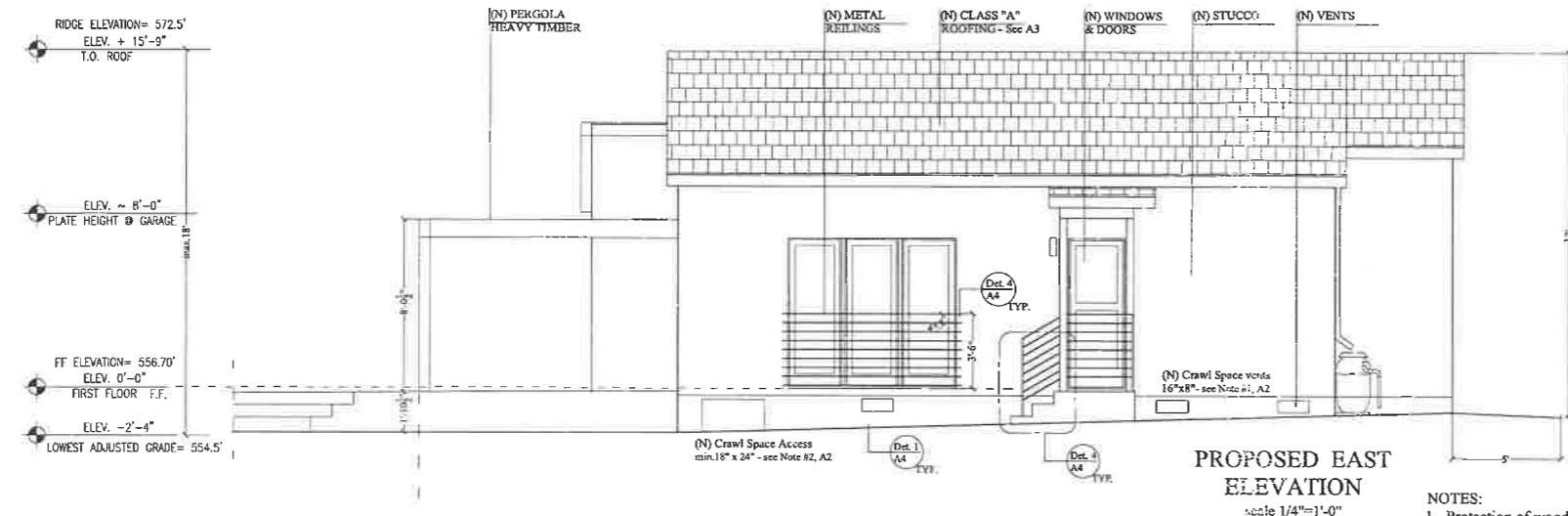
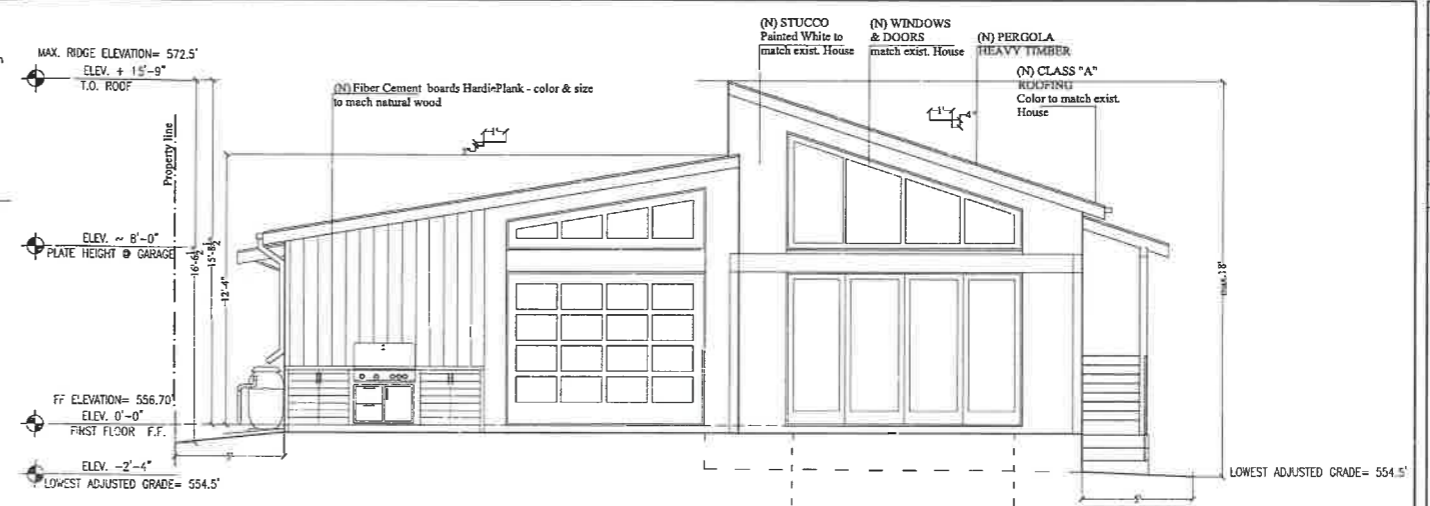


HardiePlank® HZ10® Fiber Cement Lap Siding - James Hardie®
 ICC-ES Evaluation Report ESR-2290
 ICC-ES Legacy Report NER-405®
 JAMES HARDIE BUILDING PRODUCTS, INC. 10901 ELM AVENUE, FONTANA, CALIFORNIA 92337
 www.jameshardie.com
 James Hardie® Fiber cement exteriors have been tested by various IAS Certified Laboratories to ASTM International standards and are classified as listed below.
 Non-combustible (ASTM E136)
 See Section 3.1 of the NER-405 Report or
 See the Warnock-Horsely Product Listings
 Approved for fire-resistance rated construction (ASTM E119)
 See JamesHardie® Fire-Resistance Rated Wall Assemblies
 Flame spread index of 0 (ASTM E84)
 See Section 3.1 of the NER-405 Report or
 See the Warnock-Horsely Product Listings
 Smoke developed index of ≤ 5 (ASTM E84)
 See Section 3.1 of the NER-405 Report or
 See the Warnock-Horsely Product Listings
 The NER-405 is a National Evaluation Report published by the International Code Council Evaluation Services showing testing and installation for all James Hardie products.

LOW IMPACT DEVELOPMENT (LID)
 APPROVED WITH CONDITIONS
 LA COUNTY
 This set of plans and specifications must be at the jobsite during construction
 Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.
 Total Pages: 5
 Digitally Signed By: *M. Fragoso* Date: 01/20/2023
 Department of Public Works - Bureau of Sanitation
 Watershed Protection Division

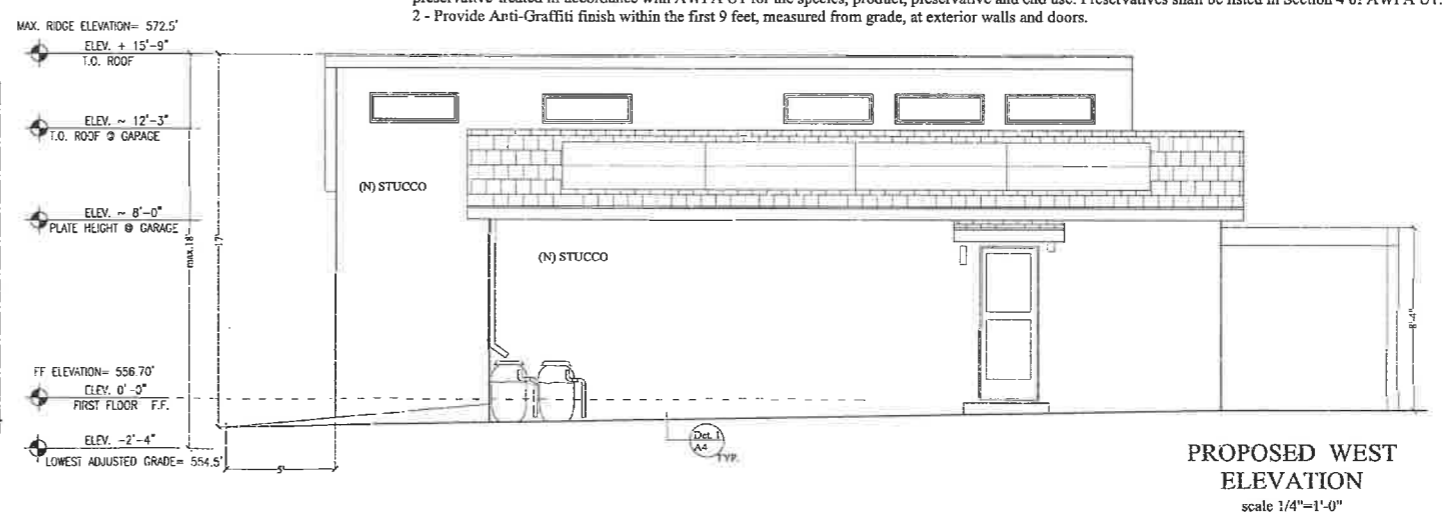
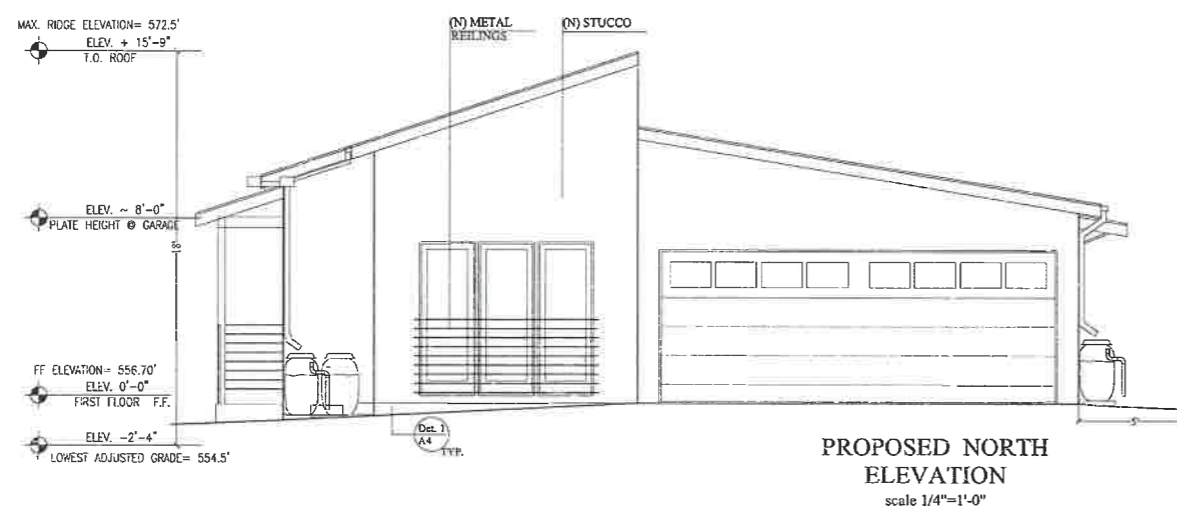
NOTE:
 Overly bright paint colors, and fluorescent paint colors shall not be used. Colors such as beige, white and gray that produce glare, should be used sparingly.
 All vents, gutters, down spouts, etc. should be painted to match the color of the adjacent surface.
 Colors & materials to match existing house and ADU.



FIRE NOTES:

- The exterior wall covering or wall assembly shall comply with one of the following requirements: scale 1/4"=1'-0"
 - Noncombustible material.
 - Ignition-resistant material.
 - Sawn lumber or glue laminated wood with the smallest minimum nominal dimension of 4 inches (102 mm). Sawn or glue-laminated planks splined, tongue-and-groove, or set close together and well spiked.
 - Log wall construction assembly.
 - Wall assemblies that have been tested in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in ASTM E2707 with the conditions of acceptance shown in Section 707A.3.1.
 - Wall assemblies that meet the performance criteria in accordance with the test procedures for a 10-minute direct flame contact exposure test set forth in SFM Standard 12-7A-1 Residential Code R337.7 and Building Code 707A.3
- Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall meet one of the following:
 - Multi-pane glazing units with a minimum of one tempered pane OR
 - Glass block units OR
 - Have a fire-resistance rating of not less than 20 minutes, when tested according to NFPA 257 OR
 - Meet the performance standards of SFM 12-7A-2 (Residential Code R337.8. and Building Code 708A.2.1) - Sec A2 Window Schedules
- Exterior windows, window walls, glazed doors, and glazed openings within exterior doors shall meet one of the following:
 - Multi-pane glazing units with a minimum of one tempered pane OR
 - Glass block units OR
 - Have a fire-resistance rating of not less than 20 minutes, when tested according to NFPA 257 OR d. Meet the performance standards of SFM - Sec A2 Door / Window Schedules

NOTES:
 1 - Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1.
 2 - Provide Anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors.



NOTE:
 Under-floor space Access must be within 5 feet of any plumbing clean-outs (CPC 707.9)

- UNDER-FLOOR VENTS LOMANCO, MODEL 106** or equal (16x8 inch each - 64 NFA)
 - One ventilation opening shall be placed within 3- feet of each corner of the building
 - The net free ventilating area shall not be less than 1/150 of the crawl-space area (OR 1/100 of under-floor area if ground surface is covered with Class 1 vapor retarder material).
 - Openings shall be covered with openings not exceeding 1/4" max. corrosion resistant metal mesh covering (CRC R408.1, R408.2)
 - Unvented under floor space shall comply with CRC R408.3
- UNDER FLOOR ACCESS**
 - Opening through the floor shall be 18" x 24" minimum
 - Opening through a perimeter wall shall be not less than 18" x 24"

Total Area - 554 SF / 150 = 3.7 SF = 533 sq in (Required Exhaust NFA per 1 / 150 Rule) = ~ 8 Vents required (16x8 inch each LOMANCO, MODEL 106 - 64 NFA) (minus access)

EXHIBIT "A"
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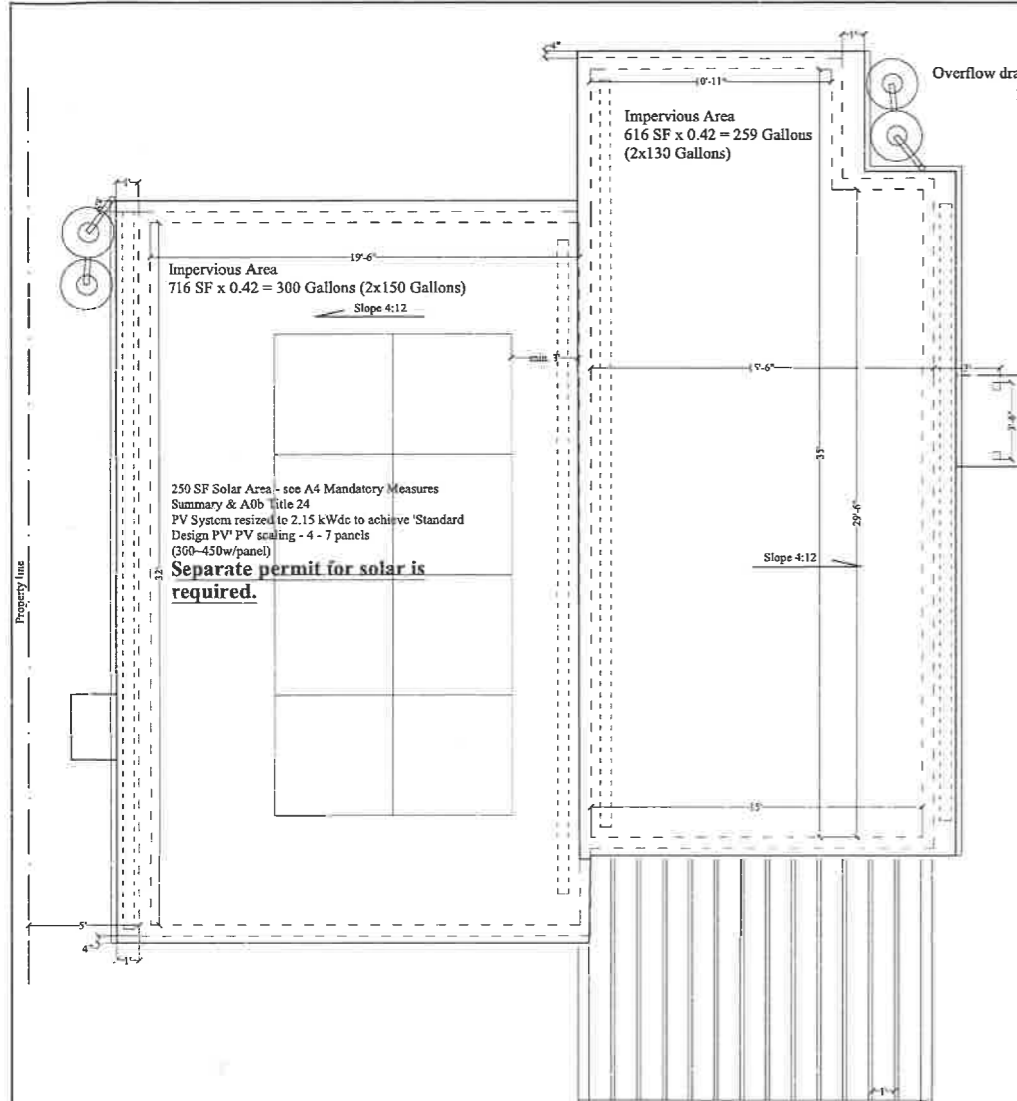
Date: 09-01-22
 Scale: As Noted
 Drawn by: AK

A2

DRAFTING & DESIGN SERVICES
 Agnieszka Kalata Lopez
 2455 E. Orange Grove Blvd.
 Pasadena, CA 91104
 Phone 818-522-9187

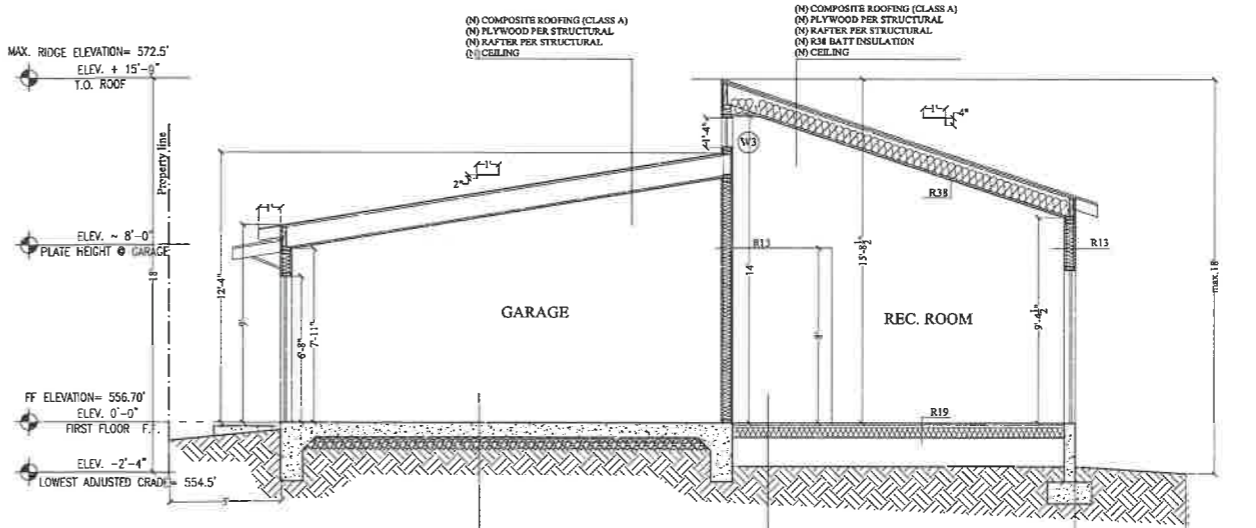
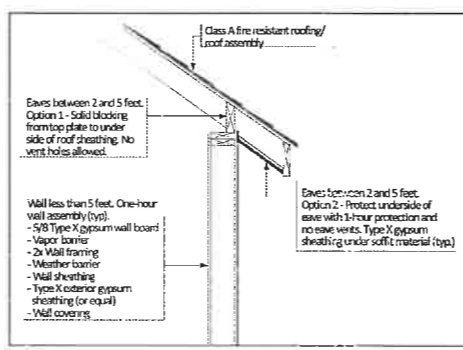
NEW GARAGE, REC ROOM
 3217 MCCARTHY DR
 LOS ANGELES CA 90065

PROPOSED
 ELEVATIONS



SOLAR NOTES:

- For roof slopes > 2:12, the solar zone shall not be located higher than (18-inches) (3-feet) below the ridge and shall not be located closer than 18-inches to a hip or valley if placed on both sides of the hip or valley.
- For roof slopes > 2:12, provide a minimum 3 foot-wide clear access pathway (measure from the load bearing wall to the solar zone) to the ridge on all side of each roof slope where the solar zones are located.
- The main service panel shall have a minimum busbar rating of 200 amps.
- 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 Electric' (4.211.4, Energy Code §11.10, LAFD Requirement No.96)



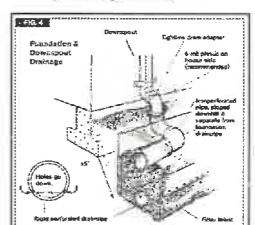
STORMWATER MITIGATION LOW IMPACT DEVELOPMENT (LID) APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to Issuance of Certificate of Occupancy or final sign off.

Total Pages: 5

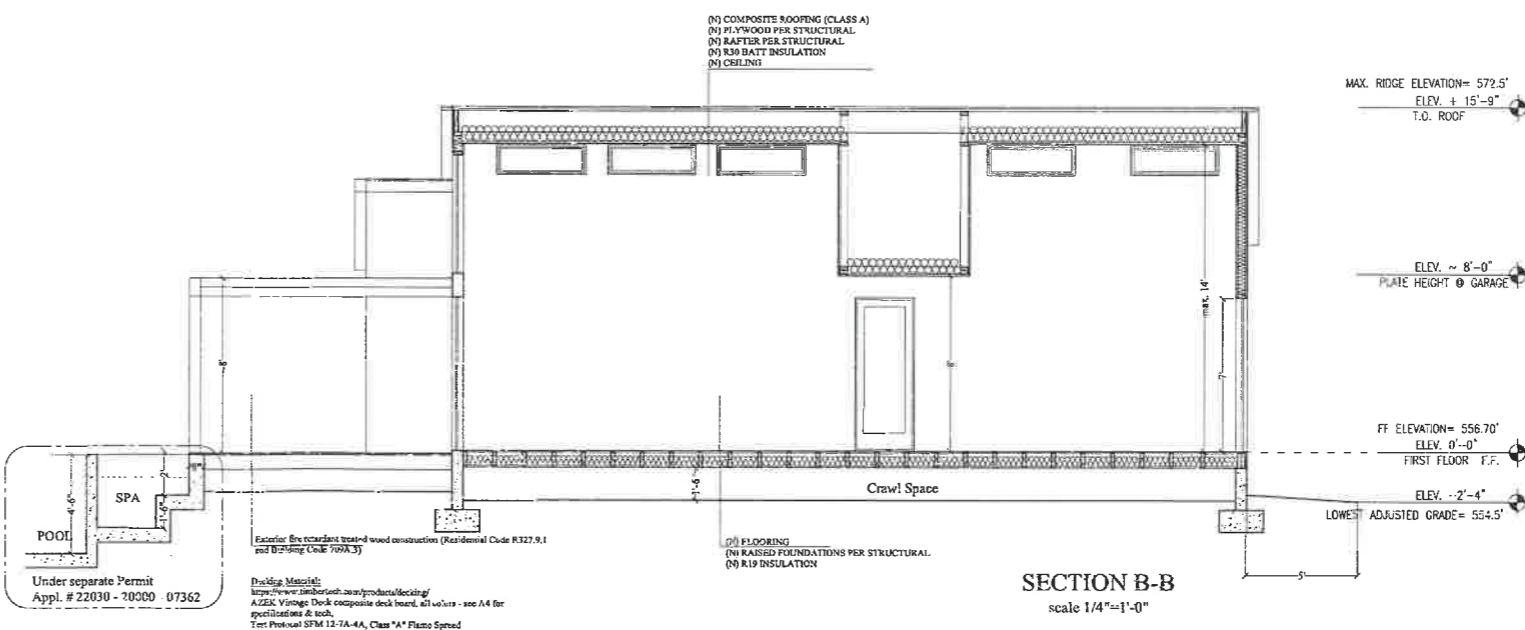
Digitally Signed By: M. Fragoso Date: 01/20/2023
Department of Public Works - Bureau of Sanitation
Watershed Protection Division



In areas where expansive or collapsible soils are known to exist, all dwellings shall have a controlled method of water disposal from roofs or rain tanks that will collect and discharge roof drainage to the ground surface not less than 3 feet from foundation walls or to an approved drainage system. R801.3

- NEW ROOF - 1,345 SF
- 616 SF - NEW COMPOSITE ROOF, TO MATCH EXISTING UNITS. CLASS "A" - Malarkey Roofing Products ESR-3150; INSTALLED PER MANUFACTURE SPEC.
 - 729 SF - NEW Low Slope Roof. INSTALLED PER MANUFACTURE SPEC.
- NEW GAF EverGuard TPO 80 - Energy Tan, Initial Reflectivity 0.72
3-Yr. Reflectivity 0.66
3-Yr. Emissivity 0.89
Aged SRI Index 80
CRRC Product ID# 0676-0039
INSTALLED PER MANUFACTURE SPEC.
<https://www.buildsite.com/pdf/ga2/GAF-EverGuard-Technical-Specification-Manual-1072455.pdf>
https://www.gaf.com/en-us/document-library/documents/other/greenroofcentral/gaf_title_24_handbook_low_slope.pdf
- NEW RAIN GUTTERS AND DOWNSPOUTS, EXISTING TO BE REPLACED OR FIXED IF NEEDED. ROOF GUTTERS MUST BE PROVIDED WITH MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (Residential Code E327.534 and Building Code 705A.4)
 - NEW ROOF VENTS TO BE FIXED OR REPLACED IF NEEDED. ATTIC VENTS SHALL MET THE FOLLOWING:
- THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN:
1. 1/150 OF THE ATTIC SPACE OR
1/300 PROVIDED A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WORM SIDE OF THE CEILING.
 - ALL DECK COATING AND DAMP PROOFING MATERIALS SHALL COMPLY WITH AN APPROVED ICC EVALUATION REPORT.

PROPOSED ROOF PLAN
scale 1/4"=1'-0"



ATTIC VENTS CALCULATION
Attic Area = 1,216 SF/150
Smart Vent Tapered Under-Shingle Attic ventilation - ICC ESR - 2484

Total Square Footage	1216
Required NFA (estimate only) in square inches	1167.3600000000001
Product needs	You will find the approximate amount of product required for your project below. Please confirm all estimates with your local code officials along with a qualified builder.
SmartVent - 9sq.in./foot NFA Intake Vents	43 Pieces or 128 Feet of SmartVent.
SmartRidge II (EXHAUST) - 18sq.in./foot NFA Ridge Vents	21 Pieces or 63 Feet of SmartRidge

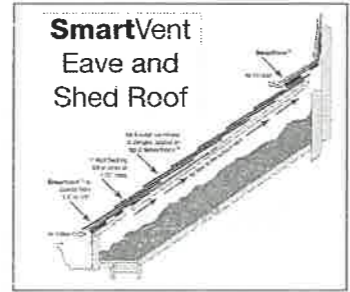


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Case No. DIP-2023-3097-CD

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Pasadena, CA 91104
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NEW GARAGE, REC ROOM
3217 MCCARTHY DR
LOS ANGELES CA 90065

SECTIONS & POOL

Date: 09-01-22
Scale: As Noted
Drawn by: AK

A3

