

ARCHITECTURAL NOTES:

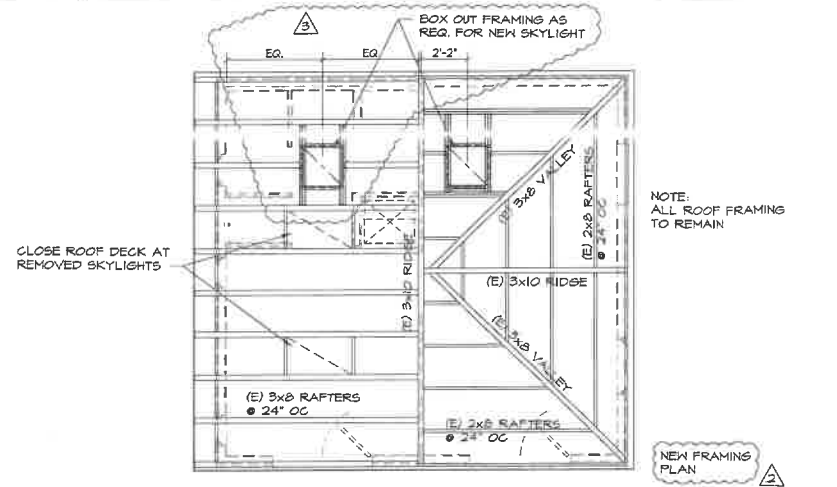
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNERS APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1,000). (R314.2.2)
- CARBON MONOXIDE ALARM: WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR 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 (R315.2.2)
- DOORS: ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM 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. (6104.5, 6104.7)
- DOORS: 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. (6104.2)
- DOORS: STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROUGH OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROUGH OF 3/4". (6104.2)
- DOORS: GLAZING IN DOORS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3.
- GAS: AN APPROVED SEISMIC GAS SHUTOFF VALVE SHALL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (ORDINANCE 171814)

GREEN BUILDING CODE NOTES:

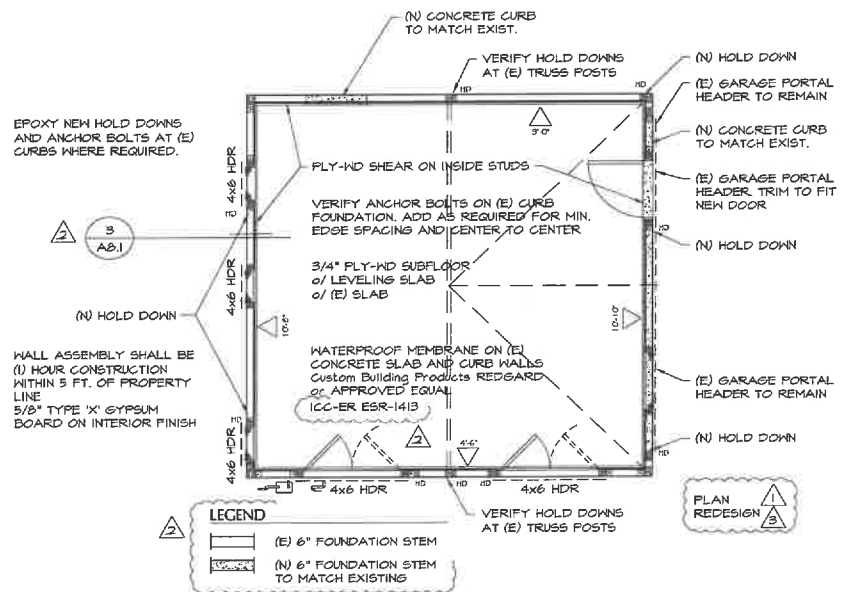
- A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM THE ENERGY CODE SECTIONS 110.10(b) THROUGH 110.10(f) SHALL BE PROVIDED TO THE OCCUPANT. (ENERGY CODE 110.10(d))
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE / BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 513.0 OF THE LOS ANGELES PLUMBING CODE. (4.406.1)
- MATERIAL DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.401.4)
- CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. (4.408.1)
 - BY CITY OF LOS ANGELES CERTIFIED HAULER.
 - BY SOURCE SEPARATED ON SITE. (INCORPORATE WASTE MANAGEMENT PLAN ONTO PLANS)
- AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN 6. (4.410.1)
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT. (4.504.1)
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES 4.504.1 THRU 4.504.3. (4.504.2.1 - 4.504.2.3)
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)

TITLE 24 ENERGY STANDARDS:

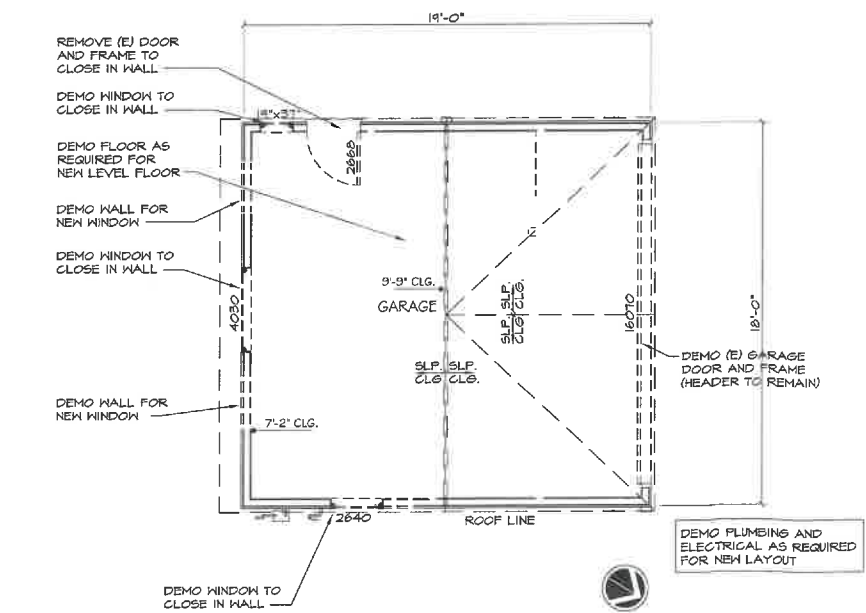
- MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATING AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE. (10-103(b)(3))
- THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE - FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABEL R-VALUE. (150.0 (b))
- RAISED FLOORS SHALL BE INSULATED SUCH THAT THE FLOOR ASSEMBLY HAS AN ASSEMBLY U-FACTOR EQUAL TO OR LESS THAT SHOWN IN TABLE 150.1(A) SINGLE FAMILY. (150.1(c)(1)(C))
- INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
- LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE WALL MOUNTED CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY TURNED ON AND OFF.



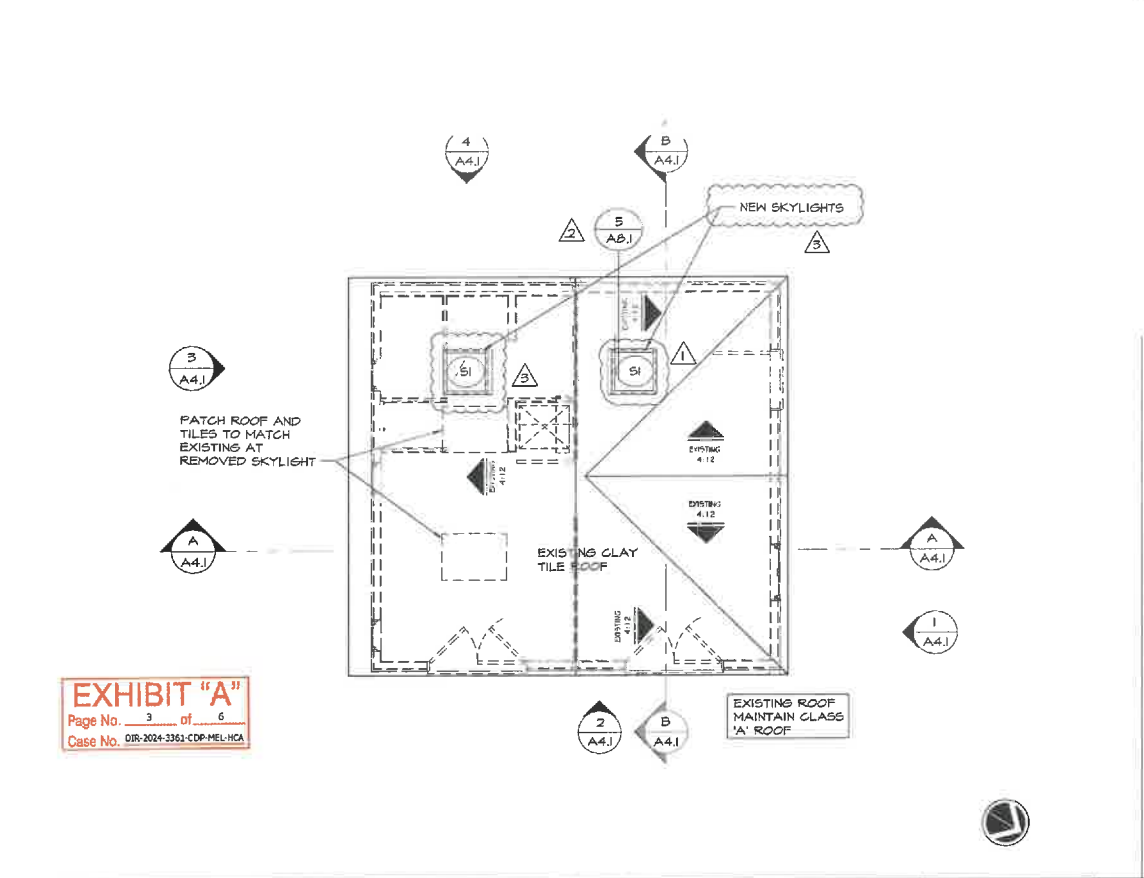
ADU - ROOF FRAMING PLAN SCALE 1/4"=1'-0" 5



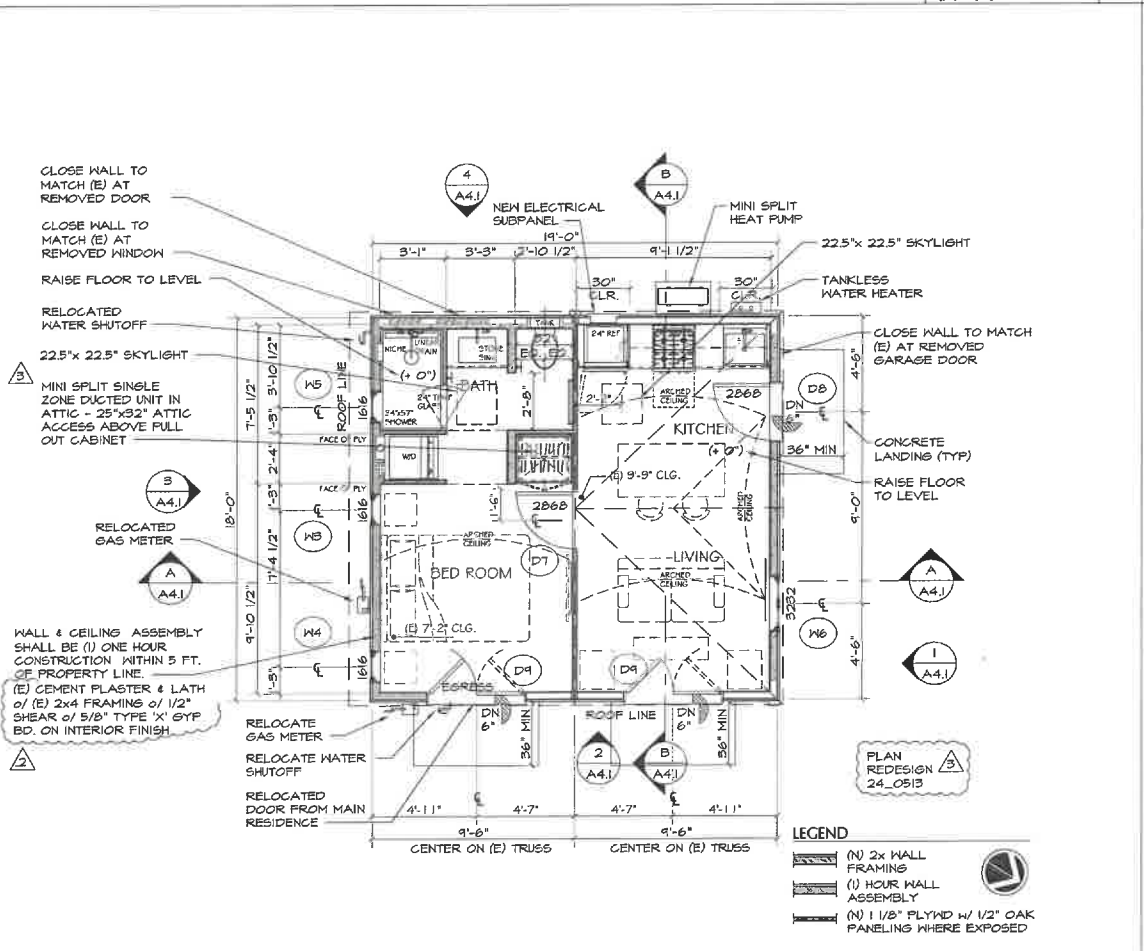
ADU - FOUNDATION PLAN SCALE 1/4"=1'-0" 4



ADU - EXISTING / DEMO PLAN SCALE 1/4"=1'-0" 3



ADU - ROOF PLAN SCALE 1/4"=1'-0" 2



ADU - PROPOSED FIRST FLOOR PLAN SCALE 1/4"=1'-0" 1

EXHIBIT "A"
Page No. 3 of 6
Case No. DR-2024-3363-CDP-MEL-ICA

No.	Disc.	Issue / Revision
3-25-24	PLAN	REDESIGN
4-4-24	BUILDING	RESUBMITTAL
3-18-24	PLUMBING	RESUBMITTAL
10-4-23	ELECTRICAL	REDESIGN
4-15-23	BUILDING	REDESIGN
3-10-23	PLUMBING	REDESIGN

Drawings Prepared For:
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Project Title and Address:
Garage to ADU conversion

509 N. Muskingum Avenue
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APN: 4414-008-006



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Drawn By:
PLM
Scale:
MAIN RESIDENCE & ADU FLOOR PLANS & DEMO

2102 State St. APN: 4414-008-006
Scale:

A2.1
19 April 2023

