

CONTACT LIST	
OWNER:	2808 S MAPLE AVE LOS ANGELES, CA 90011
ARCHITECT:	R HANNA ARCHITECTS, INC. REMCH HANNA 25101 THE OLD ROAD #145 SANTA CLARITA CA 91381 (818) 671-7477 rhanna@rhannaarchitects.com
STRUCTURAL ENGINEER:	ALPHA ENGINEERING & CONSULTING, INC. 24307 MAGIC MOUNTAIN PKWY, #1040 VALENCIA, CA 91355 (818) 426-8144 mwassef@alphaengconsulting.com

SCOPE OF WORK	
NEW TWO DUPLEXES	

PROJECT INFORMATION	
OCCUPANCY GROUP:	R2/U
CONSTRUCTION TYPE:	VB
SPRINKLERED:	YES NFPA 13R
HEIGHT:	

ARCHITECTURAL SHEET LIST	
Sheet Number	Sheet Name
A-0.0	COVER SHEET / SITE PLAN
A-0.1	GENERAL NOTES AND SPECIFICATIONS
A-0.2	CALGREEN
A-0.3	GROUND FLOOR PLANS
A-1.0	PROPOSED 1ST FLOOR PLAN
A-1.1	PROPOSED 2ND & 3RD FLOOR PLANS
A-1.2	ROOF PLAN
A-2.0	PROPOSED ELEVATIONS
A-2.1	PROPOSED ELEVATIONS
A-3.0	BUILDING SECTION
A-4.0	FIRE RATED ASSEMBLIES
A-5.0	STAIR DETAIL
T24 -1	TITLE 24 PART 6 ENERGY CALCULATIONS
T24 -2	TITLE 24 PART 6 ENERGY CALCULATIONS
T24 -3	TITLE 24 PART 6 ENERGY CALCULATIONS

STRUCTURAL SHEET LIST	
S001	GENERAL NOTES
S002	GENERAL NOTES
S101	FOUNDATAION AND 1ST FLOOR FRAMING BLDG 1
S102	FOUNDATAION AND 1ST FLOOR FRAMING BLDG 2
S201	2ND FLOOR AND ROOF FRAMING PLANS BLDG1
S202	2ND FLOOR AND ROOF FRAMING PLANS BLDG2
SD-1	DETAILS
SD-2	DETAILS
SD-3	DETAILS
SD-4	DETAILS

PROJECT AREA TABULATION				
	SCHOOL FEES S.F.	LABC S.F.	LAMC S.F.	
UNIT 101	838	1,405	773	
UNIT 102	838	1,405	773	
UNIT 201	1,170	1,718	1,046	
UNIT 202	1,170	1,718	1,046	
TOTAL BLDG. 1	1,676	2,810	1546	
TOTAL BLDG. 2	2,340	3,436	2,092	
TOTAL FLOOR AREA	4,016	6,246	3,638	



City of Los Angeles Department of City Planning	
9/26/2022 PARCEL PROFILE REPORT	
PROPERTY ADDRESSES	Address/Legal Information
2806 S MAPLE AVE	PIN Number 120A207 350
2806 S MAPLE AVE	Lot/Parcel Area (Calculated) 4,800.0 (sq ft)
2806 1/2 S MAPLE AVE	Thomas Brothers Grid PAGE 674 - GRID D1
	Assessor Parcel No. (APN) 5128008002
	Tract SHAFER AND LANTERMAN'S SUBDIVISION OF THE MONTAQUE TRACT
ZIP CODES	Map Reference M R 19-76
90011	Block G
	Lot 2
	Arb (Lot Cut Reference) 1
	Map Sheet 120A207
RECENT ACTIVITY	Jurisdictional Information
None	Community Plan Area Southeast Los Angeles
	Area Planning Commission South Los Angeles
	Neighborhood Council South Central
	Council District CD 9 - Curren D. Price Jr.
	Census Tract # 2267.01
	LADBS District Office Los Angeles Metro
CASE NUMBERS	Permitting and Zoning Compliance Information
CPC-2010-2772-CRA	Administrative Review None
CPC-2008-1553-CPU	Planning and Zoning Information
CPC-1990-346-CA	Special Notes None
CPC-1986-627-GPC	Zoning R3-1
CPC-1983-508	Zoning Information (Z) Z1-1231 Specific Plan: South Los Angeles Alcohol Sales
CPC-12238	Z1-2452 Transit Priority Area in the City of Los Angeles
ORD-171682	Z1-2374 State Enterprise Zone: Los Angeles
ORD-167449-SA615	General Plan Land Use Medium Residential
ORD-162128	General Plan Note(s) Yes
ORD-121062	Hillside Area (Zoning Code) No
ENV-2013-3392-CE	Specific Plan Area SOUTH LOS ANGELES ALCOHOL SALES
ENV-2008-1780-EIR	Subarea None
	Special Land Use / Zoning None
	Historic Preservation Review No
	Historic Preservation Overlay Zone None
	Other Historic Designations None
	Other Historic Survey Information None
	Mills Act Contract None
	CDO: Community Design Overlay None
	CPIO: Community Plan Imp. Overlay None
	Subarea None
	CUGU: Clean Up-Green Up None
	HCR: Hillside Construction Regulation No
	NSO: Neighborhood Stabilization Overlay No
	POD: Pedestrian Oriented Districts None
	RBP: Restaurant Beverage Program Eligible Area None
	RFA: Residential Floor Area District None

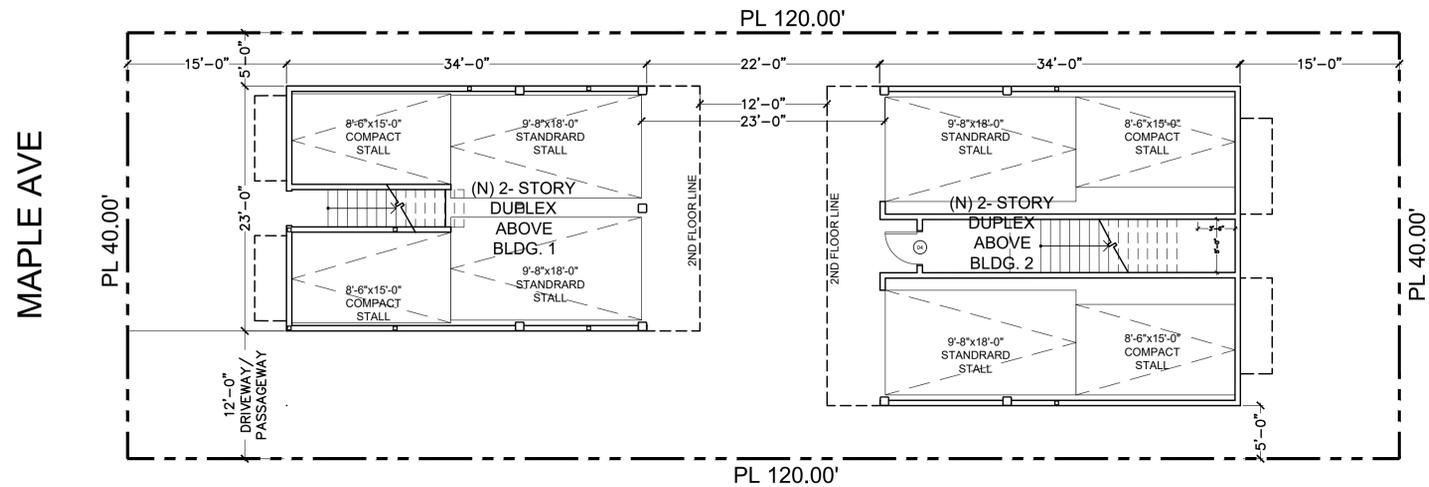
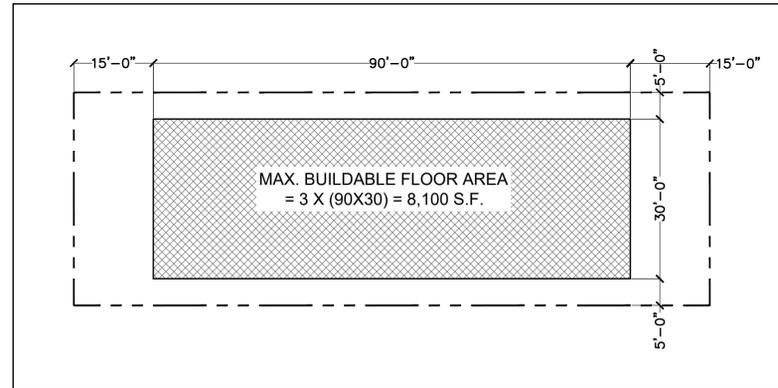
RIO: River Implementation Overlay	No
SN: Sign District	No
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Exempt (Prior to 2/17/21)
Transit Oriented Communities (TOC)	Tier 2
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	No
500 Ft Park Zone	No
Assessor Information	
Assessor Parcel No. (APN)	5128008002
APN Area (Co. Public Works)*	0.110 (ac)
Use Code	0200 - Residential - Double, Duplex, or Two Units - 4 Stories or Less
Assessed Land Val.	\$111,730
Assessed Improvement Val.	\$20,808
Last Owner Change	03/10/2021
Last Sale Amount	\$300,003
Tax Rate Area	4
Deed Ref No. (City Clerk)	1399824
Building 1	
Year Built	1908
Building Class	D4
Number of Units	2
Number of Bedrooms	2
Number of Bathrooms	2
Building Square Footage	1,072.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	Yes [APN: 5128008002]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Hazardous Waste / Border Zone Properties	No
Methane Hazard Site	Methane Buffer Zone
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-1337Z)	No
Wells	None
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.86206584
Nearest Fault (Name)	Puente Hills Blind Thrust

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org (*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

zimas.lacity.org | planning.lacity.org

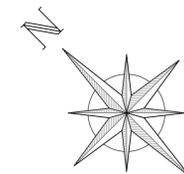
MAPLE NEW (2) DUPLEXES

2808 S. MAPLE AVE LOS ANGELES, CA 90011



SITE PLAN
SCALE: 1/8"=1'-0"

NOTE:
SITE IS NOT A LEGAL SURVEY, ALL
AREAS ARE APPROXIMATE AND
DIAGRAMMATIC.



25101 The Old Rd.
Suite 122
Stevenson Ranch, CA 91381
rhanna@rhannaarchitects.com

MAPLE 2 DUPLEXES
2808 S MAPLE AVE
LOS ANGELES, CA 90011

Project Title:

No.	Description	Date

COVER SHEET
SITE PLAN



Project NO: 2235
Date: 01-12-2023
Drawn By: RH
Sheet:

A-0.0

Scale: As indicated

GENERAL REQUIREMENTS / NOTES:

1. The intent of these documents (i.e. specifications, drawings, schedules) is to include all items necessary for the proper execution and completion of the work by the Contractor. These documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with these documents and reasonably inferable from them as being necessary to produce the intended results. Contractor shall execute the work in as expeditious a manner as possible. Contractor to submit construction schedule at start of project and provide monthly updates of progress and schedule.

Approval of a substitution by the Architect shall not be construed as a check for general conformance with the design concept of the work as expressed in the contract documents. The obligation to guarantee dimensions and quantities is solely that of Contractor. All drawings/specifications are additive and complement each other with related information Contractor to provide all trades/subcontractors all drawings and specifications and verify any discrepancies before proceeding with construction. Contact Architect immediately if any discrepancies are found.

The following notes pre minimum requirements if a more stringent specification or condition occurs on the consultant set of drawings the more stringent of the two will apply. Upon written approval by the Architect.

Contractor shall advise Architect and Owner in writing of any recommended changes to the following notes and specifications and shall submit written confirmation to Architect of any changes and receive Architect's written approval prior to ordering or installation.

The Architect will in no way be responsible for how the work is performed, safe in, on, or about the job site, manner and methods of performance or timeliness in the performance of the work.

2. "Contractor" refers to both the General Contractor, his agents and subcontractors. "Architect" refers to the Architect of record or his agent. Construction Documents refers to these General Requirement/Notes, Specifications, Drawings, Information/Instructions provided/ available to Bidders, Bid Forms and Supplements, Addenda, Contract Documents, Contract Forms, Conditions of the Contract, Modifications, and Supplemental Information and written directives provided by the Architect and Design Team/Consultants.

3. Contractor/subcontractors shall furnish and install all items necessary to complete the work in accordance with good building practice and industry standards whether specifically called for or not on the Construction Documents. Comply with all environmental control regulations in effect. Manufacturer recommendations on any product used on or in conjunction with this project shall be strictly followed unless they are in contradiction with the drawings and specifications. If this occurs notify Architect in writing immediately. The 2007 edition of the AIA Document A701 "Instruction to Bidders" is a part of the construction documents and shall govern the bidding process. The 1987 edition of the AIA Document A201 "General Conditions of the Contract for Construction" is a part of the construction documents and shall govern the work.

4. Contractor shall provide a jobsite fax and jobsite phone which shall be available for use 24 hours each day.

5. All construction and details shall be completed in full compliance with applicable Federal, State and local codes and requirements, including current Americans with Disabilities Act (ADA), and Title 24 energy requirements. It is the Contractor's ultimate responsibility to construct the project as per these codes.

6. Prior to finalizing contract prices, Contractor shall be responsible for reviewing and coordinating all notes and drawings to include any subcontract requirements or information which may not be indicated on subcontractor's sheets or notes, but which are indicated elsewhere in the construction documents.

7. Contractor shall verify all works, dimensions and details and report any discrepancies to the Owner and Architect prior to commencing work. During construction, the Owner and Architect are to be advised regarding any discrepancies in measurement, dimension, location or details prior to contractor's proceeding with that portion of the work.

8. Contractor shall consult representatives of local utilities, including gas, water, power, sewer, telephone and TV where applicable concerning locations and availability of utilities prior to commencing work or connecting utilities, and shall be responsible for any damage to existing utility lines.

9. Contractor shall verify on site the locations, depth and elevations of all existing utilities and services before performing any work. Work shall include all site work and utility hookups as conditions require. Contractor shall record locations and elevations of all existing and new utility lines, mains, and meters on site plan sepia and deliver to architect on completion of construction.

10. These construction documents are based on observation and documentation of existing conditions by the Architect, Surveyor, and/or from documents provided by the Owner. The Architect makes no claim to the accuracy of such observation. Should the Contractor encounter field conditions which vary from these construction documents and which effect the intent of these drawings or the contract sum, the Architect shall be notified immediately. Contractor shall visit the site and verify all conditions, dimensions and elevations and report all discrepancies to the Architect before the commencement of work. If the Contractor fails to report any such discrepancies to the Architect the cost of any corrective work which results from this failure shall be paid for by the Contractor at no cost to the Owner and/or Architect.

11. Written dimensions shall prevail over scaled dimensions on drawings. In no event is a dimension to be scaled off the drawings without prior approval from Architect. Contractor/subcontractors shall be held responsible for his/her work. All dimensions shall be field verify where possible. All dimensions are to face of stud/face of concrete wall unless otherwise indicated.

12. Details are intended to show final effect of parts of construction. Minor modifications may be required to suit particular job site dimensions or conditions and shall be included within the scope of the work and Construction Contract. Any modifications required in details are to be first reviewed and confirmed with the Architect prior to construction.

13. Contractor shall keep premises secure, clean, and hazard free. Contractor shall be responsible for maintaining his equipment, materials, and work in neat, clean, orderly, and safe condition at all times.

14. Contractor shall erect and maintain temporary barricades, waterproofing, and dust-proof partitions as needed for protection against accident, and shall continuously maintain adequate protection of his work and the Owner's property from damage or loss arising in connection with construction.

15. Trades shall furnish all labor, equipment, materials and services required to perform all work necessary, indicated, reasonable inferred, or required by any code with jurisdiction to complete their scope of work for a completed and properly job using only new materials U.O.N. in accordance with the best accepted standards of workmanship. All F.B.O. (furnished by owner) The Contractor shall be responsible for the accuracy of the building lines, building and site elevations, and levels. The Contractor shall compare carefully the lines, elevations, and levels show on the drawings with existing levels, grades and elevations for the location and construction of the work and shall call the Architect's attention to any discrepancies for bore proceeding with the work.

Shop and field work shall be performed by mechanics, craftsmen, and workers skilled and experienced and licensed in the fabrication and installation of the work involved. All work on this project shall be performed in accordance with the best accepted practices and standards of the various trades involved and in accordance with the drawings, reviewed shop drawings, standards, recommendations established by applicable trade associations, and these specifications.

The Architect reserves the right to reject any materials and work quality which are not considered to be up to the highest standards of the various trades involved. Such inferior material or work quality shall be repaired or replaced, as directed, at no additional cost to the Owner.

16. Contractor shall be responsible for maintaining in good condition any portions of the site to remain and shall replace or repair at his expense any portions damaged as a result of the work, construction process or exposure to weather. Prior to commencing construction, the existing site is to be cleared of all surface and subsurface concrete and debris that interferes with the structure or site work. Preserve and protect existing vegetation which is to remain as directed by the Owner. Do not stack any construction materials within 10' of existing trees. Excavate and rough grade site to achieve elevations shown. Shore all excavations as necessary to prevent collapse or erosion. Maintain safe conditions during entire period that excavation is open, including non work hours. JOBSITE SAFETY IS SOLELY THE CONTRACTOR'S RESPONSIBILITY. Shoring design / shoring / demolition is the contractor's responsibility and shall be engineered if required.

17. Contractor shall provide and maintain temporary toilet facilities on the job site.

18. Contractor shall review all items noted "verify or confirm with Owner or Architect" which might affect costs prior to finalizing construction contract and subcontracts, and shall confirm final decisions regarding selection, materials, color finish or other specifications not yet decided regarding these items. Contractor shall include the cost of these items within the original contract price.

19. Unless items are specifically itemized as not included in contract (NIC), they will be assumed to be included in the estimate or contract price.

20. Any allowance items shall be specifically identified as allowances and included in the estimate or contract price.

21. Products specified or indicated on drawings are products desired by Owner and Architect and shall be utilized unless Contractor obtains Architect's and Owner's acceptance in writing of any substitutions.

22. No product will be considered after bid time, other than that which has been specified, without Architect's and Owner's approval. Contractor can request a substitution in written form no later than thirty (30) days after start of construction. The letter shall give the reasons and justifications for the request for substitution, including any adjustments to cost. Substitutions are subject to Architect's review. Contractor shall warrant that substitutions are acceptable by governing authorities.

23. The General Contractor shall reimburse Architect for labor and other costs involved in providing, research, additional drawings, details, or engineering to review substitutions or to adjust the design or construction documents due to errors, changes, or substitutions made by Contractors during construction. Such reimbursements shall not be included in the project construction cost and shall be paid by the Contractor without reimbursement from the Owner.

24. Substitutions requested on basis of delivery dates that may cause project's completion date to be delayed, due to contractor's tardiness in not ordering the specified product on time, will not be considered.

25. Contractor shall immediately notify the Owner of any extra costs arising from the execution of his contract or subcontracts and shall receive Owner's written approval of same prior to doing the work.

The Owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly. Changes or alterations, etc. shall be reviewed by the Architect prior to the start of this work. Changes not in writing will not be paid/reimbursed.

26. Contractor shall be responsible for supervising that all general and subcontract work is being accomplished according to the most current construction documents, including revisions.

27. The Contractor shall carry in force all needed insurance, licenses, fees, permits, taxes as required by law for the duration of the project. The Contractor shall maintain Workman's Compensation, Comprehensive Liability and Personal Injury to protect himself and hold the Owner and the Architect harmless from any and all claims for damages, for personal bodily injury or death, or property damage, during the course of this contract. Thirty days written notice of cancellation shall be provided to the Owner on each of the above policies. (Fire insurance shall be maintained by the Owner). \$1,000,000 liability insurance required. All of the above policies shall list Contractor is primary to any other insurance carried by Owner and Architect.

Unless other arrangements are made, Owner shall provide adequate property and liability insurance in addition to Contractor's insurance to cover all new work. His insurance shall include the interests of the Owner and Contractor in the work, but shall not relieve Contractor of his responsibilities under the contract or as itemized above.

28. Contractor shall not use any potentially hazardous materials or products in the construction, and shall advise Owner of any potentially hazardous materials or products recommended, selected or specified prior to purchasing or installing.

29. Contractor shall provide proper ventilation, clearances and fire protection for all new fireplaces, ovens, hot water heaters, furnaces, vents and flues as required by the drawings, specifications and code.

30. Contractor is totally responsible for delivering a waterproof/watertight project. All details and conditions on plans shall be reviewed by Contractor before construction. Architect shall be notified of any conditions that may present a waterproofing problem.

31. All demolition shall be done safely and in a manner appropriate to anticipate construction. All demolition shall be done in a manner which protects adjoining property. During demolition no materials shall be stored on any floor in excess of the allowable live load for that floor. During demolition all debris shall be sufficiently wet at the time of handling to prevent dust from arising. Materials classified as demolition shall be removed from the site by Contractor. Remove all existing obsolete electrical, security, telephone equipment and wiring. Provide shoring system during demolition and construction as required to protect workmen, materials, remaining buildings/improvements, other properties, and the public.

32. Contractor shall provide for all necessary permits and inspections other than Plan Check and Building Permit fees which are to be provided by the Owner. Subcontractors are to pay for subtrade permits in their contracts.

33. Contractor shall provide sufficient means for protecting existing exposed interior and exterior finishes, new and existing construction and materials from damage by other trades, weather, or vandals for the course of the project. The cost of said protection shall be included in the Base Bid. Subcontractors and Contractor are to assume responsibility until Owner takes possession of Property. Contractor shall provide all barricades, fences, and other items required by local ordinances and codes.

34. Products shall be delivered in manufacturer's original containers or packaging, with identifying labels. In the event of damage, immediately make repairs/replacements as necessary to the approval of the Architect and no additional cost to the Owner. Store products in accordance to the manufacturer's instructions, with seals and labels intact and legible. Protect products from damage by the elements, condensation, temperature changes, etc. Fabricated products shall be stored above the ground. Arrange storage to provide easy access for inspection. Do not overload building or any part.

of the work under construction, or existing structures.

Contractor is responsible for protecting the work and property during rain at no additional cost to the Owner.

35. Deputy inspections are by Code the responsibility of the Owner. The Contractor shall not employ Deputy Inspectors. Including but not limited to: Field welding / High Strength Bolting / Concrete in excess of 2,500 P.S.I. / Grade Beams / Retaining Walls.

36. Contractor shall provide the Owner with record drawings indicating all architectural, structural and dimensional changes and indicating the location and size of all underground changes and the locations of all underground installations not covered in original drawings, change orders, supplemental drawings or in shop drawings. The Contractor shall submit completed record drawings to the Architect for his review. Such review shall not relieve Contractor of his responsibilities for the accuracy or completeness of the information recorded.

37. All waterproofing subcontractors must provide warranty in writing for no less than 10 years.

38. All waterproofing performed on the project must be inspected by factory certification of such inspection must be provided to the general contractor.

IN GEOGRAPHICAL AREAS WHERE HAZARD OF TERMITE DAMAGE IS KNOWN TO BE VERY HEAVY, WOOD FLOOR FRAMING SHALL BE OF NATURALLY DURABLE SPECIES (TERMITE RESISTANT) OR PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES. PRODUCT PRESERVATIVE AND END USE OR PROVIDED WITH APPROVED METHODS OF TERMITE PROTECTION.

SITE PROTECTION:

Contractor to provide protection tarp over residence when there is any chance of rain, to protect surfaces.

New floors to be covered and protected during construction. Contractor is responsible for replacing damaged existing items or surfaces at no additional cost to Owner.

FOOTINGS & BASEMENTS:

Contractor is to verify existence of high levels of sulfur or alkalinity in soil. If such conditions exist, use type v concrete in all applications where concrete is on top of, next to, or surrounded by soil. All footings, stem-walls, and retaining walls to receive waterproofing, footings and retaining wall to be waterproofing with roll-on bituthene. Stem walls to be waterproofed with procor to top of stem wall. Basement wall to be waterproofed with bituhene w.r. grade 3000 with hydro duct 2 or approved equal. Footings at basements to be completely waterproofed including under-footing area. Concrete shall be finished in a manner suitable to receive waterproofing; strictly follow recommendations of membrane manufacturer for surface preparation and use of products.

For projects with a submerged basement, near ocean conditions, or under a lagging situation, Tremco Paraseal SW is to be used, consisting of a layer of Socosshield/Epro Shield and two layers of Paraseal Salt Water Membranes. Install per manufacturer's recommendations.

CONCRETE UNDER SLAB WATERPROOFING

Where concrete walls abut/meeting or interfaces with a wood stud framed wall provide interlocking sheet metal expansion joint to minimize damage to finish materials due to differential settling. Concrete slab on grade shall be installed over american cooloid-cetco "voltex" bentonite geotextile waterproofing membrane. Install per manufacturer's recommendations, bid as alternate: install concrete slab on grade over 1 layer of 2" min. compacted sand, over 1 layer of 10 mil visqueen vapor barrier or better, over 1 layer of 2" min. of compacted sand. see structural for reinforcing. Control joints: provide tooled control joints at 10'-0" o/c. Areas of slab delimited by control joints shall not exceed a maximum length to width ratio of 1.5:1.

For projects with a submerged basement, near ocean conditions, or under a lagging situation, Tremco Paraseal SW is to be used, consisting of a layer of Socosshield/Epro Shield and two layers of Paraseal Salt Water Membranes. Install per manufacturer's recommendations.

CONCRETE EXTERIOR:

Moisture Barrier: Exterior slabs shall be poured over one 2"-layer of compacted sand, over 10 mil visqueen, over one 2"-layer of compacted sand. see structural for concrete slab specifications.

BUILDING INSULATION:

Provide sound insulation at all interior roof and plumbing drains. See Section 15000 R-30 Batt insulation typical all ceiling/roof/floor. R-19 Batt insulation typical all walls R-30 Batt insulation typical all underfloor. Expanded foam sealer at window and door jams. Verify w/ Title 24, Part 6 Calculations.

GRACE FLASHING ICBO#3997

Grace "Ice and Water Shield" by W.R. Grace Co. All inset openings to be wrapped at head, jamb-sill - Create sill pan. Provide 2 layers of material at cuts, lap side flashing over sills Flashing under all exterior stone veneer w/ 3" overlap @ cement plaster system.

GUTTERS AND DOWN SPOUTS

Per client approval

ROOF UNDERLAYMENT:

Two layers felt by celotex, one 30# and one 40#. Class 'A' material with Jiffy seal or W.R. grace bituthane per details. Installation shall comply with code requirements, and with all standards, recommendations and requirements of N.R.C.A. All roofing installations shall include underlayment. Roll membrane down at vertical surfaces at edges of roof a min. of 3"

ROOF, ROOF FLASHING & DRAINAGE

1. All roofs to be min. Class A, 15 year bondable, meeting code and specifications requirements. Confirm specifications with Owner & Architect. See drawings.

2. General Contractor and Roofing, Membrane, and Flashing Contractors shall each furnish an unconditional written guarantee to Owner covering all materials and installation of all new roofing, flashings and water-proof membranes for a period of 15 years following final completion of construction.

ENERGY INSULATION: CALIFORNIA STATE DESIGN STANDARDS

1. All new and existing exterior wall that are opened during the course of construction shall be insulated with blanket type mineral or glass fiber insulation conforming to Federal Specification ASTM C-985, Type II, Class C for Kraft-Faced Thermal Batts, with a minimum thermal resistance of not less than R-13.

2. Insulation thickness and thermal resistance shall conform to Title 24 regulations for climate zone of job site. Confirm insulation type and thickness with Owner and Architect prior to finalizing general construction contract.

DOOR, WINDOWS

1. All doors and windows design and manufacturer to be approved by client, provide shop drawings for typ installation req, install, test and waterproof per manufacturer recommendations.

2. Prior to installation, all painted wood door and window frames shall be primed with an approved primer compatible with finish paint specifications, including back sides of frames, frame bucks and end grain cuts. Stained wood frames shall be back-primed so as not to show in finish.

BUILDING 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 HOOR-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.

2. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. @ (PER ORDINANCE 170.158 AND 180.670) INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000) SEPARATE PLUMBING PERMIT IS REQUIRED.

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

4. 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)

5. WATER HEATER MUST BE TO WALL. (SEC 507.3 & LAPC)

6. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.

7. 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)

8. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC 420.6, R315)

9. PROVIDE MIN. 7'-6" CEILING @ MEANS OF EGRESS.

10. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM.

11. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WSHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY.

12. 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.

13. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS.

14. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1000), 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 PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION.

15. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE.

16. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68deg f AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

17. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325.

18. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENING SIN 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.

19. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE A ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

20. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN A NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.

21. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED.

22. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

APPLICABLE CODES, STANDARDS AND GUIDLINES:

2019 CALIFORNIA BUILDING CODE (CBC)

2019 CALIFORNIA RESIDENTIAL CODE (CRC)

2019 CALIFORNIA MECHANICAL CODE (CMC)

2019 CALIFORNIA ELECTRICAL CODE (CEC)

2019 CALIFORNIA PLUMBING CODE (CPC)

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBG)

2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)

2020 CITY OF LOS ANGELES MUNICIPAL CODE



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MAPLE 4-UNITS
APARTMENT BLDG.
2808 S MAPLE AVE.
LOS ANGELES, CA 90011

Project Title:

No.	Description	Date

GENERAL NOTES
&
SPECIFICATIONS



Project NO: 2235

Date: 01-12-2022

Drawn By: RH

Sheet:

A-0.1

Scale: As indicated



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

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

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

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



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

Table with columns: ITEM #, CODE SECTION, REQUIREMENTS, REFERENCE SHEET, COMMENTS. Includes items for storm water drainage, electric vehicle charging, energy efficiency, and water conservation.



Table with columns: ITEM #, CODE SECTION, REQUIREMENTS, REFERENCE SHEET, COMMENTS. Includes items for material protection, environmental quality, and fireplaces.



Table with columns: VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, FORMALDEHYDE LIMITS, BEALAMT VOC LIMIT, ADHESIVE VOC LIMIT. Lists various products and their VOC/formaldehyde limits.



- 1. For each new dwelling and townhouse, provide a listed necessary that can accommodate a dedicated 200/40 volt branch circuit.
2. For common parking area serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampacity of the Electric Vehicle Supply Equipment (EVSE).
3. Roofs with slopes < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.75.
4. The required landscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549.
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1.
6. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi.
7. Installed automatic irrigation system controllers shall be weather- or rain-based controllers.
8. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
9. 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.
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture.
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste.
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection.

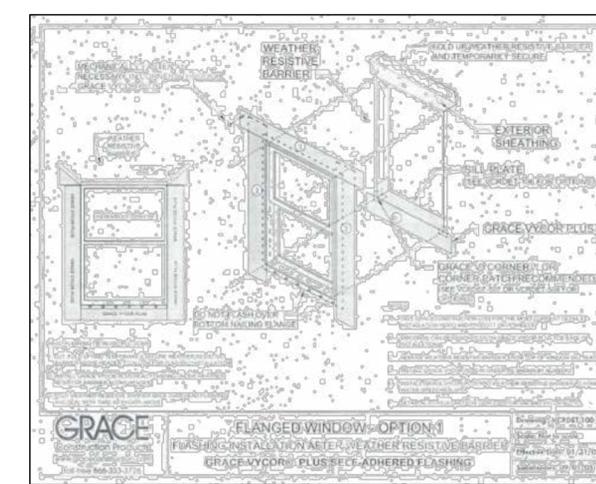


Table with columns: FIXTURE TYPE, MAXIMUM ALLOWABLE FLOW RATE. Lists fixtures like showerheads, lavatory faucets, kitchen faucets, etc. with their flow rates.

1. Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
2. Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
3. Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
4. Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
5. Except single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.



- 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.
2. Water use reduction shall be met by complying with one of the following:
A. Provide a 20% reduction in the overall potable water usage within the building.
B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use.
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use.
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs.
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings.
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate water piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system.
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code.
9. In new buildings of 25 stories or less, the cooling towers shall comply with all of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); and
B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); and
B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer.
12. Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.
12. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public utility.



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MAPLE 4-UNITS APARTMENT BLDG. 2808 S MAPLE AVE. LOS ANGELES, CA 90011

Table with columns: No., Description, Date. Project Title: MAPLE 4-UNITS APARTMENT BLDG.

GREEN BUILDING



Project NO: 2235 Date: 01-12-2022 Drawn By: RH Sheet:

A-0.2 Scale: As indicated

MEP NOTES / LEGEND:

- Ⓢ HARDWIRE SMOKE DETECTORS W/ BATTERY BACK UP. UL 217 RATED SMOKE ALARMS AND INTERCONNECTED. SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.
- Ⓢ CARBON MONOXIDE ALARM UL 2034 / 2075 RATED INTERCONNECTED HARDWIRED W/BATTERY BACKUP.
- Ⓢ ENTILATION FAN PROVIDING VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE. EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING. EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
- Ⓢ HONEYWELL WI-FI THERMOSTAT

DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND THERE SHALL BE NO OPENINGS FROM THE DUCTS INTO THE GARAGE.

OTHER PENETRATIONS OF GARAGE/DWELLING CEILINGS AND WALLS ARE TO BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4 (R302.G.3)

IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE.

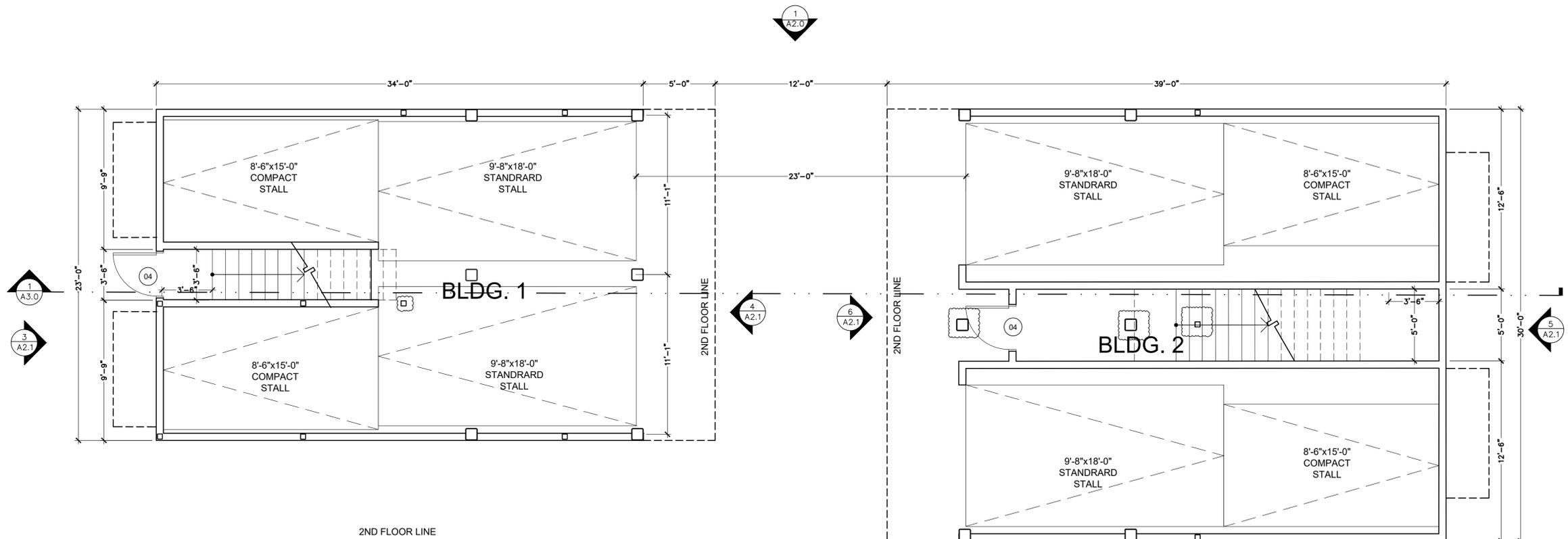
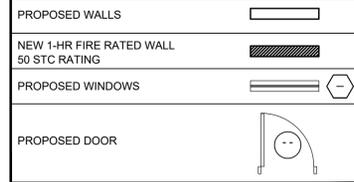
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ.FT. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS.

ARC-FAULT CIRCUIT INTERRUPTION SHALL BE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52. ALL NON LOCKING-TYPE 12-VOLT, 15-AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENING IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS. SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS.

PLAN LEGEND



DOOR SCHEDULE

MARK	COUNT	SIZE (W x H)	OPERATION	FINISH	REMARKS
01	4	36" x 84"	SWING	WD	ENTRY DOOR/ 20 MIN. FIRE RATED
02	23	32" x 80"	SWING	WD	BEDROOMS/BATHROOM
03	4	60" x 84"	SLIDING	VINYL / GL	TEMPERED GL
04	2	36" x 84"	SWING	MTL/GL	TEMPERED GL

WINDOW SCHEDULE

MARK	COUNT	SIZE (W x H)	HEAD	OPERATION	FINISH	REMARKS
A	24	48" x 48"	7'-6"	SLIDING	VINYL / GL	
B	1	60" x 108"	9'-0"	SLIDING	VINYL / GL	EGRESS WIN. @ BEDRMS.
C	1	42" x 108"	9'-0"	SINGE HUNG	VINYL / GL	TEMPERED GL

ALL GLAZING TO BE U-FACTOR= 0.30 AND SHGC= 0.23

FIRST FLOOR PLANS

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



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MAPLE 2 DUPLEXES
2808 S MAPLE AVE
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Project Title:

No.	Description	Date

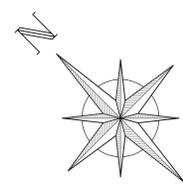
FIRST FLOOR PLAN



Project NO: 2235
Date: 01-12-2023
Drawn By: RH
Sheet:

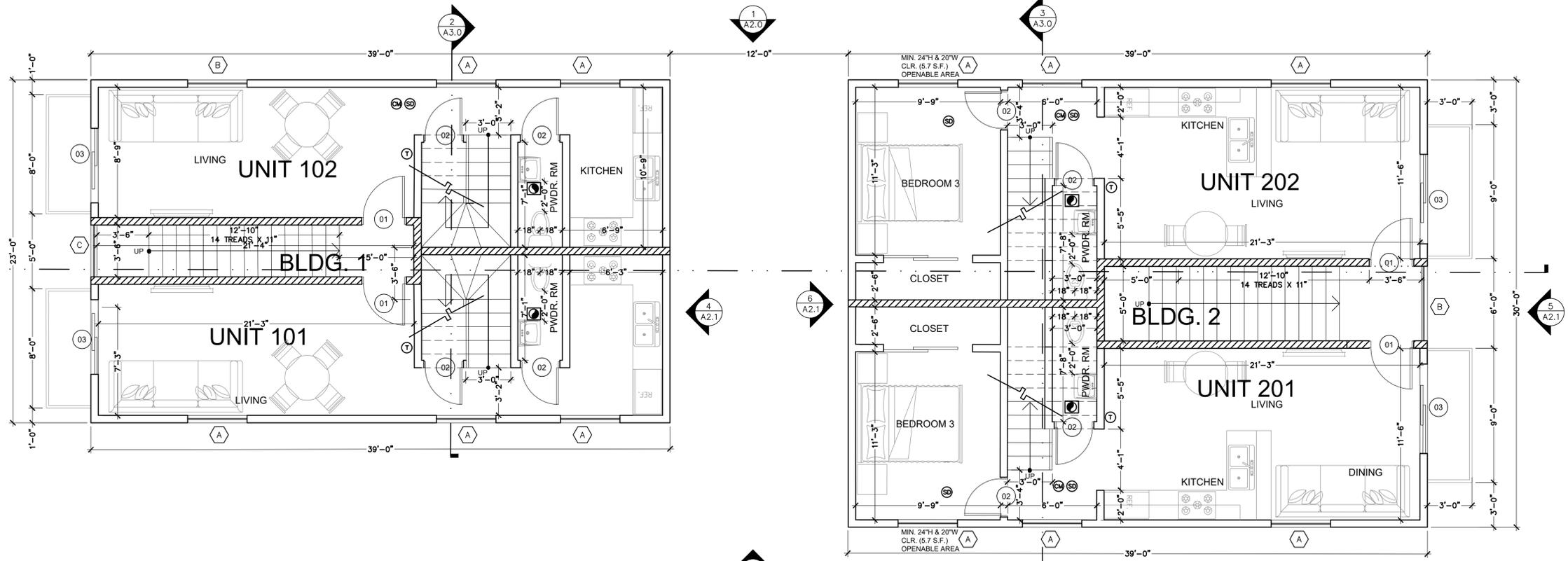
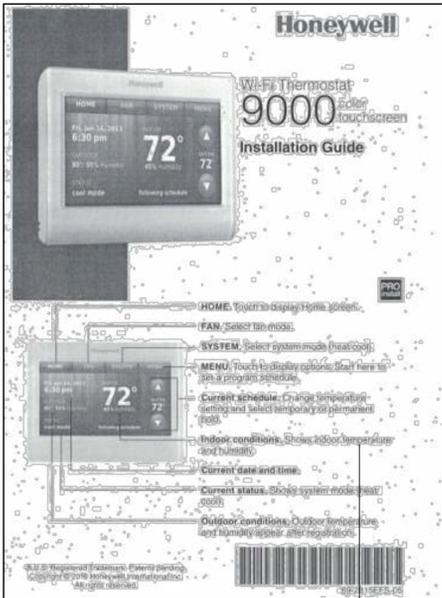
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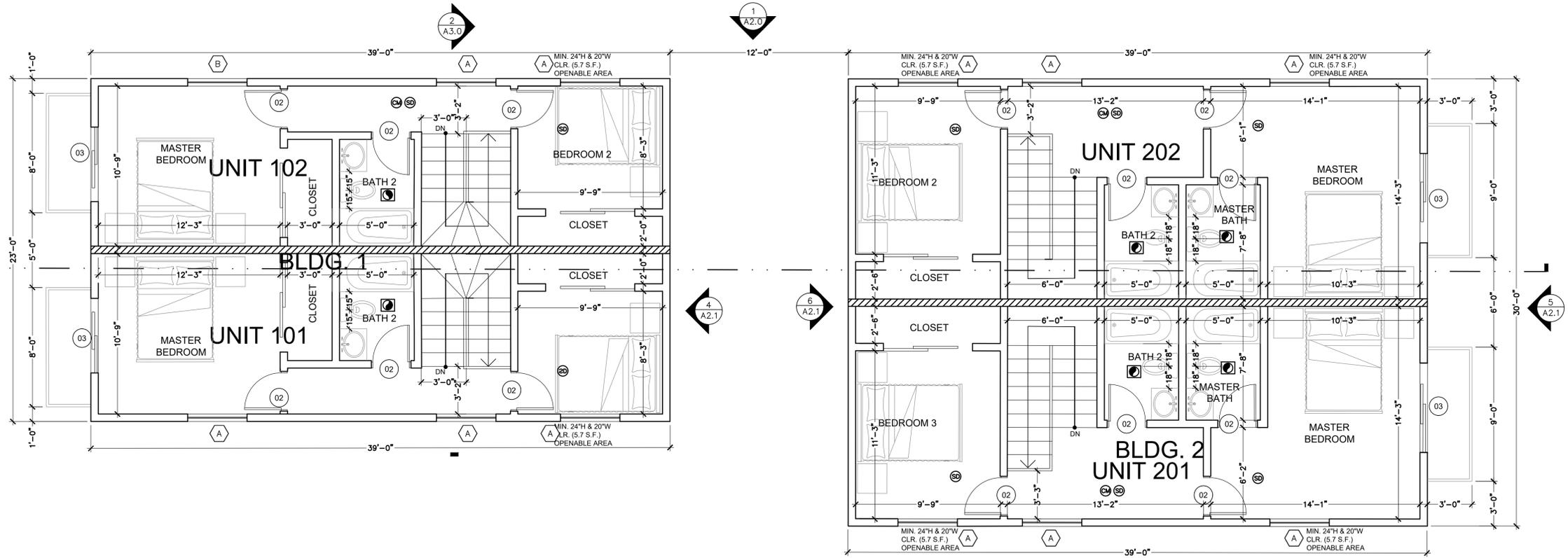
PLAN LEGEND

PROPOSED WALLS	
NEW 1-HR FIRE RATED WALL 50 STC RATING	
PROPOSED WINDOWS	
PROPOSED DOOR	



SECOND FLOOR PLANS

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



THIRD FLOOR PLANS

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



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Project Title:

No.	Description	Date

**PROPOSED
2ND & 3RD
FLOOR PLANS**



Project NO: 2235
Date: 01-12-2023
Drawn By: RH
Sheet:

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Scale: As indicated

Project Title:

No.	Description	Date

ROOF PLAN



Project NO: 2235
Date: 01-12-2023
Drawn By: RH
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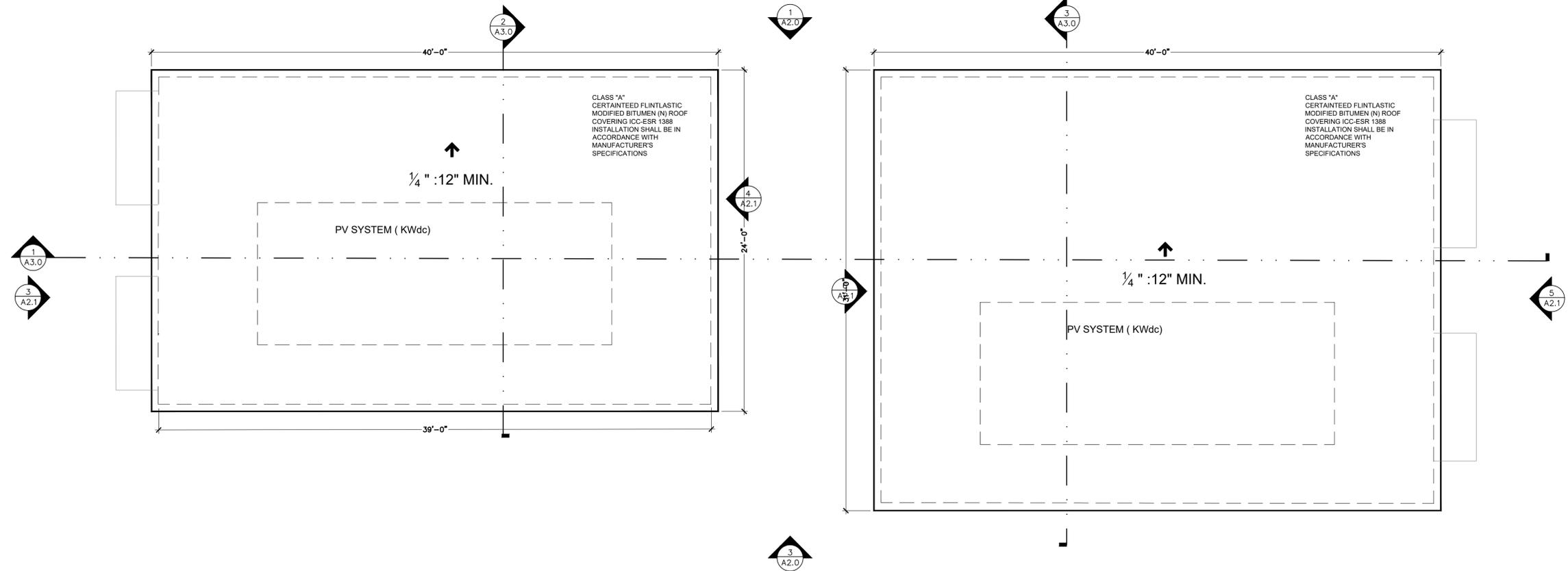
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ROOF LEGEND	
NEW FLAT ROOF	

ROOFING PRODUCT

CRRC PROD. ID	MANUFACTURER	BRAND & MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI	
					INITIAL	3 YEARS	INITIAL	3 YEARS	INITIAL	3 YEARS
0668-0137	CertainTeed LLC	FLINTGLAS MS CAP COOL STAR	ASPHALT MEMBRANE	BRIGHT WHITE	0.69	0.65	0.90	0.89	84	79



ROOF PLAN

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

Project Title:

No.	Description	Date

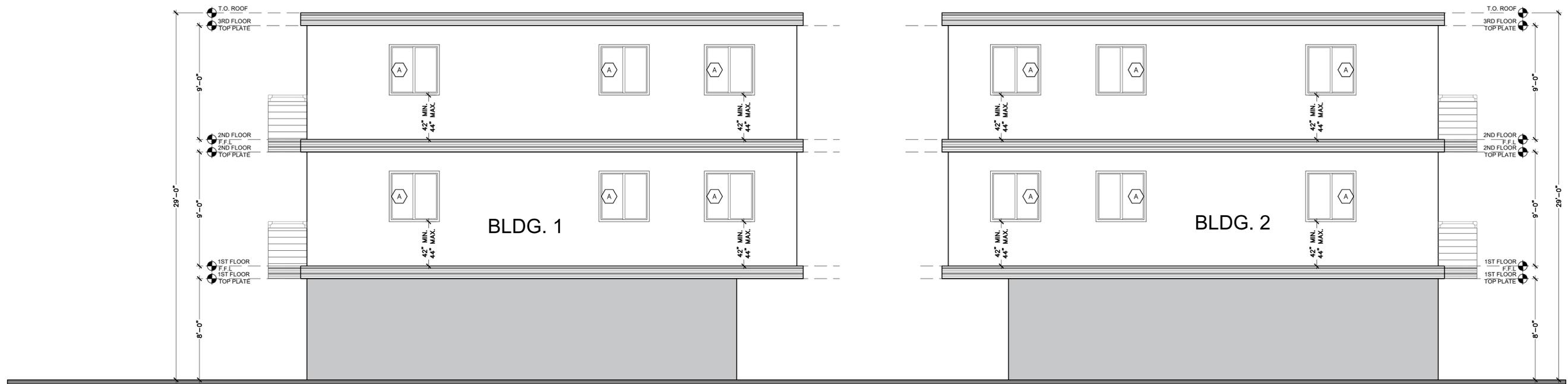
PROPOSED ELEVATIONS



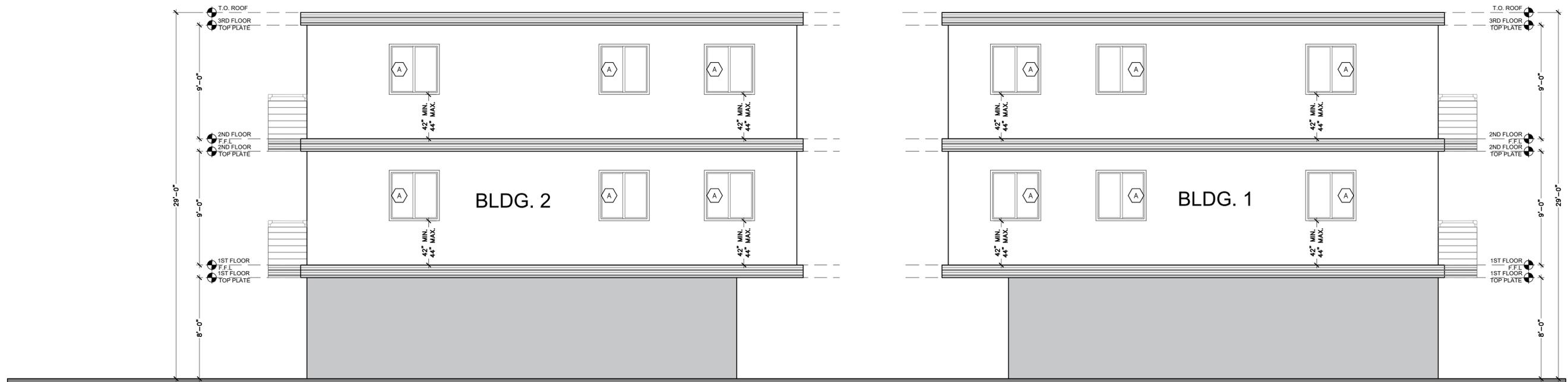
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Date: 01-12-2023
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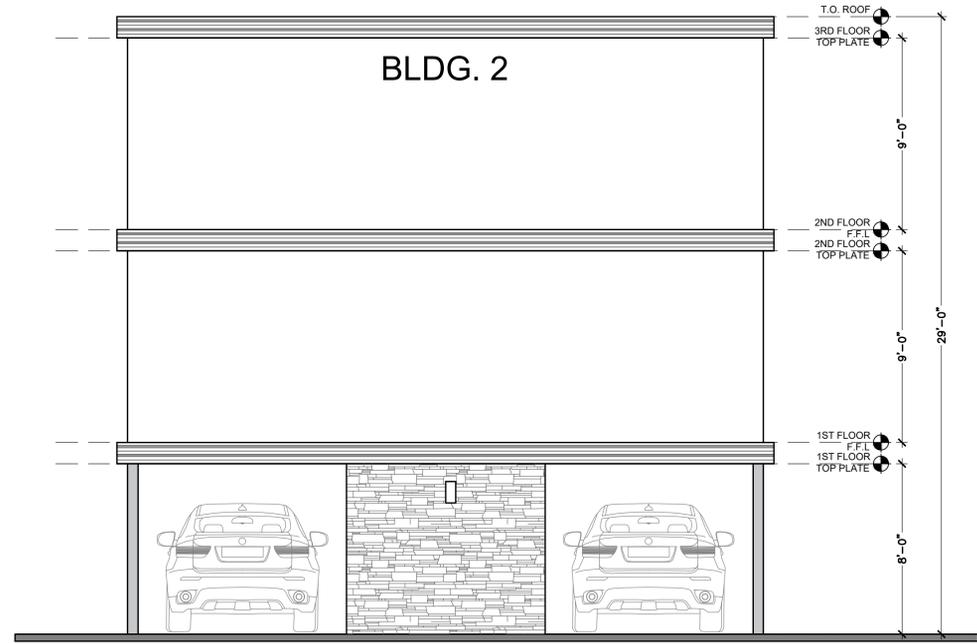
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2 SOUTH WEST ELEVATION
SCALE: 1/4"=1'-0"



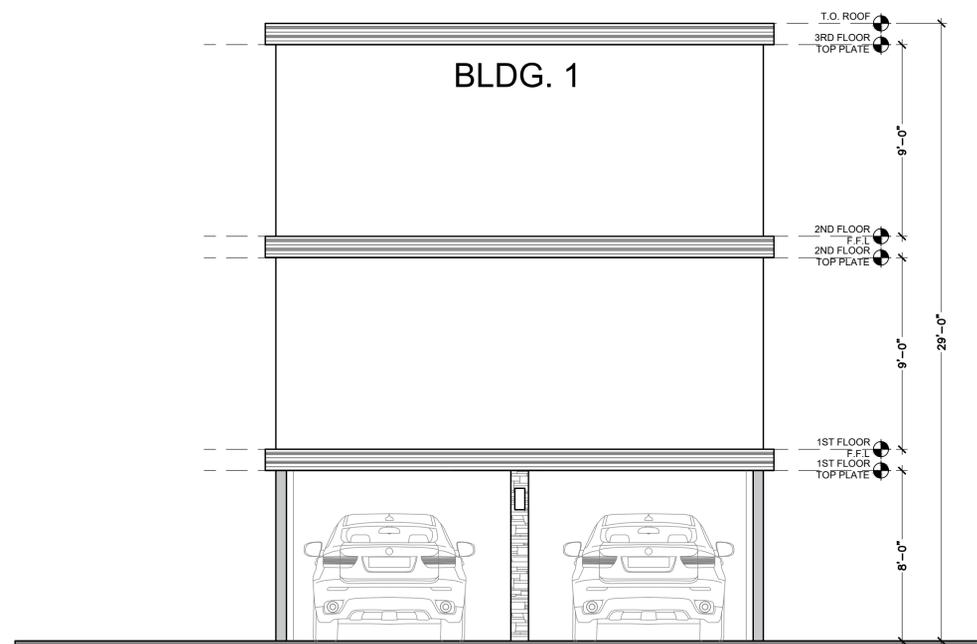
1 NORTH EAST ELEVATION
SCALE: 1/4"=1'-0"



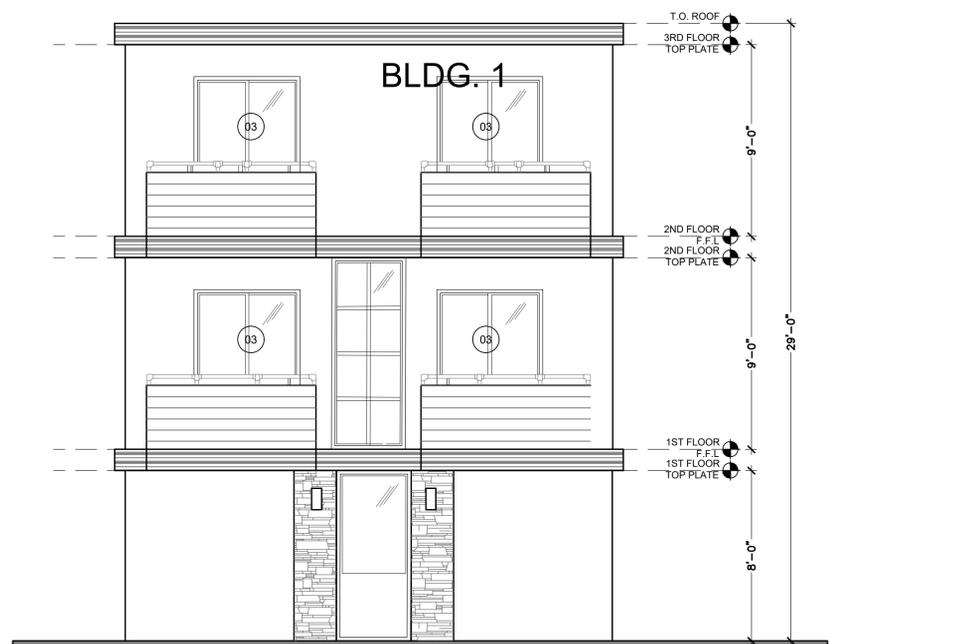
6 NORTH WEST ELEVATION
SCALE: 1/4"=1'-0"



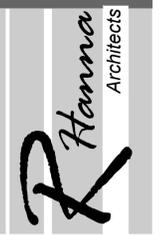
5 SOUTH EAST ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH WEST ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH WEST ELEVATION
SCALE: 1/4"=1'-0"



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PROPOSED
ELEVATIONS



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Drawn By: RH
Sheet:

A-2.1

Scale: As indicated

SOUND-RATED PARTITIONS AND FLOOR-CEILING CONSTRUCTION

In accordance with Section 1207.9.1 and Section 1207.10 of the Los Angeles Building Code (LABC), walls and floor ceiling assemblies separating dwelling units or guest rooms from each other and from public or service areas (such as interior corridors, garages, and mechanical spaces) shall provide airborne sound insulation for walls, and both airborne and impact sound insulation for floor-ceiling assemblies.

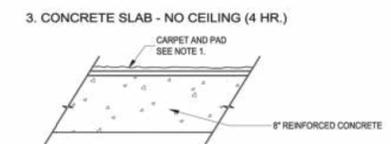
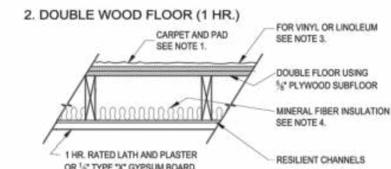
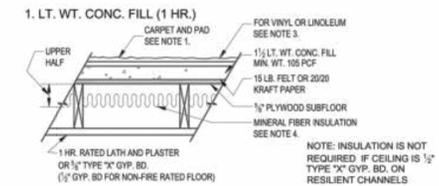
Partitions and floor-ceiling assemblies constructed in accordance with the diagrams shown herein are considered to have Sound Transmission Class (STC) ratings and Impact Insulation Class (IIC) ratings of 50 as shown. They may be used to meet the acoustically rated construction requirements stipulated in Sections 1207.10 and 1207.11 of the LABC. Other assemblies may be used provided that they comply with the requirements of Section 1207.12 of the LABC. Laboratory and field tests to establish general approvals require an STC rating of 50 for walls and floors and an IIC rating of 50 for floors. The specified rating of 45 for field-tested assemblies (noted in Section 1207.10 of the LABC) is to be used for acceptance of individual jobs only.

The following notes shall be provided on the plans or in their contents delineated as details on the plans.

- All penetrations into sound rated partitions or floor-ceiling assemblies shall be sealed, lined, or insulated with an approved permanent resilient sealant.
- All rigid conduits, ducts, plumbing pipes, and appliance vents located in sound rated assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material.
- An approved permanent and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls.
- Metal ventilating and conditioned air ducts located in sound rated assemblies shall be lined (Exception: Ducts serving only exit ways, kitchen cooking facilities, and bathrooms need not be lined).
- Mineral fiber insulation shall be installed in joist spaces whenever a plumbing, piping, or duct penetrates a floor-ceiling assembly or where such unit passes through the plane of the floor-ceiling assembly from within a wall. The insulation shall be installed to a point 12" beyond the pipe or duct. This requirement is not applicable to fire sprinkler pipe, gas line or electrical conduit.
- Electrical outlet boxes in opposite faces of separation walls shall be separated horizontally by 24" and note that back and sides of boxes shall be sealed with 1/8" resilient sealant and backed by a minimum of 2" thick mineral fiber insulation.
- No wall furnace shall be installed in sound rated partitions.
- No electrical panel shall be installed in sound rated partitions.

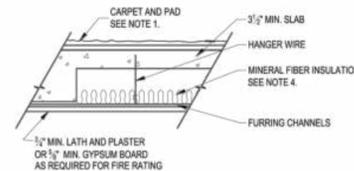
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

STANDARD SOUND RATED FLOOR - CEILING ASSEMBLIES
STC 50 - IIC 50 FIRE RATING AS SHOWN

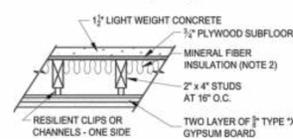


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4. CONCRETE SLAB - WITH CEILING (2 HR.)



5. LT. WT. CONC. FILL (2 HR.)

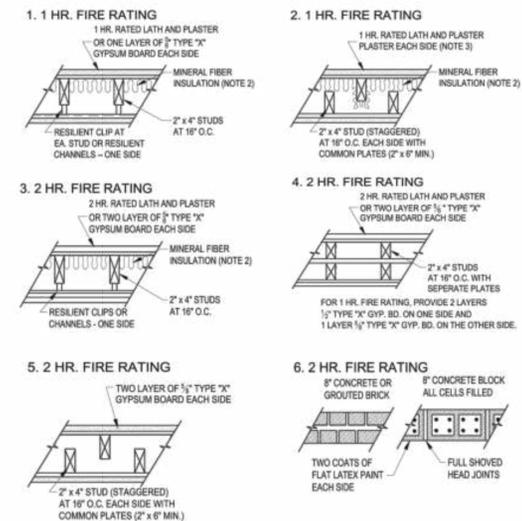


GENERAL NOTES:

- 13 oz. face wt. carpet (31 oz. tot) and 40 oz. juttad pad, or 48 oz. foam rubber, or 3/8" rebounded urethane foam (4 pcf), or 1/2" urethane foam (2.4 pcf).
- Type and spacing of resilient channels and the attachment of channels and gypsum board or lath shall be as required for fire ratings.
- Sheet vinyl and linoleum floor coverings with 1/8" minimum thickness resilient backing may be substituted for carpet and padding in kitchen and bathroom areas, if ceilings are on resilient channels.
- The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification HH-I-521E.

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

STANDARD SOUND RATED PARTITION ASEMBLIES
STC 50 - FIRE RATING AS SHOWN



GENERAL NOTES:

- The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for fire ratings.
- The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-I-521B.
- No test is on file to justify an STC 50 with one 5/8" type "X" gypsum board each side.

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

Project Title:

No.	Description	Date

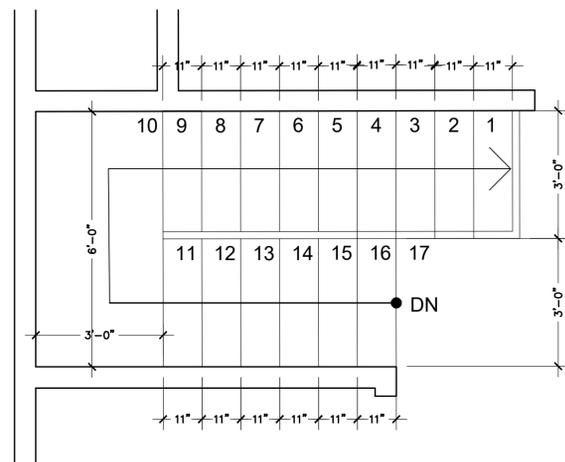
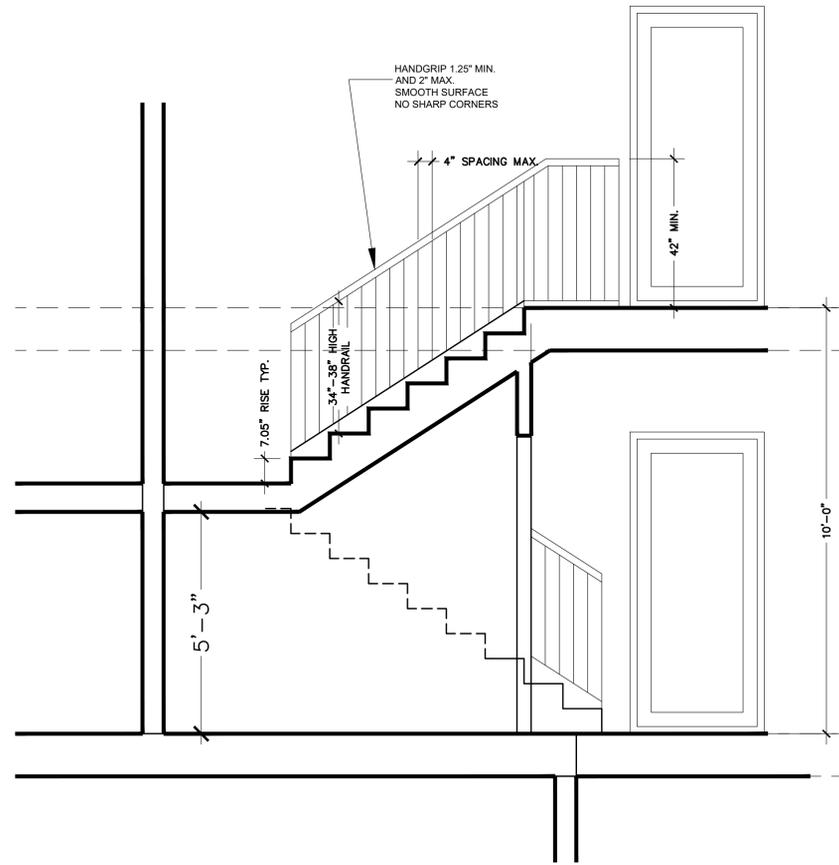
FIRE RATED ASSEMBLIES



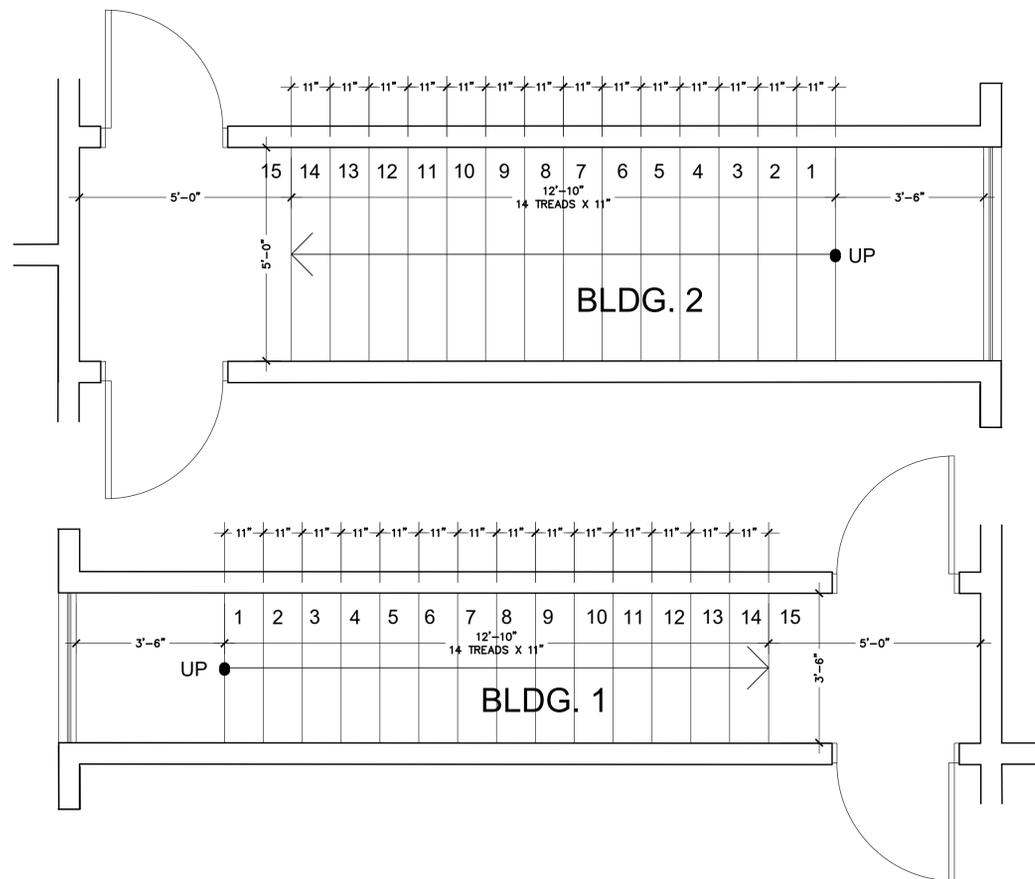
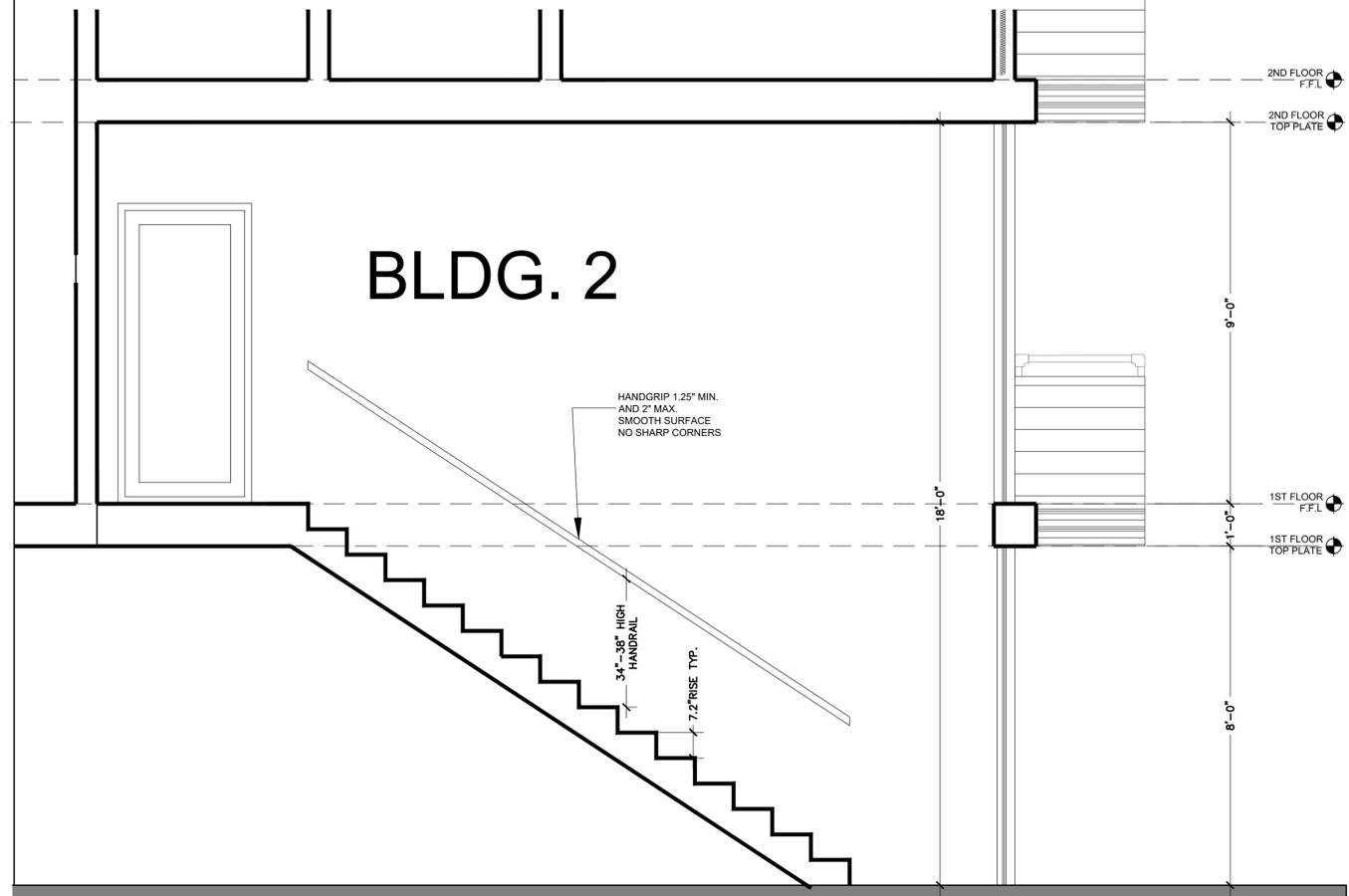
Project NO: 2235
Date: 01-12-2022
Drawn By: RH
Sheet:

A-4.0

Scale: As indicated



STAIR DETAILS
1/2" = 1'-0" **2**



STAIR DETAILS
1/2" = 1'-0" **1**



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Suite 122
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rhanna@rhannaarchitects.com

MAPLE 4-UNITS
APARTMENT BLDG.
2808 S MAPLE AVE.
LOS ANGELES, CA 90011

Project Title:

No.	Description	Date

STAIR DETAILS



Project NO: 2235
Date: 01-12-2022
Drawn By: RH
Sheet:

A-4.0

Scale: As indicated



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MAPLE 4-UNITS
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 1 of 18)				
Project Name:		MAPLE NEW APARTMENTS-BUILDING 1		
Site Prepared:		2023-03-29		
A. General Information				
1	Project Name	MAPLE NEW APARTMENTS-BUILDING 1		
2	Run Title	Title 24 Analysis		
3	Project Location	2808 S MAPLE AVE		
4	City	LOS ANGELES		
5	Standards Version	2022		
6	Climate Zone	9		
7	Building Type(s)	Nonresidential		
8	Project Scope	New complete scope		
9	Total Conditioned Floor Area in Scope (ft ²)	2002		
10	Total Unconditioned Floor Area (ft ²)	0		
11	Nonresidential Conditioned Floor Area	0		
12	Residential Conditioned Floor Area	2002		

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 2 of 18)				
B1. PROJECT SUMMARY				
Table B shows which building components are included in the performance calculation. If indicated as not included, the project must show compliance prescriptively if within the permit application.				
Building Components Complying via Performance		Building Components Complying Prescriptively		
Envelope (See Table C)	Performance	Covered Process: Commercial Kitchens (see Table J)	Performance	The following building components are ONLY eligible for prescriptive compliance and should be documented on the IMCC form listed if within the scope of the permit application (i.e. compliance will not be shown on the IMCC-PWF-4).
Mechanical (See Table H)	Performance	Performance	Performance	Indoor Lighting (Unconditioned) 140.6 & 170.2(a)
Domestic Hot Water (See Table I)	Performance	Covered Process: Laboratories Exhaust (see Table J)	Performance	Outdoor Lighting 140.7 & 170.2(a)
Lighting (Indoor/Conditioned, see Table K) Nonresidential	Performance	Performance	Performance	Sign Lighting 140.8 & 170.2(a)
Solar Thermal Water Heating (See Table O)	Performance	Performance	Performance	Electrical Power Distribution 110.11
	Performance	Performance	Performance	Commissioning 120.8
	Performance	Performance	Performance	Standart Battery 110.10

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 3 of 18)				
C1. COMPLIANCE SUMMARY				
COMPLIES ¹				
	Time Dependent Evaluation	Source Energy Use		
	Efficiency ² (kBtu/ft ² · yr)	Total ³ (kBtu/ft ² · yr)	Total ⁴ (kBtu/ft ² · yr)	
Standard Design	66.68	-0.9	2.4	
Proposed Design	64.41	-24.52	1.74	
Compliance Margin	2.27	23.62	0.66	

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 4 of 18)				
C1. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² · yr)				
COMPLIES ¹				
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ²	
Space Heating	3.05	4.59	-1.54	
Space Cooling	28.89	28.3	0.59	
Indoor Fans	11.93	12.28	-0.35	
Heat Rejection	0	0	0	
Pumps & Misc.	0	0.79	-0.79	
Domestic Hot Water	22.02	18.45	3.57	
Indoor Lighting	0	0	0	
Flexibility	0	0	0	
EFFICIENCY COMPLIANCE TOTAL	66.68	64.41	2.27 (3.4%)	
Photovoltaics	-47.58	-48.93	1.35	
Batteries	0	0	0	
TOTAL COMPLIANCE	-8.9	-24.52	15.62 (18%)	

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 5 of 18)				
C1. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS¹				
Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ²	
Receptacle	53.23	53.23	0	
Process	35.43	35.32	0.11	
Other Lig	7.97	7.97	0	
Process Motors	0	0	0	
TOTAL TOTAL COMPLIANCE - NON-REGULATED COMPONENTS	96.63	96.52	0.11 (0.11%)	

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 6 of 18)				
C1. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² · yr)				
COMPLIES ¹				
Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE) ²	
Space Heating	0.42	0.62	-0.2	
Space Cooling	1.1	1.09	0.01	
Indoor Fans	0.83	0.88	-0.05	
Heat Rejection	0	0	0	
Pumps & Misc.	0.11	0.11	0	
Domestic Hot Water	2.06	1.77	0.29	
Indoor Lighting	0	0	0	
Flexibility	0	0	0	
EFFICIENCY COMPLIANCE TOTAL	4.52	4.47	0.05 (1.1%)	
Photovoltaics	-2.12	-2.73	0.61	
Batteries	0	0	0	
TOTAL COMPLIANCE	2.4	1.74	0.66 (27.5%)	

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 7 of 18)				
C1. SOURCE ENERGY RESULTS FOR NON-REGULATED COMPONENTS¹				
Non-Regulated Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE) ²	
Receptacle	5.23	5.23	0	
Process	5.49	5.47	0.02	
Other Lig	0.84	0.84	0	
Process Motors	0	0	0	
TOTAL TOTAL COMPLIANCE - NON-REGULATED COMPONENTS	11.56	11.54	0.02 (0.17%)	

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD						
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 8 of 18)						
C1. ENERGY USE SUMMARY						
Energy Component	Standard Design Site (MWh)	Proposed Design Site (MWh)	Margin (MWh)	Standard Design Site (kBtu)	Proposed Design Site (kBtu)	Margin (kBtu)
Space Heating	0.2	0.3	-0.1	0	0	0
Space Cooling	1.2	1.1	0.1	0	0	0
Indoor Fans	0.7	0.7	0	0	0	0
Heat Rejection	0	0	0	0	0	0
Pumps & Misc.	0.1	0.1	0	0	0	0
Domestic Hot Water	1.8	1.5	0.3	0	0	0
Indoor Lighting	0	0	0	0	0	0
Flexibility	0	0	0	0	0	0
EFFICIENCY TOTAL	4	3.7	0.3	0	0	0
Photovoltaics	-4.7	-4.7	0	0	0	0
Batteries	0	0	0	0	0	0
ENERGY USE SUBTOTAL	-0.7	-1	0.3	0	0	0
Receptacle	4.1	4.1	0	0	0	0
Process	1.6	1.6	0	0	0	0
Other Lig	0.6	0.6	0	0	0	0
Process Motors	0	0	0	0	0	0
ENERGY USE TOTAL	3.6	3.3	0.3	0	0	0

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 9 of 18)				
C1. ENERGY USE INTENSITY (EUI)				
	Standard Design (kBtu/ft ² · yr)	Proposed Design (kBtu/ft ² · yr)	Margin (kBtu/ft ² · yr)	Margin Percentage
GROSS EUI ¹	21.01	20.52	0.49	2.33
NET EUI ¹	10.08	6.93	3.75	37.2

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD												
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 10 of 18)												
F1. REQUIRED PV SYSTEMS												
GS	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12	
DC System Size (kWp)	Exception	Module Type	Array Type	Power Electronics	CP	Admsh (deg)	Tilt Deg	Array Angle (deg)	Tilt (x to S2)	Inverter Eff. (%)	Annual Solar Access (%)	
5	n/a	Standard (14-17%)	Fixed	none	false	none	22	4.85	96	100		

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD				
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 11 of 18)				
G1. ENVELOPE GENERAL INFORMATION (conditioned spaces only)				
North Facing ¹	702	170	24.22	
East Facing ¹	540	0	0	
South Facing ¹	702	0	13.68	
West Facing ¹	501	140	27.94	
Total	2445	406	16.61	
Roof	1090	0	0	

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD									
Lowrise Multifamily Mixed Use Performance Compliance Method (Page 12 of 18)									
G1. OPAQUE SURFACE ASSEMBLY SUMMARY									
GS	G2	G3	G4	G5	G6	G7	G8	G9	G10
Surface Name	Area (ft ²)	Framing Type	Cavity R-Value	Continuous R-Value	Interior	Exterior	U-factor	Value	Description of Assembly Layers
R-21 Wall	2,445	Wood Framed Wall	21	0	0	0	U-factor	0.0586	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-19 Floor no Crawlspace	2,002	Wood Framed Floor	19	0	0	0	U-factor	0.0449	Floor Surface: Carpet Floor Deck: Wood Siding/Sheathing/Blocking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board
R-30 Roof No Attic	1,090	Wood Framed Ceiling	30	0	0	0	U-factor	0.0356	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Sheathing/Blocking Cavity / Frame: R-30 / 2x2 Inside Finish: Gypsum Board

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T-24 CONDITION OF COMPLIANCE SUMMARY #101,102,201,202 Envelope:

- Wall: 2x6 with R-21
- Roof: Rafter 2x6 with R-30
- 1st Floor: Slab on Grade.
- 2nd Floor: R-19
- U=0.30 nd SHGC=0.23

AIR CONDITION:

- Ducted heat pump per T-24.

Water heater:

- Heat pump water heater per T-24.

PV system:

- Size per T-24.

*DISCLAIMER: THIS SUMMARY INTEND TO HIGHLIGHT THE T-24 REQUIREMENTS ON THE BUILDING. HOWEVER VERIFY ALL VALUES WITH T-24 REPORT

Revision	#	REV:	Date

SHEET
 ENERGY FORMS
 DATE: 01/30/2022
 SHEET

T24-1

CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 13 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

E79. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)												
E1	E2	E3	E4	E5	E6	E7	E8	E9	E10	E11	E12	E13
Fenestration Name	Fenestration Type / Product Type / Frame Type	Parent Surface	Admuth	Multipier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status ³
Window-A	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	SOUTH WEST	225	1	16	N/A	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.1	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	SOUTH WEST	225	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.2	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	SOUTH WEST	225	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.3	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	SOUTH WEST	225	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
SLIDING DOOR-D3	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH WEST	315	1	35	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.4	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	SOUTH WEST	225	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.5	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	SOUTH WEST	225	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.6	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	SOUTH WEST	225	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N

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Lowrise Multifamily Mixed Use Performance Compliance Method

E79. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)												
E1	E2	E3	E4	E5	E6	E7	E8	E9	E10	E11	E12	E13
Fenestration Name	Fenestration Type / Product Type / Frame Type	Parent Surface	Admuth	Multipier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status ³
SLIDING DOOR-D3.2	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH WEST	225	1	35	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.7	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH EAST	45	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.8	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH EAST	45	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-B	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH EAST	45	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.9	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH EAST	45	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
SLIDING DOOR-D3.3	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH WEST	315	1	35	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-A.10	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH EAST	45	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N

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Lowrise Multifamily Mixed Use Performance Compliance Method

E79. FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)												
E1	E2	E3	E4	E5	E6	E7	E8	E9	E10	E11	E12	E13
Fenestration Name	Fenestration Type / Product Type / Frame Type	Parent Surface	Admuth	Multipier	Area (ft²)	Overall U-factor	U-factor Source	Overall SHGC	SHGC Source	Overall VT	Exterior Shading	Status ³
Window-A.11	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH EAST	45	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
Window-B.2	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH EAST	45	1	16	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N
SLIDING DOOR-D3.4	Vertical Fenestration Architectural Window - Operable (Multifamily only) N/A	NORTH WEST	315	1	35	0.3	N/A	0.2	N/A	N/A	Standard bug screens	N

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 16 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

H3. NON-RESIDENTIAL / COMMON USE AREA FAN SYSTEMS SUMMARY												
E1	E2	E3	E4	E5	E6	E7	E8	E9	E10	E11	E12	E13
Name or Item Tag	City	Design OA CFM	CFM	Power	Power Units	Control	Min Type	CFM	Power	Power Units	Control	Status ³
Supply Fan												
Return / Relief Fan												

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 17 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

H15. MULTIFAMILY DWELLING UNIT TYPE CENTRAL / INDIVIDUAL VENTILATION												
D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13
Dwelling Unit Type Name	IMQ Option	IMQ Fan Type	Supply Airflow CFM	Supply Fan Efficiency W/CFM	Exhaust CFM	Exhaust Fan Efficiency W/CFM	IMQ Fan Type	Count	Airflow CFM	Fan Efficiency W/CFM	Recovery Efficiency S/E	Recovery Efficiency A/E
DU-1	Default Minimum Balanced IMQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	62.76	N/A	N/A	N/A
DU-2	Default Minimum Balanced IMQ Fan	N/A	N/A	N/A	N/A	N/A	N/A	N/A	60	N/A	N/A	N/A

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 18 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

Documentation Author's Declaration Statement

I, certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: [Redacted]
 Signature Date: [Redacted]
 Company: [Redacted]
 Address: [Redacted]
 City/State/Zip: [Redacted]
 Responsible Person's Declaration statement

I, certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible design).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1.10 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections, and I will take the necessary steps to accomplish this requirement.
- I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy, and I will take the necessary steps to accomplish this requirement.

CA Building Energy Efficiency Standards - 2022 Lowrise Multifamily Compliance
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 1 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

Project Name: MAPLE NEW APARTMENTS-BUILDING 2
 Date Prepared: 2023-01-29

A. General Information			
1	Project Name	MAPLE NEW APARTMENTS-BUILDING 2	
2	Run Title	Title 24 Analysis	
3	Project Location	2808 S MAPLE AVE	
4	City	LOS ANGELES	5 Standards Version
6	Zip code	90011	7 Compliance Software (version)
8	Climate Zone	9	9 Building Orientation (deg)
10	Building Type(s)	Nonresidential	11 Weather File
12	Project Scope	New complete scope	13 Number of Dwelling Units
14	Total Conditioned Floor Area in Scope (ft²)	2340	15 Total # of total/metal rooms
16	Total Unconditioned Floor Area (ft²)	0	17 Fuel Type
18	Nonresidential Conditioned Floor Area	0	19 Total # of stories (habitable above grade)
20	Residential Conditioned Floor Area	2340	

CA Building Energy Efficiency Standards - 2022 Lowrise Multifamily Compliance
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 2 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

B1. PROJECT SUMMARY			
Envelope (See Table G)	Envelope Performance	Envelope Prescriptive	Envelope Mandatory
Mechanical (See Table H)	Mechanical Performance	Mechanical Prescriptive	Mechanical Mandatory
Lighting (See Table I)	Lighting Performance	Lighting Prescriptive	Lighting Mandatory
Solar Thermal Water Heating (See Table J)	Solar Thermal Water Heating Performance	Solar Thermal Water Heating Prescriptive	Solar Thermal Water Heating Mandatory

CA Building Energy Efficiency Standards - 2022 Lowrise Multifamily Compliance
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 3 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

C1. COMPLIANCE SUMMARY			
Time Dependent Situation (TDV)	Efficiency ¹ (kBtu/ft² · yr)	Total ² (kBtu/ft² · yr)	Source Energy Use
	Standard Design	59.7	-0.01
Proposed Design	57.69	-21.81	1.52
Compliance Margins	Pass	Pass	Pass

CA Building Energy Efficiency Standards - 2022 Lowrise Multifamily Compliance
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 4 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

C3. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² · yr)			
Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ³
	Space Heating	2.12	3.53
Space Cooling	25.98	25.55	0.43
Indoor Fans	10.94	11.23	-0.29
Heat Rejection	0	0	0
Pumps & Misc.	0.7	0.7	0
Domestic Hot Water	13.96	16.68	3.28
Indoor Lighting	0	0	0
Flexibility	0	0	0
EFFICIENCY COMPLIANCE TOTAL	59.7	57.69	2.01 (3.4%)
Photovoltaics	-62.71	-79.5	16.79
Batteries	0	0	0
TOTAL COMPLIANCE	-0.01	-21.81	18.8 (8%)

CA Building Energy Efficiency Standards - 2022 Lowrise Multifamily Compliance
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 5 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

C3. TDV ENERGY RESULTS FOR NON-REGULATED COMPONENTS ¹			
Non-Regulated Energy Component	Standard Design (TDV)	Proposed Design (TDV)	Compliance Margin (TDV) ²
Receptacle	47.59	47.59	0
Process	31.76	31.64	0.12
Other Ltg	7.68	7.68	0
Process Motors	0	0	0
TOTAL (TOTAL COMPLIANCE + NON-REGULATED COMPONENTS)	86.03	86.91	-0.88 (1.0%)

CA Building Energy Efficiency Standards - 2022 Lowrise Multifamily Compliance
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD (Page 6 of 18)

Lowrise Multifamily Mixed Use Performance Compliance Method

C4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual SOURCE Energy Use, kBtu/ft² · yr)			
Energy Component	Standard Design (SOURCE)	Proposed Design (SOURCE)	Compliance Margin (SOURCE) ³
	Space Heating	0.29	0.49
Space Cooling	0.98	0.98	0
Indoor Fans	0.76	0.76	0
Heat Rejection	0	0	0
Pumps & Misc.	0.1	0.1	0
Domestic Hot Water	1.86	1.59	0.27
Indoor Lighting	0	0	0
Flexibility	0	0	0
EFFICIENCY COMPLIANCE TOTAL	3.99	3.96	0.03 (0.8%)
Photovoltaics	-1.96	-2.44	0.48
Batteries	0	0	0
TOTAL COMPLIANCE	2.03	1.52	0.51 (25.1%)

CA Building Energy Efficiency Standards - 2022 Lowrise Multifamily Compliance
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