SYMBOLS

- BUILDING GRID LINES (1, A)
- EXTERIOR ELEVATION — 2 / A3.2: ELEVATION NO., SHEET NO.
- REVISION CLOUD — (CLOUD AROUND REVISION OPTIONAL); 3: REVISION NO.
- EXTERIOR DOOR/ WINDOW SYMBOL — FLOOR NUMBER; 101 A; REFERENCE NO.
- INTERIOR ELEVATION — 1, 2, 3, 4 / A6.10: ELEV. NO. (TYP.), SHEET NO.
- ROOM LABEL — LIVING ROOM: ROOM NAME; 1-2: ROOM NO.; FLOOR LEVEL
- INTERIOR DOOR SYMBOL — ROOM NO.; 1.1.1: REFERENCE NO.
- SECTION — 4 / A4.4: SECTION NO., SHEET NO.
- FLOOR OR CEILING SUPPLY AIR REGISTER
- WALL SUPPLY AIR REGISTER
- FLOOR OR CEILING RETURN AIR GRILLE
- WALL RETURN AIR GRILLE
- DETAIL — AREA REFERENCE; 5 / A9.2: DETAIL NO., SHEET NO.
- WORK POINT OR CONTROL POINT
- SD — HARDWIRED SMOKE DETECTOR
- CM — HARDWIRED CARBON MONOXIDE DETECTOR
- S/C — HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR
- EF — EXHAUST FAN - ENERGY STAR RATED AND HUMIDISTAT CONTROLLED
- CEILING HEIGHT — 8'-0"
- EXISTING FRAMING
- WOOD FRAMING — 2X6, 2X4
- MASONRY
- GYPSUM BOARD
- PLASTER
- TILE SETTING BED
- FINISHED WOOD
- ROUGH WOOD CONTINUOUS
- ROUGH WOOD TRIMMER/BLOCKING/SHIM
- PLYWOOD
- MDF
- METAL
- STONE/ ENGINEERED STONE
- TILE
- THIN-SET MORTAR
- EARTH
- INSULATION
- CONCRETE

SYMBOLS | SCALE N.T.S | 8

3D VIEW

3D VIEW | SCALE N.T.S. | 6

SHEET LIST

SHEET LIST | SCALE N.T.S. | 4

PROJECT DIRECTORY

OWNER:
SARKIS MKHITARIAN
421 IRVING AVE #1
GLENDALE, CA, 90272
PHONE: 213-310-3320
CONTACT: DAVID MKHITARIAN

ARCHITECT:
REES STUDIO INC
2605 17TH STREET
SANTA MONICA, CA,90405
PHONE: 310-396-2921

CIVIL ENGINEER:
AMEC, INC
435 N BEVERLY DRIVE
BEVERLY HILLS, CA, 90210
PHONE: 310-247-0834

GEOTECHNICAL ENGINEER:
GEOSYSTEMS, INC.
1545 VICTORY BLVD., 2ND FL.
GLENDALE, CA 91201
PHONE: 818-500-9533

STRUCTURAL ENGINEER:
JZ STRUCTURAL, INC.
205 S. CHAPEL AVE #C2.
ALHAMBRA, CA 91801
PHONE: 626-389-7774

PROJECT DIRECTORY | SCALE N.T.S. | 3

PROJECT INFORMATION

SCOPE OF WORK:
NEW THREE-STORY SINGLE-FAMILY DWELLING WITH ROOF DECK AND ATTACHED GARAGE, SITE GRADING AND RETAINING WALLS, POOL AND SPA.

LOT AREA:	12,118.8 S.F.
APN:	5583002004
TRACT:	TR 6450
MAP REFERENCE:	M B 74-84/90 (SHTS 6-12)
BLOCK:	13
LOT:	26
ARB (LOT CUT REFERENCE):	NONE
MAP SHEET:	157-5A191
APPLICABLE CODES:	2023 CITY OF LOS ANGELES BUILDING CODE 2023 CITY OF LOS ANGELES RESIDENTIAL CODE 2023 CITY OF LOS ANGELES GREEN BUILDING CODE
ZONING:	RE9-1
OCCUPANCY GROUP:	R-3/U
BUILDING USE:	SINGLE FAMILY DWELLING
CONSTRUCTION TYPE:	TYPE V-B W/ NFPA 13D SPRINKLERS FIRE SPRINKLR SYSTEM TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.

BUILDING HEIGHT

NUMBER OF STORIES:	3
BUILDING HEIGHT (MAXIMUM ENVELOPE HEIGHT) PROPOSED:	31.50'

RETAINING WALLS

MAXIMUM HEIGHT		10'
LENGTH	A	138.45'
	B	164.50'
	C	189.45'
CUMULATIVE TOTAL LENGTH		492.40'

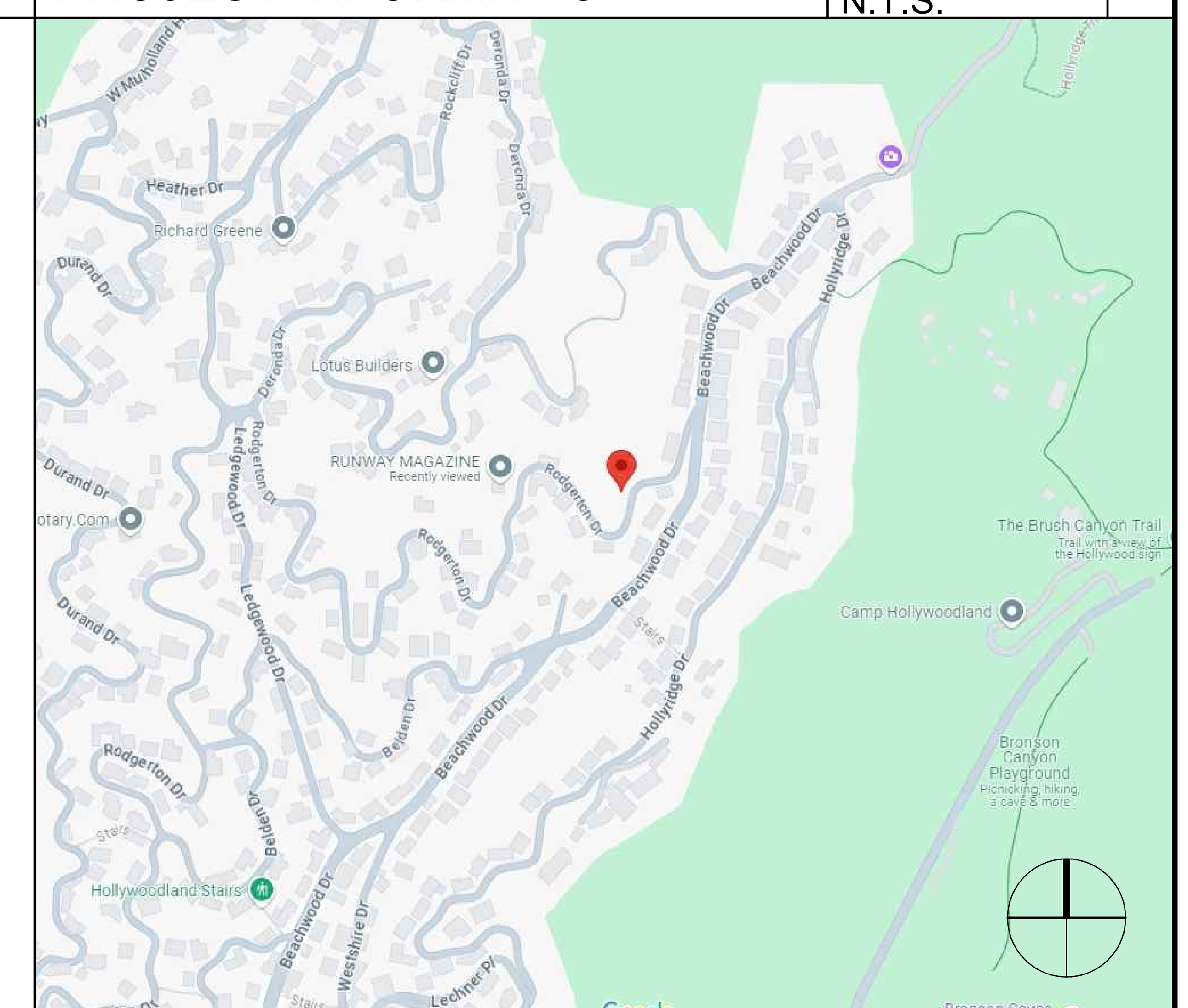
PROJECT INFORMATION | SCALE N.T.S. | 2

ABBREVIATIONS

<	Angle
@	At
℄	Centerline
ϕ	Diameter or Round
⊥	Perpendicular
#	Number
(E)	Existing
AB	Anchor Bolt
ABV	Above
A/C	Air Conditioning
A.C.	Asphaltic Concrete
ACT	Acoustical Tile
ACOUS	Acoustical
ADJ	Adjustable
A.F.F.	Above Finish Floor
ALT	Alter or Alternate
ALUM	Aluminum
ANOD	Anodized
A.P.	Access Panel
APPROX	Approximate
ARCH	Architectural
ASPH	Asphalt
BD	Board
BITUM	Bituminous
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
BOT	Bottom
BR	Bedroom
BSMT	Basement
B.U.R.	Built Up Roofing
CAB	Cabinet
CARP	Carpet
C.B.	Catch Basin
CEM	Cement
CER	Ceramic
C.I.	Cast Iron
CLG	Ceiling
CLO	Closet
CLR	Clear
CM	Carbon Monoxide Det.
C.M.U.	Concrete Masonry Unit
CNTR	Counter
COL	Column
CONC	Concrete
COND	Condition or Condenser
CONN	Connection
CONST	Construction
CONT	Continuous
CONTR	Contractor
CORR	Corridor
C.T.	Ceramic Tile
CTR	Center
C.W.	Cold Water
D	Deep, Depth
DBL	Double
DD	Deck drain
DET	Detail, Detector
D.F.	Drinking Fountain
DIA	Diameter
DIM	Dimension
DISP	Dispenser
DN	Down
D.O.	Door Opening
DR	Door
DS	Downspout
D.S.P.	Dry Standpipe
DWG	Drawing
DWR	Drawer
E	East
EA	Each
EF	Exhaust Fan
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevation
EMER	Emergency
ENCL	Enclosure
E.O.S.	Edge of Slab
EQ	Equal
EQUIP	Equipment
E.W.	Each Way
EXST	Existing
EXP	Expansion
EXT	Exterior
F	Fixed
F.A.	Fire Alarm
F.A.U.	Forced Air Unit
F.D.	Floor Drain
FDN	Foundation
F.E.	Fire Extinguisher
F.G.	Finish Grade
F.H.C.	Fire Hose Cabinet
FIN.	Finish
FLASH	Flashing
FL., FLR.	Floor
F.O.	Face of ...
F.O.C.	Face of Concrete
F.O.F.	Face of Finish
F.O.M.	Face of Masonry
F.O.S.	Face of Stud
FPRF	Fireproof
FR	Frame
FS	Full Size
FT	Foot, Feet
FTG	Footing
FURR	Furring, Furred
FUT	Future
GA	Gauge
GALV	Galvanized
G.B.	Grab Bar
GL	Glass, Glazing
GND	Ground
GR	Grade
GYP	Gypsum
H	High
H.B.	Hose Bib
H.C.	Hollow Core
HCP	Handicapped
HDWR	Hardware
HDWD	Hardwood
H.M.	Hollow Metal
HORIZ	Horizontal
HR	Hour
HT	Height
HVAC	Heating, Ventilation and Air Conditioning
H.W.	Hot Water
I.D.	Inside Diameter
INCL	Including
INSUL	Insulation
INT	Interior
JST	Joist
JT	Joint
KIT	Kitchen
LAM	Laminate
LAV	Lavatory
L.F.	Lineal Foot
L.H.	Left Hand
LKR	Locker
L.R.	Living Room
LT	Light
L.V.	Low Voltage
LVR	Louver
MATL	Material
MAX	Maximum
MECH	Mechanical
MEMB	Membrane
MFR	Manufacture
MH	Manhole
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
M.O.	Masonry Opening
M.R.	Moisture Resistant
MTD	Mounted
MTL	Metal
MUL	Mullion
N	North
N.I.C.	Not in Contract
NO	Number
NOM	Nominal
N.S.	No Scale
N.T.S.	Not to Scale
O/	Over
OA	Overall
OBSC	Obscure
O.C.	On Center
O.D.	Outside Dimension
O.F.	Outside Face
O.F.D.	Overflow Drain
OFF	Office
O.H.	Overhang
OVHD	Overhead
OPNG	Opening
OPP	Opposite
PA	Planting Area
PC	Piece
PD	Planter drain
PL	Plate
P.L.	Property Line
PLMG	Plumbing
PLAM	Plastic Laminate
PLAS	Plaster
PLYWD	Plywood
PR	Pair
PT	Paint
P.T.D.	Paper Towel Dispenser
PTN	Partition
Q.T.	Quarry Tile
R	Riser
RAD	Radius
RD	Roof Drain
REF	Reference
REFR	Refrigerator
REINF	Reinforced, Reinforcing
REQ	Required
RESIL	Resilient
REV	Revised, Reverse
RFG	Roofing
R.H.	Right Hand
RM	Room
R.O.	Rough Opening
R.W.	Retaining Wall
S	South
S.C.	Solid Core
SCHED	Schedule
SD	Smoke Detector
SECT	Section
SEP	Separation, Separate
SHR	Shower
SHT	Sheet
SIM	Similar
SLDG	Sliding
S.O.G	Slab On Grade
SPEC	Specification
SQ	Square
S.S.	Stainless Steel
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SUSP	Suspended
SW	Switch
SYM	Symmetrical
SYS	System
T	Tempered
T.B.	Towel Bar
T&G	Tongue & Groove
T.O.C.	Top of Curb
T.O.D.	Top of Drain
TEMP	Tempered, Temperature
TG	Tempered Glass
THK	Thick, Thickness
THR	Threshold
TOIL	Toilet
T.O.P.	Top of Pavement
T.O.S.	Top of Slab
T.P.D.	Toilet Paper Dispenser
T.S.	Top of Steel
TV	Television
T.O.W.	Top of Wall
TYP	Typical
U.F.	Under Floor
UNF	Unfinished
U.O.N.	Unless Otherwise Noted
VERT	Vertical
VEST	Vestibule
V.I.F.	Verify in Field
VOL	Volume
W	West, Wide
W/	With
W.H.	Water Heater
W/O	Without
W.C.	Water Closet
WD	Wood
WNDW	Window
WP	Waterproof
WPM	Waterproof Membrane
WT	Weight

ABBREVIATIONS | SCALE N.T.S. | 5

VICINITY MAP



VICINITY MAP | SCALE N.T.S. | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405
310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA 90068

Project Number 2401

RODGERTON RESIDENCE

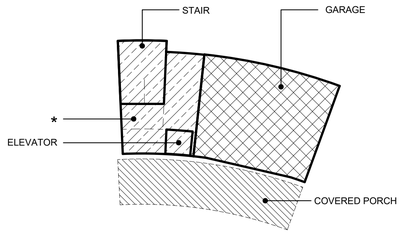
TITLE SHEET

PLAN CHECK 12 MARCH 2025

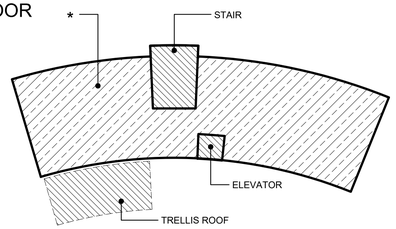
LICENSED ARCHITECT ROBERT REES C-26934 2-2028 RENEWAL DATE STATE OF CALIFORNIA

E-1

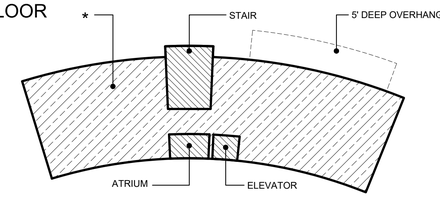
1ST FLOOR



2ND FLOOR



3RD FLOOR



AREA DIAGRAMS

SCALE N.T.S. | 7

SCHOOL DISTRICT FEE TABULATION		CREDIT	TOTAL
FIRST FLOOR (INCL. STAIR, ELEVATOR, GARAGE & STORAGE)	855.6 S.F.	(GARAGE) 445.6 S.F.	410.0 S.F.
SECOND FLOOR	1,363.3 S.F.	(STAIR & ELEV.) 123.3 S.F.	1,240.0 S.F.
THIRD FLOOR	1,363.4 S.F.	(STAIR, ELEV., & MECH.) 173.0 S.F.	1,190.3 S.F.
ROOF LEVEL	66.3 S.F.	(STAIR) 50.7 S.F.	15.6 S.F.
TOTAL SCHOOL FEES FLOOR AREA			3,060.4 S.F.

RFA ANALYSIS		CREDIT	TOTAL
1ST FLOOR * (INCL. STAIR, ELEV., GARAGE & COVERED PORCH)	1,034.1 S.F.	(GARAGE) 200.0 S.F.	834.1 S.F.
2ND FLOOR *	1,430.0 S.F.	(STAIR & ELEVATOR) 292.0 S.F.	1,138.0 S.F.
3RD FLOOR *	1,271.4 S.F.	(STAIR, ELEV. & ATRIUM) 154.6 S.F.	1,116.8 S.F.
ROOF LEVEL	0.0 S.F.	0.0 S.F.	0.0 S.F.
TOTAL PROPOSED RESIDENTIAL FLOOR AREA (RFA):			3,088.9 S.F.
MAX RFA (PER SLOPE BAND ANALYSIS):			2,617.33 S.F.
20% CUMULATIVE SIDE SETBACK BONUS			523.47 S.F.
TOTAL ALLOWABLE RESIDENTIAL FLOOR AREA (RFA):			3,140.80 S.F.
LOT AREA:			12,066.1 S.F.

PROPOSED LOT COVERAGE (2,034.6 / 12,066.1)=	16.9 %
MAXIMUM LOT COVERAGE PER HOLLYWOODLAND SPECIFIC PLAN=	30.0 %

AREA CALCULATIONS

SCALE N.T.S. | 5

1. ALL DIMENSIONS ARE TO FACE OF STRUCTURE (F.O.S.), UNLESS OTHERWISE NOTED.

2. DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.

3. ANY INCONSISTENCIES OR UNFORESEEN CONDITIONS TO BE REVIEWED BY THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. ALL CORNER DOORS SHALL BE LOCATED PER DETAIL A0-1/20. ALL OTHER DOORS AND ALL WINDOWS NOT DIMENSIONED SHALL BE LOCATED WITH IN EXISTING OPENINGS OR BE CENTERED IN THE CLEAR SPACE OR ROOM.

4. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OF POWER DISTRIBUTION FACILITIES (POWER POLLS, 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.

5. 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) (SEPARATE PLUMBING PERMIT IS REQUIRED)

6. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.

7. 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.

8. 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.

9. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION

10. 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) (308.6.9)

11. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, UPC).

12. 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. (R319.1)

13. 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.

14. PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHOWER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1115B.2 AND 2406.3(5)).

15. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

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

17. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

18. 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 ACTUATION 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)

19. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND 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 BASEMENTS. (R315)

20. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFR EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

21. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 DEG. F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.8)

22. DAMPPROOFFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R612.4.

23. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND ROOF SPACE (R302.11)

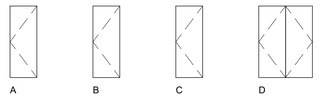
24. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS (R302.12)

25. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS (R311.7.7.3)

26. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.

GENERAL NOTES

SCALE N.T.S. | 4



A
INTERIOR FLUSH SOLID CORE DOOR

B
20 MIN. FIRE DOOR

C
INTERIOR DOOR TO ELEVATOR

D
INTERIOR FLUSH SOLID CORE DOUBLE DOOR

NO.	TYPE	WIDTH	HEIGHT	THK.	HEAD/SILL	JAMB	HDWR.	STOP	NOTES
SINGLE FAMILY DWELLING									
101.1	B	3'-0"	8'-0"	1-3/4"					FIRE RATED
102.1	C	3'-0"	8'-0"	1-3/4"					
103.1	A	2'-8"	8'-0"	1-3/4"					
201.1	C	3'-0"	8'-0"	1-3/4"					
203.1	A	2'-8"	8'-0"	1-3/4"					
204.1	A	2'-8"	8'-0"	1-3/4"					
204.2	D	3'-4"	8'-0"	1-3/4"					
205.1	A	2'-8"	8'-0"	1-3/4"					
205.2	D	4'-0"	8'-0"	1-3/4"					
206.1	A	2'-8"	8'-0"	1-3/4"					
207.1	A	2'-8"	8'-0"	1-3/4"					
208.1	A	2'-8"	8'-0"	1-3/4"					
209.1	A	2'-8"	8'-0"	1-3/4"					
301.1	C	3'-0"	8'-0"	1-3/4"					
305.1	A	2'-8"	8'-0"	1-3/4"					
307.1	A	2'-8"	8'-0"	1-3/4"					
307.2	D	4'-0"	8'-0"	1-3/4"					
308.1	A	2'-8"	8'-0"	1-3/4"					

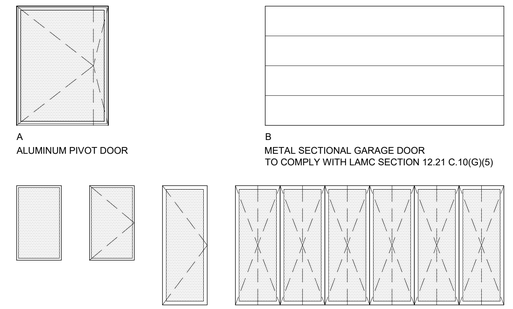
INTERIOR DOOR SCHEDULE

SCALE N.T.S. | 3

Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
a. Fixed and operable panels of swinging, sliding and bi-fold door assemblies.
b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
i. Exposed area of an individual pane greater than 9 square feet.
ii. Bottom edge less than 18 inches above the floor.
iii. Top edge greater than 36 inches above the floor.
iv. One or more walking surfaces within 36 inches horizontally of the glazing.
d. Glazing in guards and railings.
e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
g. Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
h. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing (R304.2).

GLAZING NOTES

SCALE N.T.S. | 2



A
ALUMINUM PIVOT DOOR

B
METAL SECTIONAL GARAGE DOOR
TO COMPLY WITH LAMC SECTION 12.21 C.10(G)(5)

C
ALUMINUM 1 LITE FIXED WINDOW

D
ALUMINUM 1 LITE CASEMENT WINDOW

E
ALUMINUM 1 LITE GLASS DOOR

F
ALUMINUM 6 PANEL, 1 LITE GLASS PIVOT DOORS

1. DIRECTION OF OPERATION SHOWN FROM EXTERIOR.
2. ALL GLASS SHALL BE TEMPERED.
3. THE MANUFACTURER SHALL PERMANENTLY IDENTIFY EACH UNIT OF TEMPERED GLASS. THIS IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
4. EGRESS WINDOWS SHALL BE MIN. 24" CLEAR HT., 20" CLEAR WIDTH, 5.7 S.F. MIN. AREA (5.0 S.F. AT GRADE LEVEL), AND 44" MAX. TO CLEAR OPENING AT SILL.
5. SIZES ARE APPROXIMATE
6. VERIFY ROUGH OPENINGS AND NET FRAME SIZES WITH ARCHITECT PRIOR TO ORDERING DOORS AND FRAMING.

NO.	TYPE	WIDTH	HEIGHT	HEAD HT	U-FAC.	SHGC	HEAD/SILL	JAMB	NOTES
101	A	6'-2"	8'-0"						-
102	B	16'-0"	8'-0"				-	-	NW DOORS MODERN TECH 3550
201	D REV.	2'-11"	5'-0"				-	-	-
	C	2'-11"	5'-0"						
202	E REV.	2'-11"	8'-0"				-	-	-
	C	2'-11"	8'-0"				-	-	-
	C	2'-11"	8'-0"				-	-	-
	E	2'-11"	8'-0"				-	-	-
203	C	2'-11"	6'-0"				-	-	-
	C	2'-11"	6'-0"						
204	C	2'-11"	6'-0"						
	C	2'-11"	6'-0"						-
205	D REV.	2'-11"	6'-0"				-	-	-
	C	2'-11"	6'-0"				-	-	-
206	E	2'-11"	8'-0"				-	-	-
207	D REV.	2'-11"	6'-0"				-	-	-
	C	2'-11"	6'-0"				-	-	-
208	E	2'-11"	8'-0"				-	-	-
301	C	2'-3"	6'-0"				-	-	-
302	C	2'-11"	6'-0"				-	-	-
	D	2'-11"	6'-0"				-	-	-
303	D REV.	2'-11"	6'-0"				-	-	-
	C	2'-11"	6'-0"				-	-	-
304	C	2'-11"	6'-0"				-	-	-
	D	2'-11"	6'-0"				-	-	-
305	C	2'-11"	6'-0"				-	-	-
	C	2'-11"	6'-0"				-	-	-
306	D REV.	2'-11"	6'-0"				-	-	-
	C	2'-11"	6'-0"				-	-	-
307	C	2'-11"	6'-0"				-	-	-
	D	2'-11"	6'-0"				-	-	-
308	C	2'-11"	6'-0"				-	-	-
	D	2'-11"	6'-0"				-	-	-
309	C	2'-3"	6'-0"				-	-	-
310	F	22'-8"	9'-0"				-	-	-
401	E	3'-0"	8'-0"				-	-	-
402	D	3'-4"	6'-0"				-	-	-

EXT. DOOR/WINDOW SCHEDULE

SCALE N.T.S. | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

SCHEDULES, NOTES, AND CALCULATIONS

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT ROBERT REES C-26934 2-2026 RENEWAL DATE STATE OF CALIFORNIA

E-1.1

1. BASED ON CITY MAPS, THIS PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE (VHFHSZ). IT SHALL COMPLY WITH REQUIREMENTS OF MATERIALS, SYSTEMS & CONSTRUCTION METHODS OF CHAPTER 7A AND CHAPTER 72. ADD THE FOLLOWING MATERIAL SPECIFICATIONS AND/OR NOTES/ DETAILS TO PLANS:
A. CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS. WOOD SHAKES AND SHINGLES ARE NOT PERMITTED. (7207.4, 1505)
B. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY (705A.3)
C. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER (705A.4)
D. (ROOF) (ATTIC)(EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 INCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)
E. EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5)
F. EXTERIOR WALLS SHALL BE APPROVED NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, OR LOG WALL CONSTRUCTION OR SHALL PROVIDE PROTECTION FROM THE INTRUSION OF FLAMES AND EMBERS IN ACCORDANCE WITH STANDARD SFM 12-7A-1 (707A.3)
G. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF FOUNDATION TO THE ROOF, AND TERMINATE AT 2-INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE (704A.3.2)
H. EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING- GLASS 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 CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)
I. EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1-1/4 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)
J. DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC.709A.3
K. THE UNDERSIDE OF CANTILEVERED AND OVERHANGING APPENDAGES AND FLOOR PROJECTIONS SHALL MAINTAIN THE IGNITION- RESISTANT INTEGRITY OF EXTERIOR WALLS, OR THE PROJECTION SHALL BE ENCLOSED TO THE GRADE (707A.8)
L. BUILDINGS SHALL HAVE ALL UNDERFLOOR AREAS COMPLETELY ENCLOSED TO THE GRADE WITH CONSTRUCTION AS REQUIRED FOR EXTERIOR WALLS (707A.8, 7207.1)
M. ALL UTILITIES, PIPES, FURNACES, WATER HEATERS OR OTHER MECHANICAL DEVICES LOCATED IN AN EXPOSED UNDER-FLOOR AREA OF A RESIDENTIAL BUILDING SHALL BE ENCLOSED WITH MATERIALS AS REQUIRED FOR 1-HOUR FIRE-RESISTIVE CONSTRUCTION.(7207.2)
N. THE SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS AND BE FIRE STOPPED PER 705A.2.
O. NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE.
P. TRELLIS MORE THAN 10 FEET FROM THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER OR NON COMBUSTIBLE MATERIALS. MINIMUM OF 4 INCHES SPACING IS REQUIRED BETWEEN THE MEMBERS. (INFORMATION BULLETIN NO. P/BC 2020-023).
FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. R301.11
WHERE THERE IS USABLE SPACE, BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

VHFHSZ NOTES

SCALE N.T.S. | 3

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405
310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELMINNARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

Building and Safety
Address 6023 W RODGERTON DR **District map** 157-5A191 **APN** 5583002004
Tract TR 6450 **Block** 13 **Lot** 26

Public Works:

Street designations: Standard vs., Substandard Hillside Limited (for all the streets, public or private, abutting or adjacent to the lot(s)) **(LAMC 12.21A17(e)(1)) or LAMC 12.21C10(i)(1))**

Street Name (1) RODGERTON DR
R/W width 26' **Roadway width:** 18' **Plan Index** FB16108
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☒ **Lot fronts on a substandard hillside limited street** Dedication required? ☐ No ☒ Yes - width 5'

Street Name (2)
R/W width **Roadway width:** **Plan Index**
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width

Street Name (3)
R/W width **Roadway width:** **Plan Index**
☐ **Lot fronts on a standard hillside limited street (R/W ≥ 36' AND Rdwy ≥ 28')**
☐ **Lot fronts on a substandard hillside limited street** Dedication required? ☒ No ☐ Yes - width

Vehicular Access:

1. Is the **Continuous Paved Roadway (CPR)*** at least 28 feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? ☐ Yes ☒ No
2. Do **any** of the streets listed in the **Street designations section** have a roadway width of less than 20 feet adjacent to the lot(s)? **(LAMC 12.21A17(e)(2) or LAMC 12.21.C10(i)(2))**
   ☒ **Yes– A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width via a Public Works construction permit**
   ☐ No
3. Is the **CPR** at least **20** feet wide from the driveway apron of the subject lot to the boundary of the Hillside Area? **(LAMC 12.21A17(e)(3) or LAMC 12.21.C10(i)(3))**
   ☐ Yes
   ☒ **No – A Zoning Administrator Determination (ZAD) is required per 12.24X21 or 12.24X28** OR the roadway shall be widened to a minimum 20 foot width throughout via a Public Works construction permit**

*CPR – begins at the driveway apron and must be continuous and without obstacles to the boundary of the Hillside Area

Sewer Connection: (LAMC 12.21.A17(g) or LAMC 12.21.C10(j)
Lot located within 200 feet of available sewer mainline:
☐ Use existing wye and permit ☒ Obtain new connection and new permit
☐ Use existing wye and obtain new permit ☐ Construct mainline (B permit from BOE)
Lot located greater than 200 feet from an available sewer mainline:
☐ Obtain LADBS approval for onsite sewer ☐ Construct mainline (B permit from BOE)

Public Works Employee signing form: **PAGE 1 of 2**

Sign Print name CARLOS AGUILERA
Date: 1/11/2025 Phone Location

DEPARTMENT OF BUILDING AND SAFETY/PUBLIC WORKS
PRELMINNARY REFERRAL FORM FOR
BASELINE HILLSIDE ORDINANCE NO. 181,624 AND HILLSIDE ORDINANCE No. 174,652

****IMPORTANT**: If a ZAD is required as a result of a CPR having a width of less than 20 feet, typically a BOE investigation and report is not required.

If a ZAD is required for lot(s) that are abutting street(s) with roadway width(s) of less than 20 feet, a formal investigation and engineering report **WILL BE REQUIRED**. The engineering report will be provided after submittal of all documentation and payment of fees. Measurements and statements contained herein may be adjusted in the engineering report.

Applicants subject to a ZAD as listed above are advised to submit the following documents and pay the BOE investigation fee to either the BOE Valley District Office Public Counter at 6262 Van Nuys Blvd, Rm. 251 Van Nuys CA 91401 or BOE Land Development Group Public Counter at 201 N. Figueroa St. Ste. 1150, Los Angeles, CA 90012

1. BOE investigation fee. (check made payable to the City of Los Angeles) (Per LAMC 62.106)
2. Two (2) copies of the Planning Master Land Use Application.
3. Two (2) copies of the project site plan.
4. Two (2) copies of the radius map.
5. Picture of the existing building, sidewalk, curb, and gutter.

Due to the possible implications that dedications and improvements may have on the development of a project, applicants that do not pay the BOE investigation fee for the preparation of a detailed engineering report may have their application placed on hold until such information is provided. Questions and concerns regarding the engineering report may be presented at the hearing.

The typical BOE standard improvement requirement is: Construct a minimum 20 foot wide roadway with a 14 foot half roadway and 4 foot sidewalk adjacent to the property within a minimum 18 foot half right of way. Sidewalk easement may be required to make driveway apron ADA compliant.

Applicants wishing to complete public improvements required in lieu of applying for a ZAD for relief from minimum street access requirements are advised to contact the B permit section of the BOE district in which the property is located to discuss requirements for public street improvements or deviations from the standard improvement requirement.

Central: 201 N Figueroa St, Ste. 770, Los Angeles CA, 90012

Harbor 608 Harbor Blvd 4th floor, San Pedro, CA 90731

Valley 6262 Van Nuys Blvd, Rm. 351, Van Nuys, CA 91401

West LA: 1828 Sawtelle Blvd, 3rd floor, West Los Angeles CA 90025

HILLSIDE REFERRAL FORM | SCALE N.T.S. | 5 | GPI

City of Los Angeles
Department of Building and Safety
Version 1

Grading Pre-Inspection Report

Address: **6023 W RODGERTON DR**
Council District: **4** Permit Application: **25030-10000-01724**

Work Description:
*****GPI + Posting*** For (N) 3-story SFD w/ attached garage, (N) retaining walls, and (N) pool/spa.**

Inspector/Telephone: **ALEXANDER HELFER, (213) 482-0398**
Inspection District: **LA**
Inspection Date: **04/07/2025**

Property Posted: **Yes** Posting Date: **4/7/25** Posting Fees Paid? **Yes**
Tract: **TR 6450**
Block: **13** Lot(s): **26** ARB: County Ref No: **M B 74-84/90 (SHTS 6-12)**

Approved Graded Lot: **No** Bearing Value: **per code**
Fill Over 100 Feet: **No** Buttress Fill: **No**
Slope of Surface: **Ascending** Natural Soil Classification 1804.2: **per code**
Cut: degrees Height: ft in
Fill: degrees Height: ft in
Natural: degrees Height: **150**ft in Slide Area: **No**
Sewer Available: **Yes** PSDS Sized Per Code:
Site is **Above** Street Roof Gutters: **Yes**
Condition of Street for Drainage Purposes **A/C** Recommended Termination of Drainage
Driveway Grade: **% - Proposed** Maximum Rough Grade Allowed: **%**

GRADING APPROVAL TO ISSUE PERMIT(S)
OK TO ISSUE. SEE BELOW FOR COMMENTS.
X DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

X 1. A grading permit is required for **excavation and backfill .**
X 2. A retaining wall permit is required. **.**
3. OSHA permit required for **vertical cuts 5 feet or over.**
4. All footings shall be founded in undisturbed natural soil per Code.
5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.
6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
X 7. **Geological and Soils** report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
X 8. Incorporate all recommendations of the approved Geological and Soils report(s) and Department letters dated to come Log # 123321 into the plans. **Geologist and Soils Engineer** to sign plans.
9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
X 10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
X 11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
X 12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
13. Department approval is required for construction of . on or over slopes steeper than 2 horizontal to 1 vertical.
X 14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
X 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
X 16. A Registered Deputy Inspector is required.
X 17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
X 18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
X 19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
X 20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
X 21. Stake and flag the property lines in accordance with a licensed survey map. **.**
22. Approval required by the Department for **.**
23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077
24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

** Additional requirements: **Property is located on ascending slope roughly 150ft in height sloped at gradient steeper than 3:1. Soils and Geo. report submitted but denied under grading Log # 123321. Upon approval of soils and Geo. report for proposed scope of work permits shall be ok to issue.**

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Alquist-Priolo Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0480.

SCALE N.T.S. | 4

-

SCALE N.T.S. | 2

-

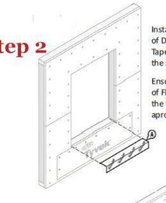
SCALE N.T.S. | 1

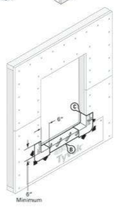
NOTES AND FORMS
-
PLAN CHECK
12 MARCH 2025

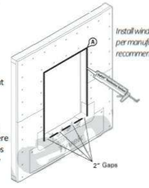
LICENSED ARCHITECT ROBERT REES C-26934 2-2028 RENEWAL DATE STATE OF CALIFORNIA

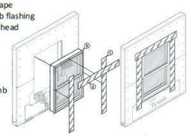
E-1.2

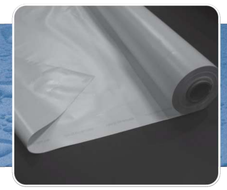
V:\2401-Rodgerton\CAD\Sheets\E-1.2.dwg, Notes and Forms, 3/7/2025 9:47:29 PM











- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.202.1
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL
- FOR SITES WITH OVER 500 FEET OF LANDSCAPED AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS AND BATHROOM/RESTROOMS WASH BASIN TO BE USED FOR FUTURE GRAYWATER IRRIGATION SYSTEM.
- 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 (4.407.4)
- AN OPERATION AND MAINTENANCE MANUAL INCLUDING AT A MINIMUM , THE ITEMS LISTED IN SECTIONS 4.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. FORM GRN16 (4.4101.1)
- NO CARPET OR RESILIENT FLOORING SHALL BE USED IN THIS PROJECT.
- ALL DUCT AND OTHER OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL THE FINAL STARTUP OF THE HEATING, COOLING,AND VENTILATION EQUIPMENT (4.504.1)
- ARCHITECTURAL PAINTS AND COATINGS.ADHESIVES,CAULKS AND SEALANTS SHALL COMPLY WITH VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN TABLED 4.504.1-4.504.3 (4.504.2.1-4.504.2.3)
- NEW HARDWOOD PLYWOOD, PARTICLEBOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS IN TABLE 4.504.5 (5.504.5)
- THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATION SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION (4.504.5)
- BUILDING MATERIAL WITH VISIBLE SIGN 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 BUILDING INSPECTOR (4.505.3)
- WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWER HEADS 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 SHOWER HEAD TO BE IN OPERATION AT A TIME
- 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
- THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO THE FINAL INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATION SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION.
- MECHANICALLY VENTED BUILDINGS SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.,
- ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST 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.
- CONSTRUCTION WASTE SHALL BE REDUCED IN ACCORDANCE WITH LAMC SECTION 66.23 ET SEQ. AND WILL BE HAULED BY A CITY OF LOS ANGELES CERTIFIED HAULER.

NOTES

SCALE
NONE
5

Step 1

Install a 9" DuPont™ Tyvek® apron.

Apron should extend 10" beyond sides of rough opening jambs and far enough below the rough opening to overlap the sill plate or the weather barrier below.

The top of the apron should be securely attached to wall and the bottom of apron should be left free to overlap later with DuPont™ Tyvek® weather barrier.

Step 2

Install a cut piece of DuPont™ Flashing Tape on the width of the sill.

Ensure at least 2" of flashing is covering the face of the Tyvek® apron below the sill.

Step 3

Apply a minimum 12" length of DuPont™ FlexWrap™ NF at each corner of the sill, extending 6" up the jamb and at least 6" on the sill over the DuPont™ Flashing Tape.

Step 4

Apply DuPont™ Sealant on three sides (jambs and head).

If sealant is applied to the sill, ensure that there are at least two 2" gaps for every 4' of window to allow drainage.

Step 5

Install DuPont™ Flashing Tape over jambs and head. Jamb flashing extends 1" above window head flange and below bottom edge of sill flashing.

Head flashing goes over jamb flashing and extends beyond outer edges of jamb flashing.

Step 6

Apply DuPont™ Sealant around window interior. [Backer rod if necessary.] Be sure Sealant penetrates grooves of FlexWrap™ NF around the sill.

Secure DuPont™ Tyvek® weather barrier using DuPont™ Tyvek® Tape.

FLASHING DETAILS

SCALE
NONE
4

MEMBRANE

36 mil FiberTite

Product Data

Seaman Corporation's 36 mil FiberTite membrane was introduced in 1979. Then, as now, the membrane features an 18 x 19 / 840 x 1,000 denier weft reinforced polyester knit fabric, coated with a proprietary compound, utilizing DuPont's™ Elvaloy® Ketone Ethylene Ester (KEE) as the principle polymer in the hybrid vinyl alloy coating.

DESCRIPTION

36 mil FiberTite is a 30-oz sq. yd/nominal 36-mil (0.9 mm) thick membrane and was used as the benchmark membrane for the development of ASTM D 6754-15 Standard Specification for Ketone Ethylene Ester (KEE) Based Sheet Roofing. In addition to exceeding the ASTM minimum standards, 36 mil FiberTite meets or exceeds the physical properties and performance characteristics of most competitive 60-mil membranes.

Seaman Corporation is vertically integrated, which allows complete control over the manufacturing process from the selection of the yarns, to the engineering, knitting and weaving of the base fabrics to the final coating process. Today, FiberTite Roofing Membranes are the result of Seaman Corporation's 60 years of applied fabric engineering and coating technology.

All FiberTite Roofing Membranes are constructed using high tenacity/heavy weight yarns to create a base fabric reinforcement to impart superior puncture, tensile and tear resistance properties. The base polyester fabrics are primed with a unique and proprietary adhesive coat that lays the foundation to physically bond the KEE coatings to the "fiber" to maximize seam strength and overall membrane performance.

36 mil FiberTite is coated face and back with Seaman Corporation's original "KEE" formulation to provide superior hot air welding characteristics, extreme UV resistance, broad chemical resistance and long-term flexibility and reparability for the installed roofing membrane system. Additionally, 36 mil FiberTite exhibits superior tear, puncture, fungus, algae and flame resistance that make FiberTite Roofing Systems some of the most sustainable roofing systems available.

36 mil FiberTite membrane is manufactured in conventional 74-in and 100-in wide by 120-ft roll goods. 36 mil FiberTite is also available in customized prefabricated roll widths and lengths that incorporate integrated fastening tabs, sealing tabs and also "no-tab" rolls of membrane up to 20-ft wide by 100-ft in length. Field seaming of the membrane is accomplished by fusing the thermoplastic membrane with conventional hot air welding equipment.

PHYSICAL PROPERTIES

ASTM D6754-15	Minimum Requirements	36 mil Typical
Thickness, mm (in.) *ASTM D 751*	0.81 (0.032)	.91 (0.036 nom.)
Thickness over Fiber, mm (in) *Optical method (inches)*	0.18 (0.007)	.23 (0.009)
Breaking Strength, N (lbf) *ASTM D 751 proc. B - strip*	1499 (338)	1557 (350)
Elongation at Break, % *ASTM D 751 - strip*	18	18
Tear Strength, N (lbf) *ASTM D 751 Proc. B. Tongue Tear*	338 (76)	445 (100)
Linear Dimensional Change *ASTM D 1204 max (%)*	1.3	0.63
Fabric Adhesion, N/m (lbf/in) *ASTM D 751*	3330 (19)	no peel
Retention of Properties after Heat Aging *ASTM D 3045 - 176°f/56 days* Breaking Strength, strip, % original Elongation at Break, strip, % original	90 90	90 90
Low Temperature Bend after Heat Aging	-30	-30
Low Temperature Bend *ASTM D 2136 (°f)*	-30	-30
Change in Weight after Exposure in Water *D 471 158°f, 166 h, one side only, max. (%)*	0.0, +6.0	0.0, +3.7
Factory Seam Strength, N (lbf) *ASTM D 751 Grab Method*	1955 (440)	> Fabric Break
Hydrostatic Resistance, Mpa (psi) *ASTM D751*	4.1 (590)	4.8 (700)
Static Puncture Resistance *ASTM D 5602 (99 lbf)*	pass	pass
Dynamic Puncture Resistance (J) *ASTM D 5635*	10	20

For more information on FiberTite Systems and accessories please call:
Seaman Corporation (800) 927-8578
International (330) 262-1111
www.fibertite.com

FiberTite® is a registered trademark of Seaman Corporation.

Subject to the conditions of Approval for a roof covering when installed as described in the current edition of the Approval Guide.

As to an external fire exposure only. See UL directory of products certified for Canada and UL roofing materials and systems directory 34KL, 48PO, 97P9.

ESR-1456

These specifications are current as of the date of printing.
Revisions or additions may be issued periodically. For a listing, presentation, and download of the most recent data, visit:
www.fibertite.com/document-library/product-data-sheets

FTRDS01_04

ROOFING SPECS

SCALE
NONE
3

PLUMBING FIXTURE FLOW RATES

Residential Occupancies
2023 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}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush^{5}
Flushometer tank water closets	1.28 gallons/flush^{5}
Flushometer valve water closets	1.28 gallons/flush^{5}
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 2.2gpm @ 60psi 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 1.06 gallons/flush installed throughout.
[5] Includes single and 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 (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, 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.

(Rev. 01/01/23) Page 1 of 1 www.ladbs.org

2023 Los Angeles Green Building Code

FORM GRN 18N

WATER CONSERVATION ORDINANCE NOTES
NON-RESIDENTIAL BUILDINGS

1. For new buildings or additions exceeding 50,000 ft^2, install a separate water meter or sub-meter for the following areas:
   A. For each individual leased, rented, or other tenant space within the building projected to consume more than 100 gpd (380 L/day).
   B. Where potable water is used for industrial/process uses, for water supplied to the following subsystems:
      a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
      b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
      c. Steam and hot-water boilers with energy input more than 500,000 Btu/h (147 kW).
   C. For each building that uses more than 100 gpd on a parcel containing multiple buildings. (5.303.1.1)
2. Provide a 20% reduction in the overall potable water use for each building. The reduction shall be based on the maximum allowable water use per plumbing fixture and fittings as required by the Los Angeles Plumbing Code. New projects having a water supply of 2"or less and additions and alterations projects may use the prescriptive method outlined in this section. (5.303.2)
3. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more.
   The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (5.304.1, 5.304.2)
4. New buildings on a site with 1,000 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (5.304.4)
5. Additions and alterations on a site with 1,000 square feet of cumulative landscape area which require water service upgrade shall have separate meters or submeters for outdoor water use. (5.304.4)
6. Locks shall be installed on all publicly accessible exterior faucets and hose bibs. (5.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system (5.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (5.305.2)
9. Cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown)
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (5.305.3)
10. Develop and construct a system for onsite reuse of the groundwater where groundwater is being extracted and discharged. Alternatively, the groundwater may be discharged to the sewer. (5.305.4)
11. Provide a hot water system complying with one of the following:
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. (Los Angeles Plumbing Code Section 610.4.1)

(Rev. 01/01/23) Page 1 of 1 www.ladbs.org

VOC AND FORMALDEHYDE LIMITS

2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM GRN 11

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS 2,3
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY 2,3	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings^{1}	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard^{2}	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see *California Code of Regulations*, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of $^5/_{16}$ inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

(Rev. 01/01/23) Page 1 of 1 www.ladbs.org

2023 Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope 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)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, 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. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. 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)
15. 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.
16. 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)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist,* Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. 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. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

(Rev. 01/01/23) Page 1 of 1 www.ladbs.org

GREEN BUILDING FORMS

STORM WATER POLLUTION CONTROL

(2023 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 approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure 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 to 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, swales, area drains, natural drainage or wind.
2. Stockpiles 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, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected 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. Sediments 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 site runoff.
9. Where retention of 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.

2023 Los Angeles Green Building Code

FORM GRN 4

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 25010 - 20000 - 01689 Date: 05/22/'25

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	A0-4	GRN 1
2	4.106.3	Grading and paving	A0-4	GRN 1
3	4.106.4	Electric vehicle (EV) charging	A2-1	1ST FLOOR PLAN
4	4.106.5	Cool roof for reduction of heat island effect	A2-2	ROOF PLAN
5	4.106.7	Reduction of heat island effect for non-roof areas	A0-4	GRN 14 #4
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	A2-2	ROOF PLAN
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	A0-4	GRN 14 #5
8	4.303.1.3.2	Multiple showerheads serving one shower	A0-4	GRN 14 #6
9	4.303.3	Water submeters	N/A	N/A
10	4.303.4	Water use reduction	A0-4	GRN 16
11	4.304.1	Outdoor water use in landscape areas	N/A	N/A
12	4.304.2	Irrigation controllers	A2-1	1ST FLOOR PLAN
13	4.304.3	Metering outdoor water use	A0-4	GRN 18R #3
14	4.304.4	Exterior faucets	N/A	N/A
15	4.304.5	Swimming pool covers	N/A	N/A
16	4.305.1	Graywater ready	A0-4	GRN 18R #7
17	4.305.2	Recycled water supply to fixtures	A0-4	GRN 18R #8
18	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	N/A
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	N/A
20	4.305.4	Groundwater discharge	A0-4	GRN 18R #11
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.406.1	Rodent proofing	A0-4	GRN 14 #9
22	4.407.3	Flashing details	4/A0-4	
23	4.407.4	Material protection	A0-4	GRN 14 #10
24	4.408.1	Construction waste reduction	A0-4	GRN 14 #11
25	4.410.1	Operation and maintenance manual	A0-4	GRN 14 #12
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	N/A	N/A
27	4.504.1	Covering of duct openings and protection of mechanical equipment during construction	A0-4	GRN 14 #14
28	4.504.2	Finish material pollutant control		
29	4.504.2.1	– Adhesives, sealants, caulks	A0-4	GRN 14 #15 GRN 11
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	A0-4	GRN 14 #16,20
33	4.504.3	Carpet systems	5/A0-4	NOTE
34	4.504.3.1	Carpet cushion	5/A0-4	NOTE
35	4.504.4	Resilient flooring systems	5/A0-4	NOTE
36	4.504.5	Composite wood products	A0-4	GRN 14 #19
37	4.504.6	Filters		N/A
38	4.505.2.1	Capillary break	A0-4	GRN 14 #22
39	4.505.3	Moisture content of building materials	A0-4	GRN 14 #23
40	4.506.1	Bathroom exhaust fans	A0-4	GRN 14 #24/25
41	4.507.2	Heating and air-conditioning system design	A0-4	GRN 14 #27

SCALE
NONE
1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA 90068

Project Number 2401

RODGERTON RESIDENCE

GREEN SHEET

PLAN CHECK 12 MARCH 2025

C-26934
2-2028

E-1.3

The Saferwood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood may be used in the exterior design and construction of new buildings a located in a Fire Hazard Severity Zone within State Responsibility Areas or any Wildland–Urban Interface Fire Area, provided installation is in accordance with the 2018 *International Residential Code*® (IRC) provisions noted in the evaluation report and the additional requirements of Section R337.1.3.1 and R337.3 of the CRC. This fire-retardant-treated wood complies with the performance requirements of CRC Section R337.3.5.2.1 and Section R337.4.3 items 1 and 2.

This supplement expires concurrently with the evaluation report ESR-1159, reissued May 2022 and revised January 2023.

ICC-ES Evaluation Report

ESR-1159 IWUIC Supplement

Issued January 2023

This report is subject to renewal May 2024.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES
Section: 06 05 73.13—Fire-Retardant Wood Treatment

REPORT HOLDER:

CHEMCO, INC.

EVALUATION SUBJECT:

SAFERWOOD-FX, THERMEX-FR, FRX, MATAVERDE, FLAME REPEL AND FIRELINE FIRE-RETARDANT-TREATED WOOD PRODUCTS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Saferwood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood, described in ICC-ES evaluation report ESR-1159, has also been evaluated for compliance with the codes noted below:

Applicable code editions:

- 2018, 2015, 2012 and 2009 *International Wildland-Urban Interface Code* (IWUIC)

2.0 CONCLUSIONS

The Saferwood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood, described in Sections 2.0 through 7.0 of the evaluation report ESR-1159, complies with *International Wildland-Urban Interface Code* Section 503.2, Item 3 as an ignition-resitant building material; and may be used in the exterior design and construction of buildings under the *International Wildland-Urban Interface Code* where an ignition-resistant material is required, provided the design and installation are in accordance with the 2018, 2015, 2012 and 2009 *International Building Code*® (IBC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report ESR-1159, reissued May 2022 and revised January 2023.

Chemco Exterior Lumber | Chemco Exterior Plywood | Chemco Interior Lumber | Chemco Interior Plywood

FIGURE 1—TYPICAL LABELS FOR SAFERWOOD-FX, THERMEX-FR AND FRX FIRE-RETARDANT LUMBER AND PLYWOOD

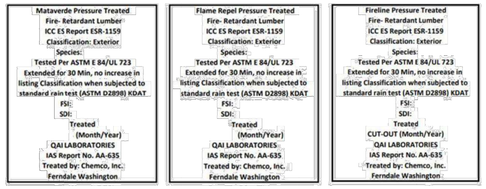


FIGURE 2—TYPICAL LABELS FOR MATAVERDE, FLAME REPEL AND FIRELINE FIRE-RETARDANT-TREATED EXTERIOR LUMBER

ICC-ES Evaluation Report

ESR-1159 CBC and CRC Supplement

Reissued May 2022

Revised January 2023

This report is subject to renewal May 2024.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES
Section: 06 05 73.13—Fire-Retardant Wood Treatment

REPORT HOLDER:

CHEMCO, INC.

EVALUATION SUBJECT:

SAFERWOOD-FX, THERMEX-FR, FRX, MATAVERDE, FLAME REPEL AND FIRELINE FIRE-RETARDANT-TREATED WOOD PRODUCTS

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Saferwood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood, described in ICC-ES evaluation report ESR-1159, has also been evaluated for compliance with the codes noted below:

Applicable code editions:

- 2019 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below:

- 2019 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Saferwood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood, described in Sections 2.0 through 7.0 of the evaluation report ESR-1159, complies with CBC Chapters 8 and 23, provided the design and installation are in accordance with the 2018 *International Building Code*® (IBC) provisions, as applicable, noted in the evaluation report.

The Saferwood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood may be used in the exterior design and construction of new buildings located in a Fire Hazard Severity Zone within a State Responsibility Areas or any Widland–Urban Interface Fire Area, provided installation is in accordance with the 2018 *International Building Code*® (IBC) provisions noted in the evaluation report and the additional requirements of Section 701A.3 and 703A of the CBC. This fire-retardant-treated wood complies with the performance requirements of CBC Section 703A.5.2.1 and Section 704A.3 items 1 and 2.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Saferwood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood, described in Sections 2.0 through 7.0 of the evaluation report ESR-1159, complies with the CRC, provided the design and installation are in accordance with the 2018 *International Residential Code*® (IRC) provisions, as applicable, noted in the evaluation report.

7.0 IDENTIFICATION

7.1 Lumber and plywood treated with SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant chemicals shall be identified by the structural grade mark of an approved agency. In addition, all treated lumber and plywood must be stamped with the name of the inspection agency (QAI Laboratories); the Chemco, Inc. name and address; the name of the fire-retardant treatment; the species of wood treated; the flame-spread and smoke-developed indices; the treating date and method of drying after treatment; and the evaluation report number (ESR-1159). Additionally, the treated lumber and plywood must be identified with the words "Exterior" and/or "Interior" (see Figure 1 and Figure 2 for typical labels).

7.2 The report holder's contact information is the following:

CHEMCO, INC.
POST OFFICE BOX 875
FERNDALE, WASHINGTON 98248
(360) 366-3500
www.chemco.orgwww.saferwood.com
info@chemco.org

7.3 The Additional Listee contact information is the following:

FSR TREATMENT, INC.
9486 288th STREET
MAPLE RIDGE, BRITISH COLUMBIA V2W 1L1
CANADA

TABLE 1—DESIGN VALUE ADJUSTMENT FACTORS FOR SAFERWOOD-FX, THERMEX-FR, FRX, MATAVERDE, FLAME REPEL & FIRELINE FIRE- RETARDANT-TREATED LUMBER COMPARED TO UNTREATED LUMBER [APPLICABLE AT SERVICE TEMPERATURES UP TO 100°F (38°C)][1,2]

PROPERTY	SPECIES			
	SOUTHERN PINE	DOUGLAS FIR	SPRUCE-PINE -FIR	WESTERN RED CEDAR / REDWOOD / WESTERN HEM-FIR
Bending MOR	0.81	0.99	0.94	0.81
Bending MOE	0.97	1.0	1.0	0.97
Tension Parallel to Grain	0.76	0.80	0.88	0.76
Shear Parallel to Grain	0.95	0.95	0.89	0.89
Compression Parallel to Grain	1.0	1.0	0.94	0.94
Compression Perpendicular to Grain	0.95	0.95	0.95	0.95
Fasteners/connectors	0.90	0.90	0.89	0.89

[1]Duration of load adjustments for snow loads, seven-day (construction) loads, and wind loads specified in the IBC are permissible.
[2]Mataverde fire-retardant-treated lumber only includes western hem-fir lumber species.

TABLE 2—DESIGN VALUE ADJUSTMENT FACTORS FOR SAFERWOOD-FX, THERMEX-FR, FRX, MATAVERDE, FLAME REPEL & FIRELINE FIRE-RETARDANT-TREATED LUMBER COMPARED TO UNTREATED LUMBER [APPLICABLE AT SERVICE TEMPERATURES UP TO 150°F (66°C)][1]

PROPERTY	SPECIES											
	SOUTHERN PINE			DOUGLAS-FIR			SPRUCE-PINE-FIR			WESTERN RED CEDAR / REDWOOD / WESTERN HEM-FIR		
	CLIMATE ZONE			CLIMATE ZONE			CLIMATE ZONE			CLIMATE ZONE		
	1A	1B	2	1A	1B	2	1A	1B	2	1A	1B	2
Bending MOR	0.24	0.47	0.73	0.84	0.90	0.97	0.76	0.84	0.91	0.24	0.47	0.73
Bending MOE	0.94	0.95	0.97	0.95	0.99	1.0	0.99	1.0	1.0	0.94	0.95	0.97
Tension Parallel to Grain	0.34	0.54	0.71	0.8	0.8	0.8	0.65	0.77	0.87	0.34	0.54	0.71
Shear Parallel to Grain	0.51	0.73	0.91	0.83	0.91	0.98	0.65	0.77	0.89	0.51	0.73	0.89
Compression Parallel to Grain	0.56	0.78	0.96	0.84	0.92	0.99	0.70	0.82	0.94	0.56	0.78	0.94
Compression Perpendicular to Grain,	0.95			0.95			0.95			0.95		
Fasteners/connectors	0.51	0.73	0.91	0.83	0.90	0.90	0.65	0.77	0.89	0.51	0.73	0.89

[1] Mataverde fire-retardant-treated lumber only includes western hem-fir lumber species.
Climate Zone definitions:
Zone 1—Where minimum roof live load or maximum ground snow load ≤ 20 psf (960 Pa)
Zone 1A—Southwest Arizona, southeast Nevada (Las Vegas, Yuma-Phoenix-Tucson triangle)
Zone 1B—All other qualifying areas on the continental United States
Zone 2—Minimum ground snow load ≥ 20 psf (960 Pa)

TABLE 3—ALLOWABLE LIVE LOADS FOR ROOF SHEATHING (PSF) FOR SAFERWOOD-FX, THERMEX-FR AND FRX FIRE-RETARDANT-TREATED PLYWOOD APPLICABLE UP TO 170°F (77°C)

CLIMATE ZONE 1A

Thickness (inch)	SPAN (inches)									
	12	16	19.2	24	30	32	36	40	48	60
5/16	64	32	-	-	-	-	-	-	-	-
3/8	105	55	35	-	-	-	-	-	-	-
15/32, 1/2	154	82	54	31	-	-	-	-	-	-
19/32, 5/8	247	135	91	54	31	-	-	-	-	-
23/32, 3/4	314	172	116	71	42	35	-	-	-	-
7/8	397	219	149	92	55	47	-	-	-	-
1	533	296	202	126	77	66	38	-	-	-
1 1/8	676	376	258	161	100	86	51	39	-	-

CLIMATE ZONE 1B

Thickness (inch)	SPAN (inches)									
	12	16	19.2	24	30	32	36	40	48	60
5/16	105	55	35	-	-	-	-	-	-	-
3/8	158	80	49	34	-	-	-	-	-	-
15/32, 1/2	244	133	89	54	31	-	-	-	-	-
19/32, 5/8	388	214	146	90	54	46	-	-	-	-
23/32, 3/4	490	271	185	115	70	60	35	-	-	-
7/8	619	344	236	147	91	78	46	35	-	-
1	830	463	318	200	124	108	65	50	-	-
1 1/8	1051	587	404	255	160	139	84	66	43	-

CLIMATE ZONE 2

Thickness (inch)	SPAN (inches)									
	12	16	19.2	24	30	32	36	40	48	60
5/16	157	84	55	32	-	-	-	-	-	-
3/8	248	135	91	55	31	-	-	-	-	-
15/32, 1/2	359	196	134	82	49	42	-	-	-	-
19/32, 5/8	568	315	216	135	83	71	41	-	-	-
23/32, 3/4	717	399	274	172	106	92	55	42	-	-
7/8	903	504	347	218	136	118	71	56	36	-
1	1210	676	507	295	185	162	98	78	51	-
1 1/8	1530	856	592	375	236	207	127	101	67	39

For **SI:** 1 inch = 25.4 mm, 1 psf = 47.9 N/m²

NOTES:
1. Fastener size and spacing must be as required in the applicable code for untreated plywood of the same thickness.
2. Plywood must be Structural I grade, exterior plywood.
3. Live loads in table are based on plywood panel size of 4' by 8' with plywood face grain across (perpendicular to) the supports.
4. Tabulated loads are based on bending. Live loads for Zone 1A are based on duration of load adjustment for 7-day (construction loads) of 1.25.
Tabulated loads for Zone 1B and Zone 2 are based on duration of load adjustment for snow of 1.15.
5. A dead load of 10 psf was used to determine the allowable live loads.
6. Span not to exceed pre-treatment span rating.
7. Chemco does not recommend 5/16" or 11/32" panel thicknesses for roofing applications.

Climate Zone definitions:
Zone 1—Where minimum roof live load or maximum ground snow load ≤ 20 psf (960 Pa)
Zone 1A—Southwest Arizona, southeast Nevada (Las Vegas, Yuma-Phoenix-Tucson triangle)
Zone 1B—All other qualifying areas on the continental United States
Zone 2—Minimum ground snow load ≥ 20 psf (960 Pa)

ICC-ES Evaluation Report

ESR-1159

Reissued May 2022

Revised January 2023

This report is subject to renewal May 2024.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES
Section: 06 05 73.13—Fire-Retardant Wood Treatment

REPORT HOLDER:

CHEMCO, INC.

EVALUATION SUBJECT:

SAFERWOOD-FX, THERMEX-FR, FRX, MATAVERDE, FLAME REPEL AND FIRELINE FIRE-RETARDANT-TREATED WOOD PRODUCTS

ADDITIONAL LISTEE:

FSR TREATMENT, INC.

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2018, 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2018, 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)[†]

[†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Structural
- Durability
- Surface-burning characteristics
- Hygroscopic properties
- Corrosion

2.0 USES

Chemco, Inc., SaferWood-FX, Thermex-FR and FRX fire-retardant-treated wood are used in interior and exterior applications (exposed to weather, damp or wet locations), and Mataverde, Flame Repel and Fireline fire-retardant-treated wood are used in exterior applications, as permitted by IBC Section 603.1 and IRC Section R802.

3.0 DESCRIPTION

3.1 General:

The Chemco, Inc., SaferWood-FX. Thermex-FR, and FRX fire-retardant-treated wood are solid sawn lumber and plywood pressure-impregnated with Chemco's fire-retardant chemicals, and the Mataverde, Flame Repel and Fireline fire-retardant-treated wood are solid sawn lumber pressure-impregnated with Chemco's fire-retardant chemicals. The pressure-impregnation of the lumber and plywood is performed in accordance with approved quality control procedures at the facility listed in Section 5.8 of this report.

SaferWood-FX, Thermex-FR, FRX, Flame Repel and Fireline fire-retardant-treated lumber may be one of the following species: structural-grade southern pine, Douglas fir, Spruce-pine-fir, western red cedar, Redwood or western hem-fir. Mataverde fire-retardant-treated lumber includes only structural grade western hem-fir. SaferWood-FX, Thermex-FR and FRX fire-retardant-treated plywood fabricated with face and back veneers of the following species have been evaluated as being fire-retardant-treated wood: structural-grade southern yellow pine, Douglas fir, white spruce, western red cedar or western hem-fir. The plywood is Structural I grade, exterior plywood complying with PS1.

3.2 Flame Spread:

SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated lumber and plywood have a flame-spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E84 as modified by Section 2303.2 of the IBC, Section R802.1.5 of the 2018 and 2015 IRC, or Section R802.1.3 of the 2012, 2009, and 2006 IRC.

3.3 Structural Strength:

The structural performance of SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant wood products has been evaluated using ASTM D5516 and D6305 for plywood and ASTM D5664 and D6841 for lumber. The effects of the SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated treatment on the strength of the treated lumber and plywood must be accounted for in the design of wood members and their connections.

3.3.1 Lumber: The strength and stiffness design properties of lumber treated with SaferWood-FX, Thermex-FR, Mataverde, FRX, Flame Repel and Fireline fire-retardant chemicals used in applications at ambient temperatures up to 100°F (38°C) are subject to the design value adjustment factors shown in Table 1.

The strength and stiffness design properties of lumber, when treated with SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant chemicals that are subject to elevated temperatures up to 150°F (66°C), are subject to the design value adjustment factors shown in Table 2.

3.3.2 Plywood: The maximum allowable live loads and spans for SaferWood-FX, Thermex-FR and FRX fire-retardant-treated plywood for roof applications given in Table 3 applicable to all species in Section 3.1.

3.4 Corrosion:

The corrosion rate of the metals specified in Section 2304.10.5 of the 2018 and 2015 IBC, Section 2304.9.5 of the 2012, 2009 and 2006 IBC, Section R317.3 of the 2018, 2015, 2012, and 2009 IRC, or Section R319.3 of the 2006 IRC, in contact lumber treated with SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood products, is not increased by the treatment. For interior applications, where there is no potential moisture present, the SaferWood-FX, Thermex and FRX fire-retardant-treated wood may be used with uncoated metals. For all other applications, where there is a potential of moisture, the products described in this evaluation report must be used with coated metals or as otherwise required by the applicable code.

3.5 Hygroscopicity:

SaferWood-FX, Thermex-FR and FRX fire-retardant-treated wood products are suitable for interior conditions where sustained relative humidity is 92 percent or less and condensation does not occur.

4.0 DESIGN AND INSTALLATION

4.1 General:

Structural systems that include SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood must be designed and installed in accordance with the applicable code, using the appropriate lumber design value adjustment factors and allowable total sheathing loads as set forth in this section (Section 4.1).

The effects of SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant treatment on the strength of the treated lumber and plywood must be accounted for in the design of wood members and their connections. Ventilation, when required, must be provided in accordance with the applicable code.

The strength and stiffness design properties of lumber, when treated with SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant chemicals and used in applications at service temperatures up to 100°F (38°C), are subject to the adjustment factors as set forth in Table 1.

The strength and stiffness design properties of lumber, when treated with SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant chemicals and used in applications at service temperatures up to 150°F (66°C), are subject to the adjustment factors as set forth in Table 2.

The allowable load and span properties of plywood, when treated with SaferWood-FX, Thermex-FR and FRX fire-retardant chemicals and used in roof applications at service temperatures up to 170°F (77°C), are subject to the span and load limitations as set forth in Table 3.

4.2 Fasteners:

Fasteners used with SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood must be manufactured from the materials specified in Section 2304.10.5 of the 2018 and 2015 IBC, Section 2304.9.5 of the 2012, 2009 and 2006 IBC, Section R317.3 of the 2018, 2015, 2012 and 2009 IRC, or Section R319.3 of the 2006 IRC, and are subject to the design value adjustment factors indicated in Table 1 and Table 2.

5.0 CONDITIONS OF USE

The SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline fire-retardant-treated wood products described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The products are manufactured, identified and installed in accordance with this report and the manufacturer's published installation instructions. If there are any conflicts between the manufacturer's published installation instructions and this report, this report governs.

5.2 Strength calculations must be subject to the design value adjustment factors and span and load values shown in Tables 1, 2 and 3.

5.3 The design value adjustment factors and span and load values given in this report must only be used for unincised dimensional lumber and plywood of the species noted in this report.

5.4 The fire-retardant-treated wood must not be used in contact with the ground.

5.5 The fire-retardant-treated lumber must not be ripped or milled, since this will alter the surface-burning characteristics and invalidate the flame-spread classification.

5.6 Exposure to precipitation during storage or installation must be avoided. If material does become wet, it must be replaced or permitted to dry (maximum 19 percent moisture content for lumber and 15 percent moisture content for plywood) prior to covering or enclosure by wallboard or other construction materials (except for protection during construction).

5.7 The design value adjustment factors for lumber in Tables 1 and 2, and plywood allowable loads and spans in Table 3 of this report, are applicable under elevated temperatures resulting from cyclic climatic conditions. They are not applicable under continuous elevated temperatures resulting from manufacturing or other processes which require special consideration in design, which is not within the scope of this report.

5.8 The SaferWood-FX, Thermex-FR, FRX, Mataverde, Flame Repel and Fireline lumber and plywood are treated in Ferndale, WA under a quality control program with inspections by ICC-ES and QAI Laboratories. (AA-635).

6.0 EVIDENCE SUBMITTED

Data in accordance with the ICC-ES Acceptance Criteria for Fire-retardant-treated Wood (AC66), dated June 2015 (editorially revised April 2018).

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405
310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

ICC REPORT

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT
ROBERT REES
C-26934
2-2028
RENEWAL DATE
STATE OF CALIFORNIA

SCALE
NONE

1

E-1.4

TOPOGRAPHIC MAP

REFERRAL FORM

SLOPE BAND ANALYSIS
Exhibit A: Citywide Hillside Area Regulations Worksheet

Instructions

This form serves as an Exhibit to the Slope Band Analysis Joint Referral Form (CP-7848) for projects subject to the Citywide Hillside Area Regulations and shall be prepared, stamped, and signed by a State of California registered Civil Engineer or Licensed Land Surveyor.

To determine the Maximum Residential Floor Area (RFA), check the zone of the project site in **Table 1** or **Table 2**, as applicable, and complete **Worksheet 1**. Properties with multiple zones should submit a separate copy of the tables and calculations for **EACH** zone. **DO NOT** round up calculations.

Table 1 - Single-Family Zone Hillside Areas Residential Floor Area Ratios (RFAR) (LAMC Section 12.21 C.10-2a)

Slope Bands (%)	☐ R1	☐ RS	☒ RE9	☐ RE11	☐ RE15	☐ RE20	☐ RE40	☐ RA
0 - 14.99	0.45	0.45	0.40	0.40	0.35	0.35	0.35	0.25
15 - 29.99	0.45	0.40	0.35	0.35	0.30	0.30	0.30	0.2
30 - 44.99	0.40	0.35	0.30	0.30	0.25	0.25	0.25	0.15
45 - 59.99	0.35	0.30	0.25	0.25	0.20	0.20	0.20	0.10
60 - 99.99	0.30	0.25	0.20	0.20	0.15	0.15	0.15	0.05
100 +	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Table 2 - Single-Family Zone Hillside Areas RFAR (LAMC Section 12.21 C.10-2b)

Slope Bands (%)	☐ R1H1	☐ R1H2	☐ R1H3	☐ R1H4
0 - 14.99	0.65	0.55	0.45	0.40
15 - 29.99	0.60	0.50	0.45	0.35
30 - 44.99	0.55	0.45	0.40	0.30
45 - 59.99	0.50	0.40	0.35	0.25
60 - 99.99	0.45	0.35	0.30	0.20
100 +	0.00	0.00	0.00	0.00

Worksheet 1 - Hillside Area Maximum RFA Formula (LAMC Section 12.21 C.10-2c)

Slope Bands (%)	Lot Area (SF) within each Slope Band from Survey / Contour Map		FAR from the Zone Checked in Table 1 or Table 2		Maximum RFA[1] allowed within each Slope Band
0 - 14.99	0.00	X	0.40	=	0.00
15 - 29.99	2,824.80	X	0.35	=	988.68
30 - 44.99	537.00	X	0.30	=	161.10
45 - 59.99	1,087.00	X	0.25	=	271.75
60 - 99.99	5,979.00	X	0.20	=	1,195.80
100 +	1,668.00	X	0.00	=	0.00
Total Lot Area			Total Maximum RFA		2,617.33

SURVEYOR'S CERTIFICATION

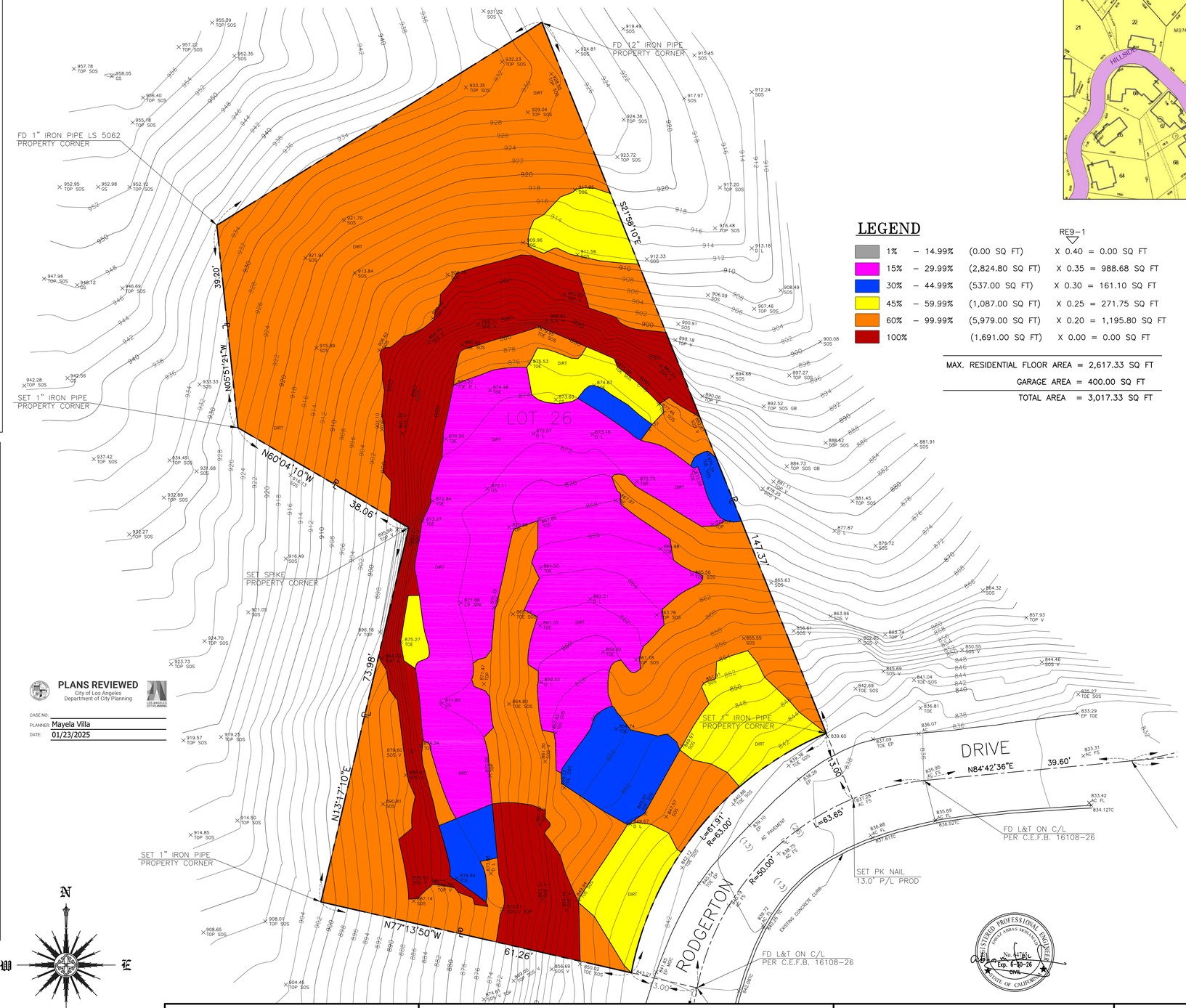
REGISTERED PROFESSIONAL ENGINEER — FAWAZ ABBAS MOHAMAD — No. 64765 Exp. 6-30-26 CIVIL — STATE OF CALIFORNIA

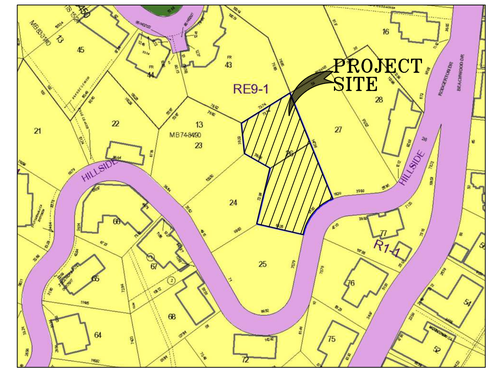
(Space for Surveyor's Stamp/Seal)

I FAWAZ ABBAS MOHAMAD (Print Name), the licensed professional Land Surveyor or Registered Civil Engineer in the State of California (License Number: 64765, Expiration Date: FAWAZ ABBAS MOHAMAD), certifies that all of the above information is correct.

Signature: _____ Date: 9-26-24

[1] RFA shall be calculated as defined in LAMC Section 12.03.





KEY MAP
N.T.S.

LEGEND

RE9-1

1% – 14.99%	(0.00 SQ FT)	X 0.40	= 0.00 SQ FT
15% – 29.99%	(2,824.80 SQ FT)	X 0.35	= 988.68 SQ FT
30% – 44.99%	(537.00 SQ FT)	X 0.30	= 161.10 SQ FT
45% – 59.99%	(1,087.00 SQ FT)	X 0.25	= 271.75 SQ FT
60% – 99.99%	(5,979.00 SQ FT)	X 0.20	= 1,195.80 SQ FT
100%	(1,691.00 SQ FT)	X 0.00	= 0.00 SQ FT

MAX. RESIDENTIAL FLOOR AREA = 2,617.33 SQ FT
GARAGE AREA = 400.00 SQ FT
TOTAL AREA = 3,017.33 SQ FT

PLANS REVIEWED
City of Los Angeles
Department of City Planning
CASE NO:
PLANNER: Mayela Villa
DATE: 01/23/2025

ZIMAS Search

6023 W RODGERTON DR — Font: A A A

Address/Legal

Site Address	6023 W RODGERTON DR
ZIP Code	90068
PIN Number	157-5A191 87
Lot/Parcel Area (Calculated)	12,118.8 (sq ft)
Thomas Brothers Grid	PAGE 593 - GRID G1
Assessor Parcel No. (APN)	5583002004
Tract	TR 6450
Map Reference	M B 74-84/90 (SHTS 8-12)
Block	13
Lot	26
Arb (Lot Cut Reference)	None
Map Sheet	157-5A191

Jurisdictional

Community Plan Area	Hollywood
Area Planning Commission	Central
Neighborhood Council	Hollywood United
Council District	CD 4 - David Ryu
Census Tract #	1894.00
LADBS District Office	Los Angeles Metro
Building Permit Info	View

Planning and Zoning

Special Notes	None
Zoning	RE9-1
Zoning Information (ZI)	None
General Plan Land Use	Low I Residential
General Plan Footnote(s)	Yes
Hillside Area (Zoning Code)	Yes
Baseline Hillside Ordinance	Yes
Baseline Mansionization Ordinance	No
Specific Plan Area	Hollywoodland
Historic Preservation Review	No
HistoricPlacesLA	View
POD - Pedestrian Oriented Districts	None
CDO - Community Design Overlay	None
NSO - Neighborhood Stabilization Overlay	No
Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Ellis Act Property	No
Rent Stabilization Ordinance (RSO)	No
CRA - Community Redevelopment Agency	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	Active: Griffith Park

Assessor

Assessor Parcel No. (APN)	5583002004
Ownership (Assessor)	
Owner1	
Address	
Ownership (Bureau of Engineering, Land Records)	
Owner	
Address	
APN Area (Co. Public Works)*	0.277 (ac)
Use Code	010V - Residential Vacant Land
Assessed Land Val.	$189,278
Assessed Improvement Val.	$0
Last Owner Change	10/06/04
Last Sale Amount	$0
Tax Rate Area	13
Deed Ref No. (City Clerk)	872731
Deed Ref No. (City Clerk)	819600
Deed Ref No. (City Clerk)	7-590
Deed Ref No. (City Clerk)	2570071
Deed Ref No. (City Clerk)	1438909
Deed Ref No. (City Clerk)	1321223
Building 1	No data for building 1
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5

Case Numbers

Recent Activity	None

BENCH MARK:

LID OF SANITARY SEWER MANHOLE STRUCTURE ID 46902060 IN RODGERTON DRIVE AS SHOWN ON WYE MAP. ELEVATION=831.10'

BASIS OF BEARINGS:

THE N84°42'36"E ALONG THE CENTERLINE OF RODGERTON DRIVE TRACT 6450, MAP BOOK 74 PAGE 86, CITY OF LOS ANGELES, STATE OF CALIFORNIA, TAKEN AS THE BEARING FOR THIS SURVEY.

LEGAL DESCRIPTION:

TRACT NO. 6450 LOT 26, BLK 13
MAP BOOK 74 PAGES 84 TO 90

N W E S

GRAPHIC SCALE
0 5' 10' 20' 30'
SCALE: 1" = 10'

REGISTERED PROFESSIONAL ENGINEER — ABBAS MOHAMAD — No. 64765 Exp. 6-30-26 CIVIL — STATE OF CALIFORNIA

ALFREDO LACUESTA
PROFESSIONAL ENGINEER
LACUESTA SURVEYING & ENGINEERING CO.
P.O. BOX 4062, LA PUENTE, CA 91747

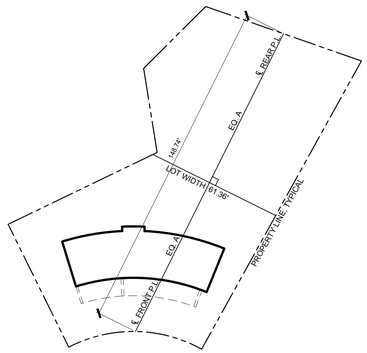
SLOPE ANALYSIS AND
MAX. RESIDENTIAL FLOOR AREA PLAN

PREPARED BY:
JK ASSOCIATES THE CHOICE IN CIVIL ENGINEERING
CIVIL CONSULTING ENGINEERS
1295 LOS ANGELES ST. BLDG. #4
GLENDALE CA. 91204
TEL: (818) 507-9881
FAX: (818) 507-9882
9-26-24

TOPOGRAPHIC MAP

SCALE: 1"=10'	APN: 2285-004-021	DATE: 2-24-21	JK2015.55

6023 RODGERTON DRIVE
LOS ANGELES, CA 90068



LOT WIDTH DIAGRAM

SCALE N.T.S. | 5

A. 2. For residential pools, show the pool enclosure on the plan. The top of the barrier shall be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. The maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. The gate shall open outward away from the pool and shall be self-closing and have a self-latching device. The latch shall be located a minimum 54 inches above the ground. 3109.4, 6109(a)

3. Provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall provide an audible warning when the door or its screen, if present, are opened. The alarm(s) shall be listed and labeled in accordance with UL 2017 and independently certified to the ASTM Standard F2208. The alarms shall be equipped with a deactivation switch located in accordance 54" above the floor for units not required to be accessible and between 48 and 54 inches for units required to be accessible. 3109.2

4. Glazing in walls, enclosures, or fences containing hot tubs, spas, and swimming pools where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface shall be considered a hazardous location and shall comply with Section 2406.1.1 through 2406.1.4.

5. For residential swimming pools, a minimum of (3) drowning prevention safety features shall be installed per Section 3109.2 of the Building Code and Section 11592 of the California Swimming Pool Safety Act.

6. An alarm in good repair and operable as designed that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM International F2208 standard that includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

B. 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. Suction outlets shall be designed and installed in accordance with ANSI / APSP-7. 3109.5

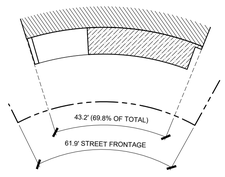
3. An approved Seismic Gas Shutoff Valve or Excess Flow Shut-off Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. A separate plumbing permit is required. b. The latch shall be located a minimum 4.5 feet above the ground. 6109(a) c. Pools on sites with three or more dwelling units shall be approval by Health Department. d. Pools shall comply with the requirements for access to public accommodations by physically handicapped persons. Ordinance 170,158

4. The recirculation and purification of any swimming pool, fish pond, or any body of water required to be fenced by Section 6109, shall be operated and maintained so as to keep the water in such pool or other body of water of water clean and of reasonable clarity. 8118

5. New permanent outdoor pools/spas for a dwelling or duplex shall be equipped with a cover having a "manual or poweroperated reel system." Ordinance 184,248

POOL NOTES

SCALE N.T.S. | 2



PROJECT AS PERCENTAGE OF STREET FRONTAGE (<80%)
(HOLLYWOODLAND DESIGN GUIDELINE WORKSHEET #19)

STREET FRONTAGE

SCALE N.T.S. | 4

NOTES:
General requirements:
The three following safety features shall be installed
(1) An enclosure that meets the requirements of section 115923 and isolates the swimming pool or spa from the private single-family home.

(3) An approved safety pool cover, as defined in subdivision (d) of section 115921.

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. the exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

Pool enclosure/barrier. top to be at least 60 inches above grade measured on the side of the barrier that faces away from the swimming pool. the maximum vertical clearance between grade and the bottom of the barrier shall be 2 inches measured on the side of the barrier that faces away from the swimming pool. 3109.4, 6109(a)

The gate shall open outward away from the pool and shall be self-closing and have a self-latching device. the latch shall be located a minimum 54 inches above the ground. 3109.4, 6109(a)

1 SITE RETAINING WALL WITH STEEL TROWEL STUCCO FINISH, COLOR TBD. SEE LANDSCAPING PLAN FOR PLANTING INFO.

2 POOL ENCLOSURE -SEE NOTES THIS SHEET

A RETAINING WALL "A"

B RETAINING WALL "B"

C RETAINING WALL "C"

SINGLE FAMILY DWELLING W/ ATTACHED GARAGE, 3-STORY PORTION **

SINGLE FAMILY DWELLING FOOTPRINT AT FIRST FLOOR ONLY **

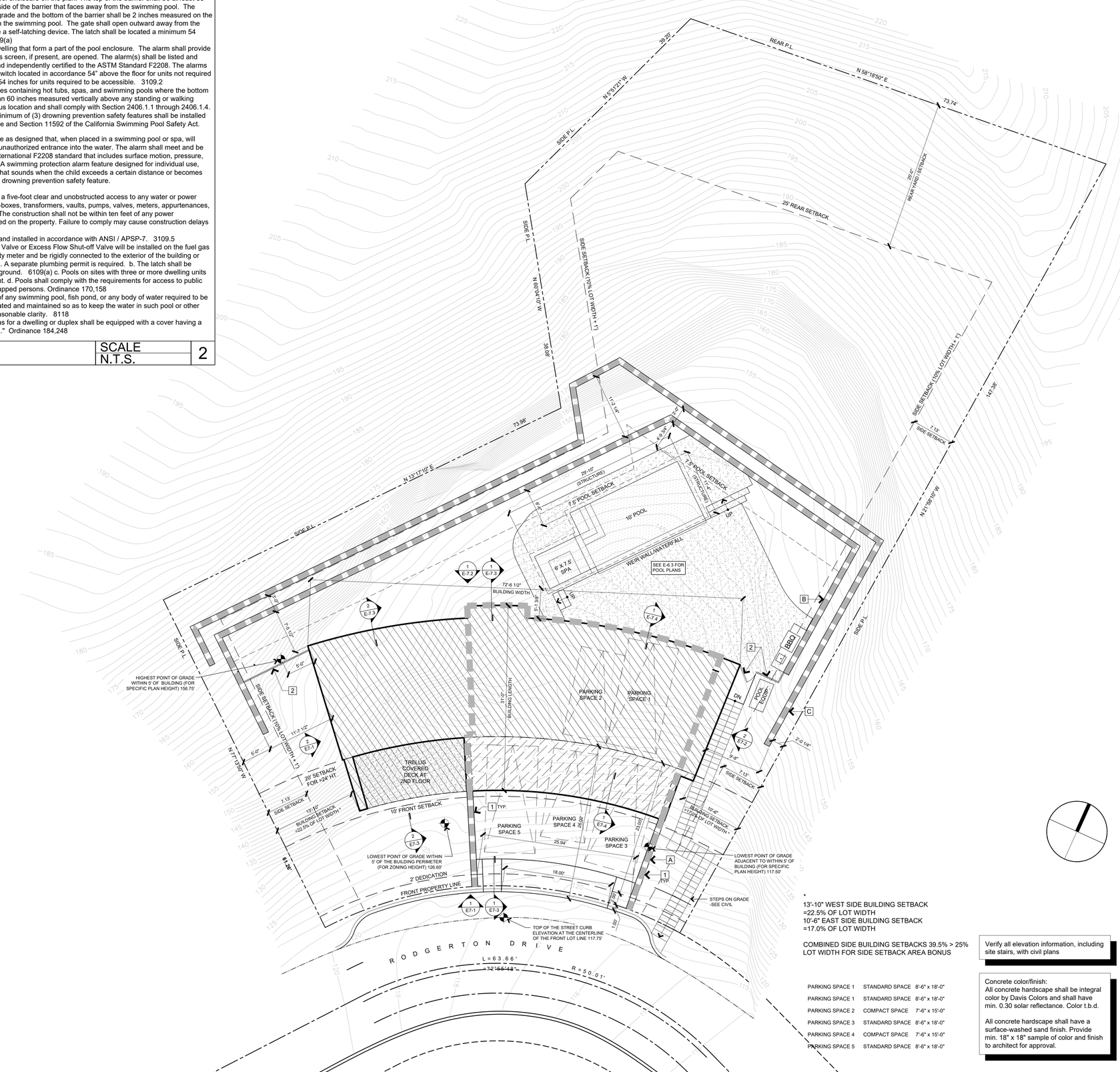
** INCLUDED IN LOT COVERAGE CALCULATION ON SHT. E-1.1

10' H. MAX. RETAINING WALL, SEE CIVIL

LOW RETAINING WALL REQUIRED BY BUREAU OF ENGINEERING, SEE CIVIL

NOTES AND KEYS

SCALE N.T.S. | 3



* 13'-10" WEST SIDE BUILDING SETBACK =22.5% OF LOT WIDTH
10'-6" EAST SIDE BUILDING SETBACK =17.0% OF LOT WIDTH

COMBINED SIDE BUILDING SETBACKS 39.5% > 25% LOT WIDTH FOR SIDE SETBACK AREA BONUS

PARKING SPACE 1	STANDARD SPACE	8'-6" x 18'-0"
PARKING SPACE 1	STANDARD SPACE	8'-6" x 18'-0"
PARKING SPACE 2	COMPACT SPACE	7'-6" x 15'-0"
PARKING SPACE 3	STANDARD SPACE	8'-6" x 18'-0"
PARKING SPACE 4	COMPACT SPACE	7'-6" x 15'-0"
PARKING SPACE 5	STANDARD SPACE	8'-6" x 18'-0"

Verify all elevation information, including site stairs, with civil plans

Concrete color/finish:
All concrete hardscape shall be integral color by Davis Colors and shall have min. 0.30 solar reflectance. Color t.b.d.

All concrete hardscape shall have a surface-washed sand finish. Provide min. 18" x 18" sample of color and finish to architect for approval.

SITE PLAN

SCALE 1/8" = 1'-0" | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

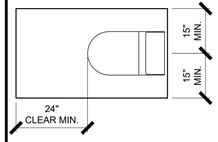
SITE PLAN

PLAN CHECK
12 MARCH 2025

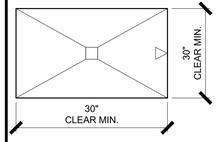
LICENSED ARCHITECT ROBERT REES C-26934 RENEWAL DATE 2-2026 STATE OF CALIFORNIA

E-5

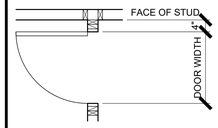
TOILET CLEARANCE



SHOWER CLEARANCE



STANDARD INTERIOR DOOR OFFSET



CONCRETE WALL

FURRING

2X4 FRAMING

2X6 FRAMING

1-HR RATED CONSTRUCTION

NOTES/KEYS:

1. EXHAUST FAN IS TO BE ENERGY STAR RATED AND HUMIDISTAT CONTROLLED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING (EF)
2. ALL NEWLY INSTALLED APPLIANCES ARE TO BE ENERGY STAR RATED

(SD) HARDWIRED SMOKE DETECTOR

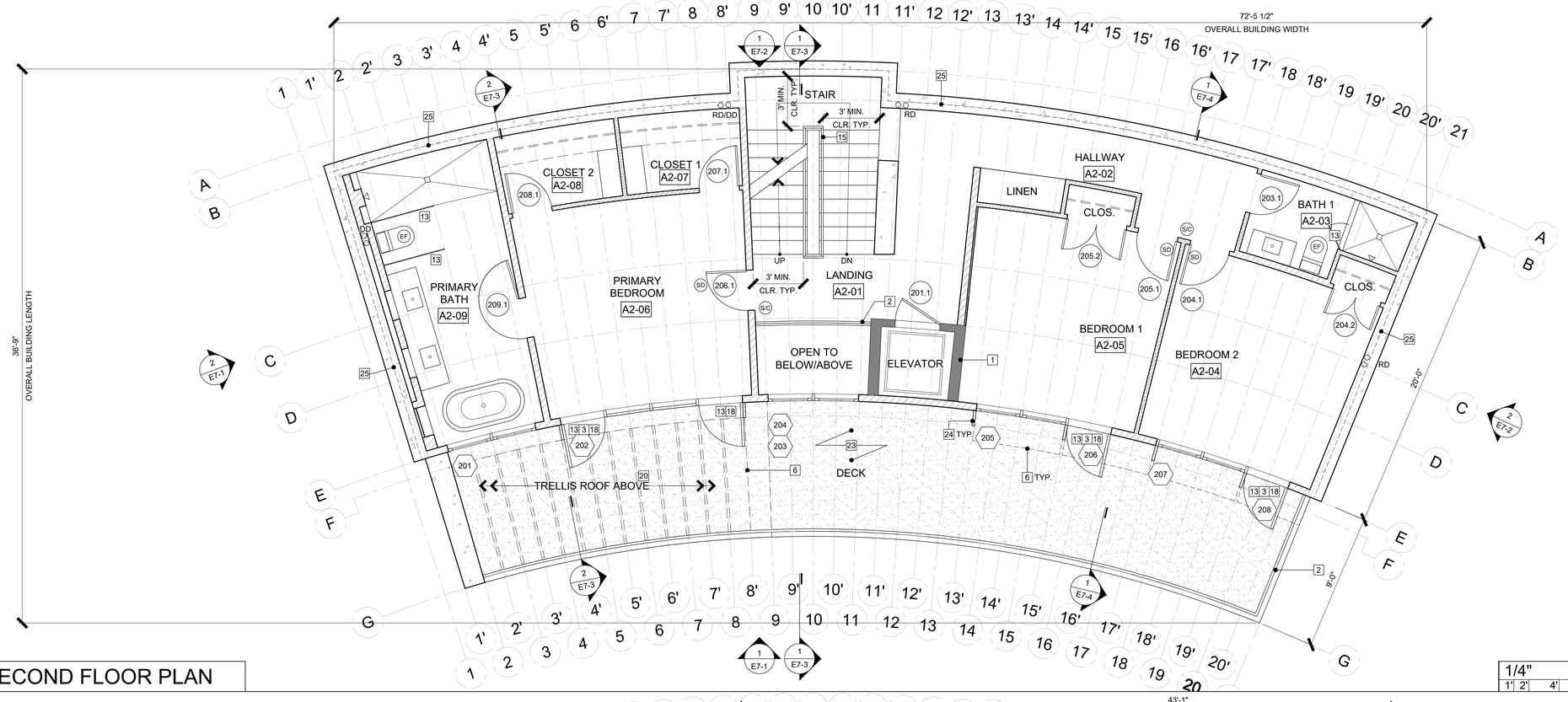
(S/C) HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR

LEGEND

1. 1-HR. FIRE RATED WALL/CEILING BETWEEN GARAGE / ELEVATOR AND RESIDENCE INCLUDING 20-MIN. RATED SELF-CLOSING, SELF-LATCHING DOOR -SEE DTL. 3/E11.2-1
2. 42" H. GUARDRAIL WITH MAX. 4" OPENINGS
3. EGRESS WINDOW / DOOR
4. FUTURE ELECTRIC VEHICLE CHARGING STATION MIN. 1" DIAMETER RACEWAY TO ACCOMODATE-DEDICATE 208/240 VOLT BRANCH CIRCUIT SEE NOTES ON A0-4
5. ROUTING TO SERVICE PANEL, INVERTERS AND WATER HEATER IN ROOF FRAMING AND WALL FRAMING BELOW
6. OUTLINE OF ROOF / WALL / SHADE PROJECTION ABOVE
7. INVERTER AND METERING PANEL LOCATION
8. SINGLE-PLY CLASS 'A' ROOF, SEAMAN 36 MIL. FIBERTITE / 30 OZ SQ. YD. / ICC: ESR-1456 / COLOR: WHITE / MIN. SLOPE 1/4" PER FOOT 3 YEAR AGED SOLAR REFLECTANCE 0.63 MIN. THERMAL EMITTANCE -0.75 MIN. SRI -75 MIN
9. OVERHANG W/ METAL CAP AND FASCIA COLOR TBD
10. SKYLIGHT, VELUX FCM1446
11. SKYLIGHT, VELUX FCM2270
12. CONDUCTOR HEAD AND/OR DOWNSPOUT
13. TEMPERED GLASS
14. ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UNDER-STAIR SURFACES PROTECTED BY MIN. 1/2" GYPSUM BOARD (CRC R302.7)
15. HAND RAIL. TOP 34"-38" ABOVE STAIR NOSING, TYP.
16. 20 MIN. SELF CLOSING DOOR
17. AC CONDENSER
18. LANDING MAX 1.5" BELOW THRESHOLD, TYP
19. ROOF/DECK DRAIN W/ ADJACENT OVERFLOW DRAIN @ +2"
20. ALUMINUM TRELLIS BEAMS
21. AREA ABOVE TO BE USED TO HOUSE MECHANICAL EQUIPMENT
22. TRASH AREA
23. CLASS "A" RATED WOOD DECKING (ESR-1159) / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM, LARR 24842
24. VERTICAL FINS -MATERIAL & COLOR TBD -SEE ELEVATIONS
25. FACE OF SHEATHING AT FLOOR ABOVE
26. OUTLINE OF ROOF / WALL / SHADE PROJECTION BELOW
27. 3.15 kW ROOF MOUNTED PHOTOVOLTAIC SYSTEM

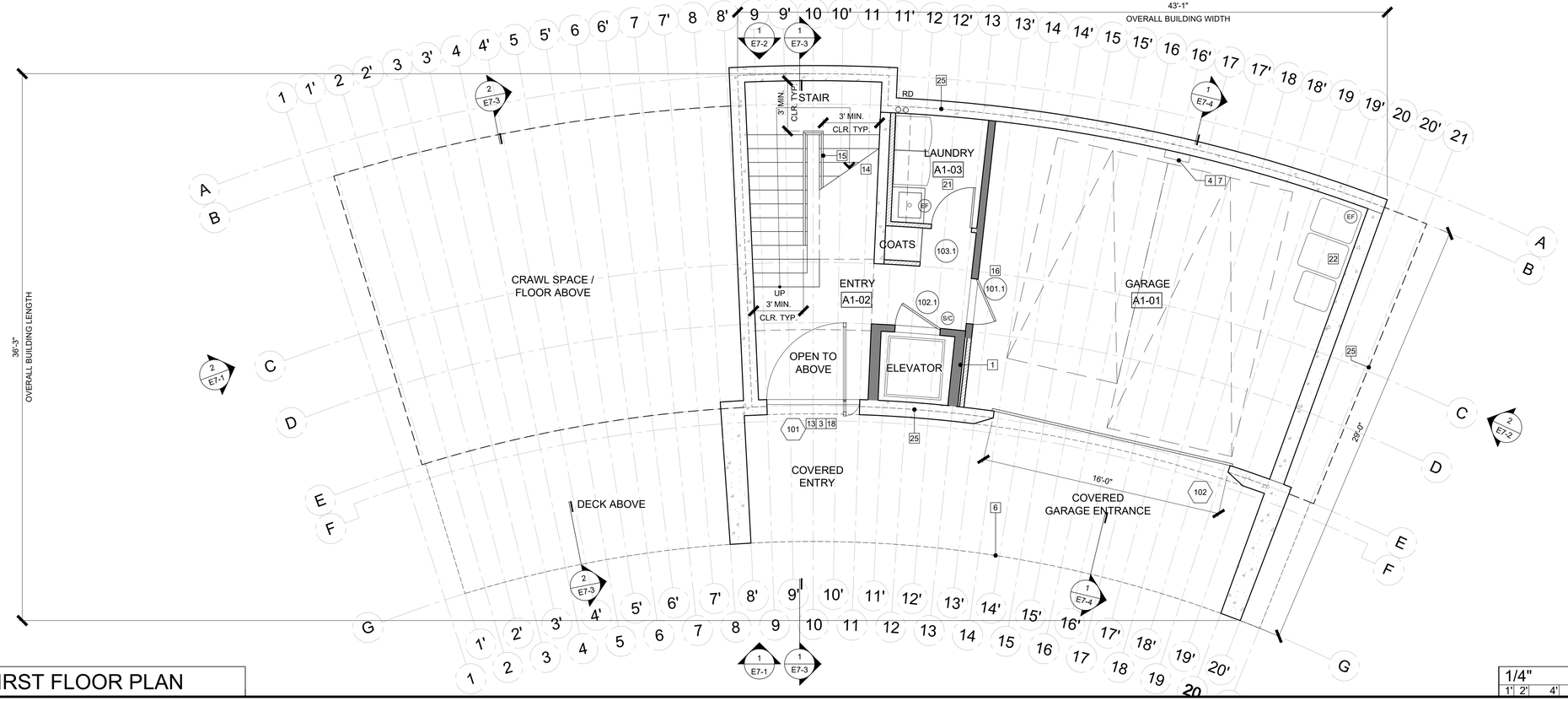
NOTES
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD (OR POST), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.
3. VERIFY ALL STRUCTURAL ITEMS WITH STRUCTURAL PLANS

NOTES AND KEYS | 3



SECOND FLOOR PLAN

1/4" 1' 2' 4' 8' | 2



FIRST FLOOR PLAN

1/4" 1' 2' 4' 8' | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

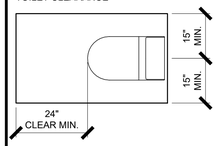
FIRST FLOOR PLAN & SECOND FLOOR PLAN

PLAN CHECK
12 MARCH 2025

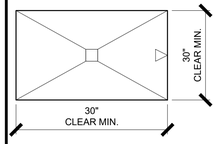
LICENSED ARCHITECT ROBERT REES C-26934 2-2026 RENEWAL DATE STATE OF CALIFORNIA

E-6.1

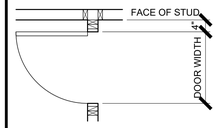
TOILET CLEARANCE



SHOWER CLEARANCE



STANDARD INTERIOR DOOR OFFSET



CONCRETE WALL

FURRING

2X4 FRAMING

2X6 FRAMING

1-HR RATED CONSTRUCTION

NOTES/KEYS:

1. EXHAUST FAN IS TO BE ENERGY STAR RATED AND HUMIDISTAT CONTROLLED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING (EF)
2. ALL NEWLY INSTALLED APPLIANCES ARE TO BE ENERGY STAR RATED

(SD) HARDWIRED SMOKE DETECTOR

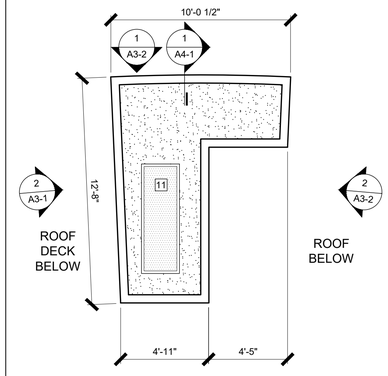
(S/C) HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR

LEGEND

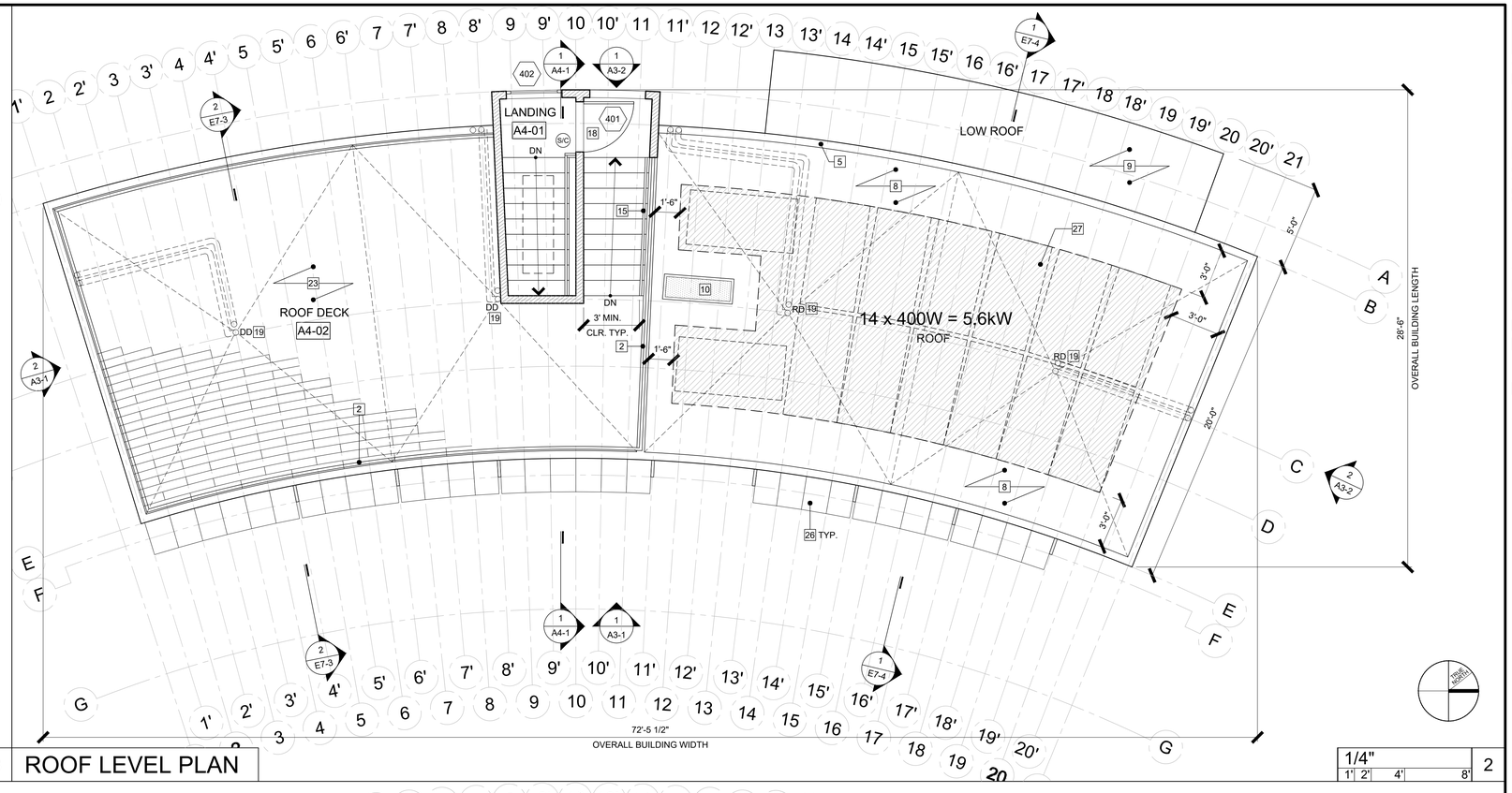
1. 1-HR. FIRE RATED WALL/CEILING BETWEEN GARAGE / ELEVATOR AND RESIDENCE INCLUDING 20-MIN. RATED SELF-CLOSING, SELF-LATCHING DOOR -SEE DTL. 3/E11.2-1
2. 42" H. GUARDRAIL WITH MAX. 4" OPENINGS
3. EGRESS WINDOW / DOOR
4. FUTURE ELECTRIC VEHICLE CHARGING STATION MIN. 1" DIAMETER RACEWAY TO ACCOMODATE-DEDICATE 208/240 VOLT BRANCH CIRCUIT SEE NOTES ON A0-4
5. ROUTING TO SERVICE PANEL, INVERTERS AND WATER HEATER IN ROOF FRAMING AND WALL FRAMING BELOW
6. OUTLINE OF ROOF / WALL / SHADE PROJECTION ABOVE
7. INVERTER AND METERING PANEL LOCATION
8. SINGLE-PLY CLASS 'A' ROOF, SEAMAN 36 MIL. FIBERTITE / 30 OZ SQ. YD. / ICC: ESR-1456 / COLOR: WHITE / MIN. SLOPE 1/4" PER FOOT 3 YEAR AGED SOLAR REFLECTANCE 0.63 MIN. THERMAL EMITTANCE -0.75 MIN. SRI -75 MIN
9. OVERHANG W/ METAL CAP AND FASCIA COLOR TBD
10. SKYLIGHT, VELUX FCM1446
11. SKYLIGHT, VELUX FCM2270
12. CONDUCTOR HEAD AND/OR DOWNSPOUT
13. TEMPERED GLASS
14. ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UNDER-STAIR SURFACES PROTECTED BY MIN. 1/2" GYPSUM BOARD (CRC R302.7)
15. HAND RAIL. TOP 34"-38" ABOVE STAIR NOSING, TYP.
16. 20 MIN. SELF CLOSING DOOR
17. AC CONDENSER
18. LANDING MAX 1.5" BELOW THRESHOLD, TYP
19. ROOF/DECK DRAIN W/ ADJACENT OVERFLOW DRAIN @ +2"
20. ALUMINUM TRELLIS BEAMS
21. AREA ABOVE TO BE USED TO HOUSE MECHANICAL EQUIPMENT
22. TRASH AREA
23. CLASS "A" RATED WOOD DECKING (ESR-1159) / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM, LARR 24842
24. VERTICAL FINS -MATERIAL & COLOR TBD -SEE ELEVATIONS
25. FACE OF SHEATHING AT FLOOR ABOVE
26. OUTLINE OF ROOF / WALL / SHADE PROJECTION BELOW
27. 3.15 kW ROOF MOUNTED PHOTOVOLTAIC SYSTEM

NOTES
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD (OR POST), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.
3. VERIFY ALL STRUCTURAL ITEMS WITH STRUCTURAL PLANS

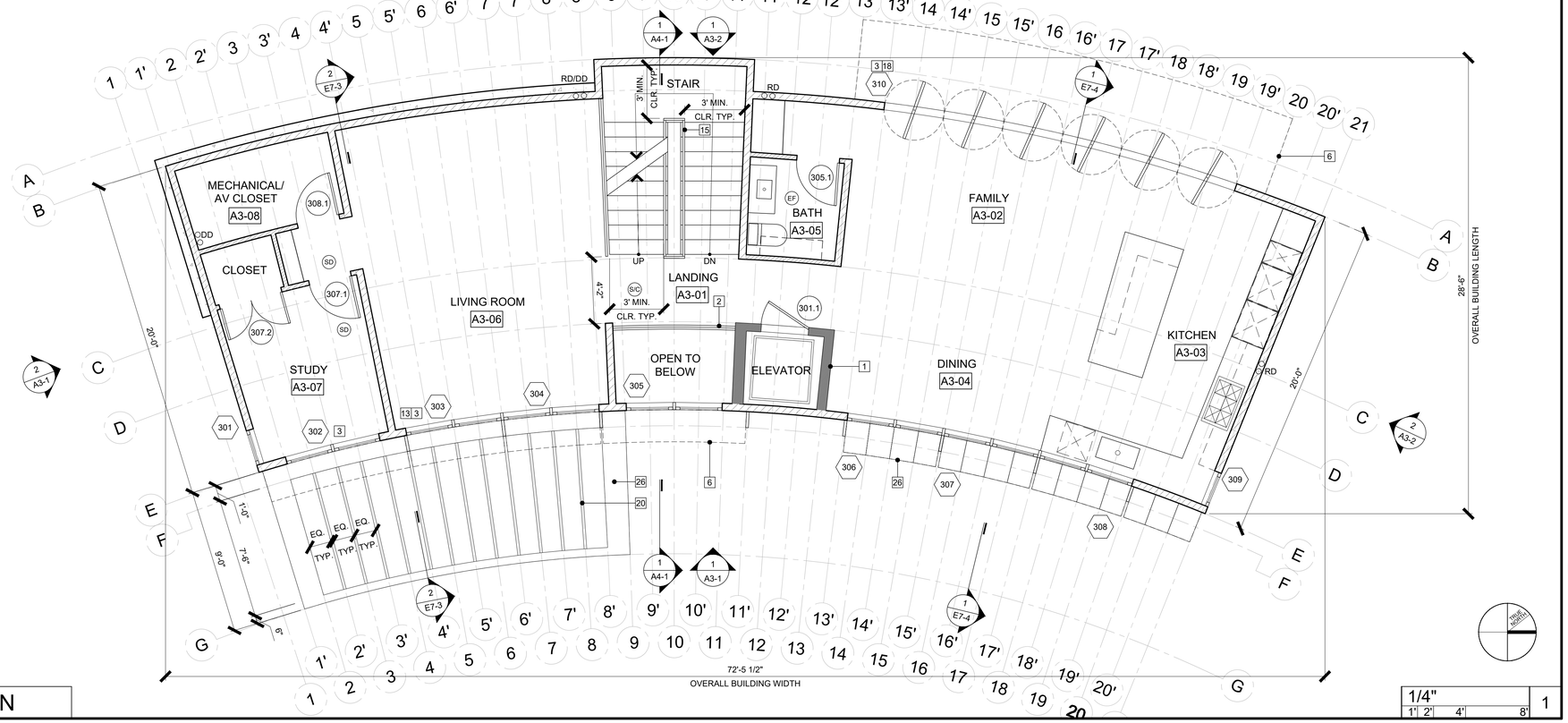
NOTES & KEYS | 4



UPPER ROOF PL. | 1/4" 1' 2' 4' 8' | 3



ROOF LEVEL PLAN | 1/4" 1' 2' 4' 8' | 2



THIRD FLOOR PLAN | 1/4" 1' 2' 4' 8' | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Radgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

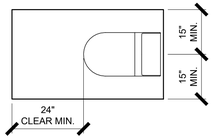
THIRD FLOOR PLAN & ROOF LEVEL PLAN

PLAN CHECK
12 MARCH 2025

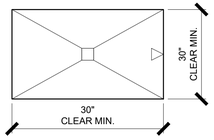
LICENSED ARCHITECT ROBERT REES C-26934 2-2028 RENEWAL DATE STATE OF CALIFORNIA

E-6.2

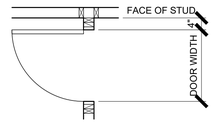
TOILET CLEARANCE



SHOWER CLEARANCE



STANDARD INTERIOR DOOR OFFSET



CONCRETE WALL

FURRING

2X4 FRAMING

2X6 FRAMING

1-HR RATED CONSTRUCTION

NOTES/KEYS:

1. EXHAUST FAN IS TO BE ENERGY STAR RATED AND HUMIDISTAT CONTROLLED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING

(EF)

2. ALL NEWLY INSTALLED APPLIANCES ARE TO BE ENERGY STAR RATED

(SD) HARDWIRED SMOKE DETECTOR

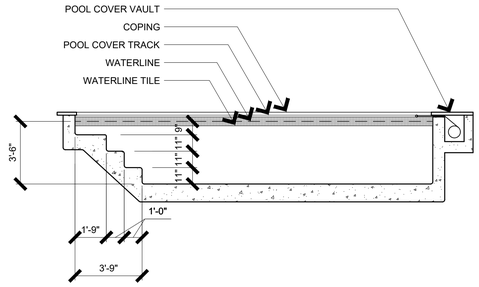
(S/C) HARDWIRED SMOKE/CARBON MONOXIDE DETECTOR

LEGEND

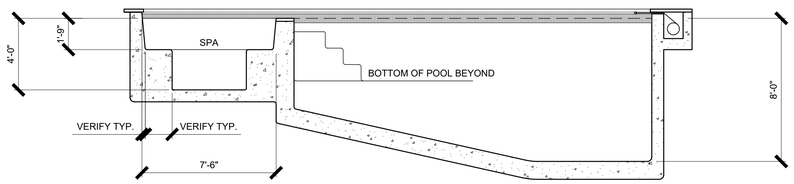
1. 1-HR. FIRE RATED WALL/CEILING BETWEEN GARAGE / ELEVATOR AND RESIDENCE INCLUDING 20-MIN. RATED SELF-CLOSING, SELF-LATCHING DOOR -SEE DTL. 3/E11.2-1
2. 42" H. GUARDRAIL WITH MAX. 4" OPENINGS
3. EGRESS WINDOW / DOOR
4. FUTURE ELECTRIC VEHICLE CHARGING STATION MIN. 1" DIAMETER RACEWAY TO ACCOMODATE/DEDICATE 208/240 VOLT BRANCH CIRCUIT SEE NOTES ON A0-4
5. ROUTING TO SERVICE PANEL, INVERTERS AND WATER HEATER IN ROOF FRAMING AND WALL FRAMING BELOW
6. OUTLINE OF ROOF / WALL / SHADE PROJECTION ABOVE
7. INVERTER AND METERING PANEL LOCATION
8. SINGLE-PLY CLASS 'A' ROOF, SEAMAN 36 MIL. FIBERTITE / 30 OZ SQ. YD. / ICC: ESR-1456 / COLOR: WHITE / MIN. SLOPE 1/4" PER FOOT 3 YEAR AGED SOLAR REFLECTANCE 0.63 MIN. THERMAL EMITTANCE -0.75 MIN. SRI -75 MIN
9. OVERHANG W/ METAL CAP AND FASCIA COLOR TBD
10. SKYLIGHT, VELUX FCM1446
11. SKYLIGHT, VELUX FCM2270
12. CONDUCTOR HEAD AND/OR DOWNSPOUT
13. TEMPERED GLASS
14. ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE UNDER-STAIR SURFACES PROTECTED BY MIN. 1/2" GYPSUM BOARD (CRC R302.7)
15. HAND RAIL. TOP 34"-38" ABOVE STAIR NOSING, TYP.
16. 20 MIN. SELF CLOSING DOOR
17. AC CONDENSER
18. LANDING MAX 1.5" BELOW THRESHOLD, TYP
19. ROOF/DECK DRAIN W/ ADJACENT OVERFLOW DRAIN @ +2"
20. ALUMINUM TRELLIS BEAMS
21. AREA ABOVE TO BE USED TO HOUSE MECHANICAL EQUIPMENT
22. TRASH AREA
23. CLASS "A" RATED WOOD DECKING (ESR-1159) / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM. LARR 24842
24. VERTICAL FINS -MATERIAL & COLOR TBD -SEE ELEVATIONS
25. FACE OF SHEATHING AT FLOOR ABOVE
26. OUTLINE OF ROOF / WALL / SHADE PROJECTION BELOW
27. 3.15 kW ROOF MOUNTED PHOTOVOLTAIC SYSTEM

NOTES
1. ALL DIMENSIONS ARE TO FACE OF CONCRETE OR FACE OF STUD (OR POST), UNLESS OTHERWISE NOTED.
2. DO NOT SCALE FROM DRAWINGS. VERIFY ANY REQUIRED DIMENSIONS WITH ARCHITECT.
3. VERIFY ALL STRUCTURAL ITEMS WITH STRUCTURAL PLANS

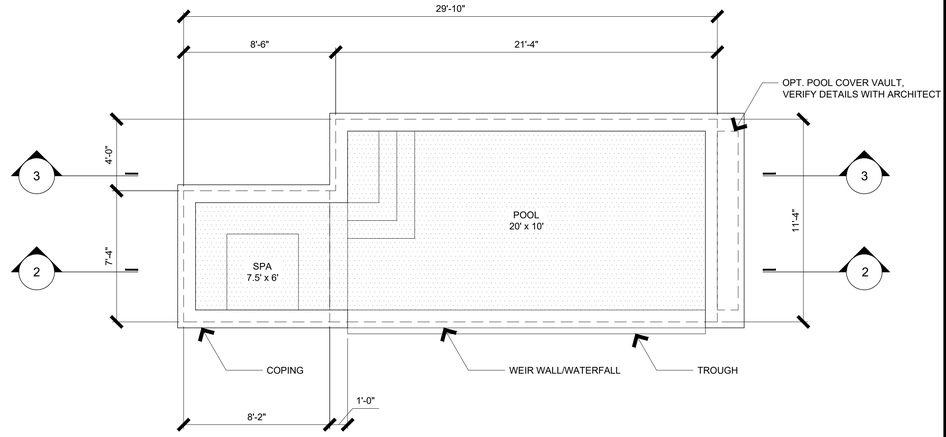
NOTES AND KEYS | 4



SECTION 2 | 1/4" (1' 2' 4' 8') | 3



SECTION 1 | 1/4" (1' 2' 4' 8') | 2



REFER TO 2/E-5 FOR SWIMMING POOL/SPA SAFETY FEATURE INFORMATION

POOL PLAN | 1/4" (1' 2' 4' 8') | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Radgerton Dr.
Los Angeles, CA
90068

Project Number
2401

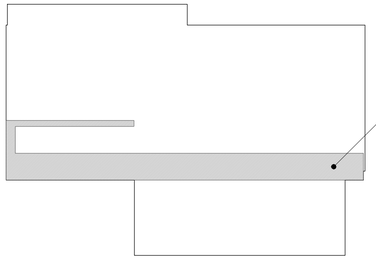
RODGERTON RESIDENCE

POOL PLANS

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT
ROBERT REES
C-26934
2-2028
RENEWAL DATE
STATE OF CALIFORNIA

E-6.3



TOTAL 2,116 S.F.
PROJECTIONS 297 S.F.
PROJECTIONS AS % OF TOTAL 14%

PER HOLLYWOODLAND DESIGN GUIDELINES, WORKSHEET, #17b.

FACADE PROJECTION DIAGRAM

1/4" (1' 2' 4' 8') 3

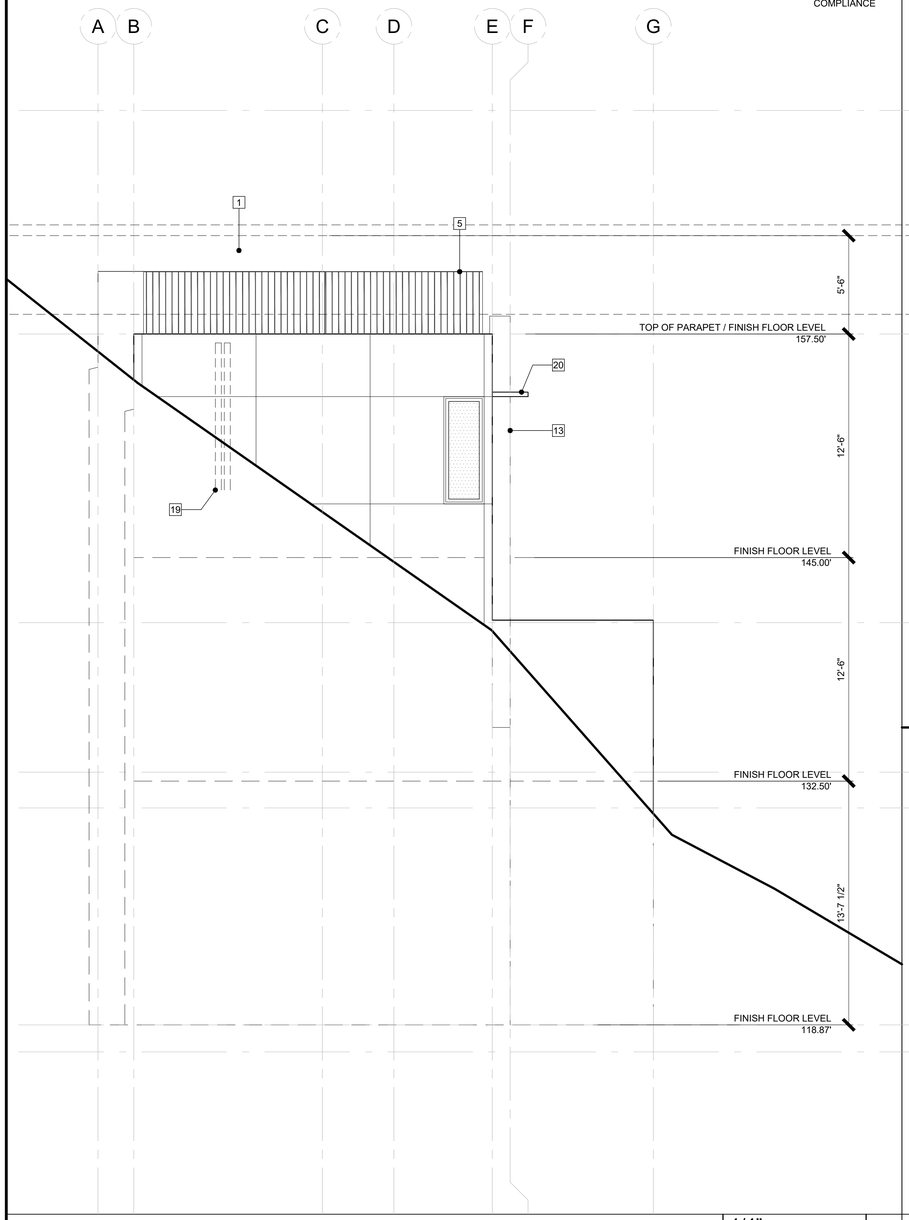
LEGEND

1. SIDING/CLADDING #1
2. SIDING/CLADDING #2
3. EGRESS WINDOW 42" MIN./ 44" MAX. SILL HT. SEE SCHEDULE FOR ADDITIONAL INFO
4. HAND RAIL, 34"-38" ABV. STAIR NOSING
5. 42" H. GUARDRAIL W/ 3/8" X 2" TOP RAIL & 3/8" x 2" STEEL PICKETS, MAX. 4" OPENINGS
6. 9 1/4" WIDE BOARD FORMED CONCRETE. CONFIRM JOINT LOCATIONS WITH ARCHITECT
7. ENTRY DOOR
8. GARAGE DOOR
9. CLIP LOCK METAL ROOFING MATERIAL TBD
10. METAL FACIA
11. BREAK METAL CAP
12. BREAK METAL DRIP EDGE
13. 12" D. VERTICAL FIN MAX. 6" THICK, MIN. 6' APART
14. EXHAUST VENT
15. HOOD VENT
16. MATERIAL TBD
17. FIRE RISER FINAL LOCATION TBD
18. LINE OF WALL BELOW GRADE
19. INTERNAL ROOF / DECK DRAIN / OVERFLOW INTERCONNECT W/ SUBTERRANEAN DRAINAGE
20. HORIZONTAL SHADE PROJECTION

THE FIRST NINE FEET, MEASURED FROM GRADE, OF EXTERIOR WALLS AND DOORS SHALL BE BUILT AND MAINTAINED WITH A GRAFFITI-RESISTANT FINISH CONSISTING OF EITHER A HARD, SMOOTH, IMPERMEABLE SURFACE SUCH AS CERAMIC TILE OR BAKED ENAMEL, OR A RENEWABLE COATING OF AN APPROVED ANTI-GRAFFITI MATERIAL, OR A COMBINATION OF BOTH.

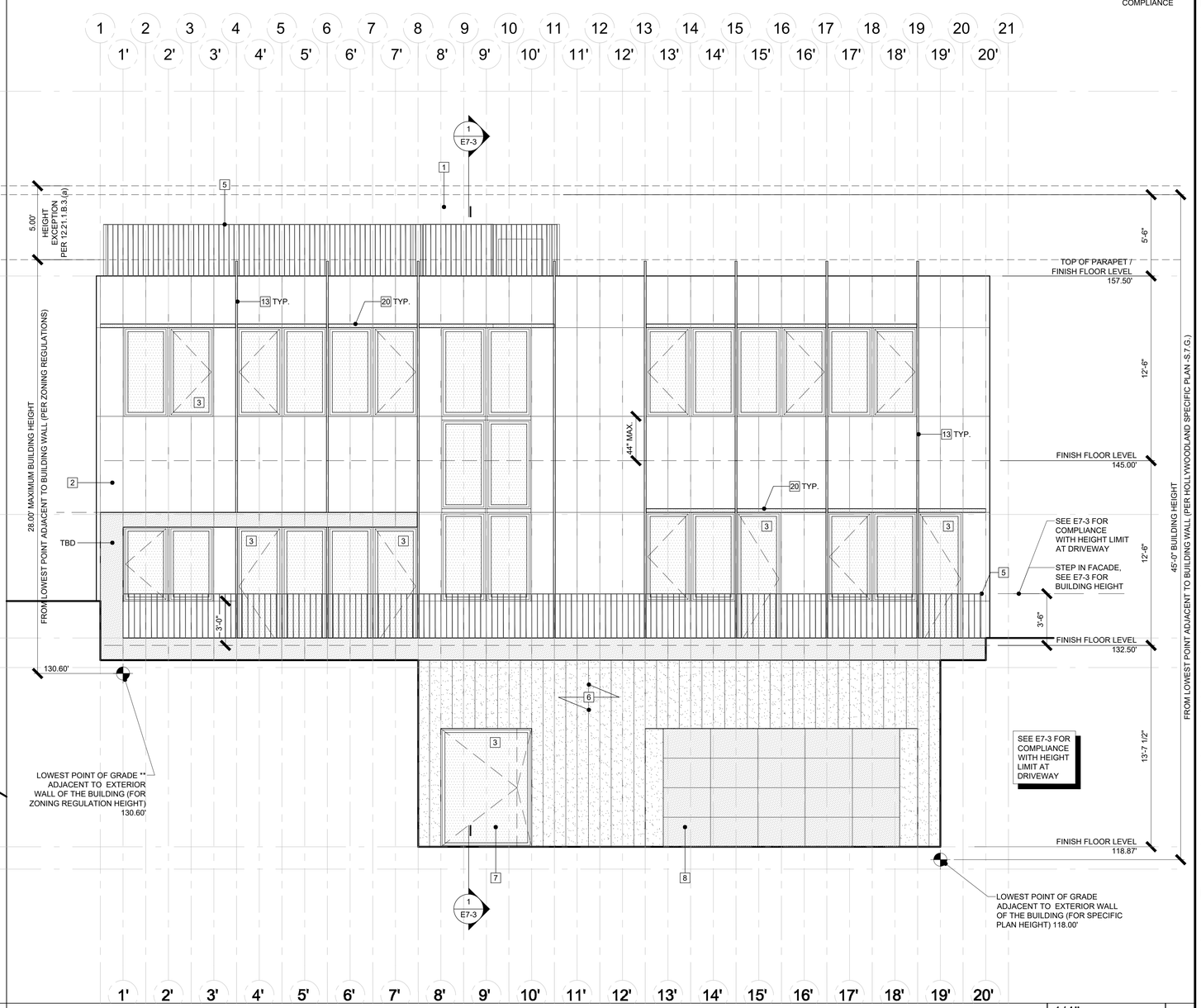
NOTES & KEYS

1/4" (1' 2' 4' 8') 2



SIDE ELEVATION

1/4" (1' 2' 4' 8') 3



FRONT ELEVATION

1/4" (1' 2' 4' 8') 1

RS SR

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Radgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

ELEVATIONS

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT ROBERT REES C-26934 RENEWAL DATE 9-2028 STATE OF CALIFORNIA

E-7.1

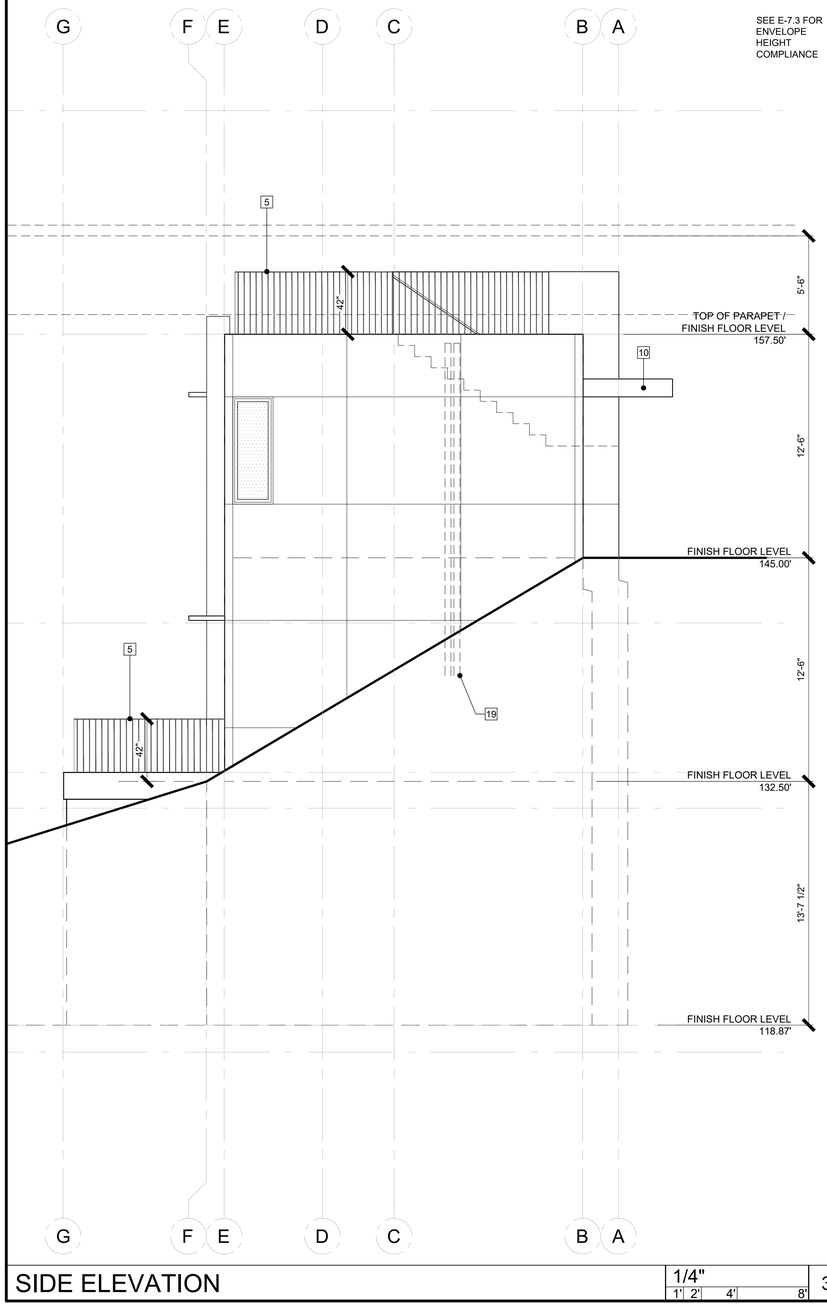
LEGEND

1. SIDING/CLADDING #1
2. SIDING/CLADDING #2
3. EGRESS WINDOW 42" MIN./ 44" MAX. SILL HT. SEE SCHEDULE FOR ADDITIONAL INFO
4. HAND RAIL, 34"-38" ABV. STAIR NOSING
5. 42" H. GUARDRAIL W/ 3/8" X 2" TOP RAIL & 3/8" x 2" STEEL PICKETS, MAX. 4" OPENINGS
6. 9 1/4" WIDE BOARD FORMED CONCRETE. CONFIRM JOINT LOCATIONS WITH ARCHITECT
7. ENTRY DOOR
8. GARAGE DOOR
9. CLIP LOCK METAL ROOFING MATERIAL TBD
10. METAL FACIA
11. BREAK METAL CAP
12. BREAK METAL DRIP EDGE
13. 12" D. VERTICAL FIN MAX. 6" THICK, MIN. 6' APART
14. EXHAUST VENT
15. HOOD VENT
16. MATERIAL TBD
17. FIRE RISER FINAL LOCATION TBD
18. LINE OF WALL BELOW GRADE
19. INTERNAL ROOF / DECK DRAIN / OVERFLOW INTERCONNECT W/ SUBTERRANEAN DRAINAGE
20. HORIZONTAL SHADE PROJECTION

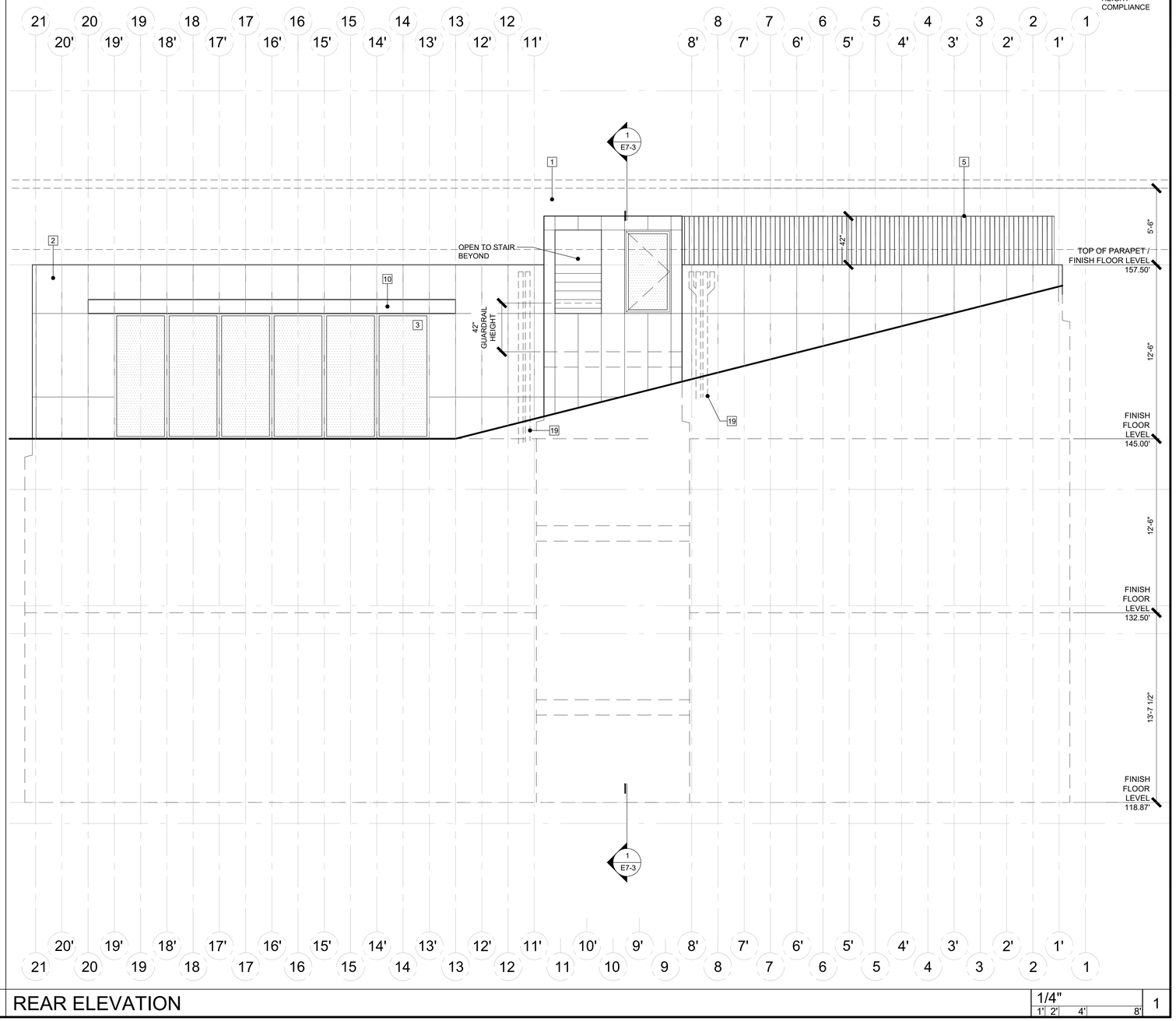
THE FIRST NINE FEET, MEASURED FROM GRADE, OF EXTERIOR WALLS AND DOORS SHALL BE BUILT AND MAINTAINED WITH A GRAFFITI-RESISTANT FINISH CONSISTING OF EITHER A HARD, SMOOTH, IMPERMEABLE SURFACE SUCH AS CERAMIC TILE OR BAKED ENAMEL, OR A RENEWABLE COATING OF AN APPROVED ANTI-GRAFFITI MATERIAL, OR A COMBINATION OF BOTH.

NOTES & KEYS

1/4" (1' 2' 4') — 2



SIDE ELEVATION — 1/4" (1' 2' 4' 8') — 3



REAR ELEVATION — 1/4" (1' 2' 4' 8') — 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405
310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Radgerton Dr.
Los Angeles, CA
90068

Project Number
2401

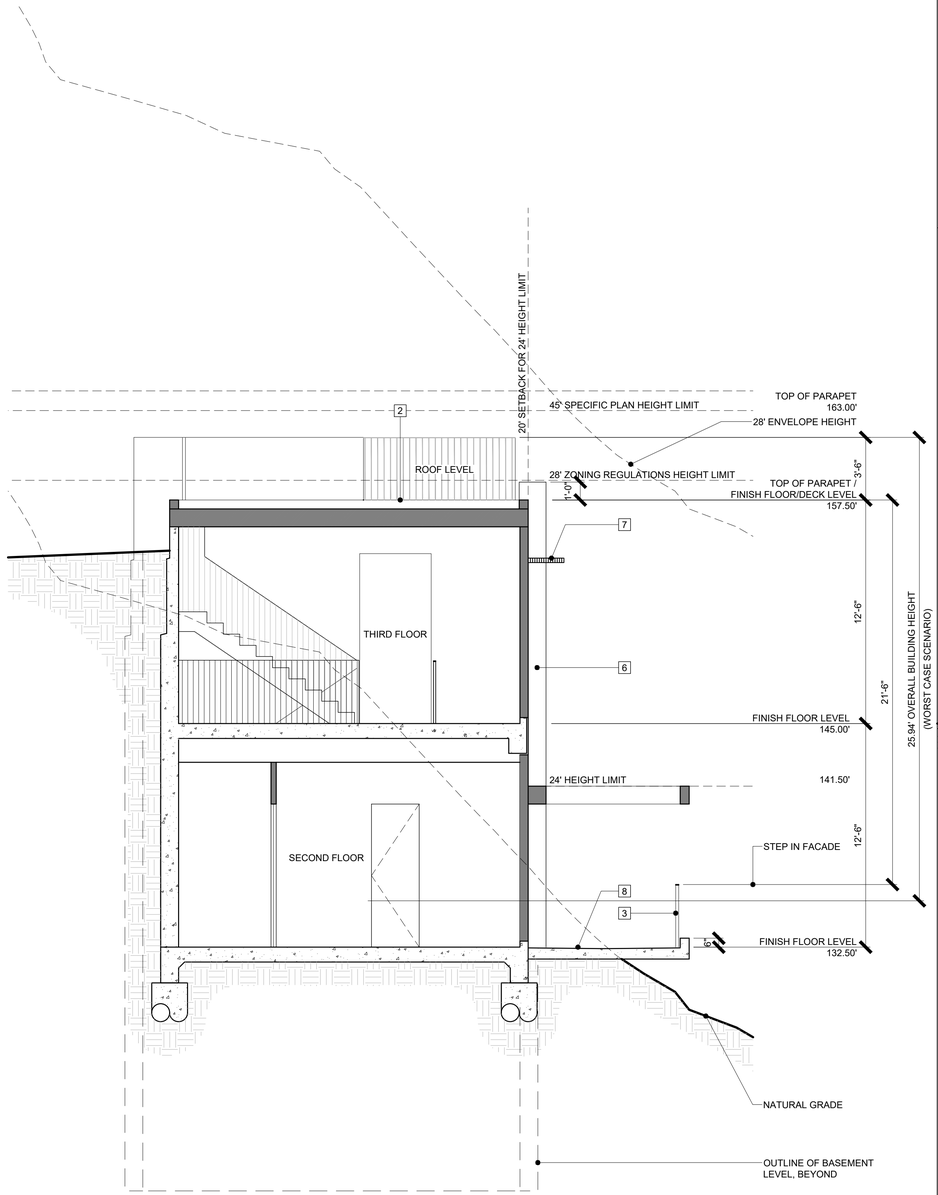
RODGERTON RESIDENCE

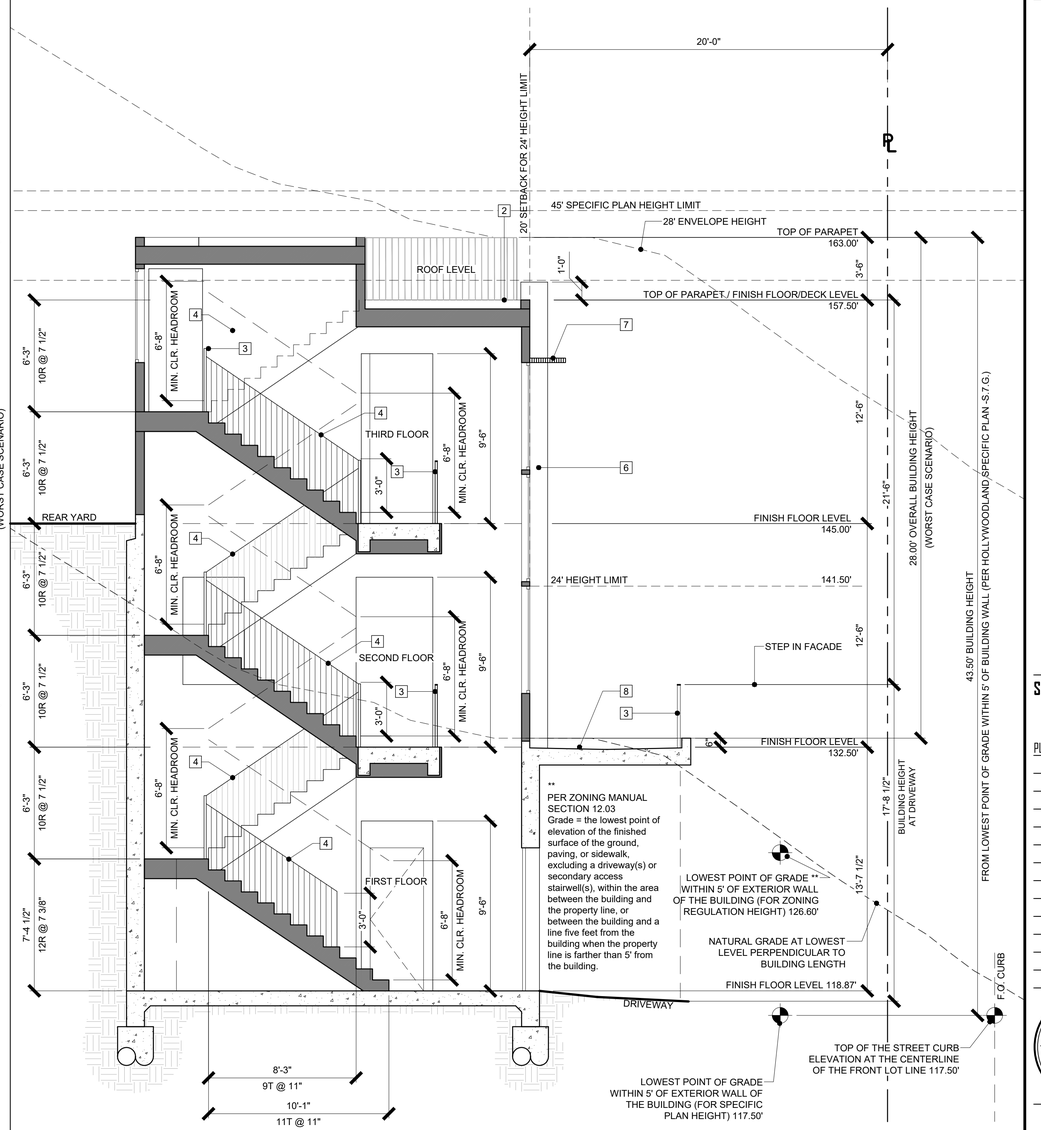
ELEVATIONS

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT ROBERT REES C-26934 2-2028 RENEWAL DATE STATE OF CALIFORNIA

E-7.2





LEGEND

1. GUTTER/DOWNSPOUT/INTERNAL DOWNSPOUT
2. FIRE RATED WOOD DECKING / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM. LARR 24842
3. 42" H GUARD RAIL SYSTEM W/ MAX. 4" OPENINGS
4. HAND RAIL. TOP 34"-38" ABOVE STAIR NOSING, TYP.
5. ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND SOFFITS PROTECTED BY 1/2" GYPSUM BOARD (CRC R302.7)
6. 12" D. VERTICAL FIN MAX. 6" THICK, MIN. 6' APART
7. HORIZONTAL SHADE PROJECTION
8. TILE FINISH OVER CONCRETE DECK

NOTES & KEYS | 3 | SECTION | 1/4" (1' 2' 4' 8') | 2 | SECTION | 1/4" (1' 2' 4' 8') | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Radgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

SECTIONS

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT
ROBERT REES
C-26934
RENEWAL DATE 2-2028
STATE OF CALIFORNIA

E-7.3

LEGEND

1 GUTTER/DOWNSPOUT/INTERNAL DOWNSPOUT

2 FIRE RATED WOOD DECKING / SLEEPERS / ENDURO-KOTE / ENDURO-FLEX KOTE WALKING DECK COVERING SYSTEM. LARR 24842

3 42" H GUARD RAIL SYSTEM W/ MAX. 4" OPENINGS

4 HAND RAIL. TOP 34"-38" ABOVE STAIR NOSING, TYP.

5 ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE, AND SOFFITS PROTECTED BY 1/2" GYPSUM BOARD (CRC R302.7)

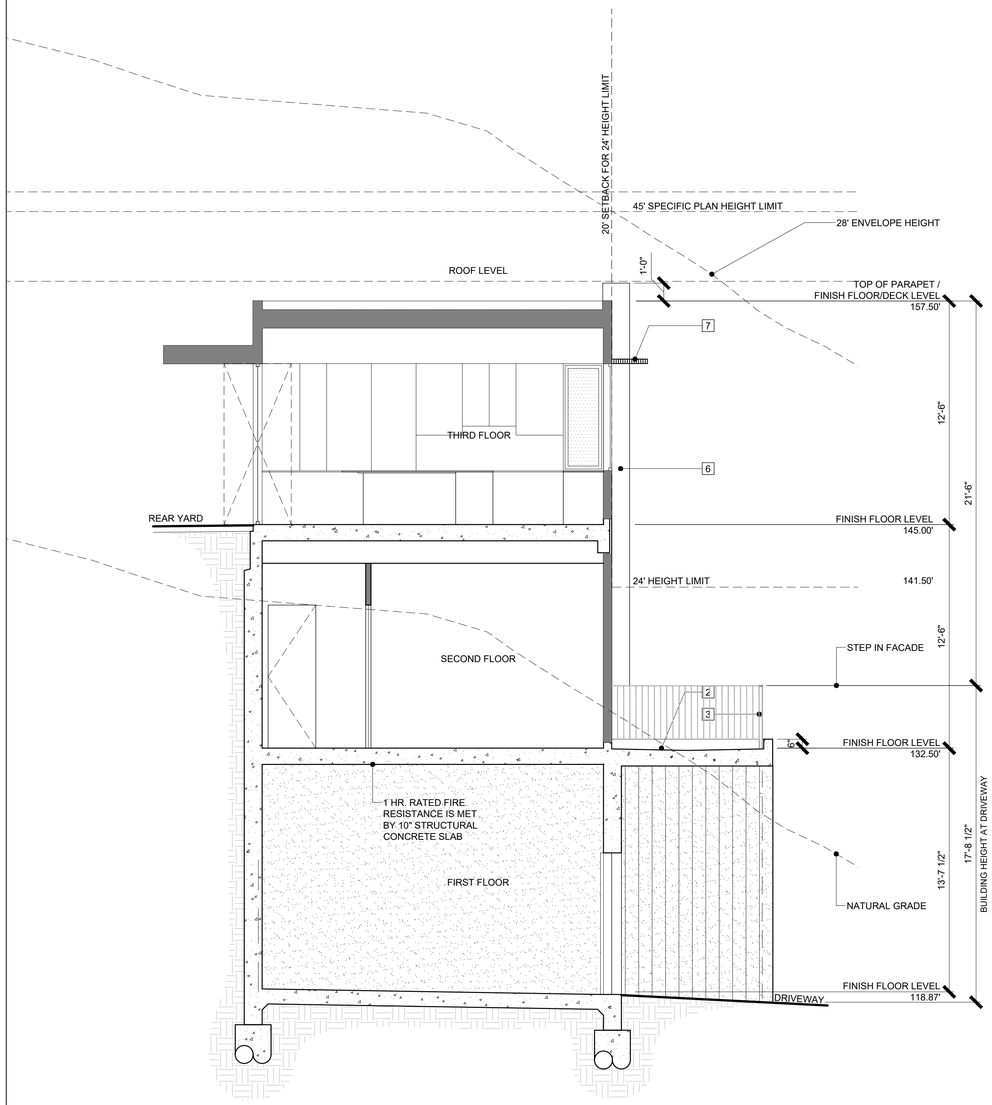
6 12" D. VERTICAL FIN MAX. 6" THICK, MIN. 6' APART

7 HORIZONTAL SHADE PROJECTION

8 TILE FINISH OVER CONCRETE DECK

NOTES & KEYS | 3

SECTION | 1/4" (1' 2' 4' 8') | 2



SECTION | 1/4" (1' 2' 4' 8') | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Radgerton Dr.
Los Angeles, CA
90068

Project Number
2401

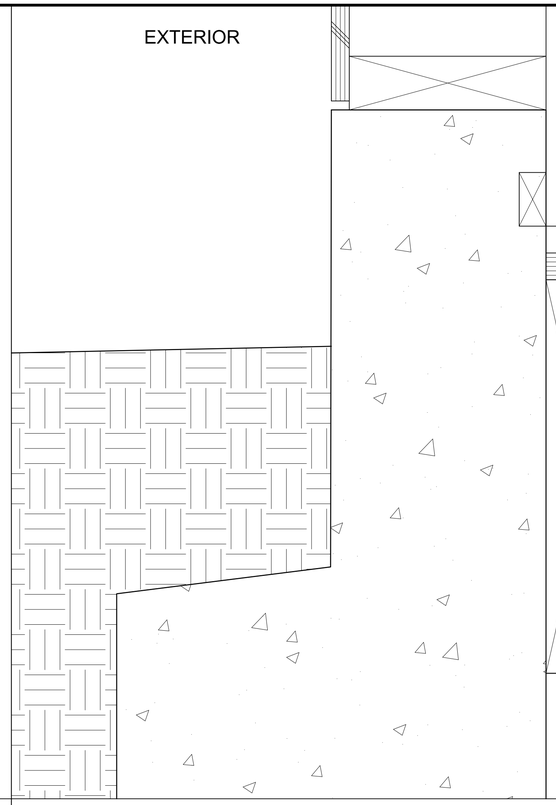
RODGERTON RESIDENCE

SECTIONS

PLAN CHECK
12 MARCH 2025

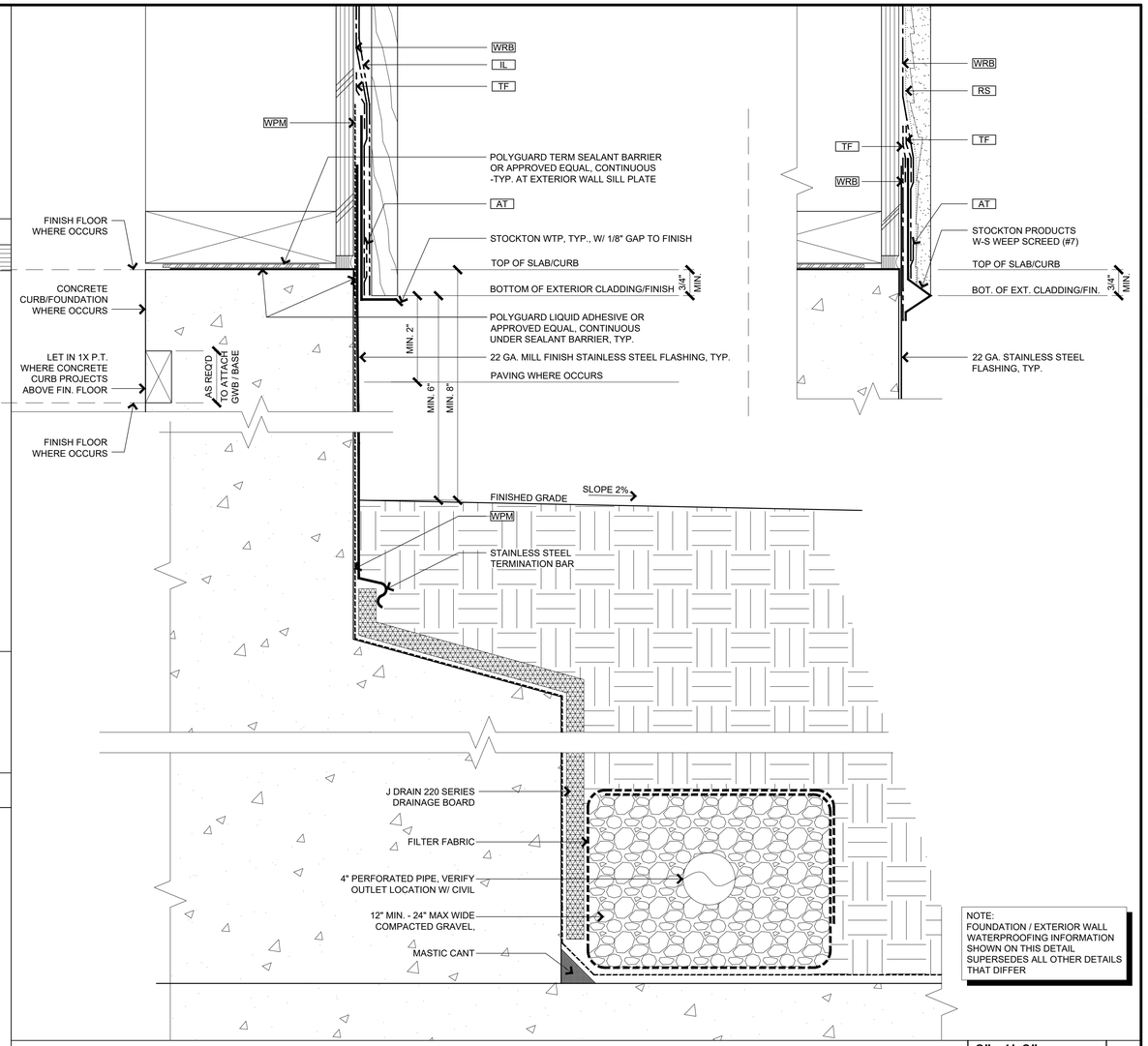
LICENSED ARCHITECT
ROBERT REES
C-26934
RENEWAL DATE 2-2028
STATE OF CALIFORNIA

E-7.4



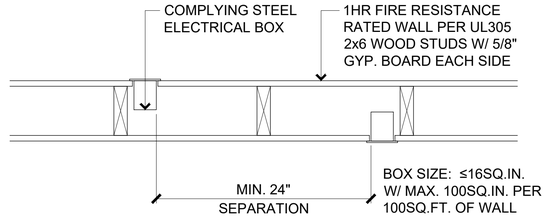
NOTE:
REFER TO 4/A0-4 FOR FLASHING DETAILS

TYPICAL MATERIAL TRANSITION AT GRADE | 6"=1'-0" | 5

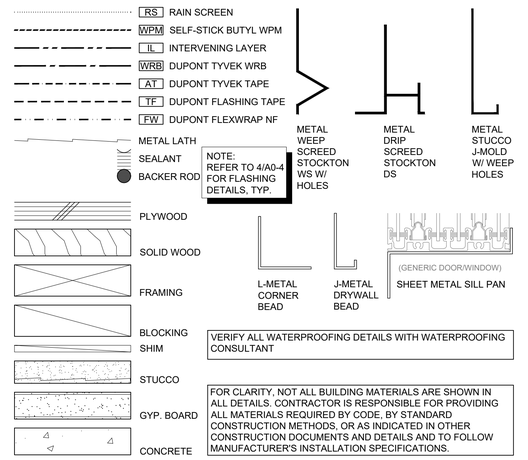


NOTE:
FOUNDATION / EXTERIOR WALL WATERPROOFING INFORMATION SHOWN ON THIS DETAIL SUPERSEDES ALL OTHER DETAILS THAT DIFFER

FOUNDATION DRAINAGE AND WATERPROOFING DETAIL, TYP. | 6"=1'-0" | 2



1 HR. RATED FRAME WALL TYP. | N.T.S. | 3



VERIFY ALL WATERPROOFING DETAILS WITH WATERPROOFING CONSULTANT

FOR CLARITY, NOT ALL BUILDING MATERIALS ARE SHOWN IN ALL DETAILS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS REQUIRED BY CODE, BY STANDARD CONSTRUCTION METHODS, OR AS INDICATED IN OTHER CONSTRUCTION DOCUMENTS AND DETAILS AND TO FOLLOW MANUFACTURER'S INSTALLATION SPECIFICATIONS.

LEGEND | 1

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405

310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Radgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

DETAILS

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT
ROBERT REES
C-26934
RENEWAL DATE
2-2028
STATE OF CALIFORNIA

E11.2-1

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Quality insulation Installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Verified Refrigerant Charge
- Airflow in habitable rooms (SC3.1.4.1.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Rodgerton Residence	3341.7	1	3	4	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
1st Floor	Conditioned	Ducted Minisplit HP	350	12.58	66 Gallon A.O. Smith HPWH	New
2nd Floor	Conditioned	Ducted Minisplit HP	1430	11.5	66 Gallon A.O. Smith HPWH	New
3rd Floor	Conditioned	Ducted Minisplit HP-2	1430	11.5	66 Gallon A.O. Smith HPWH	New
4th Floor Stairs	Conditioned	Ducted Minisplit HP-2	131.7	10.9	66 Gallon A.O. Smith HPWH	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
1st Floor Front Wall	1st Floor	10 in Concrete + R-13 furring	90	Front	190	49.6	90
1st Floor Right Wall	1st Floor	10 in Concrete + R-13 furring	0	Right	27	0	90
1st Floor Left Wall	1st Floor	10 in Concrete + R-13 furring	180	Left	312	0	90
2nd Floor Front Wall	2nd Floor	(2x6,R-21)	90	Front	753	307.4	90
3rd Floor Front Wall	3rd Floor	(2x6,R-21)	90	Front	753	243.6	90
3rd Floor Left Wall	3rd Floor	(2x6,R-21)	180	Left	112	13.5	90
3rd Floor Concrete Left Wall	3rd Floor	6 in Concrete + R-13 furring	180	Left	118	0	90
3rd Floor Concrete Back Wall	3rd Floor	6 in Concrete + R-13 furring	270	Back	316	0	90
3rd Floor Back Wall	3rd Floor	(2x6,R-21)	270	Back	516	204.03	90
3rd Floor Right Wall	3rd Floor	(2x6,R-21)	270	Back	230	13.5	90
4th Floor Front Wall	4th Floor Stairs	(2x6,R-21)	90	Front	64	22.754	90
4th Floor Left Wall	4th Floor Stairs	(2x6,R-21)	180	Left	164	15.0075	90
4th Floor Back Wall	4th Floor Stairs	(2x6,R-21)	270	Back	119	95.42	90
4th Floor Right Wall	4th Floor Stairs	(2x6,R-21)	0	Right	164	0	90
Right Wall Interior to Garage	1st Floor >>Garage	Interior Wall to Garage (2x6,R-21)	n/a	n/a	257	24	n/a
Floor Over Crawlspace	2nd Floor	Floor Over Crawlspace (2x6,R-19)	n/a	n/a	560	n/a	n/a
1st Floor Back Wall	1st Floor	Below Grade 10 in Concrete + R-13	n/a	n/a	231	n/a	n/a
2nd Floor Left Wall	2nd Floor	Below Grade 10 in Concrete + R-13	n/a	n/a	275	n/a	n/a
2nd Floor Back Wall	2nd Floor	Below Grade 10 in Concrete + R-13	n/a	n/a	905	n/a	n/a

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.38	10.71	1.21	8.38	1.17	2.33
Space Cooling	0.61	18.97	0.65	23	-0.04	-4.03
IAQ Ventilation	0.25	2.63	0.25	2.63	0	0
Water Heating	0.7	7.44	0.4	4.91	0.3	2.53
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	**3.94**	**39.75**	**2.51**	**38.92**	**1.43**	**0.83**
Photovoltaics	-1.06	-30.79	-1.06	-31.19		
Battery			0	0		
Flexibility						
Indoor Lighting	0.68	6.41	0.68	6.41		
Appl. & Cooking	1.8	12.31	1.8	12.32		
Plug Loads	1.64	16.66	1.64	16.66		
Outdoor Lighting	0.18	1.59	0.18	1.59		
TOTAL COMPLIANCE	**7.18**	**45.93**	**5.75**	**44.71**		

ENERGY USE INTENSITY

	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	10.35	8.84	1.51	14.59
Net EUI[2]	4.87	3.36	1.51	31.01

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
3.15	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- PV System: 3.15 kWdc
- Window overhangs and/or fins
- Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

GENERAL INFORMATION

01	Project Name	Rodgerton Residence			
02	Run Title				
03	Project Location	6032 Rodgerton Drive			
04	City	Los Angeles, CA	05	Standards Version	2022
06	Zip code	90068	07	Software Version	CBECC-Res 2022.3.0
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	90
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	4
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.38
18	Total Cond. Floor Area (ft²)	3341.7	19	Glazing Percentage (%)	29.06%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	36.4	41.4	26.7			
Proposed Design	29.1	40.5	26	7.3	0.9	0.7
RESULT[3]: PASS						

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 3.15 kWdc
- PV System resized to 3.15 kWdc (a factor of 1.573) to achieve 'Standard Design PV' PV scaling

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405
310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

TITLE 24

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT ROBERT REES C-26934 2-2028 RENEWAL DATE STATE OF CALIFORNIA

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Interior Wall to Garage (2x6,R-21)	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Floor Over Crawlspace (2x6,R-19)	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6
Interior Floor (2x4,R-0)	Interior Floors	Wood Framed Floor	2x4 @ 16 in. O. C.	R-0	None / None	0.202	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Ceiling Below Finish: Gypsum Board
Interior Floor (2x6,R-19)	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.048	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x6 Ceiling Below Finish: Gypsum Board
Below Grade 10 in Concrete + R-13	Underground Walls	Concrete / ICF / Brick	None	n/a	None / 13	0.08	Inside Finish: Gypsum Board Mass Layer: 10 in. Concrete Insulation/Furring: R-13 / 3.5in. wd

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
66 Gallon A.O. Smith HPWH	Domestic Hot Water (DHW)	Standard	66 Gallon A.O Smith HPWH	1	n/a	None	n/a	66 Gallon A.O Smith HPWH (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
66 Gallon A.O Smith HPWH	1	66	A. O. Smith	HPTS-66 2** (66 gal, JA13)	TankZone	Garage	Garage

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
66 Gallon A.O. Smith HPWH - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Ducted Minisplit HP	Heat pump heating cooling	Ducted Minisplit HP	1	Ducted Minisplit HP	1	n/a	n/a	Setback
Ducted Minisplit HP-2	Heat pump heating cooling	Ducted Minisplit -2	1	Ducted Minisplit -2	1	n/a	n/a	Setback

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 310	Window	3rd Floor Back Wall	Back	270	22.67	9	1	204.03	0.3	NFRC	0.2	NFRC	Bug Screen
Window 309	Window	3rd Floor Right Wall	Back	270	2.25	6	1	13.5	0.35	NFRC	0.24	NFRC	Bug Screen
Window 402	Window	4th Floor Front Wall	Front	90	3.1	3.67	2	22.75	0.35	NFRC	0.24	NFRC	Bug Screen
Door 401	Window	4th Floor Left Wall	Left	180	2.25	6.67	1	15.01	0.45	NFRC	0.25	NFRC	Bug Screen
Window 403	Window	4th Floor Back Wall	Back	270	3.67	6.5	4	95.42	0.35	NFRC	0.24	NFRC	Bug Screen
Skylight 1	Skylight	Cathedral Ceiling	Left	180			1	6.3	0.48	NFRC	0.27	NFRC	

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft^2)	U-factor
Door 101.1	Right Wall Interior to Garage	24	0.5
Garage Door 102	Garage Front Wall	128	1

OVERHANGS AND FINS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Overhang					Left Fin				Right Fin			
	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
Door 310	5	0	0	0	0	0	0	0	0	0	0	0	0

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Garage Slab On Grade	Garage	520	88.5	none	0	0%	No
Slab On Grade	1st Floor	350	73	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
10 in Concrete + R-13 furring	Exterior Walls	Concrete / ICF / Brick	None	n/a	13 / None	0.075	Inside Finish: Gypsum Board Insulation/Furring: R-13 / 3.5in. wd Mass Layer: 10 in. Concrete
10 in Concrete	Exterior Walls	Concrete / ICF / Brick	None	n/a	None / None	0.468	Inside Finish: Gypsum Board Mass Layer: 10 in. Concrete
(2x6,R-21)	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.068	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Siding
6 in Concrete + R-13 furring	Exterior Walls	Concrete / ICF / Brick	None	n/a	13 / None	0.077	Inside Finish: Gypsum Board Insulation/Furring: R-13 / 3.5in. wd Mass Layer: 6 in. Concrete
Cathedral Ceiling (2x10,R-30)	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
2nd Floor Right Wall	2nd Floor	Below Grade 10 in Concrete + R-13	n/a	n/a	275	n/a	n/a
Interior Floor over 1st Floor	2nd Floor	Interior Floor (2x4,R-0)	n/a	n/a	350	n/a	n/a
Interior Floor over Garage	2nd Floor	Interior Floor (2x6,R-19)	n/a	n/a	520	n/a	n/a
Interior Floor over 2nd Floor	3rd Floor	Interior Floor (2x4,R-0)	n/a	n/a	1430	n/a	n/a
Interior Floor over 3rd Floor	4th Floor Stairs	Interior Floor (2x4,R-0)	n/a	n/a	131.7	n/a	n/a
Garage Front Wall	Garage	10 in Concrete	90	Front	296	128	90
Garage Right Wall	Garage	10 in Concrete	0	Right	285	0	90
Garage Back Wall	Garage	10 in Concrete	270	Back	364	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft^2)	Skylight Area (ft^2)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Cathedral Ceiling	3rd Floor	Cathedral Ceiling (2x10,R-30)	180	Left	1298.3	6.3	0	0.1	0.85	No
Cathedral Ceiling -2	4th Floor Stairs	Cathedral Ceiling (2x10,R-30)	90	Front	131.7	0	3	0.1	0.85	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Door 101	Window	1st Floor Front Wall	Front	90	6.2	8	1	49.6	0.45	NFRC	0.25	NFRC	Bug Screen
Fixed Window 204,203,205,207	Window	2nd Floor Front Wall	Front	90	2.9	6	6	104.4	0.35	NFRC	0.24	NFRC	Bug Screen
Fixed Window 202	Window	2nd Floor Front Wall	Front	90	2.9	8	2	46.4	0.35	NFRC	0.24	NFRC	Bug Screen
Glass Door 202,206,208	Window	2nd Floor Front Wall	Front	90	2.9	8	4	92.8	0.45	NFRC	0.25	NFRC	Bug Screen
Fixed Window 201	Window	2nd Floor Front Wall	Front	90	2.9	5	1	14.5	0.35	NFRC	0.24	NFRC	Bug Screen
Casement Window 201	Window	2nd Floor Front Wall	Front	90	2.9	5	1	14.5	0.49	NFRC	0.28	NFRC	Bug Screen
Casement Window 205,207	Window	2nd Floor Front Wall	Front	90	2.9	6	2	34.8	0.49	NFRC	0.28	NFRC	Bug Screen
Fixed Window 302,303,304,305,306,307,308	Window	3rd Floor Front Wall	Front	90	2.9	6	8	139.2	0.35	NFRC	0.24	NFRC	Bug Screen
Casement Window 302,303,304,306,307,308	Window	3rd Floor Front Wall	Front	90	2.9	6	6	104.4	0.49	NFRC	0.28	NFRC	Bug Screen
Window 301	Window	3rd Floor Left Wall	Left	180	2.25	6	1	13.5	0.35	NFRC	0.24	NFRC	Bug Screen

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405
310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

TITLE 24

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT ROBERT REES C-26934 2-2028 RENEWAL DATE STATE OF CALIFORNIA

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Isabella Brusco	Documentation Author Signature: Isabella Brusco
Company: Build Smart Group	Signature Date: 07/09/2025
Address: 400 Los Altos Ave	CEA/ HERS Certification Identification (If applicable): R22-24-40030
City/State/Zip: Long Beach, CA 90814	Phone: 562-822-9086

CABEC California Association of Building Energy Consultants CERTIFIED ENERGY ANALYST

RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Bernard Holzberg	Responsible Designer Signature: Bernard Holzberg
Company: Robert S. Rees Studio	Date Signed: 07/09/2025
Address: 2605 17th Street	License:
City/State/Zip: Santa Monica, CA 90405	Phone: (310) 396-2921

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt	108	0.35	Exhaust	No	n/a / n/a	No	Yes	

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating			Cooling						
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Ducted Minisplit HP	VCHP-ductless	1	HSPF2	7.5	43000	32000	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Ducted Minisplit HP -hers-htpump
Ducted Minisplit -2	VCHP-ductless	1	HSPF2	7.5	37000	28000	EER2SEER2	14.3	11.7	Not Zonal	Single Speed	Ducted Minisplit -2 -hers-htpump

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Ducted Minisplit HP -hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Ducted Minisplit -2 -hers-htpump	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Ducted Minisplit HP	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required
Ducted Minisplit -2	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

Rees Studio Inc
2605 17th Street
Santa Monica, CA 90405
310 396 2921
info@reesstudio.com

RODGERTON RESIDENCE
6023 Rodgerton Dr.
Los Angeles, CA
90068

Project Number
2401

RODGERTON RESIDENCE

TITLE 24

PLAN CHECK
12 MARCH 2025

LICENSED ARCHITECT ROBERT REES C-26934 RENEWAL DATE 2-2028 STATE OF CALIFORNIA