

# CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

## STANDARD ADU



THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REVISION DATES (DESIGN STAGE ONLY)

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

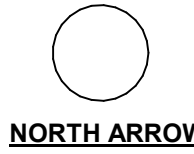
CITY OF LOS ANGELES

### PLOT PLAN

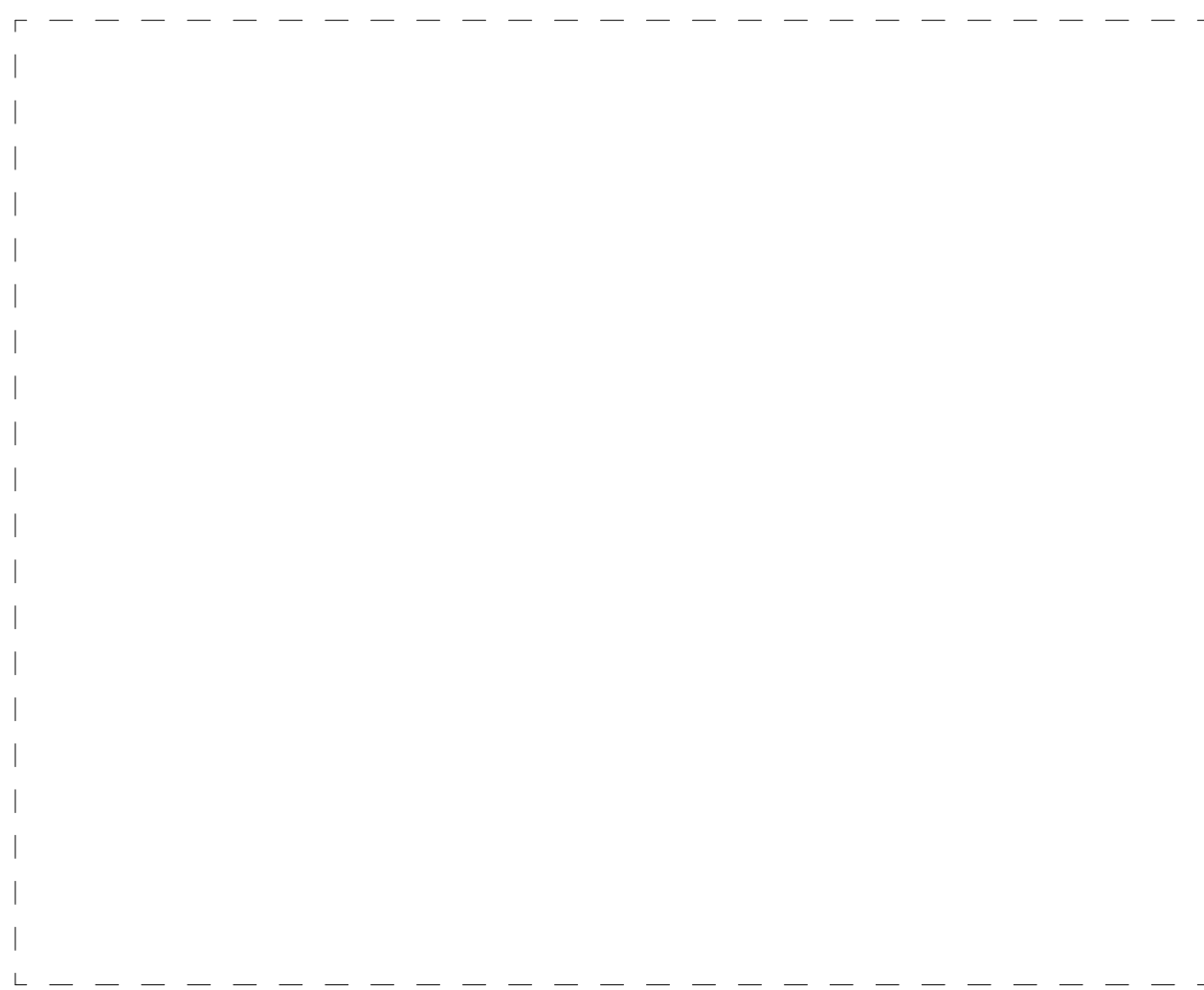
**INSTRUCTIONS FOR APPLICANT:**  
+ COMPLETE PROJECT SPECIFIC INFORMATION IN THE BOXED AREA

- + COMPLETE PLOT PLAN:**  
+ SHOW FOOTPRINT OF EXISTING PRIMARY DWELLING WITH SQUARE FOOTAGE LABELED  
+ LABEL ADJACENT STREETS  
+ LABEL PROPERTY LINE  
+ LABEL EASEMENTS IF ANY  
+ ADD DIMENSIONS FOR LOT SIZE  
+ ADD DIMENSIONS FOR YOU ADU  
+ IF GARAGE, INDICATE IF DEMO INTENDED  
+ ANNOTATE PLOT PLAN WITH NOTES PER BELOW  
+ INDICATE ORIENTATION OF NORTH ON NORTH ARROW, BELOW
- + COMPLETE VICINITY PLAN:**  
+ INSERT AN IMAGE SHOWING THE COMPLETE BLOCK AND ADJACENT STREETS  
+ LABEL SITE LOCATION  
+ IF LESS THAN 1/2 MILE, SHOW DISTANCE TO NEAREST PUBLIC TRANSPORTATION FOR ADU PARKING EXEMPTION
- + COMPLETE FLOOR AREA PLAN:**  
+ ADD THE SQUARE FOOTAGE OF EXISTING RESIDENCE  
+ COMPLETE SUMS FOR EACH AREA CALCULATION

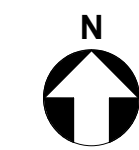
- NOTES:**  
A. EXISTING RESIDENCE  
B. EXISTING DRIVEWAY  
C. DIRECTION OF WATER DRAINAGE  
D. REAR YARD SETBACK \_\_\_\_\_ FT  
E. SIDE YARD SETBACK \_\_\_\_\_ FT  
F. FRONT YARD SETBACK \_\_\_\_\_ FT  
G. EXISTING WATER CONNECTION  
H. EXISTING SEWER CLEANOUT  
I. EXISTING ELECTRICAL PANEL  
J. EXISTING MAILBOX LOCATION  
K. NEW USPS APPROVED MAIL BOX UNIT, FINAL LOCATION TO BE APPROVED BY POSTMASTER  
L. DISTANCE SEPARATION BETWEEN PROPOSED ADU AND EXISTING PRIMARY DWELLING \_\_\_\_\_ FT  
M. PARKING AREA  
N. EXISTING GARAGE  
O. EXISTING TREE  
P. \_\_\_\_\_



### VICINITY PLAN



NOT TO SCALE



### OWNER INFO

**NAME:**  
**ADDRESS:**

**APPLICANT INFO**

**NAME:**  
**ADDRESS:**

### PROJECT DATA

**ADDRESS:**  
EXISTING RESIDENCE: YOU ADU:

**EXISTING RESIDENCE AREA:**

**TYPE:**

**APN:**

**ZONE:**

**SITE AREA:**

**PARKING:**  
**REQUIRED PARKING:**

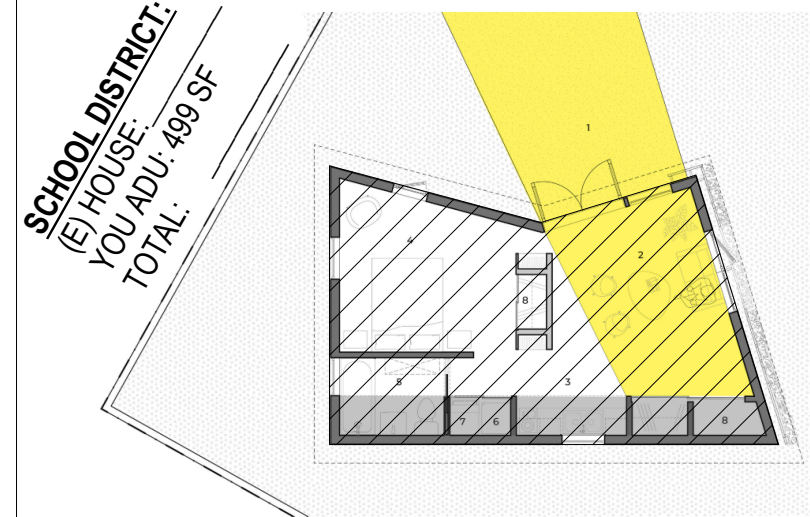
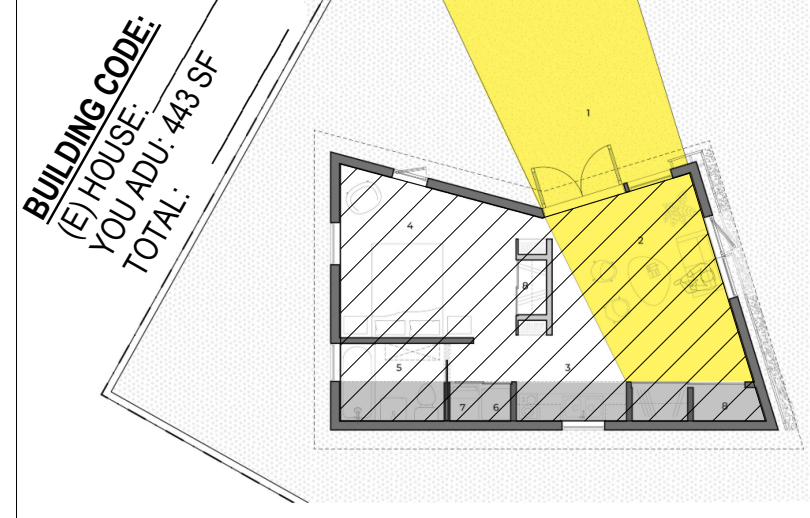
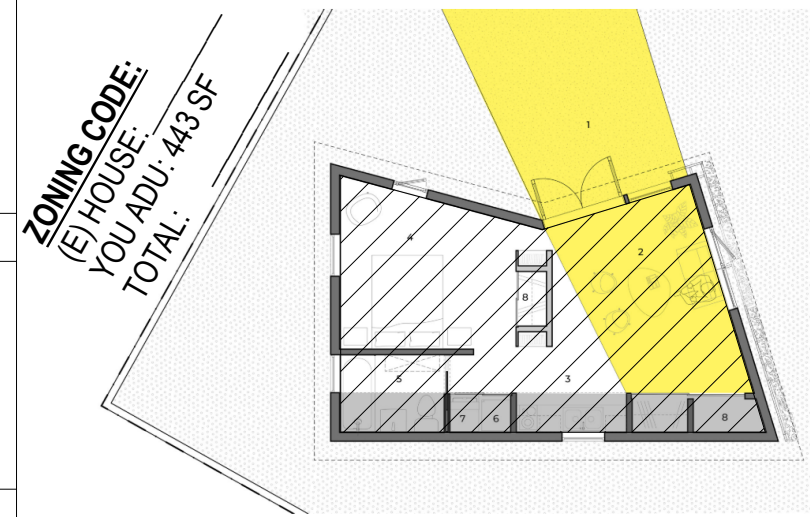
**PROPOSED PARKING:**

**LEGAL DESCRIPTION:**

**FIRE SPRINKLERS:**

- YES  
 NO

### FLOOR AREA PLAN



### ALTERNATE LAYOUTS



### SHEET INDEX

#### GENERAL

- G-0.0 COVER SHEET
- G-0.1 GENERAL AND GREEN NOTES
- G-0.2 GREEN NOTES
- G-0.3 TITLE 24
- G-0.4 TITLE 24

#### ARCHITECTURAL

- A-2.0 FLOOR PLAN
- A-2.1 ROOF PLAN
- A-3.0 ELEVATION
- A-3.1 ELEVATION
- A-4.0 SECTIONS
- A-5.0 INTERIOR ELEVATIONS
- A-7.0 SCHEDULES
- A-8.0 DETAILS
- A-8.1 CASEWORK DETAILS

#### STRUCTURAL

- S0.00 GENERAL NOTES & SHEET LIST
- S0.10 TYPICAL CONCRETE DETAILS
- S0.20 TYPICAL WOOD DETAILS
- S0.21 TYPICAL WOOD DETAILS
- S0.23 TYPICAL WOOD DETAILS
- S1.00 FOUNDATION AND ROOF FRAMING PLANS
- S8.1 CASEWORK DETAILS

### CODE NOTES

**APPLICABLE CODES:**  
2022 California Building Code, with 2023 LA City Amendments  
2022 Green Building Code, with 2023 LA City Amendments  
2023 LABC  
2023 LARC

**CONSTRUCTION TYPE:**  
Type V-B

**OCCUPANCY CLASSIFICATION:**  
2022 California Building Code Chapter 3  
Proposed Occupancy - Section 310 - Group R

**ALLOWABLE BUILDING HEIGHT AS PER TABLE 504.3:**  
ALLOWABLE HEIGHT ABOVE GRADE PLANE: 20'  
PROPOSED HEIGHT: 14'-11"

**ALLOWABLE STORIES AS PER TABLE 504.4:**  
ALLOWABLE NUMBER OF STORIES R OCC: 2  
PROPOSED NUMBER OF STORIES: 1

**Fire Resistance Rating Requirements for Building Elements (per Table 601)**  
Primary Structural Frame: 0  
Bearing Walls - Exterior: 0  
Bearing Walls - Interior: 0  
Non-Bearing Walls - Exterior: 0  
Non-Bearing Walls - Interior: 0  
Floor Construction: 0  
Roof Construction: 0

IF LOCATED LESS THAN 3 FEET FROM AN ADJACENT STRUCTURE, 1 HOUR FIRE RATING REQUIRED FOR EXTERIOR WALLS AND OPENINGS TO BE PROTECTED.

### MATERIALS

- |  |  |  |
|--|--|--|
| <b>SIDING</b>  | <b>ROOF</b>  | <b>PAINT</b>   |
| <input type="checkbox"/> STUCCO<br><input type="checkbox"/> FIBER CEMENT<br><input type="checkbox"/> OTHER | <input type="checkbox"/> ASPHALT SHINGLES<br><input type="checkbox"/> STANDING SEAM METAL ROOF | <input type="checkbox"/> WHITE<br><input type="checkbox"/> OTHER   |
| <b>TRELLIS</b>   | <b>PARTITION CASEWORK</b>  | <b>DOOR AND WINDOW FRAME</b>   |
| <input type="checkbox"/> YES<br><input type="checkbox"/> NO  | <input type="checkbox"/> YES<br><input type="checkbox"/> NO                                    | <input type="checkbox"/> WHITE<br><input type="checkbox"/> MATCH PAINT<br><input type="checkbox"/> OTHER |

### PROJECT DESCRIPTION

**PROJECT DESCRIPTION:**  
ADU Standard Plan Program: 1 Story, 1 bedroom, with options (445 SF).  
Slab on grade. If located in a Methane Zone, standard LADBS slab on grade to be provided. Gable roof, advanced framing (wood), stucco or fiber cement board siding (SFM APPROVED FIRE RESILIENT MATERIALS). All electric. Kitchen and bathroom.

**PROPOSED AREA: 445 SF**  
**PROPOSED HEIGHT: 14'-11"**

**PARKING REQUIREMENTS:**  
ONE SPACE IS REQUIRED UNLESS  
1) LOCATED WITHIN 1/2 MILE WALKING DISTANCE FROM A BUS OR RAIL STOP.  
2) ONE BLOCK FROM A DESIGNATED CAR SHARE PICKUP OR DROP OFF LOCATION.  
3) WITHIN AN APPLICABLE HISTORIC DISTRICT  
REPLACEMENT PARKING IS NOT NEEDED WHEN A GARAGE, CARPORT OR PARKING STRUCTURE IS DEMOLISHED IN CONJUNCTION WITH ADU CONSTRUCTION.

**DEFERRED SUBMITTALS:**  
THE FOLLOWING IS A LIST OF CONTRACTOR PROVIDED DESIGN/BUILD, DELAYED REVIEW / DEFERRED APPROVAL ITEMS FOR SUBMITTAL AND REVIEW BY THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.

1. LOCATION AND SIZE (BTU/HR OUTPUT) OF HVAC EQUIPMENT
2. LOCATIONS AND DIMENSIONS OF PLUMBING SUPPLY
3. LOCATIONS OF OUTLETS, FIXTURES, SWITCHES, AND SMOKE DETECTORS, AND SIZES OF SUBPANELS AND MAIN PANELS
4. ELECTRIC VEHICLE SUPPLY WIRING

**UNDER SEPARATE PERMIT:**  
1. DEMOLITION PERMIT (IF NEEDED)

**SITE SPECIFIC PLAN CHECK REVIEW:**  
THE FOLLOWING IS A LIST OF ITEMS THAT WILL BE REVIEWED DURING THE SITE SPECIFIC PLAN CHECK.

1. METHANE MITIGATION
2. GRADING PRE-INSPECTION
3. LOW IMPACT DEVELOPMENT REQUIREMENTS
4. VHFHSZ FIRE ZONE REQUIREMENTS
5. SPECIFIC PLAN

### CONCEPTUAL RENDER



LADBS STAMP

Project Status  
PROJECT ISSUE DATE: Issue Date


NO.	REVISION DESCRIPTION	DATE	BY

CITY ENGINEER	DATE:
GARY LEE MOORE, P.E., ENV. SP	
DEPUTY CITY ENGINEER/PROGRAM MANAGER	DATE:
CITY ENGINEER	DATE:

WORK ORDER
2002
SHEET NAME
G-0.0
SHEET OF SHEETS



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
REVISION DATES (DESIGN STAGE ONLY)	L	Green Building Code Correction Sheet for Additions and Alterations to Residential Buildings														
	K	8. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant. (Energy Code § 110.10(d)) 9. The flow rates for all new plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1 (4.303.1) 10. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2) 21. Show or state on plans that annular spaces around pipes, electric cables, conduits, or other openings in the sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1) 22. Provide flashing details for all new roof valleys, around new windows and doors, and at new chimney to roof intersections on the building plans. (4.407.3) 23. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4) 24. Construction waste shall be reduced in accordance with ILMC Section 66.32 et seq. Indicate how construction waste will be handled: a. City of Los Angeles certified hauler b. Source separated on site (Incorporate waste management plan onto plans) (4.408.1) 25. An Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. Form GRN 6 (4.410.1) 26. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1) 29. Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3. (4.504.2.1-4.504.2.3) 31. a. 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) b. All new carpet installed in the building interior shall meet the testing and product requirements of one of the following: i. Carpet and Rug Institute's Green Label Plus Program ii. California Department of Public Health's Specification 01350 iii. NSF/ANSI 140 at the Gold level iv. Scientific Certifications Systems Indoor Advantage™ Gold (4.504.3) c. 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) d. 80% of the total area receiving resilient flooring shall comply with one or more of the following: i. Certified as a CHPS Low-Emitting Material in the CHPS High Performance Products Database ii. Certified under UL GREENGUARD Gold iii. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program iv. Meet the California Department of Public Health's Specification 01350 (4.504.4) e. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5) f. 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) g. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6) h. 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 by the building inspector. (4.505.3) i. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J2011, ANSI/ACCA 29-D-2014 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 3 Manual S-2014. (4.507.2) RODENT PROOFING Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. (4.406.1) MATERIAL PROTECTION Protect building materials delivered to the construction site from rain and other sources of moisture. (4.407.4) CONSTRUCTION WASTE MANAGEMENT Comply with ILMC Section 66.32 et seq. (4.408.1) OPERATION AND MAINTENANCE MANUAL At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building. 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following: a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. 4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. 9. Information about state solar energy and incentive programs available. 10. A copy of all special inspection verifications required by the enforcing agency or this code. (4.410.1) COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal, or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris which may enter the system. (4.504.1) FINISH MATERIAL POLLUTANT CONTROL Finish materials shall comply with section 4.504.2 CAPILLARY BREAK A capillary break shall be installed in compliance with at least one of the following: 1. A 4-inch thick (101.6mm) base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. (4.505.2.1) MOISTURE CONTENT OF BUILDING MATERIALS Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. 2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure. GREEN BUILDING NOTES: 1. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE. (4.210, 9.210) 2. WHERE FUTURE SPACE FOR SOLAR IS REQUIRED, AN ELECTRICAL CONDUIT SHALL BE PROVIDED FROM THE ELECTRICAL SERVICE EQUIPMENT TO SUCH SPACE. THE CONDUIT SHALL BE ADEQUATELY SIZED BY THE DESIGNER BUT SHALL NOT BE LESS THAN ONE INCH. THE CONDUIT SHALL BE LABELED AS PER THE LOS ANGELES FIRE DEPARTMENT REQUIREMENTS AND THE ELECTRICAL PANEL SHALL BE SIZED TO ACCOMMODATE THE INSTALLATION OF A FUTURE ELECTRICAL SOLAR SYSTEM. (4.211.4, 9.211.4) 3. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MINIMUM FLOW RATES IN TABLE 4.303.2/ TABLE 9.403.2 (4.303.1, 9.303.1) 4. WHEN SINGLE SHOWER FIXTURES ARE SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATES SPECIFIED IN THE 20 PERCENT REDUCTION COLUMN CONTAINED IN TABLE 4.303.2 OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME. 5. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS SHALL BE WEATHER- OR SOIL-BASED CONTROLLERS. (4.304.1, 9.304.1) 6. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY, OR METAL PLATES. (4.406.1, 9.406.1) 7. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE. (4.407.4, 9.407.4) 8. ONLY A CITY OF LOS ANGELES CERTIFIED HAULER WILL BE USED FOR HAULING OF CONSTRUCTION WASTE. (4.408, 9.408) 9. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 OR 9.410.1, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (4.410, 9.410) 10. ALL NEW FIREPLACES MUST BE DIRECT-VENT, SEALED COMBUSTION TYPE. WOOD BURNING FIREPLACES ARE PROHIBITED PER AQMD RULE 445. (4.503.1, 9.503.1, AQMD RULE 445) 11. AT LEAST 50% OF ALL AREAS RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING (RFCF) FLOORSCORE PROGRAM. (4.504, 9.504) 12. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEETMETAL UNTIL THE FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (4.504.1, 9.504.1) 13. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS. (4.504.1-4.504.4, 9.504.1-9.504.4) 14. 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. (4.504.5, 9.504.5) 15. 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 (4.504.5.1, 9.504.5.1) 16. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: 16.a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM 16.b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPECIFICATION 01350) 16.c. NSF/ANSI 140 AT THE GOLD LEVEL 16.d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD (4.504.3, 9.504.3) 17. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. (9.504.3.1) 18. NEW HARDWOOD PLYWOOD, PARTICLE BOARD, AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED IN THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE FORMALDEHYDE LIMITS LISTED IN TABLE 4.504.5/ TABLE 9.504.5. (4.504.5, 9.504.5) 19. 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 BY THE BUILDING INSPECTOR. (4.505.3, 9.505.3) 20. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. (4.506.1, 9.506.1) 21. BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. (4.506.1, 9.506.1) 22. WHOLE HOUSE EXHAUST FANS SHALL HAVE COVERS OR Louvers WHICH CLOSE WHEN THE FAN IS OFF AND THAT ARE INSULATED WITH A MINIMUM INSULATION VALUE OF R-4.2. (4.507.1, 9.507.1) 23. 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, 9.505.2.1) 24. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION. (4.505.2.1, 9.505.2.1) 25. THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (4.507.2, 9.507.2) 26. 50 % OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC LIMITS OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCF) FLOOR SCORE PROGRAM. 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 317.1 by the use of naturally durable wood or wood that is preservative-treated in accordance with AWP4 U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWP4. VERY HIGH FIRE HAZARD SEVERITY ZONE LABC 2020 a. Class A roof covering is required for all buildings. Wood shakes and shingles are not permitted. (7207.4, 1505) b. Valley flashings shall be not less than 0.019-inch (0.48 mm) (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide (914mm) underlayment consisting of one layer of No. 72 ASTM cap sheet running the full length of the valley (705A.3) c. Roof gutters shall be provided with the means to prevent the accumulation of leaves and debris in the gutter (705A.4) d. (Roof) (Attic) (Exterior wall) vents shall resist the intrusion of flame and embers into the attic area of the structure, or shall be protected by corrosion-resistant, noncombustible wire mesh with 1/4 Binch (6 mm) openings or its equivalent. Vents shall not be installed in eaves and cornices (706A.1, 706A.2, 706A.3, 7207.3) e. Eaves and soffits shall meet the requirements of SFM 12-7A-3 or shall be protected by ignition-resistant materials or noncombustible construction on the exposed underside (707A.5) f. Exterior walls shall be approved noncombustible or ignition-resistant material, heavy timber, or log wall construction or shall provide protection from the intrusion of flames and embers in accordance with standard SFM 12-7A-1 (707A.3) g. Exterior wall coverings shall extend from the top of foundation to the roof, and terminate at 2-inch (50.8 mm) nominal solid wood blocking between rafters at all roof overhangs, or in the case of enclosed eaves, terminate at the enclosure (704A.3.2) h. Exterior windows, window walls, glaze doors, and glazed openings within exterior doors shall be insulating- glass units with a minimum of one tempered pane, or glass block units, or have a fire- resistance rating of not less than 20 minutes, when tested according to NFPA 257, or conform to the performance requirements of SFM 12-7A-2 (708A.2.1) i. Exterior door assemblies shall conform to the performance requirements of standard SFM 12-7A-1 or shall be approved noncombustible construction, or solid core wood having stiles and rails not less than 1 3/8 inches thick with interior field panel thickness no less than 1-1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to AS/NFPA 252. (Exception: Noncombustible or exterior fire-retardant treated wood vehicle access doors) (708A.3) l) Decking surfaces, stair treads, risers, and landings of decks, porches, and balconies where any portion of such surface is within 10 feet (3048 mm) of the primary structure shall be constructed of heavy timber, non combustible or other approved materials per Sec.709A.3 k. The underside of cantilevered and overhanging appendages and floor projections shall maintain the ignition-resistant integrity of exterior walls, or the projection shall be enclosed to the grade (707A.8) l. Buildings shall have all underfloor areas completely enclosed to the grade with construction as required for exterior walls (707A.8, 7207.1) m. All utilities, pipes, furnaces, water heaters or other mechanical devices located in an exposed under-floor area of a residential building shall be enclosed with materials as required for 1-hour fire-resistive construction.(7207.2) n. The space between the roof covering and roof decking shall be constructed to prevent the intrusion of flames and embers and be fire stopped per 705A.2. o. No trellis is permitted within 10 feet of the primary structure. p. Trellis more than 10 feet from the primary structure shall be constructed of heavy timber or non combustible materials. Minimum of 4 inches spacing is required between the members. (Information Bulletin No. PBC 2020-023).														
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	E															
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**ENGINEERING**  
CITY OF LOS ANGELES

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**BUREAU OF ENGINEERING**

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**DEPARTMENT OF PUBLIC WORKS**

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**CITY OF LOS ANGELES**

NO.	REVISION DESCRIPTION	DATE	BY
1	Revision 1		

VERTICAL CONTROL:	HORIZONTAL CONTROL:	SHEET TITLE:	PROJECT:	ADDRESS:
		GENERAL + GREEN NOTES	STANDARD ADU	1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA

CITY ENGINEER	DATE:
GARY LEE MOORE, P. E., ENV SP	
DESIGN GROUP	
ARCHITECT: MICHAEL LEHRER F&A; NERIN KADREBEGOVIC, AIA	
ENGINEER: OMAR L. GARZA SE	
DESIGNED BY: Designer	
DRAWN BY: Author	
CHECKED BY: Checker	
APPROVED BY: DIVISION HEAD	

INDEX NO.	CIP NO.
D-XXXXX	XXXXX

WORK ORDER  
2002

SHEET NAME  
**G-0.1**

SHEET OF SHEETS

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED



# Tesla Photovoltaic Module

T4205, T4255, and T4305

### Maximum Power

The Tesla module is one of the most powerful residential photovoltaic modules available. Our system requires up to 20 percent fewer modules to achieve the same power as a standard system. The module boasts a high conversion efficiency and a half-cell architecture that improves shade tolerance.

### Beautiful Solar

Featuring our proprietary Zap Groove design, the all-black module connects easily with Tesla Z5 components to keep panels close to your roof and close to each other for a blended aesthetic with simple drop-in and precision quarter-turn connections.

### Reliability

Tesla modules are subject to automotive-grade engineering scrutiny and quality assurance, far exceeding industry standards. Modules are certified to IEC / UL 61730 - 1, IEC / UL 61730 - 2 and IEC / UL 61215.

### Limited Warranty

Materials and Processing 25 years  
Extra Linear Power Output 25 years

The maximum Pmax degradation is 2% in the 1st year and 0.54% annually from the 2nd to 25th year.

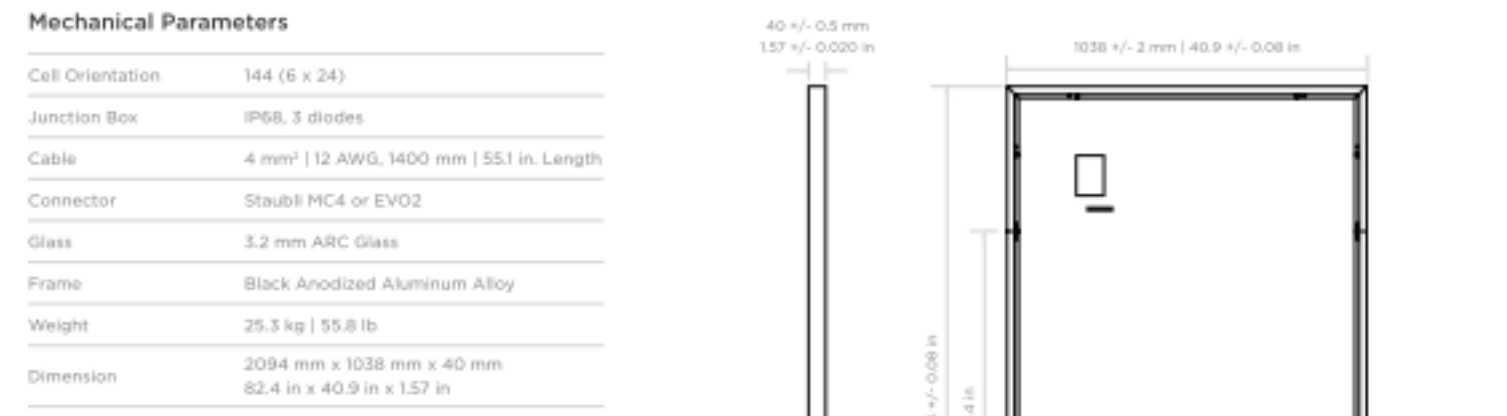


Tesla Photovoltaic Module - T4205, T4255, and T4305

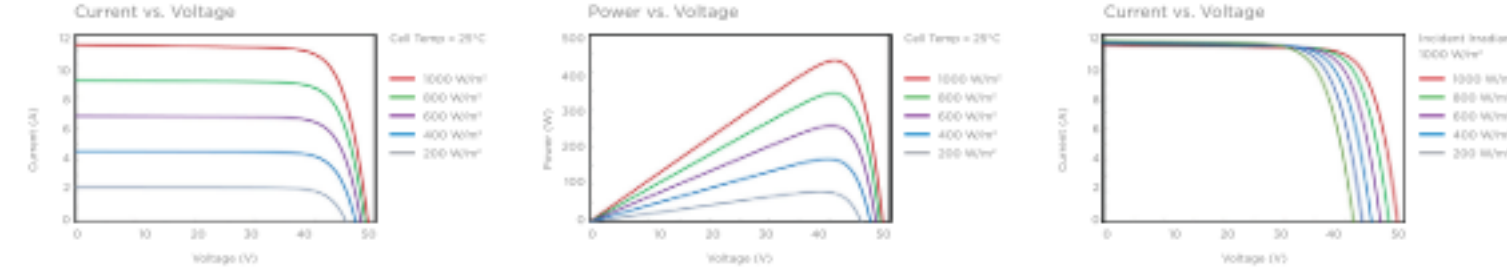
## Module Specifications

Electrical Characteristics	T4205		T4255		T4305	
	STC	NOCT	STC	NOCT	STC	NOCT
Test Method	IEC 61215	IEC 61215	IEC 61215	IEC 61215	IEC 61215	IEC 61215
Max Power P <sub>max</sub> (W)	430	357.8	425	374.4	430	321.1
Open Circuit Voltage V <sub>oc</sub> (V)	48.5	45.47	48.85	45.81	48.8	45.75
Short Circuit Current I <sub>sc</sub> (A)	11.6	9.02	11.24	9.09	11.32	9.15
Max Power Voltage V <sub>mp</sub> (V)	40.90	38.08	41.05	38.22	41.20	38.36
Max Power Current I <sub>mp</sub> (A)	10.27	8.24	10.36	8.3	10.44	8.37
Module Efficiency (%)	19.3		19.6		19.8	
STC	1000 W/m², 25°C, AM1.5					
NOCT	800 W/m², 20°C, AM1.5, wind speed 1 m/s					

Temperature Rating (STC)	Mechanical Loading
Temperature Coefficient of Isc	Front Side Design Load
Temperature Coefficient of V <sub>oc</sub>	Rear Side Design Load
Temperature Coefficient of P <sub>max</sub> (W)	Halfstone Test



Operational Parameters
Operational Temperature
Power Output Tolerance
V <sub>oc</sub> & I <sub>sc</sub> Tolerance
Max System Voltage
Max Series Fuse Rating
NOCT
Safety Class
Fire Rating



Tesla Photovoltaic Module - T4205, T4255, and T4305

# STORM WATER POLLUTION CONTROL FORM GRN 1

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

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

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

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

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

# VOC AND FORMALDEHYDE LIMITS FORM GRN 11

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.4, 4.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS <sup>1,2</sup>		FORMALDEHYDE LIMITS <sup>3</sup>	
Less Water and Less Exempt Compounds		Maximum Formaldehyde Emissions in Parts per Million	
COATING CATEGORY <sup>1,2</sup>	CURRENT LIMIT	PRODUCT	CURRENT LIMIT
Flat coatings	50	Hardwood plywood veneer core	0.05
Nonflat coatings	50	Hardwood plywood composite core	0.05
Nonflat-high gloss coatings	50	Particleboard	0.09
Specialty Coatings		Medium density fiberboard	0.11
Aluminum roof coatings	100	Thin medium density fiberboard <sup>4</sup>	0.13
Basement specialty coatings	400		
Bituminous roof coatings	50		
Bituminous roof primers	350		
Bond breakers	350		
Concrete curing compounds	100		
Concrete curing compounds, Roadways & Bridges	50		
Concrete/masonry sealers	100		
Driveway sealers	50		
Dry fog coatings	50		
Faux finishing coatings			
Clear Top Coat	100		
Decorative Coatings	350		
Gazes	350		
Japan	350		
Trowel Applied Coatings	50		
Fire resistive coatings	150		
Floor coatings	100		
Form-release compounds	100		
Graphic arts coatings (sign paints)	200		
High temperature coatings	420		
Industrial maintenance coatings	150		
Low solids coatings	120		
Magnesia cement coatings	450		
Mastic texture coatings	100		
Metallic pigmented coatings	150		
Multicolor coatings	250		
Primer, sealers, and undercoaters	100		
Reactive penetrating sealers	350		
Recycled coatings	250		
Roof coatings	50		
Roof coatings, aluminum	100		
Roof preventative coatings	100		
Shellacs			
Clear	750		
Opaque	550		
Specialty primers, sealers and undercoaters	100		
Stains	100		
Stains, interior	250		
Stone consolidants	450		
Swimming pool coatings	340		
Traffic marking coatings	100		
Tub and tile refinishing coatings	420		
Waterproofing membranes	100		
Wood coatings	275		
Wood preservatives	350		
Zinc-rich primers	100		

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# 2023 Los Angeles Green Building Code FORM GRN 14

## GREEN BUILDING CODE PLAN CHECK NOTES RESIDENTIAL BUILDINGS

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 200-240 volt branch circuit. The raceway shall 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 for normal 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 recovery termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampere 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 raceway shall be subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75. Roofs with slopes > 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The required hardware used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.9 gallons per minute at 80psi, or the showerhead be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
- Installed automatic irrigation system controllers shall be weather- or seal-based controllers. (MVEL01, 4.92.7)
- For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
- Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
- All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
- Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3. (4.504.2.4)
- The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
- All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):  
a. Carpet and Rug Institute's Green Label Plus Program  
b. California Department of Public Health's Specification 01330  
c. NSF/ANSI 140 at the Gold level  
d. Scientific Certifications Systems Indoor Advantage™ Gold
- 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):  
a. VOC emission limits defined in the CHPS High Performance Products Database  
b. Certified under UL GREENGUARD Gold  
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program  
d. Meet the California Department of Public Health's Specification 01330
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
- Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
- A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.1.3)
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
- A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(k) shall be provided to the occupant. (Energy Code §110.10(d))
- The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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# PLUMBING FIXTURE FLOW RATES FORM GRN 16

## RESIDENTIAL OCCUPANCIES 2023 Los Angeles Green Building Code (Incorporate this form into the plans)

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 <sup>5</sup>
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

- Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
- Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
- Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
- 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.
- Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.  
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.23.2.  
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2.4.

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## ADU NOTES

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) Separate plumbing permit is required.
- Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant material for shower enclosure. (1210.2.3, 2406.4.5, R307.2, R308.4)
- Water heater must be strapped to wall. (507.3 & LAPC)
- Sprinkler system must be approved by the Mechanical Division prior to installation.
- A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)
- Carbon monoxide alarm is required per (420.6, R315)

Glazing in hazardous locations shall be tempered (2406.4, R308.4):  
a. Ingress and egress doors  
b. Panels in sliding or swinging doors  
c. Doors and enclosure for hot tub, bathtub, showers (Also glazing in wall enclosing these compartments within 5' of standing surface)  
d. Within 2' of vertical edge of closed door and within 5' of standing surface  
e. In wall enclosing stairway landing  
f. Guards and handrails

- Comply with Title 24 energy requirements  
a. Energy Calculations provided herein  
b. HERS field verification is required  
c. Provide a CFIR Form (certificate of compliance)  
d. Certificate of compliance shall display the required registration number.



THE PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

VERTICAL CONTROL:	BY
HORIZONTAL CONTROL:	DATE
SHEET TITLE:	REVISION DESCRIPTION
PROJECT:	NO. / Revision 1
ADDRESS:	DATE

CIP NO. XXXX

INDEX NO. D-XXXX

NO.	REVISION DESCRIPTION	DATE	BY
1	Revision 1		

CITY ENGINEER	GARY LEE MOORE, P. E., ENV. SP
DESIGN GROUP	
ARCHITECT	MICHAEL LEHRER F&A; NERIN KADROBGOVIC & A
ENGINEER	OMAR L. GARZA SE
DESIGNED BY:	Designer
DRAWN BY:	Author
CHECKED BY:	Checker
APPROVED BY:	DIVISION HEAD

WORK ORDER 2022  
SHEET NAME G-0.2  
SHEET OF SHEETS



RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name: Bureau of Engineering ADU
Building Type: Single Family
Date: 6/13/2023

Table with columns: Construction Type, Cavity, Area, Special Features, Status. Rows include Wall, Roof, Slab.

Table with columns: Orientation, Area, U-Fac, SHGC, Overhang, Sidelites, Exterior Shades, Status. Rows include Rear, Right, Front, Left.

Table with columns: Qty., Heating, Min. Eff, Cooling, Min. Eff, Thermostat, Status. Row includes Electric Heat Pump.

Table with columns: Location, Heating, Cooling, Duct Location, Duct R-Value, Status. Row includes HVAC System.

Table with columns: Qty., Type, Gallons, Min. Eff, Distribution, Status. Row includes CECDHWType\_LHP.

Table with columns: Qty., Heating, Min. Eff, Cooling, Min. Eff, Thermostat, Status. Row includes Electric Heat Pump.

Table with columns: Location, Heating, Cooling, Duct Location, Duct R-Value, Status. Row includes HVAC System.

Table with columns: Qty., Type, Gallons, Min. Eff, Distribution, Status. Row includes CECDHWType\_LHP.

EnergyPro 9.1 by EnergySoft User Number: 5581 ID: 0803202208 Page 13 of 10

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used.

Building Envelope

- § 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 1011.5.2/M44-2011.
§ 110.6(a)5: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(a).
§ 110.6(b): Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or J4.5 for exterior doors. They must be caulked and/or weather-stripped.

Fenestration

- § 110.5(e): Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(i)1: Combustion Inlets. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-tight damper or combustion-air control device.
§ 150.0(i)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used.

Ducts and Fans

- § 110.8(d)3: Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1: CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition.
§ 150.0(m)2: Factory-fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.

5/6/22

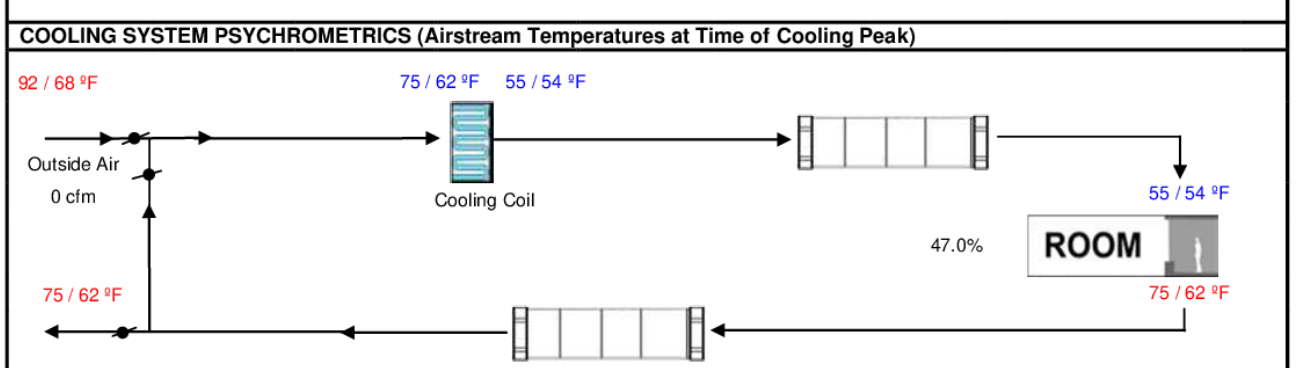
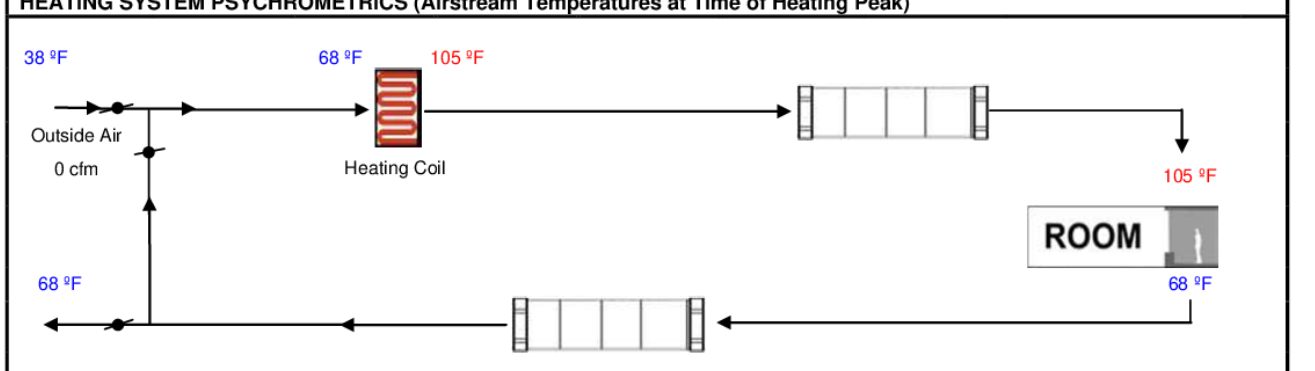
HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Project Name: Bureau of Engineering ADU
System Name: HVAC System
Date: 6/13/2023
Floor Area: 420

Table with columns: ENGINEERING CHECKS, SYSTEM LOAD, COIL COOLING PEAK, COIL HTG. PEAK. Rows include Heating System, Cooling System, Air System.

Table with columns: Heating System Psychrometrics, Cooling System Psychrometrics. Rows include Heating Coil, Cooling Coil.

Note: values above given at ARI conditions. TIME OF SYSTEM PEAK: Aug 3 PM, Jan 1 AM.



2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum.

- § 150.0(m)3: Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i)1.

Ventilation and Indoor Air Quality

- § 150.0(i)1: Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i)1.
§ 150.0(i)1B: Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(i)1C.
§ 150.0(i)1C: Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(i)1C-ii.

Pool and Spa Systems and Equipment

- § 110.4(a): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.
§ 110.4(b)1: Piping. Any pool or spa heating system or equipment must be installed with at least 3/8 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-up connections to allow for future solar heating.

Lighting

- § 110.9: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting integral to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the J48 based temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

- § 150.0(k)1G: Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the J48 based temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1H: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

Automatic Shutoff Controls

- § 150.0(k)2A: Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
§ 150.0(k)2C: Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off.
§ 150.0(k)2D: Multiple Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).

Solar Readiness

- § 110.10(a)1: Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§ 110.10(b)1A: Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9.0 other parts of Title 24 or in any requirements adopted by a local jurisdiction.
§ 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(i); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.

- § 150.0(i): Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(i): Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(i): Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

\*Exceptions may apply.

5/6/22

GENERAL NOTES

- 1. ENERGY CALCULATIONS PROVIDED PER G-0.3, G-0.4.
2. HERS FIELD VERIFICATION IS REQUIRED.
3. PROVIDE A CFIR FORM (CERTIFICATE OF COMPLIANCE).
4. CERTIFICATE OF COMPLIANCE SHALL DISPLAY THE REQUIRED REGISTRATION NUMBER.

BC-1 CBC 2022

Engineering stamp: ENGINEERING CITY OF LOS ANGELES. Department of Public Works stamp: DEPARTMENT OF PUBLIC WORKS. City Engineer stamp: GARY LEE MOORE, P. E., ENV SP. Designer stamp: MICHAEL LEHRER FAMA, NEVIN KADREBGOVIC, AIA. Designer stamp: OMAR L. GARZA SE. SHEET NAME: G-0.3. SHEET OF: 002.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Residential Building
Calculation Date/Time: 2023-06-13T15:53:29-07:00
Input File Name: BureauofEngineeringADURev8.rbd22x

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
ENERGY DESIGN RATINGS
Energy Design Ratings
Compliance Margins

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
ENERGY USE SUMMARY
Energy Use
Standard Design Source Energy (EDR1) (kBtu/Ht-yr)

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
ENERGY USE INTENSITY
Standard Design (kBtu/Ht-yr)
Proposed Design (kBtu/Ht-yr)
Compliance Margin (kBtu/Ht-yr)
Margin Percentage

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
OPAQUE SURFACES
Name
Zone
Construction
Azimuth
Orientation
Gross Area (ft²)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
REQUIRED PV SYSTEMS
DC System Size (kWdc)
Exception
Module Type
Array Type
Power Electronics

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
BUILDING - FEATURES INFORMATION
Project Name
Conditioned Floor Area (ft²)
Number of Dwelling Units
Number of Bedrooms

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
OPAQUE SURFACES - CATHEDRAL CEILINGS
Name
Zone
Construction
Azimuth
Orientation
Area (ft²)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
ZONE INFORMATION
Zone Name
Zone Type
HVAC System Name
Zone Floor Area (ft²)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
FENESTRATION / GLAZING
Name
Type
Surface
Orientation
Azimuth
Width (ft)

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
OPAQUE SURFACE CONSTRUCTIONS
Construction Name
Surface Type
Construction Type
Framing
Total Cavity R-value

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
WATER HEATERS - NEEA HEAT PUMP
Name
# of Units
Tank Vol. (gal)
NEEA Heat Pump Brand
NEEA Heat Pump Model

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
HVAC HEAT PUMPS - HERS VERIFICATION
Name
Verified Airflow
Airflow Target
Verified EER/EER2
Verified SEER/SEER2

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
BUILDING ENVELOPE - HERS VERIFICATION
Quality Insulation Installation (QI)
High R-value Spray Foam Insulation
Building Envelope Air Leakage

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
WATER HEATING - HERS VERIFICATION
Name
Pipe Insulation
Parallel Piping
Compact Distribution
Compact Distribution Type

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION
Name
Certified Low-Static VCHP System
Airflow to Habitable Rooms

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
WATER HEATING SYSTEMS
Name
System Type
Distribution Type
Water Heater Name
Number of Units

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
SPACE CONDITIONING SYSTEMS
Name
System Type
Heating Unit Name
Heating Equipment Count
Cooling Unit Name

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
INDOOR AIR QUALITY (IAQ) FANS
Dwelling Unit
Airflow (CFM)
Fan Efficacy (W/CFM)
IAQ Fan Type

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

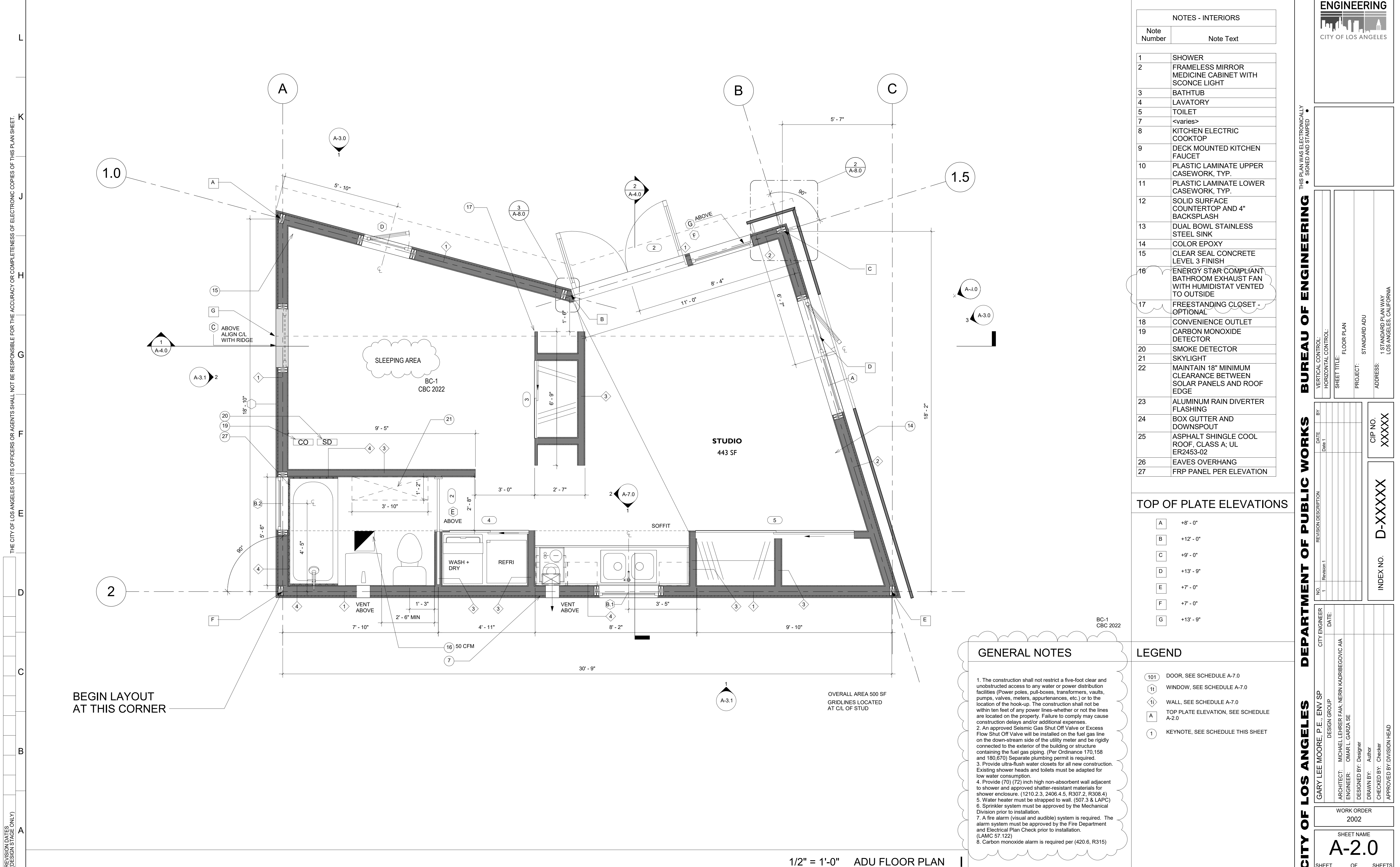
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Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

Registration Number: 423-P010101735A-000-0000000-0000
Registration Date/Time: 06/14/2023 15:55
HERS Provider: CHEERS

ENGINEERING CITY OF LOS ANGELES
BUREAU OF ENGINEERING
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEER: GARY LEE MOORE, P. E., ENV. SP
DESIGN GROUP: MICHAEL LEHRER FAA; NERIN KADREBOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

REVISION DATES (DESIGN STAGE ONLY)
DATE BY DESCRIPTION
NO. 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16





REVISION DATES (DESIGN STAGE ONLY)

NOTES - INTERIORS	
Note Number	Note Text
1	SHOWER
2	FRAMELESS MIRROR MEDICINE CABINET WITH SCONCE LIGHT
3	BATHTUB
4	LAVATORY
5	TOILET
7	<varies>
8	KITCHEN ELECTRIC COOKTOP
9	DECK MOUNTED KITCHEN FAUCET
10	PLASTIC LAMINATE UPPER CASEWORK, TYP.
11	PLASTIC LAMINATE LOWER CASEWORK, TYP.
12	SOLID SURFACE COUNTERTOP AND 4" BACKSPLASH
13	DUAL BOWL STAINLESS STEEL SINK
14	COLOR EPOXY
15	CLEAR SEAL CONCRETE LEVEL 3 FINISH
16	ENERGY STAR COMPLIANT BATHROOM EXHAUST FAN WITH HUMIDISTAT VENTED TO OUTSIDE
17	FREESTANDING CLOSET - OPTIONAL
18	CONVENIENCE OUTLET
19	CARBON MONOXIDE DETECTOR
20	SMOKE DETECTOR
21	SKYLIGHT
22	MAINTAIN 18" MINIMUM CLEARANCE BETWEEN SOLAR PANELS AND ROOF EDGE
23	ALUMINUM RAIN DIVERTER FLASHING
24	BOX GUTTER AND DOWNSPOUT
25	ASPHALT SHINGLE COOL ROOF, CLASS A; UL ER2453-02
26	EAVES OVERHANG
27	FRP PANEL PER ELEVATION

TOP OF PLATE ELEVATIONS	
A	+8' - 0"
B	+12' - 0"
C	+9' - 0"
D	+13' - 9"
E	+7' - 0"
F	+7' - 0"
G	+13' - 9"

### GENERAL NOTES

- The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines—whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- An approved Seismic Gas Shut Off Valve or Excess Flow Shut Off Valve will be installed on the fuel gas line on the down-stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping. (Per Ordinance 170,158 and 180,670) Separate plumbing permit is required.
- Provide ultra-flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- Provide (70) (72) inch high non-absorbent wall adjacent to shower and approved shatter-resistant materials for shower enclosure. (1210.2.3, 2406.4.5, R307.2, R308.4)
- Water heater must be strapped to wall. (507.3 & LAPC)
- Sprinkler system must be approved by the Mechanical Division prior to installation.
- A fire alarm (visual and audible) system is required. The alarm system must be approved by the Fire Department and Electrical Plan Check prior to installation. (LAMC 57.122)
- Carbon monoxide alarm is required per (420.6, R315)

### LEGEND

- (101) DOOR, SEE SCHEDULE A-7.0
- (11) WINDOW, SEE SCHEDULE A-7.0
- (1) WALL, SEE SCHEDULE A-7.0
- A TOP PLATE ELEVATION, SEE SCHEDULE A-2.0
- (1) KEYNOTE, SEE SCHEDULE THIS SHEET

**ENGINEERING**  
CITY OF LOS ANGELES

---

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

**BUREAU OF ENGINEERING**

VERTICAL CONTROL: \_\_\_\_\_

HORIZONTAL CONTROL: \_\_\_\_\_

SHEET TITLE: FLOOR PLAN

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY  
LOS ANGELES, CALIFORNIA

**DEPARTMENT OF PUBLIC WORKS**

NO. \_\_\_\_\_

REVISION 1

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

CIP NO. XXXX

INDEX NO. D-XXXX

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GARY LEE MOORE, P.E., ENV. SP

DESIGN GROUP: \_\_\_\_\_

ARCHITECT: MICHAEL LEHRER FAMA; NERIN KAORIBEGOVIC, AIA

ENGINEER: OMAR L. GARZA SE

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

APPROVED BY: DIVISION HEAD

---

WORK ORDER  
2002

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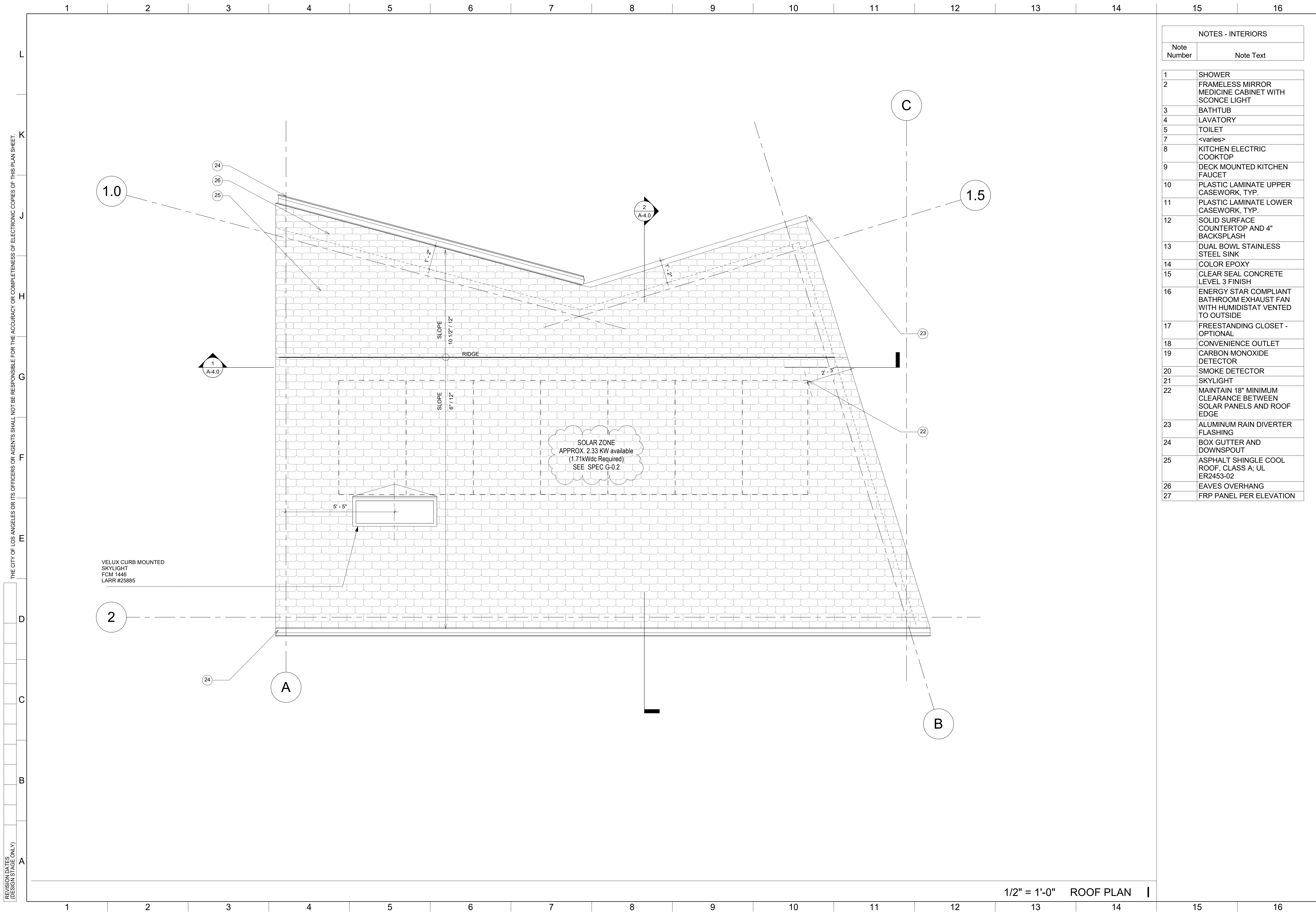
SHEET NAME  
**A-2.0**

SHEET OF SHEETS

BEGIN LAYOUT AT THIS CORNER

OVERALL AREA 500 SF  
GRIDLINES LOCATED AT C/L OF STUD





NOTES - INTERIORS

Note Number	Note Text
1	SHOWER
2	FRAMELESS MIRROR MEDICINE CABINET WITH SCONCE LIGHT
3	BATHTUB
4	LAVATORY
5	TOILET
7	<varies>
8	KITCHEN ELECTRIC COOKTOP
9	DECK MOUNTED KITCHEN FAUCET
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23	ALUMINUM RAIN DIVERTER FLASHING
24	BOX GUTTER AND DOWNSPOUT
25	ASPHALT SHINGLE COOL ROOF, CLASS A; UL ER2453-02
26	EAVES OVERHANG
27	FRP PANEL PER ELEVATION

REVISION DATES (DESIGN STAGE ONLY)

1/2" = 1'-0" ROOF PLAN

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VERTICAL CONTROL: \_\_\_\_\_

HORIZONTAL CONTROL: \_\_\_\_\_

SHEET TITLE: ROOF PLAN

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY  
LOS ANGELES, CALIFORNIA

INDEX NO. **D-XXXX**

CIP NO. **XXXX**

**CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

CITY ENGINEER: GARY LEE MOORE, P. E., ENV SP

DESIGN GROUP: \_\_\_\_\_

ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADIBEGOVIC AIA

ENGINEER: OMAR L. GARZA SE

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

APPROVED BY: DIVISION HEAD

NO. 1

REVISION/DESCRIPTION

DATE

BY

WORK ORDER

2002

SHEET NAME

**A-2.1**

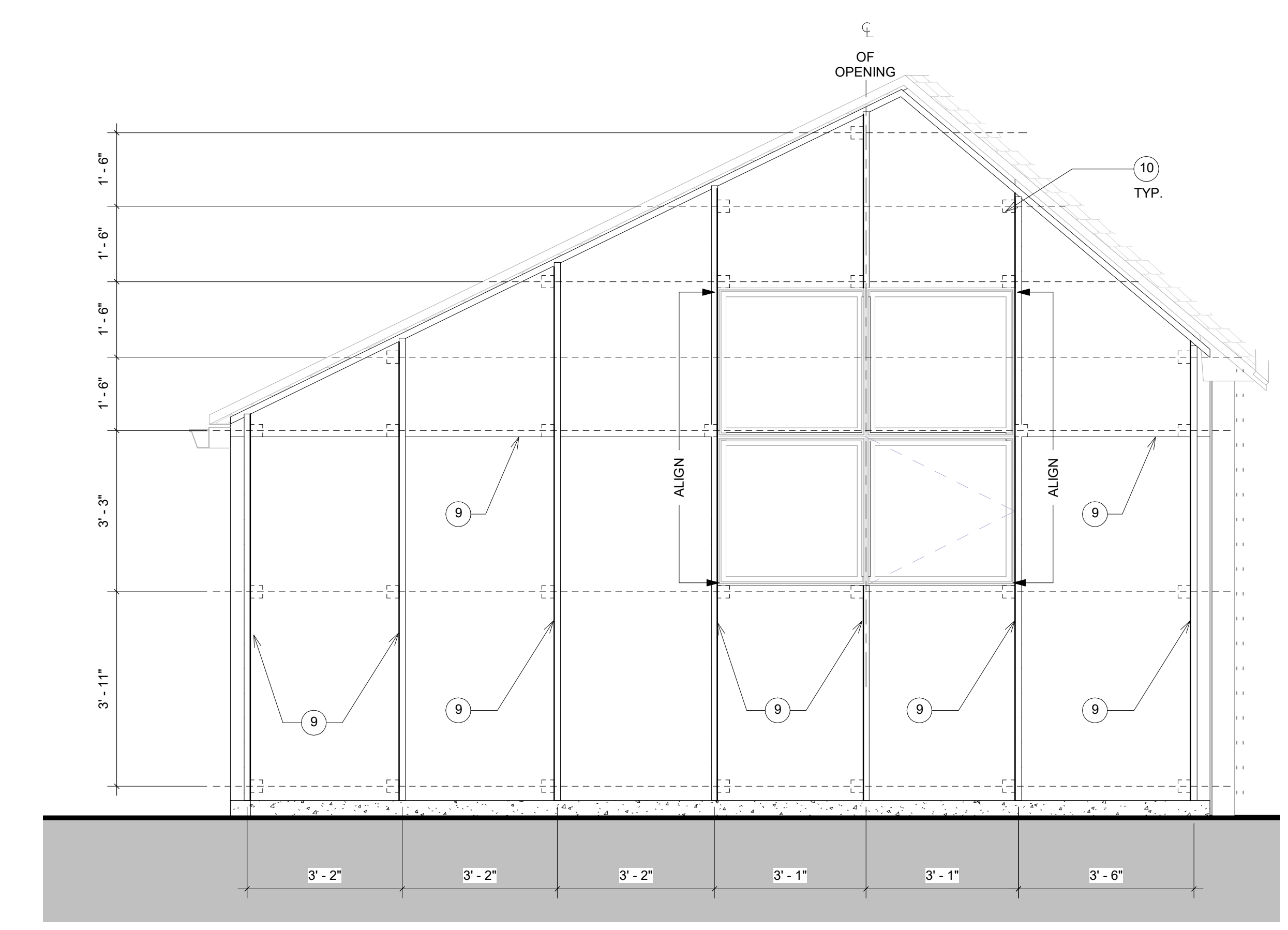
SHEET OF SHEETS



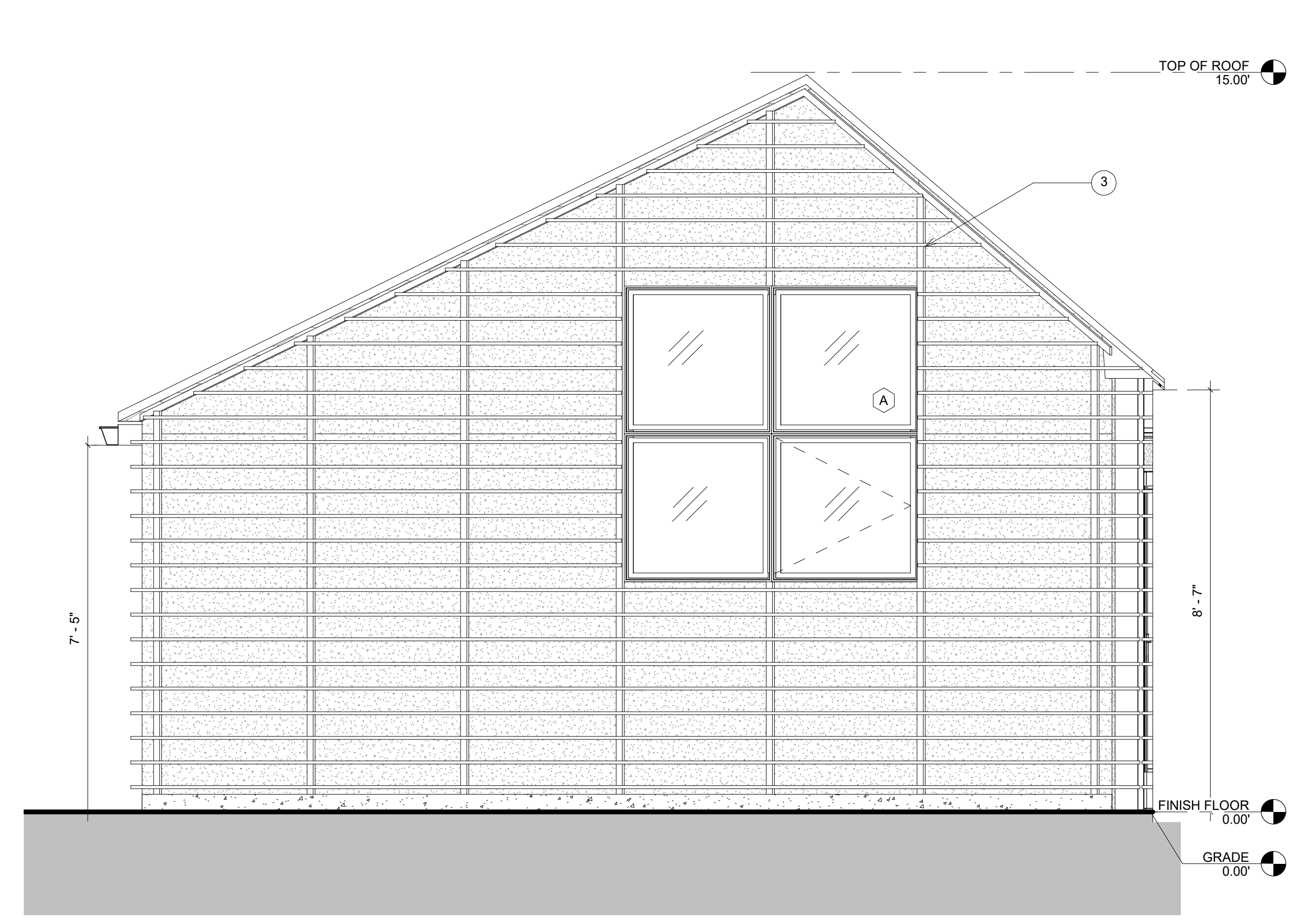
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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



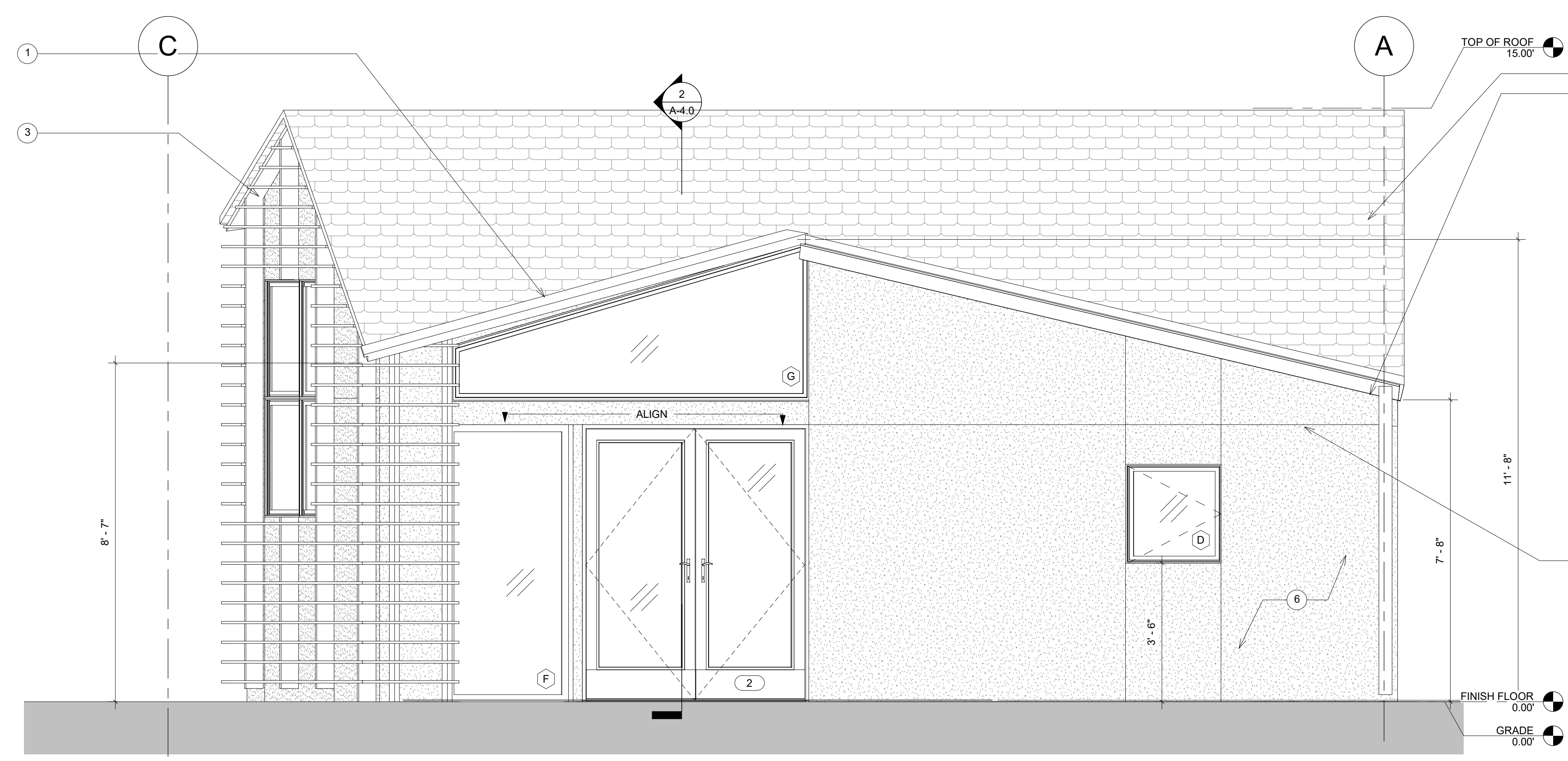
1/2" = 1'-0" SCREEN FRAMING ELEVATION 3



1/2" = 1'-0" SCREEN WALL EXTERIOR 2

NOTES - A-3.0

Note Number	Note Text
1	SHEET METAL RAIN DIVERTER FLASHING
3	TRELLIS WALL, WHITE PAINTED - OPTIONAL
4	ASPHALT SHINGLE COOL ROOF, CLASS A
5	FASCIA BOARD, PT-1, TYP.
6	PLASTER CEMENT FINISH SYSTEM, INTEGRAL COLOR
7	BOX GUTTER AND DOWNSPOUT
8	DOWNSPOUT AND SPLASHBLOCK
9	PLASTER CONTROL JOINT
10	GALVANIZED STEEL CLIP SEE DETAIL 2/A-8.0



1/2" = 1'-0" BENT WALL EXTERIOR 1



BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

CITY OF LOS ANGELES

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VERTICAL CONTROL: \_\_\_\_\_

HORIZONTAL CONTROL: \_\_\_\_\_

SHEET TITLE: ELEVATIONS

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY  
LOS ANGELES, CALIFORNIA

INDEX NO. D-XXXXX

CIP NO. XXXXX

CITY ENGINEER: GARY LEE MOORE, P. E., ENV SP

DESIGN GROUP: \_\_\_\_\_

ARCHITECT: MICHAEL LEHRER FAIA; NERIN KADIBEGOVIC AIA

ENGINEER: OMAR L. GARZA SE

DESIGNED BY: Designer

DRAWN BY: Author

CHECKED BY: Checker

APPROVED BY: DIVISION HEAD

WORK ORDER: 2002

SHEET NAME: A-3.0

SHEET OF SHEETS

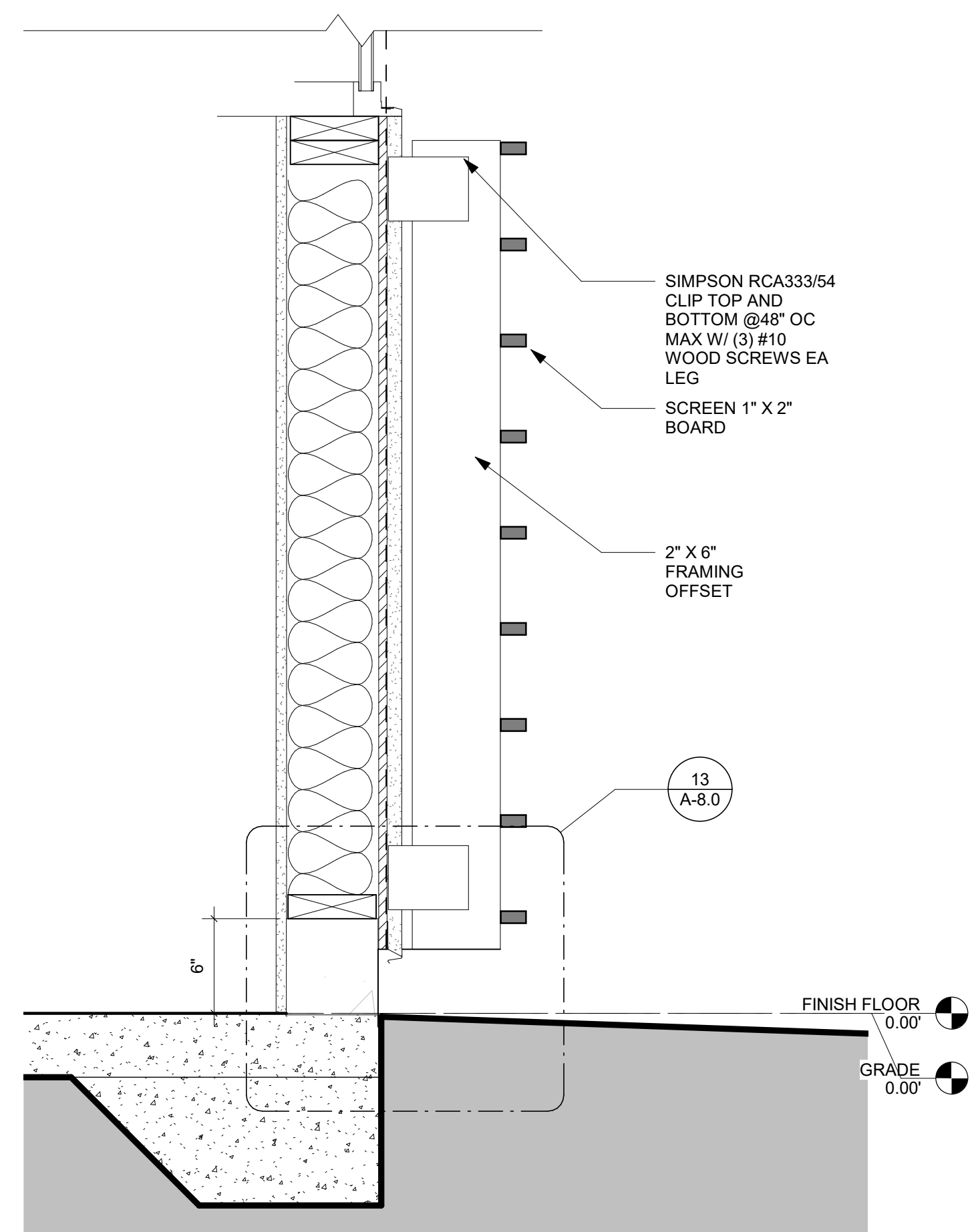
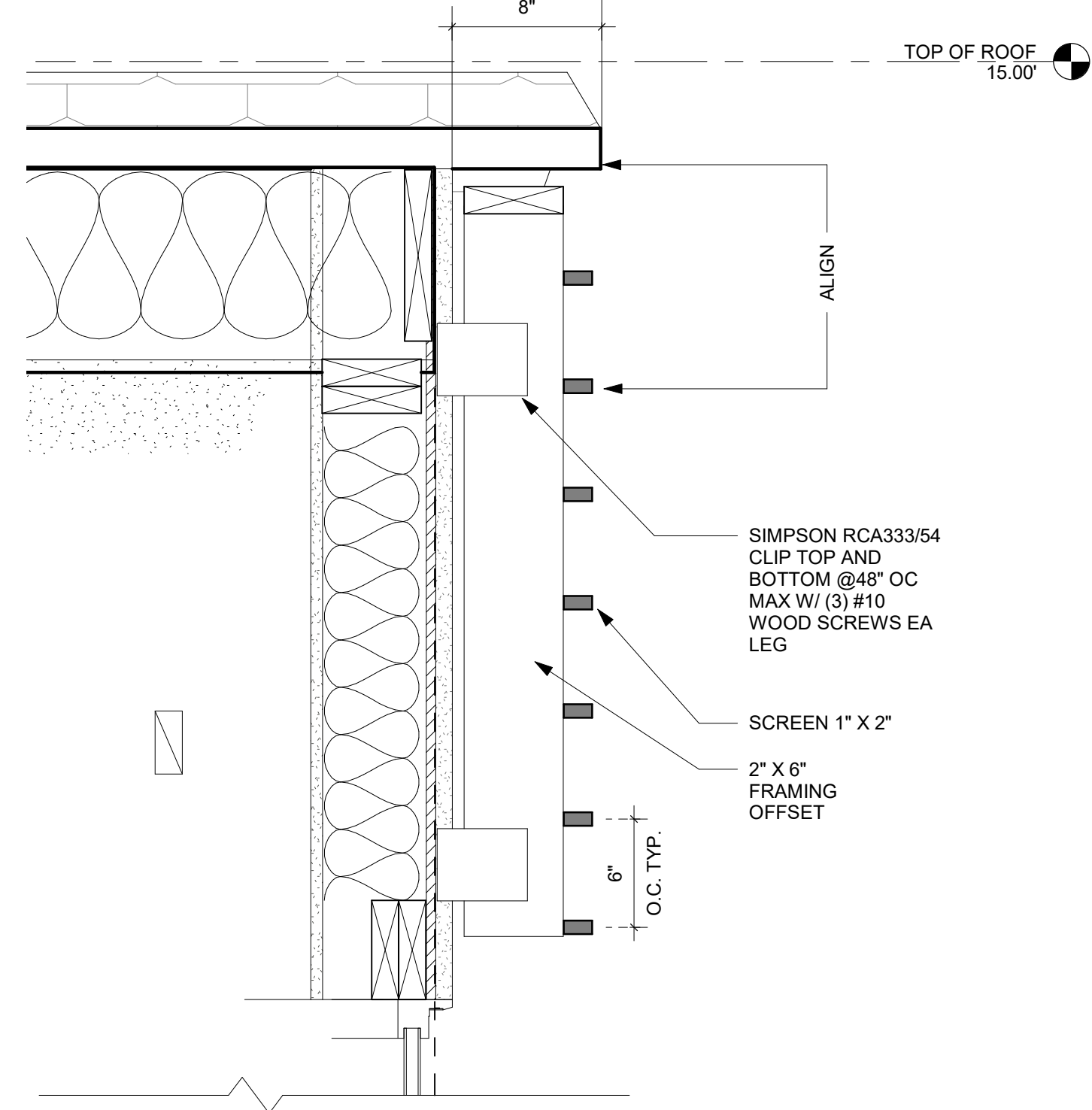




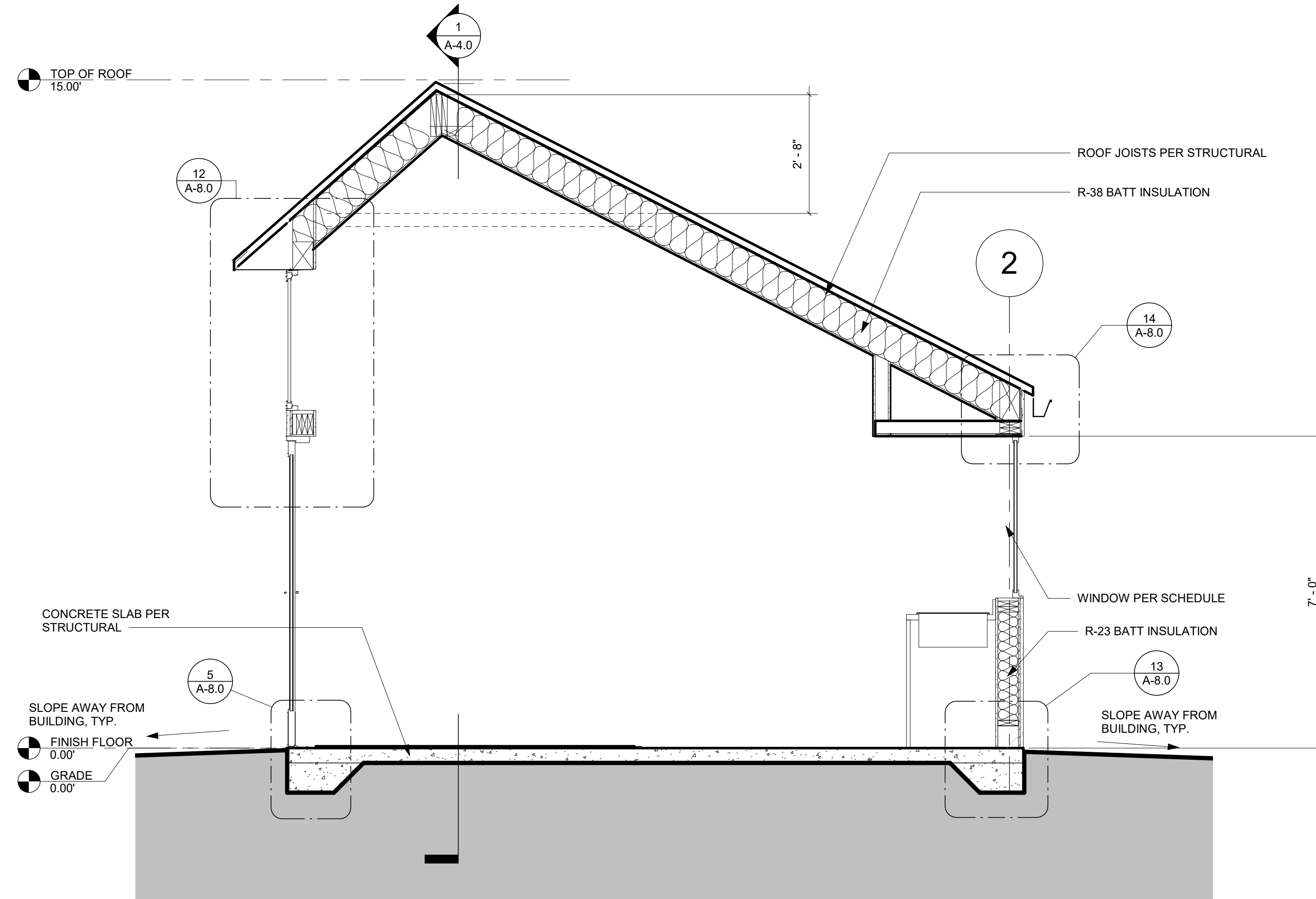


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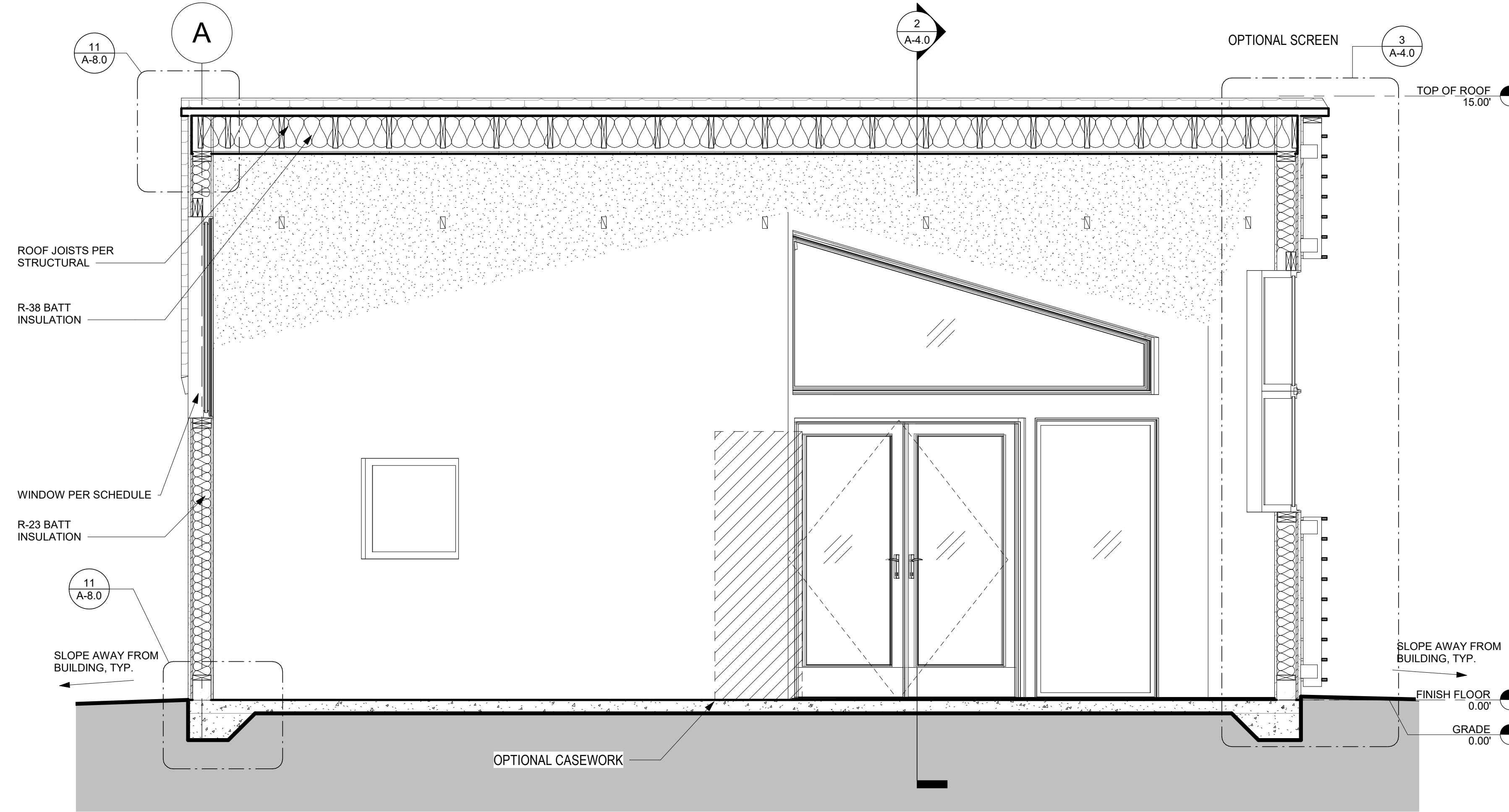
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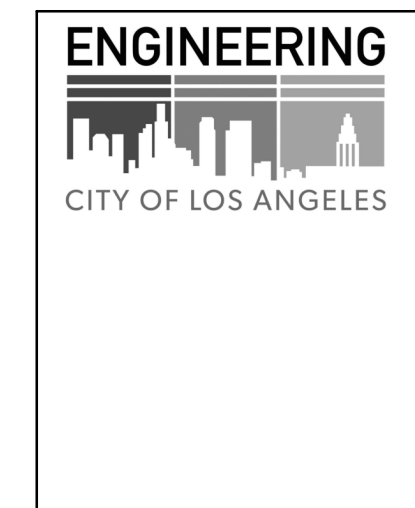
1 1/2" = 1'-0" OPTIONAL WOOD SCREEN 3



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



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



ENGINEERING  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

VERTICAL CONTROL: \_\_\_\_\_  
 HORIZONTAL CONTROL: \_\_\_\_\_  
 SHEET TITLE: BUILDING SECTIONS  
 PROJECT: STANDARD ADU  
 ADDRESS: 1 STANDARD PLAN WAY  
 LOS ANGELES, CALIFORNIA

NO. \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_

REVISION DESCRIPTION \_\_\_\_\_

INDEX NO. D-XXXXX  
 CIP NO. XXXXX

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CITY ENGINEER: GARY LEE MOORE, P. E., ENV SP  
 DESIGN GROUP: \_\_\_\_\_  
 ARCHITECT: MICHAEL LEHRER FAA; NERIN KADRIBEGOVIC AIA  
 ENGINEER: OMAR L. GARZA SE  
 DESIGNED BY: Designer  
 DRAWN BY: Author  
 CHECKED BY: Checker  
 APPROVED BY: DIVISION HEAD

WORK ORDER 2002

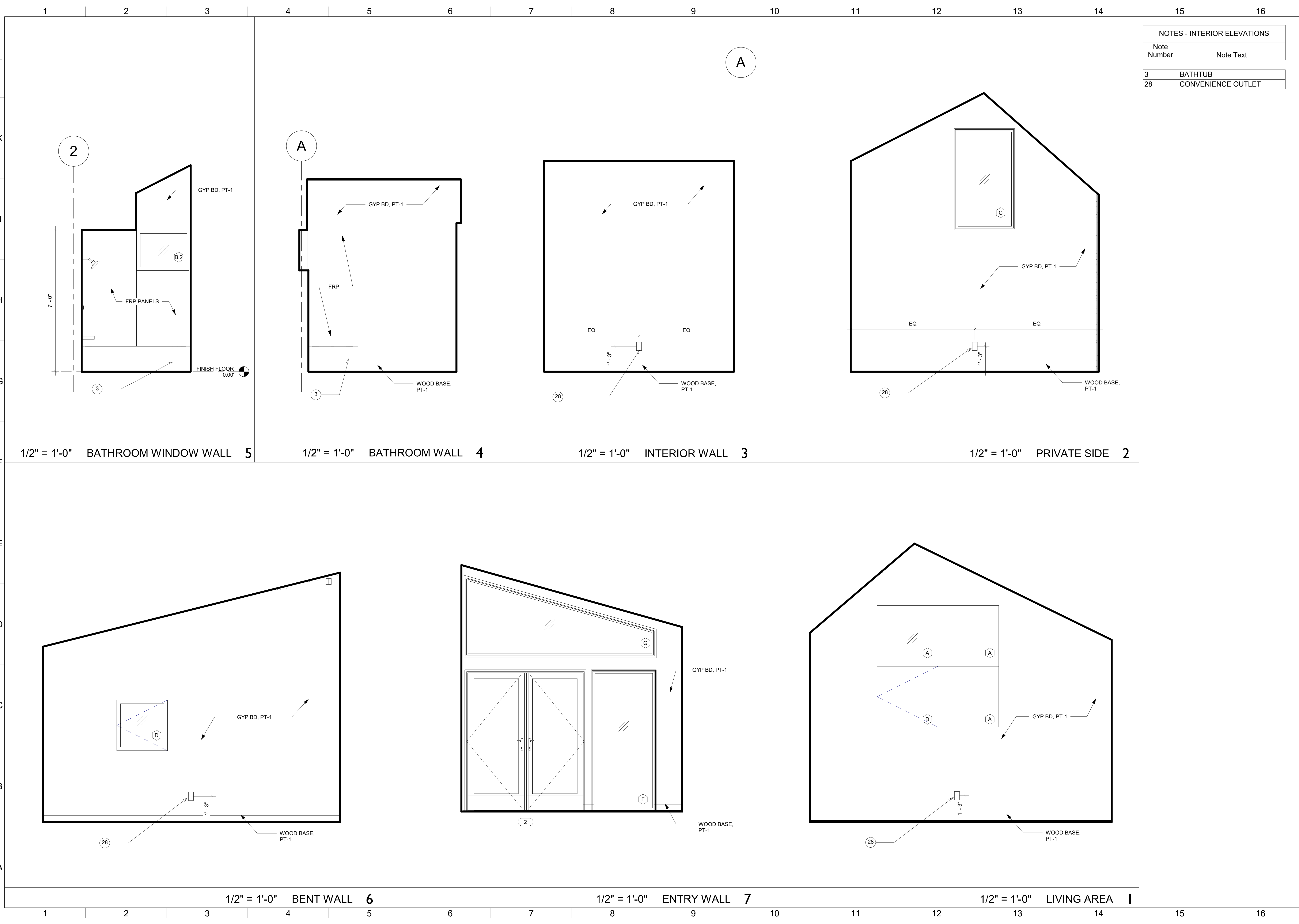
SHEET NAME  
**A-4.0**

SHEET OF SHEETS



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NOTES - INTERIOR ELEVATIONS	
Note Number	Note Text
3	BATHTUB
28	CONVENIENCE OUTLET

**ENGINEERING**

CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

**BUREAU OF ENGINEERING**

DEPARTMENT OF PUBLIC WORKS

**INDEX NO. D-XXXXX**

CITY OF LOS ANGELES

**CIP NO. XXXXX**

GARY LEE MOORE, P. E., ENV SP

**CITY ENGINEER**

DESIGN GROUP

MICHAEL LEHRER FAA; NERIN KADIBEGOVIC AIA

ARCHITECT:

MICHAEL LEHRER FAA; NERIN KADIBEGOVIC AIA

ENGINEER:

OMAR L. GARZA SE

DESIGNED BY:

Designer

DRAWN BY:

Author

CHECKED BY:

Checker

APPROVED BY:

DIVISION HEAD

WORK ORDER

2002

SHEET NAME

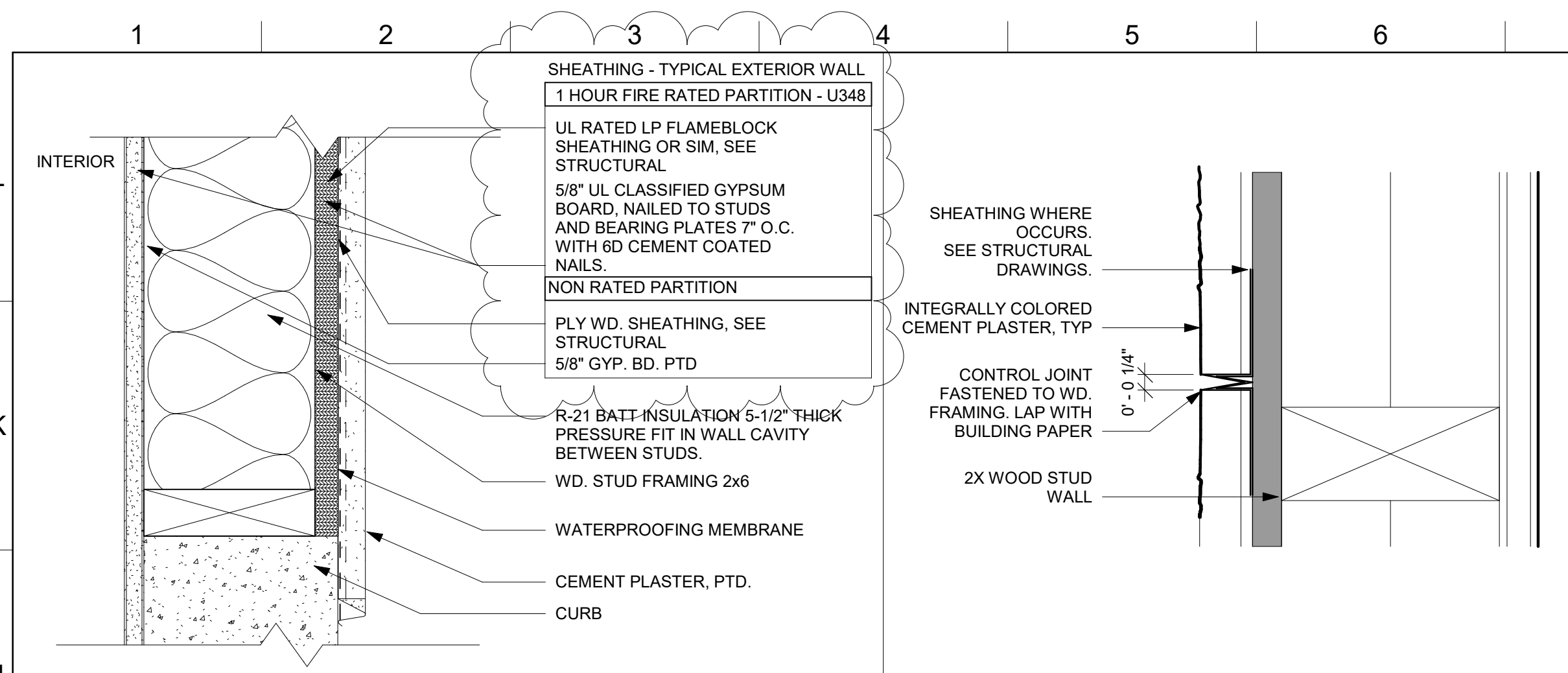
**A-5.0**

SHEET

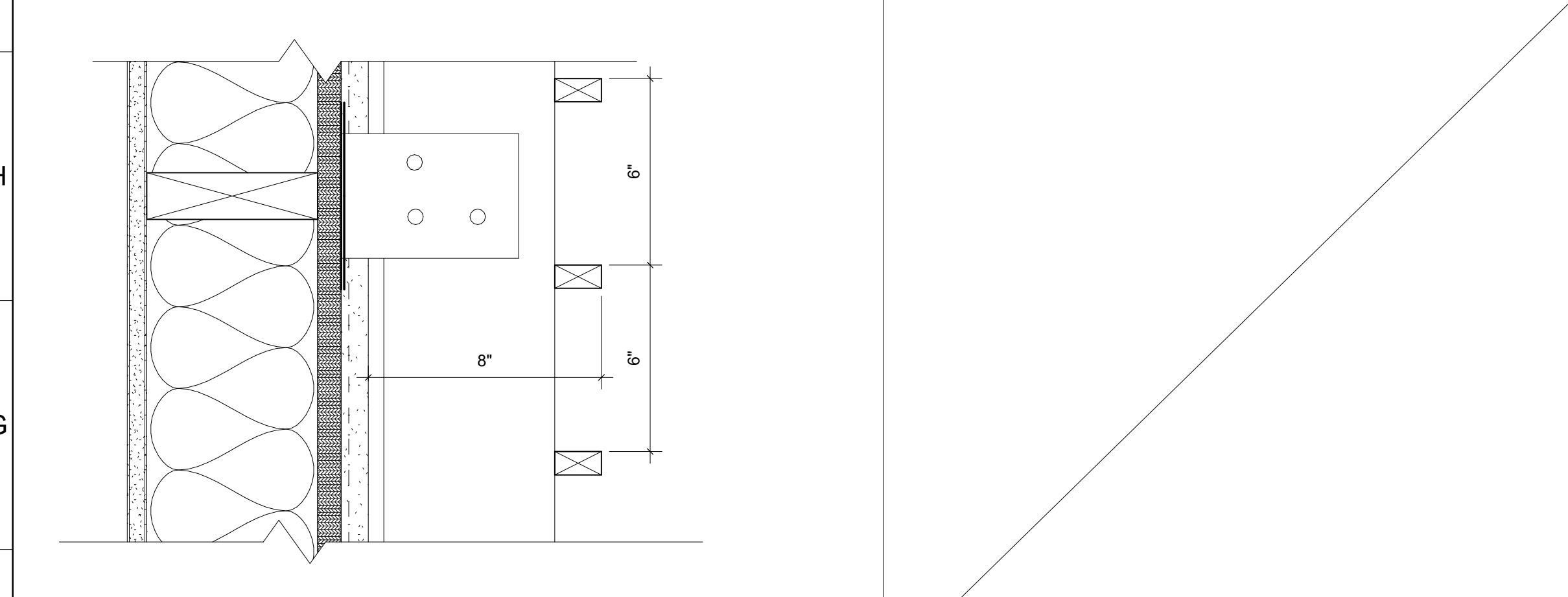
OF SHEETS



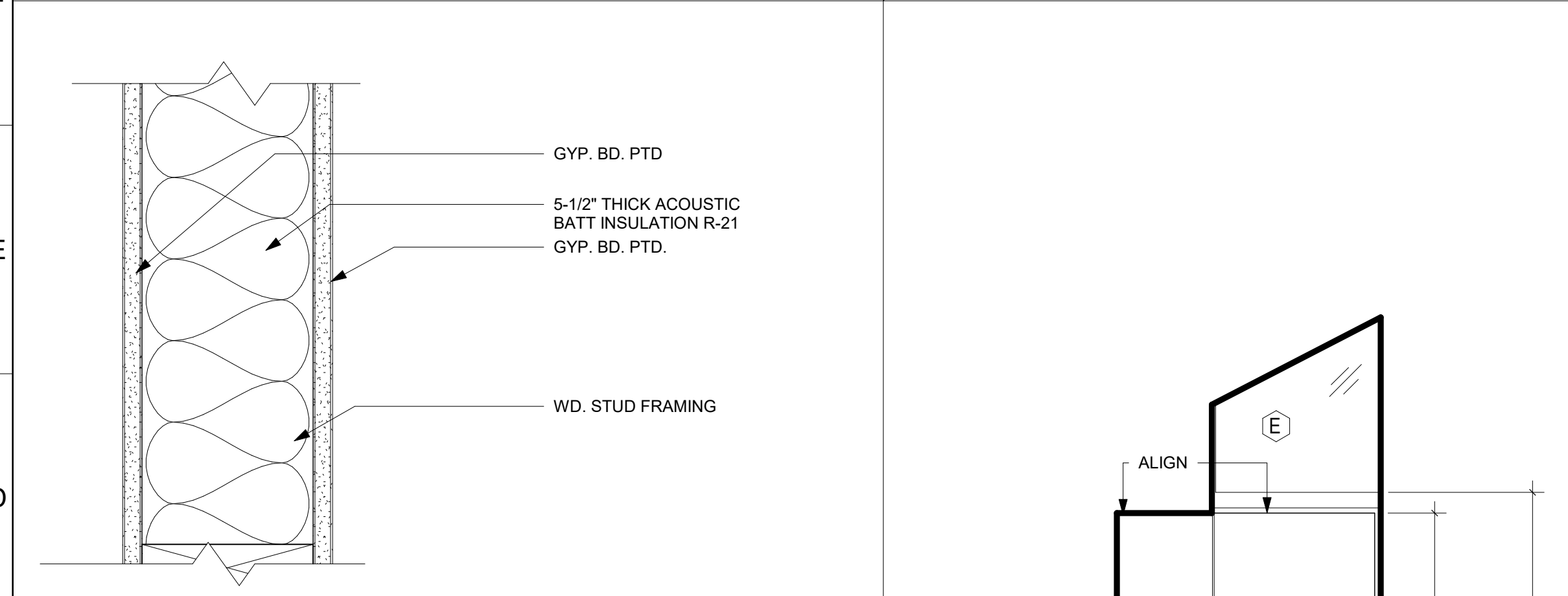
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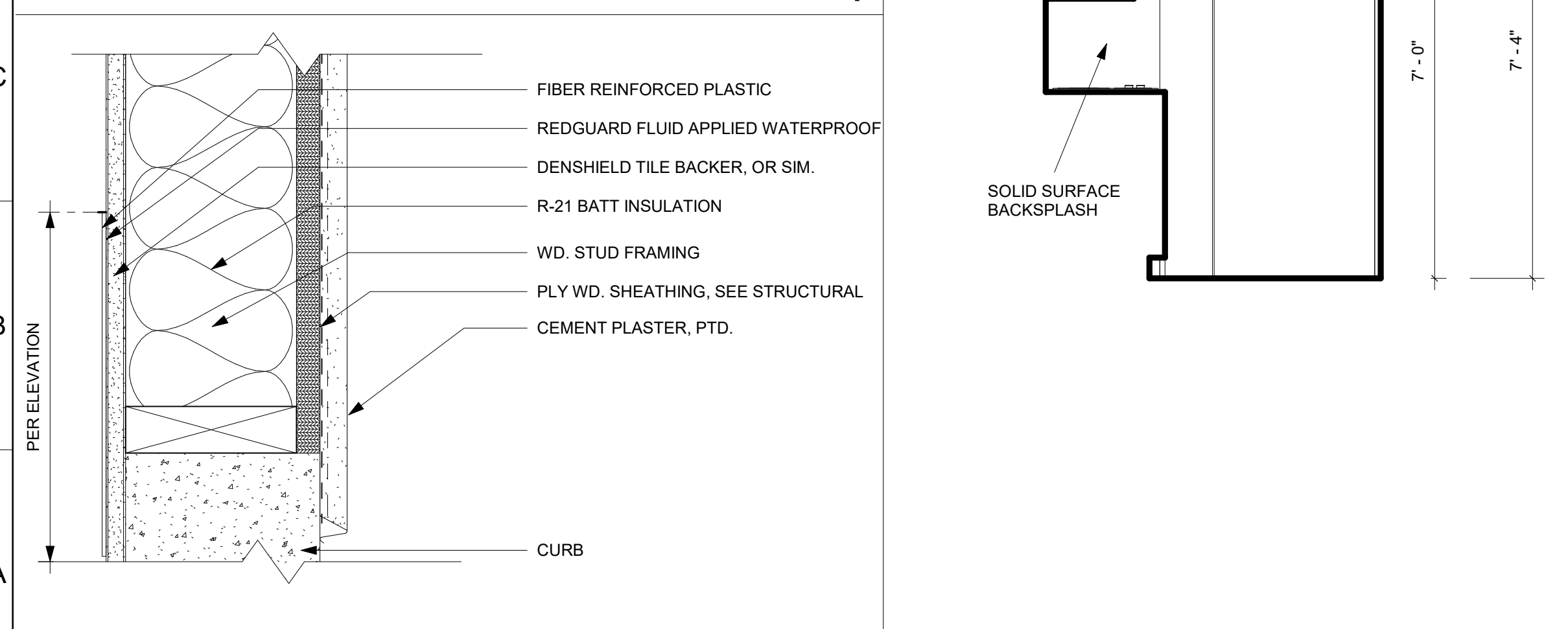
3" = 1'-0" WALL TYPE - 1 6 6" = 1'-0" PLASTER CONTROL JOINT 7



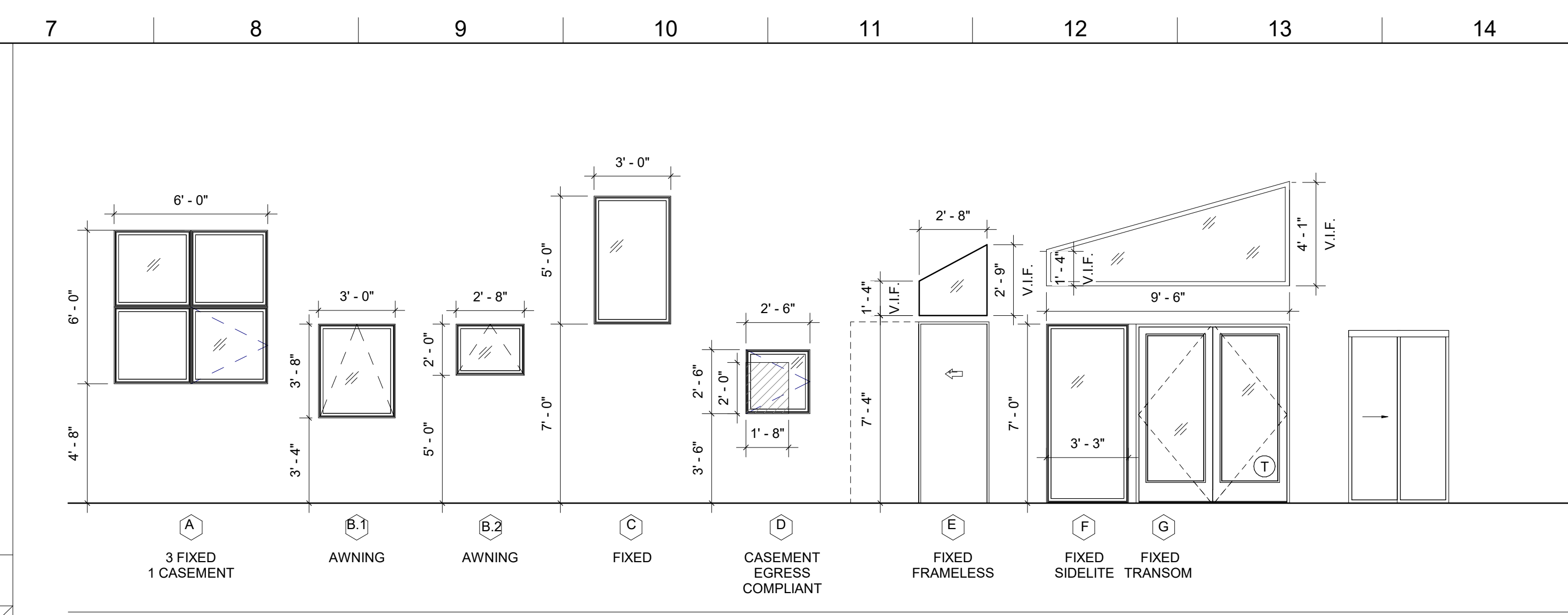
3" = 1'-0" WALL TYPE - 2 5



3" = 1'-0" WALL TYPE - 3 4



3" = 1'-0" WALL TYPE - 4 3 1/2" = 1'-0" BATHROOM ENTRY 2

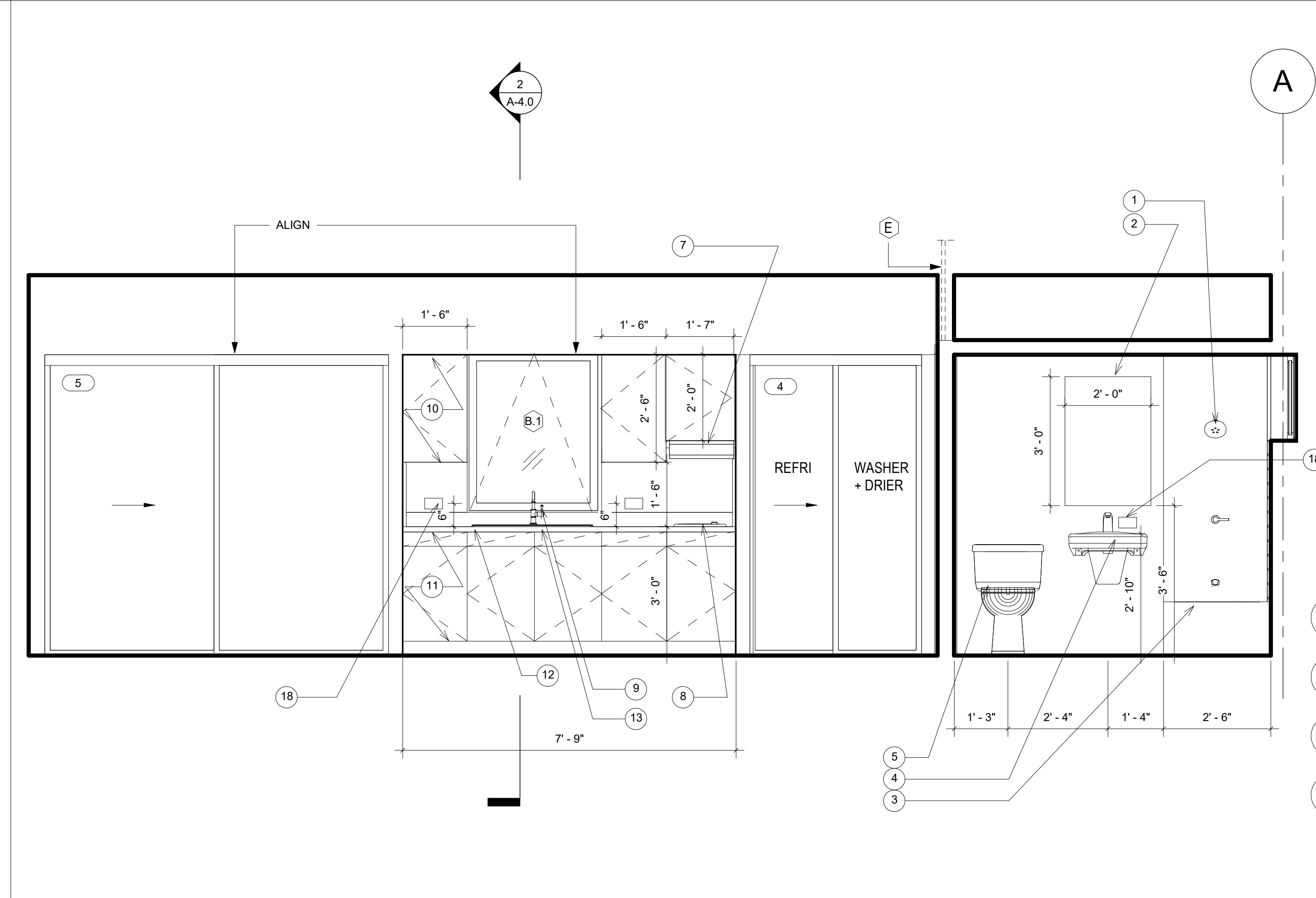


DOOR SCHEDULE

TAG	OPERATION	WIDTH	HEIGHT	GLAZING	MFR.	MATERIAL	COLOR	USE
1	POCKET	2'-8"	7'-0"		TBD	HC WOOD	PT-1	BATHROOM
2	2 PANEL FRENCH DOOR WITH FIXED SIDELIGHT (F)	6'-0"	7'-0"	DUAL, ARGON, LOW-E, TEMPERED	MILGARD AX550	VINYL	PT-3	ENTRY
3	2 PANEL SLIDING	4'-0"	6'-8"		TBD	MDF	PT-1	CLOSET
4	2 PANEL SLIDING	4'-0"	7'-0"		TBD	HC WOOD	PT-1	APPLIANCES CLOSET
5	2 PANEL SLIDING	8'-4"	7'-0"		TBD	HC WOOD	PT-1	CASEWORK

BC-1 CBC 2022  
INDICATES TEMPERED GLAZING

DOOR AND WINDOW SCHEDULES



1/2" = 1'-0" PLUMBING WALL ELEVATION 1

NOTES - INTERIORS

Note Number	Note Text
1	SHOWER
2	FRAMELESS MIRROR MEDICINE CABINET WITH SCONCE LIGHT
3	BATHTUB
4	LAVATORY
5	TOILET
7	<varies>
8	KITCHEN ELECTRIC COOKTOP
9	DECK MOUNTED KITCHEN FAUCET
10	PLASTIC LAMINATE UPPER CASEWORK, TYP.
11	PLASTIC LAMINATE LOWER CASEWORK, TYP.
12	SOLID SURFACE COUNTERTOP AND 4" BACKSPLASH
13	DUAL BOWL STAINLESS STEEL SINK
14	COLOR EPOXY
15	CLEAR SEAL CONCRETE LEVEL 3 FINISH
16	ENERGY STAR COMPLIANT BATHROOM EXHAUST FAN WITH HUMIDISTAT VENTED TO OUTSIDE
17	FREESTANDING CLOSET - OPTIONAL
18	CONVENIENCE OUTLET
19	CARBON MONOXIDE DETECTOR
20	SMOKE DETECTOR
21	SKYLIGHT
22	MAINTAIN 18" MINIMUM CLEARANCE BETWEEN SOLAR PANELS AND ROOF EDGE
23	ALUMINUM RAIN DIVERTER FLASHING
24	BOX GUTTER AND DOWNSPOUT
25	ASPHALT SHINGLE COOL ROOF, CLASS A; UL ER2453-02
26	EAVES OVERHANG
27	FRP PANEL PER ELEVATION

**GENERAL NOTES**

GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (2406.4, R308.4)  
A. INGRESS AND EGRESS DOORS  
B. PANELS IN SLIDING OR SWINGING DOORS  
C. DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)  
D. IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE  
E. IN WALL ENCLOSING STAIRWAY LANDING  
F. GUARDS AND HANDRAILS

BC-1  
CBC 2022

**ENGINEERING**  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

VERTICAL CONTROL: \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
HORIZONTAL CONTROL: \_\_\_\_\_  
SHEET TITLE: SCHEDULES  
PROJECT: STANDARD ADU  
ADDRESS: 1 STANDARD PLAN WAY  
LOS ANGELES, CALIFORNIA

INDEX NO. D-XXXX  
CIP NO. XXXX

**CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

GARY LEE MOORE, P.E., ENV. SP. DESIGN GROUP  
ARCHITECT: MICHAEL LEHRER FAMA; NERIN KAORIBEGOVIC, AIA  
ENGINEER: OMAR L. GARZA SE  
DESIGNED BY: Designer  
DRAWN BY: Author  
CHECKED BY: Checker  
APPROVED BY: DIVISION HEAD

WORK ORDER 2002

SHEET NAME A-7.0  
SHEET OF SHEETS



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CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

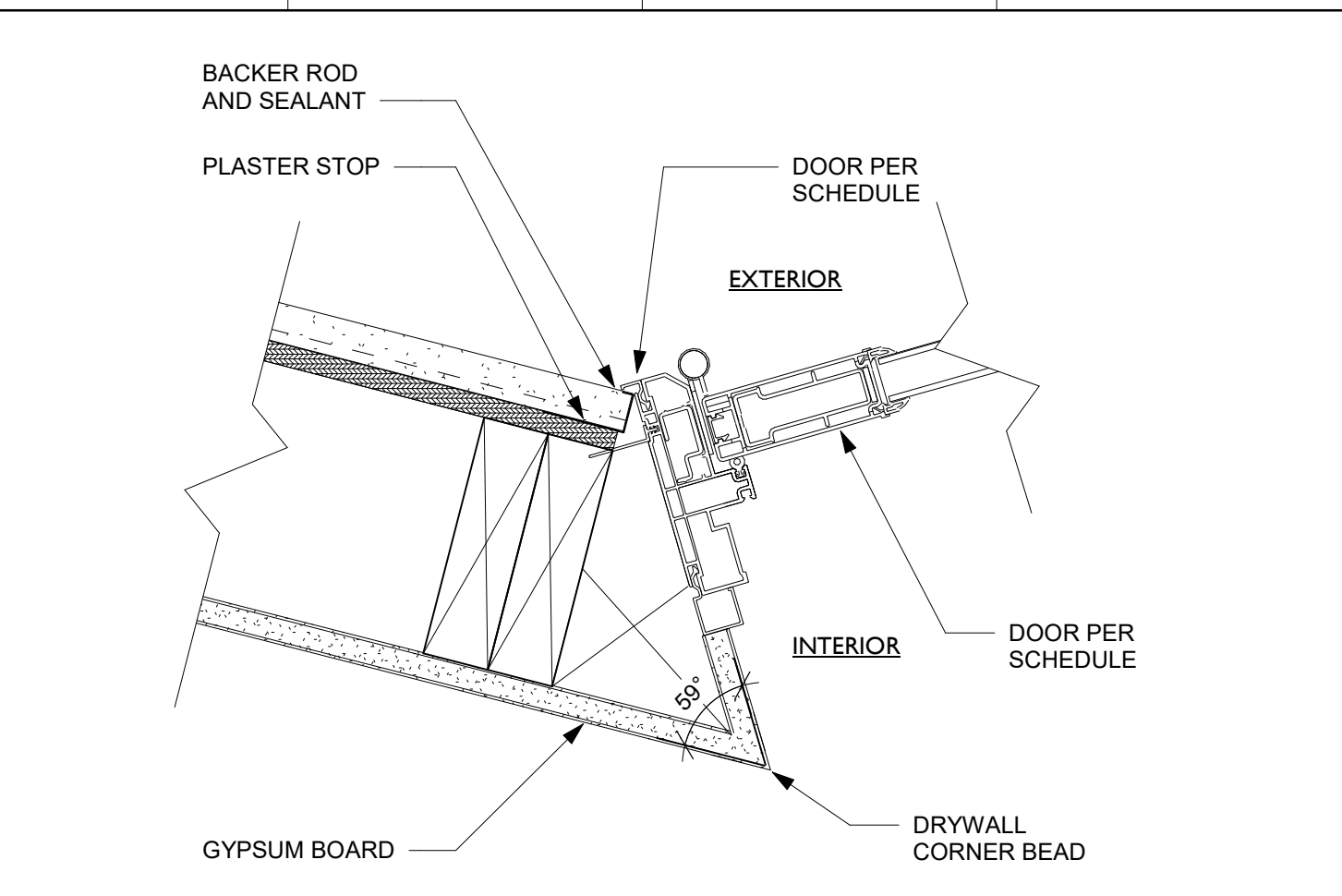
CITY OF LOS ANGELES

VERTICAL CONTROL:	DETAILS
HORIZONTAL CONTROL:	STANDARD ADU
SHEET TITLE:	1 STANDARD PLAN WAY
PROJECT:	LOS ANGELES, CALIFORNIA
ADDRESS:	

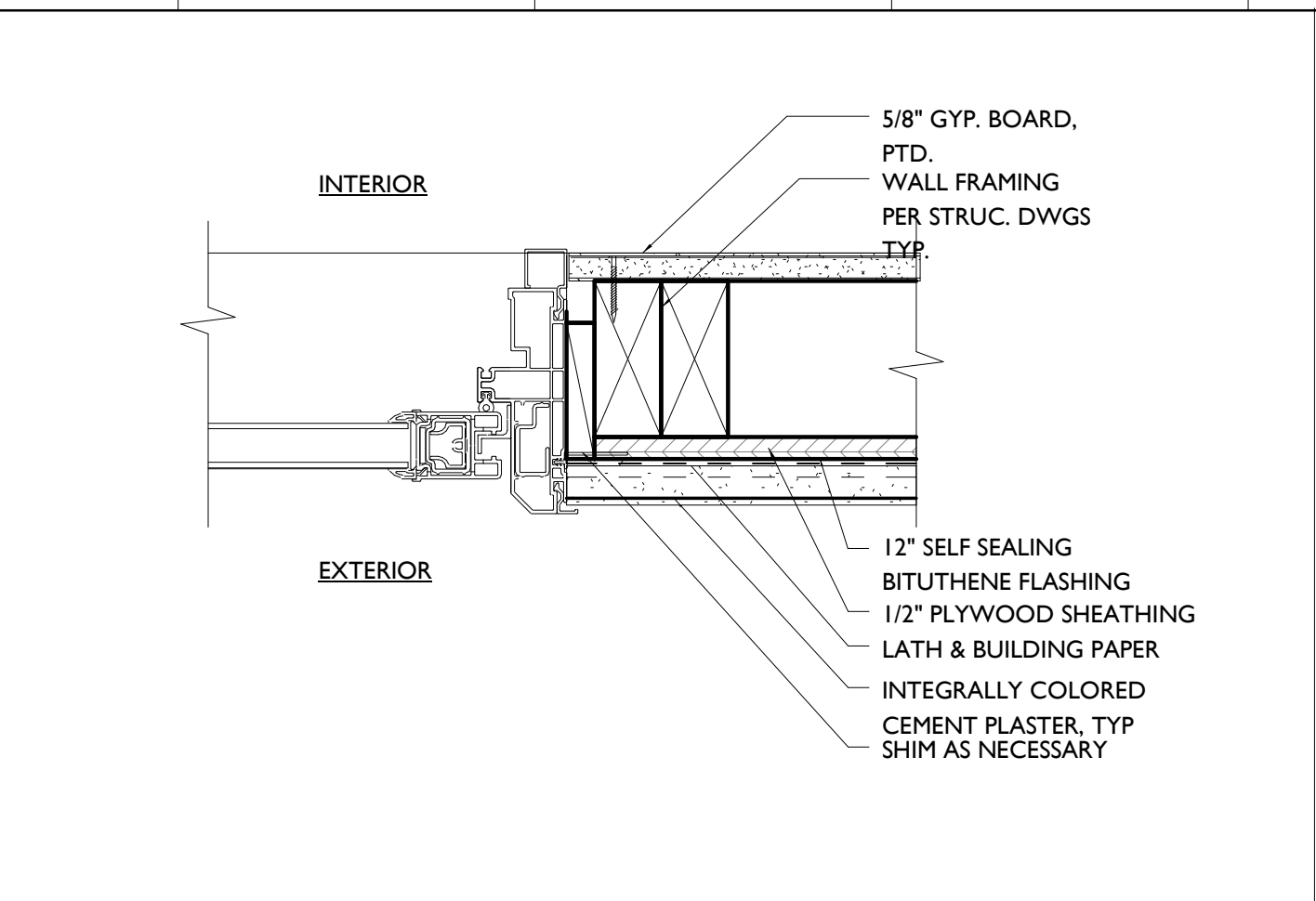
NO.	REVISION DESCRIPTION	DATE	BY

CITY ENGINEER	DATE
DESIGN GROUP	
ARCHITECT: MICHAEL LEHRER FAA; NERIN KAORIBEGOVIC AIA	
ENGINEER: OMAR L. GARZA SE	
DESIGNED BY: Designer	
DRAWN BY: Author	
CHECKED BY: Checker	
APPROVED BY: DIVISION HEAD	

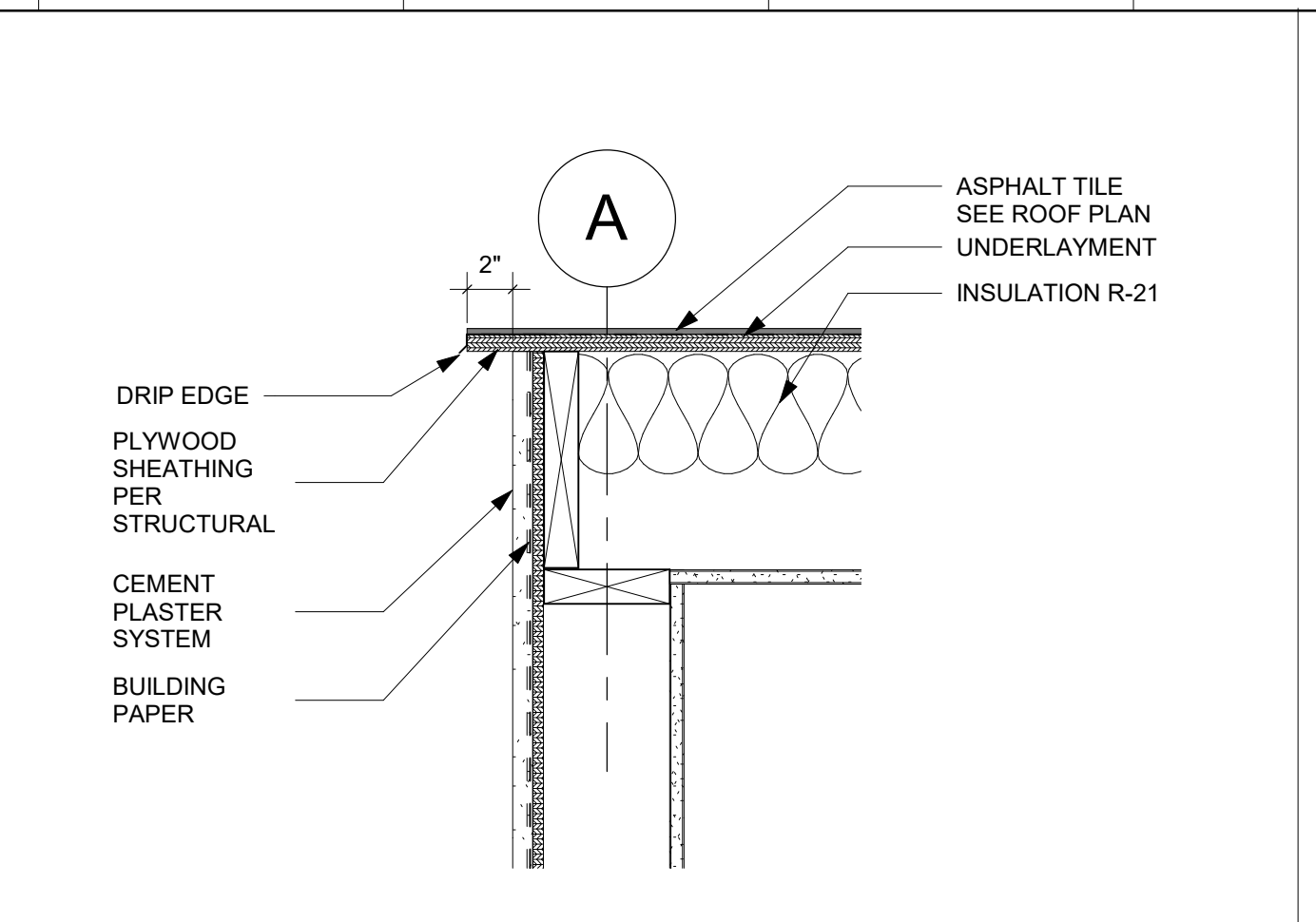
WORK ORDER	2002
SHEET NAME	A-8.0
SHEET	OF SHEETS



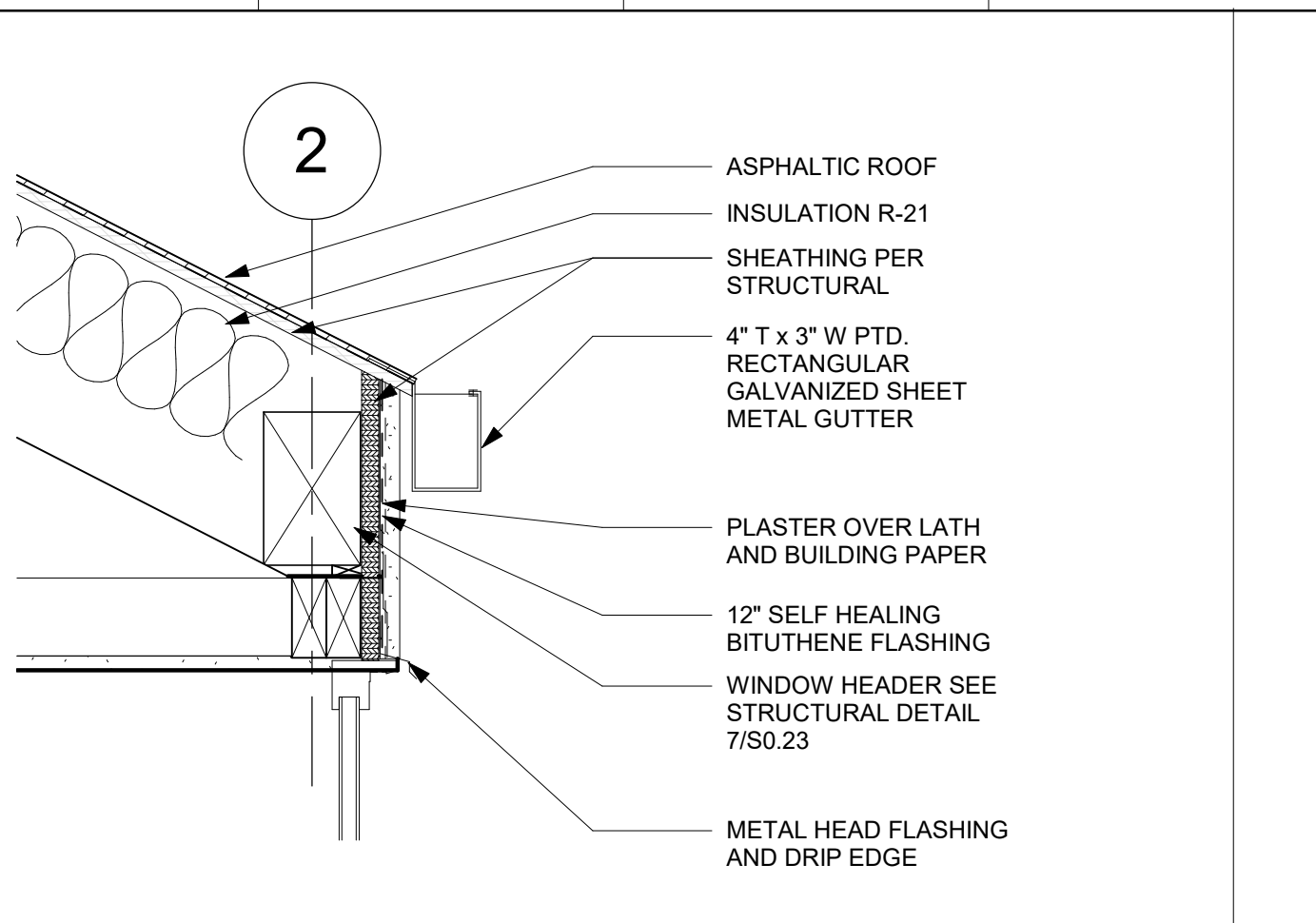
3" = 1'-0" ADU DOOR DETAIL 3



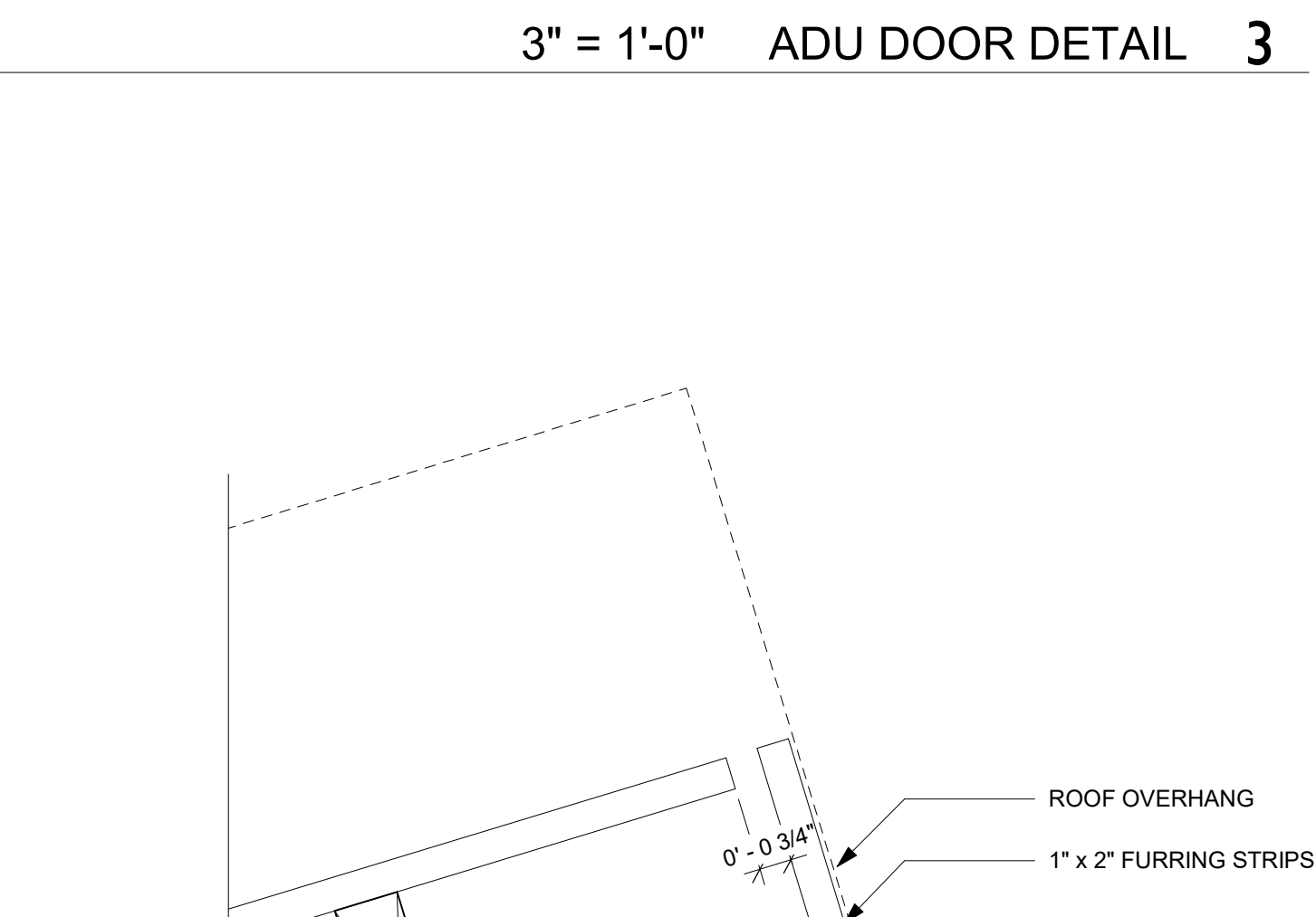
3" = 1'-0" DOOR JAMB DETAIL 7



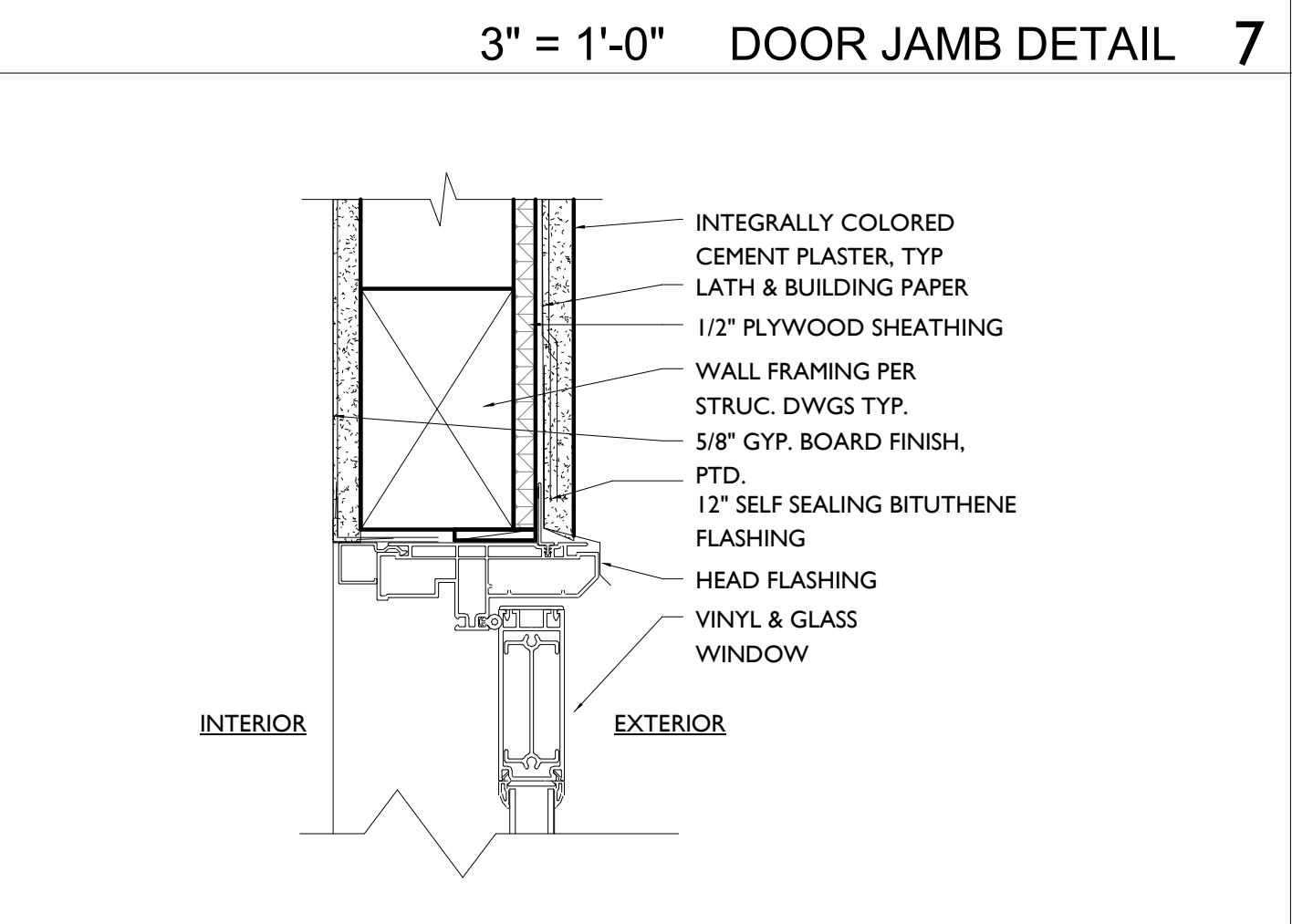
1 1/2" = 1'-0" ROOF WALL INTERSECTION 11



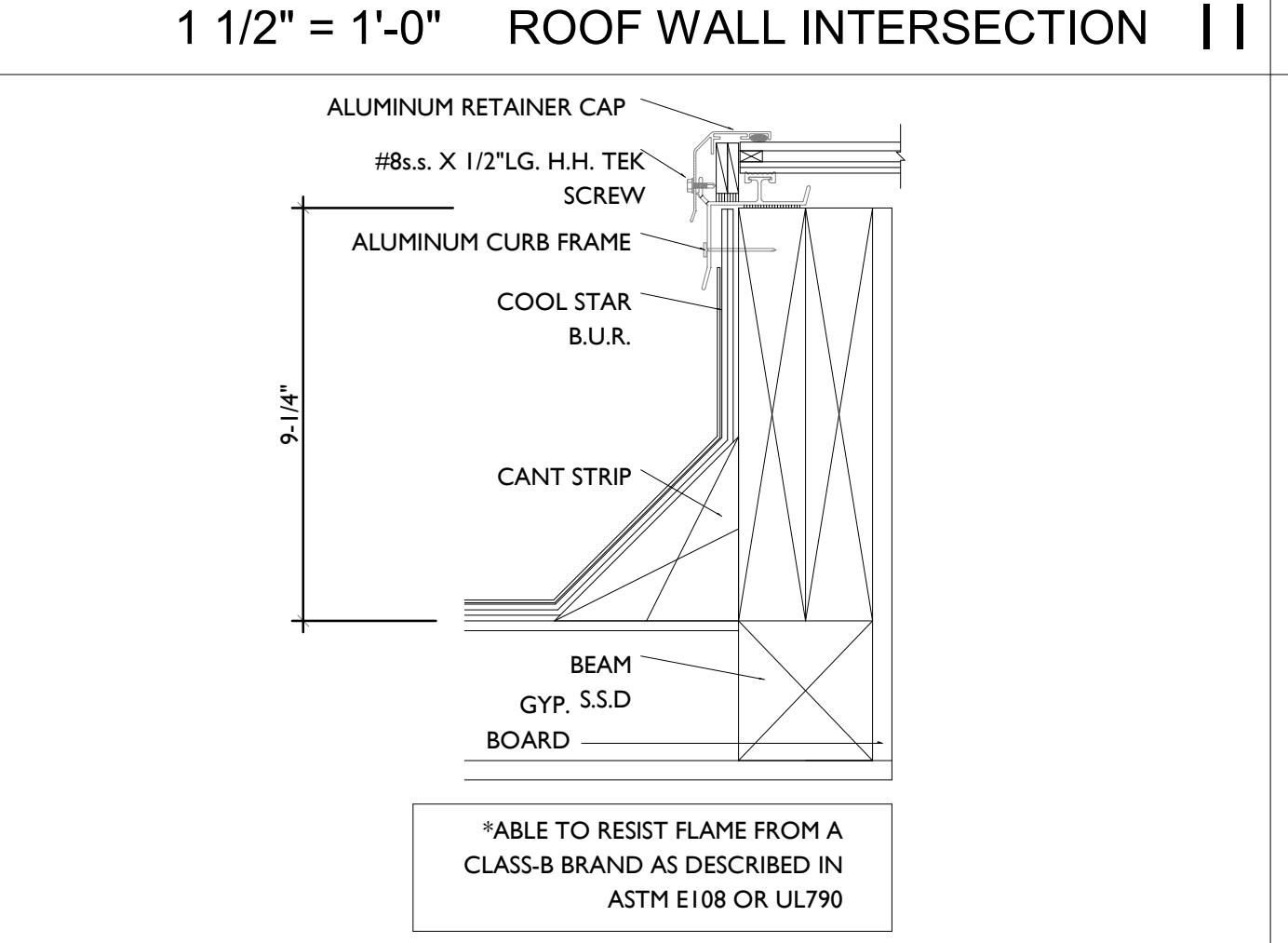
1 1/2" = 1'-0" KITCHEN WINDOW DETAIL 14



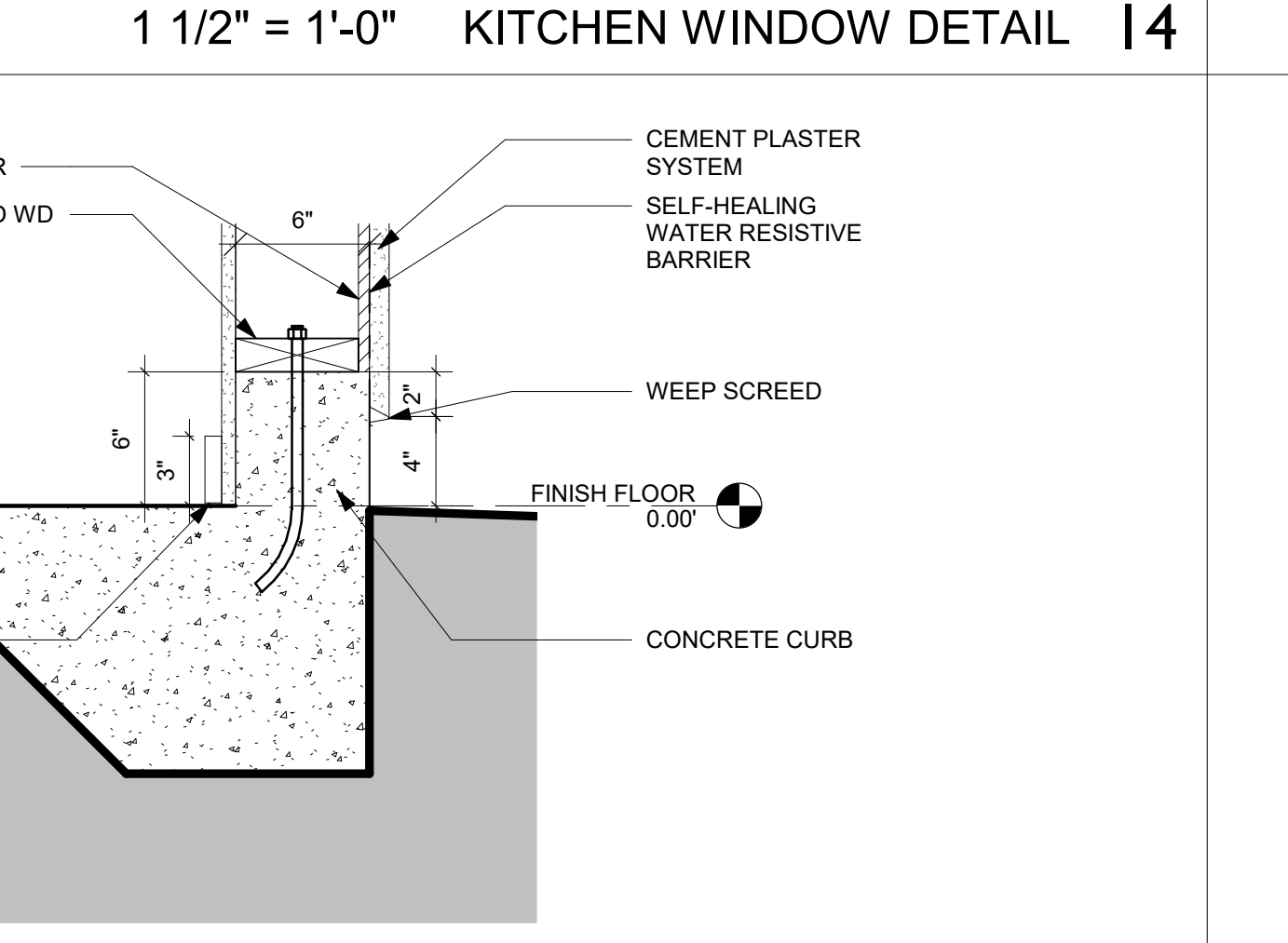
3" = 1'-0" SCREENWALL CORNER - PLAN 2



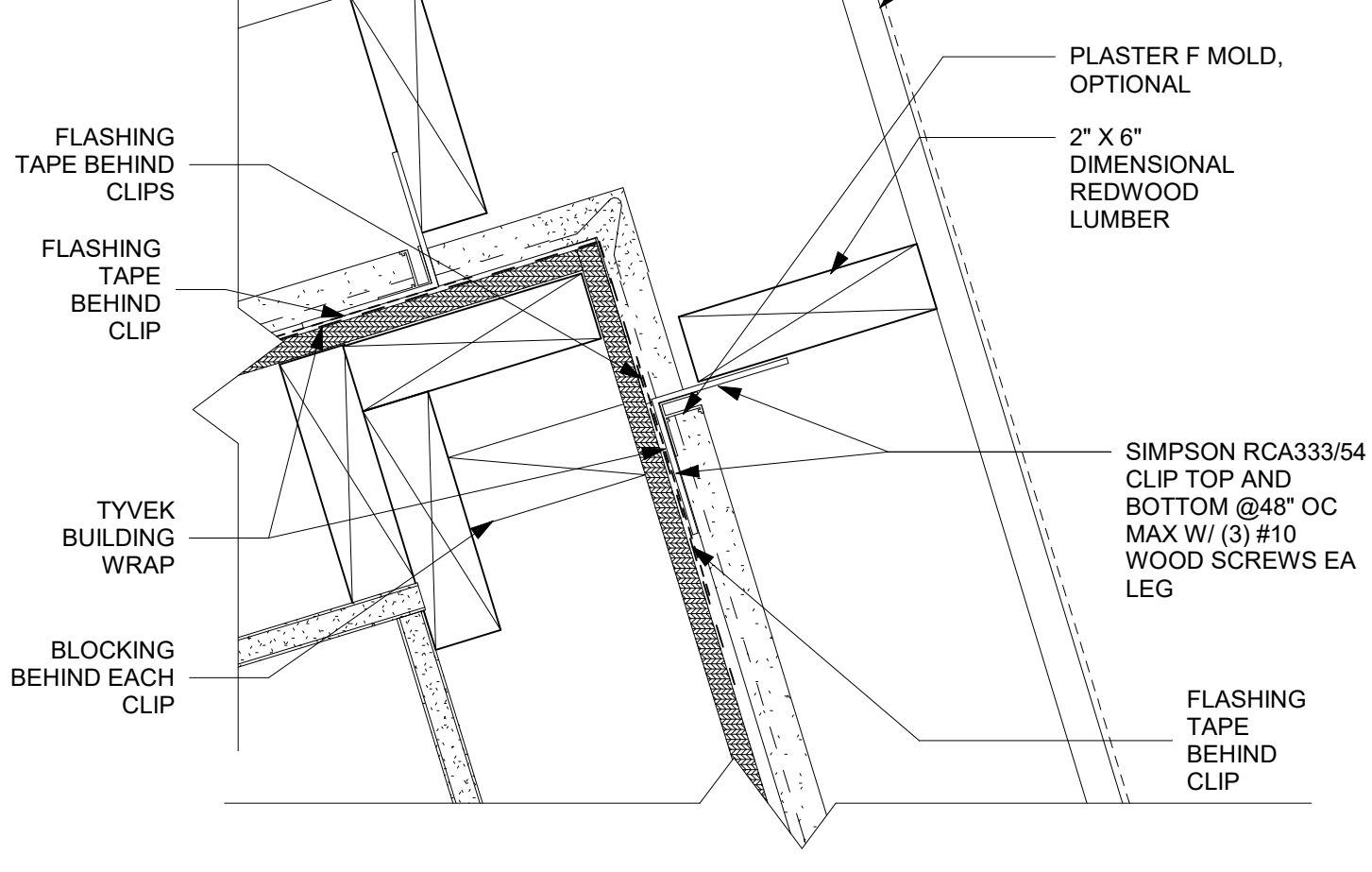
3" = 1'-0" DOOR HEAD DETAIL 6



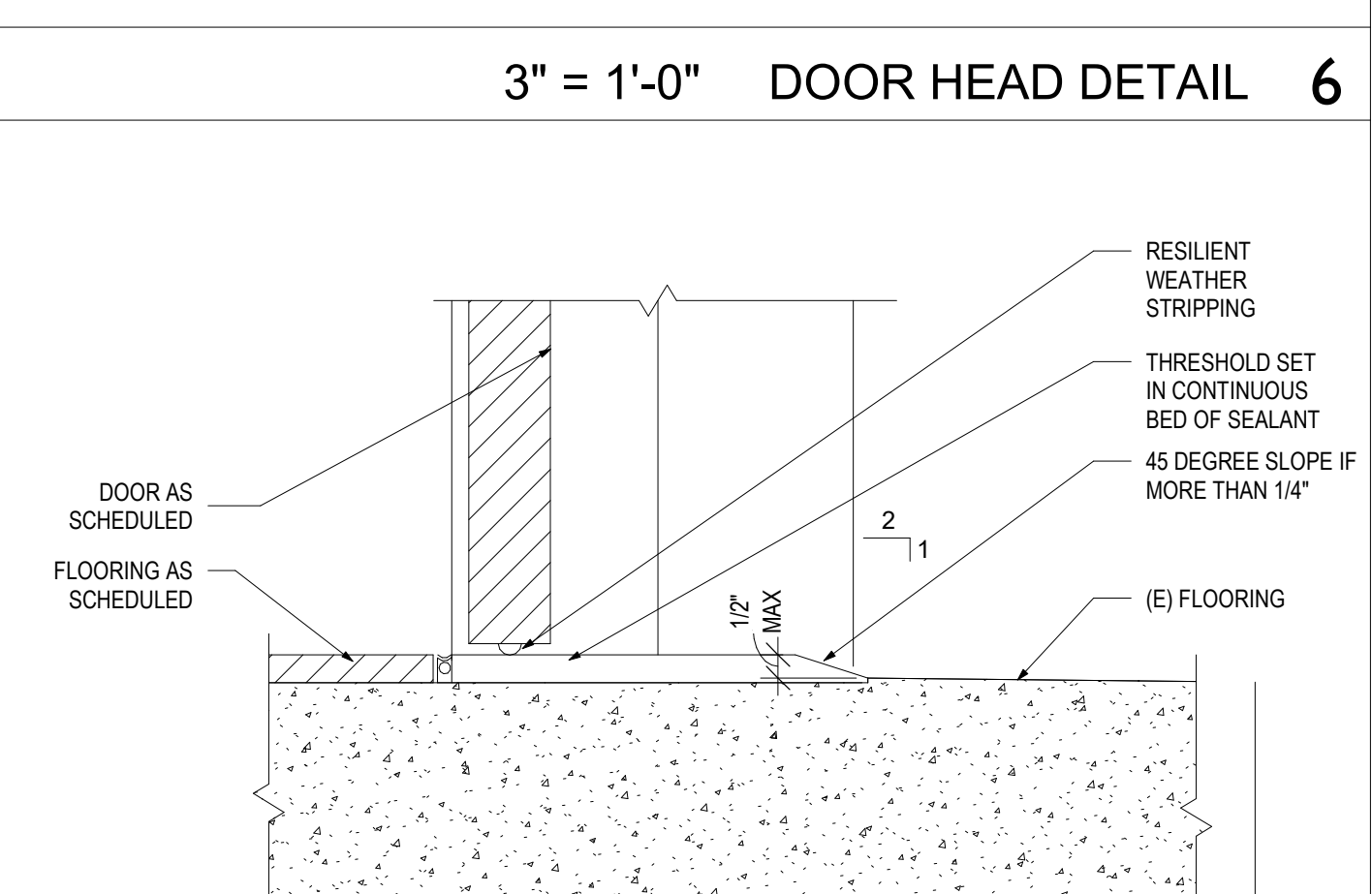
3" = 1'-0" SKYLIGHT DETAIL 10



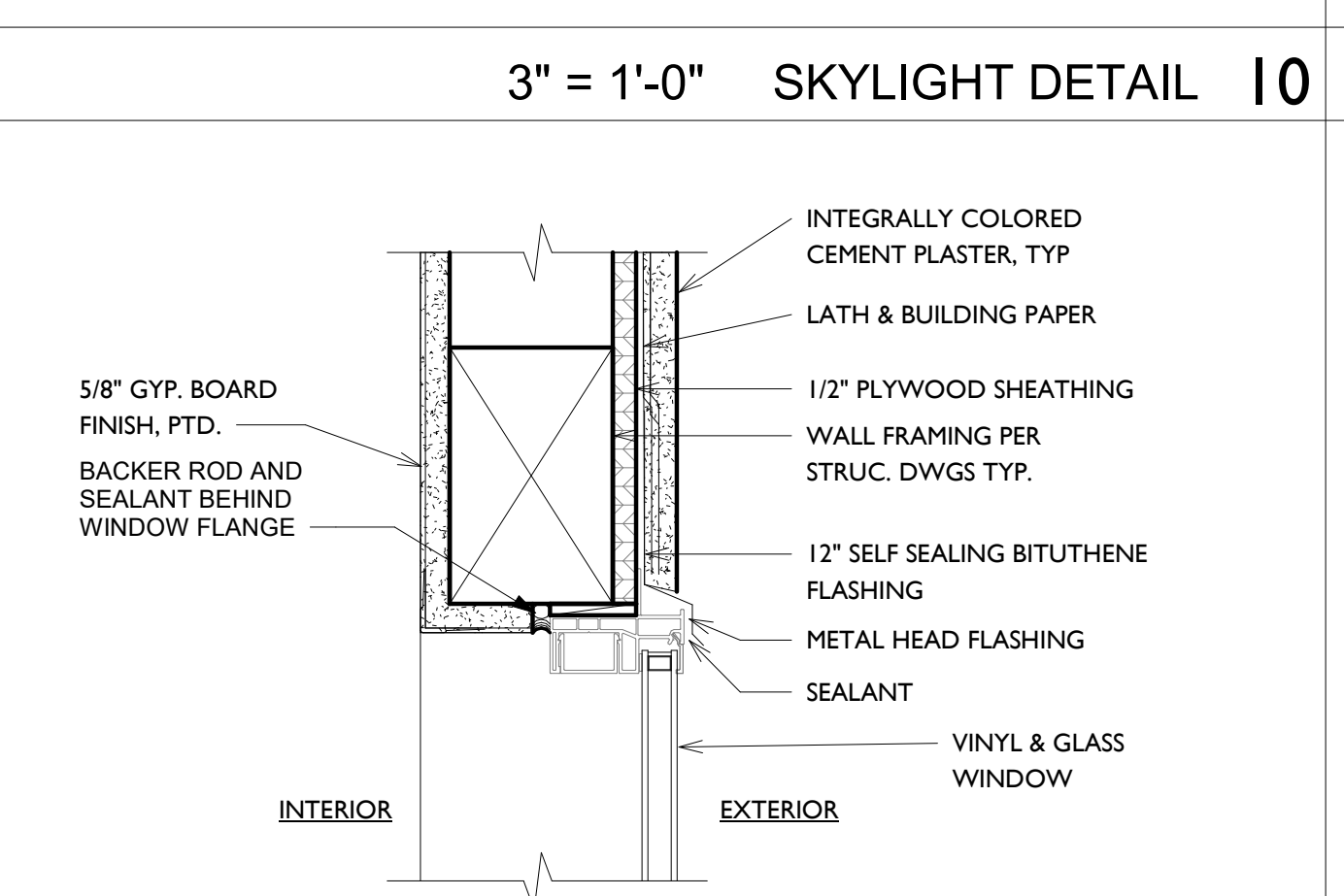
1 1/2" = 1'-0" CURB DETAIL 13



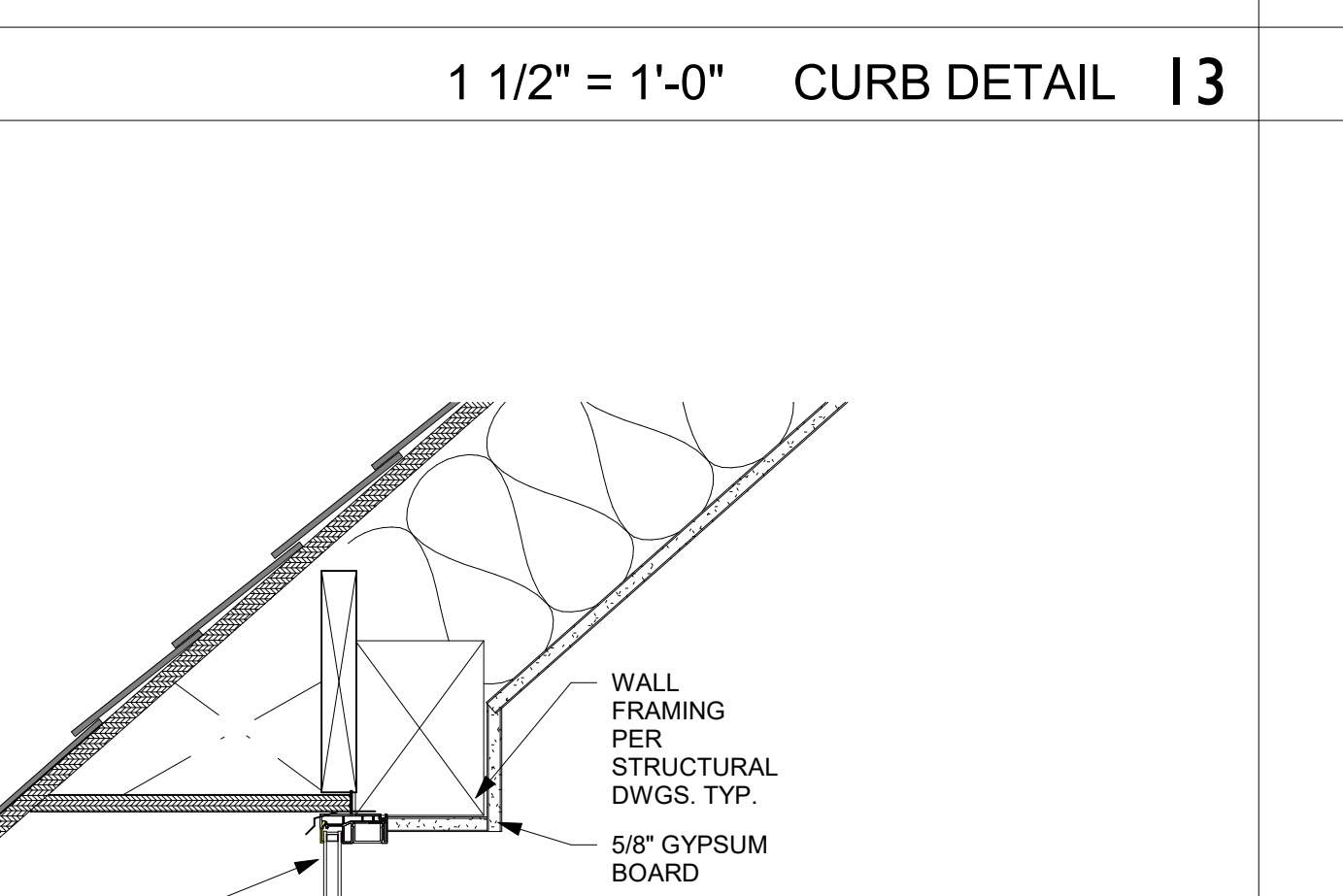
3" = 1'-0" WINDOW HEAD DETAIL 9



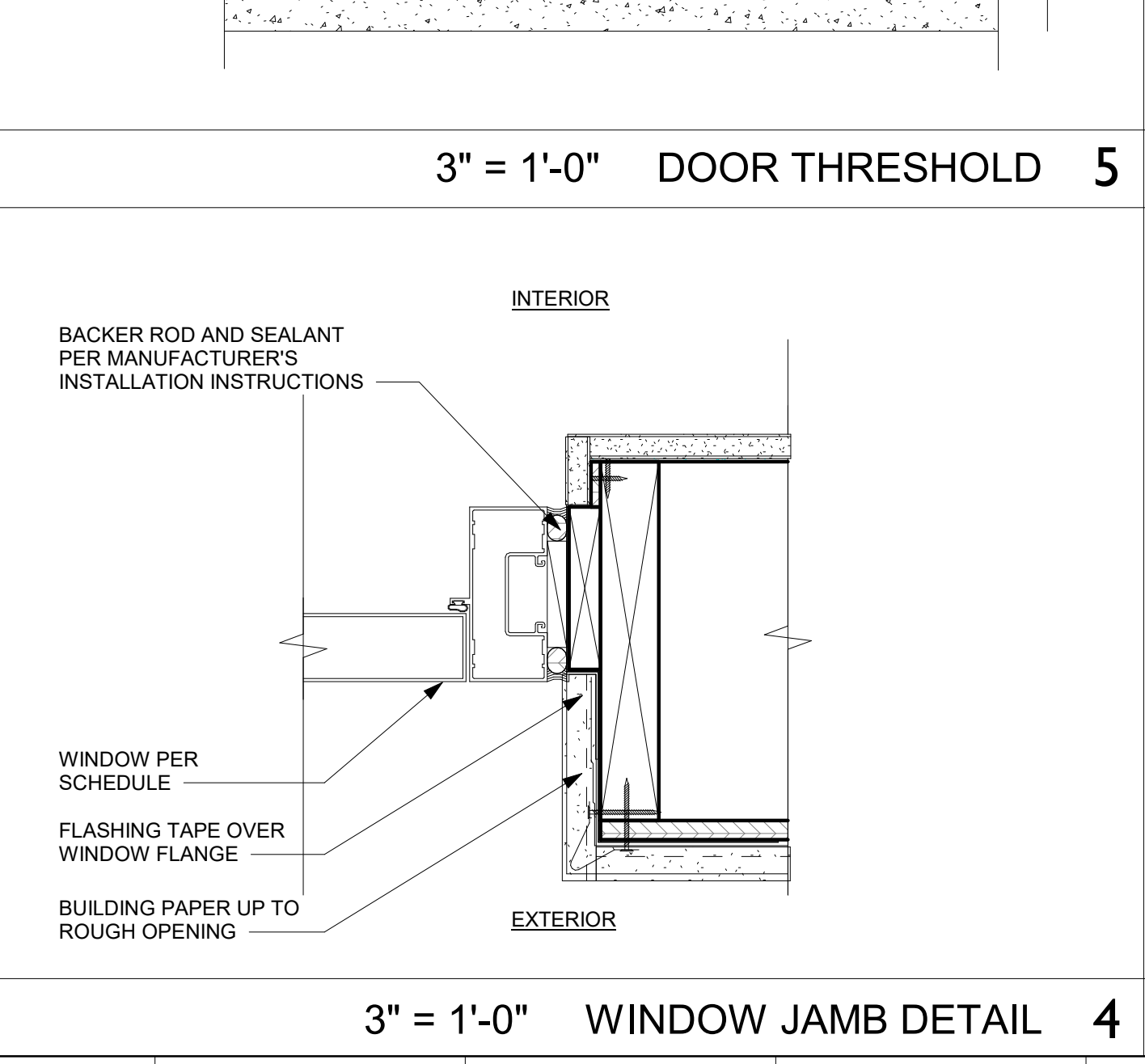
3" = 1'-0" DOOR THRESHOLD 5



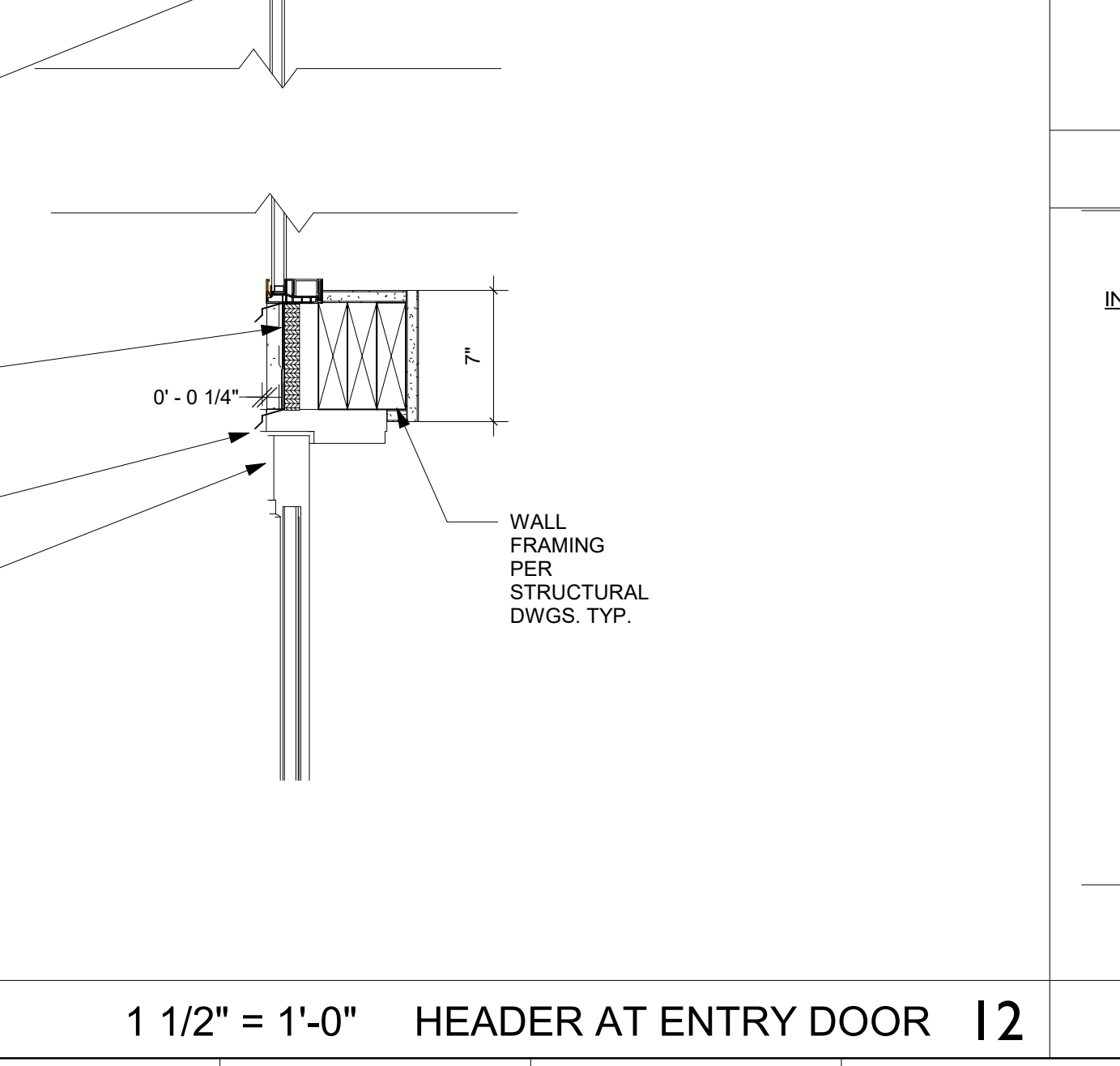
3" = 1'-0" WINDOW SILL DETAIL 8



1 1/2" = 1'-0" HEADER AT ENTRY DOOR 12



3" = 1'-0" WINDOW JAMB DETAIL 4



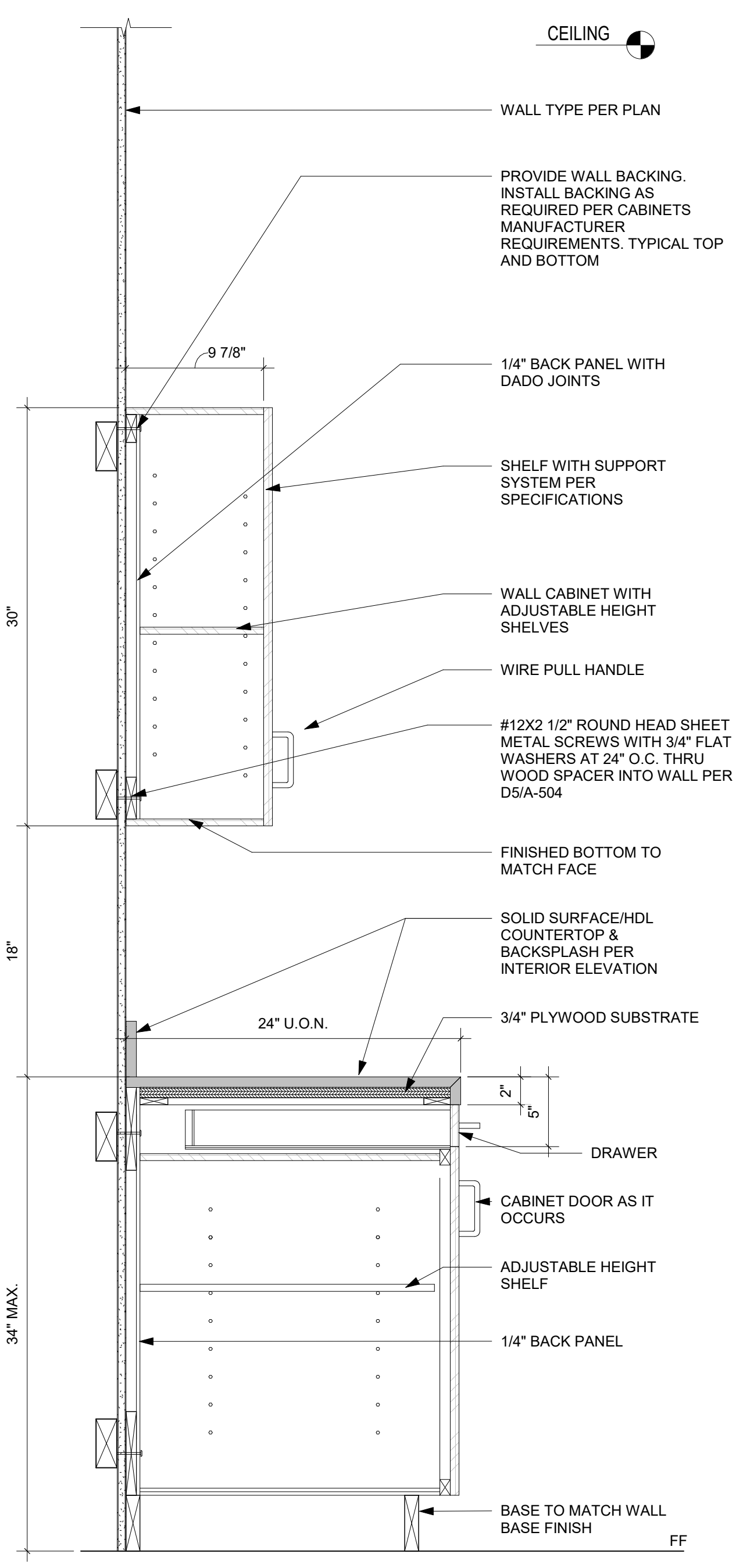
1 1/2" = 1'-0" WINDOW DETAIL 8



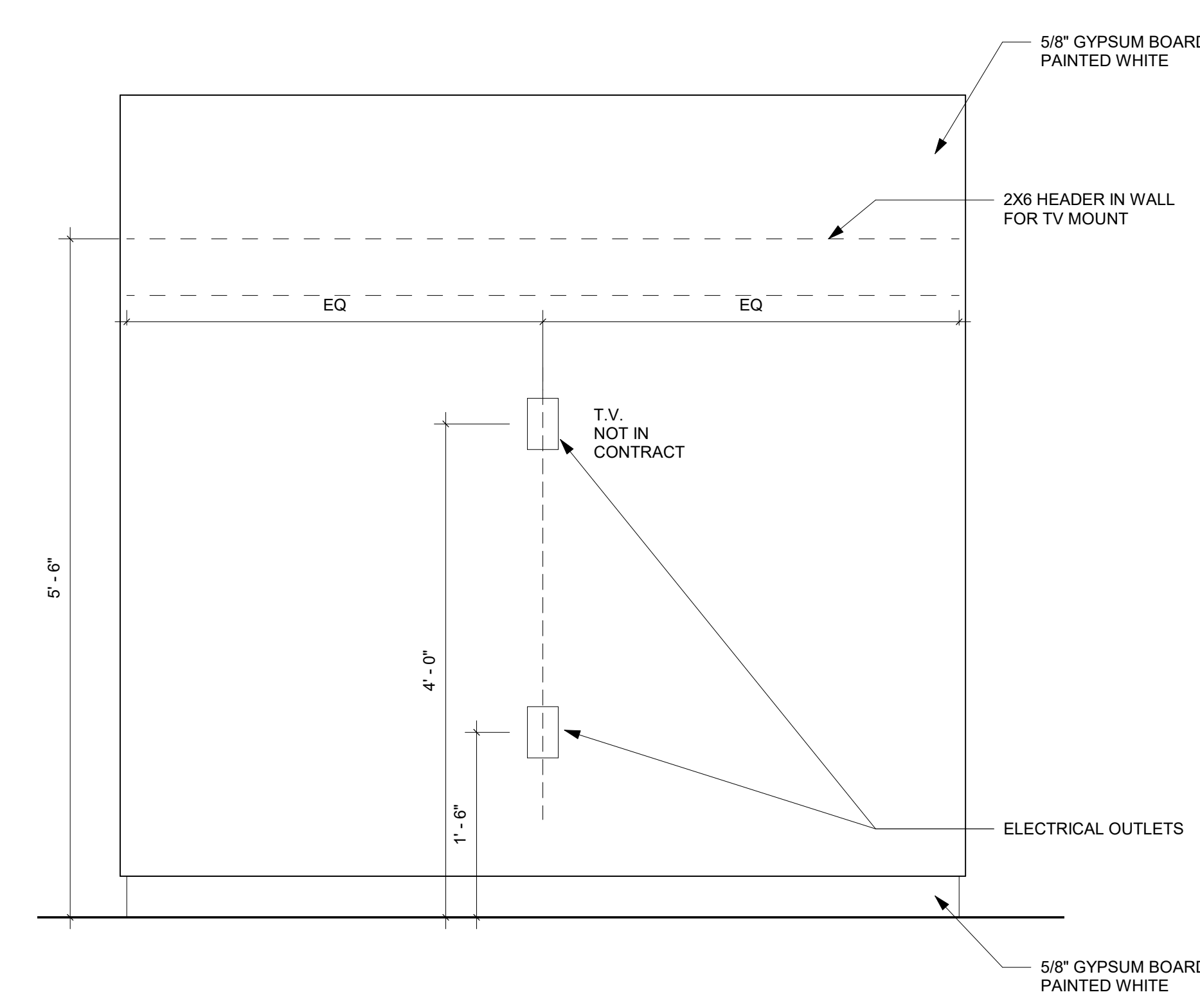
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

L  
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D  
C  
B  
A

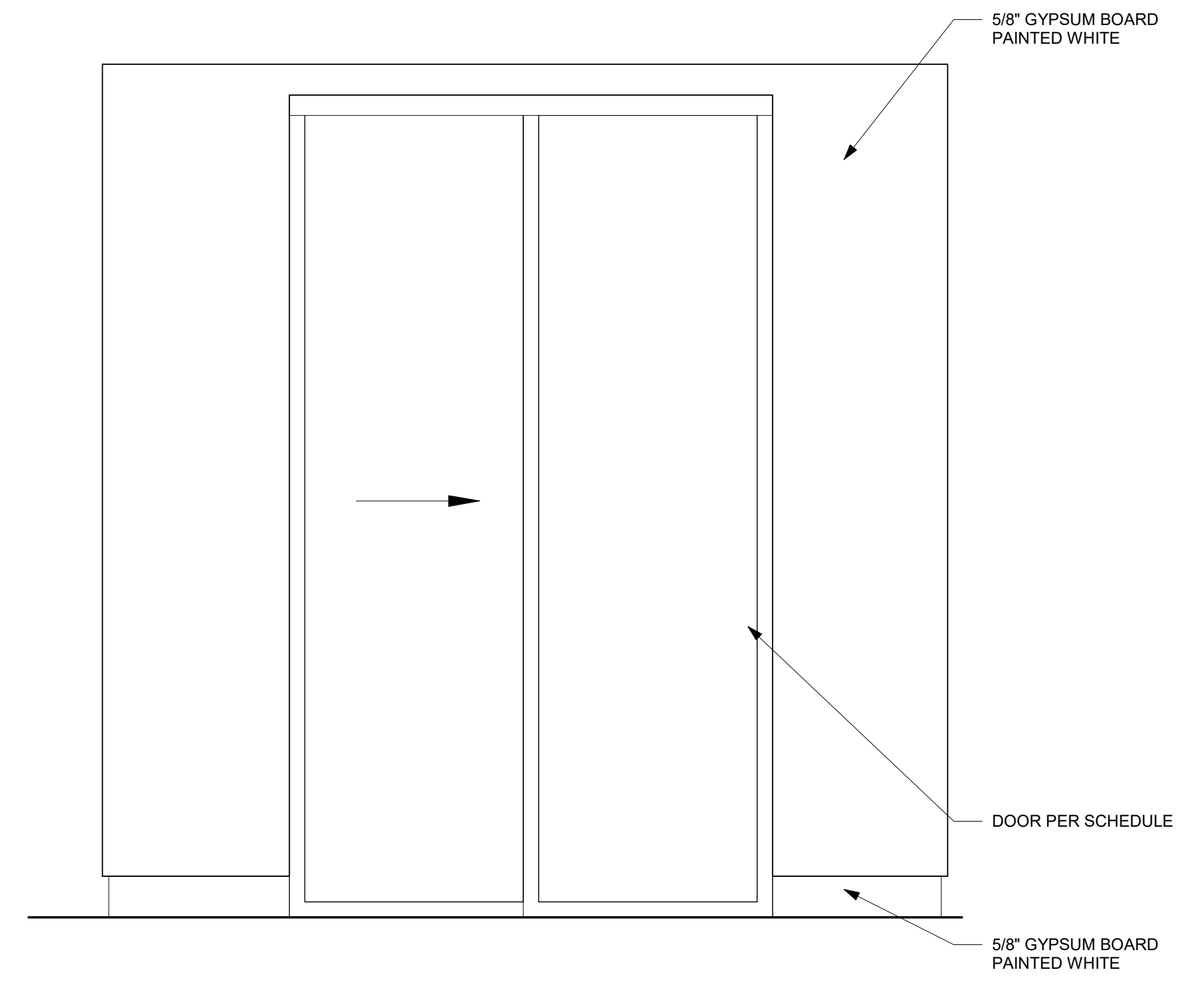
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REVISION DATES (DESIGN STAGE ONLY)



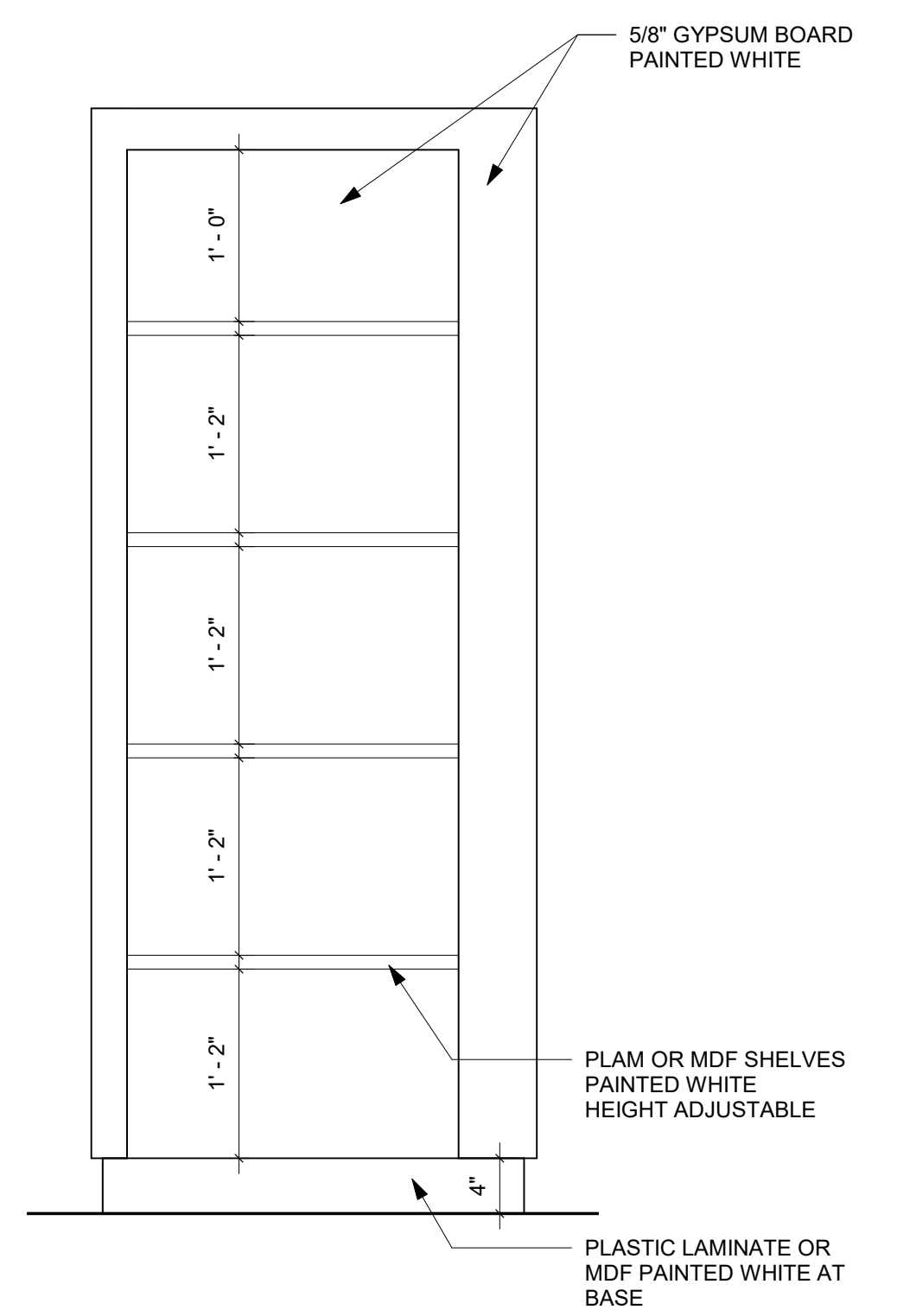
1 1/2" = 1'-0" BASE CABINET WITH DRAWER 6



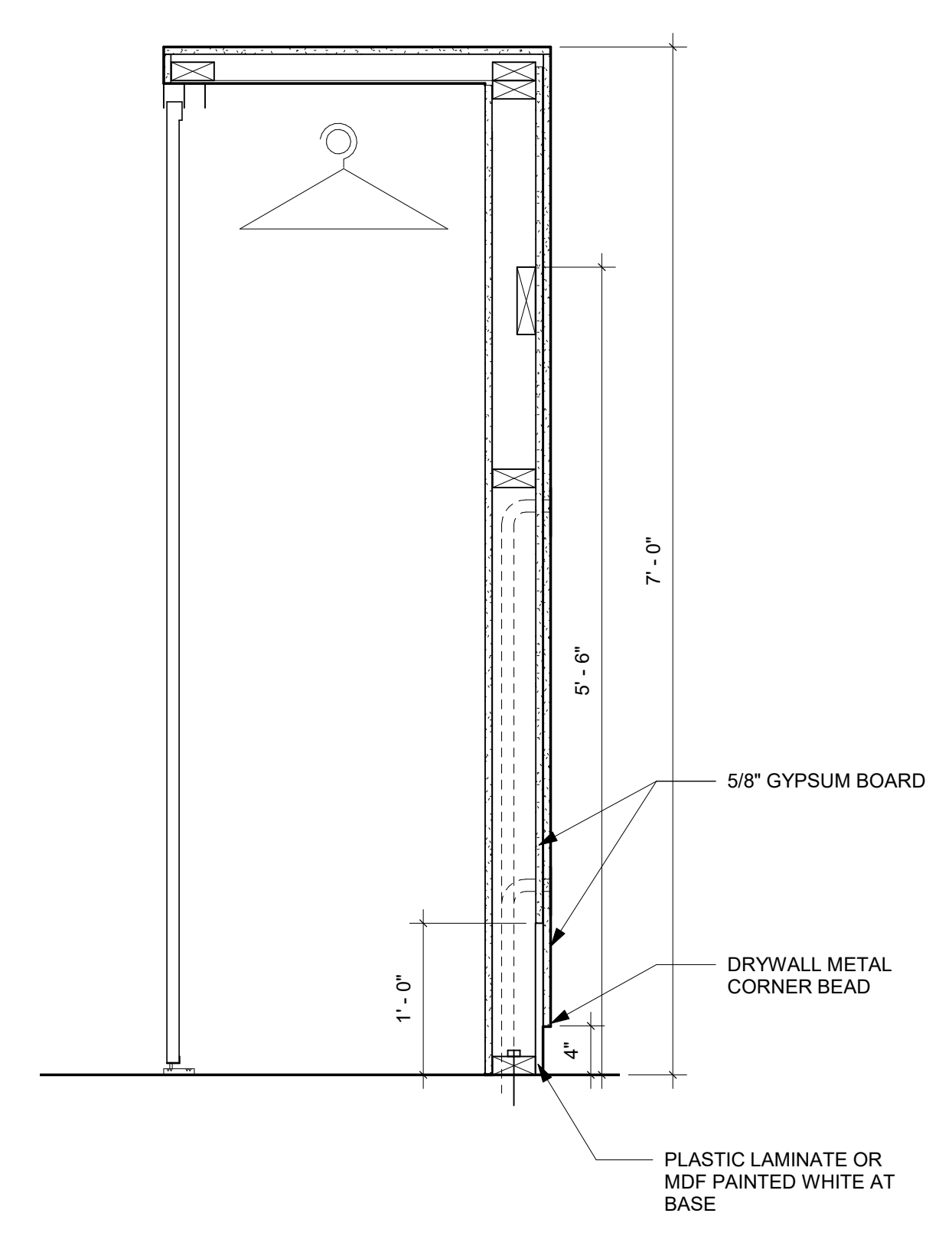
1" = 1'-0" TV WALL 5



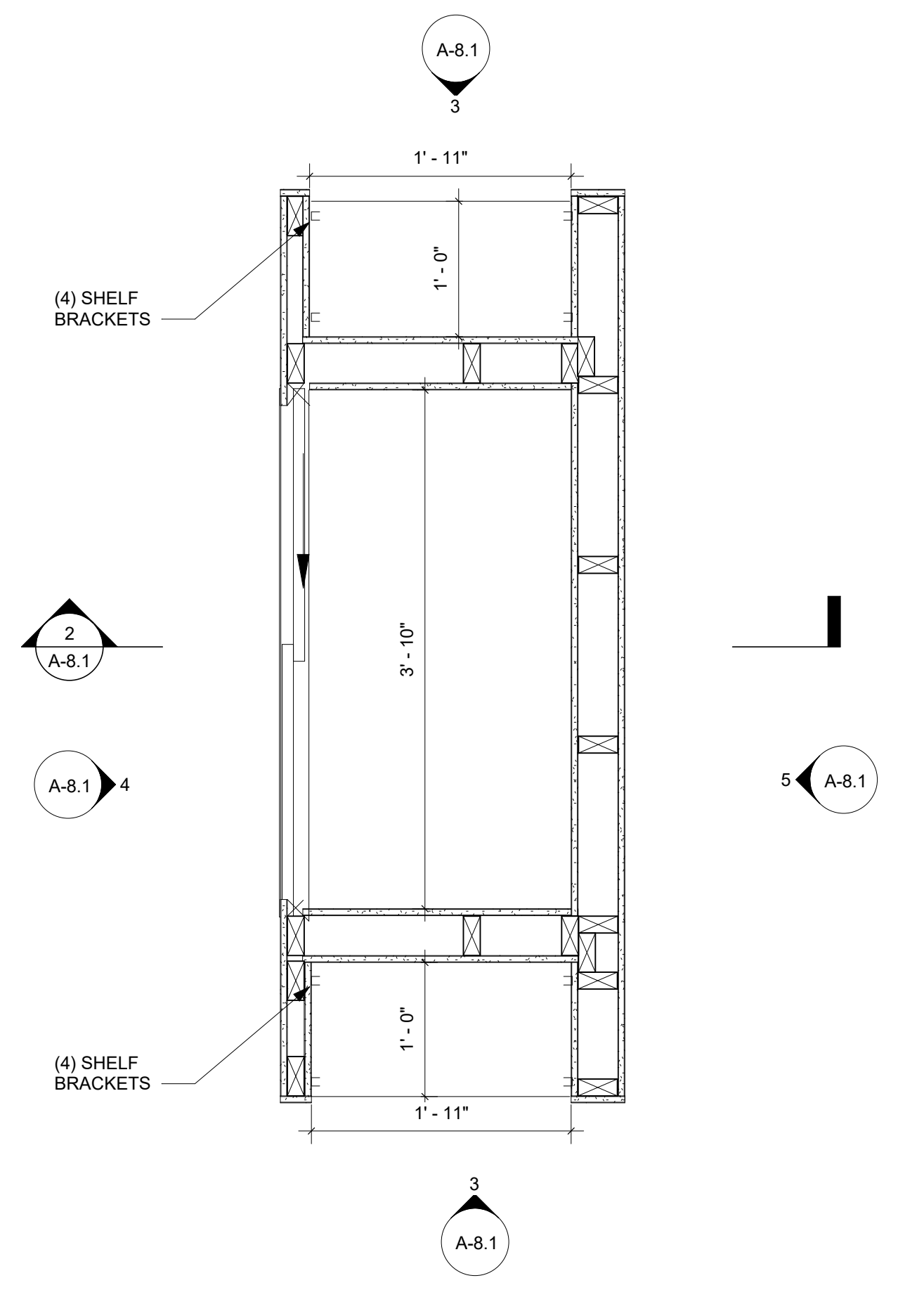
1" = 1'-0" CLOSET WALL 4



1" = 1'-0" SHELVES ELEVATION 3



1" = 1'-0" CLOSET SECTION 2



1" = 1'-0" FREESTANDING CLOSET 1

**ENGINEERING**  
CITY OF LOS ANGELES

**BUREAU OF ENGINEERING**

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

VERTICAL CONTROL:	BY:	DATE:
HORIZONTAL CONTROL:	REVISION DESCRIPTION:	
SHEET TITLE:	CITY ENGINEER:	DATE:
PROJECT:	DESIGN GROUP:	ARCHITECT:
STANDARD ADU	MICHAEL LEHRER FAJ, NERIN KADIBEGOVIC AIA	ENGINEER:
1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA	OMAR L. GARZA SE	DESIGNED BY:
	Author	DRAWN BY:
	Checker	CHECKED BY:
	APPROVED BY: DIVISION HEAD	

INDEX NO. D-XXXX

CIP NO. XXXX

**CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

GARY LEE MOORE, P. E., ENV SP

WORK ORDER 2002

SHEET NAME **A-8.1**

SHEET OF SHEETS



REVISIONS (DESIGN STAGE ONLY) THE CITY OF LOS ANGELES OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

CC CAST IN PLACE CONCRETE
CC-1 PROPORTION, MIX, TRANSPORT, AND PLACE CAST-IN-PLACE CONCRETE IN ACCORDANCE WITH ACI 301
CC-2 CONCRETE IS REINFORCED AND CAST-IN-PLACE UNLESS OTHERWISE NOTED. WHERE REINFORCING IS NOT CONTRACTUALLY SHOWN OR WHEN NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS...

Table with 5 columns: LOCATION, 28 DAY Fc, TYPE, W/C RATIO, MAX AGGREGATE SIZE. Row 1: ALL, 3000 PSI, NORMAL WEIGHT, 0.45, 3/4"

Table with 2 columns: LOCATION, CLEAR COVER. Rows include CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH, CONCRETE EXPOSED TO EARTH OR WEATHER, CONCRETE NOT EXPOSED TO EARTH OR WEATHER.

RC ROUGH CARPENTRY
RC-1 FRAMING LUMBER: DOUGLAS FIR (COAST REGION) GRADED AND MARKED IN ACCORDANCE WITH THE STD GRADING RULES NO. 17 OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLB) OR WESTERN LUMBER GRADING RULES...

Table with 3 columns: PANEL THICKNESS, MINIMUM GRADE, ROOF/FLOOR RATING. Rows include 3/8, 7/16, 15/32, 19/32 AND 5/8, 3/4, 7/8 AND 1, 1/8.

RC-4 ROUGH HARDWARE
- A. NAILS: COMMON WIRE NAILS, FEDERAL SPECIFICATION FF-N-105B, STANDARD LENGTHS UNLESS HOT-DIPPED ZINC-COATED GALVANIZED NAILS FOR EXTERIOR INSTALLATIONS...

RC-5 BOLT AND SCREW INSTALLATION
- A. DRILL BIT HOLES 1/32" (1/16" MAX) INCH LARGER IN DIA THAN THE BOLT NOMINAL DIA.
- B. DRILL PRE-BORED LEAD HOLES FOR WOOD SCREWS AS FOLLOWS...

RC ROUGH CARPENTRY
RC-6 HOLD DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS, AND HOLD DOWNS SHALL BE FINGER TIGHT AND 1/2 WRENCH TURNED JUST PRIOR TO COVERING WALL FRAMING...

FASTENING SCHEDULE table with columns: CONNECTION, NAILING, STAPLES, LOCATION. Rows include JOIST TO SILL OR GIRDER, BRIDGING TO JOISTS, SOLE PLATE TO JOISTS OR BLOCKING, etc.

RE REINFORCING STEEL
RE-1 FABRICATE AND PLACE REINFORCING STEEL IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING CONCRETE REINFORCING" AND ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" UNLESS OTHERWISE NOTED...

FN FOUNDATION AND SITE WORK
FN-1 GROUNDWATER IS NOT EXPECTED TO BE A FACTOR IN DEVELOPMENT OF SITE.
FN-2 LOCATE AND PROTECT EXISTING UTILITIES TO REMAIN DURING AND/OR AFTER CONSTRUCTION.

IO STRUCTURAL TEST AND INSPECTIONS
IO-1 AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS WILL BE RETAINED BY THE OWNER TO PERFORM THE FOLLOWING TESTS AND INSPECTION. PROVIDE ACCESS AND FURNISH SAMPLES TO THE AGENCY AS REQUIRED BY THE CONTRACT DOCUMENTS.

CONCRETE table with columns: VERIFICATION AND INSPECTIONS, C, P. Rows include INSPECTION OF REINFORCING STEEL, INSPECT ANCHORS CAST IN CONCRETE, INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS, etc.

GR GENERAL REQUIREMENTS
GR-1 MATERIALS AND WORKMANSHIP TO CONFORM WITH THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE AND THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
GR-2 REFERENCE TO CODES, RULES, REGULATIONS, STANDARDS, MANUFACTURER'S INSTRUCTIONS OR REQUIREMENTS OF REGULATORY AGENCIES IS TO THE LATEST PRINTED EDITION OF EACH IN EFFECT AT THE DATE OF SUBMISSION OF BID UNLESS THE DOCUMENT DATE IS SHOWN.

SU SUBMITTALS
SU-1 SUBMITTAL REVIEW FOR ITEMS DESIGNED BY NOUS, 10 BUSINESS DAY REVIEW TIME IS REQUIRED UNLESS OTHERWISE AGREED.
SU-2 RFI REVIEW: ALLOW 5 BUSINESS DAY RESPONSE UNLESS OTHERWISE AGREED.

STRUCTURAL DRAWING LIST table with columns: Sheet Number, Sheet Name. Rows include S0 SERIES: SHEET LIST, GENERAL NOTES, TYPICAL DETAILS; S1 SERIES: FOUNDATION & FRAMING PLANS; S8 SERIES: PROJECT SPECIFIC DETAILS.

DC DESIGN CRITERIA
DC-1 APPLICABLE CODE: 2019 CALIFORNIA BUILDING CODE WITH CITY OF LOS ANGELES AMENDMENTS

DC-2 PROJECT TYPE: NEW ADU

DC-3 TYPE OF CONSTRUCTION: LIGHT-FRAMED WOOD CONSTRUCTION ON SHALLOW FOUNDATIONS

DC-4 FOUNDATION DESIGNS ARE IN ACCORDANCE WITH THE MINIMUM DESIGN RECOMMENDATIONS FOUND IN CHAPTER 16 OF THE CALIFORNIA BUILDING CODE.

ALLOWABLE NET SOIL PRESSURE = 1500 PSF
ADU DESIGNED FOR LEVEL GRADE. CITY OF LOS ANGELES TO APPROVE ADU LOCATION. CONTRACTOR TO VERIFY CONSTRUCTION WILL NOT UNDERMINE OR SURCHARGE ADJACENT PROPERTIES.

DC-5 THE STRUCTURAL SCOPE INVOLVES THE CONSTRUCTION OF A NEW 1-STORY ADU.

DC-6 GRAVITY LOADS: DEAD LOADS: ROOF = 15 PSF

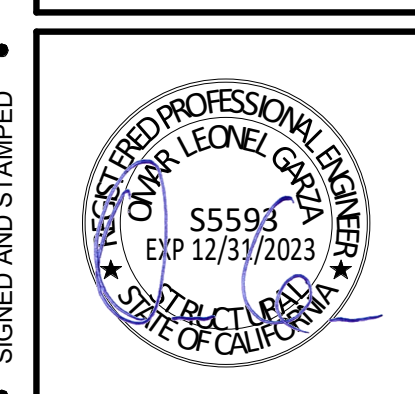
LIVE LOADS: ROOF = 20 PSF (REDUCIBLE)

DC-7 SEISMIC DESIGN: THE STRUCTURE HAS BEEN EVALUATED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE. THE FOLLOWING VALUES HAVE BEEN USED FOR THE DESIGN OF THE LATERAL FORCE RESISTING SYSTEM. SEISMIC DESIGN CATEGORY, SITE CLASS AND ALL SPECTRAL ACCELERATIONS SHOULD BE REVIEWED FOR SITE SPECIFIC VALUES.

Ss = 2.000
St = 0.740
S0.1 = 1.600
S0.2 = 0.839
S0.3 = 1.0 FOR OCCUPANCY CATEGORY (II)

STRUCTURE: ADU
LFRS = LIGHT-FRAMED WOOD SHEAR WALLS
R = 6.5
OVERSTRENGTH = 2.5
Cs = 0.245
BASE SHEAR V = 8.24K

DC-8 WIND DESIGN: BASIC WIND SPEED, V = 95MPH (3 SECOND GUST)
EXPOSURE CATEGORY = B
GUST EFFECT FACTOR = 0.85
Kd = 0.85
Kz = 0.70
ENCLOSURE CLASSIFICATION = ENCLOSED
INTERNAL PRESSURE COEFFICIENT GCp1 = +0.18
qz = 13.75PSF



BUREAU OF ENGINEERING
VERTICAL CONTROL: HORIZONTAL CONTROL:
SHEET TITLE: GENERAL NOTES & SHEET LIST
PROJECT: FIGUEROA
ADDRESS: 5900/5904 S. FIGUEROA ST, LOS ANGELES, CA 90003

INDEX NO. D-XXXXX
CIP NO. XXXXX

CITY ENGINEER: GARY LEE MOORE, P. E., ENV/SP
DESIGN GROUP: MICHAEL LEHRER F&A; NEIRIN MADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: NOUS
DRAWN BY: ASP
CHECKED BY: OG
APPROVED BY: DIVISION HEAD

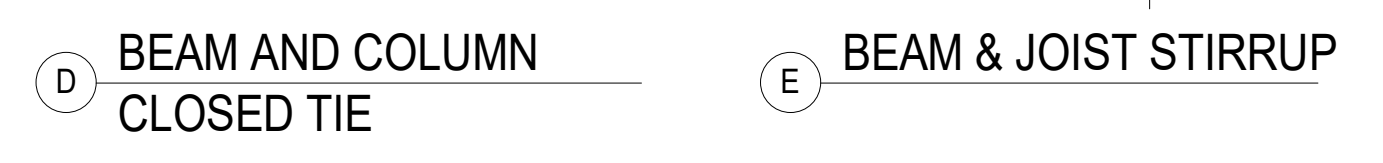
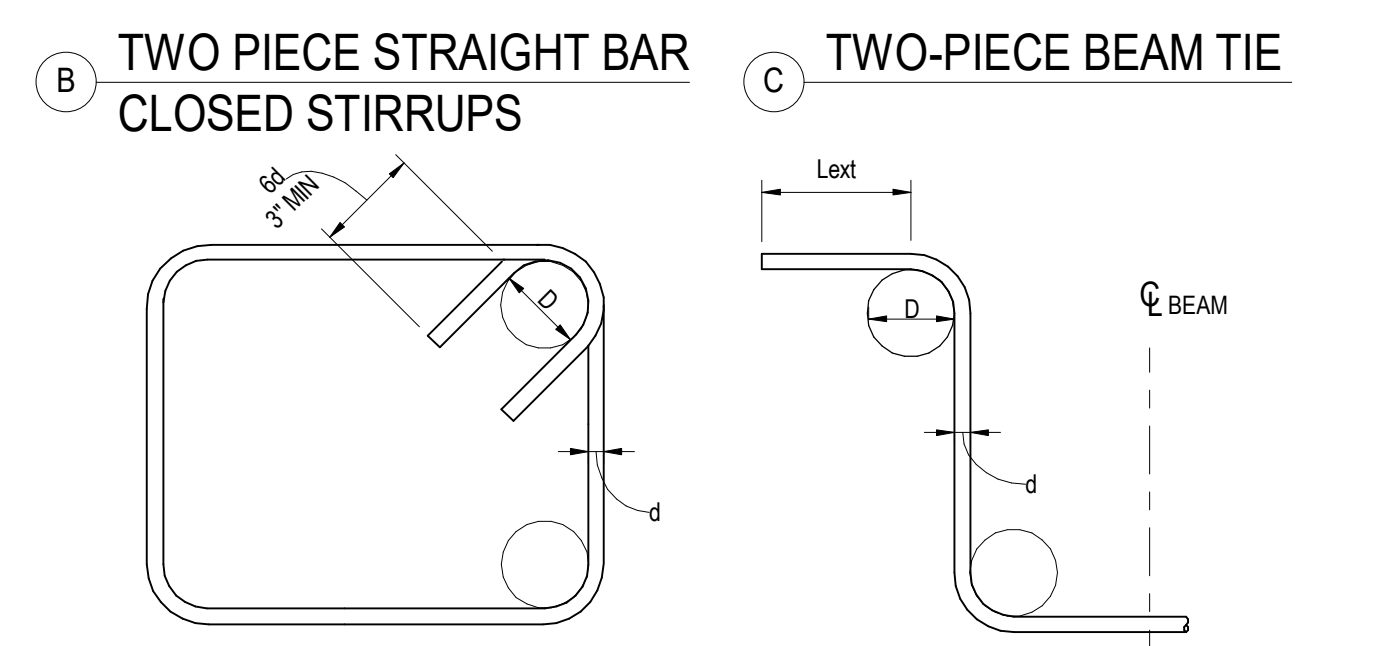
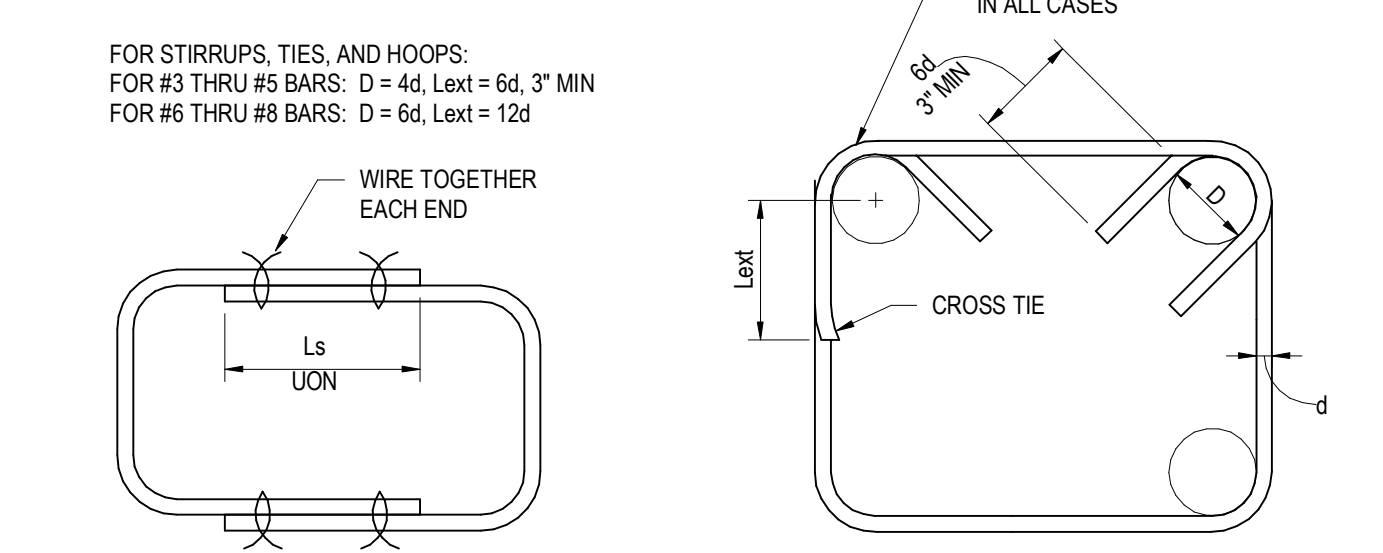
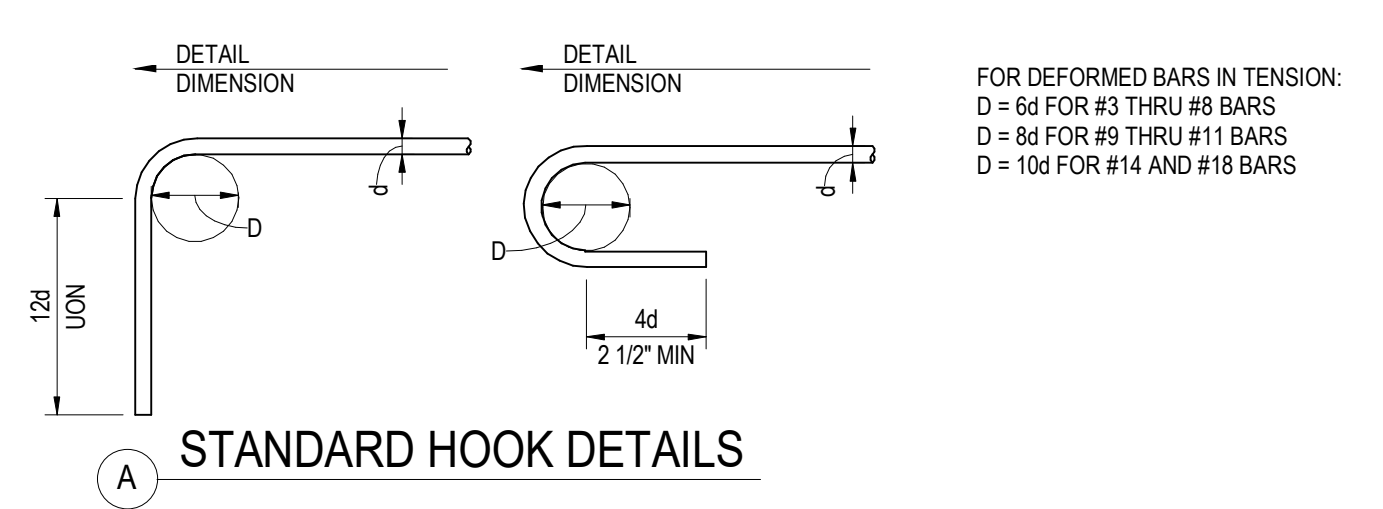
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SHEET NAME S0.00
SHEET OF SHEETS

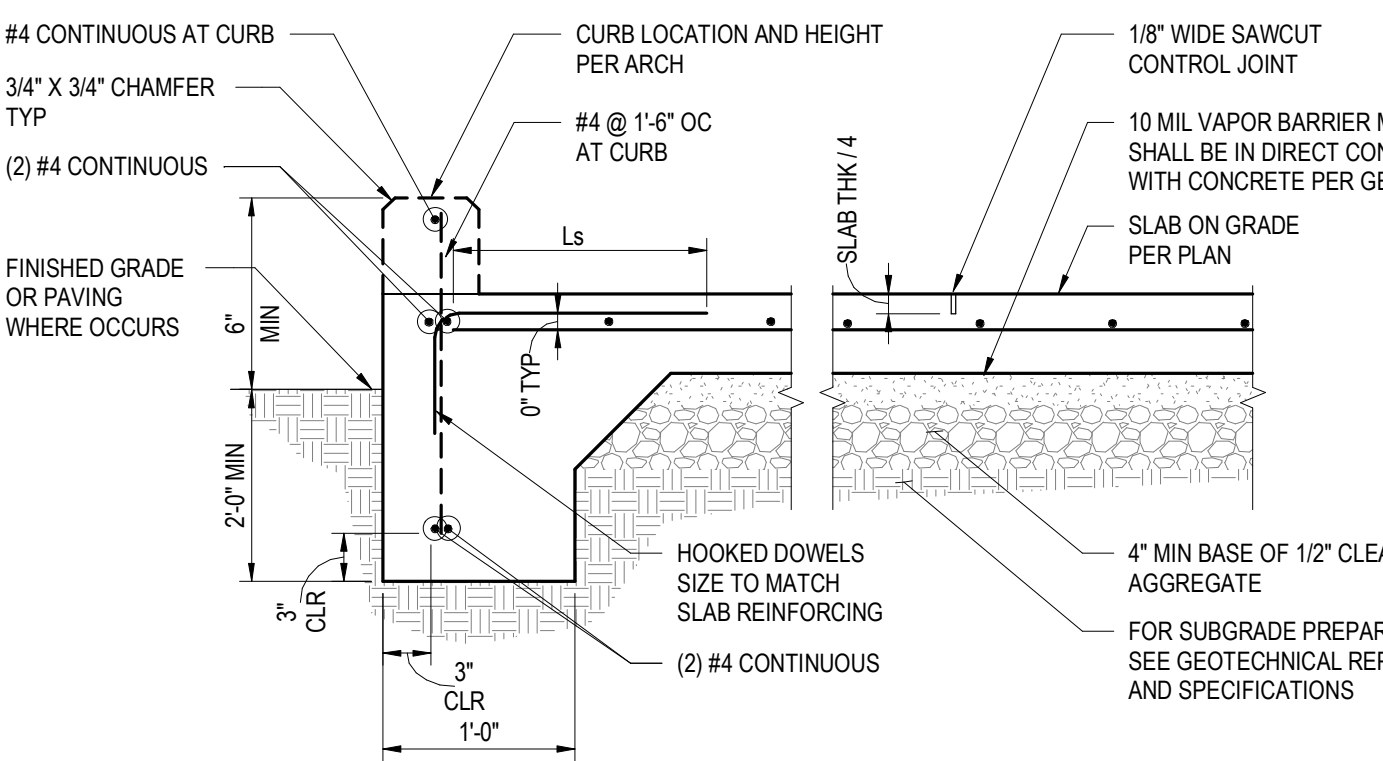


REVISION DATES (DESIGN STAGE ONLY)

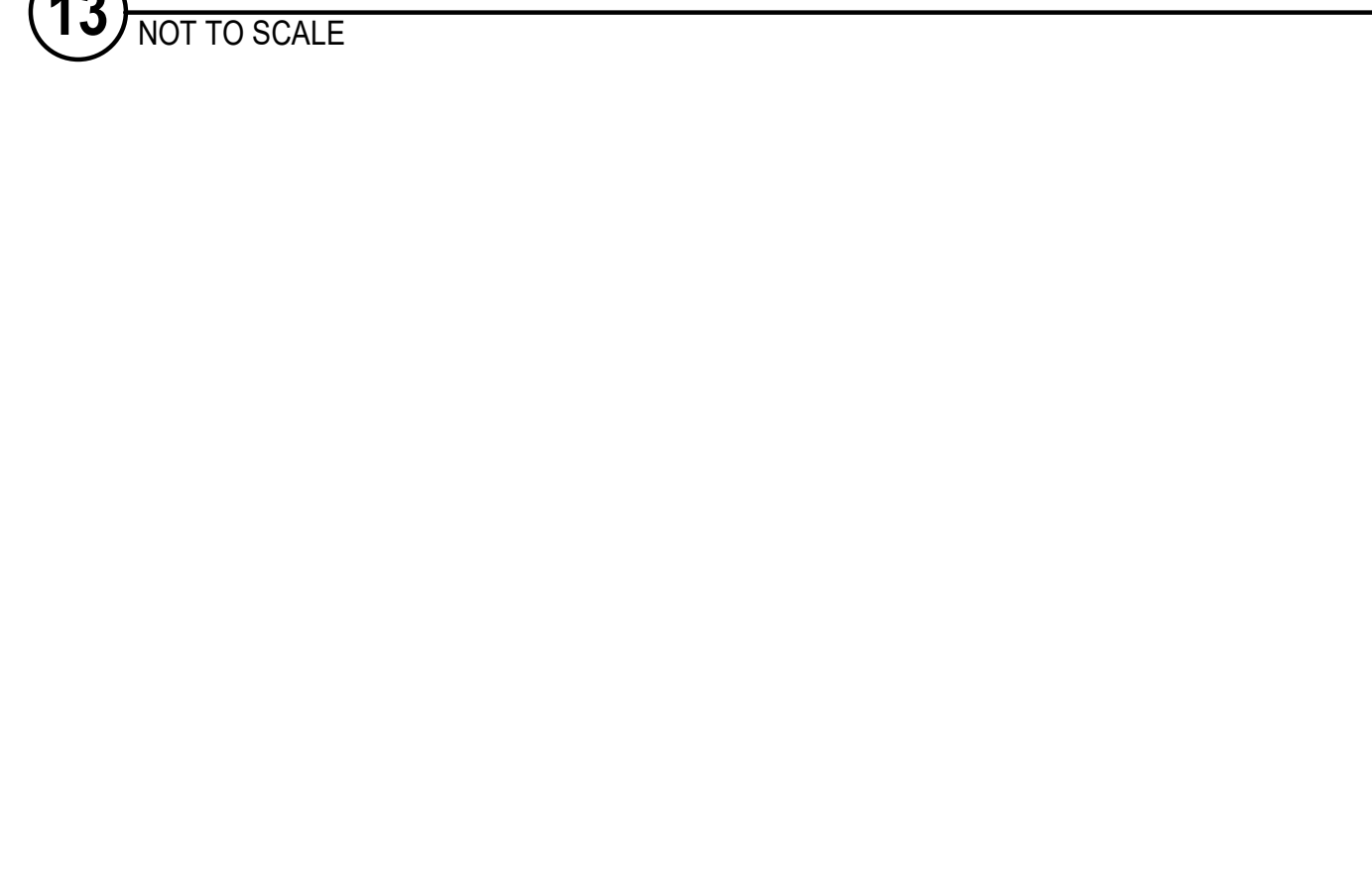
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**10 BAR BENDING DETAIL**  
NOT TO SCALE

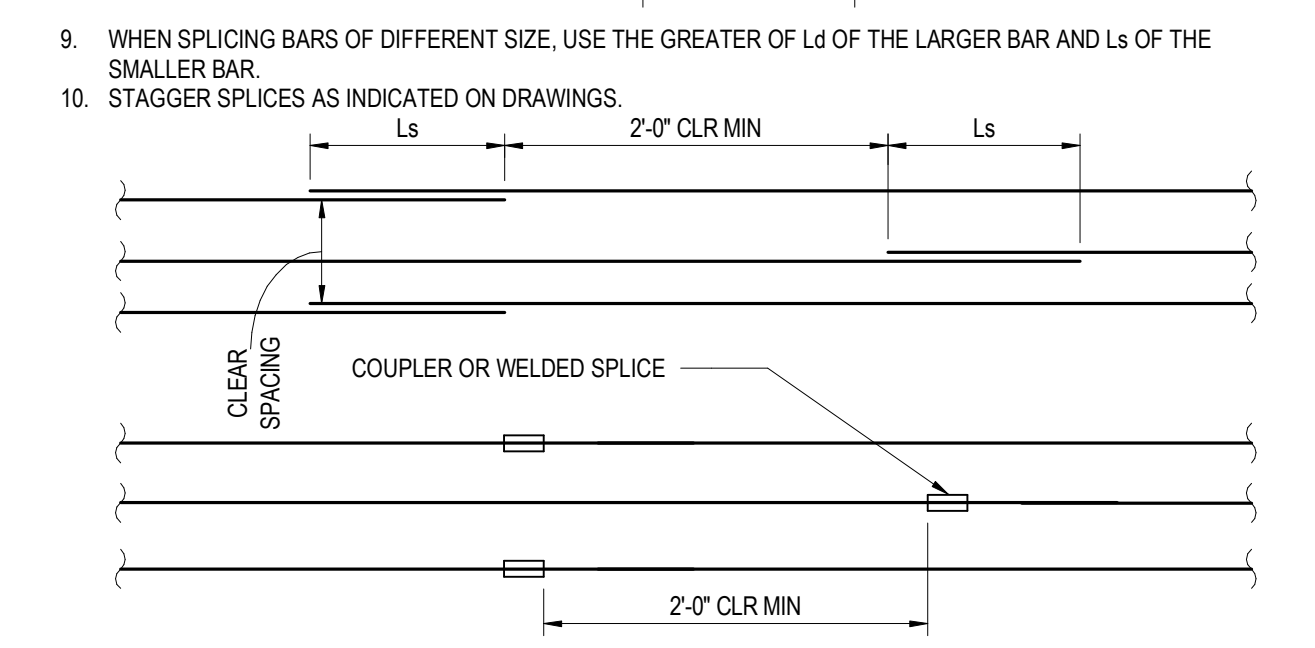
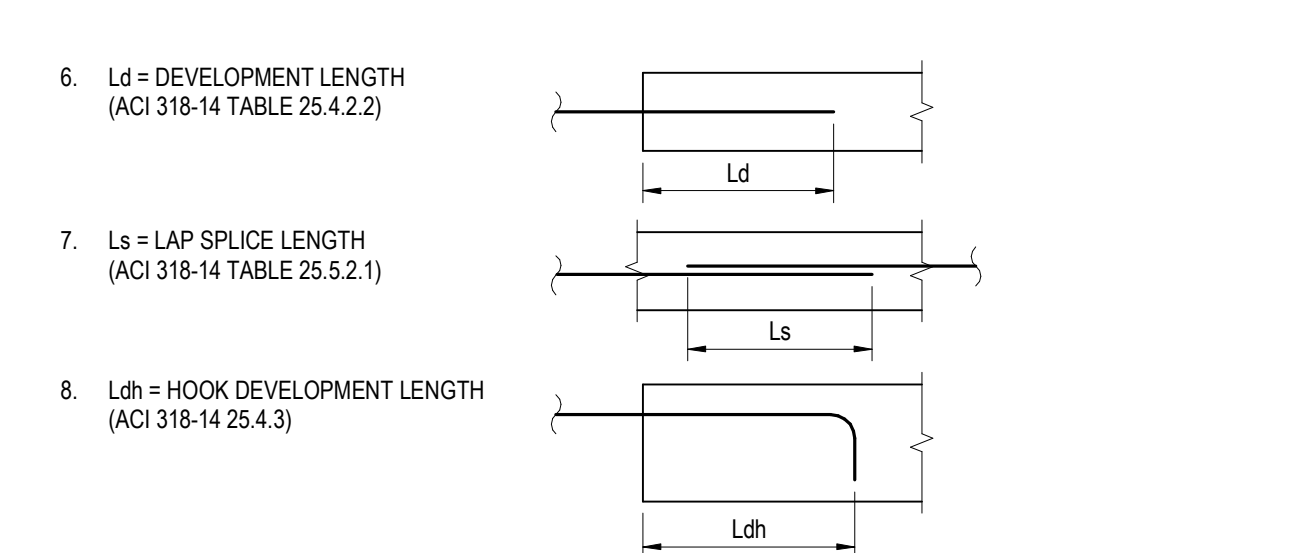


**13 SLAB ON GRADE**  
NOT TO SCALE

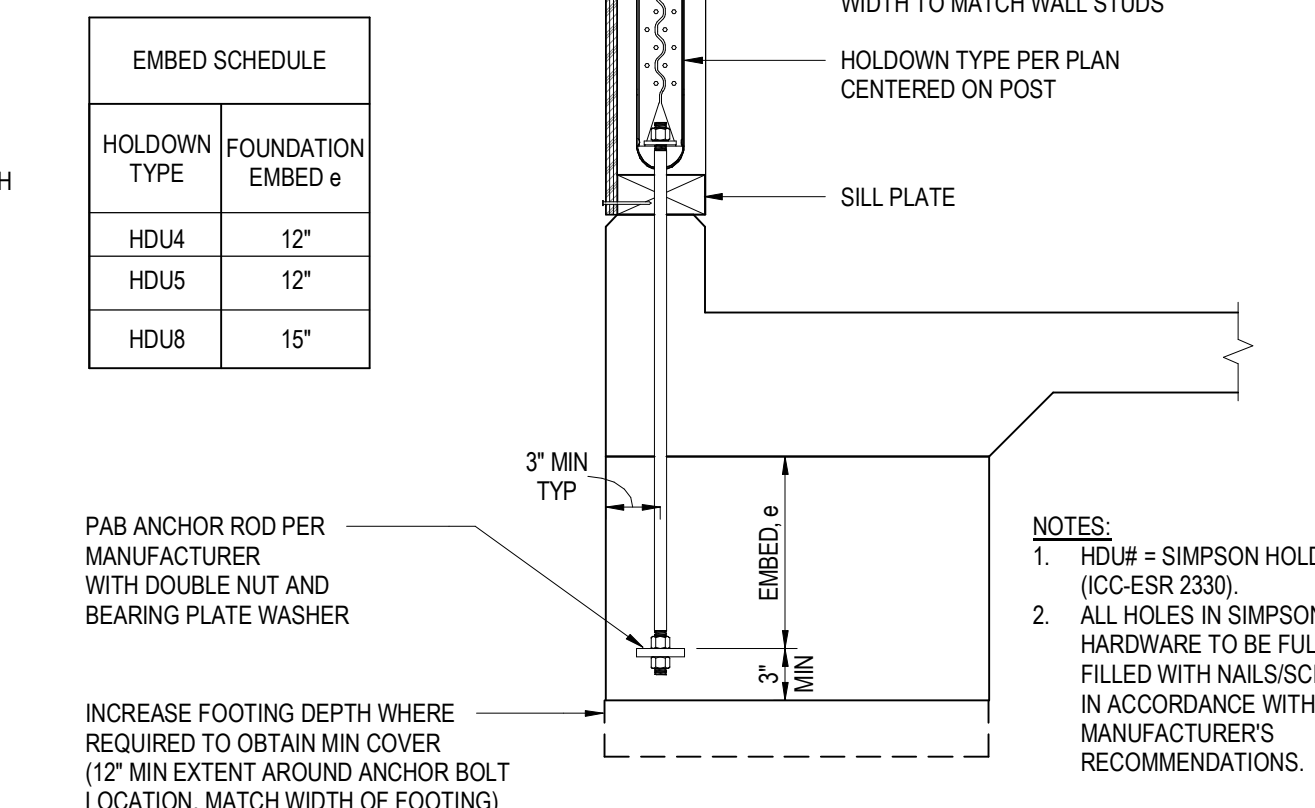


		CONCRETE REINFORCING DEVELOPMENT & SPLICING LENGTHS (IN) FOR Fc = 3.0 KSI																										
CONDITION	CONCRETE TYPE	REINFORCING BAR SIZE																										
		#3		#4		#5		#6		#7		#8		#9		#10		#11										
		Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh	Ld	Ls	Ldh						
THICKNESS OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT > 12"																												
A	NWC	13	17	7	18	23	9	22	28	11	26	34	13	38	49	15	43	56	17	49	63	20	55	71	22	61	79	24
B	NWC	22	28	7	29	38	9	36	47	11	43	56	13	63	81	15	72	93	17	81	105	20	91	118	22	101	131	24
C	NWC	33	42	7	43	56	9	54	70	11	65	84	13	94	122	15	107	139	17	121	157	20	136	177	22	151	196	24
THICKNESS OF FRESH CONCRETE PLACED BELOW HORIZONTAL REINFORCEMENT ≤ 12"																												
A	NWC	12	13	7	14	18	9	17	22	11	20	26	13	29	38	15	33	43	17	38	49	20	42	55	22	47	61	24
B	NWC	17	22	7	22	29	9	28	36	11	33	43	13	48	63	15	55	72	17	62	81	20	70	91	22	78	101	24
C	NWC	25	33	7	33	43	9	42	54	11	50	65	13	72	94	15	83	107	17	93	121	20	105	136	22	116	151	24

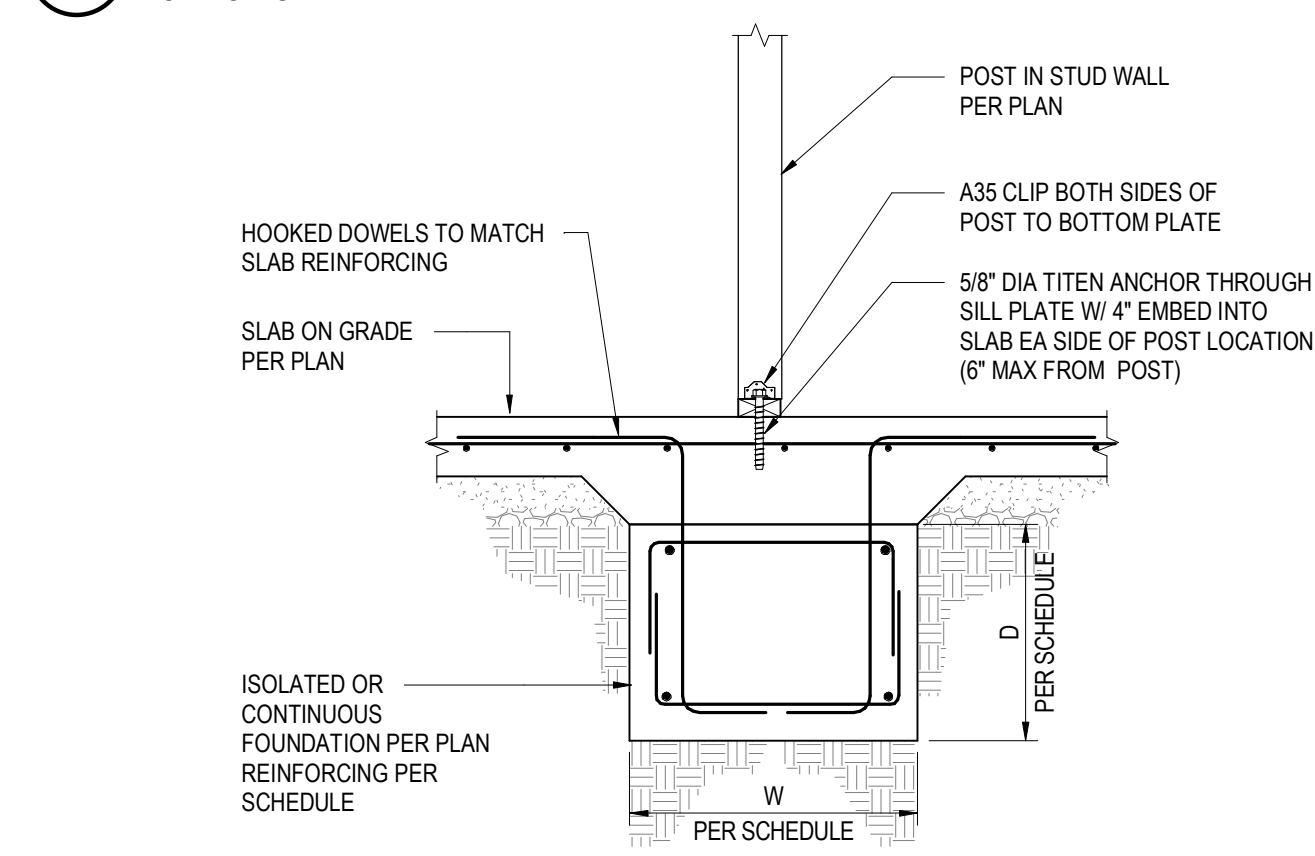
- NOTES:**
- YIELD STRENGTH OF REINFORCEMENT = 60 KSI (TYPICAL)
  - UNCOATED OR ZINC-COATED (GALVANIZED) REINFORCEMENT
  - VALUES SHOWN FOR NORMAL WEIGHT CONCRETE ONLY, MULTIPLY BY 1.3 FOR LIGHTWEIGHT.
  - FOR GRADE 75 REINFORCEMENT MULTIPLY BY 1.25; FOR GRADE 80 REINFORCEMENT MULTIPLY BY 1.33.
  - MORE THAN 12" OF CONCRETE CAST BELOW THE BARS ARE MOST TOP BARS. LESS THAN 12" OF CONCRETE CAST BELOW HORIZONTAL BARS ARE ALL VERTICAL BARS AND MOST BOTTOM BARS.



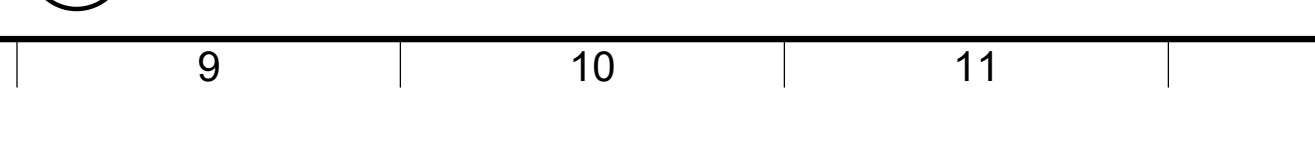
**6 REINFORCING DEVELOPMENT & SPLICE LENGTHS**  
NOT TO SCALE



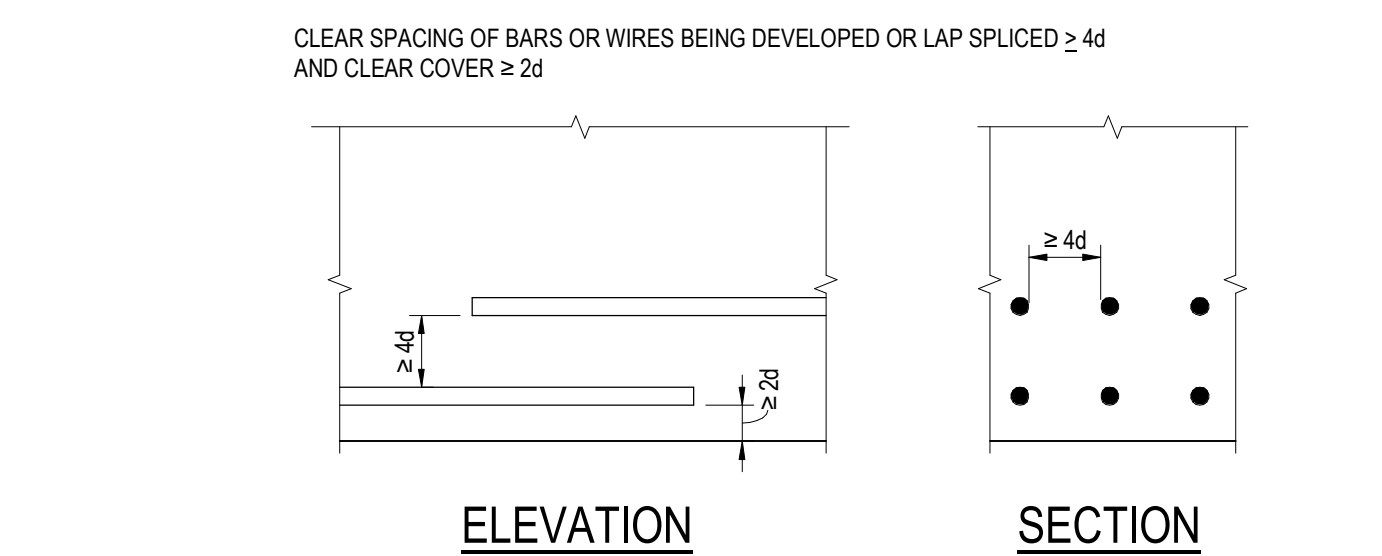
**11 SHEAR WALL HOLDOWN DETAIL**  
NOT TO SCALE



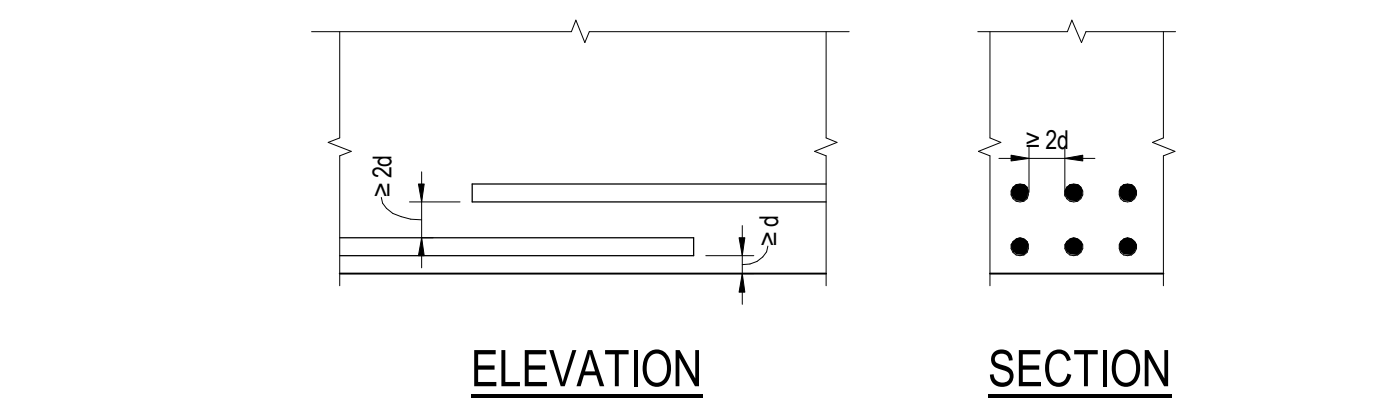
**12 INTERIOR POST FOUNDATION**  
NOT TO SCALE



**CONDITION A**



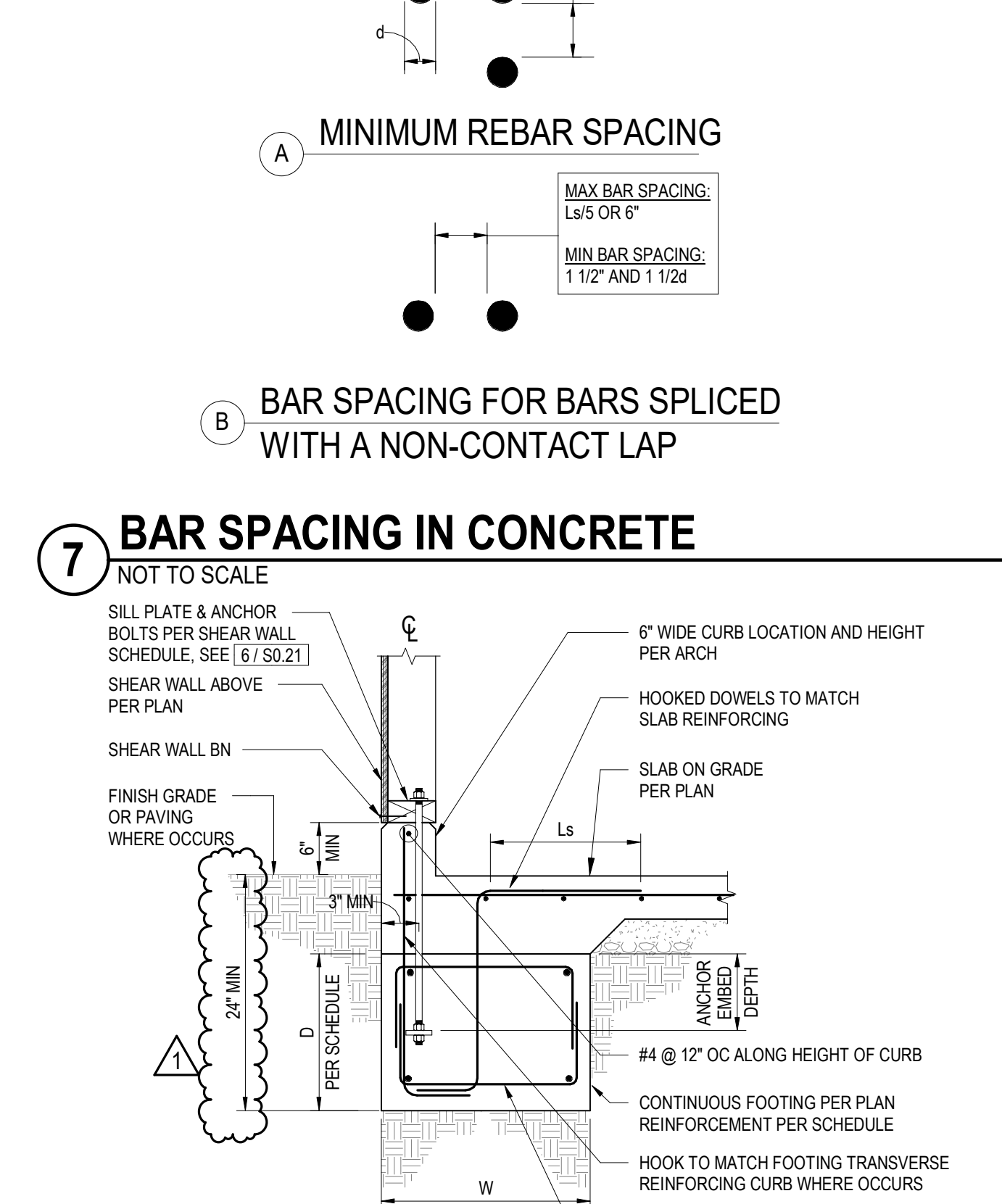
**CONDITION B**



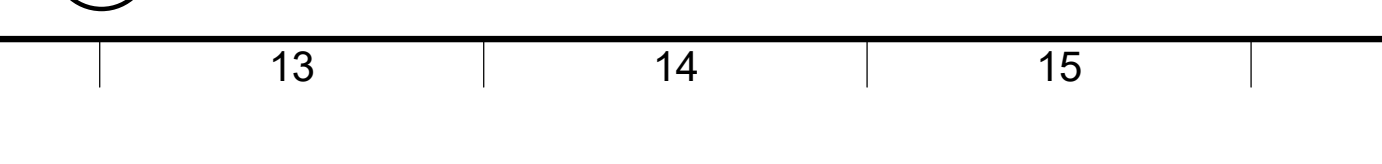
**CONDITION C**

OTHER CASES - WHERE CLEAR SPACING OF BARS OR WIRES < 2d OR CLEAR COVER < d.

**7 BAR SPACING IN CONCRETE**  
NOT TO SCALE



**4 EXTERIOR CONTINUOUS FOOTING**  
NOT TO SCALE



600 WILSHIRE BLVD, SUITE 700  
LOS ANGELES, CA 90017  
213.871.6887  
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 NO. 55593  
 EXP. 12/31/2023  
 STATE OF CALIFORNIA

VERTICAL CONTROL: HORIZONTAL CONTROL SHEET TITLE: TYPICAL CONCRETE DETAILS PROJECT: FIGUEROA ADDRESS: 5900/5904 S. FIGUEROA ST. LOS ANGELES, CA 90003	NO. 1 REVISION DESCRIPTION DATE 10.12.2022 BY PLM/ACH/COMMENTS CIP NO. XXXX INDEX NO. D-XXXX
--	---

**CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING**

CITY ENGINEER: GARY LEE MOORE, P. E., ENV. SP. DATE: \_\_\_\_\_

DESIGN GROUP: MICHAEL LEHRER F&A; NERIN MADRIBEGOVIC, AIA

ENGINEER: OMAR L. GARZA SE

DESIGNED BY: NOUS

DRAWN BY: ASP

CHECKED BY: OG

APPROVED BY: DIVISION HEAD

WORK ORDER: 00

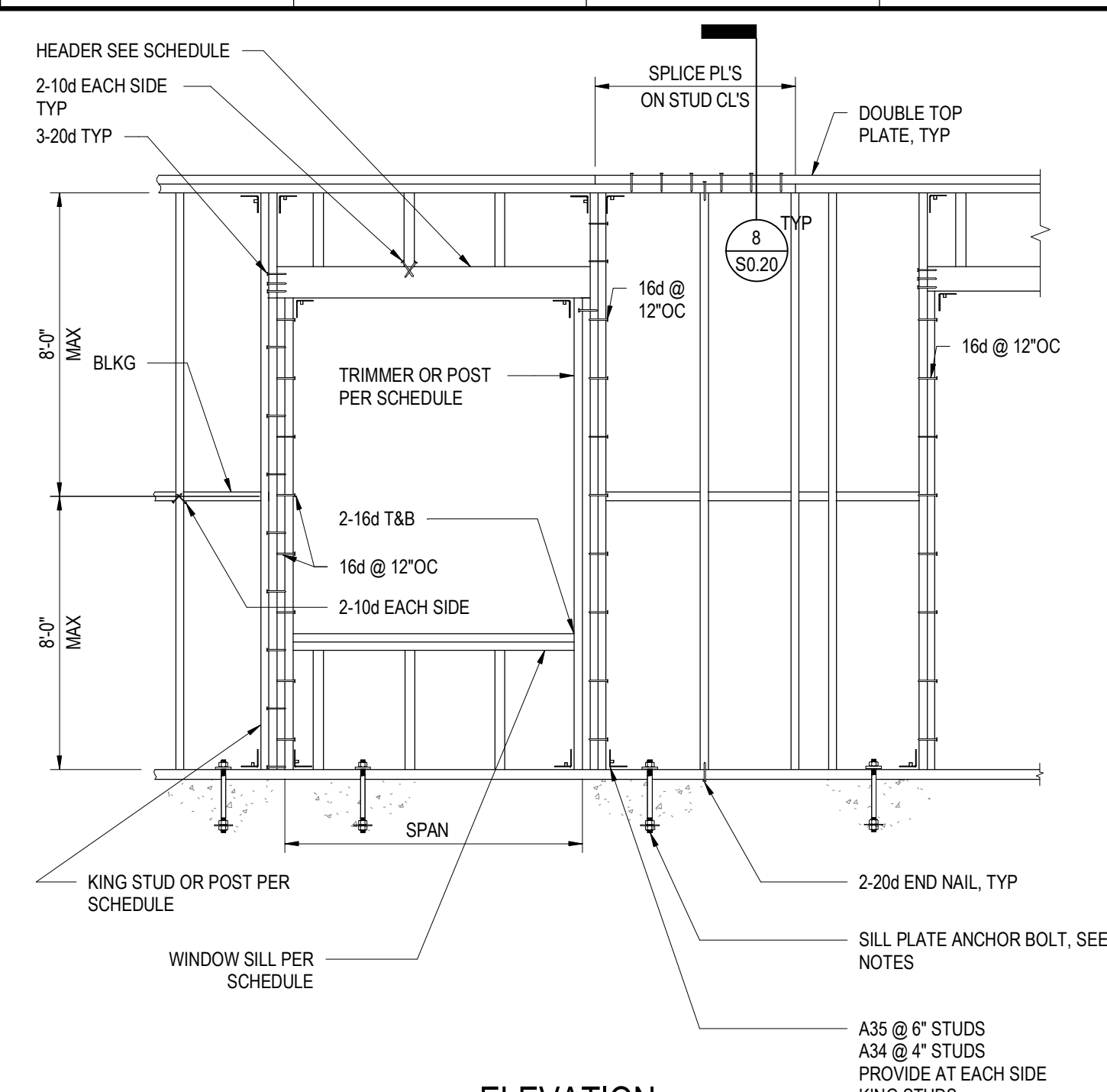
SHEET NAME: S0.10

SHEET OF SHEETS



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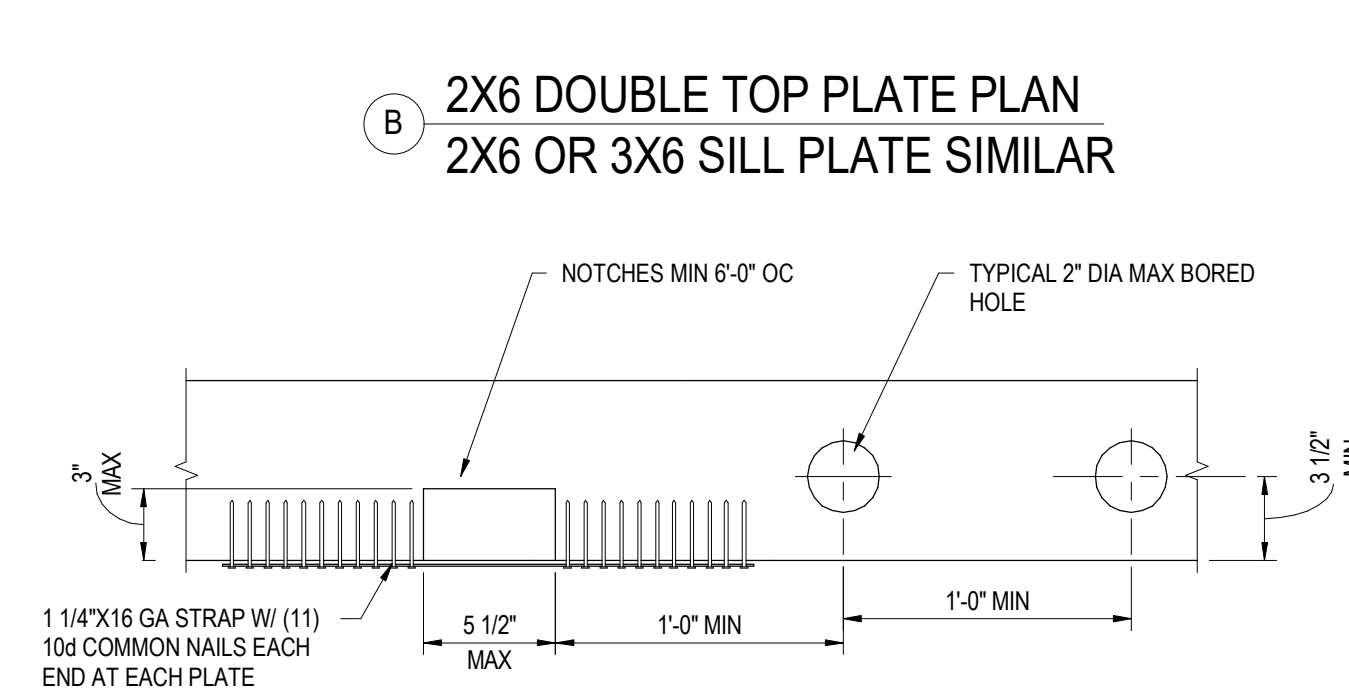
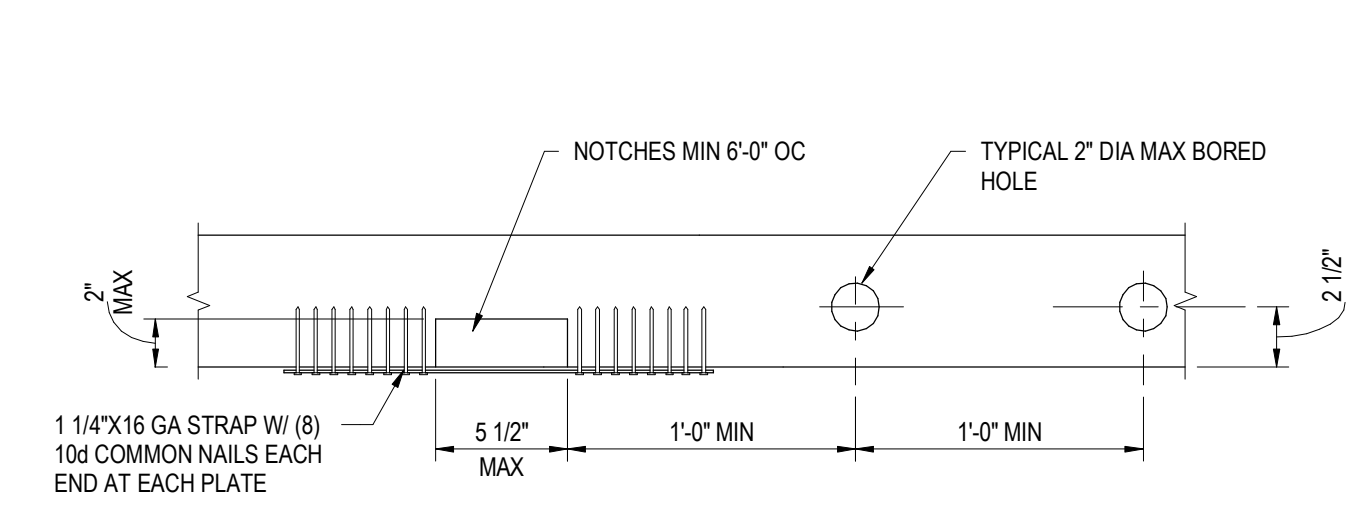
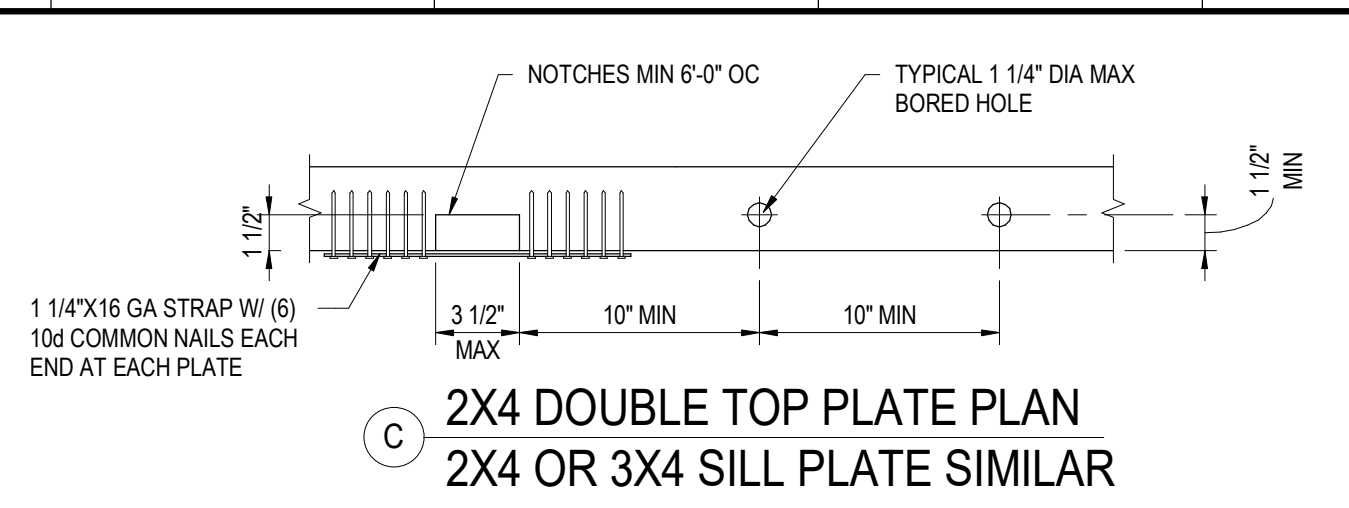


- NOTES:**
- SILL PLATE ANCHOR BOLT TO BE 5/8" DIA. WITH 2X2X3/16 PLATE WASHER AND 0"-8" MIN EMBED AT 4'-0" OC UON
  - SILL PLATE ANCHOR BOLTS TO BE 6" MIN/12" MAX. FROM END OF SILL PLATE. MINIMUM (2) BOLTS PER PLATE.
  - NOTCHES TO SILL PER DETAIL
  - AT NON BEARING WALLS, ACCEPTABLE TO REPLACE ANCHOR BOLTS WITH SIMPSON PDPW-300 @ 24"OC (ICC-ESR 2138)
  - STUD SIZE AND SPACING PER STUD WALL SCHEDULE (2X4 @ 16"oc OR 2X6 @ 16"OC MINIMUM)

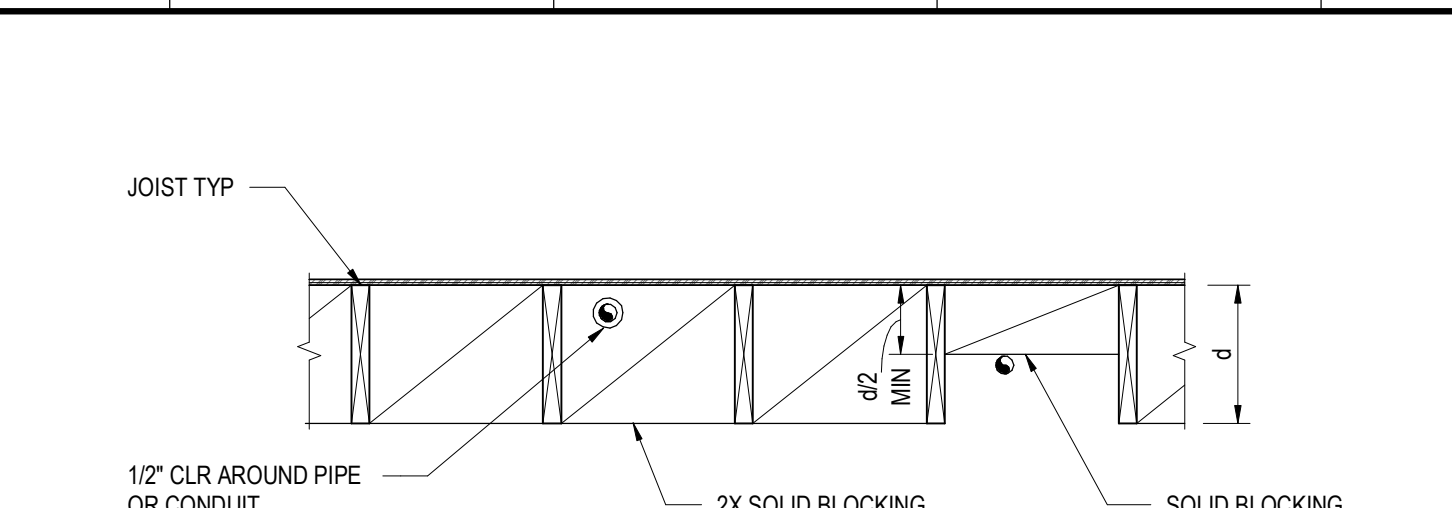
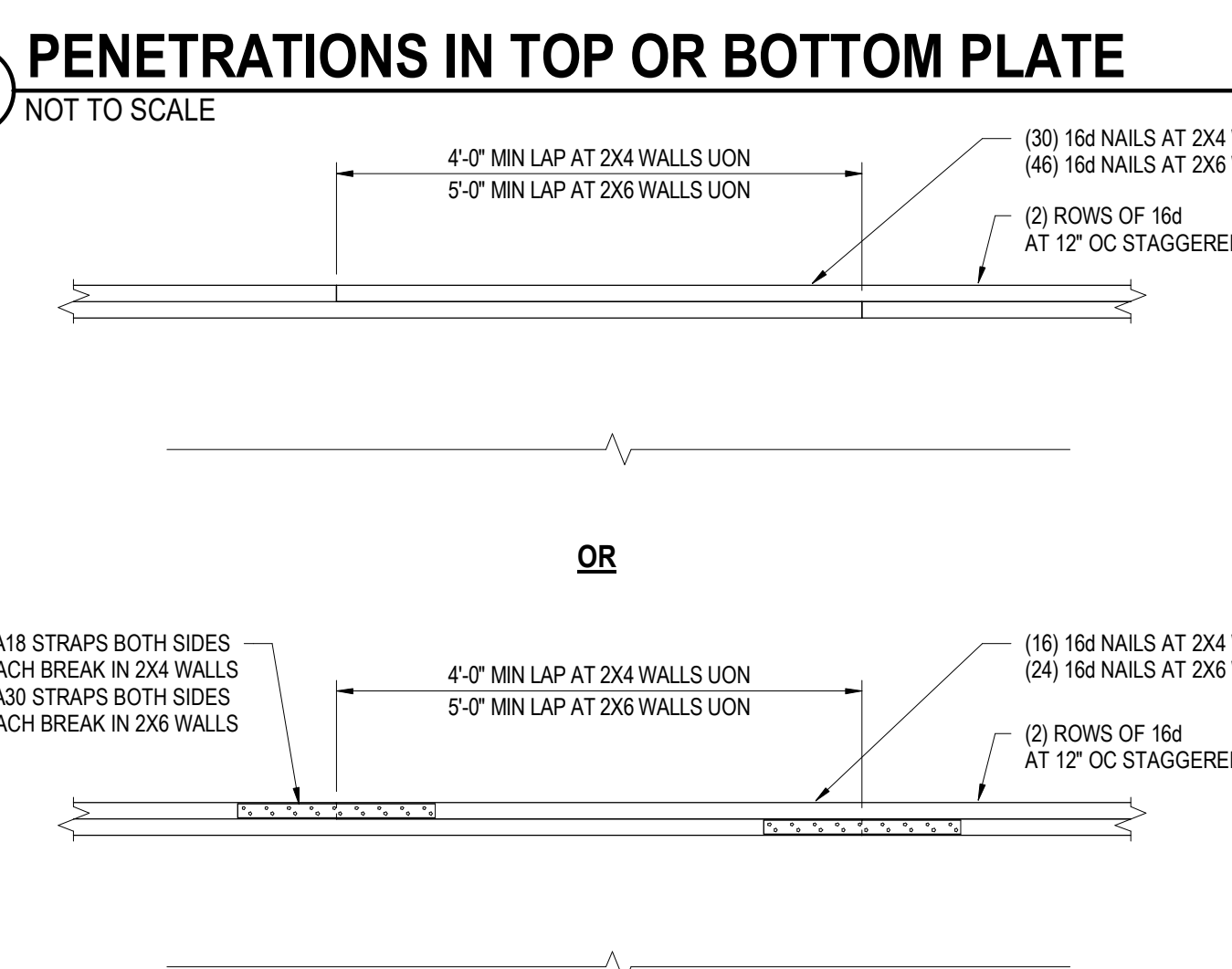
WALL STUD SCHEDULE		
LEVEL	STUD DEPTH	STUD REQUIREMENT
ALL FLOORS	5 1/2"	2X6 @ 16"OC

KING/TRIMMER SCHEDULE UON			WINDOW SILL SCHEDULE	
KING	TRIMMER	SPAN	SILL MEMBER	SILL SPAN
2X OR POST	2X	<= 4'-0"	(2)-2X	<= 8'-0"
(2)-2X OR POST	(2)-2X	<= 8'-0"	4X	<= 12'-0"
(3)-2X	(3)-2X OR POST	> 8'-0"	6X	<= 15'-0"

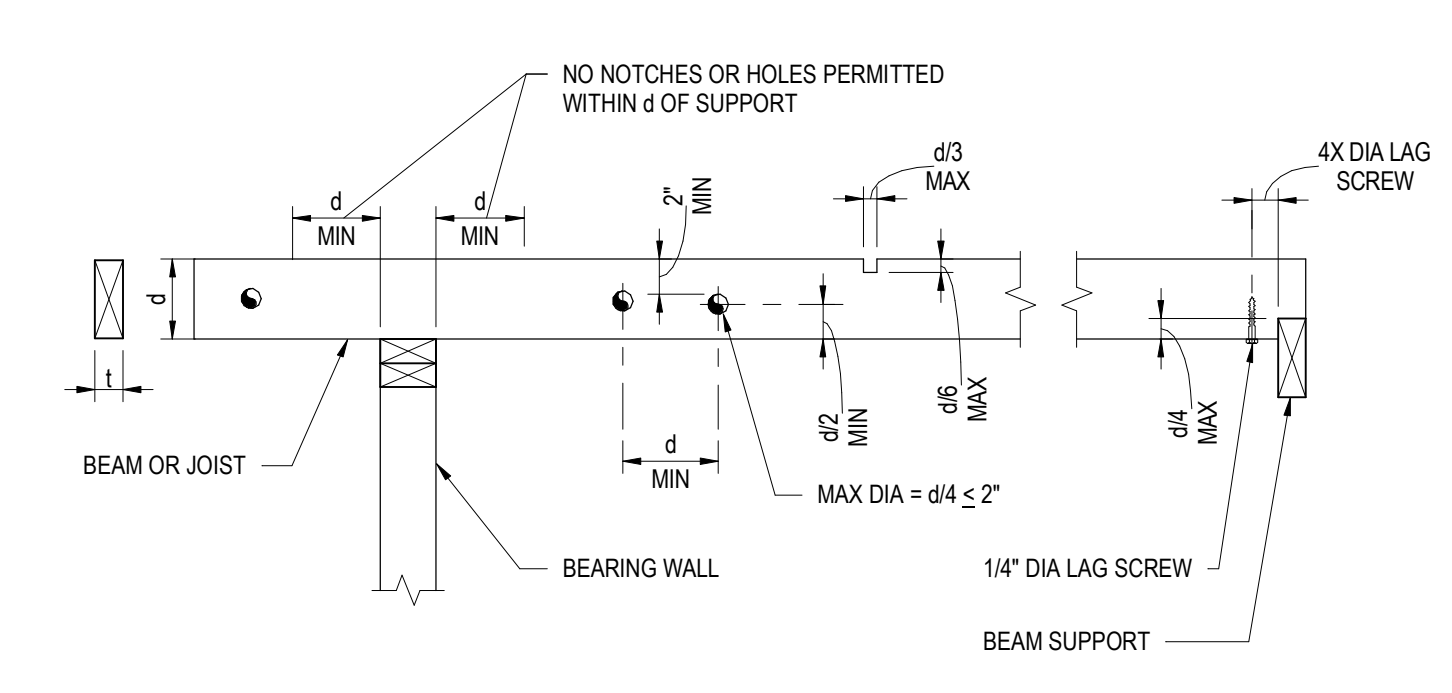
MAX OPENING SIZE	LOAD BEARING HEADER				NON-LOAD BEARING HEADER	
	HEADER SIZE AT FLOOR		HEADER SIZE AT ROOF		HEADER SZ. AT FLR. AND RF.	
	4" WALL	6" WALL	4" WALL	6" WALL	4" WALL	6" WALL
4'-0"	4X8	6X6	4X6	6X6	4X4	4X6 FLAT
6'-0"	4X10	6X8	4X8	6X6	4X4	6X6
8'-0"	3 1/2 X 11 7/8 LVL	6X10	4X10	6X8	4X6	6X6



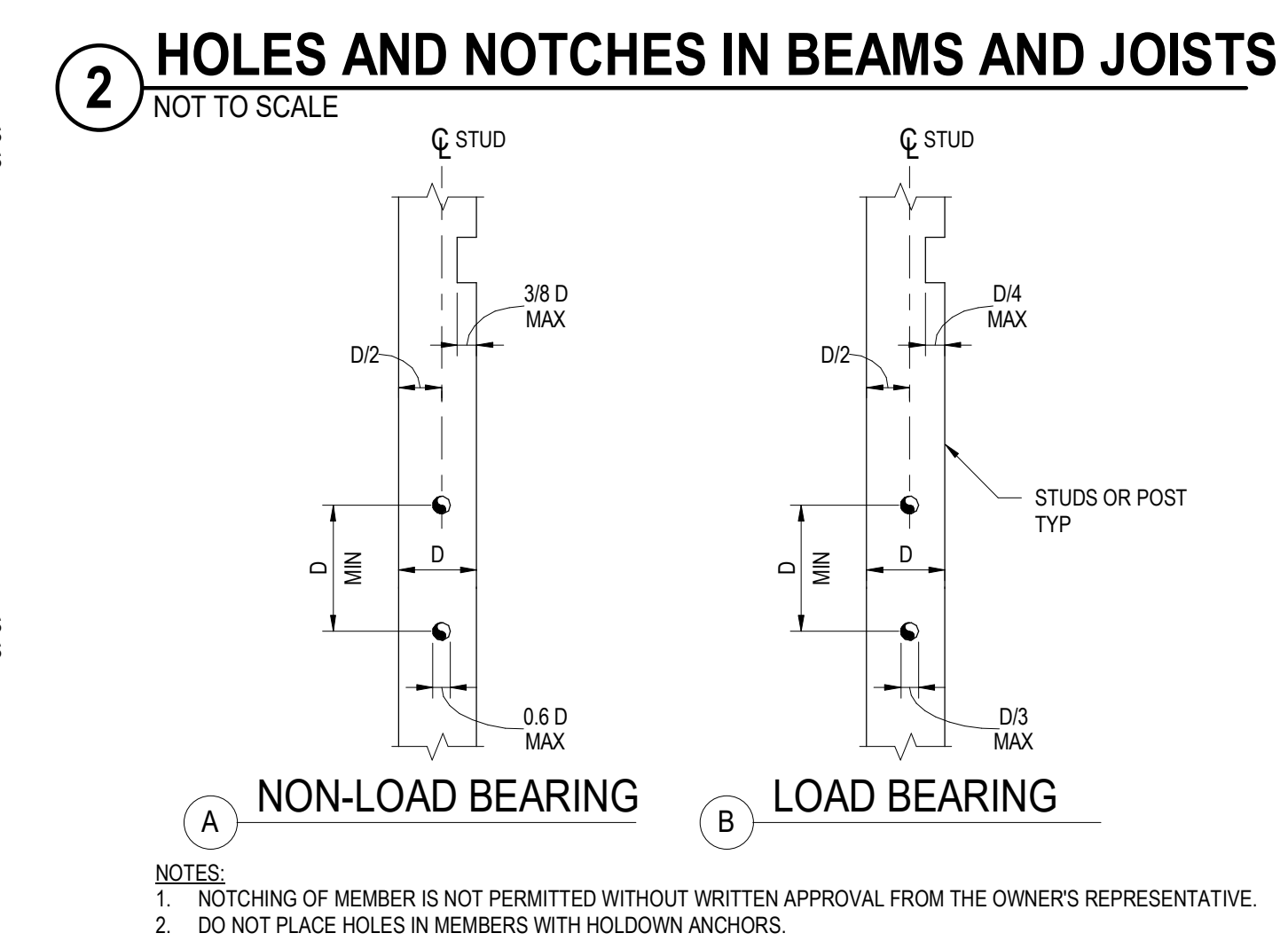
**6 PENETRATIONS IN TOP OR BOTTOM PLATE**  
NOT TO SCALE



**1 WOOD JOIST BLOCKING**  
NOT TO SCALE

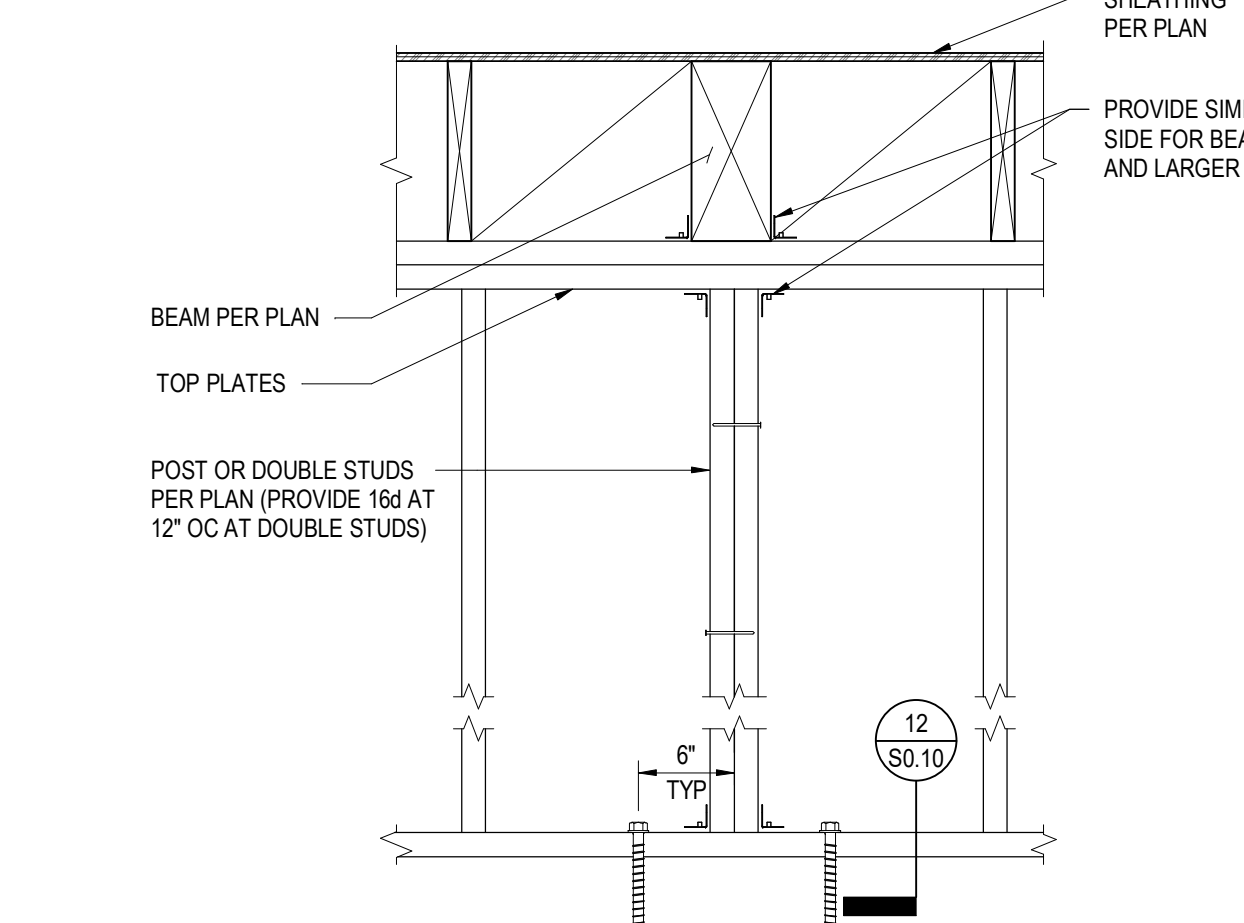


**2 HOLES AND NOTCHES IN BEAMS AND JOISTS**  
NOT TO SCALE



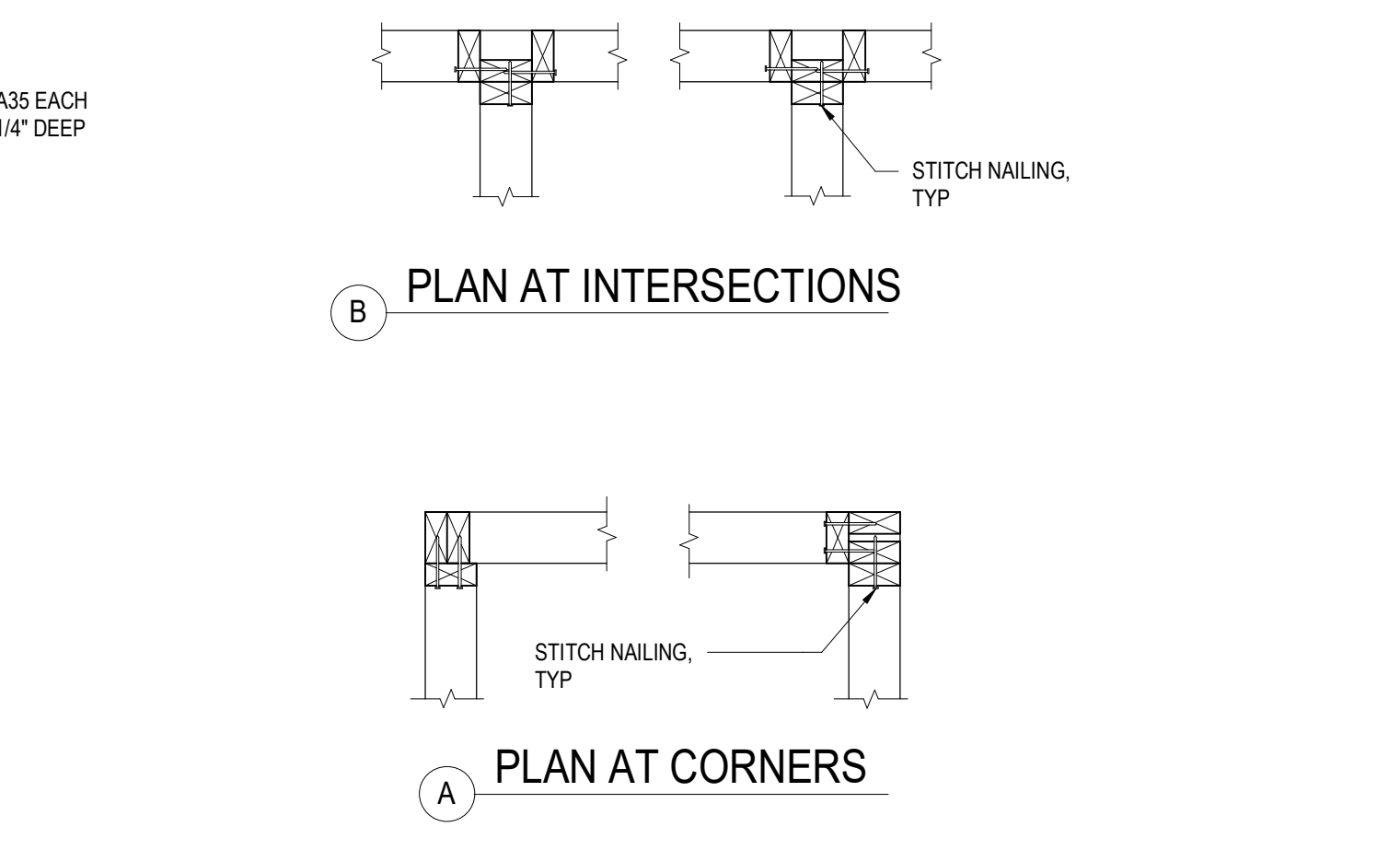
**3 HOLES AND NOTCHES IN STUDS OR POSTS**  
NOT TO SCALE

**15 LOW BEAM PERPENDICULAR TO WALL**  
NOT TO SCALE



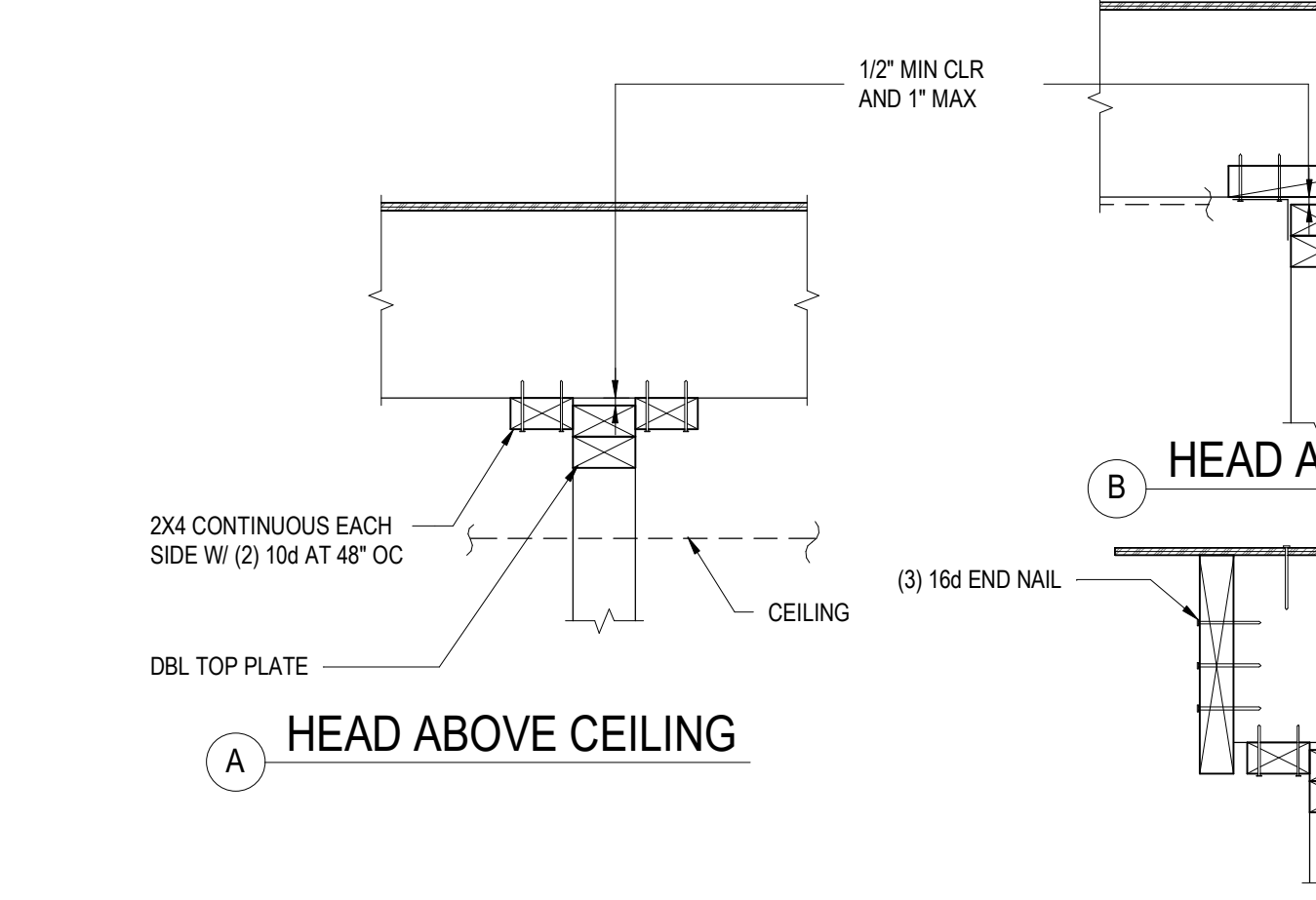
**16 FLUSH BEAM PERPENDICULAR TO WALL**  
NOT TO SCALE

**11 STUD WALL FRAMING**  
NOT TO SCALE



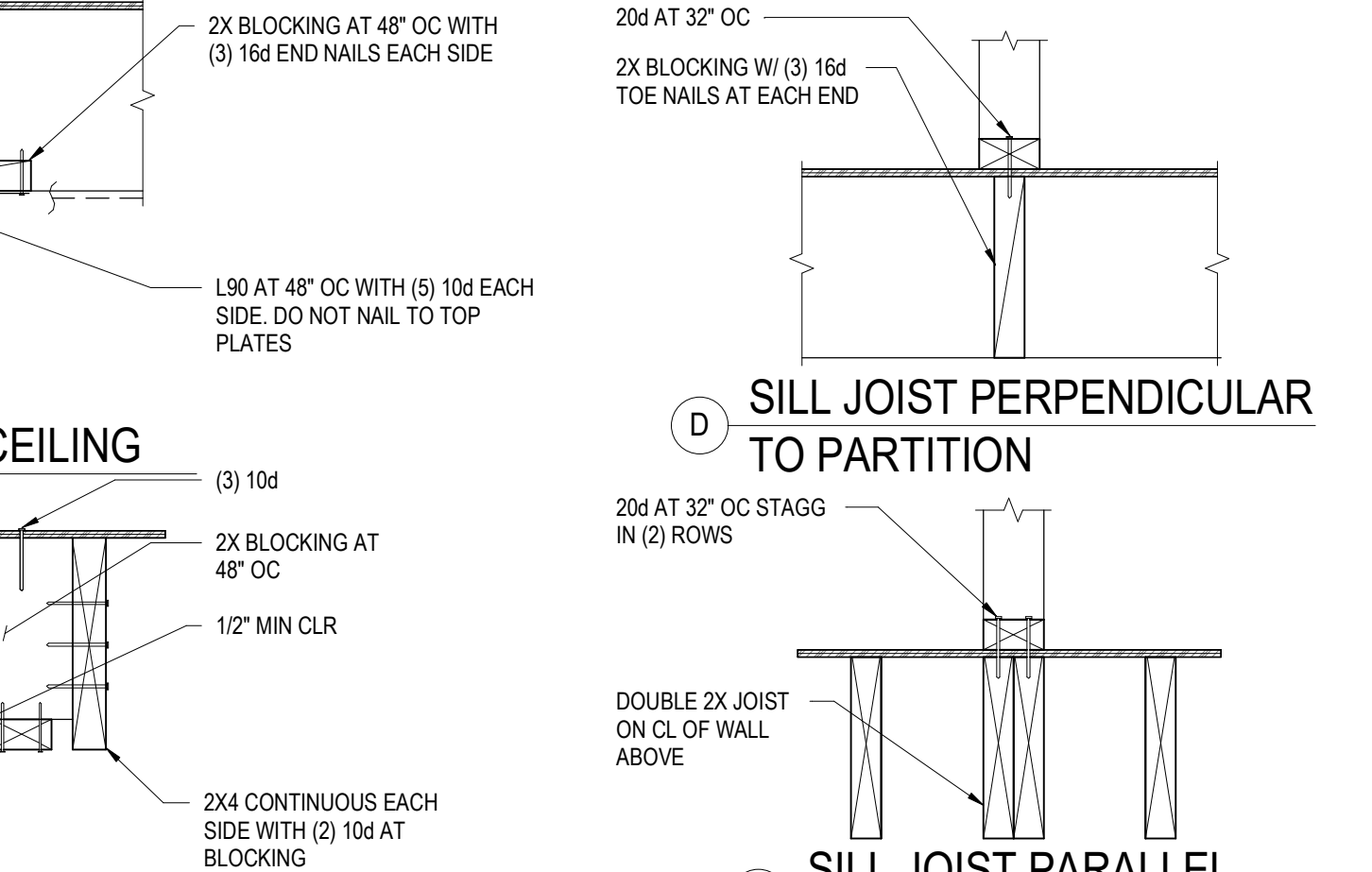
**12 STUD WALL CORNERS AND INTERSECTIONS**  
NOT TO SCALE

**7 TOP PLATE SPLICE**  
NOT TO SCALE



**8 JOIST AT STUD WALL (NON-BEARING)**  
NOT TO SCALE

**3 HOLES AND NOTCHES IN STUDS OR POSTS**  
NOT TO SCALE



**3 HOLES AND NOTCHES IN STUDS OR POSTS**  
NOT TO SCALE

600 WILSHIRE BLVD, SUITE 760  
LOS ANGELES, CA 90017  
213.871.6887  
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER  
CIVIL/LEVEL 6024  
55593  
EXP 12/31/2023  
STATE OF CALIFORNIA

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

NO.	REVISION DESCRIPTION	DATE	BY	VERTICAL CONTROL	HORIZONTAL CONTROL	SHEET TITLE	PROJECT	ADDRESS
						TYPICAL WOOD DETAILS	FIGUEROA	5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003

CIP NO. XXXX

INDEX NO. D-XXXX

CITY ENGINEER	DATE	DESIGN GROUP	DRAWN BY	CHECKED BY	APPROVED BY
GARY LEE MOORE, P. E., ENV SP		MICHAEL LEHRER F&A; NERIN MADRIBEGOVIC, AIA	OMAR L. GARZA SE	NOUS	ASP

WORK ORDER 00

SHEET NAME S0.20

SHEET OF SHEETS

APPROVED BY: DIVISION HEAD

SHEET VERSION 4.0.1

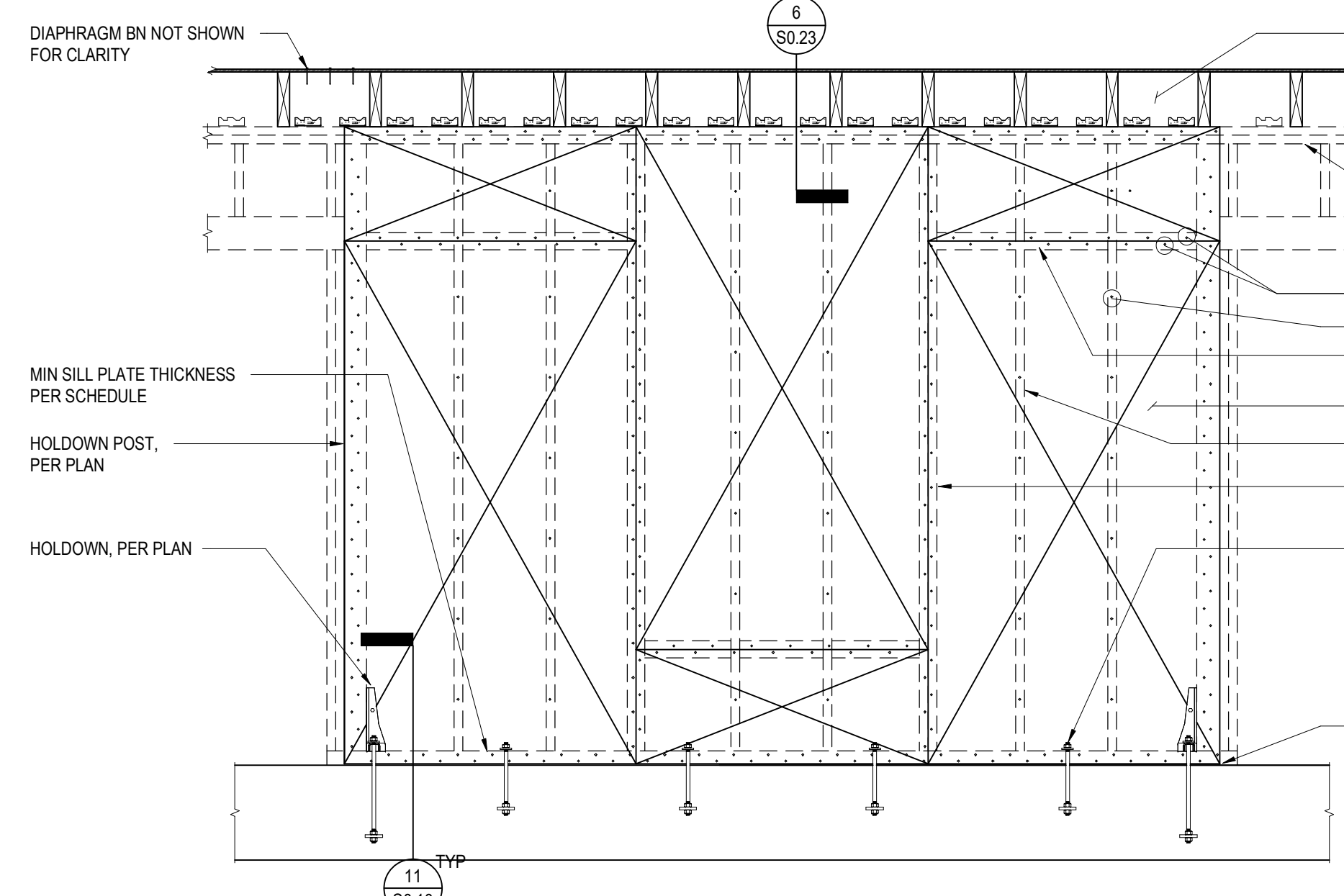
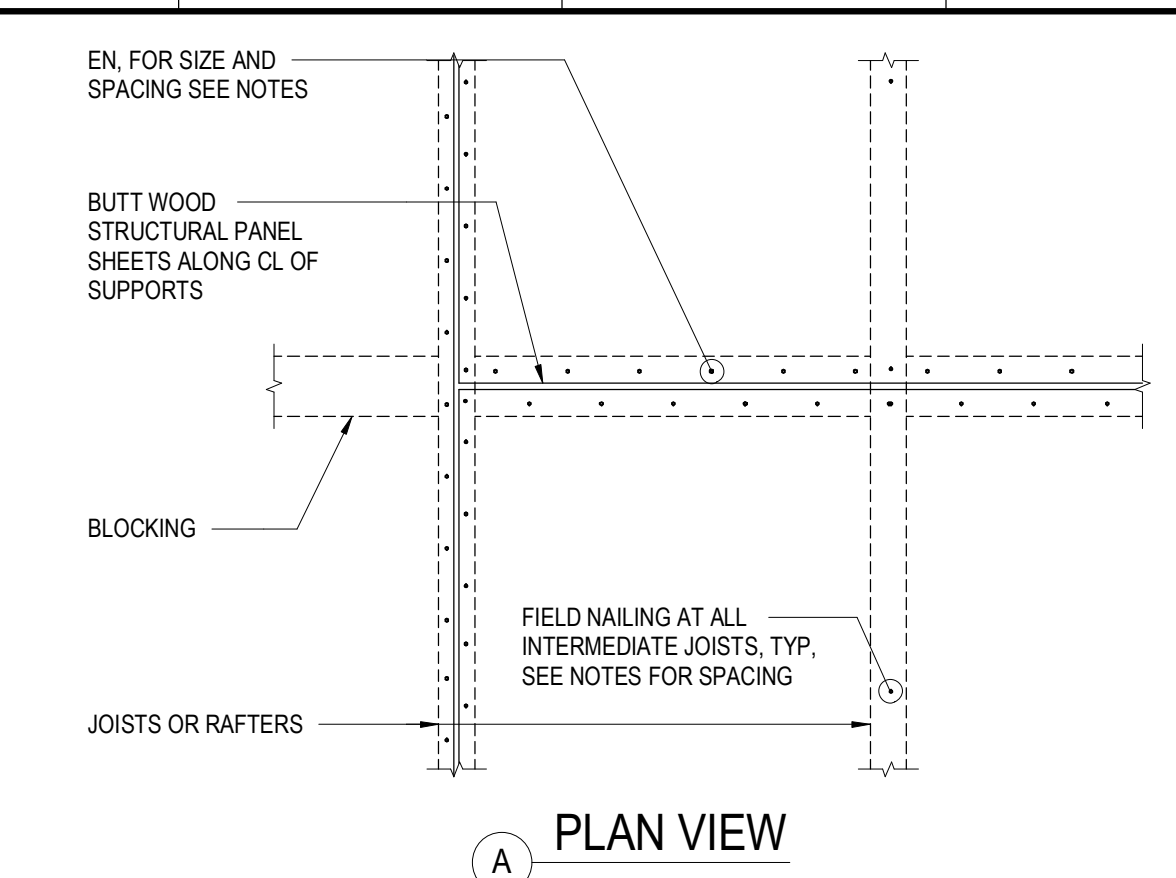
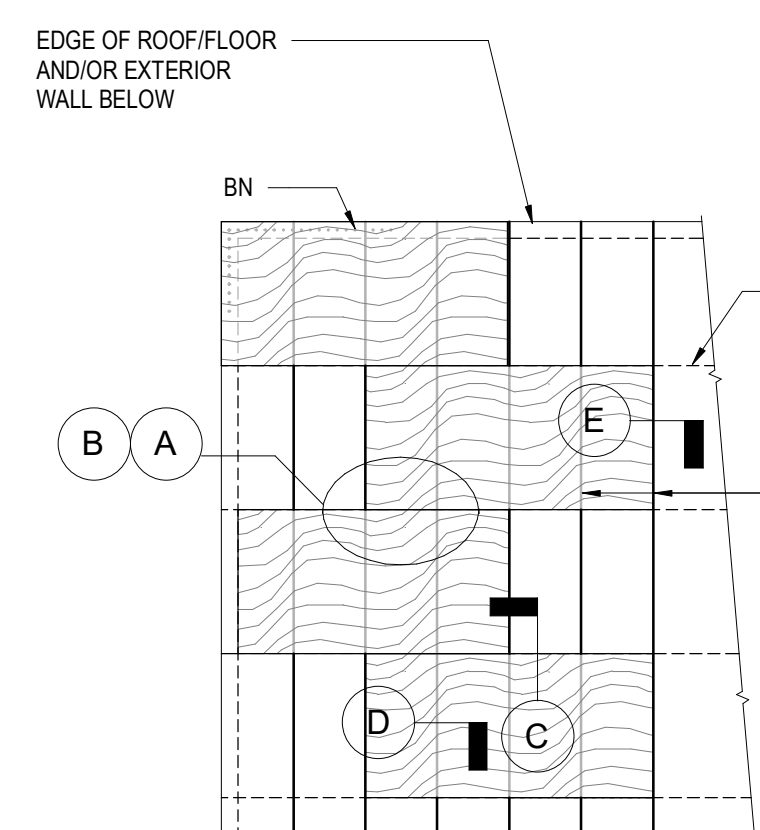
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SAVED BY: tbd

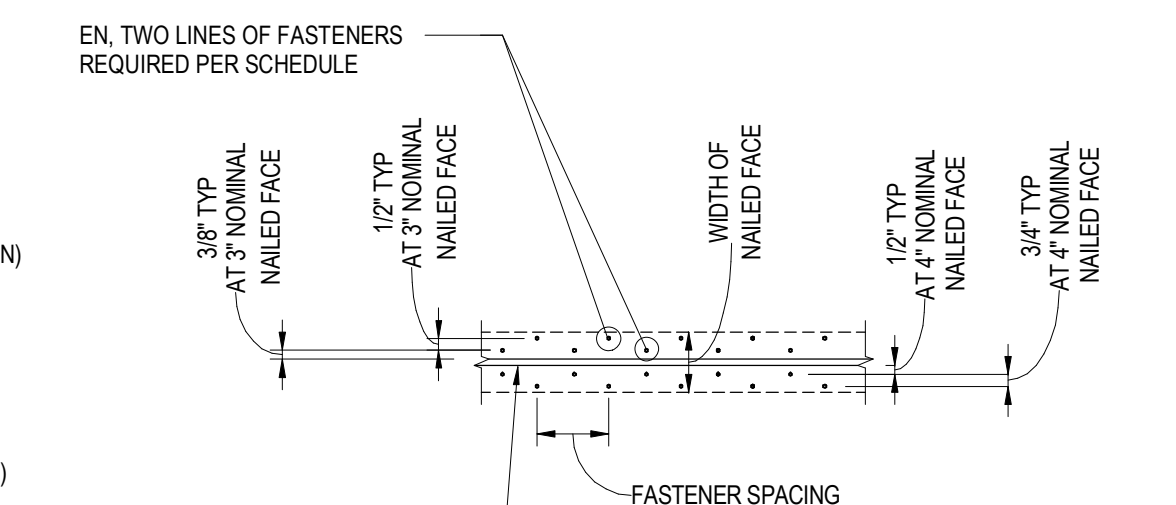
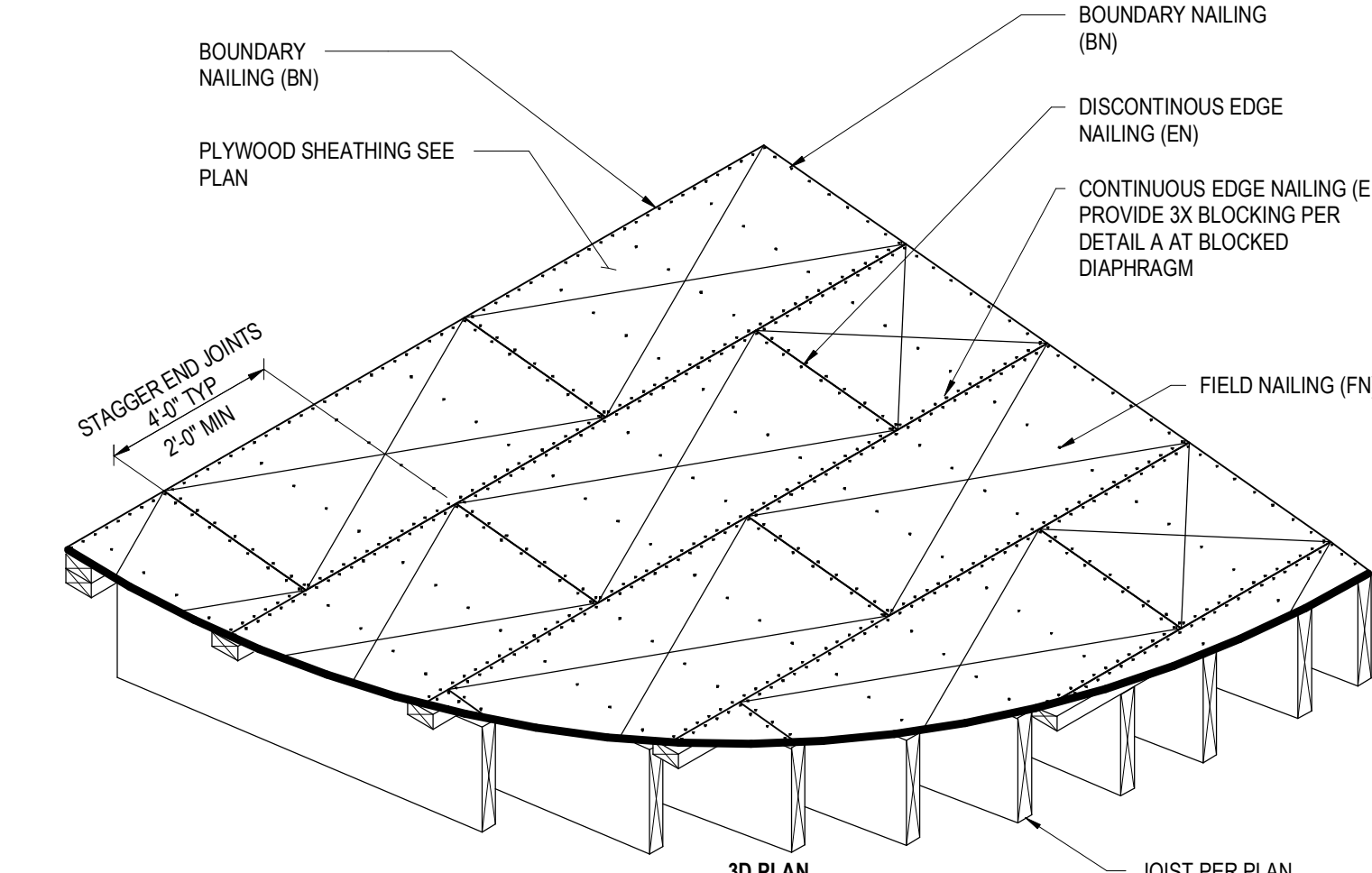


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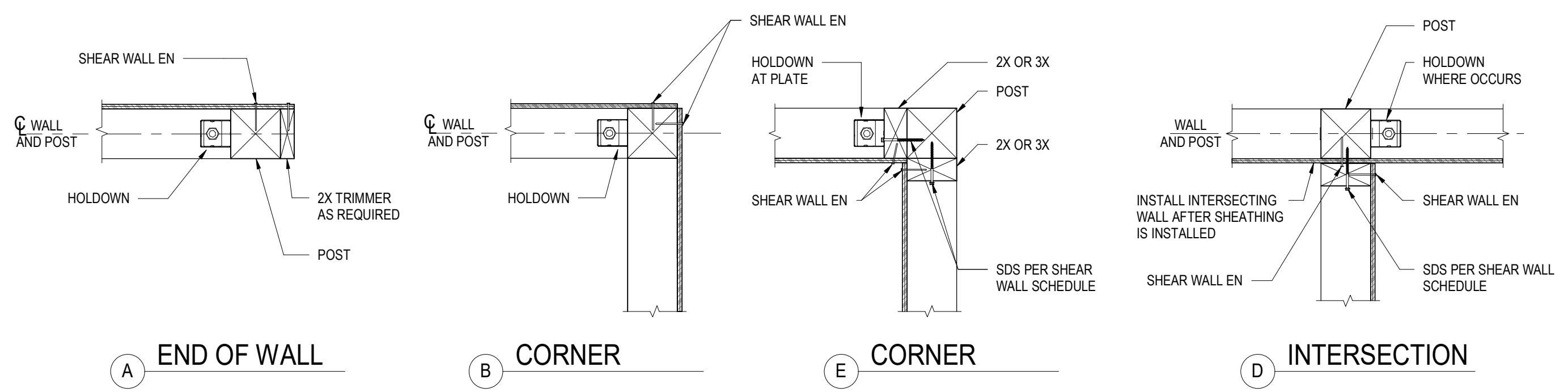
- JOIST OR BLOCKING (SEE PLAN FOR JOIST DIRECTION) FOR LAG SCREWS USE MINIMUM 3X BLOCKING OR RIM JOIST
- DOUBLE TOP PLATES, TO BE CONTINUOUS AT SPLICE PER (S0.20) WHERE TOP PLATES ARE NOT CONTINUOUS, PROVIDED STRAPS PER PLAN
- EN PER SCHEDULE
- FN PER SCHEDULE
- 3X BLOCKING AT ALL ADJOINING PANEL
- SHEATHING SEE SCHEDULE
- WALL STUDS PER PLAN
- 3X STUD, MIN. AT ALL ADJOINING PANEL EDGES
- SILL ANCHOR BOLT SPACING PER SCHEDULE
  - AT FLOORS, INSTALL SIMPSON SDS OR SDWS PER SHEAR WALL SCHEDULE UON.
  - ALL SILL ANCHORS TO INCLUDE SIMPSON BPS58-6 WASHER OR EQUIVALENT AT TOP OF PLATE
  - USE OF EQUIVALENT SIMPSON PAB ANCHORS AS ALTERNATIVE FOR SILL ANCHORS IS ACCEPTABLE.
- 1/4" GAP (PLYWOOD TO TOP OF CONCRETE)



- NOTES:**
- REFER TO ROUGH CARPENTRY NOTES FOR ADDITIONAL FRAMING REQUIREMENTS.
  - REFER TO PLAN & SHEAR WALL LEGEND FOR SHEAR WALL TYPE.
  - PLYWOOD FACE GRAIN TO BE VERTICAL.
  - SHEATHING FOR SINGLE-SIDED SHEAR WALLS MAY BE PLACED ON EITHER FACE OF WALL UON. PROVIDE MINIMUM LENGTH SPECIFIED ON PLAN AND COORDINATE WITH ARCHITECTURAL FINISHES.
  - NAILING SHALL BE 10x COMMON WITH 1 1/2" MINIMUM PENETRATION. NAILING SHALL BE 1/2" DISTANCE FROM PANEL EDGE AND 3/8" DISTANCE FROM EDGE OF CONNECTING MEMBERS.
  - PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED IN ALL CASES.
  - WHEN SHEATHING IS APPLIED ON BOTH SIDES OF STUDS, NAILS ON EACH SIDE OF SHEATHING JOINT, SILL PLATES, HOLDDOWN POSTS AND TOP PLATES SHALL BE STAGGERED.
  - PLYWOOD PANELS SHALL ABUT ALONG CENTERLINES OF FRAMING MEMBERS. THE MINIMUM PLYWOOD DIMENSION FOR USE SHALL BE 12".
  - A35 OR LTP4 SHEAR TRANSFER SHALL BE CONNECTING TO PLATE AND BLOCKING, JOIST OR RAFTER.
  - SILL PLATES ON MASONRY OR CONCRETE SHALL BE PRESSURE TREATED AND 3X MIN.
  - SEE PLAN AND TYPICAL DETAILS FOR SPECIFIC SHEAR CONNECTION DETAILS.
  - AT ALL EXTERIOR AND INTERIOR BEARING WALLS NOT NOTED AS SHEAR WALLS, BLOCKING SHALL BE PROVIDED BETWEEN JOISTS AND/OR RAFTERS WITH A35, LTP4, OR LTP5 TO TOP PLATES AT 16" OC AT FLOOR AND 24" OC AT ROOF CONDITIONS UON.

SHEAR WALL TYPE	PLYWOOD PANEL		MIN SILL THK	SILL PLATE ANCHOR TO CONCRETE SLAB SIZE & SPACING	1/4"x6" SDS OR 5" SDWS	A35 OR LTP4 FRAMING CLIPS	SHEAR CAPACITY (PLF)	
	APA RATED PLYWOOD	THK						
	THK	TYPE						
A	15/32"	STRUCT I	ONE SIDE	10d@ 6", 6", 12"	3X	5/8" DIA X 8" EMBED @ 32" OC	AT 12" OC ONE SIDE	340
B	15/32"	STRUCT I	ONE SIDE	10d@ 4", 4", 12"	3X	5/8" DIA X 8" EMBED @ 32" OC	AT 8" OC ONE SIDE	510
C	15/32"	STRUCT I	ONE SIDE	10d@ 3", 3", 12"	3X	5/8" DIA X 8" EMBED @ 24" OC	AT 6" OC ONE SIDE	665
D	15/32"	STRUCT I	ONE SIDE	10d@ 2", 2", 12"	3X	5/8" DIA X 8" EMBED @ 24" OC	AT 4" OC ONE SIDE	870
E	15/32"	STRUCT I	TWO SIDES	10d@ 3", 3", 12"	3X	5/8" DIA X 8" EMBED @ 12" OC	AT 8" OC TWO SIDES	1330

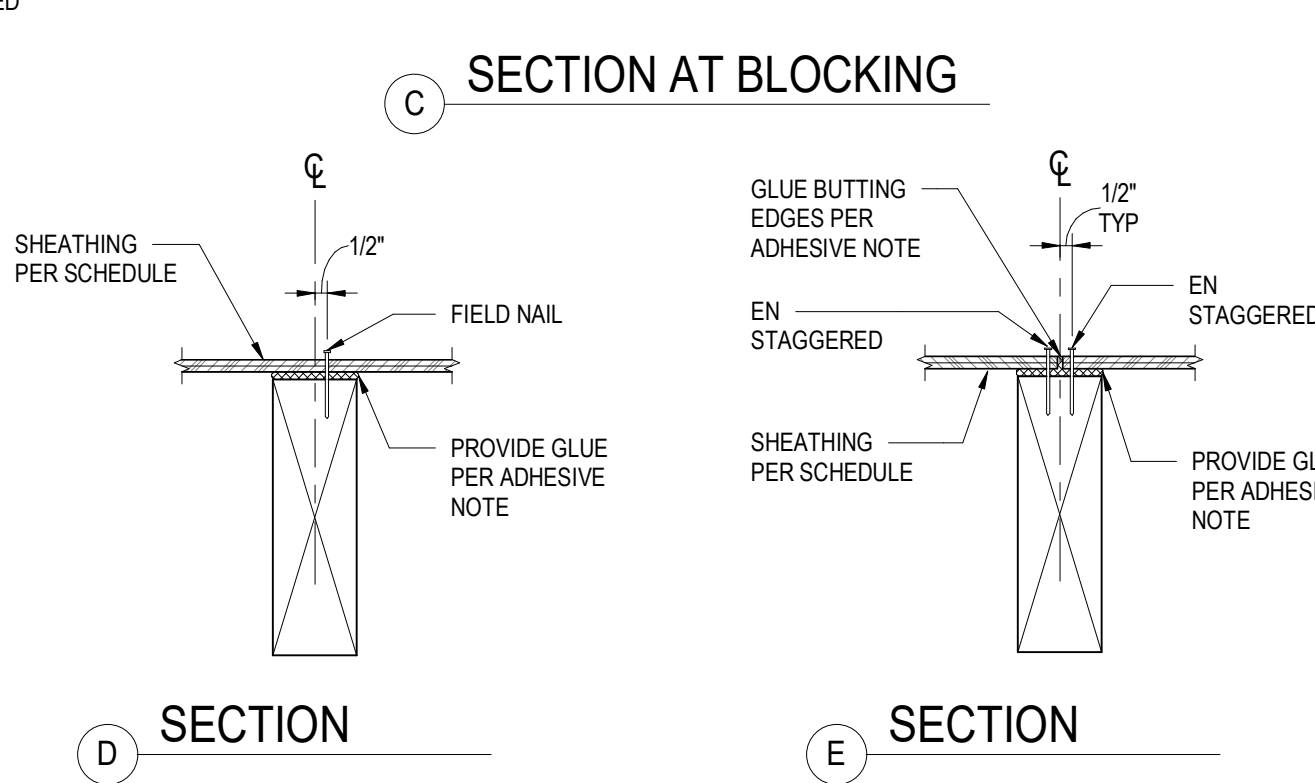
**6 SHEAR WALL ELEVATION**  
NOT TO SCALE



- NOTES:**
- PROVIDE WOOD STRUCTURAL PANEL SHEETS NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR LESS THAN 8'-0" SQ FEET IN AREA. USE FULL SHEETS WHEREVER POSSIBLE.
  - PLACE WOOD STRUCTURAL PANEL SHEET WITH FACE PLIES PERPENDICULAR TO JOISTS AND STAGGER 4'-0" EDGES AS SHOWN.
  - COORDINATE JOIST LAYOUT WITH 4'-0" MODULE AS RELATED TO STRUCTURAL 1 RATED SHEATHING EXPOSURE 1.
  - ADHESIVE (FLOOR SHEATHING ONLY): ADHESIVE SHALL CONFORM TO APA SPECIFICATION AFG-01 OR ASTM D3498. APPLIED IN ACCORDANCE WITH THE ADHESIVE MANUFACTURER'S RECOMMENDATIONS. IF OSB PANELS WITH SEALED SURFACES AND EDGES ARE TO BE USED, USE ONLY SOLVENT-BASED GLUES; CHECK WITH PANEL MANUFACTURER EXECUTION:
    - APPLY A BEAD OF GLUE ABOUT 1/4 INCH IN DIA TO ALL CONTACT/BEARING SURFACES. ON WIDE AREAS APPLY GLUE IN SERPENTINE PATTERN.
    - APPLY TWO BEADS OF GLUE ON JOISTS WHERE PANEL ENDS BUTT.
    - APPLY GLUE PROGRESSIVELY TO BUTTING EDGES OF PANELS AND INTO GROOVED EDGES OF TONGUE AND GROOVE PANELS AS WORK PROCEEDS. COMPLETE NAILING OF EACH PANEL BEFORE GLUE SETS.
  - AT INTERIOR SHEARWALL LOCATIONS, PROVIDE DOUBLE LINES OF DIAPHRAGM NAILING INTO TRANSFER BLOCKING OR TOP PLATES.

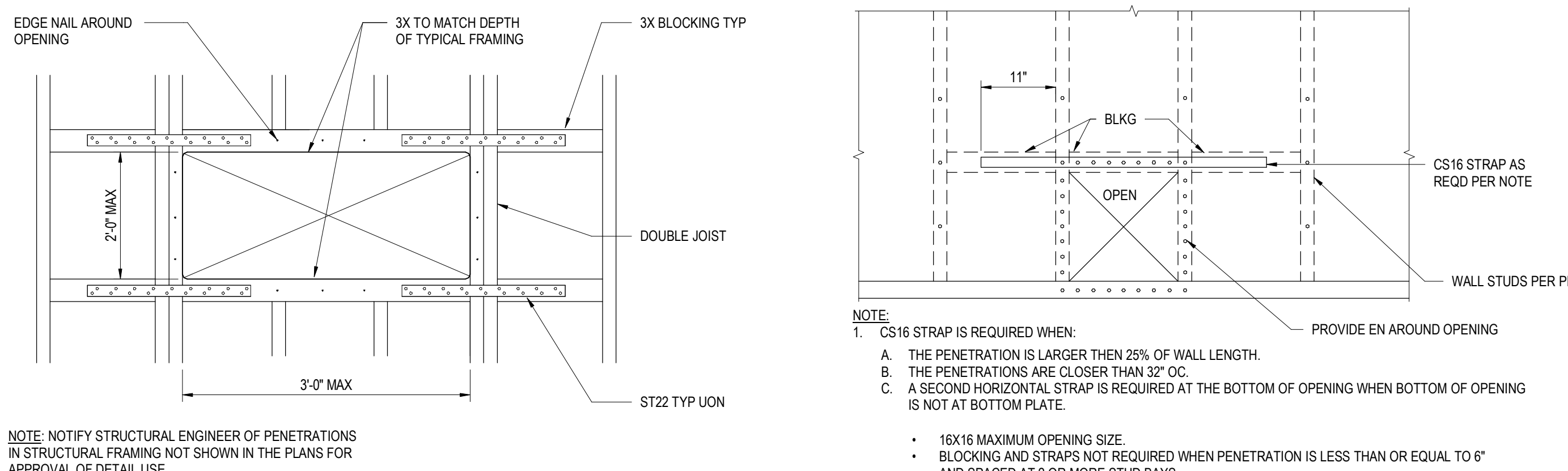
DIAPHRAGM SHEATHING SCHEDULE								
DIAPH TYPE	SHEATHING	LINE OF FASTENERS	TYPE*	WIDTH OF NAILED FACE	BN	EN	FN	DETAIL
D1	15/32"	1	10d COMMON	2"	6"	6"	12"	A

\*NAILING TO BE RING OR SPIRAL SHANK, FULL HEAD.



**11 BLOCKED DIAPHRAGM SHEATHING SCHEDULE**  
NOT TO SCALE

**7 SHEAR WALL CORNER AND INTERSECTION FRAMING**  
NOT TO SCALE



**8 OPENINGS IN ROOF**  
1" = 1'-0"

**4 SHEAR WALL PENETRATION (16"X16")**  
NOT TO SCALE

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

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**NOUS**  
600 WILSHIRE BLVD, SUITE 760  
LOS ANGELES, CA 90017  
213.871.6887  
CONTACT@NOUSENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER  
OMAR LEON GARZA  
S5593  
EXP 12/31/2023  
STATE OF CALIFORNIA

VERTICAL CONTROL: \_\_\_\_\_  
HORIZONTAL CONTROL: \_\_\_\_\_  
SHEET TITLE: TYPICAL WOOD DETAILS  
PROJECT: FIGUEROA  
ADDRESS: 5900/5904 S. FIGUEROA ST  
LOS ANGELES, CA 90003

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
REVISION DESCRIPTION: \_\_\_\_\_  
INDEX NO. D-XXXX  
CIP NO. XXXX

CITY ENGINEER: GARY LEE MOORE, P. E., ENV SP  
DESIGN GROUP: \_\_\_\_\_  
ARCHITECT: MICHAEL LEHRER F&A; NERIN MADRIBEGOVIC, AIA  
ENGINEER: OMAR L. GARZA, SE  
DESIGNED BY: NOUS  
DRAWN BY: ASP  
CHECKED BY: OG  
APPROVED BY: DIVISION HEAD

WORK ORDER: 00  
SHEET NAME: S0.21  
SHEET OF SHEETS

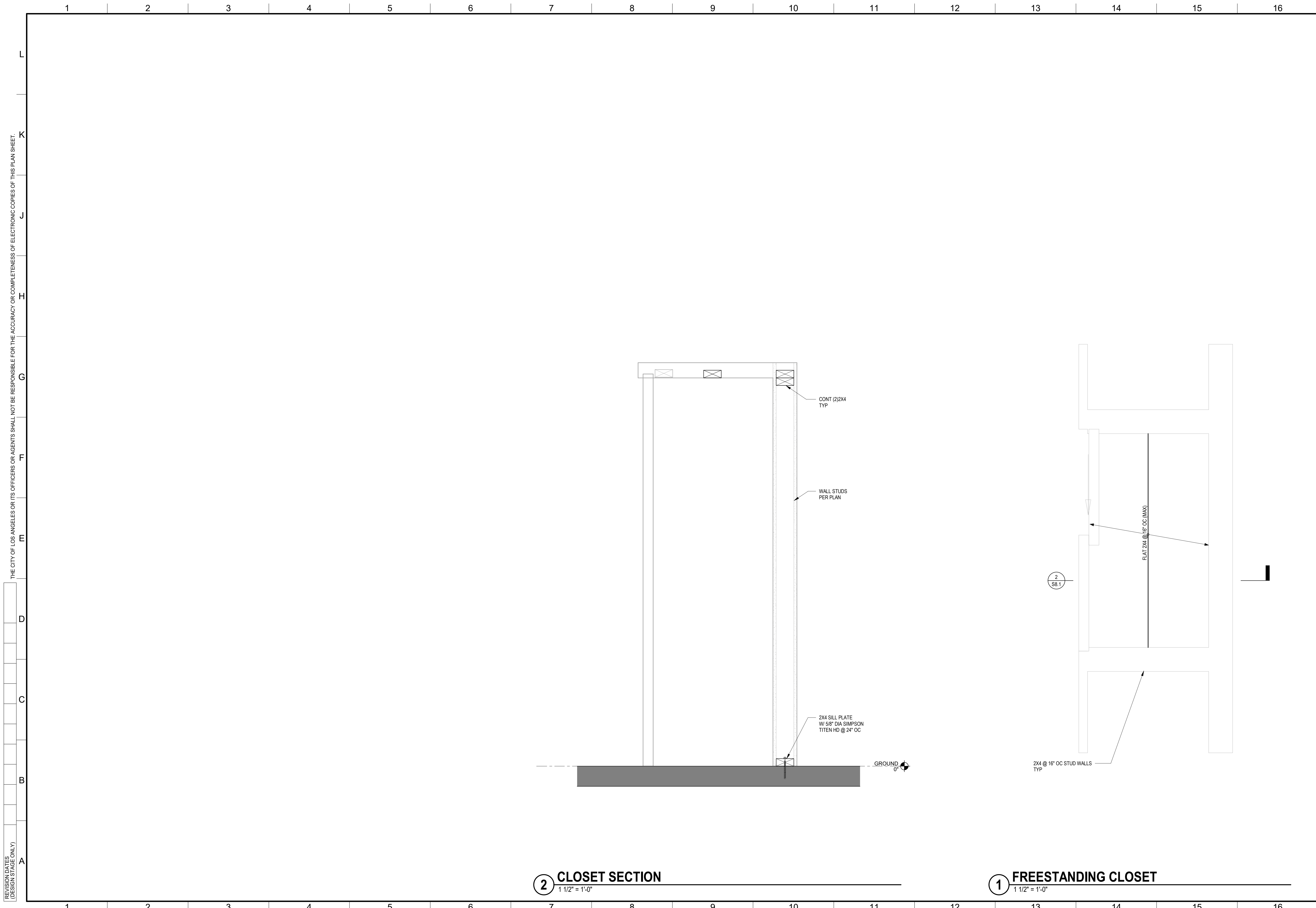












**2 CLOSET SECTION**  
1 1/2" = 1'-0"

**1 FREESTANDING CLOSET**  
1 1/2" = 1'-0"

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213.827.6887  
CONTACT@NOUSENGINEERING.COM



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**BUREAU OF ENGINEERING**

**DEPARTMENT OF PUBLIC WORKS**

**CITY OF LOS ANGELES**

VERTICAL CONTROL:	
HORIZONTAL CONTROL:	
SHEET TITLE:	CASEWORK DETAILS
PROJECT:	FIGUEROA
ADDRESS:	5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003

NO.	REVISION DESCRIPTION	DATE	BY

INDEX NO.	D-XXXXX
CIP NO.	XXXXX

CITY ENGINEER	GARY LEE MOORE, P. E., ENV SP
DESIGN GROUP	
ARCHITECT	MICHAEL LEHRER F&A; MERIN MADRIBEGOVIC, AA
ENGINEER	OMAR L. GARZA SE
DESIGNED BY:	NOUS
DRAWN BY:	TC
CHECKED BY:	OG
APPROVED BY:	DIVISION HEAD

WORK ORDER	00
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SHEET NAME	S8.1
SHEET OF SHEETS	