

PROJECT:

KINGSBURY SUBDIVISION
17719 KINGSBURY ST
GRANADA HILLS, CA 91344

PROJECT DIRECTORY:

OWNER:
KINGBURY ENTERPRISES LLC
17719 KINGSBURY ST
GRANADA HILLS, CA 91344

ARCHITECTURAL DESIGNER:
PAGANA
16133 VENTURA BLVD. SUITE 700
ENCINO, CA 91436
818-726-4005

GEOTECHNICAL ENGINEER:
TBD

CIVIL ENGINEER:
TBD

STRUCTURAL ENGINEER:
TBD

TITLE 24 CONSULTANT:
TBD

PROPERTY INFORMATION:

SITE ADDRESS: 17719 KINGSBURY ST, GRANADA HILLS, CA 91344
LEGAL DESCRIPTION: TRACT NO 9317 LOT 243
ASSESSOR PARCEL NO.: 2733-006-018
LOT AREA: 10,499.3 SF

PROJECT INFORMATION:

SCOPE OF WORK: SUBDIVISION OF EXISTING PARCEL TO EIGHT PARCELS EACH WITH A 3-STORY SINGLE-FAMILY RESIDENCE & TWO-CAR GARAGE PER SB 684
EXISTING USE: TWO-FAMILY RESIDENTIAL
PROPOSED USE: TWO-FAMILY RESIDENTIAL
FUNDING: THE PROPOSED PROJECT IS 100% PRIVATELY FUNDED WITH NO TAX CREDITS AND IS NOT A PUBLIC HOUSING PROJECT.

BUILDING CODE INFORMATION:

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: V-B
MAX. HEIGHT: 33'-0"
STORIES: 3
FIRE SPRINKLERS: YES
PARKING: 16 (8 REQUIRED)

ZONING CODE INFORMATION:

ZONING: R2-1
GENERAL PLAN: LOW MEDIUM I RESIDENTIAL
ZONING HEIGHT (REQUIRED / PROVIDED): 33'-0" / 33'-0"
BASE DENSITY: LOT AREA / 1,452 SF (SB 684) = 8 UNITS
MAX. F.A.R. (3:1): BUILDABLE AREA x 3 = 7,400 x 3 = 22,200 SF
LOT COVERAGE (MAX. / PROVIDED): 75% x 10,499.3 SF = 7,874 SF / 6,475 SF
NO. OF STORIES (MAXIMUM / PROVIDED): 3 / 3
FRONT SETBACK (REQUIRED / PROVIDED): 20'-0" / 20'-0"
REAR SETBACK (REQUIRED / PROVIDED): 5'-0" / 5'-0"
SIDE SETBACKS (REQUIRED / PROVIDED): 5'-0" / 5'-0"

ZONING FLOOR AREA (SF)	
LOT	TOTAL RFA
A	1,448
B	1,432
C	1,432
D	1,432
E	1,432
F	1,432
G	1,432
H	1,448
TOTAL	11,488

NOTE: REFER TO SHEET
A1.10 FOR AREA PLAN

F.A.R. (3:1) SF			
LOT	BUILDABLE AREA	PROPOSED AREA	RATIO
A	925	1,448	1.6
B	925	1,432	1.5
C	925	1,432	1.5
D	925	1,432	1.5
E	925	1,432	1.5
F	925	1,432	1.5
G	925	1,432	1.5
H	925	1,448	1.6
TOTAL	7,400	11,488	1.6

SHEET INDEX:

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G0.00	COVER SHEET
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A1.00	SITE PLAN
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A1.20	SURVEY
A1.30	TENTATIVE TRACT MAP
A1.50	INDEX MAP & PHOTOGRAPHS
A2.00	DOOR & WINDOW SCHEDULE
A2.10	WALL SCHEDULE
A3.00	FLOOR PLANS - LOT A
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A3.02	FLOOR PLANS - LOT H
A4.00	ROOF PLAN
A5.00	EAST & WEST ELEVATIONS
A5.10	NORTH & SOUTH ELEVATIONS

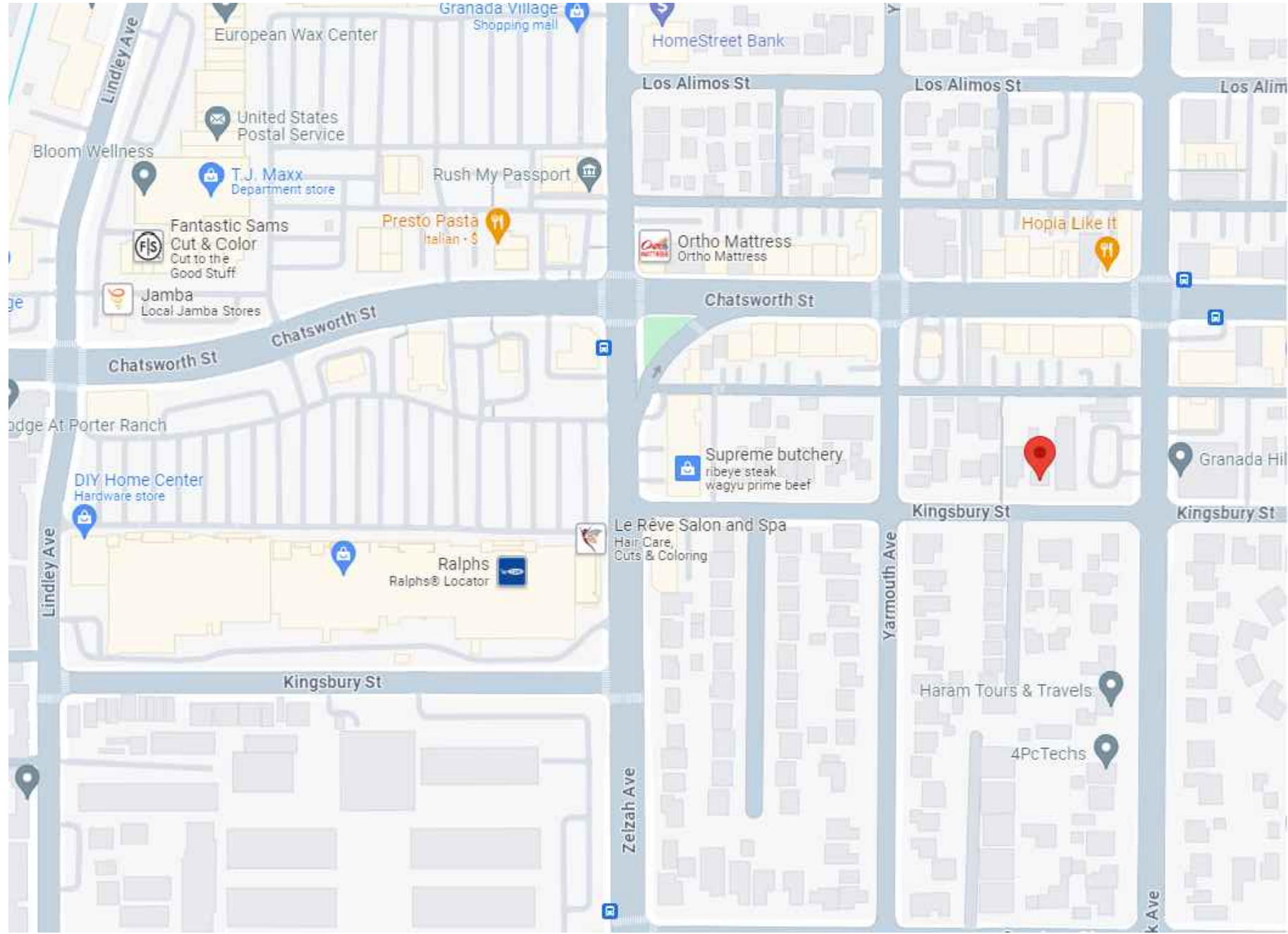
TITLE 24 - ENERGY

STRUCTURAL

APPLICABLE CODES:

- ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES INCLUDING LOCAL AMENDMENTS:
- 2023 LOS ANGELES BUILDING CODE (LABC)
 - 2023 LOS ANGELES RESIDENTIAL CODE (LARC)
 - 2022 CALIFORNIA BUILDING CODE (CBC)
 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2022 CALIFORNIA PLUMBING CODE (CPC)
 - 2022 CALIFORNIA ENERGY CODE (CEnC)
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGCSC)

VICINITY MAP:



PROJECT TITLE:
KINGSBURY SUBDIVISION

PROJECT ADDRESS:
17719 KINGSBURY ST
GRANADA HILLS, CA 91344

REV. NO.	DATE	ISSUED FOR

DESIGNED BY:
PATRICK N.

DRAWN BY:
PATRICK N.

PERMIT NUMBER:

SHEET TITLE:
COVER SHEET

SHEET NUMBER:

G0.00

PLOT DATE: 07/31/25 10:14 AM

AGENCY APPROVAL STAMP

GENERAL NOTES:

THESE DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS ALONG WITH THE AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIREMENTS SET FORTH IN ALL OF THE INSTRUMENTS OF THE CONTRACT DOCUMENTS, INCLUDING ALL CONDITIONS SET FORTH IN THESE PLANS. ANY DISCREPANCIES FOUND IN THESE PLANS OR THE OTHER CONTRACT DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO PAGANA.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE PROPERLY LICENSED AND SHALL PROVIDE A CERTIFICATE OF INSURANCE FOR ANY WORK TO BE DONE, NAMING THE OWNER AND PAGANA AS ADDITIONALLY INSURED.

THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO VERIFY DIMENSIONS, ELEVATIONS AND OTHER EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR CONSTRUCTION. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT.

THE CONTRACTOR SHALL PREPARE AND SUBMIT A CONSTRUCTION SCHEDULE THAT IDENTIFIES THE PROGRESS OF THE PROJECT IN TIMELINE FORM. THIS SCHEDULE WILL BE PRODUCED UPON THE CONTRACT BEING AWARDED AND WILL BE CONTINUOUSLY UPDATED AND PROVIDED TO PAGANA AND THE OWNER AS CHANGES OCCUR. THE SCHEDULE WILL ALSO IDENTIFY DATES WHEN OWNER SELECTIONS FOR ITEMS TO BE INSTALLED BY THE CONTRACTOR ARE DUE AND WHEN ITEMS PROVIDED TO THE SITE BY THE OWNER ARE NEEDED FOR CONSTRUCTION TO PROCEED WITHOUT DELAY.

THE CONTRACTOR SHALL ADVISE PAGANA AT THE TIME OF BID SUBMITTAL OF ANY SPECIFIED MATERIALS THAT ARE NOT AVAILABLE OR HAVE LEAD TIMES THAT WILL AFFECT THE PROGRESS OF THE PROJECT. SUBSTITUTIONS OF ALTERNATE PRODUCTS WILL REQUIRE APPROVAL OF THE ARCHITECT AND ANY CONSULTANTS INVOLVED.

ALL WORK SHALL BE DONE BY WORKMEN KNOWLEDGEABLE IN THEIR FIELD AND SHALL BE ACCOMPLISHED IN A WORKMAN LIKE MANNER. ALL PRODUCTS SHALL BE SUPPLIED AND INSTALLED, AS PER MANUFACTURER'S WRITTEN INSTRUCTION. PAGANA SHALL BEAR NO RESPONSIBILITY FOR THE INACCURACY OF PRODUCTS SPECIFIED AND THE CONTRACTOR SHALL VERIFY THAT THE PRODUCTS SPECIFIED ARE APPLICABLE AND CORRECT FOR THAT USE AND BE RESPONSIBLE FOR SAME.

THE CONTRACTOR SHALL PROVIDE ALL ENGINEERING, PERMITS, AND INSPECTIONS REQUIRED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO SURVEYING, COMPACTION, TESTING, SHORING DESIGN, ENERGY CALCULATIONS (TITLE 24), MECHANICAL PLUMBING, AND ELECTRICAL DESIGN, ETC.

THE CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER OF THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE FEDERAL, STATE, COUNTY, CITY, FIRE, HEALTH, AND OTHER CODES.

ANY DEVIATION FROM THESE DOCUMENTS SHALL BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND OWNER.

THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL SUBCONTRACTED TRADE ACTIVITY IN REGARDS TO SIZE, LOCATION, TYPE, EQUIPMENT, ETC. OF ALL WORK, AND BE RESPONSIBLE FOR THE INTERACTION AND COMPLETION OF ALL WORK AND THE PROVIDING AND INSTALLING OF ALL MATERIAL NECESSARY TO COMPLETE THE WORK OUTLINED IN THESE DOCUMENTS (WHETHER SPECIFIED IN THE DOCUMENT OR NOT) IN ORDER TO PRESENT OWNER WITH A COMPLETE BUILDING OR STRUCTURE WITH CERTIFICATE OF OCCUPANCY READY TO OCCUPY.

NOTHING IN THESE DOCUMENTS SHALL BE DEEMED AS AN AUTHORITY TO VIOLATE APPLICABLE CODES. THE CONTRACTOR SHALL IN ALL ASPECTS CONFORM TO THE HEALTH AND SAFETY PROVISIONS OF O.S.H.A.

THE CONTRACTOR IS RESPONSBLE FOR FRAMING LAYOUT SUCH THAT ALL LIGHTING, PLUMBING FIXTURES, HVAC VENTS, ETC., SHALL BE LOCATED PER PLAN.

THE CONTRACTOR IS RESPONSIBLE FOR ALL SOFFITS, LOWERED CEILINGS, CHASES, ETC., THAT WILL BE REQUIRED FOR THIS PROJECT. SOME OF THESE ELEMENTS ARE NON-STRUCTURAL AND ARE NOT ON THE STRUCTURAL PLANS. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS OR ELECTRICAL PLANS AND CEILING DETAILS FOR ADDITIONAL INFORMATION.

THE CONTRACTOR SHALL INSTALL ALL REQUIRED ACCESS PANELS AFTER INSTALLATION OF MECHANICAL DUCTS, PLUMBING AND ELECTRICAL WORK. ACCESS PANEL LOCATIONS SHALL BE APPROVED IN ADVANCE BY PAGANA

THE CONTRACTOR SHALL INSTALL AS A PART OF THE CONSTRUCTION CONTRACT ALL NEEDED HARDWARE, BLOCKING, FRAMING, AND BRACING THAT WILL BE REQUIRED TO SUPPORT ALL EQUIPMENT, FIXTURES, ACCESSORIES, FURNISHINGS, AND ANY OTHER ITEMS NEEDED TO COMPLETE THE PROJECT.

THE CONTRACTOR SHALL INSTALL PLYWOOD BACKBOARD IN ELECTRICAL EQUIPMENT ROOMS, TELEPHONE EQUIPMENT LOCATIONS, CABLE EQUIPMENT LOCATIONS, AND SECURITY EQUIPMENT PANELS AS REQUIRED IN APPLICABLE ELECTRICAL AND BUILDING CODES.

CONSULTANT WORK WHICH IS NOT A PART OF THESE PLANS HAS NOT BEEN REVIEWED BY PAGANA THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES OR VARIATION IN CONSULTANT WORK TO THE ARCHITECT FOR APPROVAL.

THE STRUCTURAL ENGINEERING HAS BEEN PROVIDED BY A CONSULTING ENGINEER. IF A DISCREPANCY IS FOUND BETWEEN THE ENGINEERING PLANS AND THE ARCHITECTURAL PLANS, THE CONTRACTOR IS TO NOTIFY PAGANA IMMEDIATELY FOR CLARIFICATION. IN SOME CASES THE ARCHITECTURAL PLANS MAY REQUIRE A SPECIFIC STRUCTURAL ELEMENT FOR APPEARANCE, TO CREATE CLEARANCE, TO PROVIDE SUPPORT FOR EQUIPMENT, ETC. THAT MAY NOT BE ON THE STRUCTURAL PLANS. REFER TO BUILDING SECTIONS, INTERIOR ELEVATIONS, AND REFLECTED CEILING PLANS OR ELECTRICAL PLANS AND CEILING DETAILS FOR ADDITIONAL INFORMATION.

GENERAL CONSTRUCTION REQUIREMENTS

SUMMARY OF WORK

- A. APPLY, OBTAIN, AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK. SUBMIT COPIES OF ALL PERMITS TO OWNER AND PAGANA.
- B. COMPLY WITH ALL CURRENT APPLICABLE BUILDING CODES AND RULES OF OTHER GOVERNING REGULATORY AGENCIES. SUBMIT COPIES OF PERMITS, INSPECTION REPORTS, AND CERTIFICATES OF COMPLIANCE TO OWNER AND PAGANA
- C. VERIFY FIELD DIMENSIONS BEFORE ORDERING FABRICATIONS OR PRODUCTS TO FIT IN PLACE. NOTIFY PAGANA OF EXISTING CONDITIONS AND DIMENSIONS THAT DIFFER FROM THOSE SHOWN IN THE DRAWINGS.
- D. UNLESS NOTED OTHERWISE, THE SUBJECT OF ALL IMPERATIVE SENTENCES IN THE SPECIFICATIONS IS THE CONTRACTOR. FOR EXAMPLE, "PROVIDE AND INSTALL..." MEANS "CONTRACTOR SHALL PROVIDE AND INSTALL..."

CLEANING AND MAINTENANCE DURING CONSTRUCTION AND FINAL CLEANING

- A. KEEP THE BUILDINGS AND SITE WELL--ORGANIZED AND CLEAN THROUGHOUT THE CONSTRUCTION PERIOD.
- B. PROVIDE GENERAL CLEAN UP DAILY AND COMPLETE WEEKLY PICKUP AND REMOVAL OF ALL SCRAP AND DEBRIS FROM THE SITE. EXCEPTION: REUSABLE SCRAP SHALL BE STORED IN A NEATLY MAINTAINED, DESIGNATED STORAGE AREA.
- C. WEEKLY PICKUP SHALL INCLUDE A THOROUGH BROOM--CLEAN SWEEP OF ALL INTERIOR SPACES. ALSO, EACH WEEK, SWEEP PAVED AREAS ON THE

- SITE AND PUBLIC PAVED AREAS ADJACENT TO THE SITE. COMPLETELY REMOVE SWEEP DIRT AND DEBRIS. DAILY AND WEEKLY CLEANINGS WILL NOT REPLACE REQUIRED CLEAN UP AFTER THE WORK OF SPECIFIC TRADES SUCH AS SPECIFIED HEREIN.
- D. AT COMPLETION OF THE WORK, REMOVE FROM THE JOB SITE ALL TOOLS AND EQUIPMENT, SURPLUS MATERIALS, EQUIPMENT, SCRAP, AND DEBRIS.
- E. EXTERIOR OF BUILDING: INSPECT EXTERIOR SURFACES AND REMOVE ALL WASTE MATERIALS, PAINT DROPPINGS, SPOTS, STAINS, OR DIRT.
- F. INTERIOR OF BUILDING: INSPECT INTERIOR SURFACES AND REMOVE ALL WASTE MATERIALS, PAINT DROPPINGS, SPOTS, STAINS, OR DIRT.
- G. GLASS: CLEAN INSIDE AND OUTSIDE SO THERE ARE NO SPOTS OR DIRT AND NO SMUDGES OR STREAKS REMAIN FROM THE CLEANING PROCESS.
- H. SCHEDULE FINAL CLEANING AS APPROVED BY THE OWNER TO ENABLE OWNER TO ACCEPT A COMPLETELY CLEAN WORK.
- I. FINAL CLEANING WILL BE COMPARABLE TO THAT PROVIDED BY PROFESSIONAL, SKILLED CLEANERS USING COMMERCIAL GRADE CLEANING MATERIALS. CLEANING MATERIALS WILL BE USED WITH CARE AND WILL BE COMPATIBLE WITH BUILDING MATERIALS AND FINISHES. FINAL CLEANING WILL INCLUDE REMOVAL OF SCRAPS OR WASTE IN LANDSCAPED AREAS AND THROUGH CLEANING OF WALKWAYS, DESKS, PAVED AREAS AND PUBLIC PAVED AREAS ADJACENT TO THE SITE. AFTER INSTALLATION, INSPECT ALL WORK FOR IMPROPER INSTALLATION OR DAMAGE.

OPERATING HARDWARE MUST PERFORM SMOOTHLY. REPAIR OR REPLACE ANY DEFECTIVE WORK. REPAIR WORK WILL BE UNDETECTABLE. REDO REPAIRS IF WORK IS STILL DEFECTIVE, AS DIRECTED BY PAGANA. CLEAN THE WORK AREA AND REMOVE ALL SCRAP AND EXCESS MATERIALS FROM THE SITE.

SITEWORK

DEMOLITION

- 1. PROTECTIVE BARRIERS AND COVERS
 - A. PROVIDE DEMOLITION MATERIALS, BARRIERS, PROTECTIVE COVERS, ETC. TO COMPLETE THE WORK AS SPECIFIED.
- 2. SITEWORK PREPARATION
 - A. OBTAIN ALL REQUIRED PERMITS AND APPROVALS AND OBEY ALL RESTRICTIONS, DEADLINES, AND NOTIFICATION REQUIREMENTS OF GOVERNING AGENCIES.
 - B. NOTIFY OWNERS OF ADJACENT PROPERTIES OF IMPENDING WORK.
 - C. IDENTIFY AND CLEARLY MARK UNDERGROUND UTILITY LINES, PIPE, CABLE, AND CONDUITS.
- 3. SURVEY CHECK
 - A. CHECK SITE SURVEY FOR ERRORS, AND NOTIFY PAGANA OF ANY DISCREPANCIES.
- 4. SUBSURFACE INVESTIGATION/SOIL TESTS
 - A. CONDUCT REQUIRED SOIL INVESTIGATIONS AND TESTS AND MAINTAIN MARKS AT SOIL TEST LOCATIONS.
- 5. SITEWORK -- DEMOLITION
 - A. DEMOLISH AND REMOVE ALL WORK INDICATED ON DRAWINGS.
 - B. FOLLOW ALL PERMIT REQUIREMENTS AND GOVERNING REGULATIONS.
 - C. PROTECT ADJACENT PRIVATE OR PUBLIC PROPERTY FROM DUST OR DEBRIS.
 - D. COMPLETELY CONTROL AND REMOVE ALL DEMOLITION DEBRIS, SCRAPS, AND DUST.
- 6. CONSTRUCTION PROTECTION
 - A. PROVIDE STURDY BARRIERS AND COVERS AS NECESSARY FOR SAFETY AND TO PROTECT REMAINING WORK.
 - B. PROVIDE SECURITY LIGHTING, FENCING, AND WARNING SIGNS.
 - C. THERE SHALL BE NO TRENCHES OR EXCAVATION INTO WHICH A PERSON IS REQUIRED TO DESCEND; OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA, DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
- 7. PLANT PROTECTION
 - A. AS DIRECTED BY PAGANA, LABEL EXISTING SHRUBS AND TREES TO REMAIN, BE RELOCATED, OR TO BE REMOVED.
 - B. ERECT BARRICADES AND FENCES AS REQUIRED TO PROTECT PLANTING AND RELATED PROPERTY.
 - C. PROVIDE PROTECTION AND MAINTENANCE FOR EXISTING AND NEW PLANTS.

PLUMBING

A 12" MINIMUM ACCESS PANEL TO BATHTUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS. ALL WASTELINES ABOVE THE FIRST FLOOR SHALL BE IN CAST IRON AND INSULATED FOR NOISE REDUCTION. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.

LATHING

USE 2-15LB. LAYERS OF FELT BACKING WHERE STUCCO IS TO BE APPLIED OVER PLYWOOD. STUCCO LATH AND DRYWALL SHALL BE NAILED TO ALL STUDS AND TOP--BOTTOM PLATES PER CODE.

INSULATION

INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS. SOUND INSULATION SHALL BE INSTALLED AT ALL INTERIOR PARTITIONS, FLOOR JOISTS AT SECOND FLOOR AND AROUND ALL PLUMBING PIPES. ALL INSULATION SHALL BE NON--COMBUSTIBLE.

FIRE REQUIREMENTS

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

WATER HEATERS SHALL BE ANCHORED AGAINST MOVEMENT AND OVERTURNING IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE R301.2.2.3.7.

PROVIDE DRAFT STOPS AS REQUIRED BY CURRENT APPLICABLE BUILDING CODE. ENCLOSED SPACES IN STUD WALL, PARTITIONS, AND FURRED WALLS SHALL BE FIRE STOPPED AT TOP AND BOTTOM AND A MID--POINT IN WALLS MORE THAN 10 FEET HIGH (VERIFY WITH STRUCTURAL PLANS).

CLOTHES CHUTE SHALL BE LINED ON THE INSIDE WITH ½" TYPE-X GYPSUM WALL BOARD. LINING SHALL BE COVERED WITH NOT LESS THAN 20 GAUGE GALVANIZED SHEET METAL WITH ALL JOINTS LOCKLAPPED. ALL OPENINGS INTO ANY SUCH ENCLOSURE SHALL BE PROTECTED BY METAL DOORS WITH METAL FRAMES.

TOP OF CHIMNEY SHALL EXTEND MINIMUM 2'-0" ABOVE ANY ROOF WITHIN 10'-0". APPROVED SPARK ARRESTOR SHALL BE PROVIDED.

GENERAL DIMENSIONING NOTES

DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN, OR CLARIFY WITH PAGANA VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCY.

ADDITIONAL NOTES

- 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES

(POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

- 2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170.158)
- 3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- 4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO APPROVED WATER SUPPLY (R306.4)
- 5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- 6. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- 7. PROVIDE (70)(72) INCH HIGH NON--ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER--RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1210.2.3, 2406.4.5, R307.2, R308.4)
- 8. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.6, R315)
- 9. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- 10. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 LAPC)
- 11. 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). (R314.2)
- 12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUELBURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- 13. 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)
- 14. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- 15. HEATER SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68° AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- 16. PROVIDE ANTI GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
- 17. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR (6109 OF LABC).
- 18. FOR EXISTING POOL ON SITE, PROVIDE ANTI--ENTRAPMENT COVER MEETING THE CURRENT ASTM OF ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977 (3162B).
- 19. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R309.4).
- 20. OPERATING INFORMATION -- THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE & A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO OPERATE THEM EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR. FOR RESIDENTIAL BUILDINGS, SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE INFORMATION INDICATED ON FORMS CERTIFICATE OF COMPLIANCE (CF--1R), MANDATORY MEASURES (MF--1R), INSTALLATION CERTIFICATE (CF--6R), INSTALLATION CERTIFICATE (IC--1), AND A MANUAL WHICH PROVIDES ALL INFORMATION SPECIFIED IN THIS SECTION 10--103(b). THE HOME ENERGY MANUAL (P400--92--031, JULY 1992) MAY BE USED TO MEET THE REQUIREMENT FOR PROVIDING THIS MANUAL. TITLE 24, PART 1, SECTION 10--103(c)1
- 21. THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRED ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATE ON A PERMANENTLY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT, OR MANUFACTURED DEVICE. FOR DWELLING UNITS, BUILDINGS OR TENANT SPACES WHICH ARE NOT INDIVIDUALLY OWNED AND OPERATED, OR ARE CENTRALLY OPERATED, SUCH INFORMATION SHALL BE PROVIDED TO THE PERSON(S) RESPONSIBLE FOR MAINTAINING THE FEATURE, MATERIAL, COMPONENT, OR MECHANICAL DEVICE INSTALLED IN THE BUILDING. TITLE 24, PART 1, SECTION 10--103(c)2.
- 22. ALL SYSTEMS, EQUIPMENT AND/OR BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURER PROVISIONS AND INSTALLATION PROVISIONS OF TITLE 24, PART 6, CHAPTER 2, SECTIONS 111 THROUGH 119.
- 23. ALL APPLIANCES FOR WHICH A CALIFORNIA STANDARD HAS BEEN ESTABLISHED IN THE APPLIANCE EFFICIENCY REGULATIONS SHALL BE CERTIFIEDBY THE MANUFACTURER AS COMPLIANT WITH THE APPLICABLE STANDARDS. (TITLE 24, PART 6, CHAPTER 2, SECTION 111)
- 24. SERVICE WATER--HEATING SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER

THAN 167,000 BTU/HR SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY HIGHER TEMPERATURE AT OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE 1995 ASHRA E HANDBOOK (TITLE 24, PART 6, CHAPTER 2, SECTION 113).

- 25. CONTROLS FOR SERVICE WATER--HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110 EF (TITLE 24, PART 6, CHAPTER 2, SECTION 113).
- 26. UNFIRED SERVICE WATER--HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER--HEATING SYSTEMS SHALL HAVE:
 - A. EXTERNAL INSULATION WITH AN INSTALLED R--VALUE OF ATLEAST R--12, OR
 - B. INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R--VALUE OF AT LEAST R--16, OR
 - C. THE HEAT LOSS OF THE TANK SURFACE, BASED ON AN 80 EF WATER--AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT (TITLE 24, PART 6, CHAPTER 2, SECTION 113)
- 27. SPACE CONDITIONING EQUIPMENT SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED IN TITLE 24, PART 6, CHAPTER 2, SECTION 112.
- 28. PILOT LIGHTS SHALL BE PROHIBITED FOR:
 - Y. FAN--TYPE CENTRAL FURNACES
 - Z. HOUSEHOLD COOKING APPLIANCES, EXCEPT NOTED BELOW.
 - AA. POOL HEATERS
 - AB. SPA HEATERS
- EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 BTU/HR (TITLE 24, PART 6, CHAPTER 2, SECTION 115)
- 28. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT OF WINDOW AREA, 0.3 CFM/FT OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT OF NONRESIDENTIAL DOUBLE DOOR AREA (TITLE 24, PART 6, CHAPTER 2, SECTION 116).
- 29. FENESTRATION PRODUCTS, OTHER THAN PRODUCTS WHICH ARE REMOVED AND REINSTALLED, SHALL BE CERTIFIED FOR OVERALL U--VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE CERTIFIED U--VALUE AND SHGC, AND CERTIFIES THAT APPLICABLE AIR INFILTRATION REQUIREMENTS ARE MET (TITLE 24, PART 6, CHAPTER 2, SECTION 116).
- 30. FILED MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHER STRIPPED (TITLE 24, PART 6, CHAPTER 2, SECTION 116).
- 31. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EX--FILTRATION (TITLE 24, PART 6, CHAPTER 2, SECTION 117).
- 32. INSULATION SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLIANT WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL, TITLE 24, PART 12, CHAPTER 12 & 13, CCR (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
- 33. UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR--MIL--THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
- 34. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE UBC (TITLE 24, PART 6, SECTION 118).
- 35. IF INSULATION IS INSTALLED ON AN EXISTING SPACE AND CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 605 OF THE CMC (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
- 36. IF EXTERNAL INSULATION IS INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK--UP TANK FOR A SOLAR WATER HEATING SYSTEM, IT SHALL HAVE AN R--VALUE OF AT LEAST R--12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80 EF WATER--AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
- 37. SERVICE WATER--HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 2, CHAPTER 49 OF THE ASHRAE HANDBOOK AND HVAC APPLICATION HANDBOOK (TITLE 24, PART 6, CHAPTER 2, SECTION 113).
- 38. CIRCULATING SERVICE WATER--HEATING SYSTEMS SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP HOT WATER IS NOT REQUIRED (TITLE 24, PART 6, CHAPTER 2, SECTION 113).
- 39. THE OPAQUE PORTIONS OF FRAMED DEMISING WALLS SHALL HAVE INSULATION WITH AN INSTALLED R--VALUE OF AT LEAST R--13 BETWEEN FRAMING MEMBERS (TITLE 24, PART 6, CHAPTER 2, SECTION 118)

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PAGANA AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS, PLANS OR SPECIFICATIONS SHALL BE REPRODUCED IN WHOLE OR IN PART, OR USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION WITHOUT THE WRITTEN PERMISSION OF PAGANA. VISUAL CONTACT WITH THESE IDEAS, DESIGNS, ARRANGEMENTS, PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PROJECT TITLE:
KINGSBURY SUBDIVISION

PROJECT ADDRESS:
17719 KINGSBURY ST
GRANADA HILLS, CA 91344

REV. NO.	DATE	ISSUED FOR

DESIGNED BY:
PATRICK N.

DRAWN BY:
PATRICK N.

PERMIT NUMBER:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:

G1.00

PLOT DATE: 07/31/25 10:14 AM

GENERAL NOTES:

RESIDENTIAL NOTES

1. A MASONRY OR FACTORY–BUILT FIREPLACE SHALL HAVE THE
- A. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
- B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT–FITTING DAMPER OR COMBUSTION–AIR CONTROL DEVICE (EXCEPTION: AN OUTSIDE COMBUSTION–AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.); AND
- C. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (e))
2. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SEBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANT TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS (TITLE 24, PART 6, CHAPTER 7, SECTION 150(i) & 151(f)).
3. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE–FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER’S LABELED R–VALUE (TITLE 24, PART 6, CHAPTER 7, SECTION 150(b))
4. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
- A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR < 0.58 SHALL BE EXTERNALLY WRAPPED WITH AN INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R–12 OR GREATER.
- B. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER–HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R–12 OR GREATER OF HAVE INTERNAL INSULATION OF AT LEAST R–16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R–VALUE.
- C. PIPING, WHETHER BURIED OR UNBURIED, FOR RE–CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT–FIRED DOMESTIC WATER–HEATING SYSTEM AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON RE–CIRCULATING SYSTEMS AND COOLING SYSTEMS SHALL BE THERMALLY INSULATED AS SPECIFIED IN SUBSECTION A & B.
- D. SOLAR WATER–HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (J)).
- E. INSULATION OF ALL HOT WATER PIPING $\frac{3}{4}$ " OR LARGER

LIGHTING

- A. HIGH EFFICACY LUMINAIRES–HIGH EFFICIENCY LUMINAIRES FOR RESIDENTIAL LIGHTING SHALL CONTAIN ONLY HIGH EFFICACY LAMPS AND SHALL NOT CONTAIN A MEDIUM SCREW BASE SOCKET (E24/E26). A HIGH EFFICACY LAMP HAS A LAMP EFFICACY THAT IS NO LOWER THAN THE EFFICACIES CONTAINED IN TABLE 150–C. BALLASTS FOR LAMPS RATED 13 WATTS OR GREATER SHALL BE ELECTRONIC AND SHALL HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
- EXCEPTION TO SECTION 150(K)1: HIGH INTENSITY DISCHARGE LUMINAIRES CONTAINING HARDWIRED ELECTROMAGNETIC BALLASTS IN MEDIUM SCREW BASE SOCKETS SHALL BE CONSIDERED HIGH EFFICACY LUMINAIRES FOR THE PURPOSES OF MEETING SECTION 150(K)6, PROVIDED THEY MEET THE EFFICACIES CONTAINED IN TABLE 150–C.
- NOTE: TO DETERMINE THE MINIMUM LAMP EFFICACY CATEGORY ONLY THE WATTS OF THE LAMP (NOT THE BALLAST) ARE TO BE CONSIDERED.
- B. LIGHTING IN KITCHENS–PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICIENCY LUMINAIRES.
- EXCEPTION TO SECTION 150(K)2: UP TO 50 PERCENT OF THE TOTAL RATED WATTAGE OF PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS MAY BE LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES, PROVIDED THAT THESE LUMINAIRES ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING THE HIGH EFFICACY LAMP(S). THE WATTAGE OF LUMINAIRES SHALL BE DETERMINED AS SPECIFIED BY SECTION 130(C).
- C. LIGHTING IN BATHROOM, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS–PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES.
- EXCEPTION TO SECTION 150 (K)3: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119 (D). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRE TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRE TO BE ALWAYS ON.
- D. LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS–LUMINAIRES SHALL BE HIGH EFFICACY LUMINAIRES.
- EXCEPTION 1 TO SECTION 150 (K)4: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES SHALL BE ALLOWED PROVIDED THEY ARE CONTROLLED BY A DIMMER SWITCH.
- EXCEPTION 2 TO SECTION 150 (K)4: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119 (D). SUCH MOTION SENSORS CERTIFIED TO COMPLY WITH SECTION 119 (D). SUCH MOTION SENSORS SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRE TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRE TO BE ALWAYS ON.
- EXCEPTION 3 TO SECTION 150 (K)4: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY LUMINAIRES SHALL BE ALLOWED IN CLOSETS LESS THAN 70 SQUARE FEET.
- NOTE: LIGHTING IN AREAS ADJACENT TO THE KITCHEN, INCLUDING BUT NOT LIMITED TO DINING AND NOOK AREAS, ARE CONSIDERED KITCHEN LIGHTING IF THEY ARE NOT SEPARATELY SWITCHED FROM KITCHEN LIGHTING.
- E. RECESSED LUMINAIRES IN INSULATED CEILINGS –LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL

- CONFERENCE OF BUILDING OFFICIALS, AND SHALL INCLUDE A LABEL CERTIFYING AIR TIGHT (AT) OR SIMILAR DESIGNATION TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS (OR 1.57 LBS/FT2) WHEN TESTED IN ACCORDANCE WITH ASTM E283, AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
- F. OUTDOOR LIGHTING–LUMINAIRES PROVIDING OUTDOOR LIGHTING AND PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES.
- EXCEPTION 1 TO SECTION (K)6: PERMANENTLY INSTALLED OUTDOOR LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY A MOTION SENSOR(S) WITH INTEGRAL PHOTOCNTRONL CERTIFIED TO COMPLY WITH SECTION 119(D).
- EXCEPTION 2 TO SECTION (K)6: PERMANENTLY INSTALLED LUMINAIRES IN OR AROUND SWIMMING POOLS, WATER FEATURES, OR OTHER LOCATIONS SUBJECT TO ARTICLE 680 OF THE CALIFORNIA ELECTRIC CODE NEED NOT BE HIGH EFFICACY LUMINAIRES.
- G. PARKING LOTS AND GARAGES–LIGHTING FOR PARKING LOTS FOR EIGHT OR MORE VEHICLES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 130, 132, 147, LIGHTING FOR PARKING GARAGES FOR EIGHT OR MORE VEHICLES SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 130,131, AND 146.
- H. COMMON AREAS OF LOW–RISE RESIDENTIAL BUILDINGS–PERMANENTLY INSTALLED LIGHTING IN THE ENCLOSED, NON–DWELLING SPACES OF LOW–RISE RESIDENTIAL BUILDINGS WITH FOUR OR MORE DWELLING UNITS SHALL BE HIGH EFFICACY LUMINAIRES.
- EXCEPTION TO SECTION 150 (K)8: PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANT SENSOR(S) CERTIFIED TO COMPLY WITH SECTION 119 (D) (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (K)).
- INSULATION
1. MATERIAL USED FOR SLAB EDGE INSULATION SHALL MEET THE FOLLOWING MINIMUM SPECIFICATIONS
- A. WATER ABSORPTION RATE NO GREATER THAN 0.3 PERCENT.
- B. WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERM/INCH.
- C. CONCRETE SLAB PERIMETER INSULATION MUST BE PROTECTED FROM PHYSICAL DAMAGE AND ULTRAVIOLET LIGHT DETERIORATION (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (I)).
2. CONCRETE–SLAB FLOOR PERIMETER INSULATION SHALL BE PROVIDED 16 INCHES DEEP, OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICH EVER IS LESS (TITLE 24, PART 6, CHAPTER 8, SECTION 151 (F)).
3. IF INSULATION IS INSTALLED IN THE EXISTING ATTIC OF A LOW–RISE RESIDENTIAL BUILDING, THE TOTAL RESULTANT R–VALUE AFTER THE ADDITION OF THE INSULATION SHALL BE AT LEAST R–30 (TITLE 24, PART 6, CHAPTER 2, SECTION 118).
4. RAISED FLOORS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE INSULATED BETWEEN WOOD FRAMING MEMBERS WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R–13 OR GREATER (TITLE 24, PART 6, CHAPTER 7, SECTION 150 (D)).
- ADDITIONAL NOTES:
1. MINIMUM ROOF SLOPE OF $\frac{3}{8}$ " PER FOOT SHALL BE PROVIDED AT ANY POINT OF THE ROOF. PROVIDE UNIFORM SLOPE TOWARD DOWNSPOUTS AND/OR SCUPPERS AS INDICATED ON ROOF PLAN. (REFER TO DETAILS FOR DOWNSPOUTS AND SCUPPERS INCLUDED IN THE DRAWINGS.)
2. INSULATIONS SHALL BE INSTALLED AT BOTTOM OF JOISTS OR FRAMING UNDER ENTIRE ROOF. USE R–30 INSULATION WITH VAPOR BARRIER.
3. CHECK AND VERIFY LOCATIONS AND EXACT SIZES OF ALL A/C EQUIPMENT, REQUIRED OPENINGS AND SUPPORTS WITH A/C CONTRACTORS BEFORE FRAMING BEGINS.
4. PAINT ALL ROOF EQUIPMENTS. ALL ROOF METAL SHALL RECEIVE TWO (2) COATS OF EXTERIOR SEMI GLOSS PAINT. VERIFY COLOR WITH PAGANA
5. TELEVISION ANTENNA CROSSARMS OR OTHER ROOF OBSTRUCTIONS SHALL BE LOCATED 20'–0" MIN. FROM EDGE OF ROOF & 7'–0" MIN. ABOVE ROOF.
6. PROVIDE ATTIC DRAFT STOPS AS REQUIRED (SEE ROOF PLAN & DETAILS). DRAFT STOPS SHALL DIVIDE ATTIC SPACES INTO AREAS NOT TO EXCEED 3,000 SQ. FT. PER UBC SEC. 3205(8). SEE DETAILS FOR WOOD & GYPSUM BOARD DRAFT STOPS. PROVIDE WOOD FRAMING AS REQUIRED TO COMPLETE ITS CONSTRUCTION.
7. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBECUE.
8. PROVIDE GRAVITY TYPE ATTIC VENTILATORS AT ROOF IF TRUSSES ARE NOT OF SOLID WEB CONSTRUCTION. WHEN ATTIC DRAFT STOP ARE REQUIRED PROVIDE TWO (2) ROOF GRAVITY VENTILATORS FOR EACH DIVISION.
9. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING THE ROOF.
10. CRICKET WITH $\frac{1}{2}$ " PLYWOOD OVER SLEEPERS.
11. THE ROOFS FOR THE MAIN BUILDING AND THE EXISTING BUILDING ARE TO BE INSPECTED BY A QUALIFIED ROOFING SPECIALIST TO VERIFY THAT:
- A. ALL EXISTING ROOFING MATERIALS AND INSTALLATION METHODS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.
- B. ASSOCIATED FLASHINGS AND SHEET METAL HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.
- C. THE ROOFS ARE TO BE FLOOD TESTED IN A MANNER APPROPRIATE TO THE TYPE EXISTING ROOFING SEE NOTE 12 BELOW.
- D. ANY DEFICIENCIES OR LEAK CONDITIONS ARE TO BE CORRECTED TO INSURE A WATERTIGHT INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE TIME OF PROJECT.
12. ATTIC NET VENTILATION AREA RATIO IS $\frac{1}{80}$ OF ATTIC AREA, VENTS WITH THE BALANCEOF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS. OPENINGS SHALL HAVE $\frac{1}{4}$ " CORROSION RESISTANT METAL MESH COVERING.
13. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.
14. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR PANEL".

ADMINISTRATIVE REQUIREMENTS

1. THE PERSON IN CHARGE OF THE CONSTRUCTION OR INSTALLATION, WHO IS ELIGIBLE UNDER DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE TO ACCEPT RESPONSIBILITY FOR THE CONSTRUCTION OR INSTALLATION OF REGULATED MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE CERTIFICATE OF INSTALLATION DOCUMENTATION FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS OR PART 6. SUCH CERTIFICATE OF INSTALLATION DOCUMENTATION SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPLICABLE INSPECTIONS. THESE CERTIFICATES SHALL:
- I. IDENTIFY FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES, AND SYSTEM DIAGNOSTIC RESULTS REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE EFFICIENCY REGULATIONS AND PART 6
- II. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSTALLATION CBOWAS PERFORMED. SECTIONS OF THE CERTIFICATE(S), FOR WHICH SUBMITTAL TO A HERS PROVIDER DATA REGISTRY IS REQUIRED, SHALL DISPLAY THE UNIQUE REGISTRATION NUMBER ASSIGNED BY THE HERS DATA REGISTRY.
- III. INCLUDE A DECLARATION STATEMENT INDICATING THAT THE CONSTRUCTED OR INSTALLED FEATURES, MATERIALS, COMPONENTS, OR MANUFACTURED DEVICES CONFORM TO ALL APPLICABLE CODES AND REGULATIONS, AND TO THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
- IV. BE SIGNED BY THE DOCUMENTATION AUTHOR TO CERTIFY THE DOCUMENTATION IS ACCURATE AND COMPLETE.
- V. BE SIGNED BY THE INDIVIDUAL ELIGIBLE UNDER DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE TO ACCEPT RESPONSIBILITY FOR CONSTRUCTION, OR INSTALLATION IN THE APPLICABLE CLASSIFICATION FOR THE SCOPE OF WORK SPECIFIED ON THE CERTIFICATE OF INSTALLATION DOCUMENT(S).
2. THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON(S) RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE FEATURE, MATERIAL, COMPONENT OR MECHANICAL DEVICE INSTALLED (IN CASE OF MULTI–TENANT OR CENTRALLY OPERATED BUILDINGS) WITH THE FOLLOWING AT THE TIME OF OCCUPANCY:
- I. COMPLIANCE INFORMATION, THE APPROPRIATE COMPLETED AND SIGNED CERTIFICATE(S) OF COMPLIANCE, CERTIFICATE(S) OF INSTALLATION, AND IF APPLICABLE CERTIFICATE(S) OF VERIFICATION DOCUMENTATION SUBMITTED.
- II. OPERATING INFORMATION, THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO OPERATE THEM CORRECTLY AND EFFICIENTLY.
- III. MAINTENANCE INFORMATION, REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE OPERATION AND MAINTENANCE MANUAL.
- IV. VENTILATION INFORMATION, A DESCRIPTION OF THE QUANTITY OF OUTDOOR AIR THAT THE VENTILATION SYSTEM IS DESIGNED TO PROVIDE TO THE BUILDING CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE.
3. THE ENFORCEMENT AGENCY SHALL NOT ISSUE A CERTIFICATE OF OCCUPANCY UNTIL ALL REQUIRED CERTIFICATES OF VERIFICATION ARE POSTED AND MADE AVAILABLE TO THE BUILDING DEPARTMENT FOR ALL APPLICABLE INSPECTIONS, AND THAT ALL CERTIFICATES OF VERIFICATION CONFORM TO THE SPECIFICATIONS OF SECTION 10–103(A)5.
- GREEN NOTES
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.
2. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLES (4.504.1 – 4.504.3).
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. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
- A. CARPET AND RUG INSTITUTE’S GREEN LABEL PLUS PROGRAM.
- B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH’S SPECIFICATION 01350.
- C. NFS/ANSI 140 AT THE GOLD LEVEL.
- D. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE ™ GOLD.
5. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (4.504.3.1)
6. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
- A. CERTIFIED AS A CHPS LOW–EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE.
- B. CERTIFIED UNDER UL GREENGUARD GOLD.
- C. CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.
- D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH’S SPECIFICATION. (01350)
7. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE. (4.504.5)
8. THE FORMALDEHYDE EMISSION VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER’S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FILED INSPECTOR FOR VERIFICATIONS. (4.504.5)
9. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3)
10. THE HEATING AND AIR–CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSI/ACCA MANUAL J–2011, ANSI/ACCA 29–D–2014 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSI/ACCA 3 MANUAL S–2014. (4.507.2)
11. FOR ADDITIONS AND ALTERATIONS WHERE THE ENTIRE POTABLE WATER SYSTEM

- IS BEING REPLACED, THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 6.0 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3
12. ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)
13. THE BUILDING OPERATIONS AND MAINTENANCE MANUAL MUST BE COMPLETED AND PROVIDED AT THE TIME OF FINAL INSPECTION AND PLACED IN THE BUILDING.(4.410.1)
14. AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING, AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS WHICH MAY ENTER THE SYSTEM.(4.504.1)
15. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES.(4.505.3)
16. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
- I. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- II. FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.(4.506.1)
17. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF FINAL INSPECTION AND SHALL BE DOCUMENTED ON THE BUILDING OPERATIONS AND MAINTENANCE MANUAL.
- A. ADHESIVES, SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)
- B. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3.
- C. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3.
- D. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (4.504.3)
- E. E. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L. (4.504.3.1 , 4.504.3.2)
- F. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: (4.504.4)
- G. COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD, PARTICLE BOARD, AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4.504.5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4.504.5)
- PRODUCTS CERTIFIED AS A LOW–EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE OR
- PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM & SCHOOLS PROGRAM OR
- CERTIFICATION UNDER THE RFCI FLOORSCORE PROGRAM OR MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350)
- CARPET AND RUG INSTITUTE’S GREEN LABEL PLUS PROGRAM OR
- CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) OR
- NSF/ANSI 140 AT THE GOLD LEVEL OR
- SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD

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PROJECT TITLE:
KINGSBURY SUBDIVISION

PROJECT ADDRESS:
17719 KINGSBURY ST
GRANADA HILLS, CA 91344

REV. NO.	DATE	ISSUED FOR

DESIGNED BY:
PATRICK N.

DRAWN BY:
PATRICK N.

PERMIT NUMBER:

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:

G1.10

PLOT DATE: 07/31/25 10:14 AM

AGENCY APPROVAL STAMP

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17719 KINGSBURY ST
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[illegible]

DESIGNED BY:
PATRICK N.

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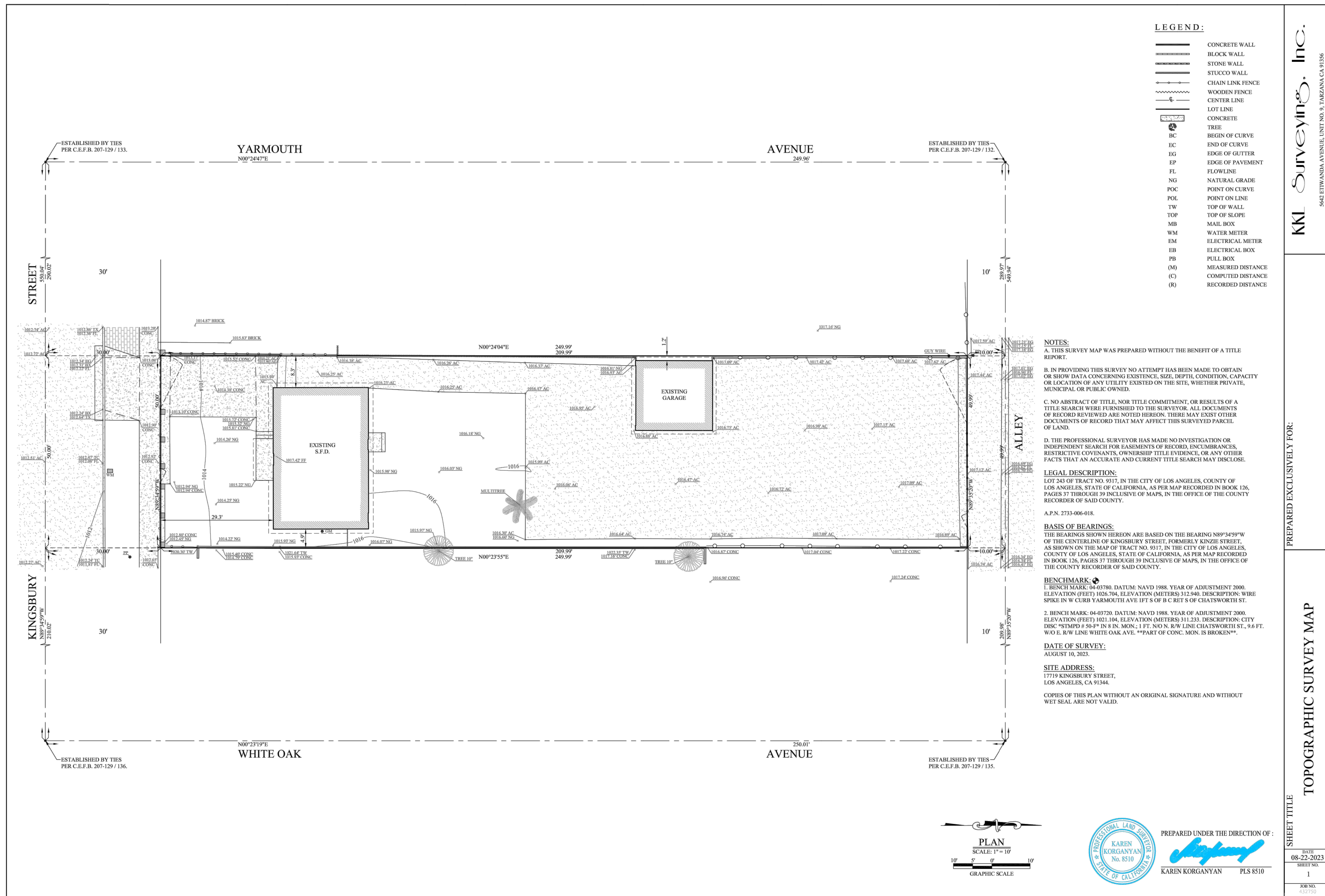
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FOR REFERENCE ONLY

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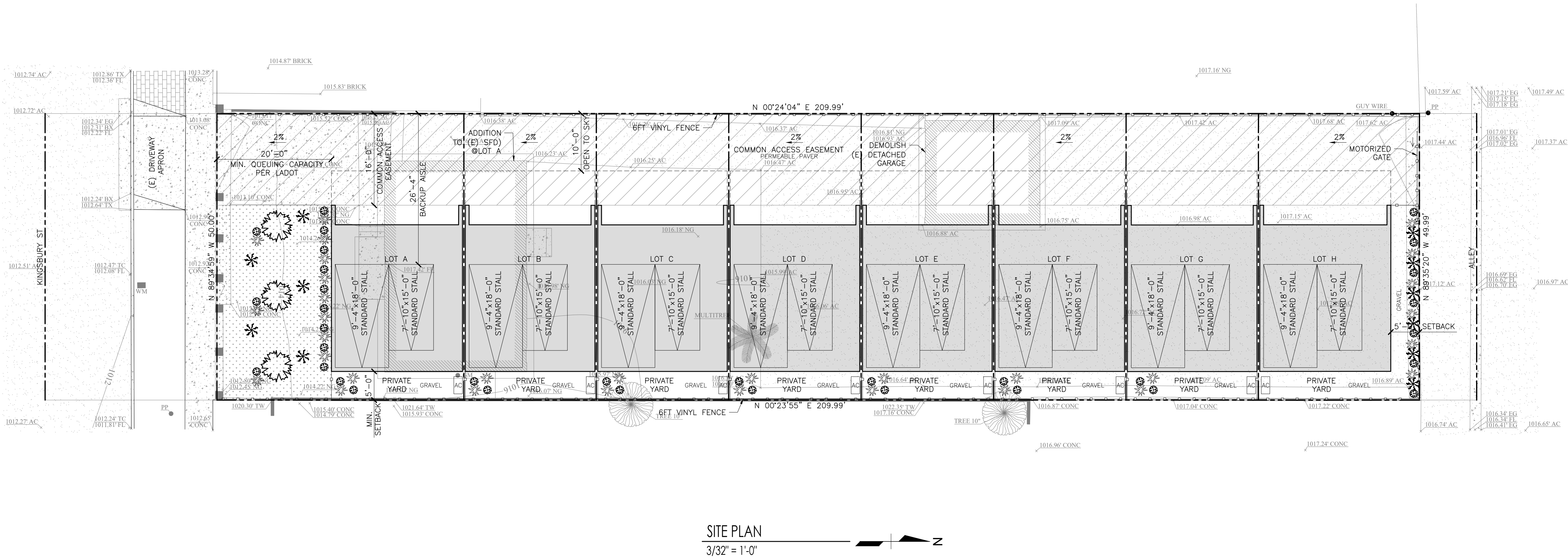
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PLOT DATE: 07/31/25 10:14 AM



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GRANADA HILLS, CA 91344

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DESIGNED BY:
PATRICK N.

DRAWN BY:
PATRICK N.

PERMIT NUMBER: ---

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

A1.00

PLOT DATE: 07/31/25 10:14 AM

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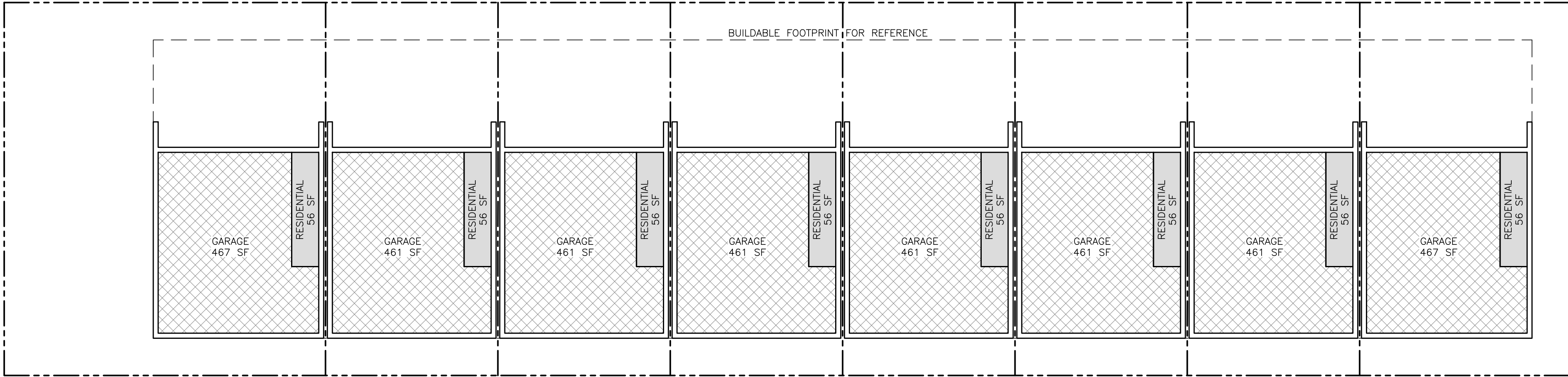
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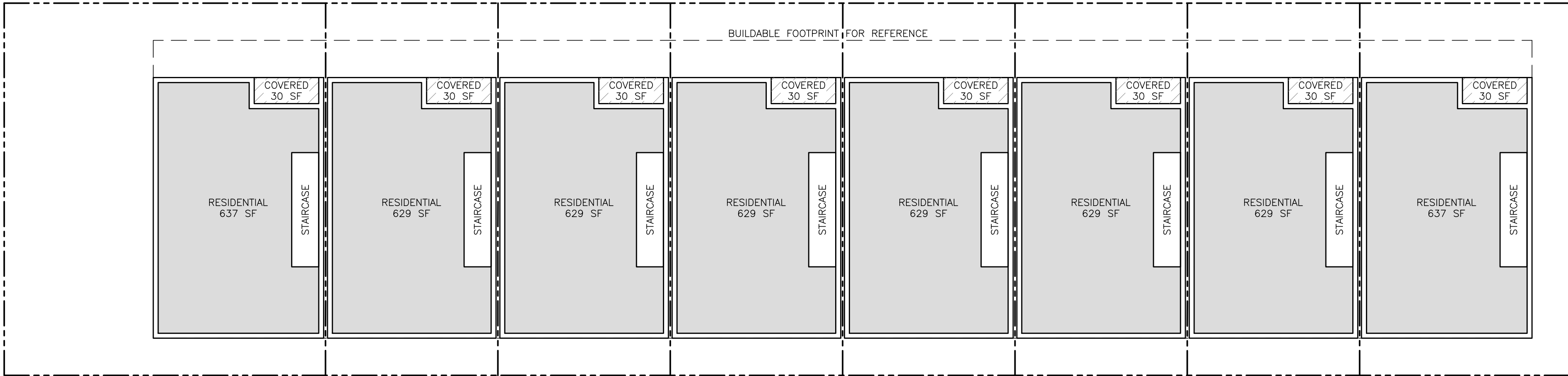
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AREA PLAN

SHEET NUMBER:
A1.10

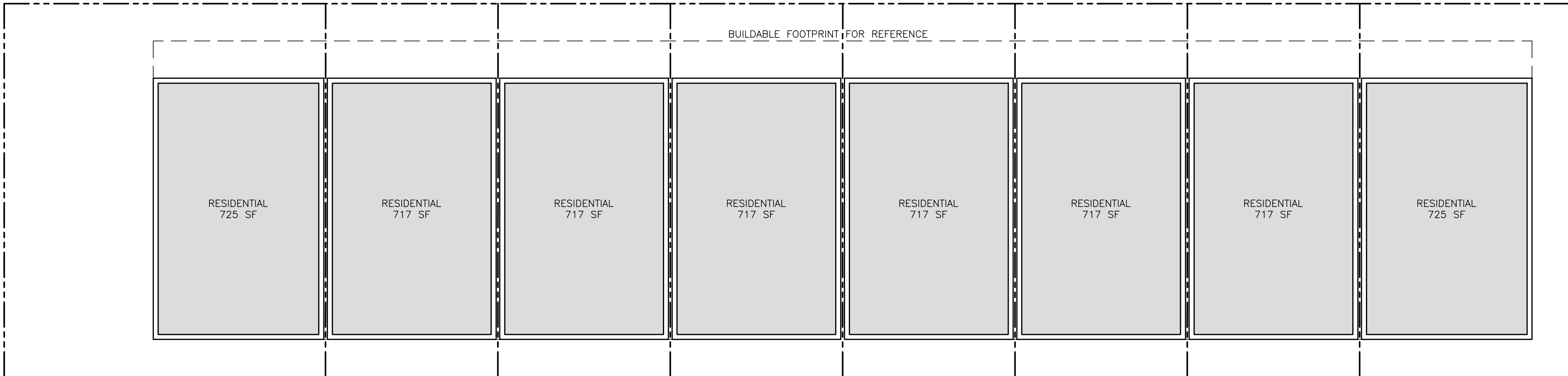
PLOT DATE: 07/31/25 10:14 AM



1ST FLR AREA PLAN
3/32"=1'-0"



2ND FLR AREA PLAN
3/32"=1'-0"



3RD FLR AREA PLAN
3/32"=1'-0"



PHOTO - 1



INDEX MAP
NOT TO SCALE



PHOTO - 2



PHOTO - 3



PHOTO - 4



PHOTO - 5



PHOTO - 6



PHOTO - 7

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DESIGNED BY:
PATRICK N.

DRAWN BY:
PATRICK N.

PERMIT NUMBER: ---

SHEET TITLE:
**INDEX MAP
& PHOTOGRAPHS**

SHEET NUMBER:

A1.50

PLOT DATE: 07/31/25 10:14 AM

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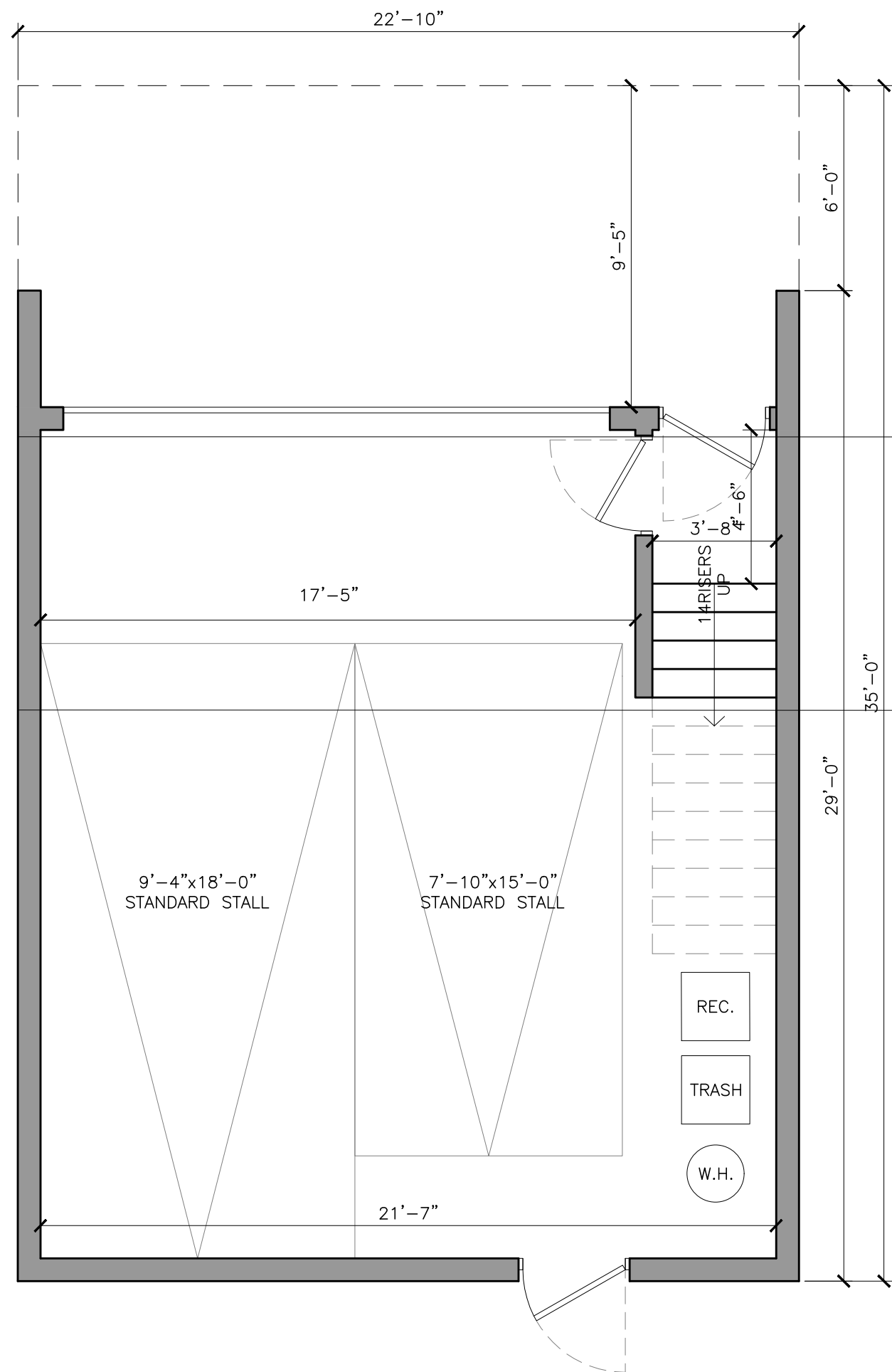
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SHEET TITLE:
FLOOR PLANS
LOT A

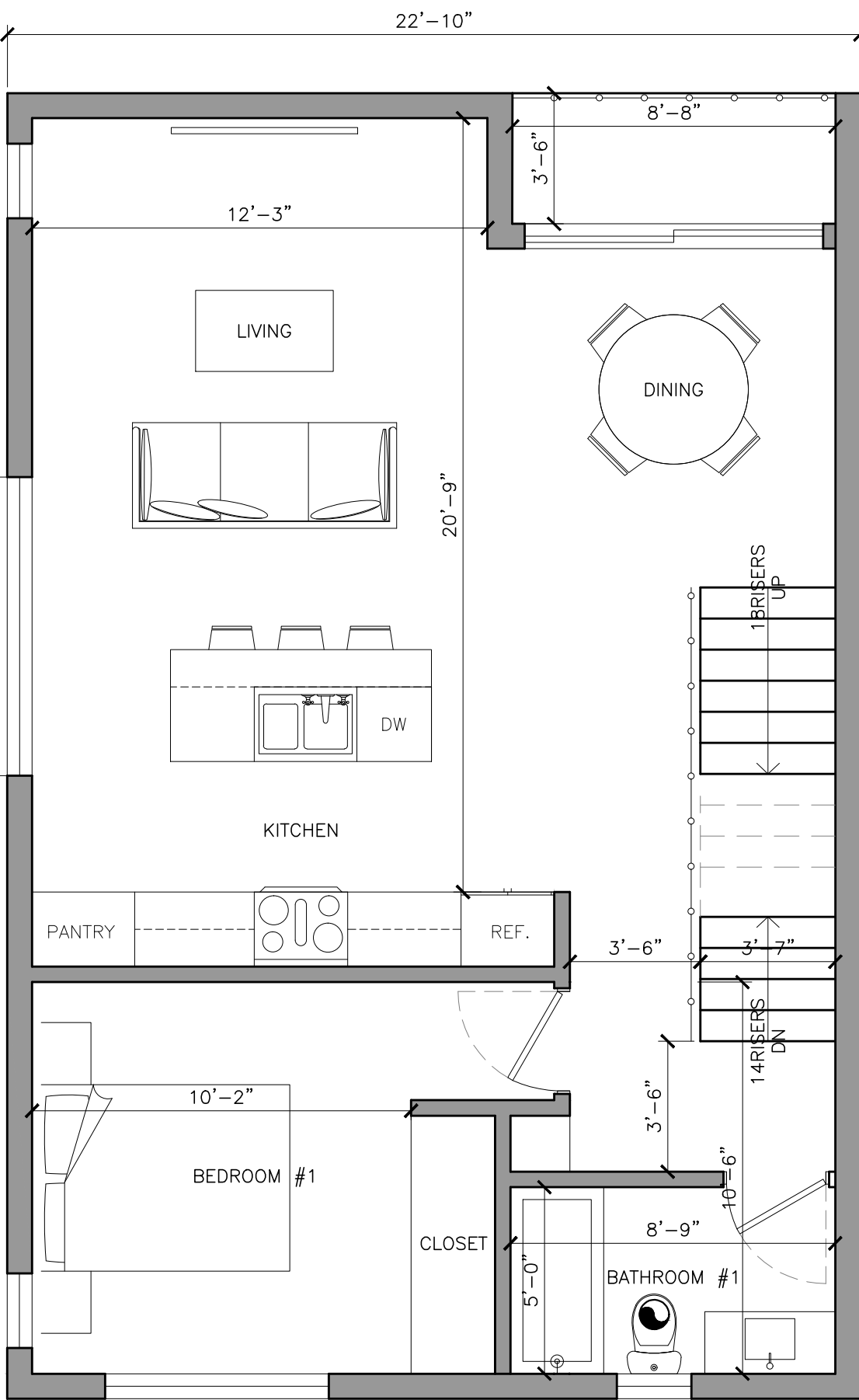
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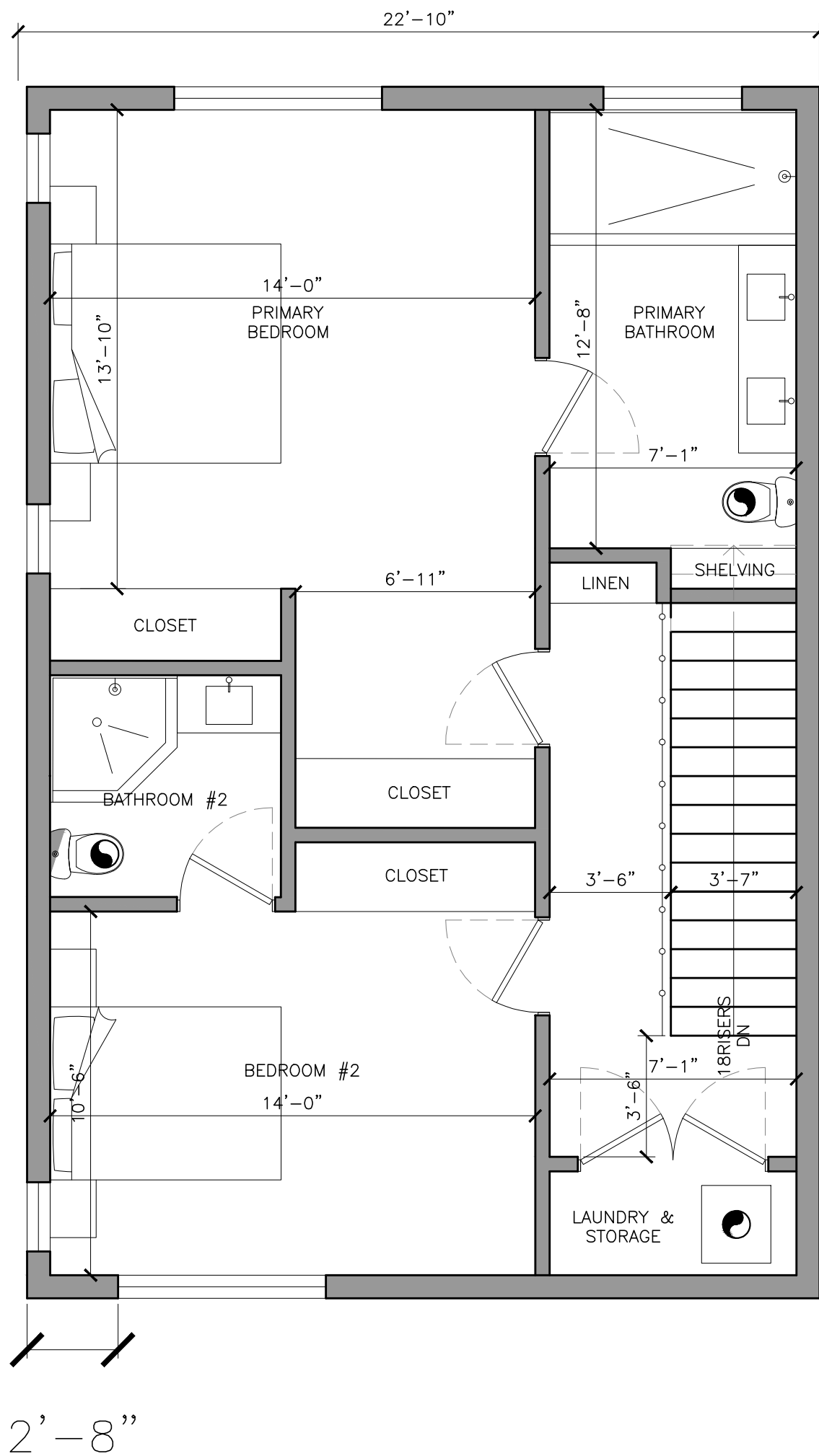
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FIRST FLOOR PLAN (A)
1/4"=1'-0"



SECOND FLOOR PLAN (A)
1/4"=1'-0"



THIRD FLOOR PLAN (A)
1/4"=1'-0"

GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION (4.303.1).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO APPROVED WATER SUPPLY (R306.4)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND / OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
- FOR ADDITIONS AND ALTERATIONS WHERE THE ENTIRE PORTABLE WATER SYSTEM IS BEING REPLACED, THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION (610.4.1.2 OR 610.4.1.4)
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 LAPC)
- 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). (R314.2)

- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUELBURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- 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)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- HEATER SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68° AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.
- PROVIDE ANTI GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
- 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 (313.0) OF THE LOS ANGELES PLUMBING CODE (4.406.1)
- MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE
- CONSTRUCTION WASTE SHALL BE REDUCED BY 65%. CONTAINERS FOR WASTE AND RECYCLED MATERIAL MUST BE PROVIDED ON SITE AND THE CONTRACTOR IS TO VERIFY THAT THE WASTE AND RECYCLED MATERIAL WILL BE SEPARATED AND REMOVED BY A CITY OF LOS ANGELES CERTIFIED HAULER
- 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)

21. PROVIDE A 72 INCH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1209.2.2,2406.4.5,R307.2,R308.4)

22. SPECIFY ON PLANS: "SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION."

23. CARBON MONOXIDE ALARM IS REQUIRED PER SEC.420.5,R315.

24. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1 WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING, RECESSED FIXTURES SHALL BE INSTALLED SO THAT THE REQUIRED FIRE RESISTANCE RATING WILL NOT BE REDUCED.

25. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS(BOTH VERTICAL AND HORIZONTAL) AND TO FROM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES,AND BETWEEN A TOP STORY AND THE ROOF SPACE.

26. THE SPRINKLER SHALL BE EQUIPPED AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION (R313.12.21A17(d), 12.21C10(h))

LEGEND

	NEW STUD WALL SEE WALL SCHEDULE SHEET A2.10
	SMOKE DETECTOR
	SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
	DOOR, SEE DOOR SCHEDULE SHEET A2.00
	WINDOW, SEE WINDOW SCHEDULE SHEET A2.00
	CEILING EXHAUST FAN (5 MIN. AIR CHANGE FAN EXHAUST SYSTEM WITH 50 CFM HUMIDISTAT. NEW INSTALLED BATHROOM EXHAUST FAN SHALL BE ENERGY STAR HUMIDISTAT CONTROLLED OF THE BUILDING. (9.506.1). COMPLIANT AND DUCTED TO TERMINATE TO THE OUTSIDE.) FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.

AGENCY APPROVAL STAMP

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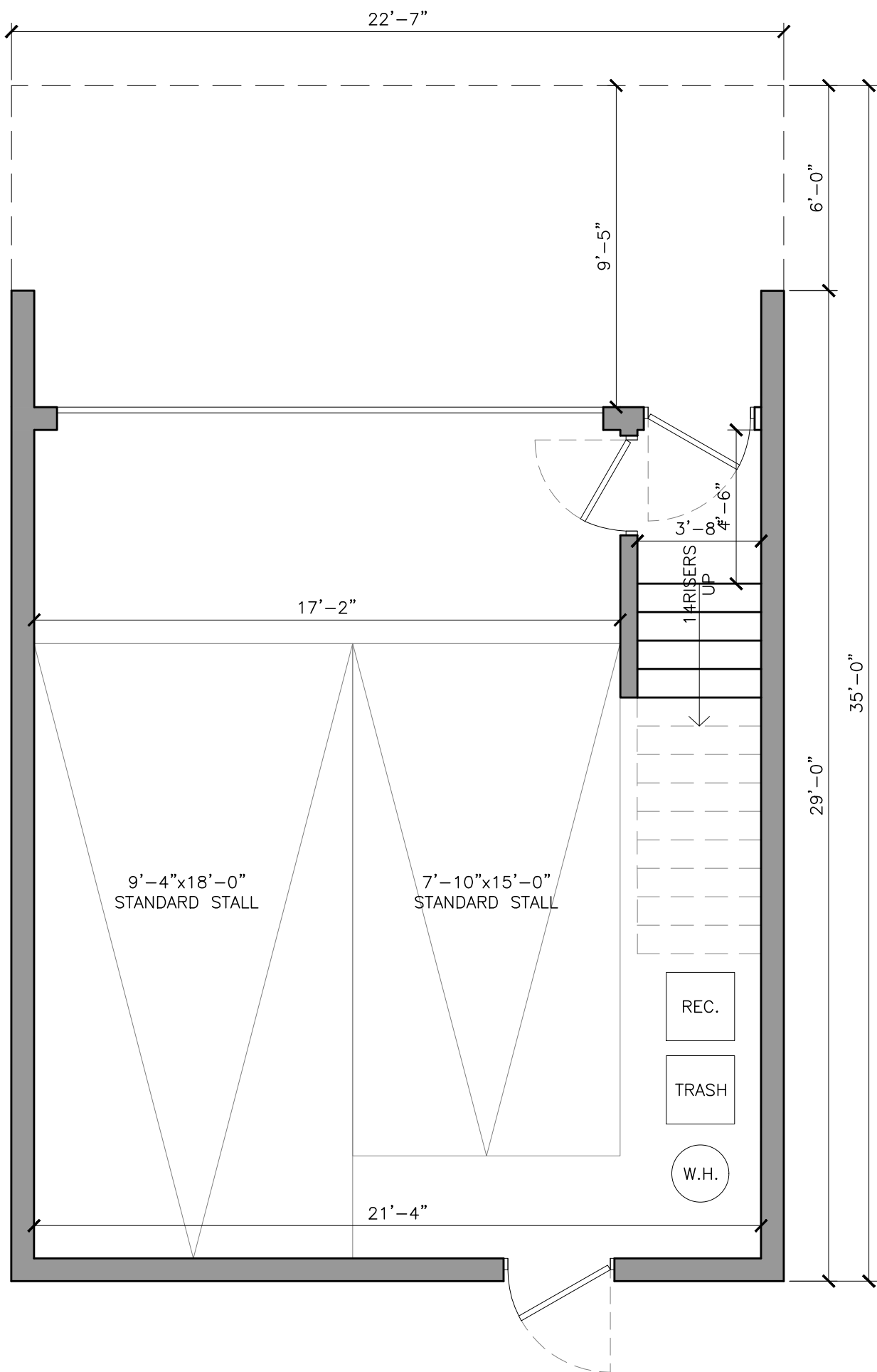
PERMIT NUMBER:

SHEET TITLE:
FLOOR PLANS
LOT B-G

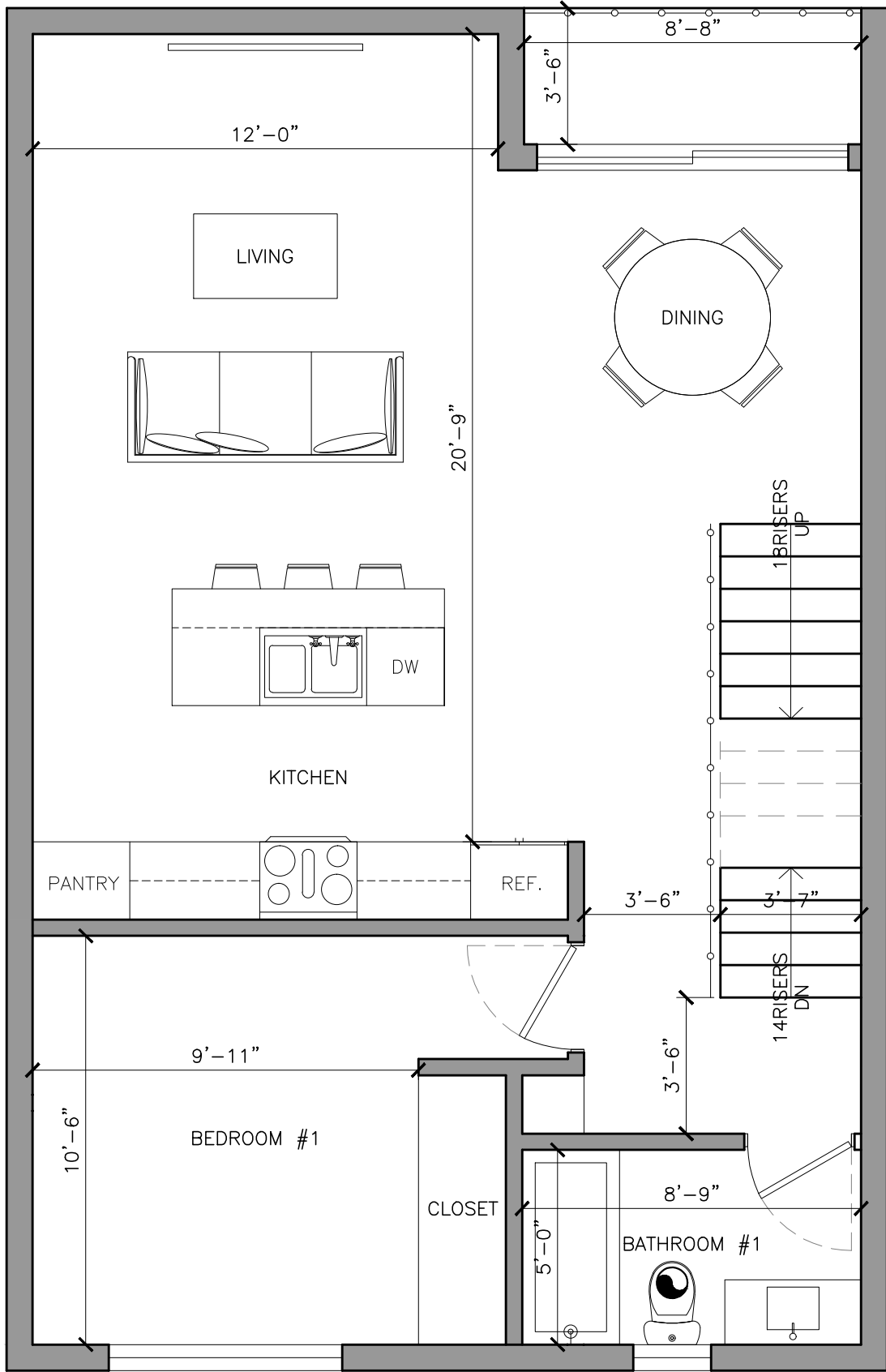
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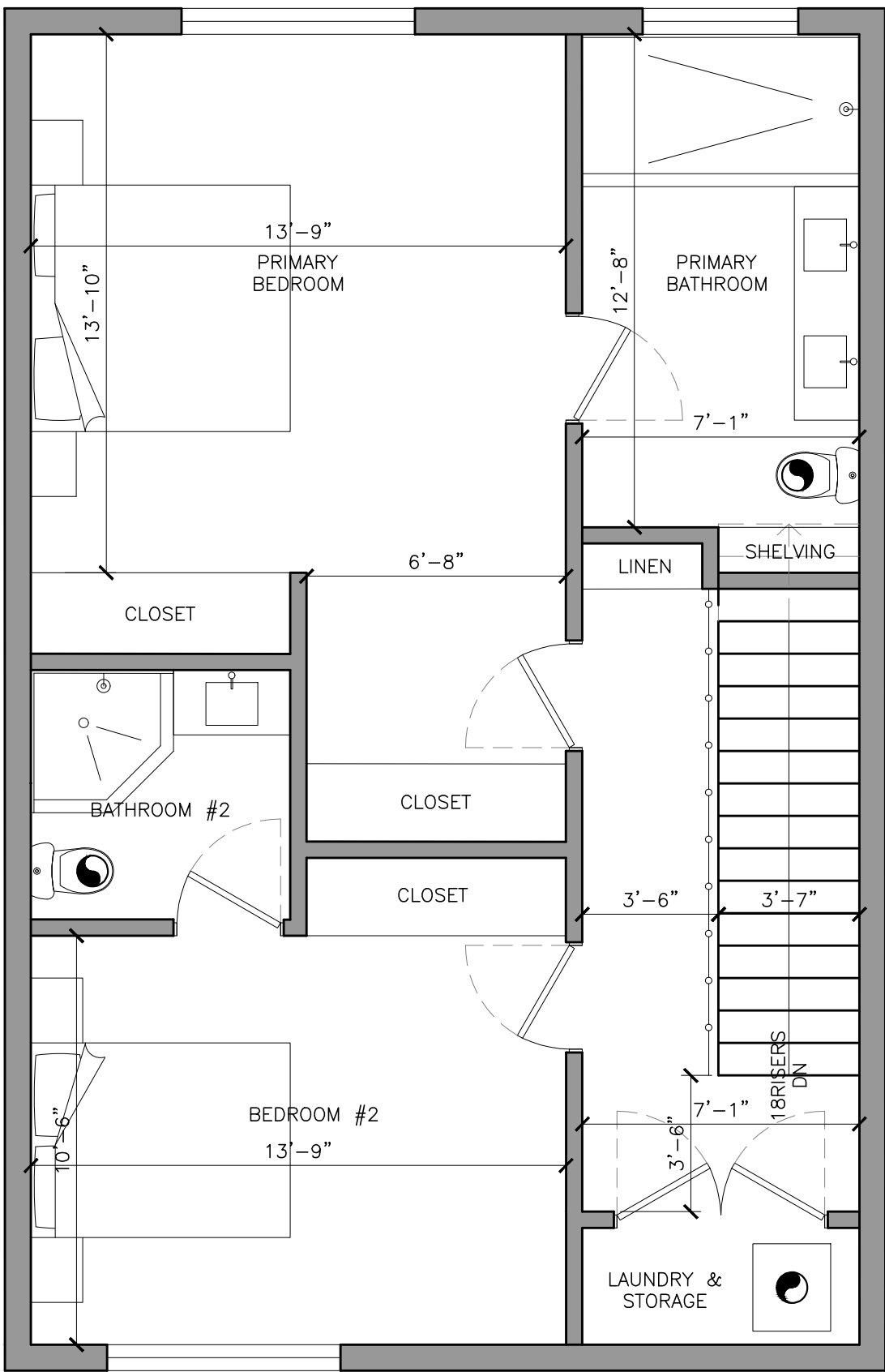
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FIRST FLOOR PLAN (B-G)
1/4"=1'-0"



SECOND FLOOR PLAN (B-G)
1/4"=1'-0"



THIRD FLOOR PLAN (B-G)
1/4"=1'-0"

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LEGEND

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	SMOKE DETECTOR
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PROJECT ADDRESS:
**17719 KINGSBURY ST
GRANADA HILLS, CA 91344**

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PATRICK N.

DRAWN BY:
PATRICK N.

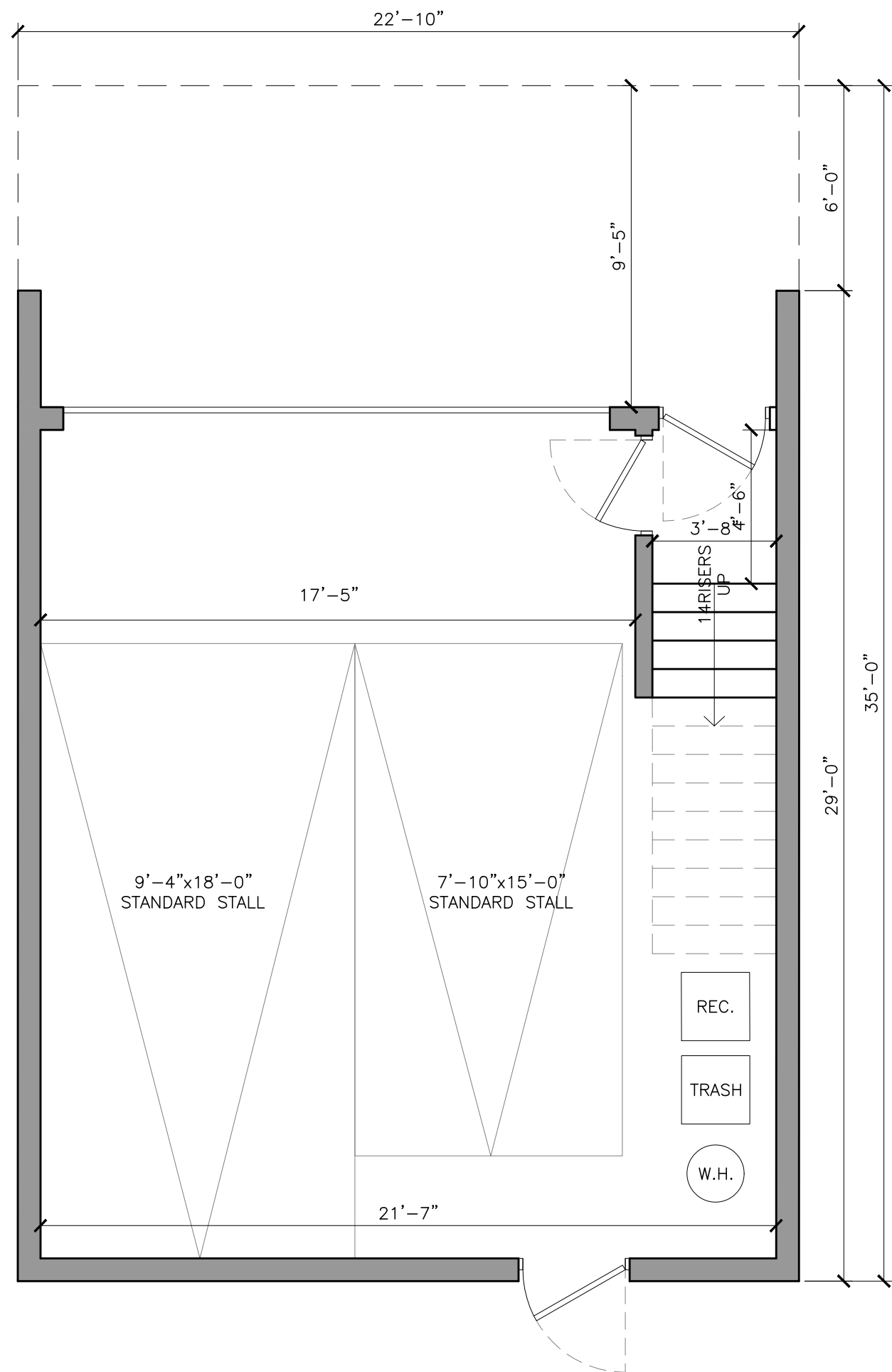
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SHEET TITLE:
**FLOOR PLANS
LOT H**

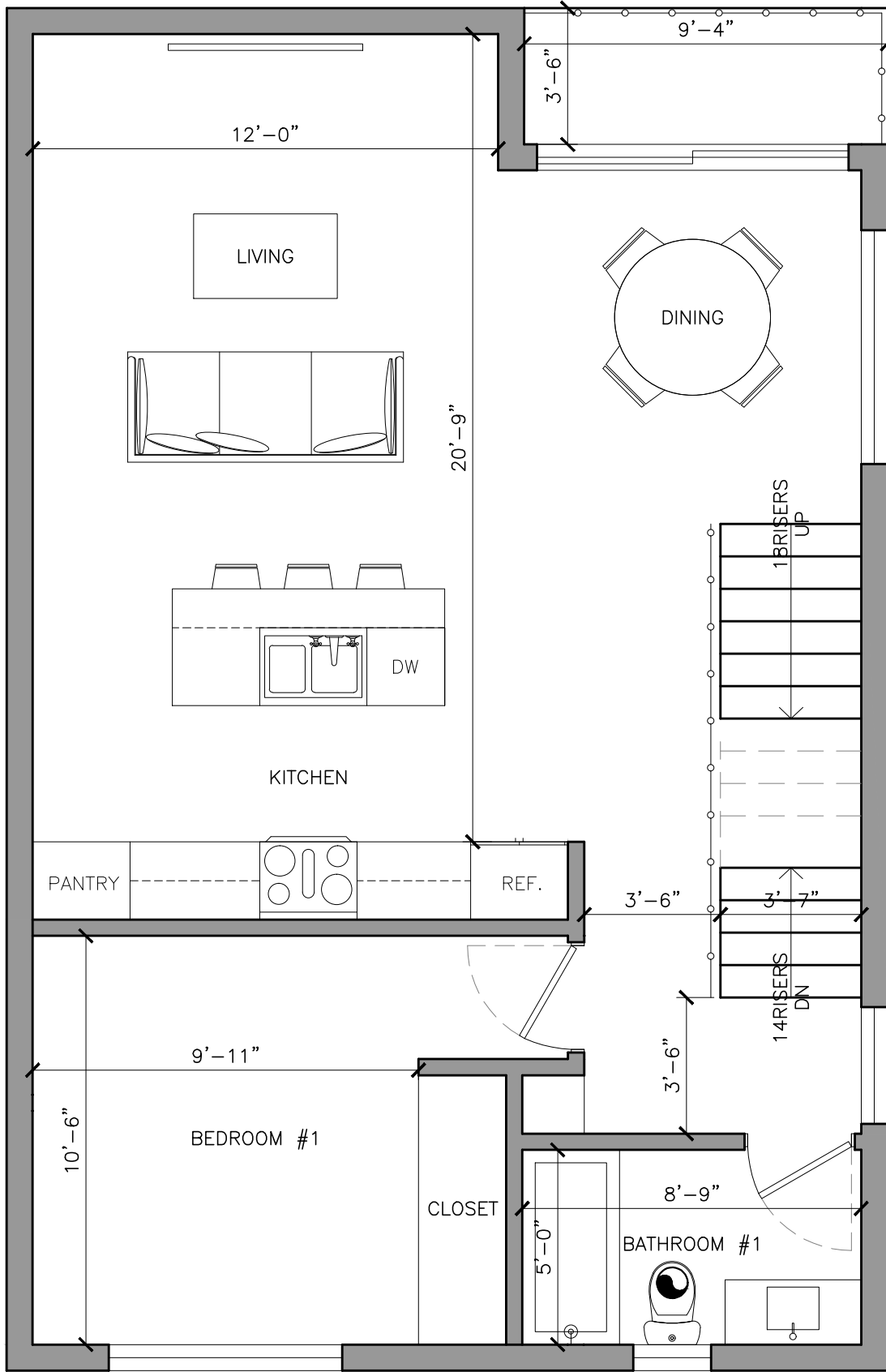
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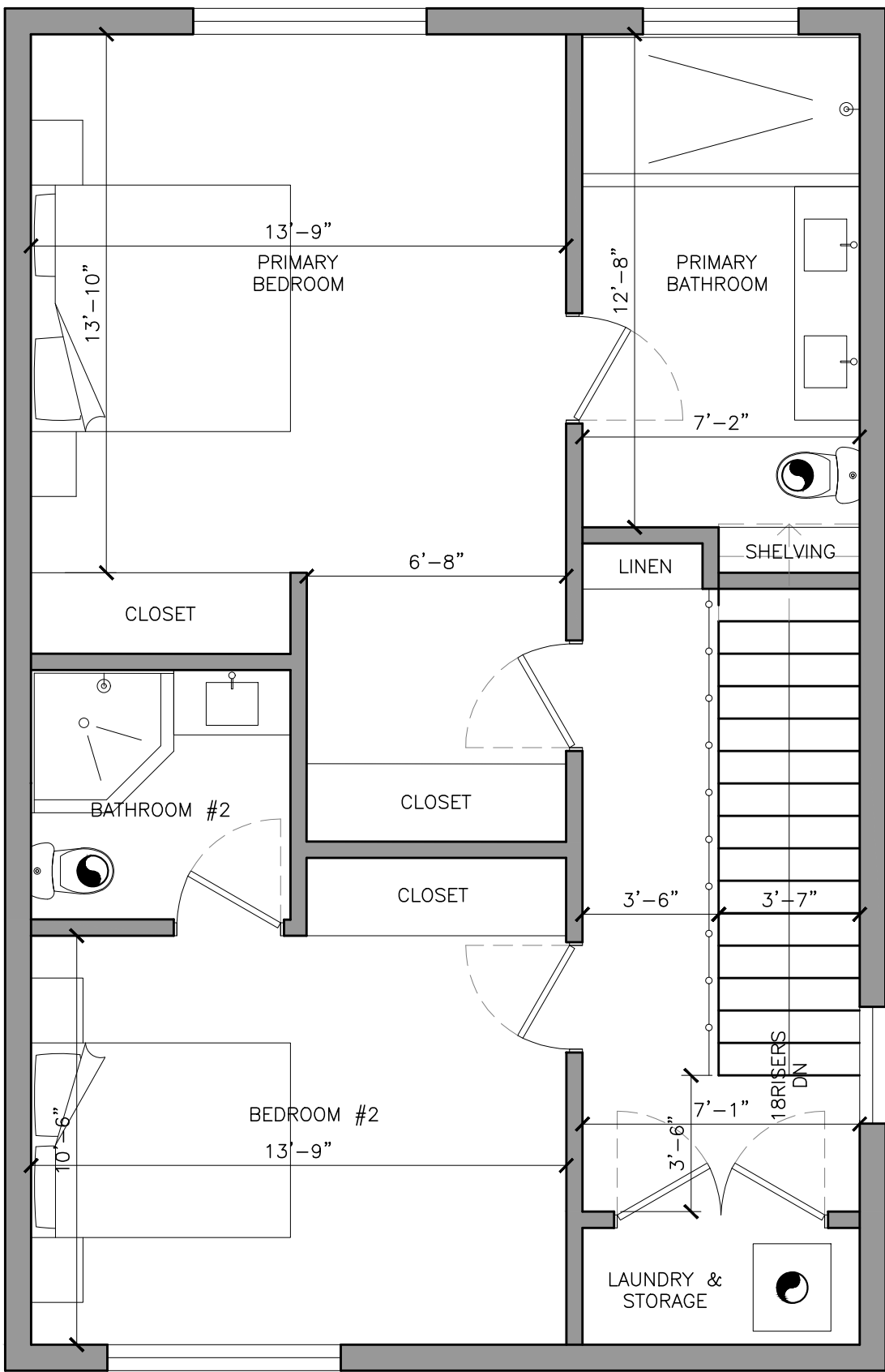
PLOT DATE: 07/31/25 10:14 AM



FIRST FLOOR PLAN (H)
1/4"=1'-0"



SECOND FLOOR PLAN (H)
1/4"=1'-0"



THIRD FLOOR PLAN (H)
1/4"=1'-0"



GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
- THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION (4.303.1).
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO APPROVED WATER SUPPLY (R306.4)
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND / OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
- FOR ADDITIONS AND ALTERATIONS WHERE THE ENTIRE PORTABLE WATER SYSTEM IS BEING REPLACED, THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION (610.4.1.2 OR 610.4.1.4)
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)
- WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 LAPC)
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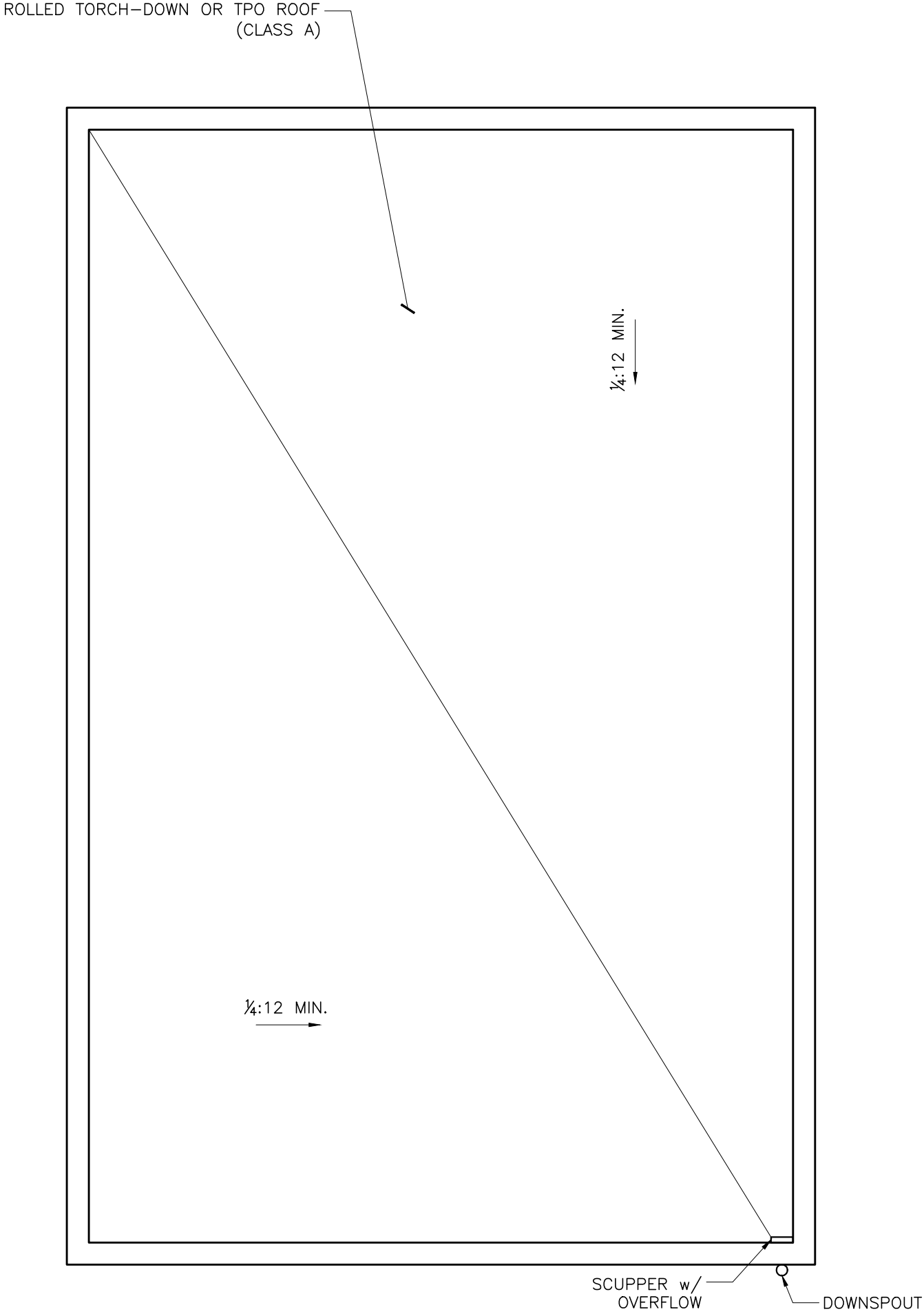
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ROOF PLAN
TYPICAL

SHEET NUMBER:

A4.00

PLOT DATE: 07/31/25 10:14 AM



ROOF PLAN (A-H)
1/4"=1'-0"



LEGEND

-
- PARAPET WALL
-
- ROOF LINE

GENERAL NOTES

1. MINIMUM ROOF SLOPE OF 3/8" PER FOOT SHALL BE PROVIDED AT ANY POINT OF THE ROOF. PROVIDE UNIFORM SLOPE TOWARD DOWNSPOUTS AND/OR SCUPPERS AS INDICATED ON ROOF PLAN. (REFER TO DETAILS FOR DOWNSPOUTS AND SCUPPERS INCLUDED IN THE DRAWINGS.)

2. INSULATIONS SHALL BE INSTALLED AT BOTTOM OF JOISTS OR FRAMING UNDER ENTIRE ROOF. USE R-30 INSULATION WITH VAPOR BARRIER.

3. CHECK AND VERIFY LOCATIONS AND EXACT SIZES OF ALL A/C EQUIPMENT, REQUIRED OPENINGS AND SUPPORTS WITH A/C CONTRACTORS BEFORE FRAMING BEGINS.

4. PAINT ALL ROOF EQUIPMENTS. ALL ROOF METAL SHALL RECEIVE TWO (2) COATS OF EXTERIOR SEMI GLOSS PAINT. VERIFY COLOR WITH PAGANA.

5. TELEVISION ANTENNA CROSSARMS OR OTHER ROOF OBSTRUCTIONS SHALL BE LOCATED 20'-0" MIN. FROM EDGE OF ROOF & 7'-0" MIN. ABOVE ROOF.

6. PROVIDE ATTIC DRAFT STOPS AS REQUIRED (SEE ROOF PLAN & DETAILS). DRAFT STOPS SHALL DIVIDE ATTIC SPACES INTO AREAS NOT TO EXCEED 3,000 SQ. FT. PER UBC SEC. 3205(8). SEE DETAILS FOR WOOD & GYPSUM BOARD DRAFT STOPS. PROVIDE WOOD FRAMING AS REQUIRED TO COMPLETE ITS CONSTRUCTION.

7. PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF A FIREPLACE, STOVE OR BARBECUE.

8. PROVIDE GRAVITY TYPE ATTIC VENTILATORS AT ROOF IF TRUSSES ARE NOT OF SOLID WEB CONSTRUCTION. WHEN ATTIC DRAFT STOP ARE REQUIRED PROVIDE TWO (2) ROOF GRAVITY VENTILATORS FOR EACH DIVISION.

9. CONTRACTOR TO CONFIRM THAT ALL AREAS ARE PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING THE ROOF.

10. THE ROOFS FOR THE MAIN BUILDING AND THE EXISTING BUILDING ARE TO BE INSPECTED BY A QUALIFIED ROOFING SPECIALIST TO VERIFY THAT:

A. ALL EXISTING ROOFING MATERIALS AND INSTALLATION METHODS HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.

B. ASSOCIATED FLASHINGS AND SHEET METAL HAVE BEEN PROPERLY INSTALLED AND MAINTAINED.

C. THE ROOFS ARE TO BE FLOOD TESTED IN A MANNER APPROPRIATE TO THE TYPE EXISTING ROOFING SEE NOTE 12 BELOW.

D. ANY DEFICIENCIES OR LEAK CONDITIONS ARE TO BE CORRECTED TO INSURE A WATERTIGHT INSTALLATION FOR A PERIOD OF ONE YEAR FROM THE TIME OF PROJECT.
12. ATTIC NET VENTILATION AREA RATIO IS 1/50 OF ATTIC AREA, VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY THE EAVE VENTS. OPENINGS SHALL HAVE 1/4" CORROSION RESISTANT METAL MESH COVERING.

13. PROVIDE RAIN GUTTERS AND CONVEY RAIN WATER TO THE STREET.

14. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR PANEL". (4.211.4, ENERGY CODE 110.10, LAFD REQUIREMENT NO.96)

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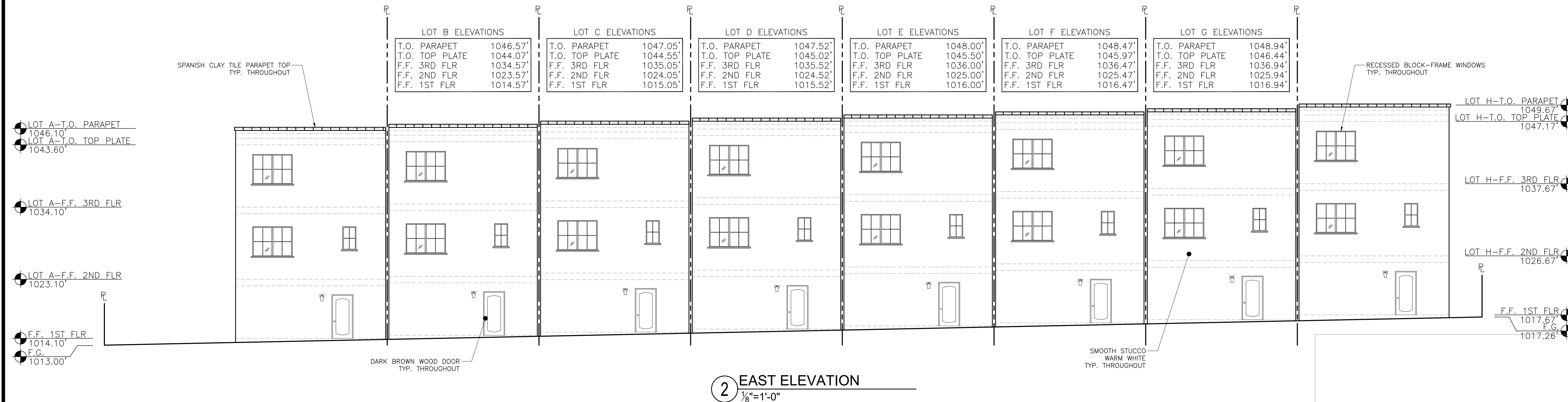
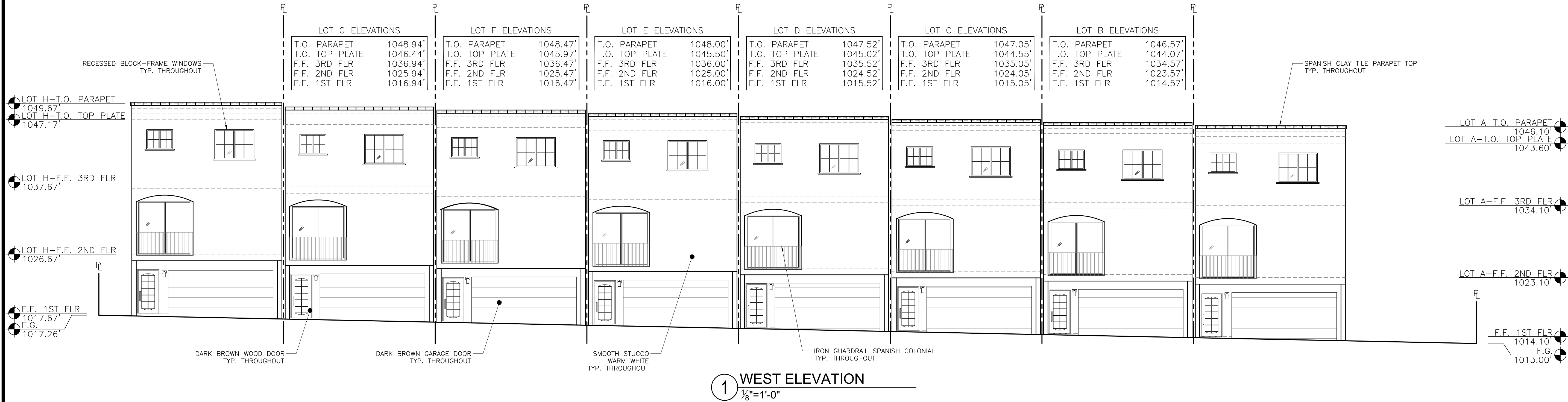
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EAST & WEST
ELEVATIONS

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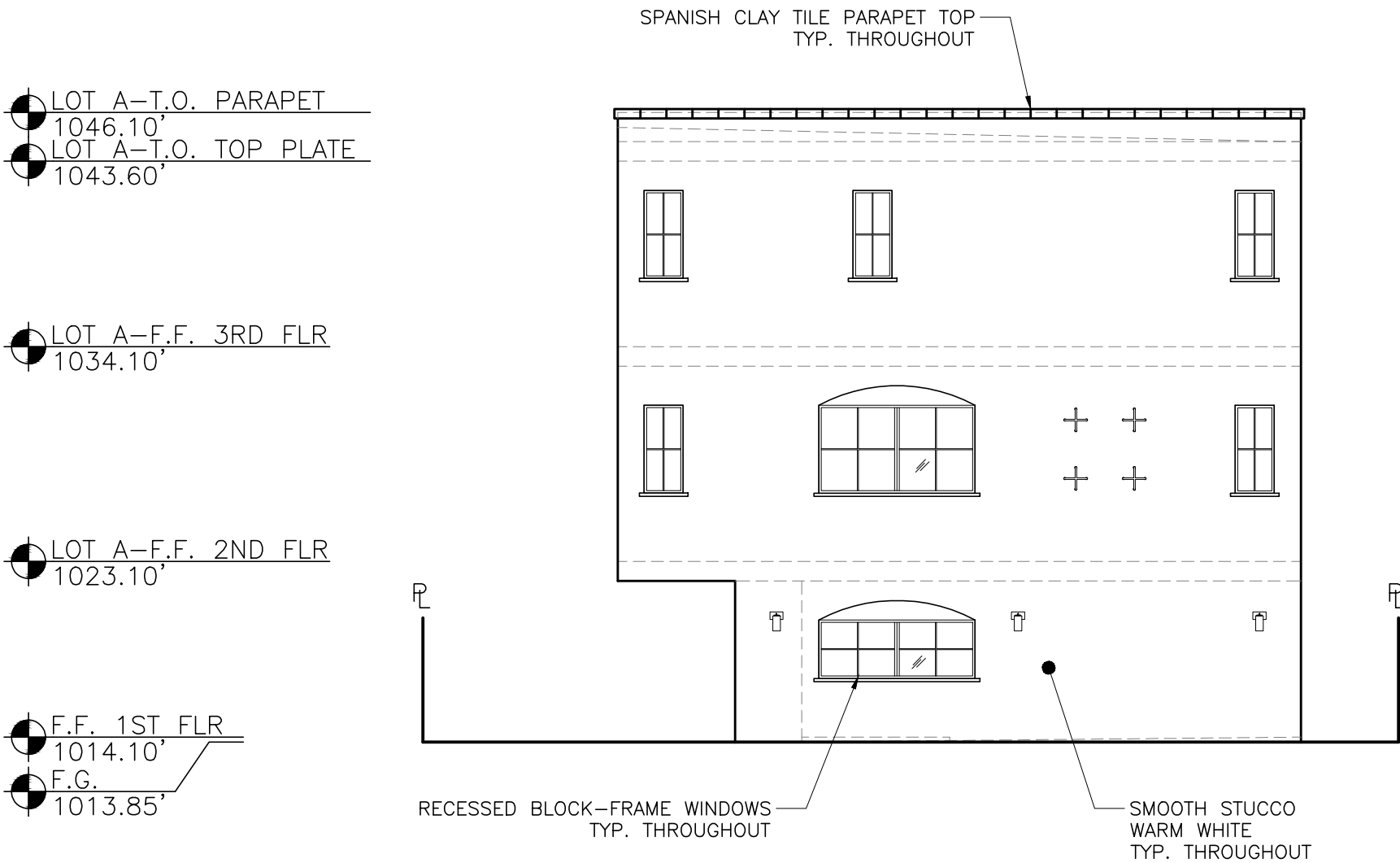
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SHEET TITLE:
NORTH & SOUTH
ELEVATIONS

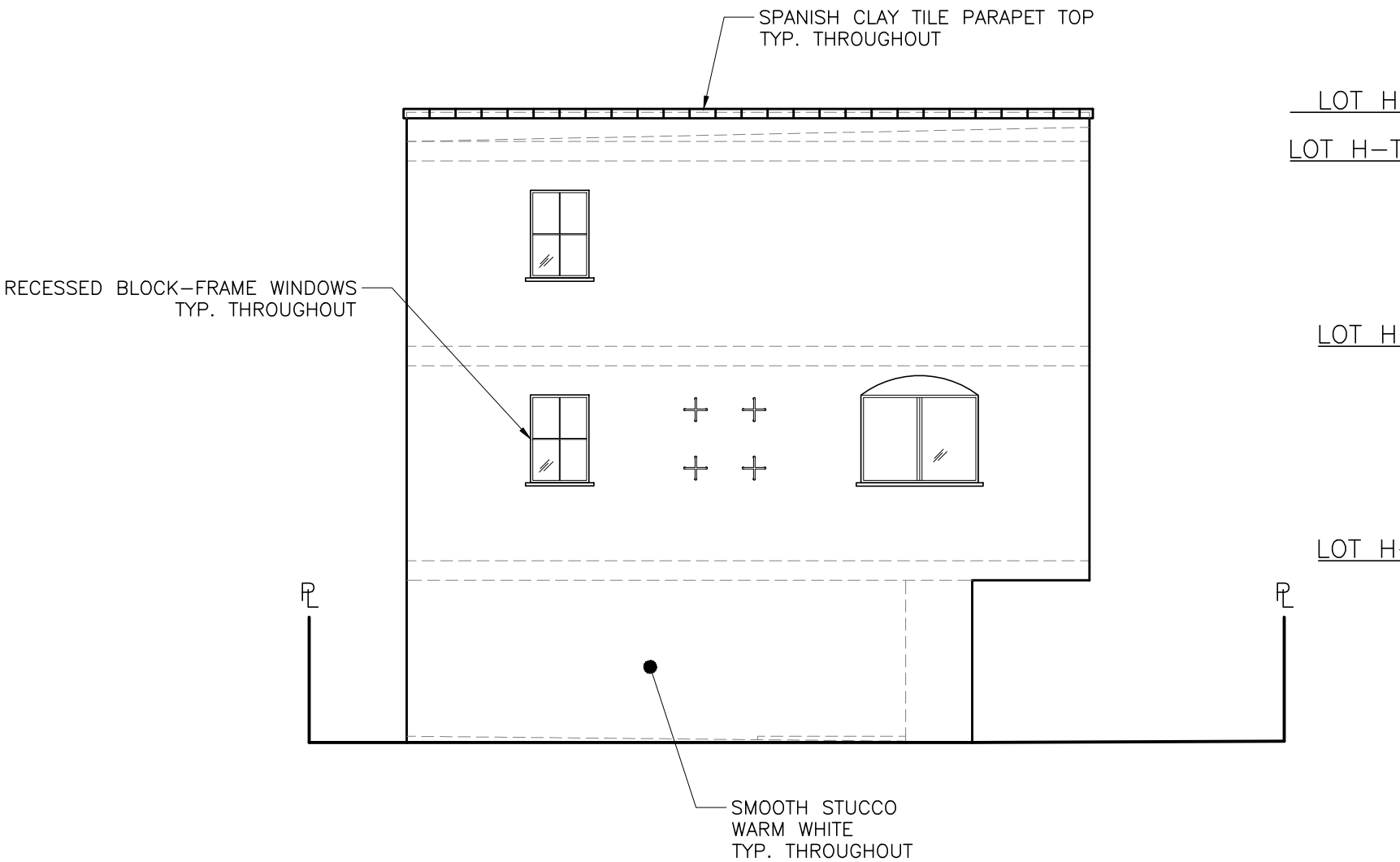
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A5.10

PLOT DATE: 07/31/25 10:14 AM



1 SOUTH ELEVATION
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2 NORTH ELEVATION
1/8"=1'-0"