ABBREVIATIONS

ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
DB.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER
CTR.	CENTER
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DWG.	DRAWING
E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.C.	ELECTRIC WATER COOLER
EXST.(E)	EXISTING
EXPO.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLOUR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
GL.	GLASS
G.L.B.	GLU-LAM BEAM
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HCP.	HANDICAPPED
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
NO., #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF.	OFFICE
OPNG.	OPENING
OPP.	OPPOSITE
P.J.	PANEL JOINT
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTIC
PLYWD.	PLYWOOD
PR.	PAIR
PRCST.	PRE-CAST
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D/R	COMBINATION P.T.D. & P.T.R.
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
Q.T.	QUARRY TILE
R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFR.	REFRIGERATOR
RGTR.	REGISTERED
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEE CIVIL DRAWINGS
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.D.	SEE MECHANICAL DRAWINGS
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.P.D.	SEE PLUMBING DRAWINGS
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
S.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMETRICAL
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TER.	TERRAZO
T.&G.	TONGUE & GROOVE
THK.	THICK
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
TRD.	TREAD
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
W.	WEST
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOAT
WT.	WEIGHT
&	AND
L	ANGLE
@	AT
℄	CENTERLINE
⌀	DIAMETER OR ROUND
#	POUND OR NUMBER

DUNSMUIR AVE ADUS

1 1228 1/4 & 1/2 S DUNSMUIR AVE. LOS ANGELES, CA 90019

PROJECT DIRECTORY

OWNER:
GE DUNSMUIR LLC
MANAGING MEMBER: SHAHROUZ SHIRDEL
15523 CASIANO CT.
LOS ANGELES, CA 90077
P: 310.770.2262
E: SHAWN@SHAWNSHIRDEL.COM

ARCHITECT:
RYAN BOSTIC & ASSOCIATES, INC.
501 W OLYMPIC BLVD, UNIT 419
LOS ANGELES, CA 90015
P: 740.485.2198
E: RYAN.BOSTIC.ASSOCIATES@GMAIL.COM

STRUCTURAL ENGINEER:
SIERRA STRUCTURAL ENGINEERING
GRANADA HILLS, CA, 91344
P: 818.371.0045
E: DERIK.SSE@GMAIL.COM

TITLE 24 ENGINEER:
ENERGY PERFORMANCE SERVICES
P.O. BOX 587
BLUE LAKE, CA 95525
P: 888.828.9488
E: SERVICE@TITLE24EXPRESS.COM

GENERAL CONTRACTOR:

GOVERNING CODES

2021 INTERNATIONAL BUILDING CODE (IBC)
2022 CALIFORNIA BUILDING CODE (CBC) 1
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA BUILDING STANDARDS CODE (CGBSC)
2022 CALIFORNIA ENERGY CODE (CENC)
2022 CALIFORNIA FIRE CODE (CFC)
2023 LOS ANGELES BUILDING CODE (LABC) 1
*ALL LOCAL CODES & ORDINANCES

DEFERRED SUBMITTALS

- MEP
- PV ARRAY
- FIRE SPRINKLERS 1

PROJECT DESCRIPTION

THE PROJECT IS COMPRISED OF (2) NEW DETACHED ADUS, PER GC § 66323(a)(4), CONSISTING OF 2-STORIES, 1,867 SF. ON A LOT WITH 3 EXISTING MULTI-FAMILY UNITS & THE REPLACEMENT OF 1 WINDOW IN THE EXISTING SINGLE UNIT.

EACH ADU INCLUDES THE FOLLOWING:
- LIVING ROOM
- KITCHEN
- BEDROOMS
- BATHROOMS
- LAUNDRY

VICINITY MAP

CITY APPROVAL STAMP

SHEET INDEX

GENERAL	
G000	COVER
G001	SF CALCULATIONS
G002	RECORDS & FORMS
G002.1	RECORDS & FORMS
G003	METHANE ZONE REPORT & DETAILS
G010	GENERAL NOTES
G011	GENERAL NOTES
G020	GRN NOTES
G030	T24 REPORT
G031	T24 REPORT
CIVIL	
C1	TOPOGRAPHIC SURVEY
ARCHITECTURAL	
A010	SITE PLAN
A021	DEMO PLAN
A101	FLOOR PLANS
A110	ROOF PLAN
A121	RCPS
A200	BUILDING ELEVATIONS
A201	BUILDING ELEVATIONS
A300	BUILDING SECTIONS
A400	ENLARGED PLANS
A500	DETAILS
A501	DETAILS
A610	DOOR SCHEDULE
A611	WINDOW SCHEDULE
STRUCTURAL	
S0.10	STRUCTURAL NOTES
S0.20	TYPICAL SHEAR WALL DETAILS
S1	FOUNDATION PLAN
S1.1	FOUNDATION DETAIL
S1.2	FOUNDATION METHANE MITIGATION DETAILS
S2	2ND FLOOR FRAMING PLAN
S2.1	FLOOR FRAMING DETAIL
S2.2	FLOOR FRAMING DETAIL
S3	ROOF FRAMING PLAN
S3.1	ROOF & FLOOR FRAMING DETAILS

PROJECT INFORMATION

LOCATION	
PROJECT ADDRESS	1228 1/4 & 1/2 1 S DUNSMUIR AVE. LOS ANGELES, CA 90019
APN	5085014007
TRACT	TR 4588
LOT	120
LOT SIZE	.16 ac. (7,042.8 SF.)
ZONE	R3-1-O
GENERAL PLAN	MEDIUM RESIDENTIAL
ZONING OVERLAYS	--
METHANE ZONE	YES - SITE DESIGN LEVEL I/II
CODE ANALYSIS	
USE	R2 - RESIDENTIAL
TYPE OF CONST.	VB
SPRINKLERS	YES - NFPA 13-R
# OF STORIES	2 STORIES
EXISITING HEIGHT	25' - 0" 1
ALLOWABLE ADU HEIGHT	20' - 0"
PROPOSED ADU HEIGHT	20' - 0"
ALLOWABLE FAR	3:1
BUILDABLE AREA	5,272 SF.
ALLOWABLE SF.	15,816 SF. (3 x 5,272 SF.)
EXISTING SF.	2,619 SF.
1ST FLOOR COVERED SF.	82 SF.
PROPOSED ADU 1 SF.	867 SF.
PROPOSED ADU 2 SF.	1,000 SF.
TOTAL PROPOSED ADU SF.	1,867 SF.
TOTAL SF.	4,568 SF.
PROPOSED FAR	.866:1 (4,568 / 5,272 SF.)
PARKING ANALYSIS	
EXISTING AUTOMOBILE	4 SPACES - 2 UNCOVERED SPACES & 2 COVERED SPACES (NO CHANGE)
REQUIRED AUTOMOBILE	0 SPACES (EXEMPT)

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd, Unit 419
Los Angeles, CA 90015
832.371.9876

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS
1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1	PC1	01/23/26
2	PC2 - ZONING	01/27/26

SHEET TITLE
COVER

Date Issued 02/02/2026

G000

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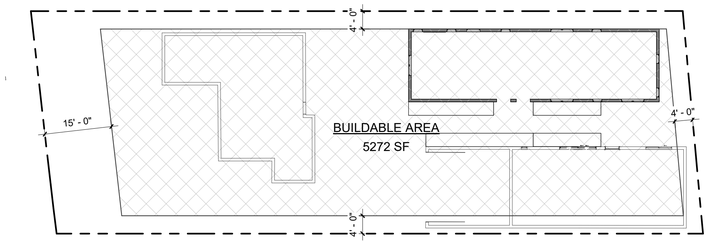
LEGEND

BUILD AREA



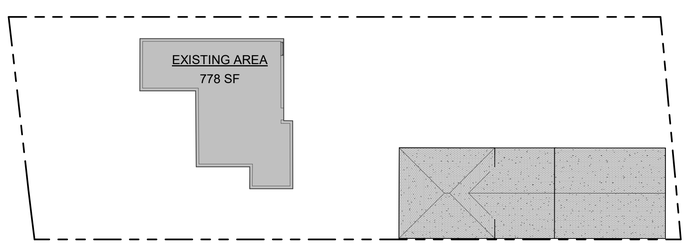
CITY APPROVAL STAMP

BUILDABLE AREA DIAGRAM

SCALE 1/16" = 1'-0" | 5

LEGEND

EXISTING AREA



EXISTING 2ND FLOOR AREA DIAGRAM

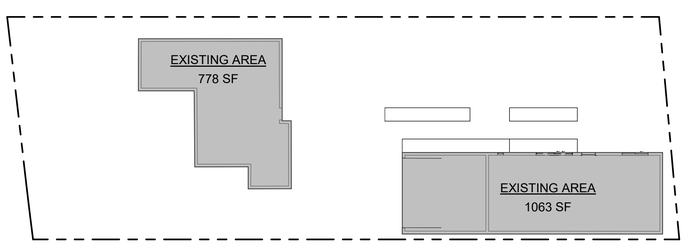
SCALE 1/16" = 1'-0" | 4

LEGEND

EXISTING AREA

EXISTING BUILDING SF CALCULATION

AREA	FUNCTION	GSF
FIRST FLOOR		
EXISTING AREA	EXISTING AREA	1063 SF
EXISTING AREA	EXISTING AREA	778 SF
		1841 SF
SECOND FLOOR		
EXISTING AREA	EXISTING AREA	778 SF
		778 SF
TOTAL:		2619 SF



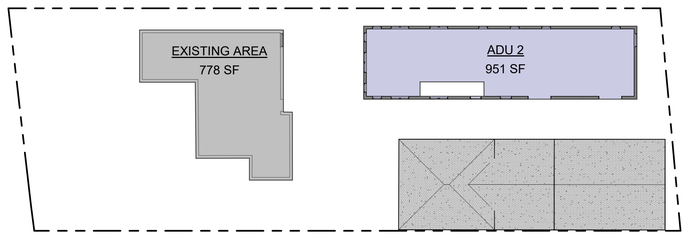
EXISTING 1ST FLOOR AREA DIAGRAM

SCALE 1/16" = 1'-0" | 3

LEGEND

ADU 2

EXISTING AREA



PROPOSED 2ND FLOOR AREA DIAGRAM

SCALE 1/16" = 1'-0" | 2

LEGEND

ADU 1

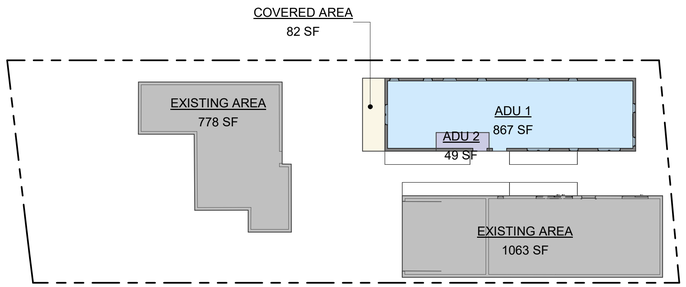
ADU 2

COVERED AREA

EXISTING AREA

PROPOSED BUILDING SF CALCULATION

AREA	FUNCTION	GSF
FIRST FLOOR		
ADU 1	ADU 1	867 SF
COVERED AREA	COVERED AREA	82 SF
ADU 2	ADU 2	49 SF
EXISTING AREA	EXISTING AREA	1063 SF
EXISTING AREA	EXISTING AREA	778 SF
		2839 SF
SECOND FLOOR		
ADU 2	ADU 2	951 SF
EXISTING AREA	EXISTING AREA	778 SF
		1729 SF
TOTAL:		4568 SF



PROPOSED 1ST FLOOR AREA DIAGRAM

SCALE 1/16" = 1'-0" | 1

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd, Unit 419
Los Angeles, CA 90015
832.371.9876

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1	PC1	01/23/26
2	PC2 - ZONING	01/27/26

SHEET TITLE

SF CALCULATIONS

Date Issued 02/02/2026

2
1
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07/18/24 AT 02:48PM

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FEES:	27.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	102.00

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LOS ANGELES, CA Document:D 2024.47943 Page:1 of 3

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RECORDING REQUESTED BY
ARSHI LAW GROUP, APC

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENTS TO:

GE DUNSMUIR LLC
15523 Casimo Ct.
Los Angeles, CA 90077-1506

Grant Deed

The undersigned Grantors declare under penalty of perjury that the following is true and correct:
Documentary Transfer Tax is $0.00. The grantors and the grantee in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property. R & T § 11911(d).
This transfer is exempt from reassessment under R & T 62(d): Proportional transfer.

SHAHROUZ SHIRDEL and NEDA REZAPOOR, husband and wife as community property with right of survivorship, hereby GRANT to **GE DUNSMUIR LLC, a California Limited Liability Company,** the real property in the County of Los Angeles, State of California, legally described as set forth on attached Exhibit "A" and more commonly known as 1226 ½ Dunsmuir Ave, Los Angeles, CA 90019-2626.

Dated: July 11, 2024

SHAHROUZ SHIRDEL

Dated: July 11, 2024

NEDA REZAPOOR

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
) ss
County of Los Angeles)

On July 11, 2024, before me, DANIELA I. HERNANDEZ, a Notary Public, personally appeared SHAHROUZ SHIRDEL and NEDA REZAPOOR, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

DANIELA I. HERNANDEZ
Notary Public - California
Los Angeles County
My Comm. Expires Apr 1, 2028

DANIELA I. HERNANDEZ, Notary Public

GD to LLC

LOS ANGELES, CA Document:D 2024.47943 Page:2 of 3
Printed on:10/30/2025 11:11 AM

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Exhibit "A"

Legal Description:

LOT 120, OF TRACT 4588, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 56 PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 5085-014-007

GD to LLC

LOS ANGELES, CA Document:D 2024.47943 Page:3 of 3
Printed on:10/30/2025 11:11 AM

3 APPLICATION FOR INSPECTION — CITY OF LOS ANGELES — DEPT OF BUILDING AND SAFETY — TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT: 120 BLOCK: TRACT: 4588 ASSESSOR NO.: 5085-014-007
2. PRESENT USE OR BUILDING: Dwelling&gar. NO. STORIES: 1 NO. DWELLING UNITS: 1 NO. GUEST ROOMS: 0
3. PROPOSED USE OR BUILDING: Same as Existing NO. STORIES: 1 NO. DWELLING UNITS: 2 NO. GUEST ROOMS: 0
4. STREET ADDRESS OF BUILDING: 1226 Dunsmuir Ave. 90019 ZONE: R2-1-O
5. OWNER'S NAME (Last, First, Middle): Gonzalez, Vicente & Packard, Ysela PHONE: ZONE: R2-1-O
6. ARCHITECT OR ENGINEER: NAME: Cunningham, Roger S. PHONE: 931-3522 LOT DIMENSIONS: irreg.
7. CONTRACTOR: NAME: Packard, Ysela PHONE: LOT AREA: irreg.
8. ARCHITECT OR ENGINEER'S ADDRESS: 5526 Edgewood Pl. L.A. CITY: PHONE: BLDG. LINE: FT. FROM: Yes
9. CONTRACTOR'S ADDRESS: 1226 Dunsmuir Ave. L.A. CITY: 90019 PHONE: 272-1375 LIC. NO.: B-182405
10. USE OF BUILDING: Dwelling DESCRIBE PRESENT USE OR OCCUPANCY: 1 unit Dwelling DESCRIBE PROPOSED USE OR OCCUPANCY: 2 unit Dwelling DISTRICT, MAP OR ZONE CASE NO.
11. LEGAL DESCRIPTION: LOT: 120 BLOCK: TRACT: 4588 DESCRIBE PROPOSED BUILDING OR WORK: Convert storage rm. to dwelling unit FLOOR AREA: 400 sq.ft.
12. ESTIMATED VALUATION: $ 25,000 LAST USE OF ADDITION: Storage
13. DESCRIBE EXISTING BUILDING AND CONDITION: Attached Gar. CONSTRUCTION TYPE: V-B OCCUPANCY: R-3 HEIGHT: 1 STORY: 1 DWELLING UNITS: 1 GARAGE SPACES: 1 GUEST ROOMS: 0 FLOOR AREA: 400 sq.ft. BASEMENT: none GARAGE: Single FOR DEMOLITION: NO. DWELLING UNITS REMOVED: NO. GUEST ROOMS REMOVED: FLOOR AREA REMOVED: NO. STORIES REMOVED: NO. BASEMENTS REMOVED: GARAGE SPACES REMOVED:
14. $46.32 — $1.75 Ea.x 1 = $1.75 CASE NO.
$1.50 CASE
$1.75 Ea.x 1 = $1.75 BPC
$1.50 BPC
$72.15 — $.75 Ea.x 1 = $.75 BSM
$5.40 — $.40 Ea.x 1 = $.40 SMF
15. $ NO. BLDG. SETS: $ NO. PLBG. FIXTURES: $ NO. ELEC. OUTLETS: $ NO. HTG. UNITS: $ NO. REFRIGERATION UNITS: $ NO. AIR COND. UNITS: $ NO. SIGNS: $ NO. MISC.:
16. $100.00 — $100.00 BSC
17. $ — $ SMP
18. $ — $ SMD
19. $ — $ SMH
20. $ — $ SMS
21. $ — $ SMQ
22. $ — $ SMR
23. $ — $ SMM
24. $ — $ SMW
25. $ — $ SMF
26. $ — $ SMC
27. $ — $ SMA
28. $ — $ SMB
29. $ — $ SMK
30. $ — $ SMN
31. $ — $ SMV
32. $ — $ SMT
33. $ — $ SMU
34. $ — $ SMX
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36. $ — $ SMZ
37. $ — $ SMG
38. $ — $ SMJ
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40. $ — $ SMO
41. $ — $ SMP
42. $ — $ SMD
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100. $ — $ SMB
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102. $ — $ SMN
103. $ — $ SMV
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DECLARATIONS AND CERTIFICATIONS

LICENSED CONTRACTORS DECLARATION

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.
License Class: C-5 License No.: 272375 Contractor: Rockingham Builders Corp.

OWNER-BUILDER DECLARATION

I hereby affirm that I am exempt from the Contractors' License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he is licensed pursuant to the provisions of the Contractors' License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500):

I, as owner of the property, or my employees with wages as their only consideration, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractors' License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

I, as owner of the property, am exempt from the Contractors' License Law because I will not be employing any person who is not a member of my immediate family. My immediate family is limited to spouse, parents, children, brothers, sisters, parents-in-law, grandparents, grandchildren, spouses of children, and spouses of brothers and sisters.

I am exempt under Sec. _____, B.&P.C. for this reason: _____

WORKERS' COMPENSATION DECLARATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Worker's Compensation Insurance, or a certificate pursuant to Sec. 3800, Lab. C.
Insurance Company: State Fund Policy No.:
Certificate of Consent to self-insure was issued by the Los Angeles City Dept. of Pensions.
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Applicant's Signature: Date:
CAUTION: Any APPLICANT who makes a false statement regarding Workers' Compensation is guilty of a misdemeanor and is subject to a fine of not more than one thousand dollars ($1,000) or imprisonment in the county jail for not more than six months, or both.

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
Applicant's Signature: Date:
CAUTION: Any APPLICANT who makes a false statement regarding Workers' Compensation is guilty of a misdemeanor and is subject to a fine of not more than one thousand dollars ($1,000) or imprisonment in the county jail for not more than six months, or both.

CONSTRUCTION LENDING AGENCY

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
Lender's Name: Lender's Address:

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this city to enter upon the above-mentioned property for inspection purposes.
Signature: Date: 4/12/82 Owner or authorized agent (Owner or agent must sign here in ink.)

NOTICE TO APPLICANT: If this permit expires, you must apply for a new permit and pay new fees before you can start or resume work. If you record a notice of completion within 180 days after this permit expires, you may apply for a refund of 90% of the fees you paid. Refunds must be applied for within one year of expiration of permit. Request for refunds received after one year will not be honored.

PUBLIC RECORD

APPLICATION FOR INSPECTION—CITY OF LOS ANGELES—DEPT. OF BUILDING AND SAFETY—TO ADD-ALTER-REPAIR-DEMOLISH AND FOR CERTIFICATE OF OCCUPANCY

INSTRUCTIONS: 1. Applicant to Complete Numbered Items Only.

1. LOT: 120 BLOCK: TRACT: 4588 ASSESSOR NO.: 5085-014-007
2. PRESENT USE OR BUILDING: Storage & Storage NO. STORIES: 1 NO. DWELLING UNITS: 0 NO. GUEST ROOMS: 0
3. PROPOSED USE OR BUILDING: 1 unit Dwelling NO. STORIES: 1 NO. DWELLING UNITS: 1 NO. GUEST ROOMS: 0
4. STREET ADDRESS OF BUILDING: 1226 ½ Dunsmuir Ave. 90019 ZONE: R2-1-O
5. OWNER'S NAME (Last, First, Middle): Gonzalez, Vicente & Packard, Ysela PHONE: ZONE: R2-1-O
6. ARCHITECT OR ENGINEER: NAME: Phillip Mandel PHONE: 883-4600 LOT DIMENSIONS: irreg.
7. CONTRACTOR: NAME: Pacific View Pr. Hollywood 90028 PHONE: LOT AREA:
8. ARCHITECT OR ENGINEER'S ADDRESS: 8484 Melrose Ave. CITY: PHONE: 653-4060 BLDG. LINE: FT. FROM: Yes
9. CONTRACTOR'S ADDRESS: Arthur M. Dietz CIT

general LAHD information, call the department's toll free hotline at (866) 557-7368, or visit any of LAHD's public counters by making an appointment here[8].

Los Angeles Department of Building and Safety: For general questions regarding the implementation of no net loss procedures related to Housing Development Projects that are not associated with a City Planning application, contact the Department of Building and Safety at LADBS.AHS@lacity.org or (213) 482-0455.

Department of City Planning: For general questions regarding the implementation of no net loss procedures related to Housing Development Projects associated with a City Planning application, contact Los Angeles City Planning at planning.HCA@lacity.org or visit the Housing Crisis Act and Resident Protections webpage[9].

PROJECT INFORMATION

Permit Application or City Planning Case No.: 25010-10000-05567

Street Address(es): 1226 S DUNSMUIR AVE

Legal Description (Lot, Block, Tract): Tract - TR 4588, Lot - 120

Assessor's Parcel Number(s): 5085014007

Site Zoning: R3-1-O

Proposed Project Description[10]:

The proposed project includes the demolition of 0 (#) existing unit(s) and the new construction of 2 (#) unit(s). Within the last 5 years, 0 (#) unit(s) were demolished. Within the last 10 years, 0 (#) units were withdrawn pursuant to the Ellis Act

Additional project description (optional):

THE PROJECT IS COMPRISED OF (2) NEW DETACHED ADUS CONSISTING OF 2-STORIES, ON A LOT WITH 3 EXISTING MULTI-FAMILY UNITS.

[8] https://housing.lacity.gov/about-us/public-counters
[9] https://planning.lacity.gov/project-review/housing-crisis-act
[10] The proposed demolition and/or construction of units may change as the proposed Development Project progresses through the City application process. Provided that the development project remains eligible to use this declaration and the number of units proposed to be demolished does not increase, a revised declaration form is not required.

CITY APPROVAL STAMP

PROPERTY OWNER DECLARATION

Before a City Planning application can be accepted or a building permit issued, the owner of each property involved must provide a signature to verify that this no net loss declaration is correct and is filed with the owner's knowledge and consent. Staff will confirm ownership based on the records from the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs, or trusts, an officer of the ownership entity so authorized may sign according to the below.

- Ownership Disclosure. If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- Letter of Authorization (LOA). An LOA from a property owner granting someone else permission to sign the declaration form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file this declaration form, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A.-E. below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with the LOA.
- Grant Deed. Provide a Copy of the Grant Deed if the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- Multiple Owners. If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) signatures are required of all owners.

A. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this development proposal or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.

B. The proposed Development Project: (1) does not involve the demolition of more than one unit, and (2) is not on a site where any units were demolished within the past five years.

Initials: S.S.

C. The proposed Development Project is one of the following types: (1) A new Single Family Dwelling (SFD), where all of the following are true: (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing SFD to be demolished is neither subject to the Rent Stabilization Ordinance nor is occupied by a lower-income tenant, and (d) no subdivision is proposed; OR (2) A non-residential development project, including a change of use within a SFD, where all of the following are true (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing unit to be demolished is neither subject to the Rent Stabilization Ordinance nor is occupied by a lower-income tenant; OR (3) A development where all existing units will remain on the site as residential dwelling units, or there are no units on site (e.g. vacant lots and site with only non-residential uses) OR (4) a Starter Home Revitalization Act project where any existing unit to be demolished was not occupied by tenants in the last five years, and was therefore owner occupied or vacant during this period. In addition, the site where a development project is proposed must have had no units demolished within the past five years[5], except for (4) above.

D. The proposed Development Project will not result in fewer units than existed in the past five years.

E. The project applicant for the proposed Development Project will allow existing occupants to occupy their units until six months before the start of construction activities, allow residents to return to their units if demolition does not proceed, and will provide relocation benefits, as applicable in compliance with Government Code Section 66300.6 and LAMC Chapter 1 Sec. 16.60 and Chapter 1A Sec. 4C.15.1. and Sec. 4C.15.2.

F. I hereby acknowledge that any incorrect information provided in this Declaration may result in a revocation or denial of applications to the City for the proposed Development Project and applicable penalties.

G. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

Executed on _____(day) _____(month) _____(year) at _____(city), _____(state), _____(country).

By Signature:_____ Print Name:_____

Executed on 13 (day) JANUARY (month) 2026 (year) at LOS ANGELES (city), CA (state), USA (country).

By Signature:_____ Print Name: Shahrouz Shirdel

APPLICATIONS

NO NET LOSS DECLARATION
Supplemental Application

PROPERTY OWNER DECLARATION OF NO NET LOSS OF HOUSING UNITS PURSUANT TO THE HOUSING CRISIS ACT OF 2019 AND THE RESIDENT PROTECTIONS ORDINANCE

For eligible projects, as discussed below, the owner of each property involved in the proposed project may execute this Declaration to affirm that (a) the proposed project will not result in a loss of residential dwelling units or protected residential dwelling units, and (b) they will satisfy the notification, replacement and tenant protection requirements in the Housing Crisis Act of 2019 and the Resident Protections Ordinance.[1]

HOUSING CRISIS ACT OF 2019 AND RESIDENT PROTECTIONS ORDINANCE (RPO) REQUIREMENTS

A Housing Development Project must include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years (i.e., "no net loss"). Additionally, no residential dwelling units may be demolished unless the project will create at least as many residential dwelling units as will be demolished.[2]

A non-residential development project[3] must replace any existing protected unit that will be demolished. Any required new or replacement residential dwelling unit may be provided on the proposed development site or on another site. In short, any project subject to the Housing Crisis Act of 2019 (HCA) or the Resident Protections Ordinance[4] that results in a net loss of housing is prohibited.

To determine the housing replacement obligations, a Replacement Unit Determination (RUD) letter must be issued by the Los Angeles Housing Department (LAHD) for a proposed project. This Declaration may be completed in lieu of a RUD in limited circumstances (See Eligibility Criteria below).

[1] Government Code Section 66300.6, and Los Angeles Municipal Code (LAMC) Chapter 1 Sec. 16.60 and Chapter 1A Sec. 4C.15.1. and 4C.15.2.
[2] California Government Code Section 66300.6, LAMC Chapter 1 Sec. 16.60 A.5, and Chapter 1A Sec. 4C.15.1.C.2.
[3] Under Government Code Section 66300.6, LAMC Chapter 1 Sec. 16.60 A.4(a)(1), and Chapter 1A Sec. 4C.15.2.E., a project that is an industrial use is exempt from replacement requirements if the site is entirely within a zone that does not allow residential uses, the zoning was adopted prior to January 1, 2022, and the protected units that are or were on the site are or were nonconforming uses.
[4] Per the City's Housing Element Sites Minimum Density (HESMD) Ordinance (LAMC Chapter 1 Sec. 16.70 and Chapter 1A Sec. 4C.15.4.), this Declaration may be used for certain proposed developments.

ELIGIBLE PROJECT TYPES

To use this declaration in lieu of obtaining a RUD, a proposed development project must be one of the following project types:

1. A new Single Family Dwelling (SFD) where all of the following are true: (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing SFD to be demolished is neither subject to a form of rent or price control (e.g. the Rent Stabilization Ordinance) nor is occupied by a lower-income tenant, and (d) no subdivision is proposed; OR
2. A non-residential development project, including a change of use within a SFD, where all of the following are true (a) no more than one unit will be demolished, and (b) only one SFD exists on-site, and (c) any existing unit to be demolished is neither subject to the Rent Stabilization Ordinance nor is occupied by a lower-income tenant; OR
3. A development where all existing units will remain on the site as residential dwelling units, or there are no units on site (e.g. vacant lots and site with only non-residential uses); OR
4. A Starter Home Revitalization Act project where only one SFD has been demolished or will require demolition and was not occupied by tenants in the last five years.

In addition, the site where a development project is proposed must have had no units demolished within the past five years[5], except for a Starter Home Revitalization Act project that complies with all the conditions included in (4) above.

INSTRUCTIONS TO SUBMIT THIS DECLARATION

1. Complete the Project Information section and execute the Property Owner Declaration section.
2. Submit this Declaration with the project application to City Planning (if a development application to City Planning is required) or to the Los Angeles Department of Building and Safety (if a development application to City Planning is not required).

CITY CONTACTS

For guidance and additional information, please see the City Contacts below.

Los Angeles Housing Department: For specific questions regarding replacement requirements, occupant protections, and the RUD process, contact LAHD at LAHD-Landuse@lacity.org. For information on relocation assistance and replacement units for units subject to the RSO, please consult the Ellis Act webpage[6]. For non-RSO units, consult the Just Cause Ordinance webpage[7]. For

[5] For site specific information on whether any units have been removed within the past five years, see the "Housing Use Within Prior 5 Years" field under the "Housing" tab on www.zimas.lacity.org
[6] https://housing.lacity.org/rental-property-owners/removal-from-rental-market-property-owner
[7] https://housing.lacity.gov/residents/jco-units-non-rso-no-fault-evictions-strong

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd, Unit 419
Los Angeles, CA 90015
832.371.9876

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1	PC1	01/23/26

SHEET TITLE

RECORDS & FORMS

Date Issued 02/02/2026

1 **G002.1**

2/2/2026 9:14:26 AM

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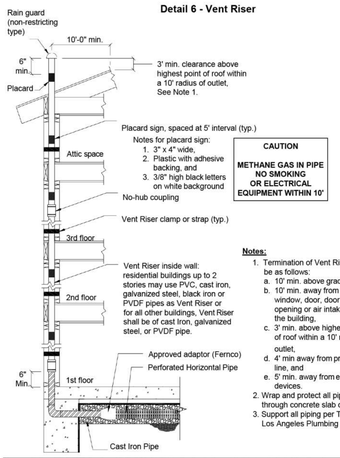
Detail 6 - Vent Riser

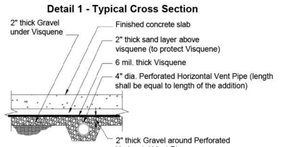


Notes:

1. Termination of Vent Riser shall be as follows:
   a. 10' min. above grade,
   b. 10' min. away from any window, door, door hatch, opening or air intake into the building,
   c. 3' min. above highest point of roof within a 10' radius of outlet,
   d. 4' min away from property line, and
   e. 5' min. away from electrical devices.
2. Wrap and protect all piping through concrete slab or floor.
3. Support all piping per Table 3-2 of Los Angeles Plumbing Code.

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. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MOD and RGA that were previously issued will allow flexibility and timely distribution of information to the public

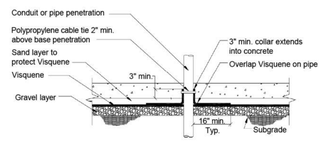
Detail 1 - Typical Cross Section



Note:

1. If groundwater is found during footing excavation, then special approval from the Department of Building and Safety is required for dewatering.
2. Gravel shall be clean crushed rock with maximum particle size of 3/8" and less than 10% passing sieve No. 8.
3. Sand shall be clean sand with less than 10% passing Sieve No. 100.

Detail 2 - Visquene Penetration



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LA DBS DEPARTMENT OF BUILDING AND SAFETY

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC Chapt. 71 Effective: 01-01-2023
DOCUMENT NO.: P/BC 2023-102 Revised:
Previously Issued As: P/BC 2020-102

METHANE HAZARD MITIGATION STANDARD PLAN: SIMPLIFIED METHOD FOR SMALL ADDITIONS

I. PURPOSE

This Information Bulletin describes three simplified methods for complying with the requirements of Division 71 of the Los Angeles Building Code (LABC).

- Method A - Buildings with Raised Floors - LABC Section 7104.3.2,
- Method B - Buildings with Natural Ventilation - LABC Section 7104.3.3, and
- Method C - Small On-Ground-Level Additions - LABC Section 7104.2

Methods A and B are exceptions that are specifically allowed in the LABC. However, Method C requires a special approval by the Superintendent of Building. This Information Bulletin should be attached to the plans to show the method of compliance when obtaining a building permit.

II. SIMPLIFIED METHODS

Indicate which method is being used by placing a check (✓) in front of the selected method. Combinations of the following methods are allowed only when approved under Modification of Building Ordinance by the Superintendent of Building. All components listed for each method shall be installed.

A. Method A - Additions with Raised Floor Construction

1. All plumbing pipes and electrical and communication wiring conduits installed below ground shall be placed in trenches sealed with Trench Dams, as shown in Detail 8 of this bulletin.
2. A clear space of 18 inches shall be maintained between the bottom of the floor joists and earth.
3. A clear space of 12 inches shall be maintained between the bottom of the floor girders and earth.
4. The top of openings for underfloor area or crawl space ventilation shall be located

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Table 1A - MITIGATION REQUIREMENTS FOR METHANE ZONE (See Notes)

Site Design Level		Level I		Level II		Level III		Level IV		Level V
Design Methane Concentration (ppmv)		0 - 100		101 - 1,000		1,001 - 5,000		5,001 - 12,500		> 12,500
Design Methane Pressure (See Note 1) (inches of water column)		≤ 2"	> 2"	≤ 2"	> 2"	≤ 2"	> 2"	≤ 2"	> 2"	All Pressure
PASSIVE SYSTEM	De-watering System	X	X	X	X	X	X	X	X	X
	Sub-Slab Vent System: Perforated Horizontal Pipes	X	X	X	X	X	X	X	X	X
	Sub-Slab Vent System: Gravel Blanket Thickness Under Impervious Membrane	2"	2"	2"	3"	2"	3"	2"	4"	4"
	Sub-Slab Vent System: Gravel Thickness Surrounding Perforated Horizontal Pipes	2"	2"	2"	3"	2"	3"	2"	4"	4"
	Vent Risers	X	X	X	X	X	X	X	X	X
	Impervious Membrane	X	X	X	X	X	X	X	X	X
ACTIVE SYSTEM	Sub-Slab System: Mechanical Extraction System (See Note 2)							X	X	
	Sub-Slab System: Gas Detection System (See Note 3)		X		X	X	X	X	X	X
	Sub-Slab System: Mechanical Ventilation (See Note 3, 4, 5)		X		X	X	X	X	X	X
	Alarm System		X		X	X	X	X	X	X
	Control Panel		X		X	X	X	X	X	X
MISC. SYSTEM	Trench Dam	X	X	X	X	X	X	X	X	X
	Conduit or Cable Seal Fitting	X	X	X	X	X	X	X	X	X
	Additional Vent Risers (See note 5)									X

NOTES:

"X" = Indicates a required mitigation component.

1. De-watering is not required when the maximum Historical High Ground Water Table Elevation, or projected post-construction ground water level, is more than 12 inches below the bottom of the Perforated Horizontal Pipes.
2. The Mechanical Extraction System shall be capable of providing an equivalent of a complete change of air 20 minutes of the total volume of the Gravel Blanket.
3. The mechanical ventilation system shall be capable of providing an equivalent of one complete change of the lowest occupied space every 15 minutes.
4. Vent openings to comply with Item IV.B.4 on sheet 1 may be used in lieu of mechanical ventilation.
5. The total quantity of the installed Vent Risers shall be increased to twice the rate for the Passive System.

METHANE MITIGATION REQUIREMENTS TABLE	PROJECT No:
Proposed New Duplex Building	22-526-15
1226 S. Dunsmuir Avenue, Los Angeles, CA 90019	TABLE No:
APPLIED EARTH SCIENCES GEOTECHNICAL · GEOLOGY · ENVIRONMENTAL · ENGINEERING CONSULTANTS www.aesoil.com (818) 552-6000	1

CITY APPROVAL STAMP

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd, Unit 419
Los Angeles, CA 90015
832.371.9876

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1	PC1	01/23/26

SHEET TITLE

METHANE ZONE REPORT & DETAILS

Date Issued 02/02/2026

1 **G003**

2/2/2026 9:14:27 AM

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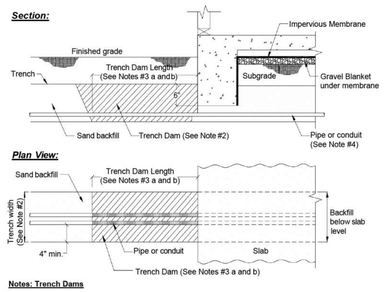
Detail 7 - Conduit Seal

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.

Detail 8 - Trench Dam



Notes: Trench Dams

1. All Trench Dams shall be installed in trenches containing piping and conduit that connects directly from the utility lines in the street.
2. The width of a Trench Dam shall be one half the length.
3. Trench Dams shall be constructed of one of the following:
   a. Bentonite Cement Slurry three feet long: A mixture of 4% Type II Cement, and 2% Powdered Bentonite.
   b. Compacted Native Soils Backfill five feet long: Native soils shall be compacted at least 90% relative compaction in accordance with ASTM D-1557 Testing Procedures.
   c. Concrete mixes other than Bentonite Cement Slurry may be used provided conduit or piping is wrapped with High Density PVC Foam Tape, Closed Cells, Adhesive Backed, 1/4" thick by ½" wide shall be applied to clear surface with ends butted together at most visible locations in Trench Dam.
4. Piping and conduit shall be protected from corrosion and structural settlement as follows:
   a. Tape shall be applied on conduit and piping encased in cement slurry or concrete.
   b. Tape shall be PS-37-90, Black Plastic PVC or PE Pressure-Sensitive Corrosion Preventive Tape.

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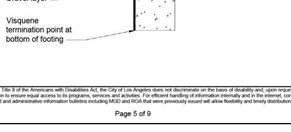
Detail 1 - Typical Cross Section



Note:

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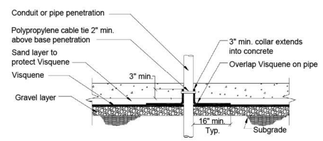
3. Sand shall be clean sand with less than 10% passing Sieve No. 100.

Detail 2 - Visquene Penetration



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less than 6 inches below the bottom of the floor. These openings shall be sized to be the larger of:

a. 1.5 square feet for each 25 linear feet of exterior wall, or

b. 1% of the underfloor area.

5. Openings shall be evenly distributed along the length of at least two opposite sides of the building joists in order to provide cross ventilation.
6. Openings shall be covered with corrosion-resistant wire mesh with mesh openings not less than 1/4 inch nor greater than ½ inch in dimension.

B. Method B - Additions with No Walls or Mostly Open (carports, gazebos, barns, etc.)

1. All plumbing pipes, and electrical and communication wiring conduits installed below ground, shall be placed in trenches sealed with Trench Dams as shown in Detail 8 of this bulletin.
2. At least two sides of the structure shall be completely open **or** if walls are provided, there shall be evenly spaced openings along the exterior walls as follows:
   a. On two or more exterior sides to provide cross-ventilation.
   b. Less than 50 feet from any point within the addition.
   c. Clear of obstructions except for screens of wire mesh.
3. The total area of openings shall be the larger of:
   a. 25% of total floor area of the ground floor addition, or
   b. 25% of the total perimeter wall area of the ground floor addition.

C. Method C - Additions with Slab on Grade

Where specifically approved by Modification of Building Ordinance by the Superintendent of Building as an alternate for use in a building such as PC/STR/Mod57A-2020 for Methane Hazard Mitigation Buffer Zone (https://www.ladbs.org/docs/default-source/forms/plan-check-2014/methane-hazard-mitigation-buffer-pc-str-mod57a-2020.pdf?sfvrsn=bbc7eb53_20) and PC/STR/Mod57B-2020 for Methane Hazard Mitigation Methane Zone (https://www.ladbs.org/docs/default-source/forms/plan-check-2014/methane-hazard-mitigation-zone-pc-str-mod57b-2020.pdf?sfvrsn=bfc7eb53_24),

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all of the following components shall be installed using the details of this Information Bulletin:

1. 6-mil. thick **Visquene** placed below the floor slab,
2. 2-inch thick **Gravel** layer placed below the Visquene barrier,
3. One 4-inch diameter **Perforated Horizontal Vent Pipe** (slotted or perforated PVC pipe) placed below the **Gravel** layer,
4. Two 2-inch diameter **Vent Risers** placed vertically in the building walls and connected to the two ends of the **Perforated Horizontal Vent Pipe,** and
5. **Conduit and Cable Seal Fittings** installed in electrical conduits penetrating the floor of the addition.

III. MAINTENANCE OF MITIGATION SYSTEMS

All components of the systems described in either of the methods shall be maintained and serviced to be in proper working condition.

IV. INSPECTION REQUIREMENTS

Inspection by a City of Los Angeles Department of Building and Safety inspector shall be conducted prior to the covering of any component required by the Methane Mitigation System outlined in this Information Bulletin.

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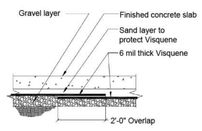
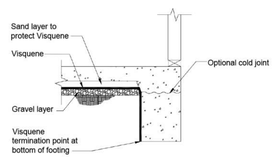
Detail 3 - Visquene Overlap



Detail 4 - Visquene Termination at Exterior Footing



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FORM 1 - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 1: Certification Sheet

Site Address: 1226 S. Dunsmuir Avenue, Los Angeles, CA 90019
Legal Description: Tract: 14588 Lot: 1129 Block: -
Building Use: Proposed New Duplex Building

Architect's, Engineer's or Geologist's Stamp:

Name of Architect, Engineer, or Geologist: Ted Zelden
Mailing Address: 4742 San Fernando Rd. Glendale, CA 91204
Telephone: (818) 552-6000
Name of Testing Laboratory: C.M. Applied Earth Sciences
City Test Lab License #: 24716
Telephone: (818) 552-6000

I hereby certify that I have tested the above site for the purpose of methane mitigation and that all procedures were conducted by a City of Los Angeles licensed testing agency in conformity with the requirements of the LADBS Information Bulletin P/BC 2008-101. Where the inspection and testing of all or part of the work above is delegated, full responsibility shall be assumed by the architect, engineer or geologist whose signature is affixed thereon.

Signed: _____ date 09/14/2022

Required Data:

- Project is in the (Methane Zone) or (Methane Buffer Zone).
- Depth of ground water observed during testing: [NA] feet below the Impervious Membrane.
- Depth of Historical High Ground Water Table Elevation*: [-15] feet below the Impervious Membrane.
- Design Methane Concentration**: 0 parts per million in volume (ppmv).
- Design Methane Pressure***: <2 inches of water column.
- Site Design Level: (Level I, Level II, Level III, Level IV, Level V) with 0 inches of water column.

De-watering:

- De-watering (is) (is not) required per Section 7104.3.7.
- Pump discharge rate _____ cubic feet per minute per reference geology or soil report: _____ dated _____.

Additional Investigation:

- Additional investigation (was) (was not) conducted.

Latest Grading on Site:

- Date of last grading on site (was) (was not) more than 30 days before Site Testing.
- See Attached explanation of the effect on soil gas survey results by grading operations.

Notes:

* Historical High Ground Water Table Elevation shall mean the highest recorded elevation of ground water table based on historical records and field investigations as determined by the engineer for the methane mitigation system.

** Design Methane Concentration shall mean the highest recorded measured methane concentration from either Shallow Soil Gas Test or any Gas Probe Set on the site.

*** Design Methane Pressure shall mean the highest total pressure measured from any Gas Probe Set on the site.

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FORM 1 (CONTINUED) - CERTIFICATE OF COMPLIANCE FOR METHANE TEST DATA

Part 2: Test Data - Shallow Soil Gas Test and Gas Probe Test

Site Address: 1226 S. Dunsmuir Ave. Los Angeles 90019

Description of Gas Analysis Instrument(s):
Instrument Name and Model: RKI Eagle 4-Gas Instrument Accuracy: ± 500 ppmv.
City of Los Angeles Testing License #: TA24715

Date	Time	Probe Set #	Probe Depth	Concentration %LEL	Concentration %V	CO_2	Pressure (H2O)	Probe Location
7/15/22	11:00AM	MW-1	5'	0		0.2	0	See Drawing 1
			10'	0		0.1	0	
			20'	0		11.3	0	
		MW-2	5'	0		2.6	0	
			10'	0		1.3	0	
	11:30AM		20'	0		5.1	0	
7/19/22	8:30AM	MW-1	5'	0		2.5	0	
			10'	0		0.2	0	
			20'	0		11.4	0	
		MW-2	5'	0		5.6	0	
			10'	0		5.5	0	
	9:00AM		20'	0		11	0	

*non-detect is reported as 0.0, instrument detection limit is 500 ppmv

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Notes:

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 SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING . (PER ORDINANCE 170,158). SEPARATE PLUMBING PERMIT IS REQUIRED.
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN (APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. KITCHEN SINKS, LAVATORIES. BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
6. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
7. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTIONS. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
8. PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
9. WATER HEATER MUST BE STRAPPED TO WALL.
10. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)
11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
13. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE
14. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL NOT HAVE OPENINGS INTO L ' THE GARAGE (R302.5.2).
15. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
16. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NONCOMBUSTIBLE MATERIAL, AND THE AREA, USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
17. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.1 1)
18. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)
19. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)
20. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)
21. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)
22. 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)
23. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA UI FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA UI.

GENERAL NOTES:

DIVISION 1 GENERAL REQUIREMENTS
WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:

1. THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
2. CA BUILDING CODE, APPLICABLE EDITION.
3. ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE SITE OF WORK.
4. STANDARD SPECIFICATIONS OF ASTM.
5. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
6. "OR EQUAL": THE CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S AND BUILDER'S APPROVAL ALL MATERIALS OR EQUIPMENT WHICH IS CONSIDERED "OR EQUAL" TO THAT SPECIFIED.

ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. EACH CONTRACTOR OR SUB-CONTRACTOR SHALL REPORT TO PROJECT SUPERINTENDENT ALL CONDITIONS WHICH PREVENT THE PROPER EXECUTION OF THEIR WORK.

CLIENT'S ARCHITECT AND SUPERINTENDENT TO BE NOTIFIED IMMEDIATELY BY CONTRACTOR OR SUB-CONTRACTOR SHOULD ANY DISCREPANCY OR OTHER QUESTION ARISE PERTAINING TO THE WORKING DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT OF BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

SUB-CONTRACTOR SHALL: INSURE THAT ALL WORK IS DONE IN A PROFESSIONAL WORKMAN-LIKE MANNER BY SKILLED MECHANICS AND SHALL REPLACE ANY MATERIAL OR ITEMS DAMAGED BY SUB-CONTRACTOR'S PERFORMANCE. SUB-CONTRACTORS AND SUPPLIERS ARE HEREBY NOTIFIED THAT THEY ARE TO CONFER AND COOPERATE FULLY WITH EACH OTHER DURING THE COURSE OF CONSTRUCTION TO DETERMINE THE EXACT EXTENT AND OVERLAP OF EACH OTHER'S WORK AND TO SUCCESSFULLY COMPLETE THE EXECUTION OF THE WORK. ALL SUB-CONTRACTOR WORKMANSHIP SHALL BE OF QUALITY TO PASS INSPECTIONS BY LOCAL AUTHORITIES, LENDING INSTITUTIONS, ARCHITECT OR BUILDER. ANY ONE, OR ALL OF THE ABOVE MENTIONED INSPECTORS MAY INSPECT WORKMANSHIP AT ANY TIME, AND ANY CORRECTIONS NEEDED TO ENHANCE THE QUALITY OF BUILDING WILL BE DONE IMMEDIATELY. EACH SUB-CONTRACTOR UNLESS SPECIFICALLY EXEMPTED BY THE TERMS OF HIS AGREEMENT, SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS NOT LEFT BY OTHER SUB-CONTRACTORS. BUILDER WILL DETERMINE HOW SOON AFTER SUB-CONTRACTOR COMPLETES EACH PHASE OF HIS WORK THAT TRASH AND DEBRIS WILL BE REMOVED.

DEPUTY INSPECTION

1. "DEPUTY INSPECTOR SHALL BE REGISTERED WITH THE CITY OF JURISDICTION PRIOR TO INSPECTION WORK."

STRUCTURAL ENGINEERING:

1. REFER TO THE CURRENT CALCULATIONS FOR ANY QUESTIONS REGARDING LUMBER GRADES, BEAM AND HEADER SIZES, FOOTINGS AND SHEAR REQUIREMENTS.
2. NO DEVIATIONS FROM STRUCTURAL DETAILS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER. APPROVAL BY CITY INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM PLANS OR SPECIFICATIONS.

DIVISION 2 SITE WORK

1. ALL FOOTINGS SHALL REST ON FIRM NATURAL SOIL OR APPROVED COMPACTED FILL.
2. REFER TO THE CURRENT CIVIL ENGINEER'S GRADING AND PLOT PLANS.
3. REFER TO THE CURRENT LANDSCAPE ARCHITECT'S GRADING AND CONSTRUCTION DOCUMENTS.
4. ALL FINISH GRADES TO DRAIN AWAY FROM THE BUILDING FOOTINGS.
5. GRADING PERMIT MAY BE/IS REQUIRED, PLANS AND PERMIT FOR GRADING MAY BE PROCESSED AND ISSUED SEPARATELY PRIOR TO THIS BUILDING PERMIT. CONTACT THE GRADING SECTION OF THE BUILDING SAFETY/LAND DEVELOPMENT DIVISION DEPARTMENT OF PUBLIC WORKS. A GRADING PERMIT IS REQUIRED FOR THE FOLLOWING:
   A) ALL CUTS EXCEEDING 3 FEET IN DEPTH (EXCEPT FOR FOOTINGS).
   B) ALL FILLS TO BE CERTIFIED BY PROJECT GEOLOGIST.
6. A SEPARATE DEMOLITION PERMIT IS REQUIRED.
7. A SEPARATE PERMIT SHALL BE OBTAINED FOR SIGNS, FENCES, TRASH ENCLOSURES, RETAINING WALLS, PLANTERS AND POOLS.
8. OBTAIN PERMIT FORM PUBLIC WORKS ENGINEERING PRIOR TO DOING SIDEWALK OR CURB WORK.
9. RAMPS USED AS EXITS SHOULD COMPLY WITH SECTION 1120A.5
10. NO POOL CHEMICALS SHALL BE STORED ON THE SITE.

DIVISION 3 CONCRETE

MATERIALS:

SEE STRUCTURAL GENERAL NOTES

1. SILL FASTENING -

   EXTERIOR NON-BEARING AND EXTERIOR BEARING WALLS: ½" DIAMETER X 10 ANCHOR BOLTS WITH 2" DIAMETER WASHERS, 7" INTO CONCRETE 6'-0" O/C MAXIMUM. 12" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR STRUCTURAL ENGINEER'S CALCULATIONS.

   INTERIOR NON-BEARING WALLS: APPROVED 3/8" DIAMETER SHOT PINS WITH 2" DIAMETER CADMIUM WASHERS. 4'-0" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR STRUCTURAL ENGINEER'S CALCULATIONS (I.E. RAMSET #3348, ICBO REPORT #1147, UNLESS NOTED OTHERWISE).

   INTERIOR NON-BEARING WALLS: APPROVED SHOT PINS WITH CADMIUM WASHERS, 4'-0" O/C MAXIMUM, 6" FROM CORNERS AND SPLICES UNLESS OTHERWISE NOTED ON PLANS OR STRUCTURAL ENGINEER'S CALCULATIONS.
2. UNLESS OTHERWISE NOTED OR SHOWN ON PLANS, THE MINIMUM CLEAR DISTANCE OF THE REINFORCEMENT TO THE FACE OF THE CONCRETE SHALL BE:

   A. SLAB ON GRADE. . . . . 2"
   B. CONCRETE AGAINST EARTH:
      FORMED . . . . . 2"
      WITHOUT FORM. . . . . 3"

DIVISION 4 MASONRY

1. ALL MASONRY SHALL BE REINFORCED GROUTED MASONRY. GROUT SOLID ALL CELLS WHICH CONTAIN REBAR, BOLTS, ECT. GROUT SOLID ALL CELLS BELOW GRADE.
2. MOTOR SHALL BE TYPE 'S' MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO ¼ TO ½ PARTS LIME PUTTY TO 2 ¼ TO 3 TIMES THE SUM OF THE CEMENT PLUS LIME PUTTY PARTS OF SAND.
3. GROUT SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. AND SHALL BE MIXED IN PROPORTIONS OF 1 PART PORTLAND CEMENT TO 1/10 PART LIME PUTTY TO 2 TO 3 PARTS SAND TO A MAXIMUM OF 2 PARTS GRAVEL, UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.
4. AGGREGATES FOR MORTAR AND GROUT SHALL BE NATURAL SAND AND ROCK CONFORMING ASTM C-144 (MORTAR) AND C-404 (GROUT).
5. CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C-150, TYPE I OR II, LOW ALKALI
6. ALL CONCRETE BLOCK SHALL CONFORM TO ASTM C90, GRADE N-I.
7. ALL BRICK SHALL CONFORM TO ASTM ____, GRADE MW.
8. ALL REINFORCEMENT, BOLTS ECT. SHALL HAVE A MINIMUM GROUT COVERAGE OF ¼". ALL BRICK SHALL HAVE MINIMUM OF 2 ½ GROUT SPACE.
9. SEE THE ARCHITECTURAL DRAWINGS FOR TYPE OF UNITS, LAYING PATTERN AND JOINT DETAILS. UNLESS SPECIFICALLY SHOWN OTHERWISE, ALL CONCRETE BLOCK AND BRICK SHALL BE LAID IN RUNNING BOND.
10. SET BOLT, ANCHORS, REGLETS, SLEEVES, INSERTS OR OTHER ITEMS NECESSARY FOR THE ATTACHMENT OF SUBSEQUENT WORK.
11. WHEN ABSOLUTELY NECESSARY FOR CONSTRUCTION PURPOSES TO STOP OFF LONGITUDINAL RUNS OF MASONRY, STOP OFF ONLY BY RACKING BACK ONE HALF UNIT LENGTH IN EACH COURSE. TOOTHING SHALL NOT BE PERMITTED.
12. ALL HOLDDOWNS, PURLIN ANCHORS AND OTHER HARDWARE SHALL BE INSTALLED PER RESTRICTED ADHERENCE WITH MANUFACTURERS SPECIFICATIONS. CONTRACTOR SHALL VERIFY THE EMBEDMENT & EDGE DISTANCE WITH MANUFACTURER.

SEE STRUCTURAL GENERAL NOTES

DIVISION 5 METALS

MATERIALS:

1. STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL CONFORM TO ASTM A-36.
2. BOLTS, NUTS AND SCREWS SHALL CONFORM TO ASTM A-307 GRADE "A".
3. WELDING RODS SHALL CONFORM TO AWS FOR INTENDED USE.
4. STEEL PLATES SHALL CONFORM TO ASTM-282, GRADE "A".
5. STEEL TUBING SHALL CONFORM TOASTM A-501.
6. DRYER VENT TO OUTSIDE AIR PER MANUFACTURER'S SPECIFICATIONS AND LOCAL JURISDICTIONAL REQUIREMENTS.

REINFORCING STEEL:

1. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 40 FOR USES #3 AND #4 AND GRADE 60 FOR SIZES #5 AND LARGER.
2. WELDED FABRIC (MESH) SHALL CONFORM TO LATEST REVISED ASTM A-185. SMOOTH WIRE FABRIC SHALL CONFORM TO ASTM A-85, YIELD STRENGTH 60 PSI.
3. WELDING OF REINFORCING STEEL SHALL CONFORM TO AWS D12-1 USING ELECTRODES OF PROPER LOW HYDROGEN ELECTRODES.
4. ALL BARS IN MASONRY SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMS.
5. ALL BARS IN CONCRETE SHALL BE LAPPED A MINIMUM OF 36 BAR DIAMS, (2'-0" MIN.) AT ALL SPLICES UNLESS NOTED OTHERWISE.
6. SPLICES OF HORIZONTAL REBAR IN WALLS AND FOOTINGS SHALL BE STAGGERED 4'-0" MINIMUM.
7. DOWELS FOR WALLS AND COLUMNS SHALL BE THE SAME SIZE AND SPACING AS THE WALL COLUMN REINFORCING UNLESS NOTED OTHERWISE.
8. ALL BENDING OF REINFORCING STEEL SHALL CONFORM TO THE LATEST EDITION OF THE UNIFORM BUILDING CODE.

SEE STRUCTURAL GENERAL NOTES

DIVISION 6 CARPENTRY

1. NOTCHING OF EXTERIOR AND BEARING/NONBEARING WALLS SHALL NOT EXCEED 25%/40% RESPECTIVELY. BORED HOLES IN BEARING/ NONBEARING WALLS SHALL NOT EXCEED 40%/60% RESPECTIVELY. (B.C. 2326.11.9 & 232611.10)
2. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
3. ROOF TRUSS CALCULATIONS AND DETAILS SHALL BE SUBMITTED TO THE CITY AND STRUCTURAL ENGINEER FOR THEIR APPROVAL PRIOR TO ANY LUMBER BEING DELIVERED TO THE SITE.
4. SEE STRUCTURAL GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.
5. FIRE BLOCK STUD WALLS (AT 10' INTERVALS (HORIZONTAL AND VERTICAL), ENCLOSED AND CONCEALED SPACES, AND AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, BETWEEN ATTIC AND CHIMNEY CHASE, AT STAIR STRINGERS, AND SIMILAR PLACES AT CEILING AND FLOOR LEVELS [708.2.1].

DIVISION 7 THERMAL & MOISTURE PROTECTION

THERMAL AND MOISTURE PROTECTION

FLASHING

1. ALL FLASHING, COUNTERFLASHING AND COPING WHEN OF METAL SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL AND CONFORM TO ASM A525.
2. FLASH AND COUNTERFLASH AT ALL ROOF TO WALL CONDITIONS. G.I. FLASH AND CAULK WOOD BEAMS AND OUTLOOKERS PROJECTED THROUGH EXTERIOR WALLS OR ROOF SURFACES.
3. FLASH ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH APPROVED METHOD AND MATERIALS WHICH CONFORM TO STANDARDS OF LOCAL AND APPLICABLE CODE.

EXTERIOR FINISHES

MOISTURE BARRIER -
1. PROVIDE ONE (1) LAYER 60 MIN. GRADE 'D' PAPER MINIMUM ALL EXTERIOR FINISHES. VERIFY WITH DETAILS.
2. PROVIDE TWO (2) LAYERS 60 MIN. GRADE 'D' PAPER BETWEEN PLYWOOD AND STUCCO FINISH.

MATERIALS

1. ALL EXTERIOR MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE UNIFORM BUILDING CODE, APPLICABLE EDITION, STATE AND LOCAL CODES.

STUCCO

1. ALL EXTERIOR STUCCO COLOR COAT SHALL BE MANUFACTURED BY LA HABRA OR EQUAL AND SHALL BE ACRYLIC MEDIUM FINISH.

BALCONY AND ROOF DECK COATING

1. ELASTOMERIC OR MEMBRANE DECK COATINGS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS, COLOR AND FINISH TO BE APPROVED BY ARCHITECT. DECK COATING AND INSTALLATION SHALL BE "ELAST-DECK 5000-X2 AS MANUFACTURED BY "PACIFIC POLYMERS INC." . THE ROOF MATERIAL SHALL NOT EXCEED 3 PSF.

BUILT UP ROOFING

1. DIBITEN POLY/4 SPECIFICATION 401) MODIFIED BITUMEN ROOFING SYSTEM. SEE MANUFACTURER'S LITERATURE FOR COMPLETE SPECIFICATIONS AND DETAILS. I.C.B.O. PPROVED REPORT #4392 OR EQUAL. CLASS 'A' ONLY.

TILE DECK WATERPROOFING ON STRUCTURAL CONCRETE DECK

1. INSTALL "GRACE CONSTRUCTION PRODUCTS" BITUTHANE OVER STRUCTURAL DECK WITH PROTECTION COURSE OVER TOP. APPLY REINFORCED MORTAR BED OVER PROTECTION COURSE PER MANUFACTURER'S SPECIFICATIONS.

PLANTERS WATERPROOFING ON STRUCTURAL CONCRETE DECK

1. INSTALL TREMDRAIN GR OVER BITUTHANE WATERPROOF MEMBRANE. APPLY TREMDRAIN PER "TREMPCO" SPECIFICATIONS.

UNDER MAT FOUNDATION WATERPROOFING

1. REFER TO SOILS REPORT.

TITLE 24 ENERGY NOTES

1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF TITLE 24, PART 2, CHAPTER 2-53. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENT OF TITLE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3. PROVIDE USER'S MANUAL AND LABEL INPUT/OUTPUT FOR PROPER CHECK OF STATE APPROVED COMPUTER PROGRAM.
   A) BEFORE THE BUILDING MAY BE OCCUPIED, INSTALLATION CERTIFICATES FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE STANDARDS OR PART 6 SHALL BE POSTED ADJACENT TO THE BUILDING PERMIT(S). CERTIFICATE SHALL:
      1. IDENTIFY FEATURES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE STANDARDS AND PART 6.
      2. INCLUDE THE STATEMENT INDICATING THAT THE INSTALLED DEVICES CONFORM TO THE APPLIANCE STANDARDS AND PART 6 AND THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
      3. STATE THE NUMBER OF THE BUILDING PERMIT UNDER WHICH THE CONSTRUCTION OR INSULATION WAS PERFORMED.
      4. GAS FIRED COOKING APPLIANCES, EXCEPT PROPANE SHALL HAVE INTERMITTENT IGNITION DEVICES.
   B) THE BUILDER SHALL PROVIDE THE BUILDING OWNER, MANGER AND THE ORIGINAL OCCUPANTS THE APPROPRIATE CERTIFICATE(S) OF COMPLIANCE AND A LIST OF THE FEATURES, MATERIALS, COMPONENTS AND MECHANICAL DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
   C) AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSULATION IS CONSISTENT WITH THE PLANS AND THE REQUIREMENTS OF SECTION 10-103(A) (2) (A) AND CONFORMS WITH THE REQUIREMENTS OF PART 6. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION AND THE INSTALLED R-VALUE.
      1. THE WEIGHTED AVERAGE CEILING INSULATION MUST BE R-30 OR GREATER.
      2. THE WEIGHTED AVERAGE WALL INSULATION IN FRAME WALLS, IS R-13.
   D) MANUFACTURED FENESTRATION PRODUCTS SHALL:
      1. HAVE THE TEMPORARY LABEL, NOT TO BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY, LISTING THE CERTIFIED U-VALUE AND CERTIFYING THAT AIR INFILTRATION RATES NOT EXCEEDING THOSE SHOWN IN TABLE NO. 1-E.
      2. HAVE A PERMANENT LABEL LISTING THE U-VALVE, CERTIFYING ORGANIZATION AND RATING PROCEDURES.
2. SITE CONSTRUCTED DOORS, SKYLIGHTS AND WINDOWS INCLUDING BUT NOT LIMITED TO, FIELD MANUFACTURED DOORS, SKYLIGHTS AND WINDOWS SHALL BE CAULKED BETWEEN THE DOOR, SKYLIGHTS OR WINDOW AND BUILDING AND SHALL BE WEATHERSTRIPPED. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES, BETWEEN WALL SOLE PLATES AND FLOORS AND ALL OTHER OPENINGS IN ENVELOPE. ALL EXTERIOR OPENINGS SHALL BE PROPERLY WEATHERSTRIPPED, CERTIFIED AND LABELED.
   EXCEPTION: UNFINISHED GLASS DOORS AND FIRE DOORS.
   A) ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED.
3. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF CONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED, CERTIFIED AND LABELED.
4. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAMESPREAD RATING SMOKE DENSITY REQUIREMENTS OF SECTIONS 1712 AND 1713 OF THE UBC.
5. MASONRY OR FACTORY-BUILT FIREPLACES SHALL HAVE THE FOLLOWING:
   A) CLOSABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX.
   B) A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE AND TIGHT FITTING DAMPER OR COMBUSTION AIR CONTROL DEVICE.
      NOTE: NOT REQUIRED IF FIREPLACE IS INSTALLED OVER A CONCRETE SLAB AND WILL NOT BE LOCATED ON AN EXTERIOR WALL.
   C) A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL.
      EXCEPTION: WHEN A GAS LOG, LOG LIGHTER OR DECORATIVE GAS APPLIANCE IS INSTALLED IN A FIREPLACE, THE FLUE DAMPER SHALL BE BLOCKED OPEN IF REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS OR THE STATE MECHANICAL CODE.
6. CONTINUOUS BURNING PILOT LIGHTS AND THE USE OF INDOOR AIR FOR COOLING A FIREBOX JACKET, WHEN THAT INDOOR AIR IS VENTED TO THE OUTSIDE OF THE BUILDING, ARE PROHIBITED.
7. ALL HEATING AND OR COOLING SYSTEMS OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM THAT SHUTS THE SYSTEM OFF DURING PERIODS OF NON-USE AND THAT ALLOWS THE BUILDING OCCUPANT TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST 2 PERIODS WITHIN THE 24 HOURS.
   A) THE GAS FURNACE SHALL BE MINIMUM 71% EFFICIENT.
   B) HVAC EQUIPMENT AND WATER HEATING EQUIPMENT INSTALLED SHALL BE OF A TYPE CERTIFIED BY THE C.E.C.
   C) HOT WATER HEATER SHALL BE WRAPPED WITH AN R-12 EXTERNAL BLANKET OR GREATER.
   D) HVAC EQUIPMENT SHALL MEET THE STANDARDS AS DESCRIBED IN THE TITLE 24 CALCULATION AND SPECIFICATION PERFORMANCE STANDARDS AS DESCRIBED WITH-IN SHEET G-4 OF THIS SET OF PLANS.
8. THE AIR HANDLING DUCT SYSTEM SHALL BE CONSTRUCTED, INSTALLED, SEALED AND INSULATED AS PROVIDED IN CHAPTER 10 OF THE UNIFORM MECHANICAL CODE. (MUST BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-42 OR BE IN CONDITIONED SPACE).
9. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT OR AUTOMATIC DAMPERS TO PREVENT AIR LEAKAGE.
10. PIPING, WHETHER BURIED OR UNBURIED, FOR CIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER HEATING SYSTEM, COOLING SYSTEM PIPING BELOW 5° DEGREES FAHRENHEIT AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE NO. 1-S.
    A) SHOWERHEADS AND FAUCETS INSTALLED SHALL BE OF A TYPE CERTIFIED BY THE C.E.C. EFFICIENT FIXTURES.

CITY APPROVAL STAMP

DIVISION 8 DOORS & WINDOWS

WINDOWS AND DOORS:

1. SEE FLOOR PLANS FOR SIZE AND TYPE. COLOR SHALL BE AS APPROVED BY ARCHITECT.

OVERHEAD GARAGE DOOR SPRINGS

1. SPRING MUST BE CONTAINED WITH A RESTRAINT DEVICE TO ANCHOR THE SPRING OR ANY PART THEREOF IN THE EVENT IT FRACTURES.
2. BOTH THE SPRING AND THE RESTRAINT DEVICES MUST BE IDENTIFIED AS CONFORMING TO THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT.

GLASS AND GLAZING

1. IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOORS, GLASS ENTRANCE AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES AND STORM DOOR SHALL MEET THE REQUIREMENTS SET FORTH IN THE UNIFORM BUILDING CODE, APPLICATION EDITION. STATE AND LOCAL CODES.
2. SLIDING GLASS DOORS (PATIO TYPE) SHALL HAVE CATEGORY II CLASSIF

TEMPERED GLASS

1. ALL GLASS WITHIN 18" OF FLOOR SHALL BE OF TEMPERED GLASS APPROVED FOR IMPACT HAZARD. TEMPERED GLASS SHALL BE 3/16" THICK CONFORMING TO "ANSI" STANDARD 2-97.1. ANY WINDOWS LOCATED WITHIN 60" OF TUB OR SHOWER SHALL ALSO BE TEMPERED GLASS.

EGRESS WINDOWS

1. PROVIDE EACH SLEEPING ROOM AT LEAST ONE WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE OR RESCUE, MEETING THE FOLLOWING REQUIREMENTS; MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT., MINIMUM NET CLEAR HEIGHT OF 24", MINIMUM NET CLEAR WIDTH OF 20" AND SILL HEIGHT OF MAXIMUM 44" ABOVE FLOOR.

ELEVATOR DOOR SMOKE CONTAINMENT SYSTEM

2. SMOKE GUARD A DIVISION OF RECTORSEAL CORMORATION. 11420 EXECUTIVE DRIVE. BOISE, ID 83713. TEL: (800)574-0330 SMOKE GUARD SYSTEM MODEL 400. ICC EVALUATION SERVICE ES AC77 - ACCEPTANCE CRITERIA FOR SMOKE-CONTAINMENT SYSTEM USED WITH FIRE-RESISTIVE ELEVATOR HOISTWAY DOOR AND FRAMES. ICC EVALUATION SERVICE REPORT ESR - 1136 UBC 1997 STANDARD 7.210(PART II) TEST STANDARD FOR SMOKE AND DRAFT CONTROL ASSEMBLIES OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS.

DIVISION 9 FINISHES

LATH AND PLASTER:

1. ALL LATH AND PLASTER SHALL CONFORM TO LOCAL CODES AND U.B.C. (CHAPTER 47), APPLICABLE EDITION, STATE AND LOCAL CODES AND REQUIREMENTS.
2. COLOR AND FINISH TO BE APPROVED BY ARCHITECT.

GYPSUM WALLBOARD:

1. ALL GYPSUM WALLBOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE U.B.C., APPLICABLE EDITION, STATE AND LOCAL CODES.
2. GYPSUM WALLBOARD SHALL NOT BE INSTALLED UNTIL WEATHER PROTECTION FOR THE INSTALLATION IS PROVIDED.
3. ALL EDGES AND ENDS OF QYPSUM WALLBOARD SHALL OCCUR ON THE F RAMING MEMBERS, EXCEPT THOSE EDGES AND ENDS WHICH ARE PERPENDICULAR TO THE FRAMING MEMBERS. ALL EDGES AND ENDS OF GYPSUM SHALL BE EXCEPT IN CONCEALED SPACES WHERE FIRE RESISTIVE CONSTRUCTION OR DIAPHRAGM IS ACTION REQUIRED.
4. THE SIZE AND SPACING OF FASTENERS SHALL COMPLY WITH U.B.C., APPLICABLE EDITION. STATE AND LOCAL CODES. FASTENERS SHALL BE SPACED NOT LESS THAN 3/8-INCH FROM EDGES AND ENDS OF GYPSUM WALLBOARD. FASTENERS AT THE TOP AND BOTTOM PLATES OF VERTICAL ASSEMBLIES, OR THE EDGES AND ENDS OF HORIZONTAL ASSEMBLIES PERPENDICULAR TO SUPPORTS AND THE WALL LINE MAY BE OMITTED EXCEPT ON SHEAR RESISTING ELEMENTS OR FIRE RESISTIVE ASSEMBLES. FASTENERS SHALL BE APPLIED IN SUCH A MANNER AS NOT TO FRACTURE THE FACE PAPER WITH THE FASTENER HEAD.
5. ALL SOUND AND FIRERATED ASSEMBLED TO COMPLY WITH "THE GYPSUM ASSOCIATION DESIGN MANUAL" 16TH EDITION GA-600-2000.

RESAWN AND ROUGHSAWN LUMBER:

1. ALL ROUGHSAWN AND RESAWN SURFACES TO RECEIVE STAIN. COLOR AND FINISH TO BE APPROVED BY ARCHITECT.
2. DO NOT PRIME UNLESS OTHERWISE NOTED ON PLANS.

FLOORING COUNTERTOPS AND PAINTING:

1. SEE FINISH SCHEDULES. COLOR AND MATERIAL TO BE APPROVED BY ARCHITECT.

CERAMIC TILE:

1. COLOR AND MATERIAL SAMPLES TO BE APPROVED BY ARCHITECT.
2. ALL CERAMIC TILE SHALL BE INSTALLED PER 31 ST. EDITION OF HANDBOOK FOR CERAMIC TILE INSTALLATION AS PUBLISHED BY "TILE COUNCIL OF AMERICA, INC."

SHOWER AND TUBS ENCLOSURES

1. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 70" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN [410.4 UPC; 2406.4 UBC].

DIVISION 10 SPECIALTIES

1. FIREPLACE MANUFACTURER SHALL BE: MARCO MGC 41 GAS ONLY FIREPLACE I.C.B.O # 2578

2. FIREPLACE INSTALLATION AND USE SHALL BE IN ACCORDANCE WITH THEIR LISTING.

DIVISION 11 EQUIPMENT

1. CLOTHES DRYER LOCATED IN AN AREA THAT IS HABITABLE OR CONTAINING OTHER FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE. EXHAUST DUCT MUST BE 4 INCHES IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2 FT. FOR EVERY ELBOW IN EXCESS OF TWO .

DIVISION 15

MECHANICAL & PLUMBING

1. THE FOLLOWING ARE REQUIRED FOR FURNACE OR COMFORT COOLING IN AN ATTIC.
   A. UNOBSTRUCTED WORK SPACE OF 30" MINIMUM DEPTH IN FRONT OF EQUIPMENT.
   B. LIGHT OVER EQUIPMENT WITH SWITCH AT SCUTTLE
   C. VENT THROUGH ROOF A MINIMUM OF 5 FEET ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES .
   D. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCE. FAU IS NOT ALLOWED IN ATTICS OF TRUSSED ROOFS UNLESS REQUIRED CLEARANCES ARE PROVIDED NO LINE CONTACT IS PERMITTED.
2. AIR FILTRATION FILTERS (EITHER CHARCOAL OR ELECTRONIC) SHALL BE INSTALLED AT RETURN AIR REGISTERS FOR FURNACE OR COMFORT COOLING.
3. CLOTHES DRYER LOCATED IN AN AREA THAT IS HABITABLE CONTAINING OTHER FUEL BURNING APPLIANCES SHALL BE EXHAUSTED TO THE OUTSIDE OR TO AN AREA WHICH IS NOT HABITABLE AND DOES NOT CONTAIN OTHER FUEL BURNING APPLIANCES (NOT BENEATH BUILDING OR IN ATTIC AREA).
4. CLOTHES DRYER MOIST EXHAUST DUCT SHALL BE 4 INCHES IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET WITH TWO ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO.
5. THE DWELLING SHALL HAVE WATER CLOSETS (TOILETS) WHICH USE NO MORE THAN 1.6 GALLONS PER FLUSH.
6. MECHANICAL VETILATING SYSTEMS IN BATHROOMS, LAUNDRY ROOMS AND SIMILAR ROOMS SHOULD PROVIDE FIVE AIR CHANGES PER HOUR DIRECTLY TO THE OUTSIDE WITH THE POINT OF DISCHARGE OF EXHAUST AIR AT LEAST 3 FEET (914MM) FORM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING. (SECTION 1203.3)

WATER PIPING

1. COPPER TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COOPER WATER TUBE TYPE L. EXCEPTION: TYPE M COOPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND AND THE NORMAL MAXIMUM PRESSURE DOES NOT EXCEED 100 POUNDS, AND THE WORKINGTEMPERATURE DOES NOT EXCEED 210°F.
2. POLYBUTYLENE PIPING SHALL MEET OR EXCEED SPECIFICATIONS AS A PB 2110 MATERIAL PER ASTM D2581, ASTM D2662, ASTM D2666, ASTM D3000, ASTM 3309, ANSI A 119.2, CSA B137.7-M-1977, CSA B 139.8-M-1977 AND SHALL BE PIPING MATERIAL AND INSTALLATION SUITABLE FOR ITS INTENDED USE. 3309, ANSI A 119.2, CSA B137.7-M-1977, CSA B 139.8-M-1977, AND SHALL BE PIPING MATERIAL AND INSTALLATION SUITABLE FOR ITS INTENDED USE.

WATER HEATER:

1. WATER-HEATER HAVING NON-RIGID WATER CONNECTIONS SHALL BE STRAPPED FOR LATERAL SUPPORT.
2. PROVIDE APPROVED P & T VALVE TO DISCHARGE TO EXTERIOR.

GAS PIPING:

1. ALL PIPE USED FOR INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN SEVENTY-FIVE (75%) PERCENT COPPER, OR INTERNALLY TINNED OR EQUIVALENTLY TREATED COPPER OR IRON PIPE SIZE.
2. ALL FITTINGS USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN SEVENTY-FIVE (75%) PERCENT COPPER.
3. SEISMIC GAS SHUTOFF VALVE IS TO BE INSTALLED ON EACH FUEL GAS LINE FOR NEW BUILDINGS. FOR PERMIT INFORMATION CONTACT PLUMBING DIVISION.

WASTE PIPING:

1. RAPID FITWASTE AND OVERFLOW FITTINGS SHALL BE USED IN LIEU OF ACCESS PANEL AS PER I.A.M.P.D. FILE NO. 966.
2. SOLID WELDED CONNECTION TRAPS & OVERFLOWS SHALL BE USED IN LIEU OF ACCESS PANEL AS PER I.A.M.P.D. FILE NO. 966.

PLUMBING FIXTURE

1. I.A.P.M.D. APPROVED REQUIRED FOR ONE PIECE LAVATORY.
2. PROVIDE A WATER SAVING/LOW CONSUMPTION WATER CLOSET.
3. ANTI-SCALDING SHOWER AND TUB AND SHOWER VALVES REQUIRED U.P.C. SECTION 410.7

UTILITY LINES ENTERING BUILDING:

1. SHALL BE CAPABLE OF HANDLING A 6 INCH VERTICAL DIFFERENTIAL MOVEMENT. DETAILS ARE AS FOLLOWS:

VENTILATION

1. MECHANICAL VENTILATION SYSTEM IN LIEU OF OPERABLE WINDOWS IN BATHROOM, TOILET ROOM OR LAUNDRY AREAS TO FURNISH FIVE AIR CHANGES PER HOUR DIRECT TO OUTSIDE AIR. THE DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3'-0" FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF BUILDING.
2. PROVIDE MECHANICAL VENTILATION FOR ALL INTERIOR CORRIDORS.

SOUND, VIBRATION, AND SEISMIC CONTROL

1. PROVIDE AND INSTALL TOP QUALITY SOUND, VIBRATION AND SEISMIC ISOLATORS FOR ALL EQUIPMENT, APPLIANCES, AND PIPING AND DUCTING REQUIRED PER CODE AND PROVIDE A QUIET AND SAFE SYSTEM.
2. FOR SOPHISTICATED MECHANICAL EQUIPMENT NOISE REDUCTION CONTROL CONSULT AN ACOUSTICAL SPECIALIST TO BE HIRED BY OWNER TO PROVIDE SPECIAL RECOMMENDATIONS.
3. ALL WATER PIPES SHALL BE INSTALLED WITH SOUND ISOLATOR CONNECTIONS AND PROVIDE WATER HAMMER ARRESTORS ON ALL HOT AND COLD WATER LINES. WHERE FIXTURES ARE NOT PROTECTED BY WATER HAMMER ARRESTORS, PROVIDE 24" HIGH AIR CHAMBERS ON EACH WATER SUPPLY, PROPERLY SIZED AND DESIGNED FOR MAINTENANCE AND DRAINAGE.

DIVISION 16 ELECTRICAL

MATERIALS

1. ALUMINUM WIRE SHALL NOT BE USED IN ELECTRICAL WIRING WITHIN THE DWELLING UNIT.

WORKMANSHIP

1. ALL WORK SHALL BE IN FULL ACCORDANCE WITH ALL COKES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.

INSTALLATION

1. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE "WEATHER-PROOF".
2. RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE WORK TOP UNLESS OTHERWISE NOTED ON PLANS.
3. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" ABOVE FLOOR. U.N.O.
4. WALL SWITCHES TO BE ABOVE FLOOR AS DETERMINED BY THE ARCHITECT. (36" ABOVE FLOOR, UNLESS NOTED OTHERWISE).
5. PROVIDE TWO 20 AMPERE SMALL APPLIANCE CIRCUITS AT THE KITCHEN, DINING FAMILY ROOM AREAS. MINIMUM.
6. PROVIDE A SEPARATE 20 AMPERE LAUNDRY CIRCUIT.
7. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER (GFI) PROTECTION AT ALL BATHROOM, OUTDOOR RECEPTACLES AND AT RECEPTACLES IN WET LOCATIONS.
8. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG WITH FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET HORIZONTALLY FROM AN OUTLET.
9. IN KITCHEN AND DINING ROOM AREAS, RECEPTACLES SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES.
10. ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION, SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.
11. PROVIDE TWO METHODS OF ELECTRICAL GROUNDING:
    A) CLAMP AT HOSEBIB.
    B) ONE ADDITIONAL #4 BAR-20' LONG AND FOOTING AT ELECTRIC METER LOCATION FOR UFFER GROUND.
12. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. WRITING SHALL BE PERMANENT WITHOUT A DISCONNECT SWITCH OTHER THAN THAT REQUIRED FOR CURRENT PROTECTION. FIRE DEPARTMENT TO TEST AND APPROVE ALL SMOKE DETECTORS.
13. A PERMANENT ELECTRIC OUTLET AND LIGHTING FIXTURE CONTROLLED BY SWITCH LOCATED AT THE REQUIRED ACCESS OPENING SHALL BE PROVIDED AT OR NEAR THE FURNACE.
14. GROUND FAULT CIRCUIT PROTECTION IS REQUIRED IN BATHROOM AND GARAGES OF DWELLING UNITS AND WHERE THERE IS DIRECT GRADE LEVEL ACCESS. (NATIONAL ELECTRIC CODE ARTICLE 210-8A AND B).
15. LOCATION OF MAIN ELECTRICAL SERVICE SHALL BE APPROVED BY: THE GOVERNING ELECTRICAL COMPANY OF THE AREA.
16. 100 AMP ELECTRIC SERVICE REQUIRED WHEN FLOOR AREA EXCEEDS 1000 SQUARE FEET, DEMAND LOAD EXCEEDS 10 KW AND/OR ADDITION EXCEEDS 50% OF EXISTING. FOR EACH UNIT 100 AMP.
17. PROVIDE CABLE T.V. FOR EA. UNIT.
18. SMOKE DETECTORS TO BE HARDWIRED WITH BATTERY BACK-UP SEE ARCHITECTURAL AND ELECTRICAL FLOOR PLANS FOR LOCATION.
19. GROUND FAULT CIRCUIT INTERRUPTERS (GFI) PROTECTION IS REQUIRED FOR ALL 125 VOLT, SINGLE PHASE, 15 AND 20 AMP BATHROOM, GARAGE, OUTDOOR AND BASEMENT RECEPTACLES AND COUNTER TOP KITCHEN COUNTERS AND WET BAR.
20. FLUORESCENT LIGHTING FIXTURES SHALL BE PROVIDED IN BATHROOMS AND KITCHENS AND SWITCHED TO GENERAL ROOM LIGHTING.
21. BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MIN. 20 AMP. BRANCH CIRCUIT. THIS CIRCUIT BREAKER SHALL HAVE NO OTHER OUTLETS. THIS CIRCUIT MAY SERVE MORE THAN ON BATHROOM FROM THE SAME DWELLING UNIT.

ACCOUSTICAL REQUIREMENTS

1. ALL WINDOWS AND GLAZED DOORS IN UNIT 1A SHALL HAVE AN STC RATING OF NO LESS THAN 31. THIS CAN BE ACHIEVED USING ¼" LAMINATED GLASS IN AN AIRTIGHT FRAME. ALL OTHER WINDOWS AND GLAZED DOORS SHALL HAVE A RATING OF NO LESS THAN STC 27. THIS CAN BE ACHIEVED USING 3/16" GLASS IN AN AIR TIGHT FRAME.
2. EXTERIOR DOORS SHALL BE 1 ¾" SOLID CORE WITH WEATHERSTRIPPING ALL AROUND.
3. EXTERIOR WALLS SHALL BE 7/8" STUCCO OR WOOD SIDING ON ½" PLYWOOD ON 2 X 4 STUDS WITH R-11 BATT IN THE AIRSPACE. INTERIOR SURFACE SHALL BE 5/8" OR ½" DRYWALL.
4. ROOF SHALL BE COMPOSITION SHINGLES OR BUILT UP ROOFING ON 15 LB. FELT ON ½" PLYWOOD WITH R-19 IN THE AIRSPACE. CEILING SHALL BE ½" OR 5/8" DRYWALL.

WALL CONSTRUCTION

1. DOUBLE WALLS, WHERE SPECIFICALLY SEPARATED TO CONTROL NOISE TRANSMISSION,SHOULD NOT BE ATTACHED TO EACH OTHER IN ANY WAY. BASE PLATES MUST NOT BE COMPLETELY SAWN THROUGH TO ACCOMMODATE PIPING. WHERE POSSIBLE, SPLIT FOOTINGS AND SPLIT JOISTS SHOULD BE USED TO ENSURE DECOUPLING ON EACH SIDE. BLOCKING HEADERS SHOULD BE DOUBLED IN WOOD CONSTRUCTION ABOVE THE WALL. THE SPACE BETWEEN BLOCKING HEADERS SHOULD BE FILLED WITH FIBERGLASS BATT.
2. ALL DRYWALL JOINTS ON EACH SURFACE SHOULD BE STAGGERED AT LEAST ONE STUD SPACE AND COMPLETELY CAULKED OR MUDDED AND TAPED. CAULKING IS REQUIRED EACH SIDE OF BASE PLATE TO BE U.S. GYPSUM ACOUSTICAL SEALANT. GYPBOARD PANELS SHOULD OVERLAP AT CORNERS AND JOINTS SHOULD BE MUDDED BEFORE TAPING.

PLUMBING

1. LIGHTWEIGHT PVC OR OTHER PLASTIC PIPING FOR WATER LINES OR WASTE STACKS MUST NOT BE USED. LINE PRESSURES SHOULD BE REGULATED WITH VALVES TO GIVE MAXIMUM WATER PRESSURES OF 45 PSI. PIPING SHOULD BE SIZED SO THAT FLOW VELOCITIES DO NOT EXCEED 4 FEET PER SECOND. BANDS OR COLLARS OF RESILIENT MATERIAL MINIMUM 3/8" THICK, SUCH AS RUBBER, NEOPRENE OR FELT SHOULD BE PLACED AROUND THE PIPES AT POINTS OF SUPPORT (FOR EXAMPLE AT THE PIPE STRAPS, CLAMPS OR HANGERS, AND AT PENETRATIONS THROUGH WALL AND FLOOR STRUCTURES). J HOOKS WITH RUBBER COATINGS ARE NOT ACCEPTABLE. WHERE POSSIBLE, PIPES SHOULD NOT BE CONTAINED IN PARTY WALLS AND SHOULD NEVER BE RIGIDLY ATTACHED TO PARTY WALLS. FIBERGLASS INSULATION SHOULD ALWAYS BE USED IN PIPE-CARRYING WALLS AND FLOOR/CEILINGS. ALL WALL PENETRATIONS SHOULD BE AS SMALL AS POSSIBLE AND BE COMPLETELY SEALED WITH A NON-HARDENING U.S. GYPSUM ACOUSTIC SEALANT.
2. WATER LINES SHOULD NOT BE RIGIDLY CONNECTED BETWEEN ADJACENT UNITS AND AIR CHAMBERS SHOULD BE INSTALLED IN LONG RUNS OF PIPE TO PREVENT WATER HAMMER. WASTE STACKS MUST NOT BE RIGIDLY ATTACHED TO THE WALLS OR FLOOR/CEILING BUT SHOULD BE SUPPORTED WITH PIPE CLAMPS ON STEEL AND NEOPRENE. OPENINGS IN THE FLOOR FOR THESE PIPES SHOULD BE STUFFED WITH FIBERGLASS INSULATION.
3. TUBS, TOILETS AND SINKS SHOULD NOT BE MOUNTED ON PARTY WALLS. WHERE THIS IS UNAVOIDABLE, UNITS MUST BE INSTALLED SO THAT THE INTEGRITY OF THE PARTY WALL IS NOT BROKEN. PARTY WALLS SHOULD NOT BE CUT OUT TO ACCOMMODATE BACK-TO-BACK MEDICINE CABINETS.
4. DISPOSAL UNITS AND OTHER VIBRATING APPLIANCES SHOULD BE RESILIENTLY MOUNTED AND CONNECTED WITH FLEXIBLE LINES ON BOTH INLETS AND OUTLETS.

ELECTRICAL

1. UNITS SHOULD BE WIRED INDIVIDUALLY WITH FLEXIBLE CONDUIT AND DISTRIBUTION OUTLETS LOCATED ON THE INTERIOR WALLS WHERE POSSIBLE. OUTLET BOXES ON PARTYWALLS OF ADJACENT UNITS SHOULD BE SEPARATED BY AT LEAST 24 INCHES. ALL ELECTRICAL OUTLETS, PHONE JACKS OR TELEVISION CABLE OUTLETS WHICH MUST BE MOUNTED ON PARTY WALLS SHOULD BE SEALED IN AIRTIGHT BOXES WITH LOWRY PADS ON THE BACKS AND SIDES. AT PENETRATIONS OF THE DRYWALL BY ELECTRICAL BOXES THE OPENINGS SHOULD BE SEALED WITH A NON-HARDENING CAULK OR DRYWALL MUD.

DUCTWORK

1. ALL PENETRATIONS SHOULD BE SEALED. DUCT LINER MATERIAL OR SOUND TRAPS SHOULD BE INSTALLED IN DUCTS CONNECTING MORE THAN ONE OCCUPANCY. DUCTWORK SHOULD BE RESILIENTLY ATTACHED TO THE FRAMING. SUPPLY DUCTS TO ADJACENT OCCUPANCIES SHOULD CONNECT TO SEPARATE TRUNKS IN SEPARATE JOIST SPACES. BATHROOM FANS SHOULD BE EXHAUST INTO A COMMON DUCT, AT LEAST 3 FEET OF THE DUCT SHOULD BE LINED WITH 1 INCH DUCT LINER FOR EACH BATHROOM, SO THAT AT LEAST 6 FEET OF LINED DUCTWORK SEPARATES THE FAN OPENINGS IN THE TWO BATHROOMS.

WINDOWS

1. WINDOWS ARE VERY IMPORTANT IN THE CONTROL OF EXTERIOR NOISE. THE USE OF ACOUSTICALLY RATED WINDOWS IS OFTEN THE FIRST CORRECTIVE MEASURE TAKEN WHEN CALCULATED CNEL LEVELS ARE ABOVE 45 DB IN ANY HABITABLE ROOM. WHEN INSTALLING ANY WINDOWS, ALL JOINTS SHOULD BE CAREFULLY SEALED WITH NON-HARDENING CAULKING FOR MAXIMUM EFFECTIVENESS. WHERE STC RATINGS ARE CALLED OUT MANUFACTURERS MUST SUBMIT CURRENT LABORATORY TESTS WITH THE SUBMITTALS.

DOORS

1. ALL EXTERIOR DOORS SHOULD BE SOLID CORE INSTALLED WITH WEATHERSTRIPPING. MAIL SLOTS IN EXTERIOR DOORS WILL SERIOUSLY DEGRADE THEIR ACOUSTICAL PERFORMANCE SO THEIR USE IS NOT RECOMMENDED.

STAIRWAYS

1. STAIRWAY TREAD RISERS SHOULD NOT BE ATTACHED TO PARTY WALLS, BUT SHOULD BE SUPPORTED INDEPENDENTLY. IN ALL CASES, THE INTEGRITY OF THE WALL SHOULD ALWAYS REMAIN UNCHANGED.

CITY APPROVAL STAMP

RBA

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Los Angeles, CA 90015
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LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE

SHEET TITLE

GENERAL NOTES

Date Issued 02/02/2026

G011

2/2/2026 9:14:27 AM

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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.

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.

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.

GREEN NOTES

1

26. 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))

GREEN NOTES

C. 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.
D. 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.

17. BATHROOM EXHAUST FANS (LAGBC). EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
A. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
   B. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
   C. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
   D. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).
   E. NOTES:
      1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/ SHOWER COMBINATION.
      2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

18. HEATING AND AIR-CONDITIONING SYSTEM DESIGN (LAGBC4.507.2). HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:
1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J—2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D—2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2014 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

19. RECYCLED WATER SUPPLY TO FIXTURES, WHEN CITY-RECYCLED WATER IS AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE, 100 PERCENT OF WATER FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING IN THAT BUILDING SHALL COME FROM CITY-RECYCLED WATER. RECYCLED WATER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LOS ANGELES PLUMBING CODE 4.305.1.
20. GRAYWATER READY. WASTE PIPING SHALL BE ARRANGED TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS AND BATHROOM/RESTROOM WASHBASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM(S). THE FLOW FROM THE FIXTURES SHALL BE PIPED SEPARATELY, AND, AT A MINIMUM, BE ADEQUATE TO SUPPLY THE IRRIGATION DEMAND AS DETERMINED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO). THE POINT(S) OF CONNECTION BETWEEN GRAYWATER PIPING AND OTHER WASTE PIPING SHALL BE ACCESSIBLE (AS DEFINED IN LAMC SECTION 2.202) AND PROVIDED WITH SIGNAGE THAT IS SATISFACTORY TO THE DEPARTMENT. 4.305.1.2
21. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.4.503.1
22. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWER-HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. NOTE: A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.
23. SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.
24. WHEN CITY-RECYCLED WATER IS AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE, 100 PERCENT OF WATER FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING IN THAT BUILDING SHALL COME FROM CITY-RECYCLED WATER. RECYCLED WATER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LOS ANGELES PLUMBING CODE.
25. WASTE PIPING SHALL BE ARRANGED TO PERMIT THE DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS AND BATHROOM/RESTROOM WASHBASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM(S). THE FLOW FROM THE FIXTURES SHALL BE PIPED SEPARATELY, AND, AT A MINIMUM, BE ADEQUATE TO SUPPLY THE IRRIGATION DEMAND AS DETERMINED BY THE CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE (MWELO). THE POINT(S) OF CONNECTION BETWEEN GRAYWATER PIPING AND OTHER WASTE PIPING SHALL BE ACCESSIBLE (AS DEFINED IN LAMC SECTION 2.202) AND PROVIDED WITH SIGNAGE THAT IS SATISFACTORY TO THE DEPARTMENT.

CITY APPROVAL STAMP

GREEN NOTES

9. ADHESIVES, SEALANTS AND CAULKS (LAGBC 4.504.2.1) ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
   1. ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
   2. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
10. PAINTS AND COATINGS ARCHITECTURAL (LAGBC 4.504.2.2. PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT AND NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.
11. AEROSOL PAINTS AND COATINGS (LAGBC 4.504.2.3) AEROSOL PAINTS AND COATINGS SHALL MEET THE PURGE AND VOC LIMIT REQUIREMENTS FOR CONSUMER PRODUCTS LISTED IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOLATILE WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.
12. VERIFICATION (LAGBC 4.504.2.4). VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:
   1. MANUFACTURER'S PRODUCT SPECIFICATION.
   2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
13. COMPOSITE WOOD PRODUCTS (LAGBC 4.504.5). HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.) AS SHOWN IN TABLE 4.504.5.
14. 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)
15. CAPILLARY BREAK (LAGBC4.505.2.1). A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:
   A. A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (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.
   B. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
   C. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.
16. MOISTURE CONTENT OF BUILDING MATERIALS (LAGBC 4.505.3). 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:
   A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
   B. 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.

GREEN NOTES

1. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION (4.106.2) PROJECTS WHICH DISTURB SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE:
   A. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE;
   B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE DEPARTMENT; OR
   C. COMPLIANCE WITH CITY OF LOS ANGELES' STORM WATER MANAGEMENT ORDINANCE(S).
2. LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS (LAGBC 4.304.4).
3. 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. (LAGBC 4.406.1).
4. PROTECT BUILDING MATERIALS DELIVERED TO THE CONSTRUCTION SITE FROM RAIN AND OTHER SOURCES OF MOISTURE (LAGBC 4.407.4).
5. CONSTRUCTION WASTE MANAGEMENT (LAGBC 4.408.1). COMPLY WITH LAMC SECTION 66.32, ET SEQ., OF THE LOS ANGELES MUNICIPAL CODE.
6. OPERATION AND MAINTENANCE MANUAL (LAGBC 4.410.1). 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:
   A. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
   B. 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 SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
      b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
      c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
      d. LANDSCAPE IRRIGATION SYSTEMS.
      e. WATER REUSE SYSTEMS.
   C. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
   D. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
   E. 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.
   F. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
   G. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
   H. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
   I. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
   J. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
   K. INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
7. COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION (LAGBC 4.504.1). 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.
8. FINISH MATERIAL POLLUTANT CONTROL (LAGBC 4.504.2) FINISH MATERIALS SHALL COMPLY WITH TABLE 4.504.2 SEALANT VOC LIMIT

WATER CONSERVATION NOTES - ORDINANCE #184248

RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

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.

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 [1,2]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [3,4]	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 [5]	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	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Where there is a range in the emission limit for a coating category, the lowest number is the limit applicable to clear and semi-transparent coatings. The specified limit remains in effect unless revised limits are listed in subsequent columns in the table.
[2] 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.
[3] For coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3, the VOC content limit shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding flat, nonflat, and nonflat-high gloss VOC limit in Table 4.504.3 shall apply.
[4] For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.
[5] If emission limits are established for more than one subcategory that could describe a coating, the subcategory with the lowest VOC limit shall be allowed.

FORMALDEHYDE LIMITS
Maximum Formaldehyde Emissions in Parts per Million, CURRENT LIMIT

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	0.13

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.
[1] Thin medium density fiberboard has a maximum thickness of ¼ inches (6 mm).

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

SEALANTS	CURRENT VOC LIMIT
Architectural	250
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 adhesives	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 adhes

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 must be installed on the ventilation duct. The damper must prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per§ 150.0(o)1B4iiiv. CFI ventilation systems must have controls that track exterior 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)1C1-4i.
§ 150.0(o)1D:	**Local Mechanical Exhaust**. Kitchens and bathrooms must have local mechanical exhaust; nonrecirculated kitchens must have demand-controlled exhaust system meeting requirements of § 150.0(o)1G)ii;enclosed kitchens and bathrooms can use demand-controlled or permanent airflow as required meeting § 150.0(o)1G4i-iii. Airflow must be measured by the installing party 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 terminalsingles 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(b):	**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 integra 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 40 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 Luminaire 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 two 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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§ 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)2C:	**Accessible Controls**. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2D:	**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)2E:	**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, kitchens, dining rooms, 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)1-4.
§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 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 from the solar zone as the distance 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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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n):	**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(n), at least four branch circuits must be identified and have their source colocated 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 equipmentbreaker 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(f):	**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(n):	**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(n):	**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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2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Light**. 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(m)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(m)2.
§ 150.0(m)3A:	**Duct Insulation**. Ducts and plenums installed in unconditioned space must be insulated to a minimum of at least five feet from the outlet of any heater.
§ 150.0(m)3B:	**Liquid Line Drier**. Air conditioners and heat pump systems must be equipped with liquid line drier s if required, as specified by the manufacturer's instructions.
§ 150.0(q)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(q)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-corrodible casing or sleeve.
§ 150.0(q)3:	**Gas or Propane Water-Heating Systems**. Systems using gas or propane water heaters to serve individual dwelling units must incorporate a space at least 2.5' X 2.5' X 1' 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.

Roofs and Fans:

§ 110.8(d)2:	**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 installed in unconditioned space must comply with applicable HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-4.0 or higher, ducts located entirely in conditioned space (as confirmed through field verification and diagnostic testing RA3.1.4.3.5) 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 per RA3.1.4.3. 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 drew 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)4:	**Duct 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)5:	**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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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 8 of 11)

Project Name: ADU 1 — **Calculation Date/Time:** 2026-01-20T09:38:56-08:00
Calculation Description: Title 24 Analysis — **Input File Name:** 27784-bostic-1228 1_4 S. Dunsmuir Avenue.ribd22x

WATER HEATERS - NEAS 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	Dust Inlet Air Source	Dust Outlet Air Source
DHW Heater 1	1	40	Generic	NEEA Tier 4 Generic 40	Outside	1st Floor ADU 1	1st Floor ADU 1

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	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Heat Pump ADU 11	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/IVN P57/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	8	18000	12000	EER2SEER2	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-hpvrfy

Fixtures, Dwelling Unit Appliances, and Gas Log

§ 110.5(a):	**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-§ 110.2:	**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)5:	**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.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 9 of 11)

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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-hpvrfy	Required	350	Not Required	Not Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
		Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-8	R-8	Conditi oned Zone	Conditi oned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned S Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 10 of 11)

Project Name: ADU 1 — **Calculation Date/Time:** 2026-01-20T09:38:56-08:00
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HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
1Fans-IAQinterApt	48	0.35	Exhaust	No	n/a / n/a	No	Yes	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 11 of 11)

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Kunz	Documentation Author Signature: Michael Kunz
Company: Energy Performance Services	Signature Date: 01/20/2026
Address: P.O. Box 587	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Blue Lake, CA 95525	Phone: 888-828-9488

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Ryan Bostic	Responsible Designer Signature: Ryan Bostic
Company: Ryan Bostic & Associates	Date Signed: 01/20/2026
Address: 501 W Olympic Blvd	License: Architect
City/State/Zip: Los Angeles, TX 77019	Phone: 8137739876

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 4 of 11)

Project Name: ADU 1 — **Calculation Date/Time:** 2026-01-20T09:38:56-08:00
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ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	20.11	19.09	1.02	5.07
Net EUI[2]	7.12	6.1	1.02	14.33

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: (a in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.95	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	n>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.

- Non-standard duct location zone(s) from attic to garage
- 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-01-E (Page 5 of 11)

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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

- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Verified quality installation by conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft^2)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
ADU 1	867	1	2	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft^2)	Avg. Ceiling Height	Water Heating System 1	Status
1st Floor ADU 1	Conditioned	Heat Pump ADU 11	867	8	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft^2)	Window and Door Area (ft2)	Tilt (deg)
Interior Ceiling	1st Floor ADU 1	R-19 Ceiling (Interior)	n/a	n/a	867	n/a	n/a

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Glazing ADU 1	Window	Front Walls	Front	205			1	56	0.3	NFRC	0.23	NFRC	Bug Screen
Left Glazing ADU 1	Window	Left Walls	Left	295			1	22.5	0.3	NFRC	0.23	NFRC	Bug Screen
Rear Glazing ADU 1	Window	Rear Walls	Back	25			3	65.

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 understood per§ 150.0(o)1B4iiv. CFI ventilation systems must have controls that back-up ventilation run time, per § 150.0(o)1C4ii, to the minimum 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)1C4ii.
§ 150.0(o)1D:	**Local Mechanical Exhaust**. Kitchens and bathrooms must have local mechanical exhaust; nonrecirculated kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Gi;enclosed kitchens and bathrooms can use demand-controlled or permanent all airflow requirements in §150.0(o)1Gii-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. 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.
§ 110.5(a):	**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 sequential style 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 two 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

§ 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**. At 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 in § 110.10(b)1-4.
§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 seven 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 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 distance, measured in the horizontal plane, 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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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n):	**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(n), at least four branch circuits must be identified and have their source colocated 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(l):	**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(o):	**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(r):	**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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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.

Building Envelope:

§ 110.6(a)1:	**Air Leakage**. Manufactured fenestration, exterior doors, and exterior yet 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)2:	**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(b):	**Installation Requirements for Insulated 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):	**Insulation 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)1:	**Roof Deck, Ceiling and Rafter Roof Insulation**. Roof decks in newly constructed attics in climate zones 4 and 9-16 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. ADU 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 § roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to spacing 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. The requirement also applies to combined ventilation crawl space for building 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 air insulation in all exterior walls, vented attics, and unvented attics with all-permeable insulation.
§ 150.0(h):	**Fenestration Products**. Fenestration, including skylights, separate heating and cooling systems, and 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(a):	**Pilot Light**. Continuously burning pilot lights are not allowed 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(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 Air**. Masonry or factory-built fireplaces must have a combustion air intake to draw air from outside of the building, with a cross sectional area no less 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-§ 110.2:	**Certification**. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and 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)5:	**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.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 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(o)1B:	**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(o)2.
§ 150.0(h)3A:	**Duct Insulation**. Insulation installed on supply and return ducts in the conditioned space of at least five feet from the outlet of any diverter valve, or the closest duct board joint or collar.
§ 150.0(h)3B:	**Liquid Line Drier**. Air conditioners and heat pump systems must be equipped with liquid line drier 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:	**Installation Prohibition**. Piping insulation must be protected from damage that is 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-corrosive casing or sleeve.
§ 150.0(j)3:	**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.

Roofs and Fans:

§ 110.8(d)2:	**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 be installed and insulated per 2019 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 determined by applicable mandatory testing (IAS 1.4.3.5) 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 per IAS 1.4.3. 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 boots, and supply-register platforms, and building cavities used as ducts or plenums must be sealed with cement, mastic, and tape 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 drew 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)4:	**Ducts Insulation Ventilation Systems**. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in air openings to the outside, except combustion inlet and outlet air openings and exception shaft vents.
§ 150.0(m)5:	**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-resistant 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:	**AJV 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. *

5/6/22

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E
Project Name: ADU 2 — Calculation Date/Time: 2026-01-20T09:57:18-08:00 — (Page 8 of 11)
Calculation Description: Title 24 Analysis — Input File Name: 27785-bostic-1228 1_2 S. Dunsmuir Avenue.ribd22x

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	Generic	NEEA Tier 4 Generic 40	Outside	2nd Floor ADU 2	2nd Floor ADU 2

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	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Heat Pump1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	HVAC Fan 1	Air Distribution System 1

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2 Region	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	Central split HP	1	HSPF2	8	18000	12000	EER2SEER2	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-hpump

Registration Number: 426-P010017750A-000-000-0000000-0000 — Registration Date/Time: 01/20/2026 11:46 — HERS Provider: CHEERS
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E
Project Name: ADU 2 — Calculation Date/Time: 2026-01-20T09:57:18-08:00 — (Page 9 of 11)
Calculation Description: Title 24 Analysis — Input File Name: 27785-bostic-1228 1_2 S. Dunsmuir Avenue.ribd22x

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/CEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-hpump	Required	350	Not Required	Not Required	Yes	Yes	Yes	Yes

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification
		Supply	Return	Supply	Return	Supply	Return			
Air Distribution System 1	Unconditioned attic	R-8	R-8	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low-Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

Registration Number: 426-P010017750A-000-000-0000000-0000 — Registration Date/Time: 01/20/2026 11:46 — HERS Provider: CHEERS
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Project Name: ADU 2 — Calculation Date/Time: 2026-01-20T09:57:18-08:00 — (Page 10 of 11)
Calculation Description: Title 24 Analysis — Input File Name: 27785-bostic-1228 1_2 S. Dunsmuir Avenue.ribd22x

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
SFam IAQ1ventfqt	60	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: 426-P010017750A-000-000-0000000-0000 — Registration Date/Time: 01/20/2026 11:46 — HERS Provider: CHEERS
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Calculation Description: Title 24 Analysis — Input File Name: 27785-bostic-1228 1_2 S. Dunsmuir Avenue.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Michael Kunz	Documentation Author Signature: Michael Kunz
Company: Energy Performance Services	Signature Date: 01/20/2026
Address: P.O. Box 587	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: Blue Lake, CA 95525	Phone: 888-829-9488

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations; the applicable features, materials, components and manufactured devices for the building design identified on this Certificate of Compliance; and the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Ryan Bostic	Responsible Designer Signature: Ryan Bostic
Company: Ryan Bostic & Associates	Date Signed: 01/20/2026
Address: 501 W Olympic Blvd	License: Architect
City/State/Zip: Los Angeles, TX 77019	Phone: 8323719876

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

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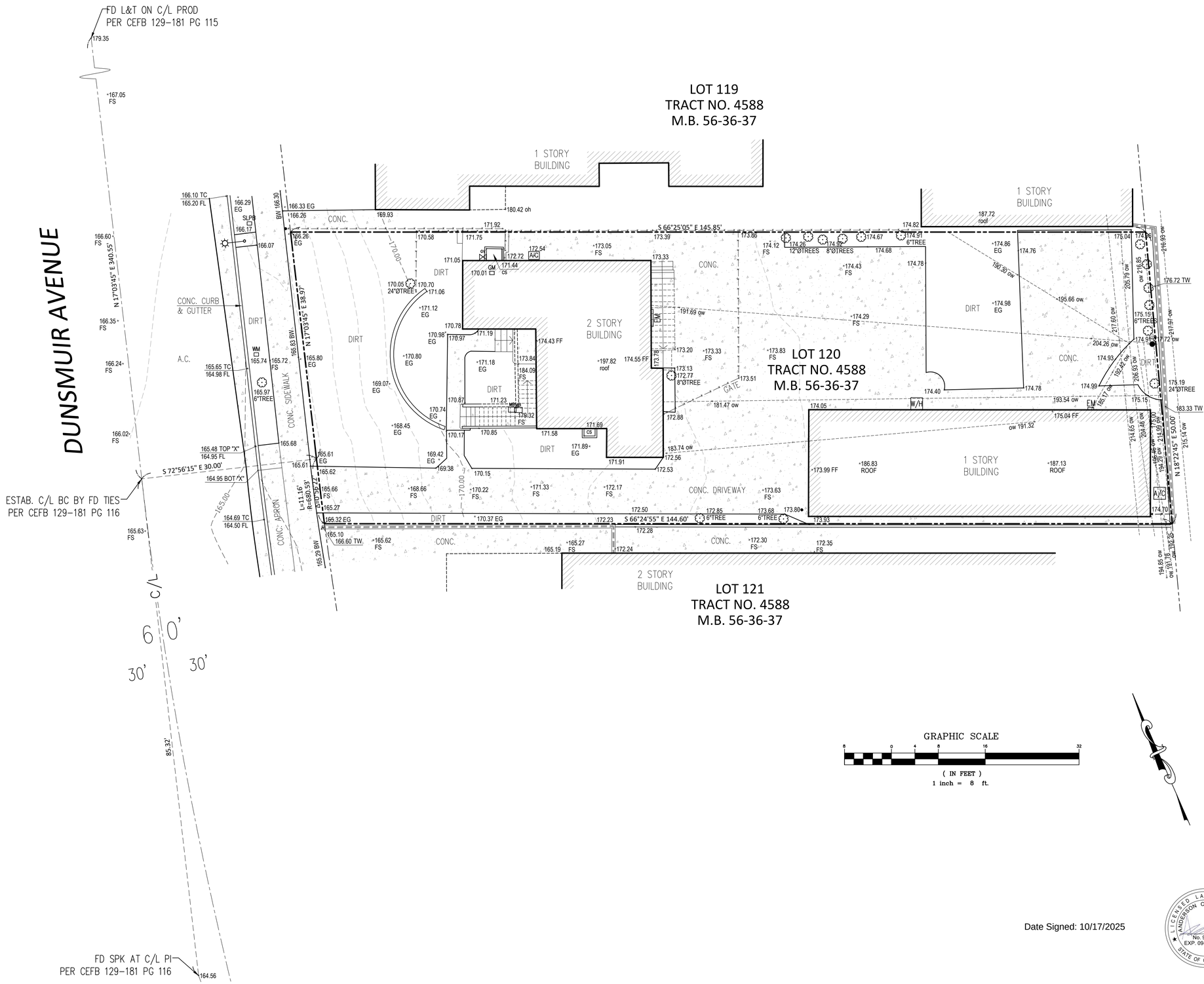
CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE MET



LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 120 OF TRACT NO. 4588 AS PER MAP RECORDED IN BOOK 56, PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5085-014-007

BASIS OF BEARINGS:

THE BEARING NORTH 17° 03' 45" EAST, ALONG THE CENTERLINE OF DUNSMUIR AVENUE AS SHOWN ON TRACT NO. 4588, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 56, PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LAND AREA:

CONTAINING AN AREA OF 7232.9 SQ. FT., OR 0.16604 ACRES, MORE OR LESS.

BENCHMARK

BM ID: 13-10360 (NAVD 1988)
DESCRIPTION: MAG SPK IN S CURB PICO BLVD; 19.5FT W/O RIDGELEY DR
ELEVATION = 129.936 FT.

SURVEYOR'S NOTE:

1. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.

2. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.

3. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND:

APN	–	ASSESSOR'S PARCEL NUMBER
A.C.	–	ASPHALT CONCRETE
BC	–	BEGINNING OF CURVE
BM	–	BENCHMARK
BW	–	BACK OF WALK
CEFB	–	CITY ENGINEER'S FIELD BOOK
C/L;CL	–	CENTERLINE
CONC.	–	CONCRETE
CS	–	CRAWL SPACE
EG	–	EXISTING GRADE
ESTAB.	–	ESTABLISH
FD	–	FOUND
FF	–	FINISH FLOOR ELEV.
FL	–	FLOWLINE ELEV.
FS	–	FINISH SURFACE ELEV.
INTER	–	INTERSECTION
L&T	–	LEAD & TACK
M.B.	–	MAP BOOK
OH	–	OVERHANG
PG	–	PAGE
PI	–	POINT OF INTERSECTION
PROD	–	PRODUCED (PROLONGED)
TC	–	TOP OF CURB ELEV.
TR.	–	TRACT MAP
TW	–	TOP OF WALL ELEV.

SYMBOLS:

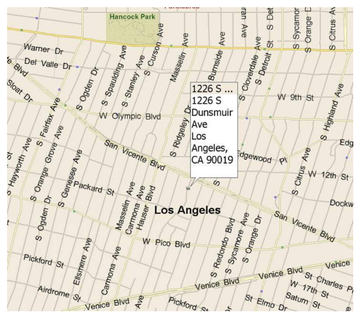
- A/C – AIRCONDITIONING UNIT
- ▨ – COLUMN
- EM – ELECTRIC METER
- GM – GAS METER
- GV – GAS VALVE
- ● – GATE POST
- MB – MAIL BOX
- ● – POST
- PP – POWER POLE
- ☼ – STREET LIGHT
- SLPB – STREET LIGHT BOX
- ◌ – TREE
- WM – WATER METER
- W/H – WATER HEATER

- PROPERTY LINE
- CENTERLINE
- WALL LINE
- BUILDING LINE
- FENCE LINE
- -OW- OVERHEAD WIRE

GRAPHIC SCALE

8 0 4 8 16 32

(IN FEET)
1 inch = 8 ft.



VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING
AND LAND SURVEYING

LICENSED LAND SURVEYOR
ANDERSON CHRYSOSTOMO
No. 9216
EXP. 09-30-2027
STATE OF CALIFORNIA

Date Signed: 10/17/2025

TITLE: **TOPOGRAPHIC SURVEY**
1226 S DUNSMUIR AVENUE, LOS ANGELES, CA 90019

CLIENT: SHAWN SHIRDEL
JOB NO.: 25-22865
SCALE: 1" = 8'
DATE: 10/17/2025
DESIGNED BY: F.G. / JG
DRAWN BY: MC
CHECKED BY: AC
REVISION (S):
SHEET 1 OF 1 SHEET

CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CALIFORNIA 90211
TEL. (310) 659-0871 FAX (310) 659-0845
info@mglandsur.com www.mglandsur.com

S:\DRAWINGS\25.22865.DWG (0)

FIRE HYDRANT LOCATION

SITE PLAN

SCALE 1/8" = 1'-0"

CITY APPROVAL STAMP

KEYNOTES-SITE PLAN

#	KEYNOTE
01	PROPERTY LINE
02	(E) WATER METER
03	(N) GAS METERS - 2 TOTAL
04	(N) ELECTRIC METERS - 2 TOTAL
05	(E) UTILITY POLE
06	(E) STREET LIGHT
07	(E) LANDSCAPE TO REMAIN
09	(E) SITE TREE OR SHRUB TO REMAIN
10	(E) CONCRETE SIDEWALK TO REMAIN
14	(E) 18" MASONRY PLANTER WALL TO REMAIN
15	(E) 60" HIGH WOOD FENCE TO REMAIN
16	(N) WATER SUB METERS - 2 TOTAL
17	(N) 40 GAL ELECTRIC WATER HEATER IN A WEATHER-PROTECTED ENCLOSURE FOR OUTDOOR INSTALLATION
18	(N) AC CONDENSER
20	FIRE SEPARATION LINE PER CBC 705.3
21	(N) SLAB ON GRADE 4" THICK CONCRETE W/ #4 @ 16" O.C. EA. WAY OVER 4" THICK CLEAN 1/2" GRAVEL W/ 10 MIL VAPOR BARRIER IN DIRECT CONTACT WITH SLAB. ALL PENETRATIONS THRU VAPOR BARRIER SHALL BE TAPED AND SEALED PER MANUFACTURER. A LEVEL I/II PASSIVE METHANE MITIGATION SYSTEM IS REQUIRED
22	1-HR FIRE RATED EXTERIOR WALL PER PER 705.5 REFER TO DETAIL 5/A500

LEGEND

- PROPERTY LINE
- SETBACK
- EXITING PATH
- EXITING PATH TAG
  - #'-#" LENGTH OF PATH OF TRAVEL
  - # sec TIME TO TRAVEL PATH @ 3mph

NOTES

1. METHANE ZONE REQUIREMENTS:
   A. PER THE CITY OF LOS ANGELES METHANE CODE, THE METHANE CONCENTRATIONS AND SOIL GAS PRESSURE ENCOUNTERED AT THE SITE (LESS THAN OR EQUAL TO 1,000 PPMV AND LESS THAN 2 INCHES WATER COLUMN) CORRESPOND TO A SITE DESIGN LEVEL I/II FOR SITES WITHIN THE METHANE ZONE. AS SUCH, A LEVEL I/II PASSIVE METHANE MITIGATION SYSTEM IS REQUIRED.
   B. THE LEVEL I/II PASSIVE SYSTEM INVOLVE A SUB-SLAB VENTILATION SYSTEM AND AN IMPERVIOUS MEMBRANE. THE SUB-SLAB VENT SYSTEM CONSISTS OF PERFORATED HORIZONTAL PIPES AND VENT RISERS. GRAVEL BLANKETS ARE REQUIRED TO BE INSTALLED BENEATH THE MEMBRANE AND AROUND THE PERFORATED PIPES. A TRENCH DAM TO PREVENT INCURSION OF GAS BENEATH A FOUNDATION, AND CABLE SEAL FITTINGS TO PREVENT GAS INCURSION INTO ELECTRICAL CONDUITS, ARE BOTH REQUIRED.
2. NO PROTECTED TREES ARE TO BE DESTROYED OR DISTURBED.
3. PROJECT SHALL COMPLY WITH CALIFORNIA SENATE BILL NO. 7. INDIVIDUAL WATER SUB-METERS SHALL BE PROVIDED FOR EACH DWELLING UNIT AS REQUIRED BY LADWP. SUB-METERS SHALL BE INSTALLED AND APPROVED BY LADWP PRIOR TO ISSUANCE OF FINAL WATER SERVICE.
4. SITE TO DRAIN TOWARD THE PUBLIC STREET. NO DRAINAGE TO ADJACENT PROPERTIES.

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd, Unit 419
Los Angeles, CA 90015
832.371.9876

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1	PC1	01/23/26

SHEET TITLE

SITE PLAN

Date Issued 02/02/2026

A010

2/2/2026 9:14:30 AM

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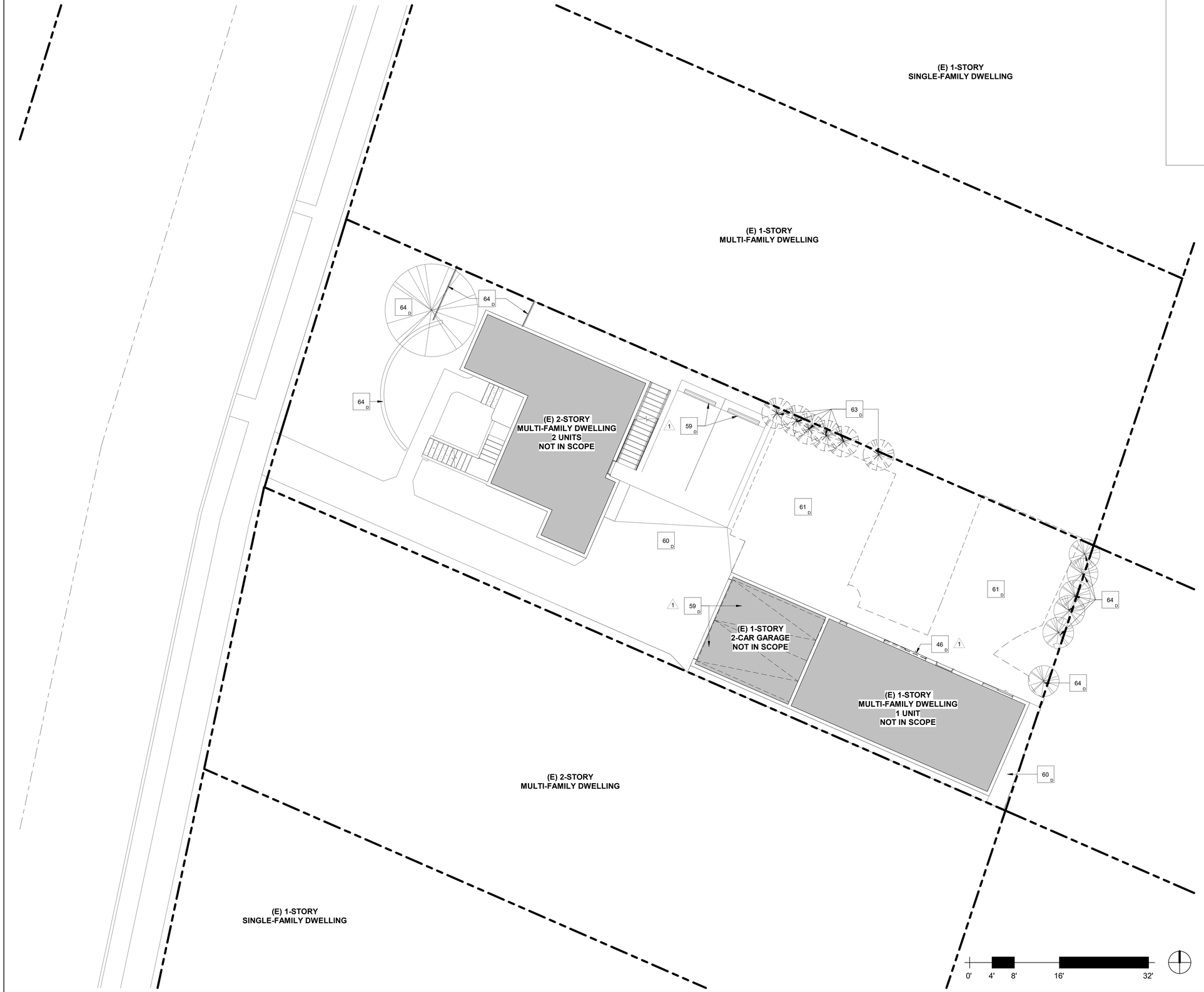

FIRST FLOOR DEMO PLAN

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

CITY APPROVAL STAMP

KEYNOTES-DEMO PLAN

#	KEYNOTE
46	EXISTING WINDOW TO BE DEMOLISHED
59	EXISTING PARKING TO REMAIN
60	EXISTING SITE FEATURE TO REMAIN
61	EXISTING SITE FEATURE TO BE REMOVED OR DEMOLISHED
63	EXISTING UNPROTECTED SITE TREE OR SHRUB TO BE REMOVED OR DEMOLISHED
64	EXISTING UNPROTECTED SITE TREE OR SHRUB TO REMAIN

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- 01 D — KEYNOTE TAG - SEE ABOVE FOR KEYNOTES
- PROPERTY LINE

NOTES

1. XXXX

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LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
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NO.	DESCRIPTION	DATE
1	PC1	01/23/26

SHEET TITLE

DEMO PLAN

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A021

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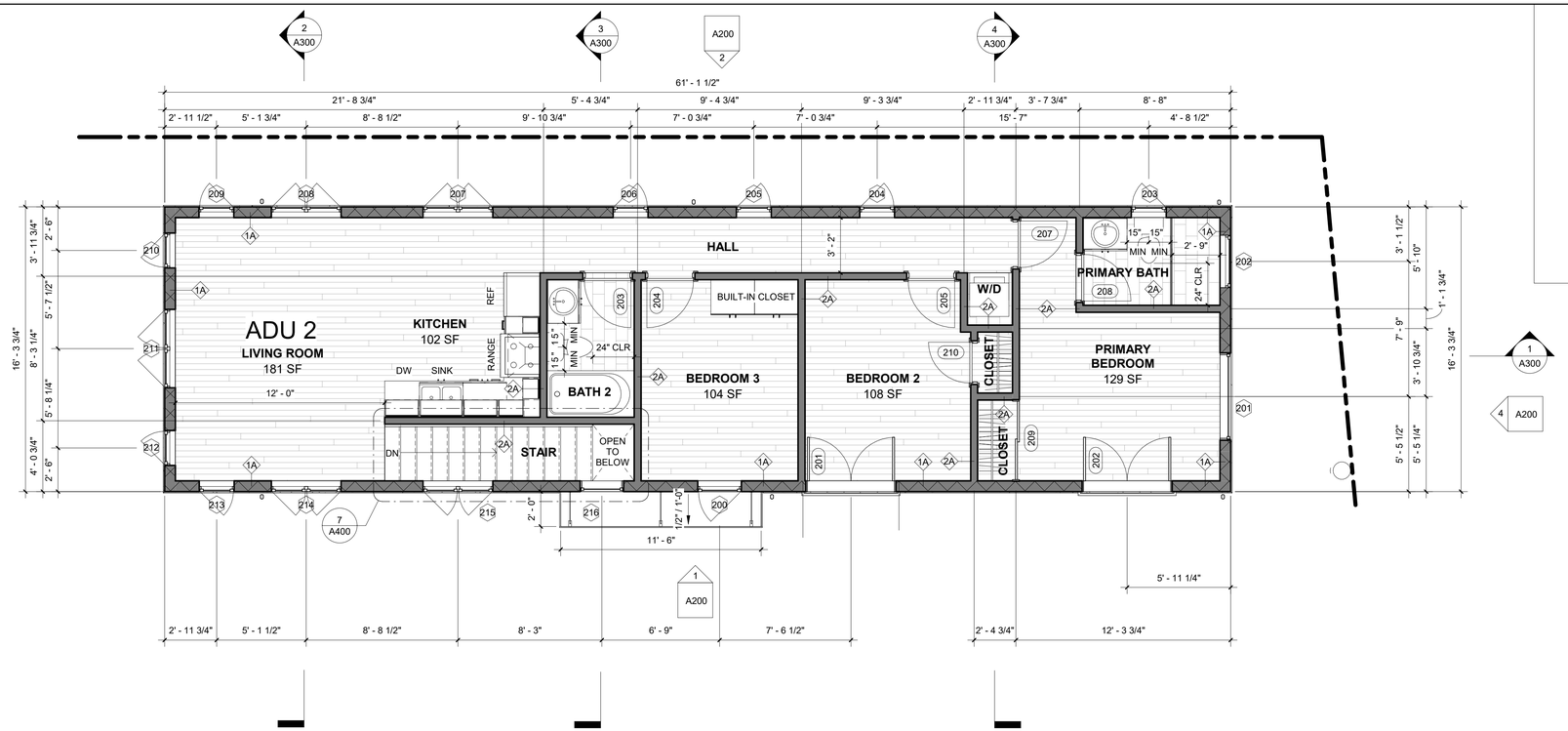
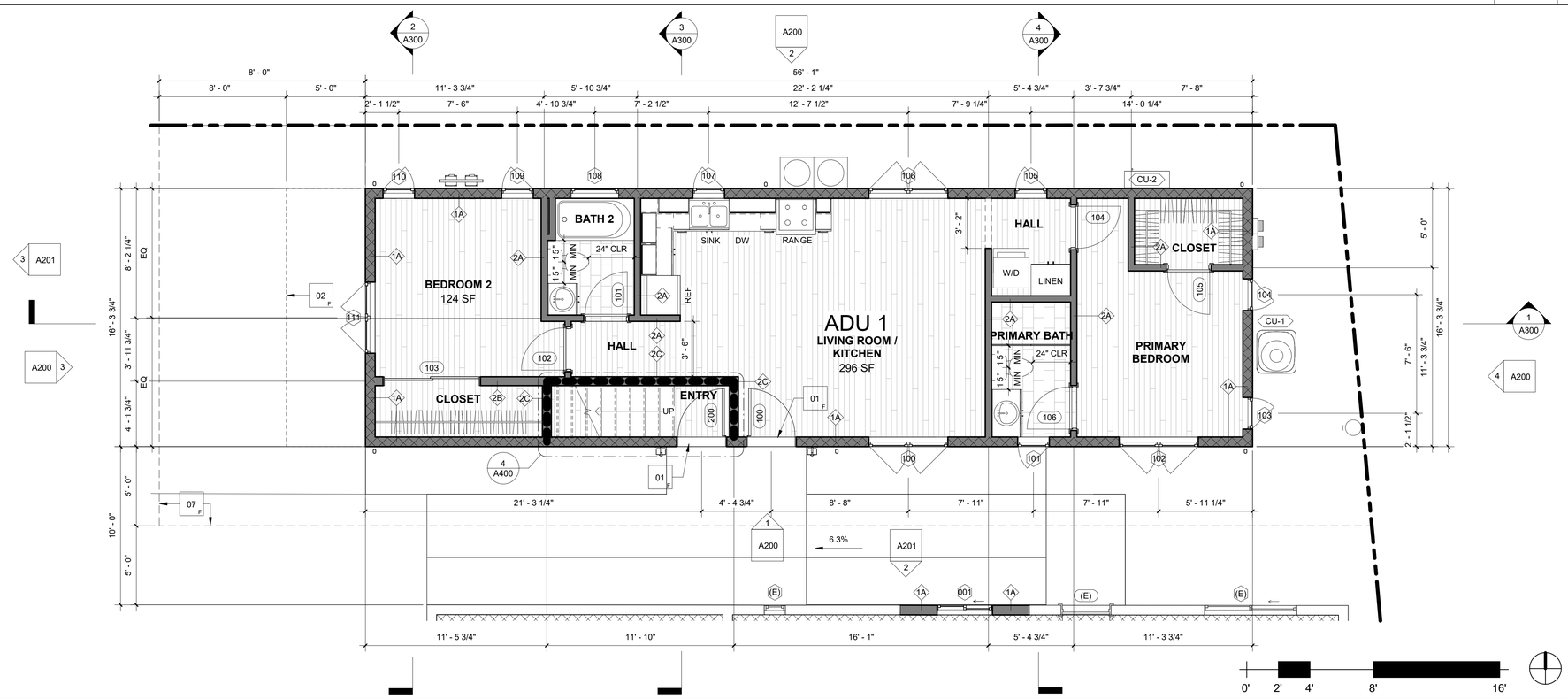


SECOND FLOOR PLAN

SCALE 1/4" = 1'-0" 2



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0" 1

CITY APPROVAL STAMP

KEYNOTES-FLOOR PLAN

#	KEYNOTE
01	EGRESS DOOR THRESHOLD MAX 1/2" HIGH PER CBC, REFER TO DETAIL 1/A610
02	LINE OF SECOND FLOOR ABOVE
07	FIRE SEPARATION LINE PER CBC 705.3

LEGEND

VIEW CALLOUT
DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATION CALLOUT
DETAIL NUMBER
SHEET NUMBER

EXTERIOR ELEVATION CALLOUT
DETAIL NUMBER
SHEET NUMBER

SECTION CALLOUT
DETAIL NUMBER
SHEET NUMBER

KEYNOTE TAG - SEE KEYNOTES ABOVE

WALL TAG - SEE A500 FOR WALL ASSEMBLIES

DOOR TAG - SEE SERIES A600 FOR DOOR SCHEDULE

WINDOW TAG - SEE SERIES A600 FOR WINDOW SCHEDULE

GENERAL VIEW REFERENCE
DETAIL NUMBER
SHEET NUMBER

REVISION CLOUD TAG - SEE TITLEBLOCK FOR REVISION SCHEDULE

PROPERTY LINE

SETBACK

EXISTING WALL TO REMAIN

EXISTING WALL TO BE DEMOLISHED

NEW WALL

1-HOUR FIRE RATED WALL PER 705.5, REFER TO DETAIL 5/A500

1 HR FIRE RATED / STC 50 UNIT SEPARATION WALL

NOTES

1. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
2. SHOWER ENCLOSURE SHALL BE TEMPERED GLASS.

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FLOOR PLANS

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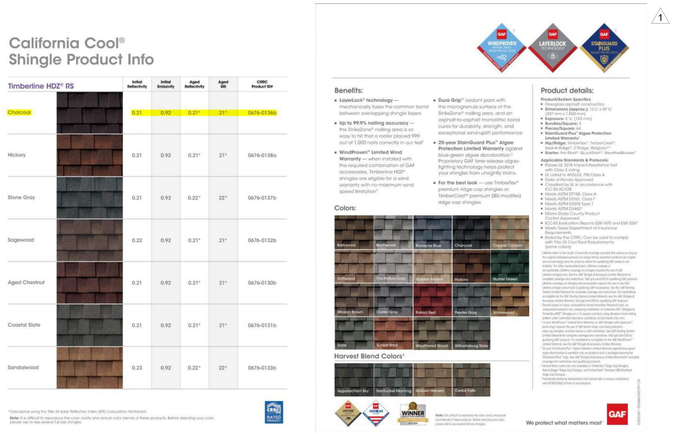


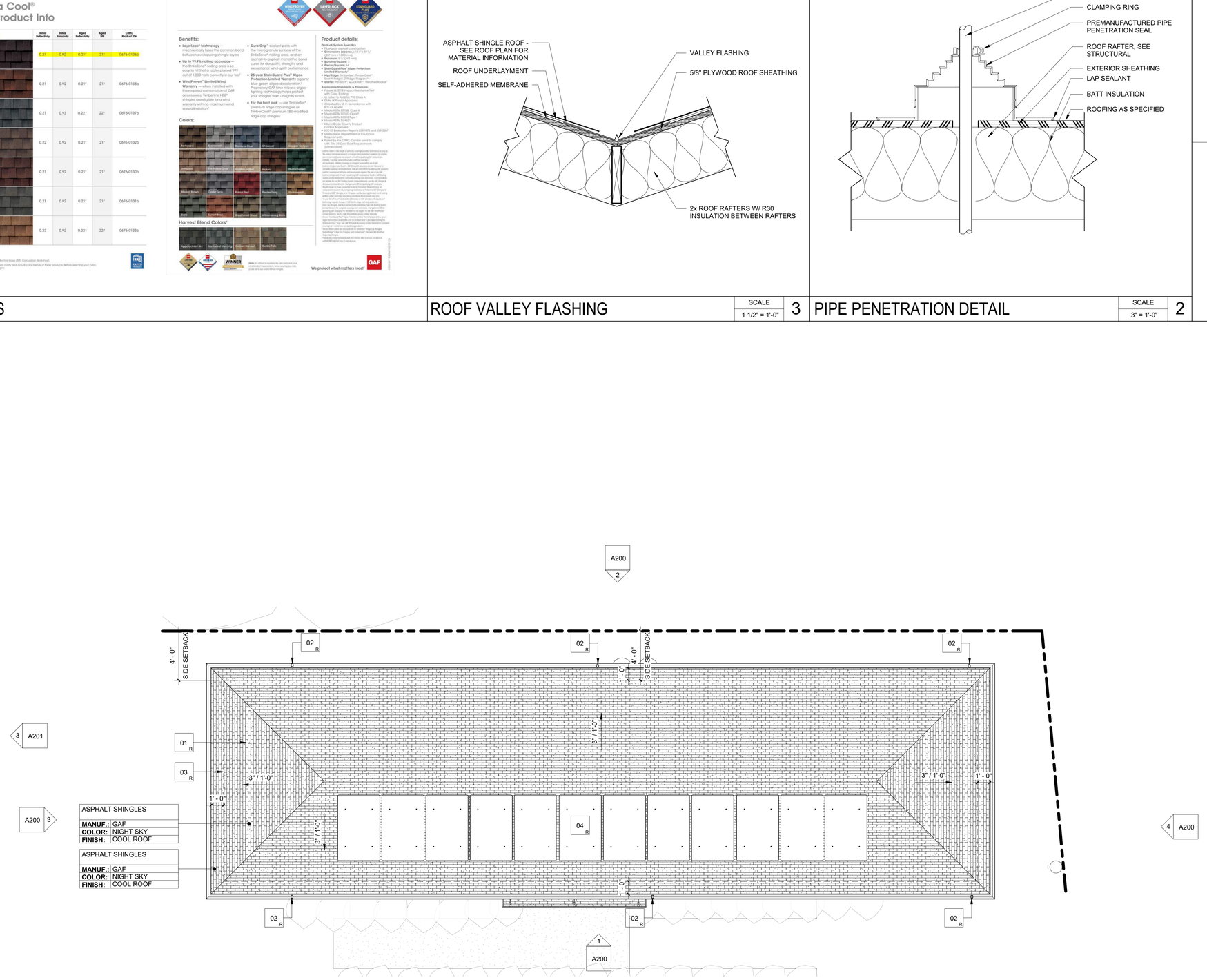
ROOF SPECS

ROOF VALLEY FLASHING

SCALE 1 1/2" = 1'-0" | 3

PIPE PENETRATION DETAIL

SCALE 3" = 1'-0" | 2



ROOF PLAN

1 | SCALE 1/4" = 1'-0" | 1

CITY APPROVAL STAMP

KEYNOTES-ROOF PLAN

#	KEYNOTE
01	ASPHALT SHINGLE ROOF, MANUFACTURER - GAF, SERIES - TIMBERLINE HDZ RS - CHARCOAL, SRI VALUE - 21, AGED SOLAR REFLECTANCE - 21 (C.E.C. TITLE 24 PART 6), INITIAL THERMAL EMITTANCE - .92, ASTM E108 (CLASS A FIRE RESISTANCE), ICC-ES AC438, UL 790 (CLASS A FIRE RESISTANCE), CRRC PRODUCT ID# 0676-0136b
02	BLACK ALUMINUM GUTTERS & DOWNSPOUTS
03	LINE OF SECOND FLOOR BELOW
04	PV ARRAY UNDER SEPARATE PERMIT

LEGEND

VIEW CALLOUT
DETAIL NUMBER
SHEET NUMBER

INTERIOR ELEVATION CALLOUT
DETAIL NUMBER
SHEET NUMBER

EXTERIOR ELEVATION CALLOUT
DETAIL NUMBER
SHEET NUMBER

SECTION CALLOUT
DETAIL NUMBER
SHEET NUMBER

01 F — KEYNOTE TAG - SEE KEYNOTES ABOVE

— WALL TAG - SEE A500 FOR WALL ASSEMBLIES

— DOOR TAG - SEE SERIES A600 FOR DOOR SCHEDULE

1i — WINDOW TAG - SEE SERIES A600 FOR WINDOW SCHEDULE

GENERAL VIEW REFERENCE
DETAIL NUMBER
SHEET NUMBER

— REVISION CLOUD TAG - SEE TITLEBLOCK FOR REVISION SCHEDULE

PROPERTY LINE
SETBACK
EXISTING WALL TO REMAIN
EXISTING WALL TO BE DEMOLISHED
NEW WALL
1-HOUR FIRE RATED WALL PER 705.5, REFER TO DETAIL 5/A500
1 HR FIRE RATED / STC 50 UNIT SEPARATION WALL

CALCULATIONS

MINIMUM VENT AREA 1
1/150 OF VENTED SPACE
VENTED SPACE = 998 SF
998 SF / 150 = 6.65 SF

50% REQUIRED 3' ABOVE EAVES
6.65 SF * 50% = 3.33 SF

(23) LINEAR FT. MIN. OF RIDGE VENTS PROVIDE = 3.43 SF
(4) 16" x 8" SOFFIT VENTS PROVIDE = 3.56 SF

NOTES:
1. OPENINGS TO HAVE CORROSION RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/8" MIN. AND 1/4" MAX. OPENING

PV ARRAY 1
ADU 1 - MINIMUM 1.93 KWDC IS REQUIRED
ADU 2 - MINIMUM 2.46 KWDC IS REQUIRED

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ROOF PLAN

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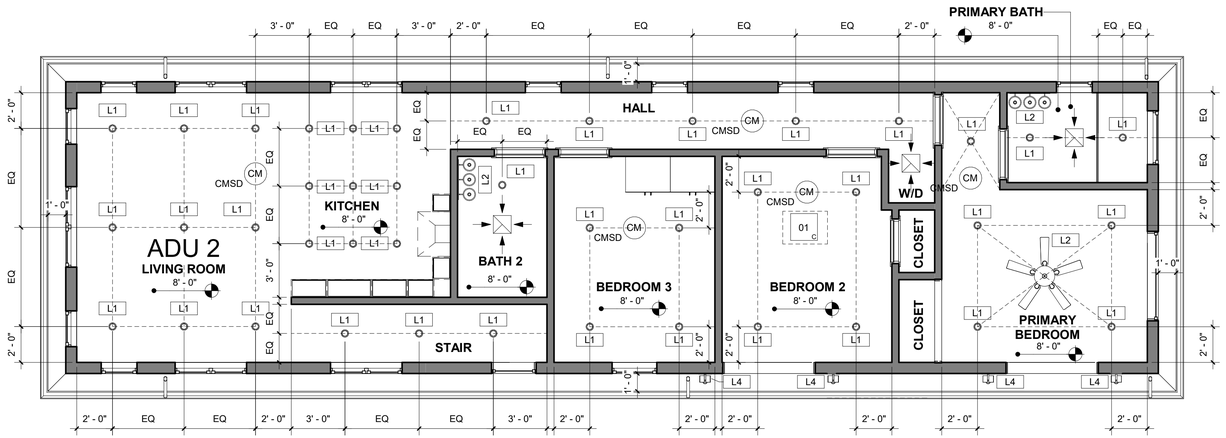
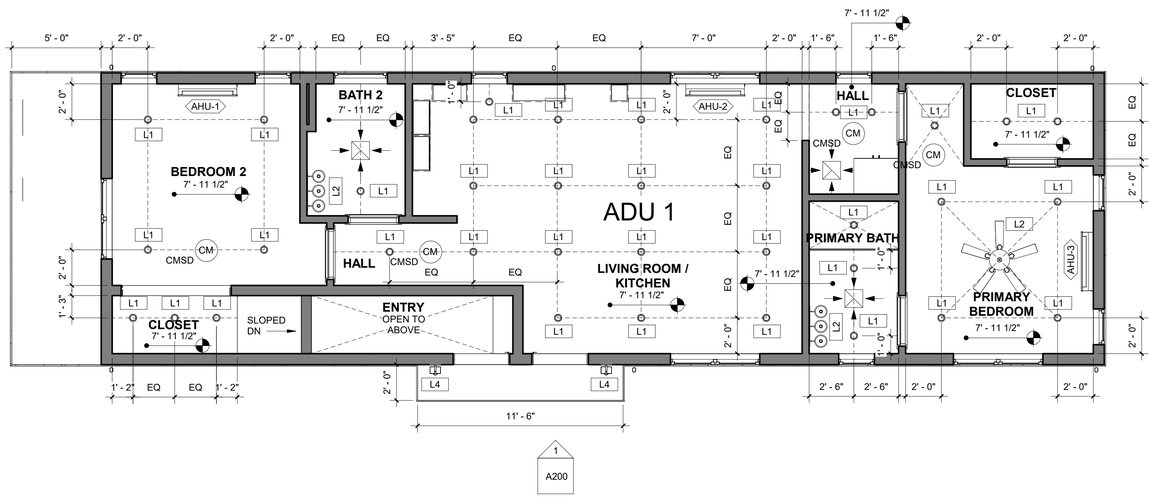


SECOND FLOOR RCP

SCALE 1/4" = 1'-0" 2



FIRST FLOOR RCP

SCALE 1/4" = 1'-0" 1

KEYNOTES-RCP

#	KEYNOTE
01	ATTIC ACCESS 22" X 30"

LEGEND

- EXHAUST FAN - ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, CONTROLLED BY A HUMIDITY CONTROL - WHISPER RECESSED ARCHITECTURAL GRADE 80CFM CEILING FLUSH MOUNT DIMMABLE VENTILATION EXHAUST FAN WITH LED LIGHT, 2700K. MIN. 50 CFM
- CM / CMSD — INTERCONNECTED HARD-WIRED CARBON MONOXIDE SMOKE DETECTOR W/ BATTERY BACKUP
- ## — LIGHTING FIXTURE TAG
- CLG. HGT. #'-#" — CEILING HEIGHT TAG
- KITCHEN EXHAUST HOOD - DUCTED TO THE EXTERIOR OF THE BUILDING PER ASHRAE 62.2, MIN. 280 CFM, MAX. 3.0 SONOS. DUCT SIZE AND LENGTH TO CONFORM TO TABLE 7.1

LIGHT FIXTURE SCHEDULE

- MARK: L1 — DESC: 4" LED RECESSED CAN — MANUF: GOTHAM — MODEL: 4" EVO — WATT: 8.8W — TEMP: 2,700k
- MARK: L2 — DESC: 26" VANITY LIGHT BAR — MANUF: GLOBE ELECTRIC — MODEL: JENSEN 30-W BLACK LED VANITY LIGHT — BULB: VINTAGE LED - 73193 — WATT: 30W — TEMP: 3,000 K
- MARK: L3 — DESC: 52" 3 BLADE CEILING FAN W/ LIGHT — MANUF: PROMINENCE HOME — MODEL: ESPY MATTE — WATT: 18.5W
- MARK: L4 — DESC: EXTERIOR SCONCE — MANUF: BESLOWE — MODEL: B04013P — WATT: 100W
- MARK: L5 — DESC: INTERIOR PENDANT — MANUF: ALL MODERN — MODEL: LAROCHE SINGLE LIGHT METAL STEEL DIMMABLE PENDANT — WATT: 100W

NOTES

1. XXXX

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A121

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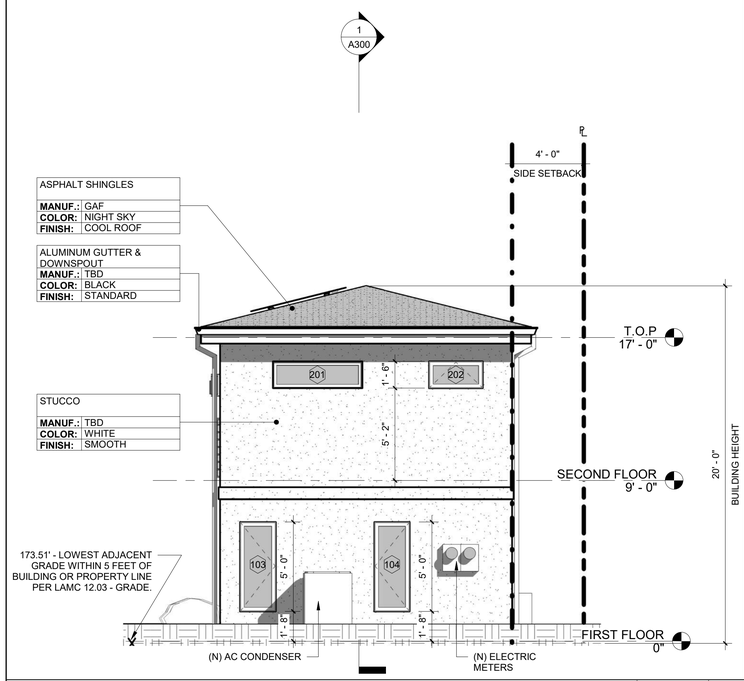
1 WALL OPENING ANALYSIS

FIRE SEPARATION DISTANCE	5' - 0"
PROTECTION	UNPROTECTED, SPRINKLERED
ALLOWABLE AREA	25%
PROPOSED AREA	11% (30 SF / 274 SF)

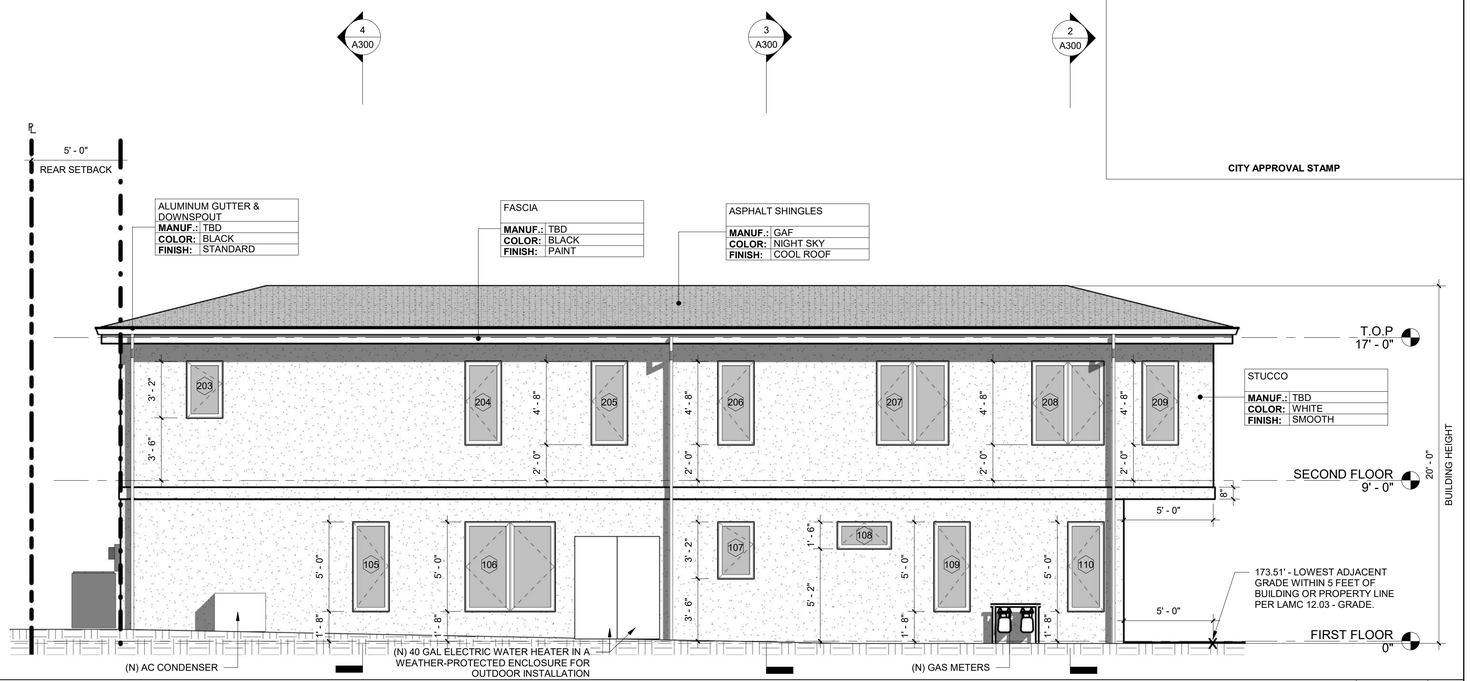


EAST BUILDING ELEVATION

1 | SCALE 1/4" = 1'-0" | 4

WALL OPENING ANALYSIS

FIRE SEPARATION DISTANCE	4' - 0"
PROTECTION	UNPROTECTED, SPRINKLERED
ALLOWABLE AREA	15%
PROPOSED AREA	14% (139 SF / 1,020 SF)



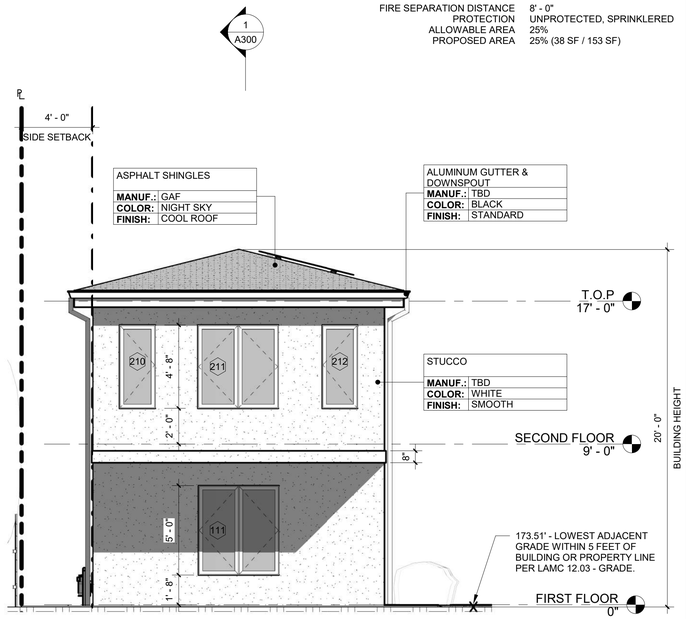
NORTH BUILDING ELEVATION

1 | SCALE 1/4" = 1'-0" | 2

CITY APPROVAL STAMP

1 WALL OPENING ANALYSIS

FIRE SEPARATION DISTANCE	13' - 0"
PROTECTION	UNPROTECTED, SPRINKLERED
ALLOWABLE AREA	45%
PROPOSED AREA	17% (22 SF / 130 SF)
FIRE SEPARATION DISTANCE	8' - 0"
PROTECTION	UNPROTECTED, SPRINKLERED
ALLOWABLE AREA	25%
PROPOSED AREA	25% (38 SF / 153 SF)

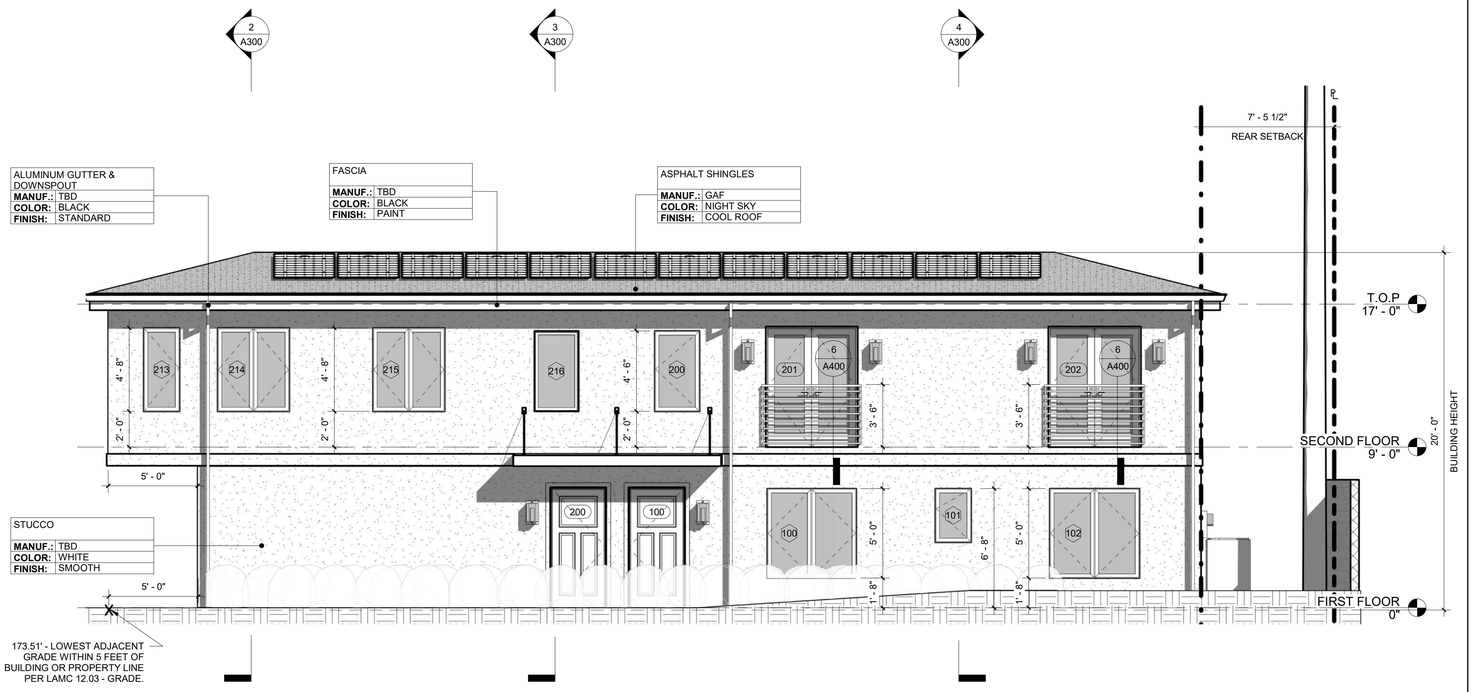


WEST BUILDING ELEVATION

1 | SCALE 1/4" = 1'-0" | 3

WALL OPENING ANALYSIS

FIRE SEPARATION DISTANCE	5' - 0"
PROTECTION	UNPROTECTED, SPRINKLERED
ALLOWABLE AREA	25%
PROPOSED AREA	23% (227 SF / 1,003 SF)



SOUTH BUILDING ELEVATION

1 | SCALE 1/4" = 1'-0" | 1

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BUILDING ELEVATIONS

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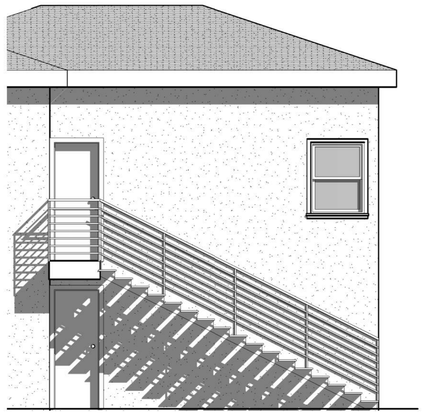


WALL OPENING ANALYSIS

FIRE SEPARATION DISTANCE	10' - 0"
PROTECTION	UNPROTECTED
ALLOWABLE AREA	15%
PROPOSED AREA	13% (44 SF / 348 SF)

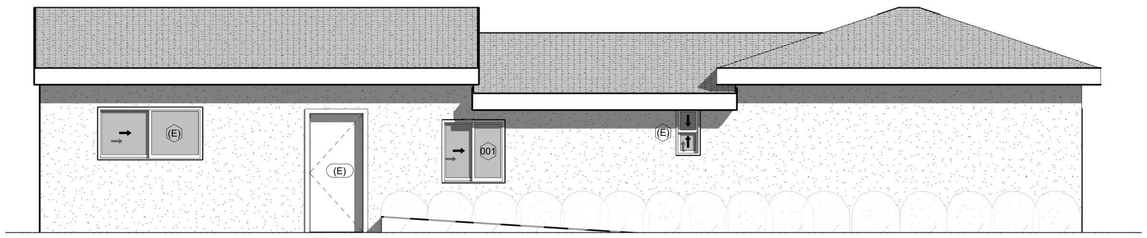
CITY APPROVAL STAMP

BUILDING A EXISTING ELEVATION

SCALE	
1/4" = 1'-0"	3

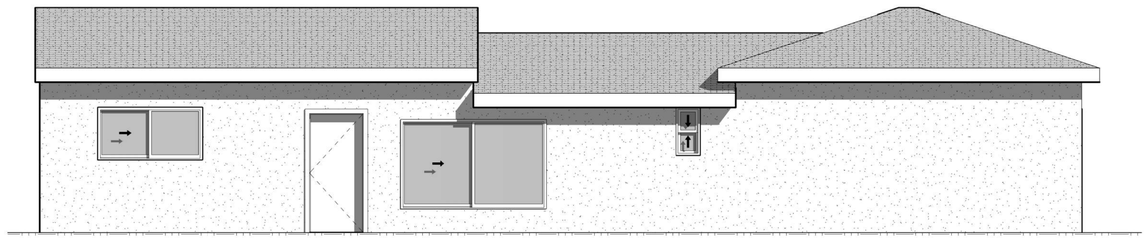
WALL OPENING ANALYSIS

FIRE SEPARATION DISTANCE	5' - 0"
PROTECTION	UNPROTECTED
ALLOWABLE AREA	10%
PROPOSED AREA	9% (48 SF / 516 SF)



BUILDING B PROPOSED ELEVATION

SCALE	
1/4" = 1'-0"	2



BUILDING B EXISTING ELEVATION

SCALE	
1/4" = 1'-0"	1

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BUILDING ELEVATIONS

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1 **A201**

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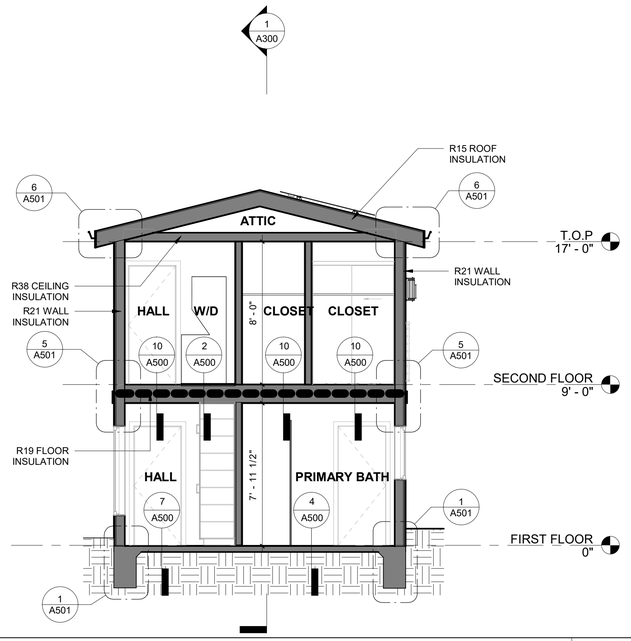
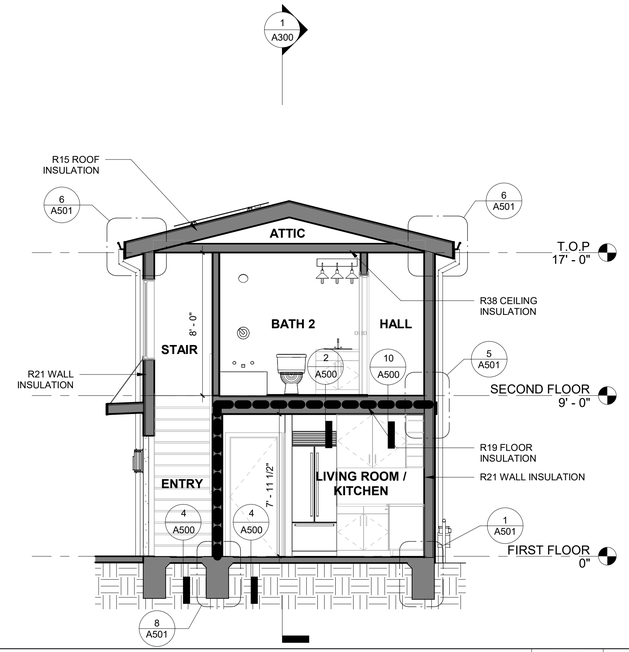


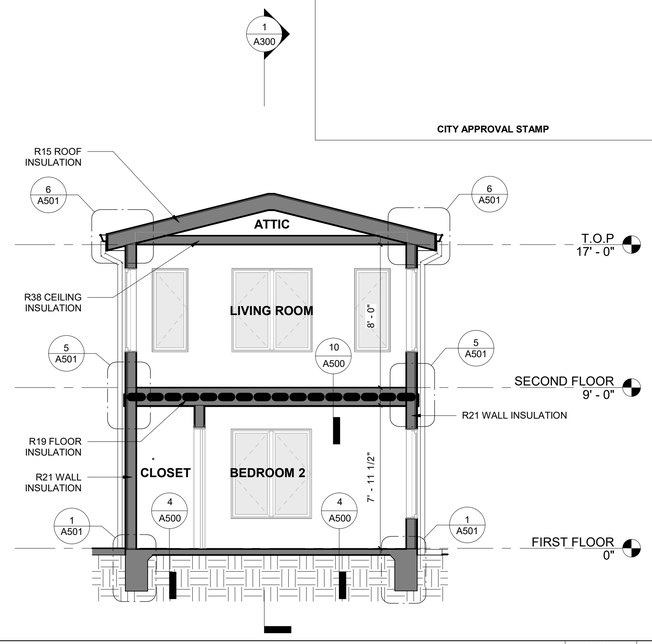
BUILDING SECTION D-D

1 | SCALE 1/4" = 1'-0" | 4



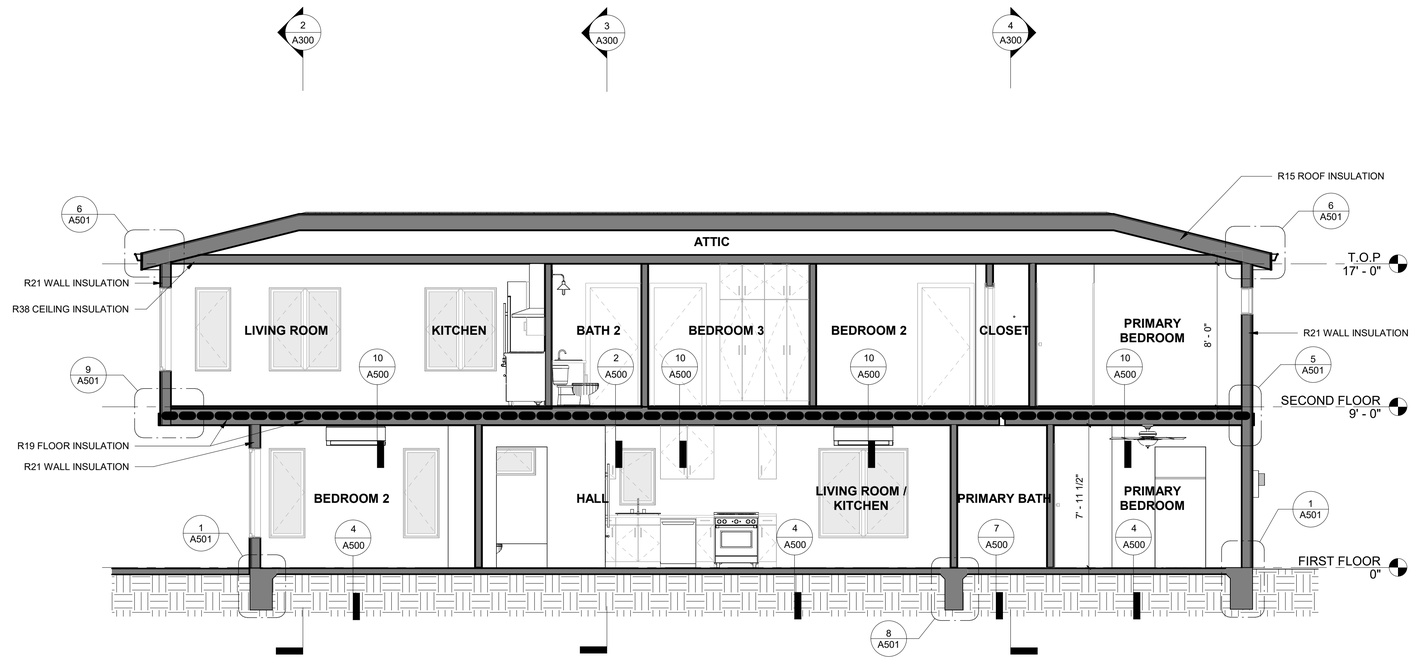
BUILDING SECTION C-C

1 | SCALE 1/4" = 1'-0" | 3



BUILDING SECTION B-B

1 | SCALE 1/4" = 1'-0" | 2



BUILDING SECTION A-A

1 | SCALE 1/4" = 1'-0" | 1

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BUILDING SECTIONS

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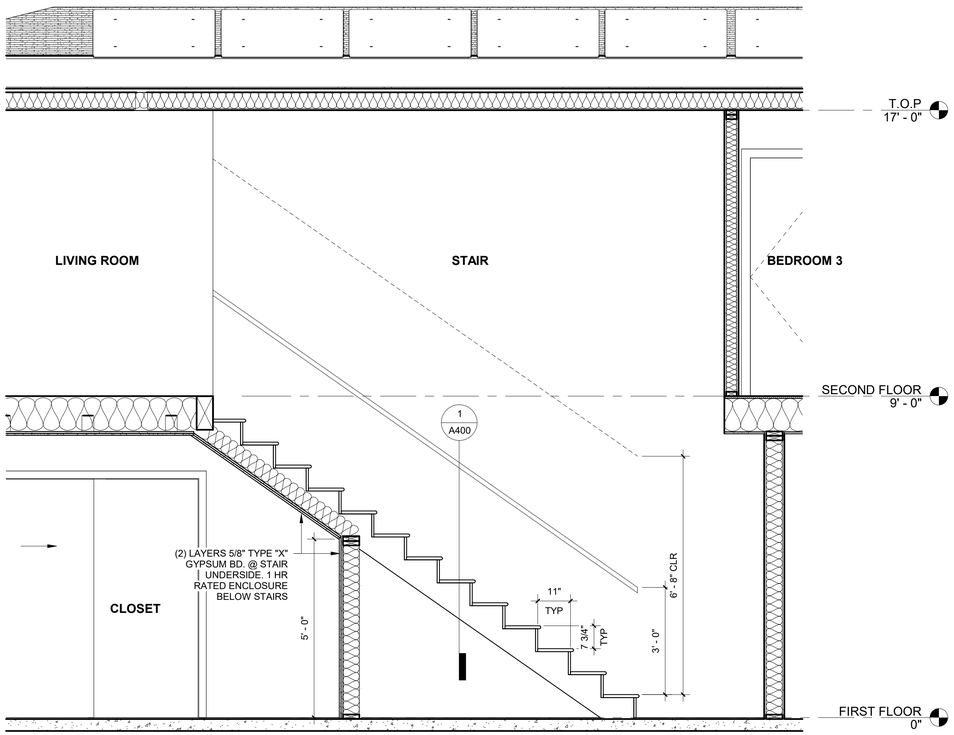
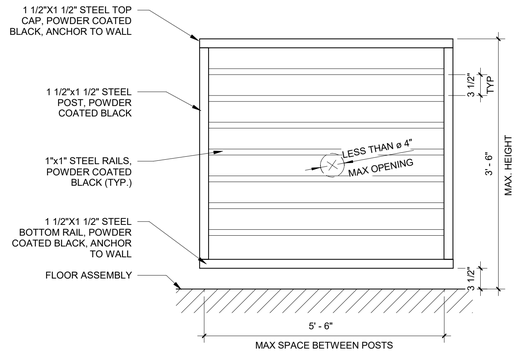


STAIR SECTION

SCALE 1/2" = 1'-0" | 8



GUARDRAIL DETAIL

SCALE 1" = 1'-0" | 6

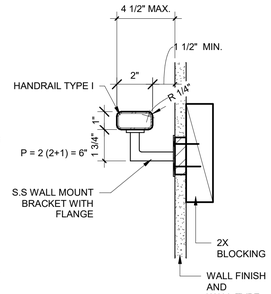
PER LACBC;

FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014.

1014.3 HANDRAIL GRASPABILITY
REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) AND A CROSS SECTION OF NOT MORE THAN 2 1/4 INCHES (57 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).

TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND HAVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) AND NOT MORE THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A RADIUS OF NOT LESS THAN 0.01 INCH (0.25 MM).



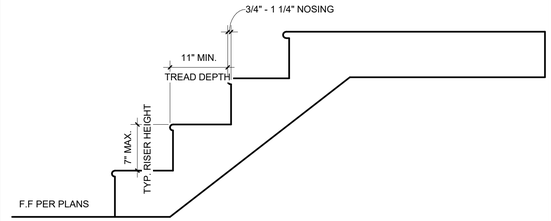
HANDRAIL CROSS SECTION

SCALE 3" = 1'-0" | 5

PER LACBC;

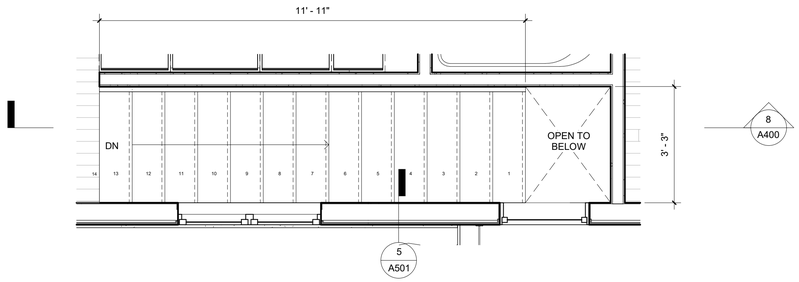
1011.5.2 RISER HEIGHT AND TREAD DEPTH

STAIR RISER HEIGHTS SHALL BE 7 INCHES (178 MM) MAXIMUM AND 4 INCHES (102 MM) MINIMUM. THE RISER HEIGHT SHALL BE MEASURED VERTICALLY BETWEEN THE NOSINGS OF ADJACENT TREADS OR BETWEEN THE STAIRWAY LANDING AND THE ADJACENT TREAD. RECTANGULAR TREAD DEPTHS SHALL BE 11 INCHES (279 MM) MINIMUM MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S NOSING. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 11 INCHES (279 MM) BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE AND A MINIMUM TREAD DEPTH OF 10 INCHES (254 MM) WITHIN THE CLEAR WIDTH OF THE STAIR.



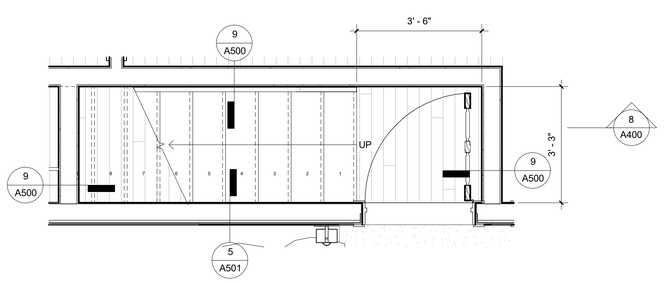
TYP. TREAD & RISER DETAIL

SCALE 1" = 1'-0" | 2



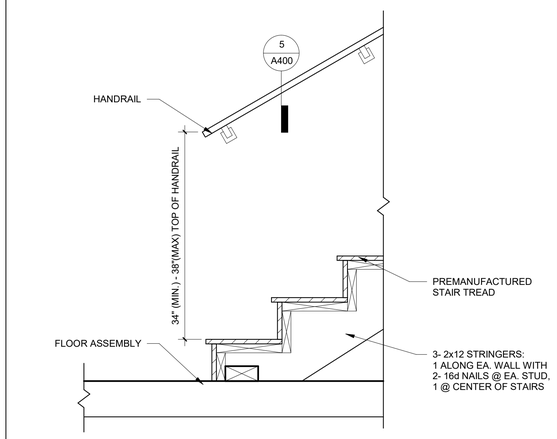
2ND FLOOR ENLARGED STAIR PLAN

SCALE 1/2" = 1'-0" | 7



1ST FLOOR PLAN ENLARGED STAIR PLAN

SCALE 1/2" = 1'-0" | 4



WALLMOUNT HANDRAIL DETAIL

SCALE 1" = 1'-0" | 1

CITY APPROVAL STAMP

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501 W Olympic Blvd, Unit 419
Los Angeles, CA 90015
832.371.9876

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1	PC1	01/23/26

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ENLARGED PLANS

Date Issued 02/02/2026

A400

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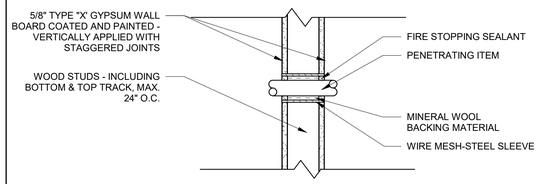
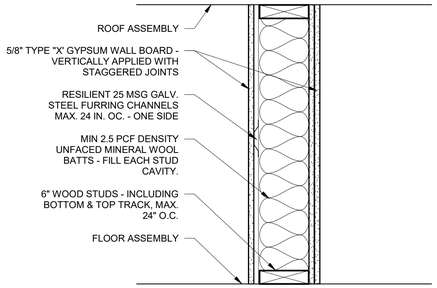


FIRE STOP PENETRATION DETAIL

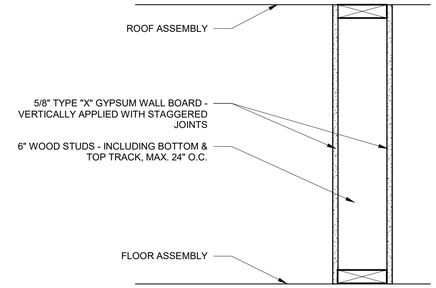
SCALE 1 1/2" = 1'-0" | 12



UL DATA:
UL #: UL U305
DESIGN #: U305
HOUR RATING: 1
STC W/ RES. CHAN.: 53

WOOD WALL DETAIL 2C-1 HR / STC 53

SCALE 1 1/2" = 1'-0" | 9



UL DATA:
UL #: UL U305
DESIGN #: U305
HOUR RATING: 1

WOOD WALL DETAIL 2B-1 HR

SCALE 1 1/2" = 1'-0" | 6

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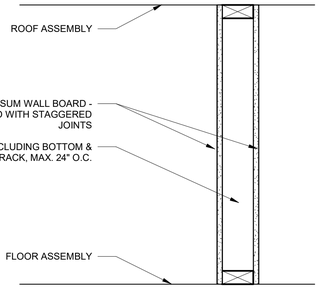
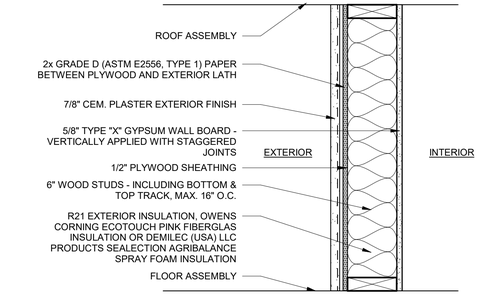


UL DATA:
UL #: UL U305
DESIGN #: U305
HOUR RATING: 1

WOOD WALL DETAIL 2A-1 HR

SCALE 1 1/2" = 1'-0" | 11

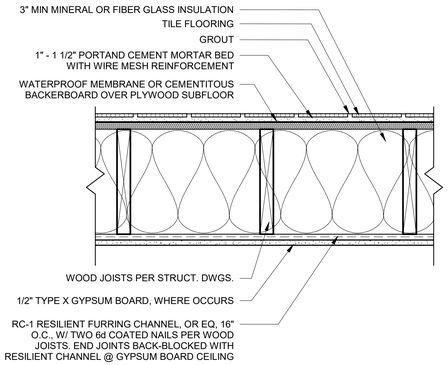


NOTES:
1. APPROVED FASTENERS FOR LATH SHOULD BE SPACED 7 INCHES ON CENTER AND PENETRATE FRAMING BY A MINIMUM ¾ INCH.
2. WOOD-BASED SHEATHING MAY BE ADDED BETWEEN CEMENT PLASTER & FRAMING. FASTENER FOR LATH SHALL BE INCREASED TOMAINTAIN MINUMIM PENETRATION OF ¾ INTO FRAMING.
3. 7/8 INCH CEMENT PLASTER MAY SUBSTITUTE FOR ONE LAYER 5/8 INCH TYPE X GYPSUM BOARD. THIS ASSEMBLY REQUIRES GLASS FIBER BATTS OR A SPRAY-APPLIED CELLULOSE INSULATION BETWEEN FRAMING MEMBERS

UL DATA:
UL #: UL U344
DESIGN #: U344
HOUR RATING: 1

WOOD WALL DETAIL 1A-1HR / STC 50

SCALE 1 1/2" = 1'-0" | 5



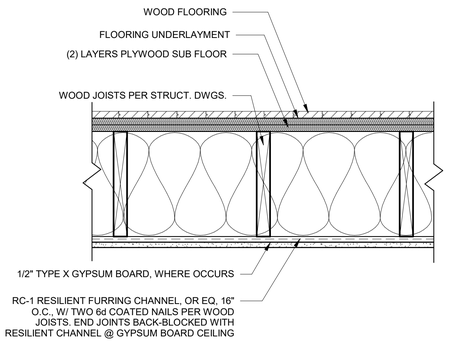
NOTES:
JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES, AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM WITH A FIRE-RESISTANCE RATING NOT LESS THAN THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED.

DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC 717.3.2 AND 717.3.3.

UL DATA:
UL #: UL U502
DESIGN #: U502
HOUR RATING: 1
STC W/ RES. CHAN.: 50

TILE FLOOR CLG. DETAIL-1HR/STC 50

SCALE 1 1/2" = 1'-0" | 2



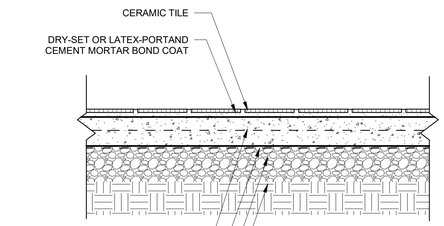
NOTES:
JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOORS OR FLOOR/CEILING ASSEMBLIES, AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM WITH A FIRE-RESISTANCE RATING NOT LESS THAN THAT OF THE ASSEMBLY IN WHICH IT IS INSTALLED.

DRAFTSTOPPING SHALL BE INSTALLED IN COMBUSTIBLE CONCEALED LOCATIONS IN ACCORDANCE WITH CBC 717.3.2 AND 717.3.3.

UL DATA:
UL #: UL U502
DESIGN #: U502
HOUR RATING: 1
STC W/ RES. CHAN.: 50

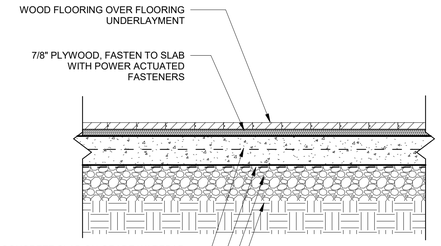
WOOD FLOOR CLG. DETAIL-1HR/STC 50

SCALE 1 1/2" = 1'-0" | 10



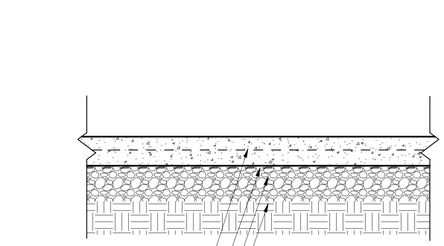
TILE FLOOR OVER CONC SLAB DETAIL

SCALE 1 1/2" = 1'-0" | 7



WOOD FLOOR OVER CONC SLAB DETAIL

SCALE 1 1/2" = 1'-0" | 4



CONCRETE SLAB ON GRADE DETAIL

SCALE 1 1/2" = 1'-0" | 1

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04-30-2027
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NO.	DESCRIPTION	DATE
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DETAILS

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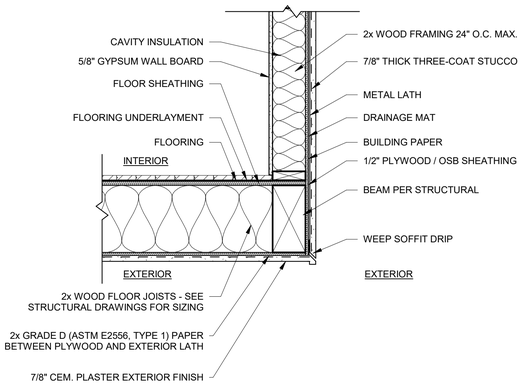
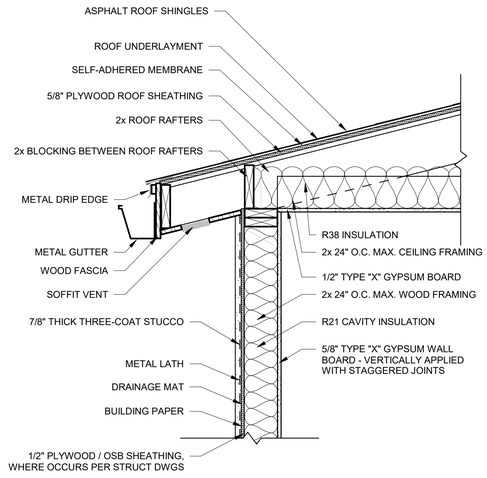


EXTERIOR SOFFIT DETAIL | SCALE 1" = 1'-0" | 9



ROOF EAVE DETAIL | SCALE 1" = 1'-0" | 6

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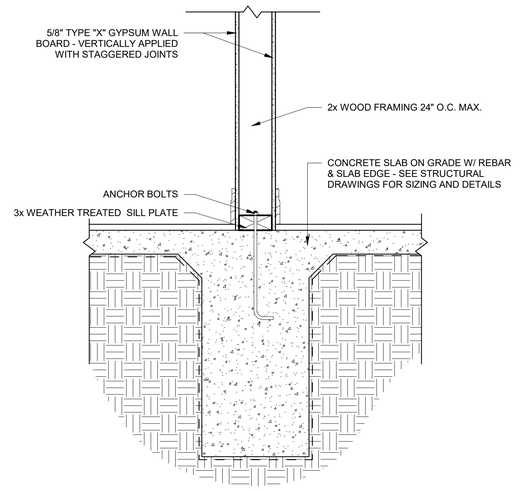
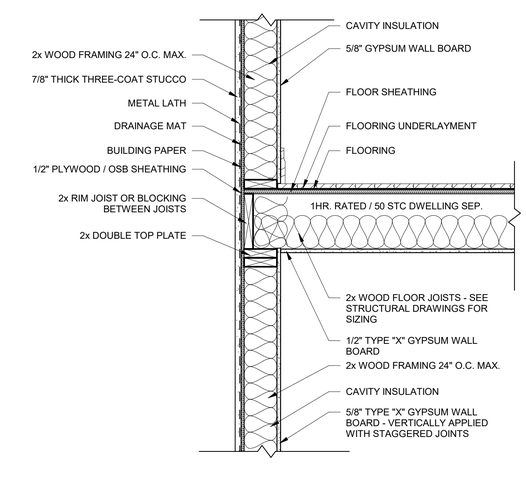
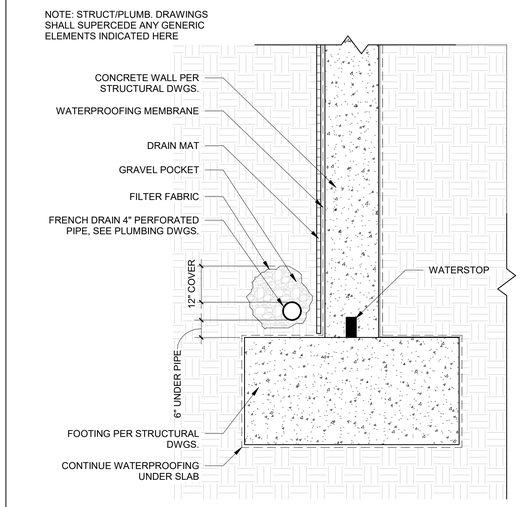


S.O.G. INTERIOR FOUNDATION DETAIL | SCALE 1" = 1'-0" | 8

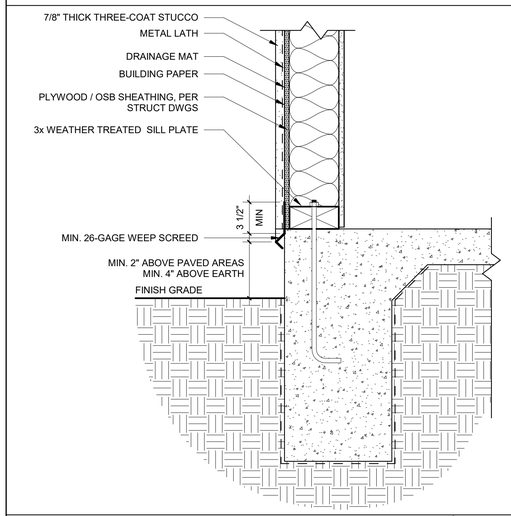


INTERMEDITATE FLOOR DETAIL | SCALE 1" = 1'-0" | 5

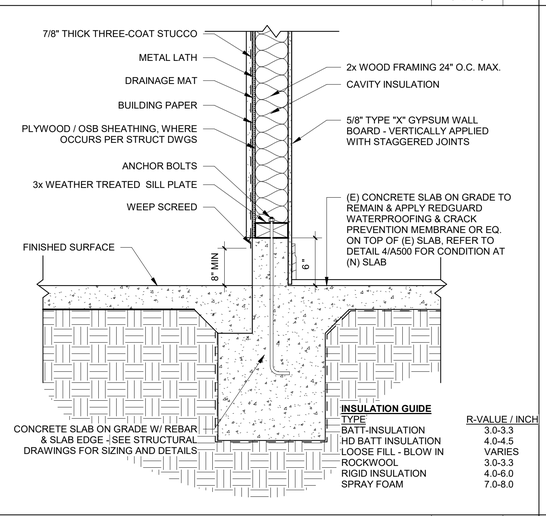


BELOW GRADE WATERPROOFING DETAIL | SCALE 1 1/2" = 1'-0" | 2

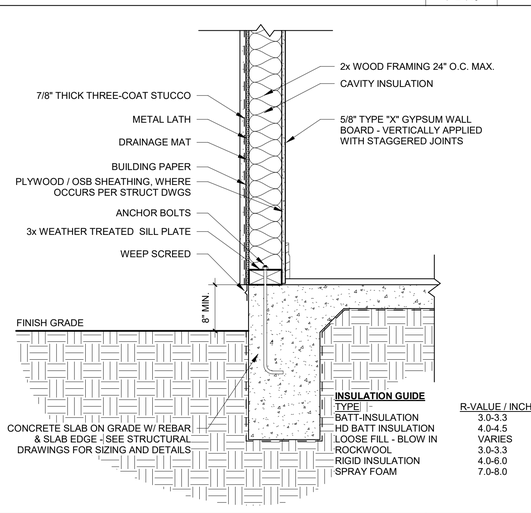
1



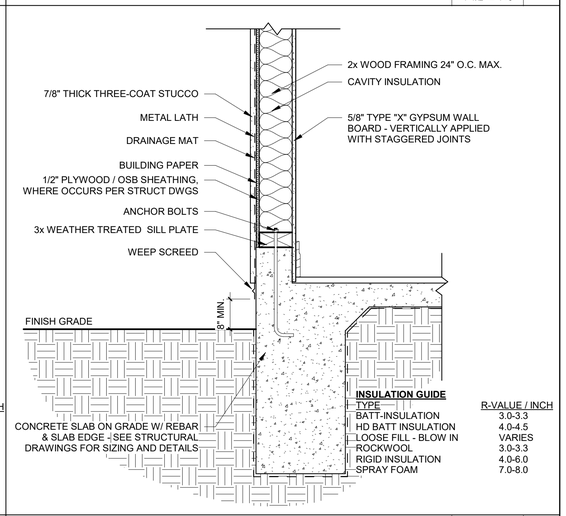
TYP. WEEP SCREED DETAIL | SCALE 1 1/2" = 1'-0" | 10



S.O.G. FOUNDATION CURB DETAIL | SCALE 1" = 1'-0" | 7



S.O.G. FOUNDATION DETAIL | SCALE 1" = 1'-0" | 4



S.O.G. FOUNDATION CURB DETAIL | SCALE 1" = 1'-0" | 1

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LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1.	PC1	01/23/26

SHEET TITLE

DETAILS

Date Issued 02/02/2026

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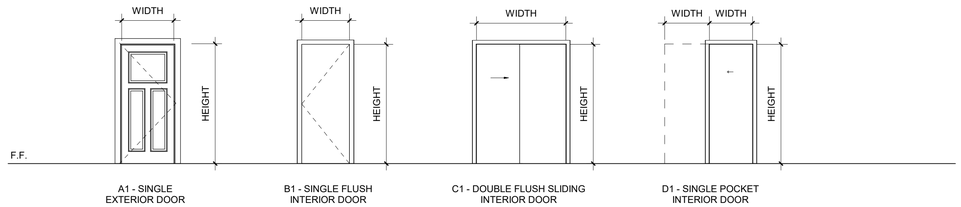
DOOR SCHEDULE

DOOR #	TYPE	LOCATION	WIDTH	HEIGHT	MANUF	MODEL	FIRE RATING	U-FACTOR	SHGC	CORE	FINISH	FRAME FINISH	DETAILS			NOTES
													HEAD	JAMB	SILL	
FIRST FLOOR																
100	A1	LIVING ROOM / KITCHEN	3' - 0"	6' - 8"	TBD	SWING										ENTRY
101	B1	BATH 2	2' - 8"	6' - 8"	TBD	SWING										
102	B1	BEDROOM 2	2' - 8"	6' - 8"	TBD	SWING										
103	C1	CLOSET	6' - 0"	6' - 8"	TBD	SLIDING										
104	B1	PRIMARY BEDROOM	2' - 8"	6' - 8"	TBD	SWING										
105	B1	CLOSET	2' - 8"	6' - 8"	TBD	SWING										
106	B1	PRIMARY BATH	2' - 8"	6' - 8"	TBD	SWING										
200	A1	ENTRY	3' - 0"	6' - 8"	TBD	SWING										ENTRY
SECOND FLOOR																
201	E1	BEDROOM 2	5' - 0"	6' - 8"	TBD	DBL GLASS SWING										EGRESS
202	E1	PRIMARY BEDROOM	5' - 0"	6' - 8"	TBD	DBL GLASS SWING										EGRESS
203	B1	BATH 2	2' - 8"	6' - 8"	TBD	SWING										
204	B1	HALL	2' - 8"	6' - 8"	TBD	SWING										
205	B1	BEDROOM 2	2' - 8"	6' - 8"	TBD	SWING										
207	B1	PRIMARY BEDROOM	2' - 8"	6' - 8"	TBD	SWING										
208	B1	PRIMARY BATH	2' - 8"	6' - 8"	TBD	SWING										
209	C1	PRIMARY BEDROOM	4' - 6"	6' - 8"	TBD	SLIDING										
210	B1	BEDROOM 2	2' - 4"	6' - 8"	TBD	SWING										

NOTES:
1. INSTALLATION TO BE PER MANUFACTURER'S SPECIFICATIONS
2. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO DOOR ORDERING
3. HARDWARE TO BE SELECTED BY THE OWNER, INSTALLED BY THE CONTRACTOR

CITY APPROVAL STAMP

DOOR LEGEND

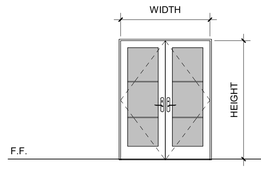


A1 - SINGLE EXTERIOR DOOR

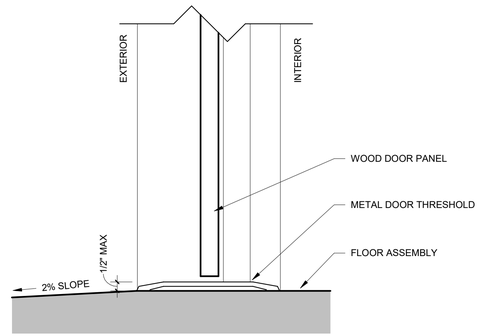
B1 - SINGLE FLUSH INTERIOR DOOR

C1 - DOUBLE FLUSH SLIDING INTERIOR DOOR

D1 - SINGLE POCKET INTERIOR DOOR



E1 - DOUBLE GLASS EXTERIOR DOOR



DOOR THRESHOLD

SCALE 6" = 1'-0" | 1

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NO.	DESCRIPTION	DATE
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SHEET TITLE

DOOR SCHEDULE

Date Issued 02/02/2026

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2/2/2026 9:14:39 AM

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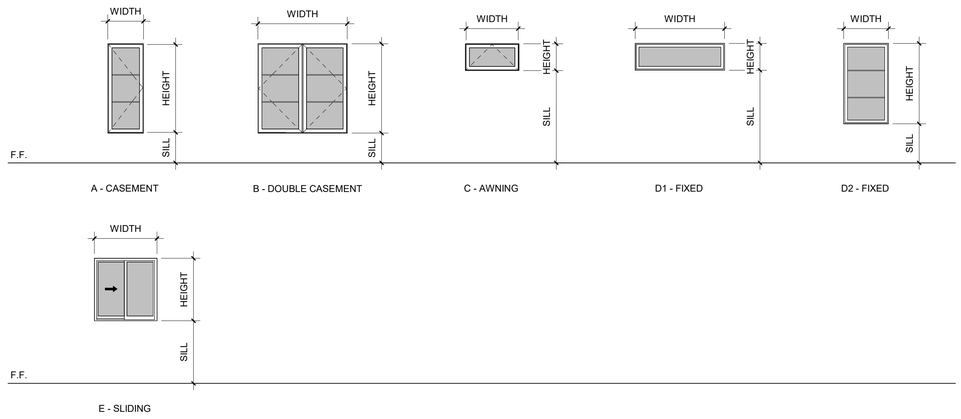
WINDOW SCHEDULE

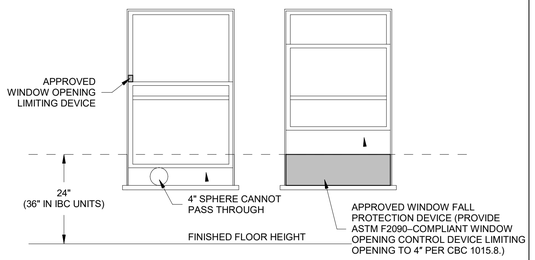
#	TYPE	LOCATION	MANUF	MODEL	HEIGHT	WIDTH	SILL HEIGHT	U-FACTOR	SHGC	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	NOTES
FIRST FLOOR													
001	E	UNIT 3	TBD	SLIDER	3' - 6"	3' - 6"	2' - 10 1/2"	0.3000 BTU/(h·ft²·°F)	0.23				V.I.F. SILL / HEAD HEIGHT
100	B	LIVING ROOM / KITCHEN	TBD	DOUBLE CASEMENT	5' - 0"	5' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				
101	A	PRIMARY BATH	TBD	CASEMENT	3' - 0"	2' - 0"	3' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				
102	B	PRIMARY BEDROOM	TBD	DOUBLE CASEMENT	5' - 0"	5' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				EGRESS
103	A	PRIMARY BEDROOM	TBD	CASEMENT	5' - 0"	2' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				EGRESS
104	A	PRIMARY BEDROOM	TBD	CASEMENT	5' - 0"	2' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				EGRESS
105	A	HALL	TBD	CASEMENT	5' - 0"	2' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				
106	B	LIVING ROOM / KITCHEN	TBD	DOUBLE CASEMENT	5' - 0"	5' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				
107	A	LIVING ROOM / KITCHEN	TBD	CASEMENT	3' - 2"	2' - 0"	3' - 6"	0.3000 BTU/(h·ft²·°F)	0.23				
108	C	BATH 2	TBD	AWNING	1' - 6"	3' - 0"	5' - 2"	0.3000 BTU/(h·ft²·°F)	0.23				
109	A	BEDROOM 2	TBD	CASEMENT	5' - 0"	2' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				EGRESS
110	A	BEDROOM 2	TBD	CASEMENT	5' - 0"	2' - 0"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				EGRESS
111	B	BEDROOM 2	TBD	DOUBLE CASEMENT	5' - 0"	4' - 6"	1' - 8"	0.3000 BTU/(h·ft²·°F)	0.23				EGRESS
SECOND FLOOR													
200	A	BEDROOM 3	TBD	CASEMENT	4' - 6"	2' - 6"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				EGRESS, PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
201	D1	PRIMARY BEDROOM	TBD	FIXED	1' - 6"	5' - 0"	5' - 2"	0.3000 BTU/(h·ft²·°F)	0.23				
202	C	PRIMARY BATH	TBD	AWNING	1' - 6"	3' - 0"	5' - 2"	0.3000 BTU/(h·ft²·°F)	0.23				
203	A	PRIMARY BATH	TBD	CASEMENT	3' - 2"	2' - 0"	3' - 6"	0.3000 BTU/(h·ft²·°F)	0.23				
204	A	HALL	TBD	CASEMENT	4' - 8"	2' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
205	A	HALL	TBD	CASEMENT	4' - 8"	2' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
206	A	HALL	TBD	CASEMENT	4' - 8"	2' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
207	B	KITCHEN	TBD	DOUBLE CASEMENT	4' - 8"	4' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
208	B	LIVING ROOM	TBD	DOUBLE CASEMENT	4' - 8"	4' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
209	A	LIVING ROOM	TBD	CASEMENT	4' - 8"	2' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
210	A	LIVING ROOM	TBD	CASEMENT	4' - 8"	2' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
211	B	LIVING ROOM	TBD	DOUBLE CASEMENT	4' - 8"	4' - 6"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
212	A	LIVING ROOM	TBD	CASEMENT	4' - 8"	2' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
213	A	LIVING ROOM	TBD	CASEMENT	4' - 8"	2' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
214	B	LIVING ROOM	TBD	DOUBLE CASEMENT	4' - 8"	4' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
215	B	STAIR	TBD	DOUBLE CASEMENT	4' - 8"	4' - 0"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				PROVIDE ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.
216	D2	STAIR	TBD	FIXED	4' - 6"	2' - 6"	2' - 0"	0.3000 BTU/(h·ft²·°F)	0.23				

NOTES:
1. INSTALLATION TO BE PER MANUFACTURER'S SPECIFICATIONS
2. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO WINDOW ORDERING
3. ALL WINDOWS TO BE TEMPERED UNLESS NOTED OTHERWISE

CITY APPROVAL STAMP

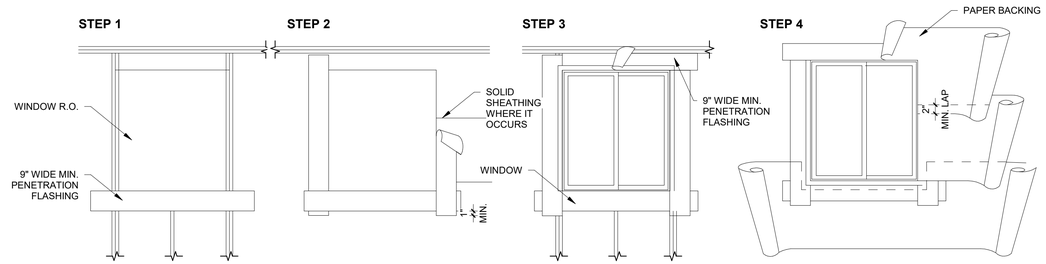
WINDOW LEGEND





- WINDOW FALL PROTECTION: AT THE ELEVATIONS, IDENTIFY THE HEIGHT OF THE WINDOWSILLS. WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL BE PROVIDED WITH AN ASTM F2090–COMPLIANT WINDOW OPENING CONTROL DEVICE LIMITING OPENING TO 4" PER CBC 1015.8.

WINDOW FALL PROTECTION | SCALE 3/4" = 1'-0" | 2



NOTES:
1. APPLY TOP HORIZONTAL SECTION OF FLASHING LAST. OVERLAPPING AND SEALING AGAINST THE FULL HEIGHT OF THE OUTER FACE OF THE TOP NAILING FLANGE WITH A CONTINUOUS BED OF SEALANT.
2. FLASHING AT DOOR SIMILAR.

WINDOW & DOOR FLASHING DETAIL | SCALE 3/4" = 1'-0" | 1

RBA

Ryan Bostic & Associates, Inc.
501 W Olympic Blvd, Unit 419
Los Angeles, CA 90015
832.371.9876

LICENSED ARCHITECT
RYAN ALAN BOSTIC
C-40763
04-30-2027
RENEWAL DATE
STATE OF CALIFORNIA

Dunsmuir Ave ADUS

1228 1/4 & 1/2 S Dunsmuir Ave. Los Angeles, CA 90019

NO.	DESCRIPTION	DATE
1	PC1	01/23/26

SHEET TITLE

WINDOW SCHEDULE

Date Issued 02/02/2026

A611

2/2/2026 9:14:40 AM

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ABBREVIATIONS

ADJ.	**ADJACENT**
ALLOW.	**ALLOWABLE**
ALT.	**ALTERNATE**
APPROX.	**APPROXIMATE**
BDRY.	**BOUNDARY**
BL	**BOTTOM**
B.S.	**BOTH SIDES**
BT.	**BENT**
BLKG.	**BLOCKING**
CLR.	**CLEAR**
COL.	**COLUMN**
CONC.	**CONCRETE**
CONT.	**CONTINUOUS**
CSK	**COUNTERSUNK**
CJ	**CEILING JOIST**
CB	**CEILING BEAM**
DBL.	**DOUBLE**
DEPR.	**DEPRESSION**
DIA.	**DIAMETER**
DIM.	**DIMENSION**
DN.	**DOWN**
DS	**DOUBLE STIRRUPS**
DWLS.	**DOWELS**
EA.	**EACH**
E.F.	**EACH FACE**
EQ.	**EQUAL**
EQUIP.	**EQUIPMENT**
E.W.	**EACH WAY**
EX.	**EXISTING**
EXT.	**EXTERIOR**
FDN.	**FOUNDATION**
F.F.	**FINISH FLOOR**
FJ.	**FLOOR JOIST**
FLG.	**FLANGE**
FLR.	**FLOOR**
F.O.S.	**FACE OF STUD**
F.P.	**FULL PENETRATION**
F.S.	**FAR SIDE**
FTG.	**FOOTING**
GA.	**GAGE**
GALV.	**GALVANIZED**
GLB	**GLUE LAMINATED BEAM**
GR.	**GRADE**
HK.	**HOOK**
HORIZ.	**HORIZONTAL**
H.S.	**HIGH STRENGTH**
I.D.	**INSIDE DIAMETER**
I.F.	**INSIDE FACE**
INT.	**INTERIOR**
JST.	**JOIST**
JT.	**JOINT**
LG.	**LONG**
LGTH	**LENGTH**
LTWT.	**LIGHTWEIGHT**
MECH.	**MECHANICAL**
MFR.	**MANUFACTURER**
N.I.C.	**NOT IN CONTRACT**
NO.	**NUMBER**
N-S.	**NORTH-SOUTH**
N.T.S.	**NOT TO SCALE**
O.D.	**OUTSIDE DIAMETER**
O.F.	**OUTSIDE FACE**
OPNG.	**OPENING**
OPP.	**OPPOSITE**
P.L.	**PROPERTY LINE**
P.P.	**PARTIAL PENETRATION**
REG.	**REGULAR**
REINF.	**REINFORCEMENT**
REQD.	**REQUIRED**
RB.	**ROOF BEAM**
RC	**REINFORCED CONCRETE**
RR.	**ROOF RAFTER**
SCHED.	**SCHEDULE**
SECT.	**SECTION**
SHTG.	**SHEATHING**
SPCG.	**SPACING**
SQ.	**SQUARE**
STAG.	**STAGGERED**
STD.	**STANDARD**
STIRR.	**STIRRUPS**
STL.	**STEEL**
STR.	**STRAIGHT**
STRUCT.	**STRUCTURAL**
SUPPT.	**SUPPORT**
SYM.	**SYMMETRICAL**
T & B	**TOP AND BOTTOM**
T.C.	**TOP OF CURB**
TEMP.	**TEMPERATURE**
TH.	**THICK**
T.S.	**TOP OF STEEL**
TOW.	**TOP OF WALL**
TOR.	**TOP OF RAILING**
TYP.	**TYPICAL**
U.N.O.	**UNLESS NOTED OTHERWISE**
VERT.	**VERTICAL**
WWM	**WELDED WIRE MESH**

GENERAL NOTES

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE, LATEST EDITION, AND ALL OTHER APPLICABLE REQUIREMENTS ORDERS, ORDINANCES AND REGULATIONS.

1. NOTES: NOTES PROVIDED ON STRUCTURAL PLANS SHALL *TAKE* PRECEDENCE OVER THESE GENERAL NOTES AND SPECIFICATIONS.
2. DIMENSIONS: WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTOR SHALL CHECK ALL DIMENSIONS AGAINST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTIONS.
3. CODES AND SPECIFICATIONS: ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, SPECIFICATIONS,REGULATIONS AND SAFETY REQUIREMENTS.
4. SAFETY: DURING THE CONSTRUCTION PERIOD THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHORING, BRACING AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES
5. EARTH WORK: THE CONTRACTOR SHALL RE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING. SHORING AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES. STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL STATE AND LOCAL SAFETY ORDINANCE.
6. OTHER TRADES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS AND CONDITIONS OF THE JOB. ALL DISCREPANCIES SHALE BE CALLED TO THE ATTENTION OF THE ARCHITECT OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK.
7. SHOP DRAWINGS: SHOP DRAWINGS REQUIRED BY THE SPECIFICATIONS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO FABRICATION
8. DETAILS: DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS AND NOTES OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICATION INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED SUBJECT TO REVIEW BY THE ARCHITECT OF ENGINEER
9. OPENING: SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL FLOOR AND WALL OPENINGS, FLOOR FINISHES. ETC.
10. OTHER TRADES: SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SIZE AND LOCATION OF ALL OPENINGS REQUIRED FOR DUCTS. PIPES AND ALL PIPE SLEEVES. ELECTRICAL CONDUITS AND OTHER ITEMS TO BE EMBEDDED IN CONCRETE OR OTHERWISE INCORPORATED IN STRUCTURAL WORK.
11. SPECIAL DETAILS: PROVIDE OPENINGS AND SUPPORTS, AS REQUIRED PER SPECIAL DETAILS FOR HEATERS, MECHANICAL EQUIPMENT VENTS. DUCTS PIPING, ETC ALL SUSPENDED MECHANICAL EQUIPMENT TO DE STATED OR LATERALLY BRACED
12. MODIFICATIONS: ALL INFORMATION SHOWN ON THE DRAWINGS. RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY, WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO THE ARCHITECT OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.
13. OTHER PLANS: ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED AS PART OF THE STRUCTURAL DESIGN DRAWINGS AND ARE TO BE ISED TO DEFINE DETAIL CONFIGURATIONS INCLUDING, BUT NOT LIMITED TO RELATIVE LOCATION OF MEMBERS, ELEVATIONS, LOCATION OF ALL OPENING, ETC.
14. SHORING: IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING. BRACING AND FORMWORK, ETC. AS REQUIRED FOR THE PROTECTIONS OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THE BUILDING. POST-TENSIONED OR REINFORCED CONCRETE SLABS MAY CARRY SHORING LOADS EQUIVALENT TO THEIR DESIGN SUPERIMPOSED LOADS INCLUDE LIVE LOAD, PARTITION LOAD, AND ANY OTHER LOAD NOT IN PLACE AT TIME OF SHORING.
15. REPORTS: COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, ETC. SHALL BE SENT TO THE STRUCTURAL ENGINEER.
16. MECHANICAL: MECHANICAL EQUIPMENT MUST BE FIRMLY ATTACHED TO THE STRUCTURE, ISOLATORS, FASTENERS, AND ANY OTHER ELEMENTS PROVIDING STABILITY FOR MECHANICAL EQUIPMENT MUST BE APPROVED BY THE ICBO OR EQUIVALENT TO AT LEAST 0.3 x OPERATING WEIGHT OF THE EQUIPMENT.
17. BACKFILL: BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEM. DO NOT PROCEED WITH BACKFILL UNTIL 7 DAYS (MINIMUM) AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEM UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER THE COMPLETION AND INSPECTION OF DAMP PROOFING.
18. BRACING: DO ALL TEMPORARY BRACING AS REQUIRED TO HOLD THE VARIOUS ELEMENTS IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
19. WHERE CONSTRUCTION MATERIALS ARE TEMPORARY STORED ON ROOF OR FLOOR FRAMING, THEY SHALL BE DISTRIBUTED SO THAT LOAD DOES NOT EXCEED DESIGN LIVE LOAD. ADEQUATE SHORING AND/OR BRACING SHALL BE PROVIDED WHERE STRUCTURAL MEMBERS HAVE NOT ATTAINED DESIGN STRENGTH.
20. THE DRAWINGS AND SPECIFICATIONS PRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING, SHORING. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER, WHETHER OF MATERIAL OF WORK, AND WEATHER PERFORMED PRIOR TO, DURING OR AFTER COMPLETION OF CONSTRUCTION, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

LUMBER & PLYWOOD

1. GRADE & SIZE: ALL STRUCTURAL LUMBER SHALL BE 454 DOUGLAS FIR OF THE FOLLOWING GRADES UNLESS NOTED OTHERWISE ON FRAMING PLANS.
   STUDS, PLATES AND BLOCKING.....STANDARD
   JOISTS & PLANS 2" TO 4" WIDE & 6" & DEEPER.....NO.2
   BEAMS AND STRINGER (6x & LARGER).....NO.1
   POSTS AND TIMBERS.....NO.1
   ALL LUMBER SHALL BE GRADED STAMPED BY AN APPROVED GRADING AGENCY.
2. MOISTURE CONTENT: MAX. MOISTURE CONTENT SHALL NOT EXCEED 19% UNLESS NOTED OTHERWISE.
3. PLYWOOD: SHALL BE STRUCTURAL 1, OR CDX GRADE (WITH EXTERIOR TYPE GLUE) AND SHALL CONFORM TO PS-1-95. EACH SHEET SHALL BE IDENTIFIED BY A REGISTERED STAMP OR BRAND OF THE APA.
4. PRESSURE TREATED WOOD: ALL WOOD BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR AND CONFORM TO U.B.C. STANDARD 25-12.
5. BOLTS: ALL BOLTS BEARING ON WOOD SHALL HAVE SQUARE WASHERS UNDER HEAD AND NOT UNLESS NOTED OTHERWISE. ALL BOLTS SHALL BE RE-TIGHTENED PRIOR TO APPLICATION OF PLYWOOD, PLASTER, OR ANY WALL SHEATHING.
6. HOLES: HOLES FOR BOLTS SHALL BE BORED WITH A BIT 1/16" TO 1/8" LARGER THAN THE NOMINAL BOLT DIAMETER.
7. CUTTING: STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED.
8. BLOCKING: TWO INCH SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.
9. BRACING: PROVIDE 1"x6" DIAGONAL LET-IN BRACES OR EQUAL STEEL STRAPS EVERY 25' IN ALL STUD WALLS. NON PLYWOOD SHEATHING BRACING SHALL BE CONTINUOUS FROM TOP TO BOTTOM PLATES.
10. HARDWARE: ALL METAL HARDWARE THAT IS JOIST HANGERS AND OTHER CONNECTORS SHALL BE MANUFACTURED BY SIMPSON LARR 22086, 24818.
11. DOUBLE JOISTS: USE DOUBLE JOISTS UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS. USE SOLID BLOCK UNDER PARTITIONS PERPENDICULAR TO JOISTS. ALL DBL. JOISTS SHALL BE NAILED TOGETHER W/ 16d NAILS @ 9" O.C. STAGGERED 1-1/2" FROM EDGE.
12. SILL PLATES: SILL PLATES FOR ALL WALLS SHALL BE ATTACHED TO CONCRETE WITH 5/8" DIAMETERS BY 12" ANCHOR BOLTS AT 4'-0" MAX. ON CENTER AND WITHIN 12" OF ENDS OF SILL MEMBERS, UNLESS OTHERWISE NOTED.
13. SPLICE: PLATE SPLICE SHALL HAVE 4'-0" MIN. LAP.
14. LAG BOLTS: PROVIDE LEAD HOLE 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION, SOAP, PARAFFIN OR OTHER APPROVED LUBRICANT SHALL BE USED ON THREADS INSTALLATION SHALL BE BY SCREWING NOT HAMMERING. CARE SHALL BE TAKED TO AVOID OVER TORQUING BOLT. (91.2337)
15. CONNECTION — NAILING (COMMON NAILS)
- JOIST TO SILL OR GIRDER, TOENAIL.....3-8d
- BRIDGING TO JOIST, TOENAIL EACH END.....2-8d
- 1"x6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL.....2-8d
- WIDER THAN 1"x6" SUBFLOOR TO EA. JOIST, FACE NAIL.....3-8d
- 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL.....2-16d
- SOLE PLATE TO STUD, END NAIL.....16d @ 16" O.C.
- TOP PLATE TO STUD , END NAIL.....2-16d
- STUD TO SOLE PLATE.....4-8,TOENAIL OR 2-16d, END NAIL
- DOUBLE STUDS, FACE NAIL.....16d @ 24" O.C.
- DOUBLE TOP PLATES, FACE NAIL.....16d @ 16" O.C.
- TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL.....2-16d
- CONTINUOUS HEADER, TWO PIECES.....16d @ 16" O.C.
- CEILING JOISTS TO PLATE, TOENAIL.....3-8d
- CONTINUOUS HEADER TO STUD, TOENAIL.....4-8d
- CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.....3-16d
- CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.....3-16d
- RAFTER TO PLATE, TOENAIL.....3-8d
- 1" BRACE TO EACH STUD AND PLATE, FACE NAIL.....2-8d
- 1"x8" SHEATHING OR LESS TO TO EACH BEARING, FACE NAIL.....2-8d
- WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL.....3-8d
- BUILT-UP GIRDER AND BEAM.....20d @ 32" O.C.@ TOP & BOTT.
- BUILT-UP CORNER STUDS.....16d @ 24" O.C.
  PLANS.....2-16d @ EA. BEARING

REINFORCING STEEL

1. GENERAL: DESIGN , DETALING, FABRICATION, PLACEMENT AND SPECIAL INSPECTION SHALL BE IN ACCORDANCE WITH ACI CODES AND MANUALS (318-19 AND 315-18)
2. LAPS: ALL TENSIONS SPLICES ARE ACCORDING TO ACI 318-19, CLASS C, OR 36TIMES BAR DIAMETER AND ALL COMPRESSION SPLICES 30 TIMES BAR DIAMETERS (U.N.O.)
3. WELDING: TACK WELDING OF REBARS IS NOT PERMITTED UNLESS CALLED FOR OR APPROVED BY THE ENGINEER.
4. REINFORCING: ALL REINFORCING SHALL BE SECURELY TIED AND BRACED IN PLACE PRIOR TO POURING CONCRETE OR GROUTING.
5. WIRE FABRIC: WELDED WIRE FABRIC (WW, OR WWF) SHALL CONFORMED TO ASTM A-82 AND A-185. LAP 1-1/2 SPACES OR 9" MIN.
6. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A-615 GRADE 60.
7. REINFORCEMENT MARKED CONTINUOUS MAY BE SPLICED BY LAPPING 30 BAR DIAMETERS IN CONCRETE AND 40 BAR DIAMETER IN MASONARY, UNLESS NOTED OTHERWISE.
8. DOWELS SHALL MATCH TIE BEAM, GRADE BEAM, WALL AND SLAB REINFORCING IN SIZE AND NUMBER REQUIRED, U.N.O.

GLUED LAMINATED TIMBER

1. MATERIALS, MANUFACTURE AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH COMMERCIAL STANDARD CS 253 "STRUCTURAL GLUED LAMINATED TIMBER".
2. GLUED LAMINATED BEAMS SHALL BE COMBINATION 24F OF ARCHITECTURAL APPEARANCE GRADE WHERE EXPOSED, AND INDUSTRIAL GRADE WHERE NOT EXPOSED. EXTERIOR GLUE SHALL BE PROVIDED WHERE BEAMS ARE EXPOSED TO WEATHER. NO CAMBER, UNLESS NOTED OTHERWISE.
3. GLUED LAMINATED BEAMS SHALL BE FURNISHED BY A LICENSED FABRICATOR SPECIALIZING IN THIS TYPE OF WORK. THE FABRICATOR SHALL SUBMIT COMPLETE SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATIONS.

MASONARY

1. BLOCKS: CONCRETE BLOCK SHALL BE OF SIZE SHOWN ON STRUCTURAL DRAWINGS AND SHALL CONFORM TO ASTM C-90 GRADE & LIGHT WEIGHT UNITS, U.N.O.
2. MORTAR: SHALL BE COMPOSED OF NOT LESS THAN ¼ PART NOR MORE THAN ½ PART LIME PUTTY OR DRY HYDRATED LIME, 1 PART PORTLAND CEMENT, AND 4 PARTS SAND BASED ON DRY, LOOSED VOLUMES. THE TOTAL CLAY CONTENTS, INCLUDING THAT IN THE SAND SHALL NOT EXCEED 2% OF SAND CONTENT OR 6% OF CEMENT CONTENT.
3. GROUT: NOT LESS THAN 7 SACKS OF CEMENT PER CUBIC YARD, FLUID CONSISTENCY, FOR POURING WITHOUT SEGREGATION OF CONSTITUENT PARTS. (f'c=2,000 Psi)
4. MIX: 1 PART PORTLAND CEMENT TO NOT MORE THAN 3 PARTS PER GRAVEL, ⅜ INCH MAXIMUM SIZE COARSE AGGREGATE, GOUT FILL USING COARSER AGGREGATE MAY BE USED IF MIX IS PROPERLY DESIGNED AND APPROVED BY ENGINEER. MAXIMUM SIZE OF AGGREGATE; MAX. 1/5 LEAST LATERAL DIMENSION OF CELL TO BE FILLED. MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. ONLY APPROVED ADMIXTURES MAY BE ADDED.
5. MIXING: PLACE THE SAND , CEMENT AND WATER IN MIXER IN THAT ORDER FOR EACH BATCH OF MORTAR OR GROUT AND MIX FOR A PERIOD OF AT LEAST 2 MINUTES. ADD THE LIME AND CONTINUE MIXING FOR AS LONG AS NEEDED TO SECURE A UNIFORM MASS, BUT IN NO CASE LESS THAN 10 MINUTES. USE MIXERS TO SECURE A UNIFORM CAPACITY. BATCHES REQUIRING FRACTIONAL SACKS WILL NOT BE PERMITTED UNLESS CEMENT IS WEIGHT FOR EACH SUCH BATCH. RETEMPER MORTAR ONLY BY ADDING WATER INTO A BATCH MADE WITH MORTAR AND THEN CAREFULLY WORKING THE WATER INTO THE MORTAR. RETEMPERING THE MORTAR BY DASHING WATER OVER THE MORTAR SHALL NOT BE PERMITTED. ANY MORTAR OR GROUT WHICH IS UNUSED WITHIN ONE HOUR AFTER THE INITIAL MIXING SHALL BE REMOVED FROM THE WORK. MORTAR SHALL BE MIXED AND MAINTAINED ON BOARDS TO SLUMP OF 2-3/4 INCHES PLUS OR MINUS 1/4".
6. CONSTRUCTION JOINTS: WHEN GROUTING IS STOPPED FOR A PERIOD OF ONE HOUR OR LONGER, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT POUR 1-1/2 INCHES MINIMUM BELOW THE UPPERMOST UNIT.
7. ALIGNMENT OF VERTICAL CELLS: ALL MASONRY SHALL BE BUILT TO PRESERVE THE UNOBSTRUCTED VERTICAL CONTINUITY OF CELLS TO BE FILLED. THE VERTICAL ALIGNMENT SHALL BE SUFFICIENT TO MAINTAIN A CLEAR UNOBSTRUCTED VERTICAL FLUE MEASURING NOT LESS THAN 3 INCHES BY 3 INCHES.
8. LAYING: IN PLACING MORTAR IN HORIZONTAL JOINTS, COVER THE FACE SHELLS OF THE UNIT WITH MORTAR. SOLIDLY FILL ALL HEAD JOINTS. LAY ALL MASONRY WITH COMMON BOND. HOLD RAKING TO A MINIMUM.
9. GROUT PLACEMENT: MAXIMUM GROUT LIFT SHALL BE 4'-0" (U.N.O.) NON CONTINUOUS POURS SHALL BE STOPPED 1-1/2" BELOW THE TOP OF A COURSE TO FORM A KEY AT POUR JOINTS.
   A. GROUT ALL CELLS SOLID (U.N.O.)
   B. SOLID ONLY CELLS CONTAINING REINFORCEMENTS, ANCHOR BOLTS, INSERTS, ETC. WHERE NOTED.
10. PROVIDE CLEANOUTS OPENING AT THE BOTTOM OF ALL VERTICALLY GROUTED CELLS IF GROUT LIFT EXCEEDS 4'-0".
11. NO PIPES OR DUCTS SHALL BE PLACED IN MASONRY WALLS UNLESS SPECIFICALLY NOTED OR DETAILED.
12. DOWELS IN MASONRY WALLS SHALL BE THE SAME SIZE AND SPACING AS VERTICAL WALL REINFORCING (U.N.O.)
13. SEE MECHANICAL, ELECTRICAL AND ARCHITECTURAL DRAWINGS FOR OPENINGS IN WALLS LESS THAN 8" IN DIMENSIONS. PROVIDE STANDARD PIPE SLEEVES AT THESE OPENINGS.
14. STRENGTH: ULTIMATE TEST PRISM COMPRESSIVE STRENGTH, f'm, SHALL BE 1500 PSI. (U.N.O.)
15. MASONRY REBAR LAP STRENGTH:

BAR SIZE	GRADE	WALLS WITH NO SPEC. INSPECTION	WALLS WITH SPEC. INSPECTION
#4	40	32"	24"
#5	60	48"	36"
#6	60	58"	44"
#7	60	68"	51"
#8	60	76"	58"

16. MIN. EDGE DISTANCE OF EMBEDDED ANCHOR BOLT SHALL BE 2".
17. MIN. EMBEDMENT LENGTH OF ANCHOR BOLT SHALL BE 4 TIMES BOLT DIA.

CONCRETE

1. STRENGTH & QUALITY: CONCRETE STRENGTH AT 28 DAYS SHALL BE MINIMUM f'c=2500 PSI OR AS INDICATED BELOW:

CONCRETE USE	STRENGTH	SLUMP	AGGREGATE SIZE
EXTERIOR WALKS ABD CURBS	2500 @ 28 DAYS	4 1/2"	1"
GRADE SLAB AND FOUNDATION	2500 @ 28 DAYS	4 1/2"	1"
COLUMNS	4000 @ 28 DAYS	4 1/2"	3/4"
STRUCTURAL SLAB	4000 @ 28 DAYS	4 1/2"	3/4"
WALLS	4000 @ 28 DAYS	4 1/2"	3/4"
GRADE BEAM	3000 @ 28 DAYS	4 1/2"	3/4"
PILES	4000 @ 28 DAYS	4 1/2"	3/4"

2. CEMENT: ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE II, UNLESS ALKALINE SOILS ARE PRESENT.
3. AGGREGATES: ALL CONCRETE UNLESS OTHERWISE NOTED SHALL BE REGULAR WEIGHT HARD ROCK TYPE (150 LBS/CU. FT.). AGGREGATES SHALL CONFORM TO ASTM C-33 WITH PROVEN SHRINKAGE CHARACTERISTICS OF LESS THAN .005.
4. CURING: CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MIN. OF 5 DAYS AFTER PLACEMENT. APPROVED CURING COMPOUNDS MAY BE USED IN LIEU OF MOST CURING. STRENGTH TEST OF CONCRETE SHALL BE REQUIRED AS PER SECTION 2604 OF U.B.C. PLACEMENT OF CONCRETE AND REINFORCING STELL SHALL BE INSPECTED BY A QUALIFIED SPECIAL INSPECTOR FROM AN AGENCY APPROVED BY THE BUILDING DEPARTMENT. KEYED CONSTRUCTION JOINTS SHALL BE THOROUGHLY CLEANED AND ALL ALL LAITANCE SHALL BE REMOVED. ALL VERTICAL JOINTS SHALL BE THOROUGHLY WETTED AND SLUSHED WITH A COAT OF OF NEAT CEMENT IMMEDIATELY BEFORE PLACING NEW CONCRETE.
5. SLEEVES: SLEEVES NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE LOCATED BY THE TRADES INVOLVED AND SHALL BE REVIEWED BY THE ENGINEER BEFORE CONCRETE IS POURED. CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENING, SLEEVES, CURBS, CONDUITS, ETC., RELATING TO THE WORK.
6. INSERTS: ALL ITEMS TO BE CAST IN CONCRETE SUCH AS REINFORCING BARS, DOWELS, BOLTS, ANCHORS, PIPES, SLEEVES, ETC., SHALL BE SECURELY POSITIONED IN THE FORMS BEFORE PLACING THE CONCRETE.
7. SEGREGATION OF AGGREGATES: CONCRETE SHALL NOT BE DROPPED THROUGH REINFORCING STEEL (AS IN WALLS AND COLUMNS) SO AS TO CAUSE SEGREGATION OF AGGREGATES. USE HOPPERS, CHUTES OR TRUNKS OF VARYING LENGTH SO THAT THE FREE UNCONFINED FALL OF CONCRETE SHALL NOT EXCEED 5 FEET.
8. DOWELING: ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS, WALLS, BEAMS OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE WALL BARS EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE WITH 30 BAR DIAMETER LAP.
9. SPLICES: SPLICES IN CONTINUOUS REINFORCEMENT AS USED IN WALL, GRADE BEAMS, ETC., SHALL HAVE A LAP OF 30 x BAR DIAMETERS BUT NOT LESS THAN 12 INCHES. THE SPLICES IN ADJACENT BARS SHALL NOT BE LESS THAN 5'-0" APART. VERTICAL WALL BARS SHALL BE SPLICED AT NEAR FLOOR LINES.
10. CONSTRUCTION JOINTS: SHALL HAVE ENTIRE SURFACE REMOVED TO EXPOSE CLEAN AGGREGATE SOLIDLY EMBEDDED. THE CONTRACTOR SHALL OBTAIN THE ENGINEER'S APPROVAL OF CONSTRUCTION JOINT NEAR OTHER THAN DETAILED OR SPECIFIED IN ALL SLABS, BEAMS AND SHEAR WALLS.
11. INSPECTIONS: THE FOLLOWING SPECIAL INSPECTIONS SHALL BE PERFOMED WHEN THE CONCRETE DESIGN IS GREATER THAN f'c = 2500 PSI, A REINFORCEMENT B. CONCRETE PLACING. C. CONCRETE STRENGTH.
12. DRYPACK: SHALL BE COMPOSED OF 1 PART PORTLAND CEMENT TO NOT MORE THAN 3 PARTS SAND WITH MIN. 2500PSI @ 7 DAYS.
13. BOLTS: BOLTS EMBEDDED IN CONCRETE TO BE ASTM A-307 U.N.O.
14. VIBRATION: VIBRATION SHALL BE IN ACCORDANCE WITH THE GENERAL PROVISIONS OUTLINED IN PORTLAND CEMENT SPEC. ST26.
15. LIGHT WEIGHT CONCRETE: LIGHT WEIGHT CONCRETE USED WHERE INDICATED SHALL HAVE A MAXIMUM DENSITY OF 112LBS/CU.FT.
16. REBAR COVER MINIMUM COVERAGE SHALL BE AS FOLLOWS:
    3".....WHERE CONCRETE IS DEPOSITED DIRECTLY AGAINST GROUND. (EXCEPT SLAB ON GRADE)
    2".....WHERE CONCRETE IS EXPOSED TO GROUND BUT PLACED IN FORMS
    1-1/2".....FOR MAIN BARS IN BEAMS, TIED COLUMNS AND TIED BARS IN WALLS.
    1-1/2".....FORE TIES IN COLUMNS
    1-1/2".....FOR WALL BARS TO WEATHER SURFACE
    1-1/2".....FOR BARS IN SLABS ON GRADE
    1".....FOR BARS IN SLABS

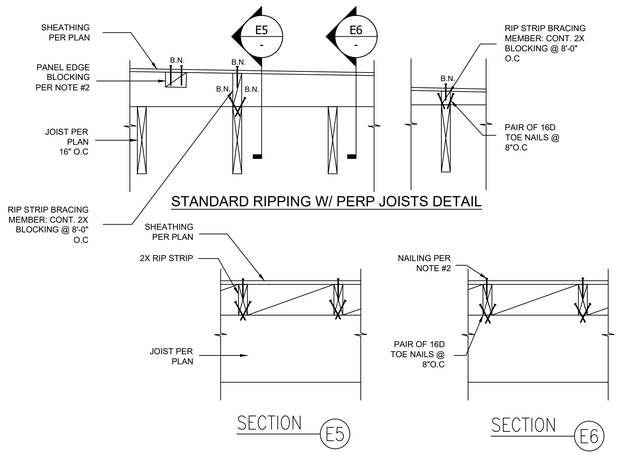
STRUCTURAL STEEL

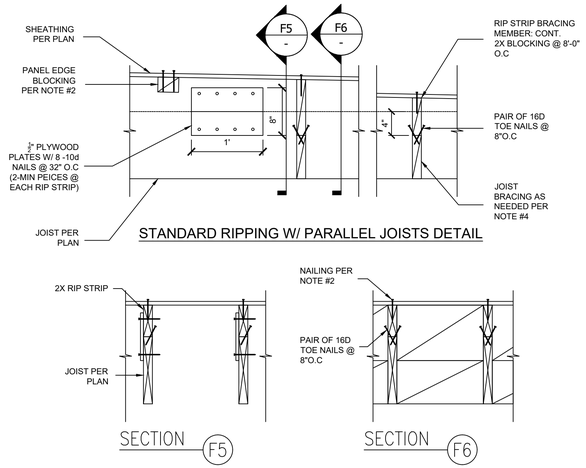
1. STEEL: ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A36 AND SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS, LATEST EDITION.
2. PIPE COLUMNS: PIPE COLUMNS SHALL CONFORM TO ASTM A-53 GRADE B U.N.O.
3. BOLTS: BOLTS SHALL CONFORM TO ASTM A-325 U.N.O.
4. SHOP DRAWINGS: STRUCTURAL STEEL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATIONS AND ERECTION.
5. PROTECTION: HOT DIP GALVANIZE OR PROVIDE 3" MIN. CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE.
6. WELDING: ALL WELDING IS TO COMPLY AND IS TO BE DONE BY WELDERS CERTIFIED FOR THE TYPE OF WELD TO BE PERFORMED AS REQUIRED BY THE DEPARTMENT OF BUILDING AND SAFETY WITH ELECTRIC ARC PROCESS WITH E70XX ELECTRODES.
7. ALL WELDING SHALL BE DONE IN THE SHOP OF A CITY OF LOS ANGELES LICENSED FABRICATOR OR WITH CONTINUOUS INSPECTION BY A REGISTERED DEPUTY BUILDING INSPECTOR, U.N.O.
8. ALL BUTT WELDS SHALL BE FULL PENETRATION U.N.O. ALL BUTT WELDS SHALL BE STANDARD PREQUALIFED WELDS. IF OTHER JOINT FORMS ARE USED TESTING AND QUALIFICATION OF JOINTS SHALL BE IN ACCORDANCE WITH AWS STANDARDS.
9. CONTINUOUS DEPUTY INSPECTION IS REQUIRED FOR ALL FIELD WELDING.

SPECIAL INSPECTION

1. SPECIAL INSPECTION (CBC 1705) SHALL BE COMPLETED BY A DEPUTY INSPECTOR LICENSED AND REGISTERED WITH THE GOVERNING BUILDING DEPT.

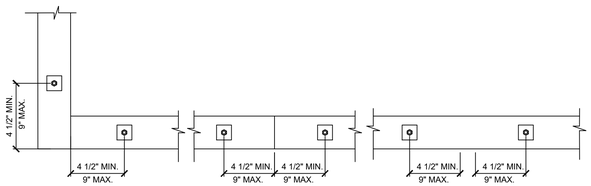
ITEMS	CODE REFERENCE	REMARKS	TYPE	REQUIRED
CONCRETE OVER 2500PSI	CBC 1750.3		P	
ANCHORS INSTALLED IN CONCRETE	CBC TABLE 1705.3		P	
POST INSTALLED ANCHOR/EPOXY	CBC TABLE 1705.3	SEE ICC APPROVAL	P	
REINFORCING STEEL AND STEEL TENDONS	CBC TABLE 1705.3		C	
STRUCTURAL STEEL	CBC 1705.2,1705.12.1		P/C	
STRUCTURAL STEEL WELDING	CBC 1705.2		C	
HIGH STRENGTH BOLTING	CBC 1705.2		C	
MASONRY CONSTRUCTION	CBC 1705.4		C	
HIGH LOAD DIAPHRAGM	CBC 1705.5.1		P	
WOOD CONSTRUCTION	CBC 1705.5, 1705.11.1		P/C	
COLD FORMED STEEL	CBC 1705.11.2		P/C	
SHOTCRETE	CBC TABLE 1705.3		C	
DRIVEN DEEP FOUNDATIONS	CBC TABLE 1705.7		C	
SOILS	CBC TABLE 1705.6	SEE SOULS REPORT	P/C	
SPRAY-APPLIED FIRE RESISTIVE MATERIAL	CBC TABLE 1705.14	





1 ROOF SLOPE RIPPING DETAIL

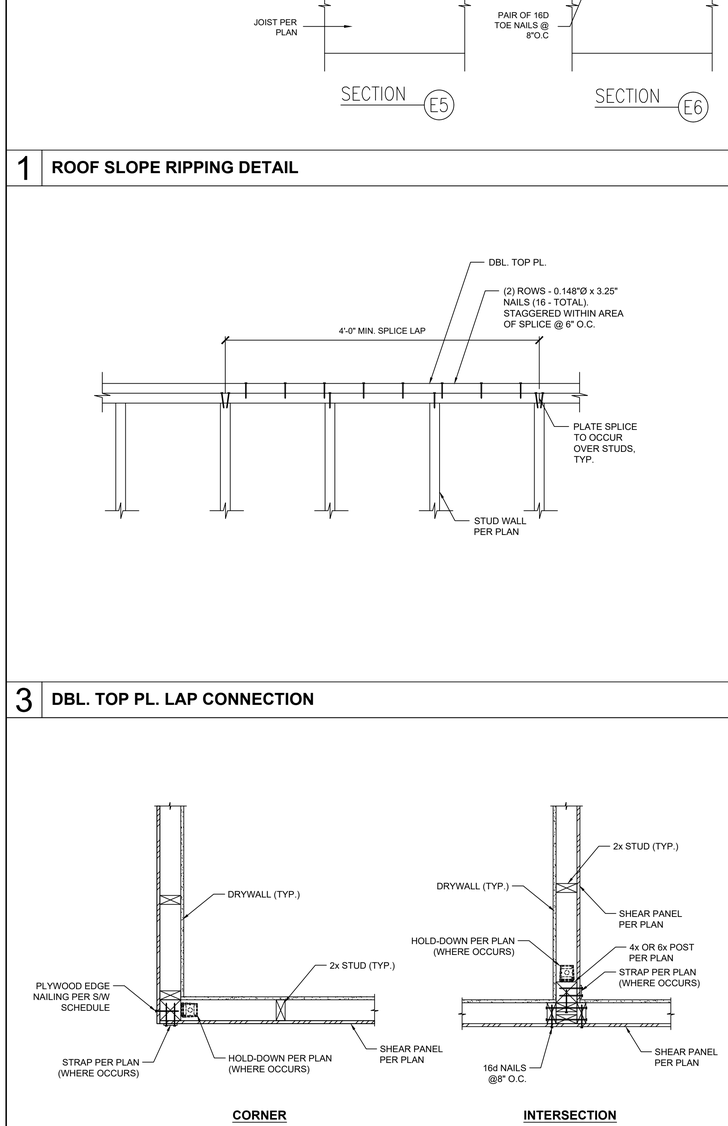
3 DBL. TOP PL. LAP CONNECTION



NOTES:

1. USE 5/8" Ø ANCHOR BOLTS PER SCHEDULE ON DETAIL X / S0.XX
2. EACH SILL PLATE PIECE SHALL HAVE (2) BOLTS MINIMUM. HOLD-DOWN ANCHORS ARE NOT CONSIDERED AN ANCHOR BOLT.
3. LOCATE BOLTS WITHIN 9" OF SILL PLATE ENDS AND AT 4'-0" O.C. MAX.
4. USE PLATE WASHER PER SHEARWALL SCHEDULE AT EA. BOLT. STANDARD CUT WASHERS ARE ACCEPTABLE AT NON-SHEAR WALLS.
5. DO NOT DRILL OVERSIZE HOLES THRU SILL PLATE. UISE 11/16" Ø DRILL BIT.
6. SILL PLATE THICKNESS AND FASTENING AT SHEARWALLS PER SHEAR WALL SCHEDULE ON DETAIL X/S0.XX
7. CONTACT THE ENGINEER-OF-RECORD FOR POST-INSTALLED ANCHOR OPTIONS.

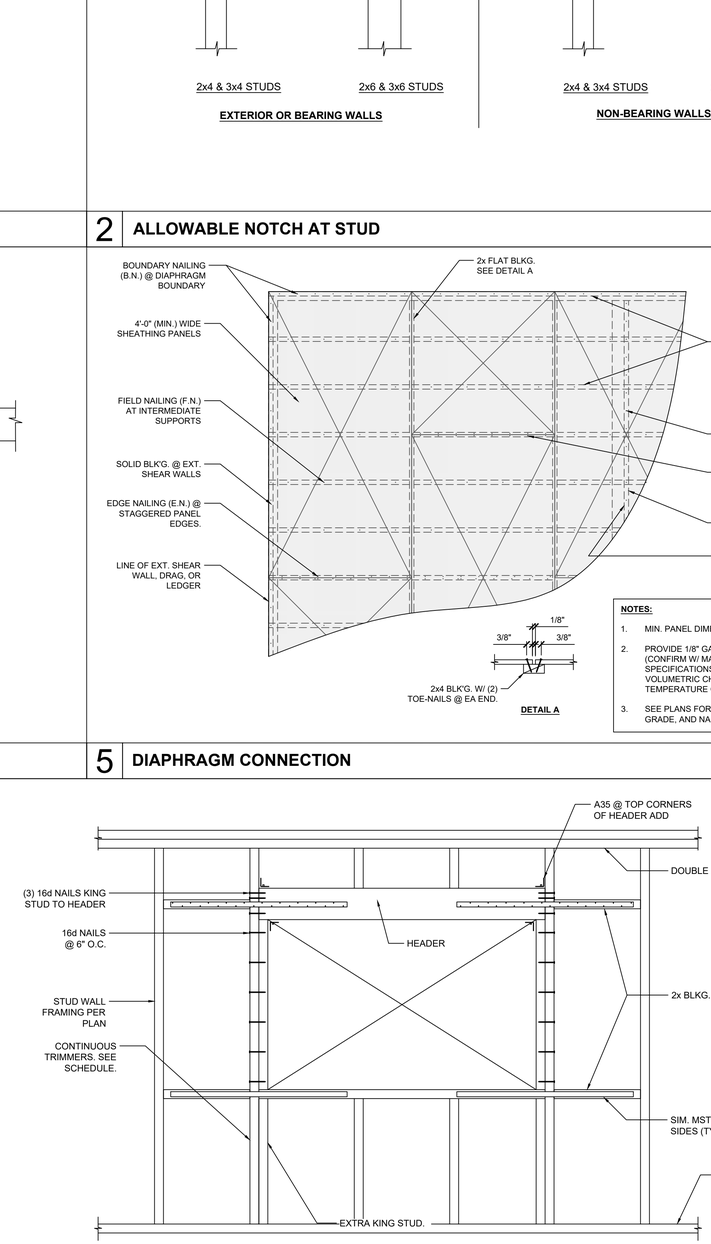
4 ANCHOR BOLT CONNECTION

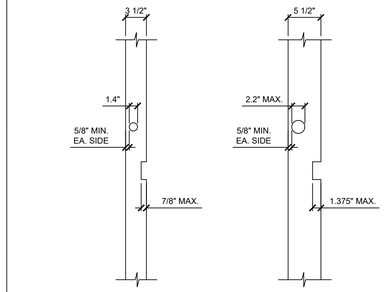


6 SHEAR WALL NAILING CONNECTION

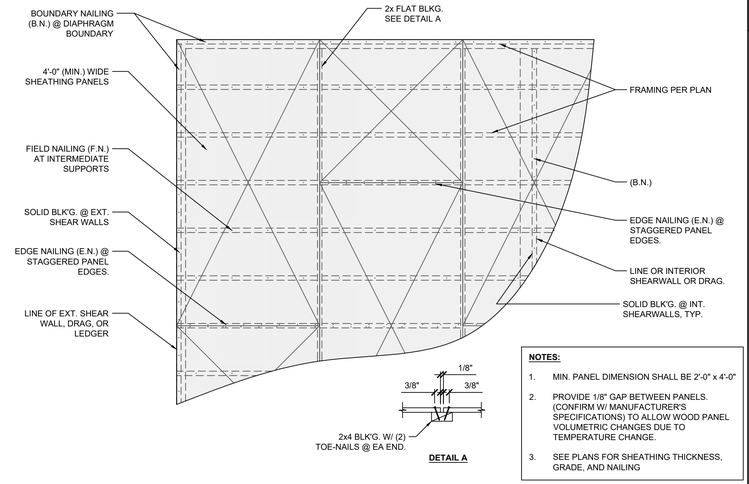
TYP. MINIMUM HEADER SCHEDULE (U.O.N. ON PLANS)				
WIDTH OF OPENING	NUMBER OF TRIMMERS	HEADER SIZE		KING STUD TO HEADER CONNECTION
		2x4 Wall Framing	2x6 Framing	
up to 4'-0"	1	4x4	6x6	(3) 16d NAILS
up to 6'-0"	1	4x6	6x6	(3) 16d NAILS + (2) A35 (TOP CORNER)
up to 8'-0"	2	4x8	6x8	(3) 16d NAILS + (2) A35 (TOP CORNERS)
up to 10'-0"	2	4x10	6x12	(3) 16d NAILS + (4) A35 (EA. CORNER)
up to 12'-0"	3	4x12	6x12	(3) 16d NAILS + (4) A35 (EA. CORNER)

7 TYP. HEADER DETAIL





2 ALLOWABLE NOTCH AT STUD



NOTES:

1. MIN. PANEL DIMENSION SHALL BE 2'-0" x 4'-0"
2. PROVIDE 1/8" GAP BETWEEN PANELS. (CONFIRM W/ MANUFACTURER'S SPECIFICATIONS) TO ALLOW WOOD PANEL VOLUMETRIC CHANGES DUE TO TEMPERATURE CHANGE.
3. SEE PLANS FOR SHEATHING THICKNESS, GRADE, AND NAILING

5 DIAPHRAGM CONNECTION

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REVISIONS			
No.	ISSUE	BY	DATE
1	PCC	PM	1/22/2026

NEW TWO STORY GROUPED ADU

1226 S DUNSMUIR AVE, LOS ANGELES, CA 90019

TYPICAL SHEAR WALL DETAILS

JOB No.: 2025-504

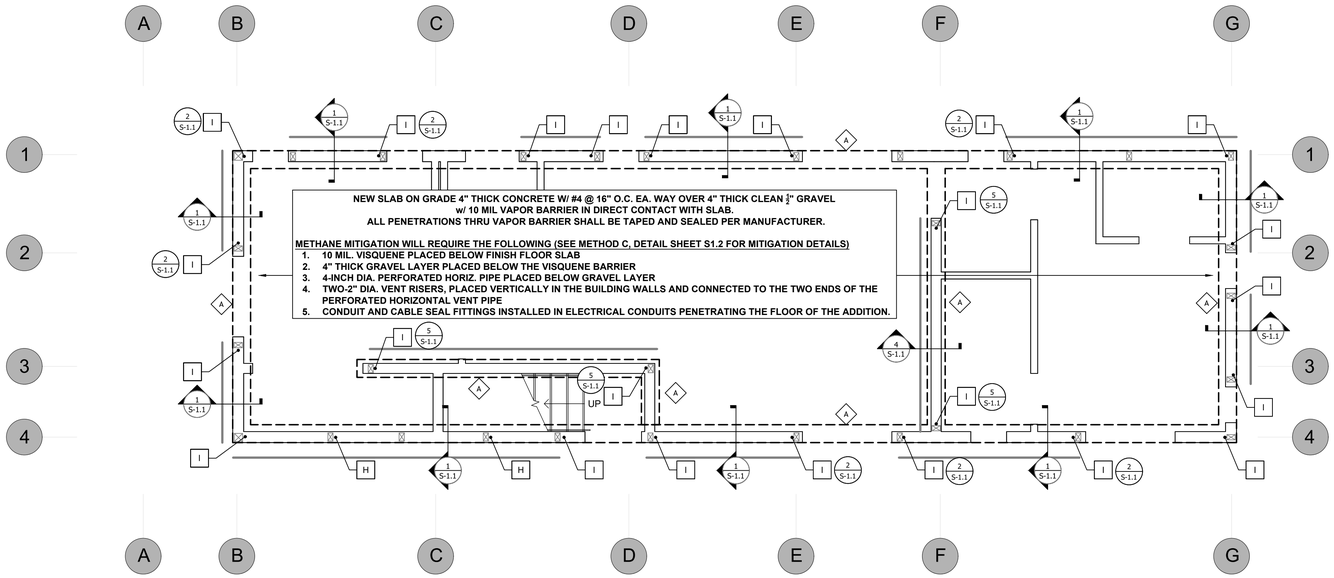
ISSUE DATE: 11/04/2025

SHEET NUMBER:

S-0.20

PAD FOOTING SCHEDULE						
MARK	WIDTH	DEPTH INTO NATIVE SOIL	REINFORCEMENT	TIES	COMPRESSIVE STR. f'c	REMARKS
P1	24"-24"	1'-6"	(4) - #4's BOT. EA. WAY	N/A	3000 PSI	

CONTINUOUS SPREAD FOOTING SCHEDULE					
MARK	WIDTH	EMBEDMENT DEPTH INTO NATIVE SOIL	REINFORCEMENT	TIES / STRENGTH	REMARKS
A	1'-0"	24"	(2) #4's BOT. (2) #4's TOP	F'c = 2,500 PSI	3" CLR. COVER



N

FOUNDATION PLAN

Scale:1/4" = 1'

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STATE OF CALIFORNIA

NEW TWO STORY GROUPED ADU

1226 S DUNSMUIR AVE, LOS ANGELES, CA 90019

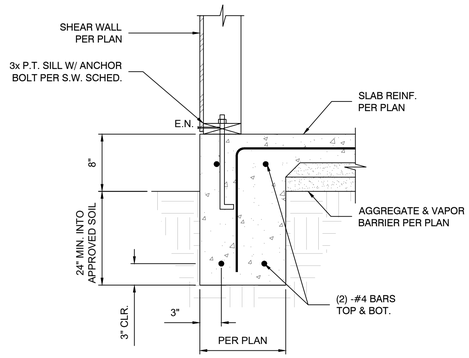
FOUNDATION PLAN

JOB No.: 2025-504

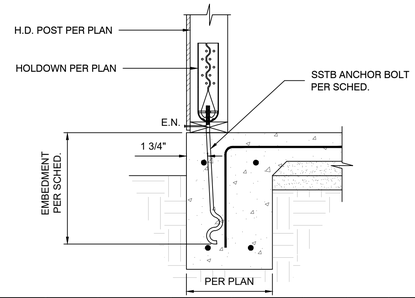
ISSUE DATE: 11/04/2025

SHEET NUMBER:

S-1

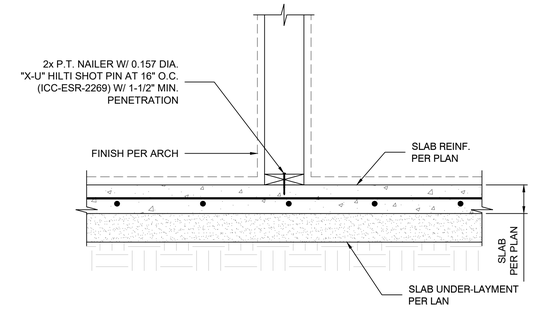


1 SHEAR TRANSFER @ EXTERIOR FOOTING

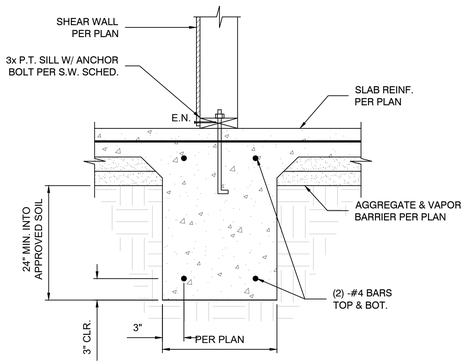


ID	Simpson Holdown	Anchor Bolt Dia (in)	Stem Wall Min Width (in)	Anchor Bolt[4]	Min Embed into Stem Wall (in)	Min Embed into Footing (in)	Clear Edge Dist inside footing (in)	4" Wall Post[5]	6" Wall Post[5]	LRFD Allowable Load 4x (lbs)3	LRFD Allowable Load 6x (lbs)3
G	HDU2	5/8	6	SSTB 16	12.625	N/A	N/A	4x4	4x6	3294	3294
H	HDU4	5/8	6	SSTB20	16.625	N/A	N/A	4x4	4x6	4891	4891
I	HDU5	5/8	6	SSTB 24	20.625	N/A	N/A	4x4	4x6	5500	6048
J	HDU8	7/8	8	SSTB 28	24.875	N/A	N/A	4x6	4x6	7467	7467
K	HDU11	1	8	PAB8	FULL	11	16.5	4x8	6x6	10216	10216
L	HDU14	1	8	PAB8	FULL	11	16.5	4x8	6x6	14250	15476
P	HD19	1.125	8	PAB9	FULL	13.5	20.5	4x8	6x6	14250	20432

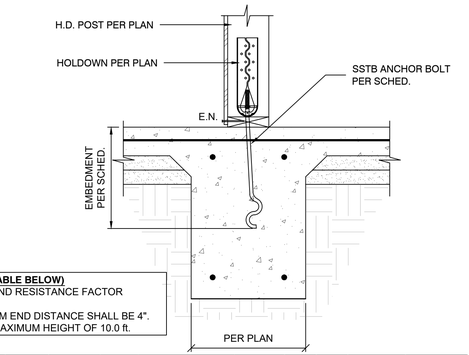
2 HOLDOWN @ NEW EXTERIOR FOOTING



3 NON-LOAD BEARING WALL CONNECTION



4 SHEAR TRANSFER @ INT. FTG.



NOTE: (TABLE BELOW)
1-LOAD AND RESISTANCE FACTOR DESIGN.
4-MINIMUM END DISTANCE SHALL BE 4".
5-POST MAXIMUM HEIGHT OF 10.0 ft.

ID	Simpson Holdown	Anchor Bolt Dia (in)	Stem Wall Min Width (in)	Anchor Bolt[4]	Min Embed into Stem Wall (in)	Min Embed into Footing (in)	Clear Edge Dist inside footing (in)	4" Wall Post[5]	6" Wall Post[5]	LRFD Allowable Load 4x (lbs)3	LRFD Allowable Load 6x (lbs)3
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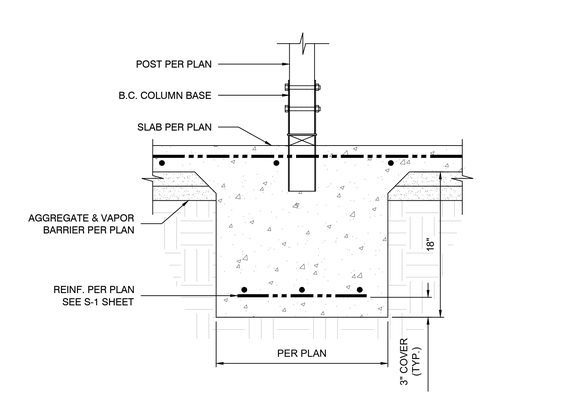
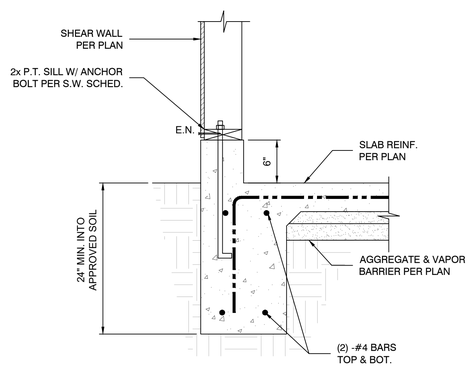
L	HDU14	1	8	PAB8	FULL	11	16.5	4x8	6x6	14250	15476
P	HD19	1.125	8	PAB9	FULL	13.5	20.5	4x8	6x6	14250	20432

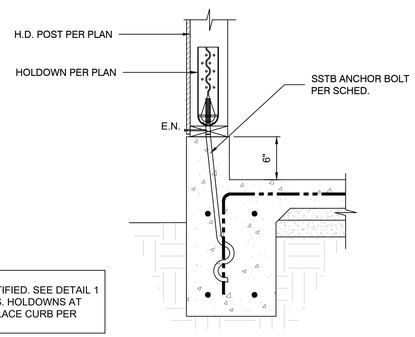
5 HOLDOWN @ (N) INT. FTG.



6 PAD FOOTING



7 SHEAR TRANSFER @ EXTERIOR FOOTING



NOTE:
FOOTING DETAILS NOT IDENTIFIED. SEE DETAIL 1 S-0.31 FOR FOOTING DETAILS. HOLDOWNS AT GARAGE SIMILAR, EXCEPT PLACE CURB PER DETAIL 5 THIS SHEET.

ID	Simpson Holdown	Anchor Bolt Dia (in)	Stem Wall Min Width (in)	Anchor Bolt[4]	Min Embed into Stem Wall (in)	Min Embed into Footing (in)	Clear Edge Dist inside footing (in)	4" Wall Post[5]	6" Wall Post[5]	LRFD Allowable Load 4x (lbs)3	LRFD Allowable Load 6x (lbs)3
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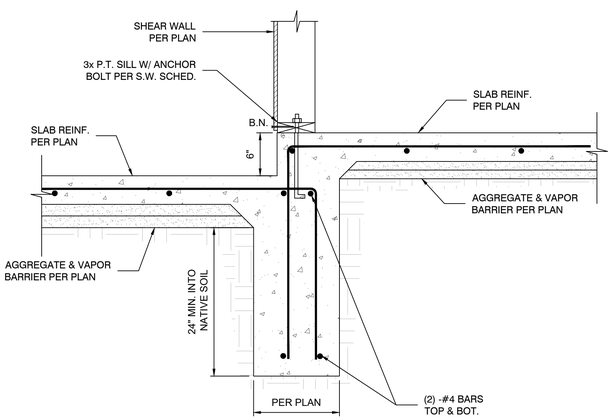
L	HDU14	1	8	PAB8	FULL	11	16.5	4x8	6x6	14250	15476
P	HD19	1.125	8	PAB9	FULL	13.5	20.5	4x8	6x6	14250	20432

8 HOLDOWN @ NEW EXTERIOR FOOTING



9 NEW CONTINUOUS INTERIOR FOOTING

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NEW TWO STORY GROUPED ADU

1226 S DUNSMUIR AVE, LOS ANGELES, CA 90019

FOUNDATION DETAIL

JOB No.: 2025-504

ISSUE DATE: 11/04/2025

SHEET NUMBER:

S-1.1

METHANE HAZARD MITIGATION STANDARD PLAN: SIMPLIFIED METHOD FOR SMALL ADDITIONS

I. PURPOSE

This Information Bulletin describes three simplified methods for complying with the requirements of Division 71 of the Los Angeles Building Code (LABC).

- Method A - Buildings with Raised Floors - LABC Section 7104.3.2,
- Method B - Buildings with Natural Ventilation - LABC Section 7104.3.3, and
- Method C - Small On-Ground-Level Additions - LABC Section 7104.2

Methods A and B are exceptions that are specifically allowed in the LABC. However, Method C requires a special approval by the Superintendent of Building. This Information Bulletin should be attached to the plans to show the method of compliance when obtaining a building permit.

II. SIMPLIFIED METHODS

Indicate which method is being used by placing a check (✓) in front of the selected method. Combinations of the following methods are allowed only when approved under Modification of Building Ordinance by the Superintendent of Building. All components listed for each method shall be installed.

A. Method A - Additions with Raised Floor Construction

1. All plumbing pipes and electrical and communication wiring conduits installed below ground shall be placed in trenches sealed with Trench Dams, as shown in Detail 8 of this bulletin.
2. A clear space of 18 inches shall be maintained between the bottom of the floor joists and earth.
3. A clear space of 12 inches shall be maintained between the bottom of the floor girders and earth.
4. The top of openings for underfloor area or crawl space ventilation shall be located

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less than 6 inches below the bottom of the floor. These openings shall be sized to be the larger of:

a. 1.5 square feet for each 25 linear feet of exterior wall, or

b. 1% of the underfloor area.

5. Openings shall be evenly distributed along the length of at least two opposite sides of the building joists in order to provide cross ventilation.
6. Openings shall be covered with corrosion-resistant wire mesh with mesh openings not less than 1/4 inch nor greater than ½ inch in dimension.

B. Method B - Additions with No Walls or Mostly Open (carports, gazebos, barns, etc.)

1. All plumbing pipes, and electrical and communication wiring conduits installed below ground, shall be placed in trenches sealed with Trench Dams as shown in Detail 8 of this bulletin.
2. At least two sides of the structure shall be completely open **or** if walls are provided, there shall be evenly spaced openings along the exterior walls as follows:

   a. On two or more exterior sides to provide cross-ventilation.

   b. Less than 50 feet from any point within the addition.

   c. Clear of obstructions except for screens of wire mesh.

3. The total area of openings shall be the larger of:

   a. 25% of total floor area of the ground floor addition, or

   b. 25% of the total perimeter wall area of the ground floor addition.

C. Method C - Additions with Slab on Grade

Where specifically approved by Modification of Building Ordinance by the Superintendent of Building as an alternate for use in a building such as PC/STR/Mod57A-2020 for Methane Hazard Mitigation Buffer Zone (https://www.ladbs.org/docs/default-source/forms/plan-check-2014/methane-hazard-mitigation-buffer-pc-str-mod57a-2020.pdf?sfvrsn=bbc7eb53_20) **and** PC/STR/Mod57B-2020 for Methane Hazard Mitigation Methane Zone (https://www.ladbs.org/docs/default-source/forms/plan-check-2014/methane-hazard-mitigation-zone-pc-str-mod57b-2020.pdf?sfvrsn=bfc7eb53_24),

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. For efficient handling of information internally and in the internet, conversion to this new format of code related and administrative information bulletins including MOD and RGA that were previously issued will allow flexibility and timely distribution of information to the public

all of the following components shall be installed using the details of this Information Bulletin:

1. 6-mil. thick **Visquene** placed below the floor slab,
2. 2-inch thick **Gravel** layer placed below the Visquene barrier,
3. One 4-inch diameter **Perforated Horizontal Vent Pipe** (slotted or perforated PVC pipe) placed below the **Gravel** layer,
4. Two 2-inch diameter **Vent Risers** placed vertically in the building walls and connected to the two ends of the **Perforated Horizontal Vent Pipe,** and
5. **Conduit and Cable Seal Fittings** installed in electrical conduits penetrating the floor of the addition.

III. MAINTENANCE OF MITIGATION SYSTEMS

All components of the systems described in either of the methods shall be maintained and serviced to be in proper working condition.

IV. INSPECTION REQUIREMENTS

Inspection by a City of Los Angeles Department of Building and Safety inspector shall be conducted prior to the covering of any component required by the Methane Mitigation System outlined in this Information Bulletin.

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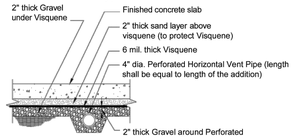
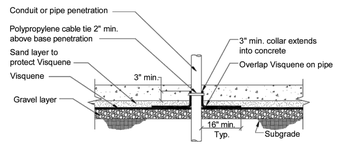
Detail 1 - Typical Cross Section



Note:

1. If groundwater is found during footing excavation, then special approval from the Department of Building and Safety is required for dewatering.
2. Gravel shall be clean crushed rock with maximum particle size of 3/8" and less than 10% passing sieve No. 8.
3. Sand shall be clean sand with less than 10% passing Sieve No. 100.

Detail 2 - Visquene Penetration



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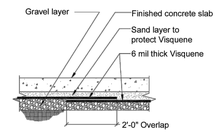
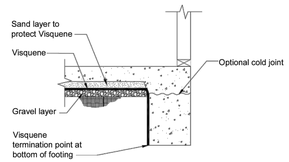
Detail 3 - Visquene Overlap



Detail 4 - Visquene Termination at Exterior Footing



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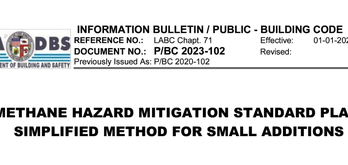
Detail 5 - Perforated Horizontal Vent Pipe and Visquene at Interior Footing



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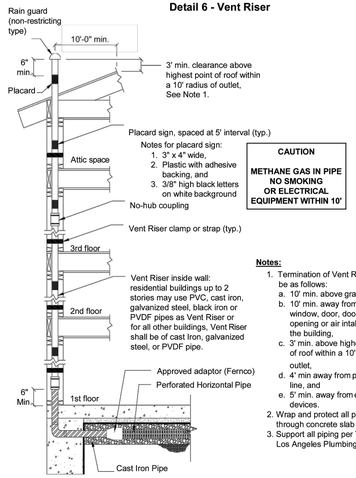
Detail 6 - Vent Riser



Notes for placard sign:
1. 3" x 4" wide,
2. Plastic with adhesive backing, and
3. 3/8" high black letters on white background

CAUTION
METHANE GAS IN PIPE
NO SMOKING
OR ELECTRICAL
EQUIPMENT WITHIN 10'

Notes:
1. Termination of Vent Riser shall be as follows:
   a. 10' min. above grade,
   b. 10' min. away from any window, door, door hatch, opening or air intake into the building,
   c. 3' min. above highest point of roof within a 10' radius of outlet,
   d. 4' min away from property line, and
   e. 5' min. away from electrical devices.
2. Wrap and protect all piping through concrete slab or floor.
3. Support all piping per Table 3-2 of Los Angeles Plumbing Code.

Vent Riser inside wall: residential buildings up to 2 stories may use PVC, cast iron, galvanized steel, black iron or PVDF pipes as Vent Riser or for all other buildings, Vent Riser shall be of cast Iron, galvanized steel, or PVDF pipe.

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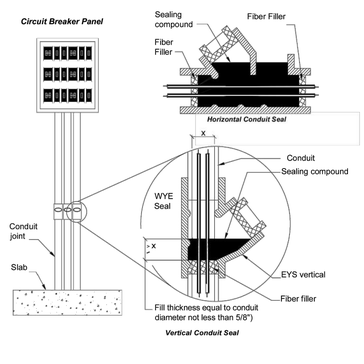
Detail 7 - Conduit Seal



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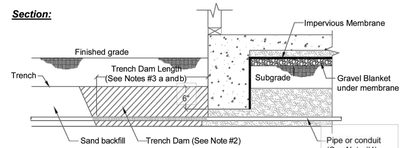
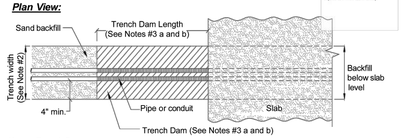
Detail 8 - Trench Dam

Section:



Plan View:



Notes: Trench Dams

1. All Trench Dams shall be installed in trenches containing piping and conduit that connects directly from the utility lines in the street.
2. The width of a Trench Dam shall be one half the length.
3. Trench Dams shall be constructed of one of the following:
   a. Bentonite Cement Slurry three feet long: A mixture of 4% Type II Cement, and 2% Powdered Bentonite.
   b. Compacted Native Soils Backfill five feet long: Native soils shall be compacted at least 90% relative compaction in accordance with ASTM D-1557 Testing Procedures.
   c. Concrete mixes other than Bentonite Cement Slurry may be used provided conduit or piping is wrapped with High Density PVC Foam Tape, Closed Cells, Adhesive Backed, 1/4" thick by ½" wide shall be applied to clear surface with ends butted together at most visible locations in Trench Dam.
4. Piping and conduit shall be protected from corrosion and structural settlement as follows:
   a. Tape shall be applied on conduit and piping encased in cement slurry or concrete.
   b. Tape shall be PS-37-90, Black Plastic PVC or PE Pressure-Sensitive Corrosion Preventive Tape.

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No.	ISSUE	BY	DATE
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LICENSED PROFESSIONAL ENGINEER — JOSHUA DANIELIAN — C 94256 — CIVIL — STATE OF CALIFORNIA

NEW TWO STORY GROUPED ADU

1226 S DUNSMUIR AVE, LOS ANGELES, CA 90019

FOUNDATION METHANE MITIGATION DETAILS

JOB No.: 2025-504

ISSUE DATE: 11/04/2025

SHEET NUMBER:

S-1.2

GENERAL NOTES

1. PRIOR TO START OF CONSTRUCTION, ALL DIMENSIONS AND ELEVATIONS MUST BE VERIFIED WITH THE APPROVED SET OF ARCHITECTURAL DRAWINGS. IN CASE OF DISCREPANCIES, THE ENGINEER OF RECORD MUST BE NOTIFIED IN WRITING.
2. PRIOR TO BIDDING, THE GENERAL CONTRACTOR MUST REVIEW THE STRUCTURAL PLANS THOROUGHLY FOR ALL THE INFORMATION NEEDED TO PROVIDE AN ACCURATE BID. IF THERE ARE ANY MISSING DETAILS OR INFORMATION THAT WOULD IMPACT THE COST OF THE PROJECT, THE GENERAL CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD IN WRITING

FLOOR FRAMING NOTES:

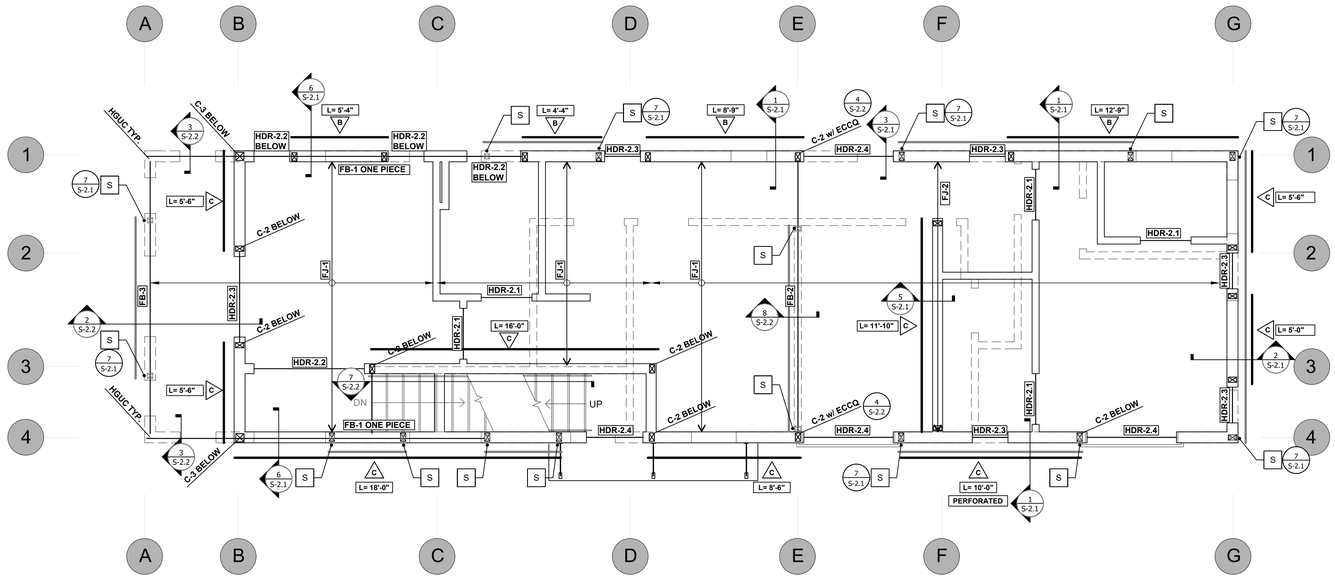
1. FLOOR SHEATHING EVERYWHERE SHALL BE:

   ¾" APA RATED SHEATHING, STRUC. 1
   (BLOCKED) W/ 10D NAILS @ 6" O.C. B.N. &
   CONT. PANEL EDGES & 6" O.C. E.N. AND 12" O.C.
   F.N.A. (USE 2" MIN. NOMINAL WIDTH OF NAILED FACE @ ADJOINING PANEL EDGES & BOUNDARIES).
   (USE 2X BLK'G FOR CONT. PANEL EDGES).

2. FOLLOWING WALLS SHALL BE CONSTRUCTED USING 2X6 @ 16" O.C. U.N.O. ON PLANS.
   -PLUMBING WALLS
   -LOAD BEARING WALLS
   -EXTERIOR WALLS
   -USE 2X4 FOR ALL OTHER
3. FLOOR JOISTS/DECK JOISTS SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.
4. LARGER COLUMN SHALL GOVERN WHEN SIZES CONFLICT BETWEEN HOLD DOWN SCHEDULE AND COLUMN SCHEDULE.
5. ALL OTHER STUD WALLS SHALL BE CONSTRUCTED WITH 2x4 DF-L NO. 2 @ 16" O.C. U.N.O. ON PLANS AND NOT SPECIFICALLY IDENTIFIED IN NOTE 4 ABOVE.
6. IF ANY DISCREPANCIES IN MEMBER SIZES OCCUR, LARGER SIZE SHALL GOVERN.
7. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
8. NON LABELED HEADERS SHALL BE PER HEADER SCHEDULE ON SHEET S-0.21 U.N.O. ON PLANS.
9. CONTRACTOR SHALL PLACE DOUBLE FLOOR JOISTS WHERE NON-LOAD BEARING WALL STANDS ABOVE, WHERE APPLICABLE.
10. FOR ALL SIMPSON 'CMST' STRAPS REFER TO LA CITY RESEARCH REPORT NUMBER (LARR 25173)
11. ALL SAWN LUMBER BEAMS SHALL BE MIN. DF-L NO.1
12. ALL FILL MATERIALS FOR STEEL BEAMS NEED TO BE DF-L NO.1 W/ MOISTURE CONTENT < 10%
13. HOLD-DOWN CONNECTOR BOLTS SHALL BE INSPECTED BEFORE COVERING.
14. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
15. ALL BOLT HOLES SHALL BE DRILLED $\frac{1}{32}$" TO $\frac{1}{16}$" OVERSIZED.
16. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

HDR SCHEDULE			
MARK	SIZE (6x WALL)	SIZE (4x WALL)	# of Trimmers
HDR-2.1	4x6 FLAT DF-L #2	4x4 DF-L #2	2
HDR-2.2	4x6 FLAT DF-L #2	-	2
HDR-2.3	6x6 DF-L #2	-	2
HDR-2.4	6x8 DF-L #2	-	2
HDR-2.5	6x10 DF-L #1	-	3

FLOOR FRAMING SCHEDULE			
LABEL	SIZE	GRADE	SIMPSON HGR.
C-1	4x4	DF-L #1	PCZ
C-2	4x6	DF-L #1	EPCZ / ECCQ
C-3	6x6	DF-L #1	ECCQ
FJ-1	2x12 @ 16" O.C.	DF-L #1	HU
FJ-2	DOUBLE 2x12 @ 16" O.C.	DF-L #1	HU
FB-1	5.25"x11.25"	LVL 3100	ECCQ
FB-2	5.25"x11.25"	LVL 3100	ECCQ
FB-3	5.25"x11.25"	LVL 3100	ECCQ



N

2nd FLOOR FRAMING PLAN

Scale:1/4" = 1'

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STATE OF CALIFORNIA

NEW TWO STORY GROUPED ADU

1226 S DUNSMUIR AVE, LOS ANGELES, CA 90019

2ND FLOOR FRAMING PLAN

JOB No.: 2025-504

ISSUE DATE: 11/04/2025

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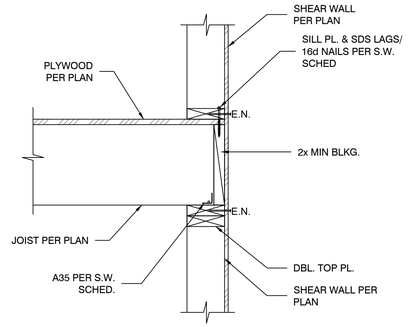
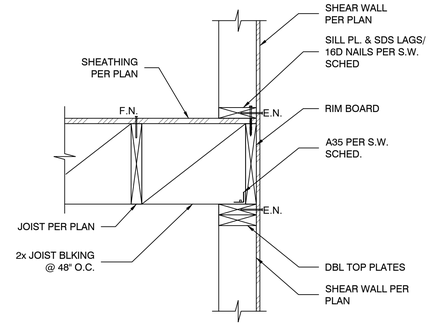
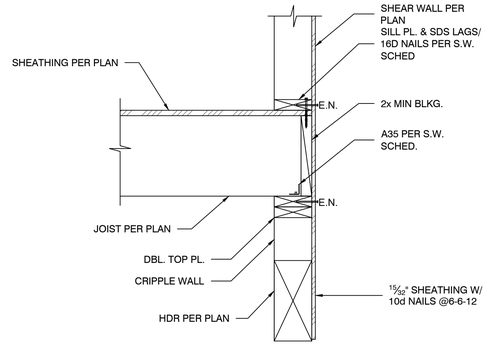
S-2



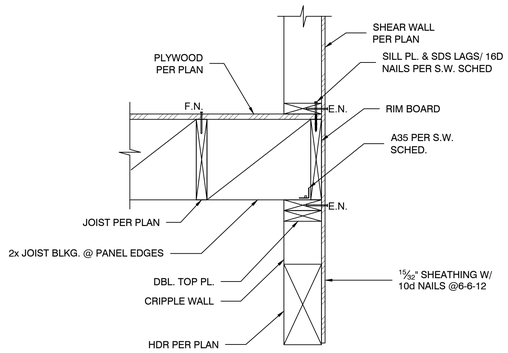
1 SHEAR TRANSFER DETAIL



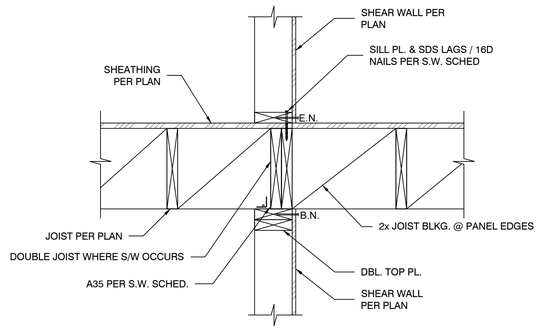
2 SHEAR TRANSFER DETAIL



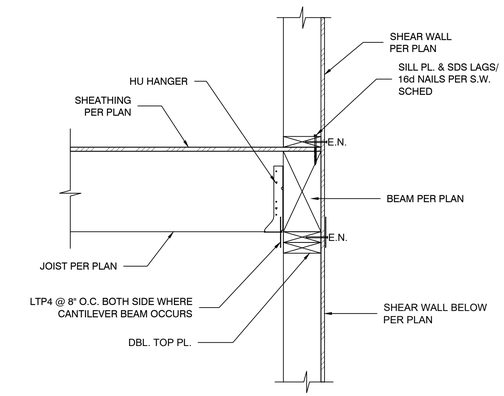
3 SHEAR TRANSFER DETAIL



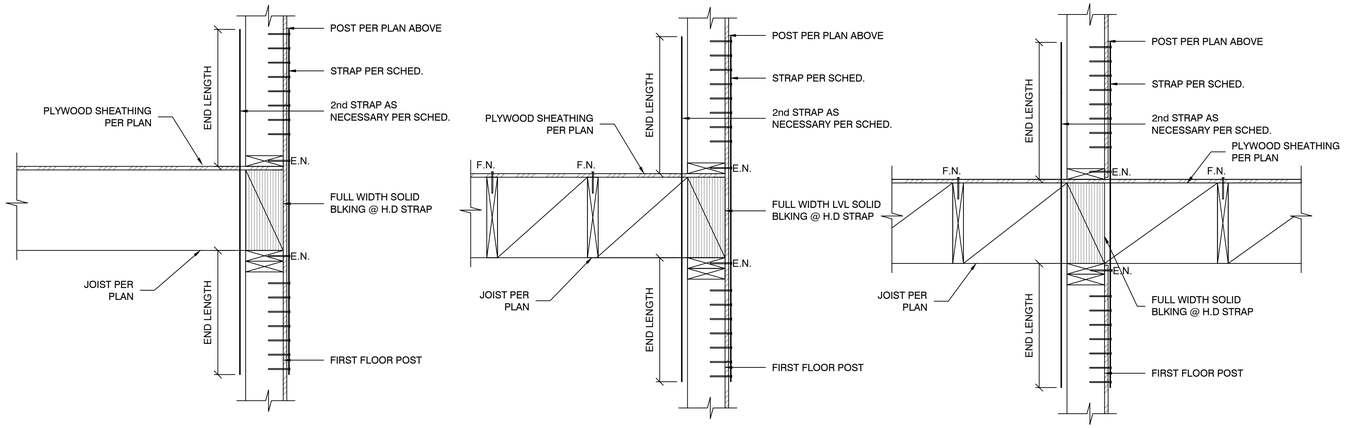
4 SHEAR TRANSFER DETAIL



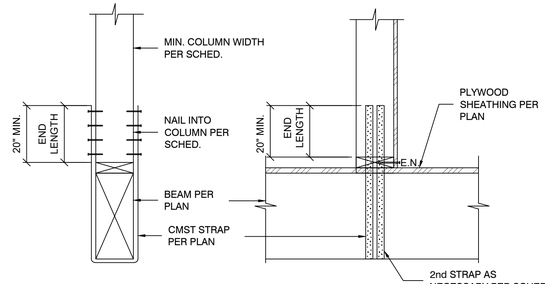
5 SHEAR TRANSFER DETAIL



6 BEAM TO POST CONNECTION



7 HOLDOWN STRAP DETAIL



ID	Simpson Strap	End Length Fastners (ea end)	Min Column Width (in)	Allowable Tension Load (lbs)[1]
S	CMSTC16	20" 50-16d	3.5	4913
T	CMST14	26" 56-16d	3.5	6954
U	CMST12	33" 74-16d	3.5	9873
V	(2) CMST14	26" 56-16d	6	13907
W	(2) CMST12	20" 50-16d	6	19746

NOTE: (TABLE BELOW)
1-LOAD AND RESISTANCE FACTOR DESIGN.
2- INCLUDES 0.75 CYCLIC LOAD REDUCTION

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STATE OF CALIFORNIA

NEW TWO STORY GROUPED ADU

1226 S DUNSMUIR AVE, LOS ANGELES, CA 90019

FLOOR FRAMING DETAIL

JOB No.: 2025-504

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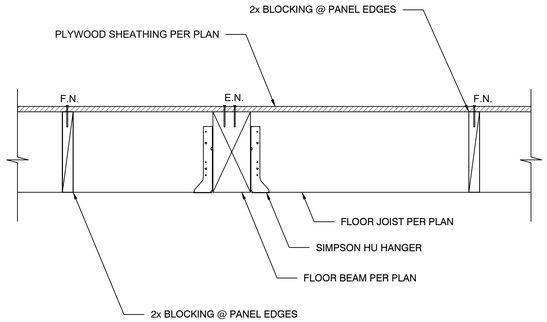
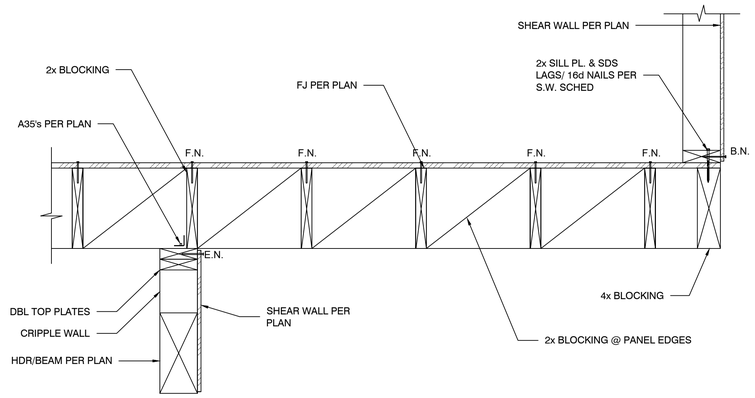
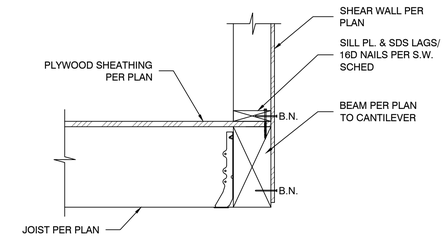
S-2.1



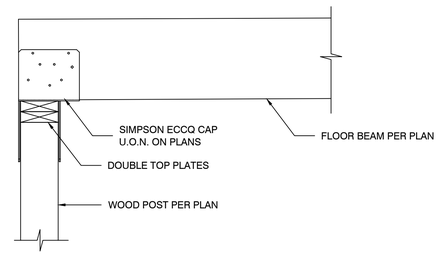
1 JOIST TO BEAM CONNECTION



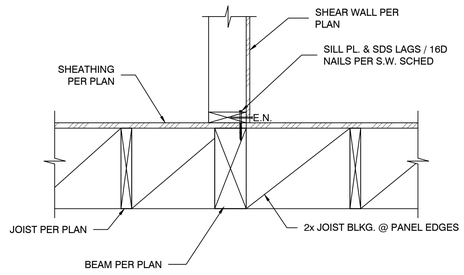
2 SHEAR TRANSFER @ CANTILEVERED FLOOR JOIST



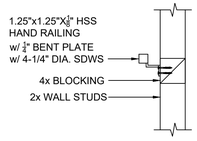
3 CONNECTION DETAIL @ CANTILEVER BEAM



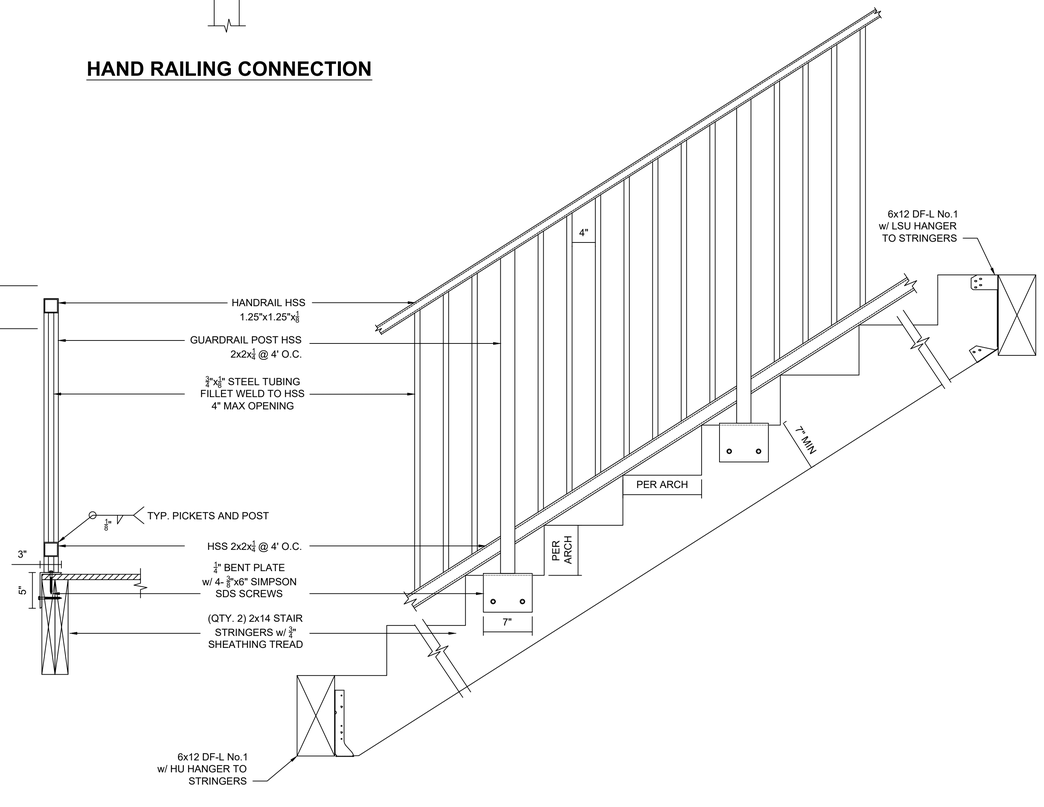
4 SHEAR TRANSFER DETAIL



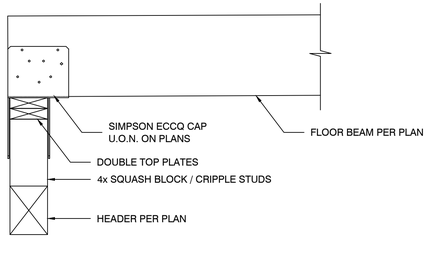
8 SHEAR TRANSFER TO FLOOR DIAPH.



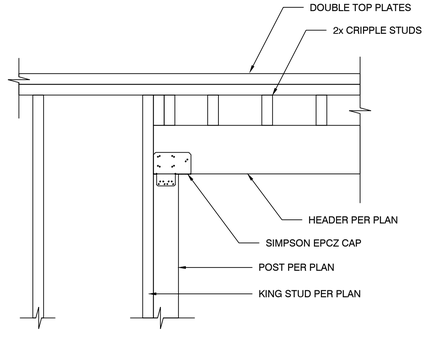
HAND RAILING CONNECTION



7 STAIR FRAMING CONNECTION



5 WOOD BEAM TO HEADER CONNECTION



6 HEADER TO POST CONNECTION

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REVISIONS			
No.	ISSUE	BY	DATE
1	PCC	PM	1/22/2026

LICENSED PROFESSIONAL ENGINEER
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STATE OF CALIFORNIA

NEW TWO STORY GROUPED ADU

1226 S DUNSMUIR AVE, LOS ANGELES, CA 90019

FLOOR FRAMING DETAIL

JOB No.: 2025-504

ISSUE DATE: 11/04/2025

SHEET NUMBER:

S-2.2

GENERAL NOTES

1. PRIOR TO START OF CONSTRUCTION, ALL DIMENSIONS AND ELEVATIONS MUST BE VERIFIED WITH THE APPROVED SET OF ARCHITECTURAL DRAWINGS. IN CASE OF DISCREPANCIES, THE ENGINEER OF RECORD MUST BE NOTIFIED IN WRITING.
2. PRIOR TO BIDDING, THE GENERAL CONTRACTOR MUST REVIEW THE STRUCTURAL PLANS THOROUGHLY FOR ALL THE INFORMATION NEEDED TO PROVIDE AN ACCURATE BID. IF THERE ARE ANY MISSING DETAILS OR INFORMATION THAT WOULD IMPACT THE COST OF THE PROJECT, THE GENERAL CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD IN WRITING

FLOOR FRAMING NOTES:

1. FLOOR SHEATHING EVERYWHERE SHALL BE:

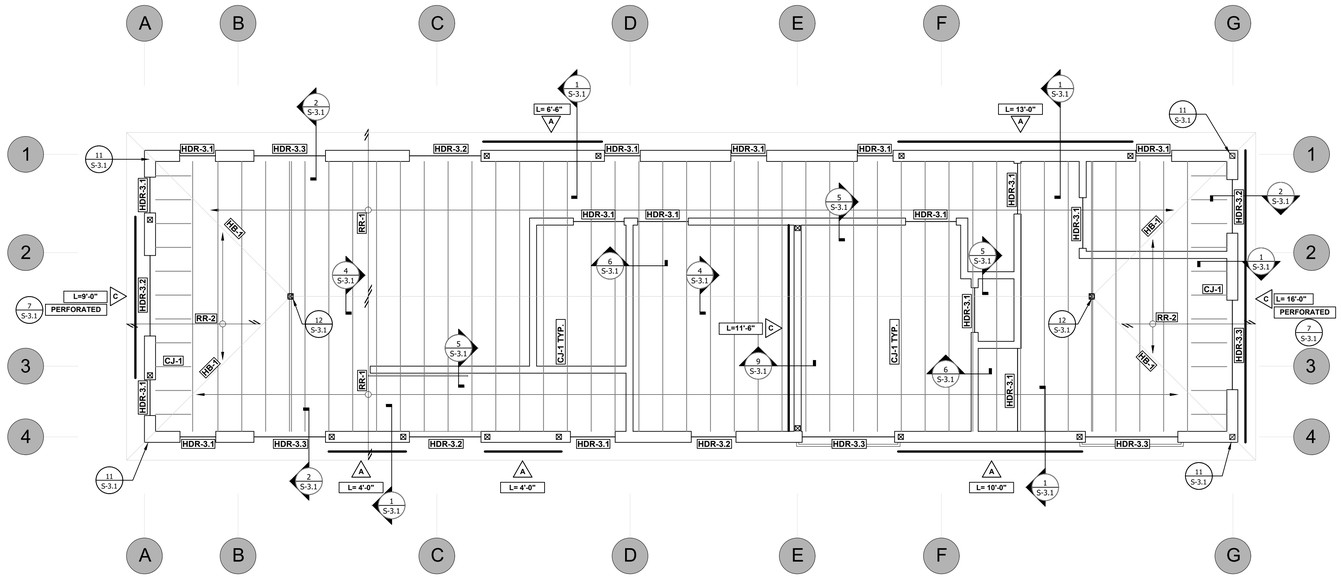
   ¾" APA RATED SHEATHING, STRUC. 1
   (BLOCKED) W/ 10D NAILS @ 6" O.C. B.N. &
   CONT. PANEL EDGES & 6" O.C. E.N. AND 12" O.C.
   F.N.A. (USE 2" MIN. NOMINAL WIDTH OF NAILED FACE @ ADJOINING PANEL EDGES & BOUNDARIES).
   (USE 2X BLK'G FOR CONT. PANEL EDGES).

2. FOLLOWING WALLS SHALL BE CONSTRUCTED USING 2X6 @ 16" O.C. U.N.O. ON PLANS.
   -PLUMBING WALLS
   -LOAD BEARING WALLS
   -EXTERIOR WALLS
   -USE 2X4 FOR ALL OTHER
3. FLOOR JOISTS/DECK JOISTS SHALL BE SPACED AT 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.
4. LARGER COLUMN SHALL GOVERN WHEN SIZES CONFLICT BETWEEN HOLD DOWN SCHEDULE AND COLUMN SCHEDULE.
5. ALL OTHER STUD WALLS SHALL BE CONSTRUCTED WITH 2x4 DF-L NO. 2 @ 16" O.C. U.N.O. ON PLANS AND NOT SPECIFICALLY IDENTIFIED IN NOTE 4 ABOVE.
6. IF ANY DISCREPANCIES IN MEMBER SIZES OCCUR, LARGER SIZE SHALL GOVERN.
7. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES.
8. NON LABELED HEADERS SHALL BE PER HEADER SCHEDULE ON SHEET S-0.21 U.N.O. ON PLANS.
9. CONTRACTOR SHALL PLACE DOUBLE FLOOR JOISTS WHERE NON-LOAD BEARING WALL STANDS ABOVE, WHERE APPLICABLE.
10. FOR ALL SIMPSON 'CMST' STRAPS REFER TO LA CITY RESEARCH REPORT NUMBER (LARR 25173)
11. ALL SAWN LUMBER BEAMS SHALL BE MIN. DF-L NO.1
12. ALL FILL MATERIALS FOR STEEL BEAMS NEED TO BE DF-L NO.1 W/ MOISTURE CONTENT < 10%
13. HOLD-DOWN CONNECTOR BOLTS SHALL BE INSPECTED BEFORE COVERING.
14. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
15. ALL BOLT HOLES SHALL BE DRILLED ¼" TO ⅜" OVERSIZED.
16. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.

HDR SCHEDULE			
MARK	SIZE (6x WALL)	SIZE (4x WALL)	# of Trimmers
HDR-3.1	4x6 FLAT DF-L #2	4x4 DF-L #2	2
HDR-3.2	6x6 FLAT DF-L #2	4x6 DF-L #2	2
HDR-3.3	6x8 DF-L #2	4x8 DF-L #2	2
HDR-3.4	6x10 DF-L #1	4x12 DF-L #1	3

WOOD POST SCHEDULE		
MARK	SIZE	GRADE
C1	4x4	DF-L No.1
C2	4x6	DF-L No.1

ROOF / CEILING FRAMING SCHEDULE			
LABEL	SIZE	GRADE	SIMPSON HGR.
RR-1	2x6 @ 16" O.C.	DF-L #1	LU
CJ-1	2x8 @ 16" O.C.	DF-L #1	LU
CJ-2	DOUBLE 2x8	DF-L #1	-
CB-1	5.25"x14"	LVL2800	ECCQ
CB-2	5.25"x14"	LVL2800	ECCQ
HB-1	1.75"x9.5"	MICROLAM LVL	HCP


A
B
C
D
E
F
G
1
2
3
4
HDR-3.1
HDR-3.3
HDR-3.2
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HDR-3.1
HDR-3.1
HDR-3.1
HDR-3.1
HDR-3.1
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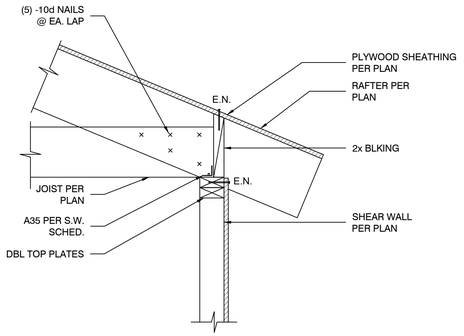
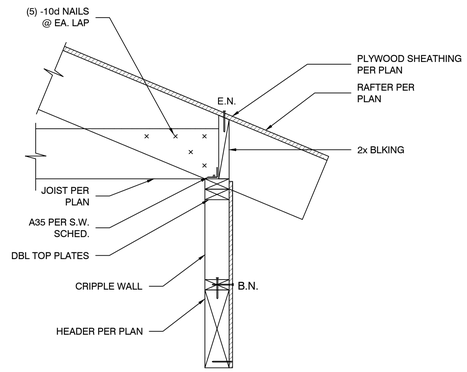


1 SHEAR TRANSFER @ EAVE

SCALE:1"=1'-0"

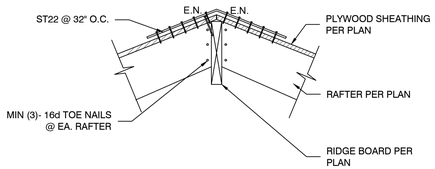


2 SHEAR TRANSFER @ EAVE OVER HDR

SCALE:1"=1'-0"

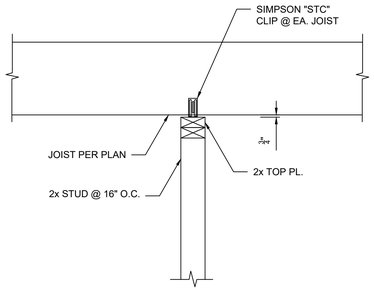
3 -

SCALE:1"=1'-0"



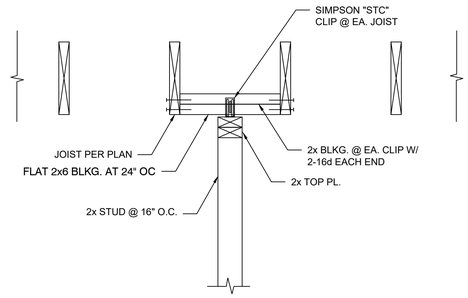
4 RIDGE BOARD CONNECTION

SCALE:1"=1'-0"



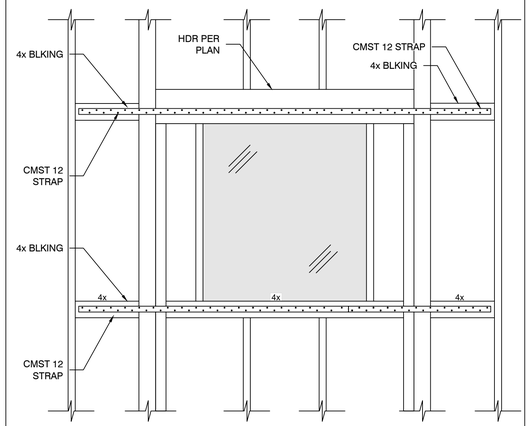
5 PARTITION WALL CONNECTION

SCALE:1"=1'-0"



6 PARTITION WALL CONNECTION

SCALE:1"=1'-0"



7 PERFORATED S/W

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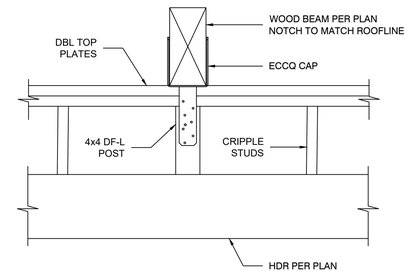
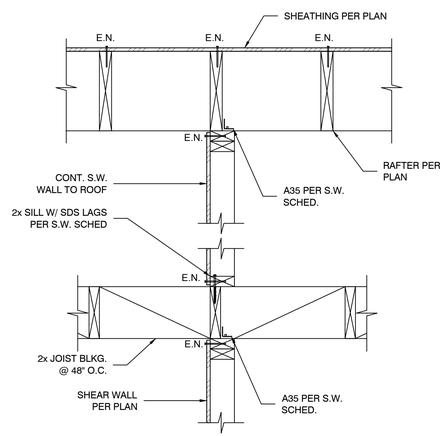


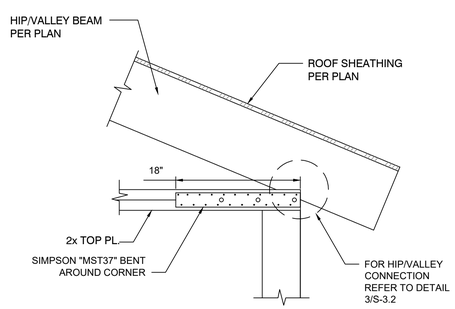
8 WOOD BEAM CONNECTIONS

SCALE:1"=1'-0"



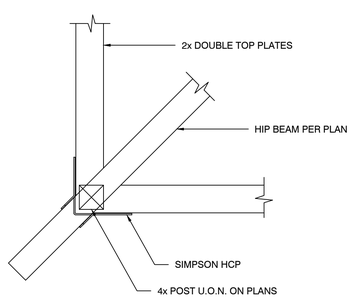
9 SHEAR TRANSFER @ INT. S/W

SCALE:1"=1'-0"



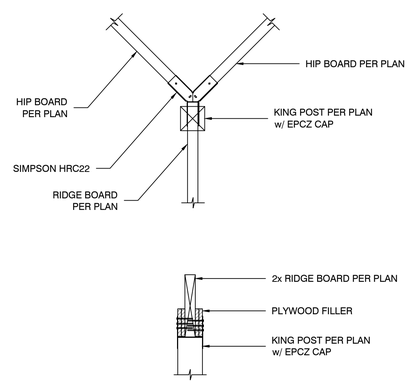
10 HIP / VALLEY BEAM CONNECTION

SCALE:1"=1'-0"



11 HIM BEAM CORNER CONNECTION

SCALE:1"=1'-0"



12 HIP TO RIDGE CONNECTION

SCALE:1"=1'-0"

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