

1	SCAL
	N.T.S.

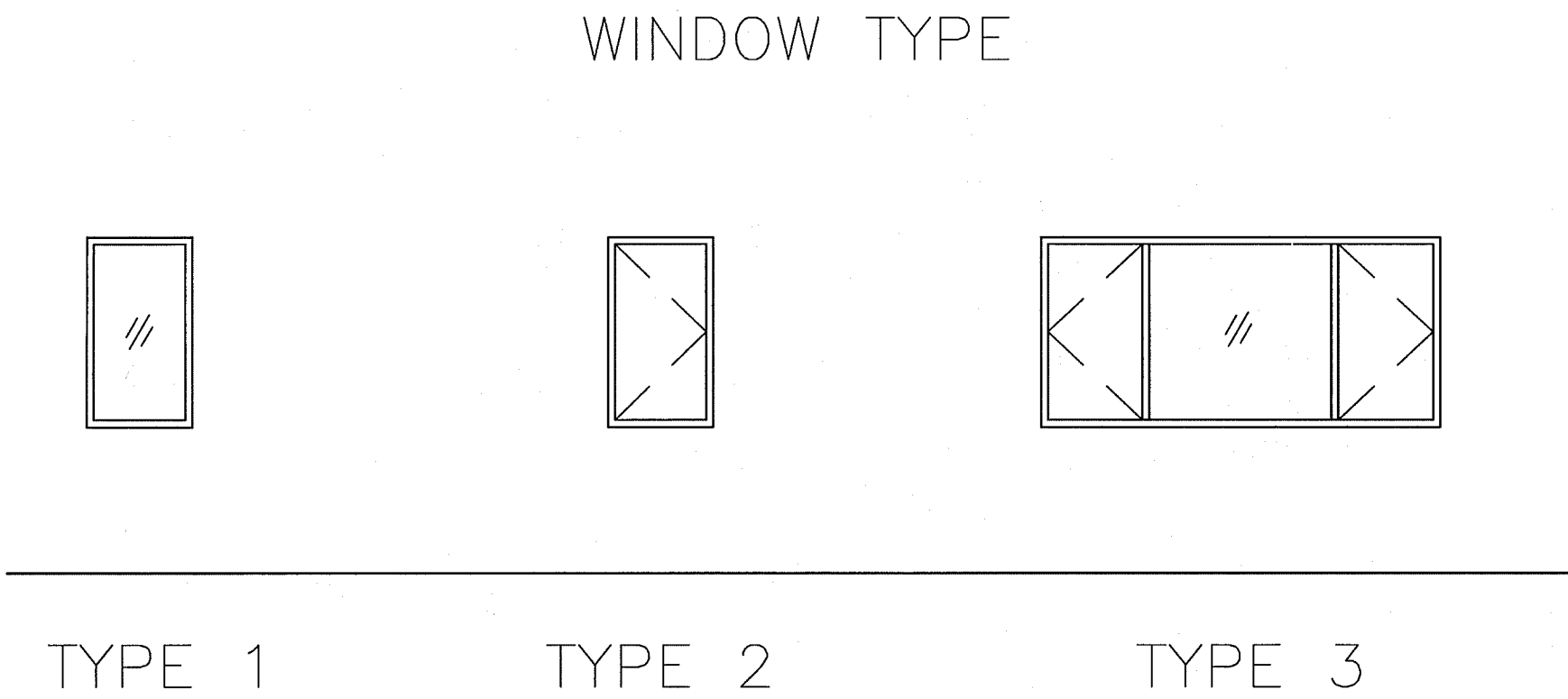
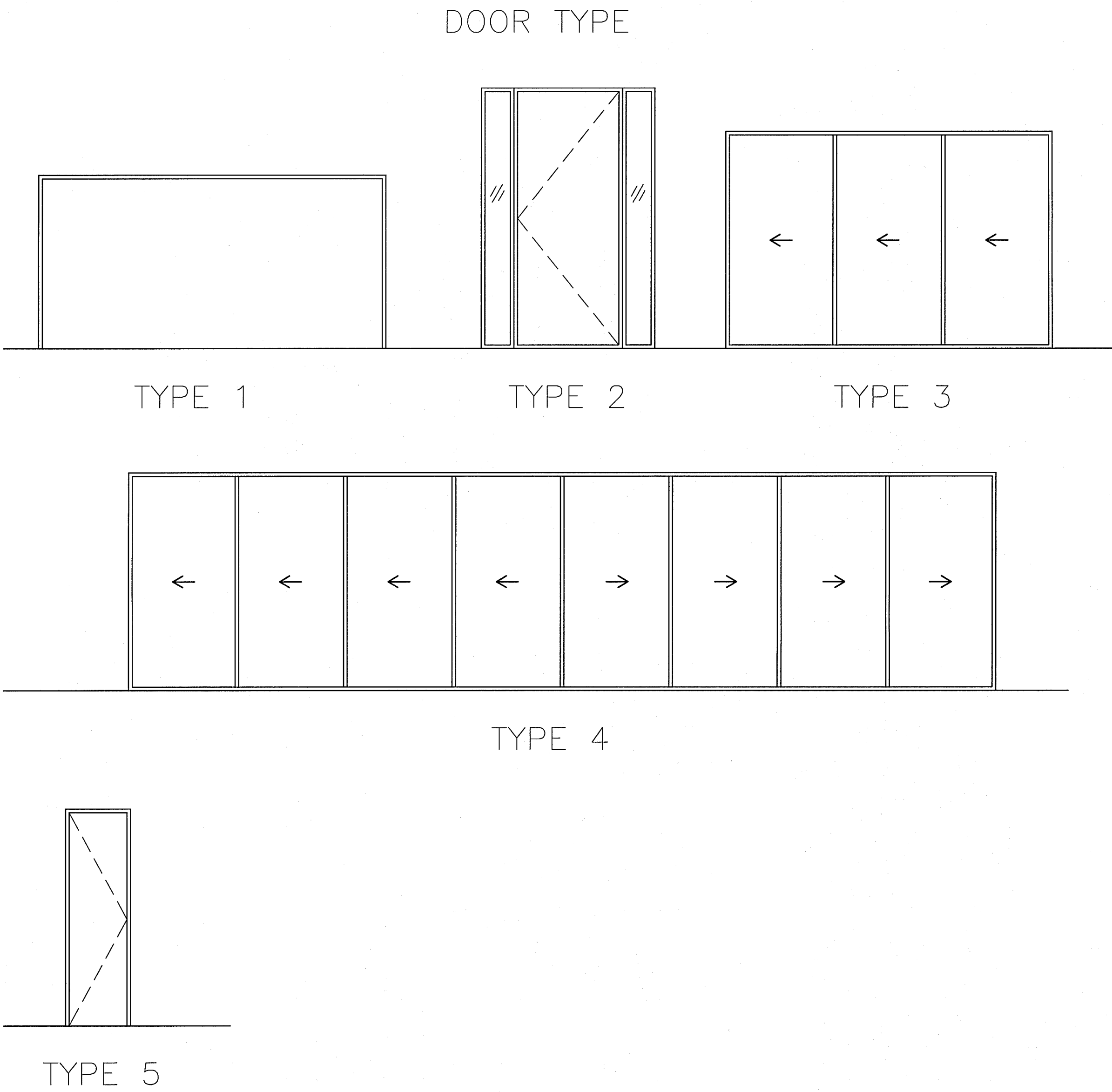
2	SCALE
	N.T.S.

WARNING: THIS DRAWINGS MAY BE PROVIDED IN AN ELECTRONIC FORMAT FOR CONVENIENCE OF PRINTING ONLY. ANY MODIFICATION OR ALTERATION TO THIS ELECTRONIC FILE IS STRICTLY PROHIBITED. MODIFICATIONS AND/OR REVISIONS SHALL ONLY BE PERFORMED UNDER THE DIRECT SUPERVISION OF ZAA STUDIO

[illegible]

DRAWING TITLE: DETAILS	PROJECT ADDRESS: 1605B ANOKA DR. PACIFIC PALISADES CA 90272
------------------------	---

AD-1



DOOR SCHEDULE			
NO.	SIZE	TYPE	DESCRIPTION
1	9'-0"X8'-0"	1	GARAGE
2	16'-0"X8'-0"	1	GARAGE
3	8'-0"X12'-0"	2	MAIN ENTRY
4	15'-0"X10'-0"	3	MEDIA ROOM
5	40'-0"X10'-0"	4	LIVING RM./FAMILY RM.
6	14'-6"X10'-0"	3	MASTER BEDROOM
7	3'-0"X10'-0"	5	CORRIDOR
8	2'-8"X8'-0"	5	EXTERIOR BATHROOM
9	3'-0"X8'-0"	5	LAUNDRY
10	3'-0"X8'-0"	5	COAT CLOSET
11	3'-0"X8'-0"	5	POWDER
12	3'-0"X8'-0"	5	OFFICE
13	3'-0"X8'-0"	5	LAUNDRY
14	3'-0"X8'-0"	5	GARAGE
15	3'-0"X8'-0"	5	BEDROOM #1
16	2'-8"X8'-0"	5	BEDROOM #1 W.I.C.
17	2'-8"X8'-0"	5	BEDROOM #1 BATHROOM
18	3'-0"X8'-0"	5	BEDROOM #2
19	2'-8"X8'-0"	5	BEDROOM #2 W.I.C.
20	2'-8"X8'-0"	5	BEDROOM #2 BATHROOM
21	3'-0"X8'-0"	5	BEDROOM #3
22	2'-8"X8'-0"	5	BEDROOM #3 W.I.C.
23	2'-8"X8'-0"	5	BEDROOM #3 BATHROOM
24	3'-0"X8'-0"	5	BEDROOM #4
25	2'-8"X8'-0"	5	BEDROOM #4 W.I.C.
26	2'-8"X8'-0"	5	BEDROOM #4 BATHROOM
27	3'-0"X8'-0"	5	BEDROOM #5
28	2'-8"X8'-0"	5	BEDROOM #5 BATHROOM
29	2'-8"X8'-0"	5	BEDROOM #5 W.I.C.
30	3'-0"X8'-0"	5	MASTER BEDROOM
31	3'-0"X8'-0"	5	MASTER BATHROOM
32	2'-8"X8'-0"	5	MASTER BATHROOM
33	3'-0"X8'-0"	5	POWDER
34	3'-0"X8'-0"	5	W.I.C.

WINDOW SCHEDULE			
NO.	SIZE	TYPE	DESCRIPTION
1	2'-0"X10'-0"	1	OFFICE
2	2'-0"X10'-0"	1	OFFICE
3	8'-0"X2'-0"	1	MAIN ENTRY
4	18'-0"X2'-0"	1	MEDIA ROOM
5	40'-0"X2'-0"	1	LIVING ROOM/FAMILY ROOM
6	7'-0"X5'-0"	1	MASTER BATHROOM
7	4'-0"X10'-0"	1	MASTER BEDROOM
8	3'-0"X6'-0"	1	MASTER BEDROOM
9	6'-8"X10'-0"	1	CORRIDOR/LOUNGE
10	4'-0"X3'-0"	2	EXTERIOR BATHROOM
11	9'-6"X4'-6"	3	BEDROOM #5
12	9'-6"X4'-6"	3	BEDROOM #4
13	3'-0"X3'-0"	2	BEDROOM #4 BATHROOM
14	3'-0"X3'-0"	2	BEDROOM #3 BATHROOM
15	9'-6"X4'-6"	3	BEDROOM #3
16	9'-6"X4'-6"	3	BEDROOM #2
17	3'-0"X3'-0"	2	BEDROOM #2 BATHROOM
18	9'-6"X4'-6"	3	BEDROOM #1
19	3'-0"X3'-0"	2	BEDROOM #1 BATHROOM

No.	Revision	Date
1	SUBMITTAL	05.04.15
2	CORRECTIONS	07.23.15

Date: 10/06/14
Project No.:14014



WARNING: THE DRAWINGS MAY BE PROVIDED IN PRINTING ONLY. ANY MODIFICATION OR REVISION TO THE DRAWINGS MUST BE MADE UNDER THE DIRECT SUPERVISION OF THE ARCHITECT.

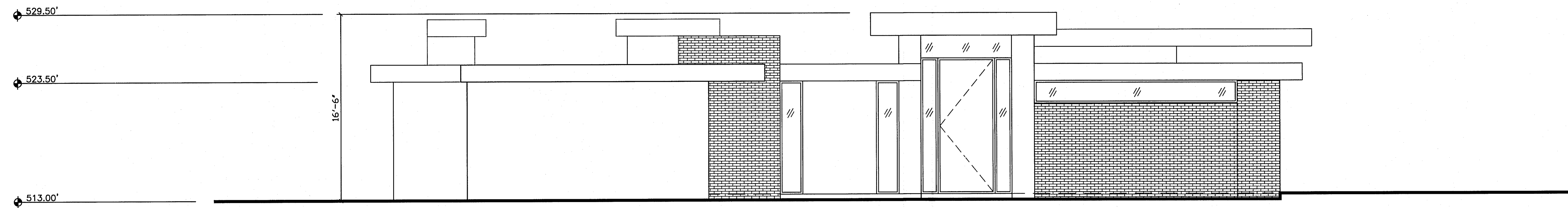
REVISIONS	DATE	DESCRIPTION

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING & CONSTRUCTION
PROJECT NO. 14014
SHEET NO. 1
OF 1

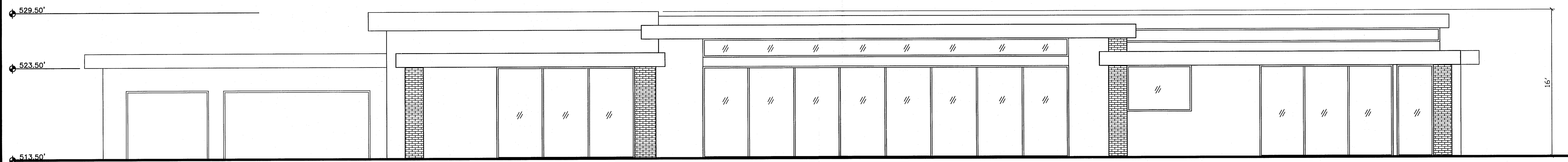
DRAWING TITLE: DOORS AND WINDOWS SCHEDULE

PROJECT ADDRESS: 16058 ANOKA DR. PACIFIC PALISADES CA 90272

A7.0



WEST ELEVATION

$$3/16'' = 1'-0''$$


SOUTH ELEVATION

$$3/16'' = 1'-0''$$

No.	Revision	Date
1	SUBMITTAL	05.04.15
2	CORRECTIONS	07.23.15

Date: 04.13.15
Project No.:

AN ELECTRONIC FILE FORMAT FOR CONVENIENCE OF PRINTING ONLY. ANY MODIFICATION OR ALTERATIONS TO THIS ELECTRONIC FILE IS STRICTLY PROHIBITED. MODIFICATIONS AND/OR REVISIONS SHALL ONLY BE PERFORMED UNDER THE DIRECT SUPERVISION OF ZAA STUDIO

REVIEWS	DESCRIPTION	DATE
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5

CITY OF LOS ANGELES

DEPARTMENT OF ENGINEERING & BUILDING SERVICES

PROJECT NO. _____

SHEET NO. OF _____

DATE _____

APPROVED BY _____

CITY ENGINEER - L&E _____

DATE _____

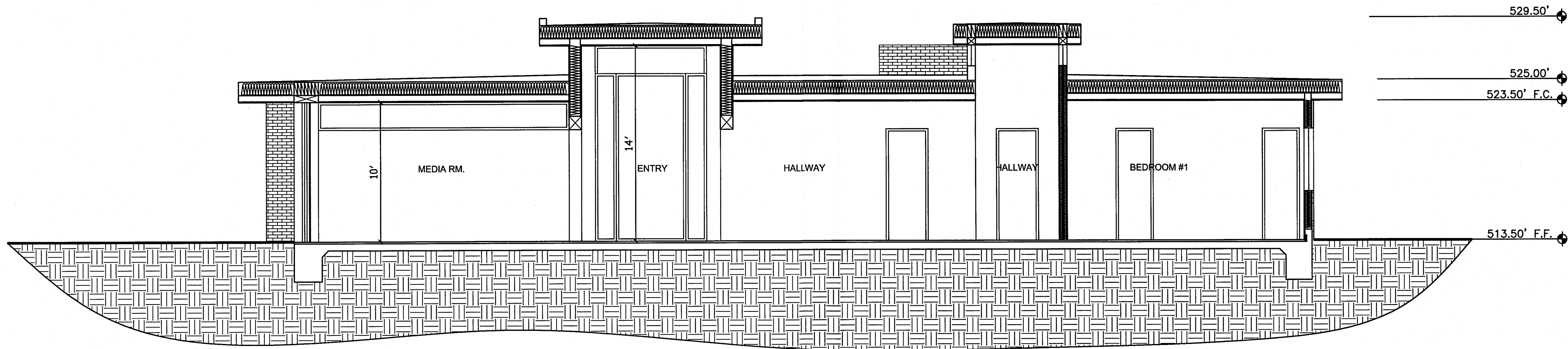
DATE _____

DRAWING TITLE: ELEVATIONS

PROJECT ADDRESS: 16058 ANOKA DR. PACIFIC PALISADES CA 90272

A6.0

TI JUL 31 2015



SECTION 7

3/16" = 1'-0"

DRAWING TITLE: SECTION

PROJECT ADDRESS: 16058 ANOKA DR. PACIFIC PALISADES CA 90272

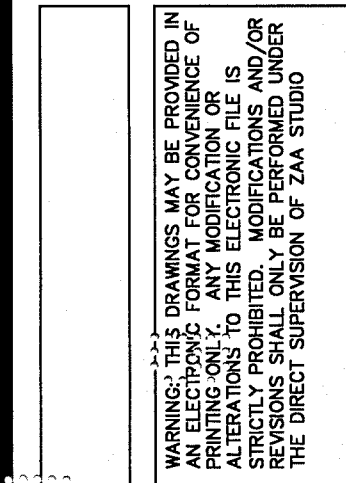
REVISIONS		CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY SERVICES									
DATE	DESCRIPTION	BY	CHKD	DATE	BY	CHKD	DATE	BY	CHKD	DATE	BY

WARNING: THIS DRAWING MAY BE PROVIDED IN AN ELECTRONIC FORMAT FOR CONVENIENCE OF ACCESS. ANY ALTERATIONS TO THIS ELECTRONIC FILE IS THE RESPONSIBILITY OF THE USER. ANY REVISIONS SHALL ONLY BE PERFORMED UNDER THE DIRECT SUPERVISION OF ZAA STUDIO

No.	Revision	Date
1	SUBMITTAL	05.04.15
2	CORRECTIONS	07.23.15

Date: 10/06/14
Project No.:14014




$$1/8'' = 1'-0''$$

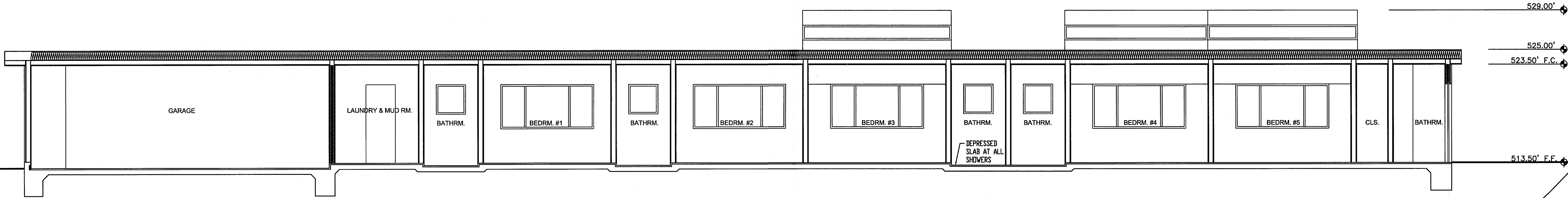
REVISES	CITY OF LOS ANGELES									
DESCRIPTION	CALIFORNIA									
DATE	DEPARTMENT OF ENGINEERING & BUILDING SERVICES									
	1	2	3	4	5	6	7	8	9	10
	11	12	13	14	15	16	17	18	19	20
	21	22	23	24	25	26	27	28	29	30
	31	32	33	34	35	36	37	38	39	40
	41	42	43	44	45	46	47	48	49	50
	51	52	53	54	55	56	57	58	59	60
	61	62	63	64	65	66	67	68	69	70
	71	72	73	74	75	76	77	78	79	80
	81	82	83	84	85	86	87	88	89	90
	91	92	93	94	95	96	97	98	99	100
	101	102	103	104	105	106	107	108	109	110
	111	112	113	114	115	116	117	118	119	120
	121	122	123	124	125	126	127	128	129	130
	131	132	133	134	135	136	137	138	139	140
	141	142	143	144	145	146	147	148	149	150
	151	152	153	154	155	156	157	158	159	160
	161	162	163	164	165	166	167	168	169	170
	171	172	173	174	175	176	177	178	179	180
	181	182	183	184	185	186	187	188	189	190
	191	192	193	194	195	196	197	198	199	200
	201	202	203	204	205	206	207	208	209	210
	211	212	213	214	215	216	217	218	219	220
	221	222	223	224	225	226	227	228	229	230
	231	232	233	234	235	236	237	238	239	240
	241	242	243	244	245	246	247	248	249	250
	251	252	253	254	255	256	257	258	259	260
	261	262	263	264	265	266	267	268	269	270
	271	272	273	274	275	276	277	278	279	280
	281	282	283	284	285	286	287	288	289	290
	291	292	293	294	295	296	297	298	299	300
	301	302	303	304	305	306	307	308	309	310
	311	312	313	314	315	316	317	318	319	320
	321	322	323	324	325	326	327	328	329	330
	331	332	333	334	335	336	337	338	339	340
	341	342	343	344	345	346	347	348	349	350
	351	352	353	354	355	356	357	358	359	360
	361	362	363	364	365	366	367	368	369	370
	371	372	373	374	375	376	377	378	379	380
	381	382	383	384	385	386	387	388	389	390
	391	392	393	394	395	396	397	398	399	400
	401	402	403	404	405	406	407	408	409	410
	411	412	413	414	415	416	417	418	419	420
	421	422	423	424	425	426	427	428	429	430
	431	432	433	434	435	436	437	438	439	440
	441	442	443	444	445	446	447	448	449	450
	451	452	453	454	455	456	457	458	459	460
	461	462	463	464	465	466	467	468	469	470
	471	472	473	474	475	476	477	478	479	480
	481	482	483	484	485	486	487	488	489	490
	491	492	493	494	495	496	497	498	499	500
	501	502	503	504	505	506	507	508	509	510
	511	512	513	514	515	516	517	518	519	520
	521	522	523	524	525	526	527	528	529	530
	531	532	533	534	535	536	537	538	539	540
	541	542	543	544	545	546	547	548	549	550
	551	552	553	554	555	556	557	558	559	560
	561	562	563	564	565	566	567	568	569	570
	571	572	573	574	575	576	577	578	579	580
	581	582	583	584	585	586	587	588	589	590
	591	592	593	594	595	596	597	598	599	600
	601	602	603	604	605	606	607	608	609	610
	611	612	613	614	615	616	617	618	619	620
	621	622	623	624	625	626	627	628	629	630
	631	632	633	634	635	636	637	638	639	640
	641	642	643	644	645	646	647	648	649	650
	651	652	653	654	655	656	657	658	659	660
	661	662	663	664	665	666	667	668	669	670
	671	672	673	674	675	676	677	678	679	680
	681	682	683	684	685	686	687	688	689	690
	691	692	693	694	695	696	697	698	699	700
	701	702	703	704	705	706	707	708	709	710
	711	712	713	714	715	716	717	718	719	720
	721	722	723	724	725	726	727	728	729	730
	731	732	733	734	735	736	737	738	739	740
	741	742	743	744	745	746	747	748	749	750
	751	752	753	754	755	756	757	758	759	760
	761	762	763	764	765	766	767	768	769	770
	771	772	773	774	775	776	777	778	779	780
	781	782	783	784	785	786	787	788	789	790
	791	792	793	794	795	796	797	798	799	800
	801	802	803	804	805	806	807	808	809	810
	811	812	813	814	815	816	817	818	819	820
	821	822	823	824	825	826	827	828	829	830
	831	832	833	834	835	836	837	838	839	840
	841	842	843	844	845	846	847	848	849	850
	851	852	853	854	855	856	857	858	859	860
	861	862	863	864	865	866	867	868	869	870
	871	872	873	874	875	876	877	878	879	880
	881	882	883	884	885	886	887	888	889	890
	891	892	893	894	895	896	897	898	899	900
	901	902	903	904	905	906	907	908	909	910
	911	912	913	914	915	916	917	918	919	920
	921	922	923	924	925	926	927	928	929	930
	931	932	933	934	935	936	937	938	939	940
	941	942	943	944	945	946	947	948	949	950
	951	952	953	954	955	956	957	958	959	960
	961	962	963	964	965	966	967	968	969	970
	971	972	973	974	975	976	977	978	979	980
	981	982	983	984	985	986	987	988	989	990
	991	992	993	994	995	996	997	998	999	1000
	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010
	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020
	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030
	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040
	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050
	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060
	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070
	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080
	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090
	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100
	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110
	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120
	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130
	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140
	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150
	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160
	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170
	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180
	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190
	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200
	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210
	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220
	1221	1222	1223	1224	1225	1226	1227	1228	1229	1230
	1231	1232	1233	1234	1235	1236	1237	1238	1239	1240
	1241	1242	1243	1244	1245	1246	1247	1248	1249	1250
	1251	1252	1253	1254	1255	1256	1257	1258	1259	1260
	1261	1262	1263	1264	1265	1266	1267	1268	1269	1270
	1271	1272	1273	1274	1275	1276	1277	1278	1279	1280
	1281	1282	1283	1284	1285	1286	1287	1288	1289	1290
	1291	1292	1293	1294	1295	1296	1297	1298	1299	1300
	1301	1302	1303	1304	1305	1306	1307	1308	1309	1310
	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320
	1321	1322	1323	1324	1325	1326	1327	1328	1329	1330
	1331	1332	1333	1334	1335	1336	1337	1338	1339	1340
	1341	1342	1343	1344	1345	1346	1347	1348	1349	1350
	1351	1352	1353	1354	1355	1356	1357	1358	1359	1360
	1361	1362	1363	1364	1365	1366	1367	1368		

DRAWING TITLE: SECTION
PROJECT ADDRESS: 16058 ANOKA DR. PACIFIC PALISADES CA 90272

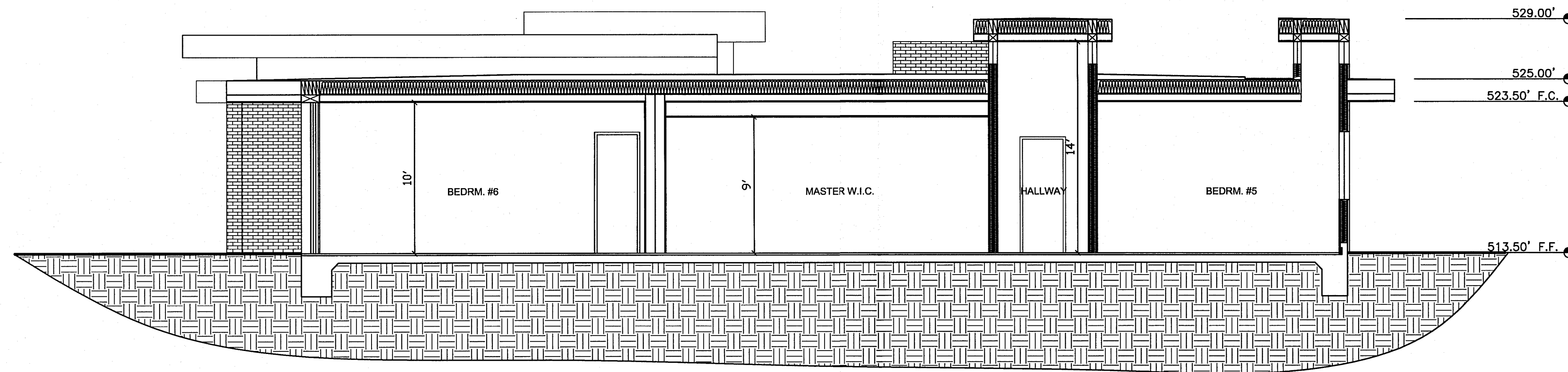
A5.2

No.	Revision	Date
1	SUBMITTAL	05.04.15
2	CORRECTIONS	07.23.15

Date: 04.13.15
Project No.:



SECTION 4
3/16" = 1'-0"



SECTION 5
3/16" = 1'-0"

No.	Revision	Date
1	SUBMITTAL	05/04/15
2	CORRECTIONS	07/23/15

Date: 10/06/14
Project No.:14014



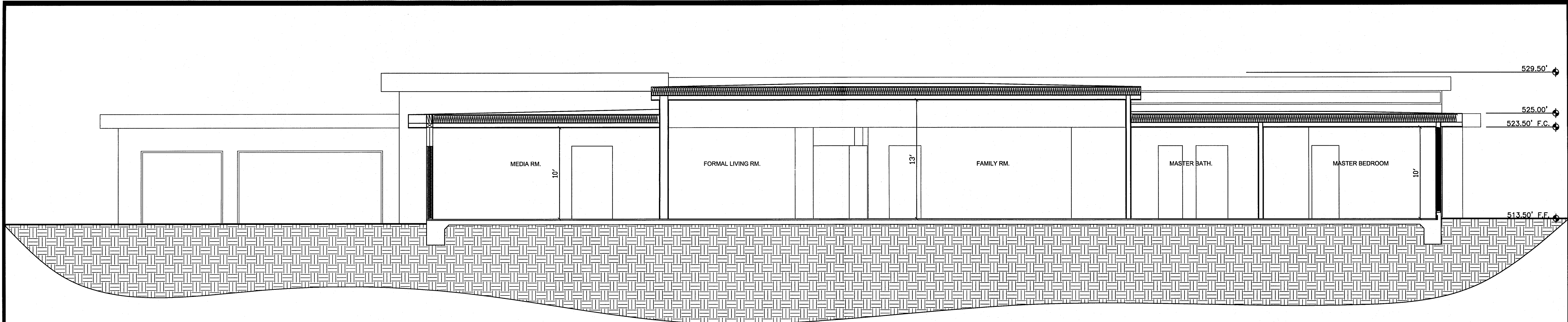
THIS DRAWING MAY BE REPRODUCED IN ANY MANNER FOR THE CONVENIENCE OF THE USER, BUT THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ARCHITECT OF RECORD. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OF RECORD IS STRICTLY PROHIBITED. MODIFICATIONS AND/OR ADDITIONS TO THIS DOCUMENT ARE THE DIRECT SUPERVISION OF ZAA STUDIO.

REVISIONS	DATE	DESCRIPTION	BY	CHKD	DATE

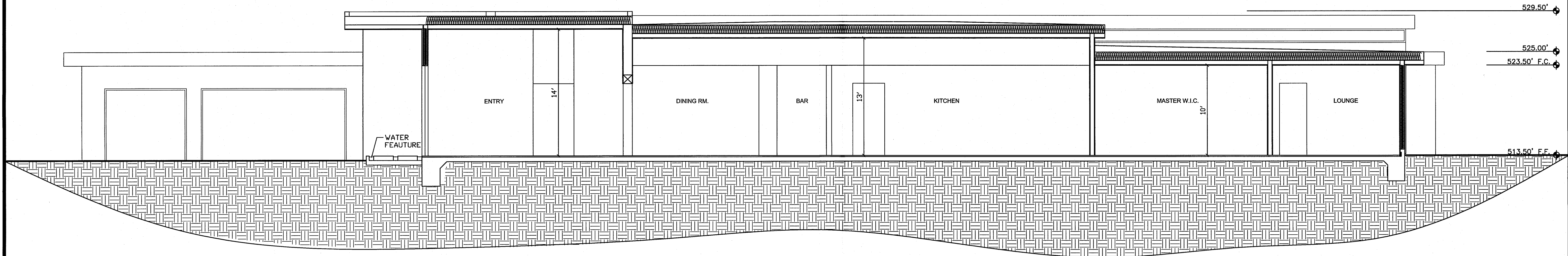
CITY OF LOS ANGELES	DEPARTMENT OF BUILDING & SAFETY
PROJECT NO.	14014
PROJECT NAME	16058 ANOKA DR. PACIFIC PALISADES CA 90272
PROJECT NO.	14014
PROJECT NAME	16058 ANOKA DR. PACIFIC PALISADES CA 90272

DRAWING TITLE: SECTIONS

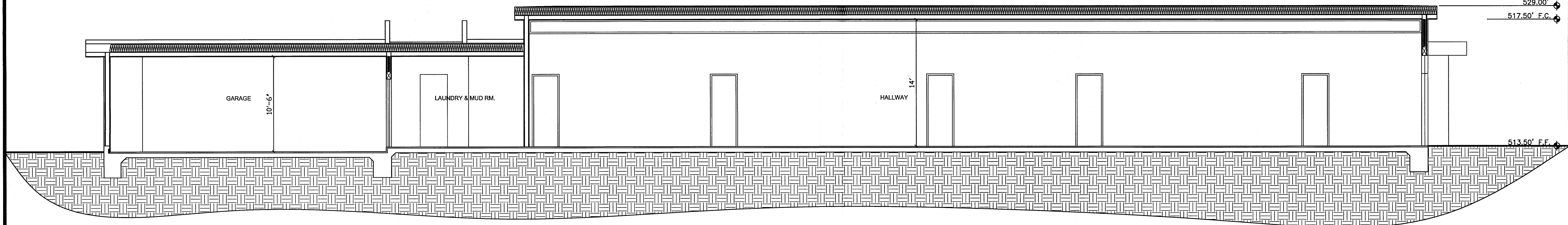
PROJECT ADDRESS: 16058 ANOKA DR. PACIFIC PALISADES CA 90272



SECTION 1
3/16" = 1'-0"



SECTION 2
3/16" = 1'-0"



SECTION 3
3/16" = 1'-0"

No.	Revision	Date
1	SUBMITAL	05.04.15
2	CORRECTIONS	07.23.15

Date: 10/06/14
Project No.:14014



THESE DRAWINGS MAY BE REPRODUCED IN ANY ELECTRONIC FORMAT FOR CONFORMANCE OF PRINTING ONLY. ANY REPRODUCTION OF THESE DRAWINGS FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED. MODIFICATIONS AND/OR ALTERATIONS TO THESE DRAWINGS WITHOUT THE DIRECT SUPERVISION OF ZAA STUDIO ARE PROHIBITED.

REVISIONS	DATE	DESCRIPTION

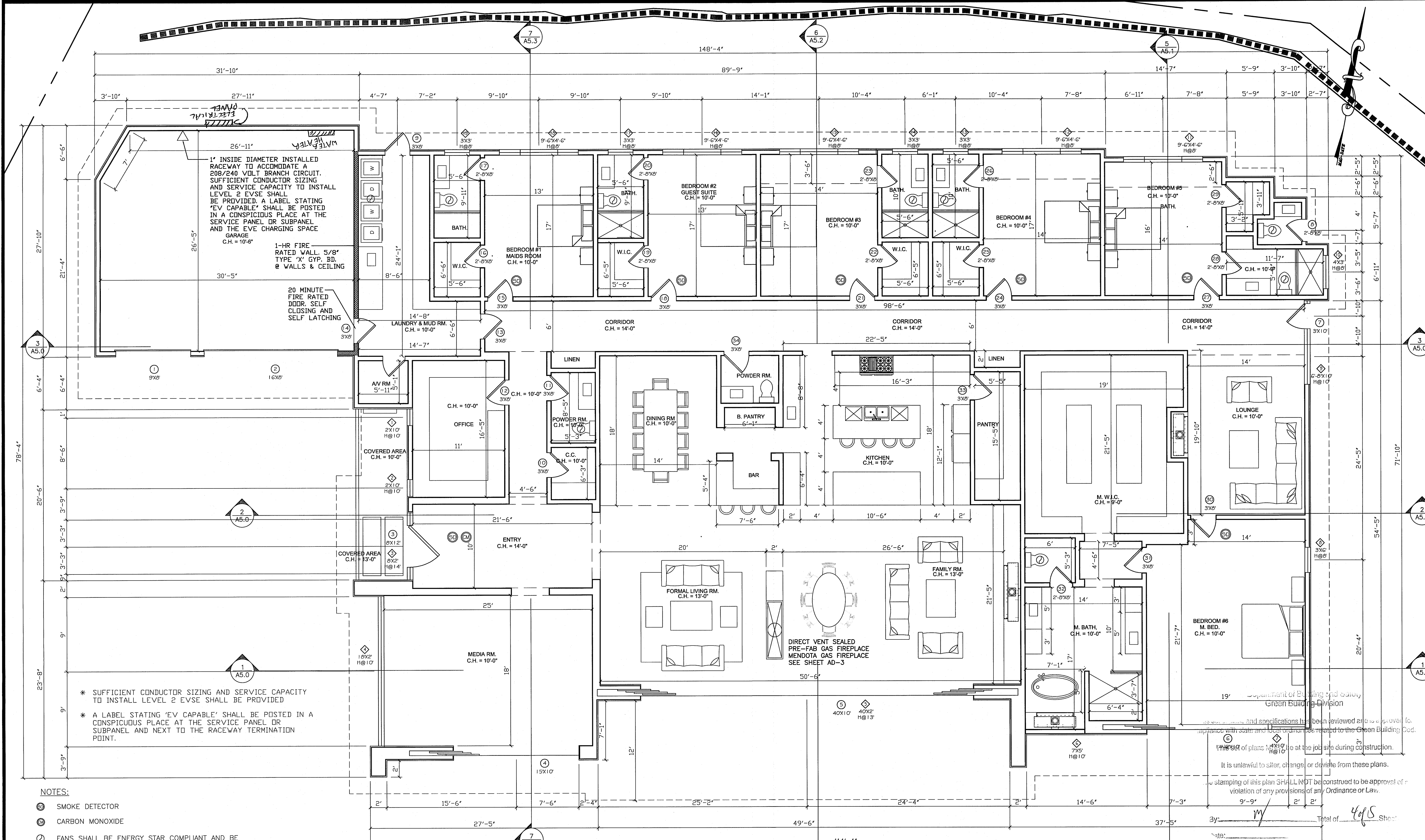
CITY OF LOS ANGELES DEPARTMENT OF BUILDINGS & FIRE SAFETY	PROJECT NO. 14014	DATE 10/06/14	BY ZAA
--	-------------------	---------------	--------

DRAWING TITLE: SECTIONS

PROJECT ADDRESS: 16058 ANOKA DR. PACIFIC PALISADES CA 90272

A5.0

RTI JUL 31 2015



NOTES:

- 1. MAXIMUM DRIVEWAY SLOPE SHALL NOT EXCEED 20% GRADE DETAILS AND TRANSITION SLOPES REQUIRED WHERE SLOPE EXCEEDS 12%. MAXIMUM DRIVEWAY CROSS SLOPE IS 10%. MAXIMUM SLOPE WITHIN PARKING AREA IS 5%.
- 2. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000).
- 3. DOORS BETWEEN GARAGE AND THE DWELLING UNIT SHALL HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES AND SELF-CLOSING AND SELF-LATCHING DEVICES, OR SOLID WOOD OR SOLID HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK.
- 4. THE GARAGE SHALL BE SEPERATED FROM THE DWELLING AND ITS ATTIC AREA IN ACCORDANCE WITH TABLE R302.6
- 5. DUCTS PENETRATING THE WALLS OR CEILINGS SEPERATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO.26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO THE GARAGE.
- 6. GARAGE FLOOR SURFACE SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
- 7. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL.
- 8. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPERATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
- 9. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED.
- 10. SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED
- 11. A LABEL STATING "EV CAPABLE" SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
- 12. THROUGH PENETRATIONS OF FIRE RESISTANCE RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2. PROVIDE DETAIL AND COPY OF LISTING ON THE PLANS.
- 13. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1. WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE-RESISTANCE RATING WILL NOT BE REDUCED.
- 14. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.
- 15. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS. UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP. BD.
- 16. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
- 17. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- 18. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1. BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OR AWPA U1.
- 19. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- 20. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS A USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACED INTO APPROXIMATELY EQUAL AREAS.
- 21. 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.

FLOOR PLAN

3/16" = 1'-0"

No.	Revision	Date
1	SUBMITTAL	05.04.15
2	CORRECTIONS	07.23.15

Date: 04.13.15

Project No.:



WARNING: THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED. MODIFICATIONS AND/OR ADDITIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT OR UNDER THE DIRECT SUPERVISION OF THE ARCHITECT.

REVISIONS	DATE	DESCRIPTION
1	05.04.15	ISSUED FOR PERMIT
2	07.23.15	CORRECTIONS

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
GREEN BUILDING DIVISION

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval or violation of any provisions of any Ordinance or Law.

Total of 49 Sheets

DRAWING TITLE: FLOOR PLAN

PROJECT ADDRESS: 16058 ANOKA DR., PACIFIC PALISADES, CA. 90272

A3.0
JUL 3 12 05

A2.1

RTI JUL 31 2015

PAVED AREA= 7,704+869+12,479=21,052 SQ. FT.
CONCRETE WITH SOLAR REFLECTANCE OF .39=12,479 SQ. FT.
PERCENTAGE= 12,479/21,052= 59%

* FOR PROJECTS THAT INCLUDE LANDSCAPE WORK,
THE LANDSCAPE CERTIFICATION, FORM GRN 12,
SHALL BE COMPLETED PRIOR TO FINAL INSPECTION
APPROVAL

1. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING
CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3

FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD
DOOR ASSEMBLIES.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A
DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC
OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND
WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR
WALKING SURFACE

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL
OF THE FOLLOWING CONDITIONS:

EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR
TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR
ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF
THE GLAZING

GLAZING IN RAILINGS

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND
UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION
FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS,
PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION
OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN
FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE
LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE
CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON
THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY
METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE
BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW
CONSTRUCTION WASTE WILL BE HANDLED:
CITY OF LOS ANGELES CERTIFIED HAULER

GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRPOOLS, SAUNAS, STEAM ROOMS,
BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES
MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT
TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE
A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN STRAIGHT LINE,
OF THE WATERS EDGE.

GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE
THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHT OF
STAIRS AND RAMPS.

GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS
LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE
BOTTOM TREAD.

VERY HIGH FIRE HAZARD SEVERITY ZONE NOTES

1. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT
PERMITTED. (7207.4, 1505)
2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET
GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT
CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY
(704A.1.3)
3. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND
DEBRIS IN THE GUTTER (704A.1.5)
4. (ROOF) (ATTIC) (EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO
THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT,
NONCOMBUSTIBLE WIRE MESH WITH 1/4-INCH (6MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT
BE INSTALLED IN EAVES AND CORNICES (704A.2.1, 704A.3.2.1, 704A.2.2., 7207.3)
5. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR
SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE
CONSTRUCTION ON THE EXPOSED UNDERSIDE (704A.2.3)

SITE PLAN

1/16" = 1'-0"

6. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY
TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES
AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (704A.3.1)
7. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE
AT 2-INCH (50.8MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN
THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2.2)
8. EXTERIOR WINDOWS, WINDOW WALLS GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL
BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A
FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASTM E 2010, OR
CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (704A.3.2.3)
9. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM
12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES
AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1
1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20
MINUTES WHEN TESTED ACCORDING TO ASTM E 2074. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR
FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (704A.3.2.3)
10. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES
WHERE ANY PORTION OF SUCH SERVICE IS WITHIN 10 FEET (3048MM) OF THE PRIMARY STRUCTURE SHALL
BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.704A.4.1
11. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR
PROJECTIONS SHALL MAINTAIN THE IGNITION-RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION
SHALL BE ENCLOSED TO THE GRADE (704A.4.2.1.)
12. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH
CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (704A.4.2.2,7207.1)

13. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED
IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING
SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE RESISTIVE
CONSTRUCTION (7207.2)
14. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE
CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE
FIRE STOPPED PER 704A.1.2
15. NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE.
16. TRELLIS MORE THAN 10 FEET FROM THE PRIMARY STRUCTURE SHALL BE
CONSTRUCTED OF HEAVY TIMBER OR NON COMBUSTIBLE MATERIALS. MINIMUM OF 4 INCHES
SPACING IS REQUIRED BETWEEN THE MEMBERS. (INFORMATION BULLETIN
NO. P/BC 2008-023).
17. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN
THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD
OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES,
PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF
AWPA U1.
18. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY
WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS,
PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE
CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES
ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR
ADDITIONAL EXPENSES.
19. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE
DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE
BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
20. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. INDICATE HOW CONSTRUCTION WASTE
WILL BE HANDLED:
CITY OF LOS ANGELES CERTIFIED HAULER

* ALL RETAINING WALLS
ARE EXISTING AND PERMITTED
UNLESS OTHERWISE NOTED

Department of Building and Safety
Green Building Division

This set of plans MUST be at the job site during construction.

It is unlawful to alter, change, or deviate from these plans.

The stamping of this plan SHALL NOT be construed to be approval of
violation of any provisions of any Ordinance or Law.

Total of 348 Sheets

DRAWING TITLE: SITE PLAN

PROJECT ADDRESS: 16058 ANOKA DR. PACIFIC PALISADES CA 90272

A2.0
JUL 3 1 2015

WARNING: THIS DRAWING MAY BE PROVIDED IN
PRINTED OR ELECTRONIC FORM. ANY MODIFICATION OF
THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE
DESIGNER. THE USER SHALL BE RESPONSIBLE FOR
THE DIRECT SUPERVISION OF THE WORK.

REVISIONS	DATE	DESCRIPTION	BY	CHKD	DATE	PROJECT NO.	SHEET NO.	DRAWING NO.

No.	Revision	Date
1	SUBMITTAL	05.04.15
2	CORRECTIONS	07.23.15

Date: 04.13.15
Project No.:



Revised 01-01-2014 Page 1 of 1 www.ladbs.org



Revised 10-01-2014 Page 1 of 2 www.ladbs.org

Revised 10-01-2014 Page 2 of 2 www.ladbs.org

Revised 02-28-2014 Page 1 of 1 www.ladbs.org



Revised 1-9-2015 Page 1 of 1 www.ladbs.org



Revised 01-01-2014 Page 1 of 1 www.lacounty.gov

A1.0

