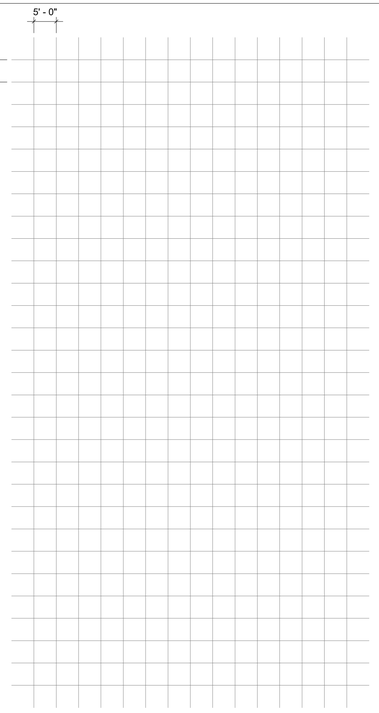
CITY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING

STANDARD ADU

PLOT PLAN



INSTRUCTIONS FOR APPLICANT:
+ COMPLETE PROJECT SPECIFIC INFORMATION IN THE BOXED AREA

+ COMPLETE PLOT PLAN:
+ SHOW FOOTPRINT OF EXISTING PRIMARY DWELLING WITH SQUARE FOOTAGE LABELED
+ LABEL ADJACENT STREETS
+ LABEL PROPERTY LINE
+ LABEL EASEMENTS IF ANY
+ ADD DIMENSIONS FOR LOT SIZE
+ ADD DIMENSIONS FOR YOU ADU
+ IF GARAGE, INDICATE IF DEMO INTENDED
+ ANNOTATE PLOT PLAN WITH NOTES PER BELOW
+ INDICATE ORIENTATION OF NORTH ON NORTH ARROW, BELOW

+ COMPLETE VICINITY PLAN:
+ INSERT AN IMAGE SHOWING THE COMPLETE BLOCK AND ADJACENT STREETS.
+ LABEL SITE LOCATION.
+ IF LESS THAN 1/2 MILE, SHOW DISTANCE TO NEAREST PUBLIC TRANSPORTATION FOR ADU PARKING EXEMPTION

+ COMPLETE FLOOR AREA PLAN:
+ ADD THE SQUARE FOOTAGE OF EXISTING RESIDENCE.
+ COMPLETE SUMS FOR EACH AREA CALCULATION.

NOTES:
A. EXISTING RESIDENCE
B. EXISTING DRIVEWAY
C. DIRECTION OF WATER DRAINAGE
D. REAR YARD SETBACK _____FT
E. SIDE YARD SETBACK _____FT
F. FRONT YARD SETBACK _____FT
G. EXISTING WATER CONNECTION
H. EXISTING SEWER CLEANOUT
I. EXISTING ELECTRICAL PANEL
J. EXISTING MAILBOX LOCATION
K. NEW USPS APPROVED MAIL BOX UNIT, FINAL LOCATION TO BE APPROVED BY POSTMASTER
L. DISTANCE SEPARATION BEWTEEN PROPOSED ADU AND EXISTING PRIMARY DWELLING _____FT
M. PARKING AREA
N. EXISTING GARAGE
O. EXISTING TREE
P. _____

NORTH ARROW

OWNER INFO

NAME:

ADDRESS:

APPLICANT INFO

NAME:

ADDRESS:

PROJECT DATA

ADDRESS:
EXISTING RESIDENCE: YOU ADU:

EXISTING RESIDENCE AREA:

TYPE:

APN:

ZONE:

SITE AREA:

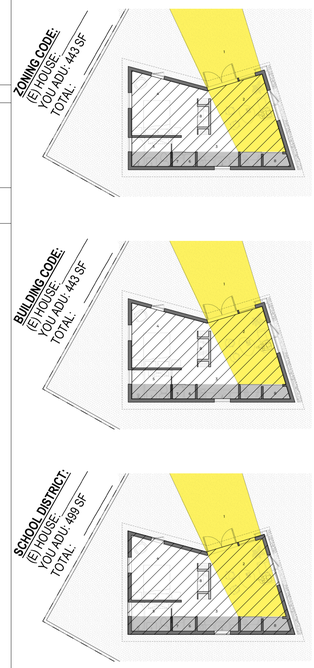
PARKING:
REQUIRED PARKING:

PROPOSED PARKING:

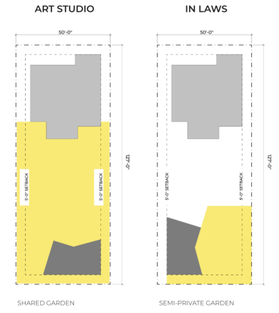
LEGAL DESCRIPTION:

FIRE SPRINKLERS:
☐ YES
☐ NO

FLOOR AREA PLAN



ALTERNATE LAYOUTS



SHEET INDEX

CODE NOTES

APPLICABLE CODES:
2022 California Building Code, with 2023 LA City Amendments
2022 Green Building Code, with 2023 LA City Amendments
2023 LABC
2023 LARC

CONSTRUCTION TYPE:
Type V-B

OCCUPANCY CLASSIFICATION:
2022 California Building Code Chapter 3
Proposed Occupancy - Section 310 - Group R

ALLOWABLE BUILDING HEIGHT AS PER TABLE 504.3:
ALLOWABLE HEIGHT ABOVE GRADE PLANE: 20'
PROPOSED HEIGHT: 14'-11"

ALLOWABLE STORIES AS PER TABLE 504.4
ALLOWABLE NUMBER OF STORIES R OCC: 2
PROPOSED NUMBER OF STORIES: 1

Fire Resistance Rating Requirements for Building Elements (per Table 601)
Primary Structural Frame: 0
Bearing Walls - Exterior: 0
Bearing Walls - Interior: 0
Non-Bearing Walls - Exterior: 0
Non-Bearing Walls - Interior: 0
Floor Construction: 0
Roof Construction: 0

IF LOCATED LESS THAN 3 FEET FROM AN ADJACENT STRUCTURE, 1 HOUR FIRE RATING REQUIRED FOR EXTERIOR WALLS AND OPENINGS TO BE PROTECTED.

VICINITY PLAN

NOT TO SCALE

N

MATERIALS

SIDING
☐ STUCCO
☐ FIBER CEMENT
☐ OTHER

ROOF
☐ ASPHALT SHINGLES
☐ STANDING SEAM METAL ROOF

PAINT
☐ WHITE
☐ OTHER

TRELLIS
☐ YES
☐ NO

PARTITION CASEWORK
☐ YES
☐ NO

DOOR AND WINDOW FRAME
☐ WHITE
☐ MATCH PAINT
☐ OTHER

PROJECT DESCRIPTION

PROJECT DESCRIPTION:
ADU Standard Plan Program: 1 Story, 1 bedroom, with options (445 SF).
Slab on grade. If located in a Methane Zone, standard LADBS slab on grade to be provided. Gable roof, advanced framing (wood), stucco or fiber cement board siding (SFM APPROVED FIRE RESLIENT MATERIALS). All electric. Kitchen and bathroom.

PROPOSED AREA: 445 SF
PROPOSED HEIGHT: 14'-11"

PARKING REQUIREMENTS:
ONE SPACE IS REQUIRED UNLESS
1) LOCATED WITHIN 1/2 MILE WALKING DISTANCE FROM A BUS OR RAIL STOP,
2) ONE BLOCK FROM A DESIGNATED CAR SHARE PICKUP OR DROP OFF LOCATION,
3) WITHIN AN APPLICABLE HISTORIC DISTRICT
REPLACEMENT PARKING IS NOT NEEDED WHEN A GARAGE, CARPORT OR PARKING STRUCTURE IS DEMOLISHED IN CONJUNCTION WITH ADU CONSTRUCTION.

DEFERRED SUBMITTALS:
THE FOLLOWING IS A LIST OF CONTRACTOR PROVIDED DESIGN/BUILD, DELAYED REVIEW / DEFERRED APPROVAL ITEMS FOR SUBMITTAL AND REVIEW BY THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.

1. LOCATION AND SIZE (BTU/HR OUTPUT) OF HVAC EQUIPMENT
2. LOCATIONS AND DIMENSIONS OF PLUMBING SUPPLY
3. LOCATIONS OF OUTLETS, FIXTURES, SWITCHES, AND SMOKE DETECTORS, AND SIZES OF SUBPANELS AND MAIN PANELS
4. ELECTRIC VEHICLE SUPPLY WIRING

UNDER SEPARATE PERMIT:
1. DEMOLITION PERMIT (IF NEEDED)

SITE SPECIFIC PLAN CHECK REVIEW:
THE FOLLOWING IS A LIST OF ITEMS THAT WILL BE REVIEWED DURING THE SITE SPECIFIC PLAN CHECK.

1. METHANE MITIGATION
2. GRADING PRE-INSPECTION
3. LOW IMPACT DEVELOPMENT REQUIREMENTS
4. VHFHSZ FIRE ZONE REQUIREMENTS
5. SPECIFIC PLAN

CONCEPTUAL RENDER

LADBS STAMP

ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED •

BUREAU OF ENGINEERING
VERTICAL CONTROL:
HORIZONTAL CONTROL:
SHEET TITLE: COVER SHEET
PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA

DATE | BY | NO. | REVISION DESCRIPTION

CIP NO. XXXXX
SHEET TYPE XXXX XXXXXX
INDEX NO. D-XXXXX

DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER — DATE:
DEPUTY CITY ENGINEER/ PROGRAM MANAGER — DATE:
GARY LEE MOORE, P.E., ENV SP
CITY ENGINEER

WORK ORDER 2002

SHEET NAME G-0.0
SHEET OF SHEETS

Project Status
PROJECT ISSUE DATE: Issue Date

CITY OF LOS ANGELES

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES (DESIGN STAGE ONLY)

SHEET VERSION 4.0.1

Green Building Code Correction Sheet for Additions and Alterations to Residential Buildings

8. 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))
9. The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1 (4.303.1)
10. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
21. Show or state on plans that 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)
22. Provide flashing details for all new roof valleys, around new windows and doors, and at new chimney to roof intersections on the building plans. (4.407.3)
23. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
24. Construction waste shall be reduced in accordance with IAMC Section 66.32 et seq. Indicate how construction waste will be handled:
a. City of Los Angeles certified hauler
b. Source separated on site (Incorporate waste management plan onto plans) (4.408.1)
25. An Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. Form GRN 6 (4.410.1)
28. 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)
29. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1- 4.504.3. (4.504.2.1-4.504.2.3)

31. a. 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)
b. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
i. Carpet and Rug Institute's Green Label Plus Program
ii. California Department of Public Health's Specification 01350
iii. NSF/ANSI 140 at the Gold level
iv. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3)
c. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)
d. 80% of the total area receiving resilient flooring shall comply with one or more of the following:
i. Certified as a CHPS Low-Emitting Material in the CHPS High Performance Products Database
ii. Certified under UL GREENGUARD Gold
iii. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program
iv. Meet the California Department of Public Health's Specification 01350 (4.504.4)
e. 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. (4.504.5)
f. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.5)
g. 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)
h. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory by the building inspector. (4.505.3)
i. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J2011, ANSI/ACCA 29-D-2014 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 3 Manual S-2014. (4.507.2)

RODENT PROOFING
Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. (4.406.1)

MATERIAL PROTECTION
Protect building materials delivered to the construction site from rain and other sources of moisture. (4.407.4)

CONSTRUCTION WASTE MANAGEMENT
Comply with LAMC Section 66.32 et seq. (4.408.1)

OPERATION AND MAINTENANCE MANUAL
At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
1. Directions to the owner or occupant that the manual shall remain with the building througout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating sytsems and other major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including ondensers and air filters.
d. Landscape irrigtion systems.
e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrgation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspection verifications required by the enforcing agency or this code. (4.410.1)

COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION
At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris which may enter the system. (4.504.1)

FINISH MATERIAL POLLUTANT CONTROL
Finish materials shall comply with section 4.504.2

CAPILLARY BREAK
A capillary break shall be installed in compliance with at least one of the following:
1. A 4-inch thick (101.6mm) base of 1/2 ince (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional. (4.505.2.1)

MOISTURE CONTENT OF BUILDING MATERIALS
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:
1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methodsmay be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

GREEN BUILDING NOTES:
1. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE
FOR THAT APPLIANCE. (4.210, 9.210)
2. WHERE FUTURE SPACE FOR SOLAR IS REQUIRED, AN ELECTRICAL CONDUIT SHALL BE PROVIDED FROM THE ELECTRICAL
SERVICE EQUIPMENT TO SUCH SPACE. THE CONDUIT SHALL BE ADEQUATELY SIZED BY THE DESIGNER BUT SHALL NOT BE LESS THAN ONE INCH. THE CONDUIT SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS AND
THE ELECTRICAL PANEL SHALL BE SIZED TO ACCOMMODATE THE INSTALLATION OF A FUTURE ELECTRICAL SOLAR SYSTEM. (4.211.4, 9.211.4)
3. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MINIMUM FLOW RATES IN TABLE 4.303.2/ TABLE
9.403.2. (4.303.1, 9.303.1)
4. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20 PERCENT REDUCTION COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION
AT A TIME.
5. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER- OR SOIL-BASED CONTROLLERS. (4.304.1, 9.304.1)
6. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS
SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE
MASONRY, OR METAL PLATES. (4.406.1, 9.406.1)
7. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4, 9.407.4)
8. ONLY A CITY OF LOS ANGELES CERTIFIED HAULER WILL BE USED FOR HAULING OF CONSTRUCTION WASTE. (4.408, 9.408)
9. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN
SECTION 4.410.1 OR 9.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410,
9.410)
10. ALL NEW FIREPLACES MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES ARE PROHIBITED
PER AQMD RULE 445. (4.503.1, 9.503.1, AQMD RULE 445)
11. AT LEAST 50% OF ALL AREAS RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND
(VOC) LIMITS OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING (RCFI) FLOORSCORE PROGRAM. (4.504, 9.504)
12. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR
SHEETMETAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (4.504.1, 9.504.1)
13. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS. (4.504.1-4.504.4, 9.504.1-9.504.4)
14. 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. (4.504.5, 9.504.5)
15. THE FORMALDEHYDE EMISSIONS VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL
INSPECTION APPROVAL. THE MANUFACTURER'S SPECIFICATIONS SHOWING FORMALDEHYDE CONTENT FOR ALL APPLICABLE
WOOD PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.5.1, 9.504.5.1)
16. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
16.a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
16.b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOCS (SPECIFICATION 01350)
16.c.NSF/ANSI 140 AT THE GOLD LEVEL
16.d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD (4.504.3, 9.504.3)
17. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND
RUG INSTITUTE GREEN LABEL PROGRAM. (9.504.3.1)
18. 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/ TABLE 9.504.5. (4.504.5, 9.504.5)
19. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING
SHALL NOT BE ENCLOSED UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY BY THE BUILDING INSPECTOR. (4.505.3, 9.505.3)
20. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE
BUILDING. (4.506.1, 9.506.1)
21. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE
CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4.506.1, 9.506.1)
22. WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR LOUVERS WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2. (4.507.1, 9.507.1)
23. A 4-INCH THICK BASE OF ½ INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON
GRADE CONSTRUCTION. (4.505.2.1, 9.505.2.1)
24. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE
CONSTRUCTION. (4.505.2.1, 9.505.2.1)
25. THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL
J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (4.507.2, 9.507.2)
26. 50 % OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC LIMITS OR BE CERTIFIED UNDER
THE RESILIENT FLOOR COVERING INSTITUTE 9RCFI) FLOOR SCORE PROGRAM.

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)

Protection of wood and wood based products from decay shall be provided in the locations specified per Section 317.1 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.

VERY HIGH FIRE HAZARD SEVERITY ZONE
LABC 2020

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 Binch (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, furnances, 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).

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REVISION DATES (DESIGN STAGE ONLY)

SHEET VERSION 4.0.1

ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED •

BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: GENERAL + GREEN NOTES

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY
1	Revision 1	Date 1	

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER	GARY LEE MOORE, P.E., ENV SP
DATE:	
DESIGN GROUP	
ARCHITECT:	MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER:	OMAR L. GARZA SE
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker
APPROVED BY:	DIVISION HEAD

WORK ORDER 2002

SHEET NAME G-0.1

SHEET OF SHEETS

Tesla
Photovoltaic Module

T420S, T425S, and T430S

Maximum Power
The Tesla module is one of the most powerful residential photovoltaic modules available. Our system requires up to 20 percent fewer modules to achieve the same power as a standard system. The module boasts a high conversion efficiency and a half-cell architecture that improves shade tolerance.

Beautiful Solar
Featuring our proprietary Zep Groove design, the all-black module connects easily with Tesla ZS components to keep panels close to your roof and close to each other for a blended aesthetic with simple drop-in and precision quarter-turn connections.

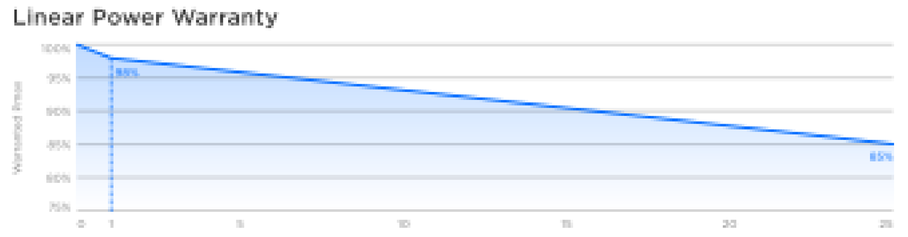
Reliability
Tesla modules are subject to automotive-grade engineering scrutiny and quality assurance, far exceeding industry standards. Modules are certified to IEC / UL 61730 - 1, IEC / UL 61730 - 2 and IEC / UL 61215.

Limited Warranty

Materials and Processing	25 years
Extra Linear Power Output	25 years

The maximum Pmax degradation is 2% in the 1st year and 0.54% annually from the 2nd to 25th year.

Linear Power Warranty



Tesla Photovoltaic Module - T420S, T425S, and T430S

Module Specifications

Electrical Characteristics

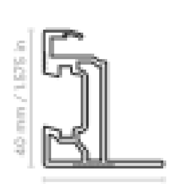
Power Class	T420S		T425S		T430S	
Test Method	STC	NOCT	STC	NOCT	STC	NOCT
Max Power, P_{MAX} (W)	420	313.7	425	317.4	430	321.1
Open Circuit Voltage, V_{OC} (V)	48.5	45.47	48.65	45.61	48.8	45.75
Short Circuit Current, I_{SC} (A)	11.16	9.02	11.24	9.09	11.32	9.15
Max Power Voltage, V_{MP} (V)	40.90	38.08	41.05	38.22	41.20	38.36
Max Power Current, I_{MP} (A)	10.27	8.24	10.36	8.3	10.44	8.37
Module Efficiency (%)	19.3		19.6		19.8	
STC	1000 W/m², 25°C, AM1.5					
NOCT	800 W/m², 20°C, AM1.5, wind speed 1m/s					

Temperature Rating (STC)

Temperature Coefficient of Isc	+0.040% / °C
Temperature Coefficient of V_{OC}	-0.260% / °C
Temperature Coefficient of P_{MAX} (W)	-0.331% / °C

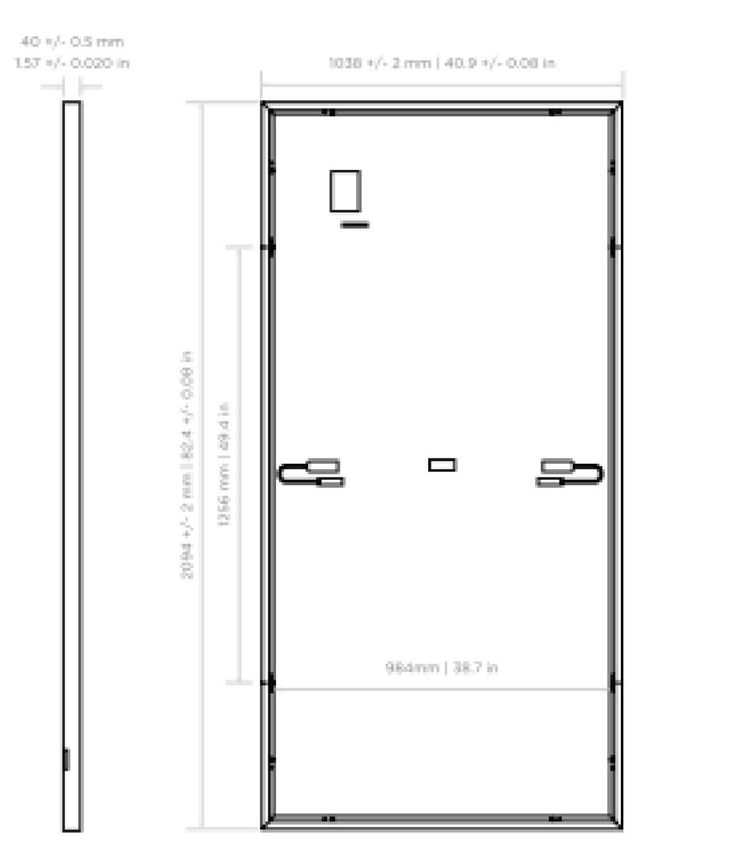
Mechanical Loading

Front Side Design Load	3600 Pa | 75 lb/ft²
Rear Side Design Load	1600 Pa | 33 lb/ft²
Hailstone Test	25 mm Hailstone at 23 m/s



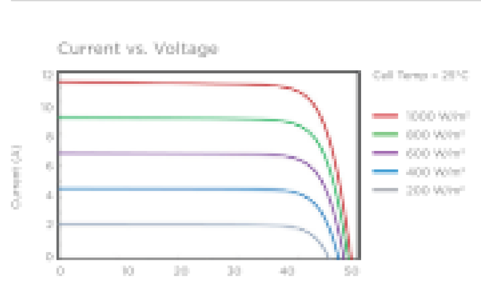
Mechanical Parameters

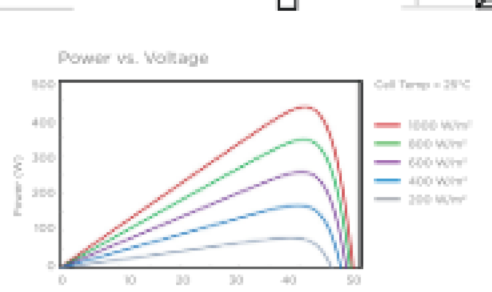
Cell Orientation	144 (6 x 24)
Junction Box	IP68, 3 diodes
Cable	4 mm² | 12 AWG, 1400 mm | 55.1 in. Length
Connector	Staubli MC4 or EVO2
Glass	3.2 mm ARC Glass
Frame	Black Anodized Aluminum Alloy
Weight	25.3 kg | 55.8 lb
Dimension	2094 mm x 1038 mm x 40 mm 82.4 in x 40.9 in x 1.57 in

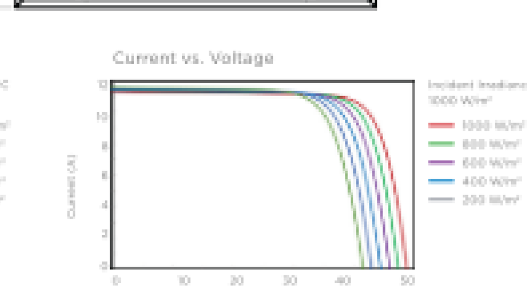


Operation Parameters

Operational Temperature	-40°C - +85°C
Power Output Tolerance	-0 /+5 W
V_{OC} & I_{SC} Tolerance	+/- 3%
Max System Voltage	DC 1000 V (IEC/UL)
Max Series Fuse Rating	20 A
NOCT	45.7 +/- 2°C
Safety Class	Class II
Fire Rating	UL Type 1 or 2







Tesla Photovoltaic Module - T420S, T425S, and T430S

LADBS — DEPARTMENT OF BUILDING AND SAFETY

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.

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

LADBS — DEPARTMENT OF BUILDING AND SAFETY

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.

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ADU NOTES

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
2. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) Separate plumbing permit is required.
3. Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (1210.2.3, 2406.4.5, R307.2, R308.4)
5. Water heater must be strapped to wall. (507.3 & LAPC)
6. Sprinkler system must be approved by the Mechanical Division prior to installation.
7. A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)
8. Carbon monoxide alarm is required per (420.6, R315

Glazing in hazardous locations shall be tempered (2406.4, R308.4):
a. Ingress and egress doors
b. Panels in sliding or swinging doors
c. Doors and enclosure for hot tub, bathtub, showers (Also glazing in wall enclosing these compartments within 5' of standing surface)
d. If within 2' of vertical edge of closed door and within 5' of standing surface
e. In wall enclosing stairway landing
f. Guards and handrails

Comply with Title 24 energy requirements
a. Energy Calculations provided herein
b. HERS field verification is required
c. Provide a CFIR Form (certificate of compliance)
d. Certificate of compliance shall display the required registration number.

LADBS — DEPARTMENT OF BUILDING AND SAFETY

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)

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LADBS — DEPARTMENT OF BUILDING AND SAFETY

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.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
CF1R-PRF-01E

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES (DESIGN STAGE ONLY)

SHEET VERSION 4.0.1

ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
CITY OF LOS ANGELES

VERTICAL CONTROL:
HORIZONTAL CONTROL:
SHEET TITLE: GREEN NOTES
PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY
1	Revision 1	Date 1	

CIP NO. XXXXX

INDEX NO. D-XXXXX

GARY LEE MOORE, P.E., ENV SP
CITY ENGINEER
DATE:

DESIGN GROUP
ARCHITECT: MICHAEL LEHRER FAIA, NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY DIVISION HEAD

WORK ORDER
2002

SHEET NAME
G-0.2

SHEET OF SHEETS

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type			Date
Bureau of Engineering ADU	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration		*6/13/2023*
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
1 Standard Plan Way Los Angeles	*CA Climate Zone 09*	*420*	*n/a*	*1*

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall Wood Framed	*R 23*	*1,002*		*New*
Roof Wood Framed Rafter	*R 38*	*420*	*Cool Roof*	*New*
Slab Unheated Slab-on-Grade	*- no insulation*	*420*	*Perim = 99'*	*New*

FENESTRATION

Total Area: *138* | Glazing Percentage: *32.9%* | New/Altered Average U-Factor: *0.30*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Rear (N)	*21.0*	*0.300*	*0.20*	*none*	*none*	*N/A*	*New*
Right (E)	*12.2*	*0.300*	*0.20*	*none*	*none*	*N/A*	*New*
Front (SE)	*62.7*	*0.300*	*0.20*	*none*	*none*	*N/A*	*New*
Left (SW)	*6.2*	*0.300*	*0.20*	*none*	*none*	*N/A*	*New*
Left (W)	*36.0*	*0.300*	*0.20*	*none*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	*Electric Heat Pump*	*8.50 HSPF*	*Split Heat Pump*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Ductless / with Fan*	*Ductless*	*n/a*	*n/a*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	*CEC2HWType_LHP*	*40*	*3.10*	*All Pipes Ins (HERS)*	*New*

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Bii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-ii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45. *

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control. *

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. *
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

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§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼". If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

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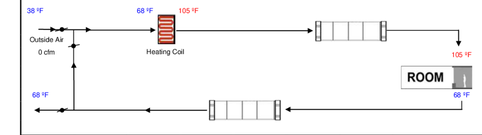
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name		Date
Bureau of Engineering ADU		*6/13/2023*
System Name		**Floor Area**
HVAC System		*420*

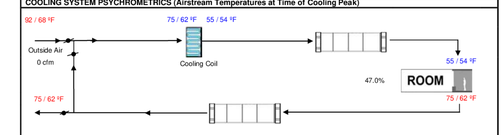
ENGINEERING CHECKS		SYSTEM LOAD	COIL COOLING PEAK		COIL HTG. PEAK	
Number of Systems	*1*		CFM	Sensible	Latent	CFM	Sensible
Heating System		**Total Room Loads**	246	5,260	193	164	6,481
Output per System	9,000	**Return Vented Lighting**		0			0
Total Output (Btuh)	9,000	**Return Air Ducts**		0			0
Output (Btuh/sqft)	21.4	**Return Fan**		0			0
Cooling System		**Ventilation**	0	0	0	0	0
Output per System	9,000	**Supply Fan**		0			0
Total Output (Btuh)	9,000	**Supply Air Ducts**		0			0
Total Output (Tons)	0.8						
Total Output (Btuh/sqft)	21.4						
Total Output (sqft/Ton)	560.0	**TOTAL SYSTEM LOAD**		5,260	193		6,481
Air System							
CFM per System	0	**HVAC EQUIPMENT SELECTION**					
Airflow (cfm)	0	Ductless Mini Split Heat Pump		8,387	0		7,534
Airflow (cfm/sqft)	0.00						
Airflow (cfm/Ton)	0.0						
Outside Air (%)	0.0%	**Total Adjusted System Output** (Adjusted for Peak Design conditions)		8,387	0		7,534
Outside Air (cfm/sqft)	0.00	**TIME OF SYSTEM PEAK**		Aug 3 PM			Jan 1 AM

Note: values above given at ARI conditions

HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)



COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

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GENERAL NOTES

1. ENERGY CALCULATIONS PROVIDED PER G-0.3, G-0.4.
2. HERS FIELD VERIFICATION IS REQUIRED
3. PROVIDE A CFIR FORM (CERTIFICATE OF COMPLIANCE)
4. CERTIFICATE OF COMPLIANCE SHALL DISPLAY THE REQUIRED REGISTRATION NUMBER

BC-1
CBC 2022

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REVISION DATES (DESIGN STAGE ONLY)

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED

ENGINEERING
CITY OF LOS ANGELES

BUREAU OF ENGINEERING
VERTICAL CONTROL:
HORIZONTAL CONTROL:
SHEET TITLE: TITLE 24
PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY, LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY
1	Revision 1	Date 1	

CIP NO. XXXXX
INDEX NO. D-XXXXX

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER:
DESIGN GROUP: GARY LEE MOORE, P.E., ENV SP
DATE:
ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

WORK ORDER 2002

SHEET NAME
G-0.3
SHEET OF SHEETS

SHEET VERSION 4.0.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 1 of 10)**

Project Name: Residential Building — **Calculation Date/Time:** 2023-06-13T15:53:29-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** BureauofEngineeringADURevB.ribd22x

GENERAL INFORMATION					
01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	1 Standard Plan Way			
04	City	Los Angeles	05	Standards Version	2022
06	Zip code	91801	07	Software Version	CBECC-Res 2022.2.1
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	135
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft²)	420	19	Glazing Percentage (%)	32.90%
20	ADU Bedroom Count	n/a			

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 2 of 10)**

Project Name: Residential Building — **Calculation Date/Time:** 2023-06-13T15:53:29-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** BureauofEngineeringADURevB.ribd22x

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	29.4	28	27.6			
Proposed Design	28.6	25.1	25.8	0.8	2.9	1.8
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: 1.63 kWdc
- PV System resized to 1.63 kWdc (a factor of 1.634) to achieve Standard Design PV PV scaling

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 3 of 10)**

Project Name: Residential Building — **Calculation Date/Time:** 2023-06-13T15:53:29-07:00

Calculation Description: Title 24 Analysis — **Input File Name:** BureauofEngineeringADURevB.ribd22x

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	0.98	6.68	2.21	15.99	-1.23	-9.31
Space Cooling	1.8	44.49	1.09	33.39	0.71	11.1
IAQ Ventilation	0.87	9.15	0.87	9.15	0	0
Water Heating	3.9	40.53	2.85	31.72	1.05	8.81
Self Utilization/Flexibility Credit				0		0
Efficiency Compliance Total	7.55	100.85	7.02	90.25	0.53	10.6
Photovoltaics	-4.4	-130.75	-4.4	-130.06		
Battery			0	0		
Flexibility						
Indoor Lighting	1.29	12.13	1.29	12.13		
Appl. & Cooking	8.27	98.47	8.18	97.6		
Plug Loads	8.6	87.44	8.6	87.44		
Outdoor Lighting	0.24	2.07	0.24	2.07		
TOTAL COMPLIANCE	21.55	170.21	20.93	159.43		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 4 of 10)**

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ENERGY USE INTENSITY	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Compliance Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	36.04	34.3	1.74	4.83
Net EUI[2]	13.4	11.66	1.74	12.99

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 (%)
1.63	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.
• Indoor air quality, balanced fan
• IAQ Ventilation System: as low as 0.555556 W/CFM
• Cool roof
• 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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 5 of 10)**

Project Name: Residential Building — **Calculation Date/Time:** 2023-06-13T15:53:29-07:00

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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)
• Pipe Insulation, All Lines

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
Residential Building	420	1	1	1	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
First Floor	Conditioned	HVAC System1	420	11.6	DHW Sys 1	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)
North Wall	First Floor	R-23	0	n/a	365.4	21	90
East Wall	First Floor	R-23	90	n/a	232	12.2	90
Southeast Wall	First Floor	R-23	135	Front	132.4	62.7	90
Southwest Wall	First Floor	R-23	225	Left	177.9	6.2	90

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 6 of 10)**

Project Name: Residential Building — **Calculation Date/Time:** 2023-06-13T15:53:29-07:00

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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)
West Wall	First Floor	R-23	270	n/a	232	36	90

OPAQUE SURFACES - CATHEDRAL CEILINGS											
01	02	03	04	05	06	07	08	09	10	11	
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	
Roof	First Floor	R-38 Roof No Attic	0	n/a	420	0	7	0.27	0.75	Yes	

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 (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	North Wall		0			1	21	0.3	NFRC	0.2	NFRC	Bug Screen
Window 2	Window	East Wall		90			1	12.2	0.3	NFRC	0.2	NFRC	Bug Screen
Window 3	Window	Southeast Wall	Front	135			1	62.7	0.3	NFRC	0.2	NFRC	Bug Screen
Window 4	Window	Southwest Wall	Left	225			1	6.2	0.3	NFRC	0.2	NFRC	Bug Screen
Window 5	Window	West Wall		270			1	36	0.3	NFRC	0.2	NFRC	Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	First Floor	420	99	none	0	80%	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 7 of 10)**

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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
R-23	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-23	None / None	0.066	Inside Finish: Gypsum Board Cavity / Frame: R-23 / 2x6 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 24 in. O. C.	R-38	None / None	0.029	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x10 Inside Finish: Gypsum Board

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 (#)
DHW Sys 1	Domestic Hot Water (DHW)	HERS Verified Pipe Insulation credit	DHW Heater 1	1	n/a	None	DHW Sys 1-hers-dhw	DHW Heater 1 (1)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 8 of 10)**

Project Name: Residential Building — **Calculation Date/Time:** 2023-06-13T15:53:29-07:00

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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
DHW Heater 1	1	40	Rheem	RheemPROPH40T2RH37515	Outside	First Floor	First Floor

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
DHW Sys 1 - 1/1	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
HVAC System1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

HVAC - HEAT PUMPS												
01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VCHP-ductless	1	HSPF	8.5	9000	7400	EERSEER	14	11	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — **CF1R-PRF-01E** — **(Page 9 of 10)**

Project Name: Residential Building — **Calculation Date/Time:** 2023-06-13T15:53:29-07:00

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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
Heat Pump System 1-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 SC3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

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	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQVentRpt 1-1	27	0.555556	Balanced	No	n/a / n/a	No	Yes	

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REVISION DATES (DESIGN STAGE ONLY)
SHEET VERSION 4.0.1

ENGINEERING
CITY OF LOS ANGELES

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VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: TITLE 24
PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY, LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY

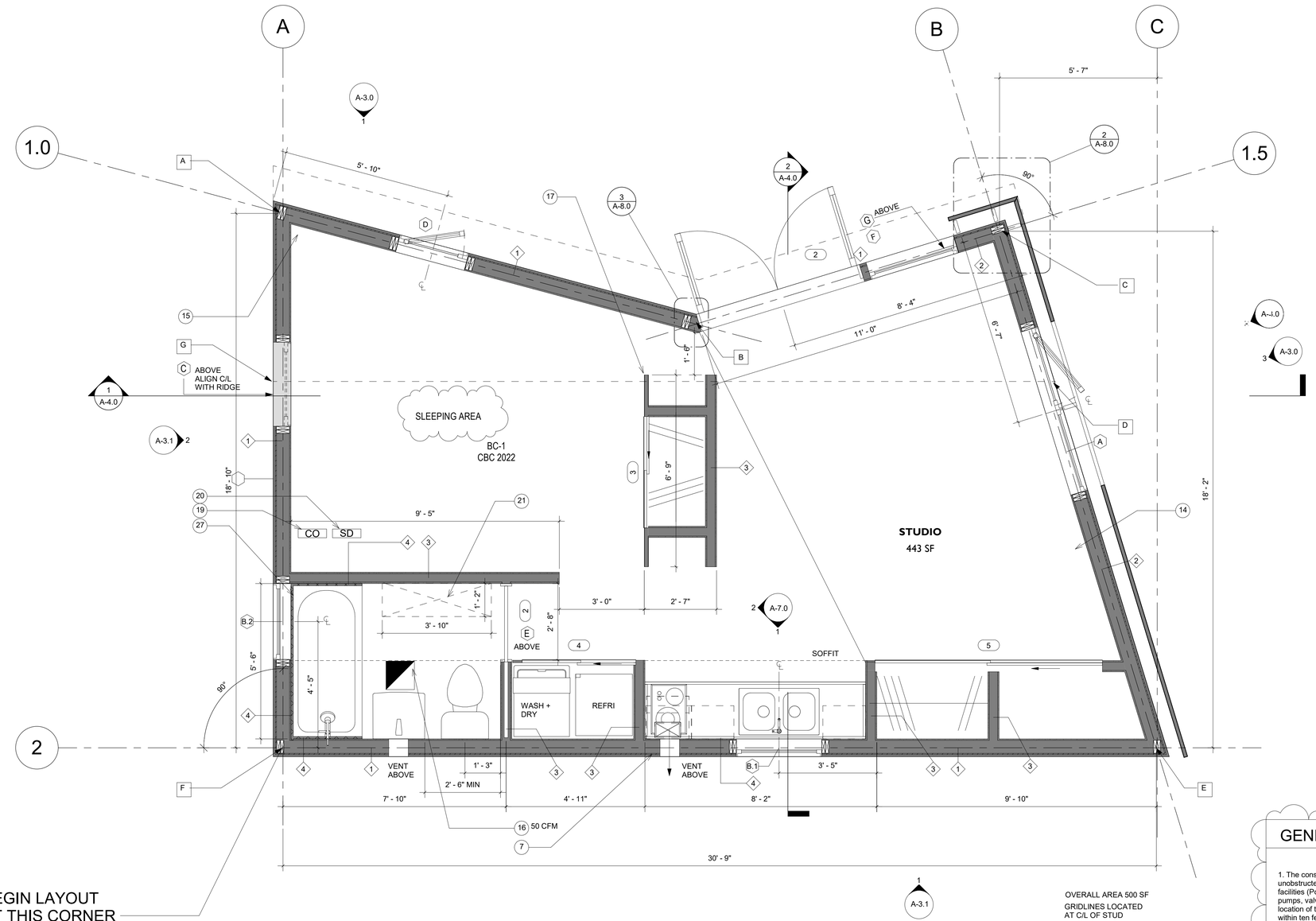
CIP NO. XXXXX
INDEX NO. D-XXXXX

CITY OF LOS ANGELES — DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, P.E., ENV SP — CITY ENGINEER — DATE:
DESIGN GROUP
ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

WORK ORDER 2002

SHEET NAME G-0.4
SHEET OF SHEETS



NOTES - INTERIORS	
Note Number	Note Text
1	SHOWER
2	FRAMELESS MIRROR MEDICINE CABINET WITH SCONCE LIGHT
3	BATHTUB
4	LAVATORY
5	TOILET
7	<varies>
8	KITCHEN ELECTRIC COOKTOP
9	DECK MOUNTED KITCHEN FAUCET
10	PLASTIC LAMINATE UPPER CASEWORK, TYP.
11	PLASTIC LAMINATE LOWER CASEWORK, TYP.
12	SOLID SURFACE COUNTERTOP AND 4" BACKSPLASH
13	DUAL BOWL STAINLESS STEEL SINK
14	COLOR EPOXY
15	CLEAR SEAL CONCRETE LEVEL 3 FINISH
16	ENERGY STAR COMPLIANT BATHROOM EXHAUST FAN WITH HUMIDISTAT VENTED TO OUTSIDE
17	FREESTANDING CLOSET - OPTIONAL
18	CONVENIENCE OUTLET
19	CARBON MONOXIDE DETECTOR
20	SMOKE DETECTOR
21	SKYLIGHT
22	MAINTAIN 18" MINIMUM CLEARANCE BETWEEN SOLAR PANELS AND ROOF EDGE
23	ALUMINUM RAIN DIVERTER FLASHING
24	BOX GUTTER AND DOWNSPOUT
25	ASPHALT SHINGLE COOL ROOF, CLASS A; UL ER2453-02
26	EAVES OVERHANG
27	FRP PANEL PER ELEVATION

TOP OF PLATE ELEVATIONS

A	+8' - 0"
B	+12' - 0"
C	+9' - 0"
D	+13' - 9"
E	+7' - 0"
F	+7' - 0"
G	+13' - 9"

BC-1
CBC 2022

GENERAL NOTES

1. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
2. An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) Separate plumbing permit is required.
3. Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
4. Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (1210.2.3, 2406.4.5, R307.2, R308.4)
5. Water heater must be strapped to wall. (507.3 & LAPC)
6. Sprinkler system must be approved by the Mechanical Division prior to installation.
7. A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)
8. Carbon monoxide alarm is required per (420.6, R315)

LEGEND

101	DOOR, SEE SCHEDULE A-7.0
1t	WINDOW, SEE SCHEDULE A-7.0
1	WALL, SEE SCHEDULE A-7.0
A	TOP PLATE ELEVATION, SEE SCHEDULE A-2.0
1	KEYNOTE, SEE SCHEDULE THIS SHEET

1/2" = 1'-0" ADU FLOOR PLAN

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CITY OF LOS ANGELES

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BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: FLOOR PLAN

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY
LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY
1	Revision 1	Date 1	

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER
GARY LEE MOORE, P.E., ENV SP
DATE:

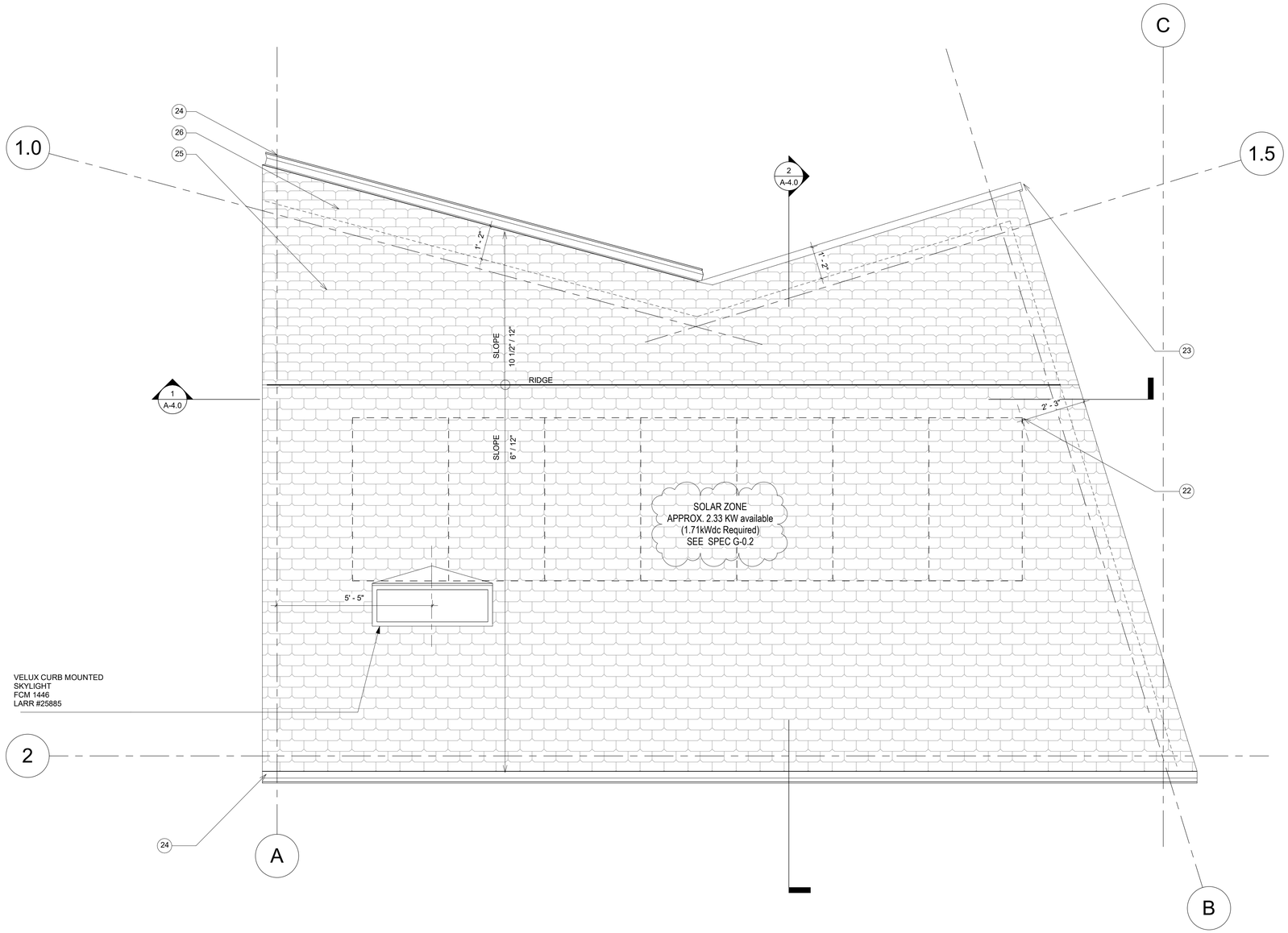
DESIGN GROUP

ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

WORK ORDER
2002

SHEET NAME
A-2.0

SHEET OF SHEETS



1/2" = 1'-0" ROOF PLAN

NOTES - INTERIORS	
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HORIZONTAL CONTROL:

SHEET TITLE: ROOF PLAN

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY, LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY
1	Revision 1	Date 1	

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ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
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CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

WORK ORDER
2002

SHEET NAME
A-2.1

SHEET OF SHEETS

SHEET VERSION 4.0.1

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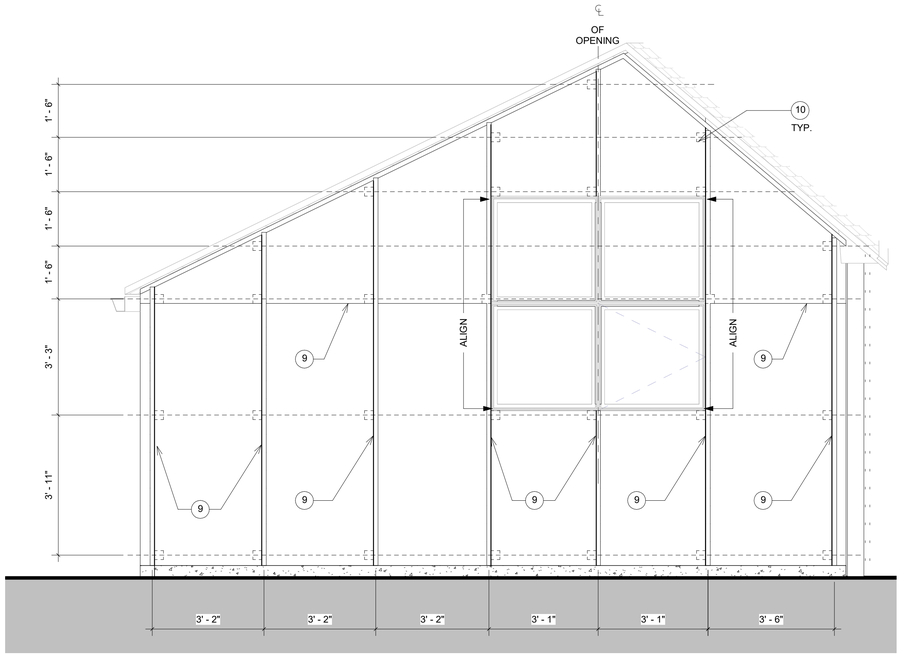
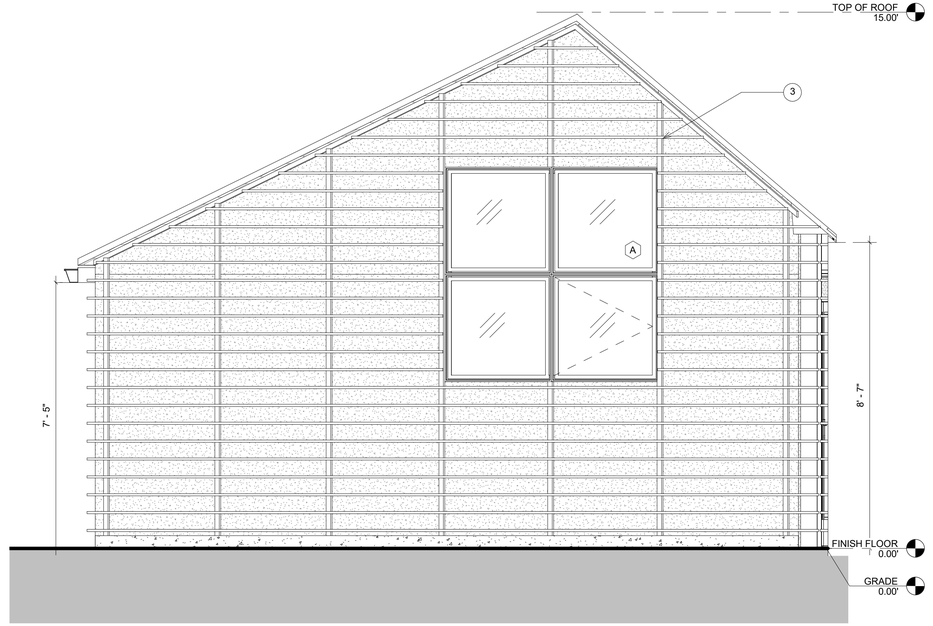
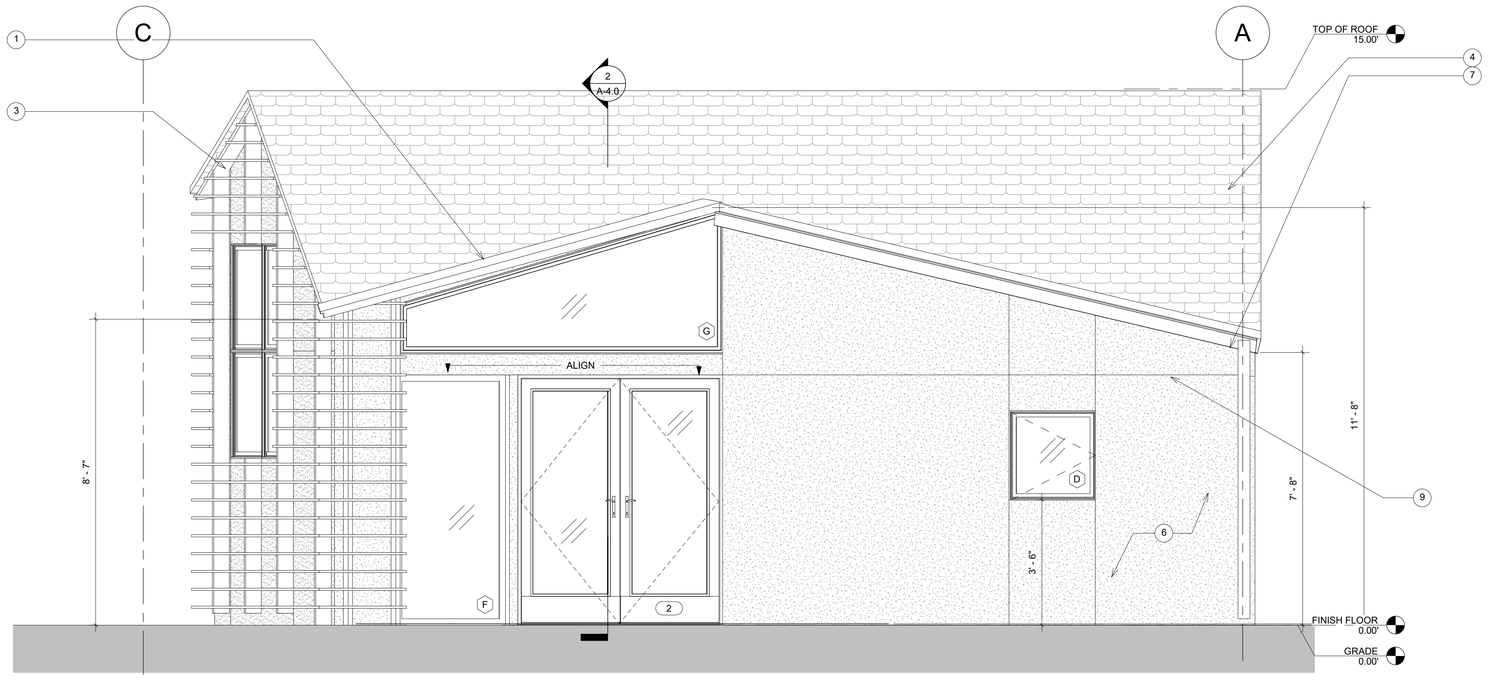


1/2" = 1'-0" SCREEN FRAMING ELEVATION 3



1/2" = 1'-0" SCREEN WALL EXTERIOR 2

NOTES - A-3.0	
Note Number	Note Text
1	SHEET METAL RAIN DIVERTER FLASHING
3	TRELLIS WALL, WHITE PAINTED - OPTIONAL
4	ASPHALT SHINGLE COOL ROOF, CLASS A
5	FASCIA BOARD, PT-1, TYP.
6	PLASTER CEMENT FINISH SYSTEM, INTEGRAL COLOR
7	BOX GUTTER AND DOWNSPOUT
8	DOWNSPOUT AND SPLASHBLOCK
9	PLASTER CONTROL JOINT
10	GALVANIZED STEEL CLIP SEE DETAIL 2/A-8.0



1/2" = 1'-0" BENT WALL EXTERIOR 1

REVISION DATES (DESIGN STAGE ONLY)

SHEET VERSION 4.0.1

ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED

BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: ELEVATIONS

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY
LOS ANGELES, CALIFORNIA

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

NO.	REVISION DESCRIPTION	DATE	BY

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY ENGINEER:
GARY LEE MOORE, P.E., ENV SP
DATE:

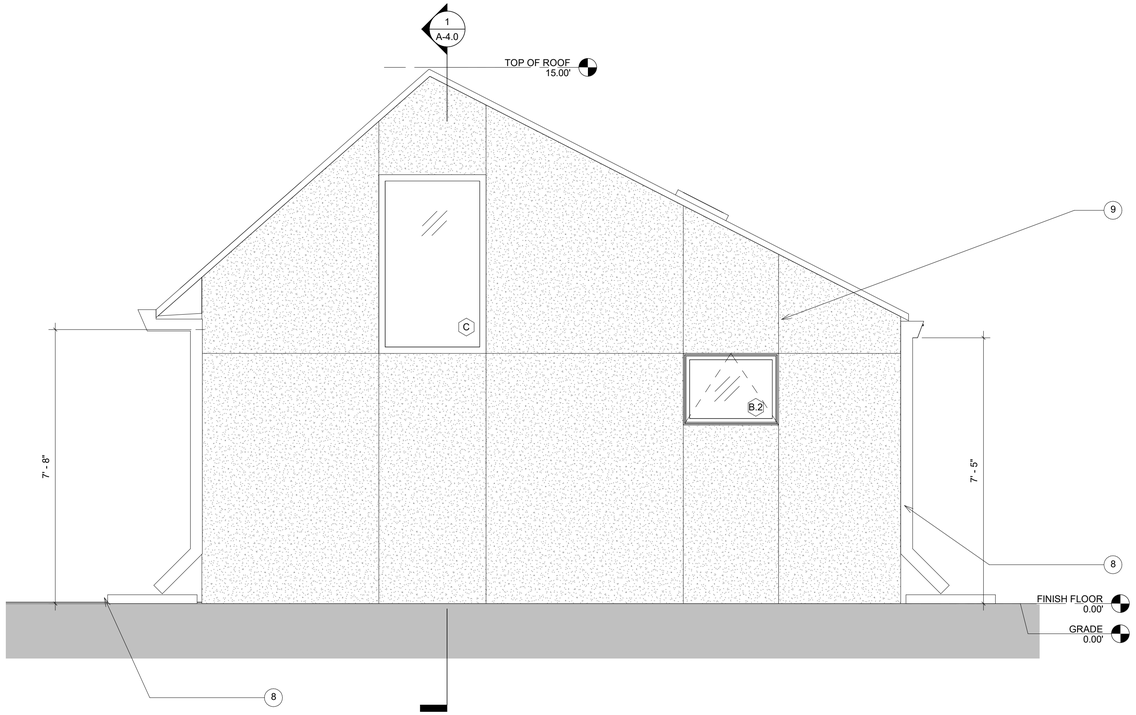
DESIGN GROUP

ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

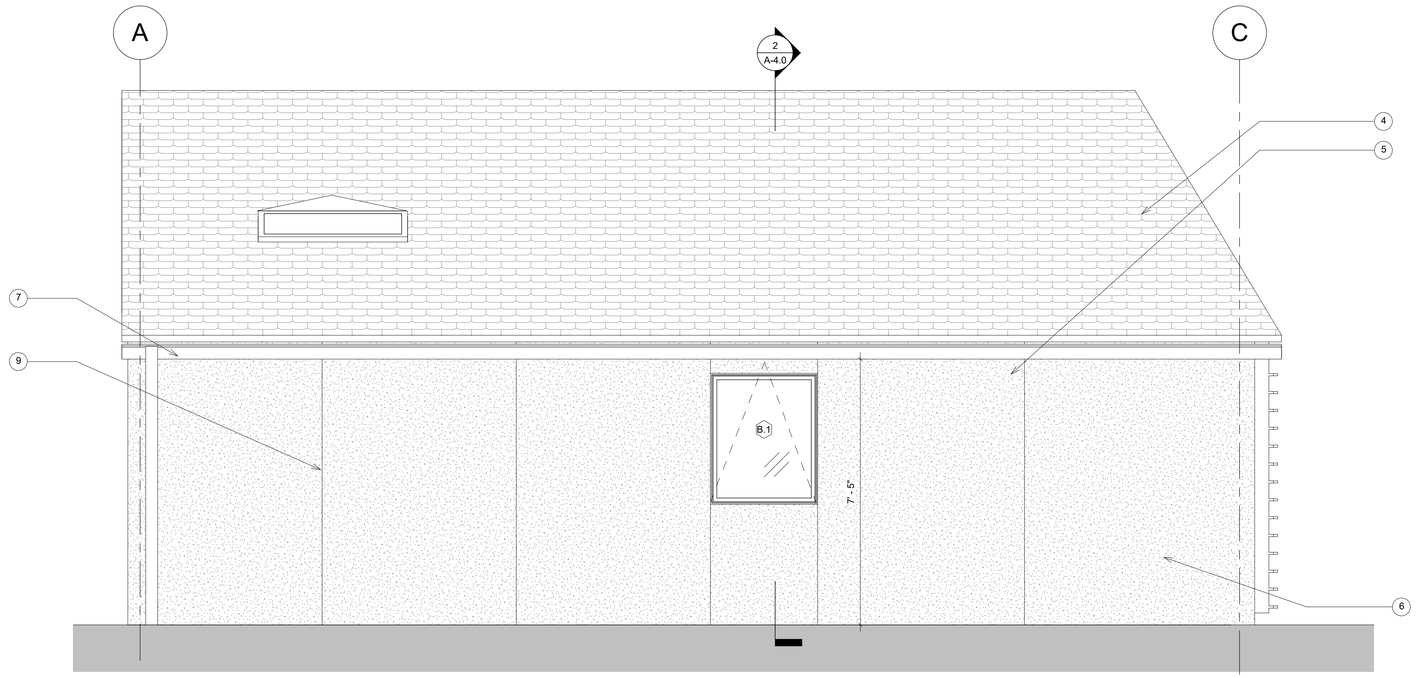
WORK ORDER
2002

SHEET NAME
A-3.0

SHEET OF SHEETS



1/2" = 1'-0" PRIVATE SIDE EXTERIOR 2



1/2" = 1'-0" KITCHEN WALL EXTERIOR 1

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Note Number	Note Text

1	SHEET METAL RAIN DIVERTER FLASHING
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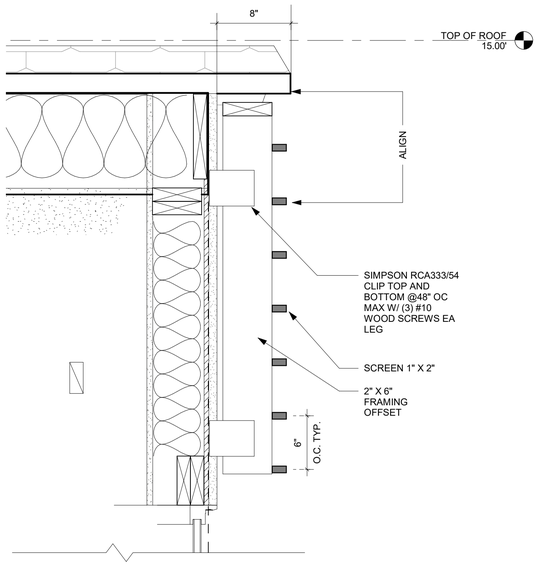
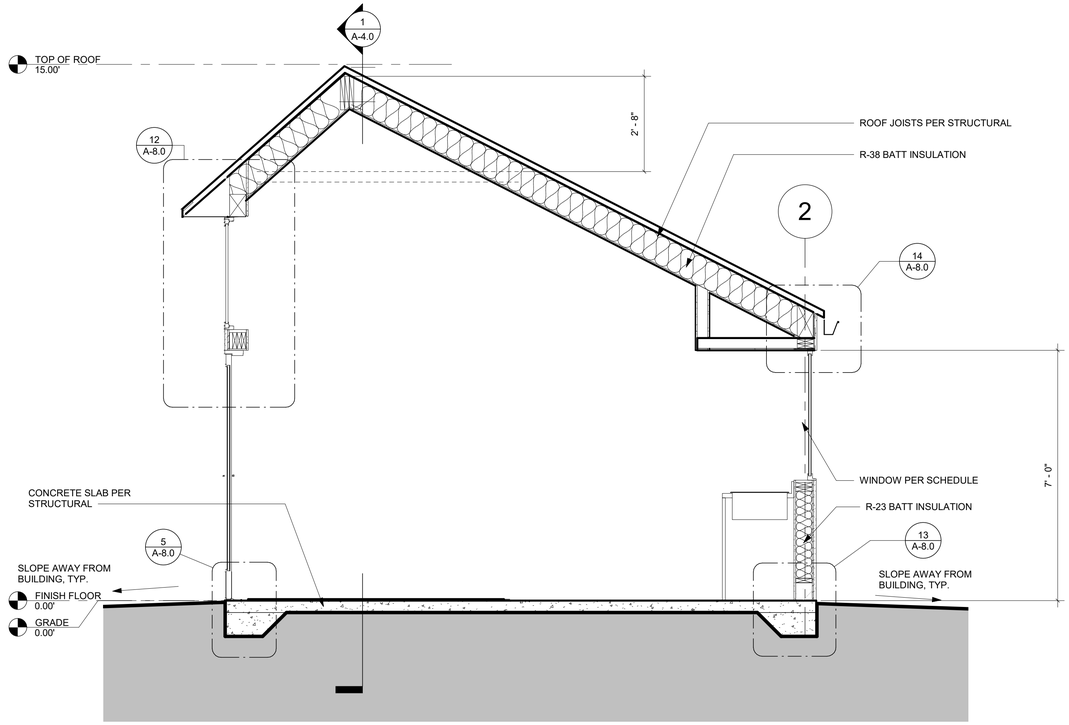
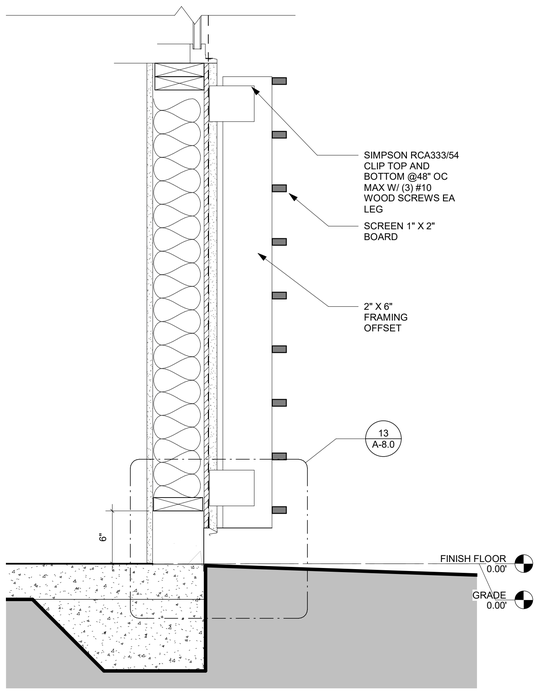
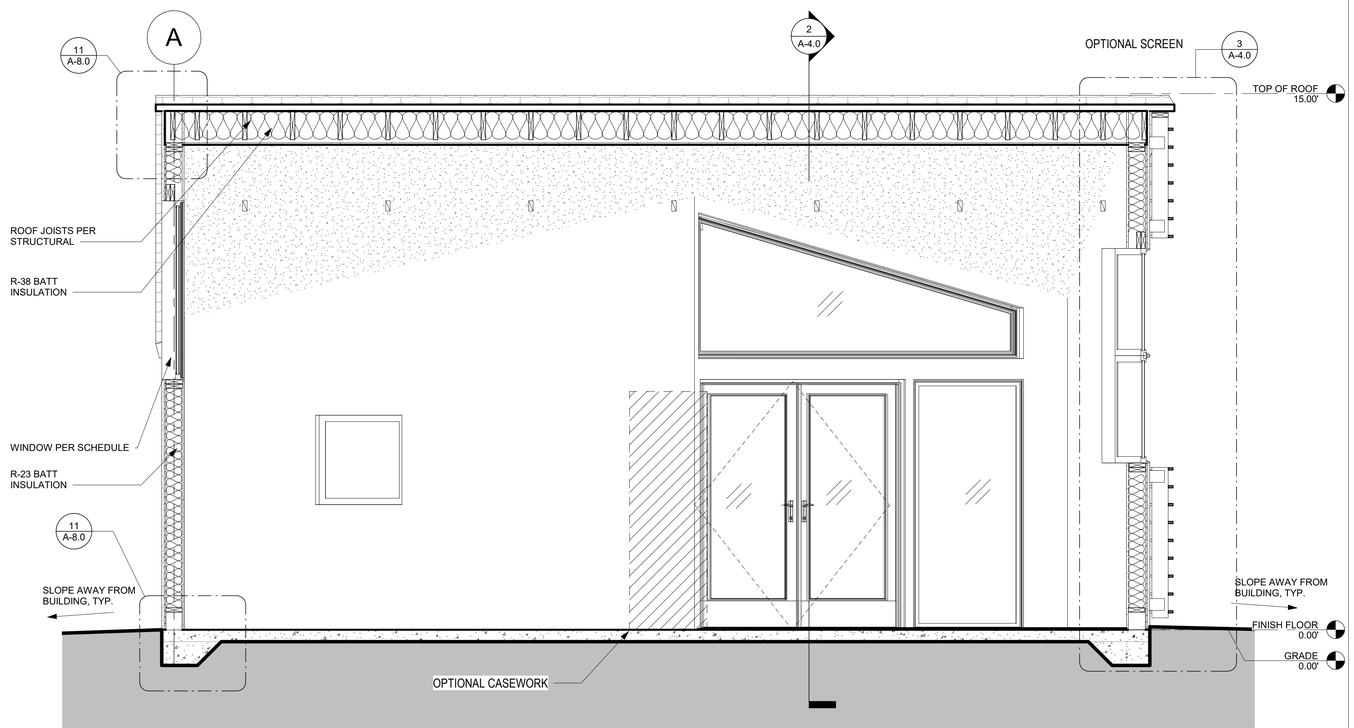




1/2" = 1'-0" CROSS SECTION 2



1 1/2" = 1'-0" OPTIONAL WOOD SCREEN 3



1/2" = 1'-0" LONG SECTION 1

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SHEET TITLE: BUILDING SECTIONS

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APPROVED BY: DIVISION HEAD

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2002

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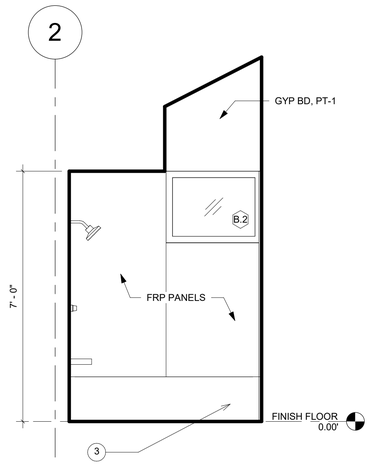
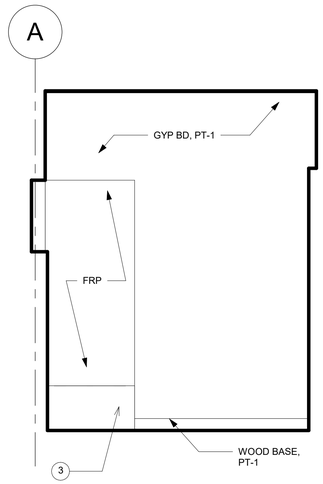
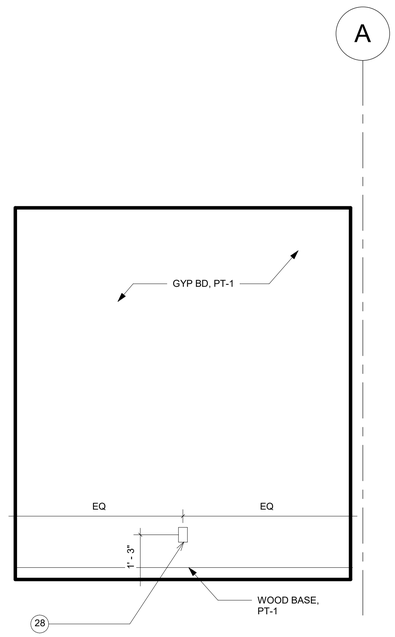
NOTES - INTERIOR ELEVATIONS	
Note Number	Note Text
3	BATHTUB
28	CONVENIENCE OUTLET



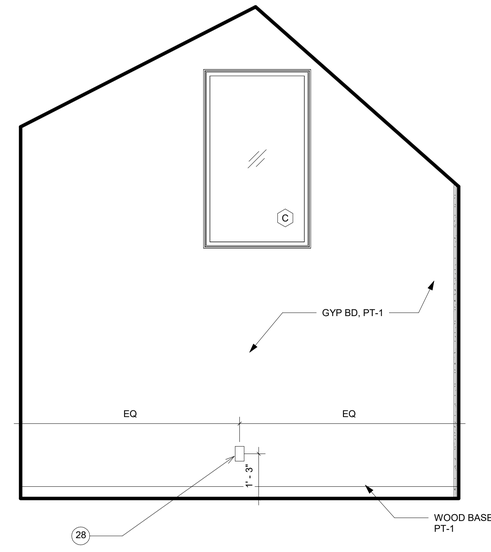
1/2" = 1'-0" BATHROOM WINDOW WALL 5



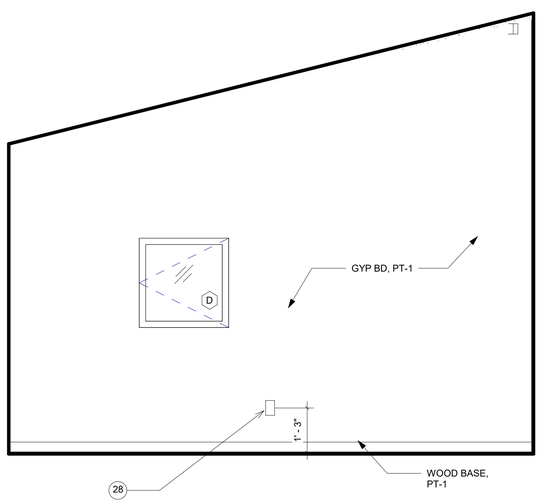
1/2" = 1'-0" BATHROOM WALL 4



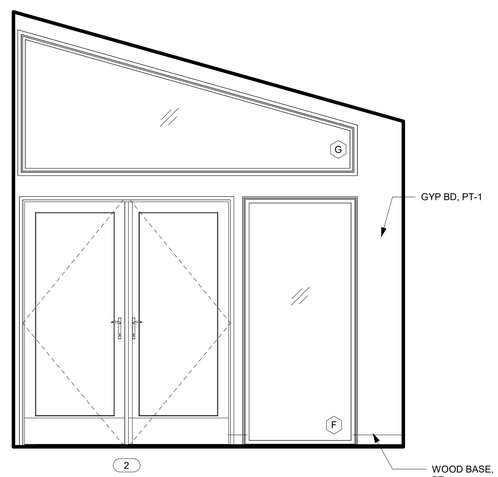
1/2" = 1'-0" INTERIOR WALL 3



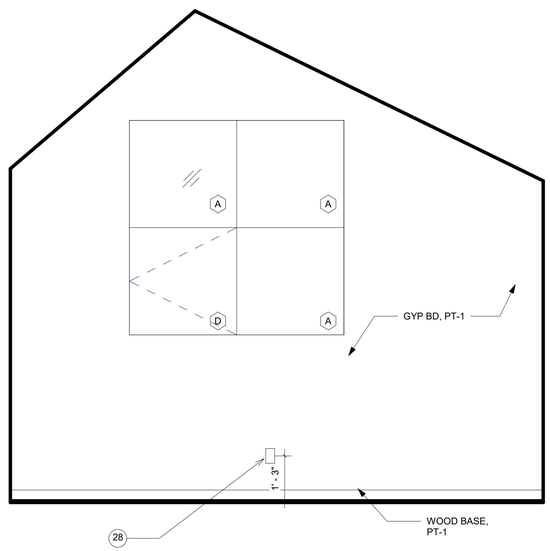
1/2" = 1'-0" PRIVATE SIDE 2



1/2" = 1'-0" BENT WALL 6



1/2" = 1'-0" ENTRY WALL 7



1/2" = 1'-0" LIVING AREA 1

REVISION DATES (DESIGN STAGE ONLY)

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PROJECT: STANDARD ADU

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LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY

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DESIGN GROUP

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WORK ORDER
2002

SHEET NAME
A-5.0

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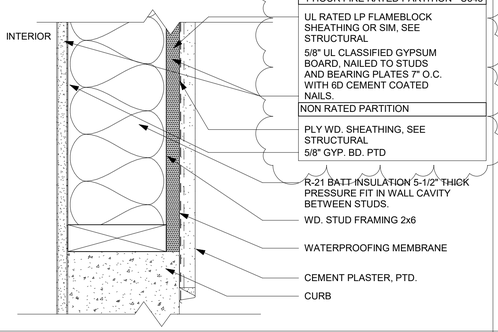
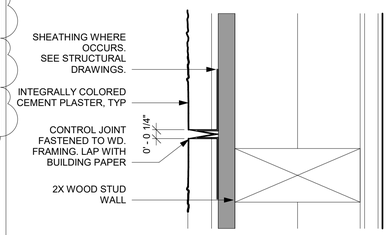
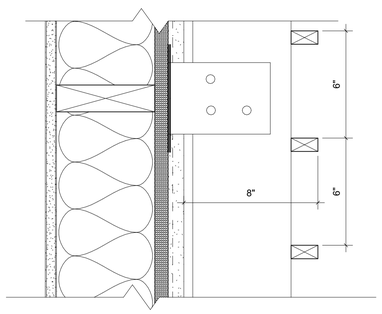


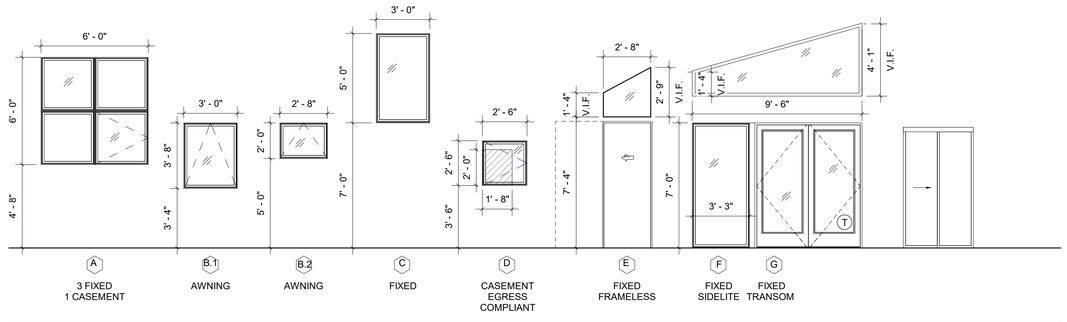
3" = 1'-0" WALL TYPE - 1 6



6" = 1'-0" PLASTER CONTROL JOINT 7



3" = 1'-0" WALL TYPE - 2 5



DOOR TYPE 1 | DOOR TYPE 2 | DOOR TYPE 3, 4, 5

DOOR SCHEDULE

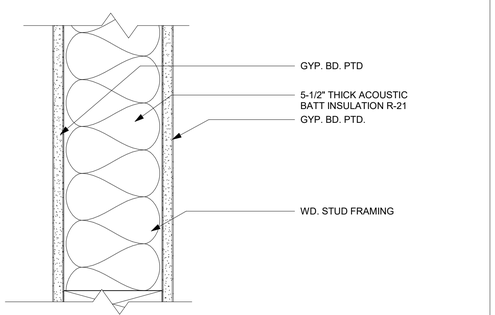
TAG	OPERATION	WIDTH	HEIGHT	GLAZING	MFR.	MATERIAL	COLOR	USE
1	POCKET	2'-8"	7'-0"		TBD	HC WOOD	PT-1	BATHROOM
2	2 PANEL FRENCH DOOR WITH FIXED SIDELIGHT (F)	6'-0"	7'-0"	DUAL, ARGON, LOW-E, TEMPERED	MILGARD AX550	VINYL	PT-3	ENTRY
3	2 PANEL SLIDING	4'-0"	6'-8"		TBD	MDF	PT-1	CLOSET
4	2 PANEL SLIDING	4'-0"	7'-0"		TBD	HC WOOD	PT-1	APPLIANCES CLOSET
5	2 PANEL SLIDING	8'-4"	7'-0"		TBD	HC WOOD	PT-1	CASEWORK

T INDICATES TEMPERED GLAZING

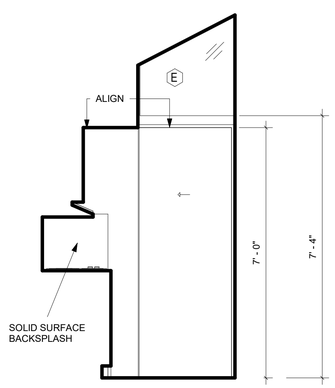
BC-1
CBC 2022

DOOR AND WINDOW SCHEDULES

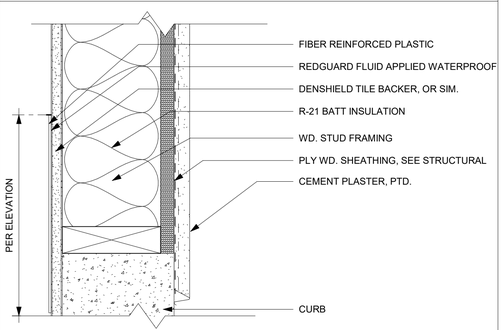
NOTES - INTERIORS	
Note Number	Note Text
1	SHOWER
2	FRAMELESS MIRROR MEDICINE CABINET WITH SCONCE LIGHT
3	BATHTUB
4	LAVATORY
5	TOILET
7	<varies>
8	KITCHEN ELECTRIC COOKTOP
9	DECK MOUNTED KITCHEN FAUCET
10	PLASTIC LAMINATE UPPER CASEWORK, TYP.
11	PLASTIC LAMINATE LOWER CASEWORK, TYP.
12	SOLID SURFACE COUNTERTOP AND 4" BACKSPLASH
13	DUAL BOWL STAINLESS STEEL SINK
14	COLOR EPOXY
15	CLEAR SEAL CONCRETE LEVEL 3 FINISH
16	ENERGY STAR COMPLIANT BATHROOM EXHAUST FAN WITH HUMIDISTAT VENTED TO OUTSIDE
17	FREESTANDING CLOSET - OPTIONAL
18	CONVENIENCE OUTLET
19	CARBON MONOXIDE DETECTOR
20	SMOKE DETECTOR
21	SKYLIGHT
22	MAINTAIN 18" MINIMUM CLEARANCE BETWEEN SOLAR PANELS AND ROOF EDGE
23	ALUMINUM RAIN DIVERTER FLASHING
24	BOX GUTTER AND DOWNSPOUT
25	ASPHALT SHINGLE COOL ROOF, CLASS A; UL ER2453-02
26	EAVES OVERHANG
27	FRP PANEL PER ELEVATION



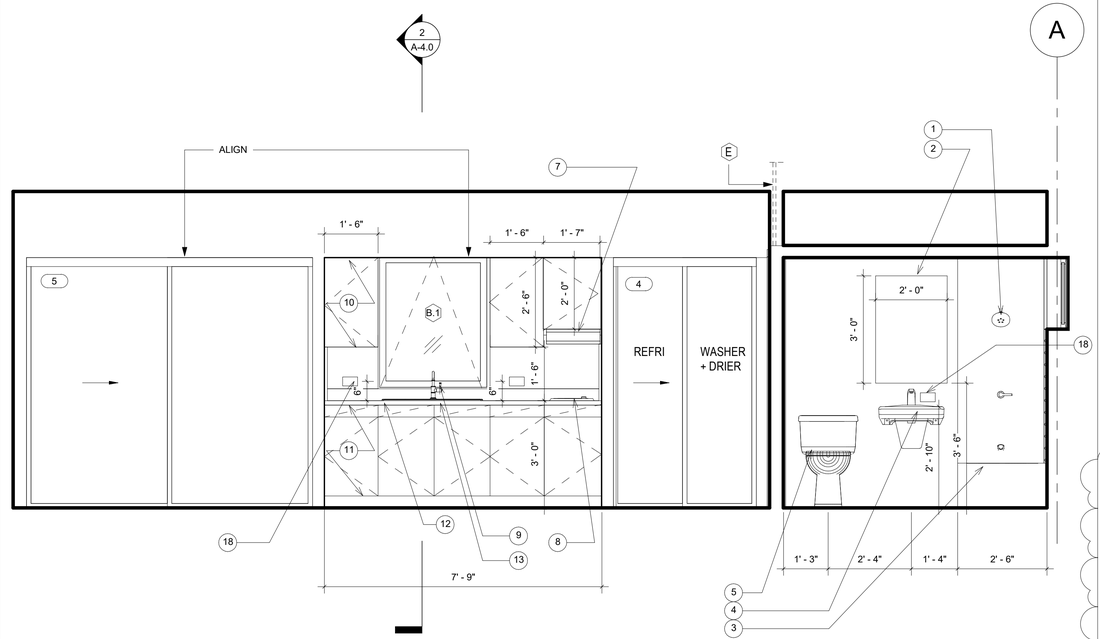
3" = 1'-0" WALL TYPE - 3 4



1/2" = 1'-0" BATHROOM ENTRY 2



3" = 1'-0" WALL TYPE - 4 3



1/2" = 1'-0" PLUMBING WALL ELEVATION 1

GENERAL NOTES

GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4, R308.4):
A. INGRESS AND EGRESS DOORS
B. PANELS IN SLIDING OR SWINGING DOORS
C. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
D. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
E. IN WALL ENCLOSING STAIRWAY LANDING
F. GUARDS AND HANDRAILS

BC-1
CBC 2022

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PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA

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DESIGNED BY: Designer
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APPROVED BY: DIVISION HEAD

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SHEET NAME A-7.0
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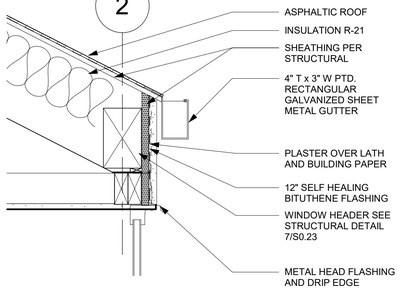
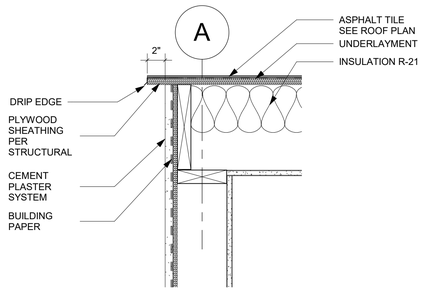
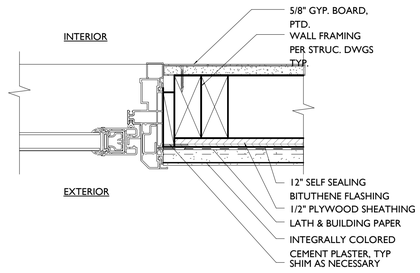


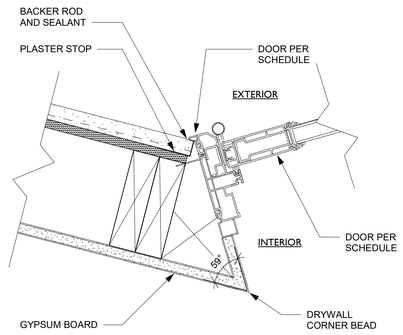
1 1/2" = 1'-0" KITCHEN WINDOW DETAIL **14**



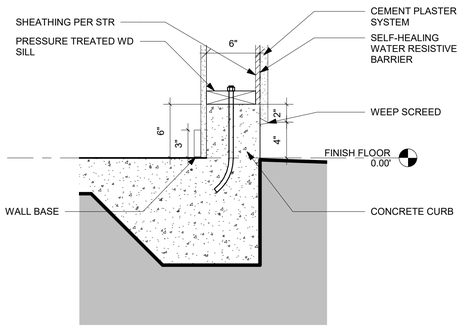
1 1/2" = 1'-0" ROOF WALL INTERSECTION **11**



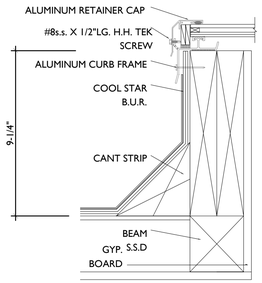
3" = 1'-0" DOOR JAMB DETAIL **7**



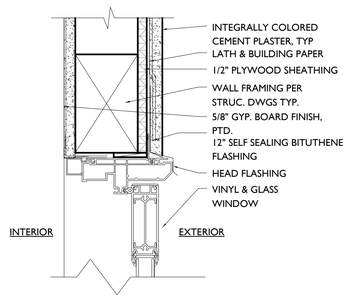
3" = 1'-0" ADU DOOR DETAIL **3**



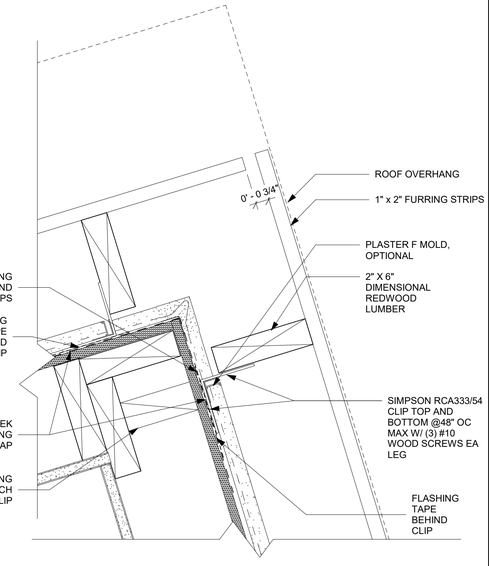
1 1/2" = 1'-0" CURB DETAIL **13**



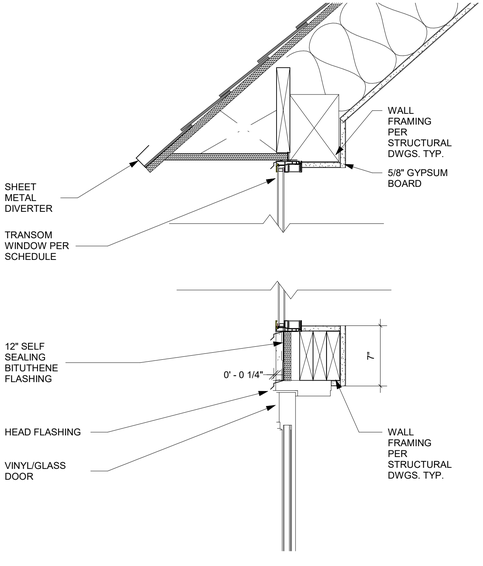
3" = 1'-0" SKYLIGHT DETAIL **10**



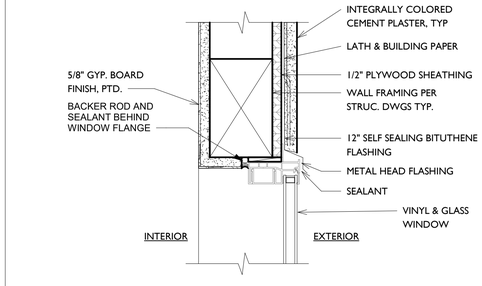
3" = 1'-0" DOOR HEAD DETAIL **6**



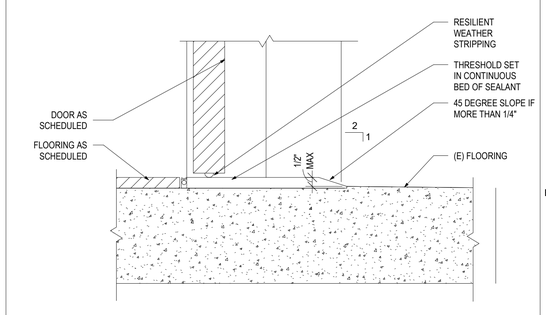
3" = 1'-0" SCREENWALL CORNER - PLAN **2**



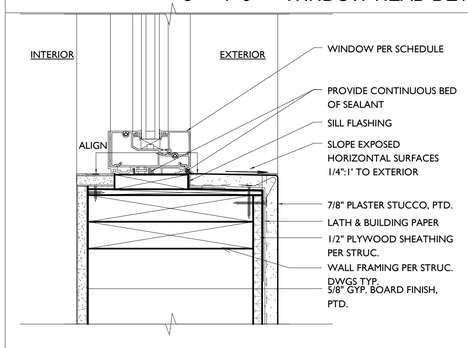
1 1/2" = 1'-0" HEADER AT ENTRY DOOR **12**



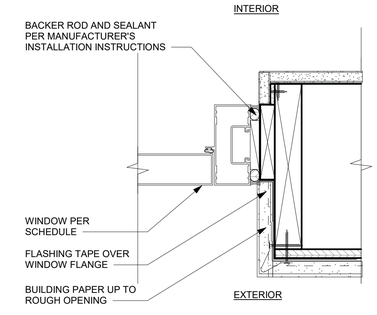
3" = 1'-0" WINDOW HEAD DETAIL **9**



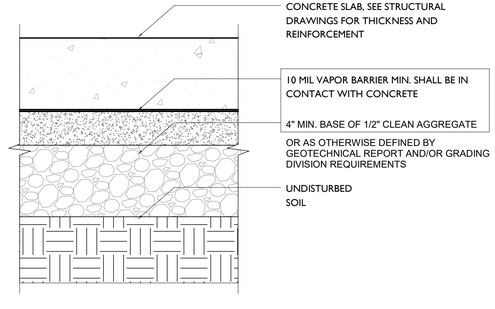
3" = 1'-0" DOOR THRESHOLD **5**



3" = 1'-0" WINDOW SILL DETAIL **8**



3" = 1'-0" WINDOW JAMB DETAIL **4**



3" = 1'-0" SLAB ON GRADE **1**

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SHEET VERSION 4.0.1

ENGINEERING
CITY OF LOS ANGELES

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BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:
SHEET TITLE: DETAILS
PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

NO.	REVISION DESCRIPTION	DATE	BY

CITY ENGINEER
DATE:
GARY LEE MOORE, P.E., ENV SP
DESIGN GROUP
ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

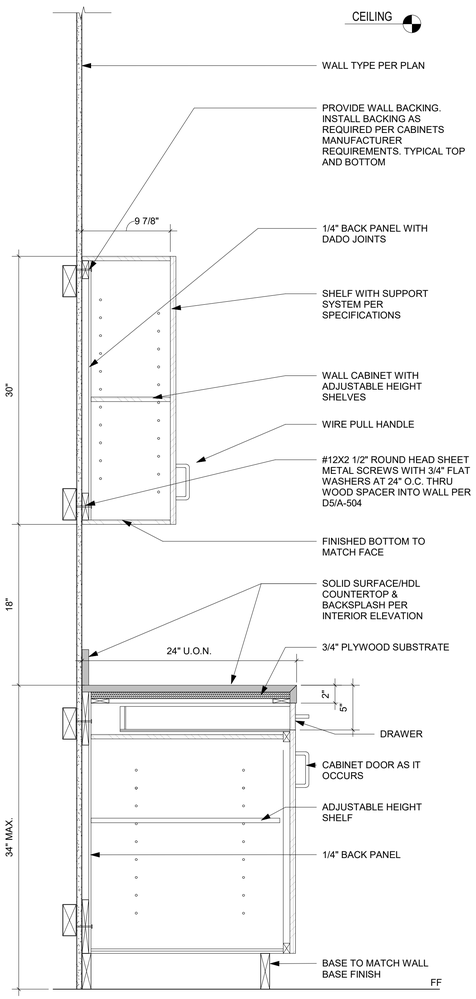
CIP NO. XXXXX

INDEX NO. D-XXXXX

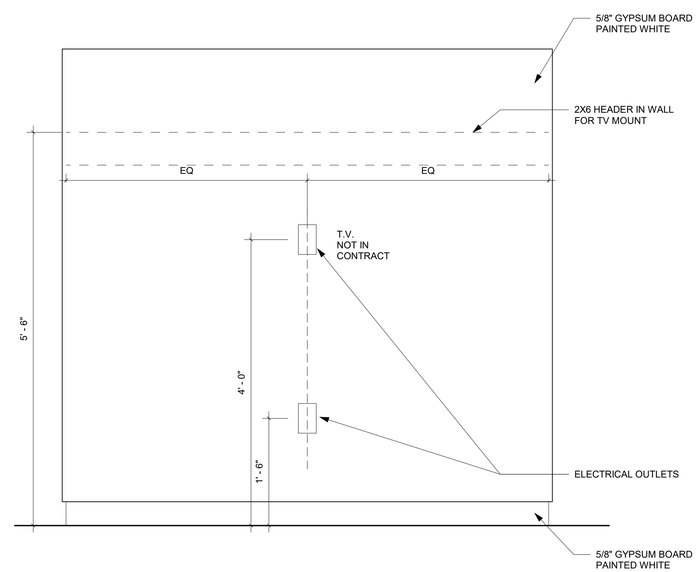
WORK ORDER 2002

SHEET NAME A-8.0

SHEET OF SHEETS



1 1/2" = 1'-0" BASE CABINET WITH DRAWER 6



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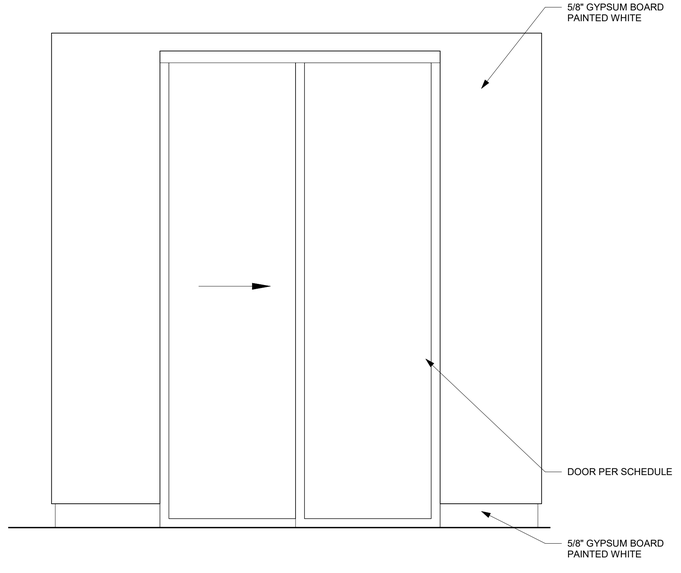
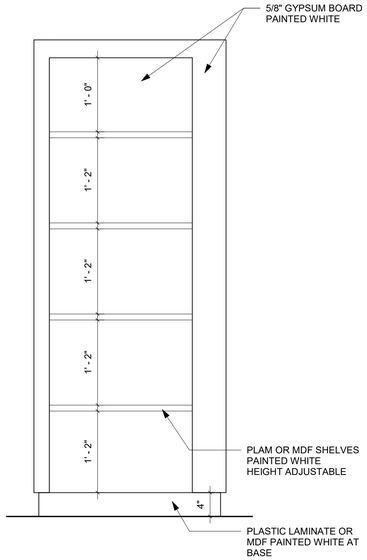
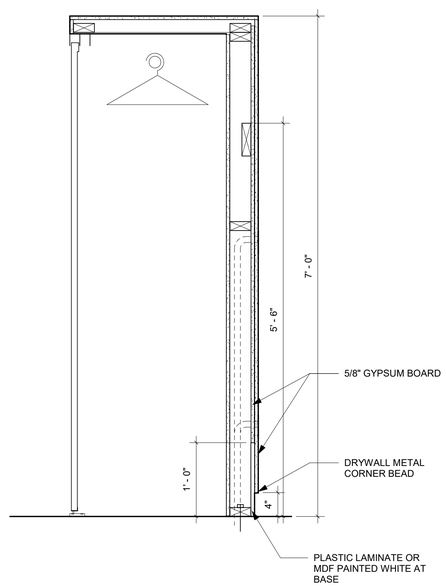


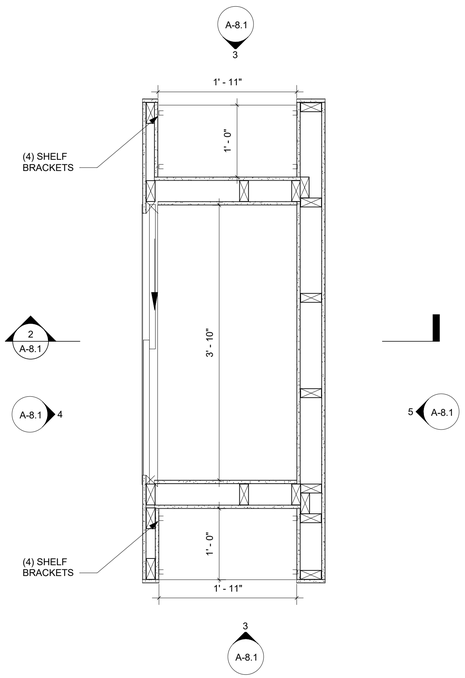
1" = 1'-0" CLOSET WALL 4



1" = 1'-0" SHELVES ELEVATION 3



1" = 1'-0" CLOSET SECTION 2



1" = 1'-0" FREESTANDING CLOSET 1

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VERTICAL CONTROL:
HORIZONTAL CONTROL:
SHEET TITLE: CASEWORK DETAILS
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ADDRESS: 1 STANDARD PLAN WAY, LOS ANGELES, CALIFORNIA

NO.	REVISION DESCRIPTION	DATE	BY

CIP NO. XXXXX

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CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER
GARY LEE MOORE, P.E., ENV SP
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DESIGN GROUP
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APPROVED BY: DIVISION HEAD

WORK ORDER
2002

SHEET NAME
A-8.1

SHEET OF SHEETS

SHEET VERSION 4.0.1

CC **CAST IN PLACE CONCRETE**

CC-1 PROPORTION, MIX, TRANSPORT, AND PLACE CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE," UON.

CC-2 CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

CC-3 ROUGHEN CONCRETE SURFACES OF CONSTRUCTION JOINTS TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES. LOCATE CONSTRUCTION JOINTS AS SHOWN ON THE DRAWINGS. SUBMIT ALTERNATE JOINT LOCATIONS OR JOINTS NOT SHOWN TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO PROCEEDING WITH THE WORK.

CC-4 AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING CONCRETE, ROUGHEN CONTACT SURFACES TO 1/4 INCH AMPLITUDE AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

CC-5 AT LOCATIONS WHERE CONCRETE IS CAST AGAINST EXISTING MASONRY, THOROUGHLY ROUGHEN CONTACT SURFACES BY LIGHT SANDBLASTING OR OTHER SUITABLE MEANS AND CLEAN OF LAITANCE, FOREIGN MATTER, AND LOOSE PARTICLES.

CC-6 REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATIONS OF ADDITIONAL CONCRETE CURBS AND HOUSEKEEPING PADS NOT SHOWN.

CC-7 CONTINUOUSLY MOIST CURE CONCRETE SLABS-ON-GRADE FOR 7 DAYS MINIMUM. WATER FOG SPRAYS, PONDING, SATURATED ABSORPTIVE COVERS, OR MOISTURE RETAINING COVERS MAY BE USED. CURING COMPOUNDS CAN BE USED BASED ON SATISFACTORY PERFORMANCE ON PREVIOUS APPLICATIONS. CONTRACTOR TO SUBMIT SPECIFICATIONS FOR REVIEW AND APPROVAL.

CC-8 NON-SHRINK GROUT: NON-METALLIC AGGREGATE TYPE, COMPLYING WITH ASTM C1107 AND CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7,000 PSI AT 28 DAYS.

CC-9 CONCRETE TYPES:

LOCATION	28 DAY f'c	TYPE	W/C RATIO	MAX AGGREGATE SIZE
ALL	3000 PSI	NORMAL WEIGHT	0.45	3/4"

CC-10 CONCRETE CLEAR COVER TO REINFORCING BARS IS AS FOLLOWS:

LOCATION	CLEAR COVER
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	
- ALL BARS	3"
CONCRETE EXPOSED TO EARTH OR WEATHER:	
- #6 THROUGH #18 BARS	2"
- #5 BAR, W31 OR D31 WIRE, AND SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER:	
- SLABS, WALLS, JOISTS: #14 AND #18 BARS	1 1/2"
- SLABS, WALLS, JOISTS: #11 AND SMALLER	3/4"
- BEAMS, COLUMNS: PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS AND HOOPS	1 1/2"

RC **ROUGH CARPENTRY**

RC-1 FRAMING LUMBER: DOUGLAS FIR (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB) OR WESTERN LUMBER GRADING RULES, OF THE WESTERN WOOD PRODUCTS ASSOCIATION (WWPA). USE LUMBER OF THE FOLLOWING GRADES:

- A. SILLS: STUD GRADE PRESSURE OR PRESERVATIVE TREATED, NATURALLY DURABLE, OR FOUNDATION GRADE REDWOOD; 19% MOISTURE CONTENT, UON.
- B. STUDS: STUD GRADE; 19% MOISTURE CONTENT, UON.
- C. JOISTS, PLANKS AND PLATES: DF #2; 15% MOISTURE CONTENT, UON.
- D. BEAMS, DF #1; 19% MOISTURE CONTENT, UON.
- E. POSTS, DF #1; 19% MOISTURE CONTENT, UON.
- F. FRAMING, BLOCKING AND BRIDGING: STUD GRADE; 15% MOISTURE CONTENT, UON.
- G. PLYWOOD BLOCKING: DF #2; 19% MOISTURE CONTENT.
- H. BACKING: PER CONSTRUCTION; 19% MOISTURE CONTENT

RC-2 MANUFACTURED LUMBER:

- A. LVL: MICROLAM LVL 1.9E, ICC ESR-1387 & LARR 25202.
- B. PSL: PARALLAM PSL 2.0E, ICC ESR-1387 & LARR 25202.

RC-3 PANEL SHEATHING: IDENTIFY WOOD STRUCTURAL PANELS WITH THE APPROPRIATE TRADEMARK OF APA-THE ENGINEERED WOOD ASSOCIATION AND MEET THE REQUIREMENTS OF THE VOLUNTARY PRODUCT STD PS-1 OR PS-2 AND APA PRP-108 PERFORMANCE STD.

- A. PANEL SHEATHING TO BE EXPOSURE 1.
- B. PLYWOOD PANELS TO BE 5-PLY MINIMUM, EXCEPT 3/8" PANELS TO BE 3-PLY MINIMUM.
- C. OSB PANELS MAY BE USED WITH APPROVAL OF SEOR.
- D. PLYWOOD TO BE C-C GRADE AT LOCATIONS EXPOSED TO WEATHER; CD GRADE ELSEWHERE.
- E. SHEATH ALL EXTERIOR WALLS WITH 15/32" PLYWOOD WITH 10d NAILS WITH (6",6",12") OC, (BN, EN, FN).
- F. PROVIDE THE FOLLOWING GRADE AND SPAN RATINGS:

PANEL THICKNESS	MINIMUM GRADE	ROOF/FLOOR RATING
3/8	STRUCTURAL 1	24/0
7/16	STRUCTURAL 1	24/16
15/32	STRUCTURAL 1	32/16
19/32 AND 5/8	CD/CC	40/20
3/4	CD/CC	48/24
7/8 AND 1	CD/CC	54/32
1 1/8	CD/CC	60/48

RC-4 ROUGH HARDWARE:

- A. NAILS: COMMON WIRE NAILS, FEDERAL SPECIFICATION FF-N-105B, STANDARD LENGTHS UON USE HOT-DIPPED ZINC-COATED GALVANIZED NAILS FOR EXTERIOR INSTALLATIONS AND WHEN PENETRATING PRESSURE TREATED OR FIRE-RETARDANT LUMBER.
- B. BOLTS AND THREADED RODS: ASTM A307, SQ OR HEXAGONAL HEAD MACHINE BOLTS WITH ASTM A563 NUTS. USE MALLEABLE IRON WASHERS UNDER HEAD AND NUT WHEN IN CONTACT WITH WOOD. AT SILL PLATES USE 2"x2"x3/16" MINIMUM PLATE WASHERS. AT ALL SHEARWALL SILL PLATE ANCHORS, USE THE FOLLOWING PLATE WASHERS:

5/8" DIA ANCHOR BOLTS = 3"X3"X1/4" SQ. WASHER
3/4" DIA ANCHOR BOLTS = 3"X3"X5/16" SQ. WASHER
7/8" DIA ANCHOR BOLTS = 3"X3"X5/16" SQ. WASHER
1" DIA ANCHOR BOLTS = 3 1/2"X3 1/2"X3/8" SQ. WASHER

- C. LAG SCREWS: ASTM A307, ANSI/ASME STANDARD B18.2.1. USE ANSI B18.22.1 WASHERS UNDER HEAD WHEN IN CONTACT WITH WOOD.
- D. SCREWS: ASTM A307, ANSI/ASME STANDARD B18.6.1. USE CADMIUM-PLATED PAN OR ROUND HEADED SCREWS AT STEEL TO WOOD AND WOOD TO WOOD CONNECTIONS.
- E. BOLTS, NUTS, WASHERS, STRAPS AND OTHER HARDWARE EXPOSED TO THE WEATHER TO BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- F. FRAMING CLIPS, SHEET METAL STRAPS, ETC.: SIMPSON, UNIVERSAL, OR EQUIVALENT, WITH LARR REPORTS. DESIGNATIONS ON DRAWINGS ARE BASED ON SIMPSON CATALOGUE NUMBERS (IAPMO UES ER 112 & LARR 25814). PROVIDE THE TYPE OF NAILS SPECIFIED BY THE MANUFACTURER AND FULLY DRIVE NAILS INTO ALL HOLES OF THE CONNECTOR UNLESS NOTED OTHERWISE ON THE PLANS. ALL CONNECTORS SHALL BE GALVANIZED OR HAVE ANOTHER FACTORY APPLIED FINISH. ALL STEEL FRAMING HANGERS TO BE TORSIONAL RESTRAINT. SOLID BLOCKING REQUIRED BETWEEN JOISTS WHERE TORSIONAL RESTRAINT HANGERS DO NOT OCCUR.

RC-5 BOLT AND SCREW INSTALLATION

- A. DRILL BOLT HOLES 1/32 TO 1/16 (MAX) INCH LARGER IN DIA THAN THE BOLT NOMINAL DIA.
- B. DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS.
  1. PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIA AND FULL DIA FOR SMOOTH SHANK PORTION.
  2. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT 7/8 THE DIA OF THE WOOD SCREW.
  3. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE SCREW WITH A DRILL BIT WHOSE DIA IS 40%-70% THE DIA OF THE SCREW AT THE ROOT OF THE THREAD.
  4. INSERT THE SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
  5. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.
- C. DRILL PRE-BORED LEAD HOLES FOR LAG SCREWS AS FOLLOWS.
  1. PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIA AND FULL DIA FOR SMOOTH SHANK PORTION.
  2. DRILL LEAD HOLE FOR THE SHANK TO A DEPTH EQUAL TO THE LENGTH OF THE UNTHREADED PORTION IN THE MAIN MEMBER. USE A DRILL BIT OF THE SAME DIA AS THE LAG SCREW.
  3. EXTEND THE LEAD HOLE FOR THE THREADED PORTION OF THE LAG SCREW WITH A DRILL BIT WHOSE DIA IS 60 PERCENT OF THE NOMINAL LAG SCREW DIA.
  4. INSERT LAG SCREW INTO LEAD HOLE BY TURNING. DO NOT DRIVE WITH A HAMMER.
  5. LUBRICATE WITH SOAP OR BEESWAX TO FACILITATE INSTALLATION.

RC **ROUGH CARPENTRY**

RC-6 HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURNED JUST PRIOR TO COVERING WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF ANCHORAGE DEVICE. PLATE SHALL BE 0.299x3x3 IN MIN.

RC-7 HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

RC-8 INSTALL SOLID BLOCKING BETWEEN JOISTS AT ENDS AND OVER SUPPORTS. PROVIDE 2 INCH BY 3 INCH CROSS BRIDGING, METAL BRIDGING, OR SOLID BLOCKING BETWEEN JOISTS IN SPANS EQUALLY SPACED 8 FEET OC MAXIMUM AND WHERE INDICATED.

RC-9 DO NOT USE WOOD SHINGLE SHIMS UNDER STUDS, JOISTS, BEAMS, OR POSTS.

RC-10 NAILING:

- A. DRIVE NAILS PERPENDICULAR TO THE GRAIN, UON
- B. PREDRILLED HOLES TO 3/4 OF NAIL DIA WHERE SPECIFIED AND WHEN WOOD TENDS TO SPLIT.
- C. AIR-DRIVEN NAILS TO BE FULL-HEADED NAILS. DO NOT OVERDRIVE NAILS.
- D. PANEL SHEATHING
  1. AT DIAPHRAGM SHEATHING, USE RING SHANK NAILS. USE SMOOTH SHANK NAILS AT WALLS.
  2. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND APPROVAL BY THE OWNER'S REPRESENTATIVE. NAIL HEADS THAT PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF THE MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE INSTALLATION IS UNSATISFACTORY. MACHINE NAILING IS NOT APPROVED IN 5/16" OR LESS SHEATHING.
  3. DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD TO BE PERPENDICULAR TO SUPPORTS. DIAPHRAGM SHEATHING MUST BE BLOCKED AT EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.8(1).
  4. GLUE FLOOR SHEATHING AT ALL POINTS OF CONTACT.
- E. PROVIDE MINIMUM NAILING PER TABLE 2304.9.1 OF THE IBC/CBC, UON

FASTENING SCHEDULE

	CONNECTION	NAILING	STAPLES	LOCATION
1	JOIST TO SILL OR GIRDER	3-8d COMMON	3-3" 14 GA STAPLES	TOE NAIL
2	BRIDGING TO JOISTS	2-8d COMMON	2-3" 14 GA STAPLES	TOE NAIL, EA END
3	SOLE PLATE TO JOISTS OR BLOCKING	16d COMMON @ 16" OC	3" 14 GA STAPLES @ 12" OC	TYP FACE
4	TOP PLATE TO STUD	2-16d COMMON	3-3" 14 GA STAPLES	END NAIL
5A	STUD TO SOLE PLATE	4-8d COMMON	3-3" 14 GA STAPLES	TOE NAIL
5B	STUD TO SOLE PLATE	2-16d COMMON	3-3" 14 GA STAPLES	END NAIL
6	DOUBLE STUDS	16d COMMON @ 24" OC	3" 14 GA STAPLES @ 8" OC	FACE
7A	DOUBLE TOP PLATE	16d COMMON @ 16" OC	3" 14 GA STAPLES @ 12" OC	TYP FACE
7B	DOUBLE TOP PLATE	8-16d COMMON	12-3" 14 GA STAPLES	LAP
8	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-8d COMMON	3-3" 14 GA STAPLES	TOE NAIL
9	RIM JOISTS TO TOP PLATE	8d COMMON @ 6" OC	3" 14 GA STAPLES @ 6" OC	TOE NAIL
10	TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON	3-3" 14 GA STAPLES	FACE
11	CONT HEADER, TWO PIECES	16d COMMON	-	16" OC ALONG EDGE
12	CEILING JOISTS TO PLATE	3-8d COMMON	5-3" 14 GA STAPLES	TOE NAIL
13	CONT HEADER TO STUD	4-8d COMMON	-	TOE NAIL
14	CEILING JOISTS, LAPS OVER PARTITIONS	3-16d COMMON	3-3" 14 GA STAPLES	FACE
15	CEILING JOISTS PARALLEL TO RAFTERS	3-16d COMMON	4-3" 14 GA STAPLES	FACE
16	RAFTER TO PLATE	3-8d COMMON	3-3" 14 GA STAPLES	TOE NAIL
17A	BUILT-UP GIRDER BEAMS	20d COMMON @ 32" OC	3" 14 GA STAPLES @ 24" OC	FACE NAIL @ T&B STAGGERED
17B	BUILT-UP GIRDER BEAMS	2-20d COMMON	3-3" 14 GA STAPLES	FACE NAIL @ ENDS & EACH SPLICE
18	JOIST TO BAND JOIST	3-16d COMMON	4-3" 14 GA STAPLES	TOE NAIL

RE **REINFORCING STEEL**

RE-1 FABRICATE AND PLACE REINFORCING STEEL IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING CONCRETE REINFORCING" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE," UON.

RE-2 ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS. LOCATE AND SUPPORT REINFORCING BY METAL CHAIRS, RUNNERS, BOLSTERS, SPACERS, AND HANGERS AT A MAXIMUM 3-FOOT SPACING.

RE-3 TERMINATE REINFORCING STEEL IN STD HOOKS, UNLESS OTHERWISE SHOWN.

RE-4 PROVIDE REINFORCING SHOWN OR NOTED CONTINUOUS IN LENGTHS AS LONG AS PRACTICABLE.

RE-5 REINFORCING STEEL #8 AND LARGER AND ALL REINFORCING STEEL TO BE WELDED TO BE ASTM A706, 60KSI. ALL OTHER REINFORCING STEEL TO BE ASTM A615, 60KSI.

RE-6 SMOOTH DOWELS IN SLAB ON GRADE TO BE ASTM A36, 36KSI.

FN **FOUNDATION AND SITE WORK**

FN-1 GROUNDWATER IS NOT EXPECTED TO BE A FACTOR IN DEVELOPMENT OF SITE.

FN-2 LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

FN-3 REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.

FN-4 NOTIFY THE OWNER'S REPRESENTATIVE IF ANY BURIED STRUCTURES NOT INDICATED, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC., ARE FOUND.

FN-5 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, UNDERPINNING AND PROTECTION OF EXISTING CONSTRUCTION.

FN-6 REMOVE LOOSE SOIL AND STANDING WATER FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING CONCRETE.

FN-7 IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, NOTIFY STRUCTURAL ENGINEER AND SOILS REPORT MAY BE REQUIRED.

IO **STRUCTURAL TEST AND INSPECTIONS**

IO-1 AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS WILL BE RETAINED BY THE OWNER TO PERFORM THE FOLLOWING TESTS AND INSPECTION. PROVIDE ACCESS AND FURNISH SAMPLES TO THE AGENCY AS REQUIRED BY THE CONTRACT DOCUMENTS.

IO-2 CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/ COMPONENT AS LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER 1704.4.

IO-3 IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S EXPENSE.

IO-4 THE FOLLOWING ITEMS REQUIRE TESTS AND INSPECTIONS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CHAPTER "STRUCTURAL TEST AND INSPECTIONS" OF THE CODE OF THE GOVERNING JURISDICTION AS NOTED IN THE GENERAL SECTION OF THESE GENERAL NOTES. AN "X" PRESENT IN COLUMN "C" INDICATES CONTINUOUS INSPECTION & "X" PRESENT IN COLUMN "P" INDICATES PERIODIC INSPECTION.

CONCRETE

	VERIFICATION AND INSPECTIONS	C	P
1.	INSPECTION OF REINFORCING STEEL, PRESTRESSING TENDONS, AND VERIFY PLACEMENTS.	-	X
2.	INSPECT ANCHORS CAST IN CONCRETE.	-	X
3.	INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.		
	A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	X	-
	B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4A.	-	X
4.	VERIFYING USE OF REQUIRED DESIGN MIX.	-	X
5.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	-
6.	INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	-
7.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	-	X
8.	INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.	-	X

GR **GENERAL REQUIREMENTS**

GR-1 MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

GR-2 REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

GR-3 VERIFY ALL DIMENSIONS, ELEVATIONS, & SITE CONDITIONS BEFORE STARTING WORK.

GR-4 REFER TO ARCHITECTURAL DRAWINGS FOR EXTERIOR SLABS.

GR-5 DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.

GR-6 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

GR-7 DO NOT SCALE THE DRAWINGS.

GR-8 PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. RETAIN A REGISTERED CIVIL ENGINEER WHOM IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.

GR-9 INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.

GR-10 REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND LOCATION REQUIREMENTS OF OPENINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.

GR-11 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.

SU **SUBMITTALS**

SU-1 SUBMITTAL REVIEW FOR ITEMS DESIGNED BY NOUS, 10 BUSINESS DAY REVIEW TIME IS REQUIRED UNLESS OTHERWISE AGREED.

SU-2 RFI REVIEW: ALLOW 5 BUSINESS DAY RESPONSE UNLESS OTHERWISE AGREED.

SU-3 SUBMIT COPIES OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW.

SU-4 CONCRETE REINFORCING STEEL:

- A. SUBMIT CERTIFIED MATERIAL CERTIFICATES FOR REINFORCING STEEL SIGNED BY THE MANUFACTURER AND CONTRACTOR.
- B. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."

SU-5 CAST-IN-PLACE CONCRETE:

- A. SUBMIT MIX DESIGNS PREPARED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA FOR EACH CLASS OF CONCRETE. INCLUDE RESULTS OF SLUMP, SHRINKAGE AND COMPRESSION TESTS USED TO ESTABLISH MIX PROPORTIONS. ALSO INCLUDE CERTIFIED MATERIAL CERTIFICATES FOR EACH COMPONENT OF THE MIX.
- B. SUBMIT PROPOSED CONSTRUCTION JOINT LOCATIONS FOR REVIEW.
- C. SUBMIT PRODUCT DATA FOR CURING MATERIALS.
- D. SUBMIT PRODUCT DATA FOR NON-SHRINK GROUT.

SU-6 ADHESIVE ANCHORS: SUBMIT PRODUCT DATA FOR EACH TYPE OF ADHESIVE ANCHORING SYSTEM USED.

STRUCTURAL DRAWING LIST

Sheet Number	Sheet Name
S0 SERIES: SHEET LIST, GENERAL NOTES, TYPICAL DETAILS	
S0.00	GENERAL NOTES & SHEET LIST
S0.10	TYPICAL CONCRETE DETAILS
S0.20	TYPICAL WOOD DETAILS
S0.21	TYPICAL WOOD DETAILS
S0.23	TYPICAL WOOD DETAILS
S1 SERIES: FOUNDATION & FRAMING PLANS	
S1.00	FOUNDATION & ROOF FRAMING PLANS
S8 SERIES: PROJECT SPECIFIC DETAILS	
S8.1	CASEWORK DETAILS

DC **DESIGN CRITERIA**

DC-1 APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE WITH CITY OF LOS ANGELES AMENDMENTS

DC-2 PROJECT TYPE: NEW ADU

DC-3 TYPE OF CONSTRUCTION: LIGHT-FRAMED WOOD CONSTRUCTION ON SHALLOW FOUNDATIONS

DC-4 FOUNDATION DESIGNS ARE IN ACCORDANCE WITH THE MINIMUM DESIGN RECOMMENDATIONS FOUND IN CHAPTER 18 OF THE CALIFORNIA BUILDING CODE.

ALLOWABLE NET SOIL PRESSURE = 1500 PSF

ADU DESIGNED FOR LEVEL GRADE. CITY OF LOS ANGELES TO APPROVE ADU LOCATION. CONTRACTOR TO VERIFY CONSTRUCTION WILL NOT UNDERMINE OR SURCHARGE ADJACENT PROPERTIES.

DC-5 THE STRUCTURAL SCOPE INVOLVES THE CONSTRUCTION OF A NEW 1-STORY ADU.

DC-6 GRAVITY LOADS:

DEAD LOADS

ROOF = 15 PSF

LIVE LOADS

ROOF = 20 PSF (REDUCIBLE)

DC-7 SEISMIC DESIGN:
THE STRUCTURE HAS BEEN EVALUATED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE. THE FOLLOWING VALUES HAVE BEEN USED FOR THE DESIGN OF THE LATERAL FORCE RESISTING SYSTEM. SEISMIC DESIGN CATEGORY, SITE CLASS AND ALL SPECTRAL ACCELERATIONS SHOULD BE REVIEWED FOR SITE SPECIFIC VALUES.

SITE CLASS = D (DEFAULT)
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
RHO = 1.3

S_S = 2.000
S_1 = 0.740
S_{DS} = 1.600
S_{D1} = 0.839
I = 1.0 FOR OCCUPANCY CATEGROY (II)

STRUCTURE: ADU
LFRS = LIGHT-FRAMED WOOD SHEAR WALLS
R = 6.5
OVERSTRENGTH = 2.5
Cs = 0.246
BASE SHEAR V= 8.24K

DC-8 WIND DESIGN:

BASIC WIND SPEED, V = 95MPH (3 SECOND GUST)
EXPOSURE CATEGORY = B
GUST EFFECT FACTOR = 0.85
Kd = 0.85
Kz = 0.70
ENCLOSURE CLASSIFICATION = ENCLOSED
INTERNAL PRESSURE COEFFICIENT GCpi = ±0.18
qz = 13.75PSF

NOUS
600 WILSHIRE BLVD, SUITE 760
LOS ANGELES, CA 90017
213 627 6687
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
OMAR LEONEL GARZA
S5593
EXP 12/31/2023
STRUCTURAL
STATE OF CALIFORNIA

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED

BUREAU OF ENGINEERING **DEPARTMENT OF PUBLIC WORKS**

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: GENERAL NOTES & SHEET LIST

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST
LOS ANGELES, CA 90003

NO.	REVISION DESCRIPTION	DATE:	BY:

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY OF LOS ANGELES **DEPARTMENT OF PUBLIC WORKS**

CITY ENGINEER
GARY LEE MOORE, P.E. ENV SP
DATE:

DESIGN GROUP

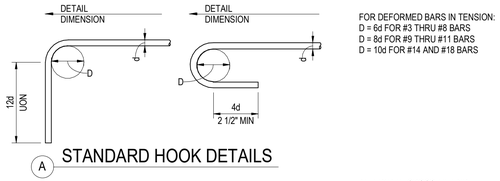
ARCHITECT: MICHAEL LEHRER FAIA- NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: NOUS
DRAWN BY: ASP
CHECKED BY: OG
APPROVED BY: DIVISION HEAD

WORK ORDER
00

SHEET NAME
S0.00
SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

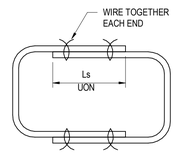
REVISION DATES (DESIGN STAGE ONLY)



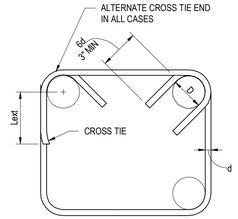
A STANDARD HOOK DETAILS

FOR DEFORMED BARS IN TENSION:
D = 6d FOR #3 THRU #8 BARS
D = 8d FOR #9 THRU #11 BARS
D = 10d FOR #14 AND #18 BARS

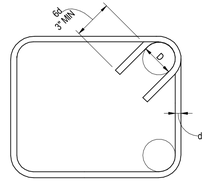
FOR STIRRUPS, TIES, AND HOOPS:
FOR #3 THRU #5 BARS: D = 4d, Lext = 6d, 3" MIN
FOR #6 THRU #8 BARS: D = 6d, Lext = 12d



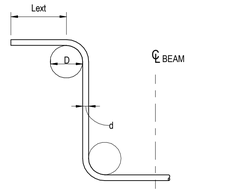
B TWO PIECE STRAIGHT BAR CLOSED STIRRUPS



C TWO-PIECE BEAM TIE



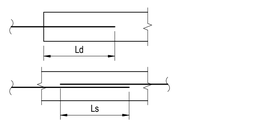
D BEAM AND COLUMN CLOSED TIE

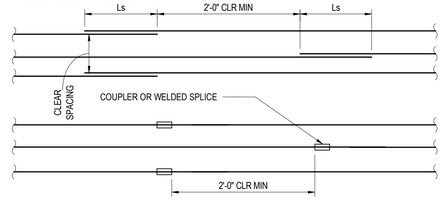


E BEAM & JOIST STIRRUP

CONDITION	CONCRETE TYPE	REINFORCING BAR SIZE																											
		#3			#4			#5			#6			#7			#8			#9			#10			#11		
		Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh
THICKNESS OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT > 12"																													
A	NWC	13	17	7	18	23	9	22	28	11	26	34	13	38	49	15	43	56	17	49	63	20	55	71	22	61	79	24
B	NWC	22	28	7	29	38	9	36	47	11	43	56	13	63	81	15	72	93	17	81	105	20	91	118	22	101	131	24
C	NWC	33	42	7	43	56	9	54	70	11	65	84	13	94	122	15	107	139	17	121	157	20	136	177	22	151	196	24
THICKNESS OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT ≤ 12"																													
A	NWC	12	13	7	14	18	9	17	22	11	20	26	13	29	38	15	33	43	17	38	49	20	42	55	22	47	61	24
B	NWC	17	22	7	22	29	9	28	36	11	33	43	13	48	63	15	55	72	17	62	81	20	70	91	22	78	101	24
C	NWC	25	33	7	33	43	9	42	54	11	50	65	13	72	94	15	83	107	17	93	121	20	105	136	22	116	151	24

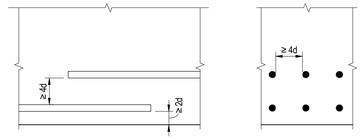
NOTES:
1. YIELD STRENGTH OF REINFORCEMENT = 60 KSI (TYPICAL)
2. UNCOATED OR ZINC-COATED (GALVANIZED) REINFORCEMENT
3. VALUES SHOWN FOR NORMAL WEIGHT CONCRETE ONLY, MULTIPLY BY 1.3 FOR LIGHTWEIGHT.
4. FOR GRADE 75 REINFORCEMENT MULPTIPL BY 1.25; FOR GRADE 80 REINFORCEMENT MULTIPLY BY 1.33.
5. MORE THAN 12" OF CONCRETE CAST BELOW THE BARS ARE MOST TOP BARS. LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS ARE ALL VERTICAL BARS AND MOST BOTTOM BARS.
6. Ld = DEVELOPMENT LENGTH (ACI 318-14 TABLE 25.4.2.2)
7. Ls = LAP SPLICE LENGTH (ACI 318-14 TABLE 25.5.2.1)
8. Ldh = HOOK DEVELOPMENT LENGTH (ACI 318-14 25.4.3)
9. WHEN SPLICING BARS OF DIFFERENT SIZE, USE THE GREATER OF Ld OF THE LARGER BAR AND Ls OF THE SMALLER BAR.
10. STAGGER SPLICES AS INDICATED ON DRAWINGS.





CONDITION A

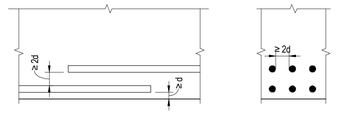
CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED ≥ 4d AND CLEAR COVER ≥ 2d



ELEVATION SECTION

CONDITION B

CLEAR SPACING OF BARS OR WIRES BEING DEVELOPED OR LAP SPLICED ≥ 2d AND CLEAR COVER ≥ d

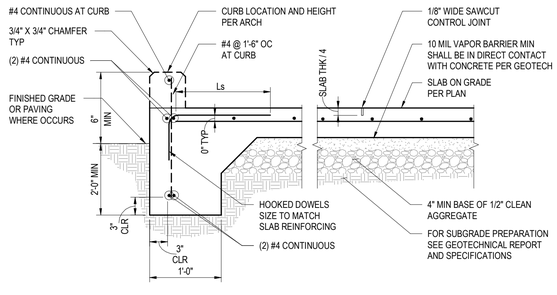


ELEVATION SECTION

CONDITION C

OTHER CASES - WHERE CLEAR SPACING OF BARS OR WIRES < 2d OR CLEAR COVER <d.

10 BAR BENDING DETAIL
NOT TO SCALE



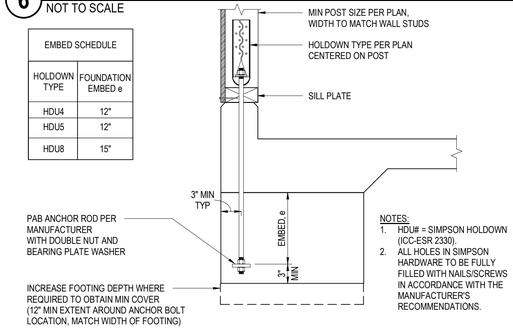
A EDGE OF SLAB ON GRADE

B SLAB-ON-GRADE

13 SLAB ON GRADE
NOT TO SCALE

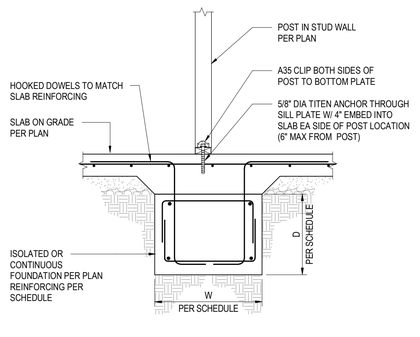
6 REINFORCING DEVELOPMENT & SPLICE LENGTHS
NOT TO SCALE

EMBED SCHEDULE	
HOLDOWN TYPE	FOUNDATION EMBED e
HDU4	12"
HDU5	12"
HDU8	15"

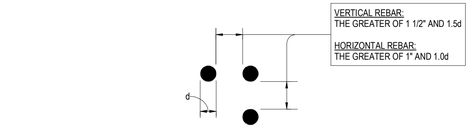


NOTES:
1. HDU# = SIMPSON HOLDOWN (ICC-ESR 2330).
2. ALL HOLES IN SIMPSON HARDWARE TO BE FULLY FILLED WITH NAILS/SCREWS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

11 SHEAR WALL HOLDOWN DETAIL
NOT TO SCALE



12 INTERIOR POST FOUNDATION
NOT TO SCALE



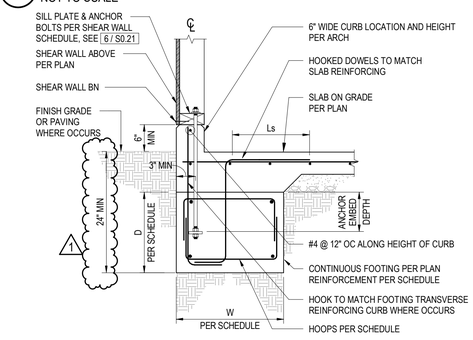
A MINIMUM REBAR SPACING

VERTICAL REBAR:
THE GREATER OF 1 1/2" AND 1.5d

HORIZONTAL REBAR:
THE GREATER OF 1" AND 1.0d

B BAR SPACING FOR BARS SPLICED WITH A NON-CONTACT LAP

7 BAR SPACING IN CONCRETE
NOT TO SCALE



4 EXTERIOR CONTINUOUS FOOTING
NOT TO SCALE

NOUS
600 WILSHIRE BLVD, SUITE 760
LOS ANGELES, CA 90017
213 627 6687
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
OMAR LEONEL GARZA
S5593
EXP 12/31/2023
STRUCTURAL
STATE OF CALIFORNIA

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED

BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: TYPICAL CONCRETE DETAILS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003

NO.	REVISION DESCRIPTION	DATE	BY
1	PLAN-CHECK COMMENTS	10.12.2022	

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER
GARY LEE MOORE, P.E., ENV SP
DATE:

DESIGN GROUP

ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: NOUS
DRAWN BY: ASP
CHECKED BY: OG
APPROVED BY: DIVISION HEAD

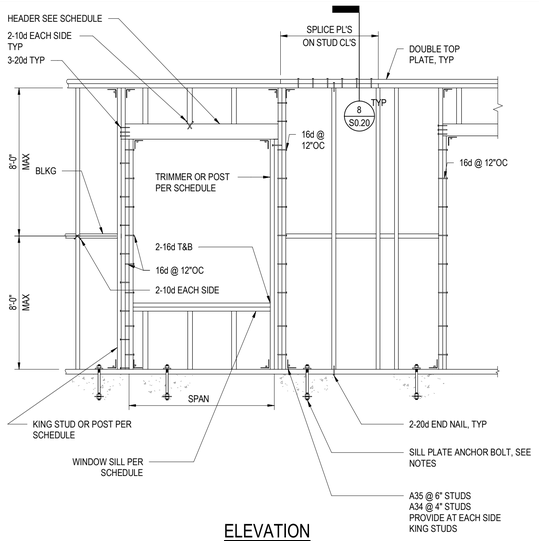
WORK ORDER 00

SHEET NAME S0.10

SHEET OF SHEETS

REVISION DATES (DESIGN STAGE ONLY)

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



ELEVATION

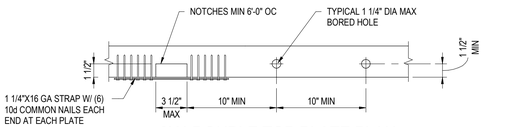
NOTES:
1. SILL PLATE ANCHOR BOLT TO BE 5/8" DIA. WITH 2X2X3/16 PLATE WASHER AND 0'-8" MIN EMBED AT 4'-0" OC UON.
2. SILL PLATE ANCHOR BOLTS TO BE 6" MIN./12" MAX. FROM END OF SILL PLATE. MINIMUM (2) BOLTS PER PLATE.
3. NOTCHES TO SILL PER DETAIL
4. AT NON BEARING WALLS, ACCEPTABLE TO REPLACE ANCHOR BOLTS WITH SIMPSON PDPW-300 @ 24"OC (ICC-ESR 2138)
5. STUD SIZE AND SPACING PER STUD WALL SCHEDULE (2X4 @ 16"oc OR 2X6 @ 16"OC MINIMUM)

WALL STUD SCHEDULE		
LEVEL	STUD DEPTH	STUD REQUIREMENT
ALL FLOORS	5 1/2"	2X6 @ 16"OC

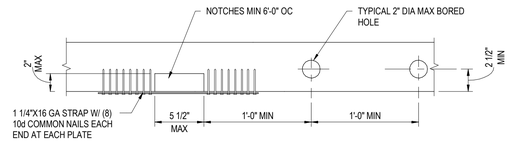
KING/TRIMMER SCHEDULE UON		
KING	TRIMMER	SPAN
2X OR POST	2X	<= 4'-0"
(2)-2X OR POST	(2)-2X	<= 8'-0"
(3)-2X	(3)-2X OR POST	> 8'-0"

WINDOW SILL SCHEDULE	
SILL MEMBER	SILL SPAN
2X	<=4'-0"
(2)-2X	<=8'-0"
4X	<=12'-0"
6X	<=15'-0"

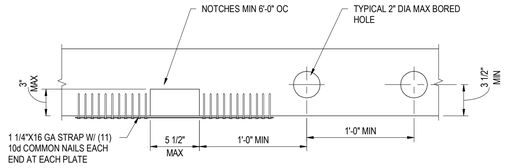
HEADER SCHEDULE (UON ON DRAWINGS)						
MAX OPENING SIZE	LOAD BEARING HEADER				NON-LOAD BEARING HEADER	
	HEADER SIZE AT FLOOR		HEADER SIZE AT ROOF		HEADER SZ. AT FLR. AND RF.	
	4" WALL	6" WALL	4" WALL	6" WALL	4" WALL	6" WALL
4'-0"	4X8	6X6	4X6	6X6	4X4	4X6 FLAT
6'-0"	4X10	6X8	4X8	6X6	4X4	6X6
8'-0"	3 1/2 X 11 7/8 LVL	6X10	4X10	6X8	4X6	6X6



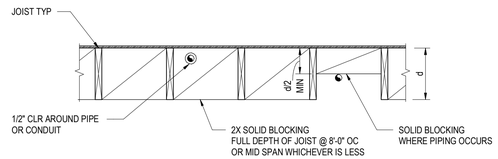
C 2X4 DOUBLE TOP PLATE PLAN
2X4 OR 3X4 SILL PLATE SIMILAR



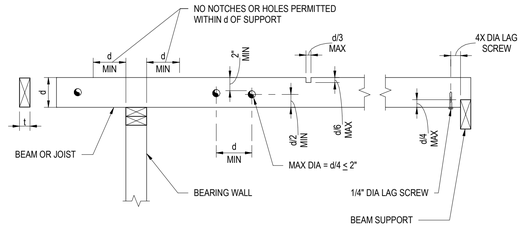
B 2X6 DOUBLE TOP PLATE PLAN
2X6 OR 3X6 SILL PLATE SIMILAR



A 2X8 DOUBLE TOP PLATE PLAN
2X8 OR 3X8 SILL PLATE SIMILAR

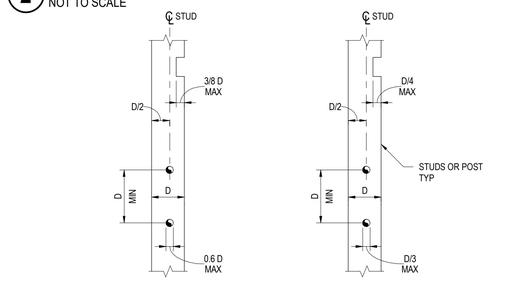


1 WOOD JOIST BLOCKING
NOT TO SCALE



NOTES:
1. HOLES & NOTCHES NOT PERMITTED FOR d=5 1/2" OR LESS.
2. NOTCHES NOT PERMITTED WITHIN MIDDLE THIRD OF SPAN.
3. NOTCHES NOT PERMITTED IN BOTTOM OF MEMBER UNLESS SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS OR WRITTEN APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.

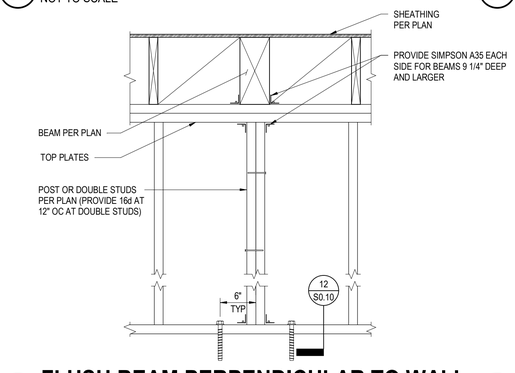
2 HOLES AND NOTCHES IN BEAMS AND JOISTS
NOT TO SCALE



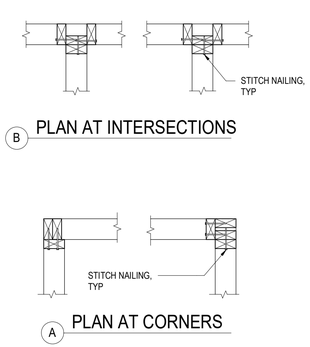
A NON-LOAD BEARING
B LOAD BEARING

NOTES:
1. NOTCHING OF MEMBER IS NOT PERMITTED WITHOUT WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.
2. DO NOT PLACE HOLES IN MEMBERS WITH HOLDOWN ANCHORS.
3. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A NOTCH.

15 LOW BEAM PERPENDICULAR TO WALL
NOT TO SCALE



16 FLUSH BEAM PERPENDICULAR TO WALL
NOT TO SCALE

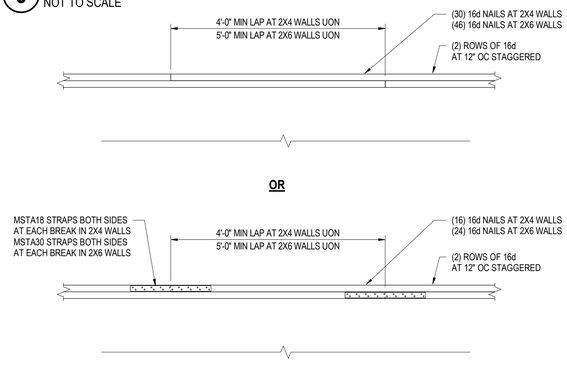


B PLAN AT INTERSECTIONS

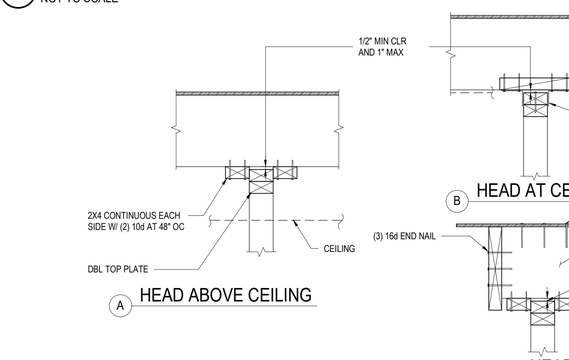
A PLAN AT CORNERS

11 STUD WALL FRAMING
NOT TO SCALE

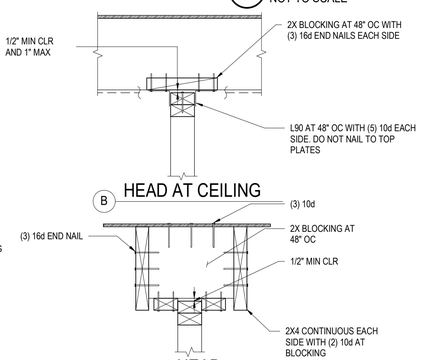
12 STUD WALL CORNERS AND INTERSECTIONS
NOT TO SCALE



6 PENETRATIONS IN TOP OR BOTTOM PLATE
NOT TO SCALE



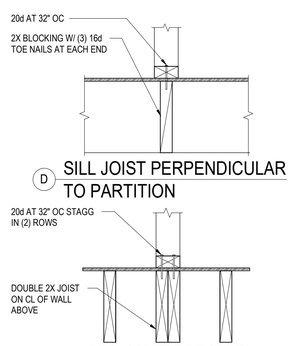
A HEAD ABOVE CEILING



B HEAD AT CEILING
C HEAD

7 TOP PLATE SPLICE
NOT TO SCALE

8 JOIST AT STUD WALL (NON-BEARING)
NOT TO SCALE



D SILL JOIST PERPENDICULAR TO PARTITION
E SILL JOIST PARALLEL TO PARTITION

3 HOLES AND NOTCHES IN STUDS OR POSTS
NOT TO SCALE

NOUS
600 WILSHIRE BLVD, SUITE 760
LOS ANGELES, CA 90017
213 627 6687
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
OMAR LEONEL GARZA
S5593
EXP 12/31/2023
STRUCTURAL
STATE OF CALIFORNIA

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED

BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: TYPICAL WOOD DETAILS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003

NO.	REVISION DESCRIPTION	DATE:	BY:

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

CITY ENGINEER
DATE:
DESIGN GROUP
ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: NOUS
DRAWN BY: ASP
CHECKED BY: OG
APPROVED BY: DIVISION HEAD
GARY LEE MOORE, P.E., ENV SP

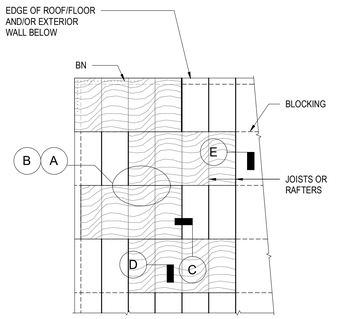
WORK ORDER 00

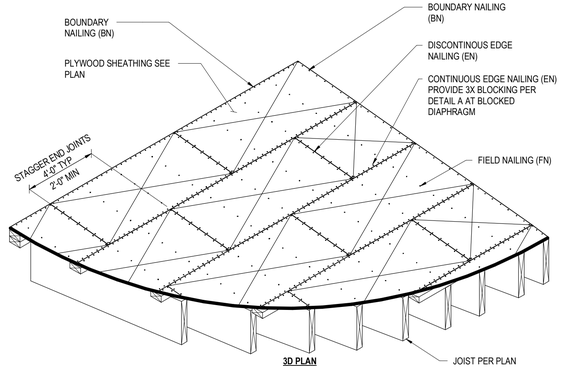
SHEET NAME S0.20

SHEET OF SHEETS

THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES (DESIGN STAGE ONLY)





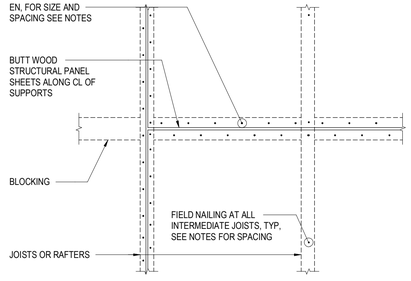
3D PLAN

NOTES:
1. PROVIDE WOOD STRUCTURAL PANEL SHEETS NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8'-0" SQ FEET IN AREA. USE FULL SHEETS WHEREVER POSSIBLE.
2. PLACE WOOD STRUCTURAL PANEL SHEET WITH FACE PLIES PERPENDICULAR TO JOISTS AND STAGGER 4'-0" EDGES AS SHOWN.
3. COORDINATE JOIST LAYOUT WITH 4'-0" MODULE AS RELATED TO STRUCTURAL 1 RATED SHEATHING EXPOSURE 1.
4. ADHESIVE (FLOOR SHEATHING ONLY): ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG-01 OR ASTM D3498, APPLIED IN ACCORDANCE WITH THE ADHESIVE MANUFACTURER'S RECOMMENDATIONS. IF OSB PANELS WITH SEALED SURFACES AND EDGES ARE TO BE USED, USE ONLY SOLVENT-BASED GLUES; CHECK WITH PANEL MANUFACTURER. EXECUTION:
   - A. APPLY A BEAD OF GLUE ABOUT 1/4 INCH IN DIA TO ALL CONTACT/BEARING SURFACES. ON WIDE AREAS APPLY GLUE IN SERPENTINE PATTERN.
   - B. APPLY TWO BEADS OF GLUE ON JOISTS WHERE PANEL ENDS BUTT.
   - C. APPLY GLUE PROGRESSIVELY TO BUTTING EDGES OF PANELS AND INTO GROOVED EDGES OF TONGUE AND GROOVE PANELS AS WORK PROCEEDS. COMPLETE NAILING OF EACH PANEL BEFORE GLUE SETS.
5. AT INTERIOR SHEARWALL LOCATIONS, PROVIDE DOUBLE LINES OF DIAPHRAGM NAILING INTO TRANSFER BLOCKING OR TOP PLATES.

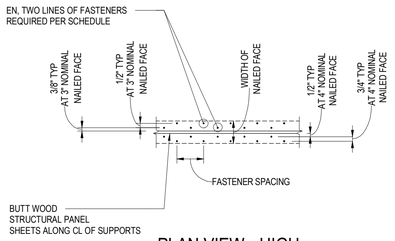
DIAPHRAGM SHEATHING SCHEDULE								
DIAPH TYPE	SHEATHING	NAILING						DETAIL
		LINES OF FASTENERS	TYPE*	WIDTH OF NAILED FACE	BN	EN	FN	
D1	15/32"	1	10d COMMON	2"	6"	6"	12"	A

* NAILING TO BE RING OR SPIRAL SHANK, FULL HEAD.

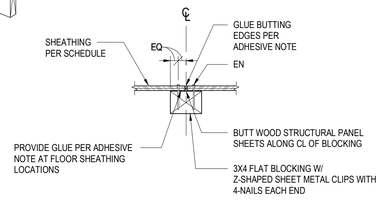
11 BLOCKED DIAPHRAGM SHEATHING SCHEDULE
NOT TO SCALE



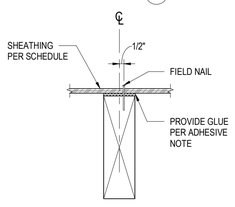
A PLAN VIEW



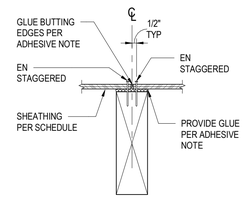
B PLAN VIEW - HIGH STRENGTH DIAPH



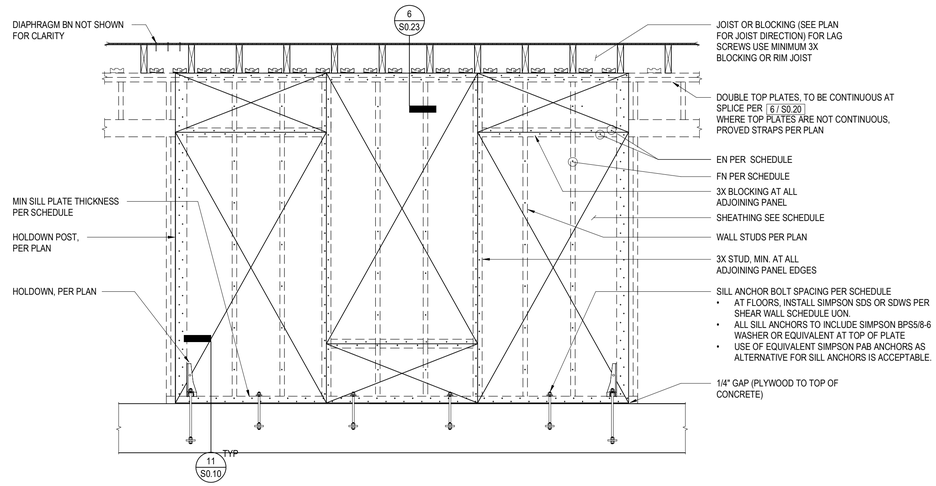
C SECTION AT BLOCKING



D SECTION



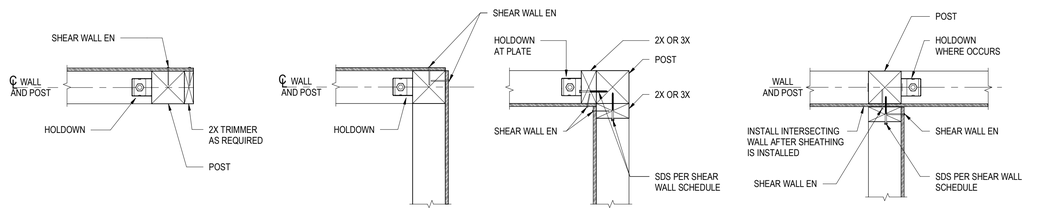
E SECTION



NOTES:
1. REFER TO ROUGH CARPENTRY NOTES FOR ADDITIONAL FRAMING REQUIREMENTS.
2. REFER TO PLAN & SHEAR WALL LEGEND FOR SHEAR WALL TYPE.
3. PLYWOOD FACE GRAIN TO BE VERTICAL.
4. SHEATHING FOR SINGLE-SIDED SHEAR WALLS MAY BE PLACED ON EITHER FACE OF WALL UON. PROVIDE MINIMUM LENGTH SPECIFIED ON PLAN AND COORDINATE WITH ARCHITECTURAL FINISHES.
5. NAILING SHALL BE 10d COMMON WITH 1 1/2" MINIMUM PENETRATION. NAILING SHALL BE 1/2" DISTANCE FROM PANEL EDGE AND 3/8" DISTANCE FROM EDGE OF CONNECTING MEMBERS.
6. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED IN ALL CASES.
7. WHEN SHEATHING IS APPLIED ON BOTH SIDES OF STUDS, NAILS ON EACH SIDE OF SHEATHING JOINT, SILL PLATES, HOLDOWN POSTS AND TOP PLATES SHALL BE STAGGERED.
8. PLYWOOD PANELS SHALL ABUT ALONG CENTERLINES OF FRAMING MEMBERS. THE MINIMUM PLYWOOD DIMENSION FOR USE SHALL BE 12".
9. A35 OR LTP4 SHEAR TRANSFER SHALL BE CONNECTING TO PLATE AND BLOCKING, JOIST OR RAFTER.
10. SILL PLATES ON MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AND 3X MIN.
11. SEE PLAN AND TYPICAL DETAILS FOR SPECIFIC SHEAR CONNECTION DETAILS.
12. AT ALL EXTERIOR AND INTERIOR BEARING WALLS NOT NOTED AS SHEAR WALLS, BLOCKING SHALL BE PROVIDED BETWEEN JOISTS AND/OR RAFTERS WITH A35, LTP4, OR LTP5 TO TOP PLATES AT 16"OC AT FLOOR AND 24"OC AT ROOF CONDITIONS UON.

SHEAR WALL SCHEDULE									
SHEAR WALL TYPE	PLYWOOD PANEL			NAILING SIZE (BN, EN, FN)	MIN SILL THK	SILL PLATE ANCHOR TO CONCRETE SLAB	1/4"X6" SDS OR 5" SDWS	A35 OR LTP4 FRAMING CLIPS	SHEAR CAPACITY (PLF)
	APA RATED PLYWOOD					SIZE & SPACING			
	THK	TYPE							
A	15/32"	STRUCT I	ONE SIDE	10d@ 6",6",12"	3X	5/8" DIA X 8" EMBED @ 32"OC	AT 12" OC	AT 12" OC ONE SIDE	340
B	15/32"	STRUCT I	ONE SIDE	10d@ 4",4",12"	3X	5/8" DIA X 8" EMBED @ 32"OC	AT 8" OC	AT 10" OC ONE SIDE	510
C	15/32"	STRUCT I	ONE SIDE	10d@ 3",3",12"	3X	5/8" DIA X 8" EMBED @ 24"OC	AT 6" OC	AT 8" OC ONE SIDE	665
D	15/32"	STRUCT I	ONE SIDE	10d@ 2",2",12"	3X	5/8" DIA X 8" EMBED @ 24"OC	AT 4" OC	AT 6" OC ONE SIDE	870
E	15/32"	STRUCT I	TWO SIDES	10d@ 3",3",12"	3X	5/8" DIA X 8" EMBED @ 12"OC	AT 3" OC	AT 8" OC TWO SIDES	1330

6 SHEAR WALL ELEVATION
NOT TO SCALE



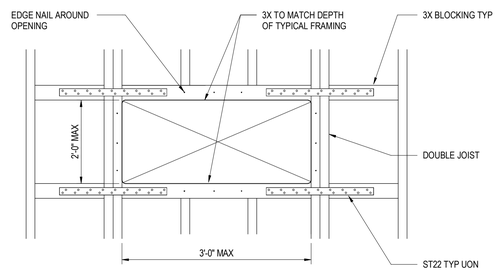
A END OF WALL

B CORNER

E CORNER

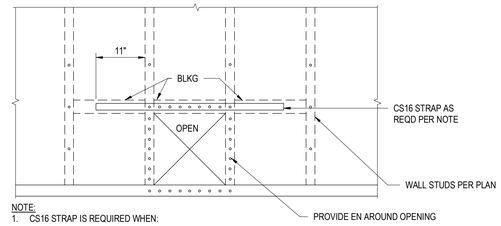
D INTERSECTION

7 SHEAR WALL CORNER AND INTERSECTION FRAMING
NOT TO SCALE



NOTE: NOTIFY STRUCTURAL ENGINEER OF PENETRATIONS IN STRUCTURAL FRAMING NOT SHOWN IN THE PLANS FOR APPROVAL OF DETAIL USE

8 OPENINGS IN ROOF
1" = 1'-0"



NOTE:
1. CS16 STRAP IS REQUIRED WHEN:
   - A. THE PENETRATION IS LARGER THEN 25% OF WALL LENGTH.
   - B. THE PENETRATIONS ARE CLOSER THAN 32" OC.
   - C. A SECOND HORIZONTAL STRAP IS REQUIRED AT THE BOTTOM OF OPENING WHEN BOTTOM OF OPENING IS NOT AT BOTTOM PLATE.
   - 16X16 MAXIMUM OPENING SIZE.
   - BLOCKING AND STRAPS NOT REQUIRED WHEN PENETRATION IS LESS THAN OR EQUAL TO 6"
   - AND SPACED AT 2 OR MORE STUD BAYS.

4 SHEAR WALL PENETRATION (16"X16")
NOT TO SCALE

NOUS
600 WILSHIRE BLVD, SUITE 760
LOS ANGELES, CA 90017
213 627 6687
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER OMAR LEONEL GARZA S5593 EXP 12/31/2023 STRUCTURAL STATE OF CALIFORNIA

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED

BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: TYPICAL WOOD DETAILS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

NO.	REVISION DESCRIPTION	DATE:	BY:

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY ENGINEER	
DATE:	
DESIGN GROUP	
ARCHITECT:	MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER:	OMAR L. GARZA SE
DESIGNED BY:	NOUS
DRAWN BY:	ASP
CHECKED BY:	OG
APPROVED BY:	DIVISION HEAD

WORK ORDER 00

SHEET NAME S0.21

SHEET OF SHEETS

REVISION DATES (DESIGN STAGE ONLY)

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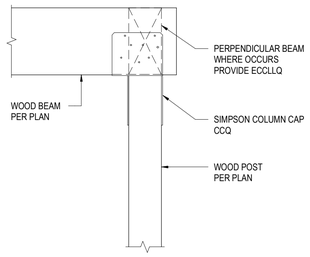
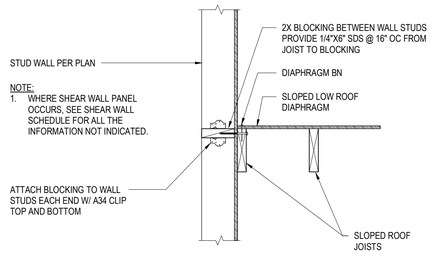


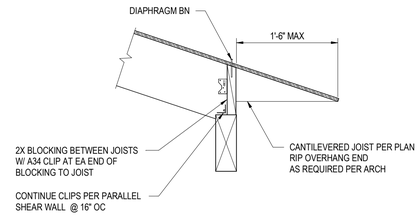
9 WOOD POST TO WOOD BEAM (CORNER/END)

NOT TO SCALE



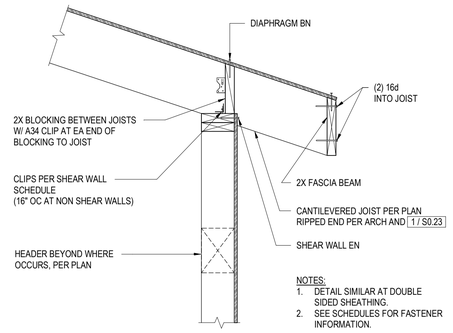
5 LOW ROOF AT EXTERIOR WALL

NOT TO SCALE



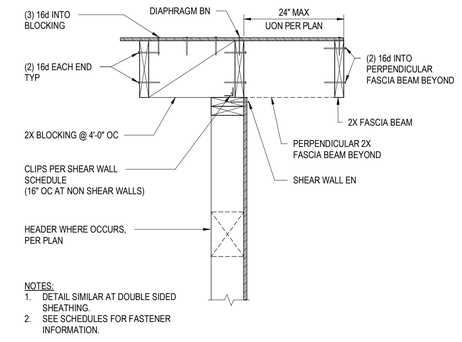
1 JOIST AT [LOW] BEAM SUPPORT

NOT TO SCALE



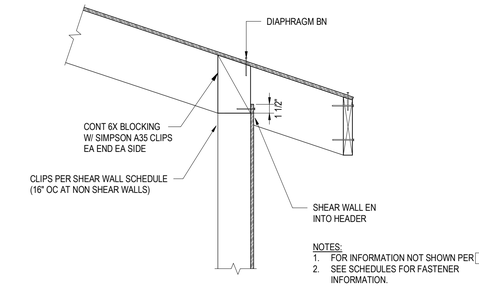
JOIST PERPENDICULAR TO SHEAR WALL AT EXTERIOR

NOT TO SCALE



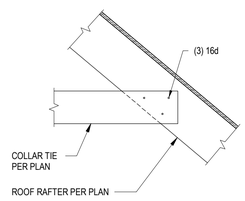
JOIST PARALLEL TO SHEAR WALL AT EXTERIOR

NOT TO SCALE



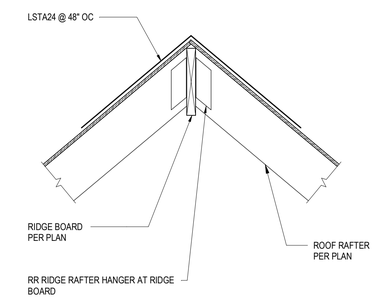
7 HEADER WITHIN JOISTS

NOT TO SCALE



3 COLLAR TIE CONNECTION

NOT TO SCALE



4 RAFTER TO RIDGE BOARD

NOT TO SCALE

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REVISION DATES (DESIGN STAGE ONLY)

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CONTACT@NOUSENGINEERING.COM

LICENSED PROFESSIONAL ENGINEER
OMAR LEONEL GARZA
S5593
EXP 12/31/2023
STRUCTURAL
STATE OF CALIFORNIA

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED

BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: TYPICAL WOOD DETAILS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003

NO.	REVISION DESCRIPTION	DATE	BY

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, P.E., ENV SP — CITY ENGINEER

DATE:

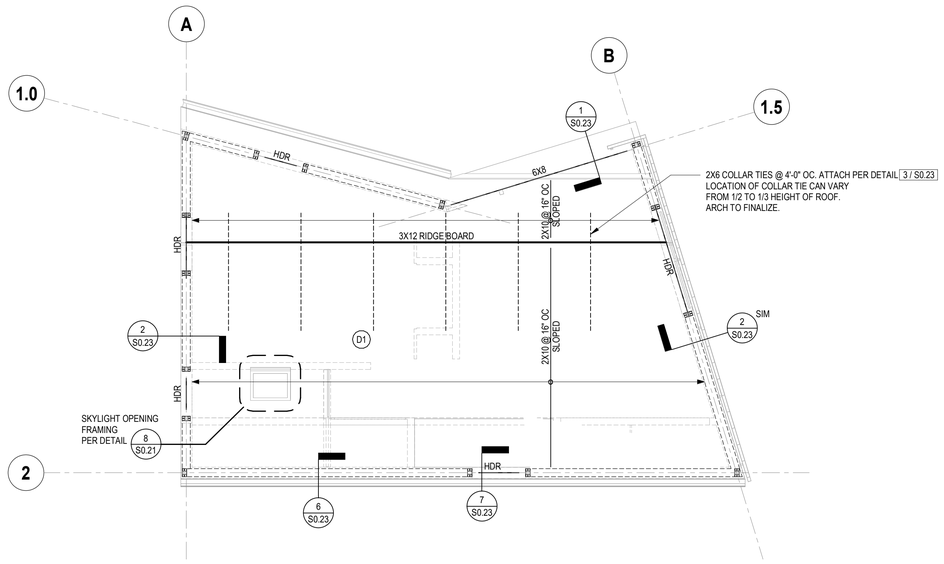
DESIGN GROUP

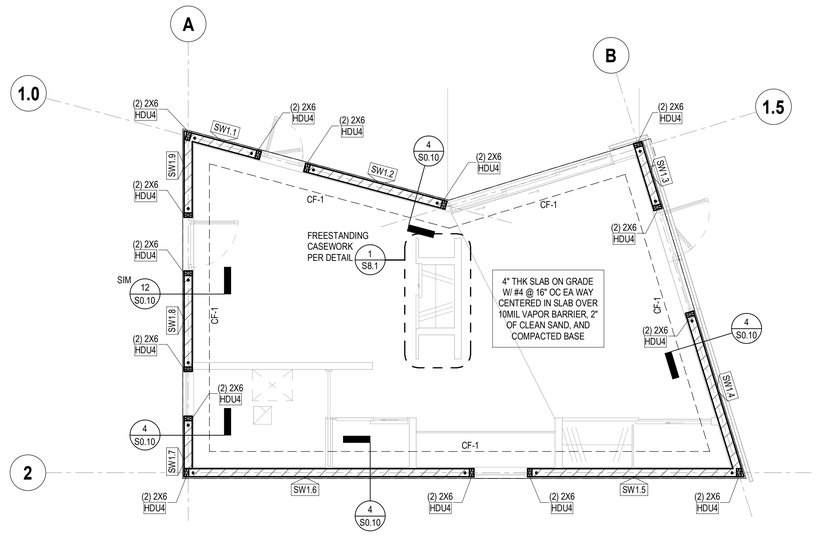
ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: NOUS
DRAWN BY: ASP
CHECKED BY: OG
APPROVED BY: DIVISION HEAD

WORK ORDER 00

SHEET NAME S0.23

SHEET OF SHEETS





FRAMING PLAN NOTES

1. REFER TO S0 SERIES SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
2. DEPRESSIONS, CURBS, AND OPENINGS SHOWN ON THIS PLAN ARE NOT COMPLETE AS TO NUMBER, SIZE, AND LOCATION. FOR COMPLETE INFORMATION, REFER TO DRAWINGS OTHER THAN STRUCTURAL.
3. GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF EQUIPMENT SUPPORT BEAMS AND BEAMS AROUND FLOOR OPENINGS WITH ALL PROJECT REQUIREMENTS

FRAMING PLAN LEGEND

- INDICATES WALL BELOW
- D1 — INDICATES DIAPHRAGM TYPE FOR ADDITIONAL INFORMATION REFER TO 11 / S0.21
- HDR — INDICATES DROPPED HEADER FOR SIZE AND SUPPORTS PER 11 / S0.20 UON ON PLAN
  - WHERE HEADER INTERUPTS TOP PLATES OF STUD WALL, PROVIDE MIN CS14 STRAP FROM HEADER TO ADJACENT WALLS, DEVELOPMENT LENGTH AND FASTENING PER MANUFACTURER, UON ON PLAN
  - SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ROUGH OPENING DIMENSIONS, ALLOW FOR TRIMMERS AND JAMB STUDS ADJACENT TO HOLDOWN POST LOCATIONS

2 ROOF FRAMING PLAN
1/4" = 1'-0"

CONTINUOUS FOOTING SCHEDULE					
TYPE MARK	WIDTH, W	DEPTH, D	TOP BARS	BOTTOM BARS	TIES
CF-1	1' - 6"	2'-0"	(3) #5	(3) #5	#4 @ 12" OC

FOUNDATION PLAN NOTES

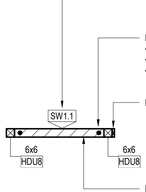
1. TOP OF FOOTING ELEVATION TO BE 1'-0" BELOW TOP OF SLAB OR FINISHED GRADE, UON.
2. REFER TO S0 SERIES SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
3. ALL SETTING OUT DIMENSIONS ARE TO BE READ IN CONJUNCTION AND CONFIRMED WITH ARCHITECTURAL DRAWINGS.
4. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
5. CURBS AND DEPRESSIONS ARE SHOWN FOR REFERENCE ONLY. SEE ARCH DWGS FOR LOCATIONS, HEIGHT, AND THICKNESS.
6. SEE ARCH DWGS FOR EDGE OF SLAB LOCATIONS.
7. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATIONS. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
8. FOR DRAINAGE DETAILS, SUMPS, PITS, DAMP PROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT DETAILS, STEPS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
9. SLAB CONSTRUCTION AND CONTROL JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACING ANY CONCRETE.
10. PROVIDE A 6" CURB AT EXTERIOR TIMBER WALLS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.

WOOD SHEAR WALL SCHEDULE			
WALL ID	SHEAR WALL TYPE	LENGTH	WIDTH
SW1.1	B	4'-0"	5 1/2"
SW1.2	B	8'-0"	5 1/2"
SW1.3	B	4'-0"	5 1/2"
SW1.4	B	9'-6"	5 1/2"
SW1.5	B	12'-0"	5 1/2"
SW1.6	B	16'-0"	5 1/2"
SW1.7	B	3'-0"	5 1/2"
SW1.8	B	5'-6"	5 1/2"
SW1.9	B	4'-6"	5 1/2"

1

FOUNDATION PLAN LEGEND

- INDICATES STUD/BEARING WALL PER 11 / S0.20 THICKNESS AND LOCATION PER ARCH
- INDICATES WALL PER ARCH
- INDICATES WOOD SHEAR WALL ID, AT SIDE TO BE NAILED
  REFER TO "SHEAR WALL SCHEDULE" FOR ADDITIONAL INFORMATION
  - FOR SHEAR WALL CONSTRUCTION PER "SHEAR WALL TYPE" REFER TO 6 / S0.21
- INDICATES LOCATION OF POST AND HOLDOWN,
  - POST SIZE PER PLAN
  - HOLDOWN TYPE PER PLAN
  - ADDITIONAL HOLDOWN, ANCHOR ROD, AND EMBED INFORMATION SEE 11 / S0.10
- INDICATES TRIMMER AT OPENING WHERE OCCURS
- INDICATES WOOD SHEAR WALL EXTENTS, ABOVE LENGTH SHOWN IN SCHEDULE INDICATES APPROXIMATE LENGTH OF SHEAR WALL, ACTUAL LENGTH MAY DEVIATE +/- 6".



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

NOUS
600 WILSHIRE BLVD, SUITE 760
LOS ANGELES, CA 90017
213.627.6687
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
OMAR LEONEL GARZA
S5593
EXP 12/31/2023
STRUCTURAL
STATE OF CALIFORNIA

THIS PLAN WAS ELECTRONICALLY • SIGNED AND STAMPED •

BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: FOUNDATION & ROOF FRAMING PLANS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST
LOS ANGELES, CA 90003

DEPARTMENT OF PUBLIC WORKS

CITY OF LOS ANGELES

NO.	REVISION DESCRIPTION	BY	DATE
1	PLNAN-CHECK COMMENTS		10.12.2022

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY ENGINEER	
GARY LEE MOORE, P.E., ENV SP	DATE:
DESIGN GROUP	
ARCHITECT:	MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER:	OMAR L. GARZA SE
DESIGNED BY:	NOUS
DRAWN BY:	ASP
CHECKED BY:	OG
APPROVED BY:	DIVISION HEAD

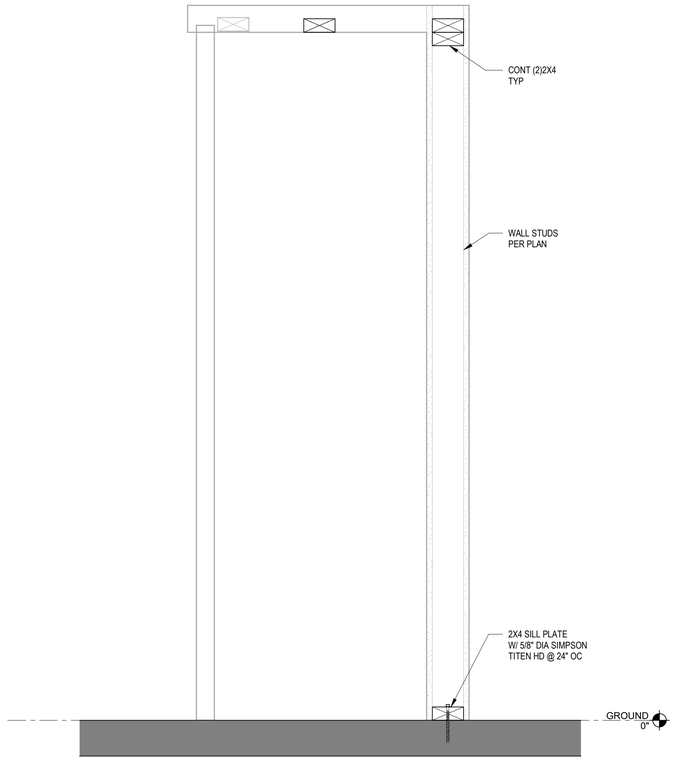
WORK ORDER
00

SHEET NAME
S1.00

SHEET OF SHEETS

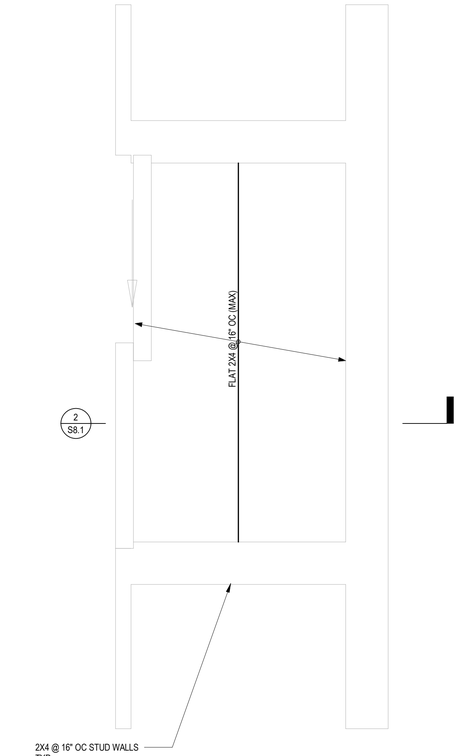
THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES (DESIGN STAGE ONLY)



2 CLOSET SECTION

1 1/2" = 1'-0"



1 FREESTANDING CLOSET

1 1/2" = 1'-0"

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EXP 12/31/2023
STRUCTURAL
STATE OF CALIFORNIA

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BUREAU OF ENGINEERING

VERTICAL CONTROL:
HORIZONTAL CONTROL:

SHEET TITLE: CASEWORK DETAILS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST
LOS ANGELES, CA 90003

NO.	REVISION DESCRIPTION	DATE	BY

CIP NO. XXXXX

INDEX NO. D-XXXXX

CITY OF LOS ANGELES **DEPARTMENT OF PUBLIC WORKS**

GARY LEE MOORE, P.E., ENV SP — CITY ENGINEER
DESIGN GROUP — DATE:

ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: NOUS
DRAWN BY: TC
CHECKED BY: OG
APPROVED BY: DIVISION HEAD

WORK ORDER
00

SHEET NAME
S8.1
SHEET OF SHEETS