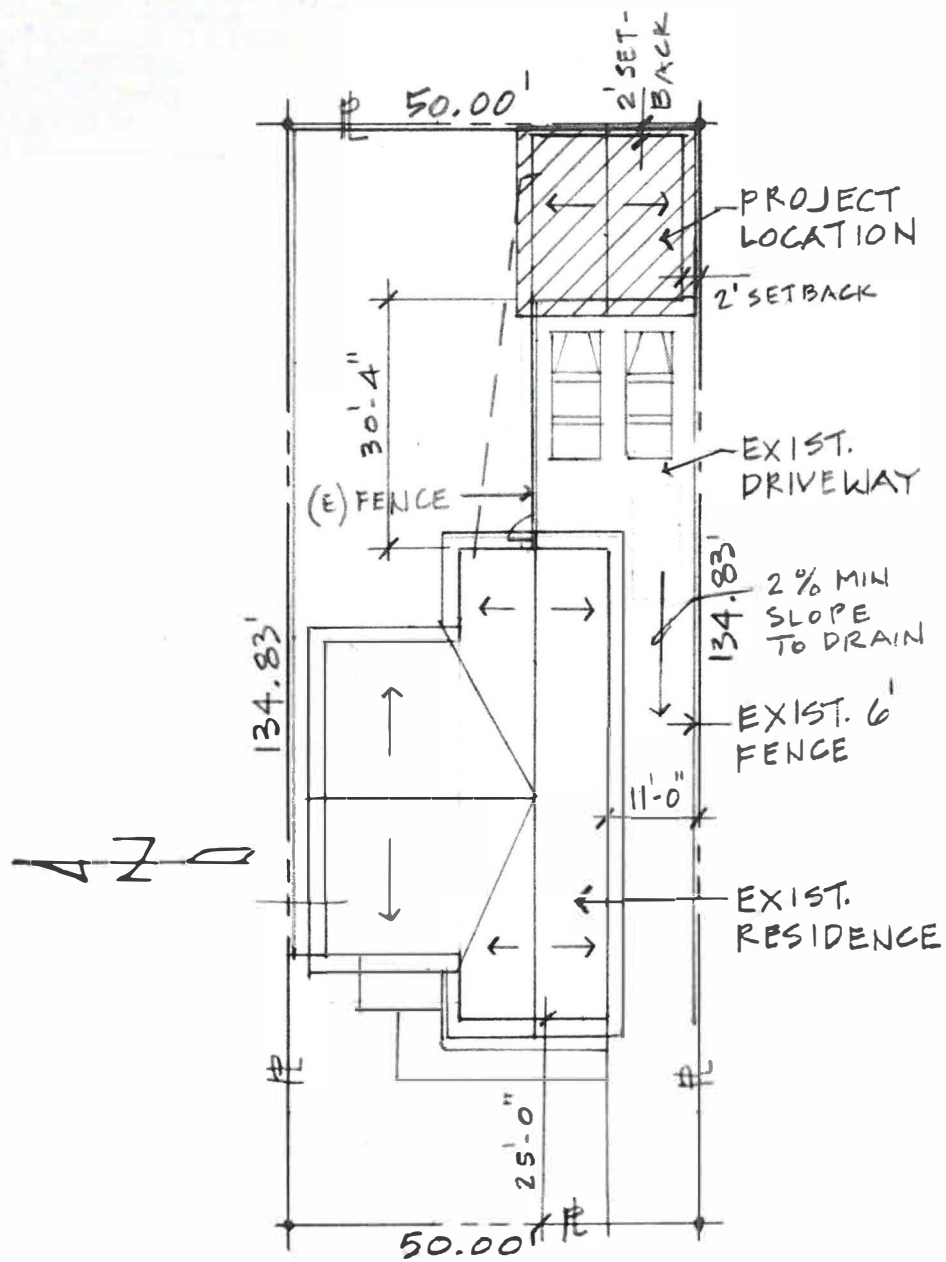
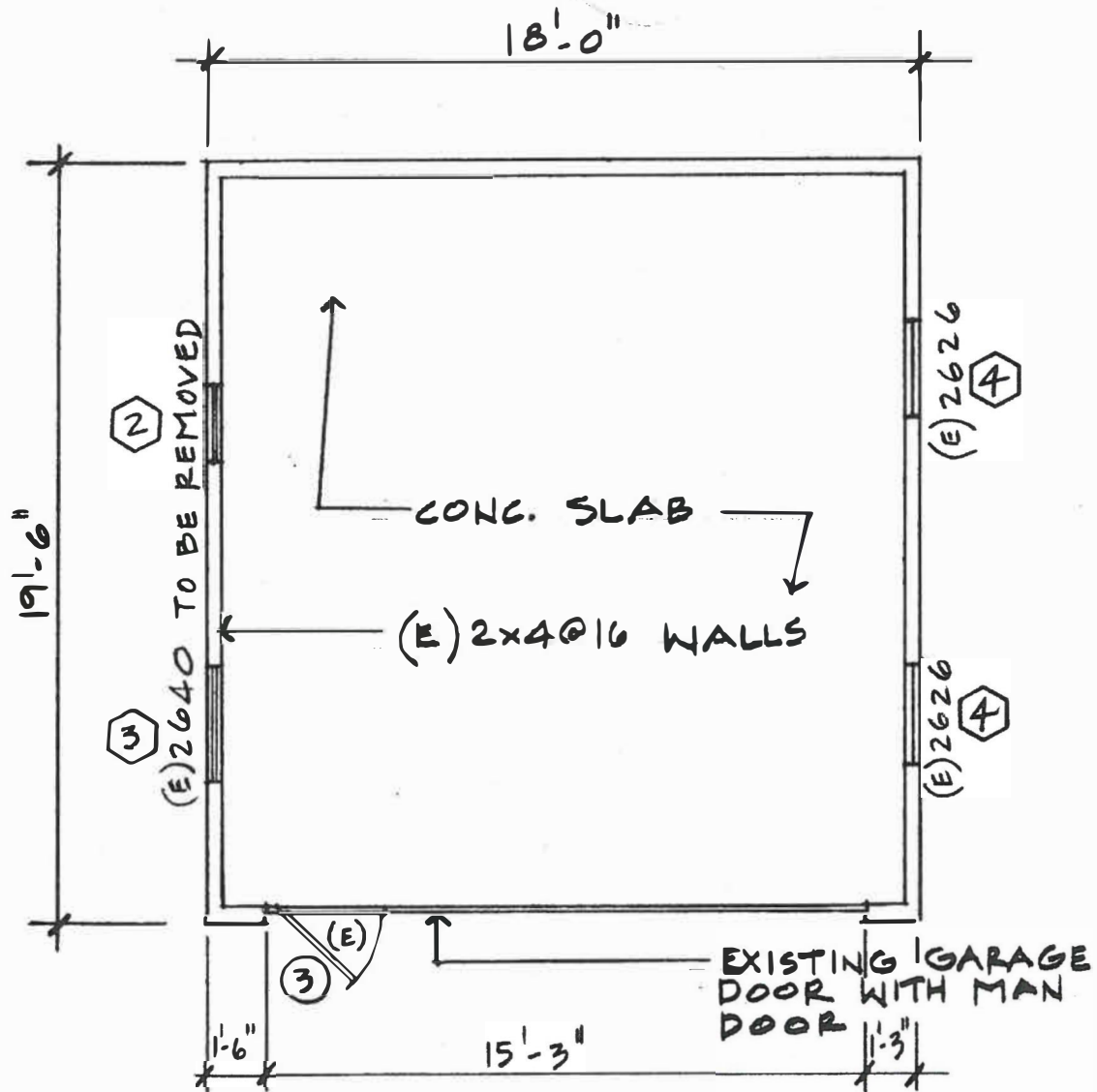


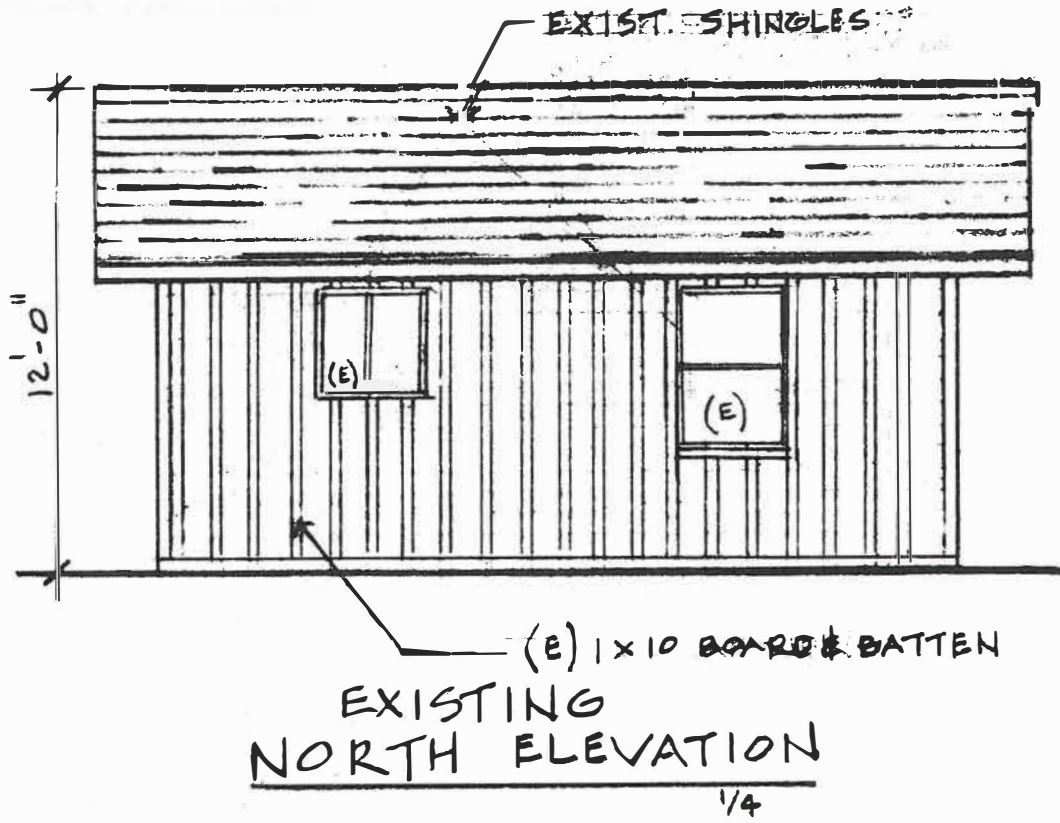
ADU Examples (Conversion)

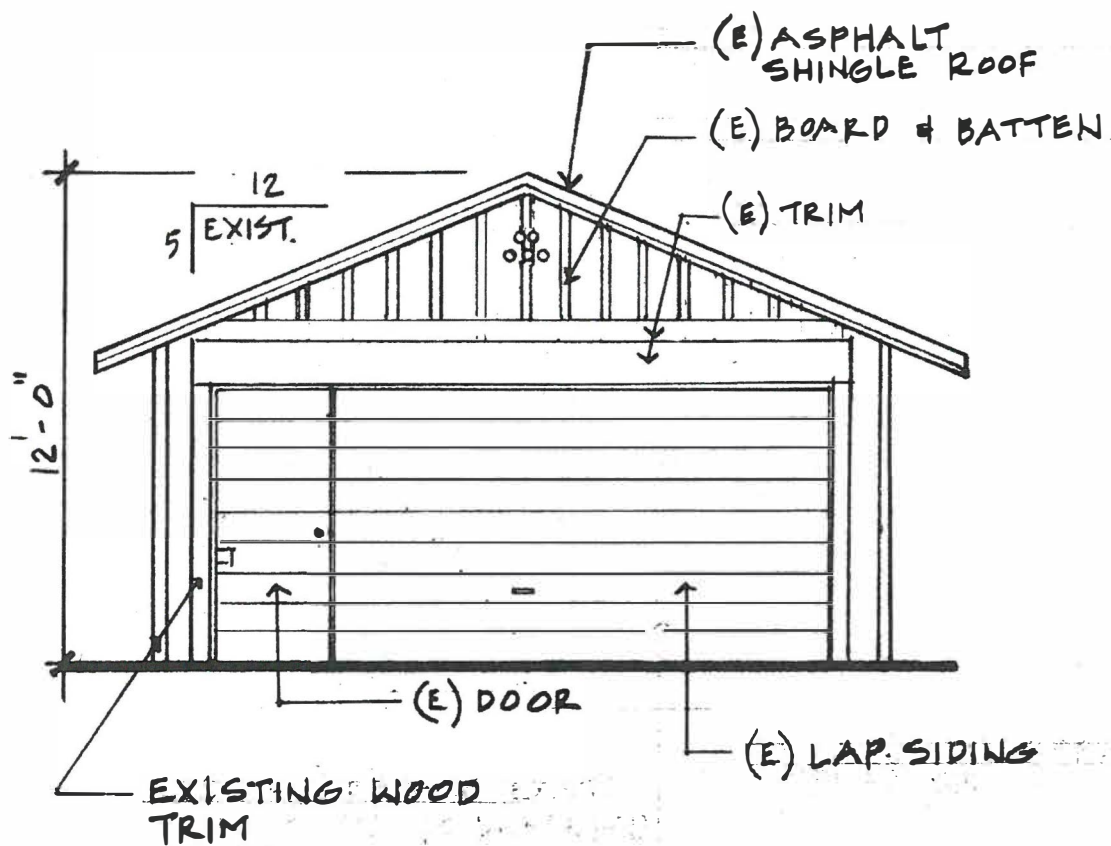


SITE PLAN
1" = 20'

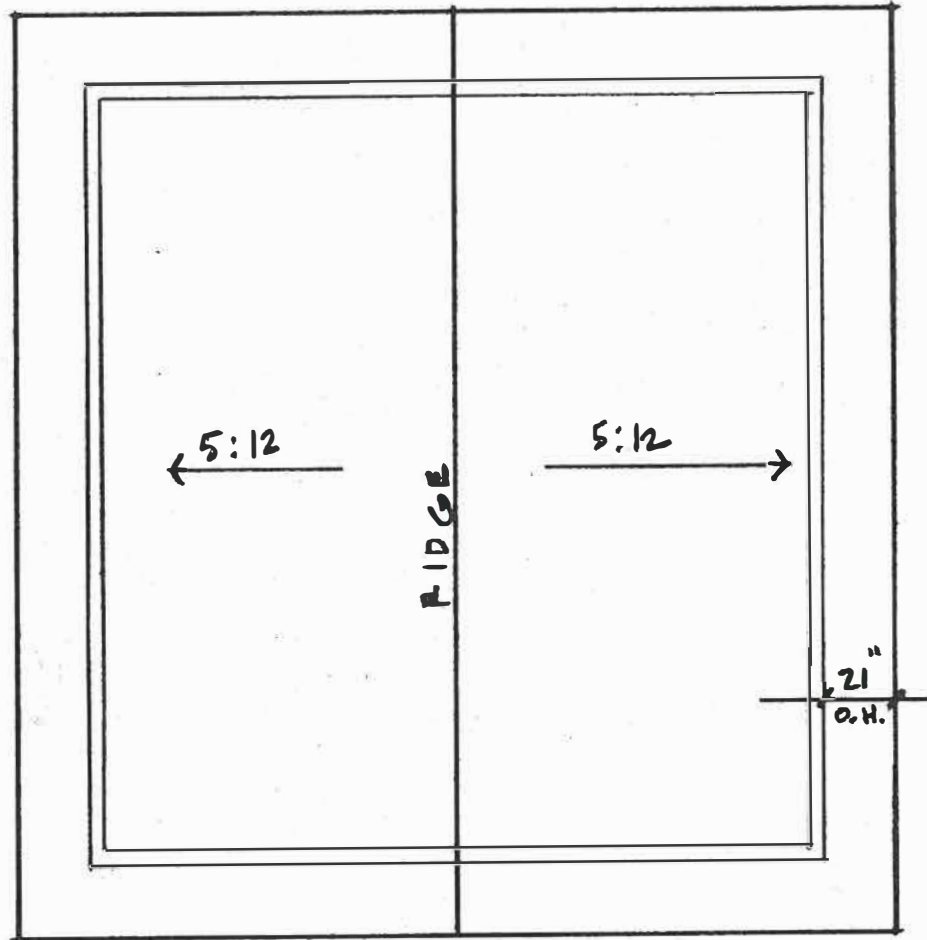


EXISTING FLOOR PLAN



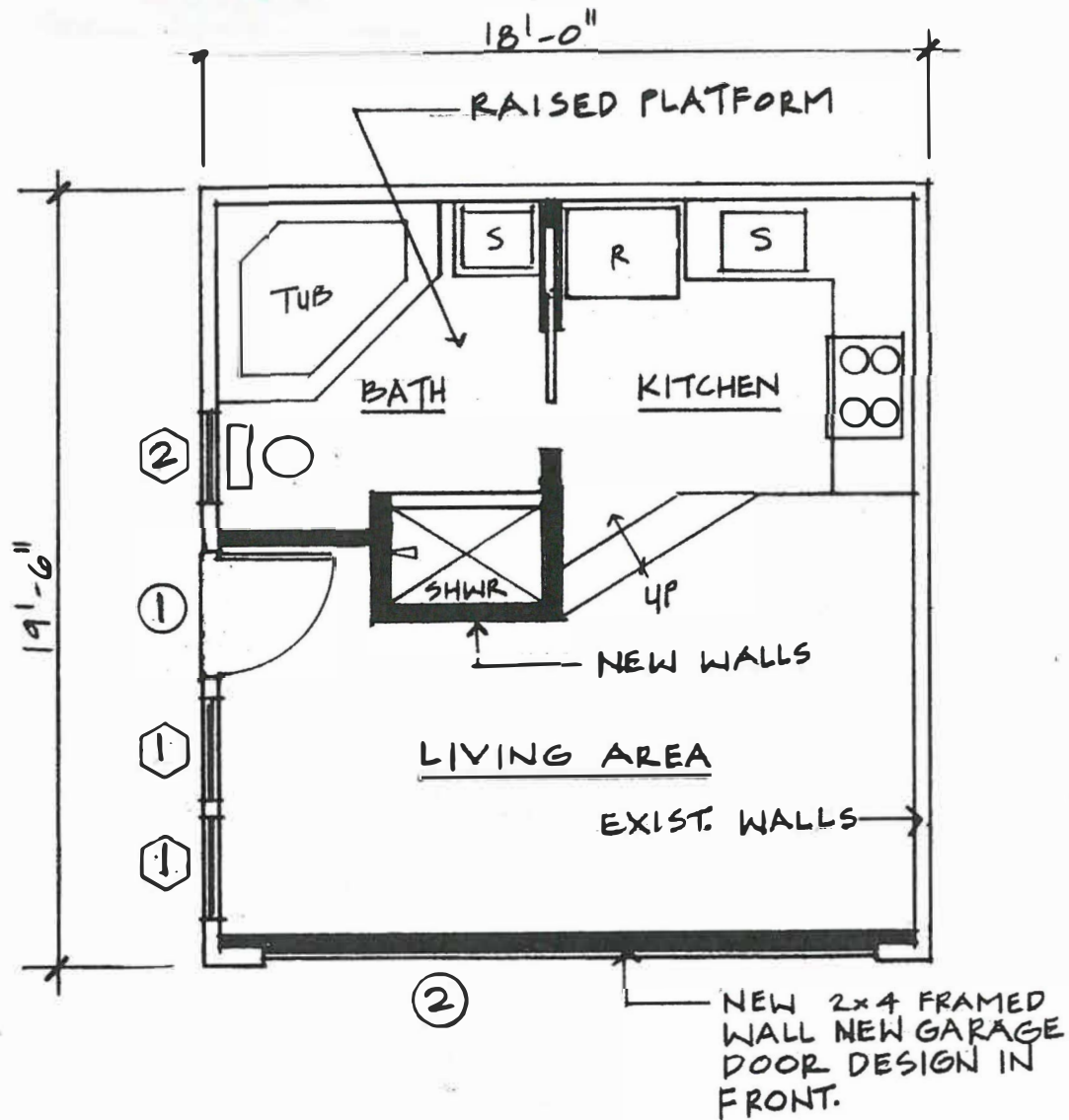


EXISTING
WEST ELEVATION
1/4



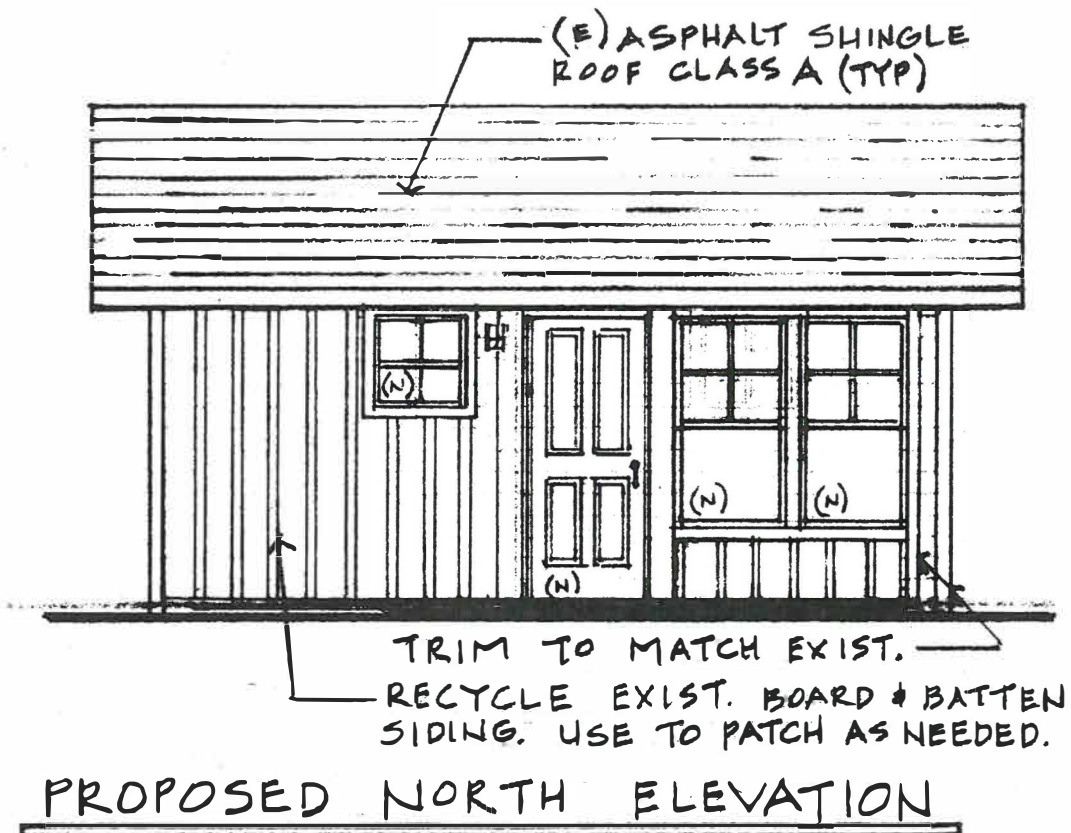
EXISTING ROOF TO REMAIN

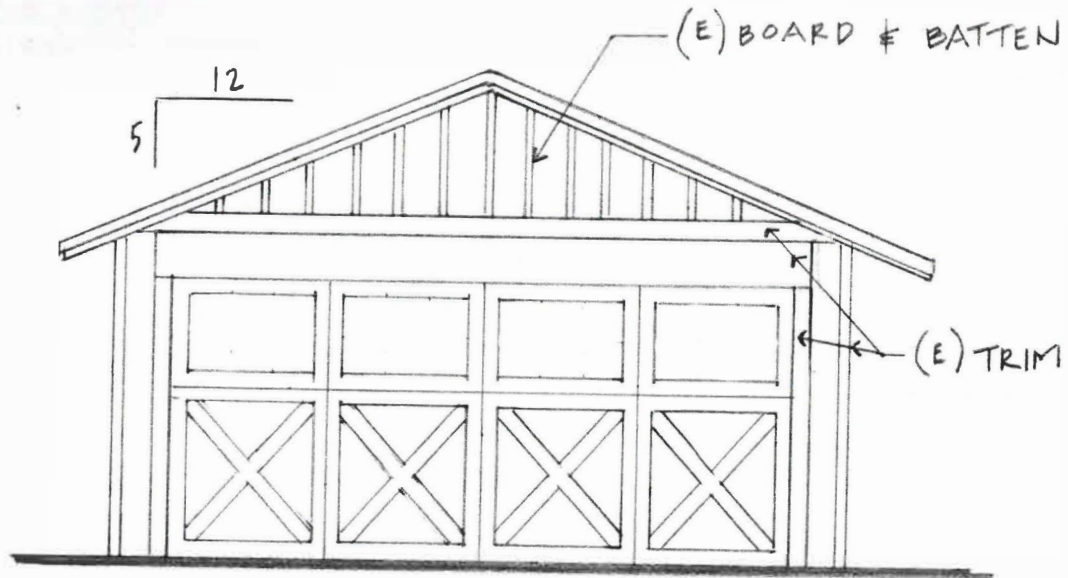
$\frac{1}{4}$



NEW FLOOR PLAN

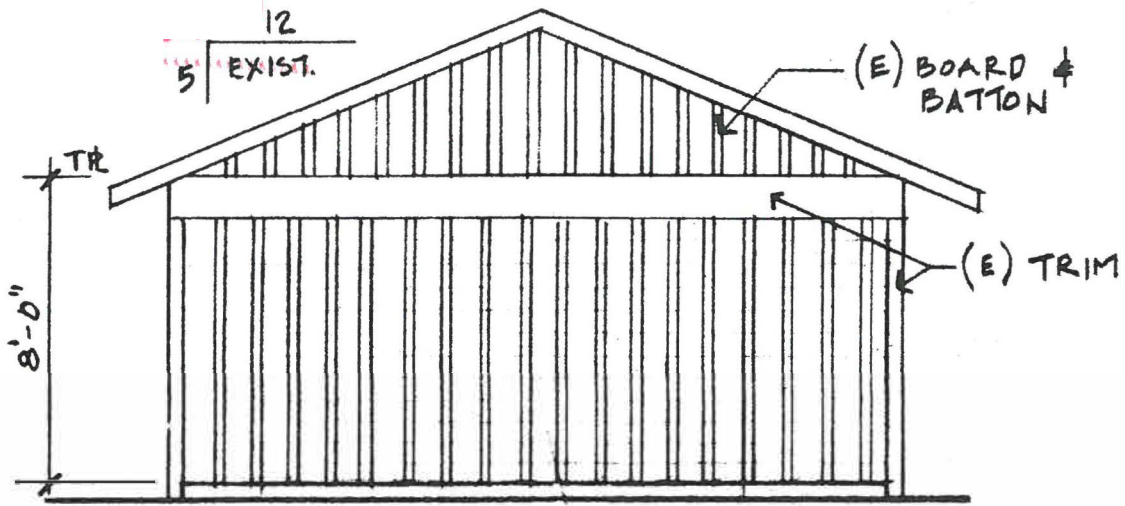
1/4"



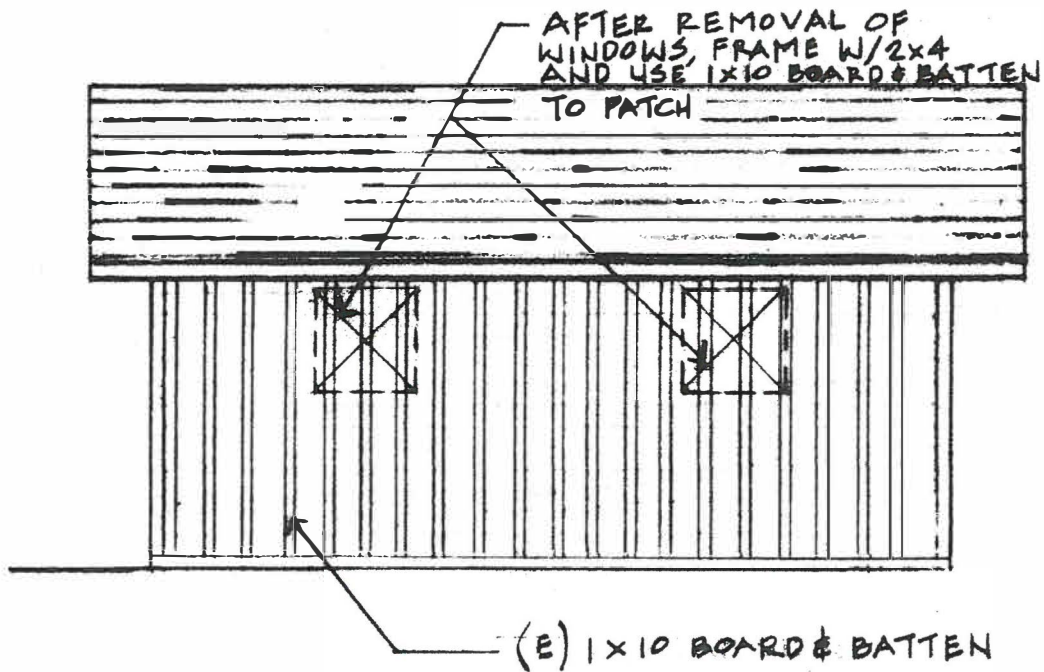


EXISTING GARAGE
DOOR DESIGN TO
BE BUNGALOW
STYLE

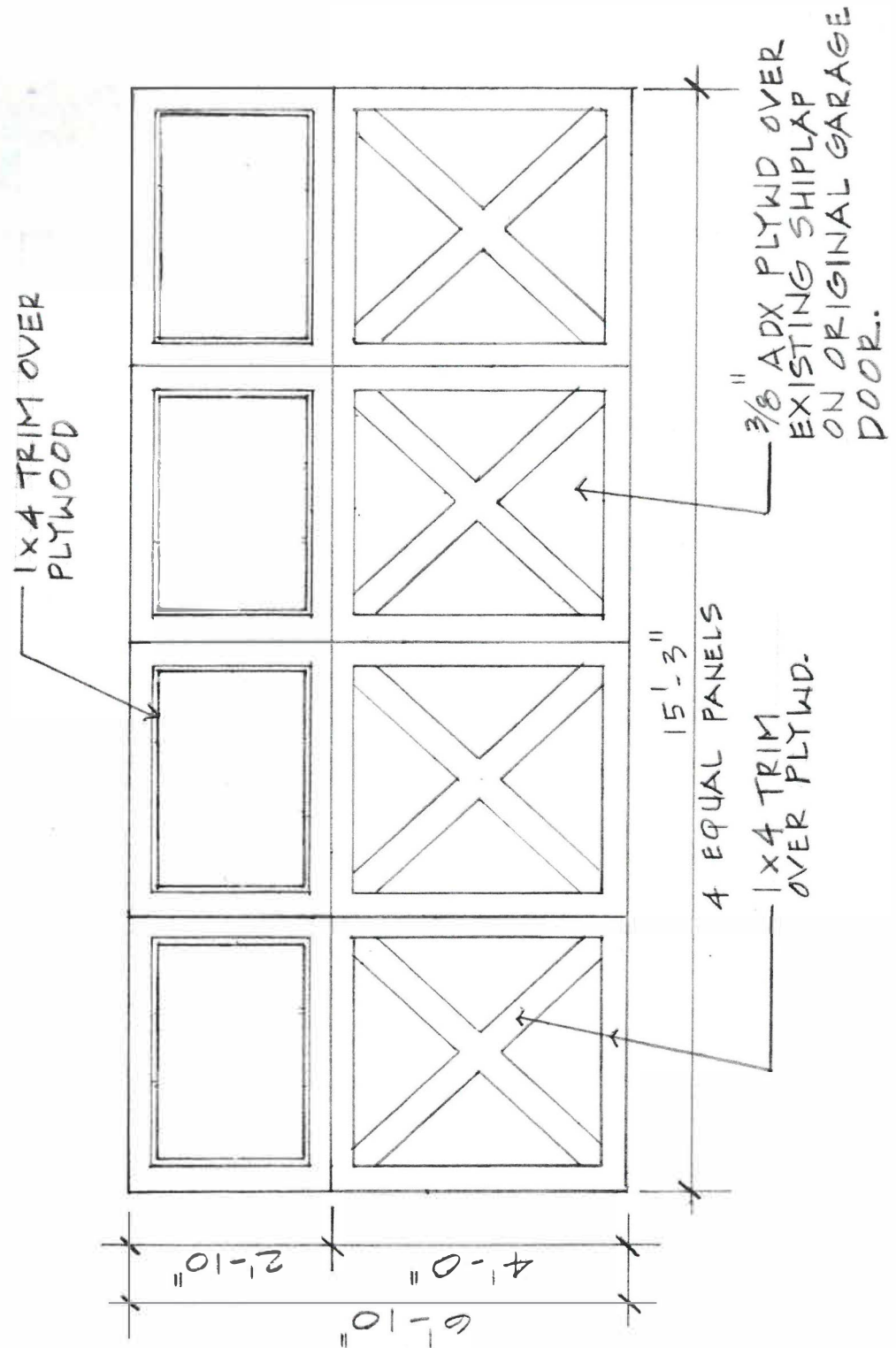
PROPOSED
WEST ELEVATION
STREET VIEW 1/4



EAST ELEVATION



SOUTH ELEVATION



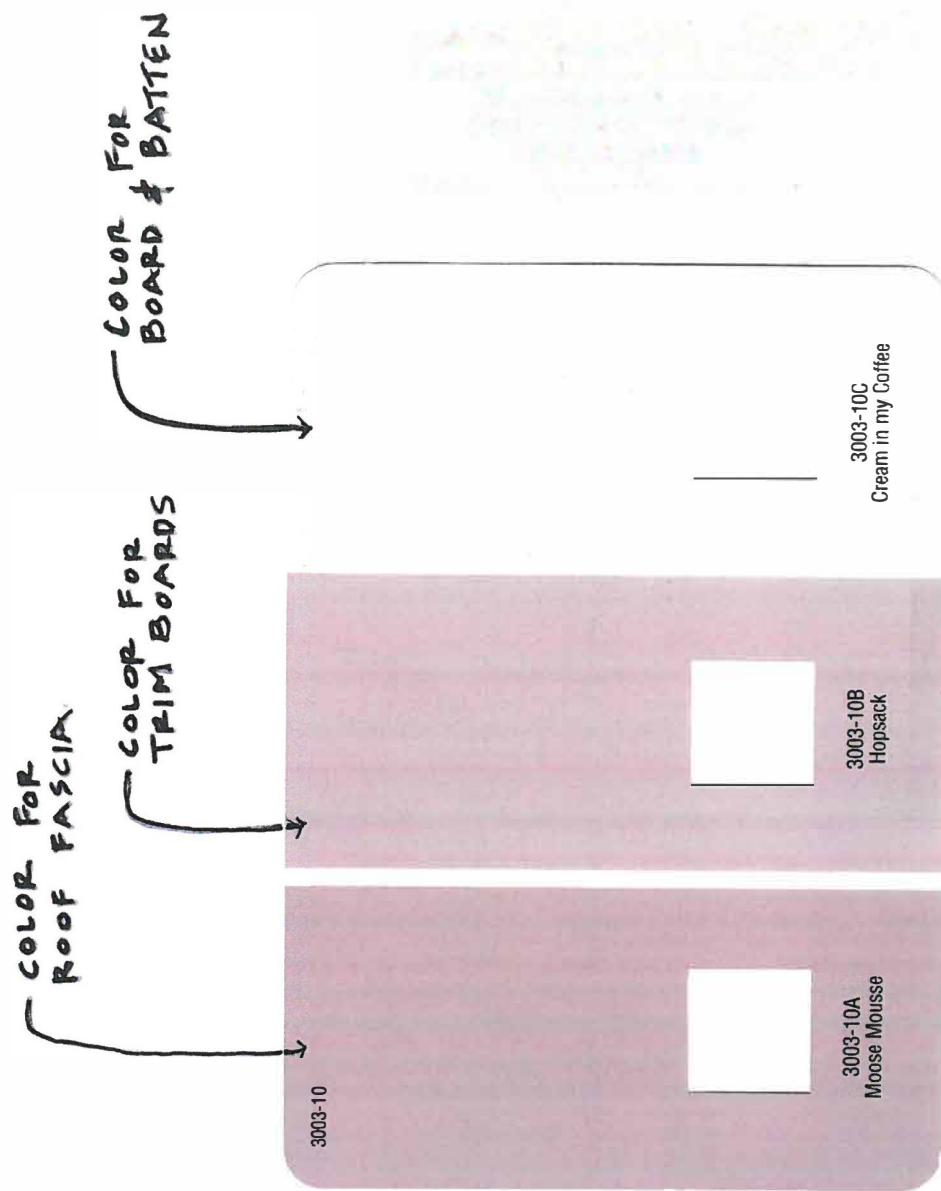
Window and Door Schedules

Windows

#	Window Type		Size (wxh)		Frame Material		Sash Materials		Glazing		Lites Per Pane		Notes
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
1	N/A	HUNG	N/A	2'x5'		WOOD		WOOD	N/A	DOUBLE		4	
2	SLIDE	HUNG	2'x2'	2'x2'	VINYL	WOOD	VINYL	WOOD	SINGLE	DOUBLE	1	2	
3	—	—	2'x4'	TO	BE	REMOVED	—	—	—	—	—	—	
4	—	—	2'x2'	TO	BE	REMOVED	—	—	—	—	—	—	
5													
6													

Doors

#	Door Type		Door Materials		Panels		Number of Lites		Side Lites	
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
1	N/A	ENTRY DR. 3'x6'-8"	N/A	SOLID CORE	N/A	4	N/A	0	N/A	0
2	GARAGE	GARAGE	PLYWD	PLYWD	SHIP- LAP	BUNG- ALOW	0	0	0	0
3	FLUSH	—	TO	BE	REMOVED	—	—	—	—	—



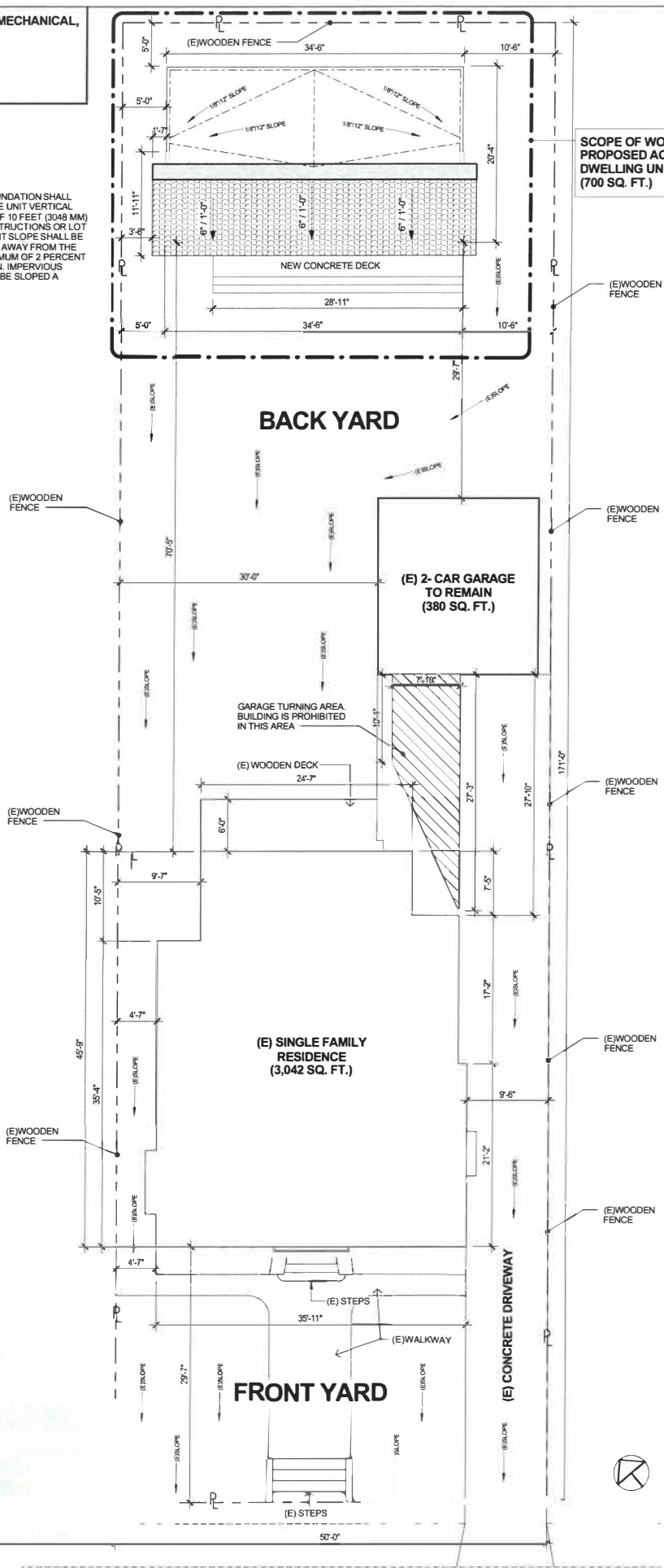
ADU Examples (New Construction - 1 of 2)

<div></div> <div>BUILDING GRID LINES</div>	<div></div> <div>REVISION CLOUD</div>	<div>PROJECT ADDRESS:</div> <div>ASSESSOR'S PARCEL NUMBER: 5082024008</div> <div>TRACT: OXFORD SQUARE</div> <div>LOT: 20</div> <div>ZONE: R1-1-O-HPOZ</div> <div>LOT SIZE, GROSS: 8,591.5 SQ. FT.</div> <div>OCCUPANCY GROUP: SINGLE FAMILY RESIDENCE</div> <div>YEAR BUILT: 1924</div> <div>CONSTRUCTION TYPE: TYPE VB-N</div> <div>EXISTING HOME SQ. F.T. : 3,042 SQ. FT.</div> <div>EXISTING GARAGE SQ. FT.: 380 SQ. FT.</div> <div>NEW ACCESSORY DWELLING UNIT: 700 SQ. FT.</div> <div>PROPOSED ADDITION: 1,010 SQ. FT. (UNDER SEPARATE PERMIT)</div> <div>TOTAL FLOOR AREA: 2,033 + 1,010 + 700 = 3,743 SQ. FT.</div> <div>TOTAL AREA FOOTPRINT: 3,743 / 8,591.5 = 43%</div> <div>LOT COVERAGE: 43%</div> <div>(NET LOT/ BUILDING FOOTPRINT)</div> <div>MAX RFA 45% LOT SIZE: 0.45 X 8,591 = 3,867 SQ. FT.</div> <div>REGULATING CODES: 2016 CRC, 2016 CBC, 2016 CEC, 2016 CPC, 2016 CMC, 2016 CAL GREEN, 2016 ENERGY STANDARDS</div>		<div>PROJECT LEGAL DESCRIPTION</div> <div>NO SCALE</div> <div>3</div>																					
<div></div> <div>WINDOW SYMBOL</div>	<div></div> <div>MATCH LINE</div>	<div></div> <div>ROOM LABEL</div>	<div></div> <div>DETAIL</div>	<div></div> <div>SECTION</div>	<div></div> <div>CEILING HEIGHT</div>	<div></div> <div>NORTH ARROW</div>	<div>SYMBOLS</div> <div>NOT TO SCALE</div> <div>6</div>	<div>VINCITY MAP</div> <div>NOT TO SCALE</div> <div>4</div>																	
<div><div><div>ABAnchor Bolt</div><div>A/CAir Conditioning</div><div>A.C.Acoustical Concrete</div><div>ACOUSAcoustical</div><div>ADJAdjustable</div><div>A.F.F.Above Finish Floor</div><div>ALTAlter or Alternate</div><div>ALUMAluminum</div><div>ANODAnodized</div><div>A.P.Access Panel</div><div>APPROXApproximate</div><div>ARCHArchitectural</div><div>ASPHAsphalt</div><div>BDBoard</div><div>BITUMBituminous</div><div>BLDGBuilding</div><div>BLKBlock</div><div>BLKGBlocking</div><div>BMBeam</div><div>BOTBottom</div><div>BRBedroom</div><div>BSMTBasement</div><div>B.U.R.Built Up Roofing</div><div>CABCabinet</div><div>CARPCarpet</div><div>C.B.Catch Basin</div><div>CEMCement</div><div>CERCeramic</div><div>C.ICast Iron</div><div>CLGCEILING</div><div>CLOCloset</div><div>CLRClear</div><div>CMUConcrete Masonry Unit</div><div>CNTRCounter</div><div>COLColumn</div><div>CONCConcrete</div><div>CONNConnection</div><div>CONSTConstruction</div><div>CONTContinuous</div><div>CONTRContractor</div><div>CORRCorridor</div><div>C.T.Ceramic Tile</div><div>CTRCenter</div><div>CTSKCountersunk</div><div>C.W.Cold Water</div><div>DDeep, Depth</div><div>DBLDouble</div><div>DETDetail</div><div>D.F.Drinking Fountain</div><div>DIA.Diameter</div><div>DIM.Dimension</div><div>DISPDispenser</div><div>DNDOWN</div><div>D.O.Door Opening</div><div>DRDoor</div><div>DSDownspout</div><div>D.S.P.Dry Standpipe</div><div>DWGDrawing</div><div>DWRDrawer</div><div>EEast</div><div>EAExpansion Joint</div><div>EJElevation</div><div>ELElectrical</div><div>ELEVElevation</div><div>EMEREmergency</div><div>ENCLEnclosure</div><div>E.O.S.Edge of Slab</div><div>EQEqual</div><div>EQUIPEquipment</div><div>EWEach Way</div><div>E.W.C.Electric Water Cooler</div><div>EXISTExisting</div><div>EXPExpansion</div><div>EXPOExposed</div><div>EXTExterior</div><div>F.A.Fire Alarm</div><div>F.D.Floor Drain</div><div>FDNFoundation</div><div>F.E.Fire Extinguisher</div><div>F.E.C.Fire Extinguisher Cab</div><div>F.G.Finish Grade</div><div>F.H.C.Fire Hose Cabinet</div><div>FINFinish</div><div>FLASHFlashing</div><div>FLRFloor</div><div>FLUORFluorescent</div><div>F.O.C.Face of Concrete</div><div>F.O.F.Face of Finish</div><div>F.O.M.Face of Masonry</div><div>F.O.S.Face of Stud</div><div>FRFRFrame</div><div>FRFrame</div><div>FSFull Size</div><div>FTFoot Feet</div><div>FTG.Footing</div><div>FURRFurring, Furred</div><div>FUTFuture</div><div>GAGauge</div><div>GALVGalvanized</div><div>G.B.Grab Bar</div><div>G.I.Galvanized Iron</div><div>G.L.Glass, Glazing</div><div>GNDGround</div><div>GRGrade</div><div>GYPGypsum</div><div>HHigh</div><div>H.B.Hose Bib</div><div>H.C.Hallow Core</div><div>HCPHandicapped</div><div>HWRHardware</div><div>HOWDHardwood</div><div>H.M.Hollow Metal</div><div>HORIZHorizontal</div><div>HRHour</div><div>HTHeating, Ventilation and Air Conditioning</div><div>HVACHot Water</div><div>H.W.Inside Diameter</div><div>I.D.Including</div><div>INCLInsulation</div><div>INSULInterior</div><div>INTInterior</div><div>JANJanitor</div><div>JSTJoist</div><div>JTJoint</div><div>KITKitchen</div><div>LAMLaminate</div><div>LAVLavatory</div><div>L.F.Linest Foot</div><div>L.H.Left Hand</div><div>LKRLocker</div><div>L.R.Living Room</div><div>LTLight</div><div>LVRLouver</div><div>MATLMaterial</div><div>MAXMaximum</div><div>M.B.Machine Ball</div><div>MECHMechanical</div><div>MEMBMembrane</div><div>METMetal</div><div>MFRManufacture</div><div>MHManhole</div><div>MINMinimum</div><div>MIRMirror</div><div>MISCMiscellaneous</div><div>M.O.Masonry Opening</div><div>M.R.Moisture Resistant</div><div>MTDMounted</div><div>MULMullion</div><div>NNorth</div><div>N.I.C.Not in Contract</div><div>NONumber</div><div>NOMNominal</div><div>N.S.No Scale</div><div>N.T.S.Not to Scale</div><div>OOver</div><div>OAOverall</div><div>OBSCObscure</div><div>O.C.On Center</div><div>O.D.Outside Diameter</div><div>O.F.D.Overflow Drain</div><div>OFFOffice</div><div>O.H.Overhang</div><div>OVHDOverhead</div><div>OPNGOpening</div><div>OPPOpposite</div><div>PCPiece</div><div>P.D.Planter Drain</div><div>PLPlate</div><div>P.L.Property Line</div><div>PLMGPlumbing</div><div>PLAMPlastic Laminate</div><div>PLASPlaster</div><div>PLYWDPlywood</div><div>PRPair</div><div>PTPaint</div><div>P.T.D.Paper Towel</div><div>DispenserDispenser</div><div>PTNPartition</div><div>Q.T.Quarry Tile</div><div>R.Riser</div><div>RADRadius</div><div>R.D.Roof Drain</div><div>REFReference</div><div>REFRRRefrigerator</div><div>REINFRReinforced or Reinforcing</div><div>REQRequired</div><div>RESILResilient</div><div>REVRevised</div><div>RFGRoofing</div><div>R.H.RightHand</div><div>RMRoom</div><div>R.O.Rough Opening</div><div>RWDRedwood</div><div>S.South</div><div>S.C.Solid Core</div><div>SCHEDSchedule</div><div>SECTSection</div><div>SEPSeparation, Separate</div><div>SHShelf</div><div>SHRShower</div><div>SHTSheet</div><div>SIMSImilar</div><div>SLDGSliding</div><div>SPECSpecification</div><div>SQSquare</div><div>S.S.Stainless Steel</div><div>SSKService Sink</div><div>STDStandard</div><div>STLSteel</div><div>STLStorage</div><div>STRUCStructural</div><div>SUSPSuspended</div><div>SWSwitch</div><div>SYMSymmetrical</div><div>SYSSystem</div><div>T.Tread</div><div>T.B.Towel Bar</div><div>TAGTongue and Groove</div><div>T.O.C.Top of Curb</div><div>T.O.D.Top of Drain</div><div>TELElephone</div><div>TEMPTempered, Temperature</div><div>TERTerrazzo</div><div>THKThick, Thickness</div><div>THRThreshold</div><div>TOILToliet</div><div>T.O.P.Top of Pavement</div><div>T.O.S.Top of Slab</div><div>T.P.D.Toliet Paper Dispenser</div><div>T.S.Top of Steel</div><div>T.V.Television</div><div>T.O.W.Top of Wall</div><div>T.VPTypical</div><div>UNFUnfinished</div><div>U.O.N.Unless Otherwise Noted</div><div>URUrinal</div><div>VERTVertical</div><div>VESTVestibule</div><div>V.I.F.Verify in Field</div><div>VOLVolume</div><div>W.W/W</div><div>W.H.Water Heater</div><div>W/O.W/Out</div><div>W.C.Water Closet</div><div>WDWood</div><div>WPMWaterproof</div><div>WPMWaterproof Membrane</div><div>WSCOTWatercot</div><div>W.S.P.Wet Standpipe</div><div>WTWeight</div><div>&And</div><div>@Angle</div><div>@At</div><div>CenterlineCenterline</div><div>⊙Diameter or Round</div><div>⊥Perpendicular</div><div>#Number</div><div>(E)Existing</div></div></div>	<div>SHEET INDEX</div> <table><thead><tr><th>Sheet Number</th><th>Sheet Name</th></tr></thead><tbody><tr><td>A0.02</td><td>LID PLAN</td></tr><tr><td>A0.10</td><td>GENERAL NOTES</td></tr><tr><td>A0.20</td><td>GREEN BUILDING NOTES</td></tr><tr><td>A1.00</td><td>ADU PROPOSED FLOOR PLAN & ELEVATIONS</td></tr><tr><td>A2.00</td><td>ADU ELEVATIONS & SECTIONS</td></tr><tr><td>S0.00</td><td>STRUCTURAL GENEAL NOTES</td></tr><tr><td>S1.00</td><td>STRUCTURAL FOUNDATION PLAN</td></tr><tr><td>S2.00</td><td>STRUCTURAL FRAMING PLAN</td></tr><tr><td>S3.00</td><td>DETAILS</td></tr><tr><td>T-1</td><td>Title 24</td></tr></tbody></table>	Sheet Number	Sheet Name	A0.02	LID PLAN	A0.10	GENERAL NOTES	A0.20	GREEN BUILDING NOTES	A1.00	ADU PROPOSED FLOOR PLAN & ELEVATIONS	A2.00	ADU ELEVATIONS & SECTIONS	S0.00	STRUCTURAL GENEAL NOTES	S1.00	STRUCTURAL FOUNDATION PLAN	S2.00	STRUCTURAL FRAMING PLAN	S3.00	DETAILS	T-1	Title 24	<div>ABBREVIATIONS</div> <div>NO SCALE</div> <div>5</div>	<div>SHEET INDEX</div> <div>NOT TO SCALE</div> <div>2</div>
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S2.00	STRUCTURAL FRAMING PLAN																								
S3.00	DETAILS																								
T-1	Title 24																								

SEPARATE APPLICATIONS & PERMITS ARE REQUIRED FOR MECHANICAL, ELECTRICAL & PLUMBING RELATED WORK.

SCOPE OF WORK:
1) NEW 700 SQ. FT. ADU

NOTE

[illegible]

**SCOPE OF WORK:
PROPOSED ACCESSORY
DWELLING UNIT
(700 SQ. FT.)**



ECONCEPT-DESIGN, LLC
CAD + BIM Solutions

**PROPOSED NEW
ACCESSORY
DWELLING UNIT**

Sheet Name: COVER SHEET

PLAN CHECK 03/08/2018















SCALE: As indicated

PLOT PLAN 1/8" = 1'-0"	1
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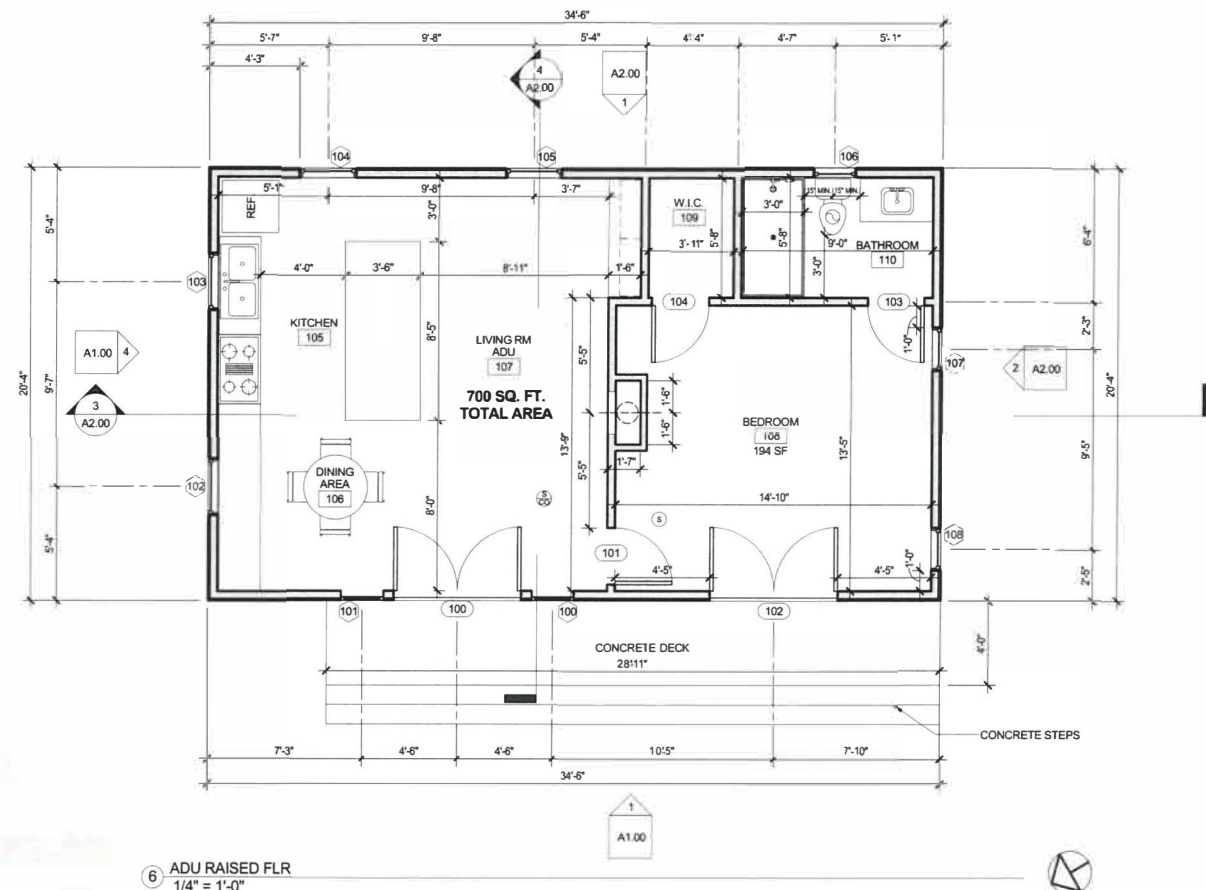
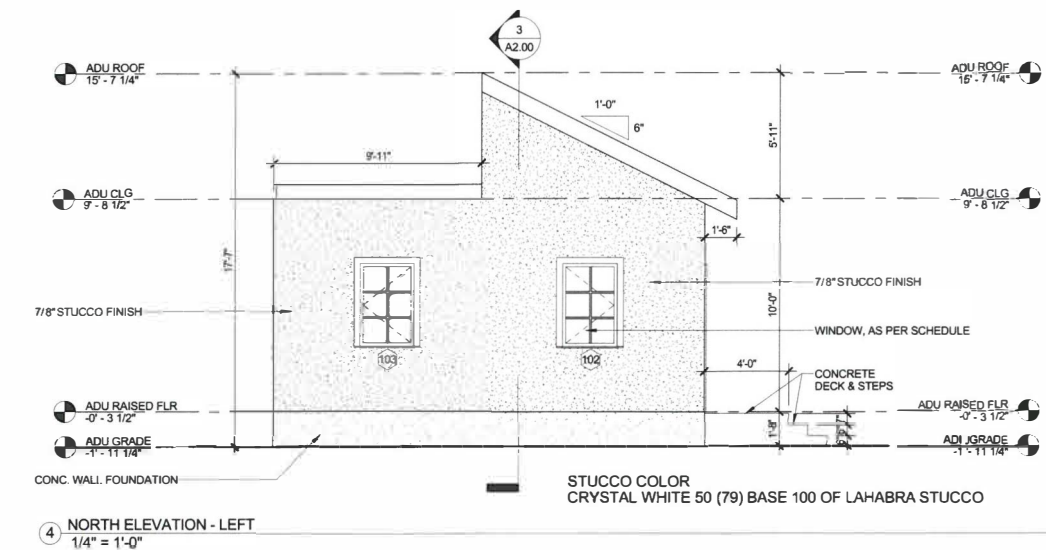
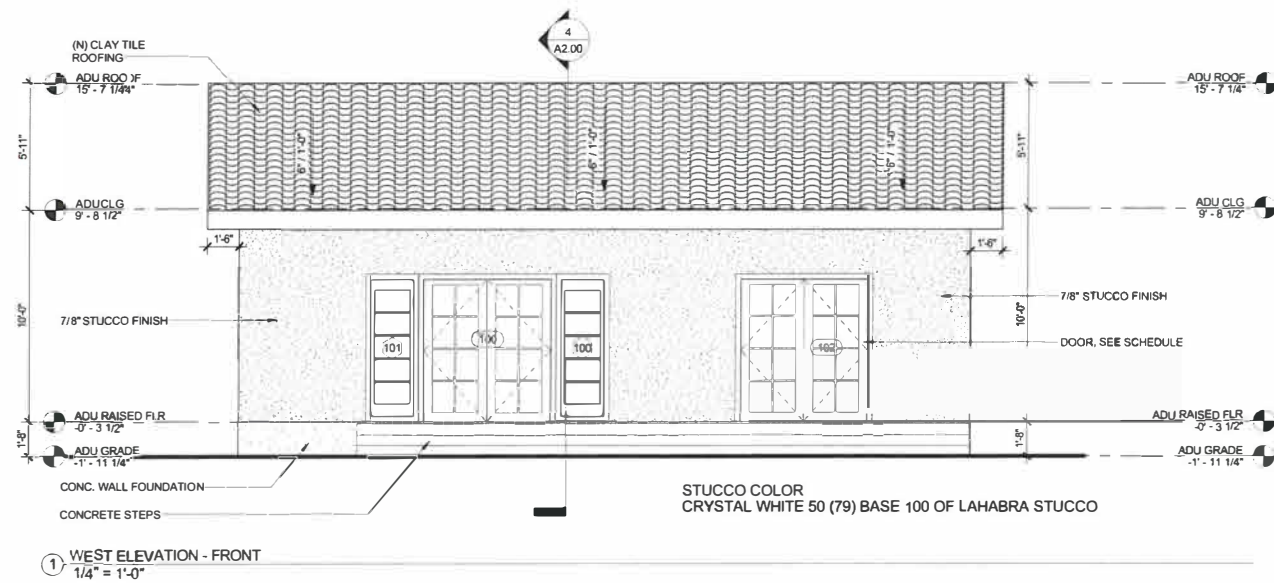
A0.00

FLOOR PLAN LEGENDS

-  1HR FIRE RATED WALL
-  NEW WALL
-  EXISTING WALL
-  NEW DOOR
-  EXISTING DOOR, TO REMAIN
-  NEW WINDOW
-  EXISTING WINDOW, TO REMAIN
-  SMOKE/CO DETECTOR
-  SMOKE DETECTOR
-  ELECTRIC METER
-  GAS METER
-  *ENERGY STAR* COMBINATION EXHAUST FAN/HEATER & NIGHT LIGHT. 50 CFM UNIT INTERMITTENT CONTROLLED BY AUTO ON, HUMIDISTAT & DUCTED TO THE OUTSIDE.

FLOOR PLAN NOTES

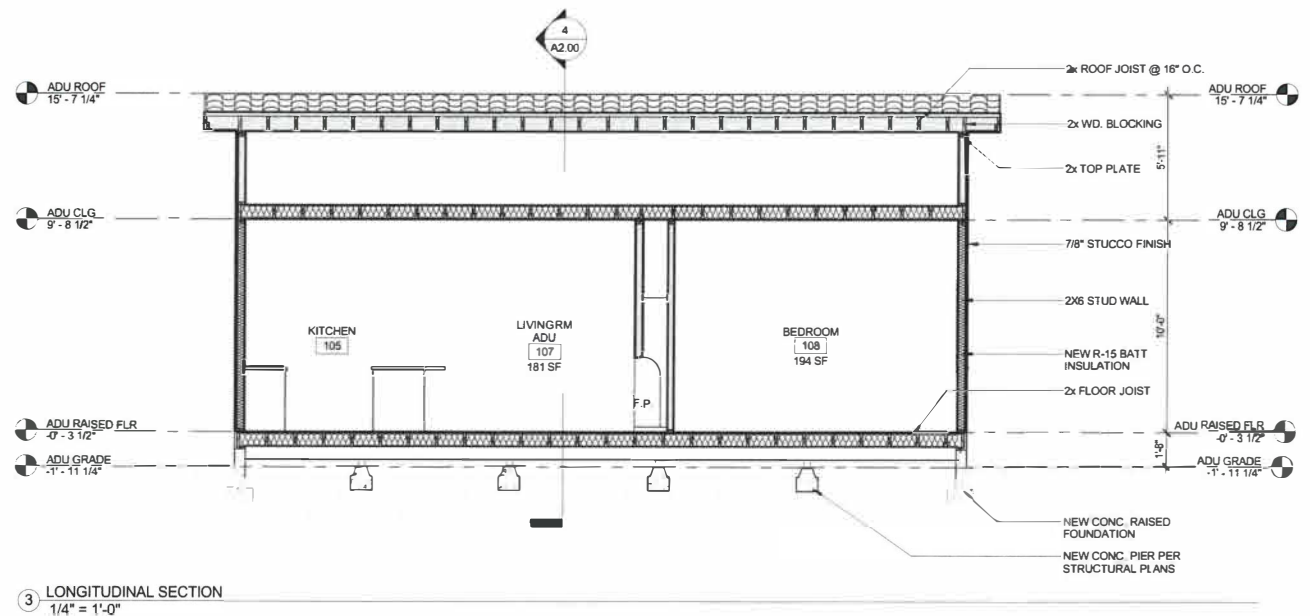
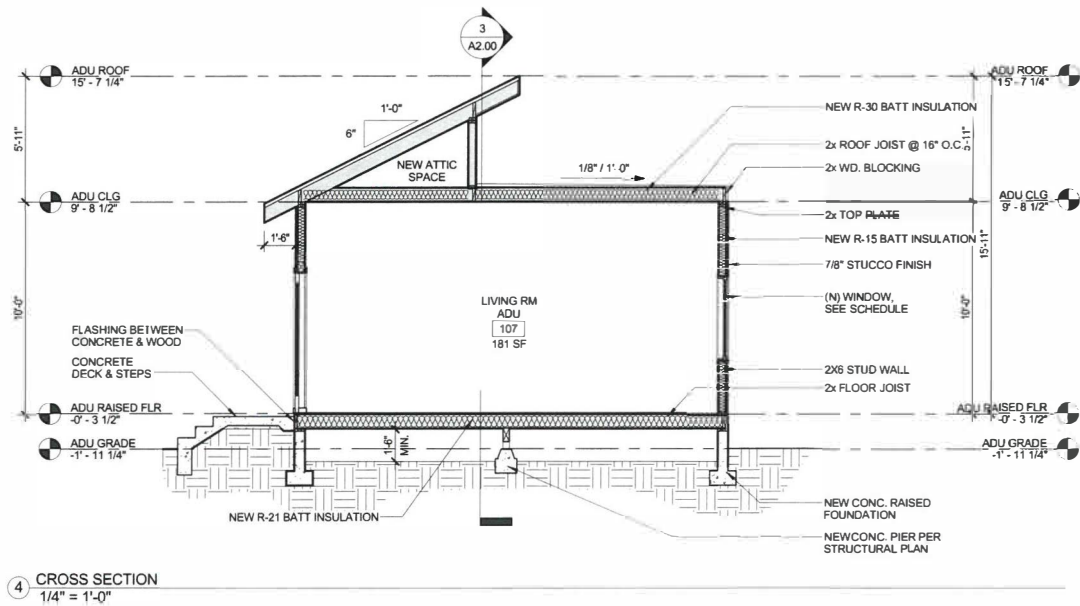
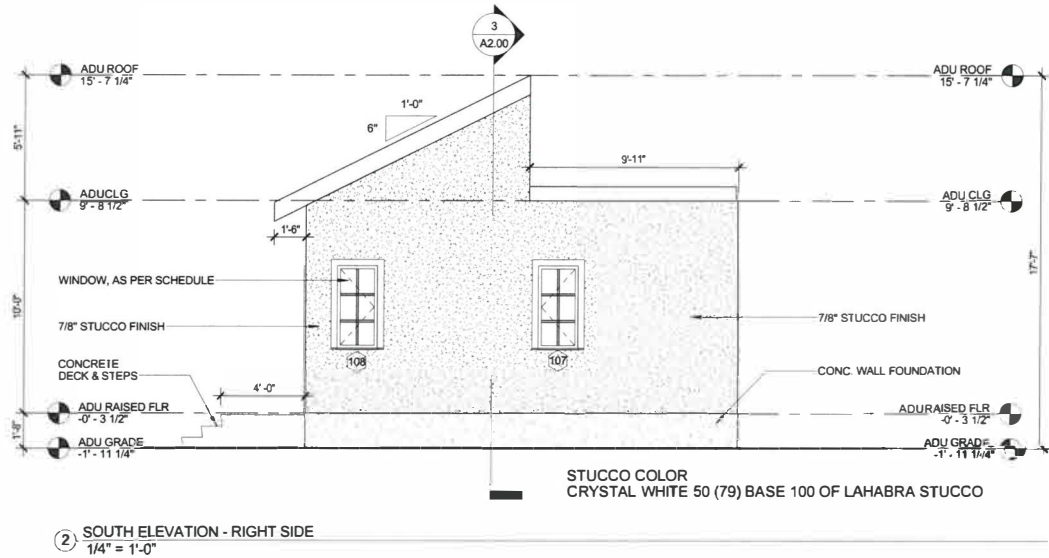
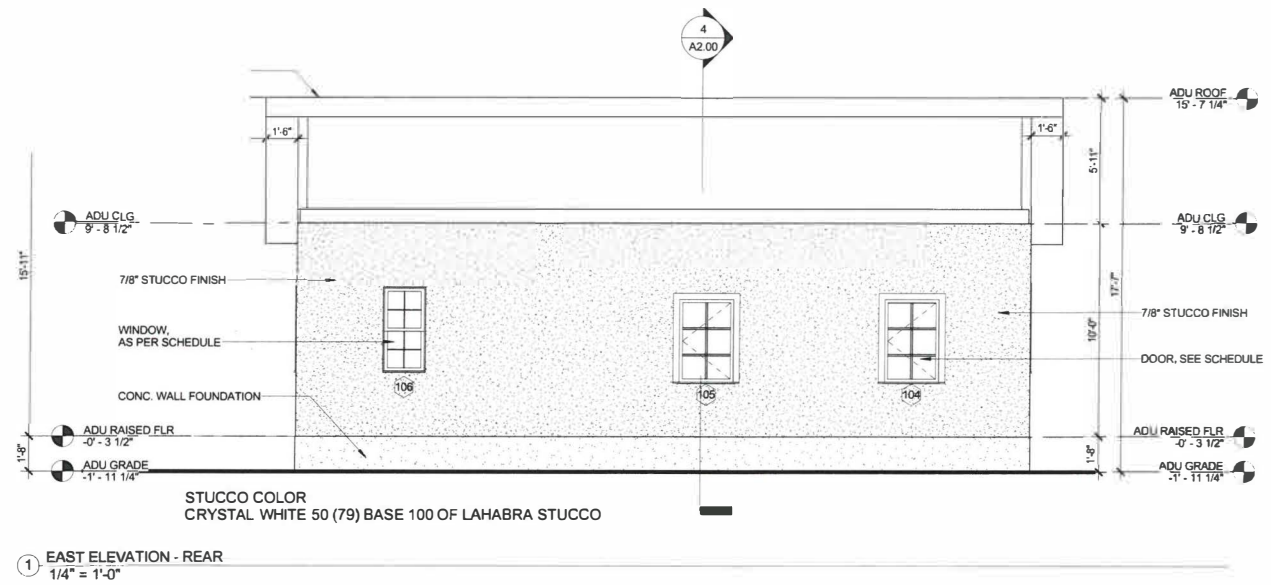
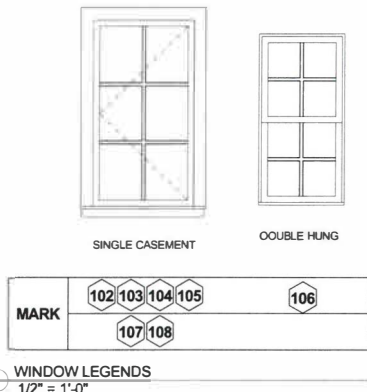
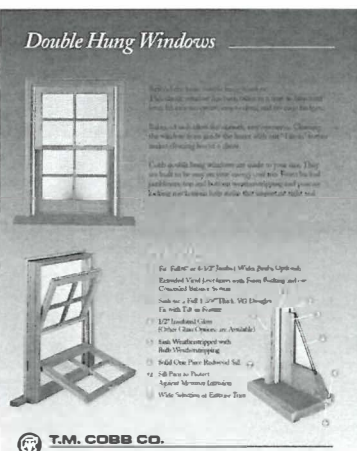
- ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.
- DO NOT SCALE FROM DRAWINGS.
- ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE FLOW RATE FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MINIMUM FLOW RATES IN SECTION 4.303.1
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- AN APPROVED SMOKE DETECTOR SHALL BE INSTALLED IN EACH SLEEPING ROOM AND AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL UNIT. IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL (R314)
- CARBON MONOXIDE & SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.6.2)
- AN APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGE OR FUEL-BURNING APPLIANCES. LOCATE SUCH ALARM OUTSIDE OF EACH SEPARATE SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. (R315)
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.
- ALL "WET" LOCATIONS TO BE PROVIDED WITH GFI OUTLETS.
- ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATION MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE FULL WEATHER-STRIPPED.
- CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIERS AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY ALL CITY AND STATE REGULATIONS.
- CONTRACTOR SHALL PROVIDE ADEQUATE WEATHER PROTECTION FOR THE BUILDING AND ITS CONTENTS DURING THE COURSE OF WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES AS TO LEAST IMPACT NEIGHBORS AND AS DIRECTED BY CITY REGULATIONS.



DOOR SCHEDULE- HPOZ												
MARK	DOOR TYPE		Width	Height	DOOR MATERIAL		PANELS		NUMBER OF LITES		SIDE LITES	
	Existing	Proposed			Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed
100	N/A	Double-Glass	6' - 0"	6' - 8"	N/A	Wood	N/A	Wood	N/A	16	N/A	2
101	N/A	Single-Panel	2' - 8"	6' - 8"	N/A	Wood	N/A	Wood	N/A	N/A	N/A	N/A
102	N/A	Double-Glass	6' - 0"	6' - 8"	N/A	Wood	N/A	Wood	N/A	16	N/A	2
103	N/A	Single-Panel	2' - 8"	6' - 8"	N/A	Wood	N/A	Wood	N/A	N/A	N/A	N/A
104	N/A	Single-Panel	2' - 8"	6' - 8"	N/A	Wood	N/A	Wood	N/A	N/A	N/A	N/A

WINDOW SCHEDULE- HPOZ													
MARK	WINDOW TYPE		SIZE (WxH)		MATERIAL FRAME		MATERIAL SASH		GLAZING		LITES PER PANE		NOTES
	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed	
100	N/A	Sidelights	N/A	24" x 80"	N/A	Wood	N/A	Wood	N/A	Double	N/A	5	New window / opening
101	N/A	Sidelights	N/A	24" x 80"	N/A	Wood	N/A	Wood	N/A	Double	N/A	5	New window / opening
102	N/A	S.Casement	N/A	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
103	N/A	S.Casement	N/A	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
104	N/A	S.Casement	N/A	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
105	N/A	S.Casement	N/A	32" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
106	N/A	Double Hung	N/A	24" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	8	New window / opening
107	N/A	S.Casement	N/A	24" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening
108	N/A	S.Casement	N/A	24" x 48"	N/A	Wood	N/A	Wood	N/A	Double	N/A	6	New window / opening

NOTE : ALL WINDOWS TO BE DOUGLAS FIR WITH OGEE DETAIL



ADU Examples (New Construction - 2 of 2)

NEW ACCESSORY DWELLING UNIT

PROPOSED BUILDING INFORMATION	
BUILDING CODE - FLOOR AREA	
FIRST FLOOR	833 Sq. Ft.
SECOND FLOOR	564 Sq. Ft.
TOTAL	1,197 Sq. Ft.
ZONING CODE - FLOOR AREA	
FIRST FLOOR	833 Sq. Ft.
SECOND FLOOR	499 Sq. Ft.
TOTAL	1,132 Sq. Ft.
SCHOOL FEES - FLOOR AREA	
FIRST FLOOR	748 Sq. Ft.
SECOND FLOOR	748 Sq. Ft.
TOTAL	1,496 Sq. Ft.
HEIGHT	
PERMITTED HEIGHT	45'-0"
PROPOSED HEIGHT	22'-0"
STORIES	2
YARDS	
FRONT YARD SETBACK	98'-2"
EAST SIDE YARD SETBACK	13'-6"
WEST SIDE YARD SETBACK	17'-6"
REAR YARD SETBACK	10'-0"
PARKING	
REQUIRED - FRONT	2
REQUIRED - ADU	0
TOTAL REQUIRED	2
PROVIDED - STANDARD	1
PROVIDED - COMPACT	1
TOTAL PROVIDED	2

LEGAL DESCRIPTION	
APN	5054-033-005
LOT	17
LOT SIZE	6,750.1 SQ. FT.
TRACT	THE JUANITA TRACT
BLOCK	NONE
ARB	2
ZONING INFORMATION	
ZONE	R2-1-OHPDZ
USE	A.D.U.
HEIGHT	22'-1"
OCCUPANCY	
RESIDENTIAL	R-3
CONSTRUCTION TYPE	
	TYPE V-B
SCOPE OF WORK	
- (N) ACCESSORY DWELUNGUNIT - 1,197 SQFT	
- (E) 2 PARKING SPOTS	

ACCESSORY DWELLING UNIT ORDINANCE

★ PARKING NOT REQUIRED BECAUSE THE PROPERTY IS LOCATED IN A CITY HISTORIC PRESERVATION OVERLAY ZONE (ADAMS-NORMANDIE HPOZ)

★ FIRE SPRINKLER SYSTEM NOT REQUIRED BECAUSE SPRINKLERS ARE NOT REQUIRED FOR THE EXISTING SINGLE-FAMILY DWELLING UNIT.

CODE REFERENCES	
BUILDING AND SAFETY	2017 CALIFORNIA RESIDENTIAL CODE - BASED ON THE 2016 INTERNATIONAL RESIDENTIAL CODE
PLANNING AND ZONING	2017 LOS ANGELES - PLANNING AND ZONING MUNICIPAL CODE, CHAPTER 1)
GREEN BUILDING	2017 LOS ANGELES GREEN BUILDING CODE



REVISIONS	DATE

- 6

PROJECT INFORMATION 2



	SECTION TAG
	DETAIL TAG
	ROOM TAG
	SECTION / ELEVATION TAG
	DETAIL / ENLARGED CLOUD
	MATERIAL CALLOUT
	MATERIAL CALLOUT FIELD
	DOOR TAG
	WINDOW TAG
	CHANGE OF LEVEL
	EXIT / ENTRANCE

A.B. - ADJ. - B.L.G. - B.O. - BRD. - B.U. - C.J. - CONC. - CONT. - DBL. - DIA. - DS. - DWG. - (E) - EA. - E.M. - ELEM. - EQ. - EXP. - EXT. - F.F.L. - F.J. - F.O.F. - F.O.S. - F.S.H. - FTG. - GL. - GM. - GYP. - HDR. - HT. - INS. - L.A.G. - MAX. - MFR. -	ANCHOR BOLT ADJACENT BLOCKING BEAM BOTTOM OF BOARD BUILT-UP BOTTOM OF WALL CEILING JOIST CONCRETE MASONRY UNIT CONCRETE CONTINUOUS DOUBLE DIAMETER DOWNSPOUT DISHWASHER DRAWING EXISTING EACH EXTRUDED METAL ELECTRICAL METER EQUAL EXPOSED EXTERIOR FINISH FLOOR FLOOR JOIST FACE OF FINISH FACE OF STUD FIRE SPRINKLER HEAD FOOTING GALVANIZED IRON GAS METER GYPSUM WALL BOARD HEADER HEIGHT INSULATION LOWEST ADJACENT GRADE MAXIMUM MANUFACTURER	MLDG. - MTL. - NIC - NIC - (N) - O - O.C. - PL - PLN - PLWD. - P.S.P. - P.T. - P.T.D.F. - P.U.E. - R - REQD. - RM. - R.R. - SCHD. - SHTING. - SQ. - STG. - STL. - STRUC. - S.W.S. - T&G. - THK. - T.O. - T.W. - TYP. - U.O.N. - VF. - WI. - WM. -	HOLDING METAL NO CHANGE NOT IN CONTRACT NEW OVER ON CENTER PLATE PLYWOOD PER SEPERATE PERMIT PRESSURE TREATED PRESSURE TREATED DOUGLAS FIR PUBLIC UTILITY EASEMENT RADIUS REQUIRED ROOM ROOF RAFTER SCHEDULE SHEATHING SQUARE STAGGERED STEEL STRUCTURAL SHEAR WALL SCHEDULE TOUNGE AND GROOVE THICK TOP OF T.W. - TYP. - UNLESS OTHERWISE NOTED VERIFY IN FIELD WITH WOOD WATER METER
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OWNER

ARCHITECT
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f: (310) 914-5578
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STRUCTURAL
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t: (818) 429-1903

SURVEY
Wm. Wm. Surveying
La Verne, CA 91759
t: (909) 593-0947
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TITLE 24
TITLE 24 DATACORP
633 Monterey Trail
POB 2109
Frazier Park, CA 93225
t: (800) 237-8824
www.tl24data.com

METHANE
BROWNFIELD SUBS LAB
5855 Lindero Canyon Rd #106
Westlake Village, CA 91362
t: (213) 500-0425

ARCHITECTURAL SET:

T - 1.10	TITLE SHEET PLOT PLAN
G - 1.10	GENERAL NOTES AND SPECIFICATIONS
G - 2.10	GREEN BUILDING NOTES
G - 3.10	TITLE 24
G - 5.10	LOW IMPACT DEVELOPMENT
A - 0.01	SURVEY
A - 0.10	SITE PLAN
A - 1.10	FLOOR PLANS
A - 1.20	ROOF PLAN
A - 2.10	ELEVATIONS
A - 3.10	SECTIONS
A - 6.10	DOOR AND WINDOW SCHEDULES
AD - 1.10	ARCHITECTURAL DETAILS
AD - 1.20	ARCHITECTURAL DETAILS

STRUCTURAL SET:

S - 1	GENERAL NOTES
S - 2	TYPICAL DETAILS
S - 2A	TYPICAL DETAILS
S - 3	FOUNDATION PLAN
S - 4	FLOOR FRAMING PLAN
S - 5	ROOF FRAMING PLAN
S - 6	DETAILS
S - 7	DETAILS

METHANE SET:

VC - 01	TITLE SHEET
VC - 02	CITY OF LA METHANE HAZARD MITIGATION STANDARD PLAN
VC - 03	CITY OF LA METHANE HAZARD MITIGATION STANDARD PLAN
VC - 04	TEST RESULTS AND CITY REQUIREMENTS
VC - 05	SUBSLAB VENTING AND MEMBRANE PLAN
VC - 06	SUBSLAB VENTING DETAILS
VC - 08	MEMBRANE DETAILS AND NOTES
VC - 09.1	MEMBRANE SPECIFICATIONS
VC - 09.2	MEMBRANE SPECIFICATIONS
VC - 09.3	MEMBRANE SPECIFICATIONS
VC - 10	HAZARDOUS AREA CLASSIFICATIONS AND DETAILS

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TITLE SHEET / PLOT PLAN	title
05.25.2018	date
1/8" = 1'-0"	scale
T- 1.10	page
project #18.02	

1. The construction shall be restricted to a free-flow channel and unobstructed access to any water & power distribution facilities (Power poles, pul-buses, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the telecommunication hook-up. The construction shall not be within ten feet of any powerlines whether or not the telephones are located on the property. Failure to comply may cause delays and/or additional expenses.
2. An approved fire alarm pull station will be installed on the fire alarm line on the down stream side of the utility meter and bandedly connected to the exterior of the building structure containing the fuel gas piping. (Per Ordinance 170.156) [Includes Commercial additions and 11 work over \$10,000.]
3. Separate plumbing permit is required.
4. Provide ultra flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption
5. Provide 70" high non-absorbent wall coverings to be removed and approved shatter-resistant materials for shower enclosures (1156.9 and 2408.35).
6. Water heater must be strapped to wall (Sec. 5073.3, UPC)
7. Ducts in a private garage and ducts penetrating walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019-inch (0.48 mm) sheetsteel and shall have openings into the garage
7. A copy of the Los Angeles Research Report and/or conditions of other listings shall be made available at the job site.
8. In the event the Owner, the Owner's contractors or subcontractors, or anyone for whom the Owner is legally liable, permits commencement of construction prior to obtaining a PERMIT from the respective city, the Owner shall assume full responsibility for the results of such construction. Therefore the Owner agrees to waive any claim against the Architect and to release L&V Architects, Inc. from any liability arising directly or indirectly from such construction. In addition, the Owner agrees, to the fullest extent permitted by law, to indemnify and hold harmless ARCHITECT from any damages, liabilities or costs, including reasonable attorneys' fees and costs of defense, resulting from such construction.
9. In addition, the Owner agrees to indemnify in any contracts for construction appropriate language that prohibits the Contractor or any subcontractors of any tier from making any changes or modifications to the Architect's construction documents without the prior written approval of L&V Architects, Inc., and that further requires the Contractor to indemnify both ARCHITECT and the Owner from any liability or cost arising from such changes made without such proper authorization.
10. If the Owner does not build per Architect's plans and specifications in any means, the Owner agrees to waive any claims against the Architect and to release the Architect from any liability of the referenced project. It is understood that ARCHITECT will not provide design and construction services related to safety measures of any contractor or subcontractor on the project. Further, it is understood that ARCHITECT will not provide any supervisory services relating to the construction for the project. Any opinions solicited from ARCHITECT relating to any such review or supervisory services shall be considered only as general information and not be the basis for any claim against any architect.
11. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. ARCHITECT will provide input into these decisions these consultants but they will be retained by and report to the Owner.
12. The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by ARCHITECT and must repair any substantial, faulty or failing work.
13. Plumbing repairs are required to be connected to a sanitary sewer or to an approved sewer disposal system (R306.5)
15. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs, and washing machine outlet shall provide drain with hot and cold water disconnected to approved water supply (R306.4)
16. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the finished floor (R307.2)
17. Automatic Garbage Door openers, if provided, shall be listed in accordance with UL325
18. Smoke detectors shall be provided for all dwelling units intended for human occupancy, where a permit is required for alterations, repair, or additions (R314.2)
19. Where a permit is required for alterations, repairs or additions, existing dwellings or sleeping units that have attached garages or fuel burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained (R315.2)
20. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level (R303.1)
21. Buildings shall have approved address numbers, building numbers or approved building identification placed in a position of clearly legible text. Such text shall be on the street side of the building (R319)
22. Unit skylights shall be labeled by a LA City Approved Labeling Agency. Such label shall state the approved labeling agency name, product designation and performance grade rating (research report not required). (R306.6.9)
23. Provide anti-graffiti finish within the first 9 feet, measured from ground, at exterior walls and doors.
24. Protection of wood and wood based products from decay shall be provided in the locations specified per Section 1905.0. The use of materials and methods of construction that is preservative treated in accordance with AWPA 11 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA 11.
25. Provide ultra-low flush water closets for all new construction.

1. The general contractor shall furnish all labor, materials, equipment and other items necessary for the completion of all work shown, called for, or reasonably implied by the contract documents except where specifically noted otherwise. Where work or equipment is indicated "N.C.", such work or equipment shall be provided by others. The General contractor shall coordinate and coordinate to effect such installation.
2. The general contractor shall carefully examine the site to satisfy himself as to existing conditions prior to submitting his bid. No claim will be allowed on the basis of his lack of knowledge of existing conditions and of problems arising there from. The general contractor shall review drawings and specifications to obtain first-hand knowledge of all conditions, prior to signing the contract. If/where necessary, the general contractor shall request additional information, clarification and details to fully understand the project and scope of work.
3. The general contractor shall verify all dimensions and conditions of the project prior to commencing work and shall report any discrepancies, inconsistencies, errors and/or omissions to the architect and the owner. All requests for clarifications of these drawings shall be directed to the Architect in writing. Site plan dimensions and bearings are to be in accordance with the proposed development reference to the property lines and to any adjacent street. While the site plan is believed to be correct, the architect assumes no liability for any discrepancy occurring in the drawings by reasons of reliance on the owner's or engineer's drawings. Dimensions located on the drawings for the project shall be used with the civil engineer or surveyor prior to construction. Dimensions, grades, and details shall be verified prior to commencement of construction. Typical details shall apply where specific details (or sections) are not given.
4. Do not scale the drawings. All dimensions specified govern. Dimensions are approximate and are the face of objects unless specifically noted otherwise.
5. The general contractor shall maintain a finished project. They do not indicate the method of construction. The contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures. The contractor shall provide all measures necessary to protect the structure under construction. Such measures shall include, but are not limited to, bracing, shoring, shoring for loads due to construction equipment, etc. Observation visits to the site by the architect does not include observation of the above items.
6. The contractor shall be responsible for the safety of the contractor or sub-contractors, their employees or contractors not be a safety at the project site. Any non-conforming items found on site shall be brought to the attention of the architect immediately.
7. All work shall be done in accordance with the highest quality of industry standards and the standards referenced herein. All prefabricated items shall be delivered to the jobsite complete and ready to install. Assemblies shall be erected rigidly, secured, plumb, level and aligned with.
8. Retain all detail drawings for future reference only. The contractor shall not be application of work or detail. If certain information is noted only on the plans or only on the specifications or only in a detail, that information shall be avoided if noted on all above mentioned locations.
9. All work shall conform to the minimum standards of the current edition of CBC. All other regulating codes and agencies having jurisdiction over the work shall be complied with.
10. The owner shall be immediately notified of any discrepancies between these items and any applicable code by the agency or the contractor. The contractor shall be the "lead" inspector for such agency has the authority to approve / disapprove prior to construction and correctness of all detail related items.

17. Miscellaneous items of work and materials necessary to complete the project, whether or not mentioned or described in these specifications and allied documents, shall be provided.
18. Trade names and manufacturers referred to are primarily to establish quality standards and character of materials. Substitutions / alternatives may be permitted when approved by the owner.
19. When the word "provide" is used, it shall mean that such item or service referred to shall be furnished and installed whether the owner shall furnish an alternative for their approval or purchase. Fabricator's alterations are not allowed.
20. The general contractor and applicable sub-contractors are responsible for, and will replace, any damaged or defective equipment or work before final acceptance by the owner.
21. Project plan check fee and initial permit fee is the responsibility of the owner. Subsequent permits, tests, and inspections are the responsibility of the general contractor.
22. The general contractor is responsible for siting and structuring clean-up. The general contractor assumes sole and complete responsibility for the job site conditions (should there be no general contractor for the project, the owner assumes this responsibility) during the course of construction of the project, including safety of all persons and the property and that this shall apply and not be limited to normal working hours. The contractor shall defend, indemnify and hold the owner, building tenant and the architect harmless from any and all liabilities real or alleged in connection with the performance of the work on the project during the course of construction.
23. All contractors and sub-contractors shall perform all work on their project in compliance with the occupational safety and health regulations of the U.S. department of labor and the state of California.
24. Where shop drawings are requested, these shall be submitted to the designer 3 copies for his review and approval by the owner.
By approving and submitting shop drawings and samples, the general contractor thereby represents that he has determined and verified all field measurements, field construction criteria, materials, catalog numbers and similar data, and that he has checked and coordinated each shop drawing and sample with the requirements of the work and of the contract documents.
25. Changes to contract documents: alterations or deviations to the project construction documents shall NOT be made without the written approval of the owner and the architect.
The general contractor and sub-contractors shall verify with owner any modifications or additions to the following items: Insurance requirements;

38. It shall be the sole duty and responsibility of the contractor to determine means and methods of construction and fabricate and install the work in accordance with accepted good practice and procedures and to be the architect known at the time of bid and in the drawings and details and not practical or structural purpose.
39. Contractor shall be responsible for installation of all equipment, including water heaters and all mounting, seismic bracing, and support of such equipment.
40. All materials provided shall conform to all applicable local, city, state, federal and/or county codes, ordinances and fire regulations. Certificates, and approved fire resistant flame spread ratings, etc., shall be submitted for review by the general contractor's submittals.
41. Electrical service, wiring, etc., shall comply with applicable electrical codes.
42. Plumbing shall comply with applicable plumbing codes.
43. Provide ventilation according to applicable mechanical code. Complete air change every fifteen minutes, or as specified by the mechanical engineer.
44. Provide adequate exhaust for all cooking and/or other daily accumulation of waste materials or noxious caused by other operations. After the completion of the work, he shall clean all gas, walls, and door surfaces and vacuum all floors.
45. Contractor shall provide trash dumpsters as required for all participating trades to use, including those trades with a direct contract with the owner.
46. The contractor shall be responsible for providing temporary utilities (power, lighting, water and restroom facilities) to be used for the construction trades.
47. The contractor shall note that there shall be no substitutions for any material where specific manufacturers are specified. Where approved equal or equivalent is used, it shall be understood that the substitute shall be by the judgment and approval of all architect and the owner, and all requests shall be made prior to installation. Contractor shall submit 3 sets of drawings for review and approval of the owner. (1) for the original drawings for the requested substitution of materials, hardware, millwork, glass partitions, ceiling systems, plumbing fixtures, etc. to the architect for approval.

7. For materials and equipment specifically indicated to be reused in the work:
 - a. unspecial case care removal, handling, storage/and installation, reassurance proper function in their completion;
 - b. arrange for transportation and handling of materials and equipment which require off site restoration or renovation. Plan site cost for such work or give an allowance for providing such work.
8. Contractor to collect, store, protect, clean and re-install all finished materials existing on the site and designated for re-use, including but not limited to existing light fixtures.
9. When the specification requires that installation of work shall comply with manufacturer's printed instruction, obtain copies of such instructions from the manufacturer of the product. Maintain one complete set of contract documents at the subsisting installation and maintain a complete set of contract documents at the subsisting installation and maintain a complete set of contract documents at the subsisting installation.
10. Handle, install, connect, clean condition and adjust products in strict accordance with such instructions and in conformity with specified requirements.
11. Should product conditions or specified requirements conflict with manufacturer's instructions consult with architect for further instructions. Do not proceed with work without such consultation leading to loan agreed upon course of action.
12. Do not omit any preparatory site or installation procedure, unless specifically modified or exempted by contract documents.
13. Arrange delivery of product in accordance with construction schedule; coordinate delivery time to avoid conflict with other works and conditions at job site. Deliver products in manufacturer's original sealed containers or packaging, with identifying labels intact and legible. Provide necessary protection and handling methods to prevent soiling and damage to materials especially delicate finishes. Inspection upon delivery to assure compliance with requirements of contract documents and accepted submittals.
14. Mechanical and electrical equipment which requires servicing during long term storage shall have complete manufacturer's instructions accompanying each item, with notice of enclosed instructions shown on exterior of package.
15. Provide protection of installed products to prevent damage from subsequent operations, or products or operations to protect finished work from damage. Cover projections, wall corners, jambs, sill and soffit openings, in area used for traffic and for passage of production in subsequent work.
16. Control traffic to prevent damage to equipment.
17. Substitute products shall not be ordered or installed without written acceptance of the architect.
18. Use only cleaning materials recommended by the manufacturer of the product to be cleaned.

19. If the project is not built per Architect's plans and specifications in any manner, the Owner agrees to indemnify and hold the Architect and to release the Architect from any liability, (including the referenced project).
20. It is understood that ARCHITECT will not provide design and construction services related to sales/marketing of any contractor or subcontractor on the project. Further, it is understood that ARCHITECT will not provide any supervisory services relating to the construction for the project. Any opinions solicited from ARCHITECT relating to any such review or supervisory services shall be considered only as general information and shall not be taken as advice or any claim against ARCHITECT.
21. The Owner shall contract an independent inspection and testing agency to review the materials, methods, and means of construction in relation to waterproofing and sound compliance. ARCHITECT will provide input into the selection of these consultants but they will be retained by and report to the Owner.
22. The Owner shall use its best efforts to properly construct project in full compliance with the plans and specifications prepared by ARCHITECT and must repair any substantial, faulty or failing construction.
23. Always Use resilient channels for ceiling between floors and all interior walls.
24. Condominium projects
- a. The Owner shall include provisions in the purchase agreement with all buyers of any condominium unit in the CCRs that Owner shall have the right to effecting a reasonable repairs upon receiving notice of a complaint from any homeowner prior to the filing of any action.

1. Demolition, where indicated on the drawings, shall be performed in accordance with requirements shown thereon.
2. Remove all organic material and all deleterious materials from the site. Burning is strictly prohibited.
3. Unless shown or specified, grade: all fresh grades shall provide a min. 2% slope away from all structural footings for a minimum of 10 feet.
4. Unless otherwise shown, fill, expansive soil, ground water, and other dangerous conditions are encountered during excavation, all foundations shall be shored and the owner notified.
5. Fences over 6 feet in height and retaining walls over 4 feet in height measured from the bottom of the footing shall require separate permit.
6. Asphalt concrete paving (A.C. Pavng):
 - a. Unless otherwise specified in the soils report, compact, scarify and recompact the upper 6 inches of sub-soil to a min. of 90% density prior to placing the base.
 - b. Stabilize soil with a borate-chlorate compound for weed control.
 - c. Place 6 inches sand at aggregate base 4 inches thick after compaction having not less than 90%.
 - d. Asphalt concrete type 1 is to be placed not less than 2 inches thick after compaction in accordance with all provisions of the "standard specifications" from the state of California Dept. of Public Works, Division of highways, latest revision.
6. Apply 2.00 lb/100 sq ft protective coats.

1. **Waterproofing per IBC 2304.11.5:**
- a. Waterproofing at foundation, ret. walls, decks, under floor slabs and other shall conform with the following min. requirements unless otherwise noted or the condition deem it necessary for a heavier waterproofing application. Notify owner if later condition occurs.
 - b. Surface to receive waterproofing shall have pits, holes and cracks filled solid and shall be dry and smooth for application.
 - c. Manufacturer, use "pacific polymer" for install. See manufacturer's recommendations.

3. Sealants:
- Vulkem polyurethane sealants by Mameco International, shall be installed per manufacturer's instructions as follows:
 - Vulkem #45 for horizontal joints in concrete slabs and walls.
 - Vulkem #116 in vertical joints at door/window frames/jams etc. for general purposes.
 - 1x1mil/ft and backing of closed cell neoprene or compressible pre-molded polyethylene foam, strips or rope shall be installed as required.
 - Caulking (mastic) equal to 3-in. seal, w/ gr. and co. shall be install per manufacturer's instructions under exterior metal thresholds, window sills and sills.
 - All sealants to be installed between materials

1. Roofing:

- a. Roofslope to be] per foot min. IBC1502.
- b. All roofing materials class "A," "B" or "C" shall be as shown on the drawings, applied in strict conformance with IBC 1505 and manufacturer's written recommendations and in accordance with the following min. requirements. (see IBC 1502)
- c. All materials shall be delivered in packages bearing manufacturer name and U.L. label where applicable.
- d. Applications shall conform to IBC 1507.
- e. Roof and valley flashing and juncture of roof and vertical surface, flashing and counter flashing shall be installed per IBC 1502.2, 1507.3.9, 1507.5.

- 2. Flashing and sheetmetal:**
- a. Fabricate and install flashing and sheet metal in accordance with latest SMACNA standards where applicable.
 - b. Pile/corncrusher, conical flashing, cap and coping flashing, splash pans, gravel stops, fascia flashing etc. min 25 ga. galvalanized steel or noted on drawings.
 - c. Drip flashing use 22ga. galvalanized steel or noted on drawings.
 - d. Buy/solder where its impractical to source standard joints, corners, etc. seal/weld: "butyl gaffer and tape sealer, "cushion lock d-500btyr sealer," "tapco600" or approved equal in accordance with manufacturer's specifications.
 - e. Galvalanize iron or steel sheet, conforming to ASTM A525-67 or A446-67, as required with min. zinc coating of 1.25 oz./sq.ft. and 2" overlap required.
 - f. Dissimilar metals where dissimilar materials come in contact point the AEN-67 with an approved protective coating.
 - g. Flash and corner flash all roof/ra. w/ conditions and around vertical or chimney protrusions thru roof/ra.
 - h. Install all metal flashing with the roof/w/ a sealant.
 - i. All exposed flashing and metal be painted - color and owner's.

3. Roof accessories:
- a. Skylights: Glass/plastic skylights to comply with IBC 2415 / 2610
 - 1) Sizes and shapes as indicated on drawings.
 - 2) 1/2" nominal thickness acrylic/clear tinted.
 - 3) Skylights shall be mounted on built-up roof (min. 4" where roof slope is less than 3%) as detailed and in an inclined aluminum frame in color to match window color.
 - 4) All skylights must have ICC approval and copy of the same must be on job site for building inspector approval.
 - b. Roof windows:
 - 1) Sizes and shapes per drawings.
 - 2) Aluminum clad fixed window per "Value" net 216 (or equal), with dual glazing and roller shades sun screening.
 - 3) Anchor roof accessories securely in place as indicated and in accordance with manufacturer's recommendations in a manner which protect roofing and flashing work to achieve a watertight and weathertight installation.

4. **Roof drains**
Size of roof drains and overflow per Chapter 11 of IAPC, 1503.4.
Overflow scuppers to be designed per Table 11-1 of IAPC.

1. Provide doors complete in place with finish hardware installed the types, designs and dimensions shown on the door schedule, as shown on the drawings, and specified herein and as needed for a complete and proper installation.
2. Submit shop drawings for approval of all raised panel doors.
3. Hardware
 - a. Submit hardware schedule to owner to review.
 - b. Finishes shall be selected by owner during submittal process. For pricing purpose use "Baldwin".
 - c. A master keyed system to be specified on submittal review.

REVISIONS	DATE

Lath and Plaster:

1. Conform to latest edition of IRC 718, 2512, Table 2507.2, Tabl.2511.1.1 and "California Lathing and Plastering Association Reference Specifications".
2. Exterior cement plaster (stucco):
 - a. Portland cement plaster, installed in proportion per above references, for machine application with integrally colored stucco finish as selected by owner.
 - b. Vertical surfaces - self-sprung galvanized metal lath laminated draft backed diamond mesh "B" (U.S.G. or equal)
 - c. Horizontal surface - paperbacked 3/8" fureneguard diamond mesh lath.
3. Masonry or concrete surfaces shall be cleaned with 10% muriatic acid to remove laitance, rinsed with water and receive alkali-resisting joint equal to well-surfaced. Any pre-bored holes for mechanical bonding agent, to machine applied codes with finished stucco code as selected by owner.
4. Bifurcated welds are reinforcement with 1/8" dia. "nose" and #2-1/2" legs bystick round/ equal. Install with metal staples/wires to the outside of the lath sufficiently to maintain plumb (fed. spec. qq-461h).

Accessories:

- a. Ceiling bases, equal to masonry or U.S.G. No.66 to be installed at all locations where plaster stops against masonry, concrete, wood or metal surfaces and as otherwise shown on drawings.
- b. Expansion joints to follow U.S.G. No. 40 or 49 "series" as indicated.
- c. Removable grounds or screeds as required to maintain exact plaster thickness and plane surfaces
- d. Finishing: provide smooth steel trowel (knock-down) finish after approved by the owner. sample.

2. Fieldcutting (using diamond blades) may be required to fit.

2. Regular 1/2" or 5/8" thick equal to U.S.G. tapered edge sheet rock where type "X" or w/t wallboard is

- note required.
3. Panels where type "X" wallboard is required.
4. A Regular and type "X" single layer wallboard shall be installed horizontally slapping end joints. Nail with 5d common nails (12" wallboard) 6d common nails (5/8" wallboard) at 6" o.c. for ceiling and 12" o.c. for walls.
4. Water resistant (with 3/8" or 5/8" thick end to U.S.G. tapered edge sheetrock (regular panels) or firm core (5/8" wallboard "X" panels) as follows:
- a. Forbathrooms and toilet rooms, nonabsorbent finish and backing for walls and floor to conform with section BC 1202, 1210, 3, 2509.
4. Apply single layer of wallboard horizontally with factory edge (paper bound) abutting top edge of gypsum edge of panel. Use tapered edge sheetrock regular and type "X" wallboard.
4. All cut edges, holes and joints shall be treated with the best wood-borne oil water resistant sealer prior to installation.
4. Floor all ceiling and joints (except 1/2 perimeter of room).
5. Accessories:
- a. Metal trim equal to U.S.G. No. 402 where wallboard abuts with other material or terminates.
- b. Corner beads equal to "plac" brand traditional bullnose or U.S. standard No. 1085 arch at all external corners (or equal) for installation as manufacturer's specifications.
- c. Joint tape, bedding, finishing cement, adhesives and laminating compound to be as recommended by sheetrock manufacturer and compatible with the wall for further residue checks.
4. Access panels where indicated or req'd to be equal to metal "style dtd", 22"x30" w.o.n.
- Use resilient channel channels or ceiling tie wood floss and all interior walls.
6. Gypsum sheathing shall be equal to 5/8" thick U.S.G. gypsum sheathing (trademark gypsheet) encased with water resistant paper on both sides.
7. Finish coat: apply smooth finish coat capable of producing a 5 finish as approved from samples furnished to owner.

1. All ceramic and stone tiles shall be $\frac{1}{8}$ " to $\frac{1}{2}$ " thick selected by the owner. Installation shall conform to the latest edition of the "Handbook for Ceramic Tile Installation" by the Tile Council of America" for the following conditions.

2. Exterior wall stone veneer (max 70 lbs.) shall be installed in accordance with Method W 242 over a wood stud wall.
3. Exterior wall stone veneer shall be installed over/with subfloor, subgypsum, extra grade C-1 type or better, conforming to A.P.A. classification and U.S. Product Standard 1-83, over waterproofing with cement mortar in accordance with method 103.
4. Gypsum wall shall be installed over an approved "water resistant" gypsum wallboard with organic adhesives in accordance with method 8 413-87 over cement mortar in accordance with method B 411-87.
5. Shower receptor/walls shall be installed with organic adhesives over/with gypboard, board in accordance with method 8 416-19 in cement mortar in accordance with method 8 414.
6. Tiles/shells shall be installed in accordance with method 8 417.
7. The countertops shall be installed in accordance with method C611.
8. Interior tile/floors shall be installed per method 141.

1. All surfaces to be clean, smooth and dry as required by manufacturer's instructions before being applied.
2. Back paint all exterior and interior finish lumber and millwork, including door and window frames, trim, cabinetry, etc., on all surfaces to be concealed after installation.
 - a. Painted or enameled items shall be back painted with priming coat.
 - b. Stain or clear finish items shall be back painted with one coat of spar varnish.
3. Prime of stain and seal all interior and exterior wood scheduled for opaque finish, apply to all edges.
4. Prime, face and undercoat all surfaces of metal scheduled for metallic finish.
5. Surfaces of miscellaneous iron and steel not scheduled in concrete, and all surfaces of unpainted plain steel metal work (not galvanized) shall be primed with ferrous metal primer.
6. Galvanized (zinc) metal work shall be primed with zinc dust, zinc oxide primer.
7. Aluminum and aluminum alloy surfaces shall be primed with zinc chromate primer.

1. The building shall be entirely wrapped with plywood.
2. The plywood shall align with exterior face of shear walls.

GENERAL NOTES


05.25.2018

N.T.S.


G - 1.10

project # 18.02


LANDMARK SOLARIS® GOLD COLOR PALETTE



Earth's surface is cooled by the Cool Roof Rating Council (CRRC) for solar reflectance and thermal emittance. The CRRC is the only organization with the authority to certify this as Part of a Green Building. Register with:



Haze Dull Reservoir Shale
CRRC Product ID: 0668-0551



Haze Dull Weathered Wood
CRRC Product ID: 0668-0552

Landmark Solaris Solar Reflectivity (SP), Thermal Emittance (TE) & Solar Reflectance Index (SRI) Data

Color	Tilt	CRRC Rated Product Directory							Moors Certified?	Energy Rating?		
		Product ID	Solar Reflectance Index		Thermal Emittance		Solar Reflectance Index					
			Initial	Aged	Initial	Aged	Initial	Aged				
Haze Dull Reservoir Shale	Better	0668-0551	0.26	0.25	0.88	0.90	26	25	Yes	Yes		
Haze Dull Weathered Wood	Better	0668-0552	0.25	0.24	0.90	0.89	25	24	Yes	Yes		

LA DWS
 DEPARTMENT OF BUILDING AND SAFETY

PLUMBING FIXTURE FLOW RATES

Residential Occupancies
 2017 Los Angeles Green Building Code
(incorporate this form into the plans)

**FORM
 GRN 16**

SECTION 4.303.1

WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Watering Faucets	0.2 gallons/cycle
Gravity tank-type water closets	1.28 gallons/flush ³
Flushometer tank water closets	1.28 gallons/flush ¹
Flushometer valve water closets	1.28 gallons/flush ³
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2 gpm @ 80psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.

³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.05 gallon/flush metal led throughout.

⁵ (a) (i) undisturbed dual flush water closets with an effective flush of 1.28 gallons or less

Single Flush Toilets. The effective flush volume shall not exceed 1.28 gallons (4.9 liters).

The effective flush volume is the average flush volume when tested in accordance with ASME

A112.19.23.2.

Dual Flush Toilets. The effective flush volume shall not exceed 1.28 gallons (4.9 liters).


The effective flush volume is defined as the complete, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

This is a controlled entity under Title 11 of the Americans with Disabilities Act; the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide a reasonable accommodation to ensure equal access to its programs, services and activities.

Rev. 02/13/15

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CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM
GRN-1

**MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS**

(COMPLETE AND INCORPORATE THE SFORM 1 INTO THE PLANS)

Permit # **18010**


30000

01459

Date: **05/2 4/18**

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (#, note #, det # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	G-2.10	GRN-1
2	4.106.4	Grading and paving	A-0.10	Site Plan
3	4.106.4	Electric vehicle (EV) charging	G-2.10(A)-0.10	GRN 14 #1,2 / Site Plan
4	4.106.5	Cool roof for reduction of heat island effect	G-2.10(A)-1.20	#7 / Roof Plan
5	4.106.7	Reduction of heat island effect for non-roof areas	A-0.10	Site Plan
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings	A-1.20	Roof Plan
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings	G-2.10	GRN-14 #5
8	4.303.1.3.2	Multiple showerheads serving one shower	G-2.10	GRN-14 #6
9	4.303.3	Water submeters	G-2.10	GRN-18R #1
10	4.303.4	Water use reduction	G-2.10	GRN-18R #2
11	4.304.1	Outdoor potable water use in landscape areas	N/A	-
12	4.304.2	Irrigation controllers	G-2.10(A)-0.10	GRN-14 #7 / Site Plan
13	4.304.3	Metering outdoor water use	N/A	-
14	4.304.4	Exterior faucets	N/A	-
15	4.304.5	Swimming pool covers	N/A	-
16	4.305.1	Graywater ready	G-2.10	GRN-18R #7
17	4.305.3	Recycled water supply to fixtures	G-2.10	GRN-18R #8
18	4.305.3.1	Cooling towers (buildings > 35 stories)	N/A	-
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	-
20	4.305.4	Groundwater discharge	G-2.10	GRN-18R #11
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
21	4.406.1	Rodent proofing	G-2.10	GRN-14 #9
22	4.407.3	Flashing details	AD-1.10	#8, 9

As a general matter under Title 18 of the Amendments with Ordinance 184, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodations to ensure equal access to its programs, services and facilities.


LA DBS
 DEPARTMENT OF BUILDING AND SAFETY

2017 Los Angeles Green Building Code

FORM 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS
23	4.407.4	Material protection	G-2.10	GRN-14 #10
24	4.408.1	Construction waste reduction of at least 65%	G-2.10	GRN-14 #11
25	4.410.1	Operation and maintenance manual	G-2.10	GRN-14 #12
ENVIRONMENTAL QUALITY				
26	4.503.1	Fireplaces and woodstoves	N/A	
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	G-2.10	GRN-14 #14
28	4.504.2	Finish control pollutant control	G-2.10	GRN-11
29	4.504.2.1	- Adhesives, sealants, caulks		
30	4.504.2.2	- Paints and coatings	G-2.10	GRN-11
31	4.504.2.3	- Aerosol paints and coatings		
32	4.504.2.4	- Verification	G-2.10	GRN-11
33	4.504.3	Carpet systems	G-2.10	GRN-14 #17
34	4.504.3.1	Carpet cushion	G-2.10	GRN-14 #17
35	4.504.4	Resilient flooring systems	G-2.10	GRN-14 #18
36	4.504.5	Composite wood products	G-2.10	GRN-14 #19
37	4.504.6	Filters	G-2.10	GRN-14 #21
38	4.505.2.1	Capillary break	N/A	See Structural
39	4.505.3	Moisture content of building materials	G-2.10	GRN-14 #23
40	4.506.1	Bedroom exhaust fans	A-1.10	#1, 5
41	4.507.2	Heating and air-conditioning system design	G-2.10	GRN-14 #26

We warrant solely under Title 24 of the Americans with Disabilities Act, that City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable access, modification or ensure equal access to its programs, services and activities.

(Rev. 5/2/2017)

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Certaineed Cool Roof	7	GRN-16	5
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LA ODBS
LOS ANGELES DEPARTMENT OF
BUILDINGS & SAFETY

2017 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

- I Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate water meter or submeter within customer zone and within each individual dwelling unit. (J307.3)

Water use reductions shall be used to comply with one of the following:

- A. Provide a 20% reduction in the total potable water use within the building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fixture as required by the Los Angeles Plumbing Code. Calculations done overwriting a 20% reduction in the building "water use baseline," as established in Table A-303.3.1, may be provided, or new fixtures and/or meters shall comply with the new state flow rate and/or water efficiency standards.
- C. Plumbing fixtures shall use recycled water. Recycled water representative (J302.4)

- J Newbuilding on a site with 200 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (J304.3)

- K Additions not to exceed six on a site with 500 square feet or more of cumulative landscape area and where the existing potable water system is replaced, shall have a separate meter or submeter for outdoor water use. (J304.3)

- L On those single family dwellings, lots shall be installed on all publicly accessible streets frontage and back lots. (J304.4)

- M Provide a cover labeling system or permit-qualified test to ensure no pipe permanently installed under ground swimming pool or spa or one and two-family dwelling for residential development shall be at least equal to seven (7) percent of the pool due to its integral design, a minimum of 80% of the pool shall be covered. (J304.5)

- N Except as provided in this section, for sites with over 200 square feet of building footprint, alternate water piping shall be installed to permit discharge from the clothes washer, bathtub, shower, and bathroom vanity areas result be used for indirect graywater irrigation systems. (J302.1)

- O Except as provided in this section, every City-served water service is available within 500 feet of the property line, water closets, urinals, show fountains, and pressure control and piping in the building shall be made of copper tubing. Every water meter and shut-off device shall be installed in accordance with the Los Angeles Plumbing Code. (J302.2)

- P In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:

- A. Shall have limitations of 5 cycles of concentration. Or below 4.0 and
- B. A minimum of 50% of the makeup water supplied to the cooling towers shall come from non-potable water sources, including treated backwash. (J303.1.1)

- Q In new buildings over 25 stories, the cooling towers shall comply with all of the following:

- A. Shall have a maximum of 6 cycles of concentration. Or below 4.0 and
- B. 100% of the makeup water supplied to the cooling towers shall come from non-potable water sources, including treated backwash. (J303.1.1)

- R Water condensate is being removed and discharged, delivered and collected a system for catch basins, the y-pipe/catch. Alternatively, the procedure may be developed for reuse. (J302.4)

- S Provide short water piping complying with one of the following: Los Angeles Plumbing Code Section S104.1.1:

- A. When the water system shall not allow more than 0.6 gallon of water to be lost from the system before the leak can be repaired.

- B. Where a hot water recirculation or electric recirculating pump water return system is installed, the heated loop from the recirculating loop or electric recirculating line must enter the firestop shall contain a maximum of 6 inches.

- C. Residential on the having individual water heaters shall have a compact hot water system that meets all of the following:

- a. The hot water piping from the water heater to the fixtures shall be in the most direct path.
- b. The total developed length of the hot water piping between the water heater and farthest fixture shall not exceed the distance specified in Table A-3.1.4.5 of the California Energy Code Residential Appendix.
- c. The hot water piping shall be installed and tested in accordance with Section F.A3.1.4.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

- T A water budget for landscape irrigation use that conforms to the California Department of Water Resources Model Water Efficient Landscape Ordinance (DWR15.2C) is required for new landscapes areas of 500 sq. ft. or more. Irrigation schedules for such landscape projects are landscape area include, but not be limited to, an approved irrigation controller, or water treated for irrigation purposes and delivered by a water district or public utility. (J304.1)


This is a revised edition of the 2017 Los Angeles Green Building Code, which was adopted by the Board of Directors on May 15, 2017. It contains amendments to the code that were adopted by the Board of Directors on June 15, 2017, and July 15, 2017.

July 15, 2017

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Form GRN 18R

[illegible]



ILA
 INTERNATIONAL LEADERSHIP
 ASSOCIATION OF BUILDING AND SAFETY

VOC AND FORMALDEHYDE LIMITS

2017 Los Angeles Green Building Code (incorporate this form into the plans)

FORM GRN 11

The tables below are taken from the 2017 Los Angeles Green Building Code
 Tables 4.504.1, 4.504.2, 4.504.3, 4.504.4, 4.504.5, 4.504.6, 4.504.7, 4.504.8, 4.504.9, 4.504.10, 4.504.11, 4.504.12, 4.504.13, 4.504.14, 4.504.15, 4.504.16, 4.504.17, 4.504.18, 4.504.19, 4.504.20, 4.504.21, 4.504.22, 4.504.23, 4.504.24, 4.504.25, 4.504.26, 4.504.27, 4.504.28, 4.504.29, 4.504.30, 4.504.31, 4.504.32, 4.504.33, 4.504.34, 4.504.35, 4.504.36, 4.504.37, 4.504.38, 4.504.39, 4.504.40, 4.504.41, 4.504.42, 4.504.43, 4.504.44, 4.504.45, 4.504.46, 4.504.47, 4.504.48, 4.504.49, 4.504.50, 4.504.51, 4.504.52, 4.504.53, 4.504.54, 4.504.55, 4.504.56, 4.504.57, 4.504.58, 4.504.59, 4.504.60, 4.504.61, 4.504.62, 4.504.63, 4.504.64, 4.504.65, 4.504.66, 4.504.67, 4.504.68, 4.504.69, 4.504.70, 4.504.71, 4.504.72, 4.504.73, 4.504.74, 4.504.75, 4.504.76, 4.504.77, 4.504.78, 4.504.79, 4.504.80, 4.504.81, 4.504.82, 4.504.83, 4.504.84, 4.504.85, 4.504.86, 4.504.87, 4.504.88, 4.504.89, 4.504.90, 4.504.91, 4.504.92, 4.504.93, 4.504.94, 4.504.95, 4.504.96, 4.504.97, 4.504.98, 4.504.99, 4.505.00, 4.505.01, 4.505.02, 4.505.03, 4.505.04, 4.505.05, 4.505.06, 4.505.07, 4.505.08, 4.505.09, 4.505.10, 4.505.11, 4.505.12, 4.505.13, 4.505.14, 4.505.15, 4.505.16, 4.505.17, 4.505.18, 4.505.19, 4.505.20, 4.505.21, 4.505.22, 4.505.23, 4.505.24, 4.505.25, 4.505.26, 4.505.27, 4.505.28, 4.505.29, 4.505.30, 4.505.31, 4.505.32, 4.505.33, 4.505.34, 4.505.35, 4.505.36, 4.505.37, 4.505.38, 4.505.39, 4.505.40, 4.505.41, 4.505.42, 4.505.43, 4.505.44, 4.505.45, 4.505.46, 4.505.47, 4.505.48, 4.505.49, 4.505.50, 4.505.51, 4.505.52, 4.505.53, 4.505.54, 4.505.55, 4.505.56, 4.505.57, 4.505.58, 4.505.59, 4.505.60, 4.505.61, 4.505.62, 4.505.63, 4.505.64, 4.505.65, 4.505.66, 4.505.67, 4.505.68, 4.505.69, 4.505.70, 4.505.71, 4.505.72, 4.505.73, 4.505.74, 4.505.75, 4.505.76, 4.505.77, 4.505.78, 4.505.79, 4.505.80, 4.505.81, 4.505.82, 4.505.83, 4.505.84, 4.505.85, 4.505.86, 4.505.87, 4.505.88, 4.505.89, 4.505.90, 4.505.91, 4.505.92, 4.505.93, 4.505.94, 4.505.95, 4.505.96, 4.505.97, 4.505.98, 4.505.99, 4.506.00, 4.506.01, 4.506.02, 4.506.03, 4.506.04, 4.506.05, 4.506.06, 4.506.07, 4.506.08, 4.506.09, 4.506.10, 4.506.11, 4.506.12, 4.506.13, 4.506.14, 4.506.15, 4.506.16, 4.506.17, 4.506.18, 4.506.19, 4.506.20, 4.506.21, 4.506.22, 4.506.23, 4.506.24, 4.506.25, 4.506.26, 4.506.27, 4.506.28, 4.506.29, 4.506.30, 4.506.31, 4.506.32, 4.506.33, 4.506.34, 4.506.35, 4.506.36, 4.506.37, 4.506.38, 4.506.39, 4.506.40, 4.506.41, 4.506.42, 4.506.43, 4.506.44, 4.506.45, 4.506.46, 4.506.47, 4.506.48, 4.506.49, 4.506.50, 4.506.51, 4.506.52, 4.506.53, 4.506.54, 4.506.55, 4.506.56, 4.506.57, 4.506.58, 4.506.59, 4.506.60, 4.506.61, 4.506.62, 4.506.63, 4.506.64, 4.506.65, 4.506.66, 4.506.67, 4.506.68, 4.506.69, 4.506.70, 4.506.71, 4.506.72, 4.506.73, 4.506.74, 4.506.75, 4.506.76, 4.506.77, 4.506.78, 4.506.79, 4.506.80, 4.506.81, 4.506.82, 4.506.83, 4.506.84, 4.506.85, 4.506.86, 4.506.87, 4.506.88, 4.506.89, 4.506.90, 4.506.91, 4.506.92, 4.506.93, 4.506.94, 4.506.95, 4.506.96, 4.506.97, 4.506.98, 4.506.99, 4.507.00, 4.507.01, 4.507.02, 4.507.03, 4.507.04, 4.507.05, 4.507.06, 4.507.07, 4.507.08, 4.507.09, 4.507.10, 4.507.11, 4.507.12, 4.507.13, 4.507.14, 4.507.15, 4.507.16, 4.507.17, 4.507.18, 4.507.19, 4.507.20, 4.507.21, 4.507.22, 4.507.23, 4.507.24, 4.507.25, 4.507.26, 4.507.27, 4.507.28, 4.507.29, 4.507.30, 4.507.31, 4.507.32, 4.507.33, 4.507.34, 4.507.35, 4.507.36, 4.507.37, 4.507.38, 4.507.39, 4.507.40, 4.507.41, 4.507.42, 4.507.43, 4.507.44, 4.507.45, 4.507.46, 4.507.47, 4.507.48, 4.507.49, 4.507.50, 4.507.51, 4.507.52, 4.507.53, 4.507.54, 4.507.55, 4.507.56, 4.507.57, 4.507.58, 4.507.59, 4.507.60, 4.507.61, 4.507.62, 4.507.63, 4.507.64, 4.507.65, 4.507.66, 4.507.67, 4.507.68, 4.507.69, 4.507.70, 4.507.71, 4.507.72, 4.507.73, 4.507.74, 4.507.75, 4.507.76, 4.507.77, 4.507.78, 4.507.79, 4.507.80, 4.507.81, 4.507.82, 4.507.83,



LA DBS
DEPARTMENT OF BUILDING AND SAFETY

STORM WATER POLLUTION CONTROL (2017 Los Angeles Green Building Code)

FORM GRN 1

Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the master set of construction/wrapping plans and approved by the minimum number of local jurisdictions which must be implemented on all construction projects.

Construction means constructing, cleaning, grading or excavation that result in soil disturbance. Construction includes structural teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility, emergency construction activities required to immediately protect public health and safety, interior remodeling with no outside exposure of construction material or construction waste, storm water, mechanical permit work, or sign permit work. (Order No. 01-182, NPDES Permit No CAS004001 – Part 5 Definitions)

- 1 Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, runoff, area drains, natural drainage or wind
- 2 Slopesides of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water
- 3 Fuels, oil, solvents and other toxic materials shall be stored in accordance with their listing and shall not contaminate the soil or the surface waters. All approved toxic storage containers are to be placed down from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system
- 4 Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site
- 5 Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled
- 6 Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind
- 7 Sediment and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means
- 8 Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary area runoff
- 9 Where retention or storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration

This is identified as version 10/16 of the document with title Storm Water Pollution Control for the City of Los Angeles does not constitute a contract. This document is subject to change without notice. The City of Los Angeles does not warrant the accuracy or completeness of the information provided herein. The City of Los Angeles does not assume any liability for damages or losses resulting from the use of this document.

Rev. 10/16/16

Page 6 of 7

[Return to Table of Contents](#)

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STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences (4 units or less, <10,000 SF, <2,500 SF within a ESA)
LOW IMPACT DEVELOPMENT



IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 168 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved. AS PART OF THIS OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES.

STORMWATER OBSERVATION REPORT (SOR) must be signed by the contractor responsible for the approved LID Plan and submitted to the City 2022 to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved. PRIOR TO CERTIFICATE OF OCCUPANCY (C of O) SOR FORM PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

Project Address:	Building Permit No.:
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan:	Phone Number:

I declare that the following statements are true to the best of my knowledge:

- I am responsible for the approved LID Plan, and
- I or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature: _____ Date: _____ Contractor/Architect/Engineer License: _____

STORMWATER OBSERVATION REPORT 6

U.S. Government

Federal law prohibits removal of this label before consumer purchase.

ENERGYGUIDE

Dishwasher
Capacity: Standard

Whirlpool Corporation
Models: WDF320PAD**,
WDF520PAD**, WDF540PAD**,
WDT720PAD**

Estimated Yearly Energy Cost
(when used with an electric water heater)

\$31



260 kWh
Estimated Yearly Electricity Use

\$22
Estimated Yearly Energy Cost
(when used with a natural gas water heater)

Your cost will depend on your utility rates and use.

- Cost range based only on standard capacity models.
- Estimated energy cost based on four wash loads a week and a national average electricity cost of 12 cents per kWh and natural gas cost of \$1.09 per therm.
- For more information, visit www.ftc.gov/energy (P/N W10656410 Rev A)



ENERGY STAR COMPLIANT DISHWASHER 4

Low Impact Development (LID) Post Construction Stormwater Mitigation Best Management Practices (BMPs)



STORMWATER BMP(s) VERIFICATION

Upon installation of the approved stormwater BMP(s), a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3rd floor, station 18. The SOR Form must be with filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

Project Address: 1460 W 28th Street

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sh. not)
1	Rain Tank(s) - 55 to 130 gal each	4, 50-gallon tanks	A-6 to A-7, G-5 to G-10
2	Rain Tank(s) - > 130 gal min	1*	A-8 to A-10
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental, total SF <input type="checkbox"/> Infiltration, total SF	
6	Rain Garden	<input type="checkbox"/> # _____, total SF <input type="checkbox"/> # _____, total SF	
7	Dry Well		
8	SUMP Pump (installation not required)		

ALL OTHER DEVELOPMENT

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sh. not)
1	Infiltration Basin / Trench		
2	Dry Well	<input type="checkbox"/> Incidental, total SF <input type="checkbox"/> Infiltration, total SF	
3	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> # _____, total SF <input type="checkbox"/> # _____, total SF	
4	Rain Tank(s) - 55 to 130 gal min		
5	Cistern	<input type="checkbox"/> Above Grade, total SF <input type="checkbox"/> Below Grade, total SF	
6	Flow thru Planter(s)		
7	Biofiltration	<input type="checkbox"/> # _____, total SF <input type="checkbox"/> # _____, total SF	
8	Vegetative Swale / Filter Strip		
9	Catch Basin Filter(s)		
10	Trench Drain Filter(s)		
11	Down Spout Filter(s)		
12	SUMP Pump (installation not required)		

* All as minimum. See Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail.

STORMWATER BMP VERIFICATION 5

U.S. Government

Federal law prohibits removal of this label before consumer purchase.

ENERGYGUIDE

Refrigerator-Freezer
• Automatic Defrost
• Top Mounted Freezer
• Without Through-The-Door-Ice Service

Whirlpool Corporation
Model: WRT138FD**
Capacity: 18.2 Cubic Feet

Compare ONLY to other labels with yellow numbers.
Labels with yellow numbers are based on the same test procedures.

Estimated Yearly Energy Cost

\$44



370 kWh
Estimated Yearly Electricity Use

- Your cost will depend on your utility rates and use.
- Cost range based only on models of similar capacity with automatic defrost, top mounted freezer, and without through-the-door-ice service.
- Estimated energy cost based on a national average electricity cost of 12 cents per kWh.



ftc.gov/energy (P/N W10709375 Rev A)

ENERGY STAR COMPLIANT REFRIGERATOR 3

Nest Learning Thermostat



Meet the Nest Learning Thermostat.

It learns what temperatures you like, turns itself down when you're away and connects to your phone. It has 40+ smart scheduling modes. And it's smart. To help save energy. In independent studies, the Nest Thermostat saved an average of 10% to 12% on heating bills and 15% on cooling bills. And we've estimated average savings of \$131 to \$143 a year.

How does it work?

Auto-Schedule
No more confusing programming. It learns the temperatures you like and programs itself.

Remote control
Connect the Nest Thermostat to Wi-Fi to change the temperature from your phone, tablet or laptop.

Weekend
Set it up to go to your preferred temperature when you're not home. Or set it to go to a different temperature when you're home.

Easy-to-use
No programming. No confusing settings. Just turn the thermostat to the temperature you want. Or use the app.

Smartest Thermostat
The Nest Thermostat automatically learns your schedule, adjusts itself to your preferences, and helps you save energy.

Energy History
See what's happened and control your energy use. You can see your energy use for the last 28 days.

Safety Temperature Alerts
Set it up to alert you if the temperature is too high or too low. Or if it's not working properly.

Energy Star
The Nest Thermostat is Energy Star certified. It's the smartest thermostat on the market.



FEATURES

• Auto-Schedule
• Remote control
• Energy History
• Safety Temperature Alerts
• Energy Star

SPCS

Display: 2.8" color LCD
Screen resolution: 240 x 320 pixels
Size and weight: 3.5" x 3.5" x 1.5" (91.4 x 91.4 x 38.1 mm)
Weight: 1.1 lb (500 g)

IN THE BOX

• Nest Learning Thermostat
• Nest Base
• Nest Quick Start Guide
• Nest Mobile App

COMPATIBILITY

The Nest Learning Thermostat works with 240V AC, 60Hz heating and cooling systems, including gas, electric, forced air, heat pump, radiant, oil, hot water, solar and geothermal.

Assembly: 15 min
Max. 1.8" (45.7 mm) diameter
Max. 1.1" (27.9 mm) height
Max. 1.1" (27.9 mm) depth
Max. 1.1" (27.9 mm) width
Max. 1.1" (27.9 mm) height
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Max. 1.1" (27.9 mm) width

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Max. 1.1" (27.9 mm) depth
Max. 1.1" (27.9 mm) width



REFERENCE JOINT APPENDIX JAS COMPLIANT NEST THERMOSTAT 2

FreeGarden® RAIN

Features & Specifications

1 Construction

Manufactured of high pressure injection-molded high density polyethylene resin. 100% recyclable. 100% recycled. 100% recycled. 100% recycled.

2 Dimensions, Capacity, Weight & Shipping

Dimensions: 24" x 24" x 24" (610 mm x 610 mm x 610 mm)
Capacity: 60 U.S. gallons (227 L)
Weight: (empty) 17 pounds (7.7 kg)
Shipping: packed flat and bubble ship at 20 units per pallet/440 units per 40' trailer.

3 Recycled Content

Recycled content varies with resin color. Minimum 90% recycled content, maximum 95%.

4 Warranty

Manufacturer's limited warranty. 10 years. 10 years. 10 years. 10 years.

5 Shape

Square shape. 24" x 24" x 24" (610 mm x 610 mm x 610 mm). 24" x 24" x 24" (610 mm x 610 mm x 610 mm). 24" x 24" x 24" (610 mm x 610 mm x 610 mm). 24" x 24" x 24" (610 mm x 610 mm x 610 mm).

6 Spigot/Outlet

Factory-installed spigot outlet (1") is standard. 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm).

7 Stainless Steel Mesh

Your rain barrel comes with a stainless steel mesh screen under the lid. When the mesh is not in use, it can be removed. The mesh is made of 304 stainless steel. The mesh is made of 304 stainless steel. The mesh is made of 304 stainless steel. The mesh is made of 304 stainless steel.

8 Overflow/Discharge

Overflow slot is user-selectable. 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm).

RAIN TANKS WITH BASE LINE PLANTING

SECTION

PLAN

DETAILS

RAIN TANK WITH BASE LINE PLANTING

1. Rain tank with base line planting. 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm). 1" x 1" x 1" (25.4 mm x 25.4 mm x 25.4 mm).



REVISIONS	DATE

LOW IMPACT DEVELOPMENT

05.25.2018

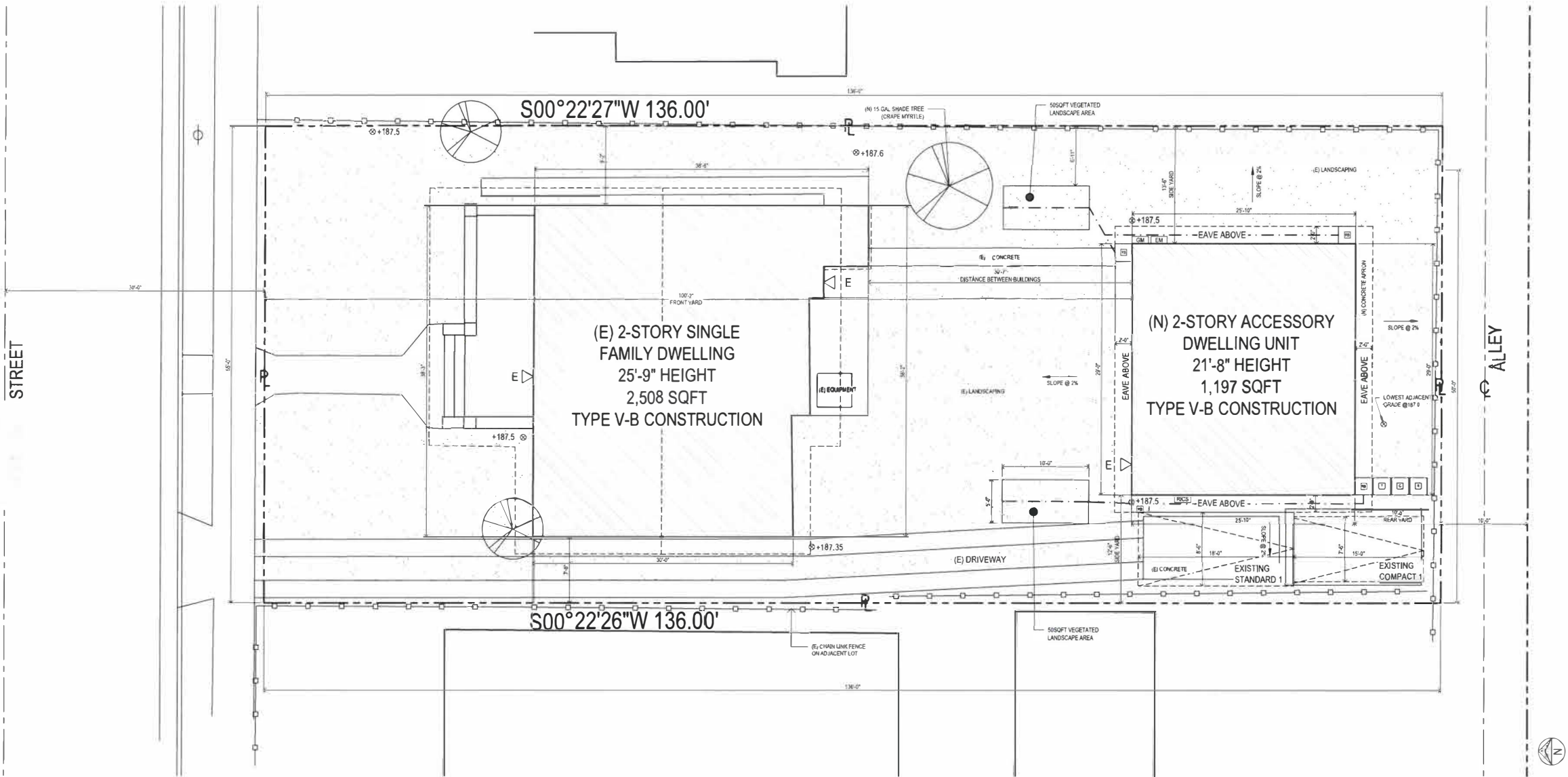
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G - 5.10

project # 18.02



REVISIONS	DATE



SITE PLAN SCALE 3/4" = 1'-0" 2

SECURITY REQUIREMENTS

- All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)
- Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or similar structures. (6707)
- Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction 91.6709.1 - Door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. (6709.4)
- Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. (6708)
- All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (91.6709.5, 6709.7)
- Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, and S occupancies). (6709.2)
- Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
- Wood panel type doors must have panels at least 19/16 in. thick with shaped portions not less than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (91.6709.1 item 2)
- Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. (6710)
- Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.1
- Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)
- Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinderlocks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
- In B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 5 in. but less than 48 in. shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles (6714)
- Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. (6713)
- Lowered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. (6715.3)
- Other operable windows shall be provided with locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)
- Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 6715.1
- Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.
- Any release for metal bars, grills, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates or similar devices that exceeds two inches in any dimension. (91.6715.4)
- All other openings must be protected by metal bars or grills with openings of not less than 6 inches in one dimension. (91.6716)

SECURITY REQUIREMENTS SCALE N.T.S. 4

NOTE 1: BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319)

NOTE 2: WEATHERBASED IRRIGATION CONTROLLER (GBC 9.304.1.1)
Provide Weather Sensor in MFR approved location.
- Hunter Industries Model PCC 1500 or equivalent
- See 8 / G-2.10 for Specification Sheets

NOTE 3: DOUBLE STRIPING OF STALLS SHALL BE PER ZONING CODE SECTION 12.21AS, CHART NO. 5

NOTE 4: Install drip irrigation system to connect rain barrels to vegetated landscape area.

---	LINE ABOVE
- - - -	DRAINAGE LINE
- - - -	PROPERTY LINE
- - - -	FENCE
- - - -	SETBACK LINE
DS	DOWNSPOUT
HB	HOSE BIB
N	NATURAL GAS SUBSTATION
GM	GAS METER
EM	ELECTRICAL METER
WM	WATER METER
RCS	REMOTE IRRIGATION CONTROL SYSTEM
EVSE	ELECTRIC VEHICLE SUPPLY EQUIPMENT
G	GRASS
OD	OVERFLOW DRAIN
AD	AREA DRAIN
FD	FRENCH DRAIN
R	RAIN BARREL per G-5.10.32
T	TRASH BIN
G	GRASS BIN
R	RECYCLE BIN

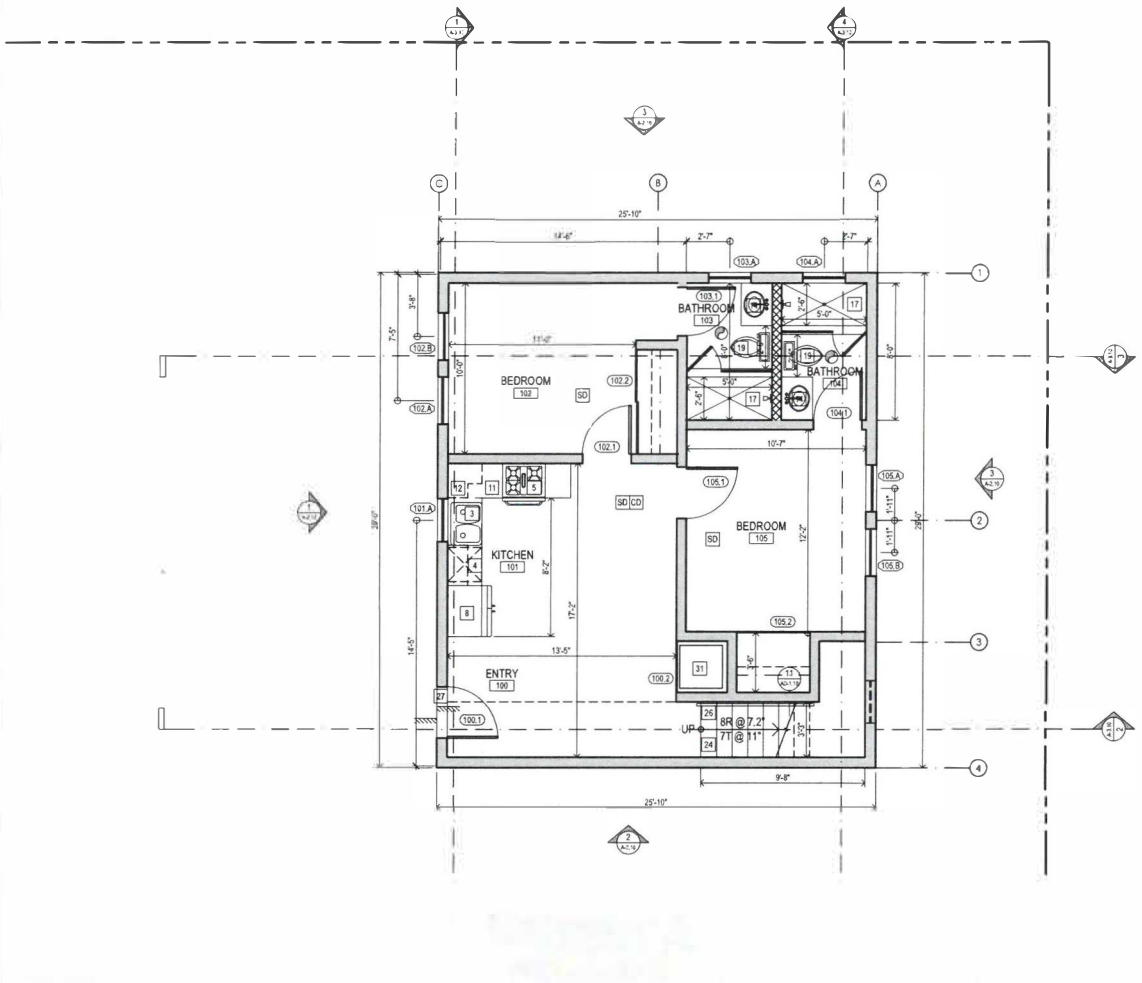
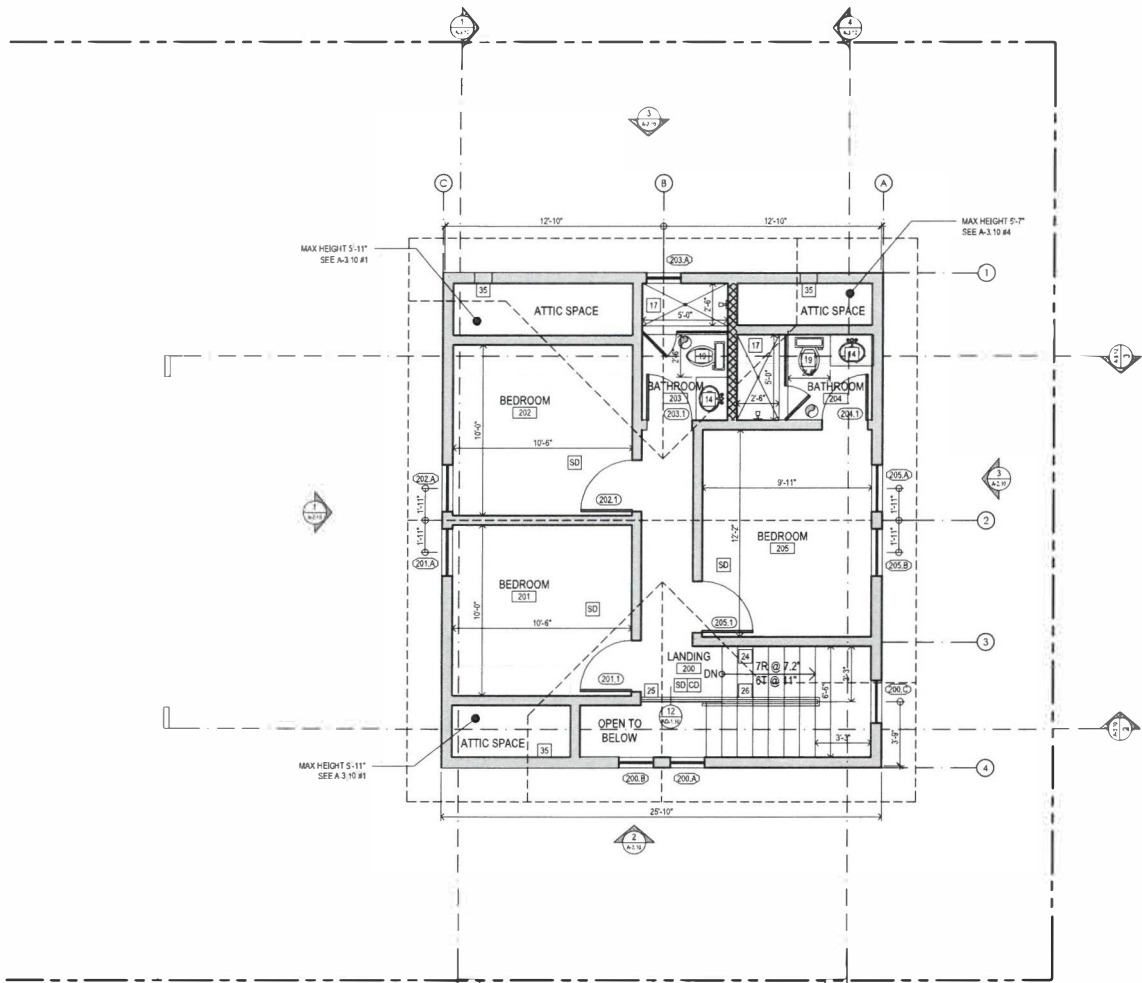
SITE PLAN LEGEND SCALE N.T.S. 1

L&V Architects, Inc.
2332 Corner Ave., Suite 303
West Los Angeles, CA 90064
P: 310.914.5577 F: 310.914.5578

SITE PLAN title
05.25.2018 date
3/4" = 1'-0" scale

A - 0.10
project #18.02

REVISIONS	DATE

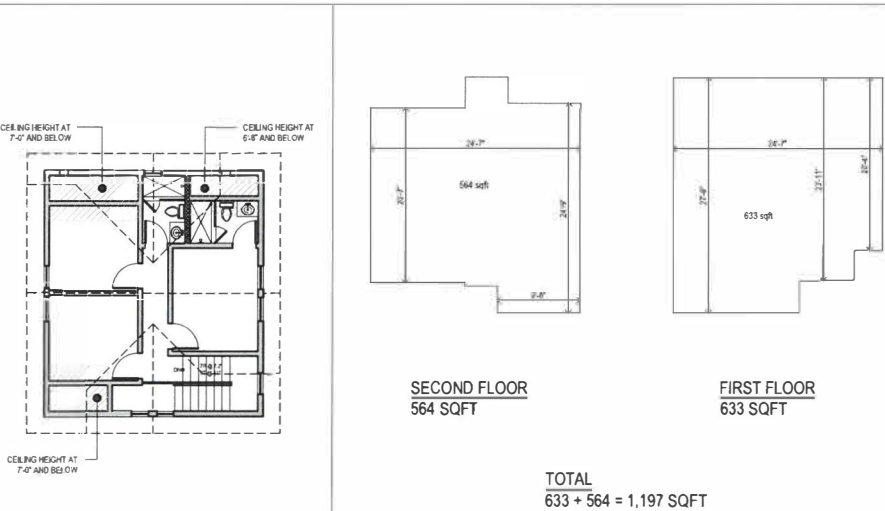


SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

5

FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"

2



CEILING HEIGHT DIAGRAM SCALE: N.T.S.

7

FLOOR AREA DIAGRAMS SCALE: N.T.S.

6

KEY NOTES SCALE: N.T.S.

4

NOTES SCALE: N.T.S.

3

LEGEND SCALE: N.T.S.

1

NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed in each sleeping room & hallway or area serving areas to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarm shall receive their primary power source from the building wiring and shall be equipped with battery back-up and low battery signal. (R314)

NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit, sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basement. (R315)

NOTE 3: Each appliance provided and installed shall meet ENERGY STAR and ENERGY STAR designation is applicable for that appliance.

NOTE 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10).

NOTE 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 or the shower shall be designed to only allow one showerhead to be in operation at a time (see G-3.10 for Table 4.303.2).

NOTE 6: Water shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.

NOTE 7: ENERGY REQUIREMENTS: See attached Forms CF-1R and ME-1R specifying the required energy features for wall/ceiling insulation, window frame and types, HVAC systems, duct insulation and heating, lighting type and switching, water heater type and gas/water heater and ENERGY STAR verification requirements. (Form CF-6R required)

NOTE 8: FIRE RATED ROOF REQUIREMENTS: Fire blocking shall be installed at:
a. Concealed spaces of stud walls and partitions, floor and ceiling at 10'-0" max. intervals both vertically and horizontally;
b. Interconnections between concealed vertical and horizontal spaces;
c. Concealed spaces between stair stringers at top and bottom run;
d. All openings around vents, pipes, ducts and chimneys (non-combustible materials);
e. All openings between attic and chimney chase for duct-to-vent chimneys.

NOTE 9: Install drip irrigation system to connect rain barrels to vegetated landscape area.

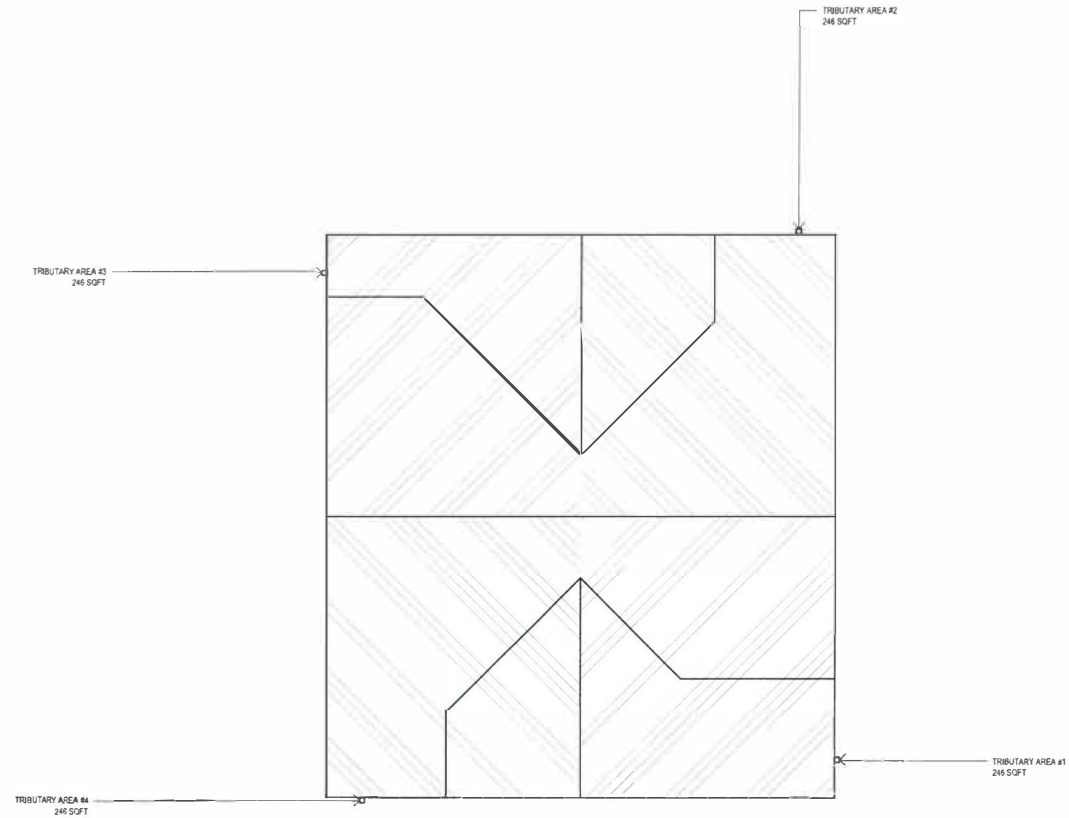
NOTE 10: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS - Exception 4 to (110.10b)(1) A)
a. All thermostats shall comply with Reference Joint Appendix JAG and shall be capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency; see G-5.10 #3
b. Install a thermostat that meets or exceeds the ENERGY STAR Program requirements with either a refrigerant that meets or exceeds the ENERGY STAR Program requirements or a whole house fan driven by an electronically communicated motor; see G-5.10 #4 & 5

	1/2\"/>	DOWNSPOUT
	MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM (R303.3)	
	KEY NOTE	
	ROOM TAG	
	DOOR TAG	
	WINDOW TAG	
	LEVEL CHANGE	
	ENLARGED DRAWING CALL OUT	
	DIMENSION FINISHED FACE TO FINISHED FACE	
	MINIMUM CLEAR DIMENSION	
	DIMENSION FINISHED FACE TO CENTERLINE OF OPENING	
	TOILET CLEAR SPACE DIAGRAM	

L+V Architects Inc.
2332 Colmer Ave., Suite 303
West Los Angeles, CA 90064
P: 310.914.5577 F: 310.914.5578

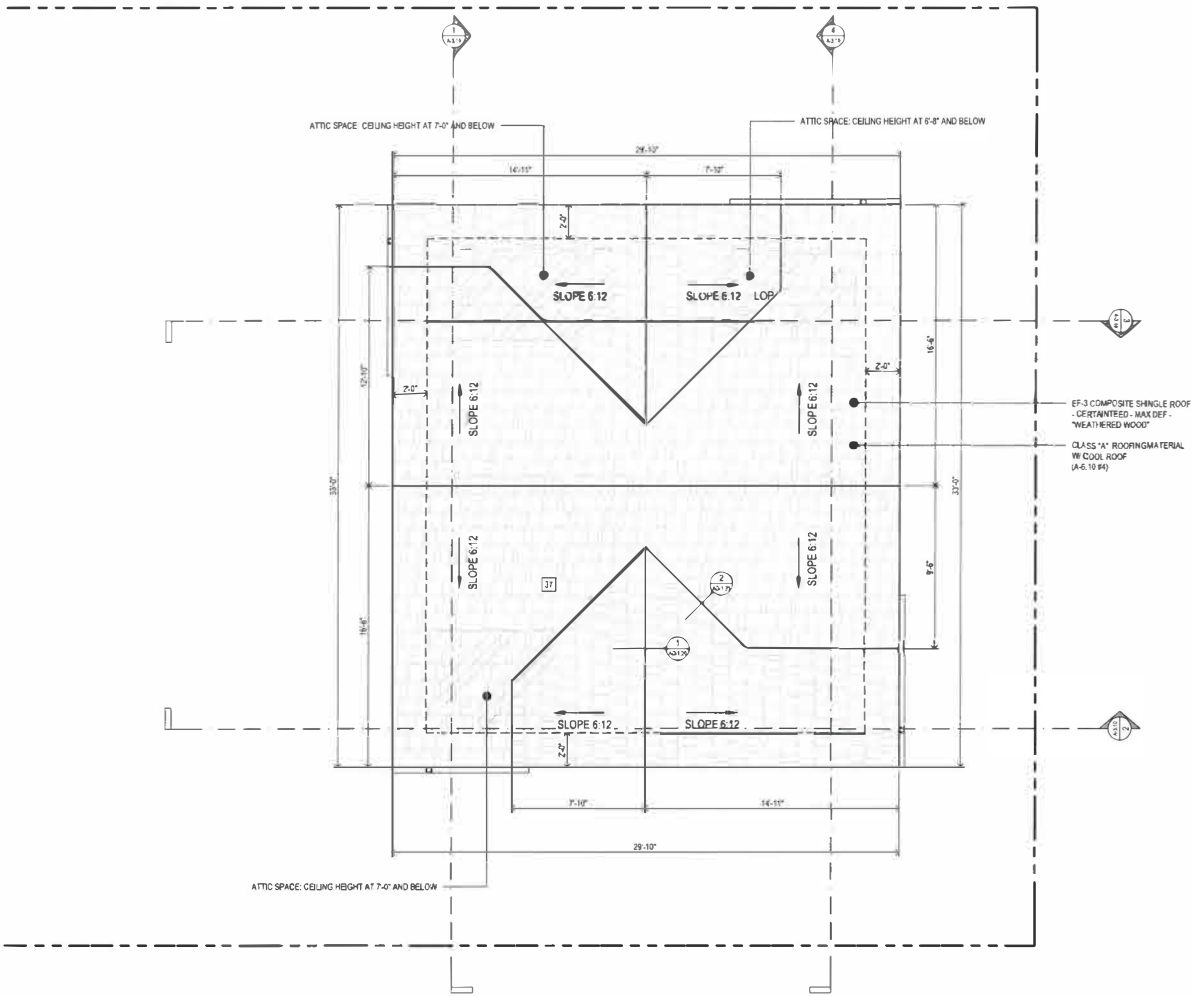


REVISIONS	DATE



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

5



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

2

AREA	SIZE	BMP
TRIBUTARY AREA #1	246 SQFT	55-GALLON RAIN BARREL
TRIBUTARY AREA #2	246 SQFT	55-GALLON RAIN BARREL
TRIBUTARY AREA #3	246 SQFT	55-GALLON RAIN BARREL
TRIBUTARY AREA #4	246 SQFT	55-GALLON RAIN BARREL

1. GAS FURNACE
2. TANKLESS WATER HEATER
3. KITCHEN SINK
4. DISHWASHER
5. RANGE
6. COOKTOP
7. WALL OVEN
8. REFRIGERATOR FREEZER COMBO
9. KITCHEN HOOD
10. PANTRY w/ ADJUSTABLE SHELVES
11. 24" BASE CABINETS w/ 4" TOE SPACE
12. 34" UPPER CABINETS
13. 42" HIGH ISLAND
14. LAVATORY
15. BULKY MILLWORK
16. 22" BATHROOM BASE CABINET w/ 4" TOE SPACE
17. SHOWER
 - a. Glass enclosure shall be tempered and shatter resistant when provided
 - b. Min. 10" high non-absorbent wall and, to shower
 - c. Shower area to be minimum of 5'0" x 5'0" with a 30" dia. clear turning radius
18. SHOWERHEAD - Minimum flow rate to be 2.0 gpm/gal per minute
19. LOW CONSUMPTION WATER CLOSET
 - 15" min. clear from centerline of water closet to any side wall
 - 30" min. total clear width
 - 24" clear doors in front of water closet
20. MIRROR
21. POLE AND SHELF
22. PLANTER
23. SKYLIGHT - See Roof Plan
24. STAIRWAYS / STEPS
 - a. Min. 36" wide stairway and landings U.O.N. - R311.7.1
 - b. Headroom clearance of not less than 6'-8" at head landing - R311.7.2
 - c. SFD and confined within a dwelling unit: Max. 7' 7 1/2" min. Min. 10' min for stairways - R311.7.4
 - d. The largest rise or run in a flight of stairs may not exceed the smallest rise or run than 0.315 - R311.7.4.1
 - e. Min. of 36" clear landing - R311.7.5
 - f. All interior and exterior stairways shall be illuminated (R303.7 & R303.8)
25. GUARDRAIL
 - a. Open guards shall have intermediate rails or ornamental patterns such that a 4-inch-diameter sphere cannot pass through any opening (R312.3)
 - b. Guards shall have a 42" min. height (R312.2)
 - c. Within a dwelling unit where the guardrail serves as hand rail too, they shall be not less than 34" and not more than 38" above the railing line (R312.2)
26. HANDRAIL
 - a. Required for 4 or more risers
 - b. Top of handrail shall be 34" to 38" above tread nosing (R311.7.1)
 - c. Handrail position of handrail shall not be less than 1/2" nor more 2" from nosing dimension (R311.7.1)
 - d. A min. 1.5" handrail clearance from adjacent wall (R311.7.2)
27. THRESHOLD
 - a. Landings or floors at the required ingress door shall not be more than 1/2" lower than the top of the threshold (R311.3.1)
 - b. Exception: The exterior landing or floor shall not be more than 7/8" below the top of the threshold provided one door does not swing over the landing or floor.
28. WASHER
29. DRYER
30. DRYER MOISTURE EXHAUST DUCT
 - a. 4" dia. min. smooth, metal with back-draft damper (A flexible duct cannot extend more than 6 ft. and cannot be concealed)
31. STACKED WASHES DRYER COMBO
32. GASFIRED APPLIANCE CLOSET
 - a. 100 sq. ft. min. openings 14-18" w/ 12" from floor & ceiling of the enclosure for ventilation at. Doors having the compartment shall be at least 24" wide.
33. ATTIC ACCESS OPENING
 - a. 22x30" min.
 - b. Opening shall be located in a corridor, hallway or other readily accessible location.
34. PLUMBING ACCESS PANEL
 - a. 12"x12" min.
 - b. Required for bathroom unless plumbing is without slip joints
35. EXTERIOR VENT
 - a. Openings into floor's attic, or other enclosed areas shall not exceed 1/4" x 1/4" inches and shall be covered w/ weather resistant, metal mesh w/ max. openings of 1/2" inch.
36. 5/8" TYPE 30 GYP
37. CLASS A FIRE RATED ROOF COVERING per A-6.10.4.1 & G-2.10.4.1

KEY NOTES SCALE: N.T.S.

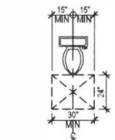
4

- NOTE 1 - SMOKE DETECTORS: An approved smoke alarm shall be installed in each sleeping room & hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms shall be interconnected so that activation of one alarm will activate all the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the building wiring and shall be equipped with battery back up and low battery signal. (R314)
- NOTE 2 - CARBON MONOXIDE DETECTORS: An approved carbon monoxide alarm shall be installed in dwelling units and in sleeping units within which full-burning appliances are installed and in dwelling units that have attached garages. Carbon monoxide alarm shall be provided outside of each separate dwelling unit, sleeping area or the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
- Note 3: Each appliance provided and installed shall meet ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.
- Note 4: The flow rates for all plumbing fixtures shall comply with the minimum flow rates in Table 4.303.2 (see G-3.10)
- Note 5: When single shower fixtures are served by more than one showerhead, the combined rate of all showerheads shall not exceed the maximum flow rates specified in the maximum allowable flow rate column contained in Table 4.303.2 for the shower shall be designed to only allow one showerhead to be in operation at a time. (see G-3.10 for Table 4.303.2)
- Note 6: Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature.
- Note 7: ENERGY REQUIREMENTS: See attached Forms CF-1R and MF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, duct insulation and testing, lighting type and switching, water heater type and energy efficiency and ENERGY STAR ventilation requirements. (Item CF-5R required)
- Note 8: FIRE BLOCK REQUIREMENTS: Fire blocking shall be installed at:
 - a. Concealed spaces of stud walls and partitions. Floor and ceiling at 18" or less, elements both vertically and horizontally.
 - b. Interconnections between concealed vertical and horizontal spaces.
 - c. Concealed space between stair stringers at top and bottom run.
 - d. At openings around vents, pipes, ducts and chimneys (non-combustible materials).
 - e. At openings between attic and chimney chase for 1x4 or 2x4 studs.
- Note 9: Install drip irrigation system to connect rain barrels to vegetated landscape area.
- Note 10: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS - Exception 4 to (11.10.10)(14)
 - a. All thermostats shall comply with Reference Joint Appendix JAS and shall be capable of receiving and responding to Demand Response Signals prior to granting of an occupancy permit by the enforcing agency, see G-5.10.3
 - b. Install a dishwasher that meets or exceeds the ENERGY STAR Program requirements with either a refrigerator that meets or exceeds the ENERGY STAR Program requirements or a whole house fan driven by an electrically commutated motor, see G-5.10.4.5

NOTES SCALE: N.T.S.

3

- PLUMBING WALL
- WOOD FRAMED WALL
- DOWNSPOUT
- MECHANICAL VENTILATION - CAPABLE OF PROVIDING 50 CFM (R303.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to the outside of the building
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a thermostat which shall be readily accessible
- SMOKE DETECTOR - see NOTE 1
- CARBON MONOXIDE DETECTOR - see NOTE 1
- KEY NOTE
- ROOM NAME
- DOOR TAG
- WINDOW TAG
- LEVEL CHANGE
- ENLARGED DRAWING CALLOUT
- DIMENSION FINISHED FACE TO FINISHED FACE
- MINIMUM CLEAR DIMENSION
- DIMENSION FINISHED FACE TO CENTERLINE OF OPENING
- TOILET CLEAR SPACE DIAGRAM



LEGEND SCALE: N.T.S.

1

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ROOF PLAN title
05.25.2018 date
1/8" = 1'-0" scale
A - 1.20
project #1802 page

NOTES SCALE: N.T.S. 10

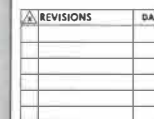
ATTIC VENTILATION CALCULATION SCALE: N.T.S. 8

GRADE PLANE CALCULATION SCALE: N.T.S.	7
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NOTE: REFER TO 3 / A-6.10 FOR FINISH SPECS AND MANUFACTURER INFORMATION

EXTERIOR FINISH LEGEND SCALE N.T.S. 5



Los

ELEVATIONS	title
05.25.2018	date
$\frac{1}{4} = 1 - 0$	score

A - 2.10



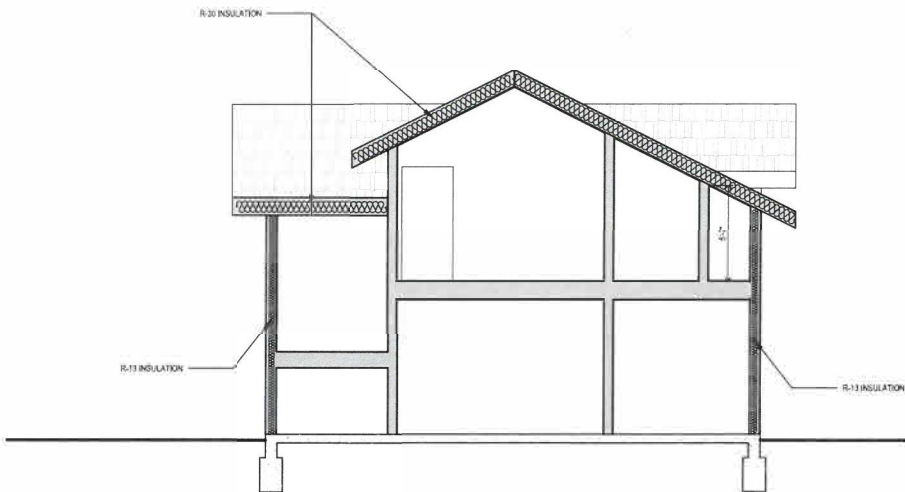
REVISIONS	DATE

NOTE 1 - Habitable space hallways, and portions of basements maintaining these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 6 inches (1992 mm) (R305.1) Exceptions:

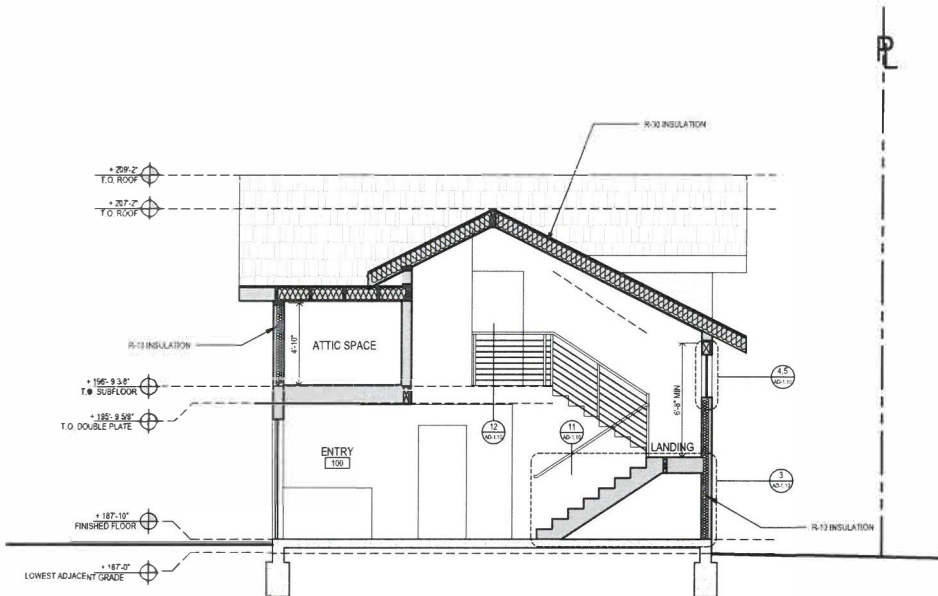
1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm) and not less than 50 percent of the required floor area shall have a ceiling height of less than 7 feet (2134 mm).

2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a shower head shall have a minimum ceiling height of not less than 6 feet 6 inches (1992 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.

NOTES SCALE: N.T.S. 7



SECTION SCALE: 1/2" = 1'-0" 4



SECTION SCALE: 1/2" = 1'-0" 2

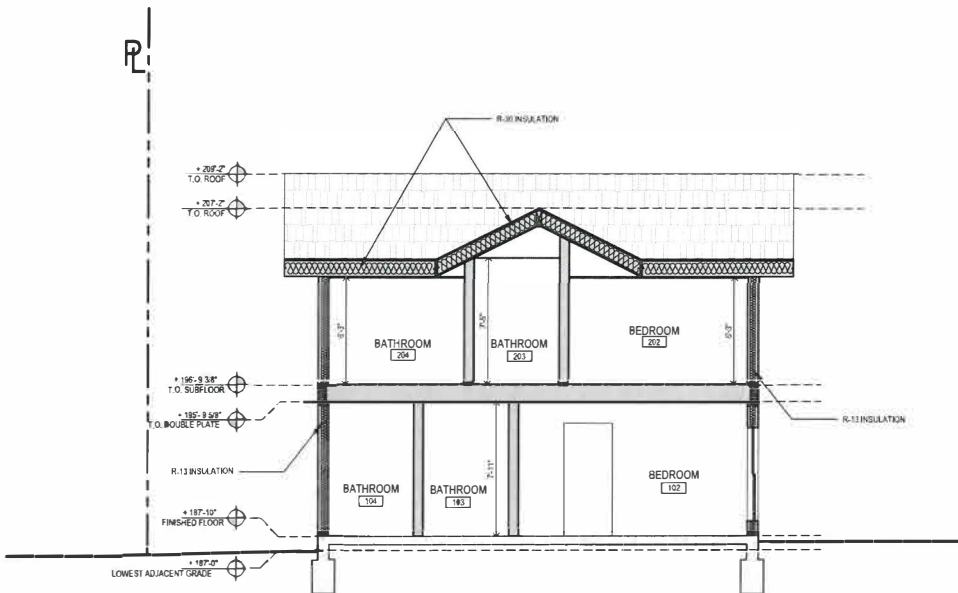
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	MATERIAL CALLOUT		MATERIAL CALLOUT FIELD
	DETAIL TAG		DOOR TAG
	ROOM NAME		WINDOW TAG
	ROOM TAG		CHANGE OF LEVEL
	SECTION / ELEVATION TAG		EXIT / ENTRANCE

SYMBOLS LEGEND SCALE: N.T.S. 6

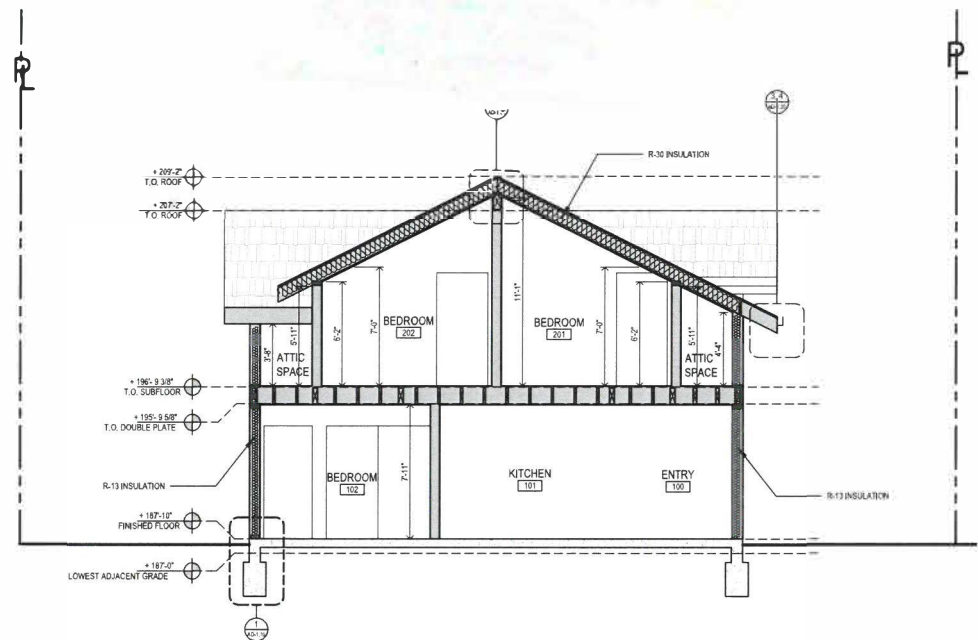
KEY NOTE	INFORMATION	FINISH REFERENCE
1	WOODSIDING	EF-1
2	COMPOSITE SHINGLE ROOFING	EF-4
3	WOOD WINDOW PER SCHEDULE	EF-2
4	GUTTER	EF-7
5	DOWNSPOUT	EF-6
6	WOOD FASCIA	EF-3
7	EXPOSED RAFTER TAIL	EF-3
8	SOFFIT	EF-3
9	SCONCE LIGHT	
10	EXTERIOR VENT	
11		
12		

NOTE: REFER TO 3 / A-6.10 FOR FINISH SPECS AND MANUFACTURER INFORMATION

FINISH KEY NOTES SCALE: N.T.S. 5



SECTION SCALE: 1/2" = 1'-0" 3



SECTION SCALE: 1/2" = 1'-0" 1

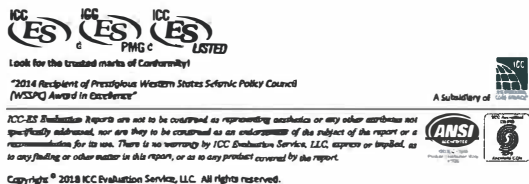
L&V Architects Inc.
2332 Corner Ave., Suite 303
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SECTIONS title
05.25.2018 date
1/2" = 1'-0" scale
A - 3.10
page
project # 18.02



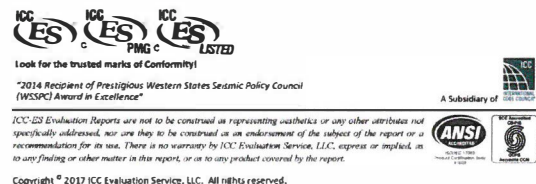
DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
SECTION: 07 31 13—ASPHALT SHINGLES

REPORT HOLDER:
CERTAINTED CORPORATION
20 MOORES ROAD
CITY, STATE ZIP
EVALUATION SUBJECT:
CERTAINTED ASPHALT SHINGLES



DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
SECTION: 07 46 00—SIDING
SECTION: 07 40 00—ROOFING AND SIDING PANELS

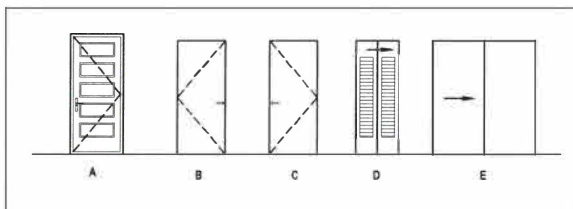
REPORT HOLDER:
CEDAR VALLEY MANUFACTURING, INC.
943 SAN FELIPE ROAD
HOLLISTER, CALIFORNIA 95023
EVALUATION SUBJECT:
CEDAR VALLEY SIDING AND MANSARD PANELS



FLOOR	XXXX	DESCRIPTION	DOOR LEAF SIZE		THICK	TYPE	REMARKS	LOCK FUNCTION
			W	H				
FIRST FLOOR	100.1	EXTERIOR DOOR	3'-0"	7'-0"	1 3/4"	A	FLAT PANEL, SOLID CORE, TEMPERED, PRINTED GLASS	1
	100.2	INTERIOR BI-FOLD DOOR (WASHER/DRYER)	3'-0"	6'-8"		D		
	102.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
	102.2	INTERIOR BY-PASS DOOR (CLOSET)	6'-0"	6'-8"		E		
	103.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
	104.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	3
	105.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
SECOND FLOOR	105.2	INTERIOR BY-PASS DOOR (CLOSET)	4'-0"	6'-8"		D		2
	201.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	B	FLAT PANEL, SOLID CORE	2
	202.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	B	FLAT PANEL, SOLID CORE	2
	203.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	B	FLAT PANEL, SOLID CORE	2
	204.1	INTERIOR DOOR (BATHROOM)	2'-10"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2
	205.1	INTERIOR DOOR	3'-0"	6'-8"	1 3/4"	C	FLAT PANEL, SOLID CORE	2

NOTE: JUSTIFY ALL DOORS AND WINDOWS TO ALIGN AT HEADER (U.O.N.)
NOTE: ALL DOORS DRAWN FROM PUSH SIDE (U.O.N.)
NOTE: ALL PAINT TO BE DUNN EDWARDS, BENJAMIN MORE OR EQUIVALENT - low V.O.C.
NOTE: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING OR FABRICATING ANY MATERIALS
NOTE: GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.4.6), WITHIN 18" OF FLOOR WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.4.6), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.4.10) SHALL BE TEMPERED.
NOTE: ALL EXTERIOR DOORS TO BE WEATHER TIGHT

LOCK FUNCTION LEGEND	
FUNCTION 1	EXTERIOR DOOR LOCK
FUNCTION 2	BATH / BEDROOM PRIVACY LOCK
FUNCTION 3	PASSAGE LATCH



PRODUCT REPORTS SCALE : N.T.S. 4

DOOR SCHEDULE SCALE : N.T.S. 2

PROJECT SPECIFICATIONS

EXTERIOR FINISHES

- EF-1 Wood Siding**
Type - Bevel Wood Siding
Application - Shiplap w/ Mitered Corners (for paint)
Paint
Manufacturer - Dunn Edwards
Color - "Forest Path" DE5642
Note - See manufacturer's technical sheet for full specifications and application procedures
- EF-2 Wood Window**
Manufacturer - TM Cobb
Type - Custom
Application - New Construction - Nail Fin
Color - For Paint
Note: - Provide divided light grille per plan
Website: - <http://www.tmcobb.com>
- EF-3 Paint over Wood**
Paint
Manufacturer - Dunn Edwards
Color - "Fossil" - DE6225
Website - <http://www.dunnedwards.com/>
- EF-4 Composite Shingle Roofing**
Manufacturer - GAF
Type - Timberline Cool Series
Application - "Cool Antique Slate"
Note - see G-2.10 #7
Website - <http://www.gaf.com/>

- EF-5 Paint over Guard Rail**
Type - Metal per structural details | Design per architectural
Installation - Top mounted per structural details
Paint
Manufacturer - Dunn Edwards
Product - EVERSIELD | Exterior flat paint | EVSH10
Primer - See manufacturer's recommendations
Color - To Match Fascia (Fossil - DE6225)
Website - <http://www.dunnedwards.com/>

- EF-6 Paint over Downspouts**
Paint
Manufacturer - Dunn Edwards
Color - To Match Siding (Forest Path - DE5642)
Website - <http://www.dunnedwards.com/>

- EF-7 Paint over Gutters**
Paint
Manufacturer - Dunn Edwards
Color - To Match Fascia (Fossil - DE6225)
Website - <http://www.dunnedwards.com/>

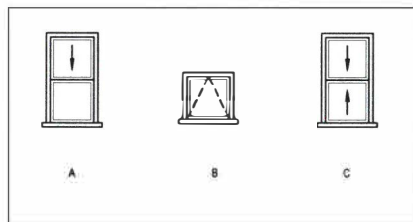
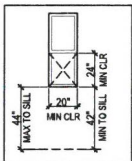
LIGHTING FIXTURES

- Wall mounted sconce**
Manufacturer - Westwood
Series - 912
Lamp Head Quantity - 2
Source - S0PAR20
Voltage - 120
Finish - Black
Accessories - Filter -None
-Optical Lens -None
-Optical Louver -None

FLOOR	XXXX	DESCRIPTION	WINDOW SIZE		TYPE	REMARKS	EGRESS WINDOW	HDR HEIGHT FROM SUBFLOOR	U-FACTOR	SHGC
			W	H						
FIRST FLOOR	101.A	AWNING	2'-6"	3'-2"	B	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	102.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
	102.B	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-6"	.55 max	.30 max
	103.A	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	7'-6"	.55 max	.30 max
	104.A	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	7'-6"	.55 max	.30 max
	105.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-5"	.55 max	.30 max
	105.B	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
SECOND FLOOR	200.A	DOUBLE - HUNG	2'-0"	4'-0"	C	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	200.B	DOUBLE - HUNG	2'-0"	4'-0"	C	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	200.C	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	6'-8"	.55 max	.30 max
	201.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
	202.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-5"	.55 max	.30 max
	203.A	AWNING	2'-6"	2'-6"	B	DOUBLE PANE, LOW-E GLASS	NO	7'-6"	.55 max	.30 max
	205.A	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	YES	6'-5"	.55 max	.30 max
	205.B	SINGLE - HUNG	2'-9"	5'-6"	A	DOUBLE PANE, LOW-E GLASS, LOWER SASH TEMPERED AND FIXED	NO	6'-5"	.55 max	.30 max

NOTE: JUSTIFY ALL DOORS AND WINDOWS TO ALIGN AT HEADER (U.O.N.)
NOTE: VERIFY ALL DIMENSIONS IN FIELD PRIOR TO ORDERING OR FABRICATING ANY MATERIALS
NOTE: ALL WINDOWS TO BE PAINT OVER WOOD
NOTE: ALL WINDOWS DRAWN FROM EXTERIOR
NOTE: WINDOW MANUFACTURER - TM COBB CUSTOM WOOD OR EQUIVALENT
NOTE: VERIFY TITLE 24 REQUIREMENTS PRIOR TO ORDERING OR FABRICATING WINDOWS
NOTE: GLAZING IN DOORS AND WINDOWS WITHIN 24" OF DOOR (CBC 2406.4.6), WITHIN 18" OF FLOOR WITHIN 60" OF TUB OR SHOWER FLOOR (CBC 2406.4.6), OR WITHIN 5' OF STAIRS AND STAIR LANDINGS (CBC 2406.4.10) SHALL BE TEMPERED.
NOTE: ALL WINDOWS TO BE TEMPERED WHEN LOCATED IN A HIGH FIRE SEVERITY ZONE

NOTE: EGRESS WINDOW DIAGRAM
EGRESS FROM A SLEEPING ROOM: MIN. 20" CLEAR HT. 20" CLEAR WIDTH, 5.7 SQ. FT. MIN. AREA (11.9 SQ. FT. AT FINISH LEVEL) & 44" MAX. TO SILL. (P2109.1)



PROJECT SPECIFICATIONS SCALE : N.T.S. 3

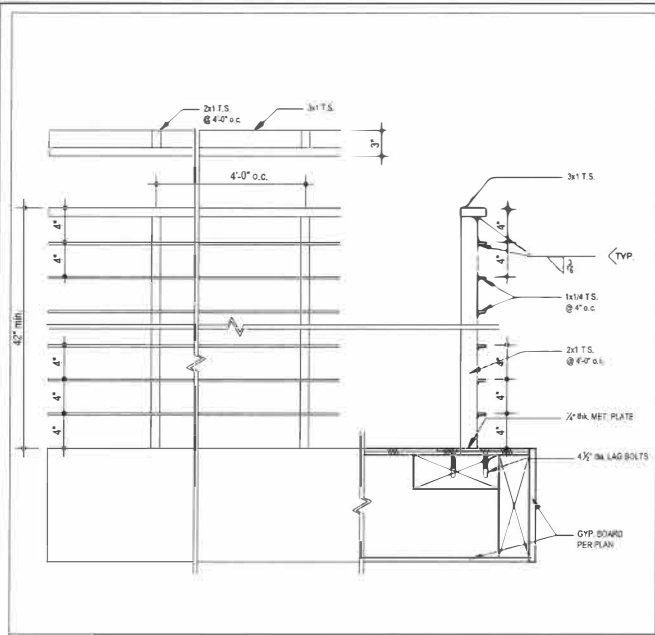
WINDOW SCHEDULE SCALE : N.T.S. 1



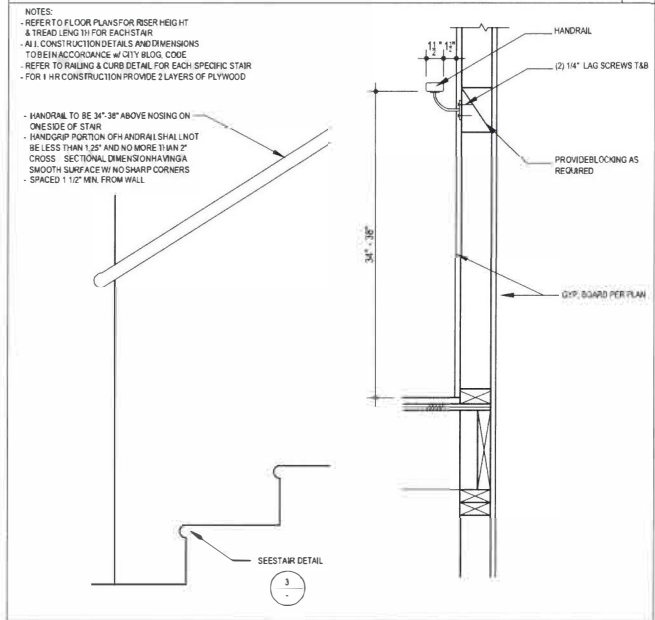
REVISIONS	DATE

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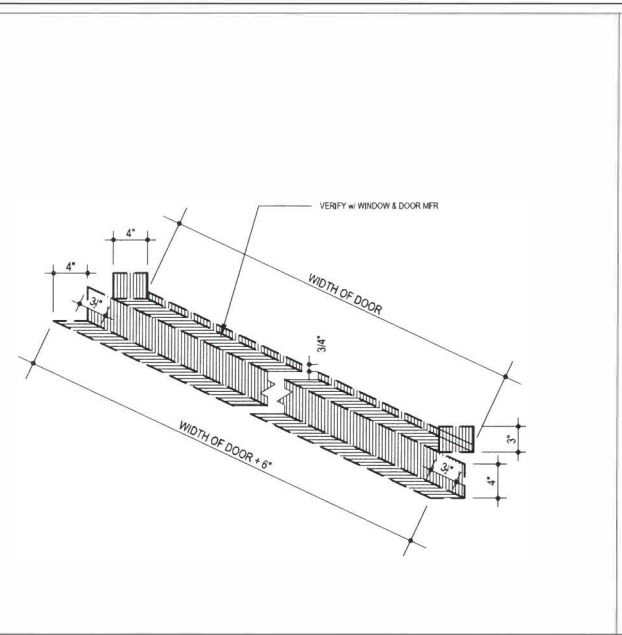
DOOR AND WINDOW SCHEDULES
05.25.2018
1/8" = 1'-0"
A - 6.10
project #18.02



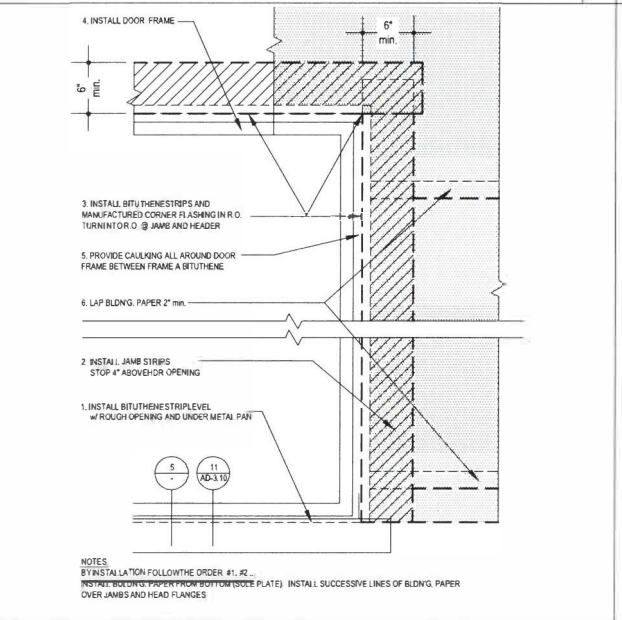
42" GUARDRAIL 12



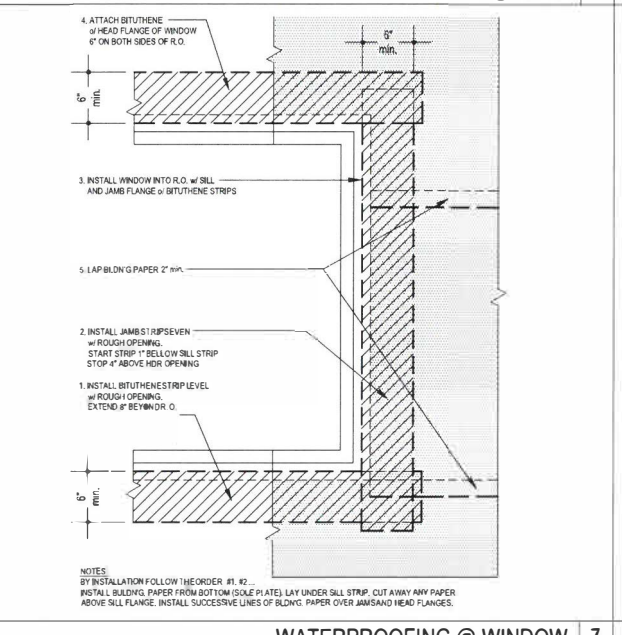
HANDRAIL ATTACHED TO WALL - TYPICAL 11



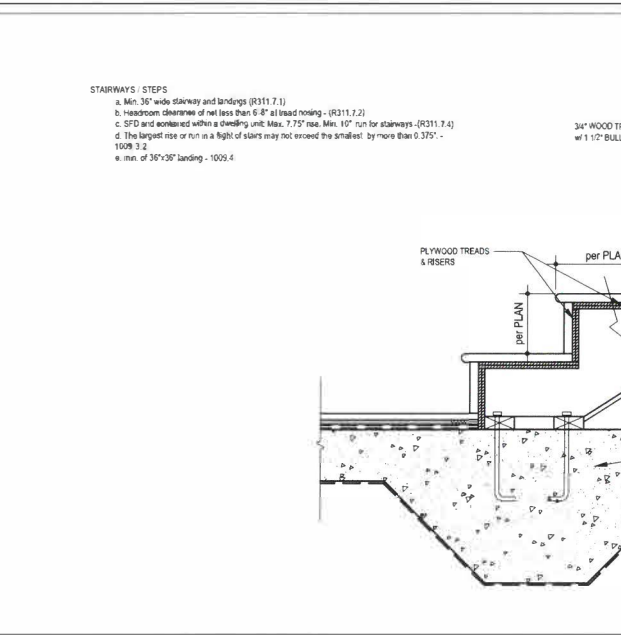
FLASHING @ DOOR 9



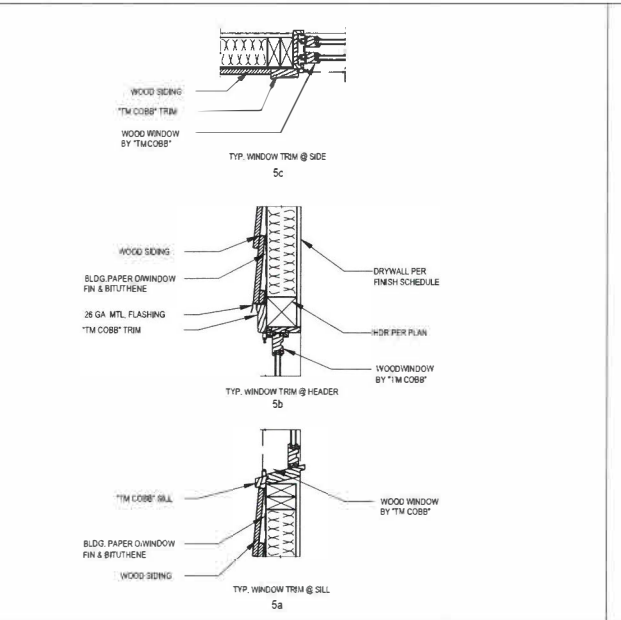
WATERPROOFING AND FLASHING @ DOOR 8



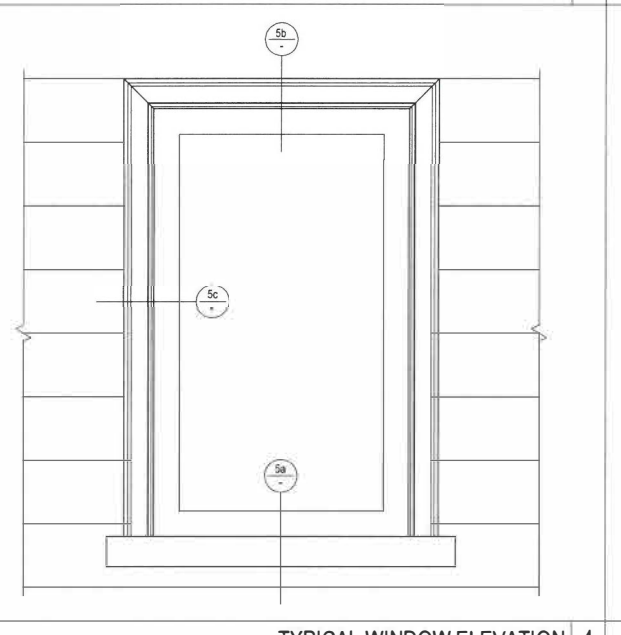
WATERPROOFING @ WINDOW 7



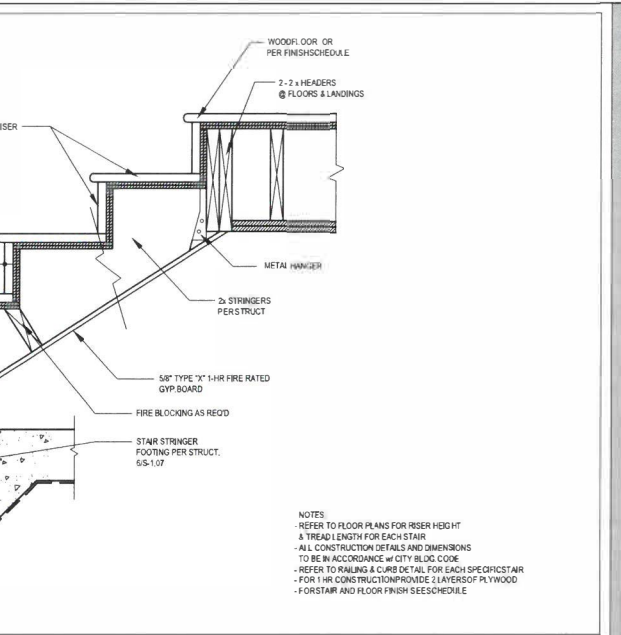
INTERIOR STAIR @ GROUND FLOOR 3



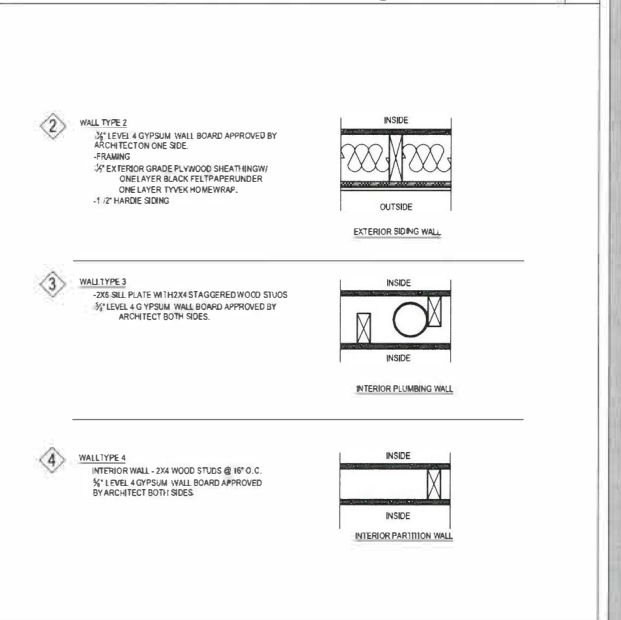
WINDOW TRIM DETAILS 5



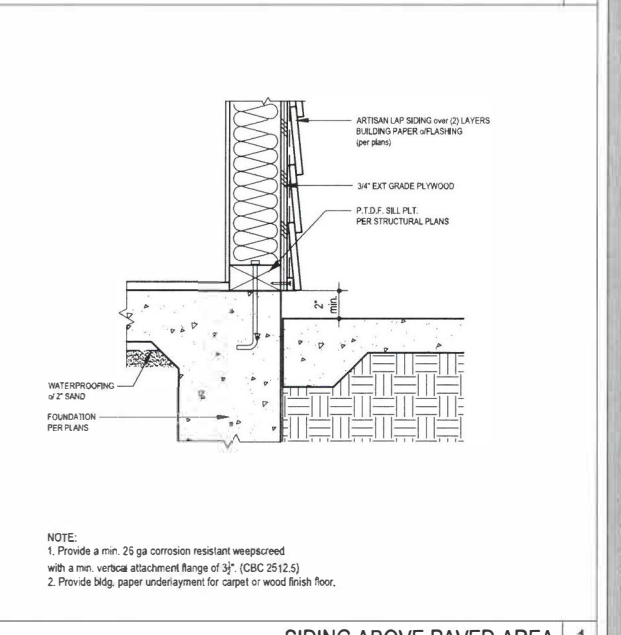
TYPICAL WINDOW ELEVATION 4



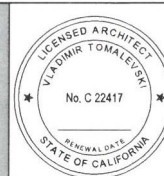
INTERIOR STAIR @ GROUND FLOOR 3



WALL ASSEMBLY 2



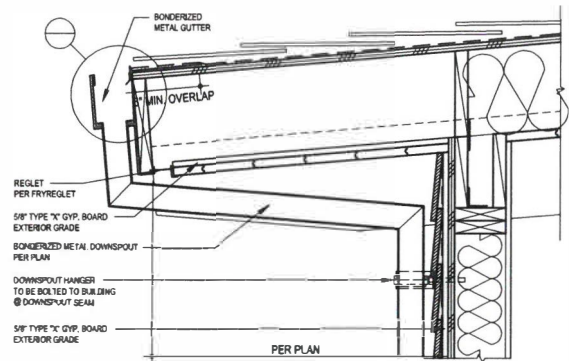
SIDING ABOVE PAVED AREA 1



REVISIONS	DATE

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ARCHITECTURAL DETAILS	title
05.25.2018	date
1/2" = 1'-0"	scale
AD - 1.10	page
project #18.02	



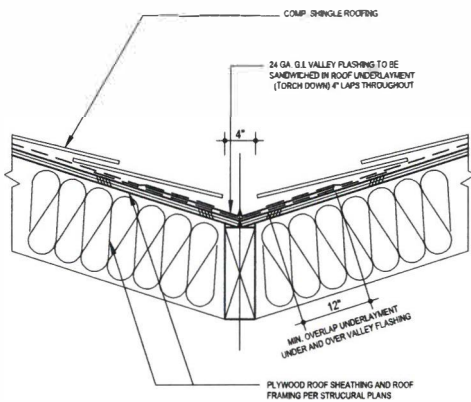
REVISIONS	DATE

BEVEL WOOD SIDING INSTALLATION DETAIL

ROOF DOWNSPOUT 3

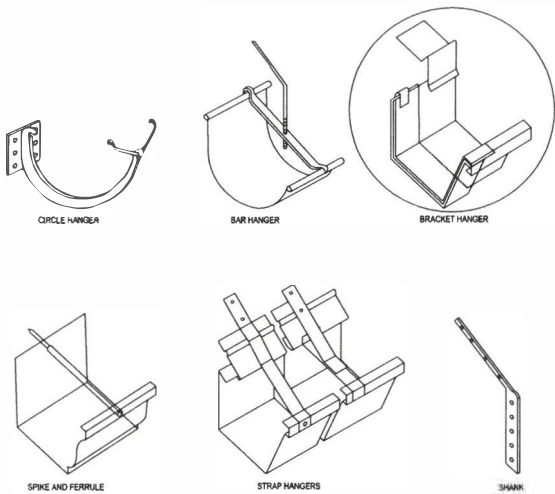
Diagram of a tapered beam cross-section. The top width is labeled A , the bottom width is labeled B , and the height is labeled h . The top surface is labeled $\frac{1}{4}"$ PLAIN SAW-TEXTURED BEVEL SIDING (S152E). The bottom surface is labeled SAW-TEXTURED.

NOMINAL SIZE	PULTRON NUMBER	A	COMPRESSION FACTOR
$\frac{1}{4} \times 8$	320R	5/16	1.34
$\frac{1}{4} \times 8$	330R	7/16	1.28
$\frac{1}{4} \times 10$	331R	9/16	1.22



BEVEL WOOD SIDING FOR PAINT IMAGE & SIZES

VALLEY @ SHINGLE ROOF | 2



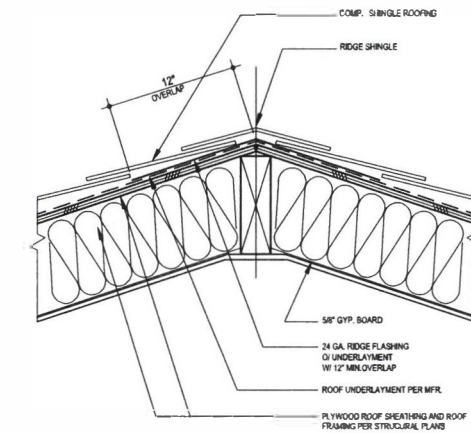
**Gutter Bracket Or Strap Sizes (In.) Girth Galvanized
Steel Copper Aluminum Stainless up to 15 1/8 x 11 8 x 13/ 16 x 11/
8 x 115 to 203/ 18 x 11/ 4 x 11/ 4 x 11/ 4 x 1 1/ 220 to 24 1/ 4 x 1 1/ 2
1/ 4 x 1 1/ 2 1/ 4 x 2 1/ 8 x 2**

Notes

1. Gutter hangers are normally spaced 3 ft. o.c. Reduce spacing to 1 ft 6 in. where snow and ice are prevalent.
2. Spike and female hangers are not recommended if girth is greater than 15 in.
3. Hangers are available in many sizes, shapes, and materials and are matched to the design of the gutter used. Consult manufacturers' design manuals.

Notes

1. Continuous gutters can be formed at the installation site with cold forming equipment, thus eliminating joints in long runs of gutter.
2. Gutters and downspouts are available in aluminum, galvanized steel, copper, and stainless steel. Consult manufacturers for custom materials.
3. Girth is the width of the metal from which a gutter is fabricated.
4. Although all joining methods are applicable to most gutter shapes, lap joints are most commonly used. Seal all joints with mastic or by soldering. Lock, slip, or clamp joints do not provide for expansion.
5. Expansion joints should be used on all straight runs over 40 ft. in a 10-ft section of gutter will undergo a 10-degree temperature change, linear expansion will follow these coefficients of expansion (CE) and movements:
Aluminum: CE-.00128; movement-.15 in.
Copper: CE-.00053; movement-.18 in.
Galvanized steel: CE-.00058; movement-.08 in.
6. Always keep the front of the gutter 1/2 in. lower than the back.
7. Use a minimum width of 4 in. except for copper and small profiles.
The minimum ratio of depth to width should be 3 to 4.
8. Many custom shapes for gutters and downspouts are available; consult manufacturers' design manuals.
See the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) Architectural Steel Manual for gutter sizing and details.



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ARCHITECTURAL DETAILS

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05.25.2018 dal

$$1\frac{1}{2}^{\circ} = 1^{\circ} - 0^{\circ}$$

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project #18.02