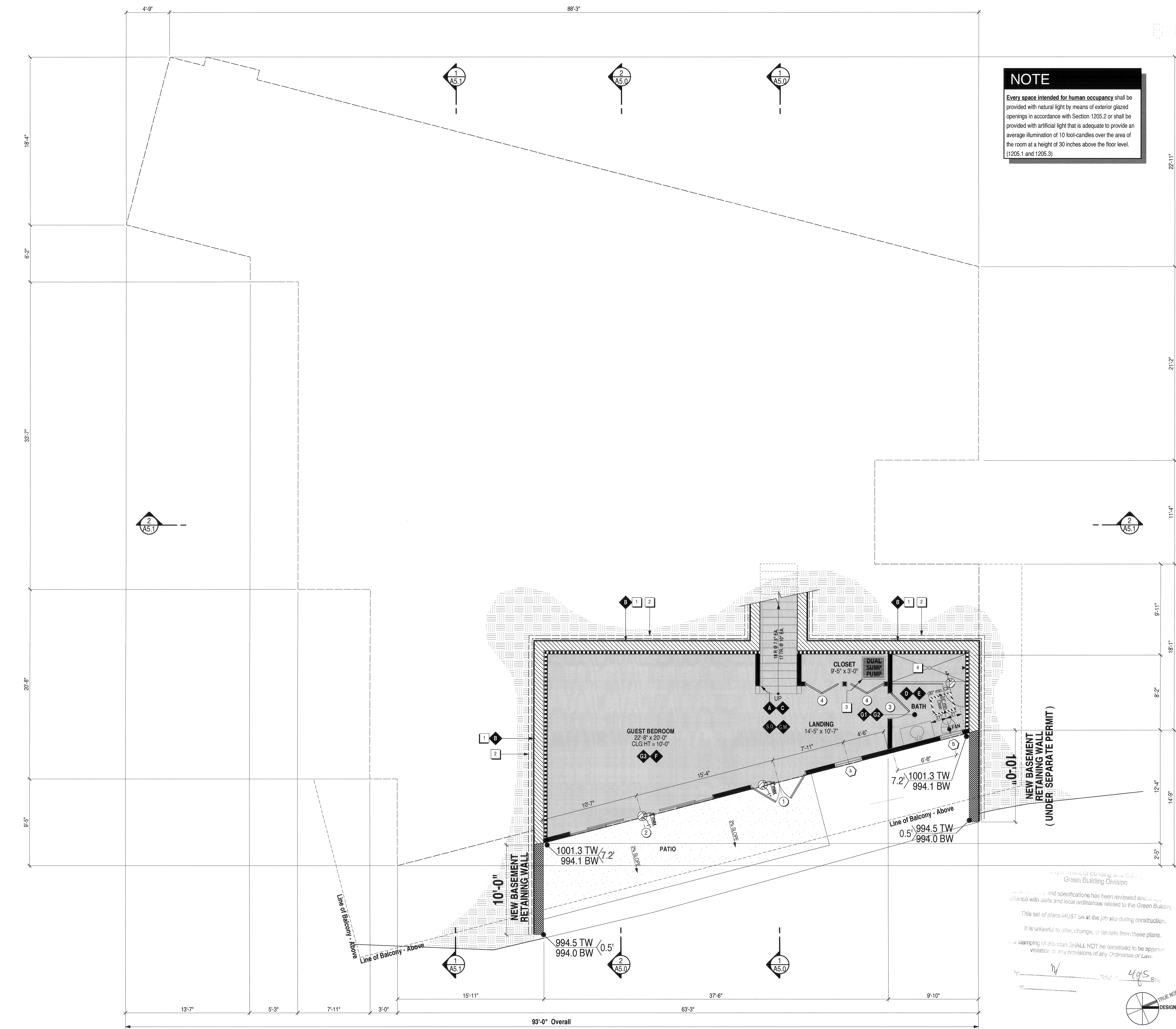


04.30.15 VERIFICATION



NOTE
Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section 1205.2 or shall be provided with artificial light that is adequate to provide an average illumination of 10 foot-candles over the area of the room at a height of 30 inches above the floor level. (1205.1 and 1205.3)

- SYMBOLS**
- New retaining wall - see struct. dwgs. (Dimensions are to face of mptle.)
 - New 2 x 4 stud wall with 1" air gap between studs and concrete retaining wall.
 - Provide R-13 psi insulation at interior.
 - New 2 x 4 stud wall (unless noted otherwise - verify w/ structural plans) with 1/2" plywood sheathing where indicated (see struct. dwgs for shear wall locations). Verify code requirements for wall thicknesses at plumbing walls. At all interior walls:
 - Provide 5/8" Type "X" smooth skin Gyp Bd.
 - Provide water resistant Gyp Bd. at damp locations.
 - Provide sound attenuation insulation at all interior walls.
 - Fire block stud walls (at 10' intervals) horizontal & vertical, encased and concealed spaces, and at openings around vents, pipes, ducts, chimneys, between attic and chimney chase, at stair stringers, and similar places at ceiling and floor levels. [Sec. 708.2.1]
 - Provide approved automatic smoke detector (110v current hard wired to building w/ battery backup and Low battery signal). Detectors shall sound an alarm audible in all sleeping areas of the dwelling unit which they serve.
 - In new construction smoke detectors shall receive their primary source from the building wiring and shall be equipped with battery backup and low battery signal.
 - Smoke alarms shall be interconnected so that actuation of one alarm will activate all the alarms within the individual dwelling unit (807.2.10.5)
 - Provide UL 2034/2075 rated Carbon monoxide alarms:
 - Carbon monoxide alarms shall be provided in all new construction sleeping units containing a fuel-burning appliance and in dwelling units that have an attached garage located in each area leading to a bedroom and on every level. [CBC R315]
 - In new buildings, carbon monoxide alarms shall be interconnected and hard-wired. [CBC R315.1.1 & R315.1.2]
 - Alarms shall be located outside of each separate dwelling unit sleeping area near the bedroom(s) and on every level including basements. [CBC R315.5]

- GREEN CODE**
- G1 Exhaust fans:** Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1, 9.506.1)
 - G2 Exhaust fans:** Newly installed 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, 9.506.1)
 - G2 Flow rates:** The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2. See sheet A1.1 / Form GRN 16
 - G3 Floor & wall finishes:** All floor & wall finishes chosen shall comply with the requirements as outlined on sheet A1.1 / Form GRN 14 notes 13 - 19
 - G4**
 - G5**
 - G6**
- CODE REQUIREMENT**
- A Handrails:** shall be mounted 34"-38" above tread nosing. Hand-grip portion shall not be less than - 1 1/4" nor more than 2" cross-sectional dimension having a smooth surface with no sharp corners. A1.3
 - B Provide damp-proofing:** for all walls below grade that enclose usable space.
 - C Stairway illumination:** Provide minimum 1 foot candle at tread runs.
 - D Bath & plumbing notes:** see detail for additional notes 4
 - E Mechanical ventilation:** Provide mechanical ventilation with a min. of 50 CFM directly to outside. Point of discharge shall be 3'-0" min. from any opening. A1.3
 - F Heater:** shall be capable of maintaining a minimum room temperature of 68° F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.8)
 - G**
 - H**
 - I**
 - J**
 - K**
 - L**
 - M**
 - N**
 - O**
 - P**
 - Q**
 - R**
 - S**
 - T**
 - U**
 - V**

- NOTES**
- 1 Waterproofing: MiraDri 860 for waterproofing with MiraDrain 6000 for drainage. L.A.R.R. # 25094 11
 - 2 4" perforated drainpipe: w/ holes oriented downward. Backfill with gravel to daylight. All concentrated drainage shall be conducted, via sump pump and / or gravity to the street at a 2 percent minimum slope. A1.3
 - 3 Sump pump: Provide subsurface concrete pump enclosure with sump pump. Subsurface water from area drains and basement French drains to be collected and conveyed to street as required.
 - 4 Shower pan: New "hot mopped" shower pan (w/ 4" dam at entry). Slope 2% towards drain.
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11

WHITE PICKET FENCE
212 26TH STREET, SUITE 124
SANTA MONICA, CA. 90402
tel: 310.213.1694
fax: 310.807.4183
www.whitepicketfencehome.com

OWNER:
TIMOTHY & SHERYL SCHEY
1030 N. Anoka Place
Pacific Palisades, Ca. 90272

CONSULTANTS:

STRUCTURAL ENGINEER:
BEROZ & ASSOC., INC.
5530 Corbin Ave, Suite 355
Tarzana, Ca. 91356
PH: 818 668-8589

CIVIL ENGINEER:
ADVANCED ENGINEERING
22637 Ventura Bl., Suite 100
Woodland Hills, Ca. 91364
PH: 818 222-7982

GEOTECHNICAL ENGINEER:
BYER GEOTECHNICAL INC.
1481 E. Chevy Chase Dr., Suite 200
Glendale, Ca. 91206
PH: 818 549-9959

ENERGY CALCULATIONS:
ALTERNATIVE ENERGY SYSTEMS
915 E. Tujunga Avenue
Burbank, Ca. 91501
PH: 818 569-0243

PROJECT
1030 N. ANOKA PLACE
PACIFIC PALISADES
CA. 90272

DRAWING TITLE
BASEMENT PLAN - PROPOSED

SCALE
1/4" = 1'-0"

| NO. | DATE | ISSUANCE |
|-----|----------|---------------|
| 1 | 11.21.14 | AS-BUILT PLAN |
| 2 | 11.24.14 | STUDY 1 |
| 3 | 01.08.15 | STUDY 2 |
| 4 | 01.09.15 | STUDY 3 |
| 5 | 01.13.15 | HOA REVIEW |
| 6 | 01.20.15 | ENGINEER |
| 7 | 01.24.15 | REVISIONS |
| 8 | 01.26.15 | REVISIONS |
| 9 | 01.28.15 | ENGINEER |
| 10 | 01.28.15 | HOA REVIEW |
| 11 | 03.02.15 | PLAN CHECK |
| 12 | 04.30.15 | VERIFICATION |

A3.1

RTI APR 30 2015