a residential Project for:

PHYLLIS CHENG

4316 DOZIER ST
LOS ANGELES, CA 90022

REGIONAL PLANNING APPROVAL

CORRECTION NOTES

FIRE SPRINKLER NOTES:

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13D OR SECTION R313.3 SHALL BE INSTALLED IN ONE AND TWO FAMILY DWELLINGS OR TOWNHOUSES INCLUDING ATTACHED GARGAES. (R309.6, R313.1, R313.2, R313.3)

MAIN STRUCTURE WILL BE SPRINKLERED.

A.D.U. WILL BE SPRINKLERED.

CONSTRUCTION NOTE:

BUILDINGS AND STRUCTURES, AND ALL PARTS THEREOF, SHALL BE CONSTRUCTED TO SAFELY SUPPORT ALL LOADS AS PRESCRIBED IN 2023 COUNTY OF LOS ANGELES RESIDENTIAL CODE. WHEN A BUILDING CONTAINS STRUCTURAL ELEMENTS EXCEEDING THE LIMITS OF OR NOT CONFORMING TO THE RESIDENTIAL CODE, THESE ELEMENTS SHALL BE ENGINEERED IN ACCORDANCE WITH 2017 COUNTY OF LOS ANGELES BUILDING CODE. (R301.1.3)

PLANTING LEGEND:

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY
TREES T-1	VELVET ASH	FRAXINUS VELUTINA	15 GAL.	
GROUND COVERS: G-C	NATIVE WILD FLOWER SEED MIX THOMPSON'		AT 4" O/C TRIANGULARY SPACED FROM FLATS	

LEGAL DESCRIPTION

RECTOR'S SUB OF BLK 17 HUMPHREYS
FIRST ADD TO BOYLE HEIGHTS
LOT 22

A.P.N.: 5234-011-045

PROJECT TEAM

DRAFTING & TITLE 24	G.P.FOX DRAFTING 8050 E. FLORENCE AVE. SUITE # 27 DOWNEY, CA. 90240 gpfoxdesign@verizon.net	(562) 928-5467
STRUCTURAL ENGINEER	MARTIN SANDOVAL P.E. 8050 E. FLORENCE AVE. SUITE # 27 DOWNEY, CA. 90240	

PROJECT MANAGER FOR THIS PROJECT: Wilfrido Rodriguez (562)314-5500

PROJECT INFORMATION

Lot Area: 6,700 sq. ft.
Construction Type: V-b
Occupancy - R3

Bldg Data Existing	1,140 sq. ft. (front Bldg.)(single story)
Proposed new addition area Unit-A:	84 sq. ft. (first floor - S.F.D)
Proposed new area Unit-B:	1,418 sq. ft. (second floor-)
Proposed TOTAL DUPLEX AREA:	2,642 sq. ft.
Proposed Porch :	34 sq. ft.
Proposed Garage Area:	190 sq. ft.
Height of structure:	25'-3" from grade @ residence
Proposed new A.D.U area :	1,176 sq. ft. (first floor - A.D.U.)
Covered 2 car-Carport =	337 sq. ft. (A.D.U.)
Height of structure	14'-3" from grade @ residence

PLOT PLAN LEGEND

- EXISTG. 1-STORY HOUSE
- PROPOSED 1-STORY ADU
- PROPOSED SECOND FLOOR ADDITION
- PROPOSED CARPORT

APPLICABLE CODES

2020 L.A. COUNTY RESIDENTIAL CODE
2020 L.A.COUNTY BUILDING CODE (STRUCTURAL ONLY)
2020 L.A.COUNTY ELECTRICAL CODE
2020 L.A.COUNTY MECHANICAL CODE
2020 L.A.CONTY PLUMBING CODE
2019 CALIFORNIA ENERGY CODE
2020 COUNTY OF LOS ANGELES FIRE CODE

Project shall also comply with 2019 California Fire Code and 2020 County of Los Angeles Fire Code

SHEET INDEX

GREEN BUILDING NOTES

GREEN BUILDING REQUIREMENTS, CHAPTER 22.52, PART 20 (AS APPLICABLE)

ENERGY:
THE PROJECT IS DESIGNED TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCYTHAN TITLE 24 2005 CALIFORNIA ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6 THIS REQUIREMENT WILL BE CHECKED BY PUBLIC WORKS.

SMART IRRIGATION CONTROLLER (SECTION 22.52..2130.C.2.a)
A SMART IRRIGATION CONTROLLER SHALL BE INSTALLED FOR ALL LANDSCAPING.

RESOURCE CONSERVATION
THE PROJECT SHALL RECYCLE /REUSE MORE THAN OR EQUAL TO 50% OF NON-HAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS BY WEIGHT. AND IN COMPLIANCE WITH REQUIREMENTS SET FORTH BY THE DEPARTMENT OF PUBLIC WORKS, ENVIRONMENTAL PROGRAMS DIVISION.

DROUGHT-TOLERANT LANDSCAPING REQUIREMENTS, CHAPTER 22.52 PART 21 (AS APPLICABLE)

LANDSCAPING (SECTION 22.52.2230.A.B)
DEPICT ALL LANDSCAPING (EXISTING AND PROPOSED) ON THE SITE PLAN. INCLUDE A TABLE WITH THE TOTAL LANDSCAPED AREA AND PERCENT OF DROUGHT-TOLERANT LANDSCAPING TO VERIFY COMPLIANCE WITH THE MINIMUM 75% DROUGHT-TOLERANT LANDSCAPING (FOR SINGLE-FAMILY RESIDENCES, MINIMUM 75% DROUGHT-TOLERANT LANDSCAPING IN FRONT OF THE RESIDENCE ONLY). DROUGHT-TOLERANT PLANTS MUST BE SELECTED FROM THE COUNTY'S "DROUGHT-TOLERANT PLANT LIST." ALSO, GROUP PLANTS WITH SIMILAR WATERING NEEDS (HYDROZONES).

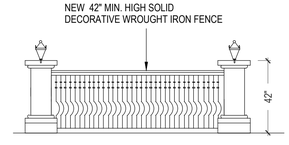
GRASS/TURF (SECTION 22.52.2230.A.B)
DEPICT ALL GRASS/TURF (EXISTING AND PROPOSED) ON THE SITE PLAN. INCLUDE A TABLE WITH THE AREA AND PERCENT OF GRASS/TURF TO VERIFY COMPLIANCE WITH THE MAXIMUM 25% OF TOTAL LANDSCAPING AND MAXIMUM 5000 SQUARE FEET AREA. GRASS/TURF MUST BE AT LEAST FIVE FEET IN WIDTH AND MUST BE WATER-EFFICIENT.

COVENANT(SECTION 22.52.2250)
THE PROPERTY OWNER MUST SIGN, NOTARIZE AND RECORD A COVENANT REQUIRING COMPLIANCE WITH THE DROUGHT-TOLERANT LANDSCAPING ORDINANCE.

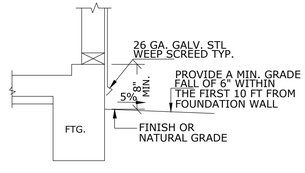
BEST MANAGEMENT PRACTICES (BMPs)
LID BMPs SHALL BE INSTALLED AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS (DPW) PURSUANT TO THE COUNTY'S "LOW IMPACT DEVELOPMENT STANDARDS MANUAL", UNLESS MODIFIED OR WAIVED BY DPW. FOR RESIDENTIAL PROJECTS< 4 UNITS, IDENTIFY AT LEAST TWO OF THE FOLLOWING LID BMPs ON THE SITE PLAN: POROUS PAVEMENT, CISTERN/RAIN BARREL, RAINGARDEN/PLANTER BOX, DRY WELL, GREEN ROOF, DIRECT RUNOFF TO DRAIN TOWARD PERVIOUS SURFACES, OR PLANT TWO TREES TO OVERHANG IMPERVIOUS SURFACES.

IRRIGATION CONTROLLERS
INSTALL SMART IRRIGATION CONTROLLERS. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING SHALL BE INSTALLED AT THE TIME OF FINAL INSPECTION AND SHALL COMPLY WITH THE FOLLOWING:
a. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEED AS WEATHER CONDICIONS CHANGE.
b. WEATHER BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

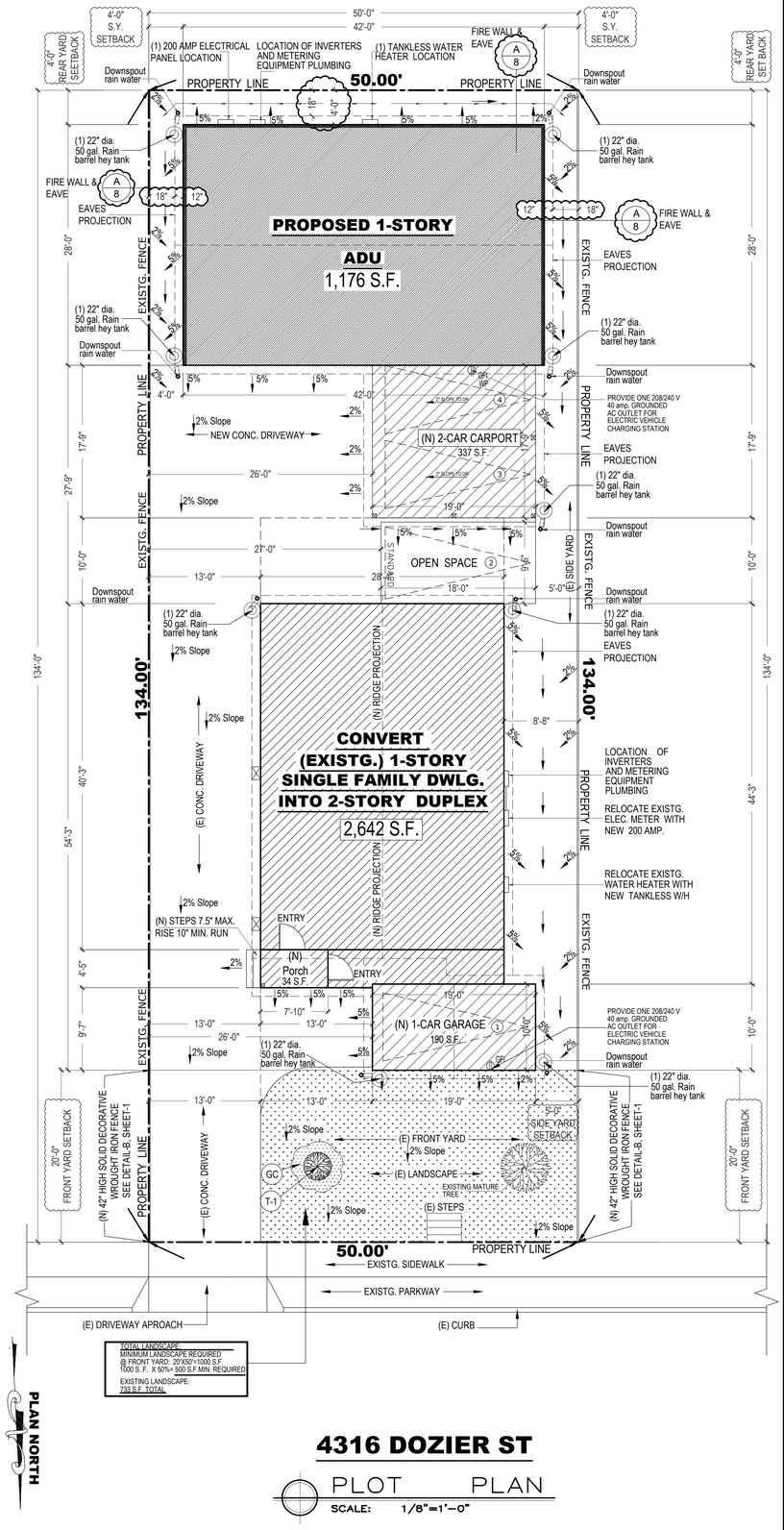
DRAINAGE NOTES:
* PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES
* OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
* AN EXCAVATION/ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W (COUNTY OF LOS ANGELES CONSTRUCTION DIVISION)
* TOTAL PROPOSED LANDSCAPE AREA = SQ. FT.
* TOTAL TURF AREA 25% (PERCENT OF TOTAL PROPOSED LANDSCAPING)
* TOTAL DROUGHT TOLERANT LANDSCAPING AREA 75% (PERCENT OF TOTAL
* HYDROZONING IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESING. PROPOSED LANDSCAPING)



DECORATIVE WROUGHT IRON FENCE DETAIL-B



TYP. FOOTING DETAIL - A



4316 DOZIER ST

PLOT PLAN

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

REVISIONS	BY
8/2/22	C.L.
8/10/22	C.L.
11/10/23	C.L.

Plans drawn by:

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GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE DRAFTSMAN IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON THE DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:
PLOT PLAN

Project for:
PHYLLIS CHENG

Project:
Address:
4316 DOZIER ST
LOS ANGELES, CA 90022

Checked	G.P.
Job no.	
Drawn	L.G./ DIANE J.P.M.
Date	06/01/2022

SHEET: **1** OF SHEETS

ELECTRICAL CORRECTION NOTES:

170. ALL 120 VOLT, SINGLE PHASE, 15- AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY ANY OF THE MEANS DESCRIBED IN 210.12(A)(1) THROUGH (6). THE ARC-FAULT CIRCUIT INTERRUPTER SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. (EC 210.12)

171. FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY AND A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED ATTACHMENT PLUG IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND A BRANCH CIRCUIT OVERCURRENT PROTECTION DEVICE (LACGBC 4.106.4.1)

PLUMBING CORRECTION NOTES:

173. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 408.3)

175. IN COMPLIANCE WITH THE 2020 COUNTY OF LOS ANGELES PLUMBING CODE, INDICATE THE FOLLOWING NOTES ON THE PLANS:

a. DUAL WASTE PIPING SHALL BE INSTALLED TO PERMIT THE DISCHARGE FROM CLOTHES WASHERS, BATHTUBS, SHOWERS, AND BATHROOM/RESTROOM WASH BASINS TO BE USED FOR A GRAYWATER IRRIGATION SYSTEM. (PC 304.1)
EXCEPTIONS:
(1.) BUILDINGS WITH A GRAYWATER SYSTEM, RAIN CATCHMENT SYSTEM OR RECYCLED WATER SYSTEM.
(2.) SITES WITH LANDSCAPE AREAS NOT EXCEEDING 500 SQUARE FEET.
(3.) PROJECTS WHERE GRAYWATER SYSTEMS ARE NOT PERMITTED DUE TO GEOLOGICAL CONDITIONS.
(4.) ADDITIONS AND ALTERATIONS THAT USE THE EXISTING BUILDING DRAIN.

B.A HOT WATER RECIRCULATION SYSTEM SHALL BE INSTALLED, AS DEFINED IN CHAPTER 2 OF LOS ANGELES COUNTY PLUMBING CODE, AND SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES. HOT WATER RECIRCULATION SYSTEMS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: (PC 601.2.2)
(1.) TIMER-INITIATED SYSTEMS.
(2.) TEMPERATURE SENSOR-INITIATED SYSTEMS.
(3.) OCCUPANCY SENSOR-INITIATED SYSTEMS.
(4.) SMART HOT WATER RECIRCULATION SYSTEMS.
(5.) DEMAND HOT WATER RECIRCULATION SYSTEMS.
(6.) OTHER SYSTEMS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION.

c. AN INDIVIDUAL WATER METER OR SUBMETER SHALL BE PROVIDED FOR EACH DWELLING UNIT IN NEWLY-CONSTRUCTED MULTI-UNIT RENTAL APARTMENT, CONDOMINIUM STRUCTURES AND IN RESIDENTIAL PORTION OF NEWLY-CONSTRUCTED MIXED-USE STRUCTURES. (PC 601.2.1 &601.2.1.1)

ENERGY EFFICIENCY NOTES:

A) UNDER THE PERFORMANCE APPROACH, THE PROPOSED BUILDING SHALL SEPARATELY COMPLY WITH THE ENERGY EFFICIENCY DESIGN RATING AND THE TOTAL ENERGY DESIGN RATING.

B) SETBACK THERMOSTATS ARE REQUIRED FOR ALL CENTRAL HEATING AND COOLING

SEC. 150.1 (B)

Plumbing Fixture Type	Max. Flow Rate
Water closets	1.28 GPF
Urinals	0.5 GPF
Wall mounted urinals	0.125 GPF
Single Showerhead	1.8 gpm @ 80 psi
Multiple Showerheads	1.8 gpm @ 80 psi for all combined showerheads
Lavatory Faucets	1.2 gpm @ 60 psi
Lavatory Faucets in public use areas	0.5 gpm @ 60 psi
Metering faucets	0.20 gallons/cycle

MANDATORY INSULATION VALUES

	FRAME TYPE METAL			CAVITY INSULATION
	WOOD	METAL	CONCRETE	
CEILING/ROOF	✓			R-30
EXTERIOR WALLS	✓			R-13
DEMISING WALLS				
FLOOR (OVER UNCONDTIONAL	✓			R-19

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

BUILDING OPERATION AND MAINTENANCE MANUAL – 2020 LAGBSC

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS 4316 DOZIER ST CITY LOS ANGELES ZIP 90022

This manual shall remain with the building throughout the life cycle of the structure.

This structure contains various elements designed for the purpose of improving public health, safety, and general welfare. Please note the following elements that are applicable to this structure, and provide or attach the appropriate information.

1. HVAC System **Installed? YES ❒ NO ❒**

Manufacturer _____
SEER _____
Efficiency _____
Air Filter MERV _____

Attach operation and maintenance instructions to this manual.

2. Water Heating System **Installed? YES ❒ NO ❒**

Manufacturer _____
Efficiency _____

Attach operation and maintenance instructions to this manual.

3. Other Equipment **Installed? YES ❒ NO ❒**

Manufacturer _____
Special Instructions _____

Attach operation and maintenance instructions to this manual.

4. Roof and Yard Drainage **Installed? YES ❒ NO ❒**

Linear Feet of Gutter _____
Gutters shall me maintained free of debris at all times.
Number of Downspouts _____
Number of Catch Basins _____

5. Irrigation System **Installed? YES ❒ NO ❒**

Irrigation Controller Type and Manufacturer _____

Attach operation and maintenance instructions to this manual.

6. Water Reuse System **Installed? YES ❒ NO ❒**

Water Reuse Type _____

Attach operation and maintenance instructions to this manual.

7. Utilities

Electrical Service Provider _____ Tel – ( ) ____-____
Natural Gas Service Provider _____ Tel – ( ) ____-____
Water Service Provider _____ Tel – ( ) ____-____
Septic System Installer _____ Tel – ( ) ____-____
Recycling Pickup _____ Tel – ( ) ____-____

8. Public Transportation

Nearest Bus Stop _____
Nearest Subway Stop _____
Nearest Carpool Location _____

Attach a map to this manual showing the structure's location relative to public transportation.

9. Humidity

Provide information about the positive impacts of maintaining a relative humidity between 30%-60% within this structure. Positive impacts include:
a. *Resistance to the growth of dust mites, mildew, and mold.*
b. *Resistance to possible allergic reactions.*
c. *Maintains interior wood and paint surfaces.*

10. Routine Maintenance

Attach instructions on routine maintenance for critical building elements including, but not limited to the following.
a. *Equipment and appliances*
b. *Roof and yard drainage*
c. *Space conditioning systems*
d. *Landscape irrigation systems*
e. *Other installed systems*

11. Solar Energy **Installed? YES ❒ NO ❒**

Manufacturer _____
Special Instructions _____

Attach operation and maintenance instructions to this manual. If no solar energy system is installed, attach information on state incentive programs.

12. Verifications

Adhesives Manufacturer and Type _____
VOC Level _____
Caulk Manufacturer and Type _____
VOC Level _____
Aerosol Adhesives Manufacturer and Type _____
VOC Level _____
Paint Manufacturer and Type _____
VOC Level _____
Sealer/Stain Manufacturer and Type _____
VOC Level _____
Carpet Manufacturer and Type _____
Testing Program Certification _____
Resilient Flooring Manufacturer and Type _____
Testing Program Certification _____
Composite Wood Manufacturer and Type _____
Formaldehyde Limits _____

Attach all product certifications, specifications, and applicable chain of custody certifications to this manual.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

GREEN BUILDING STANDARDS CODE
GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS 4316 DOZIER ST CITY LOS ANGELES ZIP 90022

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Green Building Standards Code, Table (T).

INSTRUCTIONS

- The following notes must be included on the plans.

GENERAL REQUIREMENTS

1. Plumbing fixtures and fixture fittings on the plans shall comply with the following flow rates:
   a. Water Closets – 1.28 GPF
   b. Urinals – 0.5 GPF
   c. Wall-mounted urinal – 0.125 GPF
   d. Single showerhead – 1.8 GPM at 80psi
   e. Multiple showerheads – 1.8 GPM at 80psi for all combined showerheads
   f. Lavatory faucets – 1.2 GPM at 60psi
   g. Lavatory faucets in public use areas – 0.5 GPM at 60psi
   h. Metering faucets - .20 gallons per cycle
   i. Kitchen faucets – 1.8 GPM at 60psi (4.303.1)
2. Annular spaces around pipes, electrical cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. (4.406.1)
3. Fireplaces shall be direct vent sealed combustion type. Indicate on the plans the manufacturer name and model number. (4.503.1)
4. At the time of rough installation, during storage on the construction site, and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other acceptable methods to reduce the amount of water, dust and debris which may enter the system. (4.504.1)
5. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Insulation products which are visibly wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. (4.505.3)
6. All mechanical exhaust fans in rooms with a bathtub or shower shall comply with the following:
   a. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
   b. Fans must be controlled by a readily accessible humidistat unless functioning as a component of a whole house ventilation system. Humidity control shall be capable of adjustment between a relative humidity range of 50% and 80%. (4.506.1)
7. Adhesives, sealants and caulks shall meet or exceed the standards outlined in Section 4.504.2.1 and comply with the VOC limits in Tables 4.504.1 and 4.504.2 as applicable. (4.504.2.1)
8. Paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.2 and comply with the VOC limits in Table 4.504.3. (4.504.2.2)
9. Aerosol paints and coatings shall meet or exceed the standards outlined in Section 4.504.2.3. (4.504.2.3)
10. All carpet installed in the building interior shall meet all the testing and product requirements of one of the following:
    a. Carpet and Rug Institute's Green Label Plus Program OR
    b. California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) OR
    c. NSF/ANSI 140 at the Gold Level OR
    d. Scientific Certifications Systems Indoor Advantage Gold (4.504.3)
11. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program. Carpet adhesives shall not exceed a VOC limit of 50 g/L. (4.504.3.1, 4.504.3.2)
12. A minimum of 80% of floor area receiving resilient flooring shall comply with one of the following:
    a. Products certified as a Low-Emitting Material in the CHPS High Performance Products Database, OR
    b. Products certified under UL GREENGUARD Gold (Formerly the Greenguard Children & Schools program), OR
    c. RFCI FloorScore program, OR
    d. Meet the California Department of Public Health Standard Method for the testing of VOC Emissions (Specification 01350) (4.504.4)
13. Composite wood products (hardwood plywood, particle board, and MDF) installed on the interior or exterior of the building shall meet or exceed the standards outlined in Table 4.504.5. Verification of compliance with these sections must be provided at the time of inspection. (4.504.5)

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

COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Magnesite cement coatings	450
Nonflat coatings	100	Mastic texture coatings	100
Nonflat high-gloss coatings	150	Metallic pigmented coatings	500
SPECIALTY COATINGS		Multi-color coatings	250
Aluminum roof coating	400	Pretreatment wash primers	420
Basement specialty coatings	400	Primers, sealers, and undercoaters	100
Bituminous roof coatings	50	Reactive penetrating sealers	350
Bituminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	50
Concrete curing compounds	350	Rust preventative coatings	250
Concrete/masonry sealers	100	Shellacs: Clear / Opaque	730 / 550
Driveway sealers	50	Specialty primers, sealers and undercoaters	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form-release compounds	250	Tub and tile refinish coatings	420
Graphic arts coatings (sign paints)	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings[1]	120	Zinc-rich primer	340

1. Grams of VOC per liter of coating, including water and including exempt compounds.
2. The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
3. Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

TABLE 4.504.5/TABLE 5.504.4.5
FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Section 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness 5/16 inch (8mm).

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

SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural: Nonporous / Porous	250 / 775
Modified bituminous	500
Marine deck	760
Other	750

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

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

ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives	50
SPECIALITY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168

REVISIONS	BY
11/07/23	C.L.

Plans drawn by:
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GENERAL NOTES

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2. FINISH ELEVATIONS REFERENCED ON THE DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

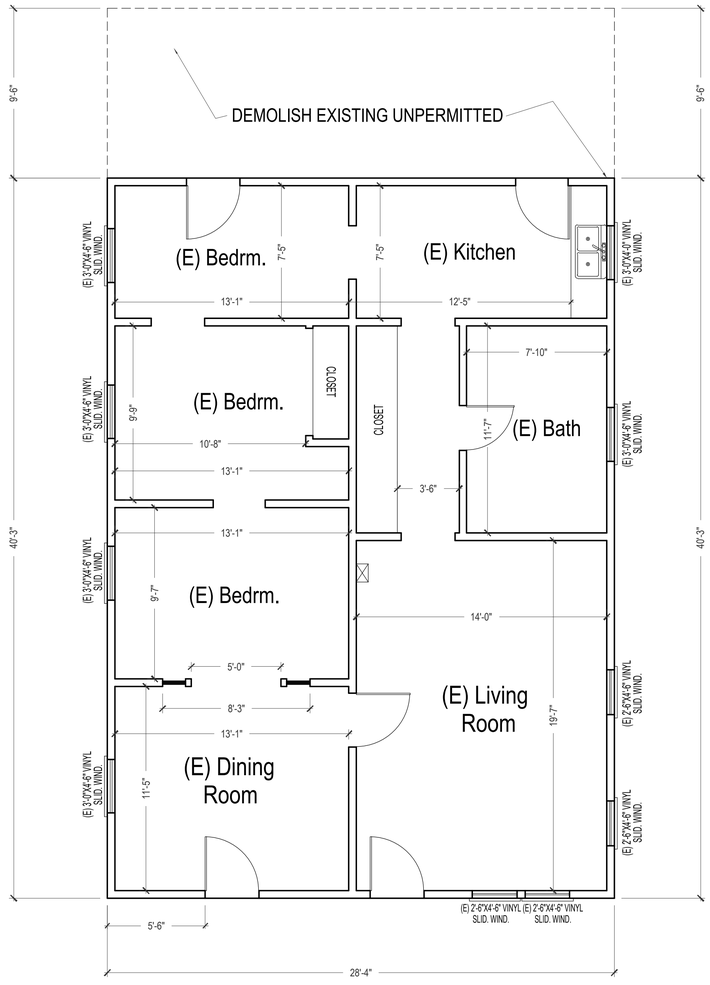
Sheet Title:
GREEN BUILDING REQUIREMENTS FOR BOTH BUILDINGS

Project for:
PHYLLIS CHENG

Project:
Address:
4316 DOZIER ST
LOS ANGELES, CA 90022

Checked
Job no.
Drawn G.P.
Date 12/15/21

SHEET:
1-B
OF SHEETS



AS BUILT FLOOR PLAN

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

EXISTING FLOOR AREA = 1,140 SQ. FT.

PLAN NORTH

REVISIONS	BY

Plans drawn by:

G P. FOX DRAFTING INC.

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RESIDENTIAL DRAFTING
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DOWNEY, CA 90240
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Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

AS BUILT FLOOR PLAN

Project for:

PHYLLIS CHENG

Project:
Address:

4316 DOZIER ST
LOS ANGELES, CA 90022

Checked	G.P.
Job no.	
Drawn	L.G.
Date	5/19/22

SHEET: **1-C**

OF SHEETS

SOUND NOTES:

Sound Rated Partitions and Impact Rated Ceiling-Floor Assemblies.

a. Carpets or similar surface material which are part of the floor-ceiling assembly must be installed and inspected before the final inspection is required.

b. An approved permanent, and resilient accoustical sealant will be provided along the joint between the floor and the separation walls.

c. All penetrations into sound rated partitions or floor-ceiling assemblies will be sealed with approved permanent resilient sealant.

d. All rigid conduit, ducts, plumbing pipes and appliance vents located in sound assemblies will be isolated from the building construction by means of resilient sleeves, mounts or minimum 1/4" thick approved resilient material. (Exception: Gas piping nedd not be isolated.)

e. Metal ventilating and conditioned air ducts located in sound assemblies will be lined. (Exception: Ducts serving only kitchen cooking facilities, and bathrooms need not be lined.)

f. Mineral fiber insulation will be installed in joist spaces whenever a plumbing pipe, 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.

g. Combustion air, kitchen and bathroom exhaust ducts within sound-separation assemblies shall be wrapped with Type "C" insulation shown in Table 10-D of the Los Angeles County Mechanical Code.

h. Electrical Requirements. An outlet box is defined as a box used for receptacles, switches, surface-mounted lighting fixtures; junction points, telephones, thermostats, television uses, etc. No box dimension shall exceed 6".

1) Only outlet boxes and a ceiling exhaust fan in the bathroom will be permitted in walls and ceilings of sound rated construction. All other equipment and devices which include recessed fixtures, panel-boards, heaters, kitchen exhaust fan, sound producing equipment, bells, intercoms, etc., shall not be installed in these sound rated walls and ceilings unless prior approval has been obtained from the Structural Research Engineer.

2) Outlet boxes may be installed in the sound rated walls or ceilings as follows:

a) Boxes which penetrate the wall in one area or occupancy shall not be installed on the same stud or in the same space between studs containing a box which penetrates into another area or occupancy, i.e. not in the same bay.
b) There shall be one solid stud between outlet boxes.
c) A solid fire blocking will be considered a solid stud in order to place one box above the other in the same bay.

3) Outlet boxes shall have a depth not more than 1 1/2 inches, so as to allow the required 2 inch uncompressed insulation to be installed in a standard 2" x 4" wall. On walls of deeper dimensions, boxes depths may be permitted.

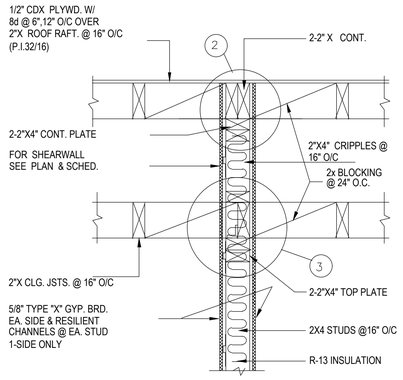
4) Conduits or raceways (stubouts) may penetrate the sound rated walls or ceilings, provided the conduit is covered at the penetration point with a permanently resilient sealant.

5) The requirements for outlet boxes installed for televisions, telephones and thermostats (electric and pneumatic) shall be the same as for receptacles or switches. Plaster rings, open back boxes, or mounting plates shall not be permitted.

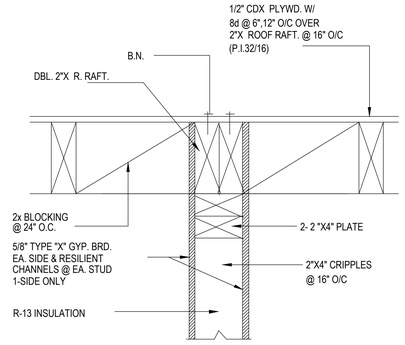
6) a) Where metallic raceway material (rigid metal conduit, steel tube, and nonmetallic conduit) is installed in sound rated floor-ceiling assemblies it shall be isolated from the floor joist with a resilient material at the points of support. At the point where the raceway passes through holes or notches, care should be taken to insure that the raceway does not touch the surface of the joists. The resilient material used may be rubber, carpet padding, etc.

b) When rigid metallic raceway is installed in the floor-ceiling spaces, the space shall have a minimum of 2" of mineral insulation below. Care should be talen during installation of the raceway to allow for this 2" of noncompresses insulation below.

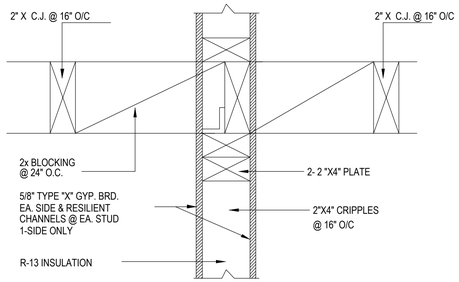
7) Floor-ceiling assemblies between residential areas and equipment penthouses (AC units, etc.) shall be installed in accordance to meet the sound separation requirements.



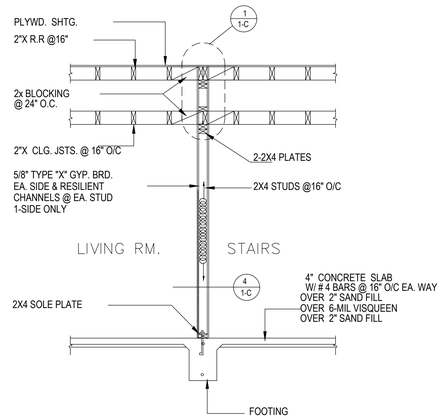
STC – 50 MIN. 1
RAFT. – CLG. PARTY WALL



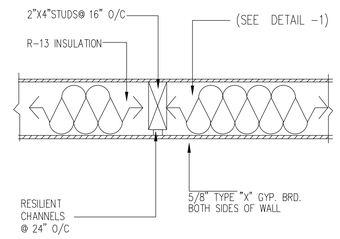
RAFT. DETAIL 2



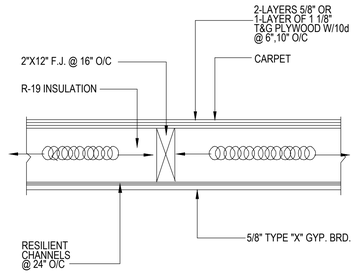
C.J. / WALL DETAIL 3



CROSS SECTION "Y"
SCALE 3/8"=1'-0"
STC–50 MIN.



1–HOUR FIRE RATED PARTITION
CONSTRUCTION STC 50–IIC 50
DETAIL 4



1–HOUR FIRE RATED FLOOR
CONSTRUCTION STC 50–IIC 50
DETAIL 5

REVISIONS	BY

Plans drawn by:

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Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

1-HR. FIRE RATED AND SOUND RATED DETAILS

Project for:

PHYLLIS CHENG

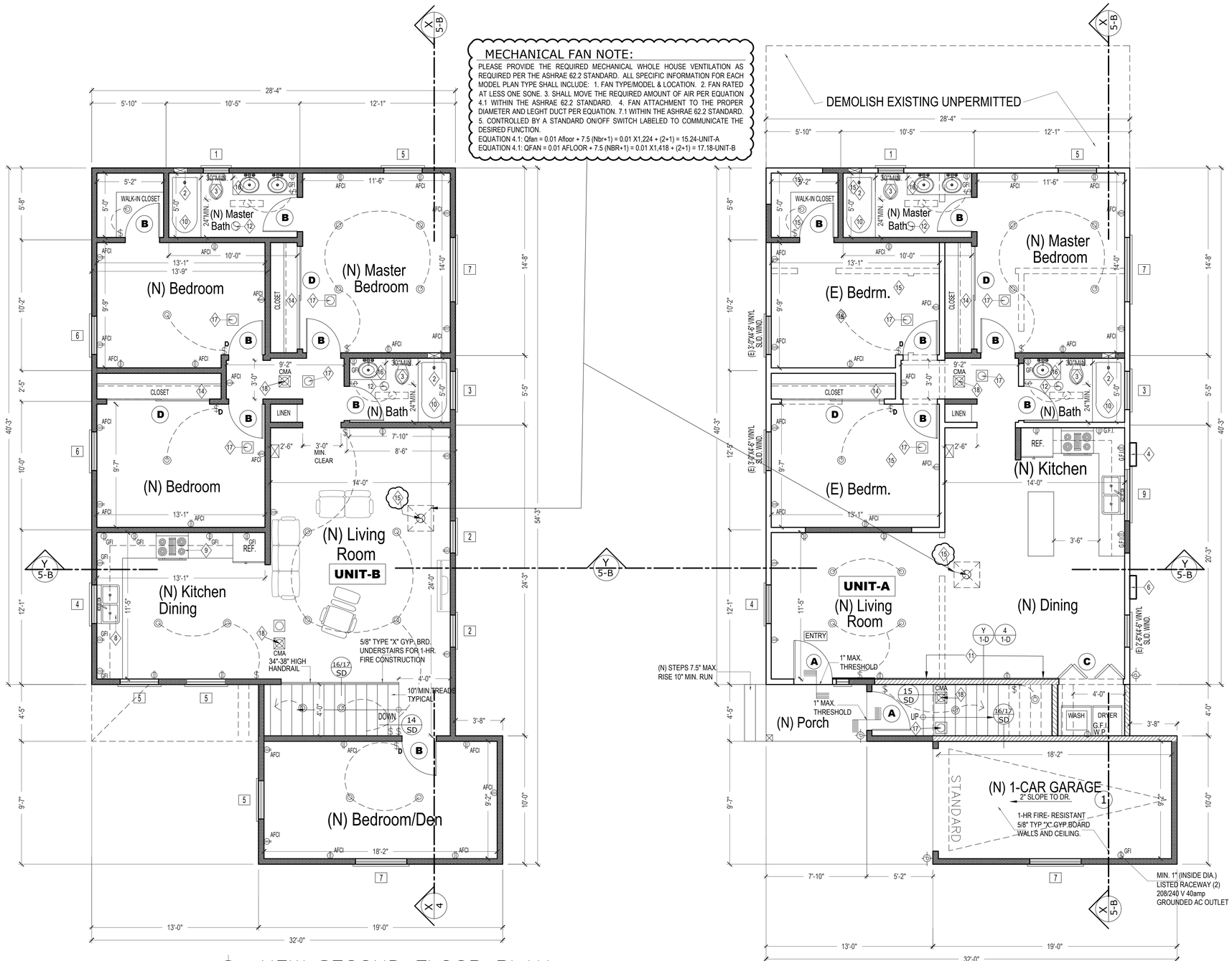
Project:
Address:

**4316 DOZIER ST
LOS ANGELES, CA 90022**

Checked	G.P.
Job no.	
Drawn	L.G.
Date	5/19/22

SHEET: **1-D**

OF SHEETS



NEW SECOND FLOOR PLAN

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

REVISED FIRST FLOOR PLAN

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

WALL LEGEND

- EXISTING 2X4 WALLS
- REMOVE EXISTING 2X4 WALL/S
- PROPOSED 2X4 STUDS @16"O/C W/ R-13 INSULATION
- NEW OR (E)WINDOW
- 1-HOUR FIRE RATED PARTITION

TOTAL UNIT-A. FLOOR AREA = 1,224 SQ. FT.
TOTAL UNIT-B. NEW SECOND FLOOR AREA = 1,418 SQ. FT.

TOTAL DUPLEX FLOOR AREA: 2,642 SQ. FT.

EXISTING FIRST FLOOR AREA = 1,140 SQ. FT.
1-STORY ADDITION (FIRST FLR.) = 84 SQ. FT.
NEW PORCH= 34 SQ. FT.
NEW 1-CAR GARAGE AREA = 190 SQ. FT.

PLAN NORTH

Floor Plan Key Notes:

1. 30"X30" ATTIC/HVAC ACCESS TO BE A TIGHTFITTING, SELF CLOSING & GASKETED DOOR. W/ 30" MIN. HEADROOM.
2. PROVIDE A 12" SQ. (MINIMUM) ACCESS PANEL TO BATHTUB TRAP CONNECTION EXCEPT WHERE CONCEALED FIXTURE CONNECTIONS ARE MADE WITHOUT SLIP JOINTS. DOOR TO BE TIGHTFITTING AND GASKETED.
3. PROVIDE A WATER SAVING LOW FLUSH WATER CLOSET. IN NEW BUILDING PROVIDE WATER CLOSET THAT USE A MAXIMUM OF 1.6 GALLONS PER FLUSH.
4. 200 AMP ELEC. PANEL
5. A/C UNIT SHALL HAVE A MINIMUM OF 14.5 SEER ON A 3 " CONC. PAD
6. TANKLESS WATER HEATER
7. 4" Ø MIN. DRYER VENT TRU ROOF TO OUTSIDE AIR
8. 32" X 21" S. STL SINK W/ GARB. DISPOSAL ON A SEPARATE CIRCUIT.
9. 30" STOVE WITH 100 CFM (NON-RECIRUCLATING) HOOD OVER 30" MIN. CLEAR ABOVE STOVE VENT TO OUTSIDE AIR
10. FIBERGLASS TUB W/ SHOWER SHATTER PROOF ENCLOSURE 72" HIGH W.P. GREEN BRD. 3-WALLS
11. 5/8" TYPE "X" GYP. BRD. FROM P.T. SILL TO BOTT. OF ROOF SHTG. FOR 1-HR. FIRE CONST.
12. EXHAUST FAN W/ 50 CFM MIN. TO OUTSIDE MUST BE "ENERGY STAR" W/ HUMIDISTAT READILY ACCESSIBLE
13. HOSE BIBB W/ BACKFLOW PREVENTER
14. WARDROBE SHELF AND POLE
15. SEE "MECHANICAL FAN NOTE:"
16. 30" HIGH TILE COUNTERTOP WITH LAVATORY.
17. INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACK UP IN THE FOLLOWING: (R314)
    -OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
18. FOR BUILDINGS WITH FUEL-BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT:
    a. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
    d. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

Floor Plan Notes:

"AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIDIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 171,874-FOR WORK OVER $10.000.)"

"PROVIDE ULTRA FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION."

"PROVIDE 70 INCHES HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE."91.807.1.3,91.2406.4(5),91.1115B.9.6,7,8.

"GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED": A. INGRESS AND EGRESS DOORS. B. PANELS IN SLIDING OR SWINGING DOORS. C. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO IN GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)

Electrical Legend

	ELECTRICAL RECEPTACLE
G.F.I.	GROUND FAULT RECEPTACLE
$	SWITCHES
$D	SWITCHES WITH DIMMER
$3	3- WAY SWITCH
	FLUORESCENT FIXTURE HIGH EFFICACY
	LIGHTING FIXTURES
	EXHAUST FAN W/ 50 CFM MIN. INTERMITTENT TO OUTSIDE MUST BE "ENERGY STAR" W/ HUMIDISTAT READILY ACCESSIBLE
	HARDWIRED SMOKE DETECTOR
CMA	CARBON MONOXIDE ALARM DETECTOR
	LIGHTING W/ MOTION SENSOR ON AND PHOTO-CONTROLLED SENSOR OFF

Door Schedule:

SYM.	SIZE	REMARKS
A	3'-0" X 6'-8" X 1 3/8"	SOLID CORE
B	2'-8" X 6'-8" X 1 3/8"	HOLLOW CORE
C	2'-8" X 6'-8" X 1 3/8"	BI-FOLD WOOD DOORS
D	8'-0" X 6'-8"	SLID. DOORS / TEMP GLASS

GLAZING NOTE:
ALL GLAZING TO BE DOUBLE GLAZED TO MATCH CALCULATIONS.
ALL GLAZING TO HAVE NON-METAL FRAMES TO MATCH CALCULATIONS.

Window Schedule:

U. VALUE = .28
SHGC = .23

SYM.	SIZE	REMARKS	DOUBLE GLAZED
1	2'-0" X 2'-0"	VINYL SLID. WINDOW OBSC. GLASS	
2	2'-6" X 4'-6"	VINYL SLID. WINDOW	
3	3'-0" X 2'-0"	VINYL SLID. WINDOW OBSC. GLASS	
4	3'-0" X 3'-0"	VINYL SLID. WINDOW	
5	3'-0" X 4'-0"	VINYL SLID. WINDOW	
6	3'-0" X 4'-6"	VINYL SLID. WINDOW	
7	4'-0" X 4'-0"	VINYL SLID. WINDOW	
8	5'-0" X 4'-0"	VINYL SLID. WINDOW	
9	4'-0" X 3'-0"	VINYL SLID. WINDOW	

REVISIONS	BY
8/10/2022	C.L.
11/07/23	C.L.

Plans drawn by:
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Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:
REVISED FLOOR PLAN

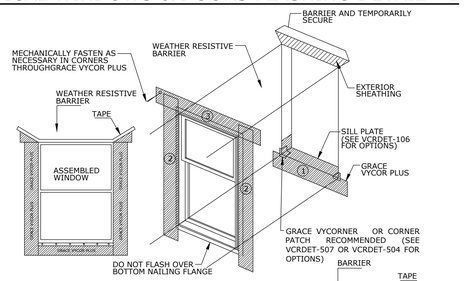
Project for:
PHYLLIS CHENG

Project Address:
4316 DOZIER ST LOS ANGELES, CA 90022

Checked	G.P.
Job no.	
Drawn	L.G./J.P.M
Date	06/01/2022

SHEET: **2** OF SHEETS

TYPICAL WINDOWS & DOORS FLASHING DETAIL - 1



WINDOWS DETAIL

NOTES:

A. VCRDET GRACE CONSTRUCTION CDM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS.

B. RIPCORDS CAN BE REMOVED FROM GRACE VYCOR PLUS FOR EASE OF INSTALLATION.

C. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE.

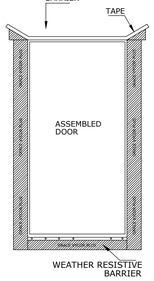
D. INSTALL GRACE VYCOR PLUS IN ORDER AS SHOWN BY NUMBERS.

E. INSTALL GRACE VYCOR PLUS AND WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.

F. DETAIL ALSO RELIVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL.

HEAD FLASHING TIE-IN INSTRUCTIONS:

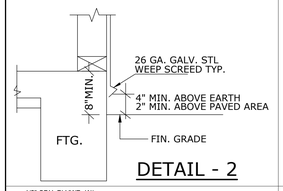
1. CUT, FOLD UP AND TEMPORARY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
2. INSTALL GRAVE VYCOR PLUS HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER.
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE.



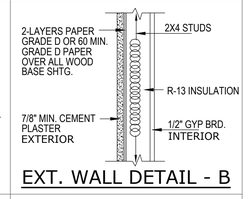
DOORS DETAIL

NOTES:

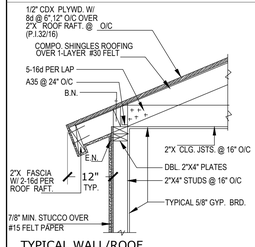
- FOR ROOF SLOPES FROM 2:12 UP TO 4:12 FOR ASPHALT SHINGLES UNDERLAYMENT SHALL BE 2 LAYERS OF 15# FELT LAID WITH 19" OVERLAP-PER CBC SECT. 1507.2.
- USE 2 LAYERS OF GRADE D PAPER BARRIER FOR STUCCO APPLIED OVER WOOD-BASED SHEATHING-CBC SECT. 2510.6.
- PROVIDE 2-LAYER #15 FELT FLASHING AROUND WINDOWS AND DOORS TYP.



DETAIL - 2

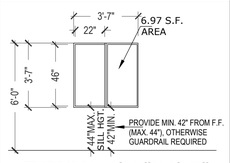


EXT. WALL DETAIL - B



TYPICAL WALL/ROOF CONSTRUCTION
NO SCALE

DETAIL - 3



TYPICAL 4'-0"X4'-0" WINDOW DETAIL-A

NOTE:
"4040 SL BEDROOM ESCAPE WINDOWS SHALL BE 20" MINIMUM CLEAR WIDTH".

NOTE:

PROVIDE 44" MAX. SILL HGT. ABOVE FINISH FLOOR FOR EMERGENCY EXIT ON ALL BEDROOM WINDOWS.

ROOFING:

CLASS "A" COMPOSITION SHINGLES OVER 2-LAYER #15 FELT, USE GALV. ROOFING NAILS. (FIRE RETARDANT)
BY: MALARKEY ROOFING
ESR-3150

ALL DOORS, WINDOWS,TRIMS, AND ARCHITECTURAL FEATURES ON ALL UNITS SHALL MATCH IN STYLE, MATERIAL AND COLOR

NOTE: "ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY " 1504 MINIMUM CLASS "C" REQUIRED BY STATE LAW.

ATTIC VENTILATION:

LIVING ATTIC AREA = 1,595 S.F.
1,595 / 150 = 10.63 S.F. REQUIRED
(14) DOMER VENTS= 9.52 S.F.
(2) 14"X24" LOUVER VENTS = 1.64 S.F.
TOTAL = 11.16 S.F. PROVIDED

OPENINGS SHALL HAVE CORRISION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN MAXIMUM OPENING.
DOMER VENTS BY:
"C & J METAL PRODUCTS INC."
DVM24 = 99 SQ. IN. EA. = 0.68 SQ. FT. EA.
LOUVER VENTS BY:
"C & J METAL PRODUCTS INC."
LV1424 = 119 SQ. IN. EA. = 0.82 SQ. FT. EA.

NOTES:

"INSPECTION OF NAILING REQUIRED FOR DRYWALL AND ALL LATH WHEN IN PLACE. CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING SHALL BE 3/8 INCH MAXIMUM."TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD WOOD BASE SHEATHING.

NOTES:

PORCHES MUST HAVE A MINIMUM CLEAR HEIGHT OF 7'-0" FOR REQUIRED LIGHT AND VENTILATION. LATH, PLASTER AND DRYWALL TO CONFORM TO THE REQUIREMENTS OF CBC CHAPTER 25.

NOTE:

PROVIDE TWO LAYERS OF GRADE "D" PAPER AS THE WEATHER-RESISTIVE BARRIER FOR PORTLAND CEMENT PLASTER (STUCCO) WHEN APPLIED OVER WOOD SHEATING (SUCH AS PLYWOOD).

NOTE:

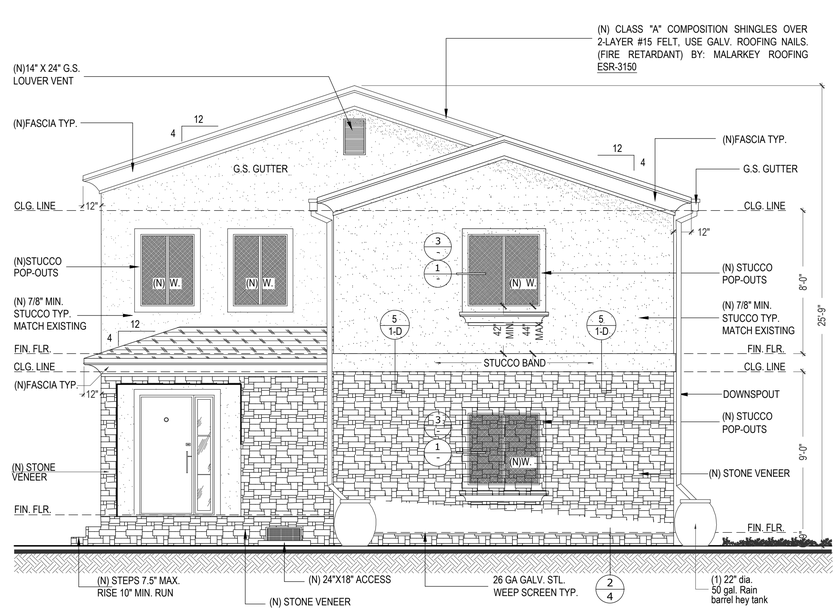
PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306) ANTI-GRAFFITI FINISH LARR# 25142 T

ENERGY REQUIREMENTS:

SHADING DEVICES:
EXTERIOR : BUG SCREEN
INTERIOR: DRAPPERY STANDARD
FRAME METAL
TYPE DOUBLE GLASS
U-FACTOR = 0.28 MAX.
SHGC = 0.23

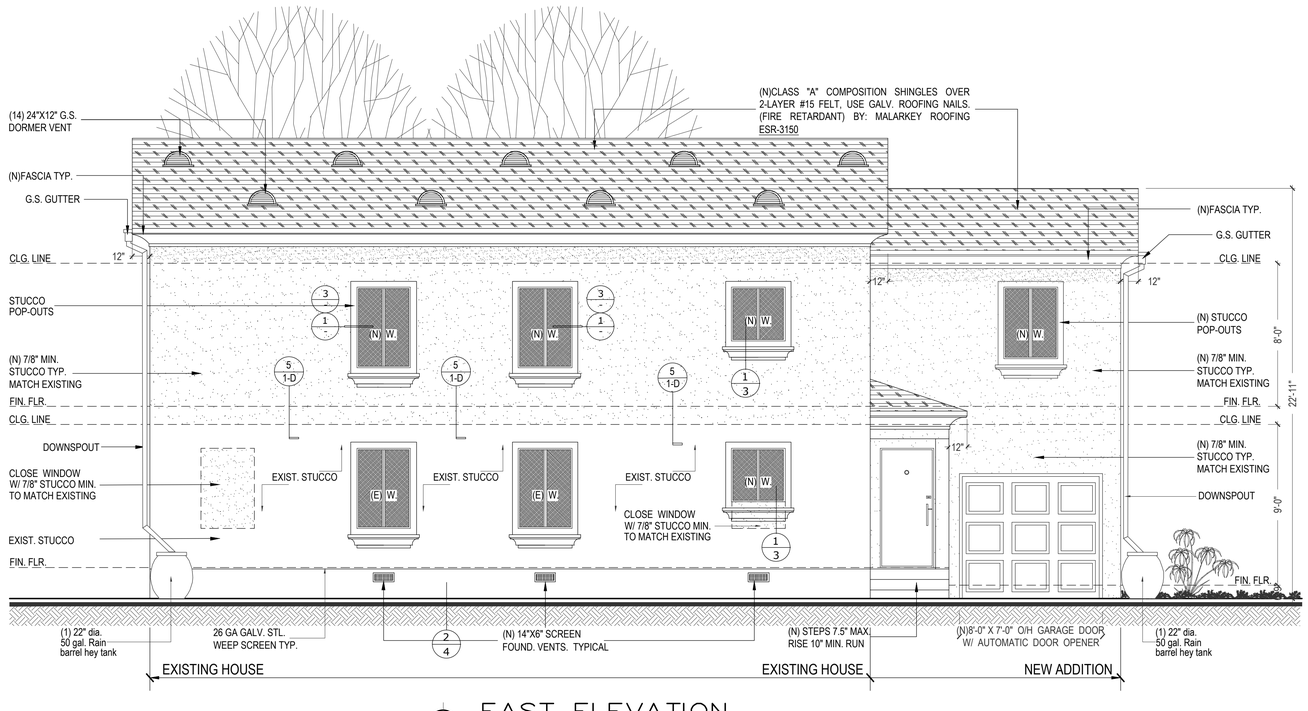
INSULATION:
CEILING = R-30
WALL = R-13
SLAB = R-0

WATER HEATER:
GAS INSTANTANEOUS
NATURAL GAS
ENERGY FACTOR: 0.97-UEF
CAP = 15,000 B.T.U. / HR.
BY: TAKAGI
MODEL:T-KJR2U-OS-N



NORTH ELEVATION

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



EAST ELEVATION

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

REVISIONS	BY
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Plans drawn by:

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Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:
ELEVATIONS

Project for:
PHYLLIS CHENG

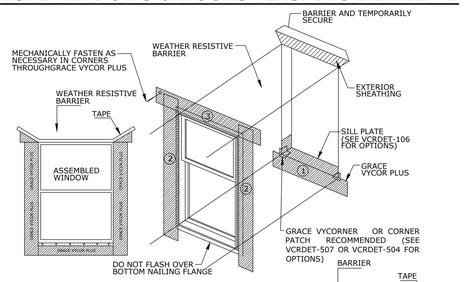
Project:
Address:
4316 DOZIER ST LOS ANGELES, CA 90022

Checked	G.P.
Job no.	
Drawn	J.P.M.
Date	06/01/2022

SHEET: **3**

OF SHEETS

TYPICAL WINDOWS & DOORS FLASHING DETAIL - 1



WINDOWS DETAIL

NOTES:

A. VCRDET GRACE CONSTRUCTION CDM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS.

B. RIPCORDS CAN BE REMOVED FROM GRACE VYCOR PLUS FOR EASE OF INSTALLATION.

C. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE.

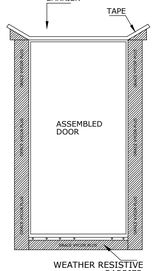
D. INSTALL GRACE VYCOR PLUS IN ORDER AS SHOWN BY NUMBERS.

E. INSTALL GRACE VYCOR PLUS AND WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.

F. DETAIL ALSO RELIVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL.

HEAD FLASHING TIE-IN INSTRUCTIONS:

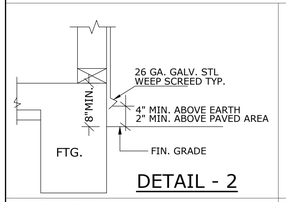
1. CUT, FOLD UP AND TEMPORARY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
2. INSTALL GRAVE VYCOR PLUS HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER.
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE.



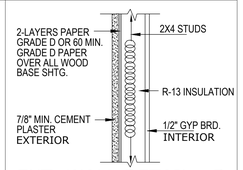
DOORS DETAIL

NOTES:

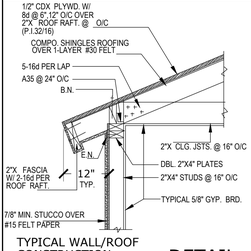
- FOR ROOF SLOPES FROM 2:12 UP TO 4:12 FOR ASPHALT SHINGLES UNDERLAYMENT SHALL BE 2 LAYERS OF 15# FELT LAID WITH 19" OVERLAP-PER CBC SECT. 1507.2.
- USE 2 LAYERS OF GRADE D PAPER BARRIER FOR STUCCO APPLIED OVER WOOD-BASED SHEATHING-CBC SECT. 2510.6.
- PROVIDE 2-LAYER #15 FELT FLASHING AROUND WINDOWS AND DOORS TYP.



DETAIL - 2

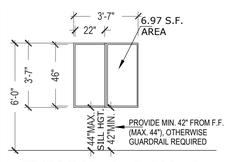


EXT. WALL DETAIL - B



TYPICAL WALL/ROOF CONSTRUCTION
NO SCALE

DETAIL - 3



TYPICAL 4'-0"X4'-0" WINDOW DETAIL-A

NOTE:
"4040 SL BEDROOM ESCAPE WINDOWS SHALL BE 20" MINIMUM CLEAR WIDTH".

NOTE:

PROVIDE 44" MAX. SILL HGT. ABOVE FINISH FLOOR FOR EMERGENCY EXIT ON ALL BEDROOM WINDOWS.

ROOFING:

CLASS "A" COMPOSITION SHINGLES OVER 2-LAYER #15 FELT, USE GALV. ROOFING NAILS. (FIRE RETARDANT)

BY: MALARKEY ROOFING
ESR-3150

ALL DOORS, WINDOWS,TRIMS, AND ARCHITECTURAL FEATURES ON ALL UNITS SHALL MATCH IN STYLE, MATERIAL AND COLOR

NOTE: "ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY " 1504 MINIMUM CLASS "C" REQUIRED BY STATE LAW.

ATTIC VENTILATION:

LIVING ATTIC AREA = 1,595 S.F.
1,595 / 150 = 10.63 S.F. REQUIRED
(14) DOMER VENTS= 9.52 S.F.
(2) 14"X24" LOUVER VENTS = 1.64 S.F.
TOTAL = 11.16 S.F. PROVIDED

OPENINGS SHALL HAVE CORRISION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN MAXIMUM OPENING.
DOMER VENTS BY:
"C & J METAL PRODUCTS INC."
DVM24 = 99 SQ. IN. EA. = 0.68 SQ. FT. EA.
LOUVER VENTS BY:
"C & J METAL PRODUCTS INC."
LV1424 = 119 SQ. IN. EA. = 0.82 SQ. FT. EA.

NOTES:

"INSPECTION OF NAILING REQUIRED FOR DRYWALL AND ALL LATH WHEN IN PLACE. CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING SHALL BE 3/8 INCH MAXIMUM."TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD WOOD BASE SHEATHING.

NOTES:

PORCHES MUST HAVE A MINIMUM CLEAR HEIGHT OF 7'-0" FOR REQUIRED LIGHT AND VENTILATION. LATH, PLASTER AND DRYWALL TO CONFORM TO THE REQUIREMENTS OF CBC CHAPTER 25.

NOTE:

PROVIDE TWO LAYERS OF GRADE "D" PAPER AS THE WEATHER-RESISTIVE BARRIER FOR PORTLAND CEMENT PLASTER (STUCCO) WHEN APPLIED OVER WOOD SHEATING (SUCH AS PLYWOOD).

NOTE:

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) ANTI-GRAFFITI FINISH LARR# 25142 T

ROOFING:

CLASS "A" COMPOSITION SHINGLES OVER 2-LAYER #15 FELT, USE GALV. ROOFING NAILS. (FIRE RETARDANT)

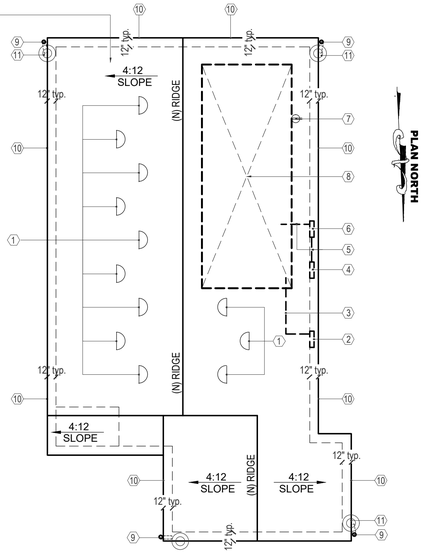
BY: MALARKEY ROOFING
ESR-3150

NOTE:

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLARE ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".

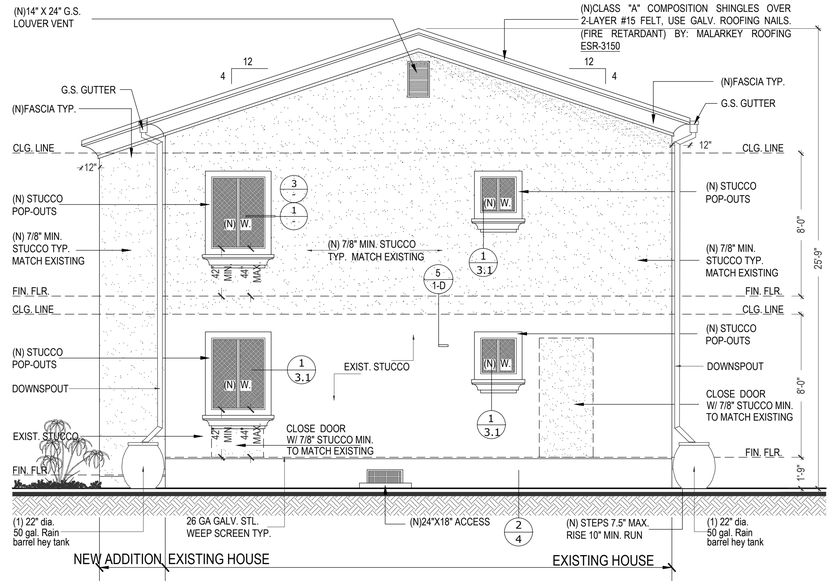
Roof plan Key Notes:

1. DORMER VENTS
2. (1) TANKLESS WATER HEATER LOCATION
3. PLUMBING ROUTE FROM SOLAR PANEL TO W/H
4. (1) 200 AMP ELECTRICAL PANEL LOCATION
5. ELECTRICAL LINE ROUTE FROM INVERTER TO ELEC.
6. LOCATION OF INVERTERS AND METERING EQUIPMENT PLUMBING
7. TERMINATION OF 1" CONDUIT FOR INSTALATION OF ELECTRICAL SOLAR PANELS
8. MIN. 250 S.F. CONTIGUOUS UNOBSTRUCTED AREA ON ROOF FOR INSTALLATION OF ELECTRICAL SOLAR PANELS
9. RAIN WATER DOWNSPOUT
10. EAVES PROJECTION
11. 55 GAL. RAIN BARREL HEY TANK



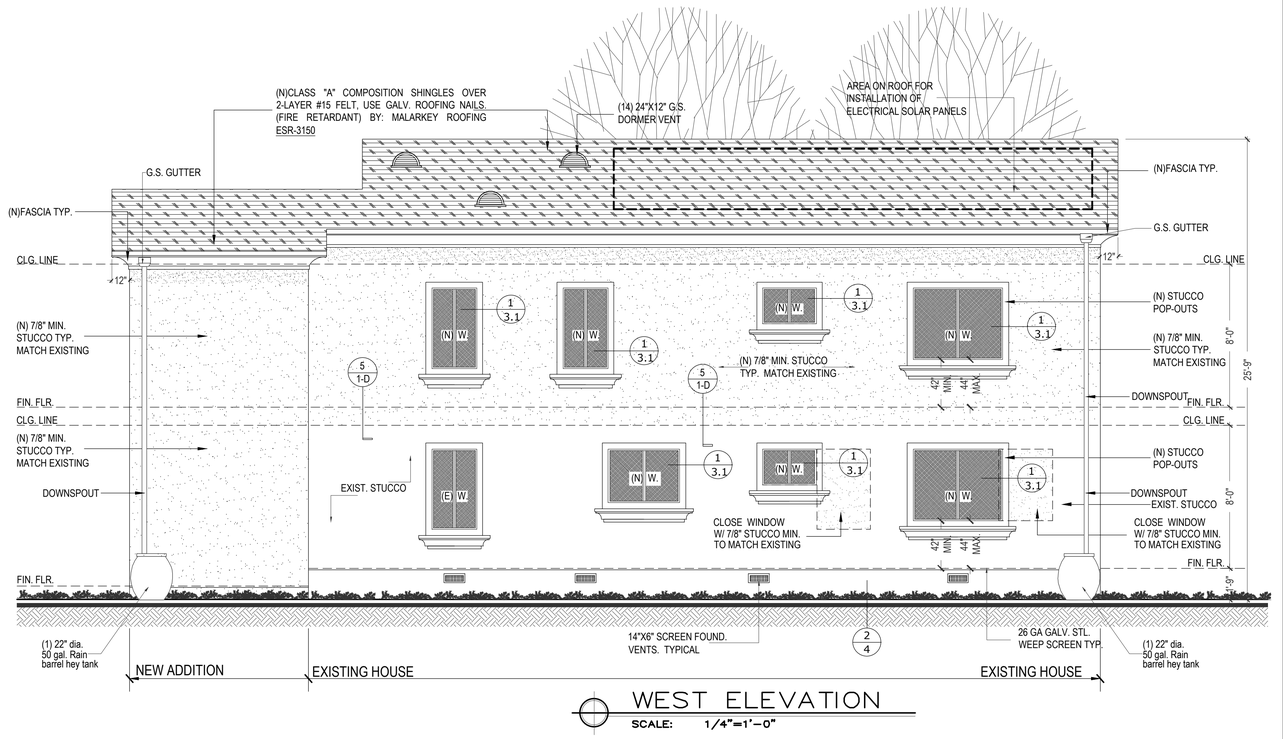
ROOF PLAN

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



SOUTH ELEVATION

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



WEST ELEVATION

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

REVISIONS	BY
8/2/22	C.L.
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Plans drawn by:

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Sheet Title:
ELEVATIONS

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PHYLLIS CHENG

Project:
Address:
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LOS ANGELES, CA 90022

Checked	G.P.
Job no.	
Drawn	J.P.M.
Date	06/01/2022

SHEET:
3.1

OF SHEETS

STRUCTURAL DESIGN BASIS

VERTICAL DESIGN

-ROOF DEAD LOAD	= 20 psf
-ROOF LIVE LOAD	= 20 psf
-ROOF SNOW LOAD	= N/A
-FLOOR DEAD LOAD	= 20 psf
-FLOOR LIVE LOAD	= 40.0 psf

LATERAL DESIGN

SEISMIC:

-SITE CLASS: D — IMPORTANCE FACTOR, 1: 1.0
-OCCUPANCY CATEGORY:II — SEISMIC DESIGN CATEGORY : E
-Ss = 1.935 S1 = 0.694 — LATITUDE: 34.0411258
-Sds = 1.548 Sd1 = null See Section 11.4.8 — LONGITUDE: -118.1730874
-SEISMIC FORCE RESISTING SYSTEM(S): — PLYWD. SHEAR WALLS
-Cs = Sds / (R/1) = 0.206 / 1.4 (ASD) — R = 6.5
-V = Cs * W (ASD) = 0.147 * 91,607# — P = 1.3

WIND:

-BASIC WIND SPEED = 110 MPH IMPORTANCE FACTOR = 1.0
-OCCUPANCY CATEGORY: II WIND EXPOSURE CAT. = C
-HEIGHT & EXPOSURE ADJ. COEFF: 1.0
-TOPOGRAPHIC ADJ. FACTOR: 1.0
-SIMPLIFIED DESIGN WIND PRESSURE: 19.2 PSF (Ps30)
-DESIGN WIND PRESSURE = 24 PSF

FOUNDATION DESIGN

-SOIL - TYPE 5 (SITE CLASS D USED FOR LATERAL DESIGN)

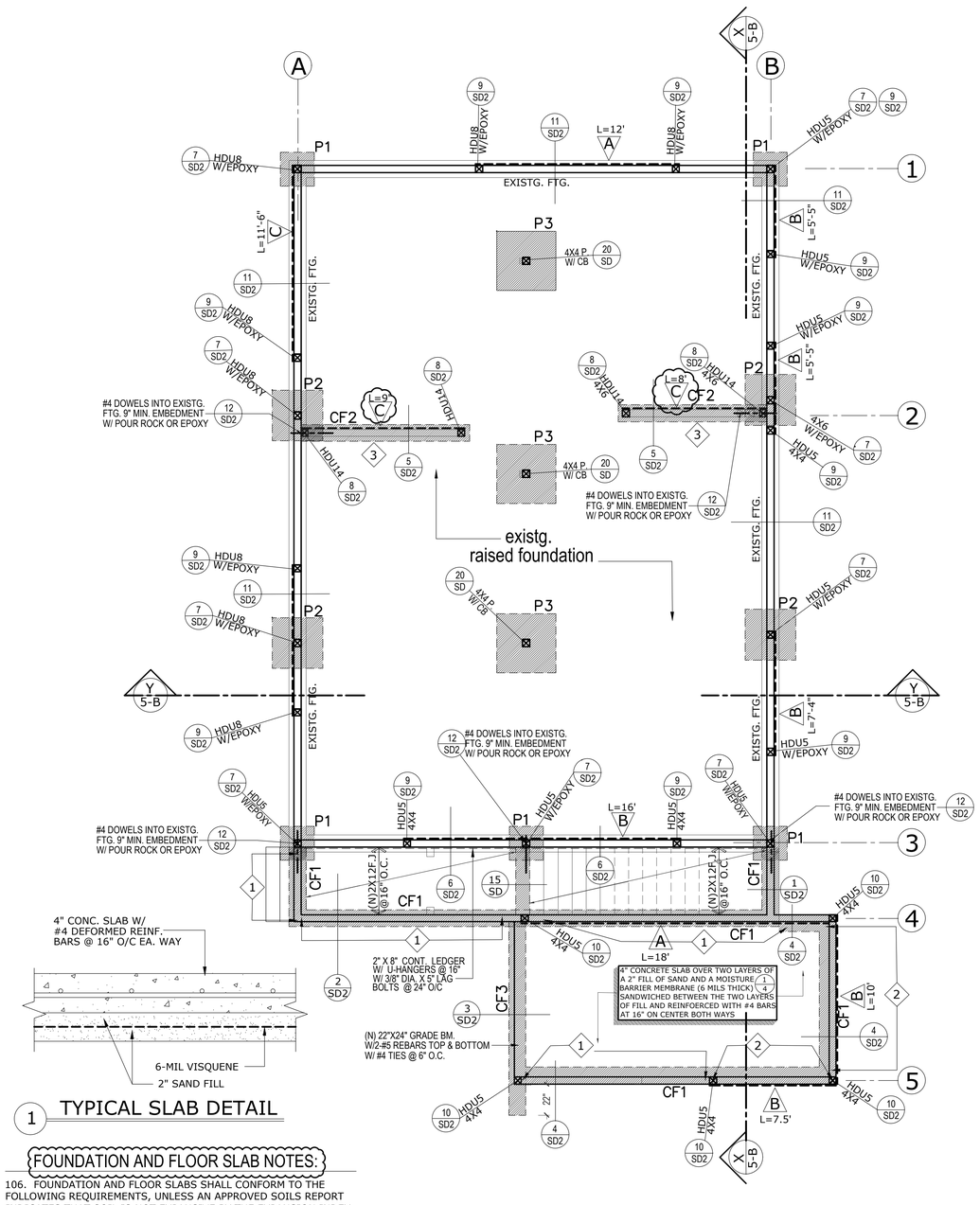
-ALLOWABLE SOIL BEARING PRESSURE - 1,500 PSF
-RETAINING WALLS:
RESTRAINED LOAD (EFP) = NA PCF
CANTILEVERED LOAD (EFP) = NA PCF (LEVEL)
PASSIVE SOIL PRESSURE = NA PCF / 2,000 PCF MAX.
COEFFICIENT OF FRICTION = NA
-SOILS REPORT BY: NA

2019 CALIFORNIA BUILDING CODE SHEARWALL SCHEDULE

02-24-20

SHEAR-WALL No.	STRUCTURAL I APA-RATED WOOD STRUCTURAL PANEL THICKNESS	COMMON NAIL SPACING @ BOUNDARIES & EDGES (B.N. & E.N.) FIELD NAILING @ 12" O.C.	ALLOWABLE SHEAR / FT (WOOD STUDS @16" O.C., U.N.0) (LIMITED TO 75%)	SLIDING ANCHOR SYSTEM 4			
				5/8" DIA.B. SPACING 2 2x SILL V= 1184# 3x SILL V= 1520# O.C.	FRAMING CLIP SPACING V = 450# O.C.	16d COMMON NAIL SPACING OR GALV. BOX 3 2x SOLE PLATE ONLY: V= 121# O.C.	1/4" DIA x 6" LONG 3x SOLE PLATE ONLY: V= 537# O.C.
S	7/8" STUCCO	No. 11 GA. @ 6" O.C.	90 #/FT.	48"	A35 @ 30"	8"	36"
A	15/32"	8d @ 6" o.c.	280#/FT.	48"	A35 @ 18"	5"	23"
B 1, 5	15/32"	8d @ 4" o.c.	430#/FT.	42"	A35 @ 12"	3"	15"
C 1, 5	15/32"	8d @ 3" o.c.	550#/FT.	32"	A35 @ 12"	3"	24"
D 1, 5	15/32"	8d @ 2" o.c.	730#/FT.	24"	A35 @ 7"	→	9"
E 1, 5	15/32"	10d @ 2" o.c.	850#/FT.	20"	A35 @ 6"	→	6"

1. FRAMING AT FOUNDATION SILL PLATES AND ADJOINING PANEL EDGE STUDS SHALL BE A SINGLE 3x NOMINAL MEMBER, AND ALL NAILS SHALL BE STAGGERED WITH 1/2" EDGE DISTANCE.
2. SIMPSON BP5/8-3 BEARING PLATES (LARR 25293), OR OTHER LISTED MAKE, APPROVED BY BUILDING OFFICIAL, SHALL BE USED WITH ALL 5/8" DIA. ANCHORS. 5/8" DIA. SIMPSON TITAN HD ANCHORS (ICC-ES-ESER-1056/LARR# 25560) WITH 4\" MIN. EMBEDMENT, MAY BE USED IN LIEU OF 5/8" DIA. ANCHOR BOLTS AT EXISTING FOOTINGS WITH SAME SPACING PER TABLE ABOVE. SPECIAL INSPECTION REQUIRED FOR ALL EPOXY ANCHOR INSTALLATIONS.
3. ALL SILL NAILING SHALL BE STAGGERED 1/2" MINIMUM. (TYPICAL)
4. WHEN A SHEARWALL IS SPECIFIED ON BOTH SIDES OF WALL, ALL SLIDING ANCHOR CONNECTORS SHALL BE ATTACHED WITH SPACINGS FROM THE TABLE ABOVE TO BE REDUCED BY HALF.
5. SPECIAL INSPECTION REQUIRED



1 TYPICAL SLAB DETAIL

FOUNDATION AND FLOOR SLAB NOTES:

106. FOUNDATION AND FLOOR SLABS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, UNLESS AN APPROVED SOILS REPORT INDICATES THAT SOIL IS NOT EXPANSIVE BY THE EXPANSION INDEX TEST METHOD, OR RECOMMENDS OTHER DETAILS: (RCM 401.4 ART. 1)

b. FOUR CONTINUOUS #4 BARS, TWO 4-IN. FROM BOTTOM AND TWO 4-IN. FROM TOP OF FOUNDATION.

e. ROVIDE #4 DOWELS AT 16-IN. O.C. BENT 2-FT. INTO SLAB AND 1-FT. INTO FOOTING. DOWELS MAY BE OMITTED WHEN SLAB IS A "MONOPOUR" OR DESIGNED AS AN INDEPENDENT "FLOATING SLAB."

FOUNDATION PLAN

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

LICENSED PROFESSIONAL ENGINEER MARTIN H SANDOVAL C 56905 EXP. 06/30/23 CIVIL STATE OF CALIFORNIA

Foundation Notes:

1. TYPICAL SLAB ON GRADE 3 1/2" THICK 2500 psi CONCRETE WITH #4 REBARS @ 16 O.C. OVER 2" CLEAN SAND OVER 6 MILS VISQUINE
2. SATURATE THE SOIL 18" DEEP WITH WATER BEFORE PLACING CONCRETE
3. SECURE ALL HOLDDOWN HARDWARE IN PLACE BEFORE FIRST FOUNDATION INSPECTION. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING
4. PROVIDE APPROVED WASHERS AT ALL HOLDOWNS AND ANCHOR BOLTS
5. ALL ANCHOR BOLTS SHALL BE EMBED 7" INTO CONT. FOOTINGS
6. CONCRETE FOR GRADE BEAMS SHALL HAVE A COMPRESSIVE STRESS OF 3000 psi AT 28 DAYS. PROVIDE CONT INSPECTION BY A REGISTERED DEPUTY INSPECTOR WHERE OCCURS
7. LIMIT SOIL BEARING PRESSURE TO 1,500 PSF EXCEPT WHERE SOILS REPORT REQUIRED
8. TYPICAL ANCHOR BOLTS - 5/8"Ø X 10"@SEE PLAN EXCEPT AT SHEAR WALLS PER SCHEDULE.
9. PROVIDE A GI WEEP SCREED NOT MORE THAN 4" ABOVE THE FINISH GRADE AT FTG
10. ALL REBARS SHALL BE 3" CLEAR OF SOIL
11. LAYOUT FOUNDATION USING ARCHITECTURAL DIMENSIONS OF FIRST FLOOR PLANS
12. ALL FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD
13. ALL ANCHOR BOLTS SHALL HAVE AN EDGE DISTANCE OF 1-3/4"
14. FOUNDATION CRIPPLE WALLS SHALL SUPPORTED FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE WITH A MINIMUM STUD LENGTH OF 14" OR SHALL BE FRAMED OF SOLID BLOCKING WHEN OVER 4FT IN HEIGHT CRIPPLE WALLS SHALL BE BRACED WITH 3/8" STRUCTURAL PANELS WITH WITH 8d NAILS AT 4" OVER 50% OF WALL LENGTH MIN.

"ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION"

"IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS: 1804.4

A) DEPTH OF FOOTING BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

B) EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

C) FOOTINGS SHALL BE REINFORCED WITH MINIMUM FOUR 1/2 - INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.

D) THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE."

FOUND. BOLTS:

USE 5/8" DIA. X 10" A. BOLTS @ SEE SCH. O/C 12" FROM CORNERS & ENDS (7" MIN. EMBEDMENT). W/ 3"X3"X0.229" PLATE WASHERS

CF1 = NEW 15" X24"DEEP CONT. FTG. W/ 2-#4 TOP & BOTT. TYP.

CF2 = NEW 15" X18"DEEP CONT. FTG. W/ 2-#4 TOP & BOTT. TYP.

CF3 = (N) 22"X24" GRADE BM. W/2-#5 REBARS TOP & BOTTOM W/ #4 TIES @ 6" O.C.

1 = 5/8" DIA. X 10" A. BOLTS @ 48" O/C

2 = 5/8" DIA. X 10" A. BOLTS @ 42" O/C

3 = 5/8" DIA. X 10" A. BOLTS @ 32" O/C

12" FROM CORNERS & ENDS (7" MIN. EMBED.) W/ 3"X3"X.229" STL. PLATE WASHERS

NOTE: FOR EXPANSIVE SOIL CONDITIONS ALL EXTERIOR FOOTINGS SHALL BE 24" BELOW NATURAL GRADE AND ALL INTERIOR FOOTINGS 18" BELOW.

P1: 24" SQ.18" THICK W/3-#4 EACH WAY
P2: 36" SQ.18" THICK W/5-#4 EACH WAY
P3: 42" SQ.18" THICK W/6-#4 EACH WAY

REVISIONS	BY
8/2/22	C.L.
11/07/23	C.L.

Plans drawn by:
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Sheet Title:
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PHYLLIS CHENG

Project:
Address:
4316 DOZIER ST LOS ANGELES, CA 90022

Checked	G.P.
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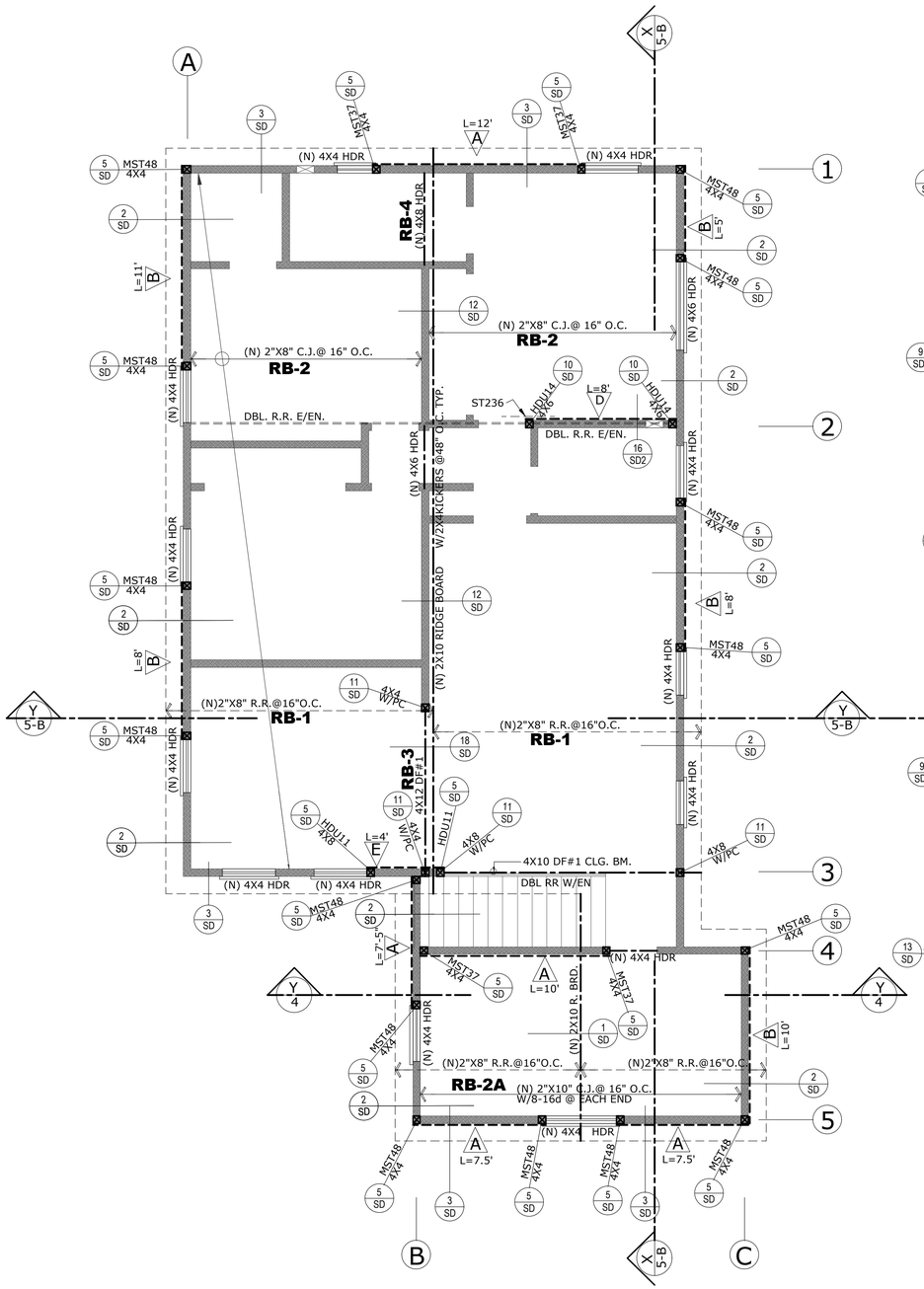
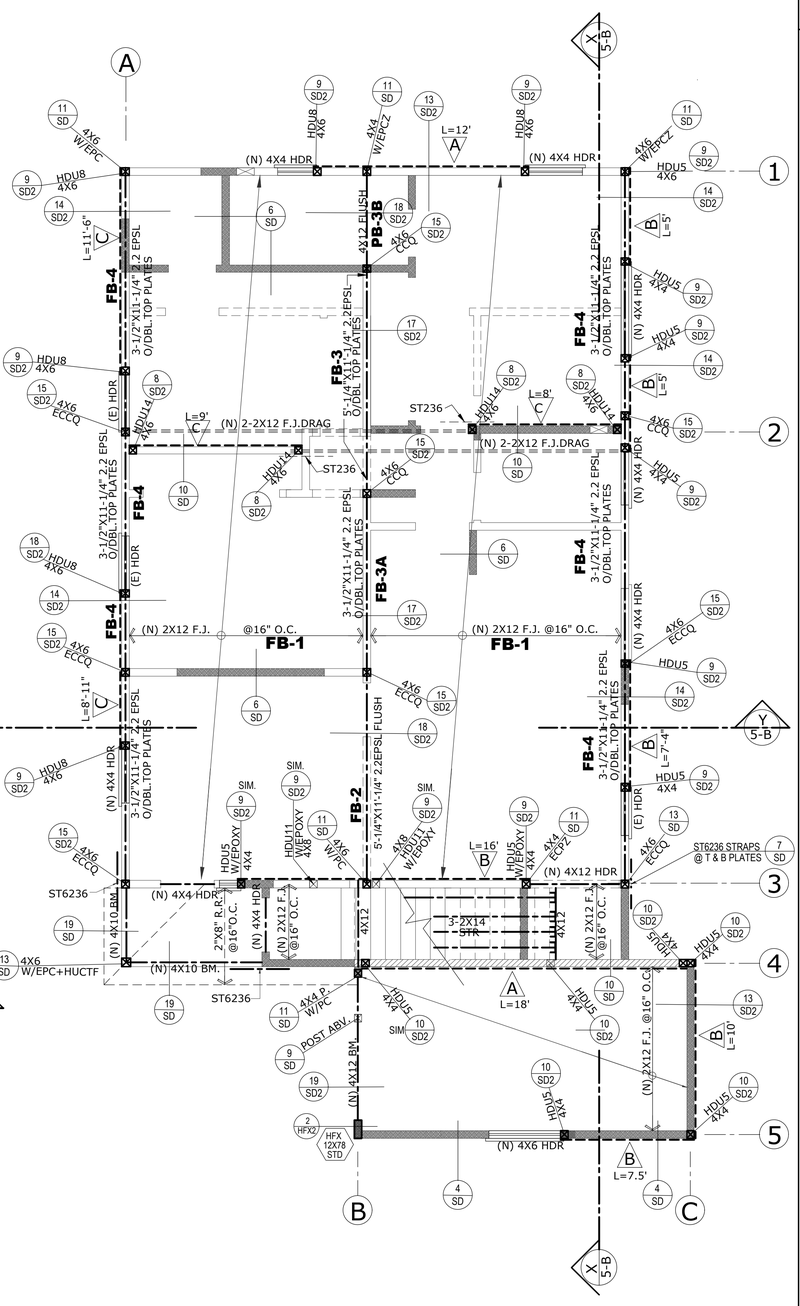
Drawn	J.P.M.
Date	06/01/2022

SHEET: **4**

OF SHEETS





Framing Notes:

MAXIMUM DEPTH OF NOTCHING AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.

NOTCHES IN THE TOP OR BOTTOM OF THE MEMEBER SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.

PROVIDE DOUBLE JOIST UNDER PARALLEL BEARING PARTITIONS. A RIDGE BOARD NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER IS REQUIRED.

A RIDGE BOARD NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER IS REQUIRED.

" LAG BOLTS : PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION " 97 NDS

ALL WOOD IN CONTACT WITH CONCRETE FOUNDATION SILLS SHALL BE PRESSURE TREATED. OR FOUNDATION GRADE REDWOOD.

FRAME ALL INTERIOR SHEAR WALLS TO ROOF.

"SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS."

"PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS."

"HOLD-DOWN CONNECTORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING."

"FOR CONVENTIONAL LIGHT-FRAME CONSTRUCTION THE MINIMUM SIZE ANCHOR BOLT IS $\frac{5}{8}$" WITH 7" EMBEDMENT, 7 BOLT DIAMETER END DISTANCE. 6' SPACING, AND PLATE WASHERS PER TABLE 23-II-L."

"IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS: 1804.4

A) DEPTH OF FOOTING BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

B) EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

C) FOOTINGS SHALL BE REINFORCED WITH MINIMUM FOUR $\frac{1}{2}$ - INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.

D) THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE."

"DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION. (1000 SQ.FT. & 60' MAX. BETWEEN DRAFT STOPS) 91.708.3.1.1.1."

"DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.91.708.3.1.2.2 (3000 SQ. FT. & 60 MAX.)"

"BEARING WALL STUDS CANNOT BE NOTCHED MORE THAN 25 % OF THEIR WIDTH. BORED HOLES CANNOT HAVE A DIAMETER GREATER THAN 40 % OF THE STUD WIDTH."

PLYWOOD DIAPHRAGMS: PRODUCT STANDARD PS 1-95, DOUGLAS FIR-LARCH, STRUCTURAL 1 (OR CDX).

WOOD FRAMING MEMBERS: GRADE AND SPECIES OF ALL LUMBER. ADD NOTE "MUST BE GRADE MARKED."

"SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS." 2320.11.3

"THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUE GREATER THAN 300 PLF. THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS. TABLE 23-II-I-1 FOOTNOTE 3. PROVIDE THE FOLLOWING.

A) 3X FOUNDATION SILL PLATES.

B) 3X STUDS AND BLOCKS BETWEEN ADJACENT PANELS.

C) 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING.

D) STAGGER NAILS IF NAIL SPACING IS LESS THAN 2" O.C.

E) SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS. TABLE 23-II-L

" BOLT - 2.5X2.5X $\frac{1}{4}$ " $\frac{3}{4}$ " BOLT -2.75X2.75X

" BOLT - 3X3X $\frac{5}{16}$ 1" BOLT - 3.5X3.5X $\frac{3}{8}$

"ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX."

LICENSED PROFESSIONAL ENGINEER
MARTIN H SANDOVAL
C 56905
EXP. 06/30/25
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY
8/2/22	C.L.
11/07/23	C.L.

Plans drawn by:

G P. FOX DRAFTING INC.

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8050 E. FLORENCE AVE, SUITE.27
DOWNEY, CA 90240
(562) 928-5467
email: gpfoxdesign@verizon.net

GENERAL NOTES

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3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

FRAMING PLANS

Project for:

PHYLLIS CHENG

Project:
Address:

4316 DOZIER ST
LOS ANGELES, CA 90022

Checked	G.P.
Job no.	
Drawn	J.P.M.
Date	06/01/2022

SHEET: **5**

OF SHEETS

ROOFING:
CLASS "A" COMPOSITION SHINGLES OVER 2-LAYER #15 FELT, USE GALV. ROOFING NAILS. (FIRE RETARDANT)

BY: MALARKEY ROOFING
ESR-3150

COOL ROOF:

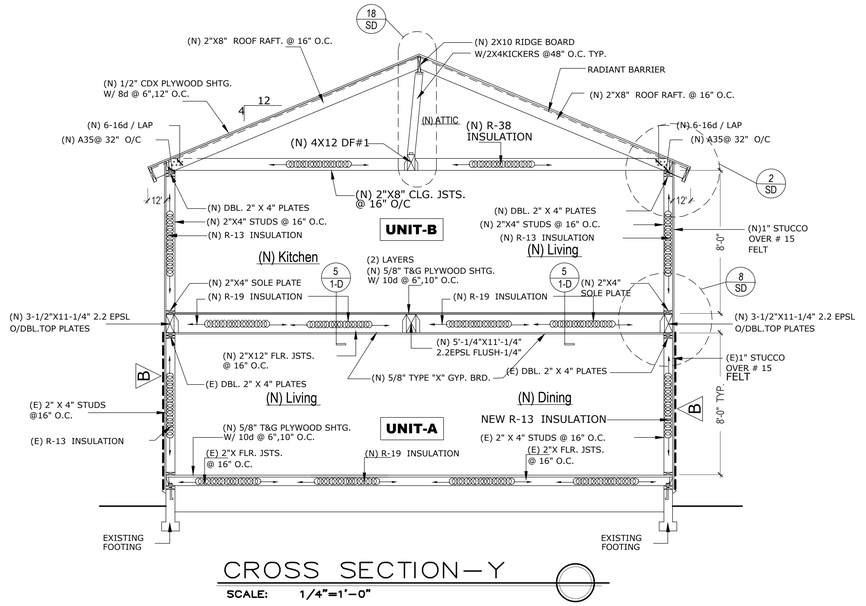
* ASPHALT SHINGLES
* WITH 3-YEAR SOLAR REFLECTANCE 0.30
* THERMAL EMITTANCE OF 0.90
* COLOR:DOVE WHITE
* MANUFACTURER BRAND :MALARKEY ROOFING
* CRRC PROD. ID :0850-0014

"2-LAYERS OF GRADE "D" PAPER SHALL BE APPLIED OVER ALL WOOD BASE SHEATING."

RADIANT ROOF BARRIER NOTE:

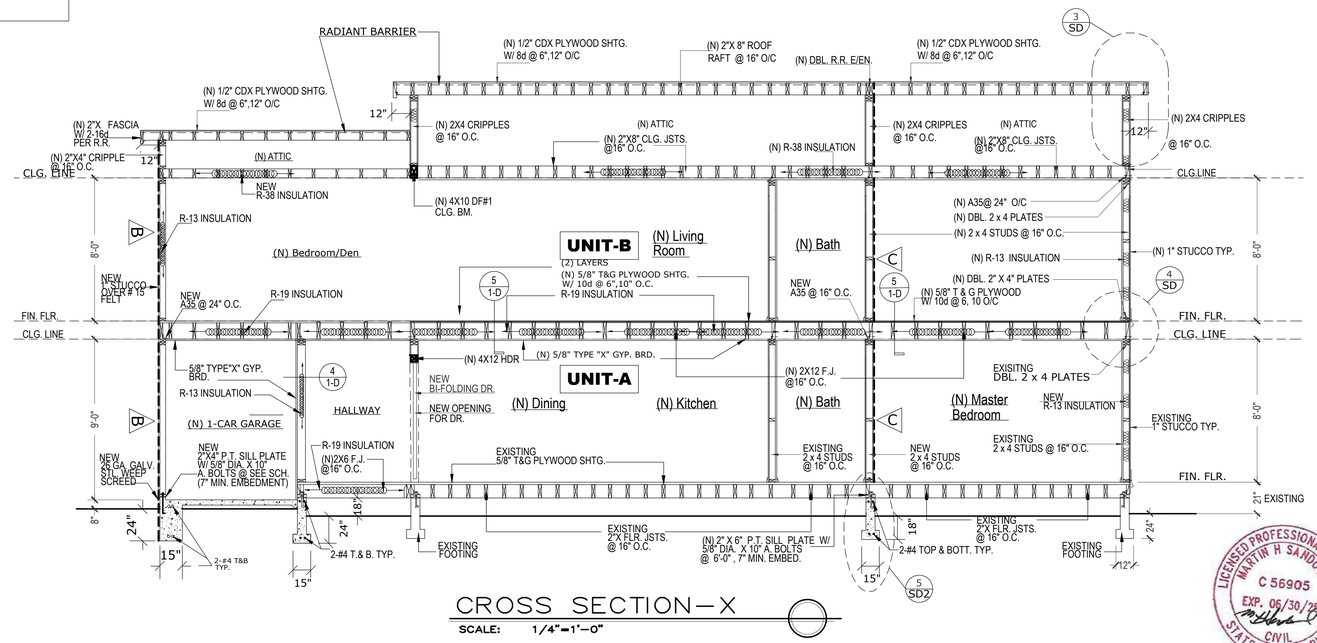
i) INDICATE ON THE PLANS THE INSTALLATION OF A RADIANT ROOF BARRIER WITH AN EMITTANCE OF 0.05 OR LESS AS MODELED IN THE CALCULATIONS. PROVIDE A SECTION DRAWING INDICATING THE PROPER INSTALLATION OF THE RADIANT ROOF BARRIER.

ii) INDICATE ON THE PLANS THE INSTALLATION OF A COOL ROOF THAT HAS BEEN CERTIFIED BY THE CRRC AND MEETS THE APPLICABLE VALUES FOR BOTH THERMAL EMITTANCE AND AGED SOLAR REFLECTANCE:



CROSS SECTION—Y

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



CROSS SECTION—X

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

REVISIONS	BY

Plans drawn by:

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Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:
SECTIONS

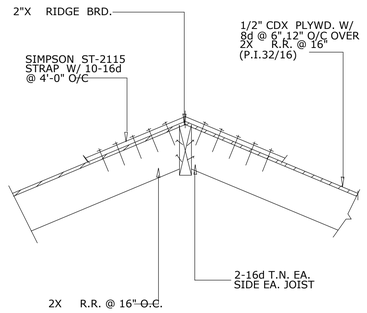
Project for:
PHYLLIS CHENG

Project Address:
**4316 DOZIER ST
LOS ANGELES, CA 90022**

Checked	G.P.
Job no.	
Drawn	C.L.
Date	11/07/23

SHEET: **5-B**

OF SHEETS



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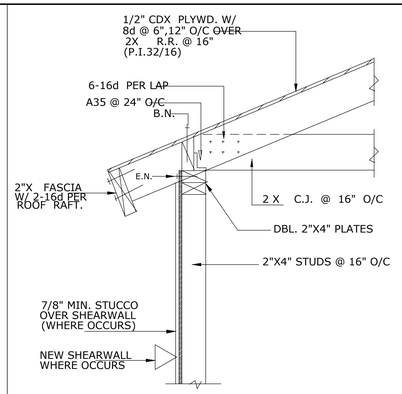

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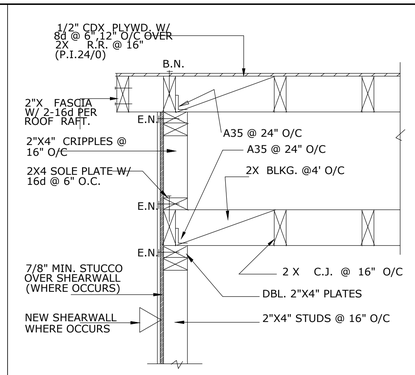

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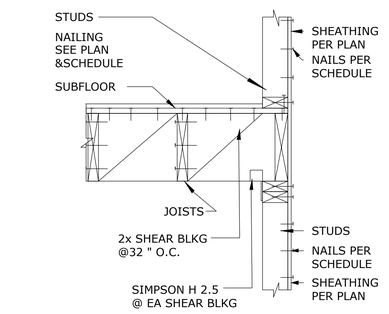
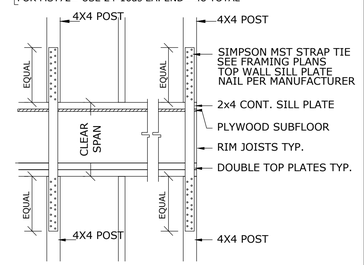


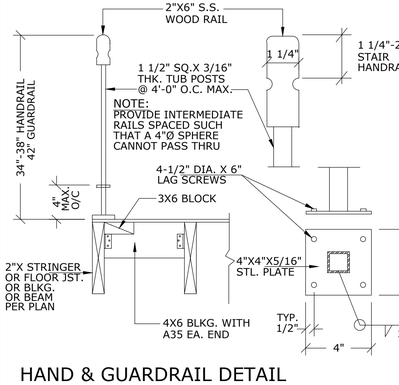
SHEAR TRANSFER FLOOR 4

RR 25713

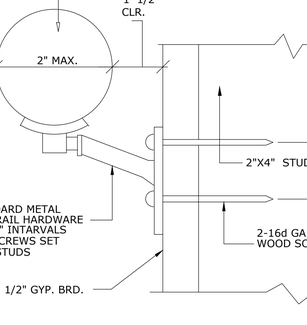
NAILS:
FOR MST37= USE 11-16ds EA. END= 22 TOTAL
FOR MST48= USE 17-16ds EA. END= 34 TOTAL
FOR MST60= USE 24-16ds EA. END= 48 TOTAL
FOR MST72= USE 24-16ds EA. END= 48 TOTAL



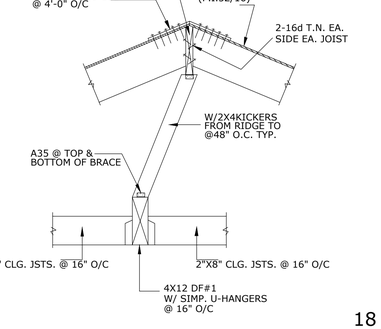
FLOOR TO FLOOR MST CONNECTION 5



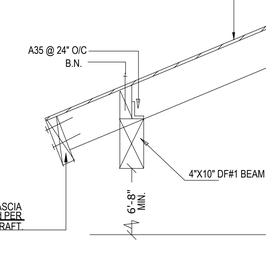
NEW WALL DETAIL
N.T.S. (NON-BEARING) 6



MST DETAIL 7



SHEAR TRANSFER FLOOR 8



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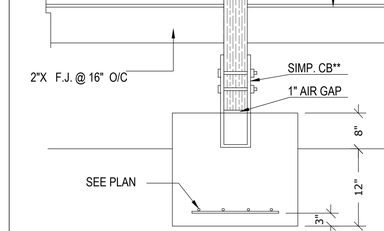
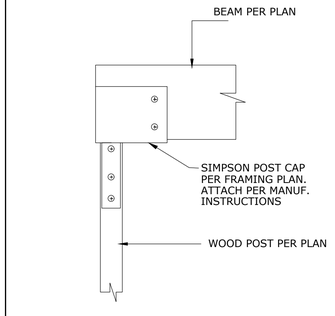
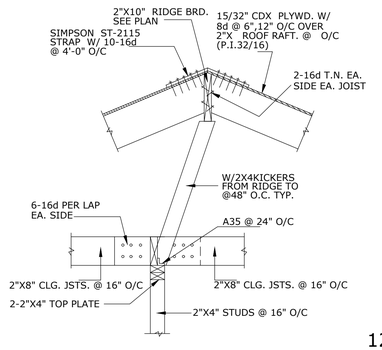


PARALLEL

SHEAR TRANSFER FLOOR 10



SIMPSON POST CAP 11



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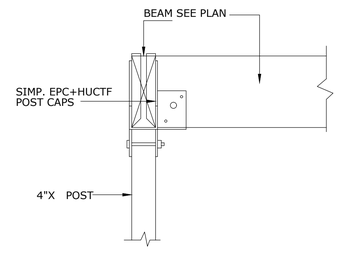
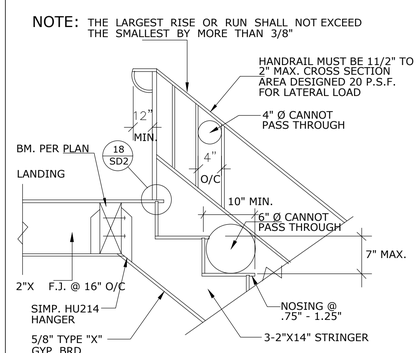
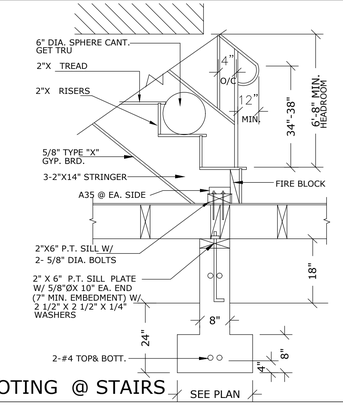


BEAM & POST DETAIL 13



WOOD STAIRS DETAIL 14



FOOTING @ STAIRS 15

HAND & GUARDRAIL DETAIL 16

17

18

19

20

REVISIONS	BY

Plans drawn by:

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Sheet Title:

DETAILS

Project for:

PHYLLIS CHENG

Project:
Address:

4316 DOZIER ST
LOS ANGELES, CA 90022

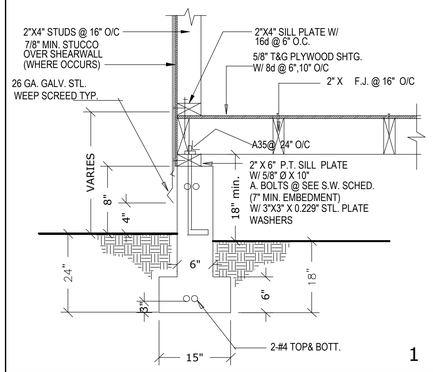
Checked	GP
Job no.	
Drawn	C.L./J.P.M
Date	06/01/2022

SHEET:

SD

OF SHEETS

LICENSED PROFESSIONAL ENGINEER MARTIN H SANDOVAL C 56905 EXP. 06/30/23 CIVIL STATE OF CALIFORNIA



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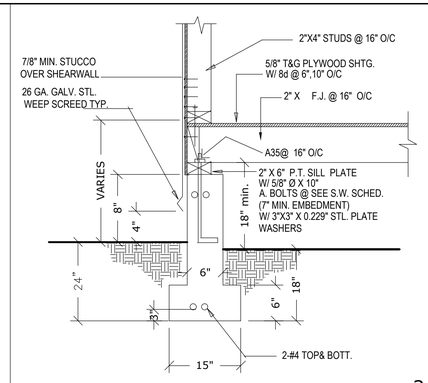

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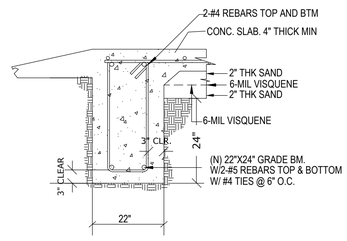
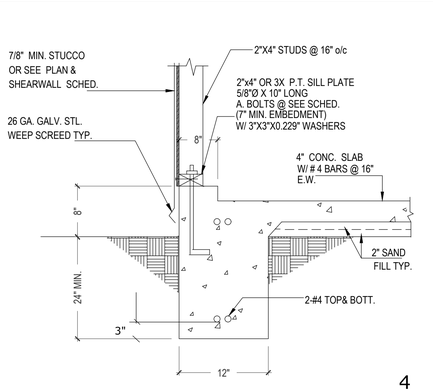


GRADE BEAM DETAIL 3



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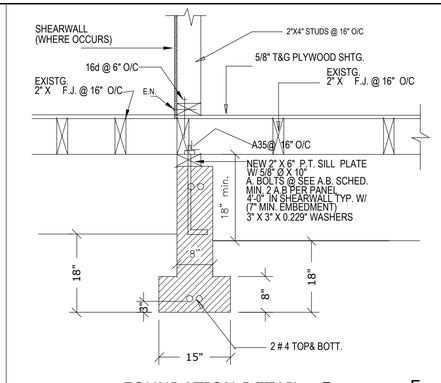
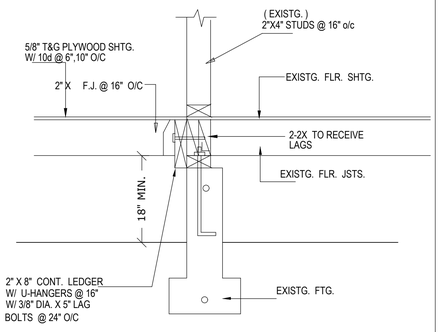
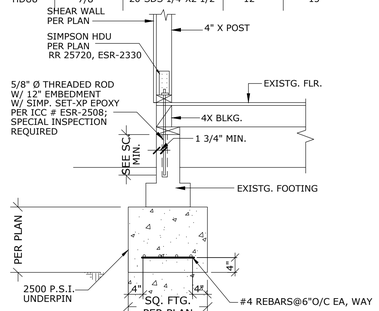


FOUNDATION DETAIL - 5 5



6

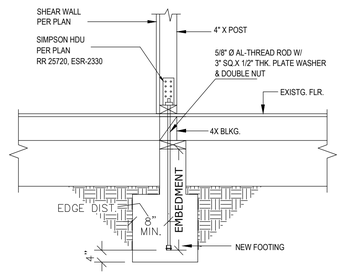
HOLDOWN	ANCHOR DIA.	FASTNERS	EDGE DIST.	EMBEDMENT
HDU2	5/8"	6-SDS 1/4"X2 1/2"	8"	12"
HDU4	5/8"	10-SDS 1/4"X2 1/2"	8"	12"
HDU5	5/8"	14-SDS 1/4"X2 1/2"	8"	12"
HDU8	7/8"	20-SDS 1/4"X2 1/2"	12"	15"



FOUNDATION UNDERPIN DETAIL - 1 7

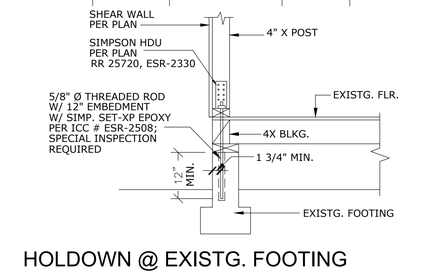
RR 25720

HOLDOWN	ANCHOR DIA.	FASTNERS	EDGE DIST.	EMBEDMENT
HDU2	5/8"	6-SDS 1/4"X2 1/2"	8"	20 5/8"
HDU4	5/8"	10-SDS 1/4"X2 1/2"	8"	20 5/8"
HDU5	5/8"	14-SDS 1/4"X2 1/2"	8"	20 5/8"
HDU8	7/8"	20-SDS 1/4"X2 1/2"	12"	15"
HDU11	1"	30-SDS 1/4"X2 1/2"	12"	24"
HDU14	1"	36-SDS 1/4"X2 1/2"	12"	24"



HOLDOWN @ FOOTING 8

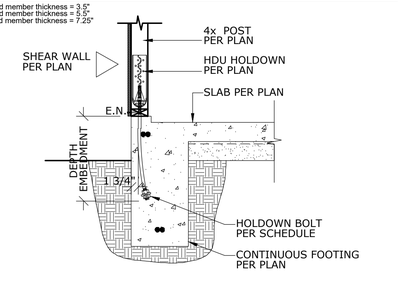
HOLDOWN	ANCHOR DIA.	FASTNERS	EDGE DIST.	EMBEDMENT
HDU2	5/8"	6-SDS 1/4"X2 1/2"	8"	12"
HDU4	5/8"	10-SDS 1/4"X2 1/2"	8"	12"
HDU5	5/8"	14-SDS 1/4"X2 1/2"	8"	12"
HDU8	7/8"	20-SDS 1/4"X2 1/2"	12"	15"



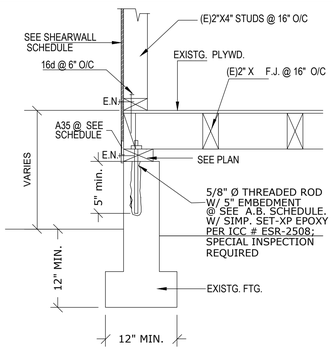
HOLDOWN @ EXISTG. FOOTING 9

MODEL NO.	SIMPSON SDS WOOD SCREWS SCREW SIZE	SDS SCREWS QTY	HOLDOWN ANCHOR SSTB ANCHORS SSTB MODEL NO.	MIN. EMBED	CAPACITY W/ .75 REDUCTION
HDU2-SDS3"	1/4"X2.5"	6-1/4"X2.5"SDS	SSTB20	16-5/8"	2,306 LBS.
HDU4-SDS3"	1/4"X2.5"	10-1/4"X2.5"SDS	SSTB24	20-5/8"	3,424 LBS.
HDU5-SDS3"	1/4"X2.5"	14-1/4"X2.5"SDS	SSTB24	20-5/8"	4,234 LBS.
HDU8-SDS3"	1/4"X2.5"	20-1/4"X2.5"SDS	SSTB34	28-7/8"	5,228 LBS.
HHDQ11-SDS3"	1/4"X2.5"	24-1/4"X2.5"SDS	SB 1x30	24"	8,858 LBS.

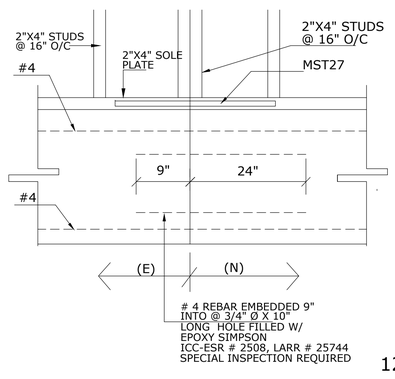
a. wood member thickness = 3.5"
b. wood member thickness = 5.5"
c. wood member thickness = 7.25"



HOLDOWN @ NEW FOOTING 10



NEW A. BOLTS INTO (E) FTG.DETAIL 11



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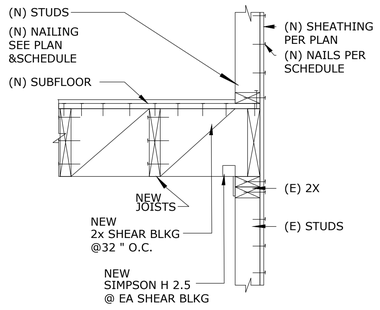
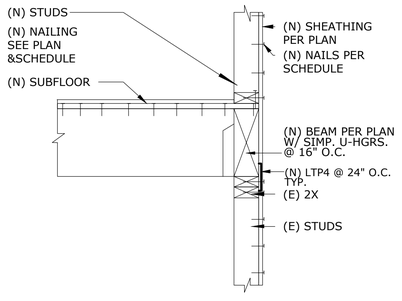
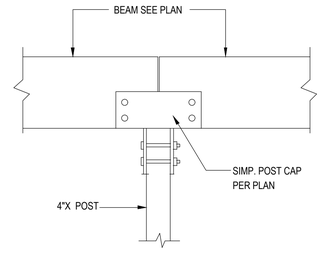


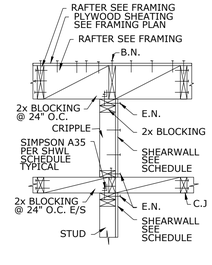
SHEAR TRANSFER FLOOR 13



SHEAR TRANSFER FLOOR 14



BEAM & POST DETAIL 15



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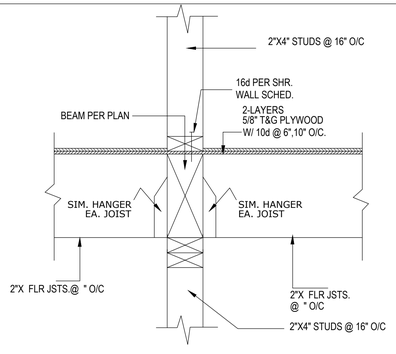
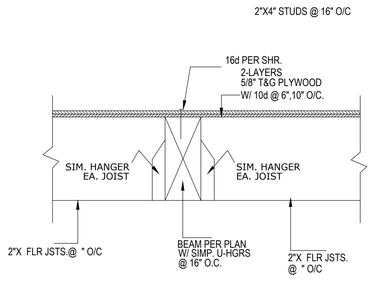
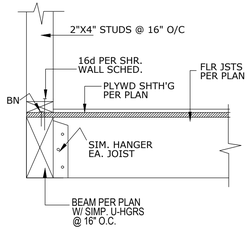


FLOOR JOISTS DETAIL 17



FLR. JSTS. - BM. DETAIL 18



FLR. JSTS. / BEAM DETAIL 19

20

REVISIONS	BY
11/07/23	C.L.

Plans drawn by:

G P. FOX DRAFTING INC.

GUILLERMO PALAFOX
RESIDENTIAL DRAFTING
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email: gpfoxdesign@verizon.net

GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING COSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE DRAFTSMAN IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON THE DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

DETAILS

Project for:

PHYLLIS CHENG

Project:
Address:

4316 DOZIER ST LOS ANGELES, CA 90022

LICENSED PROFESSIONAL ENGINEER MARTIN H SANDOVAL C 56905 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

Checked	GP
Job no.	
Drawn	C.L./J.P.M
Date	06/01/2022

SHEET:

SD2

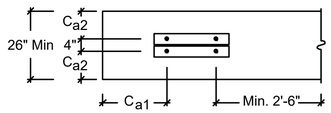
OF SHEETS

BACK TO BACK REINFORCED ANCHORAGE (BB–RA)

Model	Panel Width (in)	Anchorage[1]	Rod Dia (in)	Rod Grade[2,3]	BB-RA le[4] (in)	BB-RA C_{a1}[5] (in)	BB-RA C_{a2}[6] (in)	Stirrups[9] (in)	Shear[7] Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	13	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA		STD	18			11 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-15x	15	1-1/8-STD-BB-RA		STD	20	20-5/8		12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-18x	18	1-1/8-STD-BB-RA		STD	23			15 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-21x	21	1-1/8-STD-BB-RA		STD	26			16 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-24x	24	1-1/8-STD-BB-RA		STD				18 - # 4	
		1-1/8-HS-BB-RA		HS					

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - BB - RA
- REINFORCED ANCHORAGE
- "BACK TO BACK" INSTALLATION
- ROD GRADE
- ROD DIAMETER



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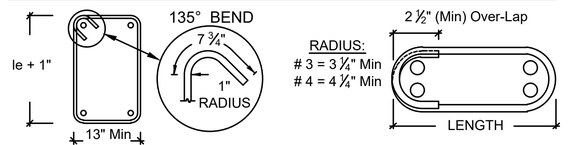
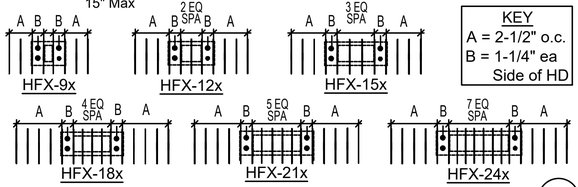
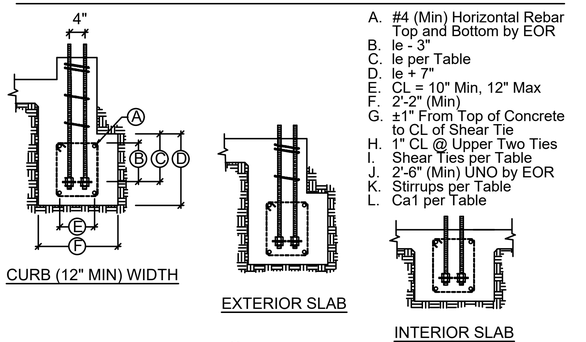




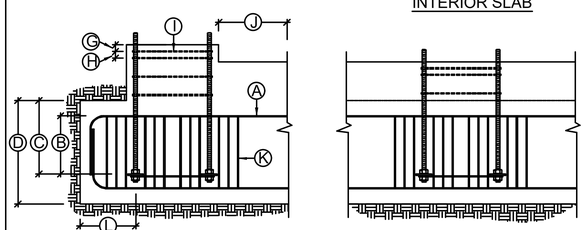
KEY
A = 2-1/2" o.c.
B = 1-1/4" ea Side of HD

BB–RA SHEAR TIES & STIRRUPS

3A



A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
B. le - 3"
C. le per Table
D. le + 7"
E. CL = 10" Min, 12" Max
F. 2'-2" (Min)
G. ±1" From Top of Concrete to CL of Shear Tie
H. 1" CL @ Upper Two Ties
I. Shear Ties per Table
J. 2'-6" (Min) UNO by EOR
K. Stirrups per Table
L. Ca1 per Table



BB–RA SECTIONS & ELEVATIONS

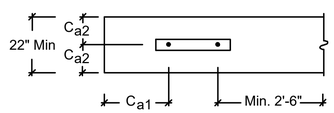
3B

REINFORCED ANCHORAGE (RA)

Model	Panel Width (in)	Anchorage[1]	Rod Dia (in)	Rod Grade[2,3]	RA le[4] (in)	RA C_{a1}[5] (in)	RA C_{a2}[6] (in)	Stirrups[9] (in)	Shear[7] Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA		STD				9 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-RA		HS					
HFX-15x	15	1-1/8-STD-RA		STD		20-5/8		10 - # 4	
		1-1/8-HS-RA		HS					
HFX-18x	18	1-1/8-STD-RA		STD					
		1-1/8-HS-RA		HS					
HFX-21x	21	1-1/8-STD-RA		STD				11 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-RA		HS					
HFX-24x	24	1-1/8-STD-RA		STD				12 - # 4	
		1-1/8-HS-RA		HS					

REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - RA
- REINFORCED ANCHORAGE
- ROD GRADE
- ROD DIAMETER



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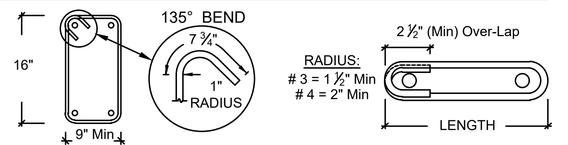
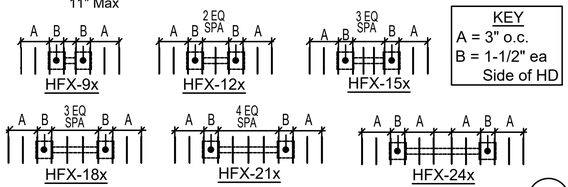
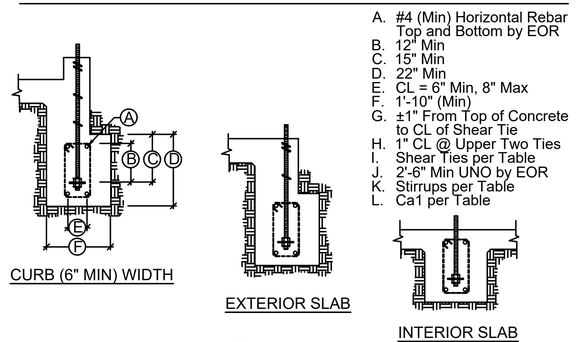




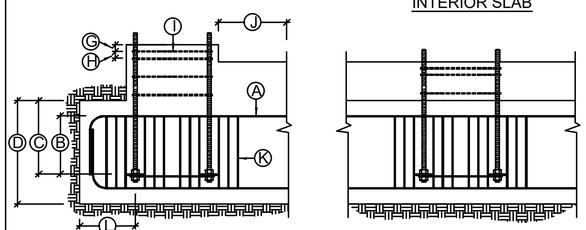
KEY
A = 3" o.c.
B = 1-1/2" ea Side of HD

RA SHEAR TIES & STIRRUPS

2A



A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
B. 12" Min
C. 15" Min
D. 22" Min
E. CL = 6" Min, 8" Max
F. 1'-10" (Min)
G. ±1" From Top of Concrete to CL of Shear Tie
H. 1" CL @ Upper Two Ties
I. Shear Ties per Table
J. 2'-6" Min UNO by EOR
K. Stirrups per Table
L. Ca1 per Table



RA SECTIONS & ELEVATIONS

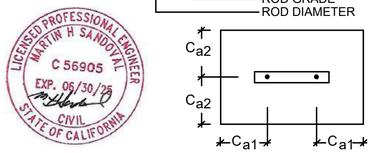
2B

UNREINFORCED ANCHORAGE (UA)

Model	Panel Height	Anchorage[1]	Rod Dia (in)	Rod Grade[2,3]	UA le[4] (in)	UA C_{a1}[5] & C_{a2}[6] (in)	Shear[7,8] Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1 - # 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30	
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
		1-1/8-HS-23-34			23	34	2 - # 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - 14 - 20
- END & EDGE DISTANCE (C_{a1} & C_{a2})
- EMBEDMENT DEPTH (le)
- ROD GRADE
- ROD DIAMETER



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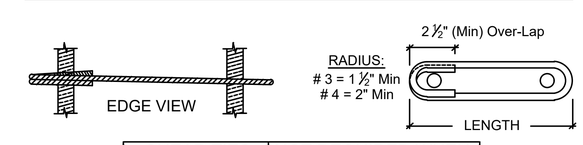
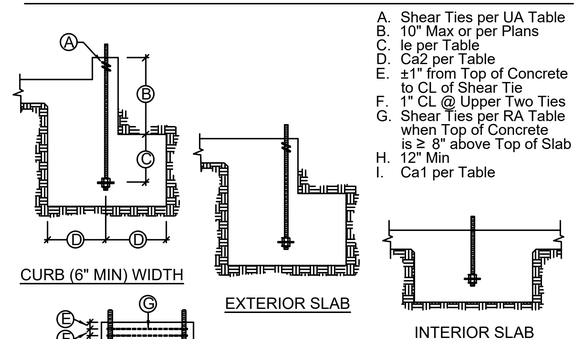


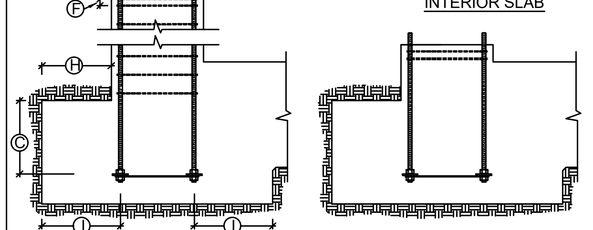
SHEAR TIES	NOT REQUIRED WHEN		
Model	Length	End Distance ≥	Edge Distance ≥
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

UA SHEAR TIES

1A



A. Shear Ties per UA Table
B. 10" Max or per Plans
C. le per Table
D. Ca2 per Table
E. ±1" from Top of Concrete to CL of Shear Tie
F. 1" CL @ Upper Two Ties
G. Shear Ties per RA Table when Top of Concrete is ≥ 8" above Top of Slab
H. 12" Min
I. Ca1 per Table

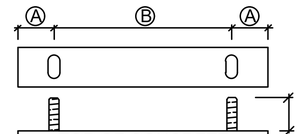


UA SECTIONS & ELEVATIONS

1B

TABLE NOTES

1. Designs are to resist loading per ACI 318-14, Section 17.2.3.4.3.
2. STD indicates Anchors complying with ASTM F1554 Grade 36 with a Hardy Frame Bolt Brace (HFXBB) installed with double nuts on the embed end.
3. HS indicates Anchors complying with ASTM A193 Grade B7 with a 1/2"x3"x3"(Min) Plate Washer installed with double nuts on the embed end (HFXBB not required).
4. le = length of embedment from the top of footing or grade beam to the top of the HFXBB Bolt Brace (top of the embedded Plate Washer @ HS anchors)
5. Ca1 = distance from HD Centerline to the end of the footing or grade beam.
6. Ca2 = distance from HD Centerline to both the front and the back face of the footing or grade beam.
7. Shear Ties are Grade 60 (Min) rebar and required for near edge distance conditions per ACI-318-14, f'c = 2,500 psi. Curbs and stem walls must be 6 inch (min) width for UA and RA, 12 inch (min) width for BB-RA.
8. For UA applications, additional ties may be required at stem walls. Shear Ties are not required for installation away from edge (see detail 1A), installation on wood framing, or for IRC Braced Wall Panel applications.
9. Stirrups are Grade 60 (Min) rebar. See table for size and spacing. See "Stirrup Layout" diagrams and "Key" for layout patterns.
10. Concrete Edge Distances must comply with ACI 318-14, Section 17.7.1



Model	Width	Ⓐ	Ⓑ
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

HFX ANCHOR CENTERLINES

A

IMPORTANT!

1. ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
3. FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: ½" x 3" x 3" PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
4. HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS. (HF B7)

IMPORTANT NOTES

B

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

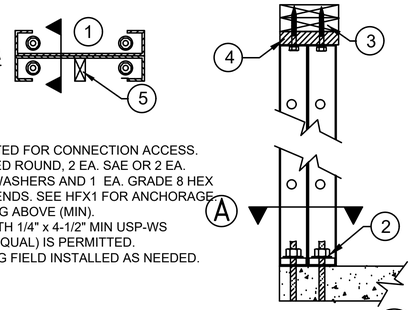
HARDY FRAME®
SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 203, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

HFX SERIES

DATE: 1-1-2020

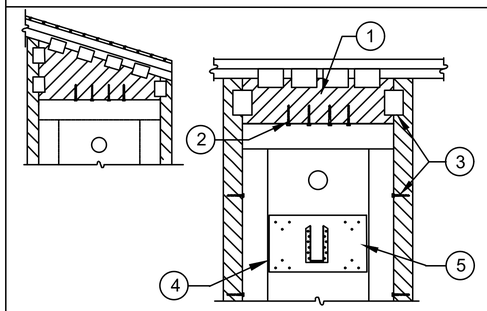
HFX1

SECTION A



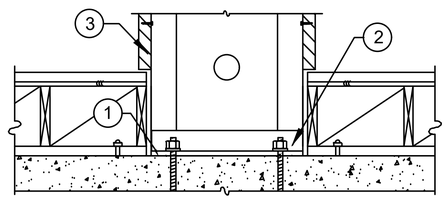
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WOOD BACKING FIELD INSTALLED AS NEEDED.

BACK TO BACK INSTALLATION (11)



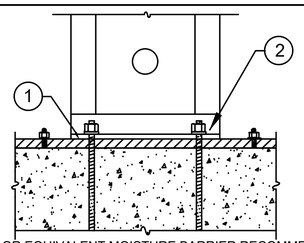
1. 4x WOOD FILLER WITH USP MP4-F CONNECTORS (OR EQUAL) BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.
4. OPTIONAL LEDGER PRE-DRILL 3/16" DIA. HOLES, EVENLY SPACED IN FACE OF PANEL AND INSTALL 1/4" DIA. WOOD SCREWS INTO 2x (MIN.) WOOD LEDGER LOCATED IN PANEL CAVITY.
5. CONNECTOR AND ATTACHMENT BY BUILDING DESIGN PROFESSIONAL.

TOP CONNECTION W/ 4x FILLER (10)



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. ADACCENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT (9)



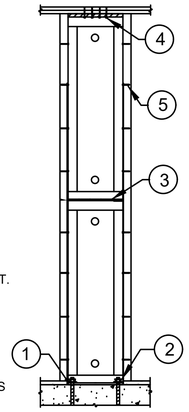
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON 2x PLATE (8)

NOTES:

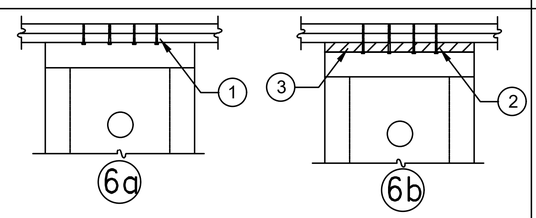
A) OUT OF PLANE FORCES TO BE RESISTED BY OTHER FRAMING MEMBERS PER THE BUILDING DESIGN PROFESSIONAL.

B) BALLOON WALL APPLICATIONS REQUIRE HIGH STRENGTH ANCHORAGE. SEE FOUNDATION PLAN AND ANCHORAGE TABLES ON SHEET HFX-1



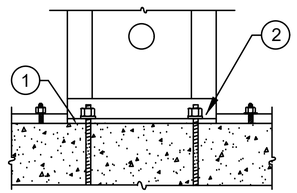
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. WELDED CONNECTION BY HARDY FRAMES, INC. (NO FIELD CONNECTION REQUIRED).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WHEN REQUIRED BY THE BUILDING DESIGN PROFESSIONAL ATTACH ADJACENT WOOD MEMBERS TO PANEL WITH 1/4" USP-WS SCREWS (OR EQUAL) THROUGH THE PANEL EDGE INTO THE WOOD MEMBER.

BALLOON WALL INSTALLATION (7)



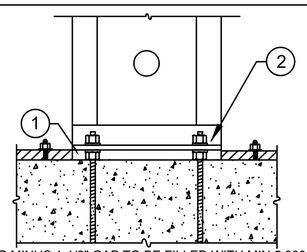
1. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS (6)



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON FOUNDATION (5)

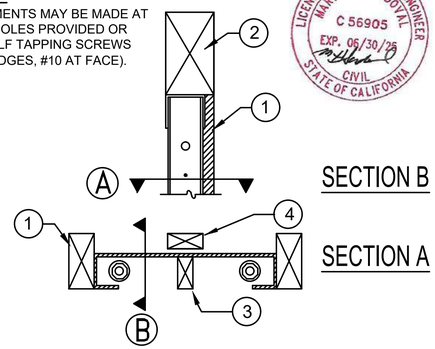


1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH MIN 5,000 PSI STRENGTH NON-SHRINK GROUT.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON NUTS&WASHERS (4)

NOTES:

ATTACHMENTS MAY BE MADE AT SCREW HOLES PROVIDED OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).

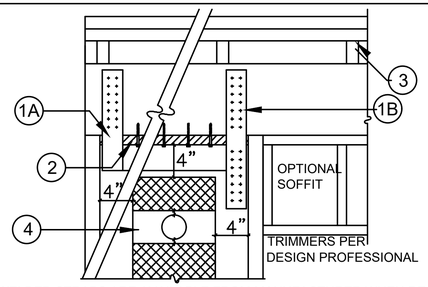


SECTION B

SECTION A

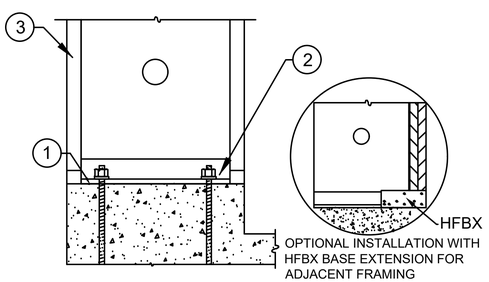
1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY OTHERS.
2. 6x HEADER.
3. WOOD MEMBERS MAY BE INSERTED VERTICALLY OR HORIZONALLY IN CAVITY FOR BACKING AS NEEDED.

6x HEADER ABOVE-SECTION (3)



1A. WELDED STRAPS ARE AVAILABLE FROM MANUFACTURER WHEN REQUIRED BY THE DESIGN PROFESSIONAL.
1B. WHEN STRAPS ARE FIELD INSTALLED THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL. CONNECTION TO PANEL WITH SELF TAPPING SCREWS IS PERMITTED.
2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) USP "WS" SERIES SCREWS OR EQUAL IS PERMITTED.
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE DESIGN PROFESSIONAL.
4A. THERE IS NO "INSIDE" OR "OUTSIDE" FACE OF PANEL. TO PREVENT THE NEED FOR ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.
4B. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MIN. FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST ALSO BE 1" MINIMUM ABOVE AND BELOW THE 3" DIA. HOLE PROVIDED.
4C. FOR HOLES LARGER THAN 1" DIA. OR TO ADD MORE THAN ONE HOLE CONTACT HARDY FRAMES, INC.

TOP CONNECTION TO HEADER (2)



OPTIONAL INSTALLATION WITH HFBX BASE EXTENSION FOR ADJACENT FRAMING

1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB (1)

HFX-SERIES 78 IN. THRU 13 FOOT

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5 12" Width = 6 15" Width = 8	4
HFX-9x79.5	79-1/2				
HFX-12,15,18,21 & 24x8	92-1/4				
HFX-9x8	93-3/4				
HFX-12,15,18,21 & 24x9	104-1/4				
HFX-12,15,18,21 & 24x10	116-1/4			18" Width = 10 21" Width = 12	5
HFX-15,18,21 & 24x11	128-1/4				
HFX-15,18,21 & 24x12	140-1/4			24" Width = 14	6
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THRU 20 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8 18" Width = 10	6
HFX-15,18,21 & 24x15	176-1/4				
HFX-15,18,21 & 24x16	188-1/4				
HFX-15,18,21 & 24x17	200-1/4			21" Width = 12	7
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4			24" Width = 14	8
HFX-15,18,21 & 24x20	236-1/4				

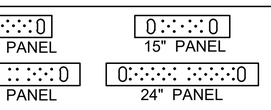
1) Hold down bolts connect to the Panel base with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 Hex Nut on each rod or as specified by the Building Design Professional.
2) 1/4" diameter USP-WS Series screws (or equal). Length is 3" (minimum) when attached directly to the collector and 4-1/2" (minimum) when installing a 2x filler above the Panel.
3) Adjacent framing with 1/4" diameter screws is required at the edges when installing a 4X filler above or when specified by the Design Professional.

(A)

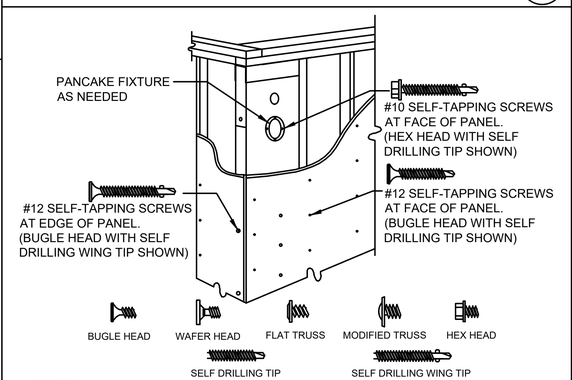
INSTALLATION INSTRUCTIONS

A) When installing directly on concrete, place Panel over bolts and connect with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 or 2H Heavy Hex Nut. Secure with a deep socket (recommended) until "Snug Tight".
B) If bottom connection is not detailed on plans, confirm with Design Professional before installing on Nuts & Washers or on a Mudsill.
C) Use 1/4"x4-1/2" USP-WS Series screws (or equal) at top connections with a 2x filler. If the top of Panel is in direct contact with the collector above (top plates, header, beam, etc.) use1/4 x 3" (minimum)
D) For installations with a 4x filler above 1/4" diameter screws are required at the Panel edges to brace for the out-of-plane hinge or when they are specified by the Design Professional.

(B)



(C)



NOTES:
1) SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
2) ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
3) STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
4) STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAGE.

(D)

LICENSED PROFESSIONAL ENGINEER MARTIN H SANDOVAL C 56905 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

HARDY FRAME®
SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-30030 / www.hardyframe.com

HFX SERIES

DATE: 1-1-2020

HFX2

NOTE:

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLARE ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".

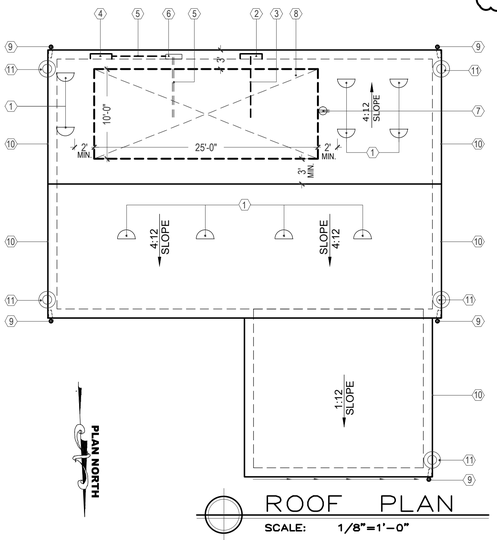
ROOFING:

CLASS "A" COMPOSITION SHINGLES OVER 2-LAYER #15 FELT, USE GALV. ROOFING NAILS. (FIRE RETARDANT)

BY: MALARKEY ROOFING
ESR-3150

MECHANICAL FAN NOTE:

PLEASE PROVIDE THE REQUIRED MECHANICAL WHOLE HOUSE VENTILATION AS REQUIRED PER THE ASHRAE 62.2 STANDARD. ALL SPECIFIC INFORMATION FOR EACH MODEL PLAN TYPE SHALL INCLUDE: 1. FAN TYPE/MODEL & LOCATION. 2. FAN RATED AT LESS ONE SONE. 3. SHALL MOVE THE REQUIRED AMOUNT OF AIR PER EQUATION 4.1 WITHIN THE ASHRAE 62.2 STANDARD. 4. FAN ATTACHMENT TO THE PROPER DIAMETER AND LEGHT DUCT PER EQUATION. 7.1 WITHIN THE ASHRAE 62.2 STANDARD. 5. CONTROLLED BY A STANDARD ON/OFF SWITCH LABELED TO COMMUNICATE THE DESIRED FUNCTION.
EQUATION 4.1: Qfan = 0.01 Afloor + 7.5 (Nbr+1) = 0.01 X1,176 + (2+1) = 14.76



ROOF PLAN
SCALE: 1/8"=1'-0"

Roof plan Key Notes:

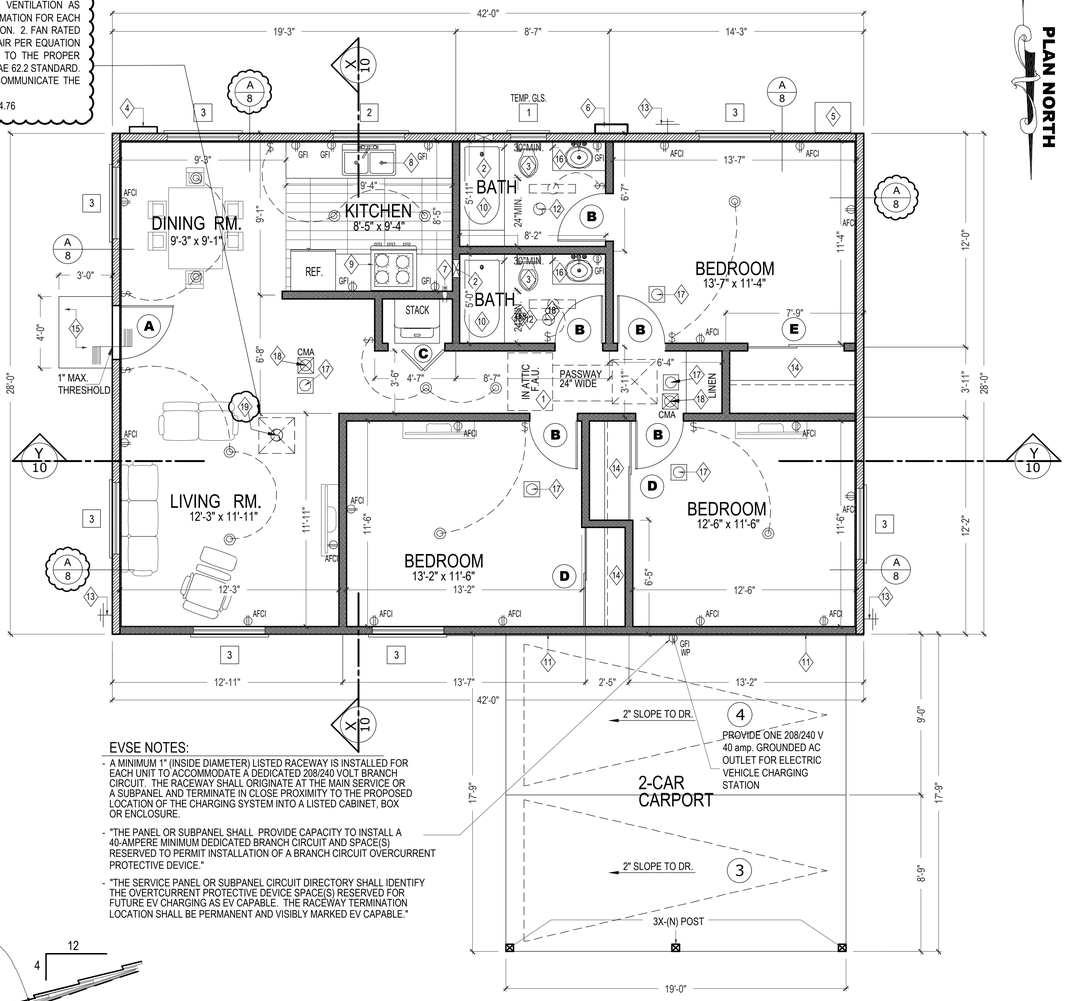
1. DORMER VENTS
2. (1) TANKLESS WATER HEATER LOCATION
3. PLUMBING ROUTE FROM SOLAR PANEL TO W/H
4. (1) 200 AMP ELECTRICAL PANEL LOCATION
5. ELECTRICAL LINE ROUTE FROM INVERTER TO ELEC.
6. LOCATION OF INVERTERS AND METERING EQUIPMENT PLUMBING
7. TERMINATION OF 1" CONDUIT FOR INSTALATION OF ELECTRICAL SOLAR PANELS
8. MIN. 250 S.F. CONTIGUOUS UNOBSTRUCTED AREA ON ROOF FOR INSTALLATION OF ELECTRICAL SOLAR PANELS
9. RAIN WATER DOWNSPOUT
10. EAVES PROJECTION
11. 55 GAL. RAIN BARREL BY: HEY TANK

NOTE:

THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A SOLARE ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".

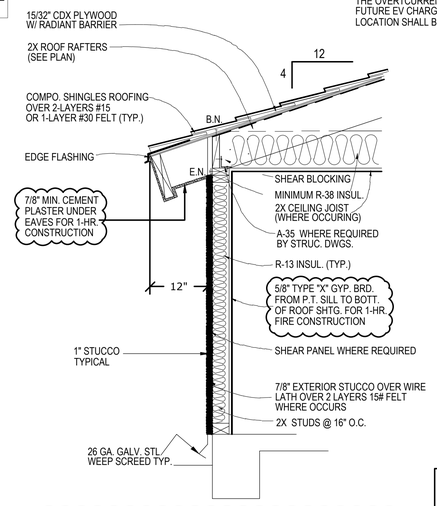
NOTE:

THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, AND EQUIPMENT SOLAR ZONE SHALL BE ORIENTED BETWEEN 110° AND 270° OF THE TRUE NORTH



EVSE NOTES:

- A MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
- "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 OVERTCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE."



TYP. EXTERIOR WALL DETAIL-A
NO SCALE

FLOOR PLAN
SCALE: 1/4"=1'-0"

NEW ADU FLOOR AREA = 1,176 SQ. FT.

COVERED 2 CAR-CARPORT = 337 SQ. FT.

WALL LEGEND

- PROPOSED 2X4 STUDS @16"O/C W/ R-13 INSULATION
- NEW OR (E)WINDOW
- 1-HOUR FIRE RATED PARTITION

HOT WATER PIPING NOTE:
INSULATION OF ALL HOT WATER PIPING 3/4" OR LARGER.

ENERGY REQUIREMENTS:

SHADING DEVICES:
EXTERIOR : BUG SCREEN
INTERIOR: DRAPPERY STANDARD
FRAME METAL
TYPE DOUBLE GLASS
U-FACTOR = 0.28 MAX. TO MATCH T24 ANALYSIS
SHGC = 0.23

INSULATION:
CEILING = R-30
WALL = R-13
SLAB = R-0

WATER HEATER:
GAS INSTANTANEOUS
NATURAL GAS
ENERGY FACTOR: 0.97-UEF
CAP = 15,000 B.T.U. / HR.
BY: TAKAGI
MODEL:T-KJR2U-OS-N

F.A.U.
CENTRAL FURNACE MINIMUM EFF. 80% AFUE
GAS
YORK OR EQUAL MINIMUM EFF. 14.0 SEER
MODEL = 68C07512MUB11
CAP = 60,000 B.T.U. / HR.

ENERGY CONSERVATION

THE PROJECT SHALL BE DESIGNED TO ACHIEVE AT LEAST 15% MORE ENERGY EFFICIENCY THAN THE 2005 CALIFORNIA ENERGY EFFICIENCY STANDARDS, TITLE 24, PART 6 (SECTION 22.52.2130.C.1).

NOTES

IN EVERY BEDROOM AND BASEMENT, PROVIDE ONE OPENABLE ESCAPE WINDOW MEETING ALL OF THE FOLLOWING:

a. A NET CLEAR OPENING AREA OF NOT LESS THAN 5.7-SF
b. A MINIMUM CLEAR HEIGHT OF 24-IN.
c. A MINIMUM CLEAR WIDTH OF 20-IN.
d. THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-IN. MEASURED FROM THE FLOOR.

ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES. ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4-IN. ABOVE THE CONTROLS.

Floor Plan Key Notes:

1. 30"X30" ATTIC/HVAC ACCESS TO BE A TIGHTFITTING, SELF CLOSING & GASKETED DOOR, W/ 30" MIN. HEADROOM.
2. PROVIDE A 12" SQ. (MINIMUM) ACCESS PANEL TO BATHTUB TRAP CONNECTION EXCEPT WHERE CONCEALED FIXTURE CONNECTIONS ARE MADE WITHOUT SLIP JOINTS. DOOR TO BE TIGHTFITTING AND GASKETED.
3. PROVIDE A WATER SAVING LOW FLUSH WATER CLOSET. IN NEW BUILDING PROVIDE WATER CLOSET THAT USE A MAXIMUM OF 1.6 GALLONS PER FLUSH.
4. 200 AMP ELEC. PANEL
5. A/C UNIT SHALL HAVE A MINIMUM OF 14.5 SEER ON A 3 " CONC. PAD
6. TANKLESS WATER HEATER (SEE "ENERGY REQUIREMENTS" BOX BELOW)
7. 4" Ø MIN. DRYER VENT TRU ROOF TO OUTSIDE AIR
8. 32" X 21" S. STL SINK W/ GARB. DISPOSAL ON A SEPARATE CIRCUIT.
9. 30" STOVE WITH 100 CFM (NON-RECIRUCLATING) HOOD OVER 30" MIN. CLEAR ABOVE STOVE VENT TO OUTSIDE AIR
10. FIBERGLASS TUB W/ SHOWER SHATTER PROOF ENCLOSURE 72" HIGH W.P. GREEN BRD. 3-WALLS
11. 5/8" TYPE "X" GYP. BRD. FROM P.T. SILL TO BOTT. OF ROOF SHTG. FOR 1-HR. FIRE CONST.
12. EXHAUST FAN W/ 50 CFM MIN. TO OUTSIDE MUST BE "ENERGY STAR" W/ HUMIDISTAT READILY ACCESSIBLE
13. HOSE BIBB W/ BACKFLOW PREVENTER
14. WARDROBE SHELF AND POLE
15. CONCRETE LANDING
16. 30" HIGH TILE COUNTERTOP WITH LAVATORY.
17. INTERCONNECTED HARD-WIRED "SMOKE ALARM" WITH BATTERY BACK UP IN THE FOLLOWING: (R314)
    -OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
18. FOR BUILDINGS WITH FUEL BURNING APPLIANCES AND/OR ATTACHED GARAGES, PROVIDE AN APPROVED CARBON MONOXIDE ALARM AT
    a. OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
    b. CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACK-UP.
19. SEE "MECHANICAL FAN NOTE."

Floor Plan Notes:

AN APPROVED SMOKE ALARMS 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)

AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWEELING 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 BEDROOMS(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE REGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170, 158) SEPARATE PLUMBING PERMIT IS REQUIRED).

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).

PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.

Window Schedule

ALL WINDOWS TO BE DUAL GLAZED — U. VALUE = .28, SHGC = .23

SYM.	SIZE	TYP
1	2-0" X 2'-0"	VINYL SLID.
2	4'-0" X 3'-0"	VINYL SLID.
3	4'-0" X 4'-0"	VINYL SLID. (OBSC. GLASS)

* AN EMERGENCY EGRESS OPENING WITH MINIMUM 20" CLEAR WIDTH PER UBC 310.4 THE FRAMES MAY INTRUDE AND SLIDERS MAY NOT OPEN ALL THE WAY.

Door Schedule:

SYM.	SIZE	REMARKS
A	3'-0" X 6'-8" X 1 3/8"	SOLID CORE
B	2'-8" X 6'-8" X 1 3/8"	HOLLOW CORE
C	3'-2" X 6'-8"	BI-FOLD WOOD DOORS
D	5'-6" X 6'-8"	SLID WOOD DBL. DOORS
E	5'-5" X 6'-8"	SLID WOOD DBL. DOORS

Electrical Legend

	ELECTRICAL RECEPTACLE
GFI	GROUND FAULT RECEPTACLE
$	SWITCHES
$D	SWITCHES WITH DIMMER
$3	3- WAY SWITCH
	FLUORESCENT FIXTURE HIGH EFFICACY
	LIGHTING FIXTURES
	EXHAUST FAN W/ 50 CFM MIN. INTERMITTENT TO OUTSIDE MUST BE "ENERGY STAR" W/ HUMIDISTAT READILY ACCESSIBLE
	HARDWIRED SMOKE DETECTOR
CMA	CARBON MONOXIDE ALARM DETECTOR
	LIGHTING W/ MOTION SENSOR ON AND PHOTO-CONTROLLED SENSOR OFF.

REVISIONS	BY
11/07/23	C.L.

Plans drawn by:

G P. FOX DRAFTING INC.

GUILLERMO PALAFOX
RESIDENTIAL DRAFTING
8050 E. FLORENCE AVE, SUITE.27
DOWNEY, CA 90240
(562) 928-5467
email: gpfoxdesign@verizon.net

GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING COSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE DRAFTSMAN IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON THE DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:
A.D.U. FLOOR PLAN & ROOF PLAN

Project for:
PHYLLIS CHENG

Project:
Address:
4316 DOZIER ST LOS ANGELES, CA 90022

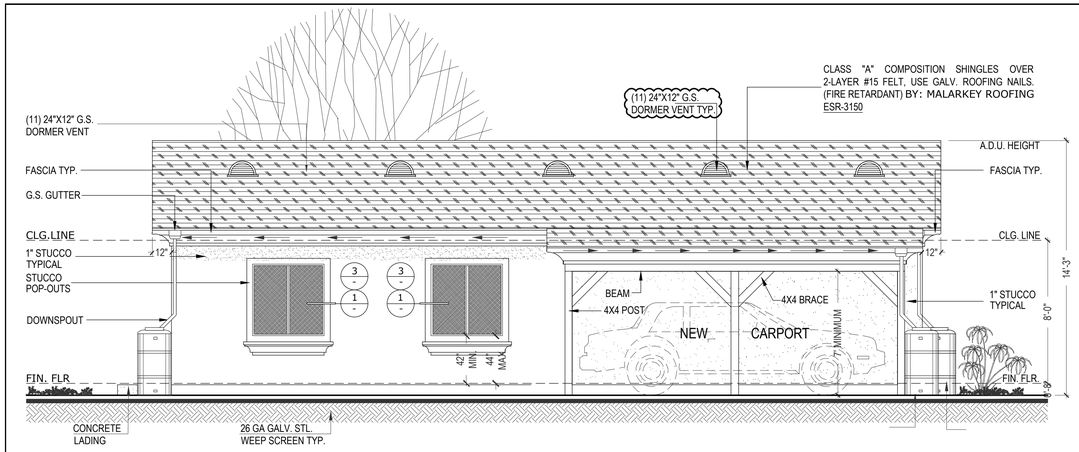
Checked G.P.

Job no.

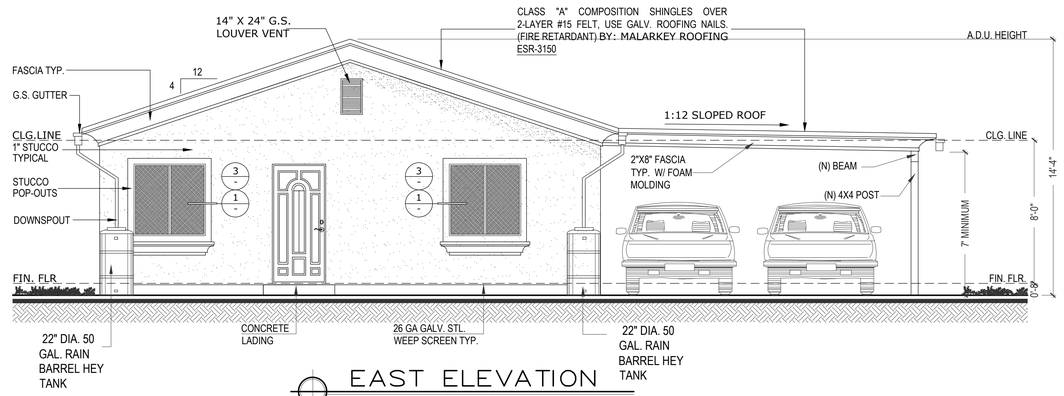
Drawn C.L./J.P.M

Date 06/01/2022

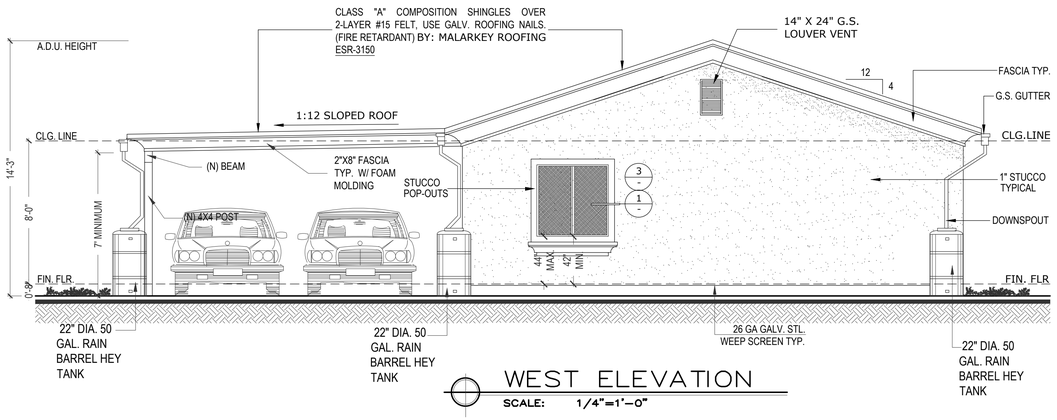
SHEET: **8** OF SHEETS



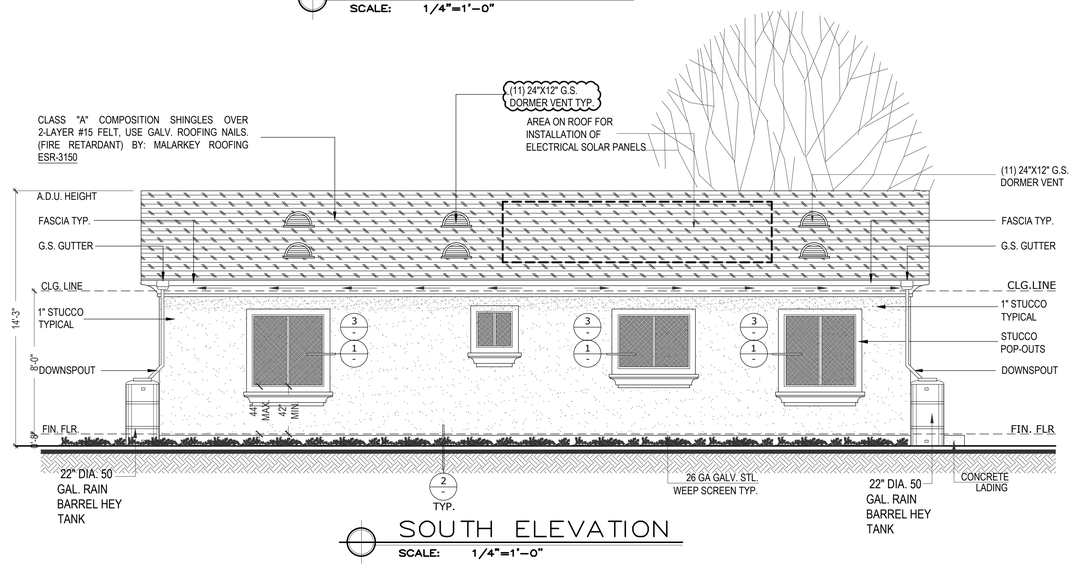
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

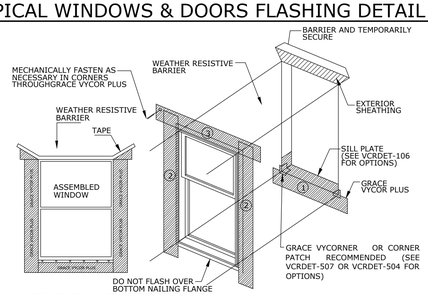


WEST ELEVATION
SCALE: 1/4"=1'-0"



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

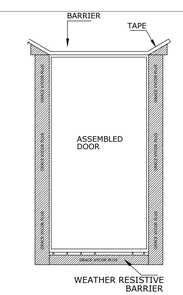
TYPICAL WINDOWS & DOORS FLASHING DETAIL - 1



WINDOWS DETAIL

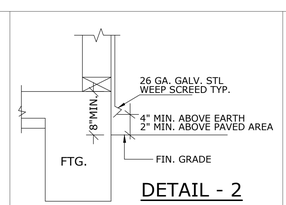
NOTES:
A. VCRDET GRACE CONSTRUCTION CDM FOR THE MOST CURRENT DETAILS, INSTALLATION VIDEO AND PRODUCT DATA SHEETS.
B. RIPCORDS CAN BE REMOVED FROM GRACE VYCOR PLUS FOR EASE OF INSTALLATION.
C. REMOVE WEATHER RESISTIVE BARRIER FROM TOP OF WINDOW SILL PLATE.
D. INSTALL GRACE VYCOR PLUS IN ORDER AS SHOWN BY NUMBERS.
E. INSTALL GRACE VYCOR PLUS AND WEATHER RESISTIVE BARRIER TO FORM WATER-SHEDDING LAPS.
F. DETAIL ALSO RELIVANT FOR GRACE VYCOR V40 AND VYCOR BUTYL.

HEAD FLASHING TIE-IN INSTRUCTIONS:
1. CUT, FOLD UP AND TEMPORARY SECURE WEATHER RESISTIVE BARRIER ABOVE HEADER TO ALLOW FOR FLASHING INSTALLATION.
2. INSTALL GRAVE VYCOR PLUS HEAD FLASHING UNDER WEATHER RESISTIVE BARRIER ALONG HEADER.
3. FOLD WEATHER RESISTIVE BARRIER BACK OVER HEAD FLASHING AND SEAL WITH TAPE AS SHOWN ABOVE.

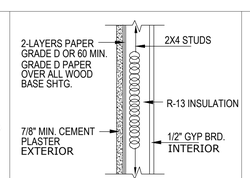


DOORS DETAIL

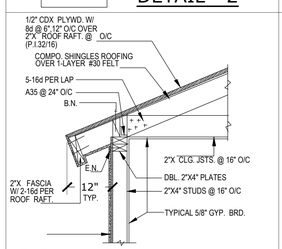
NOTES:
- FOR ROOF SLOPES FROM 2:12 UP TO 4:12 FOR ASPHALT SHINGLES UNDERLAYMENT SHALL BE 2 LAYERS OF 15# FELT LAID WITH 19" OVERLAP-PER CBC SECT. 1507.2.
- USE 2 LAYERS OF GRADE D PAPER BARRIER FOR STUCCO APPLIED OVER WOOD-BASED SHEATHING-CBC SECT. 2510.6.
- PROVIDE 2-LAYER #15 FELT FLASHING AROUND WINDOWS AND DOORS TYP.



DETAIL - 2

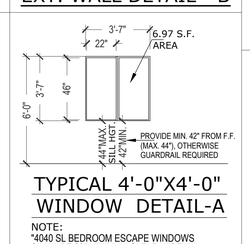


EXT. WALL DETAIL - B



TYPICAL WALL/ROOF CONSTRUCTION
NO SCALE

DETAIL - 3



TYPICAL 4'-0"X4'-0" WINDOW DETAIL-A

NOTE:
"4040 SL BEDROOM ESCAPE WINDOWS SHALL BE 20" MINIMUM CLEAR WIDTH".

NOTE:
PROVIDE 44" MAX. SILL HGT. ABOVE FINISH FLOOR FOR EMERGENCY EXIT ON ALL BEDROOM WINDOWS.

ROOFING:
CLASS "A" COMPOSITION SHINGLES OVER 2-LAYER #15 FELT, USE GALV. ROOFING NAILS. (FIRE RETARDANT) BY: MALARKEY ROOFING ESR-3150

ALL DOORS, WINDOWS,TRIMS, AND ARCHITECTURAL FEATURES ON ALL UNITS SHALL MATCH IN STYLE, MATERIAL AND COLOR

COOL ROOF:
- ASPHALT SHINGLES
- WITH 3-YEAR SOLAR REFLECTANCE 0.30
- THERMAL EMITTANCE OF 0.90
- COLOR: GREY
- MANUFACTURER BRAND : MALARKEY ROOFING
- CRRC PROD. ID :0890-0004

NOTE: "ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY " 1504 MINIMUM CLASS "C" REQUIRED BY STATE LAW.

ATTIC VENTILATION:
LIVING ATTIC AREA = 1,320 S.F.
1,320 / 150 = 8.80 S.F. REQUIRED
(11) DOMER VENTS= 7.48 S.F.
(2) 14"X24" LOUVER VENTS = 1.64 S.F.
TOTAL = 9.12 S.F. PROVIDED

OPENINGS SHALL HAVE CORRISION-RESISTANT WIRE MESH OR OTHER APPROVED MATERIAL WITH 1/16-IN. MINIMUM AND 1/4-IN MAXIMUM OPENING.
DOMER VENTS BY:
"C & J METAL PRODUCTS INC."
DVM24 = 99 SQ. IN. EA. = 0.68 SQ. FT. EA.
LOUVER VENTS BY:
"C & J METAL PRODUCTS INC."
LV1424 = 119 SQ. IN. EA. = 0.82 SQ. FT. EA.

NOTE:
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) ANTI-GRAFFITI FINISH LARR# 25142 T

NOTES:
"INSPECTION OF NAILING REQUIRED FOR DRYWALL AND ALL LATH WHEN IN PLACE. CORNER BEADS ARE TO BE NAILED. DRYWALL BOARD SPACING SHALL BE 3/8 INCH MAXIMUM."TWO LAYERS OF GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD WOOD BASE SHEATHING.

NOTES:
PORCHES MUST HAVE A MINIMUM CLEAR HEIGHT OF 7'-0" FOR REQUIRED LIGHT AND VENTILATION. LATH, PLASTER AND DRYWALL TO CONFORM TO THE REQUIREMENTS OF CBC CHAPTER 25.

NOTE:
PROVIDE TWO LAYERS OF GRADE "D" PAPER AS THE WEATHER-RESISTIVE BARRIER FOR PORTLAND CEMENT PLASTER (STUCCO) WHEN APPLIED OVER WOOD SHEATING (SUCH AS PLYWOOD).

REVISIONS	BY
11/07/23	C.L.

Plans drawn by:
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3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

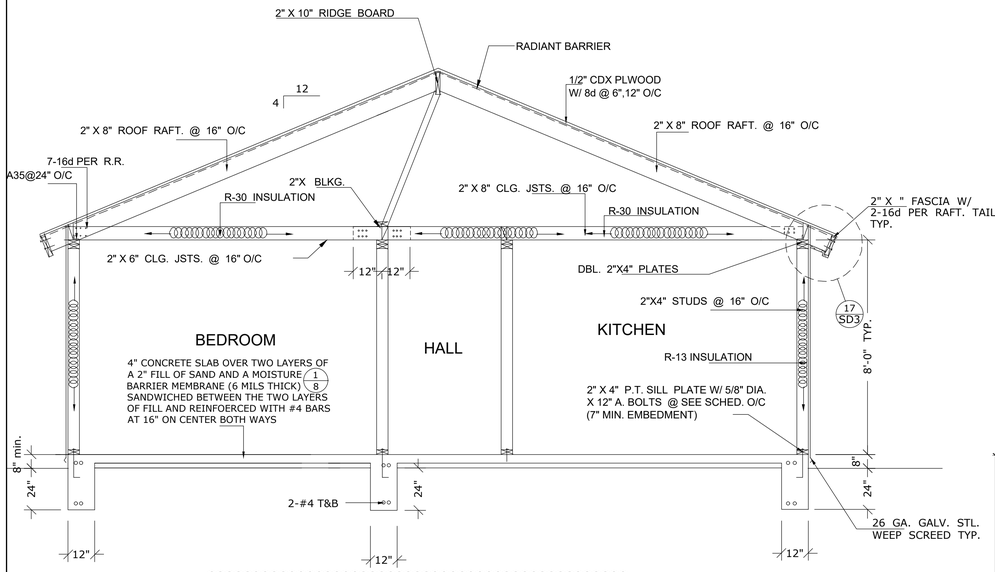
Sheet Title:
ELEVATIONS 1-STORY ADU

Project for:
PHYLLIS CHENG

Project:
Address:
4316 DOZIER ST LOS ANGELES, CA 90022

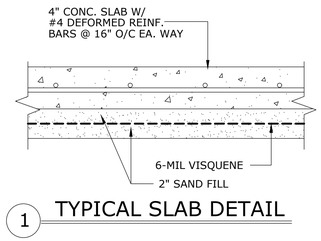
Checked	GP
Job no.	
Drawn	C.L./J.P.M
Date	06/01/2022

SHEET: **9**
OF SHEETS

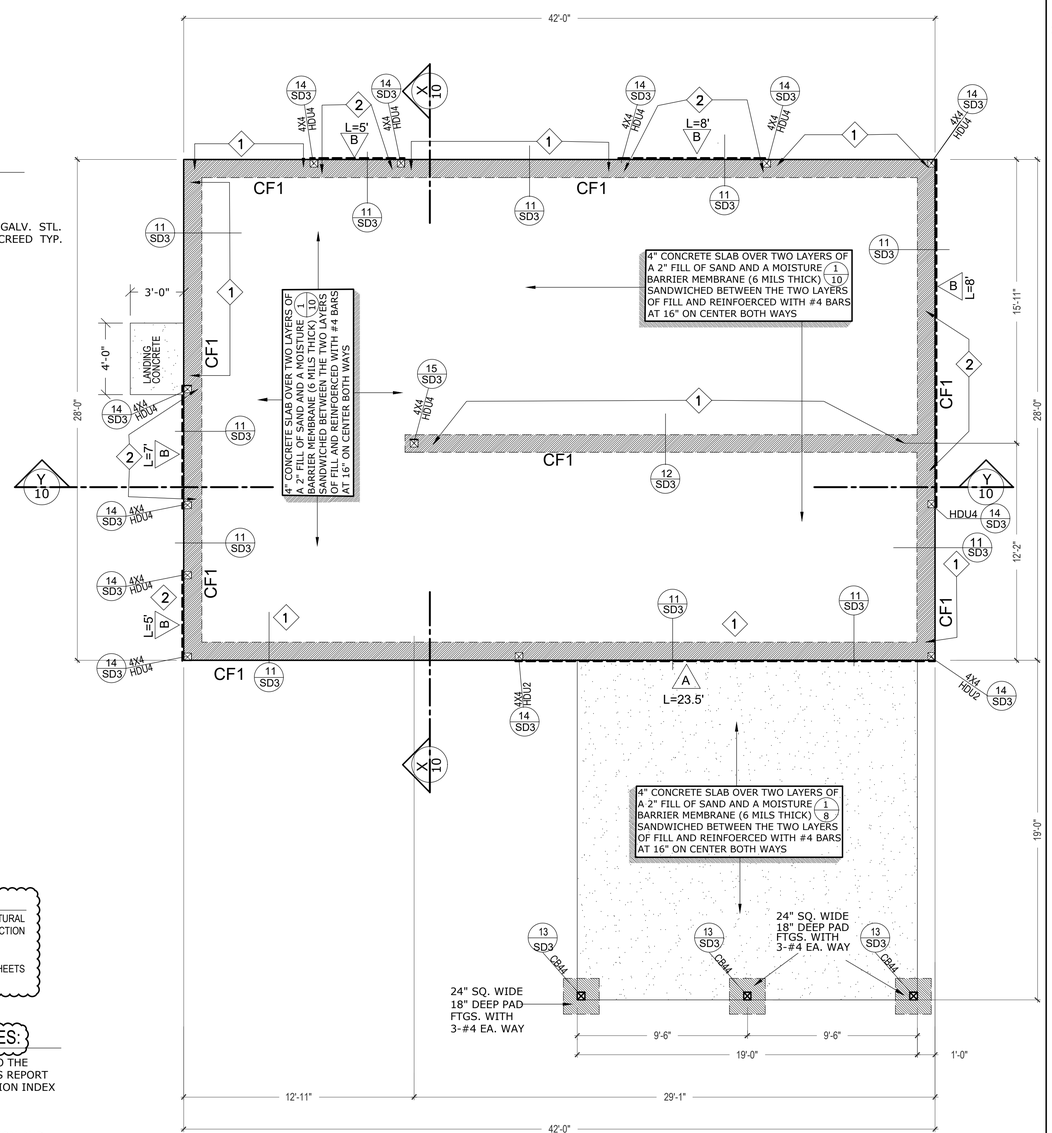


CROSS SECTION—X

SCALE: 3/8"=1'—0"



1 TYPICAL SLAB DETAIL



FOUNDATION PLAN

SCALE: 1/4"=1'—0"

APPROVED STAMP NOTE:

A CALIFORNIA LICENSED ARCHITECT OR CIVIL/STRUCTURAL ENGINEER SHALL APPROVE AND STAMP CONSTRUCTION DOCUMENTS (R301.1.3.2, R3101.1.3.3)

ENGINEER ON RECORD SHALL STAMP AND SIGN ALL SHEETS CONTAINING STRUCTURAL.

FOUNDATION AND FLOOR SLAB NOTES:

106. FOUNDATION AND FLOOR SLABS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, UNLESS AN APPROVED SOILS REPORT INDICATES THAT SOIL IS NOT EXPANSIVE BY THE EXPANSION INDEX TEST METHOD, OR RECOMMENDS OTHER DETAILS: (RCM 401.4 ART. 1)

b. FOUR CONTINUOUS #4 BARS, TWO 4-IN. FROM BOTTOM AND TWO 4-IN. FROM TOP OF FOUNDATION.

e. ROVIDE #4 DOWELS AT 16-IN. O.C. BENT 2-FT. INTO SLAB AND 1-FT. INTO FOOTING. DOWELS MAY BE OMITTED WHEN SLAB IS A "MONOPOUR" OR DESIGNED AS AN INDEPENDENT "FLOATING SLAB."

Foundation Notes:

1. TYPICAL SLAB ON GRADE 4" THICK 2500 psi CONCRETE WITH #4 REBARS @ 16 O.C. OVER 2" CLEAN SAND OVER 6 MILS VISQUINE
2. SATURATE THE SOIL 18" DEEP WITH WATER BEFORE PLACING CONCRETE
3. SECURE ALL HOLDDOWN HARDWARE IN PLACE BEFORE FIRST FOUNDATION INSPECTION. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING WALL FRAMING
4. PROVIDE APPROVED WASHERS AT ALL HOLDOWNS AND ANCHOR BOLTS
5. ALL ANCHOR BOLTS SHALL BE EMBED 7" INTO CONT. FOOTINGS
6. CONCRETE FOR GRADE BEAMS SHALL HAVE A COMPRESSIVE STRESS OF 3000 psi AT 28 DAYS. PROVIDE CONT INSPECTION BY A REGISTERED DEPUTY INSPECTOR WHERE OCCURS
7. LIMIT SOIL BEARING PRESSURE TO 1,500 PSF EXCEPT WHERE SOILS REPORT REQUIRED
8. TYPICAL ANCHOR BOLTS - 5/8"Ø X 10"@SEE PLAN EXCEPT AT SHEAR WALLS PER SCHEDULE.
9. PROVIDE A GI WEEP SCREED NOT MORE THAN 4" ABOVE THE FINISH GRADE AT FTG
10. ALL REBARS SHALL BE 3" CLEAR OF SOIL
11. LAYOUT FOUNDATION USING ARCHITECTURAL DIMENSIONS OF FIRST FLOOR PLANS
12. ALL FOUNDATION SILL PLATES SHALL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD
13. ALL ANCHOR BOLTS SHALL HAVE AN EDGE DISTANCE OF 1-3/4"
14. FOUNDATION CRIPPLE WALLS SHALL SUPPORTED FRAMED OF STUDS NOT LESS IN SIZE THAN THE STUDDING ABOVE WITH A MINIMUM STUD LENGTH OF 14" OR SHALL BE FRAMED OF SOLID BLOCKING WHEN OVER 4FT IN HEIGHT CRIPPLE WALLS SHALL BE BRACED WITH 3/8" STRUCTURAL PANELS WITH WITH 8d NAILS AT 4" OVER 50% OF WALL LENGTH MIN.

"ALL HOLDOWN ANCHORS SHALL BE TIED IN PLACE PRIOR TO CALLING FOUNDATION INSPECTION"

"IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS: 1804.4

A) DEPTH OF FOOTING BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

B) EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

C) FOOTINGS SHALL BE REINFORCED WITH MINIMUM FOUR 1/2 - INCH DIAMETER DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED 4 INCHES OF THE BOTTOM OF THE FOOTING AND TWO BARS WITHIN 4 INCHES OF THE TOP OF THE FOOTINGS.

D) THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE."

CON'T FTGS.

CF1 = NEW 12" X24"DEEP CONT. FTG. W/ 2-#4 TOP & BOTT. TYP.

FOUND. BOLTS:

USE 5/8" DIA. X 10" A. BOLTS @ SEE SCH. O/C 12" FROM CORNERS & ENDS (7" MIN. EMBEDMENT). W/ 3"X3"X0.229" PLATE WASHERS

1 = 5/8" DIA. X 10" A. BOLTS @ 48" O/C

2 = 5/8" DIA. X 10" A. BOLTS @ 42" O/C

12" FROM CORNERS & ENDS (7" MIN. EMBED.) W/ 3"X3"X.229" STL. PLATE WASHERS

NOTE: FOR EXPANSIVE SOIL CONDITIONS ALL EXTERIOR FOOTINGS SHALL BE 24" BELOW NATURAL GRADE AND ALL INTERIOR FOOTINGS 18" BELOW.

LICENSED PROFESSIONAL ENGINEER MARTIN H SANDOVAL C 56905 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

REVISIONS	BY
11/07/23	C.L.

Plans drawn by:

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Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

FOUNDATION PLAN SECTION "X" 1-STORY ADU

Project for:

PHYLLIS CHENG

Project: Address:

4316 DOZIER ST LOS ANGELES, CA 90022

Checked	GP
Job no.	
Drawn	C.L./J.P.M
Date	06/01/2022

SHEET: **10** OF SHEETS

STRUCTURAL DESIGN BASIS

VERTICAL DESIGN

-ROOF DEAD LOAD	= 20 psf
-ROOF LIVE LOAD	= 20 psf
-ROOF SNOW LOAD	= N/A
-FLOOR DEAD LOAD	= 20 psf
-FLOOR LIVE LOAD	= 40.0 psf

LATERAL DESIGN

SEISMIC:

-SITE CLASS: D	IMPORTANCE FACTOR, 1: 1.0
-OCCUPANCY CATEGORY:II	SEISMIC DESIGN CATEGORY : E
-Ss = 1.774 S1 = 0.629	LATITUDE: 33.9487771
-Sds = 1.42 Sd1 = null See Section 11.4.8	LONGITUDE: -118.2358718
-SEISMIC FORCE RESISTING SYSTEM(S):	PLYWD. SHEAR WALLS
-Cs = Sds / (R/1) = 0.206 / 1.4 (ASD)	R = 6.5
-V = Cs * W (ASD) = 0.147 * 91,607#	P = 1.3

WIND:

-BASIC WIND SPEED = 110 MPH IMPORTANCE FACTOR = 1.0
-OCCUPANCY CATEGORY: II WIND EXPOSURE CAT. = C
-HEIGHT & EXPOSURE ADJ. COEFF: 1.0
-TOPOGRAPHIC ADJ. FACTOR: 1.0
-SIMPLIFIED DESIGN WIND PRESSURE: 19.2 PSF (Ps30)
-DESIGN WIND PRESSURE = 24 PSF

FOUNDATION DESIGN

-SOIL - TYPE 5 (SITE CLASS D USED FOR LATERAL DESIGN)

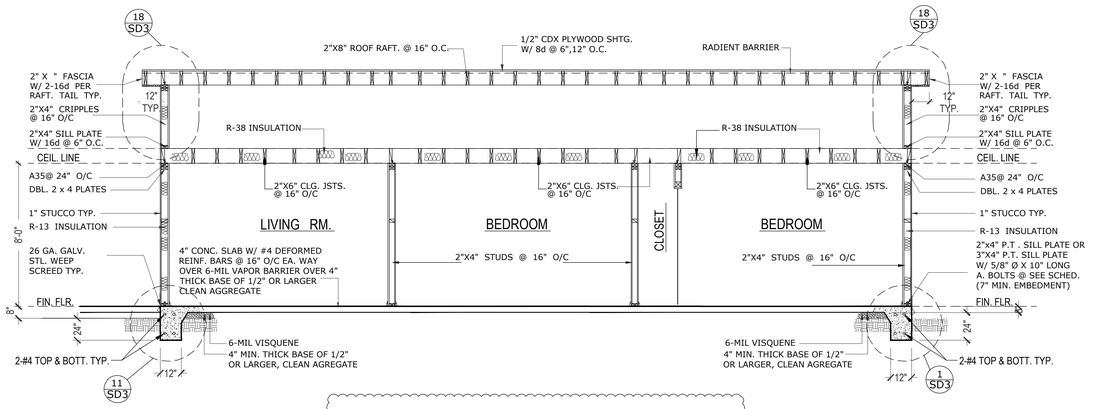
-ALLOWABLE SOIL BEARING PRESSURE - 1,500 PSF
-RETAINING WALLS:
RESTRAINED LOAD (EFP) = NA PCF
CANTILEVERED LOAD (EFP) = NA PCF (LEVEL)
PASSIVE SOIL PRESSURE = NA PCF / 2,000 PCF MAX.
COEFFICIENT OF FRICTION = NA
-SOILS REPORT BY: NA

02-24-20

2019 CALIFORNIA BUILDING CODE SHEARWALL SCHEDULE

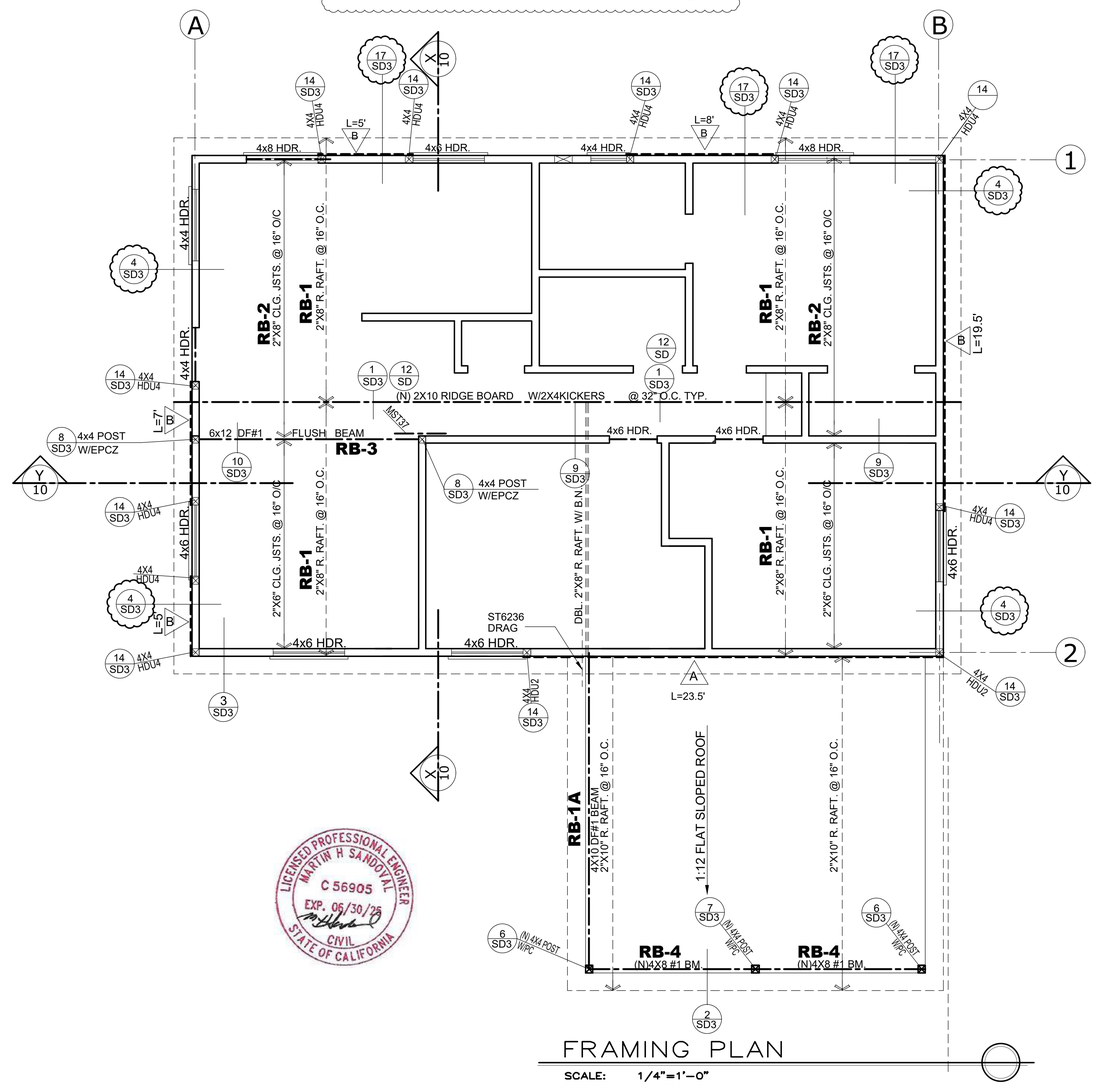
SHEAR-WALL No.	STRUCTURAL I APA-RATED WOOD STRUCTURAL PANEL THICKNESS	COMMON NAIL SPACING @ BOUNDARIES & EDGES (B.N. & E.N.) FIELD NAILING @ 12" O.C.	ALLOWABLE SHEAR / FT (WOOD STUDS @16" O.C., U.N.0) (LIMITED TO 75%)	SLIDING ANCHOR SYSTEM 4			
				5/8" DIA.B. SPACING 2 2x SILL V= 1184# 3x SILL V= 1520# O.C.	FRAMING CLIP SPACING V = 450# O.C.	16d COMMON NAIL SPACING OR GALV. BOX 2x SOLE PLATE ONLY: V= 121# 3 O.C.	1/4" DIAG x 6" LONG 3x SOLE PLATE ONLY: V= 537# O.C.
S	7/8" STUCCO	No. 11 GA. @ 6" O.C.	90 #/FT.	48"	A35 @ 30"	8"	36"
A	15/32"	8d @ 6" o.c.	280#/FT.	48"	A35 @ 18"	5"	23"
B 1, 5	15/32"	8d @ 4" o.c.	430#/FT.	42"	A35 @ 12"	3"	15"
C 1, 5	15/32"	8d @ 3" o.c.	550#/FT.	32"	A35 @ 12"	3"	24"
D 1, 5	15/32"	8d @ 2" o.c.	730#/FT.	24"	A35 @ 7"	→	9"
E 1, 5	15/32"	10d @ 2" o.c.	850#/FT.	20"	A35 @ 6"	→	6"

1. FRAMING AT FOUNDATION SILL PLATES AND ADJOINING PANEL EDGE STUDS SHALL BE A SINGLE 3x NOMINAL MEMBER, AND ALL NAILS SHALL BE STAGGERED WITH 1/2" EDGE DISTANCE.
2. SIMPSON BP5/8-3 BEARING PLATES (LARR 25293), OR OTHER LISTED MAKE, APPROVED BY BUILDING OFFICIAL, SHALL BE USED WITH ALL 5/8" DIA. ANCHORS. 5/8" DIA. SIMPSON TITAN HD ANCHORS (ICC-ES-ESER-1056/LARR# 25560) WITH 4½" MIN. EMBEDMENT, MAY BE USED IN LIEU OF 5/8" DIA. ANCHOR BOLTS AT EXISTING FOOTINGS WITH SAME SPACING PER TABLE ABOVE. SPECIAL INSPECTION REQUIRED FOR ALL EPOXY ANCHOR INSTALLATIONS.
3. ALL SILL NAILING SHALL BE STAGGERED 1/2" MINIMUM. (TYPICAL)
4. WHEN A SHEARWALL IS SPECIFIED ON BOTH SIDES OF WALL, ALL SLIDING ANCHOR CONNECTORS SHALL BE ATTACHED WITH SPACINGS FROM THE TABLE ABOVE TO BE REDUCED BY HALF.
5. SPECIAL INSPECTION REQUIRED



CROSS SECTION—Y

SCALE: 1/4"=1'—0"



FRAMING PLAN

SCALE: 1/4"=1'—0"

LICENSED PROFESSIONAL ENGINEER MARTIN H SANDOVAL C 56905 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

Framing Notes:

MAXIMUM DEPTH OF NOTCHING AT THE ENDS OF THE MEMBER SHALL NOT EXCEED ONE-FOURTH THE DEPTH OF THE MEMBER.

NOTCHES IN THE TOP OR BOTTOM OF THE MEMEBER SHALL NOT EXCEED ONE-SIXTH OF THE DEPTH, AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN.

PROVIDE DOUBLE JOIST UNDER PARALLEL BEARING PARTITIONS. A RIDGE BOARD NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER IS REQUIRED.

A RIDGE BOARD NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER IS REQUIRED.

" LAG BOLTS : PROVIDE LEAD HOLE 40%-70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION " 97 NDS

ALL WOOD IN CONTACT WITH CONCRETE FOUNDATION SILLS SHALL BE PRESSURE TREATED. OR FOUNDATION GRADE REDWOOD.

FRAME ALL INTERIOR SHEAR WALLS TO ROOF.

"SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS."

"PLATE WASHERS ARE REQUIRED FOR ALL HOLD DOWNS."

"HOLD-DOWN CONNECTORS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING."

"FOR CONVENTIONAL LIGHT-FRAME CONSTRUCTION THE MINIMUM SIZE ANCHOR BOLT IS 1/2" DIA WITH 7" EMBEDMENT, 7 BOLT DIAMETER END DISTANCE. 6' SPACING, AND PLATE WASHERS PER TABLE 23-II-L."

"IF SOIL IS FOUND TO BE EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS: 1804.4

A) DEPTH OF FOOTING BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.

B) EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.

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D) THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE."

"DRAFT STOPS SHALL BE PROVIDED WITHIN A CONCEALED FLOOR-CEILING ASSEMBLY FORMED OF COMBUSTIBLE CONSTRUCTION. (1000 SQ.FT. & 60' MAX. BETWEEN DRAFT STOPS) 91.708.3.1.1.1."

"DRAFT STOPS SHALL BE PROVIDED WITHIN ATTICS, MANSARDS, OVERHANGS AND SIMILAR CONCEALED SPACES FORMED OF COMBUSTIBLE CONSTRUCTION.91.708.3.1.2.2 (3000 SQ. FT. & 60 MAX.)"

"BEARING WALL STUDS CANNOT BE NOTCHED MORE THAN 25 % OF THEIR WIDTH. BORED HOLES CANNOT HAVE A DIAMETER GREATER THAN 40 % OF THE STUD WIDTH."

PLYWOOD DIAPHRAGMS: PRODUCT STANDARD PS 1-95, DOUGLAS FIR-LARCH, STRUCTURAL 1 (OR CDX).

WOOD FRAMING MEMBERS: GRADE AND SPECIES OF ALL LUMBER. ADD NOTE "MUST BE GRADE MARKED."

"SOLID BLOCKING SHALL BE PROVIDED AT ALL HORIZONTAL JOINTS OCCURRING IN BRACED WALL PANELS." 2320.11.3

"THE FOLLOWING APPLIES TO ALL SHEAR WALLS WITH A SHEAR VALUE GREATER THAN 300 PLF. THESE WALLS SHALL BE CLEARLY IDENTIFIED ON THE PLANS. TABLE 23-II-I-1 FOOTNOTE 3. PROVIDE THE FOLLOWING.

A) 3X FOUNDATION SILL PLATES.

B) 3X STUDS AND BLOCKS BETWEEN ADJACENT PANELS.

C) 1/2" EDGE DISTANCE FOR PLYWOOD BOUNDARY NAILING.

D) STAGGER NAILS IF NAIL SPACING IS LESS THAN 2" O.C.

E) SQUARE PLATE WASHERS SHALL BE USED WITH ALL ANCHOR BOLTS. TABLE 23-II-L

" BOLT - 2.5X2.5X $\frac{1}{4}$ " $\frac{3}{4}$ " BOLT -2.75X2.75X

" BOLT - 3X3X $\frac{5}{16}$ 1" BOLT - 3.5X3.5X $\frac{3}{8}$

"ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX."

REVISIONS	BY
11/07/23	C.L.

Plans drawn by:

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Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

FRAMING PLAN 1-STORY ADU

Project for:

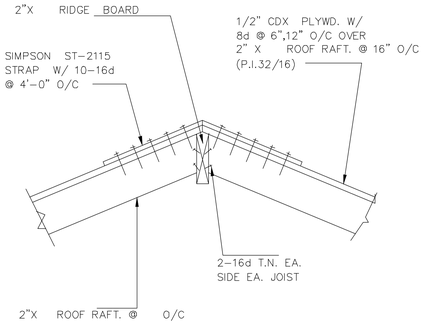
PHYLLIS CHENG

Project: Address:

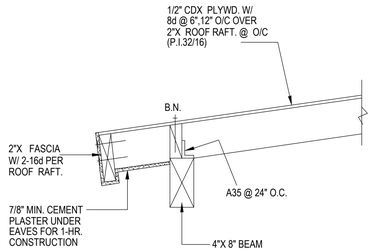
4316 DOZIER ST LOS ABGELES, CA 90022

Checked	GP
Job no.	
Drawn	C.L./J.P.M
Date	06/01/2022

SHEET: **11** OF SHEETS



RIDGE & RAFT. DETAIL 1



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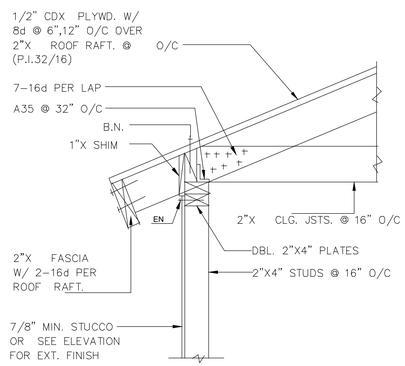
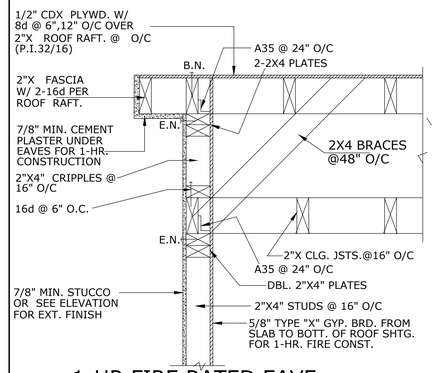
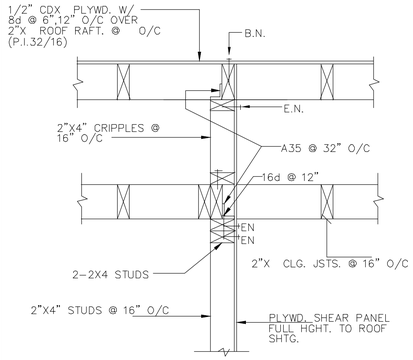


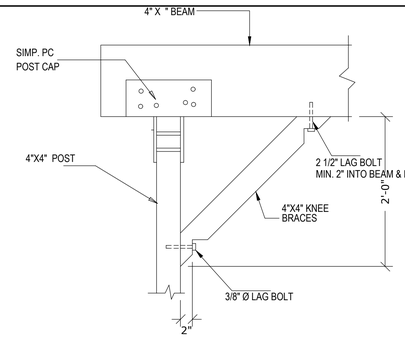
RAFT. & CLG. DETAIL 3



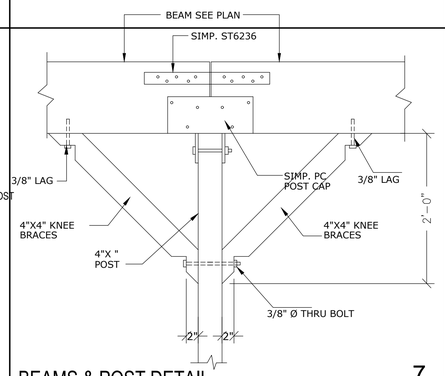
1-HR FIRE RATED EAVE 4



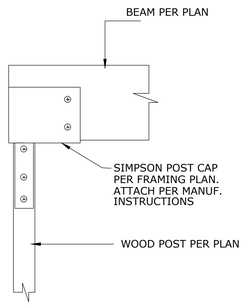
SHEAR TRANSFER DETAIL 5



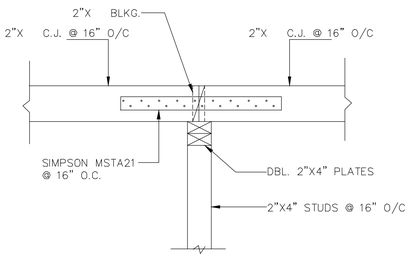
BEAMS & POST DETAIL 6



BEAMS & POST DETAIL 7



BEAM & POST DETAIL 8



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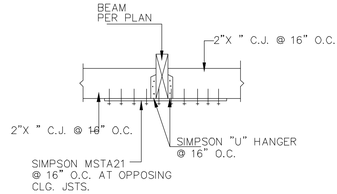

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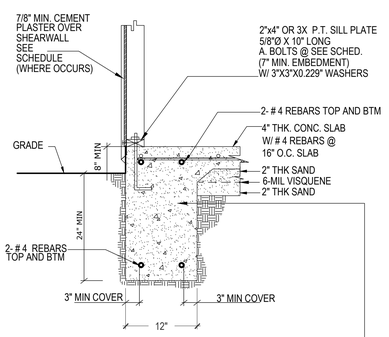
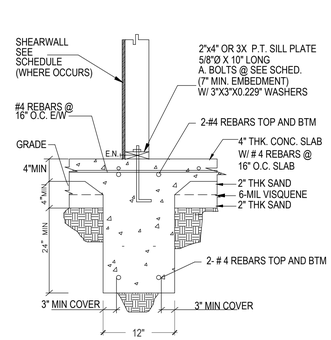


FOOTING DETAIL 11



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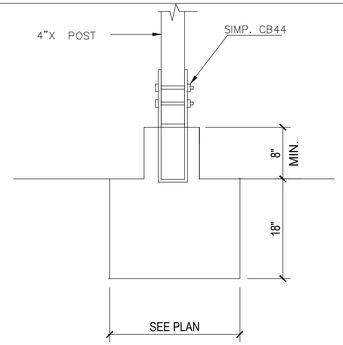
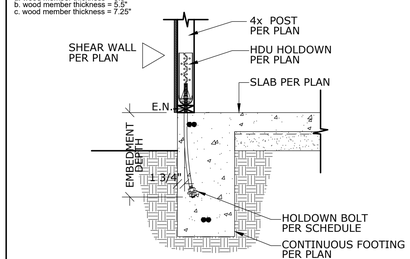


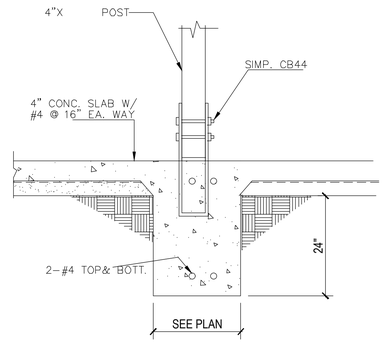
13

MODEL NO.	SIMPSON SDS WOOD SCREWS		HOLDOWN ANCHOR SSTB ANCHORS		CAPACITY W/ .75 REDUCTION
	SCREW SIZE	SDS SCREWS QTY	SSTB MODEL NO.	MIN. EMBED	
HDU2-SDS3[a]	1/4"X2.5"	6-1/4"X2.5"SDS	SSTB20	16-5/8"	2,306 LBS.
HDU4-SDS3[a]	1/4"X2.5"	10-1/4"X2.5"SDS	SSTB24	20-5/8"	3,424 LBS.
HDU5-SDS3[a]	1/4"X2.5"	14-1/4"X2.5"SDS	SSTB24	20-5/8"	4,234 LBS.
HDU8-SDS3[b]	1/4"X2.5"	20-1/4"X2.5"SDS	SSTB34	26-7/8"	5,228 LBS.
HHDQ11-SDS3[c]	1/4"X2.5"	24-1/4"X2.5"SDS	SB 1x30	24"	8,858 LBS.

a. wood member thickness = 3.5"
b. wood member thickness = 5.5"
c. wood member thickness = 7.25"



HOLDOWN @ CON'T FOOTING 14



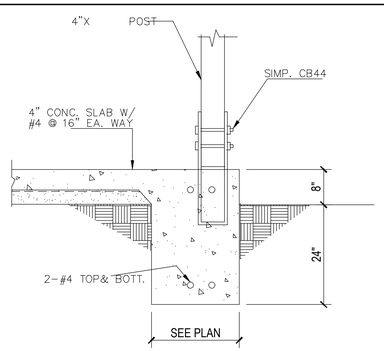
15

FOUNDATION AND FLOOR SLAB NOTES:

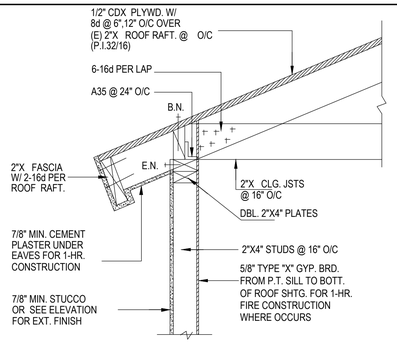
106. FOUNDATION AND FLOOR SLABS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS, UNLESS AN APPROVED SOILS REPORT INDICATES THAT SOIL IS NOT EXPANSIVE BY THE EXPANSION INDEX TEST METHOD, OR RECOMMENDS OTHER DETAILS:
(RCM 401.4 ART. 1)

b. FOUR CONTINUOUS #4 BARS, TWO 4-IN. FROM BOTTOM AND TWO 4-IN. FROM TOP OF FOUNDATION.

e. ROVIDE #4 DOWELS AT 16-IN. O.C. BENT 2-FT. INTO SLAB AND 1-FT. INTO FOOTING. DOWELS MAY BE OMITTED WHEN SLAB IS A "MONOPOUR" OR DESIGNED AS AN INDEPENDENT "FLOATING SLAB."



FOOTING DETAIL 16



1-HR FIRE RATED EAVE DETAIL 17

LICENSED PROFESSIONAL ENGINEER MARTIN H SANDOVAL C 56905 EXP. 06/30/25 CIVIL STATE OF CALIFORNIA

REVISIONS	BY
11/07/23	C.L.

Plans drawn by:

G P. FOX DRAFTING INC.

GUILLERMO PALAFOX
RESIDENTIAL DRAFTING
8050 E. FLORENCE AVE, SUITE.27
DOWNEY, CA 90240
(562) 928-5467
email: gpfoxdesign@verizon.net

GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING COSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE DRAFTSMAN IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON THE DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

DETAILS

Project for:

PHYLLIS CHENG

Project:
Address:

4316 DOZIER ST
LOS ANGELES, CA 90022

Checked

Job no.

Drawn

Date

SHEET:

SD3

OF SHEETS

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 1 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220921.ribd19x

GENERAL INFORMATION

01	Project Name	2-STORY DUPLEX BLDG#1			
02	Run Title	Title 24 Analysis			
03	Project Location	413 DOZIER ST			
04	City	LOS ANGELES	05	Standards Version	2019
06	Zip code	90022	07	Software Version	EnergyPro 8.3
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	0
10	Building Type	Multifamily	11	Number of Dwelling Units	2
12	Project Scope	NewConstruction	13	Number of Bedrooms	7
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	2
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.28
18	Total Cond. Floor Area (ft²)	2642	19	Glazing Percentage (%)	11.96%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 2 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220921.ribd19x

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	63.8	29.4		
Proposed Design	62.7	26.6	1.1	2.8

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 5.39 kWdc
- PV System resized to 5.39 kWdc (a factor of 5.390) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	2.32	5.79	-3.47	-149.6
Space Cooling	33.04	38.2	-5.16	-15.6
IAQ Ventilation	4.53	4.53	0	0
Water Heating	19.9	13.17	6.73	33.8
Self Utilization/Flexibility Credit	n/a	-4.19	4.19	n/a
Compliance Energy Total	**59.79**	**57.5**	**2.29**	**3.8**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
5.39	NA	Standard	Fixed	none	false	90	Degrees	22	4.85	96	100

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 3 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220921.ribd19x

ENERGY DESIGN RATING BATTERY INPUTS

01	02	03	04	05	06
Control	Capacity (kWh)	Charging Efficiency	Rate (kW)/Rate (kW)	Discharging Efficiency	Rate (kW)/Rate (kW)
Basic	12	0.96	n/a	0.96	n/a

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Battery System: 12 kWh (Self Utilization Credit taken)
- Cool roof

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Indoor air quality ventilation
- Enclosure air leakage for each dwelling unit
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified SEER
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- None

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- Compact distribution system expanded credit
- Multifamily: Drain water heat recovery system

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
2-STORY DUPLEX BLDG#1	2642	2	7	2	0	2

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 4 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220921.ribd19x

ZONE INFORMATION

01	02	03	04	05
Zone Name	Zone Type	Zone Floor Area (ft²)	Avg. Ceiling Height	Number of Dwelling Units
1st Floor Zone	Conditioned	1224	8	1
2nd Floor Zone	Conditioned	1418	8	1

DWELLING UNIT INFORMATION

01	02	03
Dwelling Unit Name	Dwelling Unit Type	Zone
DDU-1 (1/1)	DU-1	1st Floor Zone
DDU-2 (1/1)	DU-2	2nd Floor Zone

DWELLING UNIT TYPES

01	02	03	04	05	06	07
Name	CFA (ft2)	Number of Bedrooms	Number in Building	Space Conditioning Systems Assigned	DHW System Name	IAQ Vent Fan Name
DU-1	1224	3	1	DDU-1 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3	DHW Sys 1	Minimum Exhaust IAQ Fan
DU-2	1418	4	1	DDU-2 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3	DHW Sys 1	Minimum Exhaust IAQ Fan

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	1st Floor Zone	R-13 Wall	0	Front	320	27	90
Left Wall	1st Floor Zone	R-13 Wall	90	Left	240	40	90
Back Wall	1st Floor Zone	R-13 Wall	180	Back	320	88.7	90
Right Wall	1st Floor Zone	R-13 Wall	270	Right	240	32	90

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 5 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220921.ribd19x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall 2	2nd Floor Zone	R-13 Wall	0	Front	320	40	90
Left Wall 2	2nd Floor Zone	R-13 Wall	90	Left	240	24	90
BackWall	2nd Floor Zone	R-13 Wall	180	Back	320	70	90
Right Wall 2	2nd Floor Zone	R-13 Wall	270	Right	240	32	90
R-38 Roof	2nd Floor Zone	R-38 HP Attic	n/a	n/a	1418	n/a	n/a
Raised Floor	1st Floor Zone	R-19 Floor Crawlspace	n/a	n/a	1224	n/a	n/a
Interior Floor	2nd Floor Zone	R-19 Floor No Crawlspace	n/a	n/a	700	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic 2nd Floor Zone	Attic Roof2nd Floor Zone	Ventilated	4	0.35	0.85	Yes	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Windows	Window	Front Wall	Front	0			1	6	0.28	NFRC	0.22	NFRC	Bug Screen
Left Windows	Window	Left Wall	Left	90			1	40	0.28	NFRC	0.22	NFRC	Bug Screen
Back Windows	Window	Back Wall	Back	180			1	72	0.28	NFRC	0.22	NFRC	Bug Screen
Right Windows	Window	Right Wall	Right	270			1	32	0.28	NFRC	0.22	NFRC	Bug Screen
Front Windows 2	Window	Front Wall 2	Front	0			1	40	0.28	NFRC	0.22	NFRC	Bug Screen
Left Windows 2	Window	Left Wall 2	Left	90			1	24	0.28	NFRC	0.22	NFRC	Bug Screen
Back Windows 2	Window	BackWall	Back	180			1	70	0.28	NFRC	0.22	NFRC	Bug Screen
Right Windows 2	Window	Right Wall 2	Right	270			1	32	0.28	NFRC	0.22	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

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Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220921.ribd19x

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Entry Door	Front Wall	21	0.2
Back Door	Back Wall	16.7	0.2

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.101	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
Attic Roof2nd Floor Zone	Attic Roofs	Wood Framed Ceiling	2x6 @ 24 in. O. C.	R-0	None / None	0.64	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x6
R-19 Floor Crawlspace	Floors Over Crawlspace	Wood Framed Floor	2x6 @ 16 in. O. C.	R-19	None / None	0.05	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 in 5-1/2 in. (R-18) / 2x6
R-38 HP Attic	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O. C.	R-38	None / None	0.026	Over Ceiling Joists: R-13.9 insul. Cavity / Frame: R-24.1 / 2x10 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 7 of 11)**

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BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFMI50
Not Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Systems in Building	Multi-Family Distribution Type	Dwelling Unit Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	2	n/a	Standard Distribution System	DHW Heater 1 (1)	n/a	None	DHW Sys 1-hers-dhw

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (hr/Btu)	Standby Loss or Recovery Eff	Ext Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	2	0	0.99-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - COMPACT DISTRIBUTION

01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 8 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220921.ribd19x

WATER HEATING - DRAIN WATER HEAT RECOVERY

01	02	03	04	05
Dwelling Unit type	DHW System and DHWR Names	Installation Configuration	Shower Drains	HERS Verification
DU-1	DHW Sys 1 - 1 - DWHR-1	Equal Flow	2	Required

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DDU-1 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Required
DDU-2 | DHW Sys 1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
DDU-1 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1
DDU-2 | Cooling Component 1:Heating Component 1:Air Distribution System 1:HVAC Fan 1:1:3	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 9 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220092.ribd19x

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	2	AFUE-96

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	2	11.6	18	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Required	Required

HVAC - DISTRIBUTION SYSTEMS

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

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 10 of 11)**

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HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	total leakage <= 12.0 or leakage to outdoors <= 6.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

HVAC - FAN SYSTEMS

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

HVAC FAN SYSTEMS - HERS VERIFICATION

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

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
DDU-1 1/1	67	0.35	Exhaust	n/a	n/a	Yes
DDU-2 1/1	80	0.35	Exhaust	n/a	n/a	Yes

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: 2-STORY DUPLEX BLDG#1 **Calculation Date/Time:** 2022-09-29T15:54:35-07:00 **(Page 11 of 11)**

Calculation Description: Title 24 Analysis **Input File Name:** DOZIER ST 2-SDUPLEX BLDG#1 20220092.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: GUILLERMO PALAFOX	Documentation Author Signature: GUILLERMO PALAFOX
Company: GP FOX DRAFTING	Signature Date: 2022-09-29 16:04:42
Address: 8050 FLORENCE AVE	CEA / HERS Certification Identification (if applicable): 226965
City/State/Zip: DOWNEY , CA 90240	Phone: 562-928-5467

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

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

Responsible Designer Name: GUILLERMO PALAFOX	Responsible Designer Signature: GUILLERMO PALAFOX
Company: GP FOX DRAFTING	Date Signed: 2022-09-29 16:04:42
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Digitally signed by CalCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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REVISIONS	BY

Plans drawn by:

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GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE DRAFTSMAN IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
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Project:

CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

ENERGY FORMS S.F.D.

Project for:

PHYLLIS CHENG

Project:
Address:

4316 DOZIER ST LOS ABGELES, CA 90022

Checked G.P.

Job no.

Drawn

Date 9/26/2022

SHEET:

13

OF SHEETS

GENERAL INFORMATION

01	Project Name	1-STORY ADU			
02	Run Title	Title 24 Analysis			
03	Project Location	4316 DOZIER ST			
04	City	LOS ANGELES	05	Standards Version	2019
06	Zip code	90022	07	Software Version	EnergyPro 8.3
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	NewConstruction	13	Number of Bedrooms	3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.28
18	Total Cond. Floor Area (ft²)	1176	19	Glazing Percentage (%)	25.40%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Is Natural Gas Available?	Yes			

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	53.3	26		
Proposed Design	49.4	25.9	3.9	0.1

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.39 kWdc
- PV System resized to 2.39 kWdc (a factor of 2.186) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTOV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	9.92	11.58	-1.66	-16.7
Space Cooling	25.5	19.66	5.84	22.9
IAQ Ventilation	4.49	4.49	0	0
Water Heating	19.32	13.12	6.2	32.1
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**59.23**	**48.85**	**10.38**	**17.5**

REQUIRED PV SYSTEMS - SIMPLIFIED

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2.39	NA	Standard	Fixed	none	false	90	Degrees	22	4.85	96	100

REQUIRED SPECIAL FEATURES

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

- Cool roof
- Insulation below roof deck
- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- None --

HVAC Distribution System Verifications:
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Domestic Hot Water System Verifications:
- Compact distribution system expanded credit
- Drain water heat recovery system

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
1-STORY ADU	1176	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
1st Floor Zone	Conditioned	F.A.U.1	1176	8	DHW Sys 1	N/A

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	1st Floor Zone	R-13 Wall	0	Back	152	125	90
Left Wall	1st Floor Zone	R-13 Wall	90	Right	160	47	90
Back Wall	1st Floor Zone	R-13 Wall	180	Front	152	110.7	90
Right Wall	1st Floor Zone	R-13 Wall	270	Left	160	36	90
Wall to Garage	1st Floor Zone	R-13 Wall1	n/a	n/a	100	20	n/a
R-30 Roof	1st Floor Zone	R-30 Roof Attic	n/a	n/a	1176	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic 1st Floor Zone	Attic RoofIst Floor Zone	Ventilated	4	0.35	0.85	Yes	Yes

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window	Window	Front Wall	Back	0			1	105	0.28	NFRC	0.19	NFRC	Bug Screen
Left Windows	Window	Left Wall	Right	90			1	47	0.28	NFRC	0.19	NFRC	Bug Screen
Window 2	Window	Back Wall	Front	180			1	110.7	0.28	NFRC	0.19	NFRC	Bug Screen

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Right Windows	Window	Right Wall	Left	270			1	36	0.28	NFRC	0.19	NFRC	Bug Screen

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
Door	Front Wall	20	0.5
Door 2	Wall to Garage	20	0.2

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab-on-Grade	1st Floor Zone	1176	1000	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	R-13 / None	0.041	Inside Finish: Gypsum Board Sheathing / Insulation: R-13 Sheathing Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
R-13 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	R-13 / None	0.04	Inside Finish: Gypsum Board Sheathing / Insulation: R-13 Sheathing Cavity / Frame: R-13 / 2x4 Other Side Finish: Gypsum Board

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic RoofIst Floor Zone	Attic Roofs	Wood Framed Ceiling	2x8 @ 24 in. O. C.	R-13	None / None	0.072	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13 / 2x8
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-15.7 Insul. Cavity / Frame: R-14.3 / 2x6 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFMI50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	Expanded	DHW Sys 1-hers-dhw

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (hr/f/sf)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.97-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - COMPACT DISTRIBUTION

01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.6	Expanded Credit

WATER HEATING - DRAIN WATER HEAT RECOVERY

01	02	03	04	05
Dwelling Unit type	DHW System and DWHR Names	Installation Configuration	Shower Drains	HERS Verification
Dwelling	DHW Sys 1 - 1 - DWHR-1	Equal Flow	2	Required

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Required	Expanded	Not Required	Not Required	Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
F.A.U.1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-80

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	11.6	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

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

HVAC DISTRIBUTION - HERS VERIFICATION

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

HVAC - FAN SYSTEMS

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

HVAC FAN SYSTEMS - HERS VERIFICATION

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

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	65	0.35	Exhaust	n/a	n/a	Yes

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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REVISIONS	BY

Plans drawn by:

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CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:

ENERGY FORMS A.D.U.

Project for:

PHYLLIS CHENG

Project:
Address:

4316 DOZIER ST LOS ABGELES, CA 90022

Checked	G.P.
Job no.	
Drawn	L.G.
Date	5/19/22

SHEET: **14**

OF SHEETS

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION

RESIDENTIAL PLAN
GENERAL NOTES

GENERAL PROJECT INFORMATION

PLAN CHECK NO. _____ DISTRICT NO _____
JOB ADDRESS 4316 DOZIER ST CITY LOS ANGELES CA ZIP _____

NOTE: Numbers in the parenthesis ( ) refer to sections of the 2023 edition of the County of Los Angeles Building Code (BC), Residential Code (R), Plumbing Code (PC), Mechanical Code (MC), Electrical Code (EC), and Green Building Standards Code (GC).

INSTRUCTIONS

- The following notes must be included on the plans.

SECURITY REQUIREMENTS

1. Exterior doors, doors between house and garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the Los Angeles County Building Code (LACBC):
   a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt key operated from the outside. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. If a latch has a key locking feature, it shall be dead latch type. (BC6709.2)
   b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with ½" embedment. (BC6709.3)
   c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC6709.1.1)
   d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC6709.1.2)
   e. Door hinge pins accessible from the outside shall be non-removable. (BC6709.5)
   f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)
   g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC6714)
   h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC6711)
   i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. (BC 6710, 6715)

CONSTRUCTION REQUIREMENTS

2. Notching of exterior and bearing/nonbearing walls shall not exceed 25% / 40% of its width, respectively. Bored holes in bearing/nonbearing walls shall not exceed 40% / 60% of its width, respectively. (R602.6)
3. Interior finishes in Group R-3 shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. (R302.9)
4. Provide fire blocking in concealed spaces of stud walls, partitions, including furred spaces, at the ceiling and floor level, and at 10-foot intervals both vertical and horizontal. (R302.11)
5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1)
6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R903.2.1)
7. Note on the plans: "Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports."
8. Subfloors shall have end-matched lumber, have blocked panel edges, or occur over supports. Floor sheathing shall comply with Section R503.
9. Provide a note: "SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72." (R314)
10. Provide a note: "CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup." (R315)

11. Finish materials including adhesives, sealants, caulk, paints & coatings, carpet systems, etc. shall meet the (VOC) emission limits per LACGBSC Chapter 4.
12. In newly constructed dwelling units, electrical receptacle outlets, switches and controls shall be located no more than 48-in. measured from the top of the outlet box and not less than 15-in. from the bottom of the outlet box above the finish floor. (R327.1.2)
13. In newly constructed dwelling units, doorbell button or controls, shall not exceed 48-in. above exterior floor or landing, measured from the top of the doorbell button assembly. (R327.1.4)
14. Provide a note on the plans "Fasteners for preservative-treated or fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel in accordance with ASTM A 153." (R317.3)

GLAZING REQUIREMENTS

15. The following shall be considered specific hazardous locations requiring safety glazing per Section R308:
   a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.
   b. Glazing in fixed or operable panels adjacent to a door where the nearest vertical edge of the glazing is within a 24-inch arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
   c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
      1. The exposed area of an individual pane is larger than 9 square feet.
      2. The bottom edge is less than 18 inches above the floor.
      3. The top edge is more than 36 inches above the floor.
      4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing
   d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.
   e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
      1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
      2. The glazing is within 60 inches, measured horizontally and in a straight line, from a hot tub, spa, whirlpool, bathtub, or swimming pool.
   f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is more than 36 inches measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.
   g. Glazing adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within 60 inches horizontally of the bottom tread, unless the glazing is more than 18 inches from a protective guard per Section R312.

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

16. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at 3 feet above the floor and 2 feet from exterior walls. (R303.10)
17. The following are required for central heating furnaces and low-pressure boilers in a compartment:
   a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1))
   b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2))
   c. When combustion air is taken from inside, the area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One Opening shall be within 12 inches of the ceiling and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))
   d. 1/4 inch screens are required at openings where combustion air is taken from the outside. (MC 701.10(2))
   e. Separate ducts shall be used for upper and lower combustion air openings, and maintained to the source of combustion air. (MC 701.11(4))
18. The following are required for appliances installed in an attic:
   a. An opening and passageway shall not be less than 22 inches by 30 inches, or less than the size of the largest piece of equipment. (MC 904.10)
   b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 904.10.1)
   c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 904.10.2)
   d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 904.10.3)

   e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 904.10.4)
   f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)
   g. Appliance installation shall meet all listed clearances. (MC 303.2)
19. Clothes dryer moisture exhaust duct shall terminate on the outside of the building and shall be equipped with a back-draft damper. Screens shall not be used and the exhaust duct may not extend into or through ducts and plenums. (MC 504.3)
20. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and length is limited to 14 feet with two elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for every elbow in excess of two. (MC 504.3.1 & 504.3.1.2)
21. Heating appliances (water heater, furnace, etc.) located in the garage, which create a glow, spark or flame, shall be installed at least 18 inches above the floor. (MC 308.1)
22. Ducts shall be sized per Chapter 6 of the Mechanical Code.
23. The effective flush volume of all water closets shall not exceed 1.28gpf. Urinals shall be 0.5gpf maximum. (GC 4.303.1.1)
24. Single shower heads shall have a maximum flow rate or 2.0gpm at 80psi. Multiple shower heads serving one shower shall have a combined flow rate of 2.0gpm at 80psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (GC 4.303.1.3)
25. Lavatory faucets shall not exceed 1.5gpm at 60psi. The minimum flow rate shall not be less than 0.8gpm at 20psi. (GC 4.303.1.4)
26. Kitchen faucets shall not exceed 1.8gpm at 60psi. The faucet may temporarily increase to above this rate, but not to exceed 2.2gpm at 60psi, and must default to the maximum flow rate of 1.8gpm at 60psi. (GC 4.303.1.4)
27. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.1(2))
28. All showers and tub-showers shall have a pressure balance, thermostatic mixing valve, or a combination pressure balance/thermostatic mixing type valve. (PC 418)
29. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 508.2)
30. Plumbing plan check and approval are required for 2 inch or larger gas lines and/or water lines.
31. Ground-fault circuit-interruption (GFCI) for personnel shall be provided per EC section 210.8(A), and installed in a readily accessible location.
32. Arc-fault circuit-interruption shall be installed to provide protection of the branch circuit. (EC 210.12)
33. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant receptacles. (EC 406.12)
34. Where NM Cable (Romex) is run across the top of ceiling joists and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided. (EC 334.23, 320.23(A))

BEST MANAGEMENT PRACTICES
FOR CONSTRUCTION ACTIVITIES*

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

- Every effort should be made to eliminate the discharge of non-stormwater from the project site at all times.
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or wind.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may 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 public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.

"I certify that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to ensure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Print Name PHYLLIS CHENG
(Owner or authorized agent of the owner)

Signature Phyllis Cheng Date 11-10-23
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the latest edition of the California BMP Handbook or Caltrans Stormwater Quality Handbooks.

REVISIONS	BY

Plans drawn by:

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GENERAL NOTES

1. VERIFY MEASUREMENTS WITH CORRESPONDING CONSTRUCTED OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH THE WORK, AND NOTIFY THE ARCHITECT IMMEDIATELY OF SIGNIFICANT DISCREPANCIES.
2. FINISH ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE DATUM ELEVATIONS ABOVE THE FINISH FLOOR ELEVATION. THE CONTRACTOR MUST COORDINATE DATUM-BASED ARCHITECTURAL ELEVATIONS SHOWN WITH SITE-SPECIFIC ELEVATIONS SHOWN ON CIVIL DRAWINGS.
3. WALL DIMENSIONS SHOWN ARE TO FACE OF WALL FINISH UNLESS SPECIFICALLY NOTED OTHERWISE.

Project:
CONVERT (E) S.F.D. INTO DUPLEX AND 1-STORY A.D.U. W/ NEW CARPORT

Sheet Title:
L.A. COUNTY GENERA NOTES

Project for:
PHYLLIS CHENG

Project:
Address:
4316 DOZIER ST
LOS ABGELES, CA 90022

Checked	G.P.
Job no.	----
Drawn	--
Date	4/17/23

SHEET:
GN
OF SHEETS