SHEET OF

DWG. NO. : -

TITLE OF PROJECT :

GENERAL NOTES

1. ALL GRADING SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SANTA MONICA BUILDING CODE AND THE GEOTECHNICAL REPORT PREPARED BY GEODESIGN, INC., FILE NO. 2119, DATED OCTOBER 8, 2010. ALL EXCAVATED MATERIAL RESULTING FROM GRADING SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

2. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH THE SANTA MONICA BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AMENDMENTS ENACTED BY THE CITY OF SANTA MONICA AND/OR COUNTY OF LOS ANGELES.

3. IF ANY CONFLICT IN INFORMATION IS DISCOVERED WITH REFERENCES TO STANDARDS OF PERFORMANCE OR CONSTRUCTION OR WORKMANSHIP, THE MORE ONEROUS PROVISION SHALL BE DEEMED TO APPLY UNLESS OTHERWISE AGREED TO BY THE ARCHITECT.

4. THE CONTRACTOR (AND HIS SUB-CONTRACTORS) SHALL STUDY AND COMPARE THE CONTRACT DOCUMENTS AND SHALL AT ONCE REPORT TO THE ARCHITECT IN WRITING, ALL INCONSISTENCIES, ERRORS OR OMISSIONS DISCOVERED AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING THE WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK SO AFFECTED WITHOUT WRITTEN INSTRUCTIONS OF THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS OR TIME DELAYS SO CAUSED. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK WITHOUT CONTRACT DOCUMENTS OR, WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLES BEING AVAILABLE ON SITE FOR WORKERS TO REFER TO, FOR SUCH PORTION OF THE WORK.

5. CONTRACTOR SHALL PROVIDE A BLANKET ONE-YEAR GUARANTEE FOR THE TOTAL JOB WITH SEPARATE GUARANTEES FOR SPECIFIC TRADES/EQUIPMENT ITEMS, WITH THE NAMES OF LOCAL REPRESENTATIVES TO BE CONTRACTED FOR SERVICE. THE CONTRACTOR SHALL PROVIDE OPERATING AND MAINTENANCE BROCHURES AS REQUIRED. THE GUARANTEE SHALL COMMENCE WHEN THE WORK IS DEEMED SUBSTANTIALLY COMPLETE BY THE ARCHITECT.

6. CONTRACTOR SHALL PROVIDE ONE MARKED UP SET OF DRAWINGS INDICATING ALL DIFFERENCES, CHANGES, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK, BEFORE ARCHITECT'S FINAL INSPECTION.

7. WHERE SPECIFIED ITEMS LIST ONE PRODUCT ARE MENTIONED, THE CONTRACTOR MAY SUBMIT ALTERNATE MATERIALS FOR APPROVAL BY THE OWNER AND THE ARCHITECT. SUBMISSION PACKAGE SHALL CONTAIN BROCHURE, CUT SHEETS, SPECIFICATIONS, COSTS, AVAILABILITY, REFERENCES, ETC. CONTRACTOR SHALL REIMBURSE ARCHITECT FOR TIME SPENT EVALUATING ALTERNATIVES OR SUBSTITUTIONS THAT ARE SUBMITTED AFTER PROJECT CONSTRUCTION HAS COMMENCED.

8. DO NOT SCALE DRAWINGS.

9. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION AND DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK OR CONNECTING UTILITIES. CONTRACTOR SHALL LOCATE UTILITIES BY POTHOLING PRIOR TO BEGINNING CONSTRUCTION.

10. CONTRACTOR TO STAKE OUT ALL WORKS AS SHOWN ON PLANS, CONFIRM EXISTING CONDITIONS AND PROPERTY LINE LOCATIONS, AND VERIFY COMPLIANCE WITH SETBACKS AND CLEARANCES REQUIRED BY CODE.

11. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS, AND PUBLIC AND PRIVATE IMPROVEMENTS ON PROPERTY ADJACENT TO THE SITE SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK. ALL DAMAGE SO OCCURRING SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO OWNER.

12. STRUCTURAL OBSERVATION BY THE STRUCTURAL ENGINEER ARE REQUIRED BY CITY OF SANTA MONICA. A WRITTEN STATEMENT SHALL BE GIVEN TO THE BUILDING OFFICIAL, STATING THAT SITE VISITS HAVE BEEN MADE AND WHETHER OR NOT ANY OBSERVED DEFICIENCIES HAVE BEEN CORRECTED TO CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.

CONSTRUCTION

1. ALL WOOD CONSTRUCTION SHALL BE 6" MINIMUM ABOVE ADJACENT FINISH GRADE UNLESS LUMBER IS TREATED FOR SUCH APPLICATIONS.

2. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN OWNER'S REQUIREMENTS FOR SUCH BARRICADES.

3. CONTRACTOR SHALL CLEAN ALL GLASS, REMOVE STAINS, SPOTS, MARKS AND DIRT FROM ALL WORK, CLEAN ALL HARDWARE, REMOVE PAINT SPOTS AND SMEARS FROM ALL SURFACES, CLEAN ALL FIXTURES AND FLOORS AND ANY OTHER ITEMS CAUSED BY CONSTRUCTION ACTIVITIES.

4. ELECTRIC POWER, PHONES, AND TEMPORARY TOILET FACILITIES ARE TO BE PROVIDED BY THE CONTRACTOR AS NECESSARY AND AS REQUIRED BY CODE.

5. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEM.

6. CONTRACTOR SHALL PROTECT FLOOR SURFACES FROM DAMAGE AND EQUIP MOBILE EQUIPMENT WITH PNEUMATIC TIRES.

7. WHEN DEMOLITION IS REQUIRED ON SITE: 1) ALL DEBRIS SHALL BE WET AT THE TIME OF HANDLING TO PREVENT DUST; 2) NO STRUCTURAL MEMBER IN ANY STORY SHALL BE DEMOLISHED UNTIL THE STORY ABOVE IS COMPLETELY REMOVED; 3) FREE FALL DUMPING OVER EXTERIOR WALL WILL NOT BE ALLOWED FOR HEIGHT MORE THAN 25 FT.

8. ALL METAL FLASHING, GUTTER, AND DOWNSPOUT JOINTS SHALL BE LAPPED, JOINED, AND SEALED SO THAT THEY ARE WATER TIGHT AND PROVIDE FOR POSITIVE WATER FLOW.

9. CONTRACTOR SHALL COORDINATE LOCATION OF ALL UNDERGROUND UTILITIES AND CONNECTION WITH THE RELEVANT UTILITY COMPANIES.

10. CONTRACTOR SHALL PREPARE, SUBMIT AND HAVE CITY OF SANTA MONICA APPROVE ALL NECESSARY CONSTRUCTION STAGING, SITE ACCESS AND ENVIRONMENTAL PROTECTION PLANS.

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

GLAZING

1. ALL GLASS DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED TO SHOW COMPLIANCE WITH AIR INFILTRATION STANDARDS OF 1977 ANSI A134.1, A134.2, A134.3, AND A134.4.

2. GLASS DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 18" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. 91.1711(D) (HSC 25997). ALL GLAZING TO BE FULLY TEMPERED GLASS.

PLUMBING

1. ALL PLUMBING AND DRAIN LINES INDICATED ON THE PLANS IN CEILING & WALLS TO BE CAST IRON.

2. ALL PLUMBING PENETRATIONS THROUGH WALLS WHICH REQUIRE PROTECTED OPENINGS (OCCUPANCY SEPARATION WALLS, FIRE WALLS, RATED CORRIDOR WALLS AND WALLS TO CLOSE TO A REAL OR IMAGINARY PROPERTY LINE) ARE REQUIRED TO BE GALVANIZED OR CAST IRON PIPING.

3. CONTRACTOR SHALL VERIFY THAT COPPER WATER SUPPLY LINES ARE SIZED TO PROVIDE ACCEPTABLE PRESSURE AND VOLUME. CONTRACTOR SHALL CONNECT WASTE LINES TO SEWER AND PROVIDE CLEANOUTS AND VENTILATION AS REQUIRED BY THE UNIFORM PLUMBING CODE.

4. SEISMIC GAS SHUT OFF VALVES ARE TO BE INSTALLED ON EACH FUEL GAS LINE AT EACH METER.

5. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.

SOUND

1. ALL PENETRATIONS INTO SOUND RATED PARTITIONS OR FLOOR-CEILING ASSEMBLIES WILL BE SEALED WITH APPROVED PERMANENT ACOUSTIC RESILIENT SEALANT.

2. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL.

3. AN APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT WILL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALLS

4. MINERAL FIBER INSULATION WILL BE INSTALLED IN JOIST SPACES WHEREVER PLUMBING PIPING OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY FROM WITHIN A WALL. THE INSULATION SHALL BE INSTALLED TO A POINT 12" BEYOND THE PIPE OR DUCT.

5. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SEPARATION WALLS WILL BE SEPARATED HORIZONTALLY BY 24" AND BACK AND SIDES OF BOXES WILL BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED BY A MINIMUM OF 2" THICK MATERIAL FIBER INSULATION. TV, TELEPHONE AND INTERCOM OUTLETS MUST BE INSTALLED IN BOXES ACCORDINGLY.

INTERIOR ENVIRONMENT/ INTERIOR FINISHES

1. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL. (1205.1 AND 1205.3)

2. INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 802. IN ADDITION, APPLICATION ARE TO BE IN ACCORDANCE WITH SECTION 803, 804, AND TABLE 803.9.

3. ANY DECORATIONS SHALL BE NONCOMBUSTIBLE OR FLAME-RETARDANT TREATED IN AN APPROVED MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

ENERGY & CALGREEN NOTES

1. THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53 HAVE BEEN REVIEWED AND THE DESIGN SUBMITTED CONFORMS WITH THESE REGULATIONS.

2. THE CONTRACTOR SHALL PROVIDE THE OWNER A LIST OF THE HEATING, COOLING, WATER HEATING, LIGHTING AND CONSERVATION OF SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.

3. A MAINTENANCE LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR THE OWNER'S USE.

4. INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER TO COMPLY WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

5. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS FOR WHICH THE BUILDING PERMIT WAS ISSUED, AND CONFORMS WITH THE REQUIREMENTS OF CHAPTER 2-53. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED "R VALUE," AND, IF LOOSE-FILL INSULATION, THE MINIMUM INSTALLED WEIGHT PER SQ.FT. CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED "R VALUE."

6. CEILING/ROOF SHALL BE INSULATED (AS PER 2-5352 [A]) BETWEEN FRAMING MEMBERS WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-19 OR GREATER.

7. WOOD-FRAMED WALLS SHALL BE INSULATED BETWEEN FRAMING MEMBERS WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE R-13 OR GREATER.

8. ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULLY WEATHER-STRIPPED.

9. ALL OPENINGS IN THE BUILDING ENVELOPE SUCH AS FRAME, FRAMING AND PANEL JOINTS, ELECTRICAL AND PLUMBING LINE OPENINGS, AND MASONRY/WOOD FRAMING JOINTS SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT WATER AND AIR INFILTRATION.

10. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE INFILTRATION STANDARDS LISTED IN TABLE 2-53V, T-24, SECTION 2.

11. FAN OR OTHER EXHAUST SYSTEMS EXHAUSTING AIR FROM CONDITIONED SPACE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS TO PREVENT AIR LEAKAGE.

12. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

13. WATER HEATER SIZE TO BE AS PER PLUMBING DRAWINGS.

14. STORAGE TYPE WATER HEATERS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER.

15. ALL SHOWERHEADS, LAVATORY FAUCETS AND SINK FAUCETS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE APPLICABLE CALIFORNIA APPLIANCE EFFICIENCY STANDARDS. ALL PLUMBING FIXTURES & FITTINGS MUST MEET STANDARDS IN CALGREEN TABLE 5.306.6 [5.303.6 CGBSC]

16. LAMPS USED IN LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE AN EFFICACY OF NOT LESS THAN 25 LUMENS PER WATT (I.E. FLUORESCENT). LUMINAIRES WHICH ARE THE ONLY LIGHTING IN A KITCHEN OR BATHROOM WILL BE CONSIDERED GENERAL LIGHTING. LIGHTING TO BE USED ONLY FOR SPECIFIC VISUAL TASKS OR DECORATIVE EFFECT ARE EXEMPT FROM THIS REQUIREMENT. SUCH EXEMPT LIGHTING INCLUDES LUMINAIRES THAT ARE MEANT TO LIGHT ONLY A SPECIFIC TASK AREA SUCH AS A KITCHEN COUNTER OR SINK, A DINING TABLE, OR A BATHROOM MIRROR.

17. A MECHANICAL VENTILATION SYSTEM IN LIEU OF OPERABLE WINDOWS IN THE BATHROOM, TOILET ROOM AND LAUNDRY, WHICH FURNISHES FIVE AIR CHANGES PER HOUR DIRECT TO THE OUTSIDE, IS REQUIRED.

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

19. PROVIDE WEATHER RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED PER CBC 1403.2 [5.407.1 CGBSC]

20. CARRY OUT TESTING AND ADJUSTING PLAN AS REQUIRED FOR BUILDINGS UNDER 10,000 SQ FT [5.410.4 CGBSC]

21. ENSURE PROTECTION AND COVERING OF DUCT OPENINGS DURING STORAGE AND CONSTRUCTION [5.504.3 CGBSC]

22. USE ONLY LOW VOC ADHESIVES, SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS, LOW FORMALDEHYDE WOOD, LOW VOC RESILIENT FLOORING [5.504.4 CGBSC]

23. PROVIDE CO2 MONITORING FOR BUILDINGS WITH DEMAND CONTROL VENTILATION [5.506.2 CGBSC]

24. ENSURE THERE ARE NO CFCs OR HALONS IN HVAC, REFRIGERATION, AND FIRE SUPPRESSION EQUIPMENT [5.508.1 CGBSC]

MEANS OF EGRESS

1. THE MEANS OF EGRESS ILLUMINATION SHOULD BE PROVIDED IN ACCORDANCE WITH SECTION 1006, IN ADDITION TO ANY OTHER CODE REQUIREMENTS.

2. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

3. EXIT SIGNS ILLUMINATED BY AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (54 LUX).

4. INTERNALLY ILLUMINATED SIGNS SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702.

5. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES.

6. EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM THAT WILL PROVIDE AN ILLUMINATION OF NOT LESS THAN 90 MIN. IN CASE OF PRIMARY POWER LOSS. (1011.2-1011.5.3)

7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. SEE 1008.1.8 FOR EXCEPTIONS.

8. DOOR HANDLES, LOCK AND OTHER OPERATING DEVICES SHALL BE INSTALLED AT A MIN. 34" AND A MAX 48" ABOVE FINISHED FLOOR.

9. POST A SIGN ADJACENT TO THE REQUIRED MAIN EXIT DOOR WITH 1" LETTERING STATING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." MAIN EXIT ONLY.

10. ALL EGRESS DOOR OPERATION SHALL ALSO COMPLY WITH SECTION 1008.1.8 - 1008.1.8.6.

11. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE. (1006.1)

12. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE THE FOLLOWING AREAS:
A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS;
B. CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
C. EXTERIOR EGRESS COMPONENTS AT OTHER THAN THE LEVEL OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
D. INTERIOR EXIT DISCHARGE ELEMENTS, AS PERMITTED IN SECTION 1024.1, IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
E. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.5, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

13. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 30 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702. (1006.3)

14. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOT-CANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.006 FOOT-CANDLE (0.6 LUX) AT THE END OF THE EMERGENCY LIGHTING TIME DURATION. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.

FIRE PROTECTION/ FIRE ALARM

1. PROVIDE FIRE SPRINKLERS THROUGHOUT. THE SPRINKLER SYSTEM SHALL BE APPROVED BY S.M.F.D. PLUMBING DIVISION PRIOR TO INSTALLATION. SUBMIT DESIGN DRAWING FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO SUBMITTING FOR PERMITS.

2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR, ALSO DURING CONSTRUCTION. (L.A.M.C. 57.140)

3. PROVIDE PORTABLE FIRE EXTINGUISHER WITH A RATING NOT LESS THAN 10BC FOR KITCHEN, ELECTRICAL ROOM, MECHANICAL ROOM, OR PARKING GARAGE.

4. PROVIDE ADDITIONAL FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

5. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED ON ADDRESS SIDE OF BUILDING. SHOW LOCATION ON PLANS.

6. PROVIDE AN APPROVED FIRE ALARM SYSTEM

FIRE-RESISTANCE RATED CONSTRUCTION

1. PENETRATIONS IN A FIRE-RATED WALL SHALL BE PROTECTED BY AN APPROVED FIRE STOP MATERIAL IN ACCORDANCE WITH SECTION 712.3.1
A. STEEL, COPPER OR FERROUS PIPES OR CONDUITS MAY PENETRATE CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH DIAMETER AND THE AREA OF THE OPENING THROUGH THE WALL DOES NOT EXCEED 144 SQUARE INCHES
B. MEMBRANE PENETRATIONS OF MAXIMUM 2-HR FIRE-RESISTANCE RATED WALL AND PARTITIONS BY STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES ARE PERMITTED PROVIDED OPENINGS DO NOT EXCEED100 SQUARE INCHES FOR ANY 100 SQUARE FEEET OF WALL AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS OR PARTITIONS MUST BE SEPARATED BY A HORIZONTAL DISTANCE OF 24 INCHES.
C. WHERE WALLS ARE PENETRATED BY OTHER MATERIALS OR WHERE LARGER OPENINGS ARE REQUIRED THAN PERMITTED IN (B) ABOVE, THEY MUST BE QUALIFIED BY TESTS CONDUCTED IN ACCORDANCE WITH SECTION 712.3.1.1

2. SMOKE AND FIRE DAMPERS MUST BE INSTALLED IN THE FOLLOWING LOCATIONS PER SECTIONS 716.3.1
A. DUCT PENETRATIONS OF FIRE BARRIERS, EXCEPT EXIT ENCLOSURES AND EXIT PASSAGEWAYS WHERE THEY ARE NOT ALLOWED TO PENETRATE (716.5.2)
B. DUCTS PENETRATING SHAFTS (716.5.3)
C. DUCTS PENETRATING FIRE PARTITIONS AND FIRE-RATED CORRIDOR WALLS. SEE EXCEPTION FOR STEEL DUCTS WITH NO OPENINGS INTO CORRIDOR (716.5.4)

SPECIAL HAZARDS

1. ROOF CONSTRUCTION SUCH AS TELEVISION ANTENNA, GUY WIRES, AND RAZOR RIBBON SHALL NOT PREVENT FIRE DEPARTMENT ACCESS OR EGRESS IN THE EVENT OF A FIRE (L.A.M.C. 57.12)
2. ROOF COVERING SHALL CONFORM TO THE BUILDING CODE

FARMER'S MARKET OPERATIONS
TBD

FIRE LANE EMERGENCY ACCESS
TBD

SECURITY NOTES

1. COORDINATE WITH THE CITY OF SANTA MONICA INFO SERVICES DEPARTMENT FOR INSTALLATION OF ALARM SYSTEMS.

2. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR BE PROVIDED WITH SOME DEVICE TO PREVENT THE DOOR FROM BEING OPENED SHOULD THE STOP BE REMOVED.

3. STOPS ON OUT-SWINGING DOORS TO BE ONE-PIECE CONSTRUCTION OR FASTENED WITH 3/4" SCREWS 6" O.C.

4. ALL PIN-TYPE HINGES ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS. IN ADDITION, THEY SHALL HAVE 1/4" MIN. STEEL JAMB STUD WITH 1/4" MIN. PROJECTION.

5. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTING DEADBOLTS SHALL BE SECURED TO THE JAMB AND WALL FRAMING WITH 2" LONG SCREWS. (A) THE STRIKE PLATE FOR DEAD BOLTS ON ALL WOOD FRAMED DOORS SHALL BE CONSTRUCTED OF MINIMUM SIXTEEN U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO SCREWS, WHICH MUST PENETRATE AT LEAST TWO INCHES INTO SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.

6. ALL EXTERIOR DOORS SHALL BE FLUSH-TYPE HOLLOW METAL OR WOOD DOORS 1-3/4" THICK WITH SOLID CORE CONSTRUCTION, OR FULLY TEMPERED GLASS IF GLASS, AND SHALL BE INSTALLED WITH DEAD LOCKING LATCHES. DEADBOLTS SHALL HAVE A MINIMUM 1" THROW AND A MINIMUM 5/8" EMBEDMENT (STRAIGHT TYPE) AND SHALL CONTAIN HARDENED INSERTS. LOCKS SHALL BE FLUSH, KEY-OPERATED CYLINDERS ON THE EXTERIOR AND SHALL BE OPENABLE WITHOUT KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT ON THE INTERIOR.

7. DOOR JAMBS SHALL BE INSTALLED WITH SOLID BACKING IN SUCH A MANNER THAT ANY OPEN SPACE BETWEEN TRIMMERS AND WOOD DOOR JAMBS SHALL BE SOLID SHIMMED BY A SINGLE PIECE EXTENDING NOT LESS THAN TWELVE INCHES ABOVE AND BELOW THE STRIKE PLATE.

8. TRIMMERS SHALL BE FULL DOOR LENGTH WITH SOLID BACKING AGAINST SOLE AND HEADER PLATES.

9. HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT LOCK STRIKE HEIGHT FOR 3 STUD SPACES

10. DOUBLE DOORS (INACTIVE LEAFS) SHALL BE SECURED WITH BOTH HEAD AND BASE FLUSH BOLTS WITH A MINIMUM 5/8" EMBEDMENT.

11. NOT LESS THAN THREE FOUR AND ONE-HALF INCH STEEL BUTT HINGES SHALL BE SYMMETRICALLY FASTENED TO BOTH THE DOOR AND FRAME WITH NOT LESS THAN FOUR NO. 9 BY THREE-FOURTHS-INCH WOOD SCREWS OR TO METAL WITH NOT LESS THAN FOUR NO. 8 MACHINE SCREWS.

12. KEYING REQUIREMENTS:UPON OCCUPANCY BY THE OWNER OR PROPRIETOR, EACH SINGLE UNIT IN A TRACT OR COMMERCIAL DEVELOPMENT, CONSTRUCTED UNDER THE SAME GENERAL PLAN, SHALL HAVE LOCKS USING COMBINATIONS WHICH ARE INTERCHANGE FREE FROM LOCKS USED IN ALL OTHER SEPARATE DWELLINGS, PROPRIETORSHIPS OR SIMILAR DISTINCT OCCUPANCIES. (ADDED BY ORD. NO. 1945CCS § 12 (PART), ADOPTED 6/8/99)

13. THE FOLLOWING REQUIREMENTS MUST BE MET FOR WINDOWS AND SLIDING GLASS DOORS:
(1) EXCEPT AS OTHERWISE SPECIFIED IN MUNICIPAL CODE SECTIONS 8.48.1(SPECIAL RESIDENTIAL BUILDING PROVISIONS) AND 8.48.130 (SPECIAL COMMERCIAL BUILDING PROVISIONS), ALL OPENABLE EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH THE TESTS AS SET FORTHIN SECTION 8.48.140 (TESTS).
(2) WINDOW ASSEMBLIES WHICH ARE DESIGNED TO BE OPENABLE AND WHICH ARE REGULATED BY THIS CHAPTER SHALL COMPLY WITH UNIFORM BUILDING CODE STANDARD 10-6, UNLESS SUCH WINDOWS ARE PROTECTED BY APPROVED METAL BARS, SCREENS OR GRILLES.
(3) SLIDING DOOR ASSEMBLIES REGULATED BY THIS CHAPTER SHALL COMPLY WITH UNIFORM BUILDING CODE STANDARD 10-5, PART II.
(4) LOUVERED WINDOWS SHALL NOT BE USED WHEN ANY PORTION OF THE WINDOW IS LESS THAN TWELVE FEET VERTICALLY OR SIX FEET HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ANY ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE UNLESS SUCH WINDOWS ARE PROTECTED BY APPROVED METALBARS, SCREENS, OR GRILLS. (ADDED BY ORD. NO. 1945CCS § 12 (PART), ADOPTED 6/8/99)

14. GARAGE TYPE DOORS - ROLLING OVERHEAD, SOLID OVERHEAD, SWING, ADDED BY SLIDING OR ACCORDION SHALL CONFORM TO THE FOLLOWING STANDARDS:

(1) ALUMINUM DOORS SHALL BE A MINIMUM THICKNESS OF .0215 INCHES AND RIVETED TOGETHER A MINIMUM OF EIGHTEEN INCHES ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN THREE INCHES OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR.
(2) DOORS UTILIZING A CYLINDER LOCK SHALL HAVE A MINIMUM FIVE PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE INCH.
(3) DOORS THAT EXCEED SIXTEEN FEET IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS; OR, IF THE DOOR DOES NOT EXCEED NINETEEN FEET, A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER; OR, TORSION SPRING COUNTER BALANCE TYPE HARDWARE MAY BE USED.
(4) EXCEPT IN A RESIDENTIAL BUILDING, DOORS SECURED BY ELECTRICAL OPERATION SHALL HAVE A KEYED-SWITCH TO OPEN THE DOOR WHEN IN A CLOSED POSITION, OR BY A SIGNAL LOCKING DEVICE.
(5) DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF INCH AND PROTRUDE AT LEAST ONE AND ONE-HALF INCHES INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTHS OF AN INCH MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NONREMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES.
(6) EXCEPT IN A RESIDENTIAL BUILDING, PADLOCK(S) USED WITH EXTERIOR MOUNTED SLIDE BOLT(S) SHALL HAVE A HARDENED STEEL SHACKLE LOCKING BOTH AT HEEL AND TOE AND A MINIMUM FIVE-PIN TUMBLER OPERATION WITH NONREMOVABLE KEY WHEN IN AN UNLOCKED POSITION. PADLOCK(S) USED WITH INTERIOR MOUNTED SLIDE BOLT SHALL HAVE A HARDENED STEEL SHACKLE WITH A MINIMUM FOUR PIN TUMBLER OPERATION.(ADDED BY ORD. NO. 1945CCS § 12 (PART), ADOPTED 6/8/99)

15. SWINGING EXTERIOR GLASS DOORS, WOOD OR METAL DOORS WITH GLASS PANELS, SOLID WOOD OR METAL DOORS SHALL BE CONSTRUCTED OR PROTECTED AS FOLLOWS:

(1) WOOD DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF ONE AND THREE-FOURTHS (1-3/4) INCHES. WOOD PANEL DOORS WITH PANELS LESS THAN ONE (1) INCH THICK SHALL BE COVERED ON THE INSIDE WITH A MINIMUM SIXTEEN (16) U.S. GAUGE SHEET STEEL, OR ITS EQUIVALENT, WHICH IS TO BE ATTACHED WITH SCREWS ON MINIMUM SIX (6) INCH CENTERS. HOLLOW STEEL DOORS SHALL BE OF A MINIMUM SIXTEEN (16) U.S. GAUGE AND HAVE SUFFICIENT REINFORCEMENT TO MAINTAIN THE DESIGNED THICKNESS OF THE DOOR WHEN ANY LOCKING DEVICE IS INSTALLED; SUCH REINFORCEMENT BEING ABLE TO RESTRICT COLLAPSING OF THE DOOR AROUND ANY LOCKING DEVICE.
(2) ANY GLAZING UTILIZED WITHIN 40 INCHES OF ANY DOOR LOCKING MECHANISM SHALL BE CONSTRUCTED OR PROTECTED AS FOLLOWS:
(A) FULLY TEMPERED GLASS OR RATED BURGLARY RESISTANT GLAZING; OR
(B) IRON OR STEEL GRILLS OF AT LEAST ONE-EIGHTH (1/8) INCH MATERIAL WITH A MINIMUM TWO (2) INCH MESH SECURED ON THE INSIDE OF THE GLAZING MAY BE UTILIZED; OR
(C) THE GLAZING SHALL BE COVERED WITH IRON BARS OF AT LEAST ONE-HALF (2) INCH ROUND OR ONE INCH BY ONE-FOURTH INCH (1" X 1/4") FLAT STEEL MATERIAL, SPACED NOT MORE THAN FIVE (5) INCHES APART, SECURED ON THE INSIDE OF THE GLAZING.
(D) ITEMS (B) AND (C) ABOVE SHALL NOT INTERFERE WITH THE OPERATION OF OPENING WINDOWS IF SUCH WINDOWS ARE REQUIRED TO BE OPENABLE BY THE CALIFORNIA BUILDING CODE.

16. ALL SWINGING EXTERIOR WOOD AND STEEL DOORS SHALL BE EQUIPPED AS FOLLOWS:
(1) A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A SINGLE CYLINDER DEADBOLT LOCK. THE DEADBOLT LOCK MUST BE ACTUATED BY A KEY FROM THE EXTERIOR AND A KNOB OR THUMB TURN FROM THE INTERIOR AND WHEN PROJECTED BECOMES LOCKED AGAINST RETURN BY END PRESSURE. THE BOLT SHALL HAVE A MINIMUM PROJECTION OF ONE (1) INCH AND BE CONSTRUCTED SO AS TO REPEL CUTTING TOOL ATTACK. THE DEADBOLT SHALL HAVE AN EMBEDMENT OF AT LEAST THREE-FOURTHS (3/4) INCH INTO THE STRIKE RECEIVING THE PROJECTED BOLT. THE CYLINDER SHALL HAVE A CYLINDER GUARD, A MINIMUM OF FIVE PIN TUMBLERS, AND SHALL BE CONNECTED TO THE INNER PORTION OF THE LOCK BY CONNECTING SCREWS OF AT LEAST ONE-FOURTH INCH IN DIAMETER. THE PROVISIONS OF THE PRECEDING PARAGRAPH DO NOT APPLY WHERE (1) PANIC HARDWARE IS REQUIRED, OR (2) AN EQUIVALENT DEVICE IS APPROVED BY THE ENFORCING AUTHORITY.
(2) DOUBLE DOORS SHALL BE EQUIPPED AS FOLLOWS:
(A) THE INACTIVE LEAF OF DOUBLE DOOR(S) SHALL BE EQUIPPED WITH METAL FLUSH BOLTS HAVING A MINIMUM EMBEDMENT OF FIVE-EIGHTHS INCH INTO THE HEAD AND THRESHOLD OF THE DOOR FRAME.
(B) DOUBLE DOORS SHALL HAVE AN ASTRAGAL CONSTRUCTED OF STEEL A MINIMUM OF .125 INCH THICK WHICH WILL COVER THE OPENING BETWEEN THE DOORS. THE ASTRAGAL SHALL BE A MINIMUM OF TWO INCHES WIDE, AND EXTEND A MINIMUM OF ONE INCH BEYOND THE EDGE OF THE DOOR TO WHICH IT IS ATTACHED. THE ASTRAGAL SHALL BE ATTACHED TO THE OUTSIDE OF THE ACTIVE DOOR BY MEANS OF WELDING OR WITH NON-REMOVABLE BOLTS SPACED APART ON NOT MORE THAN TEN-INCH CENTERS.

17. ALUMINUM FRAME SWINGING DOORS SHALL BE EQUIPPED AS FOLLOWS:
(1) THE JAMB ON ALL ALUMINUM FRAME SWINGING DOORS SHALL BE SO CONSTRUCTED OR PROTECTED TO WITHSTAND SIXTEEN HUNDRED POUNDS OF PRESSURE IN BOTH A VERTICAL DISTANCE OF THREE INCHES AND A HORIZONTAL DISTANCE OF ONE INCH EACH SIDE OF THE STRIKE, SO AS TO PREVENT VIOLATION OF THE STRIKE.
(2) A SINGLE OR DOUBLE DOOR SHALL BE EQUIPPED WITH A DOUBLE CYLINDER DEADBOLT WITH A BOLT PROJECTION EXCEEDING ONE INCH, OR A HOOK SHAPED OR EXPANDING DOG BOLT THAT ENGAGES THE STRIKE SUFFICIENTLY TO PREVENT SPREADING. THE DEADBOLT LOCK SHALL HAVE A MINIMUM OF FIVE PIN TUMBLERS AND A CYLINDER GUARD.

18. PANIC HARDWARE, WHENEVER REQUIRED BY THE CALIFORNIA BUILDING CODE OR TITLE 19 OF THE CALIFORNIA ADMINISTRATIVE CODE, SHALL BE INSTALLED AS FOLLOWS:
(1) PANIC HARDWARE SHALL CONTAIN A MINIMUM OF TWO LOCKING POINTS ON EACH DOOR; OR
(2) ON SINGLE DOORS, PANIC HARDWARE MAY HAVE ONE LOCKING POINT WHICH IS NOT TO BE LOCATED AT EITHER THE TOP OR BOTTOM RAILS OF THE DOOR FRAME. THE DOOR SHALL HAVE AN ASTRAGAL CONSTRUCTED OF STEEL 0.125 INCH THICK WHICH SHALL BE ATTACHED WITH NON-REMOVABLE BOLTS TO THE OUTSIDE OF THE DOOR. THE ASTRAGAL SHALL EXTEND A MINIMUM OF SIX INCHES VERTICALLY ABOVE AND BELOW THE LATCH OF THE PANIC HARDWARE. THE ASTRAGAL SHALL BE A MINIMUM OF TWO INCHES WIDE AND EXTEND A MINIMUM OF ONE INCH BEYOND THE EDGE OF THE DOOR TO WHICH IT IS ATTACHED.
(3) DOUBLE DOORS CONTAINING PANIC HARDWARE SHALL HAVE AN ASTRAGAL ATTACHED TO THE DOORS AT THEIR MEETING POINT WHICH WILL CLOSE THE OPENING BETWEEN THEM, BUT NOT INTERFERE WITH THE OPERATION OF EITHER DOOR.

19. HORIZONTAL SLIDING DOORS SHALL BE EQUIPPED WITH A METAL GUIDE TRACK AT TOP AND BOTTOM AND A CYLINDER LOCK AND/OR PADLOCK WITH A HARDENED STEEL SHACKLE WHICH LOCKS AT BOTH HEEL AND TOE, AND A MINIMUM FIVE PIN TUMBLER OPERATION WITH NON-REMOVABLE KEY WHEN IN AN UNLOCKED POSITION. THE BOTTOM TRACK SHALL BE SO DESIGNED THAT THE DOOR CANNOT BE LIFTED FROM THE TRACK WHEN THE DOOR IS IN A LOCKED POSITION.

20. IN OFFICE BUILDINGS (MULTIPLE OCCUPANCY), ALL ENTRANCE DOORS TO INDIVIDUAL OFFICE SUITES SHALL MEET THE CONSTRUCTION AND LOCKING REQUIREMENTS FOR EXTERIOR DOORS.

21. WINDOWS SHALL BE DEEMED ACCESSIBLE IF LESS THAN TWELVE FEET ABOVE GROUND. ACCESSIBLE WINDOWS HAVING A PANE EXCEEDING NINETY-SIX SQUARE INCHES IN AN AREA WITH THE SMALLEST DIMENSION EXCEEDING SIX INCHES AND NOT VISIBLE FROM A PUBLIC OR PRIVATE THOROUGHFARE SHALL BE PROTECTED IN THE FOLLOWING MANNER:

(1) FULLY TEMPERED GLASS OR BURGLARY-RESISTANT GLAZING; OR
(2) THE FOLLOWING WINDOWS BARRIERS MAY BE USED BUT SHALL BE SECURED WITH NON-REMOVABLE BOLTS:
(A) INSIDE OR OUTSIDE IRON BARS OF AT LEAST ONE-HALF-INCH ROUNDOR ONE BY ONE-QUARTER INCH FLAT STEEL MATERIAL, SPACED NOT MORE THAN FIVE INCHES APART AND SECURELY FASTENED; OR
(B) INSIDE OR OUTSIDE IRON OR STEEL GRILLS OF AT LEAST ONE-EIGHTH-INCH MATERIAL WITH NOT MORE THAN A TWO-INCH MESH AND SECURELY FASTENED.
(3) IF A SIDE OR REAR WINDOW IS OF THE TYPE THAT CAN BE OPENED, IT SHALL, WHERE APPLICABLE, BE SECURED ON THE INSIDE WITH EITHER A SLIDE BAR, BOLT, CROSSBAR, AUXILIARY LOCKING DEVICE, AND/OR PADLOCK WITH HARDENED STEEL SHACKLE, A MINIMUM FOUR PIN TUMBLER OPERATION.
(4) THE PROTECTIVE BARS OR GRILLS SHALL NOT INTERFERE WITH THE OPERATION OF OPENING WINDOWS IF SUCH WINDOWS ARE REQUIRED TOBE OPENABLE BY THE CALIFORNIA BUILDING CODE.

PLAN CHECK NOTES

7. PROVIDE SAFEGUARDING FEATURES FOR PEDESTRIANS DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. AS REQUIRED [3306]

15. WATERPROOFING TO FOUNDATION WALLS TO BE 2 LAYERS BITUTHANE 4000 ICC- AC 235 AND /OR BENTONITE WATERPROOFING – ICC –ES AC219.

25. NEW SKYLIGHTS AT THELMA TERRY BUILDING: VELUX SKYLIGHTS ICC- ES LEGACY REPORT NER216.

26. CANOPY FRAMING SUPPORT AND DETAILS, FABRIC ROOF COVERING, ETC TO BE UNDER SEPARATE PERMIT. FABRIC CANOPY FRAMING SUPPORT AND DETAILS, ROOF COVERING, ETC. SHALL BE SUBMITTED TO THE CITY OF SANTA MONICA FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION.

32. PROVIDE GUARDS AT FLOOR AND ROOF OPENINGS, LANDINGS, BALCONIES, AND AT OPEN SIDES OF STAIRS, WHICH ARE MORE THAN 30" ABOVE GRADE, OR FLOOR BELOW AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDRAILS SHALL BE NOT LESS THAN 42" IN HEIGHT. [1013]. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH [1013.3].

49. PROVIDE A LANDING WIDTH NOT LESS THAN THE WIDTH OF THE DOOR OR THE STAIR SERVED (WHICHEVER IS GREATER). DOORS FULLY OPEN SHALL NOT REDUCE THE WIDTH OF THE LANDING BY MORE THAN 7". [1008.1.6].

53. ACCESS TO EXITS SHALL BE MARKED BY READILY VISIBLE EXIT SIGNS IN CASES WHERE THE EXIT OR THE PATH OF EGRESS TRAVEL IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS. EXIT SIGN PLACEMENT SHALL BE SUCH THAT NO POINT IN A CORRIDOR IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN.

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ARCHITECT'S PROJECT NO.
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ARCHITECT

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APPROVED BY :
Miriam Mulder,
Architecture Services Manager

CITY OF SANTA MONICA
DEPARTMENT OF PUBLIC WORKS

REVIEWED BY : DATE : ________ 20 __

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NO.	DATE	BY	DESCRIPTION
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REVISIONS

ISSUE

PLAN CHECK CORRECTIONS

DATE
05/07/2012

DRAWING NO. **6693**

SHEET TITLE
GENERAL NOTES

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