

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.

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED.

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

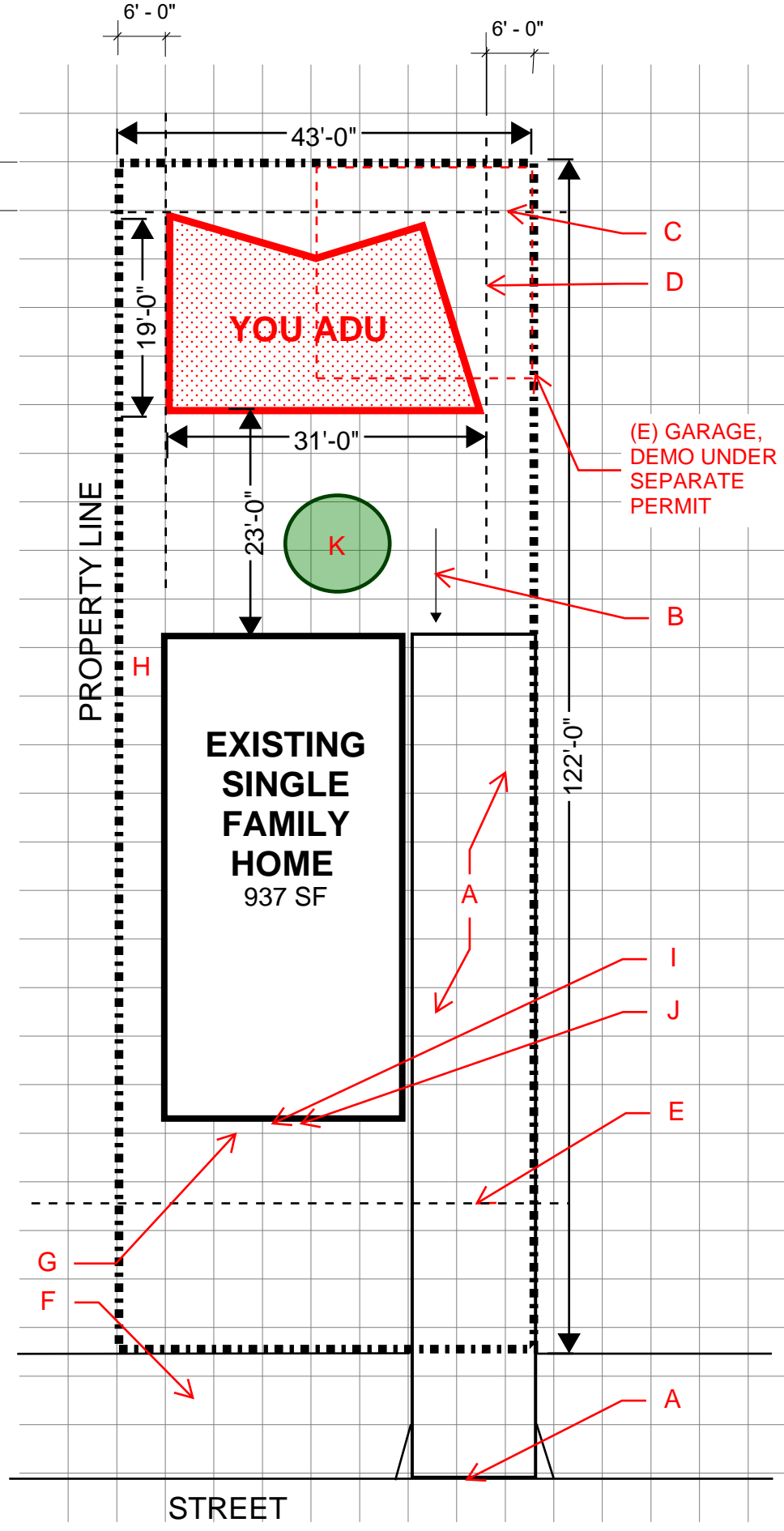
CITY OF LOS ANGELES

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
+ ADD DIMENSION DISTANCE FROM EXISTING STRUCTURE TO YOU ADU
- + 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 DRIVEWAY
B. DIRECTION OF WATER DRAINAGE
C. REAR YARD SETBACK _____ FT
D. SIDE YARD SETBACK _____ FT
E. FRONT YARD SETBACK _____ FT
F. EXISTING WATER CONNECTION
G. EXISTING SEWER CLEANOUT
H. EXISTING ELECTRICAL PANEL
I. EXISTING MAILBOX LOCATION
J. NEW USPS APPROVED MAIL BOX UNIT, FINAL LOCATION TO BE APPROVED BY POSTMASTER
K. EXISTING TREE
L. _____



OWNER INFO

NAME: Owner
ADDRESS: Owner address

APPLICANT INFO
NAME: ARCHITECTS
ADDRESS: Architect address

PROJECT DATA

ADDRESS:
EXISTING RESIDENCE:
project address

EXISTING RESIDENCE AREA:

PROPOSED ADU
ADU address

EXISTING RESIDENCE AREA: 937 SF

TYPE: SINGLE FAMILY RESIDENCE

APN: xxxxxxxx

ZONE: R1-1

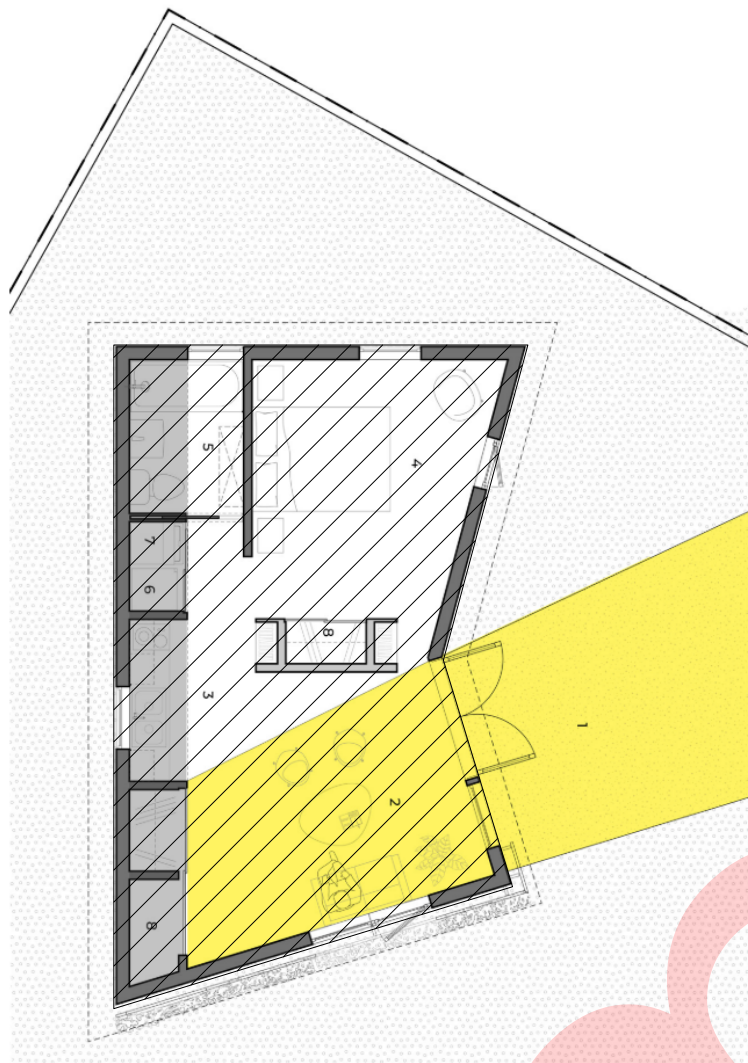
SITE AREA: 5000 SF

PARKING:
REQUIRED PARKING: 1 SPACE
PROPOSED PARKING: 1 SPACE

FIRE SPRINKLERS:
 YES
 NO

ZONING CODE:
(E) HOUSE: 937 SF
YOU ADU: 443 SF
TOTAL: 1380 SF

FLOOR AREA PLAN



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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

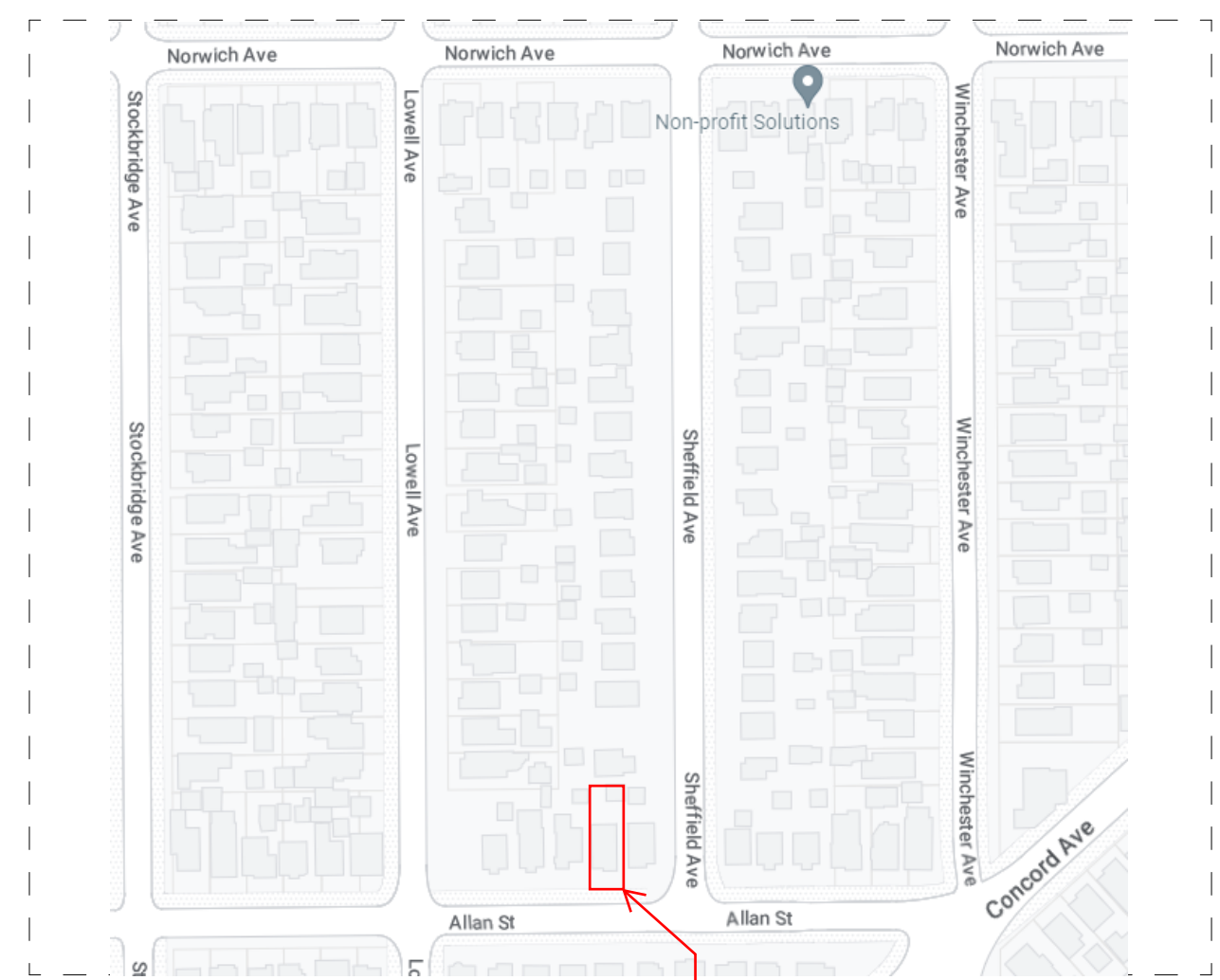
ALLOWABLE BUILDING HEIGHT AS PER TABLE 504.3:
ALLOWABLE HEIGHT ABOVE GRADE PLANE: 20'
PROPOSED HEIGHT: 14'-11"

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.

VICINITY PLAN



MATERIALS

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



Project Status
PROJECT ISSUE DATE: Issue Date

| | | | |
|-----|----------------------|------|----|
| NO. | REVISION DESCRIPTION | DATE | BY |
| | | | |
| | | | |
| | | | |

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

DEPUTY CITY ENGINEER / PROGRAM MANAGER
CITY ENGINEER

DATE: _____
DATE: _____

WORK ORDER
2002

SHEET NAME
G-0.0

SHEET OF SHEETS

LADBS STAMP

Green Building Code Correction Sheet for Additions and Alterations to Residential Buildings

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. (4.303.1.2)

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 IABC 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)

28. 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 IABC 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. (4.507.1, 9.507.1)
23. A 4-INCH THICK BASE OF 1/2 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 AWPAC U1 for the species, product, preservative and end use. Preservatives shall be listed in Section 4 of AWPAC.

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 Inch (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 ASNFPA 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).

REVISION DATES (DESIGN STAGE ONLY)

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

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ENGINEERING
CITY OF LOS ANGELES

BUREAU OF ENGINEERING

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

| | | | |
|----------------------------|--|------------------------------|---------|
| VERTICAL CONTROL: | | BY: | |
| HORIZONTAL CONTROL: | | DATE: | |
| SHEET TITLE: | GENERAL + GREEN NOTES | REVISION DESCRIPTION: | |
| PROJECT: | STANDARD ADU | INDEX NO.: | D-XXXXX |
| ADDRESS: | 1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA | CIP NO.: | XXXXX |

WORK ORDER
2002

SHEET NAME
G-0.1

SHEET OF SHEETS

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

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

RESIDENTIAL MEASURES SUMMARY RMS-1

Project Name: Bureau of Engineering ADU
Building Type: Single Family
Date: 6/13/2023
Project Address: 1 Standard Plan Way Los Angeles

Table with 4 columns: Construction Type, Cavity, Area (sq ft), Special Features, Status. Rows include Wall, Roof, Slab.

Table with 6 columns: Orientation, Area (sq ft), U-Fac, SHGC, Overhang, Sidelites, Exterior Shades, Status. Rows include Rear, Right, Front, Left (SW), Left (W).

Table with 5 columns: Qty., Heating, Min. Eff, Cooling, Min. Eff, Thermostat, Status. Row includes Electric Heat Pump.

Table with 5 columns: Location, Heating, Cooling, Duct Location, Duct R-Value, Status. Row includes HVAC System.

Table with 4 columns: Qty., Type, Gallons, Min. Eff, Distribution, Status. Row includes CEC DHW Type LHP.

Table with 4 columns: Qty., Type, Gallons, Min. Eff, Distribution, Status. Row includes CEC DHW Type LHP.

EnergyPro 9.1 by EnergySoft User Number: 5581 ID: 0803202208 Page 13 of 19

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...
§ 110.6(a)5: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(a).

Fenestration, Decorative Gas Appliances, and Gas Log:

- § 110.5(e): Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(i)1: Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area...

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).
§ 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.

Space Conditioning, Water Heating, and Plumbing System:

- § 110.2(a): Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, show/baths, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(b): Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone...

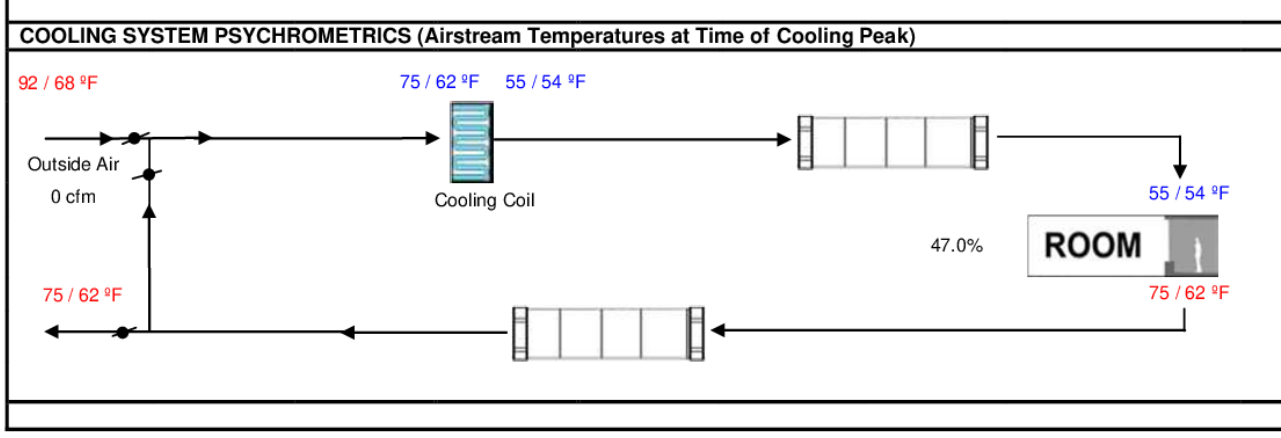
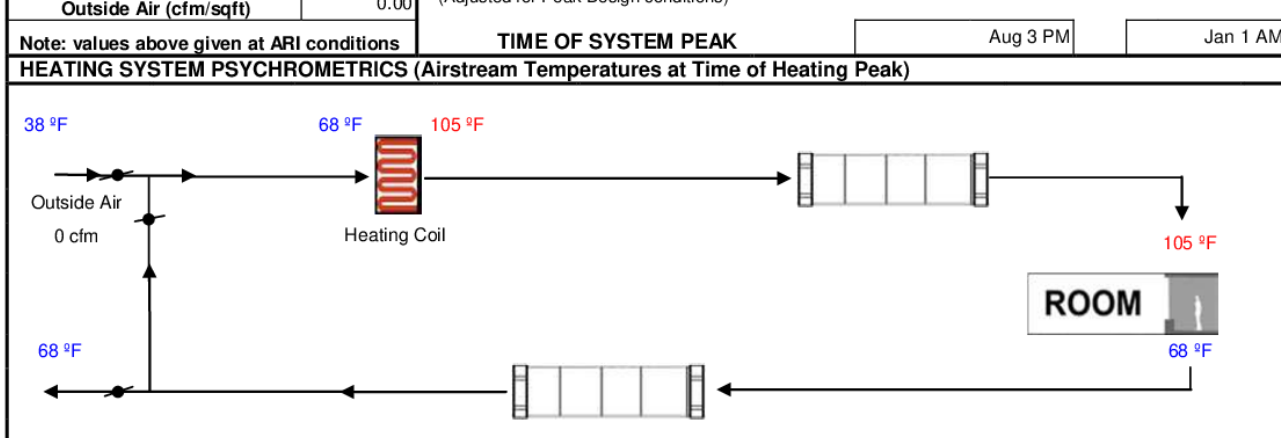
5/6/22

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 4 columns: SYSTEM LOAD, COIL COOLING PEAK, COIL HTG. PEAK. Rows include Heating System, Cooling System, Air System.

Table with 4 columns: TIME OF SYSTEM PEAK, HEATING SYSTEM PSYCHROMETRICS, COOLING SYSTEM PSYCHROMETRICS.



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...

- § 150.0(m)3: 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...

Ventilation and Indoor Air Quality:

- § 150.0(a)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...
§ 150.0(a)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(a)1C...

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...
§ 110.4(b)1: Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater...

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...

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 JAB 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 JAB 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 to be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power...

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 9.09 other parts of Title 24 or in any requirements adopted by a local jurisdiction.

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(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS...

- § 150.0(s): 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(s), at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS...
§ 150.0(t): 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."

*Exceptions may apply.

5/6/22



CITY OF LOS ANGELES
REVISIONS: NO. 1, DATE: 6/13/2023, REVISION DESCRIPTION: REVISED AND STAMPED

VERTICAL CONTROL: BY:
HORIZONTAL CONTROL: BY:
SHEET TITLE: TITLE 24
PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY LOS ANGELES, CALIFORNIA

CIP NO. XXXXX
INDEX NO. D-XXXXX

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

WORK ORDER: 2002
SHEET NAME: G-0.3
SHEET OF SHEETS

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

REVISIONS (DESIGN STAGE ONLY)
A, B, C, D, E, F, G, H, J, K, L

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

ENERGY DESIGN RATINGS
Energy Design Ratings
Compliance Margins
Source Energy (EDR1) Efficiency EDR (EDR2efficiency) Total EDR (EDR2total)

ENERGY USE SUMMARY
Energy Use
Standard Design Source Energy (EDR1) (kBtu/Ht-yr) Standard Design TDV Energy (EDR2) (kTDV/Ht-yr)

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

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

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

ENERGY USE INTENSITY
Standard Design (kBtu/Ht-yr) Proposed Design (kBtu/Ht-yr) Compliance Margin (kBtu/Ht-yr) Margin Percentage

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.

OPAQUE SURFACES
Name Zone Construction Azimuth Orientation Gross Area (ft²) Window and Door Area (ft²) Tilt (deg)

REQUIRED PV SYSTEMS
DC System Size (kWdc) Exception Module Type Array Type Power Electronics CF1 Azimuth (deg) Tilt Input Array Angle (deg) Tilt (in 12) Inverter Eff. (%) Annual Solar Access (%)

BUILDING - FEATURES INFORMATION
Project Name Conditioned Floor Area (ft²) Number of Dwelling Units Number of Bedrooms Number of Zones Number of Ventilation Cooling Systems Number of Water Heating Systems

OPAQUE SURFACES - CATHEDRAL CEILING
Name Zone Construction Azimuth Orientation Area (ft²) Skylight Area (ft²) Roof Rise (x in 12) Roof Reflectance Roof Emittance Cool Roof

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

ZONE INFORMATION
Zone Name Zone Type HVAC System Name Zone Floor Area (ft²) Avg. Ceiling Height Water Heating System 1 Status

FENESTRATION / GLAZING
Name Type Surface Orientation Azimuth Width (ft) Height (ft) Mult. Area (ft²) U-factor U-factor Source SHGC SHGC Source Exterior Shading

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

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

OPAQUE SURFACE CONSTRUCTIONS
Construction Name Surface Type Construction Type Framing Total Cavity R-value Interior / Exterior Continuous R-value U-factor Assembly Layers

WATER HEATERS - NEEA HEAT PUMP
Name # of Units Tank Vol. (gal) NEEA Heat Pump Brand NEEA Heat Pump Model Tank Location Duct Inlet Air Source Duct Outlet Air Source

HVAC HEAT PUMPS - HERS VERIFICATION
Name Verified Airflow Airflow Target Verified EER/EER2 Verified SEER/SEER2 Verified Refrigerant Charge Verified HSPF/HSPF2 Verified Heating Cap 47 Verified Heating Cap 17

WATER HEATING SYSTEMS
Name System Type Distribution Type Water Heater Name Number of Units Solar Heating System Compact Distribution HERS Verification Water Heater Name (ft)

WATER HEATING - HERS VERIFICATION
Name Pipe Insulation Parallel Piping Compact Distribution Compact Distribution Type Recirculation Control Shower Drain Water Heat Recovery

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION
Name Certified Low-Static VCHP System Airflow to Habitable Rooms Ductless Units in Conditioned Space Wall Mount Thermostat Air Filter Sizing Drop Rating Low Leakage Ducts in Conditioned Space Minimum Airflow per RAS.3 and SC3.3.4.1 Certified non-continuous Fan Indoor Fan not Running Continuously

BUILDING ENVELOPE - HERS VERIFICATION
Quality Insulation Installation (QI) High R-value Spray Foam Insulation Building Envelope Air Leakage CFM50 CFM50

SPACE CONDITIONING SYSTEMS
Name System Type Heating Unit Name Heating Equipment Count Cooling Unit Name Cooling Equipment Count Fan Name Distribution Name Required Thermostat Type

INDOOR AIR QUALITY (IAQ) FANS
Dwelling Unit Airflow (CFM) Fan Efficacy (W/CFM) IAQ Fan Type Includes Heat/Energy Recovery? IAQ Recovery Effectiveness - SRE Includes Fault Indicator Display? HERS Verification Status

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

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



CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING

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

INDEX NO. D-XXXXX CIP NO. XXXXX

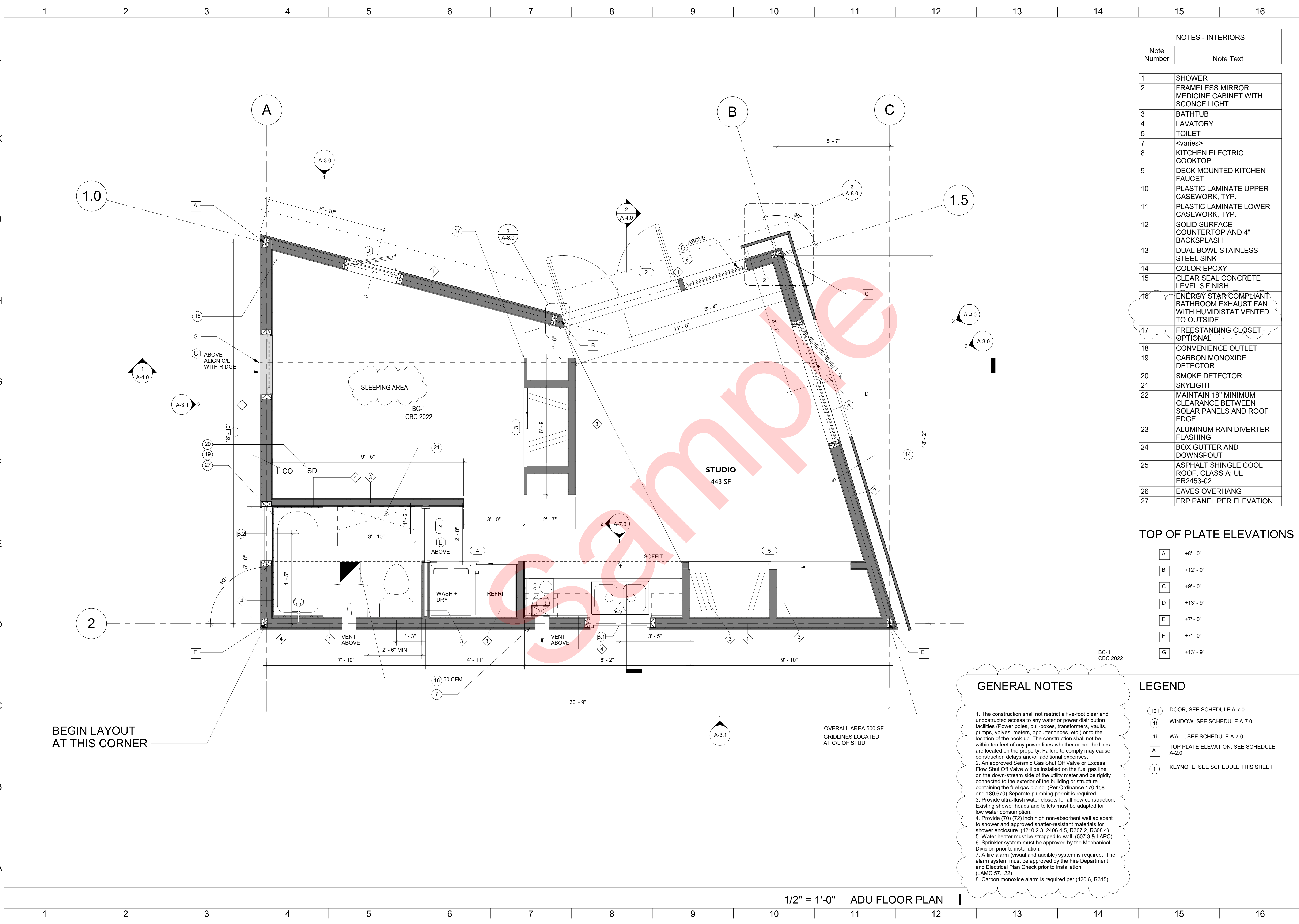
CITY ENGINEER: GARY LEE MOORE, P. E., ENV. SP. DESIGN GROUP: MICHAEL LEHRER FAA; NERIN KADREBOVIC AIA ENGINEER: OMAR L. GARZA SE DESIGNED BY: Designer DRAWN BY: Author CHECKED BY: Checker APPROVED BY: DIVISION HEAD

WORK ORDER 2002 SHEET NAME G-0.4 SHEET OF SHEETS

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

REVISION DATES (DESIGN STAGE ONLY)

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| 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 |

BEGIN LAYOUT AT THIS CORNER

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

1/2" = 1'-0" ADU FLOOR PLAN

ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

CITY OF LOS ANGELES

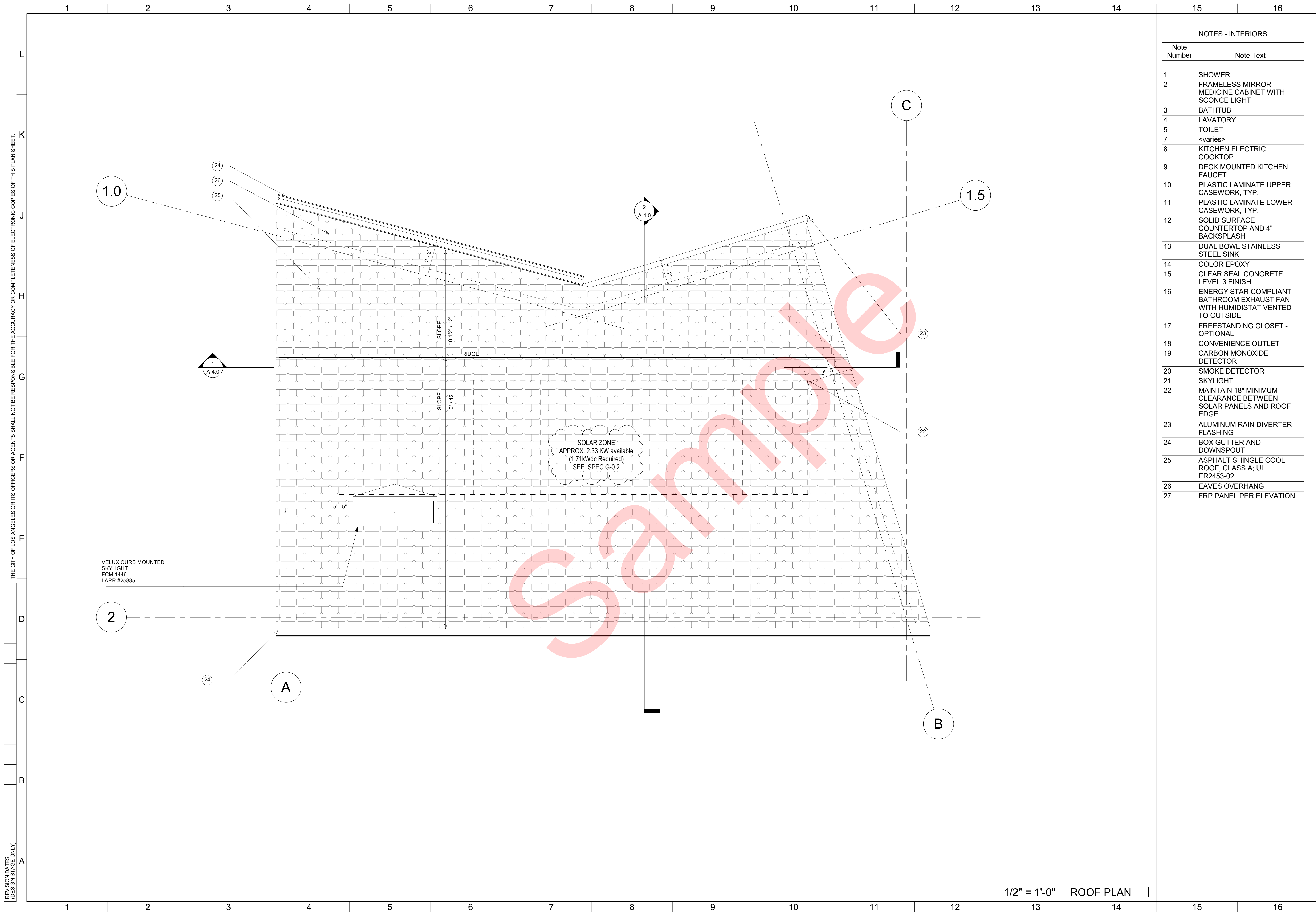
GARY LEE MOORE, P.E., ENV. SP
DESIGN GROUP
ARCHITECT: MICHAEL LEHRER FAMA; NERIN KAORIBEGOVIC, AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: Designer
DRAWN BY: Author
CHECKED BY: Checker
APPROVED BY: DIVISION HEAD

NO. 1
DATE: 08/01/2022
REVISION DESCRIPTION: 1
BY: [Signature]
DATE: [Signature]

VERTICAL CONTROL: [Signature]
HORIZONTAL CONTROL: [Signature]
SHEET TITLE: FLOOR PLAN
PROJECT: STANDARD ADU
ADDRESS: 1 STANDARD PLAN WAY
LOS ANGELES, CALIFORNIA

CIP NO. XXXX
INDEX NO. D-XXXX

WORK ORDER 2002
SHEET NAME A-2.0
SHEET OF SHEETS



| NOTES - INTERIORS | |
|-------------------|---|
| Note Number | Note Text |
| 1 | SHOWER |
| 2 | FRAMELESS MIRROR MEDICINE CABINET WITH SCONCE LIGHT |
| 3 | BATHTUB |
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| 5 | TOILET |
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| 25 | ASPHALT SHINGLE COOL ROOF, CLASS A; UL ER2453-02 |
| 26 | EAVES OVERHANG |
| 27 | FRP PANEL PER ELEVATION |

ENGINEERING
CITY OF LOS ANGELES

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

CITY OF LOS ANGELES

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 1
DATE: 08/11/2002

REVISION DESCRIPTION

DATE: 08/11/2002

BY:

VERTICAL CONTROL: HORIZONTAL CONTROL: SHEET TITLE: PROJECT: ADDRESS: CIP NO. INDEX NO. X XXXX

WORK ORDER 2002

SHEET NAME **A-2.1**

SHEET OF SHEETS

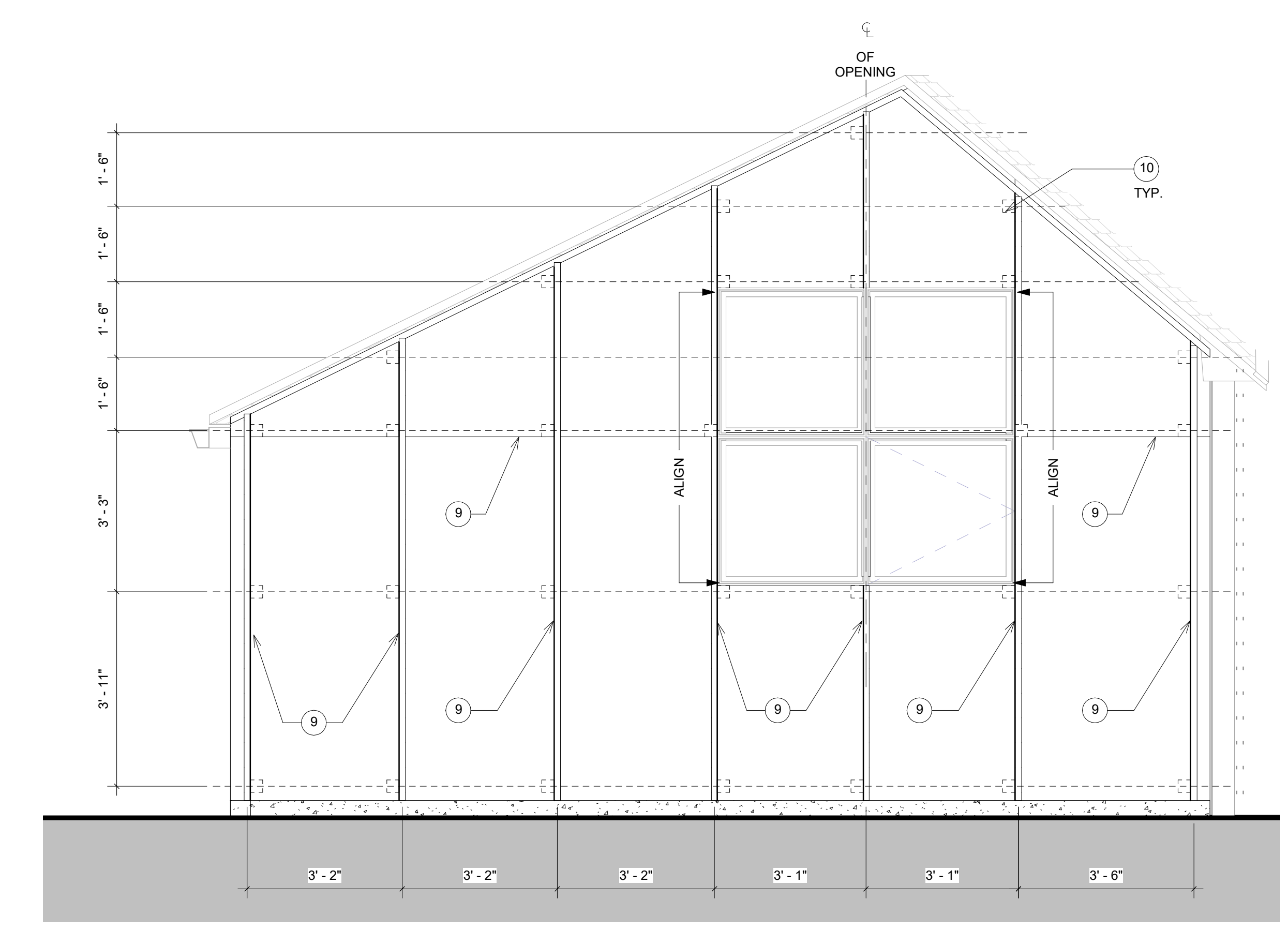
REVISION DATES (DESIGN STAGE ONLY)

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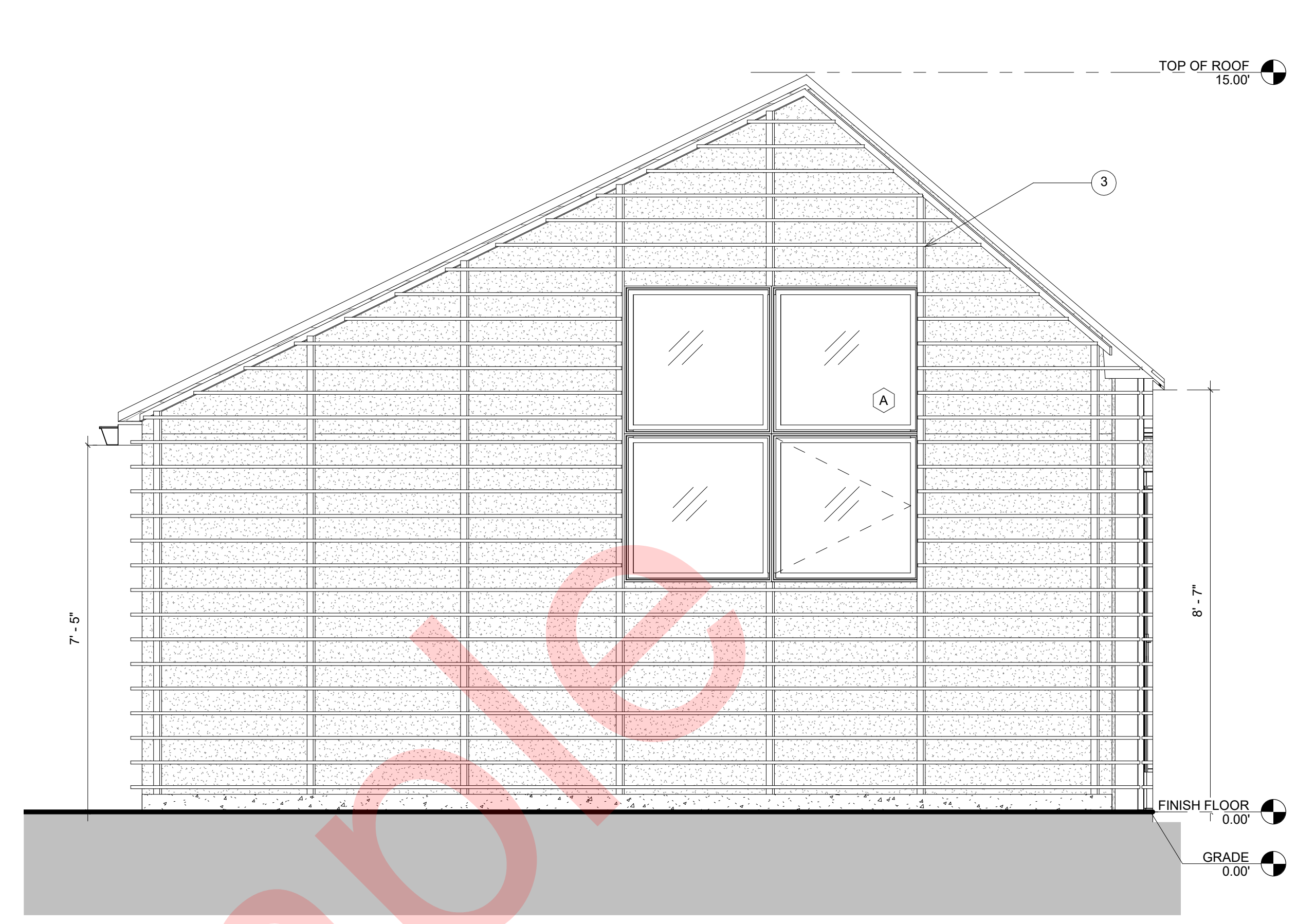
REVISION DATES (DESIGN STAGE ONLY)

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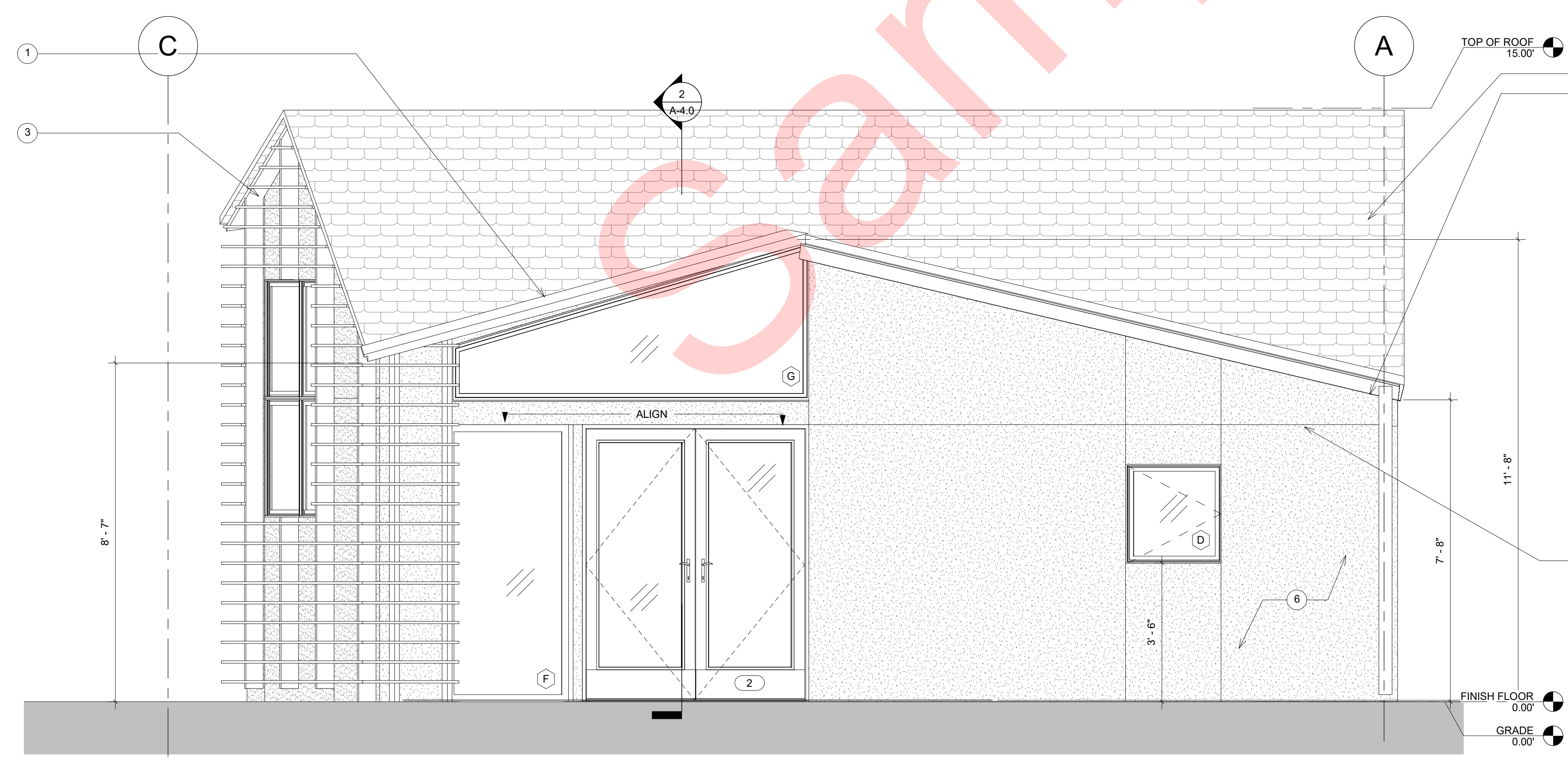
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16



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



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



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

| 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 |

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING



ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

| | |
|-------------------------|-----------------------|
| VERTICAL CONTROL: | BY: |
| HORIZONTAL CONTROL: | DATE: |
| SHEET TITLE: | REVISION/DESCRIPTION: |
| PROJECT: | NO.: |
| ADDRESS: | DATE: |
| STANDARD ADU | DATE: |
| 1 STANDARD PLAN WAY | DATE: |
| LOS ANGELES, CALIFORNIA | DATE: |

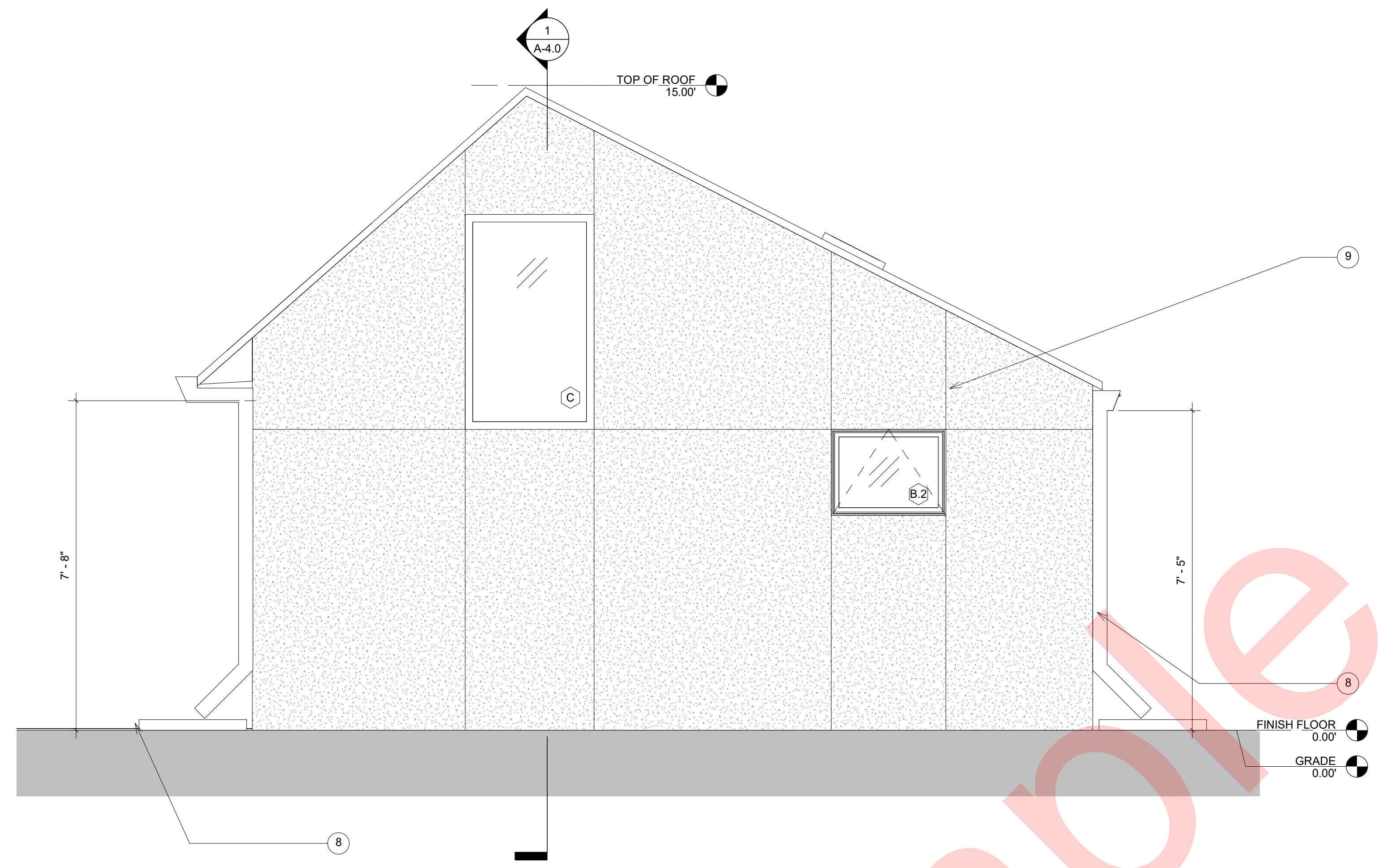
| | |
|-----------|--------|
| CIP NO. | XXXX |
| INDEX NO. | D-XXXX |

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

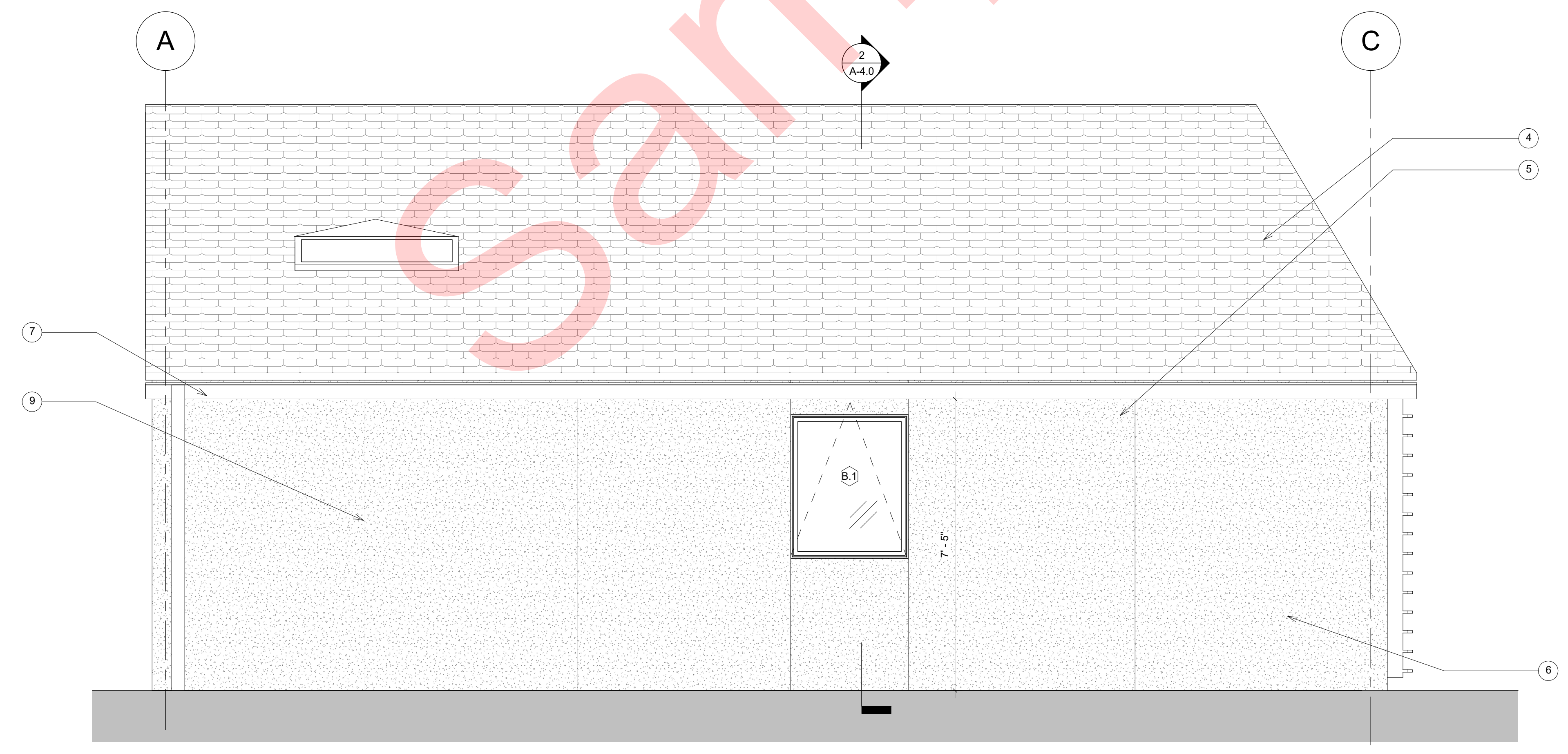
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|------------|-----------|
| WORK ORDER | 2002 |
| SHEET NAME | A-3.0 |
| SHEET | OF SHEETS |

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REVISION DATES
(DESIGN STAGE ONLY)




1/2" = 1'-0" PRIVATE SIDE EXTERIOR 2



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

| 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 |



ENGINEERING
CITY OF LOS ANGELES

THIS PLAN WAS ELECTRONICALLY SIGNED AND STAMPED

BUREAU OF ENGINEERING

VERTICAL CONTROL: _____

HORIZONTAL CONTROL: _____

SHEET TITLE: ELEVATIONS

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY
LOS ANGELES, CALIFORNIA

INDEX NO. D-XXXX

CIP NO. XXXX

DEPARTMENT OF PUBLIC WORKS

| NO. | REVISION DESCRIPTION | DATE | BY |
|-----|----------------------|------|----|
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CITY OF LOS ANGELES

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

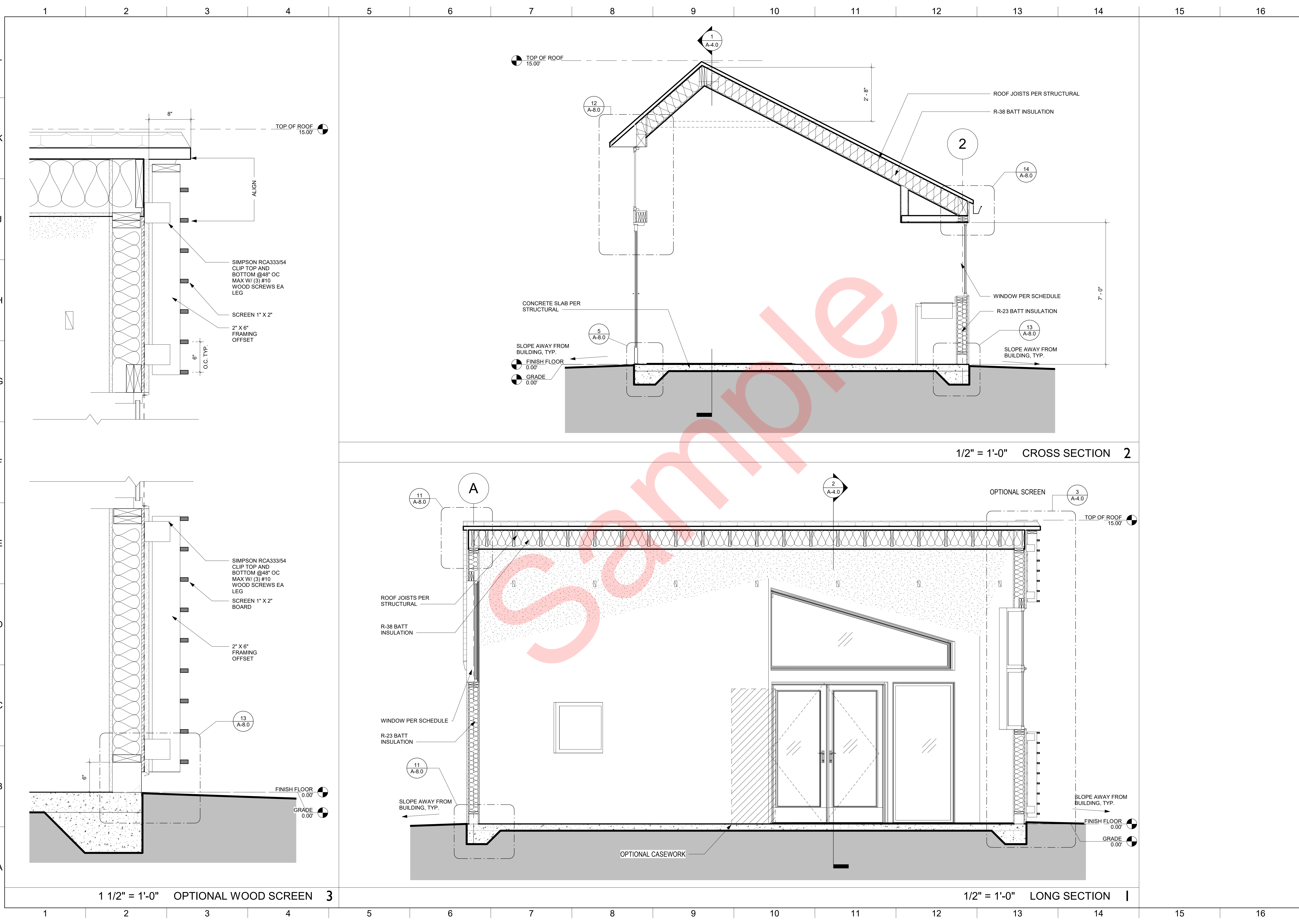
WORK ORDER
2002

SHEET NAME
A-3.1

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ENGINEERING
CITY OF LOS ANGELES

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

| | | | |
|-----|----------------------|------|----|
| NO. | REVISION DESCRIPTION | DATE | BY |
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| CITY ENGINEER | CIP NO. |
| GARY LEE MOORE, P. E., ENV SP | XXXXX |

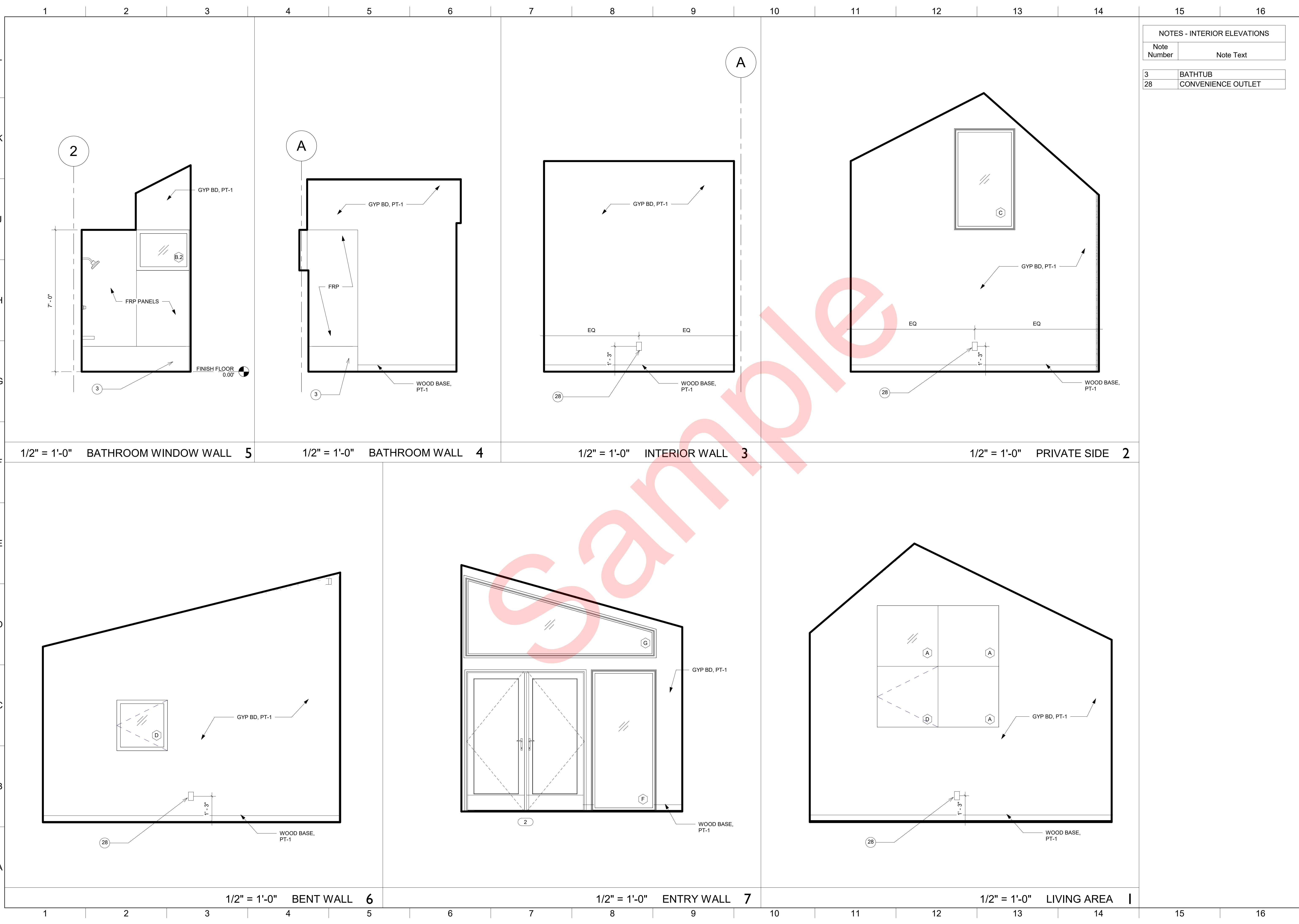
| | |
|---|-------|
| DESIGN GROUP | DATE: |
| ARCHITECT: MICHAEL LEHRER FAA; NERIN KADRIBEGOVIC AIA | |
| ENGINEER: OMAR L. GARZA SE | |
| DESIGNED BY: Designer | |
| DRAWN BY: Author | |
| CHECKED BY: Checker | |
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| 2002 | A-4.0 |

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

ENGINEERING

CITY OF LOS ANGELES

VERTICAL CONTROL: _____

HORIZONTAL CONTROL: _____

SHEET TITLE: INTERIOR ELEVATIONS

PROJECT: STANDARD ADU

ADDRESS: 1 STANDARD PLAN WAY, LOS ANGELES, CALIFORNIA

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

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

DESIGN GROUP: _____

ARCHITECT: MICHAEL LEHRER FAA; NERIN KADIBEGOVIC AIA

ENGINEER: OMAR L. GARZA SE

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INDEX NO. D-XXXX

CIP NO. XXXX

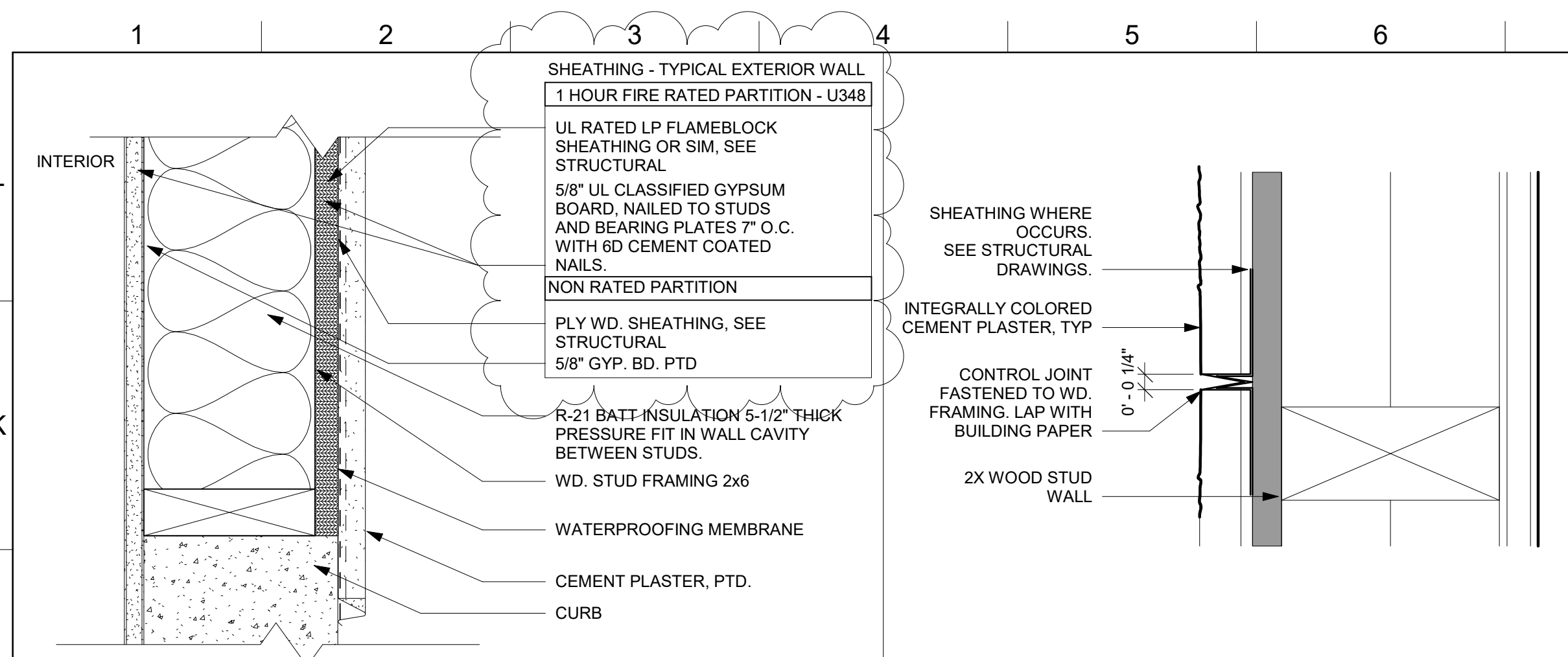
WORK ORDER 2002

SHEET NAME **A-5.0**

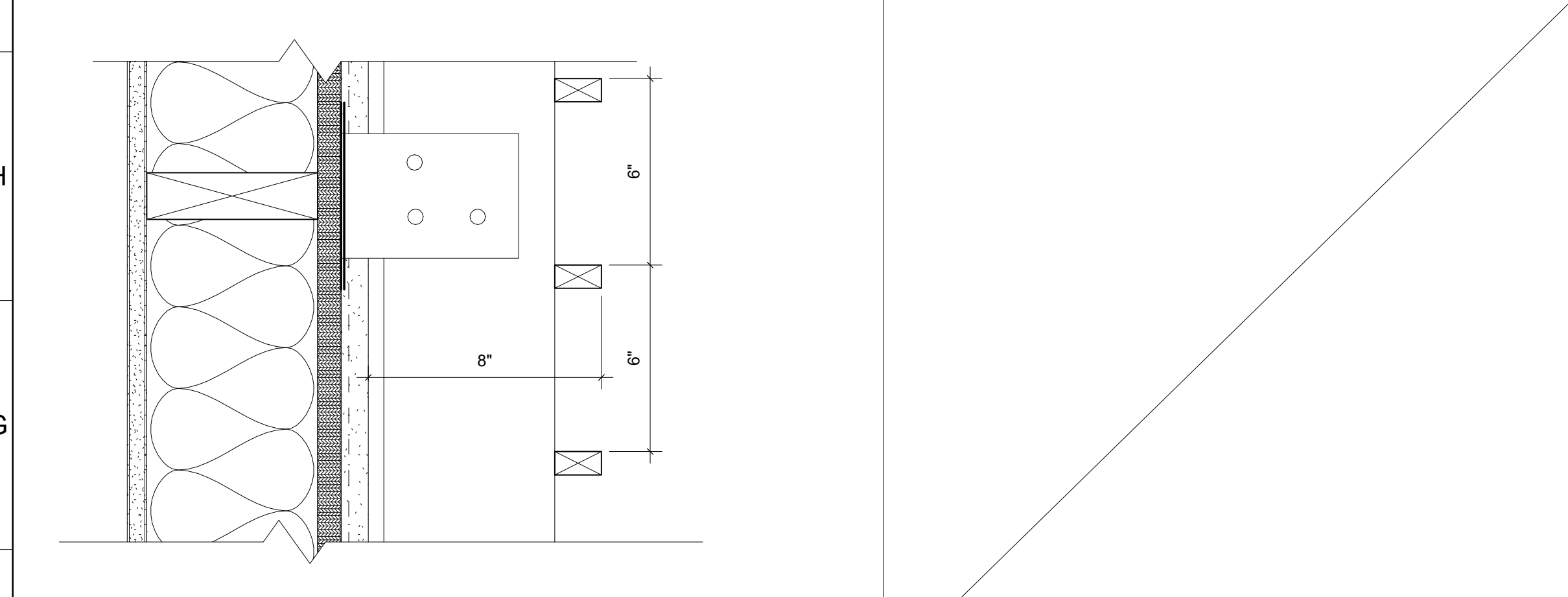
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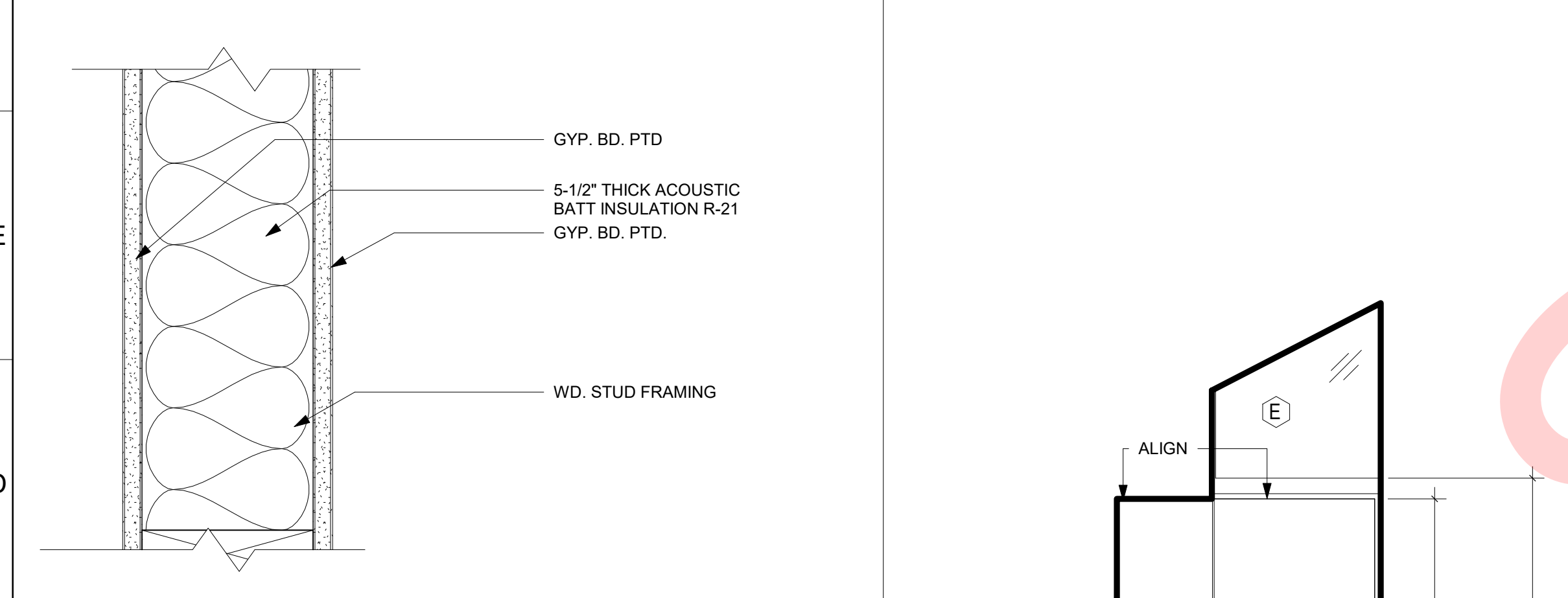
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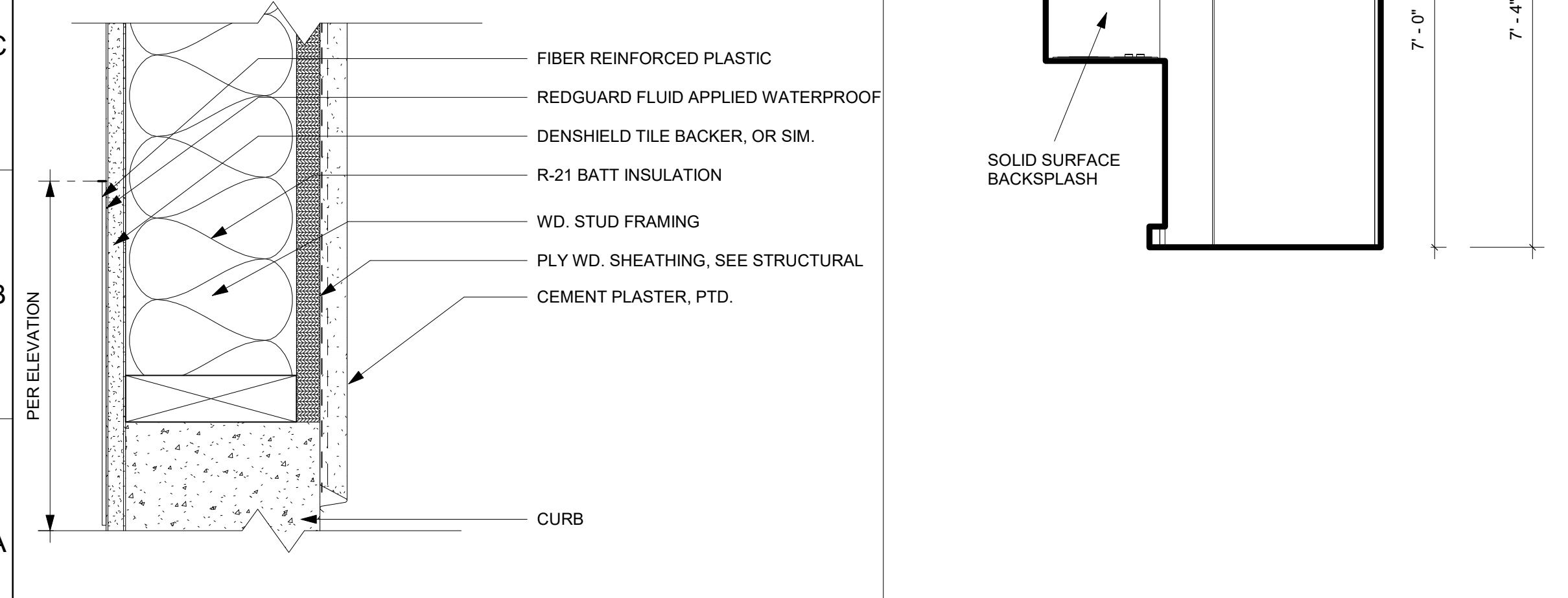
3" = 1'-0" WALL TYPE - 1 6 6" = 1'-0" PLASTER CONTROL JOINT 7



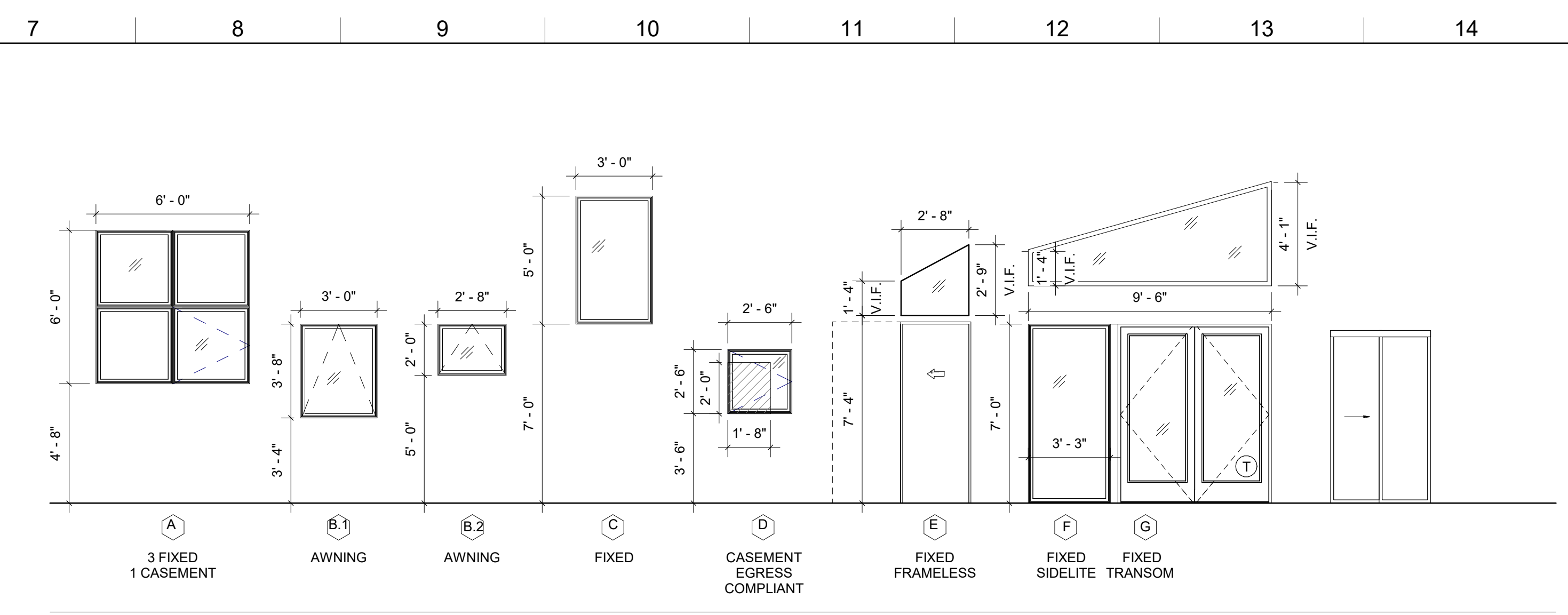
3" = 1'-0" WALL TYPE - 2 5



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



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

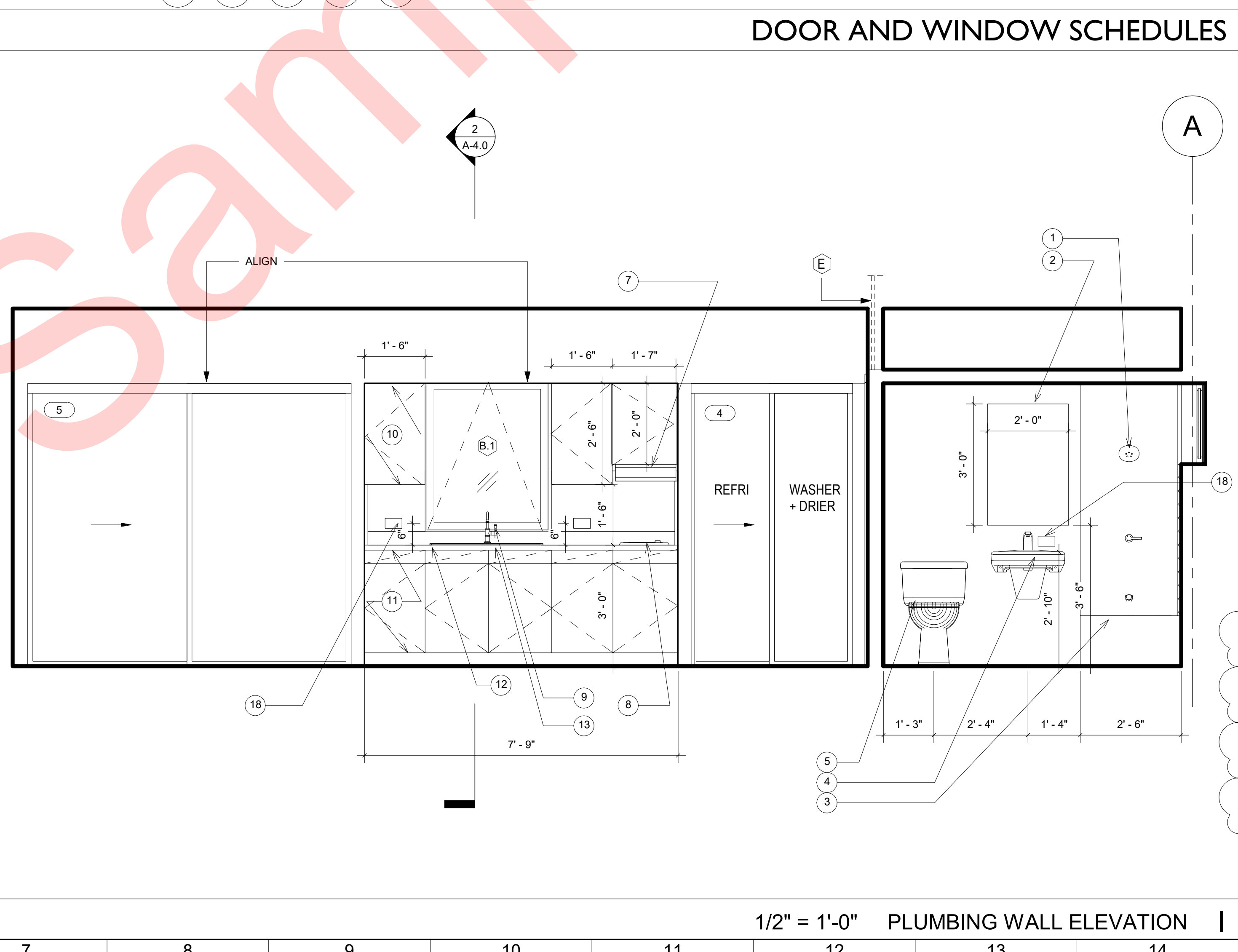


DOOR SCHEDULE

| 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

T INDICATES TEMPERED GLAZING



NOTES - INTERIORS

| Note Number | Note Text |
|-------------|--|
| 1 | SHOWER |
| 2 | FRAMELESS MIRROR |
| 3 | MEDICINE CABINET WITH SCONCE LIGHT |
| 4 | BATHTUB |
| 5 | LAVATORY |
| 6 | 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

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

INDEX NO. D-XXXXX CIP NO. XXXXX

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

GARY LEE MOORE, P.E., ENV. SP. DESIGN GROUP
 ARCHITECT: MICHAEL LEHRER FAMA, NEIRIN KADREBEGOVIC, 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**

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

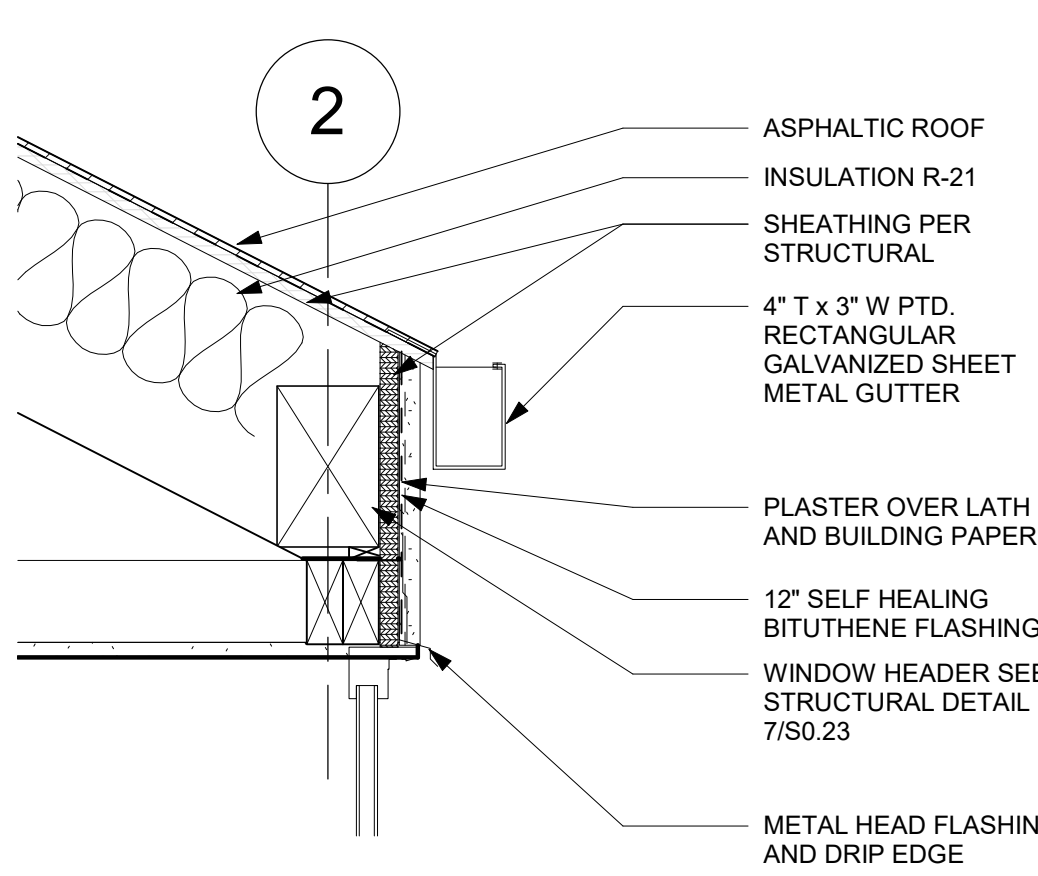
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HORIZONTAL CONTROL:
SHEET TITLE:
PROJECT:
ADDRESS:

DETAILS
STANDARD ADU
1 STANDARD PLAN WAY
LOS ANGELES, CALIFORNIA

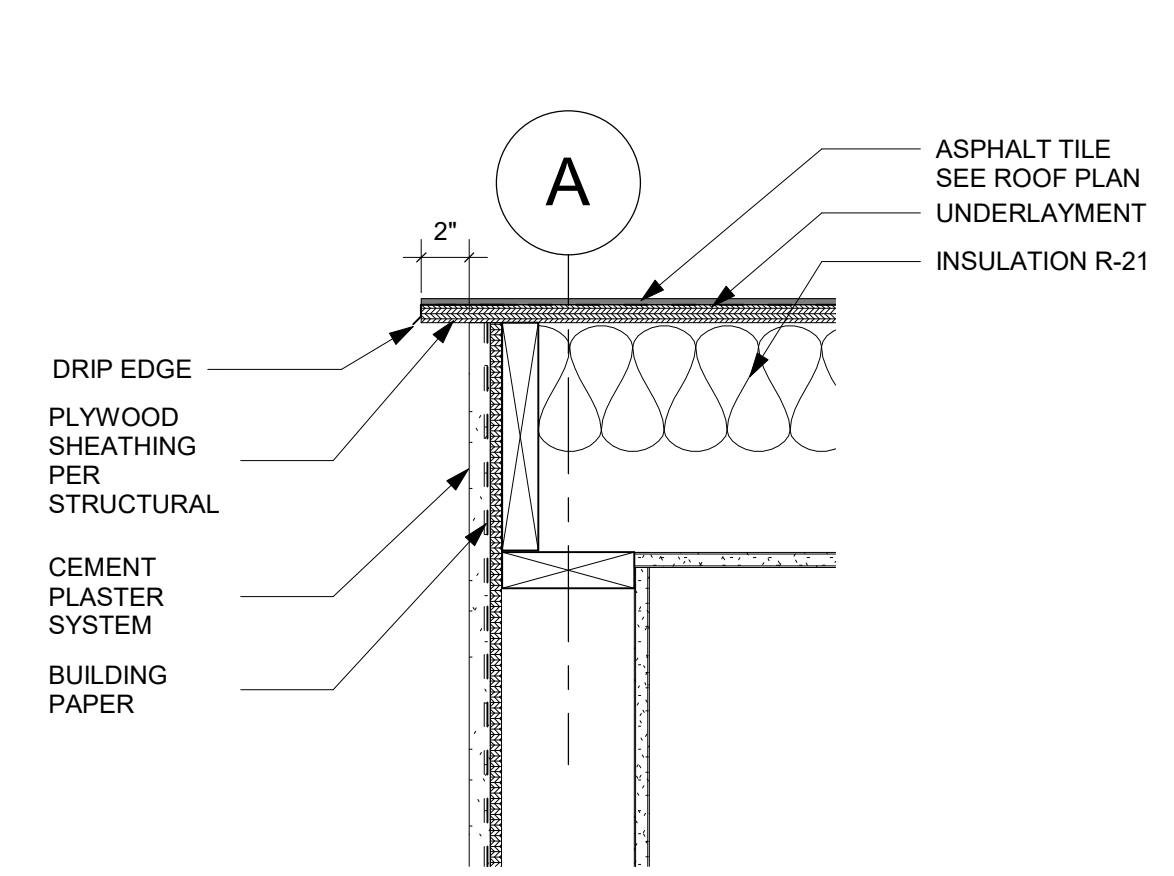
INDEX NO. D-XXXX
CIP NO. XXXXX

CITY ENGINEER: DATE:
ARCHITECT: MICHAEL LEHRER FAA; NERIN KAORIBEGOVIC AIA
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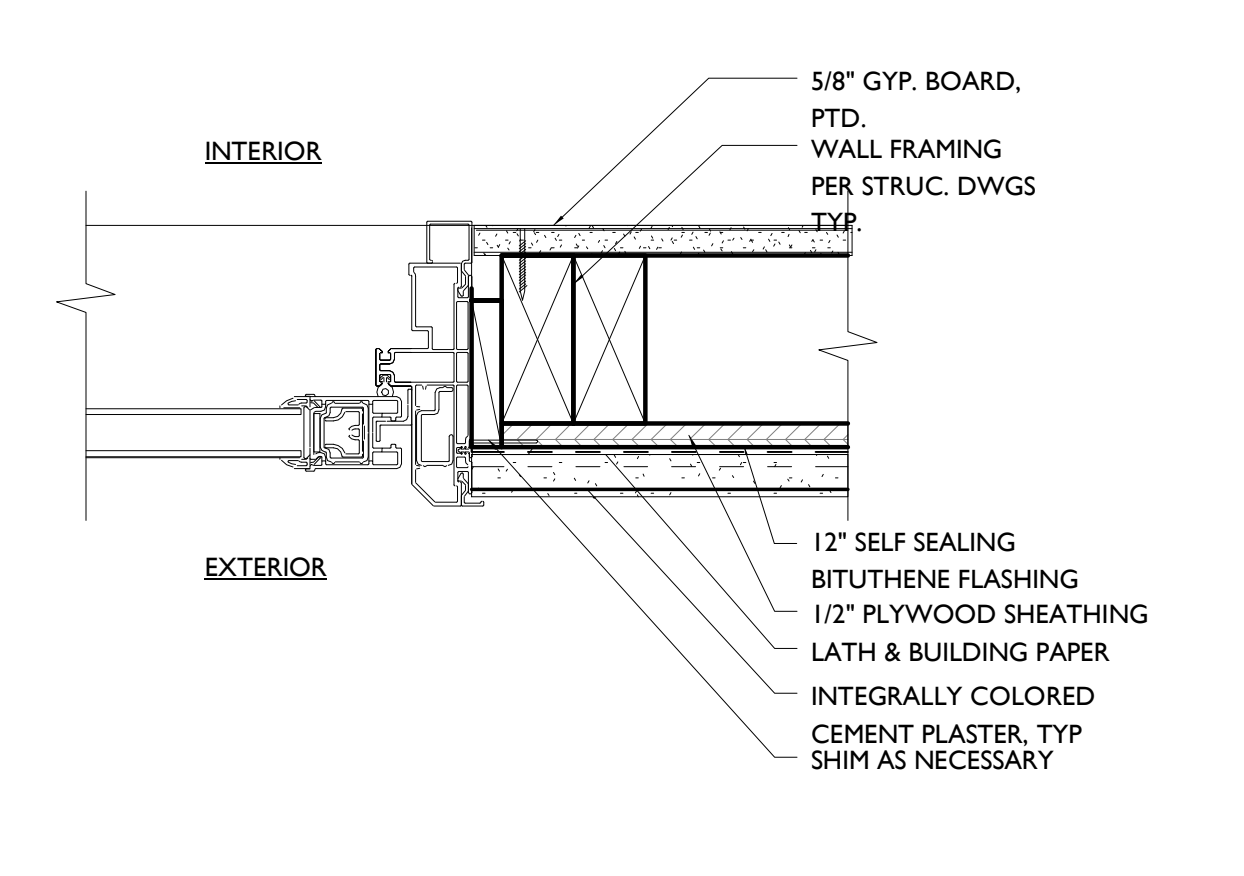
WORK ORDER
2002
SHEET NAME
A-8.0
SHEET OF SHEETS



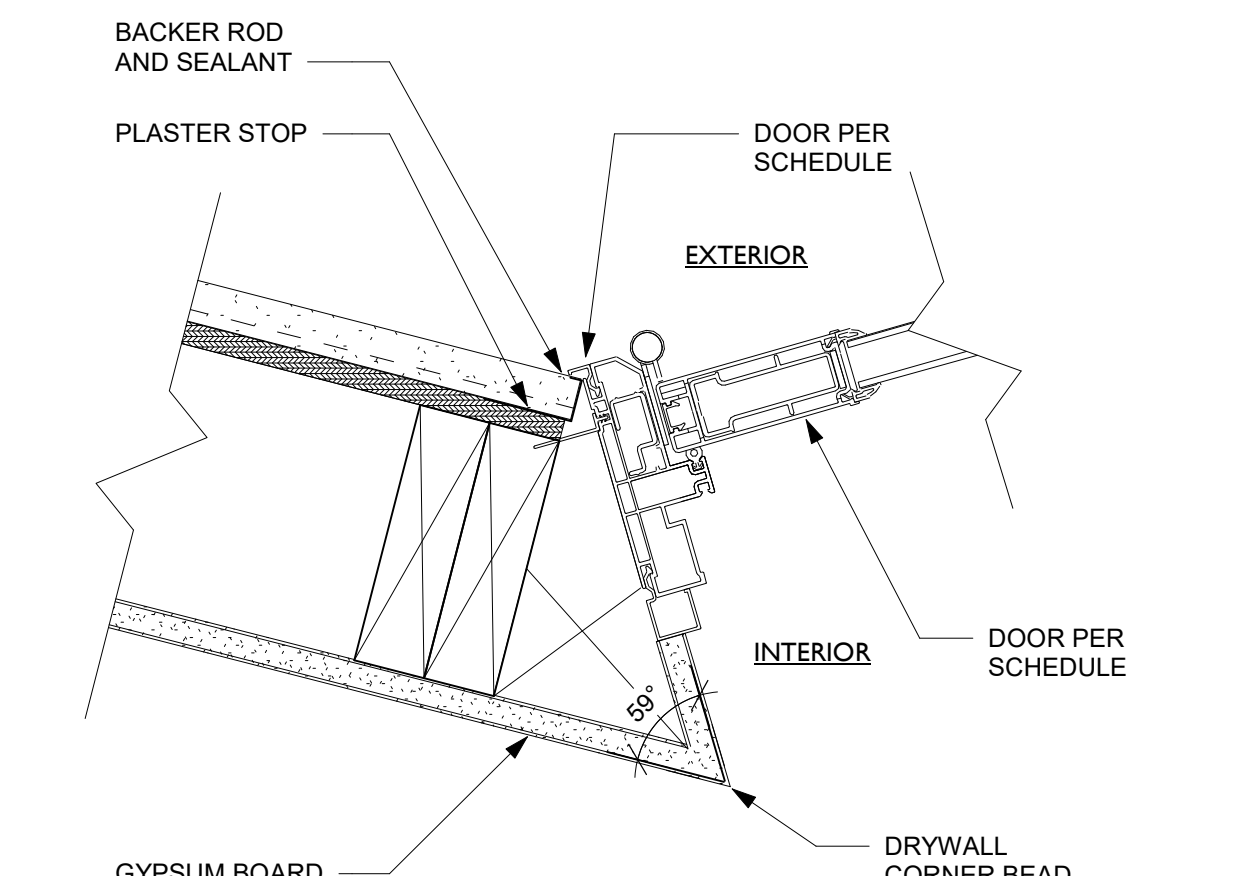
1 1/2" = 1'-0" KITCHEN WINDOW DETAIL 14



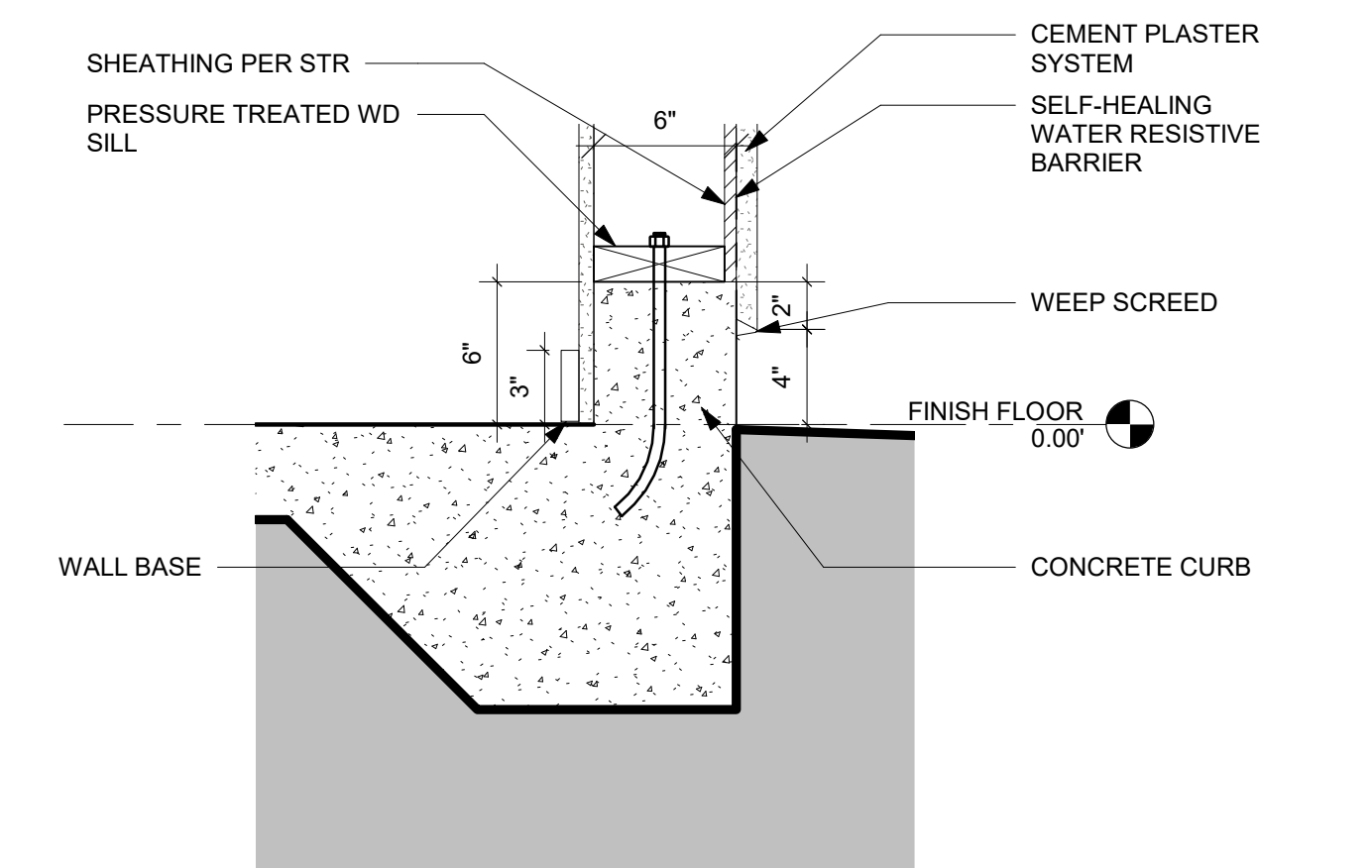
1 1/2" = 1'-0" ROOF WALL INTERSECTION 11



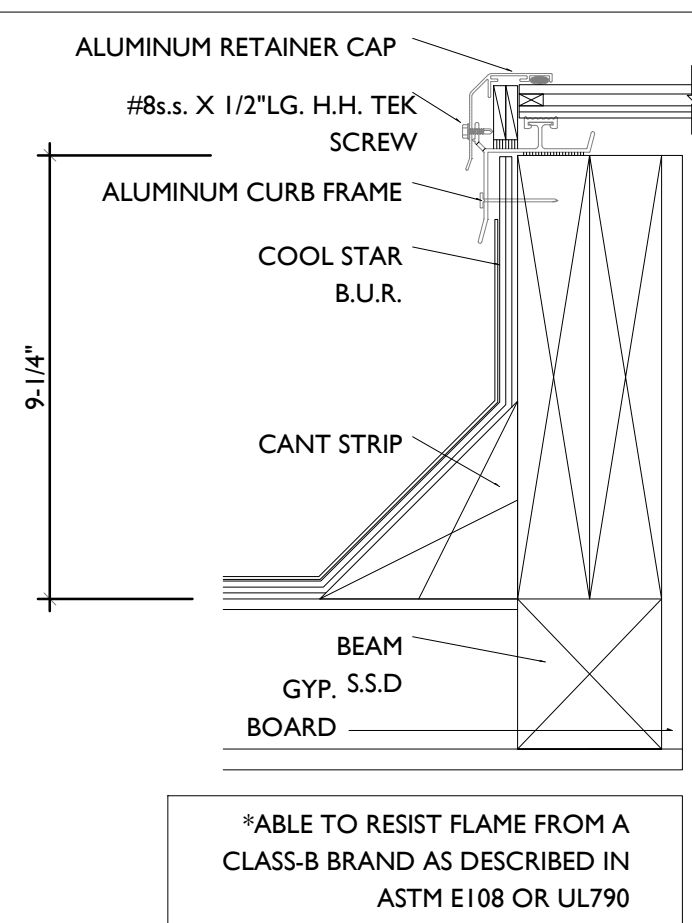
3" = 1'-0" DOOR JAMB DETAIL 7



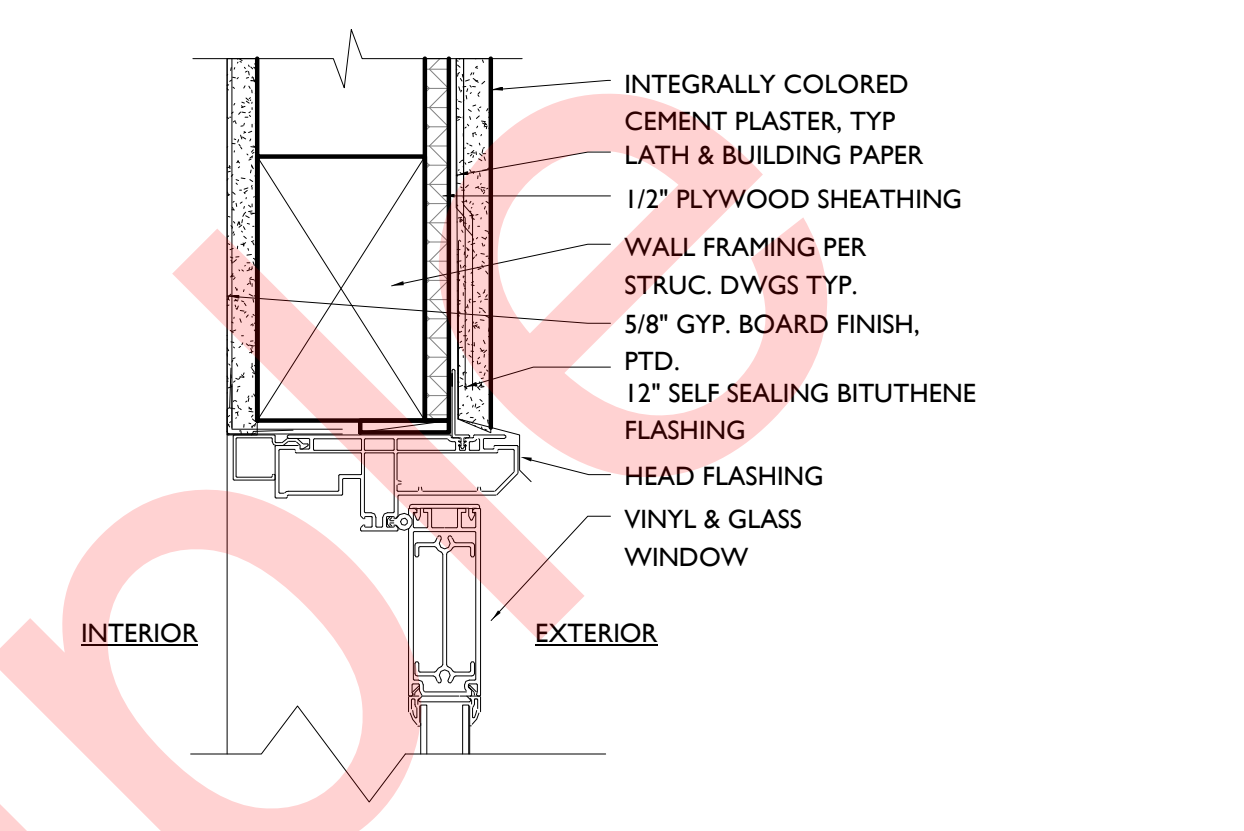
3" = 1'-0" ADU DOOR DETAIL 3



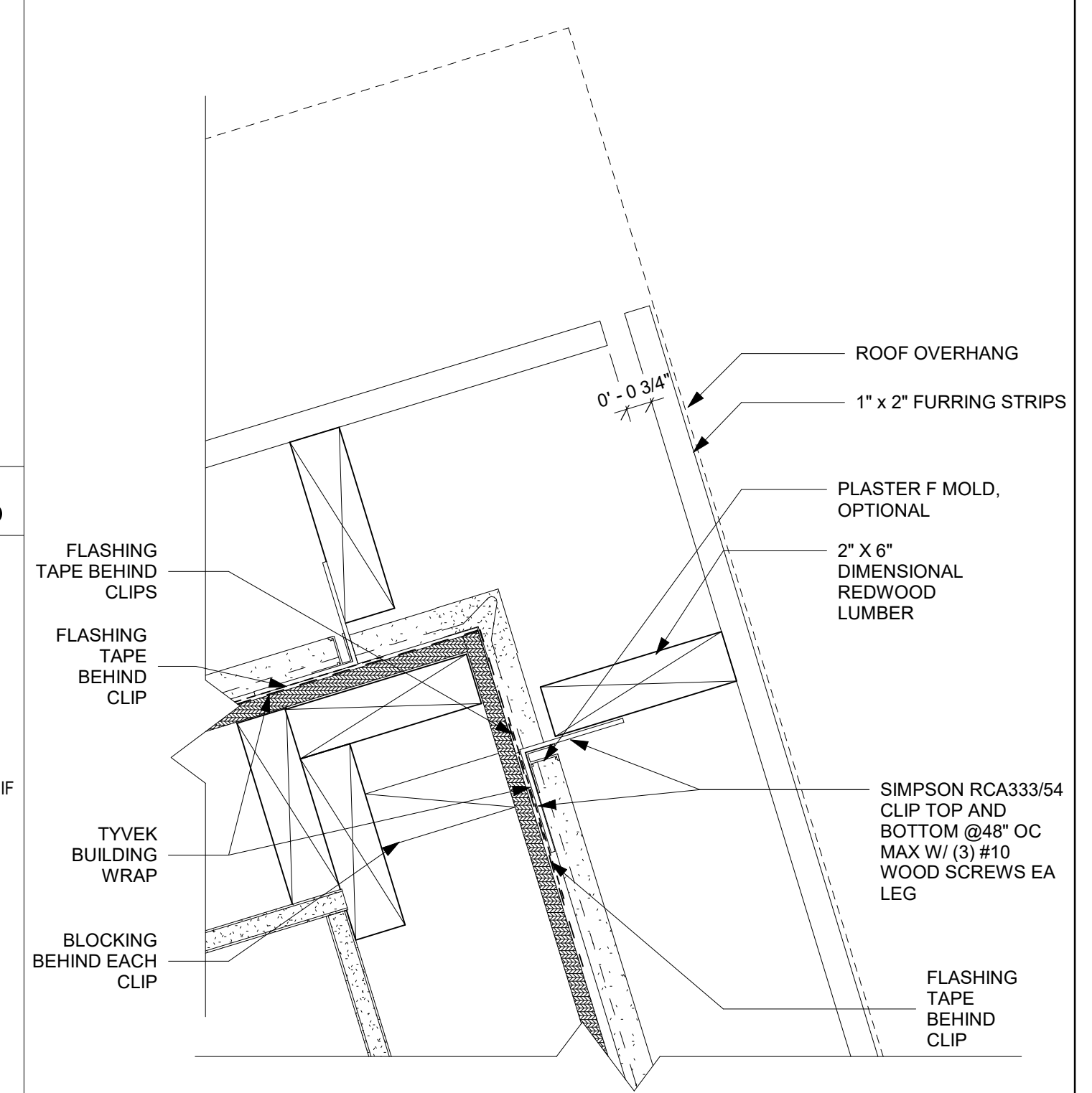
1 1/2" = 1'-0" CURB DETAIL 13



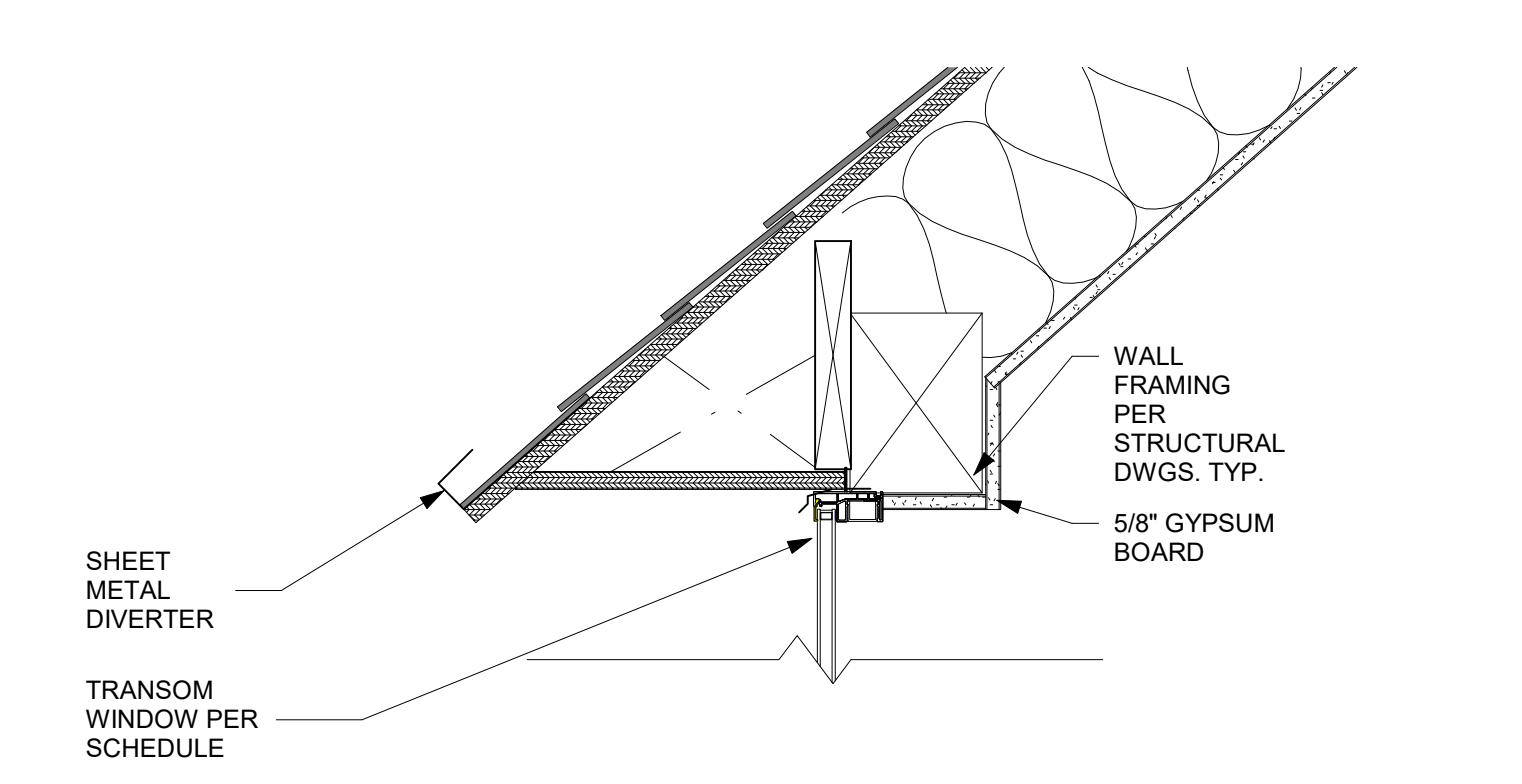
3" = 1'-0" SKYLIGHT DETAIL 10



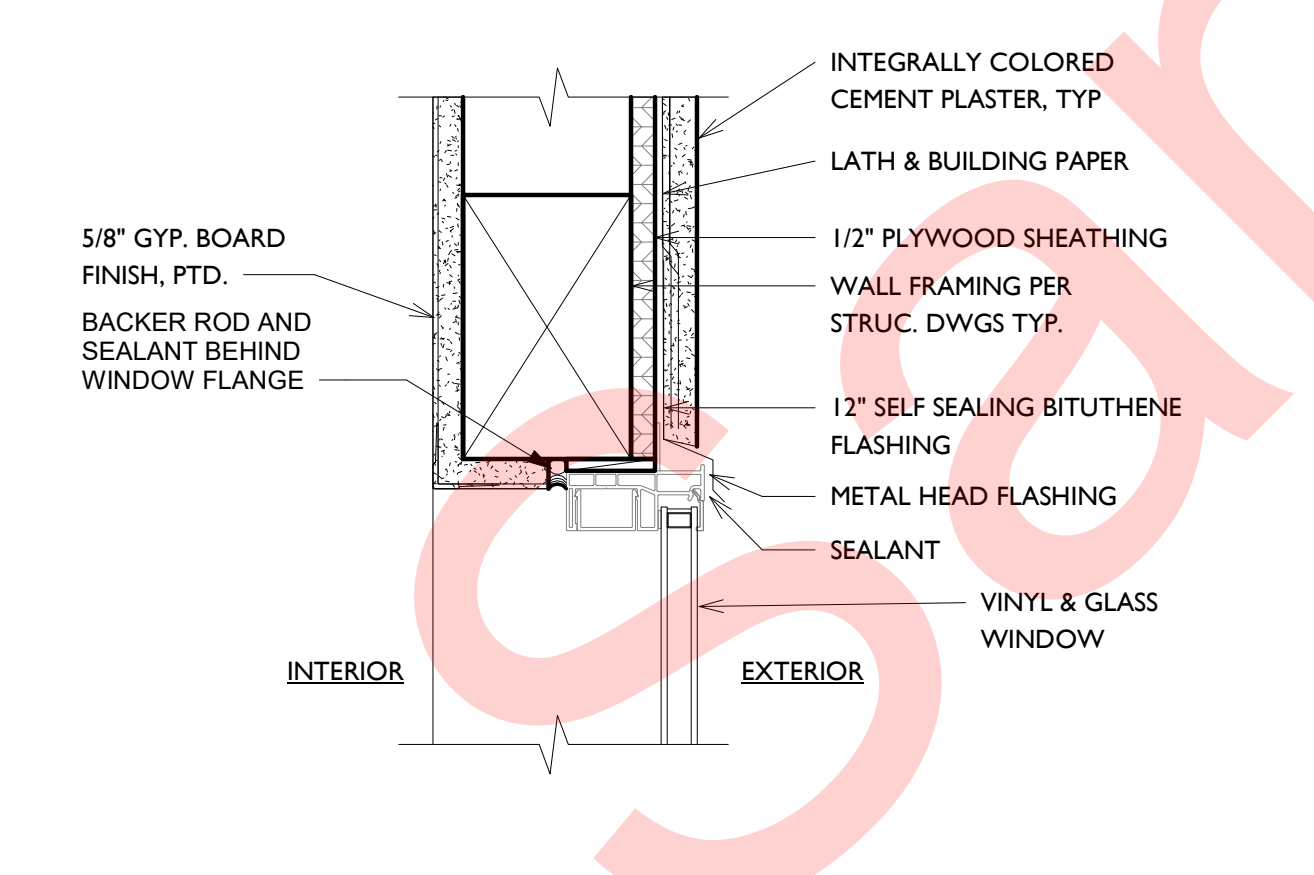
3" = 1'-0" DOOR HEAD DETAIL 6



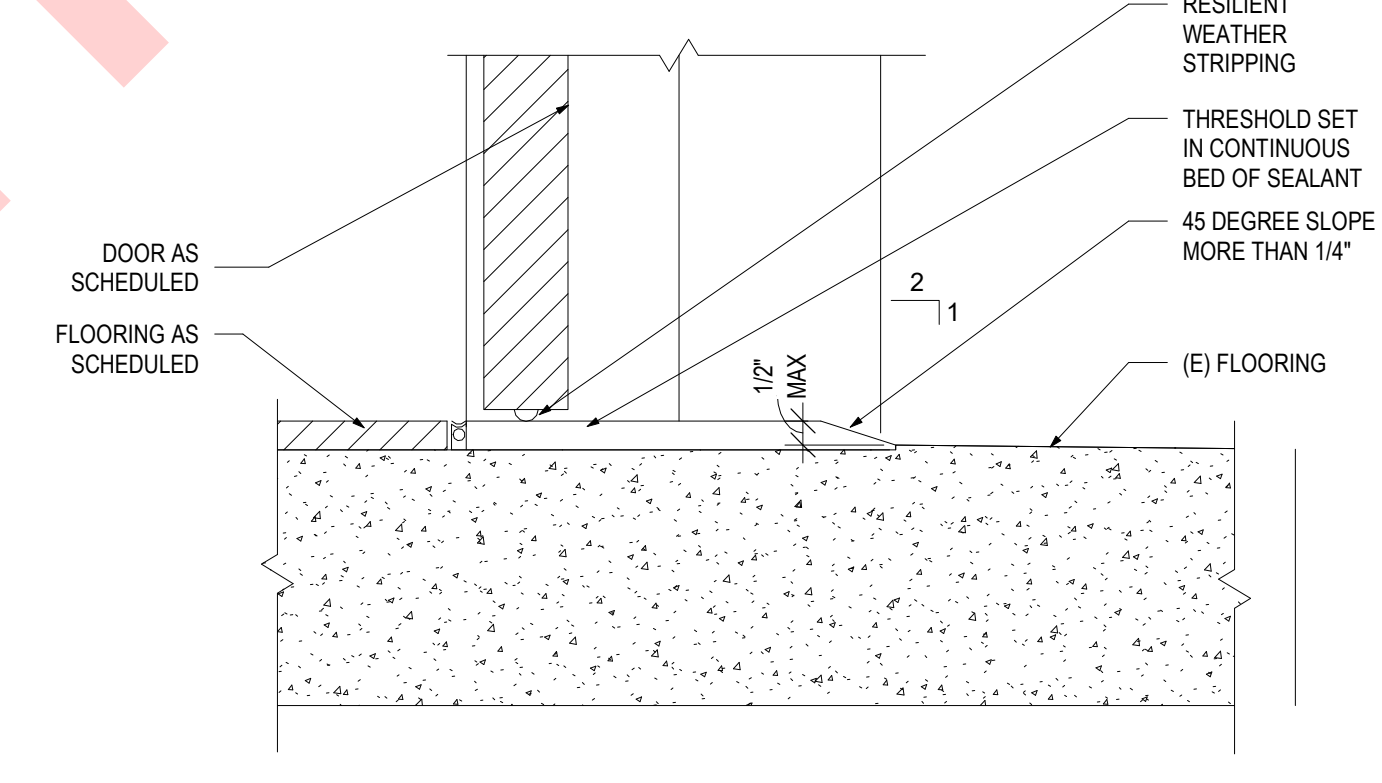
3" = 1'-0" SCREENWALL CORNER - PLAN 2



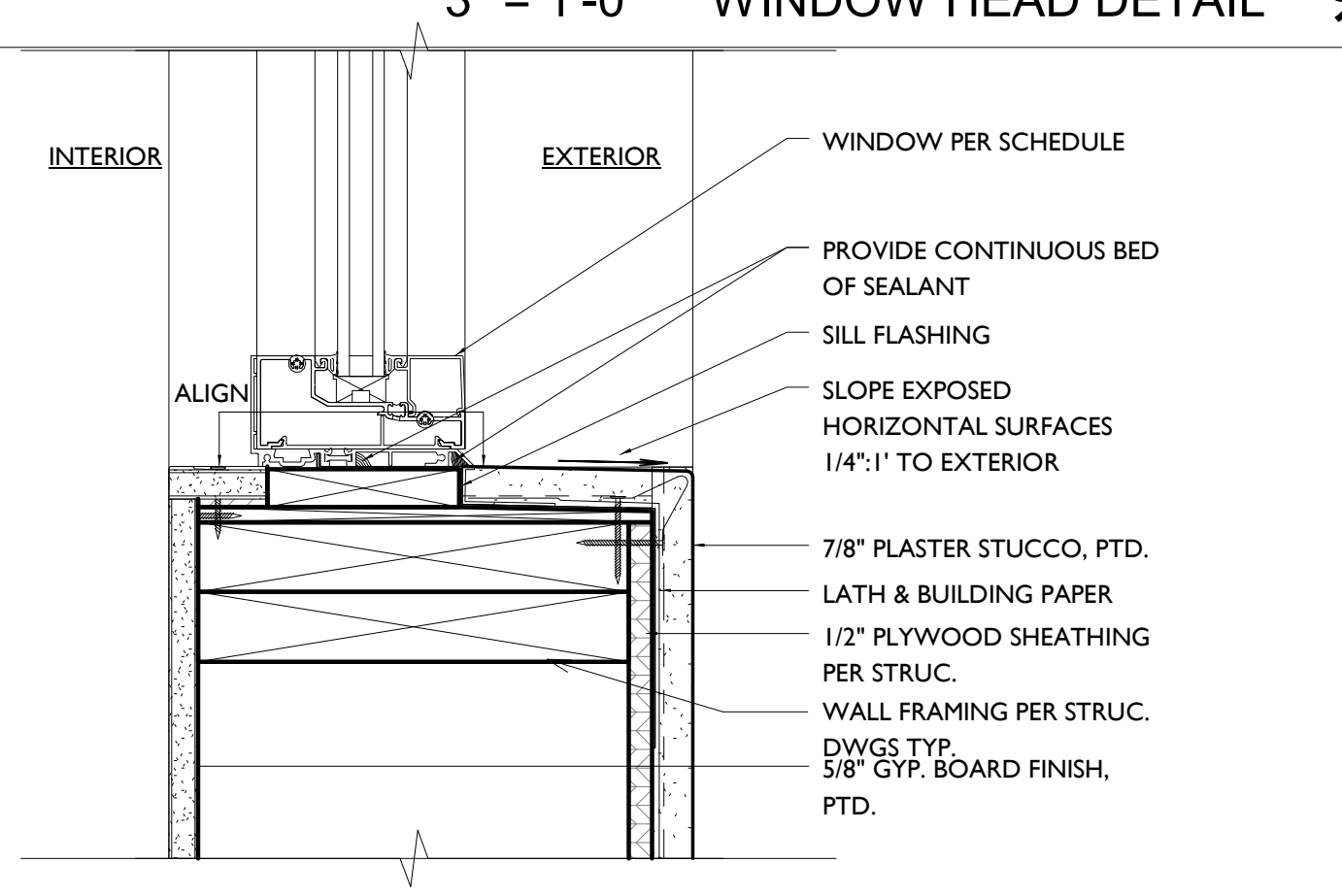
1 1/2" = 1'-0" HEADER AT ENTRY DOOR 12



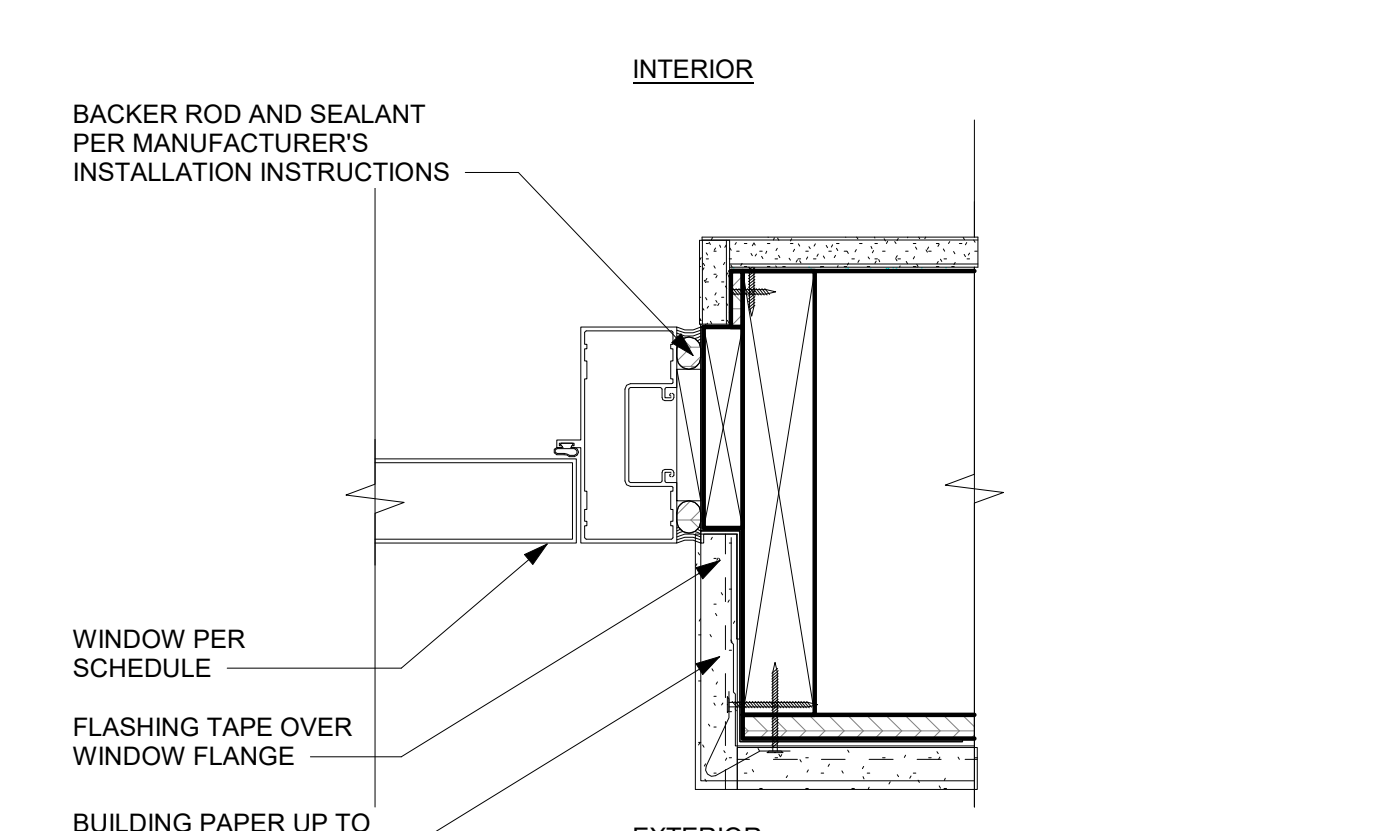
3" = 1'-0" WINDOW HEAD DETAIL 9



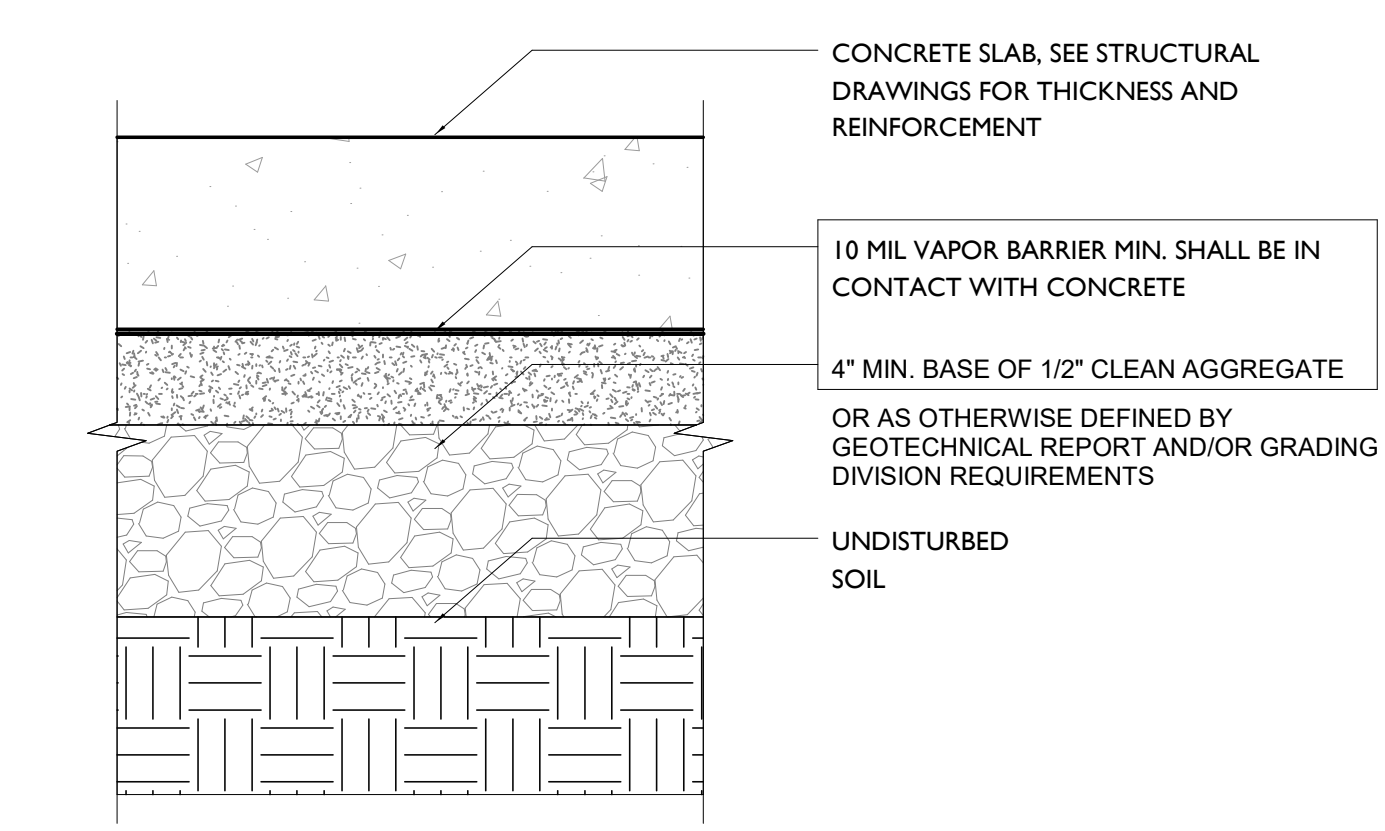
3" = 1'-0" DOOR THRESHOLD 5



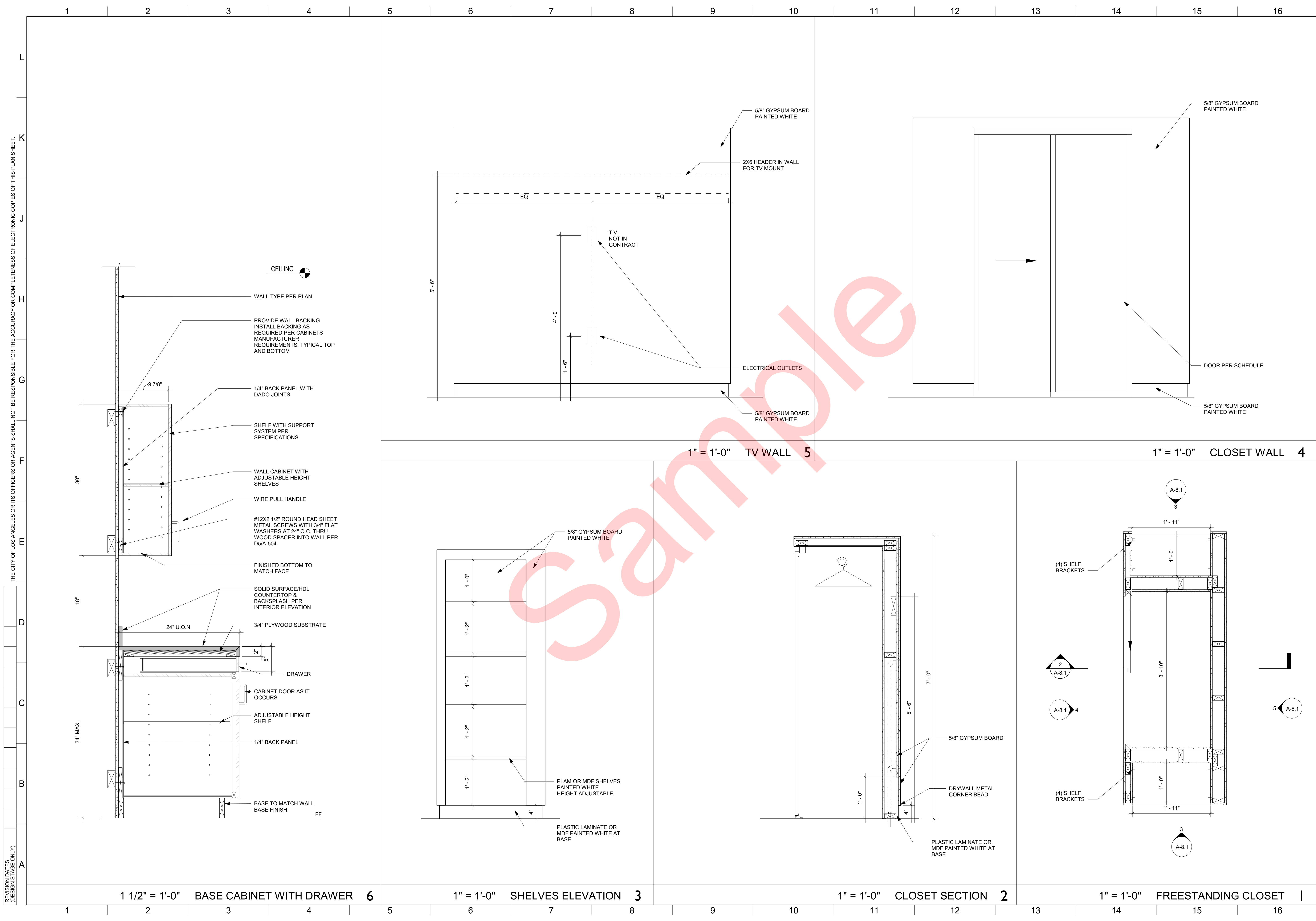
3" = 1'-0" WINDOW SILL DETAIL 8



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



3" = 1'-0" SLAB ON GRADE 1



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CITY OF LOS ANGELES

BUREAU OF ENGINEERING
 VERTICAL CONTROL: _____
 HORIZONTAL CONTROL: _____
 SHEET TITLE: CASEWORK DETAILS
 PROJECT: STANDARD ADU
 ADDRESS: 1 STANDARD PLAN WAY, LOS ANGELES, CALIFORNIA

DEPARTMENT OF PUBLIC WORKS

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

INDEX NO. D-XXXX
 CIP NO. XXXX

WORK ORDER 2002

SHEET NAME **A-8.1**

SHEET OF SHEETS

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 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 AND WHEN PENETRATING PRESSURE TREATED OR FIRE-RETARDANT LUMBER...

RC-5 BOLT AND SCREW INSTALLATION
- A. DRILL HOLE SIZES: 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:
1. PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIA AND FULL DIA FOR SMOOTH SHANK PORTION...

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. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS ON THE POST ON THE OPPOSITE SIDE OF ANCHORAGE DEVICE...

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, TOP PLATE TO STUD, STUD TO SOLE PLATE, DOUBLE STUDS, DOUBLE TOP PLATE, BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, RIM JOISTS TO TOP PLATE, TOP PLATES, LAPS AND INTERSECTIONS, CONT HEADER, TWO PIECES, CEILING JOISTS TO PLATE, CONT HEADER TO STUD, CEILING JOISTS, LAPS OVER PARTITIONS, RAFTER TO PLATE, BUILT-UP GIRDER BEAMS, BUILT-UP GIRDER BEAMS, JOIST TO BAND JOIST.

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. ACCURATELY POSITION, SUPPORT AND SECURE REINFORCEMENT FROM DISPLACING DUE TO FORMWORK, CONSTRUCTION, OR CONCRETE PLACEMENT OPERATIONS...

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.
FN-3 REMOVE ABANDONED FOOTINGS, UTILITIES, ETC. WHICH INTERFERE WITH NEW CONSTRUCTION, UNLESS OTHERWISE INDICATED.

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.
IO-2 CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/ COMPONENT AS LISTED IN THE "STATEMENT OF SPECIAL INSPECTOR" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH A SYSTEM OR COMPONENT PER 1704.4.

CONCRETE table with columns: VERIFICATION AND INSPECTIONS, C, P. Rows include INSPECTION OF REINFORCING STEEL, PRESTRESSING TENDONS, AND VERIFY PLACEMENTS, INSPECT ANCHORS CAST IN CONCRETE, INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS, ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS, MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4A, VERIFYING USE OF REQUIRED DESIGN MIX, PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES, VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES, INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF CONCRETE MEMBER BEING FORMED.

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.
GR-3 VERIFY ALL DIMENSIONS, ELEVATIONS, & SITE CONDITIONS BEFORE STARTING WORK.
GR-4 DRAWINGS INDICATE GENERAL CONDITIONS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. USE SIMILAR DETAILS OF CONSTRUCTION, SUBJECT TO REVIEW BY THE OWNER'S REPRESENTATIVE.
GR-5 THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND FOR CHECKING DIMENSIONS, NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES AND RESOLVE BEFORE PROCEEDING WITH THE WORK.
GR-6 DO NOT SCALE THE DRAWINGS.
GR-7 PROVIDE MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES INCLUDE, BUT MAY NOT BE LIMITED TO, BRACING AND SHORING FOR LOADS DURING CONSTRUCTION. RETAIN A REGISTERED CIVIL ENGINEER WHO IS PROPERLY QUALIFIED TO DESIGN BRACING, SHORING, ETC. VISITS TO THE SITE BY THE OWNER'S REPRESENTATIVE WILL NOT INCLUDE OBSERVATION OF THE ABOVE NOTED ITEMS.
GR-8 INFORMATION SHOWN ON THE DRAWINGS RELATED TO EXISTING CONDITIONS REPRESENTS THE PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. REPORT CONDITIONS THAT CONFLICT WITH THE CONTRACT DOCUMENTS TO THE OWNER'S REPRESENTATIVE. DO NOT DEVIATE FROM THE CONTRACT DOCUMENTS WITHOUT WRITTEN DIRECTION FROM THE OWNER'S REPRESENTATIVE.
GR-9 REFER TO ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF FLOOR, ROOF AND WALL OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS. COORDINATE THE SIZE AND LOCATION OF OPENINGS ASSOCIATED WITH, BUT NOT LIMITED TO, ELECTRICAL, MECHANICAL AND PLUMBING TRADES. SUBMIT FINAL SIZING AND LOCATION REQUIREMENTS OF OPENINGS TO THE OWNER'S REPRESENTATIVE FOR REVIEW.
GR-10 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROVIDING A SAFE PLACE TO WORK AND MEETING THE REQUIREMENTS OF ALL APPLICABLE JURISDICTIONS. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY AGAINST DAMAGE BY FALLING DEBRIS AND OTHER HAZARDS IN CONNECTION WITH THIS WORK.

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.
SU-3 SUBMIT COPIES OF REQUIRED SUBMITTALS TO OWNER'S REPRESENTATIVE FOR REVIEW.
SU-4 CONCRETE REINFORCING STEEL:
- A. SUBMIT CERTIFIED MATERIAL CERTIFICATES FOR REINFORCING STEEL SIGNED BY THE MANUFACTURER AND CONTRACTOR.
- B. SUBMIT SHOP DRAWINGS FOR FABRICATION, BENDING AND PLACEMENT OF CONCRETE REINFORCEMENT IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
CAST-IN-PLACE CONCRETE:
- A. SUBMIT MIX DESIGNS PREPARED, STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF CALIFORNIA FOR EACH CLASS OF CONCRETE. INCLUDE RESULTS OF SLUMP, SHRINKAGE AND COMPRESSION TESTS USED TO ESTABLISH MIX PROPORTIONS. ALSO INCLUDE CERTIFIED MATERIAL CERTIFICATES FOR EACH COMPONENT OF THE MIX.
- B. SUBMIT PROPOSED CONSTRUCTION JOINT LOCATIONS FOR REVIEW.
- C. SUBMIT PRODUCT DATA FOR CURING MATERIALS.
- D. SUBMIT PRODUCT DATA FOR NON-SHRINK GROUT.
SU-5 ADHESIVE ANCHORS: SUBMIT PRODUCT DATA FOR EACH TYPE OF ADHESIVE ANCHORING SYSTEM USED.

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.
SITE CLASS = D (DEFAULT)
ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE
RHO = 1.3

Ss = 2.000
St = 0.740
Sps = 1.600
Sps1 = 0.839
I = 1.0 FOR OCCUPANCY CATEGORY (II)
DC-8 WIND DESIGN:
STRUCTURE: ADU
LFRS = LIGHT-FRAMED WOOD SHEAR WALLS
R = 6.5
OVERSTRENGTH = 2.5
Cs = 0.245
BASE SHEAR V = 8.24K
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 Gcpi = +0.18
qz = 13.75PSF



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.S. NEIRIN MADRIBEGOVIC, AIA ARCHITECT: OMAR L. GARZA, SE ENGINEER: NOUS DESIGNED BY: NOUS DRAWN BY: ASP CHECKED BY: OG APPROVED BY: DIVISION HEAD

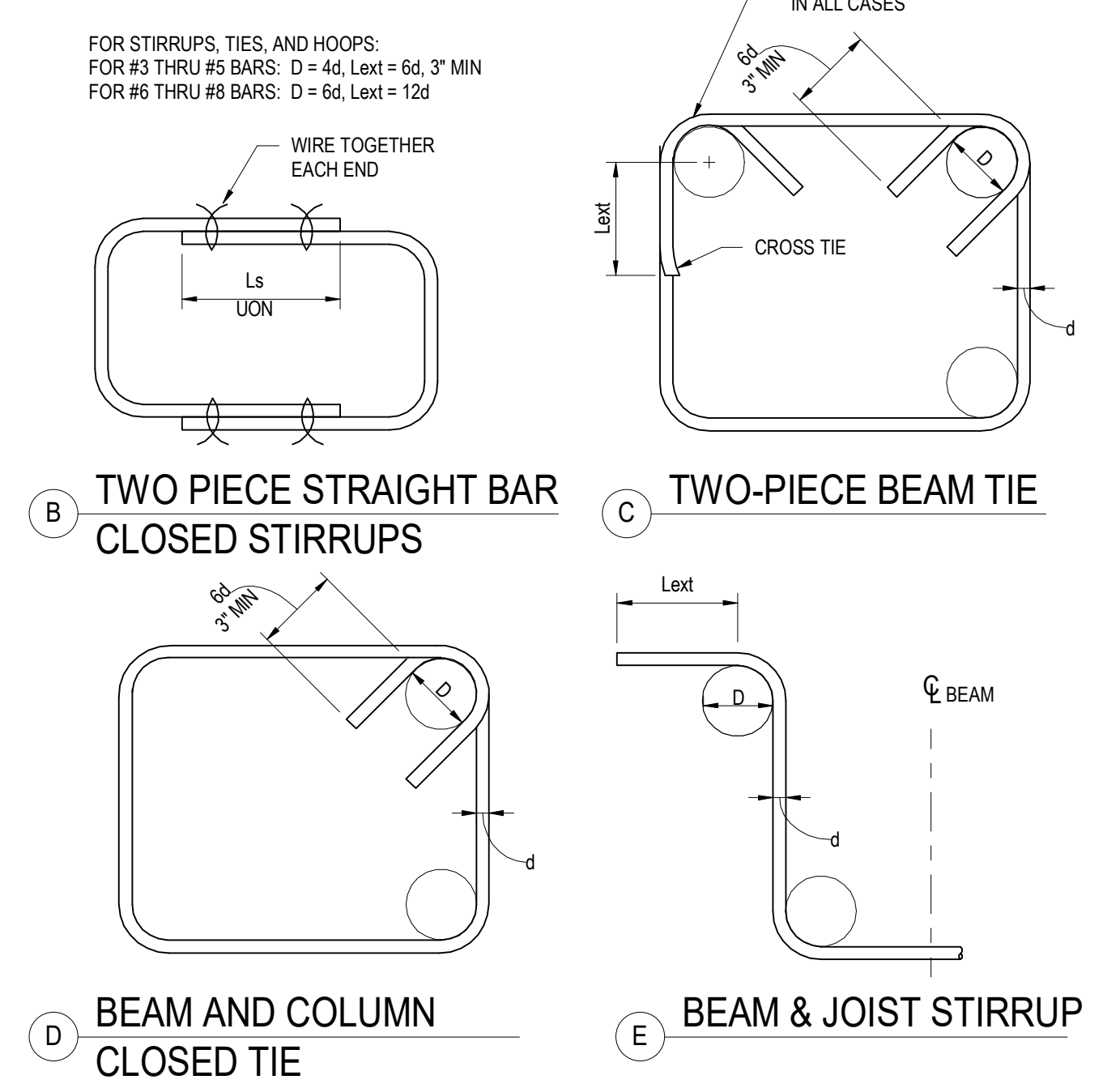
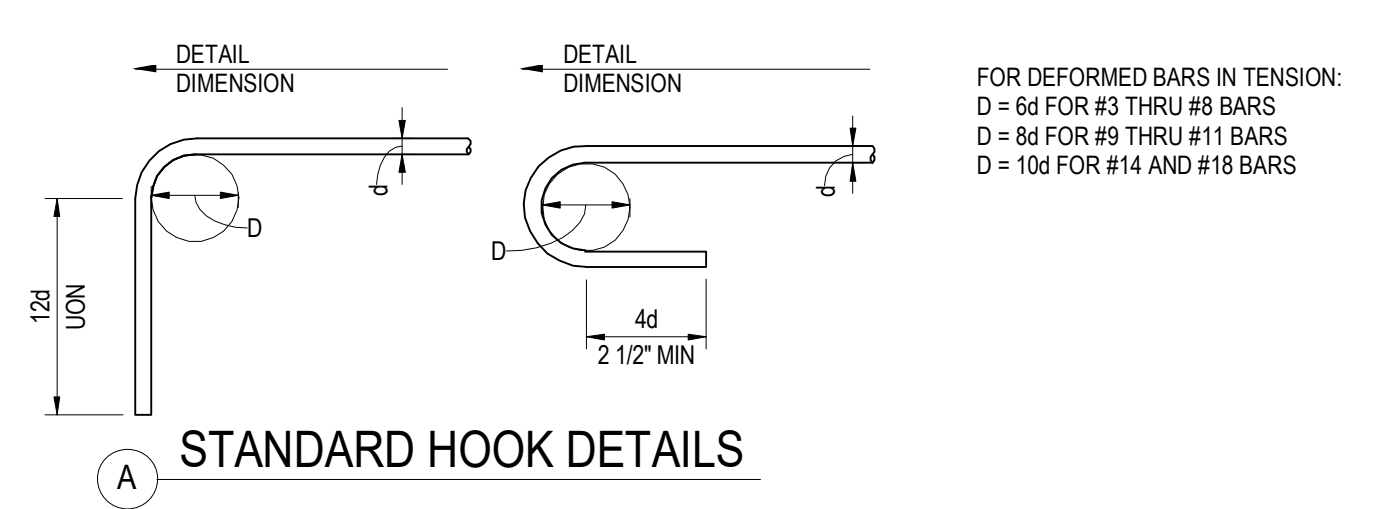
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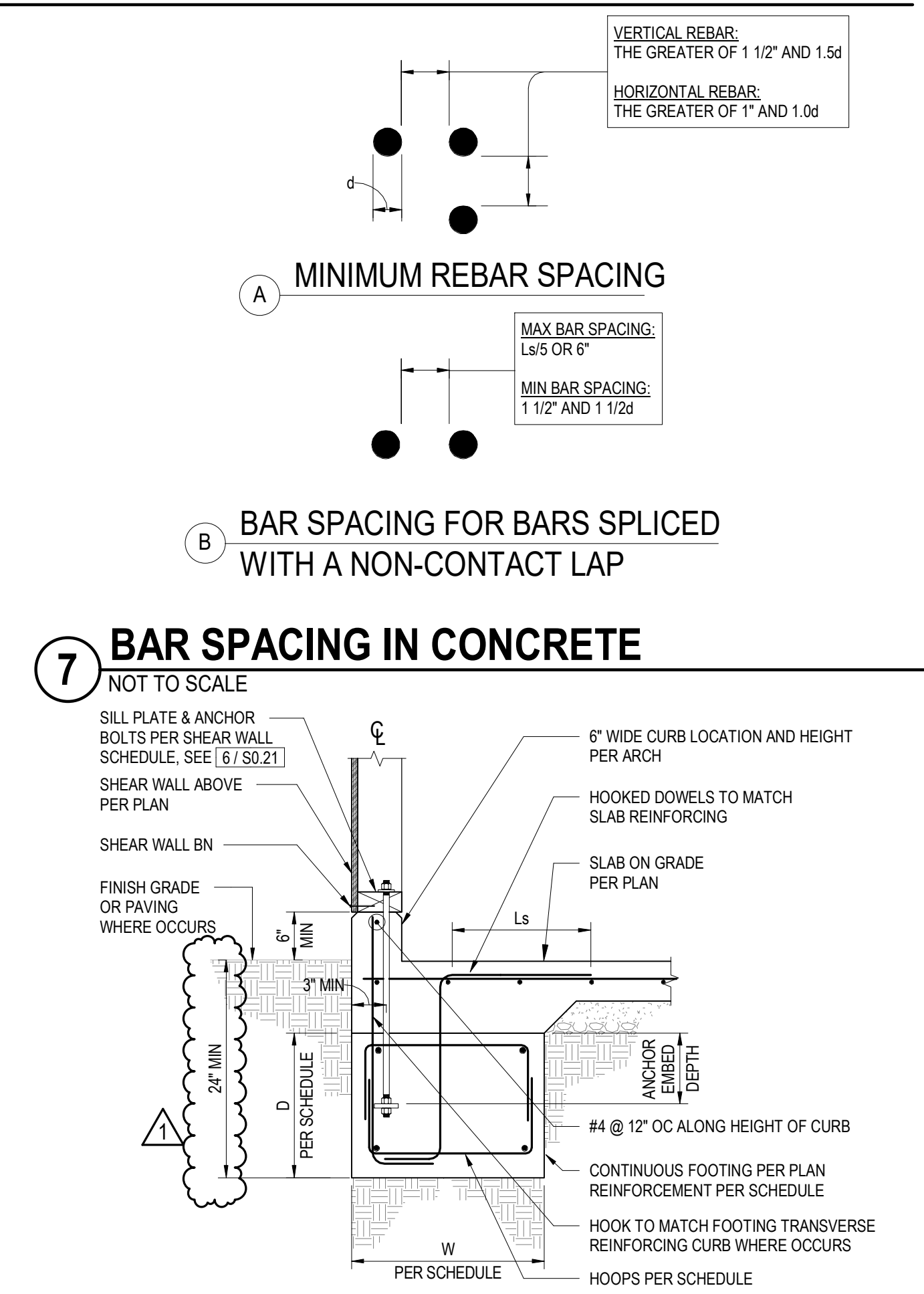
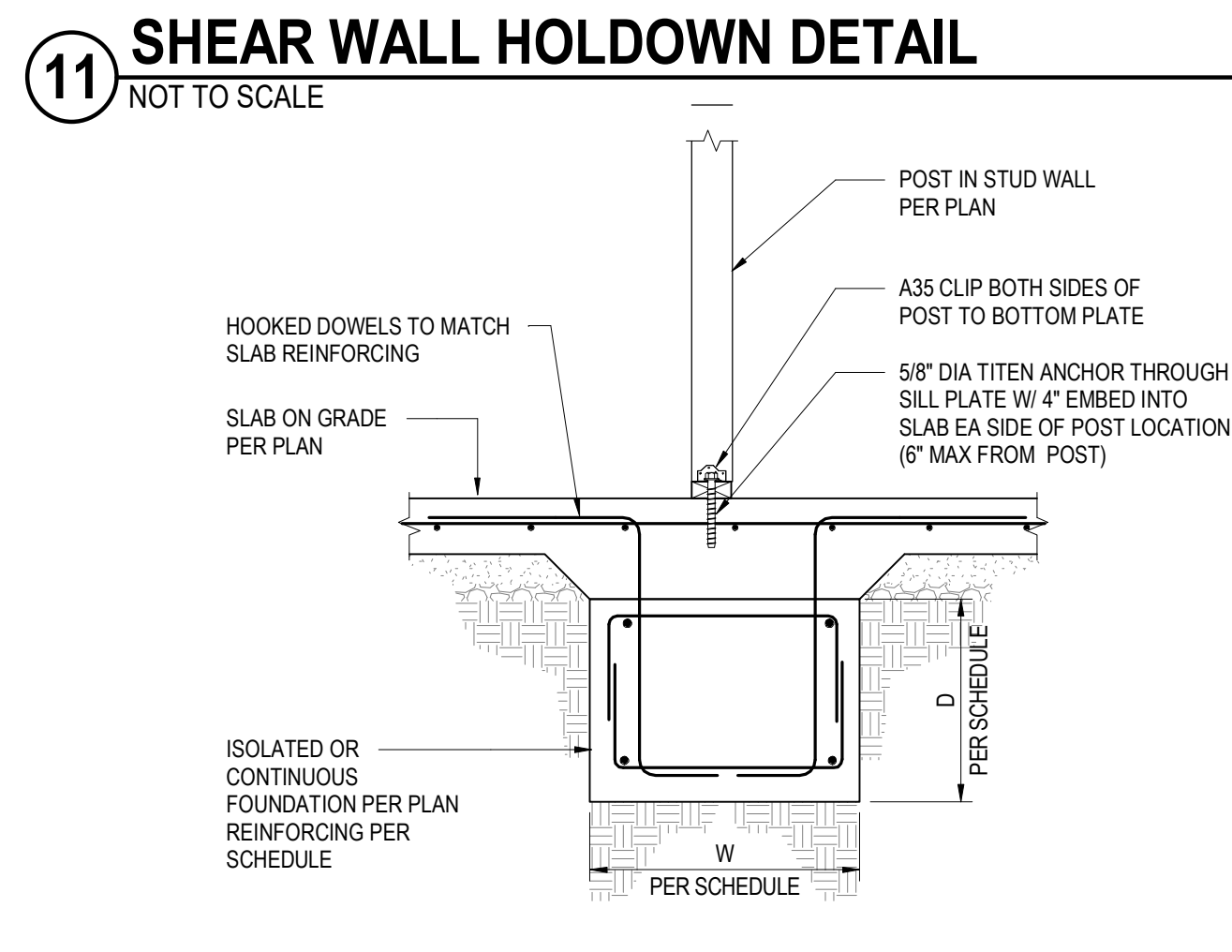
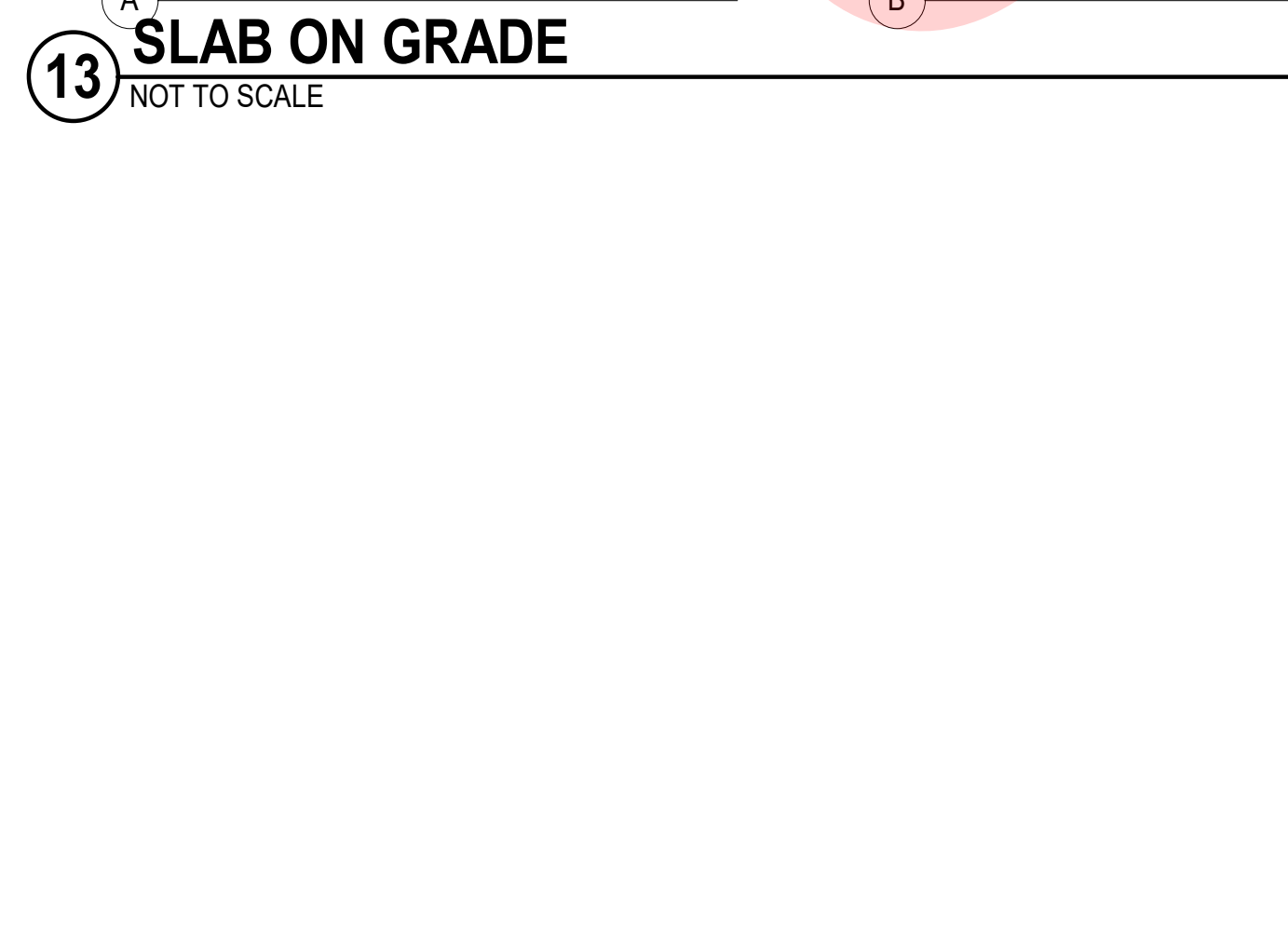
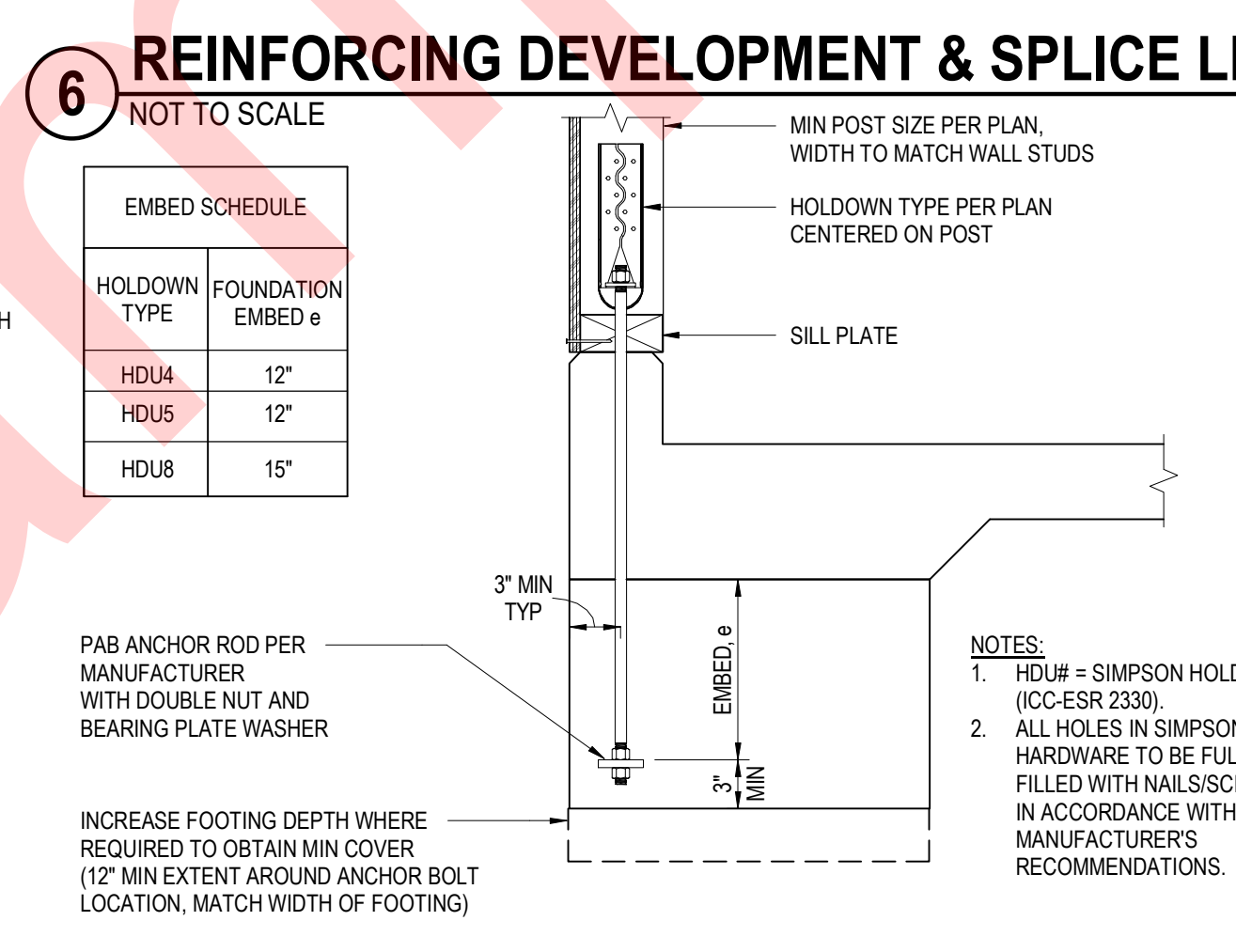
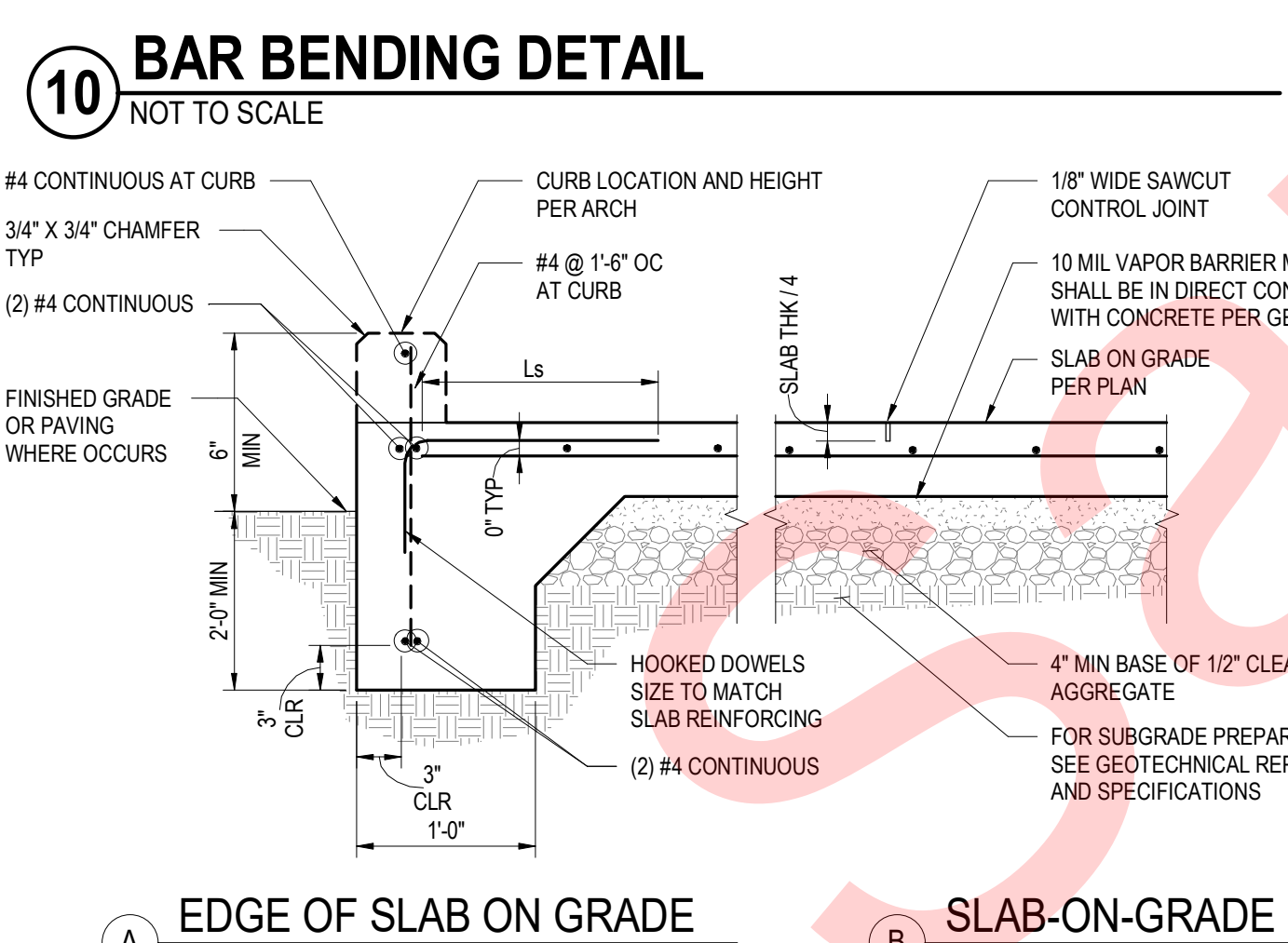
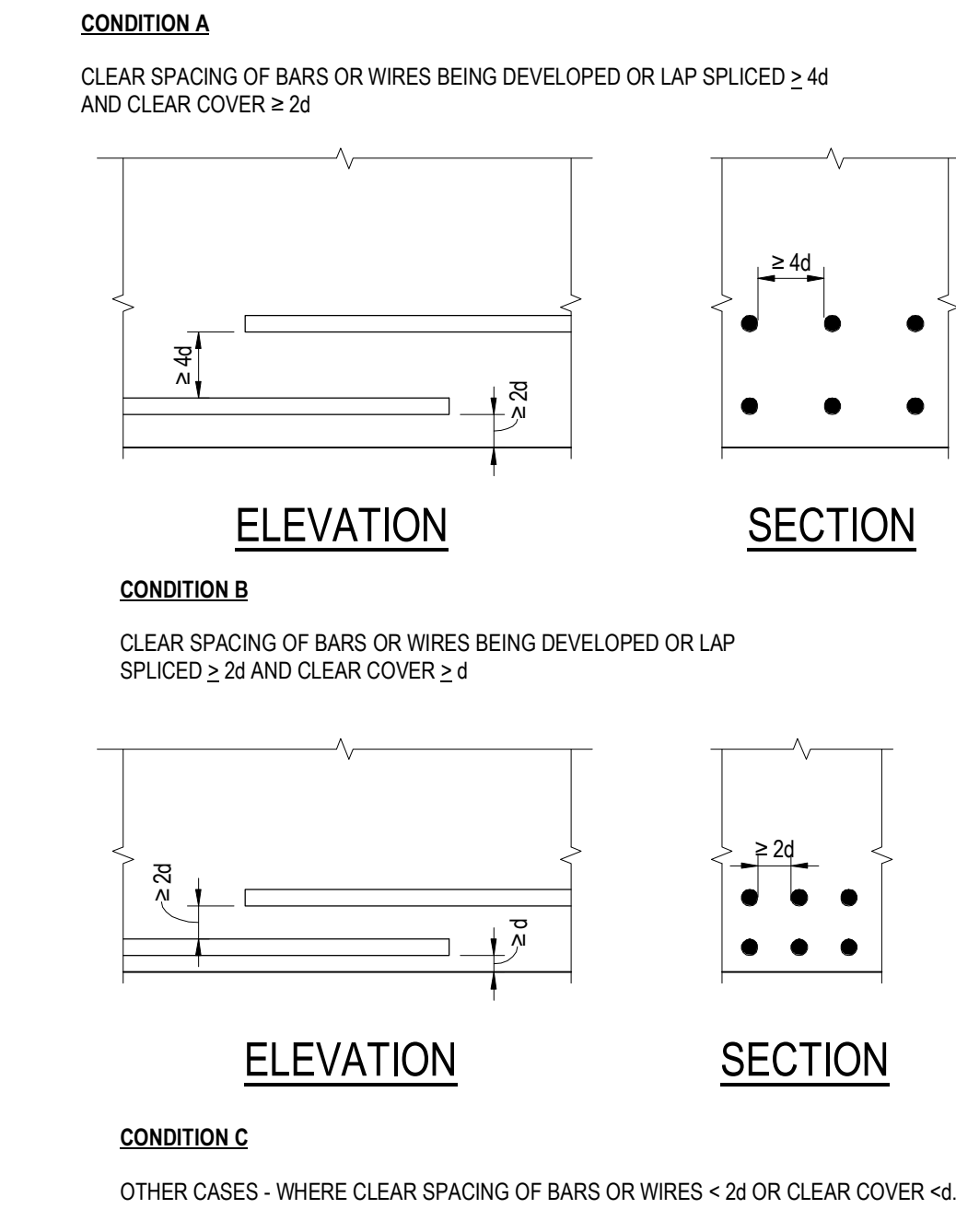
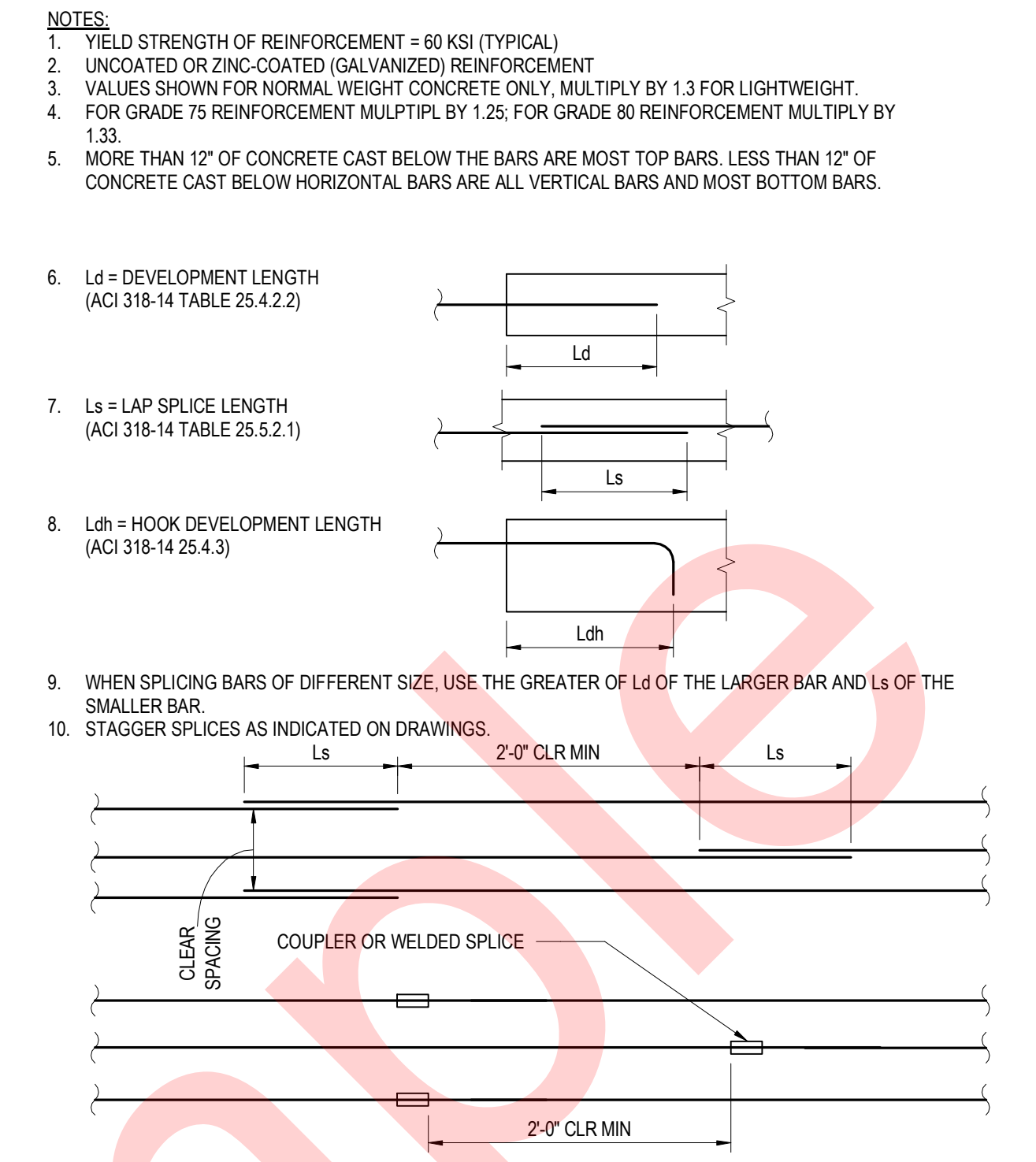
REVISION DATES (DESIGN STAGE ONLY)

REVISION DATES (DESIGN STAGE ONLY)

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| | | CONCRETE REINFORCING DEVELOPMENT & SPLICE LENGTHS (IN) FOR $f_c = 3.0$ 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 |



NOUS
 600 WILSHIRE BLVD, SUITE 700
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 213.871.6887
 CONTACT@NOUSENGINEERING.COM

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

BUREAU OF ENGINEERING
 VERTICAL CONTROL: HORIZONTAL CONTROL
 SHEET TITLE: TYPICAL CONCRETE DETAILS
 PROJECT: FIGUEROA
 ADDRESS: 5900/5904 S. FIGUEROA ST. LOS ANGELES, CA 90003

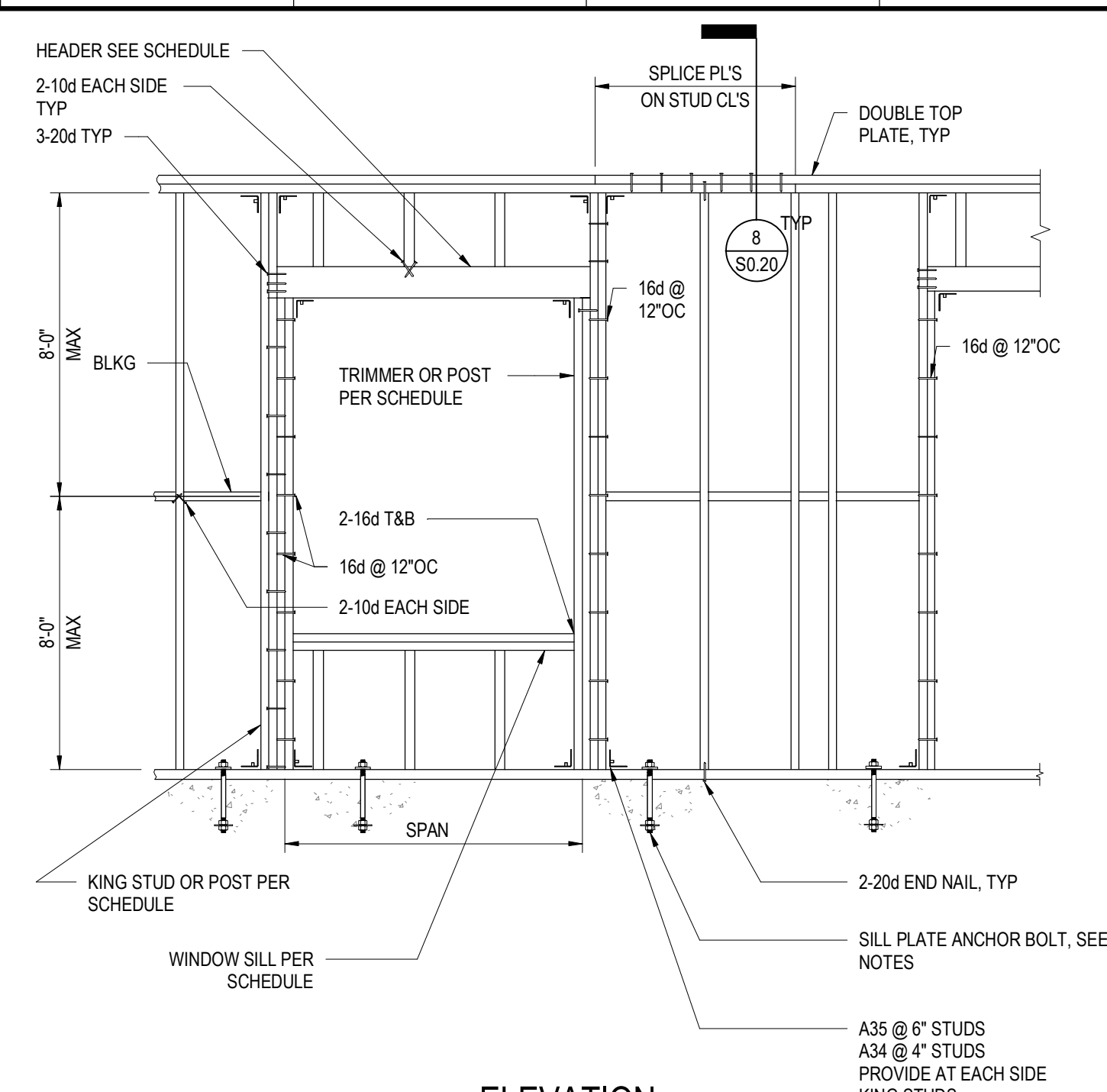
DEPARTMENT OF PUBLIC WORKS
 NO. 1
 PLAN/CHECK COMMENTS
 DATE 10.12.2024
 BY
 INDEX NO. D-XXXXX
 CIP NO. XXXXX

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

WORK ORDER: 00
 SHEET NAME: S0.10
 SHEET OF SHEETS

REVISION DATES (DESIGN STAGE ONLY)

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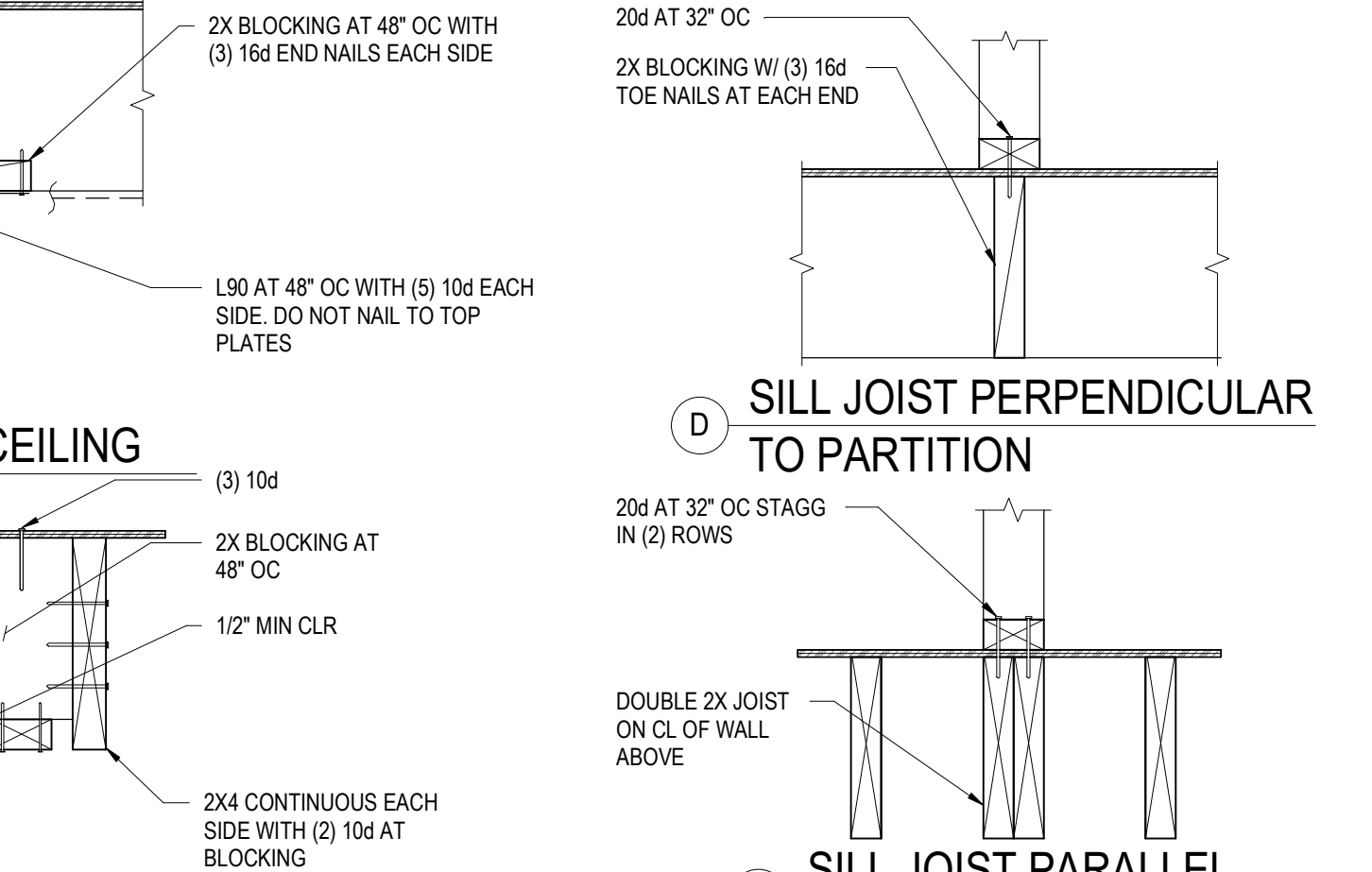
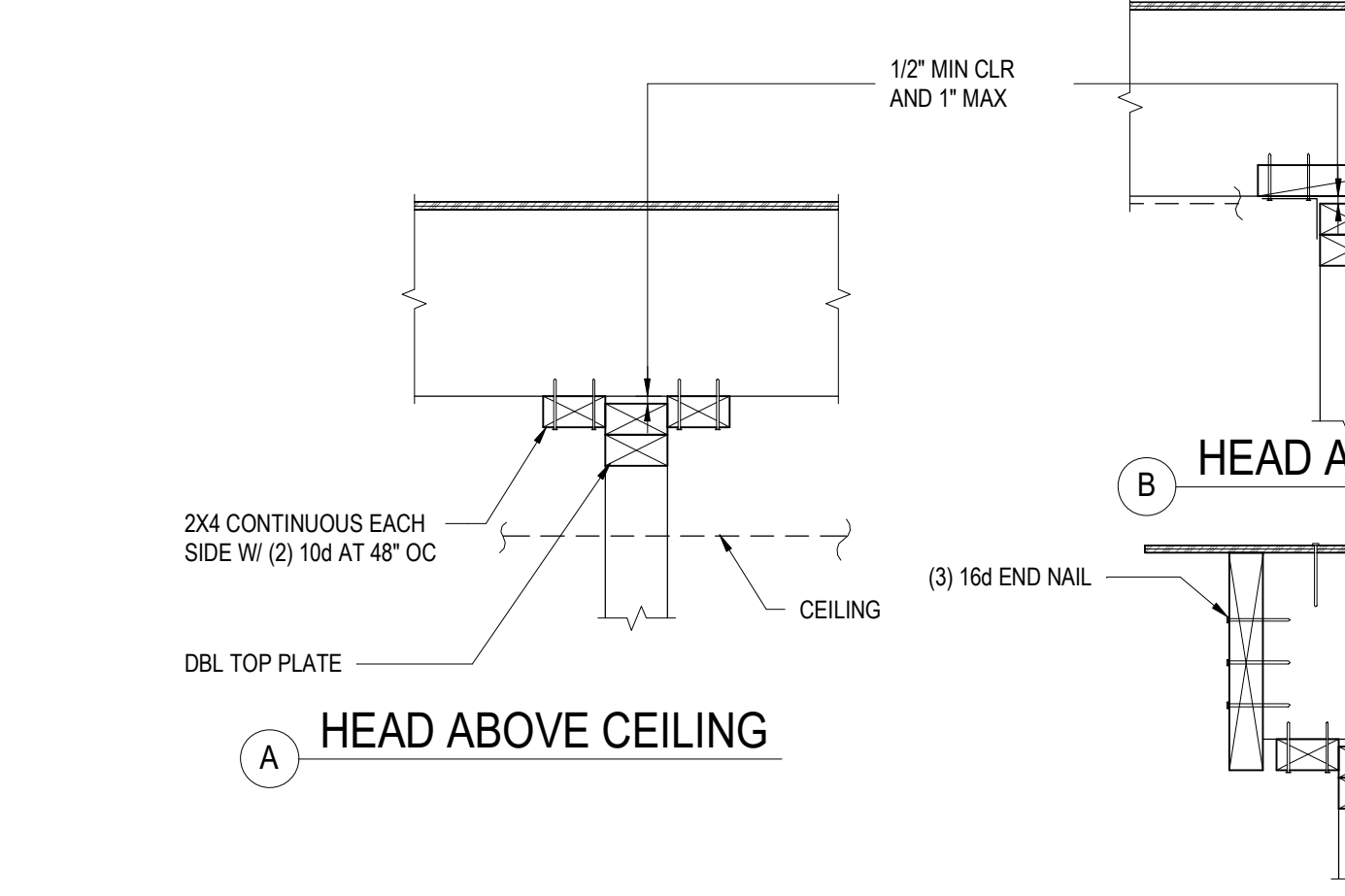
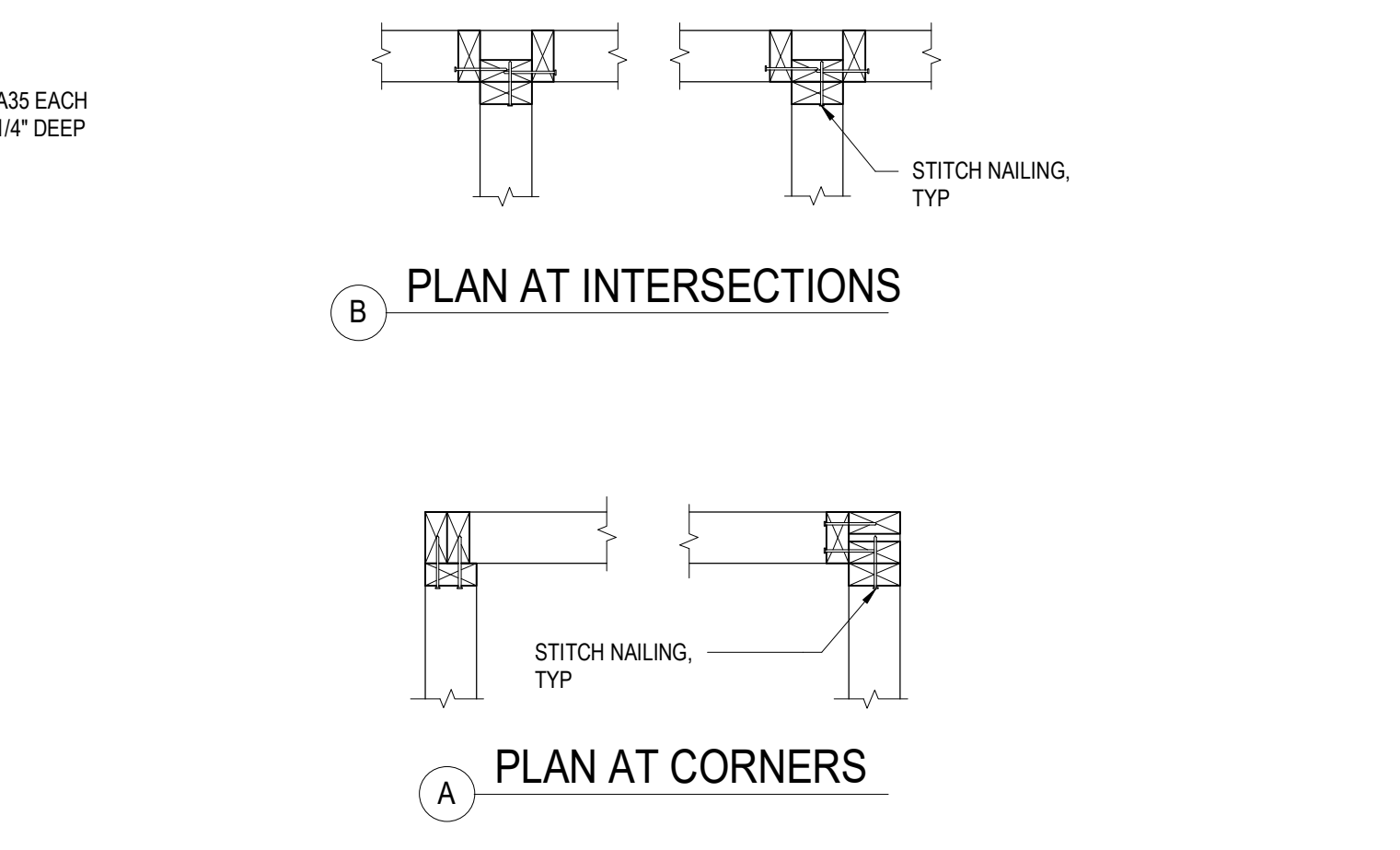
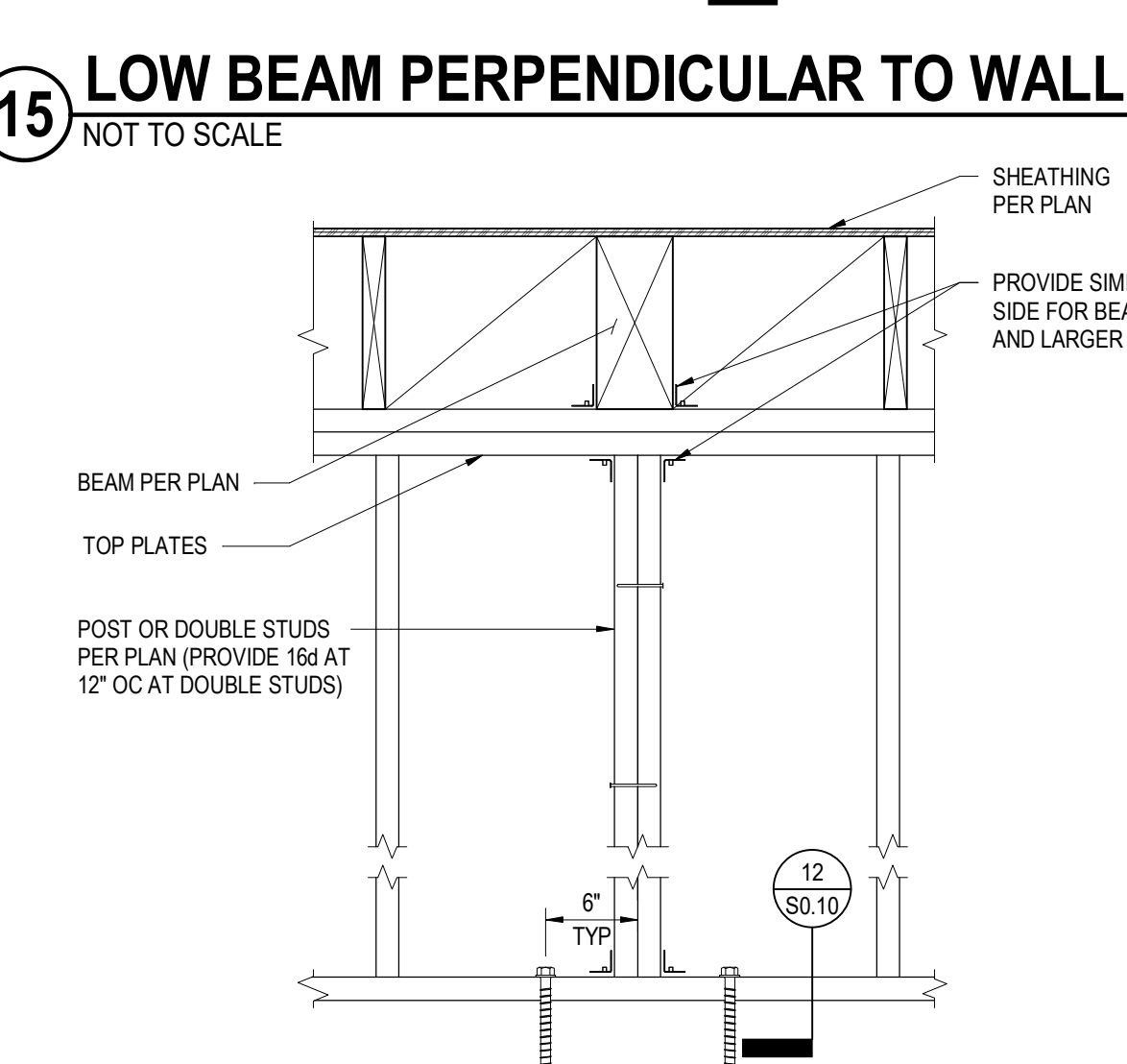
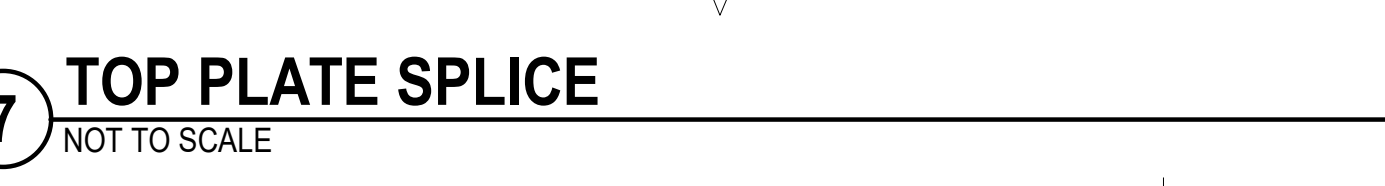
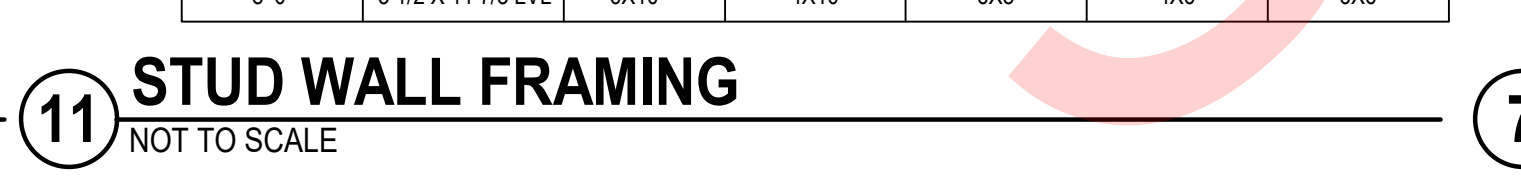
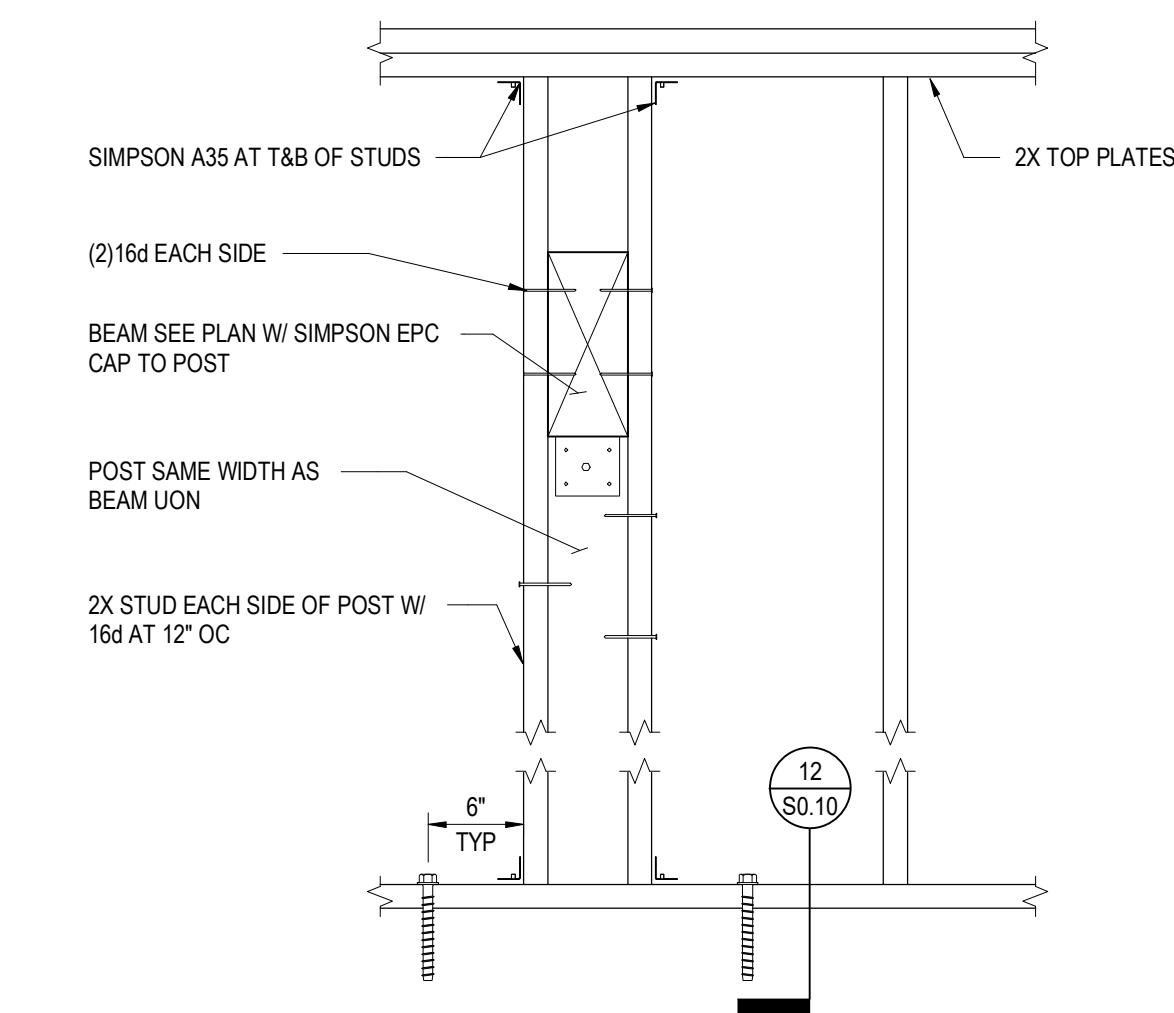
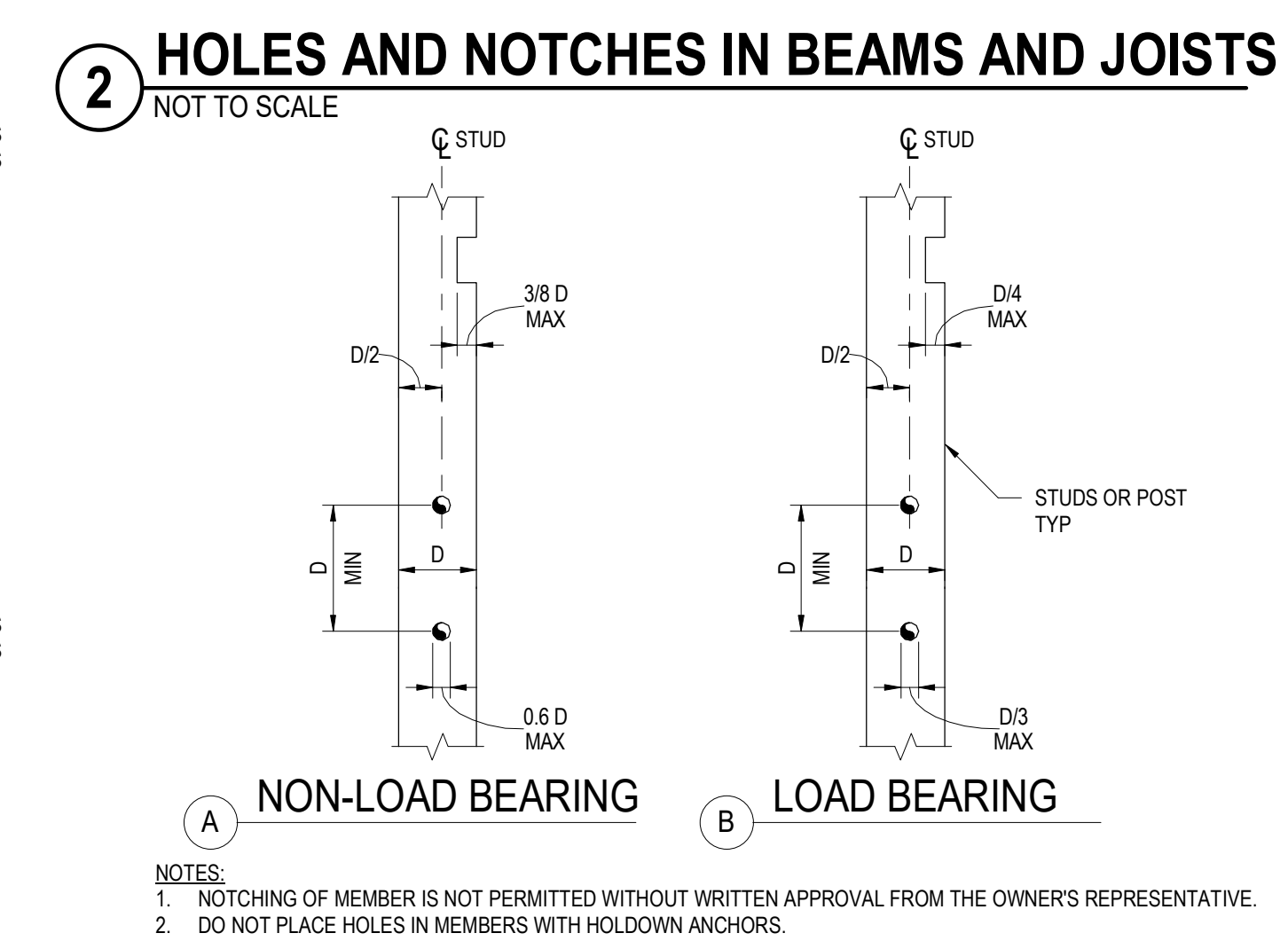
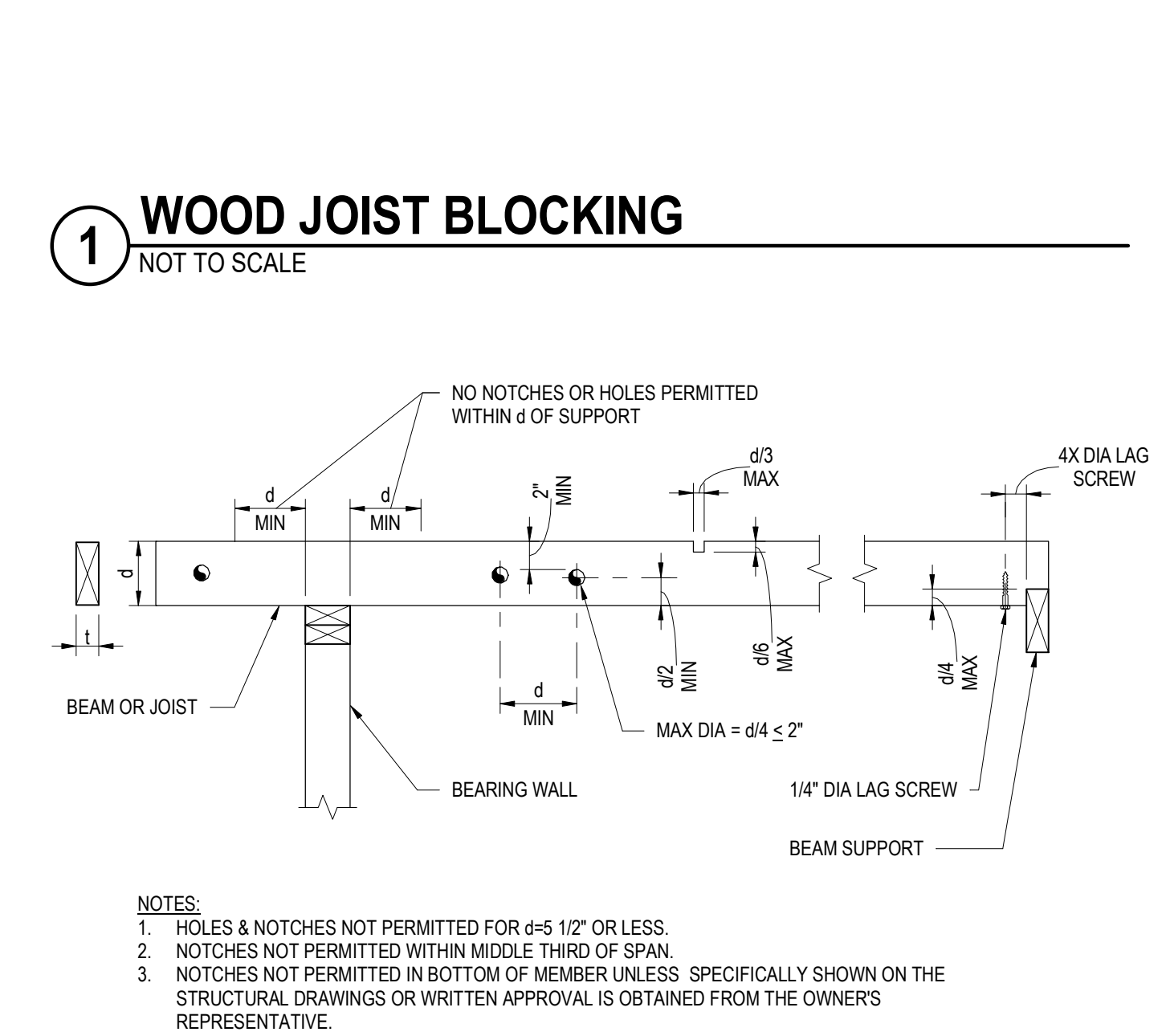
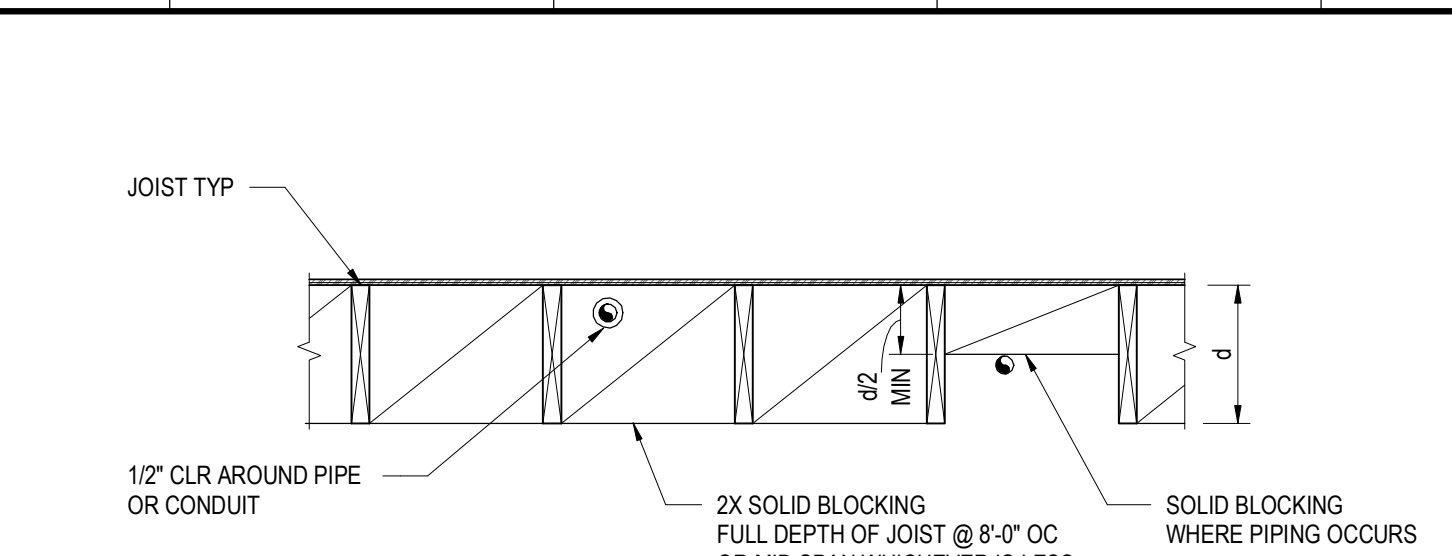
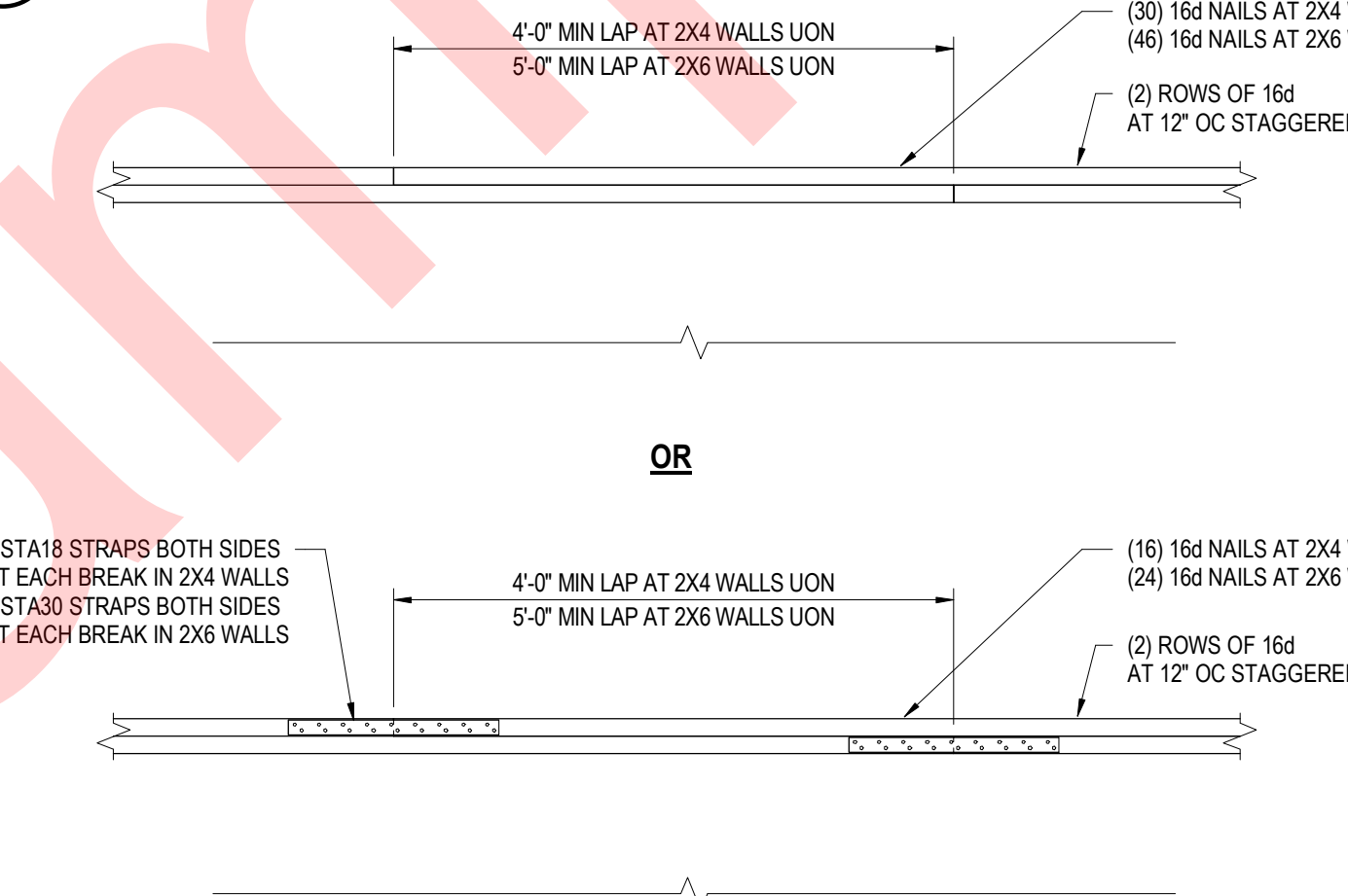
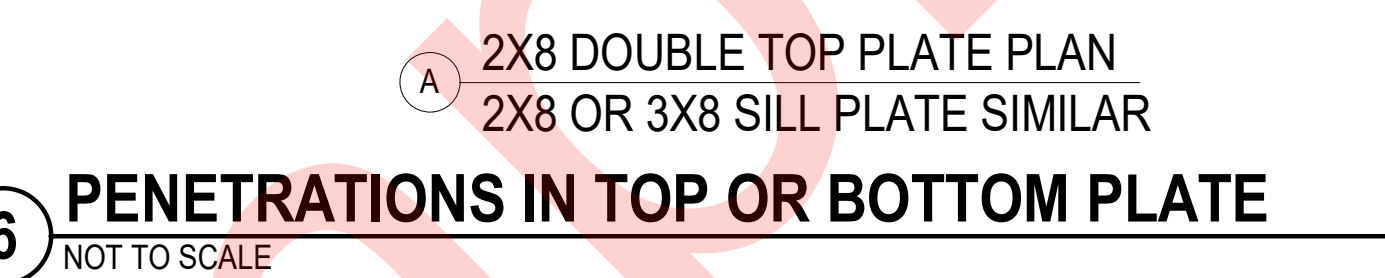
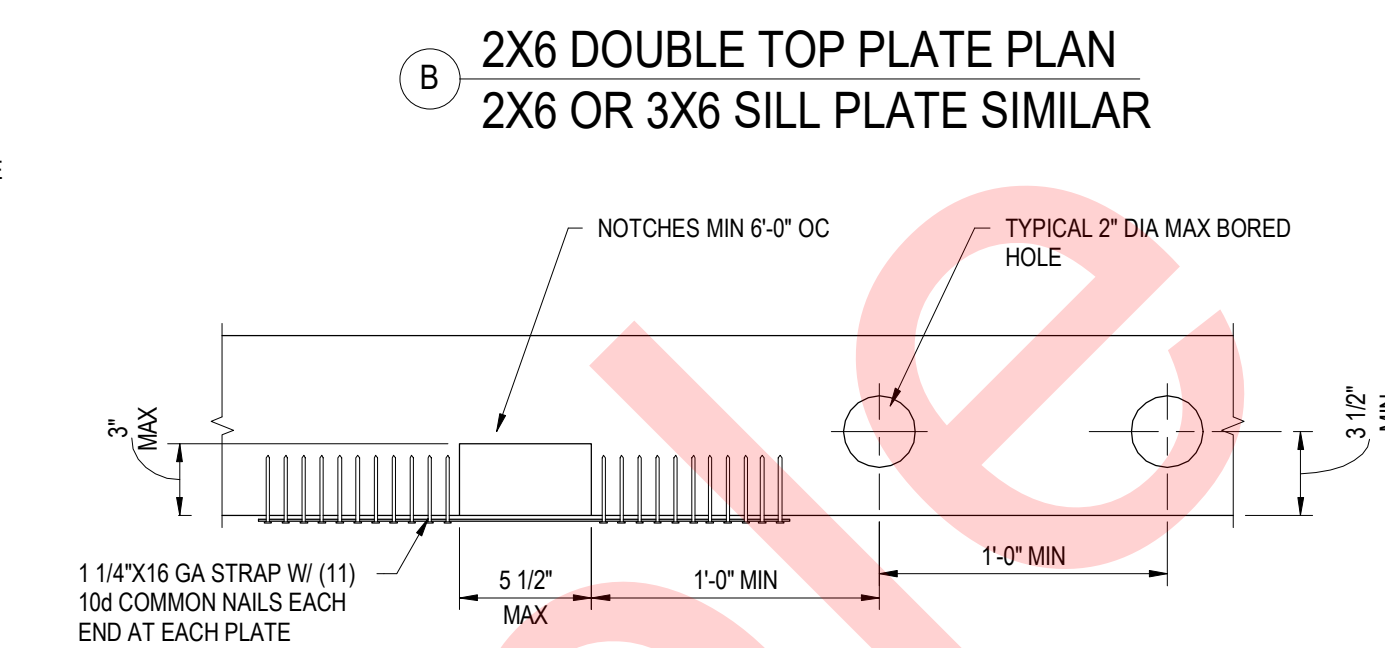
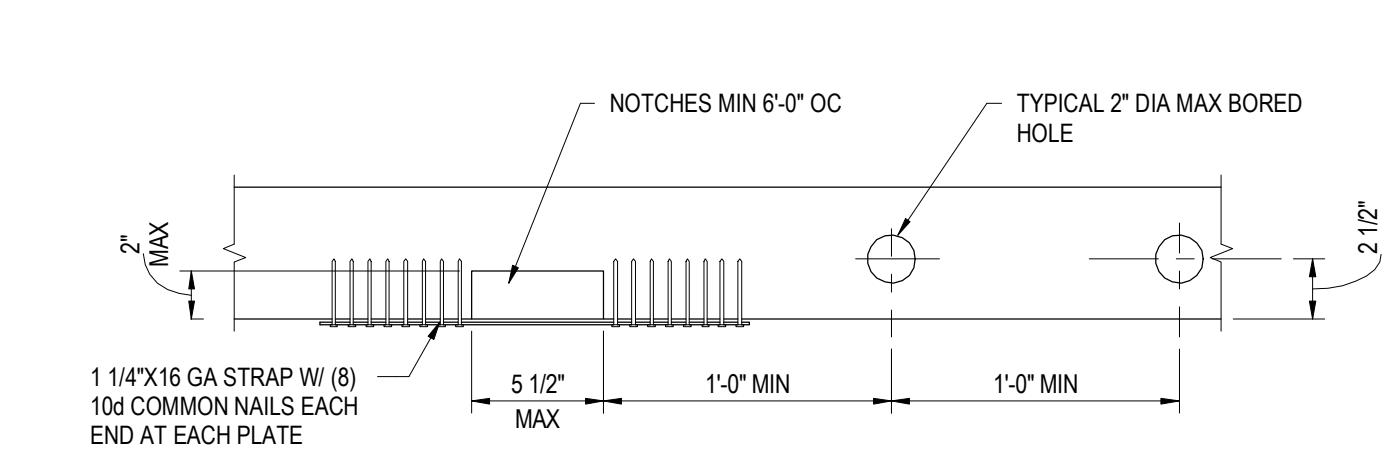
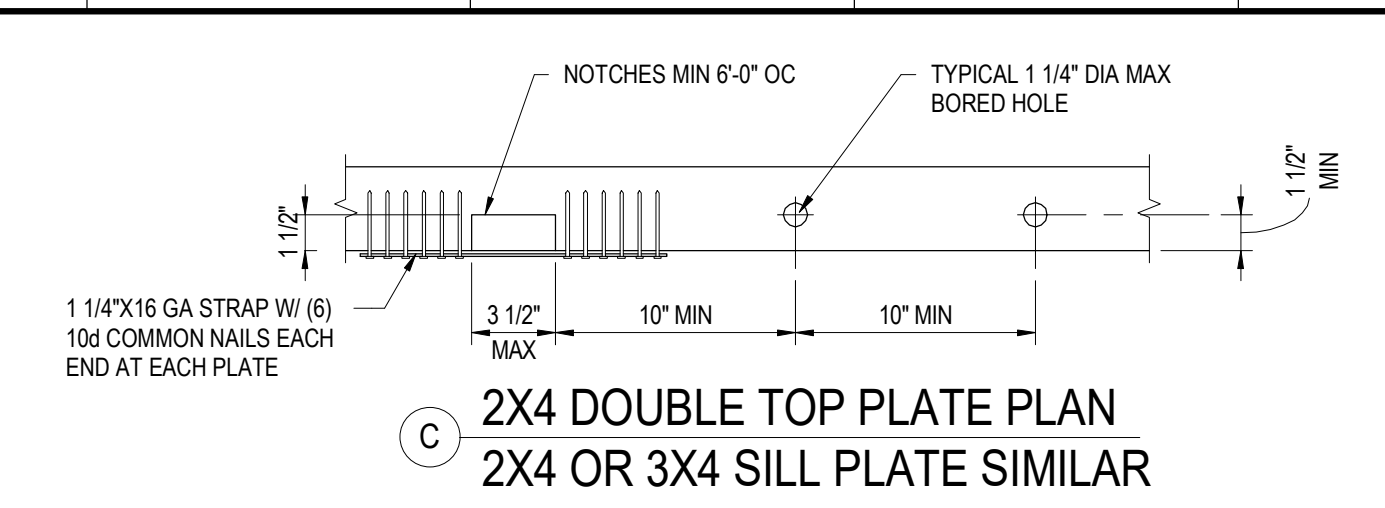
- NOTES:**
- SILL PLATE ANCHOR BOLT TO BE 5/8" DIA. WITH 2X2X3/16 PLATE WASHER AND 0"-8" MIN EMBED AT 4"-0" UON
 - SILL PLATE ANCHOR BOLTS TO BE 6" MIN/12" MAX. FROM END OF SILL PLATE. MINIMUM (2) BOLTS PER PLATE.
 - NOTCHES TO SILL PER DETAIL
 - AT NON BEARING WALLS, ACCEPTABLE TO REPLACE ANCHOR BOLTS 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 | | |
|---------------------------|----------------|----------|
| KING | TRIMMER | SPAN |
| 2X OR POST | 2X | <= 4'-0" |
| (2)-2X OR POST | (2)-2X | <= 8'-0" |
| (3)-2X | (3)-2X OR POST | > 8'-0" |

| WINDOW SILL SCHEDULE | |
|----------------------|-----------|
| SILL MEMBER | SILL SPAN |
| (2)-2X | <= 8'-0" |
| 4X | <= 12'-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 |



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REGISTERED PROFESSIONAL ENGINEER
CIVIL/LEVEL GRADING
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

VERTICAL CONTROL: _____

HORIZONTAL CONTROL: _____

SHEET TITLE: TYPICAL WOOD DETAILS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003

DATE: _____

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

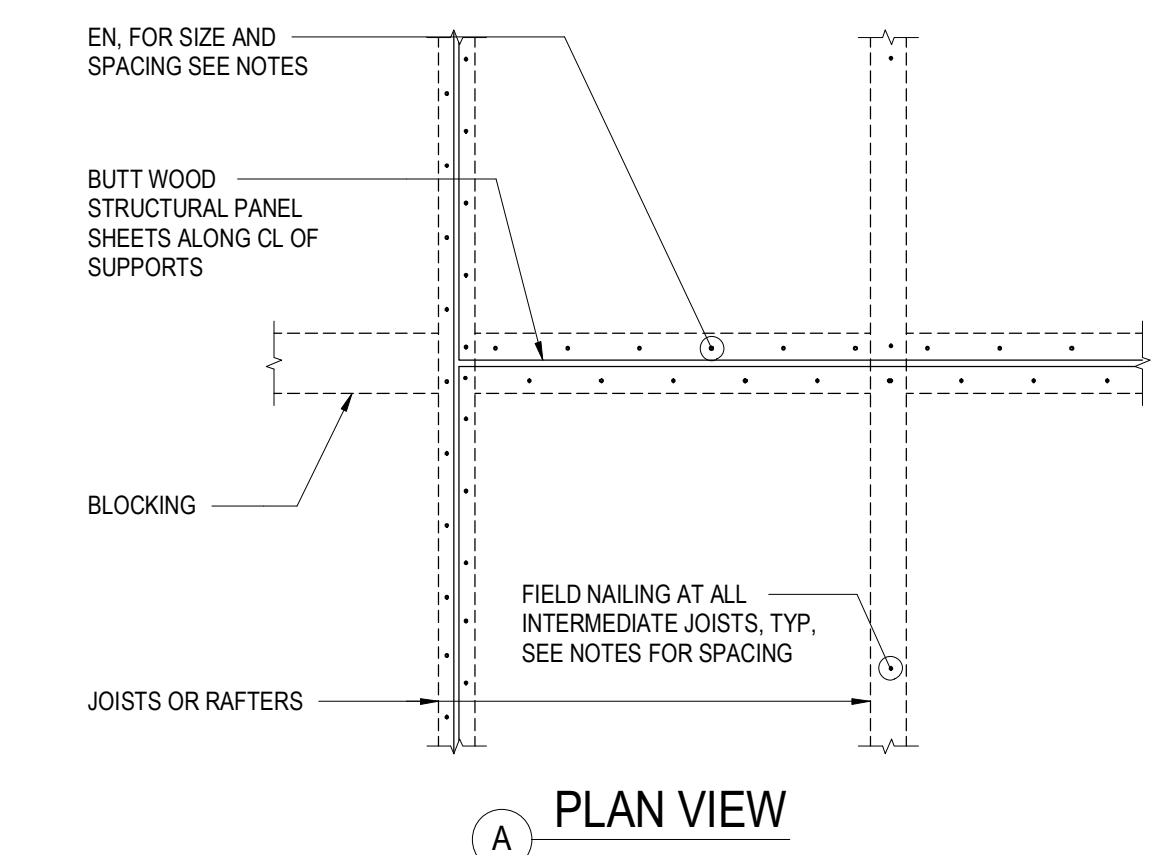
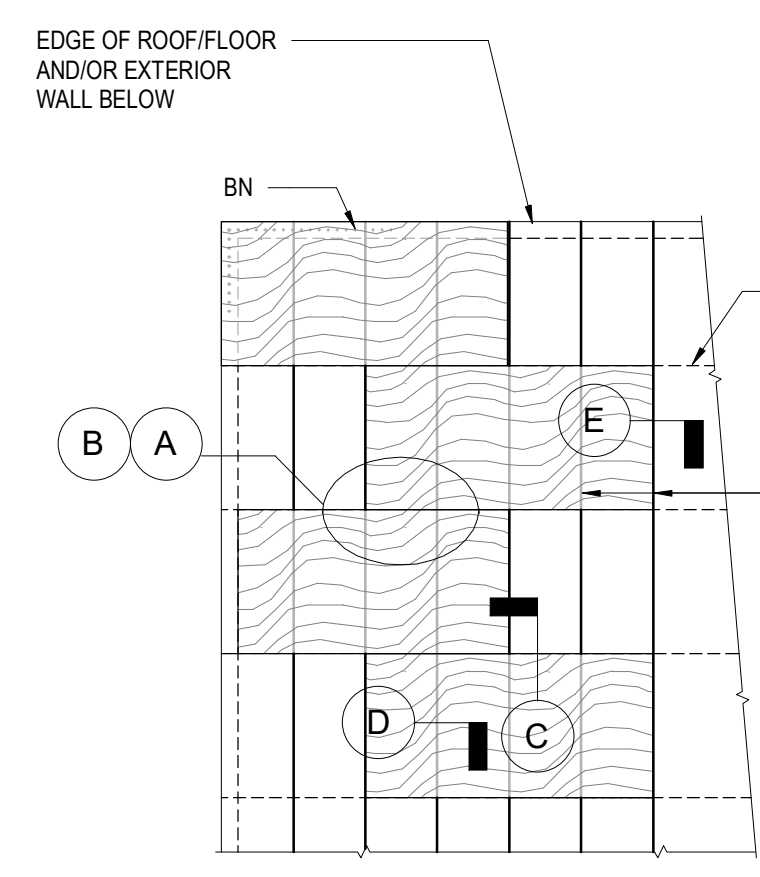
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SHEET OF SHEETS: _____

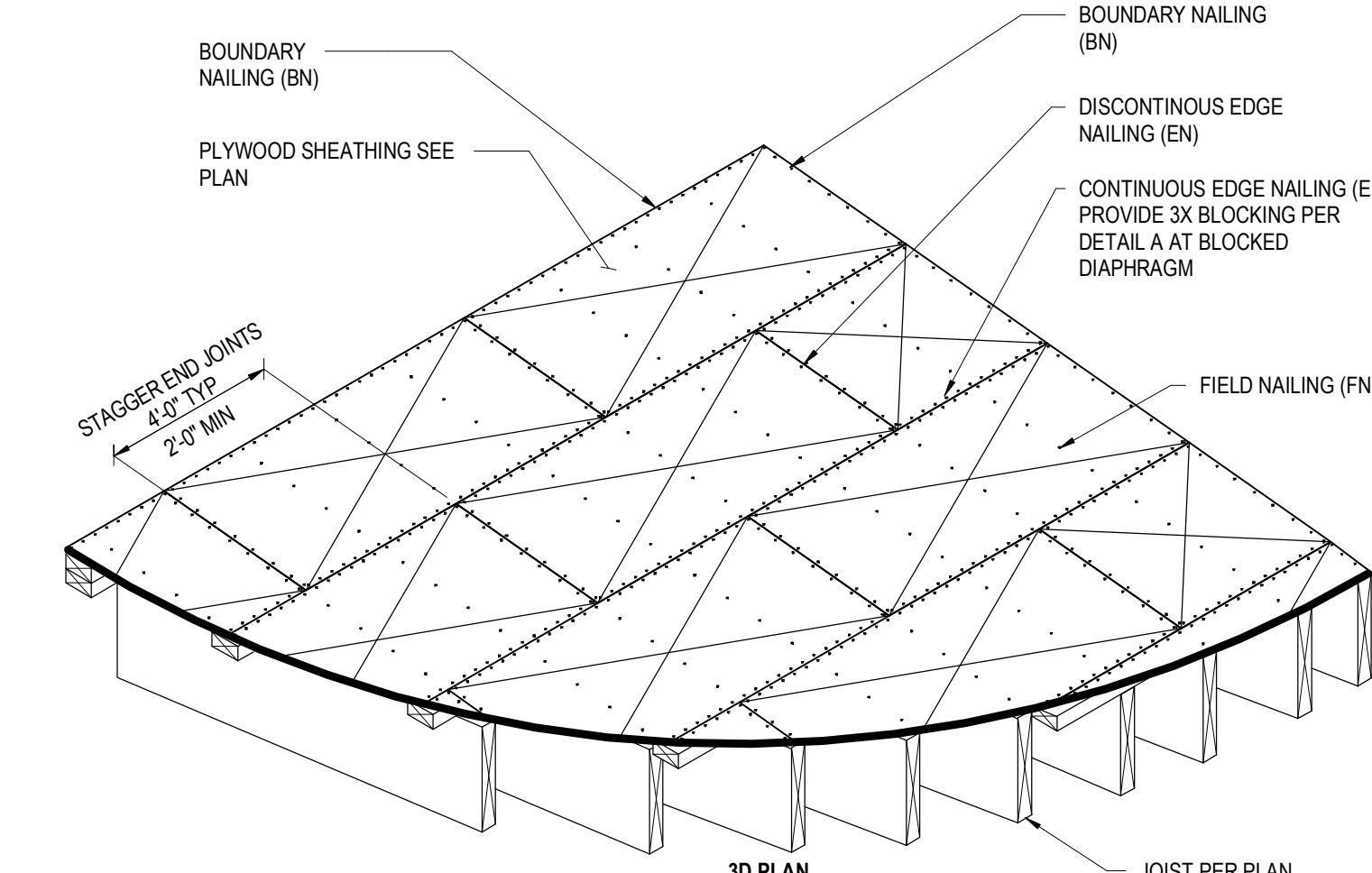
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REVISION DATES (DESIGN STAGE ONLY)

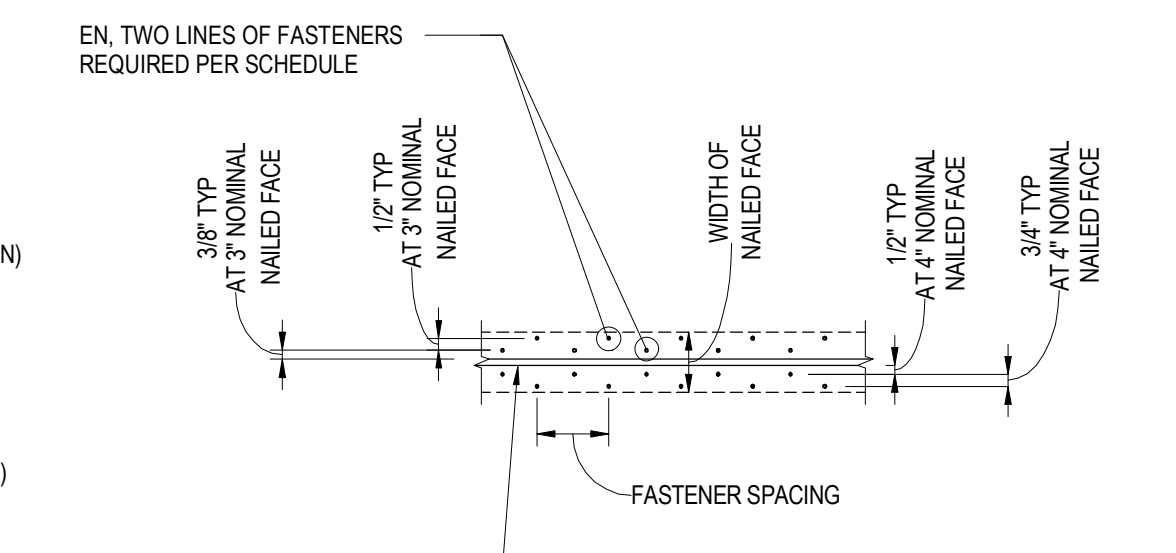
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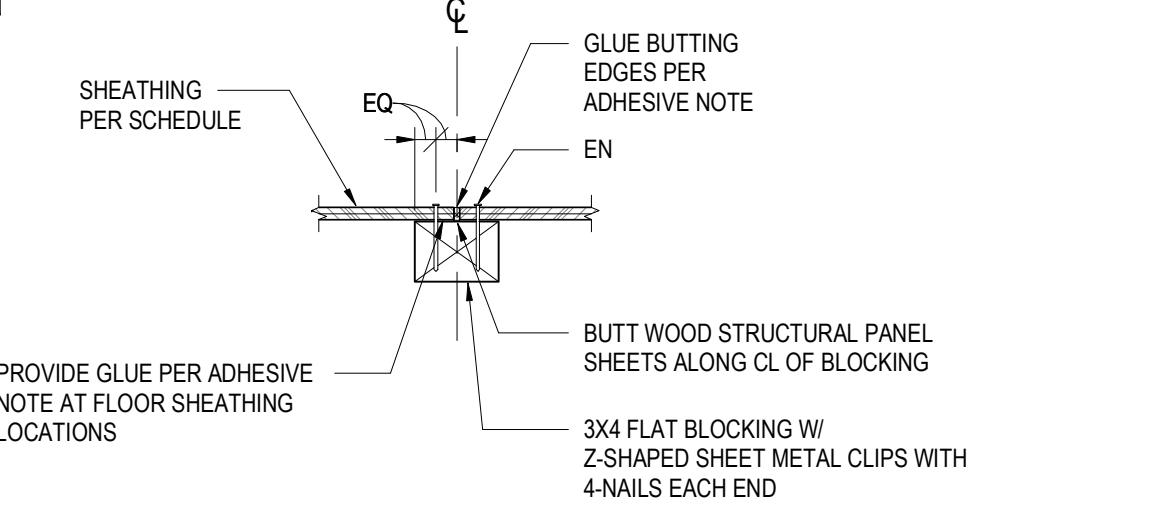
PLAN VIEW



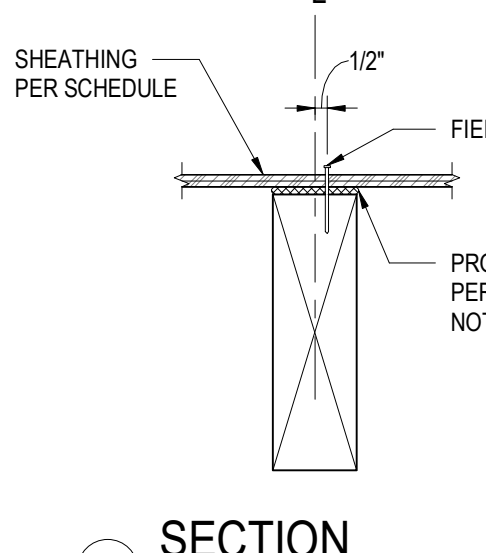
3D PLAN



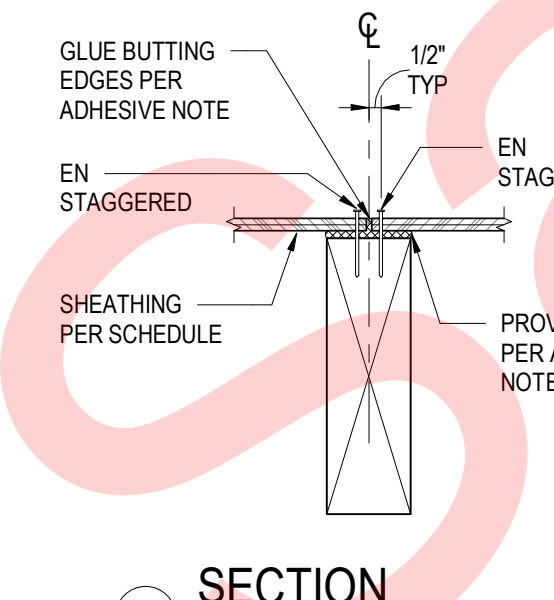
PLAN VIEW - HIGH STRENGTH DIAPH



SECTION AT BLOCKING

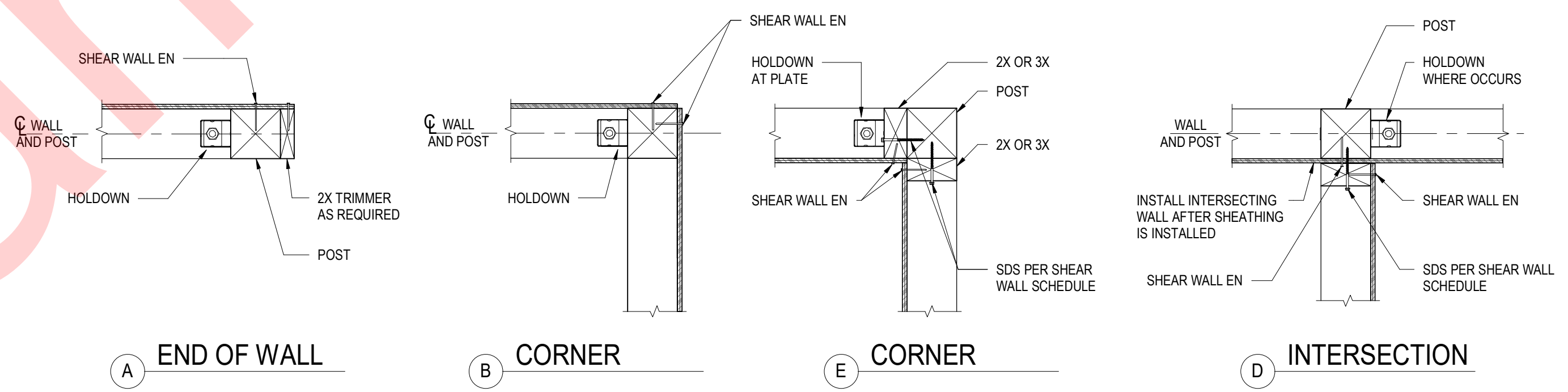


SECTION



SECTION

6 SHEAR WALL ELEVATION
NOT TO SCALE



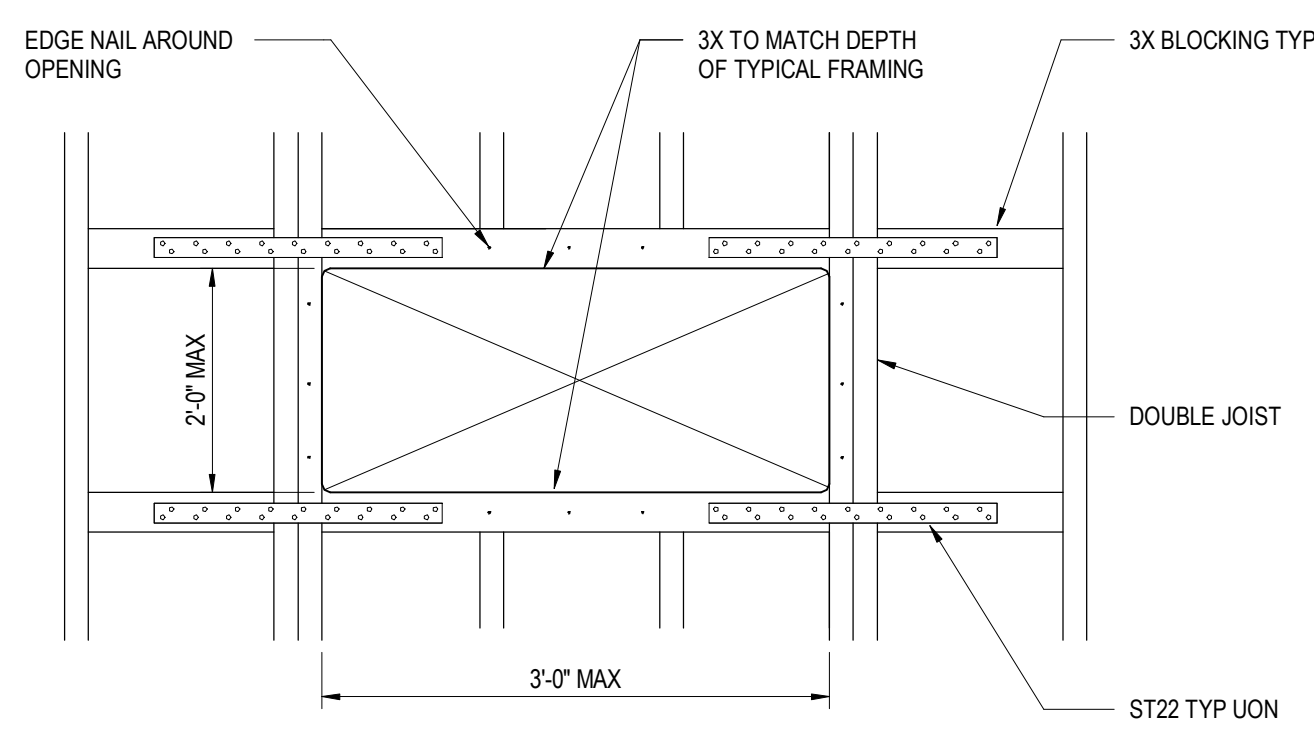
END OF WALL

CORNER

CORNER

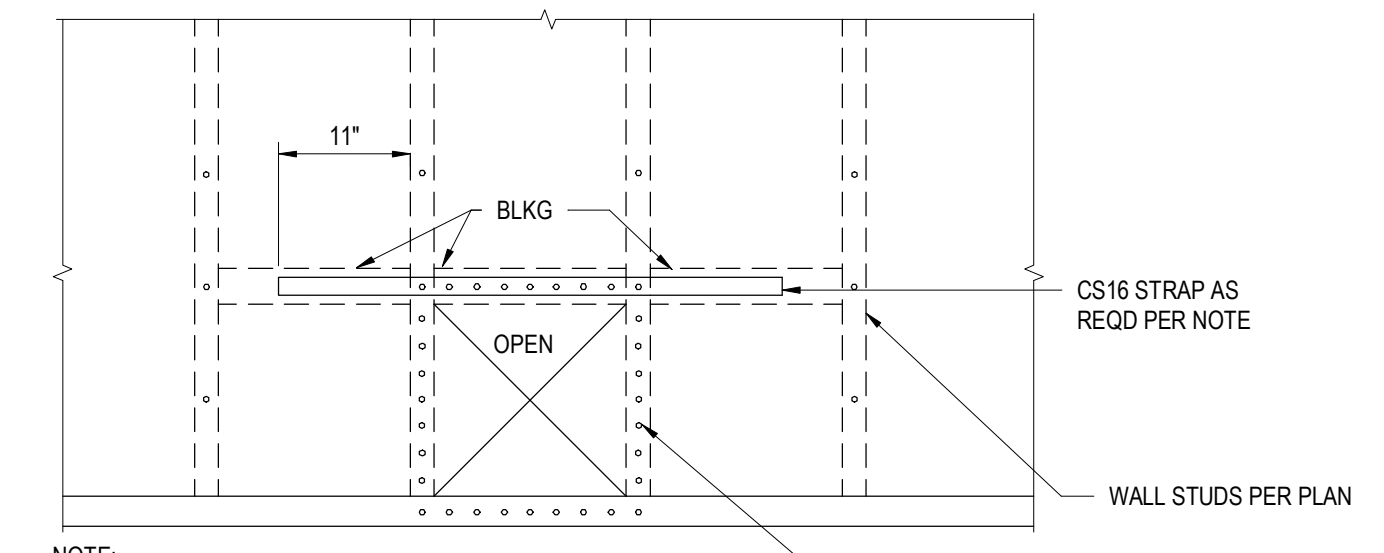
INTERSECTION

7 SHEAR WALL CORNER AND INTERSECTION FRAMING
NOT TO SCALE



NOTE: NOTIFY STRUCTURAL ENGINEER OF PENETRATIONS IN STRUCTURAL FRAMING NOT SHOWN IN THE PLANS FOR APPROVAL OF DETAIL USE

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



NOTE:
1. CS16 STRAP IS REQUIRED WHEN:
A. THE PENETRATION IS LARGER THEN 25% OF WALL LENGTH.
B. THE PENETRATIONS ARE CLOSER THAN 32" OC.
C. A SECOND HORIZONTAL STRAP IS REQUIRED AT THE BOTTOM OF OPENING WHEN BOTTOM OF OPENING IS NOT AT BOTTOM PLATE.

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

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

- 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:
A. APPLY A BEAD OF GLUE ABOUT 1/4 INCH IN DIA TO ALL CONTACT/BEARING SURFACES. ON WIDE AREAS APPLY GLUE IN SERPENTINE PATTERN.
B. APPLY TWO BEADS OF GLUE ON JOISTS WHERE PANEL ENDS BUTT.
C. 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 | LINES 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

| SHEAR WALL TYPE | PLYWOOD PANEL | | NAILING SIZE (BN, EN, FN) | MIN SILL THK | SILL PLATE ANCHOR TO CONCRETE SLAB SIZE & SPACING | 1/4"X6" SDS OR 5" SDS | A35 OR LTP4 FRAMING CLIPS | SHEAR CAPACITY (PLF) |
|-----------------|---------------|----------|---------------------------|------------------|---|------------------------------|---------------------------|----------------------|
| | THK | TYPE | | | | | | |
| | A | 15/32" | | | | | | |
| B | 15/32" | STRUCT 1 | ONE SIDE | 10d@ 4", 4", 12" | 3X | 5/8" DIA X 8" EMBED @ 32" OC | AT 8" OC | 510 |
| C | 15/32" | STRUCT 1 | ONE SIDE | 10d@ 3", 3", 12" | 3X | 5/8" DIA X 8" EMBED @ 24" OC | AT 6" OC | 665 |
| D | 15/32" | STRUCT 1 | ONE SIDE | 10d@ 2", 2", 12" | 3X | 5/8" DIA X 8" EMBED @ 24" OC | AT 4" OC | 870 |
| E | 15/32" | STRUCT 1 | TWO SIDES | 10d@ 3", 3", 12" | 3X | 5/8" DIA X 8" EMBED @ 12" OC | AT 8" OC TWO SIDES | 1330 |

- 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 10d 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.

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REGISTERED PROFESSIONAL ENGINEER
OMAR LEON GARZA
S5593
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

VERTICAL CONTROL: HORIZONTAL CONTROL:

SHEET TITLE: TYPICAL WOOD DETAILS

PROJECT: FIGUEROA

ADDRESS: 5900/5904 S. FIGUEROA ST. LOS ANGELES, CA 90003

DATE: _____

BY: _____

CIP NO. XXXX

INDEX NO. D-XXXX

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

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

ENGINEER: OMAR L. GARZA SE

DESIGNED BY: NOUS

DRAWN BY: ASP

CHECKED BY: OG

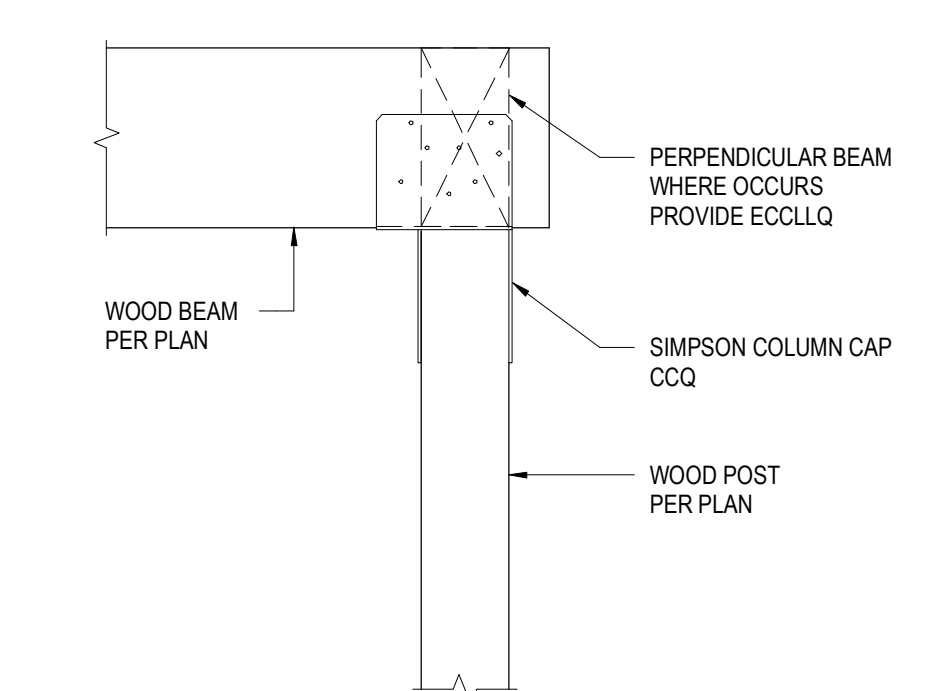
APPROVED BY: DIVISION HEAD

WORK ORDER: 00

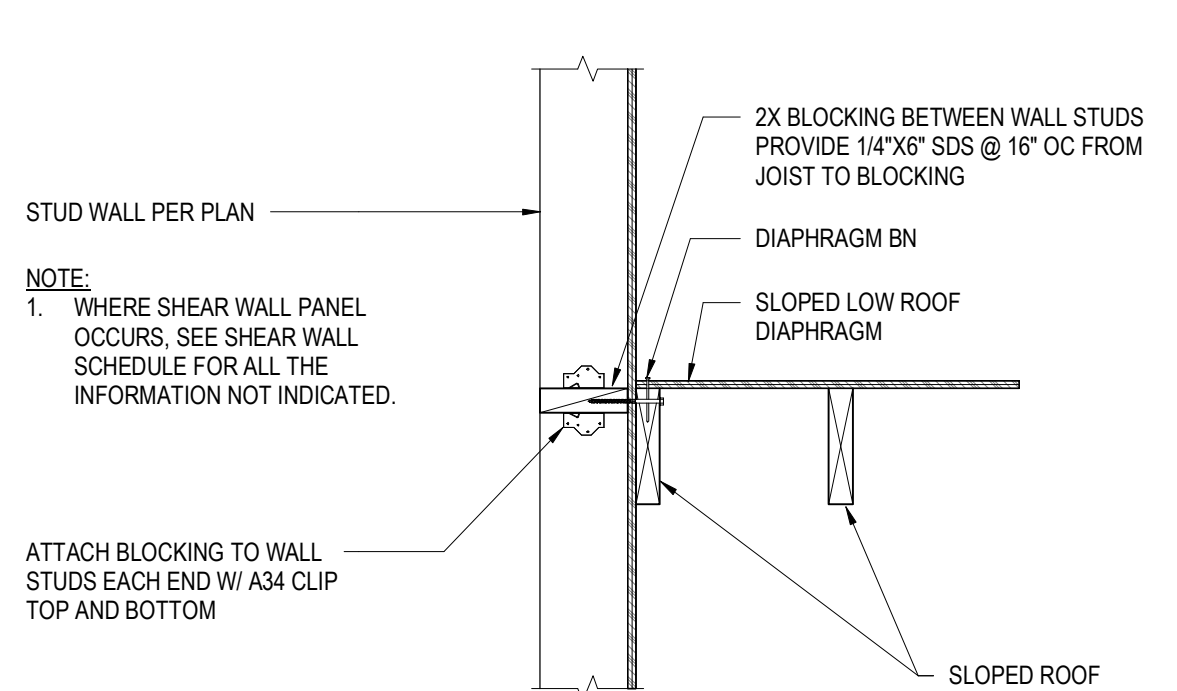
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SHEET OF SHEETS

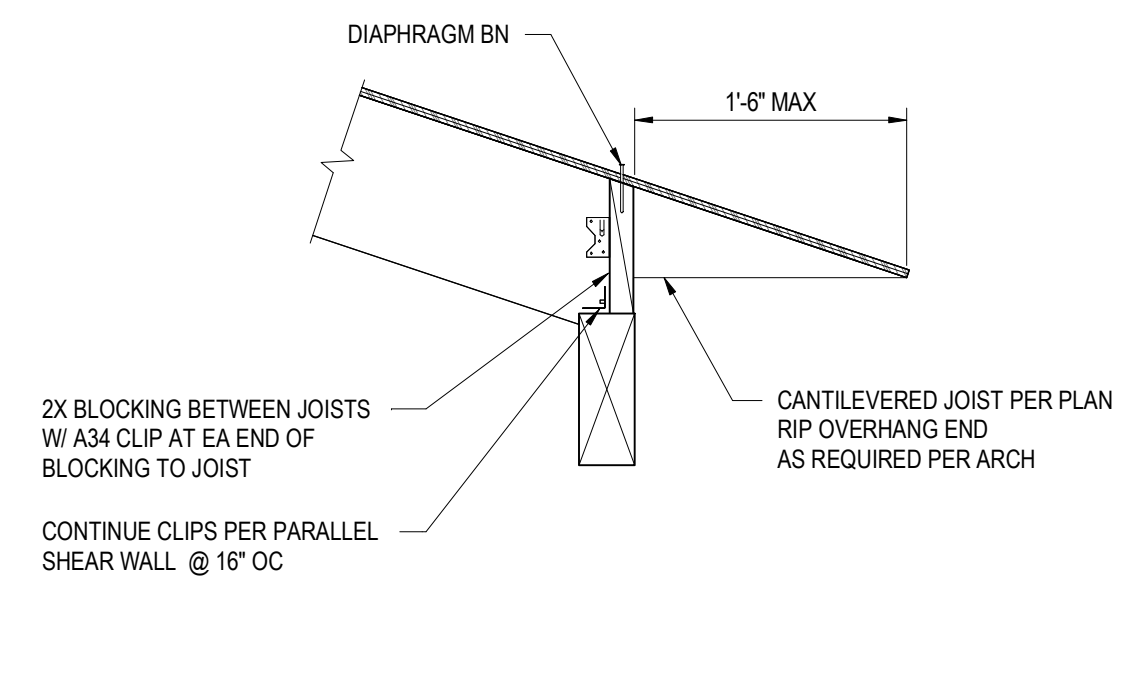
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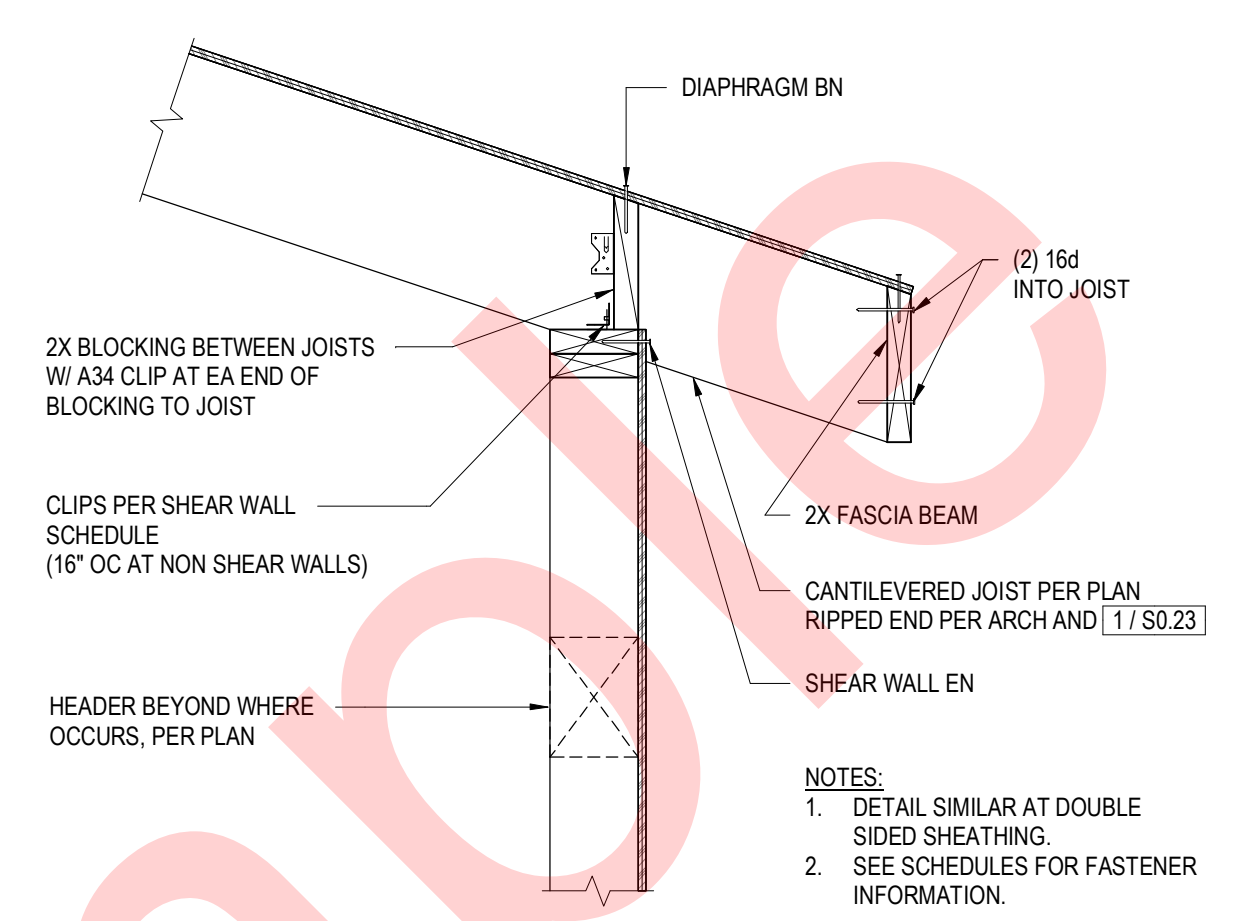
9 WOOD POST TO WOOD BEAM (CORNER/END)
NOT TO SCALE



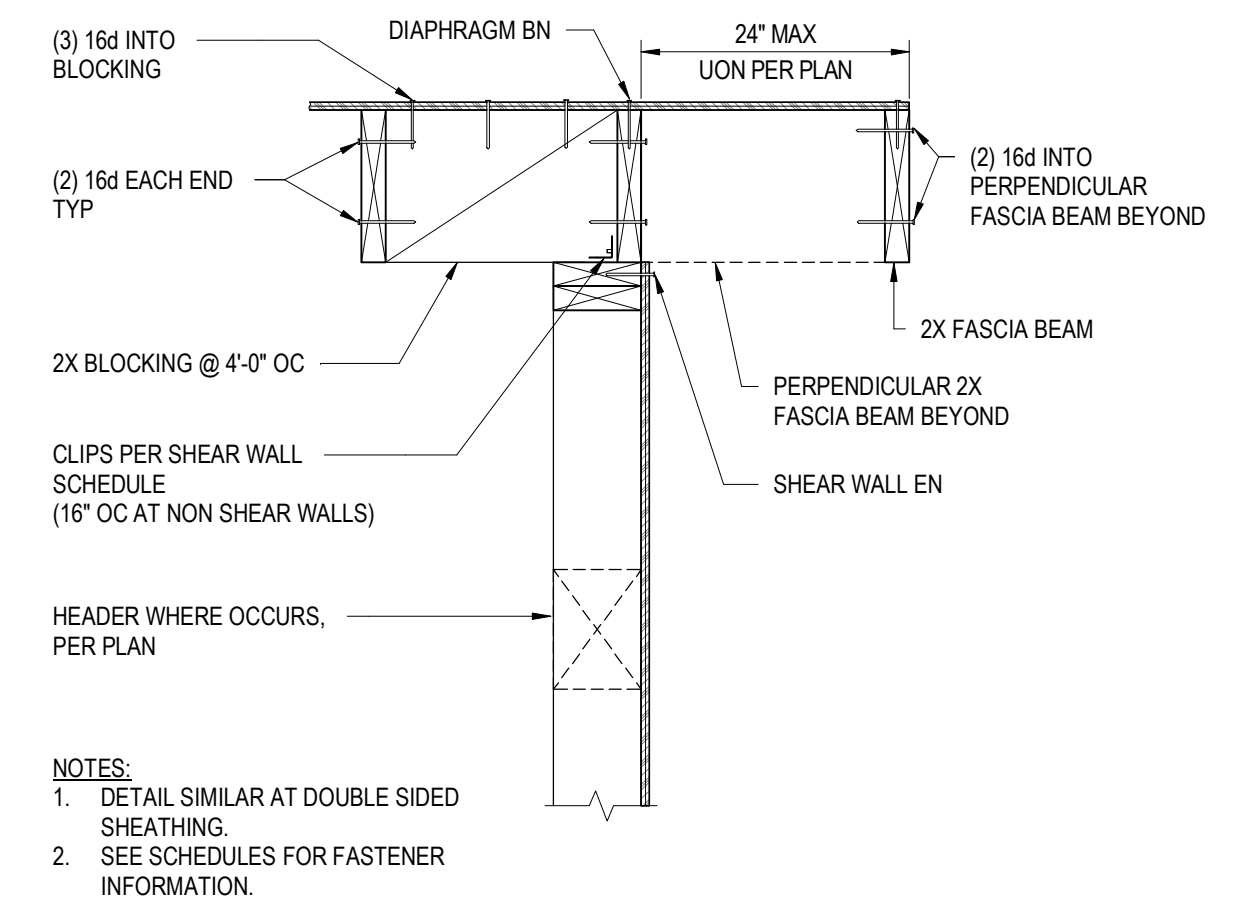
5 LOW ROOF AT EXTERIOR WALL
NOT TO SCALE



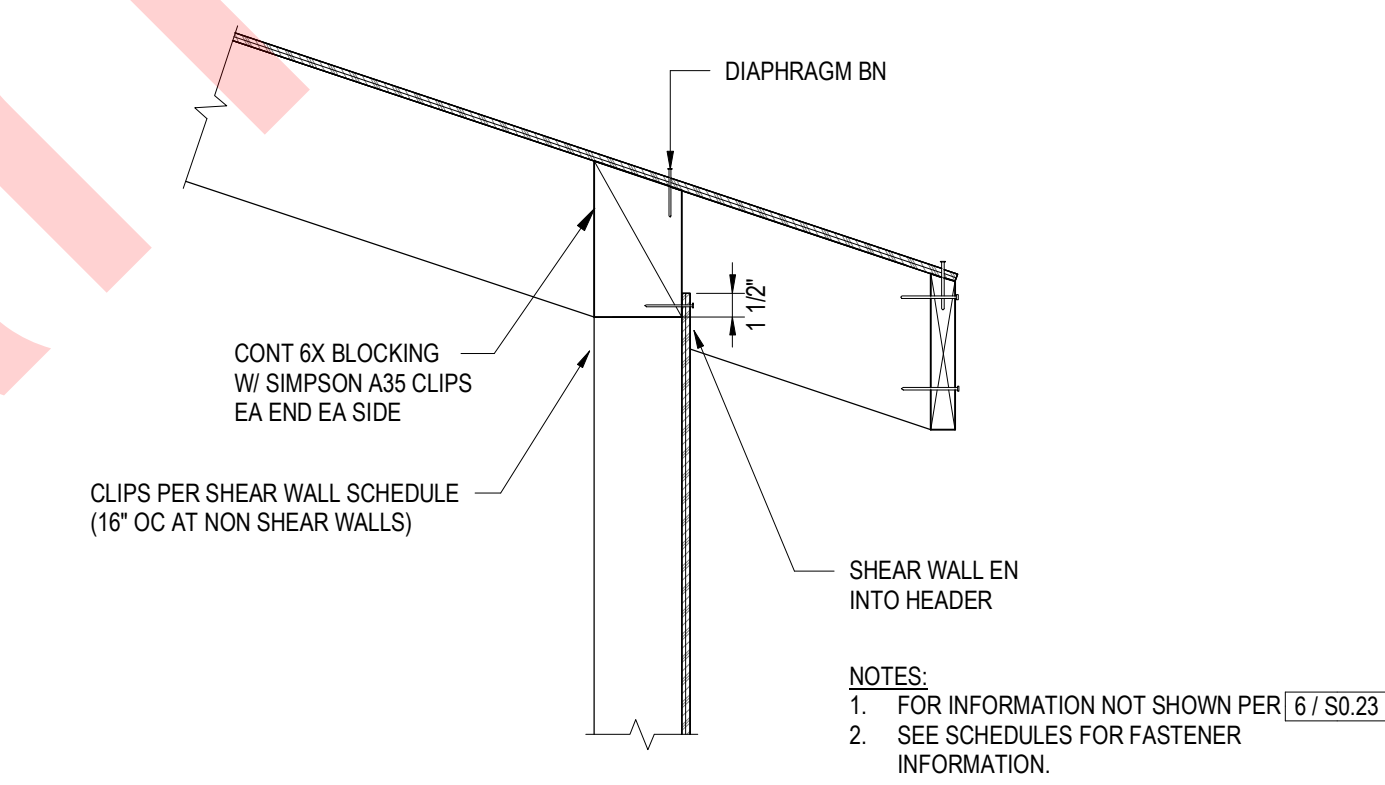
1 JOIST AT [LOW] BEAM SUPPORT
NOT TO SCALE



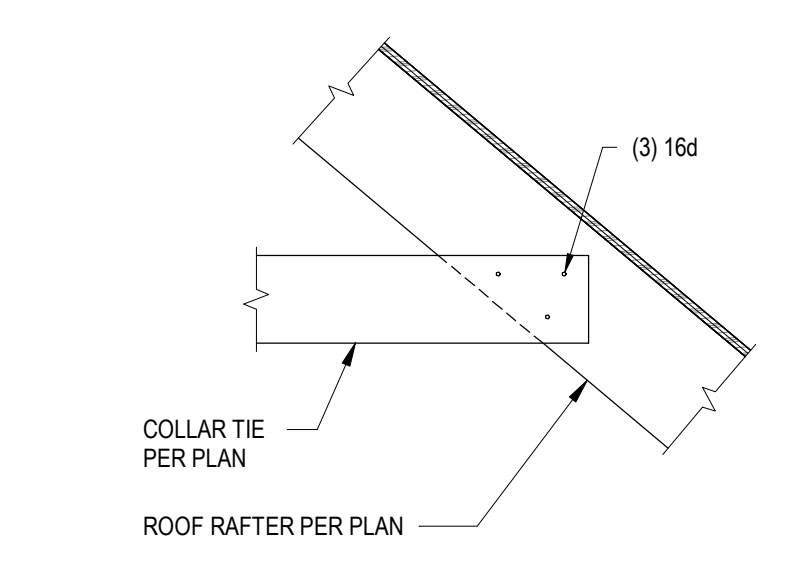
6 JOIST PERPENDICULAR TO SHEAR WALL AT EXTERIOR
NOT TO SCALE



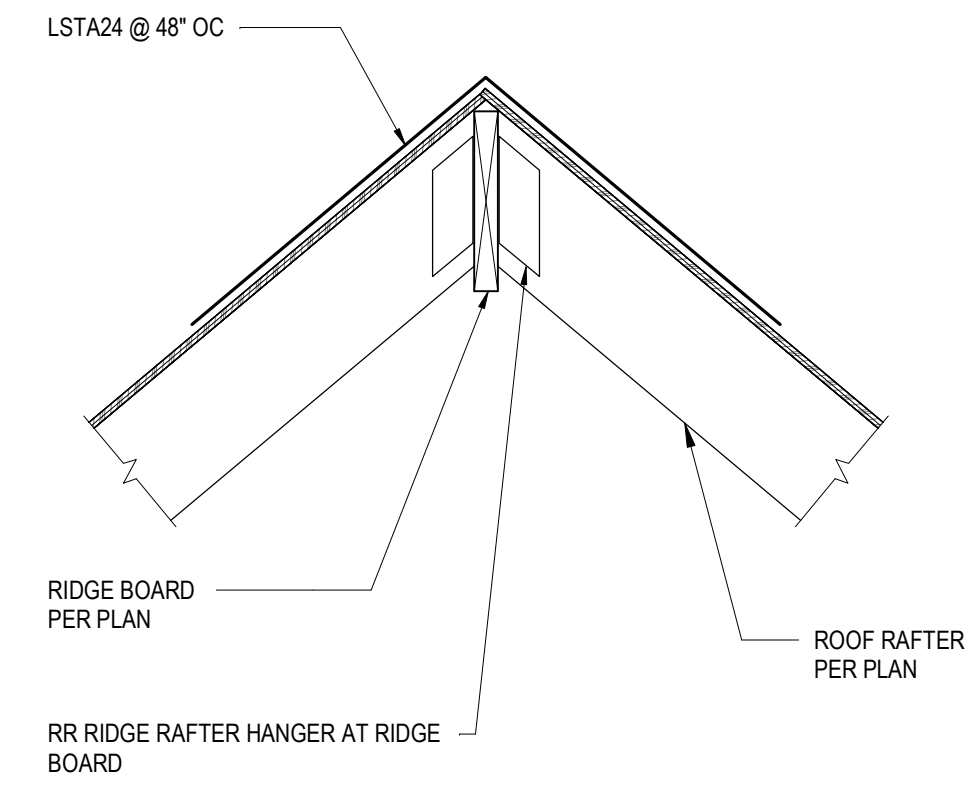
2 JOIST PARALLEL TO SHEAR WALL AT EXTERIOR
NOT TO SCALE



7 HEADER WITHIN JOISTS
NOT TO SCALE



3 COLLAR TIE CONNECTION
NOT TO SCALE



4 RAFTER TO RIDGE BOARD
NOT TO SCALE

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STATE OF CALIFORNIA

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BUREAU OF ENGINEERING

| | |
|---------------------|---|
| VERTICAL CONTROL: | BY: |
| HORIZONTAL CONTROL: | DATE: |
| SHEET TITLE: | TYPICAL WOOD DETAILS |
| PROJECT: | FIGUEROA |
| ADDRESS: | 5900/5904 S. FIGUEROA ST LOS ANGELES, CA 90003 |

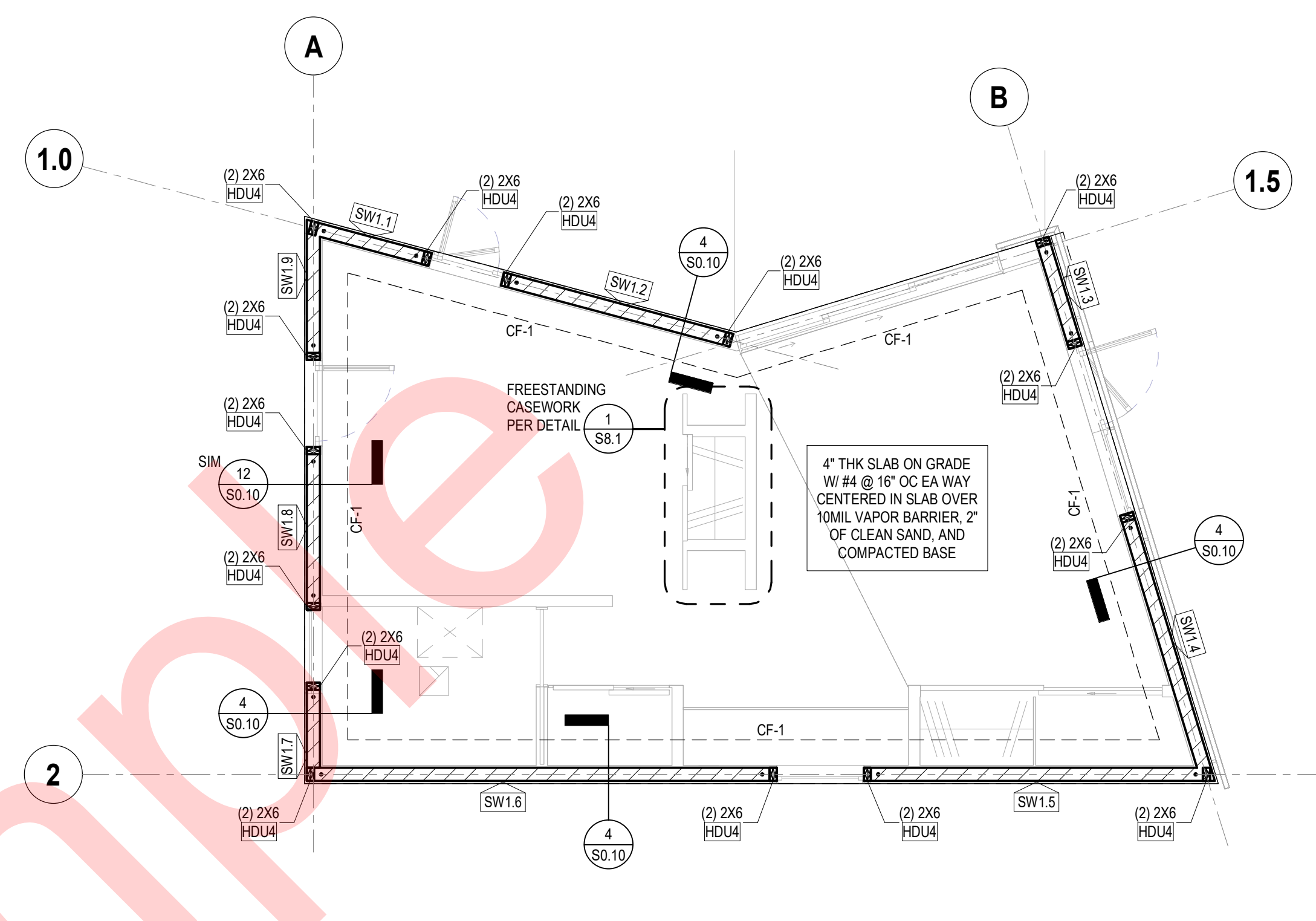
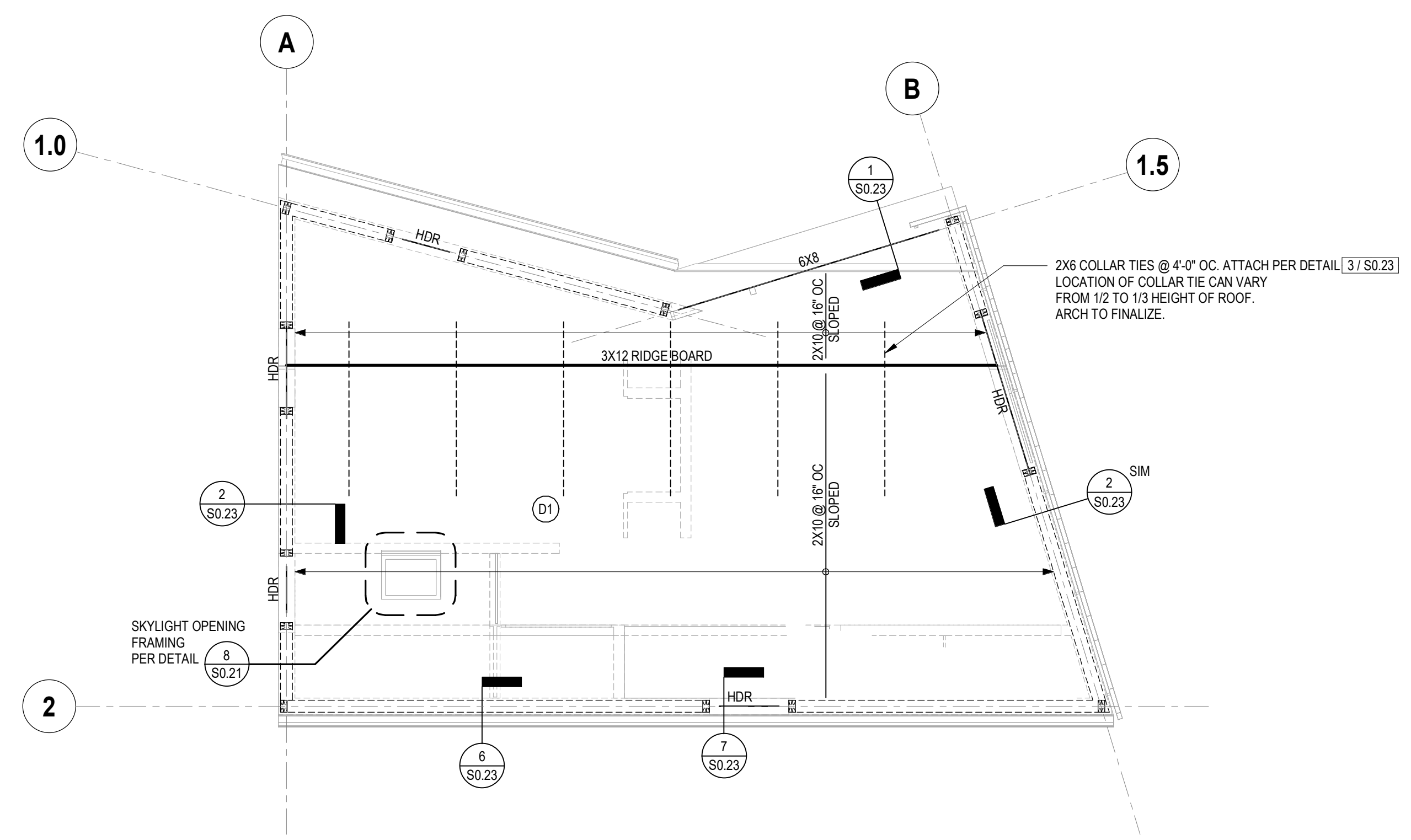
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| NO. | REVISION DESCRIPTION | DATE |
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| | | |
| INDEX NO. | D-XXXXX | CIP NO. |
| | | XXXXX |

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

| | |
|-------------------------------|---|
| CITY ENGINEER | DATE: |
| GARY LEE MOORE, P. E., ENV SP | |
| DESIGN GROUP | |
| ARCHITECT: | MICHAEL LEHRER FAIA; MERIN 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 | S0.23 |
| SHEET | OF SHEETS |

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| CONTINUOUS FOOTING SCHEDULE | | | | | |
|-----------------------------|----------|----------|----------|-------------|-------------|
| TYPE MARK | WIDTH, W | DEPTH, D | TOP BARS | BOTTOM BARS | TIES |
| CF-1 | 1'-6" | 2'-0" | (3) #5 | (3) #5 | #4 @ 12" OC |

| WOOD SHEAR WALL SCHEDULE | | | |
|--------------------------|-----------------|--------|--------|
| WALL ID | SHEAR WALL TYPE | LENGTH | WIDTH |
| SW1.1 | B | 4'-0" | 5 1/2" |
| SW1.2 | B | 8'-0" | 5 1/2" |
| SW1.3 | B | 4'-0" | 5 1/2" |
| SW1.4 | B | 9'-6" | 5 1/2" |
| SW1.5 | B | 12'-0" | 5 1/2" |
| SW1.6 | B | 16'-0" | 5 1/2" |
| SW1.7 | B | 3'-0" | 5 1/2" |
| SW1.8 | B | 5'-6" | 5 1/2" |
| SW1.9 | B | 4'-6" | 5 1/2" |

- FRAMING PLAN NOTES**
- REFER TO S0 SERIES SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
 - DEPRESSIONS, CURBS, AND OPENINGS SHOWN ON THIS PLAN ARE NOT COMPLETE AS TO NUMBER, SIZE, AND LOCATION. FOR COMPLETE INFORMATION, REFER TO DRAWINGS OTHER THAN STRUCTURAL.
 - GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF EQUIPMENT SUPPORT BEAMS AND BEAMS AROUND FLOOR OPENINGS WITH ALL PROJECT REQUIREMENTS

- FRAMING PLAN LEGEND**
- INDICATES WALL BELOW
 - INDICATES DIAPHRAGM TYPE FOR ADDITIONAL INFORMATION REFER TO [11 / S0.21]
 - INDICATES DROPPED HEADER FOR SIZE AND SUPPORTS PER [11 / S0.20] UON ON PLAN
 - WHERE HEADER INTERRUPTS TOP PLATES OF STUD WALL, PROVIDE MIN OS14 STRAP FROM HEADER TO ADJACENT WALLS. DEVELOPMENT LENGTH AND FASTENING PER MANUFACTURER, UON ON PLAN
 - SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL ROUGH OPENING DIMENSIONS, ALLOW FOR TRIMMERS AND JAMB STUDS ADJACENT TO HOLDDOWN POST LOCATIONS

- FOUNDATION PLAN NOTES**
- TOP OF FOOTING ELEVATION TO BE 1'-0" BELOW TOP OF SLAB OR FINISHED GRADE, UON.
 - REFER TO S0 SERIES SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
 - ALL SETTING OUT DIMENSIONS ARE TO BE READ IN CONJUNCTION AND CONFIRMED WITH ARCHITECTURAL DRAWINGS.
 - EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE. NO MATERIAL IS TO BE EXCAVATED UNNECESSARILY.
 - CURBS AND DEPRESSIONS ARE SHOWN FOR REFERENCE ONLY. SEE ARCH DWGS FOR LOCATIONS, HEIGHT, AND THICKNESS.
 - SEE ARCH DWGS FOR EDGE OF SLAB LOCATIONS.
 - VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATIONS. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUCH UTILITIES ARE ENCOUNTERED.
 - FOR DRAINAGE DETAILS, SUMPS, PITS, DAMP PROOFING, TRENCHES, CURBS, EXTERIOR WALKS, UTILITIES, EQUIPMENT DETAILS, STEPS, ETC., SEE DRAWINGS OTHER THAN STRUCTURAL.
 - SLAB CONSTRUCTION AND CONTROL JOINT LOCATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PLACING ANY CONCRETE.
 - PROVIDE A 6" CURB AT EXTERIOR TIMBER WALLS. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS.

- FOUNDATION PLAN LEGEND**
- INDICATES STUD/BEARING WALL PER [11 / S0.20] THICKNESS AND LOCATION PER ARCH
 - INDICATES WALL PER ARCH
 - INDICATES WOOD SHEAR WALL ID, AT SIDE TO BE NAILED REFER TO "SHEAR WALL SCHEDULE" FOR ADDITIONAL INFORMATION
 - FOR SHEAR WALL CONSTRUCTION PER "SHEAR WALL TYPE" REFER TO [6 / S0.21]
 - INDICATES LOCATION OF POST AND HOLDDOWN,
 - POST SIZE PER PLAN
 - HOLDOWN TYPE PER PLAN
 - ADDITIONAL HOLDDOWN, ANCHOR ROD, AND EMBED INFORMATION SEE [11 / S0.10]
 - INDICATES TRIMMER AT OPENING WHERE OCCURS
 - INDICATES WOOD SHEAR WALL EXTENTS, ABOVE LENGTH SHOWN IN SCHEDULE INDICATES APPROXIMATE LENGTH OF SHEAR WALL, ACTUAL LENGTH MAY DEVIATE +/- 6".

2 ROOF FRAMING PLAN
1/4" = 1'-0"

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

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STATE OF CALIFORNIA

BUREAU OF ENGINEERING
VERTICAL CONTROL: _____
HORIZONTAL CONTROL: _____
SHEET TITLE: FOUNDATION & ROOF FRAMING PLANS
PROJECT: FIGUEROA
ADDRESS: 5900/5904 S. FIGUEROA ST
LOS ANGELES, CA 90003

DEPARTMENT OF PUBLIC WORKS
NO. _____
REVISION DESCRIPTION _____
DATE 10/12/2022
BY _____
INDEX NO. D-XXXXX
CIP NO. XXXXX

CITY OF LOS ANGELES
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 S1.00
SHEET OF SHEETS



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

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

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EXP 12/31/2023
STATE OF CALIFORNIA

BUREAU OF ENGINEERING

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 |
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INDEX NO. **D-XXXX** CIP NO. **XXXX**

CITY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

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

CITY ENGINEER DATE: _____
ARCHITECT: MICHAEL LEHRER FAA; NERIN MADRIBEGOVIC AIA
ENGINEER: OMAR L. GARZA SE
DESIGNED BY: NOUS
DRAWN BY: TC
CHECKED BY: OG
APPROVED BY: DIVISION HEAD

WORK ORDER
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SHEET NAME
S8.1

SHEET OF SHEETS

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