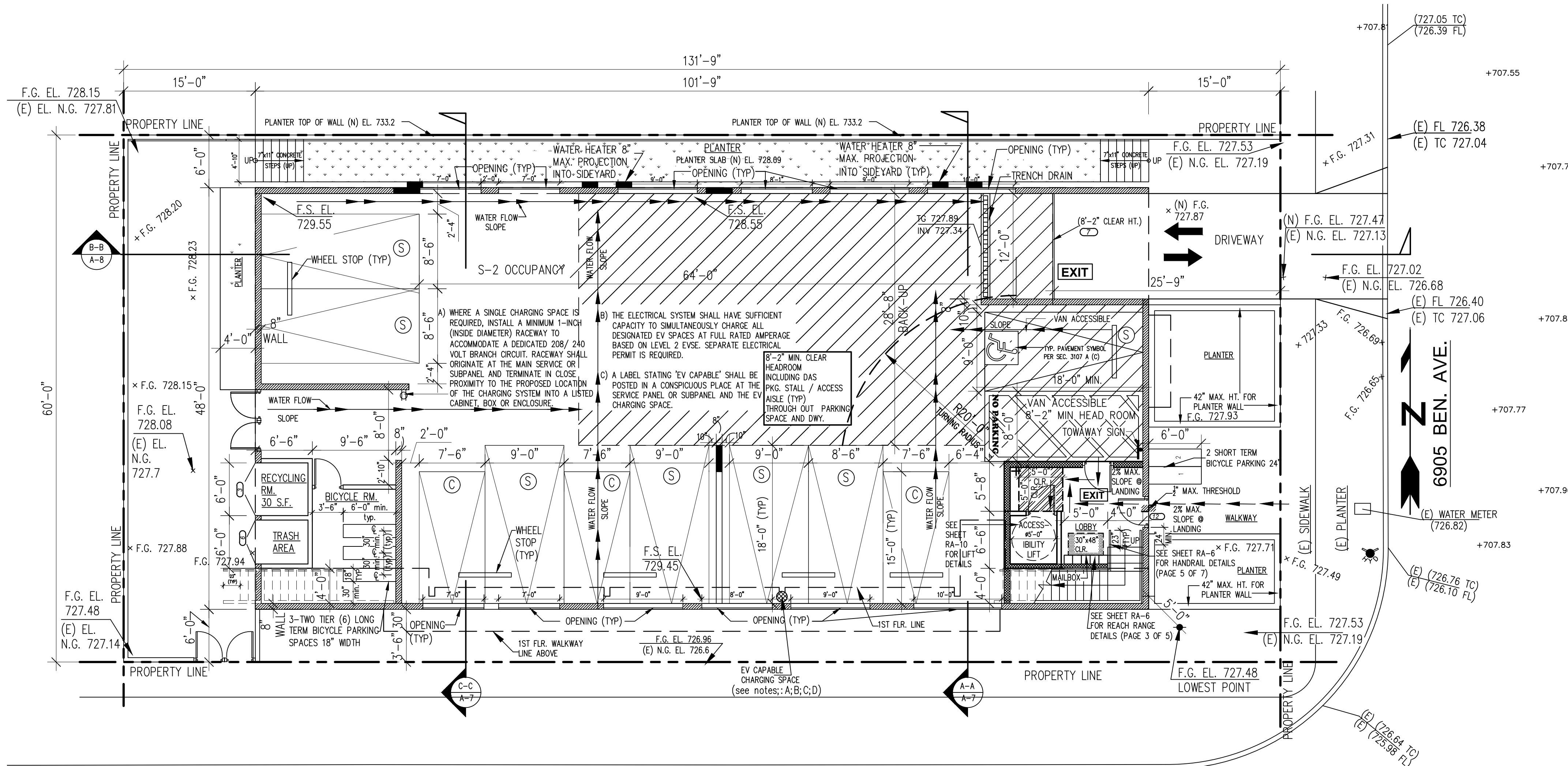
**NOTE:**  
 INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. (SEE INTERIOR FINISH HANDOUTS ON SHEET A-12)

**MEANS OF EGRESS**

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY TOOL OR SPECIAL KNOWLEDGE OR EFFORT.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)

**GREEN BUILDING CODE NOTES:**

- CONSTRUCTION WASTE WILL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER. (4.1408)
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE. (4.506.1)
- BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4.506.1)
- EACH NEW APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE. 4.210.1



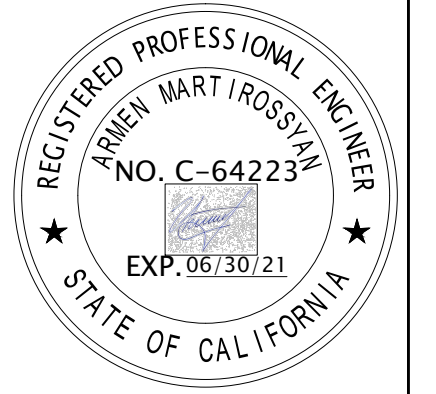
**LEGEND:**

- INDICATES GARAGE WALL
- INDICATES 2-HR WALL (SEE DETAIL 10 ON SHEET A-16)
- PATH OF TRAVEL
- INDICATES 5'-0" CLR. LANDING

**GARAGE**

**NOTE:**  
 OPENING PROTECTIVES ARE NOT NEEDED WHERE THE BUILDING IS PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM AND THE EXTERIOR OPENINGS ARE PROTECTED BY AN APPROVED WATER CURTAIN USING AUTOMATIC SPRINKLERS INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 THEY ALSO HAVE AN AUTOMATIC WATER SUPPLY AND FDC. (TYP) 704.12 EXCEPTION

**GARAGE NOTE:**  
 1. DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21A5, CHART NO. 5.



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 6905 N. BEN AVE.  
 NORTH HOLLYWOOD, CA 91605  
 (818) 963-1683

**ARCHITECT/DESIGNER:** ART CONSTRUCTION SERVICES  
 144 S. First St., Suite 201, Burbank, CA, 91502  
 TEL: (818) 565-1160, FAX: (818) 565-1160

**ENGINEER:** ARLEN MARTIROSYAN  
 144 S. First St., Suite 201, Burbank, CA, 91502  
 TEL: (818) 565-1160, FAX: (818) 565-1160

**PROJECT:** NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
**ADDRESS:** 6905 N. BEN AVE.  
 NORTH HOLLYWOOD, CA 91605

**JOB NO.:** \*\*\*  
**SHEET TITLE:** GARAGE

NOT FOR CONST.  
 ISSUED FOR PERMIT  
 ISSUED FOR CONST.

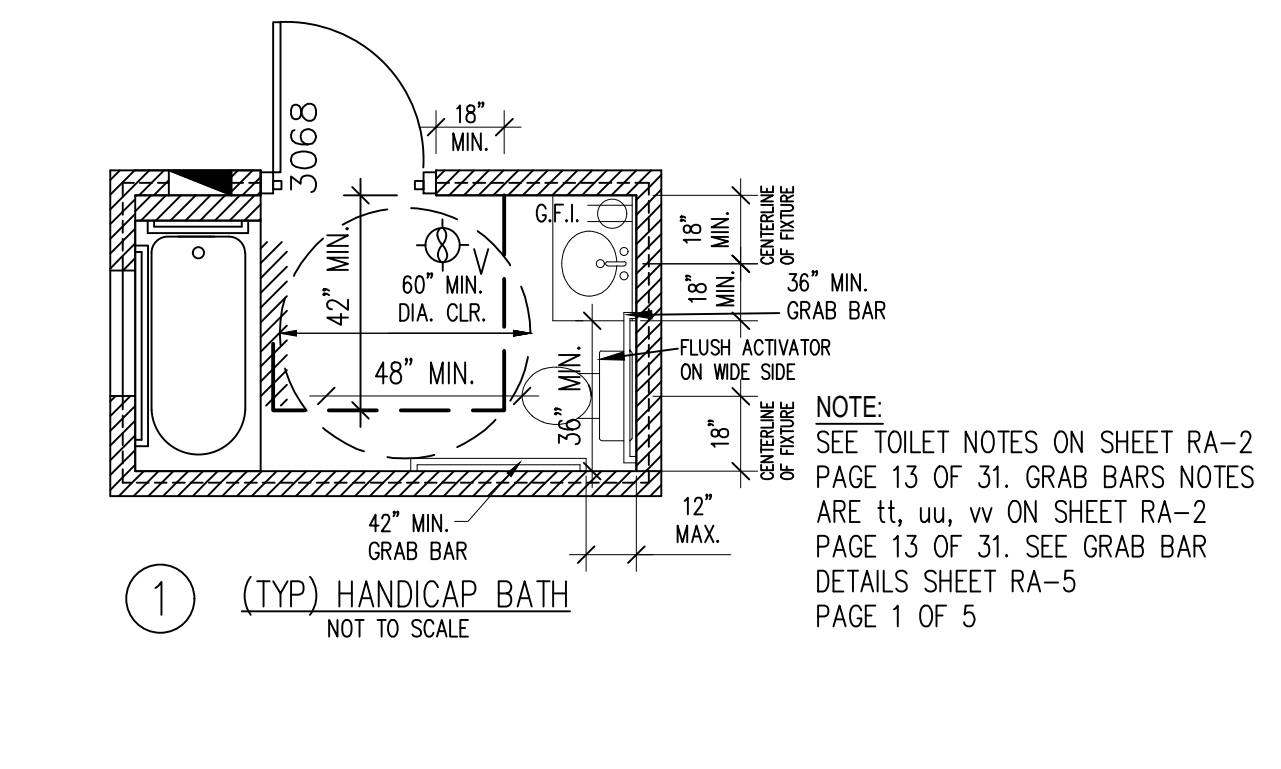
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**SHEET NO. A-1**

**MEANS OF EGRESS**

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY TOOL OR SPECIAL KNOWLEDGE OR EFFORT.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)

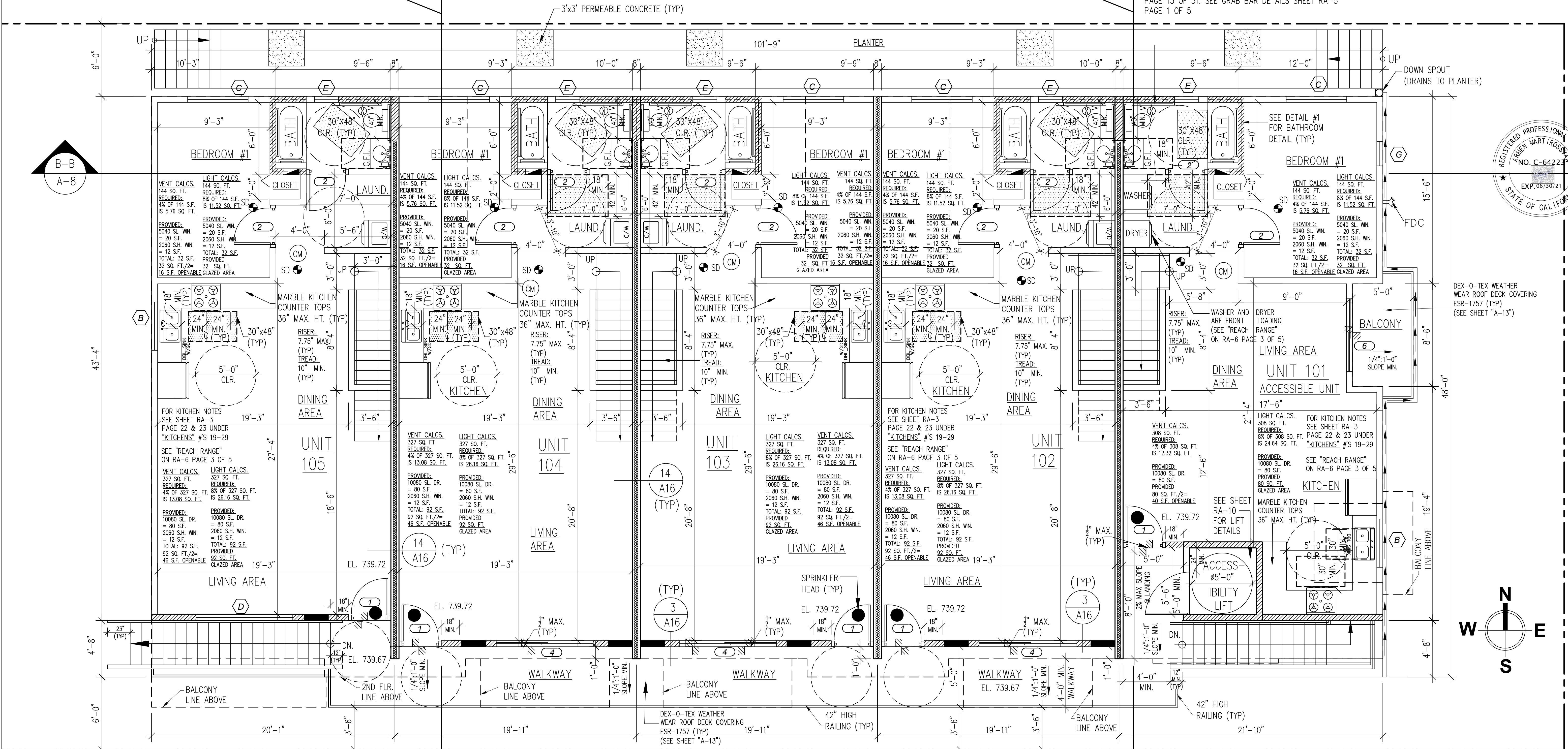
**GREEN BUILDING CODE NOTES:**

- CONSTRUCTION WASTE WILL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER. (4.1408)
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE. (4.506.1)
- BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4.506.1)
- EACH NEW APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE. 4.210.1



**NOTE:**  
INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. (SEE INTERIOR FINISH HANDOUTS ON SHEET A-12)

SEE TOILET NOTES ON SHEET RA-2 PAGE 13 OF 31. GRAB BARS NOTES ARE tt, uu, vv ON SHEET RA-2 PAGE 13 OF 31. SEE GRAB BAR DETAILS SHEET RA-5 PAGE 1 OF 5

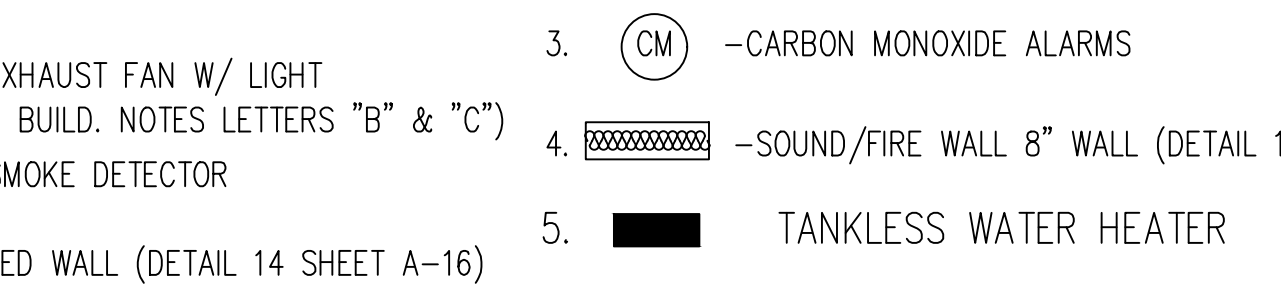


**MEANS OF EGRESS**

- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY TOOL OR SPECIAL KNOWLEDGE OR EFFORT.
- THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)

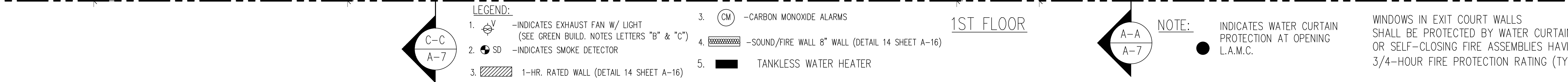
**GREEN BUILDING CODE NOTES:**

- CONSTRUCTION WASTE WILL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER. (4.1408)
- BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE. (4.506.1)
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- EACH NEW APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE. 4.210.1



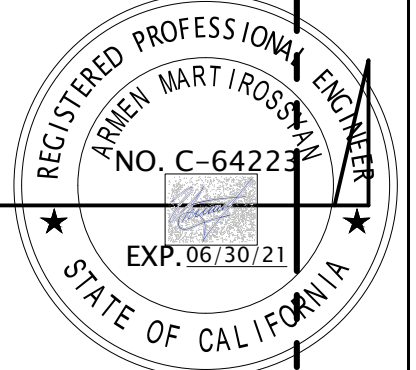
**NOTE:**  
INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. (SEE INTERIOR FINISH HANDOUTS ON SHEET A-12)

SEE TOILET NOTES ON SHEET RA-2 PAGE 13 OF 31. GRAB BARS NOTES ARE tt, uu, vv ON SHEET RA-2 PAGE 13 OF 31. SEE GRAB BAR DETAILS SHEET RA-5 PAGE 1 OF 5



**NOTE:**  
INDICATES WATER CURTAIN PROTECTION AT OPENING L.A.M.C.

WINDOWS IN EXIT COURT WALLS SHALL BE PROTECTED BY WATER CURTAIN OR SELF-CLOSING FIRE ASSEMBLIES HAVING 3/4-HOUR FIRE PROTECTION RATING (TYP)



**OWNER:** ALON GAMLIEL  
6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605  
(818) 963-1683

**ARCHITECT/DESIGNER:** ART CONSTRUCTION SERVICES  
144 S. First St., Suite 201, Burbank, CA, 91502  
TEL: (818) 963-1160, FAX: (818) 963-1160

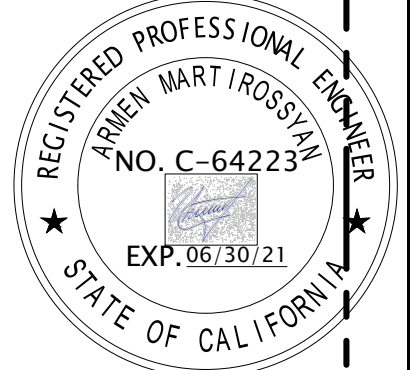
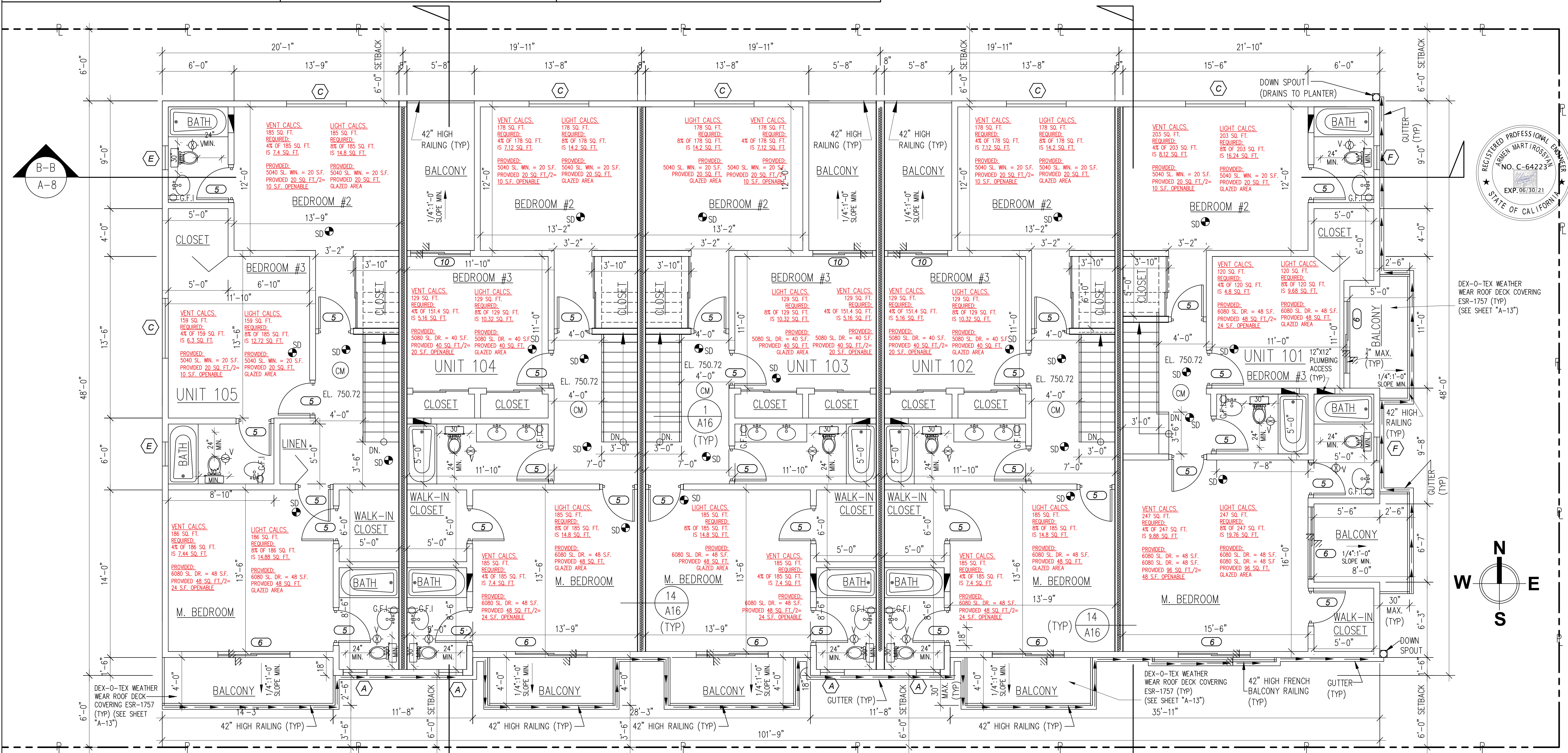
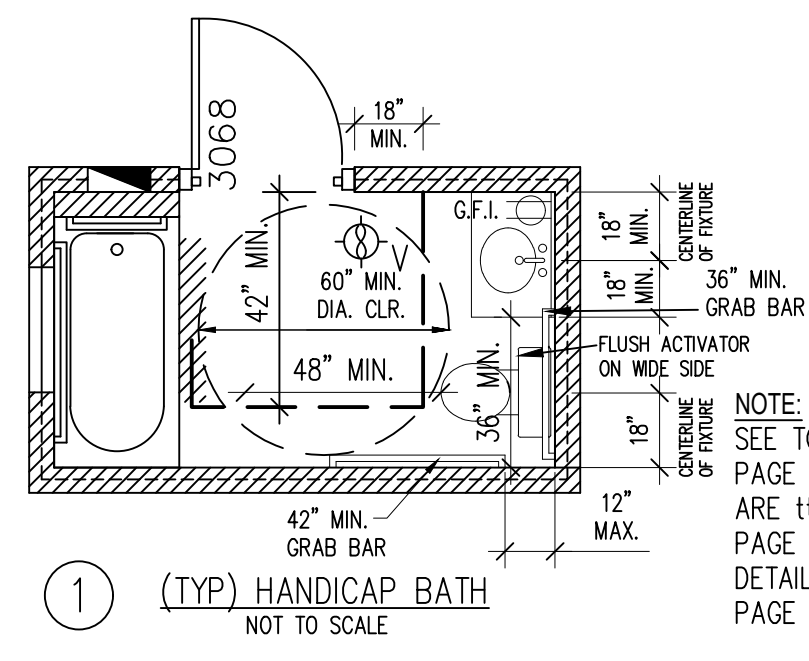
**PROJECT:** NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
**ADDRESS:** 6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605

**JOB NO.:** \*\*\*  
**SHEET TITLE:** 1ST FLR.

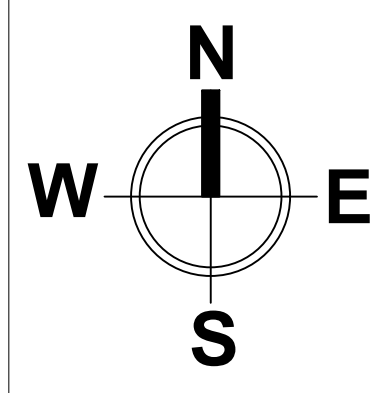
**SCALE:** 1/4"=1'-0" U.M.O.  
**SHEET NO.:** A-2

- MEANS OF EGRESS**
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.
  - EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.
  - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY TOOL OR SPECIAL KNOWLEDGE OR EFFORT.
  - THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)

- GREEN BUILDING CODE NOTES:**
- CONSTRUCTION WASTE WILL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER. (4.1408)
  - BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE. (4.506.1)
  - BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4.506.1)
  - EACH NEW APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE. 4.210.1



DEX-0-TEX WEATHER WEAR ROOF DECK COVERING ESR-1757 (TYP) (SEE SHEET "A-13")



- LEGEND:**
- INDICATES EXHAUST FAN W/ LIGHT (SEE GREEN BUILD. NOTES LETTERS "B" & "C")
  - INDICATES SMOKE DETECTOR
  - CARBON MONOXIDE ALARMS
  - SOUND/FIRE WALL 8" WALL (DETAIL 14 SHEET A-16)

- LEGEND:**
- WATER FLOW

**NOTE:**  
INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803. (SEE INTERIOR FINISH HANDOUTS ON SHEET A-12)

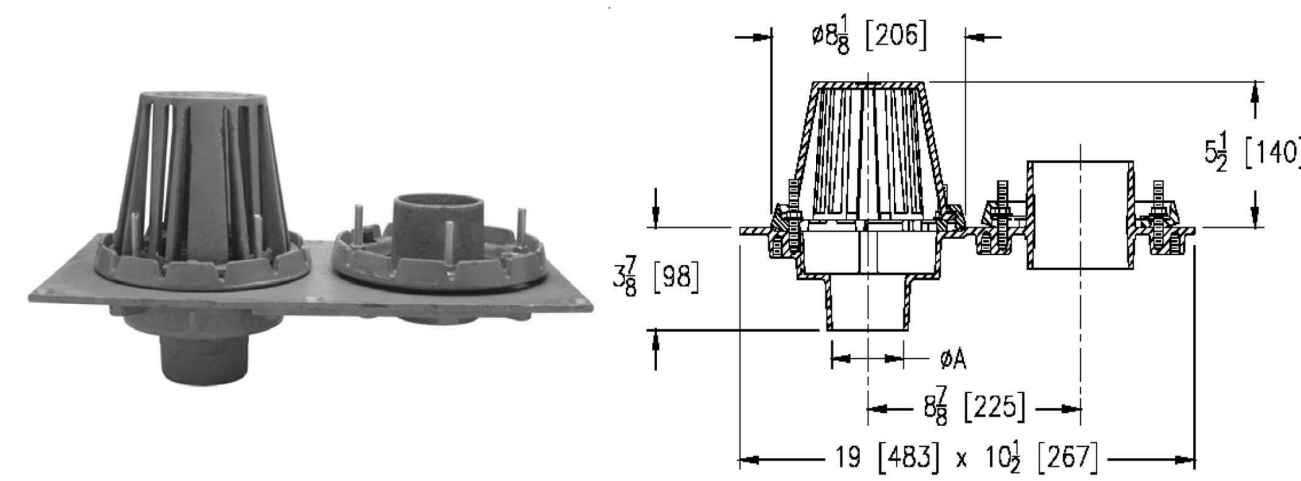
OWNER: ALON GAMLIEL  
6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605  
(818) 963-1683

ARCHITECT/DESIGNER: ART CONSTRUCTION SERVICES  
144 S. First St., suite 201, Burbank, CA, 91502  
TEL: (818) 963-1601, FAX: (818) 963-1600

ENGINEER: DEX-0-TEX WEATHER WEAR ROOF DECK COVERING ESR-1757 (TYP) (SEE SHEET "A-13")

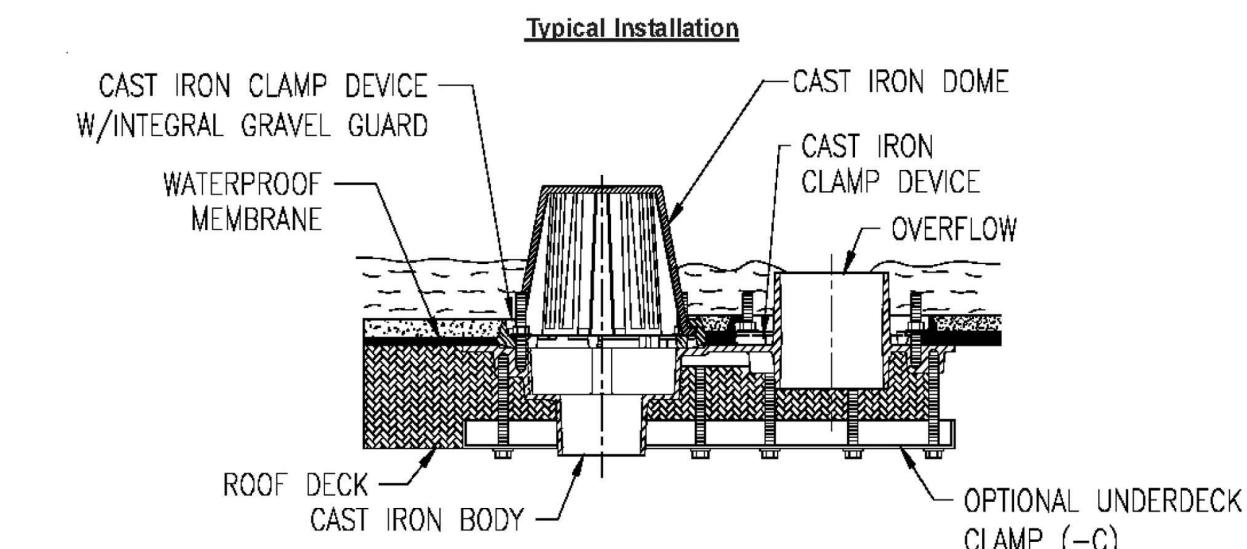
PROJECT: NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
ADDRESS: 6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605

JOB NO: \*\*\*  
SHEET TITLE: 2ND FLR.  
SCALE: 1/4"=1'-0" U.M.O.  
SHEET NO. **A-3**



| Product    | 'A' Connections | Dome Open Area Sq. In. [cm <sup>2</sup> ] |
|------------|-----------------|---|
| RD2130-NH2 | 2 [51] No-Hub   | 82 [529]                                  |
| RD2130-NH3 | 3 [76] No-Hub   |   |
| RD2130-NH4 | 4 [102] No-Hub  |   |

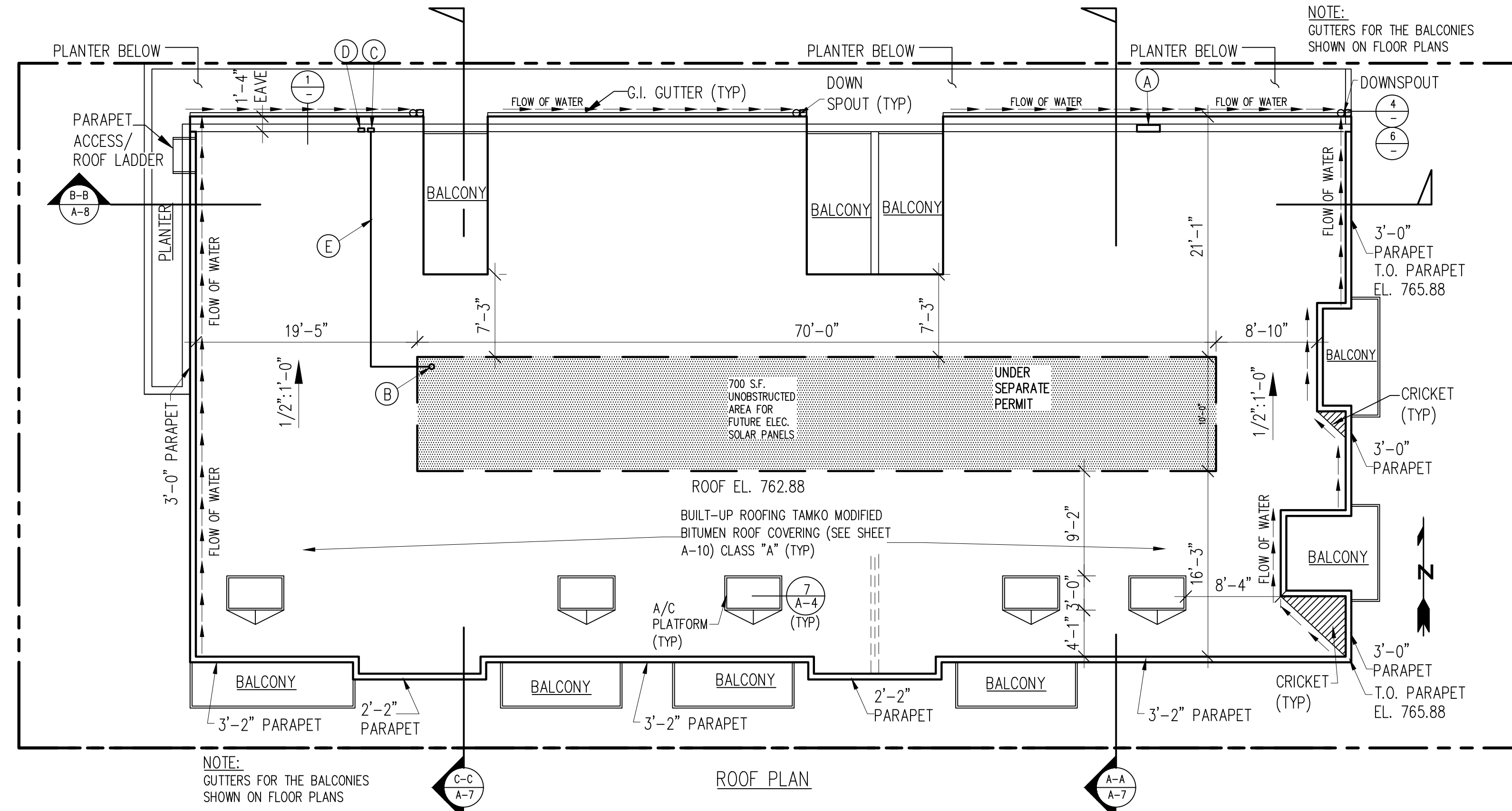
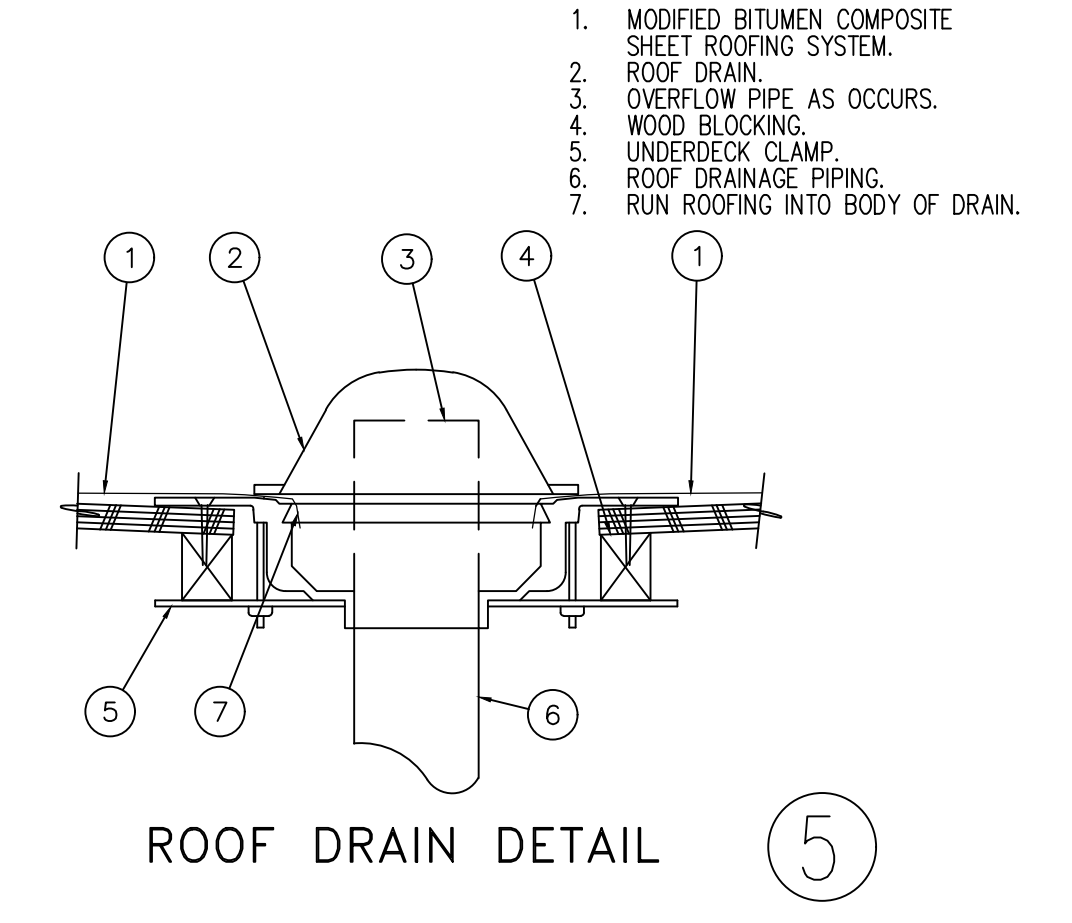
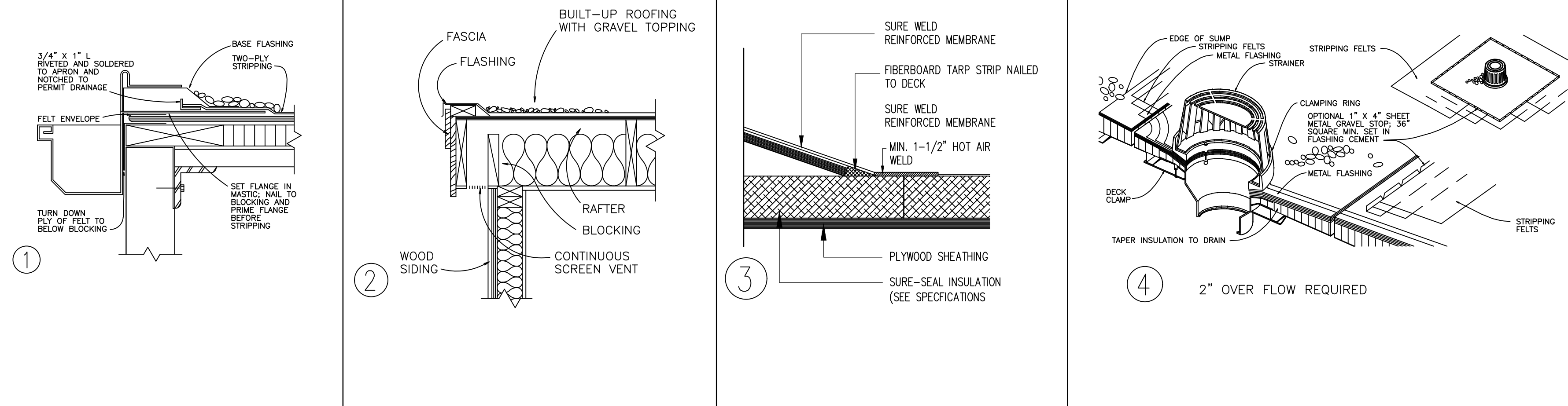
- Options:**
- C Underdeck Clamp
  - CI Cast Iron Dome Strainer for Overflow
  - OD Dome for Overflow
  - VP Vandal-Proof Screws for Dome



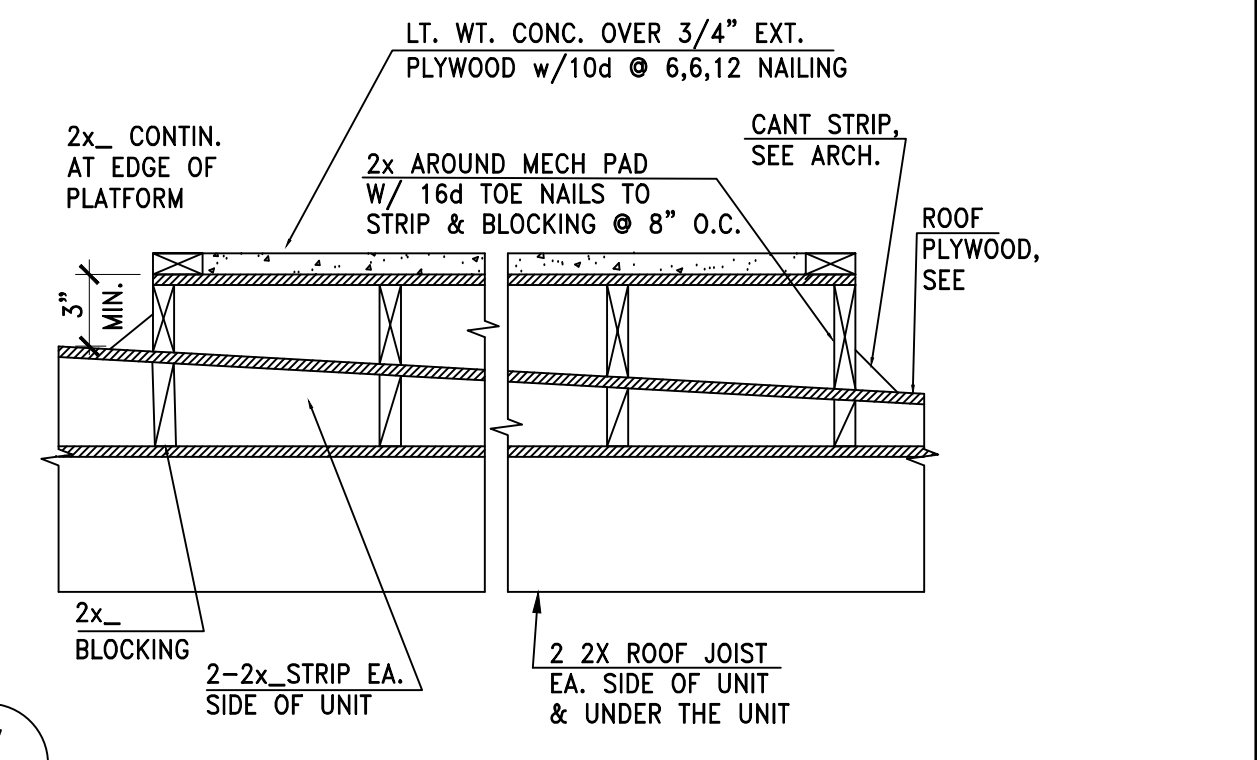
- Features**
- This unique drain offers connections for an overflow drain pipe to protect the roof from overflow conditions.
  - Integral roof sump receiver.
  - Cast iron clamp device is provided to ensure strength and stability necessary for a water-tight seal.

ZURN LIGHT COMMERCIAL PLUMBING PRODUCTS • 2640 South Work Street • Falconer, NY 14733  
Phone: 1-800-998-5860 • Fax: 716-665-3126 • World Wide Web: www.zurn.com

Rev. F Date: 11/9/05 C.N. No. 94195  
Dwg. No. 63737 Product No. RD2130



- (A) WATER TANK
- (B) METAL CONDUIT TERMINATION
- (C) INVERTER
- (D) ELECTRICAL PANEL
- (E) PIPE
- (F) 1" METAL CONDUIT



**ROOF AREA:**  
4,600 S.F.

**REQUIRED:**  
SOLAR ROOF AREA EQUAL TO OR GREATER THAN 15% ROOF AREA  
15% OF 4,600 S.F. =  
690 S.F. OF SOLAR ZONE AREA

**PROVIDED:**  
700 S.F. OF SOLAR ZONE AREA

**NOTE:**

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)

2. 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))

**NOTE:**

1. COOL ROOF COATING IS REQUIRED. ALL COOL ROOF PRODUCT SHALL HAVE A CLEARLY VISIBLE PACKAGING LABEL THAT LISTS THE REFLECTANCE AND EMITTANCE TESTED IN ACCORDANCE WITH CCRG-1, [141, 142, 149(b) 1B] (SEE HANDOUT SHEETS #7 & 8 ON SHEET GBC-1)

2. FOR SIZE SEE STORM WATER MANAGEMENT PLANS

3. THE ROOF DRAIN AND OVERFLOW DRAIN MUST BE INDEPENDANT LINES TO A YARD BOX.

4. ALL DOWN SPOUTS DRAIN TO LID PLANTER

**OWNER:** ALON GAMLIEL  
6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605  
(818) 963-1683

**ARCHITECT/DESIGNER:** ART CONSTRUCTION SERVICES  
144 S. First St., suite 201, Burbank, CA, 91502  
TEL: (818) 963-1160, FAX: (818) 963-1160

**PROJECT:** NEW 5-JUNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
**ADDRESS:** 6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605

**JOB NO.:** \*\* - \*\*

**SHEET TITLE:** ROOF PLAN

**NOT FOR CONST.**  
**ISSUED FOR PERMIT**  
**ISSUED FOR CONST.**

**SCALE:** 1/8"=1'-0" U.M.O.

**SHEET NO.:** A-4

6

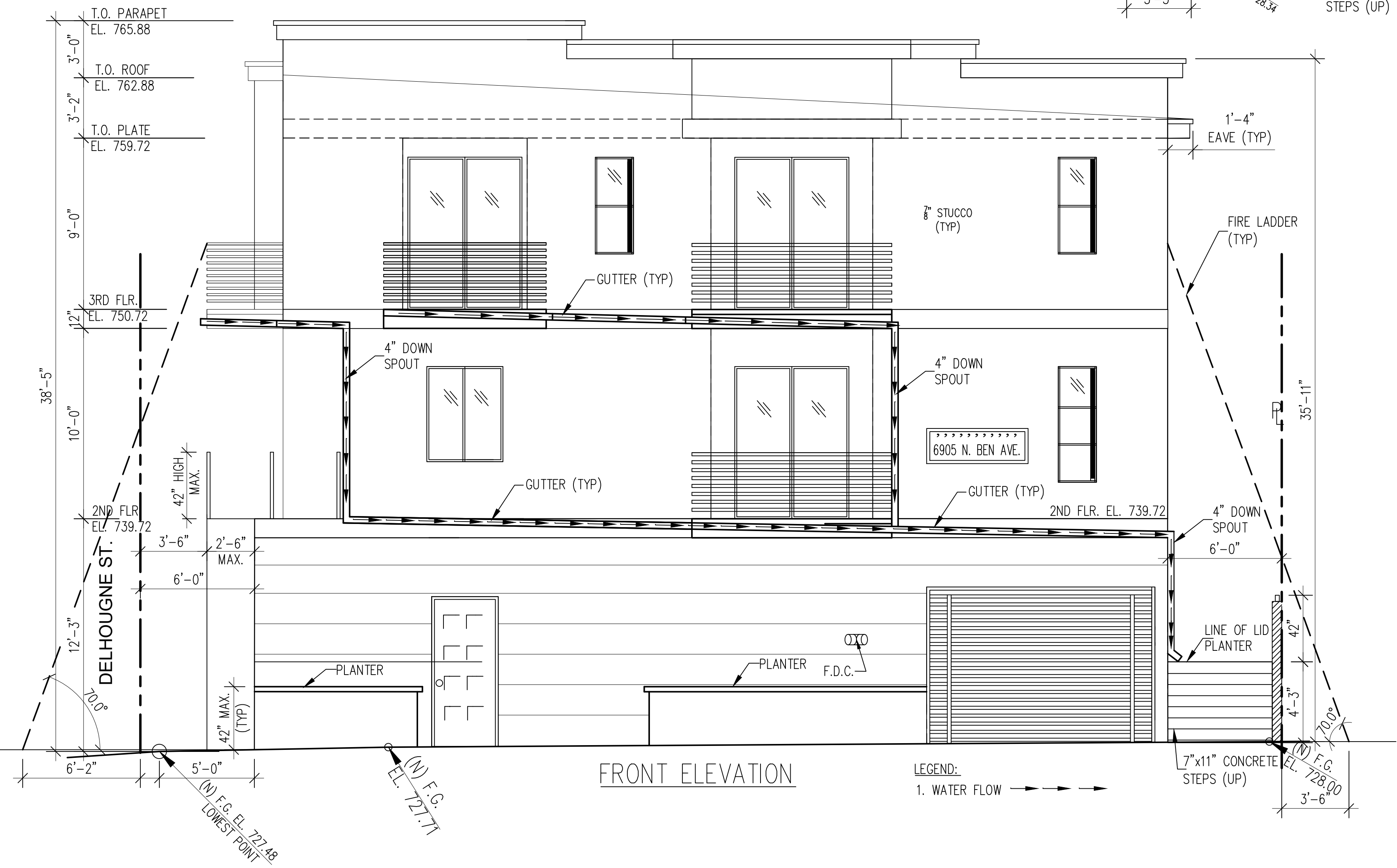
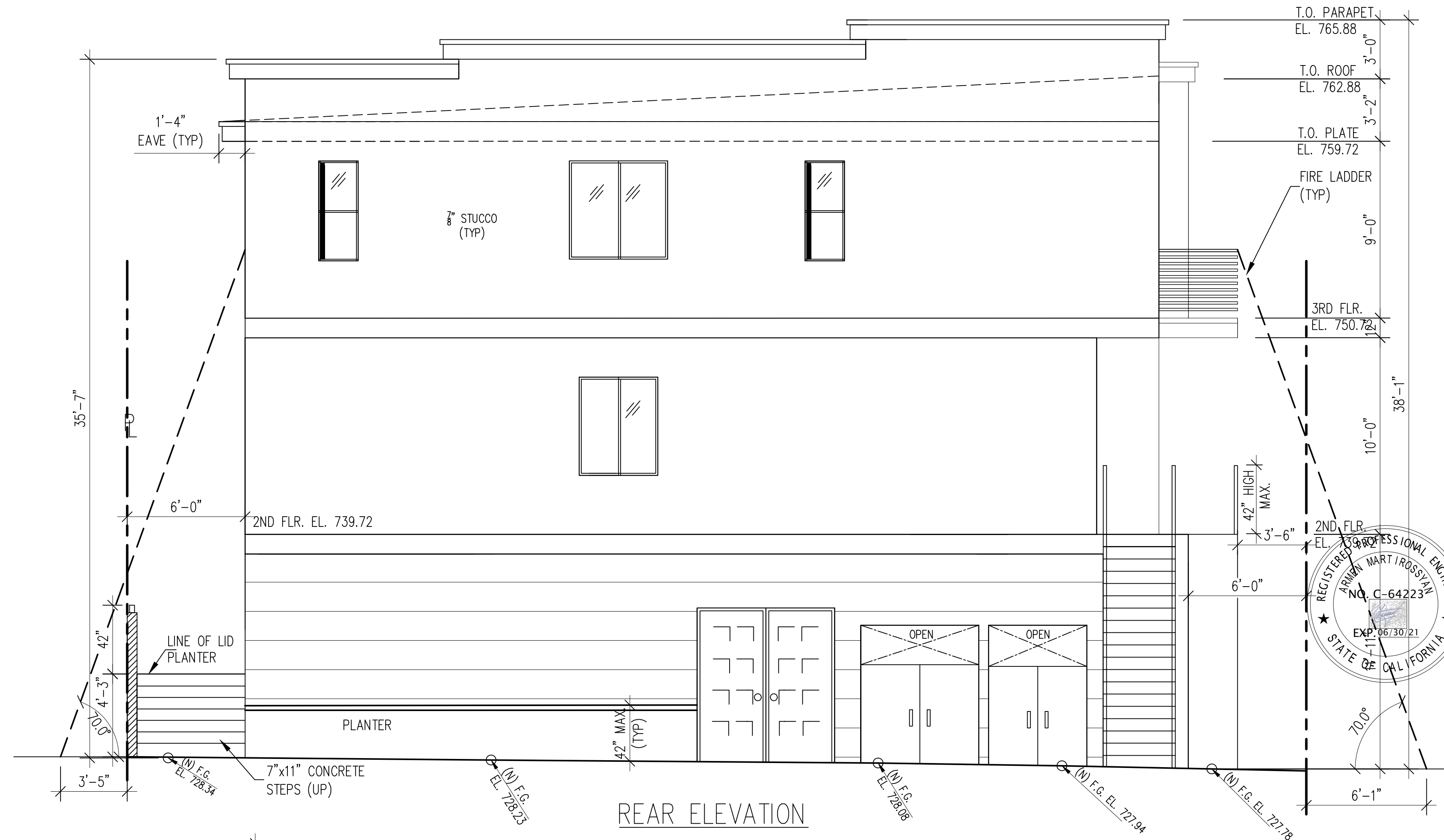
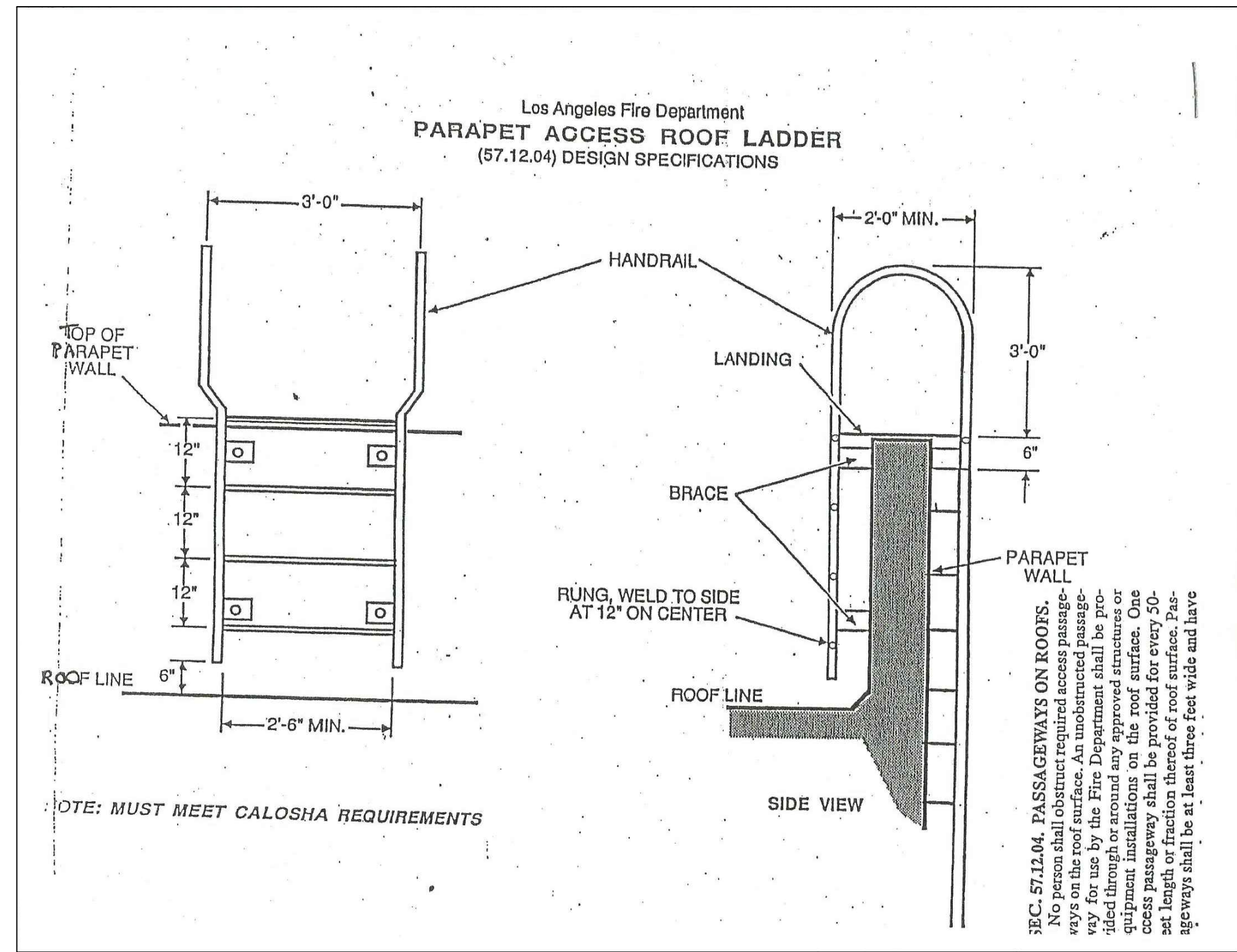
**ROOF AREA:**  
4,600 S.F.

**REQUIRED:**  
SOLAR ROOF AREA EQUAL TO OR GREATER THAN 15% ROOF AREA:  
15% OF 4,600 S.F. =  
690 S.F. OF SOLAR ZONE AREA

**PROVIDED:**  
700 S.F. OF SOLAR ZONE AREA

7

EQUIPMENT PLATFORM



**NOTE:**  
PROVIDE ANTI-GRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306) (SEE SHEET A-11 FOR LARR # RR 25080-T)

**OWNER:** ALON GAMLIEL  
6905 N. BEN AVE.  
NORTH HOLLYWOOD, CA 91605  
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144 S. First St., suite 201, Burbank, CA, 91502  
TEL: (818) 963-1160, FAX: (818) 963-1160

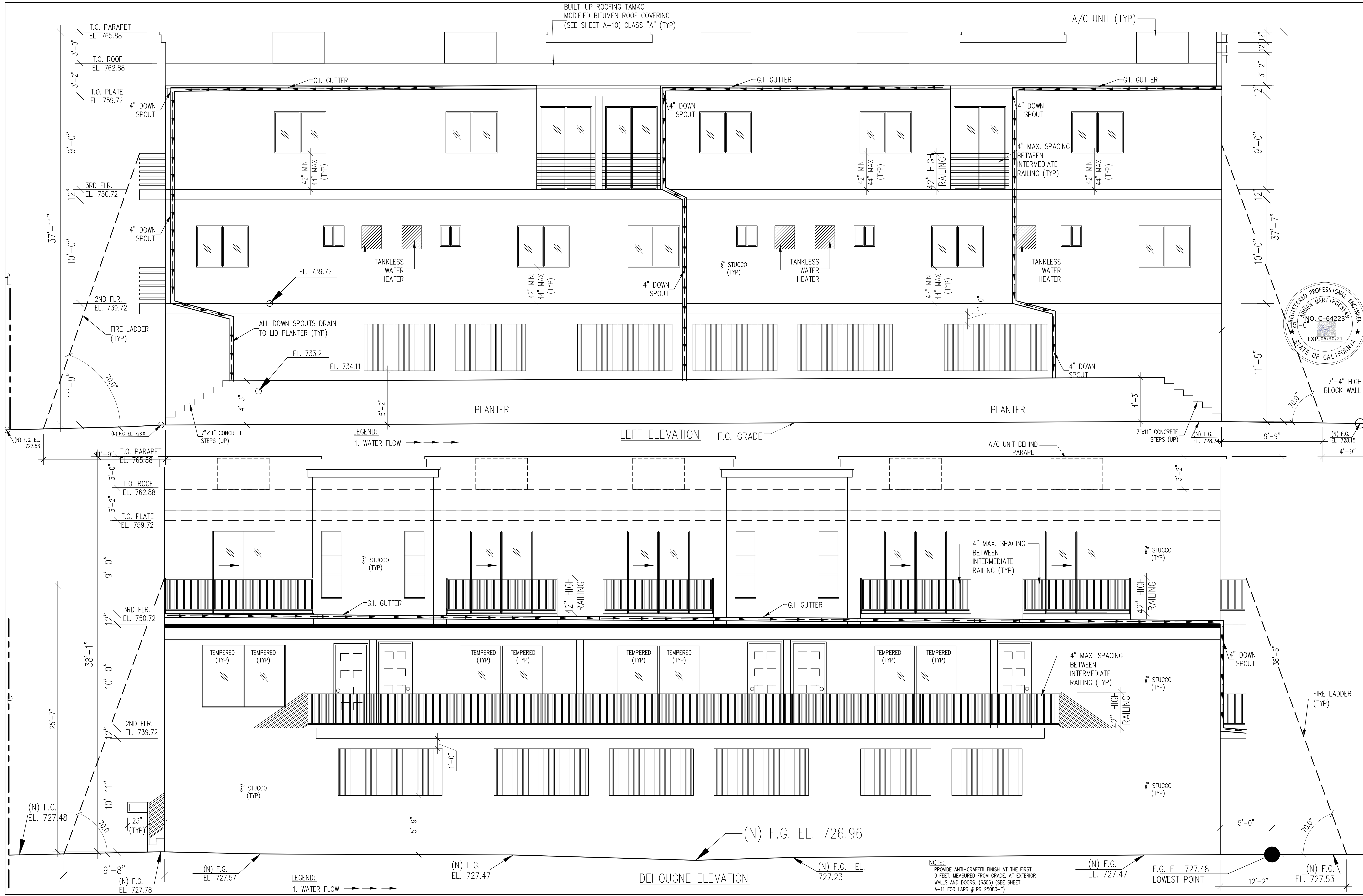
**ENGINEER:** ALON GAMLIEL  
144 S. First St., suite 201, Burbank, CA, 91502  
TEL: (818) 963-1160, FAX: (818) 963-1160

**PROJECT:** NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
**ADDRESS:** 6905 N. BEN AVE., NORTH HOLLYWOOD, CA 91605

**JOB NO.:** \*\*\*  
**SHEET TITLE:** ELEVATIONS

**NOT FOR CONST.**  
**ISSUED FOR PERMIT**  
**ISSUED FOR CONST.**

**SCALE:** 1/4"=1'-0" U.N.O.  
**SHEET NO.:** **A-5**



BUILT-UP ROOFING TAMKO  
MODIFIED BITUMEN ROOF COVERING  
(SEE SHEET A-10) CLASS "A" (TYP)

A/C UNIT (TYP)

T.O. PARAPET  
EL. 765.88  
3'-0"  
T.O. ROOF  
EL. 762.88  
3'-2"  
T.O. PLATE  
EL. 759.72  
4" DOWN SPOUT  
9'-0"  
12"  
3RD FLR.  
EL. 750.72  
4" DOWN SPOUT  
10'-0"  
12"  
2ND FLR.  
EL. 739.72  
FIRE LADDER (TYP)  
11'-9"  
70°

12" 3'-2"  
9'-0"  
12"  
37'-7"  
10'-0"  
11'-5"  
70°  
7'-4" HIGH BLOCK WALL  
9'-9"  
4'-9"  
(N) F.G. EL. 728.0  
(N) F.G. EL. 728.34  
(N) F.G. EL. 728.15  
(N) F.G. EL. 727.53

(N) F.G. EL. 727.53  
1'-9"  
T.O. PARAPET  
EL. 765.88  
3'-0"  
T.O. ROOF  
EL. 762.88  
3'-2"  
T.O. PLATE  
EL. 759.72  
9'-0"  
12"  
3RD FLR.  
EL. 750.72  
4" DOWN SPOUT  
38'-1"  
12"  
25'-7"  
10'-0"  
12"  
2ND FLR.  
EL. 739.72  
10'-11"  
70°  
9'-8"  
(N) F.G. EL. 727.78  
(N) F.G. EL. 727.48  
23" (TYP)

3'-2"  
4" MAX. SPACING BETWEEN INTERMEDIATE RAILING (TYP)  
8" STUCCO (TYP)  
42" HIGH RAILING  
4" DOWN SPOUT  
38'-5"  
70°  
FIRE LADDER (TYP)  
5'-0"  
12'-2"  
(N) F.G. EL. 726.96  
(N) F.G. EL. 727.47  
(N) F.G. EL. 727.23  
(N) F.G. EL. 727.47  
F.G. EL. 727.48  
LOWEST POINT  
(N) F.G. EL. 727.53

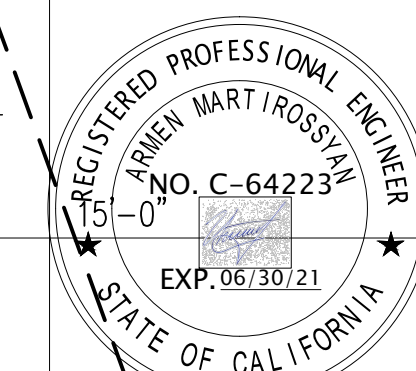
LEGEND:  
1. WATER FLOW

LEFT ELEVATION F.G. GRADE

LEGEND:  
1. WATER FLOW

DEHOUGNE ELEVATION

NOTE:  
PROVIDE ANTI-CRAFFITI FINISH AT THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. (6306) (SEE SHEET A-11 FOR LARR # RR 25080-1)



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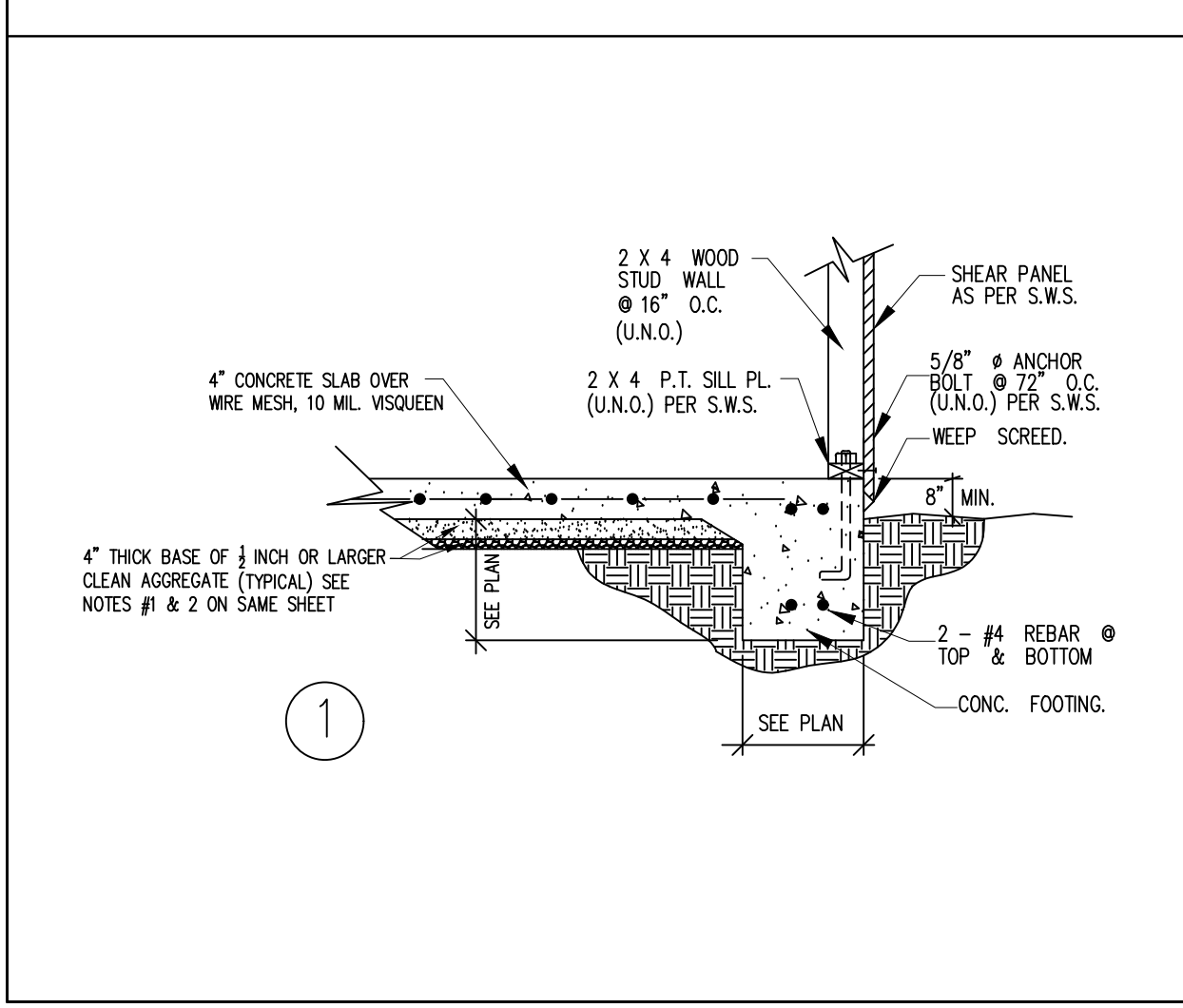
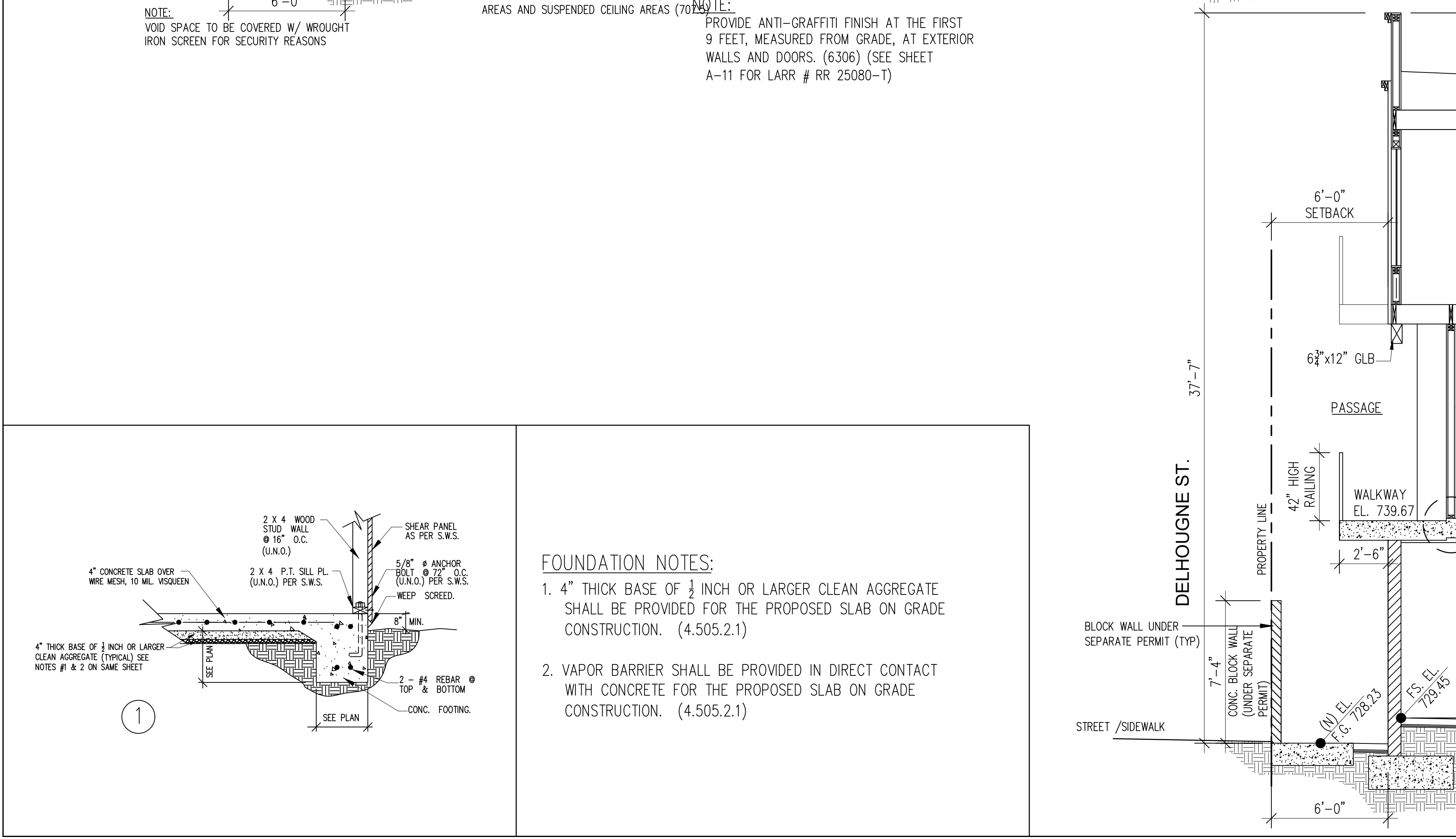
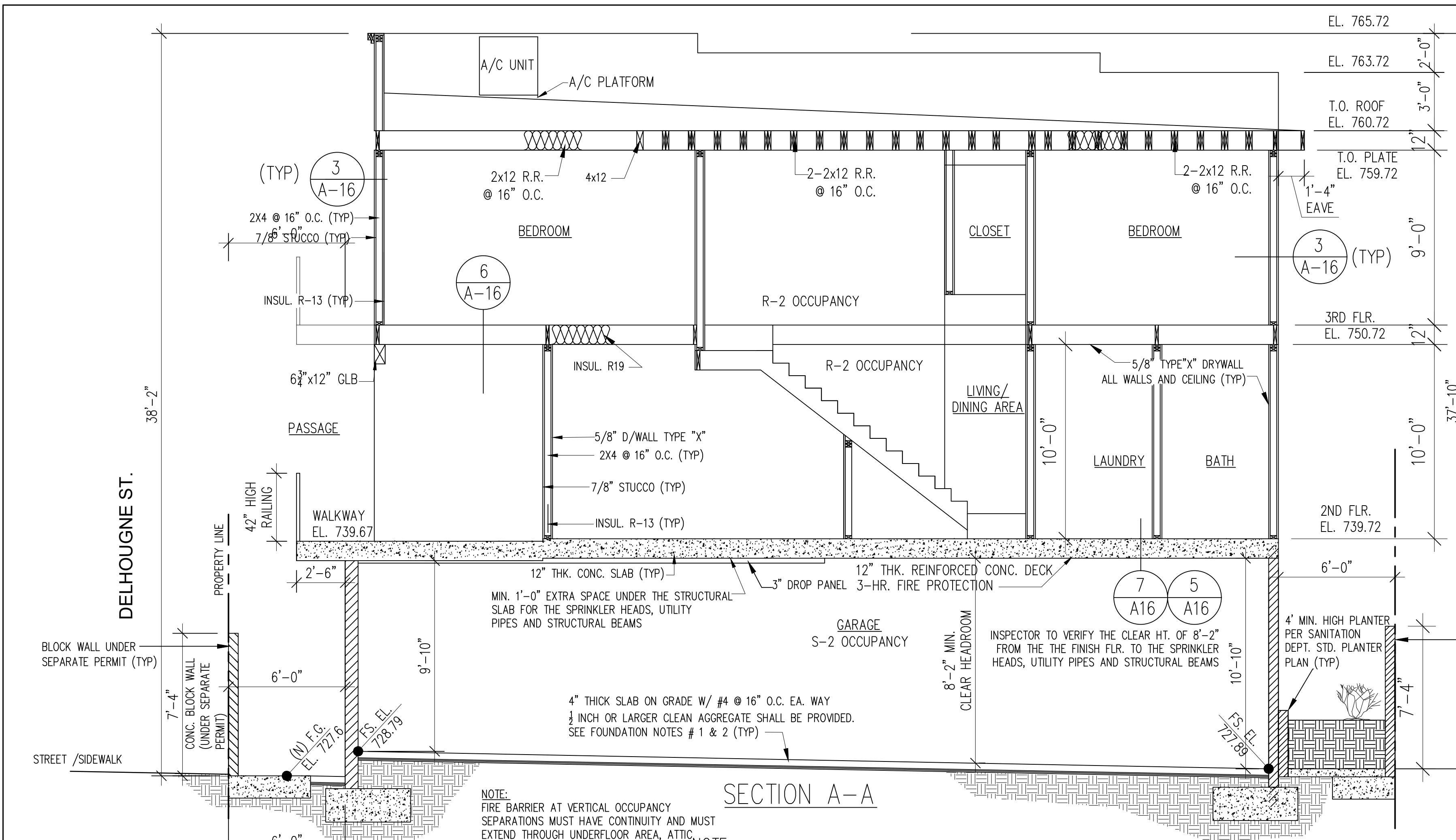
ARCHITECT/DESIGNER: ART CONSTRUCTION SERVICES  
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PROJECT: NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
ADDRESS: 6905 N. BEN AVE., NORTH HOLLYWOOD, CA 91605

JOB NO.: \*\*\*  
SHEET TITLE: ELEVATIONS  
NOT FOR CONST.  
ISSUED FOR PERMIT  
ISSUED FOR CONST.  
SCALE: 1/4"=1'-0" U.N.O.  
SHEET NO. **A-6**





- FOUNDATION NOTES:**
- 4" THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2.1)
  - VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2.1)



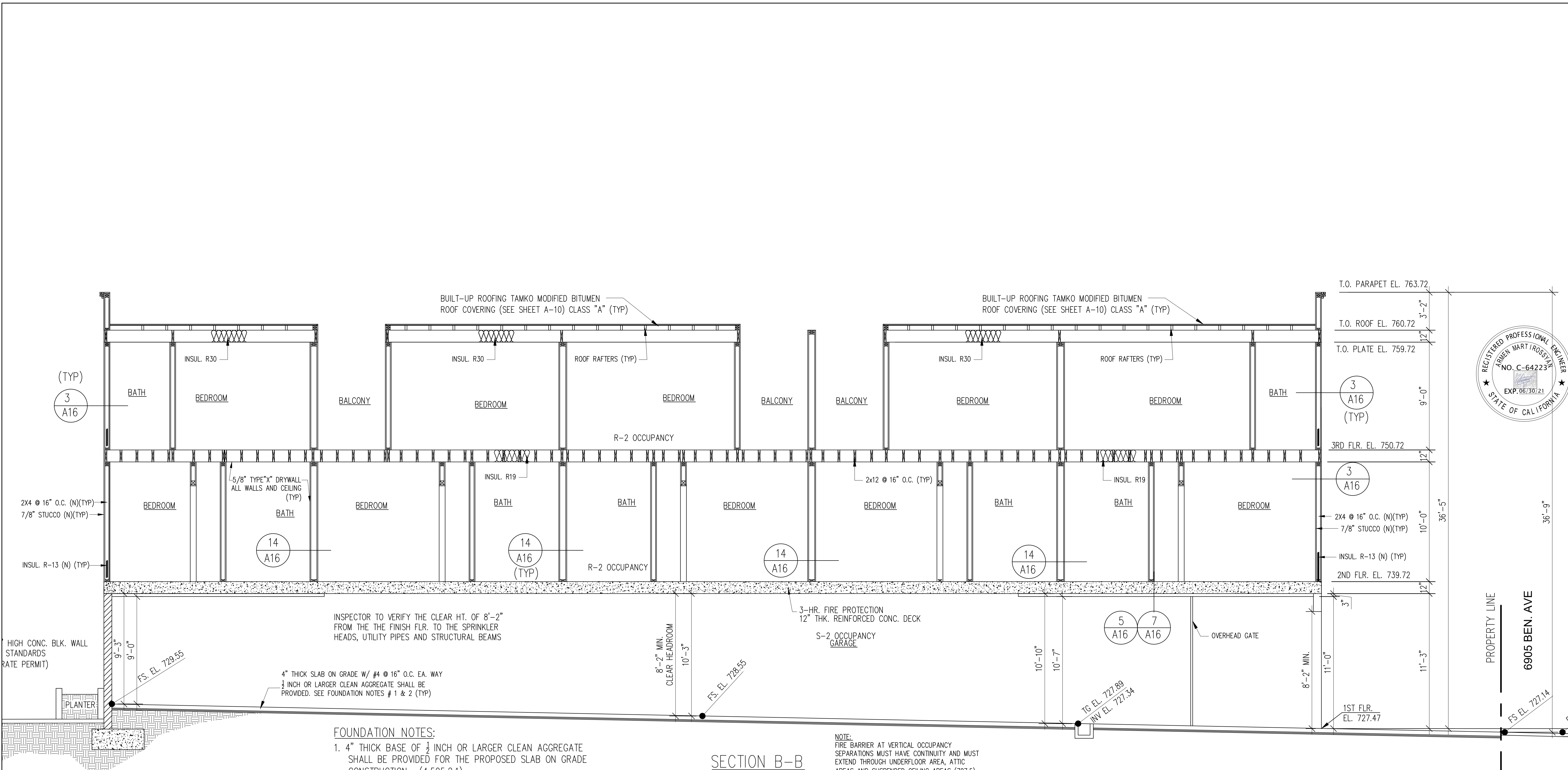
OWNER: ALON GAMLIEL  
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PROJECT: NEW 5-UNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
 ADDRESS: 6905 N. BEN AVE., NORTH HOLLYWOOD, CA 91605

JOB NO: \*\*\*  
 SHEET TITLE: SECTIONS  
 NOT FOR CONST.  
 ISSUED FOR PERMIT  
 ISSUED FOR CONST.  
 SCALE: 1/4"=1'-0" U.M.O.  
 SHEET NO. **A-7**



**SECTION B-B**

**FOUNDATION NOTES:**

- 4" THICK BASE OF 3/4" INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2.1)
- VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2.1)

**NOTE:**  
FIRE BARRIER AT VERTICAL OCCUPANCY SEPARATIONS MUST HAVE CONTINUITY AND MUST EXTEND THROUGH UNDERFLOOR AREA, ATTIC AREAS AND SUSPENDED CEILING AREAS (707.5)

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**ENGINEER:** ARNEN MART ROSS  
NO. C-64223  
EXP. 06/30/21  
STATE OF CALIFORNIA

**PROJECT:** NEW 5-JUNIT APARTMENT BUILDING OVER GARAGE ON GRADE  
**ADDRESS:** 6905 N. BEN AVE., NORTH HOLLYWOOD, CA 91605

**JOB NO.:** \*\* \*\*  
**SHEET TITLE:** SECTIONS

NOT FOR CONST.  
ISSUED FOR PERMIT  
ISSUED FOR CONST.

SCALE: 1/4"=1'-0" U.N.O.  
**SHEET NO. A-8**

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

| ITEM         | DESCRIPTION OF BUILDING ELEMENTS  | NUMBER AND TYPE OF FASTENER <sup>a, b, c</sup>          | SPACING OF FASTENERS  |
|--------------|---|---|---|
| <b>Roof</b>  |   |   |   |
| 1            | Blocking between joists or rafters to top plate, toe nail                         | 3-8d (2 1/2" x 0.113")                                  | -   |
| 2            | Ceiling joists to plate, toe nail   | 3-8d (2 1/2" x 0.113")                                  | -   |
| 3            | Ceiling joists not attached to parallel rafter, laps over partitions, face nail   | 3-10d   | -   |
| 4            | Collar tie rafter, face nail or 1 1/4" x 20 gage ridge strap                      | 3-10d (3" x 0.128")                                     | -   |
| 5            | Rafter to plate, toe nail   | 2-16d (3 1/2" x 0.135")                                 | -   |
| 6            | Roof rafters to ridge, valley or hip rafters:<br>toe nail<br>face nail            | 4-16d (3 1/2" x 0.135")<br>3-16d (3 1/2" x 0.135")      | -   |
| <b>Wall</b>  |   |   |   |
| 7            | Built-up corner studs   | 10d (3" x 0.128")                                       | 24" o.c.  |
| 8            | Built-up header, two pieces with 1/2" spacer                                      | 16d (3 1/2" x 0.135")                                   | 16" o.c. along each edge  |
| 9            | Continued header, two pieces  | 16d (3 1/2" x 0.135")                                   | 16" o.c. along each edge  |
| 10           | Continuous header to stud, toe nail   | 4-8d (2 1/2" x 0.113")                                  | -   |
| 11           | Double studs, face nail   | 10d (3" x 0.128")                                       | 24" o.c.  |
| 12           | Double top plates, face nail  | 10d (3" x 0.128")                                       | 24" o.c.  |
| 13           | Double top plates, minimum 48-inch offset of end joints, face nail in lapped area | 8-16d (3 1/2" x 0.135")                                 | -   |
| 14           | Sole plate to joist or blocking, face nail  | 16d (3 1/2" x 0.135")                                   | 16" o.c.  |
| 15           | Sole plate to joist or blocking at braced wall panels                             | 3-16d (3 1/2" x 0.135")                                 | 16" o.c.  |
| 16           | Stud to sole plate, toe nail  | 3-8d (2 1/2" x 0.113")<br>or<br>2-16d (3 1/2" x 0.135") | -   |
| 17           | Top or sole plate to stud, end nail   | 2-16d (3 1/2" x 0.135")                                 | -   |
| 18           | Top plates, laps at corners and intersections, face nail                          | 2-10d (3" x 0.128")                                     | -   |
| 19           | 1" brace to each stud and plate, face nail  | 2-8d (2 1/2" x 0.113")<br>2 staples 1 1/4"              | -   |
| 20           | 1" x 6" sheathing to each bearing, face nail                                      | 2-8d (2 1/2" x 0.113")<br>2 staples 1 1/4"              | -   |
| 21           | 1" x 8" sheathing to each bearing, face nail                                      | 2-8d (2 1/2" x 0.113")<br>3 staples 1 1/4"              | -   |
| 22           | Wider than 1" x 8" sheathing to each bearing, face nail                           | 3-8d (2 1/2" x 0.113")<br>4 staples 1 1/4"              | -   |
| <b>Floor</b> |   |   |   |
| 23           | Joist to sill or girder, toe nail   | 3-8d (2 1/2" x 0.113")                                  | -   |
| 24           | 1" x 6" subfloor or less to each joist, face nail                                 | 2-8d (2 1/2" x 0.113")<br>2 staples 1 1/4"              | -   |
| 25           | 2" subfloor to joist or girder, blind and face nail                               | 2-16d (3 1/2" x 0.135")                                 | -   |
| 26           | Rim joist to top plate, toe nail (roof applications also)                         | 8d (2 1/2" x 0.113")                                    | 6" o.c.   |
| 27           | 2" planks (plank & beam - floor & roof)   | 2-16d (3 1/2" x 0.135")                                 | at each bearing   |
| 28           | Built-up girders and beams, 2-inch lumber layers                                  | 10d (3" x 0.128")                                       | Nail each layer as follows:<br>32" o.c. at top and bottom and staggered. Two nails at ends and at each splice |
| 29           | Ledger strip supporting joists or rafters   | 3-16d (3 1/2" x 0.135")                                 | At each joist or rafter   |

| ITEM   | DESCRIPTION OF BUILDING MATERIALS              | DESCRIPTION OF FASTENER <sup>a, b, c</sup>   | Edges (inches) | Intermediate supports <sup>d, e</sup> (inches) |
|--|--|--|----------------|--|
| <b>Wood structural panels, subfloor, roof and interior wall sheathing to framing and particleboard wall sheathing to framing</b> |  |  |                |  |
| 30   | 3/8" x 1/2"                                    | 8d common (2" x 0.113") nail (subfloor wall)<br>8d common (2 1/2" x 0.131") nail (roof)  | 6              | 12 <sup>d</sup>                                |
| 31   | 5/16" x 1/2"                                   | 8d common (2" x 0.113") nail (subfloor wall)<br>8d common (2 1/2" x 0.131") nail (roof)  | 6              | 12 <sup>d</sup>                                |
| 32   | 1/2" x 1"                                      | 8d common nail (2 1/2" x 0.131")   | 6              | 12 <sup>d</sup>                                |
| 33   | 1 1/8" x 1 1/4"                                | 10d common (3" x 0.148") nail or<br>8d (2 1/2" x 0.131") deformed nail                   | 6              | 12   |
| <b>Other wall sheathing<sup>f</sup></b>  |  |  |                |  |
| 34   | 1/2" structural cellulose fiberboard sheathing | 1/2" galvanized roofing nail, 1/8" crown or<br>1" crown staple 16 ga., 1 1/2" long       | 3              | 6  |
| 35   | 5/8" structural cellulose fiberboard sheathing | 3/4" galvanized roofing nail, 1/8" crown or<br>1" crown staple 16 ga., 1 1/2" long       | 3              | 6  |
| 36   | 1/2" gypsum sheathing <sup>g</sup>             | 1/2" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S | 7              | 7  |
| 37   | 5/8" gypsum sheathing <sup>g</sup>             | 3/4" galvanized roofing nail; staple galvanized, 1 1/2" long; 1 1/4" screws, Type W or S | 7              | 7  |
| <b>Wood structural panels, combination subfloor underlayment to framing</b>  |  |  |                |  |
| 38   | 3/4" and less                                  | 8d deformed (2" x 0.120") nail or<br>8d common (2 1/2" x 0.131") nail                    | 6              | 12   |
| 39   | 7/8" - 1"                                      | 8d common (2 1/2" x 0.131") nail or<br>8d deformed (2 1/2" x 0.120") nail                | 6              | 12   |
| 40   | 1 1/8" - 1 1/4"                                | 10d common (3" x 0.148") nail or<br>8d deformed (2 1/2" x 0.120") nail                   | 6              | 12   |

For St: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 mile per hour = 0.447 m/s; 1ksi = 6.895 MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi for shank diameter of 0.132 inch (20d common nail), 90 ksi for shank diameters larger than 0.142 inch but not larger than 0.177 inch, and 100 ksi for shank diameters of 0.142 inch or less.

b. Staples are 16 gage wire and have a minimum 7/16-inch in diameter crown width.

c. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.

d. Four-foot-by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

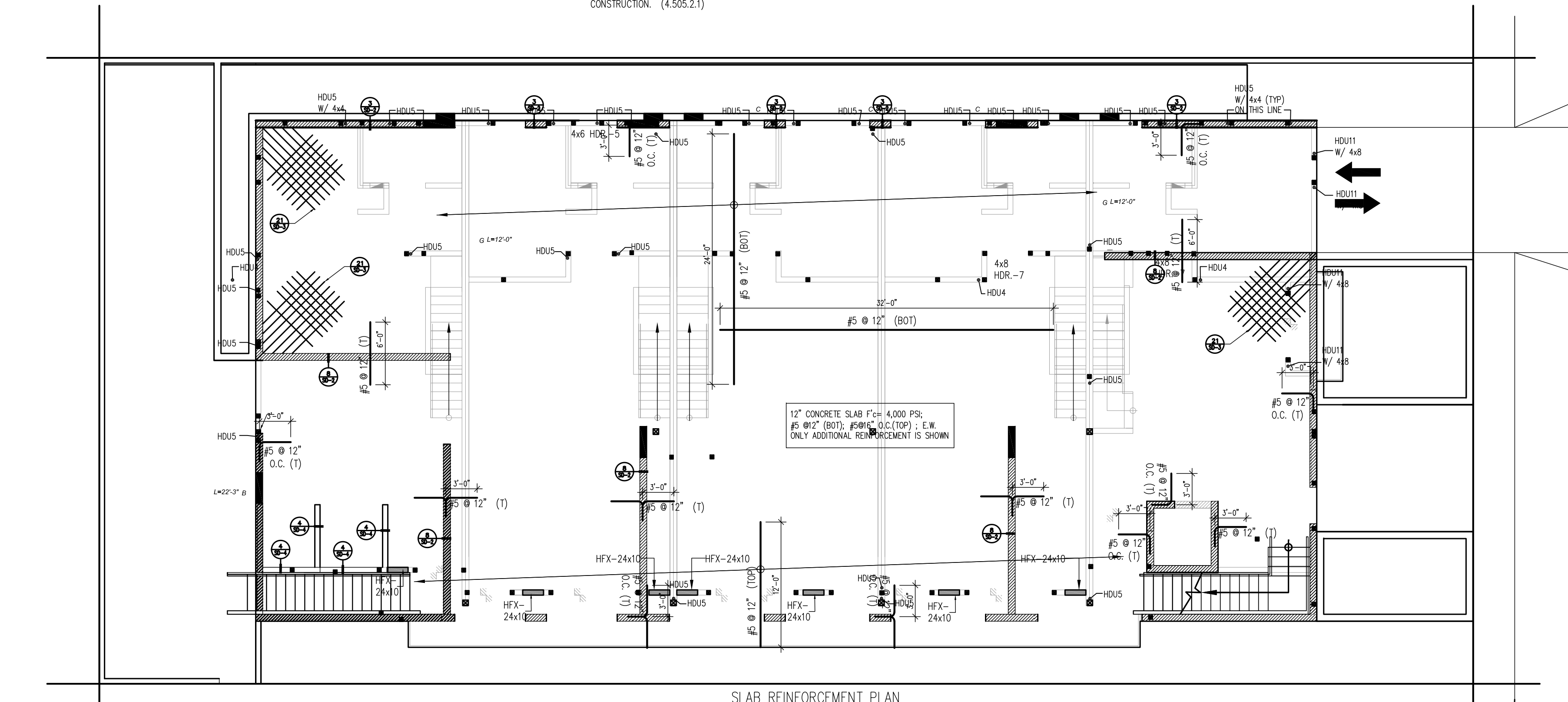
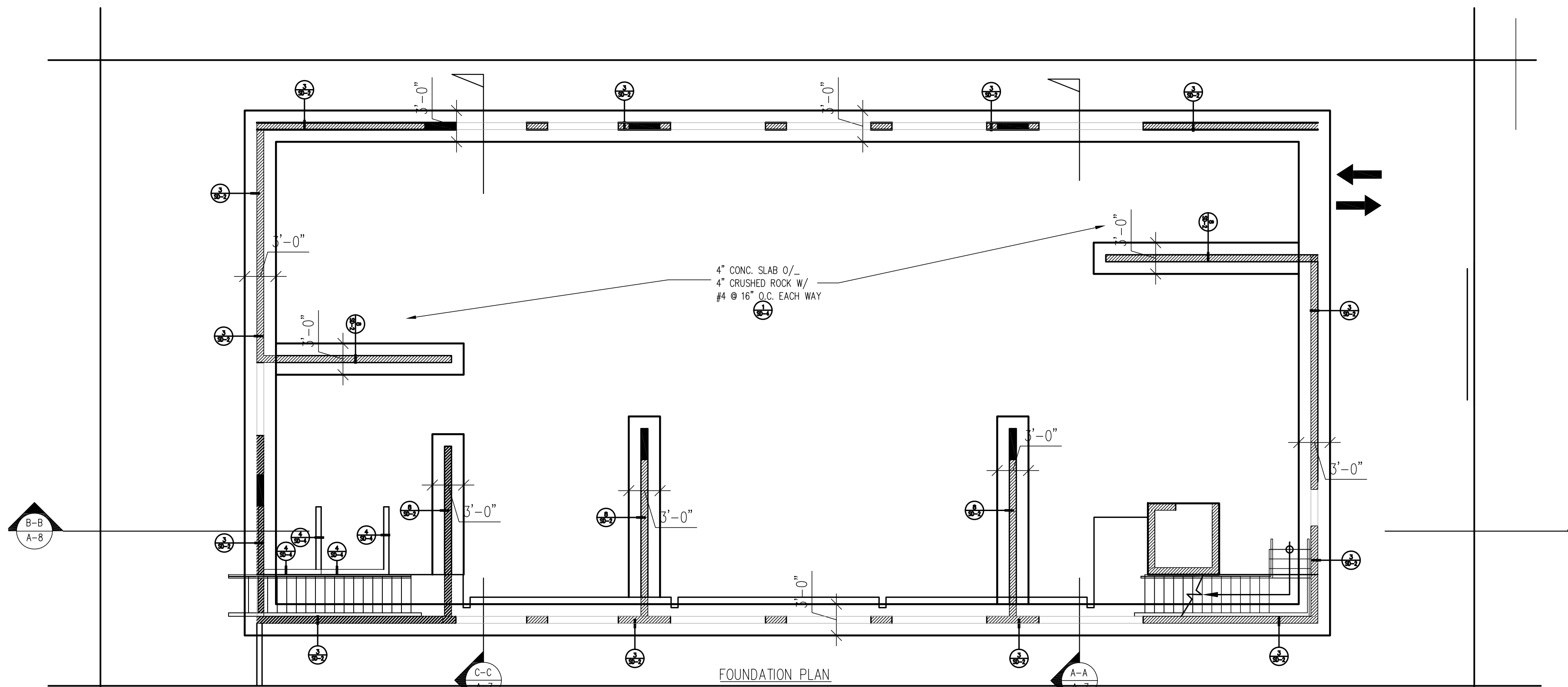
e. Spacing of fasteners not included in this table shall be based on Table R602.3(2).

f. For regions having basic wind speed of 110 mph or greater, 8d deformed (2 1/2" x 0.120) nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.

g. For regions having basic wind speed of 100 mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C 1396 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and required blocking and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and required blocking. Blocking of roof or floor sheathing panel edges perpendicular to the framing members need not be provided except as required by other provisions of this code. Floor perimeter shall be supported by framing members or solid blocking.



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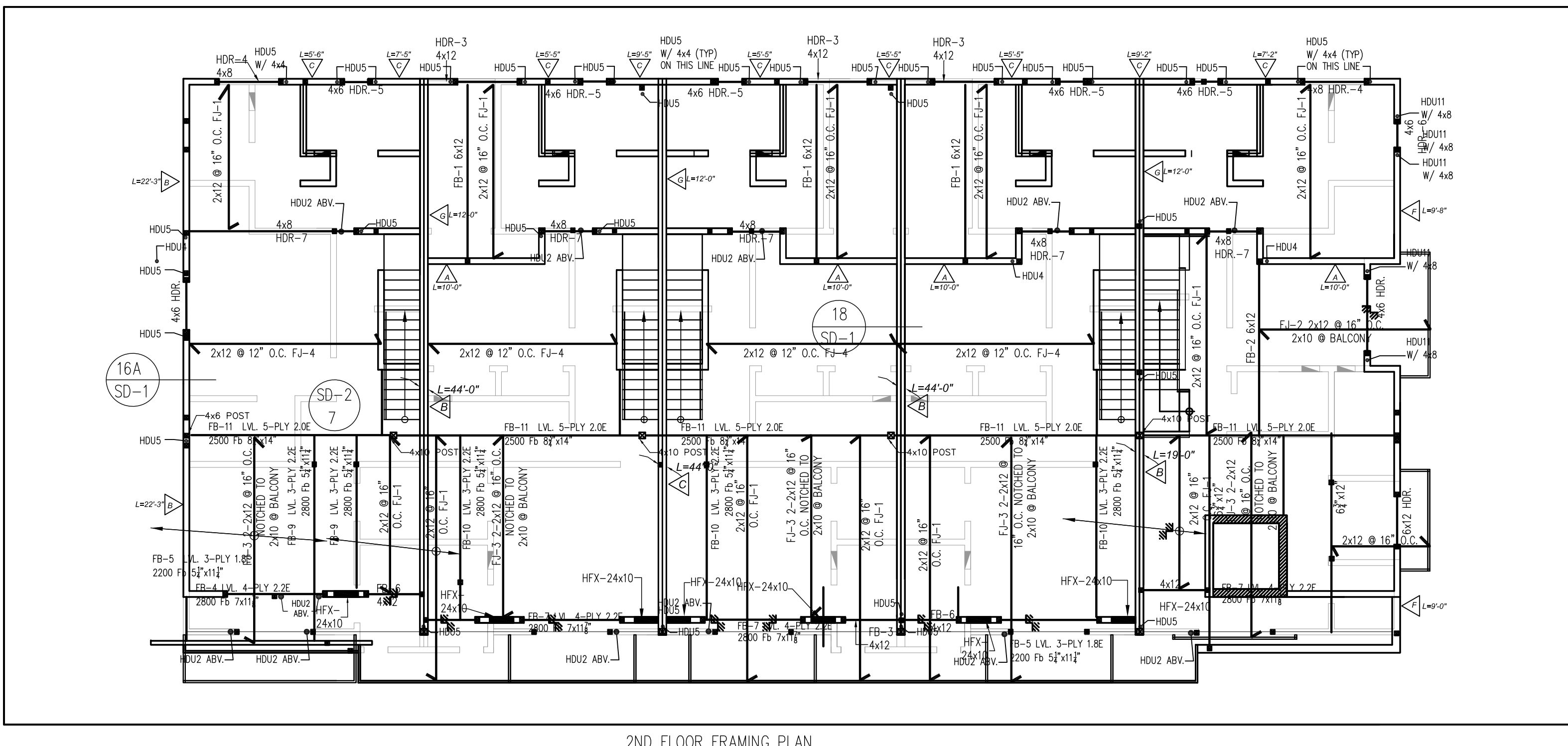
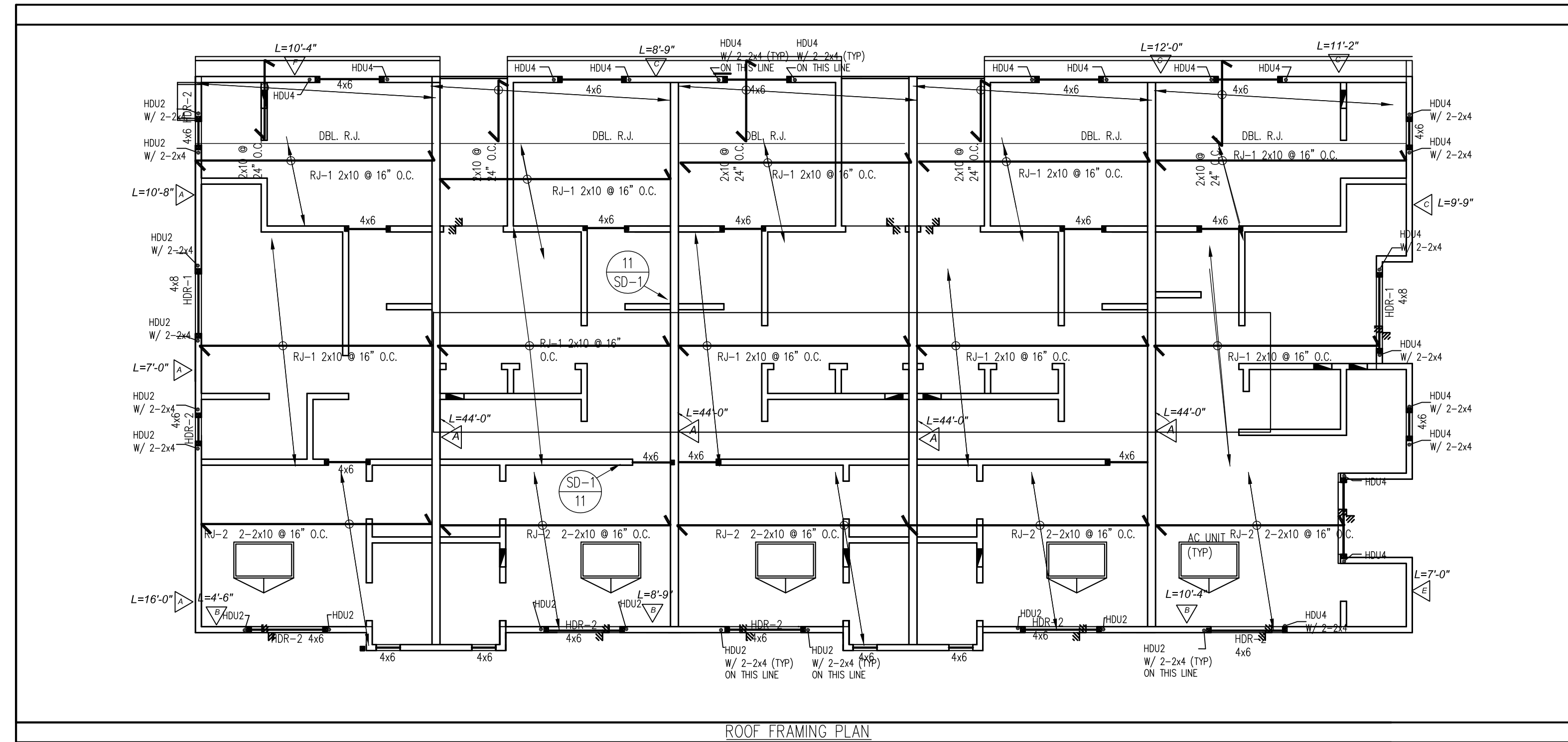
**REGISTERED PROFESSIONAL ENGINEER**  
 ARMEN MARTROSSIAN  
 NO. C-642233  
 EXP. 06/30/21  
 STATE OF CALIFORNIA

**PROJECT:** NEW 5-UNIT APARTMENT BUILDING OVER SEMI-SUB. PARKING GARAGE  
**ADDRESS:** 605 BEN AVE  
 NORTH HOLLYWOOD, CA 91605

**JOB NO.:** \*\*\*  
**SHEET TITLE:** FOUNDATION PLAN  
 SLAB REINFORCEMENT PLAN

**NOT FOR CONST.**  
**ISSUED FOR PERMIT**  
**ISSUED FOR CONST.**

**SCALE:** 1/8" = 1'-0" U.N.O.  
**SHEET NO.** S-1



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ENGINEER: ARMEN MARTROSSYAN  
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 STATE OF CALIFORNIA

PROJECT: NEW 5-UNIT APARTMENT BUILDING OVER SEMI-SUB. PARKING GARAGE  
 ADDRESS: 6509 BEN AVENUE  
 NORTH HOLLYWOOD, CA 91605

JOB NO: \*\*\*

SHEET TITLE: 2ND FLR. FRAMING ROOF FRAMING

NOT FOR CONST.  
 ISSUED FOR PERMIT  
 ISSUED FOR CONST.

SCALE: 1/8"=1'-0" U.N.O.

SHEET NO. **S-2**

### CITY OF LOS ANGELES NOTES:

1. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1706.1

2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH FC> 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19, 21, AND 22)

3. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (2304.11.2.4)

4. FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE LADBS FOR (STRUCTURAL STEEL)(REINFORCING STEEL)(LIGHT GAUGE STEEL). CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.

5. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENCED FABRICATOR'S SHOP.

6. LADBS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL)

7. GLUE LAM BEAMS MUST BE FABRICATED IN A LADBS LICENCED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER T 5-A, 2005 NDS SUPP.

8. PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK D1A. AND FULL DIA. FOR SMOOTH SHANK PORTION.

9. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS. (1707.3)

10. CONTROLLED ACTIVITY INSPECTION IS REQUIRED FOR (BUILDINGS OVER 5 STORIES) (BUILDINGS OVER 50,000 SQ FT OF GROUND FLOOR AREA) (BUILDINGS OVER 200,000 SQ FT OF FLOOR AREA) (1704.19)

11. A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

### NOTES:

1. FOR DIMENSIONS & ELEVATIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.  
2. SEE S-1 & S-2 FOR GENERAL NOTES AND TYPICAL DETAILS.  
3. ALL NEW STUD WALLS ARE 2x4 AT 16"o.c. (UNLESS NOTED OTHERWISE).

4. PROVIDE 2-2x STUDS UNDER ALL BEAM ENDS WHERE NO POST IS CALLED FOR.  
5. HOLD-DOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION.

6. HOLD-DOWNS SHALL BE FINGER TIGHT AND 1/2" WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS.

7. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE LABC.

8. ALL SHEAR WALL MUST CARRY WITH SHEAR WALL MATERIAL TO ROOF SHEATHING. NO JOINTS NOR HINGES.

9. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORT. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.

10. ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.

11. ALL FOOTINGS SHALL BE FOUNDED INTO NATURAL UNDISTURBED SOIL.

12. EXPANSIVE SOIL REQUIREMENTS:  
IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTING MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS:

a) DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

b) EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

c) FOOTINGS SHALL BE REINFORCED WITH MINIMUM FOUR 1/2-INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.

d) THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

13. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

**TABLE 1704.4  
REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION**

| VERIFICATION AND INSPECTION  | CONTINUOUS | PERIODIC | REFERENCED STANDARD*                         | IBC REFERENCE            |
|--|------------|----------|--|--------------------------|
| 1. Inspection of reinforcing steel, including prestressing tendons, and placement.   | —          | X        | ACI 318: 3.5, 7.1-7.7                        | 1913.4                   |
| 2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5b.   | —          | —        | AWS D1.4<br>ACI 318: 3.5.2                   | —                        |
| 3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.  | X          | —        | —  | 1911.5                   |
| 4. Verifying use of required design mix.   | —          | X        | ACI 318: Ch. 4, 5.2-5.4                      | 1904.2.2, 1913.2, 1913.3 |
| 5. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete.          | X          | —        | ASTM C 172<br>ASTM C 31<br>ACI 318: 5.6, 5.8 | 1913.10                  |
| 6. Inspection of concrete and shotcrete placement for proper application techniques.   | X          | —        | ACI 318: 5.9, 5.10                           | 1913.6, 1913.7, 1913.8   |
| 7. Inspection for maintenance of specified curing temperature and techniques.  | —          | X        | ACI 318: 5.11-5.13                           | 1913.9                   |
| 8. Inspection of prestressed concrete:<br>a. Application of prestressing forces.<br>b. Grouting of bonded prestressing tendons in the seismic-force-resisting system.            | X<br>X     | —        | ACI 318: 18.20<br>ACI 318: 18.18.4           | —                        |
| 9. Erection of precast concrete members.   | —          | X        | ACI 318: Ch. 16                              | —                        |
| 10. Verification of in-situ concrete strength, prior to stressing of tendons in posttensioned concrete and prior to removal of shores and forms from beams and structural slabs. | —          | X        | ACI 318: 6.2                                 | —                        |
| 11. Inspect formwork for shape, location and dimensions of the concrete member being formed.   | —          | X        | ACI 318: 6.1.1                               | —                        |

For SI: 1 inch = 25.4 mm.  
a. Where applicable, see also Section 1707.1. Special inspection for seismic resistance.

**TABLE 1704.5.1  
LEVEL 1 SPECIAL INSPECTION**

| INSPECTION TASK   | FREQUENCY OF INSPECTION       |                                 | REFERENCE FOR CRITERIA                  |                            |   |
|---|-------------------------------|---------------------------------|---|----------------------------|---|
|   | Continuous during task listed | Periodically during task listed | IBC section                             | ACI 530/ASCE 5/TMS 402*    | ACI 530.1/ASCE 6/TMS 602*   |
| 1. As masonry construction begins, the following shall be verified to ensure compliance:<br>a. Proportions of site-prepared mortar.<br>b. Construction of mortar joints.<br>c. Location of reinforcement, connectors, prestressing tendons and anchorages.<br>d. Prestressing technique.<br>e. Grade and size of prestressing tendons and anchorages.   | —<br>—<br>—<br>—<br>—         | X<br>X<br>X<br>X<br>X           | —<br>—<br>—<br>—<br>—                   | —<br>—<br>—<br>—<br>—      | Art. 2.6A<br>Art. 3.3B<br>Art. 3.4, 3.6A<br>Art. 3.6B<br>Art. 2.4B, 2.4H  |
| 2. The inspection program shall verify:<br>a. Size and location of structural elements.<br>b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.<br>c. Specified size, grade and type of reinforcement.<br>d. Welding of reinforcing bars.<br>e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).<br>f. Application and measurement of prestressing force. | —<br>—<br>—<br>X<br>—<br>—    | X<br>X<br>X<br>—<br>X<br>X      | —<br>—<br>—<br>—<br>Sec. 2104.3, 2104.4 | —<br>—<br>—<br>—<br>—<br>— | Art. 3.3G<br>—<br>Art. 2.4, 3.4<br>—<br>—<br>Art. 1.8C, 1.8D<br>Art. 3.6B |
| 3. Prior to grouting, the following shall be verified to ensure compliance:<br>a. Grout space is clean.<br>b. Placement of reinforcement and connectors and prestressing tendons and anchorages.<br>c. Proportions of site-prepared grout and prestressing grout for bonded tendons.<br>d. Construction of mortar joints.   | —<br>—<br>—<br>—              | X<br>X<br>X<br>X                | —<br>—<br>—<br>—                        | —<br>—<br>—<br>—           | Art. 3.3G<br>Art. 3.4<br>Art. 2.6B<br>Art. 3.3B                           |
| 4. Grout placement shall be verified to ensure compliance with code and construction document provisions.<br>a. Grouting of prestressing bonded tendons.  | X<br>X                        | —<br>—                          | —<br>—                                  | —<br>—                     | Art. 3.5<br>Art. 3.6C   |
| 5. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.   | X                             | —                               | —                                       | —                          | Art. 1.4  |
| 6. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.  | —                             | X                               | —                                       | —                          | Art. 1.5  |

**TABLE 1704.5.2  
LEVEL 2 SPECIAL INSPECTION**

| INSPECTION TASK   | FREQUENCY OF INSPECTION       |                                 | REFERENCE FOR CRITERIA     |                            |  |
|---|-------------------------------|---------------------------------|----------------------------|----------------------------|--|
|   | Continuous during task listed | Periodically during task listed | IBC section                | ACI 530/ASCE 5/TMS 402*    | ACI 530.1/ASCE 6/TMS 602*  |
| 1. From the beginning of masonry construction, the following shall be verified to ensure compliance:<br>a. Proportions of site-prepared mortar, grout and prestressing grout for bonded tendons.<br>b. Placement of masonry units and construction of mortar joints.<br>c. Placement of reinforcement, connectors and prestressing tendons and anchorages.<br>d. Grout space prior to grouting.<br>e. Placement of grout.<br>f. Placement of prestressing grout.  | —<br>—<br>—<br>—<br>X<br>X    | X<br>X<br>X<br>—<br>—<br>—      | —<br>—<br>—<br>—<br>—<br>— | —<br>—<br>—<br>—<br>—<br>— | Art. 2.6A<br>Art. 3.3B<br>Art. 3.4, 3.6A<br>Art. 3.2D<br>Art. 3.5<br>Art. 3.6C |
| 2. The inspection program shall verify:<br>a. Size and location of structural elements.<br>b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction.<br>c. Specified size, grade and type of reinforcement.<br>d. Welding of reinforcing bars.<br>e. Protection of masonry during cold weather (temperature below 40°F) or hot weather (temperature above 90°F).<br>f. Application and measurement of prestressing force. | —<br>—<br>—<br>X<br>—<br>—    | X<br>X<br>X<br>—<br>X<br>X      | —<br>—<br>—<br>—<br>—<br>— | —<br>—<br>—<br>—<br>—<br>— | Art. 3.3G<br>—<br>Art. 2.4, 3.4<br>—<br>—<br>Art. 1.8C, 1.8D<br>Art. 3.6B      |
| 3. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.   | X                             | —                               | —                          | —                          | Art. 1.4   |
| 4. Compliance with required inspection provisions of the construction documents and the approved submittals shall be verified.  | —                             | X                               | —                          | —                          | Art. 1.5   |

For SI: \*C = (°F - 32)/1.8.  
a. The specific standards referenced are those listed in Chapter 35.

**TABLE 1704.7  
REQUIRED VERIFICATION AND INSPECTION OF SOILS**

| VERIFICATION AND INSPECTION TASK  | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
|---|-------------------------------|---------------------------------|
| 1. Verify materials below footings are adequate to achieve the design bearing capacity.                               | —                             | X                               |
| 2. Verify excavations are extended to proper depth and have reached proper material.                                  | —                             | X                               |
| 3. Perform classification and testing of controlled fill materials.   | —                             | X                               |
| 4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of controlled fill. | X                             | —                               |
| 5. Prior to placement of controlled fill, observe subgrade and verify that site has been prepared properly.           | —                             | X                               |

| PRODUCT MODEL NUMBER  | ICC ESR NO | LA RR NO   |
|---|------------|------------|
| SIMPSON EPOXY: SET-XP   | 2508       | 25744      |
| SIMPSON STRONG-TIE TOP FLANGE HANGERS FOR SAWN LUMBER                 | 2553       | 25800      |
| SIMPSON STRONG-TIE FACE MOUNT HANGERS FOR SAWN LUMBER                 | 2549/2523  | 2580/25807 |
| SIMPSON BOLT STYLE HOLDOWNS: HD2A, HD5, HD7, HND9, HD12, HD19         | 0143       | 25828      |
| SIMPSON SCREW STYLE HOLDOWNS: HDU..., HDQB, HDQD & PHD                | 2330       | 25720      |
| SIMPSON STRAPS: FHA, HST, LSTA, LSTI, MST, MSTA, MSTG, MSTI, ST, CMST | 2105       | 25713      |
| SIMPSON ANGLES, CLIPS & PLATES: A34, A35, LTP4, FC, HH, L, LS, Z      | 2606       | 25716      |
| HARDY FRAME SHEAR WALL PANELS: HFX                                    | 2089       | 25759      |
| LVL BY MURPHY ENGINEERED WOOD PRODUCTS                                | 161700     | 25953      |

OWNER: ARMEN TER-OGANESIAN  
144 S. FIRST ST.  
BURBANK, CA. 91501  
(818) 563-1160

ARCHITECT/DESIGNER: ART CONSTRUCTION SERVICES  
144 S. First St., suite 201, Burbank, CA, 91502  
TEL: (818) 563-1160, FAX: (818) 563-1160

ENGINEER: BEN A VENUJE  
6509 NORTH HOLLYWOOD, CA 91605  
TEL: (818) 563-1160, FAX: (818) 563-1160

PROJECT: NEW 5-UNIT APARTMENT BUILDING OVER SEMI-SUB. PARKING GARAGE

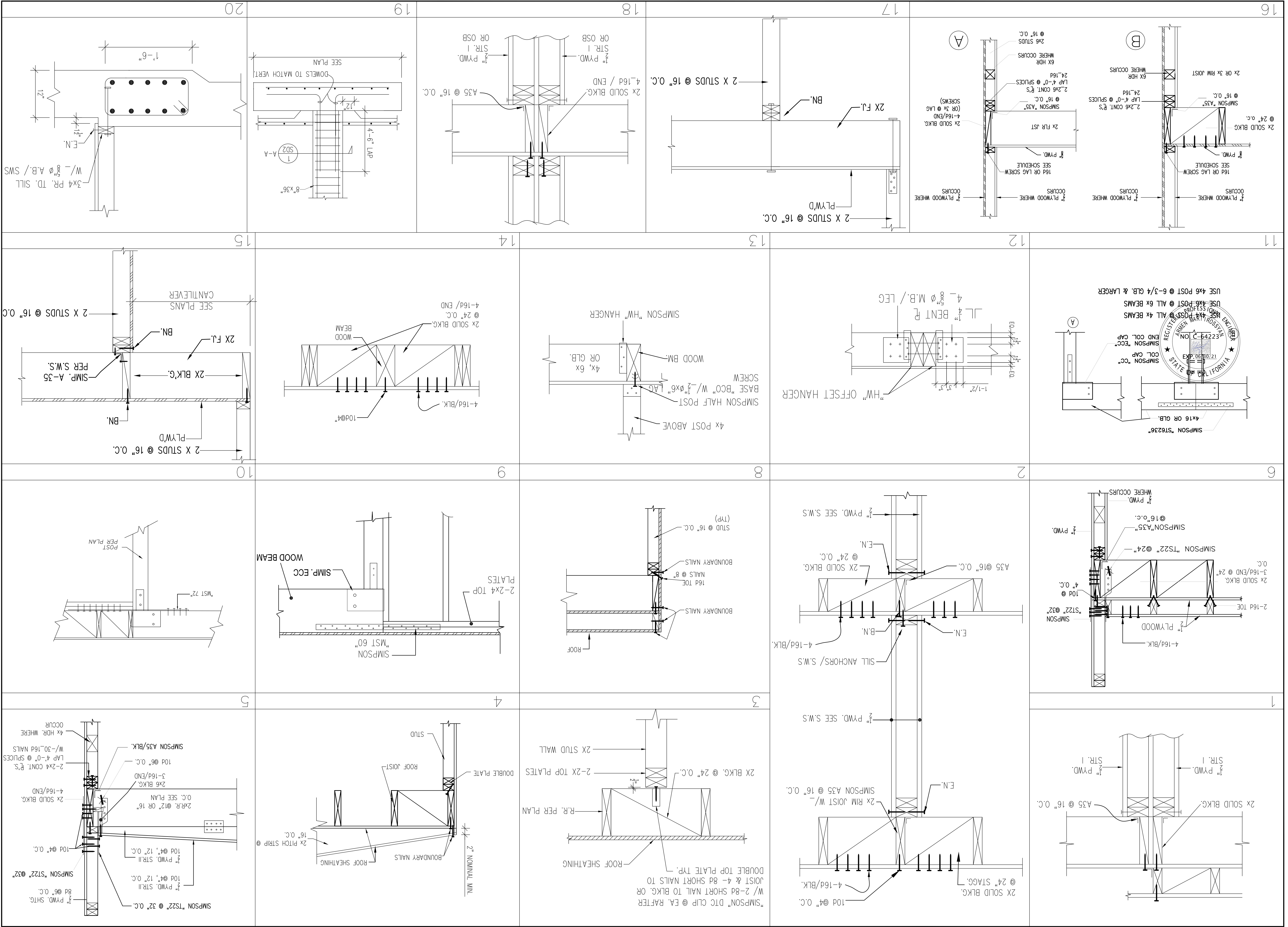
JOB NO: \*\*-\*

SHEET TITLE: SOILS APPROVAL LETTER

NOT FOR CONST.  
ISSUED FOR PERMIT  
ISSUED FOR CONST.

SCALE: N.T.S.

SHEET NO. S-3



**SD-1**

SHEET NO. SCALE: N.T.S. ISSUED FOR PERMIT NOT FOR CONST.

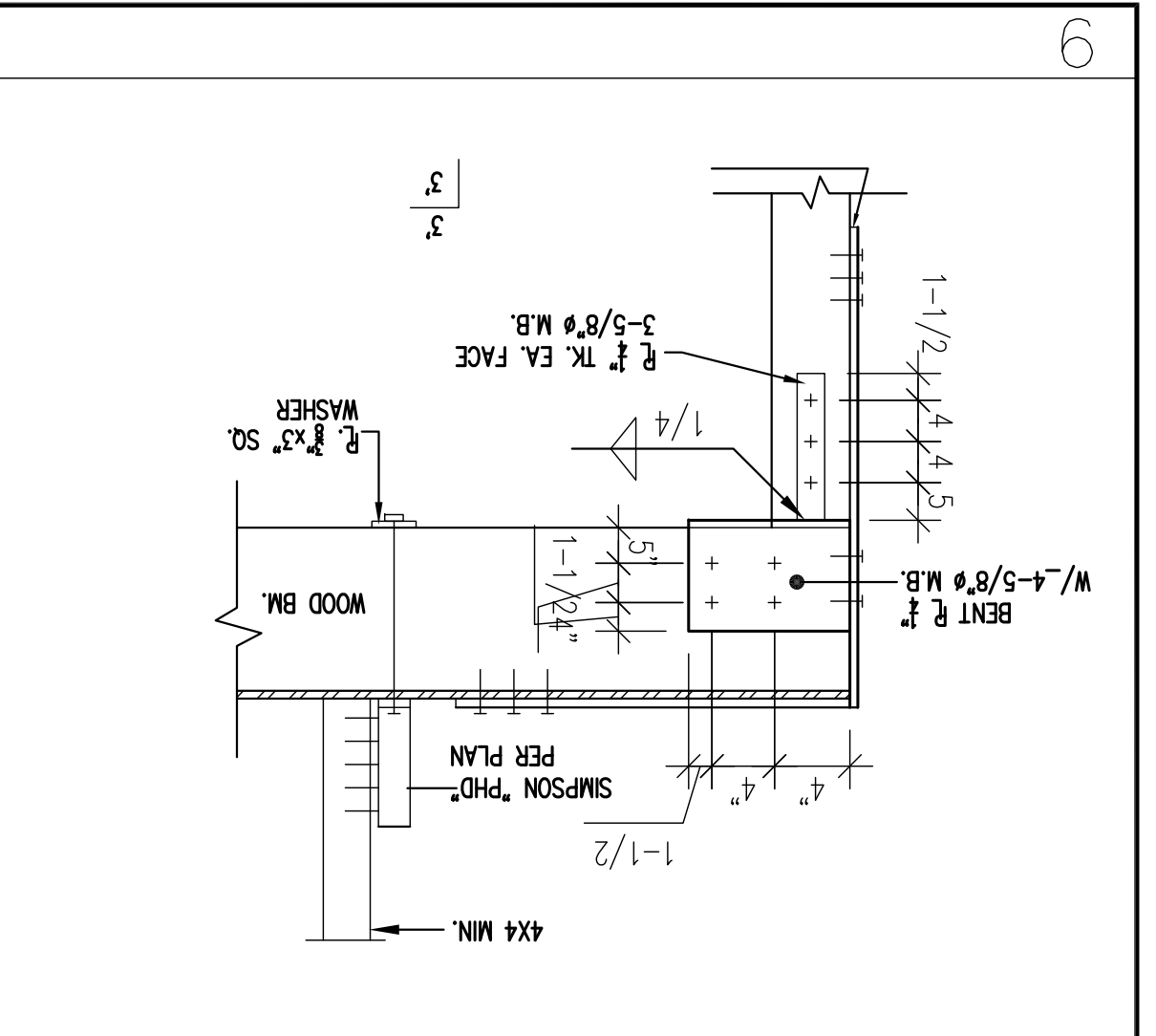
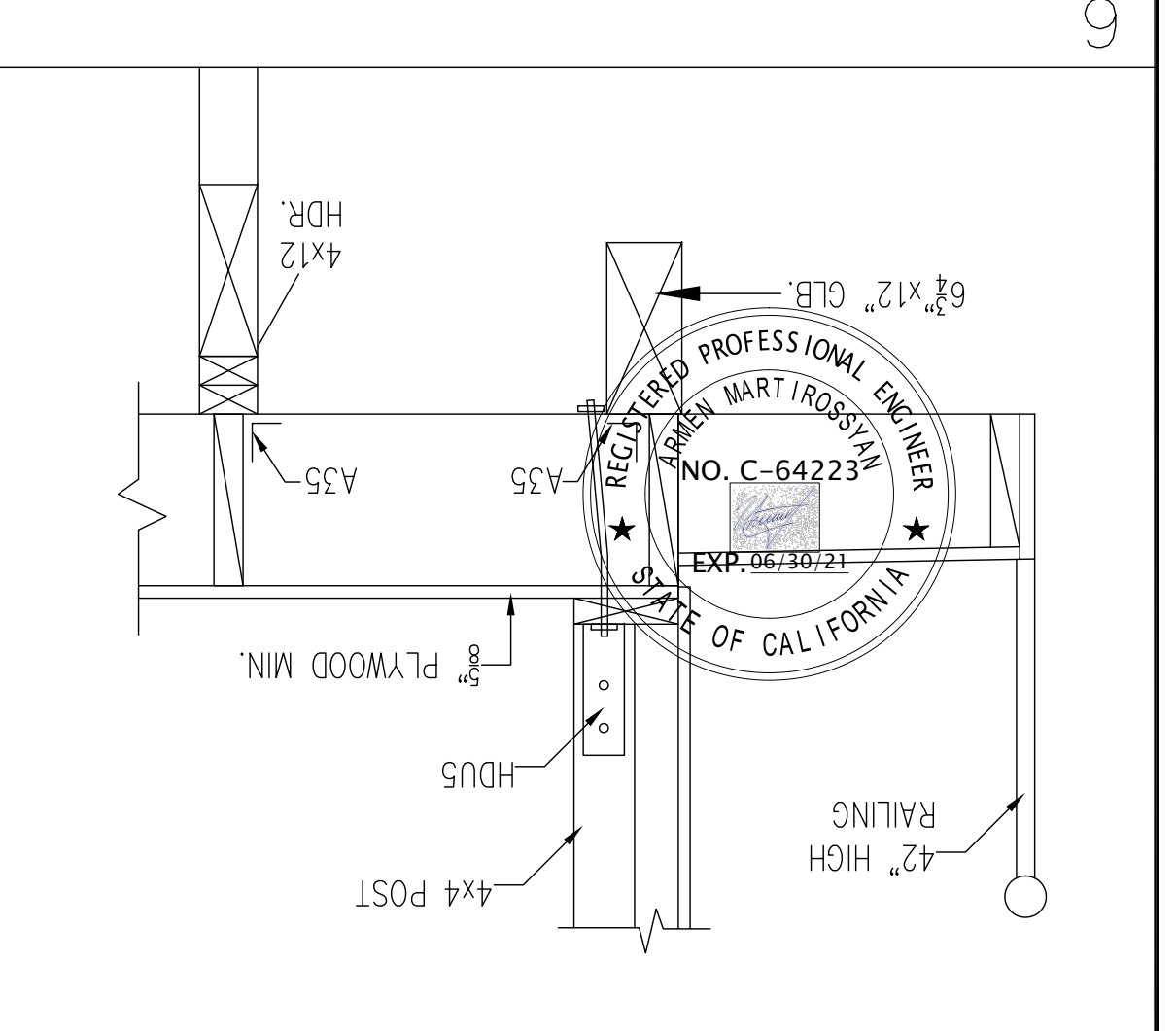
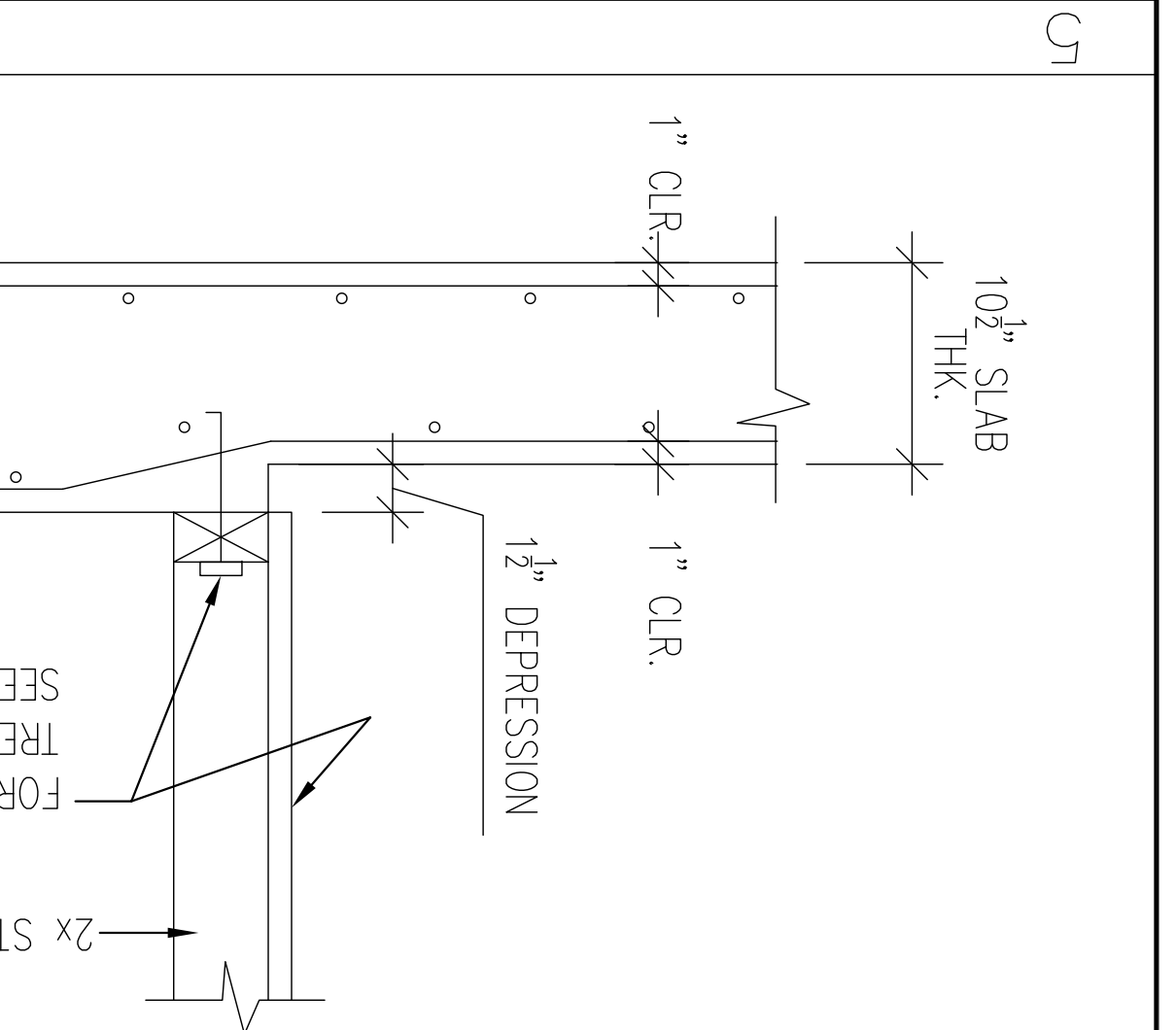
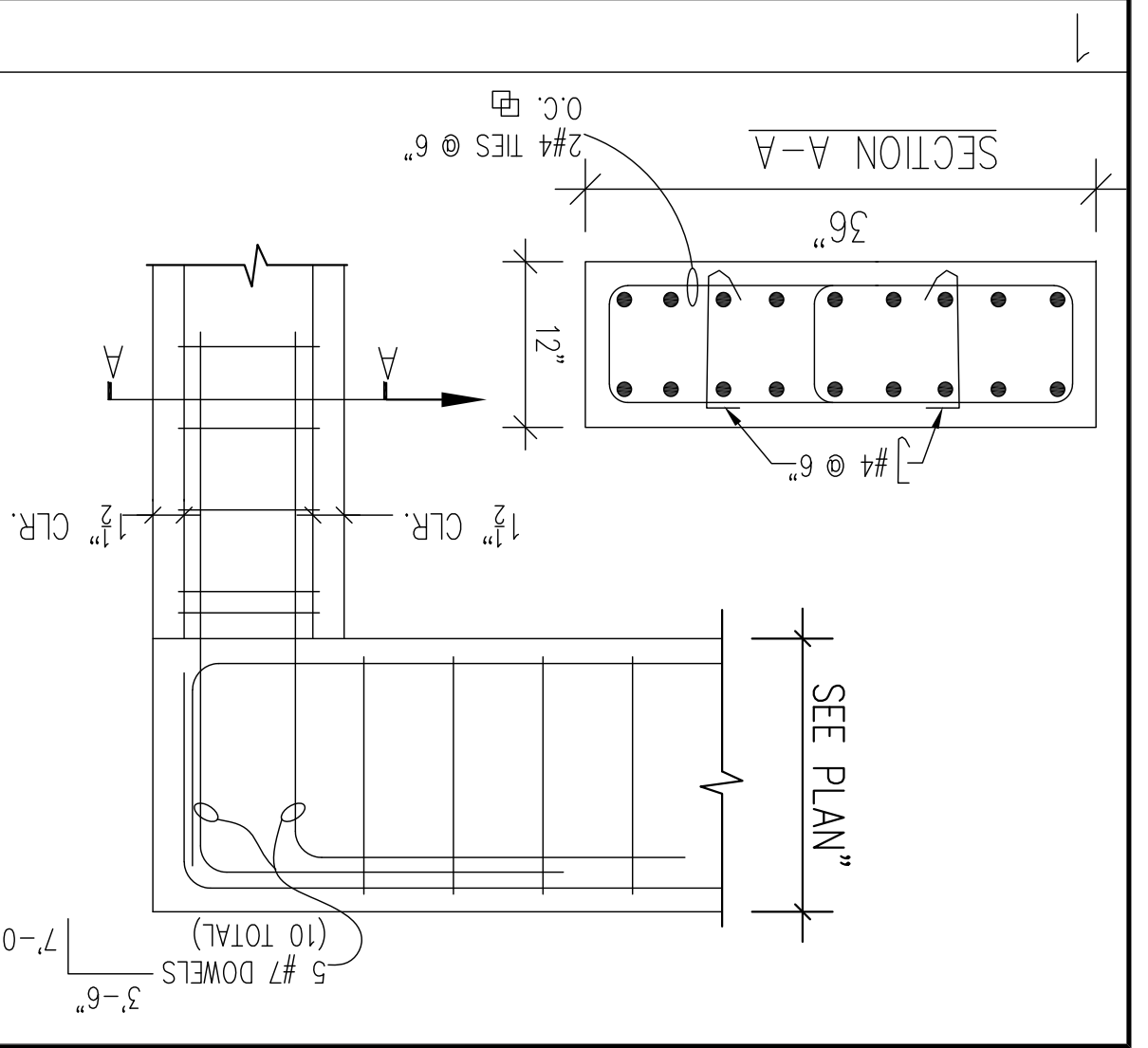
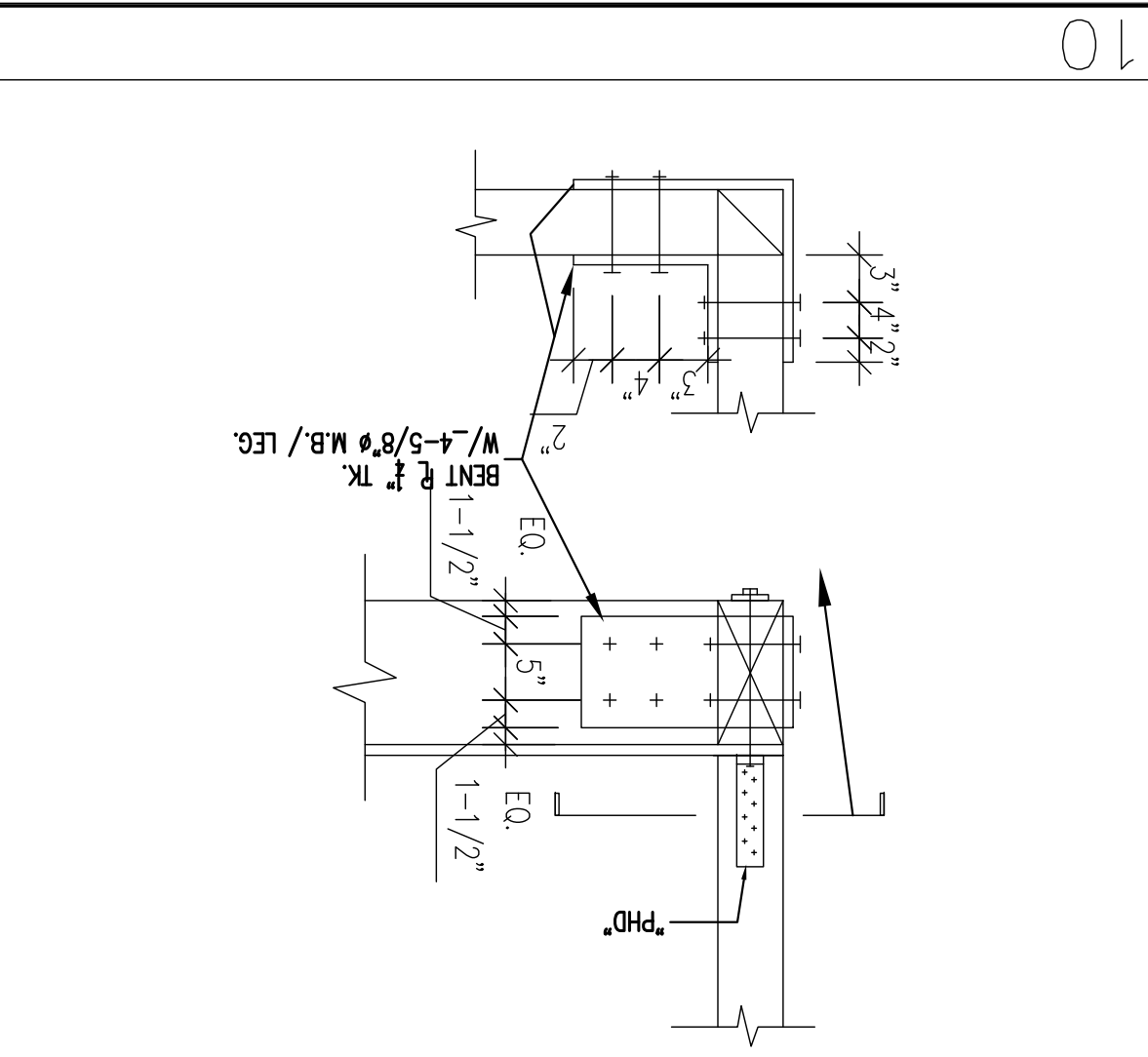
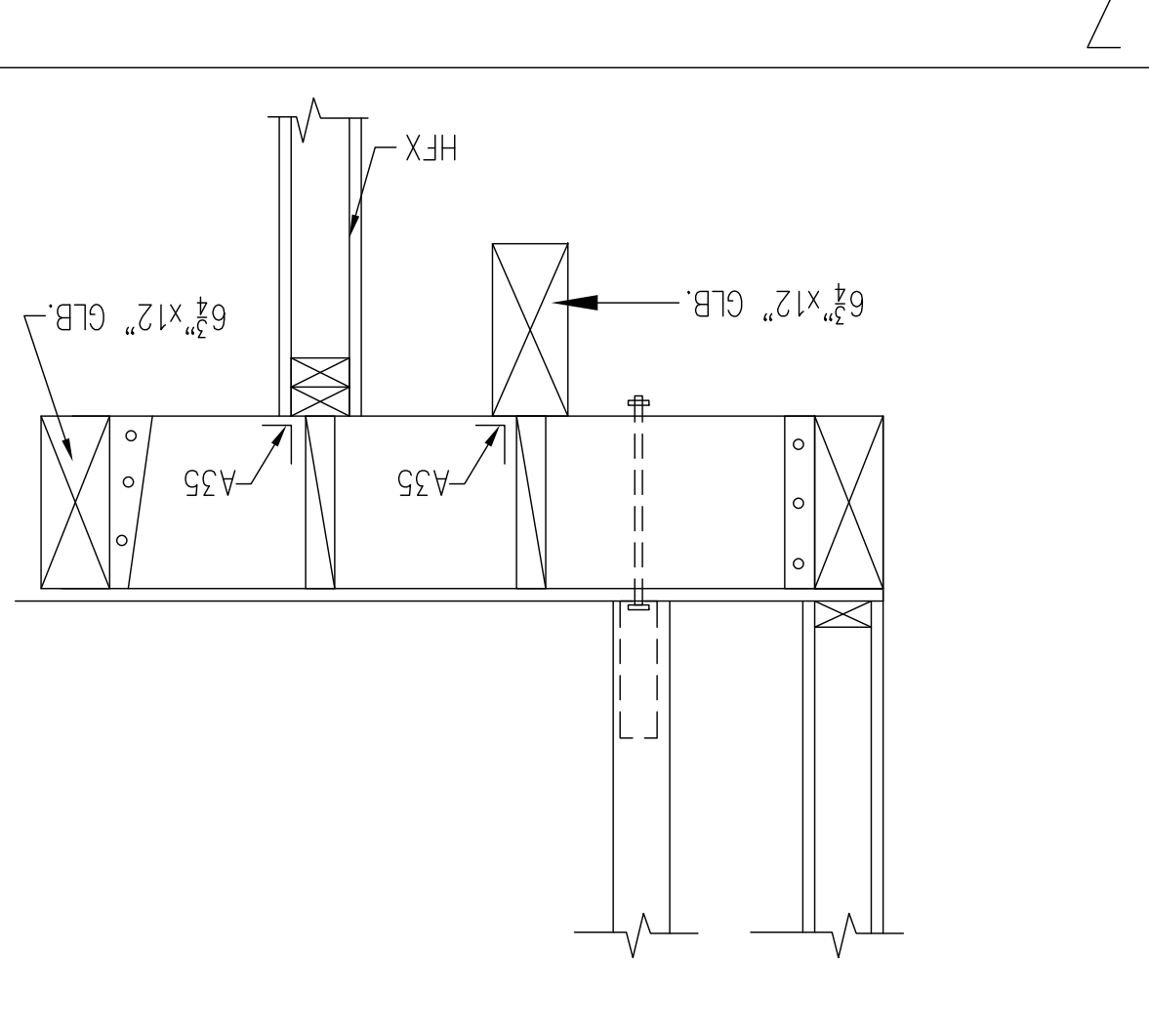
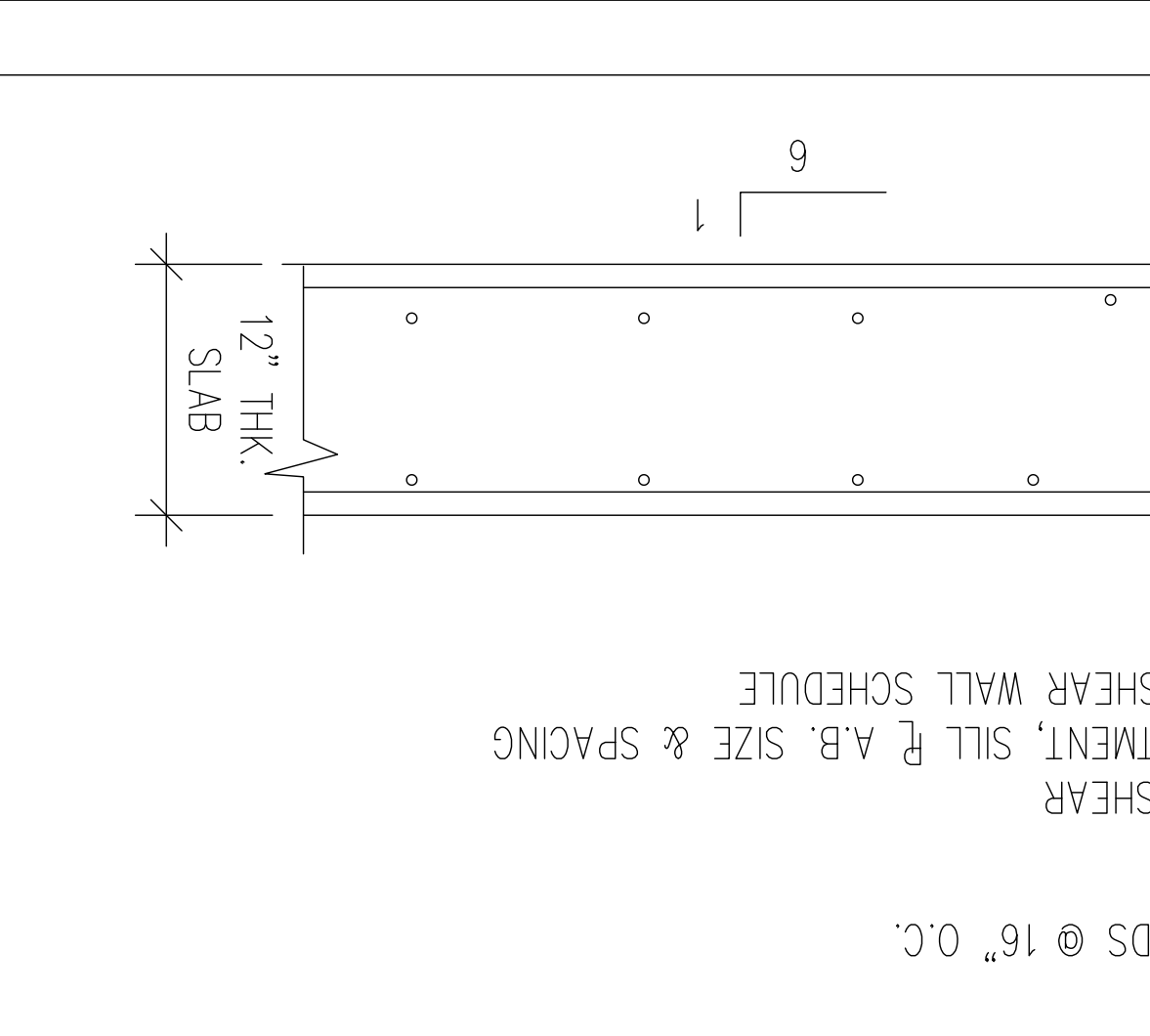
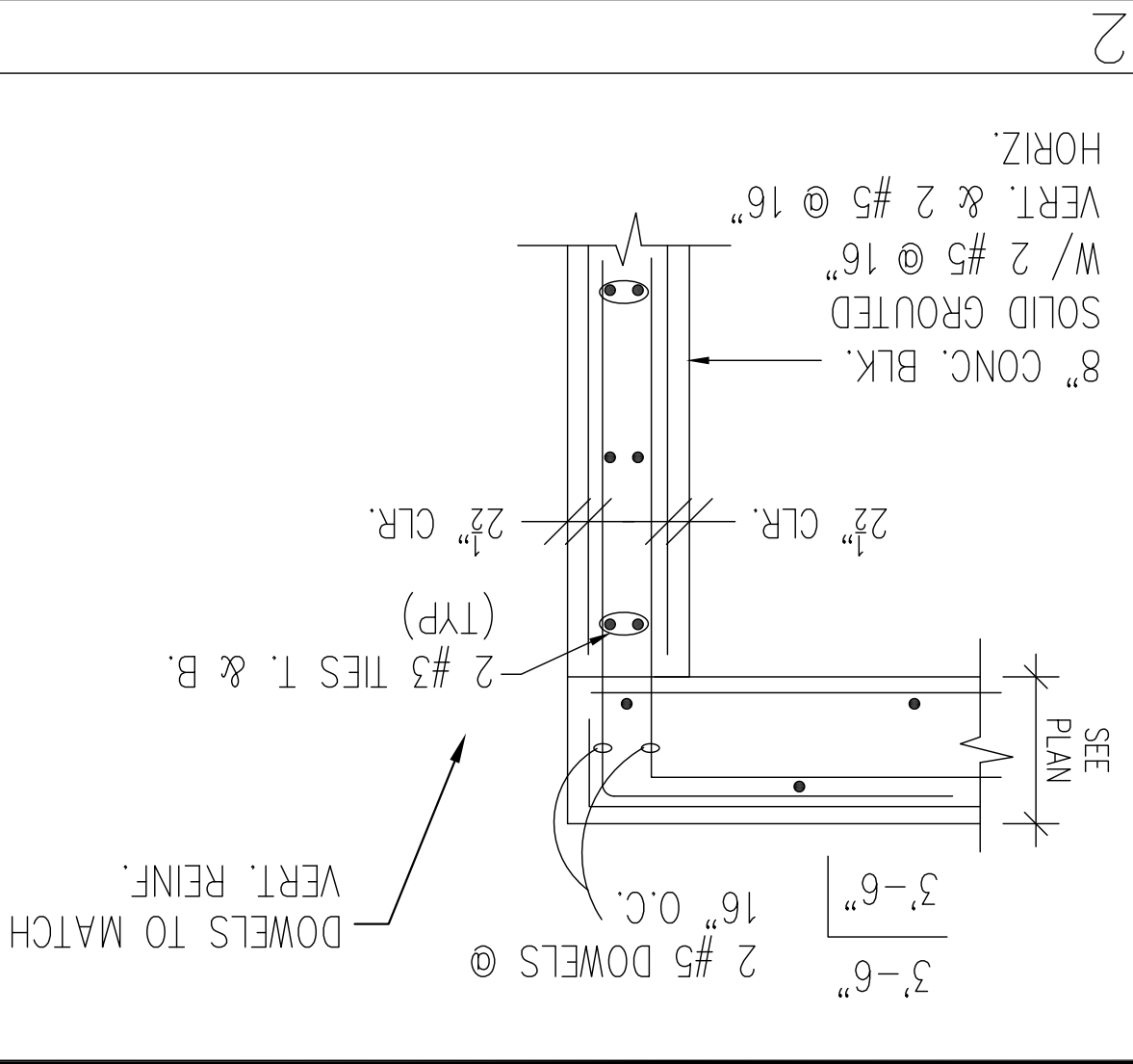
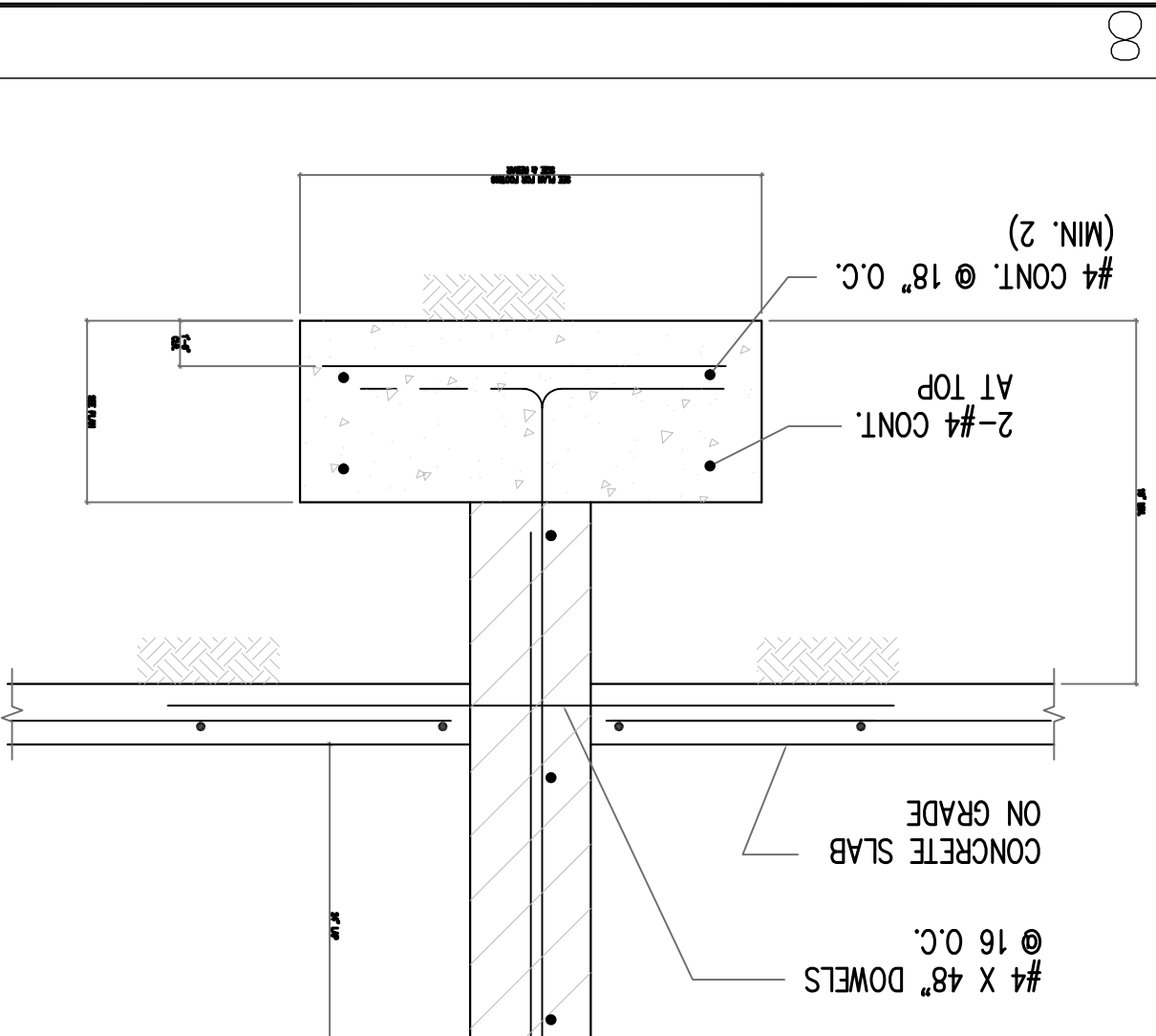
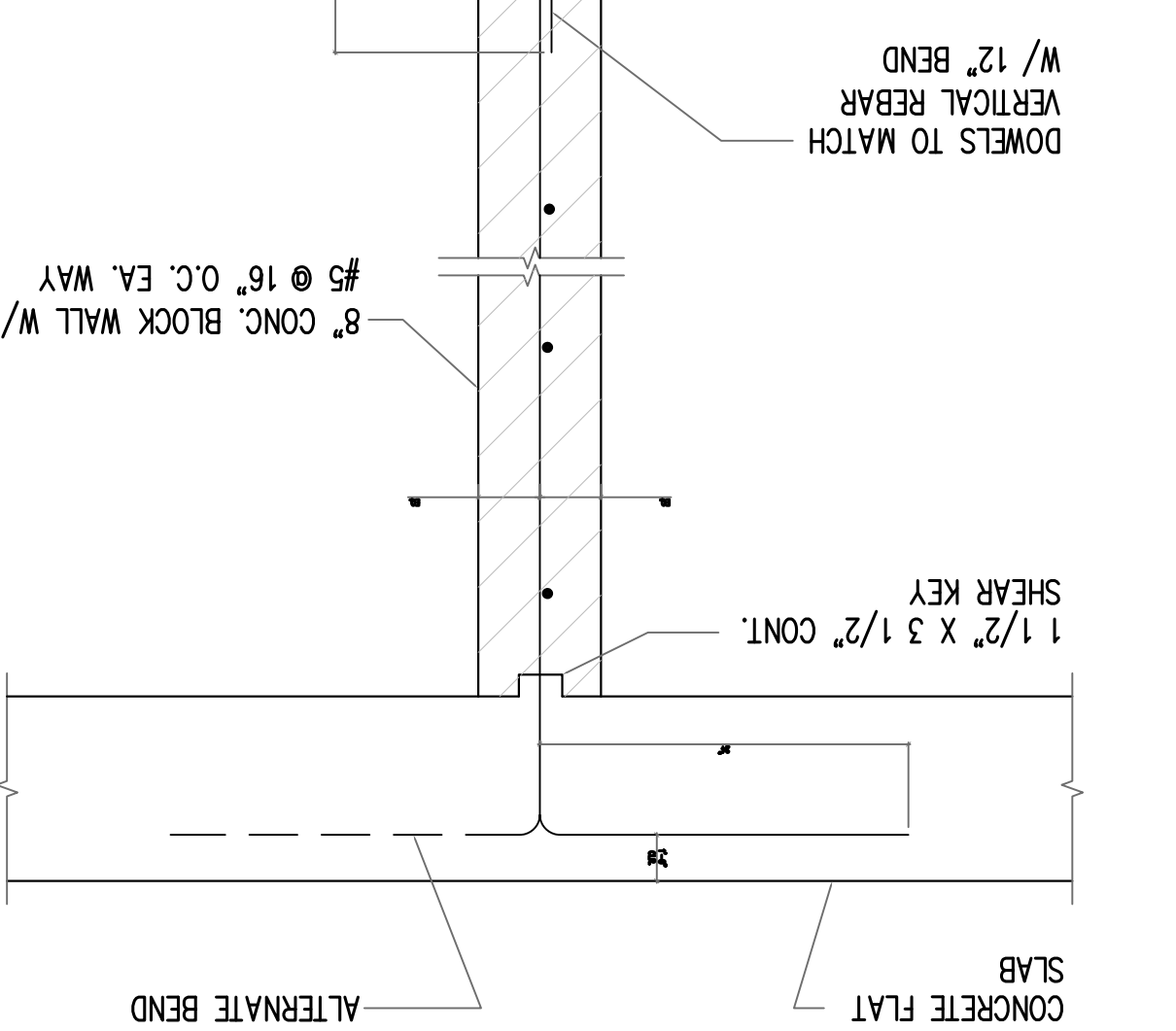
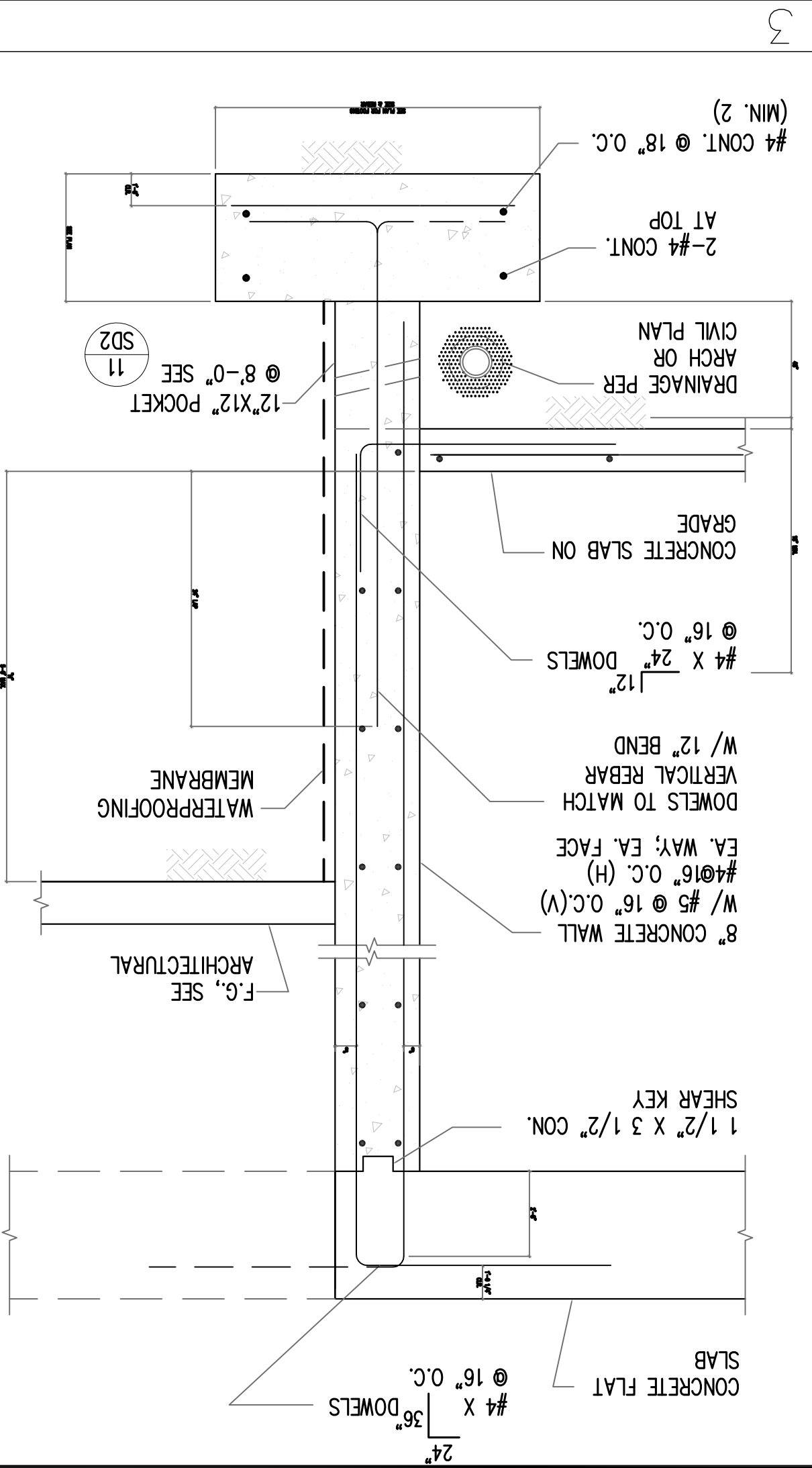
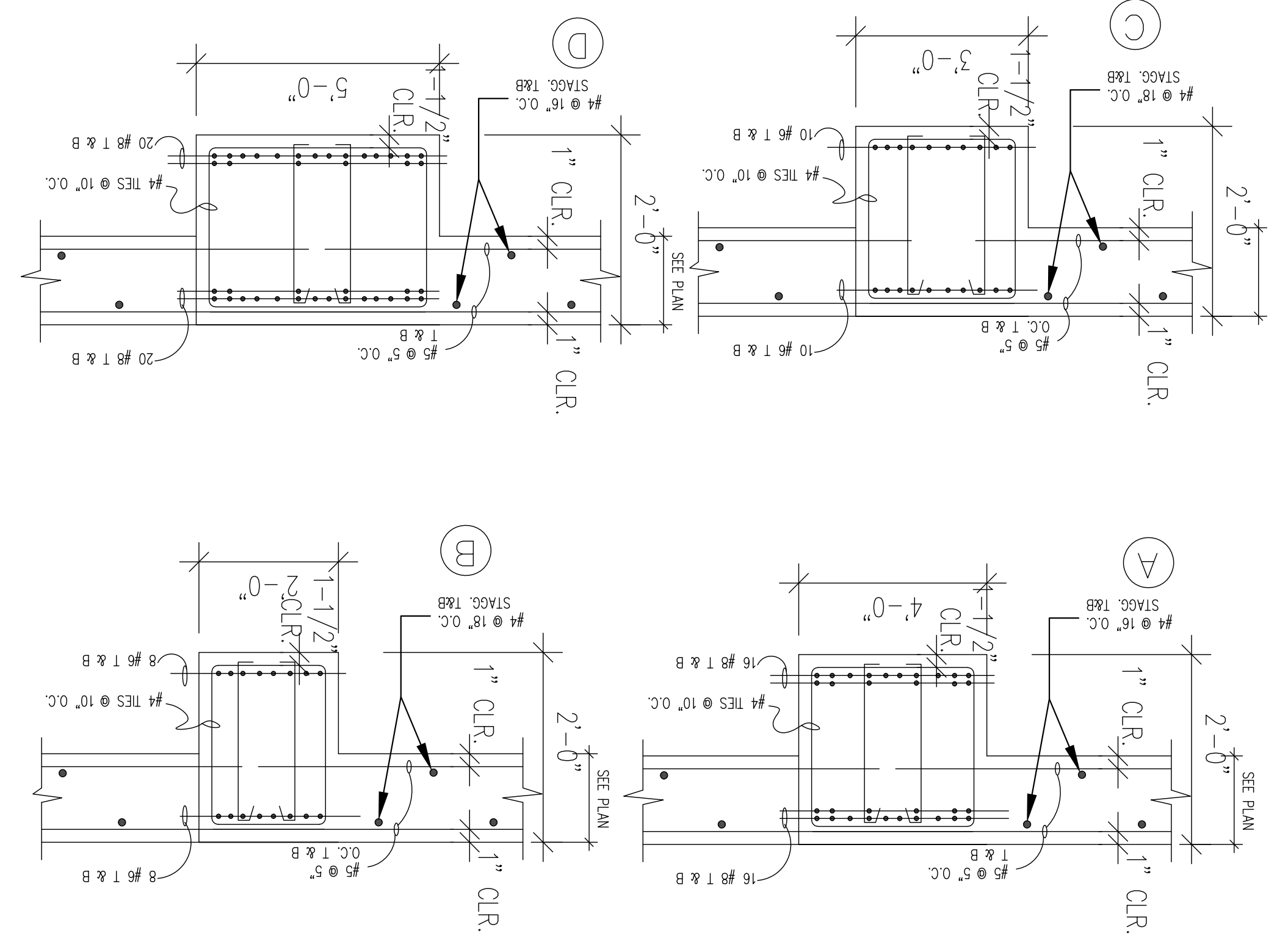
STRUC. DETAILS SHEET TITLE NEW 5-UNIT APARTMENT BUILDING OVER SEMI-SUB. PARKING GARAGE NORTH HOLLYWOOD, CA 91605

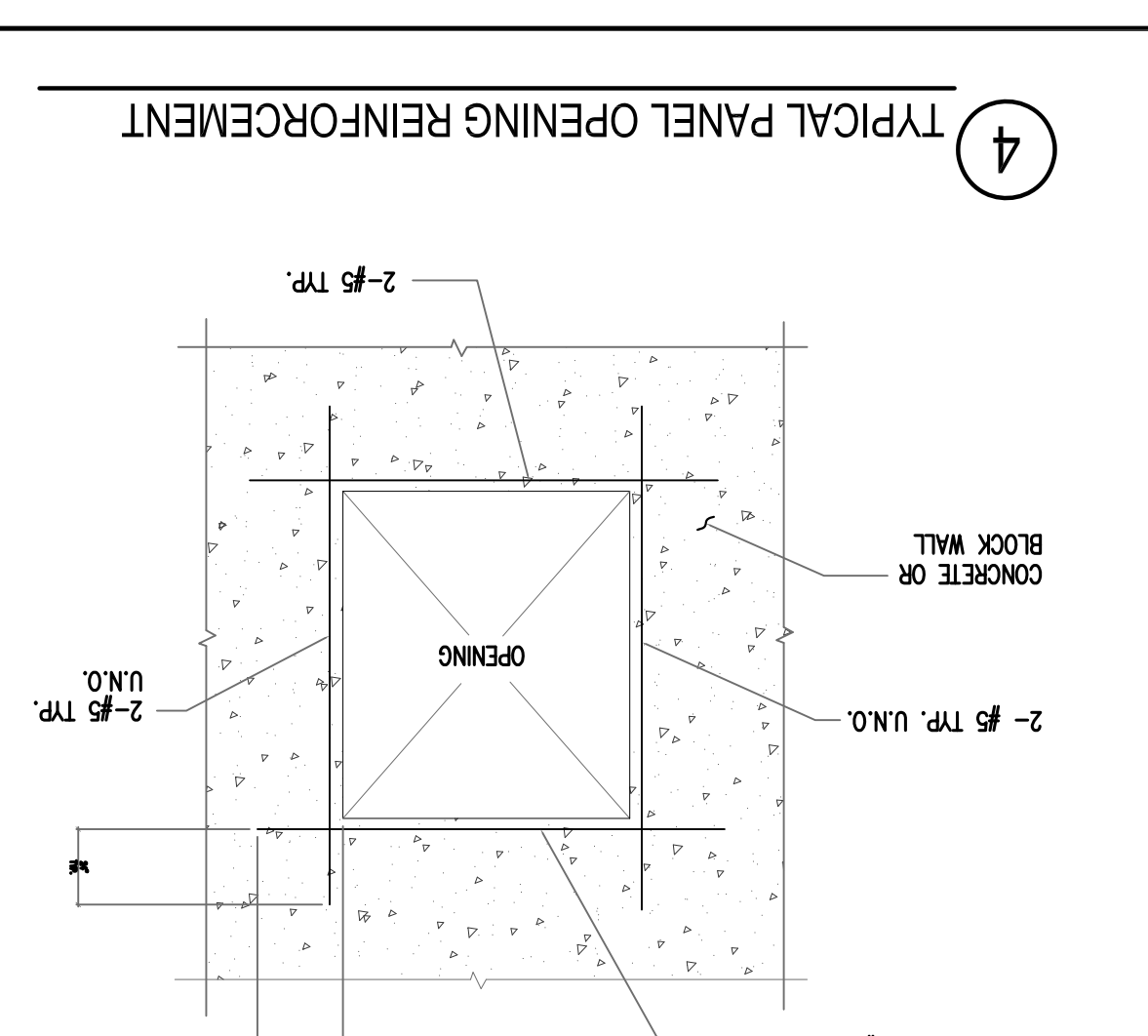
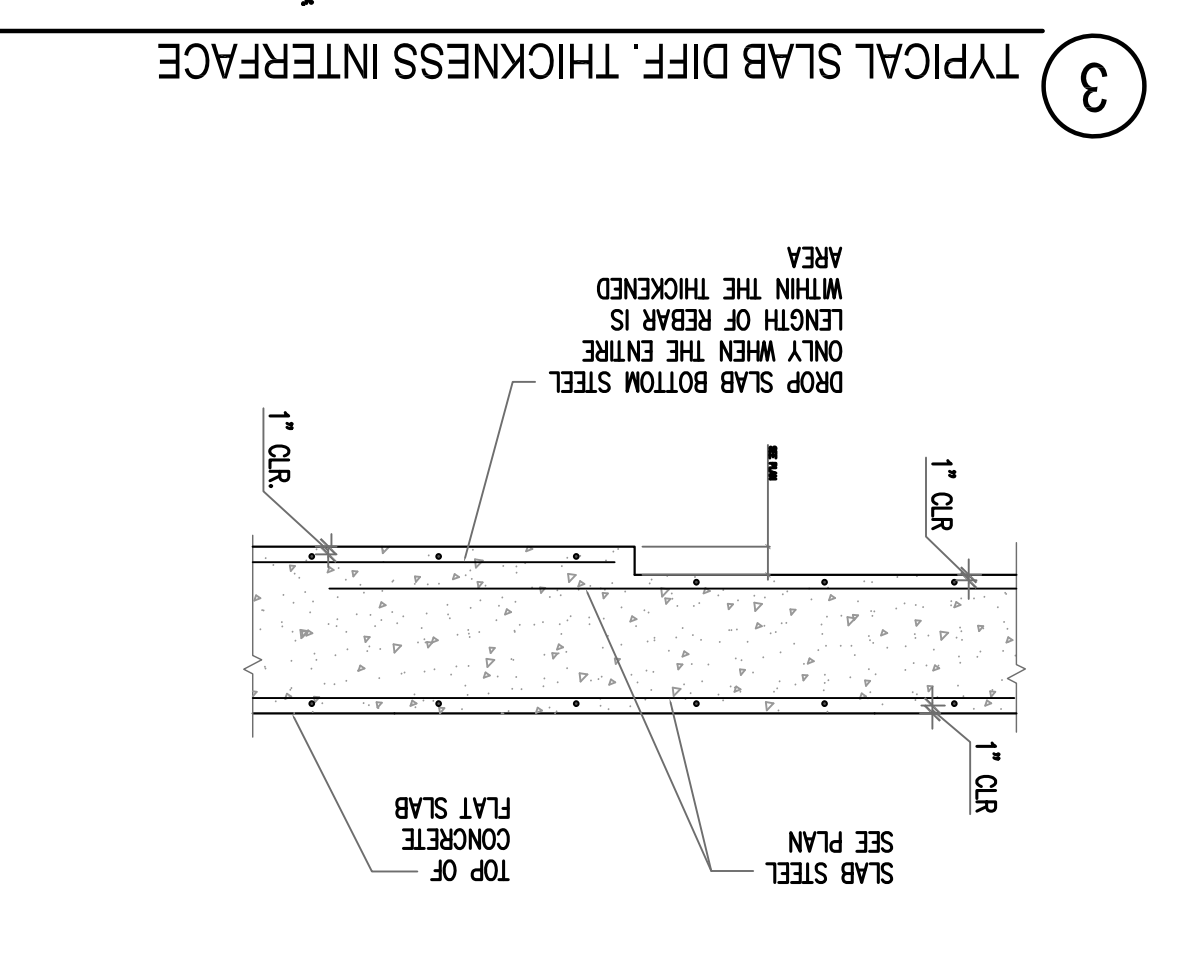
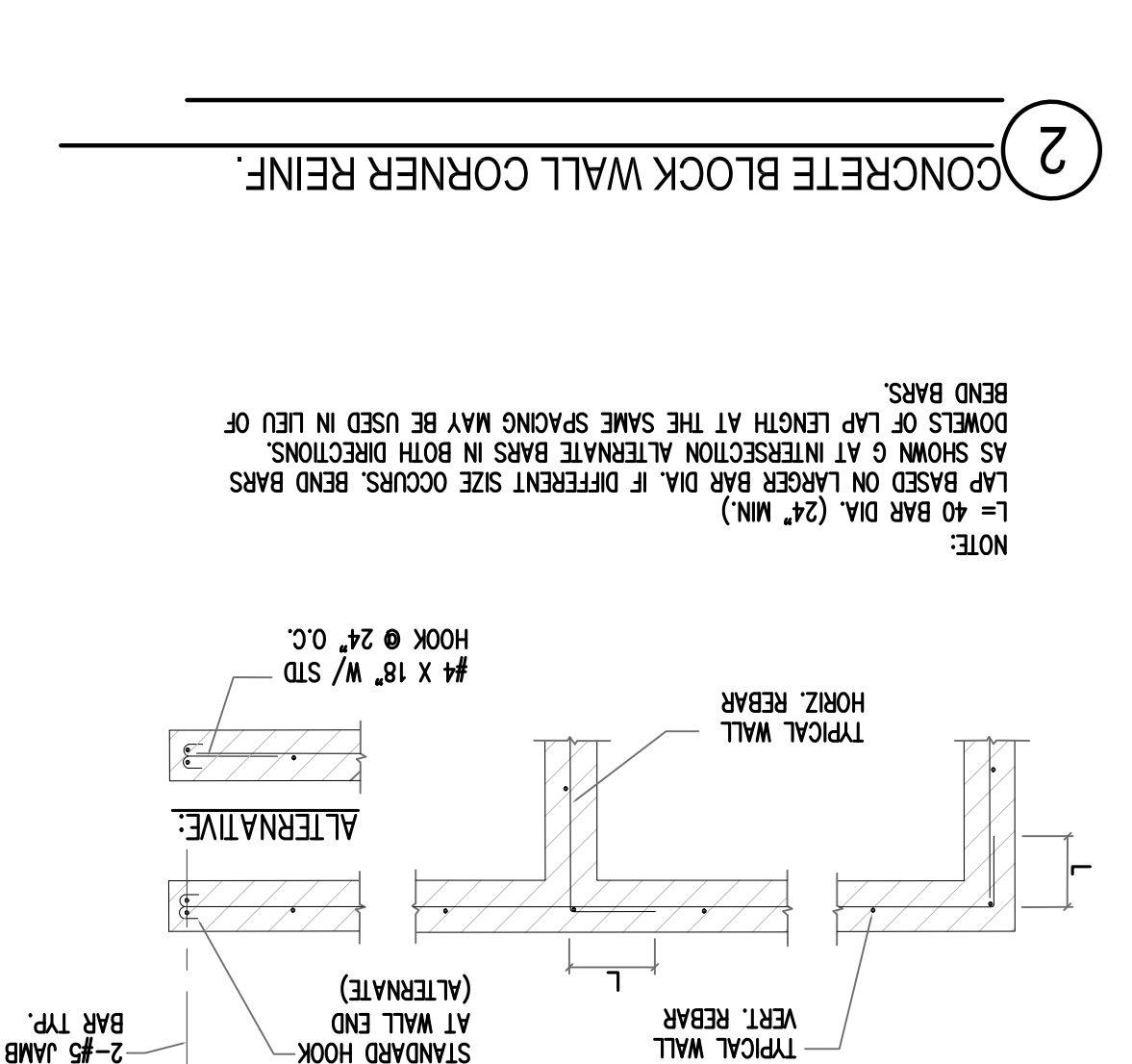
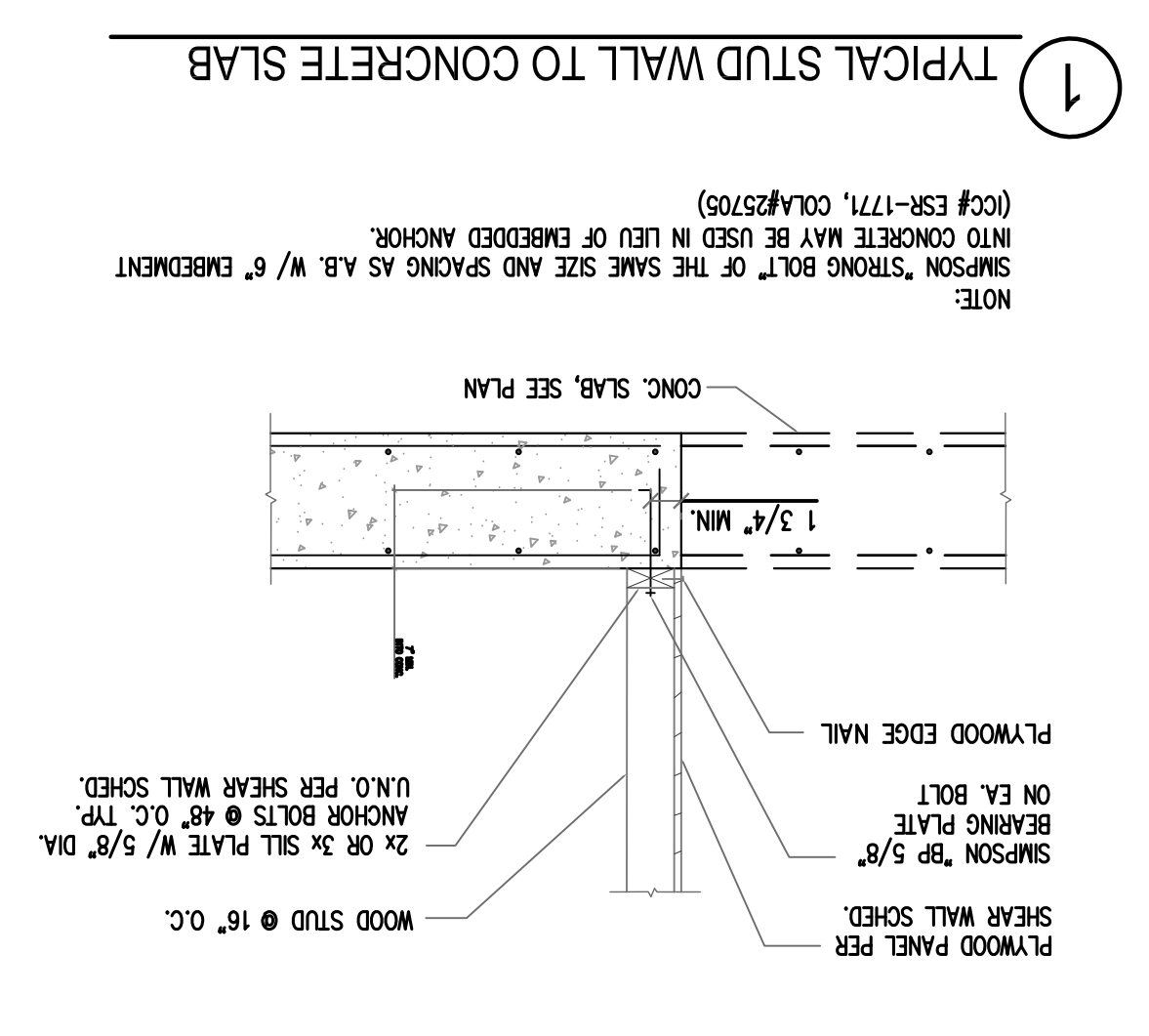
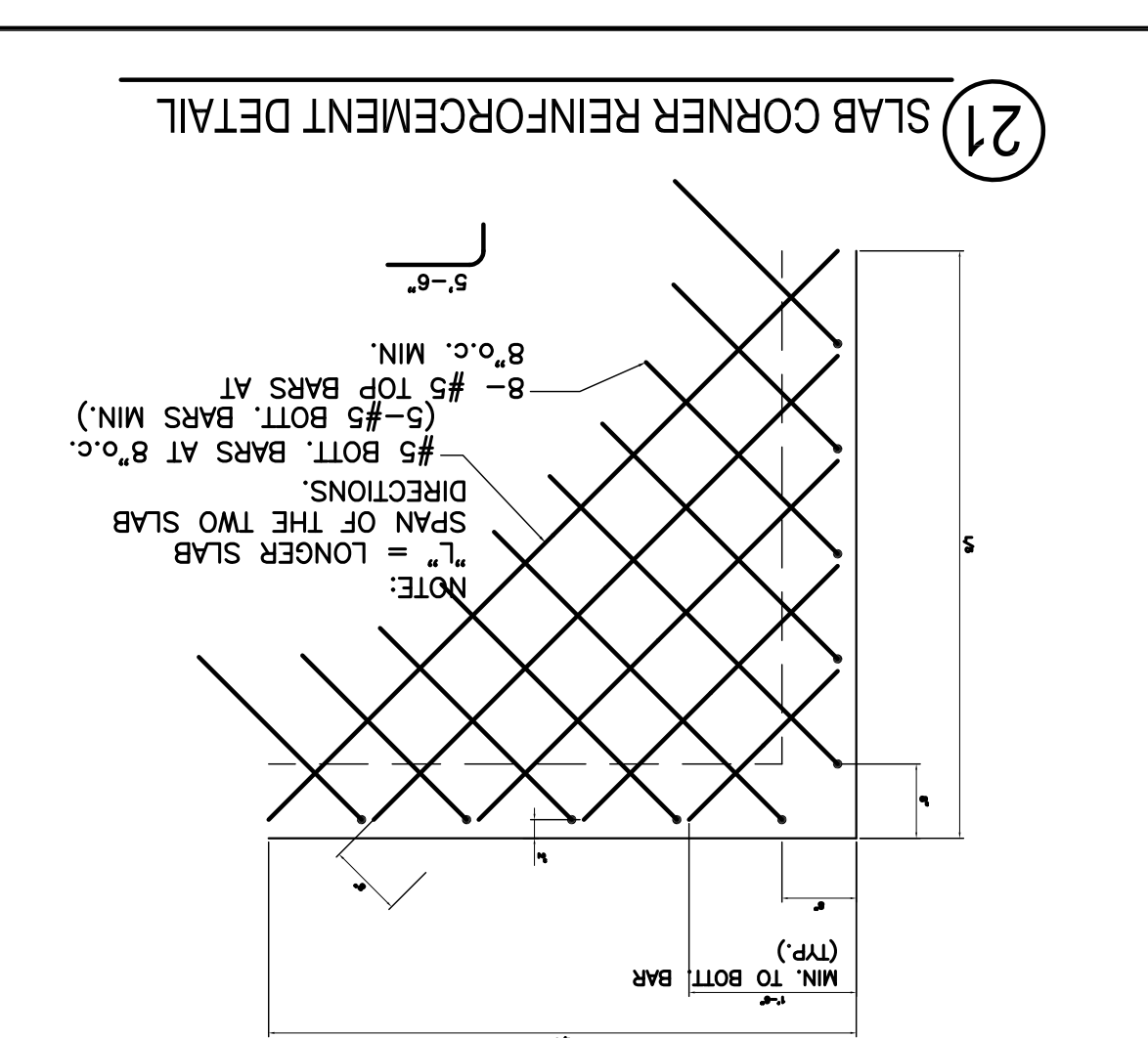
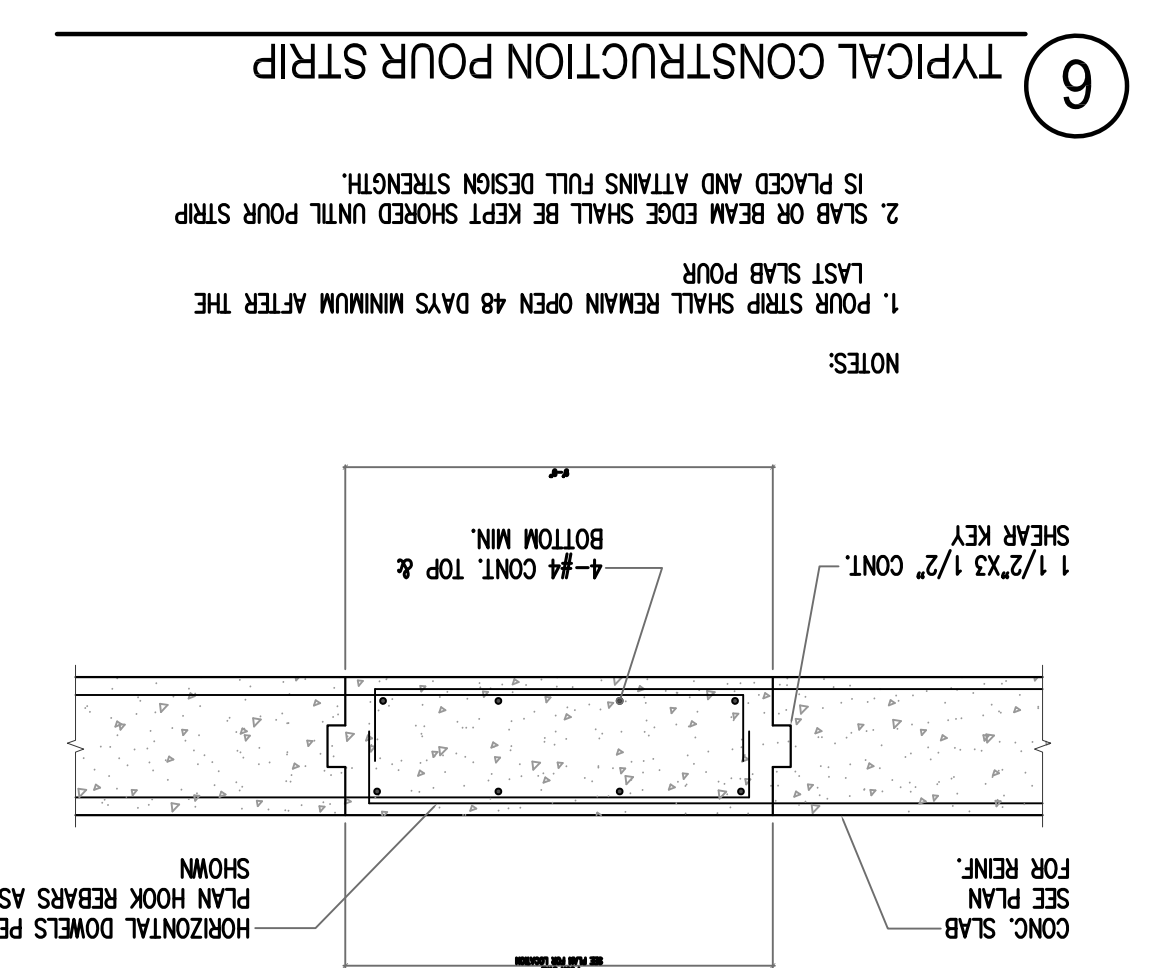
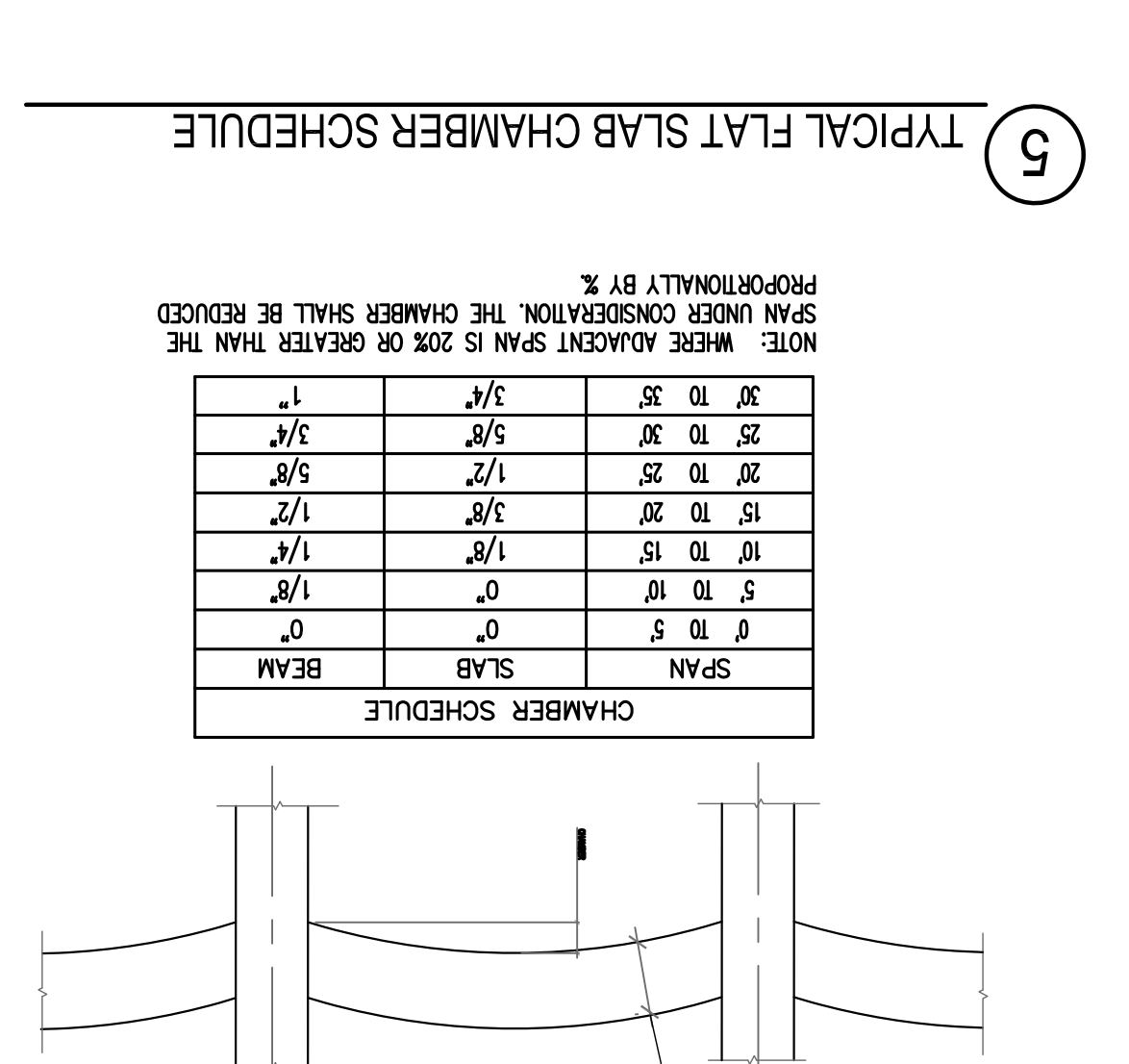
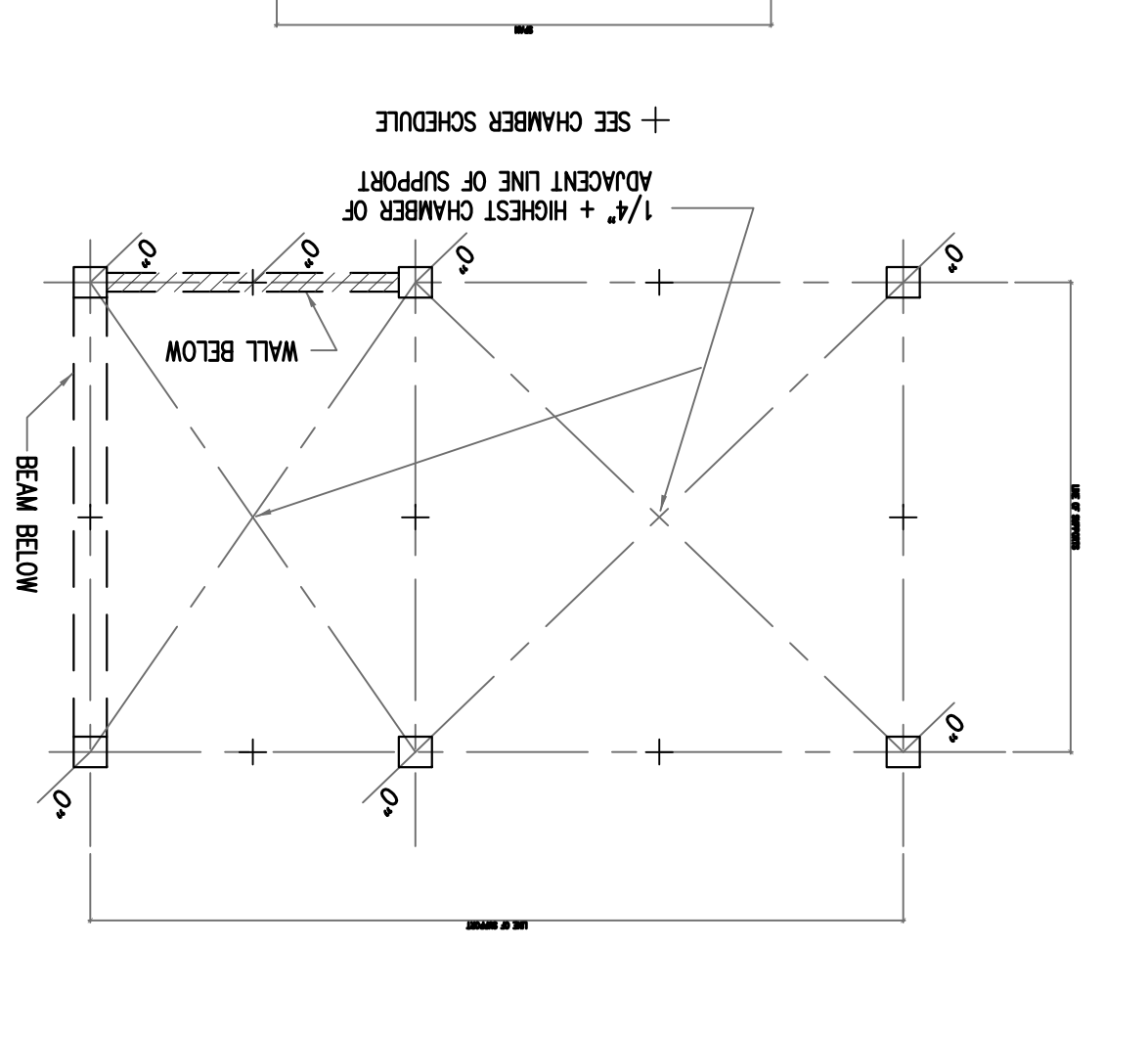
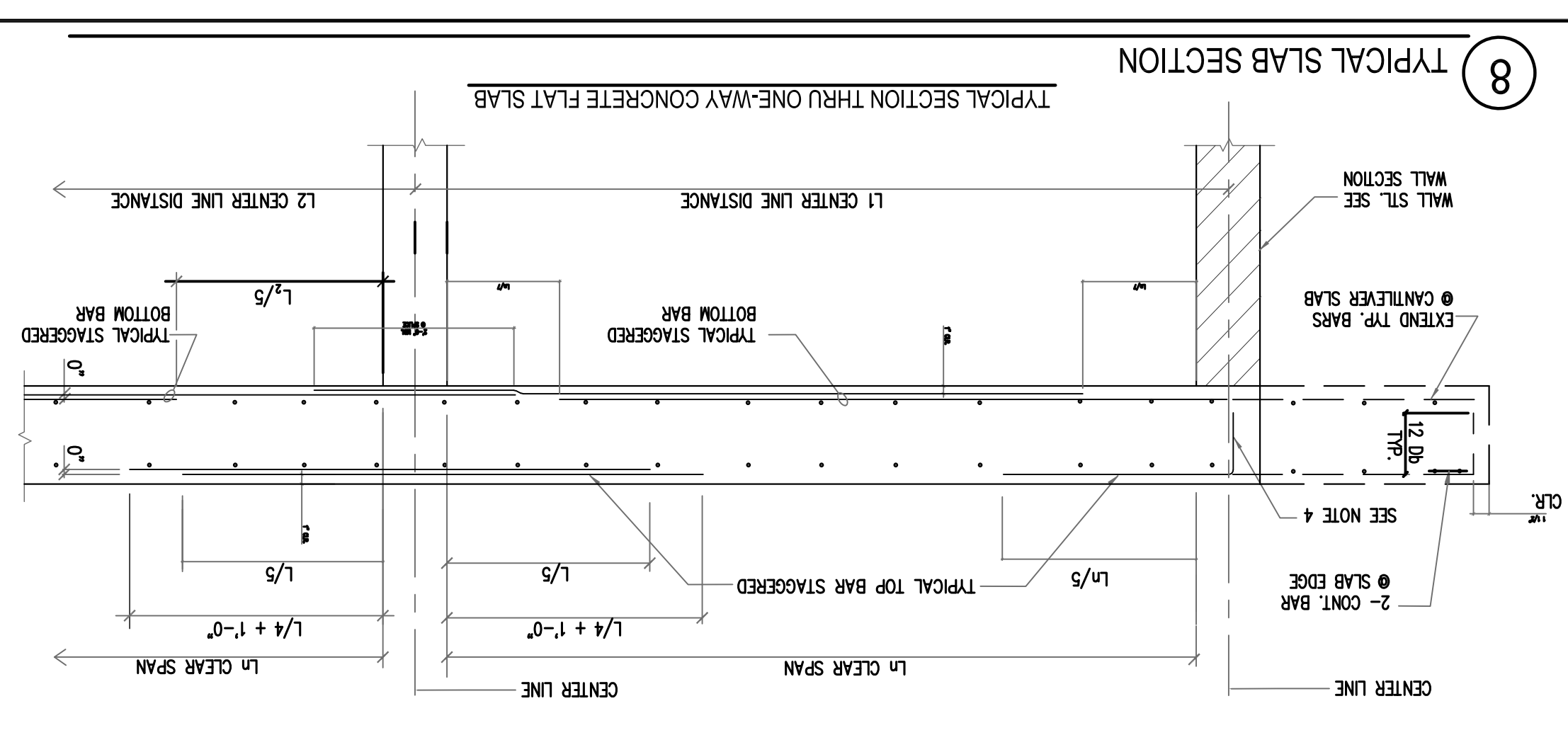
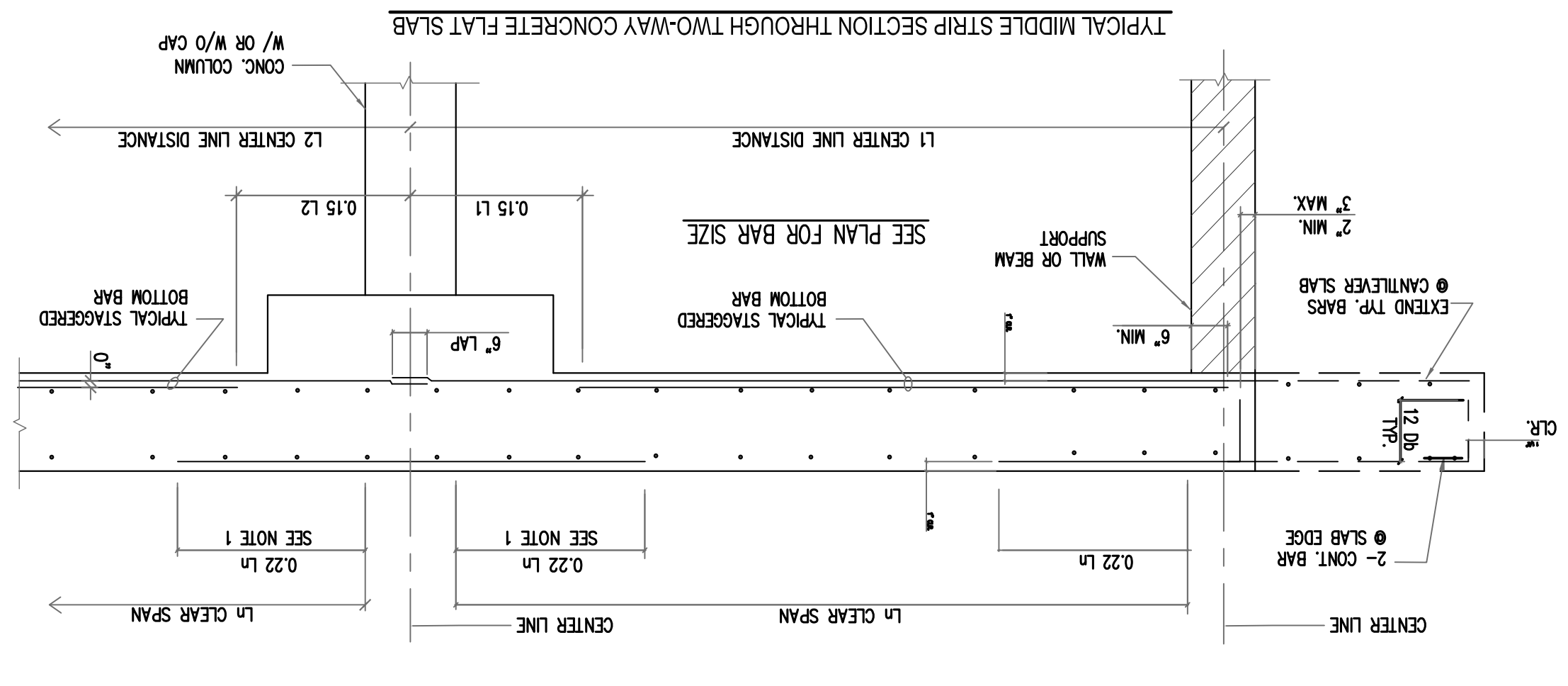
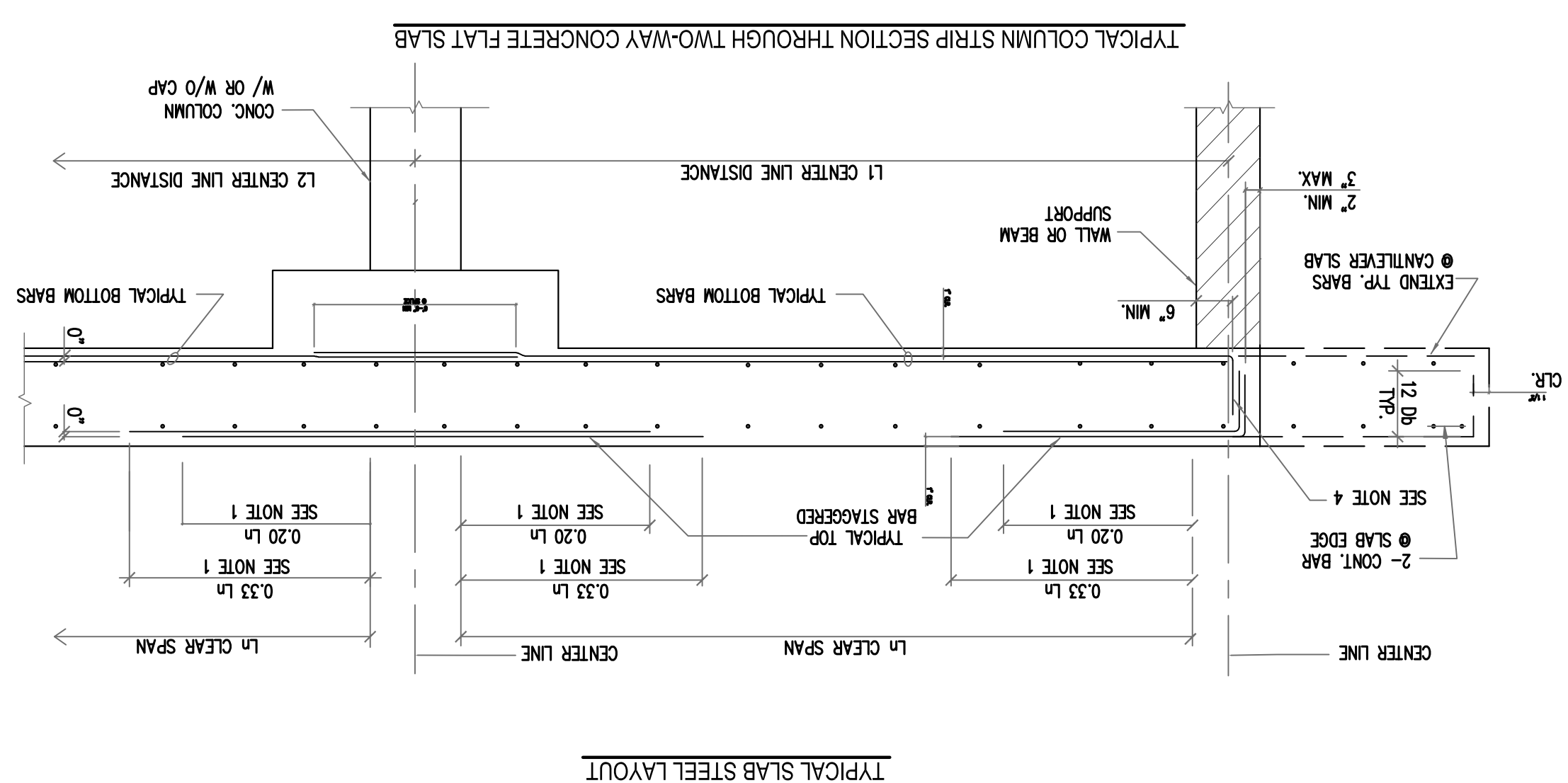
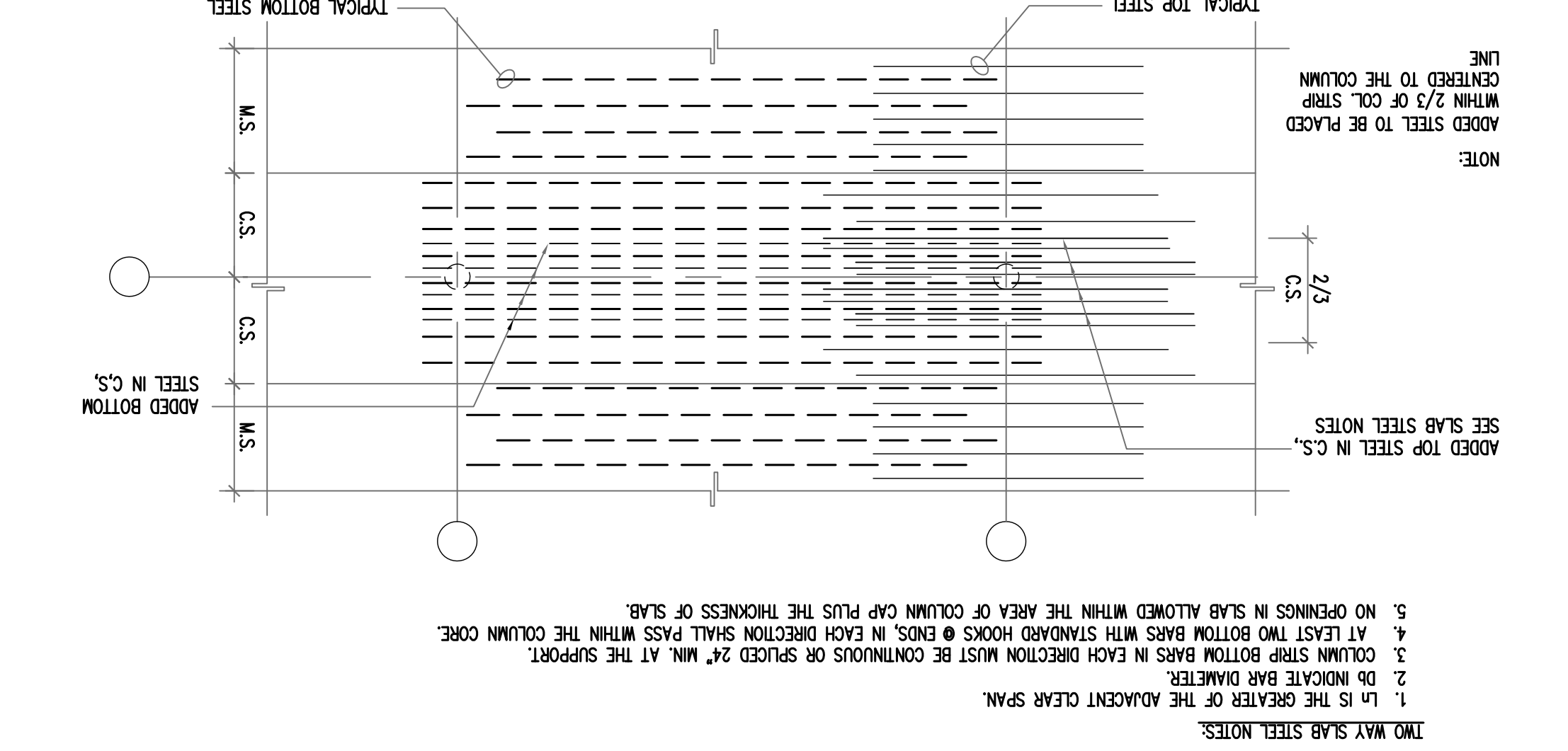
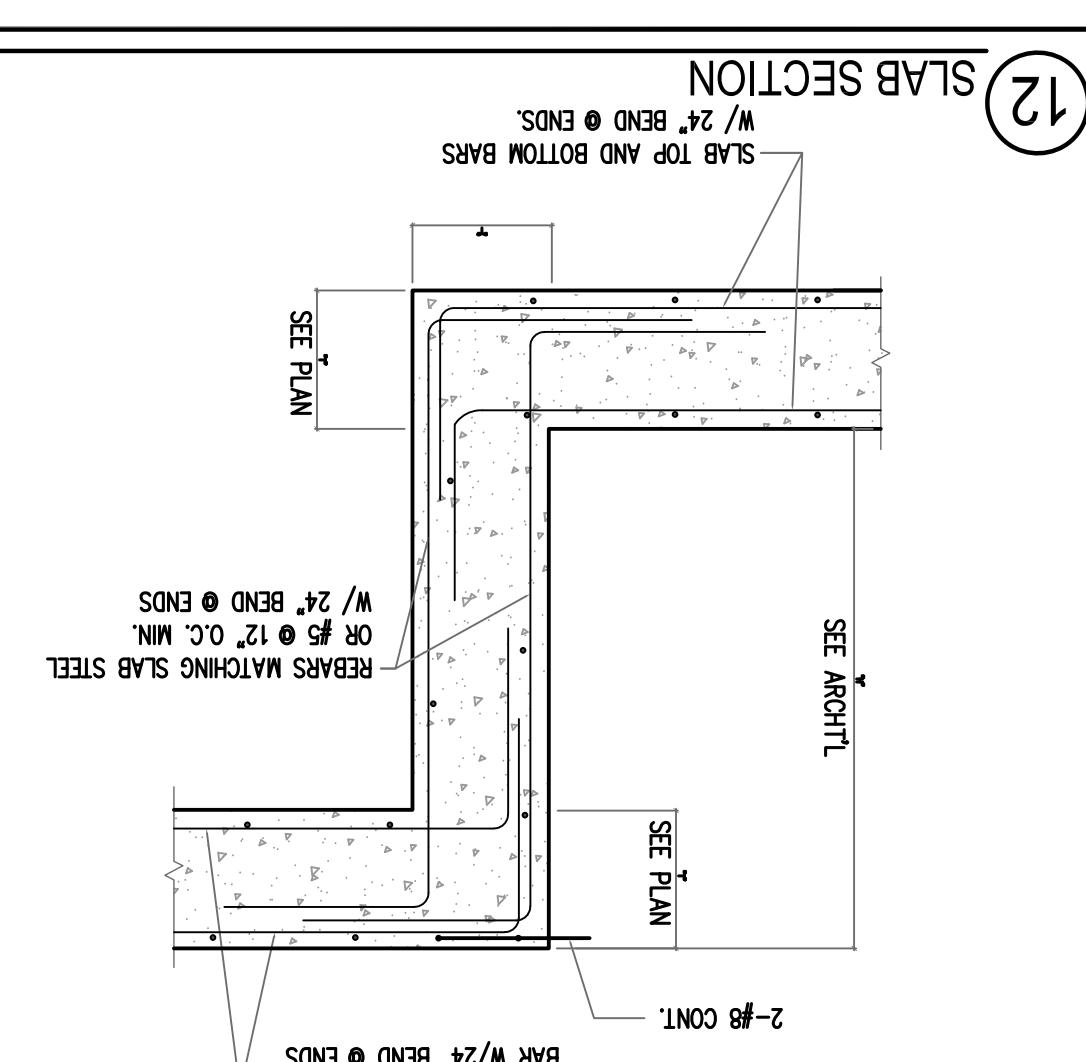
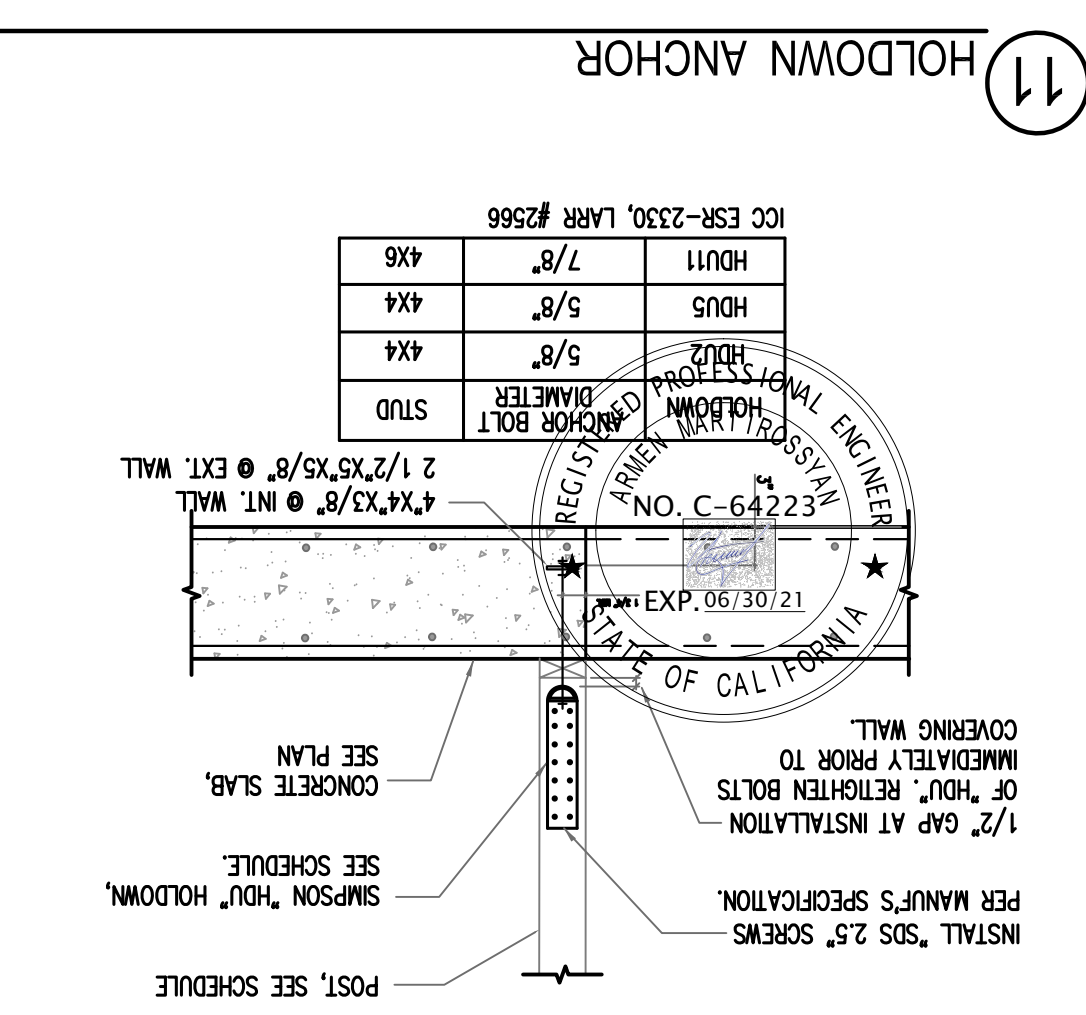
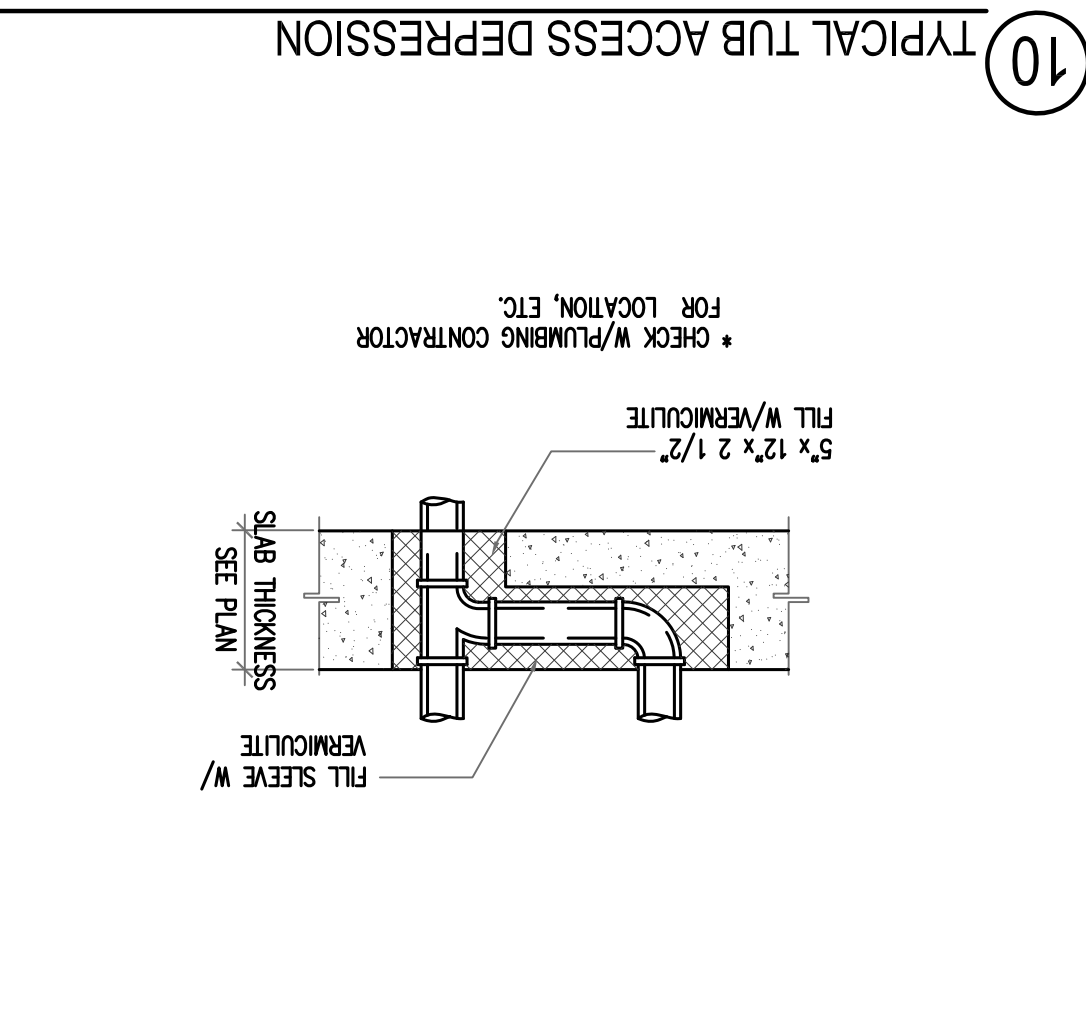
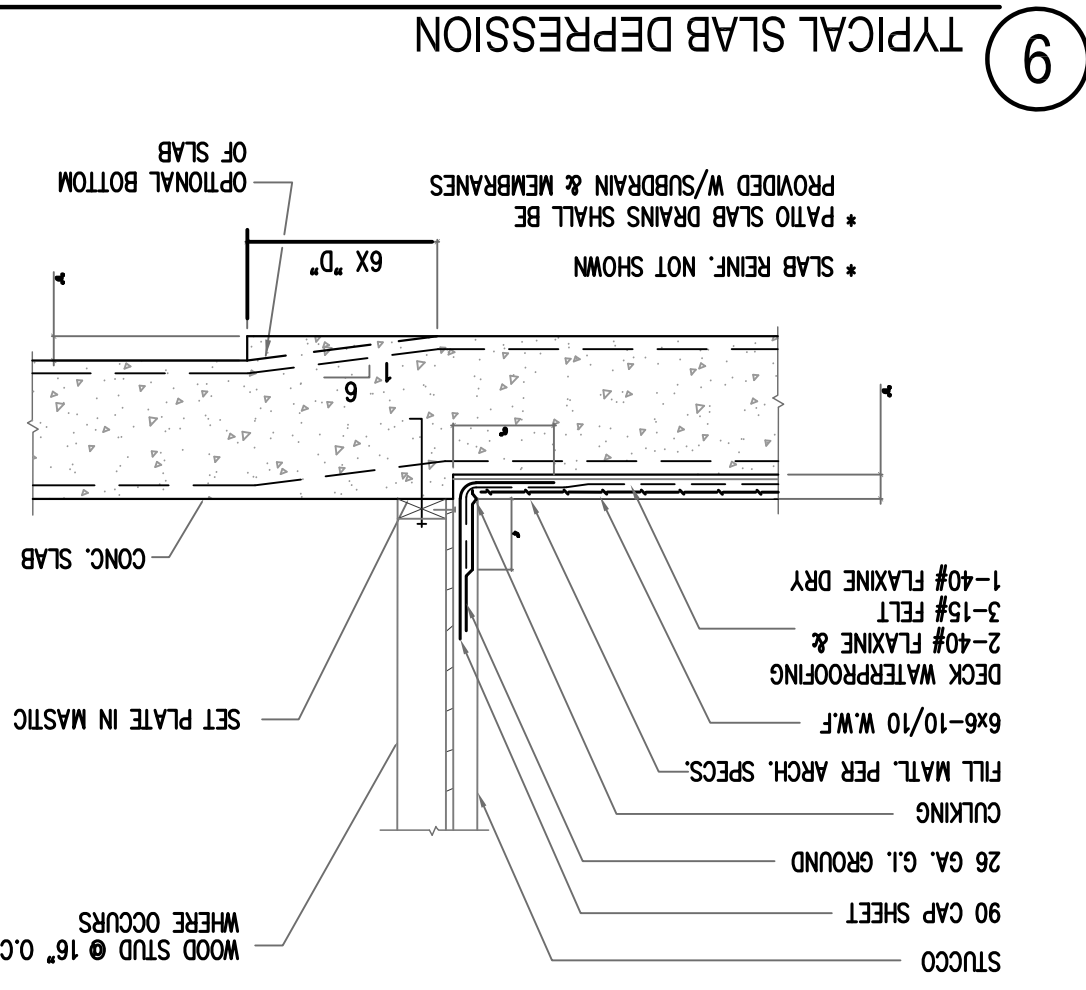
ART CONSTRUCTION SERVICES 144 S. First St., suite 201, Burbank, CA, 91502 TEL: (818) 563-1160 FAX: (818) 563-1160

OWNER: ARMEN TER-OGANESIAN 144 S. FIRST ST. BURBANK, CA. 91501 (818) 563-1160

GRIDER SCHEDULE

|    |               |           |            |                          |     |
|----|---------------|-----------|------------|--------------------------|-----|
| G1 | 24"D x5'-0" W | 20 #8 TOP | 20 #8 BOT. | 2 #4 STRIRUPS @ 10" O.C. | (D) |
| G2 | 24"D x4'-0" W | 18 #8 TOP | 18 #8 BOT. | #4 STRIRUPS @ 10" O.C.   | (A) |
| G3 | 24"D x24" W   | 8 #6 TOP  | 8 #6 BOT.  | #4 @ 10" O.C.            | (B) |
| G4 | 24"D x36" W   | 10 #6 TOP | 10 #6 BOT. | #4 @ 10" O.C.            | (C) |





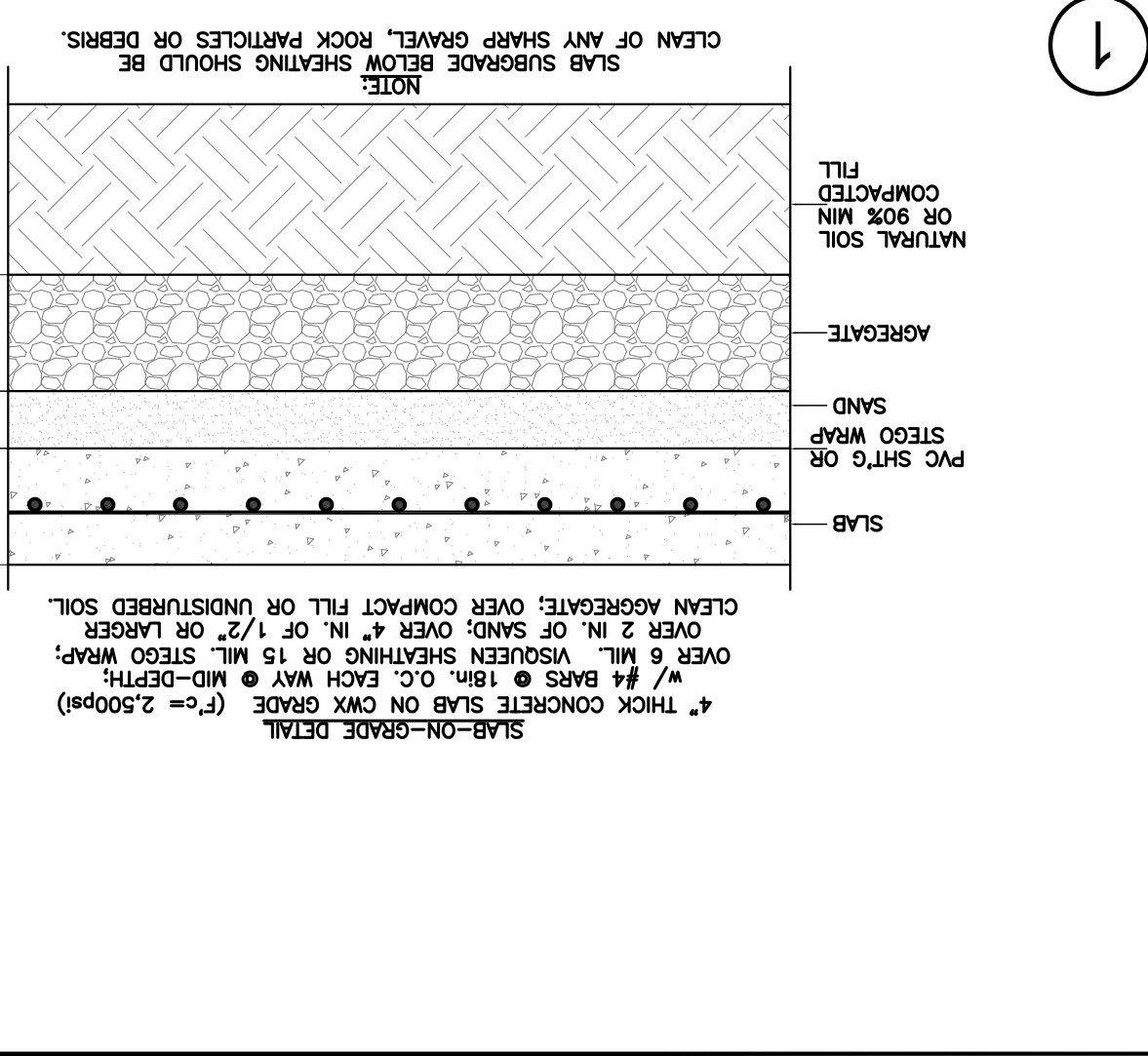
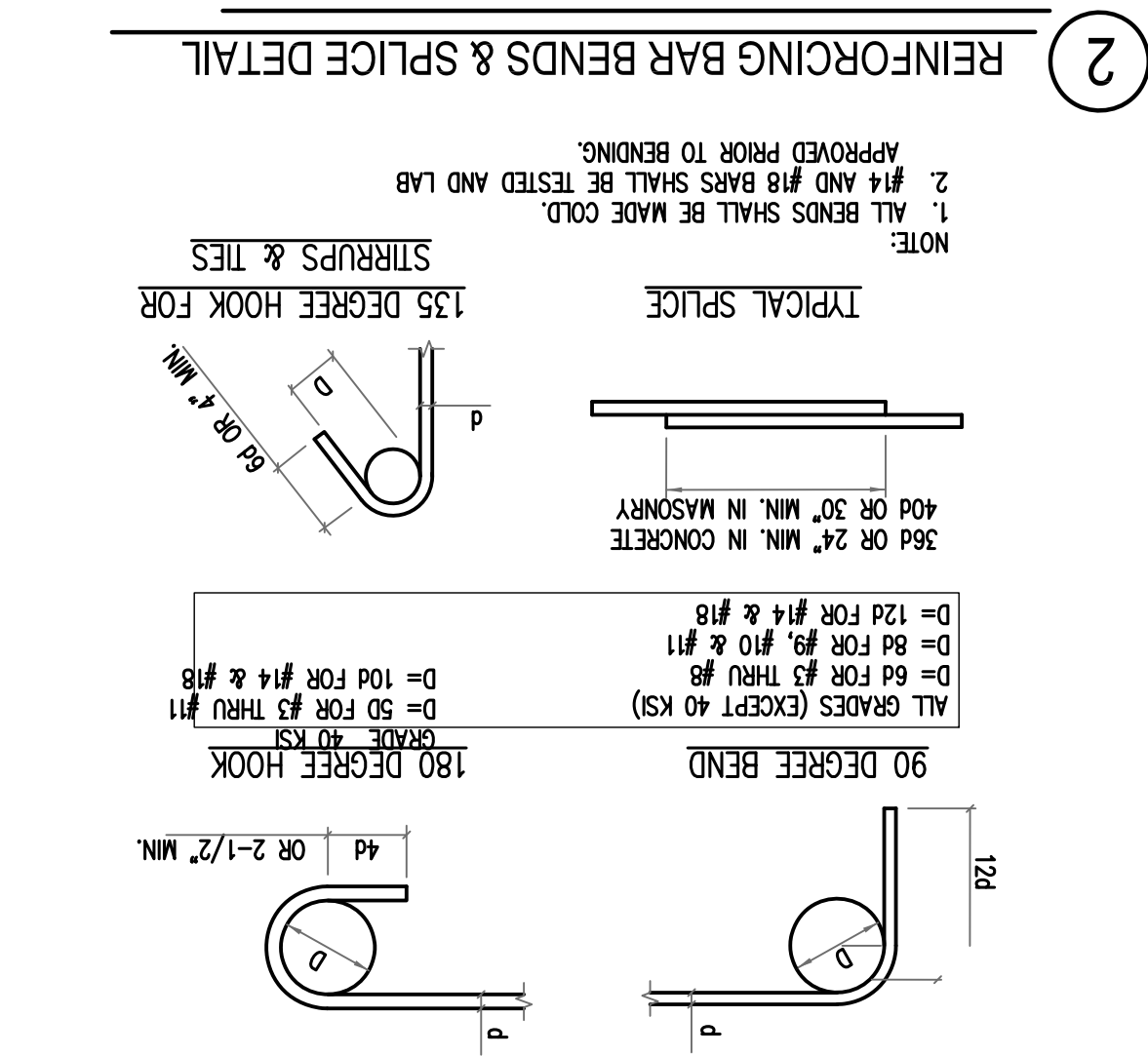
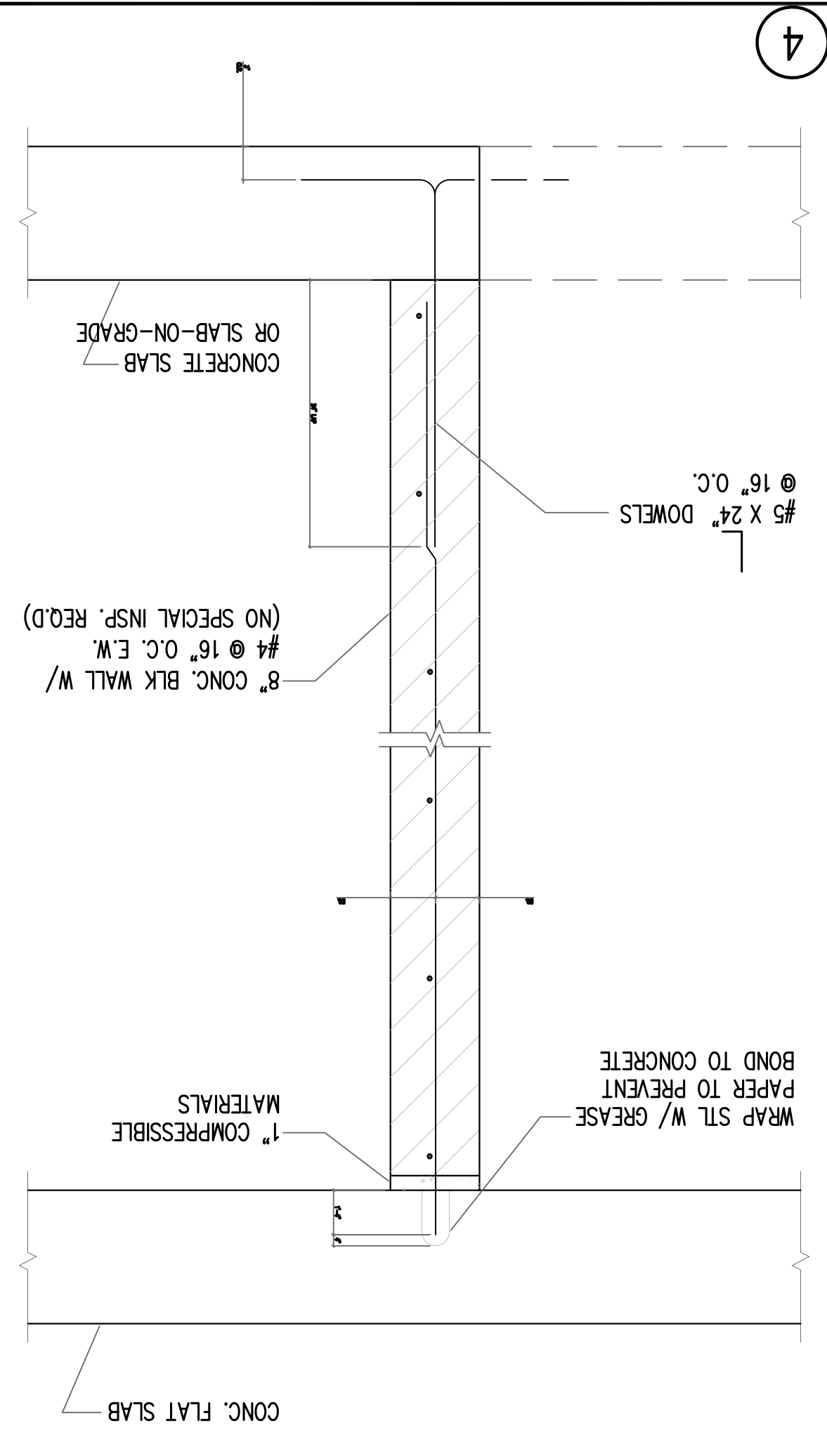
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ART CONSTRUCTION SERVICES  
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TEL: (818) 563-1160 FAX: (818) 563-1160

NEW 5-UNIT APARTMENT BUILDING OVER SEMI-SUB. PARKING GARAGE  
9905 BEN AVE  
NORTH HOLLYWOOD, CA 91605

SD-3  
SHEET NO.  
SCALE: N.T.S.  
NOT FOR CONST.  
ISSUED FOR PERMIT  
ISSUED FOR CONST.





**SD-4**

SHEET NO.  
SCALE: N.T.S.  
ISSUED FOR CONST.  
ISSUED FOR PERMIT  
NOT FOR CONST.

SHEET TITLE  
**STRUC. DETAILS**  
NEW 5-UNIT APARTMENT BUILDING OVER SEMI-SUB. PARKING GARAGE  
6905 BEN AVE  
NORTH HOLLYWOOD, CA 91605

**ART CONSTRUCTION SERVICES**  
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**ARMEN TER-OGANESIAN**  
ADDRESS:  
144 S. FIRST ST.  
BURBANK, CA. 91501  
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ART CONSTRUCTION SERVICES

**GENERAL NOTES**

**GENERAL:**

1) ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF LOS ANGELES BLDG. CODE, LATEST EDITION, AND ALL OTHER APPLICABLE REQUIREMENTS.  
 2) THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE.  
 3) UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH ADEQUATE SHORING, BRACING ETC. AS REQUIRED TO SAFELY EXECUTE ALL WORK, AND SHALL BE FULLY RESPONSIBLE FOR SAME.  
 4) COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, ETC. SHALL SENT TO THE STRUCTURAL ENGINEER.  
 5) ANY CONFLICT BETWEEN STRUCTURAL DRAWINGS AND SITE CONDITIONS MUST BE VERIFIED WITH ENGINEER BEFORE CONSTRUCTION CAN PROCEED.

**FOUNDATION:**

1) REQUIREMENTS OF THE GEOCHEMICAL REPORT ALLOWABLE BEARING VALUE 2000PSF WITH INCREASES AS ALLOWED IN REPORT TO A MAXIMUM OF 4000 PSF.  
 2) FOOTING EXCAVATIONS SHALL BE CLEANED OF ALL DEBRIS AND APPROVED BY A REPRESENTATIVE OF THE SOILS ENGINEER PRIOR TO THE PLACEMENT OF REINFORCING STEEL.  
 3) ALL CONCRETE SHALL BE NORMAL WEIGHT, 150 LB/CU. FT. AND SHALL HAVE AN ULTIMATE COMPRESSIVE STRENGTH AT 28 DAYS, BASED ON AN APPROVED LABORATORY DESIGNED MIX, AS FOLLOWS:  
 2,500 PSI ..... CONTINUOUS FOOTINGS  
 4 IN. SLAB ON GRADE ..... 2,500 PSI  
 CONCRETE COLUMNS ..... 3,000 PSI  
 3) PORTLAND CEMENT SHALL CONFORM TO ASTM C-150.  
 4) DRYPACK GROUT SHALL BE A 1:2 1/2 CEMENT - SAND MIX.  
 5) LOCATION OF ALL CONSTRUCTION JOINTS MUST BE APPROVED BY THE STRUCTURAL ENGINEER IF NOT SHOWN ON THE DRAWINGS.  
 6) NO PIPES OR DUCTS SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED.  
 7) EXPOSED CONCRETE SHALL HAVE 3/4 INCH CHAMFER OF CORNERS.  
**MASONRY:**  
 1) CONCRETE BLOCK UNITS SHALL CONFORM TO ASTM C90 BEARINGS.  
 2) MASONRY, TYPE "S" MORTAR, ANY GROUT SHALL CONFORM TO THE PROVISIONS OF THE LOS ANGELES COUNTY BUILDING CODE.  
 3) ALL MASONRY UNITS SHALL BE CLEAN AND FREE OF ANY SUBSTANCE THAT MAY IMPAIR BOND.

4) FEA GRAVEL GROUT SHALL CONSIST OF 1 PART PORTLAND CEMENT, 1/10 PART GRAVEL, SOURCE INCH AT 28 PARTS  
 5) GROUT ALL CELLS.  
 6) WHERE GROUT POUR EXCEEDS 0' IN HEIGHT, CLEAN OUT HOLES SHOULD BE PROVIDED.  
 7) F<sub>m</sub> = 1500 PSI, SPECIAL INSPECTION NOT REQUIRED.  
 8) FULL HEAD AND BED JOINTS SHALL BE SOLID GROUT WALLS.  
**REINFORCING STEEL:**  
 1) ALL REINFORCING STEEL SHALL CONSIST OF DEFORMED BARS CONFORMING TO ASTM A/615 GRADE 60.  
 2) REINFORCING BARS SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVER:  
 A CONCRETE POURED AGAINST EARTH..... 3"  
 B. CONCRETE POURED AGAINST EARTH BUT FORMED..... 2"

3) DOWNETS SHALL MATCH WALL REINFORCING IN SIZE AND NUMBER REQUIRED UNLESS NOTED OTHERWISE.  
 4) REINFORCING MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 30 BAR DIAMETERS IN CONCRETE AND 40 BAR DIAMETERS IN MASONRY, UNLESS NOTED OTHERWISE.  
 5) PROVIDE SPACER BARS, CHAIRS, SPREADERS, ETC. AS REQUIRED TO HOLD THE STEEL SECURELY IN PLACE.  
 6) BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS, USING BOLTS TO ASTM A-36. PIPE COLUMNS SHALL CONFORM TO ASTM A-53 GRADE "B" STRUCTURAL STEEL. MISCELLANEOUS IRON, AND STEEL TUBES SHALL CONFORM TO ASTM A-36. PIPE COLUMNS SHALL CONFORM TO ASTM A-53 GRADE "B" CONFORMING TO ASTM A-307 AND CONNECTING MATERIAL CONFORMING TO ASTM A-36.  
 7) WELDING SHALL BE DONE BY THE SHIELDED ELECTRIC ARC PROCESS BY QUALIFIED AND APPROVED WELDERS. USE E-70 SERIES ELECTRODES.  
 8) ALL WELDING IS DESIGNED FOR FULL STRESSES. SHOP WELDING SHALL BE PERFORMED IN A SHOP APPROVED BY THE BUILDING DEPARTMENT.



**WOOD:**

1) ALL NEW LUMBER - DOUGLAS FIR.  
 2) BEAM AND POST - # 1 GRADE, EXCEPT AS NOTED.  
 3) JOISTS AND RAFTERS, - # 2 GRADE, EXCEPT AS NOTED.  
 4) STUDS - CONSTRUCTION GRADE.  
 5) PLYWOOD - DOUGLAS FIR P'S 1-95, MIN. 4-PLY SHEAR WALL UNDERLAYMENT SHALL BE BONDED WITH EXTERIOR GLUE.  
 6) ALL PLYWOOD USED ON WALLS, ROOFS, AND FLOORS INCLUDING SHEAR WALLS SHALL BE PRESSURE TREATED D.F. OR FOUNDATION GRADE REDWOOD.  
 8) NEW SILLS BE ANCHORED WITH 5/8" DIA. X 10" BOLTS AT 4' - 0" AND NOT OVER 9' FROM END OF EACH PIECE, WITH 7" MIN. EMBEDMENT INTO CONCRETE OR MASONRY.  
 9) HOLES FOR BOLTS - SAME SIZE AS BOLTS OR 1/16" LARGER.  
 10) BOLTS TO HAVE SQUARE PLATE WASHERS, AS FOLLOWS: 5/8" 1/4"x2-1/2"x2-1/2" 3/4" 5/16"x2-3/4"x2-3/4"

11) SCREWS AND LAG BOLTS SHALL NOT BE HAMMERED INTO PLACE.  
 12) GROSS BRIDGING AT 10'-0" SHALL BE PROVIDED FOR ROOF JOISTS. APPROVED METAL BRIDGING MAY BE USED IN LIEU OF WOOD BRIDGING.  
 13) SOUD BLOCK AT EACH SUPPORT.  
 14) 1 X 4 DIA. LET IN BRACE AT .25' O.C.  
 15) 2" SOUD FIRE BLOCKING IN STUD WALLS @ 8' - 0" MAX.  
 16) NAILING SHALL CONFORM TO TABLE 23-1-Q OF THE CODE.  
 17) ALL ROOF SHEATHING SHALL BE INSPECTED BEFORE APPLYING ROOFING TO INSURE SOUND BOARDS AND NAILING.  
 18) GULFAM BEAM: DF/DF 24F-V3  
**STRUCTURAL STEEL:**  
 1) STRUCTURAL STEEL, MISCELLANEOUS IRON, AND STEEL TUBES SHALL CONFORM TO ASTM A-36. PIPE COLUMNS SHALL CONFORM TO ASTM A-53 GRADE "B" CONFORMING TO ASTM A-307 AND CONNECTING MATERIAL CONFORMING TO ASTM A-36.  
 2) BOLTED CONNECTIONS SHALL CONFORM TO AISC SPECIFICATIONS, USING BOLTS TO ASTM A-36. PIPE COLUMNS SHALL CONFORM TO ASTM A-53 GRADE "B" STRUCTURAL STEEL. MISCELLANEOUS IRON, AND STEEL TUBES SHALL CONFORM TO ASTM A-36.  
 3) WELDING SHALL BE DONE BY THE SHIELDED ELECTRIC ARC PROCESS BY QUALIFIED AND APPROVED WELDERS. USE E-70 SERIES ELECTRODES.  
 4) ALL WELDING IS DESIGNED FOR FULL STRESSES. SHOP WELDING SHALL BE PERFORMED IN A SHOP APPROVED BY THE BUILDING DEPARTMENT.  
**DEPUTY INSPECTION PROGRAM:**  
 THE FOLLOWING ACTIVITIES REQUIRE SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR:  
 1) PLACEMENT OF REBAR AND OF CONCRETE FOR THE CONCRETE DECK AND ANY CONCRETE THAT HAS AN ULTIMATE COMPRESSIVE STRENGTH OF OVER 2500 PSI.

**Los Angeles Regional Uniform Code Program Committee -3: Structural Observation**

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**STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER**

PROJECT ADDRESS: \_\_\_\_\_ PERMIT APPL. NO.: \_\_\_\_\_  
 Description of Work: \_\_\_\_\_  
 Architect: \_\_\_\_\_ Engineer: \_\_\_\_\_  
 Owner: \_\_\_\_\_

|   |                                   |  |                                     |
|---|-----------------------------------|--|-------------------------------------|
| FOUNDATION  | WALL                              | FRAME  | DIAPHRAGM                           |
| <input type="checkbox"/> Footing, Stem Walls, Piers                           | <input type="checkbox"/> Concrete | <input type="checkbox"/> Steel Moment Frame    | <input type="checkbox"/> Concrete   |
| <input type="checkbox"/> Mat Foundation                                       | <input type="checkbox"/> Masonry  | <input type="checkbox"/> Steel Braced Frame    | <input type="checkbox"/> Steel Deck |
| <input type="checkbox"/> Castson, Piles, Grade Beams                          | <input type="checkbox"/> Wood     | <input type="checkbox"/> Concrete Moment Frame | <input type="checkbox"/> Wood       |
| <input type="checkbox"/> Steppg/Retaing Foundation, Hillside Special Anchors, | <input type="checkbox"/> Others:  | <input type="checkbox"/> Masonry Wall Frame    | <input type="checkbox"/> Others:    |
| <input type="checkbox"/> Others:  |                                   | <input type="checkbox"/> Others: HFX FRAME     |                                     |

Name: \_\_\_\_\_ Phone: ( \_\_\_\_\_ ) \_\_\_\_\_  
 Firm or Individual to be responsible for the Structural Observation: \_\_\_\_\_  
 Calif. Registration: \_\_\_\_\_

DECLARATION BY OWNER  
 I, the Owner of the project, declare that the above listed firm or individual is complete by me to be the Structural Observer.  
 DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record) I, the Architect or Engineer of Record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.  
 Signature \_\_\_\_\_ License No. \_\_\_\_\_ Date \_\_\_\_\_

**SEISMIC LOADS SHALL BE SHOWN ON PLAN LABC 1603.1.5**

A) SEISMIC IMPORTANCE FACTOR, I AND OCCUPANCY CATEGORY, I = 1.0 CAT. = II  
 B) MAPPED SPECTRAL RESPONSE ACCELERATIONS, S<sub>s</sub> AND S<sub>1</sub>. S<sub>s</sub> = 2.404 S<sub>1</sub> = 0.92  
 C) SITE CLASS, "D"  
 D) SPECTRAL RESPONSE COEFFICIENTS, SDS AND SD1. SDS = 1.602 S1 = 2.404  
 E) SEISMIC DESIGN CATEGORY, D  
 F) BASIC SEISMIC-FORCE-RESISTING SYSTEM(S), SHEAR WALLS.  
 G) DESIGN BASE SHEAR, TOTAL WEIGHT OF BUILDING, .315 W  
 H) SEISMIC RESPONSE COEFFICIENT(S), C<sub>s</sub>. C<sub>s</sub> = 0.248  
 I) RESPONSE MODIFICATION FACTOR(S), R. R. = 6.5  
 J) ANALYSIS PROCEDURE USED. EQUIVALENT LATERAL  
 K) REDUNDANCY FACTOR USED. R = 1.3  
 L) THE DESIGN LOAD BEARING VALUE OF SOILS (1603.1.6) 1500 PSF FORCE PROCEDURE

A) CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1709.1.  
 B) CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f' << 2500 PSI, HIGH STRENGTH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STRESSED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES. (1704 & CHAPTERS 19, 21, AND 22)  
 C) FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD. (2304.11.2.4)  
 D) FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY LABS FOR (STRUCTURAL STEEL)(REINFORCING STEEL)(LIGHT GAUGE STEEL); CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.  
 E) SHOP WELDS MUST BE PERFORMED IN A LA DBS LICENSED FABRICATOR'S SHOP.  
 F) LABS LICENSED FABRICATOR IS REQUIRED FOR (TRUSSES), (STRUCTURAL STEEL) ...  
 G) GLUE LAM BEAMS MUST BE FABRICATED IN A LA DBS LICENSED SHOP. IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES PER T 5-A, 2005 NDS SUPP.  
 H) PROVIDE LEAD HOLE 40%-70 % OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION." 2005NDS

(I) PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER. (1707.3)  
 J) SPECIAL ACTIVITY INSPECTION IS REQUIRED FOR (BUILDINGS OVER 5 STORIES OR 60' IN HEIGHT) (BUILDINGS OVER 50,000 SQ. FT. OF GROUND FLOOR AREA) (BUILDINGS OVER 200,000 SQ. FT. OF FLOOR AREA)  
 K) A COPY OF THE LOS ANGELES RESEARCH REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.  
 1. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE TIGHTER TIGHT AND 3/4 WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING.  
 CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE LA BUILDING CODE. (2305.5)  
 2. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE A TONGUE AND GROOVE OR BLOCKED PANEL EDGES.  
 PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.  
 3. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX NDS)  
 4. ALL BOLT HOLES SHALL BE DRILLED 3/8" TO 1/8" OVERSIZED (11.1.2.2, 05 NDS)  
 5. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION

1. THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUE GREATER THAN 350 pif. THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS AND PROVIDE WITH THE FOLLOWINGS:  
 (TABLE 2306.4.1 FOOTNOTE 8)  
 A. 3X FOUNDATION SILL PLATES.  
 B. 3X STUDS AND BLOCKS BETWEEN ADJACENT PANELS.  
 C. 3/4" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING.  
 D. ALL PANEL JOINT AND SILL PLATE NAILING SHALL BE STAGGERED.  
 E. FOR THE ANCHOR BOLTS IN SHEAR WALL SILL PLATE, PROVIDE .229"x3"x3" PLATE WASHERS WITH SLOTTED CUT HOLE AS PER 2305.3.11 OR AS SPECIFIED ON THE TABLE 2305.3.11 FOR SLOTTED CUT PLATE WASHERS.  
 2. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. (1803.5.2)

**SHEET TITLE**

**STRUCTURAL NOTES**

SCALE: N.T.S.  
 SHEET NO. \_\_\_\_\_

NOT FOR CONST.  
 ISSUED FOR PERMIT  
 ISSUED FOR CONST.

OWNER: **ARMEN TER-OGANESIAN**  
 ADDRESS: **144 S. FIRST ST. BURBANK, CA. 91501**  
 (818) 563-1160

PROJECT: **NEW 5-UNIT APARTMENT BUILDING OVER SEMI-SUB. PARKING GARAGE**  
 ADDRESS: **9005 BEN AVE NORTH HOLLYWOOD, CA 91605**

