

12929 W VAN NUYS BLVD
 PASOIMA, CA 91331
 APN: 2533011007

ADR DESIGN
 ADR DESIGN

REVISION	
DATE	1ST SUBMITTAL

SITE PLAN

JOB NO.	
SCALE	1" = 10'-0"
DATE	03.02.2018
DRAWN BY	ADR DESIGN

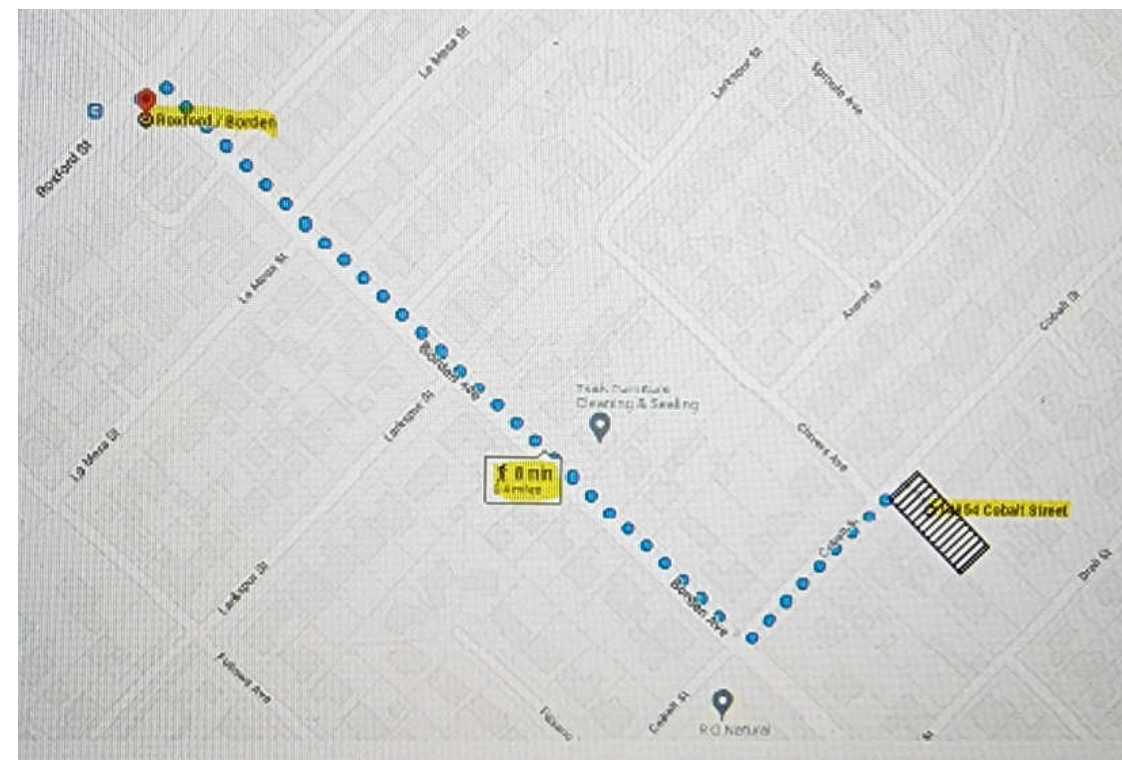
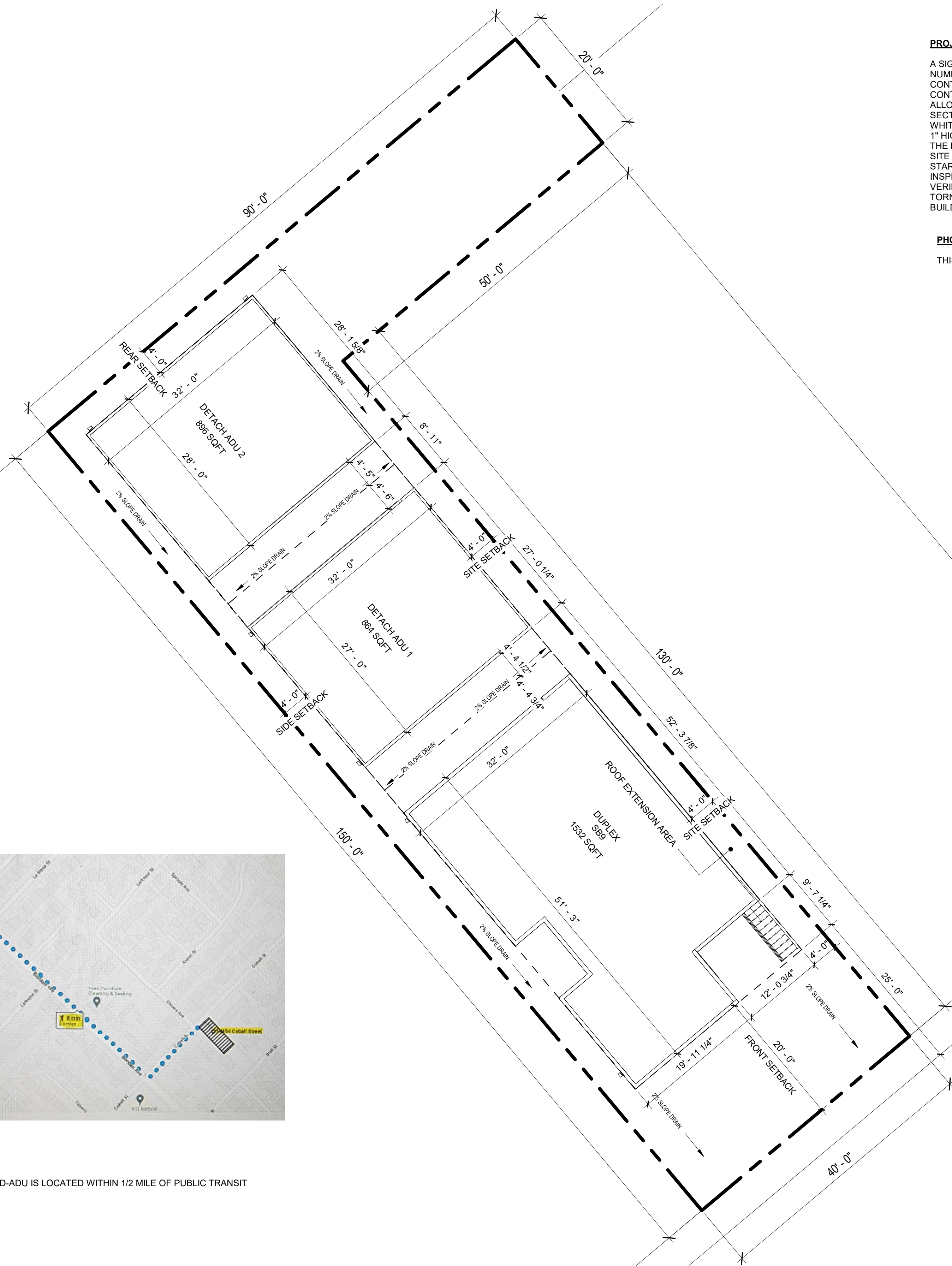
SHEET#
A0-01

PROJECT SIGNAGE:

A SIGN, VISIBLE FROM THE STREET, MUST BE POSTED LISTING PROJECT ADDRESS, PERMIT NUMBER, WORK DESCRIPTION, VISUAL RENDERING, NAME OF CONSTRUCTION COMPANY, CONTACT NAME OF CONSTRUCTION COMPANY AND PHONE NUMBER AND/OR IF OWNER-BUILDER CONTACT NAME AND PHONE NUMBER OF OWNER. THE SIGN SHALL ALSO LIST THE CITY'S ALLOWABLE CONSTRUCTION HOURS AND DAYS PURSUANT TO PASADENA MUNICIPAL CODE SECTION 9.36.070, AND CLEARLY IDENTIFY THE PERMIT EXPIRATION DATE. SAID SIGN SHALL BE WHITE IN COLOR AS BACKGROUND AND A MINIMUM SIZE OF 24" IN HEIGHT BY 36" IN WIDTH WITH 1" HIGH LEGIBLE BLACK LETTERING. POSTING OF THE REQUIRED SIGN IS THE RESPONSIBILITY OF THE PERMITTEE, AND SUCH SIGN SHALL BE POSTED AND MAINTAINED AT THE CONSTRUCTION SITE WHERE IT CAN BE READ BY THE PUBLIC. THIS NOTICE MUST BE POSTED PRIOR TO THE START OF CONSTRUCTION AND DISPLACED CONTINUOUSLY UNTIL ALL PERMITTED WORK IS INSPECTED AND APPROVED BY CITY OF PASADENA BUILDING AND SAFETY DIVISION. SIGN TO BE VERIFIED BY THE CITY UPON THE FIRST INSPECTION. SIGNS SHALL BE REPLACED IF DAMAGED, TORN, FADED, OR IF THE REQUIRED INFORMATION IS ILLEGIBLE, AS DETERMINED BY THE BUILDING OFFICIAL.

PHOTOVOLTAIC REQUIREMENTS:

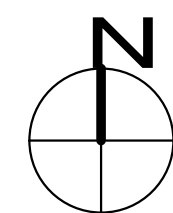
THIS PROJECT REQUIRES SOLAR PHOTOVOLTAIC SYSTEMS BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO FINAL



STANDARD PARKING:
 PARKING NOT REQUIRED-ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT

HERRICK AVE

VAN NUYS BLVD





12929 W VAN NUYS BLVD
PACIFICA, CA 91331
APN: 2533011007



ADR DESIGN

REVISION

DATE 1ST SUBMITTAL

GENERAL NOTES

JOB NO.
SCALE 12" = 1'-0"
DATE 03.02.2018
DRAWN BY ADR DESIGN

SHEET#
A0-02

GENERAL NOTES CONTINUE

SOUND TRANSMISSION (CONT)

- i. Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes will be sealed with 1/2" resilient sealant and backed by a minimum of 2" thick mineral fiber insulation. (TV, telephone and intercom outlets must be installed in boxes accordingly.)
j. The entrance doors to residential units from interior corridors are required to have a minimum STC rating of 26. (Laminated 1 3/8" solid-core doors with resilient stops and gaskets or 18 gauge insulated steel slab doors with compression seals all around, including thresholds will meet this requirement).
k. Wall mounted lavatories and toilets are not permitted in sound rated partitions.
l. Electrical panels are not permitted in sound rated partitions.

ENERGY EFFICIENCY STANDARDS

- 1. Compliance information The builder shall leave in the building, copies of the completed, signed and submitted compliance documents for the building owner at occupancy. For low-rise residential buildings, such information shall, at a minimum, include copies of all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentation submitted. [10-103(b)1]
2. Operating information. The builder shall provide the building owner at occupancy, operating information for all applicable features, materials, components, and mechanical devices installed in the building. Operating information shall include instructions on how to operate the features, materials, components, and mechanical devices and efficiently. The instructions shall be consistent with specifications set forth by the Executive Director. For residential buildings, such information shall be contained in a folder or manual which provides all Certificate of Compliance, Certificate of Installation, and Certificate of Verification documentations. This operating information shall be in paper or electronic format. [10-103(b)2]
3. Maintenance information. The builder shall provide to the building owner at occupancy, maintenance information for all features, materials, components, and manufactured devices that require routine maintenance for efficient operation. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying, by title and/or publication number, the operation and maintenance manual for that particular model and type of feature, material, component or manufactured device. [10-103(b)3]
4. Ventilation information. The builder shall provide to the building owner at occupancy, a description of the quantities of outdoor air that the ventilation system(s) are designed to provide to the building's conditioned space, and instructions for proper operation and maintenance of the ventilation system. [10-103(b)4]
5. All systems, equipment, appliances and building components shall comply with the applicable manufacturing, construction, and installation provisions of Sections 110.0 through 110.11 for newly constructed buildings.
6. Any appliance regulated by the Appliance Efficiency Regulations, Title 20 California Code of Regulations, Section 1601 et seq., may be installed only if the appliance fully complies with Section 1608(a) of those regulations. [10.1(a)]
7. Service water-heating systems shall be equipped with automatic temperature controls capable of adjustment from the lowest to the highest acceptable temperature settings for the intended use as listed in Table 3, Chapter 50 of the ASHRAE Handbook, HVAC Applications Volume. [110.3(a)1]

- 8. On systems that have a total capacity greater than 167,000 Btu/hr, outlets that require higher than service water temperatures as listed in the ASHRAE Handbook, Applications Volume, shall have separate remote heaters, heat exchangers, or boosters to supply the outlet with the higher temperature. [110.3(c)1]
9. Service hot water systems with circulating pumps or with electrical heat trace systems shall be capable of automatically turning off the system. [110.3(c)2]
10. Controls for service water-heating systems shall limit the outlet temperature at public lavatories to 110°F. [110.3(c)3]
11. Unfired service water-heater storage tanks backup tanks for solar water-heating systems shall have: External insulation with an installed R-value of at least R-12, or Internal and external insulation with a combined R-value of at least R-16, or The heat loss of the tank surface based on an 80°F water-air temperature difference shall be less than 6.5 Btu/hr per square foot. [110.3(c)4]
13. Continuously burning pilot light shall be prohibited for the following natural gas system or equipment listed below: [110.5]
a. Fan-type central furnaces
b. Household cooking appliances, except for household cooking appliances without an electrical supply voltage connection and in which each pilot consumes less than 150 Btu/hr
c. Pool heaters
d. Spa heaters

ENERGY EFFICIENCY STANDARDS (CONT)

- 15. Manufactured fenestration products and exterior doors shall have air infiltration rates not exceeding 0.3 cfm/ft2 of window area, 0.3 cfm/ft2 of residential door area, 0.3 cfm/ft2 of nonresidential single door area, and 1.0 cfm/ft2 of nonresidential double door area. [110.6(a)1]
16. Fenestration products shall be rated in accordance with NFRC 100 for U-Factor, NFRC 200 for SHGC, and VT or use the applicable default value. Fenestration products shall have a temporary label for manufactured fenestration products or a label certificate when the Component Modeling Approach is used and for site-built fenestration meeting the requirements of Section 10-111(a)1. [110.6(a)2, 110.6(a)3, 110.6(a)4, 110.6(a)5]
17. Field-fabricated fenestration products and exterior doors, other than unframed glass doors and fire doors, shall be caulked between the fenestration products weatherstripped. [110.6(b)]
18. Joints, penetrations and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather stripped, or otherwise sealed to limit infiltration and exfiltration. [110.7]
19. Insulation shall be certified by Department of Consumer Affairs, Bureau of Home Furnishing and Thermal Insulation that the insulation conductive thermal performance is approved pursuant to the California Code of Regulations, Title 24, Part 12, Chapter 12-13, Article 3, "Standards for Insulating Material." [110.8(a)]
20. Urea formaldehyde foam insulation may only be used in exterior side walls, and requires a four-mil-thick plastic polyethylene vapor barrier between the urea formaldehyde foam insulation and the interior space in all applications. [110.8(b)]
21. Insulating material shall be installed in compliance with the flame spread rating and smoke density requirements of the CBC. [110.8(c)]
22. Insulation installed on an existing space conditioning duct, it shall comply with Section 604.0 of the CMC. [110.8(d)3]
23. External insulation installed on an existing unfired water storage tank or on an existing back-up tank for a solar water-heating system, it shall have an R-value of at least R-12, or the heat loss of the tank surface based on an 80 EF water-air temperature difference shall be less than 6.5 Btu per hour per square foot. [110.8(d)2]

SECURITY REQUIREMENTS (CONT)

- 16. Other openable windows shall be provided with substantial locking devices. In Group B, F, M and S occupancies, such devices shall be slide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)
17. Sliding windows shall be provided with locking device in the upper channel of the moving panel to prohibit raising and removal of the moving panel in the closed or partially open position. (6715.1)
18. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.
19. Any release for metal bars, grilles, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grilles, grates or similar devices that exceeds two inches in any dimension. (6715.4)
20. All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (6716)

SOUND TRANSMISSION

- 1. In Group R Occupancies, wall and floor-ceiling assemblies separating dwelling units or guest rooms from each other and from public space such as interior corridors and service areas shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies. All such separating walls and floor-ceiling assemblies shall provide an airborne sound insulation equal to that required to meet a sound transmission class (STC) of 50 (Dn of 45 if field tested). All separating floor-ceiling shall provide impact sound insulation equal to that required to meet an impact insulation class (IIC) of 50 (FIC of 45 if field tested). (1207.6.1, 1207.7, 1207.8)
EXCEPTION: Impact sound insulation is not required for floor-ceiling assemblies over non habitable rooms or spaces not designed to be occupied, such as garages, mechanical rooms or storage areas.
a. Identify all sound rated partitions on the floor plans.
c. Provide construction details for sound rated floor-ceiling assemblies
d. All rigid conduits, ducts, plumbing pipes, and appliance vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material. Vents located in sound assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material.
e. An approved permanent, and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls. Floor-ceiling assemblies shall be sealed, lined or insulated with
f. Carpets or similar surface material which are part of the floor-ceiling assembly must be installed and inspected before the Certificate of Occupancy is issued and may be replaced only by other floor covering that provides the required impact sound insulation. (1207.8)
g. Metal ventilating and conditioned air ducts located in sound assemblies shall be lined. (Exception: Ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).
h. Mineral fiber insulation shall be installed in joint spaces whenever a plumbing piping, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.

SECURITY REQUIREMENTS

- 1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)
2. Screens, barricades, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or access structures. (6707)
3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. (6709.1) Door stops of in-swinging doors shall be of one-piece construction with the jamb, or joined by rabbet to the jamb. (6709.4)
5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (6709.5, 6709.7)
6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, M and S occupancies). (6709.2)
7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
8. Wood panel type doors must have panels at least 9/16 inch thick with shaped portions of the panels not less than 1/4 inch thick, and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (6709.1 Item 2)
9. Sliding glass doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removal of the moving panel from the track while in the closed position. (6710)
10. Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.1
11. Metal or wooden overhead and sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)
13. In Group B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 6 in. but less than 48 in., shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles. (6714)
14. Glazed openings within 40" of the door lock when the door is in the closed and locked position, shall be fully tempered glass or approved burglary-resistant material, or shall be protected by metal bars, screens or grilles having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. (6713)
15. Louvered windows shall be protected by metal bars or grilles with openings that have at least one dimension of 6" or less, which are constructed to preclude human entry. (6715.3)

FIRE PROTECTION NOTES

- 1. The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA 13D. (R313, 12 2141(d))
2. Add note on plans: The Sprinkler System shall be approved by Plumbing Division prior to installation.
3. 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)
4. 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)

MEANS OF EGRESS NOTES

- 1. All interior and exterior stairways shall be illuminated. (R303.7 & R303.8)

BUILDING ENVELOPE

- 1. Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
a. Fixed and operable panels of swinging, sliding and bi-fold door assemblies.
b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
c. Glazing in an individual fixed or operable panel that meets all of the following conditions:
1) Exposed area of an individual pane greater than 9 square feet.
2) Bottom edge less than 18 inches above the floor.
3) Top edge greater than 36 inches above the floor.
4) One or more walking surfaces within 36 inches horizontally of the glazing.
d. Glazing in railings.
e. Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glazing is less than 60 inches measured vertically above any standing or walking surface.
f. Glazing in walls and fences adjacent to indoor and outdoor swimming pools, hot tubs and spas where the bottom edge of the glazing is less than 60 inches above a walking surface and within 60 inches, measured horizontally and in a straight line, of the water's edge.
g. Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps.
h. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread.
2. Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.3).
3. 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)
4. Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U1. Provide anti-Graffiti finish within the first 9 feet, measured from grade, at exterior walls and doors. Exception: Maintenance of building affidavit is recorded by the owner to covenant and agree with the City of Los Angeles to remove any graffiti within 7-days of the graffiti being applied. (6306)

GENERAL NOTES

GENERAL REQUIREMENTS

- 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 downstream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
3. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3). 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).
4. 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).
5. Provide ultra-low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
6. Water heater must be strapped to wall. (Sec. 507.3, LAPC)
7. Smoke detectors shall be provided for all dwellings 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)
8. 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)
9. 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)
10. A copy of the evaluation report and/or conditions of listing shall be made available at the job site.

FIRE-RESISTANCE RATED CONSTRUCTION NOTES

- 1. 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. (R302.11)
2. 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)

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)

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 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.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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.
- 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.
- 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.

MANDATORY REQUIREMENTS CHECKLIST

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

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.5	Cool roof (additions ≥ 500 sq. ft. or ≥ 50%)		
ENERGY EFFICIENCY				
4	4.211.4	Solar ready (additions ≥ 2,000 sq. ft.)		
WATER EFFICIENCY & CONSERVATION				
5	4.303.1	Water conserving plumbing fixtures and fittings		
6	4.303.1.3.2	Multiple showerheads serving one shower		
7	4.303.4	Water use reduction		
8	4.304.1	Outdoor water use in landscape areas		
9	4.304.2	Irrigation controllers		
10	4.304.3	Metering outdoor water use		
11	4.304.4	Exterior faucets		
12	4.304.5	Swimming pool covers		
13	4.305.1	Graywater ready		
14	4.305.2	Recycled water supply to fixtures		
15	4.305.3.1	Cooling towers (buildings ≤ 25 stories)		
16	4.305.3.2	Cooling towers (buildings > 25 stories)		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
17	4.406.1	Rodent proofing		
18	4.407.3	Flushing details		
19	4.407.4	Material protection		
20	4.408.1	Construction waste reduction		
21	4.410.1	Operation and maintenance manual		
ENVIRONMENTAL QUALITY				
22	4.503.1	Fireplaces and woodstoves		

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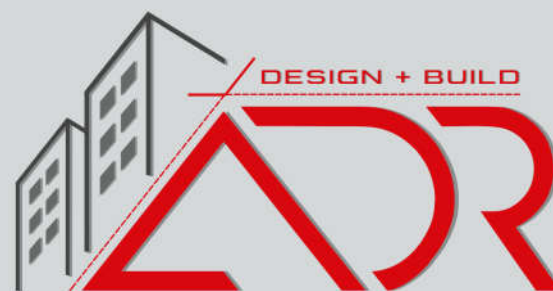
ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
24	4.504.2	Finish material pollutant control		
25	4.504.2.1	- Adhesives, sealants, caulks		
26	4.504.2.2	- Paints and coatings		
27	4.504.2.3	- Aerosol paints and coatings		
28	4.504.2.4	- Verification		
29	4.504.3	Carpet systems		
30	4.504.3.1	Carpet cushion		
31	4.504.4	Resilient flooring systems		
32	4.504.5	Composite wood products		
33	4.504.6	Filters		
34	4.505.2.1	Capillary break		
35	4.505.3	Moisture content of building materials		
36	4.506.1	Bathroom exhaust fans		
37	4.507.2	Heating and air-conditioning system design		

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GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampereage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least .75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWEL0, § 492.7)
- For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
- All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
- Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
- The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
- All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
 - Carpet and Rug Institute's Green Label Plus Program
 - California Department of Public Health's Specification 01350
 - NSF/ANSI 140 at the Gold level
 - Scientific Certifications Systems Indoor Advantage™ Gold
- 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
 - VOC emission limits defined in the CHPS High Performance Products Database
 - Certified under UL GREENGUARD Gold
 - Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
 - Meet the California Department of Public Health's Specification 01350
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
- 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)
- A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
- A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(e) shall be provided to the occupant." (Energy Code § 110.10(d))
- The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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.



12929 W VAN NUYS BLVD
 PACOIMA, CA 91331
 APN: 2533011007

[Signature]

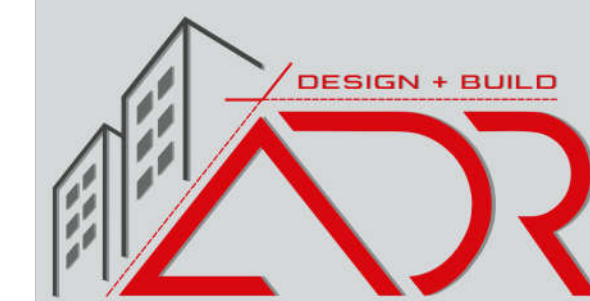
ADR DESIGN

REVISION	DATE	1ST SUBMITTAL

CALIFORNIA
 MANDATORY GREEN
 STANDARD CODES

JOB NO.	
SCALE	1/4" = 1'-0"
DATE	03.02.2018
DRAWN BY	Author

SHEET#
A0-03



12929 W VAN NUYS BLVD
PACOMA, CA 91331
APN: 2533011007

ADR DESIGN

ADR DESIGN

REVISION 
DATE 1ST SUBMITTAL

GROUND FLOOR PLAN



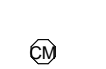


JOB NO.
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DATE 03.02.2018
DRAWN BY ADR DESIGN

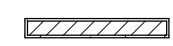
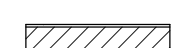

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A2-01

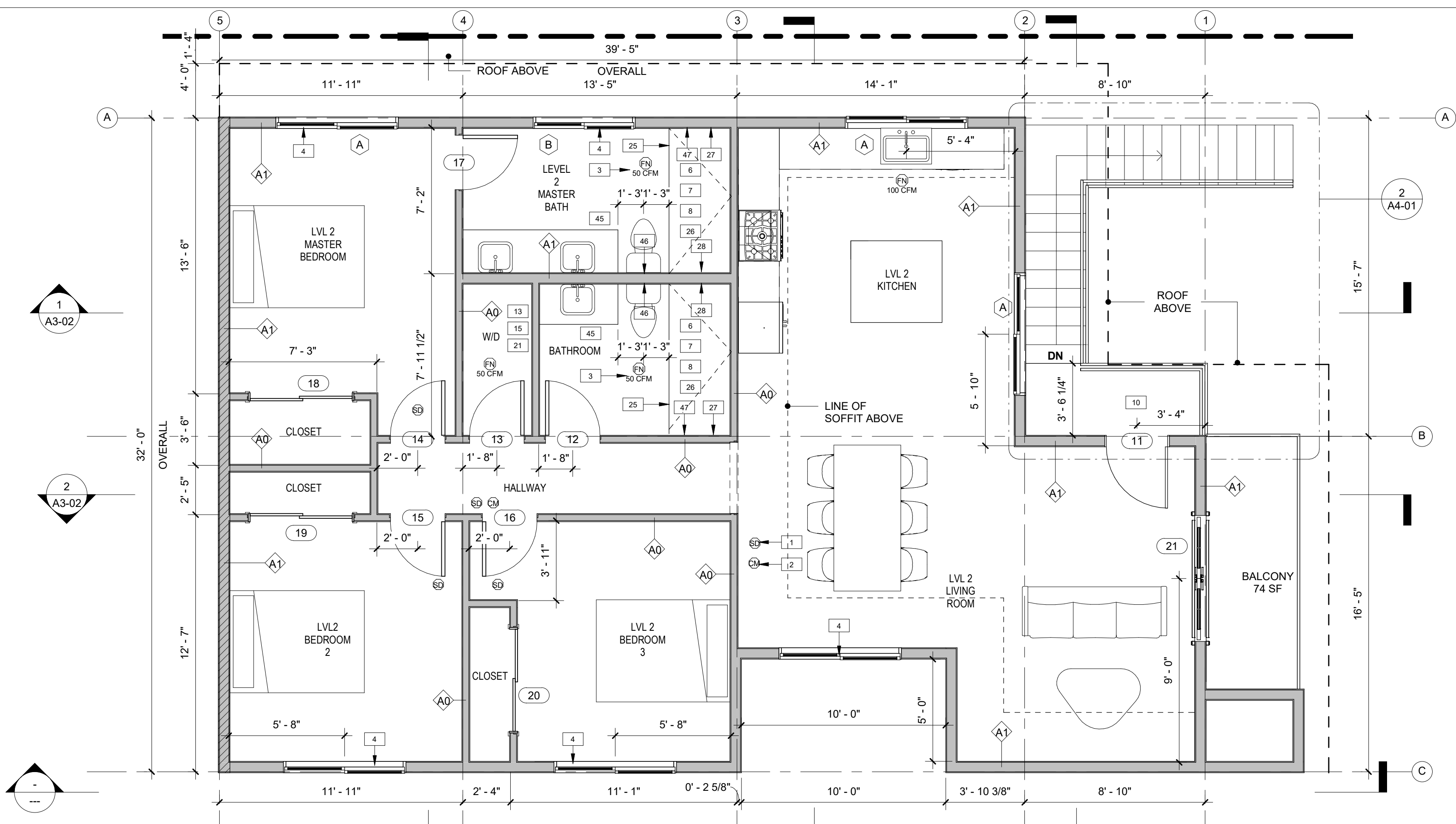
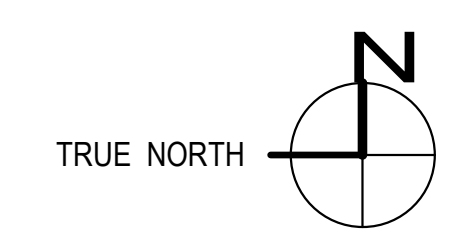
PLANS KEY NOTES	
KEY VALUE	COMMENT
1	SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND OR ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. THE POWER SOURCE FOR SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH NFPA 72 (R314 & 314.6)
2	CARBON MONOXIDE ALARMS REQUIRED AND ALARM SHALL BE INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER 420.4 & R315
3	BATHROOM WATER CLOSET AND SIMILAR ROOMS SHOULD BE PROVIDED WITH A MECHANICAL EXHAUST FAN (MIN 50 CUBIC FEET PER MINUTE), THAT SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND A (MIN 100 CUBIC FEET PER MINUTE). FOR KITCHEN RANGE HOOD, FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL FAN SHOULD MECHANICALLY VENTILATE FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH MECHANICAL CODE CHP. 4 AND CA GREEN BUILDING CODE.
4	ALL NEW GLASS PANELS IN FIXED, SLIDING, SWINGING, OPERABLE OR BIFOLDING DOORS SHOULD HAVE TEMPERED GLAZING INSTALLED. (R308.4)
6	BATHTUBS AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NO LESS THAN 6 FT ABOVE FLOOR (R307.2)
7	SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, CPC 408.3
8	SHOWER HEADS AND CONTROL VALVES (CONTROL OF THE SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALLS OF THE SHOWER COMPARTMENTS SO THAT THE SHOWER HEADS DO NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
9	THRESHOLD AT THE PRIMARY ENTRY AND EXIT DOORS SHOULD BE NO HIGHER THAN 1/2 INCH. THRESHOLD AT SECONDARY ENTRY INCLUDING SLIDING DOOR TRACK SHOULD NOT BE HIGHER THAN 3/4 INCH.
10	36 INCHES MIN. LANDING
13	DRYER EXHAUST DUCT LOCATION
15	UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTALLATIONS INSTRUCTIONS AND APPROVED BY CITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO CMC 504.4.2.1.
21	FOR THE LAUNDRY ROOM, LAUNDRY RECEPTACLE OUTLET TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT OR A 30 AMP, 4 WIRE CIRCUIT IS REQUIRED FOR ELECTRIC DRYERS PER CEC 220.54.
25	ALL SHOWER DOORS TO BE 22" MINIMUM. SHOWER DOORS SHALL OPEN SO AS TO MAINTAIN A 22" MIN. UNOBSTRUCTED OPENING FOR EGRESS PER CPC 408.5.
26	ALL SHOWER STALLS TO BE 1024 SQUARE INCHES MIN. AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE. COC 408.6.
27	SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, CPC 408.3
28	SHOWER HEADS AND CONTROL VALVES (CONTROL OF THE SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALLS OF THE SHOWER COMPARTMENTS SO THAT THE SHOWER HEADS DO NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
45	REINFORCEMENT FOR GRAB BARS SHALL BE SOLID NO LESS THAN 2X8 NOMINAL LUMBER R327.1.1
46	WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND BACK WALL. R327.1.1
47	BATHTUBS AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACKWALL BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITHIN THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM R327.1.1

WINDOW SCHEDULE					
MARK	WIDTH	HEIGHT	U-FACTOR	SHGC	GLAZING
GROUND FLOOR					
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
B	5'-0"	4'-0"	0.3	0.23	DUAL GLAZED
LEVEL 2					
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
B	5'-0"	4'-0"	0.3	0.23	DUAL GLAZED

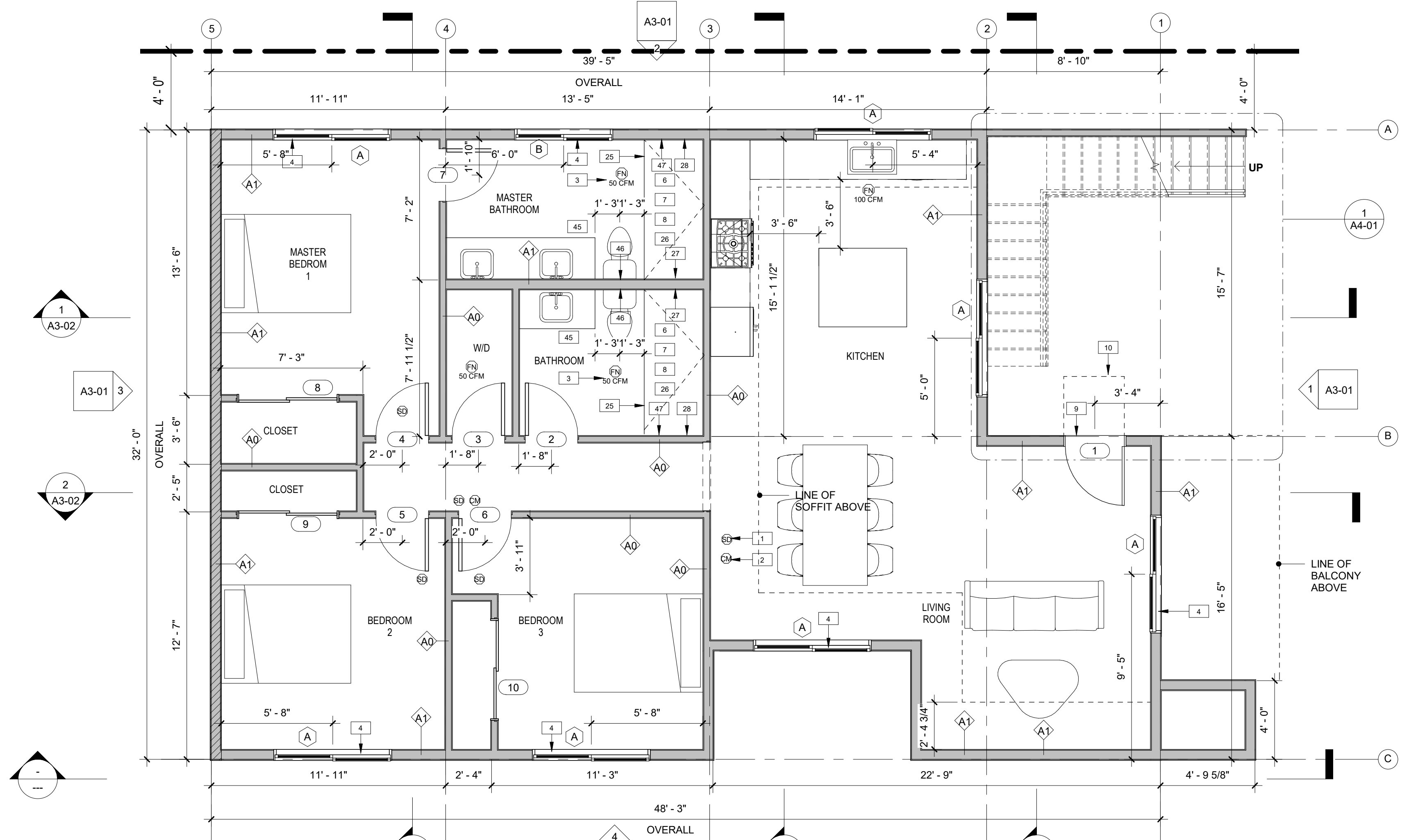
-DOOR SCHEDULE-			
MARK	WIDTH	HEIGHT	DESCRIPTION
GROUND FLOOR			
1	3'-0"	6'-8"	ENTRANCE DOOR
2	2'-8"	6'-8"	INTERIOR DOOR
3	2'-8"	6'-8"	INTERIOR DOOR
4	2'-8"	6'-8"	INTERIOR DOOR
5	2'-8"	6'-8"	INTERIOR DOOR
6	2'-8"	6'-8"	INTERIOR DOOR
7	2'-8"	6'-8"	INTERIOR DOOR
8	5'-0"	6'-8"	CLOSET SLIDING DOOR
9	5'-0"	6'-8"	CLOSET SLIDING DOOR
10	5'-0"	6'-8"	CLOSET SLIDING DOOR
LEVEL 2			
11	3'-0"	6'-8"	ENTRANCE DOOR
12	2'-8"	6'-8"	INTERIOR DOOR
13	2'-8"	6'-8"	INTERIOR DOOR
14	2'-8"	6'-8"	INTERIOR DOOR
15	2'-8"	6'-8"	INTERIOR DOOR
16	2'-8"	6'-8"	INTERIOR DOOR
17	2'-8"	6'-8"	INTERIOR DOOR
18	5'-0"	6'-8"	CLOSET SLIDING DOOR
19	5'-0"	6'-8"	CLOSET SLIDING DOOR
20	5'-0"	6'-8"	CLOSET SLIDING DOOR
21	6'-2"	7'-1"	DOUBLE FRENCH DOOR

- LEGENDS**
-  FAN (SEE GENERAL NOTE 3 ABOVE)
 -  SMOKE DETECTOR (SEE GENERAL NOTE 1 ABOVE)
 -  CARBON MONOXIDE (SEE GENERAL NOTE 2 ABOVE)
 -  WATER HEATER (SEE GENERAL NOTE 7 ABOVE FOR INSTALLATION)
 -  FORCED AIR UNIT

- WALL TYPES**
- A0 = 2"x4" WOOD STUD - INTERIOR 
 - A1 = 2X6 WOOD STUD - EXTERIOR 
 - D1 = 2X4 1 HR FIRE RATED WALL 



2 LEVEL 2 FLOOR PLAN
1/4" = 1'-0"



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

ROOF GENERAL NOTES

- SLOPE MIN. AT = 1/4" : 12" (2.0%)
- ROOF COVERING WITHIN THE FIRE SAFETY OVERLAY SHALL BE MIN. CLASS A,B OR C ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790.
- UNVENTILATED ATTIC AREA WILL COMPLY WITH R806.5 REQUIREMENTS PER CRC 2019
- ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED FOR MIN RAIN INTENSITY OF 3.0 IN / HOUR
 - COMPLY WITH CPC CHAPTER 11 (1102.0) (1102.3)
 - SIZE SHOULD BE DESIGNER PER TABLE (1103.1) CPC 2019
 - VERTICAL PILE SHALL BE ROUND, SQUARE, OR RECTANGULAR. SQUARE PIPE SHOULD BE SIZED TO ENCLOSED ITS EQUIVILANT ROUND PIPE. RECTANGULAR PIPE SHALL HAVE NOT LESS THAN SAME CROSS-SECTIONAL AREA AS ITS EQUIVALENT ROUND PIPE, EXCEPT THAT THE RATIO OF ITS SIDE DIMENSIONS SHALL NOT EXCEED 3 TO 1.
 - SECONDARY SCUPPER OPENINGS USED AS OVERFLOWS SHALL BE MINIMUM OF 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND SHOULD BE LOCATED 2 INCHES ABOVE ROOF SURFACE (R903.4.1)
- PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC.
- FACE OF GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORT.
- CONTRACTORS AND SUBTRADES SHALL EXERCISE THE NECESSARY CARE TO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANCE.

PLANS KEY NOTES	
KEY VALUE	COMMENT
1	SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND OR ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. THE POWER SOURCE FOR SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH NFPA 72 . (R314 & 314.6)
2	CARBON MONOXIDE ALARMS REQUIRED AND ALARM SHALL BE INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER 420.4 & R315
3	BATHROOM, WATER CLOSET AND SIMILAR ROOMS SHOULD BE PROVIDED WITH A MECHANICAL EXHAUST FAN (MIN 50 CUBIC FEET PER MINUTE), THAT SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND A (MIN 100 CUBIC FEET PER MINUTE). FOR KITCHEN RANGE HOOD, FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL FAN SHOULD MECHANICALLY VENTILATE FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH MECHANICAL CODE CHF, 4 AND CA GREEN BUILDING CODE.
4	ALL NEW GLASS PANELS IN FIXED, SLIDING, SWINGING, OPERABLE OR BIFOLDING DOORS SHOULD HAVE TEMPERED GLAZING INSTALLED. (R308.4)
6	BATHTUBS AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NO LESS THAN 6 FT ABOVE FLOOR. (R307.2)
7	SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 408.3
8	SHOWER HEADS AND CONTROL VALVES (CONTROL OF THE SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALLS OF THE SHOWER COMPARTMENTS SO THAT THE SHOWER HEADS DO NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
9	THRESHOLD AT THE PRIMARY ENTRY AND EXIT DOORS SHOULD BE NO HIGHER THAN 1/2 INCH. THRESHOLD AT SECONDARY ENTRY INCLUDING SLIDING DOOR TRACK SHOULD NOT BE HIGHER THAN 3/4 INCH.
10	36 INCHES MIN. LANDING
13	DRYER EXHAUST DUCT LOCATION
15	UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURE'S INSTALLATIONS INSTRUCTIONS AND APPROVED BY CITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGHT OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO CMC 504.4.2.1.
21	FOR THE LAUNDRY ROOM, LAUNDRY RECEPTACLE OUTLET TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT OR A 30 AMP, 4 WIRE CIRCUIT IS REQUIRED FOR ELECTRIC DRYERS PER CEC 220.54.
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37	ELECTRIC APPLIANCES TO BE CONNECTED WITH A 30 AMP CIRCUIT PER CEC 220.54
39	THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE (S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
40	THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE (S) RESERVE FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
45	REINFORCEMENT FOR GRAB BARS SHALL BE SOLID NO LESS THAN 2X8 NOMINAL LUMBER R327.1.1
46	WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND BACK WALL. R327.1.1
47	BATHTUBS AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACKWALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITHIN THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM. R327.1.1

-DOOR SCHEDULE ADU 1			
MARK	WIDTH	HEIGHT	DESCRIPTION
GROUND FLOOR			
1	3'-0"	6'-8"	ENTRANCE DOOR
2	2'-8"	6'-8"	INTERIOR DOOR
3	2'-8"	6'-8"	INTERIOR DOOR
4	2'-8"	6'-8"	INTERIOR DOOR
5	2'-8"	6'-8"	INTERIOR DOOR
6	4'-0"	6'-8"	CLOSET DOOR
7	4'-0"	6'-8"	CLOSET DOOR

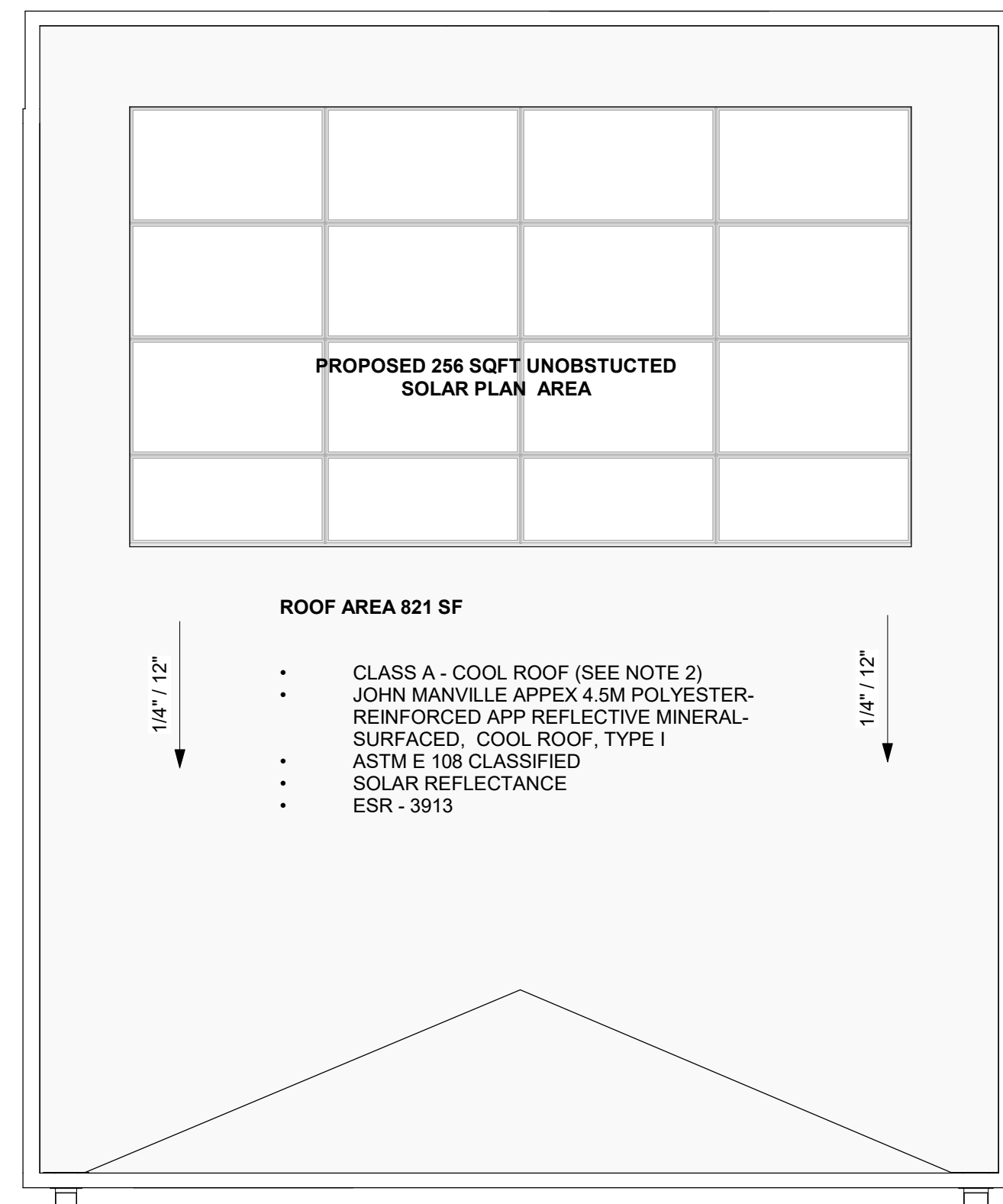
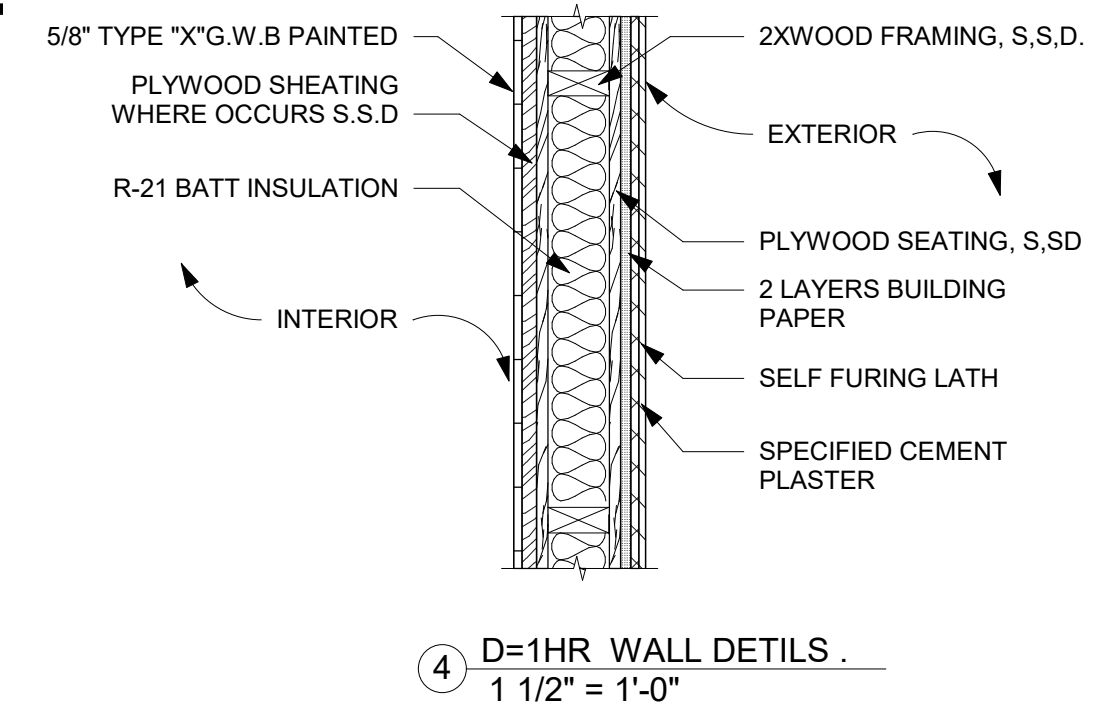
WINDOW SCHEDULE ADU1					
MARK	WIDTH	HEIGHT	U-FACTOR	SHGC	GLAZING
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
A	6'-0"	4'-0"	0.3	0.23	DUAL GLAZED
B	5'-0"	4'-0"	0.3	0.23	DUAL GLAZED
C	4'-0"	2'-0"	0.3	0.23	DUAL GLAZED

ELECTRICAL FIXTURE LEGEND

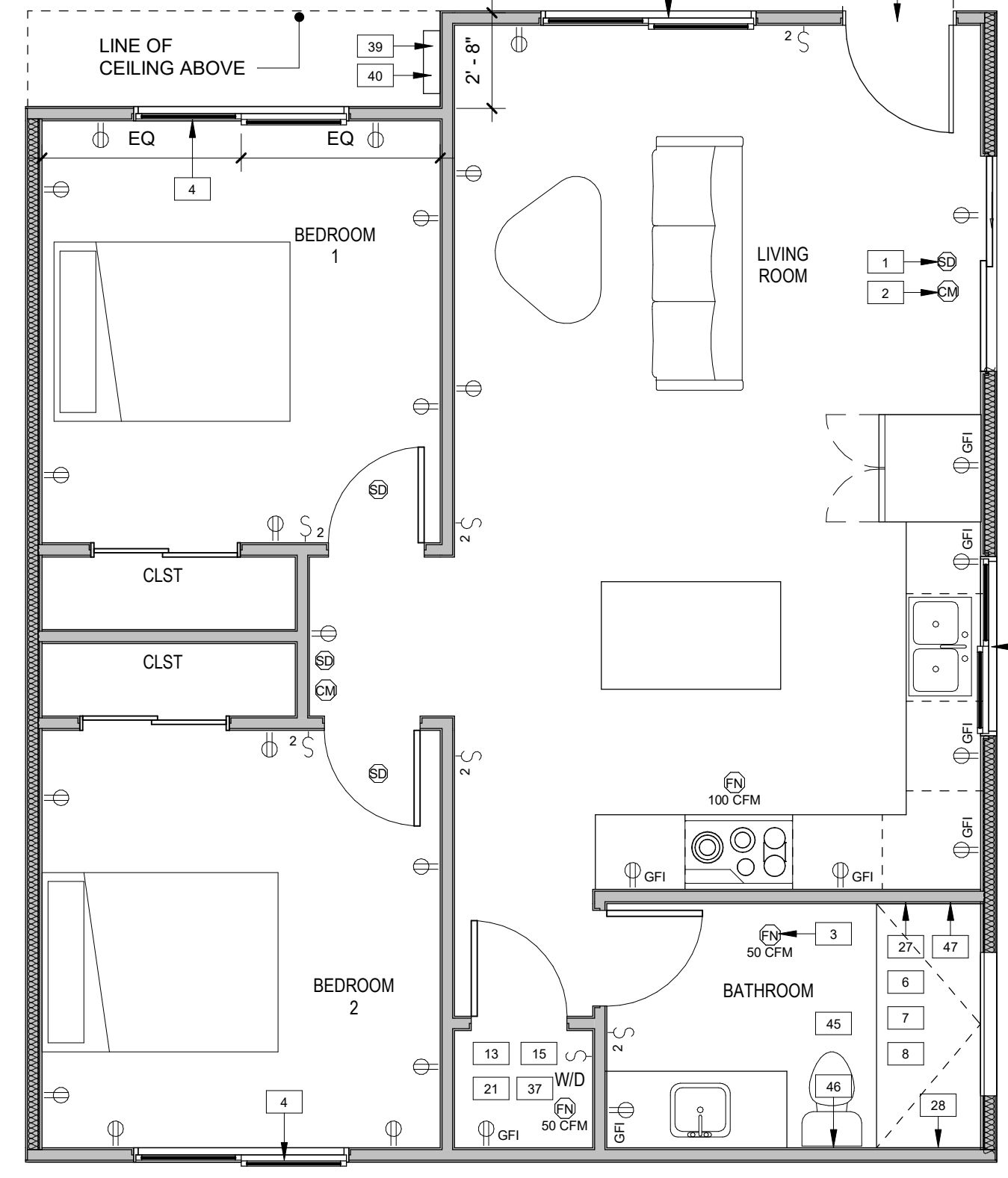
- DUPLEX OUTLET
- TRIPLEX OUTLET
- RANGE OUTLET
- DUPLEX GFI OUTLET
- DOUBLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- WATER HEATER (SEE GENERAL NOTE 7 ABOVE FOR INSTALLATION)
- F.A.U. FORCED AIR UNIT
- FAN (SEE GENERAL NOTE 3 ABOVE)
- SMOKE DETECTOR (SEE GENERAL NOTE 1 ABOVE)
- CARBON MONOXIDE (SEE GENERAL NOTE 2 ABOVE)
- WATER HEATER (SEE GENERAL NOTE 8 ABOVE FOR INSTALLATION)
- F.A.U. FORCED AIR UNIT

WALL TYPES

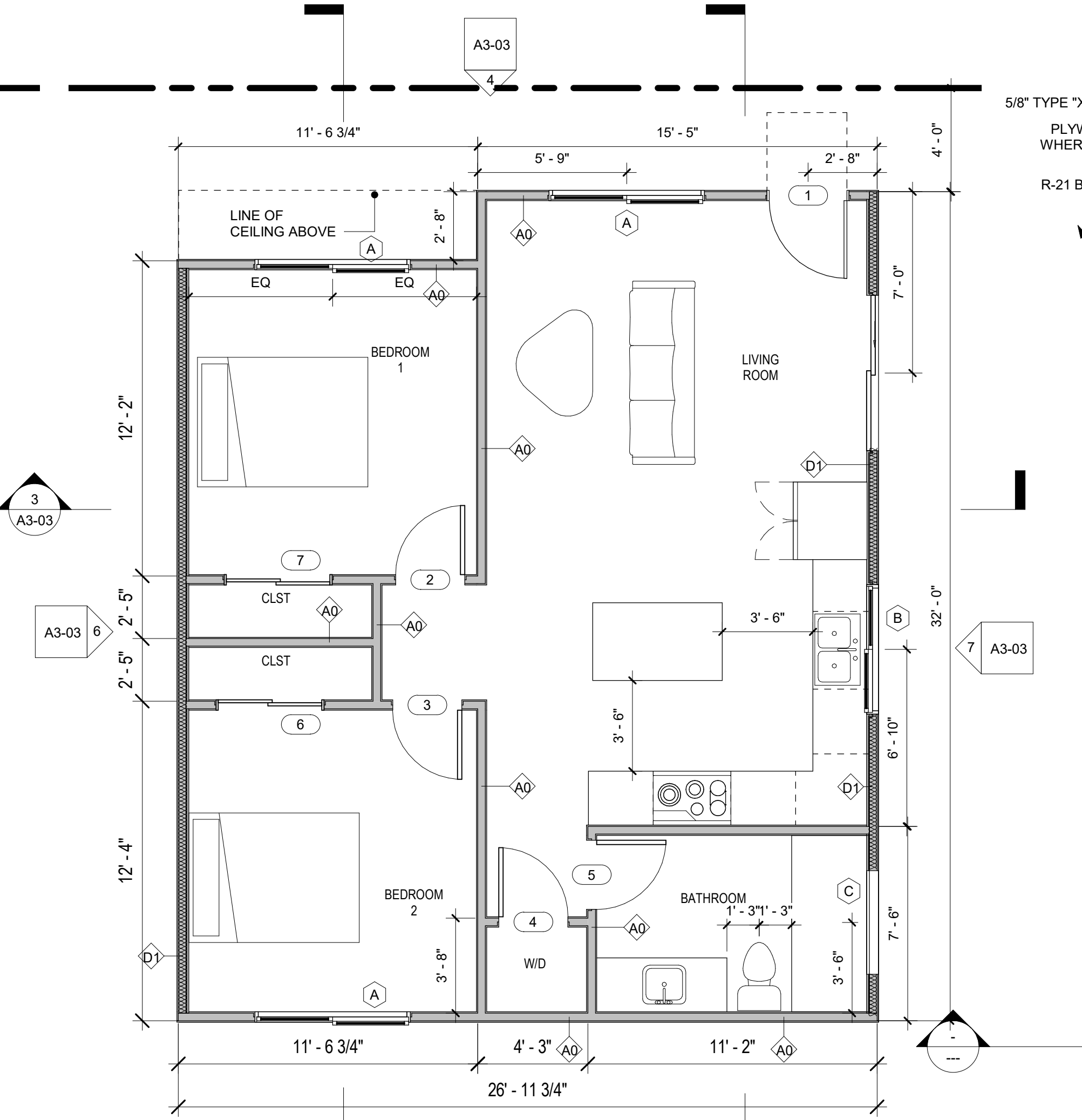
- A0 = 2"x4" WOOD STUD - INTERIOR
- A1 = 2X6 WOOD STUD - EXTERIOR
- D1= 2X4 1 HR FIRE RATED WALL



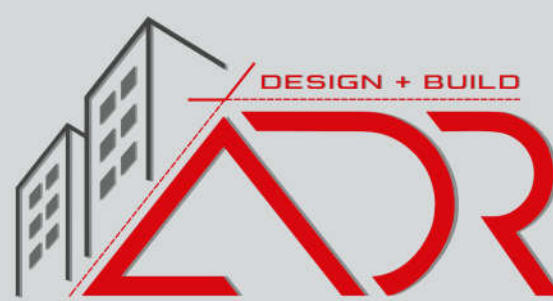
2 ADU 1 ROOF LEVEL
1/4" = 1'-0"



3 ADU 1 ELECTRICAL PLAN
1/4" = 1'-0"



1 ADU 1 PROPOSED PLAN
1/4" = 1'-0"



12929 W VAN NUYS BLVD
PACOMA, CA 91331
APN: 2533011007

ADR DESIGN

REVISION	DATE	1ST SUBMITTAL

ADU 1 FLOOR, ROOF & ELECTRICAL PLAN

JOB NO.	
SCALE	As indicated
DATE	03.02.2018
DRAWN BY	ADR DESIGN

SHEET#
A2-02

ROOF GENERAL NOTES

- SLOPE MIN. AT = 1/4" : 12" (2.0%)
- ROOF COVERING WITHIN THE FIRE SAFETY OVERLAY SHALL BE MIN. CLASS A,B OR C ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790.
- UNVENTILATED ATTIC AREA WILL COMPLY WITH R806.5 REQUIREMENTS PER CRC 2019
- ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED FOR MIN RAIN INTENSITY OF 3.0 IN / HOUR
 - COMPLY WITH CPC CHAPTER 11 (1102.0) (1102.3)
 - SIZE SHOULD BE DESIGNER PER TABLE (1103.1) CPC 2019
 - VERTICAL PILE SHALL BE ROUND, SQUARE, OR RECTANGULAR. SQUARE PIPE SHOULD BE SIZED TO ENCLOSED ITS EQUIVILANT ROUND PIPE. RECTANGULAR PIPE SHALL HAVE NOT LESS THAN SAME CROSS-SECTIONAL AREA AS ITS EQUIVALENT ROUND PIPE, EXCEPT THAT THE RATIO OF ITS SIDE DIMENSIONS SHALL NOT EXCEED 3 TO 1.
 - SECONDARY SCUPPER OPENINGS USED AS OVERFLOWS SHALL BE MINIMUM OF 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND SHOULD BE LOCATED 2 INCHES ABOVE ROOF SURFACE (R903.4.1)
- PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC.
- FACE OF GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORT.
- CONTRACTORS AND SUBTRADES SHALL EXERCISE THE NECESSARY CARE TO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANCE.

PLANS KEY NOTES

KEY VALUE	COMMENT
1	SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND OR ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. THE POWER SOURCE FOR SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH NFPA 72 (R314 & 314.6)
2	CARBON MONOXIDE ALARMS REQUIRED AND ALARM SHALL BE INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER 420.4 & R315
3	BATHROOM, WATER CLOSET AND SIMILAR ROOMS SHOULD BE PROVIDED WITH A MECHANICAL EXHAUST FAN (MIN 50 CUBIC FEET PER MINUTE), THAT SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND A (MIN 100 CUBIC FEET PER MINUTE), FOR KITCHEN RANGE HOOD. FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL FAN SHOULD MECHANICALLY VENTILATE FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH MECHANICAL CODE CHP. 4 AND CA GREEN BUILDING CODE.
4	ALL NEW GLASS PANELS IN FIXED, SLIDING, SWINGING, OPERABLE OR BIFOLDING DOORS SHOULD HAVE TEMPERED GLAZING INSTALLED. (R308.4)
6	BATHTUBS AND SHOWER FLOORS, WALL ABOVE BATHTUBS WITH A SHOWERHEAD AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE EXTENDING TO A HEIGHT OF NO LESS THAN 6 FT ABOVE FLOOR. (R307.2)
7	SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 408.3
8	SHOWER HEADS AND CONTROL VALVES (CONTROL OF THE SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALLS OF THE SHOWER COMPARTMENTS SO THAT THE SHOWER HEADS DO NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
9	THRESHOLD AT THE PRIMARY ENTRY AND EXIT DOORS SHOULD BE NO HIGHER THAN 1/2 INCH. THRESHOLD AT SECONDARY ENTRY INCLUDING SLIDING DOOR TRACK SHOULD NOT BE HIGHER THAN 3/4 INCH.
10	36 INCHES MIN. LANDING
13	DRYER EXHAUST DUCT LOCATION
15	UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURE'S INSTALLATIONS INSTRUCTIONS AND APPROVED BY CITY, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF FOURTEEN FEET, INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO CMC 504.4.2.1.
21	FOR THE LAUNDRY ROOM, LAUNDRY RECEPTACLE OUTLET TO BE SUPPLIED BY A DEDICATED 20 AMP BRANCH CIRCUIT OR A 30 AMP, 4 WIRE CIRCUIT IS REQUIRED FOR ELECTRIC DRYERS PER CEC 220.54.
27	SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 408.3
28	SHOWER HEADS AND CONTROL VALVES (CONTROL OF THE SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALLS OF THE SHOWER COMPARTMENTS SO THAT THE SHOWER HEADS DO NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT SO THAT THE BATHER CAN ADJUST THE VALVES BEFORE STEPPING INTO THE SHOWER SPRAY PER CPC 408.9
39	THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE (S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
40	THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE (S) RESERVE FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
45	REINFORCEMENT FOR GRAB BARS SHALL BE SOLID NO LESS THAN 2X8 NOMINAL LUMBER R327.1.1
46	WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND BACK WALL. R327.1.1
47	BATHTUBS AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACKWALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITHIN THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM R327.1.1

ELECTRICAL FIXTURE LEGEND

- DUPLEX OUTLET
- TRIPLEX OUTLET
- RANGE OUTLET
- DUPLEX GFI OUTLET
- DOUBLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- WATER HEATER (SEE GENERAL NOTE 7 ABOVE FOR INSTALLATION)
- FORCED AIR UNIT
- FAN (SEE GENERAL NOTE 3 ABOVE)
- SMOKE DETECTOR (SEE GENERAL NOTE 1 ABOVE)
- CARBON MONOXIDE (SEE GENERAL NOTE 2 ABOVE)
- WATER HEATER (SEE GENERAL NOTE 8 ABOVE FOR INSTALLATION)
- FORCED AIR UNIT

-DOOR SCHEDULE ADU 2

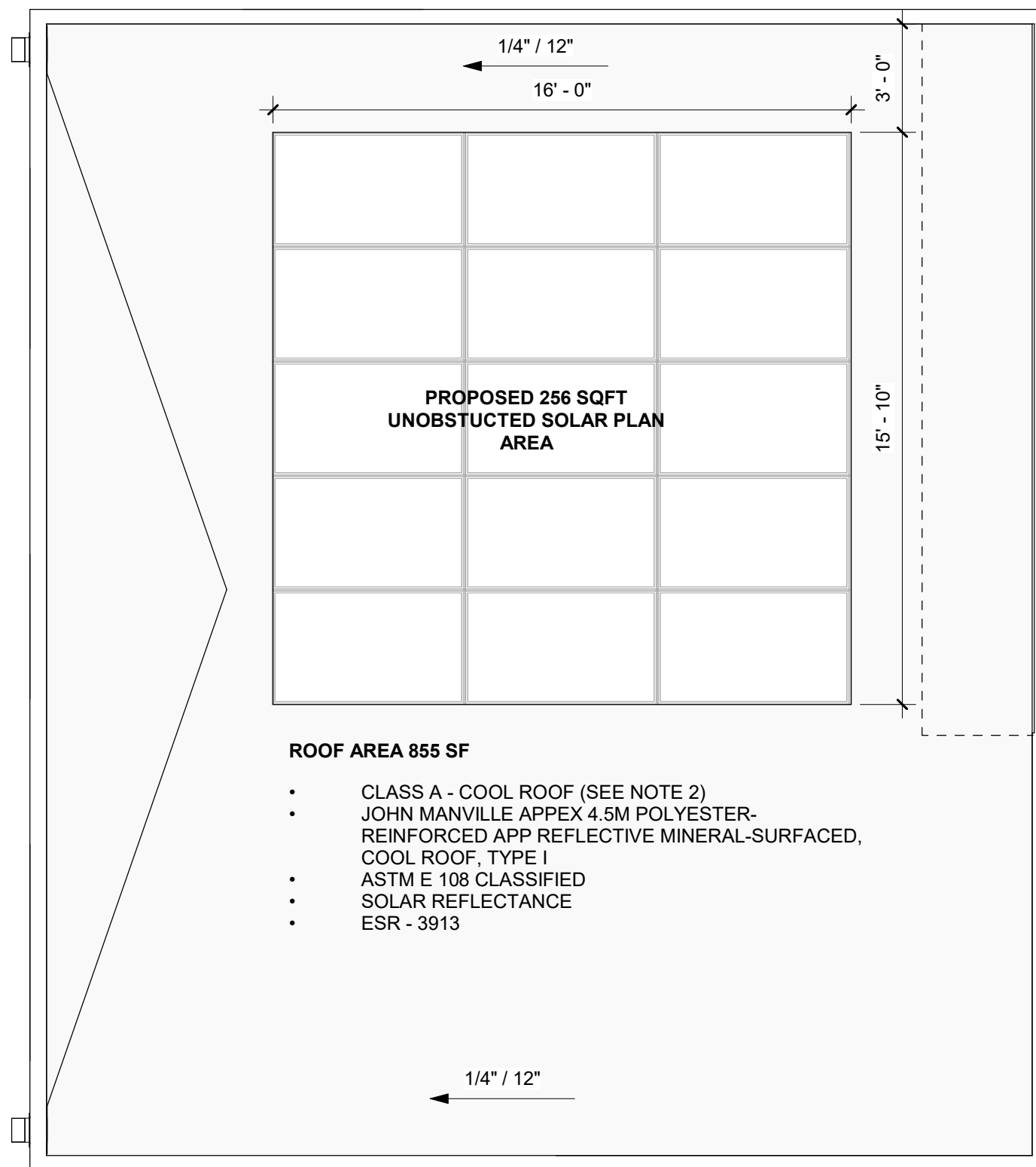
MARK	WIDTH	HEIGHT	DESCRIPTION
GROUND FLOOR			
1	3' - 0"	6' - 8"	ENTRANCE DOOR
2	2' - 8"	6' - 8"	INTERIOR DOOR
3	2' - 8"	6' - 8"	INTERIOR DOOR
4	2' - 8"	6' - 8"	INTERIOR DOOR
5	2' - 8"	6' - 8"	INTERIOR DOOR

WINDOW SCHEDULE ADU2

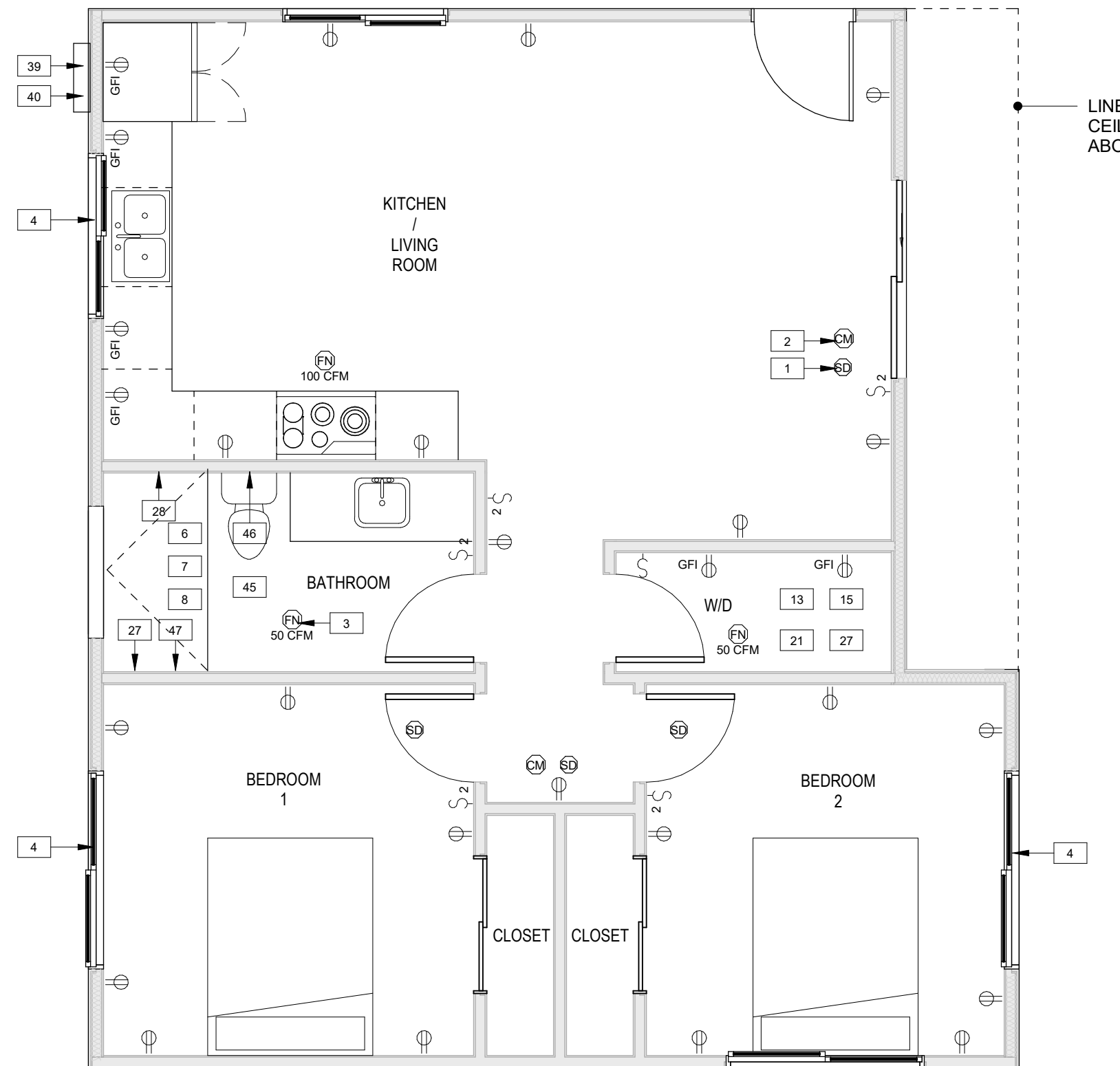
MARK	WIDTH	HEIGHT	U-FACTOR	SHGC	GLAZING
A	6' - 0"	4' - 0"	0.3	0.22	DUAL GLAZED
A	6' - 0"	4' - 0"	0.3	0.22	DUAL GLAZED
A	6' - 0"	4' - 0"	0.3	0.22	DUAL GLAZED
B	5' - 0"	4' - 0"	0.3	0.22	DUAL GLAZED
B	5' - 0"	4' - 0"	0.3	0.23	DUAL GLAZED
C	4' - 0"	2' - 0"	0.3	0.22	DUAL GLAZED

WALL TYPES

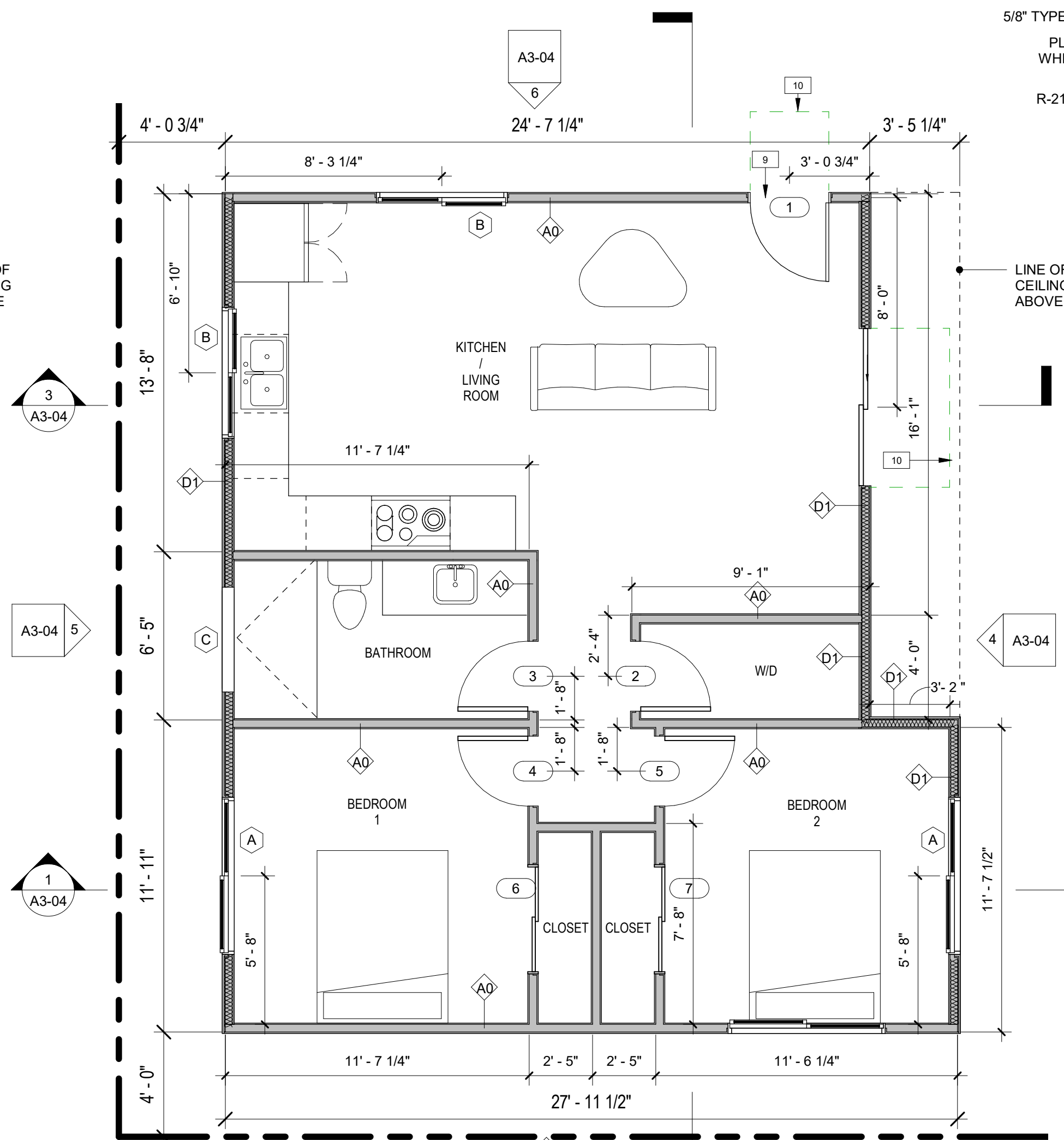
- A0 = 2"x4" WOOD STUD - INTERIOR
- A1 = 2X6 WOOD STUD - EXTERIOR
- D1= 2X4 1 HR FIRE RATED WALL



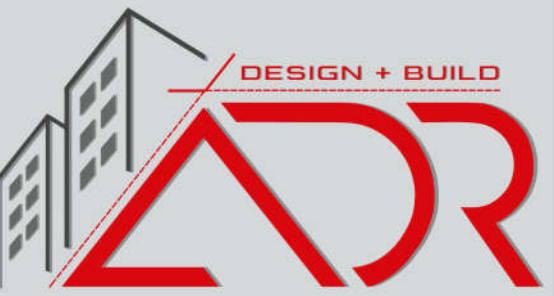
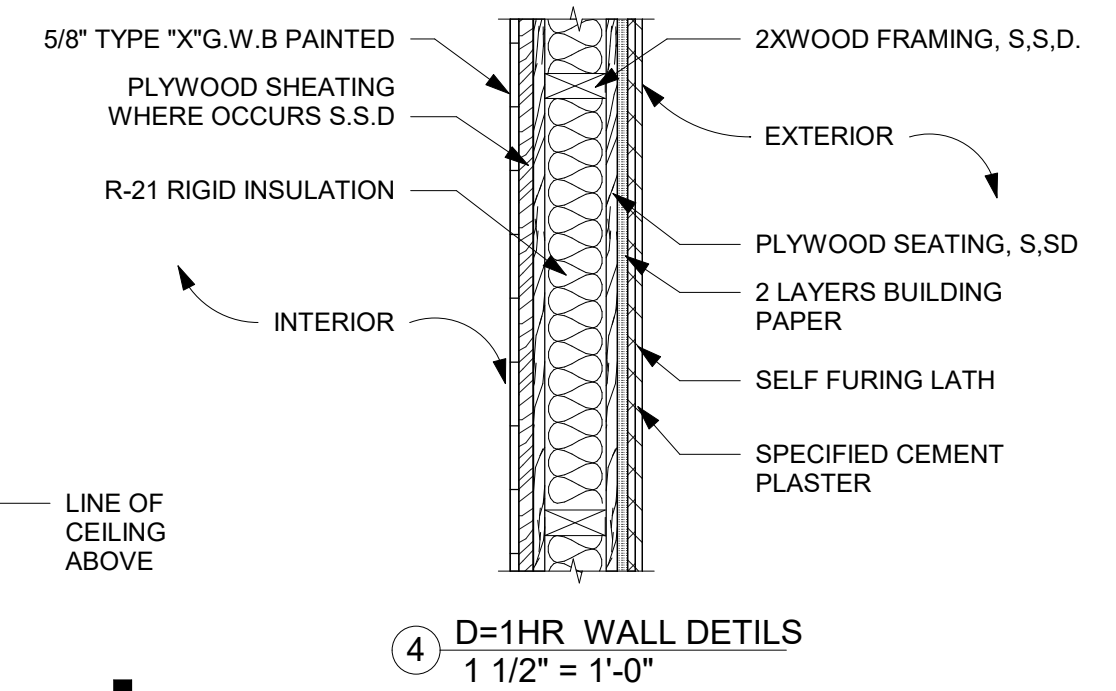
2 ADU 2 ROOF LEVEL
1/4" = 1'-0"



3 ADU 2 ELECTRICAL PLAN
1/4" = 1'-0"



1 ADU 2 PROPOSED PLAN
1/4" = 1'-0"



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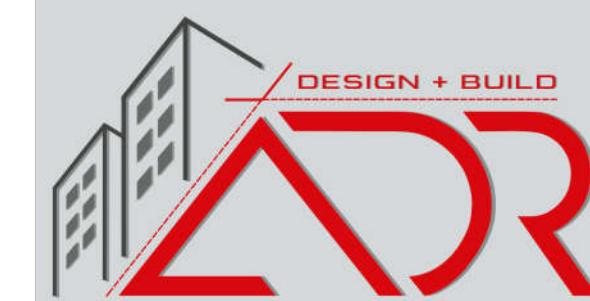
ADR DESIGN

REVISION	DATE	1ST SUBMITTAL

ADU 2 FLOOR, ROOF & ELECTRICAL PLAN

JOB NO.	
SCALE	As indicated
DATE	03.02.2018
DRAWN BY	ADR DESIGN

SHEET#
A2-03



GENERAL NOTES

1. UNVENTILATED ATTIC AREA WILL COMPLY WITH R806.5 REQUIREMENTS PER CRC 2019
 - A. CLOSE CELL FOAM SPRAY INSULATION TO BE INSTALLED ON ATTIC.
 - B. UNVENTED ATTICV SPACE IS WITHIN THE BUILDING THERMAL ENVELOPE.
 - C. AIR-IMPERMEABLE INSULATION SHOULD BE INSTALLED DIRECTLY IN CONTACT WITH THE UNDERSIDE OF STRUCTURAL ROOF SHEATHING.

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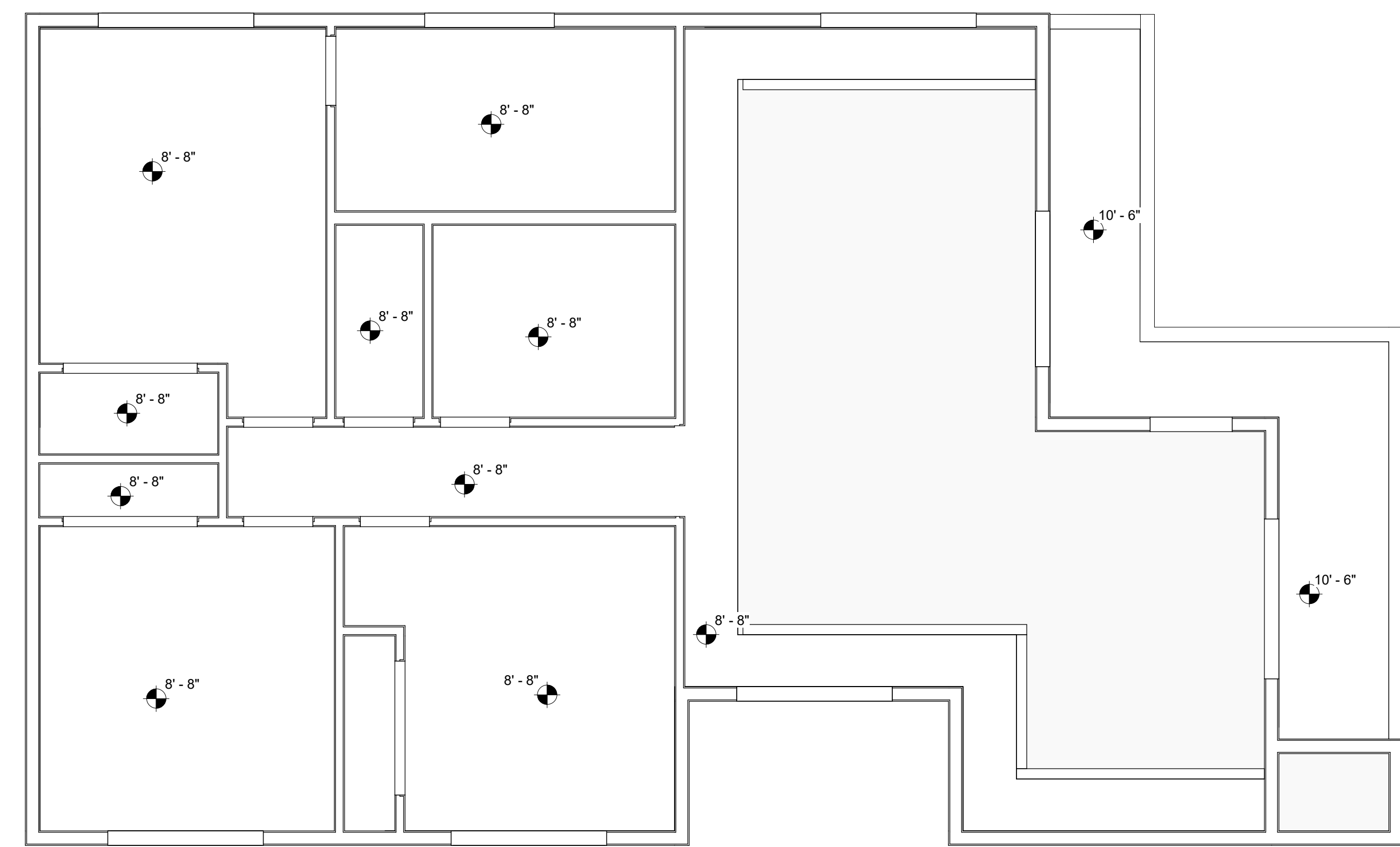
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REVISION	DATE	1ST SUBMITTAL

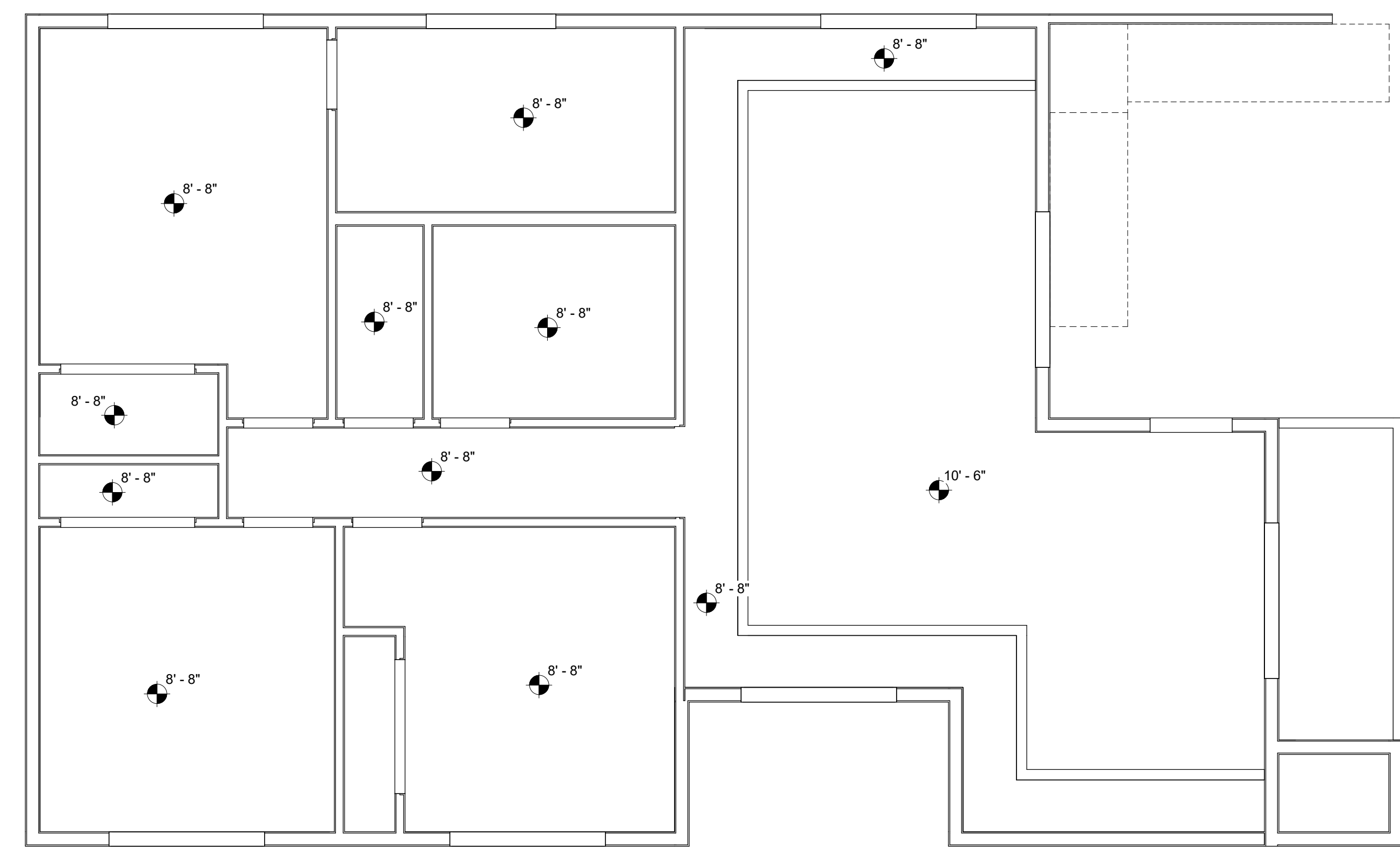
CEILING PLAN

JOB NO.	
SCALE	As indicated
DATE	03.02.2018
DRAWN BY	ADR DESIGN

SHEET#
A2-04



② LEVEL 2 CEILING PLAN
 1/4" = 1'-0"



① GROUND LEVEL CEILING PLAN
 1/4" = 1'-0"



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ROOF PLAN

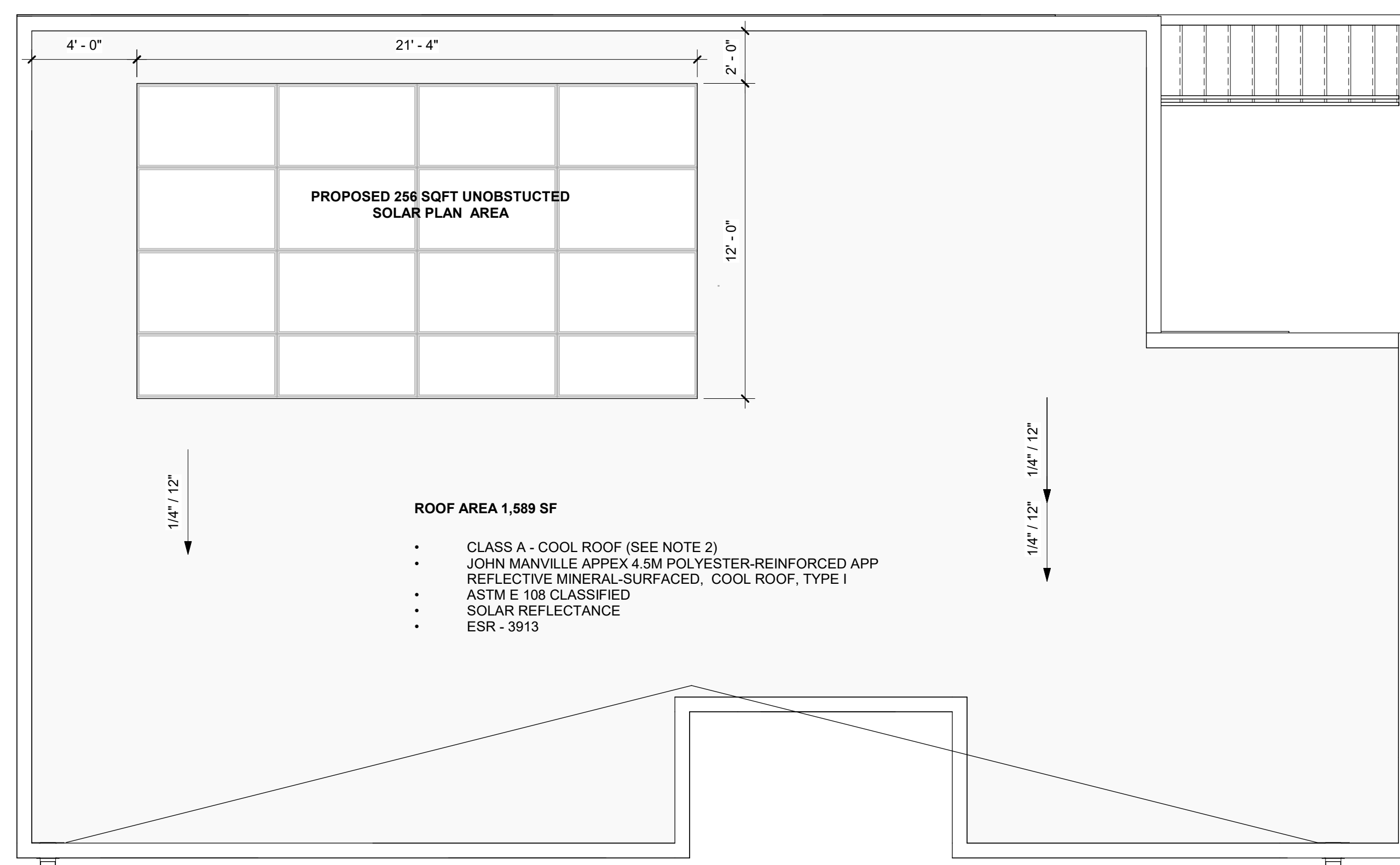
JOB NO.	
SCALE	As indicated
DATE	03.02.2018
DRAWN BY	ADR DESIGN

SHEET#

A2-05

ROOF GENERAL NOTES

- SLOPE MIN. AT = 1/4" : 12" (2.0%)
- ROOF COVERING WITHIN THE FIRE SAFETY OVERLAY SHALL BE MIN. CLASS A,B OR C ASSEMBLY IN ACCORDANCE WITH ASTM E 108 OR UL 790.
- UNVENTILATED ATTIC AREA WILL COMPLY WITH R806.5 REQUIREMENTS PER CRC 2019
- ROOF DRAINAGE SYSTEMS SHALL BE DESIGNED FOR MIN RAIN INTENSITY OF 3.0 IN / HOUR
 - COMPLY WITH CPC CHAPTER 11 (1102.0) (1102.3)
 - SIZE SHOULD BE DESIGNER PER TABLE (1103.1) CPC 2019
 - VERTICAL PILE SHALL BE ROUND, SQUARE, OR RECTANGULAR. SQUARE PIPE SHOULD BE SIZED TO ENCLOSED ITS EQUIVILANT ROUND PIPE. RECTANGULAR PIPE SHALL HAVE NOT LESS THAN SAME CROSS-SECTIONAL AREA AS ITS EQUIVALENT ROUND PIPE, EXCEPT THAT THE RATIO OF ITS SIDE DIMENSIONS SHALL NOT EXCEED 3 TO 1.
 -
- SECONDARY SCUPPER OPENINGS USED AS OVERFLOWS SHALL BE MINIMUM OF 4 INCHES HIGH AND HAVE A WIDTH EQUAL TO THE CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA SERVED AND SHOULD BE LOCATED 2 INCHES ABOVE ROOF SURFACE (R903.4.1)
- PROVIDE CRICKETS BEHIND ALL MECHANICAL EQUIPMENT CURBS, ROOF HATCH CURBS, ETC.
- FACE OF GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORT.
- CONTRACTORS AND SUBTRADES SHALL EXERCISE THE NECESSARY CARE TO LIMIT TRAFFIC AND PREVENT DAMAGE TO THE ROOF MEMBRANCE.



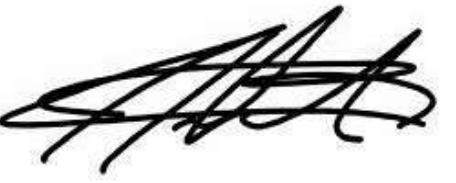
1 ROOF LEVEL
1/4" = 1'-0"

GENERAL NOTES

1. SCUPPER OPENINGS USED AS OVERFLOW SHALL BE A MINIMUM OF 4 INCHES HIGH AND HAVE THE SAME CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA. IT SHOULD BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF SERVED.
2. ROOF DRAIN SYSTEM SHALL BE DESIGNED WITH A MINIMUM RAIN INTENSITY OF 3.0 IN/HOUR
3. NEW STUCCO SHALL BE THREE COATS MINIMUM WHEN APPLIED OVER METAL LATH WITH 2 LAYERS OF GRADE D PAPER, CRC R703.7.2 & R703.7.3
4. WEEP SCREED TO BE INSTALLED AT THE BASE OF THE STUCCO SIDING. WEEP SCREED SHALL BE A MINIMUM OF 2 INCHES ABOVE CONCRETE SLABS AND 4 INCHES ABOVE EXPOSED EARTH. CRC R703.6.2.1



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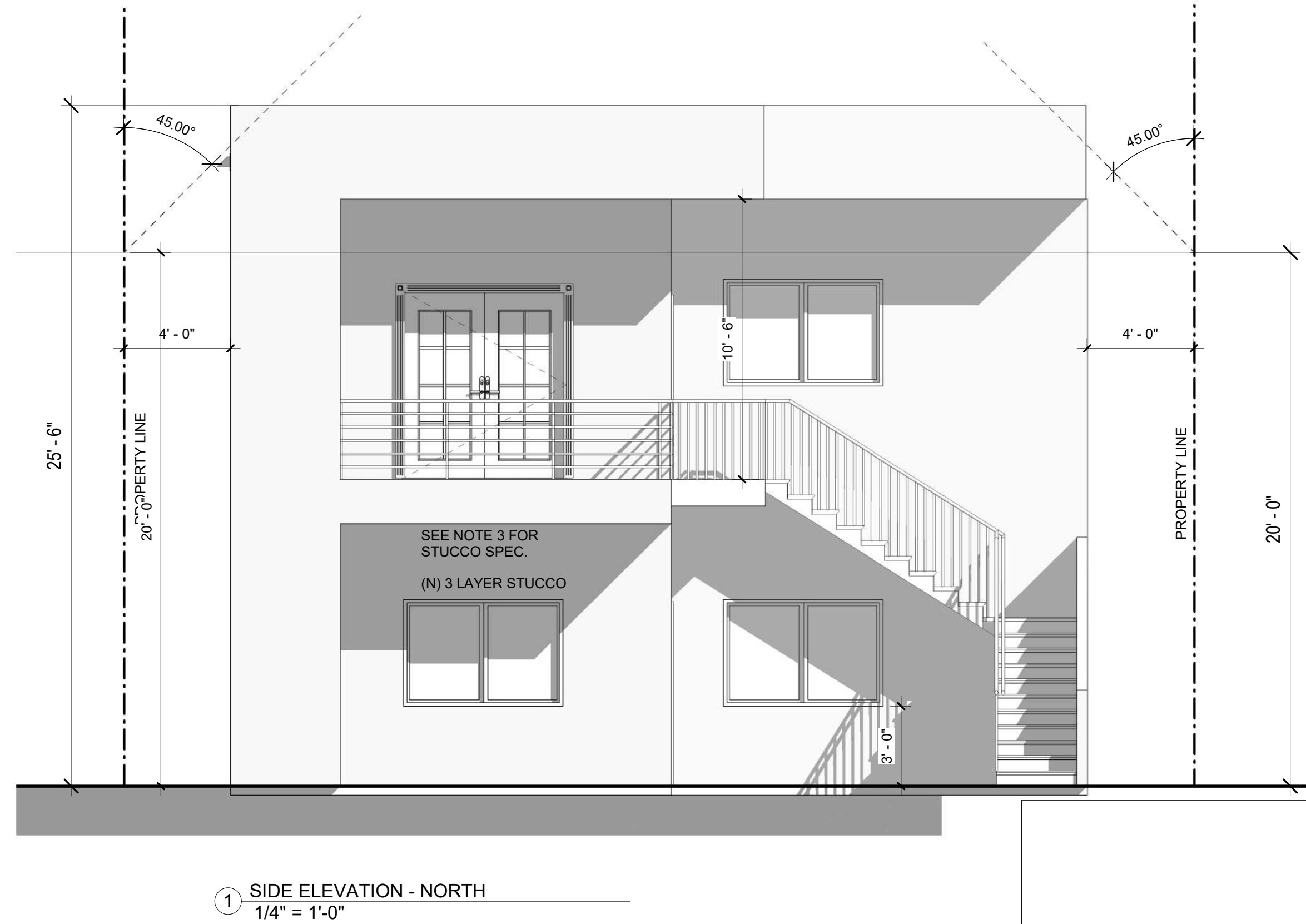
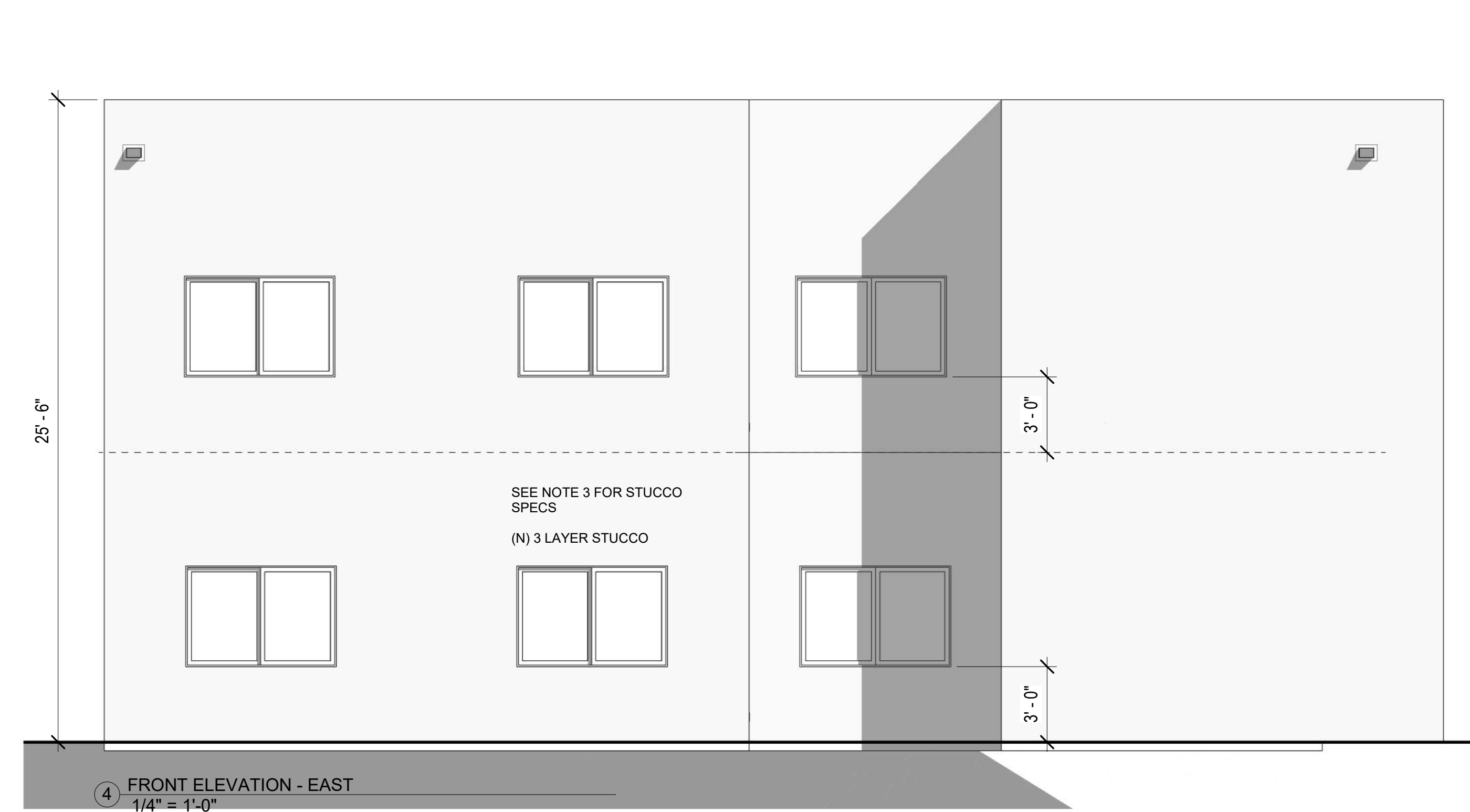
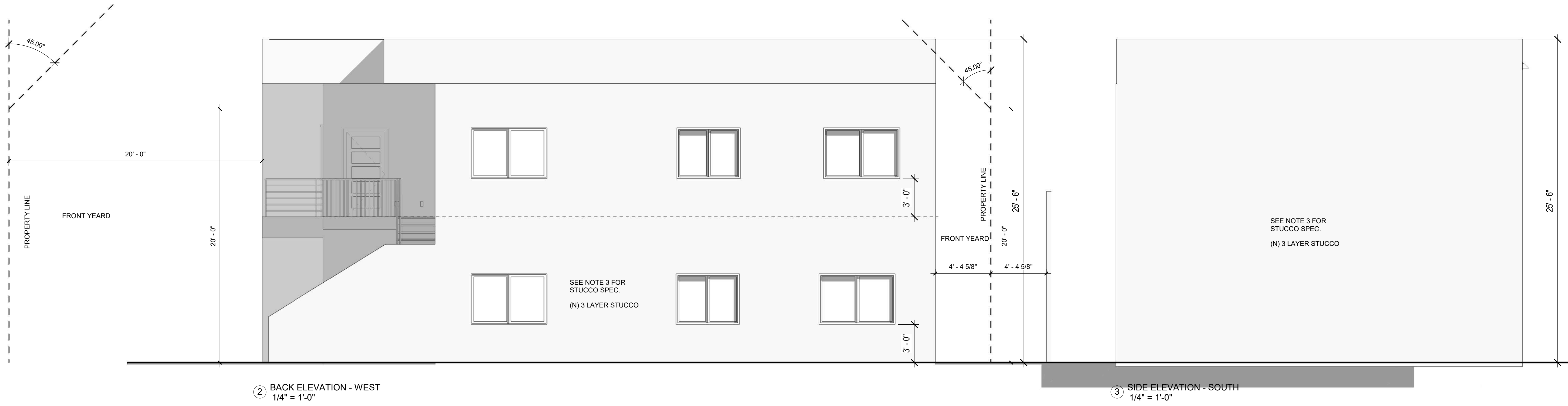
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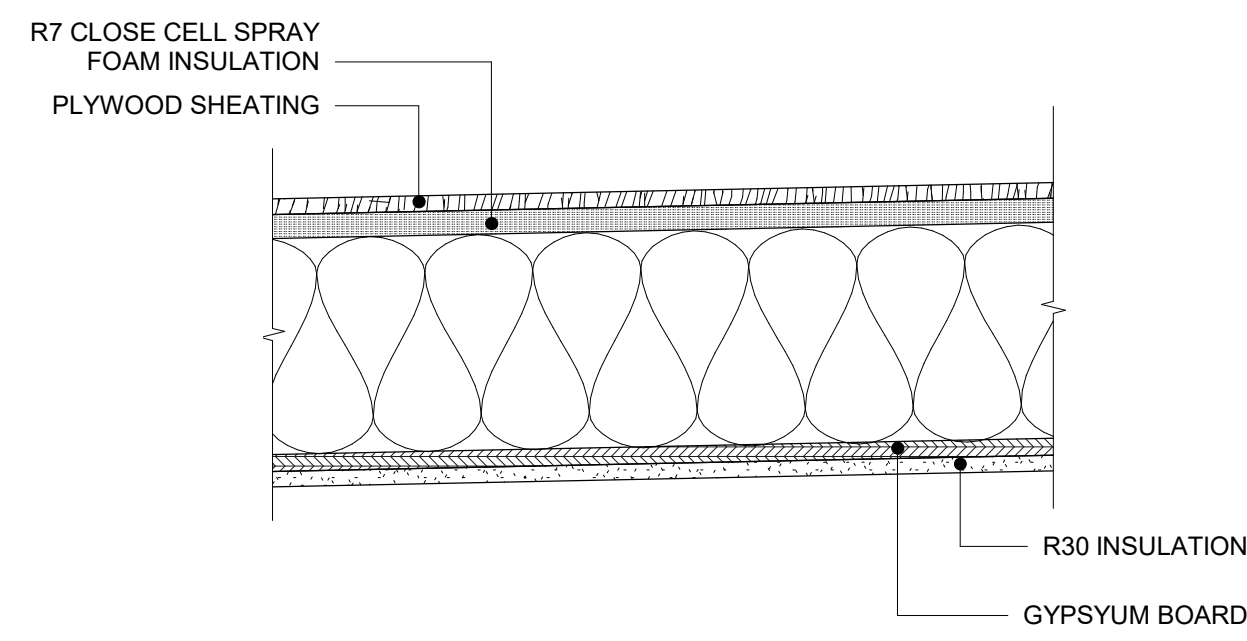
REVISION	DATE	DESCRIPTION
1	1ST SUBMITTAL	

EXTERIOR ELEVATIONS

JOB NO.	
SCALE	1/4" = 1'-0"
DATE	03.02.2018
DRAWN BY	ADR DESIGN

SHEET#
A3-01

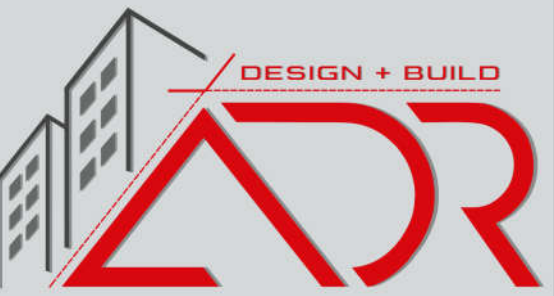




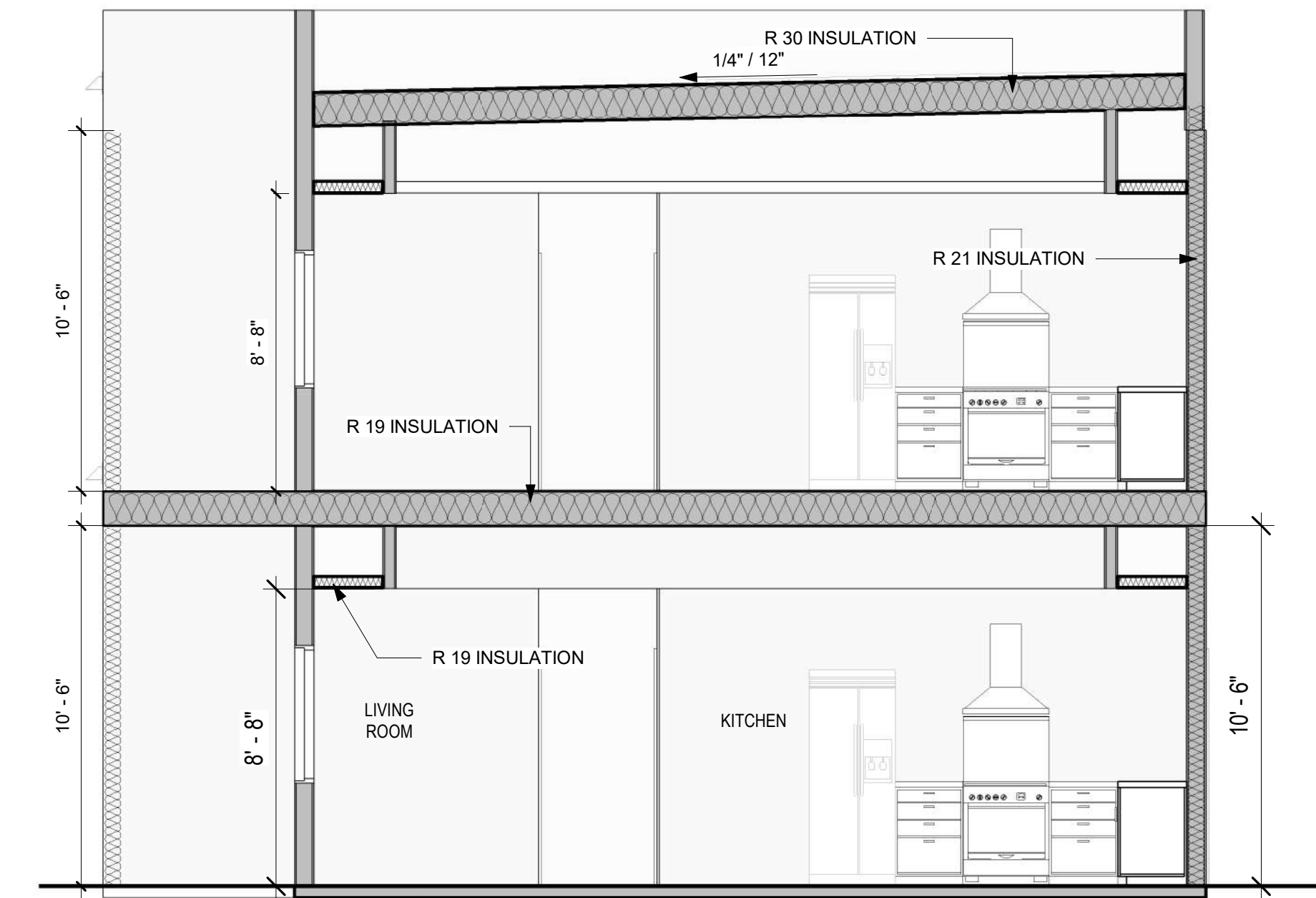
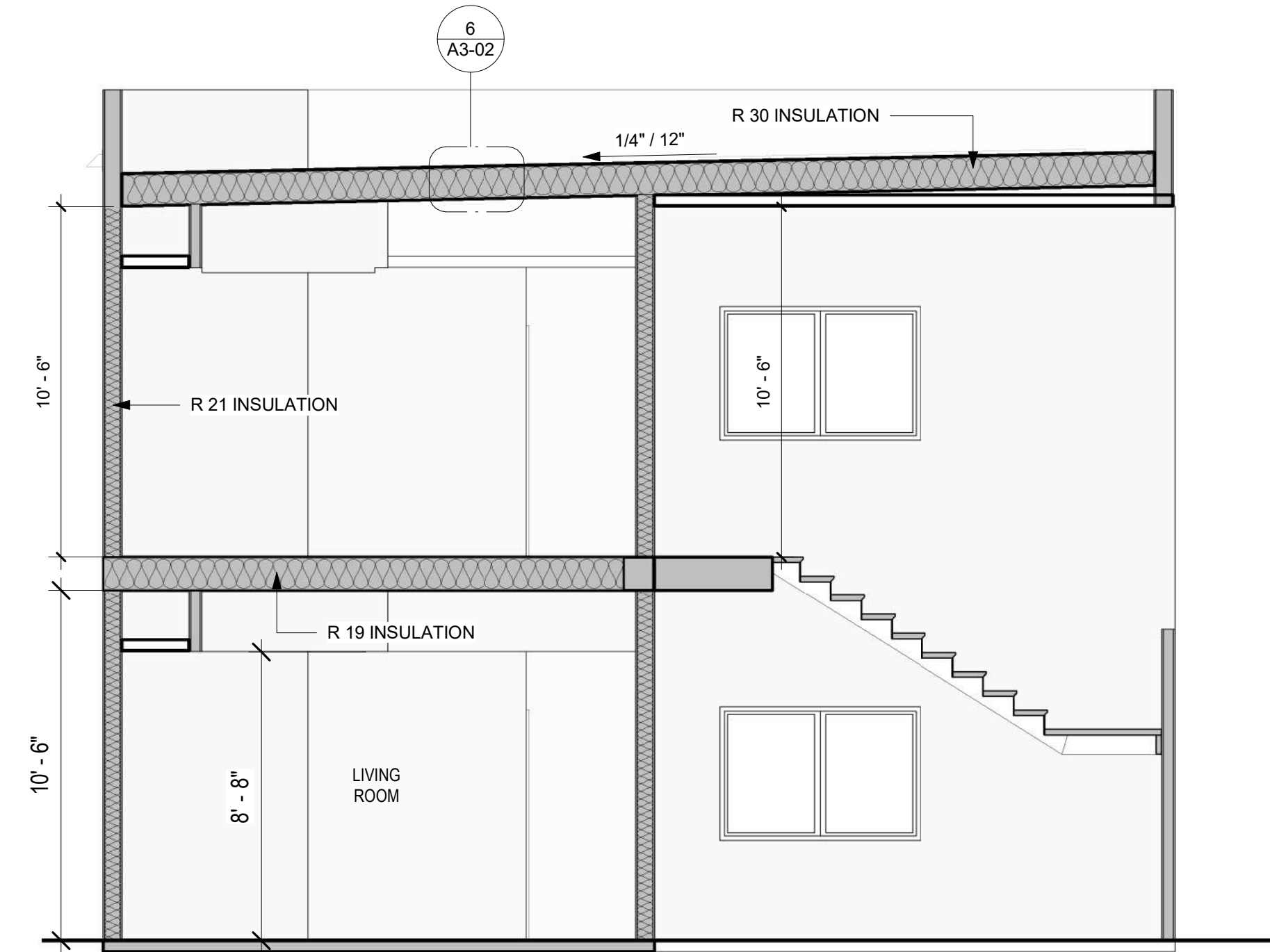
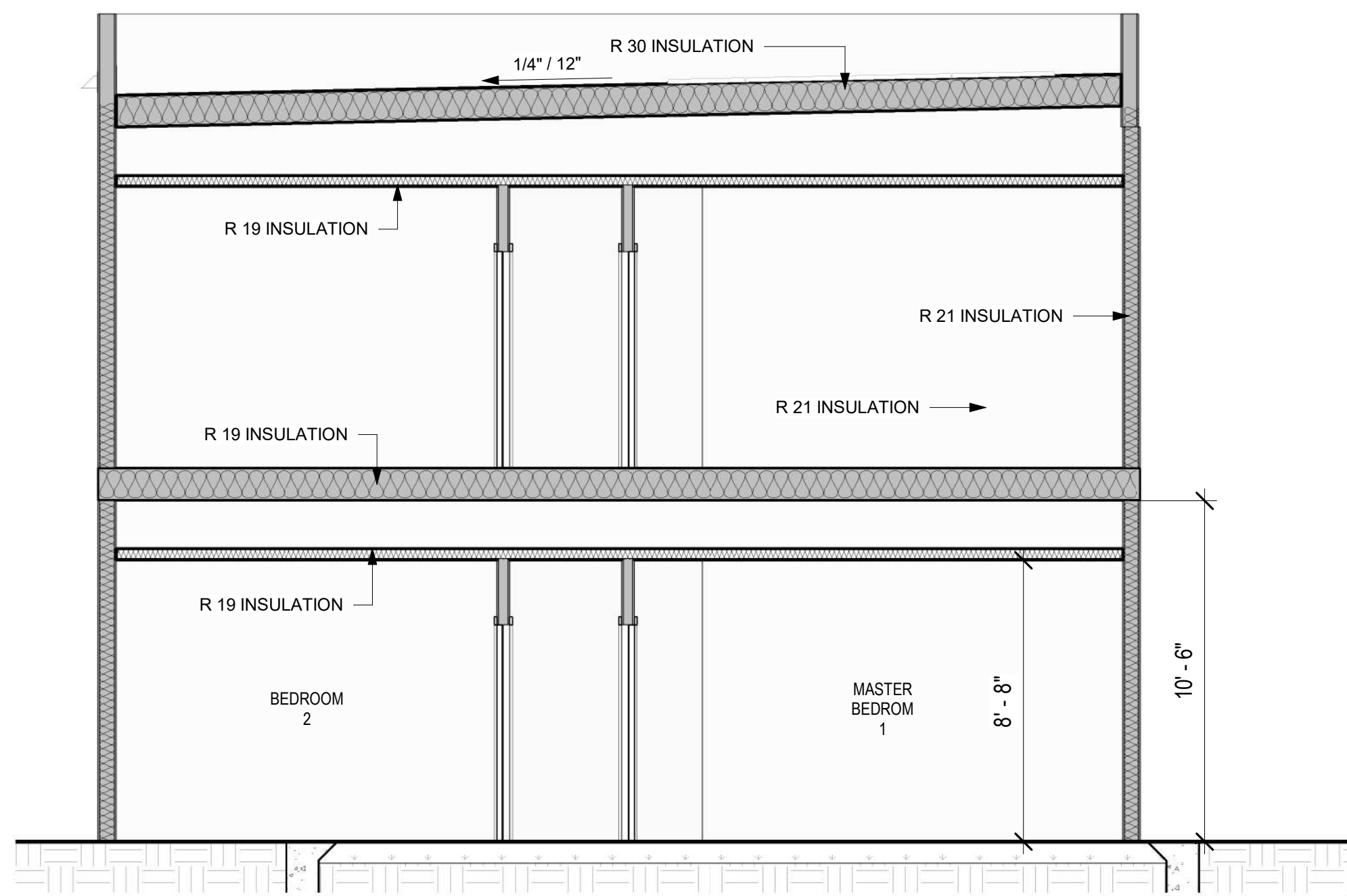
6 VENTILATION ROOF A
1 1/2" = 1'-0"

GENERAL NOTES

1. FOR FRAMING DETAILS AND CALLOUTS, SEE STRUCTURAL SHEETS S1 TO S5
2. UNVENTILATED ATTIC AREA WILL COMPLY WITH R806.5 REQUIREMENTS PER CRC 201
 - A. AIR IMPERMEABLE CLOSE CELL SPRAY FOAM INSULATION (R7) UNDER PLYWOOD. FOR UNVENTILATED ATTIC
3. CLIMATE ZONE 14
4. SLAB EDGE INSULATION SHOULD HAVE A WATER ABSORPTION RATE NO GRATER THAN 0.3 PERCENT. HAVE A WATER VAPOR PERMEANCE NO GREATER THAN 2.0 PERM. PER INCH. BE PROTECTED FROM PHYSICAL DAMAGE, UV LIGHT DETEORATION.



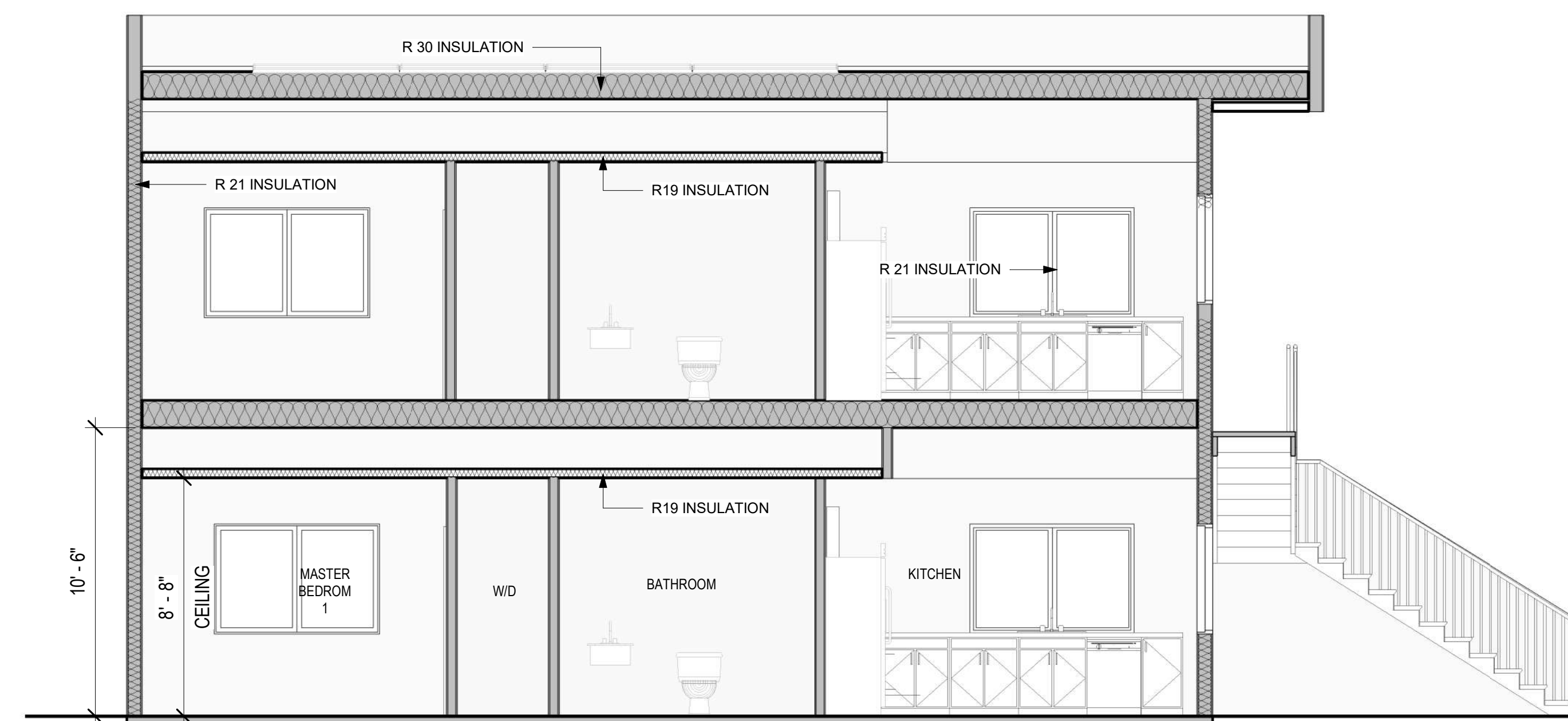
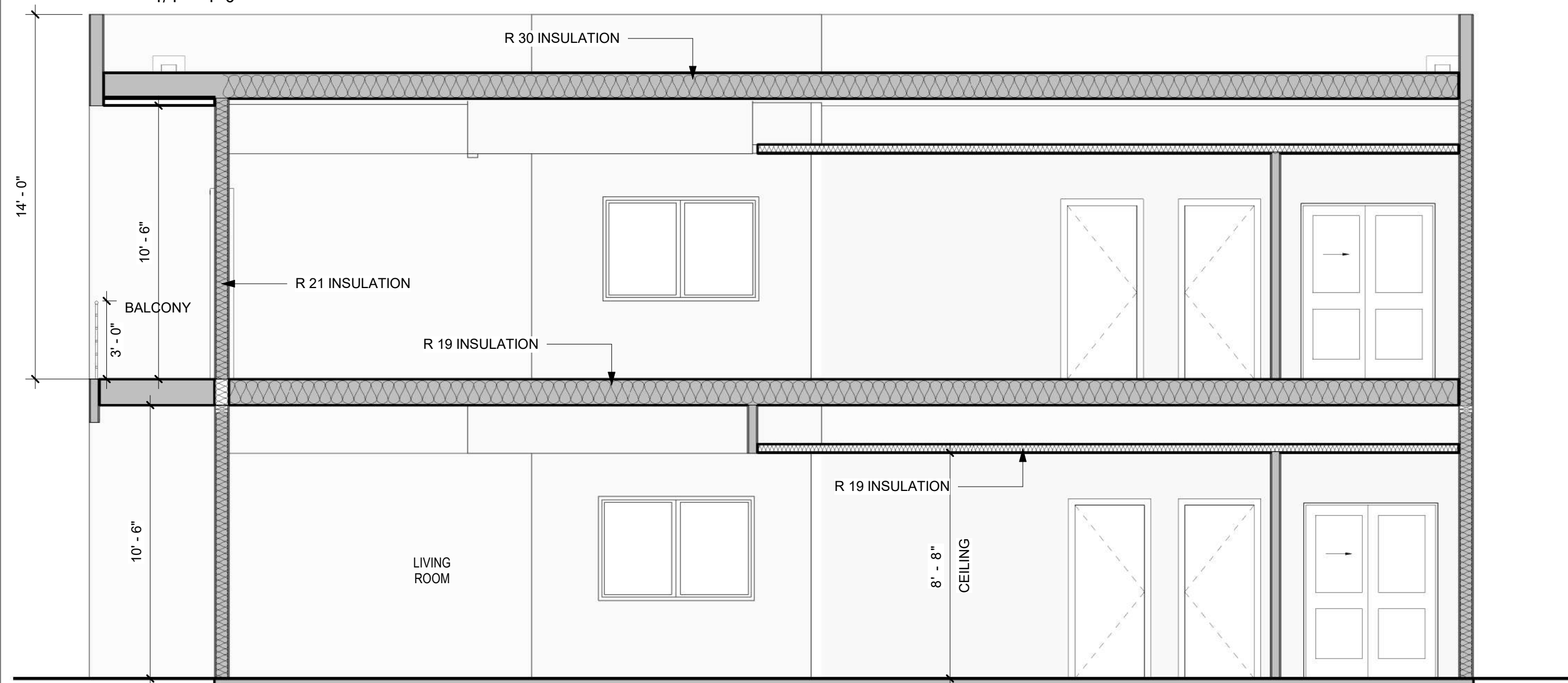
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3 CROSS SECTION 2
1/4" = 1'-0"

4 CROSS SECTION 1
1/4" = 1'-0"

5 CROSS SECTION 3
1/4" = 1'-0"



2 BUILDING LONG SECTION 2
1/4" = 1'-0"

1 BUILDING LONG SECTION 1
1/4" = 1'-0"

ADR DESIGN
ADR DESIGN

REVISION	DATE	1ST SUBMITTAL

BUILDING SECTIONS

JOB NO.	
SCALE	As indicated
DATE	03.02.2018
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SHEET#
A3-02

GENERAL NOTES

- SCUPPER OPENINGS USED AS OVERFLOW SHALL BE A MINIMUM OF 4 INCHES HIGH AND HAVE THE SAME CIRCUMFERENCE OF THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF SERVED.
- ROOF DRAIN SYSTEM SHALL BE DESIGNED WITH A MINIMUM RAIN INTENSITY OF 3.0 IN/HOUR
- NEW STUCCO SHALL BE THREE COATS MINIMUM WHEN APPLIED OVER METAL LATH WITH 2 LAYERS OF GRADE D PAPER. CRC R703.7.2 & R703.7.3
- WEEP SCREED TO BE INSTALLED AT THE BASE OF THE STUCCO SIDING. WEEP SCREED SHALL BE A MINIMUM OF 2 INCHES ABOVE CONCRETE SLABS AND 4 INCHES ABOVE EXPOSED

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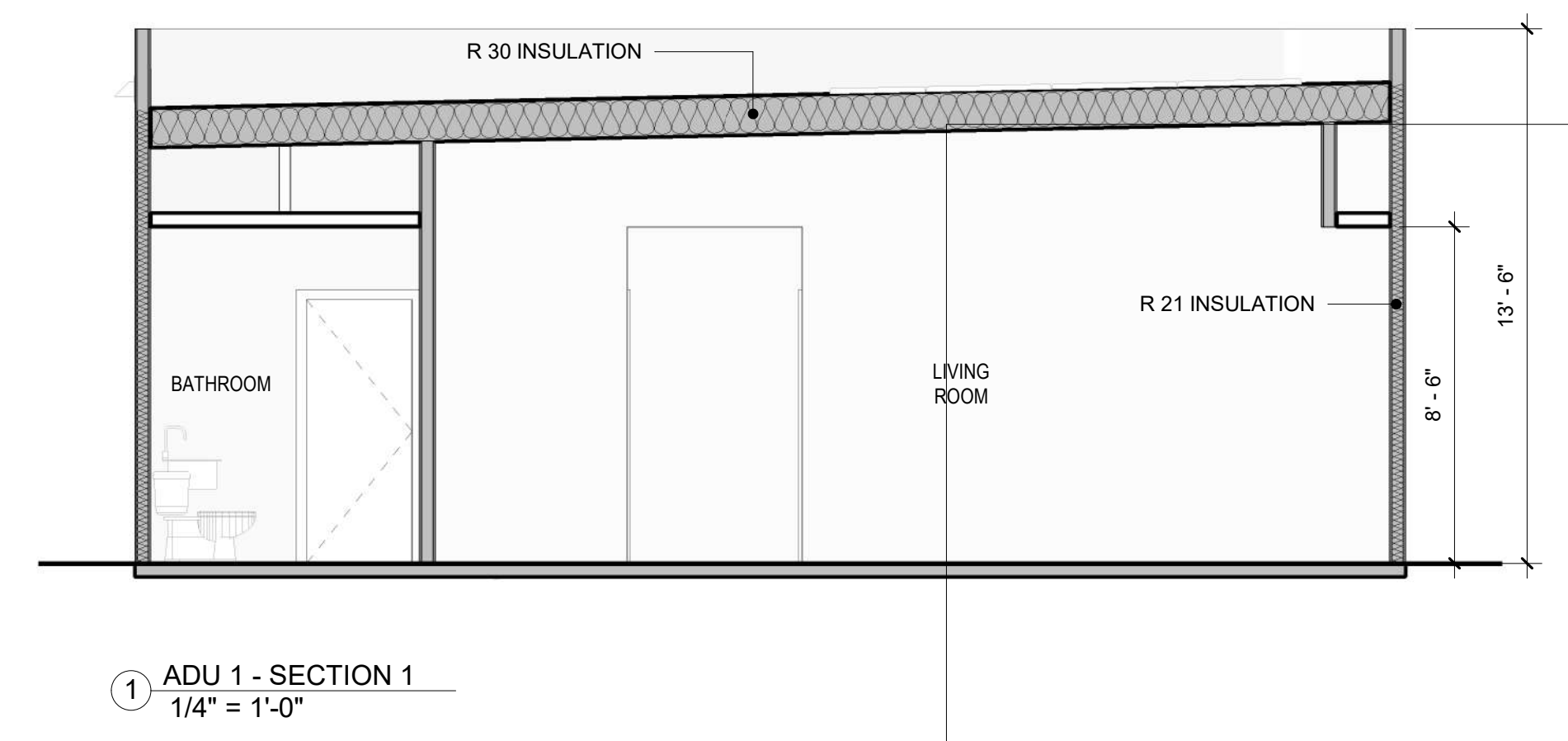
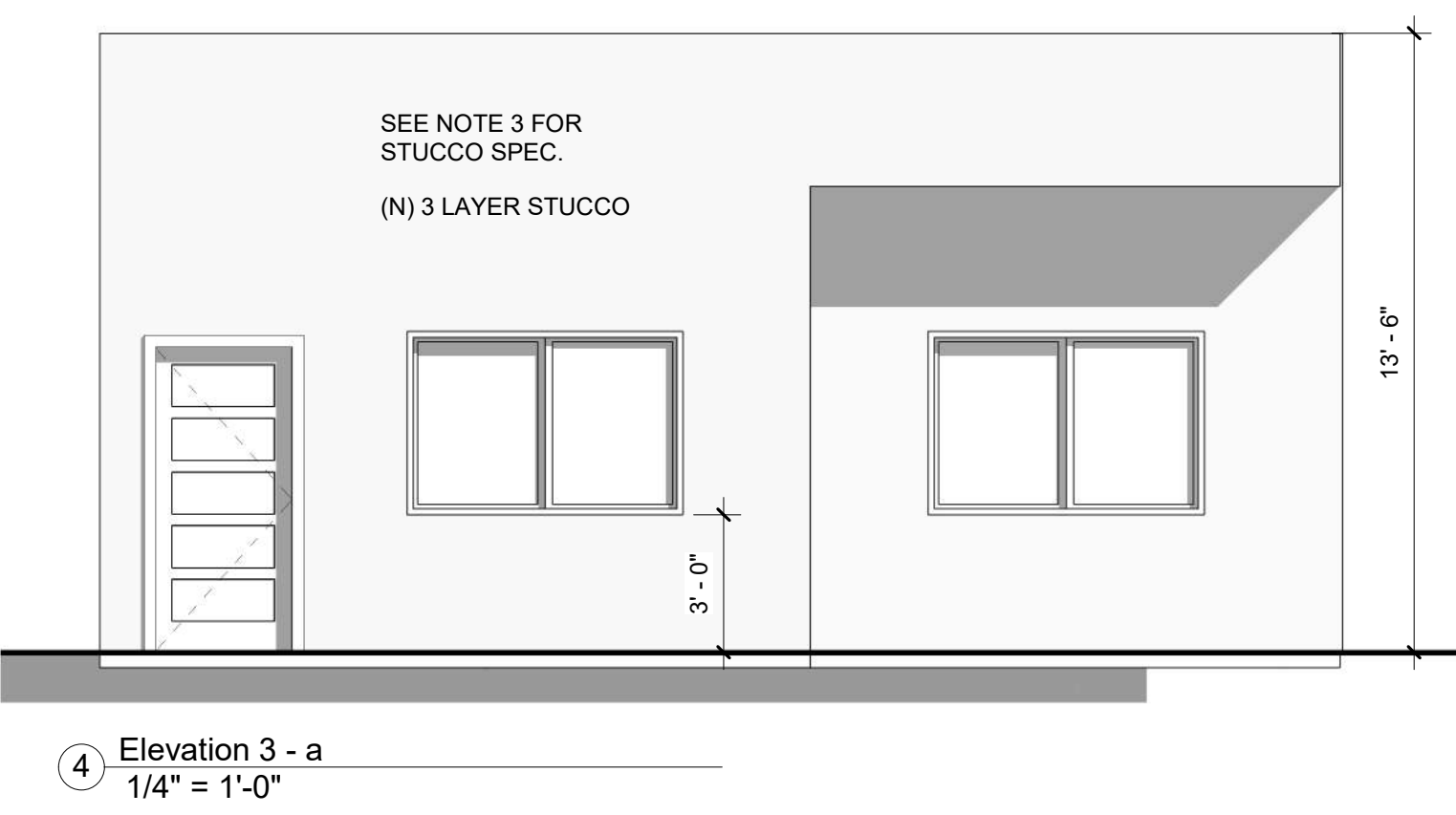
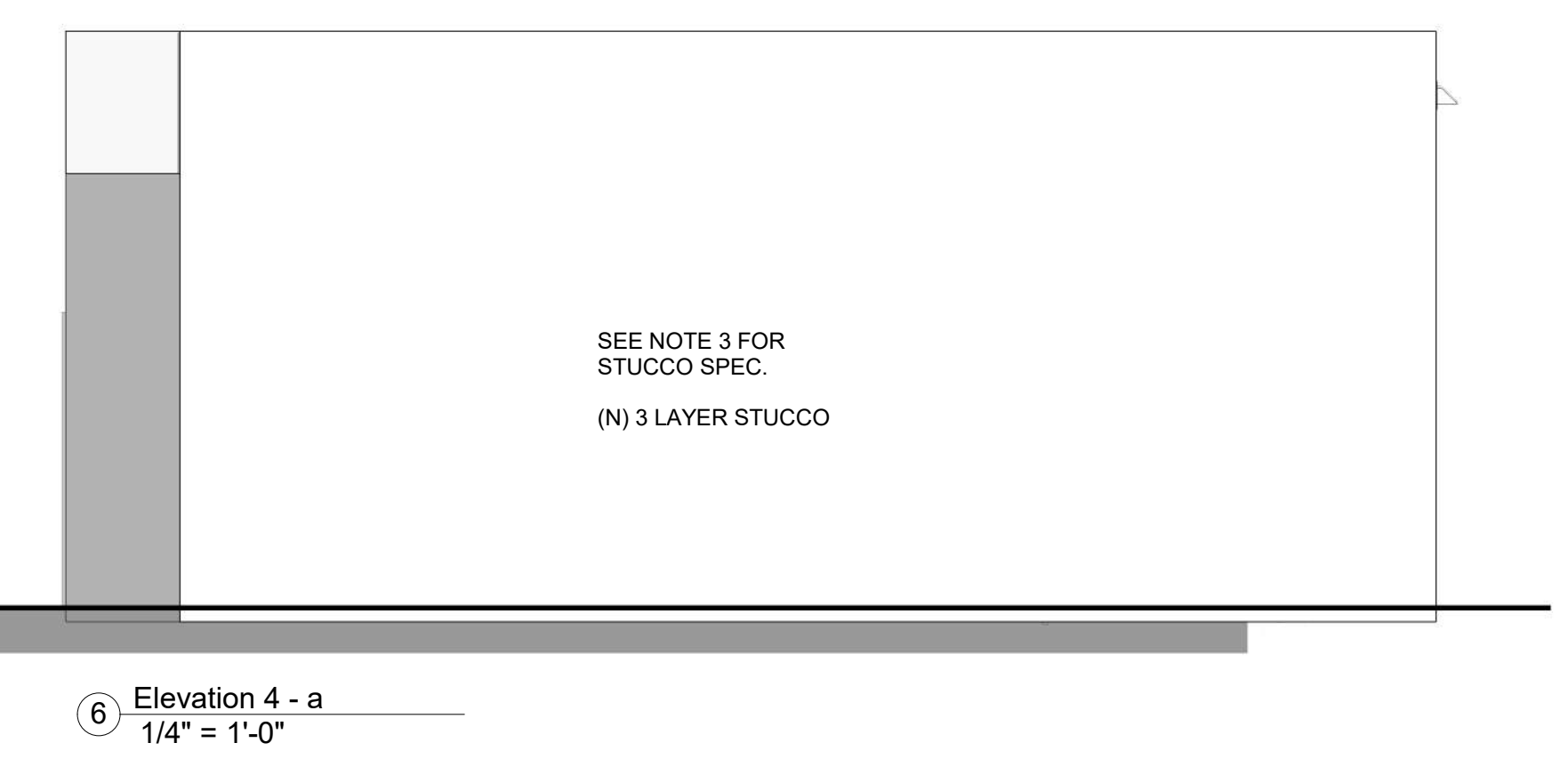
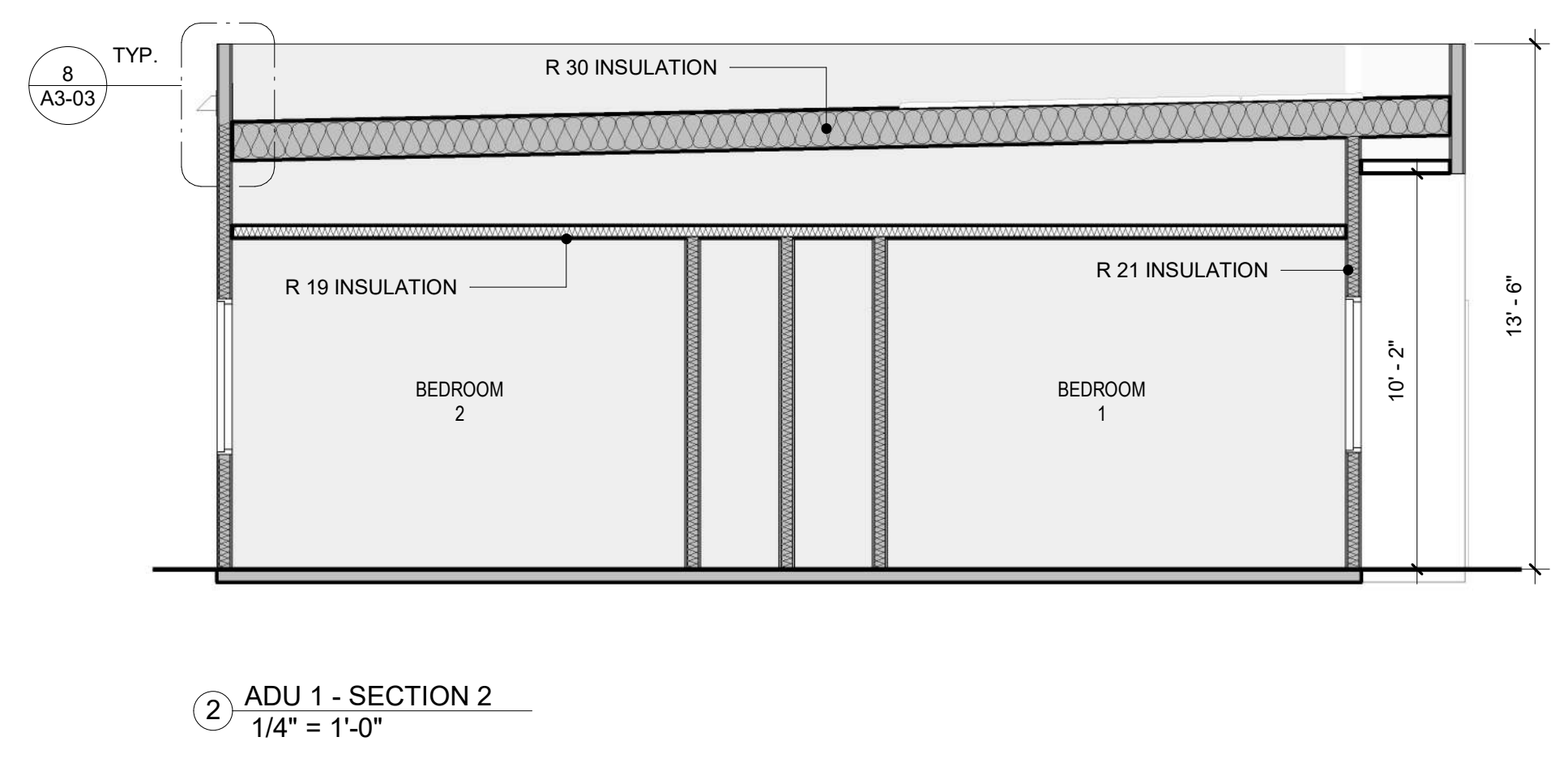
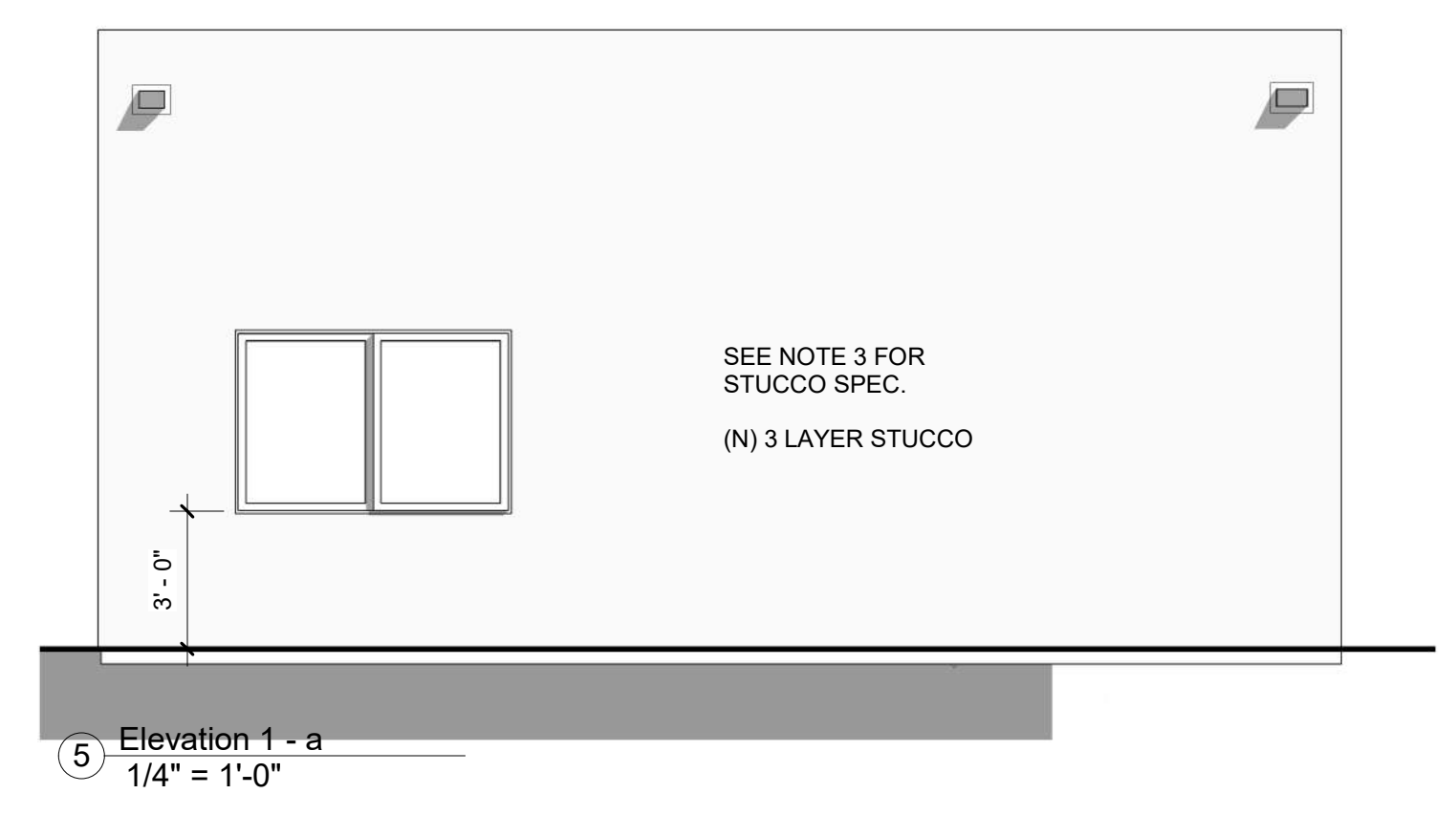
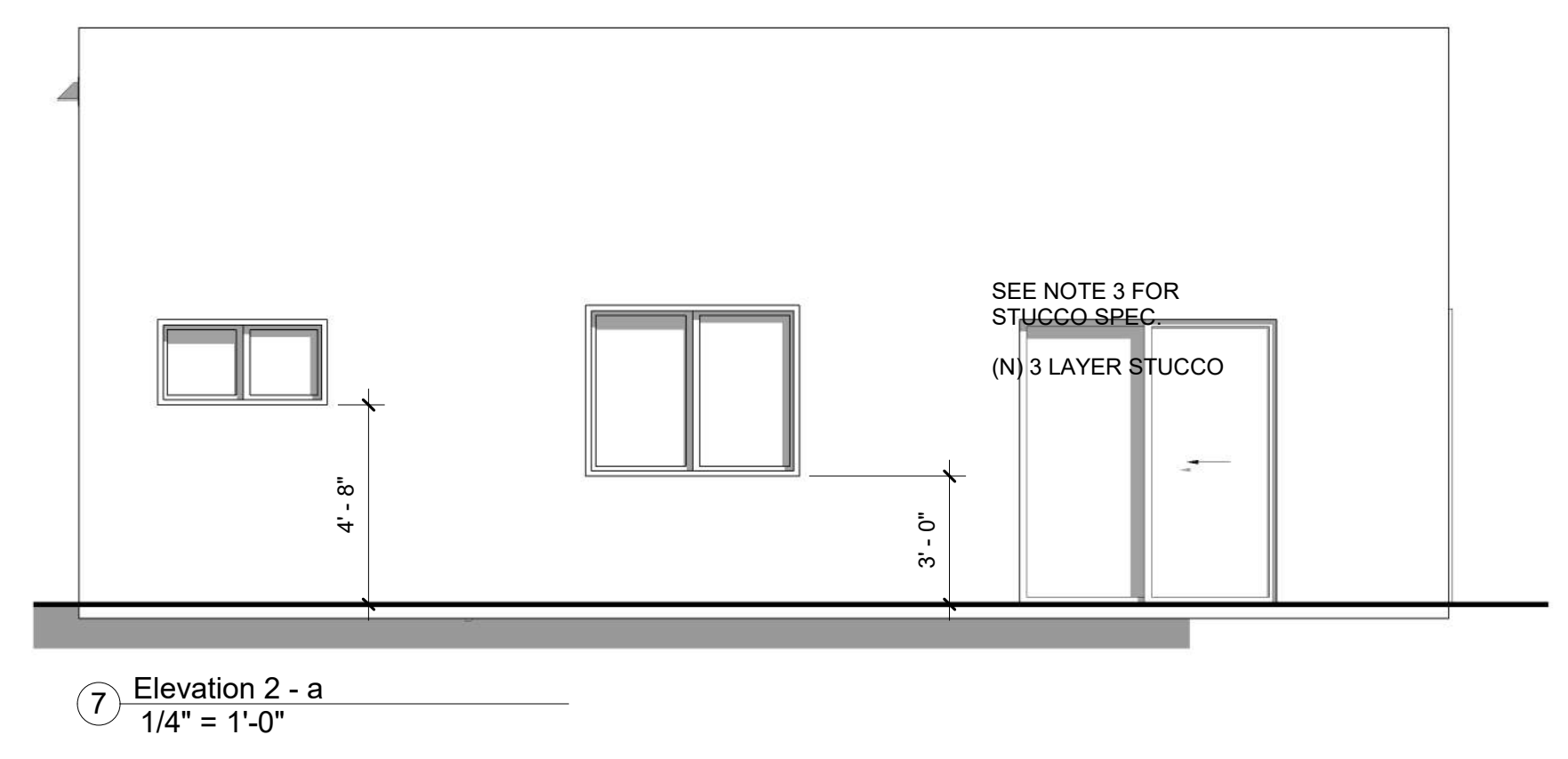
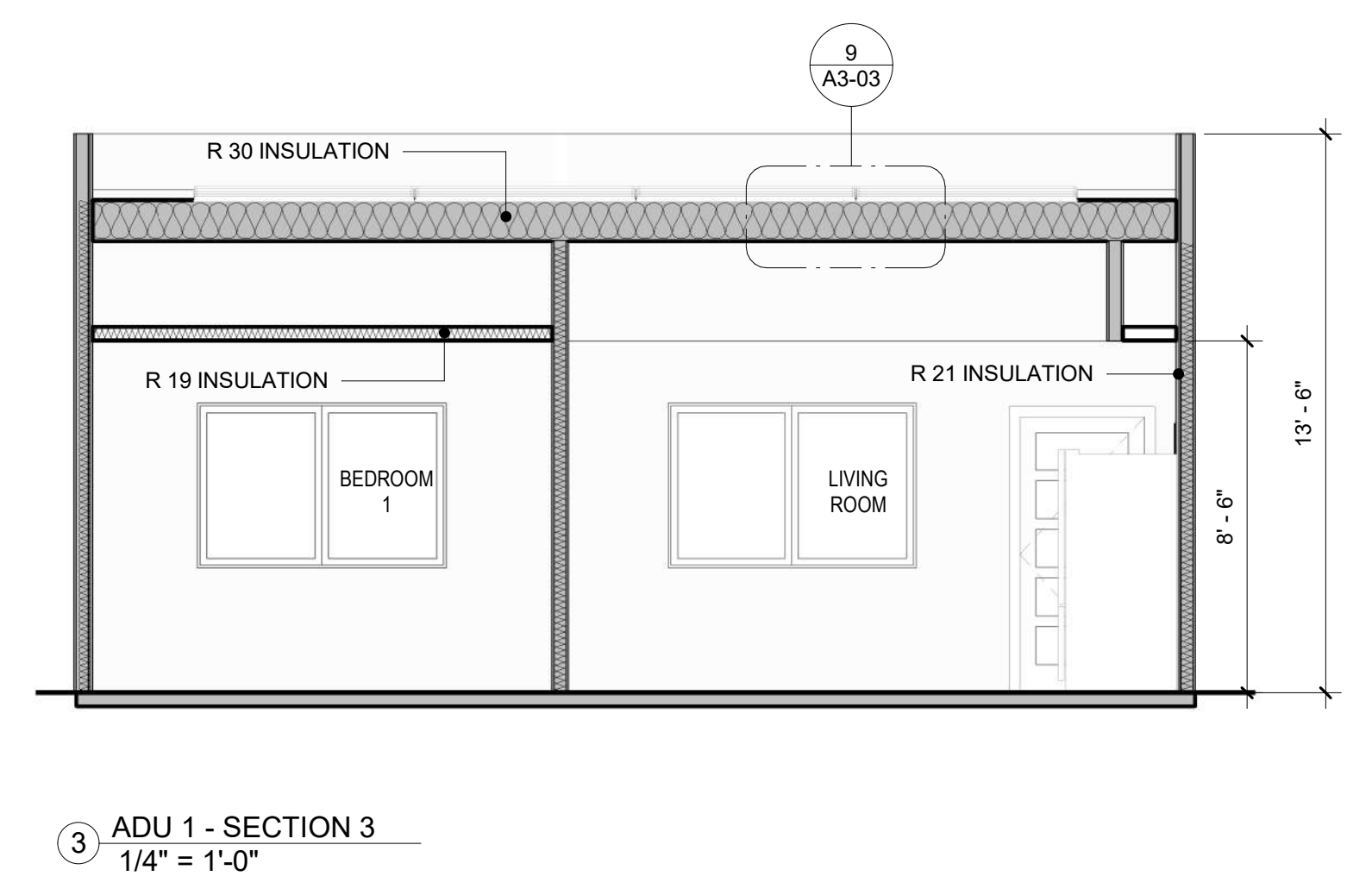
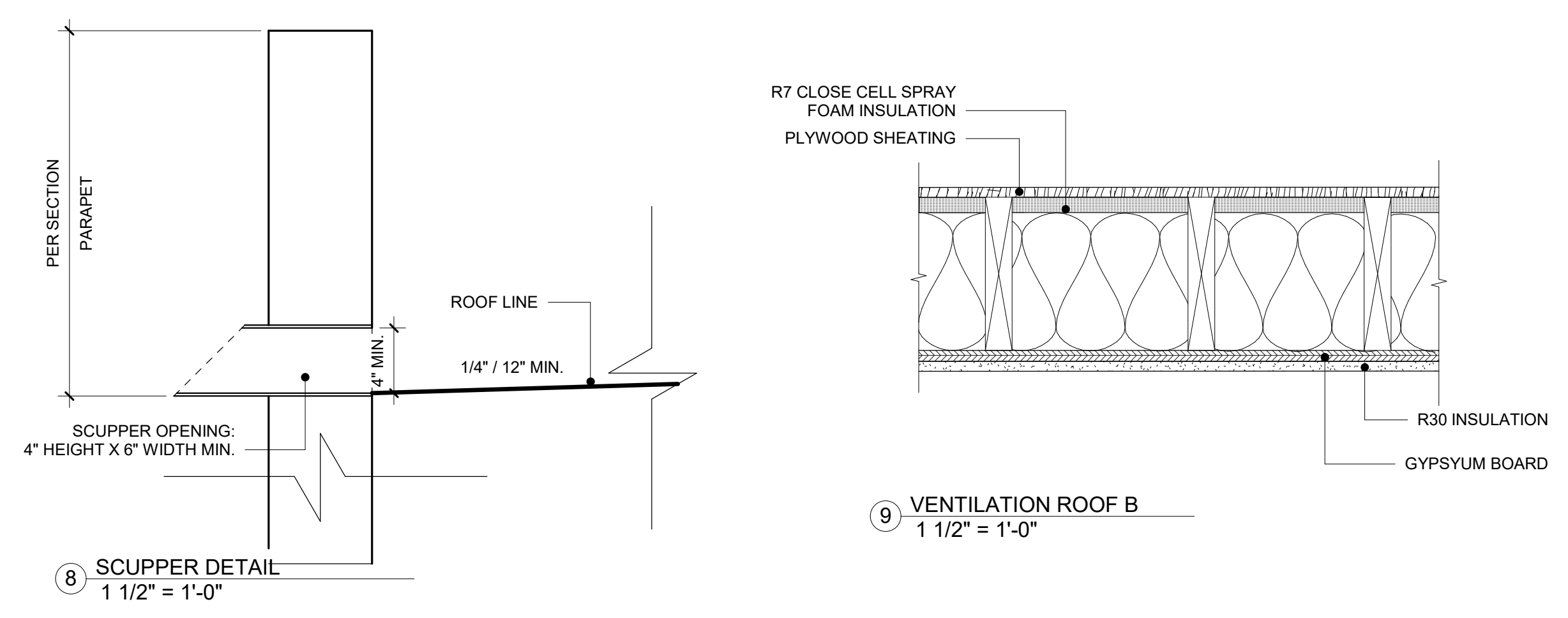
ADR DESIGN

REVISION	DATE	1ST SUBMITTAL

ADU 1 SECTION /
ELEVATION

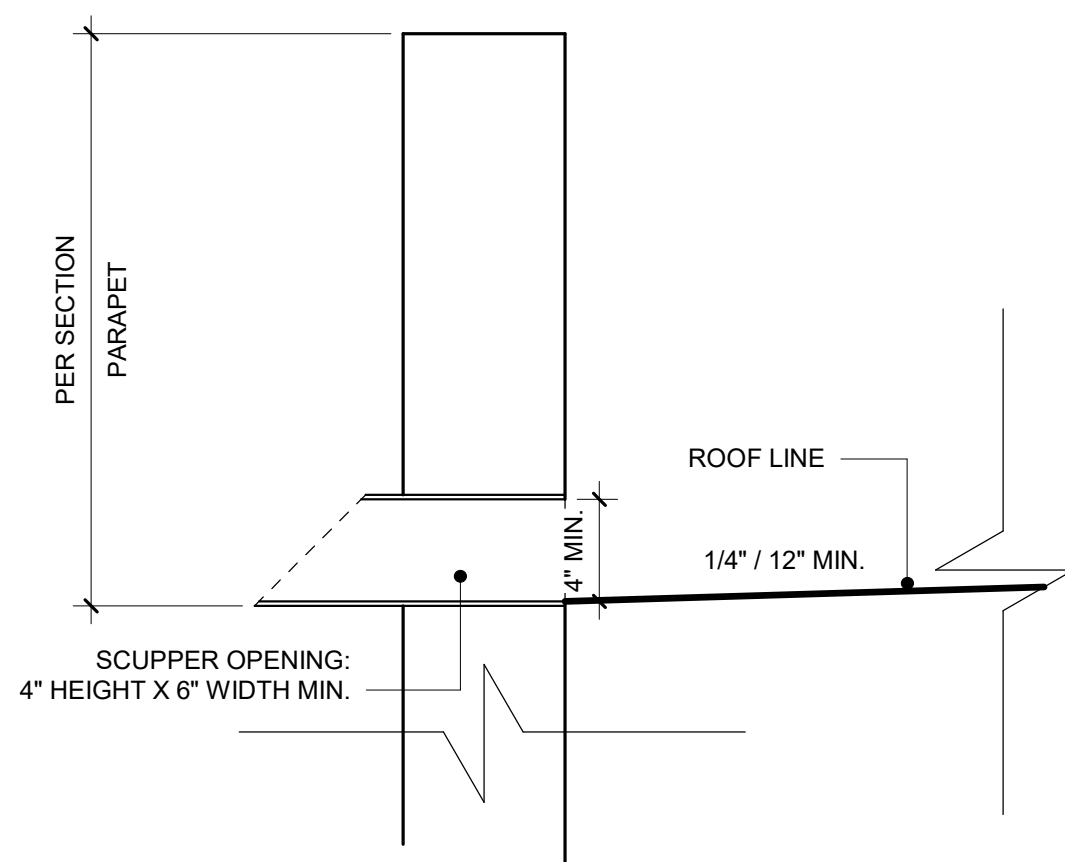
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SCALE	As indicated
DATE	03.02.2018
DRAWN BY	ADR DESIGN

SHEET#
A3-03

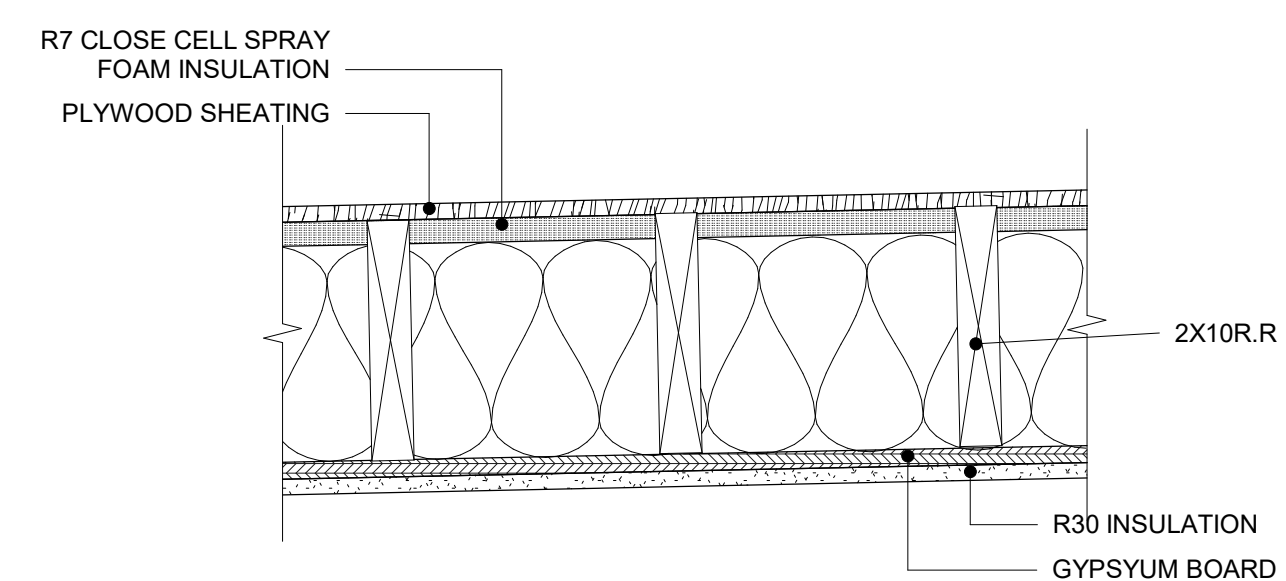


GENERAL NOTES

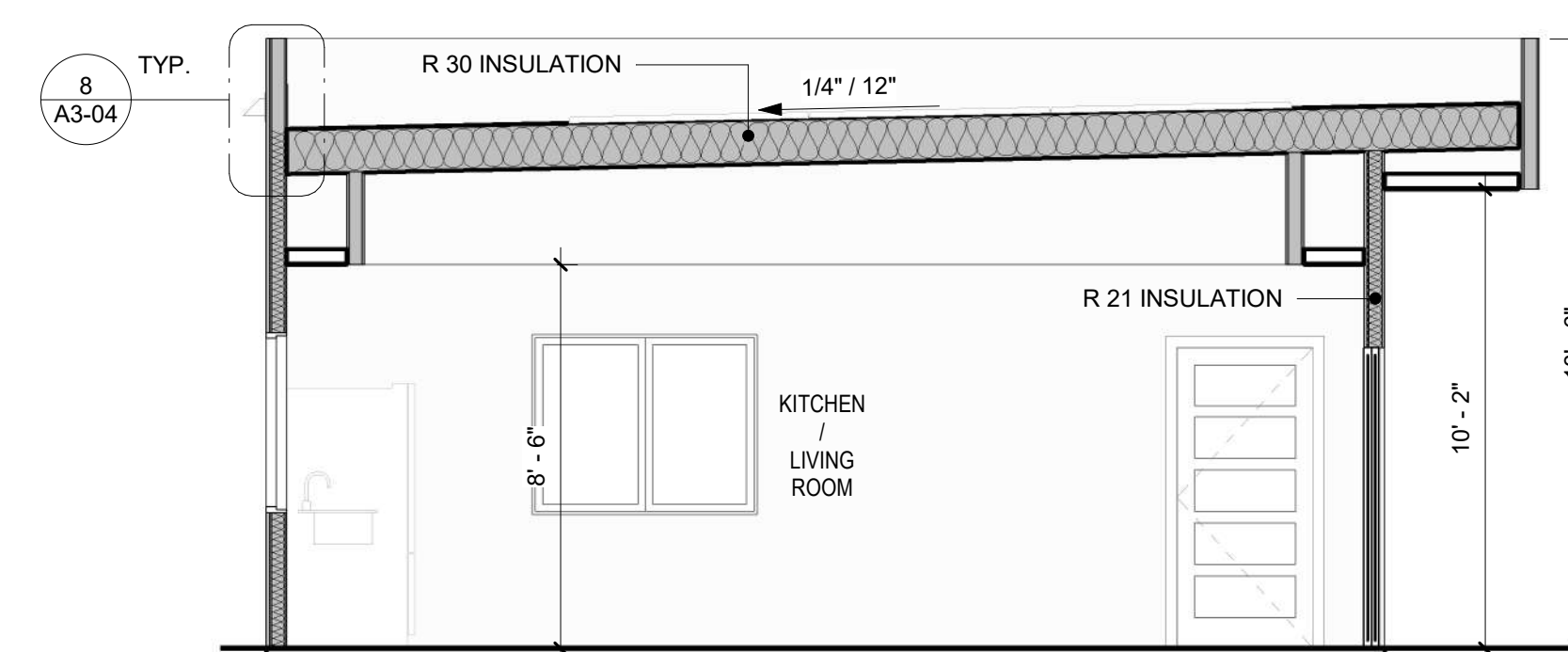
- SCUPPER OPENINGS USED AS OVERFLOW SHALL BE A MINIMUM OF 4 INCHES HIGH AND HAVE THE SAME CIRCUMFERENCE OF THE ROOF DRAIN REQUIRED FOR THE AREA. IT SHOULD BE INSTALLED IN THE ADJACENT PARAPET WALLS WITH THE INLET FLOW LOCATED 2 INCHES ABOVE THE LOW POINT OF THE ROOF SERVED.
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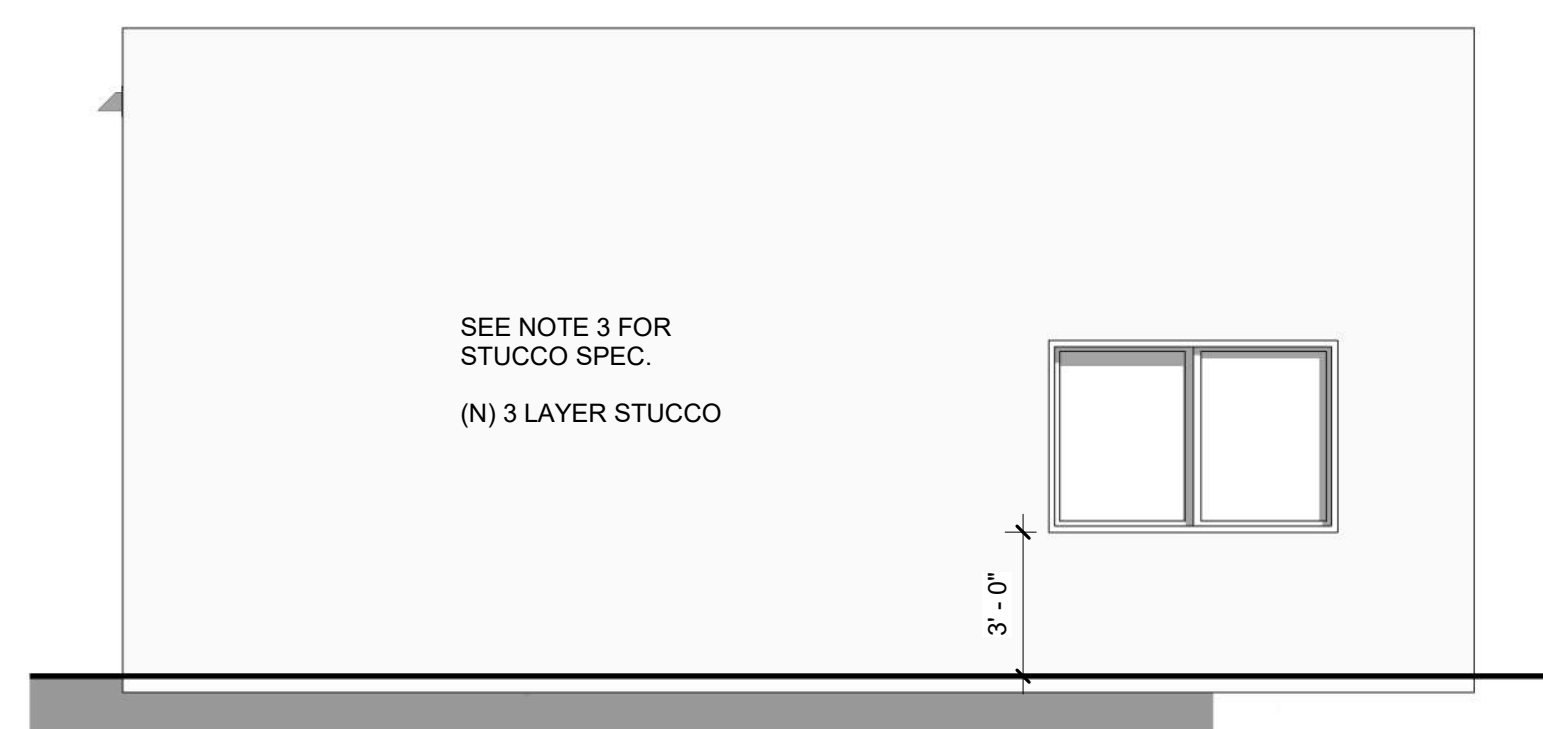
8 SCUPPER DETAIL.
1 1/2" = 1'-0"



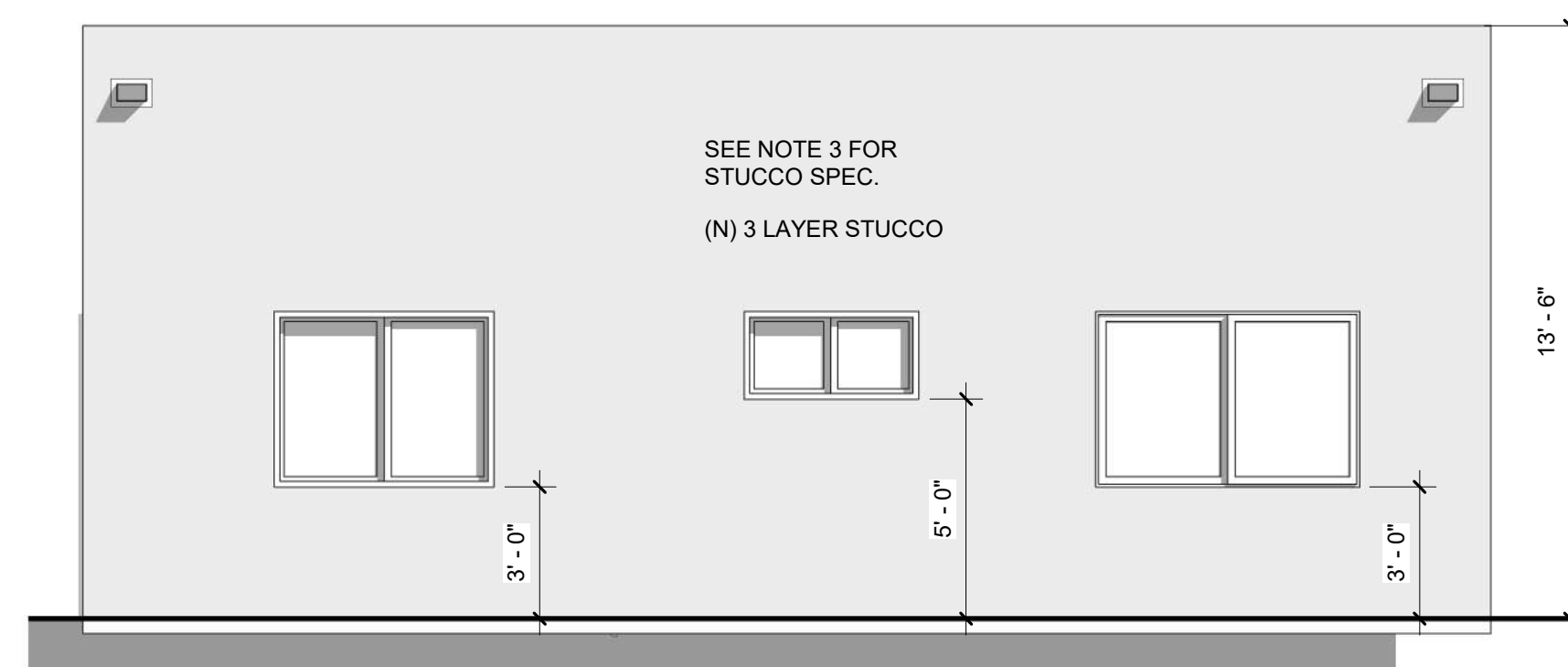
9 VENTILATION ROOF B.
1 1/2" = 1'-0"



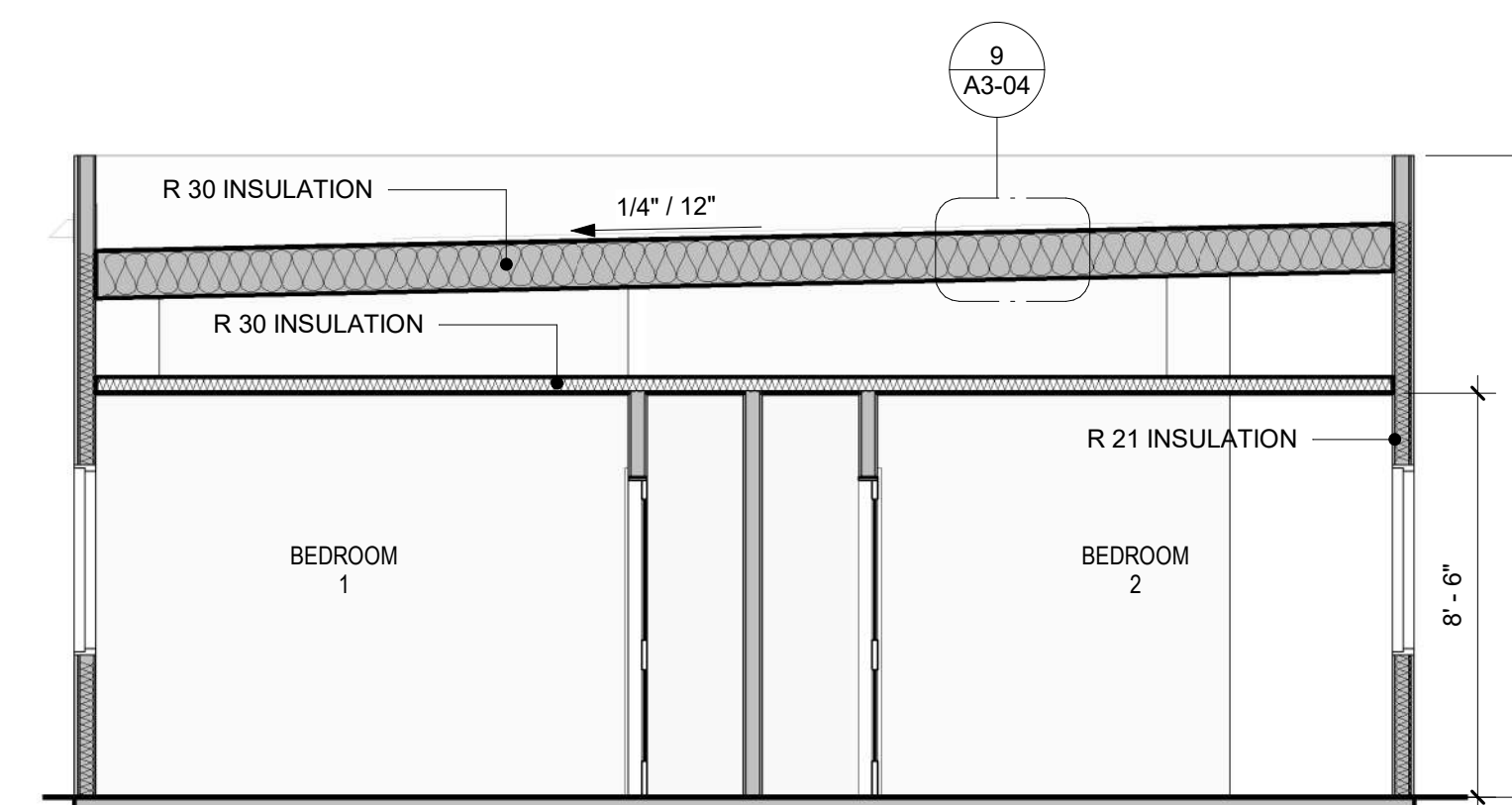
3 ADU 2 - SECTION 5
1/4" = 1'-0"



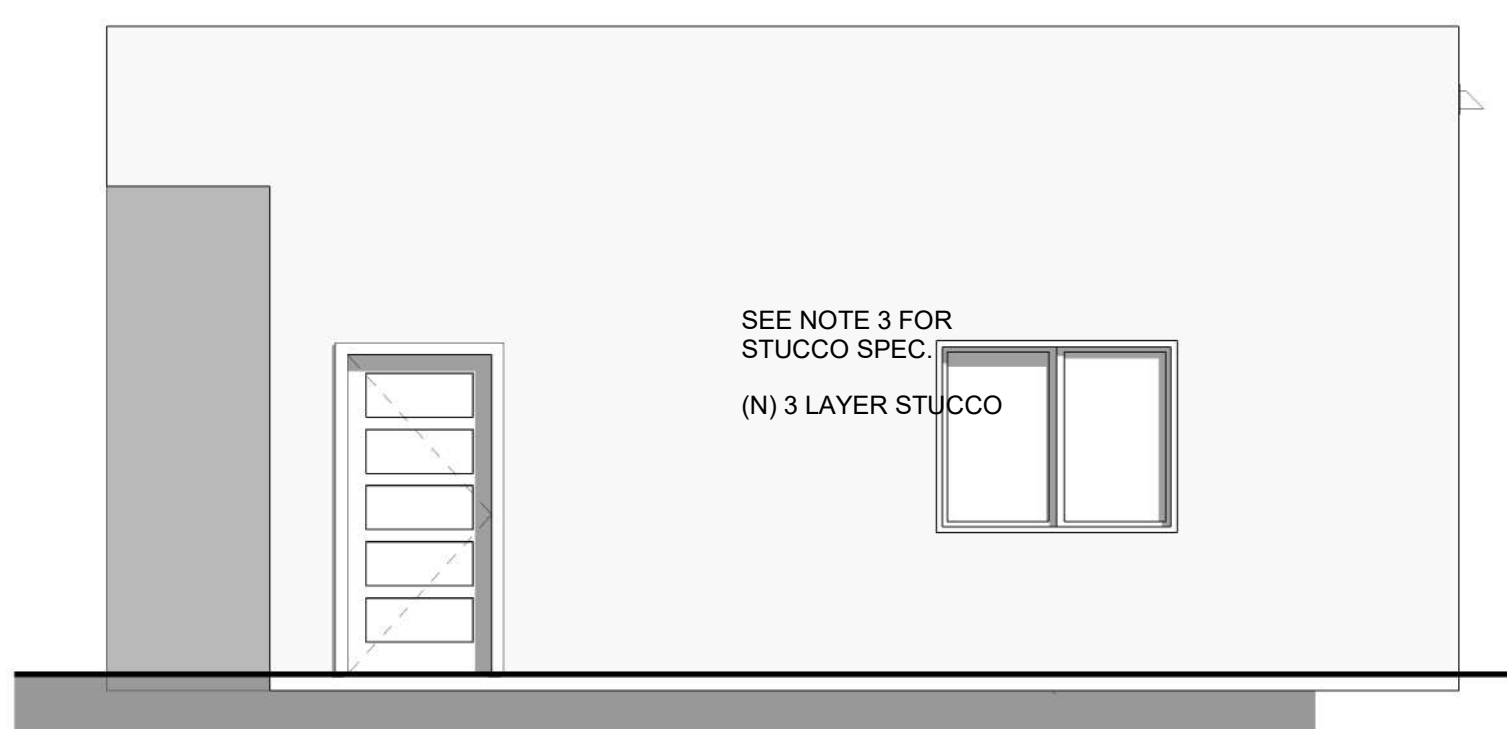
7 Elevation 8 - a
1/4" = 1'-0"



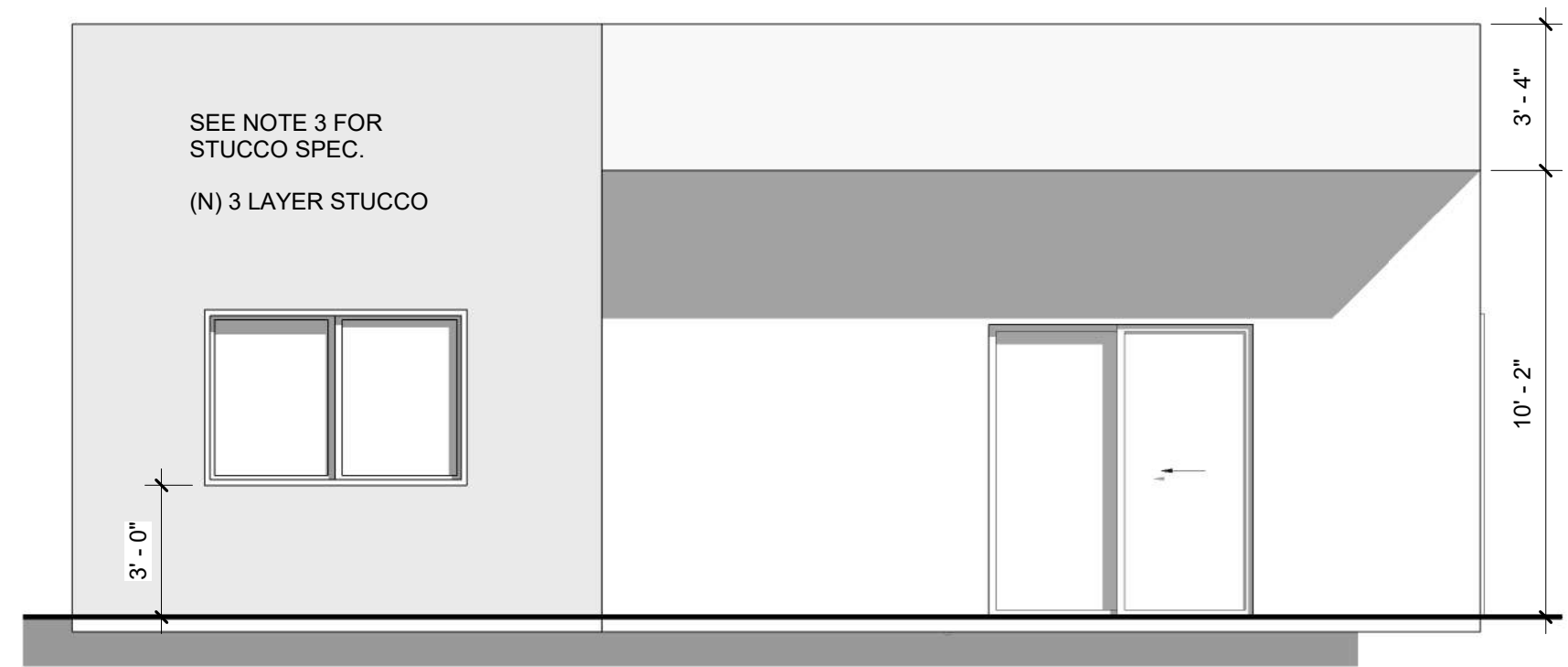
5 Elevation 7 - a
1/4" = 1'-0"



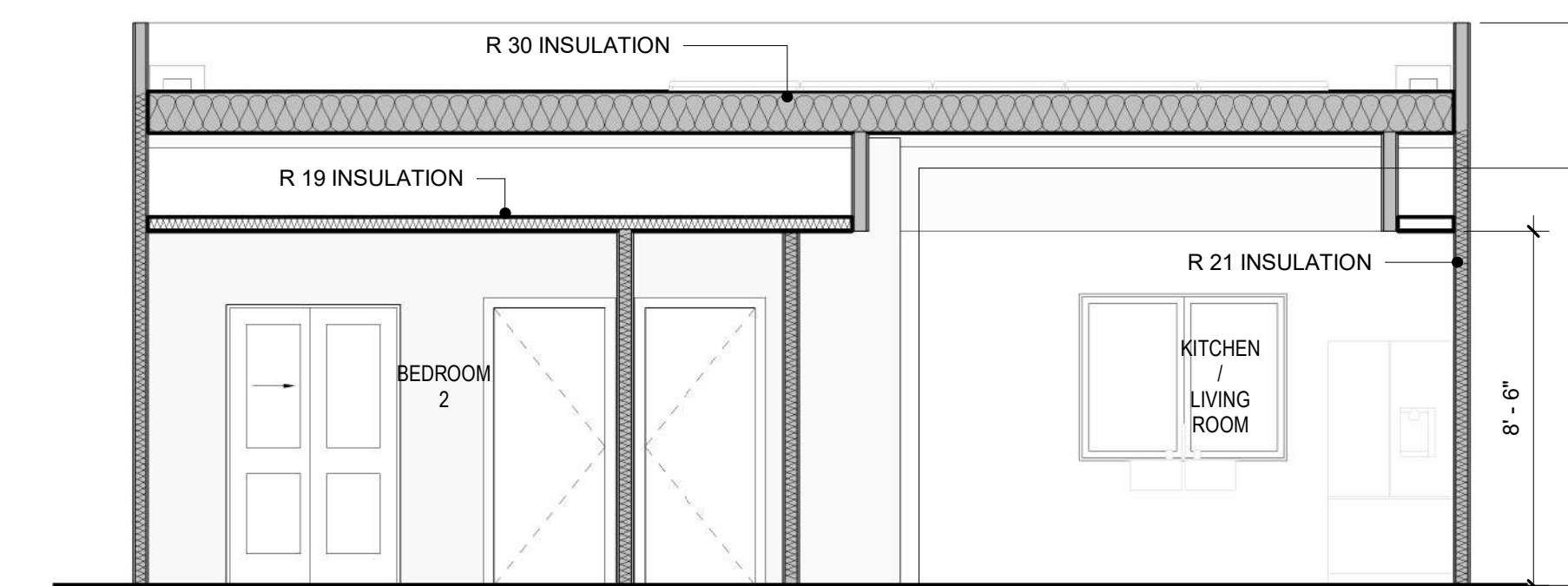
1 ADU 2 - SECTION 6
1/4" = 1'-0"



6 Elevation 6 - a
1/4" = 1'-0"



4 Elevation 5 - a
1/4" = 1'-0"



2 ADU 2 - SECTION 4
1/4" = 1'-0"

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ADR DESIGN

REVISION	DATE	1ST SUBMITTAL

ADU 2 SECTION /
ELEVATION

JOB NO.	
SCALE	As indicated
DATE	03.02.2018
DRAWN BY	ADR DESIGN

SHEET#
A3-04



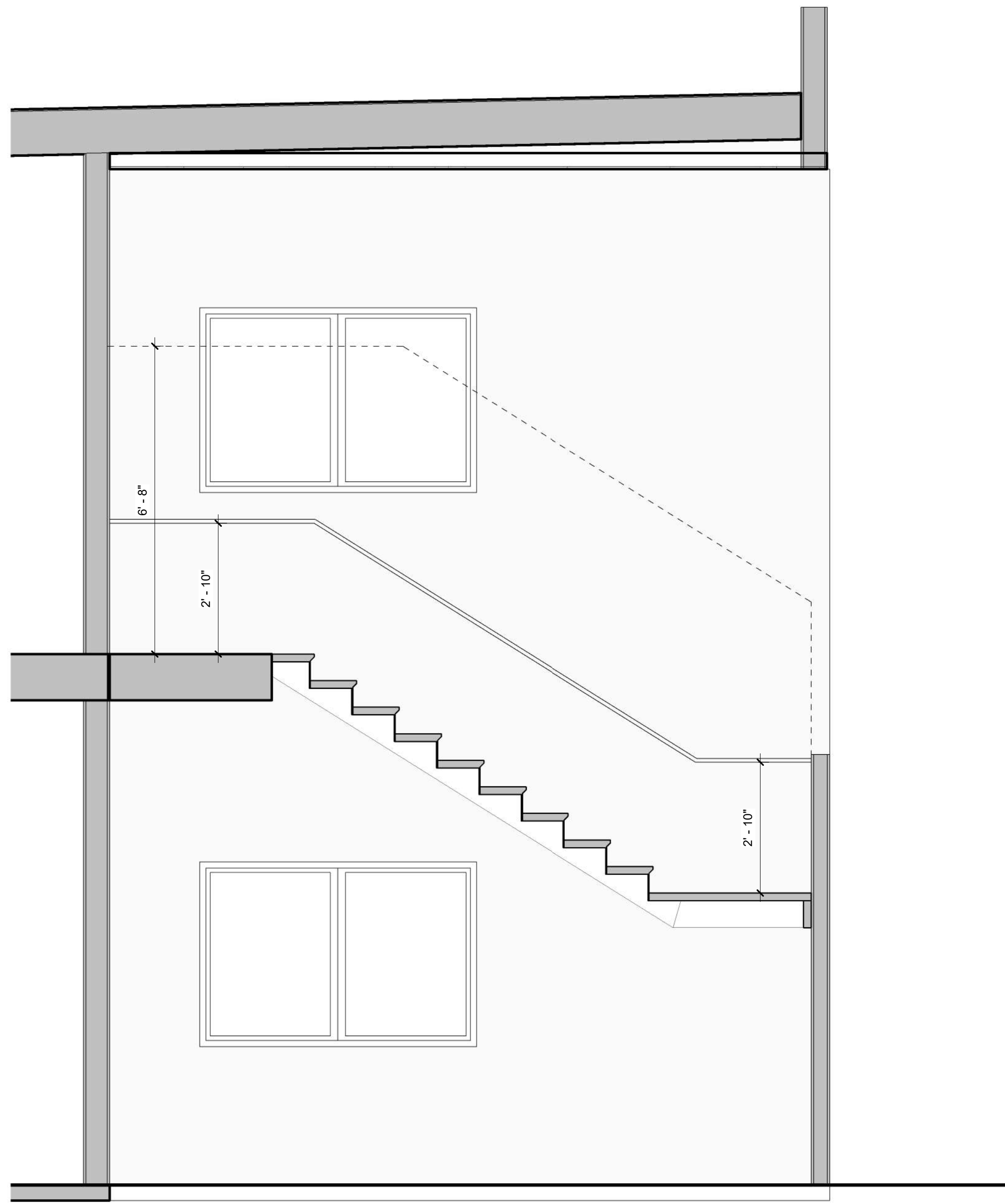
ADR DESIGN

REVISION	DATE	1ST SUBMITTAL

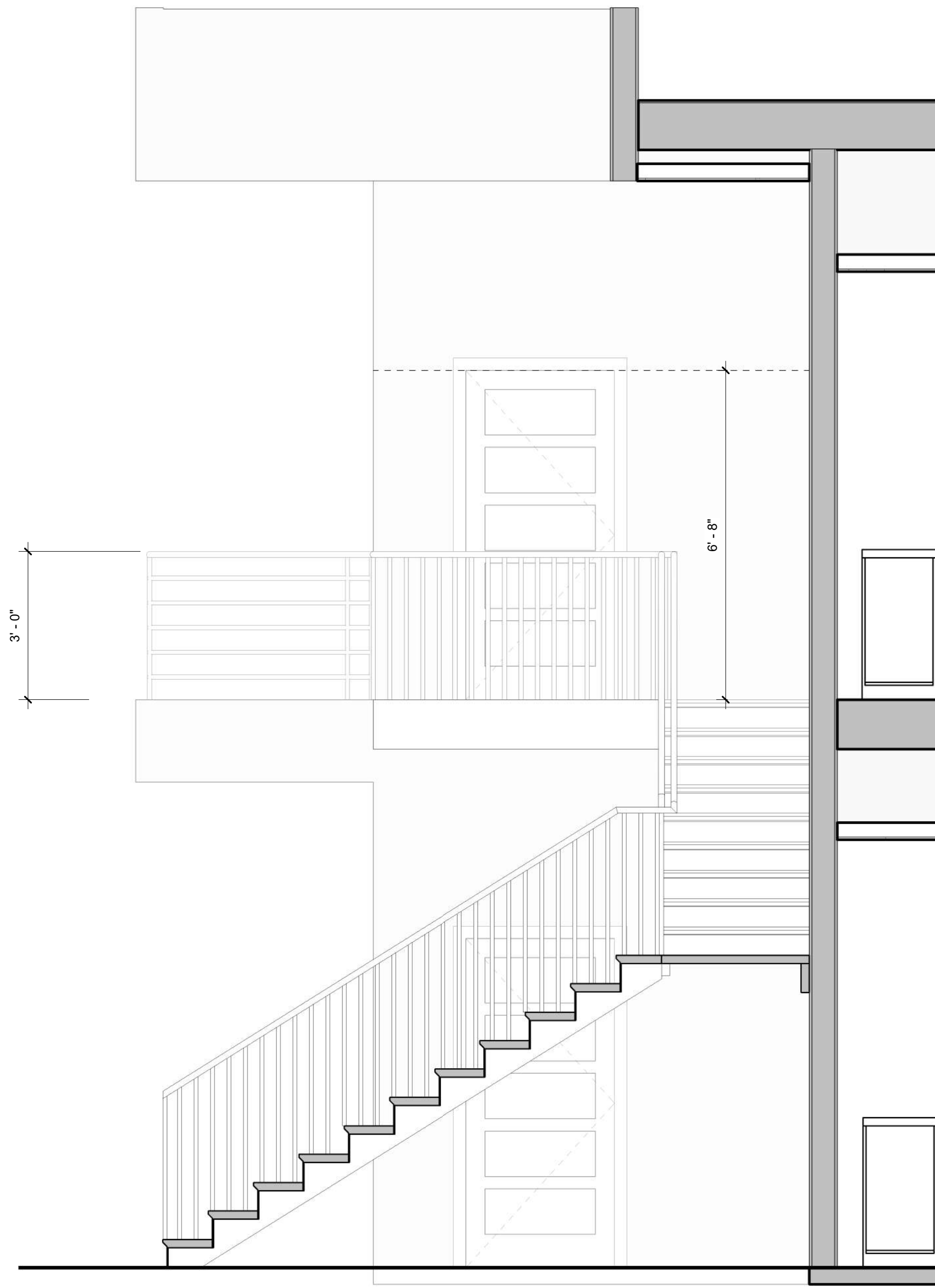
ENLARGED STAIR PLAN
& SECTION

JOB NO.	
SCALE	1/2" = 1'-0"
DATE	03.02.2018
DRAWN BY	Author

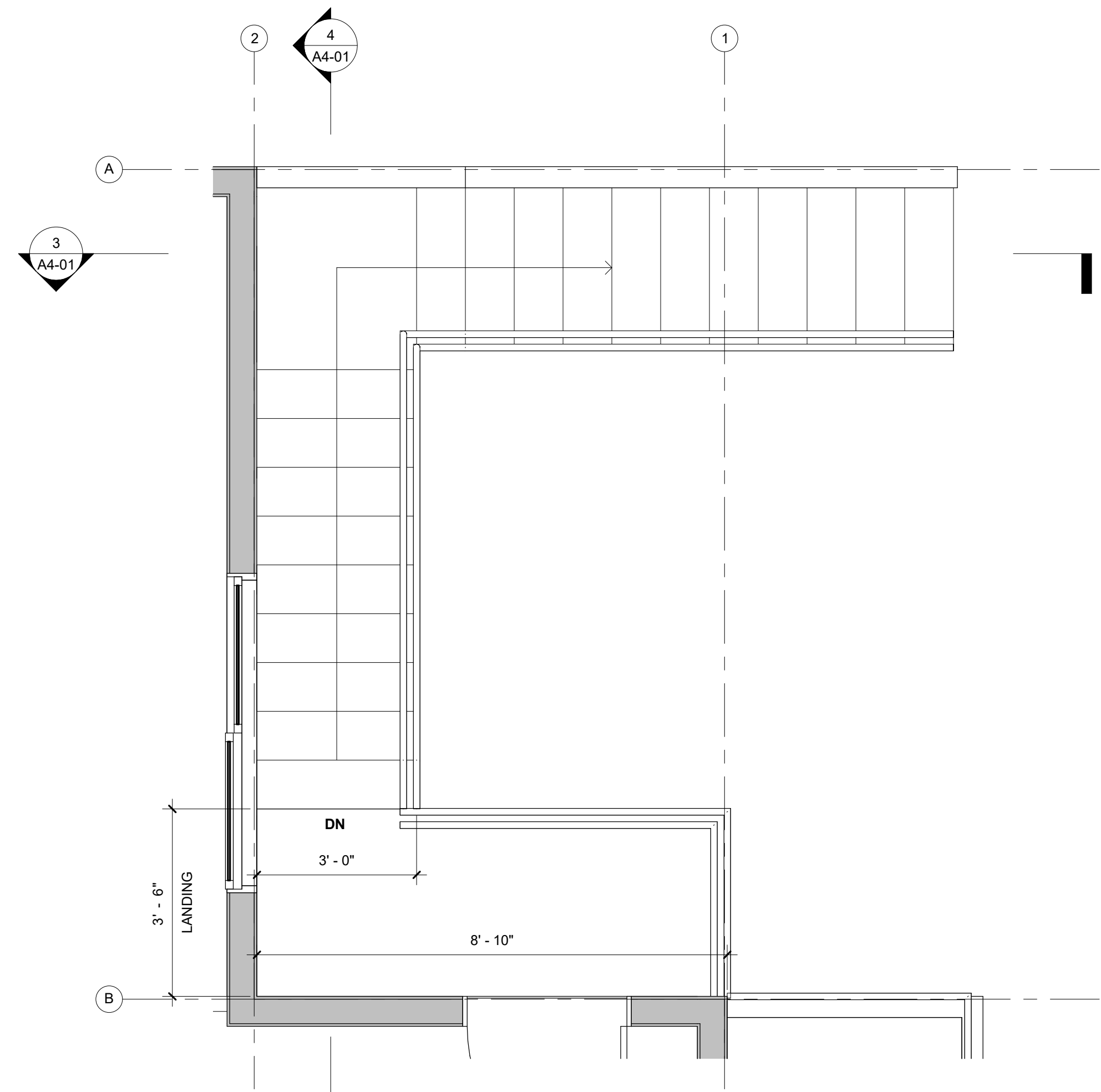
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A4-01



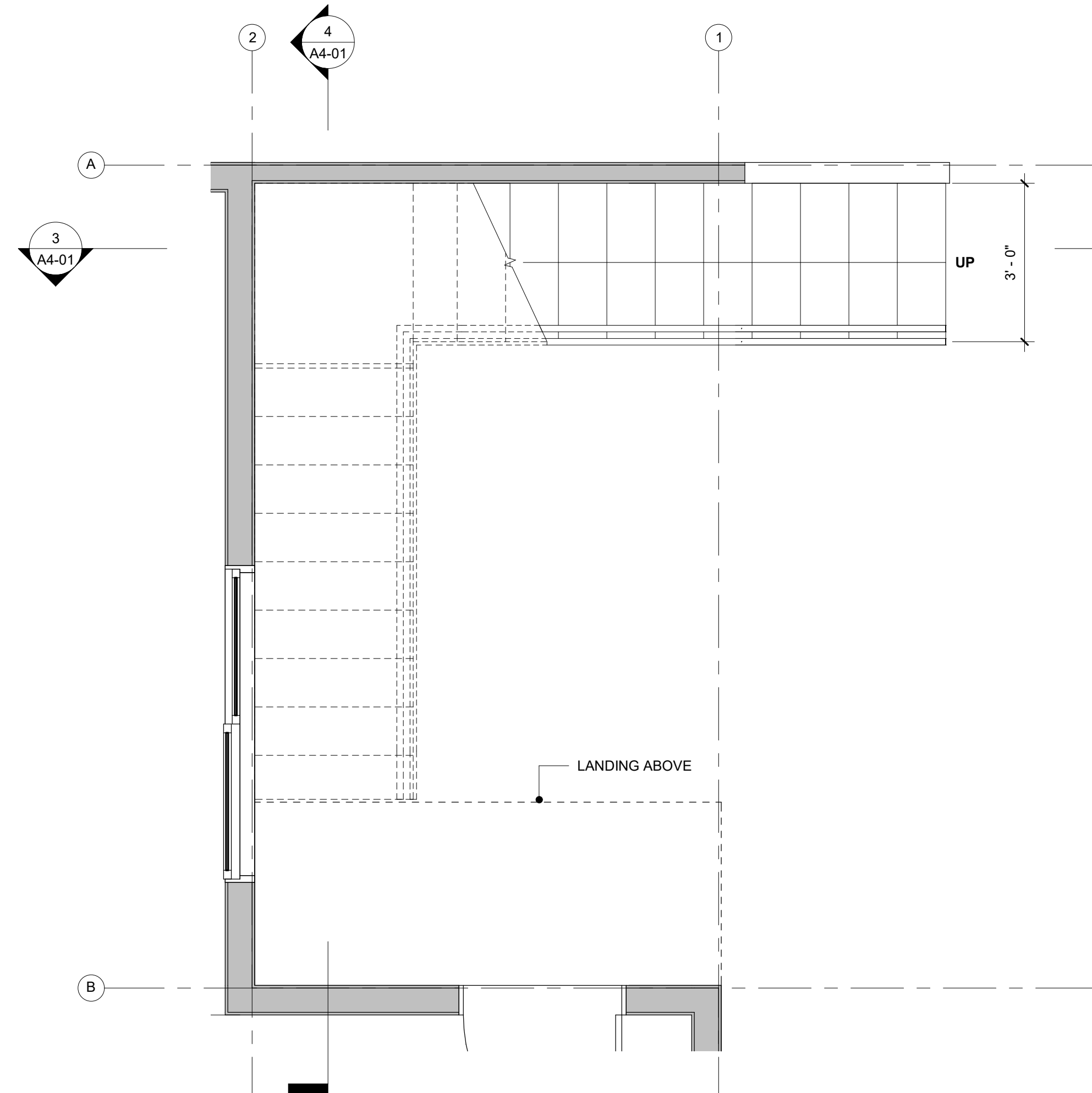
④ STAIR SECTION 4
1/2" = 1'-0"



③ STAIR SECTION 3
1/2" = 1'-0"



② ENLARGED STAIR PLAN 2
1/2" = 1'-0"



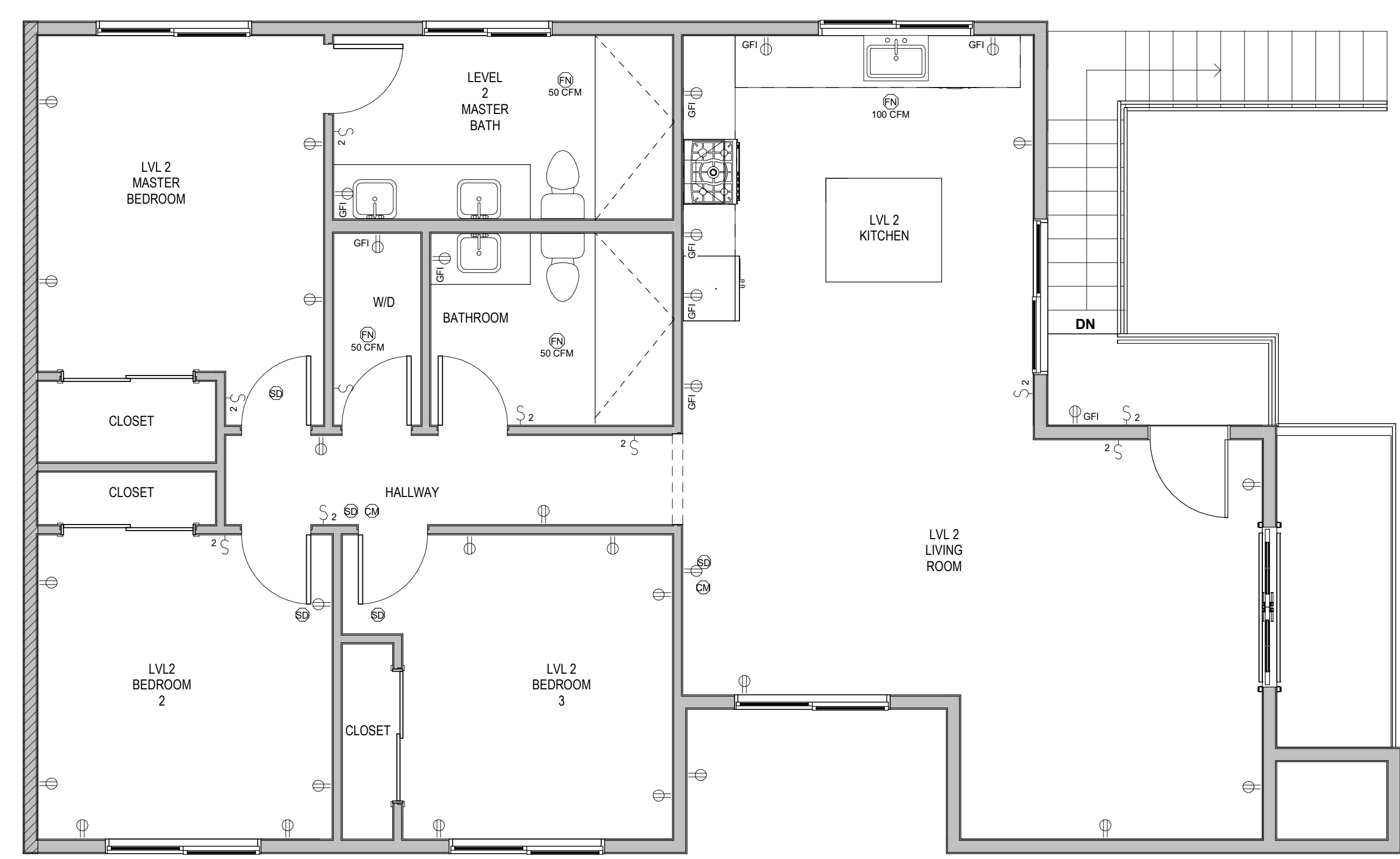
① ENLARGED STAIR PLAN 1
1/2" = 1'-0"

GENERAL NOTES

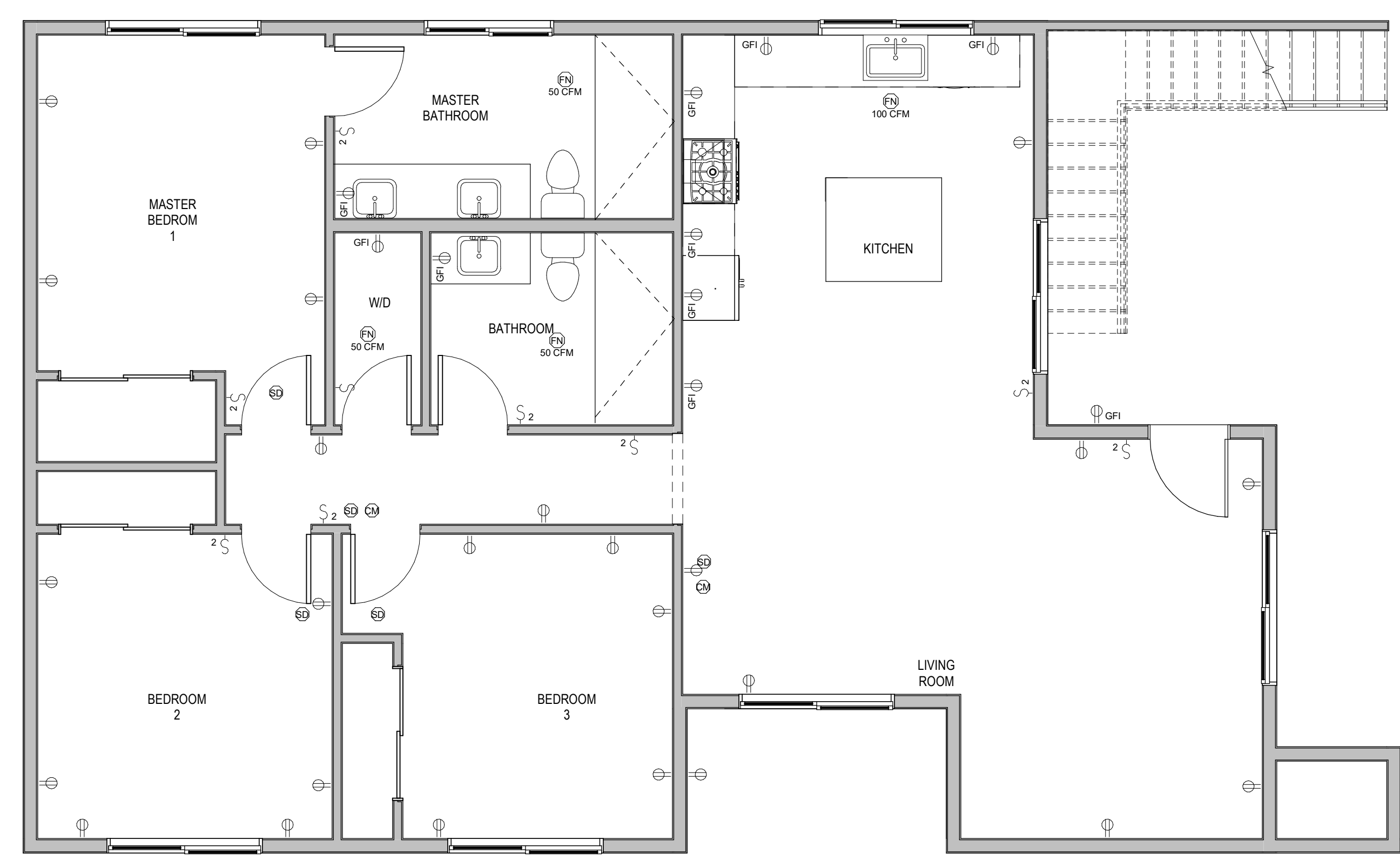
- ALL NEW, REPLACEMENT AND EXISTING WATER HEATER SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE MINIMUM OF 4 INCHES ABOVE THE CONTROLS (CPC 508.2)
- SMOKE DETECTORS SHALL BE PROVIDED IN EACH SLEEPING ROOM, ON THE CEILING OR WALL IMMEDIATELY OUTSIDE OF EACH SLEEPING ROOM, AND OR ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. THE POWER SOURCE FOR SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP IN ACCORDANCE WITH NFPA 72 . (R314 & 314.6)
- CARBON MONOXIDE ALARM IS REQUIRED AND ALARM SHALL BE INTERCONNECTED HARD-WIRE WITH BATTERY BACKUP PER 420.4 & R315
- BATHROOM, WATER CLOSET AND SIMILAR ROOMS SHOULD BE PROVIDED WITH A MECHANICAL EXHAUST FAN (MIN 50 CUBIC FEET PER MINUTE). THAT SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING AND A (MIN 100 CUBIC FEET PER MINUTE). FOR KITCHEN RANGE HOOD FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL FAN SHOULD MECHANICALLY VENTILATE FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH MECHANICAL CODE CHP. 4 AND CA GREEN BUILDING CODE, CHP. 4 DIVISION 4.5.
- THE PANEL OR SUB-PANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE (S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUB-PANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE (S) RESERVE FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

ELECTRICAL FIXTURE LEGEND

- DUPLEX OUTLET
- TRIPLEX OUTLET
- RANGE OUTLET
- DUPLEX GFI OUTLET
- DOUBLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- WATER HEATER (SEE GENERAL NOTE 7 ABOVE FOR INSTALLATION)
- F.A.U FORCED AIR UNIT
- FAN (SEE GENERAL NOTE 3 ABOVE)
- SMOKE DETECTOR (SEE GENERAL NOTE 1 ABOVE)
- CARBON MONOXIDE (SEE GENERAL NOTE 2 ABOVE)
- WATER HEATER (SEE GENERAL NOTE 8 ABOVE FOR INSTALLATION)
- F.A.U FORCED AIR UNIT



2 LEVEL 2 ELECTRICAL PLAN
1/4" = 1'-0"



1 GROUND LEVEL ELECTRICAL PLAN
1/4" = 1'-0"