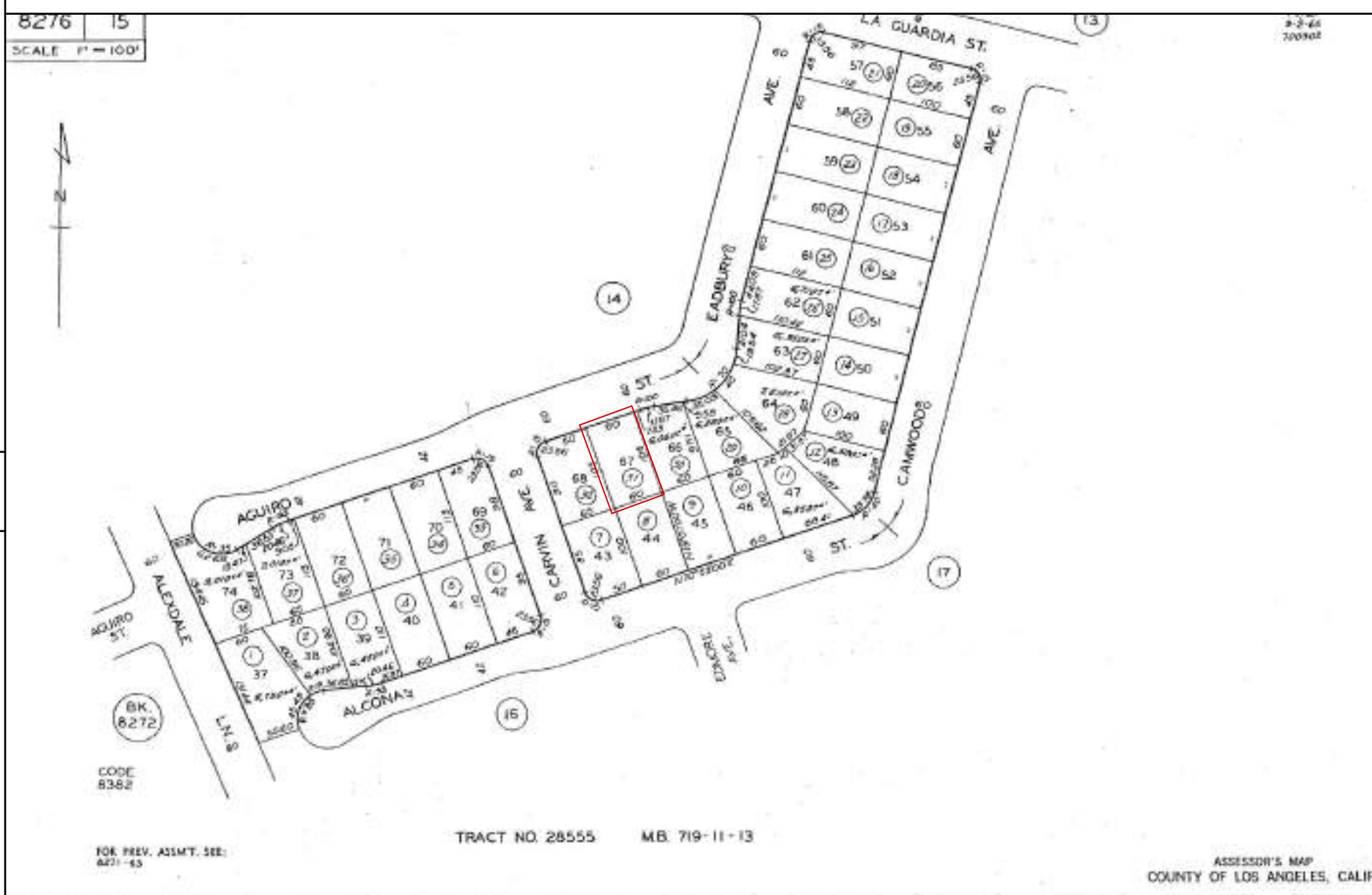


# ROWLAND HEIGHTS

## SCOPE OF WORK: (P) Type V-B, Not sprinklered Attached ADU on the second floor 737.5 SF

<b>PROPERTY OWNER:</b>	<b>SHEET INDEX (ARCHITECTURAL):</b>	<b>LOT CALCULATIONS:</b>
	A1- Title page A2 - Photos of the property A3 - Proposed Plot Plan A4 - Existing floor plan (First floor) A5 - Proposed Floor Plan (Second floor) A6 - Door-Window Schedule A7 - Elevations A8 - Elevations A9 - Cross-Sections A10 - Roof Plan A11 - Electrical Layout A12 - Visualizations A13 - Schematics A14.1 - Green Building Notes A14.2 - Green Building Notes A14.3 - Green Building Notes A15 - Residential Plan General Notes A16 - Best Management Practices (Attachment A) A17 - Residential Green Building Standards Code Notes	Lot Area = 6,300 SF (E) SFD = 1,452 SF (E) Porch = 14.2 SF (E) Garage = 512.5 SF (P) Attached ADU on the Second floor = 737.5 SF  Total (E) + (P) (Footprint) = 1,452 + 14.2 + 512.5 = 1,978.7 SF Total SF. (Living Area) = 1,452 + 737.5 = 2,189.5 SF  Lot Coverage = 1,978.7/6,300 = 31.41% FAR = 2,189.5/6,300 = 34.75%
<b>DESIGNER:</b>		
<b>STRUCTURAL ENGINEER:</b>	<b>SHEET INDEX (STRUCTURAL):</b>	<b>VICINITY MAP/BUS STOP MAP</b>
	S1.0 - Structural notes S1.1 - Typical details S1.2 - Typical details S1.3 - Typical details S1.4 - Typical details S2.0 - Foundation Plan S2.1 - Floor/Low Roof Frmg. Plan S2.2 - Roof Framing Plan S3.0 - Foundation Details S4.0; S4.1 - Floor Framing Details S5.0 - Roof Framing Details WSWH1 - Typical details WSWH2 - Typical details WSWH4 - Typical details	
<b>MECHANICAL ENGINEER:</b>		<b>ASSESSOR'S MAP</b>
	A18 - Mechanical specs. T24-1 - Energy Forms T24-2 - Energy Forms	

<b>T-24 CONDITION OF COMPLIANCE SUMMARY:</b>	
<b>Envelope:</b> · Wall: R-15 · Roof Attic: with R-30. · Floor: slab on grade · Window&Skylight:U=0.30 and SHGC=0.23	<b>AIR CONDITION:</b> · Ductless heatpump system.  <b>Water heater:</b> · Heatpump water heater.
*DISCLAIMER: THIS SUMMARY INTEND TO HIGHLIGHT THE T-24 REQUIREMENTS ON THE BUILDING, HOWEVER VERIFY ALL VALUES WITH T-24 REPORT	

### NOTES:

- The proposed building is to be constructed by a contractor and architectural plans are based on site plans, exterior elevation, scaled floor plans and material construction specifications approved by the owner. The architectural plans are not intended to be comprehensive and it shall be the responsibility of the subcontractors to notify the contractor of any necessary clarifications or modifications.
- All work connected with this projects shall be done in a professional manner in accordance with the traditionally and legally defined "best accepted practice" of the trade involved. Additionally all work shall comply with applicable codes and trade standards which govern each phase of work, including but not limited to the California Building Code (CBC), California Mechanical Code (CMC), California Fire Code (CFC), California Electrical Code (CEC), American Concrete Institute Code (ACI), California Plumbing Code (GPC) and all applicable local codes and/or legislation.
- The design adequacy and safety of the erection, bracing, shoring and the temporary supports is the sole responsibility of the contractor. The contractor is responsible for the stability of the structure prior to the application of shear walls, roof and floor diaphragms, and finish materials.
- The contractor shall be responsible for notifying the designer of any unusual or unforeseen foundation conditions, discrepancies of omissions within the plans or any deviations or changes from the plan before proceeding with the work involved; otherwise they will be considered adequate for proper completion of the project. The contractor shall be responsible to ensure that this inspection and supervision are provided by qualified persons.
- In all cases written dimensions take precedence over scaled dimensions. Dimensions are to the face of stud or face of concrete unless otherwise noted. Larger scale details take precedence over smaller scale.
- Layout all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings, work detail dimensions from controlling surface.
- Slope finish exterior surface away from foundation at min. of 2% slope.
- Subcontractors always check and recheck the material and discussed the conflicts of notation/material between details, plans and sections with the general contractor or designer. Owner or designer shall not be hold responsible for the mistakes/error made by sub or general contractors.
- Project will follow construction waste management plan in conformance with calgreen 4.408.
- Do not scale the drawing, use the dimensions only. If a discrepancy is found to exist, notify the owner.
- These plans/specifications and all work shall comply with current edition of state of California Title 24 CCR and current UPC, UMC and NEC codes.
- Details are intended to show method and manner of accomplishing work. minor modifications may be required to suit the job dimensions or conditions and is to be reviewed and approved by the city.
- Verify all dimensions and conditions at the site and stake out structure for owner's approval prior to starting any work.
- All weather-exposed surfaces is to have a weather-resistive barrier to protect the interior wall covering and that exterior openings are to be flashed in such a manner as to make them weatherproof.

### BUILDING CODES:

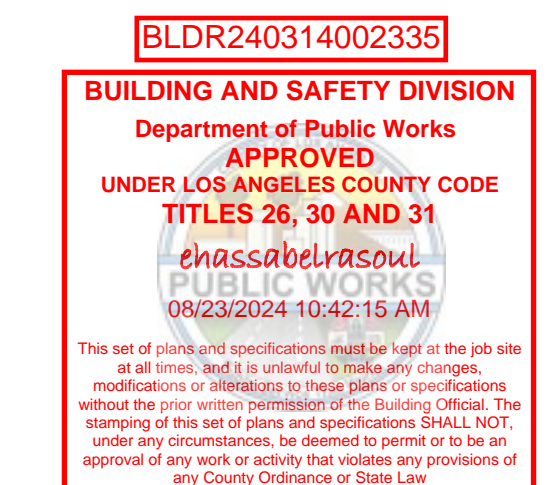
- 2023 County of Los Angeles Building Code (Title 26)
- 2023 County of Los Angeles Electrical Code (Title 27)
- 2023 County of Los Angeles Plumbing Code (Title 28)
- 2023 County of Los Angeles Mechanical Code (Title 29)
- 2023 County of Los Angeles Residential Code (Title 30)
- 2023 County of Los Angeles Green Building Standards Code (Title 31)
- 2023 County of Los Angeles Existing Building Code (Title 33)

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS. PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.  
**THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.**

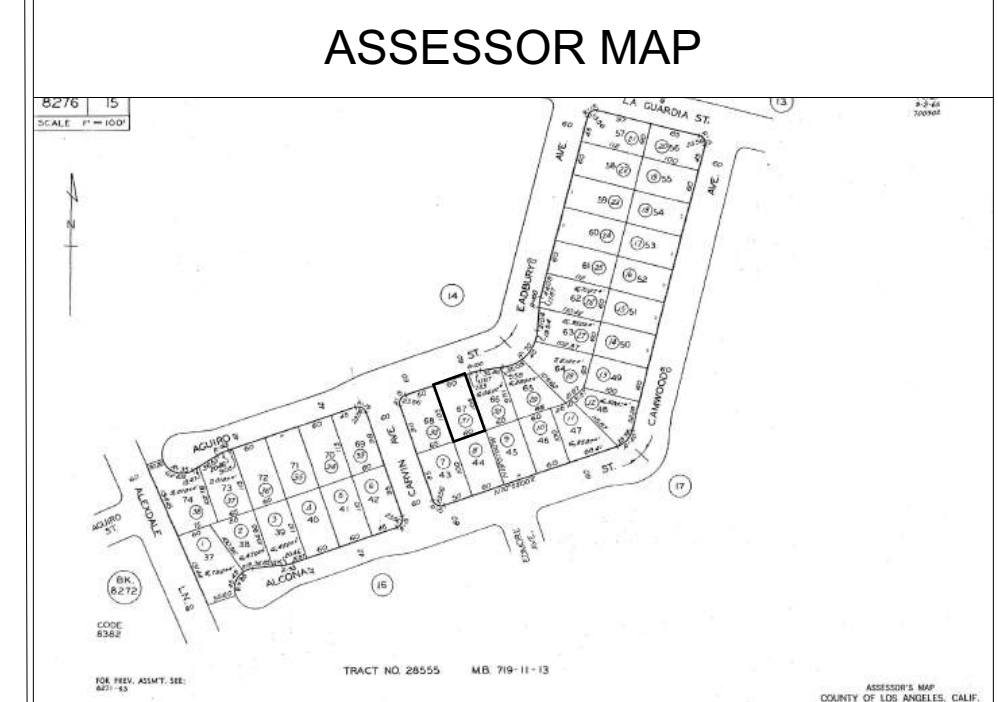
### LEGAL DESCRIPTION:

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

### BLANK SPACE FOR APPROVAL STAMP



**COOL ROOF REQUIRED**      **HERS RATER REQUIRED**



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHEDADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE: **TITLE PAGE**

SCALE AT ARCH D:      DATE: **08/16/2024**

PROJECT NO:      DRAWING NO: **A1**

AGUIRO ST. 30' 30'

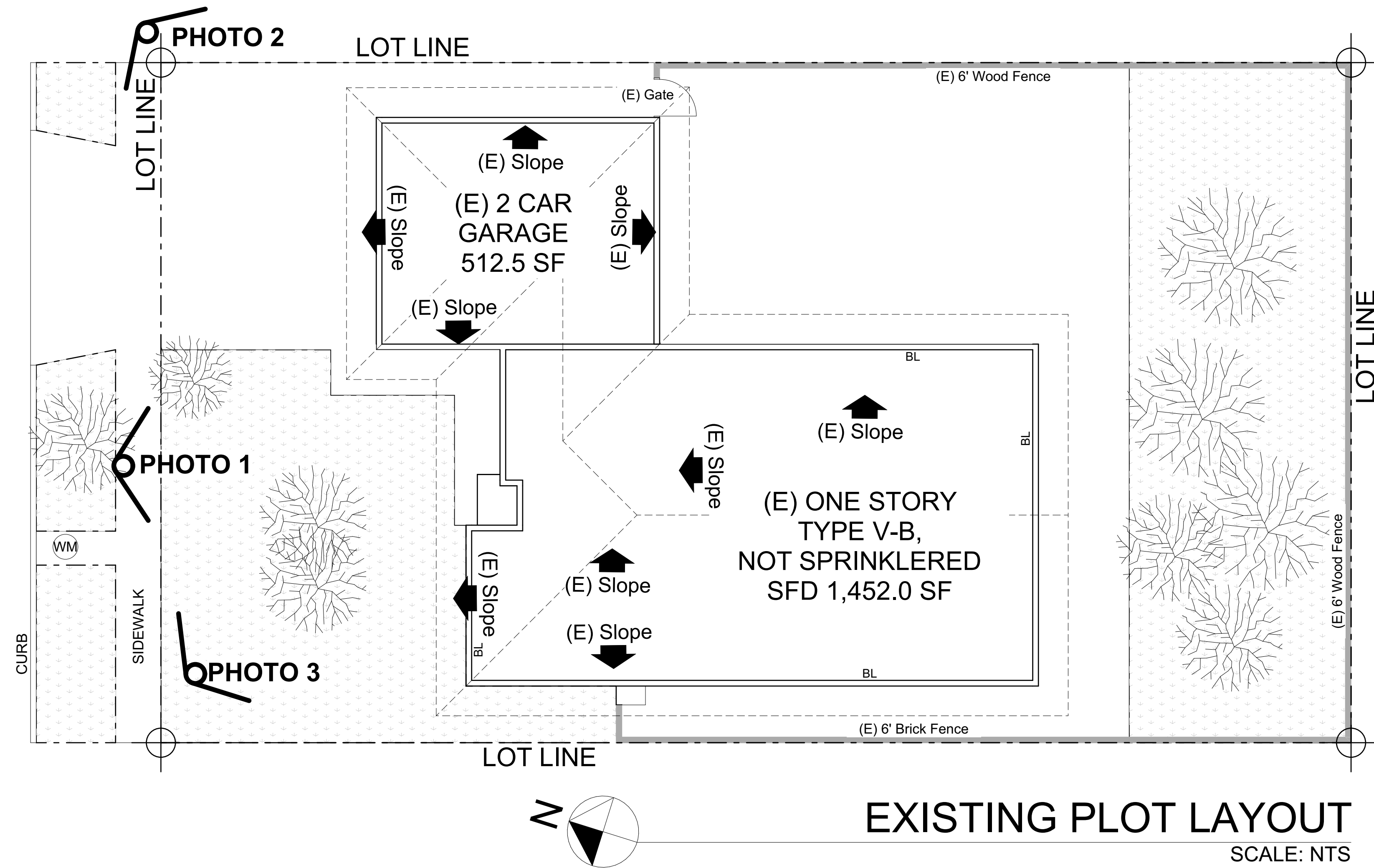


PHOTO 3



PHOTO 1



PHOTO 2

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THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

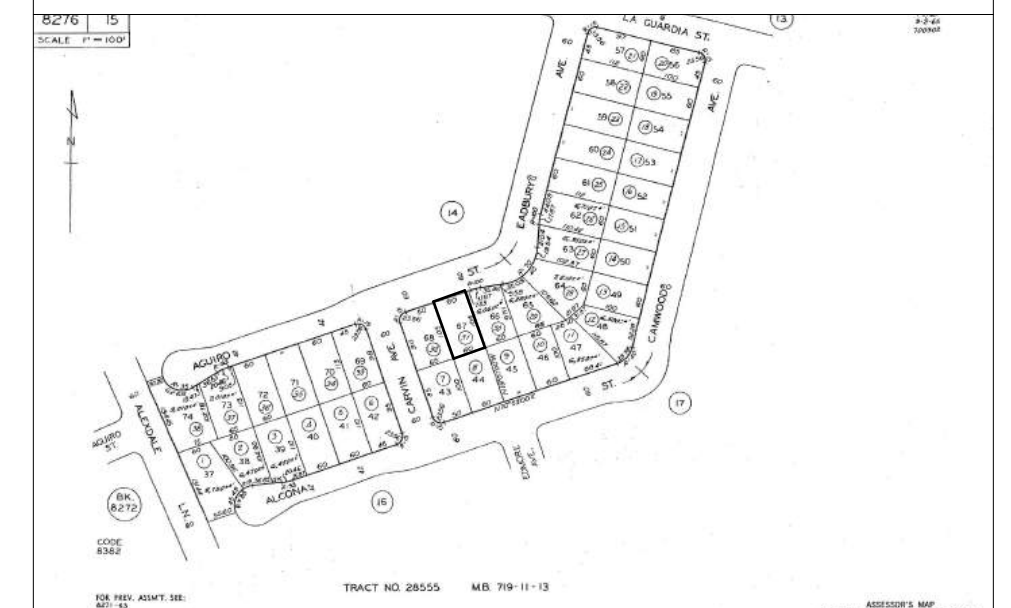
**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

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**ASSESSOR MAP**



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

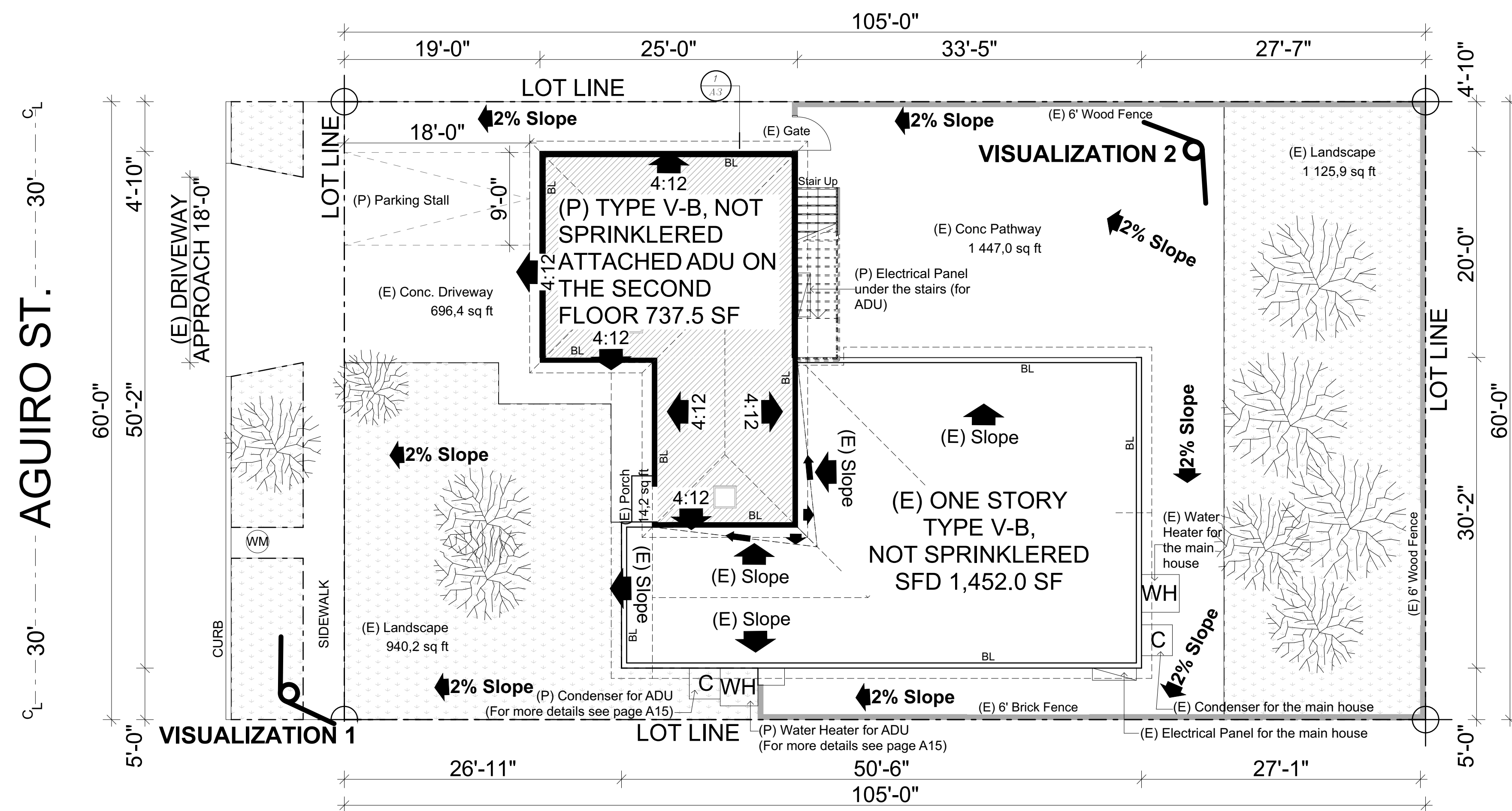
SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHEDADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE:  
**PHOTOS OF THE PROPERTY**

SCALE AT ARCH D: DATE: 08/16/2024

PROJECT NO: DRAWING NO: **A2**



**PROPOSED PLOT PLAN**  
SCALE: 1/8" = 1'-0"



**VISUALIZATION 1**

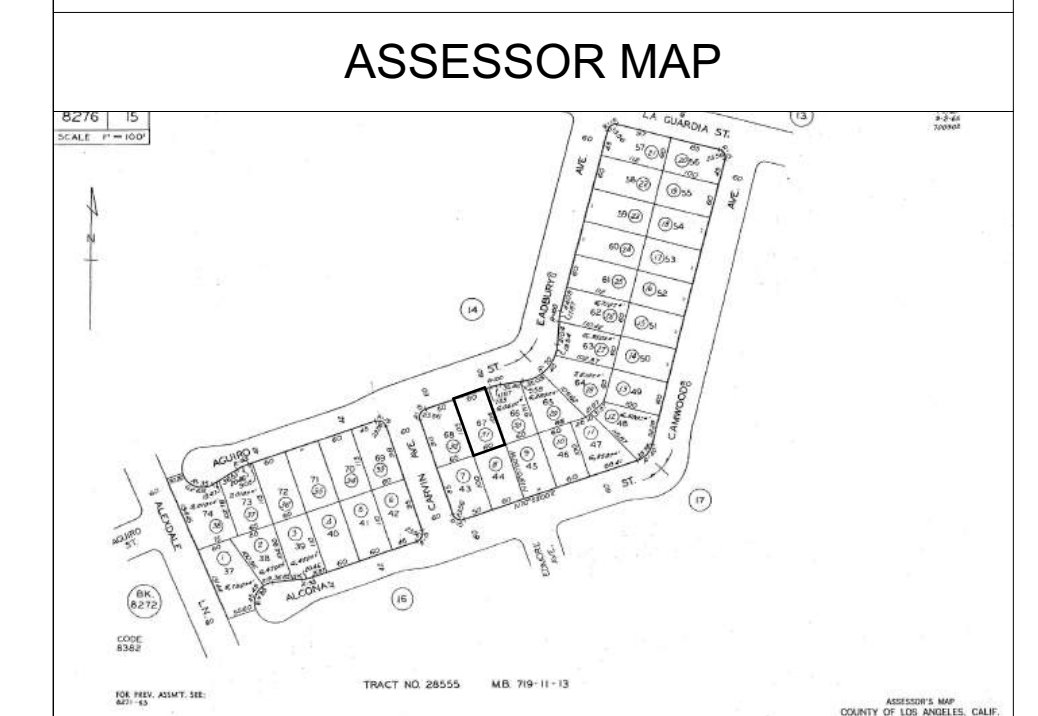


**VISUALIZATION 2**

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS. PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.  
**THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.**

**LEGAL DESCRIPTION:**  
Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

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REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:  
  
CLIENT:  
  
SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE:  
**PROPOSED PLOT PLAN**

SCALE AT ARCH D: 1/8"-1'-0" DATE: 08/16/2024

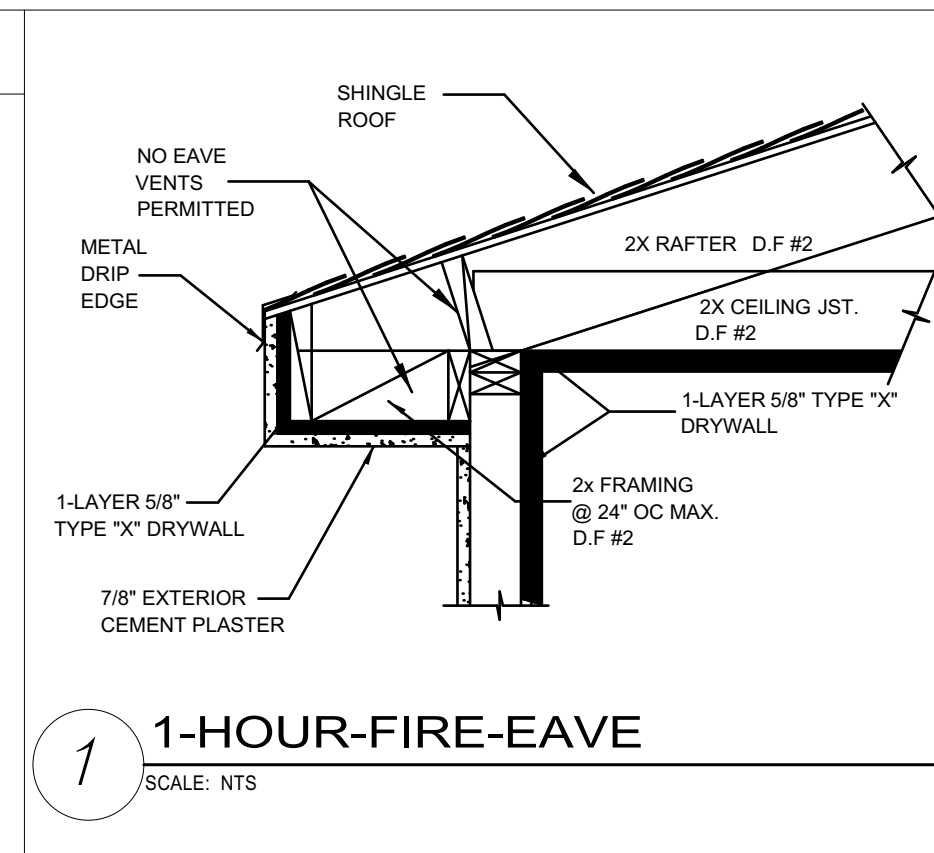
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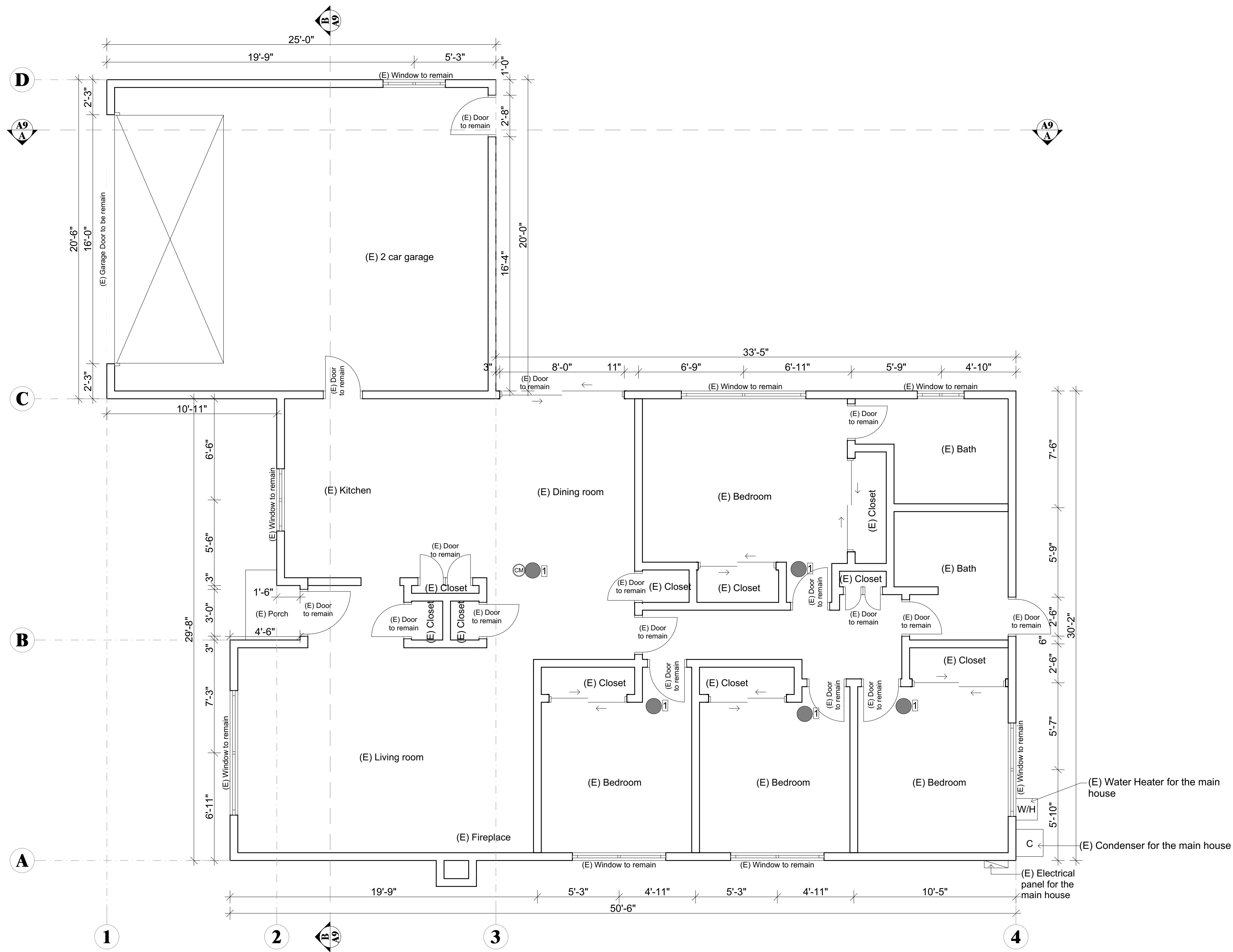
**LOT INFORMATION:**  
ADDRESS:  
Rowland Heights, CA 91748  
LEGAL DESCRIPTION:  
Lot #: 67  
Tract: 28555  
APN#: 8276-015-031  
  
Lot area: 6,300 SF (0.14 a.c.)  
Total (E) Building Area: 1,452.0 SF

**GENERAL NOTES:**  
1. There are no easements on the lot.  
2. There is no oak on the property and no oak overhangs the property  
3. The property is not on a hillside  
4. There is no existing SFD fire sprinkler on the property  
5. There is no existing pool on the property  
6. The property does not have a service drop/transformer/guy wire/service poles within 10 ft of construction  
7. The property is connected to the sewer line

**PLOT PLAN CALC.:**  
Lot Area = 6,300 SF  
(E) SFD = 1,452 SF  
(E) Porch = 14.2 SF  
(E) Garage = 512.5 SF  
(P) Attached ADU on the Second floor = 737.5 SF  
  
Total (E) + (P) (Footprint) = 1,452 + 14.2 + 512.5 = 1,978.7 SF  
Total SF. (Living Area) = 1,452 + 737.5 = 2,198.5 SF  
  
Lot Coverage = 1,978.7/6,300 = 31.41%  
FAR = 2,198.5/6,300 = 34.75%

**LEGEND:**  
2% Slope ↗ Drainage Slope  
BL Building line  
Grass area  
Concrete area  
(E) Tree  
WM Water Meter  
WH Water Heater  
C Condenser  
Electrical Panel  
**WALL TYPES:**  
Existing Walls  
Proposed Walls





EXISTING FLOOR PLAN (FIRST FLOOR)  
SCALE: 1/4" = 1'-0"

**LEGEND:**

- CARBON MONOXIDE ALARM
- SMOKE DETECTOR HARD WIRE

**WALL TYPES:**

— EXISTING WALLS

**KEYNOTES:**

- 1 R314.3 Location. Smoke alarms shall be installed in the following locations:
    1. In each sleeping room.
    2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
- When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
- R315.3 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1. Smoke detector UL217 . Carbon monoxide detector UL2034/2075

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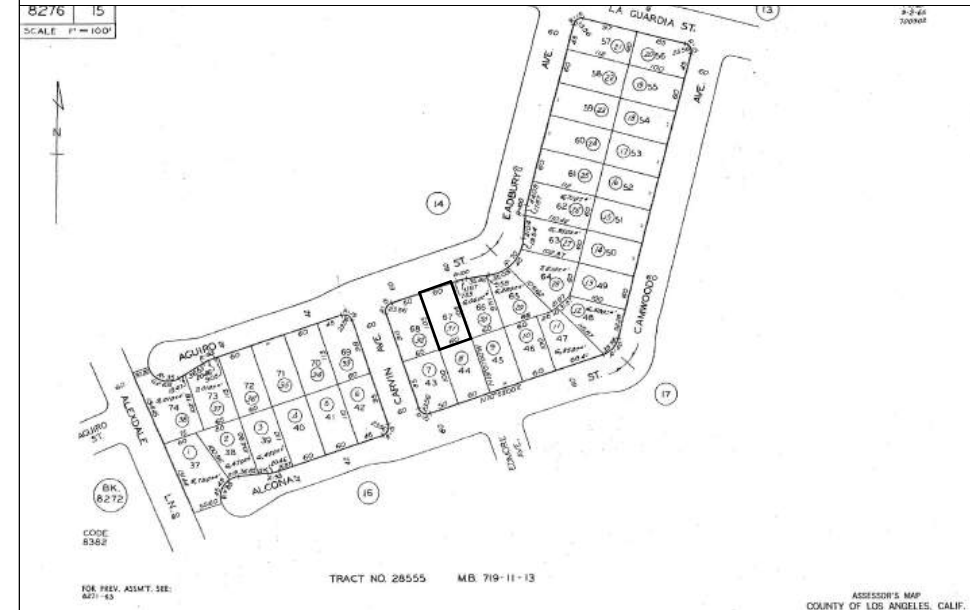
**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**



**ASSESSOR MAP**



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE: **EXISTING FLOOR PLAN (FIRST FLOOR)**

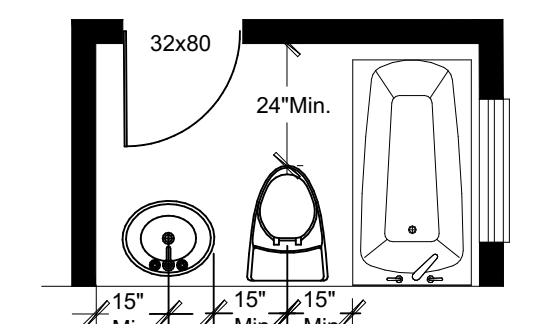
SCALE AT ARCH D: 1/4" = 1'-0" DATE: 08/16/2024

PROJECT NO: DRAWING NO:

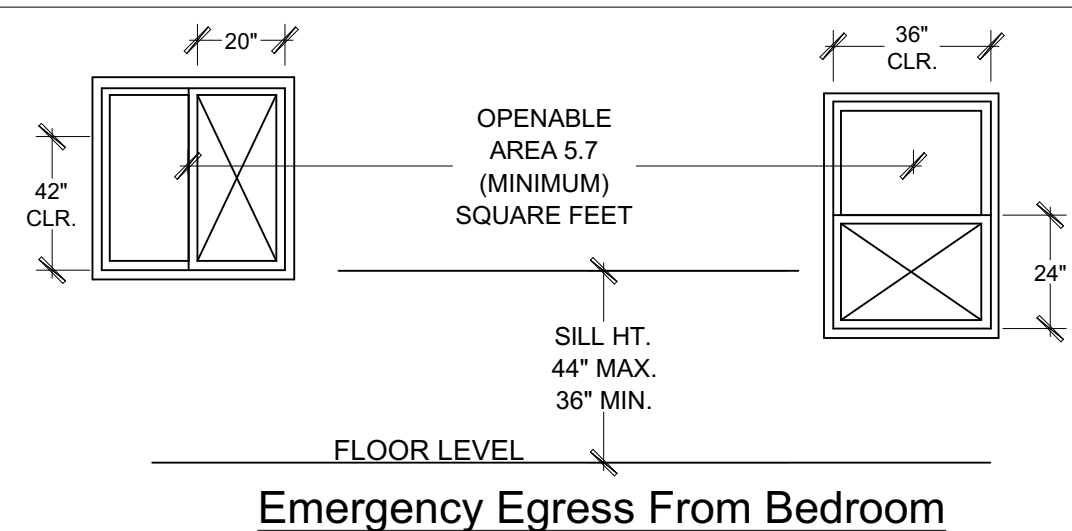
**A4**

**GENERAL NOTES:**

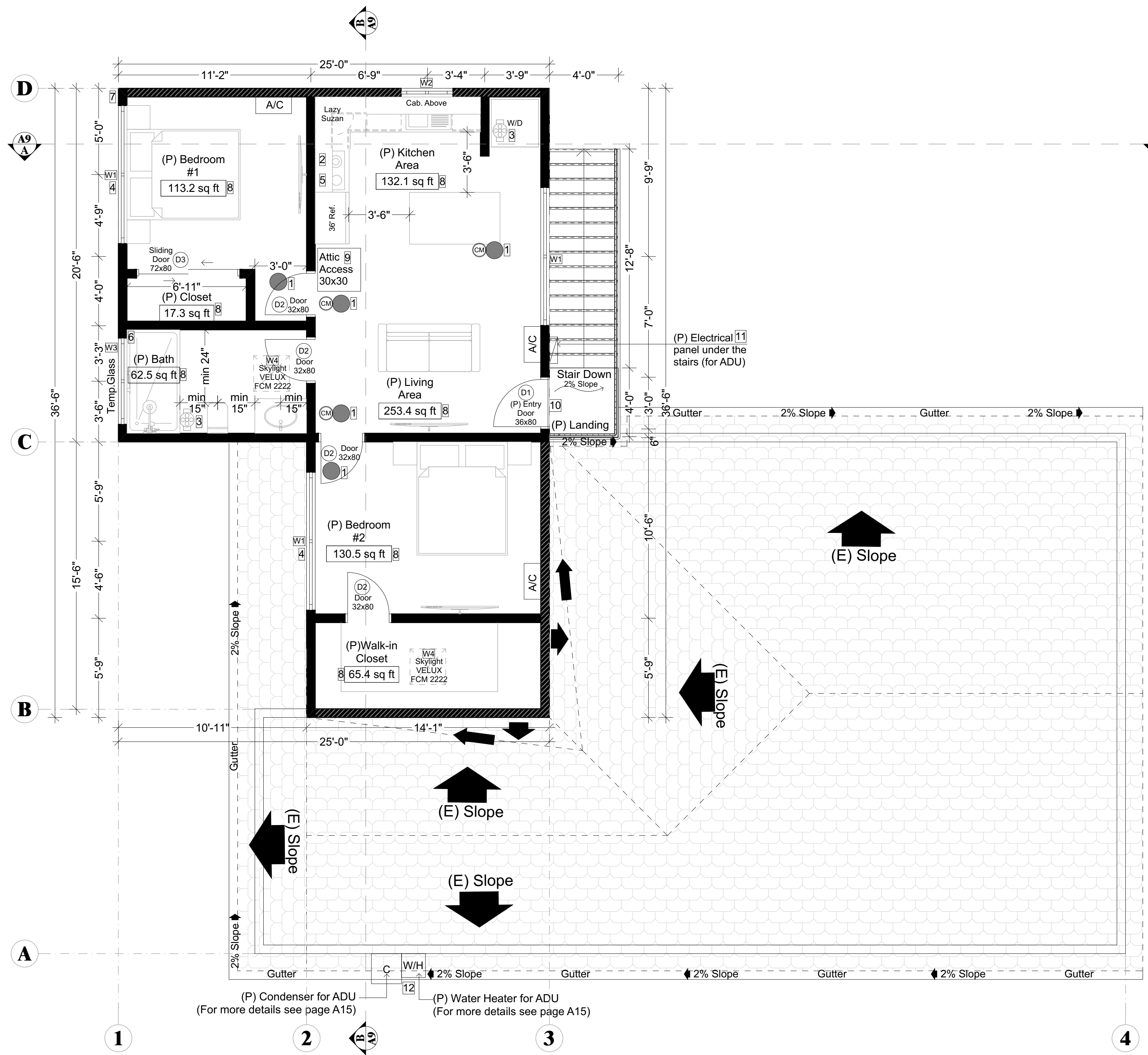
1. All dimensions to face of stud, U.O.N.
2. All doors should be 3 1/2" from nearest intersecting wall at hinged side, U.O.N.
3. Written dimensions to prevail over scaling of drawings. contractor to verify all dim. prior to construction and immediately notify owner of any discrepancies.
4. Transition of floor materials occurring in openings with doors to be located under the center of the door in closed position. transition of floor material occurring with no door to be located to align with the face of the partition, U.O.N.
5. Floor finish to continue under millwork where floor is visible (i.e. trash, recycling, ect.). All finish material must meet all application fire, life safety, and building codes.
6. Operation and maintenance manual: the builder is to provide an operation manual (containing information for the maintaining appliances, etc.) for the owner at the time of final inspection.
7. For all BMP's sizes and locations refer to pages A12.1-A12.3



Minimum Bathroom Clearance



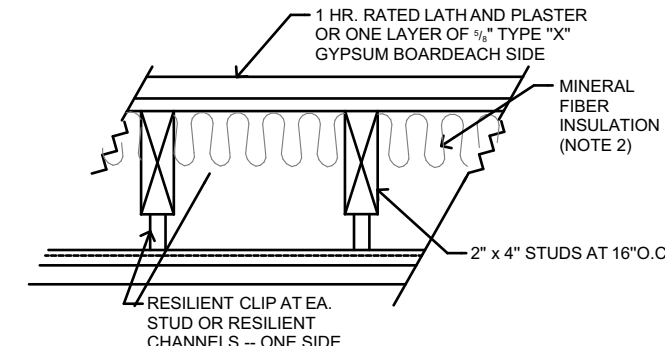
Emergency Egress From Bedroom



PROPOSED ADU FLOOR PLAN (SECOND FLOOR)  
 ADU AREA: 737.5 SF  
 SCALE: 1/4" = 1'-0"

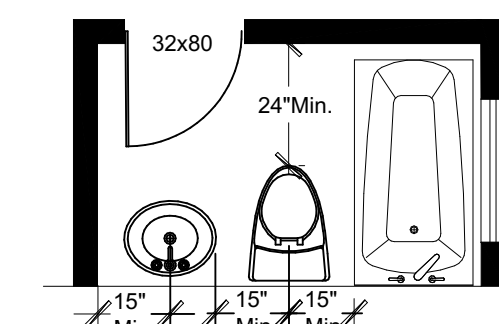
**GENERAL NOTES:**

- All dimensions to face of stud, U.O.N.
- All doors should be 3 1/2" from nearest intersecting wall at hinged side, U.O.N.
- Written dimensions to prevail over scaling of drawings. Contractor to verify all dim. prior to construction and immediately notify owner of any discrepancies.
- Transition of floor materials occurring in openings with doors to be located under the center of the door in closed position. transition of floor material occurring with no door to be located to align with the face of the partition, U.O.N.
- Floor finish to continue under millwork where floor is visible (i.e. trash, recycling, ect.). All finish material must meet all application fire, life safety, and building codes.
- Operation and maintenance manual; the builder is to provide an operation manual (containing information for the maintaining appliances, etc.) for the owner at the time of final inspection.
- For all BMP's sizes and locations refer to pages A12.1-A12.3

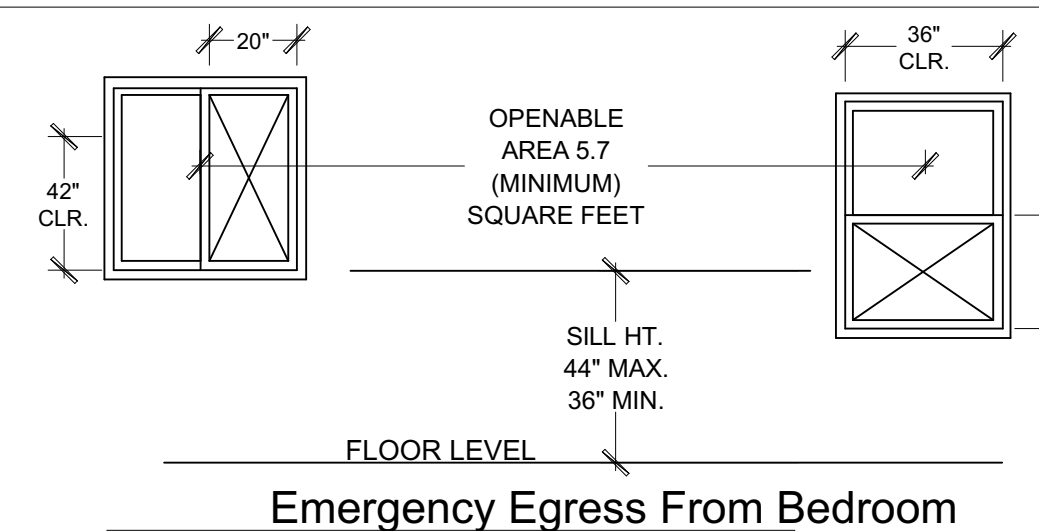


STC 50 - Fire rating shown detail

- The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for the fire ratings.
- The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-I 521B.
- No test is on the file to justify an STC 50 with one 5/8" type "X" gypsum board each side.



Minimum Bathroom Clearance



Emergency Egress From Bedroom

**LEGEND:**

- KEYNOTE
- DOOR SYMBOL
- WINDOW SYMBOL
- CARBON MONOXIDE ALARM
- SMOKE DETECTOR HARD WIRE
- EXHAUST FAN
- WASHER
- DRYER
- FRIDGE
- ROOF SLOPE
- ROOF TILES
- CONDENSER
- WATER HEATER
- ELECTRICAL PANEL

**WALL TYPES:**

- EXISTING WALLS
- PROPOSED WALLS
- PROPOSED 1 HR. FIRE/SOUND RATED STC 50

**KEYNOTES:**

- R314.3 Location.
  - Smoke alarms shall be installed in the following locations:
    - In each sleeping room.
    - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
    - On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  - When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.
  - R315.3 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1.
    - Smoke detector UL217, Carbon monoxide detector UL2034/2075
- Carbon monoxide alarm shall be interconnected hard-wired with battery backup.
- Smoke alarms shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72.
- Kitchen hood with 160 CFM over the electrical stove per Table 150.0-G Kitchen Range hood airflow rates (CFM) and ASTM E3087 capture efficiency (CE) ratings.
- Provide Mechanical ventilation providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building
- One open able window with open able area not less than 5.7 sq.ft. minimum clear height of 24" and 20" width , with a sill height not greater than 44" above finished floor is required in all sleeping rooms.
- Pot filler above the stove
- Materials used as backers for wall tile in tub and shower areas and wall panels in shower areas shall be of materials listed in Table R702.4.2, and installed in accordance with the manufacturer's recommendations.
 

TABLE R702.4.2 BACKER BOARD MATERIALS	
MATERIAL	STANDARD
Glass mat gypsum backing panel	ASTM C1178
Fiber-reinforced gypsum panels	ASTM C1278
Nonasbestos fiber-cement backer board	ASTM C1288 or ISO 8336, Category C
Nonasbestos fiber mat reinforced cementitious backer units	ASTM C1325
- Approved building address numbers shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be illuminated Arabic numerals, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. CFC Chapter.5, Section 505.1. The address on the accessory unit shall be a minimum 4" in height, illuminated during the hours of darkness, and placed on the elevation adjacent to ADU's main entry door. The ADU address will also be required on the main house with an arrow directing emergency personnel to the ADU in the rear. The ADU address on the main house will be placed adjacent to the access path of ADU, be easily visible from the street, and be a minimum of 4" in height. Any gate leading to ADU must remain accessible, if locked: homeowner(s) will be required to install a Knox Box/padlock for Police and Fire Department access. The 2nd dwelling unit requires an independent address, such address shall be posted on the front of the property (by the entry gate) in addition to the unit.
- Net Floor Area (without walls)
- 22" x 30" attic access, or 30" x 30" if furnace is in attic. min headroom of 30". (r807.1, mc 304.1)
- 3-3/4 in. x 36 in. Aluminum Silver Low-Rug Threshold. Seals gaps up to 5/8 in. H between the bottom of a door and the floor.
- For a one-family dwelling, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire. CEC 230.79 (C)
- All equipment in the ADU will be electrical

**NOTES:**

- All penetrations into sound rated partitions or floor-ceiling assemblies shall be sealed, lined, or insulated with an approved permanent resilient sealant.
- All rigid conduits, ducts, plumbing pipes, and appliance vents located in sound rated assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" stick approved resilient material.
- An approved permanent and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls.
- Metal ventilating and conditioned air ducts located in sound rated assemblies shall be lined (Exception: Ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).
- Mineral fiber insulation shall be installed in joist spaces whenever a plumbing, piping, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.
- Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes shall be sealed with 1/8" resilient sealant and backed by a minimum of 2" thick mineral fiber insulation.
- No wall furnace shall be installed in sound rated partitions.
- No electrical panel shall be installed in sound rated partitions.

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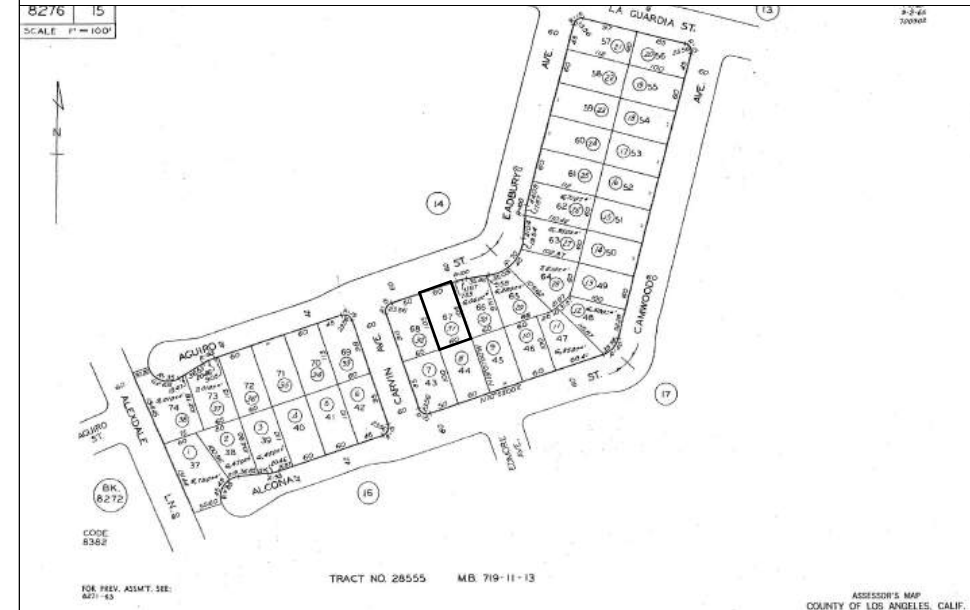
**LEGAL DESCRIPTION:**

Lot #: 67  
 Tract: 28555  
 APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**



**ASSESSOR MAP**



REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE: **PROPOSED FLOOR PLAN (SECOND FLOOR)**

SCALE AT ARCH D: 1/4" = 1'-0" DATE: 08/16/2024

PROJECT NO: DRAWING NO: **A5**

WINDOW SCHEDULE							
SYM.	W x H Size	Sq. Ft.	TYPE	U-Factor	SHGC	DRAWING	QUANTITY
W1	8'-0"×4'-0"	32	SLIDING	0.3	0.23		3
W2	3'-0"×3'-0"	9	SLIDING	0.3	0.23		1
W3	5'-0"×2'-0"	10	SLIDING TEMP. GLASS	0.3	0.23		1
W4	2'-1 1/2"×2'-1 1/2"	4.5	SKYLIGHT VELUX FCM 2222	0.3	0.23		2

**WINDOWS NOTES:**

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.), CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE NFRC LABEL.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT, MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN. SILL HEIGHT OF NOT MORE THAN 44" A.F.F. PER CRC SECTION 3101
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
- A) THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2
- B) THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WALLS, WINDOW WALLS, GLAZED OPENING WITH EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM TEMPERED PANE
- FIRE-EXISTING RATED GLAZING TESTED AS A PART OF FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED OF MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENT OF SECTION 2406. CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257
- GLAZING IN SHOWERS OR BATHTUB ADJACENT WALL OPENINGS WITHIN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS, OR APPROVED PLASTIC (CRC R308.4)
- USE DOUBLE GLASS-LOW-E.
- WINDOWS SUPPOSED TO BE DOUBLE PAN. WINDOW FRAME - DLB. CLR.
- FINISH IS ANODIUM. U-FACTOR = 0.3; SHGC = 0.23.

DOOR SCHEDULE					
SYM.	W x H SIZE	THICK	TYPE	DRAWING	QUANTITY
D1	3'-0"×6'-8"	1-3/4"	WD FLUSH/HG PAINT		1
D2	2'-8"×6'-8"	1-5/8"	WD FLUSH/HG PAINT		4
D3	6'-0"×6'-8"	1-5/8"	SLIDING DOOR PAINT		1

**DOOR NOTES:**

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE "U" VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- ALL EXTERIOR WINDOW AND EXTERIOR DOOR ASSEMBLIES TO HAVE AN STC RATING OF 36 OR GREATER.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1-1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IGNITION-RESISTANT MATERIAL, 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-RESISTANT RATING OF NOT LESS THAN 20 MIN WHEN TESTED ACCORDING TO NPA 257.
- 1-3/8 INCH MINIMUM SOLID CORE OR 20-MINUTE RATED DOOR THAT IS SELF CLOSING AND SELF LATCHING AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. CRC R302.5.1. NOTE EXCEPTION WHEN PRIVATE GARAGE AND RESIDENCE ARE BOTH EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM, DOOR OPENINGS BETWEEN THE PRIVATE GARAGE AND RESIDENCE NEED ONLY BE SELF CLOSING AND SELF LATCHING. CRC R302.5.1.
- ALL EXTERIOR DOORS OTHER THAN VEHICULAR ACCESS DOORS TO GARAGES SHALL BE SOLID-CORE, NOT LESS THAN 1-3/8 INCHES THICK OR UTILIZE MULTIPLE-GLAZED PANELS CONSISTING OF NOT LESS THAN DUAL PANE GLAZING, WITH AT LEAST ONE TEMPERED GLASS PANE. (CRC R337)
- DOOR FRAME - WOOD.

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

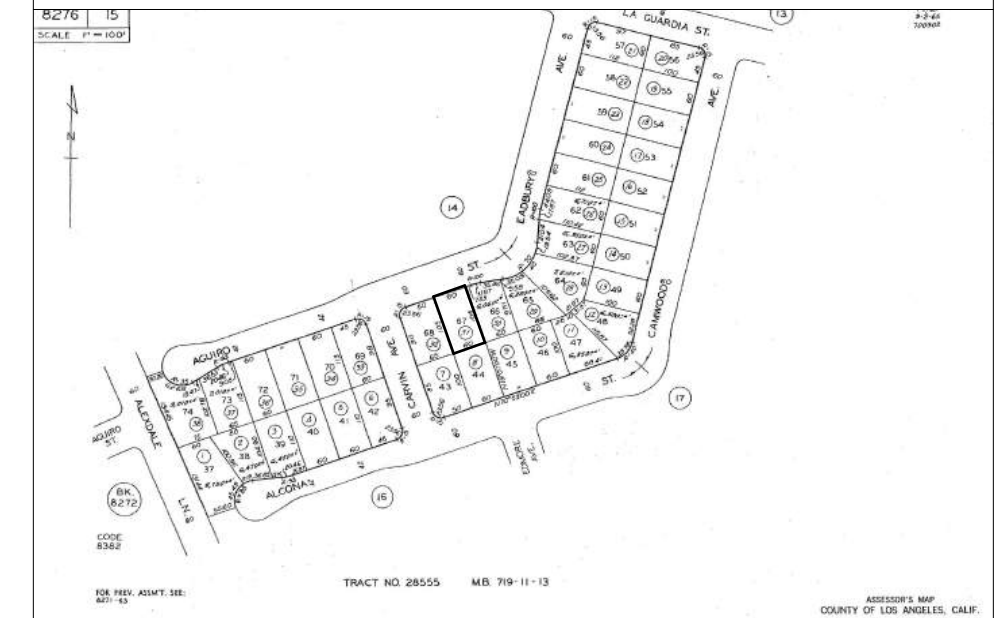
**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**



**ASSESSOR MAP**



REV.	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

SITE:

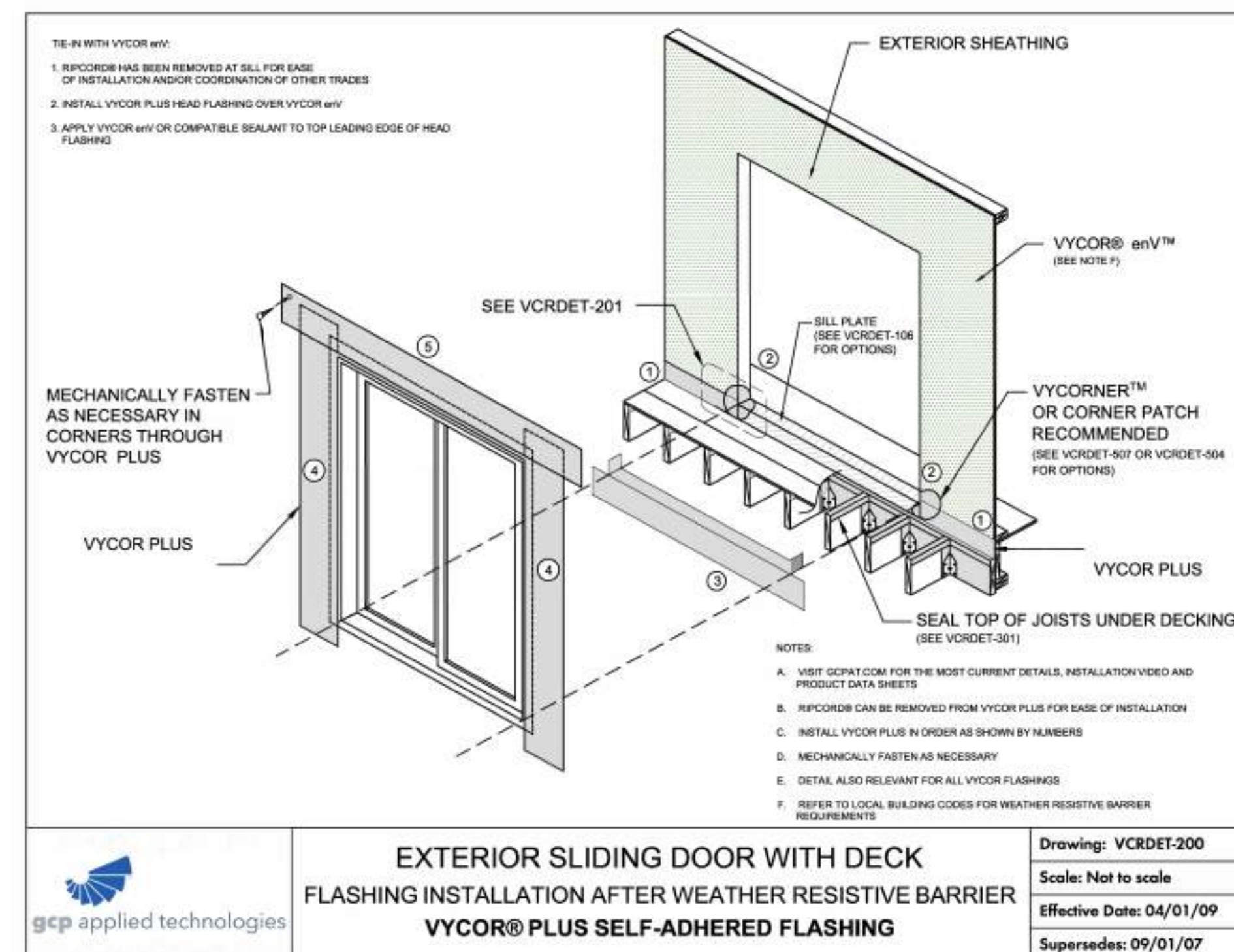
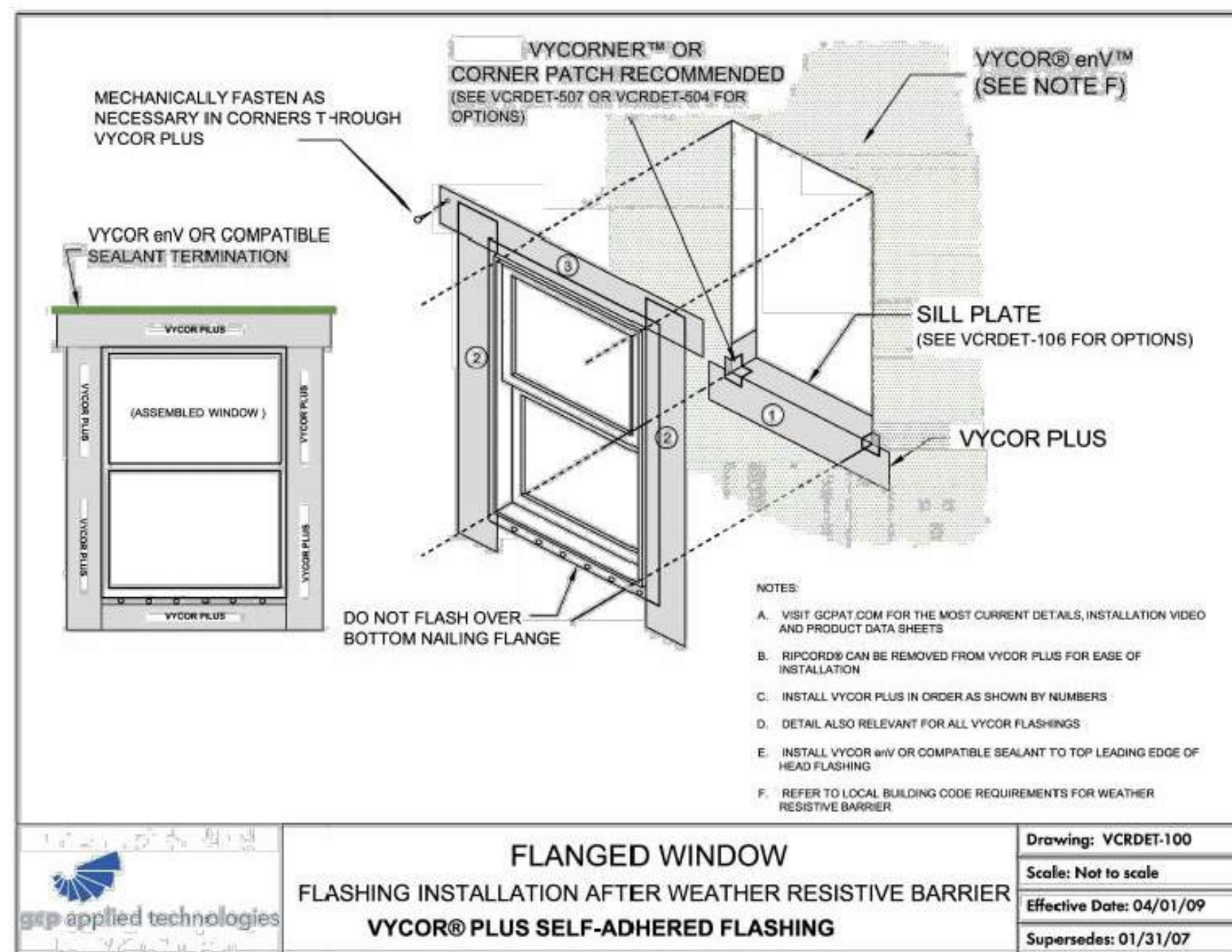
TITLE:

(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF

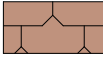




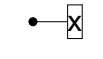
**DOOR-WINDOW SCHEDULE**

SCALE AT ARCH D: **NOT TO SCALE** DATE: **08/16/2024**

PROJECT NO: DRAWING NO: **A6**



**LEGEND:**

-  ROOF TILES
-  DOOR SYMBOL
-  WINDOW SYMBOL
-  EXTERIOR LIGHT
-  HEIGHT LEVEL
-  ELEVATION COLOR BOARD CALLOUT

**ELEVATION COLOR BOARD:**

No	Finish Material	Color Sample	Code
1	Exterior wall paint: Windows frame paint; Door frames paint		PPG - GliddenPPG - Glidden Delicate White #PPG1001-1
2	Roof finishing		CLASS "A" ASPHALT SHINGLES CRRC #0890-0038 WITH 2 LAYER OF #30 FELT Owens Corning Shingles Model #DC59 (Cool Roof-Midnight) ICC-ES AC438.

The proposed ADU stucco color and texture to match the Existing Single Family Dwelling exterior stucco color and texture. The proposed ADU roofing material and color to match Existing Single Family Dwelling roofing material and color. All roof vents/dormers color to match the roofing color.

**GENERAL NOTES:**

Sills and sleepers on a concrete or masonry slab that is in direct contact with the ground unless separated from such slab by an impervious moisture barrier. CRC R317.1, item 3  
The ends of wood girders entering exterior masonry or concrete walls having clearances of less than 1/2 inch (12.7 mm) on tops, sides and ends. CRC R317.1, item 4  
Field-cutting ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPAM4. CRC R317.1.1  
Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches (203 mm) from the exposed ground. CRC R317.1, item 2

Wood in contact with conc. or masonry must be pressure treated.

**R703.7 Exterior Plaster**

Installation of these materials shall be in compliance with ASTM C926, ASTM C1063 and the provisions of this code.  
ASTM C 926, Standard Specification for Application of Portland Cement-Based Plaster.  
ASTM C 1063, Standard Specification for Installation of Lathing and Furring to Receive Interior and Exterior Portland Cement-Based Plaster.

Lathing and plastering materials shall conform to the standards listed in Table 2507.2 and Chapter 35 and, where required for fire protection, shall also conform to the provisions of Chapter 7.

Gypsum board and gypsum panel products shall conform to the appropriate standards listed in Table 2506.2 and Chapter 35 and, where required for fire protection, shall conform to the provisions of Chapter 7.

All finish material must meet all application fire, life safety, and building codes.

For all BMP's sizes and locations refer to pages A12.1-A12.3

**TABLE 2507.2 LATH, PLASTERING MATERIALS AND ACCESSORIES**

MATERIAL	STANDARD	MATERIAL	STANDARD
Accessories for gypsum veneer base	ASTMC1047	Accessories for gypsum board	ASTM C1047
Blended cement	ASTM C595	Adhesives for fastening gypsum board	ASTM C557
Cold-formed steel studs and track, structural	AISI S240	Cold-formed steel studs and track, structural	AISI S200 and ASTM C955, Section 8
Cold-formed steel studs and track, nonstructural	AISI S220		
Exterior plaster tending compounds	ASTM C932	Cold-formed steel studs and track, non structural	AISI S220 and ASTM C645, Section 10
Hydraulic cement	ASTMC1157; C1600		
Gypsum casting and molding plaster	ASTM C59	Elastomeric joint sealants	ASTM C920
Gypsum Keene's cement	ASTM C61	Expandable foam adhesives for fastening gypsum wallboard	ASTM D6464
Gypsum plaster	ASTM C28	Factory-laminated gypsum panel products	ASTM C1766
Gypsum veneer plaster	ASTM C587		
Interior bonding compounds, gypsum	ASTM C631	Fiber-re inforced gypsum panels	ASTM C1278
Lime plasters	ASTM C5, C206	Glass mat gypsum backing panel	ASTM C1178
Masonry cement	ASTM C91	Glass mat gypsum panel 5	ASTM C1658
Metal lath	ASTM C847	Glass mat gypsum substrate	ASTM C1177
Plaster aggregates	ASTM C35; C897	Joint reinforcing tape and compound	ASTM C474; C475
Sand	ASTM C35	Nails for gypsum boards	ASTM C514, F547, F1667
Perlite	ASTM C35		
Vermiculite	ASTM C35	Steel screws	ASTM C954; C1002
Plastic cement	ASTM C1328	Standard specification for gypsum board	ASTM C1396
Portland cement	ASTM C150	Testing gypsum and gypsum products	ASTM C22, C472; C473
Steel screws	ASTM C1002; C954		
Welded wire lath	ASTM C933		
Woven wire plaster base	ASTM C1032		

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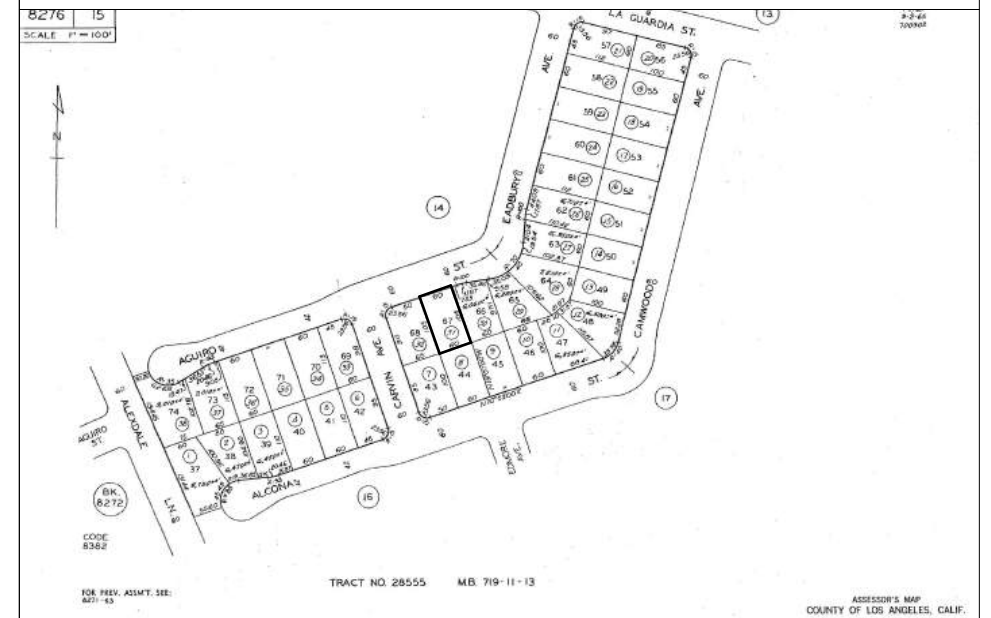
**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**



**ASSESSOR MAP**



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

**STATUS: DESIGN STAGE**

DESIGNER:

CLIENT:

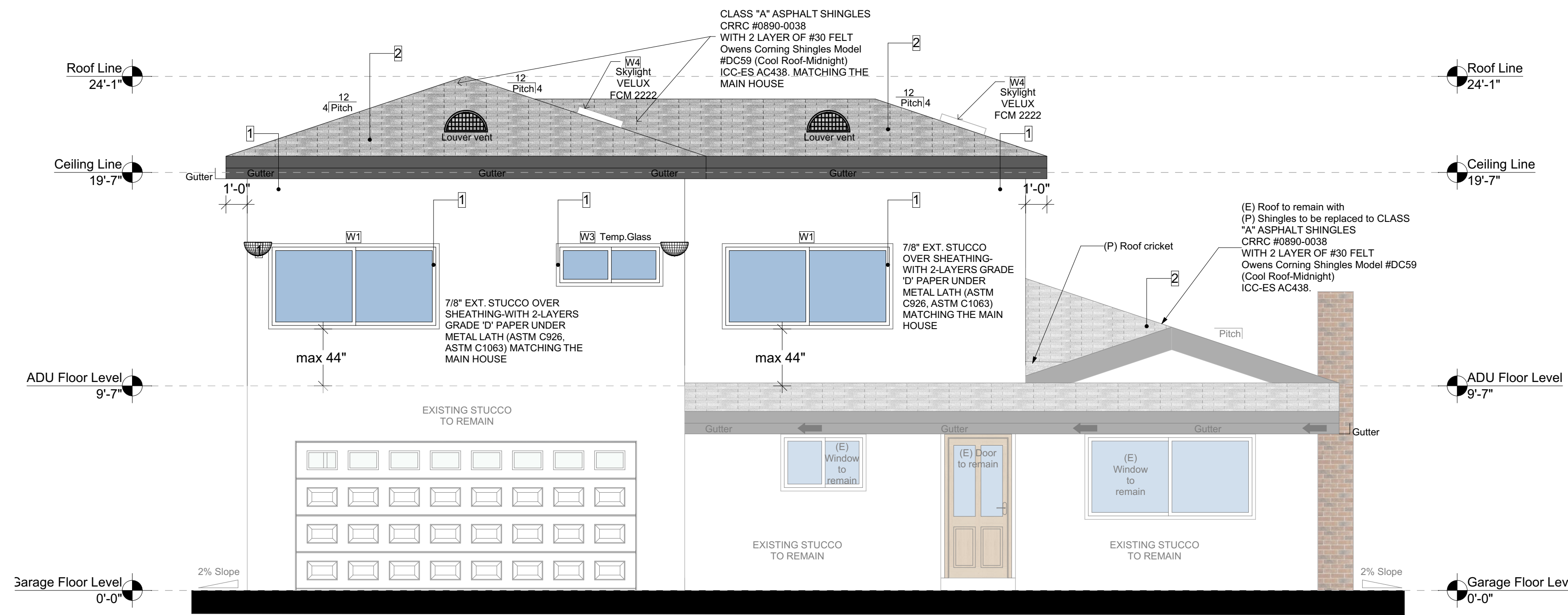
SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

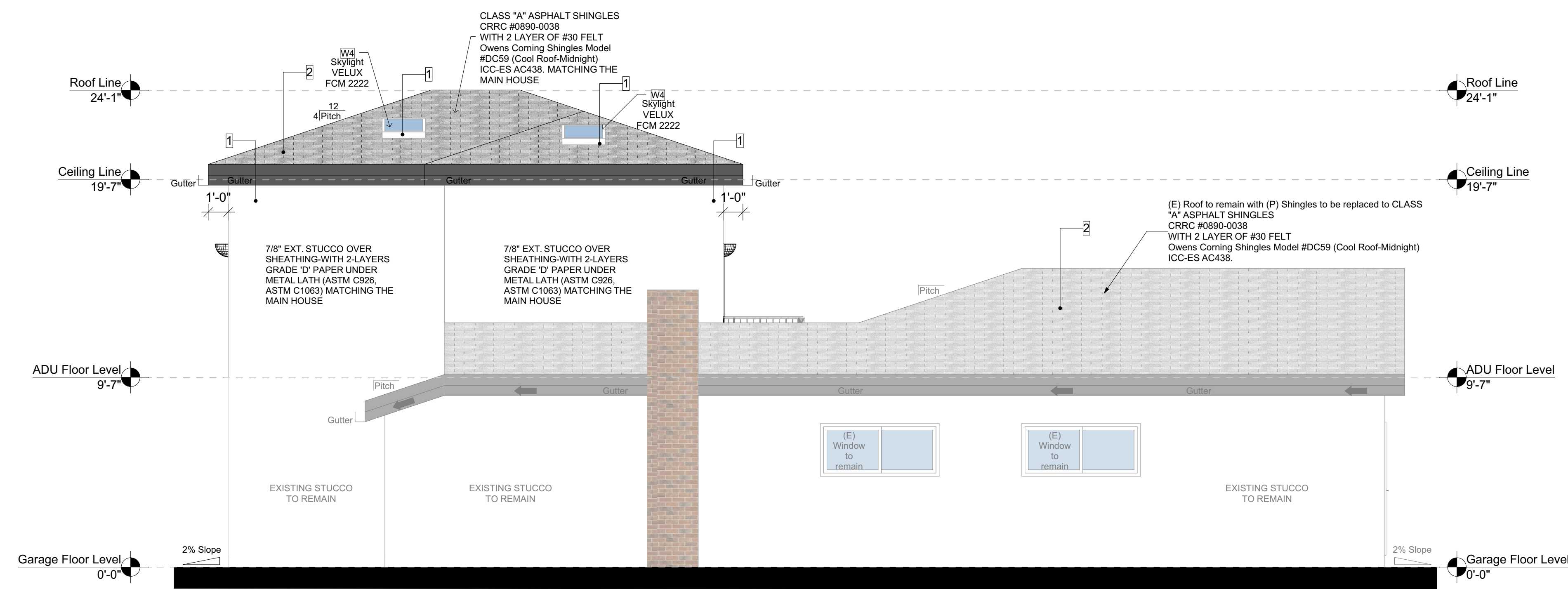
**DRAWING TITLE: ELEVATIONS**

SCALE AT ARCH D: 1/4"=1'-0" DATE: 08/16/2024

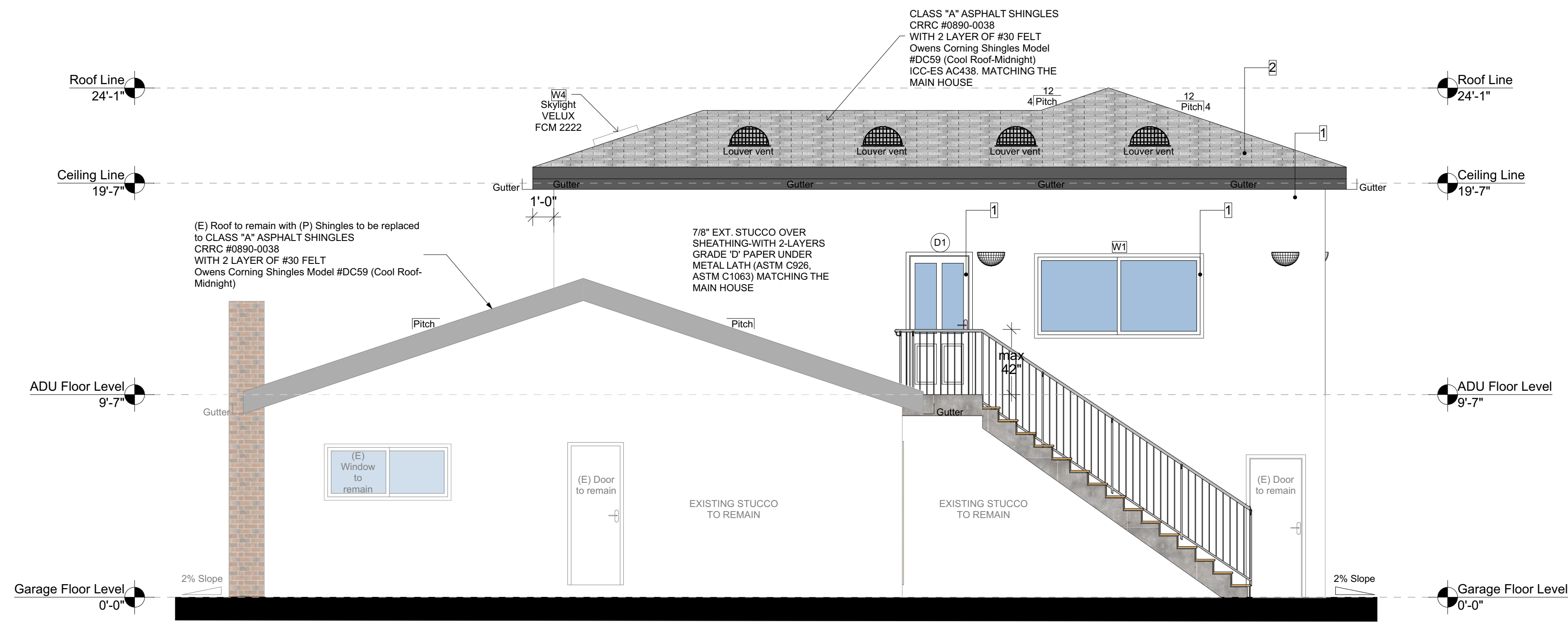
PROJECT NO: DRAWING NO: **A7**



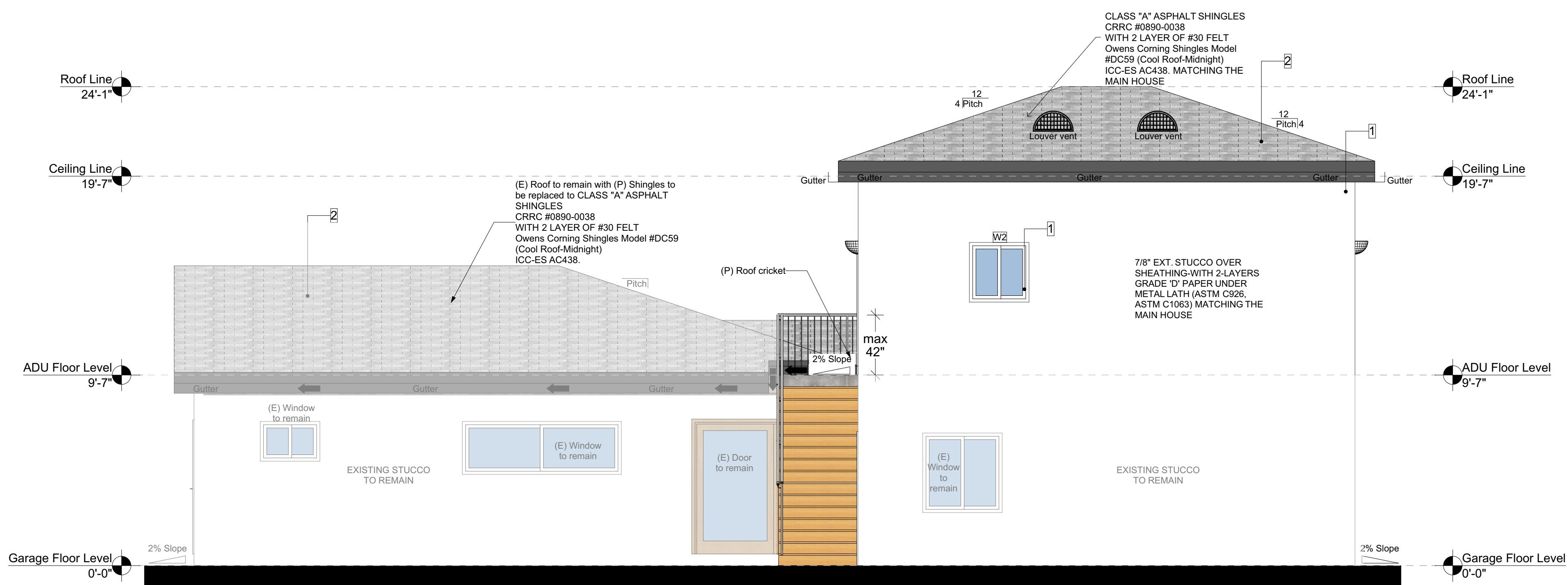
**PROPOSED NORTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED WEST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED SOUTH EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"



**PROPOSED EAST EXTERIOR ELEVATION**  
SCALE: 1/4" = 1'-0"

**LEGEND:**

- ROOF TILES
- DOOR SYMBOL
- WINDOW SYMBOL
- EXTERIOR LIGHT
- HEIGHT LEVEL
- ELEVATION COLOR BOARD CALLOUT

**ELEVATION COLOR BOARD:**

No	Finish Material	Color Sample	Code
1	Exterior wall paint; Windows frame paint; Door frames paint		PPG - Glidden PPG - Glidden Delicate White #PPG1001-1
2	Roof finishing		CLASS "A" ASPHALT SHINGLES CRRC #0890-0038 WITH 2 LAYER OF #30 FELT Owens Corning Shingles Model #DC59 (Cool Roof-Midnight) ICC-ES AC438.

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Gypsum board and gypsum panel products shall conform to the appropriate standards listed in Table 2506.2 and Chapter 35 and, where required for fire protection, shall conform to the provisions of Chapter 7.

All finish material must meet all application fire, life safety, and building codes.

For all BMP's sizes and locations refer to pages A12.1-A12.3

TABLE 2507.2 LATH, PLASTERING MATERIALS AND ACCESSORIES		TABLE 2506.2 GYPSUM BOARD AND GYPSUM PANEL PRODUCTS MATERIALS AND ACCESSORIES	
MATERIAL	STANDARD	MATERIAL	STANDARD
Accessories for gypsum veneer base	ASTMC1047	Accessories for gypsum board	ASTM C1047
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Cold-formed steel studs and track, nonstructural	AISI S220	Cold-formed steel studs and track, non structural	AISI S220 and ASTM C645, Section 10
Exterior plaster tending compounds	ASTM C932	Elastomeric joint sealants	ASTM C920
Hydraulic cement	ASTMC1157; C1600	Expandable foam adhesives for fastening gypsum wallboard	ASTM D6464
Gypsum casting and molding plaster	ASTM C59	Factory-laminated gypsum panel products	ASTM C1766
Gypsum Keene's cement	ASTM C61	Fiber-re inforced gypsum panels	ASTM C1278
Gypsum plaster	ASTM C28	Glass mat gypsum backing panel	ASTM C1178
Gypsum veneer plaster	ASTM C587	Glass mat gypsum panel 5	ASTM C1658
Interior bonding compounds, gypsum	ASTM C631	Glass mat gypsum substrate	ASTM C1177
Lime plasters	ASTM C5, C206	Joint reinforcing tape and compound	ASTM C474; C475
Masonry cement	ASTM C91	Nails for gypsum boards	ASTM C514, F547, F1667
Metal lath	ASTM C847	Steel screws	ASTM C954; C1002
Plaster aggregates	ASTM C35; C897	Standard specification for gypsum board	ASTM C1396
Sand	ASTM C35	Testing gypsum and gypsum products	ASTM C22, C472; C473
Perlite	ASTM C35		
Vermiculite	ASTM C35		
Plastic cement	ASTM C1328		
Portland cement	ASTM C150		
Steel screws	ASTM C1002; C954		
Welded wire lath	ASTM C933		
Woven wire plaster base	ASTM C1032		

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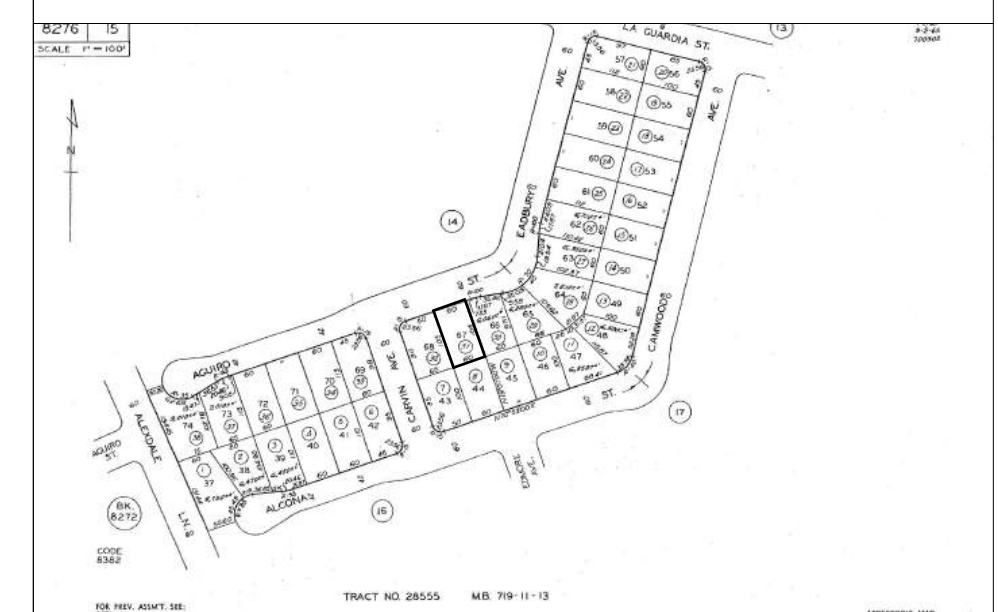
**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**



**ASSESSOR MAP**



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

SITE:

TITLE:

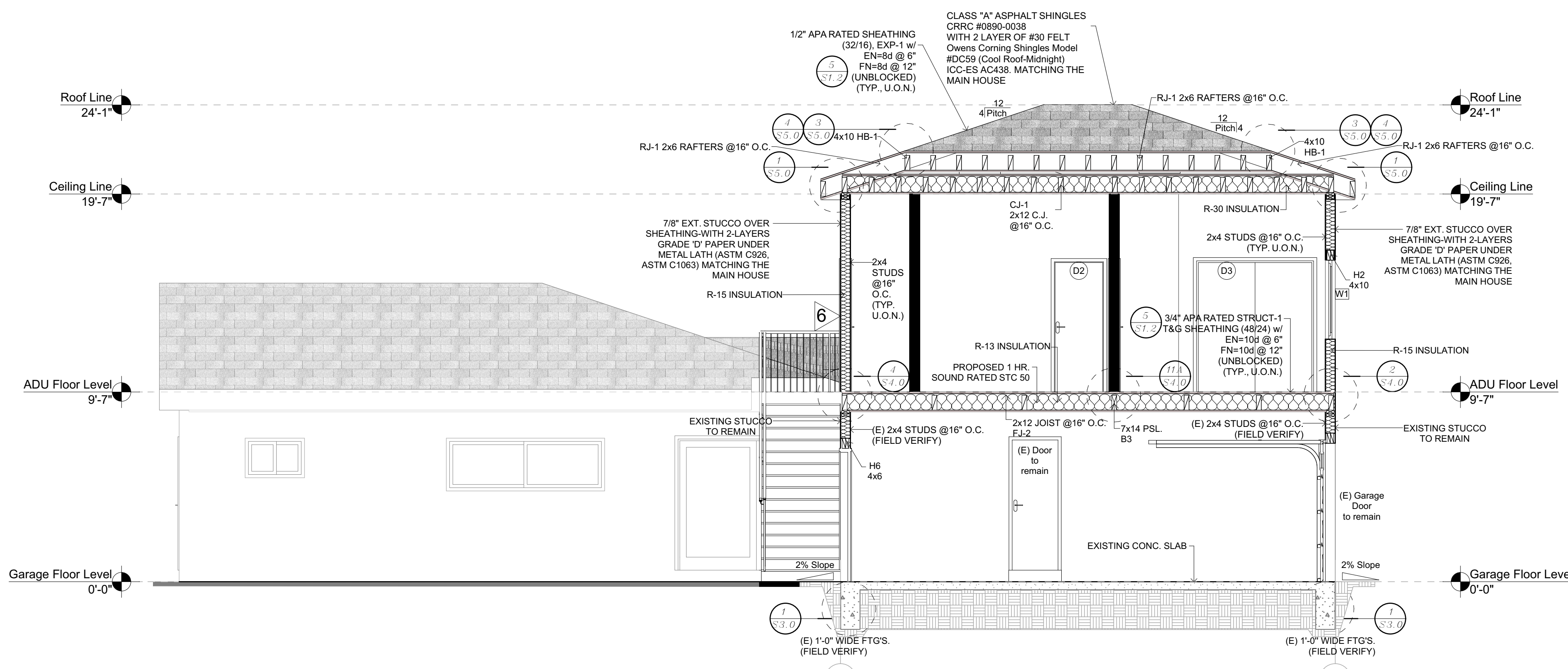
**(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE:

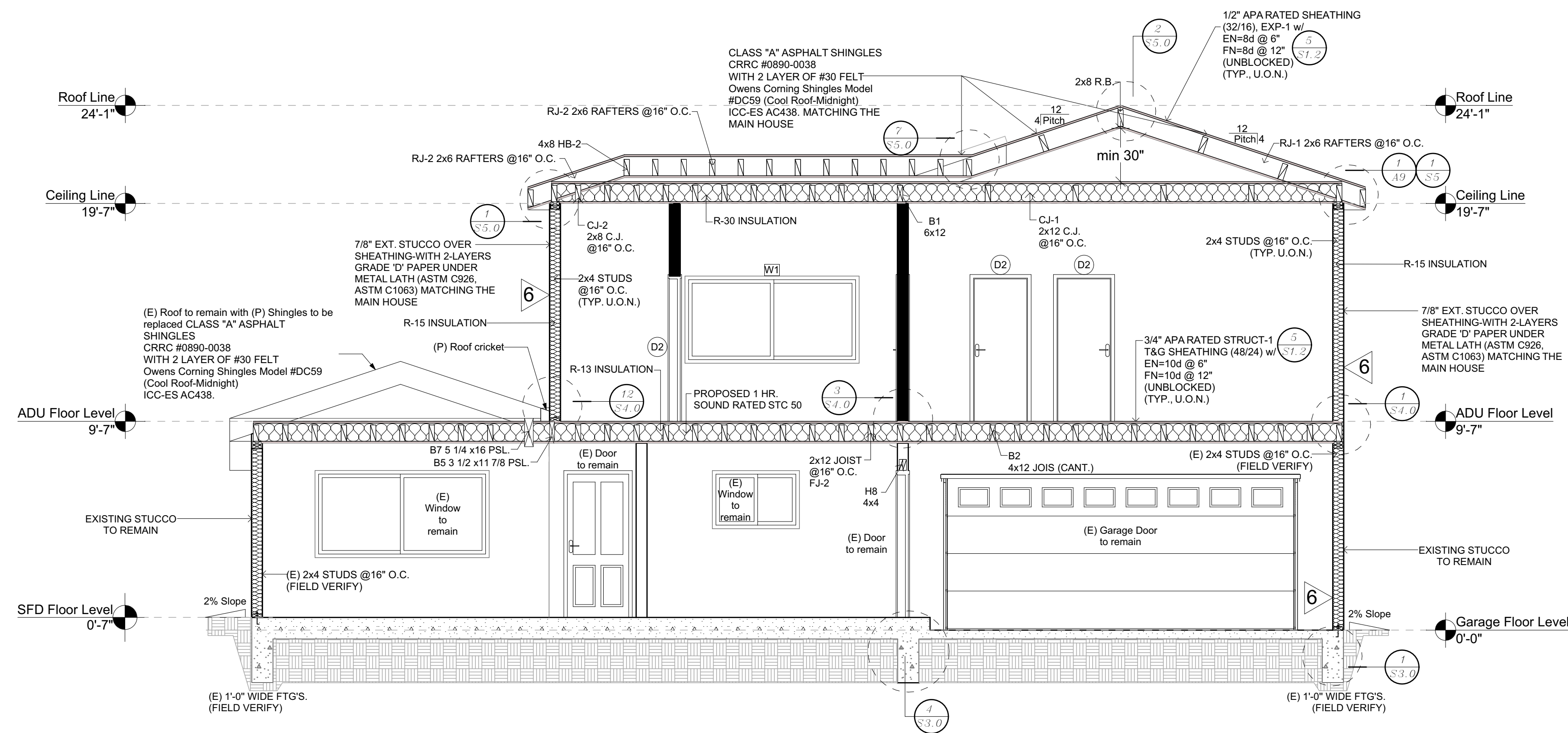
**ELEVATIONS**

SCALE AT ARCH D: 1/4" = 1'-0" DATE: 08/16/2024

PROJECT NO: DRAWING NO: **A8**



**PROPOSED CROSS SECTION A**  
SCALE: 1/4" = 1'-0"



**PROPOSED CROSS SECTION B**  
SCALE: 1/4" = 1'-0"

**LEGEND:**

- SHEARWALL PER SCHEDULE ON ENGINEERING SHEET S2.0
- DOOR SYMBOL
- WINDOW SYMBOL
- HEIGHT LEVEL
- INSULATION
- PROPOSED 1 HR. FIRE/SOUND RATED STC 50

**LOUVER VENT SPACE CALCULAIONS:**

Louver vent calculations (attic space):  
Total area 737.5 SF/150 = 4.92 SF ventilation

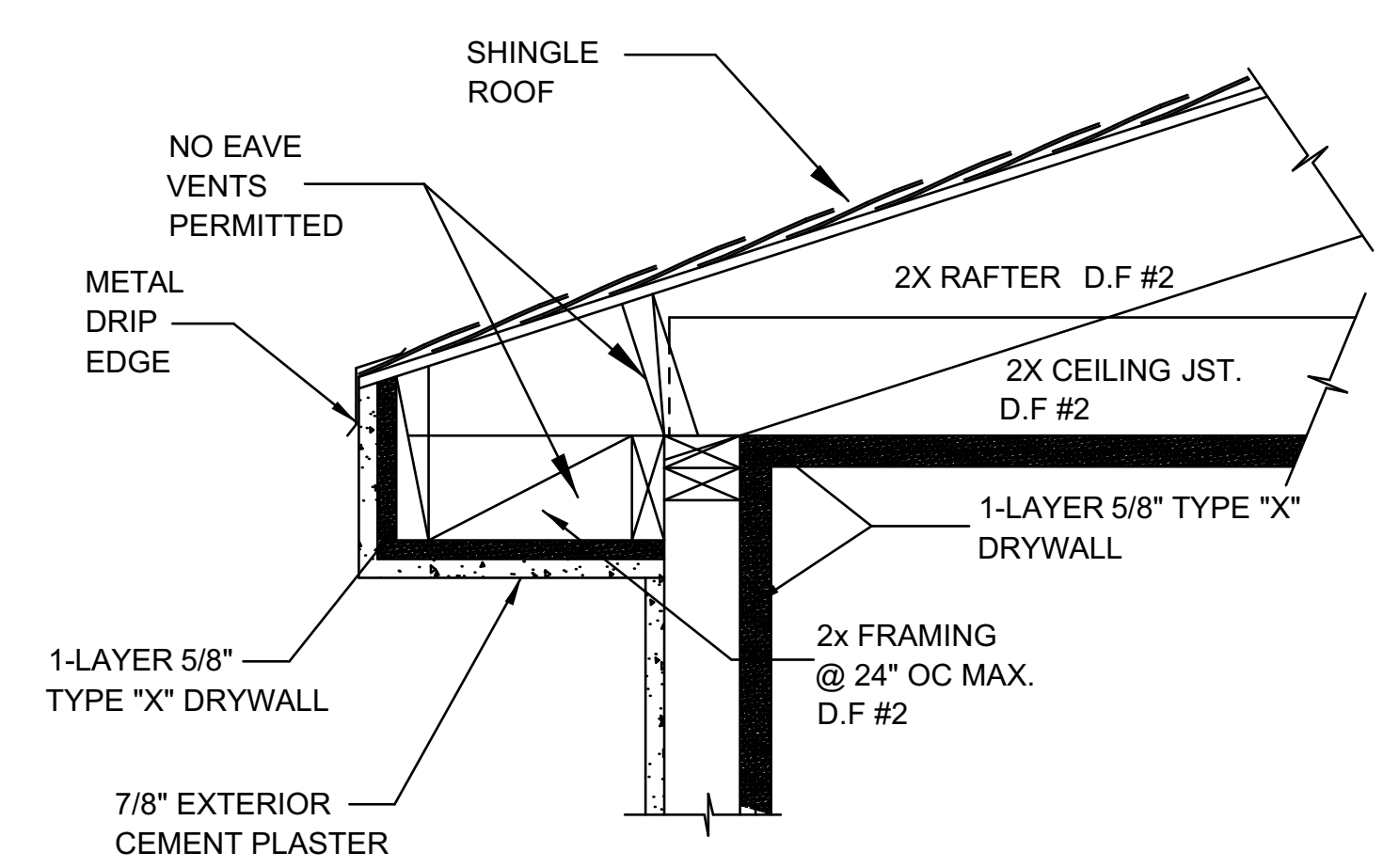
Sym.	Size	Net Area	Quantity	Total
	24"x12"	0.63 SF	8	5.04 SF

Proposed vents area: 0.63x8 = 5.2604 SF  
Minimum required vents area: 737.5/150 = 4.92 SF  
4.92 < 5.04 OK

**VENT NOTES:**

The net free ventilating area of enclosed attics and enclosed rafter spaces shall not be less than 1/150 of the area of the space ventilated, except that reduction of total area to 1/300 is permitted provided that at least 40% and not more than 50% of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated and not more than 3 ft.

Below the ridge or highest point of the space measured vertically with the balance of the required ventilation provided by eave or cornice vents, a minimum of 1-inch clearance shall be provided between the insulation and roof sheathing.



**1-HOUR-FIRE-EAVE**

SCALE: NTS

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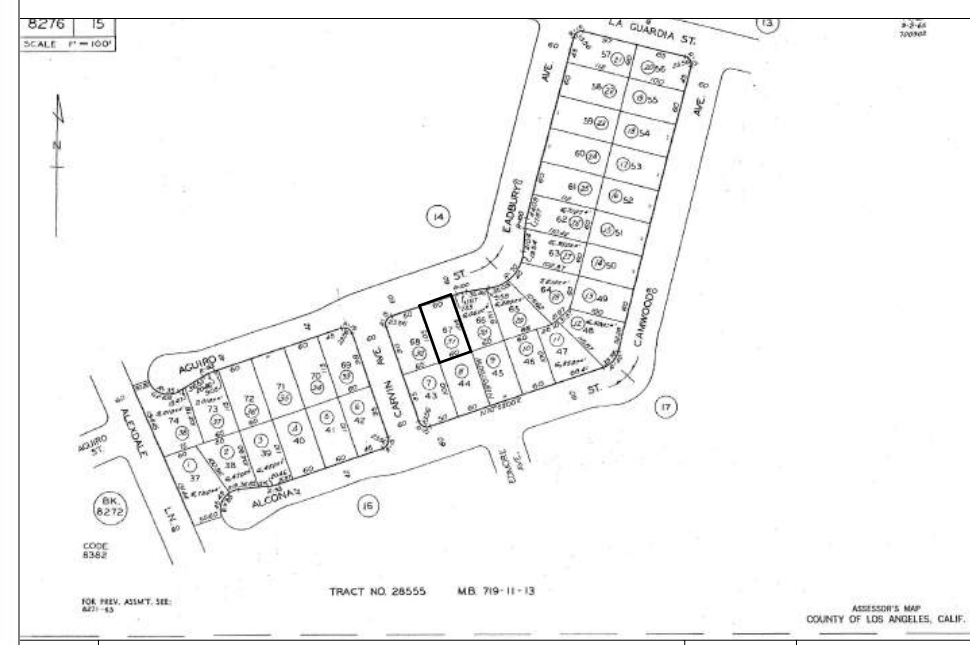
**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**



**ASSESSOR MAP**



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

**DESIGN STAGE**

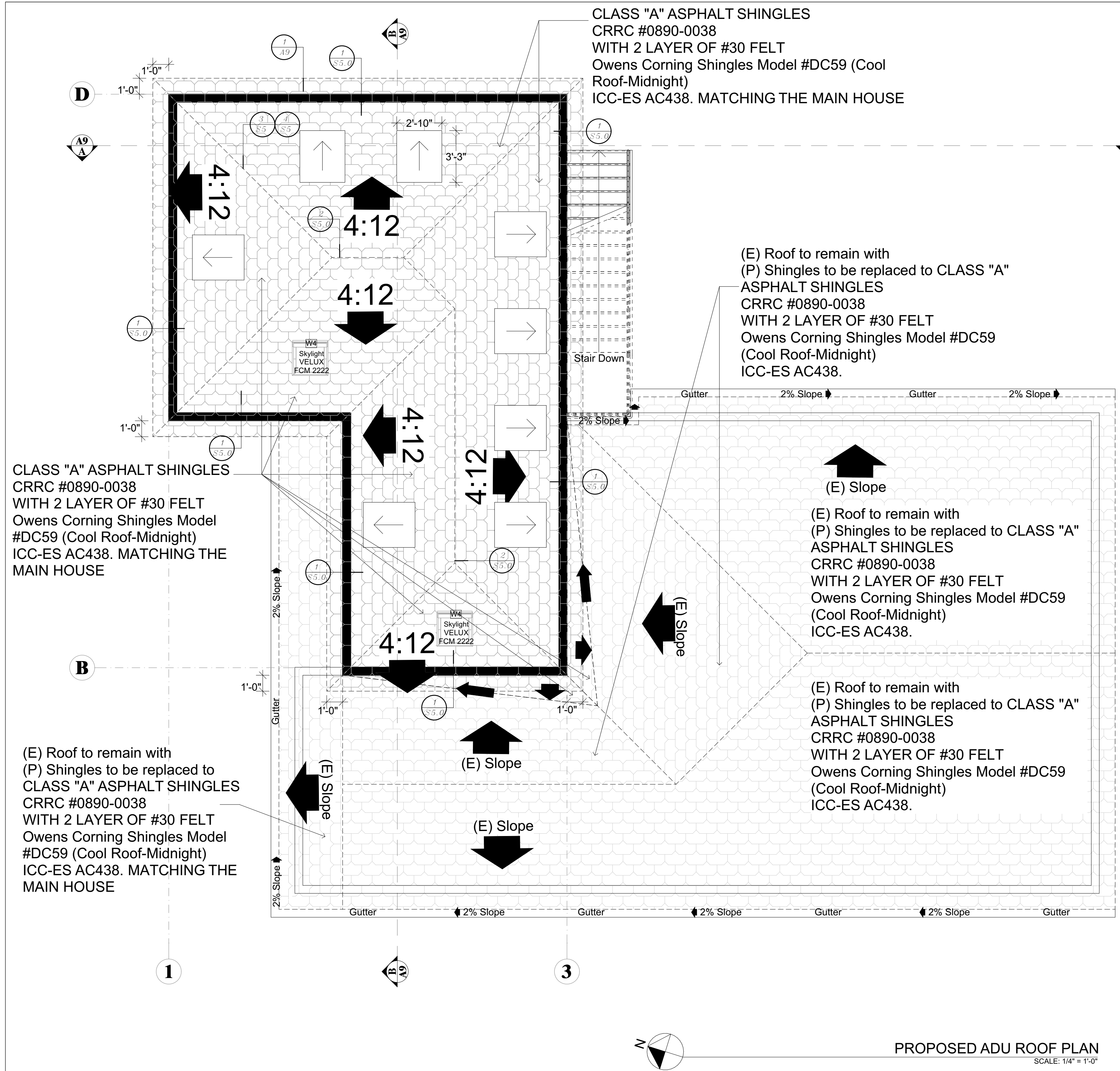
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SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

**CROSS SECTIONS**

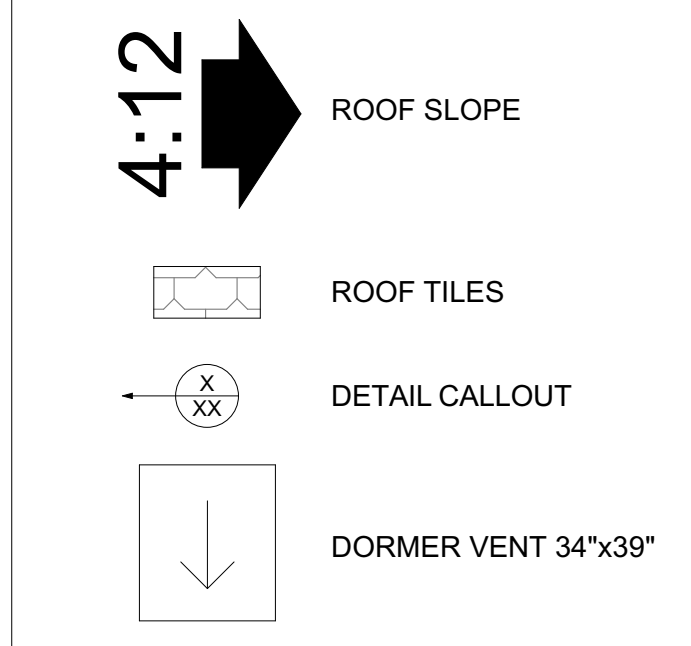
SCALE AT ARCH D: 1/4"-1'-0"  
DATE: 08/16/2024

PROJECT NO:  
DRAWING NO: **A9**



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

**LEGEND:**



**ROOF COVERING:**

- 1/2" APA RATED SHEATHING (32/16), EXP-1 w/ EN=8d @ 6" FN=8d @ 12" (UNBLOCKED)
- CLASS "A" ASPHALT SHINGLES CRRC #0890-0038 WITH 2 LAYER OF #30 FELT Owens Corning Shingles Model #DC59 (Cool Roof-Midnight) ICC-ES AC438. MATCHING THE MAIN HOUSE

**COOL ROOF COLLECTION / LÍNEA COOL ROOF**

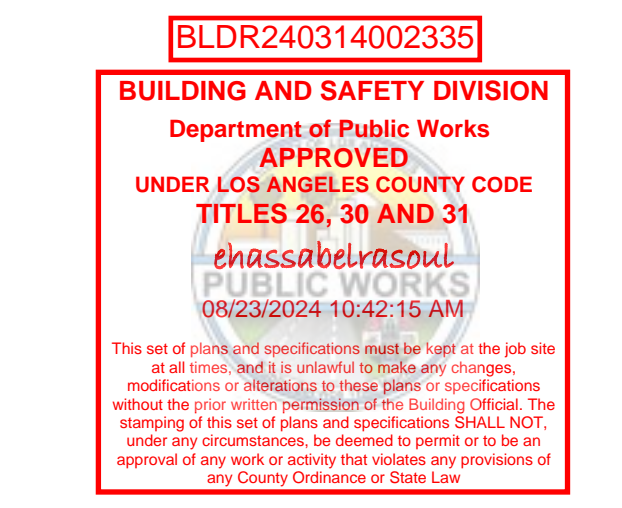
	Colors Colores	CRRC Product ID ID del producto del CRRC	Solar Reflectance Reflectancia solar	Thermal Emittance Emitancia térmica	Solar Reflectance Index (SRI) Índice de reflectancia solar (SRI)
TruDefinition® Duration® COOL Plus	Cliffside Gray	0890-0031	0.20	0.93	21
	Copper Trail	0890-0030	0.22	0.92	22
	Golden Meadow	0890-0033	0.21	0.93	22
	Midnight	0890-0038	0.21*	0.91*	21*
	Mystic Gray	0890-0032	0.22	0.93	23
TruDefinition® Duration® COOL	Prairie Wood	0890-0035	0.20	0.93	21
	Rolling Stone	0890-0034	0.21	0.92	22
	Amber	0890-0009	0.23	0.92	24
	Oyster Shell	0890-0012	0.23	0.93	24
	Shasta White	0890-0008	0.29	0.87	29
	Sierra Gray	0890-0013	0.20	0.92	20

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**THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.**

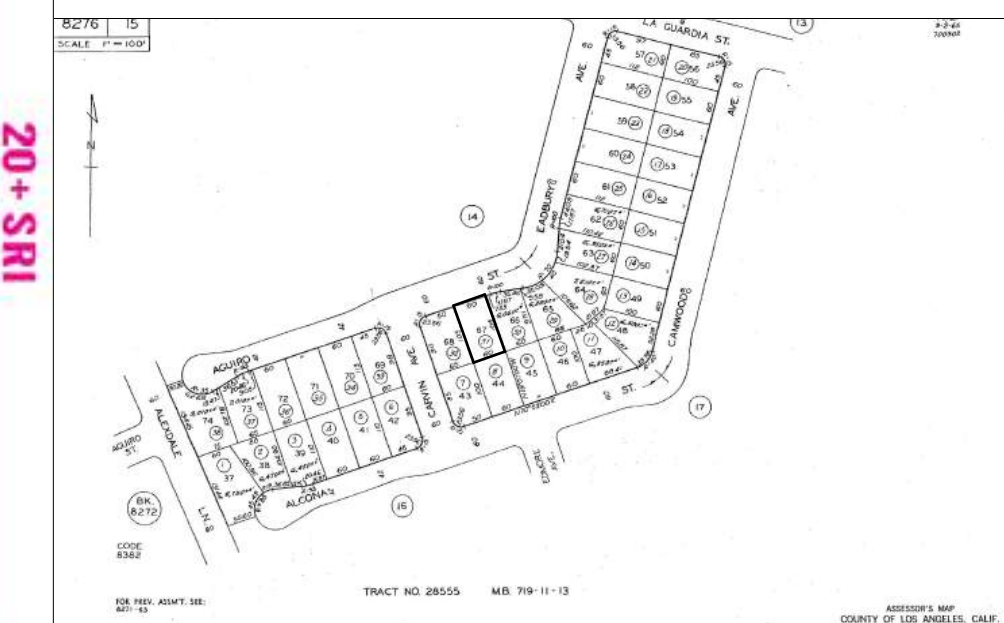
**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**



**ASSESSOR MAP**



REV:	DESCRIPTION:	BY:	DATE:
1	FIRST SUBMITTAL CORRECTIONS		04/26/2024
2	SECOND SUBMITTAL CORRECTIONS		06/12/2024
3	THIRD SUBMITTAL CORRECTIONS		07/03/2024

STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

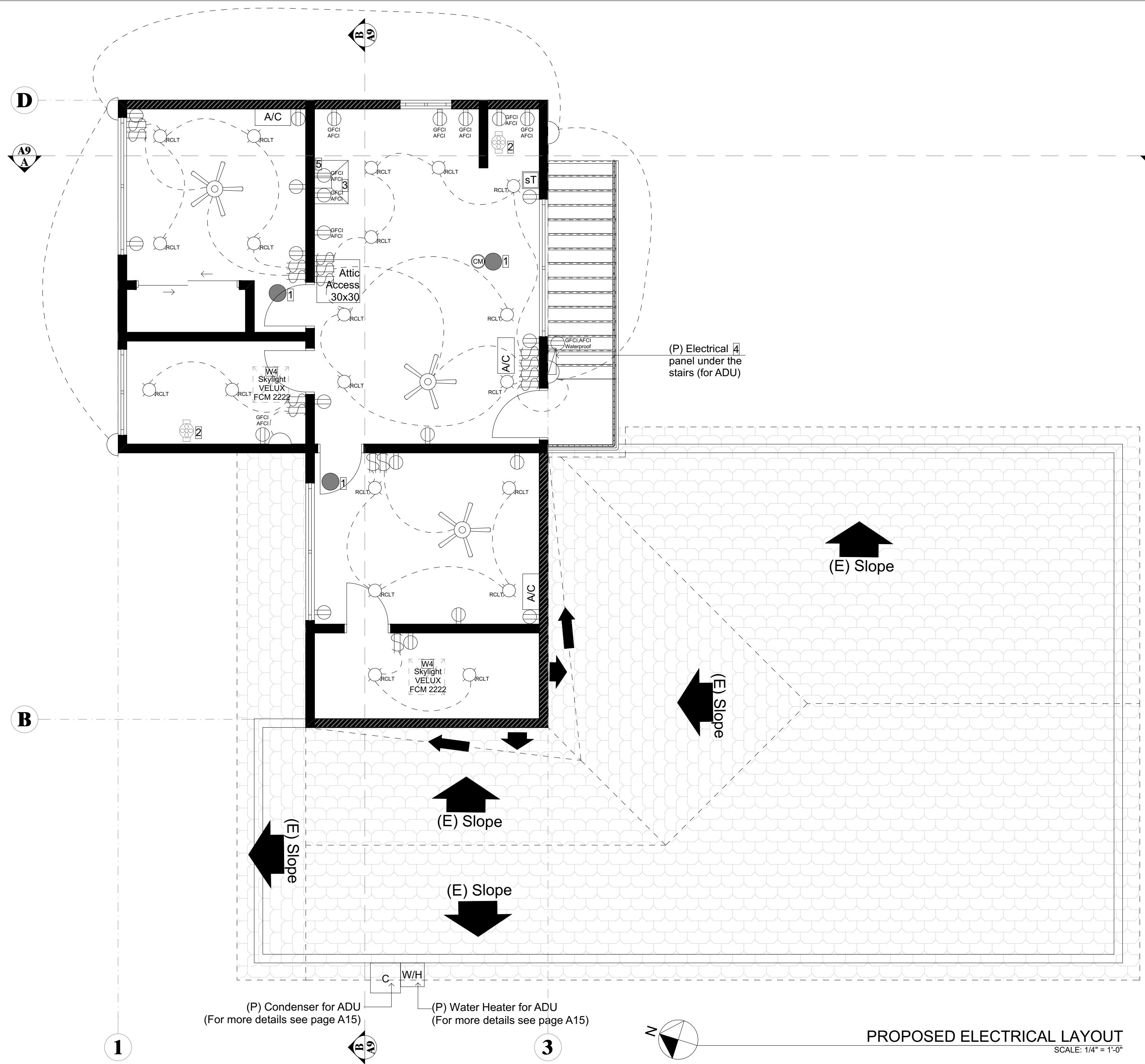
SITE:

TITLE: **(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

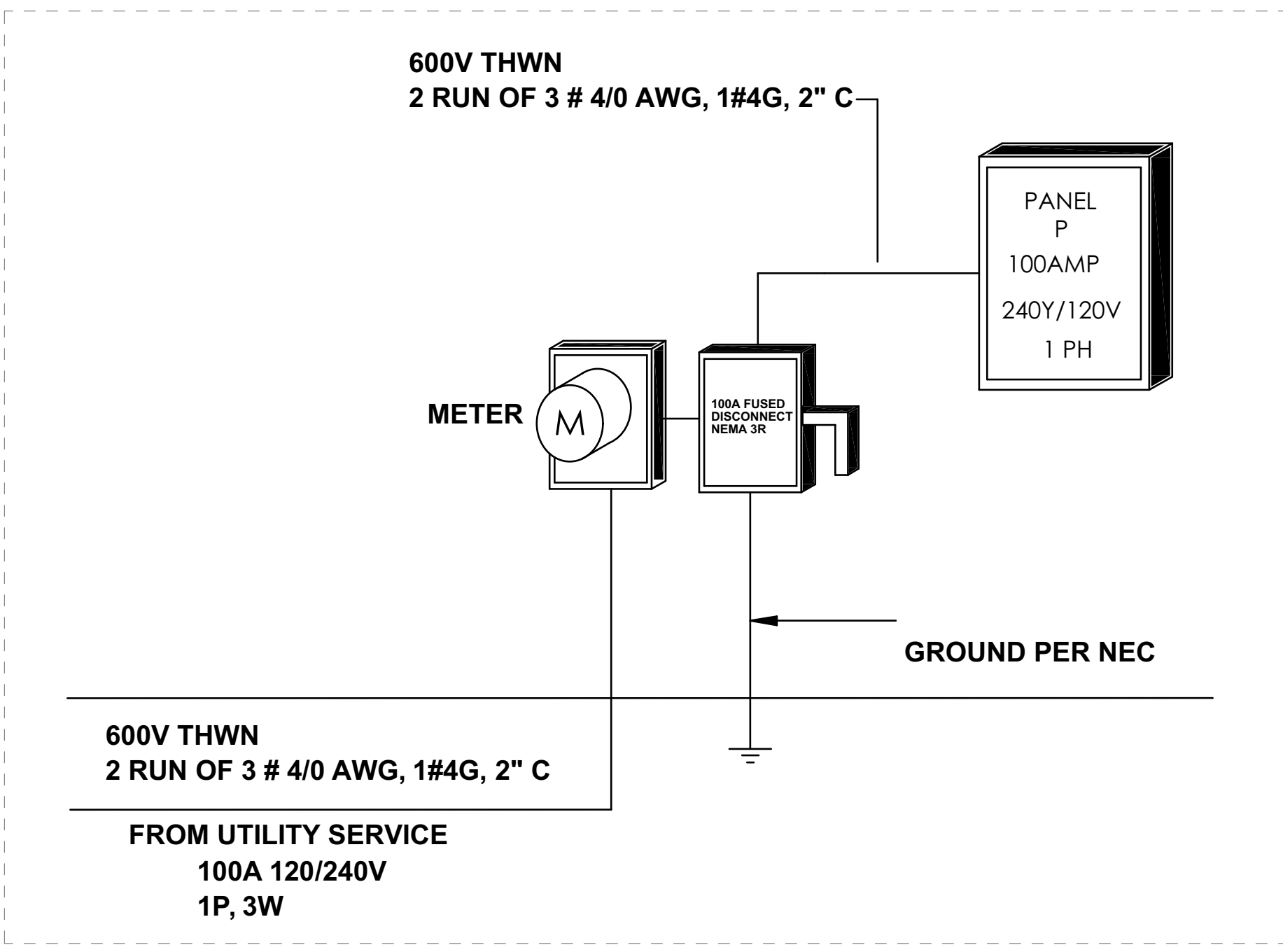
DRAWING TITLE: **ROOF PLAN**

SCALE AT ARCH D: 1/4"-1'-0" DATE: 08/16/2024

PROJECT NO: DRAWING NO: **A10**



PROPOSED ELECTRICAL LAYOUT  
SCALE: 1/4" = 1'-0"



**LEGEND:**

	SMOKE/CARBON MONOXIDE DETECTOR (STATE APPROVED) HARD WIRED STATE FIRE MARSHALL APPROVED WITH BATTERY BACKUP W/LOW BATTERY SIGNAL.
	EXHAUST FAN 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. 2. FANS, NOT FUNCTIONING AS A COMPONENT OF THE BUILDING HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL.
	RECESSED LIGHT
	WALL MOUNTED LIGHT
	FAN LIGHT
	DOUPLEX RECEPTACLE OUTLET
	GFCI, AFCI RECEPTABLE
	SWITCH WITH DIMMING CONTROL (ALL EXCEPT LIGHTING CONTROLLED BY OCCUPANCY OR VACANCY SENSOR)
	Smart Thermostat Ecobee3 Lite US (V2) Model: EB-STATE3LT-02
	WATER HEATER
	CONDENSER
	ELECTRICAL PANEL

**KEYNOTES:**

- R314.3 Location.**  
Smoke alarms shall be installed in the following locations:  
1. In each sleeping room.  
2. Outside each separate sleeping area in the immediate vicinity of the bedrooms.  
3. On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.  
When more than one smoke alarm is required to be installed within an individual dwelling unit the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual unit.  
R315.3 Where required in existing dwellings. Where work requiring a permit occurs in existing dwellings that have attached garages or in existing dwellings within which fuel-fired appliances exist, carbon monoxide alarms shall be provided in accordance with Section R315.1. Smoke detector UL217. Carbon monoxide detector UL2034/2075
- Provide Mechanical ventilation** providing 7 1/2 air changes per hour (50 CFM Min. Rate) Energy Star with humidity control @ detach to terminate building
- Kitchen hood** with 160 CFM over the electrical stove per Table 150.0-G Kitchen Range hood airflow rates (CFM) and ASTM E3087 capture efficiency (CE) ratings.
- For a one-family dwelling**, the service disconnecting means shall have a rating of not less than 100 amperes, 3-wire. CEC 230.79 (C)
- All appliances to be electric.**

**GENERAL NOTES:**

**All sections reference the 2020 National Electrical Code unless otherwise note.**

Require an exterior service disconnect for one- and two-family dwelling units per section 230.85

New services require the installation of a grounding electrode system. The main service panel shall be connected to any and all available grounding electrodes present at the ADU or main dwelling per section 250.50. Overhead service entrance conductors feeding the new panel shall be sized per section 310.15(B)(7) and be protected from physical damage per section 300.4. Main service panels shall be rated appropriately for the environment where they will be installed. Outdoor panelboards need to be rated for wet or damp locations per section 408.37.

If installing a subpanel in a detached ADU, a grounding electrode system for the new subpanel will be required. If there are more than six circuit breakers installed in the new subpanel, a main circuit breaker is required per section 225.33(A). The minimum rating for the main circuit breaker shall be 60 amperes per section 230.79(D).

Per section 210.12(A), AFCI protection is required for all new branch circuits rated 120 volts, 15- or 20-amperes installed in kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, and similar areas. This includes kitchens, bedrooms, and living rooms, amongst the locations specified. Circuits in these areas that are modified, replaced, or extended shall have AFCI protection as well per section 210.12(B).

Per section 210.8(A), GFCI protection is required for all new receptacles rated 120 volts, 15- or 20-amperes installed in bathrooms, garages, outdoors, crawl spaces, unfinished basements, kitchens, within 6 ft. of a sink, bathtub, or shower stall's outside edge, boathouses, and laundry areas.

One receptacle is required at both the front and back of the dwelling per section 210.52(E)(1). These receptacles shall have a weatherproof enclosure, be listed as weather-resistant, and be GFCI protected per sections 406.9(B) and 210.8(B)(4)

All new lighting installed in residential units is required to be rated as high efficacy as required by section 150.0(k), Table 150.0-A. At least one luminaire installed in bathrooms, laundry rooms, and utility rooms shall be controlled by a vacancy sensor per 150.0(k)(2)(J)

Provided one laundry circuit (if providing a laundry area), and one bathroom circuit are all required to be installed per sections 210.11(C)(1), (2), and (3). A lighting circuit in habitable rooms and bathrooms is required per section 210.70(A)(1). A general receptacle outlet circuit shall be installed per section 210.52(A).

UFER GEC is required and a main bonding jumper shall not be installed in the subpanel.

All equipment in the ADU will be electrical

**GROUNDING ELECTRODES SCHEMATIC:**

A metal underground water pipe in direct contact with the earth for 3.0 m (10 ft) or more (including any metal well casing bonded to the pipe) and electrically continuous (or made electrically continuous by bonding around insulating joints or insulating pipe) to the points of connection of the grounding electrode conductor and the bonding conductor(s) or jumper(s), if installed. CEC 250.52 (A) (1)

Rod and pipe electrodes shall not be less than 2.44 m (8 ft) in length and shall consist of the following materials.  
(a) Grounding electrodes of pipe or conduit shall not be smaller than metric designator 21 (trade size 3/4) and, where of steel, shall have the outer surface galvanized or otherwise metal-coated for corrosion protection.  
(b) Rod-type grounding electrodes of stainless steel and copper or zinc coated steel shall be at least 15.87 mm (5/8 in.) in diameter, unless listed. CEC 250.52 (A) (5)

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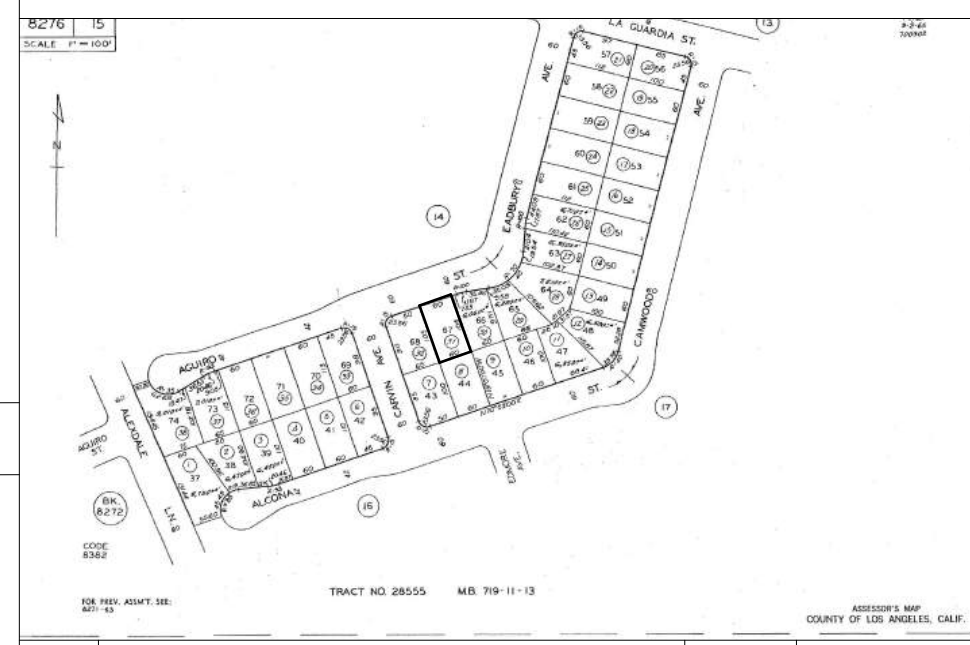
**THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.**

**LEGAL DESCRIPTION:**

Lot #: 67  
Tract: 28555  
APN#: 8276-015-031

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**ASSESSOR MAP**



REV:	DESCRIPTION:	BY:	DATE:
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STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

SITE:

TITLE:

**(P) TYPE V-B, NOT SPRINKLERED ATTACHED ADU ON THE SECOND FLOOR 737.5 SF**

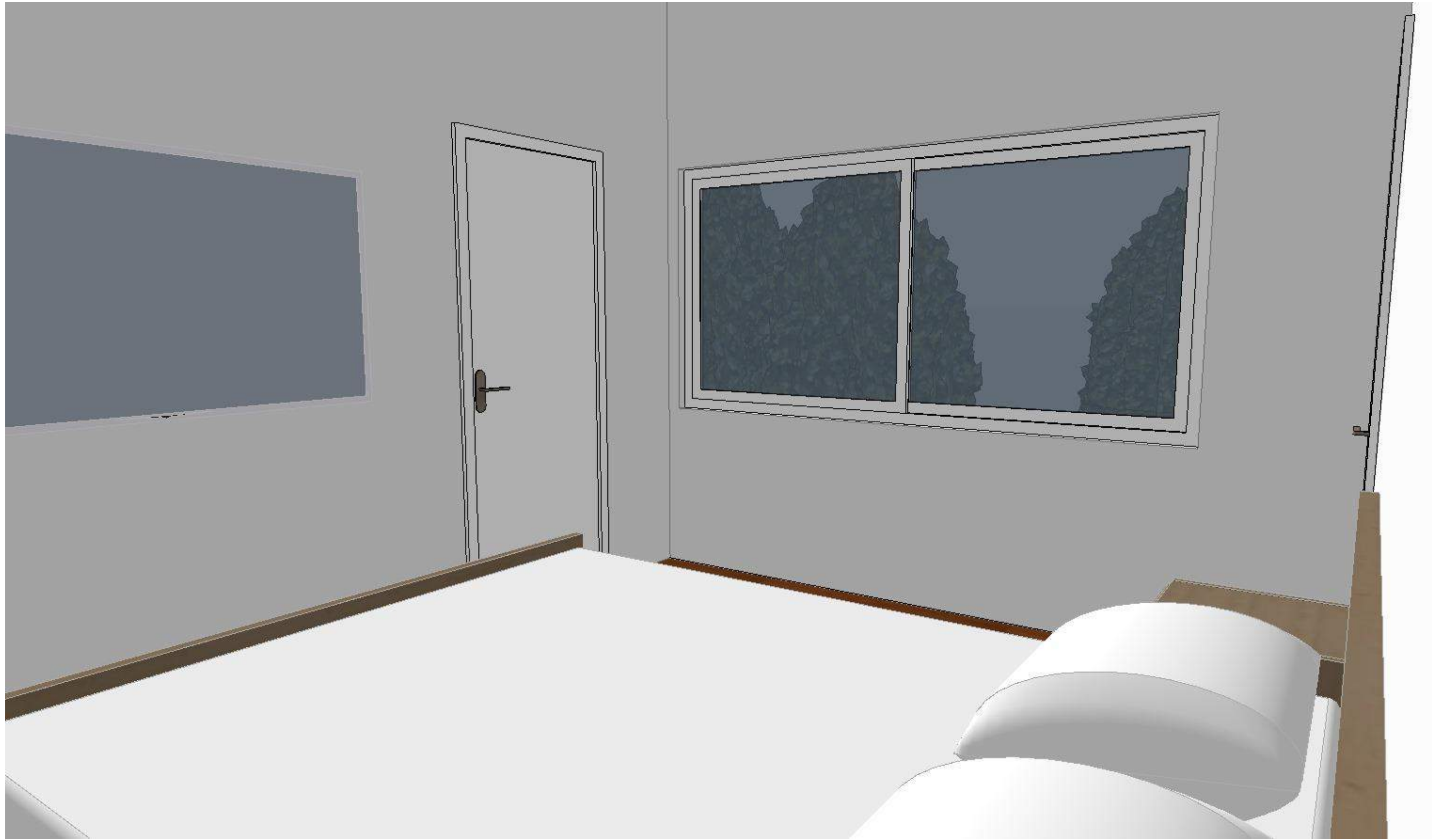
**DRAWING TITLE: ELECTRICAL LAYOUT**

SCALE AT ARCH D: 1/4"-1'-0" DATE: 08/16/2024

PROJECT NO: DRAWING NO: **A11**



**PHOTO 1**



**PHOTO 2**

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STATUS: **DESIGN STAGE**

DESIGNER:

CLIENT:

SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHEDADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE: **VISUALIZATIONS**

SCALE AT ARCH D: DATE: **08/16/2024**

PROJECT NO: DRAWING NO: **A12**

# Install Sewer Backflow Valves

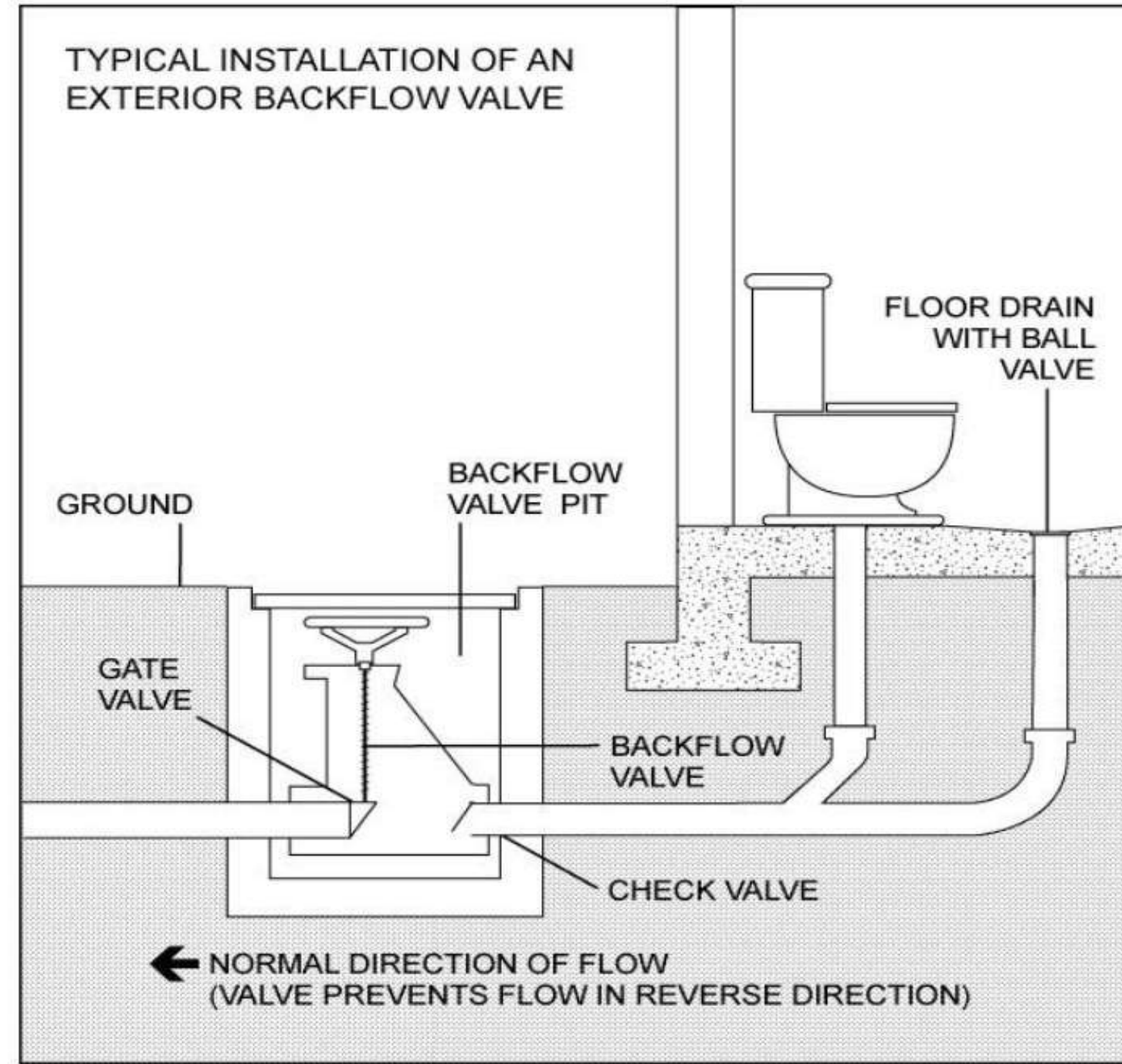


## PROTECTING YOUR PROPERTY FROM FLOODING

In some floodprone areas, flooding can cause sewage from sanitary sewer lines to back up through drain pipes. These backups not only cause damage that is difficult to repair but also create health hazards.

A good way to protect your property from sewage backups is to install backflow valves, which are designed to block drain pipes temporarily and prevent return flow. Backflow valves are available in a variety of designs that range from the simple to the complex. The figure shows a gate valve, one of the more complex designs. It provides a strong seal, but must be operated by hand. The effectiveness of a gate valve will depend on how much warning you have of impending flooding.

Among the simpler valves are flap or check valves, which open to allow flow out of the structure but close when the flow reverses. These check valves operate automatically but do not provide as strong a seal as a gate valve.



## BENEFITS OF UTILIZING THIS MITIGATION STRATEGY

- Helps to prevent damage to a structure
- Helps to protect the health and safety of the structure's occupants

## TIPS

Keep these points in mind if you have backflow valves installed:

- ✓ Changes to the plumbing in your property must be done by a licensed plumber or contractor, who will ensure that the work is done correctly and according to all applicable codes. This is important for your safety.
- ✓ Some valves incorporate the advantages of both flap and gate valves into a single design. Your plumber or contractor can advise you on the relative advantages and disadvantages of the various types of backflow valves.
- ✓ Valves should be installed on all pipes that leave the structure or that are connected to equipment that is below the potential flood level. Therefore, valves may be needed on washing machine drain lines, laundry sinks, fuel oil lines, rain downspouts, and sump pumps, as well as sewer/septic connections.

✓ If you have a sump pump, it may be connected to underground drain lines, which may be difficult to see off.

## ESTIMATED COST

Having a plumber or contractor install one backflow valve will cost approximately \$1,400 for a combined gate/flap valve or about \$600 for a flap valve. These figures include the cost of excavation and backfilling.

## OTHER SOURCES OF INFORMATION

FEMA 348, *Protecting Building Utilities from Flood Damage*, November 1999, <http://www.fema.gov/library/viewRecord.do?id=1750>.

FEMA 499, *Home Builder's Guide to Coastal Construction*, Technical Fact Sheet No. 29, August 2005, <http://www.fema.gov/library/viewRecord.do?id=1570>.

To obtain copies of FEMA documents, call the FEMA Publications Warehouse at 1-800-480-2520 or visit FEMA's Library online at <http://www.fema.gov/library>.

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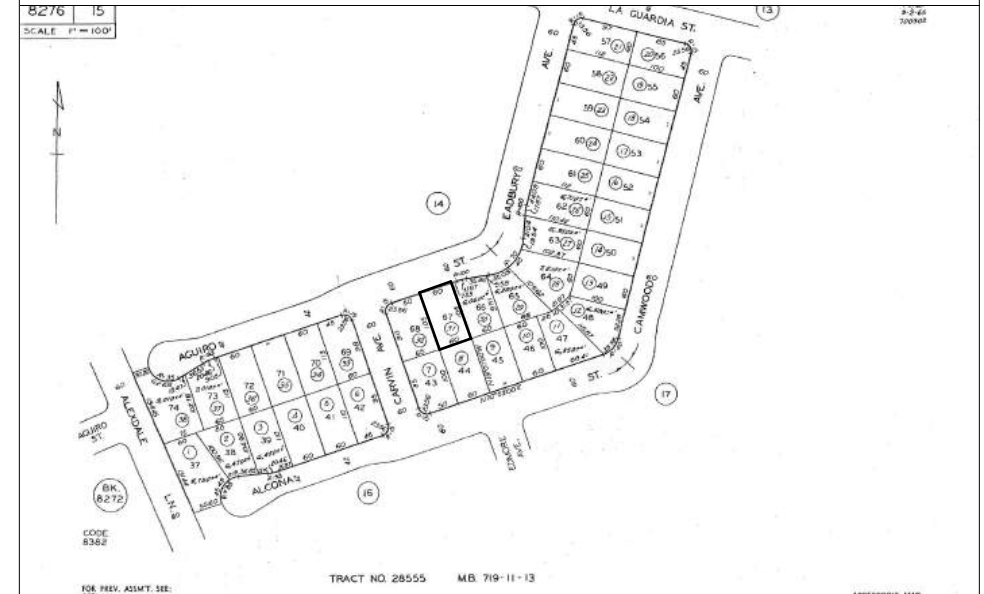
## LEGAL DESCRIPTION:

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Tract: 28555  
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## BLANK SPACE FOR APPROVAL STAMP



## ASSESSOR MAP



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STATUS: DESIGN STAGE

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CLIENT:

SITE:

TITLE:  
**(P) TYPE V-B, NOT SPRINKLERED ATTACHEDADU ON THE SECOND FLOOR 737.5 SF**

DRAWING TITLE:

## SCHEMATICS

SCALE AT ARCH D:

DATE: 08/16/2024

PROJECT NO:

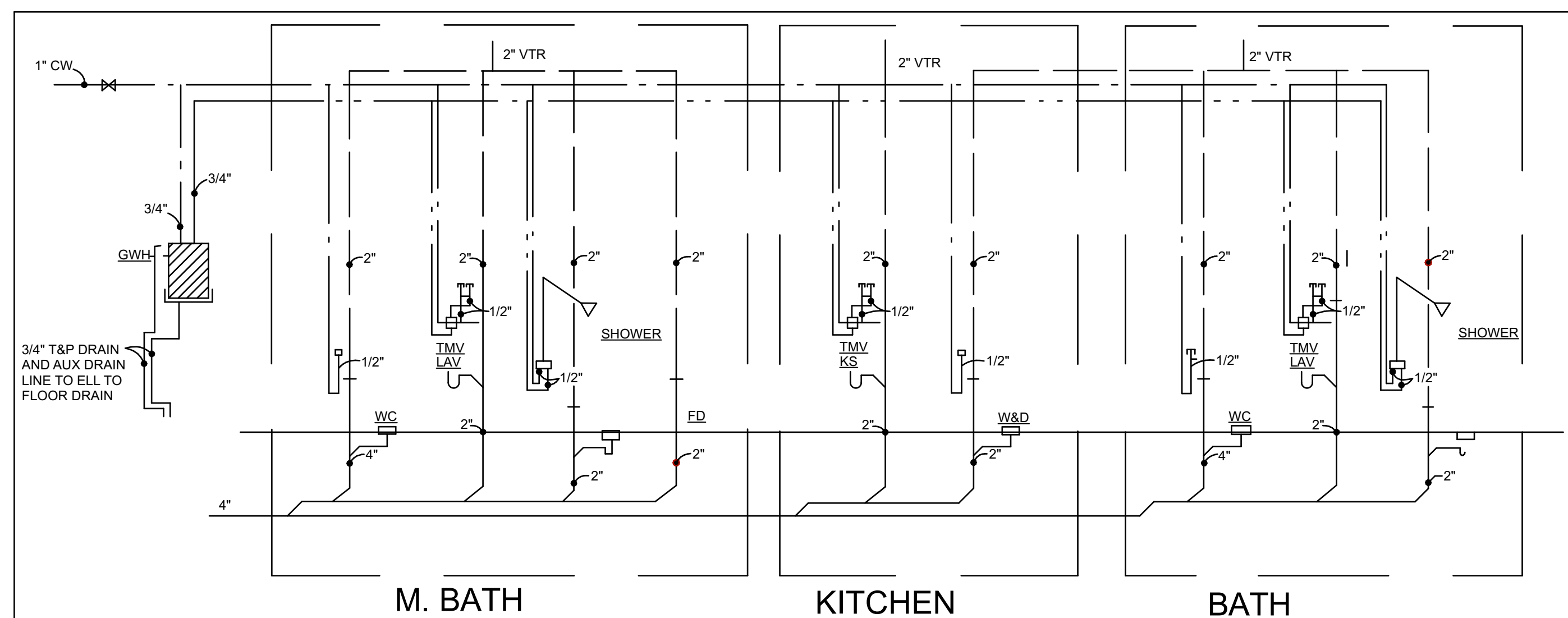
DRAWING NO:

# A13

Install Sewer Backflow Valves

April 2008

Page 1 of 2



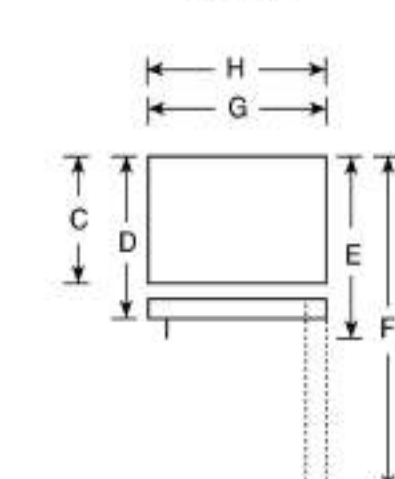
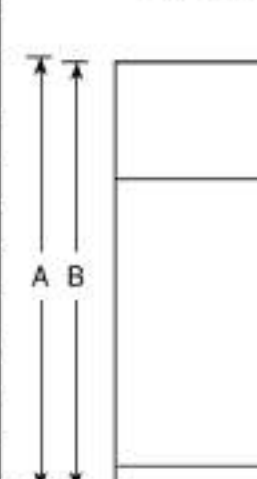
GTE16DTH  
GE® ENERGY STAR® 15.5 Cu. Ft. Top-Freezer Refrigerator

Dimensions and Installation Information

Overall Dimension	Value
Height to top of hinge (in.) A	64-3/4
Height to top of case (in.) B	64-1/4
Case depth without door (in.) C	25-3/4
Case depth less door handle (in.) D	29-1/2
Case depth with door handle (in.) E	31-5/8
Depth with fresh food door open 90° (in.) F	55-7/8
Width (in.) G	28
Width with door open 90° with door handle (in.) H	30-5/8
Air Clearance	
Each side (in.)	3/4
Top (in.)	1
Back (in.)	2

Front View

Top View



For growers to your Monogram® GE Profile® or GE® appliance questions, visit our website at [geappliances.com](http://geappliances.com) or call GE Answer Center® service, 800.626.2000.

Dimension and installation information are shown in inches.



Specification Created 1/24 310415

**SECURITY REQUIREMENTS**

1. Exterior doors, doors between a house and a garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the City of Los Angeles Building Code:

a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt. If the latch has a key-locking feature, a dead latch shall be used. The deadbolt lock shall be key operated from the exterior side of the door, and operated from the interior side of the door by a device not requiring a key, tool, or excessive force. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. (BC 6709.2)

b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with 1/2" embedmen (BC 6709.3)

c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC 6709.1.1)
d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 13/8" thick and 3" minimum width. (BC6709.1.2) e. Door hinge pins accessible from the outside shall be non-removable. (BC 6709.5)

f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)

g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC 6714)

h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC 6711)

i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles Building Code and shall bear a label indicating compliance with these tests. Locking devices on sliding glass doors complying with Section 1010 and 1030, and emergency egress windows complying with Section 1030, shall be releasable from the inside without the use of a key, tool, or excessive force. (BC 6710, 6715)

**CONSTRUCTION REQUIREMENTS**

2. Notching of studs in exterior or bearing walls shall not exceed 25% of its width. Notching of studs in nonbearing walls shall not exceed 40% of its width. Bored holes in studs shall not exceed 60% of its width, shall not be closer than 5/8" to the edge of the stud, and shall not be located in the same section as a cut or notch. Studs located in exterior or bearing walls shall be doubled if bored over 40% and up to 60% of its width. (R 602.6)

3. Wall and Ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. Insulation materials shall have a flame spread index not to exceed 25, and a smoke-developed index not to exceed 450. (R 302.9, 302.10)

4. Provide fire blocking in concealed spaces of combustible stud walls, partitions, including furred spaces, at the ceiling and floor level, at 10-foot intervals both vertical and horizontal, and between stair stringers at the top and bottom. (R 302.11)

5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1)

6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R 903.2.1)

7. Roof diaphragm nailing to be inspected before covering. Wood structural panel sheathing shall comply with Section R803.2. (R 803)

8. End joints in lumber used as subflooring shall occur over supports, unless end-matched lumber is used, in which case each piece shall bear on not less than two joists. Wood structural panel sheathing used for structural purposes shall comply with Section R503.2. (R 503)

**GLAZING REQUIREMENTS**

9. The following shall be considered specific hazardous locations requiring safety glazing per Section R308:

a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.

b. Glazing in fixed or operable panels adjacent to a door where the bottom exposed edge of the glazing is less than 60 inches above the walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side on an in-swinging door.

c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge is less than 18 inches above the floor.
3. The top edge is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.

d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.

e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
2. The glazing is within 60 inches, measured horizontally and in a straight line, from the water's edge of a hot of a shower tub, spa, whirlpool, bathtub, or swimming pool, or from the edge, sauna or steam room.

f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is 36 inches or more measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.

g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60-inch horizontal arc less than 180 degrees from the bottom tread nosing, unless the glazing is more than 18 inches from a protective guard per Section R312.

**MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS**

10. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls. (R303.9)

11. The following are required for central heating furnaces and low-pressure boilers in a compartment:
a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1))
b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2))
c. When combustion air is taken from inside, the free area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One Opening shall be within 12 inches of the top of the enclosure and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))
d. Not less than 1/4 of an inch screen mesh is required at openings where combustion air is taken from the outside. (MC 701.10(1))
e. Separate ducts shall be used for upper and lower combustion air openings, and maintained to the source of combustion air. (MC 701.11(4))

12. The following are required for appliances installed in an attic:
a. An opening and passageway shall not be less than 22 inches by 30 inches, and not less than the size of the largest component of the appliance. (MC 304.4)
b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 304.4.1)
c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 304.4.2)
d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 304.4.3)
e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 304.4.4)
f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)
g. Appliance installation shall meet all listed clearances. (MC 303.1)

13. Clothes dryer exhaust duct shall terminate on the outside of the building in accordance with Section 502.2.1 and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. (MC 504.4)

14. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and is limited to a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for each 90 degree elbow in excess of two.(MC 504.4.2)

15. Appliances (water heater, furnace, etc.) located in the garage shall be installed so that burners and burnerignition devices are located not less than 18 inches above the floor, unless listed as flammable vapor ignition resistant. (MC 305.1)

16. Ducts shall be sized per Chapter 6 of the Mechanical Code.

17. Flush volumes of plumbing fixtures and flow rates of plumbing fittings shall comply with Section 4.303 of the Green Code.

18. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.2(2))

19. All showers and tub-showers shall have a pressure balance, thermostatic, or combination pressure balance/thermostatic mixing type valve. (PC 408.3)

20. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 507.2)

21. Plumbing plan check and approval is required for 2 inch and larger water lines, 2 inch and larger gas lines, or any gas line with a pressure of 2psi and higher.

22. Ground-fault circuit-interruption (GFCI) for personnel shall be provided in bathrooms, garages, non-habitable accessory structures at or below grade level, outdoor locations, crawl spaces at or below grade level, nonhabitable basements, kitchens where the receptacles serve countertop surfaces, locations within 6ft of the outside edge of sinks/bathtubs/showers, bathhouses, and laundry areas. The GFCI shall be installed in a readily accessible location. (EC 210.8(A))

23. Arc-fault circuit-interruption (AFCI) protection shall be provided in all 120-volt, single phase, 15- and 20ampere branch circuits supplying outlets or devices installed in kitchens, habitable rooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas, by any means described in 210.12(A). (EC 210.12(A))

24. In any of the areas specified in item 23, where existing branch-circuit wiring is modified, replaced, or extended by more than 6ft and/or adds any outlet or device, the branch circuit shall be protected by one of the following:
a. A listed combination-type AFCI located at the origin of the branch circuit.
b. A listed outlet branch-circuit type AFCI located at the first receptacle outlet of the existing branch circuit. (EC 210.12(B))

25. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamperresistant receptacles. (EC 406.12)

26. Where NM cable (Romex) is run across the top of joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided. (EC 334.23, 320.23(A))

**GREEN BUILDING STANDARD CODE**

**GENERAL REQUIREMENTS**

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
a. Water Closets – 1.28 GPF
b. Urinals – 0.5 GPF
c. Wall-mounted urinal – 0.125 GPF
d. Single showerhead – 2.0 GPM at 80psi
e. Multiple showerheads – 2.0 GPM at 80psi for all combined showerheads
f. Lavatory faucets – 1.2 GPM at 60psi
g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
h. Metering faucets - .25 gallons per cycle
i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)

2. Annular spaces around pipes, electrical 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)

3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)

4. 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 acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)

5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)

6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:

a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)

7. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)

8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)

9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
a. Carpet and Rug Institute's Green Label Plus Program OR
b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
c. NSF/ANSI 140 at the Gold Level OR
d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)

11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)

12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
c. RFCI FloorScore program, OR
d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4)

13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

TABLE 4.504.3/TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATING<sup>2,3</sup> Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

Table with 4 columns: COATING CATEGORY, VOC LIMIT, COATING CATEGORY, VOC LIMIT. Lists various coating types and their VOC limits.

1. Grams of VOC per liter of coating, including water and excluding exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as listed in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Section 90120 through 90120.12.
This medium density fiberboard has a maximum thickness 5/16 inch (3mm).

TABLE 4.504.5/TABLE 5.504.4.5 FORMALDEHYDE LIMITS<sup>1</sup> Maximum Formaldehyde Emissions in Parts per Million

Table with 2 columns: PRODUCT, CURRENT LIMIT. Lists products like plywood, particleboard, fiberboard and their formaldehyde limits.

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as listed in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Section 90120 through 90120.12.
This medium density fiberboard has a maximum thickness 5/16 inch (3mm).

TABLE 4.504.2/TABLE 5.504.4.2 SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams Per Liter

Table with 2 columns: SEALANTS, VOC LIMIT. Lists sealant types like architectural, marine deck, nonmembrane roof, etc.

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

TABLE 4.504.1/TABLE 5.504.4.1 ADHESIVE VOC LIMIT<sup>1,2</sup> Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

Table with 2 columns: ARCHITECTURAL APPLICATIONS, VOC LIMIT. Lists adhesive types like indoor carpet, carpet pad, wood flooring, etc.

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.

GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE, DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULATIONS. IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT, ENGINEER, ETC. SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS, DRAINS.

PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.

THESE DRAWINGS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.

**LEGAL DESCRIPTION:**

Lot #: 67
Tract: 28555
APN#: 8276-015-031

**BLANK SPACE FOR APPROVAL STAMP**

BLDR240314002335

BUILDING AND SAFETY DIVISION Department of Public Works APPROVED UNDER LOS ANGELES COUNTY CODE TITLES 26, 30 AND 31 chassabellasoul PUBLIC WORKS 08/23/2024 10:42:15 AM

**ASSESSOR MAP**

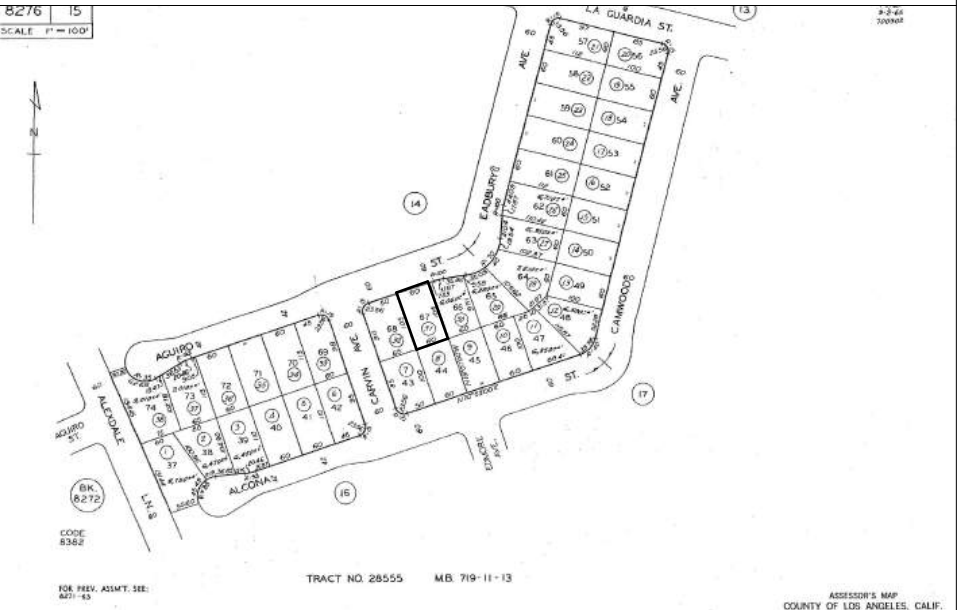


Table with 3 columns: REV, DESCRIPTION, BY, DATE. Lists revision history for the drawing.

STATUS: DESIGN STAGE

DESIGNER:

CLIENT:

SITE:

TITLE:

(P) TYPE V-B, NOT SPRINKLERED ATTACHEDADU ON THE SECOND FLOOR 737.5 SF

**DRAWING TITLE: GREEN BUILDING NOTES**

SCALE AT ARCH D: DATE: 08/16/2024

PROJECT NO: DRAWING NO: A14.1



