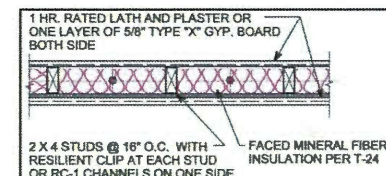
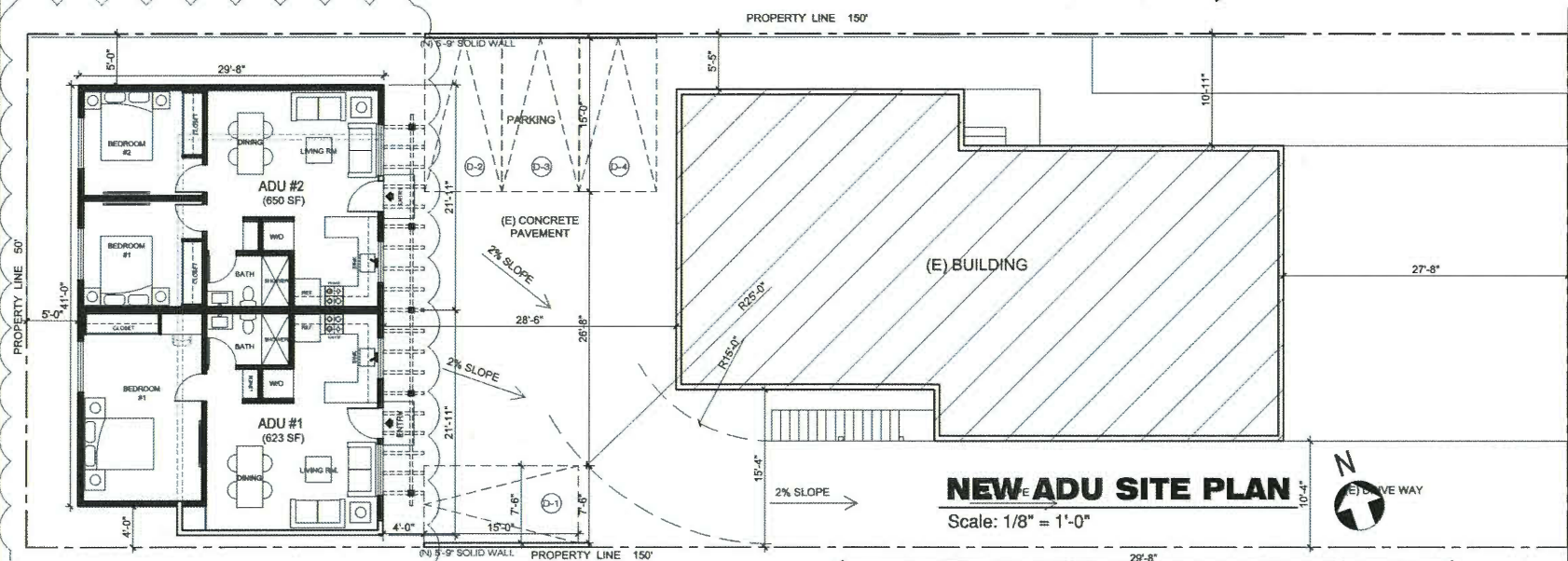


Convert Existing Detached Garage into 2-New ADU

2625 CHARITON ST., LOS ANGELES, CA 90034

SCOPE OF WORK



NOTES:
THE TYPES AND SPACING OF RC-1 RESILIENT CHANNELS AND RESILIENT CLIPS AND THE ATTACHMENT OF GYPSUM BOARD OR LATH SHALL BE AS REQUIRED FOR FIRE RATINGS ALSO.
ALL MINERAL FIBER INSULATION SHALL HAVE A THERMAL RESISTANCE R VALUE OF 15 OR GREATER AS DETERMINED BY THE TITLE 24 CALCULATIONS AND SPECIFICATIONS. THE INSULATION IN 1-HOUR FIRE RATED ASSEMBLIES SHALL ALSO COMPLY WITH FIRE RATING REQUIREMENTS.

SCOPE OF WORK:
PROPOSED DETACHED GARAGE CONVERSION INTO 2-NEW ADU APARTMENT UNITS WITH TOTAL AREA OF 1,283.00 S.F.
PER GCS 65852.2(e)(1)(D) & LAMC12.22 A.33(c), (d) & (g)

LEGAL DESCRIPTION

Assessor's ID No: 5065-010-025
Address: 2625 CHARITON ST
LOS ANGELES CA 90034
Property Type: Multi-Family Residential
Region / Cluster: 09 / 09431
TRACT #: 6447
LOT: 24
BLK: Q
Construction Type: VB
Occupancy Group: R2
Building Improvement 1
Square Footage: 3,452
Year Built / Effective Year Built: 1947 / 1947
Bedrooms / Bathrooms: 8 / 4
Number of Units: 4
Building's Height: 20'

Area Calculation	
Existing Building #1	= 408.0 s.f.
ADU #1	= 623.0 s.f.
ADU #2	= 650.0 s.f.
TOTAL	4,735.00 s.f.
Lot Area	7,493.80 s.f.

DRAWING INDEX:

- A-1 PLOT PLAN, VICINITY MAP & BUILDING INFORMATION
- A-2 PROPOSED & EXISTING FLOOR PLAN
- SM-0 DOORS & WINDOWS SCHEDULE, NOTES
- S-0 ELEVATIONS, GENERAL NOTES
- SM-0 STRUCTURAL OBSERVATION
- S-0 STRUCTURAL GENERAL NOTES
- S-1 FOUNDATION PLAN
- S-2 ROOF FRAMING PLAN
- S-3 STRUCTURAL DETAILS



This set of plans and specifications must be at the jobsite during construction. Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages: 3

Digitally Signed By: C. Vong
Date: 11/20/2022
Department of Public Works - Bureau of Sanitation
Watershed Protection Division (C.S.)

DOOR SCHEDULE

TYPE	SIZE (W x H)	(E)/(N)	NUM.	MATERIAL	U-FACTOR	SHGC	REMARKS
D1	3'-0" X 6'-8"	(N)	2	Vinyl	-	-	Swing door
D2	2'-8" X 6'-8"	(N)	3	Vinyl	-	-	Swing door
D3	2'-8" X 6'-8"	(N)	2	Vinyl	-	-	Swing door

WINDOW SCHEDULE

TYPE	NUM.	(E)/(N)	SIZE (W x H)	CONSTR.	GLASS	U-FACTOR	SHGC	REMARKS
W1	5	(N)	5'-0" X 4'-0"	VINYL	Dual Glass Clear	0.29	0.21	Slider
W2	2	(N)	3'-0" X 3'-0"	VINYL	Dual Glass Clear	0.29	0.21	Slider

FIRE NOTES

(E) MAIN STRUCTURES AREN'T FIRE PROTECTED BY A SPRINKLER SYSTEM SO THE NEW ADUS DON'T REQUIRE TO BE OCCUPIED WITH A FIRE SPRINKLER SYSTEM

LEGEND:

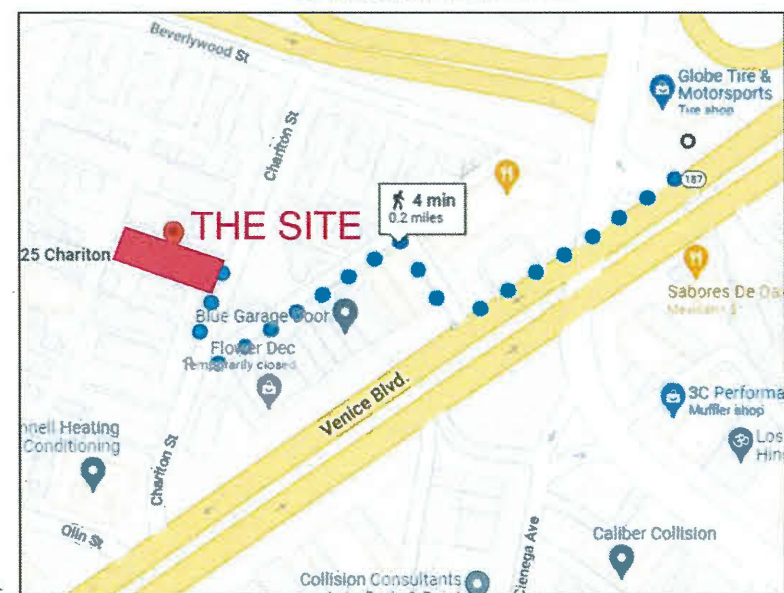
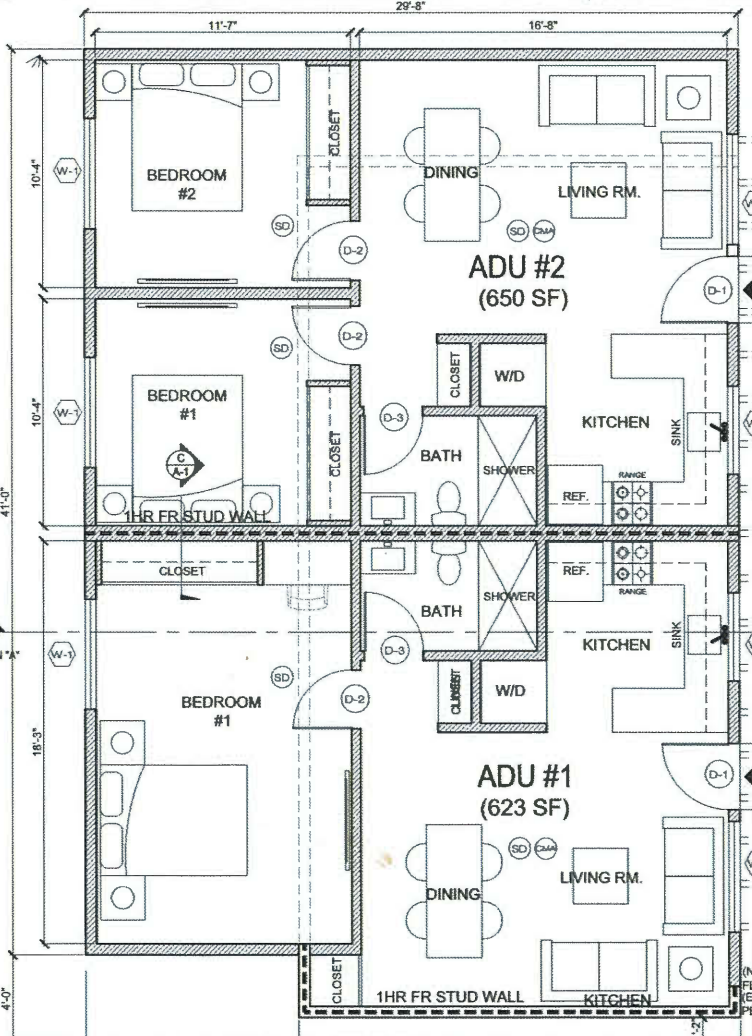
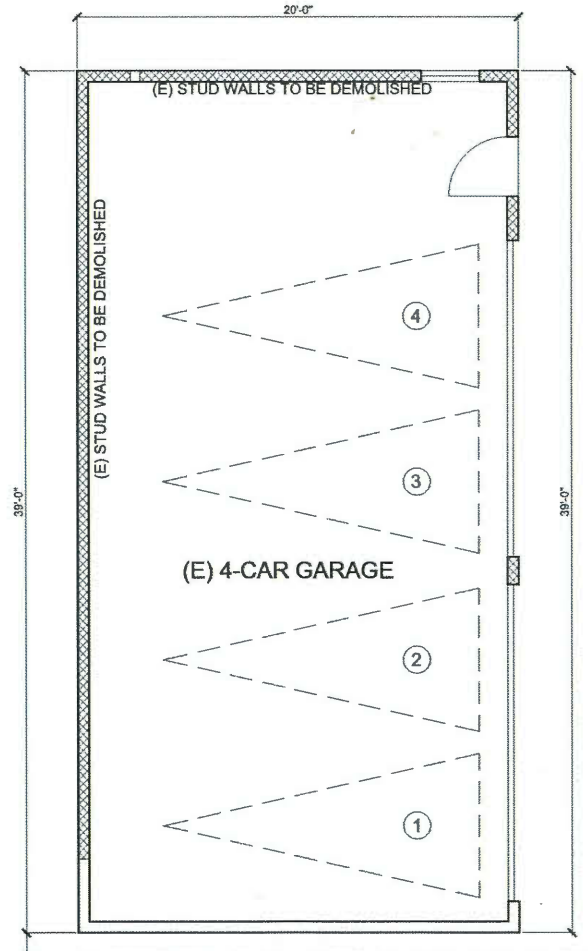
- NEW 2X4 STUD WALLS
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- 1 HR. FIRE RATED WALLS TYPE "X" GYPSUM BOARD EACH SIDE

- SMOKE DETECTORS - Hard-wired and interconnected with battery backup
- CARBON MONOXIDE DETECTORS - Hard-wired and interconnected with battery backup
- MECH EXHAUST FAN - 5 AIR CHANGES PER HOUR (50 cfm intermittent or 25 cfm continuous)
- BATHROOM EXHAUST FANS - Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Where demand-controlled, backdraft damper will be provided. Exhaust Fans shall have a maximum sound rating of one sone where continuously operated or 3 sones where demand-controlled.

PERMITS' NOTES

MECHANICAL, PLUMBING & ELECTRICAL PERMIT SHALL BE UNDER SEPARATE PERMIT

- (N) FLOOR FINISH
- (N) CONTINUOUS POLYETHYLENE SHEET, MIN. 6 MIL TAPE, SEAMS
- (N) 200AT OF EPOXY PAINT ESR 2831



NOTE:
No additional parking requirement for the ADU. Site is only 0.2 mile from nearest Bus Stop.

FIRST SUBMITTAL	DATE
07.13.22	10.14.22

REVISIONS

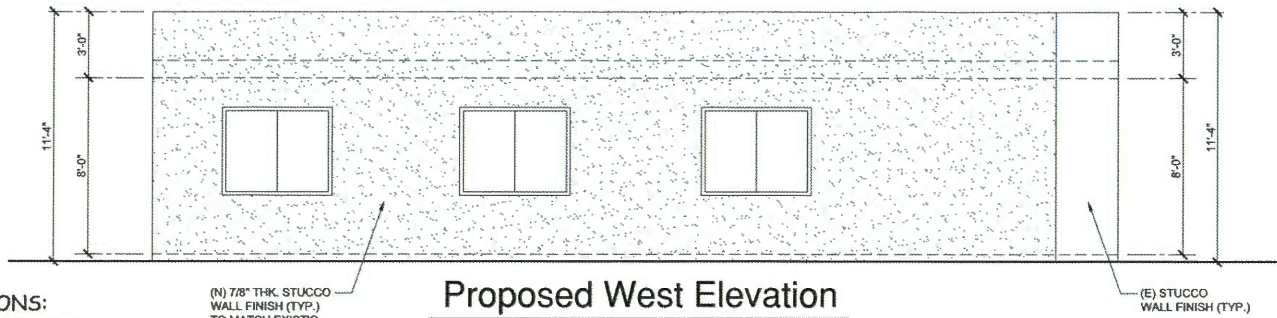


PETER T. ERDELYI ASSOCIATES, INC.
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OFIR CHANEL
2625 CHARITON ST., LOS ANGELES, CA 90034

Convert Existing Detached Garage into 2-New ADU
2625 CHARITON ST., LOS ANGELES, CA 90034
Site Plan, Vicinity Map, Legal Information
Building Information, Proposed ADU Floor Plan
PREPARED BY: PTE
DESIGNED BY: PTE
CHECKED BY: BEN
REVIEWED BY: AS SHOWN

JOB NUMBER: CHNL-011-22-00
SHEET NUMBER: A-1
DATE: MAY 2022



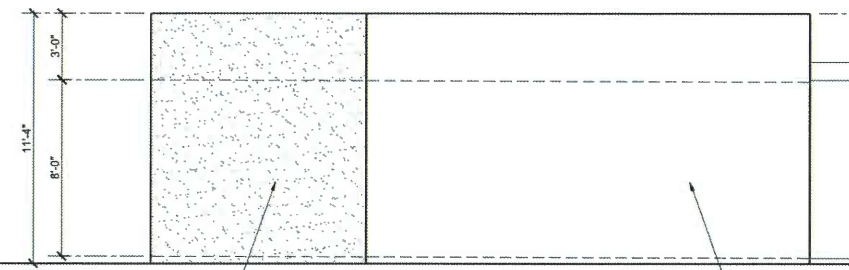
Proposed West Elevation

Scale: 1/4"=1'-0"



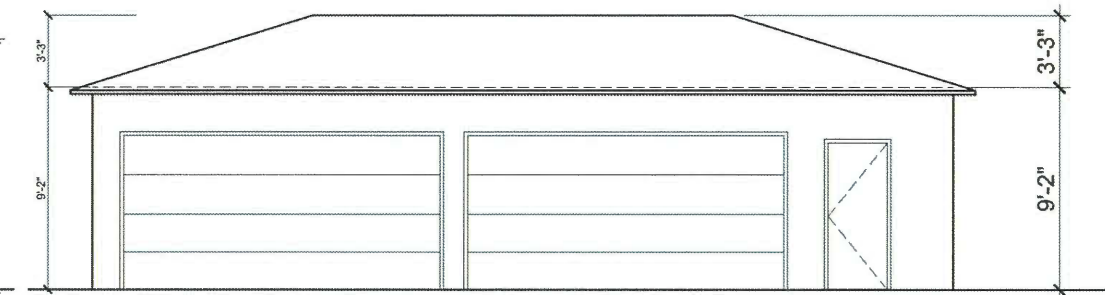
Proposed East Elevation

Scale: 1/4"=1'-0"



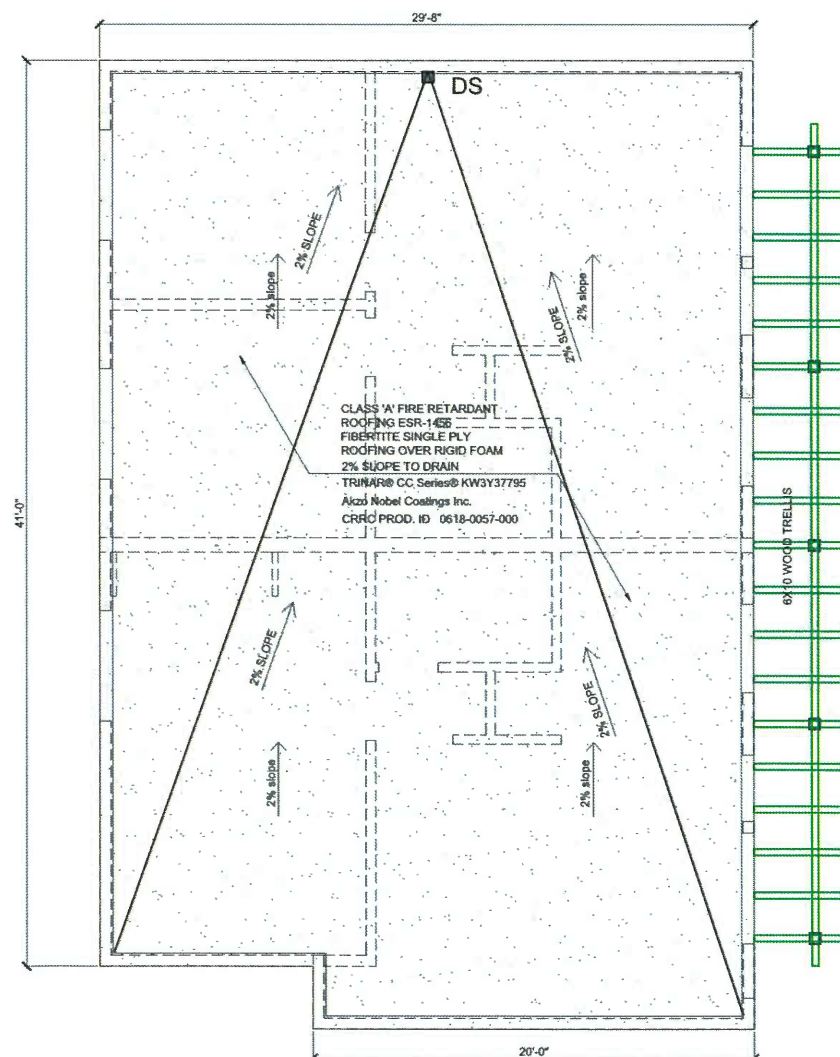
Proposed South Elevation

Scale: 1/4"=1'-0"



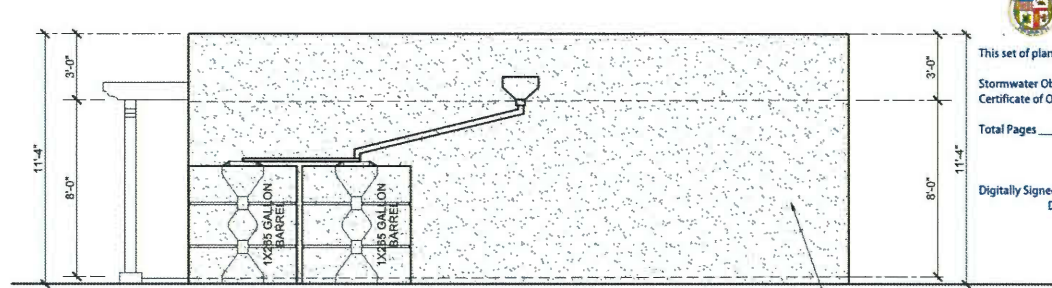
Existing East Elevation

Scale: 1/4"=1'-0"



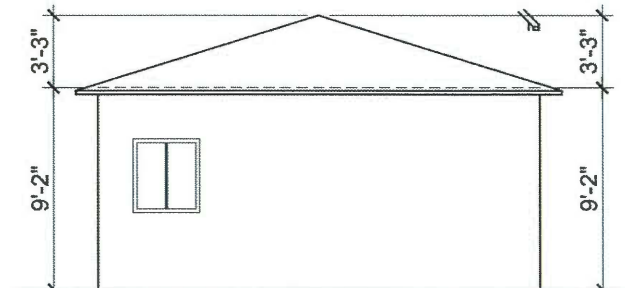
Proposed Roof Plan

Scale: 1/4"=1'-0"



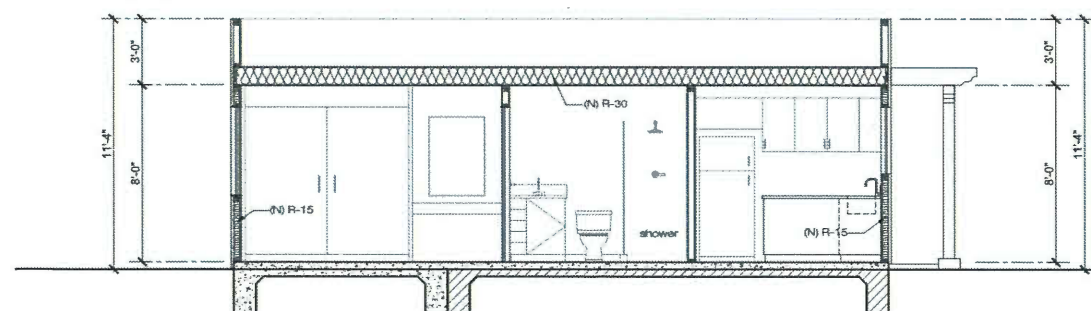
Proposed North Elevation

Scale: 1/4"=1'-0"



Existing North Elevation

Scale: 1/4"=1'-0"



Section Thru "A"

Scale: 1/4"=1'-0"

SPECIFICATIONS:

1.0 GENERAL CONDITIONS:

- 1.01 ALL CONSTRUCTIONS SHALL COMPLY W/THE 2019 EDITION OF THE CALIFORNIA BUILDING, ELECTRICAL, PLUMBING CODES, 2019 CALIFORNIA RESIDENTIAL CODE.
- 1.02 DO NOT SCALE DRAWINGS!
- 1.03 THERE SHALL BE NO DEVIATIONS FROM STRUCTURAL DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER!
- 1.04 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE PLANS PRIOR COMMENCING WORK.
- 1.05 SLOPE ALL FINISH GRADES AND FLATWORK AWAY FROM BUILDING.
- 1.06 THE ARCHITECT, THE STRUCTURAL ENGINEER AND THE OWNER DO NOT ACCEPT ANY RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO COMPLY WITH SECURITY ORDERS.

2.0 SITE WORK:

- 2.01 ALL STRUCTURES SHALL HAVE SURROUNDING FINISH GRADES SLOPING AWAY FROM THE STRUCTURE FOR A MIN. OF FIVE FEET TO PROVIDE DRAINAGE TO THE STREET AT MIN. 2% VIA NON EROSION DEVICE.
- 2.02 ALL CONCENTRATED DRAINAGE, INCLUDED ROOF WATER, SHALL BE CONDUCTED VIA GRAVITY, TO THE STREET IN AN APPROVED LOCATION AT A 2% MIN.
- 2.03 ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.
- 2.04 IN THE EVENT EXCAVATIONS REVEAL UNFAVORABLE CONDITIONS, THE SERVICES OF A SOIL ENGINEER AND/OR GEOLOGIST MAY BE REQUIRED.
- 2.05 FOOTINGS SHALL BE SET BACK FROM THE DESCENDING SLOPE SURFACE EXCEEDING 3 HORIZ. TO 1 VERT.
- 2.06 THE CONSTRUCTION DOES NOT RESTRICT A 5 FEET 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 HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10 FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY.

3.0 GENERAL NOTES:

- 3.01 WALL COVERINGS TO BE CEMENT PLASTER, TILE OR EQUAL.
 - 3.02 GLASS ENCLOSURE DOORS MUST BE 3/16" FULLY TEMPERED.
 - 3.03 ALL WALLS CONTAINING HORIZONTAL VENTS OR 4" PIPES SHALL BE 2X6 STUDS.
 - 3.04 PROVIDE 5/8" TYPE "X" GYP. BOARD ON WALLS AND CEILING OF ENCLOSED SPACE UNDER STAIRS.
 - 3.05 SLEEPING ROOMS MUST HAVE A WINDOW FOR EMERGENCY EXIT, STILL HEIGHT NOT OVER 44" ABOVE FLOOR, 5.7 SQ.FT. OF OPENABLE AREA, 24" CLEAR OPENING AREA.
 - 3.06 VERIFY ALL ROUGH OPENING SIZE FOR WINDOWS AND DOOR WITH MANUFACTURER.
 - 3.07 A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO MIN. 4" ABOVE GRADE.
 - 3.08 ALL GLAZING WITHIN 18" OF FINISH FLOOR AND IN DOORS SHALL BE FULLY TEMPERED.
 - 3.09 DOORS SHALL BE EQUIPPED WITH A DEAD LOCKING LATCH.
 - 3.10 OVERHEAD GARAGE DOORS SHALL BE CAPABLE OF SECURELY LOCKED.
 - 3.11 SLIDING DOORS AND WINDOWS SHALL BE CAPABLE OF WITHSTANDING FORCED ENTRY ATTEMPTS, AS OUTLINED IN 6706.7
 - 3.12 FOR OTHER NOTES REGARDING THE TITLE 24 REQUIREMENTS, SEE ENERGY CALCULATIONS, DOOR AND WINDOW SCHEDULES.
 - 3.13 PROVIDE RAIN GUTTERS AND CONVEY RAIN TO THE STREET.
 - 3.14 PROVIDE ALL NECESSARY ELECTRICAL SUPPLY LINES AND CONNECTIONS TO ALL APPLIANCES AS REQUIRED. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" A.F.F. WALL SWITCHES SHALL BE 36" A.F.F. ALL OUTLETS TO BE THREE PRONG GROUNDED. PROVIDE 6.F.I. PROTECTED RECEPTACLES IN BATHROOMS, GARAGES AND OUTDOOR LOCATIONS.
 - 3.15 AN APPROVED MIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE BUILDING CONTAINING THE FUEL GAS PIPING.
 - 3.16 WATER HEATER MUST BE STAIRPPED TO WALL.
 - 3.18 SMOKE DETECTORS SHALL SOUND AND ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE, PUT THEM TO CORRIDORS TOO, WHICH GIVING DIRECT ACCESS TO SLEEPING ROOMS.
 - 3.20 ELEMENT OF APPLIANCE WHICH CREATE GLOW OR SPARK MUST BE LOCATED MIN. OF 18" ABOVE FLOOR.
 - 3.21 PROVIDE AN APPROVED SPARK ARRESTER FOR THE CHIMNEY OF THE FIREPLACE.
 - 3.22 A 12" MIN. ACCESS PANEL TO BATHRUB TRAP CONNECTION IS REQUIRED UNLESS PLUMBING IS WITHOUT SLIP JOINTS.
 - 3.23 PROVIDE LOW-FLOW TOILETS 1.28 GAL. PER FLUSH (2019 CPC 411.2) FOR ALL BATHROOMS, AND LOW-FLOW SHOWERS AT BATHROOMS.
 - 3.24 PROVIDE RECESSED MIRRORING MEDICINE CABINETS AT BATHROOMS.
 - 3.25 PROVIDE FLOWER ENCLOSURES AT ALL SHOWER STALLS HEIGHT 6'6" MESURED FROM FINISH FLOOR, WITH TEMPERED SAFETY GLAZING.
- BUILDING ENVELOPE**
Glazing in hazardous locations shall be tempered (2406.4, R308.4):
- a. Ingress and egress doors
 - b. Panels in sliding or swinging doors
 - c. Doors and enclosure for hot tub, bathtub, showers (Also glazing in wall enclosing these compartments within 5' of standing surface)
 - d. If within 2' of vertical edge of closed door and within 5' of standing surface
 - e. In wall enclosing stairway landing
 - f. Guards and handrails



This set of plans and specifications must be at the jobsite during construction. Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages **3**

Digitally Signed By: C. Vong Date: 11/29/2022
Department of Public Works - Bureau of Sanitation
Watershed Protection Division (C.S.)

FIRST SUBMITTAL	07.13.22
1st PC'S CORRECTIONS	10.14.22
REVISIONS	



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CLIENT: OFIR CHANNEL
2625 CHARITON ST., LOS ANGELES, CA 90034

JOB TITLE	Convert Existing Detached Garage into 2-New ADU
SHEET TITLE	Proposed Roof Plan, Proposed Elevations
PREPARED BY	PTE
DESIGNED BY	PTE
CAD BY	BEN
REVIEWED BY	AS SHOWN

JOB NUMBER	CHNL-011-22-00
SHEET NUMBER	A-2
DATE	MAY 2022
REV.	

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 and 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 4.304.2, or
C. Plumbing fixtures shall use recycled water. Exceptions: Fixture replacements (4.304.4)
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 vent 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 area 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 the 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)

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)

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g. note #, detail # or reason for N/A). Includes sections for PLANNING AND DESIGN, ENERGY EFFICIENCY, WATER EFFICIENCY & CONSERVATION, MATERIAL CONSERVATION & RESOURCE EFFICIENCY, and ENVIRONMENTAL QUALITY.

Table with 5 columns: ITEM #, CODE SECTION, REQUIREMENT, REFERENCE SHEET (Sheet # or N/A), COMMENTS (e.g. note #, detail # or reason for N/A). Includes items for covering of duct openings, finish material pollutant control, carpet systems, resilient flooring systems, composite wood products, filters, capillary break, moisture content of building materials, bathroom exhaust fans, and heating and air-conditioning system design.

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.

Table for tracking revisions: FIRST SUBMITTAL, 1st PC's CORRECTIONS, REVISIONS. Includes a grid for tracking specific revision items.



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GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

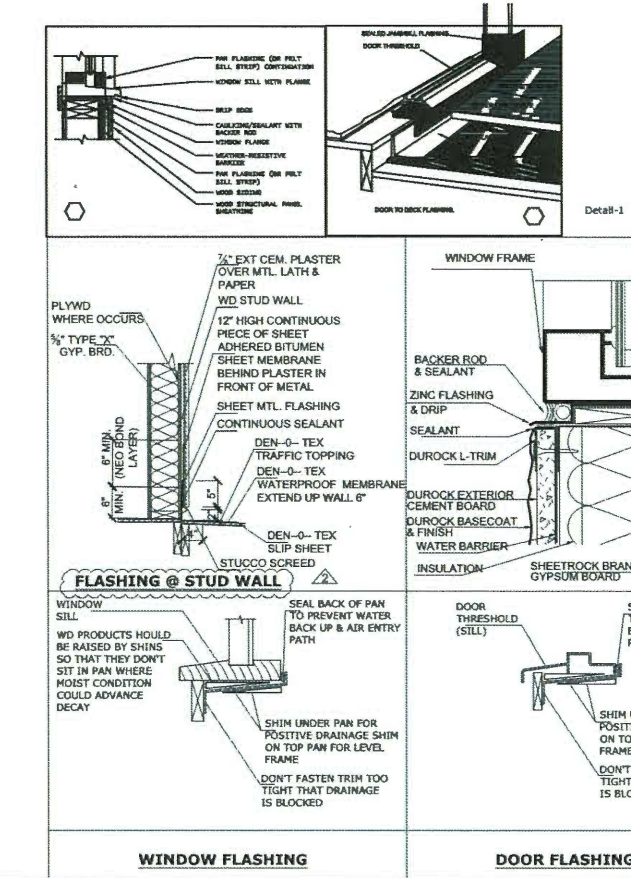
- 1. For each new dwelling and townhome, provide a listed fire-rated fire can accommodate a dedicated 200-watt LED light fixture. The fixture shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service and be protected by a listed breaker, fuse or other overcurrent in close proximity to the proposed location of the EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit emergency protective device. The service panel or subpanel shall identify the emergency protective device space(s) reserved for future EV charging as "EV CAPABLE." The emergency protective device shall be permanently and visibly marked as "EV CAPABLE." (4.106.4.1)
2. For common parking areas serving R-occupancies, the electrical system shall have sufficient capacity to accommodate all designated EV spaces at that full rated average of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The meter shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service and be protected by a listed breaker, fuse or other overcurrent in close proximity to the proposed location of the EV charger. Raceways and related components that are planned to be installed at the time of original construction, the service panel or subpanel shall be installed at the time of original construction. The service panel or subpanel shall identify the emergency protective device space(s) reserved for future EV charging as "EV CAPABLE." (4.106.4.2)
3. Rooms with slope < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged value reflective of at least 1.0 and a thermal emittance of at least 0.75. Rooms with slope > 2:12 shall have an aged SRI value of at least 1.0 or both a 3-year aged value reflective of at least 0.75 and a thermal emittance of at least 0.75. (4.106.5)
4. The required barrier used to reduce lead paint effects shall have a lead resistance value of at least 0.30 as determined per ASTM E1915 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.363.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or anti-frost protected. (4.303.1.3.2)
8. For projects that include landscape work, the Landscape Certification Form (CRN 12) shall be completed prior to final inspection. (Date Assembly BIR No. 181) (4.303.1.3.2)
9. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of moisture by closing such openings with cement, masonry, or a metal plate. Flgging joints to exterior shall be protected in accordance with Section 315.9 of the Los Angeles Plumbing Code. (4.304.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.304.1)
11. Only a City of Los Angeles permit holder will be used for building of construction work. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.416.1, shall be completed and placed in the building at the time of final inspection. (4.416.1)

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES

Table with 2 columns: FIXTURE TYPE, MAXIMUM ALLOWABLE FLOW RATE. Includes Showerheads (1.8 gpm @ 80 psi), Lavatory faucets, residential (1.2 gpm @ 60 psi), Kitchen faucets (1.5 gpm @ 60 psi), Gravity tank type water closets (1.28 gallons/flush), Flushometer tank water closets (1.28 gallons/flush), Urinals (0.125 gallons/flush), Dishwashers (ENERGY-STAR certified).

- 1. Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2. Kitchen faucets will 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 A112.19.2S3.2.
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.

Table with 2 columns: VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS (Gross wt VOC per Liter of Coating), FORMALDEHYDE LIMITS (Maximum Formaldehyde Emissions in Parts per Million). Includes categories for Coatings, Sealants, Adhesives, and Specialty Applications.



Convert Existing Detached Garage into 2-New ADU 2625 CHARTON ST., LOS ANGELES, CA 90034

GREEN BUILDING JOB TITLE: PTE, BEN, PTE, AS SHOWN. SHEET NUMBER: CHNL-011-22-00. DATE: MAY 2022.

JOB NUMBER: CHNL-011-22-00. SHEET NUMBER: G-1. DATE: MAY 2022. REV.

Bushman BUSHMAN PART NUMBER **BSLT265**

TOP VIEW

Material: Polypropylene
Color: Black
Dimensions: 18" x 4"
Weight: 20x30 S.S.

COVER

Material: Polypropylene
Color: Black
Dimensions: 18"
Weight: 2" x 4" A.O.
Height: 1" x 7" Front

SIDE VIEW

TANK

Material: Polypropylene
Height: 2

OVERFLOW

Material: Polypropylene
Dimensions: 3" x 50" x 35"

FITTINGS

Type: Bushhead
Height: 6"
Location: End Radius
Diameter: 1" NPT

FEATURES

Low Impact Development (LID)
Fast Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(S) VERIFICATION

Upon installation of the approved stormwater BMPs, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation, 201 N. Figueroa, 3rd floor, station 18. The SOR Form must be filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

Project Address: _____

RESIDENTIAL (4 UNITS OR LESS, <10,000 SF, <2,500 SF within a ESA)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) - 55 to 130 gal each		
2	Rain Tank(s) - > 130 gal min	2 X 265 GAL BUSHMAN BARREL	LID
3	Shade Tree - min 15 gal	VEGETABLE AREA LESS THAN 25'	LID
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental, total SF <input type="checkbox"/> Infiltration, total SF	
6	Rain Garden	<input type="checkbox"/> # _____ Lined, total SF <input type="checkbox"/> # _____ Unlined, total SF	
7	Dry Well	N/A	
8	SUMP Pump (modification not required)	N/A	

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥1,500 SF)

Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Infiltration Basin / Trench		
2	Dry Well		
3	Permeable pavers / Porous concrete (min 10% open space)	<input type="checkbox"/> Incidental, total SF <input type="checkbox"/> Infiltration, total SF	
4	Rain Tank(s) - 55 to 130 gal min		
5	Cistern	<input type="checkbox"/> Above Grade <input type="checkbox"/> Below Grade	
6	Flow thru Planter(s)		
7	Biofiltration	<input type="checkbox"/> # _____ Lined, total SF <input type="checkbox"/> # _____ Unlined, total SF	
8	Vegetative Swale / Filter Strip		
9	Catch Basin / Filter(s)		
10	Trench Drain Filter(s)		
11	Down Spout Filter(s)		
12	SUMP Pump (modification not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

STORMWATER OBSERVATION REPORT (SOR) FORM
Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved. AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES.

STORMWATER OBSERVATION REPORT (SOR) must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved. PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

Project Address: 2625 CHARITON ST., LOS ANGELES, CA 90034	Building Permit No.: 22014-30K-03607
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan:	Phone Number:

I declare that the following statements are true to the best of my knowledge:

- I am responsible for the approved LID Plan, and
- I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature: _____ Date: 10.20.2022 Contractor/Architect/Engineer License: _____

RAIN TANK SIZING FOR NEW ADDITIONAL AREA / EACH WATER BARREL

(N) ADDITIONAL AREA	TRIBUTARY ROOF	TOTAL ROOF AREA	USED FACTOR	GALLONS REQUIRED TO BE CAPTURED	TOTAL GALLONS
(N)(E) AREA	1,263 S.F.		0.42%	538 GALLONS	2X265 GALLONS

DS
■ DOWNSPOUTS

Approved for: _____ DATE: 10.20.2022
2625 CHARITON ST., LOS ANGELES, CA 90034 PG. 22014-30K-03607

Provide the following marked items:

RAIN BARRELS/TANKS

Gutter and downspout discharging to top of barrel/tank

Vegetated landscaping within 25 ft of each barrel/tank

1-15 gal shade tree

Show inter connections between barrels

Show screen at top of tank

Show over flow connection(s)

PLANTER BOXES

Waterproofing, Under drain and gravel

Top soil, planting and 3 inches of mulch

Bring planter dimensions as per the approved detail

Downspout/inlet with splash box beneath

Over flow with cap, above mulch, below top of planter wall

Curb cut at street/overflow discharge location

RAIN GARDEN

Gutter to downspout discharging to buried pipes

27 inches deep (total)

Impermeable liner and under drain (WITH LINER)

Inlet pipe/downspout day lighting at top of rain garden

6-9 in depression throughout the entire rain garden

Planting and mulch throughout rain garden

Over flow with cap, above mulch but below top of rain garden perimeter

10 ft away from all building foundations and private property lines (INFILTRATION)

PERMEABLE PAVERS (WITH 1 FT SUBBASE OR 2 FT SUBBASE)

Gutter to downspout, discharging to buried pipe

2ft or 2 ft subbase of gravel

Trench drain 10ft away from building foundation

All inlets inside trench drain

Permeable pavers with min 10% open void space

PERMEABLE PAVERS FOR INCIDENTAL RAIN FALL

Permeable pavers with min 10% open void space

Permeable pavers/permeable pavement/porous concrete. The manufacturer's specification sheet and/or purchase receipt

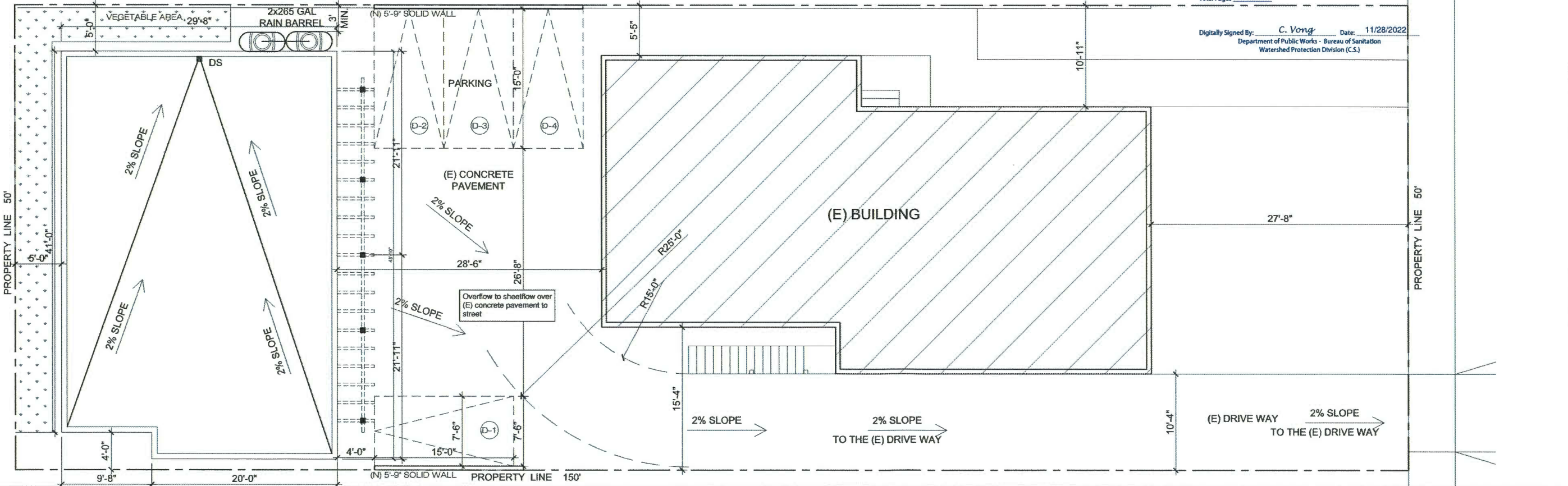
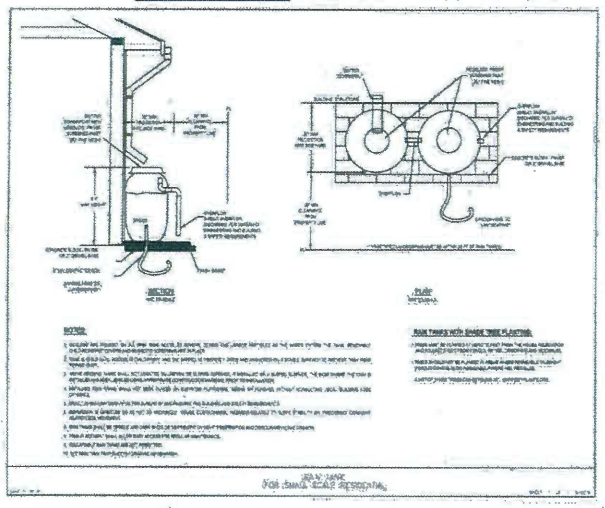
DRYWELL

Gutter and downspout discharging to pre-treatment

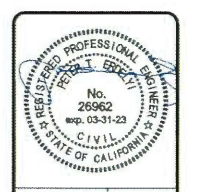
During construction phase

Completed BMP with observation well/finished ground level visible

OTHER: _____



07.13.22	FIRST SUBMITTAL
10.14.22	1st PC'S CORRECTIONS
	REVISIONS



PETER T. ERDELYI & ASSOCIATES, INC.

ARCHITECTURAL ENGINEERING & STRUCTURAL DESIGN
2899 OVERLAND AVE., SUITE 103, LOS ANGELES, CA 90064
TEL. NO.: (310)855-8339 FAX NO.: (310)284-7927
EMAIL: INFO@ERDELYI.COM

OFR CHANNEL

2625 CHARITON ST., LOS ANGELES, CA 90034

Convert Existing Detached Garage into 2-New ADU
2625 CHARITON ST., LOS ANGELES, CA 90034

Proposed Roof Plan, Proposed Elevations
Existing Elevation, Proposed Section, General Notes

PREPARED BY: PTE DESIGNED BY: PTE CAD BY: BEN REVIEWED BY: PTE SCALE: AS SHOWN

JOB NUMBER: CHNL-011-22-00

SHEET NUMBER: **LID**

DATE: MAY 2022 REV: _____

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

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

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

Total Pages: **3**

Digitally Signed By: C. Vong Date: 11/28/2022
Department of Public Works - Bureau of Sanitation
Watershed Protection Division (C.S.)

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES
(Only Checked Items Are Required)

Architect or Engineer of Record for the project to be responsible for the "Structural Observation"
Name: PETER ERDELYI Licensed Architect Registered Engineer
Phone: (310) 553-9339 California Registration Number: 26962

Table with 3 columns: Construction Stage, Construction Type, Elements/Connections to be observed. Rows include Foundation, Wall, Frame, Diaphragm, and Others.

DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE
I, the owner of the project or the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature Date

SECTION 1704.6
STRUCTURAL OBSERVATIONS

1704.6 General. Where required by the provisions of Section 1704.6.1 or 1704.6.2 the owner shall employ a registered design professional to perform structural observation as defined in Section 1705.

At the conclusion of the work included in the permit, the structural observer shall submit to the building official a written statement that the site visit have been made and identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

1704.6.1 Structural Observations for Seismic Resistance. Structural observations shall be provided for those structures included in Seismic Design Category D, E or F, as determined in Section 1613, when one or more of the following conditions exist :

- 1. The structure is classified as Occupancy Category III or IV on accordance with Section 1604.5
2. The height of the structure is greater than 75 feet (22860 mm) above the base.
3. The structure is assigned to Seismic Design Category E, is classified as Seismic Category I or II in accordance with Section 1604.5 and is greater than 2 stories in height.
4. When so designated by the registered design professional in responsible charge of the design.
5. When such observation is specially required by the building official.

1704.6.2 Structural Observations for Wind Requirements. Structural observation shall be provided for those structures sited where the basic wind speed exceeds 110 mph (49 m/s), determined from figure 1609, where one or more of the following conditions exist :

- 1. The structure is classified as Occupancy Category III or IV in accordance with table 1604.5
2. The building height is greater than 75 feet (22860 mm).
3. When so designated by the registered design professional in responsible charge of the design.
4. When such observation is specially required by the building official.

IMPORTANT NOTICE TO OWNERS, BUILDERS, DEVELOPERS

California Building Code CBC 2019, 1704.6, and local ordinances require that all structural elements to be inspected and approved by the engineer of record prior to inspection by city official. Please refer to the structural observation schedule in these plans for mandatory elements to be observed. This Building Code Section was created to protect the Owners from any mistakes during construction.

Mandatory structural observation is not the same as special (continuous) inspection by a deputy inspector for special materials or procedures! Mandatory structural observations must precede the city or county inspections.

Failure to have all structural elements observed and approved by the engineer of record may result in construction deficiencies, reduced safety of the building and may reduce our civil liability for the building.

Please note that we will not be able to give a final approval if any of the listed items is not observed, completed and approved in writing.

Please contact Peter T. Erdelyi & Assoc., Inc. if you have any questions or would like to schedule an observation:

310-553-9339 / Ext. 683

NOTE;

These STRUCTURAL OBSERVATION are the REQUIRED PHASES ONLY. The CONTRACTOR is responsible how many of these Phases the Structural Observer can be verified during one Observation to REDUCE the number of Site Visits.

MANDATORY PRE-CONSTRUCTION MEETING

SCOPE: The purpose of the Pre-Construction Meeting is to inform the Contractor about the important structural elements to be inspected by the Structural Engineer of Record.

ATTENDANTS: Structural Engineer, Architect, Contractor, Building Inspector, Superintendent, Owner.

TIME: Prior to Start of any Construction or Demolition

Compliance Approved:

Date Signature of Structural Observer by Peter T. Erdelyi & Associates

Notes:

MANDATORY FOOTING, FOUNDATION STRUCTURAL INSPECTION

SCOPE: The purpose of the Footing, Foundation Inspection* is to insure that the Size, Depth of the Footings, placing and size of all Rebars, imbedded hardware are per Structural Plans. Prior to pour any Concrete on the Job.

* by the Structural Engineer / Observer

TIME: Prior to Pour any Concrete for this particular phase. If concrete is cast in different Phases, each Phase is to be inspected by the Structural Engineer of Record.

Compliance Approved:

Date Signature of Structural Observer by Peter T. Erdelyi & Associates

Notes:

FOUNDATION SHEARWALLS STRUCTURAL OBSERVATION

SCOPE: The purpose of the Foundation Shearwall Inspection* is to insure that thickness, grade of plywood shearwalls, size of plates, studs, nails, size, spacing and penetration are per Structural Plans. Special attention is to be given to shearwall schedule on S-10 to insure nailing, bolting, lag screw, blocking etc. requirements.

* by the Structural Engineer / Observer

TIME: Before any cover of Drywall, Waterproofing paper, Plaster, Stucco to block the viewing of all above mentioned Structural Elements.

Compliance Approved:

Date Signature of Structural Observer by Peter T. Erdelyi & Associates

Notes:

FIRST FLOOR SHEARWALLS STRUCTURAL OBSERVATION

SCOPE: The purpose of the First Floor Shearwall Inspection* is to insure that thickness, grade of plywood shearwalls, size of plates, studs, nails, size, spacing and penetration are per Structural Plans. Special attention is to be given to shearwall schedule on S-10 to insure nailing, bolting, lag screw, blocking etc. requirements.

* by the Structural Engineer / Observer

TIME: Before any cover of Drywall, Waterproofing Paper, Plaster, Stucco to block the viewing of all above mentioned Structural Elements.

Compliance Approved:

Date Signature of Structural Observer by Peter T. Erdelyi & Associates

Notes:

FIRST FLOOR WALLS AND ROOF FRAMING STRUCTURAL OBSERVATION

SCOPE: The purpose of the First Floor Walls and Roof Framing Inspection* is to insure that all Framing Members, Studs, Plates, Joists, rafters, Beams, Blocking, Nailing, Straps, Bolts, Screws and Hardware are per Structural Plans.

* by the Structural Engineer / Observer

TIME: Before Roof sheathing, Plywood Shearwalls, Drywall Sheathing, Waterproofing Paper, Stucco, Plaster or anything that would block the viewing of the above mentioned Structural Elements.

Compliance Approved:

Date Signature of Structural Observer by Peter T. Erdelyi & Associates

Notes:

ROOF DIAPHRAGM STRUCTURAL OBSERVATION

SCOPE: The purpose of the Roof Diaphragm Inspection* is to insure that the Thickness, Grade of Plywood sheathing, nail sizes, spacing and penetration are per Structural Plans. Special attention is to be given to the different field, edge and boundary nailing. Do not proceed with covering the plywood construction until Structural Observer approved this Phase, since covering the plywood will hide the nailing patterns.

* by the Structural Engineer / Observer

TIME: Before Covering the Roof Plywood.

Compliance Approved:

Date Signature of Structural Observer by Peter T. Erdelyi & Associates

Notes:

FINAL STRUCTURAL OBSERVATION

SCOPE: The purpose of the Final Structural Inspection is to insure that all Structural Elements of the building are constructed in accordance with the Approved Structural Plans.

TIME: After every and All Mandatory Structural Inspections are signed off by the Structural Observer of PETER T. ERDELYI & Associates, Inc. Structural Engineering, and Prior to the City or County Inspector's Final Approval. Failure to Comply with ALL required Structural Observations may cause the Denial of the Final Structural Observation's Approval.

Compliance Approved:

Date Signature of Structural Observer by Peter T. Erdelyi & Associates

Notes:

Table for REVISIONS with columns for date and description.



PETER T. ERDELYI & ASSOCIATES, INC. ARCHITECTURAL ENGINEERING & STRUCTURAL DESIGN 2899 OVERLAND AVE., SUITE #103, CULVER CITY, CA 90084 TEL. NO.: (310) 553-9339 FAX NO.: (310) 284-7927 EMAIL: INFO@ERDELYI.COM



CLIENT: OFIR CHANEL 2825 CHARLTON ST., LOS ANGELES, CA 90034

JOB TITLE: Convert Existing Detached Garage into 2-New ADU 2825 CHARLTON ST., LOS ANGELES, CA 90034 SHEET TITLE: Structural Observation Stages PREPARED BY: PTE DESIGNED BY: ALEXANDER CAD BY: ILDIKO REVIEWED BY: SAYED AS SHOWN SCALE:

JOB NUMBER: CHNL-011-22:00 SHEET NUMBER: SN-0 DATE: JUNE 2022 REV:

GENERAL STRUCTURAL REQUIREMENTS

BUILDING CODES

- 1. THE INTERNATIONAL BUILDING CODE (IBC), 2019 EDITION AND THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16), AMERICAN CONCRETE INSTITUTE ACI 318-19, SEISMIC DESIGN MANUAL, ASCE 34, STEEL CONSTRUCTION MANUAL, ASCE THIRTEENTH EDITION, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (TMS 402/602-16), AND NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 2019 EDITION, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (TMS 402/602-16), AND CALIFORNIA BUILDING CODE (CBC), 2019 EDITION.
2. LOS ANGELES BUILDING CODE (LABC), 2019 EDITION WHERE APPLICABLE.

LOADS

Table with columns for LOADS, WIND DESIGN FACTORS, and RISK CATEGORY. Includes sub-tables for DESIGN LOADS and SEISMIC DESIGN FACTORS.

- 1. ALL WORK SHALL COMPLY WITH ALL THE APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS.
2. THE FOLLOWING NOTES AND SPECIFICATIONS ARE "UNLESS OTHERWISE NOTED," CONFLICT BETWEEN THE SPECIFIC NOTES AND THE GENERAL NOTES OR SPECIFICATIONS OF THE STRUCTURAL ENGINEER OF RECORD SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER OR ARCHITECT.

STRUCTURAL CONCRETE NOTES

- 1. ALL REINFORCED AND UN-REINFORCED CONCRETE WORK SHALL COMPLY WITH THE LATEST EDITION OF THE ACI 318 CODE AT THE TIME THIS PROJECT IS DESIGNED AND PERMITTED.
2. MATERIALS
A. CONCRETE
(1) MINIMUM SPECIFIED COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE AS SHOWN BELOW.

Table with columns for ELEMENT, Fe (PSY), DEPTH INSPECTION, ELEMENT, Fe (PSY), DEPTH INSPECTION. Rows include ISOLATED PADS, CONT. FOOTINGS, PILES & GRADE BEAMS, SLAB-ON-GRADE.

FOUNDATION

- 1. THE FOLLOWING CODES AND SPECIFICATIONS SHALL GOVERN THE CONSTRUCTION OF STRUCTURAL CONCRETE:
A. THE INTERNATIONAL BUILDING CODE (IBC), 2019 EDITION AND THE MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
B. NATIONAL DESIGN SPECIFICATION (ACI 318) 2019 EDITION
C. LOS ANGELES BUILDING CODE (LABC), 2019 EDITION WHERE APPLICABLE.

TIMBER NOTES

- 1. DIMENSION LUMBER SHALL BE THE GRADE INDICATED BELOW:
A. JOISTS, PLATES AND BLOCKING #2 GRADE OR BETTER
B. STUDS AND RAFTERS #2 GRADE OR BETTER
C. POSTS, BEAMS, AND HEADERS #1 GRADE OR BETTER

MASONRY

- 1. CONCRETE BLOCK: SHALL BE HOLLOW LOAD BEARING MASONRY UNITS CONFORMING TO ASTM-C-90 GRADE N, TYPE I MEDIUM WT., GRAV. Fm = 2000 PSI. A LETTER OF CERTIFICATION FROM THE SUPPLIER SHALL BE KEPT AT TIME OF, OR PRIOR TO DELIVERY OF MATERIALS.
2. MORTAR AND GROUT: TO BE TYPE "S". MORTAR TO BE 1 PART CEMENT, 3 1/2 PART SAND, 1/4 PART LIME PUTTY.

STEEL NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
A. A.I.S.C. "CODE OF STANDARDS FOR STEEL BUILDINGS AND BRIDGES"
B. A.I.S.C. "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
C. A.I.S.C. "STRUCTURAL WELDING CODE" AND/OR ANY APPLICABLE LOCAL REGULATIONS

MATERIALS

- 1. STRUCTURAL STEEL BARS, PLATES AND ROLLED SHAPES: A.S.T.M. A992
2. STEEL TUBE (SQ. OR RECT.): A.S.T.M. A501, GRADE B, TYPE E OR S
3. STEEL PIPE: A.S.T.M. A-53, GRADE B, TYPE E OR S

METAL STUD

- 1. ALL LIGHTGAGE METAL FRAMING SHALL BE AS NOTED BELOW.
2. ALL LIGHTGAGE METAL FRAMING CONSTRUCTION SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" LATEST EDITION.

- EXTERIOR WALLS: 7/8" THK. CEMENT PLASTER ON FURRED OR SELF-FURRING EXPANDED METAL OR FABRIC LATH WITH #1 GA., 1/2" LONG, 7/16" DIA. HEAD FASTENED AT 6" O.C.
INTERIOR WALLS: 5/8" TYPE "X" GYPSUM WALLBOARD FASTENED TO MIN. BUGLE HEAD DRYWALL BOREWS @ 12" O.C. CEILING, 18" O.C. WALLS, 5/8" MIN. PENETRATION INTO FRAMING. BLOCCING RECD. TH. LATH (2 PLY CROSS, REQUIRED PER ARCH.).

MASONRY

- 1. CONCRETE BLOCK: SHALL BE HOLLOW LOAD BEARING MASONRY UNITS CONFORMING TO ASTM-C-90 GRADE N, TYPE I MEDIUM WT., GRAV. Fm = 2000 PSI. A LETTER OF CERTIFICATION FROM THE SUPPLIER SHALL BE KEPT AT TIME OF, OR PRIOR TO DELIVERY OF MATERIALS.
2. MORTAR AND GROUT: TO BE TYPE "S". MORTAR TO BE 1 PART CEMENT, 3 1/2 PART SAND, 1/4 PART LIME PUTTY.

STEEL NOTES

- 1. THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING:
A. A.I.S.C. "CODE OF STANDARDS FOR STEEL BUILDINGS AND BRIDGES"
B. A.I.S.C. "SPECIFICATIONS FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS"
C. A.I.S.C. "STRUCTURAL WELDING CODE" AND/OR ANY APPLICABLE LOCAL REGULATIONS

MATERIALS

- 1. STRUCTURAL STEEL BARS, PLATES AND ROLLED SHAPES: A.S.T.M. A992
2. STEEL TUBE (SQ. OR RECT.): A.S.T.M. A501, GRADE B, TYPE E OR S
3. STEEL PIPE: A.S.T.M. A-53, GRADE B, TYPE E OR S

METAL STUD

- 1. ALL LIGHTGAGE METAL FRAMING SHALL BE AS NOTED BELOW.
2. ALL LIGHTGAGE METAL FRAMING CONSTRUCTION SHALL BE IN ACCORDANCE WITH AISC "SPECIFICATIONS FOR DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" LATEST EDITION.

- 1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED.
2. NAILS SPACED AT 6 INCHES (152 MM) ON CENTER AT EDGES; 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152 MM) AT ALL CORNERS WHERE SPACING ARE 48 INCHES (1219 MM) OR MORE. FOR NAILING OF STRUCTURAL STEEL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305 NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.
3. COMMON OR DEFORMED SHANK.
4. COMMON ON PANEL EDGES, 12 INCHES (305 MM) AT INTERMEDIATE SUPPORTS, S. DEFORMED SHANK.
5. CORROSION-RESISTANT STAINLESS OR CASING NAILS CONFORMING TO THE REQUIREMENTS OF SECTION 2304.10.
6. FASTENERS SPACED 3 INCHES (76 MM) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152 MM) ON CENTER AT INTERMEDIATE SUPPORTS.

NAILING SCHEDULE

Table with columns for CONNECTION, NAILING, and NAILING. Lists various connections like JOIST TO WALL, RAFTER TO JOIST, etc. with corresponding nail types and sizes.

Table with columns for TYPE, MATERIAL DESCRIPTION, NUMBER OF SIDES, ALLOWABLE SHEAR FORCE (PLF), SILL PLATE TO BLOCKING CONNECTION, BLOCKING TO PLATE CONNECTION, MAID SILL TO FOUNDATION, REMARKS. Lists various framing connections and their specifications.

SHEAR WALL SCHEDULE

Table with columns for TYPE, MATERIAL DESCRIPTION, NUMBER OF SIDES, ALLOWABLE SHEAR FORCE (PLF), SILL PLATE TO BLOCKING CONNECTION, BLOCKING TO PLATE CONNECTION, MAID SILL TO FOUNDATION, REMARKS. Lists shear wall configurations and their specifications.

- 1. DOUGLAS FIR OR SOUTHERN PINE FRAMING (S.G. 0.49 MINIMUM) ALL PANEL EDGES FASTENED TO FRAMING.
2. ALL PANEL EDGES BACKED WITH 2-INCH NOMINAL OR WIDER FRAMING. PLYWOOD INSTALLED EITHER HORIZONTALLY OR VERTICALLY.
3. NAIL SPACING ALONG INTERMEDIATE SUPPORTS 12" O.C.

MINIMUM BEARING HEADERS

- SUPPORTING ROOF LOADS SUPPORTING FLOOR & FLOOR LOADS
OPENING = 8'-0": USE 4X8 OPENING = 8'-0": USE 4X10
OPENING = 6'-0": USE 4X6 OPENING = 6'-0": USE 4X8
OPENING = 4'-0": USE 4X6 OPENING = 4'-0": USE 4X8

SPECIAL INSPECTION NOTES

- 1. BEFORE SPECIAL INSPECTION OR TESTING IS REQUIRED, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL INCLUDE A "STATEMENT OF SPECIAL INSPECTIONS" ON THE PLANS (CBC 1705).
2. (PERIODIC) SPECIAL INSPECTION BY STRUCTURAL ENGINEER (O.E. STRUCTURAL ENGINEER) IS REQUIRED FOR CMU WALL PER CBC 1704. (CBC T-1705.2 SITE T-1705.3 CONCRETE, T-1705.4 MASONRY, T-1705.9 FIVE FOUNDATIONS, T-1705.9 PREP FOUNDATIONS, T-1705.3 HIGH LOAD DIAPHRAGM).
3. SPECIAL INSPECTIONS
A. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER CBC 1704.4.

ASBESTOS DEMOLITION RULE 1403 - General Information:

- 1. SURVEY REQUIREMENT - ASBESTOS SURVEYS ARE REQUIRED PRIOR TO ANY DEMOLITION OR DEMOLITION. ASBESTOS MUST BE REMOVED PRIOR TO BUILDING DEMOLITION.
REMOVAL ACTIVITIES THAT MAY DISTURB THE ASBESTOS CONTAINING MATERIALS. ALL ASBESTOS MUST BE REMOVED PRIOR TO BUILDING DEMOLITION.

07/13/22
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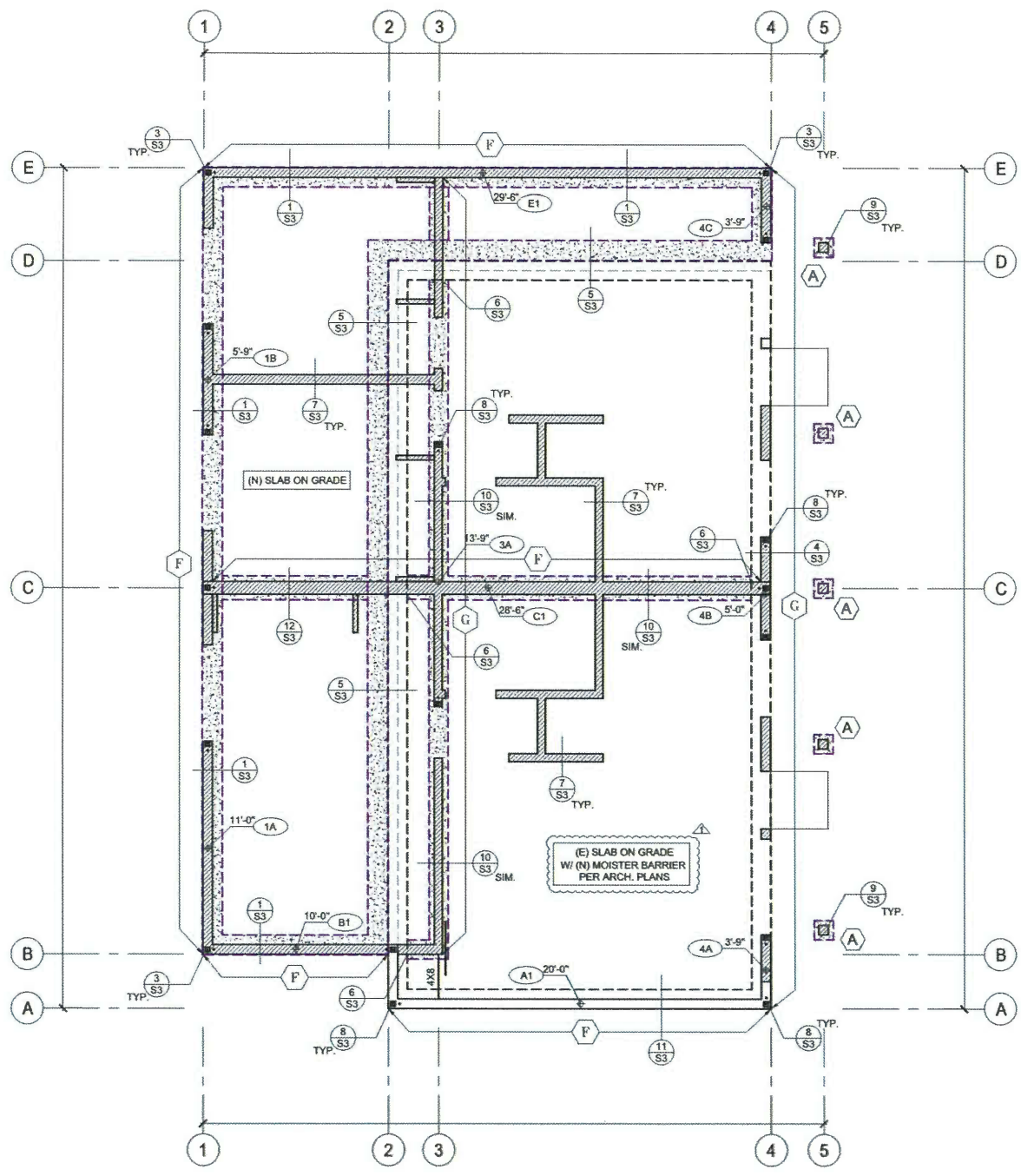
REGISTERED PROFESSIONAL ENGINEER
No. 26962
exp. 03-31-21
PETER T. EREDELYI
ARCHITECTURAL ENGINEERING & STRUCTURAL DESIGN

PETER T. EREDELYI & ASSOCIATES, INC.
ARCHITECTURAL ENGINEERING & STRUCTURAL DESIGN
2689 CHARITON ST., LOS ANGELES, CA 90064
TEL. NO.: (310)835-9538 FAX NO.: (310)264-7927
EMAIL: INFO@EREDELYI.COM

OFR CHANNEL
2625 CHARITON ST., LOS ANGELES, CA 90034

GENERAL NOTES
Convert Existing Detached Garage into 2-New ADU
2625 CHARITON ST., LOS ANGELES, CA 90064

CHNL-011-22-00
SHEET NUMBER
JOB NUMBER
DATE: JUNE 2022 REV.



Foundation Plan
Scale: 1/4"=1'-0"

STRUCTURAL NOTES:

(N) 1 STORY FTG. 12" WIDE
FOOTING (24" DEEP MIN. INTO N.G.) W/ 2-#4 T & B

4" THK. CONCRETE SLAB ON GRADE W/ #4 BARS @ 16" O.C. E.W. CENTERED
PER CITY REQUEST, A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.
A MIN. 10 MIL MOISTURE BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. CARE SHALL BE EXERCISED TO AVOID DAMAGE OF MOISTURE BARRIER DURING CONSTRUCTION.

- 4X4 POST W/ HDUS TYP. U.N.O.
- 4X4 POST TYP. U.N.O.

ADDITIONAL NOTES

- 5/8" dia. A.B. (R.H., EPOXY BOLTS) @ 48" O.C. TYP. U.N.O. FOR SH. W. A.B.'S SEE G.N. SHEET, SH. WALL SCHEDULE
- NAILS IN PRESSURE TREATED WOOD SILL PLATES SHALL BE HOT DIPPED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- ALL HOLD-DOWN CONNECTIONS SHALL BE TIGHTENED JUST PRIOR TO ENCLOSURE.
- EXCAVATIONS SHALL BE MADE IN COMPLIANCE W/CAL/OSHA REGULATIONS.
- CONTINUOUS INSPECTION BY A LICENSED DEPUTY INSPECTOR IS REQUIRED FOR ALL EPOXY WORKS AND FOR CONCRETE WITH $f_c \geq 2500$ PSI.

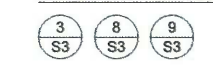
NOTE:

- - - - - DEMO WALL
- - - - - NEW WALLS
- - - - - EXISTING WALLS TO REMAIN

MANDATORY STRUCTURAL OBSERVATION SCHEDULE:

1. PRE - CONSTRUCTION MEETING IS MANDATORY PRIOR TO ANY WORK ON THE JOB. TO SCHEDULE A PRE-CONSTRUCTION MEETING OR STRUCTURAL OBSERVATION, PLEASE GIVE US 48 HRS. MINIMUM NOTICE.
Call R.C.M.A. (310)853-9339 EXT. 683
2. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY THE SOILS ENGINEER OR BUILDING INSPECTOR FOR DEPTH AND ALL APPLICABLE CODE COMPLIANCE PRIOR TO STRUCTURAL OBSERVATION.
3. STRUCTURAL OBSERVATION FOR FOUNDATION IS REQUIRED. CALL WHEN ALL REINFORCEMENTS ARE IN PLACE AND PRIOR TO POURING OF CONCRETE.

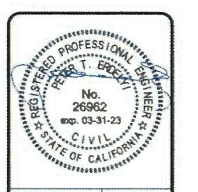
TYPICAL DETAILS



PAD SCHEDULE:

(A) 1'-0" X 1'-0" X 12" THICK PAD FOOTING W/ 2 #4 EACH WAY.

NO.	REVISIONS
07.13.22	FIRST SUBMITTAL
08.12.22	P.C. COMMENTS

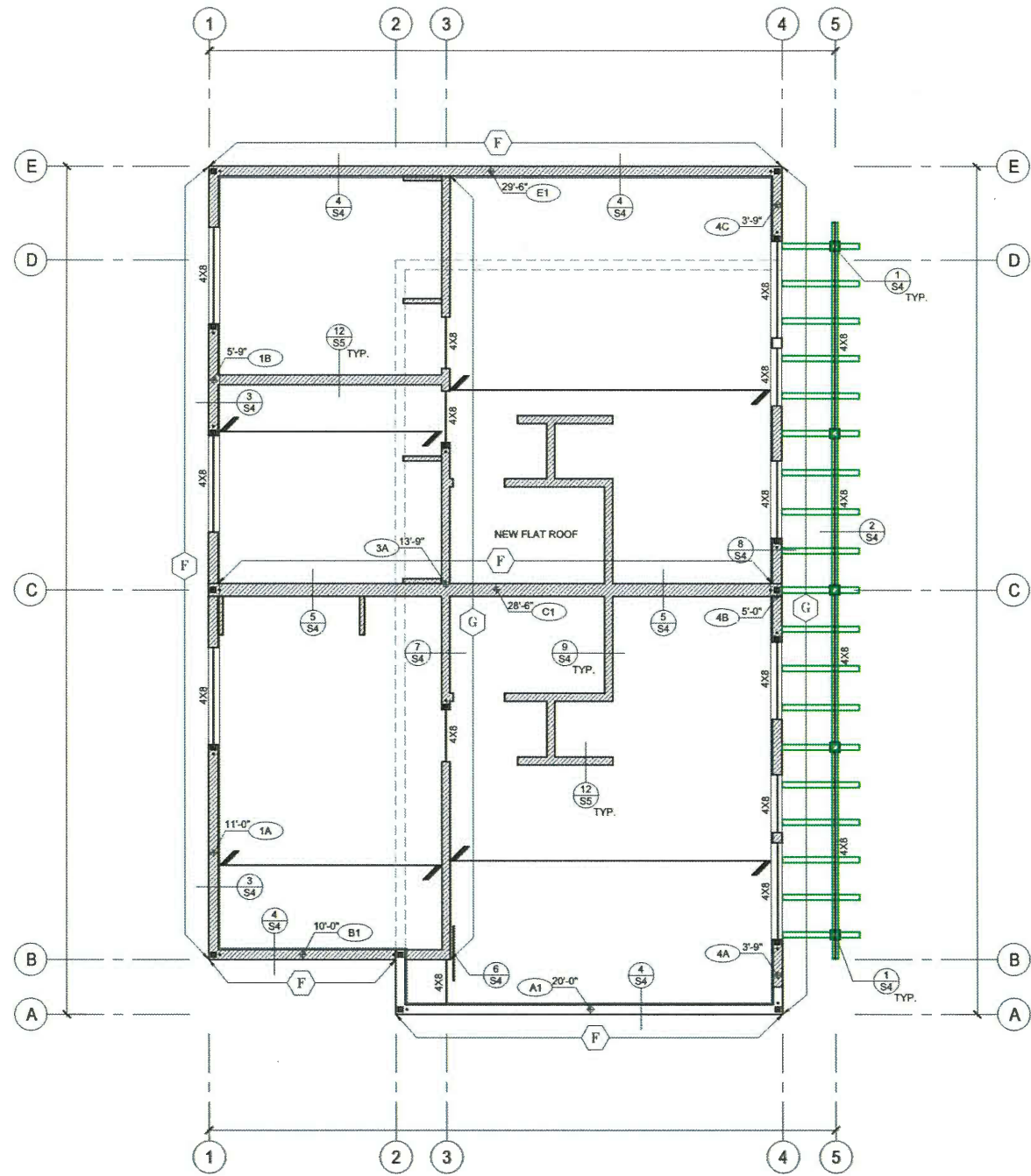


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EMAIL: INFO@ERDELYI.COM

CLIENT:
OFIR CHANEL
2825 CHARITON ST., LOS ANGELES, CA 90034

JOB TITLE: Convert Existing Detached Garage into 2-New ADU
2825 CHARITON ST., LOS ANGELES, CA 90034
FOUNDATION PLAN
SCALE: AS SHOWN
PREPARED BY: P.T.E. **DESIGNED BY:** ALEXANDER **CHK'D BY:** ILDIKO **REVIEWED BY:** SAYED

JOB NUMBER: CHNL-011-22:00
SHEET NUMBER: S-1
DATE: JUNE 2022



Roof Framing Plan
Scale: 1/4"=1'-0"

STRUCTURAL NOTES:

- 2X10 #2 ROOF RAFTERS @ 16" O.C.
- ROOF DIAPHRAGM NAILING :
1/2" PW STR-1 W/10d @ 6:12" O.C. UNBLOCKED
BOUNDARY PW NAILING @ ALL GRIDLINES!!!
- 4x4 POST W/ HDU5 TYP. U.N.O.
- 4x4 POST TYP. U.N.O.
- P/W SH. WALL
SEE GEN. NOTES SHEET S-0
(CAN BE USED ON EITHER SIDE OF SH.W.)
- SH. WALL SYMBOL LENGTH & CENTER OF GRAVITY
- MS160
HORIZONTAL COLLECTOR STRAP

NOTE :

- DEMO WALL
- ▨ NEW WALLS
- EXISTING WALLS TO REMAIN

MANDATORY STRUCTURAL OBSERVATION SCHEDULE:

1. STRUCTURAL OBSERVATION IS REQUIRED FOR ROUGH FRAMING INCLUDING ALL HARDWARE.
2. STRUCTURAL OBSERVATION IS REQUIRED FOR ROOF SHEATHING AND NAILING.
3. STRUCTURAL OBSERVATION IS REQUIRED FOR ALL SHEAR WALLS.
4. FINAL STRUCTURAL OBSERVATION IS REQUIRED BEFORE ANY COVER ON WALLS OR FLOORS AND ROOF

07.13.22	FIRST SUBMITTAL
REVISIONS	



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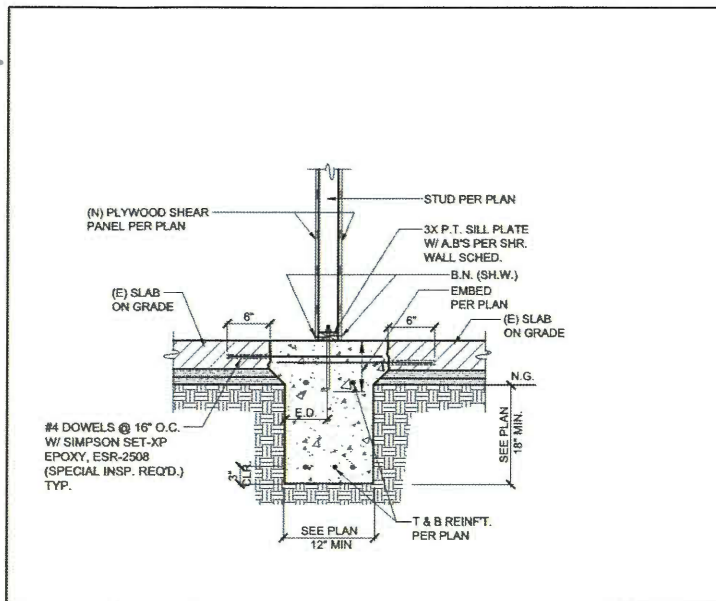
OFIR CHANEL
2825 CHARITON ST., LOS ANGELES, CA 90034

Convert Existing Detached Garage into 2-New ADU
2825 CHARITON ST., LOS ANGELES, CA 90034

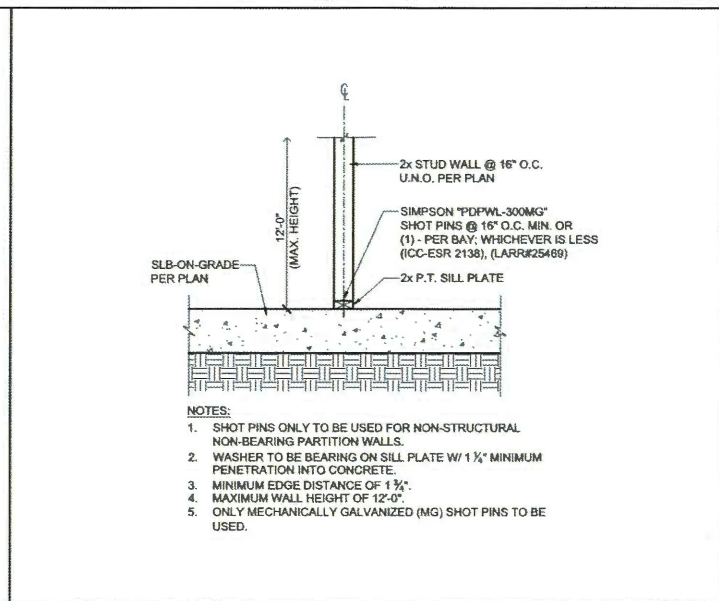
Roof Framing Plan

DESIGNED BY: ALEXANDER
CHECKED BY: ILDIKO
PREPARED BY: PTE
REVIEWED BY: SAYED
SCALE: AS SHOWN

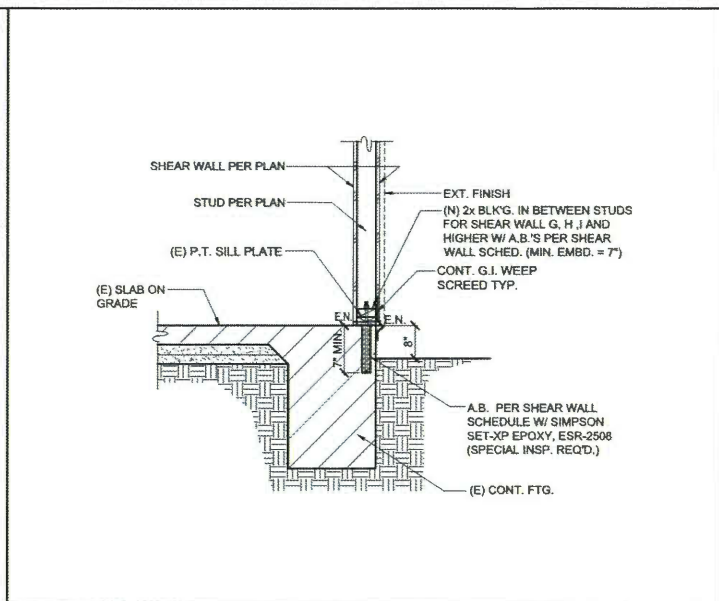
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SHEET NUMBER: S-2
DATE: JUNE 2022



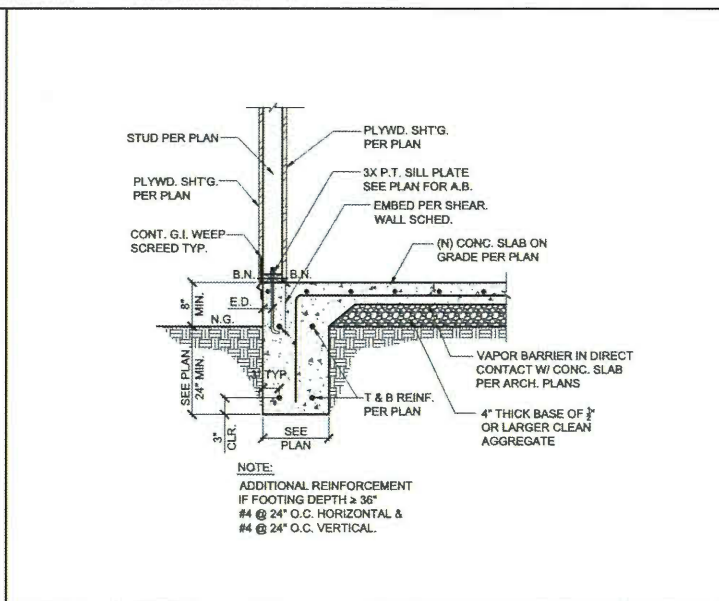
SCALE: N.T.S. **DETAIL 10**



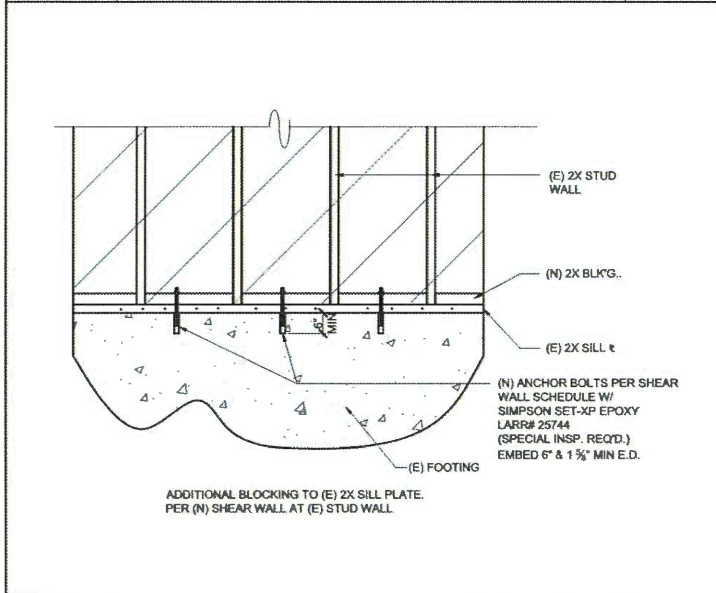
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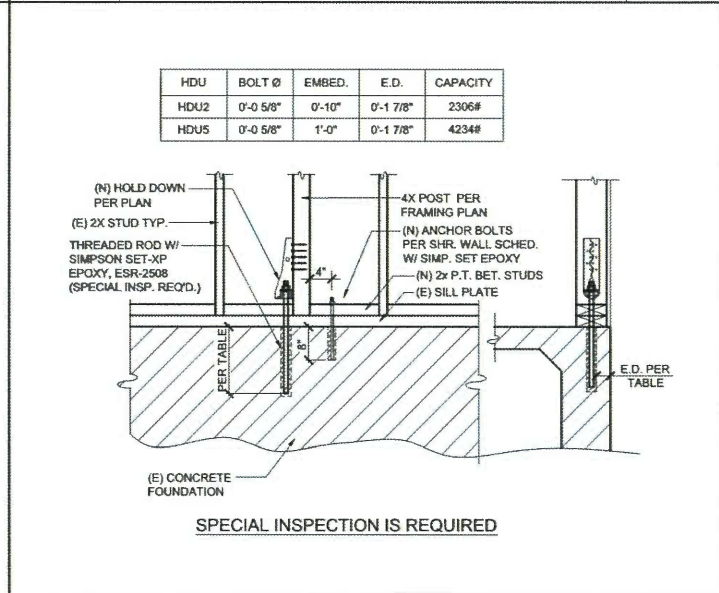
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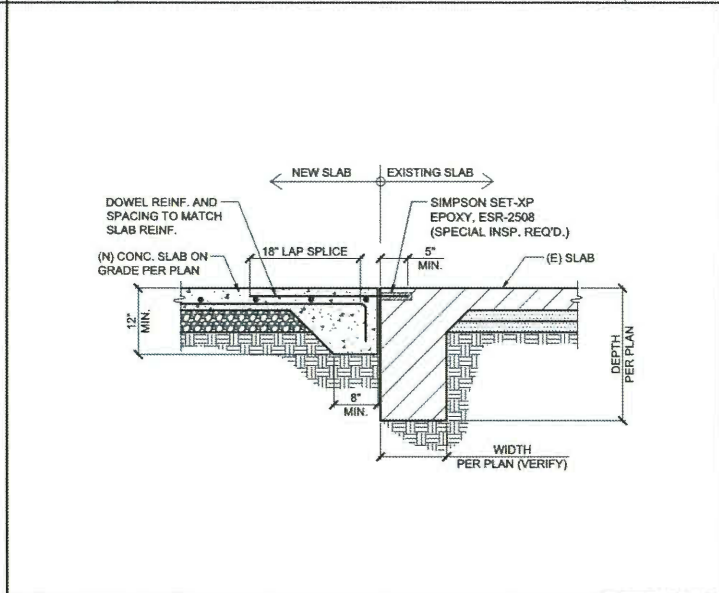
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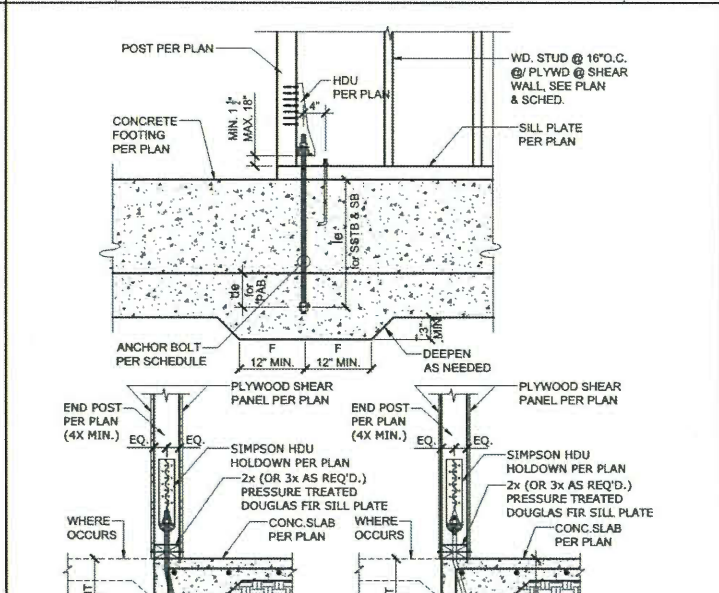
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SCALE: N.T.S. **HOLD DOWN TO EXISTING CONCRETE FOUNDATION 8**



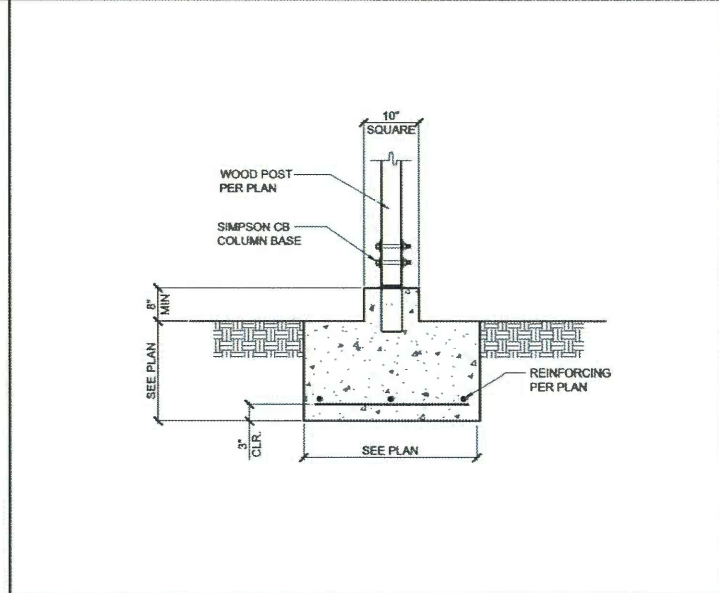
SCALE: N.T.S. **(N) SLAB-ON-GRADE TO (E) FOOTING CONNECTION 5**



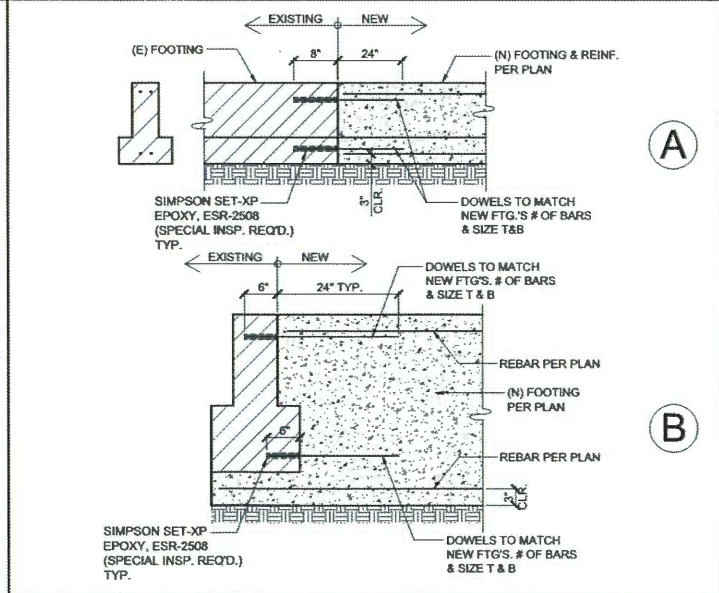
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SCALE: N.T.S. **DETAIL 12**



SCALE: N.T.S. **DETAIL 9**



SCALE: N.T.S. **NEW FOOTING TO EXISTING FOOTING CONNECTION 6**

FOR PAB Anchors

H.D.		SSTB & SB		PAB		SCREW QUANTITY TO POST		MIN. POST SIZE	LARR#
EDGE DISTANCE (N.)	SSTB TYPE	de	F	de	F	14\"/>			
HDU2	1 3/4"	SSTB24	21"	PAB5	6 1/2"	10"	6-SDS 1/4 x 2.5"	2-2/4"	25720
HDU4	1 3/4"	SB 5/8 X 24	18"	PAB5	6 1/2"	10"	10-SDS 1/4 x 2.5"	2-2/4"	25720
HDU5	1 3/4"	SB 5/8 X 24	18"	PAB5	6 1/2"	10"	14-SDS 1/4 x 2.5"	4# #1	25720
HDU8	1 7/8"	SB 7/8 X 24	18"	PAB7	9"	13 1/2"	20-SDS 1/4 x 2.5"	4# #1	25720
HDU11	1 7/8"	SB 1 X 30	24"	PAB8	11"	16 1/2"	30-SDS 1/4 x 2.5"	4# #1	25720
HDU14	1 7/8"	SB 1 X 30	24"	PAB8	11 1/2"	17 1/2"	36-SDS 1/4 x 2.5"	6# #1	25720

FOR SSTB & SB Anchors

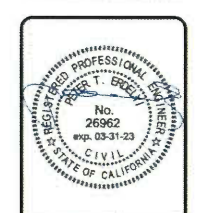
NOTES:

- COPY OF THE LARR LISTED ABOVE SHALL BE REVIEWED AND BE AVAILABLE AT THIS SITE.
- BOLTS ARE ASTM F1554 GRADE 36, A36 OR A307; Fu=58 ksi (U.N.O.)
- MINIMUM ANCHOR CENTER-TO-CENTER SPACING IS 2x FOR ANCHORS ACTING IN TENSION AT THE SAME TIME FOR FULL LOAD.
- THE SB BOLTS MAY ALSO BE INSTALLED IN THE CORNER CONDITION DISTANCE AND MIN. 12" RETURN FOR THE TOP REBAR.
- SPECIAL INSPECTION IS NOT REQUIRED FOR ANCHOR BOLTS ATTACHED TO TRADITIONAL WOOD PANEL SHEAR WALLS (U.N.O.)
- SPECIAL INSPECTION IS REQUIRED FOR ANCHOR BOLTS ATTACHED TO STRONG WALLS OR HARDY FRAME WALLS (U.N.O.)
- FOR HOLD-DOWNS, ANCHOR BOLT NUTS SHOULD BE FINGER-TIGHT PLUS 1/2 TURN WITH A WRENCH, WITH CONSIDERATION GIVEN TO POSSIBLE FUTURE WOOD SHRINKAGE. CARE SHOULD BE TAKEN TO NOT OVER-TORQUE THE NUT.
- STUD BOLTS SHOULD BE SNUGLY TIGHTENED.
- FOR HDU11 & HDU14, THE SB 1X30 IS ALLOWED FOR SLAB-ON-GRADE CONDITION ONLY. IN THIS CASE, THE COVER THICKNESS ON EACH SIDE SHALL BE 6" MIN. FOR THE LOWER 20" OF EMBEDMENT.

SCALE: N.T.S. **HOLD DOWN TO NEW CONCRETE FOOTING 3**

07.13.22

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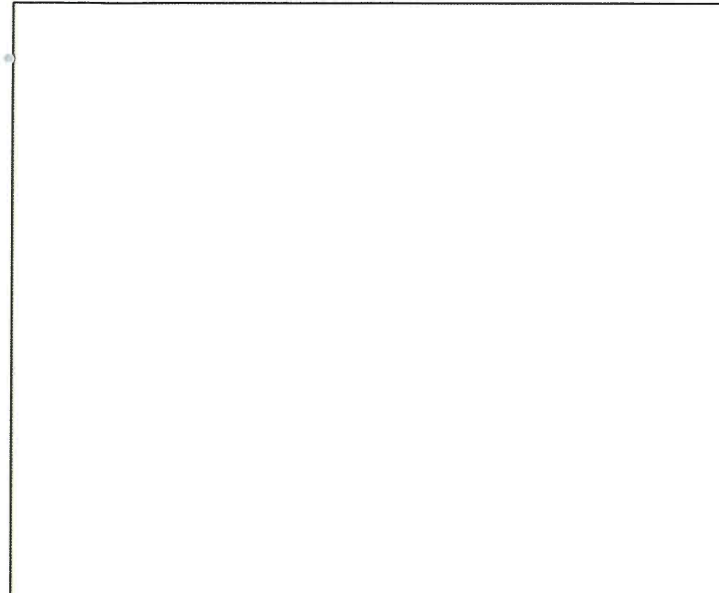


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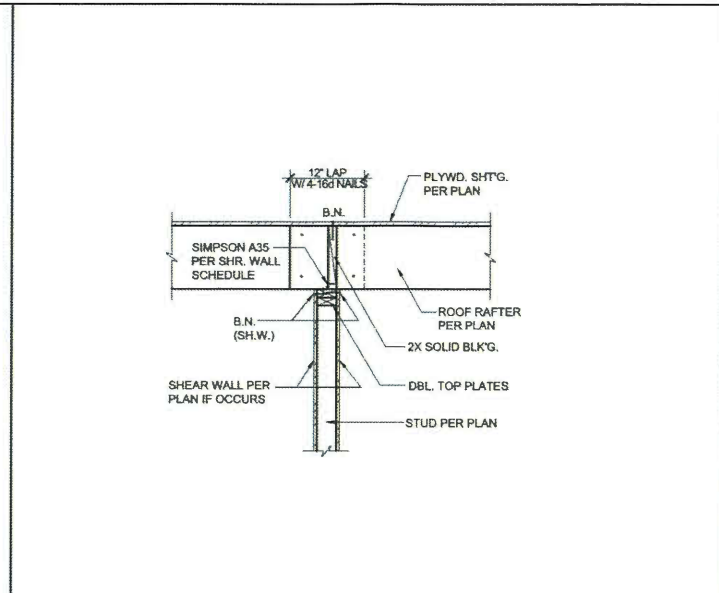
OFIR CHANEL
 CLIENT: 2626 CHARLTON ST., LOS ANGELES, CA 90034

STRUCTURAL DETAILS
 Convert Existing Detached Garage into 2-New ADU
 2626 CHARLTON ST., LOS ANGELES, CA 90034
 DESIGNED BY: ALEXANDER
 CHECKED BY: ILDIKO
 SCALE: AS SHOWN

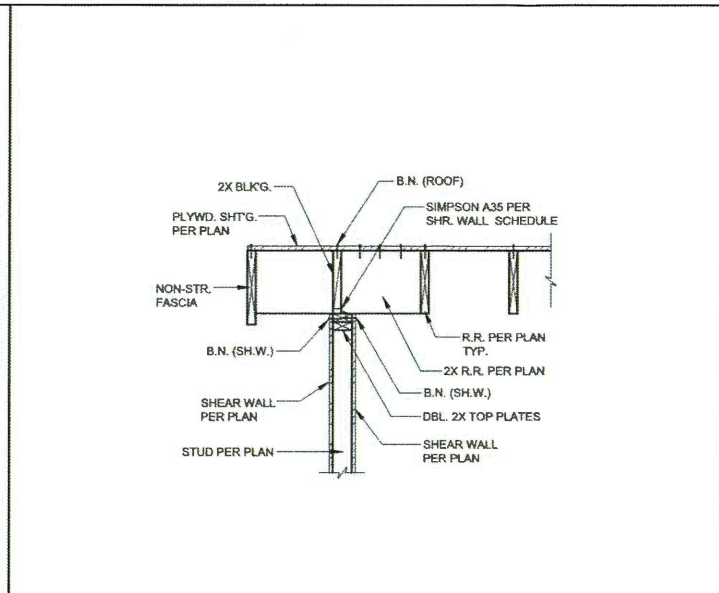
JOB NUMBER: CHNL-011-22-00
 SHEET NUMBER: **S-3**
 DATE: JUNE 2022



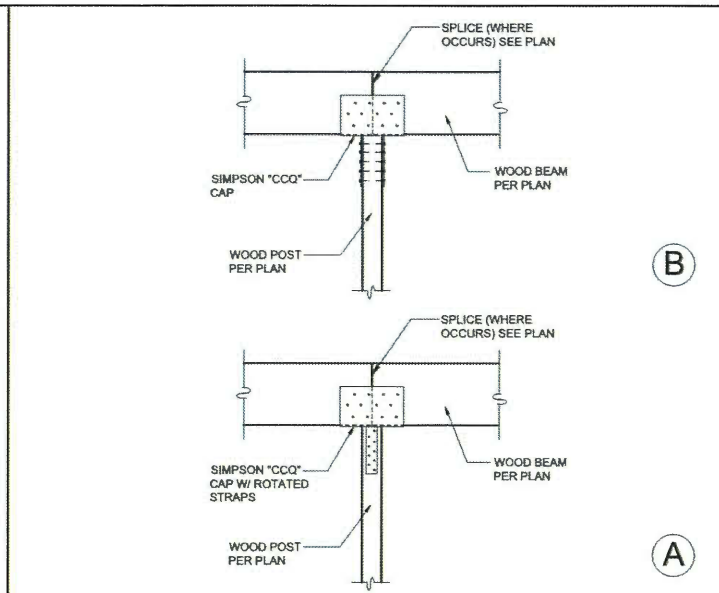
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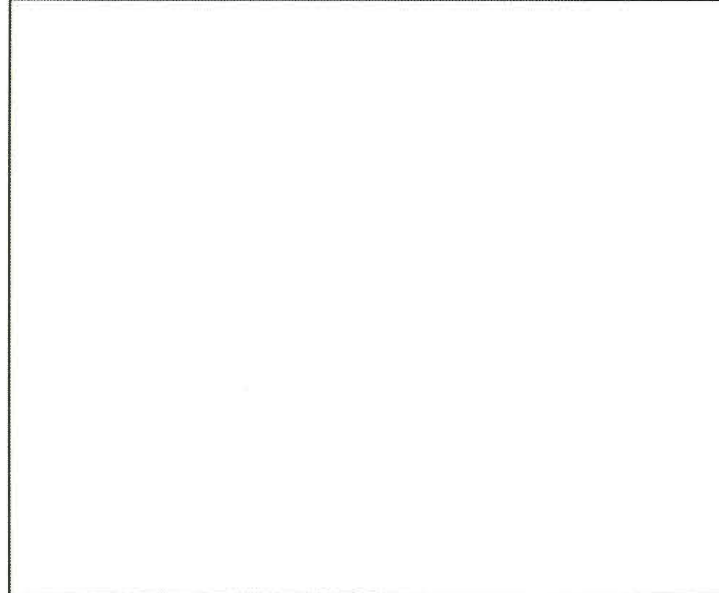
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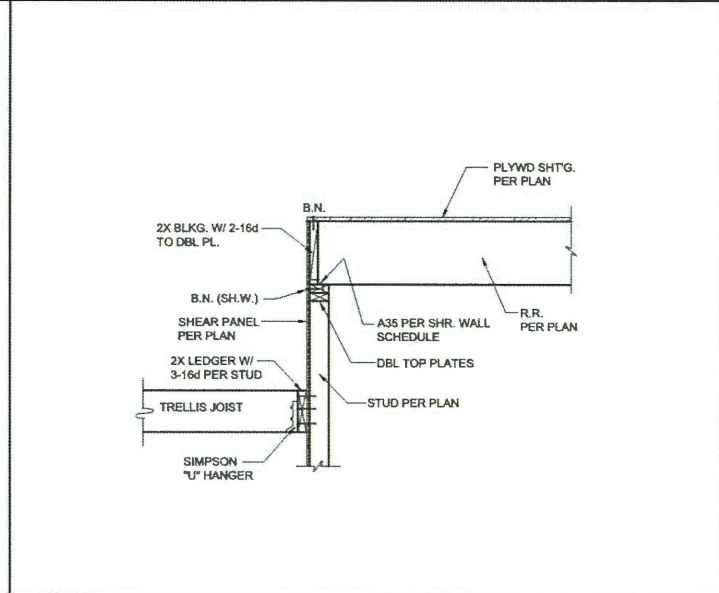
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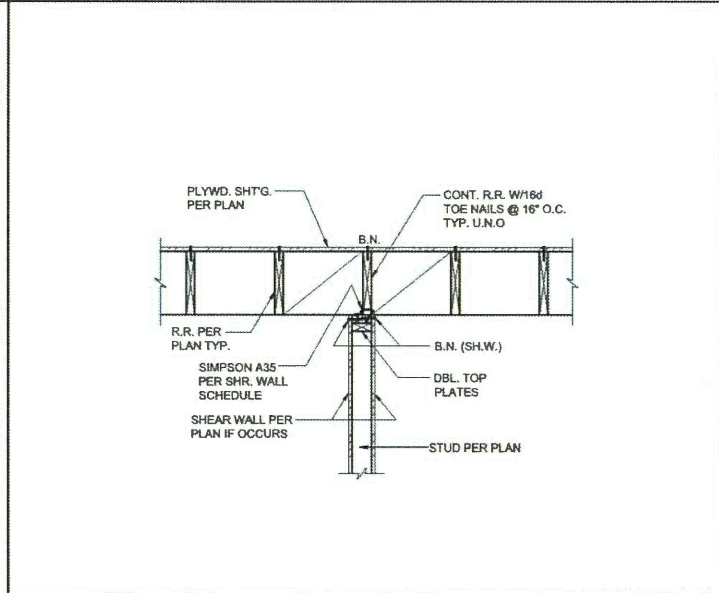
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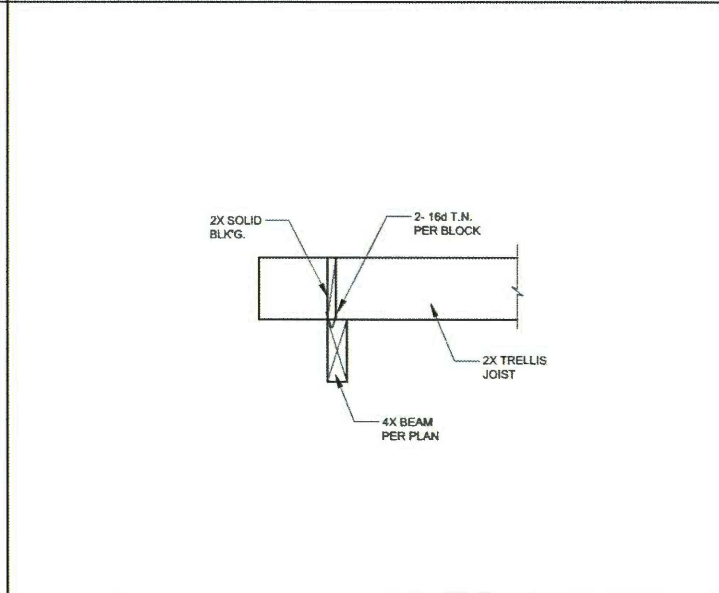
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SCALE: N.T.S. 8



SCALE: N.T.S. 5



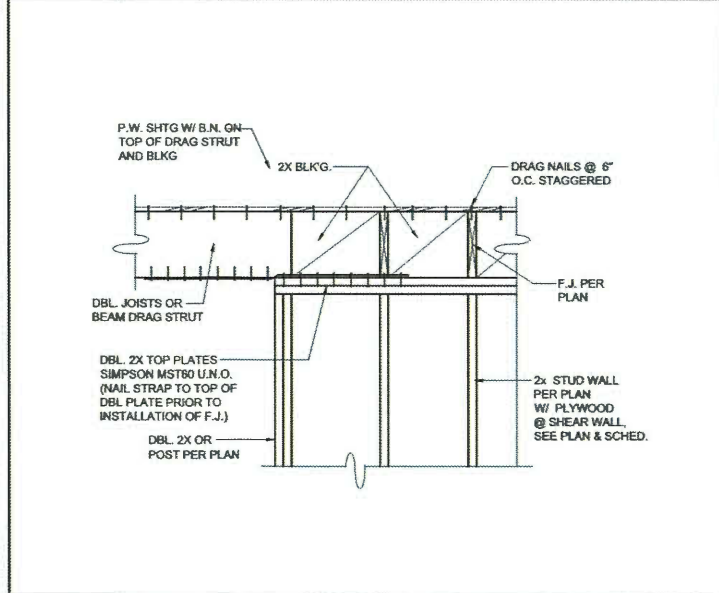
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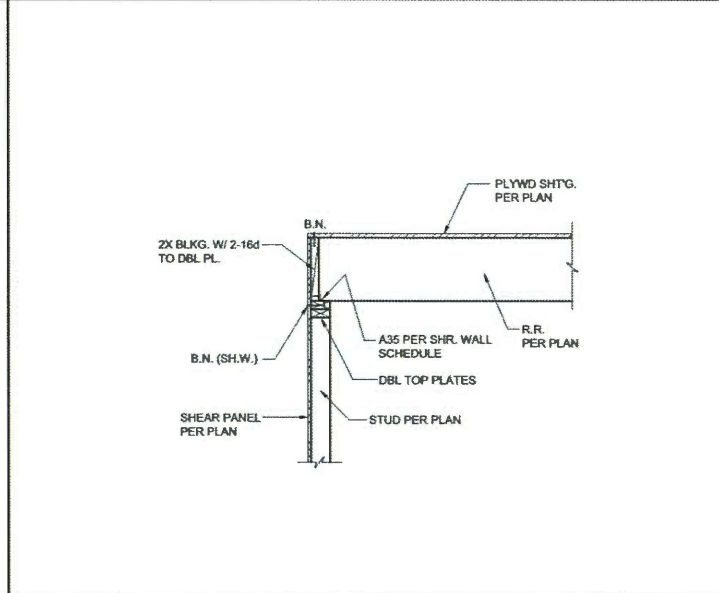
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SCALE: N.T.S. 9



SCALE: N.T.S. 6



SCALE: N.T.S. 3

07.13.22

REVISIONS	
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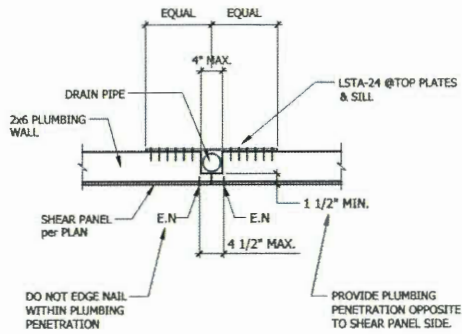


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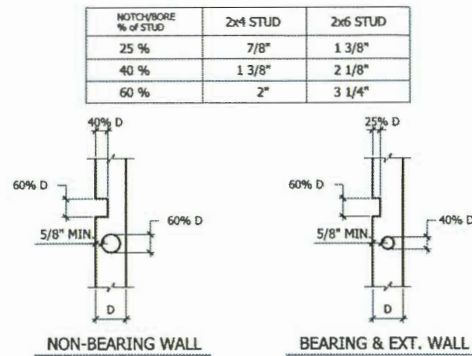
CLIENT: OFIR CHANEL
 2825 CHARLTON ST., LOS ANGELES, CA 90034

JOB TITLE: Convert Existing Detached Garage into 2-New ADU
 SHEET NUMBER: STRUCTURAL DETAILS
 DESIGNED BY: ALEXANDER
 CHECKED BY: ILDIKO
 PREPARED BY: PTE
 SCALE: AS SHOWN

JOB NUMBER: CHNL-011-22-00
 SHEET NUMBER: S-4
 DATE: JUNE 2022

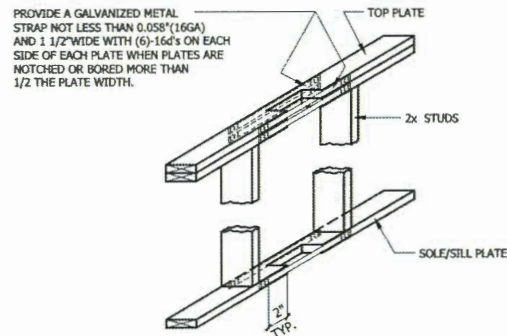


TYP. PLUMBING NOTCH at SHEAR WALL

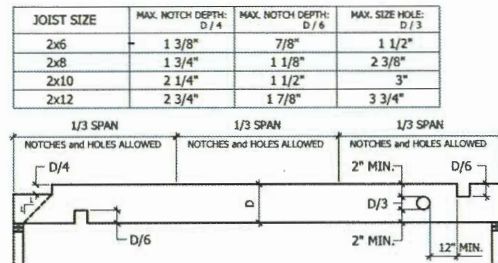


** NOTE : ONLY ONE NOTCH or HOLE ALLOWED per EACH STUD. (EXCLUDING LET-IN BRACES)

TYP. STUD NOTCHING and BORING

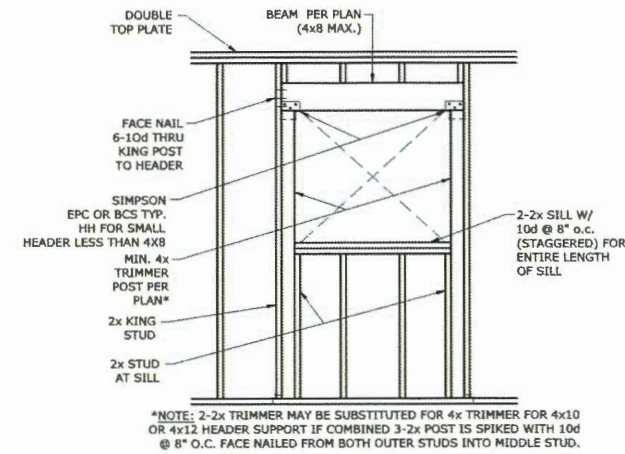


TYPICAL TOP PLATE/SILL NOTCHING and BORING

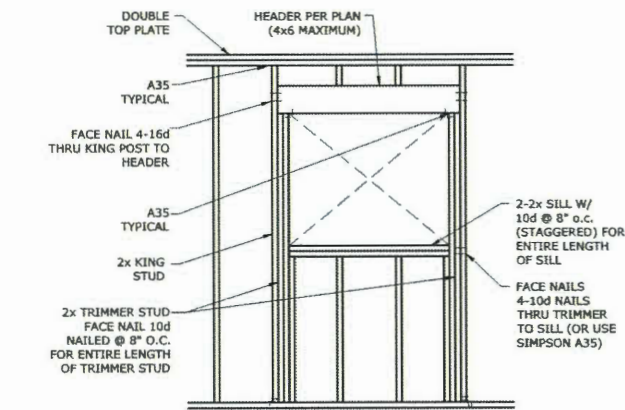


** NOTES
 - DO NOT NOTCH BOTH TOP & BOT. SURFACES WITHIN THE SAME 1/3 SPAN
 - MAX. ALLOWED IS A COMBINATION OF TWO NOTCHES and/or HOLES per 1/3 SPAN
 - THIS DETAIL DOES NOT APPLY TO NOTCHES and HOLES in STRUCT. BEAMS. THEY MUST BE SPECIFICALLY DETAILED.
 - NOTCHES and HOLES ARE NOT ALLOWED in CANTILEVERED JOISTS.
 - REFER to MANUFACTURER'S RECOMMENDATIONS for NOTCHES and HOLES WHERE PLYWOOD WEB TRUSSES ARE USED.

TYP. JOIST & BM. NOTCHING and BORING

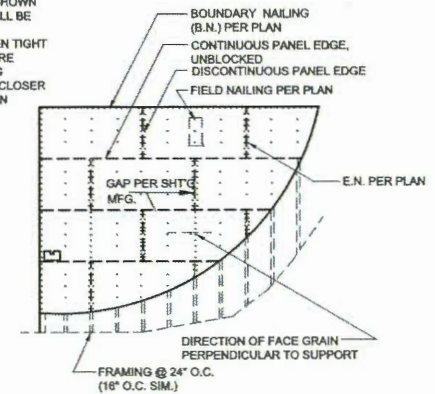


SCALE: N.T.S. DETAIL 4



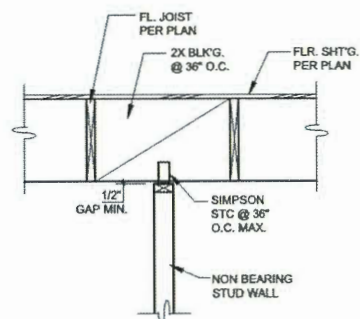
SCALE: N.T.S. DETAIL 5

NOTES:
 1. STAGGER JOINTS AS SHOWN
 2. MIN. SIZE OF SHT. SHALL BE 2'x2'
 3. NAILS SHALL BE DRIVEN TIGHT BUT SHALL NOT FRACTURE SURFACE OF SHEATHING
 4. DO NOT SPACE NAILS CLOSER THAN SPECIFIED ON PLAN

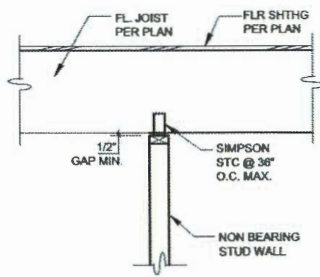


SCALE: N.T.S. DETAIL 1

SCALE: N.T.S. DETAIL 8



SCALE: N.T.S. DETAIL 12

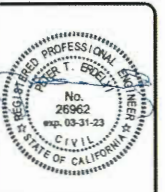


SCALE: N.T.S. DETAIL 9

SCALE: N.T.S. DETAIL 6

SCALE: N.T.S. DETAIL 3

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CLIENT: OFIR CHANEL
 2825 CHARITON ST., LOS ANGELES, CA 90034

JOB TITLE: Convert Existing Detached Garage into 2-New ADU
 2825 CHARITON ST., LOS ANGELES, CA 90034
 SHEET TITLE: STRUCTURAL DETAILS
 PREPARED BY: PTE
 DESIGNED BY: ALEXANDER
 CHECKED BY: ILDIKO
 INCHARGE BY: BAYED
 SCALE: AS SHOWN

JOB NUMBER: CHNL-011-22:00
 SHEET NUMBER: S-5
 DATE: JUNE 2022