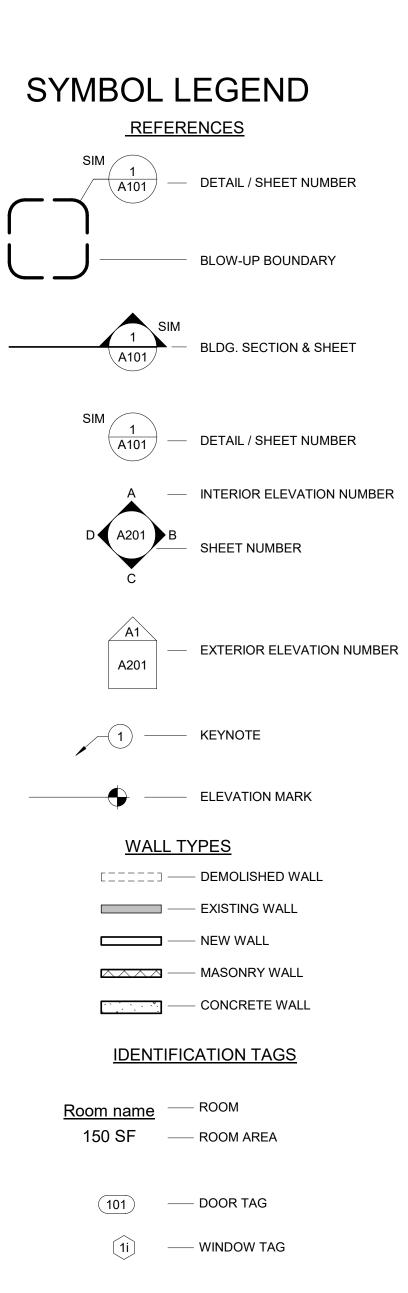
# PROJECT SAMPLE PROJECT PROJECT ADRESS

## OWNER

**Owner's Name Owner's Street Address** 



## **PROJECT TEAM**

ARCHITECT NAME OF ARCHITECT Architect Address Phone Number: Email:

CONTACT: NAME OF CONTACT

STRUCTURAL ENGINEER Engineer Address: Phone Number: Email: CONTACT: NAME OF CONTACT

CIVIL ENGINEER Engineer Address: Phone Number: Email: CONTACT: NAME OF CONTACT

**GEOTECHNICAL ENGINEER** Engineer Address: Phone Number: Email: CONTACT: NAME OF CONTACT

### VICINITY MAP



ASSESSOR (APN) TRACT MAP REFERENCE BLOCK LOT MAP SHEET

ZONING **ZONING INFO** OCCUPANCY

LOT AREA ALLOWED DENSITY 5,307.2 SQ FT / 800 SQ FT NO. OF STORIES ALLOWED BUILDING HEIGHT LIMIT

FAR 3:1 \*BUILDABLE AREA (3,721.72 SF\* x 3 =11,165.16SF) PROJECT TYPE

FRONT SETBACK SIDE SETBACKS REAR SETBACK

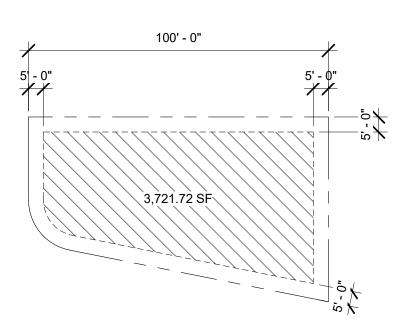
CONSTRUCTION TYPE

UNIT A FLOOR AREA LEVEL FLOOR AREA LEVEL 2 FLOOR AREA LEVEL 3 COVERED TRELLIS PATIO, LEVEL 3 TOTAL FLOOR AREA

PARKING SPACES PROVIDED REQUIRED PARKING SPACES

UNIT B FLOOR AREA LEVEL 1 FLOOR AREA LEVEL 2 FLOOR AREA LEVEL 3 COVERED TRELLIS PATIO, LEVEL 3 TOTAL FLOOR AREA

PARKING SPACES PROVIDED REQUIRED PARKING SPACES



BUILDABLE AREA 1/32" = 1'-0"

## **ZONING & BUILDING SUMMARY**

0000000000 TR 0000 M B 00-00/00

000-0A000 & 000A000

RAS3-1-RIO

(ZI) ZI-2358 RIVER IMPROVEMENT OVERLAY DISTRICT

PROVIDED 3,856 SF

PROVIDED 11'-0"

5'-0"

5'-0"

5,307.28 SF (5,128.02 SF AFTER HWD) 1/800 SF 6 UNITS UNLIMITED 45 FT

ALLOWED 11,165.16 SF

DUPLEX (2DUs)

REQUIRED 5'-0"

5'-0" 5'-0"

TYPE V-B FULLY SPRINKLERED

485 SF 918 SF 485 SF 179 SF 1,915 SF

1 FULL & 1 COMPACT 1 FULL & 1 COMPACT

347 SF 180 SF 1,941 SF

520 SF

894 SF

1 FULL & 1 COMPACT SPACE 1 FULL & 1 COMPACT SPACE

## **PROJECTION SCOPE**

NEW DUPLEX, THREE STORIES WITH THREE AND FOUR BEDROOMS

NEW CONCETE PAVER DRIVEWAY NEW PROERTY LINE FENCE/WALL 6FT MAX

- SITE GRADING NEW LANDSCAPE & IRRICATION PER THE RIVER IMPROVEMENT
- **OVERLAY REQUIREMNTS** (E) CURB CUT ADJUSTME

## UNDER SEPARATE PERMIT

- ELECTRICAL WORK MECHANICAL WORK
  - PLUMBING WORK GRADING / EXCAVATION / BACKFILL / REMOVAL AND RECOMPACTION GARDEN WALLS OVER 6' IN HEIGHT
  - ACCESSORY BUILDINGS RETAINING WALLS
  - FIRE SPRINKLER (SPRINKLER SYSTEM TO BE APPROVED BY CITY BING DIVISION PRIOR TO INSTALLATION)

## APPLICABLE CODES

- ALL CONSTRUCTION SHALL ADHERE TO THE LATEST EDITION OF CODES ADOPTED BY LOCAL GOVERNMENT AGENCIES. THESE SHALL INCLUDE:
- 2014 LA AMENDMENT MECHANICAL CODE

## **GENERAL NOTES**

- IN THE EVENT DISCREPANCIES OCCUR IN THE DRAWINGS CONTACT THE ARCHITECT FOR RESOLUTION.
- THESE PLANS ARE FOR GENERAL CONSTRUCTION PURPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED OR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE, AND INSTALL ALL EQUIPMENT
- WHERE DISCREPANCIES OCCUR BETWEEN SOILS REPORT, CIVIL, LANDSCAPE OR STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS, CONSULT ARCHITECT
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
- THE BUILDING EXCAVATION AND BUILDING PAD WILL BE Α. PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
- THE FOUNDATION, FRAMING, AND GRADING COMPLY WITH THE SOILS REPORT AND APPROVED PLANS. THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE SOILS
- C. REPORT. A CERTIFIED WATER PROOFING CONTRACTOR SHALL INSPECT THE WATERPROOFING AND SUBMIT A CERTIFICATION THAT WATER
- PROOFING COMPLIES WITH APPROVED PLANS DWELLING IS TO BE PROVIDED WITH COMFORT HEATING FACILITIES 8. CAPABLE OF MAINTAINING 68 DEG.F AT 3 FT. ABOVE THE FLOOR CBC
- 1204.1 THE ARCHITECT WILL HAVE LIMITED OBSERVATION DURING THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THIS PROJECT UNLESS OTHERWISE NOTED (U.O.N.).
- ALL LOCAL FIRE ORDINACES AND MUNICIPAL CODES SHALL BE 10. APPLIED 11 FINISH GRADES SHALL PROVIDE DRAINAGE AWAY FROM RESIDENCE.
- 12. ALL ROOF DRAINAGE SHALL BE PIPED TO APPROVED DRAINAGE OUTLET.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EMPLOY THE 13. SOILS ENGINEER TO TESTTHE RELATIVE SOIL DENSITY OF THE SITE AND VERIFY IN WRITING THAT THE RELATIVE SOIL DENSITY MEETS OF EXCEEDS THE REQUIREMENTS SPECIFIED IN THE SOILS REPORT. IF THE RELATIVE SOIL DENSITY DOES NOT MEET THE SPECIFICATIONS STATED IN THE SOILS REPORT, THE CONTRACTOR SHALL FOLLOW THE SOILS ENGINEER'S RECOMMENDATIONS FOR RECOMPACTION.

- 2014 LA AMENDMENT BUILDING CODE 2014 LA AMENDMENT GREEN BUILDING CODE 2014 LA AMENDMENT ELECTRICAL CODE

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.



## DRAWING INDEX

GENERAL	
A-1.00	TITLE SHEET/ PROJECT INFORMATION
A-1.01	GENERAL NOTES
A-1.01A	GREEN BUILDING NOTES & FORMS
A-1.01B	GREEN BUILDING NOTES
A-1.04	BUILDING ENERGY ANALYSIS REPORT - LOT A
A-1.05	BUILDING ENERGY ANALYSIS REPORT - LOT B
ARCHITECTURA	NL .
A-2.00	SITE PLAN
A-2.01	FIRST FLOOR PLAN
A-2.02	SECOND LEVEL FLOOR PLAN
A-2.03	THIRD LEVEL FLOOR PLAN
A-2.04	ROOF PLAN
A-3.00	SECTIONS
A-4.00	ELEVATIONS
A-4.01	ELEVATIONS
A-5.00	WALL TYPES
A-5.01	ARCHITECTURAL DETAILS
A-8.01	WINDOW & DOOR SCHEDULE
STRUCTURAL	
S2.1	FOUNDATION & FRAMING PLAN TYPE A
S2.2	FRAMING PLAN TYPE A
S2.3	FOUNDATION & FRAMING PLAN TYPE B
S2.4	FRAMING PLAN TYPE B

Grand total: 21

### Architect of Record

Los Angeles, CA 90015 Cell: 213 - x x x - x x x x Email:xxx@.com

SAMPLE PROJECT Project address Project address



Owner's Name Owner's Street Address City, CA 90015

Scale

## TITLE SHEET/ PROJECT INFORMATION

#### CONSTRUCTION DOCUMENTS

PROJECT NUMBER		1602
No.	Date	Submission

#### 05/10/19 Date Drawn by XX Checked by XX

A-1.00

As indicated

## **ABBREVIATIONS**

ABV

A.C. TILE

A/C

(N) N.Í.C. NO. NOM. N.T.S. O.C. O.D. OFF. OPNG. OPP. PERIM. ΡL P.LAM. PLAS. PLT. PLUMB. PLYWD. PNL. PR. PROJ. PTD. PTN. PVG RAD. RD REF. REFR. REINF. REQ'D. RESIL. R.H. RL RM R.O. S.C. SCHED. SECT. SEP SF SHT. SIM. SPEC. SQ. SQ. FT. S.S. STA. STD. STG'D. STL. S.STL. STOR. STRUCT SUSP. SYM. TEL. TEMP. T&B T&G TH. T.O.W. T.V. TYP. U.F.A.S. UNF. U.O.N. U.S. VCT. VERT. VEST. V.I.F. W/ W.C. WD. W.H. W.I. W/O WP. W.R. WT.

WTR.-PRF.

NORTH NEW NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OPPOSITE PERIMETER PROPERTY LINE PLASTIC LAMINATE PLASTER PLATE PLUMBING PLYWOOD PANEL PAIR PROJECTION PAINT PARTITION PAVING RISER RADIUS **ROOF DRAIN** REFERENCE REFRIGERATOR REINFORCED REQUIRED RESILIENT RIGHT HAND RAIL(ING) ROOM ROUGH OPENING SOUTH SOLID CORE SCHEDULE SECTION SEPARATE SQUARE FEET SHEET SIMILAR SPECIFICATION SQUARE SQUARE FEET STAINLESS STEEL STATION STANDARD STAGGERED STEEL STAINLESS STEEL STORAGE STRUCTURAL SUSPENDED SYMMETRICAL TREAD TELEPHONE TEMPERED TOP & BOTTOM TONGUE AND GROOVE THICK TOP OF WALL TELEVISION TYPICAL UNIFORM ACCESSIBILITY STANDARDS UNDERWRITERS LABORATORY UNFINISHED UNLESS OTHERWISE NOTED UNDER SIDE VOLTS VINYL COMPOSITION TILE VERTICAL VESTIBULE VERIFY IN FIELD WEST, WIDE WITH WATER CLOSET WOOD WATER HEATER WROUGHT IRON WITHOUT WATERPROOF WATER RESISTANT WEIGHT WATERPROOF

ACOUS. ADD ADJ. ADJUST. A.F.F. ALUM. AMP. APPROX. ARCH. BD. BLDG. BLK. BLKG BOT. BTWN CAB. C.B. CEM. CL CLG. CLOS. CLR. CLR. OPEN. C.M.U. COL. CONC CONN. CONST. CONT. CONTR. CORR. CPT. C.T. CTR. CW D DBL. DED. DEPT. DET D.F. DIA. DIAG. DIM. DN. DR. D.S.P. DTL. DWG. DWR. EA. E.F. ELEV. ELEC. EL. EQ. EXIST. (E) EXP. EXP'D. EXT. F.D. F.E.C. F.F FIN. FIXT. FLR. FLUOR F.O.C. F.O.F. F.O.M F.O.S. F.S. FT. FULL FURN. FURR. GAL. GA. GALV. GED G.C. G.F.I. G.L. GRND. GR. GYP. GYP. BD. G.W.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HT. H.V.A.C. HW I.D. IN. INCL. INSUL. INT. JT. KIT. LAM. LAV. LBS. L.H. IT. MAINT MAS. MATL. MAX. MECH. MFR. MIN. MISC. MLWK M.O. MOD. MTD. MTL.

ABOVE AIR CONDITIONING ACOUSTICAL CEILING ACOUSTICAL ADDENDUM ADJACENT ADJUSTABLE ABOVE FINISH FLOOR ALUMINUM AMPERE APPROXIMATE ARCHITECTURAL BOARD BUILDING BLOCK BLOCKING BOTTOM BETWEEN CABINET CORNER BEAD CEMENT CENTER LINE CEILING CLOSET CLEAR CLEAR OPENING CONCRETE MASONRY UNIT COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONTRACTOR CORRIDOR CARPET CERAMIC TILE CENTER COLD WATER DEEP DOUBLE DEDICATED DEPARTMENT DETAIL DRINKING FOUNTAIN DIAMETER DIAGONAL DIMENSION DOWN DOOR DRY STAND PIPE DETAIL DRAWING DRAWER EAST EACH EXHAUST FAN ELEVATION ELECTRIC ELEVATOR EQUAL EXISTING EXISTING EXPANSION EXPOSED EXTERIOR FLOOR DRAIN FINISHED END FIRE EXTINGUISHER CABINET **FINISH FLOOR** FINISH FIXTURE FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUD FLOOR SINK FOOT OR FEET FULL SIZE FURNITURE FURRING GALLON GAUGE GALVANIZED GRADE GENERAL CONTRACTOR GROUND FAULT INTERRUPT GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD GYPSUM WALLBOARD HIGH HOLLOW CORE HARDWOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT HEATING, VENTILATION & AIR CONDITIONING HOT WATER INSIDE DIAMETER INCH INCLUDE(D), INCLUDING INSULATION INTERIOR JOINT KITCHEN LENGTH LAMINATE LAVATORY POUNDS LEFT HAND LIGHT MAINTENANCE MASONRY MATERIAL MAXIMUM MECHANICAL MANUFACTURER MINIMUM MISCELLANEOUS MILLWORK MASONRY OPENING MODIFICATION MOUNTED

METAL

MULLION

MILLWORK

MUL.

MWK.

## GENERAL NOTES

NOT WITHSTANDING THE ORDER OF THE PRECEDENCE PROVISIONS SET FORTH IN THE GENERAL CONDITIONS, IN THE EVENT OF CONFLICT BETWEEN ANY CONTRACT DOCUMENTS, THE PROVISION PLACING A MORE STRINGENT REQUIREMENT OR GREATER BURDEN ON THE CONTRACTOR OR REQUIRING THE GREATER QUANTITY OR HIGHER QUALITY MATERIAL OR WORKMANSHIP SHALL PREVAIL UNLESS OTHERWISE NOTED BY THE OWNER OR ARCHITECT.

THE CONTRACTOR AND HIS SUBS SHALL COMPLY WITH ALL PRODUCT MANUFACTURER'S RECOMMENDATIONS, INSTALLATION METHODS AND DETAILS, WHICH ARE HEREBY MADE PART OF THE CONTRACT DOCUMENTS. ANY CONFLICTS MUST IMMEDIATELY BE BROUGHT TO THE NOTICE OF THE ARCHITECTS AND OWNER PRIOR TO CONSTRUCTION AND / OR INSTALLATION.

#### PART 1 - GENERAL REQUIREMENTS

- A. The contract includes all labor necessary to produce the construction required by the contract documents, and all labor, materials, equipment incorporated in the construction.
- B. By executing the contract or entering upon the site and commencing of work, the contractor represents that he has visited the site, familiarized himself with the conditions and laws, codes and governmental agency regulations under which the work is to be performed, and correlated his observations with the requirements of the contract documents and accepts the site "AS IS."
- C. The contract documents are complementary and what is required by one shall be binding as if required by all. The intention of the documents is to include all labor, materials, equipment and other items necessary for the proper execution ad completion of the work. It is not intended that work not covered under any heading, section branch, class or trade of general notes or specifications shall be supplied unless it is required elsewhere in the contract documents or is reasonably inferable therefore as being necessary to produce the intended results. Words which have well known technical or trade meanings are used herein in accordance with such recognized meanings.
- D. The organization of the specifications into divisions, sections and articles, and the arrangement of drawings shall not control the contractor in dividing the work among subcontractors or in establishing the extent of work to be performed by any trade.
- E. WHERE CONFLICT OCCURS ON DRAWINGS THE ENTIRE SET OF MECHANICAL, ELECTRICAL, PLUMBING, STRUCTURAL AND ARCHITECTURAL PLANS MUST BE CONSIDERED FOR ITS RESOLUTION AND MAY NOT BE CONSIDERED AS AN EXTRA WORK FOR THE CONTRACTOR.

#### PART 2 - GENERAL NOTES

- A. Contractors & subcontractor shall verify all dimensions and conditions at the site prior to proceeding with the various parts of the work. Any errors omissions or discrepancies shall be brought to the attention of the
- architect and general contractor before construction begings.
   B. Work shall conform to the requirements of the 2010 edition of the State of California Building Code (California Code of Regulations, Title 24, Part 2) based on the 2006 international building code, and of all other legally
- constituted regulating agencies and authorities having jurisdiction.
   Details or notes shown on one drawing shall have the same effect as if shown on all drawings. Specific notes and details take precedence over general notes and typical details.
- D. Work shall conform to the bet practices of the trades involved in this project.
- E. Contractor shall provide temporary erection bracing and shoring as required for structural stability during all phases of the work.
- F. The contractor shall immediately notify the architect of any discrepancy or omission before proceeding with work.
   G. Contractor shall continuously maintain adequate protection of all his work from damage and shall protect the
- B. Contractor shall continuously maintain adequate protection of an his work norm damage and shall protect the owner's property from injury or loss arising in connection with his work.
   H. Contractor shall do all cutting, fitting or patching of his work that may be required to make its several parts come together properly and fit it to receive or be received by work of other contractors shown upon or reasonably implied by the drawings and specifications for the completed structure, and he shall make good after them as the architect may direct.
- I. <u>Do not scale drawings.</u>
- All dimensions for new work are from face of stud. All dimensions to existing walls are to face of the finished surface.
   Details and conditions not drawn are similar or identical to those which are. Architect shall provide clarification
- drawings as necessary when requested.
   Contractor shall perform all required work and all repair of damages on and off property (sidewalk, curb, gutter, street, etc.) Occurring as a result of construction procedures, processes, etc., which shall be done according
- to governing regulations, specifications, etc. Repair work shall match and be consistent with adjoining conditions.
- M. Prior to the issuance of a building permit, the applicant shall have evidence of current workmen's compensation insurance coverage.
- N. Excavations adjacent to a public way require public works approval prior to issuance of a building permit.
   O. Contractor shall furnish and maintain toilet facilities during construction.
   P. Provide a minimum 44" clear width to public way at all required exit paths.
- Q. Contractor shall coordinate with all other trades of related sections prior to placement of their materials.
   R. Any deviations from the contract documents which are necessitated by field conditions shall be brought to the
- attention of the ARCHITECT.
- attention of the ARCHITECT.
  S. Typical details shall apply where no specific details of sections are given.
  T. It shall be the responsibility of the contractor to supervise all cutting and patching of finished work already installed if made necessary by areas abandon or other response of other response of the response of
- installed, if made necessary by errors, changes, or other reasons; all replacement work shall match original surfaces.
   U. Contractor shall provide galvanic isolation between dissimilar metals.
- V. All addenda, change orders, bulletins, and notices, if any issued later, shall be considered as part of the work.
   W. In the event there are found discrepancies or ambiguities in or omissions from the drawings, or should there
- be doubt as to their meaning or intent, the architect shall be notified, in order to provide a written clarification.
   Where factory primed items occur such as grilles, diffusers, metal trim and accessories, etc, paint to match the adjacent surface or as specified as directed by the architect.
- Y. All exterior openings exposed to the weather shall be flashed in such a manner as to make them waterproof.
   All flashing, counterflashing and coping when of metal shall meet the gauges specified, but not less than 24
- GA. Galvanized. Z. Provide access panels for mechanical, electrical, & plumbing equipment as indicated on drawings. Review locations with ARCHITECT prior to starting work. Panel finishes shall be selected by the ARCHITECT.

PART 3 - GENERAL NOTES - SOUND RATED PARTITIONS AND IMPACT RATED CEILING - FLOOR

- ASSEMBLIES. A. Carpets or similar surface materials which are part of the floor -ceiling assembly must be installed and inspected before the final inspection is requested.
- B. An approved permanent and resilient acoustical 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
- 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 ¼ " thick approved resilient material.
- (exception: gas piping need 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 floorceiling 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.
  - a. 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".
    b. 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.
    - outlet boxes may be installed in the sound rated walls or ceilings as follows:
       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.
      there shall be one solid stud between outlet boxes.
    - A solid fire blocking will be considered a solid stud in order to place one box above the other in the same bay.
       Outlet boxes shall have a depth not more than 1½ inches, so as to allow the required 2 inch
  - uncompressed insulation to be installed in a standard 2"x4" wall. On walls of deeper dimensions, boxes of greater depths may be permitted. 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.
- 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.
  - a. where metallic raceway material (rigid metal conduit, steel tube, and non-metallic 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 taken during installation of the raceway to allow for this 2" of uncompressed insulation below.

#### BUILDING ENVELOPE

- Glazing in the following locations shall be safety glazing conforming to the human impact loads of Section R308.3 (see exceptions) (R308.4):
  - a. Fixed and operable panels of swinging, sliding and bi-fold door assemblies
  - b. Glazing in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24-inch arc of either vertical edge of the door in a closed position and whose bottom edge is less than 60 inches above the floor or walking surface.
  - Glazing in an individual fixed or operable panel that meets all of the following conditions:
    1. Exposed area of an individual pane greater than 9 square fact
  - square feet.
    Bottom edge less than 18 inches above the floor.
    Top edge greater than 36 inches above the floor.
    One or more walking surfaces within 36 inches
  - Glazing where the bottom exposed edge of the glazing is
  - less than 36 inches above the plane of the adjacent walkin surface of stairways, landings between flights of stairs and ramps.
  - f. 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.
- Lots shall be graded to drain surface water away from foundation walls with a minimum fall of 6 inches within the first 10 feet (R401.
- B. Dampproofing, where required, shall be installed with materials and as required in Section R406.1.
- . Vehicular access doors shall comply with Section R612.4 (*R612.4 Garage doors*. Garage doors shall be tested in accordance with either ASTM E 330 or ANSII DASMA 108, and shall meet the
- acceptance criteria of ANSIIDASMA 108.) Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly
- legible and visible from the street or road fronting the property. (R319.1)
- Protection of wood and wood based products from decay shall be provided in the locations specified per Section R317.1 by the use o naturally durable wood or wood that is preservative-treated in accordance with AWPA U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPA U 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)
  8. Provide corrosion resistant weep screed below the stucco a minimum of 4" obsue carth or 0" obsue result.
- minimum of 4" above earth or 2<sup>"</sup> above paved area. (LARC Section R703.6.2.1, LABC Section 2512.1.2)
- ZONING NOTES

A/C units and water heaters are not allowed in the required side yards and front yard unless specifically allowed by exception per Information bulletin P/ZC 2002-006.

## GENERAL LADBS NOTES

	Α.	GENER	AL REQUIREMENTS
		1.	The construction shall not restrict a five-foot clear and unobstructed
g			access to any water or power distribution facility (Power poles, pull- boxes, transformers, vaults, pumps, valves, meters, appurtenances,
			etc.) or to the location of the hook-up. The construction shall not be
			within ten feet of any power lines -whether or not the lines are located on the property. Failure to comply may cause construction
C		0	delays and/or additional expenses."
		2.	An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream side of the utility meter and be rigidly
			connected to the exterior of the building or structure containing
;			the fuel gas piping. (Per Ordinance 170,158) (Separate plumbing permit is required).
9		3.	Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a
5			nonabsorbent surface. Such wall surfaces shall extend to a height of
		4.	not less than 6 feet above the floor (R307.2). Provide ultra-low flush water closets for all new construction.
			Existing shower heads and toilets must be adapted for low water
		5.	consumption Water heater must be strapped to wall. (Sec. 507.3, LAPC) See
na			Information Bulletin P/PC 2011-003 "How to Brace Your Water Heater" for details.
ng d		6.	Automatic garage door openers, if provided, shall be listed in
/		7.	accordance with UL 325. (R309.4) Smoke detectors shall be provided for all dwelling units intended for
9			human occupancy, upon the owner's application for a permit for
			alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
3). d		8.	Where a permit is required for alterations, repairs or additions
u			exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances
e			shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in
C			the specific dwelling unit or sleeping unit for which the permit was
		9.	obtained. (R315.2.2) A copy of the valid evaluation report and/or conditions of listing shall
y		5.	be made available at the job site
	GARAG	E/CARP	ORT
	0/11/10		
of		1.	Doors between garage and the dwelling unit shall have a minimum fire protection rating of 20 minutes and self-closing and self-latching
			devices, or solid wood or solid or honeycomb core steel not less
11		2.	than 1 3/8 inches thick. (R302.5.1) The garage shall be separated from the dwelling and its attic area in
			accordance with Table R302.6 (R302.6).
		3.	Ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet
			steel or other approved material and shall not have openings into the
		4.	garage (R302.5.2). Other penetrations of garage/dwelling ceilings and walls shall be
			protected as required by Section R302.11, Item 4 (R302.5.3).
	FIRE-R	ESISTAN	NCE RATED CONSTRUCTION
		1.	Provide 1-hr fire-resistance exterior walls if fire separation distance is: Less than 3' if the building is equipped throughout with an
			automatic residential fire sprinkler system installed in accordance
		2.	with section R313. [T-R302.1(2)] Through penetrations of fire-resistance-rated wall or floor
			assemblies shall comply with Section R302.4.1.1 or
		3.	R302.4.1.2.(R302.4.1) Membrane penetrations shall comply with Section R302.4.1. Where
			walls are required to have a fire- resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not
			be reduced. (R302.4.2)
		4.	In combustible construction, fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and
			to form an effective fire barrier between stories, and between a top
		5.	story and the roof space. (R302.11) In combustible construction where there is usable space both above
		0.	and below the concealed space of a floor/ceiling assembly,
			draftstops shall be installed so that the area of the concealed space does not exceed 1,000 square feet. Draftstopping shall divide the
			concealed space into approximately equal areas. (R302.12)
	FIRE PI	ROTECT	
		1.	The building shall be equipped with an automatic residential fire sprinkler system in accordance with section R313.3 or NFPA13D.
		_	(R313, 12.21A17(d))
		2.	The Sprinkler System shall be approved by Plumbing Division prior to installation.
		3.	An approved smoke alarm shall be installed in each sleeping room &
			hallway or area giving access to a sleeping room, and on each story and basement for dwellings with more than one story. Smoke alarms
			shall be interconnected so that actuation of one alarm will activate all
			the alarms within the individual dwelling unit. In new construction smoke alarms shall receive their primary power source from the
			building wiring and shall be equipped with battery back-up and low battery signal. (R314)
		4.	An approved carbon monoxide alarm shall be installed in dwelling
			units and in sleeping units within which fuel-burning appliances are installed and in dwelling units that have attached garages. Carbon
			monoxide alarm shall be provided outside of each separate dwelling
			unit sleeping area in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements. (R315)
	MEANS	OF EGF 1.	RESS Occupied roofs shall be provided with exits as required for stories
		2.	Provide 32" wide doors to all interior accessible rooms. LAMC
		3.	(6304.1) Stairways & Railings shall comply with the following:
			a. 7.75" maximum rise & minimum 10" run. (R311.7.5)
			<ul><li>b. Minimum 6'-8" headroom clearance. (R311.7.2)</li><li>c. Minimum 36" clear width. (R311.7.1)</li></ul>
			<ul><li>d. Handrails 34" to 38" high above tread nosing (R311.7.8.1)</li><li>e. Handgrip portion of handrail shall not be less than 1.25" and</li></ul>
			no more than 2" cross-sectional dimension having a smooth
			<ul><li>surface with no sharp corners. (R311.7.7.3)</li><li>f. Maximum 4" clear spacing opening between rails.</li></ul>
			(R312.1.3)
		4.	Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2 inch
		_	gypsum board. (R302.7)
		5. 6.	All interior and exterior stairways shall be illuminated. (R303.7) For glass handrails and guards, the panels and their support system
			shall be designed to withstand the loads specified in Chapter 16 of
			2014 LABC. A safety factor of four shall be used. The minimum nominal thickness of the glass shall be 1/4 inch. (2407)
	INTERI	OR ENVI 1.	RONMENT Provide natural ventilation in (habitable rooms) & (bathrooms) by
			means of openable exterior wall openings with an area not less than
			4% of floor area. Mechanical ventilating systems may be permitted (R303.1)
		2.	Provide 15" minimum between the center of water closet to any side wall. (Calif. Plumb. Code 407.6)
		3.	Provide 24" clear space in front of any water closet. (Calif. Plumb.
			Code 407.6)

- Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation <u>or</u> with mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303.3)
- Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.9)
   Clothes dryer(s) located in an area that is habitable or containing
- Clothes dryer(s) located in an area that is habitable or containing fuel burning appliances shall be exhausted to the outside or to an area which is not habitable and does not contain other fuel burning appliances (but not beneath the building or in the attic area). (M.C. 504.3.1)
   A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length
- A 4" clothes dryer moisture exhaust duct is limited to a 14 feet length with two elbows from the clothes dryer to the point of termination. Reduce this length by 2 feet for every elbow in excess of 2. (M.C. 504.3.2, M.C. 908)

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

CONSTRUCTION NOTES:

### Architect of Record

Los Angeles, CA 90015 Cell: 213 - x x x - x x x x E mail: x x x@.com

- SAMPLE PROJECT Project address
- Project address



Submission

- Owner's Name
- Owner's Street Address City, CA 90015

#### CONSTRUCTION DOCUMENTS

Date

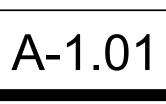
PROJECT NUMBER 1602

Date	05/10/19
Drawn by	XX
Checked by	XX

Checked by

Scale

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		e 2014 Los Angeles Green Building Code 4.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.	4.5
VOC CONTENT LIMITS FOR ARCHITECT		SEALANT VOC Less Water and Less Exempt Com	
Less Water and Less Exempt Co		SEALANTS	CURRENT VOC LIMIT
COATING CATEGORY <sup>23</sup>	CURRENT LIMIT	Architectural	250
	50	Marine deck	760
lat coatings Ionflat coatings	100	Nonmembrane roof	300
Ionflat-high gloss coatings	150	Roadway	250
pecialty Coatings	150	Single-ply roof membrane	450
luminum roof coatings	400	Other	420
asement specialty coatings	400	SEALANT PRIMERS	
Situminous roof coatings	50	Architectural	050
Bituminous roof primers	350	Nonporous	250
Bond breakers	350	Porous Modified bituminous 500	775 500
Concrete curing compounds	350	Marine deck	760
Concrete/masonry sealers	100	Other	750
Driveway sealers	50	Note: For additional information regarding methods to m	6 E E
Dry fog coatings	150	tables, see South Coast Air Quality Management Distric	t Rule 1168.
aux finishing coatings	350		and a contract of a sec
ire resistive coatings	350	ADHESIVE VOC	
loor coatings	100	Less Water and Less Exempt Com	pounds in Grams per Lite
orm-release compounds	250	ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Graphic arts coatings (sign paints)	500	Indoor carpet adhesives	50
ligh temperature coatings	420	Carpet pad adhesives	50
ndustrial maintenance coatings	250	Outdoor carpet adhesives	150
ow solids coatings <sup>1</sup>	120	Wood flooring adhesive	100
lagnesite cement coatings	450	Rubber floor adhesives	60
lastic texture coatings	100	Subfloor adhesives	50
letallic pigmented coatings	500	Ceramic tile adhesives	65
Aulticolor coatings	250	VCT and asphalt tile adhesives	50
Pretreatment wash primers	420	Drywall and panel adhesives	50
rimers, sealers, and undercoaters	100	Cove base adhesives	50
Reactive penetrating sealers	350	Multipurpose construction adhesives	70
Recycled coatings	250	Structural glazing adhesives	100
Roof coatings Rust preventative coatings	50 250	Single-ply roof membrane adhesives Other adhesives not specifically listed	250 50
Shellacs	200	SPECIALTY APPLICATIONS	50
Clear	730	PVC welding	510
Opaque	550	CPVC welding	490
Specialty primers, sealers and undercoaters	100	ABS welding	325
Stains	250	Plastic cement welding	250
Stone consolidants	450	Adhesive primer for plastic	550
Swimming pool coatings	340	Contact adhesive	80
raffic marking coatings	100	Special purpose contact adhesive	250
ub and tile refinish coatings	420	Structural wood member adhesive	140
Vaterproofing membranes	250	Top and trim adhesive	250
Vood coatings	275	SUBSTRATE SPECIFIC APPLICATIONS	Providence 2017
Vood preservatives	350	Metal to metal	30
inc-rich primers	340	Plastic foams	50
ms of VOC per liter of coating, including water and including specified limits remain in effect unless revised limits are list	exempt compounds.	Porous material (except wood)	50
ies in this table are derived from those specified by the Calif	ca in subsequence columns in the	Wood	30
ies in this table are derived from those specified by the Calif ectural Coatings Suggested Control Measure, February 1, 2	ornia Air Resource's Board, 008 More information is	Fiberglass	80
ble from the Air Resources Board.	ood. More mornadom o	If an adhesive is used to bond dissimilar substrates to content shall be allowed.	gether, the adhesive with the highes
FORMALDEHYDE LIMIT	e <sup>1</sup>	<sup>2.</sup> For additional information regarding methods to measure and the second	ure the VOC content specified in this
Maximum Formaldehyde Emissions in		see South Coast Air Quality Management District Rule 1 http://www.arb.ca.gov/DRDB/SC/CURHTML/R1188.PDF	=
PRODUCT			
PRODUCT	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 <sup>2</sup>	0.13 ornia Air Resources Board Air		
ies in this table are derived from those energified by the Colif			
ues in this table are derived from those specified by the Calif s Control Measure for Composite Wood as tested in accorda anal information, see California Code of Regulations, Title 1	ince with ASTM E 1333. For		



#### STORM WATER POLLUTION CONTROL (2014 Los Angeles Green Building Code)

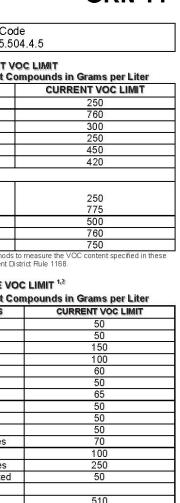
Storm Water Pollution Control Requirements for Construction Activities Minimum Water Quality Protection Requirements for All Construction Projects

#### The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water, mechanical permit work; or sign permit work (Order No. 01-182, NPDES Permit No. CAS004001 - Part 5: Definitions)

- 1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind. 2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being
- transported from the site by wind or water.
- 3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- 4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled. 6. Trash and construction -related solid wastes must be deposited into a covered receptacle to prevent
- contamination of storm water and dispersal by wind.
- 7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- 8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- 9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.







#### PLUMBING FIXTURE FLOW RATES **Residential Occupancies** 2014 Los Angeles Green Building Code (Incorporate this form into the plans)



FORM

GRN 16

www.ladbs.org

FORM

**GRN 18R** 

(4.305.3.1)

roject .	Address:	<u> </u>			
Р	ermit #		Date:		
ITEM #	I CODE SECTION REQUIREMENT		REFERENCE SHEET Sheet # or N/A)	COMMENTS e.g. note #, detail # or reason for N/A	
		PLANNING AND DESIGN			
1	4.106.2	Storm water drainage and retention during construction	C1.02	NOTES 1-11	
2	4.106.3	Grading and paving	C5.01	LEGEND NOTES 1-23	
3	4.106.4	Electric vehicle (EV) charging	A-A2.00, A-B2.00, A-C2.00, A-D2.00	LEGEND SYBMOL "EV"	
4	4.106.5	Cool roof for reduction of heat island effect	ALL 2.01 SHEETS, & A-1.01B	NOTE 9, "TPO" ROOF & SPEC	
5	4.106.7	Reduction of heat island effect for nonroof areas	A-A2.00, A-B2.00, A-C2.00, A-D2.00	NOTE 1, CONCRETE PAVER	
		ENERGY EFFICIENCY			
6	4.211.4	Solar ready buildings	A-A2.01, A-B2.01, A-C2.01, A-D2.01	NOTE 11, CONDUIT	
		WATER EFFICIENCY & CONSERVATION			
7	4.303.1	Water conserving plumbing fixtures and fittings	A-A2.00, A-B2.00, A-C2.00, A-D2.00	LEGEND SYBMOL	
8	4.303.1.3.2	Multiple showerheads serving one shower	NA	ONLY SINGLE SHOWERHEAD PROVIDED	
9	4.303.3	Water submeters	NA	SINGLE FAMILY LOTS	
10	4.303.4	Water use reduction	A-A2.00, A-B2.00, A-C2.00, A-D2.00	LEGEND SYBMOL	
11	4.304.1	Outdoor potable water use in landscape areas	L-3 & L-4	IRRIGATION PLAN	
12	4.304.2	Irrigation controllers	L-3 & L-4	IRRIGATION LEGEND	
13	4.304.3	Metering outdoor water use	A-1.01A	GREEN FORM 18R, NOTE 3	
14	4.304.4	Exterior faucets	A-1.01A	GREEN FORM 18R, NOTE 5	
15	4.304.5	Swimming pool covers	NA	NO POOL	
16	4.305.1	Graywater ready	A-1.01A	GREEN FORM 18R, NOTE 6	
17 18	4.305.2 4.305.3.1	Recycled water supply to fixtures Cooling towers (buildings $\leq 25$ stories)	NA A-1.01A	NO LNE AVAILABLE GREEN FORM 18R, NOTE 9	
10	4.305.3.2	Cooling towers (buildings > 25 stories)	NA	3 STORIES	
20	4.305.4	Groundwater discharge	NA	NO GROUNDWATER TO BE EXTRACT	
		MATERIAL CONSERVATION & RES	OURCE EFFICIENC	CY	
21	4.406.1	Rodent proofing	A-1.01A	GREEN FORM 14, NOTE 9	
22	4.407.3	Flashing details	A-5.01	DETAILS 1 - 6	
23	4.407.4	Material protection	A-1.01A	GREEN FORM 14, NOTE 10	
24	4.408.1	Construction waste reduction of at least 50%	A-1.01A	GREEN FORM 14, NOTE 11	
25	4.410.1	Operation and maintenance manual	A-1.01A	GREEN FORM 14, NOTE 12	
		ENVIRONMENTAL QUALITY			
26 27	4.503.1 4.504.1	Fireplaces and woodstoves Covering of duct openings and protection of	NA A-1.01A	NO FIRE PLACE GREEN FORM 14, NOTE 14	
		mechanical equipment during construction			
28 29	4.504.2 4.504.2.1	Finish material pollutant control – Adhesives, sealants, caulks	A-1.01A	GREEN FORM 14, NOTE 14	
30	4.504.2.1	<ul> <li>Addresives, sealants, caults</li> <li>Paints and coatings</li> </ul>	A-1.01A	GREEN FORM 11	
31	4.504.2.3	<ul> <li>Aerosol paints and coatings</li> </ul>			
32	4.504.2.4	- Verification	A-1.01A	GREEN FORM 14, NOTE 16	
33	4.504.3	Carpet systems	A-1.01A	GREEN FORM 14, NOTE 17	
34	4.504.3.1	Carpet cushion	A-1.01A	GREEN FORM 14, NOTE 18	
35	4.504.4	Resilient flooring systems	A-1.01A	GREEN FORM 14, NOTE 19	
36	4.504.5	Composite wood products	A-1.01A	GREEN FORM 14, NOTE 20	
37	4.504.6	Filters	A-1.01A	GREEN FORM 14, NOTE 22	
38	4.505.2.1	Capillary break	A-A3.00, A-B3.00, A-C3.00, A-D3.00 S1.3, S2.1, S2.3, S2.5, S2.7, S4.1	NOTE 3 VARIES	
39	4.505.3	Moisture content of building materials	A-1.01A	GREEN FORM 14, NOTE 24	
40	4.506.1	Bathroom exhaust fans	A-2.00 THRU A-D2.01	LEGEND SYBMOL	
41	4.507.2	Heating and air-conditioning system design	A-1.01A	GREEN FORM 14, NOTE 27	



- have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2) 3. Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs
- C1549. rates in Section 4.303.1.
- showerhead to be in operation at a time.
- controllers.
- 8. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
- Section 313.0 of the Los Angeles Plumbing Code.
- sources of moisture.
- construction waste.
- whole house ventilation system, must be controlled by a humidistat which shall minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)be readily accessible. (4.506.1)13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood 7. The heating and air-conditioning systems shall be sized and designed using burning fireplaces are prohibited per AQMD Rule 445. ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE (4.503.1, AQMD Rule 445) handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2) Revised 07-27-2016 Page 1 of 1 www.ladbs.org

SECTION 4.303.4
WATER REDUCTION FIXTURE FLOW RATE

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi <sup>1,3</sup>
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi <sup>1,3</sup>
Kitchen faucets	1.5 gpm @ 60 psi <sup>2,4</sup>
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush <sup>5</sup>
Flushometer tank water closets	1.28 gallons/flush
Flushometer valve water closets	1.28 gallons/flush <sup>5</sup>
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

<sup>1</sup> Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

 $^2$ Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60ps and must default to a maximum flow rate of 1.8 gpm @ 60psi. <sup>4</sup>Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. <sup>4</sup> Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets

with a maximum flush rate of 1.06 gallons/flush installed throughout. <sup>s</sup> Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. <sup>T</sup> Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The

effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2. Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The

Page1 of 1

effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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LA DBS

DEPARTMENT OF BUILDING AND SAFET 2014 Los Angeles Green Building Code WATER CONSERVATION NOTES - ORDINANCE #184248

## **RESIDENTIAL BUILDINGS**

- **PLUMBING SYSTEM** Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual
- dwelling unit (4.303.3)Water use reduction shall be met by complying with one of
- the following A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
- B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or C. Plumbing fixtures shall use recycled water. Exception: Fixture replacements
- (4.303.4)
- 3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
- Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
- 5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose (4.304.4)
- 6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
- 7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer. bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
- 8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)

- 9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following: A. Shall have a minimum of 6 cycles of concentration (blowdown): or B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
- 10. In new buildings over 25 stories, the cooling towers shall comply with all of the following: A. Shall have a minimum of 6 cycles of concentration
- (blowdown); and B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources. including treated backwash.
- (4.305.3.2)11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be (4.305.4)discharged to the sewer.
- 12. Provide a hot water system complying with one of the following
- A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives. B. Where a hot water recirculation or electric resistance
- heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. C. Residential units having individual water heaters shall
- have a compact hot water system that meets all of the following a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
- b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the 2013 California Energy Code Residential Appendix. c. The hot water supply piping shall be installed and
- insulated in accordance with Section RA3.6.2 of the 2013 California Energy Code Residential Appendix (Los Angeles Plumbing Code Section 610.4.1)

**IRRIGATION SYSTEM** 

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

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Page 1 of 1

FORM GRN 1

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#### 2014 Los Angeles Green Building Code

FORM

### MANDATORY REQUIREMENTS CHECKLIST NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS (COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

#### 2014 Los Angeles Green Building Code GREEN BUILDING CODE PLAN CHECK NOTES **RESIDENTIAL BUILDINGS**

- 1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum
- dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- 2. For common parking area serving R-occupancies, the electrical system shall
- with slopes  $\geq$  2:12 shall have an SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5) 4. The required hardscape used to reduce heat island effects shall have a solar
- reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM (4.106.7)
- 5. The flow rates for all plumbing fixtures shall comply with the maximum flow (4.303.1)6. When a shower is served by more than one showerhead, the combined flow
- rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one (4.303.1.3.2)
- 7. Installed automatic irrigation system controllers shall be weather- or soil-based
  - (State Assembly Bill No. 1881)
- building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with
- 10. Materials delivered to the construction site shall be protected from rain or other (4.407.4) 11. Only a City of Los Angeles permitted hauler will be used for hauling of
  - (4.408.1)

14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment.

FORM

**GRN 14** 

- 5. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-(4.504.2.1-4.504.2.3) 4 504 3
- 6 The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at
- the job site and be provided to the field inspector for verification. (4.504.2.4) 7. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
- Carpet and Rug Institute's Green Label Plus Program California Department of Public Health's Specification 01350 NSF/ANSI 140 at the Gold level
- d. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3)
- 18. All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1) 9. 80% of the total area receiving resilient flooring shall comply with one or more
- of the following: a. VOC emission limits defined in the CHPS High Performance Products Database
- Certified under UL GREENGUARD Gold Certification under the Resilient Floor Covering Institute (RFCI)
- FloorScore program d. Meet the California Department of Public Health's Specification 01350 (4.504.4)
- 20. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5) The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be
- completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.5) (4.304.2) 22. Mechanically ventilated buildings within 1,000 feet of a freeway shall provide
  - regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.
- 9. Annular spaces around pipes, electric cables, conduits, or other openings in the 23. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1) (4.406.1) 24. Building materials with visible signs of water damage shall not be installed.
  - Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. 25. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and
- be ducted to terminate to the outside of the building. Provide the (4.506.1) manufacturer's cut sheet for verification 12. For all new equipment, an Operation and Maintenance Manual including, at a 26. Newly installed bathroom exhaust fans, not functioning as a component of a

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

CONSTRUCTION NOTES:

#### Architect of Record Los Angeles, CA 90015

Cell:213-xxx-xxxx Email:xxx@.com

- SAMPLE PROJECT Project address Project address

Owner's Name Owner's Street Address City, CA 90015

Scale

**GREEN BUILDING NOTES & FORMS** 

## **CONSTRUCTION DOCUMENTS**

PROJECT NUMBER 1602 Submission No Date

05/10/19 Date Drawn by XX Checked by XX







### **TECHNICAL INFORMATION SHEET**

## UltraPly™ TPO Membrane

lembrane Thicknese Membrane Weight						ess: 0.060" (1.52 mr ight: 0.31 lb/ft² (1.5 k	
Available		201 235 2	ole Colors			Available Colors	
5' x 100'	(1.5 x 30.5 m)	White,	Tan, Gray	5' x 100	)'	(1.5 x 30.5 m)	White, Tan, Gray
5' x 200'	(1.5 x 61 m)	V	/hite	5' x 200	)'	(1.5 x 61 m)	White
6' 2" x 100'	(1.9 x 30.5 m)	White,	Tan, Gray	6' 2" x 10	00'	(1.9 x 30.5 m)	White, Tan, Gray
8' x 100'	(2.4 x 30.5 m)	White,	Tan, Gray	8' x 100'		(2.4 x 30.5 m)	White, Tan, Gray
8' x 200'	(2.4 x 61 m)	V	/hite	8' x 200	)'	(2.4 x 61 m)	White
10' x 100'	(3.0 x 30.5 m)	White,	Tan, Gray	10' x 10	0'	(3.0 x 30.5 m)	White, Tan, Gray
10' x 200'	(3.0 x 61 m)	V	/hite	10' x 20	0'	(3.0 x 61 m)	White
12' 4" x 100'	(3.8 x 30.5 m)	White,	Tan, Gray	12' 4" x 1	00'	(3.8 x 30.5 m)	White, Tan, Gray
12' 4" x 200'	(3.8 x 61 m)	V	Vhite	12' 4" x 2	00'	(3.8 x 61 m)	White
adiative Pro	perties						
ool Roof Rating Co		al/3yr	Whi	te		Tan	Gray
olar Reflectance			0.79/	0.68	(	0.61 / 0.55	0.34 / 0.34
hermal Emittance			0.85/	0.83	(	0.81 / 0.84	0.89 / 0.88
olar Reflectance Inde	ex (SRI)		98 / 3	81		71/63	37 / 36
ated Product ID			000	008		0015	0032
censed Manufacture	r ID		060	0608		0608	0608
lassification			Productio	Production Line		duction Line	Production Line
NERGY STAR®: Init	tial / 3 yr		Whi	White			
Solar Reflectance		0.79/0	0.79 / 0.78*				
hermal Emittance			0.8	5			
White membrane sar	mple cleaned prior t	o age test.					
EED®			Whi	te		<u>Tan</u>	Gray
olar Reflectance – As	STM E 903	ľ	0.8	1		0.63	0.37
hermal Emittance – A	ASTM E 408		0.95			0.95	0.95
olar Reflectance Inde	ex (SRI) – ASTM E	1980	102	2		77	43
	ity Building Servic	ces Techn	specifications a	ent at 1-800-	o change	e without notice. Fire	ES 831
restone offers no opinio	on on and expressly o ges. Consult a comp	lisclaims any betent struct	responsibility fo ural engineer pri	r the soundnes ior to installatio	s of any on if the	structure. Firestone ac structural soundness o	ccepts no liability for struct or structural ability to prop





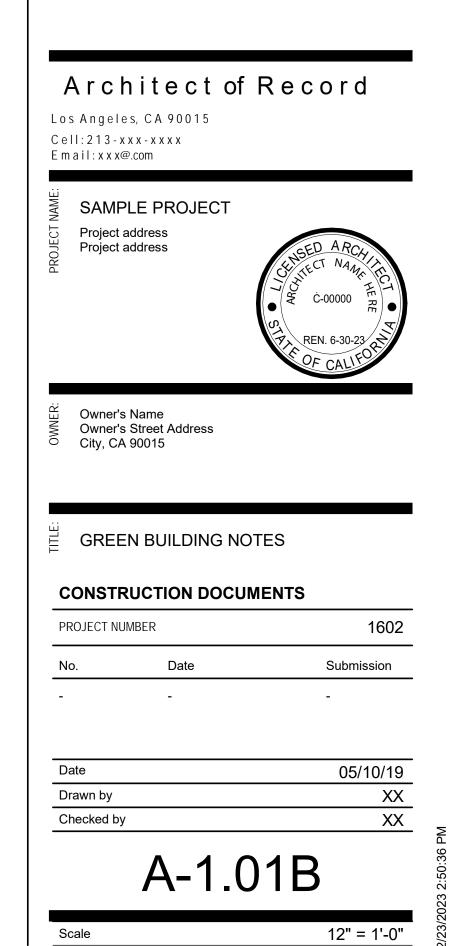
4/5/2017

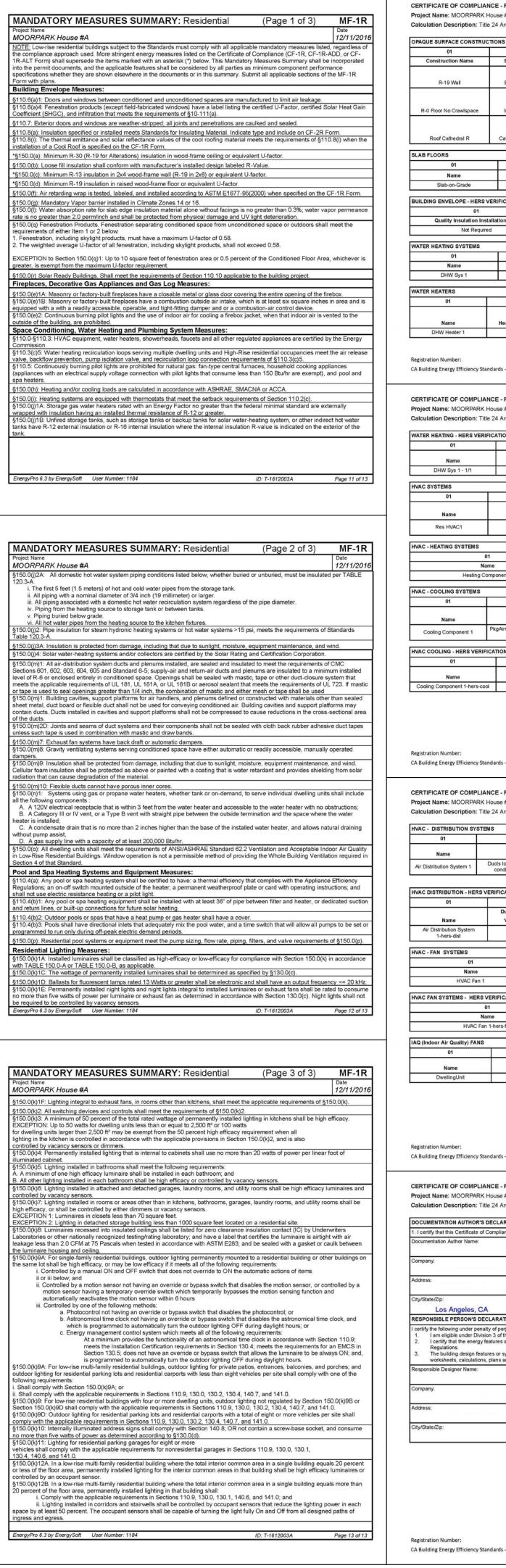
TIS # 201

Page 3 of 3

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions. these restrictions.

CONSTRUCTION NOTES:





**Registration Number:** 

Not Required

\_\_\_\_

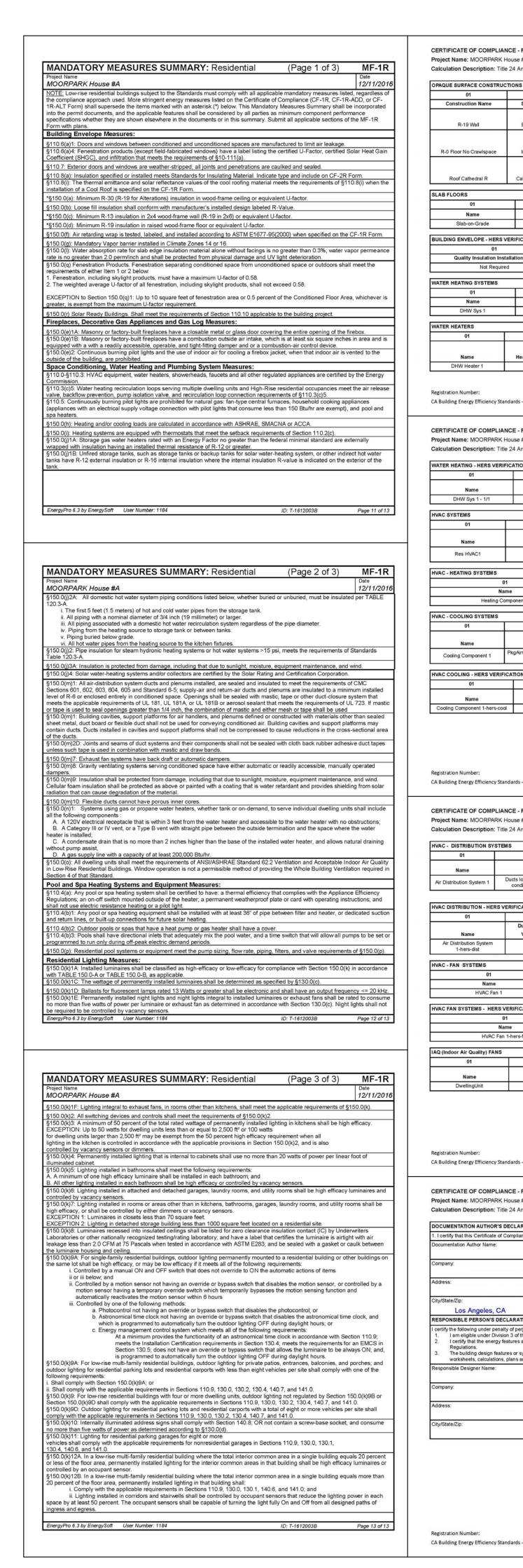
Name

Heating Comp

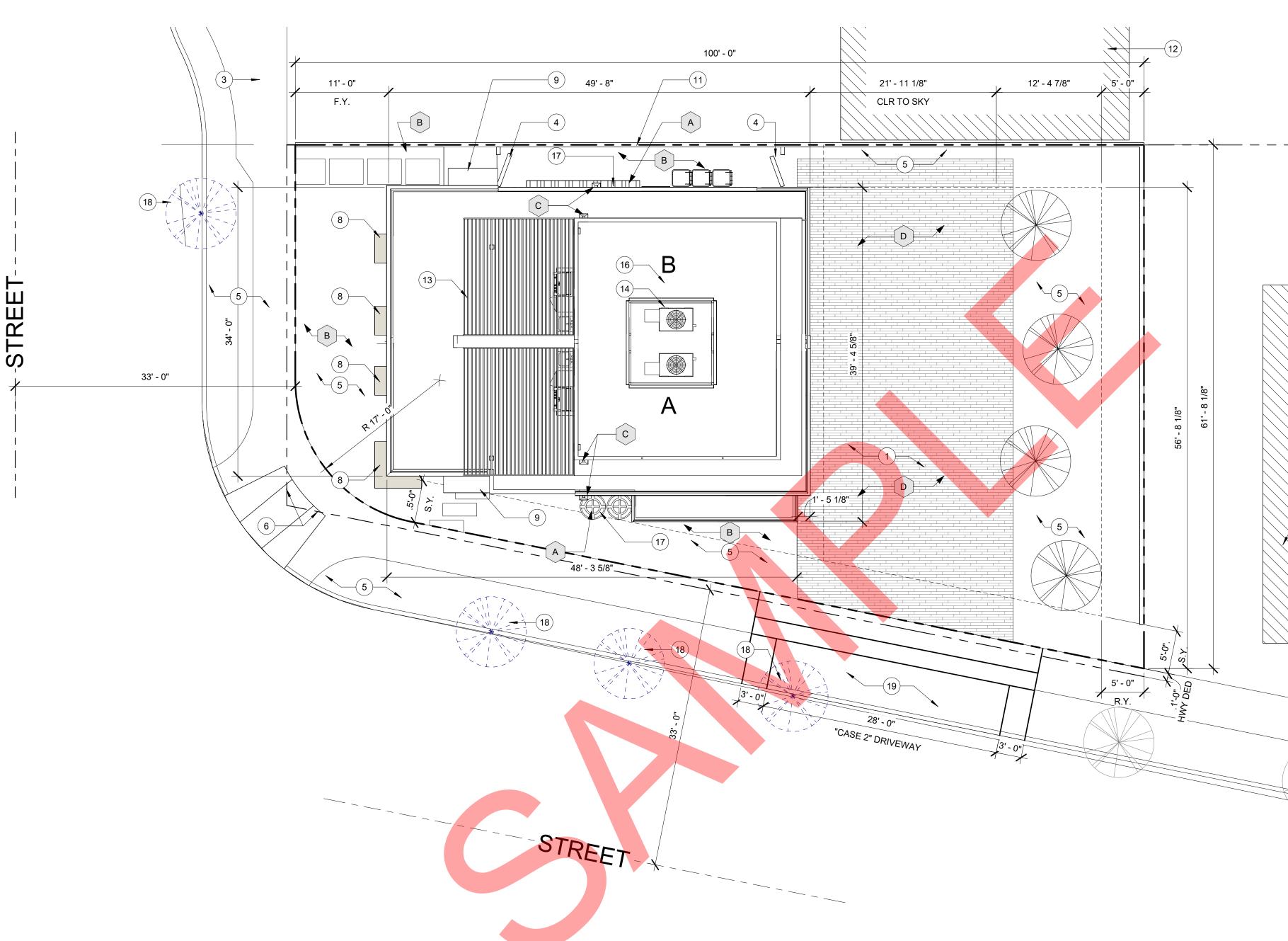
Name HVAC Fan 1

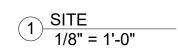
> Name HVAC Fan 1-her

- RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 e #A Calculation Date/Time: 22:43, Sun, Dec 11, 2016 Page 5 of 8 Analysis Input File Name: T-24 MOORPARK House #A.xml  IS  02 03 04 05 06 Exclass Tape I Construction Tape I Femiling Table Outline Burling Assemble I avera	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01         Project Name: MOORPARK House #A       Calculation Date/Time: 22:43, Sun, Dec 11, 2016       Page 1 of 8         Calculation Description: Title 24 Analysis       Input File Name: T-24 MOORPARK House #A.xml       Page 1 of 8         GENERAL INFORMATION       Input File Name: T-24 MOORPARK House #A       Input File Name: T-24 MOORPARK House #A       Input File Name: T-24 MOORPARK House #A	BUILDING ENERGY ANALYSIS REPORT	The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.
Surface Type         Construction Type         Framing         Total Cavity R-value         Assembly Layers           Exterior Walls         Wood Framed Wall         2x6 @ 16 in. O.C.         R 19         - Inside Finish: Gypsum Board           Exterior Walls         Wood Framed Wall         2x6 @ 16 in. O.C.         R 19         - Exterior Finish: Wood Siding/sheathing/decking           Interior Floors         Wood Framed Floor         2x12 @ 16 in. O.C.         none         + Floor Surface: Carpeted + Floor Deck: Wood Siding/sheathing/decking - Cavity / Frame: no insul. / 2x12           Interior Floors         Wood Framed Floor         2x12 @ 16 in. O.C.         none         - Ceiling Below Finish: Gypsum Board	02       Calculation Description       Title 24 Analysis         03       Project Location       14655 MOORPARK ST.         04       A City       SHERMAN OAKS,       05       Standards Version       Compliance 2015         06       Zip code       90403       07       Compliance Manager Version       BEMCmpMgr 2013-3 (651)         08       Climate Zone       C29       09       Software Version       EnergyPro 6.3         10       Building Type       Single Family       11       Front Orientation (deg/Cardinal)       180         12       Project Scope       Newly Constructed       13       Number of Dwelling Units       1	PROJECT:	CONSTRUCTION NOTES:
Cathedral Ceilings     Wood Framed Ceiling     2x12 @ 16 in. O.C.     R 30     Instance Finance: R-30 / 2x12       02     03     04     05     06     07       Zone     Area (ft <sup>2</sup> )     Perimeter (ft)     Edge Insul. R-value& Depth     Carpeted Fraction     Heated	14       Total Cond. Floor Area (FT <sup>2</sup> )       1736       15       Number of Zones       3         16       Slab Area (FT <sup>2</sup> )       485       17       Number of Stories       3         18       Addition Cond. Floor Area       N/A       19       Natural Gas Available       Yes         20       Addition Slab Area (FT <sup>2</sup> )       N/A       21       Glazing Percentage (%)       19.5%	Project Designer:	
1st Floor Zone     485     90     None     0.8     No       FICATION       FICATION       02     03     04       on (QII)     Quality Installation of Spray Foam Insulation     Building Envelope Air Leakage     ACH @ 50 Pa       Not Required     Not Required	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 USE SUMMARY         04         05       06       07       08	Report Prepared by:	
02     03     04     05     06       System Type     Distribution Type     Water Heater     Number of Heaters     Solar Fraction (%)       DHW     Standard     DHW Heater 1     1     .0%	Energy Use (kTDV/ft)Standard DesignProposed DesignCompliance MarginPercent ImprovementSpace Heating8.868.350.515.8%Space Cooling33.8929.154.7414.0%IAQ Ventilation1.411.410.000.0%Water Heating14.719.595.1234.8%	Engineering Services	
02030405060708Heater Element TypeTank TypeTank Volume (gal)Energy Factor or EfficiencyTank Exterior Input RatingStandby Loss (Fraction)Natural GasSmall Instantaneous0.20.83199000-Btu/hr00	Photovoltaic Offset0.000.00Compliance Energy Total58.8748.5010.3717.6%		
Registration Date/Time: HERS Provider: Is - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2016-12-11 22:44:14 - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01	Registration Number:       Registration Date/Time:       HERS Provider:         CA Building Energy Efficiency Standards - 2013 Residential Compliance       Report Version - CF1R-10172014-651       Report Generated at: 2016-12-11 22:44:14         CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01		
e #A Calculation Date/Time: 22:43, Sun, Dec 11, 2016 Page 6 of 8 Analysis Input File Name: T-24 MOORPARK House #A.xml  TON  02 03 04 05 06 07	Project Name: MOORPARK House #A       Calculation Date/Time: 22:43, Sun, Dec 11, 2016       Page 2 of 8         Calculation Description: Title 24 Analysis       Input File Name: T-24 MOORPARK House #A.xml       Page 2 of 8         REQUIRED SPECIAL FEATURES       The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.       Page 2 of 8	Date: 12/11/2016	
Pipe Insulation     Parallel Piping     Compact Distribution     Point-of Use     Recirculation Control     Central DHW Distribution       N/A     N/A     N/A     N/A     N/A     N/A	Ducts with high level of insulation     Cathedral Celling     Window overhangs and/or fins      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 components tables below.	The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2013 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC – www.energysoft.com. EnergyPro 6.3 by EnergySoft User Number: 1184 ID: T-1612003A	
Heating System Type         Heating System         Ducted         Name         Ducted         Name         Ducted         System Type         Floor Area           Other Heat/Cool         Heating Component 1         Yes         Cooling Component 1         Yes         Air Distribution System 1         1736	Building-level Verifications: • IAQ mechanical ventilation Cooling System Verifications: • Verified EER • Ran Efficacy Watts/CFM HVAC Distribution System Verifications: • Duct Sealing • Verified Iow-leakage ducts located entirely in conditioned space	TABLE OF CONTENTS	
Type         Efficiency           Nent 1         CntrlFurnace - Fuel-fired central furnace         81 AFUE           02         03         04         05         06         07           Efficiency           Lifticiency	Domestic Hot Water System Verifications:	Cover Page1Table of Contents2	
System Type         EER         SEER         Zonally Controlled         Multi-speed Compressor         HERS Verification           AirCond - Central packaged A/C system (< 65 kBtuh)	Reference Energy Use         Energy Design Rating         Margin         Percent Improvement           Total Energy (kTDV/f2)*         109.33         98.96         10.37         9.5%           *includes calculated Appliances and Miscellaneous Energy Use (AMEU)         BUILDING - FEATURES INFORMATION         Energy Use (AMEU)	Form CF-1R Certificate of Compliance       3         Form MF-1R Mandatory Measures Summary       11	
Oz         OS         OS         OS         OS           Verified Airflow         Airflow Target         Verified EER         Verified SEER         Verified Refrigerant Charge           Required         350         Required         Not Required         Required	01020304050607Project NameConditioned Floor Area (sft)Number of Dwelling UnitsNumber of BedroomsNumber of ZonesNumber of Ventilation Cooling SystemsNumber of Water Heating SystemsMOORPARK House #A173614301		
Registration Date/Time:     HERS Provider:       Is - 2013 Residential Compliance     Report Version - CF1R-10172014-651     Report Generated at: 2016-12-1122:44:14	Registration Number:       Registration Date/Time:       HERS Provider:         CA Building Energy Efficiency Standards - 2013 Residential Compliance       Report Version - CF1R-10172014-651       Report Generated at: 2016-12-1122:44:14		
- RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 e #A Calculation Date/Time: 22:43, Sun, Dec 11, 2016 Page 7 of 8 Analysis Input File Name: T-24 MOORPARK House #A xml	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01         Project Name: MOORPARK House #A       Calculation Date/Time: 22:43, Sun, Dec 11, 2016       Page 3 of 8         Calculation Description: Title 24 Analysis       Input File Name: T-24 MOORPARK House #A.xml       Page 3 of 8		
02         03         04         05         06         07         08           Type         Duct Leakage         Insulation R-value         Supply Duct Location         Return Duct         Bypass Duct         HERS Verification           Jocated entirely in idditioned space         Sealed and tested         8         Conditioned Zone         Conditioned Zone         None         Air Distribution System 1-hers-dist	ZONE INFORMATION         01       02       03       04       05       06       07         Zone Name       Zone Type       HVAC System Name       Zone Floor Area (ft <sup>2</sup> )       Avg. Ceiling Height       Water Heating System 1       Water Heating System 2         1st Floor Zone       Conditioned       Res HVAC1       485       9.5       DHW Sys 1		
CATION       02     03     04     05     06     07       Duct Leakage     Verified Duct Location     Verified Duct Design     Low-leakage       Verification     Duct Leakage Target (%)     Verified Duct Location     Return     Supply       Required     6.0     Required     Not Required     Not Required	3rd Floor Zone         Conditioned         Res HVAC1         333         9.5         DHW Sys 1           OPAQUE SURFACES           01         02         03         04         05         06         07         08           Name         Zone         Construction         Azimuth         Orientation         Gross Area (t <sup>2</sup> )         Window Area (t <sup>2</sup> )         Tilt(deg)           Front Wall         1st Floor Zone         R-19 Wall         180         Front         276         12         90		
02     03     04       Type     Fan Power (Watts/CFM)     HERS Verification       Single Speed PSC Furnace Fan     0.58     HVAC Fan 1-hers-fan	Left Wall         1st Floor Zone         R-19 Wall         270         Left         171         24         90           Back Wall         1st Floor Zone         R-19 Wall         0         Back         276         0         90           Right Wall         1st Floor Zone         R-19 Wall         90         Right         171         0         90           Front Wall 2         2nd Floor Zone         R-19 Wall         90         Right         171         0         90           Left Wall 2         2nd Floor Zone         R-19 Wall         180         Front         475         102         90           Left Wall 2         2nd Floor Zone         R-19 Wall         270         Left         162         277         90           BackWall         2nd Floor Zone         R-19 Wall         0         Back         475         0         90		Architect of Record Los Angeles, CA 90015 Cell: 213-xxx-xxxx
ICATION	BackWall         2nd Floor Zone         R-19 Wall         0         Back         475         0         90           Right Wall 2         2nd Floor Zone         R-19 Wall         90         Right         162         31         90           Interior Floor         2nd Floor Zone>1st Floor Zone         R-0 Floor No Crawlspace         918         90         918         90           Front Wall 3         3rd Floor Zone         R-19 Wall         180         Front         228         72         90           Left Wall 3         3rd Floor Zone         R-19 Wall         0         Back         228         0         90           BackWall 2         3rd Floor Zone         R-19 Wall         0         Back         228         0         90	EnergyPro 6.3 by EnergySoft Job Number: ID: T-1612003A User Number: 1184	
02     03     04     05     06       IAQ CFM     IAQ Watts/CFM     IAQ Fan Type     IAQ Recovery Effectiveness(%)     HERS Verification       54.86     0.25     Default     0     Required	Right Wall 3         3rd Floor Zone         R-19 Wall         270         Left         123         31         90           Interior Floor 2         3rd Floor Zone>>2nd Floor Zone         R-0 Floor No Crawlspace         333		Project address Project address
	NameZoneTypeOrientatio nArea (ft2)Skyligh Area (ft2)Roof Rise (x in 12)Roof Till (x in 12)Roof Till ColRoof Roof eRoof P eFramin p FactorRoof2nd Floor ZoneRoof Cathedral R- specify-582010.084.760.10.080.1Roof 23rd Floor ZoneRoof Cathedral R- specify-333010.084.760.10.850.1		C-00000 REN. 6-30-23 RN
Registration Date/Time:     HERS Provider:       is - 2013 Residential Compliance     Report Version - CF1R-10172014-651     Report Generated at: 2016-12-11 22:44:14       - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD     CF1R-PRF-01       #A     Calculation Date/Time: 22:43, Sun, Dec 11, 2016     Page 8 of 8	Registration Number:       Registration Date/Time:       HERS Provider:         CA Building Energy Efficiency Standards - 2013 Residential Compliance       Report Version - CF1R-10172014-651       Report Generated at: 2016-12-11 22:44:14         CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01         Project Name: MOORPARK House #A       Calculation Date/Time: 22:43, Sun, Dec 11, 2016       Page 4 of 8		Owner's Name Owner's Street Address
Analysis Input File Name: T-24 MOORPARK House #A.xml  ARATION STATEMENT iance documentation is accurate and complete.  Documentation Author Signature:	Calculation Description: Title 24 Analysis         Input File Name: T-24 MOORPARK House #A.xml           WINDOWS         01         02         03         04         05         06         07         08         09         10           Height         Area         Input File Name: T-24 MOORPARK House #A.xml		City, CA 90015
Signature Date: 12/11/2016 CEA/HERS Certification (If applicable):	Name         Type         Surface (Orientation-Azimuth)         Width(f)         (ff, f)         Multiplier         (ff, f)         U-factor         SHGC         Exterior Shading           Front Windows         Window         Front Wall (Front-180)          1         12.0         0.45         0.32         Insect Screen (default)           Left Windows         Window         Left Wall (Left-270)          1         12.0         0.45         0.32         Insect Screen (default)           Front Windows2         Window         Left Wall 2 (Front-180)          1         12.0         0.45         0.32         Insect Screen (default)           Left Windows2         Window         Left Wall 2 (Left-270)          1         12.0         0.45         0.32         Insect Screen (default)		BUILDING ENERGY ANALYSIS REPORT -
Phone: ATION STATEMENT erjury, under the laws of the State of California: fthe Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.	Front Windows 3         Window         Right Wall 2 (Right-90)          1         31.0         0.45         0.32         Insect Screen (default)           Front Windows 4         Window         Front Wall 3 (Front-180)         10.0         8.0         0.9         72.0         0.45         0.32         Insect Screen (default)           Left Windows 3         Window         Left Wall 3 (Left-270)         8.0         8.0         0.625         40.0         0.45         0.32         Insect Screen (default)           Front Windows 5         Window         Right Wall 3 (Left-270)         8.0         8.0         0.625         40.0         0.45         0.32         Insect Screen (default)		CONSTRUCTION DOCUMENTS         PROJECT NUMBER       1602
s 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 system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, and specifications submitted to the enforcement agency for approval with this building permit application.  Responsible Designer Signature:	DOORS     01     02     03     04       Name     Side of Building     Area (ft <sup>2</sup> )     U-factor       Door     Front Wall     35.0     0.50		No. Date Submission
Date Signed: License: Phone:	OVERHANGS AND FINS           01         02         03         04         05         06         07         08         09         10         11         12         13         14           Overhag         Left Brit         Depth Dist Up         Extent         Right Extent         Flap Ht.         Depth         Top Up         Dist Up         Dist R         Bot Up           Front Windows 4         4         0.1         4         4         0		
	Left Windows 3         8         0.1         8         8         0		Date05/10/19Drawn byXXChecked byXX
	Registration Number:		A-1.04
Registration Date/Time: HERS Provider: Is - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2016-12-11 22:44:14	Registration Number:     Registration Date/Time:     HERS Provider:       CA Building Energy Efficiency Standards - 2013 Residential Compliance     Report Version - CF1R-10172014-651     Report Generated at: 2016-12-11 22:44:14		Scale

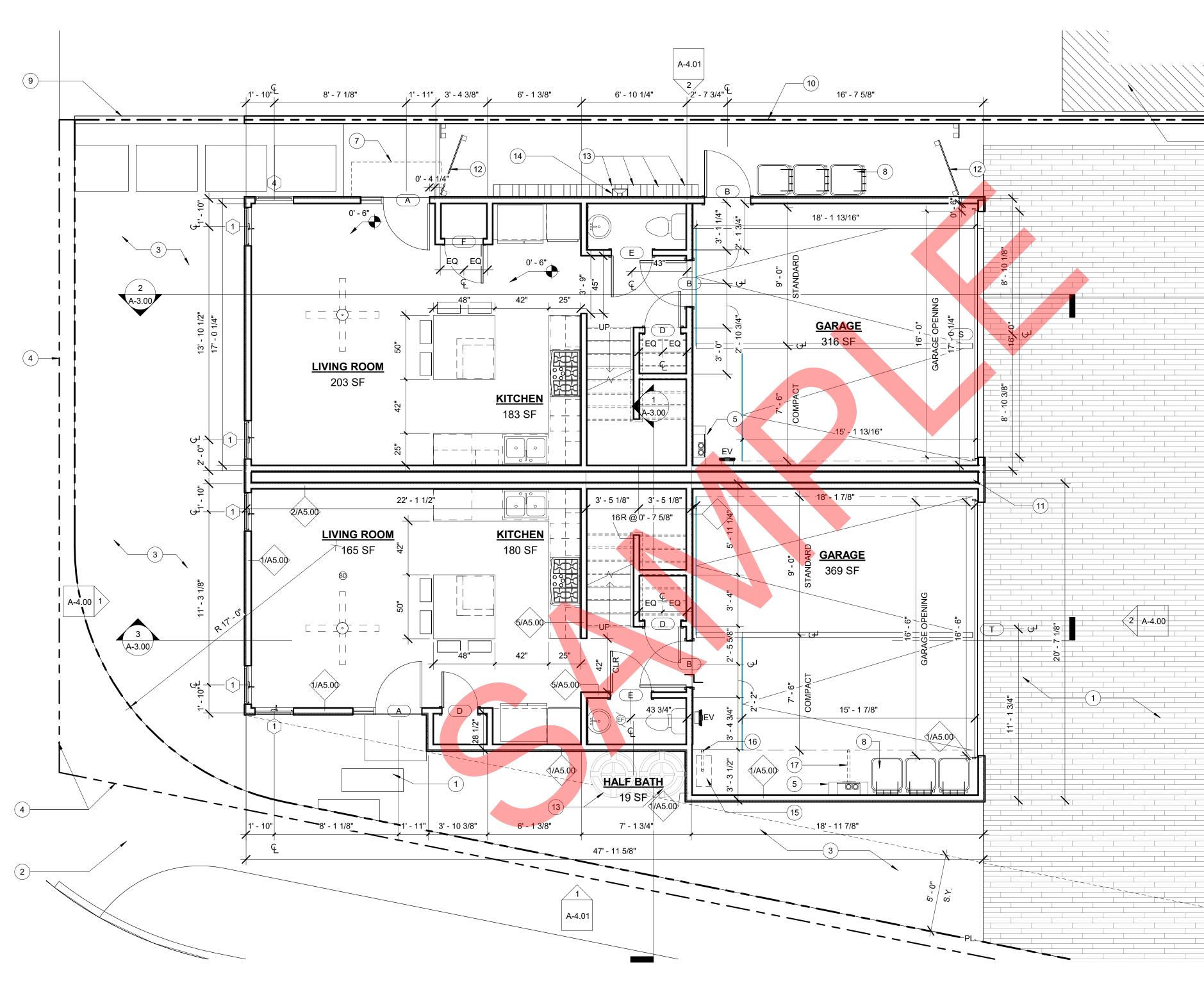


- RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 e #B Calculation Date/Time: 21:48, Sun, Dec 11, 2016 Page 5 of 8 Analysis Input File Name: T-24 MOORPARK House #B.xml	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01         Project Name: MOORPARK House #B       Calculation Date/Time: 21:48, Sun, Dec 11, 2016       Page 1 of 8         Calculation Description: Title 24 Analysis       Input File Name: T-24 MOORPARK House #B.xml	BUILDING ENERGY ANALYSIS REPORT	The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of
02     03     04     05     06       Surface Type     Construction Type     Framing     Total Cavity R-value     Assembly Layers       Exterior Walls     Wood Framed Wall     2x6 @ 16 in. O.C.     R 19     · Inside Finish: Gypsum Board · Cavity / Frame: R-19 / 2x6       Exterior Walls     Wood Framed Wall     2x6 @ 16 in. O.C.     R 19     · Floor Surface: Carpeted · Floor Surface: Carpeted · Floor Deck: Wood Skiling/sheathing/decking · Cavity / Frame: no insul. / 2x12	01     Project Name     MOORPARK House #B       02     Calculation Description     Title 24 Analysis       03     Project Location     14655 MOORPARK ST.       04     A Citly     SHERMAN OAKS,     05     Standards Version     Compliance 2015       06     Calculation Description     07     Compliance Manager Version     BEMCmpMgr 2013-3 (651)       08     Climate Zone     C29     09     Software Version     EnergyPro 6.3	PROJECT:	these restrictions. <u>CONSTRUCTION NOTES:</u>
Interior Floors     Wood Framed Floor     2x12 @ 16 in. O.C.     none     Ceiling Below Finish: Gypsum Board       Cathedral Ceilings     Wood Framed Ceiling     2x12 @ 16 in. O.C.     R 30     - (Inside Finish: Gypsum Board)       Wood Framed Ceiling     2x12 @ 16 in. O.C.     R 30     - (Roof Deck: Wood Siding/sheathing/decking)       Wood Framed Ceiling     2x12 @ 16 in. O.C.     R 30     - (Roof Deck: Wood Siding/sheathing/decking)       02     03     04     05     06     07       Zone     Area (ft <sup>2</sup> )     Perimeter (ft)     Edge Insul. R-value& Depth     Carpeted Fraction     Heated       1st Floor Zone     520     90     None     0.8     No	10       Building Type       Single Family       11       Front Orientation (deg/Cardinal)       0         12       Project Scope       Newly Constructed       13       Number of Dwelling Units       1         14       Total Cond. Floor Area (FT <sup>2</sup> )       1761       15       Number of Zones       3         16       Slab Area (FT <sup>2</sup> )       520       17       Number of Stories       3         18       Addition Cond. Floor Area       N/A       19       Natural Gas Available       Yes         20       Addition Slab Area (FT <sup>2</sup> )       N/A       21       Glazing Percentage (%)       13.6%	Project Designer:	
Interview     Interview     Interview       02     03     04       010     Quality Installation of Spray Foam Insulation     Building Envelope Air Leakage     ACH @ 50 Pa       02     03     04     05     06       System Type     Distribution Type     Water Heater     Number of Heaters     Solar Fraction (%)       DHW     Standard     DHW Heater 1     1     .0%       Instribution Type       02     03     04     05     06       Solar Fraction (%)     DHW     Standard     DHW Heater 1     1     .0%       Instribution Type       02     03     04     05     06     07     08       Tank Exterior     Insulation     Insulation     Insulation     Standby Loss (Fraction)       Heater Element Type     Tank Type     Tank Volume     Energy Factor or     Input Rating     R-value     (Fraction)       Natural Gas     Small Instantaneous     0.2     0.83     19900-Btu/hr     0     0	Or and group of our despine of a despine o	Report Prepared by: Engineering Services	
Registration Date/Time: HERS Provider: is - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2016-12-11 21:49:44	Registration Number: Registration Date/Time: HERS Provider: CA Building Energy Efficiency Standards - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2016-12-11 21:49:44		
RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       Calculation Date/Time: 21:48, Sun, Dec 11, 2016       Page 6 of 8         Analysis       Input File Name: T-24 MOORPARK House #B.xml       Page 6 of 0         10N       02       03       04       05       06       07         10Pi Pipe Insulation       Parallel Piping       Compact Distribution       Point-of Use       Recirculation       Central DHW         N/A       N/A       N/A       N/A       N/A       N/A       N/A         02       03       04       05       06       07         N/A       N/A       N/A       N/A       N/A       N/A         02       03       04       05       06       07         04       N/A       N/A       N/A       N/A       N/A         02       03       04       05       06       07         01       N/A       N/A       N/A       N/A       N/A       N/A         02       03       04       05       06       07       100       100       100       100       100       100       100       100       100       100       100       100       100       100       100       100       100 <td>CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01         Project Name: MOORPARK House #B       Calculation Date/Time: 21:48, Sun, Dec 11, 2016       Page 2 of 8         Calculation Description: Title 24 Analysis       Input File Name: T-24 MOORPARK House #B.xml       Page 2 of 8         REQUIRED SPECIAL FEATURES       Input File Name: T-24 MOORPARK House #B.xml       Page 2 of 8         Values with high level of insulation       •       •         • Ducts with high level of insulation       •       •         • Cathedral Celling       •       •         • Window overhangs and/or fins       •       •         Building-level Verifications:       •       •         • Varified EER       •       •         Refigerant Charge       •       •         • Refrigerant Charge       •       •         • And Distribution System Verifications:       •       •</td> <td>Date:         12/11/2016         The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2013 Building Energy Efficiency Standards.         This program developed by EnergySoft, LLC – www.energysoft.com.         EnergyPro 6.3 by EnergySoft       User Number: 1184         ID: T-1612003A</td> <td></td>	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01         Project Name: MOORPARK House #B       Calculation Date/Time: 21:48, Sun, Dec 11, 2016       Page 2 of 8         Calculation Description: Title 24 Analysis       Input File Name: T-24 MOORPARK House #B.xml       Page 2 of 8         REQUIRED SPECIAL FEATURES       Input File Name: T-24 MOORPARK House #B.xml       Page 2 of 8         Values with high level of insulation       •       •         • Ducts with high level of insulation       •       •         • Cathedral Celling       •       •         • Window overhangs and/or fins       •       •         Building-level Verifications:       •       •         • Varified EER       •       •         Refigerant Charge       •       •         • Refrigerant Charge       •       •         • And Distribution System Verifications:       •       •	Date:         12/11/2016         The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2013 Building Energy Efficiency Standards.         This program developed by EnergySoft, LLC – www.energysoft.com.         EnergyPro 6.3 by EnergySoft       User Number: 1184         ID: T-1612003A	
02     03       Type     Efficiency       ent 1     CntrlFurnace - Fuel-fired central furnace     81 AFUE       02     03     04     05     06     07       System Type     Efficiency     Multi-speed     Multi-speed       VrCond - Central packaged A/C system (< 65 kBtuh)     12     14     No     No     Cooling Component 1-hers-cool       02     03     04     05     06     07       VrCond - Central packaged A/C system (< 65 kBtuh)     12     14     No     No     Cooling Component 1-hers-cool       02     03     04     05     06       02     03     04     05     06       02     03     04     05     06       02     03     04     05     06       02     03     04     05     06       03     04     05     06       04     05     06     06       02     03     04     05     06       04     05     06     06       04     05     06     06       05     06     06     06       08     09     09     09     06       09     01     02     0	<ul> <li>Duct Sealing</li> <li>Duct Sealing</li> <li>Verified low-leakage ducts located entirely in conditioned space Domestic Hot Water System Verifications:         <ul> <li>None -</li> </ul> </li> <li>ENERGY DESIGN RATING</li> <li>This is the sum of the annual TDV energy consumption for energy use components included in the performance compliance approach for the Standard Design Building (Energy Budget) and the annual TDV energy onsumption for leghting and components not regulated by Title 24, Part 6 (such as domestic appliances and consumer electronics) and accounting for the annual TDV energy offset by an on-site renewable energy system.</li> <li> <ul></ul></li></ul>	Cover Page1Table of Contents2Form CF-1R Certificate of Compliance3Form MF-1R Mandatory Measures Summary11	
Registration Date/Time: HERS Provider: Is - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2016-12-11/21:49:44 - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01	Registration Number:       Registration Date/Time:       HERS Provider:         CA Building Energy Efficiency Standards - 2013 Residential Compliance       Report Version - CF1R-10172014-651       Report Generated at: 2016-12-11 21:49:44         CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01		
##B     Calculation Date/Time: 21:48, Sun, Dec 11, 2016 Input File Name: T-24 MOORPARK House #B.xml     Page 7 of 8       02     03     04     05     06     07     08       Type     Duct Leakage     Insulation R-value     Supply Duct Location     Return Duct     Bypass Duct     HERS Verification       Iocate entirely in difficience space     Sealed and tested     8     Conditioned Zone     Conditioned Zone     None     Air Distribution System 1-hers-dist	Project Name: MOORPARK House #B Calculation Description: Title 24 Analysis     Calculation Date/Time: 21:48, Sun, Dec 11, 2016     Page 3 of 8       Calculation Description: Title 24 Analysis     Input File Name: T:24 MOORPARK House #B.xml     Input File Name: T:24 MOORPARK House #B.xml       Zone Finor Area     0     02     03     04     05     06     07       0     02     03     04     05     06     07       2one Name     Zone Type     HVAC System Name     Zone Floor Area (R <sup>2</sup> )     Avg. Celling Height     Water Heating System 1     Water Heating System 2       11st Floor Zone     Conditioned     Res HVAC1     520     9.5     DHW Sys 1	EnergyPro 6.3 by EnergySoft Job Number: ID: T-16120038 User Number: 1184	<b>Architect of Record</b> Los Angeles, CA 90015 Cell: 213 - xxx - xxxx Em ail: xx x@.com
s-fan Required Required Fan Efficiency (Watts/CFM) s-fan Required 0.58 02 03 04 05 06 IAQ CFM IAQ Watts/CFM IAQ Fan Type Effectiveness(%) HERS Verification 55.11 0.25 Default 0 Required Registration Date/Time: HERS Provider: s - 2013 Residential Compliance Report Version - CF1R-10172014-651 Report Generated at: 2016-12-11 21:49:44	Observe Wall 3         Order Hone Zone         R-19 Wall         OP         Registration Number:         Concernence         R-19 Wall         OP         Right         133         40         90         90           NORTH WALL 2         31 of Floor Zone         R-19 Wall         0         Front         232         24         90           EAST WALL 3         31 of Floor Zone         R-19 Wall         0         Front         232         24         90           Interior Floor 2         31 of Floor Zone         R-19 Wall         270         Right         133         28         90           Interior Floor 2         31 of Floor Zone         R-0 Floor No Crawlspace         347		SAMPLE PROJECT Project address Project address Project address Project address Project address
- RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01 e #A Calculation Date/Time: 22:43, Sun, Dec 11, 2016 Page 8 of 8 Analysis Input File Name: T-24 MOORPARK House #A.xml ARATION STATEMENT	CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD       CF1R-PRF-01         Project Name: MOORPARK House #B       Calculation Date/Time: 21:48, Sun, Dec 11, 2016       Page 4 of 8         Calculation Description: Title 24 Analysis       Input File Name: T-24 MOORPARK House #B.xml		Owner's Name Owner's Street Address O City, CA 90015
ance documentation is accurate and complete.  Documentation Author Signature:  Signature Date:  12/11/2016  CEA/HERS Certification Identification (If applicable):  Phone:  NTON STATEMENT  erjury, under the laws of the State of California:  the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 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 system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, and specifications submitted to the enforcement agency for approval with this building permit application.  Responsible Designer Signature: Date Signed:	01         02         03         04         05         06         07         08         09         10           Name         Type         Surface (Orientation-Azimuth)         With(ft)         Height (ft)         Multiplier         Area (ft²)         U-factor         SHGC         Exterior Shading           Windows         Window         WEST WALL (Right-270)           1         24.0         0.45         0.32         Insect Screen (default)           Undows         Windows         Window         WEST WALL 2 (Right-270)          1         24.0         0.45         0.32         Insect Screen (default)           Undows         Windows         Window         WEST WALL 2 (Right-270)          1         24.0         0.45         0.32         Insect Screen (default)           Windows 3         Window         WEST WALL 2 (Right-270)          1         45.0         0.45         0.32         Insect Screen (default)           Windows 4         Window         EAST WALL 2 (Left-90)           1         24.0         0.45         0.32         Insect Screen (default)           Windows 5         Window         NORTH WALL 2 (Right-270)		BUILDING ENERGY ANALYSIS REPORT - LOT B         CONSTRUCTION DOCUMENTS         PROJECT NUMBER       1602         No.       Date       Submission         -       -       -
License:         Phone:         Segistration Date/Time:         HERS Provider:         Segistration Date/Time:         HERS Provider:         Segistration Date/Time:         Registration Date/Time:         HERS Provider:         Segistration Date/Time:         Report Generated at: 2016-12-11 22:44:14	Window       Depth       Dist Up       Left       Right       Fiap HL.       Depth       Top Up       Dist L       Bot Up       Dist L       Bot Up       Depth       Top Up       Dist L       Bot Up       D		Date 05/10/19 Drawn by XX Checked by XX A-1.05 Scale





LOW IMPACT DEVELOPMENT CALLOUTS A. RAINHARVEST BARRELS PER L.I.D., SEE CIVIL FOR SIZE & TOTAL B. LANDSCAPE AREA,SEE LANDSCAPE DWGS C. SCUPPER & DOWNSPOUT, 3" MIN DIA D. CONCRETE PAVERS W/ MIN 30 SRI (TYP)	The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.
	<ol> <li>CONSTRUCTION NOTES:</li> <li>CONSTRUCTION NOT NOT USED</li> <li>METAL WINDOW AWNING SUNSHADE</li> <li>ENTRY DOOR METAL AWNING</li> <li>TRASH BINS (TYP)</li> <li>(N) PARTY WALL @ PROPERTY LINE</li> <li>ADJACENT NEIGHBOR'S BUILDING</li> <li>TRELLIS PATIO COVER</li> <li>A.C UNIT MOUNTED ON ROOFTOP MECHANICAL PAD</li> <li>(E) TREE TO REMAIN</li> <li>LOUVERED EQUIPMENT SCREEN (TYP)</li> <li>RAINHARVEST BARRELS PER L.I.D.</li> <li>(E) TREE TO REMOVED</li> <li>NEW DRIVEWAY PER B-PERMIT</li> </ol>
12	
	Architect of Record Los Angeles, CA 90015 Cell:213-xxx-xxxx Email:xxx@.com
	SAMPLE PROJECT Project address Project address Contect NAME CONTECT NA
	Owner's Name Owner's Street Address O City, CA 90015
	SITE PLAN CONSTRUCTION DOCUMENTS
	PROJECT NUMBER       1602         No.       Date       Submission         -       -       -
N	Date         05/10/19           Drawn by         XX           Checked by         XX           A-2.00         1/8" = 1'-0"
	Scale 1/8" = 1'-0"



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

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

GREEN BUILDING NOTES:

- The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar 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'." (4.211.4, Energy Code §110.10, LAFD Requirement No.96) The main service panel shall have a minimum
- busbar rating of 200 amps. For roof slopes < 2:12: 3-year aged SRI value of C.
- at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75 A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for the proposed D.
- slab on grade construction (4.505.2.1) A vapor barrier shall be provided in direct contact with concrete for the proposed slab on

grade construction. (4.505.2.1)

CONSTRUCTION NOTES:

- CONCRETE PAVERS W/ MIN 30 SRI (TYP)
- (E) SIDEWALK (E) SIDEWALK LANDSCAPE AREA,SEE LANDSCAPE DWGS (E) PROPERTY LINE PRIOR TO H.W.D TANKLESS WATER HEATER
- ADJ BUILDING
- ENTRY DOOR METAL AWNING
- TRASH BINS (TYP) GARDEN WALL, 3'-0" HIGH
- 6'-0" PL WALL
- 11. 12.

14.

- WARTY WALL VOID WOOD SIDEGATE 200 GAL RAINHARVEST BARREL 13.
- DOWNSPOUT (MIN 3" DIA)
- FUTURE PV MÈTER & INVERTER LOCATION 15. PV CONDUIT PATHWAY TO SOLARZONE 16.
- 17. PLUMBING PATHWAY TO SOLARZONE

#### <u>NOTE</u> A. ALL FLOOR PLANS ARE DIMENSIONED FROM FACE OF STUD UNLESS UNO

## **LEGEND ----** 1 HR SEPARATION (PER TABLE R302.6)

Ē	EXHAUST FAN, ENERGY STAR RATED, W/ HUMIDITY SENSOR SMOKE DETECTOR
¢0	CARBON MONOXIDE DETECTOR
	11" CLOSET SHELF & POLE
	WATER CLOSET, MAX 1.28 GPF
	LAVATORY, MAX 1.5 - MIN 0.80 GPM
	SHOWER W/ SINGLE SHOWERHEAD, MAX 2 GPM @80 PSI FLOW RATE
	KITCHEN SINK W/ KITCHEN FAUCET, MAX 1.8 GPM@60 PSI FLOW RATE
EV	FUTURE EV CHARGER LOCATION, LABEL "EV CAPABLE".
	CEILING FAN, ENERGY STAR

### Architect of Record

Los Angeles, CA 90015 Cell:213-xxx-xxxx Email:xxx@.com

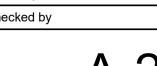
- SAMPLE PROJECT
- Project address Project address

- Owner's Name Owner's Street Address City, CA 90015
- FIRST FLOOR PLAN

#### **CONSTRUCTION DOCUMENTS**

PROJECT NUMBER		1602
No.	Date	Submission

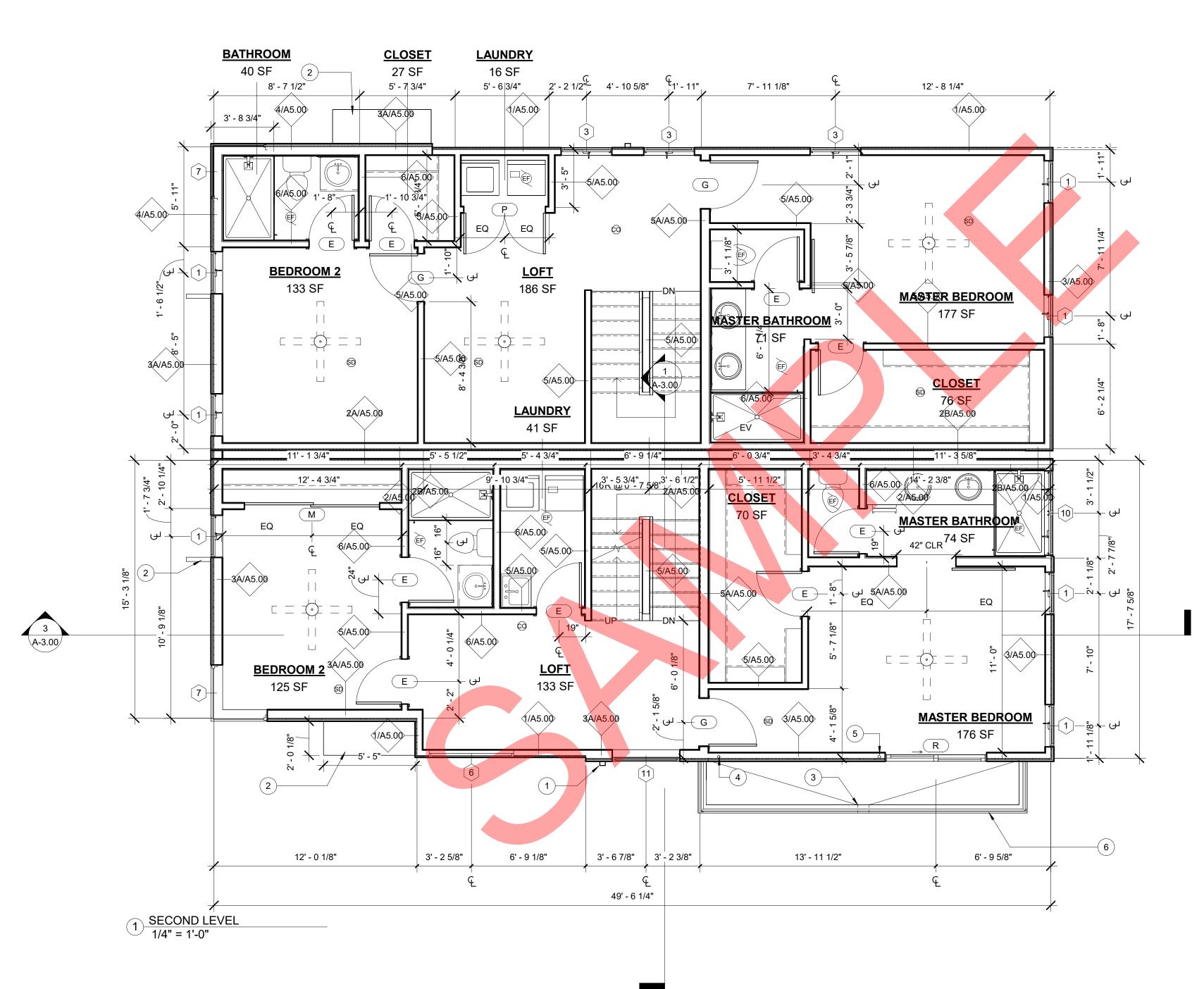
#### 05/10/19 Date Drawn by XX Checked by XX



Scale



-(6)



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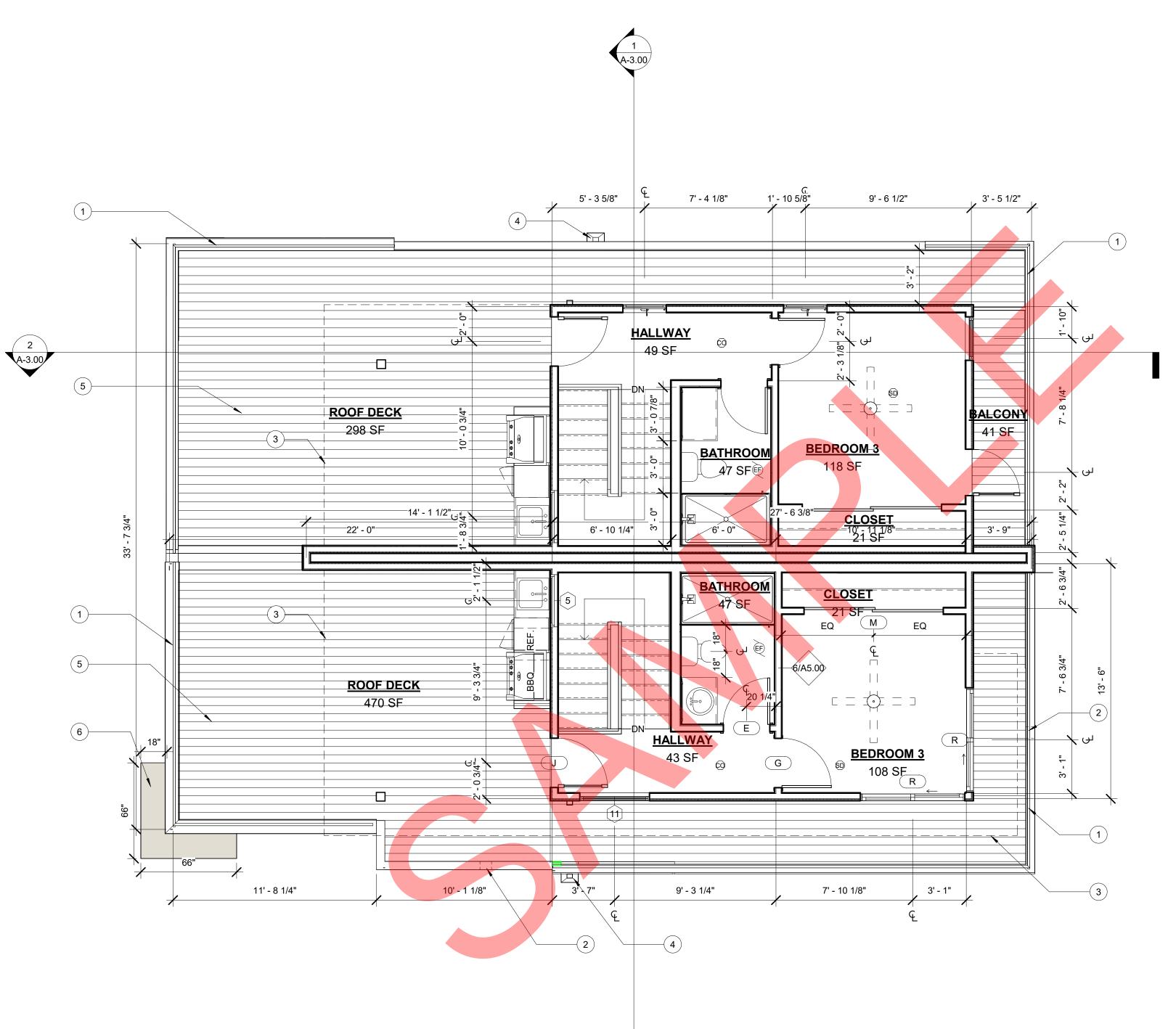
GREEN BUILDING NOTES:

- A. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar 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'." (4.211.4, Energy Code §110.10, LAFD Requirement No.96)
- B. The main service panel shall have a minimum busbar rating of 200 amps.
  C. For roof slopes < 2:12: 3-year aged SRI value of at least 75 or both a 3-year solar reflectance of</li>
- at least 75 or both a 3-year solar relectance of at least 0.63 and a thermal emittance of at least 0.75
  D. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for the proposed
- aggregate shall be provided for the proposed slab on grade construction (4.505.2.1)
- E. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction. (4.505.2.1)

CONSTRUCTION NOTES: DOWNSPOUT (MIN 3" DIA) W/SCUPPER METAL AWNING SUNSHADE THRU WALL SCUPPER PV CONDUIT PATHWAY TO SOLARZONE PLUMBING PATHWAY TO SOLARZONE GRS GLASS RAIL SYSTEM, (CLEARVUE 100 SERIES LARR# 25084) <u>NOTE</u> ALL FLOOR PLANS ARE DIMENSIONED FROM FACE Α. OF STUD UNLESS UNO **LEGEND ----** 1 HR SEPARATION (PER TABLE R302.6) EXHAUST FAN, ENERGY STAR RATED, W/ HUMIDITY SENSOR (EF) SMOKE DETECTOR © CARBON MONOXIDE DETECTOR 11" CLOSET SHELF & POLE WATER CLOSET, MAX 1.28 GPF LAVATORY, MAX 1.5 - MIN 0.80 GPM SHOWER W/ SINGLE SHOWERHEAD, MAX 2 GPM @80 PSI FLOW RATE KITCHEN SINK W/ KITCHEN FAUCET, MAX 1.8 GPM@60 PSI FLOW RATE FUTURE EV CHARGER LOCATION, LABEL "EV CAPABLE". CEILING FAN, ENERGY STAR Architect of Record Los Angeles, CA 90015 Cell:213-xxx-xxxx Email:xxx@.com SAMPLE PROJECT Project address Project address Owner's Name Owner's Street Address City, CA 90015 SECOND LEVEL FLOOR PLAN CONSTRUCTION DOCUMENTS 1602 PROJECT NUMBER Submission Date No. --

Date05/10/19Drawn byXXChecked byXX

A-2.02



1 <u>THIRD LEVEL</u> 1/4" = 1'-0"

The enclosed drawings, designs, ideas and arrangements, as contracted with their clients and consultants, are and shall remain the property of The Architect of Record. No part thereof shall be copied, disclosed to others, or used in connection with any other work or project without the written consent of the above. Visual contact with these prints shall constitute conclusive evidence of these restrictions.

GREEN BUILDING NOTES:

- A. The main electrical service panel shall have a reserved space to allow for installation of a double pole circuit breaker for a future solar 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'." (4.211.4, Energy Code §110.10, LAFD Requirement No.96)
- B. The main service panel shall have a minimum busbar rating of 200 amps.
  C. For roof slopes < 2:12: 3-year aged SRI value of at least 75 or both a 3-year solar reflectance of</li>
- at least 0.63 and a thermal emittance of at least 0.75
  D. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for the proposed
- slab on grade construction (4.505.2.1)
   E. A vapor barrier shall be provided in direct contact with concrete for the proposed slab on grade construction. (4.505.2.1)

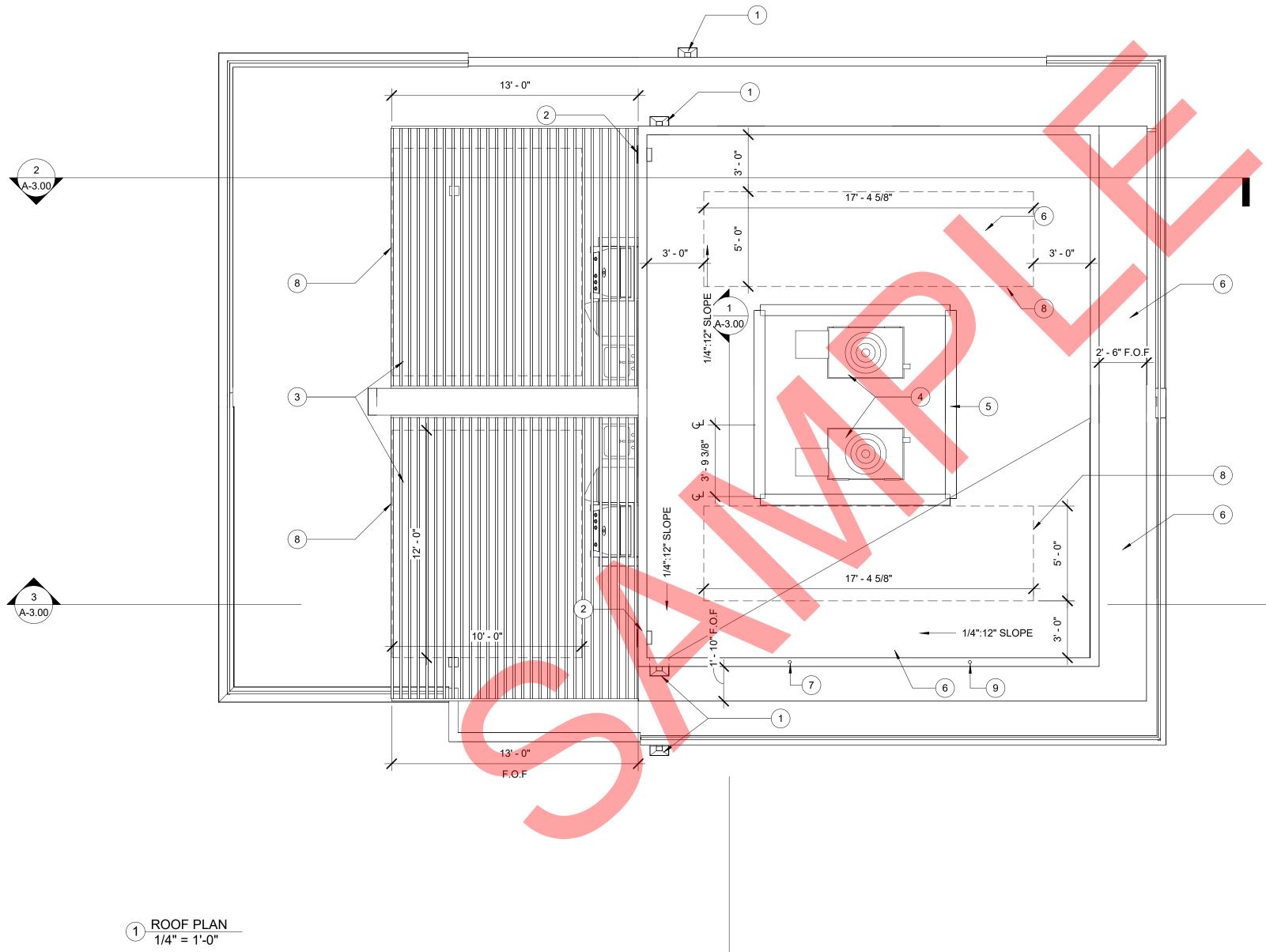
CONSTRUCTION NOTES:

- 1. GRS GLASS RAIL SYSTEM,
- (CLEARVUE 100 SERIES LARR# 25084) THRU WALL SCUPPER

6. METAL WINDOW AWNING SUNSHADE

- LINE OF PROJECTION ABOVE
- DOWNSPOUT (MIN 3" DIA) W/SCUPPER
- TILE TECH PAVERS PEDÉSTAL SYSTEM W/ IPÊ WOOD TILES LARR# 25746, OVER "CLASS A" ROOFING
- <u>NOTE</u> A. ALL FLOOR PLANS ARE DIMENSIONED FROM FACE OF STUD UNLESS UNO ••••• 1 HR SEPARATION (PER TABLE R302.6) EXHAUST FAN, ENERGY STAR RATED, W/ HUMIDITY SENSOR (EF) SMOKE DETECTOR © CARBON MONOXIDE DETECTOR 11" CLOSET SHELF & POLE WATER CLOSET, MAX 1.28 GPF LAVATORY, MAX 1.5 - MIN 0.80 GPM SHOWER W/ SINGLE SHOWERHEAD, MAX 2 GPM @80 PSI FLOW RATE KITCHEN SINK W/ KITCHEN FAUCET, MAX 1.8 GPM@60 PSI FLOW RATE EV FUTURE EV CHARGER LOCATION, LABEL "EV CAPABLE". CEILING FAN, ENERGY STAR Architect of Record Los Angeles, CA 90015 Cell:213-xxx-xxxx Email:xxx@.com SAMPLE PROJECT Project address Project address Owner's Name Owner's Street Address City, CA 90015 THIRD LEVEL FLOOR PLAN CONSTRUCTION DOCUMENTS 1602 PROJECT NUMBER Submission Date No. --05/10/19 Date Drawn by XX Checked by XX A-2.03

1/4" = 1'-0"



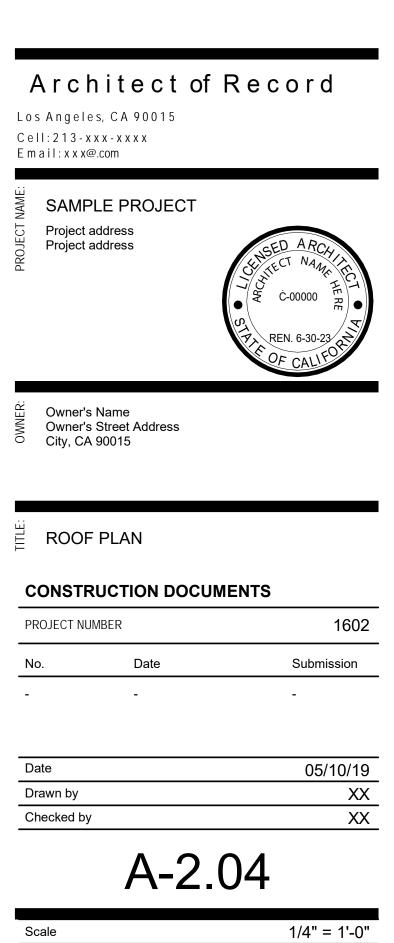
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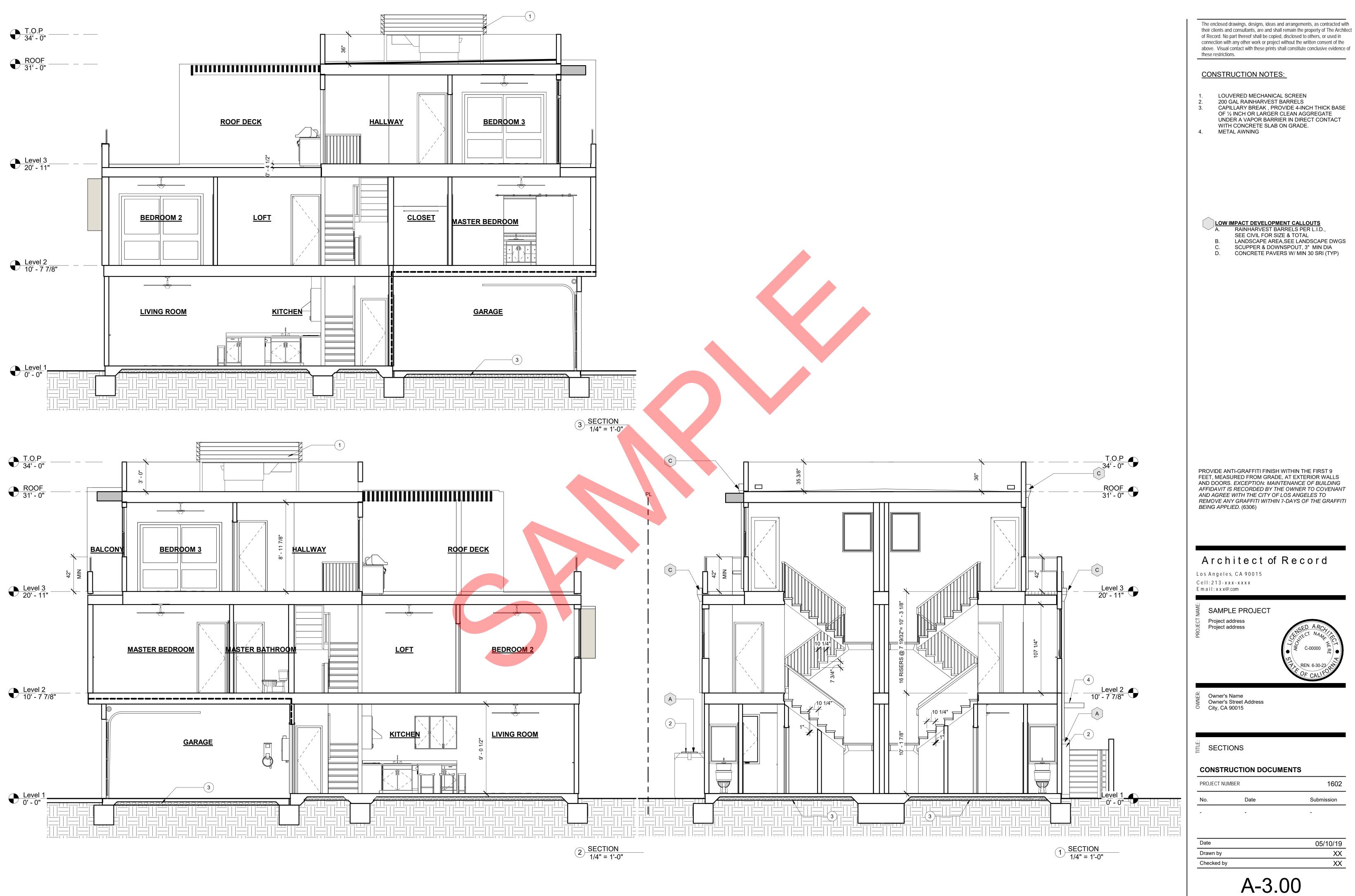
GREEN BUILDING NOTES:

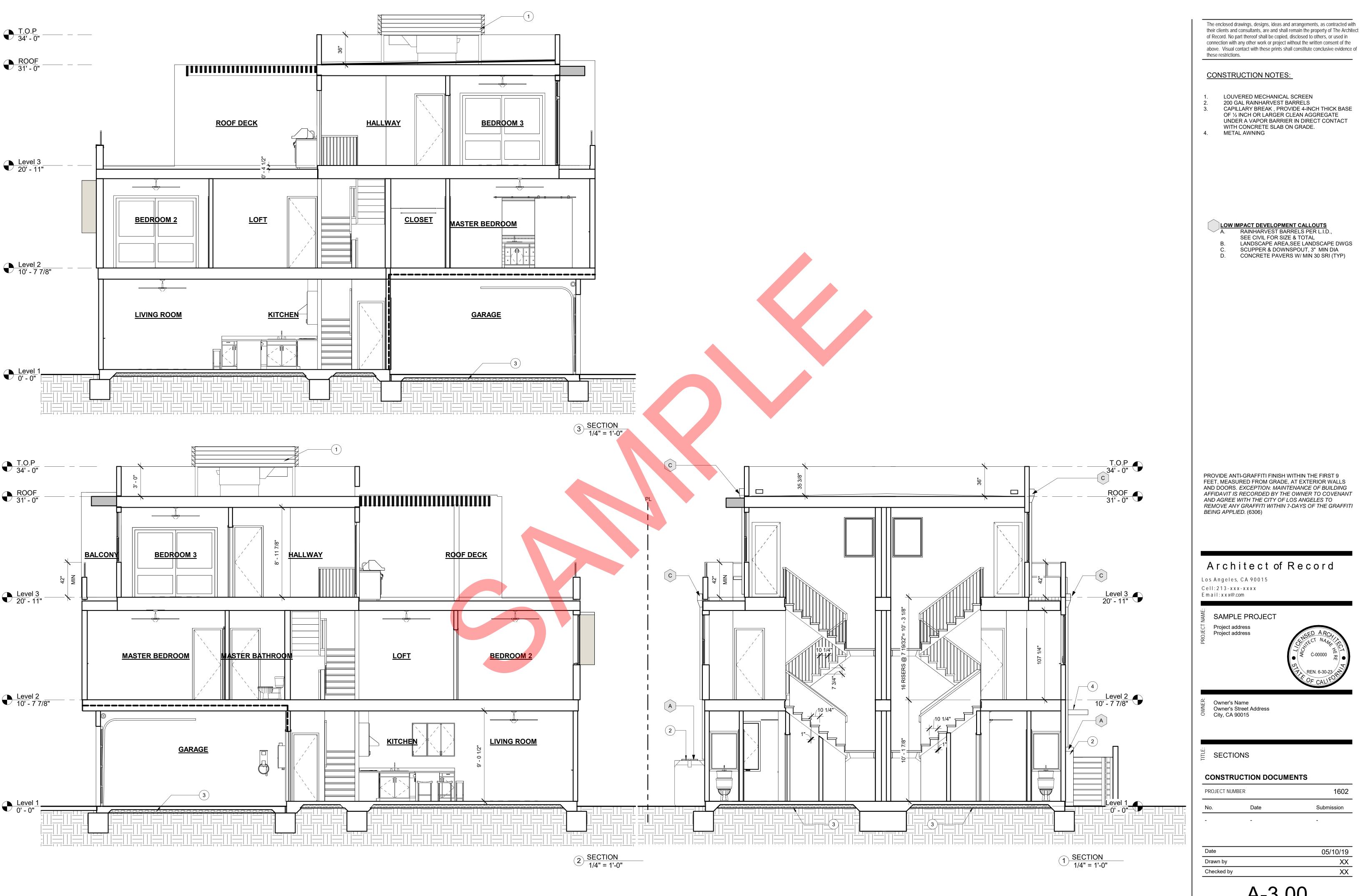
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- at least 75 or both a 3-year solar reflectance of at least 0.63 and a thermal emittance of at least 0.75 D.
- A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for the proposed slab on grade construction (4.505.2.1) A vapor barrier shall be provided in direct
- contact with concrete for the proposed slab on grade construction. (4.505.2.1)

CONSTRUCTION NOTES:

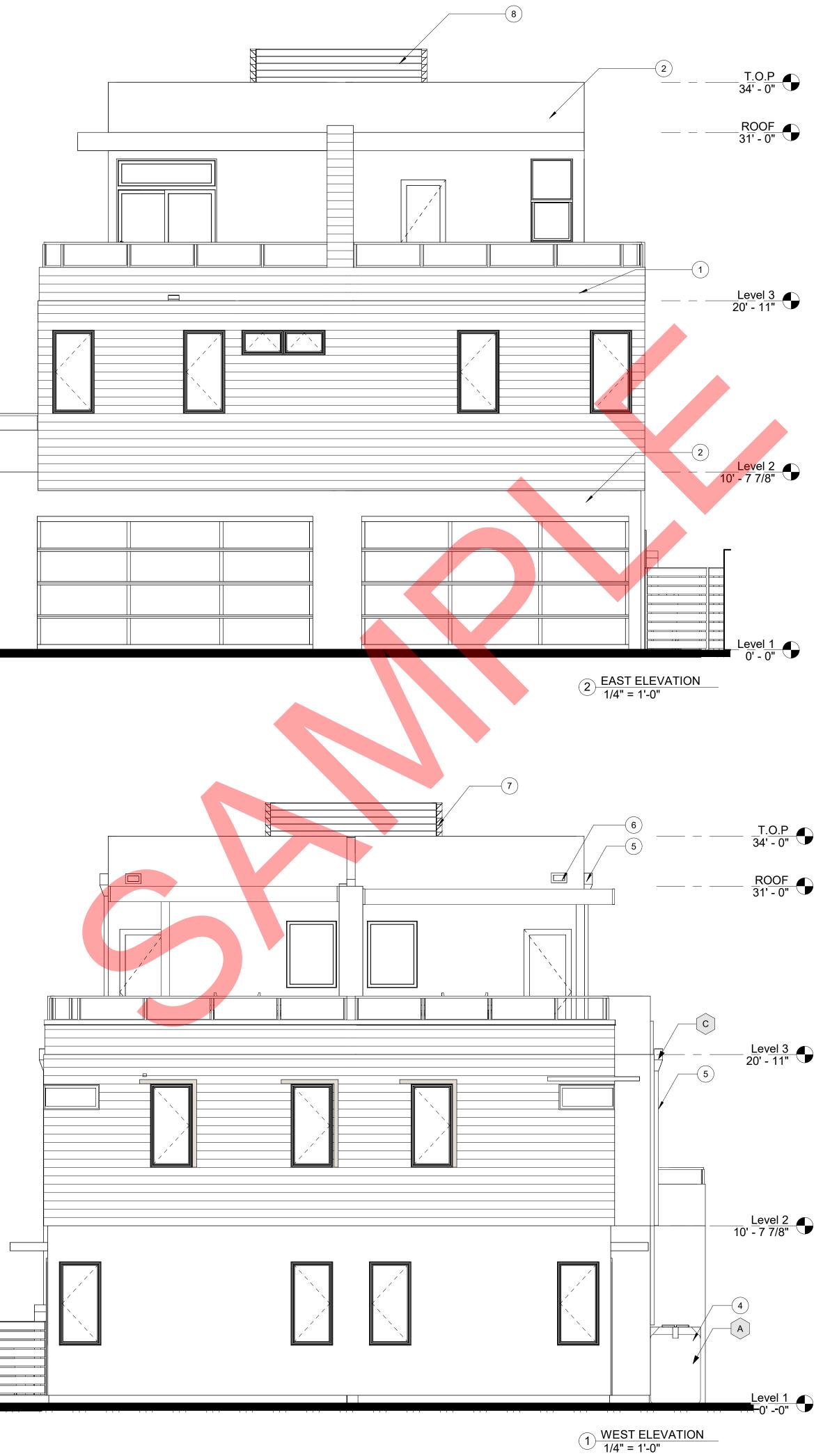
- DOWNSPOUT (MIN 3" DIA) W/SCUPPER OVERFLOW SCUPPER
- TRELLIS PATIO COVER
- A.C UNIT MOUNTED ON ROOFTOP MECHANICAL PAD LOUVERED MECHANICAL SCREEN ULTRAPLY TPO SINGLE-PLY COOL ROOF W/ MIN 75
- SRI, "CLASS A", ICC-ES ESR-2831, (SEE 1/A-1.01B) PV CONDUIT PATHWAY TO SOLARZONE
- FOR FUTURE CONNECTION TO A SOLAR SYSTEM PROVIDE MIN 1" ELECTRICAL CONDUIT CONNECTED PROPELY SIZED ELECTRICAL PANEL, LABEL
- CONDUIT PER LAFD REQUIREMENTS(E) POWER PLUMBING PATHWAY TO SOLARZONE

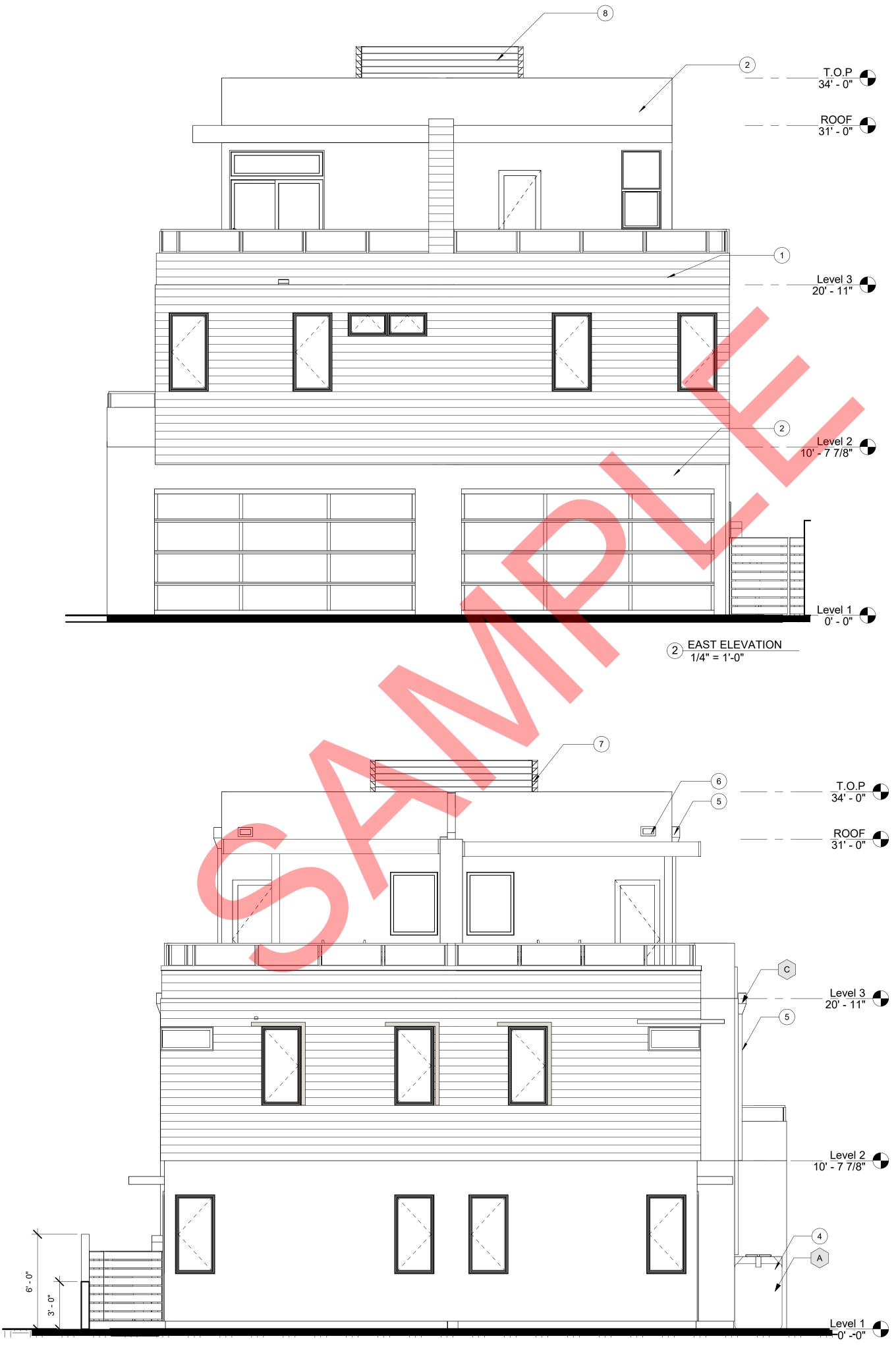




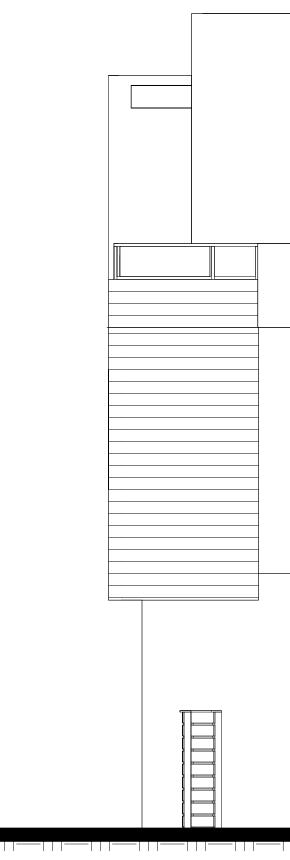


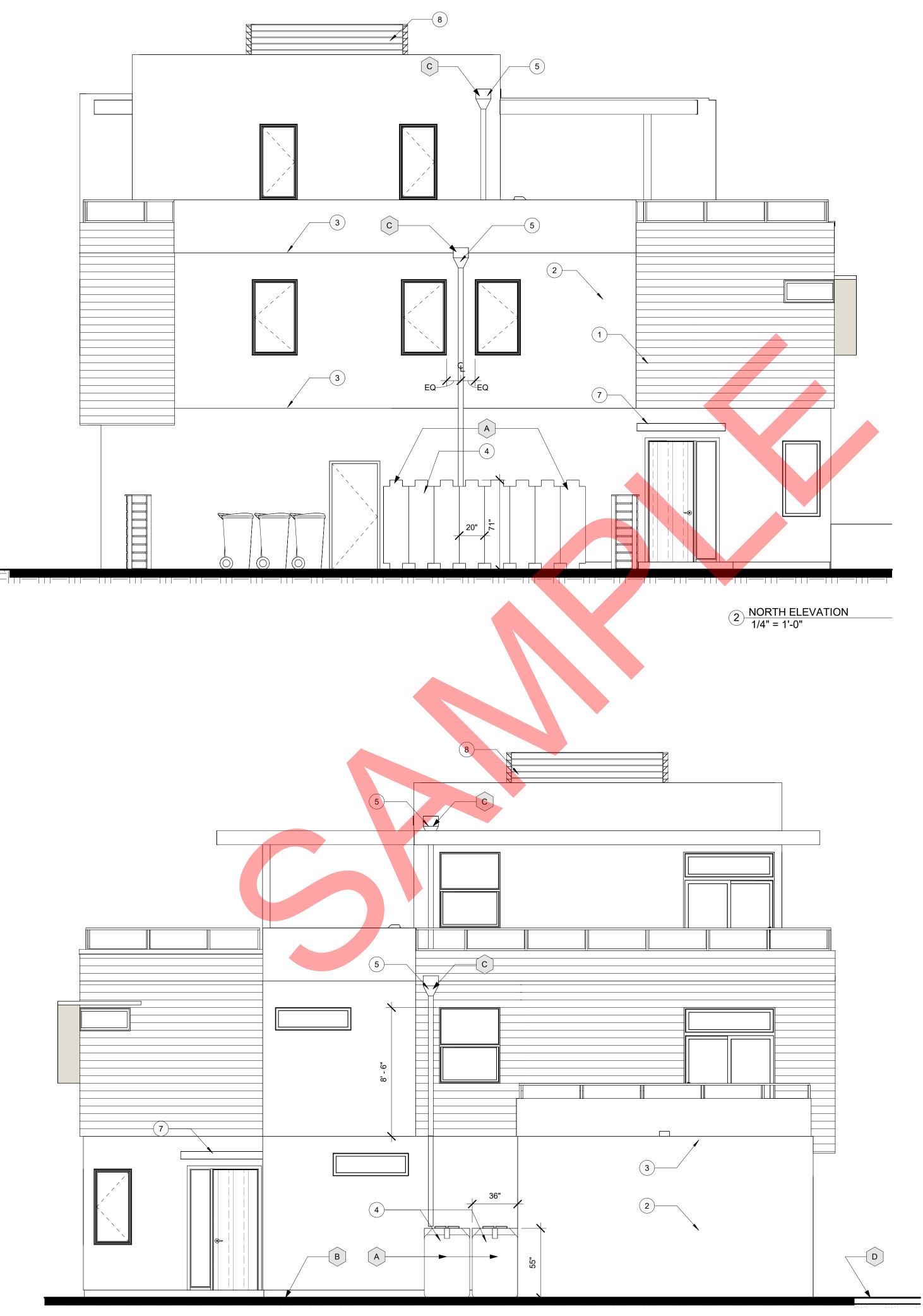
1/4" = 1'-0"





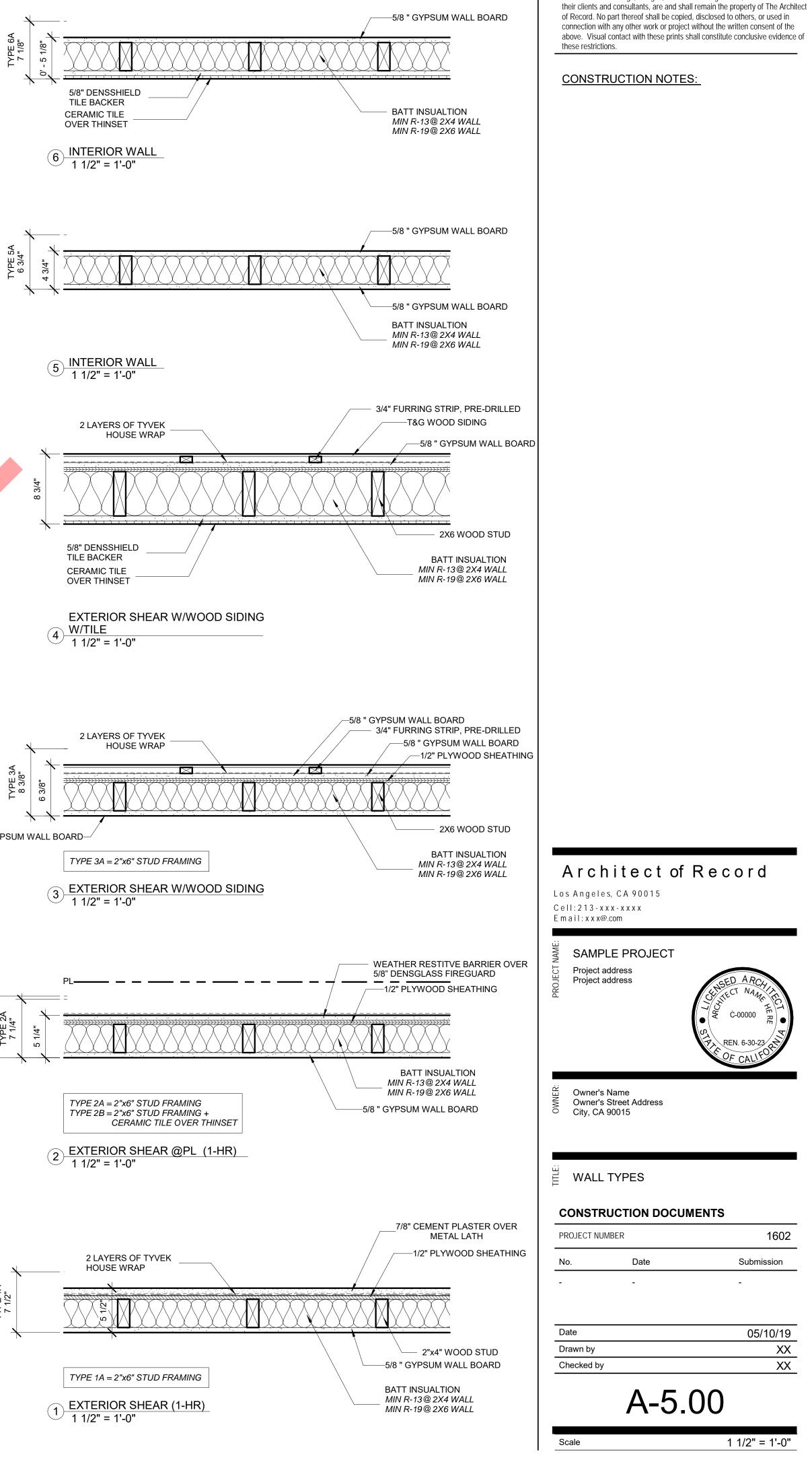
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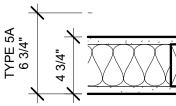


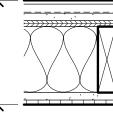
1 SOUTH ELEVATION 1/4" = 1'-0"

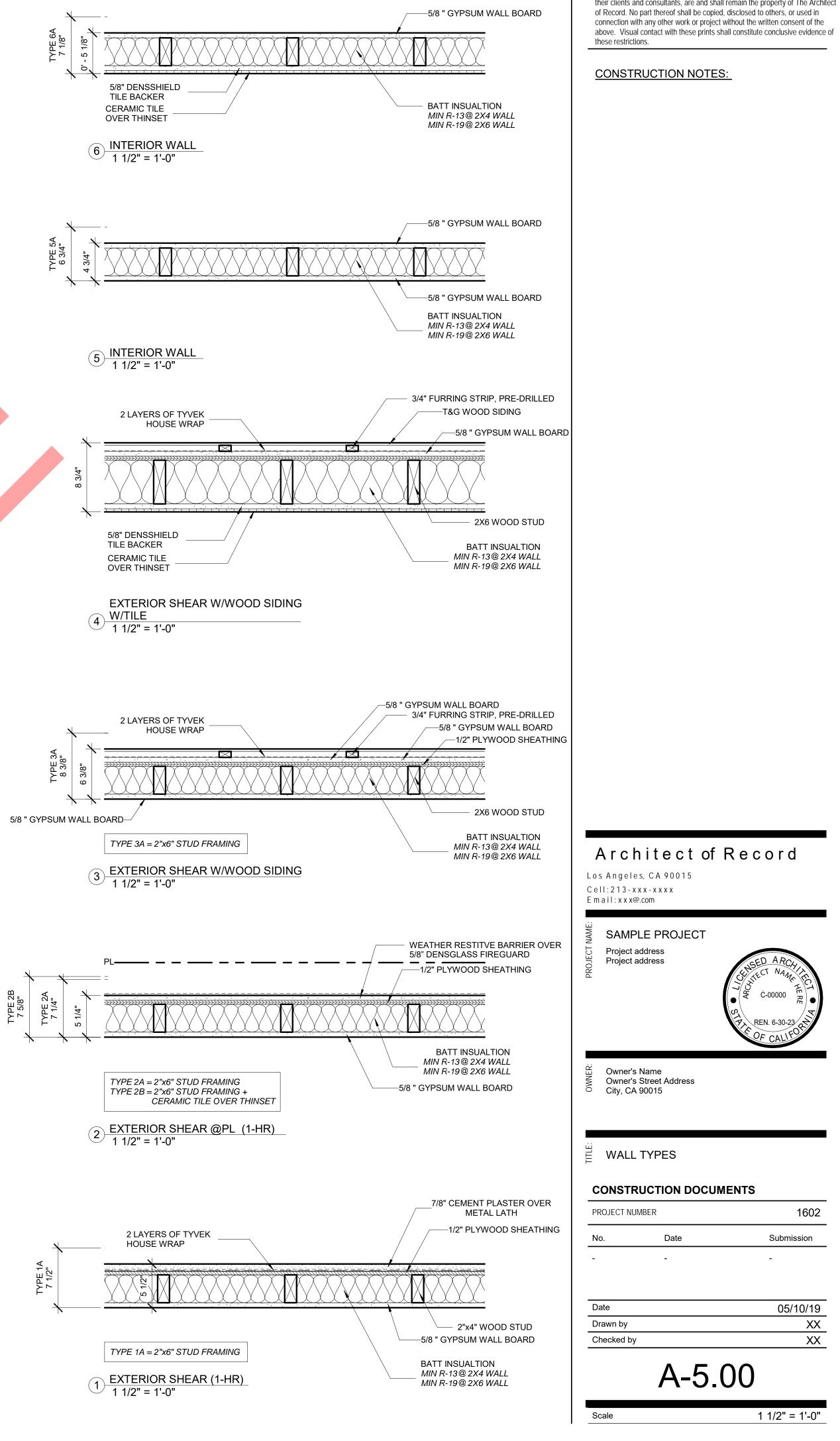
CONSTRUCTION NOTES:         1.       RAIN SCREEN WOOD SIDING         2.       CEMENT PLASTER         3.       SOCRED LINE         4.       SO GAL RAINHARVEST BARREL         5.       DOWNSPOUT (MAINS DIA) WSOUPPER         7.       ENTRY DOOR METAL AWNING         8.       LOUVERED MECHANICAL SCREEN         8.       LOUVERED MECHANICAL SCREEN         8.       LOUVERED MECHANICAL SCREEN         9.       CONCRETE PAVERS W/ MIN 30 SRI (TYP)         9.       CONCRETE PROJECT         9.       CONCRETING PROJECT         9.       CONSTRUCTION DOCUMENTS         9.       CONSTRUCTION DOCUMENTS         9.       CHILD SUPPLICE (Address)         9.       Dat	their c of Rec conne above	nclosed drawings, designs, ideas an lients and consultants, are and shal cord. No part thereof shall be copied ction with any other work or project . Visual contact with these prints sh restrictions.	I remain the property of The Archite , disclosed to others, or used in without the written consent of the
1.       RAIN SCREEN WOOD SIDING         2.       CEMENT PLASTER         3.       SCREED LINE         4.       SO CAL RAINHARVEST BARREL         5.       DOWNERD TO FUERER         7.       DENTRY DOOR METT ALAWING         8.       LOUVERED MECHANICAL SCREEN         8.       LOUVERED MECHANICAL SCREEN         8.       LOUVERED MECHANICAL SCREEN         9.       CENTRY DOOR METT ALAWING         9.       CONCRETE PAVERS WINN 30 SRI (TYP)         9.       CONCRETE PROJECT         9.       CONCRETS RUM         9.       CONSTRUCTION DOCUMENTS         9.       CONSTRUCTI			<u></u>
A. RAINHARVEST BARRELS PER LLD., SEE CNU FOR SIZE A TOTAL B. LANDSCAPE AREA.SEE LANDSCAPE DWGS C. SCUPPER & DOWNSPOLT, 3' MIN DIA D. CONCRETE PAVERS W/ MIN 30 SRI (TYP) PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FFET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DORS. EXCEPTION MAINTEAURCO F BUILDING AFFIDAVINEE METHOR DBY THE OWNER OF DOTEMANT AEMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306) MINIES MAINTEAURCO F BUILDING AFFIDAVISE AND CONTRACT OF BUILDING AFFIDAVISE ADDRESS CONSTRUCTION DOCUMENTS PROJECT NUMBER 1602 No. Date Submission 	2. 3. 4. 5. 6. 7.	CEMENT PLASTER SCREED LINE 50 GAL RAINHARVEST B/ DOWNSPOUT (MIN 3" DIA OVERFLOW SCUPPER ENTRY DOOR METAL AW	ARREL A) W/SCUPPER /NING
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)         A r c h it e ct of R e c ord         Los Angeles, CA 90015 Cell: 213-xxx-xxxx E mail: xx x@com         SAMPLE PROJECT         Project address Project address         Project address Cover's Name Owner's Name Owner's Street Address City, CA 90015         ELEVATIONS         CONSTRUCTION DOCUMENTS         PROJECT NUMBER       1602         No.       Date         Date       05/10/19         Drawn by       XX         Checked by		<ul> <li>A. RAINHARVEST BA SEE CIVIL FOR SIZ</li> <li>B. LANDSCAPE AREA</li> <li>C. SCUPPER &amp; DOWN</li> </ul>	RRELS PER L.I.D., 'E & TOTAL A,SEE LANDSCAPE DWGS NSPOUT, 3" MIN DIA
Los Angeles, CA 90015         Cell: 213 - x x x - x x x x         E mail: x x x@.com         SAMPLE PROJECT         Project address         Project address         Project address         Project address         Owner's Name         Owner's Name         Owner's Street Address         City, CA 90015         ELEVATIONS         PROJECT NUMBER         1602         No.       Date         Object NUMBER         Object Number         Date       05/10/19         Drawn by       XX         Checked by       XX	FEET, AND E AFFID AND A REMO	MEASURED FROM GRADE DOORS. EXCEPTION: MAIN DAVIT IS RECORDED BY TH AGREE WITH THE CITY OF DVE ANY GRAFFITI WITHIN	E, AT EXTERIOR WALLS TENANCE OF BUILDING E OWNER TO COVENANT LOS ANGELES TO
Image: Comparison of the street difference of the street differen	Los Ar Cell: 2	ngeles, CA 90015 13-xxx-xxxx	Record
ELEVATIONS CONSTRUCTION DOCUMENTS PROJECT NUMBER 1602 No. Date Submission  Date 05/10/19 Drawn by XX Checked by XX	PROJECT NAME:	oject address	C-00000 HER → C-000000 HER → C-00000 HER → C-000000 HER → C-000000 HER → C-000000 HER → C-000000000000000000000000000000000000
►         CONSTRUCTION DOCUMENTS         PROJECT NUMBER       1602         No.       Date       Submission         -       -       -         Date       05/10/19         Drawn by       XX         Checked by       XX	NO CI	wner's Street Address	
PROJECT NUMBER       1602         No.       Date       Submission         -       -       -         Date       05/10/19         Drawn by       XX         Checked by       XX			
Drawn by XX Checked by XX	PROJE	ECT NUMBER	1602
		n by	
A-4.01	Check	A-4.	XX

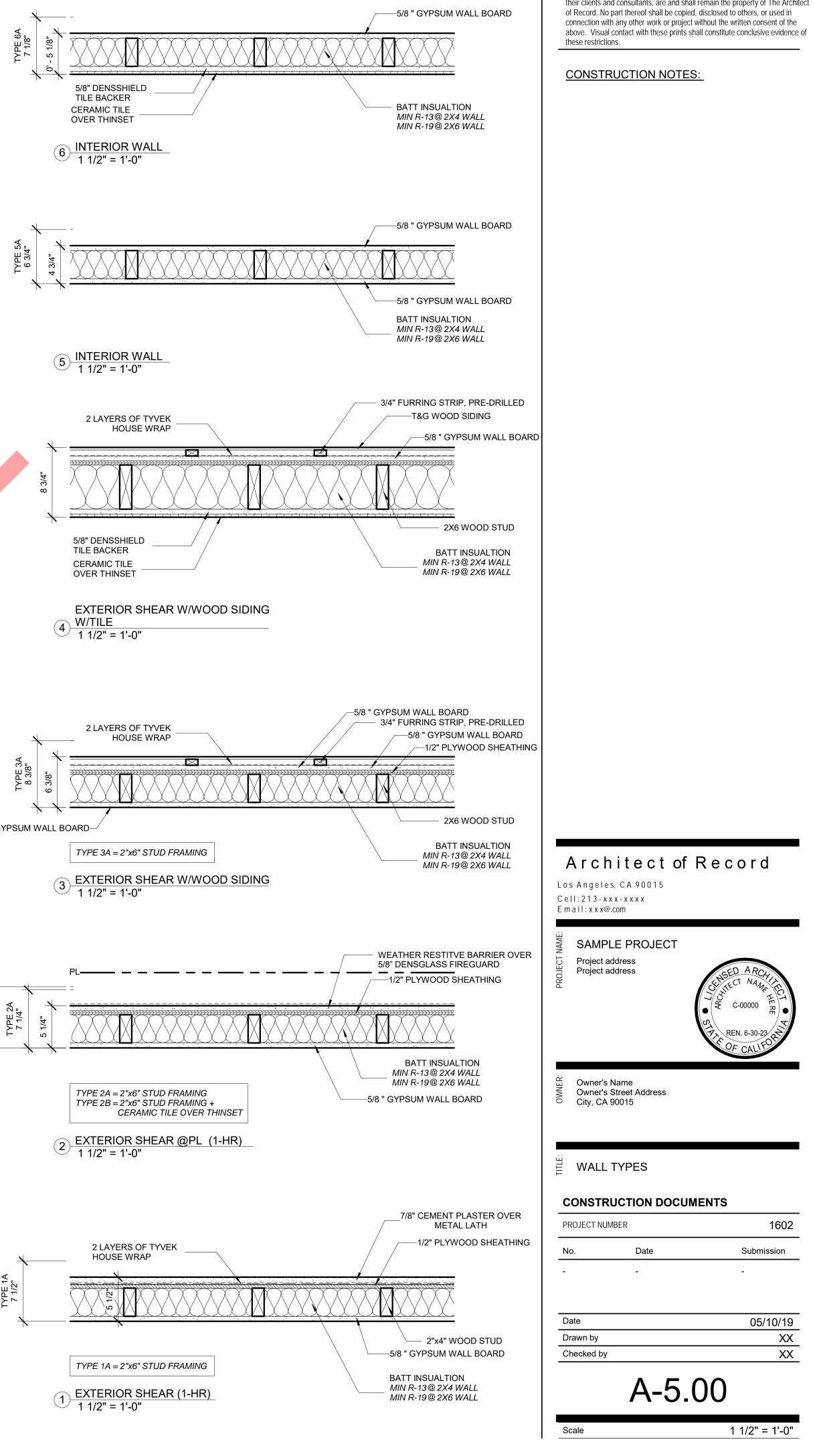


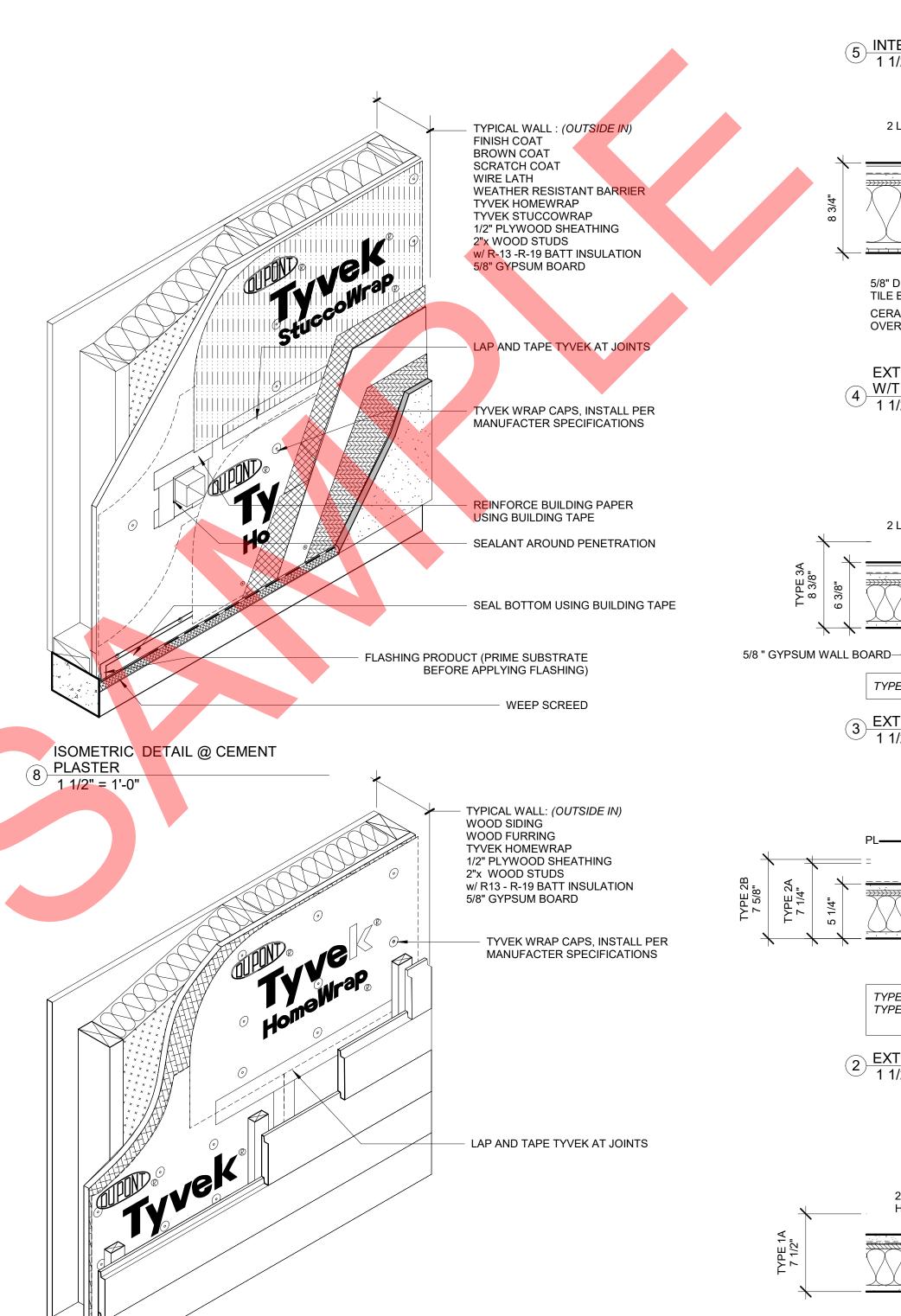
The enclosed drawings, designs, ideas and arrangements, as contracted with



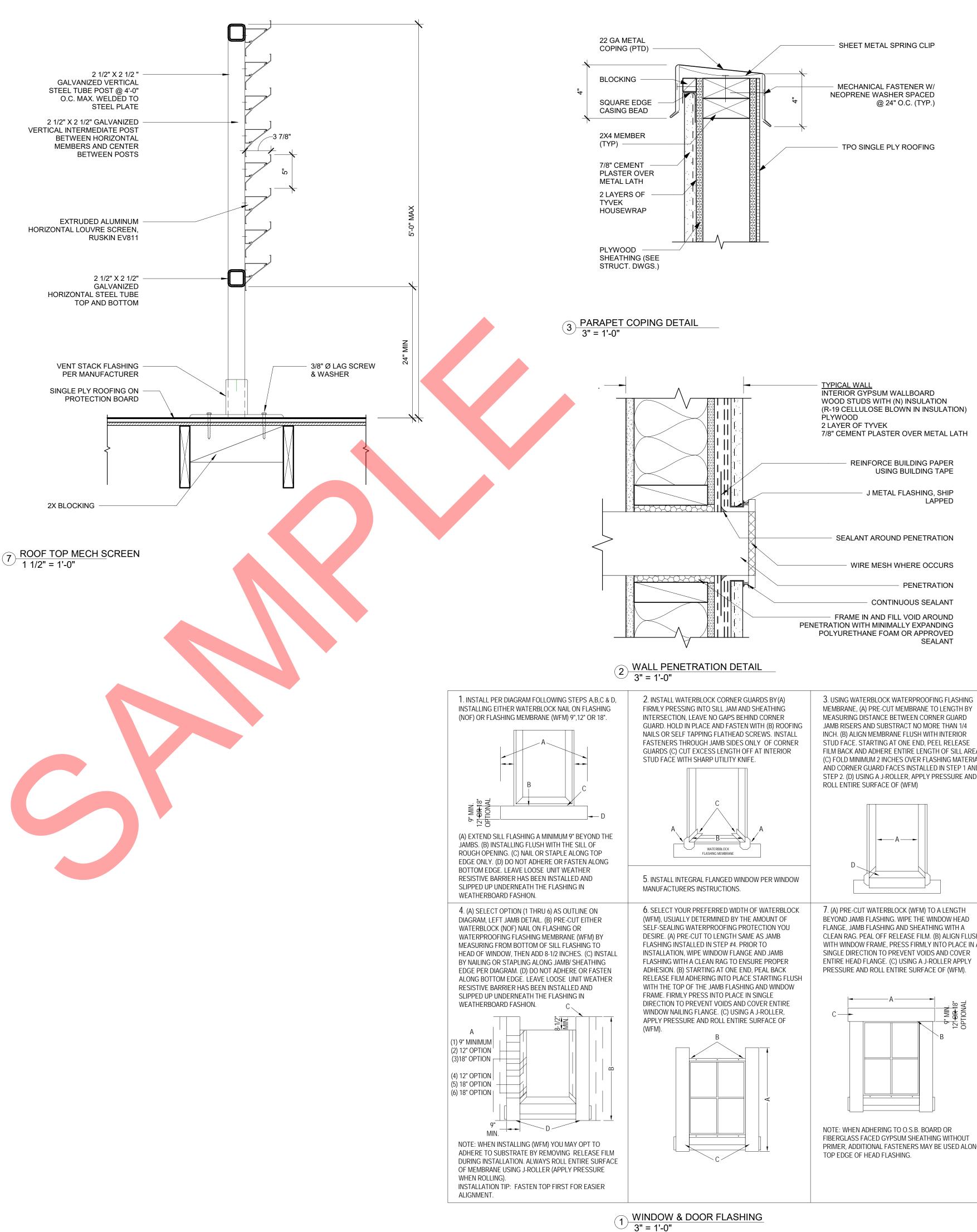








7 ISOMETRIC DETAIL @ WOOD SIDING 1 1/2" = 1'-0"



MEMBRANE, (A) PRE-CUT MEMBRANE TO LENGTH BY FILM BACK AND ADHERE ENTIRE LENGTH OF SILL AREA. (C) FOLD MINIMUM 2 INCHES OVER FLASHING MATERIAL AND CORNER GUARD FACES INSTALLED IN STEP 1 AND STEP 2. (D) USING A J-ROLLER, APPLY PRESSURE AND

CLEAN RAG. PEAL OFF RELEASE FILM. (B) ALIGN FLUSH WITH WINDOW FRAME, PRESS FIRMLY INTO PLACE IN A SINGLE DIRECTION TO PREVENT VOIDS AND COVER ENTIRE HEAD FLANGE. (C) USING A J-ROLLER APPLY

PRIMER, ADDITIONAL FASTENERS MAY BE USED ALONG

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CONSTRUCTION NOTES:

### Architect of Record

Los Angeles, CA 90015 Cell:213-xxx-xxxx Email:xxx@.com

SAMPLE PROJECT Project address Project address Owner's Name Owner's Street Address City, CA 90015

ARCHITECTURAL DETAILS

### CONSTRUCTION DOCUMENTS

Date

PROJECT NUMBER 1602

Date	05/10/19
Drawn by	XX

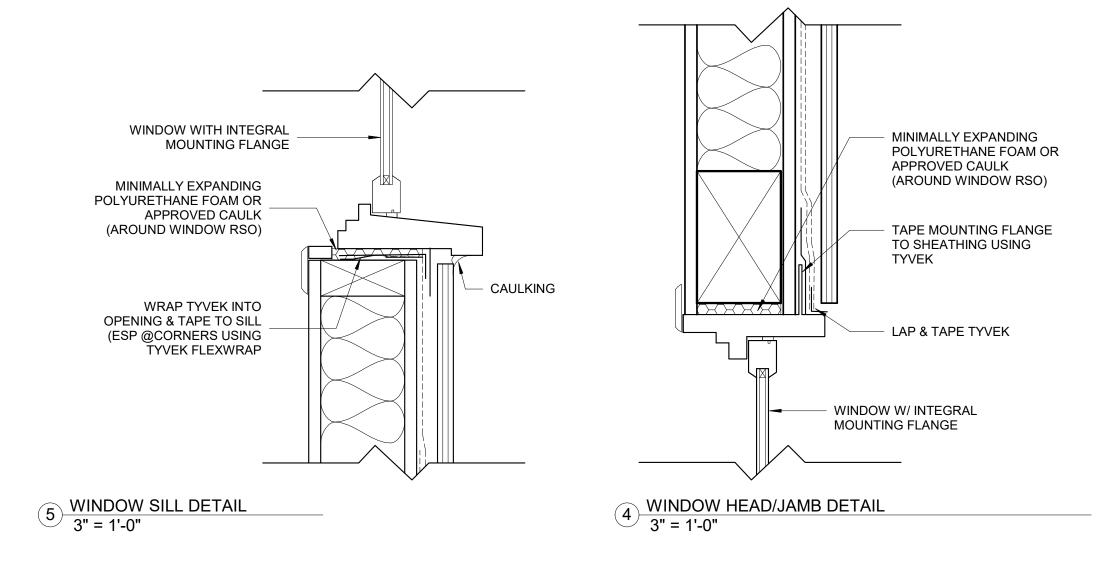
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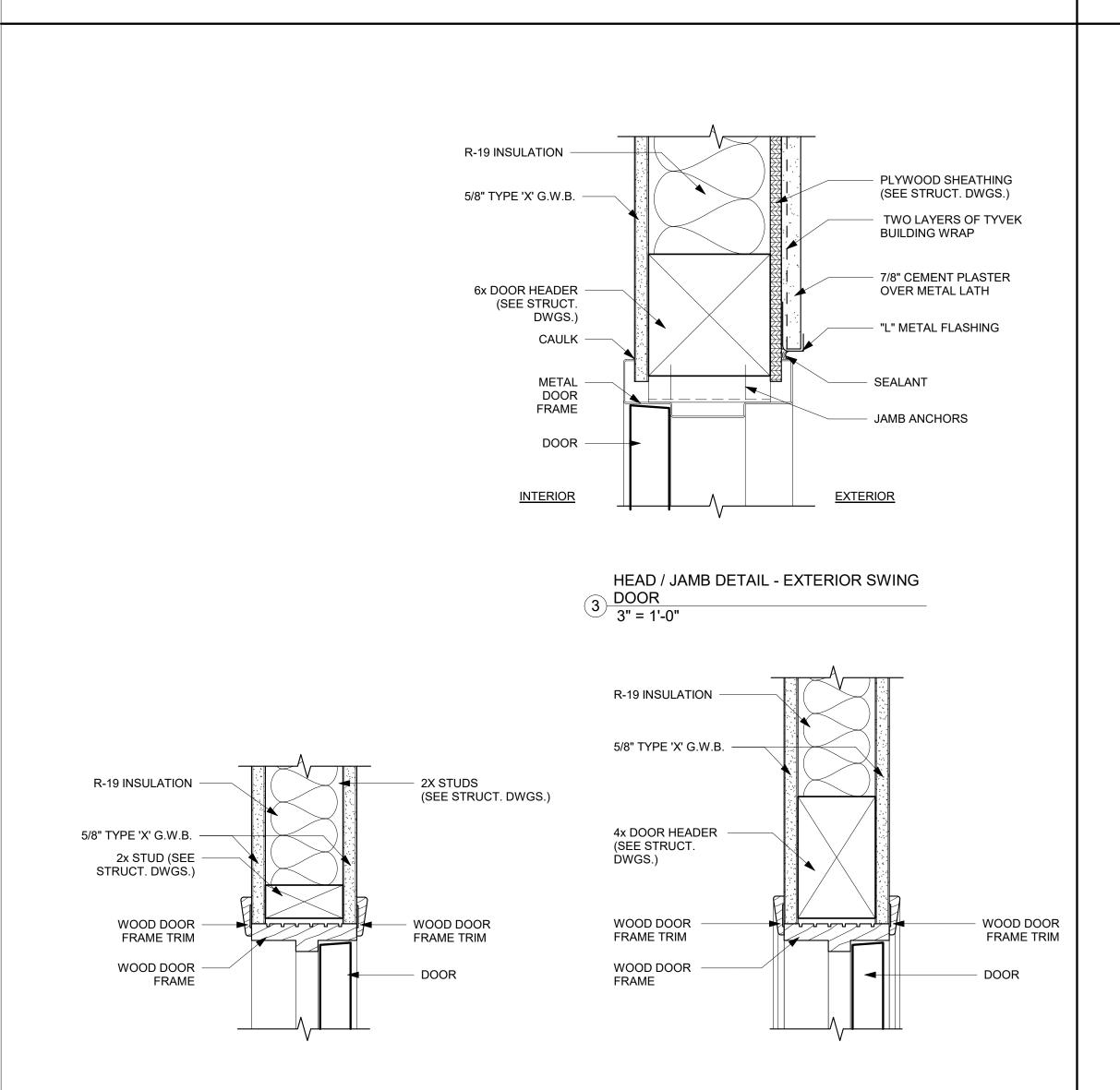
Checked by

No.

Scale

Submission



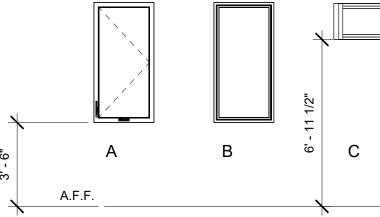


 $2 \frac{\text{JAMB DETAIL - INTERIOR SWING DOOR}}{3" = 1'-0"}$ 

 $1 \frac{\text{HEAD DETAIL - INTERIOR SWING DOOR}}{3" = 1'-0"}$ 

WINI	DOW			WI	NDOW		6	GLAZING	LAZING		FRAME		AILS		
					H OPENING ENSIONS			<u>م</u>	ERED	RIAL	_			-	
NO.	TYPE	Type Comments	Туре	WIDTH	HEIGHT	Sill Height	ТҮРЕ	COLOR	TEMPERED	MATERIAL	FINISH	HEAD/JAM B	SILL	REMARKS	Model
1	A	Casement	30"x60"	2' - 6 1/2"	5' - 0 1/2"	3' - 6"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series
3	A	Casement	36"x60"	3' - 0 1/2"	5' - 0 1/2"	3' - 6"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series
4	В	Fixed	30"x60"	2' - 6 1/2"	5' - 0 1/2"	3' - 0"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series
5	В	Fixed	36"x48"	3' - 0 1/2"	4' - 0 1/2"	4' - 0"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series
6	В	Fixed	60"x18"	5' - 0 1/2"	1' - 6 1/2"	&/AR#5S	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series
7	С	Fixed Corner	18" x40"	3' - 4 1/2"	1' - 6 1/2"	6' - 11 1/2"	LOW-E3	CLR	YES	ALM	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	
10	E	Awning Double	60"x18"	5' - 0 1/2"	1' - 6 1/2"	7' - 0"	LOW-E3	CLR	YES	VYL	BRZ	4/A-8.01	5/A-8.01	U<0.31 & SHGC < 0.25	Style Line™ Series
		1	1	1		1	LOW-E3	CLR	YES	VYL	BRZ				1

LOW-E3 CLR YES VYL BRZ







AA AF CL DG FF GL M O PF

SG

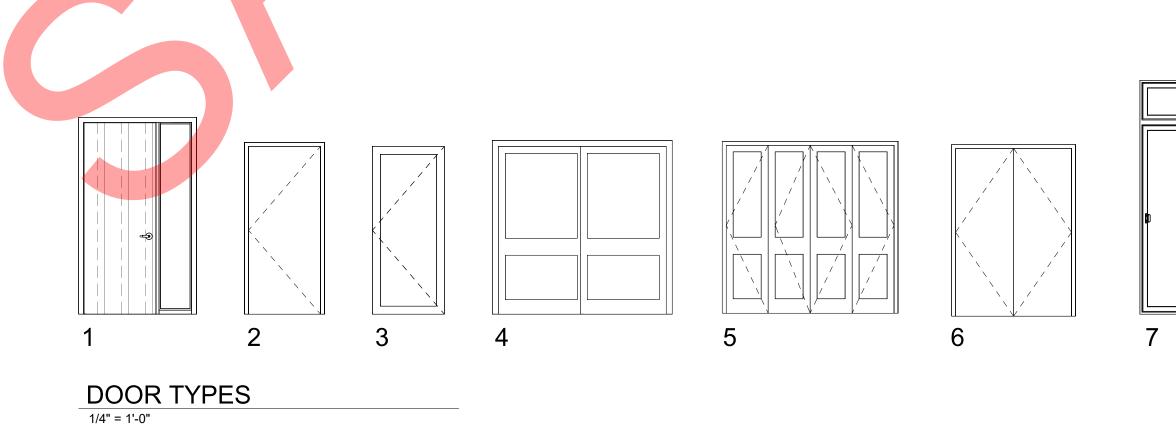
ANODIZED ALUMINUM CLEAR DOUBLE GLAZE FACTORY FINISH GLASS METAL OPERABLE PAINT FINISH SINGLE GLAZE

N	<u>O</u>	Т	<u>ES</u>

1. VERIFY ALL DIMENSIONS AT FIELD BEFORE MANUFACTURING

D

										DC	OOR SCHED	ULE			
			DOOR					FRA	ME		DETAILS S	SHEET NO.	10		
			DIMENSIONS							GL			08710	<b>_</b>	
NO.	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	CORE	MATERIAL	FINISH	1/4" TEMP.	HEAD	JAMB	HDWE SEC	THRESHOLD	
А	1	4' - 6"	8' - 0"	0' - 2"	WD	PTD	SC	MTL	PTD		3/A8.01	3/A8.01	1	Yes	DOOR VIEWER
В	2	3' - 0"	7' - 0"	0' - 1 3/4"	WD	PTD	SC	WD	PTD		1/A8.01	2/A8.01	2	Yes	20 MIN RATED W
D	2	2' - 4"	6' - 8"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
Е	2	2' - 8"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
F	2	2' - 6"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
G	2	2' - 10"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
Н	3	2' - 8"	7' - 6"	0' - 1 3/4"	GL	PTD	GL	WD	PTD	Yes	1/A8.01	2/A8.01	3		
J	3	<mark>2'</mark> - 10"	7' - 6"	0' - 1 3/4"	GL	PTD	GL	WD	PTD	Yes	1/A8.01	2/A8.01	2	Yes	
М	4	8' - 0"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01			
Р	6	4' - 10"	7' - 0"	0' - 1 1/2"	WD	PTD	HC	WD	PTD		1/A8.01	2/A8.01	3		
R	7	6' - 0"	8' - 6"	0' - 4 1/8"	GL		GL	VYL		Yes				Yes	
S	8	16' - 0"	8' - 0"	0' - 2"	GL		GL	MTL		Yes					
Т	8	16' - 6"	8' - 0"	0' - 2"	GL		GL	MTL		Yes					



### <u>LEGEND</u>

ALUMINUM FRAME CLOSER DEVICE

DOUBLE PANE FACTORY FINISH

HOLLOW METAL

GLASS

HANDLE HOLLOW CORE

AF

CD

DP FF

GL H

HC HM

### <u>NOTES</u>

1.		SECURITY OPENINGS SHALL COMPLY WITH DIVISION 67 OF THE LOS ANGELES CURRENT BUILDING CODE .UDING THE FOLLOWING
	Α.	ALL PIN TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE
		NON-REMOVABLE HINGE PINS.
	В.	DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
	C.	STRAIGHT DEADBOLTS SHALL HAVE A MINUMUM THROW OF 1" AND AN EMBEDMENT OF 1/4".
	D.	A HOOK SHAPED OR AN EXPANDING LUG DEADBOLT SHALL HAVE A MINUMUM THROW OF 1/4".
	E.	CYLINDER GUARDS SHALL BE INSTALLED IN ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS
		BEYOND THE FACE OF
		THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

- ALL GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS.
- PROVIDE DEADLOCKING LATCH KEY OPERATED LOCKS ON EXTERIOR.
- ALL GLAZING WITHIN 40" OF DOOR LOCK SHALL BE TEMPERED GLASS. DOOR STOPS OF IN-SWINGING EXTERIOR DOORS SHALL BE ONE PIECE CONSTRUCTION.

Μ METAL PAINT FINSH PF SC SOLID CORE SF STAIN FINISH SINGLE PANE SP ST STEEL TUBE TEMPERED GLASS WOOD WD WEATHER STRIP WS

REMARKS
R
) W/ SELF CLOSING HINGES & SELF LATCHING



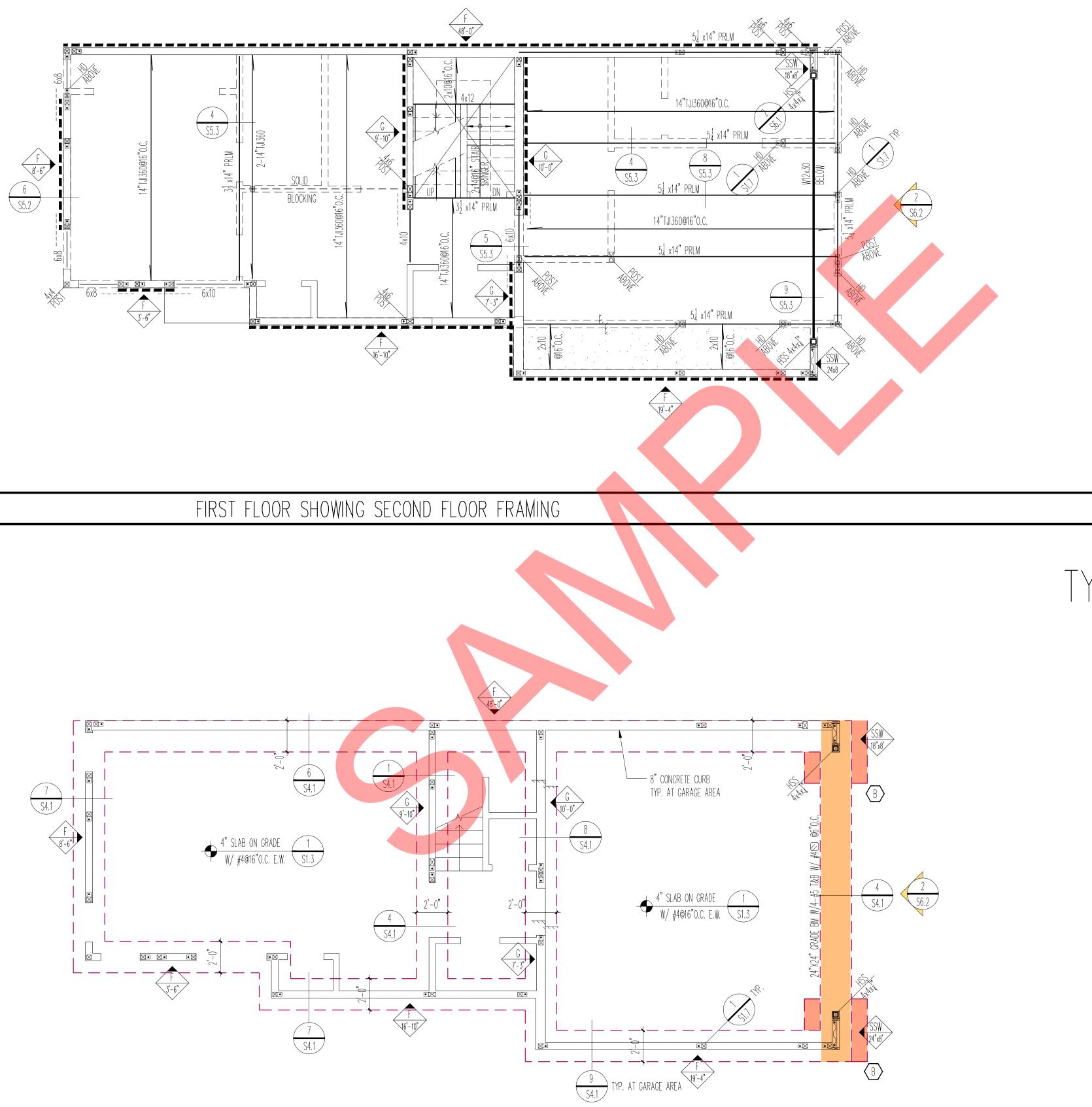
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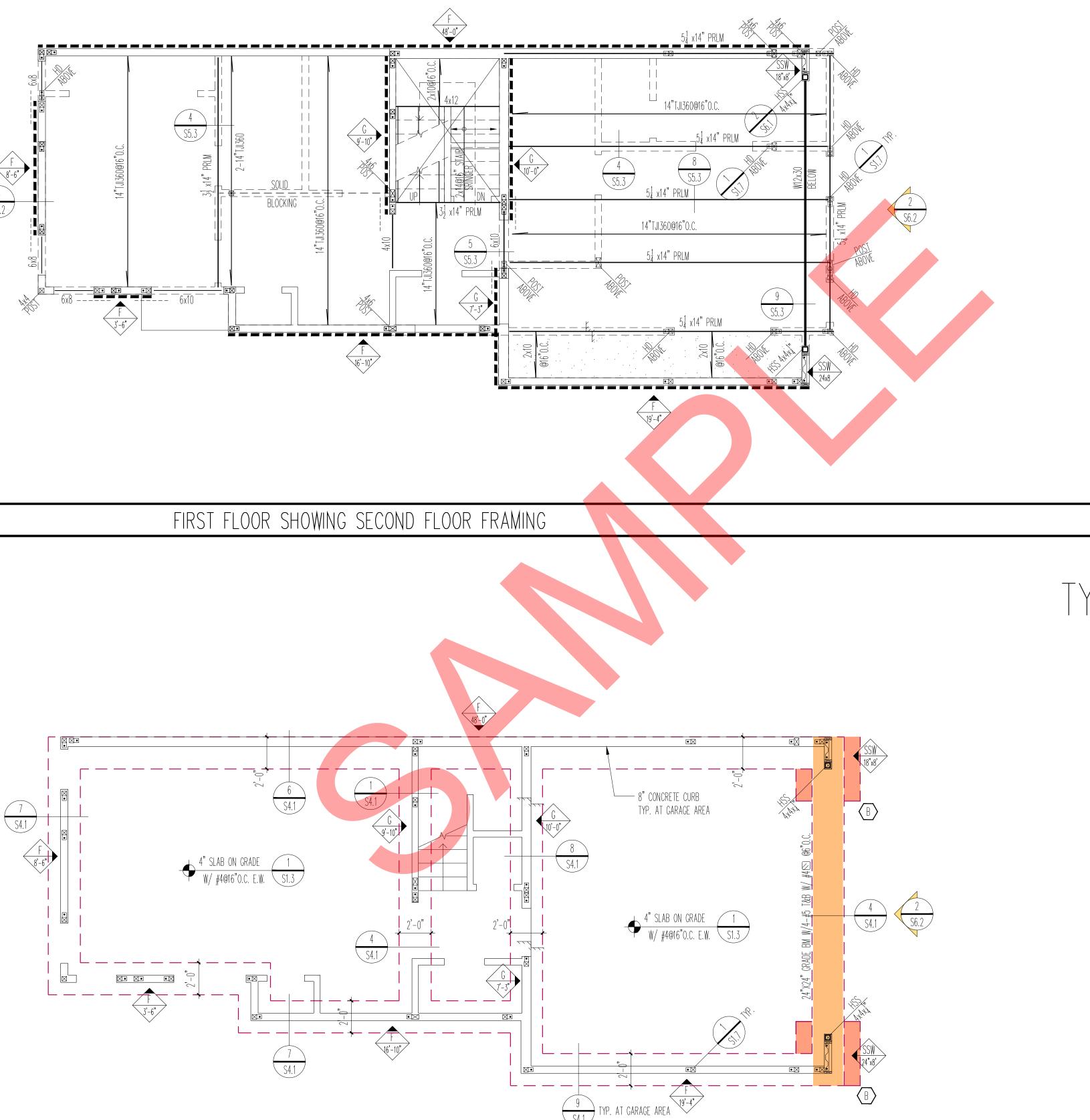
8

## DOOR HARWARE SETS

HW#1	
•	BALL BEARING DOOR HINGE 4" SQUARE (4 TOTAL)
•	EXTERIOR COMBO PACK KNOB FEATURING SMARTKEY
•	DOOR VIEWER
•	SWING BAR DOOR GUARD
•	DOOR SWEEP
•	RATED WEATHER-STRIPPING
HW#2	
•	SPRING HINGES - 4" INCH SQUARE (3 TOTAL)
•	EXTERIOR COMBO PACK KNOB FEATURING SMARTKEY
•	DOOR SWEEP
•	RATED WEATHER-STRIPPING
HW#3	
•	DOOR HINGES 3 1/2" SQUARE (3 TOTAL) AND (4 TOTAL @ MASTER BEDROOM)
•	PASSAGE DOOR LEVER
•	PRIVACY DOOR LEVER (@ BATHROOMS & BEDROOMS)

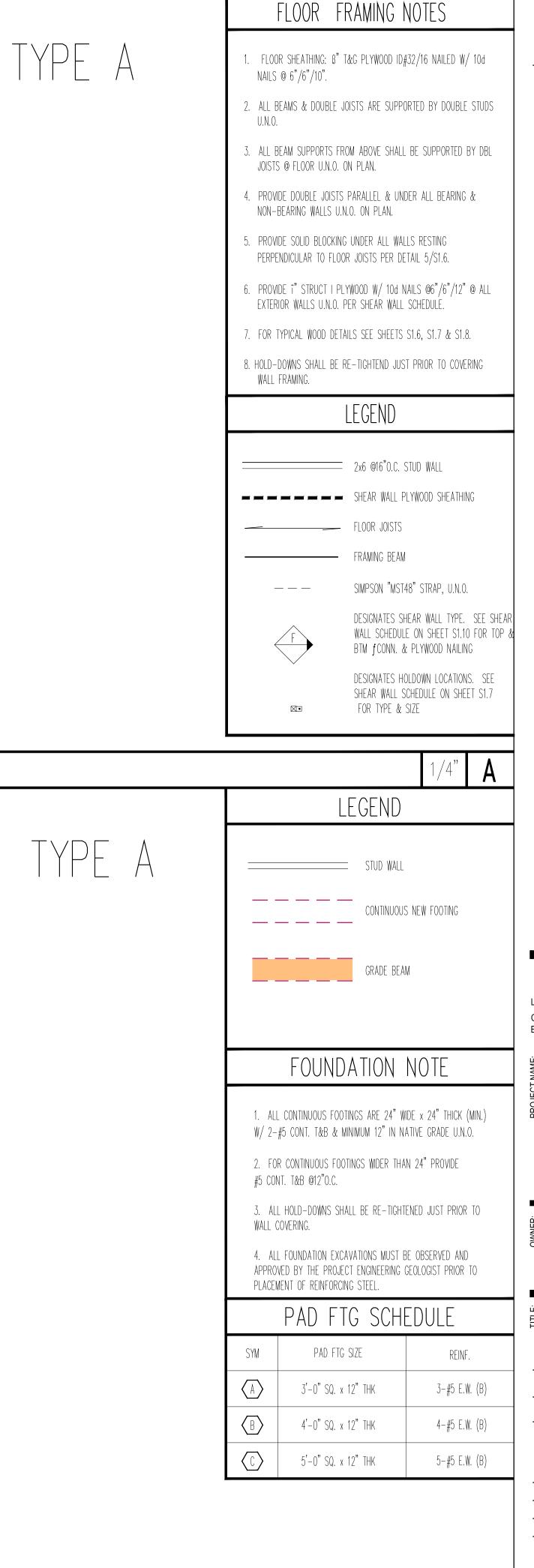
these restrictions.	constitute conclusive evidence of
CONSTRUCTION NOTES:	
NOTES:1.Glazing in the following locations conforming to the human impact R308.3 (see exceptions) (R308.4 a.a.Fixed and opera swinging, sliding	loads of Section .):
assemblies b. Glazing in an in- operable panel where the neare within a 24-inch edge of the doo and whose both	-
c. Glazing in an in- operable panel a following conditi 1. Expose pane gu feet. 2. Bottom inches 3. Top ed inches 4. One or within 3 of the g d. Glazing in railing	that meets all of the ions: ed area of an individual reater than 9 square edge less than 18 above the floor. ge greater than 36 above the floor. more walking surfaces 36 inches horizontally glazing. gs.
edge of the glaz inches above th walking surface between flights f. Glazing adjacer bottom of a stair	ne bottom tread. nply with Section
tested in accordance with either ADASMA 108, and shall meet the ANSIIDASMA 108.) Architectof R Los Angeles, CA 90015 Cell: 213-xxx-xxxx	acceptance criteria of
E m a i l : x x x@.com SAMPLE PROJECT Project address Project address	CHNSED ARCH CHNSECT NAME COUNTECT NAME E COUNTE C
Owner's Name Owner's Street Address City, CA 90015	
WINDOW & DOOR SCHE	
PROJECT NUMBER	1602
No. Date	Submission
	-
Date	05/10/19
Drawn by	XX
Checked by	XX
A-8.0	





STUD WALLS ON THIS FLOOR MUST BE 2X6 OR 3X4 STUDS





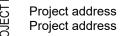
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CONSTRUCTION NOTES:

### Architect of Record Los Angeles, CA 90015

Cell:213-xxx-xxxx Email:xxx@.com

SAMPLE PROJECT

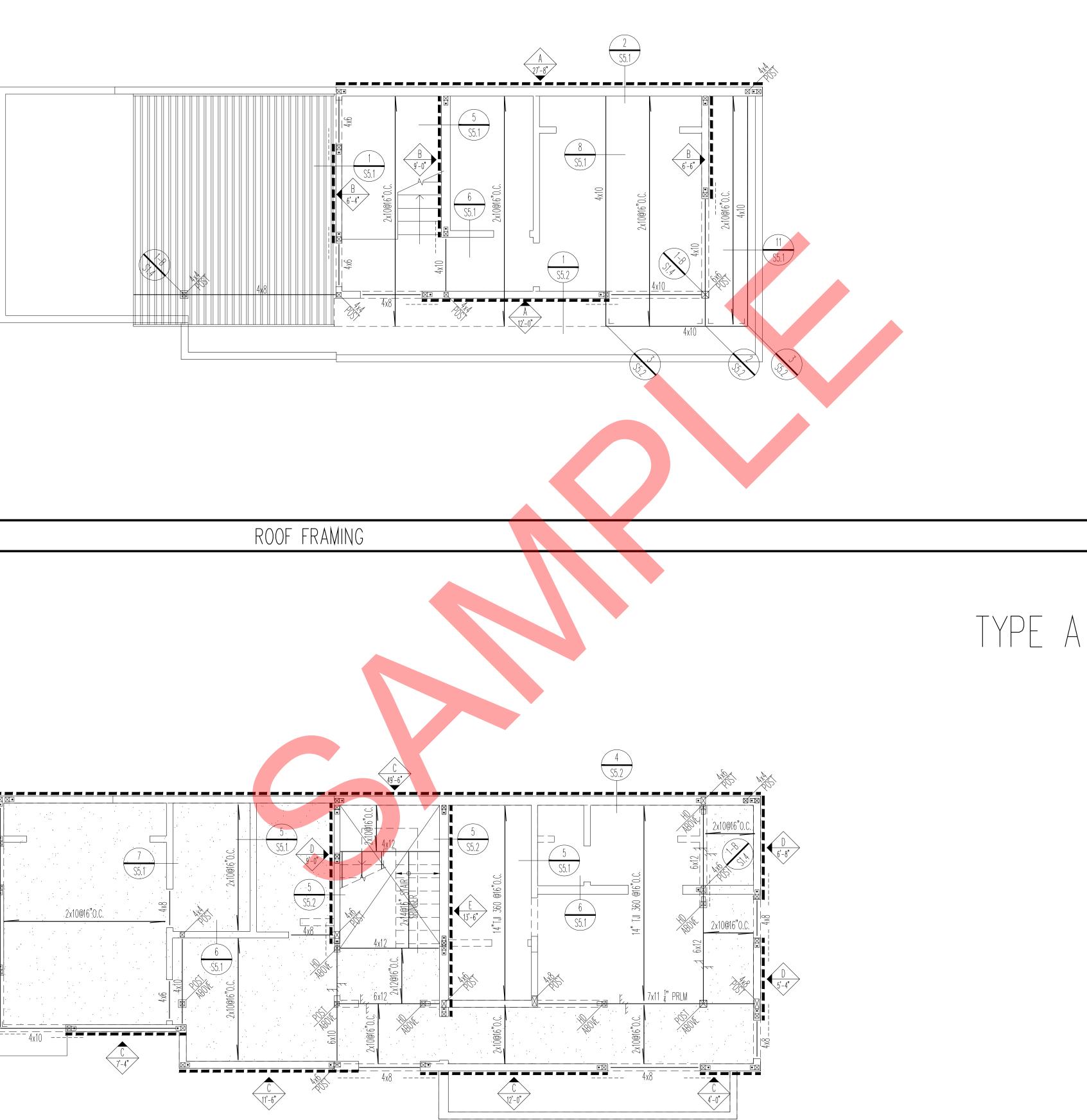


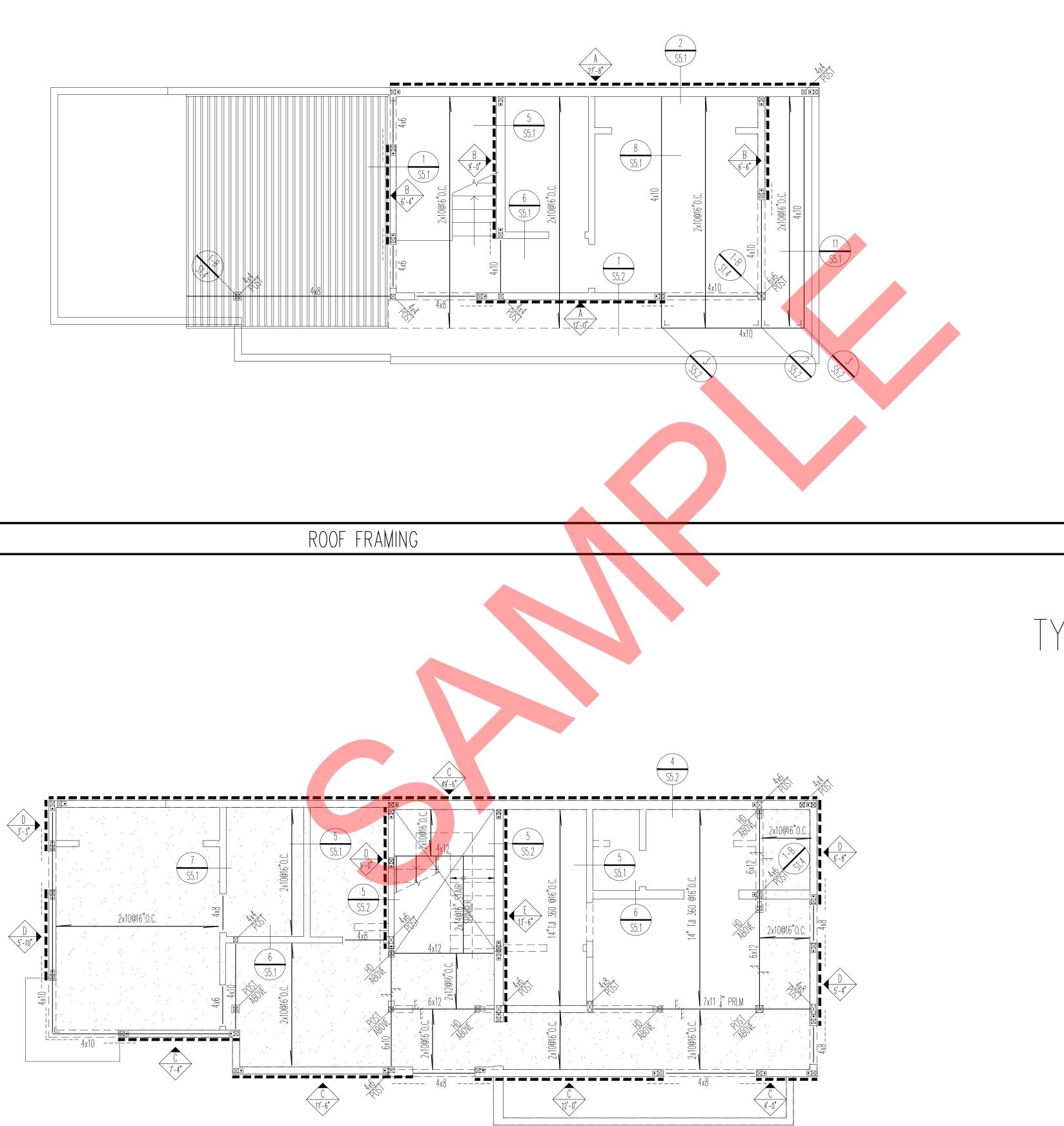


Owner's Name Owner's Street Address City, CA 90015

	FOUNDAT & FRAMING	
CONSTR		
PROJECT NU	JMBER	1602
No.	Date	Submission
-	-	-
Date		05/10/19
Drawn by		XX
Checked by	ý	XX
	S2.	

" **В** 







1. ROOF SHEATHING: 5/8" PLYWOOD ID#32/16 NAILED W/ 10d COMMON NAILS @6"/6"/10" BLOCK @ ALL EDGES.

TYPE A

- 2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE studs u.n.o. on plan.
- 3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
- 4. PROVIDE "" STRUCT I PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
- 5. ALL INTERIOR SHEAR WALLS MUST CONTINUE TO ROOF DIAPHRAGM.
- 6. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.

## LEGEND

- \_\_\_\_\_\_ 2x @16"O.C. STUD WALL
- - - - SHEAR WALL PLYWOOD SHEATHING
- - FRAMING BEAM

\_ \_ \_

 $\Join$  •

- SIMPSON "MST48" STRAP, U.N.O.
- DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP & BTM f conn. & plywood nailing
- DESIGNATES HOLDOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TYPE & SIZE

## Α FLOOR FRAMING NOTES

- FLOOR SHEATHING: β" T&G PLYWOOD ID#32/16 NAILED W/ 10d NAILS @ 6"/6"/10".
- 2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O.
- 3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
- 4. PROVIDE DOUBLE JOISTS PARALLEL & UNDER ALL BEARING & NON–BEARING WALLS U.N.O. ON PLAN.
- 5. PROVIDE SOLID BLOCKING UNDER ALL WALLS RESTING PERPENDICULAR TO FLOOR JOISTS PER DETAIL 5/S1.6.
- 6. PROVIDE i" STRUCT I PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
- 7. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8. 8. HOLD-DOWNS SHALL BE RE-TIGHTEND JUST PRIOR TO COVERING

WALL FRAMING.

\_\_\_\_

 $\boxtimes$   $\bullet$ 

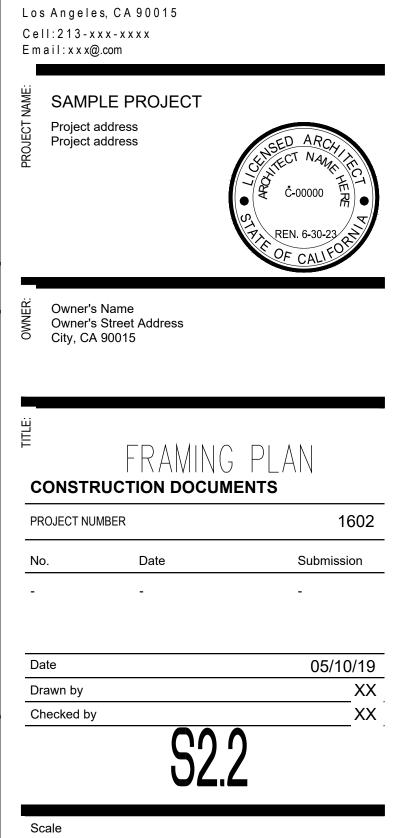
## LEGEND

- \_\_\_\_\_ 2x @16"O.C. STUD WALL
- SHEAR WALL PLYWOOD SHEATHING
- \_\_\_\_\_\_ FLOOR JOISTS FRAMING BEAM
  - SIMPSON "MST48" STRAP, U.N.O.
  - DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP BTM fCONN. & PLYWOOD NAILING
  - DESIGNATES HOLDOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TYPE & SIZE

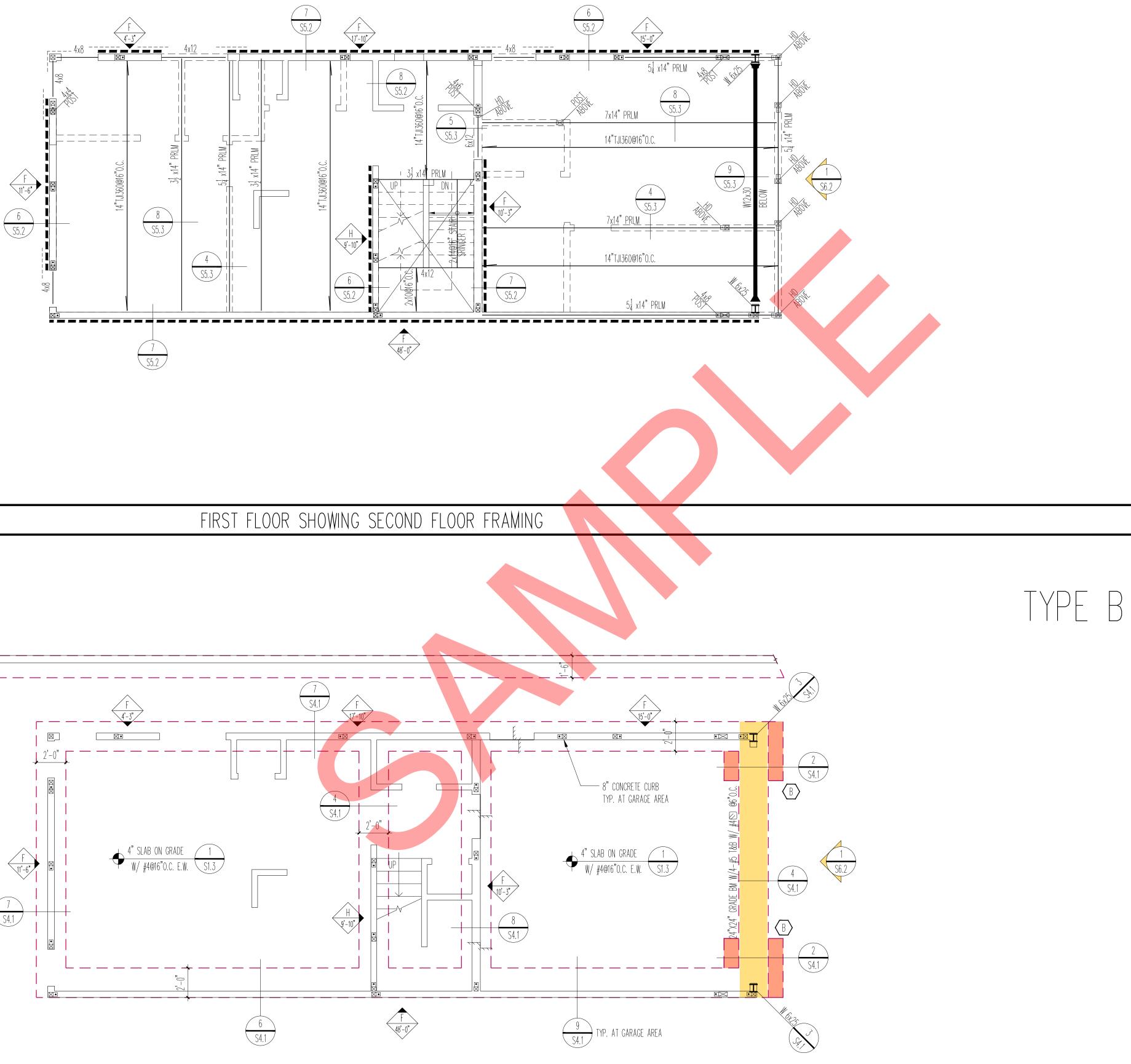
**1**/4" **A** 

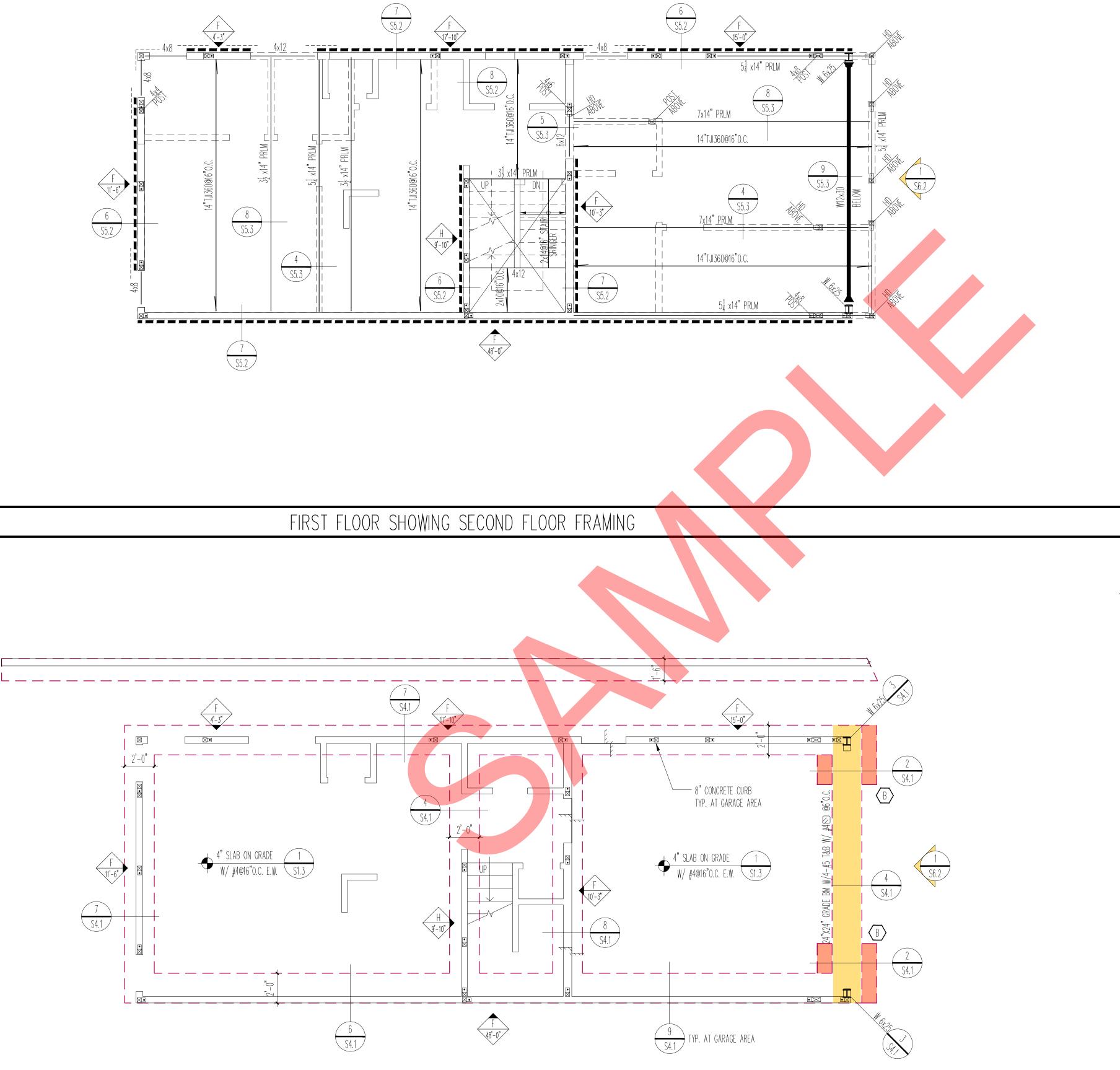
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### CONSTRUCTION NOTES:



Architect of Record





## STUD WALLS ON THIS FLOOR MUST BE 2X6 OR 3X4 STUDS

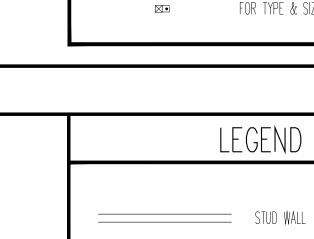
### FLOOR FRAMING NOTES TYPE B 1. FLOOR SHEATHING: B" T&G PLYWOOD ID#32/16 NAILED W/ 10d

- NAILS @ 6"/6"/10".
- 2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O.
- 3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL joists @ floor u.n.o. on plan.
- 4. PROVIDE DOUBLE JOISTS PARALLEL & UNDER ALL BEARING & NON-BEARING WALLS U.N.O. ON PLAN.
- 5. PROVIDE SOLID BLOCKING UNDER ALL WALLS RESTING PERPENDICULAR TO FLOOR JOISTS PER DETAIL 5/S1.6.
- 6. PROVIDE I" STRUCT I PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
- 7. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.
- 8. HOLD-DOWNS SHALL BE RE-TIGHTEND JUST PRIOR TO COVERING WALL FRAMING.

## LEGEND

- 2x @16"O.C. STUD WALL
- - - - - SHEAR WALL PLYWOOD SHEATHING
- FRAMING BEAM
  - SIMPSON "MST48" STRAP, U.N.O.
  - DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP BTM fCONN. & PLYWOOD NAILING DESIGNATES HOLDOWN LOCATIONS. SEE
  - SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TYPE & SIZE

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CONTINUOUS NEW FOOTING

GRADE BEAM

## FOUNDATION NOTE

1. ALL CONTINUOUS FOOTINGS ARE 24" WIDE x 24" THICK (MIN.) W/ 2-#5 CONT. T&B & MINIMUM 12" IN NATIVE GRADE U.N.O.

2. FOR CONTINUOUS FOOTINGS WIDER THAN 24" PROVIDE #5 CONT. T&B @12"O.C.

3. ALL HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO WALL COVERING.

4. ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED BY THE PROJECT ENGINEERING GEOLOGIST PRIOR TO PLACEMENT OF REINFORCING STEEL.

## PAD FTG SCHEDULF

TAD TIG JUILDULL		
SYM	PAD FTG SIZE	REINF.
$\langle \mathbb{A} \rangle$	3'-0" SQ. x 12" THK	3-#5 E.W. (B)
B	4'-0" SQ. x 12" THK	4-#5 E.W. (B)
$\langle \hat{J} \rangle$	5'-0" SQ. x 12" THK	5-#5 E.W. (B)

Architect of Record Los Angeles, CA 90015 Cell:213-xxx-xxxx Email:xxx@.com SAMPLE PROJECT Project address Project address Owner's Name Owner's Street Address City, CA 90015 FOUNDATION & FRAMING PLAN CONSTRUCTION DOCUMENTS PROJECT NUMBER 1602

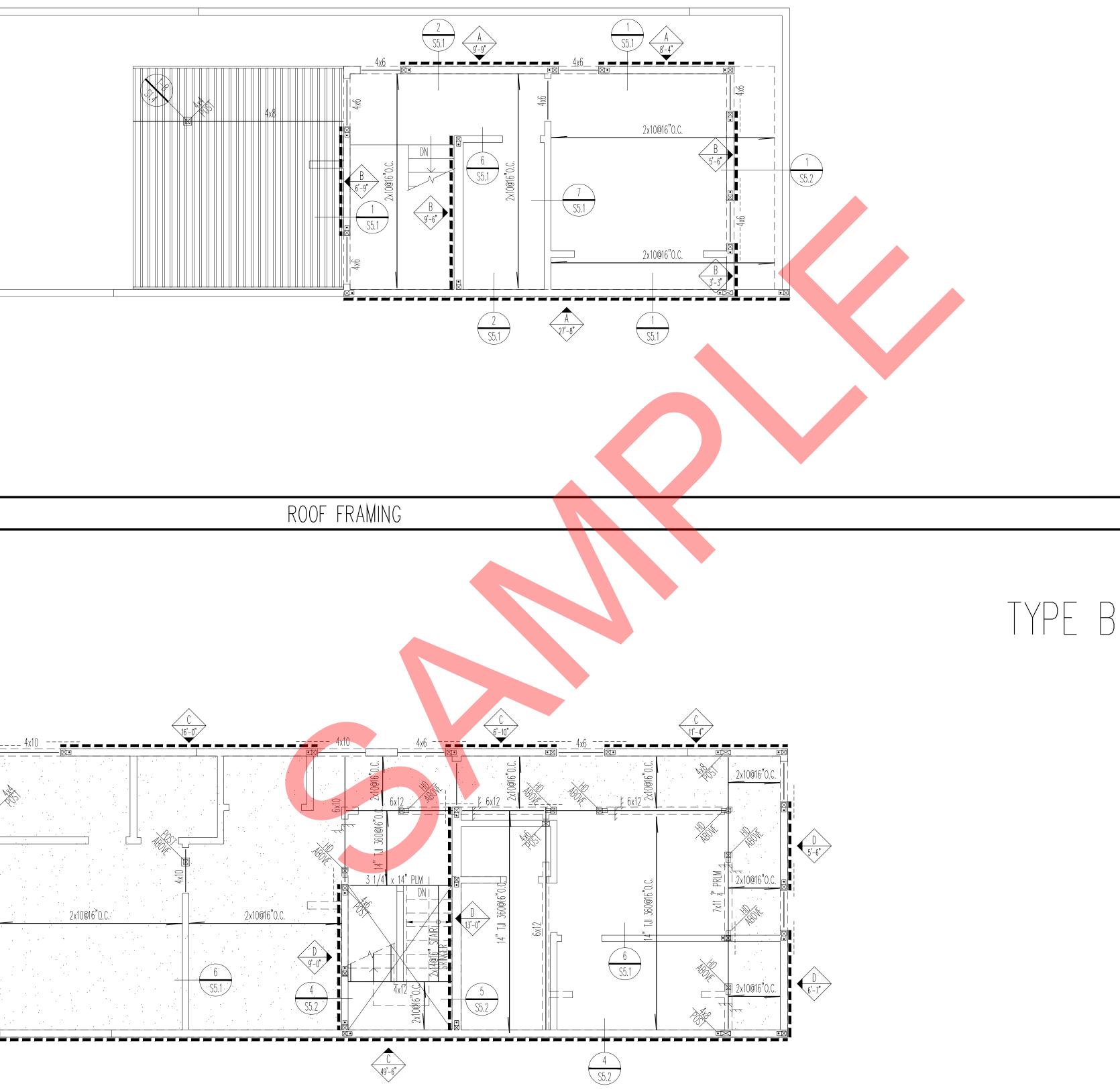
Date Submission No.

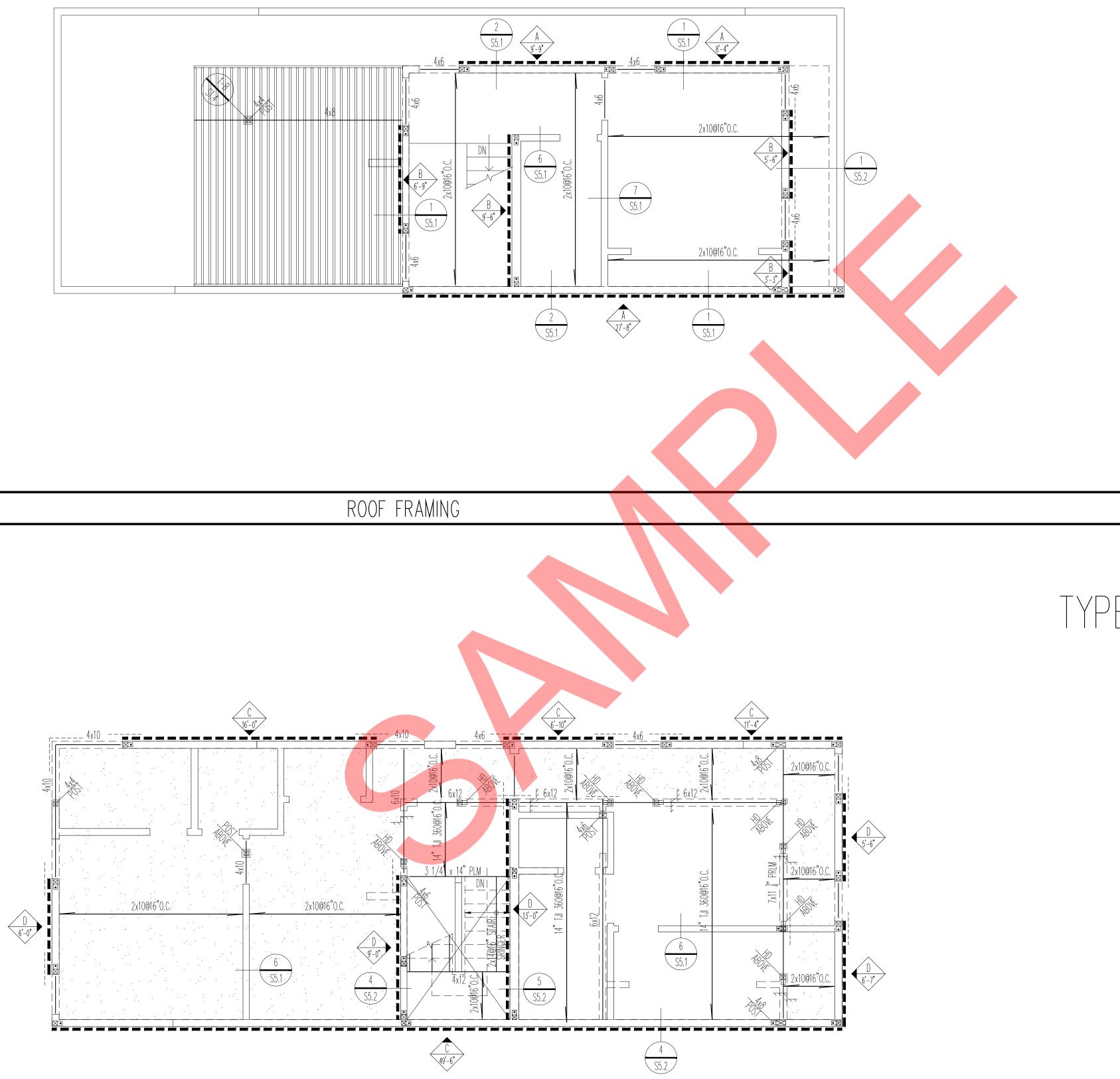
#### 05/10/19 Date XX Drawn by XX Checked by C)

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CONSTRUCTION NOTES:

4" **B** Scale







- 1. ROOF SHEATHING: 5/8" PLYWOOD ID#32/16 NAILED W/ 10d COMMON NAILS @6"/6"/10" BLOCK @ ALL EDGES.
- 2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE studs u.n.o. on plan.
- 3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL JOISTS @ FLOOR U.N.O. ON PLAN.
- 4. PROVIDE "" STRUCT I PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
- 5. ALL INTERIOR SHEAR WALLS MUST CONTINUE TO ROOF DIAPHRAGM.
- 6. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.

## LEGEND

- \_\_\_\_\_\_ 2x @16"O.C. STUD WALL
- - - - SHEAR WALL PLYWOOD SHEATHING
- - FRAMING BEAM

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- SIMPSON "MST48" STRAP, U.N.O. \_ \_ \_
  - DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP & BTM f conn. & plywood nailing
  - DESIGNATES HOLDOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TYPE & SIZE

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# FLOOR FRAMING NOTES

- FLOOR SHEATHING: β" T&G PLYWOOD ID#32/16 NAILED W/ 10d NAILS @ 6"/6"/10".
- 2. ALL BEAMS & DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O.
- 3. ALL BEAM SUPPORTS FROM ABOVE SHALL BE SUPPORTED BY DBL joists @ floor u.n.o. on plan.
- 4. PROVIDE DOUBLE JOISTS PARALLEL & UNDER ALL BEARING & NON–BEARING WALLS U.N.O. ON PLAN.
- 5. PROVIDE SOLID BLOCKING UNDER ALL WALLS RESTING PERPENDICULAR TO FLOOR JOISTS PER DETAIL 5/S1.6.
- 6. PROVIDE I" STRUCT I PLYWOOD W/ 10d NAILS @6"/6"/12" @ ALL EXTERIOR WALLS U.N.O. PER SHEAR WALL SCHEDULE.
- 7. FOR TYPICAL WOOD DETAILS SEE SHEETS S1.6, S1.7 & S1.8.
- 8. HOLD-DOWNS SHALL BE RE-TIGHTEND JUST PRIOR TO COVERING WALL FRAMING.

## LEGEND

- \_\_\_\_\_ 2x @16"O.C. STUD WALL
- - - - - SHEAR WALL PLYWOOD SHEATHING
- ------ FRAMING BEAM

\_\_\_\_

SIMPSON "MST48" STRAP, U.N.O.

DESIGNATES SHEAR WALL TYPE. SEE SHEAR WALL SCHEDULE ON SHEET S1.10 FOR TOP BTM **f**CONN. & PLYWOOD NAILING

DESIGNATES HOLDOWN LOCATIONS. SEE SHEAR WALL SCHEDULE ON SHEET S1.7 FOR TYPE & SIZE

1/4" **A** 

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#### CONSTRUCTION NOTES:

