

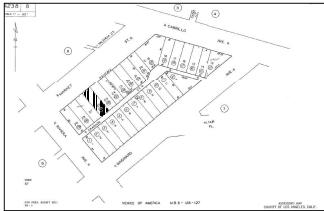
CONVERSION OF EXISTING GARAGE TO 2 DETACHED ADUS

DRAWING INDEX

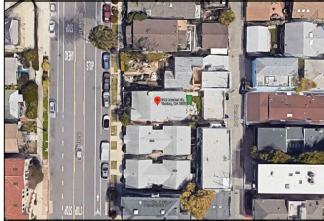
ARCHITECTURAL

SHEET	TITLE
A-0	COVER SHEET
A-1	EXISTING SITE PLAN
A-2	PROPOSED SITE PLAN
A-3	EXISTING ROOF PLAN
A-4	PROPOSED ROOF PLAN
A-5	EXISTING FLOOR PLAN
A-6	PROPOSED FIRST FLOOR PLAN
A-7	PROPOSED SECOND FLOOR PLAN
A-8	PROPOSED ELEVATIONS
A-9	PROPOSED ELEVATIONS
A-10	PROPOSED SECTIONS
A-11	DOORS AND WINDOWS SCHEDULES AND DETAILS
A-12	NOTES
A-13	DETAILS
GRN	GREEN NOTES

ASSESSOR MAP



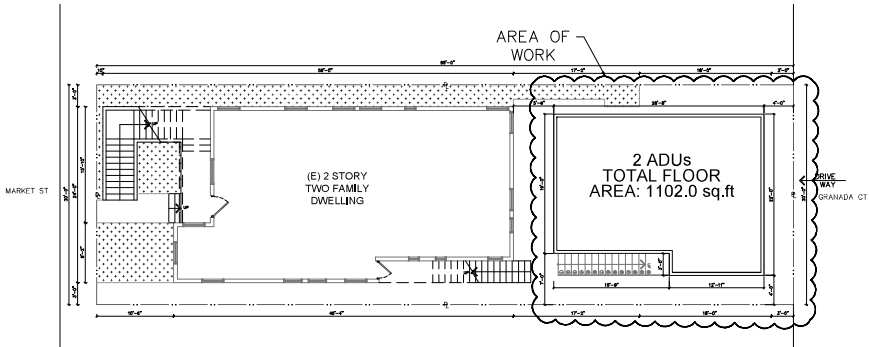
VICINITY MAP



STRUCTURAL

S-1	STRUCTURAL GENERAL NOTES
S-2	FOUNDATION PLAN
S-3	FRAMING PLAN
S-4	DETAILS

312 Market St, Venice, CA 90291



PROJECT DATA

Tract	VENICE OF AMERICA
Map Reference	M B 6-126/127
Block	12
Lot	26
Arb (Lot Cut Reference)	None
Map Sheet	108B145
APN	4238008027
Zone	RD1.5-1-O
Hillside Area	No
Lot Area	2,848.1 SQ.FT.

BUILDING AREA

(E) BUILDING	1,960.0 SQ.FT.
(N) ADU (1)	551.0 SQ.FT.
(N) ADU (2)	551.0 SQ.FT.
EXISTING 2 STORY BUILDING	
EXISTING 2 UNITS	
PROPOSED MAX ADUs HEIGHT: 18'-0"	
R3 OCCUPANCY	
TYPE V-B CONSTRUCTION	

EXISTING SITE PLAN

SITE 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 BOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES- WETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

3. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

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

5. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).
6. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED) (R308.6.9)

7. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)

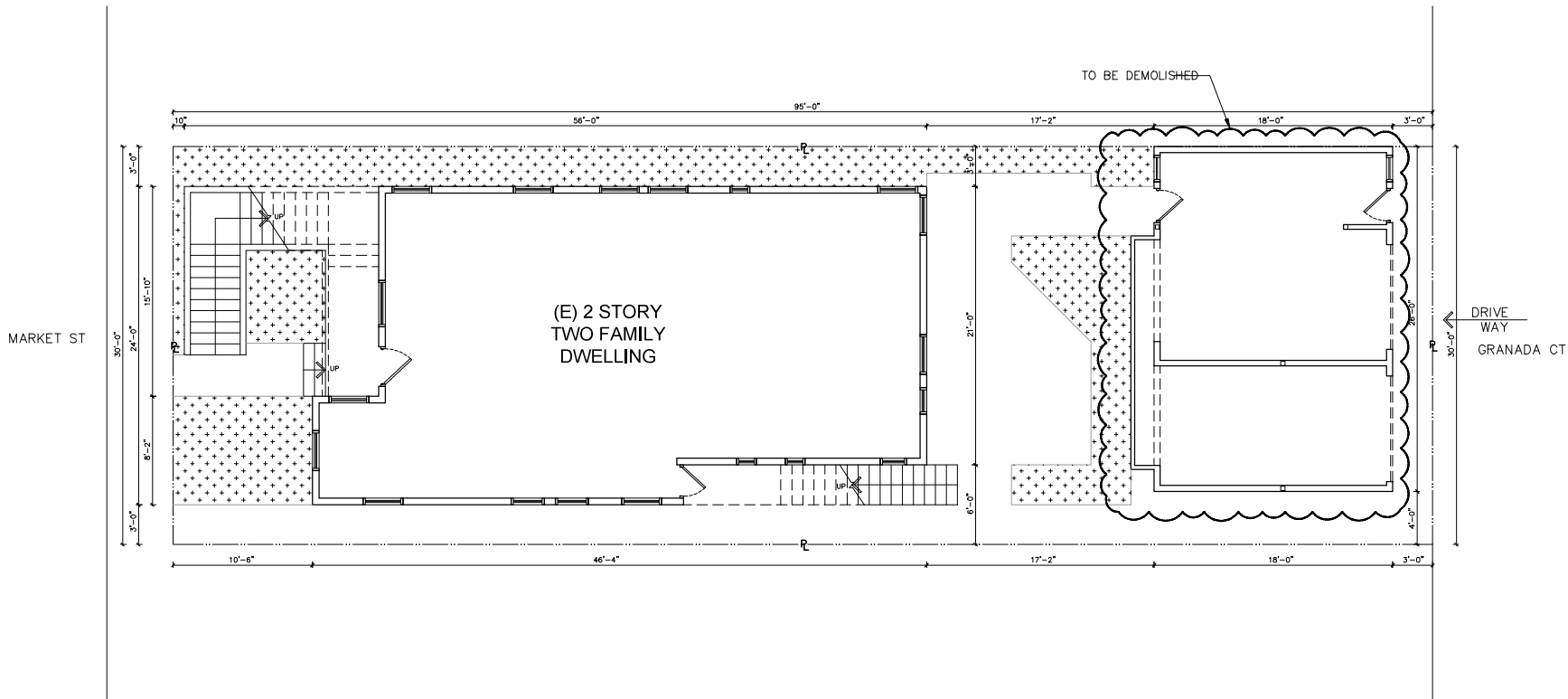
8. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR (6109 OF LABC).

9. FOR EXISTING POOL ON SITE, PROVIDE AN-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE DWELLINGS PER ASSEMBLY BILL (AB) NO.2977 (3162 B).

10. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325 (R309.4)

11. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS (R314.2)
12. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R315.2.).

13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL (R303.1).



SCALE :
1/4" = 1'-00"

LEGEND:

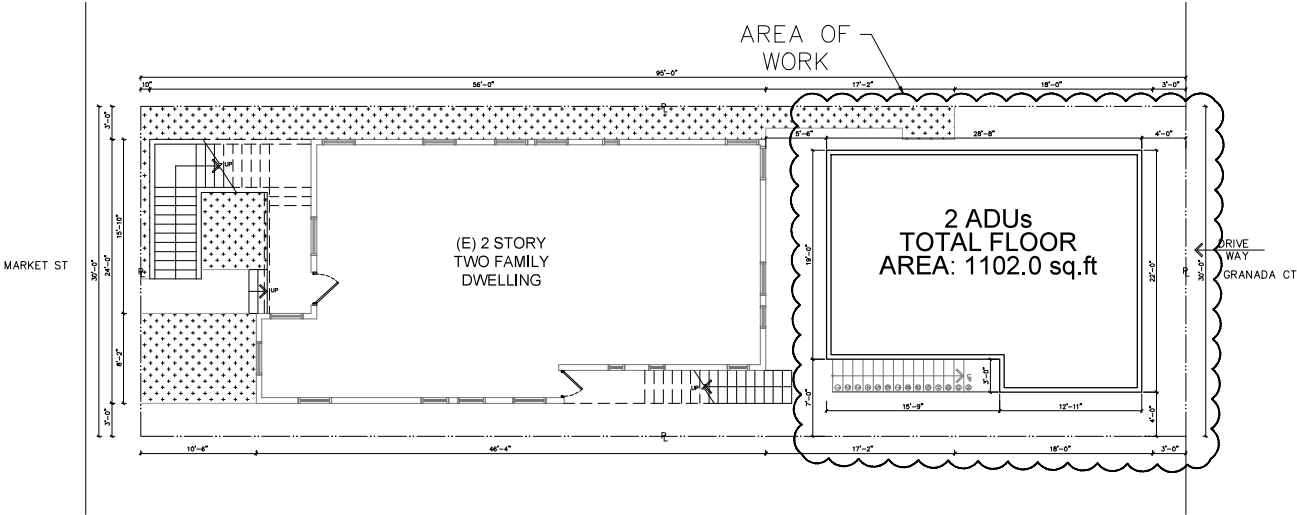
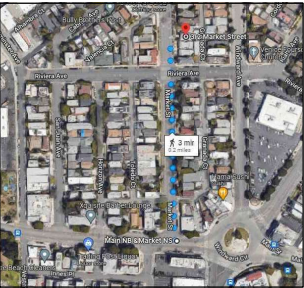
- PROPERTY LINE
- BUILDING LINE

EXISTING LANDSCAPE

PROPOSED SITE PLAN

SITE NOTES

1. ALL OVERHEAD UTILITIES (ELECTRICAL, TELEPHONE, CABLE, ETC) SHALL BE PLACED UNDERGROUND PER CITY OF LOS ANGELES B CODE 7.04.820.
 2. ALL UTILITY LINES SHALL BE INSTALL BELLOW GROUND WITH TRENCH DAMS, IF UNDERGROUND SERVICE IS ONT CURRENTLY AVAILABLE, THEN PROVISION SHALL BE MADE FOR FUTURE UNDERGROUND SERVICES.
 3. FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET, (1804.3)
 4. WATER SHALL BE DIRECT TO THE STREET WITH 2% SLOPE MIN.
 5. BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
 6. ALL IMMEDIATE GROUND AREAS AFFECTED BY NEW IMPROVEMENTS SHALL BE GRADED AWAY FROM WALL FOUNDATION AND ADJACENT PROPERTIES.
 7. WATER SHALL BE DRAINED AWAY FROM THE FOUNDATION TO PROTECT THE FOUNDATION WALL AND FOOTING OF THE PROPOSED IMPROVEMENTS.
 8. ALL UNDERGROUND PIPES FROM DOWNSPOUTS AND AREA DRAINS HAVE AN ACCEPTABLE SLOPE LEADING TO THE INFILTRATION PIT AND OVERFLOW TO STREET CURB.
 9. NEW PROPOSED IMPROVEMENTS SHALL NOT OBSTRUCT DRAINAGE OR DRAIN INTO NEIGHBORING PRIVATE PROPERTIES.
 10. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH MIN. FALL OF 6 INCHES WITHIN THE FIRST 10 FEET.
 11. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE REIDLY 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.
 12. 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).
 13. 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)
 14. FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATE, FORM GRN 12, SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL.
 15. A VAPOR BARRIER SHALL BE PROVIDED IN DIRECT CONTRACT WITH CONCRETE FOR THE PROPOSED SLAB ON GRADE CONSTRUCTION.
- ADU IS LOCATED WITHIN ½ MILE WALKING DISTANCE FROM A BUS OR RAIL STOP.

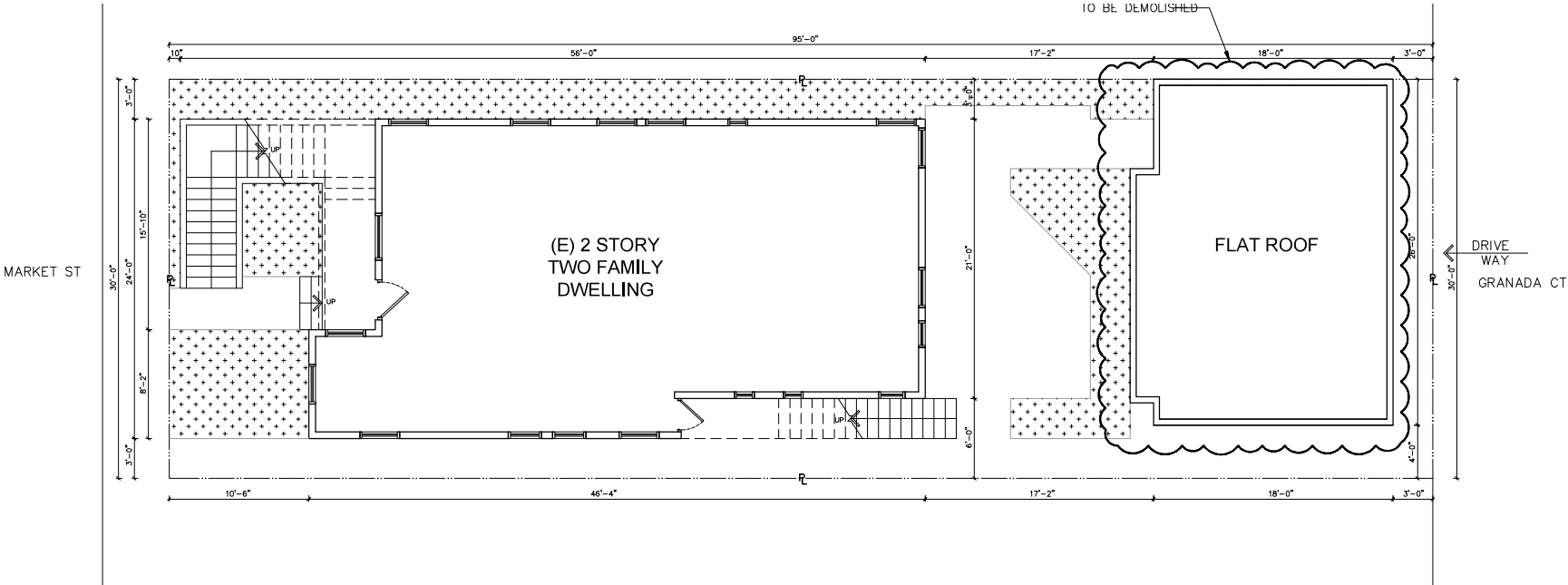


SCALE:
3/16" = 1'-00"

LEGEND: ——— PROPERTY LINE
————— BUILDING LINE

EXISTING LANDSCAPE

EXISTING ROOF PLAN



SCALE:
1/4"=1'-00"

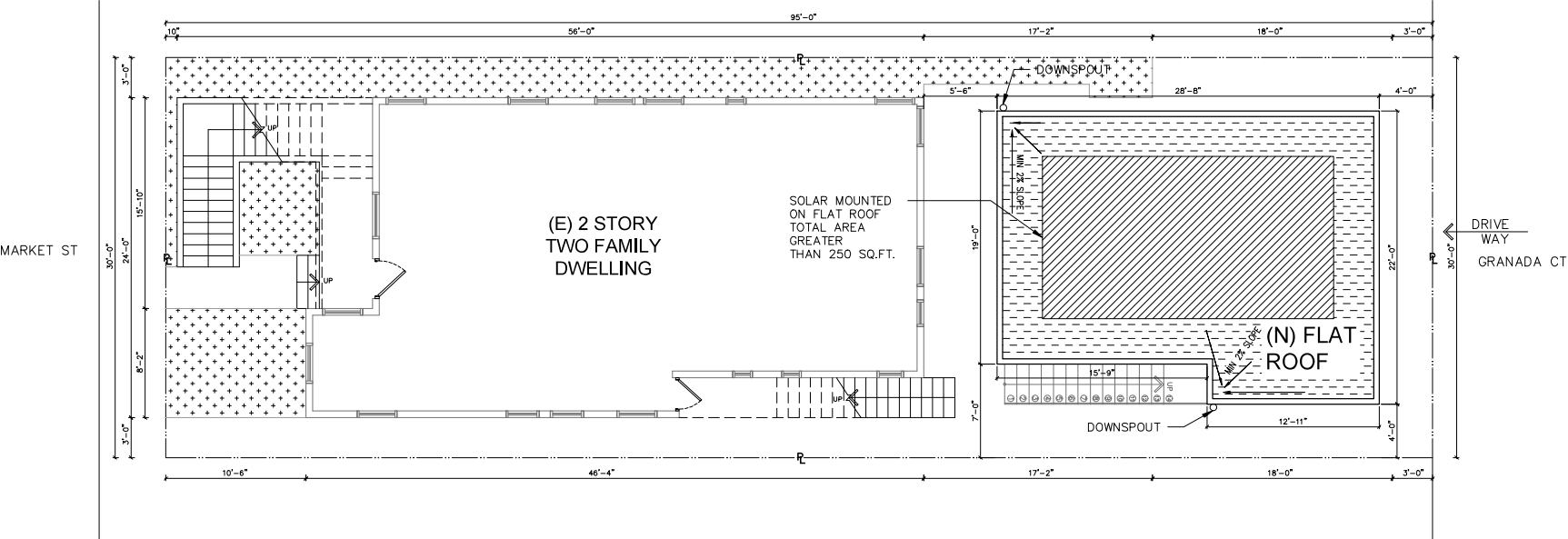
LEGEND: ——— PROPERTY LINE
————— ROOF LINE

PROPOSED ROOF PLAN

ROOF INFORMATION

- 1. THE QUALITY AND DESIGN OF ROOFING MATERIALS AND THEIR FASTENING DEVICES SHALL CONFORM TO THE APPLICABLE STANDARDS LISTED IN CHAPTER 35, PART II (1507.1).
- 2. ALL MATERIALS SHALL BE DELIVERED IN PACKAGES BEARING THE MANUFACTURERS LABEL OR IDENTIFYING MARK.
- 3. THE ROOFING INSTALLER SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE WATERPROOF INSTALLATION INCLUDING ALL NECESSARY FLASHING, GAPS, PIPE JACKS, OPENING PROTECTION AND SEALANTS. ALL ROOFING SHALL COMPLY WITH NRCA STANDARDS AND UBC CHAPTER 13.
- 4. PARAPET DIMENSION SHOWN FROM FACE OF FINISH U.O.N.
- 5. DOWNSPOUTS ARE SIZED EITHER FOR UPC CODE AVERAGE 6"/HOUR RAINFALL OR PRIOR TO INSTALLATION.
- 6. ALL/ANY PENETRATIONS SHALL BE MINIMUM 18" AWAY FROM AIR CONDITIONING UNITS AND MINIMUM 18" FROM OTHER PENETRATIONS.
- 7. VENTS THROUGH ROOF SHALL BE INSTALLED 10'-0" FROM AND TERMINATED 3'-0" ABOVE ANY FRESH AIR INTAKES.
- 8. THE MAIN ELECTRICAL SERVICE PANEL SHALL A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC" (4.211.4 ENERGY CODE AND 110.10 LAFD REQUIREMENT N096).

COOL ROOF

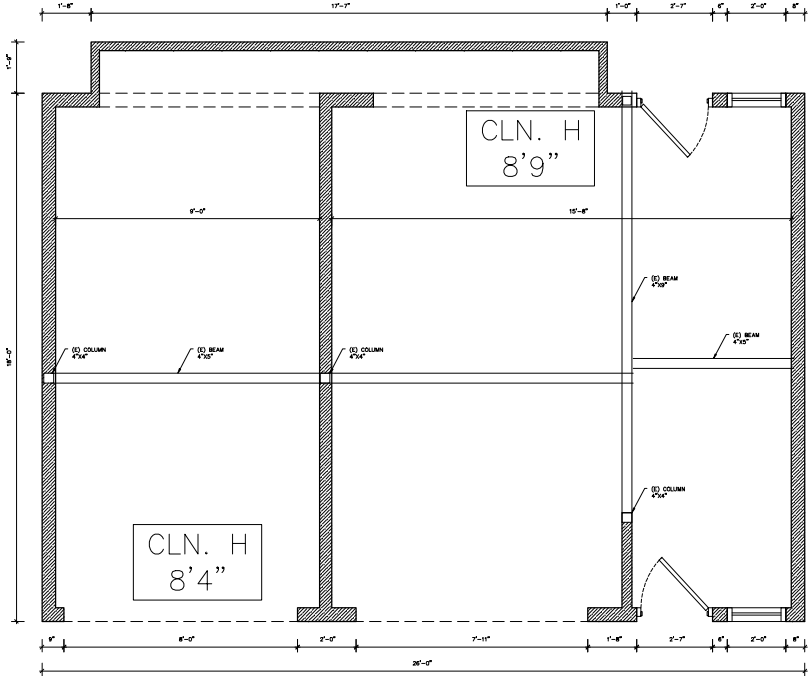


SCALE :
1/4" = 1'-00"

LEGEND: ——— PROPERTY LINE
————— ROOF LINE

NEW ROOF/ CLASS A
AREA: 542.0 SQ.FT.

EXISTING FLOOR PLAN



SCALE:
1/2" = 1'-0"

LEGEND: — PROPERTY LINE

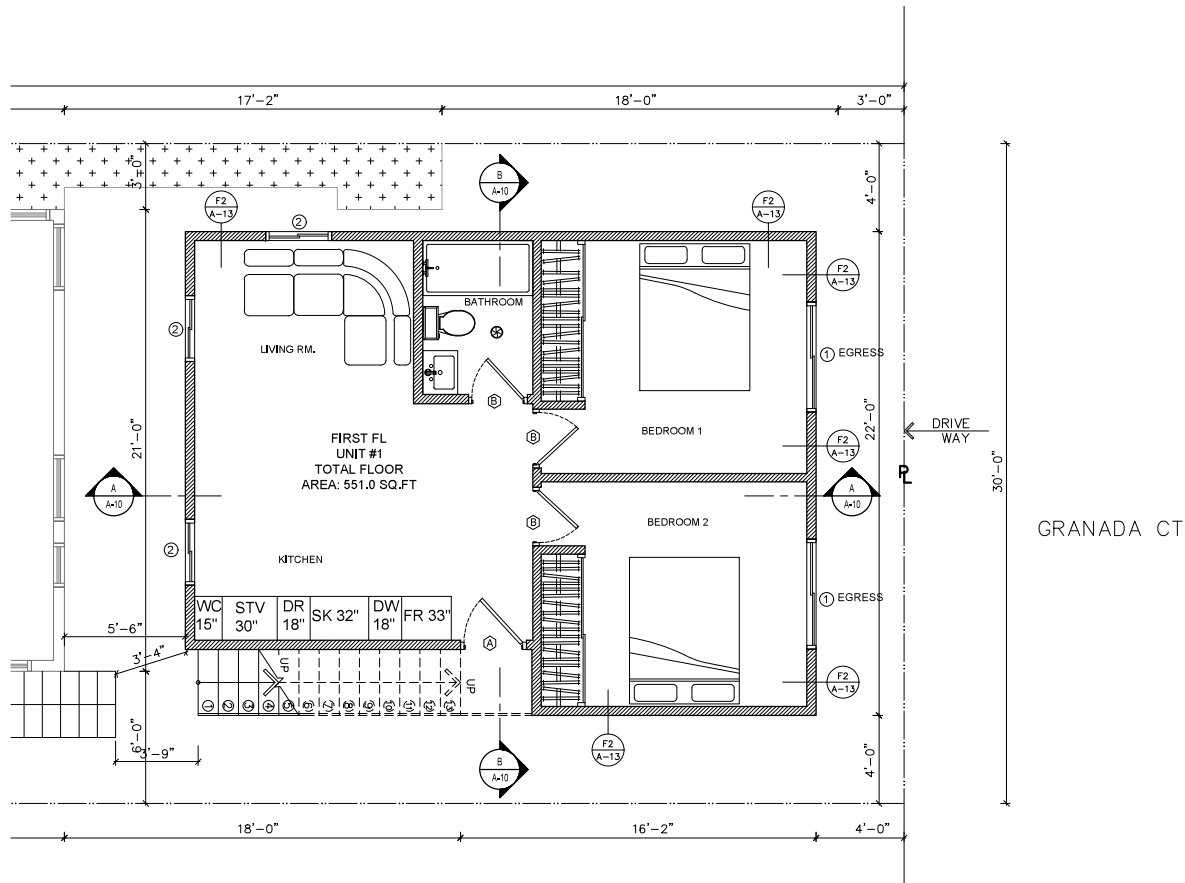
■ EXISTING WALL

▨ DEMOLISHED WALL

PROPOSED FIRST FLOOR PLAN

PLAN GENERAL NOTES

1. WINDOW AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
2. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.
3. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.
4. ALL WINDOWS WITH 24" OF DOOR SHALL BE TEMPERED.
5. ALL HABITABLE ROOMS, EXCEPT BATHROOMS AND LAUNDRIES REQUIRE NATURAL VENTILATION BE MEANS OF OPERABLE WINDOWS @ 1/2 OF THE ROOF AREA OF THE ROOM OR 5 SQ.FT. MINIMUM (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION).
6. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHEN AND LAUNDRY REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/6 OF THE FLOOR AREA OF THE ROOM OR 10 SQ.FT. MINIMUM.
7. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAN 1.5' BELOW THE THRESHOLD.
8. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NOISE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
9. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N.
10. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
 - A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
 - B. UNFIRE HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION RAVALUE.
 - C. PIPING, WHETHER BURIED OR UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER HEATING SYSTEM, COOLING SYSTEM PIPING BELOW 55° F, AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 1-1.
 - D. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION, (TITLE 24, PART6, CHAPTER 7, SECTION 15000).
11. CERTIFICATES OF INSTALLATION (CF2R-ENV,CF2R4TG) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
12. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT.
13. A COPY PF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
14. CARBON MONOXIDE ALARM IS REQUIRED PER (420.6, R315)
15. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE, (1210.2.2, 2406.4.5, R307.2, R308.4)
16. WATER HEATER MUST BE STRAPPED TO WALL, (507.3 & LAPC)



SCALE
1/4" = 1'-0"

LEGEND:

PROPERTY LINE

NEW WALL

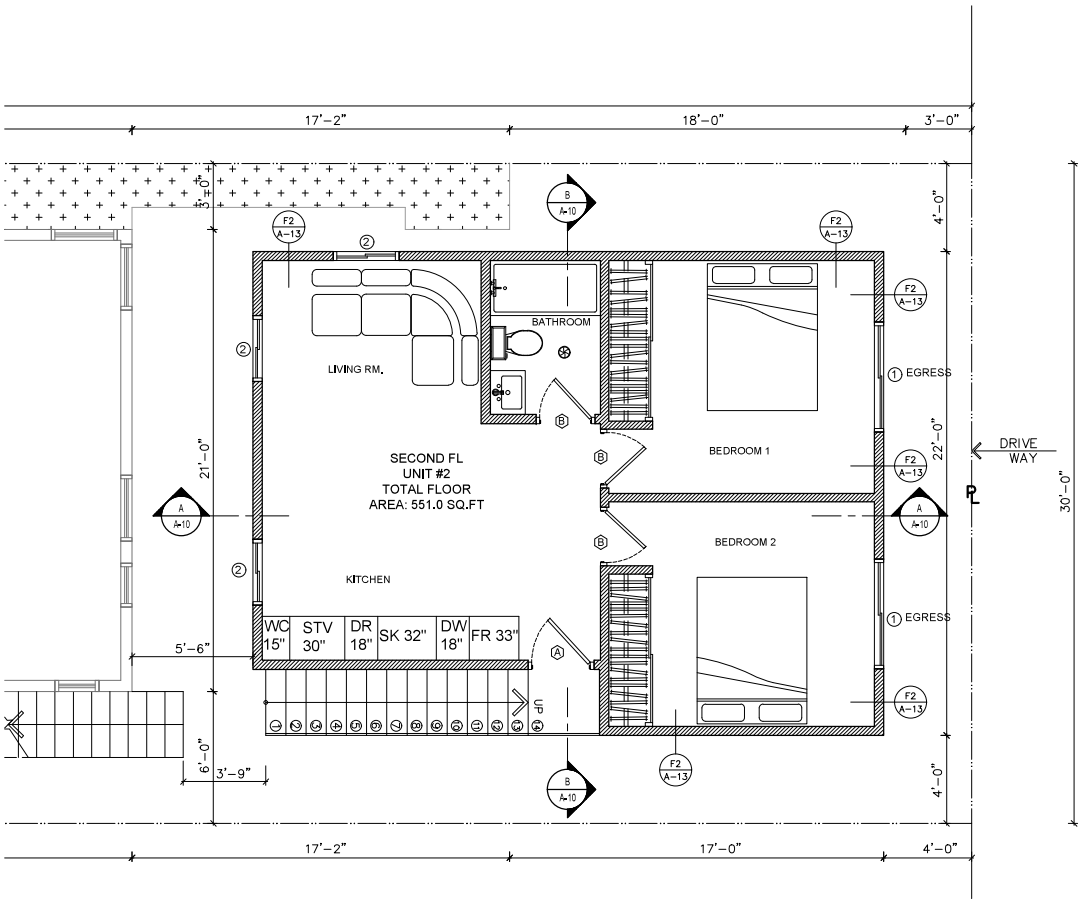
MECHANICAL VENT. ENERGY STAR WITH HUMIDISTAT 50 CFM DIRECTLY TO OUTSIDE OF BUILDING

SMOKE DETECTOR PLUS CARBON MONOXIDE DETECTOR UNIT HARD WIRED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL

PROPOSED SECOND FLOOR PLAN

PLAN GENERAL NOTES

1. WINDOW AT SHOWERS/TUBS SHALL BE TEMPERED, IF LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
2. PROVIDE INSECT SCREEN FOR ALL OPERABLE WINDOWS AND SLIDING/FRENCH DOORS.
3. PROVIDE A MINIMUM SHOWER AREA OF 1024 SQ. INCHES WITH A 30" DIAMETER, CLEAR TURNING CIRCLE.
4. ALL WINDOWS WITH 24" OF DOOR SHALL BE TEMPERED.
5. ALL HABITABLE ROOMS, EXCEPT BATHROOMS AND LAUNDRIES REQUIRE NATURAL VENTILATION BE MEANS OF OPERABLE WINDOWS @ $\frac{1}{8}$ OF THE ROOF AREA OF THE ROOM OR 5 SQ.FT. MINIMUM (NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION).
6. ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHEN AND LAUNDRY REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ $\frac{1}{8}$ OF THE FLOOR AREA OF THE ROOM OR 10 SQ.FT. MINIMUM.
7. ALL DOORS MUST OPEN OVER A LANDING NO MORE THAN 1.5" BELOW THE THRESHOLD.
8. ALL HEATING AND/OR COOLING SYSTEMS OTHER THAN WOOD STOVES SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM OR OTHER SETBACK MECHANISM APPROVED BY THE EXECUTIVE DIRECTOR OF THE CALIFORNIA ENERGY COMMISSION THAT SHUTS THE SYSTEM OFF DURING PEAK PERIODS OF NONUSE AND THAT ALLOWS THE BUILDING OCCUPANTS TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
9. ALL DOOR JAMBS TO BE 4" AWAY FROM CORNER OF WALL, U.O.N.
10. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
 - A. STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR <0.58 SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSULATED THERMAL RESISTANCE OF R-12 OR GREATER.
 - B. UNFIRE HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-6 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE.
 - C. PIPING, WHETHER BURIED OR UNBURIED, FOR RECIRCULATING SECTIONS OF DOMESTIC HOT WATER SYSTEMS, PIPING FROM THE HEATING SOURCE TO THE STORAGE TANK FOR AN INDIRECT-FIRED DOMESTIC WATER HEATING SYSTEM, COOLING SYSTEM PIPING BELOW 55° F, AND THE FIRST FIVE FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK FOR NON-RECIRCULATING SYSTEMS SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH TABLE 1-7.
 - D. SOLAR WATER-HEATING SYSTEMS AND/OR COLLECTORS SHALL BE CERTIFIED BY THE SOLAR RATING AND CERTIFICATION CORPORATION, (TITLE 24, PARTS, CHAPTER 7, SECTION 150.0).
11. CERTIFICATES OF INSTALLATION (CF2R-ENV, CF2R-LTG) SHALL BE COMPLETED BY THE APPLICABLE CONTRACTORS INSTALLING ENERGY FEATURES. WHEN COMPLIANCE REQUIRES HERS FIELD VERIFICATION AND OR TESTING, ALL CF2R FORMS SHALL BE SUBMITTED ELECTRONICALLY TO AN APPROVED HERS PROVIDER DATA REGISTRY. THE CF2R FORMS SHALL BE POSTED AT THE JOB SITE IN A CONSPICUOUS LOCATION.
12. CERTIFICATE OF VERIFICATION (CF3R) SHALL BE COMPLETED, REGISTERED, AND SIGNED/CERTIFIED BY THE HERS RATER. THE REGISTERED CF3R FORM SHALL BE MADE AVAILABLE TO THE BUILDING DEPARTMENT.
13. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM ENERGY CODE SECTION 110.10(B) THROUGH 110.10(D) SHALL BE PROVIDED TO THE OCCUPANT.
14. CARBON MONOXIDE ALARM IS REQUIRED PER (420.6, R315)
15. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.



GRANADA C



SCALE:
3/8" = 1'-0"

LEGEND:

— PROPERTY LINE

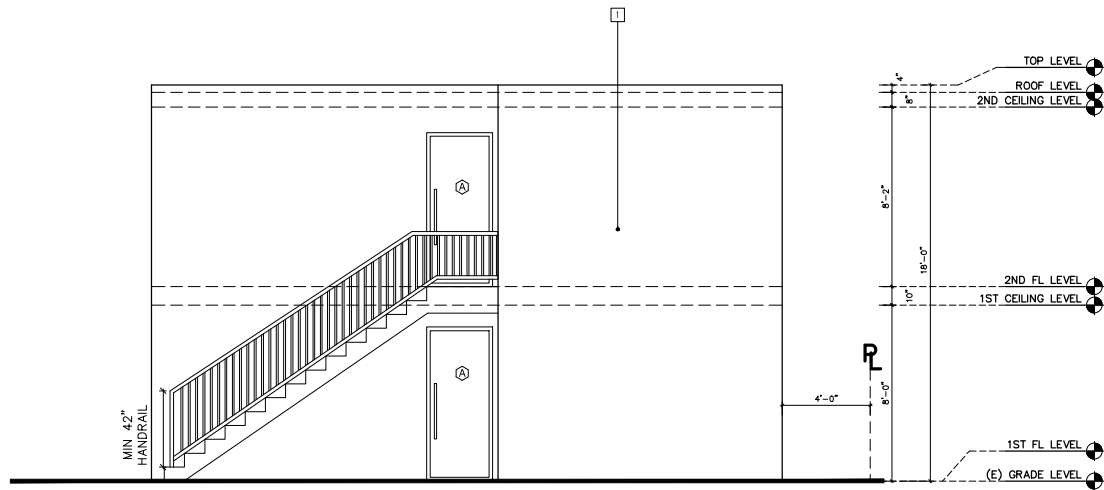
■ NEW WALL

⊗ MECHANICAL VENT. ENERGY STAR WITH HUMIDISTAT 50 CFM
DIRECTLY TO OUTSIDE OF BUILDING

⊙ SMOKE DETECTOR PLUS CARBON MONOXIDE DETECTOR UNIT
HARD WIRED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL

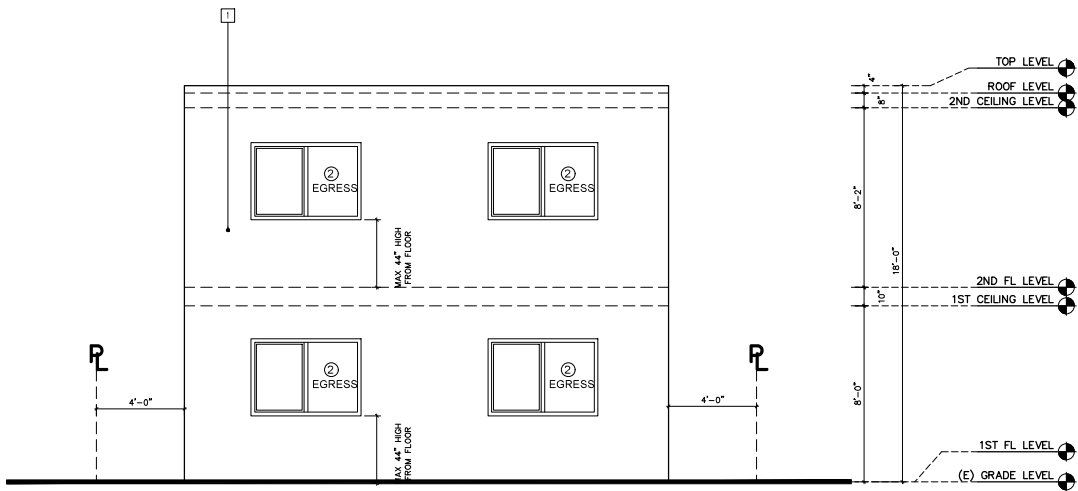
PROPOSED ELEVATIONS

SOUTH ELEVATION



SCALE :
3/8" = 1'-00"

EAST ELEVATION



NOTES:

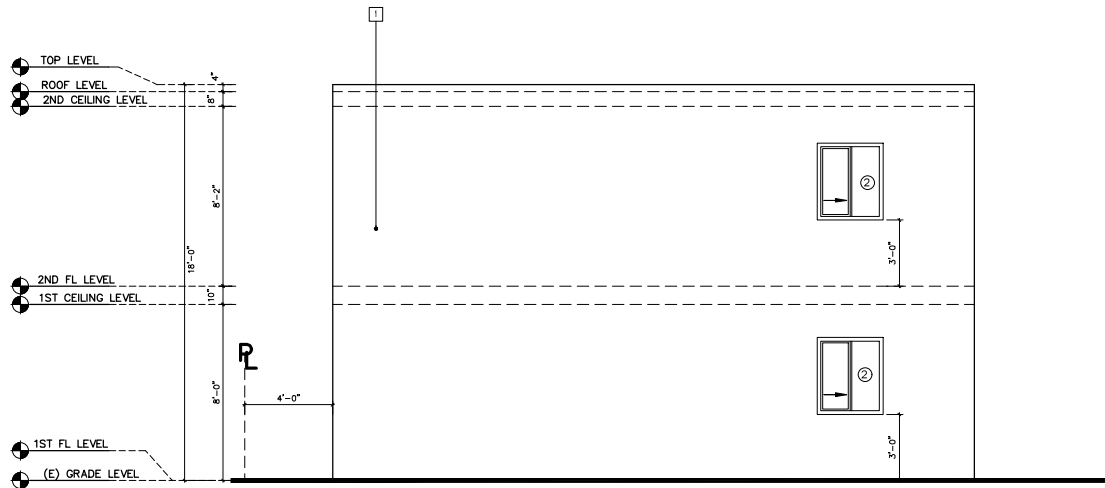
1. ALL DIMENSIONS SHOWN ARE FROM FINISH FLOOR ELEVATIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH STRUCTURAL DRAWINGS AND CONTACT DESIGNER IF ANY DISCREPANCY EXISTS.
3. GLASS IN ALL EXTERIOR APPLICATIONS SHALL WITHSTAND THE LOADS FOR CLADDING PER CBC SECTION 2403. DESIGN SHALL RESIST WIND LOAD OF 20 PSF.
4. GLASS AND GLAZING SHALL COMPLY WITH CBC CHAPTER 24.
5. GLASS SHALL BEAR THE MANUFACTURERS LABEL DESIGNATING TYPE AND THICKNESS OF GLASS PER CBC SECTION 2402.

LEGEND:

- 1 NEW STUCCO FINISH COLOR MATCH TO THE EXISTING

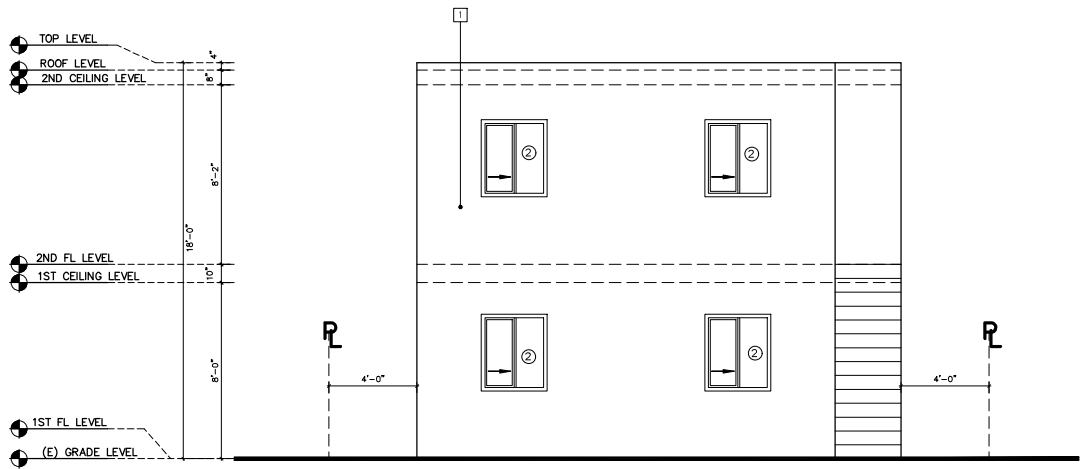
PROPOSED ELEVATIONS

NORTH ELEVATION



SCALE :
3/8" = 1'-00"

WEST ELEVATION



NOTES:

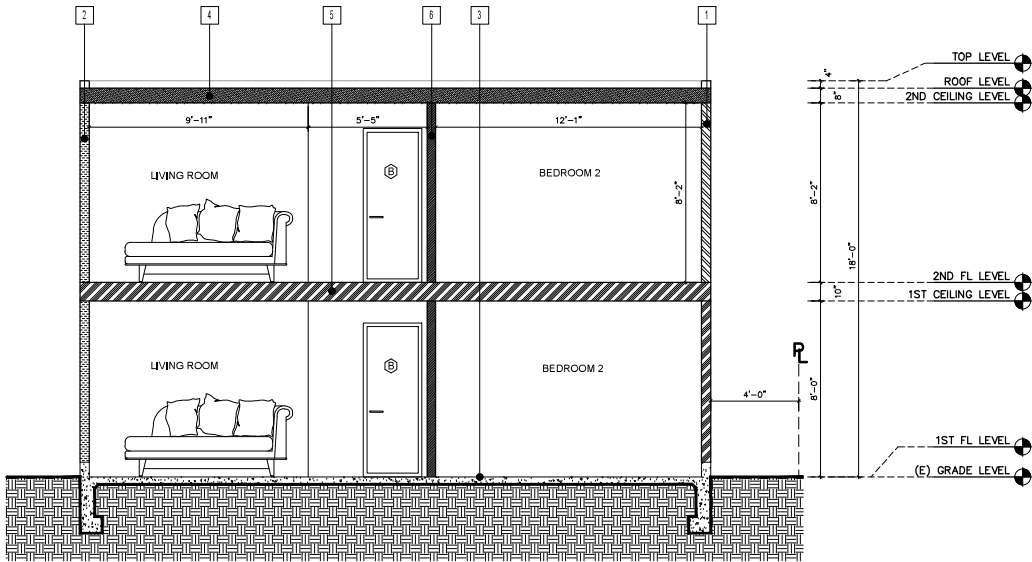
1. ALL DIMENSIONS SHOWN ARE FROM FINISH FLOOR ELEVATIONS.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH STRUCTURAL DRAWINGS AND CONTACT DESIGNER IF ANY DISCREPANCY EXISTS.
3. GLASS IN ALL EXTERIOR APPLICATIONS SHALL WITHSTAND THE LOADS FOR CLADDING PER CBC SECTION 2403. DESIGN SHALL RESIST WIND LOAD OF 20 PSF.
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LEGEND:

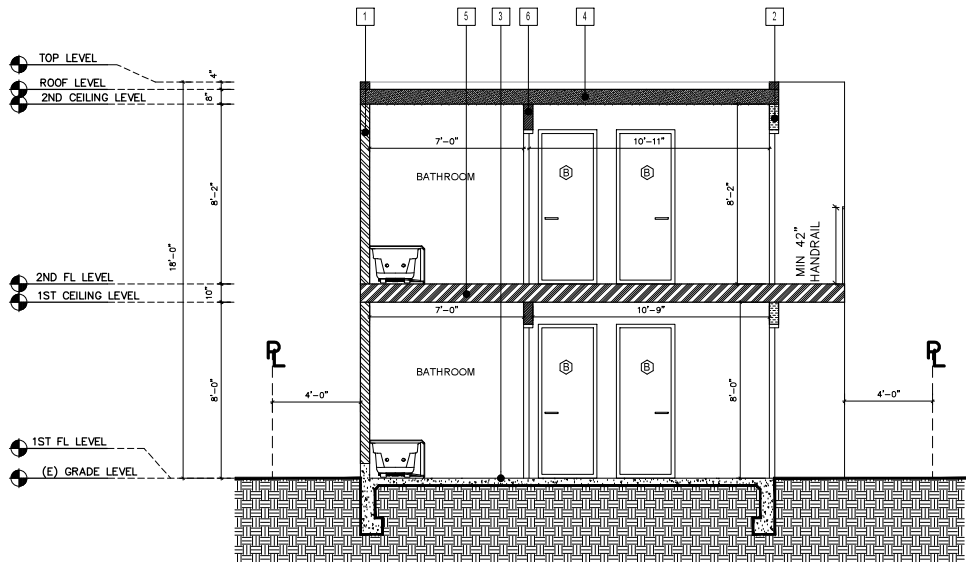
- 1 NEW STUCCO FINISH COLOR MATCH TO THE EXISTING

PROPOSED SECTIONS

SECTION A-A



SECTION B-B



LEGEND:

- 1 NEW STC-50 / 1 HOUR FIRE RATED EXTERIOR WALL / SEE DETAIL (1) A-4 / R-15 INSULATION
- 2 NEW EXTERIOR WALL
- 3 (N) SLAB ON GRADE
- 4 NEW ROOF R-30 INSULATION
- 5 NEW STC-50 / IIC-50 / 1 HOUR FIRE RATED CEILING / R-30 INSULATION CEILING / SEE DETAIL (2) A-4
- 6 NEW INTERIOR WALL

DOOR & WINDOW SCHEDULE

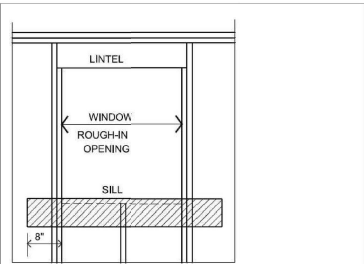
DOOR:

MARK	TYPE	WIDTH	HEIGHT	MATERIAL	TEMPERED	FRAME MATERIAL	FIRE RATED	DESCRIPTION	REMARKS
(A)	ENTRANCE DOOR	36"	84"	WOOD		WOOD		2- ENTRANCE	
(B)	INTERIOR DOOR	32"	84"	WOOD		WOOD		4- BEDROOMS, 2-BATHROOMS	

WINDOW:

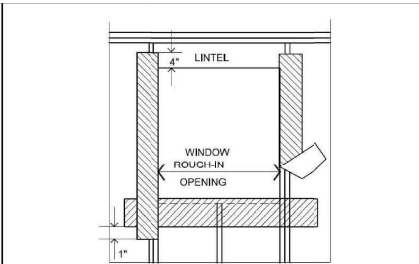
MARK	TYPE	WIDTH	HEIGHT	GLASS	TEMPERED	SHGC FACTOR	U FACTOR	DESCRIPTION	REMARKS
①	SLIDING WINDOW	72"	42"	LOW-E-GLASS		0.22	0.27	4-BEDROOMS	4- EGRESS
②	SLIDING WINDOW	36"	42"	LOW-E-GLASS		0.22	0.27	4-LIVING ROOM, 2-KITCHEN AREA	

WINDOW & ROOF FLASHING DETAIL



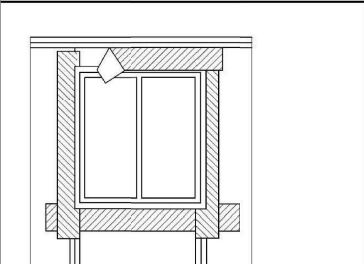
Step 1

ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL; EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL BUILDING PAPER OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER DRIVEN STAPLES.



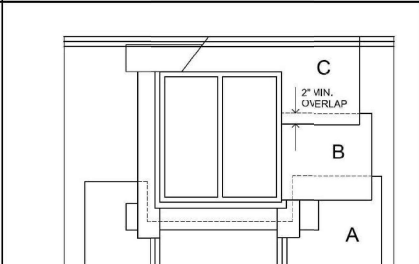
Step 2

ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH JAMB FRAMING. START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.



Step 3

INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.



Step 4

COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP. CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF OPENING (SHOWN AS DASHED LINE). DO NOT CUT BUILDING PAPER HORIZONTALLY SO THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL SUCCESSIVE LINES OF BUILDING PAPER (B, C, D, ETC) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

WINDOW & ROOF FLASHING DETAIL

10 ROOF VALLEY FLASHING DETAILS

Most roof leaks can occur where water is channelled off the roof or where the roof abuts a vertical wall or chimney. At these points, metal valleys and flashings are used to assist the Certi-label shakes and shingles in keeping the structure sound and dry.

Structural members that join a roof should also be flashed at all intersecting angles to prevent leakage. Step flashing should extend under the Certi-label shakes and shingles, up the vertical surface, (one flashing installed on each course concealed under the covering course) and should be covered by a second layer of flashing (counter-flashing).

Flashing should be pre-painted both sides using a good metal or bituminous paint (Figure 13a). Flashing strips which must be bent to sharp angles should be painted after bending. Metal flashing with baked-on enamel coating is available in some areas.

Different flashing metals are available in different areas depending on climatic variations. It is good practice to use metals that have proven their reliability under the specific conditions to be encountered. It is important that metal flashing have the same longevity as Western Red Cedar. Check with your local building official for their preference in your area.

Valleys: Certi-label Shingles

For roofs with slopes of 12:12 or greater, valley flashing should extend not less than 8" on each side of the valley centerline. For roof slopes less than 12:12, flashing should extend not less than 11" each side. Valley flashing should be center-crippled, painted, galvanized steel or aluminum. Valley metal should be underlaid with minimum Type 30 roofing felt. Shingles should not be applied with their grain parallel to the valley centerline and those extending into the valley should be cut at the correct angle (Figure 13b).

Valleys: Certi-label Shakes

On shake roofs it is recommended that a strip of Type 30 roofing felt be installed over the sheathing and under the metal valley. Metal valleys should be center-crippled, painted, galvanized steel or aluminum and should extend not less than 11" on each side of the valley centerline. In some areas, however, flashing width requirements may differ and local building codes should be consulted. Shakes should not be applied with their grain parallel to the valley centerline and those extending into the valley should be cut at the correct angle (Figure 13d).

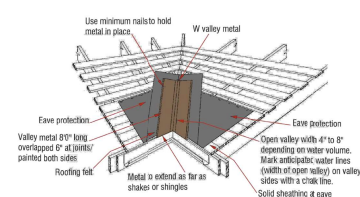


Figure 13a: Valley Metal

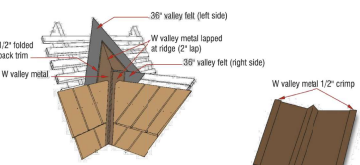


Figure 13b: Typical Saddle Flashing Detail

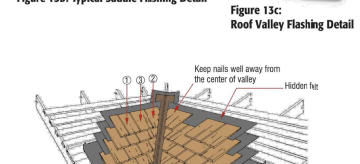


Figure 13c: Roof Valley Flashing Detail

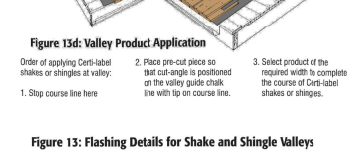


Figure 13d: Valley Product Application

Order of applying Certi-label shakes or shingles at valley:

1. Stop course line here
2. Place pre-cut piece so that cut-angle is positioned on the valley gable chalk line with tip on course line.
3. Select product of the required width to complete the course of Certi-label shakes or shingles.

Figure 13: Flashing Details for Shake and Shingle Valleys

NOTES:

1. ALL REQUIRED EXIT DOORS SHALL BE NOT LESS THAN 3' WIDE 6'-8" HEIGHT, SHALL HAVE A CLEAR EXIT WAY WIDTH OF NOT LESS THAN 32" AND SHALL BE CAPABLE OF OPENING 90 DEGREES. THE MAXIMUM DOOR LEAF WIDTH IS 4' WHEN SERVING AN OCCUPANT LOAD OF 10 OR MORE.
2. EXIT WAY DOOR WIDTH SHALL NOT BE LESS THAN 32 INCHES AND SHALL BE CAPABLE OF OPENING 90°.