

(D.G. = DUAL GLAZE, TEMP = TEMPER)

## **FLOOR PLAN NOTES:.**

1- EVERY SLEEPING ROOM AND BASEMENTS SHALL HAVE AT LEAST ONE EXTERIOR DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT FOR EMERGENCY EGRESS. WINDOWS MUST PROVIDE MINIMUM 5.7 SQUARE FEET OF OPENABLE AREA, MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24", AND HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR. IF THE FINISH SILL HEIGHT IS BELOW GRADE, PROVIDE A WINDOW WELL.

**2- SMOKE DETECTORS : (**CBC 310.9) IN SINGLE FAMILY DWELLING UNITS SMOKE DETECTORS ARE REQUIRED WHEN THE VALUATION OF AN ADDITION, ALTTERATION, OR REP AIR EXCEEDS \$1,000.00. IN NEW CONSTRUCTION, 120V WITH BATTERY-BACK-UP SMOKE DETECTORS ARE REQUIRED IN EXISTING CONSTRUCTION BATTERY-OPERATED DETECTORS ARE PERMITTED LOCATION OF SMOKE DETECTORS IN BEDROOMS, AND HALLWAYS OR ADJACENT ROOMS LEADING TO BEDROOMS.

4- TEMPERED: ALL WINDOWS WITHIN 24" OF DOORS SHALL BE TEMPERED (CBC2406.4) SHOWERS & TUB ENCLOSED SHALL BE TEMPERED (CBC 2406.4). WINDOW AT SHOWER & TUB SHALL BE TEMPERED. IF LESS THAN 60" ABOVE A STADING SURFACE A ND DRAIN INLET (CBC 2406.4)**LIGHT**:

5- GLAZING USED IN DOORS ANDPANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED IT SHALL HAVE A MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF U.B.C STANDARD NO 54-2.

6- PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION . FOR LOW WATER CONSUMPTION.WATER CLOSET SHALL GIVE A MAX. FLUSH CAPACITY OF 1.6 GALLONS, AND SHALL BE LOCATED IN A CLEAR NOT LESS THAN 36 INCHES IN WIDTH AND HAVE A CLEAR SPACE IN FRONT OF THE WATER CLOSET STOOL OF NOT LESS THAN 24 INCHES.

7- IN LIEU NATURAL VENTILATION IN BATHROOMS CONTAINING A BATH OR SHOWER, LAUNDRY ROOMS AND SIMILAR ROOMS MAY BE EQUIPPED WITH A MECHANICAL SYSTEM CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR AND EXHAUSTING DIRECTLY TO THE OUTSIDE OUTLET MINIMUM 3' FROM ANY OPENINGS. (TYP.)

**8- LIGHT:** (CBC 1203.2) ALL HABITALE ROOMS, EXCEPT BATHROOMS, KITCHEN, AND LAUNDRIES REQUIRE NATURAL LIGHT BY MEAN OF EXTERIOR WINDOWS OR SKYLIGHT  $@^{1}/_{10}$  THE FLOOR AREA OF THE ROOM, OR 10 SF MINIMUM, WHICHEVER IS GREATER.

9- VENTILATION: (CBC 1203.3) ALL HABITABLE ROOMS, EXCEPT BATHROOMS, AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @  $\frac{1}{20}$  THE FLOOR ARE OF THE ROOM, OR 5 SF MINIMUM. (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION). ALL BATHROOMS REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @  $\frac{1}{20}$  THE FLOOR AREA OF THE ROOMS, OR  $1-\frac{1}{2}$ " SF MINIMUM.(NATURAL VENTILATION

13- WATER CLOSETS: PROVIDE ULTRA FLUSH WATER CLOSETS TOILETS) WITCH USE NO MORE THAN 1.6 GALLONS PER FLUSH FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADEPTED FOR LOW WATER CONSUMPTION.

**14-** THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT FLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWERPOLE, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METER, APPURTENCES, ECT.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT LINE AREA LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES..

15- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIREED ON THE PLAN. 1804.2.

**16- RAIN GUTTERS:**PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET" 7013.9

17- ADVERSE SOIL: IF ADVARSE SOIL CONDITION ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED. 1804.2

**18-** PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING: AN NET CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQ.FT. A MINIMUM NET CLEAR 24" IN. OPENABLE HIEGHT AND 20" IN. NET CLEAR OPENABLE DIMASION WIDTH AND SILL HEIGHT NOT OVER 44" IN. ABOVE THE FLOOR. (310.4)

19- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MINIMUM FLOW RATE IN TABLE 4.303.2"

21- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4)

22- CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. HAULERS BY THE CITY OF LOS ANGELES CERTIFIED HAULER.

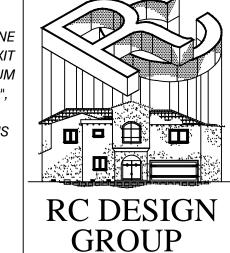
**NEW EXTERIOR WALLS:** 3 COAT PORTLAND CEMENT PLASTER

WITH SMOOTH FINISH ON METAL LATH WITH 2 LAYERS OF GRADE "D" DAMPPROOFING ON 1" PLYWOOD SHEATHING ON 2X4 WOOD STUDS @ 16" O.C. WITH  $\frac{1}{2}$ " GYPSUM BOARD ON THE INTERIOR AND 4" BATT INSULATION.

PROVIDE A WEEPSCREED FOR STUCCO OR PLASTER @ THE FOUNDATION PLATE LINE. A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREA (2506.5)

**NEW INTERIOR WALLS:** 

2X4 WOOD STUDS @ 16" O.C. WITH  $\frac{1}{2}$ " GYPSUM BOARD ON BOTH SIDES.



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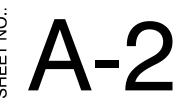
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M. RICHARDS CHECK BY:

R. CERRITOS PROJECT NO .: 841 N. PASS



PLOT DATE: 06.17.14