

# Appendix H

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Project Plan Set





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Shen Residence

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

PROJECT NUMBER 1226 SHE POR RH DATE December 20, 2016



Cover Sheet

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G-001

PROJECT CONTACTS table with columns for OWNER, ARCHITECT, CIVIL, GEOTECHNICAL, PROJECT ADDRESS, PROJECT DESCRIPTION, FIRE ZONE, OCCUPANCY GROUP, CONSTRUCTION TYPE, SPRINKLERED, APPLICABLE CODES.

SHEET INDEX table listing sheet numbers and titles such as G-001 COVER SHEET, C-001 TITLE SHEET, etc.

Table listing sheet numbers and titles for architectural details (A-601 to A-603) and sections (C-101 to C-403).

Table listing sheet numbers and titles for special inspections (S-101 to S-104).

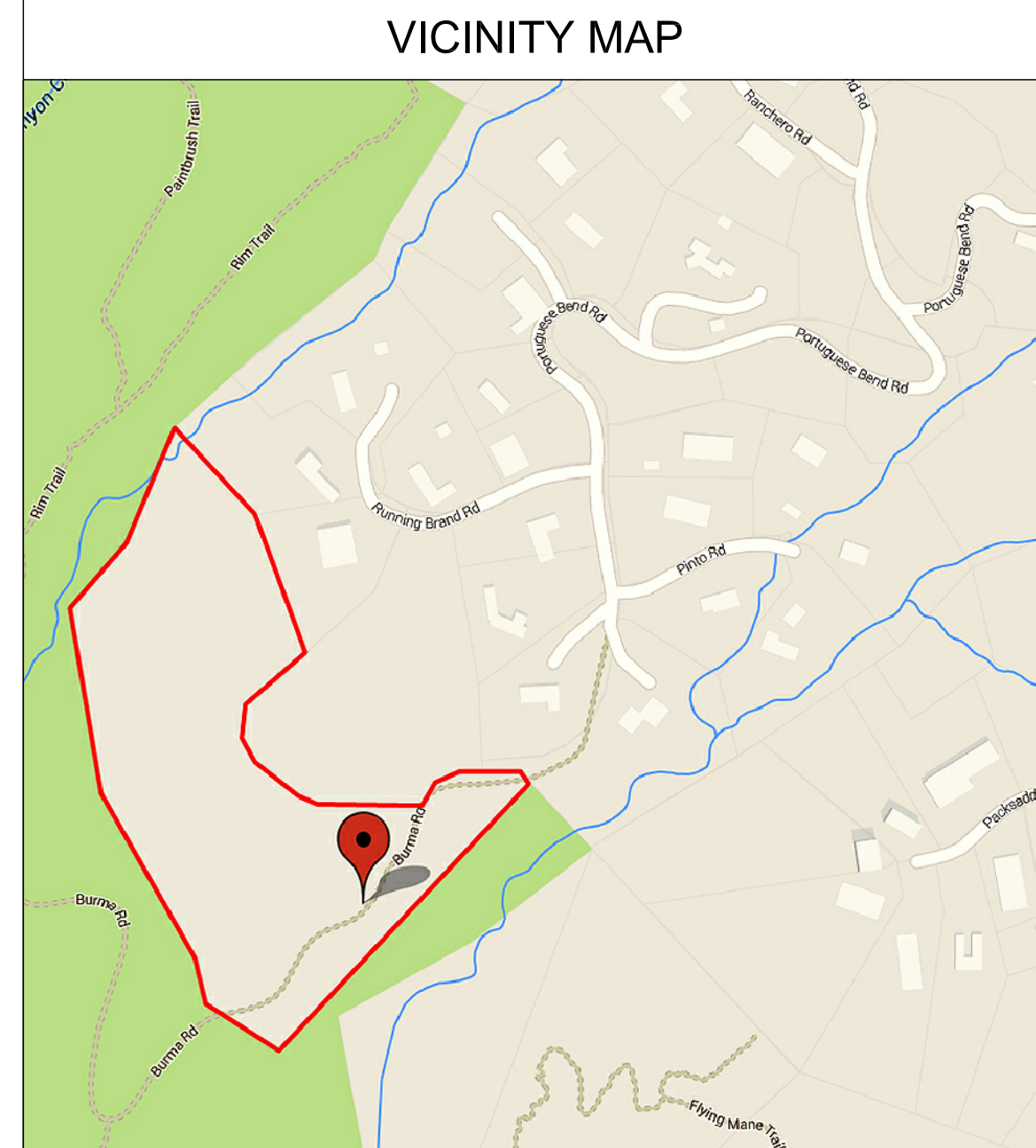
Shen Residence



ABBREVIATIONS table listing architectural symbols and their meanings, such as ARCHT Architect, B.O. Bottom of, etc.

DEFERRED SUBMITTAL NOTE: DEFERRED SUBMITTAL DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER-OF-RECORD...

LEGEND table defining symbols for materials like Concrete, Masonry Wall, New Wall, Furred Ceiling / Arch, Shearwall, Door, Window, Detail, Interior Elevations, Section, Dimension to center line, Dimension to face of framing/masonry, Slope, and Elevation Heights.



- CITY NOTES: 1. OBTAIN SANITATION DISTRICT APPROVAL FOR ANY NEW SEWER CONNECTION. 2. AN APPROVED BACKWATER VALVE IS REQUIRED FOR DRAINAGE PIPING SERVING FIXTURES...

- BIDDING INFORMATION: 1. INCLUDE IN BID ALL REQUIRED SHORING & UNDERPINNING OF EXISTING STRUCTURE AS REQUIRED. 2. ALL EXTERIOR ORNAMENTAL OR EXPOSED METAL IS TO BE HOT DIP GALVANIZED.

- 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.

AREA BREAKDOWN table showing LOT SIZE (862,460.18 sq. ft.), PROPOSED NEW HABITABLE FLOOR AREA (4,775.0 sq. ft. FIRST FLOOR, 5,572.0 sq. ft. TOTAL), and ALLOWABLE LOT COVERAGE (FAR = 6.4%).

LEGAL DESCRIPTION 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...

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...

SPECIAL INSPECTIONS C. TESTING LABORATORY (APPROVED BY STRUCTURAL ENGINEER): 1. CONCRETE TEST CYLINDERS IN ACCORDANCE WITH UBC SECTION 1905. 2. ALL FIELD WELDS.







**Assessment Notes and Maintenance Agreement for Fuel Modification Plan #6080:**

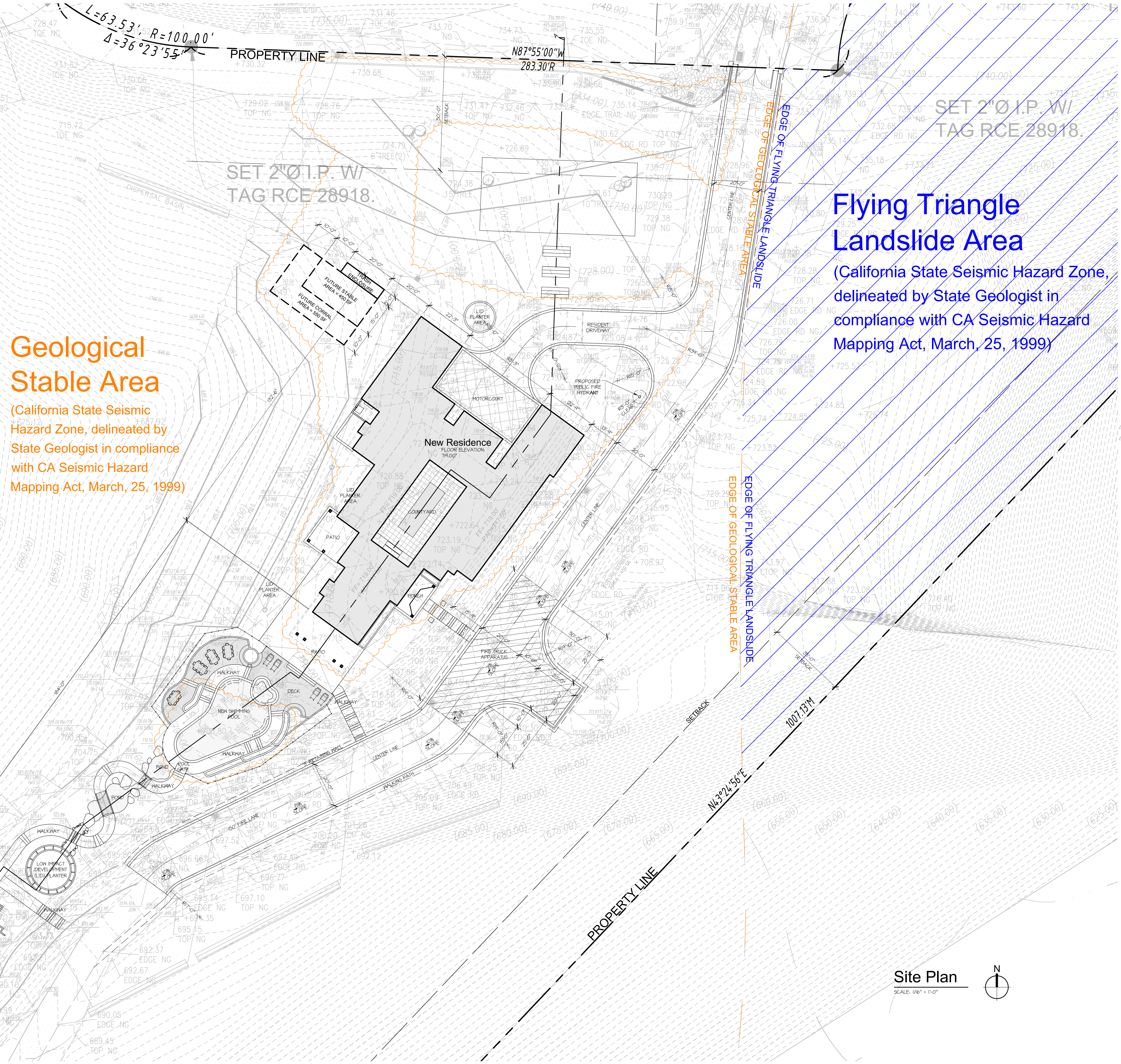
- ZONE A - SETBACK ZONE:**
- EXTENDS 30 FEET BEYOND THE EDGE OF ANY COMBUSTIBLE STRUCTURE, ACCESSORY STRUCTURE, APPENDAGE OR PROJECTION, OVERHANGS OR OTHER PARTS OF THE STRUCTURE NOT ACCURATELY REFLECTED ON THE PLANS MAY NEGATE THE APPROVAL OF PLANT LOCATION ON THE APPROVED PLAN.
  - IRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
  - LANDSCAPING AND VEGETATION IN THIS ZONE SHALL CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS NOT EXCEEDING 6 INCHES AND ADEQUATELY SPACED SHRUBS. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
  - PLANTS IN ZONE A SHALL BE INHERENTLY HIGHLY FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCE TO THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL. FINAL OR REVISED PLANS SUBMITTED AFTER 6 MONTHS FROM THE INITIAL SUBMITTAL WILL HAVE PLANTS IN ALL ZONES EVALUATED BASED ON THE MOST CURRENT FUEL MODIFICATION PLANT LIST AVAILABLE FROM THE FUEL MODIFICATION UNIT.
  - EXCEPT FOR VARIETIES OR MATURE TREES SMALL IN STATURE, TREES ARE GENERALLY NOT RECOMMENDED WITHIN ZONE A.
  - TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30 OR MORE FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING ON SITE.
  - VINES AND CLIMBING PLANTS SHALL NOT BE ALLOWED ON ANY COMBUSTIBLE STRUCTURE REQUIRING REVIEW.
- ZONE B - IRRIGATED ZONE:**
- EXTENDS FROM THE OUTERMOST EDGE OF ZONE A TO 1 00 FEET FROM STRUCTURE.
  - IRIGATION BY AUTOMATIC OR MANUAL SYSTEMS SHALL BE PROVIDED TO LANDSCAPING TO MAINTAIN HEALTHY VEGETATION AND FIRE RESISTANCE.
  - LANDSCAPING AND VEGETATION IN THIS ZONE SHALL TYPICALLY CONSIST PRIMARILY OF GREEN LAWNS, GROUND COVERS AND ADEQUATELY SPACED SHRUBS AND TREES.
  - UNLESS OTHERWISE APPROVED, GROUND COVERS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 6 INCHES IN ZONE A AND B. IF ON A SLOPE 12 INCHES IS ACCEPTABLE IN ZONE B WITHIN 50 FEET OF A STRUCTURE AND 18 INCHES BEYOND 50 FEET. THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT. SPECIMEN NATIVE PLANTS MAY BE APPROVED TO REMAIN IF PROPERLY MAINTAINED FOR ADEQUATE DEFENSIBLE SPACE. ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
  - PLANTS IN ZONE B SHALL TYPICALLY BE FIRE RESISTANT AND SPACED APPROPRIATELY. SPECIES SELECTION SHOULD BE MADE REFERENCE TO THE FUEL MODIFICATION PLANT LIST. OTHER SPECIES MAY BE UTILIZED SUBJECT TO APPROVAL.
  - VEGETATION IN THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. THERE MAY ALSO BE REPLACEMENT LANDSCAPE PLANTING WITH ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS OF CITY OR COUNTY AGENCIES OR OTHER LANDSCAPE OR HILLSIDE ORDINANCES IN ALL CASES THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
  - TARGET SPECIES WILL TYPICALLY NOT BE ALLOWED WITHIN 30 OR MORE FEET OF COMBUSTIBLE STRUCTURES AND MAY REQUIRE REMOVAL IF EXISTING ON SITE. THIS DISTANCE MAY EXTEND TO 50 FEET IF THE SITUATION DICTATES.
  - IRRIGATION SYSTEMS ARE NOT REQUIRED FOR THIS ZONE IF IT CONSISTS ENTIRELY OF NATIVE PLANTS. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR, UN-SEASONAL SUPPLEMENTAL WATER).
  - ALL TREES, UNLESS OTHERWISE APPROVED, SHALL BE PLANTED FAR ENOUGH FROM STRUCTURES AND FIRE DEPARTMENT ACCESS AS TO NOT OVERHANG ANY STRUCTURE OR ACCESS AT MATURITY.
- ZONE C - NATIVE BRUSH THINNING ZONE:**
- EXTENDS FROM THE OUTERMOST EDGE OF ZONE B UP TO 200 FEET FROM STRUCTURE OR TO PROPERTY LINE
  - REQUIRED THINNING AND CLEARANCE WILL BE DETERMINED UPON INSPECTION. REQUIRED CLEARANCE MAY INCREASE TO THE MAXIMUM ALLOWED BY THE FIRE CODE AS NEEDED BECAUSE OF VEGETATION GROWTH.
  - IRRIGATION SYSTEMS ARE NOT REQUIRED FOR THIS ZONE IF IT CONSISTS ENTIRELY OF NATIVE PLANTS. (NATIVE PLANTS ARE GENERALLY NOT COMPATIBLE WITH REGULAR, UN-SEASONAL SUPPLEMENTAL WATER).
  - VEGETATION IN THIS ZONE MAY CONSIST OF MODIFIED EXISTING NATIVE PLANTS, ADEQUATELY SPACED ORNAMENTAL SHRUBS AND TREES, OR BOTH. THERE MAY ALSO BE REPLACEMENT LANDSCAPE PLANTING WITH ORNAMENTAL OR NATIVE SPECIES TO MEET MINIMUM SLOPE COVERAGE REQUIREMENTS OF CITY OR COUNTY AGENCIES OR OTHER LANDSCAPE OR HILLSIDE ORDINANCES IN ALL CASES THE OVERALL CHARACTERISTICS OF THE LANDSCAPE SHALL PROVIDE ADEQUATE DEFENSIBLE SPACE IN A FIRE ENVIRONMENT.
  - PLANTS IN ZONE C APPROPRIATELY EXISTING NATIVE VEGETATION SHALL BE MODIFIED BY THINNING AND REMOVAL OF THOSE SPECIES CONSTITUTING A FIRE RISK. THESE SPECIES INCLUDE, BUT ARE NOT LIMITED TO CHAMISE, SAGE, SAGE BRUSH, AND BUCKWHEAT.
  - ANNUAL GRASSES AND WEEDS SHALL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3 INCHES.
  - GENERAL SPACING FOR EXISTING NATIVE SHRUBS OR GROUPS OF SHRUBS IS 15 FEET BETWEEN CANOPIES. NATIVE PLANTS MAY BE THINNED BY REDUCED AMOUNTS AS THE DISTANCE FROM DEVELOPMENT INCREASES.
  - EXISTING NATIVE TREES OR GROUPS OF TREES IS 30 FEET BETWEEN CANOPIES. THIS DISTANCE MAY INCREASE OR DECREASE DEPENDING ON THE SLOPE, ARRANGEMENT OF THE TREES IN RELATION TO SLOPE, AND THE SPECIES OF TREE.
  - EXTENDS A MINIMUM OF 10 FEET FROM THE EDGE OF ANY PUBLIC OR PRIVATE ROADWAY THAT MAY BE USED AS ACCESS FOR FIRE-FIGHTING APPARATUS OR RESOURCES.
  - CLEAR AND REMOVE FLAMMABLE GROWTH FOR A MINIMUM OF 10 FEET ON EACH SIDE OF FIRE ACCESS ROADS. FIRE CODE 305.01 ADDITIONAL CLEARANCE BEYOND 10 FEET MAY BE REQUIRED UPON INSPECTION.
  - FIRE ACCESS ROADS, DRIVEWAYS AND TURNAROUNDS SHALL BE MAINTAINED IN ACCORDANCE WITH FIRE CODE. FIRE ACCESS ROADS SHALL HAVE UNOBSTRUCTED VERTICAL CLEARANCE FOR A WIDTH OF 20 FEET. (FIRE CODE 502.2)
  - LANDSCAPING AND NATIVE PLANTS WITHIN THE FIRE ACCESS ROAD ZONE SHALL BE APPROPRIATELY SPACED AND MAINTAINED TO PROVIDE SAFE EGRESS IN WILDLAND FIRE ENVIRONMENTS.
  - ALL TREES, UNLESS OTHERWISE APPROVED, SHALL BE PLANTED FAR ENOUGH FROM STRUCTURES AND FIRE DEPARTMENT ACCESS AS TO NOT OVERHANG ANY STRUCTURE OR ACCESS AT MATURITY.
- MAINTENANCE:**
- ROUTINE MAINTENANCE SHALL BE REGULARLY PERFORMED IN ALL ZONES. REQUIREMENTS INCLUDE BUT ARE NOT LIMITED TO THOSE ITEMS IN THE FUEL MODIFICATION GUIDELINES AND THOSE OUTLINED BELOW:
  - REMOVAL OR THINNING OF UNDESIRABLE COMBUSTIBLE VEGETATION AND REMOVAL OF DEAD OR DYING LANDSCAPING TO MEET MINIMUM BRUSH CLEARANCE REQUIREMENTS.
  - PRUNING AND THINNING TO REDUCE THE OVERALL FUEL LOAD AND CONTINUITY OF FUELS.
  - FUEL LOADS SHALL BE REDUCED BY PRUNING LOWER BRANCHES OF TREES AND TREE-FORM SHRUBS TO 1/3 OF THEIR HEIGHT, OR 6 FEET FROM LOWEST HANGING BRANCHES TO THE GROUND, TO HELP PREVENT FIRE FROM SPREADING AND MAKE MAINTENANCE EASIER. TREES WITH UNDERSTORY PLANTS SHOULD BE LIMBED UP AT LEAST THREE TIMES THE HEIGHT OF THE UNDERLYING VEGETATION OR UP TO A HEIGHT OF 40 FEET, WHICHEVER IS LESS, TO HELP PREVENT FIRE FROM SPREADING UPWARD INTO THE CROWN.
  - ACCUMULATED PLANT LITTER AND DEAD WOOD SHALL BE REMOVED. TRIMMINGS PRODUCED BY THINNING AND PRUNING SHOULD BE REMOVED FROM THE SITE OR CHIPPED AND EVENLY DISPERSED IN THE SAME AREA TO A MAXIMUM DEPTH OF 8 INCHES.
  - ALL INVASIVE SPECIES AND THEIR PARTS SHOULD BE REMOVED FROM THE SITE.
  - MANUAL AND AUTOMATIC IRRIGATION SYSTEMS SHALL BE MAINTAINED FOR OPERATIONAL INTEGRITY AND PROGRAMMING. EFFECTIVENESS SHOULD BE REGULARLY EVALUATED TO AVOID OVER OR UNDER-WATERING.
  - COMPLIANCE WITH THE FIRE CODE IS A YEAR-ROUND RESPONSIBILITY. ENFORCEMENT WILL OCCUR FOLLOWING INSPECTION BY THE FIRE DEPARTMENT. ANNUAL INSPECTIONS FOR BRUSH CLEARANCE CODE REQUIREMENTS ARE CONDUCTED FOLLOWING THE NATURAL DRYING OF GRASSES AND FINE FUELS, BETWEEN THE MONTHS OF APRIL AND JUNE DEPENDING ON GEOGRAPHIC REGION. INSPECTION FOR COMPLIANCE WITH AN APPROVED FUEL MODIFICATION PLAN MAY OCCUR AT ANY TIME OF YEAR.
  - BRUSH CLEARANCE ENFORCEMENT ISSUES ON ADJACENT PROPERTIES SHOULD BE DIRECTED TO THE COUNTY OF LOS ANGELES FIRE DEPARTMENT'S BRUSH CLEARANCE UNIT AT (626) 989-2375.
  - ALL FUTURE PLANTINGS SHALL BE IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FUEL MODIFICATION GUIDELINES AND APPROVED PRIOR TO INSTALLATION. CHANGES TO THE APPROVED PLAN WHICH REQUIRE AN ADDITIONAL PLAN REVIEW WILL INCUR A PLAN REVIEW FEE.
  - QUESTIONS REGARDING LANDSCAPE PLANTING AND MAINTENANCE WITH REGARD TO FIRE SAFETY SHOULD BE DIRECTED TO THE FIRE DEPARTMENTS FUEL MODIFICATION UNIT AT (626) 989-5205.

**Long Term Maintenance Agreement:**

THE PROPERTY OWNER(S) AGREE TO BE RESPONSIBLE FOR THE LONG-TERM MAINTENANCE OF THIS FUEL MODIFICATION PLAN AS DESCRIBED HEREIN. A COVENANT & AGREEMENT IDENTIFYING THE APPLICABLE FUEL MODIFICATION PLAN WILL BE RECORDED ON THE PARCEL(S) OR CC&R'S APPROVED, PRIOR TO OCCUPANCY BEING GRANTED. NOTIFICATION OF FUEL MODIFICATION REQUIREMENTS IS TO BE MADE UPON SALE TO NEW OWNERS. PROPOSED CHANGES TO THE FINAL FUEL MODIFICATION PLAN MUST BE SUBMITTED TO THE FUEL MODIFICATION UNIT FOR APPROVAL. PRIOR TO IMPLEMENTATION, PLANS WILL BE REVIEWED BASED ON THE CURRENT PLANT LIST. REGULAR INSPECTIONS WILL BE PERFORMED BY THE FIRE DEPARTMENT TO ENSURE COMPLIANCE WITH THE APPROVED PLAN. FAILURE TO COMPLY WITH THE FUEL MODIFICATION PLAN REQUIREMENTS MAY RESULT IN AN ADMINISTRATIVE FINE OF AT LEAST \$500 PER VIOLATION, AS WELL AS POSSIBLE LIENS, ASSESSMENTS, AND LEGAL ACTION. VIOLATIONS MAY ALSO BE CORRECTED AT THE OWNERS EXPENSE WITH THE COST PLACED ON THE PROPERTY TAX BILL WITH THE ADDITION OF AN ABATEMENT ENFORCEMENT COST OF \$648.

NAME (PRINT)	SIGNATURE	DATE

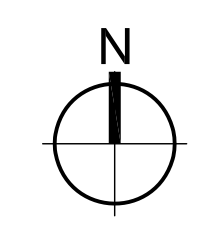
APPROVAL OF THIS FUEL MODIFICATION PLAN CONSTITUTES APPROVAL FOR ONLY THOSE CODES REVIEWED AS PART OF THE FUEL MODIFICATION PROCESS AND DOES NOT REPLACE THE NEEDED APPROVAL OF ANY OTHER OFFICE OR AGENCY WITH JURISDICTION AND REVIEW RESPONSIBILITY FOR THOSE ITEMS WHICH MAY OR MAY NOT BE ILLUSTRATED ON THE PLAN.



**Geological Stable Area**  
(California State Seismic Hazard Zone, delineated by State Geologist in compliance with CA Seismic Hazard Mapping Act, March, 25, 1999)

**Flying Triangle Landslide Area**  
(California State Seismic Hazard Zone, delineated by State Geologist in compliance with CA Seismic Hazard Mapping Act, March, 25, 1999)

**Site Plan**  
SCALE: 1/16" = 1'-0"



SHEET

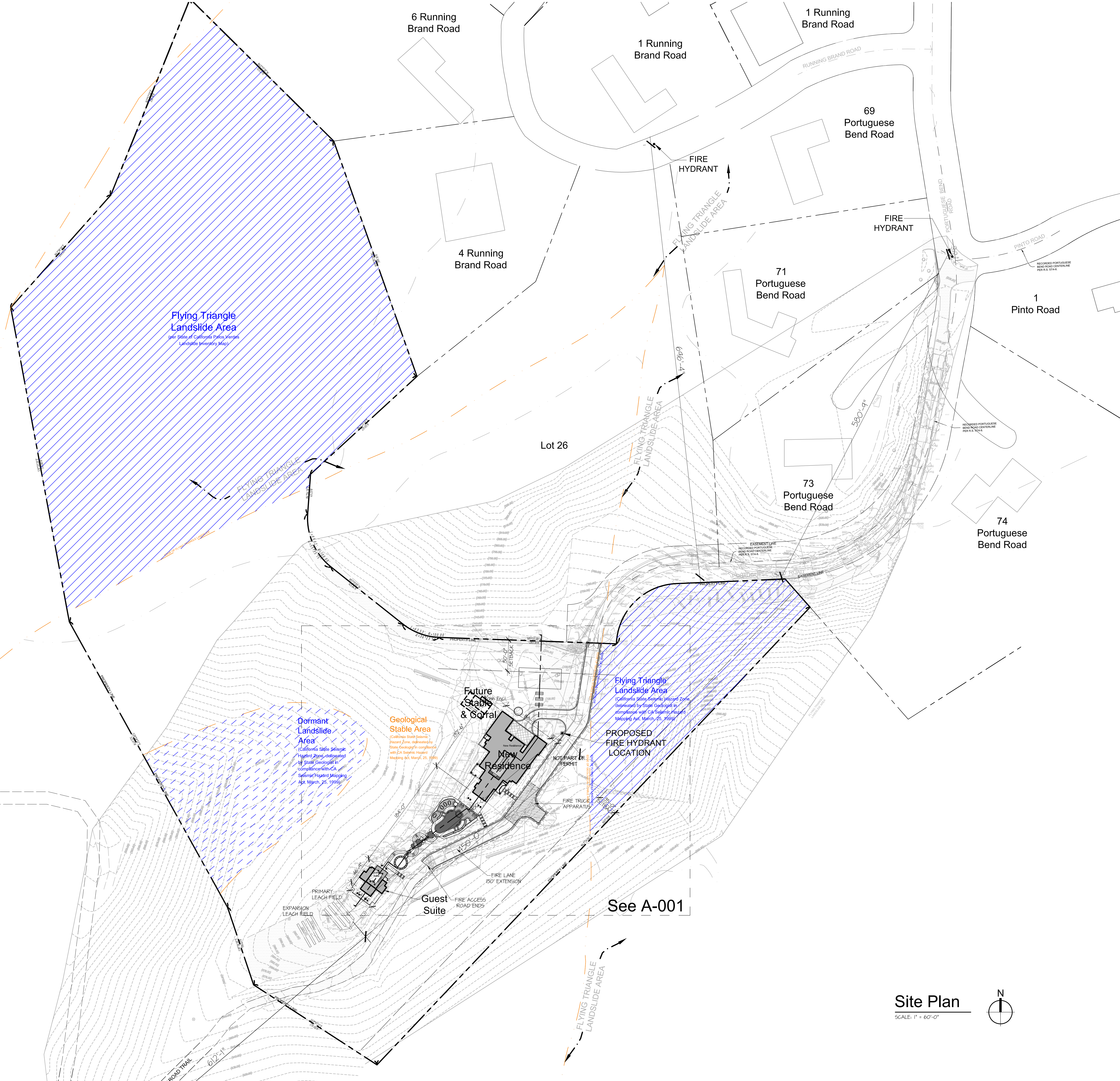


**Fire Prevention Notes:**

- 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
- 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 PAVED OR CONCRETE SURFACE. FIRE CODE 503.2.3
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4
- 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
- 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
- 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
- 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
- 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
- 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
- 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 507.3 AND APPENDIX B, APPENDIX B.1

TYPE OF CONSTRUCTION PER THE BUILDING CODE	TYPE VB
VFH5Z	YES X_NO
SIZE OF LOT (ACRES)	19.79 ACRES
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA	2,000 GPM
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%)	1,000 GPM
TOTAL FIRE FLOW REQUIRED	1,000 GPM

- SPACING OF FIRE HYDRANTS SHALL NOT EXCEED THE DISTANCES SPECIFIED IN FIRE CODE C105.2 & C 106.
- BUILDING CODE OCCUPANCY: R-3 (SINGLE FAMILY) / U (PRIVATE GARAGE)
- CONSTRUCTION TYPE: Type V-B Automatic Residential Fire Sprinkler System is Required
- PROVIDE A 1 HOUR FIRE BARRIER BETWEEN THE R-3 OCCUPANCY AND THE U OCCUPANCY AS REQUIRED BY SECTION 508 AND TABLE 508.4. BUILDING CODE 508.4.4
- 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
- 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
- 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
- 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
- ALL ROOF COVERINGS SHALL BE CLASS "A" AS SPECIFIED IN BUILDING CODE 1505.1.1 (RESIDENTIAL CODE R327.5.2 & R902)
- ROOF VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT 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)
- 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)
- VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS. VENT OPENINGS SHALL BE PROTECTED BY CORROSION-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)
- OPEN ROOF EAVES SHALL MEET ONE OF THE FOLLOWING:
  - NONCOMBUSTIBLE MATERIAL OR
  - IGNITION-RESISTANT MATERIAL OR
  - ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING
  - 1-HOUR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK (RESIDENTIAL CODE R327.7.4 AND BUILDING CODE 707A.4)
- ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS SHALL MEET ONE OF THE FOLLOWING:
  - NONCOMBUSTIBLE MATERIAL OR
  - IGNITION-RESISTANT MATERIAL OR
  - ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING
  - 1-HOUR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK
  - CONFORM TO PERFORMANCE STANDARD SFM 12-7A-3 (RESIDENTIAL CODE R327.7.5 AND BUILDING CODE 707A.5)
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL MEET ONE OF THE FOLLOWING:
  - MULTIPLE GLAZING UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR
  - GLASS BLOCK UNITS OR
  - HAVE A FIRE-RESISTANCE RATING OF NO LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257 OR
  - MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-2 (RESIDENTIAL CODE R327.8.2.1 AND BUILDING CODE 708A.2.1)
- EXTERIOR DOOR ASSEMBLIES SHALL MEET ONE OF THE FOLLOWING:
  - THE EXTERIOR SURFACE OR CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL OR
  - 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
  - MINIMUM 20 MINUTE FIRE RESISTANCE RATING WHEN TESTED ACCORDING TO NFPA 252 OR
  - CONFORM TO PERFORMANCE STANDARD SFM 12-7A-1 (RESIDENTIAL CODE R327.8.3 AND BUILDING CODE 708A.3)
- DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OR DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET OF THE PRIMARY STRUCTURE SHALL COMPLY WITH ONE OF THE FOLLOWING:
  - IGNITION-RESISTANT MATERIAL AND MEET SFM 12-7A-4 AND SFM 12-7A-5 OR
  - APPROVED NONCOMBUSTIBLE CONSTRUCTION OR
  - 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
  - EXTERIOR FIRE RETARDANT TREATED WOOD CONSTRUCTION (RESIDENTIAL CODE R327.9.1 AND BUILDING CODE 709A.3), CHOICEDEK BY ADVANCE ENVIRONMENTAL RECYCLING TECHNOLOGIES, INC. ICC-ES ESR-2388 COLOR: BEACH HOUSE GRAY.
- 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:
  - IGNITION-RESISTANT MATERIAL CONSTRUCTION OR
  - NONCOMBUSTIBLE MATERIAL
  - ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION.
  - THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR.
  - MEET THE PERFORMANCE STANDARDS OF SFM 12-7 A-3 (RESIDENTIAL CODE R3217.7.7 AND BUILDING CODE 707.A.7)
- UNDERFLOOR AREAS SHALL BE ENCLOSED TO THE GRADE WITH EXTERIOR WALLS, EXCEPT AS FOLLOWS:
  - IGNITION-RESISTANT MATERIAL CONSTRUCTION OR
  - NONCOMBUSTIBLE MATERIAL TYPE IV CONSTRUCTION (HEAVY TIMBER, HTJ 4 X 6)
  - ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR.
  - THE EXTERIOR PORTION OF A 1 HOUR FIRE RESISTIVE WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE FLOOR.
  - MEET THE PERFORMANCE STANDARDS OF SFM 12-7A-3 (RESIDENTIAL CODE R327.7.8 AND BUILDING CODE 707A.8)
- ANCILLARY BUILDINGS AND STRUCTURES AND DETACHED ACCESSORY STRUCTURES SHALL COMPLY WITH THE PROVISIONS OF RESIDENTIAL CODE R327.10.1 AND BUILDING CODE 710A.1.
- CLEARANCE OF BRUSH AND VEGETATIVE GROWTH SHALL BE MAINTAINED PER FIRE CODE 325
- 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 MODIFICATION 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)
- COMPLY WITH TITLE 24, 310.9.1 REGARDING FIRE WARNINGS SYSTEMS, SMOKE DETECTORS TO BE HARD WIRED WITH A BATTERY BACKUP.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4
- 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 DEPARTMENT REGULATION 5.



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PROJECT  
**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

PROJECT NUMBER  
1226 SHE POR RH  
DATE  
June 18, 2018

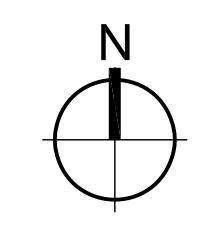


SHEET TITLE  
**Site Plan**

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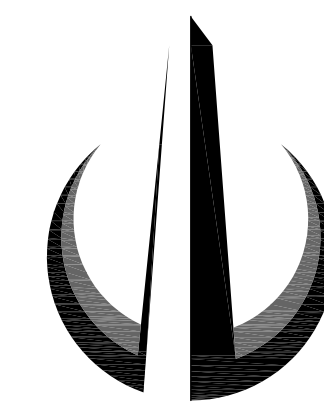
SHEET  
**A-002**

Site Plan  
SCALE: 1" = 60'-0"



See A-001





**OBELISK ARCHITECTS**  
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PROJECT

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DATE

June 18, 2018

STAMP



SHEET TITLE

**Fire Hydrant Locations**

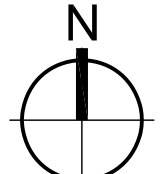
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SHEET

**A-003**

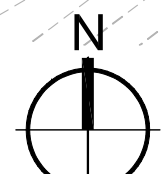


**Fire Hydrant Locations**  
SCALE: 1" = 100'-0"



**Site Plan**

SCALE: 1/8" = 1'-0"



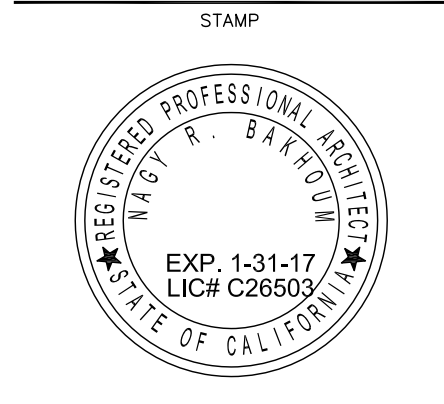


**Shen Residence**

77 Portuguese Bend Road  
Rolling Hills  
CA 90274

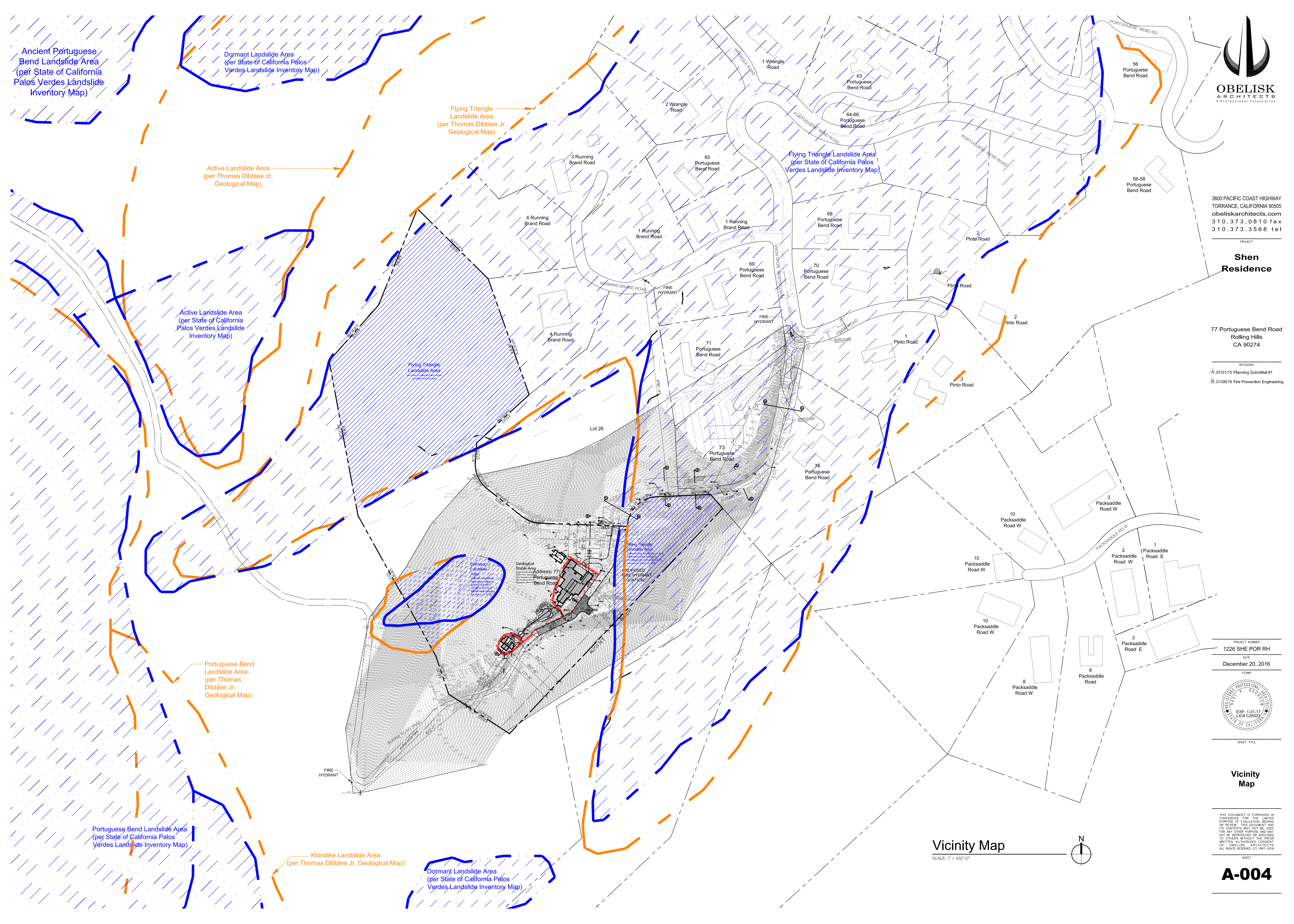
REVISIONS  
A. 07/01/15 Planning Submittal #1  
B. 01/08/16 Fire Prevention Engineering

PROJECT NUMBER  
1226 SHE POR RH  
DATE  
December 20, 2016

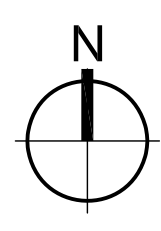


**Vicinity Map**

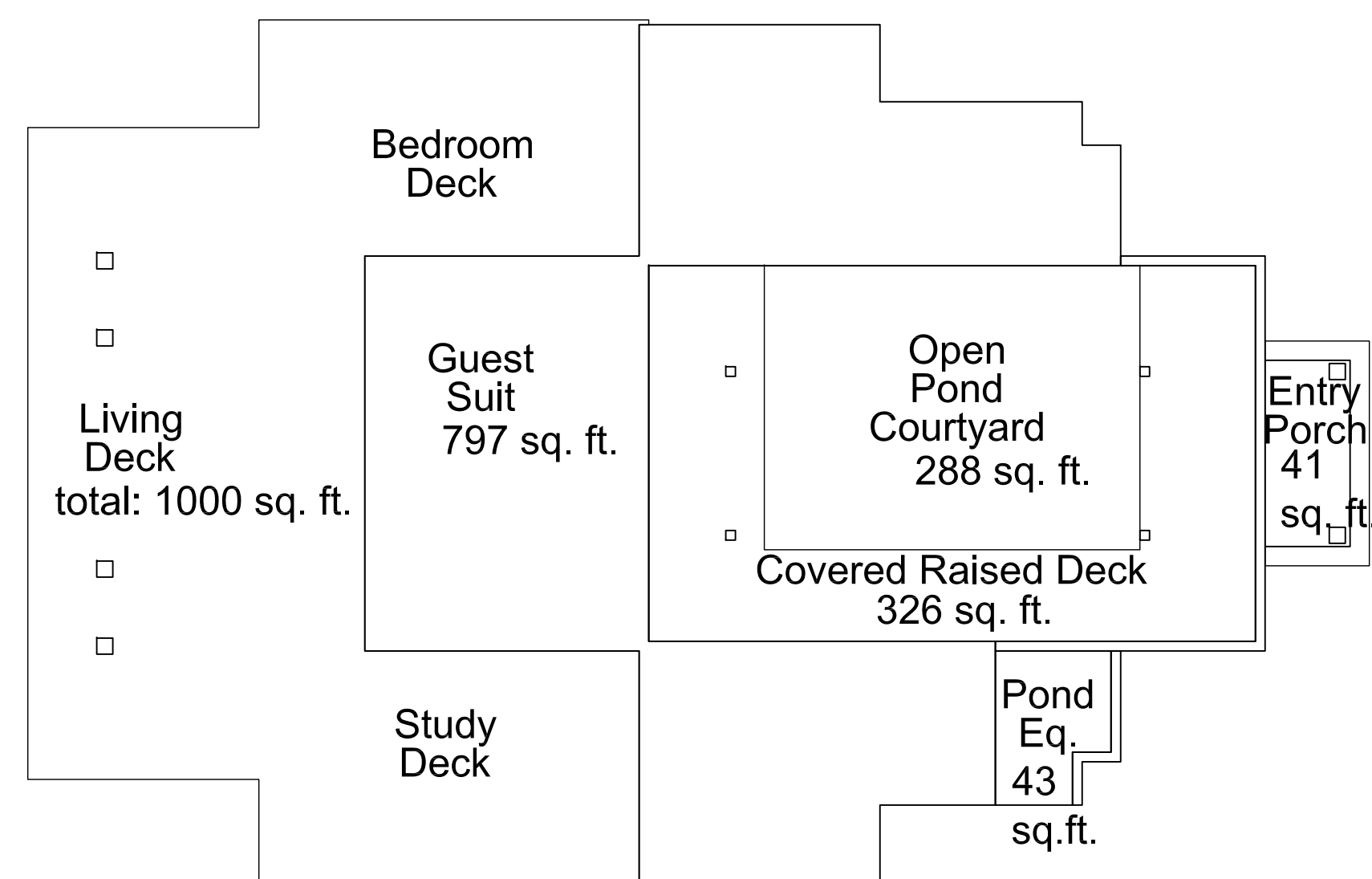
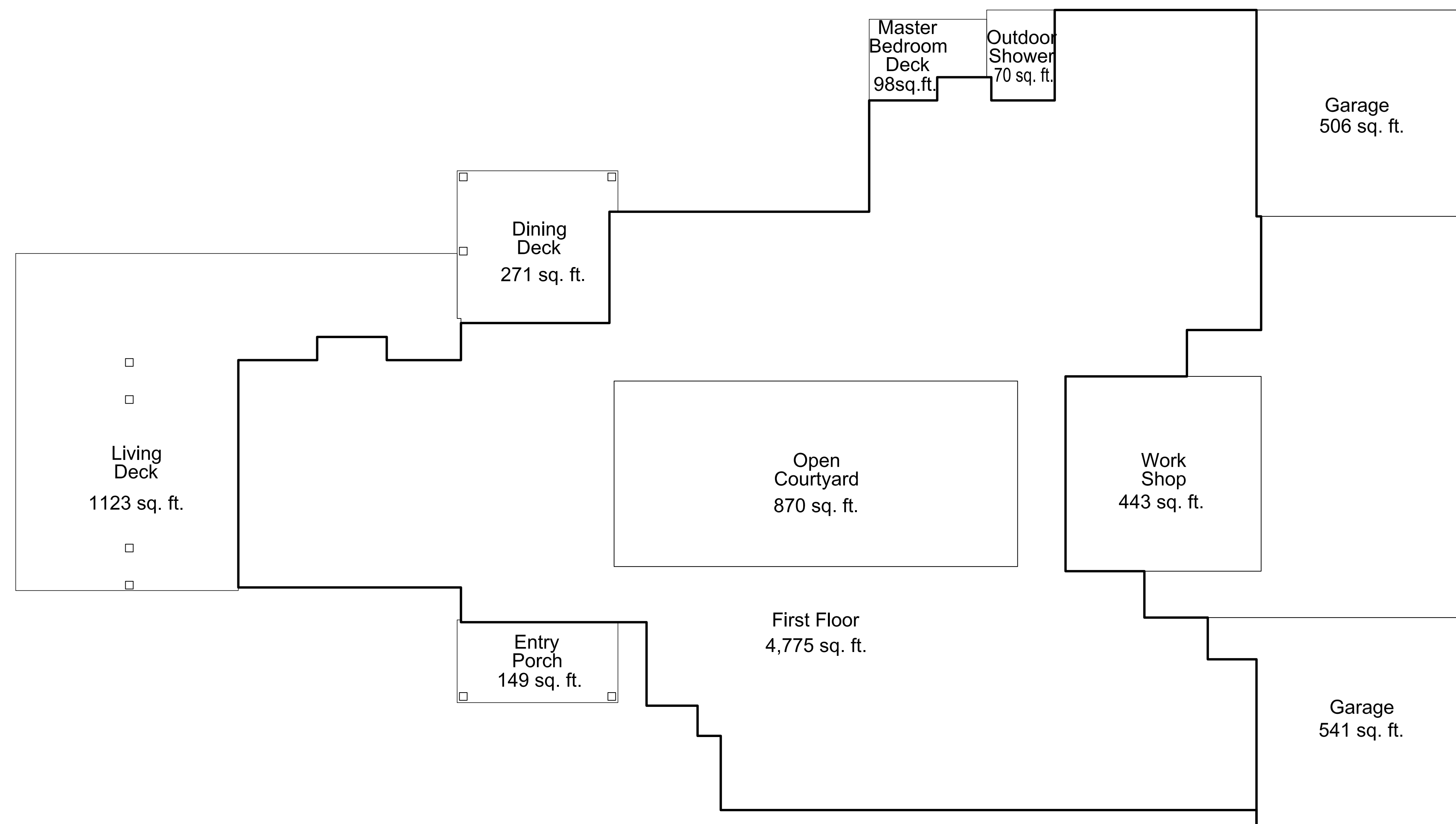
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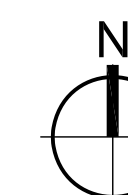
**Vicinity Map**  
SCALE: 1" = 100'-0"



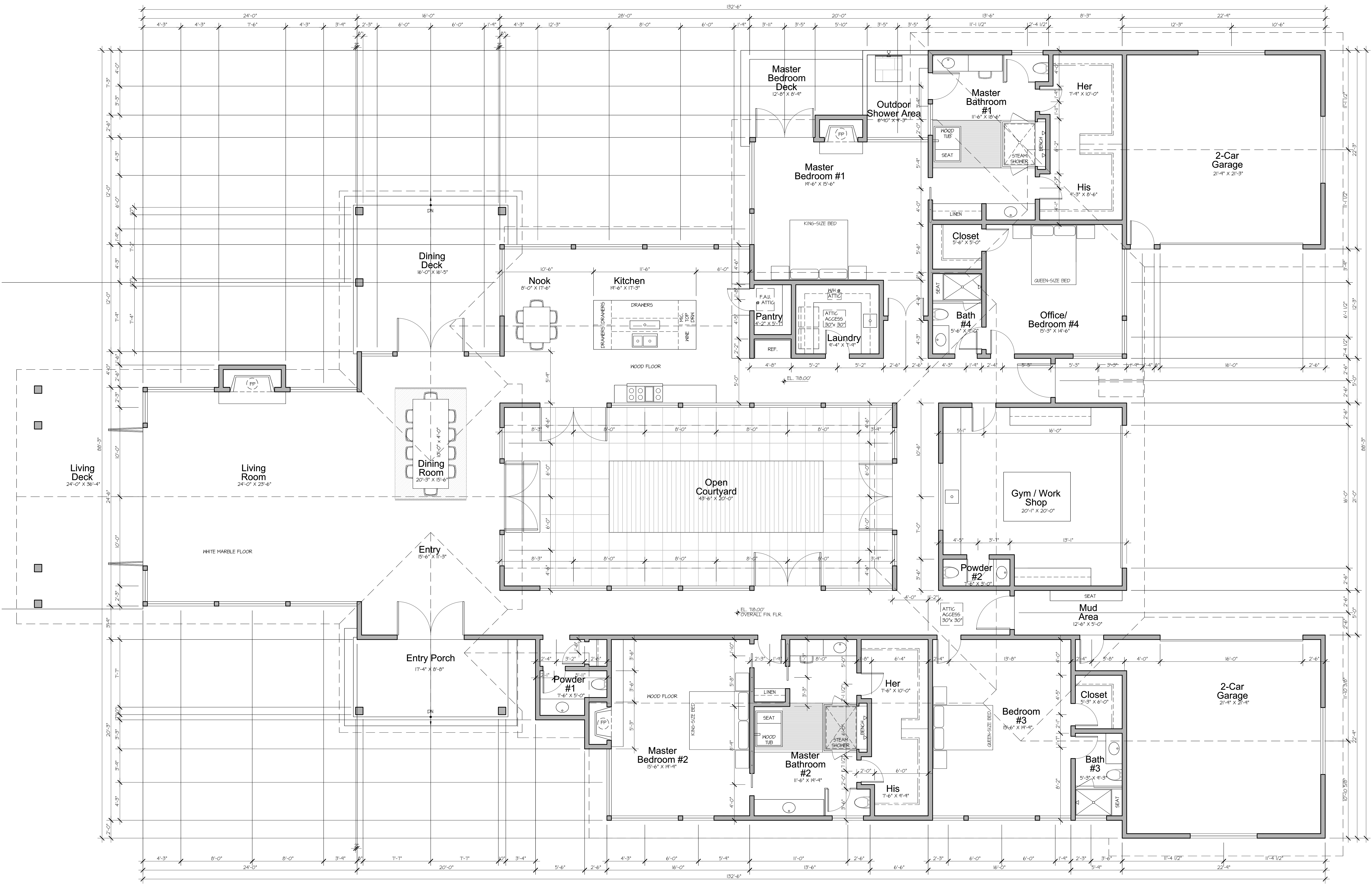




Open Courtyard	870 sq. ft.
Entry Porch	149 sq. ft.
Living Deck	1123 sq. ft. <small>uncovered: 701 sq. ft. covered: 422 sq. ft.</small>
Dining Deck	271 sq. ft.
Master Bedroom Deck	98 sq. ft.
Outdoor Shower Area	70 sq. ft.
Guest Suit	797 sq. ft.
Covered Raised Deck	326 sq. ft.
Open Pond Courtyard	288 sq. ft.
Entry Porch	41 sq. ft.
Pond Eq.	43 sq. ft.
Living / Bedroom / Study Deck	1000 sq. ft. <small>uncovered: 535 sq. ft. covered: 465 sq. ft.</small>
Future Stable and Corral	1000 sq. ft.
Trash Encl.	144 sq. ft.

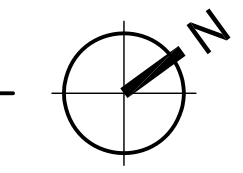






**First Floor Plan**

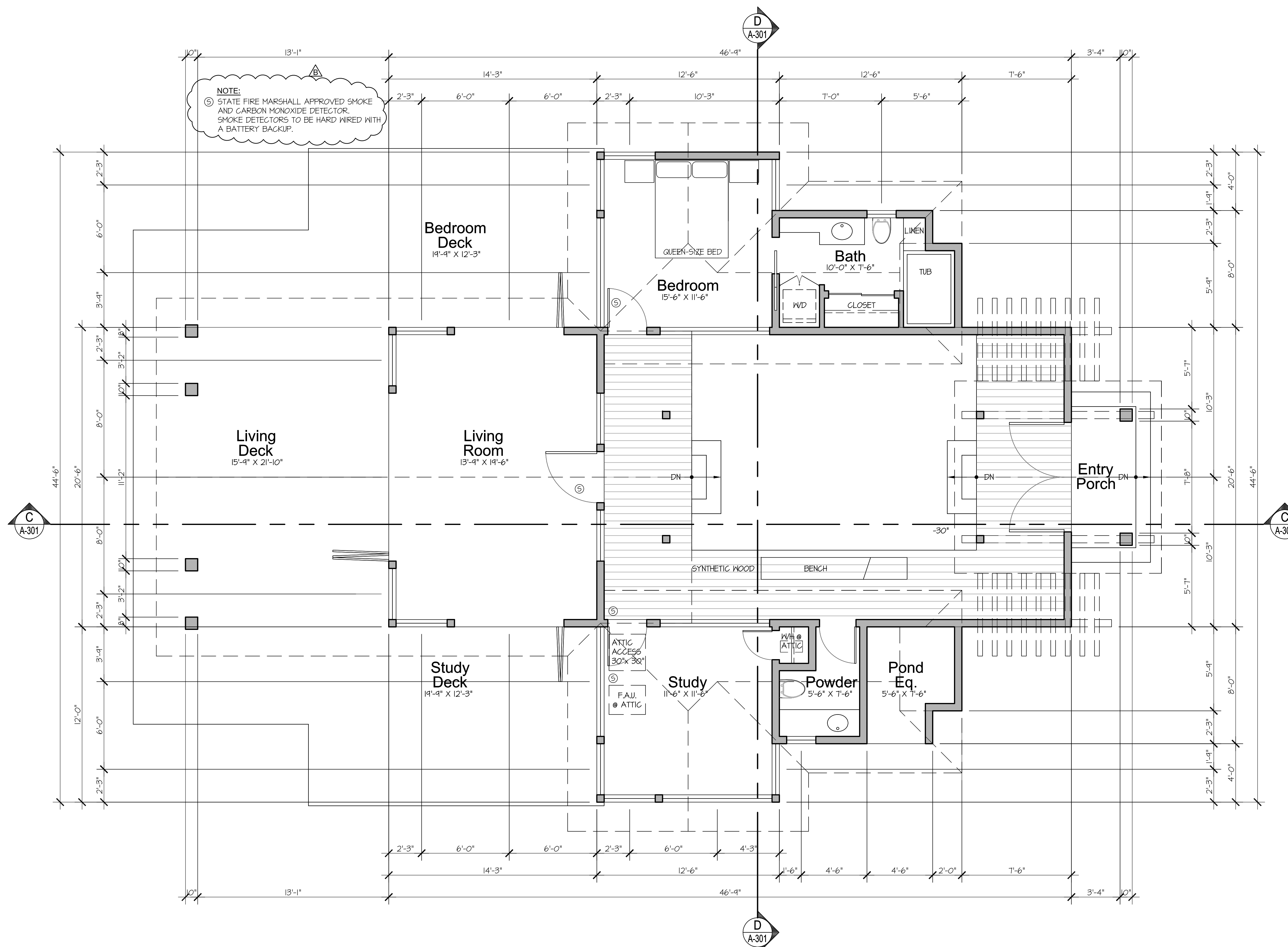
SCALE: 1/4" = 1'-0" 4,715 sq. ft. (1,490 sq. ft. Garage/Work Shop)



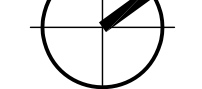


**General Floor Plan Notes:**

- ELECTRICAL:**
- PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED.
  - SMOKE ALARM AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP 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.
    - IN EACH ROOM USED FOR SLEEPING PURPOSES.
    - ON THE CEILING OR WALL OUTSIDE IMMEDIATE VICINITY SLEEPING ROOM.
    - ONE PER EVERY STORY.
  - SEE ELECTRICAL PLANS FOR ELECTRICAL, FUEL GAS, HOSE BIBB, WATER HOOKUPS, ETC. AND ADDITIONAL INFORMATION.
- MECHANICAL:**
- PROVIDE ALL NECESSARY FUEL GAS SUPPLY LINES WITH SHUT-OFF VALVES TO ALL GAS FIRED OPERATED APPLIANCES.
  - H.V.A.C. IN MECHANICAL ROOM.
  - 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 CBC 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.
  - ALL COOKING EQUIPMENT MUST BE LISTED FOR RESIDENTIAL USE.
  - COOKTOP OR RANGE - PROVIDE FUEL GAS AND/OR ELECTRICAL SUPPLY AS REQUIRED PER MANUFACTURER'S RECOMMENDATIONS.
  - METAL EXHAUST VENT HOOD @ COOKTOP OR RANGE - VERIFY VENTING REQUIREMENTS PER MANUFACTURER'S RECOMMENDATIONS.
  - PROVIDE BUILT-IN RANGE WOVEN. VERIFY VENTING REQUIREMENTS PER MANUFACTURER'S RECOMMENDATIONS.
  - 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 CBC SECTION 504.3.908. PROVIDE WITH WEATHER HOOD AND DAMPER AT EXTERIOR WALL TERMINATION.
  - PRE-FABRICATED METAL FIREBOX - HEATILATOR B-VENT FIREPLACE MODEL# RBV4236 ULF M#49597 (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 APPROVED 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 HEARTH.
  - 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.
  - 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.
  - 24"x24" LOCKABLE, COPPER, SCREENED ENCLOSURE @ EACH UNDER FLOOR ACCESS, 75% FREE VENT AREA.
  - 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.
  - GARAGE VENT - 6"x14" STAINLESS STEEL, SCREENED VENT 6" ABOVE GARAGE FLOOR, ONE PER CAR.
  - PROVIDE WHOLE HOUSE INDOOR AIR QUALITY VENTILATION BY MEANS OF CONTINUOUS EXHAUST VENTILATION, SUPPLY VENTILATION OR A COMBINATION OF BOTH EXHAUST AND SUPPLY VENTILATION IN EACH INDIVIDUAL DWELLING UNIT. SPECIFY THE REQUIRED CFM PER 2013 CALIFORNIA ENERGY CODE SECTION 150 (I) AND ASHRAE 62.2. IDENTIFY THE MECHANICAL APPLIANCE PROVIDING THE CONTINUOUS VENTILATION.
  - 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 COMPLIANCE WITH THE WATER HEATER'S LISTED INSTALLATION INSTRUCTIONS AND THE 2013 CALIFORNIA PLUMBING CODE. (NAVEN NPE 240 TANKLESS WATER HEATER OR EQUAL)
  - PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK ACTING VALVES OF THE WASHER, DISHWASHER, ETC. PER CPC SECTION 808.10.
  - 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.
  - 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.
  - A 12"x12" MIN. ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLP JOINTS PER CPC 405.2.
  - PROVIDE PRESSURE BALANCED OR THERMOSTATIC MIXING CONTROL VALVES AT SHOWERS AND TUB-SHOWERS PER CPC 420.
  - REFRIGERATOR/FREEZER - PROVIDE PURIFIED COLD WATER SUPPLY LINE TO ICE MAKER WITH RECESSED SHUTOFF VALVE WITH FILTERED WATER UNIT LOCATED ADJACENT TO APPLIANCE.
  - PROVIDE RECESSED HOT AND COLD WATER, DRAIN STANDPIPE & J.R. SMITH FLOOR DRAIN, OR APPROVED EQUAL, @ CLOTHES WASHER. PROVIDE AN APPROVED TRAP PRIMER.
  - ALL HOSE BIBBS MUST BE PROTECTED BY AN ANTI-SIPHON DEVICE.
  - PROVIDE GALVANIZED METAL DRAIN FRAMES OR OTHER DEVICES FOR LAUNDRY ROOM, WATER HEATERS & DISHWASHERS.
  - 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.
  - 4" SEWER LINE SHALL BE USED FOR THE BUILDING.
- INSULATION:**
- 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:**
- 24" CLEAR IN FRONT OF WATER CLOSETS AND 30" MINIMUM WIDE WATER CLOSET COMPARTMENT (CBC SECTION 2904)
  - SLAB COUNTERTOP WITH BACKSPASH @ BATHROOMS, COLOR AND PATTERN BY OWNER.
  - GRANITE SLAB COUNTERTOP WITH FULL BACKSPASH @ KITCHEN. COLOR BY OWNER.
  - 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".
  - 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 APPROVED EQUAL.
  - HOT MOPPED SHOWER PAN WITH A DROP DOWN DAM. MINIMUM AREA 1.024 SQUARE INCHES AND 30" DIAMETER CLEAR PER CPC 408.5. CONTRACTOR TO LEAK TEST PRIOR TO INSTALLING FINISHES.
  - SHOWERS AND WALLS ABOVE BATHTUBS WELL SHOWERS HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. (1210.3 CBC)
  - WALL FINISH @ SHOWER OR TUBSHOWER - 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.
- INTERIOR WALLS:**
- COMPARTMENTED MEDICINE CABINET WITH BEVELED GLASS MIRROR IN BATHROOMS WHERE SHOWN.
  - 5/8" GYPSUM BOARD INTERIOR FINISH, FASTENED TO WALLS AND CEILING WITH DRYWALL SCREWS AND TWO SKIM FINISH COATS OF GYPSUM.
  - ALL UNDER STAR AREA WALLS AND CEILING TO BE PROVIDED WITH 5/8" TYPE "X" GYPSUM BOARD, 1-HR. FIRE RESISTIVE CONSTRUCTION PER CBC SECTION 1003.3.3
  - 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:**
- 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 PERMANENT LABEL AS TEMPERED.
  - 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.
  - 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.
  - ALL WINDOW AND SLIDING GLASS DOOR ASSEMBLIES MUST BE DUAL-PANED AND ALUMINUM FRAME OR HAVE A MAXIMUM U-VALUE OF 0.67.
  - ALL DOORS, WINDOWS, AND LOCKS TO COMPLY WITH CBC APPENDIX CHAPTER 10 - BUILDING SECURITY.
  - FLAT, SAFTY GLAZED SKYLIGHT BY VELUX (ICBO #NER216) OR APPROVED EQUAL.
  - 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. (408.1.4 CBC)
  - MIRRORED WARDROBE DOORS TO BE SAFETY GLAZING.
- DECKS:**
- TILE OR STONE OVER DEX-O-TEX WATERPROOF MEMBRANE (ICG# ESR 1757) OR APPROVED EQUAL.



**Guest Suite Floor Plan**

SCALE: 1/4" = 1'-0" 791 sq. ft. 

**Floor Plan Notes:**

- EXTERIOR WALL PROTECTION & OPENING PROTECTION:**
- NEW DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION.
    - EXTERIOR WALLS LESS THAN 5'-FEET OF PROPERTY LINE SHALL BE ONE-HOUR RATED PER ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES.
    - PROJECTIONS THAT EXTEND BETWEEN 2'-FT AND LESS THAN 3'-FT OF THE PROPERTY SHALL HAVE A ONE-HOUR FIRE PROTECTION ON THE UNDERSIDE. PROJECTIONS CANNOT EXTEND CLOSER THAN 2'-FT OF THE PROPERTY LINE.
    - OPENINGS ARE NOT ALLOWED WHEN WALLS ARE CLOSER THAN 3'-FT TO THE PROPERTY LINE.
  - ENCLOSED ATTIC AND RAFTER SPACES IN CATHEDRAL CEILINGS SHALL HAVE CROSS-VENTILATION WHERE VENTILATION IS REQUIRED.
    - THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE SPACE VENTILATED.
    - VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16" MINIMUM AND 1/4" MAXIMUM AND PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL.
    - A MINIMUM OF A 1" SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.
- FIRE OCCUPANCY SEPARATIONS & OPENING PROTECTION:**
- FIRE SEPARATIONS OR THE SEPARATION:
    - A MINIMUM 1/2" GYPSUM BOARD ON THE GARAGE SIDE OF SEPARATION WALLS AND STRUCTURES SUPPORTING PROTECTED FLOOR/CEILING ASSEMBLIES FROM THE RESIDENCE AND ATTICS FOR ATTACHED GARAGES
    - A MINIMUM 5/8" TYPE "X" GYPSUM BOARD ON THE GARAGE SIDE OF FLOOR/CEILING ASSEMBLIES SUPPORTING HABITABLE ROOMS ABOVE FOR ATTACHED GARAGES.
    - DETACHED GARAGES THAT ARE LESS THAN 3'-FT FROM A DWELLING UNIT SHALL HAVE A MINIMUM 1/2" GYPSUM BOARD ON THE EXTERIOR WALLS THAT ARE WITHIN THIS AREA.
  - DOORS BETWEEN THE GARAGE AND DWELLING MUST BE SELF-CLOSING AND SELF-LATCHING AND BE: [R302.5.1]
    - SOLID WOOD DOORS NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR
    - SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1-3/8 INCH IN THICKNESS, OR
    - A 20-MINUTE FIRE-RATED DOOR.
  - GARAGE FLOORS SHALL BE OF NONCOMBUSTIBLE MATERIAL AND SLOPED TO DRAIN TOWARD THE GARAGE DOORS.
- MEANS OF EGRESS:**
- BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. LOCATE AND IDENTIFY THE REQUIRED OPENINGS AND SPECIFY: [R310]
    - MAXIMUM SILL HEIGHT OF 44 INCHES, OPENING WITH SILLS BELOW THE ADJACENT GRADE SHALL HAVE A WINDOW WELL.
    - MINIMUM NET CLEAR OPENING AREA OF 5.7 SF, HEIGHT OF 24 INCHES, WIDTH OF 20 INCHES.
  - PROVIDE AT LEAST ONE EXTERIOR SIDE-HINGED DOOR WITH A MINIMUM OF 3'-0" WIDE BY 6'-0" HIGH AND PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES FOR EACH DWELLING UNIT.
- LANDINGS & STAIRWAY & GUARDRAILS:**
- LANDINGS OR FLOORS SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD.
  - THE EXTERIOR LANDING SHALL NOT BE MORE THAN 1-3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.

- WIDTH SHALL NOT BE LESS THAN 36 INCHES.
  - MAXIMUM RISER HEIGHT OF 7-3/4 INCHES AND MINIMUM RUN OF 10 INCHES.
  - A MINIMUM 36" LONG LANDING AT THE TOP AND BOTTOM OF STAIRS.
  - ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL COMPLY WITH THE FOLLOWING: [R303.6]
    - ARTIFICIAL LIGHTING LOCATED AT THE TOP LANDINGS OF EXTERIOR STAIRWAYS, BOTTOM LANDING IF THE EXTERIOR STAIRWAY IS TO ACCESS A BASEMENT.
    - A MINIMUM 1/2" GYPSUM BOARD ON WALLS, UNDER-STAR SURFACE, AND ANY SOFFITS WITHIN ENCLOSED ACCESSIBLE SPACE UNDER STAIRS.
  - SMOKE (GUARDRAILS) SHALL BE IN ACCORDANCE WITH CBC SEC. 1607.1.1 TO SUPPORT A 50 PLF OR 200 POUND POINT LOAD.
    - A HARDWIRED, INTERCONNECTED SMOKE ALARMS WITH A BATTERY BACKUP AT THE FOLLOWING REQUIRED LOCATIONS:
      - IN EACH SLEEPING ROOM.
      - OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS.
    - ON EACH FLOOR OF MULTISTORY DWELLING.
    - IN BASEMENTS.
    - IN HABITABLE ATTICS.
  - A HARDWIRED CARBON MONOXIDE ALARM WITH A BATTERY BACKUP AT THE FOLLOWING LOCATIONS:
    - OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    - ON EACH FLOOR OF MULTISTORY DWELLING.
    - IN BASEMENTS.
- VERY HIGH FIRE HAZARD SEVERITY ZONE (R327):**
- THE USE OF PAINTS, COATING, STAINS, OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVAL METHOD OF PROTECTION IN VPHSZ.
  - 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/wluproducts.pdf>
  - PLANS SHALL NOT REFLECT ANY CONDITIONS CONTRARY TO THE STANDARD NOTES OR SEC. R327.
- ROOFING:**
- 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 ASTM E108 OR UL 790 AND ATTACHMENT SHALL BE ADEQUATE FOR 85 MPH WIND LOADS.
  - ROOF VALLEY FLASHING SYSTEM: 28 GAGE GALVANIZED METAL OVER MINIMUM 72-POUND MINERAL-SURFACED CAP SHEET AT LEAST 36 INCHES WIDE.
  - IF ROOF GUTTERS ARE PROVIDED, SPECIFY THE METHOD OF PREVENTING ACCUMULATION OF LEAVES OR DEBRIS.

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    - ARTIFICIAL LIGHTING LOCATED AT EACH LANDING OF INTERIOR STAIRWAYS.
    - VENTS SHALL NOT BE INSTALLED ON THE UNDERSIDE OF EAVES AND CORNICES.
    - VENTS MAY BE INSTALLED ON THE UNDERSIDE UNDER THE FOLLOWING CONDITIONS:
      - 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.
  - EXTERIOR COVERINGS (WALLS AND UNDERSIDES OF HORIZONTAL CONSTRUCTION):
    - THE EXTERIOR WALL COVERING AND EXPOSED UNDERSIDE OF THE EAVE ARE OF NONCOMBUSTIBLE MATERIAL OR IGNITION-RESISTANT MATERIALS. THE IGNITION-RESISTANT MATERIALS 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 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.
    - 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"
    - EXTERIOR PORCH CEILING, FLOOR PROJECTIONS, UNDERFLOOR AREAS AND PROJECTING OR OVERHANGING APPENDAGES 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.
  - EXTERIOR 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 DECKS 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 TIMBER.
- FIREPLACES & CHIMNEYS:**
- WOOD BURNING FIREPLACES ARE NOT PERMITTED BY THE AIR QUALITY MANAGEMENT DISTRICT (RULE 445).
  - SEE ADDITIONAL FIREPLACE REQUIREMENTS IN THE OUTSIDE WALLS SECTION.
  - ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE (CAL GREEN 4.503).
  - WOOD BURNING FIREPLACES ARE NOT ALLOWED IN SOUTHERN CALIFORNIA, RULE #445 AQMD.

- 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.
  - THE CHIMNEY SHALL EXTEND AT LEAST 3 FEET ABOVE THE HIGHEST POINT WHERE IT PASSES THROUGH A ROOF AND AT LEAST 12 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.
  - TYPE "B" AND "BW" GAS VENTS WITH A LISTED CAP OR ROOF ASSEMBLY MAY TERMINATE ONE FOOT ABOVE THE ROOF (UP TO 6-1/2 SLP) PROVIDED THEY ARE AT LEAST EIGHT FEET FROM A VERTICAL SURFACE.(802.8.2)
  - DECORATIVE APPLIANCES IN VENTED FIREPLACES AND/OR VENTED GAS FIREPLACE SHALL NOT BE INSTALLED IN BATHROOMS OR BEDROOMS UNLESS THE APPLIANCE SYSTEM IS:
    - LISTED, SPECIFY THE MANUFACTURER AND THE LISTING AGENCY, AND
    - THE BATHROOM OR BEDROOM HAS THE REQUIRED VOLUME IN ACCORDANCE WITH CMC SEC. 701.2. PROVIDE CALCULATION TO JUSTIFY THE REQUIRED COMBUSTION AIR.
    - 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.
    - DIRECT-VENT GAS FIREPLACES MAY BE INSTALLED IN BATHROOMS OR BEDROOMS.
  - MASONRY OR FACTORY-BUILT FIREPLACES SHALL HAVE ALL OF THE FOLLOWING:
    - CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
    - A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE WHICH IS AT LEAST 6 SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE OPERABLE AND TIGHT-FITTING DAMPER OR COMBUSTION - CONTROL DEVICE.
    - A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. EXCEPTION: WHEN A GAS LOG, LOG LIGHTER OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN.
- ELECTRICAL:**
- 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.
- NOTES:**
- A MINIMUM OF 50% OF ALL CONSTRUCTION AND DEMOLITION MATERIAL MUST BE RECYCLED AND VERIFICATION PROVIDED TO THE BUILDING INSPECTOR AND CITY STAFF. ALL HAZARDS ARE REQUIRED TO OBTAIN A C&D PERMIT FROM THE CITY. THE PERMIT FEE IS \$25 PER JOB.
  - 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.

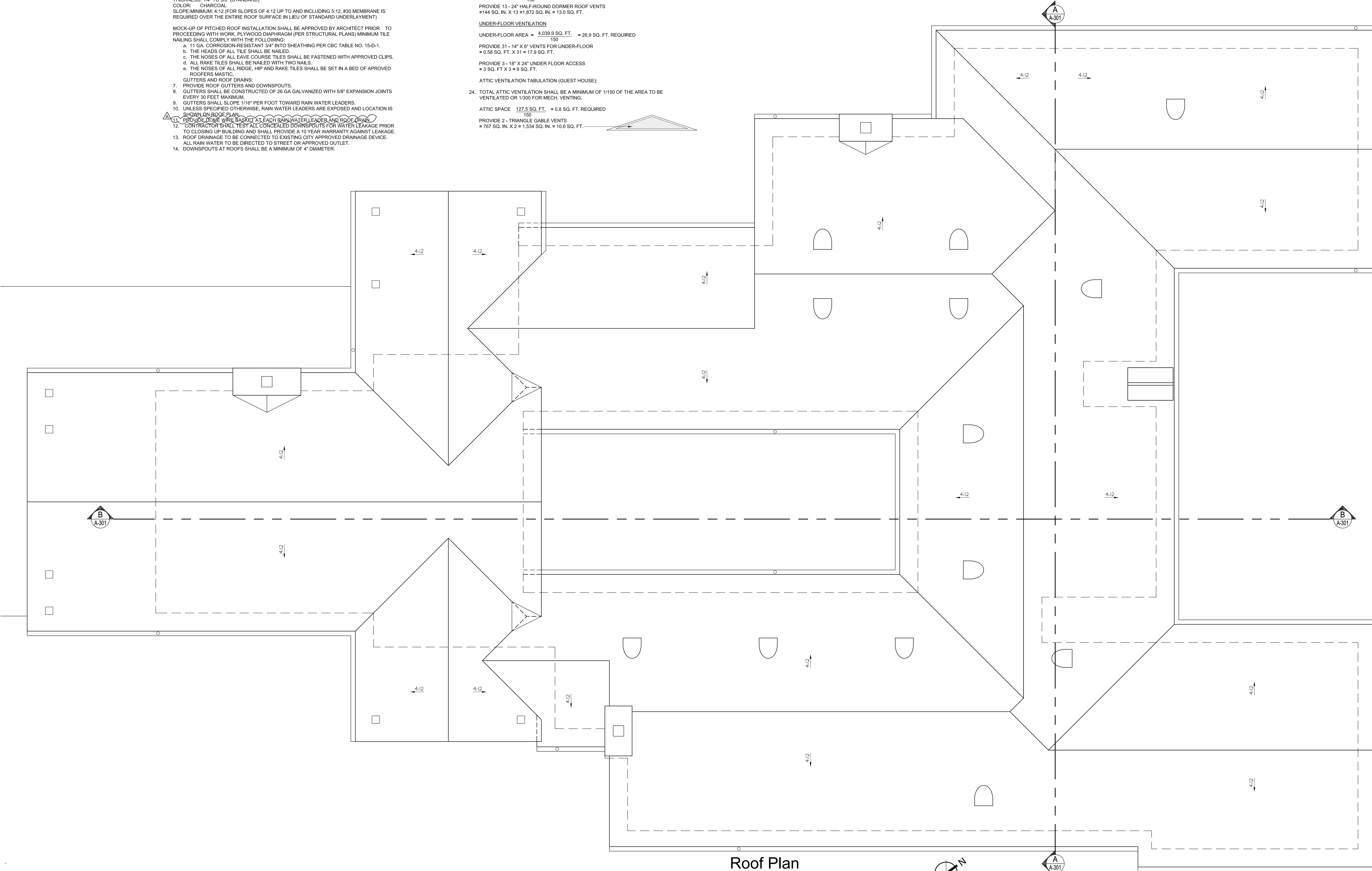


**Roof Plan Notes:**

- ROOF SLOPE:**
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 GUTTERS.
  3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
  4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS.
  5. CONTRACTOR TO VERIFY CONFORMANCE TO REQUIRED BUILDING HEIGHTS AND BUILDING ENVELOPES. PROVIDE CERTIFIED SURVEY OF REQUIRED BUILDING HEIGHT. INFORM ARCHITECT OF ANY DISCREPANCIES.
- ROOF MATERIAL:**
- ROOF TO BE CLASS "A"
  - AMERICAN SLATE: GREAT SMOKIES
  - ASTM C406 S1 RATING (ALL COLORS)
  - WIND-DRIVEN RAIN, TAS 100-95
  - UPLIFT RESISTANCE TEST TAS 125-03, UL-560, UL 1897 (UPLIFT TO 163 PSF)
  - CLASS A FIRE RESISTANCE, UL 790, REQUIRES USE OF VERSASHIELD® FIRE-RESISTANT ROOF DECK PROTECTION
- AMERICAN SLATE: GREAT SMOKIES
- WEIGHT: APPROX. 968 LBS./SQUARE  
 SIZE: 12" (STANDARD)  
 EXPOSURE: 7"  
 THICKNESS: 1/4" TO 3/8" (STANDARD)  
 COLOR: CHARCOAL  
 SLOPE: MINIMUM: 4:12 (FOR SLOPES OF 4:12 UP TO AND INCLUDING 5:12, #30 MEMBRANE IS REQUIRED OVER THE ENTIRE ROOF SURFACE IN LIEU OF STANDARD UNDERLAYMENT)
- MOCK-UP OF PITCHED ROOF INSTALLATION SHALL BE APPROVED BY ARCHITECT PRIOR TO PROCEEDING WITH WORK. PLYWOOD DIAPHRAGM (PER STRUCTURAL PLANS) MINIMUM TILE NAILING SHALL COMPLY WITH THE FOLLOWING:
- 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.
  - c. THE NOSES OF ALL EAVE COURSE TILES SHALL BE FASTENED WITH APPROVED CLIPS.
  - d. ALL RAKE TILES SHALL BE NAILED WITH TWO NAILS.
  - e. THE NOSES OF ALL RIDGE, HIP AND RAKE TILES SHALL BE SET IN A BED OF APPROVED ROOFERS MASTIC.
- GUTTERS AND ROOF DRAINS:
7. PROVIDE ROOF GUTTERS AND DOWNSPOUTS.
  8. GUTTERS SHALL BE CONSTRUCTED OF 26 GA GALVANIZED WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
  9. 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 DOME WIRE BASKET AT EACH RAIN WATER LEADER AND ROOF DRAIN.
  12. CONTRACTOR SHALL TEST ALL CONCEALED DOWNSPOUTS FOR WATER LEAKAGE PRIOR 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.
  14. DOWNSPOUTS AT ROOFS SHALL BE A MINIMUM OF 4" DIAMETER.

- ROOF PENETRATION:**
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 VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
  16. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
  17. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATIONS SHALL BE PROVIDED WITH WR GRACE 4000 BITUMENE WRAPPING AND 24 GA. GALVANIZED METAL AND COUNTERFLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
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  19. BRING ALL PLUMBING VENTS WITHIN A RADIUS OF FIFTEEN FEET (15'-0") THROUGH THE ROOF AT ONE POINT, AND CONCEALED FROM VIEW WHERE POSSIBLE.
- 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.
  21. ATTIC DRAFTSTOPS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES.
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- ATTIC VENTILATION TABULATION (RESIDENCE):**
23. TOTAL ATTIC VENTILATION SHALL BE A MINIMUM OF 1/150 OF THE AREA TO BE VENTILATED OR 1/300 FOR MECH. VENTING.
- ATTIC SPACE  $\frac{1,943.7 \text{ SQ. FT.}}{150}$  = 12.9 SQ. FT. REQUIRED
- PROVIDE 13 - 24" HALF-ROUND DORMER ROOF VENTS = 144 SQ. IN. X 13 = 1,872 SQ. IN. = 13.0 SQ. FT.
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- PROVIDE 2 - TRIANGLE GABLE VENTS = 767 SQ. IN. X 2 = 1,534 SQ. IN. = 10.6 SQ. FT.



**Roof Plan**

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



3800 PACIFIC COAST HIGHWAY  
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**Shen Residence**

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 Rolling Hills  
 CA 90274

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

PROJECT NUMBER  
 1226 SHE POR RH  
 DATE  
 December 20, 2016  
 STAMP



SHEET TITLE

**Roof Plan**

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**A-103**



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UNDER-FLOOR VENTILATION

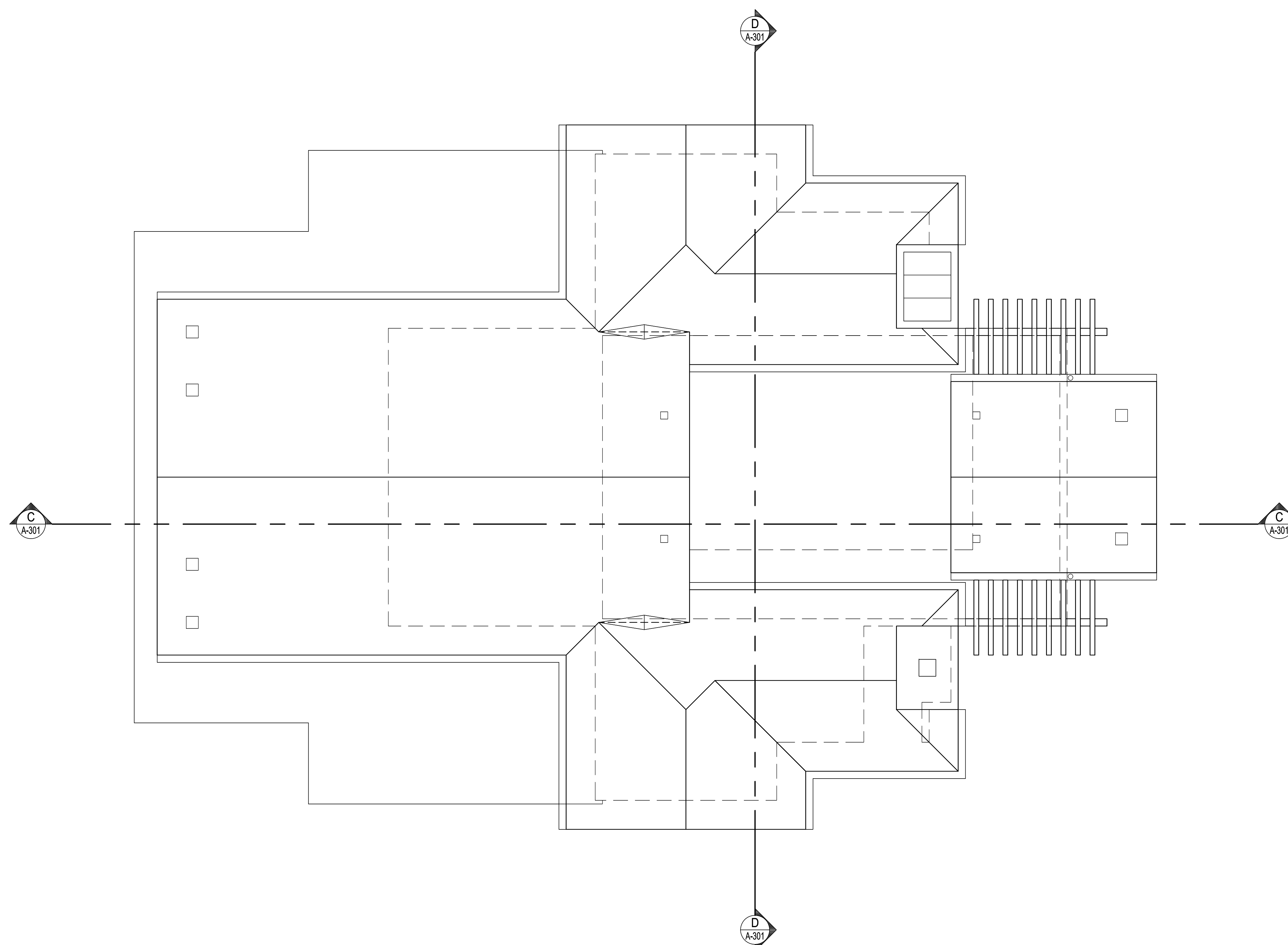
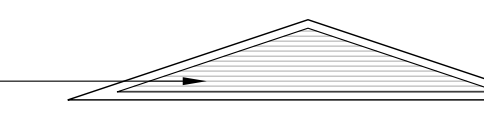
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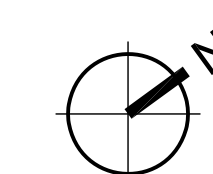
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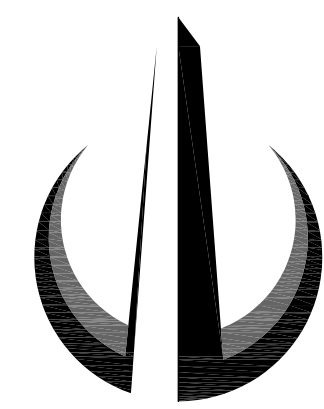


**Roof Plan**

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







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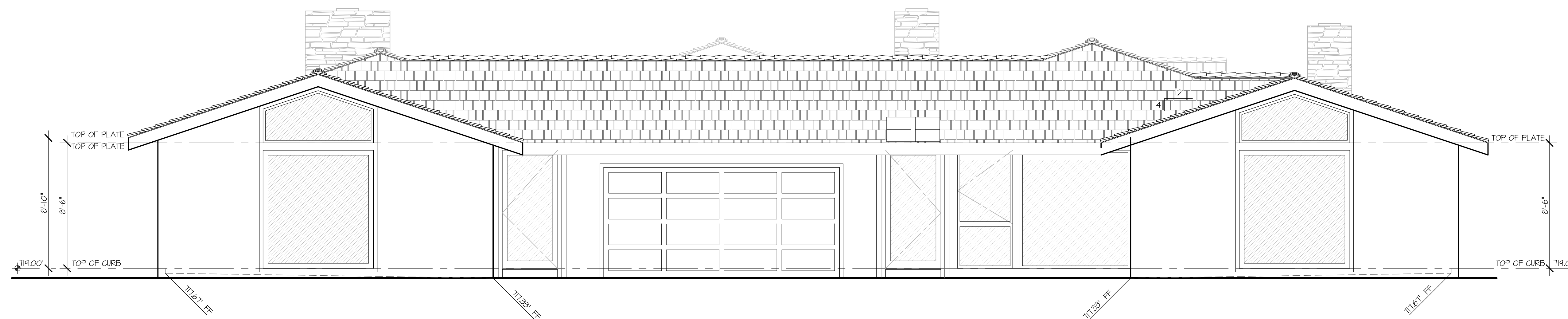
PROJECT

**Shen  
Residence**

77 Portuguese Bend Road  
Rolling Hills  
CA 90274

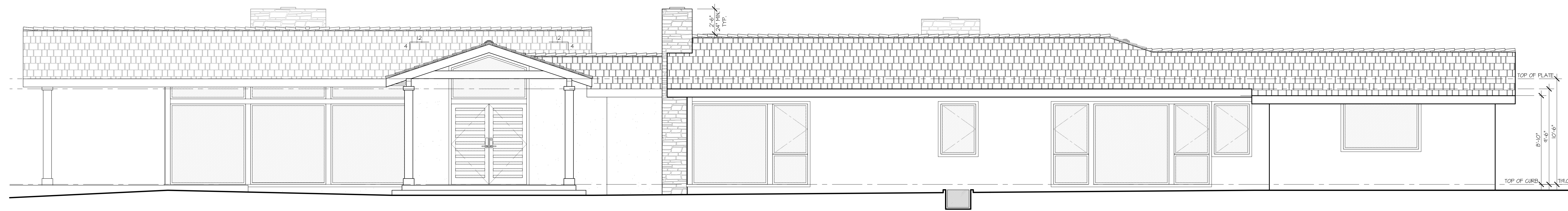
REVISIONS

- A. 07/01/15 Planning Submittal #1
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**North Elevation**

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



**East Elevation**

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

PROJECT NUMBER  
1226 SHE POR RH  
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December 20, 2016  
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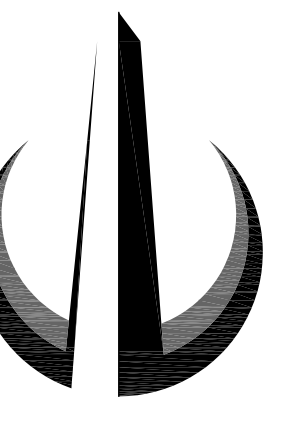
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**Exterior  
Elevations**

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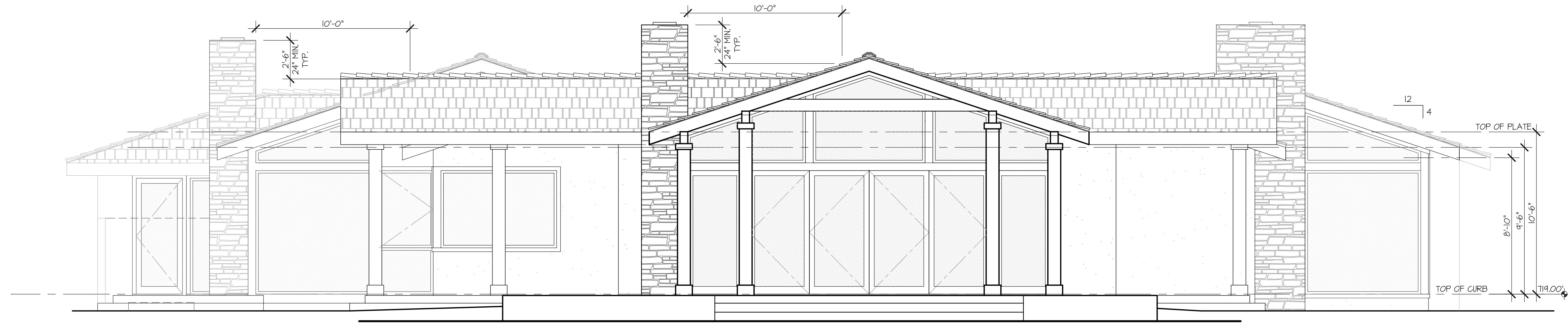
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77 Portuguese Bend Road  
Rolling Hills  
CA 90274

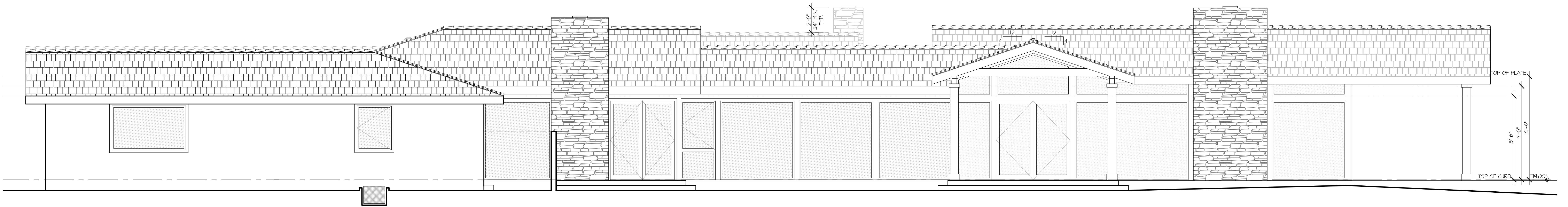
REVISIONS

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



**South Elevation**

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



**West Elevation**

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

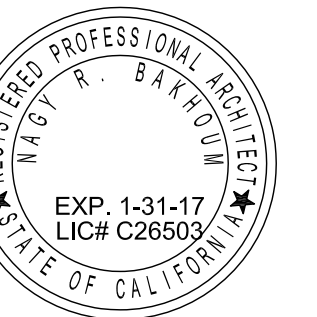
PROJECT NUMBER

1226 SHE POR RH

DATE

December 20, 2016

STAMP



SHEET TITLE

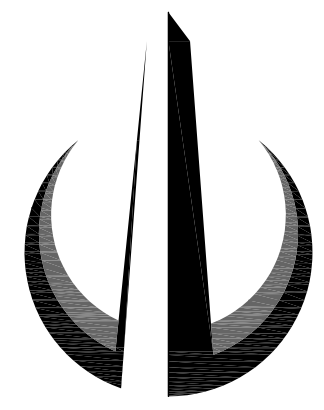
**Exterior  
Elevations**

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**A-202**





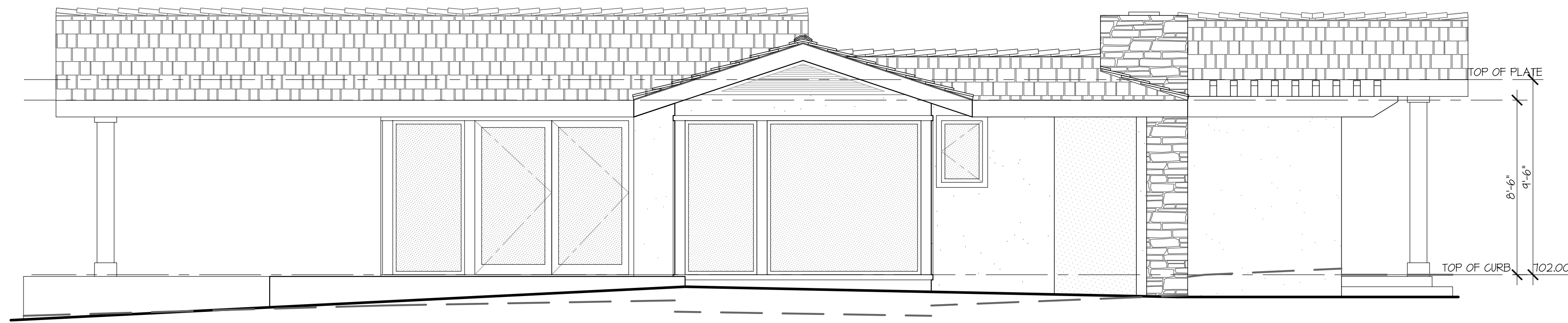
**OBELISK**  
ARCHITECTS  
A Professional Corporation

3800 PACIFIC COAST HIGHWAY  
TORRANCE, CALIFORNIA 90505  
obeliskarchitects.com  
310.373.0810 fax  
310.373.3568 tel

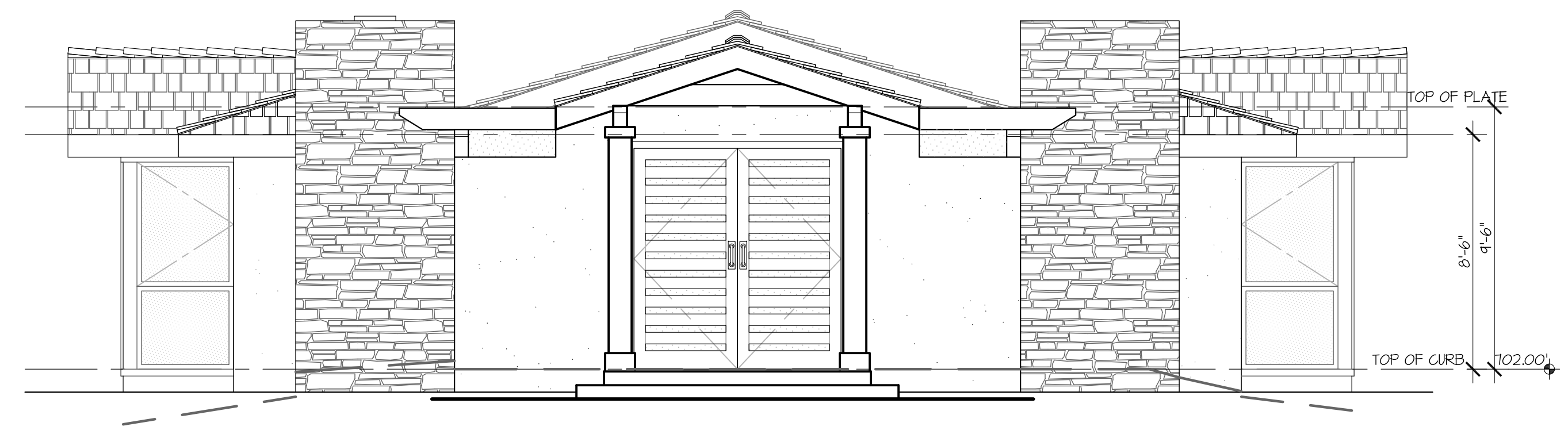
PROJECT  
**Shen  
Residence**

77 Portuguese Bend Road  
Rolling Hills  
CA 90274

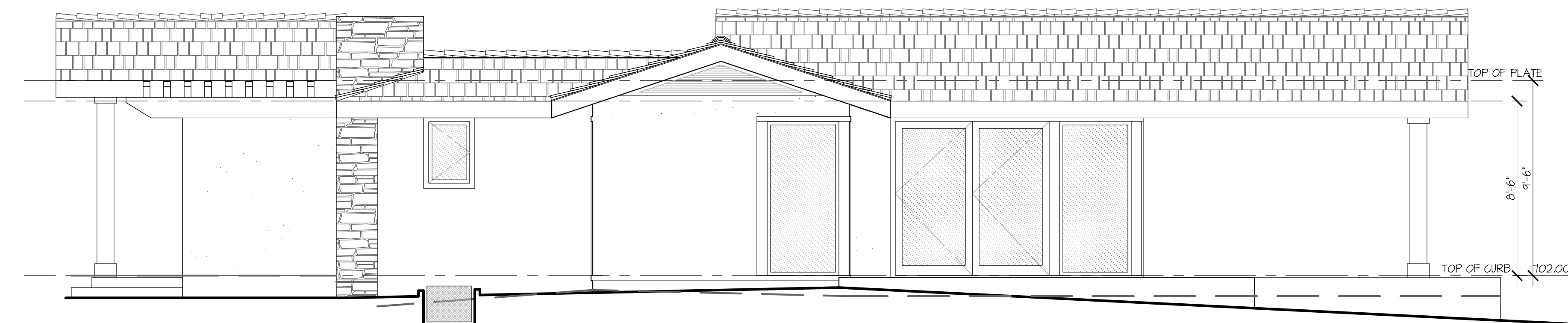
REVISIONS  
A.07/01/15 Planning Submittal #1  
B.01/08/16 Fire Prevention Engineering



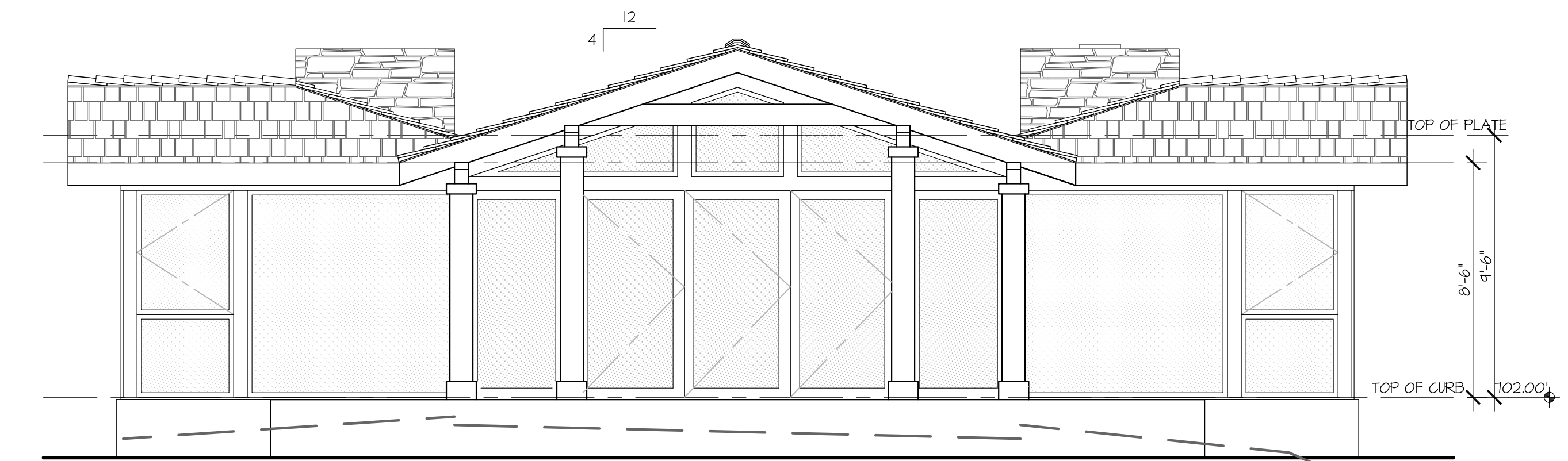
**East Elevation**  
SCALE: 1/4" = 1'-0"



**North Elevation**  
SCALE: 1/4" = 1'-0"



**West Elevation**  
SCALE: 1/4" = 1'-0"



**South Elevation**  
SCALE: 1/4" = 1'-0"

PROJECT NUMBER  
1226 SHE POR RH  
DATE  
December 20, 2016  
STAMP

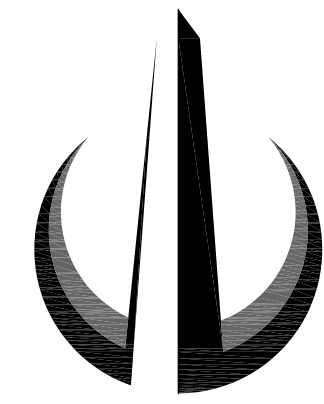


SHEET TITLE  
**Guest Suite  
Exterior  
Elevations**

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**A-203**





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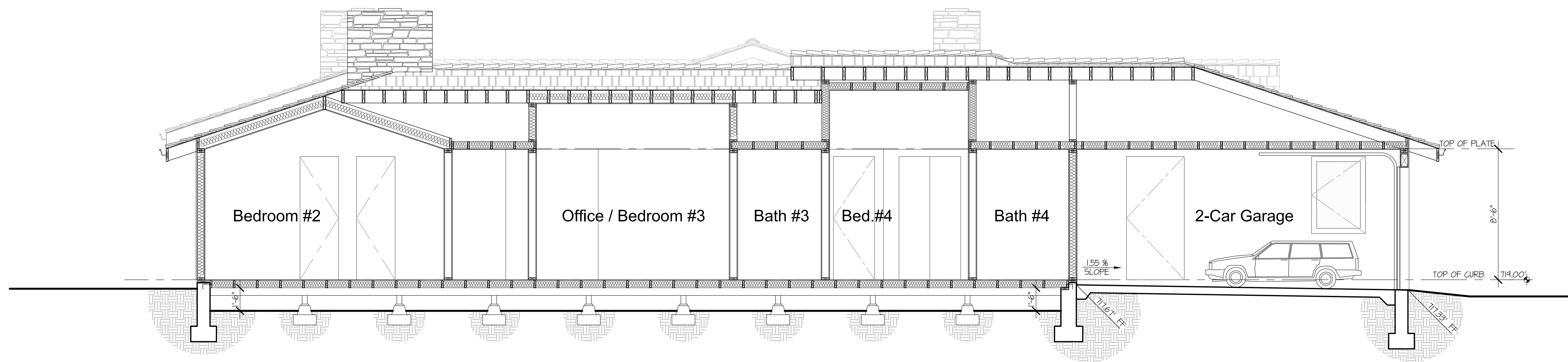
3800 PACIFIC COAST HIGHWAY  
TORRANCE, CALIFORNIA 90505  
obeliskarchitects.com  
310.373.0810 fax  
310.373.3568 tel

PROJECT

**Shen Residence**

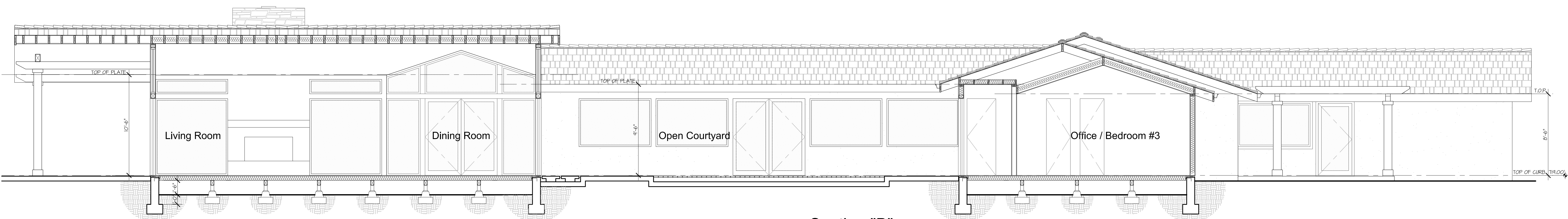
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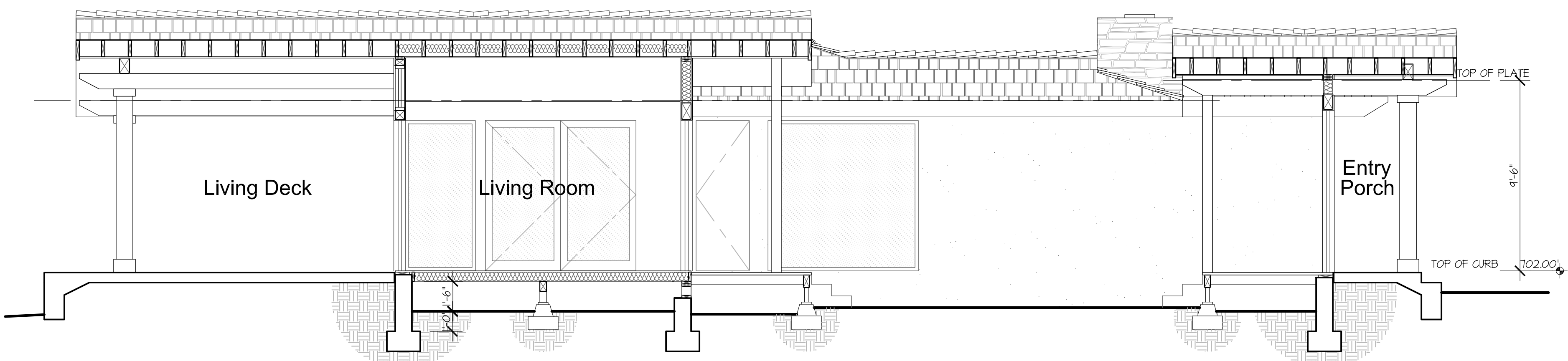
**Section "A"**

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



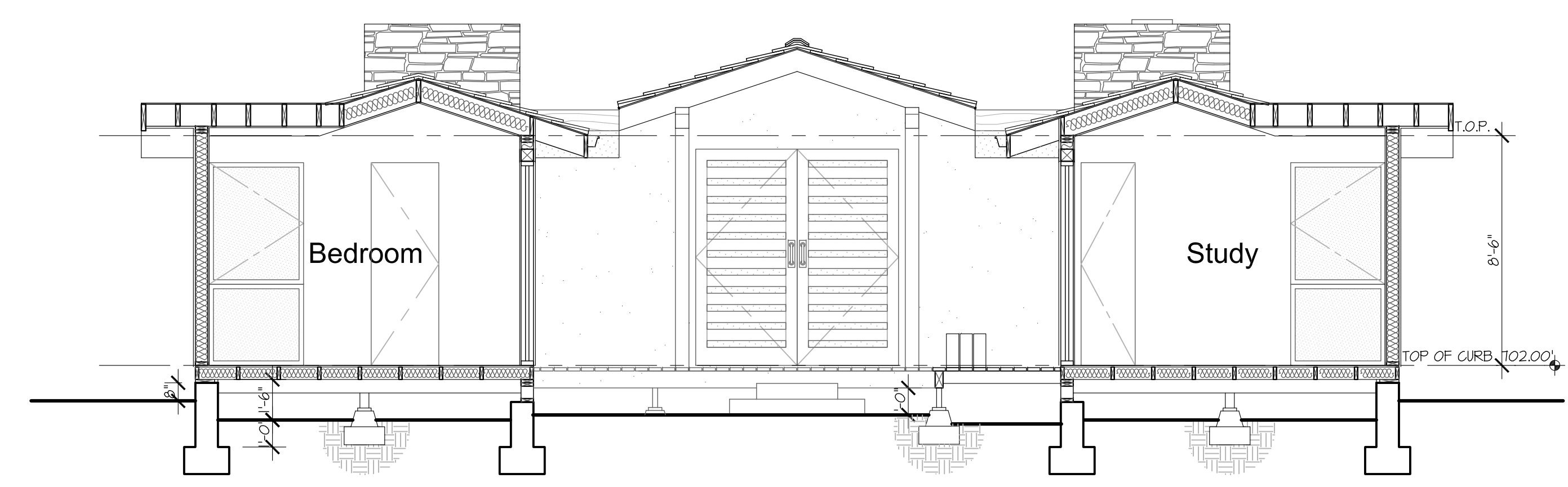
**Section "B"**

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



**Guest Suit Section "C"**

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



**Guest Suit Section "D"**

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

PROJECT NUMBER  
1226 SHE POR RH  
DATE  
December 20, 2016



SHEET TITLE

**Sections**

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**A-301**