# **GENERAL NOTES**

- . ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE 2011 EDITION OF THE LOS ANGELES BUILDING CODES AND
- ORDINACES OF THE STATE OF CALIFORNIA 2. ALL DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED ON THE JOB SITE BY EACH SUBCONTRACTOR BEFORE HE BEGINS HIS WORK. ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR BEFORE CONSTRUCTIONS
- 3. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. NOTE THAT DIMENSIONS ARE TO CENTER LINE OR FACE OF FINISH MATERIAL.
- 4. THE BUILDINGS REQUIRE FIRE PROTECTION AS FOLLOWS:(SEE CODE ANALYSIS) A. FIRE EXTINGUISHERS-PORTABLE TYPE 2A SHALL BE PROVIDED. DISTANCE FROM APARTMENT ENTRY DOOR TO FIRE EXTINGUISHER SHALL BE 75' MAXIMUM PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR.
- PROVIDE FIRE EXTINGUISHER WITH A RATING OF 10BC FOR GARAGE. MECHANICAL VENTILATION: ALL BATHROOMS, TOILET ROOMS, POWDER ROOMS AND LAUNDRY ROOMS SHALL BE VENTILATED TO PROVIDE A COMPLETE CHANGE OF AIR 5 TIMES PER HOUR. SUCH MECHANICALLY OPERATED EXHAUST SYSTEM SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE, FAN SHALL BE OPERATED FROM A LIGHT SWITCH.THE POINT OF SISCHARGE SHALL BE AT LEAST 3 FEET FROM ANY OPENING THAT ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- LEGAL EXITS SHALL BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT, ALL EXIT HARDWARE SHALL BE OF AN APPROVED TYPE. DEAD OR FLUSH BOLTS (THUMBS OPERATED) AND SIMILAR
- DEVICES ARE PROHIBITED. PROVIDE 2-HOUR CONSTRUCTION BEHIND ALL TUBS LOCATED ADJACENT TO 2-HOUR FIRE DIVISION WALLS.
- 8. EXIT / ENTRANCE DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD AND HAVE A LENGTH NOT LESS THAN (36")(44")(60"HCD). 9. PROVIDE ULTRA LOW FLUSH WATER CLOSETS (1.6 GAL./FLUSH MAX) AND LOW FLOW SHOWER HEADS WITH A PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND
- TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION. 10. TRENCHES OR EXCAVATIONS OF 5' OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND SHALL OBTAIN THE NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- 11. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE. 12. NO MEDICINE CABINETS, ELECTRIC PANELS, VENTS, OR WALL HEATERS
- SHALL PIERCE 2-HOUR DIVISION WALLS. 13. PROVIDE APPROVED STUCCO WEEP SCREEDS AT SILL PLATE OF ALL STUCCO WALLS. STUCCO FINISH SHALL NOT EXTEND BELOW FINISH
- 14. BATHROOM FLOORS OVER WOOD SHALL HAVE WATER-PROOF PROTECTION. PROVIDE RESILIENT FLOORING OVER 15# FELT BONDED TO PLYWOOD
- 15. "AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING."
- . ALL EXTERIOR OPENING EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOFL. ALL FLASHING, COUNTER FLASHING AND COPING WHEN OF METAL SHALL BE 26 GA G.I.
- 17. ALL PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE INSPECTED AND APPROVED BY BUILDING INSPECTOR BEFORE COVERING.

- 8. FIRE BLOCK AT MID-HEIGHT WALLS OVER 8'-0" HIGH. 19. COMFORT HEATING WILL BE PROVIDED TO EVERY DWELLING UNIT AS
- REQUIRE BY CODE. 20. PROVIDE 6' HIGH NONABSORBENT WALL ADJACENT TO SHOWER AND
- APPROVED SHATTER RESISTANT MATERIAL FOR SHOWER ENCLOSURE AND WINDOWS WITHIN 5' OF FLOOR OF SHOWER OR BATHTUB FLOOR. 21. CONDUCT ALL ROOF DRAINAGE UNDER SIDEWALK TO STREET BY MEANS OF
- 22. BATHTUB AND SHOWER UNITS, INCLUDING BACKING, SHALL BE OF TYPE APPROVED BY THE PLUMBING DEPARTMENT.

AN APPROVED NONEROSIVE DEVICE.

- 23. TELEVISION ANTENNA SHALL BE LOCATED 7' ABOVE FLAT ROOFS. 24. ALL STAIRS SHALL HAVE 8" MAXIMUM RISE AND 9" MINIMUM TREAD (7" RISE AND 11" TREADS AT PUBLIC STAIRS.)
- 25. PROVIDE U.L. APPROVED SMOKE AND FIRE DETECTORS WITHIN 12" OF CEILING AND WERE SHOWN ON PLANS. HARD WIRED WITH BATTERY
- 26. PROVIDE SMALL APPLIANCE CIRCUITS IN KITCHEN 12 OUTLET MAX ON 20 AMP SERVICE - 9 OUTLETS MAX ON 15 AMP CIRCUIT. 27. ANTI-GRAFFITI COATING BY GRAFFITI PREVENTION SYSTEM "GRAFFITI
- COAT" (LA RR#25035) FOR LOWER 9"-0" OF BUILDING. 28. TOILET ROOM FLOORS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED
- MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6 INCHES. 29. AN AITC CERTIFICATE OF INSPECTION FOR ALL GLUED LAMINATED TIMBER SHALL BE SUMITTED TO A BUILDING AND SAFTEY DIVISION INSPECTOR PRIOR TO ERECTION.

#### B. SECURITY

- 1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE
- DOOR OR ADJOINING WALL. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR SIMILAR STRUCTURES.
- 3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCITON. 91.6709.1-DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB.
- 4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH A LIGHT BULB(60 WATT MIN.) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR.
- 5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NONREMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
- PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT(LATCH NOT REQUIRED IN B, F, AND S OCCUPANCIES. 7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN
- EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". 8. THE USE OF A LOCKING SYSTEM WHICH CONSISTS OF A DEADLOCKING LATCH OPERATED BY A DOORKNOB AND A DEADBOLT OPERATED BY A

- NON-REMOVABLE THUMB TURN WHICH IS INDEPENDENT OF THE DEADLOCKING LATCH AND WHICH MUST BE SEPARATELY OPERATED, SHALL NOT BE CONSIDERED AS A SYSTEM WHICH REQUIRES SPECIAL KNOWLEDGE OR EFFORT WHEN USED IN DWELLING UNITS. THE DOOR KNOB AND THE THUMB TURN WHICH OPERATES THE DEADBOLTS SHALL
- WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 IN. THICK WITH SHAPED PORTIONS NOT LESS THAN 1/4 IN. THICK AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3

NOT BE SEPARATED BY MORE THAN 8 INCHES.

10. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

11. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND

SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT

- AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTION 12. METAL OR WOODEN OVERHEAD OR SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE AND BLOTTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY
- 13. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. GLAZING:
- 14. IN B,F,M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 5 IN. BUT LESS THAN 48 IN, SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES.
- 15. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. WINDOWS:
- 16. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ON DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY.
- 17. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. 18. SLIDING WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER
- CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 19. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT
- AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN (6717.2). 20. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLS,

- GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS: 21. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH
- OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. 22. PROVIDE SECURITY LIGHTING FOR GARAGE AND/OR EXTERIOR PARKING AREA SERVING DWELLING UNITS OR GUESTROOMS AND FOR RECREATION ROOM, SERVICE ROOMS ACCESSORY TO APARTMENT HOUSES, AND AT EVERY DOOR IN A SECURITY OPENING. SECURITY LIGHTING SHALL HAVE A SURFACE
- ILLUMINATION OF 0.2 FOOT-CANDLES AT THE FLOOR LEVEL. 23. WINDOWS IN CORRIDOR WALLS SHALL BE PROTECTED BY FIXED GLASS OF ¾ HR RATING IN STEEL FRAMES. TOTAL AREA OF WINDOW IN A CORRIDOR SHALL NOT EXCEED 25% OF THE AREA OF A COMMON WALL WITH ANY ROOM. C. ENERGY INSULATION
- 1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2. CHAPTER 2-53.
- 2. INSULATION INSTALLER SHALL POST IN A CONSPICOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2, SUB CHAPTER 4. ARTICLE 3.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR
- INSULATING MATERIAL 4. DOORS AND WINDOWS BETWEEN CONDITIONED SPACES AND OUTSIDE OR UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS
- FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED. 5. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS LISTED IN TABLE 2-53V FOR THE ENERGY REGULATIONS.
- 6. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
- 7. CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN
- WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS. 9. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED ACCORDING TO CHAPTER 10 OF THE 1997 CITY OF LOS ANGELES MECHANICAL CODE. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
- 10. STORAGE TYPE WATER HEATERS AND STORAGE TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL BE EXTERNALLY WRAPPED WITH INSULATION OF R-12 OR GREATER, UNLESS SO INTERNALLY INSULATED.
- 11. PROVIDE MINIMUM R-3 INSULATION ON WATER HEATER INLET AND OUTLET PIPE FOR FIRST FIVE FEET IN UNCONDITIONED SPACE.
- 12. INSULATE RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES. 13. GAS FIRED HOUSEHOLD HEATING AND COOLING APPLIANCES, SHOWER HEADS AND FAUCETS SHALL COMPLY WITH THE APPLIANCE EFFICIENCY STANDARDS. 14. GENERAL LIGHTING IN KITCHEN AND BATHROOMS SHALL HAVE AN EFFICIENCY

OF NOT LESS THAN 25 LUMENS / WATTS. ( SPECIFY FLUORESCENT LIGHTING ).

#### D. SOUND TRANSMISSION CONTROL

- 1. DOORS TO UNIT FROM INTERIOR CORRIDORS AND FIRE-RATED SHAFT ENCLOSURESARE REQUIRED TO HAVE A MIN. STC RATING OF 26. LAMINATED 1 3/4" SOLID CORE DOORS WITH RESILIENT STOPS AND GASKETS MEET THIS REQUIREMENT. DOORS MUST BE SELF/AUTO-CLOSING UPON SMOKE
- 2. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS SHALL BE SEPARATED HORIZONTALLY BY 24" AND NOTE THAT BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINIMUM MINERAL FIBER INSULATION. (TV, TELEPHONE, AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.)

- 3. CARPETS OR SIMILAR SURFACE MATERIALS WHICH ARE PART OF THE FLOOR-CEILING ASSEMBLY MUST BE INSTALLED AND INSPECTED BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED AND MAY BE REPLACED ONLY BY OTHER FLOOR COVERING THAT PROVIDES THE REQUIRED IMPACT SOUND INSULATION.
- 4. AN APPROVED PERMANENT RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS. FLOOR-CEILING ASSEMBLIES SHALL BE SEALED, LINED OR INSULATED.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR, CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT. 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 MIN. 1/4" THICK APPROVED RESILIENT MATERIAL. VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK
- APPROVED RESILIENT MATERIAL 7. METAL VENTILATING AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED. (EXCEPTION: DUCTS SERVING ONLY EXIT WAYS, KITCHEN COOKING FACILITIES, AND BATH ROOMS NEED NOT BE LINED.)
- 8. MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE OR DUCT PENETRATES A FLOOR ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR ASSEMBLY FROM WITHIN A WALL. THIS REQUIREMENT IS NOT APPLICABLE TO FIRE PIPE, GAS LINE OR ELECTRICAL CONDUIT.
- 9. WALL MOUNTED LAVATORIES AND TOILETS ARE NOT PERMITTED ON SOUND RATED PARTITIONS.

#### E. FIRE DEPARTMENT NOTES

- 1. EXIT PATH LIGHTING SHALL BE PROVIDED FOR STAIRWAY, HALLWAY, EXIT PASSAGEWAY AND EGRESS TO A PUBLIC WAY ANY TIME THE BUILDING IS OCCUPIED.
- 2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 10BC WITHIN 75' TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION.
- 3. ROOF OBSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, SOLAR PANELS, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS.
- 4. PROVIDE COLLISION BARRIERS ADEQUATE TO PROTECT CONTROL METERS, REGULATORS, AND PIPING FOR HAZARDOUS MATERIALS THAT ARE EXPOSED TO
- VEHICULAR DAMAGE 5. INTERIOR WALL AND CEILING FINISHES FOR EXIT CORRIDORS SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 75. (CLASS II)
- 6. INTERIOR WALL AND CEILING FINISHES FOR ENCLOSED STAIR WELLS SHALL NOT EXCEED A FLAME-SPREAD CLASSIFICATION OF 25 (CLASS I)
- 7. EXIT CORRIDORS AND EXTERIOR EXIT BALCONIES SHALL BE A MINIMUM OF 44"
- WIDE. (TITLE 24)
- 8. AN EXIT WALKWAY WITH A MINIMUM WIDTH OF 44" SHALL BE MAINTAINED CONTINUOUSLY TO A PUBLIC WAY.
- 9. ALL EXITS MUST BE CONTINUOS AND TERMINATE IN A PUBLIC WAY OR EXIT COURT LEADING TO A PUBLIC WAY OR AN APPROVED REFUGE AREA. (TITLE 24, C.A.C.)
- 10. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES. PULL-BOXES, TRANSFORMERS, VAUILTS, PUMPS, VALVES, METERS, APPURTENCES, ETC.) OR TO THE LOCATION OF THE HOOKUP, THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- 11. A FIRE ALARM SYSTEM IS REQUIRED FOR THIS STRUCTURE, PLANS FOR THE FIRE ALARM SYSTEM MUST BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL PRIOR TO INSTALLATION.
- 12. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW **BATTERY SIGNAL**
- 13. PROVIDE AN APPROVED SPARK ARRESTER, AS PER LAMC 57.02.02 FOR THE CHIMNEY OF A FIREPLACE, STOVE, OR BARBECUE DEVICE WHICH USES FUEL BURNING

- THE ENERGY CERTIFICATE OF COMPLIANCE SHALL BE MADE A PART OF THESE PLANS. 2. USE SOLID JOINTS @ ALL TUBS.
- 3. CONTRACTOR SHALL OBTAIN "A" PERMIT FOR ALL ROOF DRAINS CONSTRUCTION UNDER SIDEWALK AND THRU CONC. CURB FROM DEPT.
- OF PUBLIC WORKS. WATER HEATER MUST BE STRAPPED TO WALL.
- SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECT. 716.3.1: A. DUCT PENETRATIONS OF FIRE WALLS IN ACCORDANCE TO SECTION
- B. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES & EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE.
- C. DUCTS PENETRATING SHAFTS (SEE EXCEPTIONS) D. DUCTS PENETRATING FIRE PARTITIONS AND FIRE RATED CORRIDOR WALLS. 716.6.4
- E. DUCTS PENETRATING SMOKE BARRIERS. 716.5.5
- F. DUCTS PENETRATING HORIZONTAL ASSEMBLIES. 716.6 TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED
- COMPLIANCE W/ CHAPTER 67\* IS REQ'D AT DOOR(S) TO INDIVIDUAL UNITS, AT EXTERIOR DOORS TO THE MAIN BLDG., AT DOORS BETWEEN THE R-1 AND S-3 OCCUPANCIES AND AT ALL DOORS TO THE GROUP B/F/M/R/S OCCUPANCY.
- 8. THE EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECT. SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECT. CODE AND PROVIDE ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES OF ELECTRICAL SUPPLY. IN THE EVENT OF ITS FAILURE, ILLUMINATOR SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP 1, DIV. 1.1 AND 1.2 OCCUPANCIES AND FOR ALL OTHER OCCUPANCIES WHERE THE MEANS OF
- EGRESS SYSTEM SERVES AN OCCUPANT LOAD PF 100 OR MORE. 10. CONTINOUS DRYWALL BEHIND ALL TUBS IS REQ'D UNLESS THE WALLS ARE WITHIN THE UNIT AND NON-BEARING. BACK TO BACK TUBS WITH A
- COMMON PLUMBING WALL ARE IMPRACTICAL IN 1-HR. BUILDINGS. 11. CONTINOUS DRYWALL IS REQUIRED BEHIND ALL ELECT. SERVICE PANELS, FIRE HOUSES AND MEDICINE CABINETS.
- 12. RECESSED CEILING LIGHT FIXTUES MUST BE BOXED AROUND W/ 5 / 8" TYPE 'X' DRYWALL TO MAINTAIN THE 1-HR CEILING ASSEMBLY. 13. THE PATH OF EXIT TRAVEL TO AND WITHIN EXITS IN THIS BUILDING SHALL BE
- IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF SECTION 1003.2.8. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF APPROACH AND LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FEET FROM THE NEAREST VISIBLE SIGN.
- 14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINTED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINTED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED & LABELED AND INSTALLED IN ACCORDANCE W/ THE
- MANUFACTURER'S INSTRUCTIONS. 15. A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1" LETTERING STATING: "THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS," WILL BE POSTED.
- 16. ALL ELEVATOR PITS SHALL BE EQUIPPED WITH A DRAIN TO PREVENT THE ACCUMULATION OF WATER. THE WATER AND OTHER LIQUIDS COLLECTED IN THE BOTTOM OF AN ELEVATOR SHAFT MAY NOT BE DISCHARGED TO THE SANITARY SEWER OR STORM DRAIN.

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17. THIS BUILDING AND GARAGE MUST BE EQUIPPED W/ AN AUTOMATIC FIRE EXTINGUISHING SYSTEM COMPLYING W/ NFPA-13. SPRINKLER SYSTEM TC BE APPROVED BY PLUMBING SECTION PRIOR TO INSTALLATION.

# 10269 SANTA MONICA BLVD

A.C. ASPHALT CONCRETE DWG. DRAWING H.W. HOT WATER RES. RESAWN A.C. ACOUSTIC TILE DWR. DAWR DRAWER HWD. HARDWOOD R.V. ROOF VENT ADJ. ADJUSTABLE E.J. EXPANSION JOINT ID. BY SECOND FILO OR DITAIL NUMBER  A.C. ACOUSTIC TILE DWR. DRAWER HWD. HARDWOOD R.V. ROOF VENT ADJ. ADJUSTABLE E.J. EXPANSION JOINT ID. BY SECOND FILO OR DITAIL NUMBER  A.C. ACOUSTIC TILE DWR. DRAWER HWD. HARDWOOD R.V. ROOF VENT ADJ. ADJUSTABLE E.J. EXPANSION JOINT ID. BY SECOND FILO OR DITAIL NUMBER  A.C. ACOUSTIC TILE DWR. DRAWER HWD. HARDWOOD R.V. ROOF VENT ADJ. ADJUSTABLE E.J. EXPANSION JOINT ID. BY SECOND FILO OR DITAIL NUMBER  A.C. ACOUSTIC TILE DWR. J378 SF 1.378 S												1			,															<b>/</b>		UL	111	17	_ I		1	SHE	SI.	'					1	Jľ	1 17	Γ	יור	ı٢		<u> </u>		J	U	<b>,L</b>	iAL	G/		L								13	'SIS	_ Y ,	AL	INF	ΗI		עי													)	O	L	<i>_</i>				/ I L	VIL	IVI	IVI	IV	IV	IIV	1 11	1 11	1 17	1 11	1 11	1 1	1 11	1 11	1 11	1 11	1 11	1 11	1 11	1 1	1 11	1 11	I I\	Y۱	1 11	1 11	I I\	I I\	IV	IV	IV	IVI	IVI
ALV R. ALMINUM	JOB 1 SHEET	JOB 12 SHEET	ECKED B 1260	ED 1260	60	:60	260	ED 126	CKEI 1 ET	ECK B EET	JOB	JOB	CH JO																I	.AN LAN	R PLAN	OOR F OOR F LOOR I	ANS 2 FLOO D FLO TH FLO AN ATION TION F	F PLA 1 & 2 COND URTH ELEVA	SOOF SECO FOU OOR OR ELI NS NS	& RO EMEN' T & SE D & F H FLO ERIOR FIONS FIONS	GENER  BASEM  FIRST &  THIRD  EXTERI  EXTERI  BECTIC  BECTIC  WATER	SITE BASE FIRST THIR EXTE EXTE SECT WAT	A1 G A2 S A3 B A4 FI A5 TI A6 FI A7 E2 A8 E2 A10 S G1 V	A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 G:	CALE	IO SCI	N Trot	\tag{r}	B 96-		JND II S.	FOUI DRDS	NICA A 900	ONIC CA 9	A MO ES, CA	MENT A BLV DO25	R 6193 COU 11 11 94 SANT NGEL PME IICA E 19002	TR 6 ES CO  3-011 -294  SHIR	DF TF ELES  18-0- 57-29  269 \$ DS AN  VELO MON  6, CA	12 OF IGELE 17-018 B157-1026 LOS DEVE TA MOLES, 05555	1 - 12 3 ANG 4327-0 132B1 SS: 10 R: AN DE SANTA IGELE 14-555	S 11 - OS A : 43 13 RESS NER: EMAN 01 SA ANG ) 914	OTS PN: IN: DDR WNE VISEN 1601 OS A	AI PI AI O' W 11 L()	6F 6F 6F	900 SF 1,844 SF 742 SF 3,486 SF	S 1,4	MP)  X 18)	20% HE 20% HE 30 COMF  OMP)  50 SF X  EMENT  EMENT	/ES - 20 66 SF 78 SF 76 SF 19 SF 26 SF 34 SF 70 SF 64 SF 005 SF ADA, 20  A, 3 CO  OVIDED ACE (50  L) + 88  BASEN BASEN	1,266 1,376 1,376 4,119 1,226 1,334 4,014 1,158 1,370 5,764 23,000 TD, 1 AECES )  FENTIAL)  LEVEL I	IVL-0 IF + 856 SF IS IS IS INCE  CES CES (19 ST JEST SPACE ES (1 STD, F F F F F F F SF PEN SPACE EAR YARD EC ROOM DTAL SF SF (RESIDE RY OVER 2 I	RAS 4- IVL- 9,419 SF + 16 UNITS 20 UNITS  SF  40 SPACES 40 SPACES (NO GUES 883 SF 4 SPACES (NO GUES 883 SF 7,42 SF 8,147 SF 7,072 SF 883 SF 7,405 SF 7,405 SF 7,405 SF 7,405 SF 7,42 SF 8,147 SF 7,072 SF 883 SF 7,955 SF  16,102 SF 16,102 SF 16,102 SF 16,102 SF 16,102 SF 16,102 SF 16,102 SF 16,102 SF 16,102 SF 16,102 SF 17,955 SF 16,102 SF 16,102 SF 17,955 SF 16,102 SF 16,102 SF 17,955 SF 17,955 SF 16,102 SF 17,955	R/ 9, 16 20 20 21,378 S 73 SF 40 40 (1) 88 43 53 7, 7, 16 16 17 18 28 28 28 30 28 21,000 × 78,000 ×	F MAP)  NITS @ 1  @ 1,373  SF  NITS @ 1  250)  50 SF  50 SF  50 SF  60 SF  60 SF  60 SF  60 SF	TRACT M 5)  P BA UNIT UNITS @ 1,358 SF 3 BA UNIT (20 X 2)  (883/250 3,400 0 + 6000 NKLERS EEN R2/S	NTIVE TF X 1.225)  BR / 2 B / 3 BA UI  BA @ 1  B BR / 3 E  IIRED (20  IIIRED (20  IIIRED (40  IIIRED (40  IIIRED (40  IIIRED (50  IIIRED (40  IIIRED (50  IIIRED (	E AREA E	ARY  (PER T S (22.5%) (PELOPM) (PER T S (22.5%)	F SUMMA  A  DENSITY BONUS ED DEVE 11 - 3 BR 21, 301, 4 22 - 3 BR 22, 302, 8 23 - 2 BR 23, 303, 4 23 - 2 BR 24, 304, 2 3 - 12 BR 25, 304, 2 3 - 2 BR 26, 304, 2 3 - 2 BR 27, 304, 2 3 - 2 B	PROJECT SI ZONE LOT AREA ALLOW DEN PROPOSED UNITS 101 - UNITS 201, UNITS 102 - UNITS 103 - UNITS 503 - UNITS 104 - UNITS 204, 20 UNITS TO4 - UNITS 205, UNITS TO4 - UNITS TO4 - UNITS 207, UNITS TO4 - UNITS TO4 - UNITS TO5 - UNITS TO5 - ESIDENTIA PARKING PF COMMERCI. COMMERCI. COMMERCI. BASEMENT  TOTAL BASE OPEN SPACE 18 X 175 2 X 125 TOTAL  ALLOW FLO FLOOR ARE ZONING ARI BULDING TO CONSTRUC OCCUPANC BUILDING TO COCCUPANC BUILDING TO COCC	PRC ZON LOT ALL DEN PRC UNIT UNIT UNIT UNIT UNIT UNIT UNIT UNIT	/ED) PROVED	PROVE . APPE	RUCT : APP HALL ERY E	ISTRI ATE RSH, ATTEI " U.C OT	CONS (STA MAF H BA - + 12" /2 HC GFI	ETAIL 'N  ON  VE CO FOR (FIRE N WITH GNAL  - 1/2 - GF FIXT.  T. FIX	RAWN R DET RAWN  NG TITIOI ISTIVE TECTO TE FIF 210 WI SIGN CAL 6 CAL - LT. FIX	DRAN OR E DRAN CARTIN RESIST DETECT 1210 RY SI PTICA PTICA PTICA TED LT. ITED FIXT. ACK	ON CREDOPENION PENION PARENTAL STATE CEPTION TED CEPTI	ON L /HEF CTIC /HEF / TYP Y OF TUD RED /RED /REC OUN FIXT. MOL ED L ONE T FAI	TION SECTOWH SECTOWH SECTOWH STITY STITY SECTOWH SECTO	EVATI EET N N, SE EET N OR T NDON OUR OKE R L.A LOW UBLE UBLE UBLE UBLE LL M JOR. LING CESS LEPH	ILEV/ SHEE SLAN SHEE SOOF VIND SECU VOO -HOUSER LE V/ LC SOUE VALL LUO CEILII SECE SXHA	ELE SHE PLA SHE DOO WIN SEO WO 1-HO DOO DOO DOO TELL EXH	ELL SH PL SH		) }							A A A A A A A A A A A A A A A A A A A	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	A A A A A A A A A A A A A A A A A A A	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	A A A A A A A A A A A A A A A A A A A	A A A A A A A A A A A A A A A A A A A	A A A A A A A A A A A A A A A A A A A	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	A A A A A A A A A A A A A A A A A A A	A A A A A A A A A A A A A A A A A A A	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	A A A A A A A A A A A A A A A A A A A	$\begin{array}{c c} \hline & A \\ \hline & A$										

ZONING FLOOR AREA (NET FLOOR AREA WO BALCONIES -ELEVATOR, STAIRS, ENCLOSED SHAFTS & OPEN TO SKY OPEN SPACE)

IST FLR (5,905 SF - 494 SF) 5,411 SF 2ND FLR (5,921 SF - 394 SF) 5,527 SF 3RD FLR (5,921 SF - 387 SF) 5,534 SF 4TH FLR (5,918 SF - 387 SF) 5,531 SF 5TH FLR (5,592 SF - 387 SF) 5,205 SF TOTAL 27,208 SF BASEMENT I - COMMERCIAL 883 SF BUILDING FLOOR AREA
(NET FLOOR AREA INCL. BALCONIES, ELEV.,
STAIRS & ENCLOSED SHAFTS - OPEN TO
SKY OPEN SPACE)

SKY OPEN SPACE) IST FLR 6,067 SF 6,096 SF 2ND FLR 3RD FLR 6,096 SF 6,093 SF 4TH FLR 5,680 SF 5TH FLR TOTAL 30,032 SF BASEMENT I - COMMERCIAL 883 SF TOTAL 30,915 SF

SCHOOL FEE FLOOR AREA (GROSS FLOOR AREA WO BALCONIES -ELEVATOR, STAIRS, ENCLOSED SHAFTS

\$ OPEN TO SKY OPEN SPACE)

IST FLR (6,070 SF - 494 SF) 5,576 SF

2ND FLR (6,083 SF - 394 SF) 5,689 SF

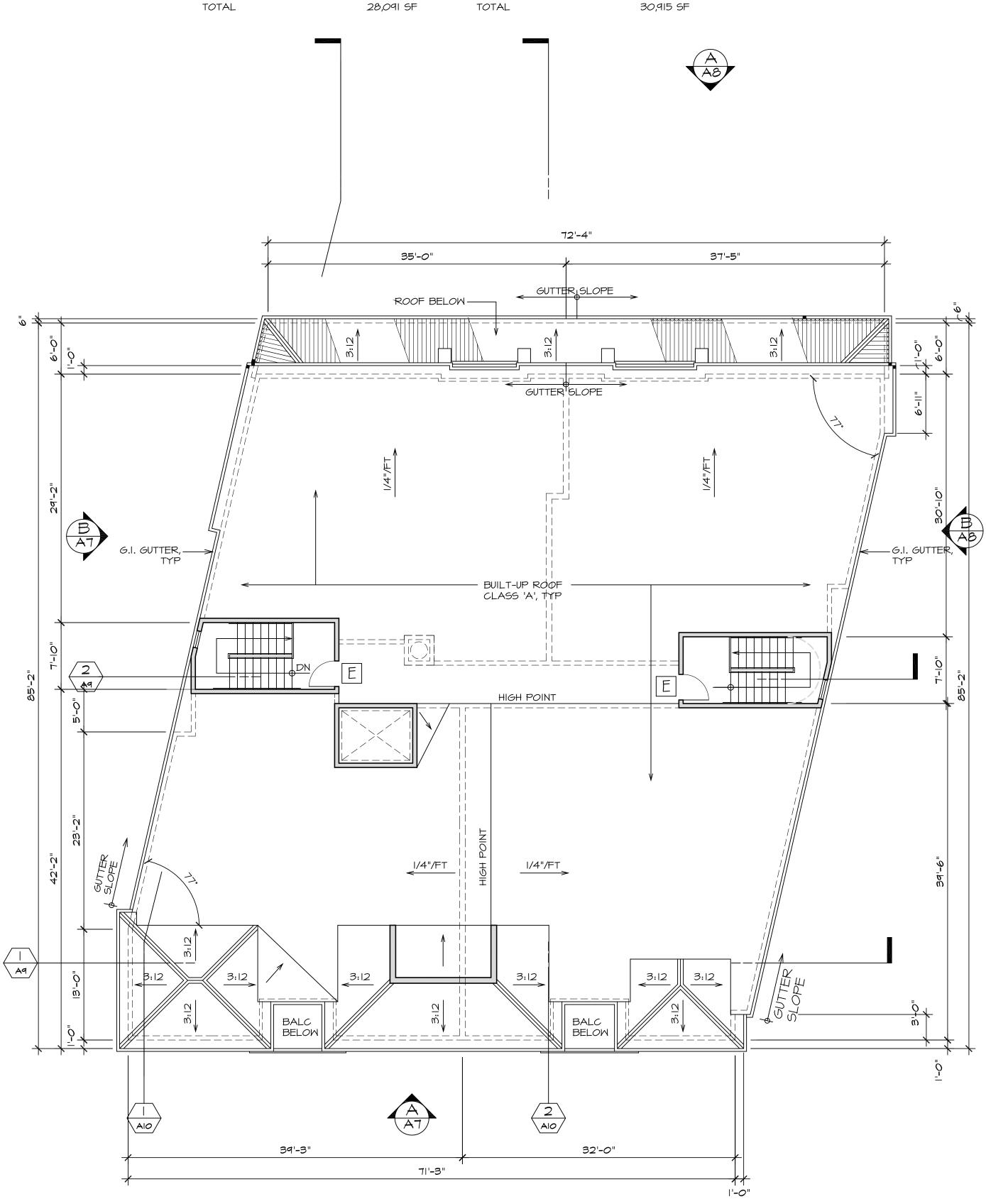
3RD FLR (6,083 SF - 387 SF) 5,696 SF

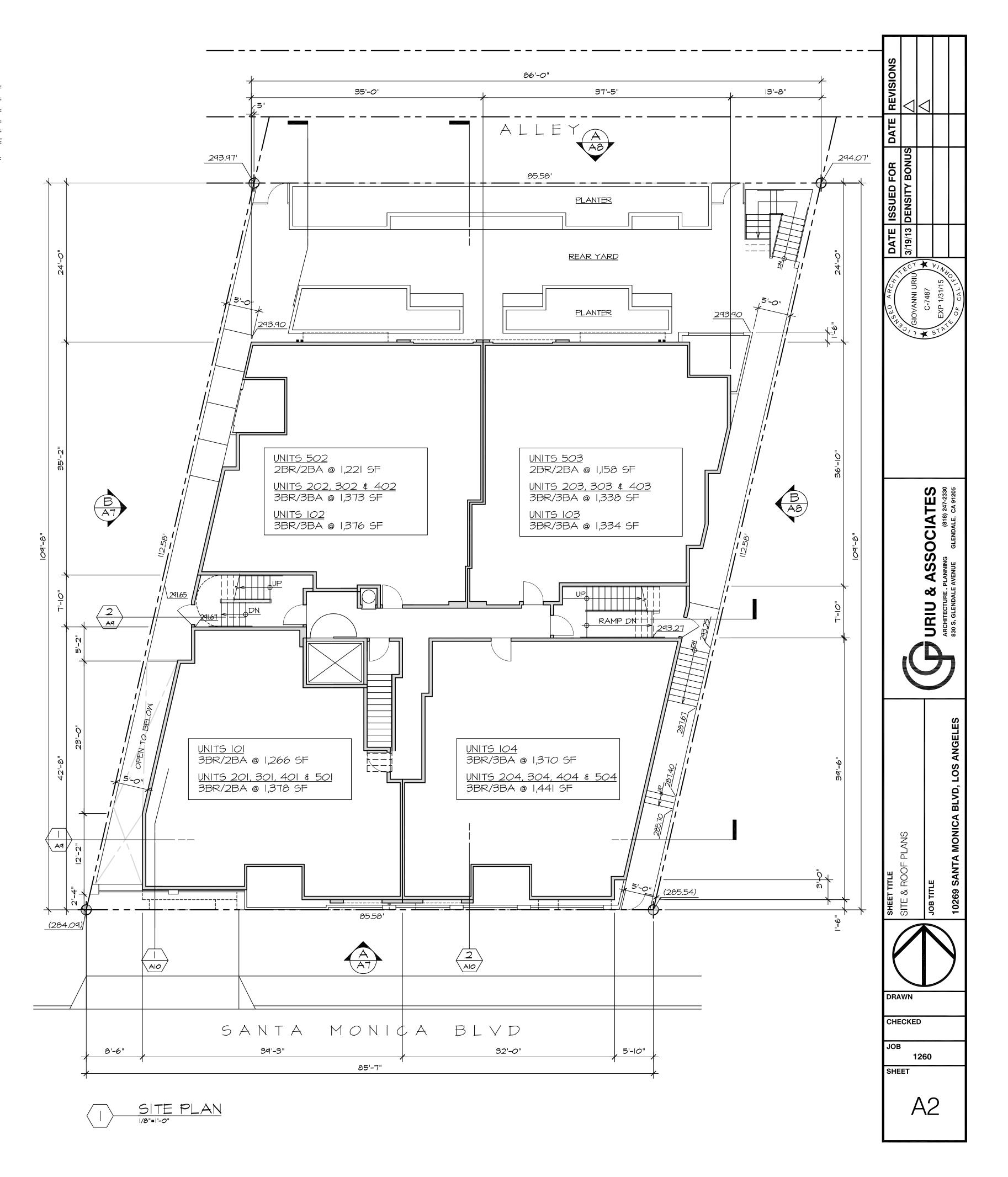
4TH FLR (6,081 SF - 387 SF) 5,694 SF

5TH FLR (5,747 SF - 387 SF) 5,360 SF

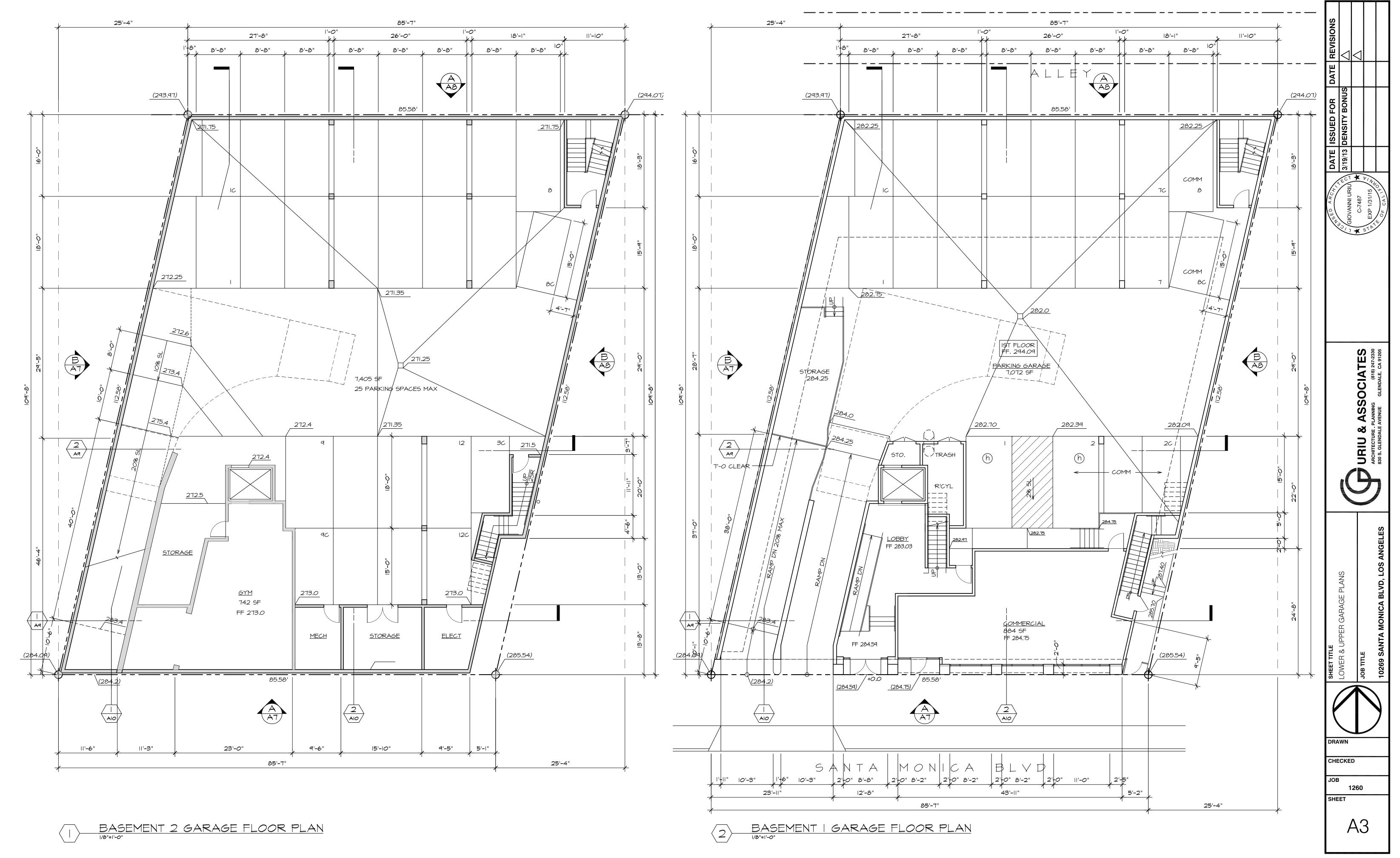
TOTAL 28,015 SF

BASEMENT I - COMMERCIAL 883 SF



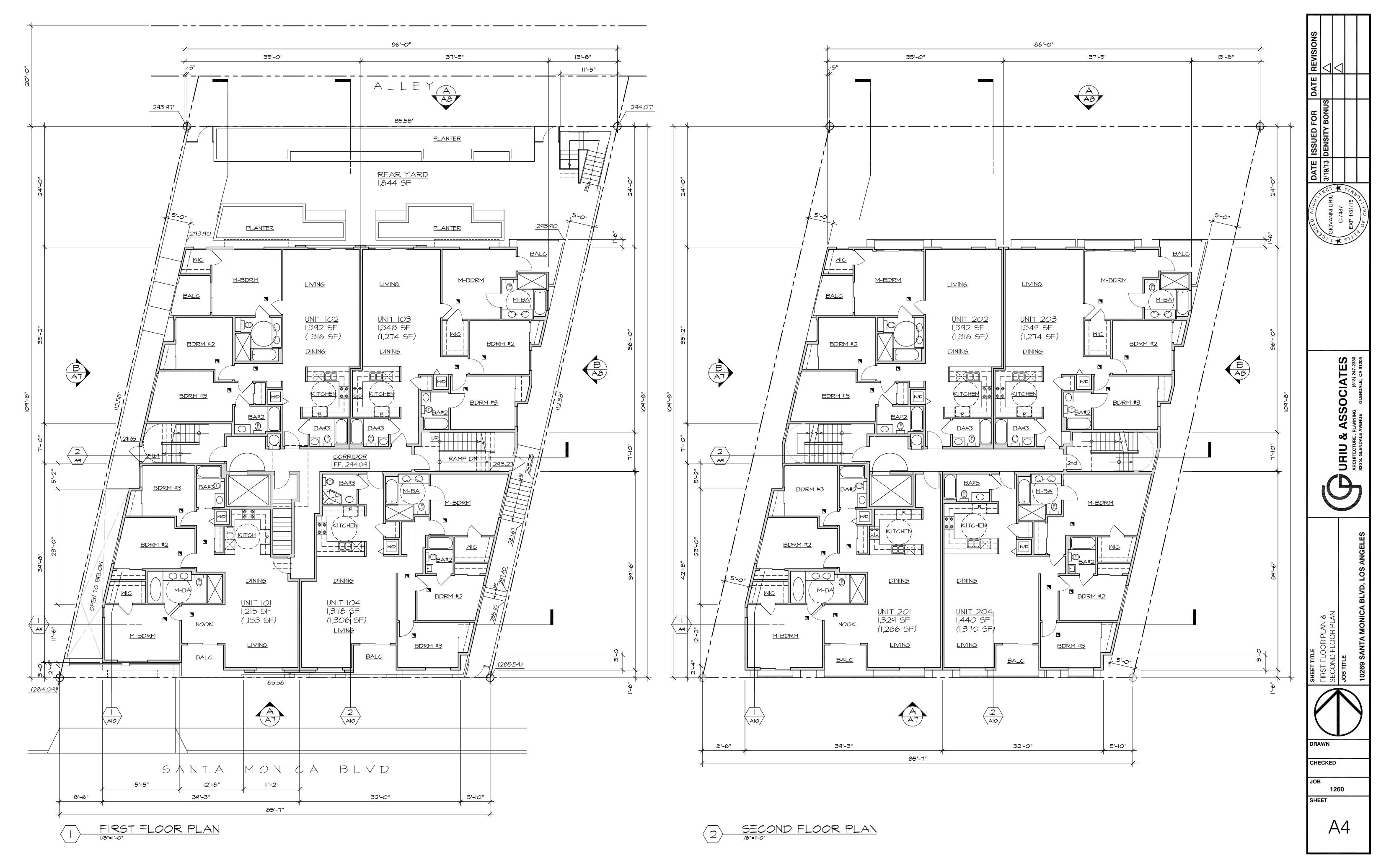


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) SANTA MONICA BLVD\DENSITY BONUS PACKAGE\A3-1260-BAS 1 & 2 Plan.dwg, 3/21/2013 4:22:24 PM, Arch D, 1:1

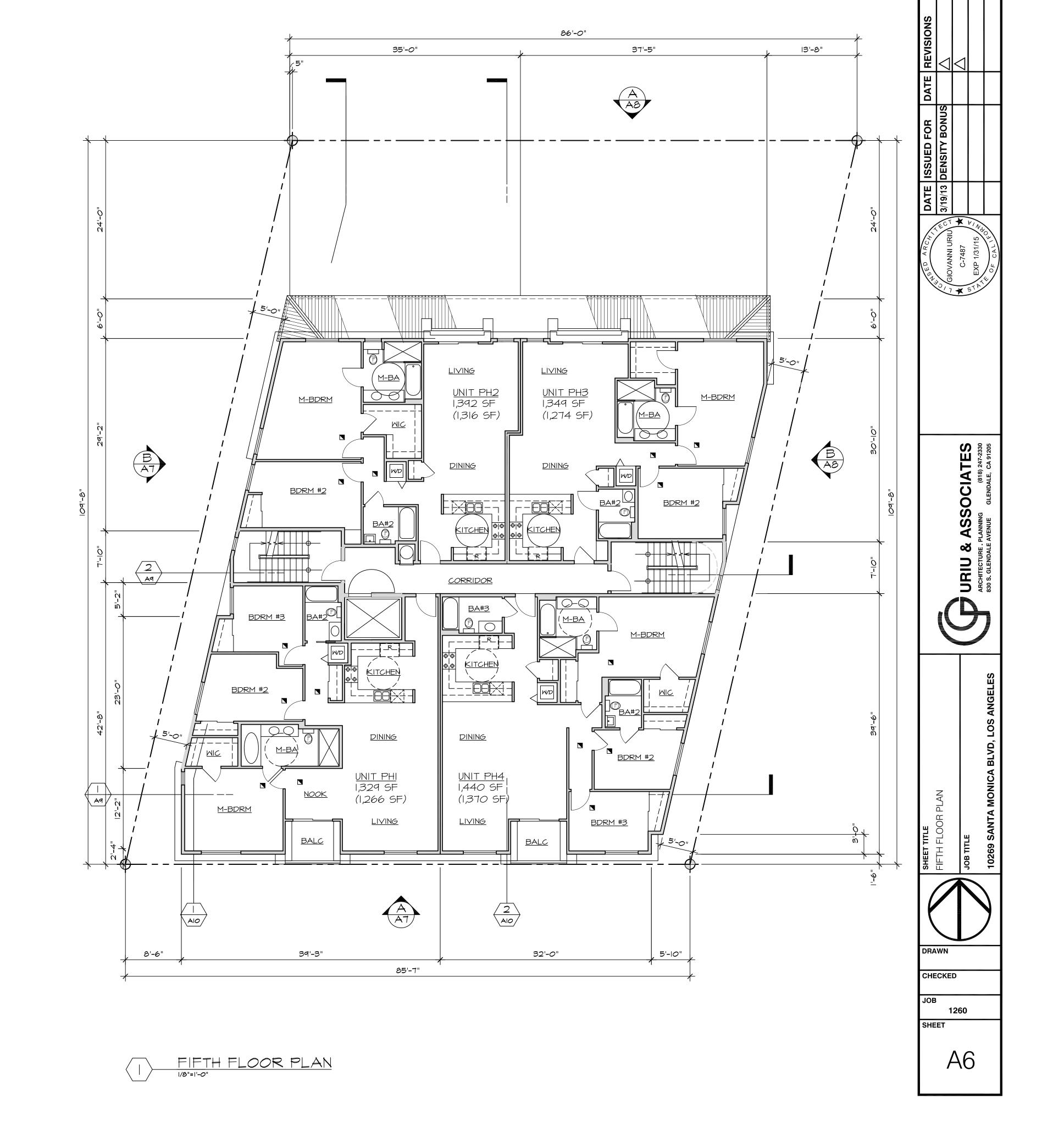
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t\JOB 2012\1260-10269 SANTA MONICA BLVD\DENSITY BONUS PACKAGE\A4-1260-1st & 2nd Fir Plan.dwg, 3/21/2013 3:38:01 PM, Arch D, 1:1



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ELEVATION REFERENCE NOTES

(I) BUILT-UP ROOF-CLASS 'A'

2 EXTERIOR STUCCO

3 LIGHT WEIGHT CONC. FLAT TILE ROOF

4) 42" HIGH GUARDRAIL

5 DOWN SPOUT

6 G.I. GUTTER

(7) STRUCTURAL FOAM

(8) LINE OF NATURAL GRADE (9) PLANTER - 6" CMU

(io) EXTERIOR TILE FINISH (II) STUCCO CONTROL JOINT

(12) 6' HIGH W.I. GATE

(3) STAIR TOWER BEYOND

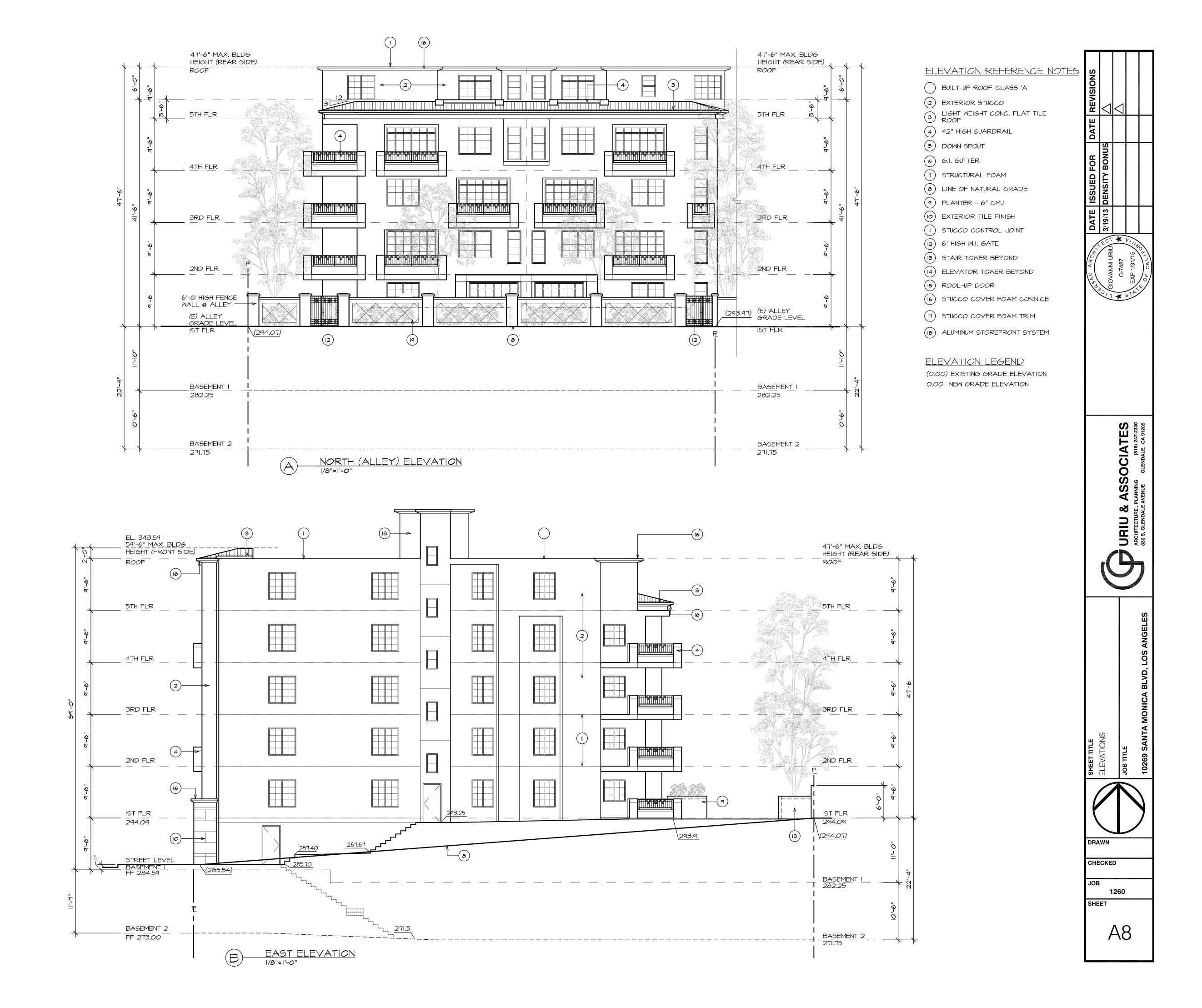
(14) ELEVATOR TOWER BEYOND (15) ROOL-UP DOOR

(6) STUCCO COVER FOAM CORNICE

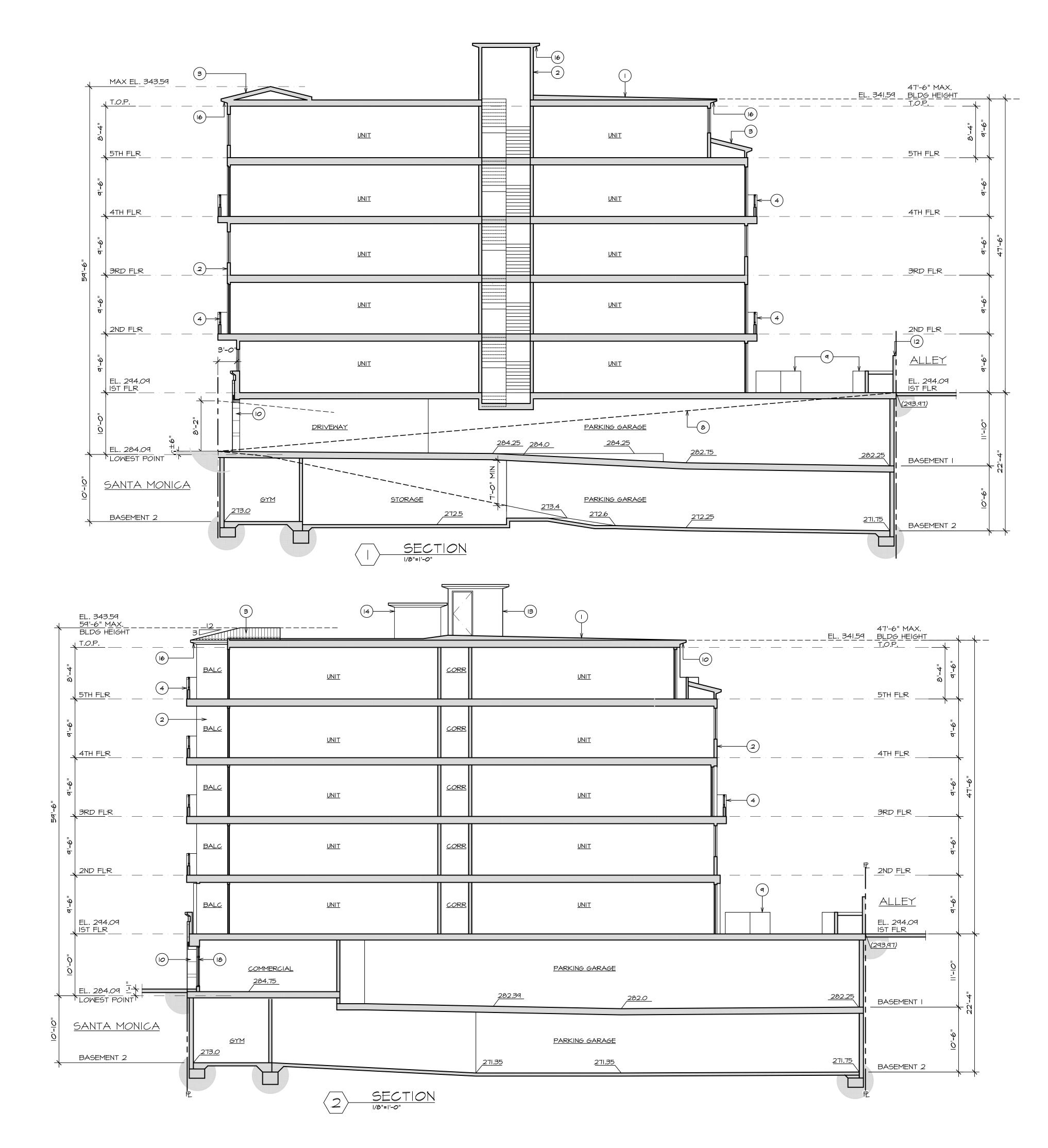
(8) ALUMINUM STOREFRONT SYSTEM

ELEVATION LEGEND (0.00) EXISTING GRADE ELEVATION 0.00 NEW GRADE ELEVATION

ASSOCIATES
PLANNING (818) 247-2330 CHECKED 1260 SHEET A7



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SECTION REFERENCE NOTES

(I) BUILT-UP ROOF-CLASS 'A'

2 EXTERIOR STUCCO

3 LIGHT WEIGHT CONC. FLAT TILE ROOF

4 42" HIGH GUARDRAIL

5 DOWN SPOUT

6 G.I. GUTTER

7 STRUCTURAL FOAM

b LINE OF NATURAL GRADE

PLANTER - 6" CMU

(I) EXTERIOR TILE FINISH
(II) STUCCO CONTROL JOINT

6' HIGH W.I. GATE

(3) STAIR TOWER BEYOND
(14) ELEVATOR TOWER BEYOND

ROOL-UP DOOR

STUCCO COVER FOAM CORNICE

(17) STUCCO COVER FOAM TRIM

(18) ALUMINUM STOREFRONT SYSTEM

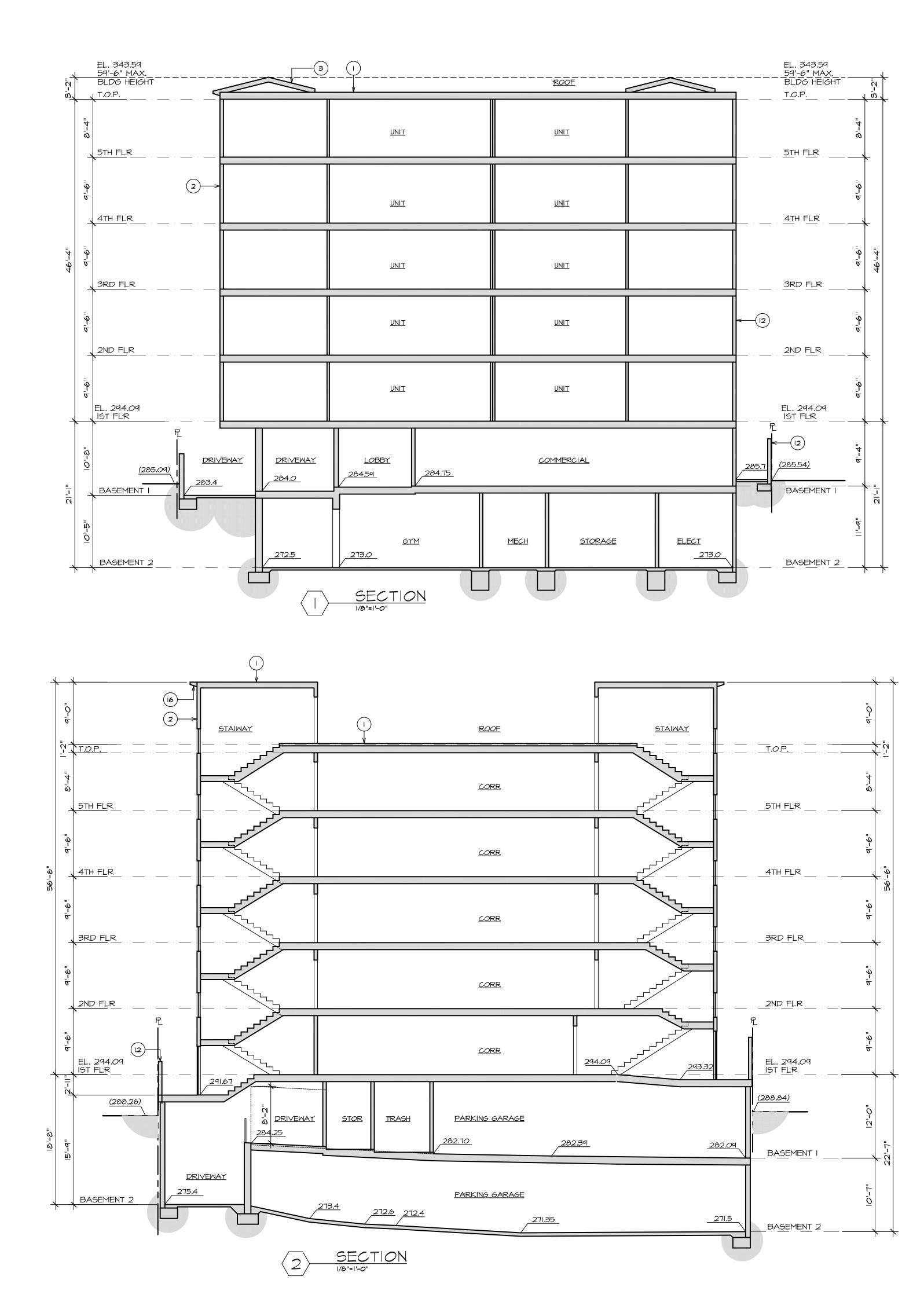
SECTION LEGEND

(0.00) EXISTING GRADE ELEVATION

0.00 NEW GRADE ELEVATION

ASSOCIATES
PLANNING (818) 247-2330 ARCHII CHECKED 1260 SHEET A10

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SECTION REFERENCE NOTES:

(I) BUILT-UP ROOF-CLASS 'A'

2 EXTERIOR STUCCO

3 LIGHT WEIGHT CONC. FLAT TILE ROOF

4 42" HIGH GUARDRAIL

5 DOWN SPOUT

6 G.I. GUTTER

7) STRUCTURAL FOAM

(3) LINE OF NATURAL GRADE 9 PLANTER - 6" CMU

(IO) EXTERIOR TILE FINISH

(II) STUCCO CONTROL JOINT

(12) 6' HIGH W.I. GATE

(3) STAIR TOWER BEYOND (14) ELEVATOR TOWER BEYOND

(15) ROOL-UP DOOR

(6) STUCCO COVER FOAM CORNICE

(17) STUCCO COVER FOAM TRIM

(8) ALUMINUM STOREFRONT SYSTEM

SECTION LEGEND

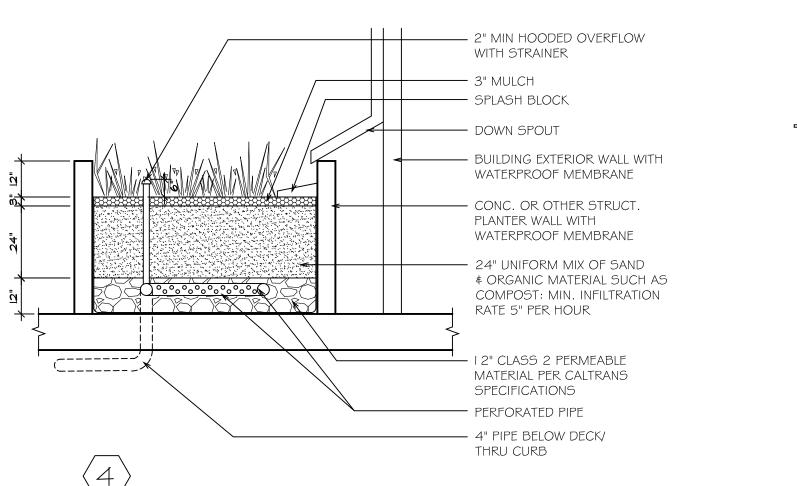
(0.00) EXISTING GRADE ELEVATION 0.00 NEW GRADE ELEVATION

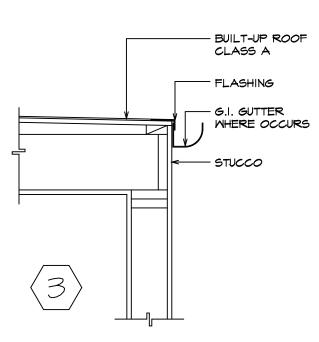
ASSOCIATES
PLANNING (818) 247-2330

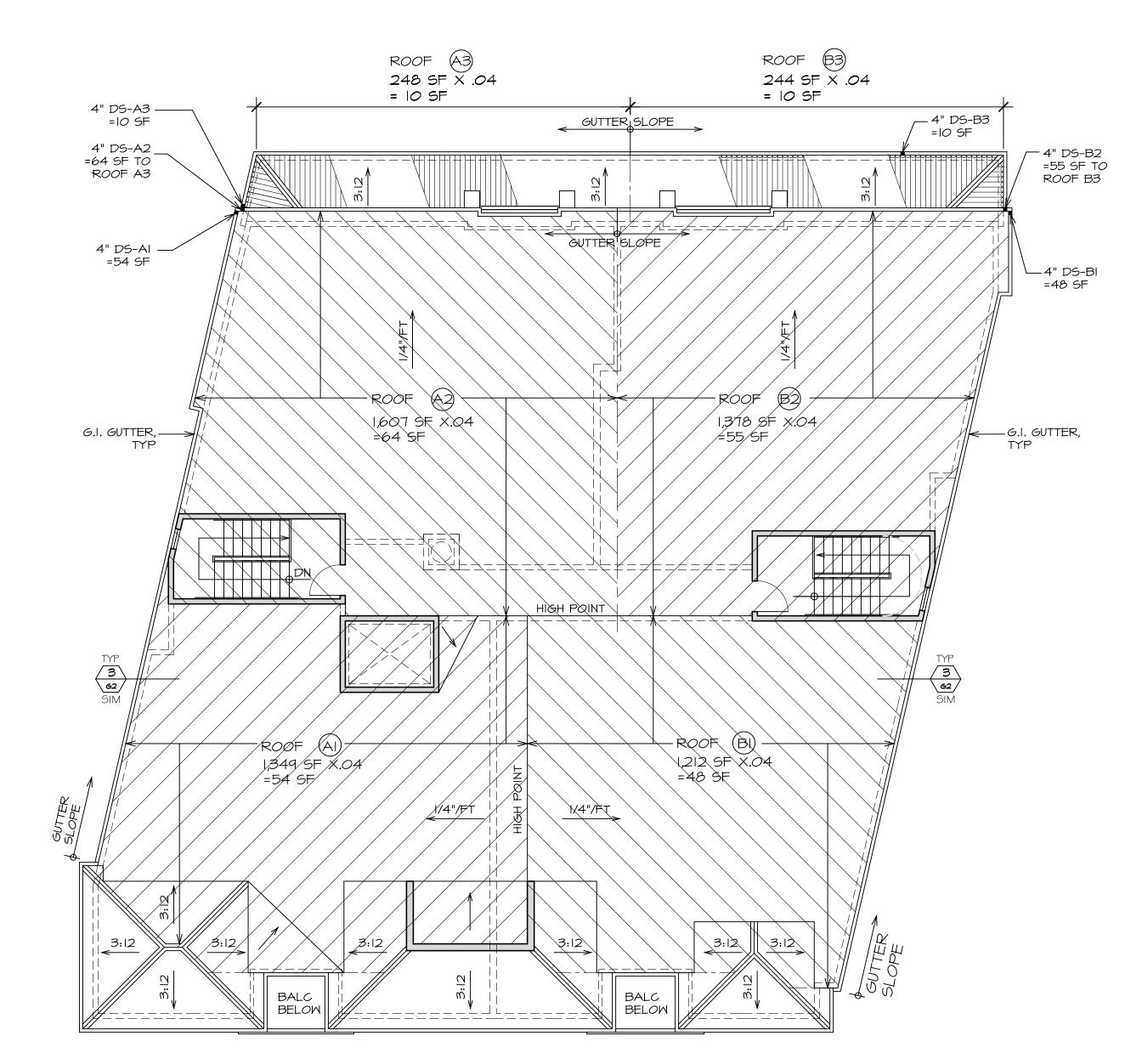
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SHEET

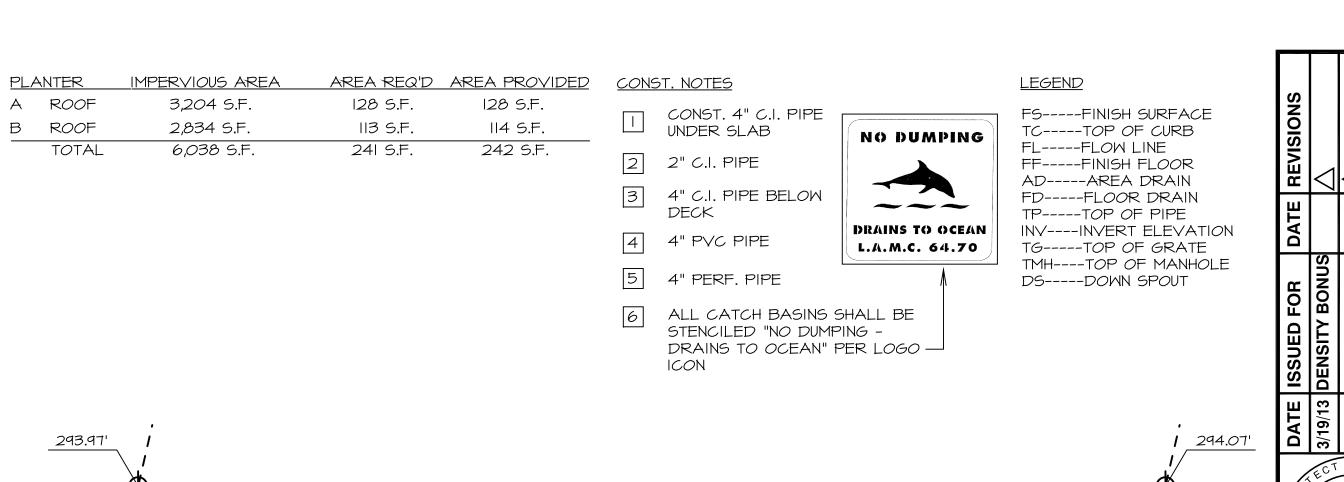
1260

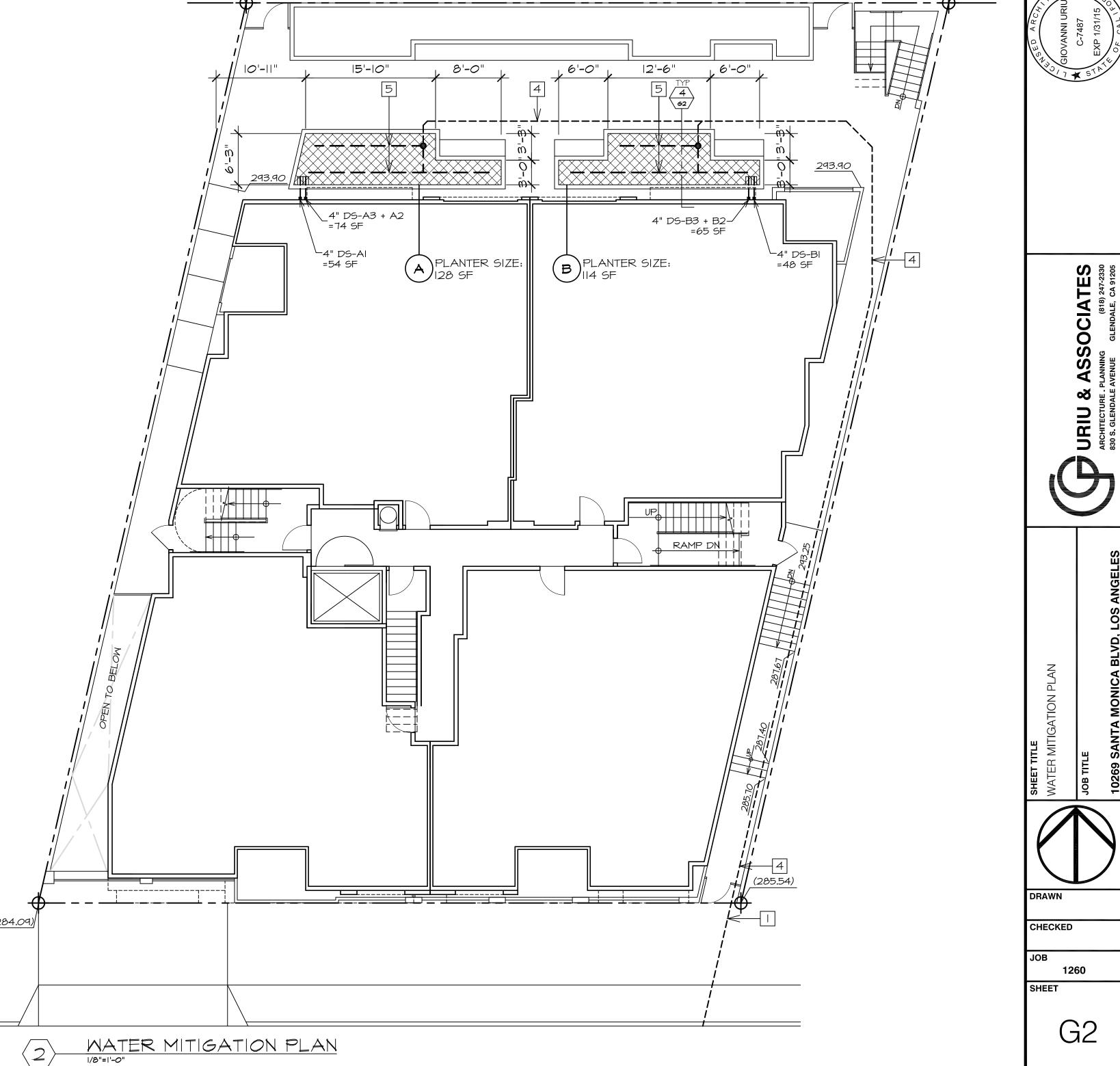












LANDSCAPED AREA PROVIDED

NOTE:
COMMON OPEN SPACE SHALL INCORPORATE RECREATIONAL AMENITIES SUCH AS: PICNIC TABLES, BENCHES, BARBECUE AREAS AND SITTING AREAS.

#### NOTE:

- I. EXISTING STREET TREES TO BE RETAINED AS PER APPROVED BY CITY OF
- LOS ANGELES STREET TREE DIVISION.
- 2. SOIL IN PLANTING AREAS TO BE AMENDED WITH CLASS I TOPGRO MULCH. 3. THE SUBDIVIDER SHALL RECORD A COVENANT AND AGREEMENT
  - SATISFACTORY TO THE ADVISORY AGENCY GUARANTEEING THAT: a. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF
  - ESCROWOF 50 PERCENT OF THE UNITS OF THE PROJECT OR b. SIXTY DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION,
- THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION (12.40 G LAMC).
- c. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR 60 DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
- d. THE DEVELOPER/BUILDER SHALL GURANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF 60 DAYS AFTER LANDSCAPE AND IRRIGATION INSTALLATION.

#### PLANT MATERIAL LIST

COMMON NANE	BOTANICAL NAME	SIZE	ATY MUC	<u>MS</u>
I O GOLDEN SHRUB DAISY	EURYOPS PECTINATUS	5 GAL.	73	L
2 MEXICAN BUSH SAGE	SALVIA LEUCANINA	5 GAL.	53	L
3 OLIVE TREE	OLEA EUROPAEA (MULTI-TRUNK)	24" BX	4	Μ
4 ** TASMANIAN TREE FERN	DICKSONIA ANTARCTICA	15 GAL.	10	Μ
5 SEA LAVANDER @ 16" (	D.C. LIMONIUM PEREZII	I GAL.		L
6 YELLOW ICE - PLANT IS	2" O.C. LAMPRANTHUS AURAN 'GLAUCUS'	FLATS		L

### TOTAL POINTS REQUIRED FOR GUIDELINES AA: 300

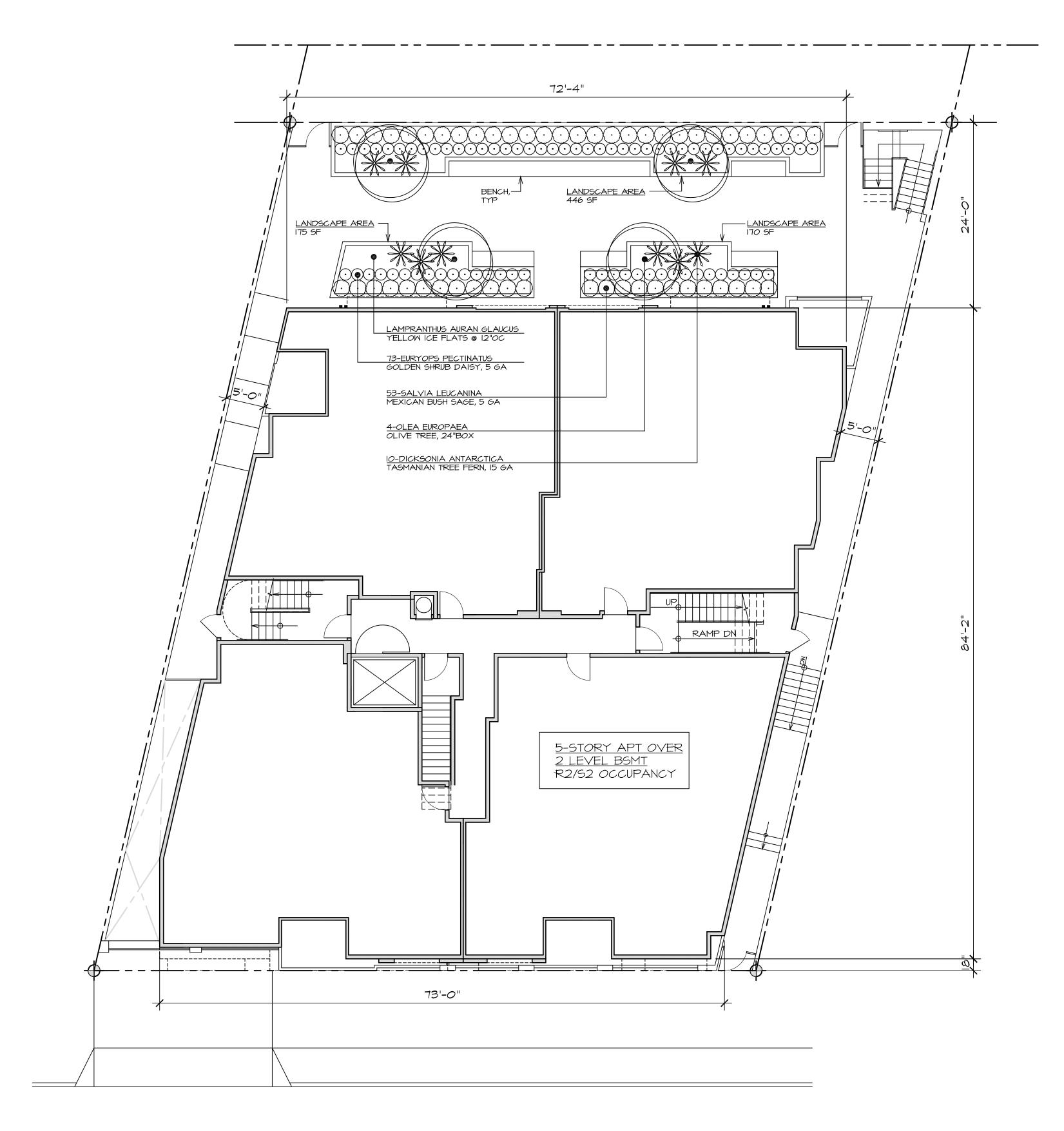
	DETAILS OF POINT	POINTS/ITEM	QTY.	POINTS CLAIMED
١.	SENSOR FOR	2	1	2
	RAIN-INTEGRATED W/CONTROLLER	२		
2.	LANDSCAPE METER	25	1	25
	(25% OF REQUIRED POINTS)			
3.	AUTOMATIC IRRIG. CONTROLLER	5	1	5
4.	NO LAMN	10	1	10
5.	PERMEABLE PAVING	5	1	5
6.	PLANTS REQUIRING	2	140	280
	MONTHLY SUMMER WATER AFTER	ESTABLISHED	FOR 3 YE	EARS
	TOTAL POINTS			327

# OPEN SPACE REQUIRED

8	X 175	SF) +	(2 X l25	SF)	3,400	SF

## OPEN SPACE PROVIDED

PRIVATE OPEN SPACE (50 SF X 20)	1,000 S
REAR YARD	1,844 St
RECREATION ROOM	742 SF
TOTAL	3586 5



OCIATES

ASS

CHECKED

SHEET

1260



