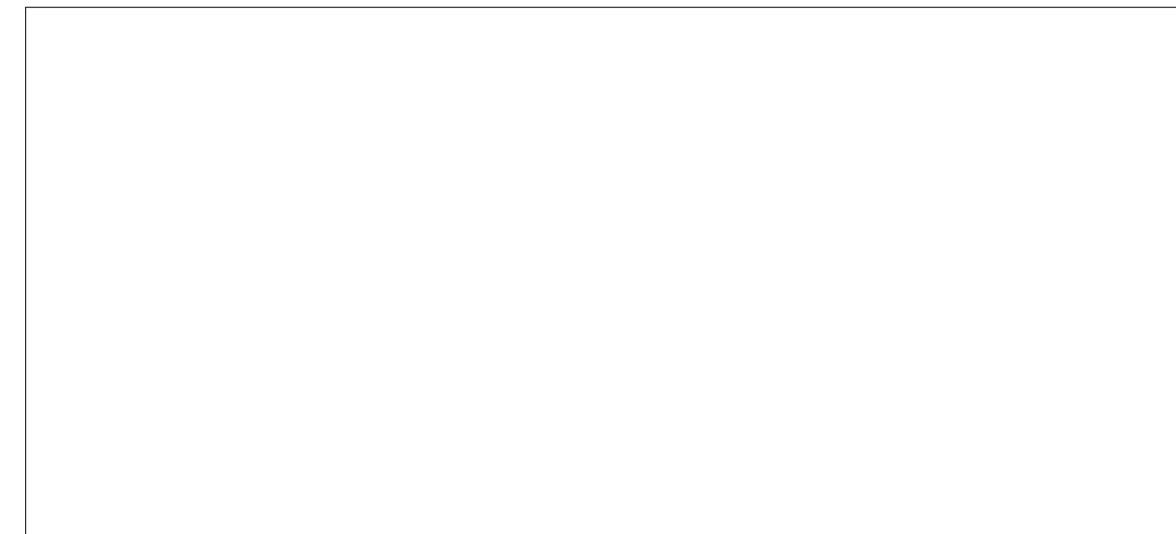


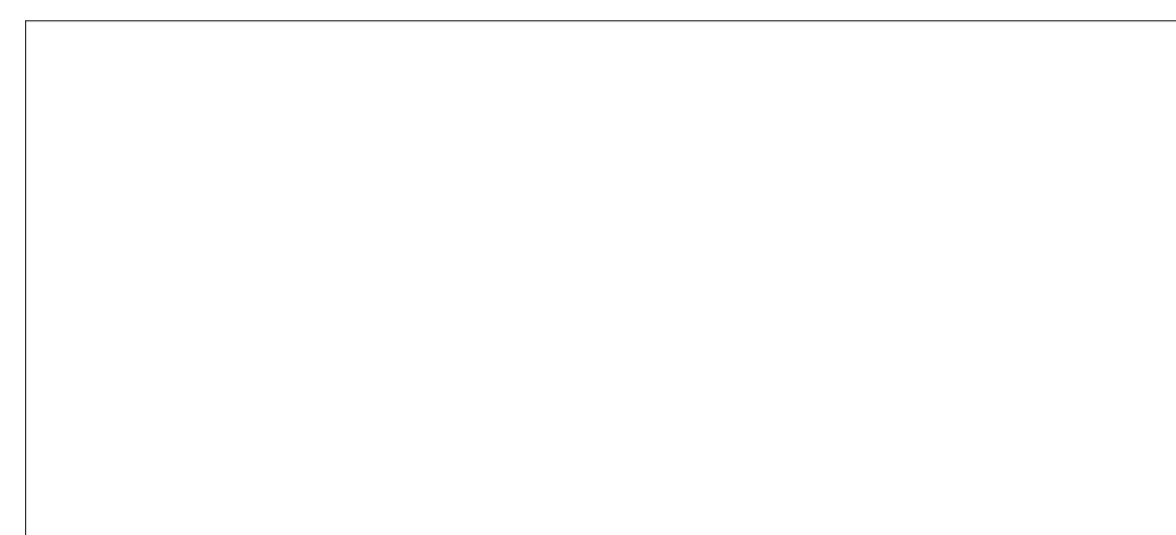
BUILDING CODE NOTES:

- 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

VICINITY MAP



TRANSIT BUS



SHEET INDEX

- 0.1 SAMPLE SITE PLAN
0.2 GENERAL NOTES & MECHANICAL EQUIPMENT SPECIFICATIONS
0.3 ROOF SPECIFICATIONS
0.4 GREEN BUILDING REQUIREMENTS
0.5 GREEN BUILDING REQUIREMENTS
T24.1 TITLE 24
T24.2 TITLE 24
1.0 PROPOSED ADU FLOOR PLAN
2.0 PROPOSED ADU ROOF PLANS
3.0 PROPOSED ADU ELEVATIONS, SECTION A-A (OPTION 1)
4.0 PROPOSED ADU ELEVATIONS, SECTION A-A (OPTION 2)
5.0 PROPOSED ADU LAYOUT 3D VIEWS
6.0 PROPOSED ADU 3D VIEWS (OPTION 1)
7.0 PROPOSED ADU 3D VIEWS (OPTION 2)
8.0 DETAILS
9.0 DETAILS
S-0.1/ STRUCTURAL
S-2.0 STRUCTURAL (6 SHEETS)

AREA SUMMARY

LOT AREA:
BUILDING CODE FLOOR AREA: - NEW ADU: 450.0 S.F.
ZONING CODE FLOOR AREA: - NEW ADU: 450.0 S.F.
SCHOOL FEES FLOOR AREA: - NEW ADU: 497.0 S.F.
FLOOR AREA RATIO:
LOT COVERAGE:
LANDSCAPING:

APPLICABLE CODES:

- 2023 CALIFORNIA BUILDING CODE
2023 CALIFORNIA RESIDENTIAL CODE
2023 CALIFORNIA GREEN BUILDING STANDARDS CODE
2023 CALIFORNIA MECHANICAL CODE
2023 CALIFORNIA ELECTRICAL CODE
2023 CALIFORNIA PLUMBING CODE
2023 CALIFORNIA FIRE CODE
2023 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION

NEW 1 STORY DETACHED ADU

LOT/PARCEL INFORMATION

ADDRESS:
- (E) HOUSE ADDRESS
- (N) ADU ADDRESS
APN:
LEGAL DESCRIPTION:
TYPE OF CONSTRUCTION: TYPE VB
ZONE:
LOT:
PARKING INFORMATION:
FIRE SPRINKLERS (ADU):

EXISTING STRUCTURE INFORMATION:
- USE
- FLOOR AREA
- TYPE OF CONSTRUCTION
- FIRE SPRINKLERS (EXISTING)

OWNER INFO

NAME:
ADDRESS:
PHONE:
E-MAIL:

APPLICANT INFO

NAME: YAKOV DESIGN
ADDRESS: 8055 W MANCHESTER AVE #10, LOS ANGELES, CA 90293
PHONE: (323)922-2211
E-MAIL: INFO@YAKOVDESIGN.COM

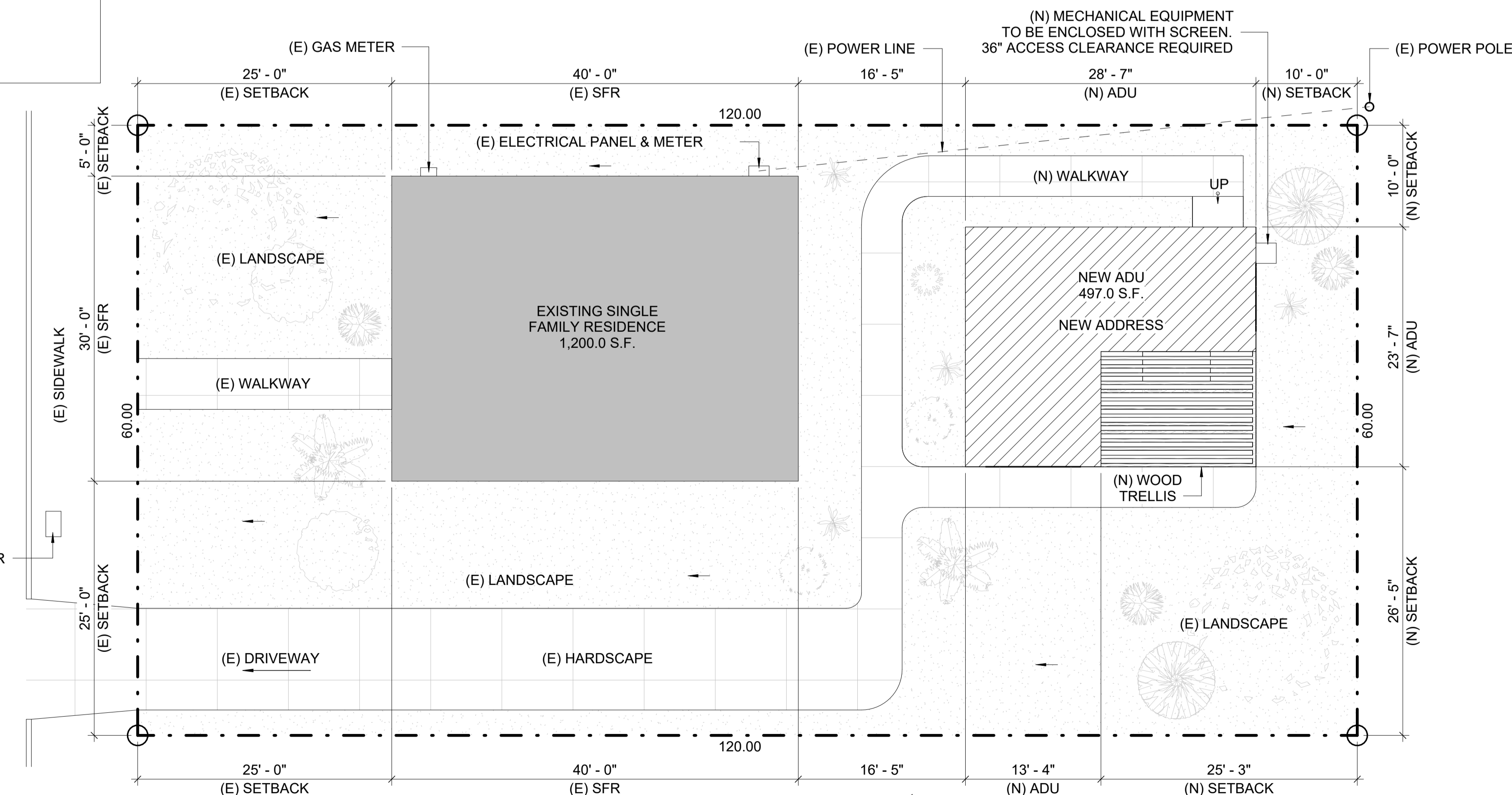
SITE PLAN NOTES:

- 1. ALL PORTIONS OF REQUIRED FRONT YARD NOT USED FOR NECESSARY DRIVEWAYS AND WALKWAYS, INCLUDING DECORATIVE WALKWAYS SHALL BE USED FOR PLANTING AND SHALL NOT BE PAVED.
2. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS TO BE WEATHER- OR SOIL-BASED CONTROLLERS.
3. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
4. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 413.0 OF THE LOS ANGELES PLUMBING CODE.
5. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
6. CONSTRUCTION WASTE SHALL BE REDUCED BY 50%. CONSTRUCTION WASTE SHALL BE HANDLED BY CITY OF LOS ANGELES CERTIFIED HAULER.
7. AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT A MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACE IN THE BUILDING AT THE TIME OF FINAL INSPECTION, FORM GRN 6.
8. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6" WITHIN THE FIRST 10 FEET.
9. 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.
10. 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, 9.504.2.4)
11. ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CAULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS.
12. ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
C. NSF/ANSI 140 AT THE GOLD LEVEL
D. SCIENTIFIC CERTIFICATION SYSTEMS INDOOR ADVANTAGE TM GOLD
13. ALL NEW CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM.
14. 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
A. VOC EMISSION LIMITS DEFINED IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
B. PRODUCTS COMPLIANT WITH THE CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN & SCHOOLS PROGRAM
C. CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM
D. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION
15. 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).
16. 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)
17. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. THE BUILDING INSPECTOR SHALL NOT ENCLOSE WALL AND FLOOR FRAMING UNTIL IT IS INSPECTED AND FOUND TO BE SATISFACTORY.
18. THE HEATING AND AIR CONDITIONING SYSTEMS SHALL BE SIZED AND DESIGNED USING ANSIA/CAC MANUAL J-2004, ANSIA/CAC 29-D-2009 OR ASHRAE HANDBOOKS AND HAVE THEIR EQUIPMENT SELECTED IN ACCORDANCE WITH ANSIA/CAC 36-S MANUAL S.
19. PROVIDE MINIMUM 1" (INSIDE DIAMETER) LISTED RACEWAY INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 208/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE. SUFFICIENT CONDUCTOR SIZING AND SERVICE CAPACITY TO INSTALL LEVEL 2 EVSE SHALL BE PROVIDED. A LABEL STATING 'EV CAPABLE' SHALL BE POSTED IN CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT.
20. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRICAL INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'.
21. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACES IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
22. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED IN SECTION 413.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCE, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
23. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS.
24. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
25. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.3 CRC).
26. EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.
27. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
28. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPBLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE. EARTH IMPORT AND EXPORT ACTIVITIES MAY TAKE PLACE ONLY BETWEEN THE HOURS OF 9:00A.M. AND 3:00 P.M., MONDAY THROUGH FRIDAY.
29. MIN. 1" (INSIDE DIAMETER) LISTED RACEWAY IS INSTALLED FOR EACH UNIT TO ACCOMMODATE A DEDICATED 108/240 VOLT BRANCH CIRCUIT. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR A SUBPANEL AND TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING SYSTEM INTO A LISTED CABINET, BOX OR ENCLOSURE.
30. THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MIN. DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
31. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.

ADU DESIGN VARIATIONS:

- OPTION 1 (T)
TRADITIONAL STYLE, GABLE ROOF, SHINGLES, SMOOTH STUCCO, SIDING COMBINATION
OPTION 1 (S)
SPANISH COLONIAL STYLE, GABLE TILE ROOF, STUCCO
OPTION 2 (S)
SPANISH COLONIAL STYLE, FLAT ROOF WITH PARAPET, STUCCO

LAYOUT OF EACH OPTION CAN BE REVERSED/MIRRORED ON THE LOT



1 SAMPLE SITE PLAN
1/8" = 1'-0"

Yakov Design
Drafting service
(323)922-2211
info@yakovdesign.com

ADDRESS

SAMPLE SITE PLAN

NOTES:
SCALE: 1/8" = 1'-0"
DATE: 05.08.2024

GENERAL NOTES:

- 1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES...
2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE...
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN (APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).
4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERHEADS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
5. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE...
6. PROVIDE ULTRA-LOW FLUSH WATER CLOSURES FOR ALL NEW CONSTRUCTION...
7. PROVIDE ULTRA-LOW FLUSH WATER CLOSURES FOR ALL NEW CONSTRUCTIONS...
8. PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
9. WATER HEATER MUST BE STRAPPED TO WALL.
10. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS...
11. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS...
12. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT...
13. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
14. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 8 INCHES WITHIN THE FIRST 10 FEET (R401.3).
15. DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL...
16. OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.5.3).
17. THROUGH PENETRATIONS OF FIRE-RESISTANCE-RATED WALL OR FLOOR ASSEMBLIES SHALL COMPLY WITH SECTION R302.4.1.1 OR R302.4.1.2.
18. MEMBRANE PENETRATIONS SHALL COMPLY WITH SECTION R302.4.1 WHERE WALLS ARE REQUIRED TO HAVE A FIRE-RESISTANCE RATING...
19. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS...
20. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1000 SQUARE FEET...
21. THE BUILDING SHALL BE EQUIPPED WITH AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION R313.3 OR NFPA 13A (R313.5).
22. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
23. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM...
24. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED...
25. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS...
26. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS...
27. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED...
28. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET...
29. FORM GRN16 AND AN OPERATION AND MAINTENANCE MANUAL...
30. COMPLIANCE INFORMATION: THE BUILDER SHALL LEAVE IN THE BUILDING COPIES OF THE COMPLETED...
31. OPERATING INFORMATION: THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY...
32. MAINTENANCE INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY...
33. VENTILATION INFORMATION: THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY...
34. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS...
35. UNFIRE SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:
A. EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12...
B. INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16...
C. CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED...
36. FAN-TYPE CENTRAL FURNACES
A. HOUSEHOLD COOKING APPLIANCES...
B. POOL HEATERS
C. SPA HEATERS
D. INDOOR AND OUTDOOR FIREPLACES
37. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES...
38. FENESTRATION PRODUCTS SHALL BE RATED IN ACCORDANCE WITH NFRC 100 FOR U-FACTOR...
39. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS...
40. UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS...
41. INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS...
42. EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRE WATER STORAGE TANK...



PERFORMANCE PLATINUM™ Hybrid Electric is the most efficient water heater available

Efficiency
High 3.75 - 4.07 UEF reduces operating cost
ENERGY STAR® rated

Performance
Delivers hot water faster than most standard electric water heaters
60-87 gallons first-hour delivery, depending on model

Operation Modes
Energy Saver
Heat Pump
High Demand
Electric
Vacation/Away: 2-28 days (or placed on hold indefinitely)

Easy Installation
Easy access side connections
Quick access to electrical junction box
Easily replaces a standard electric water heater

Integration
Electronic control for easy temperature adjustment and mode management
Audible alarm for service alerts

Warranty
10-Year limited warranty for tank and parts, 1-year full in-home warranty

Plus...
Premium grade anode rod with resistor extends the life of the tank
3/4" NPT water inlet and outlet; 3/4" condensate drain connections
Incoloy stainless steel resistor elements
Dry-fire protection
Easy access, top mounted washable air filter
2" Non-CFC foam insulation
Enhanced flow brassy drain valve
Temperature and pressure relief valve installed
Design certified to NSF/ANSI 372 (Lead Content)



PERFORMANCE PLATINUM™ Hybrid 40, 50, 65 and 80-Gallon Capacities 208-240 Volt / 1 PH Electric



See specifications chart on back.

PERFORMANCE PLATINUM™ High Efficiency Condensing Tankless Gas Water Heaters are designed to provide continuous hot water

Efficiency
93 UEF with stainless steel condensing heat exchanger
Easy Installation and Service
NEW 2" venting connections
NEW Vent up to 150 ft with 3" PVC and 60 ft with 2" PVC

Environmentally Friendly
Low Emissions - Ultra low NOx burner meets SCAQMD rule 1146.2 requirements
Exclusive Water Savings Setting - Save up to 1,100 gallons water/year

Smart Home Features
Water leak detection alert and system shut off (indoor models only) - may qualify for insurance discounts
Mobile alerts for notifications/maintenance reminders

Product Includes
Factory-installed translator
Leak detection cable (for indoor models)
Wi-Fi Module, connection cable and power cord

Recirculation Pump Kit Ready - Providing faster hot water at the tap and savings of up to 12,000 gallons water needs
Exclusive Hot Start Programming - Minimizes cold water bursts by staying in ready-fire state for back-to-back hot water needs

Technology
EcoNet™ Enabled - All Tankless products from 2010 to present can connect to EcoNet mobile app
Tankless Reservoir Ready - CTX-2045 Port easily connects to utility programs



PERFORMANCE PLATINUM™ High Efficiency Condensing Tankless 11,000-199,900 BTU/h



PERFORMANCE PLATINUM™ Tankless Water Heater with EcoNet™ WiFi Included. Shares all efficiency, performance, technology, warranty and safety values as standard models, with added WiFi capability.



ECH2000VLN-2 Indoor Direct Vent with EcoNet™ 11,000-199,900 BTU/h Only (Outdoor model also available)

Product Includes
Factory-installed translator
Leak detection cable (for indoor models)
Wi-Fi Module, connection cable and power cord

For higher demand applications, easily link multiple tankless units to operate as one system (20 units max, additional accessories required)

Job Name:
Tag#:
Submit Data Sheet
FTXB18AXVJU / RXB18AXVJU
1.5-Ton Wall Mounted Heat Pump System

Efficiency table with SEER, HSPF, COP values. Performance table with Cooling and Heating capacity ranges. Heating Specifications table with indoor and outdoor temperatures.

Indoor Specifications table with Cooling and Heating airflow rates and sound levels. Outdoor Specifications table with compressor, refrigerant, and factory charge details.

Piping table with liquid and gas line sizes. Additional Charge of Refrigerant table.

Daikin North America LLC San Felipe, Suite 500 Houston, TX 77056
Daikin's products are subject to continuous improvements...

FTXB18AXVJU / RXB18AXVJU Performance Tables

Large performance table showing outdoor temperature ranges, cooling capacity, and heating capacity for various models.

Heating Mode table showing indoor DBF, outdoor WB*F, and capacity for different temperature settings.

Remark:
AFR: Air flow rate (CFM)
EWB: Entering Wet Bulb Temp. (°F)
EDB: Entering Dry Bulb Temp. (°F)
TC: Total Cooling Capacity (Btu/h)
SC: Sensible Cooling Capacity (Btu/h)
PI: Power Input (kW)

- Notes:
1. Ratings shown are net capacities.
2. Shows nominal capacities.
3. Direct interpolation is permissible. Do not extrapolate.

Daikin North America LLC San Felipe, Suite 500 Houston, TX 77056
Daikin's products are subject to continuous improvements...

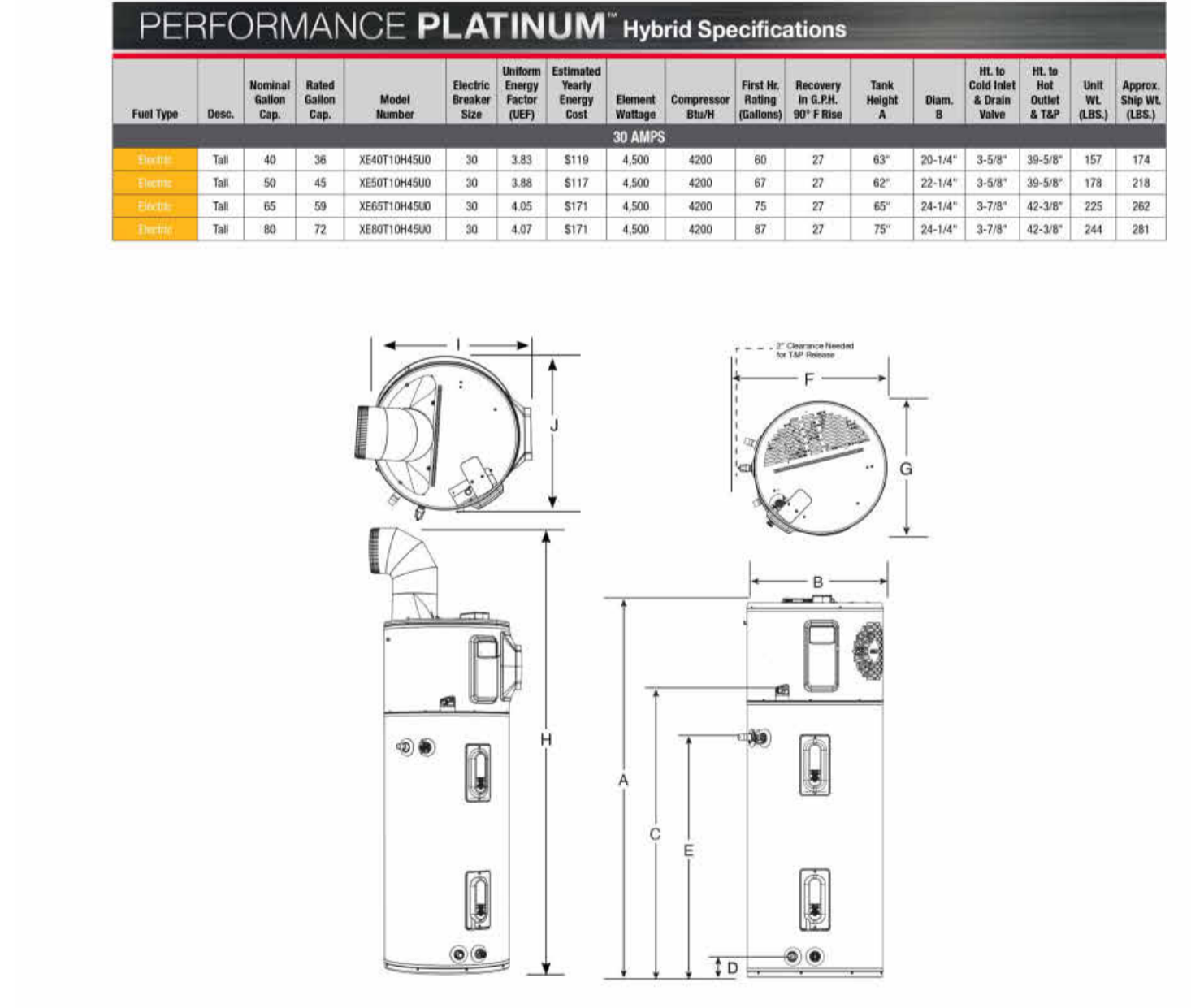
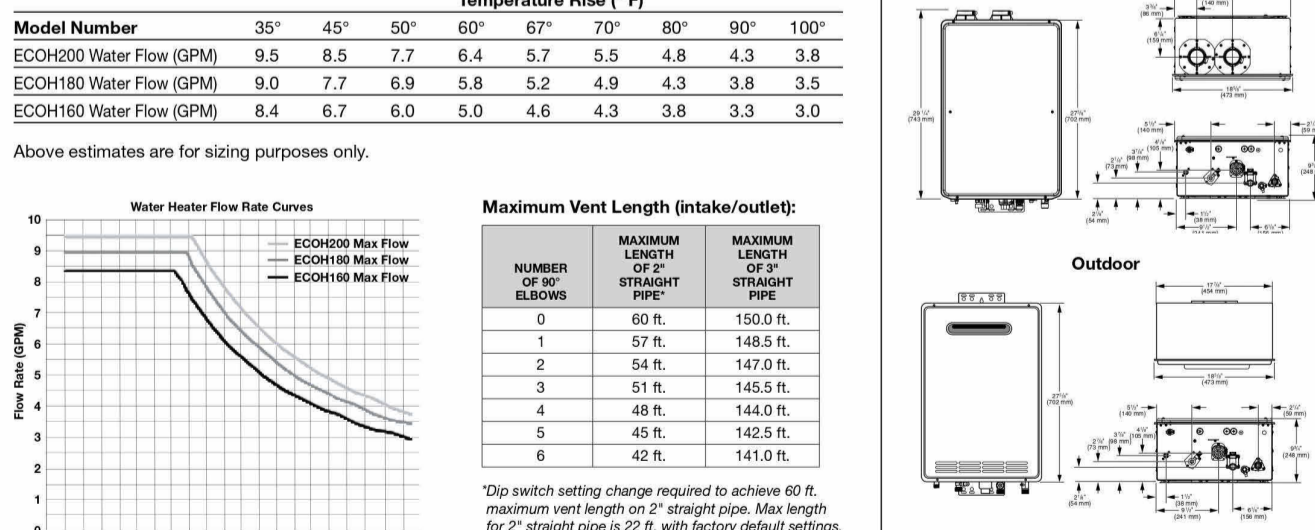


Table with 2 columns: DESCRIPTION and DIMENSIONS [SHOWN IN INCHES]. Lists various model numbers and their corresponding dimensions.

PERFORMANCE PLATINUM™ Condensing Tankless Specifications

Table with columns: DESCRIPTION, FEATURES, ROUGHING IN DIMENSIONS (SHOWN IN INCHES), and ENERGY INFO. Provides technical details for tankless models.

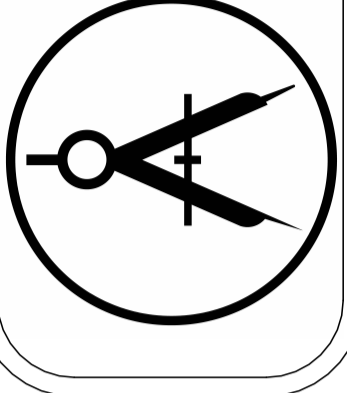
*Based on simultaneous showers using 2.5 GPM flow rate pre-mixed with cold water line...
**Based on Rheem testing of COP gas air split gas supply of 7.0 psig...
***Based on Rheem testing of COP gas air split gas supply of 7.0 psig...



Parts and Accessories
Venting & terminations - 2" or 3" PVC, noise boxes, pipe covers, extra remote controls...
Water Treatment Systems

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Yakov Design Drafting service (323)922-2211 info@yakovdesign.com



ADDRESS

GENERAL NOTES & MECHANICAL EQUIPMENT SPECIFICATIONS

NOTES:

SCALE:

DATE: 05.08.2024

0.2



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. Review the respective section for more information. (04/2022)

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Building Envelope, Fireplaces, Space Conditioning, and Solar Readiness.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Solar Readiness, Electric and Energy Storage Ready, and various energy efficiency requirements.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Pilot Lights, Building Cooling and Heating Loads, Ducts and Fans, and various mechanical and electrical requirements.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code Reference and Requirement Description. Includes sections for Energy Storage System (ESS) Ready, Heat Pump Space Heater Ready, Electric Cooptop Ready, and Electric Clothes Dryer Ready.

*Exceptions may apply.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

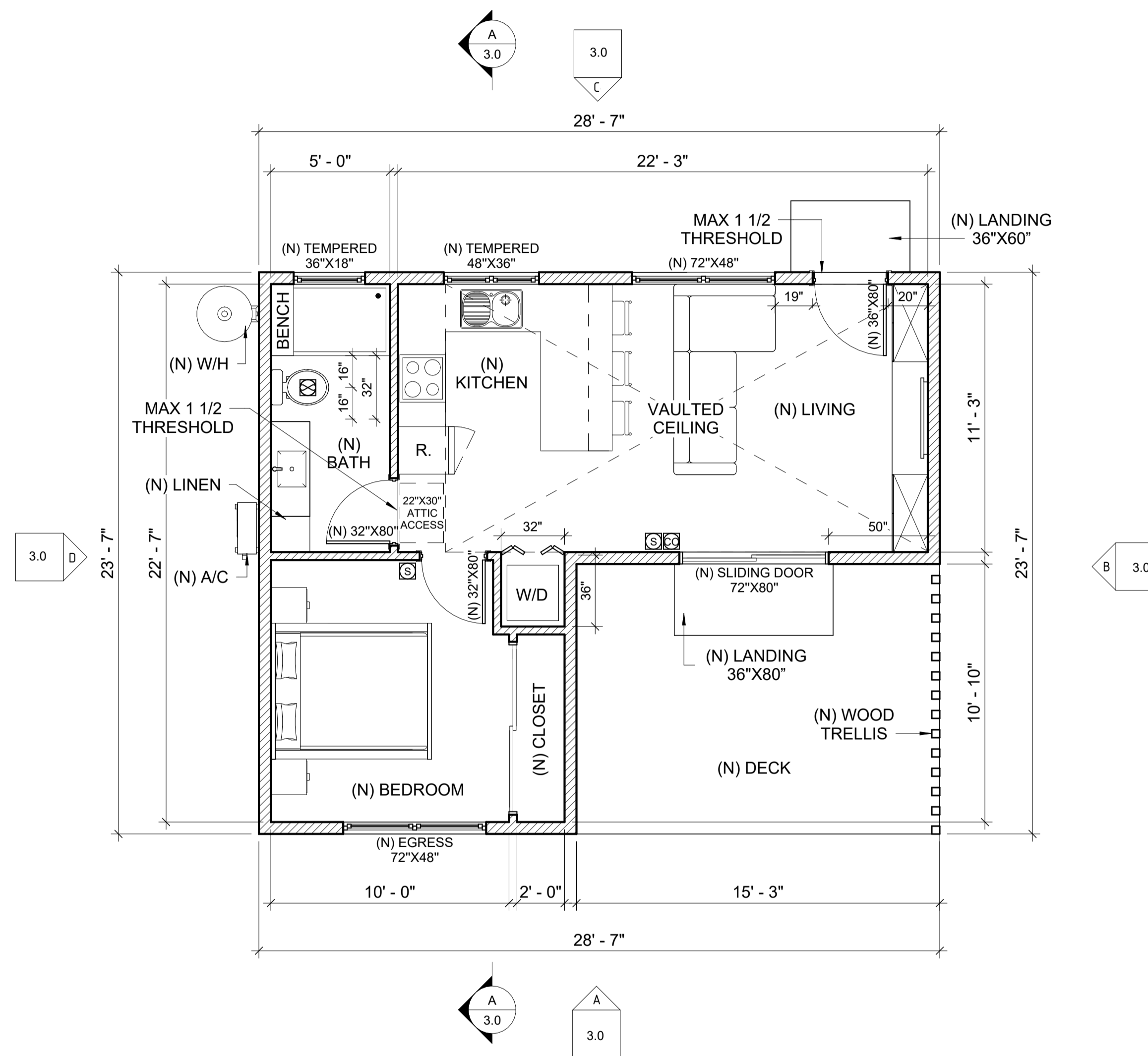
Table with 2 columns: Code Reference and Requirement Description. Includes sections for Space Conditioning System Airflow Rate and Fan Efficacy, Ventilation and Indoor Air Quality, Pool and Spa Systems and Equipment, and Lighting.

5/6/22



FLOOR PLAN NOTES:

- PROVIDE MIN. 24" CLEAR IN FRONT OF THE WATER CLOSET.
- PROVIDE MIN. 30" CLEAR WIDTH FOR THE WATER CLOSET
- HANDRAIL 34"-46" ABOVE THE STAIR NOSING PER APPLICABLE CBC
- 42" HIGH GUARDRAIL, PER APPLICABLE CBC
- DRYER, VENT HORIZONTAL TO OUTSIDE W/ BACKDRAFT DAMPER.
- ROOF ABOVE
- BASEMENT BELOW
- 5/8" TYPE "X" GYP. BD. IN THE GARAGE AND UNDER STAIRS AT ENCLOSED USABLE SPACE W/ 6d COOLER NAILS @ 7" O.C.
- ULTRA-LOW CONSUMPTION WATER CLOSET (1.28 GAL/FLUSH).
- PROVIDE COPPER WATER LINE FOR ICE MAKER
- PROVIDE WATER AND WASTE FOR WASHER (RECESSED BOX AT INTERIOR LOCATIONS)
- ELECTRICAL SERVICE PANEL
- SHOWER DRAIN IN FLOOR BELOW WASHER, CONN. TO 1 1/2" - DIA ABS PIPE W/ 1/4" PER FOOT SLOPED TO EXT.
- 30" WIDE COOK TOP, BUILT-IN HOOD WITH LIGHT AND VENT TO OUTSIDE AIR.
- STAIRS:
 - STAIRS SHALL HAVE MIN. 7.75" RISE & MIN. 10" RUN
 - MIN. 6'-8" HEADROOM CLEARANCE.
 - MIN. 30" CLEAR WIDTH
 - HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING
 - HANDGRIPS PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS
 - MAX. 4" CLEAR SPACING OPENING BETWEEN RAILS
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (2406.4)
 - PANELS IN SLIDING OR SWINGING DOORS.
 - DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5 FT. OF STANDING SURFACE.
 - GLAZING IN FIXED OR OPENABLE PANELS TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- PROVIDE SLIDING FLY SCREEN AT OPENABLE PORTIONS OF SLIDING DOORS. PROVIDE STATIONARY FLY SCREENS AT OPENABLE PORTIONS OF WINDOWS.
- EACH WATER CLOSET STOOL SHOULD BE LOCATED IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A MINIMUM CLEAR SPACE IN FRONT OF IT NOT LESS THAN 24" MAXIMUM 1.0 GALLONS/FLUSH FOR ALL TEE WATER CLOSETS.
- PROVIDE ONLY VENTLESS ON-DEMAND WATER HEATERS
- FIRE BLOCKING MUST BE PROVIDED IN ACCORDANCE WITH SECTION 717 IN THE FOLLOWING LOCATIONS:
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING AND COVERED CEILINGS
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALL UNDER THE STAIRS IS UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS. SUCH CLEARANCE SHALL BE MEASURED VERTICALLY FROM A PLANE PARALLEL AND TANGENT TO THE STAIRWAY TREAD NOSING TO THE SOFFIT ABOVE ALL POINTS.
- PROVIDE 6" INCH CLEAR OPENINGS SHALL BE THE LARGER OF: 25% OF THE TOTAL PERIMETER WALL AREA OF THE LOWEST LEVEL OF THE BUILDING, OR AT LEAST 25% OF THE FLOOR AREA OF THE LOWEST OF THE BUILDING.
- 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 SHUTOFF 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 INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000. SEPARATE PLUMBING PERMIT IS REQUIRED.
- PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTIONS. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE
- WATER HEATER MUST BE STRAPPED TO WALL
- UNDER FLOOR VENTILATION OPENINGS IN THE UNDER FLOOR AREA SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - THE TOP OF THE OPENING SHALL BE LOCATED NOT MORE THAN 12 INCHES BELOW THE BOTTOM OF THE FLOOR JOIST.
 - THE OPENINGS SHALL BE DISTRIBUTED APPROXIMATELY EQUALLY AND LOCATED TO PROVIDE CROSS VENTILATION, FOR EXAMPLE, BE LOCATING THE OPENING ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES OF THE BUILDING
 - THE OPENINGS SHALL BE THE LARGER OF: 1.5 SQUARE FEET FOR EACH 25 LINEAR FEET OR FRACTION OF EXTERIOR WALL OR OPENINGS SHALL BE EQUAL TO 1% OF UNDER FLOOR AREA. THE OPENINGS MAY BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH
- OPENINGS OF GREATER THAN 1.4 INCH AND LESS THAN 1.2 INCH IN DIMENSION. BUILDINGS WITH NATURAL VENTILATION ARE EXEMPTED FROM THE CONSTRUCTION REQUIREMENTS OF TABLE 71 PROVIDED THEY COMPLY WITH THE FOLLOWING:
 - THE UNOBSTRUCTED OPENINGS SHALL EXCHANGE OUTSIDE AIR
 - THE SIZE OF THE UNOBSTRUCTED OPENINGS SHALL BE THE LARGER OF: 25% OF THE TOTAL PERIMETER WALL AREA OF THE LOWEST LEVEL OF THE BUILDING, OR AT LEAST 25% OF THE FLOOR AREA OF THE LOWEST OF THE BUILDING.
 - THE UNOBSTRUCTED OPENINGS SHALL BE EVENLY DISTRIBUTED AND LOCATED WITHIN THE UPPER PORTION OF AT LEAST TWO OPPOSITE EXTERIOR WALLS OF THE LOWEST LEVEL OF THE BUILDING. THEY ARE PROVIDED WITH TRENCH DAMS AND CABLE OR CONDUIT SEALS.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.
- KITCHEN SINKS, LAVATOIRES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.
- THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED EV CAPABLE.
- THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BEBASED UPON A 40-AMPERE MIN. BRANCH CIRCUIT. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
- THE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE.
- THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1.
- MULTI-FAMILY DWELLINGS NOT EXCEEDING THREE STORIES AND CONTAINING 50 UNITS OR LESS SHALL INSTALL A SEPARATE METER OR SUBMETER WITHIN COMMON AREAS AND WITHIN EACH INDIVIDUAL DWELLING UNIT.
- FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
- LOOKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS. (4.304.4)
 - FOR ONE- AND TWO-FAMILY DWELLINGS, ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. FOR IRREGULAR-SHAPED POOLS WHERE IT IS INFEASIBLE TO COVER 100 PERCENT OF THE POOL DUE TO ITS IRREGULAR SHAPE, A MINIMUM OF 80 PERCENT OF THE POOL SHALL BE COVERED. (4.304.5)
 - FOR SITES WITH OVER 500 SQUARE FEET OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAYWATER IRRIGATION SYSTEM. (4.305.1)
 - WATER USED IN THE BUILDING FOR WATER CLOSETS, URINALS, FLOOR DRAINS, AND PROCESS COOLING AND HEATING SHALL COME FROM CITY-RECYCLE WATER IF AVAILABLE FOR USE WITHIN 200 FEET OF THE PROPERTY LINE. (4.305.2)
 - BUILDING NOT EXCEEDING 25 STORIES SHALL HAVE COOLING TOWERS WITH MINIMUM OF 6 CYCLES OF CONCENTRATION (BLOWDOWN) OR HAVE A MINIMUM OF 50% OF MAKEUP WATER SUPPLY TO COOLING TOWERS COME FROM NON-POTABLE WATER SOURCES. (4.305.3.1)
 - BUILDING EXCEEDING 25 STORIES SHALL HAVE COOLING TOWERS WITH MINIMUM OF 6 CYCLES OF CONCENTRATION (BLOWDOWN) AND HAVE A MINIMUM OF 100% OF MAKEUP WATER SUPPLY TO COOLING TOWERS COME FROM NON-POTABLE WATER SOURCES. (4.305.3.2)
 - WHERE GROUNDWATER IS BEING EXTRACTED AND DISCHARGED, A SYSTEM FOR ONSITE REUSE OF THE GROUNDWATER SHALL BE DEVELOPED AND CONSTRUCTED IF THE GROUNDWATER WILL NOT BE DISCHARGED TO THE SEWER. (4.305.4)
 - THE HOT WATER SYSTEM SHALL NOT ALLOW MORE THAN 0.6 GALLONS OF WATER TO BE DELIVERED TO ANY FIXTURE BEFORE HOT WATER ARRIVES OR SHALL COMPLY WITH EITHER LOS ANGELES PLUMBING CODE SECTION 610.4.1.2 OR 610.4.1.3.
 - MATERIALS DELIVERED TO THE CONSTRUCTION SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
 - WOOD BURNING FIREPLACES AND OTHER WOOD BURNING DEVICES ARE PROHIBITED.
 - 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.
 - 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.
 - THE VOC CONTENT VERIFICATION CHECKLIST, FORM GRN 2, SHALL BE COMPLETED AND VERIFIED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS SPECIFICATIONS SHOWING VOC CONTENT FOR ALL APPLICABLE PRODUCTS SHALL BE READILY AVAILABLE AT THE JOB SITE AND BE PROVIDED TO THE FIELD INSPECTOR FOR VERIFICATION. (4.504.2.4)
 - ALL NEW CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350
 - NSF/ANSI 140 AT THE GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE™ GOLD (4.504.3)
 - 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)
 - 80% OF THE TOTAL AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
 - CERTIFIED AS A CHPS LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE
 - CERTIFIED UNDER UL GREENGUARD GOLD
 - CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM IV. MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S SPECIFICATION 01350 (4.504.4)
 - 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)
 - THE FORMALDEHYDE VERIFICATION CHECKLIST, FORM GRN 3, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL. THE MANUFACTURERS 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.
 - NEW MECHANICALLY VENTILATED BUILDINGS WITHIN 1,000 FEET OF A FREEWAY SHALL PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH A MERV 13 FILTER FOR OUTSIDE AND RETURN AIR. FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.



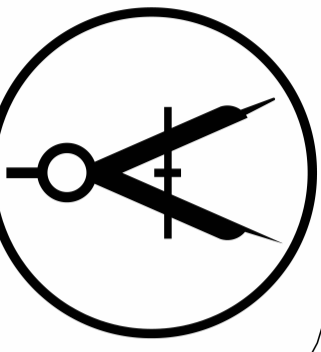
1 PROPOSED ADU FLOOR PLAN N
1/4" = 1'-0"

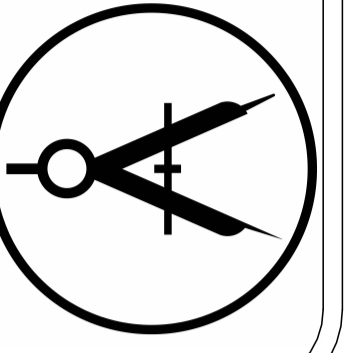
LEGEND

- NEW WALLS
- 1-HR WALL (REQUIRED IF FIRE SEPARATION DISTANCE IS LESS THAN 5')
- 120v HARD-WIRED SMOKE DETECTOR WITH BATTERY BACK UP
- CARBON MONOXIDE SENSOR
- EXHAUST FAN CAPABLE OF FIVE AIR CHANGES PER MINUTE ENERGY STAR COMPLIANT W/HUMIDISTAT

NOTES:

SCALE: 1/4" = 1'-0"
DATE: 05.08.2024





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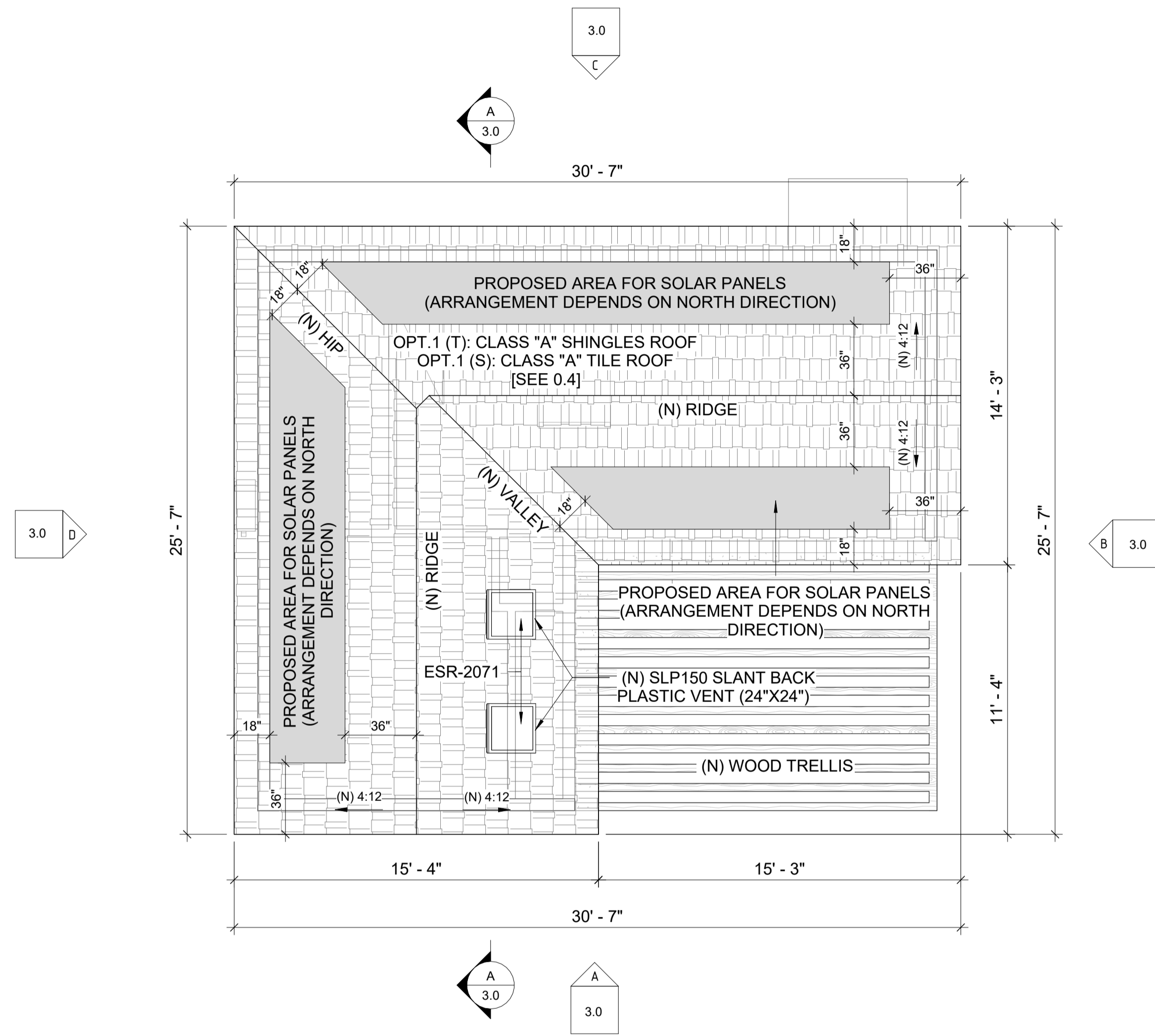
PROPOSED ADU ROOF PLANS

NOTES:

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

DATE: 05.08.2024

2.0



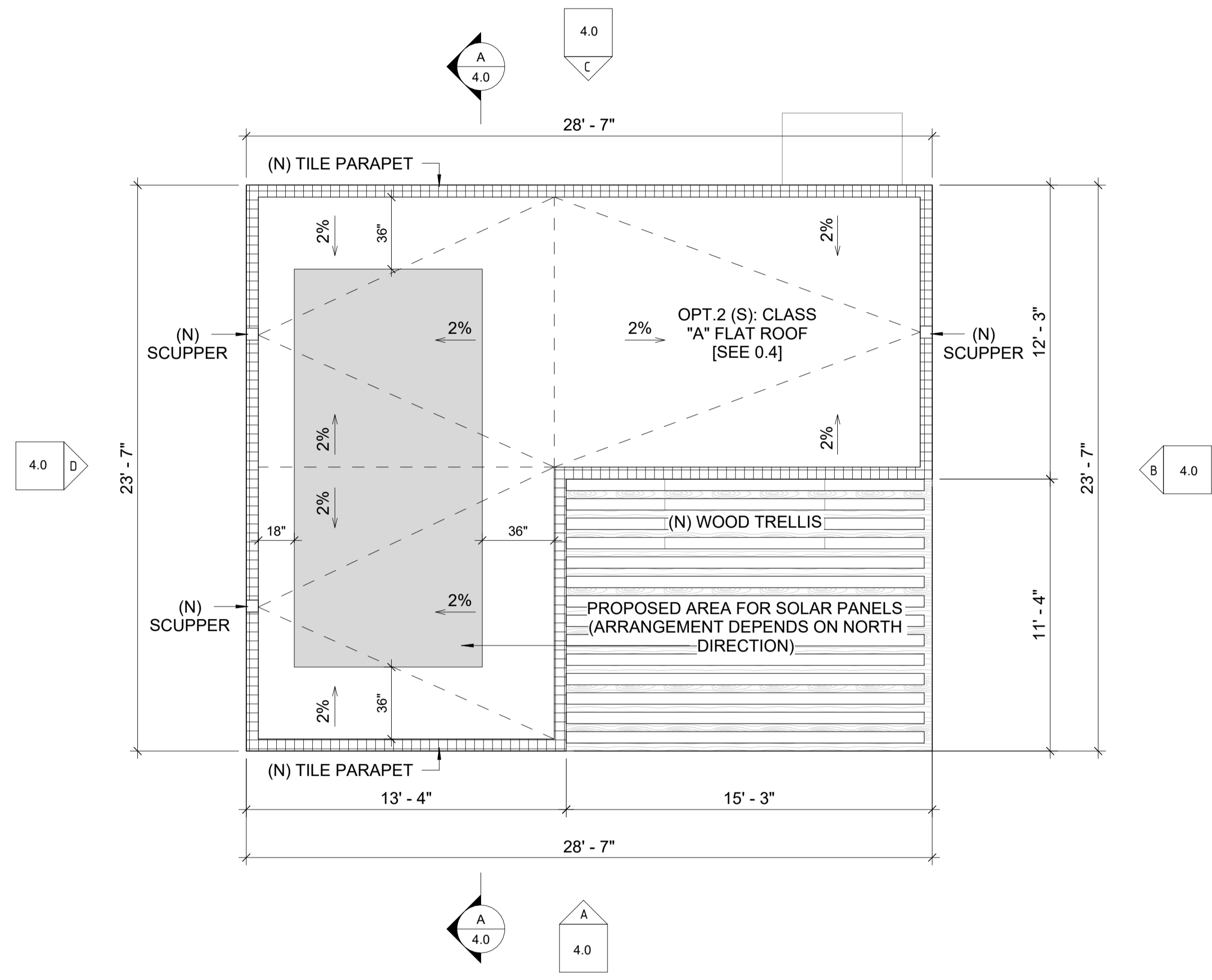
1 PROPOSED ADU ROOF PLAN (OPTION 1) (N)
 1/4" = 1'-0"

ATTIC VENTILATION:

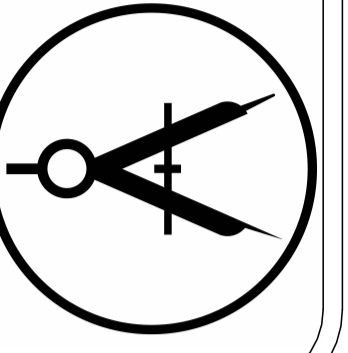
AREA OF THE NEW ROOF TO BE VENTILATED: 208.0 S.F.
 VENTILATION REQUIRED: 208.0 / 150 = 1.40 S.F.
 VENTILATION PROVIDED:
 PROVIDED 2X SLP150 SLANT BACK PLASTIC VENT
 (24"X24") 1.04 S.F.
 TOTAL PROVIDED: 1.04 S.F. X 2 = 2.08 S.F

ROOF AREA:

PROPOSED NEW ROOF AREA: 610.0 S.F.



2 PROPOSED ADU ROOF PLAN (OPTION 2) (N)
 1/4" = 1'-0"



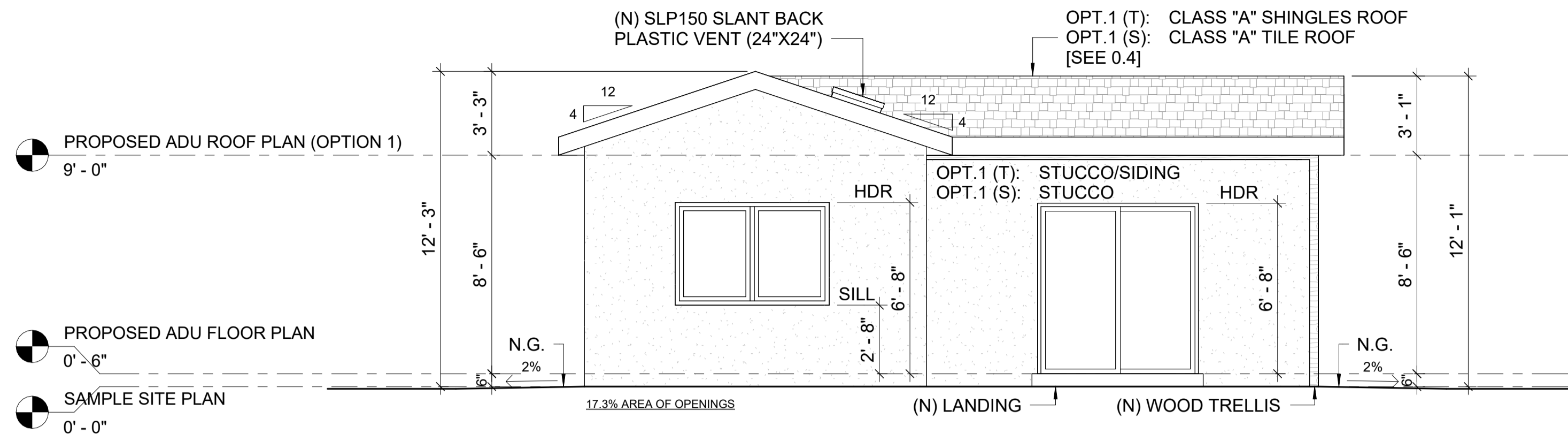
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PROPOSED ADU
 ELEVATIONS, SECTION A-A
 (OPTION 1)

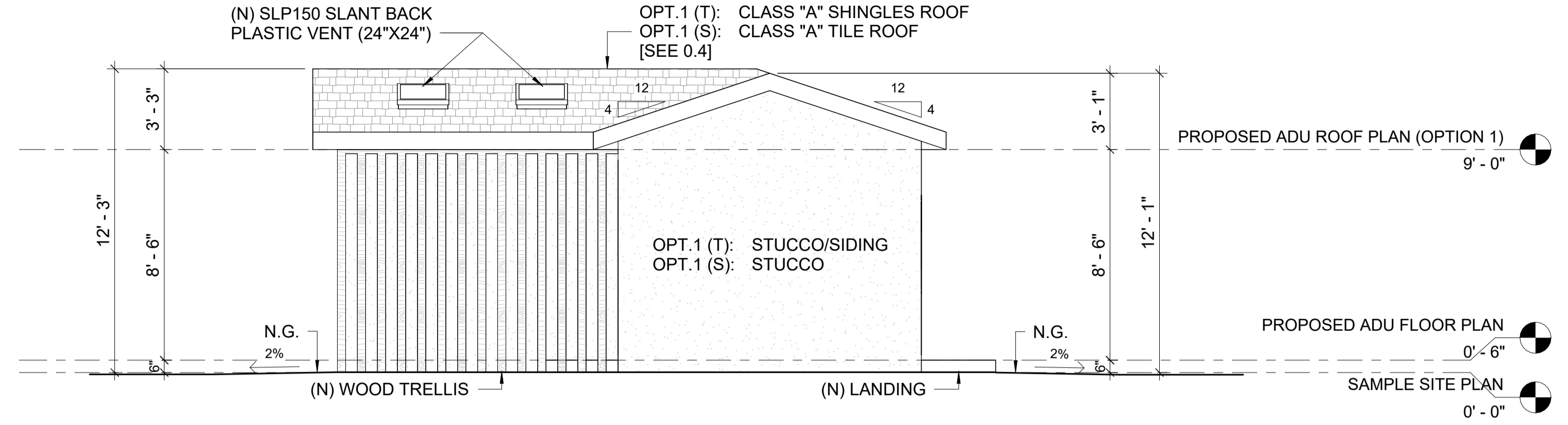
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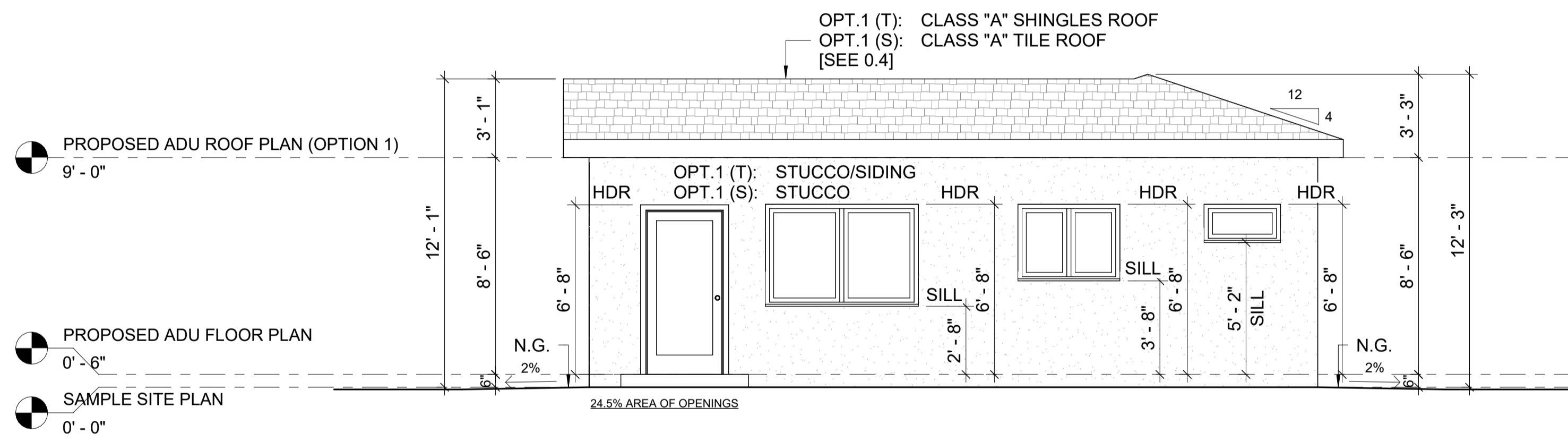
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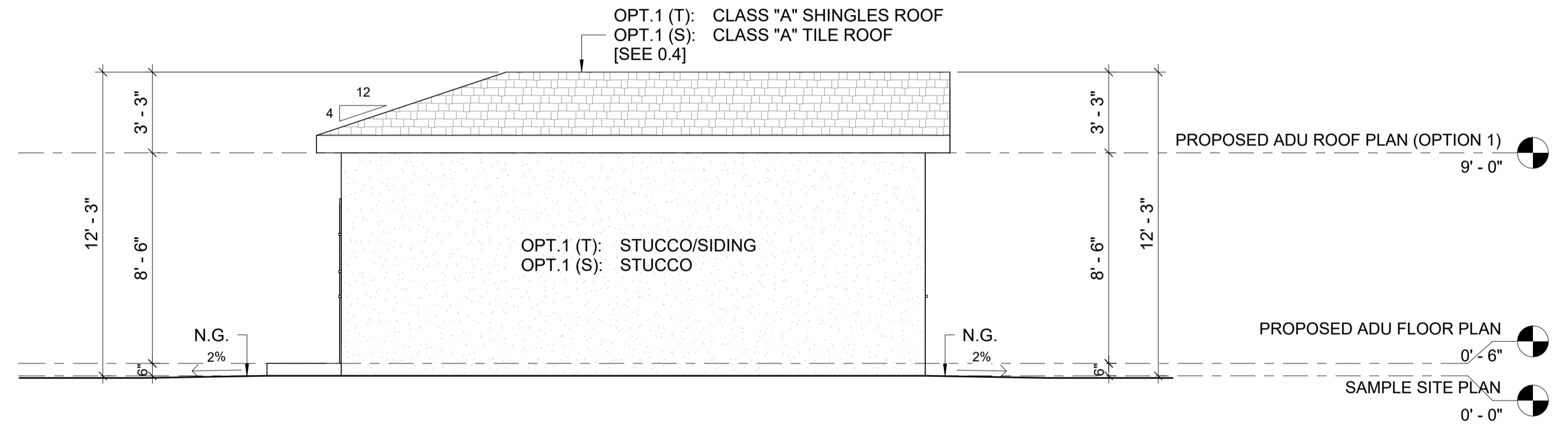
1 ELEVATION A (OPTION 1)
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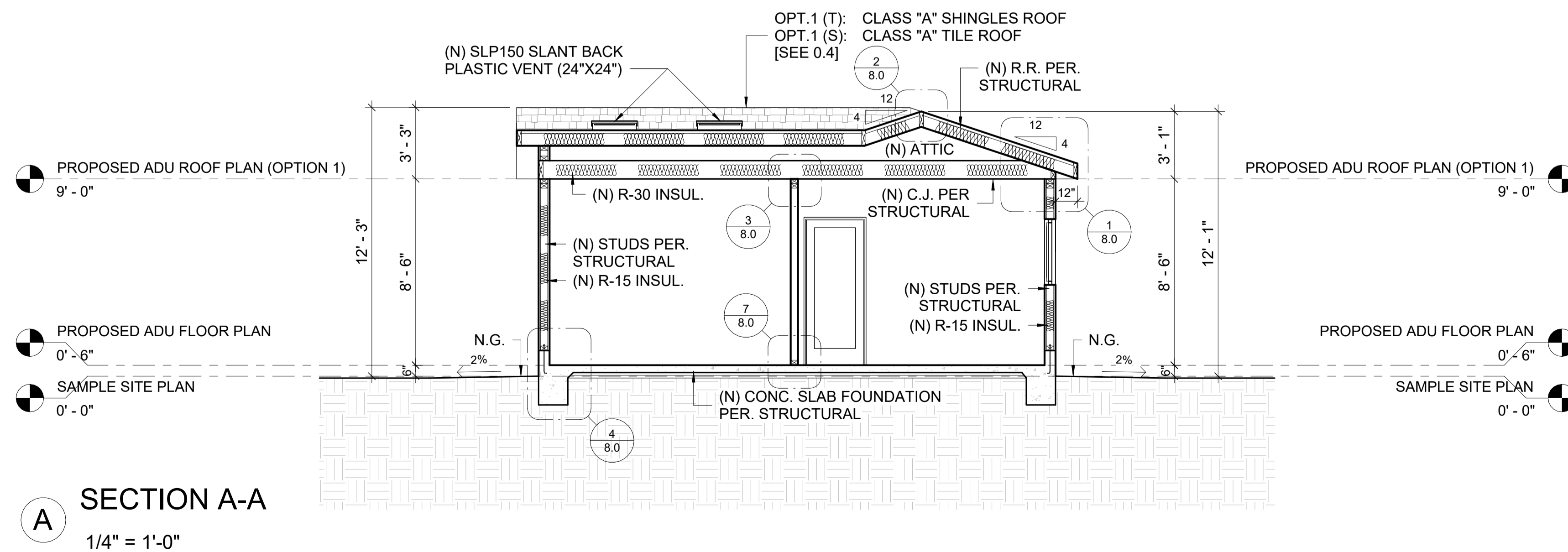
2 ELEVATION B (OPTION 1)
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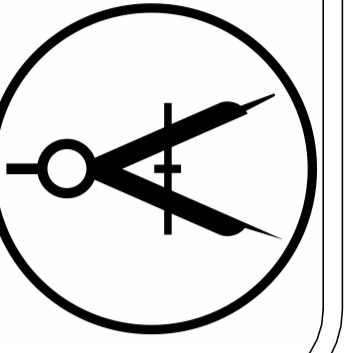
3 ELEVATION C (OPTION 1)
 1/4" = 1'-0"



4 ELEVATION D (OPTION 1)
 1/4" = 1'-0"



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

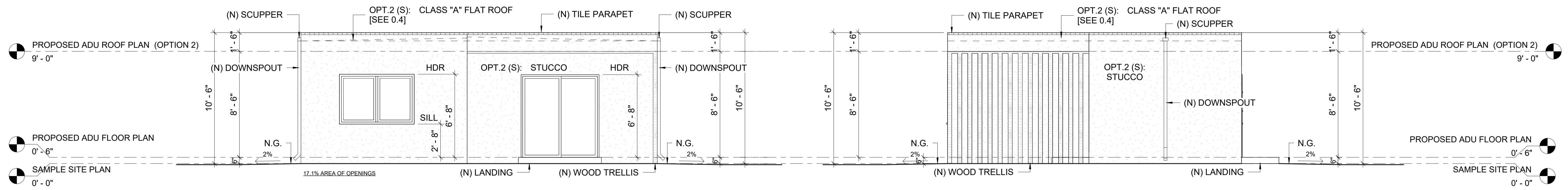


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PROPOSED ADU
 ELEVATIONS, SECTION A-A
 (OPTION 2)

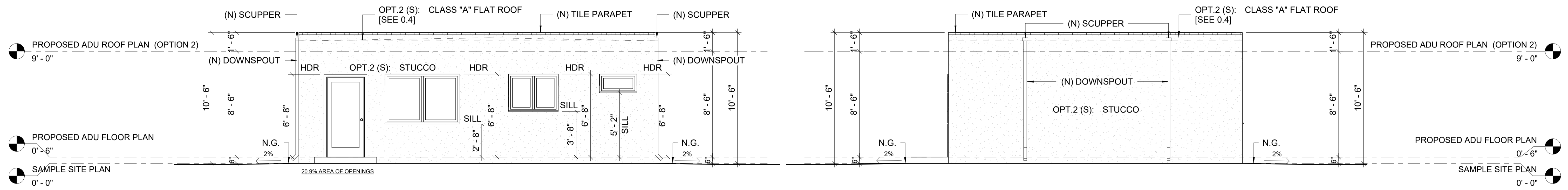
NOTES:

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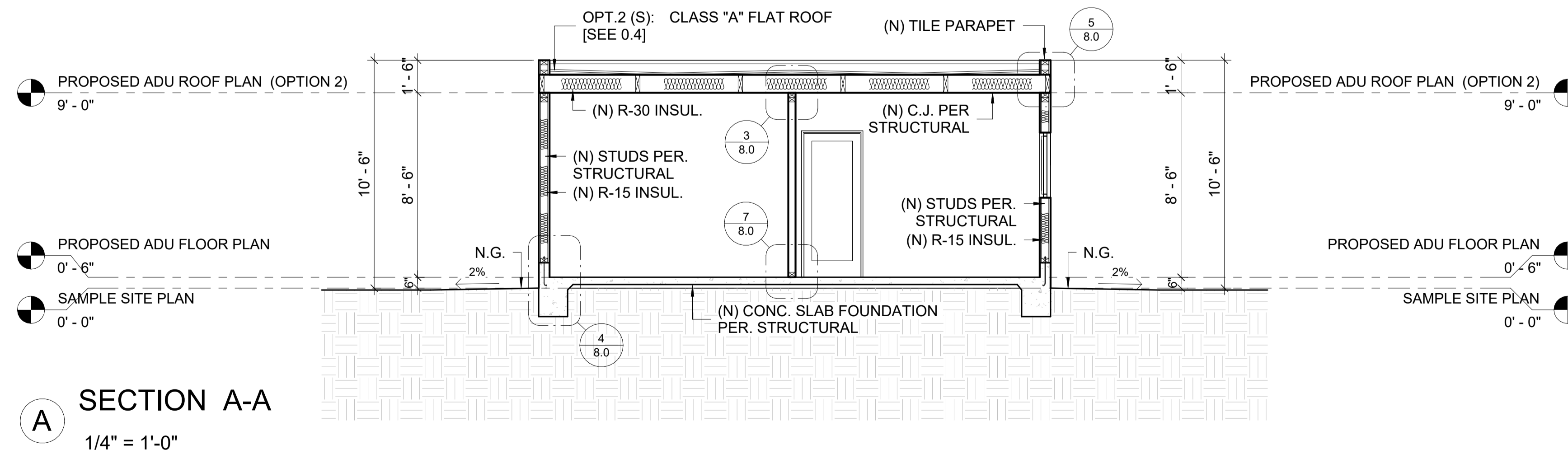
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2 ELEVATION B (OPTION 2)
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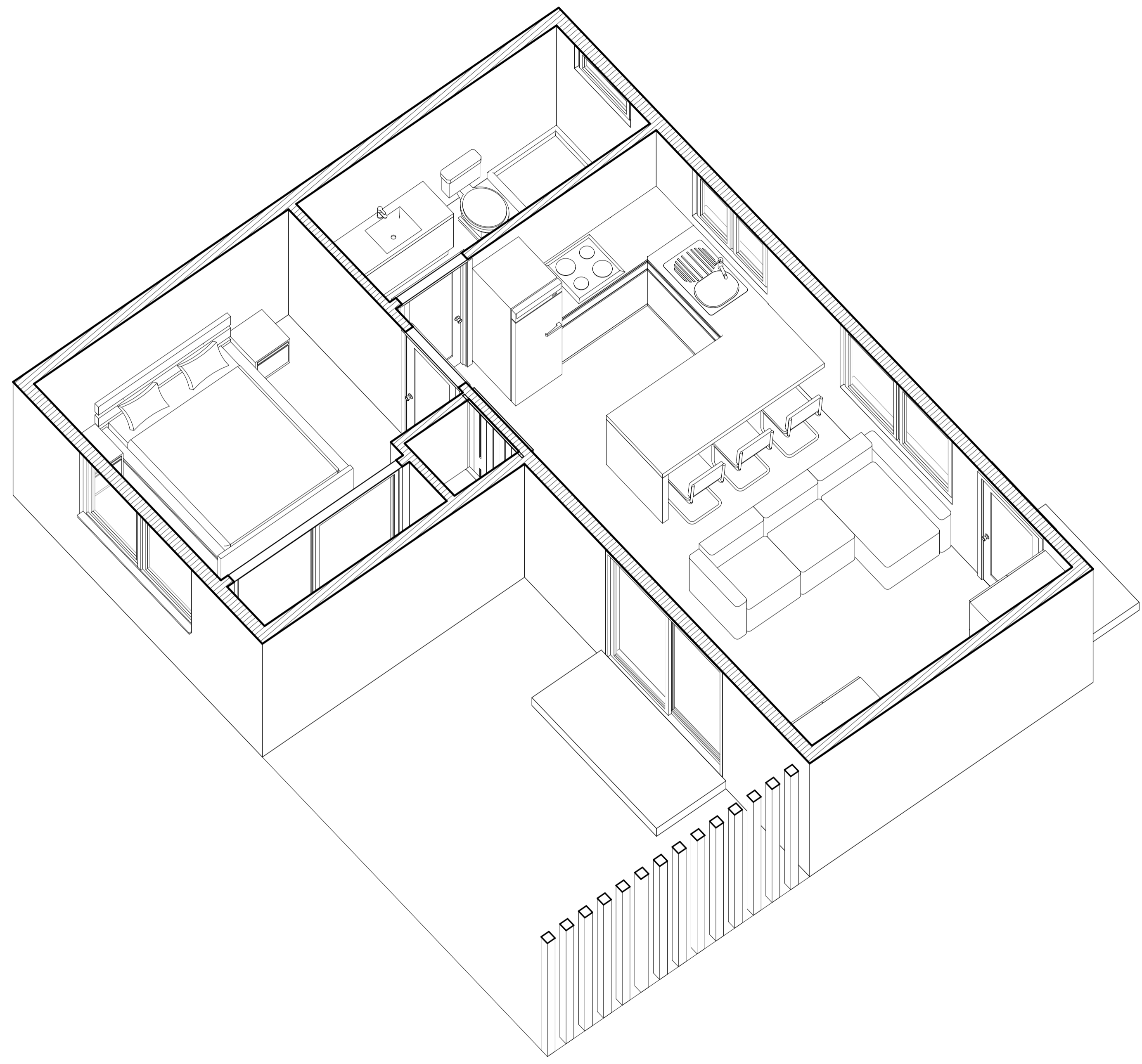
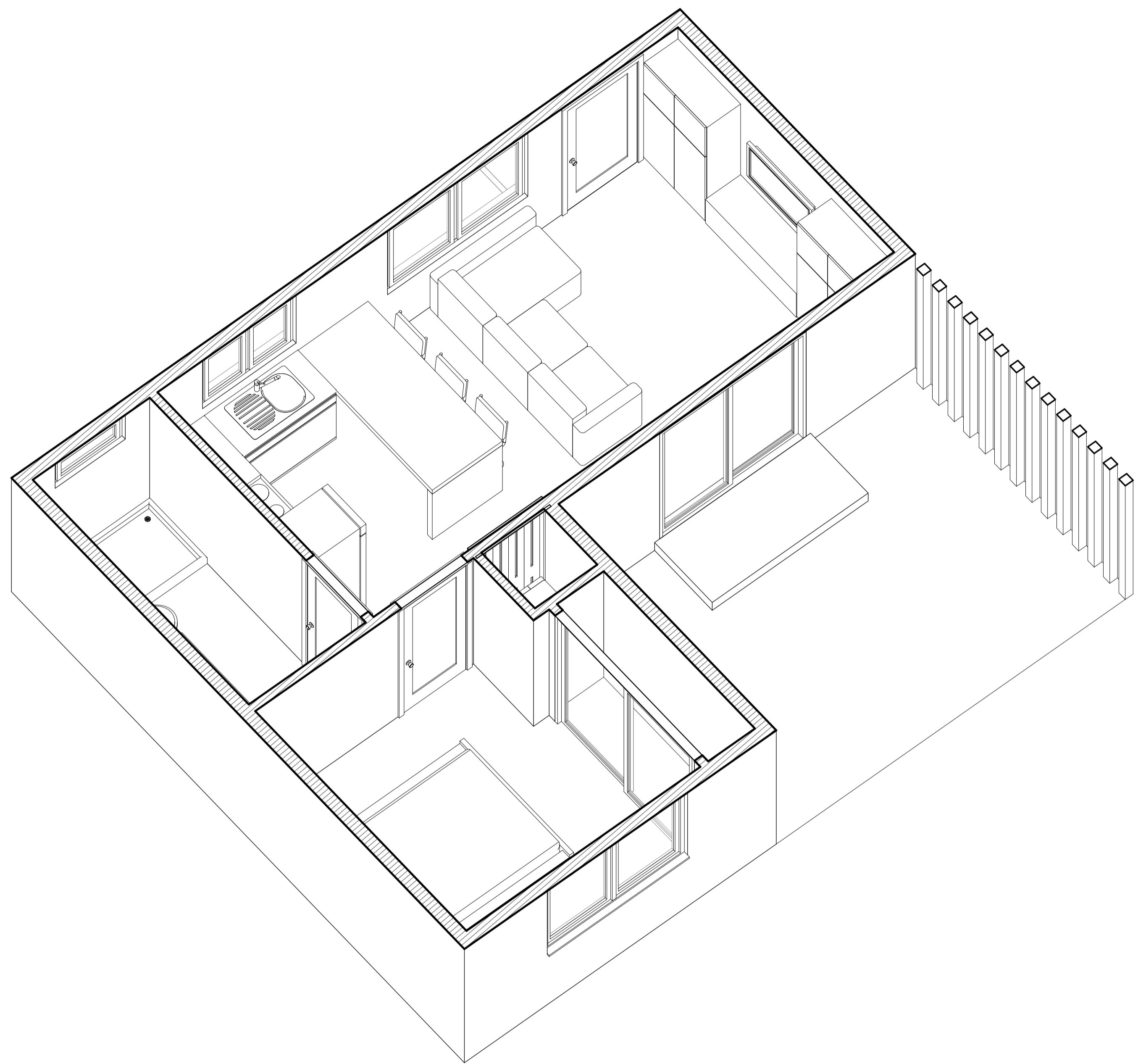


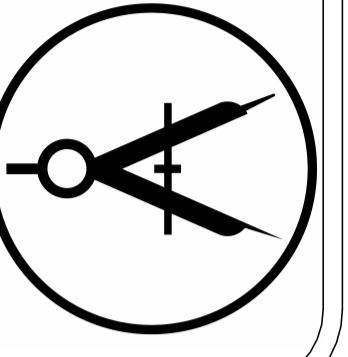
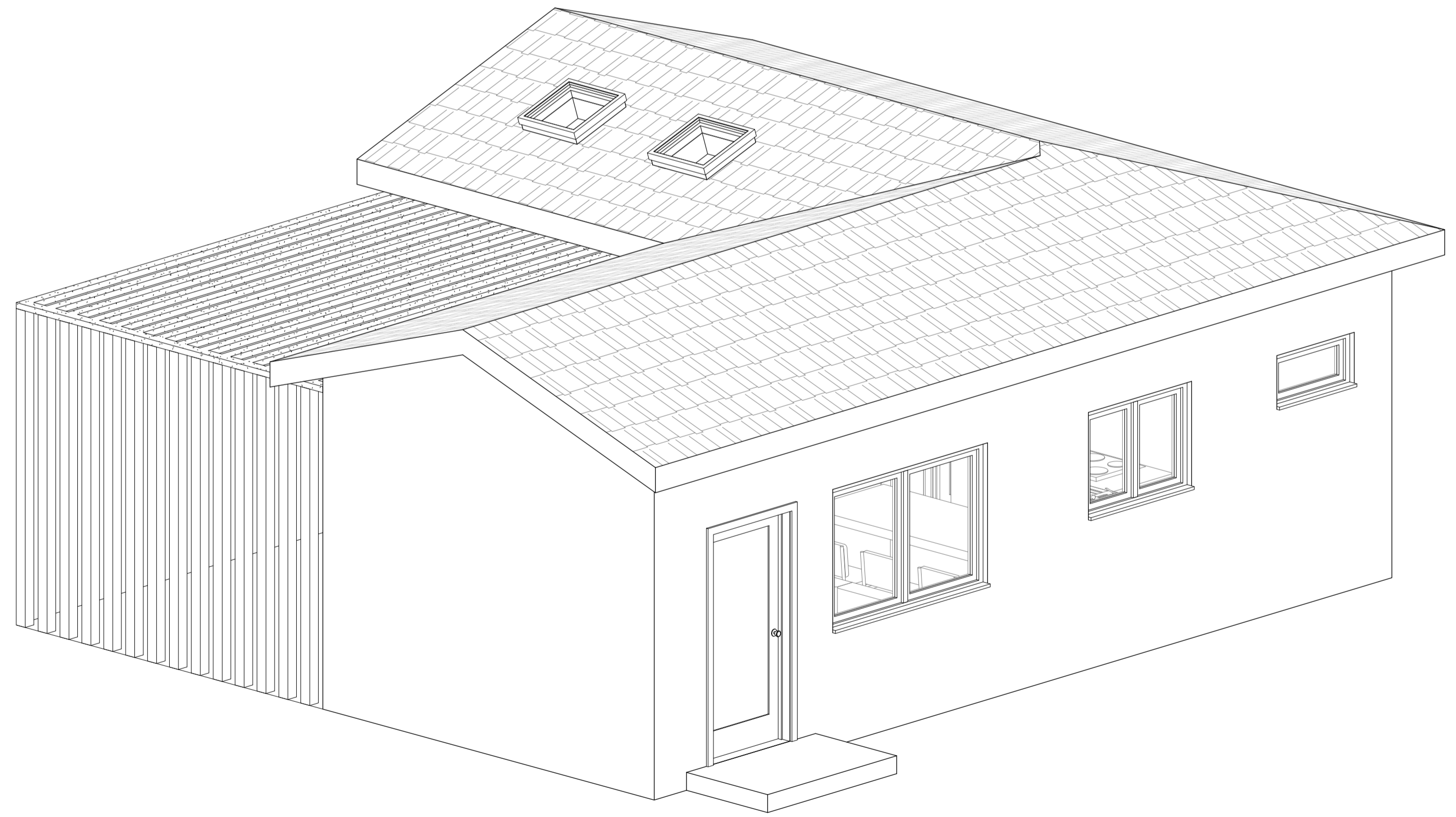
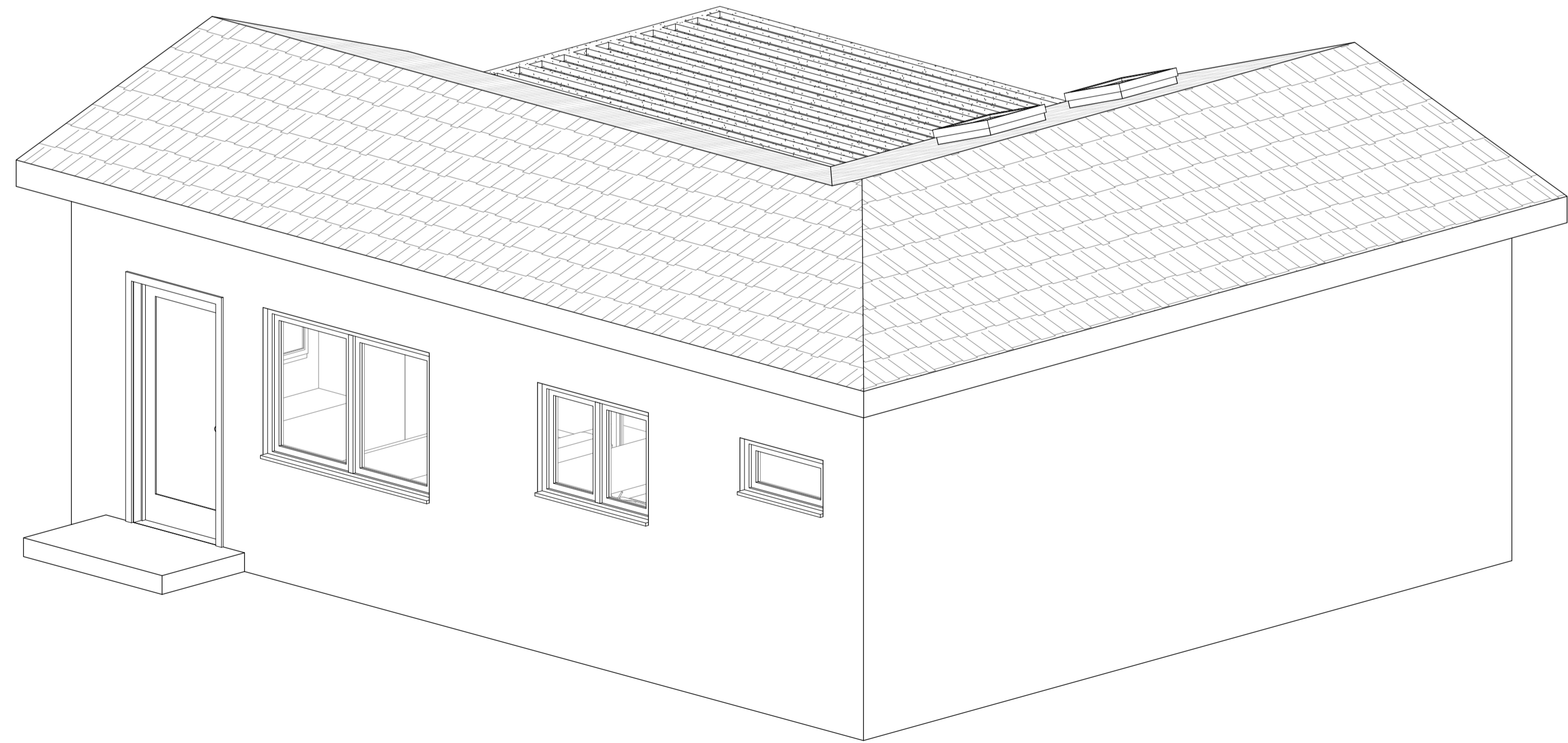
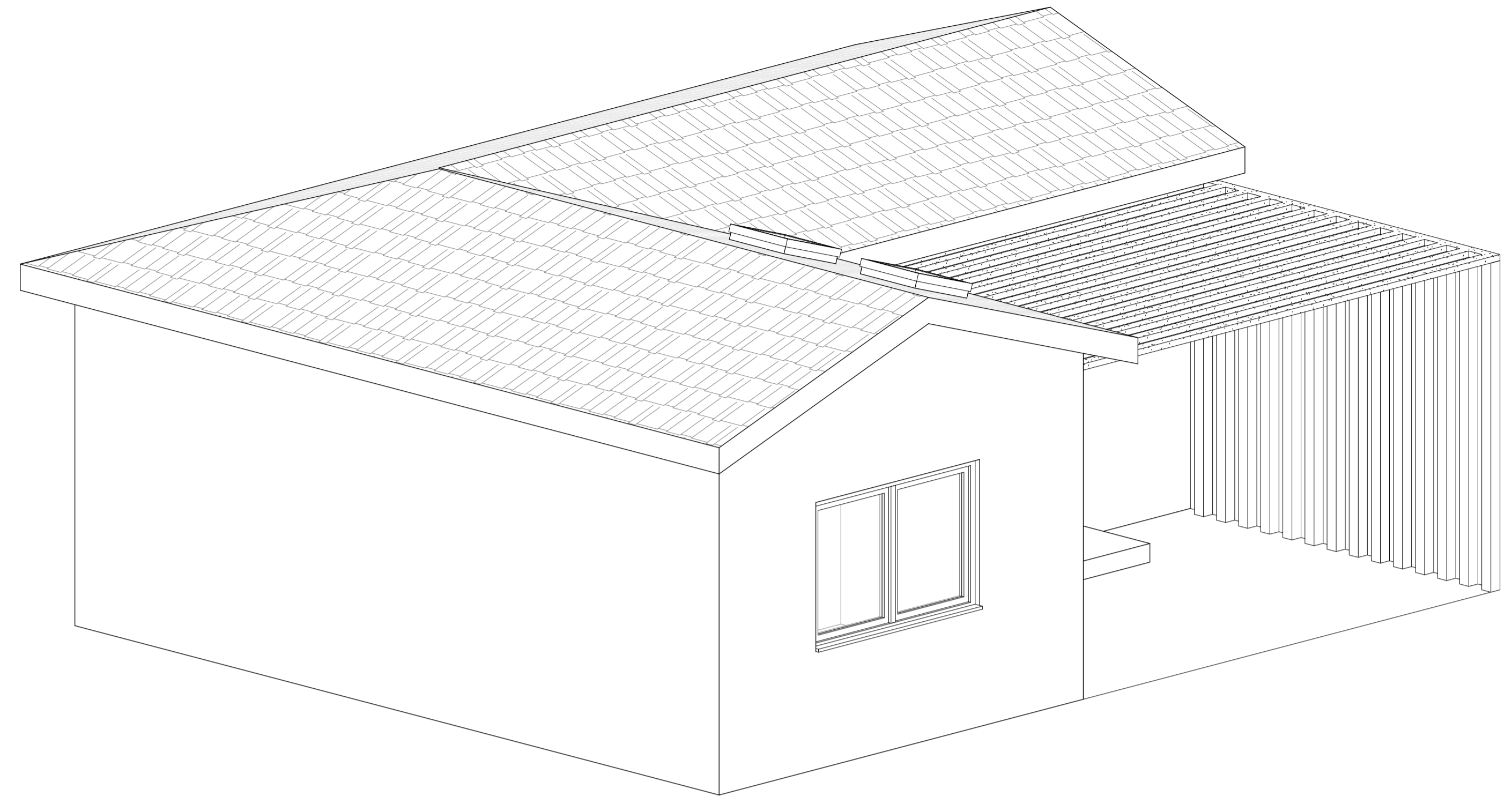
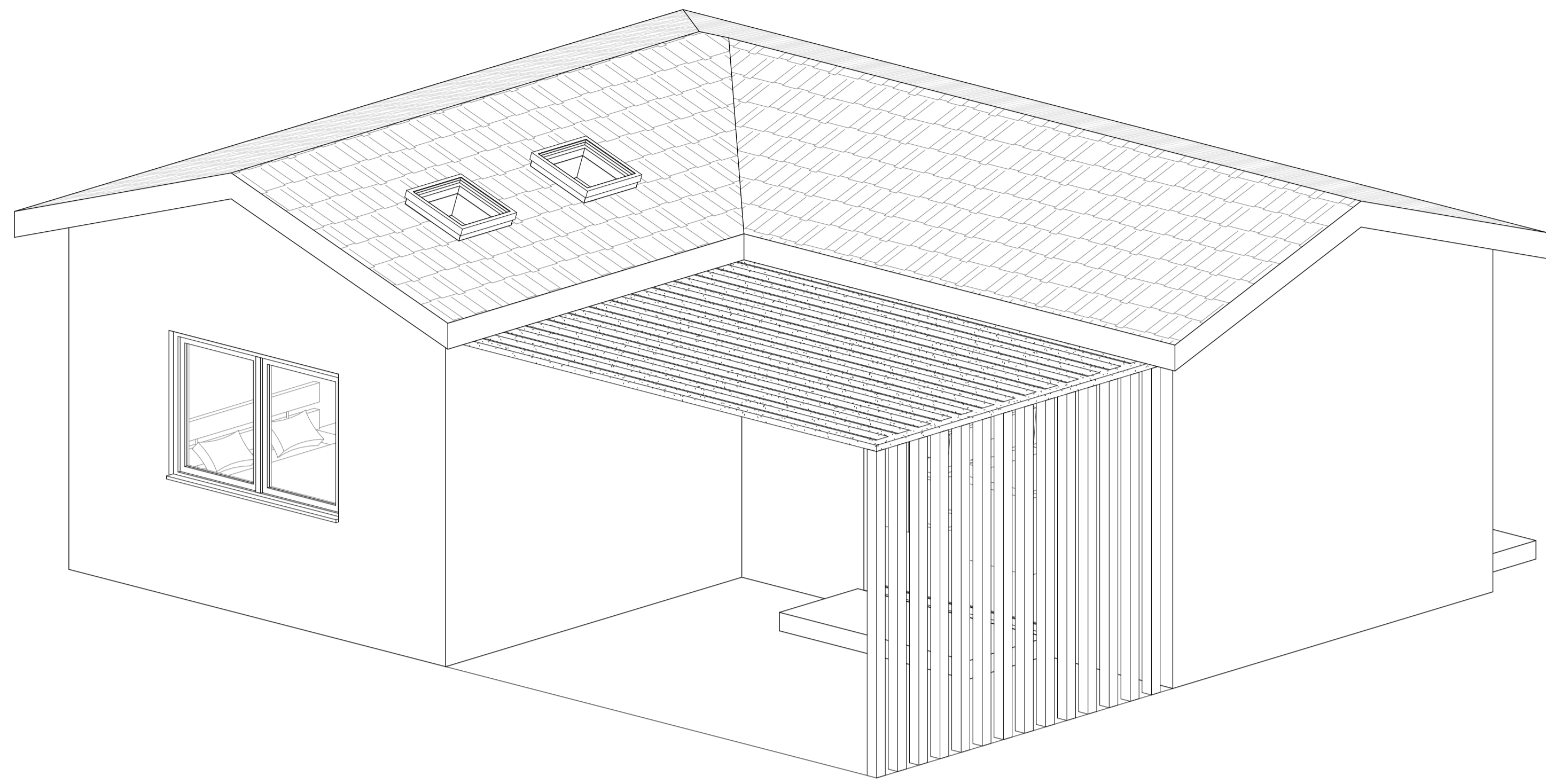
3 ELEVATION C (OPTION 2)
 1/4" = 1'-0"

4 ELEVATION D (OPTION 2)
 1/4" = 1'-0"



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





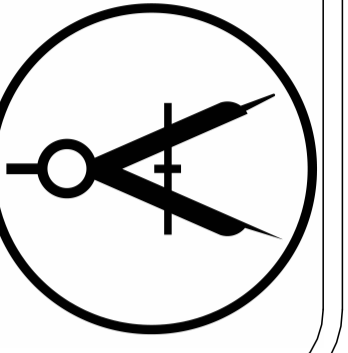
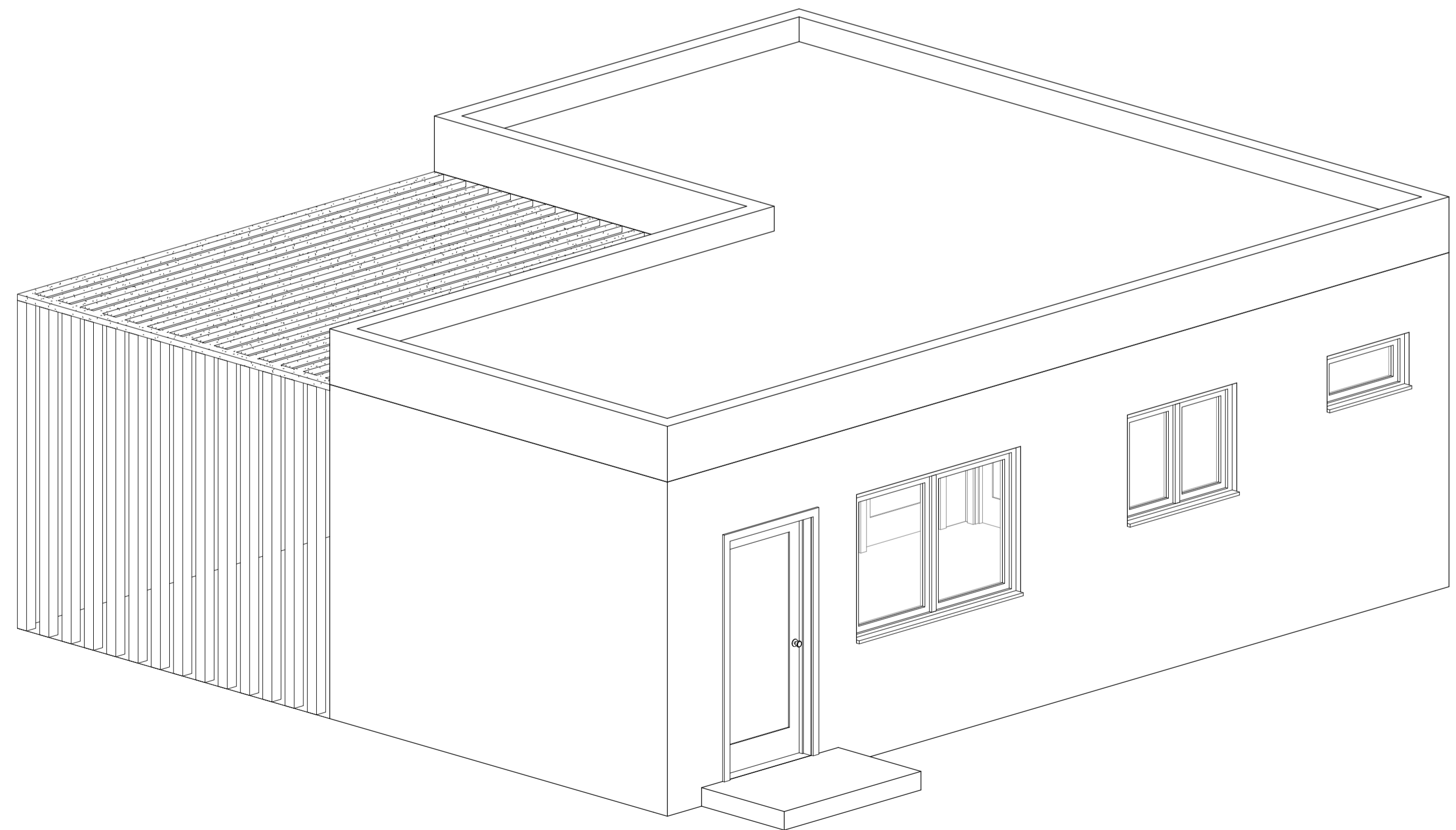
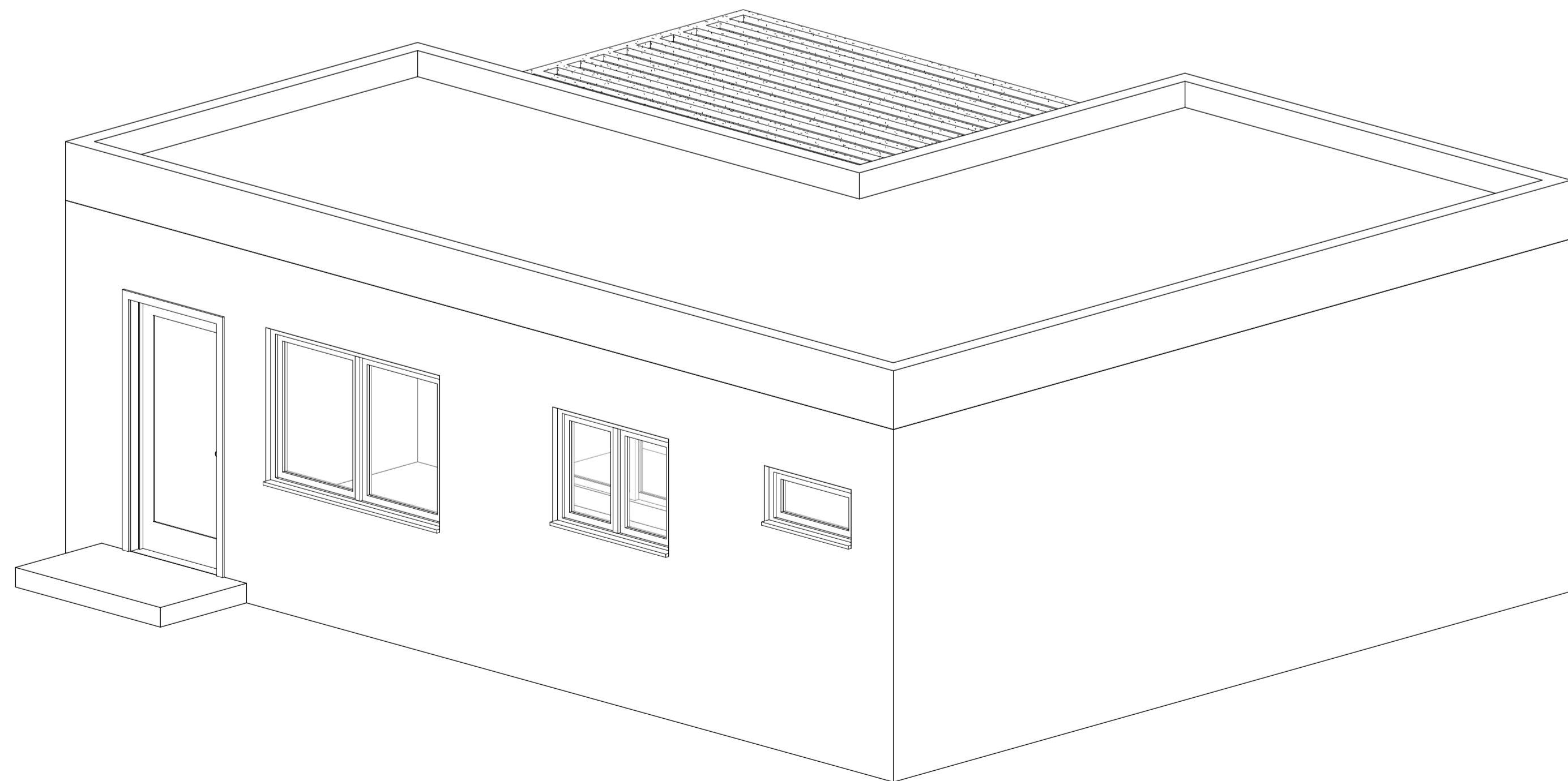
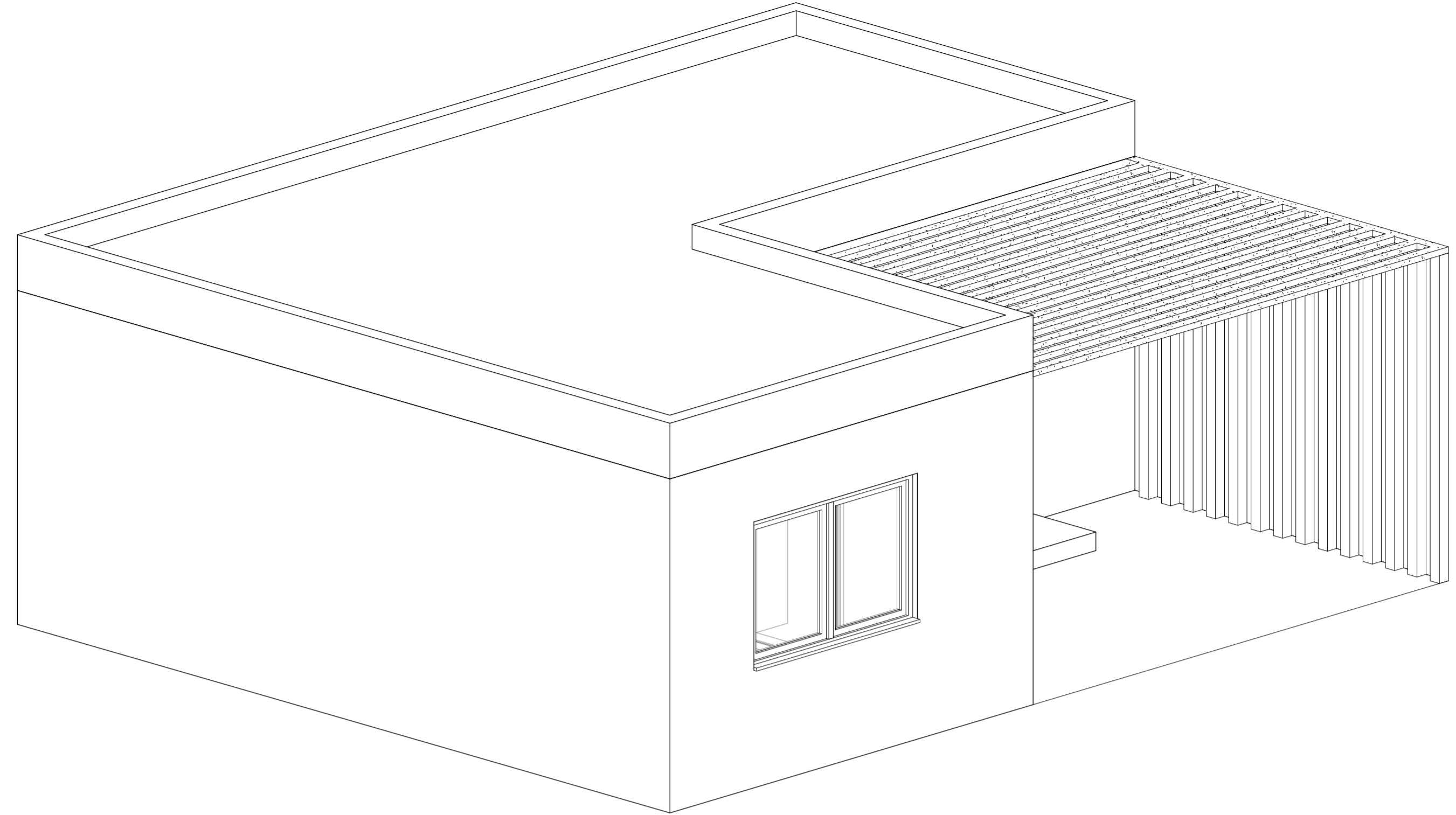
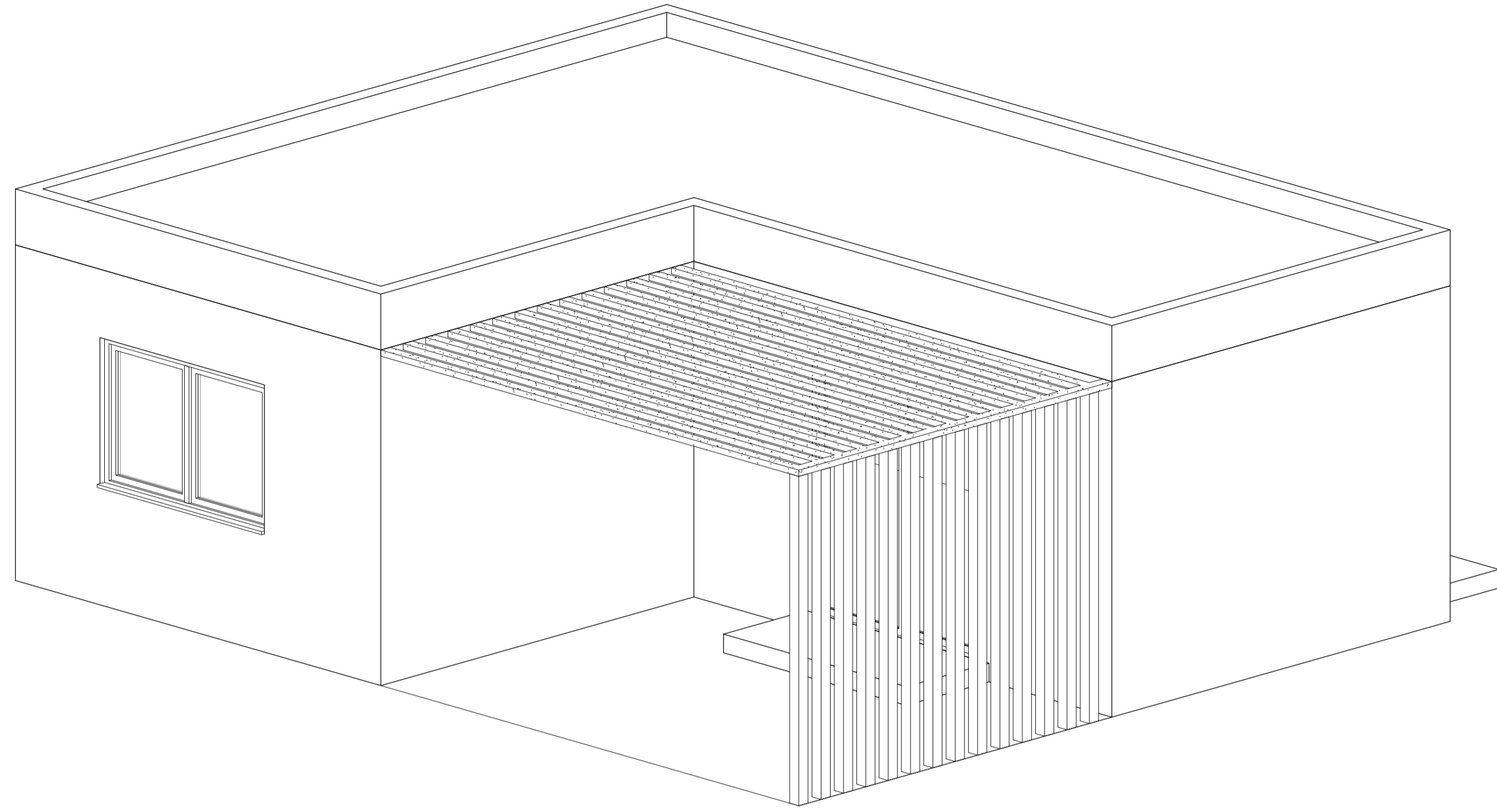
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PROPOSED ADU 3D VIEWS
(OPTION 1)

NOTES:

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DATE: 05.08.2024



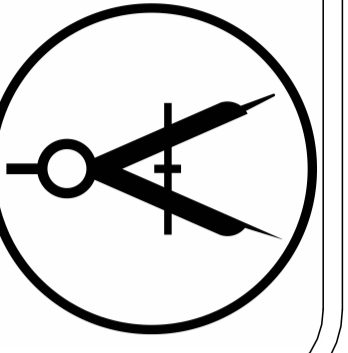
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PROPOSED ADU 3D VIEWS
(OPTION 2)

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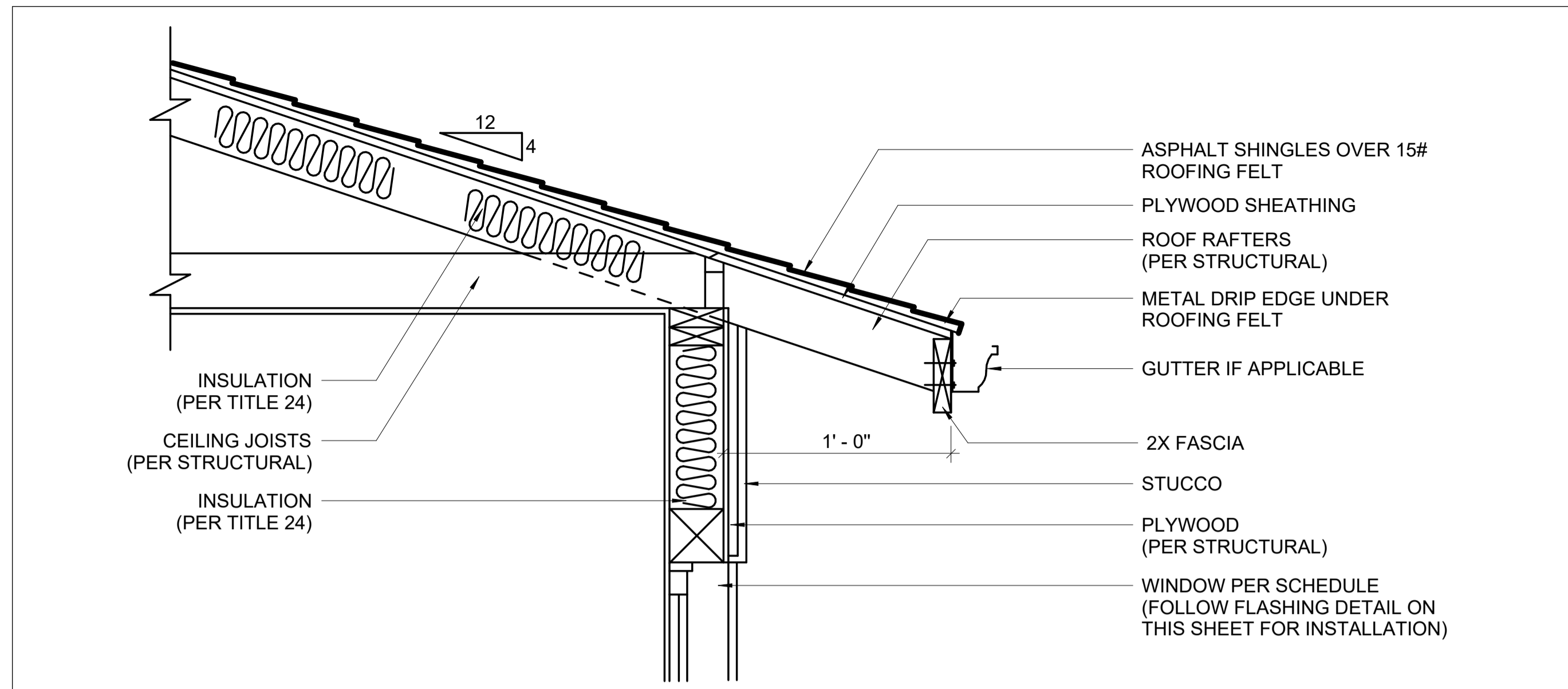
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DETAILS

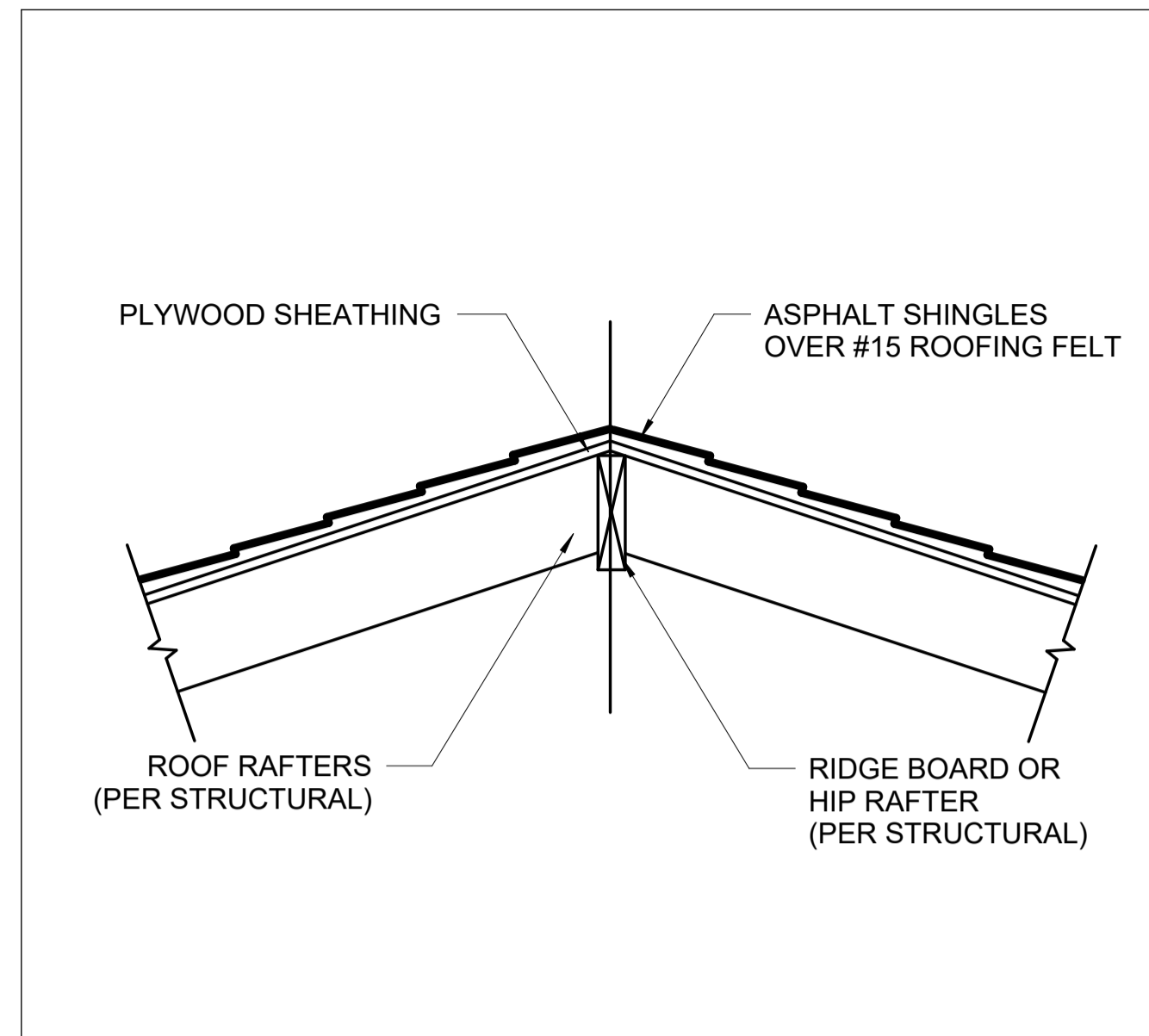
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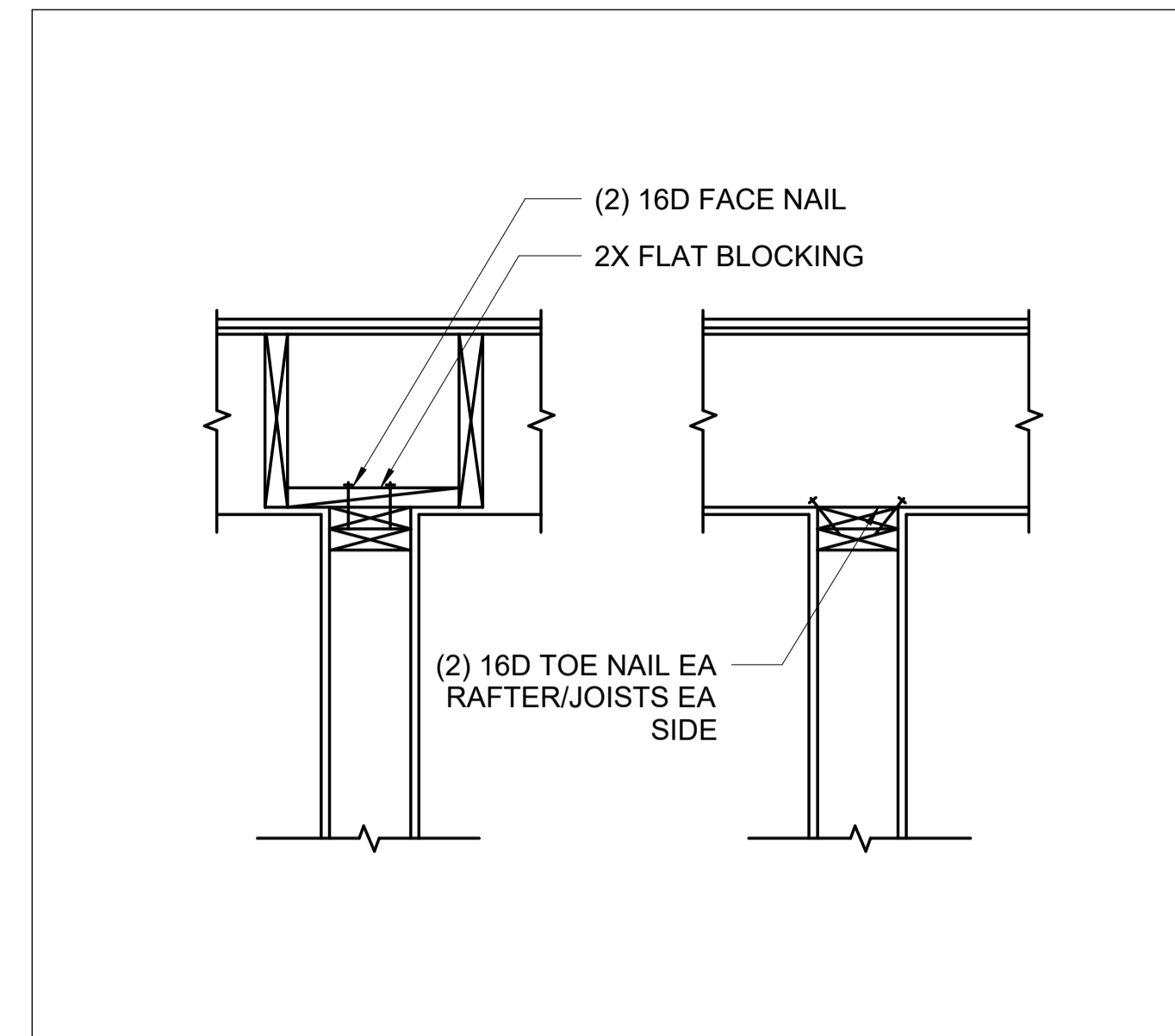
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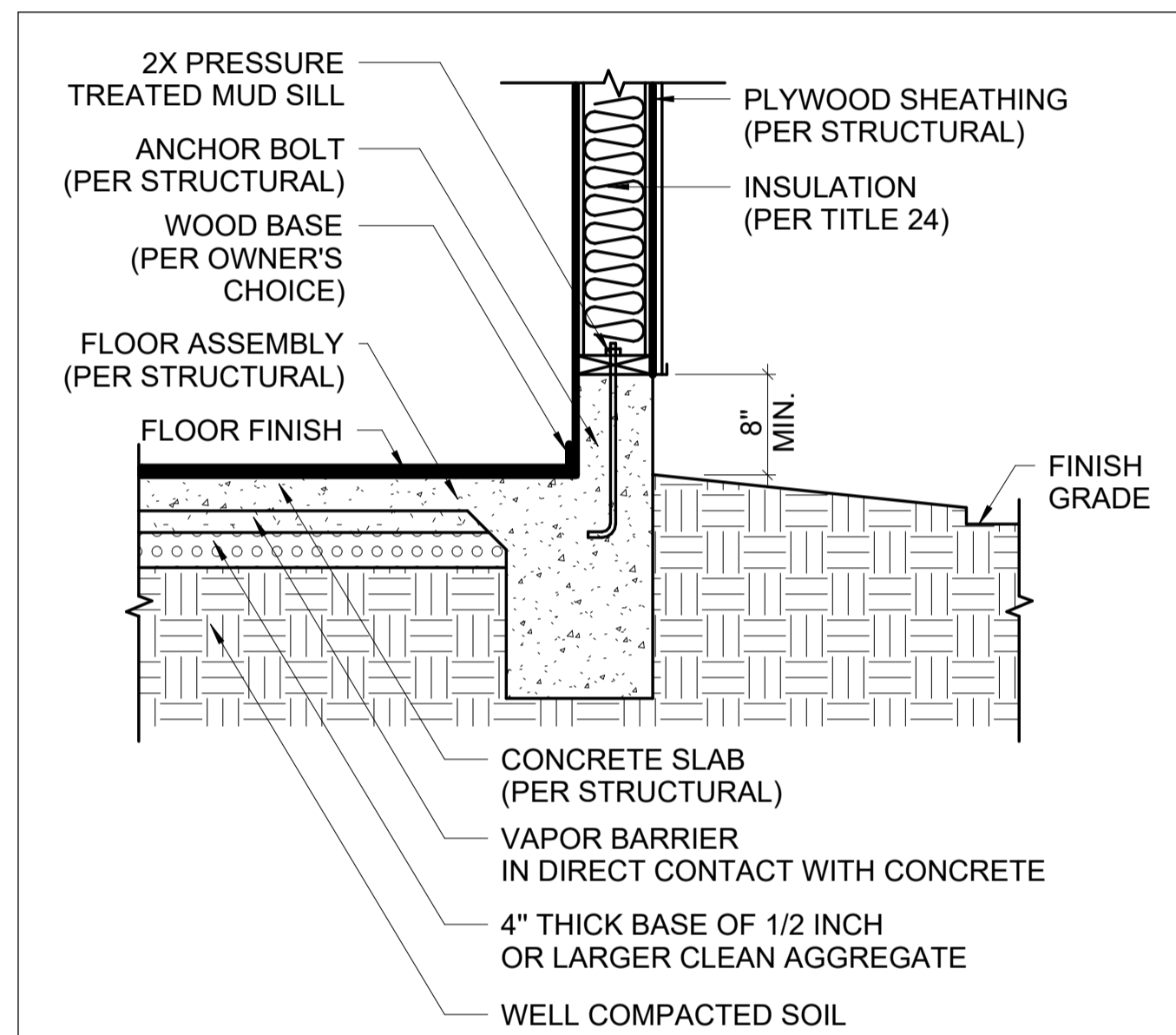
1 EAVE DETAIL



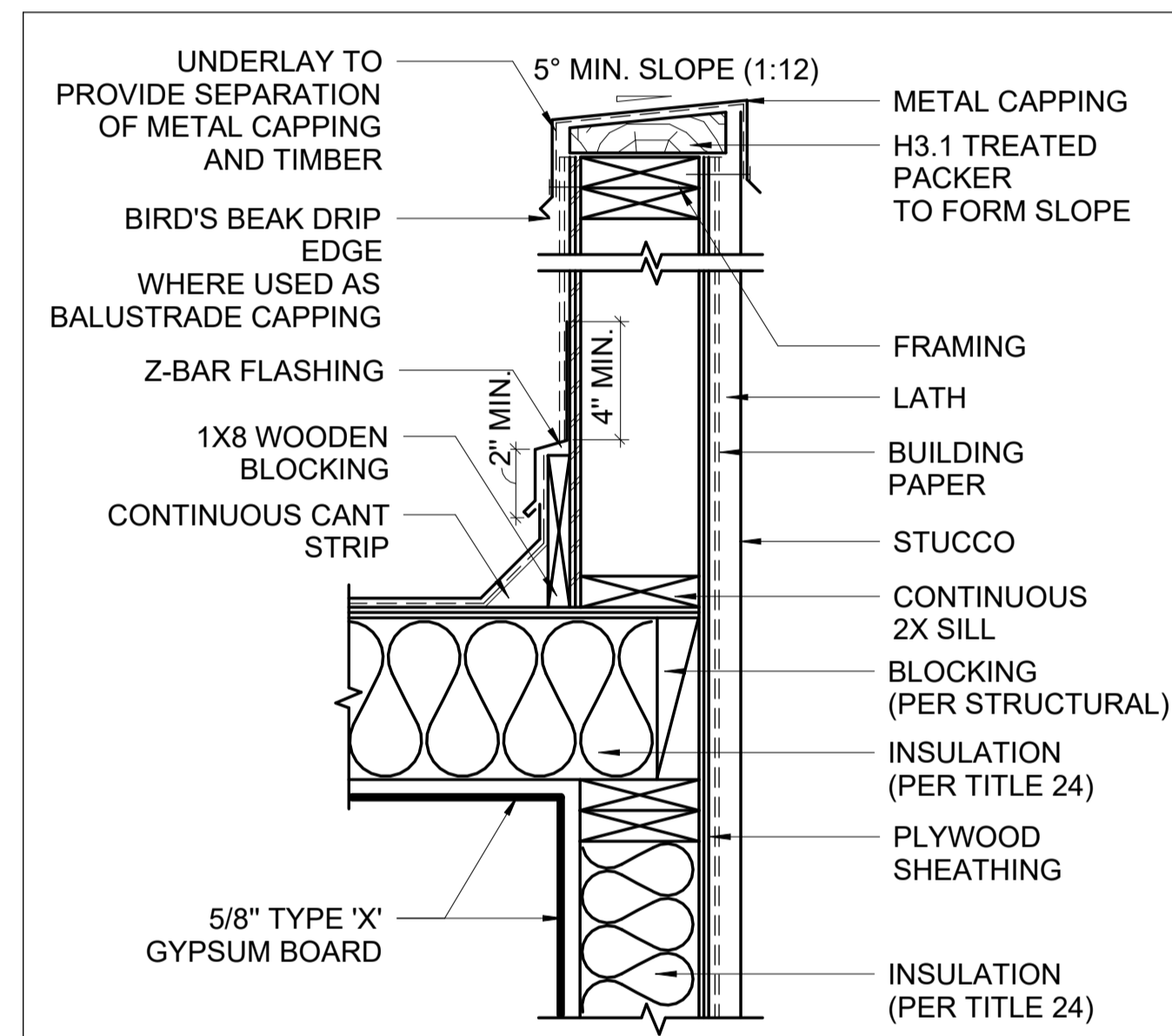
2 RIDGE AND HIP FLASHING



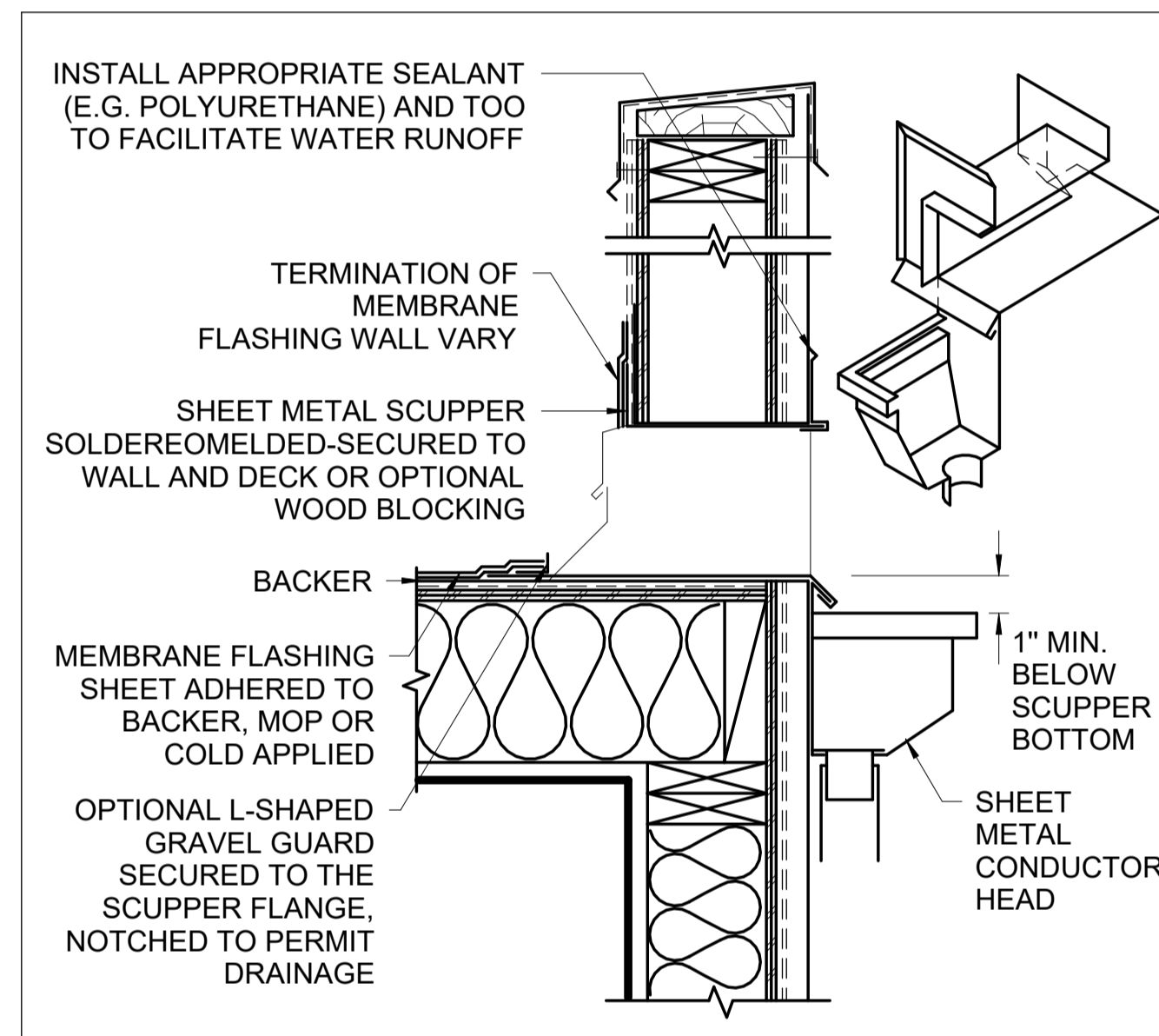
3 INTERIOR PARTITIONS DETAILS (UPPER)



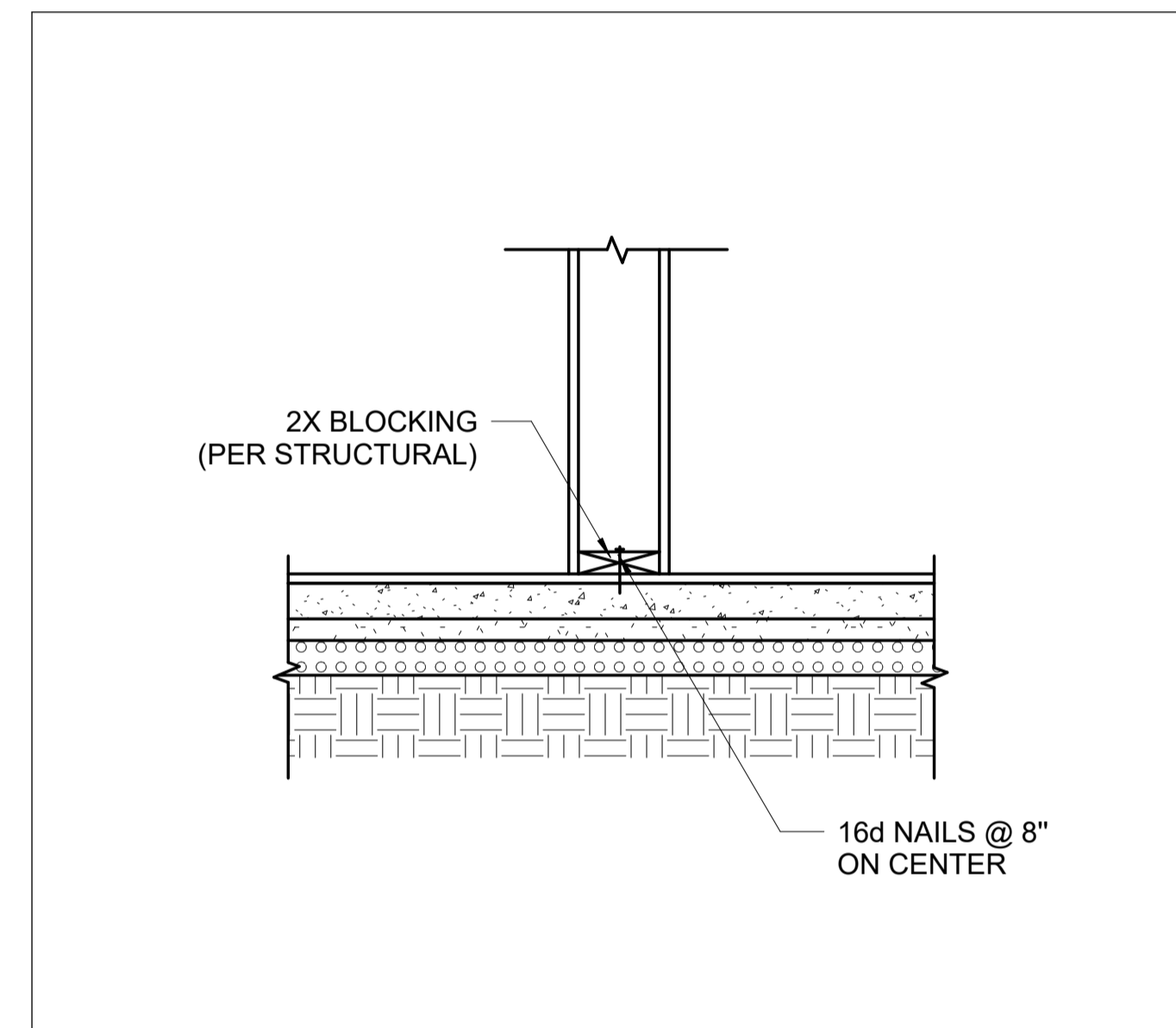
4 EXTERIOR WALL AT FIRST FLOOR



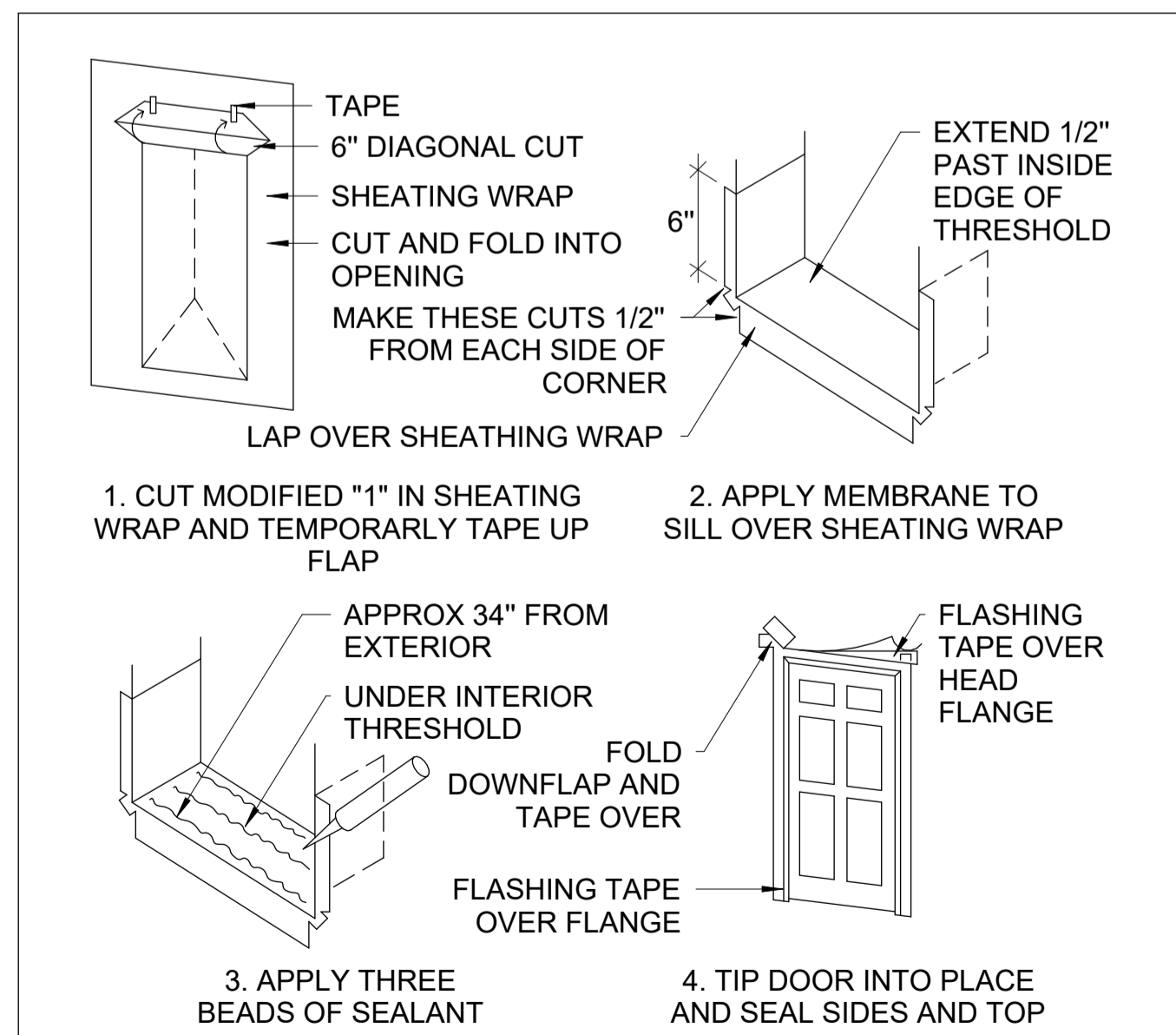
5 PARAPET DETAIL



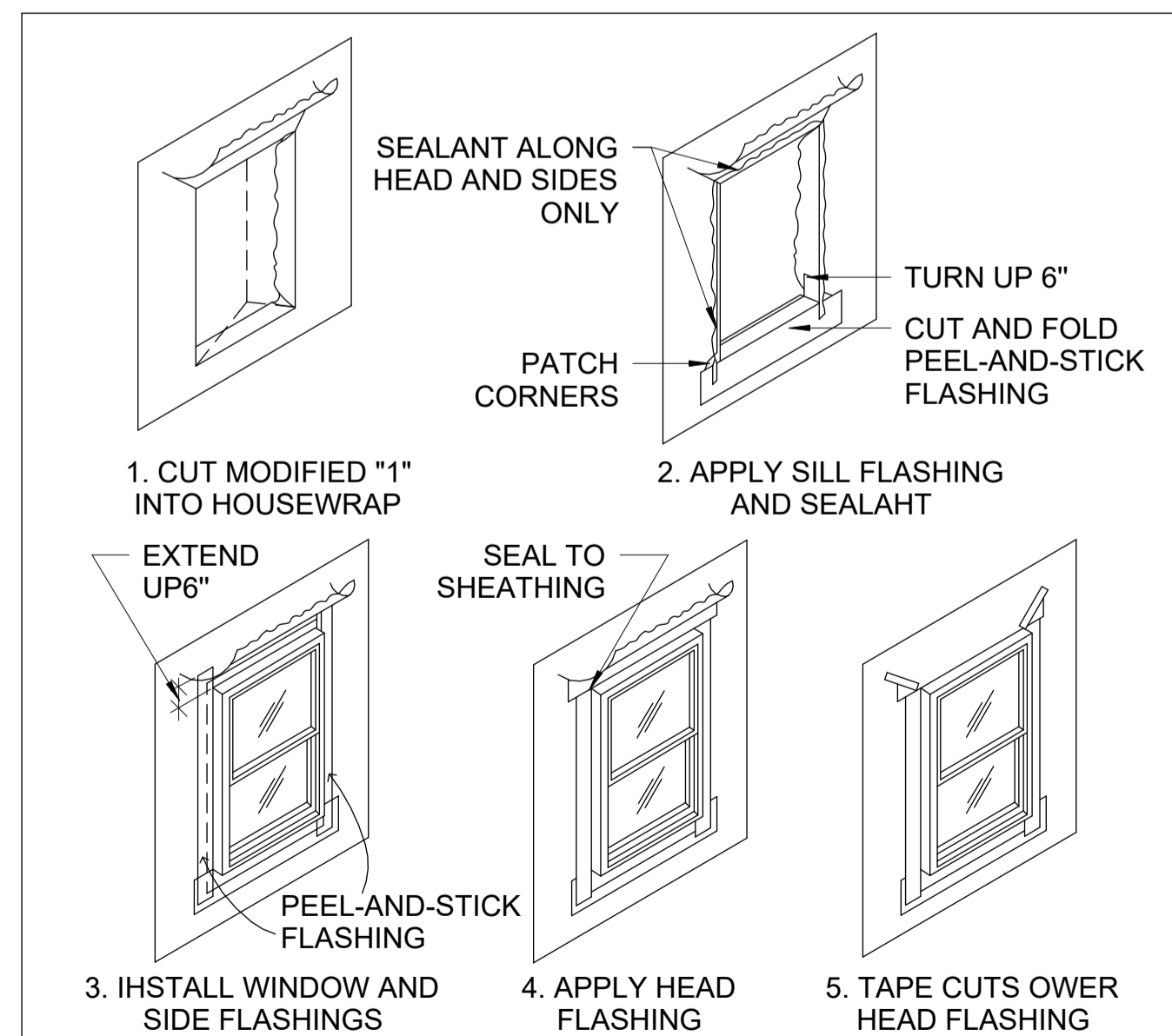
6 SCUPPER DETAIL



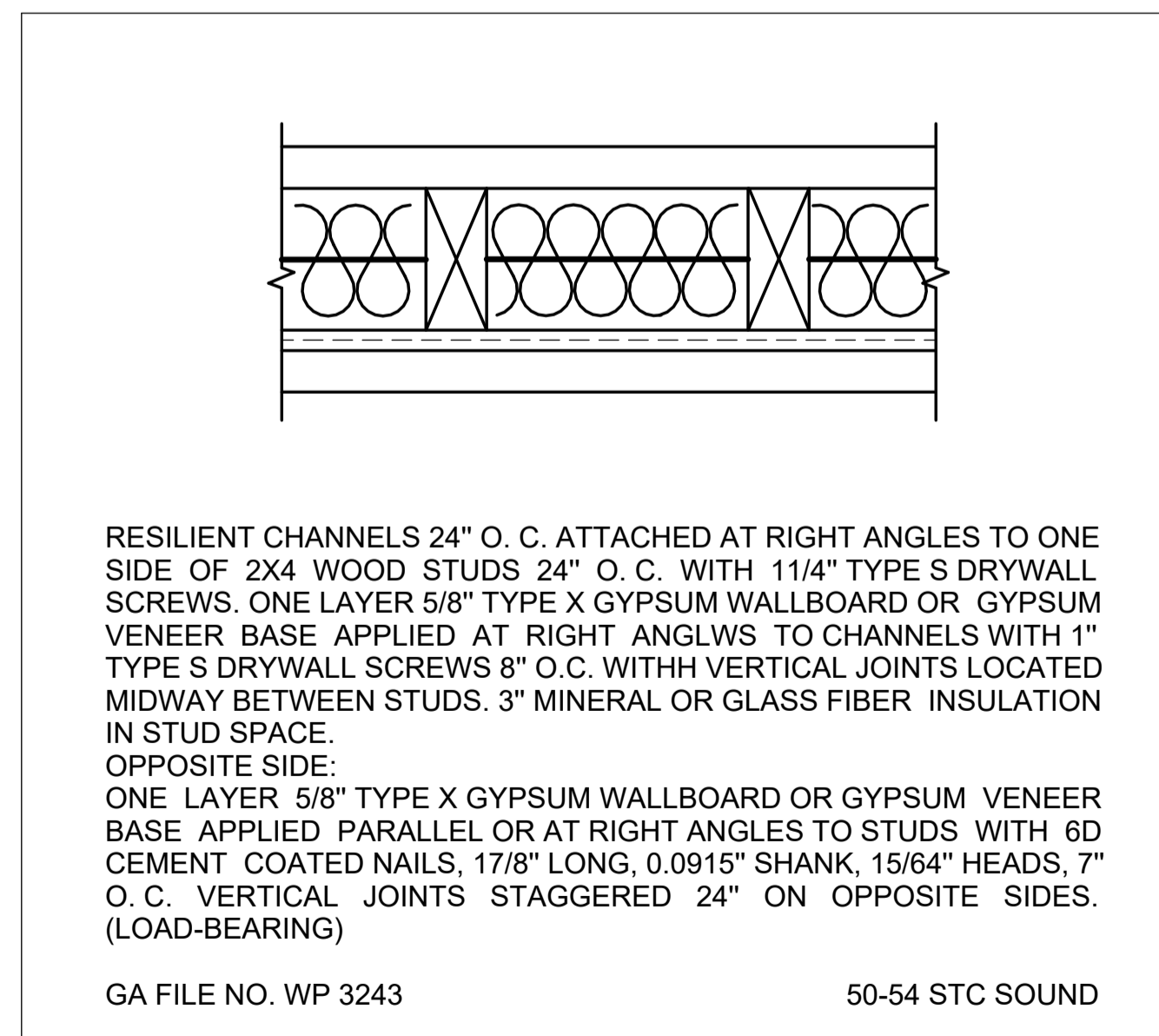
7 INTERIOR PARTITIONS DETAILS (LOWER) FOR CONCRETE SLAB



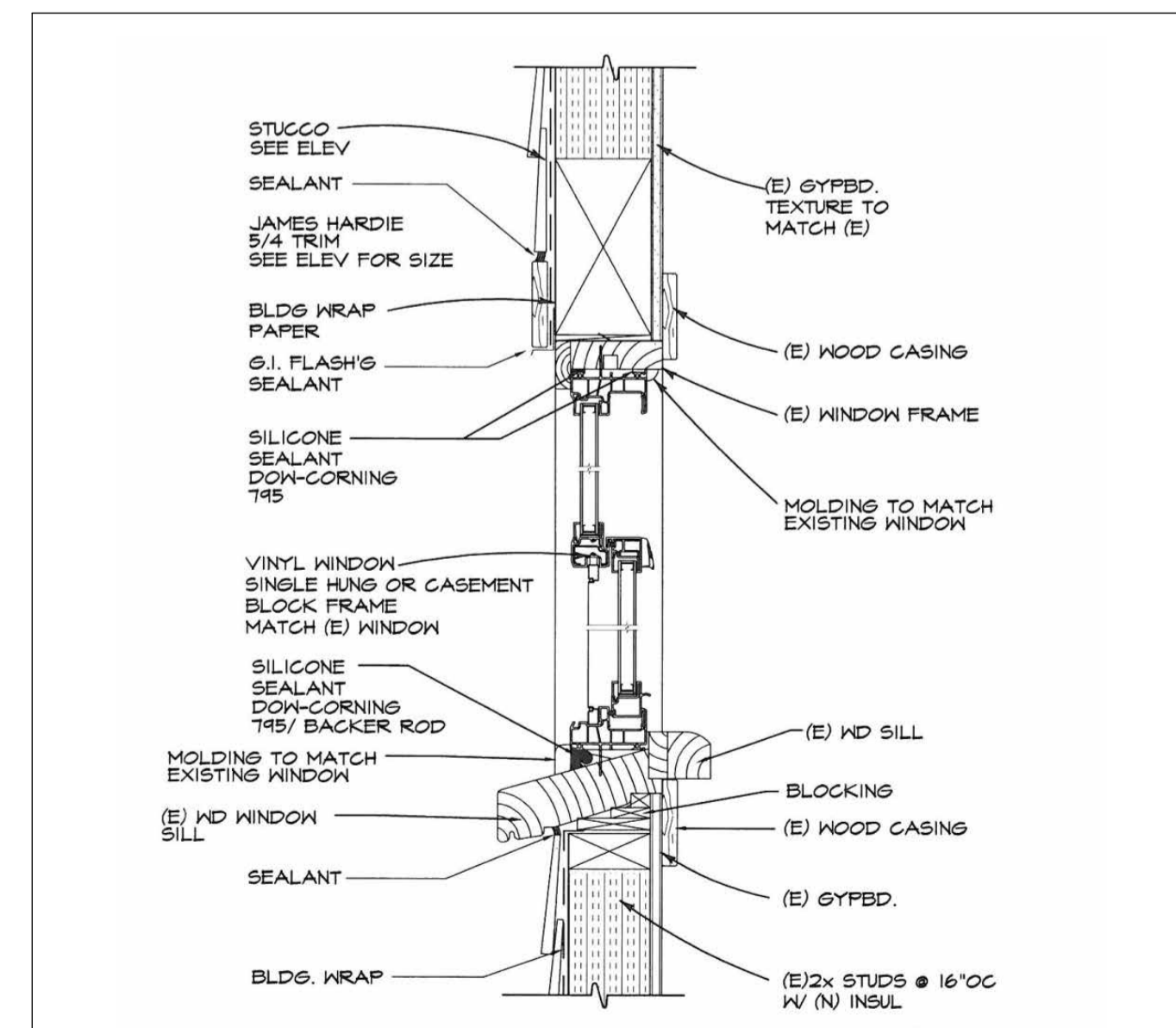
8 DOOR FLASHING



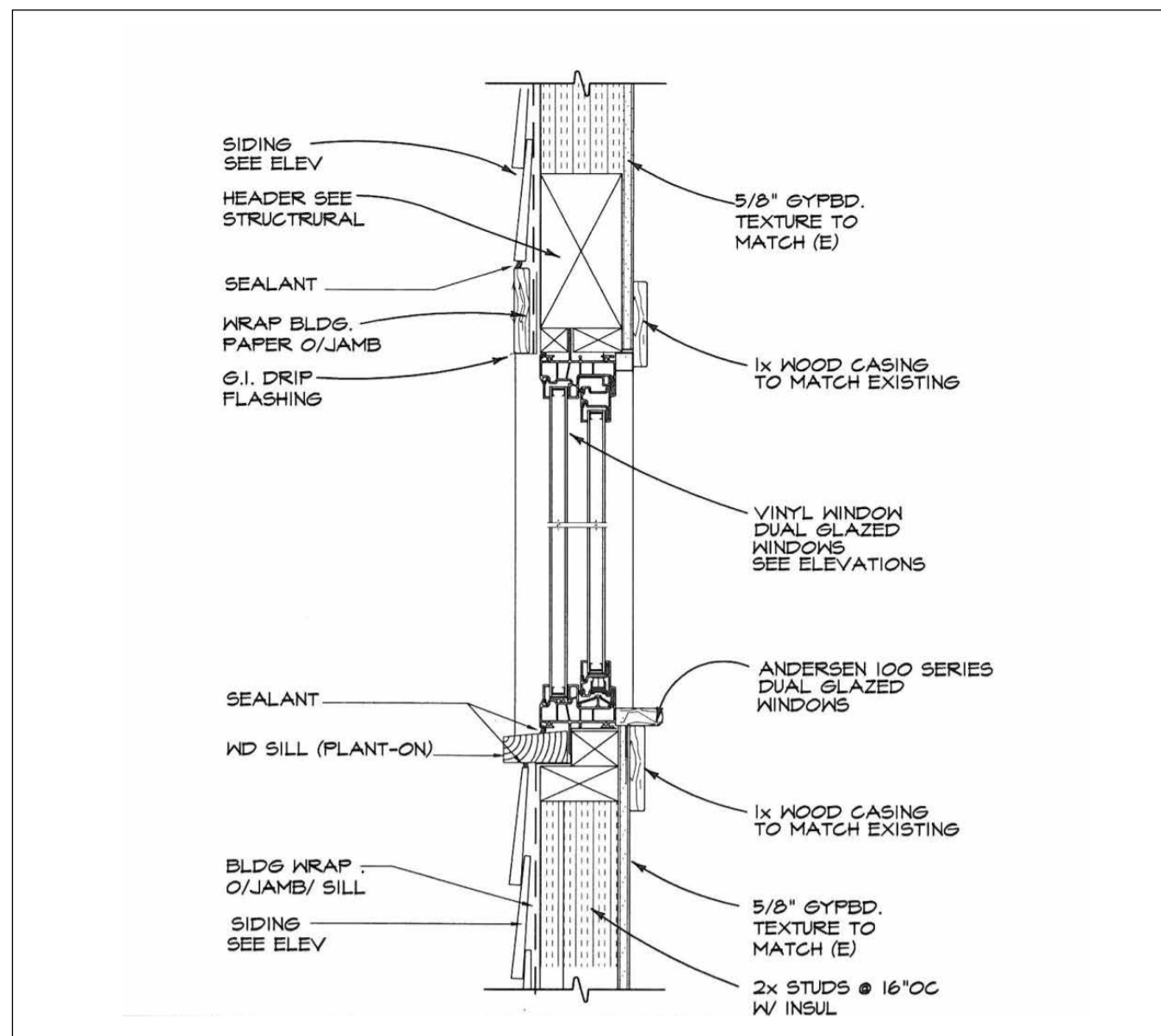
9 WINDOW FLASHING



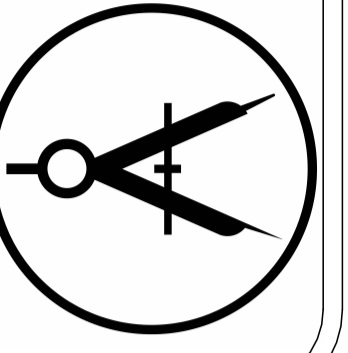
10 1-HR RATED FIRE WALL DETAIL



11 RECESSED WINDOW DETAIL



12 RECESSED WINDOW DETAIL



ADDRESS

DETAILS

NOTES:

SCALE:

DATE: 05.08.2024

ALL TRADES

A. THE FOLLOWING ABBREVIATIONS OR ACRONYMS MAY BE USED IN THESE DRAWINGS:

- PROJECT = NEW ADU
- ARCHITECT = YAKOV DESIGN
- SAA = SAA STRUCTURAL ENGINEERING
PRIMARY CONTACT: NICK SIVUSHENKA, P.E.
- GEOTECHNICAL ENGINEER = N/A
- BUILDING DEPARTMENT = THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
- IBC = THE INTERNATIONAL BUILDING CODE, 2018 EDITION; SECONDARY BUILDING CODE FOR PROJECT.
- CBC = THE CALIFORNIA BUILDING CODE, 2019 EDITION (CONSISTING OF THE 2018 IBC AS ADOPTED BY THE STATE OF CALIFORNIA); SECONDARY BUILDING CODE FOR PROJECT
- ICC = THE INTERNATIONAL CODE CONFERENCE; AUTHOR OF IBC, SOURCE AUTHORITY FOR GENERAL CODE REQUIREMENTS.
- ACI = THE AMERICAN CONCRETE INSTITUTE; SOURCE AUTHORITY FOR STRUCTURAL CONCRETE WORK.
- AISC = THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION; SOURCE AUTHORITY FOR STRUCTURAL STEEL WORK.
- AISI = THE AMERICAN IRON AND STEEL INSTITUTE; SOURCE AUTHORITY FOR LIGHT GAGE STEEL FRAMING.
- AWS = THE AMERICAN WELDING SOCIETY; SOURCE AUTHORITY FOR WELDING.
- ASTM = THE AMERICAN SOCIETY FOR TESTING OF MATERIALS; SOURCE AUTHORITY FOR MATERIAL QUALITY AND TESTING STANDARDS.
- CRSI = THE CONCRETE REINFORCING STEEL INSTITUTE; SOURCE AUTHORITY FOR REINFORCING STEEL FABRICATION AND INSTALLATION STANDARDS.
- ABV = ABOVE
- A.B. = ANCHOR BOLTS(S)
- APX = APPROXIMATE OR APPROXIMATELY
- ARCH = ARCHITECTURAL
- BTWN = BETWEEN
- REQD = REQUIRED
- BLW = BELOW
- BOT = BOTTOM
- COL = COLUMN
- CONT = CONTINUOUS
- (E) = EXISTING (CONTRACTOR TO FIELD VERIFY)
- EA = EACH
- EL = ELEVATION
- EMBD = EMBEDMENT
- EQ = EQUAL
- FIN = FINISH (SEE ARCHITECTURAL DETAILS)
- FOF = FACE OF FINISH
- FP = FULL PENETRATION (WELD)
- F.S. = FAR SIDE
- GA = GAGE (SHEET METAL OR WIRE AS APPLICABLE)
- HORZ = HORIZONTAL
- LLH = LONG LEG HORIZONTAL (ORIENTATION OF UNEQUAL LEG ANGLE)
- LLV = LONG LEG VERTICAL (ORIENTATION OF UNEQUAL LEG ANGLE)
- LSH = LONG SIDE HORIZONTAL (ORIENTATION OF RECTANGULAR TUBE)
- LSV = LONG SIDE VERTICAL (ORIENTATION OF RECTANGULAR TUBE)
- MAX = MAXIMUM
- M.B. = MACHINE BOLTS OR BOLTS (INDICATED ASTM A307 FASTENERS)
- MIN = MINIMUM
- (N) = NEW
- NIC = NOT IN CONTRACT (WORK EXCLUDED FROM SCOPE)
- NOM = NOMINAL
- NTS = NOT TO SCALE
- O.C. = ON CENTER
- OP = OPPOSITE
- PC = PIECE
- PP = PARTIAL PENETRATION (WELD)
- PSF = POUNDS PER SQUARE FOOT
- ROD = REQUIRED
- SIM = SIMILAR
- SMS = SHEET METAL SCREW (SELD TAPPING UNO)
- SYM = SYMMETRICAL OR STMMETRY
- STD = STANDARD
- TOC = TOP OF CONCRETE
- TOF = TOP OF FINISH
- TOS = TOP OF STEEL (NOT TOP OF SLAB)
- TYP = TYPICAL
- UNO = UNLESS NOTED OTHERWISE
- VERT = VERTICAL

B. LADBS NOTES:

1. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTION SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC 1704.4.
2. CONTINUOUS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, POST-INSTALLED ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED TO RESIST SUSTAINED TENSION LOADS, SHOTCRETE PLACEMENT, CONCRETE STRENGTH F-C > 2500 PSI, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, HIGH LOAD DIAPHRAGMS, SPECIAL MOMENT-RESISTING CONCRETE FRAMES, AND HELICAL PILE FOUNDATIONS.
3. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
4. SHOP WELDS MUST BE PERFORMED IN A LADBS LICENSED FABRICATOR SHOP
5. LADBS LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL
6. PROVIDE LEAD HOLE 40% - 70% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
7. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
8. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.

C. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS ON THE SITE.

1. THE CONTRACTOR SHALL MAKE A SURVEY FOR GENERAL CONSISTENCY OF FIELD CONDITIONS WITH INFORMATION SHOWN IN THE CONTRACT DOCUMENTS BEFORE STARTING WORK. THIS SURVEY SHALL INCLUDE VERIFICATION OF DIMENSIONS AND ELEVATIONS.
2. SHOULD THE CONTRACTOR BECOME AWARE OF A DISCREPANCY OR INCONSISTENCY BETWEEN FIELD CONDITIONS AND INFORMATION SHOWN IN THE CONTRACT DOCUMENTS AT ANY TIME, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ARCHITECT IF THE DISCREPANCY OR INCONSISTENCY INVOLVES OR EFFECTS WORK SHOWN IN THE STRUCTURAL DRAWINGS, SAA SHALL ALSO BE NOTIFIED, AND THE CONTRACTOR SHALL OBTAIN DIRECTION FROM SAA BEFORE PROCEEDING WITH AFFECTED WORK.
3. THE CONTRACTOR SHALL CONFIRM AND LIMIT LOADS IMPOSED ON THE STRUCTURE BY NEW MECHANICAL EQUIPMENT OR OTHER NEW NONSTRUCTURAL ITEMS, INCLUDING FRAMES, CURBS OR OTHER SUPPORTS AS OCCUR. WEIGHTS AND OTHER LOADS SHALL BE COMPARED TO AND SHALL NOT EXCEED THOSE SHOWN IN THESE STRUCTURAL DRAWINGS. WHERE WEIGHTS OR LOADS ARE NOT SHOWN, THE CONTRACTOR SHALL DETERMINE AND SUBMIT THEM TO SAA, WHICH SHALL VERIFY COMPATIBILITY WITH STRUCTURAL DESIGN BEFORE INSTALLATION.
4. NO SUBSTITUTION, CHANGE OR OTHER DEVIATION FROM THE REQUIREMENTS OF ANY CONTRACT DOCUMENT SHALL BE MADE WITHOUT THE APPROVAL OF OWNER.
 - a. UNAUTHORIZED SUBSTITUTION, CHANGE OR DEVIATION SHALL BE SUFFICIENT CAUSE FOR REJECTION OF THE WORK AND/OR OF PAYMENT REQUESTS.
 - b. NO DEVIATION FROM INFORMATION SHOWN IN THE STRUCTURAL DRAWINGS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM SAA.
5. SHOP DRAWINGS AND OTHER SUBMITTALS PREPARED BY SUBCONTRACTORS SHALL BE REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION.
 - a. ACCEPTANCE OF A SHOP DRAWING SHALL NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 - b. REQUESTS FOR APPROVAL OF PROPOSED ALTERNATE DETAILS, MATERIAL SUBSTITUTIONS OR OTHER DEVIATIONS SHALL BE DIRECTED TO SAA INDEPENDENTLY FROM AND IN ADVANCE OF SUBMISSION OF AFFECTED SHOP DRAWINGS OR START OF AFFECTED PARTS OF THE WORK.

D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY ON THE PROJECT SITE.

1. SHOULD THE CONTRACTOR BECOME AWARE OF ANY CONDITION WHICH IN HIS OPINION MIGHT CAUSE DISTRESS OF ANY PART OF THE CONSTRUCTION OR ENDANGER STABILITY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER, ARCHITECT AND SAA AND TAKE ANY ACTION NECESSARY TO PROTECT LIFE AND PROPERTY PENDING DIRECTION FROM OWNER.
2. MEANS AND METHODS OF CONSTRUCTION SHALL BE SELECTED BY THE CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR BRACING OR SHORING AS REQUIRED TO ASSURE SAFETY AND STABILITY DURING CONSTRUCTION AND TO SATISFY BUILDING DEPARTMENT REQUIREMENTS.

E. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLAN THE WORK SO AS TO MINIMIZE ITS IMPACT ON THE OPERATIONS OF THE BUILDING'S OCCUPANTS, WHO MAY INTEND TO ATTEMPT TO REMAIN IN OPERATION TO THE GREATEST EXTENT POSSIBLE DURING THE PROJECT.

1. NO PROCEDURE WHICH CAUSES DAMAGE TO THE BUILDING OR ITS CONTENTS OR WHICH AFFECTS OCCUPANT OPERATIONS SHALL BE USED UNLESS NO REASONABLE ALTERNATIVE THAT WOULD REDUCE THE IMPACT IS POSSIBLE.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE OWNER OR LANDLORD OF ANY PROCEDURE WHICH MIGHT IMPACT THEIR OPERATIONS WITH AS MUCH ADVANCE NOTICE AS POSSIBLE AND TO MAKE ALL TREASONABLE EFFORTS TO COORDINATE OPERATIONS WITH THE OCCUPANTS SO AS TO MINIMIZE THE DISTURBANCE.

F. THE DESIGN REPRESENTED IN THESE DESIGN DRAWINGS IS BASED ON THE FOLLOWING DESIGN PARAMETERS:

1. **GRAVITY LOADS:**
 ROOF DEAD LOAD = 7 PSF
 ROOF LIVE LOAD = 20 PSF
 CEILING DEAD LOAD = 6 PSF
 CEILING LIVE LOAD = 10 PSF
2. **WIND DESIGN DATA:**
 EXPOSURE
 BASIC WIND SPEED = 95 MPH
 RISK CATEGORY = II
3. **EARTHQUAKE DESIGN DATA:**
 SEISMIC DESIGN CATEGORY = E (WORST CASE ASSUMED)
 OCCUPANCY CATEGORY = II
 IMPORTANCE FACTOR I = 1.0
 EQUIVALENT LATERAL FORCE PROCEDURE:
 LIGHT-FRAME (WOOD) SHEAR WALLS : R = 6.5; Cs = 0.400
 REDUNDANCY FACTOR = 1.3
 (WORST CASE ASSUMED)
4. **FOUNDATIONS:**
 FOUNDATIONS HAVE BEEN PROPORTIONED BASED ON THE FOLLOWING ALLOWABLE BEARING PRESSURES PER CBC:
 CONTINUOUS FOOTINGS 1500 PSF

PROJECT SCOPE

THE PROPOSED PROJECT INVOLVES THE CONSTRUCTION OF NEW ADU

STRUCTURAL OBSERVATION

THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED.

THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE STRUCTURAL OBSERVATION REPORT FORM FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED BY THE RESPONSIBLE STRUCTURAL OBSERVER OR THE DESIGNEE. COPIES OF THE REPORT SHALL ALSO BE GIVEN TO THE OWNER, CONTRACTOR, AND DEPUTY INSPECTOR. ANY DEFICIENCY NOTED ON THE OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OF RECORD TO VERIFY ITS COMPLETION BY HIM (HER), OR BY A REGISTERED DEPUTY INSPECTOR AT THE DISCRETION OF THE STRUCTURAL OBSERVER.

A FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS TO THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THAT OF THE REGISTERED DEPUTY INSPECTOR (WHEN PROVIDED) AND THE CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

STRUCTURAL OBSERVATION/ SIGNIFICANT CONSTRUCTION STAGES (Only Checked Items are required)		
Architect or Engineer of Record for the project to be responsible for the "Structural Observation": Name: Nick Sivushenka □ Licensed Architect □ Registered Engineer Phone: (323) 448-4682 California Registration Number: C-87698		
Construction Stage	Construction Type	Elements/Connections to be observed
Foundation	<input type="checkbox"/> Footing, Stem Walls, Piers <input type="checkbox"/> Mat Foundation <input type="checkbox"/> Caisson, Pile, Grade beams <input type="checkbox"/> Stepping/Retaining Foundation, Hillside Special Anchors <input type="checkbox"/> Others: slab on grade	Excavations, rebar placement, and anchor bolt templates prior to pouring concrete
Wall	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry <input type="checkbox"/> Wood <input type="checkbox"/> Others:	Shear wall framing, sheathing, nailing and hardware (including holdowns)
Frame	<input type="checkbox"/> Steel Moment Frame <input type="checkbox"/> Steel Braced Frame <input type="checkbox"/> Concrete Moment Frame <input type="checkbox"/> Masonry Moment Frame <input type="checkbox"/> Others:	
Diaphragm	<input type="checkbox"/> Concrete <input type="checkbox"/> Steel Deck <input type="checkbox"/> Others:	Roof framing, sheathing, nailing, and hardware
Others		

DECLARATION BY OWNER OR OWNER'S REPRESENTATIVE

I, □ the owner of the project □ the owner's representative, declare that the above listed firm or individual is hired by me to be the Structural Observer.

Signature _____ Date _____

As a covered entity under Title 1 of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. For efficient handling of information internally and in its internet connection to this new format of code review and administrative information builders including MCO and RCB, the review previously issued will allow flexibility and timely distribution of information to the public.

SPECIAL INSPECTIONS

THE OWNER SHALL RETAIN A DEPUTY INSPECTOR LICENSED BY THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING & SAFETY IN ACCORDANCE WITH CHAPTER 17 OF CBC. THE FOLLOWING AREAS OF WORK REQUIRE INSPECTIONS BY A DEPUTY INSPECTOR TO VERIFY COMPLIANCE WITH CBC:

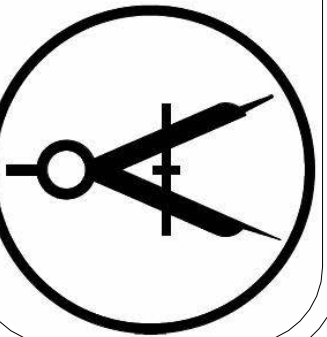
TRADE	INSPECTION DUTIES	INSPECTION DURATION
REBAR PLACEMENT	MATERIAL SPEC, REBAR SIZE AND CONFIGURATION	INTERMITTENT
INSTALLATION OF HOLDOWN ANCHOR BOLTS PRIOR TO CONCRETE PLACEMENT	VERIFY MATERIAL, SIZE, LOCATION AND INSTALLATION FOR COMPLIANCE WITH DESIGN DRAWINGS	PERIODIC
ADHESIVE ANCHORS	INSPECTION OF MATERIALS ND INSTALLATION IN ACCORDANCE WITH ICC APPROVAL	CONTINUOUS

ICC/LARR

THE FOLLOWING ARE A LIST OF COMPONENTS USED WITHIN THE PROJECT WITH INTERNATIONAL CODE COUNCIL REPORT NUMBERS AND CITY OF LOS ANGELES RESEARCH REPORT NUMBERS FOR THE CONTRACTOR TO OBTAIN AND FOLLOW PROVISIONS OF. ITEMS WITHOUT AN LARR# REQUIRE ONE TIME APPROVAL FROM CITY OF LOS ANGELES.

COMPONENT	ICC-ESR / IAPMO #	LARR # (LABC YR)
SIMPSON SDS WOOD SCREWS	ICC-ESR # 2236	LARR # 25711 (2011)
SIMPSON A35	ICC-ESR # 2606	LARR # 25814 (2014)
SIMPSON STRAPS	ICC-ESR # 2105	LARR # 25713 (2014)
SIMPSON HOLDOWNS	ICC-ESR # 2330	LARR # 25720 (2011)

Yakov Design
Drafting service
(562) 322-80-70
info@yakovdesign.com



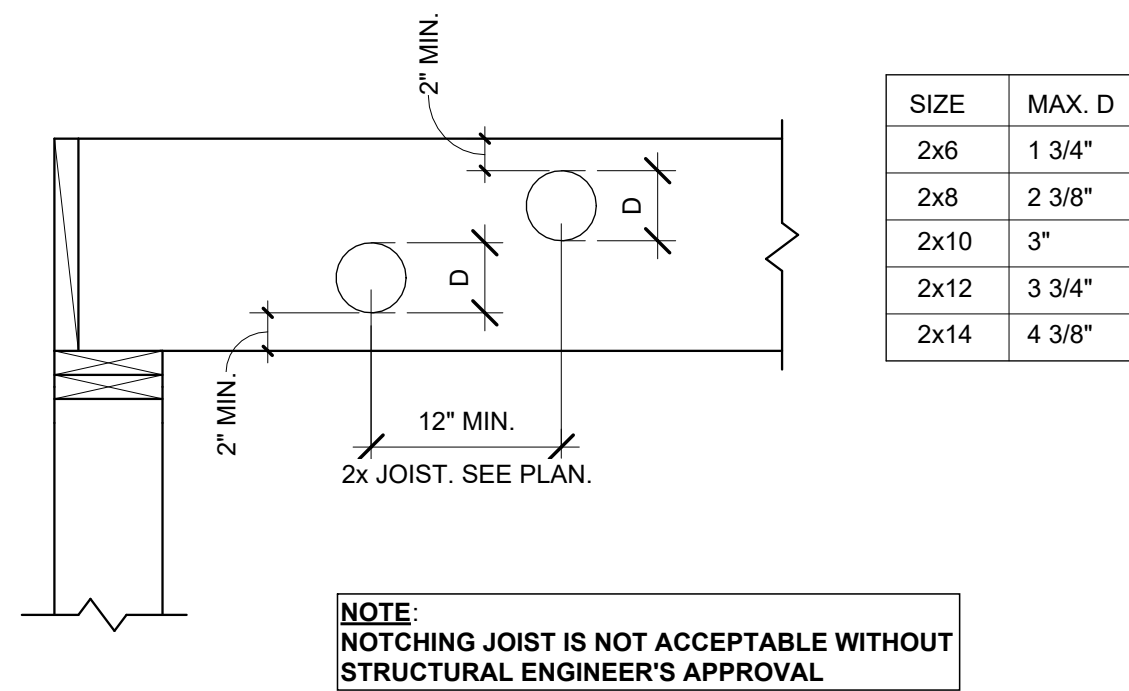
NEW ADU

GENERAL NOTES



SCALE: AS NOTED
DATE: 05/16/2024

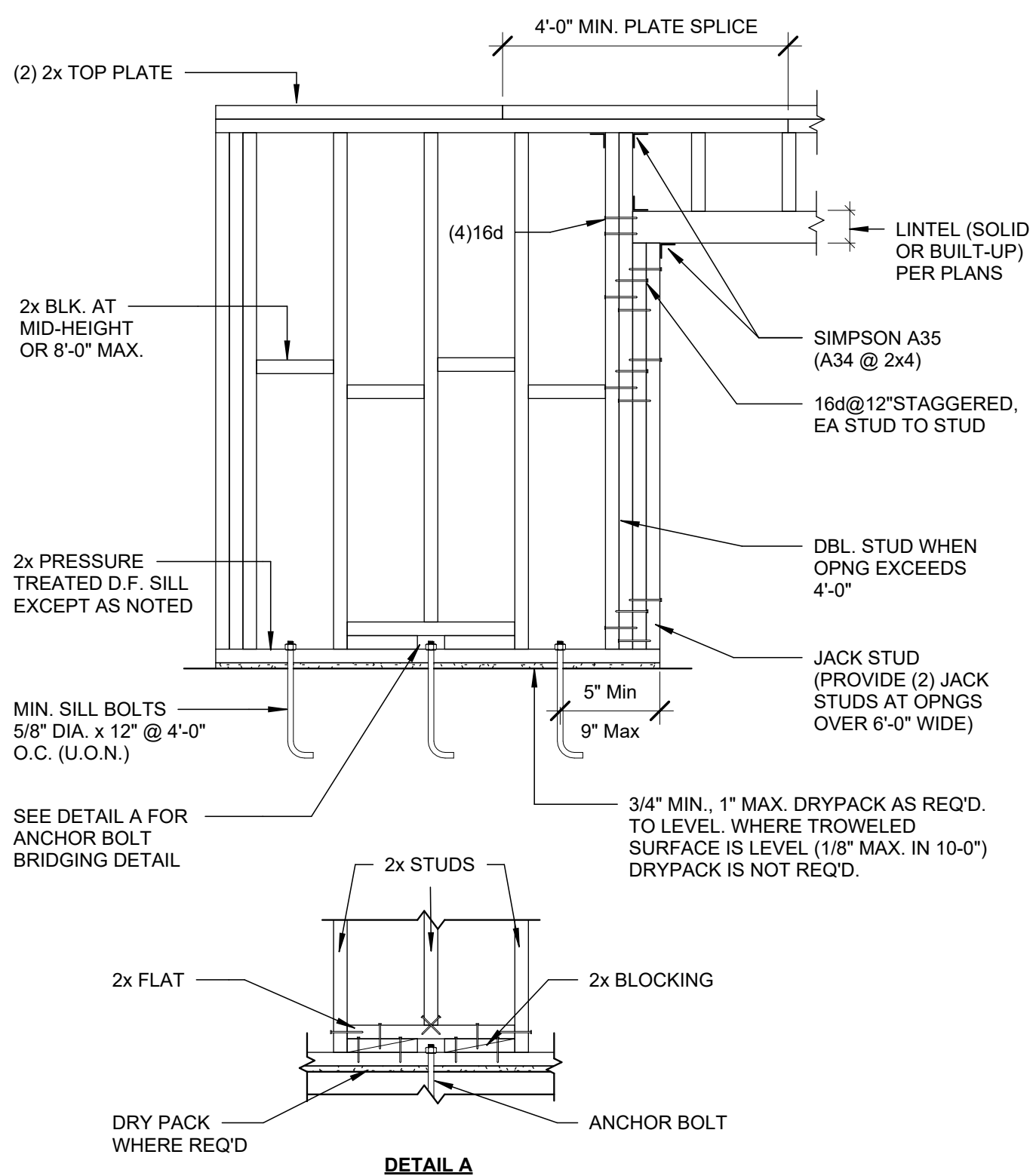
S-0.1



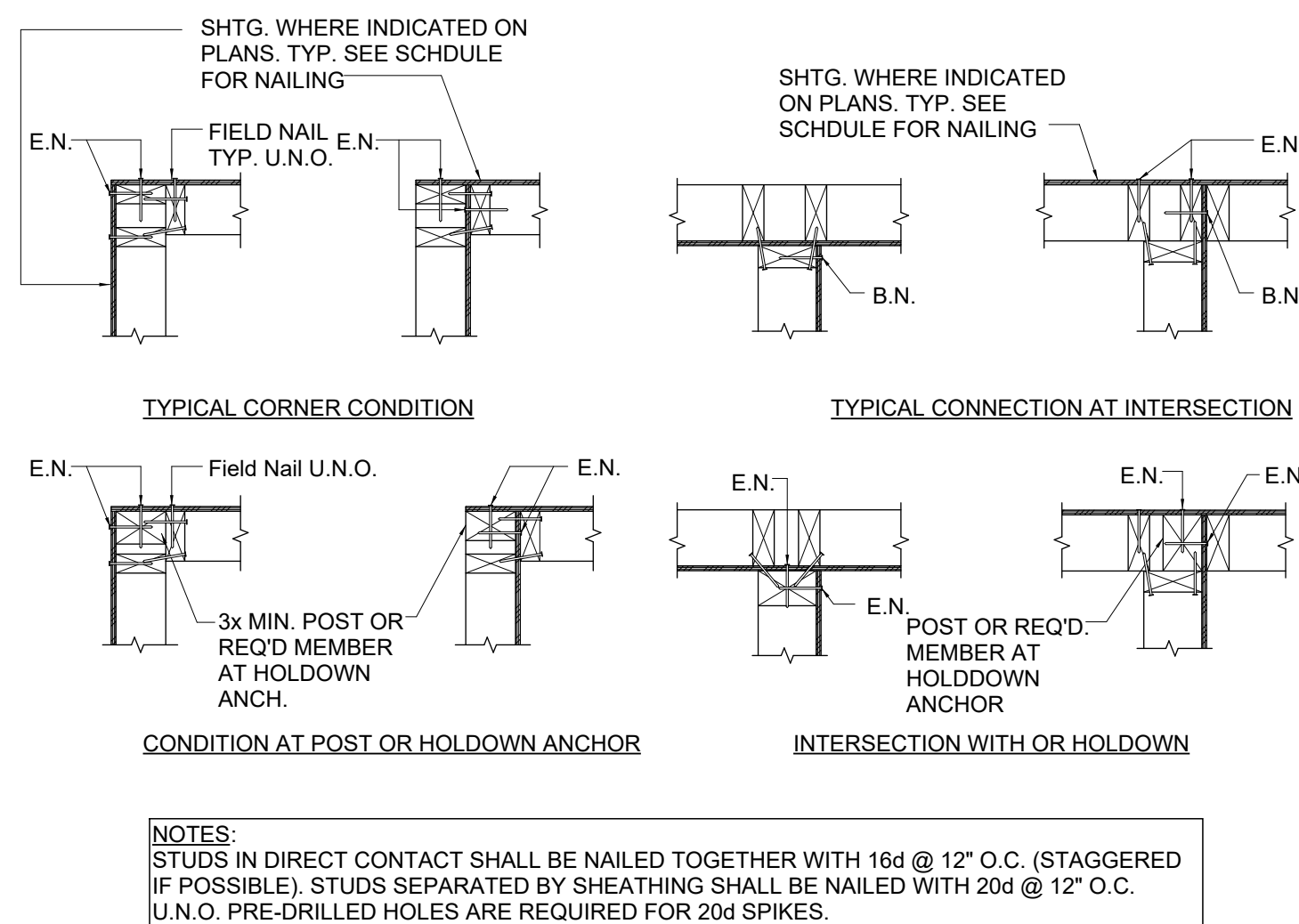
SIZE	MAX. D
2x6	1 3/4"
2x8	2 3/8"
2x10	3"
2x12	3 3/4"
2x14	4 3/8"

NOTE:
NOTCHING JOIST IS NOT ACCEPTABLE WITHOUT STRUCTURAL ENGINEER'S APPROVAL

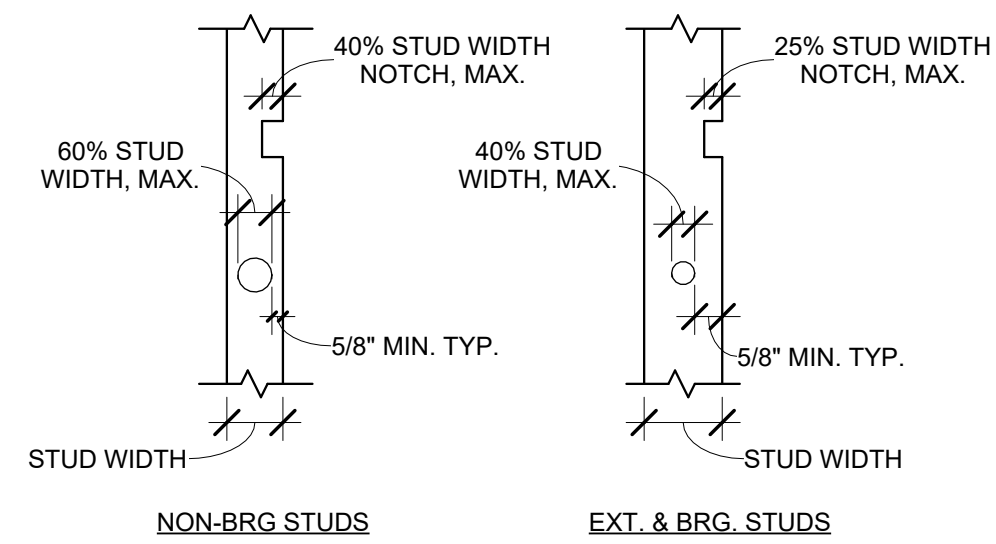
4 Typical Boring of Joists
S-0.4 NOT TO SCALE



9 Stud Wall Framing
S-0.4 NOT TO SCALE



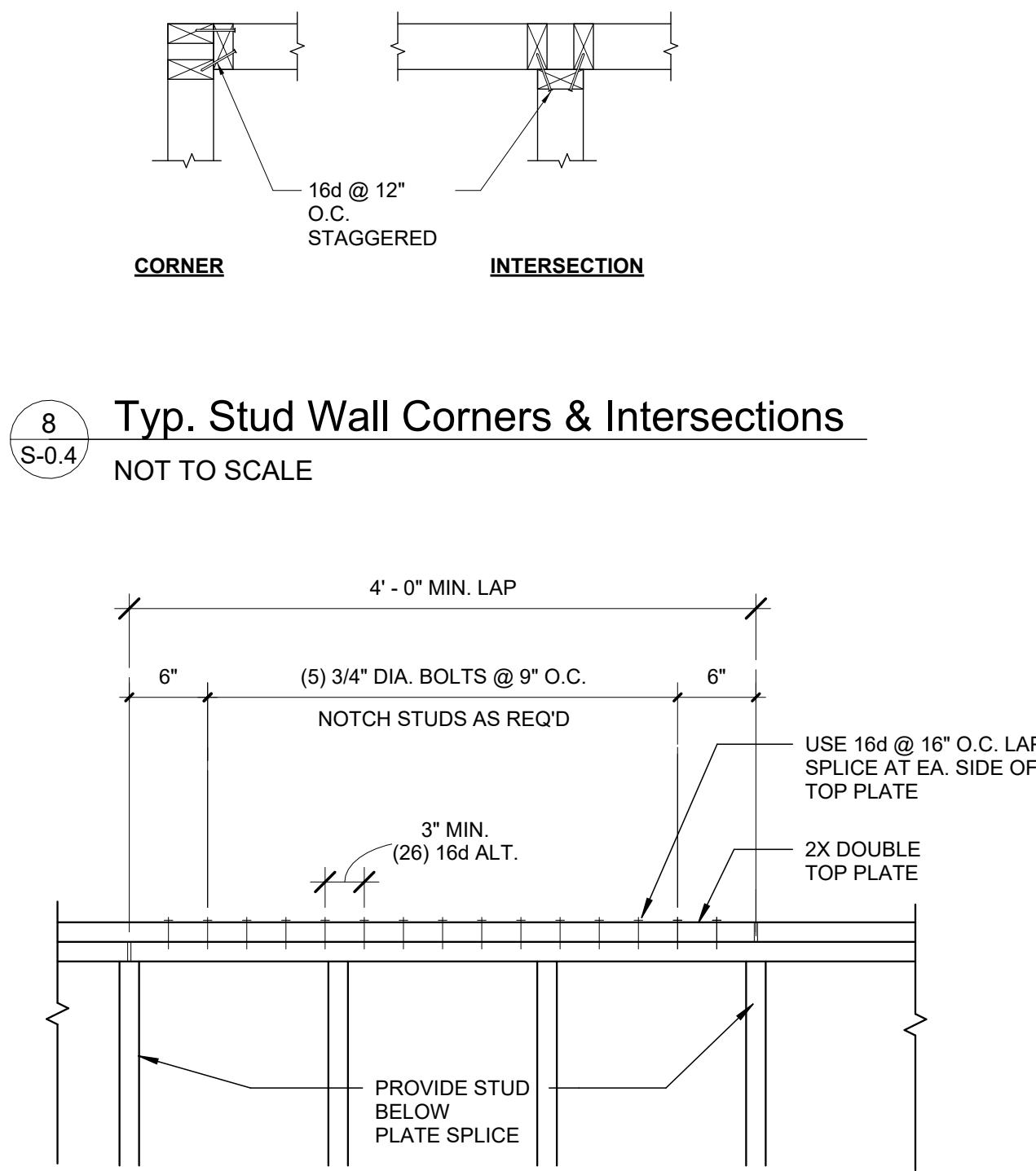
13 Shear Wall Corners & Intersections
S-0.4 NOT TO SCALE



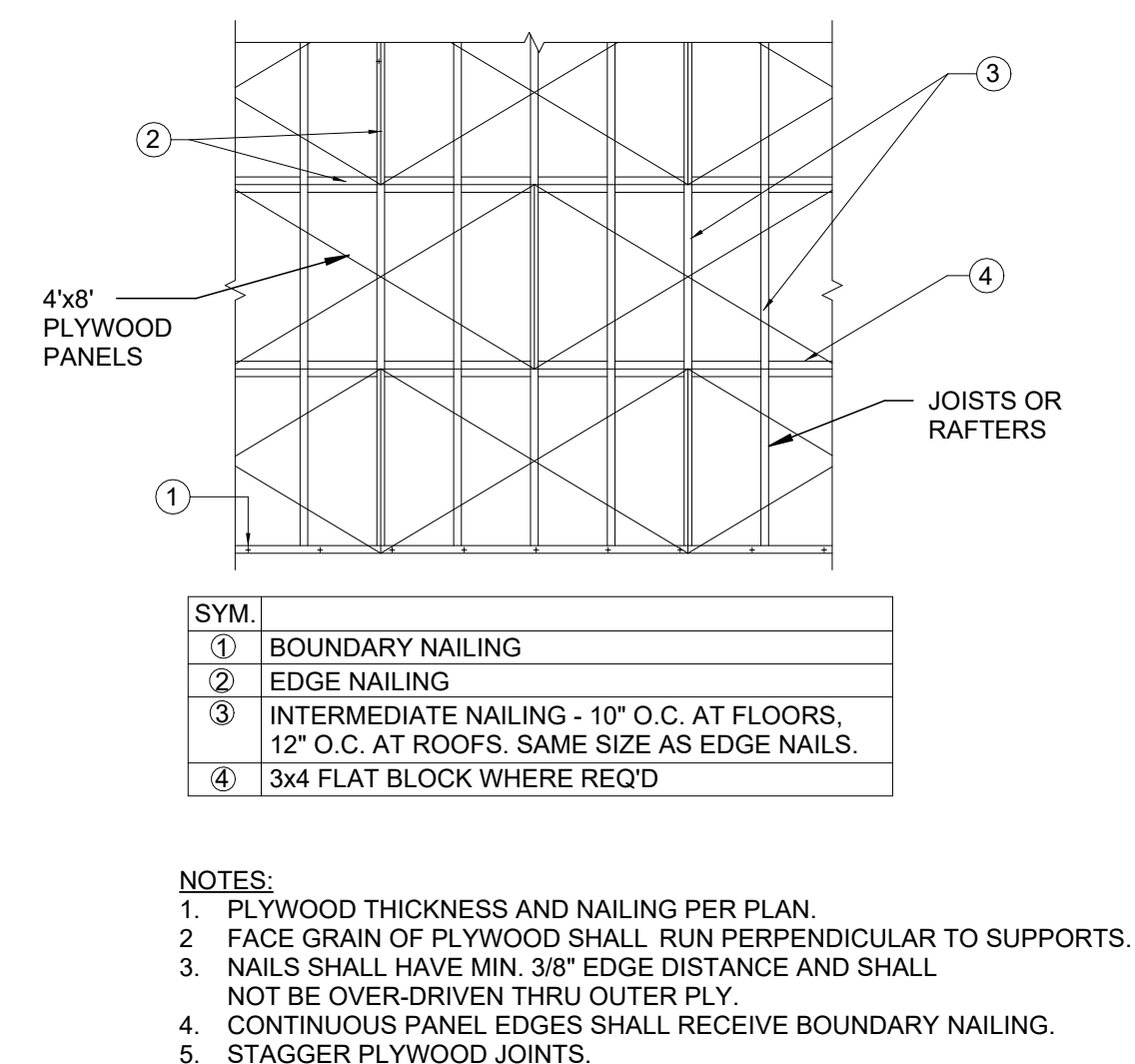
NOTCH/BORE % OF STUD	2x4	2x6
25%	7/8"	1 3/8"
40%	1 3/8"	2 1/8"
60%	2"	3 1/4"

NOTE:
NOTCH AND BORING NOT TO OCCUR IN SAME STUD SECTION.

3 Typical Notching & Boring of Studs
S-0.4 NOT TO SCALE



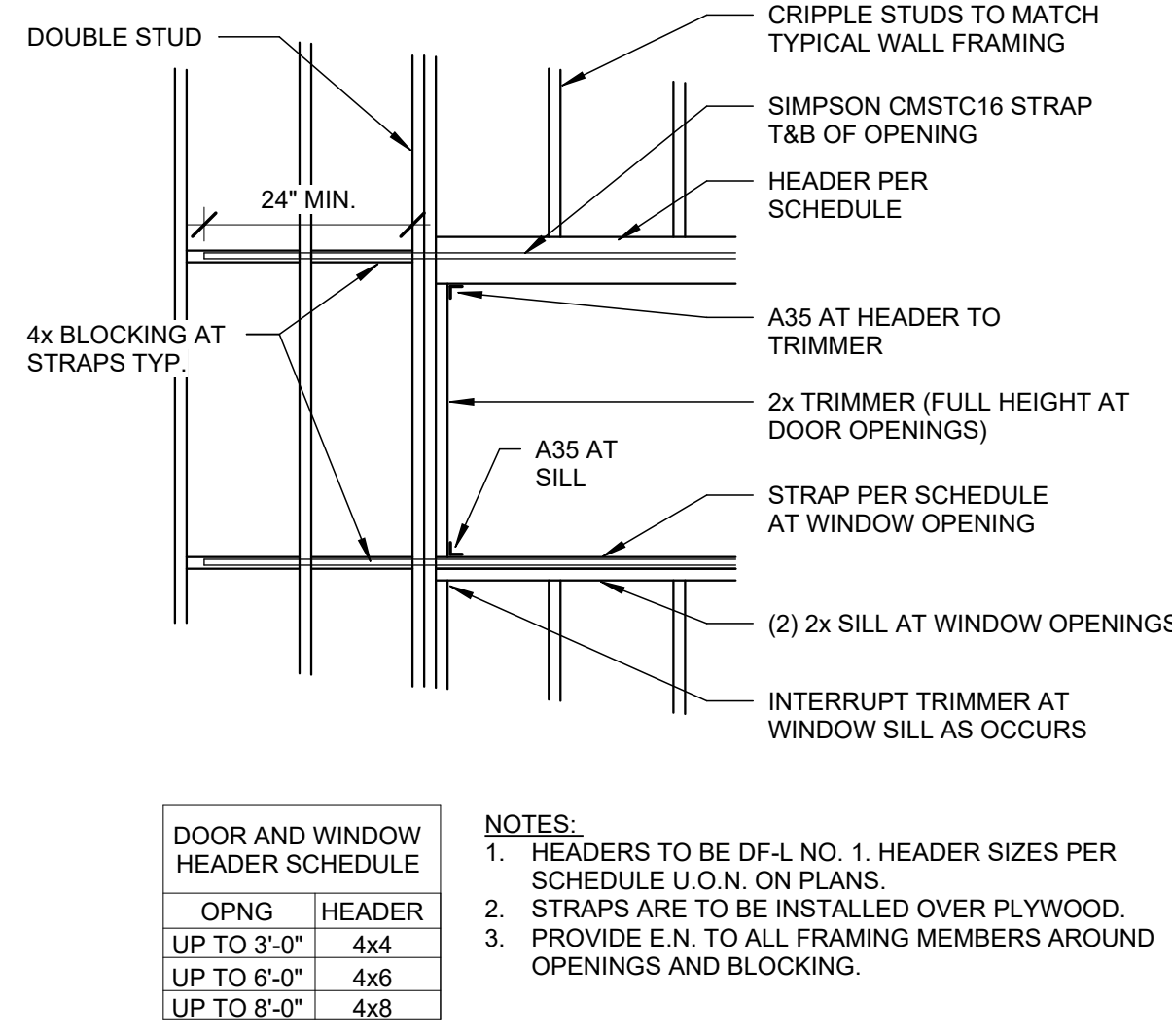
7 Double Top Plate Splice
S-0.4 NOT TO SCALE



12 Typical Plywood Layout & Nailing
S-0.4 NOT TO SCALE

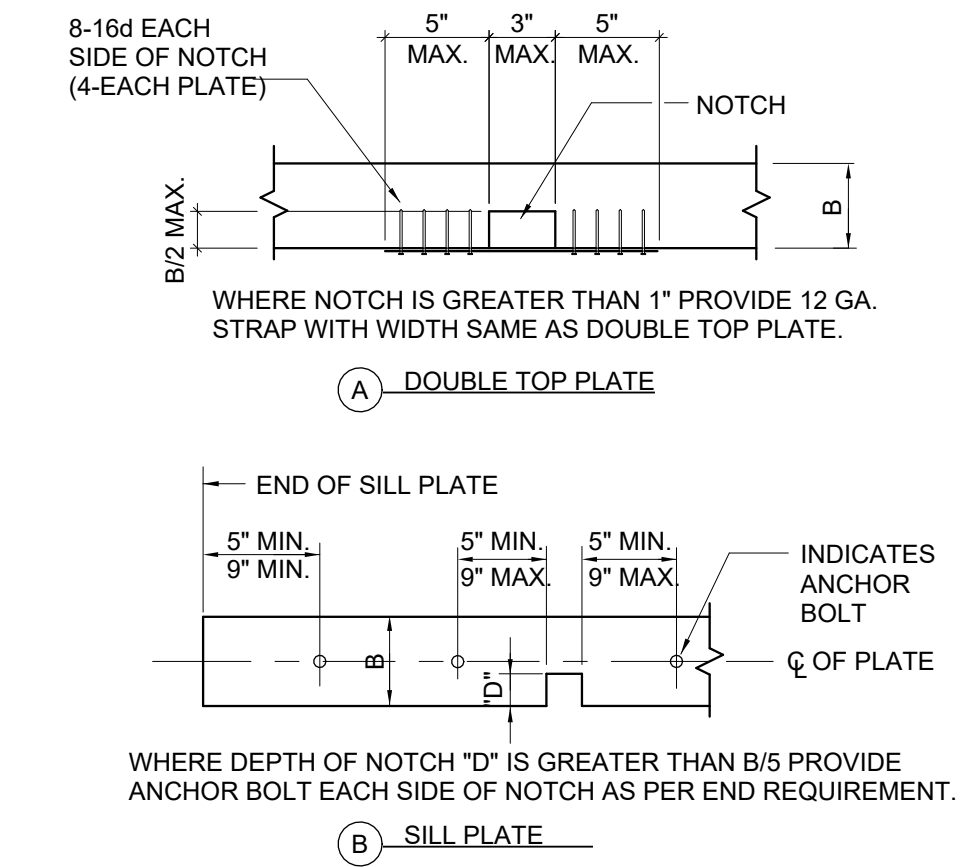
NAILING SCHEDULE	
CONNECTION	NAILING ¹
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1"x8" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1"x8" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16"
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d TOENAIL OR 2-16d END NAIL
9. DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
10. DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16" o.c.
DOUBLED TOP PLATES, LAP SPLICE	8-16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	3-8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d
14. CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EA. END
15. CEILING JOIST TO PLATE, TOENAIL	3-8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
17. CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	3-16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3-16d
19. RAFTER TO PLATE, TOENAIL	3-8d
20. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
21. 1"x8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
22. WIDER THAN 1"x8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
23. BUILT UP CORNER STUDS	16d AT 24" O.C.
24. BUILT UP GIRDER AND BEAMS	20d AT 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EA. SPLICE
25. 2" PLANKS	2 - 16d AT EACH BEARING
26. COLLAR TIE TO RAFTER, FACE NAIL	3-10d
27. JACK RAFTER TO HIP	3-8d TOENAIL OR 2-16d FACE NAIL
28. ROOF RAFTER TO 2x RIDGE BEAM	2-16d TOENAIL OR FACE NAIL
29. JOIST TO BAND JOIST, FACE NAIL	3-16d
30. LEDGER STRIP	3-16d
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD ² SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING)	
1/2" AND LESS	6d ^{3,12}
19/32" TO 3/4"	8d OR 6d ⁵
7/8" TO 1"	8d ³
1 1/8" TO 1 1/4"	10d OR 8d ⁵
SINGLE FLOOR (COMBINATION SUBFLOOR- UNDERLAYMENT TO FRAMING)	
3/4" AND LESS	6d ⁵
7/8" TO 1"	8d ⁵
1 1/8" TO 1 1/4"	10d OR 8d ⁵
32. PANEL SIDING (TO FRAMING):	
1/2" OR LESS	6d ⁶
25/32"	8d ⁶
33. FIBERBOARD SHEATHING: ⁷	
1/2"	NO. 11 GA. ⁸
	6d ⁴
25/32"	NO. 11 GA. ⁸
	8d
34. INTERIOR PANELING	
1/4"	4d ¹⁰
3/8"	6d ¹¹

6 Nailing Schedule
S-0.4 NOT TO SCALE

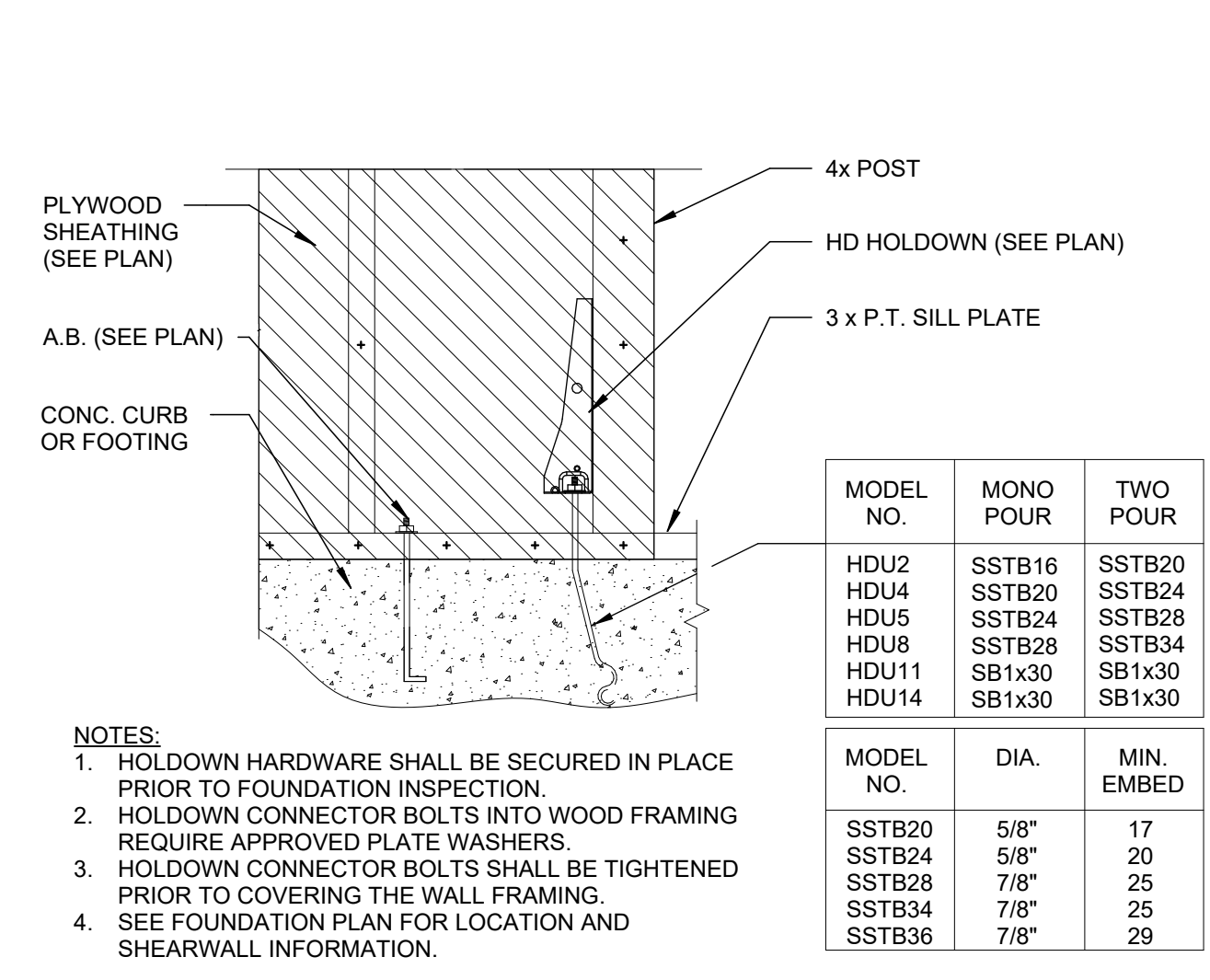


11 Typical Framed Opening in Shearwall
S-0.4 NOT TO SCALE

- COMMON OR BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE STATED.
- NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES AT SUPPORTS WHERE SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO CBC SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
- COMMON OR DEFORMED SHANK
- COMMON
- DEFORMED SHANK
- CORROSION-RESISTANT SIDING OR CASING NAIL
- FASTENERS SPACED 3 INCHES ON CENTER AT EXTERIOR EDGES AND 6 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. WHEN USED AS STRUCTURAL SHEATHING, SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NON-STRUCTURAL APPLICATIONS.
- CORROSION-RESISTANT ROOFING NAILS WITH 7/16" DIAMETER HEAD AND 1 1/2" LENGTH FOR 1/2" SHEATHING AND 1 3/4" LENGTH FOR 25/32" SHEATHING
- CORROSION RESISTANT STAPLES WITH NOMINAL 7/16" CROWN AND 1 1/8" LENGTH FOR 1/2" SHEATHING AND 1 1/2" LENGTH FOR 25/32" SHEATHING. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
- CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS AT 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.
- FOR ROOF SHEATHING APPLICATIONS, 8d NAILS ARE THE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS.
- STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH.
- FOR ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND WALL SHEATHING AND 3 INCHES ON CENTER AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING.
- FASTENERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS.

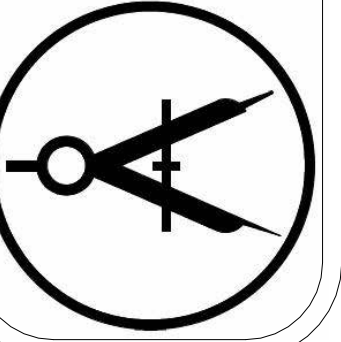


5 Notching of Plates
S-0.4 NOT TO SCALE



10 Typical Detail at Holddown
S-0.4 NOT TO SCALE

Yakov Design
Drafting service
(562) 322-80-70
info@yakovdesign.com



NEW ADU

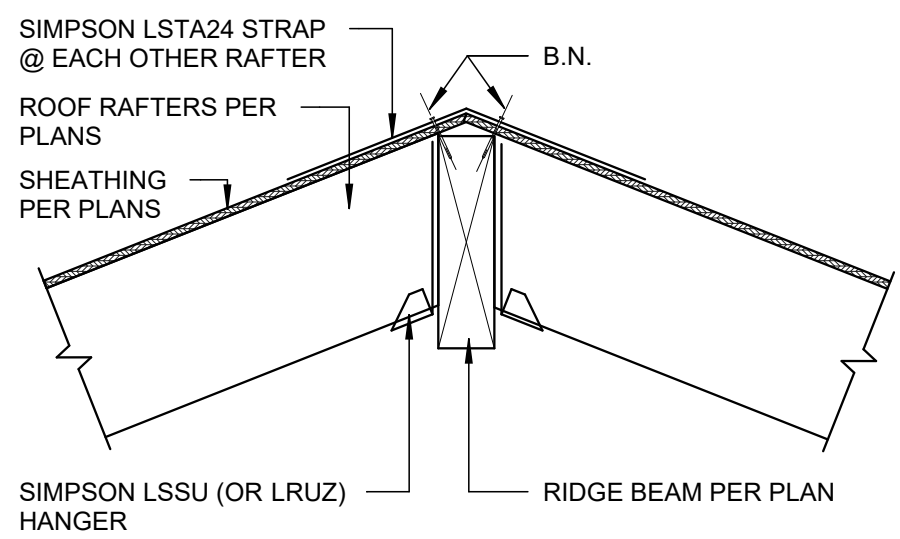
TYPICAL DETAILS

SAA ENGINEERING
STRUCTURAL
PHONE: 323-448-4682

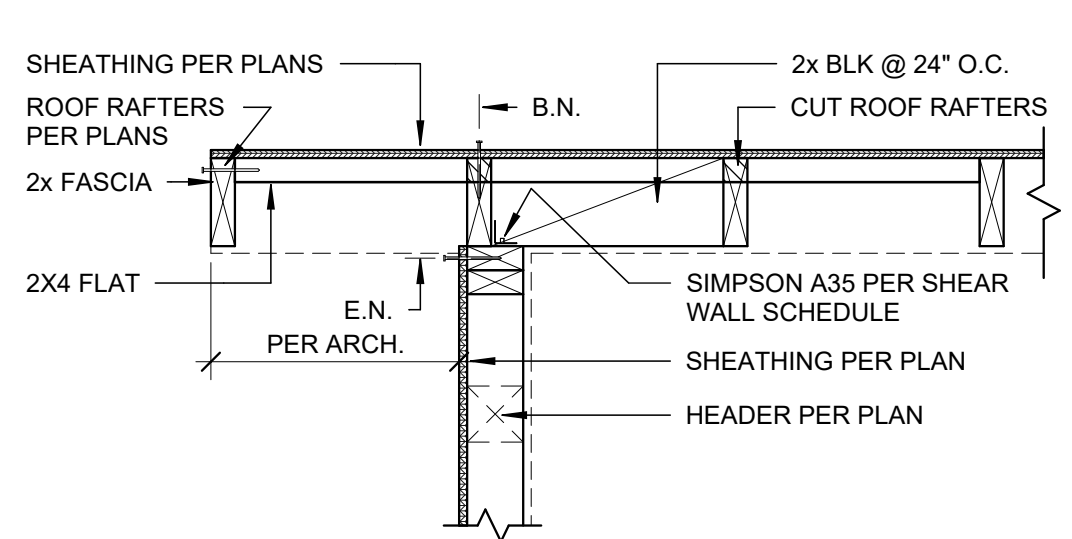


SCALE: AS NOTED
DATE: 05/16/2024

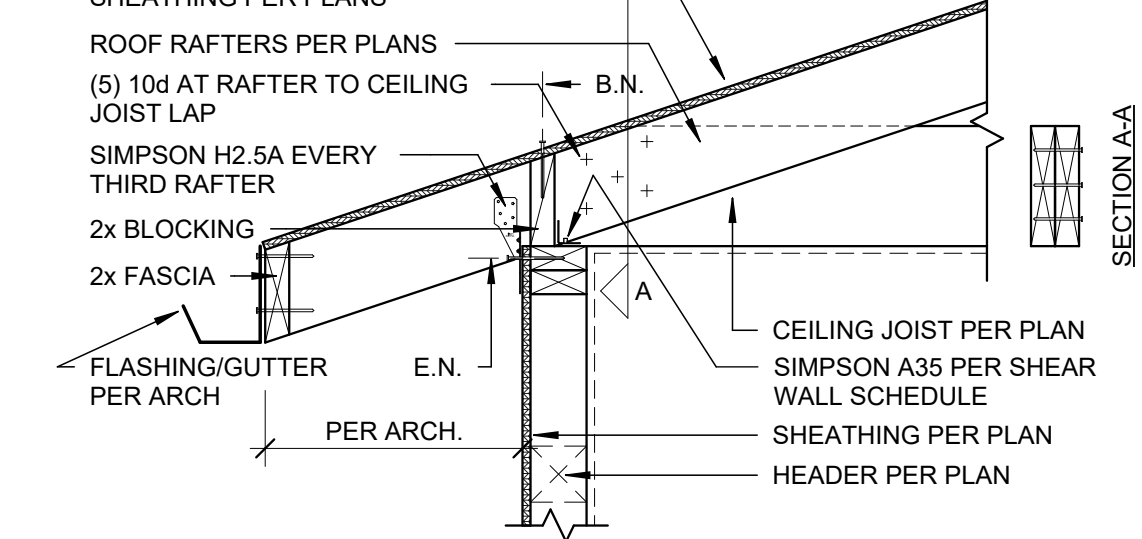
S-0.4



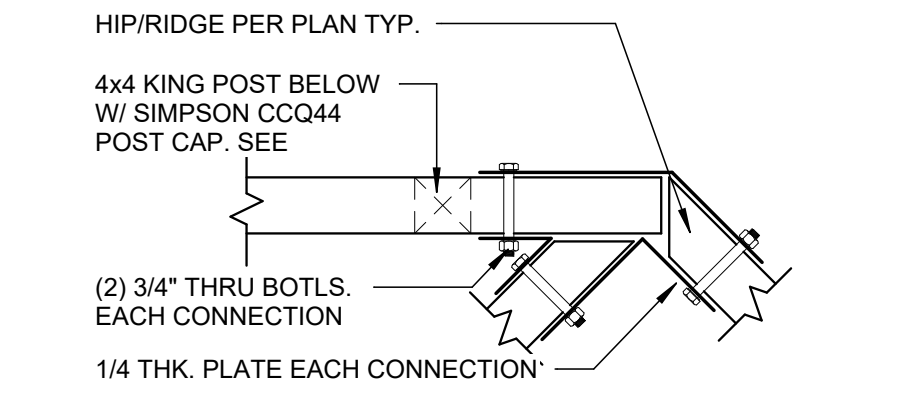
3 Typical Ridge/Hip Beam Detail
1" = 1'-0"



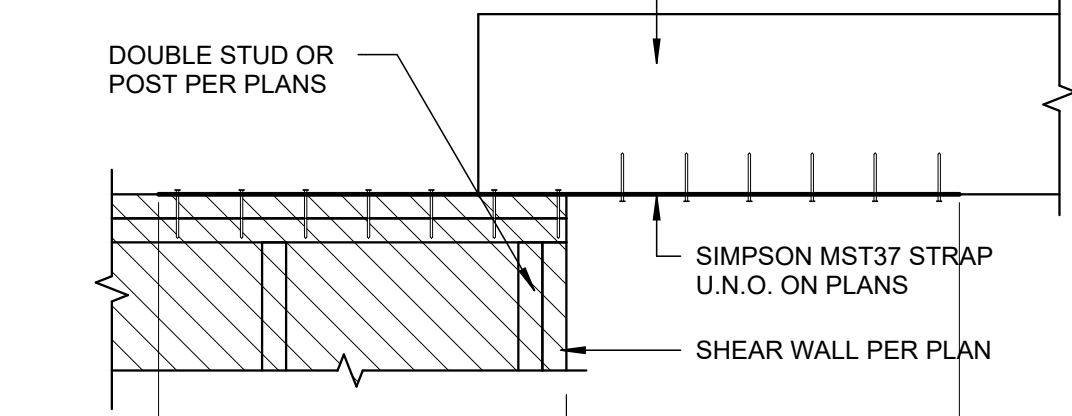
2 Typical Ext. Shear Transfer at Wall
1" = 1'-0"



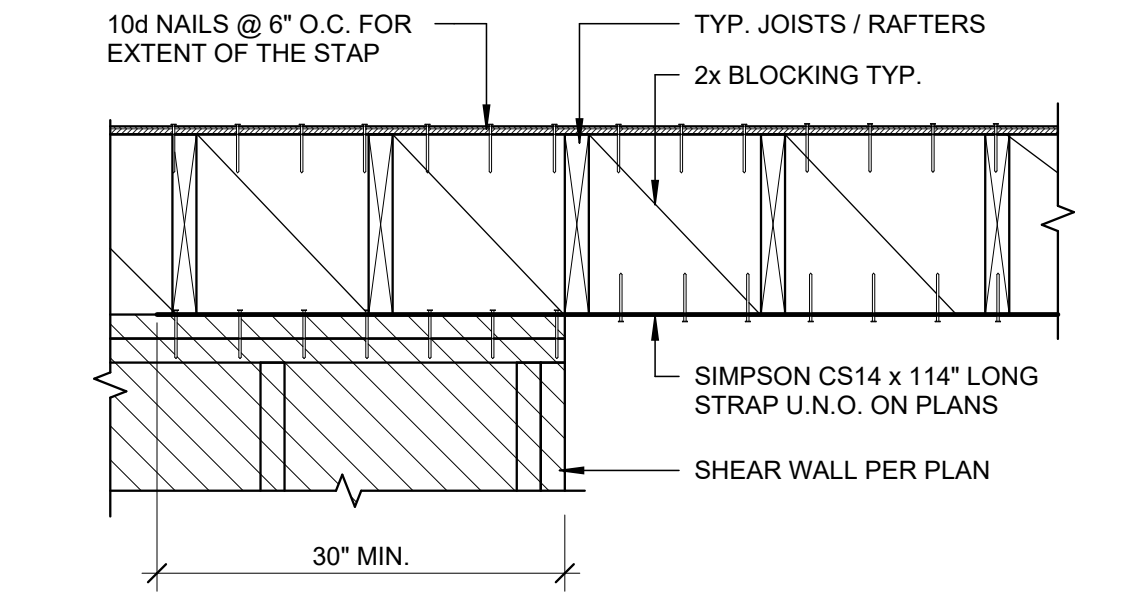
1 Typical Eave Detail Perp.
1" = 1'-0"



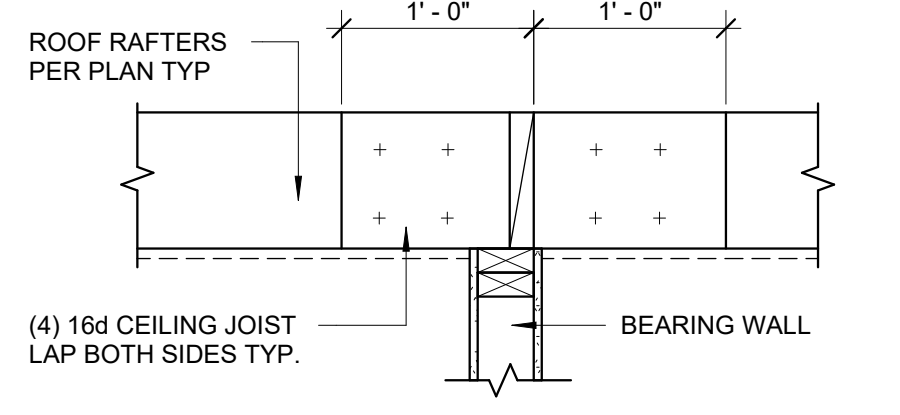
6 Roof Beams Connection
1" = 1'-0"



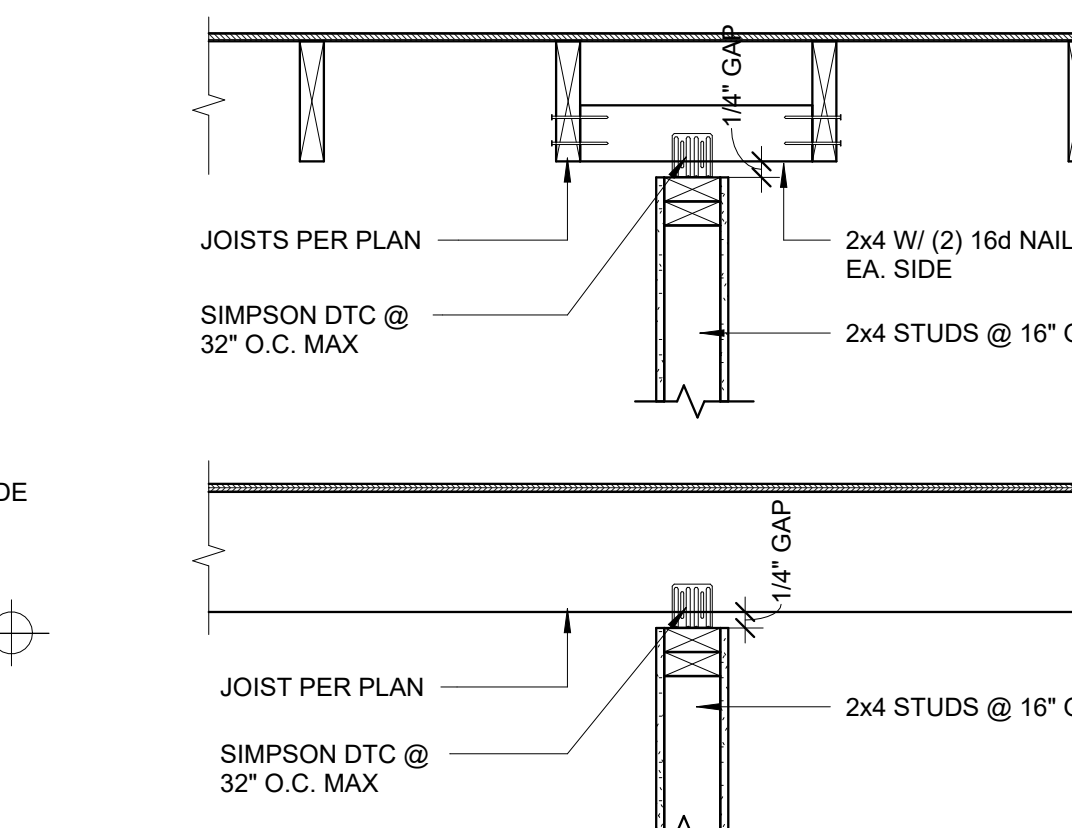
5 Typ. Drag Strut Detail
1" = 1'-0"



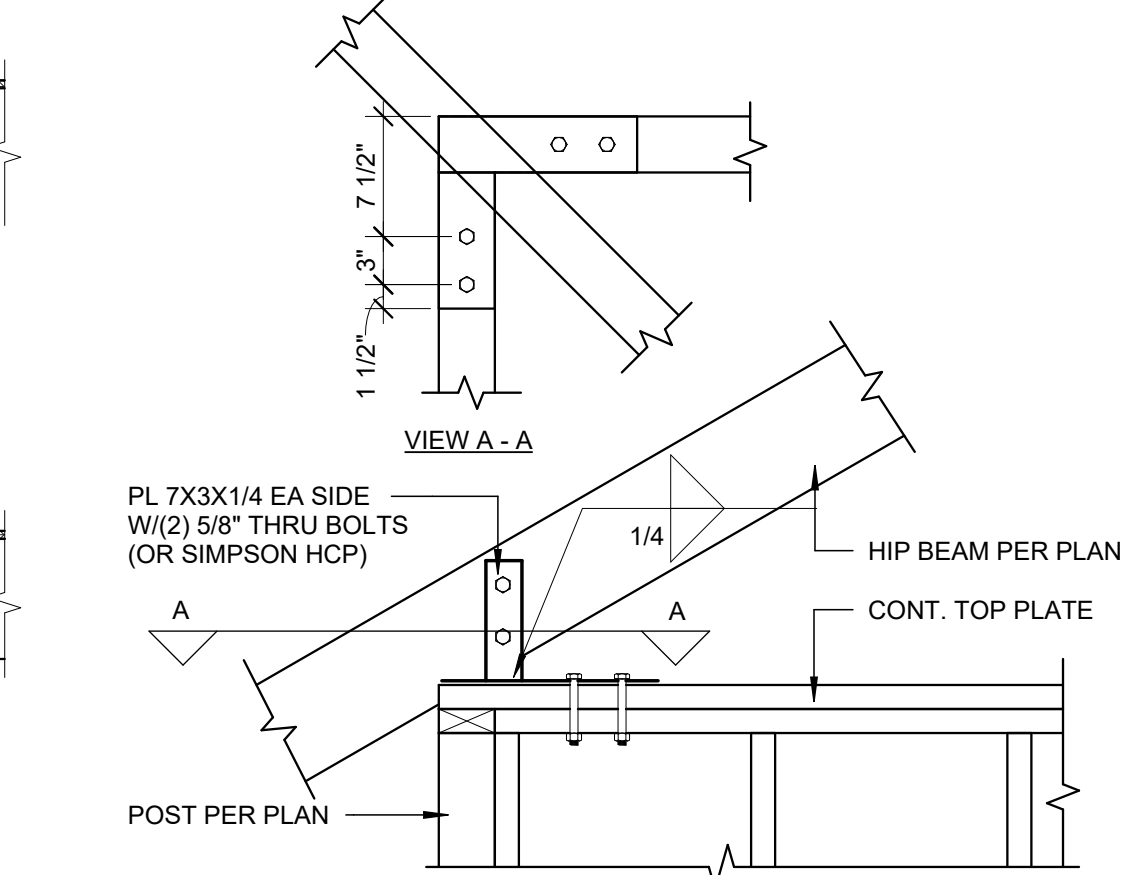
4 Typ. Drag Strut Detail
1" = 1'-0"



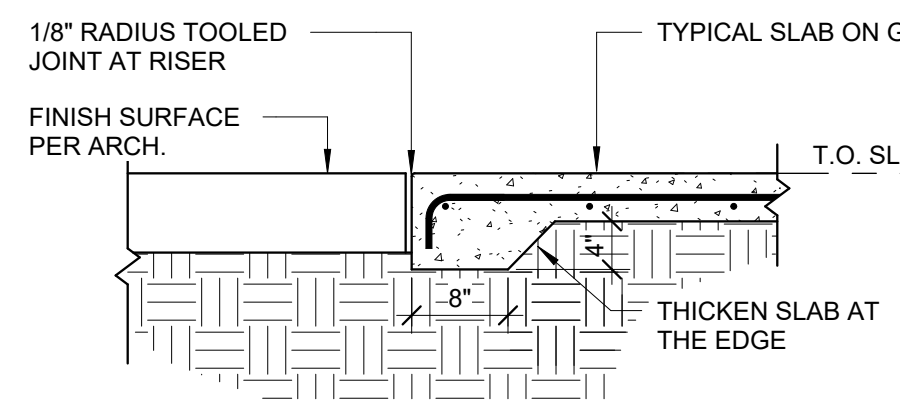
9 Bearing, Non-Shear Wall Detail
1" = 1'-0"



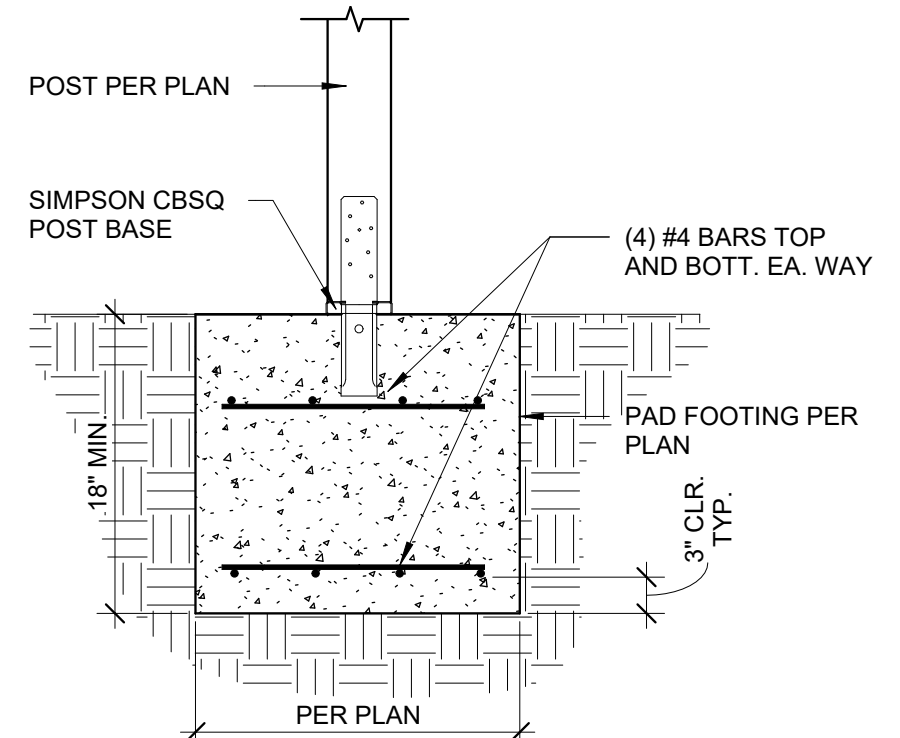
8 Typ. Non-Bearing Partition Wall Detail
1" = 1'-0"



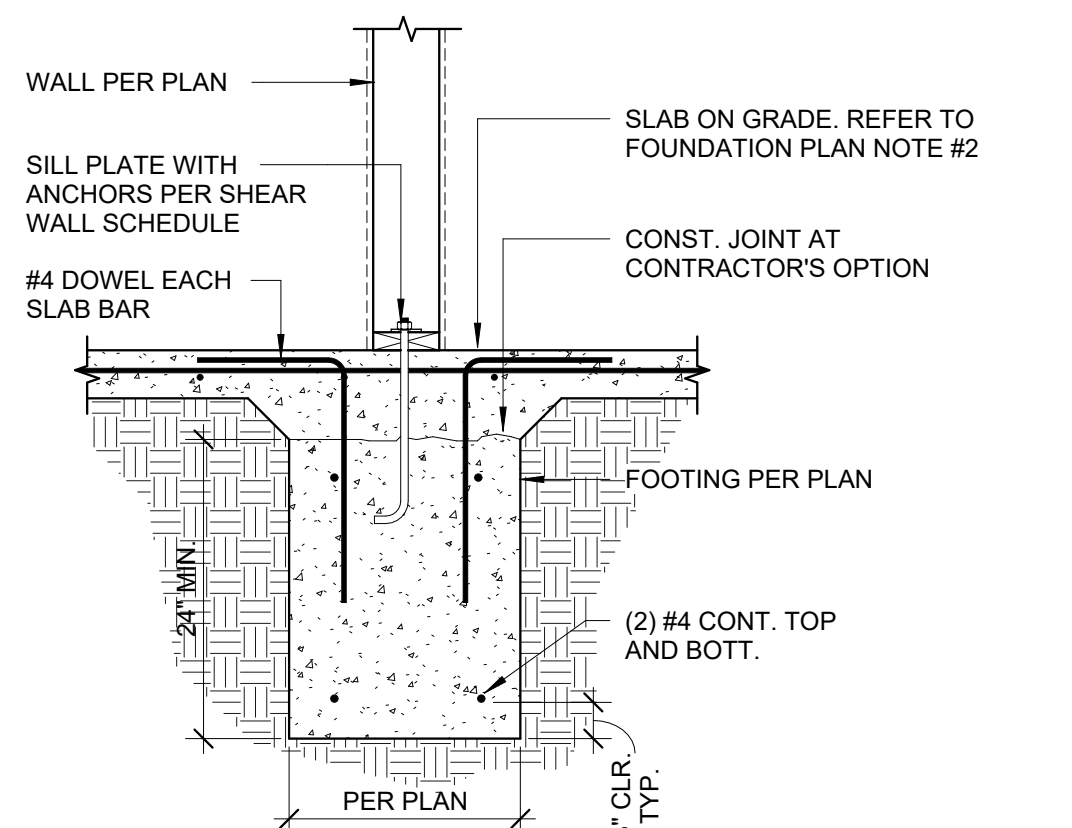
7 Typical Hip to Top Plate Detail
1" = 1'-0"



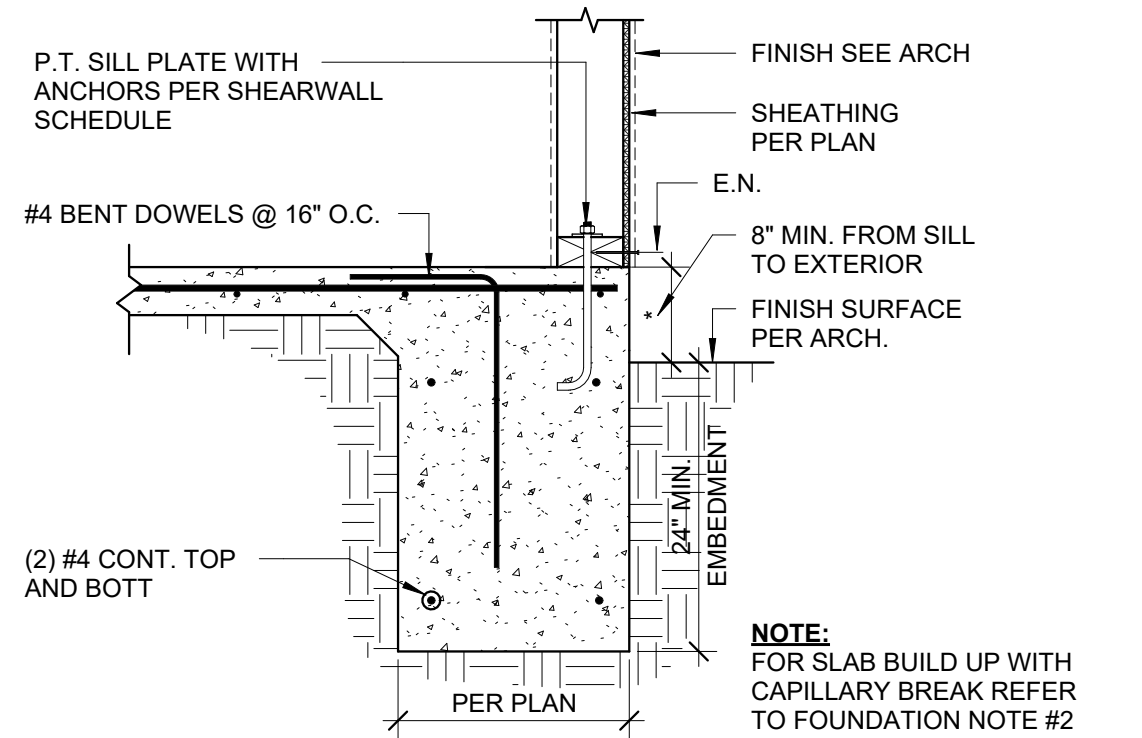
10 Slab on Grade Edge
3/4" = 1'-0"



13 Pad Footing Detail
3/4" = 1'-0"



12 Typical Interior Wall Footing Detail
3/4" = 1'-0"



11 Typical Exterior Wall Footing Detail
3/4" = 1'-0"

Foundation Plan Notes

- Footings are to be founded a minimum of 2' - 0" below adjacent grade.
- Slab on grade to be minimum 4" thick with #4@16" o.c. each way chaired at mid thickness. Slab to be underlain by 10 mil vapor barrier/4" crusher-run base compacted by mechanical means. Vapor barrier to be in conformance with ASTM E1643 and installed per manufacturer's recommendations with care taken to seal seams, penetrations and perimeter edges. See slab detail below.
- Control joints are required for the slab on grade at a maximum spacing of 15' on centers each way. The contractor is required to submit a plan of proposed control joints to the Architect and SAA prior to placing concrete. See Typical Details for additional information.
- Concrete curbs required along some exterior walls. Coordinate with Arch for extent and configuration of curbs. See structural detail sheets for relevant construction information where curbs required.
- Foundation sills shall be naturally durable or preservative-treated wood.
- If adverse soil conditions are encountered, a soils investigation report may be required.

Shear Wall Schedule						
ID	Sheathing	Nailing	Sill Attachment	Wood	Top Attachment	Capacity (ASD)
1	1/2" CDX	10d@6,12	5/8"@32	SDS@16	A35@24	310 pif

Holddown Schedule					
ID	HD	Post	Fasteners	Comments	
(A)	HDU2	4x4	(6) SDS	LARR 25720	
(B)	HDU4	4x4	(10) SDS	LARR 25720	
(C)	HDU5	4x4	(14) SDS	LARR 25720	

Shear Wall Notes

- All exterior walls not otherwise designated as shear wall to be sheathed per item 1 in the Shear Wall Schedule.
- Sill anchors to concrete to be A307 anchor rods with 7" embedment in foundation. If multiple pours used, specified embedment must be contained within top pour. If not, full embedment must be achieved in lower pour level. All sill anchors to have 2-1/2" square x 1/4" plate washers under nuts. Install sill anchors in centerline of sill plate.
- Sill attachment to wood to be with Simpson SDS screws 1/4" with 1-1/2" min embed into subfloor or beams/framing below subfloor [LARR 25711].
- Where sheathing nailing is less than 4" on center or where sheathing is applied to both sides of studs use 3x studs at panel edges or panel joints.
- Sill and sole plates to be 3x minimum thickness. Use pressure treated material where in contact with concrete. See Structural Lumber section of General Notes for additional information.
- Contractor responsible for maintaining copies of referenced Los Angeles Research Report and/or conditions of listing shall be made available at the job site.

Holddown Notes

- Post sizes are minimums. Coordinate with wall framing and post sizes indicated on plans.
- SDS = Simpson SDS25xxx (provide 1-1/2" min embed).
- Hold-down connector bolts into wood framing require approved plate washers. Hold-downs shall be finger tight and 1/2 wrench turn just prior to covering the wall framing. Connector bolts into wood framing require steel plate washers on the post on the opposite side of the anchorage device. Plate size shall be a minimum of 0.299 inch by 3 inches by 3 inches.
- Hold-down hardware must be secured in place prior to foundation inspection.
- Bolts, fasteners and framing hardware in contact with preservative treated lumber to be hot dipped galvanized.

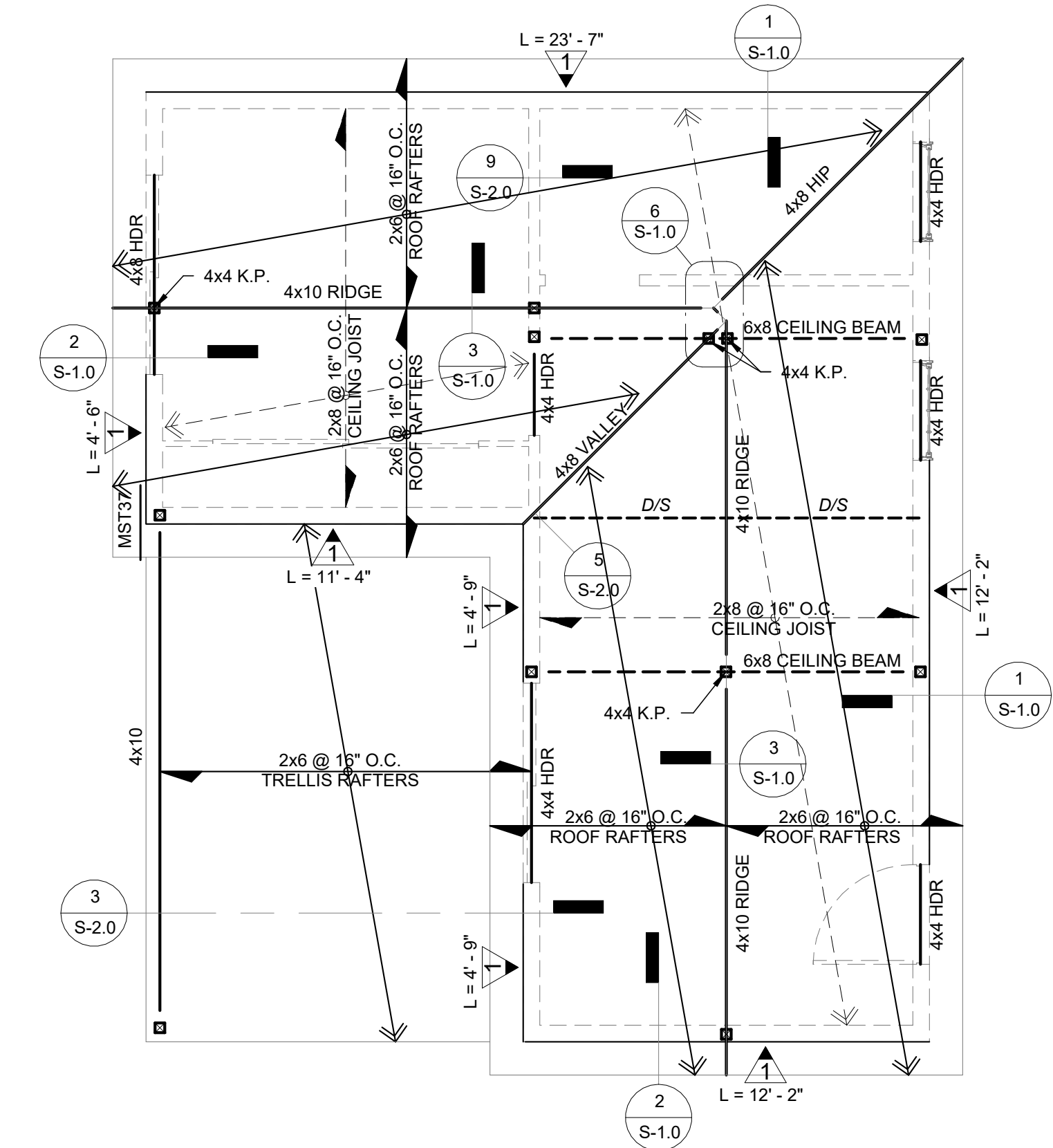
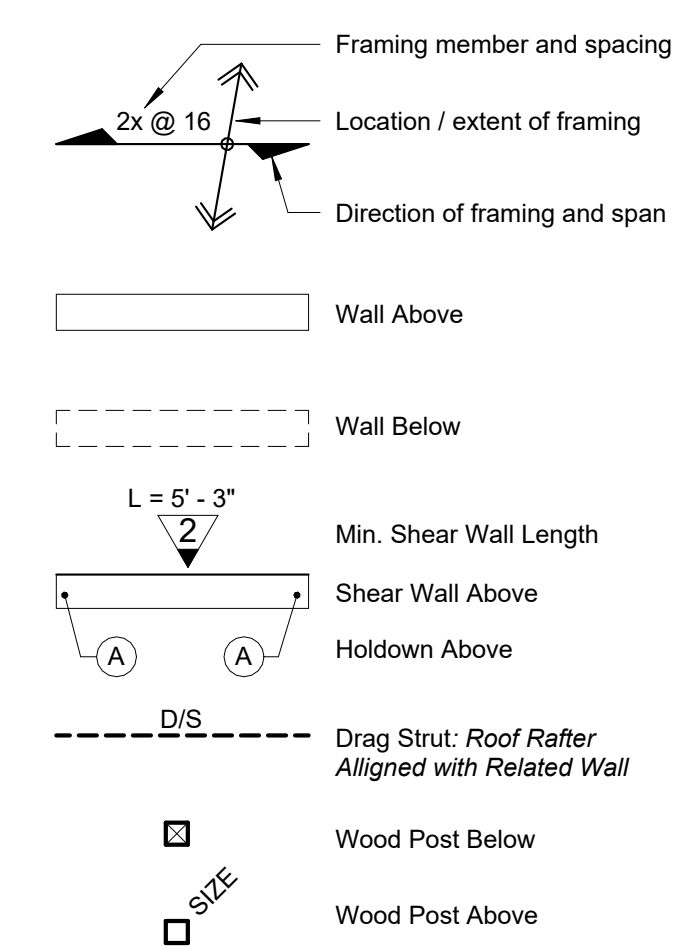
Framing Plan Notes

- Roof sheathing to be 1/2" CD-X (Span Rating 32/16) with face grain perpendicular to framing direction with panel joints staggered. Nail to framing with 10d @ 6, 12.
- Wall framing to be as follows unless noted otherwise:
Exterior walls = 2x4 @ 16
Interior non-bearing walls = 2x4 @ 16
Plumbing walls = 2x6 @ 16 (or 2x4 @ 16 with furring to avoid cutting structural framing)
- All diaphragm to utilize common nails or galvanized box nails.
- All shearwall nailing shall utilize hot dipped galvanized box nails.
- All bolt holes shall be drilled 1/32" to 1/8" oversized. For lag bolts provide lead hole 40% to 70% of threaded shank diameter and full diameter at smooth shank portion.
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with 2304.7

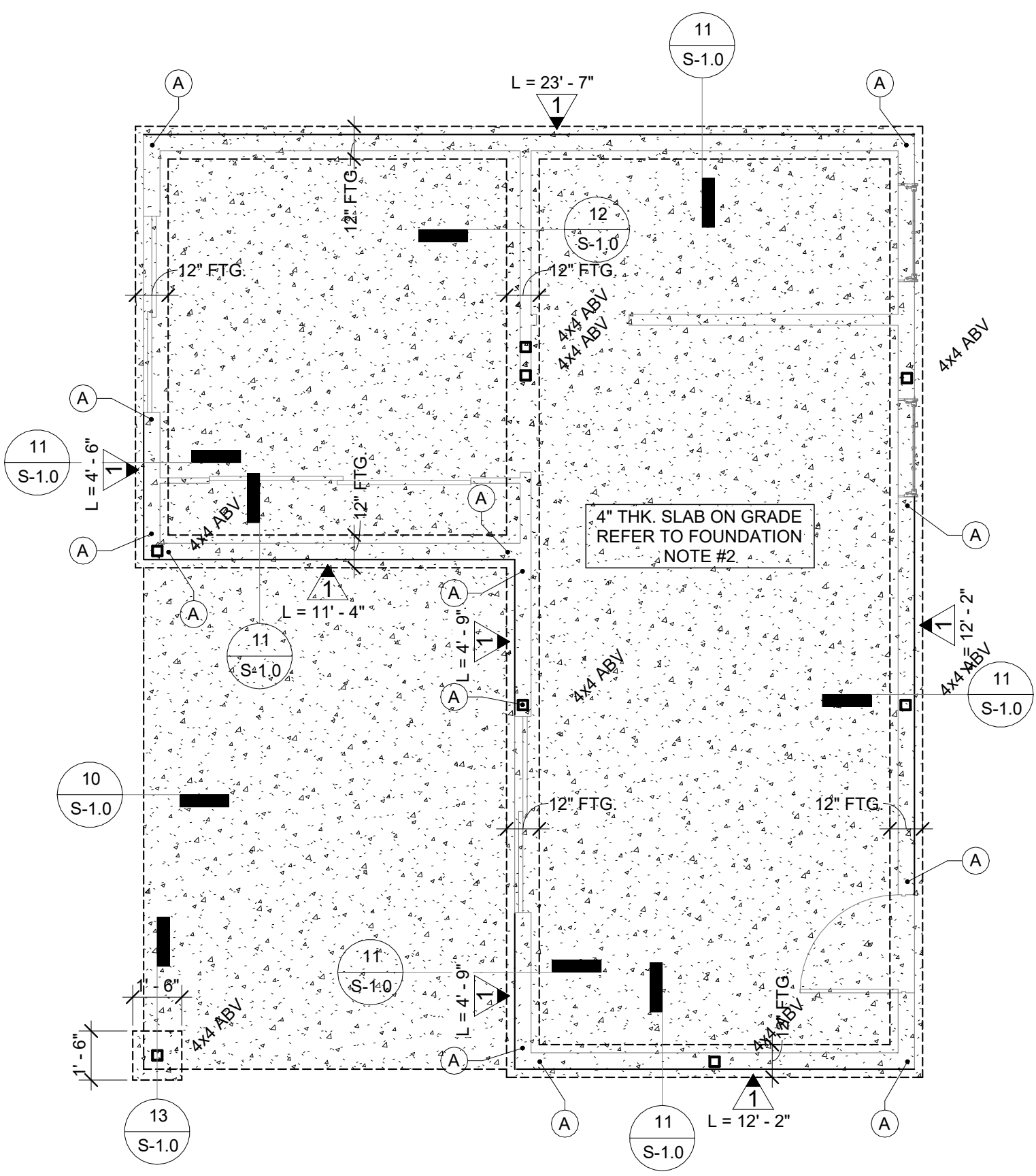
Trellis Notes

- All lumber shall be a naturally durable species (such as Redwood or Western Cedars with 90 percent or more of the width of each side is heartwood); or be preservative treated with an approved process in accordance with American Wood Protection Association standards.
- All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of ASTM A 153, Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware, Class D for fasteners 3/8" diameter and smaller or Class C for fasteners with diameters over 3/8".
- All connectors (joist hangers, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet ASTM A 653, Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process, G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet ASTM A 123, Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.

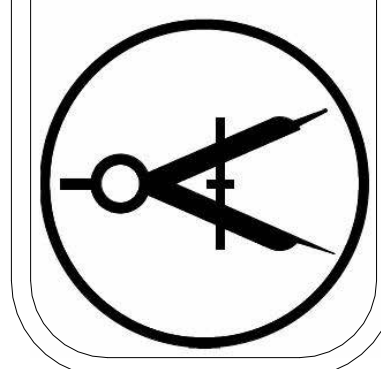
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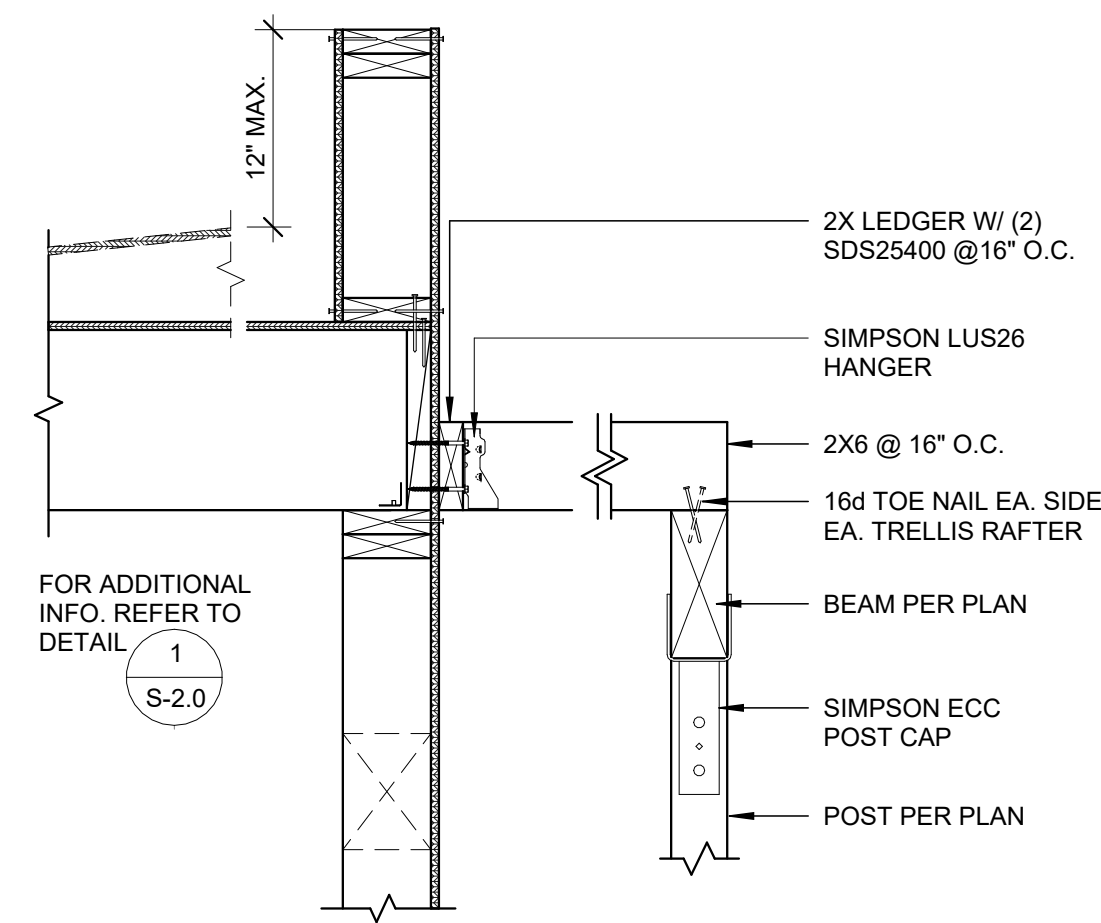


B Roof Framing Plan
1/4" = 1'-0"

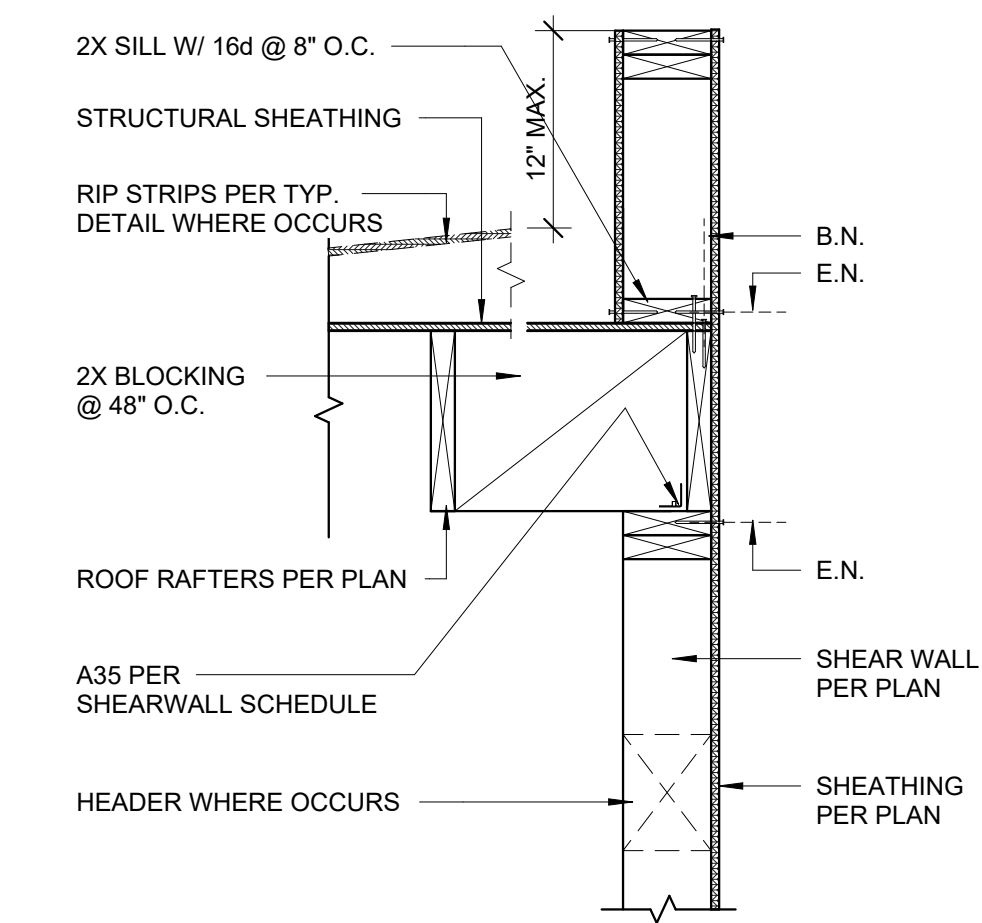


A Foundation Plan
1/4" = 1'-0"

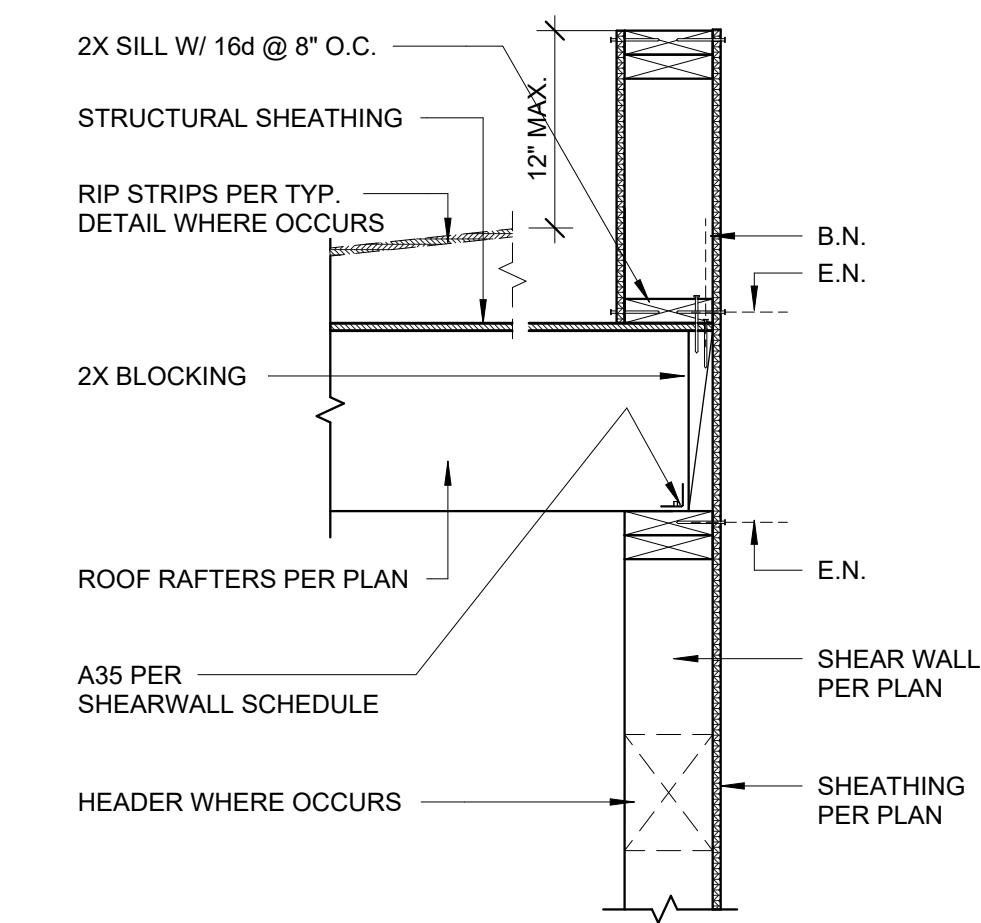




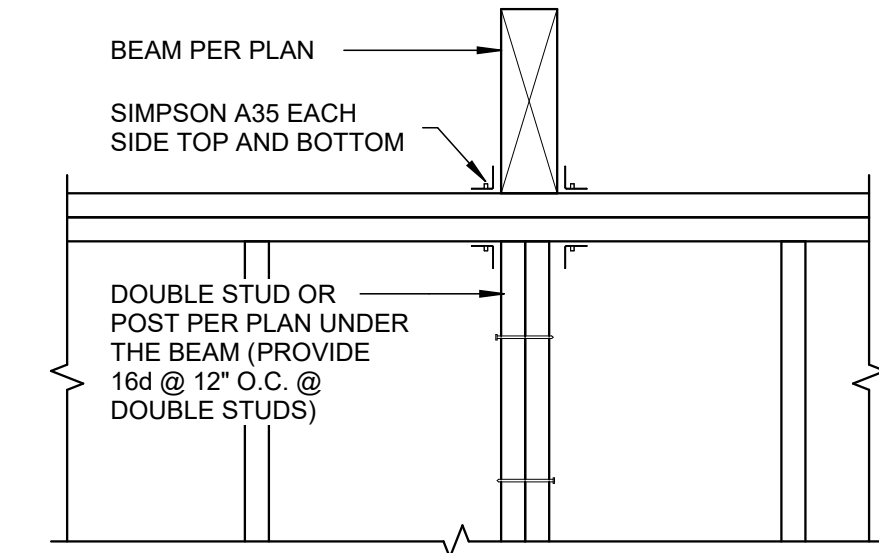
3
S-2.0
Trellis Attachment Detail
1" = 1'-0"



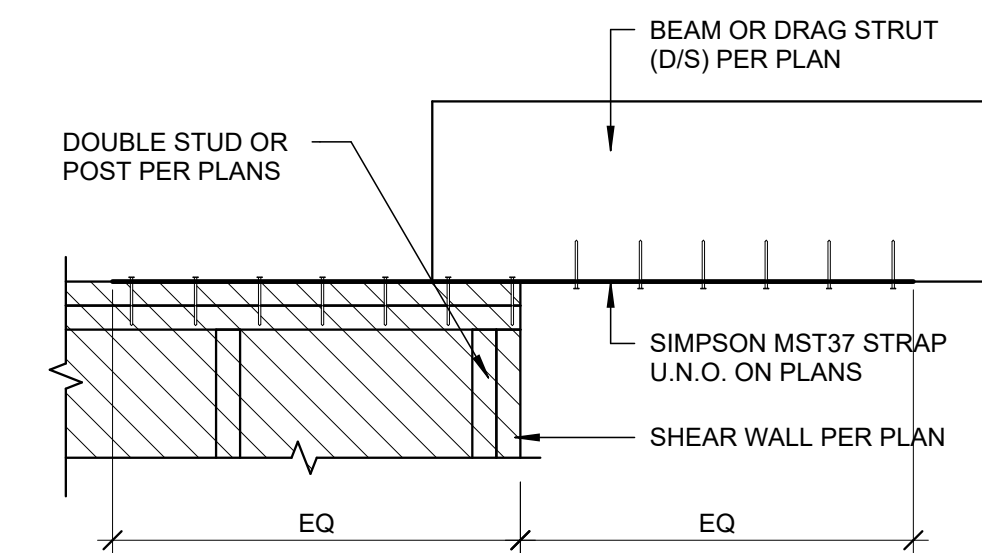
2
S-2.0
Roof Framing Detail (Parallel)
1" = 1'-0"



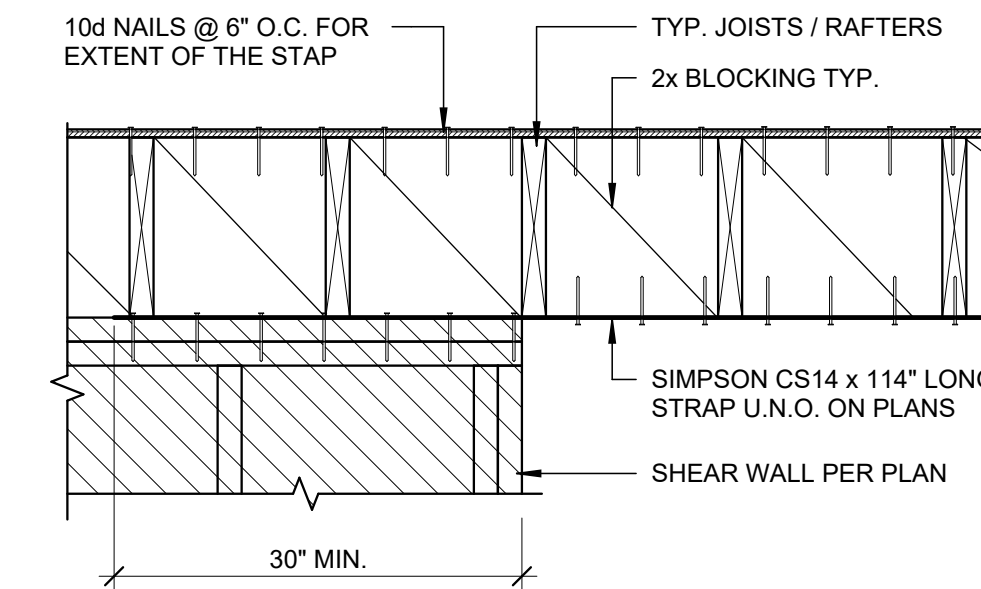
1
S-2.0
Roof Framing Detail (Perpend)
1" = 1'-0"



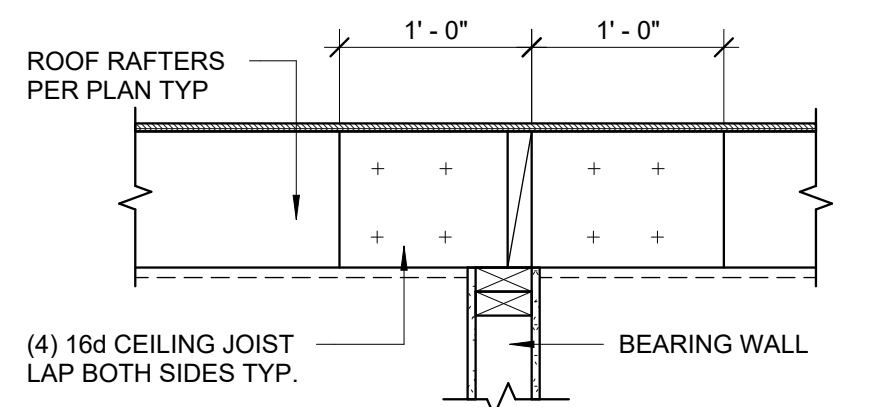
6
S-2.0
Typical Beam to Stud Wall Detail
1" = 1'-0"



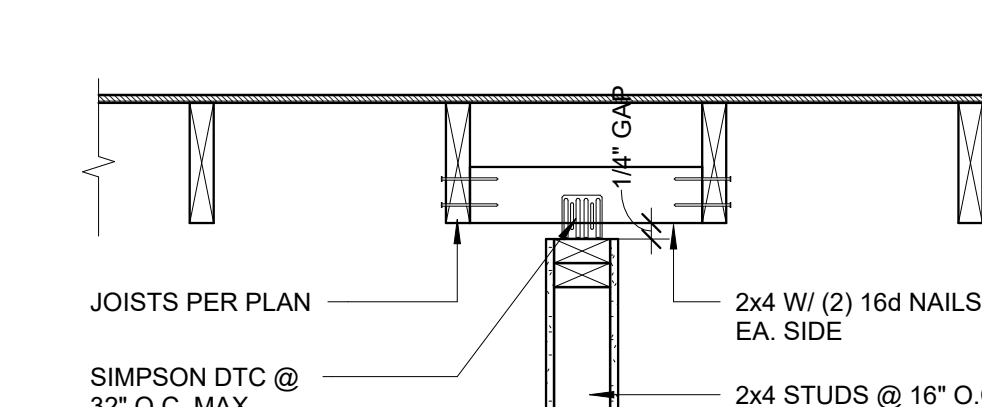
5
S-2.0
Typ. Drag Strut Detail
1" = 1'-0"



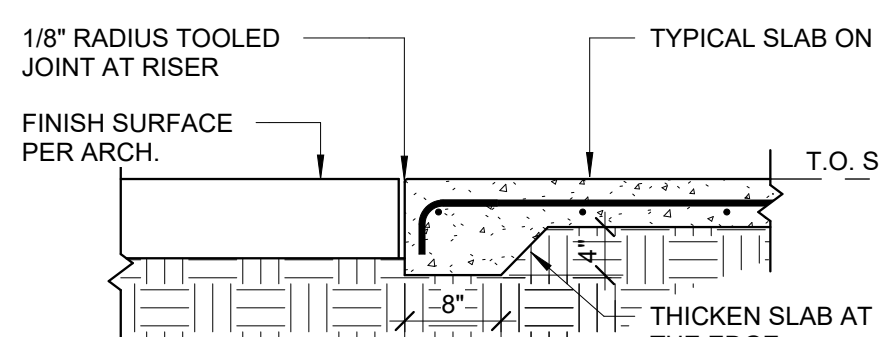
4
S-2.0
Typ. Drag Strut Detail
1" = 1'-0"



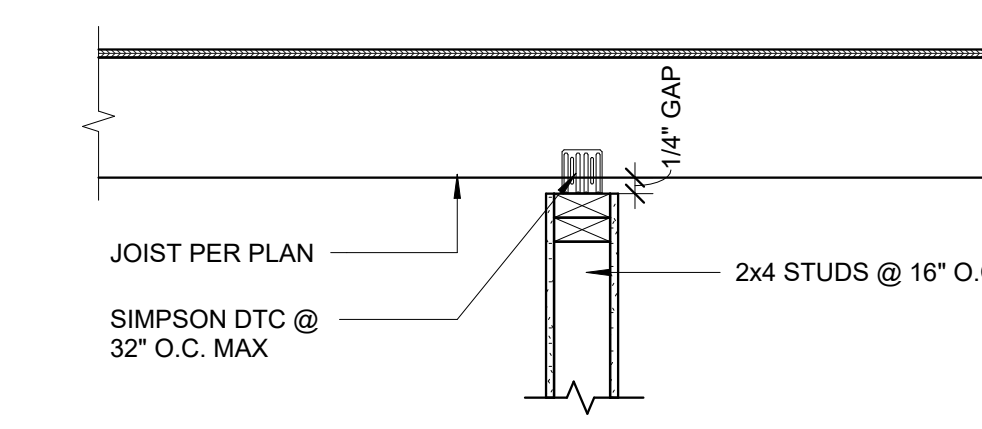
9
S-2.0
Bearing, Non-Shear Wall Detail
1" = 1'-0"



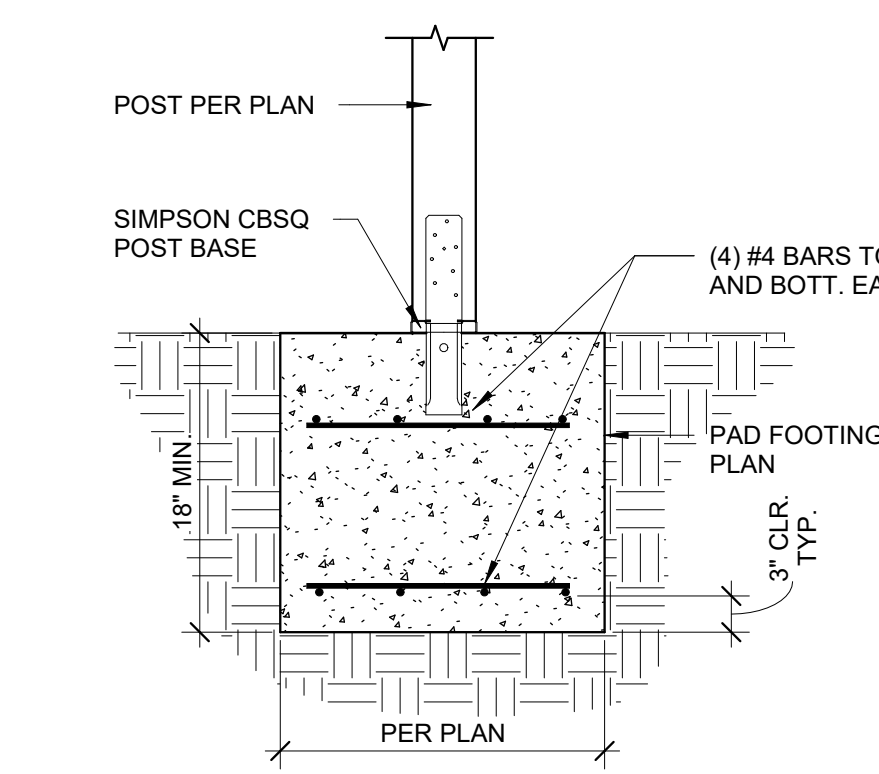
8
S-2.0
Typ. Non-Bearing Partition Wall Detail
1" = 1'-0"



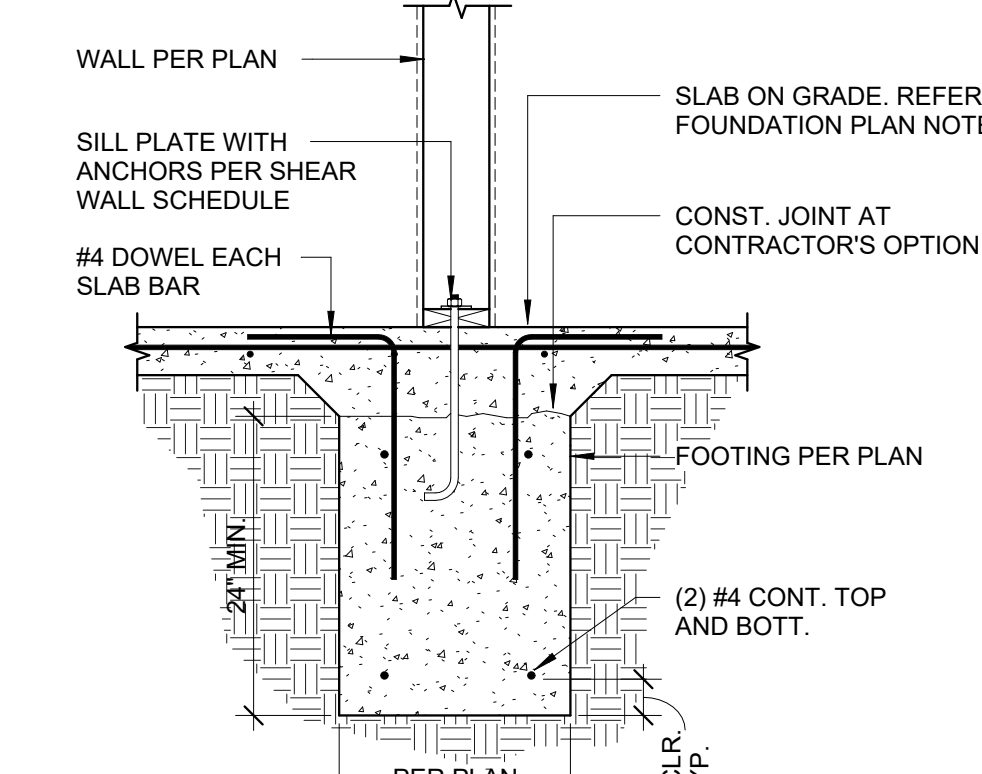
10
S-2.0
Slab on Grade Edge
3/4" = 1'-0"



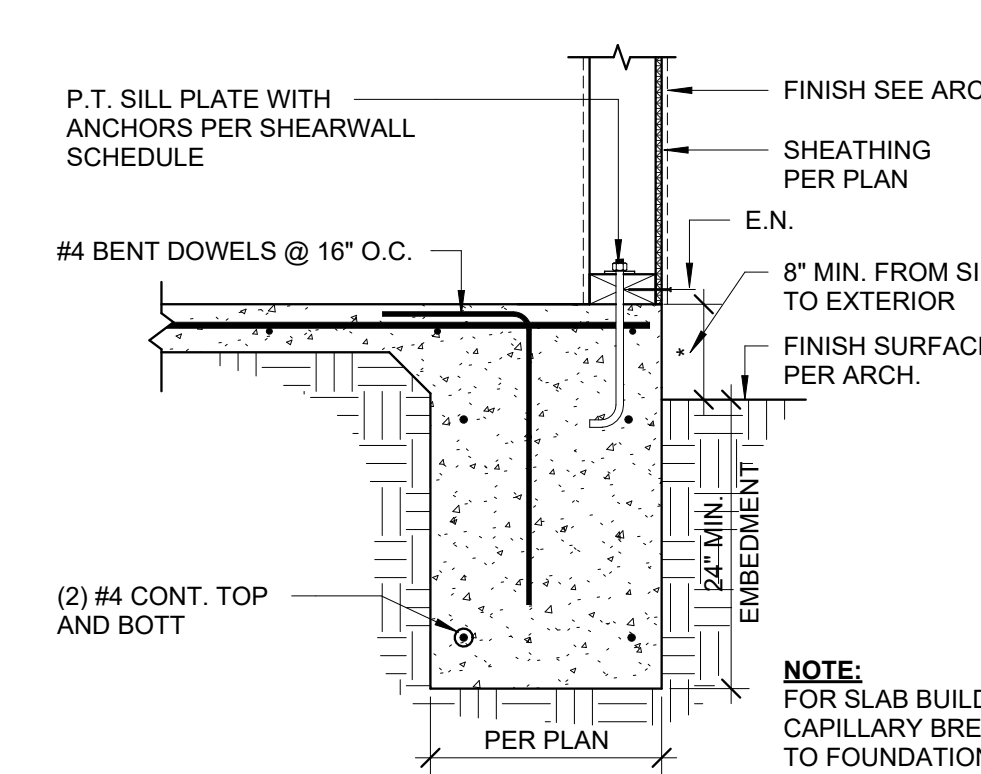
7
S-2.0
Typ. Rip Strips Detail
1" = 1'-0"



13
S-2.0
Pad Footing Detail
3/4" = 1'-0"



12
S-2.0
Typical Interior Wall Footing Detail
3/4" = 1'-0"

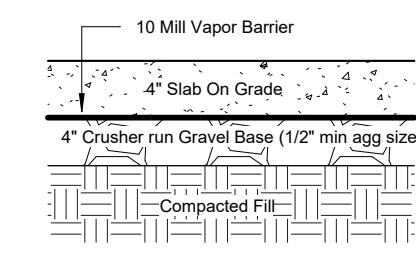


11
S-2.0
Typical Exterior Wall Footing Detail
3/4" = 1'-0"

Foundation Plan Notes

- Footings are to be founded a minimum of 2' - 0" below adjacent grade.
- Slab on grade to be minimum 4" thick with #4@16" o.c. each way chaired at mid thickness. Slab to be underlain by 10 mil vapor barrier/4" crusher-run base compacted by mechanical means. Vapor barrier to be in conformance with ASTM E1643 and installed per manufacturer's recommendations with care taken to seal seams, penetrations and perimeter edges. See slab detail below.
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Shear Wall Schedule					
ID	Sheathing	Nailing	Sill Attachment		Capacity (ASD)
			Concrete	Wood	
1	1/2" CDX	10d@6,12	5/8"@32	SDS@16	A35@24 310 pif



Holddown Schedule					
ID	HD	Post	Fasteners	Comments	
(A)	HDU2	4x4	(6) SDS	LARR 25720	
(B)	HDU4	4x4	(10) SDS	LARR 25720	
(C)	HDU5	4x4	(14) SDS	LARR 25720	

Shear Wall Notes

- All exterior walls not otherwise designated as shear wall to be sheathed per item 1 in the Shear Wall Schedule.
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- Hold-down hardware must be secured in place prior to foundation inspection.
- Bolts, fasteners and framing hardware in contact with preservative treated lumber to be hot dipped galvanized.

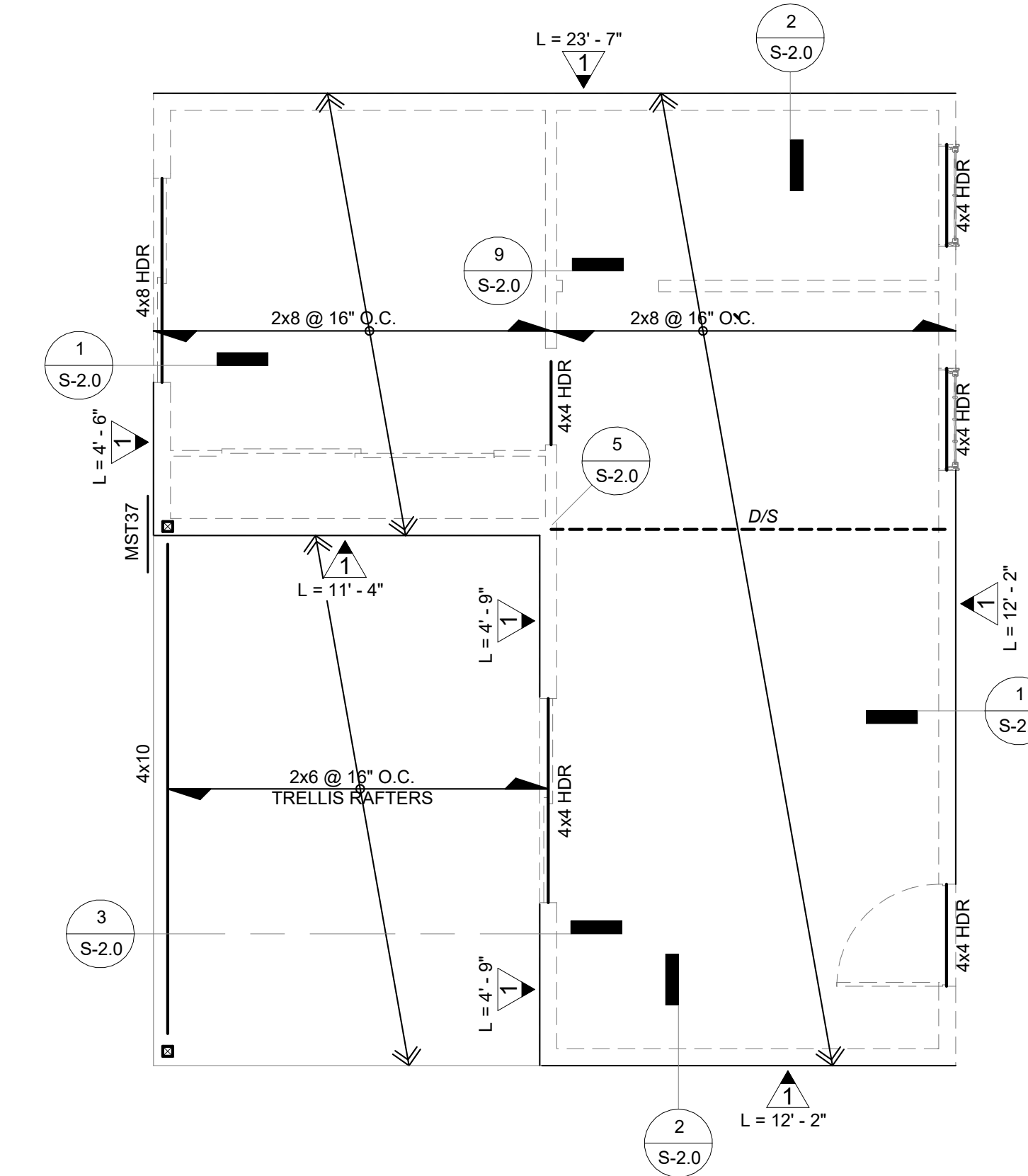
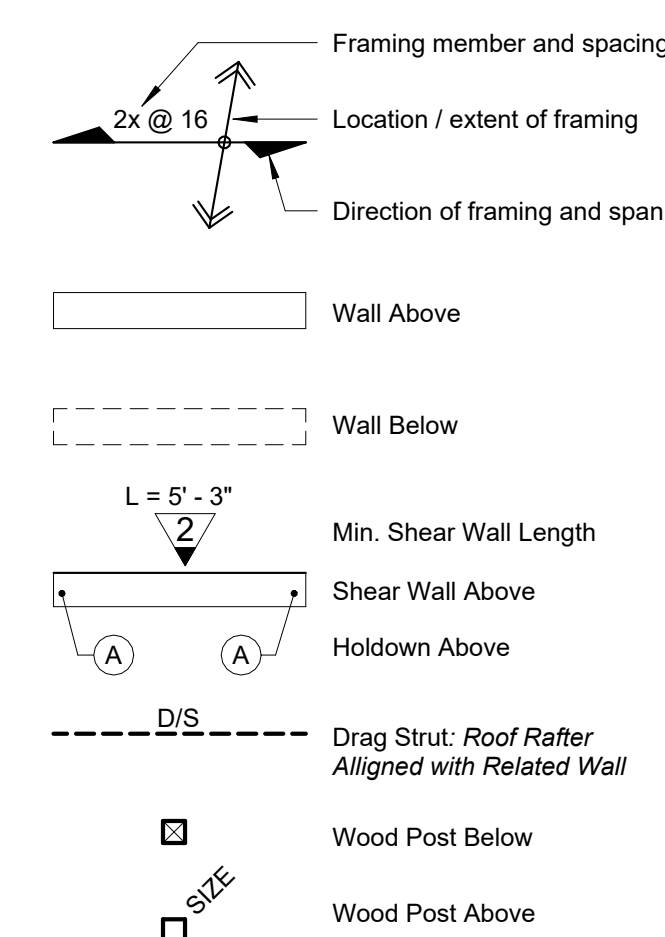
Framing Plan Notes

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Plumbing walls = 2x6 @ 16" (or 2x4 @ 16" with furring to avoid cutting structural framing)
- All diaphragm to utilize common nails or galvanized box nails.
- All shearwall nailing shall utilize hot dipped galvanized box nails.
- All bolt holes shall be drilled 1/32" to 1/6" oversized. For lag bolts provide lead hole 40% to 70% of threaded shank diameter and full diameter at smooth shank portion.
- Roof diaphragm nailing to be inspected before covering. Face grain of plywood shall be perpendicular to supports. Floor shall have tongue and groove or blocked panel edges. Plywood spans shall conform with 2304.7

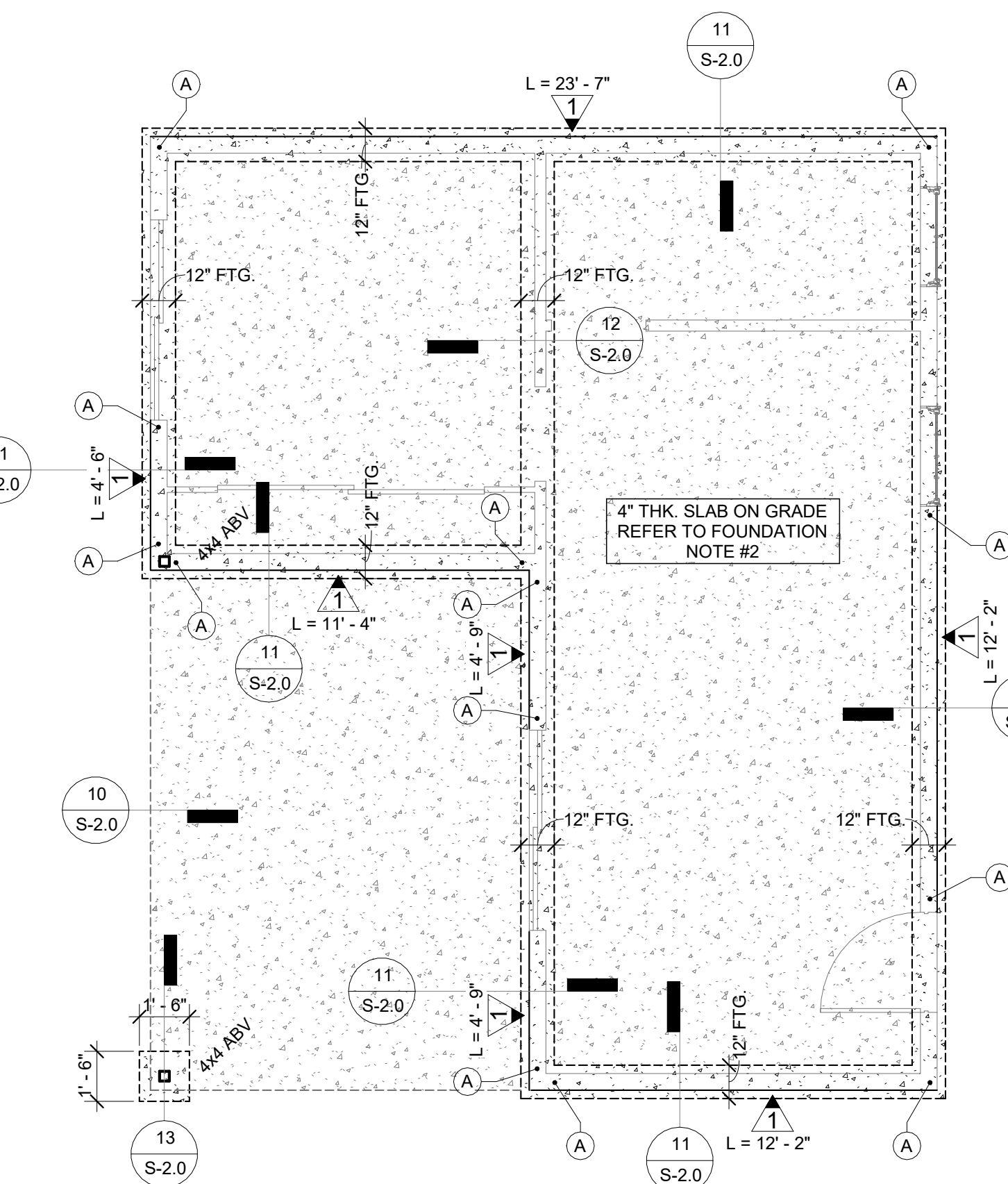
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- All lumber shall be a naturally durable species (such as Redwood or Western Cedars with 90 percent or more of the width of each side is heartwood), or be preservative treated with an approved process in accordance with American Wood Protection Association standards.
- All screws, bolts, washers, nuts, and nails for use with preservative treated wood shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. Hot-dipped galvanized fasteners shall meet the requirements of ASTM A 153, Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware, Class D for fasteners 3/8" diameter and smaller or Class C for fasteners with diameters over 3/8".
- All connectors (joist hangers, etc.) shall be galvanized or shall be stainless steel. Hardware to be hot-dipped prior to fabrication shall meet ASTM A 653, Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process. G-185 coating. Hardware to be hot-dipped galvanized after fabrication shall meet ASTM A 123, Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.

Legend:



B
S-2.0
Roof Framing Plan
1/4" = 1'-0"



A
S-2.0
Foundation Plan
1/4" = 1'-0"

