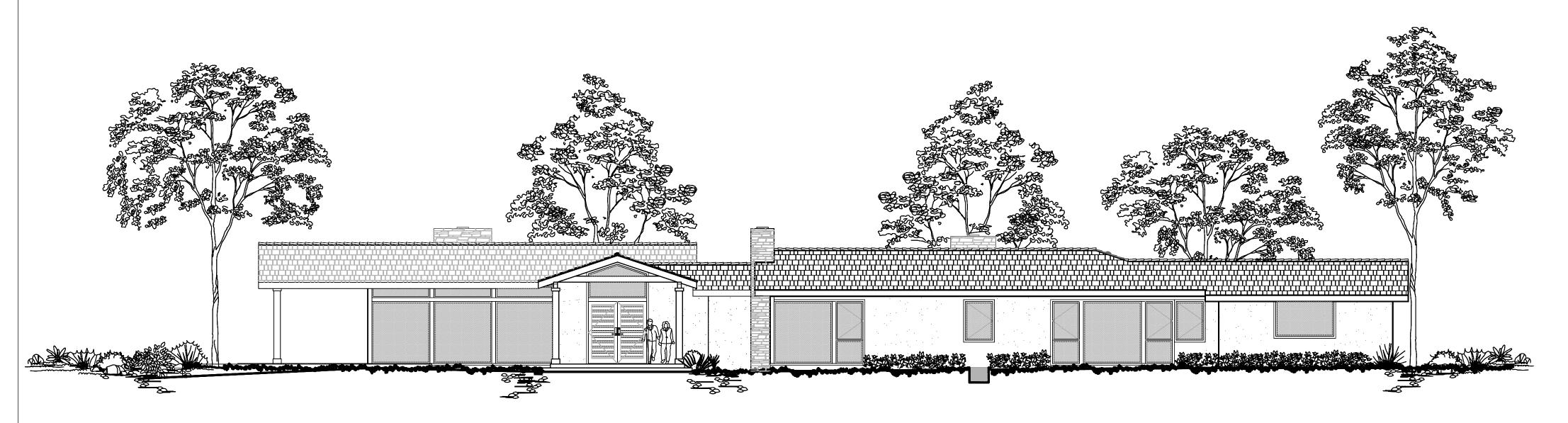
### Appendix H

Project Plan Set

# **ABBREVIATIONS** Mechanical Manufacturer(ed) On Center Rough Opening R.R. Structural T.&G. Unless Noted Otherwise WD. **DEFERRED SUBMITTAL**

# Shen Residence



# OBELISK ARCHITECTS

3800 PACIFIC COAST HIGHWAY **TORRANCE, CALIFORNIA 90505** obeliskarchitects.com 310.373.0810 fax 310.373.3568 tel PROJECT Type V-B Automatic Residential Fire Sprinkler System is Required

## Residence

77 Portuguese Bend Road Rolling Hills CA 90274

A 07/01/15 Planning Submittal #1

PROJECT CONTACTS

Mr. & Mrs. Shen

77 Portuguese Bend Road

3800 Pacific Coast Highway

500 Carson Plaza Drive Ste 201

Rolling Hills, CA 90274 **Obelisk Architects** 

Torrance, CA 90505

Carson, CA 90746

Phone: 1.310.768.3828

Coast Geotechnical

Fullerton, CA 92833 Phone: 1.714.870.1211 Contact: Todd D. Houseal

PROJECT SUMMARY

Rolling Hills, CA 90274

New one-story single family residence,

VHFHSZ (Very High Fire Hazard Severity Zone)

2013 CBC, 2013 CMC, 2013 CPC & 2013 CEC w/State of

2013 California Title 24, California Energy Code and

R-3 (Single Family) / U (Private Garage)

Entire Bldgs. NFPA 13D

2013 California Residential Code

with guest suite and 4-car garage.

1200 W Commonwealth Ave.

Phone: 1.310.373.3568 Contact: Nagy Bakhoum P.A. Arca Engineering, Inc

OWNER:

ARCHITECT:

PROJECT ADDRESS:

FIRE ZONE:

SPRINKLERED:

OCCUPANCY GROUP:

CONSTRUCTION TYPE:

APPLICABLE CODES:

SHEET INDEX COVER SHEET **GENERAL NOTES** 

G-004 STANDARD NOTES FOR R3 RESIDENTIAL CONSTRUCTION & GREEN CODE GENERAL NOTES | \(^B\)01/08/16 Fire Prevention Engineering C0.01 TITLE SHEET

> PROJECT NUMBER 1226 SHE POR RH

December 20, 2016

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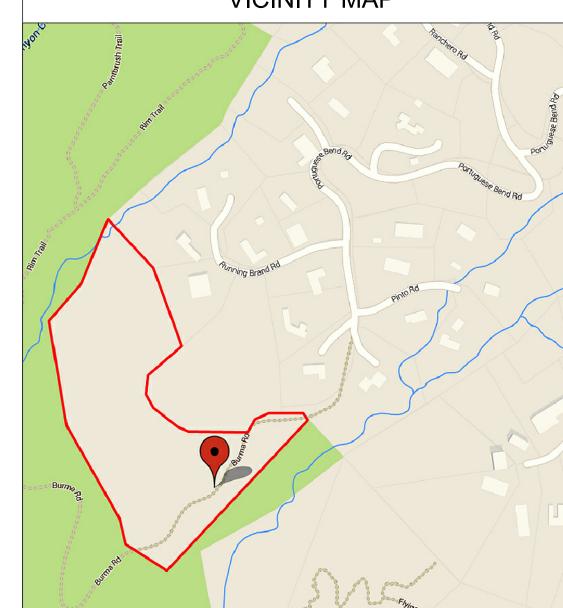
NOTE: DEFERRED SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT- OR ENGINEER-OF-RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION THAT THEY HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING OR STRUCTURE. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

1. RESIDENTAIL FIRE SPRINKLERS (NFPA 13D)

### LEGEND

	Concrete
7////	Masonry Wall
	New Wall
	Furred Ceiling / Arch
<u>/#\</u>	Shearwall
#	Door
(#)	Window
X Detail # Sheet #	Detail
XX Room # AX.X Sheet #	Interior Elevations
X Sect. # Sheet #	Section
X'-X"	Dimension to center line
X'-X"	Dimension to face of framing/masonry (unless noted otherwise)
	Slope
X'-X"	Elevation Heights

### VICINITY MAP



### **CITY NOTES:**

- OBTAIN SANITATION DISTRICT APPROVAL FOR ANY NEW SEWER CONNECTION.
- 2. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. FIXTURES ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE.
- USE 1% MINIMUM SLOPE AWAY FROM BUILDING PAD. HYDRAULIC CALCS SHALL BE SUBMITTED IF SUMP AND
- 4. ALL UTILITIES SERVING THE SITE SHALL BE UNDER GROUNDED.
- 5. YARD DRAINAGE IMPROVEMENTS SHALL BE INSPECTED & CERTIFIED BY THE ENGINEER OF RECORD PRIOR TO
- 6. A RE-INSPECTION FEE OF \$27.00 WILL BE CHARGED FOR AN INSPECTION WHICH IS CALLED WITHOUT PROVIDING
- ACCESS, PLANS, OR IF THE JOB IS NOT READY. ALL GENERAL CONTRACTORS, SUBCONTRACTORS, ARCHITECTS, AND ENGINEERS CONDUCTING BUSINESS
- WITHIN THE CITY OF ROLLING HILLS ARE REQUIRED TO MAINTAIN A CURRENT CITY BUSINESS LICENSE.
- 8. ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES.
- PRE-GRADE MEETING REQUIRED WITH CITY BUILDING INSPECTOR, GENERAL CONTRACTOR, OWNER OR OWNER'S AGENT, SOILS ENGINEER, GEOLOGIST (IF APPLICABLE) AND GRADING CONTRACTOR, PRIOR TO ANY
- 10. DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- 11. THE CF-6R FORM SHALL BE COMPLETED PRIOR TO FINAL INSPECTIONS ON NEW CONSTRUCTION. 12. FABRICATION OF STRUCTURAL STEEL SHALL BE BY AN APPROVED FABRICATOR OR FABRICATION SHALL BE
- CONTINUOUSLY INSPECTED BY A REGISTERED INSPECTOR. 13. SPECIFY FLUORESCENT LIGHTS RATED AT NO LESS THAN 40/ LUMENS PER WATT FOR GENERAL LIGHTINGS IN
- KITCHENS AND IN BATHROOMS WITH TUB OR SHOWER PER TITLE 24 SECTION 150 (K) 1 TO 4 (SEE EXCEPTIONS).
- INCLUDE IN BID ALL REQUIRED SHORING & UNDERPINNING OF EXISTING STRUCTURE AS REQUIRED.
- ALL EXTERIOR ORNAMENTAL OR EXPOSED METAL IS TO BE HOT DIP GALVANIZED.
- 3. ALL TREADS & NOSING TO BE SOLID WOOD MATERIAL WHERE WOOD OCCURS.
- 4. INSULATE ALL FLOORS, WALLS \$ CEILINGS WITH THE MAX 'R' RATING FOR THE CAVITY. 5. ALL WINDOWS & DOORS TO BE DUEL GLAZED & LOW 'E' SEE WINDOW & DOOR SCHEDULES.
- 6. ALL GYPSUM BOARD WALLS TO HAVE SMOOTH FINISH, PLASTER SKIM COAT OVER DRYWALL.
- 7. FOR TILE FLOORS & WALLS PROVIDE \$ 8 SQ.FT. ALLOWANCE. FOR ALL COUNTER TOP SLABS ALLOW \$15 SQ.FT. 8. ALL TILE TO BE SET OVER FULL MORTOR BED.
- 9. ALL BATH CABINETS-STAIN GRADE ALDER RAISED PANEL DOORS & DRAWERS.
- 10. PROVIDE ALL NEW BASE ALLOW \$ 1.50 L.F. CONTRACTOR TO INSTALL.
- 11. PROVIDE PLUMING FIXTURES ALLOWANCE OF \$ 6,000 CONTRACTOR TO INSTALL FIXTURES. 12. PROVIDE 1 NEW 75 GAL. WATER HEATER WITH RECIRCULATING PUMP & THERMOSTAT.
- 13. TIE TO EXISTING FAU.
- 14. PROVIDE ELECTRIC RADIANT HEAT @ MASTER BATH FLOOR.
- 15. PROVIDE BROAN 8 CFM. VENTS FOR ALL BATHROOMS & LAUNDRY ROOM.
- 16. PROVIDE \$2,000 ALLOWANCE FOR LIGHT FIXTURES CONTRACTOR INSTALLED. 17. PROVIDE ALL NEW CATEGORY 5 E. TELEPHONE & NETWORK HOME RUNS TO ROOM.
- PUBLIC WORKS DEPARTMENT NOTES:
- 1. ALL IRRIGATION MUST MEET CURRENT CITY REQUIREMENTS FOR PROPER INSTALLATION.
- 2. NO DISCHARGE OF CONSTRUCTION WASTE FROM THE PREMISES IS PERMITTED.
- . A PROPERTY LINE CLEAN OUT MUST BE INSTALLED ON THE SANITARY SEWER LATERAL (PER STANDARD PLAN)
- 4. IF ANY SEWER LATERAL IS REUSED, IT MUST BE TELEVISED TO CHECK ITS STRUCTURAL INTEGRITY. THE TAPE MUST BE AVAILABLE FOR REVIEW BY THE PUBLIC WORKS DEPARTMENT.
- FINAL APPROVAL REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORES,

### AREA BREAKDOWN

862,460.18 square foot PROPOSED NEW HABITABLE FLOOR AREA: 4,775.0 sq. ft. FIRST FLOOR 797.0 sq. ft. GUEST SUIT FLOOR

1,490.0 sq. ft. GARAGE / WORK SHOP

5,572.0 sq. ft. TOTAL\*

ALLOWABLE LOT COVERAGE

 $\frac{\text{FAR} = \frac{\text{HABITABLE}}{\text{LOT AREA}} = \frac{5,572.0 \text{ SQ. FT.}}{862,460.18 \text{ SQ. FT.}} = 0.0064605 = 0.6\%$ 

### THE LAND REFERRED TO IN THIS POLICY DESCRIBED AS FOLLOWS: REAL PROPERTY IN THE CITY OF ROLLING HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 89 OF L.A.C.A. MAP NO. 51, COMPILED DECEMBER 1, 1994, AND RECORDED IN

BOOK 1 PAGE 1 OF ASSESSOR'S MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, BEING ALSO A PORTION OF THAT LAND ENCOMPASSED IN THAT COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT BETWEEN THE ROLLING HILLS COMMUNITY ASSOCIATION OF RANCHO PALOS VERDES AND THE PALOS VERDES CORPORATION MADE AND ENTERED INTO ON APRIL 29. 1050 MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWESTERLY BOUNDARY LOT 37 OF THE RECORD OF SURVEY RECORDED IN BOOK 57 PAGES 4 TO 8 INCLUSIVE OF RECORD OF SURVEYS. IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DISTANT THEREON SUCH SOUTH 41 DEGREES 27' 50" EAST 60.00 FEET FROM THE NORTHWESTERLY DEGREES 27' 50" WEST AND A LENGTH OF 285.46 FEET; THENCE ALONG THE SOUTHWESTERLY, SOUTHERLY AND WESTERLY BOUNDARIES OF SAID RECORD OF SURVEY THE FOLLOWING COURSES: NORTH 41 DEGREES 27' 50" WEST 60.00 FEET; SOUTH 87 DEGREES 37' 00" WEST 174.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET SOUTHWESTERLY ALONG SAID TANGENT CURVE AN ARC LENGTH OF 149.28 FEET; NORTH 87 DEGREES 55' 00" WEST 283.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET: NORTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 63.53 FEET; NORTH 51 DEGREES 31' 05" WEST 145.84 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; NORTHERLY ALONG SAID CURVE AN ARC LENGTH OF 97.02 FET; NORTH 4 DEGREES 04' 10: EAST 63.23 FEET; NORTH 47 DEGREES 25' 50" EAST 231.05 FEET, NORTH 19 DEGREES 28' 20" WEST 399.10 FEET; NORTH 45 DEGREES 17' 30" WEST 323.21 FEET TO THE MOST WESTERLY CORNER OF LOT 24 OF SAID RECORD OF SURVEY; THENCE DEPARTING FROM SAID RECORD OF SURVEY BOUNDARY ALONG THE CORPORATE LIMITS OF THE CITY OF ROLLING HILLS BEGIN ALSO ALONG THE EXTERIOR BOUNDARY OF THAT LAND ENCOMPASSED IN SAID COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT THE FOLLOWING COURSES: SOUTH 21 DEGREES 57' 50" WEST 338.13 FEET; SOUTH 41 DEGREES 38' 00" WEST 240.83 FEET; SOUTH 10 DEGREES 33' 20" EAST 510.80 FEET; SOUTH 28 DEGREES 58' 52" EAST 522.07 FEET; SOUTH 18 DEGREES 36' 00" EAST 130.53 FEET; SOUTH 57 DEGREES 01' 22" EAST 235.00 FEET; NORTH 43 DEGREES 24' 56" EAST 1007.13 FEET THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE OF COMPLIANCE RECORDED SEPTEMBER 28, 1977, AS INSTRUMENT NO. 77-1075349 OF OFFICIAL RECORDS. APN: 7567-013-005

LEGAL DESCRIPTION

### C0.02 DETAILS C0.03 DETAILS C0.04 DETAILS C0.05 DETAILS C0.06 DETAILS GRADING PLAN GRADING PLAN C1.03 STORM DRAIN/L.I.D. PLAN C1.04 STORM DRAIN/L.I.D. PLAN C2.01 PAVING PLAN C3.01 EROSION AND SEDIMENT CONTROL PLAN PROJECT DELINEATION C3.03 EARTHWORK PLAN C4.01 CROSS SECTION C4.02 CROSS SECTION C4.03 CROSS SECTION **A-001** SITE PLAN @ SCALE 1/16"=1'-0" **A-002** SITE PLAN @ SCALE 1"=60'-0". **A-003** FIRE HYDRANT LOCATIONS @ SCALE 1"=100'-0" **A-004** VICINITY MAP @ SCALE 1"=100'-0" FLOOR AREA CALCULATIONS CUT & FILL PLAN FIRST FLOOR PLAN **A-102** GUEST SUITE FIRST FLOOR PLAN A-103 ROOF PLAN GUEST SUITE ROOF PLAN **A-201** EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS A-203 GUEST SUITE EXTERIOR ELEVATIONS A-301 SECTIONS DOORS & WINDOWS SCHEDULE A-402 GUEST SUITE DOORS & WINDOWS SCHEDULE

ARCHITECTURAL DETAILS ARCHITECTURAL DETAILS

**A-603** ARCHITECTURAL DETAILS

### SPECIAL INSPECTIONS

CONTRACTOR SHALL NOTIFY RESPECTIVE ENGINEER 48 HOURS PRIOR TO COMMENCING WORK FOR INSPECTION.

### A. SOILS ENGINEER:

PROJECT GEOTECHNICAL ENGINEER SHALL BE NOTIFIED TO OBSERVE ALL EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE AND COMPACT FILL SOIL.

### B. STRUCTURAL ENGINEER:

- 1. FOUNDATION EXCAVATION PRIOR TO PLACEMENT OF STEEL AND FORM WORK
- 2. PRIOR TO ALL CONCRETE POURS 3. WHEN ROUGH FRAMING IS COMPLETED; PRIOR TO START OF FINISH WORK 4. PRIOR TO COVERING ANY PLYWOOD SHEATHING NAILING
- 5. PRIOR TO COVERING ANY SHEAR WALL HOLD DOWNS 6. DRIVEN, CAST-IN-PLACE DEEP FOUNDATION
- 7. HELICAL PILE FOUNDATIONS
- C. TESTING LABORATORY (APPROVED BY STRUCTURAL ENGINEER): 1. CONCRETE TEST CYLINDERS IN ACCORDANCE WITH UBC SECTION 1905
- 2. ALL FIELD WELDS. 3. POST. INSTALL CONCRETE ANCHORAGE (EPOXY)
- 4. CONCRETE COMPRESSIVE STRENGTH GREATER THAN 2500 PSI

Cover

2010 CRC, CPC, CMC, CEC, CALGreen & CEnC

THE FOLLOWING STANDARD NOTES AND PRESCRIPTIVE CONSTRUCTION REQUIREMENTS ARE APPLICABLE TO MOST STANDAL (PRESCRIPTIVE) RESIDENTIAL CONSTRUCTION METHODS AND ARE NOT INTENDED TO REPLACE ANY MORE RESTRICTIVE MINIMUM LIF SAFETY OR STRUCTURAL CODE REQUIREMETNS OR CONDITIONS. REFERENCES IN BRACKETS [XX, XX,X] ARE CODE SECTIONS. THE FOLLOWING STANDARD NOTES ARE INTENDED TO BE ADDED (TAPED OR COPIED ON THE FINAL APPROVED PLANS) TO A SET OF PLANS TO ELIMINATE THE NEED TO MAKE THESE CORRECTIONS DURING THE PLAN CHECK PROCESS. THESE NOTES SUPPLEMENT THE PLAN CHECK PROCESS AND THE ADDITIONAL REQUIREMENTS ON THE PLANS. THESE NOTES ARE NOT INTENDED TO CREATE A CONFLICT BETWEEN THE DESIGN AND MINIMUM CODE REQURIEMETNS. WHERE A CONFLICT EXISTS BETWEEN THESE NOTES AND TH PLANS, THESE NOTES TAKE PRECEDENCE ONLY FOR MINIMUM CODE COMPLYING CONSTRUCTION PURPOSES.

### BUILDING PLANNING: [Ch 3] FIRE RESISTANT CONSTRUCTION [R302]

- 1. Penetrations: [R302.4.1, .2]
- a. The annular space of through or membrane penetrations shall be filled. Steel electrical boxes are limited to 16 sq. inches.
- The maximum annular space is 1/8 inch. Listed electrical boxes shall be installed in accordance with their listing.
- Garage Opening Protection: [R302.5] a. Openings from a garage directly into a sleeping room
- are not permitted Other openings shall be solid wood doors not less than 1-3/8 inch; solid or honeycomb core steel doors not less than 1-3/8 inch or 20-minute fire-rated.
- 3. Duct Penetration: [R302.5.2] a. Ducts in the garage and ducts penetrating the walls or ceiling separating the dwelling from the garage shall
- be constructed of a minimum No. 26 gage sheet steel and have no opening into the garage.
- 4. **Dwelling/Garage** (or carport) Fire Separation: [R302.6] Separation walls (residence & attic) - 1/2" gyp. board. Habitable rooms above - 5/8" gyp. board.
- 5. Fireblocking: [R302.11] In combustible construction, fireblocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof
- or attic space in accordance with the following: In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs vertically at the ceiling and floor levels and horizontally at intervals not exceeding 10
- wall or partitions spaces and concealed horizontal
- At interconnections between concealed vertical stud \\IND-DC1\Division\06-110\PC TECH REFS\\_CORR LISTS\2010\_Ind Corrs\Rolling Hills-SFD-2011 LaCo.docx Page 19 of 33

fireplace at ceiling and floor levels. LIGHT, VENTILATION AND HEATING [R303] All habitable rooms shall have an aggregate glazing area of not less than 8% of the floor areas. Natural ventilation

bottom of the run.

shall be through approved opening to the outdoor air. The minimum openable areas to the outdoors shall be 4% of the floor area being ventilated. The following exceptions may be applicable: [R303.1]

spaces created by an assembly of floor joist or trusses

and concealed spaces such as occur at soffits, drop

d. Concealed space between stair stringers at the top and

e. Openings around vents, pipes, ducts, chimneys and

ceilings, cove ceiling and similar locations.

- The glazed areas need not be openable where the opening is not required for emergence escape and an approved mechanical ventilation system capable of producing 0.35 air changes per hour. The glazed areas need not be installed in rooms where
- the above exception is satisfied and artificial light is provided capable of producing an average illumination of 6 footcandles over the area. Interior and exterior stairways shall have artificial lighting.
- [R303.6, R311.7.8] Where the interior stair has six or more risers, there shall be a wall switch at each floor.
- The illumination of exterior stairways shall be controlled from inside the dwelling unit. 10. Bathrooms, showers, spas and similar bathing fixtures shall be naturally or mechanically ventilated. [R303.3] ROOM AREAS [R304]
- 11. Every dwelling unit shall have at least one habitable room of not less than 120 sq. ft of gross floor area. 12. Except for Kitchens, other habitable rooms shall have a floor area of not less than 70 sq. ft.

### EXTERIOR WINDOWS AND DOORS [R612] FOUNDATIONS: [Ch 4]

- UNDERFLOOR VENTILATION AND ACCESS [R408] 43. The space between the bottom of the floor joists and the earth under any building shall be provided with ventilation openings through foundation or exterior walls.
- window shall be a minimum of 24 inches above the 44. The minimum net area of ventilation openings shall not be finished floor. less than 1 sq. foot for each 150 sq. feet of crawl-space Where less than 24 inches the operable sections shall area.. [R408.1 & .2] not permit opening that allow passage of a 4 inch 45. Ventilation openings shall be covered with perforations not exceeding 1/4 inch.
- 46. Access to Under-floor Spaces: [R408.4] Access shall be provided with a minimum of one access opening not less than 18 inches by 24 inches through the floor or 16 inches by 24 inches if located

### FLOORS: [Ch 5]

- 47. Drilling and Notching: [502.8] Notches in solid lumber joists, rafters and beams shall not exceed one-sixth of the depth
- Shall not be longer than one-third of the depth. Shall not be located in the middle one-third of the
- Holes shall not exceed one-third the depth. Shall not be closer than 2 inches to the top or bottom. Shall not be closer than 2 inches to a notch. Cuts, notches an holes in trusses, composite or glue-
- laminated members or I-joists are prohibited except where permitted by the manufacturer 48. Post and beam or girder construction shall be positively connected against uplift and displacement. [502.9] 49. Wood trusses shall be designed by an engineer and shall

End joints shall be offset at least 24 inches.

Exterior wall or bearing studs may be cut or notched

Any stud may be bored/drilled not more than 60% of

to a depth not exceeding 25% of its width.

53. Top plates cut, drilled or notched more that 50% of its

minimum of 6 inches past the opening. [R602.6.1]

60. An opening not less than 22 inches by 30 inches with a

clear headroom of 30 inches, shall be provided to any

a clear height of over 30 inches and a area exceeding 30

61. The **opening** shall be located in a hallway or other readily

63. See CPC Sec. 509.4, CMC 904.11 and CEC 210.70 in

a. Flashing shall be installed in a manner to prevent

noisture entering the wall and roof.

0.019 inch (No. 26 galvanized sheet).

combustible ceiling or roof construction attic area having

52. Drilling and Notching Studs: [R602.6]

stud. [R602.3.4]

ATTIC ACCESS [R807]

accessible location.

ROOF ASSEMBLIES: [Ch 9]

64. Weather Protection: [R903]

installation instructions.

67. Asphalt Shingles: [R905.2]

65. Performance Requirements: [R902.1]

the field prior to installation.

b. Deck slope shall be two in 12 or greater.

fasteners per individual shingle.

b. Roof slope <3:12: One fastener per tile

Shall be fastened to solidly sheathed decks

Deck slope shall be a minimum of one in 12.

68. Clay and Concrete Tile: [R905.3]

69. Metal Roof Shingles: [R905.4]

b. Deck slope shall not be < 3:12.</li>

81. Water closet or bidet shall: [407.5]

above the drain. [411.7]

70. Mineral-surfaced Roll Roofing [R905.5]

less than four fasteners per strip shingle or two

a. Concrete and clay tile shall be installed only over

c. Roof slope 3:12 & over: Two fasteners per tile.

Metal roof shingles shall be applied to solid deck.

inches wide by 30 inches high

### least 5 feet from the foundation. [R801.3] be submitted for review prior to installation. [502.11] ROOF/ATTIC VENTILATION [R806]

- WALL CONSTRUCTION: [CH 6] 58. Enclosed Attic Spaces: 50. Top Plates: [R602.3.2] Enclosed attics and enclosed rafter spaces formed a. Wood stud walls shall be capped with a double top where ceiling are applied directly to the underside of plate to provide overlapping at corners and roof framing members (cathedral ceilings) shall have cross ventilation for each separate space by intersections with bearing partitions.
- ventilating openings. Exterior openings shall be covered with corrosion-51. Bottom/Sole Plates shall have full bearing on nominal 2X resistant wire cloth not exceeding 1/4 inch. or larger plates/sills having a width at least equal to the Minimum Area: [R806.2] The net free ventilating area shall not be less than
  - 1/150 of the area of the space ventilated. 1/300 may be used As an alternate, the net free area may be reduced to 1/300 when a Class I or II vapor barrier is installed on the warm-in-winter side of the ceiling.

a. Where the opening of an operable window is located

55. Water-resistant Gypsum Backing Board: [R702.3.8]

c. Cut or exposed edges, including those at wall

. Weep Screed: The weep screed shall be placed a

inches on center for 5/8 inch.

in a shower or tub compartment.

to water or continuous humidity.

intersections shall be sealed.

ROOF-CEILING CONSTRUCTION: [Ch 8]

WALL COVERING: [CH 7]

more than 72 inches above the finished grade/surface

below, the lowest part of the clear opening of the

May be used on ceiling where framing spacing does

Shall not be installed over Class I or II vapor retarder

not exceed 12 inches on center for 1/2 inch and 16

d. Shall not be used where there will be direct exposure

minimum of 4 inches above the earth or 2 inches above

paved areas and shall allow trapped water to drain.

57. Roof Drainage: In areas where expansive or collapsible

ils are known to exist, a controlled method of water

disposal from roofs shall be provided that will collect and

discharge roof drainage to the ground surface at a point at

59. Unvented Attic Assemblies may be used if a design is width, shall have a galvanized metal ties not les than 0.054 submitted for review. [R806.4] inch thick and 1-1/2 inches wide. The plates hall extend a

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### MECHANICAL SYSTEMS: [2010 CMC]

- 101. Protection Against Damage: [307.1] a. Appliances installed in garages subject to mechanical damage shall be guarded against damage. Protection may require the installation of a 3 inch steel pipe, 4"
- curb or wheel stop. 102. Equipment generating a glow, spark or flame shall be installed with pilots and burners or heating elements and switches at least 18 inches above the floor level. 103. Electrical Connections: [308]
- Equipment shall have a positive means of disconnect adjacent to and in sight from the equipment served. A 120 V receptacle shall be located witin25 feet of the equipment for service and maintenance purposes
- 104. Clothes Dryers: [504.3] Moisture exhaust ducts shall terminate outside the
- building and shall be equipped with a back draft
- A minimum 4 inch metal duct with smooth interior surfaces shall be provided. When installed in a closet, a minimum opening of 100
- square inches for makeup air shall be provided in the door or other location. Ducts shall not exceed a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows unless permitted by the manufacturer.

### COMBUSTION AIR [CH 7] 105. The minimum indoor combustion air volume for gas

utilization equipment shall be 50 cf per 1000 Btu/hour.

### CHIMNEY AND VENTS [CH 8] 106. Masonry, Metal and Factory-built Chimneys: [802.5] Factory-built Chimneys shall be installed per their

listing and manufacturer's instructions.

- Masonry and Metal chimneys shall be built and installed in accordance with NFPA 211. c. A chimney shall extend at least 3 feet above the highest point where it passes through a roof and at least 2 feet higher than any portion of a building
- within 10 feet. [802.5.2.1 d. Decorative shrouds shall not be installed at the termination of factory-built chimneys except where such shrouds are listed and labeled for use with the specific factory-built chimney system and are installed in accordance with manufacturers'
- installation instructions. [802.5.2.4] INSTALLATION OF SPECIFIC APPLIANCES [CH 9]

107. Decorative appliances or vented gas fireplaces shall not be installed in bathrooms or bedrooms unless the appliance is listed and the bedroom or bathroom has the required volume. [907, 908] 108. Household Cooking Appliances: [916]

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### a. Cooking appliances shall have a vertical clearance above the cooking top of not less than 30 inches to

- combustible material or metal cabinets. b. Horizontal clearances shall be that specified by the permanent marking on the appliance.
- 109. Wall Furnaces: [928] a. Listed wall furnaces shall be installed in accordance with their listing and the manufacturers' instructions. PLUMBING & MECHANCAL EQUIPMENT ON ROOFS OR IN ATTICS [CPC/CMC]
- 110. Equipment on Roofs, Installation: [509.2/904.10] Equipment shall be installed on a well-drained surface of the roof. b. At least 6 ft. of clearance shall be available between
- any part of the equipment and the roof edge or rigidly fixed rails, guard, parapets or other structure at least 42 inches in height.
- 1. All equipment requiring an external source of electrical power shall be provided with:
- A readily accessible electrical disconnecting means within sight of the equipment that will completely deenergize the equipment, and
- b. A 120-V ac grounding-type receptacle outlet on the roof adjacent to the equipment and on the supply side of the disconnect switch.
- 112. Access to Equipment on Roofs: [509.3/904.10.3] Gas utilization equipment located on roofs/elevated
- locations shall be accessible.
- b. Buildings more than 15 feet in height shall have an
- inside means of access, unless other means acceptable 113. Appliances in Attics shall: [509.4/904.11, 931]
- Be listed for attic installation and installed per manufacturer's instructions.
- b. Be provided with access not less than 22 inches x 30 Have a maximum distance to the appliance shall not

f. Have a permanent 120-volt receptacle outlet and a

lighting fixture with a switch located at the entrance

exceed 20 feet. d. Have continuous solid flooring not less than 24 inches wide. e. Have a level working platform not less than 30 inches x 30 inches in front of the service side.

### ELECTRICAL SYSTEMS: [2010 CEC] 114. Ground-Fault Circuit-Interrupter Protection (GFCI):

 All 125-volt, single-phase, 15- and 20-ampere receptacles installed in bathrooms, garages, accessory buildings, outdoors, crawl spaces (at or below grade). unfinished basements, kitchen countertop surfaces laundry, utility and wet bar sinks where receptacles

to the passageway.

above the surface.

one receptacle outlet.

ft. of the equipment. [210.63]

APPLICATION - R327.1.3

ROOFING - R327.5

classification.

installation instructions.

Roof covering shall be Class A:

existing structure.

roof covering and roof decking:

combustible decking.

Where roof valley flashing is installed:

repairs made to existing buildings.

from an applicable building.

3. Roofs shall have a roofing assembly installed in

Fire Hazard Severity Zone regardless of

a. The entire roof covering of every existing

c. And any roof covering applied in the alteration,

6. Where the roof profile allows a space between the

Be firestopped with approved materials, or

with ASTM D 3909 installed over the

c. Have one layer of minimum 72 pound mineral-

a. The flashing shall be not less than 0.019-inch

following are exempt: architectural trim, fascias and

gutters; Roof or wall projections; Solid wood rafter tails and

e. Wall assemblies meeting SFM Standard 12-7A-

wood blocking between rafters at all roof

unenclosed roof eaves shall consist of one of the

applied behind an exterior covering on the

exterior wall; 4) Fascia and architectural trim boards.

Enclosed Roof Eaves and Roof Eave Soffits – R327.7.5

having either a boxed-n" roof eave soffit with a

horizontal underside, or sloping rafter tails with an

14. The exposed underside of enclosed roof eaves

underside exterior of the roof deck.

blocking having a minimum dimension of 2 inch nominal.

Exterior wall covering or wall assembly shall be of:

Heavy-timber exterior wall assembly

designed for exterior fire exposure.

Open (exposed) Roof Eaves – R327.7.4

Noncombustible material.

b. Ignition-resistant material.\*

The exposed roof deck on the underside of

Extent of Exterior Wall Coverings – R327.7.3.1

Exterior walls - R327.7.3

Noncombustible material.

b. Ignition-resistant material.\*

d. Log wall construction.

the foundation to

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surfaced nonperforated cap sheet complying

intrusion of flames and embers,

repair or replacement of the roof of every

a. The spaces shall be constructed to prevent the

accordance with its listing and the manufacturer's

Wood shingles and shakes are prohibited in any

2. Accessory Building Exceptions:

### VERY HIGH FIRE HAZARD SEVERITY ZONE 2011 Los Angeles County Residential Code – Section R327

CITY OF ROLLING HILLS

**Standard Construction Notes** 

Notes: 1) Additional State Fire Marshal approved less than on layer of minimum 72-pound mineralsurfaced nonperforated cap sheet complying materials and methods may be found in California Referenced Standards Code, Part 12. 2) Prior to permit with ASTM d 3909, at least 36-inch-wide running final approval, the property shall be in compliance with the the full length of the valley. vegetation management requirements. 3) The use of Roof gutters shall be provided with the means to paints, coating, stains or other surface treatments are not prevent the accumulation of leaves and debris in the an approved method of protection (R327.3.5.3).

VENTS - Sec. R327.6 1. New buildings and any additions, alterations, or

### **General** - Sec. R327.6.1

Where provided, ventilation openings for enclosed attics, enclosed eave soffit spaces, enclosed rafters space a. Not exceeding 120 sf when located at least 30 ft formed where ceiling are applied directly to the underside of roof rafters and underfloor ventilation shall be in accordance with CBC Sec. 1203. b. Any size located at least 50 ft from an applicable Requirements – R327.6.2:

> Ventilation openings for the above enclosed areas. shall be fully covered with metal wire mesh, vents, other materials or other devices that meet the

- Openings shall be between 1/16<sup>th</sup> and 1/8<sup>th</sup> inch. b. The materials shall be noncombustible except those located under the roof covering, along the ridge, with noncombustible wire mesh.
- The materials shall be corrosion resistant. Ventilation openings on the underside of eaves and
- structure where more than 50% of the total roof area is replaced within any one-year period, The entire roof covering of every new structure
  - 10. Vents shall not be installed on the underside of eaves and cornices, except vents meeting the above requirements when:
  - a. The ventilated attic space is fully protected by an automatic sprinkler system installed in accordance with CBC Sec. 903.3.1.1 (NFPA 13).
  - The exterior wall covering and exposed underside of the eave are of noncombustible material or ignition-resistant-material (SFM Standard 12-7A-5 and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio, etc.
- EXTERIOR COVERING Sec. R327.7 Note: The following exterior covering materials shall conform to this section: Exterior wall covering or assembly, underside of roof eave overhands or soffits. No. 26 gage galvanized sheet installed over not underside of floor projections, and underfloor areas. The

Residence

Rolling Hills CA 90274

REVISIONS A 07/01/15 Planning Submittal #1 B 01/08/16 Fire Prevention Engineering

13. Except for Kitchens, habitable rooms shall not be less than 7 ft. in any horizontal dimension. CEILING HEIGHT [R305]

14. Habitable space, hallways, bathrooms, toilet rooms, laundry rooms and portions of basements containing these spaces shall have a ceiling height of not less than 7 ft.

TOILET, BATH AND SHOWER SPACES [R307] installed shower heads and in shower compartments shall be finished with nonabsorbent surface. Such wall surfaces

### shall extend to a height of not less than 6 ft. SAFETY GLAZING [R308]

- 16. Permanently identified safety glazing shall be provided in the following locations: Glazing in all doors.
- Enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface.
- Glazing within a 24 inch arc of a door. Panels over 9 sq. ft. having the bottom edge less than 18 inches above the floor and top edge greater than 36 inches above the floor and a walking surface within

e. Glazing in guards and railing including structural

- baluster panels and all nonstructural in-fill panels. f. Glazing in walls and fences enclosing indoor and outdoor swimming pools, hot tubs and spas. g. Glazing adjacent to stairways, landing and ramps
- within 36 inches horizontally of a walking surface. EMERGENCY ESCAPE AND RESCUE [R310]
- 17. Basements, habitable attics and every sleeping room shall have at least one operable emergency escape and rescue opening meeting the following conditions: Maximum sill height 44 inches.
- to a yard or court that opens to a public way.
- Opening shall be operational from the inside without the use of keys, tools or special knowledge. Window wells shall: Have a minimum horizontal area of 9 sq. ft.
- Allow the escape opening to be fully opened.
- b. The opening shall open directly into a public way or Openings shall have a minimum net clear opening of
- d. Minimum opening height shall be 24 inches. Minimum opening width shall be 20 inches.
- Have a minimum horizontal projection and width of
- 19. Window wells with a vertical depth grater than 44 inches

- Be equipped with a permanently affixed ladder or Project at least 3 inches from the wall.
- Spaced not more than 18 inches on center vertically. SMOKE ALARMS [R314]
- 20. Smoke alarms shall be listed per UL 217, installed per 21. Smoke alarms in new construction shall be installed.
- In each sleeping room.
- basement and split levels. d. When more than one smoke alarm is installed the alarm devices shall be interconnected such that the
- actuation of one alarm will activate all the alarms. Smoke alarms shall receive their primary power from the building wiring and shall be equipped with a
- maintained and connected in the following locations/manner: [R314.3.1, .4, .6]
- located as require fro new construction. b. Smoke alarms are permitted to be solely battery operated where no construction is taking place. CARBON MONOXIDE (CO) ALARMS [R315]
  - garage or fuel-burning appliances, an approved carbon monoxide alarm shall be installed, maintained and connected in the following locations/manner:
  - vicinity of the bedroom(s) b. On every level of a dwelling unit including
- shall be interconnected in a manner that activation of one alarm shall activate all of the alarms. 24. In existing dwellings where a permit for alterations, repairs
- maintained and connected in the following locations/manner: [R314.3.1, .4, .6] The dwelling shall be equipped with CO alarms
- \IND-DC1\Division\06-110\PC TECH REFS\\_CORR LISTS\2010\_Ind Corrs\Rolling Hills-SFD-2011 LaCo.docx Page 20 of 33
- PROTECTION OF WOOD AGAINST DECAY [R317] 25. Protection against decay shall be provided by the use of naturally durable or preservative-treated wood for:
- a. Wood joists or the bottom of a wood structural floor without joists are closer than 18 inches; wood girders closer than 12 inches to the exposed ground. Wood framing members, including wood sheathing
- Sills and Sleepers on a concrete or masonry slab that is in direct contact with earth. [2304.11.2.4] The ends of wood girders entering exterior masonry or concrete walls shall be provided with a 1/2-inche air space. [2304.11.2.5] 26. Clearance between wood siding and earth on the exterior

27. Fasteners and connectors in contact with preservative-

8 inches from exposed earth. [2304.11.2.2]

of a building shall not be less than 6 inches. [2304.11.2.6]

that rest on exterior foundation walls and are less than

- treated and fire-retardant-treated wood shall be hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. [R317.3] PROTECTION AGAINST TERMITES [R318]
- a. Pressure-preservative-treated wood with a quality mark of an approved testing agency. Field-cut ends notches and drilled holes shall be retreated. Naturally durable termite-resistant wood. EXTERIOR WILDFIRE EXPOSURE (VHFHSZ) [R327]

28. Wood construction shall be protected from termites by:

- For projects in the State identified Very High Fire Hazard Severity Zone, see the separate VHFHSZ Standard Notes DOORS AND LANDINGS [R311.2-.3]
- 30. The egress door from individual dwelling units: a. Shall provide a minimum clear width of 32 inches Shall be readily openable from the inside without the use of a key or special knowledge or effort.
- There shall be a floor or landing on each side of each d. With a minimum dimension of 36 inches in the direction of travel. 31. The exterior landing shall not be more that 7-3/4 inches

below the top of the threshold provided the door does not

32. A landing is not required where a stairway of two or fewer risers is located on the exterior side of the door, provide the door does not swing over the stairway. STAIRWAYS [R311.7]

swing over the landing.

- 33. Stairways shall not be less than 36 inches in clear width.
- 34. The maximum riser height shall be 7-3/4 inches and the minimum tread depth shall be 10 inches. 42. The fire sprinkler systems shall be designed and installed in accordance with R313.3 or NFPA 13D.

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- maintained and connected in the following locations/manner: [R314.3, .4, .5] Outside each separate sleeping area in the immediate ricinity of the bedrooms On each additional story of the dwelling, including
- or additions exceed \$1000 smoke alarms shall be installed, The dwelling shall be equipped with smoke alarms
- Outside of each sleeping area in the immediate
- Where more than one CO alarm is installed, the alarm
- or additions exceed \$1000 CO alarms shall be installed
- located as require for new construction. b. CO alarms are permitted to be solely battery operated

- 35. Dimensional uniformity: The greatest riser height and/or the greatest tread depth within any flight of stairs shall no exceed the smallest by more than 3/8 inch. [R311.7.4]

36. Enclosures Under Stairways: [R302.7]

- The enclosed accessible spaces under stairways shall be protected on the enclosed side with 1/2-inch Handrails: [R311.7.7]
- Stairways with 4 or more risers require a handrail on b. Handrail height above the stair tread nosing shall be uniform, not less than 34 inches and not more than 38 Handrails shall be continuous, shall be returned or
- than 1-1/2 inch between the wall and the handrail. Grip-size: [R311.7.7.3] Handrails with a circular cross-section shall have an outside diameter of at least 1.25 inches and not greater than 2 inches. If not circular, the handrail shall have a

perimeter dimension of at least 4 inches and

terminate in newel posts and have a space of not less

- not greater than 6.25 inches with a maximum cross-section dimension of 2.25 inches. Handrails with a perimeter greater than 6-1/4 inches shall have a graspable finger recess on both sides of the profile.
- GUARDS (GUARDRAILS) [R312] 38. Where Required: [R312.1] a. Guards shall be located along open-sided walking surfaces, stairways and landings located more than 30 inches above the adjacent floor or grade below.
- 39. Height: [R312.2] a. Guards shall form a protective barrier not less than 42 inches height. Guards whose top rail also serves as a stair handrail shall have a height not less than 34 inches and not more than 38 inches.
- 40. Opening Limitations: [R2312.3] Open guards shall have a balusters or ornamental pattern such that 4-inch diameter sphere cannot pass through any opening. The triangular openings formed by the riser, tread and bottom rail at the open side of a stairway shall be a
- shall not allow a sphere of 4.75 inches to pass. AUTOMATIC FIRE SPRINKLER SYSTEMS [R313] 41. New Construction Only: An automatic residential fire sprinkler system shall be installed in new one- and twofamily dwellings.

maximum size such that a 6-inch sphere cannot pass.

c. Opening for required guard on the sides of stair treads

- Ladders or steps shall have an inside width of at least

- 22. In existing dwellings where a permit for alterations, repairs
- 23. For **new dwelling** unit construction having an attached

  - - a. Wood shingles shall be installed on solid or spaced 72. Wood Shakes [R905.8]
  - b. Deck slope shall be three in 12 or greater. where no construction is taking place.

71. Wood Shingles [R905.7]

- a. Wood shingles shall be installed on solid or spaced
- b. Deck slope shall be three in 12 or greater.

above the floor.

ittings. [601.3]

[603.4.7]

SANITARY DRAINAGE [CH 7]

foot (2%). [708, 718.1]

95. Venting for Island Fixtures: [909]

STORM DRAINAGE [CH 11]

not likely to occur. [1211.1.2]

ignition devices are located not less than 18 inches

Shall be protected so it is not subject to physical

system so that hot water corresponds to the left side of the

than water heater drains, boiler drains and clothes

washer connections) shall be protected by a non-

removable hose-bibb-type backflow preventer.

alignment and a uniform slope of not less than 1/4 inch per

floor and may be vented by extending the vent as high

as possible, but not less than the drain board height

and then returning it downward and connecting it to

the horizontal sink drain immediately downstream

96. Where provided, Secondary Roof Drains shall be not less

than two inches above the roof surface and shall have a

separate piping system. [1101.11.2.2 & 1101.11.2.2.1]

minimum of 18 inches of cover; or 12 inches if damage is

0.058 inches thick shall be installed between the tubing and

the finished wall and extends at least 4 inches beyond

concealed penetrations of plates, fire stops and studs.

97. Underground piping systems shall be installed with a

98. Concealed Piping: A steel striker barrier not less than

a. Potable water outlets with hose attachments (other

94. Horizontal drainage piping shall be run in practical

from the vertical fixture drain.

- Water closets shall have an average consumption of corrosion-resistant materials shall be installed beneath the water heater with a minimum three-quarter inch drain to an not more than 1.6 gallons of water per flush. (1.28 gallons after July 1, 2011). approved location. [508.4] d. More restrictive measure may be required by selected 91. Installation in **Residential Garages**: [508.14] measures from the CalGreen Code. Shall be installed so that all burners and burner
- damage by a moving vehicle. Protection may require center to center to any fixture. Have a clear space in front of not less than 24 inches. the installation of a 3 inch steel pipe. 4" curb or wheel 82. Shower compartments shall have a minimum finished interior of 1,024 square inches and shall also be capable of WATER SUPPLY AND DISTRIBUTION [CH 6] encompassing a 30-inch circle to a height of 70 inches
- 92. Faucets and diverters shall be connected to the water 83. Shower control valves and showerheads shall be located on the sidewall of shower or other approved arrangement. 93. Backflow Prevention: [603.2] 84. Limitation of Hot Water in Bathtubs and Whirlpool **Bathtubs**. The maximum hot water temperature discharging from the bathtub and whirlpool bathtub filler shall be limited to 120 degrees F. The water heater

Not be set closer than 15 inches from its center to any

side wall or obstruction nor closer than 30 inches

this provision. [414.5] 85. Installation of Fixture Fittings: [415.0] a. Where two separate handles control the hot and cold water, the left-hand control shall control the hot b. Single-handle mixing valves shall have the flow of hot water correspond to the marking on the fitting. Shower and tub-shower combinations shall be

pressure balance, thermostatic, or combination

provides scald and thermal shock protection

pressure balance/thermostatic mixing valve that

conforming to ASSE 1016 or ASME A112.18.1.

overpressure and over temperature protection. [505.4 & .5]

thermostat shall not be considered a control for meeting

- Handle positions shall be adjusted to deliver a maximum mixed water setting of 120 degrees F. [418.0] WATER HEATERS [CH 5] 86. Water heaters shall be provided with approved
- 87. A minimum of 100 sq. inches of indoor Combustion Air shall be provided within 12 inches of the top and within 12 inches of the bottom. [507.3] 88. All new and replacement water heaters shall be anchored or strapped to resist horizontal displacement due to earthquake motion. Strapping shall be at points within the upper one-third and lower one-third. At the lower point, a minimum distance of 4 inches shall be maintained above the controls. [508.2]
- 89. A water heater supported from the ground shall rest on An accessible gas shutoff valve shall be provided upstream level concrete not less than 3 inches above the adjoining of each gas pressure regulator. [1211.11.1] ground level. [508.3] 100. Gas appliances shall have an accessible manual shutoff 90. When a water heater is located in an area where damage valve within six feet of the appliance. [1212.5] may result from a leaking water heater, a watertight pan of \\IND-DC1\Division\06-110\PC TECH REFS\\_CORR LISTS\2010\_Ind Corrs\Rolling Hills-SFD-2011 LaCo.docx Page 24 of 33

- 73. Metal Roof Panels [R905.10] aground-fault circuit-interrupter protection. Metal roof panel coverings shall be applied to solid or spaced sheathing. Lapped, nonsoldered-seam without sealant Lapped, nonsoldered-seam with sealant: ½:12.
- iii. Standing-seam: 1/4:12. 62. If located in a wall, the opening shall be a minimum of 22. CHIMNEVS AND FIREPLACES: [Ch 10] CHIMNEY TERMINATION [R1003.9]
- these notes for access to mechanical equipment in the attic. 74. Chimneys shall extend at least 2 feet higher than any; portion of a building within 10 feet, but shall not be less than 3 feet above the surrounding roof. 75. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark

having a diameter larger than ½ inch and shall not

block the passage of spheres having a diameter of less

b. Where **flashing** is of metal, the metal shall be The new free area of the spark arrester shall not be less than four times the area of the outlet. corrosion resistant with a thickness of not less than The spark arrester screen shall have heat and corrosion resistance equivalent to 12 gage wire, 19 gage galvanized wire or 24 gage stainless steel. Class A, B or C roof coverings shall be listed (U Opening shall not permit the passage of spheres 790 or ASTM E 108) and identified and verified in

arrestor meeting the following:

- REQUIREMENTS FOR ROOF COVERINGS [R905] All roof materials shall be installed per the manufacture's PLUMBING SYSTEMS: [2010 CPC] GENERAL REGULATIONS [CH 3] Asphalt shingles shall be fastened to solidly sheathed
- 76. All pipe, pipe fittings, traps, fixtures, material and devices sed in a plumbing system shall be listed or labeled by a listing agency and shall conform to approved applicable Asphalt shingles shall be secured to the roof with not ecognized standards. [301.1] 77. Piping subject to corrosion, erosion, or mechanical damage shall be protected in an approved manner. [313.4] 78. Plastic and copper piping penetrating a framing members to within one inch of the exposed framing shall be protected solid sheathing or spaced structural sheathing boards.
  - the framing member a minimum of 1-1/2 inches beyond the outside diameter of the piping or tubing. [313.9, 1211.3.4] 79. Solder and fluxes with a lead content that exceeds 0.20 of 1% shall be prohibited in piping systems used to convey potable water. [316.1.3]

PLUMBING FIXTURES AND FIXTURE FITTINGS [CH

by steel nail plate/striker barrier not less than 0.0478

inches in thickness. The steel nail plate shall extend along

- 80. Water-Conserving Fixtures and Fittings: [402.0] Shower Heads shall not exceed 2.5 gallons per
- Faucets at kitchens, lavatories, wet bars, laundry sinks shall not exceed 2.2 gallons per minute.
  - \IND-DC1\Division\06-110\PC TECH REFS\\_CORR LISTS\2010\_Ind Corrs\Rolling Hills-SFD-2011 LaCo.docx Page 26 of 33

- are installed within 6 feet of the sink edge shall have
- 115. Arc-Fault Circuit-Interrupter Protection (AFCI): All 120-volt, single-phase 15- and 20-ampere branch circuits supplying outlets installed in dwelling unit family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation 118.A 125-volt, 15- or 20-ampere-rated receptacle outlet shall rooms, closets, hallways, or similar rooms or areas hall be protected by a listed arc-fault circuit.
- interrupter, combination-type, installed to provide protection of the branch circuit. 116. Receptacle Outlets: Every kitchen, family room, dining room, living room, parlor, library, den, sunroom, bedroom, recreation room, or similar room or area shall have receptable outlets installed in accordance with:
- Receptacles shall be installed so that no point measured horizontally along the floor line in any wall space is more than 6 ft. from a receptacle outlet. b. Wall Space shall include: 1) Any space 2 ft. or more in width (including space measure around corners) and unbroken along the floor line by doorways, fireplaces and similar openings. 2) The space
- occupied by fixed panels in exterior walls, excluding sliding panels. 3) The space afforded by fixed room dividers such as freestanding bar-type counters or Receptacle outlets in floors shall not be counted as part of the required number of receptacle outlets
- 117. Receptacle outlets in kitchen and dining room counters spaces shall be installed in accordance with: [210.52(C)] a. Wall counter space outlets shall be installed at each wall counter space this is 12 in. or wider and installed so that no point along the wall line is more than 24 in. from a receptacle outlet. At least one receptacle shall be installed at each

unless located within 18 in. of the wall

- island countertop space with a long dimension of 24 in. or greater and a short dimension of 12 in. or At least one receptacle outlet shall be installed at each peninsular countertop space with along dimension of 24 in. or greater and a short dimension of 123 in. or
- d. Counter outlets shall be located above, but not more than 20 in. above the counterton At least one outlet shall be installed in bathrooms within 3 ft. of the outside edge of each basin. At least one outlet accessible at grade level and not

perimeter of the balcony, deck or porch. The

shall be completed, documented and field verified per the

123. All applicable "Installation Certificates" (CF-6R) forms

and "Certificate of Field Verifications and Diagnostic

the project site to be verified by the building inspector.

Testing" (CF-4R) forms shall be completed and posted at

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approved plans.

CALIFORNIA ENERGY CODE

the front and back of the dwelling.

119. Lighting Outlets shall be installed in and in accordance with: [210.70] a. At least one wall switch-controlled lighting outlet shall be installed in every habitable room and At least one wall switch-controlled lighting outlet

receptacle shall not be located more than 6-1/2 feet

provided for laundry equipment, shall be installed in

Hallways 10 ft. or more in length shall have at least

h. At least one outlet shall be installed for the laundry.

i. At least one receptacle outlet, in addition to any

be installed at an accessible location for the servicing of

heating, air conditioning and refrigeration equipment

The outlet shall be installed at the same level and within 25

each basement and in each garage.

- shall be installed in hallways, stairways, and garages. c. At least one wall switch-controlled lighting outlet shall be installed to provide illumination on the exterior side of outdoor entrances or exits with grade level access. Where one or more lighting outlet(s) are installed for interior stairways, there shall be a wall switch at
- stairway between floor levels has six risers or more. e. For attics, underfloor spaces, utility rooms and basements, at least one lighting outlet containing a switch or controlled by a wall switch shall be installed where these spaces are used for storage or contain equipment requiring servicing. The lighting outlet shall be provided at or near the equipment requiring

each floor level and landing level that includes an

entryway, to control the lighting outlet(s) where the

120. Where NM Cable (Romex) is run across the top of accessible ceiling joists, protection within 6-ft. of the nearest edge of the scuttle hole or attic entrance is required. [334.23, 320.23(A)] 21. Receptacles, Cord Connectors and Attachment Plugs [406]

Receptacles shall not be installed within or

- Receptacle faceplates shall be installed so as to completely cover the opening and seat against the mounting surface. [406.5] b. Damp or Wet Locations: [406.8] All 15- and 20-ampere, 125- and 250-volt receptacles shall be listed weather-resistant
- directly over a bathtub or shower stall. more than 6-1/2 ft. above grade shall be installed at c. All 125-volt, 15- and 20-ampere receptacles in dwellings shall be listed tamper-resistant. [406.11] g. Balconies, decks and porches over 20 square feet, CALGREEN STANDARDS: [2010 CALGREEN CODE]
- that are accessible from inside the dwelling shall have at least one receptacle outlet installed within the 122. All applicable Residential Mandatory and selected Voluntary measures as indicted in the project documents
  - - The underfloor area of elevated or overhanging building shall be enclosed (and fire-protected) to grade or the underside of the exposed underfloor shall be protected by one of the following: Noncombustible construction.

b. Ignition-resistant material.\*

 c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the floor projection. d. The exterior portion of a 1-hour fire resistive

exterior wall assembly designed for exterior fire

 The underside of a floor projection assembly that meets SFM Standard 12-7A-3. Exception: Heavy-timber structural columns and beams do not require protection. Underside of Appendages – R327.7.9

the above sections.

Requirements – R327.8.2.1

18. The underside of appendages shall be finished per

EXTERIOR WINDOWS AND DOORS - R327.8 Exterior Glazing – R327.8.2 Note: The following exterior glazing materials shall comply: windows, glazed doors, glazed opening within exterior doors, glazed opening within exterior garage doors, exterior structural glass veneer. ACCESSORY STRUCTURES - R327.10, R327.1.3

Exterior Windows and Exterior Glazed Door Assembly

 Mulitpane glazing with a minimum of one tempered pane meeting the Safety Glazing requirements of CBC Sec. 2406. b. Glass block units.

c. 20-minute fire-resistance rating.

d. Meet SFM Standard 12-7A-2.

shall comply with one of the following:

Structural Glass Veneer – R327.8.2.2 The wall assembly behind structural glass veneer shall comply with the wall requirement of Sec.

Exterior Doors - R327.8.3

- 21. Exterior doors shall comply with the following: a. The exterior surface or cladding shall be of noncombustible or ignition-resistant material, or
- Shall be constructed of solid core wood tah complies with the following:

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 c. One layer of 5/8-inch Type X gypsum sheathing applied behind an exterior covering on the underside of the rafter tails or soffit. The exterior portion of a 1-hour fire resistive

exterior wall assembly designed for exterior fire

Boxed-in roof eave soffits per SFM Standard 12-

exterior covering applied to the underside of the rafter

tails, shall be protected by one of the following:

Noncombustible materials.

b. Ignition-resistant materials.\*

- Exceptions: 1) Gable end overhangs and roof Exceptions: 1) One layer of 5/8-inch Type X gypsum assembly projections beyond an exterior wall other sheathing applied behind the exterior covering or than at the lower end of the rafter tails; 2) Fascia and cladding on the exter4ior side. 2) The exterior portion other architectural trim boards. of a 1-hour fire resistive exterior wall assembly
- Exterior Porch Ceilings R327.7.6 15. The exposed underside of exterior porch ceilings shall 12. Exterior wall coverings shall extend from the top of be protected y one of the following: Noncombustible material.
- a. the roof and terminate at 2 inch nominal solid b. Ignition-resistant material.\* One layer of 5/8-inch Type X gypsum sheathing applied behind the exterior covering on the b. or in the enclosed eaves, terminate at the underside of the ceiling. d. The exterior portion of a 1-hour fire resistive
  - e. Porch ceiling assemblies with a horizontal underside that meets SFM Standard 12-7A-3. Exception: Architectural trim boards.

Floor Projections – R327.7.7

exterior wall assembly designed for exterior fire

- c. One layer of 5/8-inch Type X gypsum sheathing The exposed underside of a cantilevered floor projection where a floor assembly extends over an exterior wall shall be protected by one of the d. The exterior portion of a 1-hour fire resistive exterior wall assembly designed for exterior fire Noncombustible construction.
- Exceptions: The following materials do not require One layer of 5/8-inch Type X gypsum sheathing protection: 1) 2 inch minimal solid wood rafter tails on applied behind an exterior covering on the the exposed underside of open roof eaves: 2) Solid underside of the floor projection. wood blocking between rafter tails; 3) Gable end overhangs and roof assembly projections beyond an The exterior portion of a 1-hour fire resistive

exterior wall assembly designed for exterior fire

Ignition-resistant material.\*

- e. The underside of a floor projection assembly that meets SFM Standard 12-7A-3. <u>Underfloor Protection – R327.7.8</u> \IND-DC1\Division\06-110\PC TECH REFS\\_CORR LISTS\2010\_Ind Corrs\Rolling Hills-SFD-2011 LaCo.docx Page 29 of 33

  - Raised panels shall not be less than 1-1/4 inch thick, except for permimeter of the raised panel that may taper to atongue not less than 3/8 inch think. Shall have a fire-resistance rating of not less

than 20 minutes.

Meet SFM Standard 12-7A-1.

Exterior Door Glazing – R327.8.3.1 22. Shall meet the requirements of R327.8.2.1 above. DECKING - R327.9 The walking surface material of decks, porches, balconies and stairs when any portion of such surface

is within 10 ft of the building shall comply with the

Ignition-resistant material complying with both

Stiles and rails shall not be less than 1-3/8

 Exterior fire retardant treated wood. c. Noncombustible material. d. Materials meeting SFM Standard 12-7A-4A may be used when the attached exterior wall covering is also either noncombustible or ignition-resistant

SFM Standard 12-7A-4 & 5.

19. Exterior windows and exterior glazed door assemblies and similar structures. 24. Accessory structures not exempt per item #1, shall be reviewed and approved by the Fire Marshall prior to construction.

Note: Ignition Resistant Protection is required for the

following: trellises, arbor, patio covers, carport, gazebos

\* Ignition-resistant material shall be: 1) determined in accordance with the test procedures in SFM Standard 12-7A-5. or 2) Noncombustible material, or 3) Fire-retardant-treated wood identified for exterior use (CBC Sec. 2303.2).

Page 30 of 33

TORRANCE, CALIFORNIA 90505 obeliskarchitects.com 310.373.0810 fax 310.373.3568 tel PROJECT

3800 PACIFIC COAST HIGHWAY

ARCHITECTS

A Professional Corporatio

77 Portuguese Bend Road

PROJECT NUMBER

1226 SHE POR RH

December 20, 2016

STAMP

SHEET TITLE

STANDARD NOTES

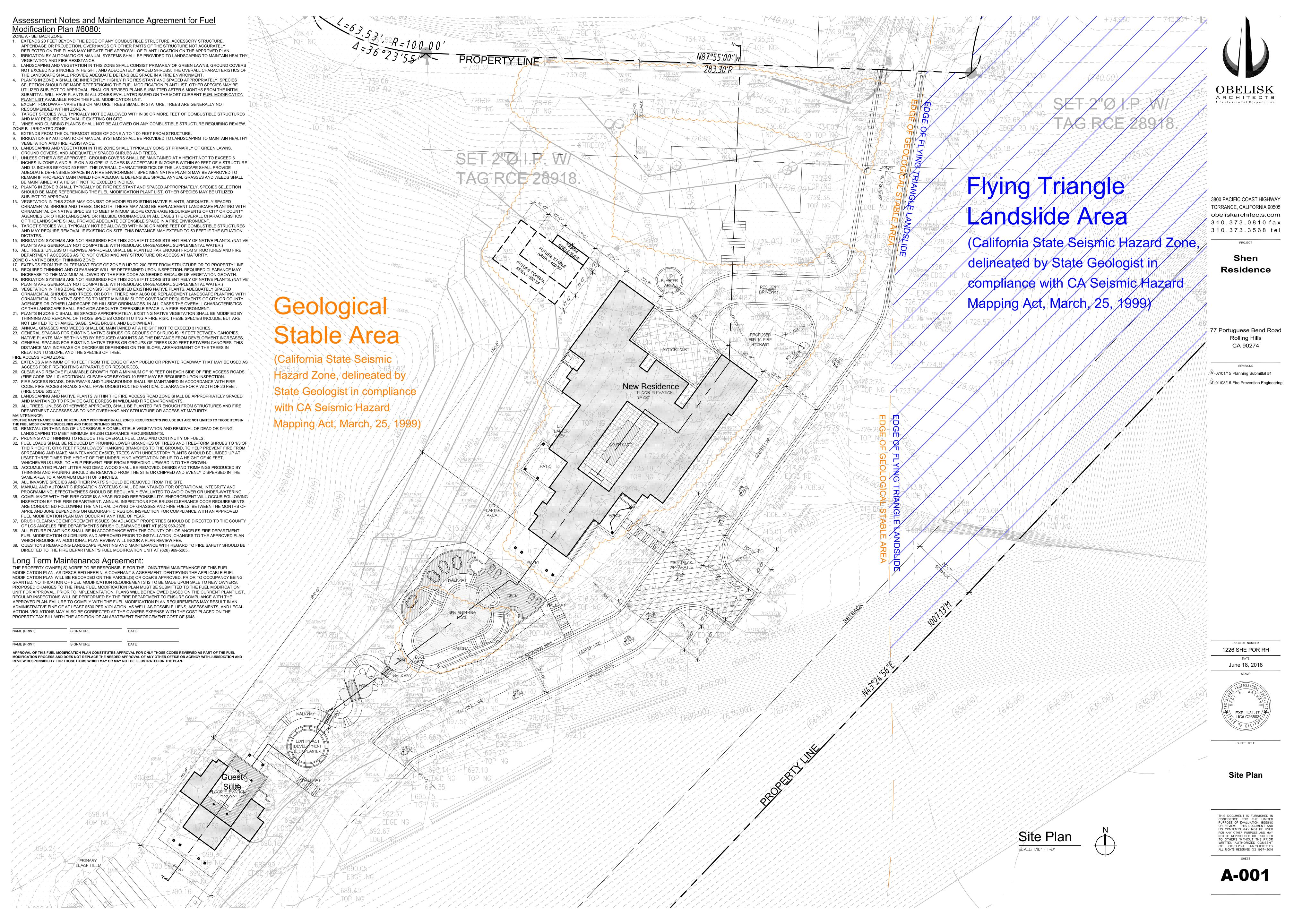
FOR

R3 RESIDENTIAL

CONSTRUCTION

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### Fire Prevention Notes:

PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3

- 1. PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR
- OF THE BUILDING. FIRE CODE 503.1.1 & 503.2.1 2. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING \_25\_ TONS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING

CAPABILITIES. FIRE APPARATUS ACCESS ROADS HAVING A GRADE OF 10 PERCENT OR GREATER SHALL HAVE A

- 3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
- 4. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5
- 5. THE GRADIENT OF FIRE DEPARTMENT VEHICLE ACCESS ROADS SHALL NOT EXCEED 15 PERCENT UNLESS APPROVED BY THE FIRE CODE OFFICIAL. FIRE CODE 503.2.7
- 6. ABRUPT CHANGES IN GRADE SHALL NOT EXCEED THE MAXIMUM ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS. THE FIRST 10 FEET OF ANY ANGLE OF APPROACH OR DEPARTURE OR BREAK-OVER SHALL NOT EXCEED A 10 PERCENT CHANGE OR 5.7 DEGREES. FIRE CODE 503.2.8
- 7. A MINIMUM 5 FOOT WIDE APPROVED FIREFIGHTER ACCESS WALKWAY LEADING FROM THE FIRE DEPARTMENT ACCESS ROAD TO ALL REQUIRED OPENINGS IN THE BUILDING'S EXTERIOR WALLS SHALL BE PROVIDED FOR FIREFIGHTING AND RESCUE PURPOSES. FIRE CODE 504.1
- 8. APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1
- 9. EVERY APPLICATION FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY EVIDENCE INDICATING THAT THE PROPOSED STRUCTURE IS PROVIDED WITH A RELIABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW AS REQUIRED BY FIRE CODE 507.1.1
- 10. THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS \_2,000\_GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE

YES\_X\_NO \_

2,000 GPM

\_1,000 \_ GPM

\_1,000 \_ GPM

19.79 ACRES

- 507.3 AND APPENDIX B105.1 APPENDIX B.
- TYPE OF CONSTRUCTION PER THE BUILDING CODE VHFHSZ
- SIZE OF LOT (ACRES)
- FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) TOTAL FIRE FLOW REQUIRED

BY SECTION 508 AND TABLE 508.4. BUILDING CODE 508.4.4

- 11. SPACING OF FIRE HYDRANTS SHALL NOT EXCEED THE DISTANCES SPECIFIED IN FIRE CODE C105.2 & C 106.
- 12. BUILDING CODE OCCUPANCY: R-3 (SINGLE FAMILY) / U (PRIVATE GARAGE)
- 13. CONSTRUCTION TYPE: Type V-B Automatic Residential Fire Sprinkler System is Required
- 14. PROVIDE A \_1\_ HOUR FIRE BARRIER BETWEEN THE \_R-3\_ OCCUPANCY AND THE \_U\_ OCCUPANCY AS REQUIRED
- 15. THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS AND OPENINGS WITH A FIRE SEPARATION DISTANCE SHALL COMPLY WITH BUILDING CODE TABLE 602, TABLE 715.4, AND TABLE 715.5. BUILDING CODE 602.1, 705.8.2
- 16. FIRE-RESISTIVE ASSEMBLIES FOR THE PROTECTION OF OPENINGS, WHEN REQUIRED BY THE BUILDING CODE SHALL COMPLY WITH TABLE 715.4 AND TABLE 715.5. BUILDING CODE SECTION 705.8.2
- 17. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM AS SET FORTH BY BUILDING CODE 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. REASON: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLERS SYSTEM FOR ONE- AND TWO-FAMILY DWELLINGS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13D. TYPE OF FIRE SPRINKLER SYSTEM: 903.3.1.1, 903.3.1.2, 903.3.1.3
- 18. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES. BUILDING CODE 1008.1.1
- 19. ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
- 20. ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSIONRESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET MEETING RUNNING THE FULL LENGTH OF THE VALLEY. (RESIDENTIAL CODE R327.5.3 AND BUILDING CODE 705A.3)
- 21. ROOF GUTTERS SHALL BE PROVIDED WITH A MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (RESIDENTIAL CODE R327.534 AND BUILDING CODE 705A.4)
- 22. VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROS.ION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM 1/16TH INCH OPENINGS AND SHALL NOT EXCEED 1/8TH INCH. VENTS SHALL NOT BE INSTALLED IN EAVES OR CORNICES. (RESIDENTIAL CODE R327.6.1 AND BUILDING CODE 706A.1)
- 23. OPEN ROOF EAVES SHALL MEET ONE OF THE FOLLOWING: \ NONCQMBUSTIBLE MATERIAL OR
- b. IGNITION-RESISTANT MATERIAL OR C. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING
- d. 1-HOÙR WALLASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK (RESIDENTIAL CODE R327, 7,4
- 24. ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS SHALL MEET ONE OF THE FOLLOWING: a. NONCOMBUS TIBLE MATERIAL OR
- IGNITION-RESISTANT MATERIAL OR c. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING
- d. 1-HOUR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK e. CONFORM TO PERFORMANCE STANDARD SFM 12-7A-3 (RESIDENTIAL CODE R327.7.5 AND BUILDING CODE
- 25. EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING;
- a. MULTI-PANE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR b. GLASS BLOCK UNITS OR
- c. HAVE A FIRE-RESISTANCE RATING OF NO LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257 d. MEET THE PERFORMANCE STANDARD'S OF SFM 12-7A-2 (RESIDENTIAL CODE R327.8.2.1 AND BUILDING CODE
- 26. EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
- THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- b. SOLID CORE WOOD HAVING STILES AND. RAILS NOT LESS THAN 1-3/8-INCH THICK WITH RAISED PANELS THICKNESS NOT LESS THAN 1-1/4-INCH THICK OR ·
- c. MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252 OR d. CONFORM TO PERFORMANCE STANDARD SFM \(\frac{1}{2}\)-7A-\(\frac{1}{1}\)(RESIDENTIAL CODE R327.8.3 AND BUILDING CODE
- 27. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE
- ANY PORTION OF SUCH SUFRACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
- a. IGNITION RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5 OR APPROVED NONCOMBUSTIBLE CONSTRUCION OR c. ANY MATERIAL THAT COMPLIES WITH THE PERFORMANCE REQUIREMENTS OF 12-7 A-4A WHEN ATTACHED EXTERIOR WALL COVERING IS ALSO EITHER NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR (d) EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION (RESIDENTIAL CODE R327.9. 1 AND BUILDING

CODE 709A.3). CHOICEDEK BY ADVANCE ENVIRONMENTAL RECYCLING TECHNOLOGIES, INC. ICC# ESR-2388.

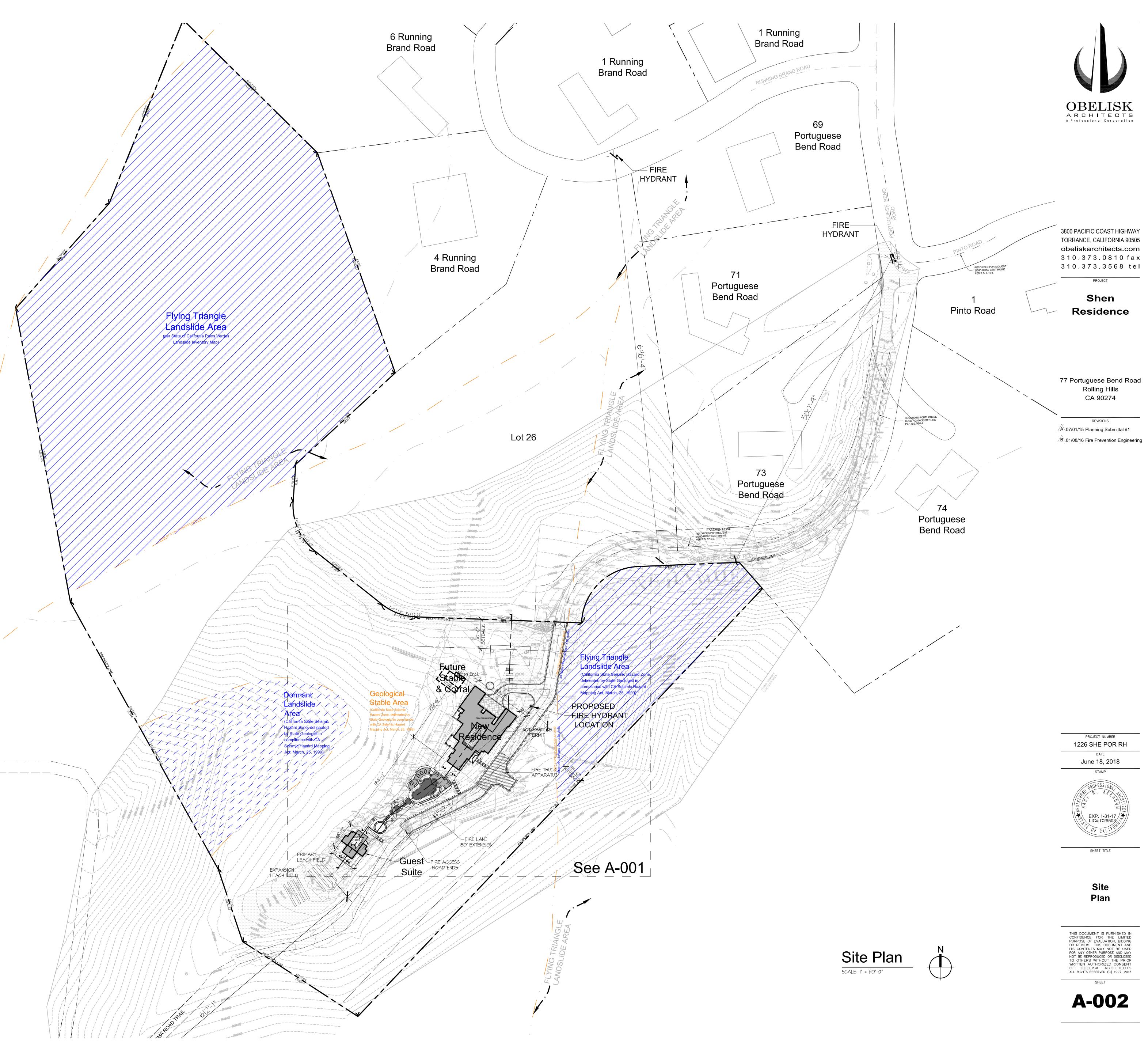
- 28. CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS THAT EXTENDS OVER AN EXTERIOR WALLS OR THE PROJECTION SHALL BE ENCLOSED TO GRADE SHALL BE PROTECTED BY ONE OF THE
- FOLLOWING: a. IGNITION-RESISTANT MATERIAL CONSTRUCTION OR b. NONCOMBUSTIBLE MATERIAL

COLOR: BEACH HOUSE GRAY.

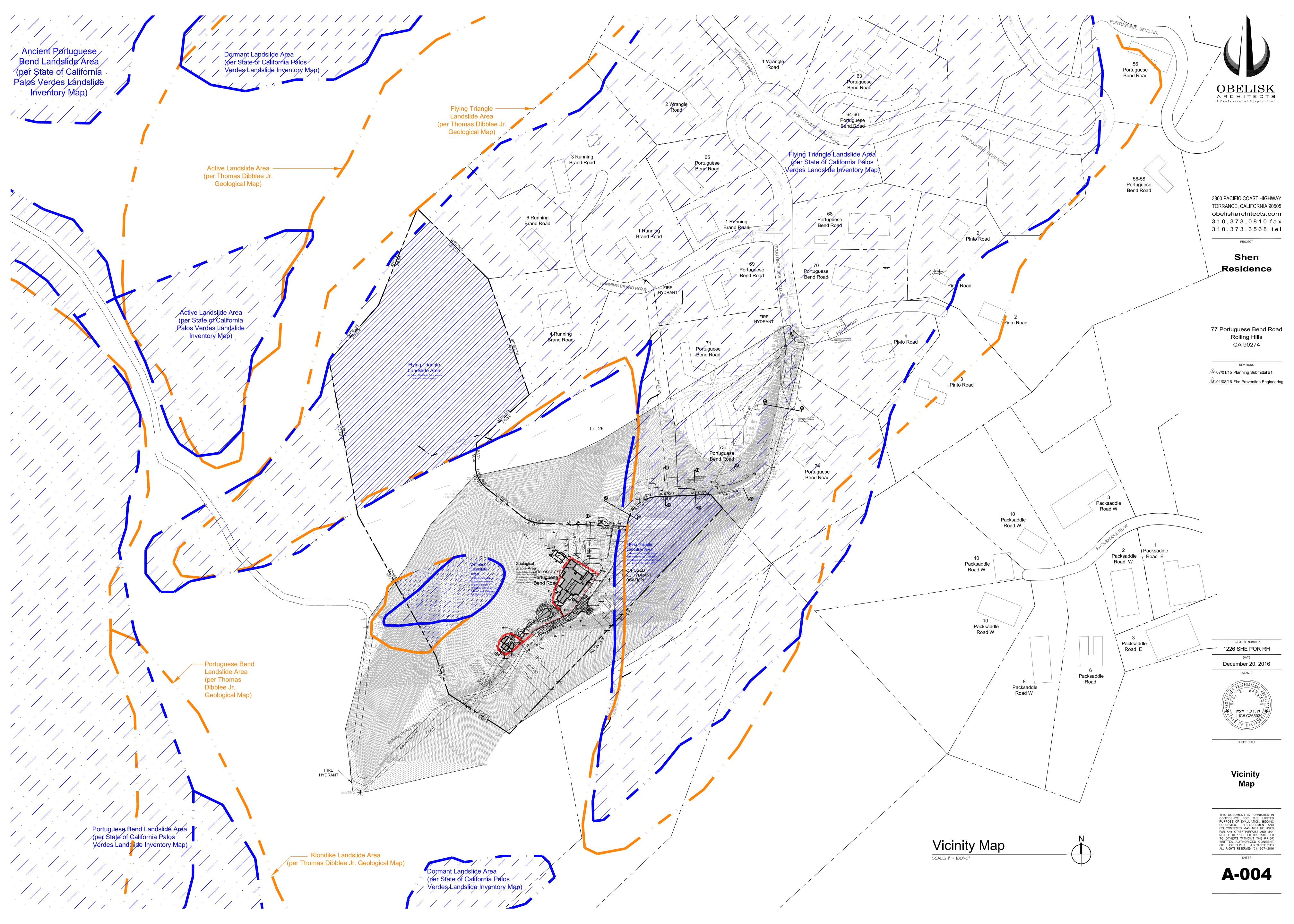
- c. ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION. d. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF
- THE FLOOR. e. MEET THE PERFORMANCE STANDARDS OF SFM 12- 7 A-3 (RESIDENTIAL CODE R3217.7.7 AND BUILDING CODE
- 29. UNDERFLOOR AREAS HALL BE ENCLOSED TO THE GRADE WITH EXTERIOR WALLS, EXCEPT AS FOLLOWS: a. IGNITION-RESISTANT MATERIAL CONSTRUCTION OR
- NONCOMBUSTIBLE MATERIAL. TYPE IV CONSTRUCTION (HEAVY TIMBER, HT) 4 X 6 ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION. . d. THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF
- 707A.8) 30. ANCILLARY BUILDINGS AND STRUCTURES AND DETACHED ACCESSORY STRUCTURES SHALL COMPLY WITH THE

e. MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-3 (RESIDENTIAL CODE R327.7.8 AND BUILDING CODE

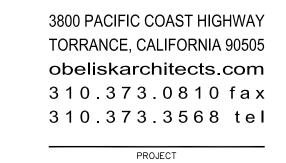
- PROVISIONS OF RESIDENTIAL CODE R327.10.1 AND BUILDING CODE 710A.1. 31. CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
- 32. A FINAL FUEL MODIFICATION PLAN SHALL BE SUBMITTED AND APPROVED BY THE FORESTRY DIVISION PRIOR TO BUILDING PLAN APPROVAL. IMPLEMENTATION OF THE APPROVED FINAL FUEL MODIFICATION PLAN AND FINAL INSPECTION WILL BE REQUIRED PRIOR TO APPROVAL OF FINAL OCCUPANCY. SUBMIT 3 COPIES OF A COMPLETED FUEL MODIFICACION PLAN TO THE FUEL MODIFICATION UNIT: FIRE STATION 32, 605 N. ANGELENO AVENUE, AZUSA 91702-2904. PHONE (626) 969-5205, FAX (626) 969-4848 (FIRE CODE 4908)
- 33. COMPLY WITH TITLE 24, 310.9.1 REGARDING FIRE WARNING SYSTEMS. SMOKE DETECTORS TO BE HARD WIRED
- 34. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- 35. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTRY OF LOS ANGELES FIRE DEPARTMET REGULATION 8.









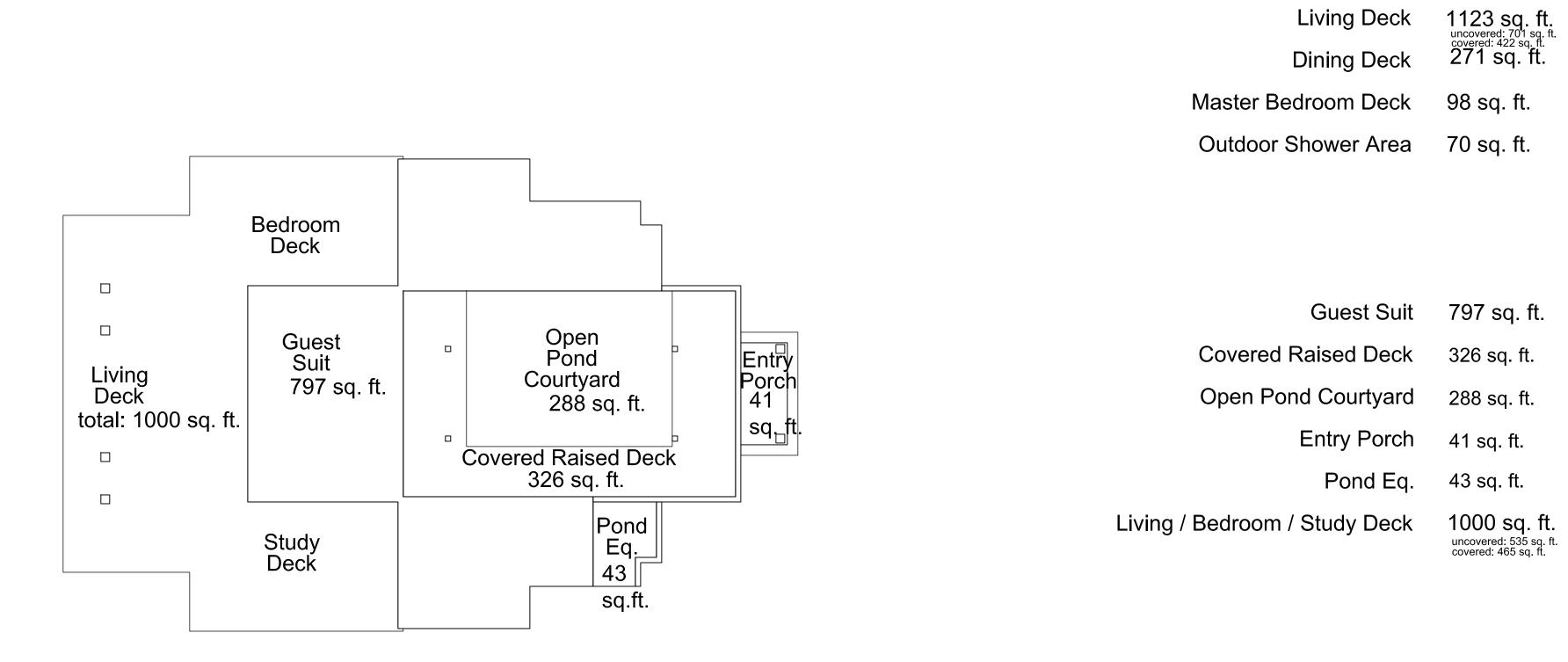


### Shen Residence

77 Portuguese Bend Road Rolling Hills CA 90274

REVISIONS

A 07/01/15 Planning Submittal #1 B 01/08/16 Fire Prevention Engineering



Dining Deck

271 sq. ft.

Entry Porch

149 sq. ft.

Living Deck

1123 sq. ft.

Master Bedroom Deck 98sq.ft.

Open Courtyard

870 sq. ft.

First Floor

4,775 sq. ft.

Outdoor Shower 70 sq. ft.

Work Shop

443 sq. ft.

Garage 506 sq. ft.

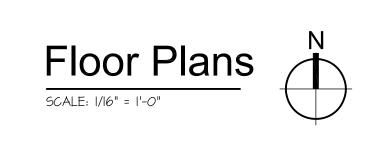
Garage

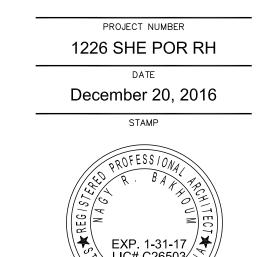
541 sq. ft.

Open Courtyard 870 sq. ft.

Entry Porch 149 sq. ft.

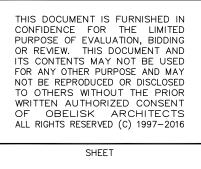
Future Stable and Corral 1000 sq. ft. Trash Encl. 144 sq. ft.





Floor Area Calculation

SHEET TITLE







3800 PACIFIC COAST HIGHWAY TORRANCE, CALIFORNIA 90505 obeliskarchitects.com 3 1 0 . 3 7 3 . 0 8 1 0 fax 3 1 0 . 3 7 3 . 3 5 6 8 tel

### Shen Residence

77 Portuguese Bend Road Rolling Hills CA 90274

A 07/01/15 Planning Submittal #1
B 01/08/16 Fire Prevention Engineering

PROJECT NUMBER

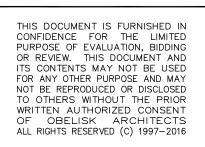
1226 SHE POR RH

DATE

December 20, 2016



First Floor Plan



### General Floor Plan Notes:

- 1. PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED 2. SMOKE ALARM AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL. (907.2.10.1.3, 908.2.10.5.2). SMOKE ALARMS (i.e., SMOKE DETECTORS) AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED AND MAINTAINED AT ALL OF THE FOLLOWING LOCATIONS: (CBC 907.2.10.1.2). PROVIDE ONE CO2 DETECTOR TO MEET CODE. a.IN EACH ROOM USED FOR SLEEPING PURPOSES.
- b.ON THE CEILING OR WALL OUTSIDE IMMEDIATE VICINITY SLEEPING ROOM. c.ONE PER EVERY STORY. 3. SEE ELECTRICAL PLANS FOR ELECTRICAL, FUEL GAS, HOSE BIBB, WATER HOOKUPS, ETC. AND ADDITIONAL
- INFORMATION. MECHANICAL: 4. PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUTOFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES.
- 5. H.V.A.C. IN MECHANICAL ROOM. 6. ALL HEATING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINT AT LEAST TWO
- PERIODS WITHIN 24 HOURS PER CEC SECTION 150 (1). HVAC WILL BE ZONED BY FLOOR. ROOM EXHAUST FAN - CAPABLE OF PROVIDING 5 COMPLETE AIR CHANGES PER HOUR WITH BACK DRAFT DAMPER. VENT TO OUTSIDE AIR. SEE ELECTRICAL PLANS FOR LOCATIONS.
- 8. ALL COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE. 9. COOKTOP OR RANGE - PROVIDE FUEL GAS AND/OR ELECTRICAL SUPPLY AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
- 10. METAL EXHAUST VENT HOOD @ COOKTOP OR RANGE VERIFY VENTING REQUIREMENTS PER MANUFACTURER'S RECOMMENDATIONS.
- 11. PROVIDE BUILT-IN MICROWAVE OVEN. VERIFY VENTING REQUIREMENTS PER MANUFACTURER'S RECOMMENDATIONS 12. ANY CLOTHES DRYER LOCATED IN A HABITABLE SPACE OR IN AN AREA WITH OTHER FUEL BURNING APPLIANCES SHALL BE VENTED TO THE OUTSIDE WITH A 4" MINIMUM DIAMETER, SMOOTH, GALVANIZED, METAL DUCT. THE EXHAUST DUCT IS LIMITED TO 14'-0" IN LENGTH WITH TWO ELBOWS. THIS LENGTH SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS
- OF TWO PER CMC SECTION 504.3 908. PROVIDE WITH WEATHER HOOD AND DAMPER AT EXTERIOR WALL TERMINATION. 13. PREFABRICATED METAL FIREBOX - HEATILATOR B-VENT FIREPLACE MODEL# RBV4236 UL# MH45957 (NON WOOD-BURNING) OR OTHER LISTED MAKE, APPROVED BY THE BUILDING OFFICIAL, WITH APPROVED SPARK ARRESTOR FLUE TERMINATION. FIREPLACE HEARTH TO BE OF NON-COMBUSTIBLE MATERIAL. ANY CHANGE FROM THE APROVED ITEM IS APPROVED IN THE PLAN CHECK OFFICE, NOT BY THE FIELD INSPECTOR, PROVIDE FUEL GAS AND LOOSE KEY VALVE WITH SWITCH OPERATED AUTOMATIC LIGHTER. THE CONTROL VALVE SHALL BE LOCATED OUTSIDE OF EFFECTIVE
- 14. COMBUSTION AIR VENT 8"x14" STAINLESS STEEL METAL, SCREENED VENTS, ONE 12" BELOW CEILING AND ONE 12"
- ABOVE FLOOR, IN EXTERIOR WALL OF MECHANICAL ROOM. 15. UNDERFLOOR VENT - 6"x14" COPPER OR STAINLESS STEEL, SCREENED VENTS EQUAL TO ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. VENTS SHALL PROVIDE CROSS VENTILATION ALONG THE LENGTH OF AT LEAST TWO OPPOSITE BUILDING SIDES.
- 16. 24"x24" LOCKABLE, COPPER, SCREENED ENCLOSURE @ EACH UNDER FLOOR ACCESS, 75% FREE VENT AREA. 17. PROVIDE 18" HIGH PLATFORM FOR F.A.U. AND/OR WATER HEATER IN GARAGE, PROTECT FROM VEHICLE IMPACT WITH 3" DIA. x 36" HIGH CONCRETE FILLED STEEL PIPE EMBEDDED INTO 12" DIA. x 30" DEEP CONCRETE FOOTING AS REQUIRED.
- 18. GARAGE VENT 6"x14" STAINLESS STEEL, SCREENED VENT 6" ABOVE GARAGE FLOOR, ONE PER CAR. 19. PROVIDE WHOLE HOUSE INDOOR AIR QUALITY VENTILATION BY MEANS OF CONTINUOUS EXHAUST VENTILATION, SUPPLY VENTILATION OR A COMBINATION OF BOTHEXHAUST AND SUPPLY VENTILATION IN EACH INDIVIDUAL DWELLING UNIT. SPECIFY THE REQUIRED CFM PER 2013 CALIFORNIA ENERGY CODE SECTION 150 (0) AND ASHRAE 62.2. IDENTIFY THE
- 20. TANKLESS WATER HEATERS SHALL BE NATIONALLY LISTED AND BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION INSTRUCTIONS THAT WERE APPROVED AS PART OF THEIR LISTING. THE GAS PIPING SERVING THIS APPLIANCE MUST BE SIZED IN COMPLIENCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2013 CALIFORNIA
- PLUMBING CODE. (NAVIEN NPE 240 TANKLESS WATER HEATER OR EQUAL) 21. PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK ACTING VALVES OF THE WASHER,
- DISHWASHER, ETC. PER CPC SECTION 609.10. 22. PLUMBING FIXTURES; LOW FLOW TOILETS - 1.28 GALLONS PER FLUSH, SHOWER HEADS - 2.5 GALLONS PER MINUTE & FAUCETS - 2.2 GALLONS PER MINUTE PER H. & S. CODE SECTION 17921.3(b). IAMPO APPROVAL REQUIRED FOR ONE PIECE
- 23. PLUMBING FIXTURES; LOW FLOW TOILETS 1.28 GALLONS PER FLUSH, SHOWER HEADS 2.5 GALLONS PER MINUTE & FAUCETS - 2.2 GALLONS PER MINUTE PER H. & S. CODE SECTION 17921.3(b). IAMPO APPROVAL REQUIRED FOR ONE PIECE LAVATORIES.
- 24. A 12"x12" MIN. ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS PER CPC 405.2.
- 25. PROVIDE PRESSURE BALANCED OR THERMOSTATIC MIXING CONTROL VALVES AT SHOWERS AND TUB-SHOWERS PER
- 26. REFRIGERATOR/FREEZER PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE MAKER WITH RECESSED SHUTOFF
- VALVE WITH FILTERED WATER UNIT LOCATED ADJACENT TO APPLIANCE. 27. PROVIDE RECESSED HOT AND COLD WATER, DRAIN STANDPIPE & J.R. SMITH FLOOR DRAIN, OR APPROVED EQUAL, @
- CLOTHES WASHER, PROVIDE AN APPROVED TRAP PRIMER.
- 28. ALL HOSE BIBBS MUST BE PROTECTED BY AN ANTI-SIPHON DEVICE.

MECHANICAL APPLIANCE PROVIDING THE CONTINUOUS VENTILATION.

- 29. PROVIDE GALVANIZED METAL DRIP PANS OR OTHER DEVICES FOR LAUNDRY ROOM, WATER HEATERS & DISHWASHERS. 30. INSTALL ON THE COLD WATER SUPPLY PIPE AT THE TOP OF THE WATER HEATER A CAPPED "T" FITTING TO PLUMB FOR FUTURE SOLAR WATER HEATING.
- 31. 4" SEWER LINE SHALL BE USED FOR THE BUILDING.
- INSULATION: 32. PROVIDE FIBERGLASS BATT THERMAL INSULATION THROUGHOUT ENTIRE RESIDENCE: R-19 IN ALL EXTERIOR WALLS AND IN WALLS BETWEEN GARAGE AND LIVING AREAS. R-13 IN ALL INTERIOR WALLS. R-30 IN ALL CEILINGS WITH ATTIC SPACE ABOVE. R-19 IN ALL SLOPED, VOLUME CEILINGS WHEN RAFTERS ARE 10" OR LESS. R-30 IN ALL SLOPED, VOLUME CEILINGS WHEN RAFTERS MORE THAN 10". R-30 IN ALL INTERIOR FLOORS.
- LAUNDRY & BATHROOMS: 33. 24" CLEAR IN FRONT OF WATER CLOSETS AND 30" MINIMUM WIDE WATER CLOSET COMPARTMENT (CBC SECTION 2904) 34. SLAB COUNTERTOP WITH BACKSPLASH @ BATHROOMS, COLOR AND PATTERN BY OWNER.
- 35. GRANITE SLAB COUNTERTOP WITH FULL BACKSPLASH @ KITCHEN, COLOR BY OWNER.
- 36. FRAMELESS GLASS SHOWER ENCLOSURE @ ALL TUB AND SHOWER STALLS TO 6'-0" HIGH MIN. MEASURED FROM ADJACENT FINISH FLOOR UNLESS NOTED OTHERWISE. GLAZING TO BE PERMANENTLY LABELED "TEMPERED".
- 37. PROVIDE FULL HEIGHT SEALED SHOWER ENCLOSURE w/ GASKETED DOOR @ MASTER BATH SHOWER. SLOPE CEILING 2" PER FOOT MIN. AWAY FROM SEAT. PROVIDE MR. STEAM GENERATOR BY SUSSMAN LIFESTYLE GROUP w/ AUTO FLUSH OR
- 38. HOT MOPPED SHOWER PAN WITH A DROP DOWN DAM, MINIMUM AREA 1,024 SQUARE INCHS AND 30" DIAMETER CLEAR PER CPC 408.5. CONTRACTOR TO LEAK TEST PRIOR TO INSTALLING FINISHES.
- 39. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. (1210.3 CBC)
- 40. WALL FINISH @ SHOWER OR TUB/SHOWER CERAMIC TILE OR OTHER LISTED MAKE APPROVED BY THE BUILDING OFFICIAL, ANY CHANGE FROM THE APPROVED ITEM IS APPROVED IN THE PLAN CHECK OFFICE, NOT THE FIELD INSPECTOR. 70" HIGH MIN. ABOVE DRAIN. TILE DETAILING PER TILE COUNCIL OF NORTH AMERICA STANDARDS. MATERIAL OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT. 41. COMPARTMENTED MEDICINE CABINET WITH BEVELED GLASS MIRROR IN BATHROOMS WHERE SHOWN.
- 42. 5/8" GYPSUM BOARD INTERIOR FINISH. FASTENED TO WALLS AND CEILING WITH DRYWALL SCREWS AND TWO SKIM
- FINISH COATS OF GYPSUM. 43. ALL UNDER STAIR AREA WALLS AND CEILING TO BE PROVIDED WITH 5/8" TYPE "X" GYPSUM BOARD. 1-HR. FIRE RESISTIVE
- CONSTRUCTION PER CBC SECTION 1003.3.9 44. PROVIDE 5/8" TYPE "X" GYPSUM BOARD, 1-LAYER ON WALLS AND 2-LAYERS ON CEILINGS, @ GARAGE (U-1) ADJACENT TO LIVING AREAS (R-3). EXPOSED POSTS AND/OR BEAMS @ GARAGE (U-1) SUPPORTING FLOORS ABOVE TO BE WRAPPED WITH 5/8" TYPE "X" GYPSUM BOARD OR HEAVY TIMBER (8"x8" MIN.) PER CBC SECTION 302.4.
- **DOORS & WINDOWS:** 45. GLAZING IN ALL DOORS, GLAZING WITHIN A 24" ARC OF A CLOSED DOOR EDGE AND LESS THAN 60" ABOVE FINISH FLOOR, GLAZING PANELS OVER 9 SQUARE FEET HAVING THEIR LOWEST EDGE LESS THAN 18" ABOVE FINISH FLOOR AND HAVING A TOP EDGE GREATER THAN 36" ABOVE FINISH FLOOR, GLAZING STAIRWAY LANDINGS OR WITHIN 5'-0" OF THE TOP OR BOTTOM RISER AND LESS THAN 60" ABOVE FINISH FLOOR AND GLAZING IN GUARDRAILS MUST BE IDENTIFIED BY
- 46. DOORS THAT SWING OVER LANDING OR PORCH REQUIRE A LANDING 36" MINIMUM IN LENGTH AND NOT MORE THAN 1/2" BELOW THRESHOLD. DOORS THAT DO NOT SWING OVER A TOP STEP OR LANDING MAY OPEN ON A LANDING OR TOP
- STEP THAT IS NOT MORE THAN 8" BELOW FINISH FLOOR. 47. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE EMERGENCY EGRESS DOOR OR WINDOW OPENING DIRECTLY INTO A YARD OR EXIT COURT. EMERGENCY EGRESS WINDOWS MUST PROVIDE: MINIMUM 5.7 SQ. FT. OF OPENABLE AREA, MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24" AND HAVE A FINISHED SILL HEIGHT
- OF NOT MORE THAN 44" ABOVE FINISH FLOOR. 48. ALL WINDOW AND SLIDING GLASS DOOR ASSEMBLIES MUST BE DUAL-PANED AND ALUMINUM FRAME OR HAVE A

NEW DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION.

a. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE SPACE VENTILATED.

CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL.

FLOOR/CEILING ASSEMBLIES FROM THE RESIDENCE AND ATTICS FOR ATTACHED GARAGES

II. SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8 INCH IN THICKNESS, OR

RESCUE OPENING. LOCATE AND IDENTIFY THE REQUIRED OPENINGS AND SPECIFY: [R310]

b- MINIMUM NET CLEAR OPENING: AREA OF 5.7 SF, HEIGHT OF 24 INCHES, WIDTH OF 20 INCHES.

LANDINGS OR FLOORS SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.

c- OPENINGS ARE NOT ALLOWED WHEN WALLS ARE CLOSER THAN 3-FT TO THE PROPERTY LINE.

a- EXTERIOR WALLS LESS THAN 3-FEET OF PROPERTY LINE SHALL BE ONE-HOUR RATED PER ASTM E 119 OR UL 263 WITH

b- PROJECTIONS THAT EXTEND BETWEEN 2-FT AND LESS THAN 3-FT OF THE PROPERTY SHALL HAVE A ONE-HOUR FIRE

2. ENCLOSED ATTIC AND RAFTER SPACES IN CATHEDRAL CEILINGS SHALL HAVE CROSS-VENTILATION WHERE VENTILATION IS

I. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM AND PROVIDED WITH

II. A MINIMUM OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE

a. A MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF SEPARATION WALLS AND STRUCTURES SUPPORTING PROTECTED

b. A MINIMUM 5/8" TYPE 'X' GYPSUM BOARD ON THE GARAGE SIDE OF FLOOR/CEILING ASSEMBLIES SUPPORTING HABITABLE

d. DOORS BETWEEN THE GARAGE AND DWELLING MUST BE SELF-CLOSING AND SELF-LATCHING AND BE: [R302.5.1]

e. GARAGE FLOORS SHALL BE OF NONCOMBUSTIBLE MATERIAL AND SLOPED TO DRAIN TOWARD THE GARAGE DOORS.

c. DETACHED GARAGES THAT ARE LESS THAN 3-FT FROM A DWELLING UNIT SHALL HAVE A MINIMUM 1/2" GYPSUM BOARD ON

BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEST ONE OPERABLE EMERGENCY ESCAPE AND

a- MAXIMUM SILL HEIGHT OF 44 INCHES. OPENING WITH SILLS BELOW THE ADJACENT GRADE SHALL HAVE A WINDOW WELL.

PROVIDE AT LEAST ONE EXTERIOR SIDE-HINGED DOOR WITH A MINIMUM OF 3'-0" WIDE BY 6'-8" HIGH AND PROVIDE A CLEAR

2. THE EXTERIOR LANDING SHALL NOT BE MORE THAN 7-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR

PROTECTION ON THE UNDERSIDE. PROJECTIONS CANNOT EXTEND CLOSER THAN 2-FT OF THE PROPERTY LINE.

- MAXIMUM U-VALUE OF 0.67 49. ALL DOORS, WINDOWS, AND LOCKS TO COMPLY WITH CBC APPENDIX CHAPTER 10 - BUILDING SECURITY. 50. FLAT, SAFTY GLAZED SKYLIGHT BY VELUX (ICBO #NER216) OR APPROVED EQUAL.
- 51. THE DOORWAY FROM A GARAGE INTO A LIVING AREA (NOT A BEDROOM) SHALL BE PROTECTED BY A MIN. 1-3/8 INCH SELF-CLOSING, SELF-LATCHING SOLID CORE DOOR, OR A SELF-CLOSING DOOR HAVING A FIRE-PROTECTION RATING OF
- NOT LESS THAN 20 MINUTES. (406.1.4 CBC) 52. MIRRORED WARDROBE DOORS TO BE SAFETY GLAZING.

EXTERIOR WALL, PROJECTION, & OPENING PROTECTION:

EXPOSURE FROM BOTH SIDES.

LOCATION OF THE VENT.

FIRE SEPARATION FOR THE GARAGE:

FIRE (OCCUPANCY) SEPARATIONS & OPENING PROTECTION:

ROOMS ABOVE FOR ATTACHED GARAGES.

III. 20-MINUTE FIRE-RATED DOOR.

LANDINGS & STAIRWAY & GUARDRAILS:

DOES NOT SWING OVER THE LANDING.

THE EXTERIOR WALLS THAT ARE WITHIN THIS AREA.

WIDTH OF NOT LESS THAN 32 INCHES FOR EACH DWELLING UNIT.

I. SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR

PERMANENT LABEL AS TEMPERED.

Floor Plan Notes:

- 53. TILE OR STONE OVER DEX-O-TEX WATERPROOF MEMBRANE (ICC# ESR 1757) OR APPROVED EQUAL.
- 3. WIDTH SHALL NOT BE LESS THAN 36 INCHES.

STAIRWAY IS TO ACCESS A BASEMENT

- MAXIMUM RISER HEIGHT OF 7-3/4 INCHES AND MINIMUM RUN OF 10 INCHES. 5. A MINIMUM 36" LONG LANDING AT THE TOP AND BOTTOM OF STAIRS.
- 6. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL COMPLY WITH THE FOLLOWING: [R303.6] a- ARTIFICIAL LIGHTING LOCATED AT EACH LANDING OF INTERIOR STAIRWAYS. b- ARTIFICIAL LIGHTING LOCATED AT THE TOP LANDING OF EXTERIOR STAIRWAYS. BOTTOM LANDING IF THE EXTERIOR
- c- A MINIMUM 1/2" GYPSUM BOARD ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS WITHIN ENCLOSED ACCESSIBLE SPACE GUARDS (GUARDRAILS) SHALL BE IN ACCORDANCE WITH CBC SEC. 1607.1.1 TO SUPPORT A 50 PLF OR 200 POUND POINT LOAD.

NOTE:

A BATTERY BACKUP.

Living

Deck

(S) STATE FIRE MARSHALL APPROVED SMOKE AND CARBON MONOXIDE DETECTOR.

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SMOKE DETECTORS TO BE HARD WIRED WITH )

Bedroom

Deck

19'-9" X 12'-3"

Living

Room

13'-9" X 19'-6"

Study

| 19'-9" X 12'-3"

Guest Suite Floor Plan

QUEEN-SIZE BED

**Bedroom** 

\_\_\_\_\_

\_\_\_\_\_DN\_\_

IÌ≒6" X II'-6<sup>™</sup>

F.A.U.

| @ ATTIC |

SYNTHETIC WOOL

46'-9"

10'-0" X 7'-6"

\_\_\_\_CLOSET

BENCH

/ 5'-6" X 7'-6"

Pond

5'-6"<sub>1</sub>X 7'-6"

- THE MINIMUM HEIGHT OF 42 INCHES AND A SPACING NOT TO EXCEED 4 INCHES (4-3/8 INCHES AT STAIRS). SMOKE AND CARBON MONOXIDE ALARMS
- SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED IN ALL NEW DWELLINGS AND IN EXISTING DWELLINGS WHERE THE COST OF ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDS \$1000
- 2. HARDWIRED, INTERCONNECTED SMOKE ALARMS WITH A BATTERY BACKUP AT THE FOLLOWING REQUIRED LOCATIONS: a- IN EACH SLEEPING ROOM. b- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
- c- ON EACH FLOOR OF MULTISTORY DWELLING. d- IN BASEMENTS. e- IN HABITABLE ATTICS.

c- IN BASEMENTS.

- 3. A HARDWIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP AT THE FOLLOWING LOCATIONS: a- OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- b- ON EACH FLOOR OF MULTISTORY DWELLING.

### <u>VERY HIGH FIRE HAZARD SEVERITY ZONE (R327):</u>

- THE USE OF PAINTS, COATING, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVAL METHOD OF PROTECTION IN 2. ADDITIONAL ACCEPTABLE PRODUCTS FOR EXTERIOR WILDFIRE EXPOSURE CAN BE FOUND AT THE OFFICE OF THE STATE FIRE
- MARSHAL. ACCESS TO THE "BUILDING MATERIALS LISTING PROGRAM" CAN BE FOUND AT THE FOLLOWING LINK:
- http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/wuiproducts.pdf PLANS SHALL NOT REFLECT ANY CONDITIONS CONTRARY TO THE STANDARD NOTES OR SEC. R327.

ASTM E108 OR UL 790 AND ATTACHMENT SHALL BE ADEQUATE FOR 85 MPH WIND LOADS.

- . WHERE MORE THAN 50% OF THE EXISTING ROOF COVERING IS REPLACED, THE ENTIRE ROOF COVERING MUST BE REPLACED WITH A CLASS 'A' ROOF COVERING. . WOOD SHINGLES AND WOOD SHAKES ARE PROHIBITED REGARDLESS OF CLASSIFICATION. . ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH
- a- ROOF VALLEY FLASHING SYSTEM: 26 GAGE GALVANIZED METAL OVER MINIMUM 72-POUND MINERAL-SURFACED CAP SHEET AT LEAST 36 INCHES WIDE. 4. IF ROOF GUTTERS ARE PROVIDED, SPECIFY THE METHOD OF PREVENTING ACCUMULATION OF LEAVES OR DEBRIS.

- 5. ROOF COVERING ASSEMBLIES SHALL BE AN ICC-ES OR UL LISTED CLASS 'A' FIRE-RESISTIVE ROOF ASSEMBLY COMPLYING WITH ASTM E108 OR UL 790 AND ATTACHMENT SHALL BE ADEQUATE FOR 85 MPH WIND LOADS. VENTS FOR ATTIC AND ENCLOSED RAFTER SPACE OR EAVE SOFFIT
- VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVE AND CORNICES. 2. VENTS MAY BE INSTALLED ON THE UNDERSIDE UNDER THE FOLLOWING CONDITIONS: a- THE ATTIC SPACE BEING VENTILATED IS FULLY PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SEC. 903.3.1 (NFPA 13: NOTE THAT THIS NOT THE NFPA 13D SYSTEM REQUIRED FOR THE DWELLING). SPECIFY APPLICABLE SPRINKLER SYSTEM ON THE PLANS.
- b- THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL OR IGNITION-RESISTANT- MATERIALS. THE IGNITION-RESISTAN-MATERIAL AND THE VENTS SHALL BE LOCATED MORE THAN 12 FEET FROM THE GROUND OR WALKING SURFACE OF A DECK, PORCH, PATIO OR SIMILAR SURFACE. EXTERIOR COVERINGS (WALLS AND UNDERSIDES OF HORIZONTAL CONSTRUCTION)
- EXTERIOR COVERING, OR BE OF APPROVED EXTERIOR ONE-HOUR CONSTRUCTION, OR BE A SFM LISTED ASSEMBLY. 2. OPEN ROOF EAVES (OTHER THAN THE FASCIA OR TRIM BOARDS) SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION, OR 5/8" TYPE X GYPSUM BOARD BEHIND THE EXTERIOR COVERING, OR BE OF AN APPROVED ONE-HOUR CONSTRUCTION OR EXPOSED 2X NOMINAL RAFTER TAILS WITH 2X NOMINAL "STARTER BOARDS". 3. EXTERIOR PORCH CEILING, FLOOR PROJECTIONS, UNDERFLOOR AREAS AND PROJECTING OR OVERHANGING APPENDAGES

EXTERIOR WALL COVERING SHALL BE NON-COMBUSTIBLE. OR HAVE ONE LAYER OF 5/8" TYPE X GYPSUM BOARD BEHIND THE

- SHALL BE NON-COMBUSTIBLE, OR HAVE ONE LAYER OF 5/8" TYPE X GYPSUM BOARD BEHIND THE EXTERIOR COVERING, OR BE OF APPROVED EXTERIOR ONE-HOUR CONSTRUCTION, OR BE A SFM LISTED ASSEMBLY. XTERIOR WINDOWS AND DOORS:
- EXTERIOR GLAZED OPENINGS IN WINDOWS AND DOORS, INCLUDING GARAGE DOORS, SHALL BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED (SAFETY GLAZED) PANE. EXTERIOR DOOR SURFACE CLADDING SHALL BE NON-COMBUSTIBLE, OR THE STILES/RAILS SHALL NOT BE LESS THAN 1-3/8" THICK AND RAISED PANELS NOT LESS THAN 1-1/4" THICK, OR BE OF 20-MINUTE RATED.
- EXTERIOR WALKING DECKING OR STAIRS: THE WALKING SURFACE MATERIAL OF DECKS. PORCHES. BALCONIES AND STAIRS SHALL BE EITHER IGNITION RESISTANT. OR EXTERIOR FIRE RETARDANT TREATED WOOD, OR NONCOMBUSTIBLE MATERIAL, OR SFM APPROVED MATERIALS, OR HEAVY
- FIREPLACES & CHIMNEYS: WOOD BURNING FIREPLACES ARE NOT PERMITTED BY THE AIR QUALITY MANAGEMENT DISTRICT (RULE 445). SEE ADDITIONAL FIREPLACE REQUIREMENTS IN THE ENERGY COMMENTS SECTION.
- 3. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE (CAL GREEN 4.503). 4. WOOD BURNING FIREPLACES ARE NOT ALLOWED IN SOUTHERN CALIFORNIA. RULE #445 AQMD.

- 6. THE CHIMNEY SHALL EXTEND AT LEAST 3 FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF AND AT LEAST 2 FEET HIGHER THAN ANY PORTION OF A BUILDING WITHIN 10 FEET. DECORATIVE CHIMNEY SHROUDS SHALL BE LISTED AND LABELED FOR USE WITH THE SPECIFIC FACTORY-BUILT CHIMNEY
  - - SYSTEM AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. 8. TYPE "B" AND "BW" GAS VENTS WITH A LISTED CAP OR ROOF ASSEMBLY MAY TERMINATE ONE FOOT ABOVE THE ROOF (UP TO 6:12 SLPOE) PROVIDED THEY ARE AT LEAST EIGHT FEET FROM A VERTICAL SURFACE.(802.6.2) 9. DECORATIVE APPLIANCES IN VENTED FIREPLACES AND/OR VENTED GAS FIREPLACE SHALL NOT BE INSTALLED IN BATHROOMS

5. FACTORY-BUILT CHIMNEYS SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S

INSTRUCTIONS. METAL CHIMNEYS SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH NFPA 211.

- OR BEDROOMS UNLESS THE APPLIANCE SYSTEM IS: a- LISTED. SPECIFY THE MANUFACTURER AND THE LISTING AGENCY, AND b- THE BATHROOM OR BEDROOM HAS THE REQUIRED VOLUME IN ACCORDANCE WITH CMC SEC. 701.2. PROVIDE CALCULATION
- TO JUSTIFY THE REQUIRED COMBUSTION AIR. c- LISTED DECORATIVE APPLIANCE FOR INSTALLATION IN A VENTED FIREPLACE OR VENTED GAS FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND MANUFACTURER'S INSTRUCTION.

Porch

d- DIRECT-VENT GAS FIREPLACES MAY BE INSTALLED IN BATHROOMS OR BEDROOMS. 10. MASONRY OR FACTORY-BUILT FIREPLACES SHALL HAVE ALL OF THE FOLLOWING: a- CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.

APPLIANCE IN INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN.

- b- A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE WHICH IS AT LEAST 6 SQUARE INCHES IN ARA AND IS EQUIPPED WITH A READILY ACCESSIBLE OPERABLE AND TIGHT-FITTING DAMPER OR COMBUSTION - CONTROL DEVICE. EXCEPTION: NOT REQUIRED IF INSTALLED OVER A CONCRETE SLAB FLOORING AND LOCATED ON AN EXTERIOR WALL. c- A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. EXCEPTION: WHEN A GAS LOG, LOG LIGHTER OR DECORATIVE GAS
- ELECTRICAL: 1. IF ELECTRICAL SERVICE IS EQUAL TO OR MORE THAN 400 AMPS, CONTRACTOR SHALL SUBMIT ELECTRICAL PLANS INCLUDING SINGLE-LINE DIAGRAM AND LOAD/PANEL SCHEDULE. PLANS SHALL BE REVIEWED & APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF AN ELECTRICAL PERMIT.
- A MINIMUM OF 50% OF ALL CONSTRUCTION AND DEMOLITION MATERIAL MUST BE RECYCLED AND VERIFICATION PROVIDED TO THE BUILDING INSPECTOR AND CITY STAFF. ALL HAULERS ARE REQUIRED TO OBTAIN A C&D PERMIT FROM THE CITY. THE PERMIT FEE IS \$25 PER JOB.
- 2. ALL APPLICABLE "INSTALLATION CERTIFICATE" (CF-6R) FORMS AND "CERTIFICATE OF FIELD VERIFICATION AND DIAGNOSTIC TESTING" (CF-4R) FORMS SHALL BE COMPLETED AND POSTED AT THE PROJECT SITE TO BE VERIFIED BY THE BUILDING INSPECTOR



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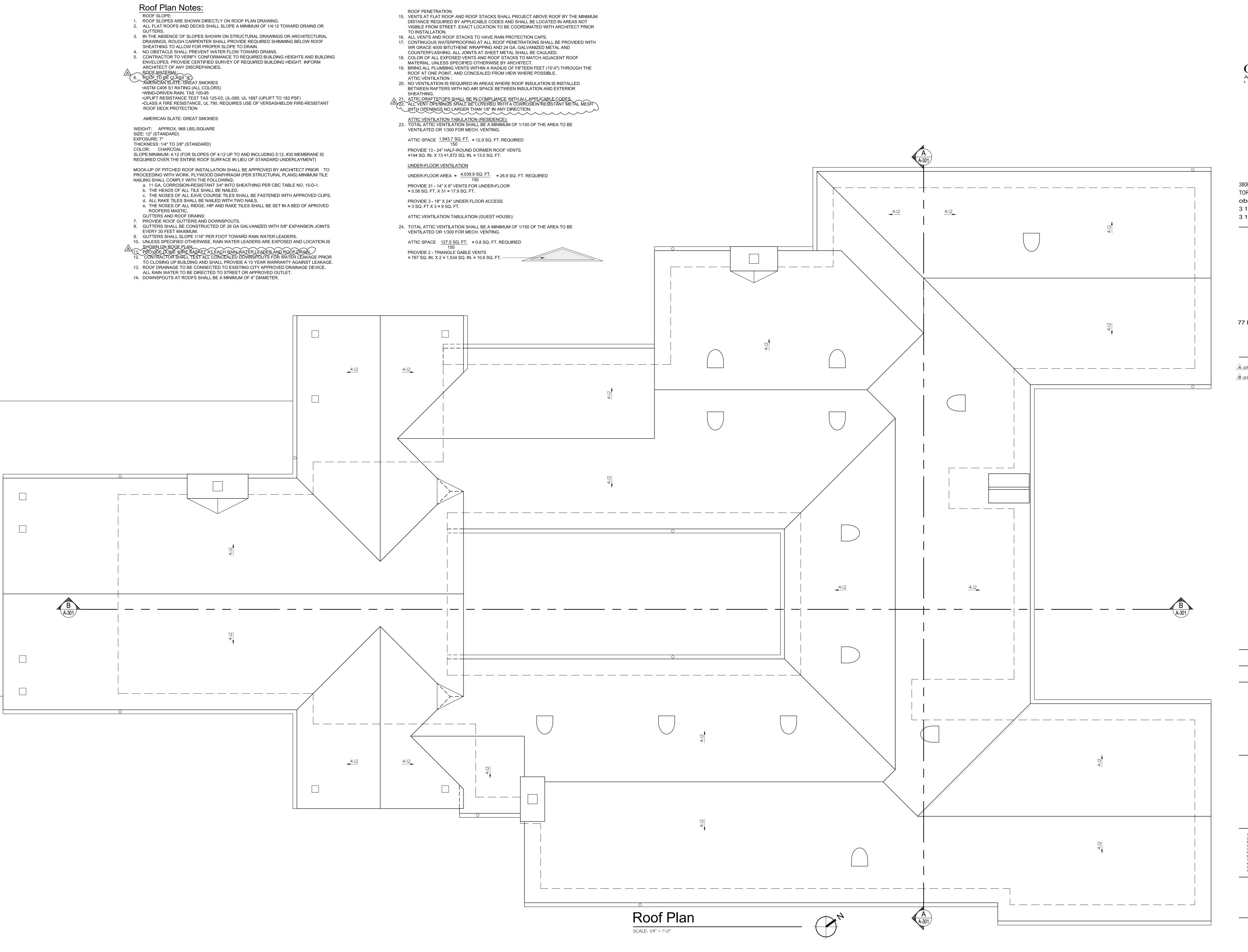
December 20, 2016



Floor Plan

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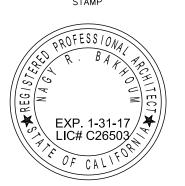
PROJECT

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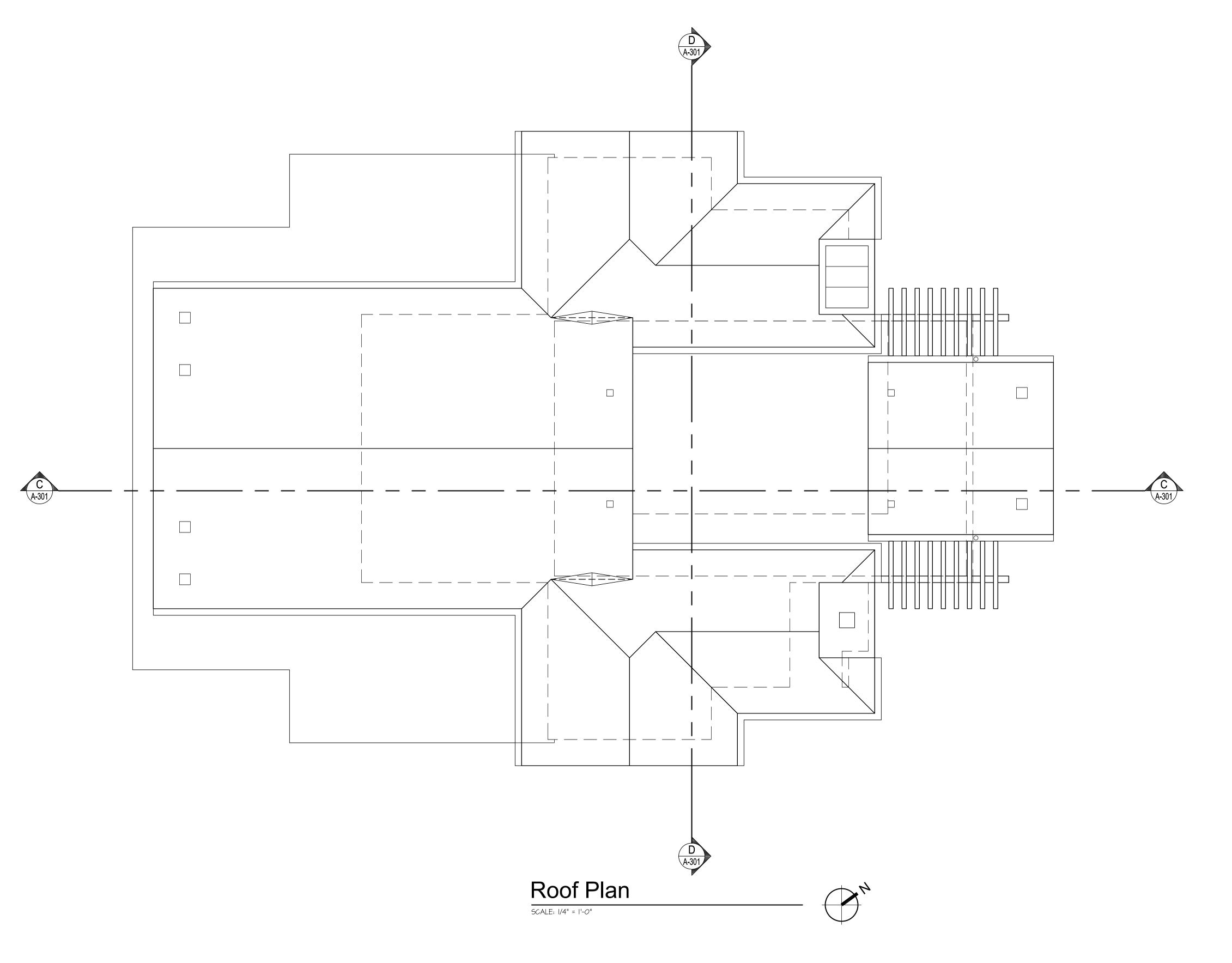


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# 14. DOWNSPOUTS AT ROOFS SHALL BE A MINIMUM OF 4" DIAMETER.

### ROOF PENETRATION: Roof Plan Notes: 15. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT ROOF SLOPE: VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR 1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING. 2. ALL FLAT ROOFS AND DECKS SHALL SLOPE A MINIMUM OF 1/4:12 TOWARD DRAINS OR TO INSTALLATION. 16. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS. 17. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH 3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL WR GRACE 4000 BITUTHENE WRAPPING AND 24 GA. GALVANIZED METAL AND DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF COUNTERFLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED. SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN. 4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS. 18. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT. 5. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING 19. BRING ALL PLUMBING VENTS WITHIN A RADIUS OF FIFTEEN FEET (15'-0") THROUGH THE ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ROOF AT ONE POINT, AND CONCEALED FROM VIEW WHERE POSSIBLE. ARCHITECT OF ANY DISCREPANCIES. ROOF MATERIAL: . ROOF TO BE CLASS "A"). AMERICAN SLATE: GREAT SMOKIES ATTIC VENTILATION: 20. NO VENTILATION IS REQUIRED IN AREAS WHERE ROOF INSULATION IS INSTALLED BETWEEN RAFTERS WITH NO AIR SPACE BETWEEN INSULATION AND EXTERIOR SHEATHING. •ASTM C406 S1 RATING (ALL COLORS) 21. ATTIC DRAFTSTOPS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES. 22. ALL VENT OPENINGS SHALL BE COVERED WITH A CORROSION RESISTANT METAL MESH •WIND-DRIVEN RAIN, TAS 100-95 •UPLIFT RESISTANCE TEST TAS 125-03, UL-580, UL 1897 (UPLIFT TO 183 PSF) WITH OPENINGS NO LARGER THAN 1/8" IN ANY DIRECTION. •CLASS A FIRE RESISTANCE, UL 790, REQUIRES USE OF VERSASHIELD® FIRE-RESISTANT ROOF DECK PROTECTION ATTIC VENTILATION TABULATION (RESIDENCE): 23. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF THE AREA TO BE AMERICAN SLATE: GREAT SMOKIES VENTILATED OR 1/300 FOR MECH. VENTING. WEIGHT: APPROX. 968 LBS./SQUARE ATTIC SPACE 1,943.7 SQ. FT. = 12.9 SQ. FT. REQUIRED SIZE: 12" (STANDARD) EXPOSURE: 7" PROVIDE 13 - 24" HALF-ROUND DORMER ROOF VENTS THICKNESS: 1/4" TO 3/8" (STANDARD) =144 SQ. IN. X 13 =1,872 SQ. IN. = 13.0 SQ. FT. COLOR: CHARCOAL SLOPE:MINIMUM: 4:12 (FOR SLOPES OF 4:12 UP TO AND INCLUDING 5:12, #30 MEMBRANE IS **UNDER-FLOOR VENTILATION** REQUIRED OVER THE ENTIRE ROOF SURFACE IN LIEU OF STANDARD UNDERLAYMENT) UNDER-FLOOR AREA = $\frac{4,039.9 \text{ SQ. FT.}}{4,039.9 \text{ SQ. FT.}}$ = 26.9 SQ. FT. REQUIRED MOCK-UP OF PITCHED ROOF INSTALLATION SHALL BE APPROVED BY ARCHITECT PRIOR TO PROCEEDING WITH WORK. PLYWOOD DIAPHRAGM (PER STRUCTURAL PLANS) MINIMUM TILE PROVIDE 31 - 14" X 6" VENTS FOR UNDER-FLOOR NAILING SHALL COMPLY WITH THE FOLLOWING: = 0.58 SQ. FT. X 31 = 17.9 SQ. FT. a. 11 GA. CORROSION-RESISTANT 3/4" INTO SHEATHING PER CBC TABLE NO. 15-D-1. b. THE HEADS OF ALL TILE SHALL BE NAILED. PROVIDE 3 - 18" X 24" UNDER FLOOR ACCESS c. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS. d. ALL RAKE TILES SHALL BE NAILED WITH TWO NAILS. = 3 SQ. FT X 3 = 9 SQ. FT. e. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BED OF APROVED ATTIC VENTILATION TABULATION (GUEST HOUSE): ROOFERS MASTIC. **GUTTERS AND ROOF DRAINS:** 24. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF THE AREA TO BE 7. PROVIDE ROOF GUTTERS AND DOWNSPOUTS. 8. GUTTERS SHALL BE CONSTRUCTED OF 26 GA GALVANIZED WITH 5/8" EXPANSION JOINTS VENTILATED OR 1/300 FOR MECH. VENTING. EVERY 30 FEET MAXIMUM. ATTIC SPACE 127.5 SQ. FT. = 0.8 SQ. FT. REQUIRED9. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS. 10. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN 11. PROVIDE DOMÉ WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN. 12. CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPOUTS FOR WATER LEAKAGE PRIOR PROVIDE 2 - TRIANGLE GABLE VENTS = 767 SQ. IN. X 2 = 1,534 SQ. IN. = 10.6 SQ. FT. —— TO CLOSING UP BUILDING AND SHALL PROVIDE A 10 YEAR WARRANTY AGAINST LEAKAGE. 13. ROOF DRAINAGE TO BE CONNECTED TO EXISTING CITY APPROVED DRAINAGE DEVICE. ALL RAIN WATER TO BE DIRECTED TO STREET OR APPROVED OUTLET.





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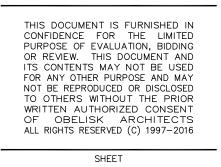
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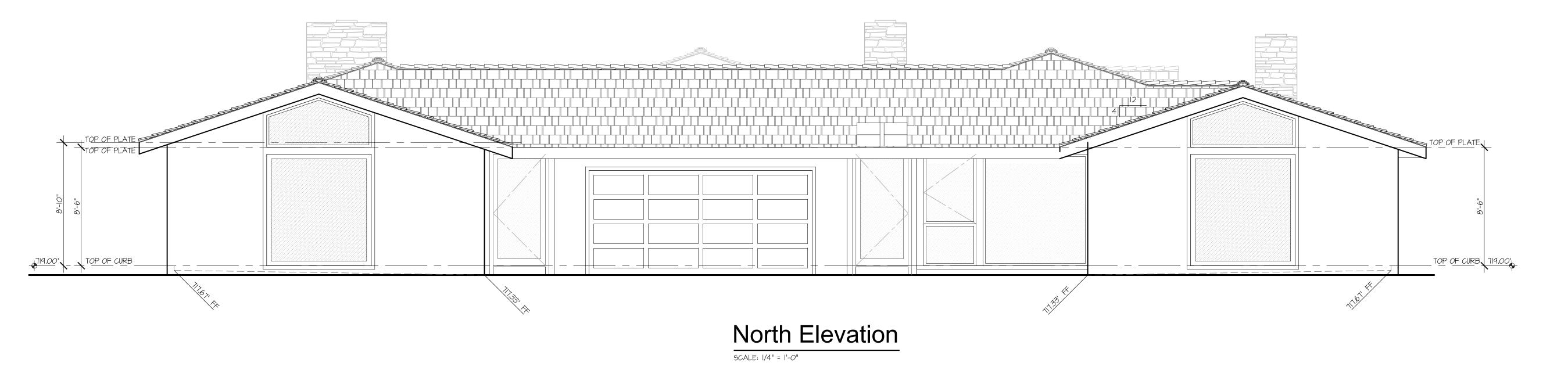
1226 SHE POR RH December 20, 2016



**Guest Suit Roof Plan** 







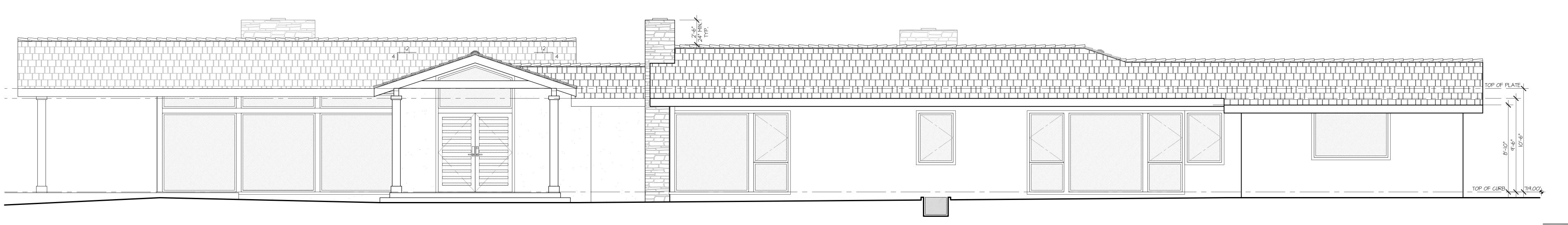
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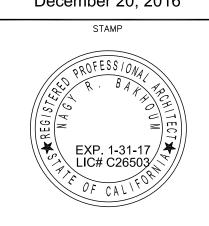
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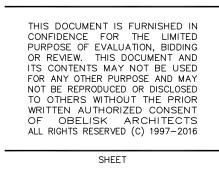
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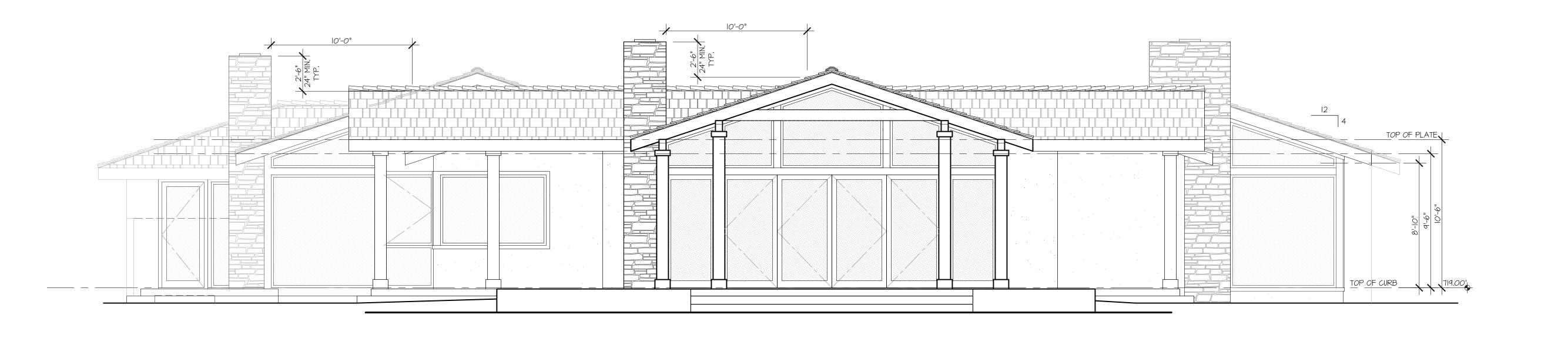
December 20, 2016



Exterior Elevations







South Elevation

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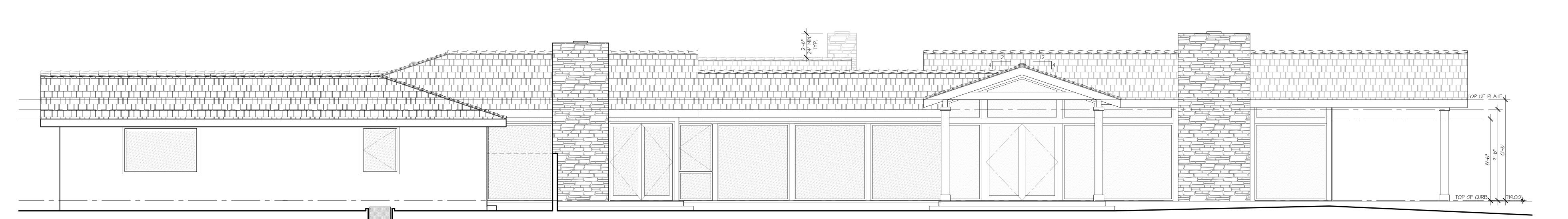
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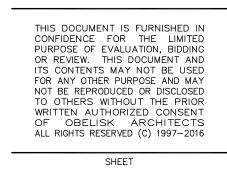
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**Exterior Elevations** 

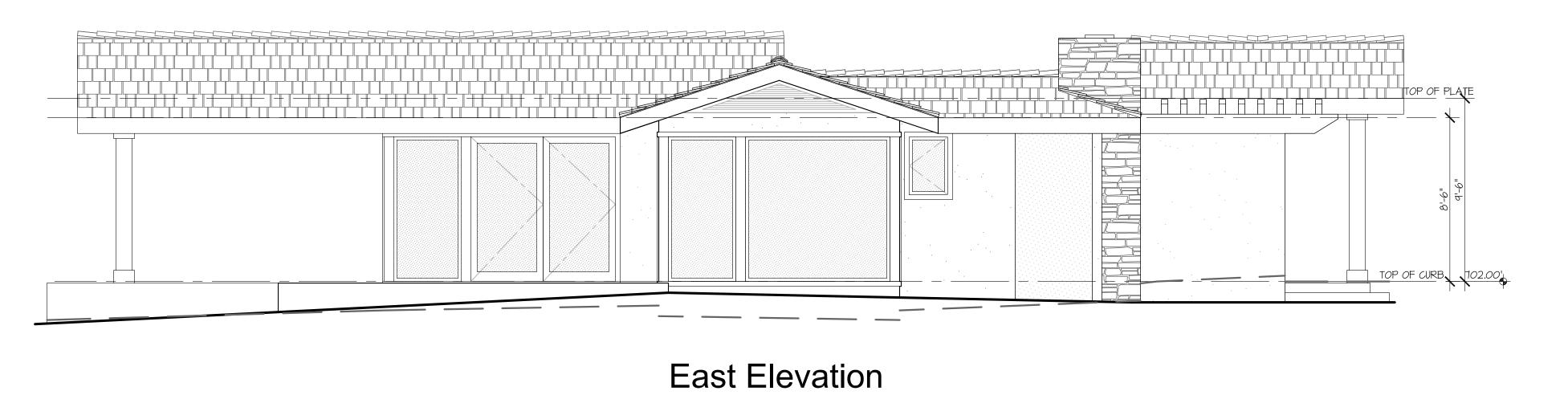


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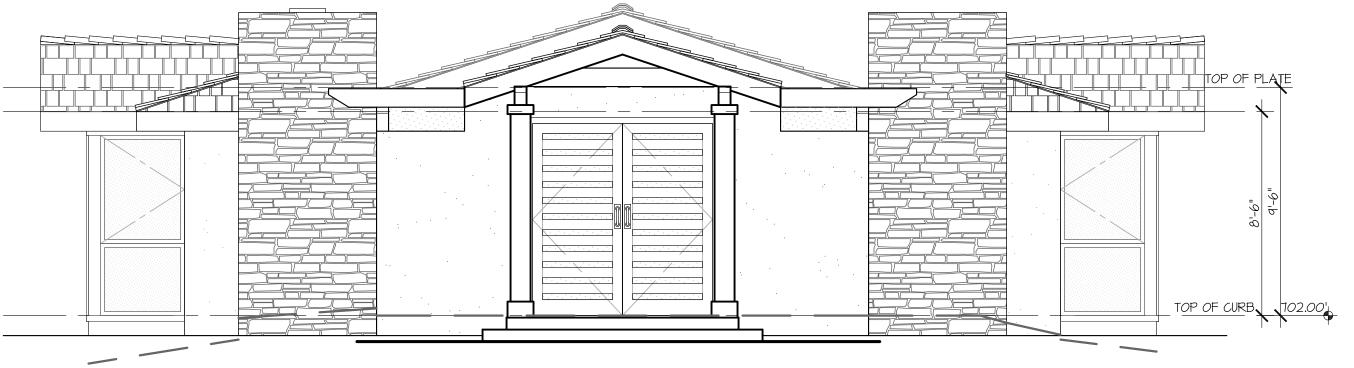
West Elevation

SCALE: 1/4" = 1'-0"





SCALE: 1/4" = 1'-0"



North Elevation

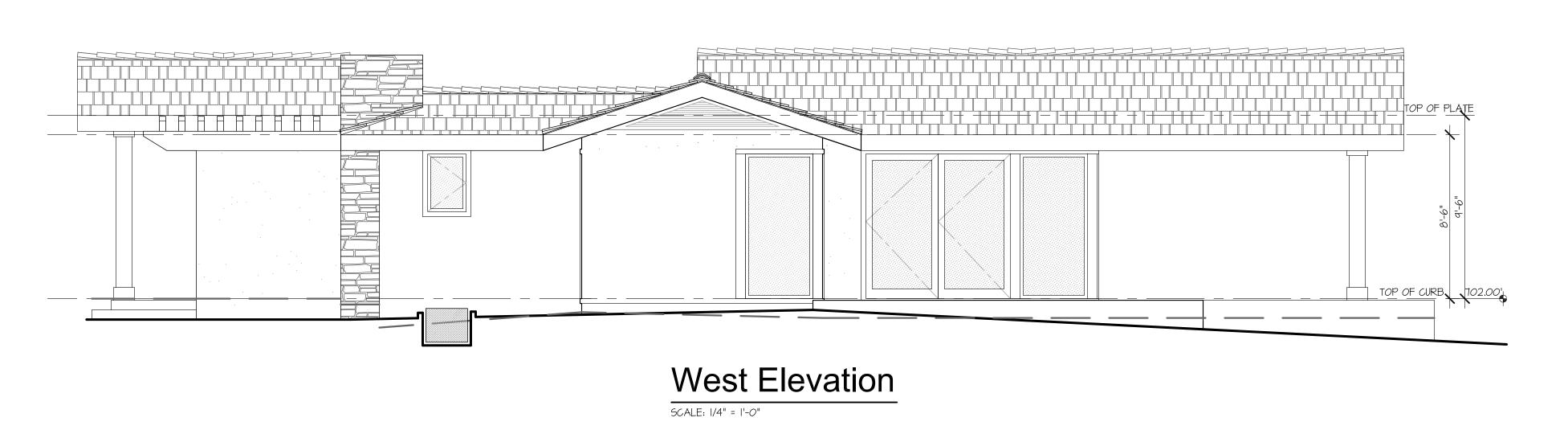
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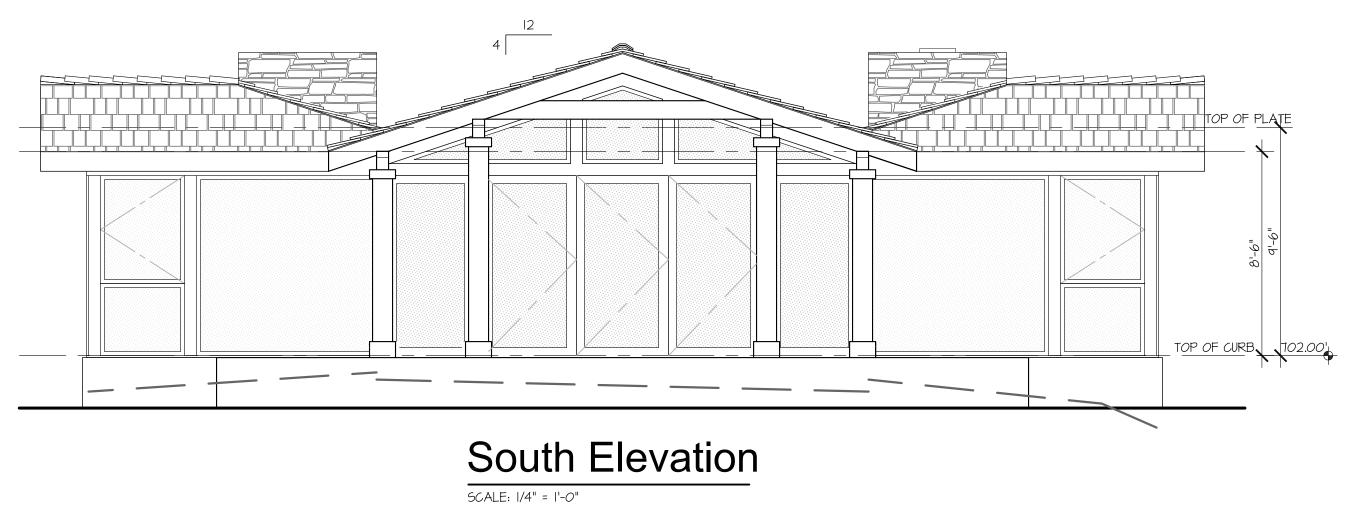
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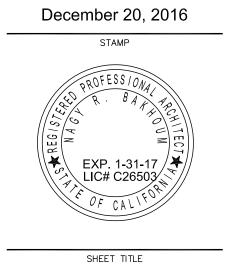




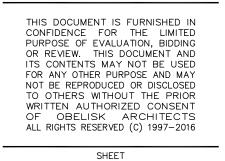
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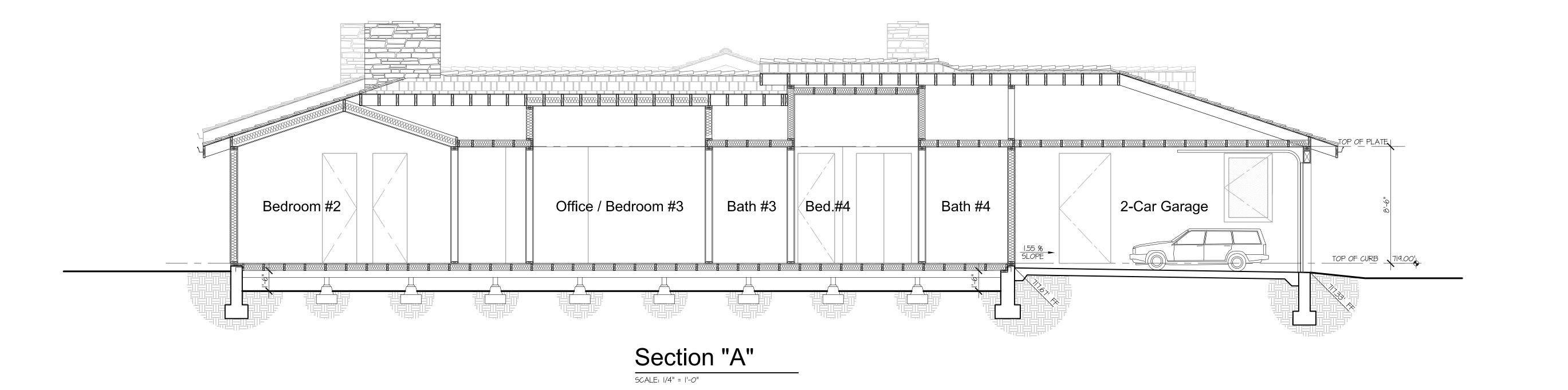
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Guest Suite Exterior Elevations





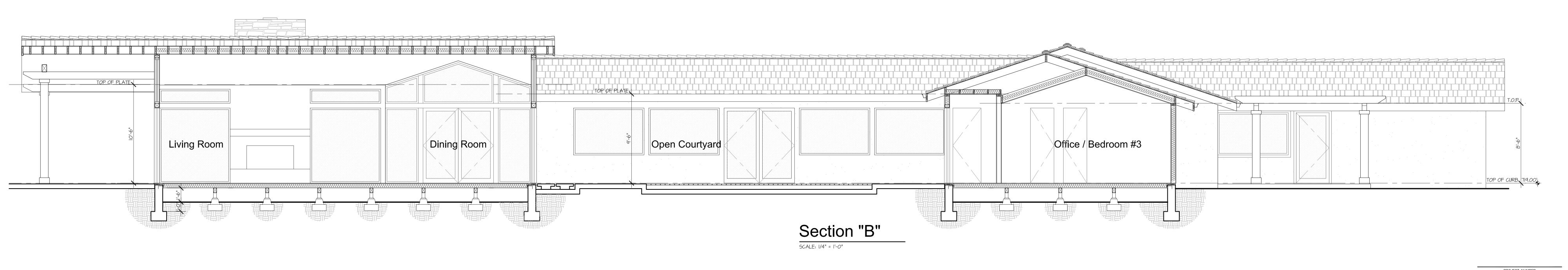


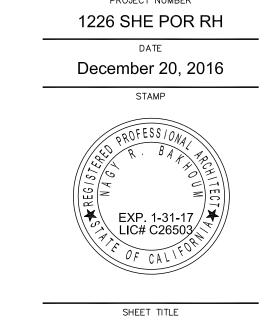
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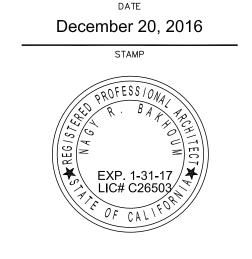
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**Sections** 

