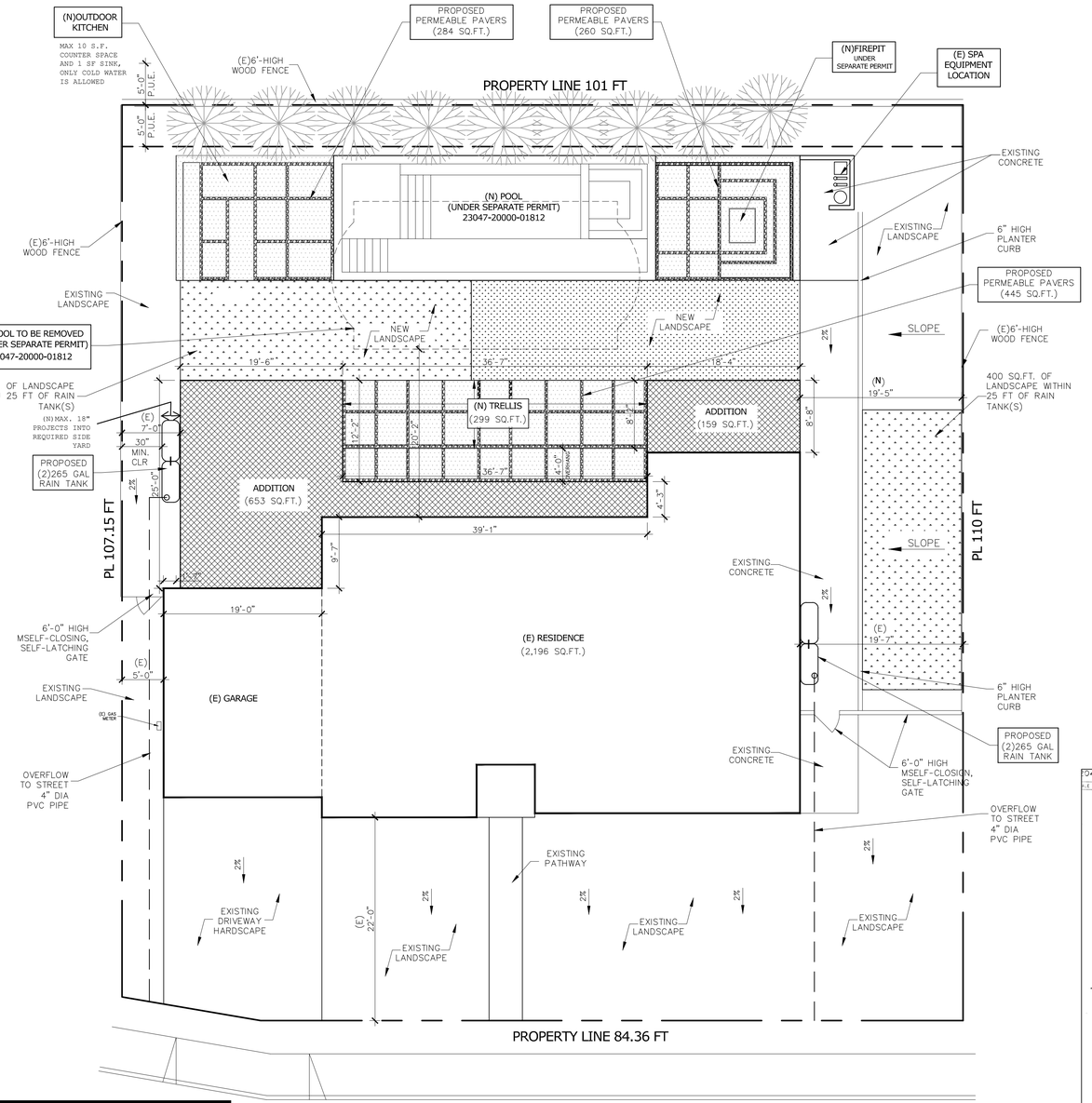


BASELINE MANSIONIZATION ORDINANCE (RFA CALCULATION)

ZONE RE11-1

LOT AREA 11,093.7 sq.ft.

MAX. ALLOW. RFA = 40% OF LOT AREA = 4,437.2 SQ.FT.

(E) SFD = 2,196 sq.ft.
(E) GARAGE = 363 sq.ft. - 200 sq.ft. exempt = 163 sq.ft.
(N) ADDITION TO SFD = 653 + 159 = 812 sq.ft.

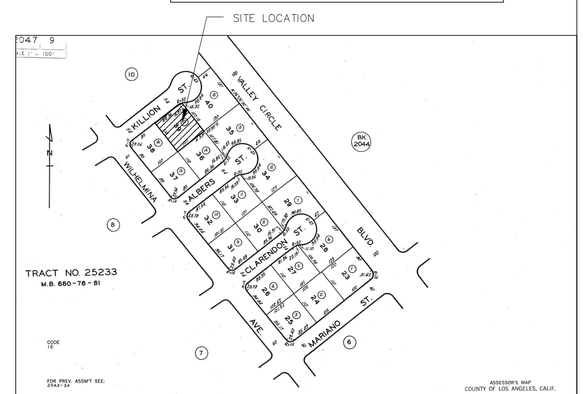
TOTAL RFA = (E) 2,196 + 163 garage + (N) 812 = 3,171 sq.ft.(OK)

POOL NOTES

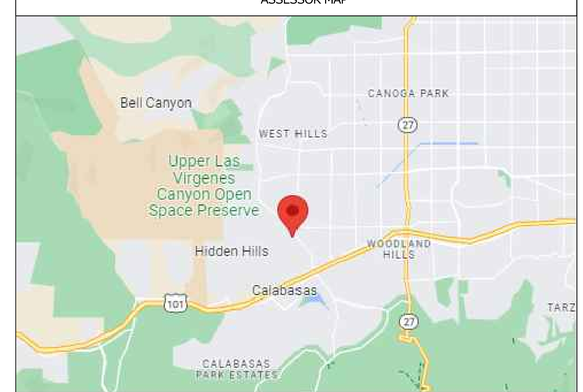
Notes:
1) AN ALARM WILL BE PROVIDED AT ALL DOORS FROM DWELLING TO POOL AREA POOLGUARD DOOR ALARM MODEL #DAPT-2 (Meets UL 2017)
2) GATES TO HAVE SELF CLOSING MECHANISM AND LATCHING. LATCHING MECHANISM TO BE SET AT 54" ABOVE GRADE
3) GATES SHALL SWING IN DIRECTION OF EXIT TRAVEL.
4) SUCTION LINES TO MEET VIRGINIA GRAHAM BAKER LAW AND STATE AND FEDERAL LAW
5) POOL GUARD SAFETY BOWIE CERTIFIED ASTM F2208

POOL NOTES PER BUILDING STANDARDS INFORMATION BULLETIN 17-08

1. An enclosure that meets the requirements of Section 3109.4.4.3 and isolates the swimming pool or spa from the private single-family home.
2. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in consjunction with gate that is self-closing and self-latching and can accommodate a key lockable device.
3. An approved safety pool cover , as defined in Section 3109.4.4.1.
4. Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."
5. A self-closing , self-latching device with a release mechanism placed no lower than 54 inches (1372 mm) above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.
6. An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," shich includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by and approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).
8. Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).



ASSESSOR MAP



VICINITY MAP

LEGAL DESCRIPTION

PROPERTY ADDRESS:	23740 W KILLION ST WOODLAND HILLS, CA 91367
APN:	2047-009-017
TRACT:	TR 25233
LOT:	39
ZONE:	RE11-1
USE:	SINGLE FAMIILY RESIDENCE
NUMBER OF STORIES:	1
TYPE OF CONSTRUCTION:	TYPE V B
OCCUPANCY TYPE:	R-3 U
YEAR BUILT:	1962
NUMBER OF UNITS:	1
NUMBER OF BEDROOMS:	3
NUMBER OF BATHROOMS:	2
(E) BUILDING SQUARE FOOTAGE:	2,196 SQ.FT.
LOT AREA:	11,093.7 SQ.FT.

SCOPE OF WORK

- PROPOSED ADDITION AT REAR (653 + 159 = 812 sq.ft.)
- PROPOSED INTERIOR REMODEL
- PROPOSED ATTACHED TRELLIS (36'-7"X8'-2" = 299 SQ.FT.)
- REMOVE AND REPLACE WINDOWS AND SLIDERS
- PROPOSED OUTDOOR KITCHEN
- PROPOSED FIREPIT

SHEET INDEX

	ARCHITECTURAL
A1	SITE PLAN AND LEGAL DESCRIPTION
A1.1	GREEN FORMS
A1.2	GENERAL NOTES &, FLASHING DETAILS
A1.3	LOW IMPACT DEVELOPMENT
T-24-1 T-24-2 T-24-3 T-24-4	TITLE 24
A2	EXISTING FLOOR PLAN
A3	EXISTING ROOF PLAN
A4	EXISTING ELEVATIONS
A5	PROPOSED FLOOR PLAN
A5.1	WINDOW AND DOOR SCHEDULE
A6	PROPOSED ROOF PLAN
A7	PROPOSED ELEVATIONS
A8	SECTIONS
A9	SECTIONS
	STRUCTURAL
SN-1	STRUCTURAL GENERAL NOTES AND DETAILS
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
SD-1	STRUCTURAL DETAILS
SD-2	STRUCTURAL DETAILS

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: MIROOSH KHACHATOORIAN Date: 05/03/2024

Application No./Permit No.: 23014-20000-04561

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

K I L L I O N S T

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 5

Digitally Signed By: Melineh A Date: 04/19/2024
Department of Public Works - Bureau of Sanitation
Watershed Protection Division (C.S.)

SITE PLAN

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

REGISTERED PROFESSIONAL ENGINEER
S.M. MAALOUF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

NOTES:

FIRE SPRINKLERS REQUIRED, UNDER SEPARATE PERMIT

THE FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY **MECHANICAL** DIVISION PRIOR TO INSTALLATION

REVISIONS:

#:	DATE:	SUMARY:

A&W PLANS
P.O. BOX 18141
ENCINO, CA 91416
818.916.2954
william@aw-plans.com
www.aw-plans.com

DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY:	J.W.R.A.
DATE:	03.22.2024
PROJECT NO:	
SHEET NO:	A1

GREEN BUILDING FORMS

FORM GRN 1

STORM WATER POLLUTION CONTROL
(2023 Los Angeles Green Building Code)

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

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

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

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. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
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. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
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. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
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.

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FORM GRN 9

2023 Los Angeles Green Building Code

MANDATORY REQUIREMENTS CHECKLIST

ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 23014 - 20000 - 04561 Date: 04.23.2023

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	**Storm water drainage and retention during construction**	A1.1	GRN FORM 1
2	4.106.3	**Grading and paving**	N/A	(E)
3	4.106.5	**Cool roof (additions ≥ 500 sq. ft. or ≥ 50%)**	A6,A7	PROVIDED
		ENERGY EFFICIENCY		
4	4.211.4	**Solar ready (additions ≥ 2,000 sq. ft.)**	N/A	< 2,000
		WATER EFFICIENCY & CONSERVATION		
5	4.303.1	**Water conserving plumbing fixtures and fittings**	A1.1	GRN 16
6	4.303.1.3.2	**Multiple showerheads serving one shower**	A1.1	GRN 14 NOTE #6
7	4.303.4	**Water use reduction**	A1.1	GRN 18R #2
8	4.304.1	**Outdoor water use in landscape areas**	N/A	(E)LANDSCAPE
9	4.304.2	**Irrigation controllers**	A1	(E)
10	4.304.3	**Metering outdoor water use**	N/A	(E)LANDSCAPE
11	4.304.4	**Exterior faucets**	A1.1	GRN 18R NOTE #5
12	4.304.5	**Swimming pool covers**	A1.1	GRN 18R NOTE #6
13	4.305.1	**Graywater ready**	N/A	(E)LANDSCAPE
14	4.305.2	**Recycled water supply to fixtures**	N/A	RECYCLED WATER NOT AVAILABLE
15	4.305.3.1	**Cooling towers (buildings ≤ 25 stories)**	N/A	NO COOLING TOWERS
16	4.305.3.2	**Cooling towers (buildings > 25 stories)**	N/A	BLDG <25 STORIES
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
17	4.406.1	**Rodent proofing**	A1.1	GRN 14 NOTE #9
18	4.407.3	**Flashing details**	A1.2	SEE DETAILS. A1.2
19	4.407.4	**Material protection**	A1.1	GRN 14 NOTE #10
20	4.408.1	**Construction waste reduction**	A1.1	GRN 14 NOTE #11
21	4.410.1	**Operation and maintenance manual**	A1.1	GRN 14 NOTE #12
		ENVIRONMENTAL QUALITY		
22	4.503.1	**Fireplaces and woodstoves**	N/A	NO NEW FIREPLACE

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FORM GRN 9

2023 Los Angeles Green Building Code

ITM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.504.1	**Covering of duct openings and protection of mechanical equipment during construction**	A1.1	GRN 14 NOTE #14
24	4.504.2	**Finish material pollutant control**	A1.1	GRN 14 NOTE #15
25	4.504.2.1	– **Adhesives, sealants, caulks**	A1.1	GRN 14 NOTE #15
26	4.504.2.2	– **Paints and coatings**	A1.1	GRN 14 NOTE #15
27	4.504.2.3	– **Aerosol paints and coatings**	A1.1	GRN 14 NOTE #15
28	4.504.2.4	– **Verification**	A1.1	GRN 14 NOTE #16
29	4.504.3	**Carpet systems**	A1.1	GRN 14 NOTE #17
30	4.504.3.1	**Carpet cushion**	A1.1	GRN 14 NOTE #17
31	4.504.4	**Resilient flooring systems**	A1.1	GRN 14 NOTE #18
32	4.504.5	**Composite wood products**	A1.1	GRN 14 NOTE #20
33	4.504.6	**Filters**	A1.1	GRN 14 NOTE #21
34	4.505.2.1	**Capillary break**	SEE STRUCTURAL	SEE FOUNDATION DETAILS
35	4.505.3	**Moisture content of building materials**	A1.1	GRN 14 NOTE #23
36	4.506.1	**Bathroom exhaust fans**	A4	LEGEND
37	4.507.2	**Heating and air-conditioning system design**	A1.1	GRN 14 NOTE #26

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FORM GRN 11

VOC AND FORMALDEHYDE LIMITS
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

2020 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS [2,3]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY [2,3]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1] Grams of VOC per liter of coating, including water and including exempt compounds.
[2] The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
[3] Some values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 5, 2016. More information is available from the Air Resources Board.

FORMALDEHYDE LIMITS[1]
Maximum Formaldehyde Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard[2]	0.13

[1] Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
[2] Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT [1,2]
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

[1] If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
[2] For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168, http://www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF.

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FORM GRN 14

2023 Los Angeles Green Building Code

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
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 amperage of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (4.106.4.2)
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. Roofs with slopes ≥ 2:12 shall have an aged SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
4. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
5. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (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, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (MWELO, § 492.7)
8. For projects that include landscape work, the *Landscape Certification*, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)
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. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
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. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.
16. The *VOC Content Verification Checklist*, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The *Formaldehyde Emissions Verification Checklist*, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
24. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant." (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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FORM GRN 16

PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2023 Los Angeles Green Building Code
(Incorporate this form into the plans)

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi[1,3]
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi[1,3]
Kitchen faucets	1.5 gpm @ 60 psi[2,4]
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush[5]
Flushometer tank water closets	1.28 gallons/flush[5]
Flushometer valve water closets	1.28 gallons/flush[5]
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

[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] Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
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.

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.

FORM GRN 18R

2023 Los Angeles Green Building Code

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

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. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacements (4.303.4)
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. (4.304.3)
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. (4.304.3)
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
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. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste 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. (4.305.1)
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. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown); or
   B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
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. (4.305.3.2)
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. (4.305.4)
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.
    C. 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.

IRRIGATION SYSTEM

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 entity. (4.304.1)

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.

REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

REVISIONS:

#:	DATE:	SUMARY:

A&W PLANS
P.O. BOX 18141
ENCINO, CA 91416
818.916.2954
william@aw-plans.com
www.aw-plans.com

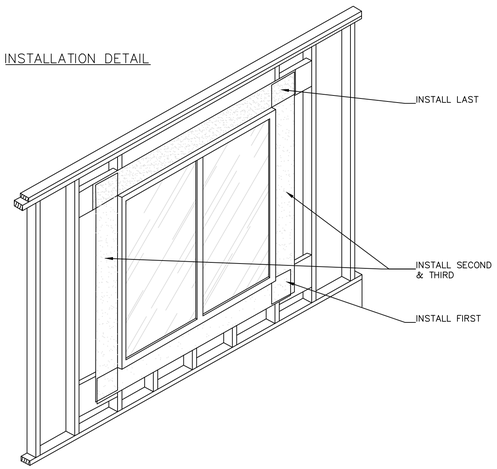
DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

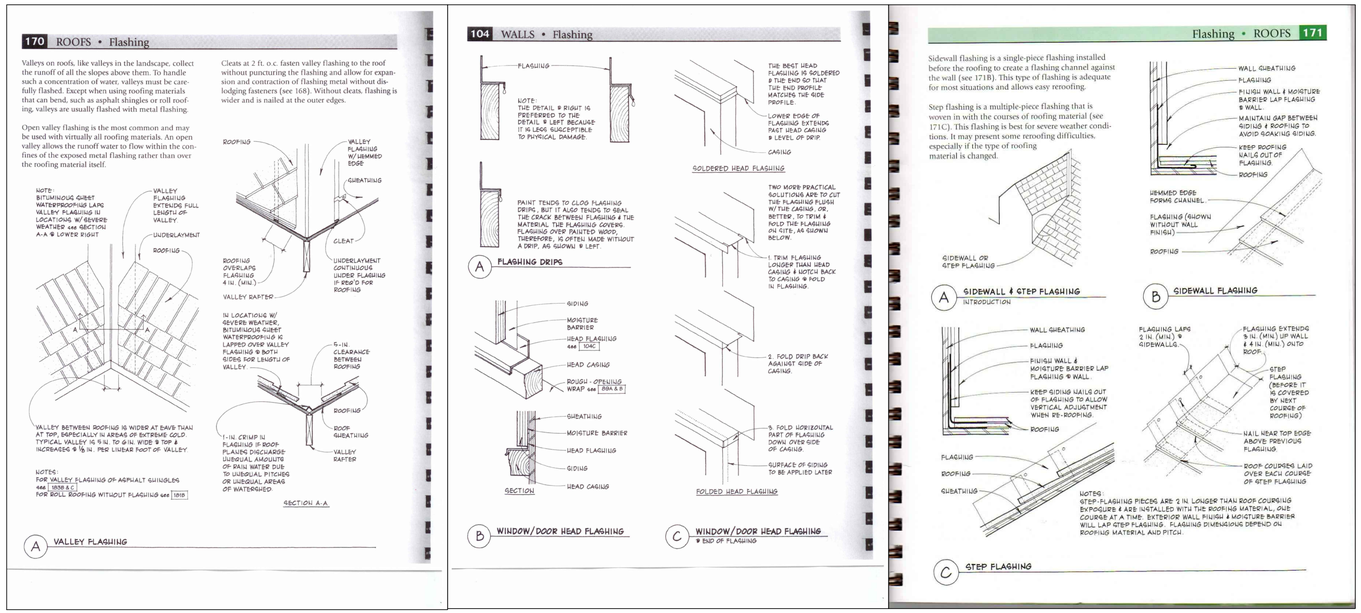
OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.29.2024
PROJECT NO:

SHEET NO: A1.1



FLASHING DETAILS



GENERAL NOTES:

a. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSECONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
b. AN APPROVED SEISMIC GAS 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) (SEPARATE PLUMBING PERMIT IS REQUIRED).
c. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
d. KITCHEN SINKS, LAVATORIES, BATHTUBS. SHOWERS, BIDET, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDEDWITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
e. 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)
f. PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
g. UNIT SKYLIGHTS SHALL BE LABELED BY A LA CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING (RESEARCH REPORT NOT REQUIRED)
h. WATER HEATER MUST BE STRAPPED TO WALL (SEC. 507.3, LAPC)
i. FOR EXSTING 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 DEACTIVATE (FOR 15 SECS MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR
j. FOR EXISTING POOL ON SITE, PROVIDE ANTI-ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) No. 2977
k. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325
l. SMOKE DETECTORS SHALL BE PROVIDED FOR ALLDWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000.00) (R314.6.2)
m. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGESOR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.1, CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED (R315.2)
n. 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...
o. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

FIRE PROTECTION:

3. AN APPROVED SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM & 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 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. (R314)
4. 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 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. (R315)

LA DBS DEPARTMENT OF BUILDING AND SAFETY

City of Los Angeles Department of Building and Safety

Version 1

Grading Pre-Inspection Report

Address: **23740 W KILLION ST**
Council District: **3** Permit Application: **23030-20000-06797**

Work Description:
GPI for: Proposed addition at rear (653 + 159 = 812 sq.ft.) Interior Remodel Proposed attached trellis (299 sq.ft.) Proposed detached Trellis (200 sq.ft.) Remove and replace windows and Sliders Proposed outdoor kitchen and firepit

Inspector/Telephone: **BRIAN MILLER, (818) 374-4354**
Inspection District: **VN**
Inspection Date: **11/03/2023**

Property Posted: **N/A** Posting Date: **N/A** Posting Fees Paid? **No**
Tract: **TR 25233**
Block: Lot(s): **39** ARB: County Ref No: **M B 680-78/81**

Approved Graded Lot: **No** Bearing Value: **per codes**
Fill Over 100 Feet: **No** Buttress Fill: **No**
Slope of Surface: **Ascending** Natural Soil Classification 1804.2: **silty sandy clay**
Cut: degrees Height: ft in
Fill: degrees Height: ft in
Natural: **2 deg** degrees Height: **4**ft in Slide Area: **No**
Sewer Available: **Yes** PSDS Sized Per Code:
Site is **Above** Street Roof Gutters: **No**
Condition of Street for Drainage Purposes **A/C** Recommended Termination of Drainage
Driveway Grade: **% -** Maximum Rough Grade Allowed: **%**

GRADING APPROVAL TO ISSUE PERMIT(S)
OK TO ISSUE. SEE BELOW FOR COMMENTS.
X DO NOT ISSUE UNTIL BELOW REQUIREMENTS HAVE BEEN SATISFIED.

Page 1 of 3

1. A grading permit is required for **excavation and backfill .**
2. A retaining wall permit is required. **.**
3. OSHA permit required for **vertical cuts 5 feet or over.**
X 4. All footings shall be founded in undisturbed natural soil per Code.
X 5. Design for expansive soil or submit a soils report to the grading division per information bulletin P/BC 2008-116 and 91.1805.8.
X 6. In the event excavations reveal unfavorable conditions, the services of a soils engineer and/or geologist may be required.
7. report(s) are required. Submit three copies (1 original and 2 copies), with appropriate fees, to the Grading Section for review and approval.
8. Incorporate all recommendations of the approved report(s) and Department letters dated into the plans. to sign plans.
9. Site is subject to mudflow. Comply with provisions of Section 91.7014.3. Geological and soils report required.
10. Buildings shall be located clear of the toe of all slopes which exceed a gradient of 3 horizontal to 1 vertical as per Section 91.1805.3.1.
11. Footings shall be set back from the descending slope surface exceeding 3 horizontal to 1 vertical as per Section 91.1805.3.7.
12. Swimming pools and spas shall be set back from descending and ascending slopes as per Section 91.1805.3.3.
13. Department approval is required for construction of . on or over slopes steeper than 2 horizontal to 1 vertical.
14. Provide complete details of engineered temporary shoring or slot cutting procedures on plans. Call for inspection before excavation begins.
X 15. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
16. A Registered Deputy Inspector is required.
17. All fill or backfill shall be compacted by mechanical means to a minimum 90% relative compaction as determined by ASTM method D-1557. Subdrains shall be provided where required by Code.
18. Specify on the plans: "The soils engineer is to approve the key or bottom and leave a certificate on the site for the grading inspector. The grading inspector is to be notified before any grading begins and, for bottom inspection, before fill is placed. Fill may not be placed without approval of the grading inspector."
19. Existing non-conforming slopes shall be cut back at 2:1 (26 degrees) or retained. All concentrated drainage, including roof water, shall be conducted, via gravity, to the street or an approved location at a 2% minimum. Drainage to be shown on the plans.
20. All cut or fill slopes shall be no steeper the 2:1 (26 degrees).
X 21. Stake and flag the property lines in accordance with a licensed survey map. **.**
22. Approval required by the Department for **.**
23. Approval required by the Department of Public Works, Urban Forestry Division, for native tree protected ORD. 177,040. Phone # (213) 847-3077
24. This is a preliminary pre-inspection only - base on limited information. When complete plans (and possibly calculations and/or required reports) are submitted for a permit, a new pre-inspection and fee will be required.

Page 2 of 3

** Additional requirements: *****POSTING REQURED*** This GPI shall be part of the approved plans.**

Construction of new occupied buildings or major additions to buildings on sites located in any of the Seismic Hazard Zones (liquefaction, Landslide or Alquist-Priolo Fault Zone) will require a geology and/or soil engineering report. For questions call (213) 482-0480.

Page 3 of 3

GRADING PRE-INSPECTION (GPI)

REGISTERED PROFESSIONAL ENGINEER SAMI MAALOUF NO.C53210 Exp. Date 6/30/25 CIVIL STATE OF CALIFORNIA

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC; unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

REVISIONS:

#:	DATE:	SUMARY:

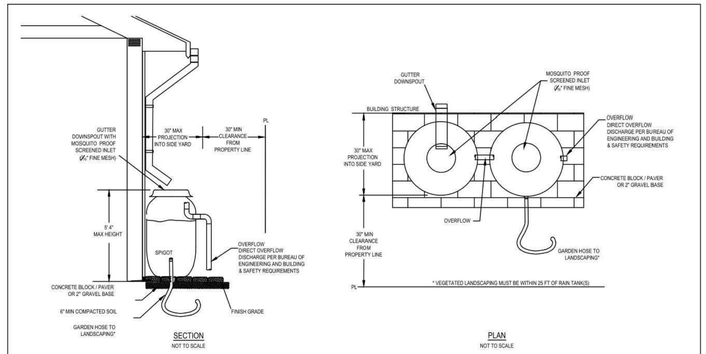
A&W PLANS
P.O. BOX 18141
ENCINO, CA 91416
818.916.2954
william@aw-plans.com
www.aw-plans.com

DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.23.2024
PROJECT NO:
SHEET NO: A1.2



NOTES:

1. SCREENS ARE PRESENT ON ALL RAIN TANK INLETS TO REMOVE DEBRIS AND LARGER PARTICLES AS THE WATER ENTERS THE TANK. REMOVABLE CHILD-RESISTANT COVERS AND MOSQUITO SCREENING ARE IN PLACE.
2. TANK IS CHILD SAFE. ACCESS IS CHILD-PROFF AND THE BARREL IS PROPERLY SITED AND ANCHORED ON A STABLE SURFACE TO PREVENT TANK FROM TIPPING OVER.
3. ABOVE-GROUND TANKS SHALL NOT LOCATED ON UNEVEN OR SLOPED SURFACE; IF INSTALLED ON A SLOPED SURFACE, THE BASE WHERE THE TANK IS INSTALLED HAS BEEN LEVELED USING APPROPRIATE CONSTRUCTION MATERIAL PRIOR TO INSTALLATION.
4. INSTALLED RAIN TANKS SHALL NOT BEEN PLACED ON ELEVATED PLATFORMS, DECKS OR PORCHES WITHOUT CONSULTING LOCAL BUILDING CODE OFFICIALS.
5. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING AND SAFETY REQUIREMENTS.
6. DISPERSION IS DIRECTED SO AS NOT TO KNOWINGLY 'CAUSE GEOTECHNICAL HAZARDS RELATED TO SLOPE STABILITY OR TRIGGERING EXPANSIVE (CLAYEY) SOIL MOVEMENT.
7. RAIN TANKS SHALL BE OPAQUE AND DARK IN COLOR TO PREVENT UV LIGHT PENETRATION AND DISCOURAGE ALGAE GROWTH.
8. TANK PLACEMENT SHALL ALLOW EASY ACCESS FOR REGULAR MAINTENANCE.
9. COLLAPSIBLE RAIN TANKS ARE NOT PERMITTED.
10. SEE RAIN TANK FACT SHEETS FOR MORE INFORMATION.

RAIN TANKS WITH SHADE TREE PLANTING:

- TREES MUST BE PLANTED AT LEAST 10 FEET FROM THE HOUSE FOUNDATION AND ATLEAST 5 FEET FROM FENCES, PATIOS, DRIVEWAYS AND SIDEWALKS.
- TREES SHOULD NOT BE PLANTED IN AREAS WHERE PERMEABLE PAVEMENT, POROUS CONCRETE OR PERMEABLE PAVERS ARE INSTALLED.

A LIST OF SHADE TREES CAN BE FOUND AT: WWW.CITYPLANTS.ORG

RAIN TANK
FOR SMALL SCALE RESIDENTIAL

JUNE 1, 2016 — SHEET 1 OF 1 SHEETS

1 RAIN TANK DETAIL

STORMWATER OBSERVATION REPORT (SOR) FORM

Only to be used for Single Family Residences
(4 units or less, <10,000 SF, <2,500 SF within a ESA)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C of O).

***STORMWATER OBSERVATION** means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.*

STORMWATER OBSERVATION** must be performed by the contractor responsible for the approved LID Plan or designated staff in their employment. Homeowner can also perform the Stormwater Observation if no licensed contractor was involved. **AS PART OF THE OBSERVATION, PROVIDE PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES.

STORMWATER OBSERVATION REPORT (SOR)** must be signed by the contractor responsible for the approved LID Plan and submitted to the City prior to the issuance to the certificate of occupancy. Homeowner can sign the Stormwater Observation Report if no licensed contractor was involved. **PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPS TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

Project Address: 23740 W KILLION ST, WOODLAND HILLS, CA 91367	**Building Permit No.:** 23014-20000-04561
Contractor / Architect / Engineer responsible for construction of best management practices per approved LID Plan:	**Phone Number:**

I declare that the following statements are true to the best of my knowledge:

1. I am responsible for the approved LID Plan, and
2. I, or designated staff under my responsible charge, have performed the required site visits at each significant construction stage and at completion to verify that the best management practices as shown on the approved plan have been constructed and installed in accordance with the approved LID Plan.

Signature Date Contractor/Architect/Engineer License

Low Impact Development (LID)
Post Construction Stormwater Mitigation
Best Management Practices (BMPs)

STORMWATER BMP(s) VERIFICATION

Upon installation of the approved stormwater BMPs, a Stormwater Observation Report (SOR) Form shall be submitted to Department of Public Works, Bureau of Sanitation. 201 N. Figueroa, 3rd floor, station 18. The SOR Form must be with filed and approved by the Bureau of Sanitation prior to the issuance of a Certificate of Occupancy.

Project Address: 23740 W KILLION ST, WOODLAND HILLS, CA 91367

RESIDENTIAL (4 UNITS OR LESS, <10,000SF, < 2,500 SF within a ESA)

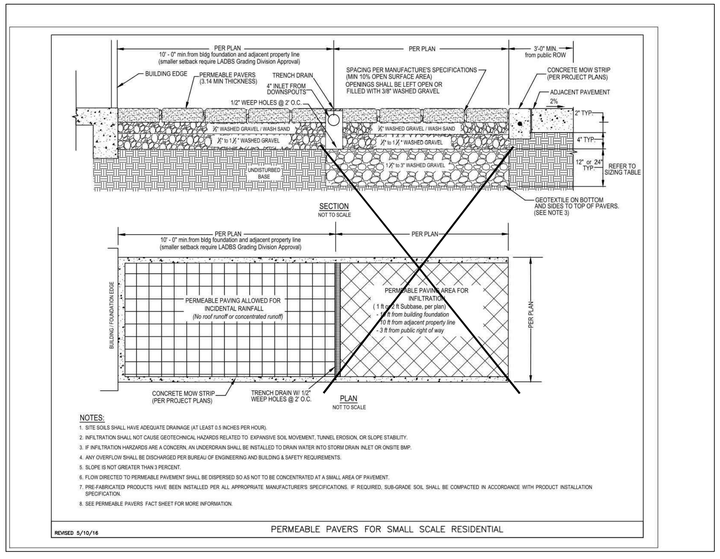
Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
1	Rain Tank(s) – 55 to 130 gal each		
2	Rain Tank(s) – > 130 gal min	(4)265 GAL	A1,A1.3,A5,A6,A7
3	Shade Tree - min 15 gal		
4	Flow thru Planter(s)		
5	Permeable pavers / Porous concrete (min 10% open space)	☒ Incidental; 989 total SF ☐ Infiltration; _____ total SF	A1, A1.3,A5,A6,A7
6	Rain Garden	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
7	Dry Well		
8	SUMP Pump (modification was not required)		

ALL OTHER DEVELOPMENT
(Residential: 5 ≥ units, 10,000 ≥ SF, within a ESA and ≥2,500SF)

	Item #	Stormwater BMP	Description (Units, total)	Reference Sheet(s)* (Sheet #)
Infiltration	1	Infiltration Basin / Trench		
	2	Dry Well		
	3	Permeable pavers / Porous concrete (min 10% open space)	☐ Incidental;_____ total SF ☐ Infiltration;_____ total SF	
Capture & Use	4	Rain Tank(s) – 530 gal min		
	5	Cistern	☐ Above Grade ☐ Below Grade	
Treat & Discharge	6	Flow thru Planter(s)		
	7	Biofiltration	☐ #____ - Lined; _____ total SF ☐ #____ - Unlined; _____ total SF	
	8	Vegetative Swale / Filter Strip		
	9	Catch Basin Filter(s)		
	10	Trench Drain Filter(s)		
	11	Down Spout Filter(s)		
	12	SUMP Pump (modification was not required)		

* At a minimum: Site Plan, Architectural Elevations, Roof Plan, Civil Sheets and Detail

2



NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).
2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.
3. IF INFILTRATION HAZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET ON ONSITE BMP.
4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.
5. SLOPE IS NOT GREATER THAN 3 PERCENT.
6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.
7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURER'S SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.
8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

REVISED 5/10/16

PERMEABLE PAVERS FOR SMALL SCALE RESIDENTIAL

4 PERMEABLE PAVERS DETAIL

Bushman

265 Gallon
Slimline Rainwater Harvesting Tank

TOP VIEW

STRAINER BASKET
Material ..... Polypropylene
Color ..... Black
Dimensions ..... 16" x 4"
Mesh ..... 20x20 S.S.

COVER
Material ..... Polypropylene
Color ..... Black
Diameter ..... 16"
Inlet ..... 4" Knockouts (x2)
..... 3" Precut (x1)

SIDE VIEW

TANK
Material ..... Polyethylene
Baffles 2

OVERFLOW
Material ..... Polypropylene
Diameter ..... 3" SDR 35

FITTINGS
Type ..... Bulkhead
Height ..... ①②4"
Location ..... End Radius
Diameter ..... 1" NPT

PART NUMBERS

Black	Mocha	Brick
45491	45492	45493
Forest Green	Natural	
45494	TBD	

TANK INCLUDES

Norwesco, Inc. | 4365 Steiner Street | St. Bonifacius, MN 55375-0439 | 800-328-3420

Bushman

BUSHMAN PART NUMBER
BSLT130

OVERVIEW

53' Truck Load
60 units on pallets

BSLT 130 CX PX

1 **Bushman Tank Configuration**
BSLT - SlimLine Tank

2 **Capacity**
130 U.S. Gallons (110 Imperial Gallons, 500 Liters)

3 **Color**
C0 - Black
C3 - Forest Green
C4 - Mocha Brown
C5 - Brick Red

4 **Package**
P1 - Basic Tank System, Package 1
P2 - Premier System, Package 2
P3 - Signature System, Package 3E

COLORS

BLACK GREEN MOCHA BRICK

- Actual colors may vary from the example shown above.

CONTACT

Corporate Headquarters
26040 Ynez Road, P.O. Box 893051
Temecula, California 92589-3051
866.920.8265 (p)
951.296.6123 (f)
www.bushmanusa.com

Canada
6185 Tomken Road, Unit 3-5
Mississauga, Ontario L5T1X3
800.387.8332 (p)
905.565.8282 (f)

Rev.1 51611

3 RAIN TANK SPECIFICATIONS

REGISTERED PROFESSIONAL ENGINEER
SAMI MAKLOUF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

NOTE:

RAIN TANKS MUST BE OPAQUE AND DARK IN COLOR TO PREVENT UV LIGHT PENETRATION AND DISCOURAGE ALGAE GROWTH

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 5

Digitally Signed By: Melineh A Date: 04/19/2024
Department of Public Works - Bureau of Sanitation
Watershed Protection Division (C.S.)

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: MIROOSH KHACHATOORIAN Date: 05/03/2024

Application No./Permit No.: 23014-20000-04561

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

REVISIONS:

#:	DATE:	SUMARY:

A&W PLANS
P.O. BOX 18141
ENCINO, CA 91416
818.916.2954
william@aw-plans.com
www.aw-plans.com

DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 03.22.2024
PROJECT NO:
SHEET NO: A1.3

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 1 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

GENERAL INFORMATION					
01	Project Name	Residential Building			
02	Run Title	Title 24 Analysis			
03	Project Location	23740 W. KILLION			
04	City	WOODLAND HILLS	05	Standards Version	2022
06	Zip code	91367	07	Software Version	EnergyPro 9.2
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	325
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Addition and/or Alteration	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft^2)	812	15	Number of Stories	1
16	Existing Cond. Floor Area (ft^2)	2196	17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft^2)	3008	19	Glazing Percentage (%)	28.34%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No

COMPLIANCE RESULTS	
01	**Building Complies with Computer Performance**
02	**This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.**
03	**This building incorporates one or more Special Features shown below**

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 2 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft^2 -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft^2 -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0	16.01	0	7.99	0	8.02
Space Cooling	0	22.34	0	24.94	0	-2.6
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	14.27	0	14.41	0	-0.14
Self Utilization/Flexibility Credit						
Efficiency Compliance Total	**0**	**52.62**	**0**	**47.34**	**0**	**5.28**
Photovoltaics		0		0		
Battery				0		
Flexibility						
Indoor Lighting	0	6.53	0	6.53		
Appl. & Cooking	0	11.5	0	11.5		
Plug Loads	0	21.66	0	21.66		
Outdoor Lighting	0	1.6	0	1.6		
TOTAL COMPLIANCE	**0**	**93.91**	**0**	**88.63**		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 3 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft^2 - yr)	Proposed Design (kBtu/ft^2 - yr)	Compliance Margin (kBtu/ft^2 - yr)	Margin Percentage
Gross EUI[1]	14.24	12.83	1.41	9.9
Net EUI[2]	14.24	12.83	1.41	9.9

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES

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

- Non-standard duct location (any location other than attic)

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Kitchen range hood
- Minimum Airflow
- Refrigerant Charge verification required if a refrigerant containing component is altered
- Fan Efficacy Watts/CFM
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft^2)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Residential Building	3008	1	4	3	0	1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 4 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft^2)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Status**
Existing SFD Zone	Conditioned	HVAC System1	2196	9	DHW Sys 1	Existing Unchanged
Bedroom 02 Zone	Conditioned	HVAC System1	653	9	DHW Sys 1	New
PRIMARY BED-ADD Zone	Conditioned	HVAC System1	159	9	DHW Sys 1	New

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Front Wall	Existing SFD Zone	R-15 Wall	325	Front	517.5	170.6	90	none	Existing	No
Left Wall	Existing SFD Zone	R-15 Wall	55	Left	49.5	0	90	none	Existing	No
Rear Wall	Existing SFD Zone	R-15 Wall	145	Back	517.5	0	90	none	Existing	No
Right Wall	Existing SFD Zone	R-15 Wall	235	Right	389.7	90	90	none	Existing	No
Left Wall 2	Bedroom 02 Zone	R-15 Wall	55	Left	235.44	28.14	90	Extension	New	n/a
Rear Wall 2	Bedroom 02 Zone	R-15 Wall	145	Back	608.28	465.34	90	Extension	New	n/a
Right Wall 2	Bedroom 02 Zone	R-15 Wall	235	Right	109	0	90	Extension	New	n/a
Left Wall 3	PRIMARY BED-ADD Zone	R-15 Wall	55	Left	77.4	0	90	Extension	New	n/a
Rear Wall 3	PRIMARY BED-ADD Zone	R-15 Wall	145	Back	164.7	50.64	90	Extension	New	n/a
Right Wall 3	PRIMARY BED-ADD Zone	R-15 Wall	235	Right	77.4	10	90	Extension	New	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 5 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

OPAQUE SURFACES

01	02	03	04	05	06	07	08	09	10	11
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft^2)**	**Window and Door Area (ft2)**	**Tilt (deg)**	**Wall Exceptions**	**Status**	**Verified Existing Condition**
Int LT Wall	Existing SFD Zone>>__Garage__	R-15 Wall1	n/a	n/a	216	24	n/a		Existing	No
Interior FT Surface	Bedroom 02 Zone>>__Garage__	R-15 Wall1	n/a	n/a	171	0	n/a		New	n/a
Interior Surface	Bedroom 02 Zone>>Existing SFD Zone	R-15 Wall1	n/a	n/a	123.75	0	n/a		New	n/a
Int FT Wall	PRIMARY BED-ADD Zone>>Existing SFD Zone	R-15 Wall1	n/a	n/a	164.7	0	n/a		New	n/a
Roof 4	__Garage__	R-0 Roof Attic	n/a	n/a	456	n/a	n/a		Existing	No
Front Wall 2	__Garage__	R-0 Wall	325	Front	171	112	90	none	Existing	No
Left Wall 4	__Garage__	R-0 Wall	55	Left	180	0	90	none	Existing	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Area (ft^2)**	**Skylight Area (ft^2)**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Cool Roof**	**Status**	**Verified Existing Condition**	**Existing Construction**
Roof	Existing SFD Zone	R-38 Roof No Attic	80	n/a	2196	61.08	2	0.1	0.85	No	Altered	No	
Roof 2	Bedroom 02 Zone	R-38 Roof No Attic	80	n/a	653	4.66	0.25	0.1	0.85	No	New	n/a	
Roof 3	PRIMARY BED-ADD Zone	R-38 Roof No Attic	150	n/a	157.38	0	0.25	0.1	0.85	No	New	n/a	

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 6 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

ATTIC

01	02	03	04	05	06	07	08	09	10
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**	**Status**	**Verified Existing Condition**
Attic __Garage__	Attic Garage Roof Cons	Ventilated	0	0.1	0.85	No	No	Existing	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft^2)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**	**Status**	**Verified Existing Condition**
113.A	Window	Front Wall	Front	325			1	16.64	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
113.B	Window	Front Wall	Front	325			1	16.64	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
115.A	Window	Front Wall	Front	325			1	6	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
114.B	Window	Front Wall	Front	325			1	17.32	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
101.B	Window	Front Wall	Front	325			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
101.A	Window	Front Wall	Front	325			1	16	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
102.A	Window	Front Wall	Front	325			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
102.B	Window	Front Wall	Front	325			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
102.C	Window	Front Wall	Front	325			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
102.D	Window	Front Wall	Front	325			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	Existing	No
102.E	Window	Front Wall	Front	325			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	Existing	No
102.F	Window	Front Wall	Front	325			1	9	0.3	NFRC	0.23	NFRC	Bug Screen	Existing	No

T24 AUTHOR
JOVANNY JIMENEZ
JOVJIMENEZ83@GMAIL.COM
818-235-4422

WILLIAM@AW-PLANS.COM
WWW.AW-PLANS.COM

DESIGNER:
A&W PLANS
P.O. BOX 18141
ENCINO, CA 91416
818.916.2954

TITLE 24

PROJECT DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: 23740 KILLION ST, WOODLAND HILLS, CA 91367 818-451-9318

CHECKED

DATE 12/26/2023

JOB NO. 23740-ADD

SHEET 1 T-24 OF 4

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 7 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
113.C	Window	Right Wall	Right	235			1	20	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
110.A	Window	Right Wall	Right	235			1	60	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
109.B	Window	Right Wall	Right	235			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
107.A	Window	Left Wall 2	Left	55			1	7.5	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
104.A	Window	Left Wall 2	Left	55			1	20.64	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
103.1	Window	Rear Wall 2	Back	145			1	94.65	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
103.2	Window	Rear Wall 2	Back	145			1	94.65	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
103.3	Window	Rear Wall 2	Back	145			1	94.65	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
103.A	Window	Rear Wall 2	Back	145			1	36.65	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
103.B	Window	Rear Wall 2	Back	145			1	36.65	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
103.C	Window	Rear Wall 2	Back	145			1	36.65	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
108.1	Window	Rear Wall 2	Back	145			1	20.8	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
107.2	Window	Rear Wall 2	Back	145			1	50.64	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA

Registration Number: 423-P010231119A-000-000-0000000-0000 Registration Date/Time: 12/26/2023 22:52 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-12-26 22:48:14

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 8 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	Status	Verified Existing Condition
109.2	Window	Rear Wall 3	Back	145			1	50.64	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
109.A	Window	Right Wall 3	Right	235			1	10	0.3	NFRC	0.23	NFRC	Bug Screen	New	NA
102.G	Skylight	Roof		80			1	16.3	0.3	NFRC	0.23	NFRC		New	NA
111.A	Skylight	Roof		80			1	9.98	0.3	NFRC	0.23	NFRC		New	NA
103.F	Skylight	Roof		80			1	11.6	0.3	NFRC	0.23	NFRC		New	NA
103.E	Skylight	Roof		80			1	11.6	0.3	NFRC	0.23	NFRC		New	NA
103.D	Skylight	Roof		80			1	11.6	0.3	NFRC	0.23	NFRC		New	NA
103.G	Skylight	Roof 2		80			1	4.66	0.3	NFRC	0.23	NFRC		New	NA

OPAQUE DOORS

01	02	03	04	05	06
Name	Side of Building	Area (ft^2)	U-factor	Status	Verified Existing Condition
101.1	Front Wall	28	0.2	New	n/a
116.2	Int LT Wall	24	0.2	Existing	No
116.1	Front Wall 2	112	0.2	New	n/a

Registration Number: 423-P010231119A-000-000-0000000-0000 Registration Date/Time: 12/26/2023 22:52 HERS Provider: CHEERS

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Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 9 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

SLAB FLOORS

01	02	03	04	05	06	07	08	09	10
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated	Status	Verified Existing Condition
Slab	Existing SFD Zone	2196	201.6	none	0	80%	No	New	n/a
Slab 2	Bedroom 02 Zone	653	165.32	none	0	80%	No	New	n/a
Slab 3	PRIMARY BED-ADD Zone	157.38	53.8	none	0	80%	No	New	n/a
Slab 4	__Garage__	456	165.32	none	0	0%	No	Existing	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.361	Inside Finish: Gypsum Board Cavity / Frame: no insul. / 2x4 Exterior Finish: 3 Coat Stucco
R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.095	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
R-38 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-38	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-38 / 2x12 Inside Finish: Gypsum Board

Registration Number: 423-P010231119A-000-000-0000000-0000 Registration Date/Time: 12/26/2023 22:52 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-12-26 22:48:14

Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 10 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-15 Wall1	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.086	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Other Side Finish: Gypsum Board
Attic Garage Roof Cons	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-0 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.481	Cavity / Frame: no insul. / 2x4 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	Status	Verified Existing Condition	Existing Water Heating System
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)	New	NA	

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Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 11 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	Tank Location	Status	Verified Existing Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	UEF	0.81	Btu/Hr	200000	0	n/a	n/a		New	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Existing HVAC System
HVAC System1	Heating and cooling system other	Heating Component 1	2	Cooling Component 1	2	HVAC Fan 1	Air Distribution System 1	n/a	Existing	No	

HVAC - HEATING UNIT TYPES

01	02	03	04	05
Name	System Type	Number of Units	Heating Efficiency	Heating Unit Brand
Heating Component 1	Central gas furnace	2	AFUE - 80	n/a

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Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08	09
Name	System Type	Number of Units	Efficiency Metric	Efficiency EER/EER2/CEER	Efficiency SEER/SEER2	Zonally Controlled	Mulit-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	2	EER2/SEER2	11.7	14.3	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
Name	Type	Design Type	Duct Ins. R-value		Duct Location		Surface Area		Bypass Duct	Duct Leakage	HERS Verification	Status	Verified Existing Condition	Existing Distribution system	New Ducts 25 ft
			Supply	Return	Supply	Return	Supply	Return							
Air Distribution System 1	Conditioned space-entirely	Non-Verified	R-6	R-6	Conditioned Zone	Conditioned Zone	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist	New	n/a		No

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Required	Not Required	Not Required	Credit not taken	Not Required	No

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City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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- No inspection can be scheduled until the permit fees have been paid.

By: MIROOSH KHACHATOORIAN Date: 05/03/2024

Application No./Permit No.: 23014-20000-04561

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

T24 AUTHOR
JOVANNY JIMENEZ
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WWW.AW-PLANS.COM

TITLE 24

PROJECT DESCRIPTION: PROPOSED ADDITION & REMODEL
23740 KILLION ST, WOODLAND HILLS, CA 91367
OWNER: 818-451-9318

CHECKED

DATE
12/26/2023

JOB NO.
23740-ADD

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD **CF1R-PRF-01E**

Project Name: Residential Building **Calculation Date/Time:** 2023-12-26T22:47:30-08:00 **(Page 13 of 14)**

Calculation Description: Title 24 Analysis **Input File Name:** 23740_KILLION_ADDITION.ribd22x

HVAC - FAN SYSTEMS

01	02	03	04
Name	**Type**	**Fan Power (Watts/CFM)**	**Name**
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	**Verified Fan Watt Draw**	**Required Fan Efficacy (Watts/CFM)**
HVAC Fan 1-hers-fan	Required	0.45

HERS RATER VERIFICATION OF EXISTING CONDITIONS

Registration Number: 423-P010231119A-000-000-0000000-0000 Registration Date/Time: 12/26/2023 22:52 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-12-26 22:48:14

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RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
PROPOSED ADDITION AND REMODEL	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration	12/26/2023

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
23740 W. KILLION WOODLAND HILLS	CA Climate Zone 09	3,008	812	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 15	347		Existing
Door	Opaque Door	R-5	28		New
Wall	Wood Framed	R 15	50		Existing
Wall	Wood Framed	R 15	518		Existing
Wall	Wood Framed	R 15	300		Existing
Roof	Wood Framed Rafter	R 38	2,135		Altered
Slab	Unheated Slab-on-Grade	- no insulation	3,006	Perim = 421'	New
Demising	Wood Framed	R 15	192		Existing

FENESTRATION Total Area: 852 Glazing Percentage: 28.3% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (NW)	115.6	0.300	0.23	none	none	N/A	New
Front (NW)	27.0	0.300	0.23	none	none	N/A	Existing
Right (SW)	100.0	0.300	0.23	none	none	N/A	New
Skylight	65.7	0.300	0.23	none	none	N/A	New
Left (NE)	28.1	0.300	0.23	none	none	N/A	New
Rear (SE)	516.0	0.300	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	Gas Central Furnace	80% AFUE	Split Air Conditioner	14.3 SEER2	Setback	Existing

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	Conditioned	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	1	0.81	Standard	New

EnergyPro 9.2 by EnergySoft User Number: 40018 ID: 23740-ADD Page 17 of 23

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type		Date
PROPOSED ADDITION AND REMODEL	☑ Single Family ☐ Multi Family	☐ Addition Alone ☑ Existing+ Addition/Alteration	12/26/2023

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
23740 W. KILLION WOODLAND HILLS	CA Climate Zone 09	3,008	812	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Wall	Wood Framed	R 15	207		New
Wall	Wood Framed	R 15	143		New
Wall	Wood Framed	R 15	109		New
Roof	Wood Framed Rafter	R 38	806		New
Demising	Wood Framed	R 15	459		New
Wall	Wood Framed	R 15	77		New
Wall	Wood Framed	R 15	114		New
Wall	Wood Framed	R 15	67		New

FENESTRATION Total Area: 852 Glazing Percentage: 28.3% New/Altered Average U-Factor: 0.30

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status

EnergyPro 9.2 by EnergySoft User Number: 40018 ID: 23740-ADD Page 18 of 23

City of Los Angeles, Department of Building & Safety
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2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.
(04/2022)

Building Envelope:

§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped. *
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.*

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device. *
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3:	**Certification.** Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *
§ 110.3(c)3:	**Insulation.** Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters. *
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.

Ducts and Fans:

§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. *
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the filter. *

5/6/22

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TITLE 24

PROJECT DESCRIPTION: PROPOSED ADDITION & REMODEL
OWNER: 23740 KILLION ST, WOODLAND HILLS, CA 91367
818-451-9318

CHECKED

DATE
12/26/2023

JOB NO.
23740-ADD

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality**. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. *
§ 150.0(o)1B:	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses .** Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *.
§ 150.0(o)1H&I:	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G

Pool and Spa Systems and Equipment:

§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*

Lighting:

§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	**Blank Electrical Boxes.** The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k). *

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(v)	**Electric Clothes Dryer Ready.** Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.

Solar Readiness:

§ 110.10(a)1:	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment. *
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane. *
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
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T24 AUTHOR
JOVANNY JIMENEZ
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818-235-4422

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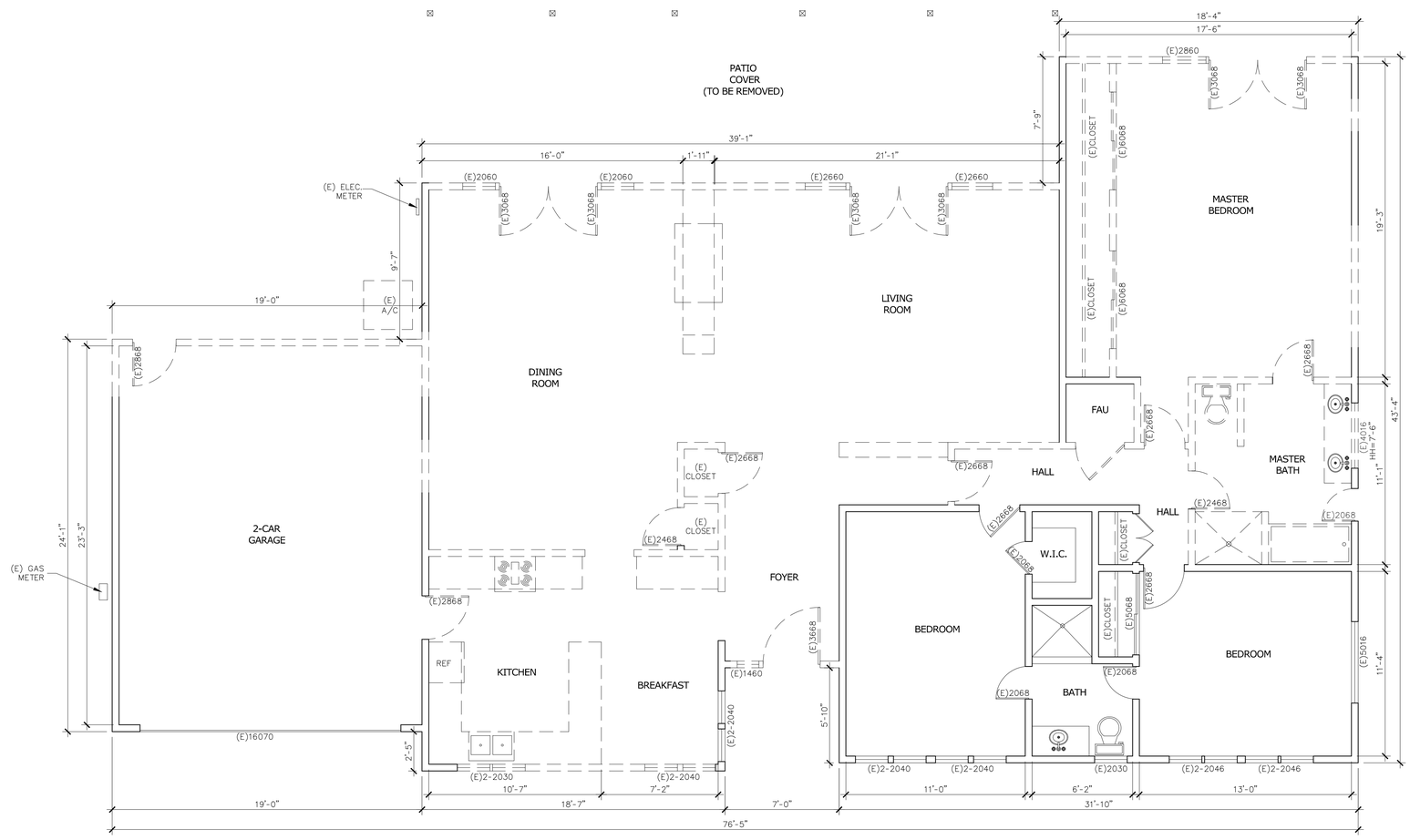
TITLE 24

PROJECT DESCRIPTION: PROPOSED ADDITION & REMODEL
OWNER: 23740 KILLION ST, WOODLAND HILLS, CA 91367
818-451-9318

CHECKED

DATE
12/26/2023

JOB NO.
23740-ADD



EXISTING FLOOR PLAN

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

N

WALL LEGEND
EXISTING
EXISTING TO DEMO
PROPOSED

REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date
6/30/25
CIVIL
STATE OF CALIFORNIA

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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REVISIONS:

#:	DATE:	SUMARY:

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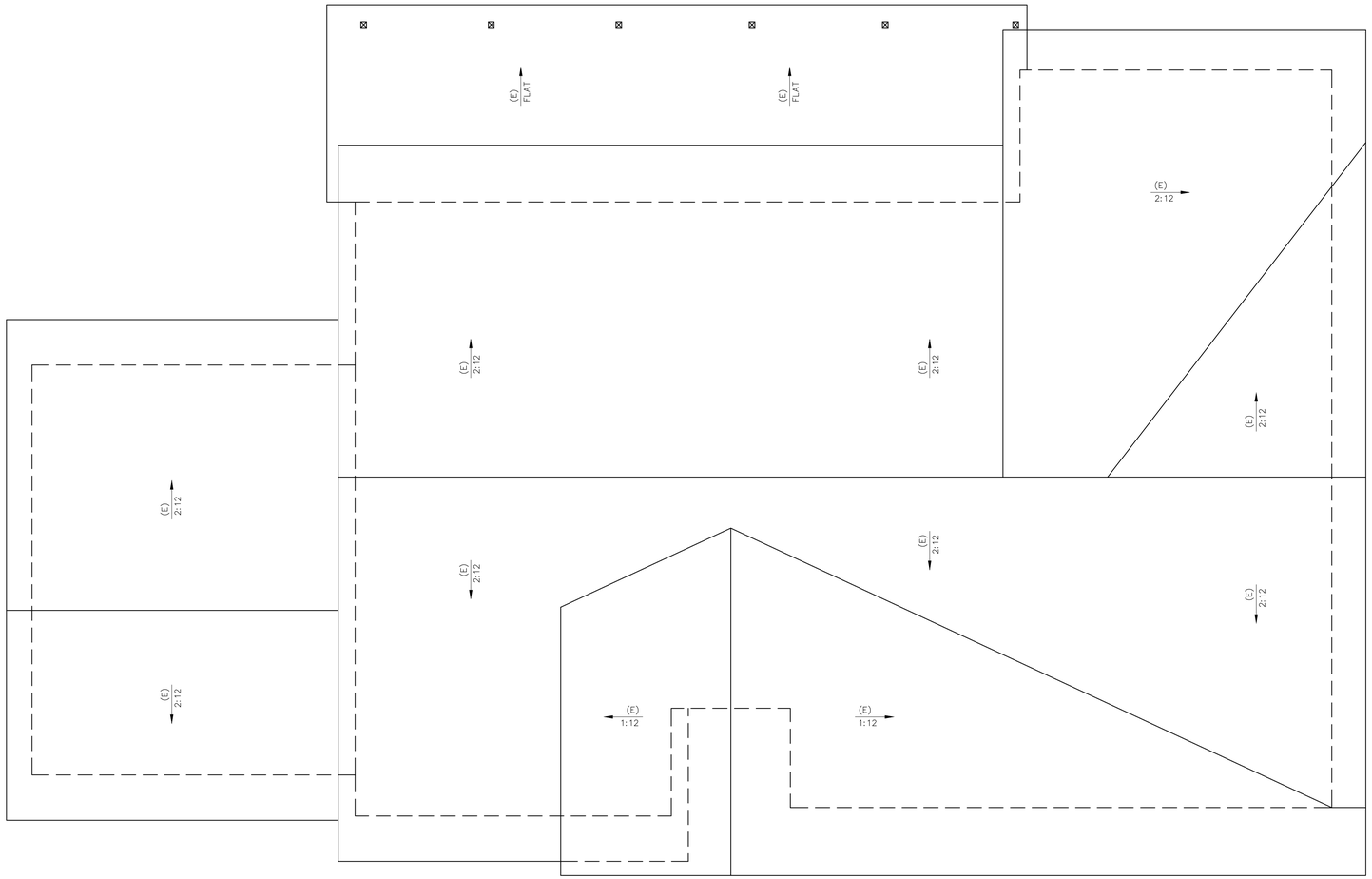
ENCINO, CA 91416
818.916.2954
william@aw-plans.com
www.aw-plans.com

DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.23.2024
PROJECT NO:
SHEET NO: A2



EXISTING ROOF PLAN

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

N

REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date
6/30/25
CIVIL
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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

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DESIGNER:

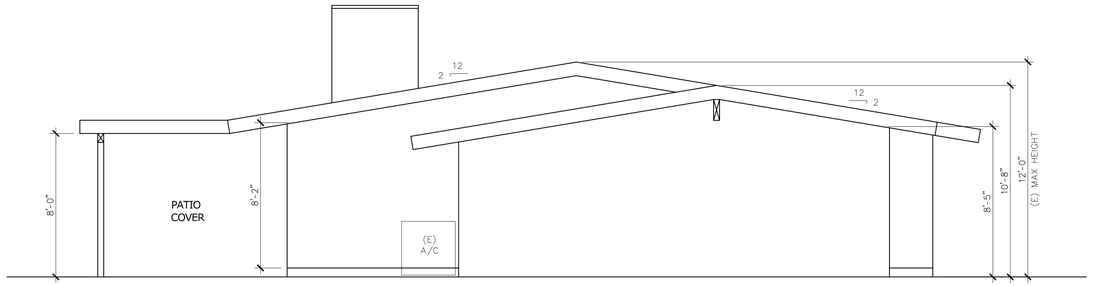
DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.23.2024
PROJECT NO:
SHEET NO: A3

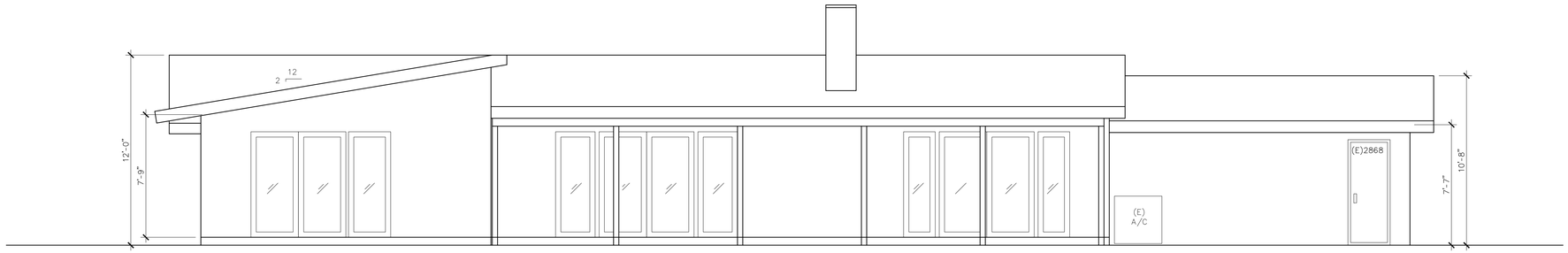
NOTE:

SEE SHEET A7 FOR LOCATION AND SIZE OF STORMWATER BMPs



EXISTING EAST ELEVATION

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



EXISTING SOUTH ELEVATION

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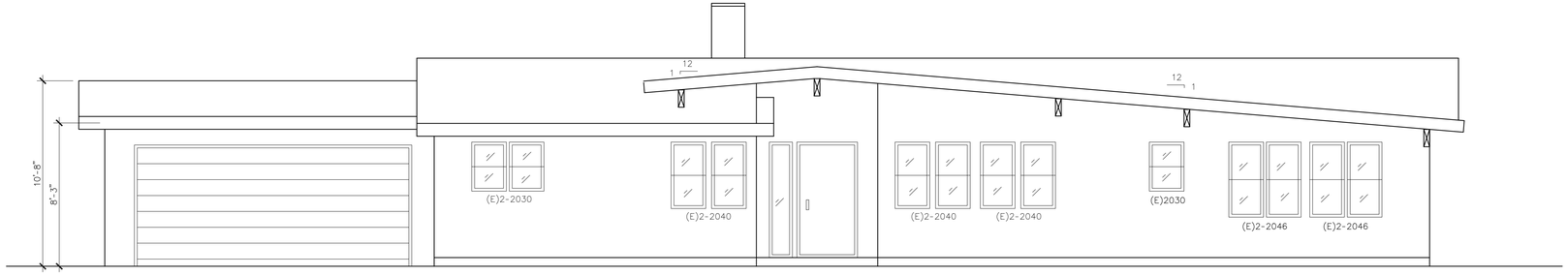

EXISTING NORTH ELEVATION

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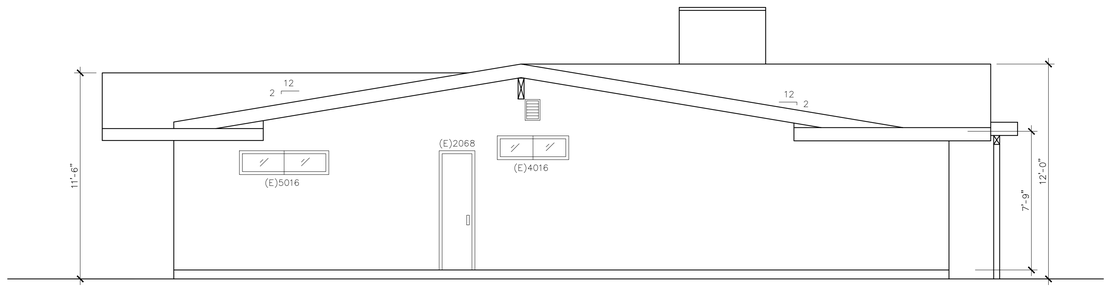

EXISTING WEST ELEVATION

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

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

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REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date
6/30/25
CIVIL
STATE OF CALIFORNIA

REVISIONS:

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william@aw-plans.com
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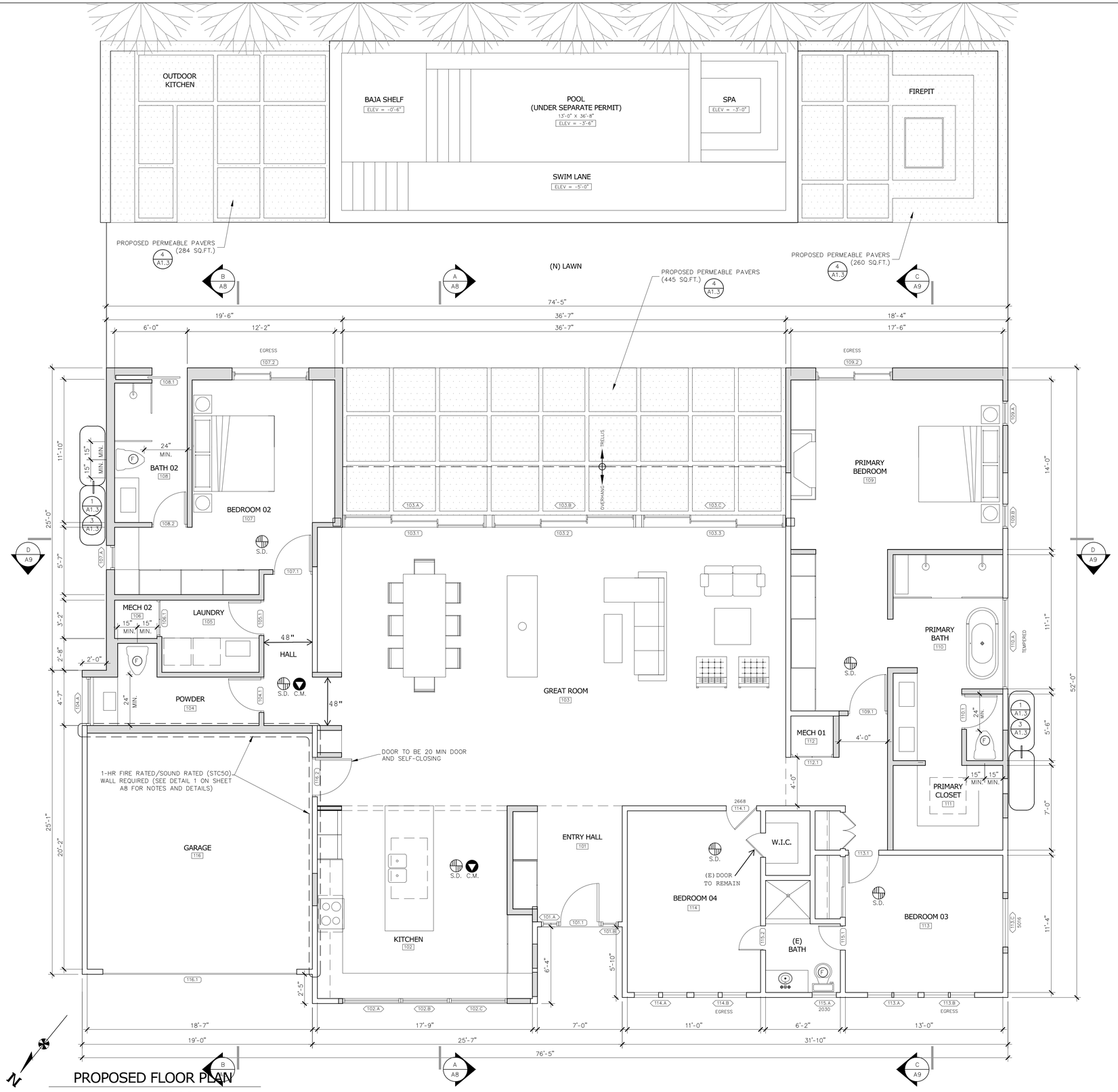
DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.29.2024
PROJECT NO:
SHEET NO: A4



PROPOSED FLOOR PLAN

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

STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages ____5____

Digitally Signed By: Melineh A Date: 04/19/2024
Department of Public Works - Bureau of Sanitation
Watershed Protection Division (C.S.)

PROVIDE NATURAL LIGHT IN (HABITABLE ROOMS), WITH AN AREA NOT LESS THAN 8% OF FLOOR AREA OR PROVIDE ARTIFICIAL LIGHT WITH AN AVERAGE ILLUMINATION OF 10 ft.-CANDLES AT A HEIGHT OF 30" ABOVE FLOOR LEVEL

PROVIDE NATURAL VENTILATION IN (HABITABLE ROOMS) BY MEANS OF OPERABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN 4% OF FLOOR AREA. MECHANICAL VENTILATING SYSTEMS MAY BE PERMITTED

WALL LEGEND

- EXISTING
- EXISTING TO DEMO
- PROPOSED

SYMBOL LEGEND

(E)	EXISTING
(N)	NEW
F	EXHAUST FAN - 50 CFM INTERMITTENT VENTILATION EXHAUSTED DIRECTLY TO THE OUTSIDE BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDSTAT
S.D.	SMOKE DETECTOR, HARD-WIRED, BATTERY BACK-UP
S.D.B	SMOKE DETECTOR, BATTERY POWERED
C.M.	CARBON MONOXIDE DETECTOR

REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

City of Los Angeles, Department of Building & Safety
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REVISIONS:

#:	DATE:	SUMARY:

A&W PLANS
P.O. BOX 18141
ENCINO, CA 91416
818.916.2954
william@aw-plans.com
www.aw-plans.com

DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 03.22.2024
PROJECT NO:
SHEET NO: A5

DOOR SCHEDULE

DOOR NUMBER	LOCATION	TYPE	U-FACTOR	SIZE (WXH)	SHGC	TYPE	NOTES
101.1	ENTRY HALL	SOLID CORE WOOD SWING DOOR		3'-6" X 8'-0"		A	
103.1	GREAT ROOM	3 PANEL/ 3 TRACK SLIDER	0.3	11'-8" X 8'-2"	0.23	C	
103.2	GREAT ROOM	3 PANEL/ 3 TRACK SLIDER	0.3	11'-8" X 8'-2"	0.23	C	
103.3	GREAT ROOM	3 PANEL/ 3 TRACK SLIDER	0.3	11'-8" X 8'-2"	0.23	C	
104.1	POWDER ROOM	SOLID CORE WOOD SWING DOOR		2'-8" X 8'-0"		A	
105.1	LAUNDRY ROOM	SOLID CORE WOOD SWING DOOR		2'-8" X 8'-0"		A	
107.1	BEDROOM 02	SOLID WOOD SWING DOOR		3'-0" X 8'-0"		A	
107.2	BEDROOM 02	2 PANEL / 2 TRACK GLASS SLIDER	0.3	6'-4" X 8'-0"	0.23	D	
108.1	BATHROOM 02	POCKET SLIDER [redacted]		2'-8" X 8'-0"		B	TRANSLUCENT GLASS
108.2	BATHROOM 02	SOLID CORE WOOD SWING DOOR		2'-8" X 8'-0"		A	
109.1	PRIMARY BEDROOM	SOLID CORE WOOD SWING DOOR		3'-0" X 8'-0"		A	
109.2	PRIMARY BEDROOM	2 PANEL/ 2 TRACK GLASS SLIDER	0.3	6'-4" X 8'-0"	0.23	D	
113.1	BEDROOM 03	SOLID CORE WOOD SWING DOOR		2'-8" X 8'-0"		A	
114.1	BEDROOM 04	SOLID CORE WOOD SWING DOOR		2'-8" X 8'-0"		A	
115.1	BATHROOM 03	SOLID CORE WOOD SWING DOOR		2'-8" X 8'-0"		A	
115.2	BATHROOM 03	SOLID CORE WOOD SWING DOOR		2'-8" X 8'-0"		A	
116.1	GARAGE	GARAGE DOOR		16'-0" X 7'-0"		E	WOOD SIDING CLAD
116.2	GARAGE	SOLID CORE WOOD SWING DOOR		3'-0" X 8'-0"		A	

WINDOW SCHEDULE

WINDOW NUMBER	LOCATION	TYPE	SIZE (W X H)	U-FACTOR	SHGC	TYPE	SILL	NOTES
101.A	ENTRY HALL	FIXED	1'-4" X 8'-0"	0.3	0.23	II	0'-0"	MULLED W/ DR 101.1
101.B	ENTRY HALL	FIXED	1'-4" X 8'-0"	0.3	0.23	II	0'-0"	MULLED W/ DR 101.1
102.A	KITCHEN	AWNING	4'-6" X 2'-0"	0.3	0.23	III	3'-6"	MULLED W/ WN102.B
102.B	KITCHEN	FIXED	4'-6" X 2'-0"	0.3	0.23	II	3'-6"	MULLED W/ WN 102.A, 102.C
102.C	KITCHEN	AWNING	4'-6" X 2'-0"	0.3	0.23	III	3'-6"	MULLED W/ WN 102.B
102.D	KITCHEN	FIXED	5'-11" X VIF	0.3	0.23	VI	VIF	SCRIBE TO CEILING ANGLE
102.E	KITCHEN	FIXED	6'-0" X VIF	0.3	0.23	IV	VIF	SCRIBE TO AROUND ROOF RAFTER
102.F	KITCHEN	FIXED	5'-11" X VIF	0.3	0.23	VI	VIF	SCRIBE TO CEILING ANGLE
102.G	KITCHEN	SKYLIGHT/ FIXED	3'-2" X 5'-2"	0.3	0.23	VIII	-	
103.A	GREAT ROOM	FIXED	11'-8" X 3'-2 1/2"	0.3	0.23	IX	8'-9 $\frac{1}{2}$"	ALIGN W/ SLIDER PANEL
103.B	GREAT ROOM	FIXED	11'-8" X 3'-2 1/2"	0.3	0.23	IX	8'-9 1/2"	ALIGN W/ SLIDER PANEL
103.C	GREAT ROOM	FIXED	11'-8" X 3'-2 1/2"	0.3	0.23	IX	8'-9 1/2"	ALIGN W/ SLIDER PANEL
103.D	GREAT ROOM	FIXED	11'-8" X 1'-0" (VIF)	0.3	0.23	VII/ IX	VIF	ALIGN W/ SLIDER PANEL/ MULLIONLESS
103.E	GREAT ROOM	FIXED	11'-8" X 1'-0" (VIF)	0.3	0.23	VII/ IX	VIF	ALIGN W/ SLIDER PANEL/ MULLIONLESS
103.F	GREAT ROOM	FIXED	11'-8" X 1'-0" (VIF)	0.3	0.23	VII/ IX	VIF	ALIGN W/ SLIDER PANEL/ MULLIONLESS
[redacted]	[redacted]	[redacted]	[redacted]			[redacted]	[redacted]	
104.A	POWDER ROOM	SKYLIGHT/ FIXED	4'-0" X 5'-2"	0.3	0.23	II	2'-10"	
107.A	BEDROOM 02	CASEMENT	1'-6" X 5'-0"	0.3	0.23	I	3'-0"	
109.A	PRIMARY BEDROOM	CASEMENT	2'-0" X 5'-0"	0.3	0.23	I	3-'0"	
109.B	PRIMARY BEDROOM	CASEMENT	2'-0" X 5'-0"	0.3	0.23	I	3'-0"	
110.A	PRIMARY BATHROOM	FIXED	7'-6" X 8'-0"	0.3	0.23	II	0'-0"	
110.B	PRIMARY BATHROOM	FIXED	5'-7 $\frac{3}{4}$" X 1'-6"	0.3	0.23	II	6'-6"	
111.A	PRIMARY WALK IN CLOSET	SKYLIGHT/ FIXED	3'-2" X 3'-2"	0.3	0.23	VIII	-	
113.A	BEDROOM 03	SLIDER	4'-2" X 4'-0"	0.3	0.23	V	2'-8"	EGRESS WINDOW
113.B	BEDROOM 03	SLIDER	4'-2" X 4'-0"	0.3	0.23	V	2'-8"	
113.C	BEDROOM 03	AWNING	4'-0" [redacted] X 4'-0"	0.3	0.23	III	2'-8"	
114.A	BEDROOM 04	SLIDER	4'-4" X 4'-0"	0.3	0.23	V	2'- 8"	EGRESS WINDOW
114.B	BEDROOM 04	SLIDER	4'-4" X 4'-0"	0.3	0.23	V	2'-8"	
115.A	BATHROOM 03	CASEMENT	2'-0 X 3'-2"	0.3	0.23	I	3'-6"	

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

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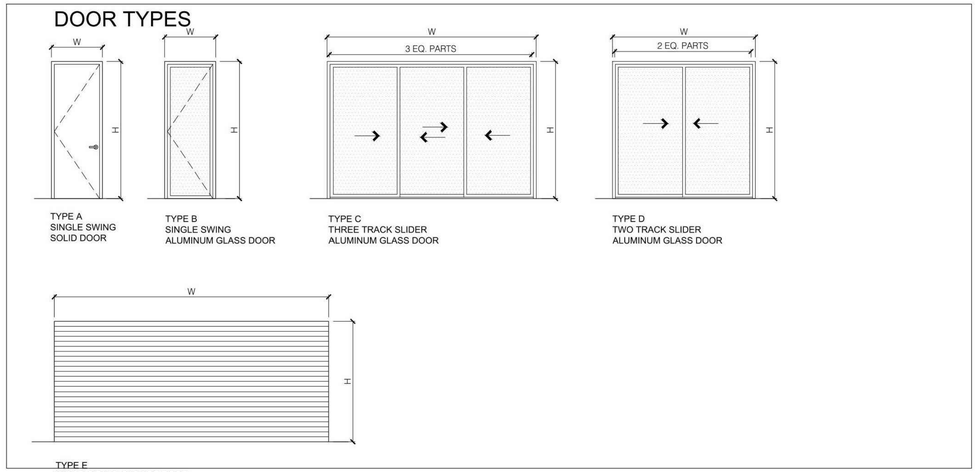
REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

DOOR TYPES



TYPE A
SINGLE SWING
SOLID DOOR

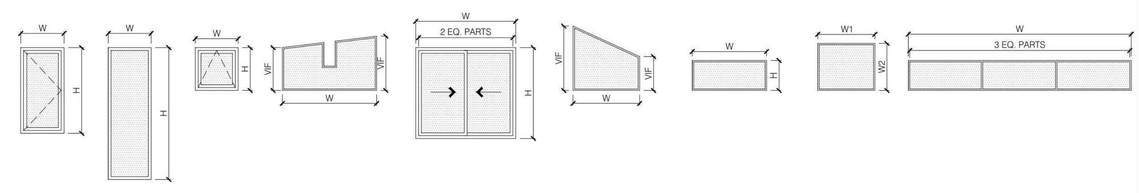
TYPE B
SINGLE SWING
ALUMINUM GLASS DOOR

TYPE C
THREE TRACK SLIDER
ALUMINUM GLASS DOOR

TYPE D
TWO TRACK SLIDER
ALUMINUM GLASS DOOR

TYPE E
WOOD SIDING GARAGE DOOR

WINDOW TYPES



TYPE I
ANODIZED
ALUMINUM
CASEMENT

TYPE II
ANODIZED
ALUMINUM
FIXED

TYPE III
ANODIZED
ALUMINUM
AWNING

TYPE IV
ANODIZED
ALUMINUM CLERESTORY
FIXED-FRAMELESS

TYPE V
ANODIZED
ALUMINUM
SLIDER- EGRESS

TYPE VI
ANODIZED
ALUMINUM CLERESTORY
FIXED-FRAMELESS

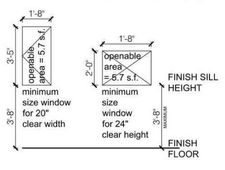
TYPE VII
ANODIZED
ALUMINUM CLERESTORY
FIXED-FRAMELESS

TYPE VIII
ANODIZED
ALUMINUM
SKYLIGHT FIXED
CURB MTD

TYPE IX
ANODIZED ALUMINUM CLERESTORY
FIXED

EMERGENCY ESCAPE WINDOWS

2015 INTERNATIONAL RESIDENTIAL CODE (IRC) SECTION



- the net clear openable area shall be no less than 5.7 square feet (s.f.).
- in order to meet the above requirement, the net clear openable height dimension shall be a minimum of 24 inches. the net openable width dimension shall be a minimum of 20 inches. (note: using both minimum figures will not obtain the required 5.7 square feet).
- the finished sill height shall not be more than 44 inches above the floor.

Bars, grilles, grates or similar devices may be installed on emergency escape or rescue windows, doors or window wells, provided:
1. the devices are equipped with approved release mechanisms which are openable from the inside without the use of a key or special knowledge or effort.

It is the intent of the code that the windows used for emergency escape or rescue be located on the exterior of the building so that rescue can be effected from the exterior.

GENERAL NOTES

1. EACH UNIT OF TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED BY THE MANUFACTURER. THE IDENTIFICATION SHALL BE ETCHED OR CERAMIC FIRED ON THE GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.
2. ALL GLASS LITES IN DOORS AND SIDE LITES TO BE TEMPERED.
3. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. 91.2406.4
   A) INGRESS AND EGRESS DOORS
   B) PANELS IN SLIDING OR SWINGING DOORS
   C) DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE)
   D) IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
   E) IN WALL ENCLOSING STAIRWAY LANDING
   F) GUARDS AND HANDRAILS
4. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. 91. 6709.1. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBET TO THE JAMB. 91.6709.1, 91.6709.4
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. 91.67.09.5, 91.6709.7
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPENABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT. 91.6709.2
7. STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6709.2
8. SLIDING DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. 91.6710
9. PROVIDE AN ALARM FOR DOORS TO THAT 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 DEACTIVATE (FOR 15 SEC. MAX) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR.
10. ALL GLAZING TO BE USED TO MEET TITLE-24 SPECS.
11. THE EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD PER 1997 UBC 1003.3.1.6
12. GLASS DOORS ADJACENT PANELS AND ALL GLAZED OPENINGS WITHIN 18" OF THE FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD PER 1997 UBC SECTION 2406.

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DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.29.2024
PROJECT NO:

SHEET NO: A5.1

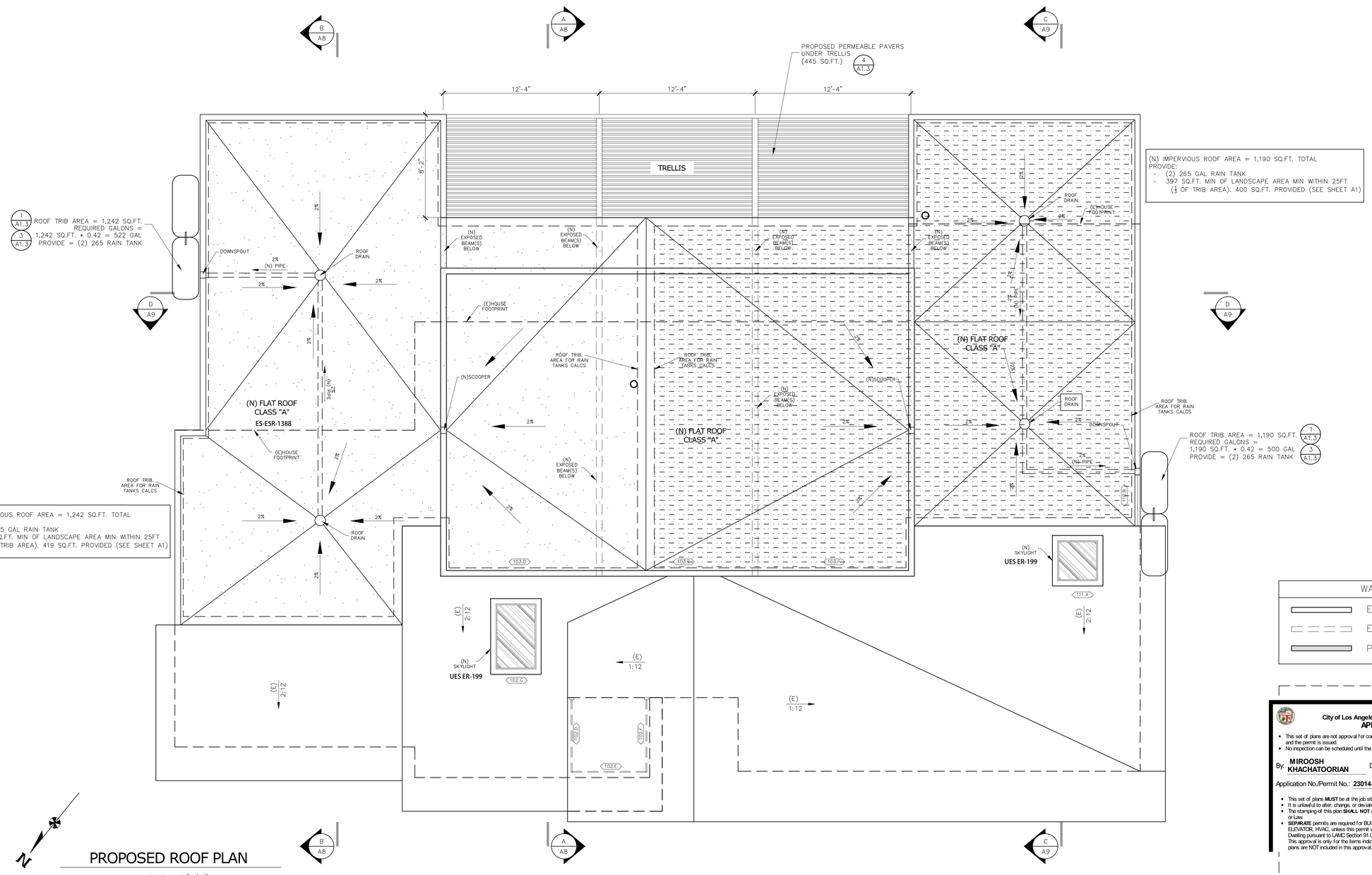
STORMWATER MITIGATION
LOW IMPACT DEVELOPMENT (LID)
APPROVED WITH CONDITIONS

This set of plans and specifications must be at the jobsite during construction

Stormwater Observation Report (SOR) is required prior to issuance of Certificate of Occupancy or final sign off.

Total Pages 5

Digitally Signed By: Melineh A Date: 04/19/2024
Department of Public Works - Bureau of Sanitation
Watershed Protection Division (C.S.)



PROPOSED ROOF PLAN

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

WALL LEGEND
EXISTING
EXISTING TO DEMO
PROPOSED

REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

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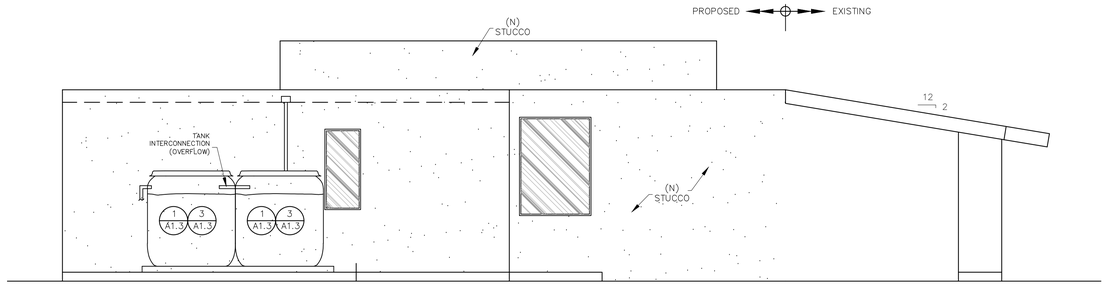
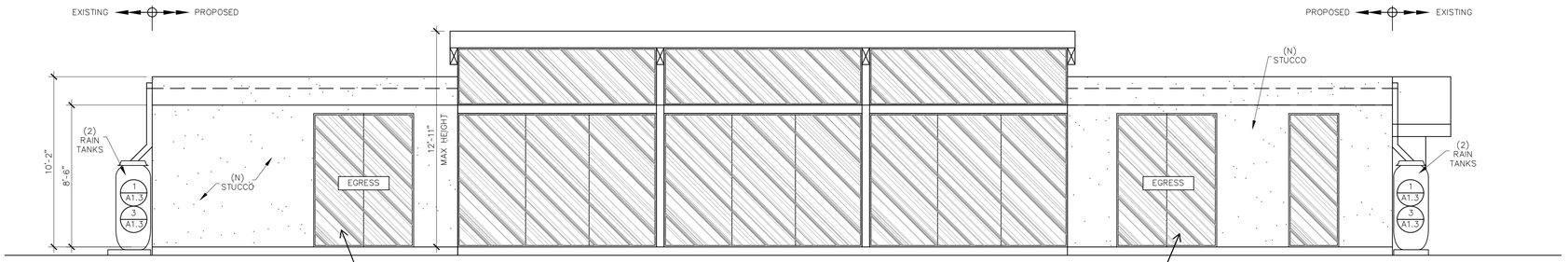
DRAWN BY: J.W.R.A.
DATE: 03.22.2024
PROJECT NO:
SHEET NO: A6



PROPOSED ◄►◄► EXISTING

PROPOSED EAST ELEVATION

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

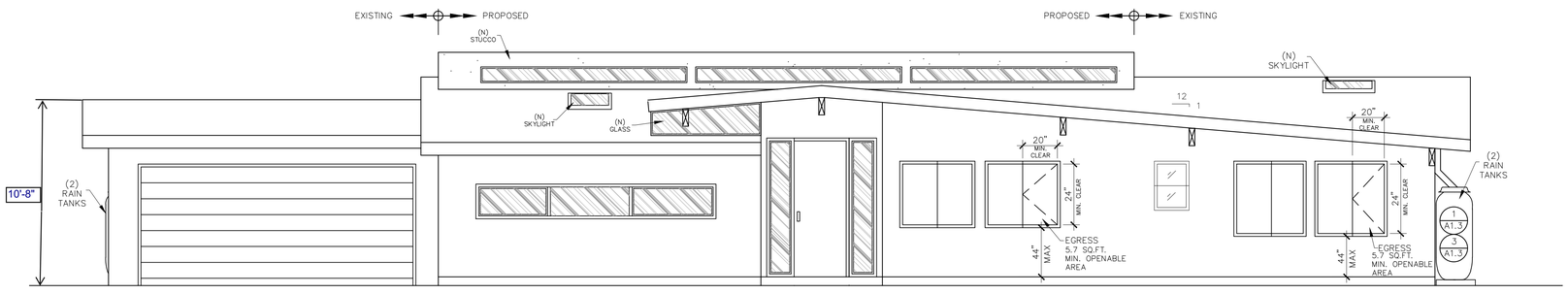


REQUIRED MINIMUM DIMENSIONS FOR EMERGENCY EGRESS FROM SLEEPING ROOMS ARE: 24" CLR HEIGHT, 20" CLEAR WIDTH, 5.7 SQ.FT. (5.0 SQ.FT. AT GRADE LEVEL) AND 44" MAX TO BOTTOM OF OPENING

REQUIRED MINIMUM DIMENSIONS FOR EMERGENCY EGRESS FROM SLEEPING ROOMS ARE: 24" CLR HEIGHT, 20" CLEAR WIDTH, 5.7 SQ.FT. (5.0 SQ.FT. AT GRADE LEVEL) AND 44" MAX TO BOTTOM OF OPENING

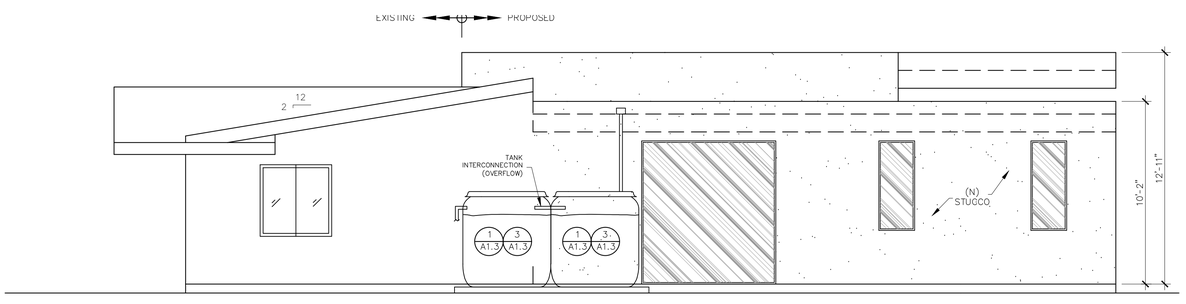
PROPOSED SOUTH ELEVATION

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



PROPOSED NORTH ELEVATION

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



PROPOSED WEST ELEVATION

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

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LOW IMPACT DEVELOPMENT (LID)
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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

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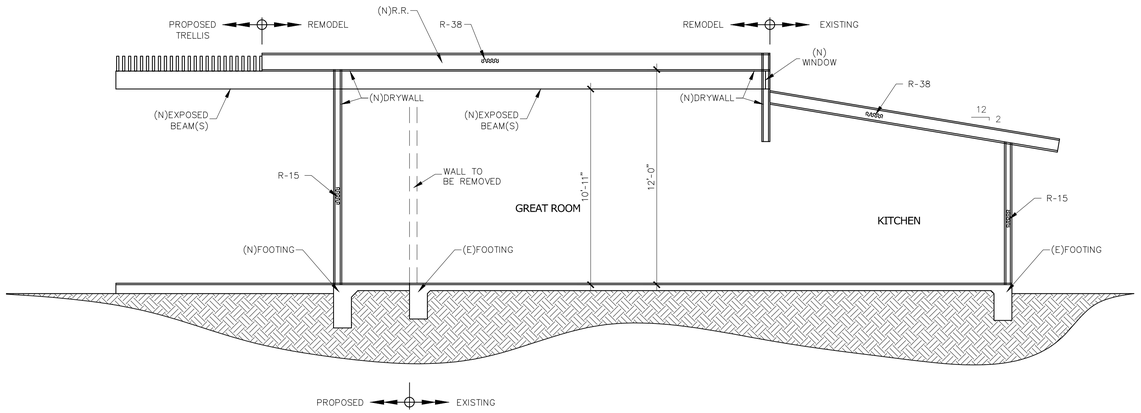
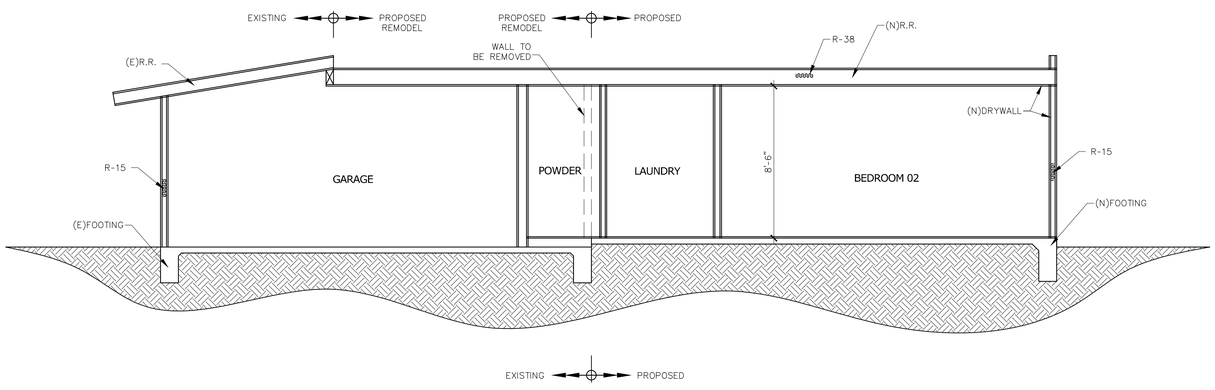
DATE: 03.22.2024
PROJECT NO:
SHEET NO: A7



SECTION A-A'

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



SECTION B-B'

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

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
REFERENCE NO.: LABC 1207 & LARC
DOCUMENT NO. **P/BC 2020-069**
Previously Issued As: P/BC 2017-069
Effective: 01-01-2020
Revised:

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.

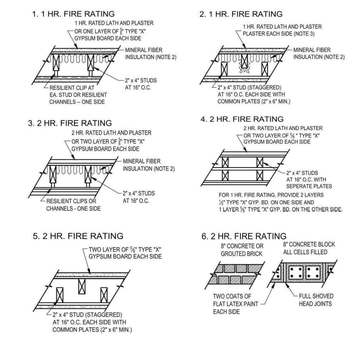
1. All penetrations into sound rated partitions or floor-ceiling assemblies shall be sealed, lined, or insulated with an approved permanent resilient sealant.
2. All rigid conduits, ducts, plumbing pipes, and appliance vents located in sound rated assemblies shall be isolated from the building construction by means of resilient sleeves, mounts, or a minimum 1/4" thick approved resilient material.
3. An approved permanent and resilient acoustical sealant shall be provided along the joint between the floor and the separation walls.
4. 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).
5. 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.
6. 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.
7. No wall furnace shall be installed in sound rated partitions.
8. 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.

P/BC 2020-069

STANDARD SOUND RATED PARTITION ASEMBLIES

STC 50 – FIRE RATING AS SHOWN



GENERAL NOTES:

1. The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for fire ratings.
2. The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-I-521B.
3. 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.

1	FIRE RATED / SOUND RATED DETIAL

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

REGISTERED PROFESSIONAL ENGINEER
SAM MAALOUF
NO. C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	SUMARY:

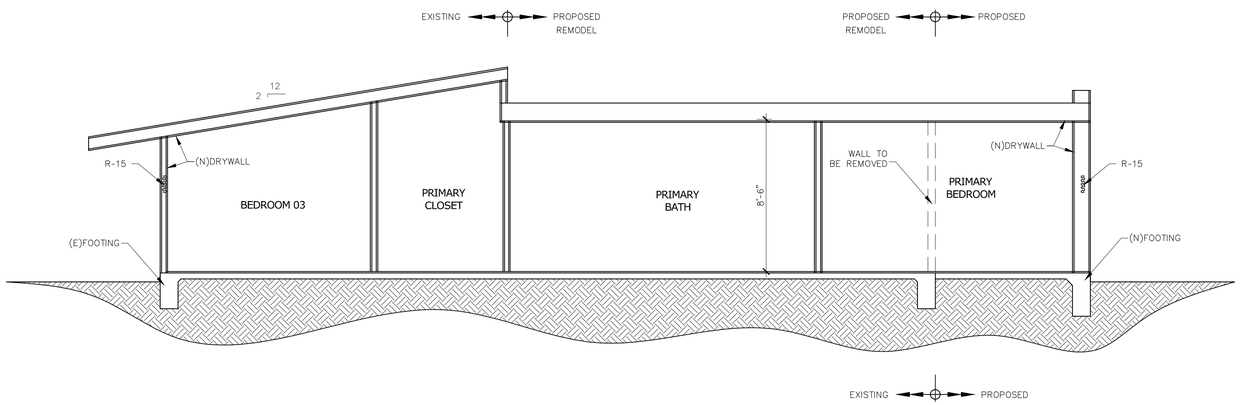
A&W PLANS
P.O. BOX 18141
ENCINO, CA 91416
818.916.2954
william@aw-plans.com
www.aw-plans.com

DESIGNER:

DESCRIPTION:
PROPOSED ADDITION & REMODEL

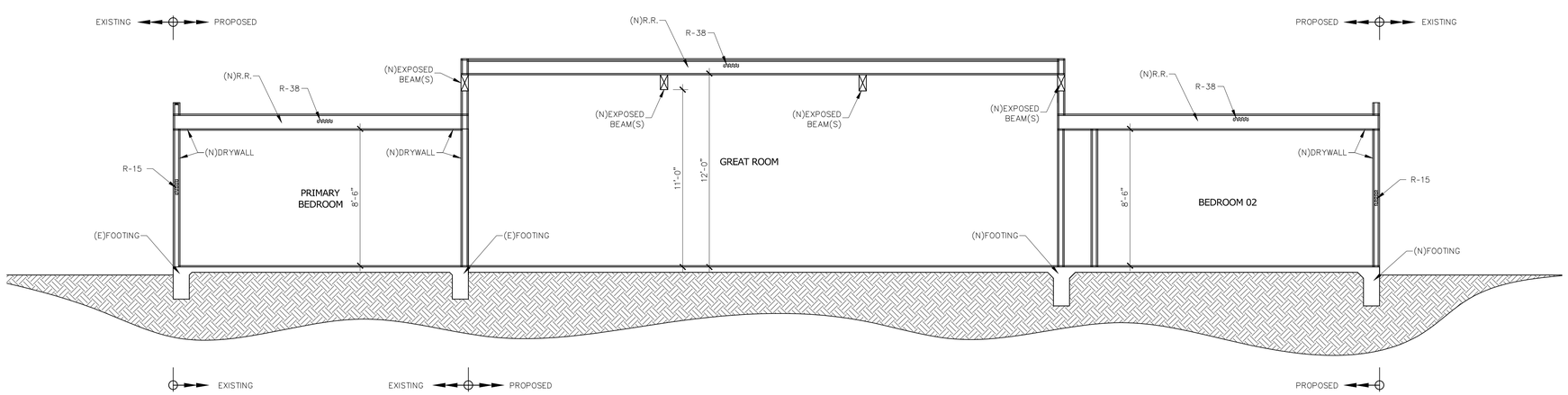
OWNER:
HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.23.2024
PROJECT NO:
SHEET NO: A8



SECTION C-C'

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



SECTION D-D'

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

City of Los Angeles, Department of Building & Safety
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REGISTERED PROFESSIONAL ENGINEER
SAMI MAALOUF
NO.C53210
Exp. Date
6/30/25
CIVIL
STATE OF CALIFORNIA

REVISIONS:

#:	DATE:	SUMARY:

A&W PLANS
P.O. BOX 18141
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DESIGNER:

DESCRIPTION: PROPOSED ADDITION & REMODEL

OWNER: HFHB INVESTMENTS, LLC
23740 W KILLION ST, WOODLAND HILLS, CA 91367
818.451.9318

DRAWN BY: J.W.R.A.
DATE: 04.23.2024
PROJECT NO:
SHEET NO: A9

GENERAL NOTES

1. The contractor shall verify all dimensions prior to starting construction and the architect and the engineer shall be notified of any discrepancies or inconsistencies.
2. Notes and details on drawings shall take precedence over general notes and typical details.
3. All phases of work shall conform to the latest edition of CBC / IBC.
4. See architectural drawings for the following:
   * Door and window openings
   * Interior non-bearing partitions
   * Concrete curb, floor drains, slopes, depressed areas, etc.
   * Floor and roof openings and scuppers
   * Floor and roof finishes
   * Stair framing details
5. The contractor shall provide all measures necessary to protect the structure, workmen or other persons during construction.
6. All A.S.T.M. specifications noted on these drawings shall be of the latest revisions.
7. Construction materials shall be spread out if placed on framed floors and/or roof. Load shall not exceed design live load for each particular level.

FOUNDATION

1. Foundation design is based on conventional code values and parameters.
2. Contractor to provide for de-watering of excavations from all surface water, ground water or seepage.
3. Contractors shall provide and install all cribing, sheathing and shoring required to safely retain the earth banks.
4. All excavations shall be properly backfilled, but not before concrete has attained full design strength.
5. In no case shall bottom of footing be placed less than 2-0 below the adjacent grade and with 2-0 minimum penetration into recommended bearing material.
6. Soil bearing value: 1,500 psf, U.N.O..

MASONRY

1. Block masonry units shall conform A.S.T.M. C-90, latest revision. Minimum compressive strength of block shall be 1500psi.
2. Mortar shall have a minimum compressive strength of 1800psi.
3. Grout shall have a minimum compressive strength of 2000psi at 28 days.
4. Minimum lap of reinforcing steel shall be 40 bar diameters or 2-0 minimum.
5. High lift grouting of block masonry: Provide clean-out openings at the bottom of the wall in every cell to be filled.
6. Minimum grouting: Fill all cells.
7. Provide 3/4" clearance minimum to the masonry cell for all reinforcing in block walls.

CONCRETE

1. Concrete mixes shall be designed by a recognized testing laboratory and copies of the design shall be sent to the architect and the engineer.
2. The maximum aggregate size in foundation and mass concrete work shall be 1-1/2".
3. The maximum aggregate size in slab on grade, walls and slabs greater than 8" shall be 1".
4. The maximum aggregate size in walls and slabs less than 8" small shall be 1".
5. Portland cement shall conform to A.S.T.M. C-150, Type I, Type II or Type II Low Alkali.
6. Aggregate for concrete shall conform to A.S.T.M. C-33.
7. Concrete mixing operations, etc. shall conform to A.S.T.M. C-94.
8. Slump: The maximum slump shall not exceed 4" for footings, slabs on grade and mass concrete, and 5" for the concrete.
9. Ultimate compressive strength of the concrete at 28 days shall be as follows:

Columns, beams & deck	4000 psi
Pad footings, grade beams & walls	3000 psi
All other concrete	2500 psi

10. All bolt holes to be drilled 1/32" min. to 1/16" max. oversized.

REINFORCING STEEL

1. Reinforcing bars shall be deformed bars conforming to A.S.T.M. A-615 Grade 40 min. except as noted below:
   A. Welded wire fabric shall conform to A.S.T.M. A-185.
2. Clear coverage of concrete over outer reinforcing bars shall be as follows:
   A. Concrete poured against earth, 3" clear.
   B. Structural slabs, 3/4" clear top to bottom.
   C. Concrete formed against earth, 2" clear.
   D. Walls: Interior face - 3/4" clear
      Exterior face - 2" clear for #6 and larger
      1-1/2" clear for #5 and smaller
   E. Columns: 1-1/2" clear to face of tie.
   F. Beams: 1-1/2" clear to face of stirrup.
3. All reinforcing bar bends shall be made cold.
4. Minimum lap of welded wire fabric shall be 6" or one full mesh plus 2".
5. Bars may be in contact when forming a lapped splice.
6. Tension lap splices shall type B or C lap splice.

STRUCTURAL STEEL

1. All structural steel shall conform to A.S.T.M. A-36, A-992 unless noted otherwise.
2. Pipe columns shall conform to A.S.T.M. A-53 Grade "B".
3. Structural tubing shall conform to A.S.T.M. A-501 Grade "B".
4. The structural steel fabricator shall furnish shop drawings for all steel for architect and engineer's review.
5. All welding shall be done by welders certified by the local municipality using the electric arc welding process.
6. Bolts shall conform to A.S.T.M. A-233.
7. High strength bolts shall conform to A.S.T.M. A-325.
8. Arc welding electrodes shall conform to A.S.T.M. A-233.
9. All tension butt welds shall be inspected by the ultrasonic method.
10. All structural steel shall be fabricated by a licensed fabricator.

WOOD

1. All lumber shall be grade marked Douglas Fir construction grade as follows (19% Moisture Content):

2 X 4 Studs	Standard
2 X 6 Studs	No. 2
Posts	No. 1
Joist & Rafters	No. 1
4 X Beams	No. 1 & better
6 X Beams	No. 1

2. Plywood sheating shall be full size sheets where possible with 2'-0" minimum size sheets and shall conform to PS 1-95.
3. Joists and rafters shall be spliced at supports only. Block solid at all supports.
4. Place double floor joists under all partitions.
5. Minimum lap of double plate shall be 4'-0" with 20-16d nails.
6. Nailing schedule:

Joist to sill or girder, toenail	3 - 8d
Bridging to joist, toenail each end	2 - 8d
1" x 6" (25mm x 152mm) subfloor or less to each joist, face nail	2 - 8d
Wider than 1" x 6" (25mm x 152mm) subfloor to each joist, face nail	3 - 8d
2" (51mm) subfloor to joist or girder, blind and face nail	2 - 16d
Sole plate to joist or blocking, typical face nail	16d @ 16" O.C.
Sole plate to joist or blocking, @ braced wall panels	3 - 16d per 16"
Top plate to stud, end nail	2 - 16d
Stud to sole plate toenail	4 - 8d
end nail	2 - 16d
Double studs, face nail	16d @ 24" O.C.
Double top plates, typical face nail	16d @ 16" O.C.
Double top plates, lap splice	8 - 16d
Blocking bet. joist or rafters to top plate, toenail	3 - 8d
Rim joist to top plate, toenail	8d @ 16" O.C.
Top plates, laps and intersections, face nail less to each joist, face nail	2 - 16d
Continuous header, two pieces	16d @ 16" O.C.
Ceiling joist to plate, toenail	3 - 8d
Continuous header to stud, toenail	4 - 8d
Ceiling joists, laps over partitions, face nail	3 - 16d
Rafter to plate, toenail	3 - 8d
1" brace to each stud and plate, face nail	2 - 8d
1" x 8" sheathing or less to each bearing, face nail	2 - 8d
Wider than 1" x 8" sheathing to each bearing, face nail	3 - 8d
Built-up corner studs	16d @ 24" O.C.
Built-up girder and beams	20d @ 32" O.C. @ top & bot. & stagg. 2 - 20d @ ends & @ each splice
2" planks	2 - 16d @ each bearing

7. Shop drawings of glued laminated members shall be approved by the architect and engineer before fabrication. They shall be of combination 24F-V8 with industrial appearance and shall be fabricated by a licensed fabricator. Fabrication certificate shall be present at the construction site.
8. Drill bolt holes with the same diameter as that of the bolt. Provide washer under all nuts bearing on wood.
9. Joist hangers and metal hardwares shall be manufactured by the Simpson company. RR# 24818, 25158, 25713, 25149, 22086, 24947.
10. Only common nails shall be used for all plywood shear walls and nail guns using "clipped head" or "sinker" nails are not allowed.
12. Douglas Fir (group II lumber) pressure treated sill plates shall be used. Engineer shall be notified for redesign if other species sills are delivered to the construction site (or are part of existing bldg).
13. The following applies to all shear walls with a listed design load greater than 300 pounds per linear foot:
    a). provide 3x sill plates for sills that rest on concrete or masonry, U.N.O..
    b). provide 3x studs min. between adjacent panels. If it is necessary to use 2-2x members between panels, the members shall be nailed together with 16d nails at 4" on center staggered.
    c). provide 1/2" edge distance for the plywood boundary nailing.
    d). plate washers are to be used with the anchor bolts and hold down connectors as follows:

1/2" bolts	3" x 3" x 0.229" washers
5/8" bolts	3" x 3" x 1/4" washers
3/4" bolts	3" x 3" x 5/16" washers
7/8" bolts	3" x 3" x 3/8" washers

14. Hold down anchor nut to be tighten prior to covering the wall framing. Engineer to verify.
15. Deputy inspection is required per table 26-E and 91.0306(a)2 for hold down anchor bolts.
16. Provide lead hole 40%-70% of threaded shank dia. and full dia. for smooth shank portion.
17. Fasteners in preservative wood shall be hot-dipped Zn coated GS or SS.

SPECIAL INSPECTION

1. Special inspection by a registered deputy inspector licensed by the local building department shall be provided for the following:
   A. All concrete work with compressive strength of more than 2500 psi.
   B. All field welding.
   C. Installation of high strength bolts.
   D. Installation of epoxy bolts.
   E. Block walls if specifically specified on plans.
   F. All piles and caissons.
   G. Continuous inspection by a deputy inspector required for Hardy Frame.
   H. Shear walls, panels, and diaphragms for △2 wood shear walls and above.

STRUCTURAL OBSERVATION

PROJECT ADDRESS: _____ PERMIT APPL. NO.: _____

Description of Work: _____

Owner: _____ Architect: _____ Engineer: _____

STRUCTURAL OBSERVATION
(only checked items are required)

Design Professional in responsible charge:
Name: Phone: ( )

FOUNDATION	WALL	FRAME	DIAPHRAM
☐ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Steel Deck
☐ Caisson, Piles, Grade Beams	☐ Wood	☐ Concrete Moment Frame	☐ Wood
☐ Stepp'g/Retain'g Foundation,	☐ Others: S.W.'S	☐ Masonry Wall Frame	☐ Others:
☐ Others: A.B.'S. & H.D.'S.		☐ Others:	

DECLARATION BY OWNER

I, the Owner of the project, declare that the above listed firm or individual is hired **by me** to be the Structural Observer.

Signature Date

DECLARATION BY ARCHITECT OR ENGINEER OF RECORD (required if the Structural Observer is different from the Architect or Engineer of Record)

I, the Architect or Engineer of record for the project, declare that the above listed firm or individual is designated by me to be responsible for the Structural Observation.

Signature License No. Date

SHEAR WALL SCHEDULE

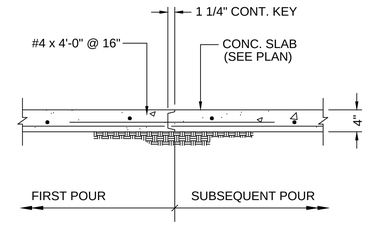
MARK	PLYWOOD AND NAILING	FLOOR PLATE NAILING	FRAMING ANCHORS @FLOOR & ROOF	VERTICAL HOLDDOWNS @ FLOOR OR @ CONC. LEVEL	CAPACITY	ANCHOR BOLTS	JOIST STRAPS @ FLOOR AS AN ALTERNATE
△1	1/2" w/ 10d @ 6" EDGE 12" FIELD	3/8" Ø x 8" @ 24"	LTP5 OR A35 @ 24" O.C.	HDU2 w/ 4x4 MIN.	280 LBS. PER FT.	5/8" Ø x 12" @ 48" O.C.	MST48
△2	1/2" w/ 10d @ 4" EDGE 12" FIELD	3/8" Ø x 8" @ 16"	LTP5 OR A35 @ 16" O.C.	HDU4 w/ 4x4 MIN.	430 LBS. PER FT.	5/8" Ø x 12" @ 32" O.C.	MST72
△3	1/2" w/ 10d @ 3" EDGE 12" FIELD	3/8" Ø x 8" @ 12"	LTP5 OR A35 @ 16" O.C.	HDU5 w/ 4x4 MIN.	550 LBS. PER FT.	5/8" Ø x 12" @ 24" O.C.	2 - MST48
△4	1/2" w/ 10d @ 2" EDGE 12" FIELD	3/8" Ø x 8" @ 8" 3x BLK'G.	LTP5 OR A35 @ 12" O.C.	HDU8 w/ 4x8 MIN.	730 LBS. PER FT.	5/8" Ø x 12" @ 16" O.C.	2 - MST60
△5	1/2" EA. FACE w/ 10d @ 4" EDGE 12" FIELD	3/8" Ø x 8" @ 6" 3x BLK'G.	LTP5 OR A35 @ 10" O.C.	HDU8 w/ 4x8 MIN.	860 LBS. PER FT.	5/8" Ø x 12" @ 16" O.C.	2 - MST72
△6	1/2" EA. FACE w/ 10d @ 3" EDGE 12" FIELD	3/8" Ø x 8" @ 4" 3x BLK'G.	LTP5 OR A35 @ 8" O.C.	HDU11 w/ 4x8 MIN.	1100 LBS. PER FT.	3/4" Ø x 12" @ 16" O.C.	3 - MST60
△7	1/2" EA. FACE w/ 10d @ 2" EDGE 12" FIELD	3/8" Ø x 8" @ 3" 3x BLK'G.	LTP5 OR A35 @ 6" O.C.	HDU14 w/ 6x6 MIN.	1460 LBS. PER FT.	3/4" Ø x 12" @ 12" O.C.	4 - MST72
	COMMON NAILS	LAG BOLTS					

NOTES :

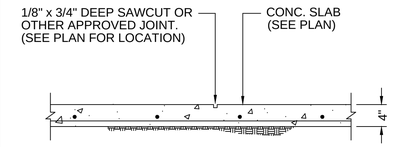
1. ALL BOUNDARY MEMBERS SHALL BE 3x WITH STAGGERED NAILING. EXCEPT @ TYPE △1. 2x BOUNDARY MEMBERS COULD BE USED.
2. PROVIDE 3x MEMBERS AT ALL PLYWOOD EDGES.
3. ALL PLYWOOD SHALL BE STRUCTURAL I w/ MIN. OF 5 PLY LAMINATION.
4. HOLDDOWNS PER SCHEDULE ABOVE ONLY IF NEEDED AS SHOWN ON PLANS. SEE FOUNDATION PLAN.
5. USE PLATE WASHERS WITH ANCHOR BOLTS. THE FOLLOWING SIZES ARE TO BE USED:
   WITH 5/8"Ø ANCHOR BOLT, USE 3.0" x 3.0" x 1/4"
   WITH 3/4"Ø ANCHOR BOLT, USE 3.0"x 3.0" x 5/16"
   WITH 7/8"Ø ANCHOR BOLT, USE 3.0" x 3.0" x 3/8"
6. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

RESEARCH REPORTS (LARR) / ICC EVALUATION SERVICE REPORTS (ESR)

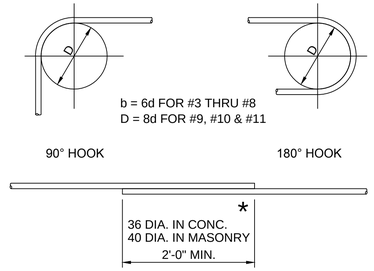
ITEM	LARR	ESR	ITEM	LARR	ESR	ITEM	LARR	ESR	ITEM	LARR	ESR
A35	25814	ESR - 2606	CS	25713	ESR-2105	HU	25804	ESR- 2551	PARALLAM	25202	1387
LTP4	25814	ESR - 2606	SKYLIGHT	5885					READ HEADS	02748	ER-1372
CB	25713	ESR-2105	FJA	25887	ESR-2823	HI	25804	ESR- 2551	SET-XP	25744	2508
CC	25714	ESR - 2604	HARDY FRAME	25759	2089	MST	25713	ESR-2105	HSS	25464	07840
CMST	25713	ESR-2105	HDU	25720	2330	MSTA	25843	ESR-1781	WTR. PRFG.	02360	07180



TYPICAL SLAB CONSTRUCTION JOINT 1



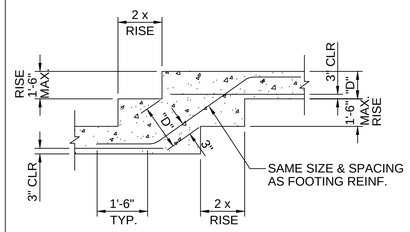
TYPICAL SLAB CONTROL JOINT 2



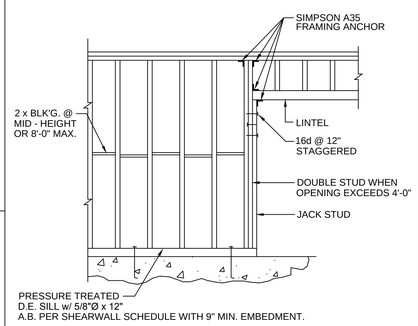
TYPICAL LAP SPLICES

TYP. REINFORCING BAR BENDING DETAIL 3

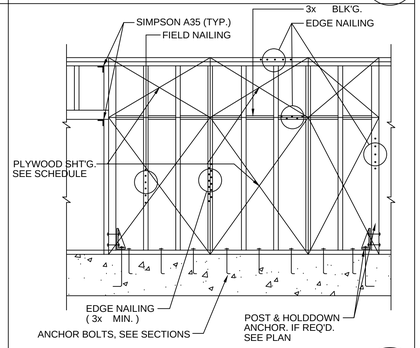
* FOR COMPRESSION LAP SPLICES ONLY



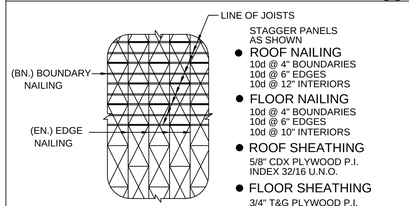
TYPICAL STEPPED FOOTING DETAIL 4



TYPICAL STUD WALL FRAMING 5



TYPICAL PLYWOOD SHEAR PANEL 6

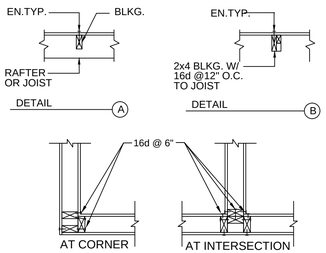


STAGGER PANELS AS SHOWN
- ROOF NAILING 10d @ 4" BOUNDARIES 10d @ 6" EDGES 10d @ 12" INTERIORS
- FLOOR NAILING 10d @ 4" BOUNDARIES 10d @ 6" EDGES 10d @ 10" INTERIORS
- ROOF SHEATHING 5/8" CDX PLYWOOD P.I. INDEX 32/16 U.N.O.
- FLOOR SHEATHING 3/4" T&G PLYWOOD P.I. INDEX 48/24
- U.N.O. ON PLANS

NOTE : BLOCK ALL EDGES IF CALLED OUT ON PLANS SEE DETAIL

NOTES:

1. RUN LONG DIMENSION OF PLYWOOD ACROSS (PERPENDICULAR TO JOISTS AND RAFTERS)
2. STAGGER END JOISTS 2'-0" MIN.
3. BOUNDARY NAILING APPLIES TO PERIMETER PLATE, LINES CHORDS TIES AND AS CALLED FOR ON DRAWINGS.
4. NAILS SHALL HAVE MIN. 1/2" EDGE DISTANCE
5. ALL JOISTS AND RAFTERS SHALL BE LAID OUT IN A 4'-0" MODULE TO COINCIDE W/ PLYWOOD.
6. SEE DETAIL "B" FOR FRAMING WHERE PLYWOOD JOINTS ARE OFFSET DUE TO RAFTER OR JOIST LAP SPLICE.



SHEAR WALL PLAN DETAILS

PLYWOOD DIAPHRAGM DETAIL 7

MI DESIGN
PLANNING
DESIGN
ENGINEERING

15445 VENTURA BLVD., SUITE 367
SHERMAN OAKS, CA 91403

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

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REVISIONS:

SHEET CONTENTS: STRUCTURAL NOTES

STRUCTURAL DESIGN:

REGISTERED PROFESSIONAL ENGINEER SAMI MAALOUF NO.C53210 Exp. Date 6/30/25 CIVIL STATE OF CALIFORNIA

PROJECT NAME AND ADDRESS:
PROPOSED ADDITION & INTERIOR REMODEL TO (E) SFD
23740 W KILLION ST WOODLAND HILLS CA 91367

OWNER'S NAME & ADDRESS:
23740 W KILLION ST WOODLAND HILLS CA 91367

SHEET NUMBER: SN-1

Help us. Together we can save a tree.
Please recycle all unused plans.

FOUNDATION PLAN NOTES

- A SOILS REPORT WAS NOT REQUIRED AND FURNISHED. IT IS NOT AN INTEGRAL PART OF THIS SET.
- PLATE WASHERS ARE REQUIRED FOR ALL HOLDOWNS.
- ALL HOLDOWNS ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO WALL COVERING.
- ALL BOLT HOLES SHALL BE DRILLED @ MAXIMUM OF 1/16" LARGER THAN SPECIFIED BOLT DIAMETERS.
- IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

EXPANSIVE SOIL REQUIREMENTS:

IF SOIL IS EXPANSIVE, THE FOOTINGS MUST MEET THE FOLLOWING MINIMUM REQUIREMENTS:

1. DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24 INCHES FOR EXTERIOR AND 18 INCHES FOR INTERIOR FOOTINGS.
2. EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL BE SUPPORTED ON CONTINUOUS FOOTINGS.
3. FOOTINGS SHALL BE REINFORCED WITH #4 DEFORMED REINFORCING BARS. TWO BARS SHALL BE PLACED 4 INCHES FROM THE BOTTOM OF FOOTING AND TWO BARS WITHIN 4 INCHES FROM THE TOP OF FOOTING.
4. THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18" PRIOR TO PLACING CONCRETE.
5. CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4 INCH FILL OF THE COARSE AGGREGATE OR ON MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 4" THICK AND SHALL BE REINFORCED WITH #4 BARS, SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY (THIS APPLIES TO SLABS ON APPROVED FILL, AS WELL).
6. IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED, A SOILS INVESTIGATION REPORT MAY BE REQUIRED.

PREPARATION OF BUILDING SITE:

All stumps and roots shall be removed from the soil to a depth of at least 12 inches below the surface of the ground in the area to be occupied by the building. All wood forms which have been used in placing concrete, if within the ground or between foundation sills and the ground, shall be removed before a building is occupied or used for any purpose. Before completion, loose or casual wood shall be removed from direct contact with the ground under the building.

INSPECTION

Owner/Contractor shall notify the Department of Building and Safety when the excavation for footing is complete and footing forms and required reinforcing steel are in place, but before any concrete is

FOOTING

All footings shall be founded into natural undisturbed soil as per code. In the event the excavation reveals unfavorable conditions the service of soil engineer and/or geologist may be required. All continued footing shall be as shown on plans.

ADDITIONAL NOTES

1. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
2. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHER; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND $\frac{1}{2}$ WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE LA BUILDING CODE.
3. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING " FACEGRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
4. ALL DIAPHRAGM AND SHEAR WALL NAINING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
5. ALL BOLTS SHALL BE DRILLED $\frac{1}{32}$" TO $\frac{1}{16}$" OVERSIZED.
6. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
7. PROVIDE LEAD HOLE 40% - 70% OF THE THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.

LEGEND

- CONT. FT'G. 12" (WIDE) x 24" (DEEP) W/(2)-#4 T & B. REINF.
- (E) CONT. FT'G. TO REMAIN
- INDICATES 2x4 @ 16" O.C. STUD WALL, U.N.O.
- INDICATES (E) WALL TO REMAIN
- INDICATES (E) WALL TO BE DEMOLISHED
- DENOTES A SHEARWALL. SEE SHEET SN-1.
- DENOTES A HOLDOWN PER SHEET SN-1.

PAD SCHEDULE			
No.	SIZE (WxL)*	DEPTH (D)**	REINFORCEMENT
P3.0	3'-0"x3'-0"	24"	(8)-#4 BOT. REINF. E.W.

* W: WIDTH, L= LONG, D: DEPTH

** ALL SEPARATE PADS MUST BE 24" DEEP MIN.

NOTE:

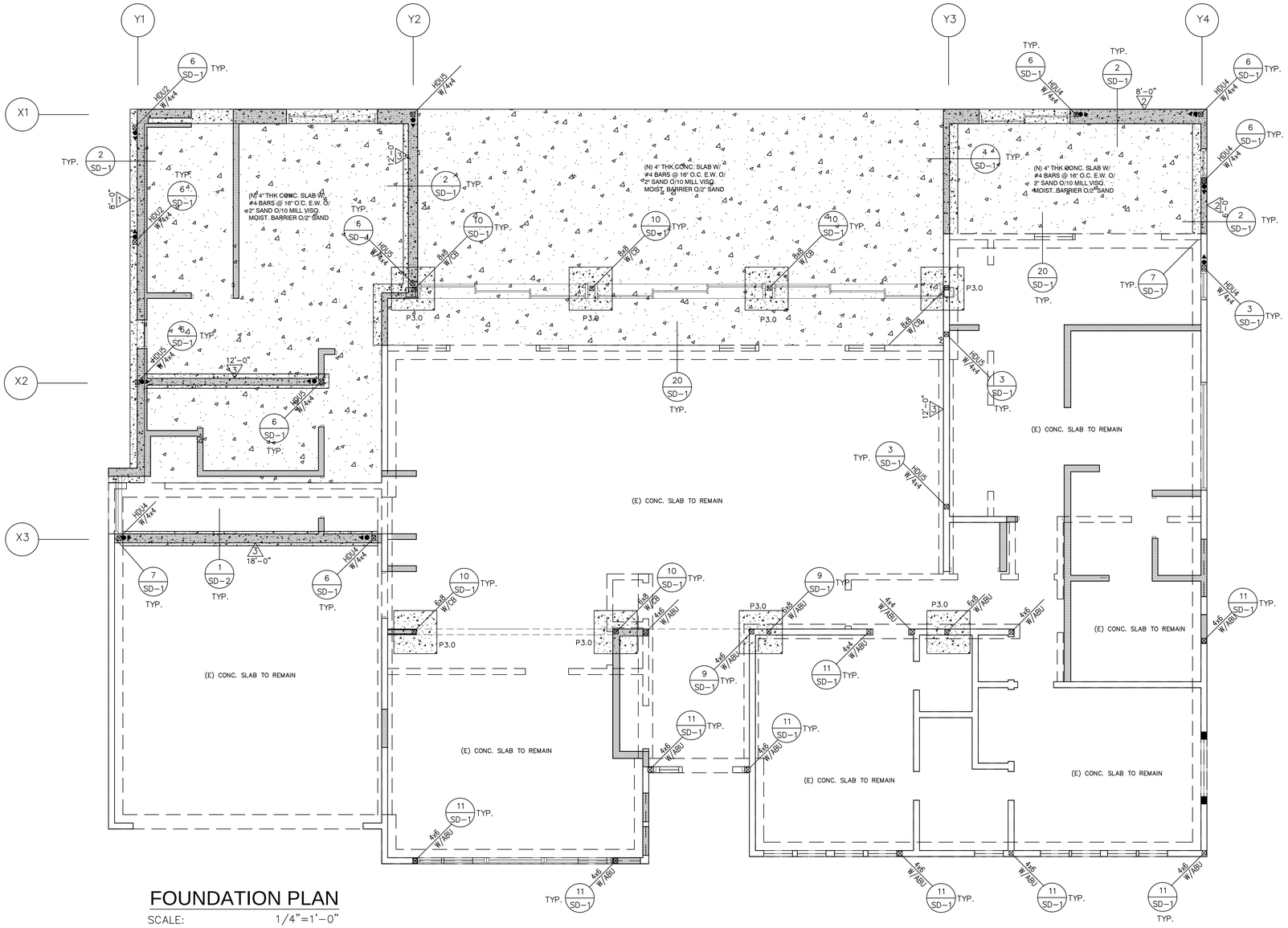
PLEASE REFER TO SHEET (CONCRETE NOTE 9) FOR CONCRETE COMPRESSIVE STRENGTH.

STRUCTURAL DESIGN LOADS/CRITERIA

a. [§1603.1.2 CBC] Roof Live Load = 20 PSF
(No Live Load Reduction)

b. [§1603.1.4 CBC] Wind Design data:
Basic Wind Speed (3-mile gust) =85 (38) MPH
Wind Importance Factor I = 1.0
Wind Exposure(s) = C
The Applicable Internal Pressure Coefficient =
1.21 (HT=15 FT); 1.29 (HT=20 FT);
1.35 (HT=25 FT); 1.40 (HT=30 FT).
Design Wind Pressure(s) for Components And Cladding =
15.9 PSF (ZONE A); -4.2 PSF (ZONE B);
10.6 PSF (ZONE C); -2.3 PSF (ZONE D).

c. [§1603.1.5 CBC] Earthquake Design Data:
Seismic Importance factor I = 1.0
Occupancy Category = II
Mapped Spectral Response Accelerations,
SS = 1.5 & S1 = 0.583
Site Class = D
Spectral Response Coefficients,
SDS = 1.200 & SD1 = 0.583
Basic Seismic - Force Resisting System(s) = D
Design Base Shear = 0.240W
Seismic Response Coefficient(s), Cs = 0.185
Response Modifications Factor(s), R = 6.5
For Steel Columns, R = 1.5
Analysis Procedure used: Simplified Lateral Force Procedure



FOUNDATION PLAN

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

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

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By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

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MI DESIGN
PLANNING
DESIGN
ENGINEERING

15445 VENTURA BLVD., SUITE 367
SHERMAN OAKS, CA 91403

DATE:

REVISIONS:

SHEET CONTENTS: FOUNDATION PLAN

STRUCTURAL DESIGN:

REGISTERED PROFESSIONAL ENGINEER
SAMI MARLOUF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

PROJECT NAME AND ADDRESS:
PROPOSED ADDITION & INTERIOR REMODEL TO (E) SFD
23740 W KILLION ST WOODLAND HILLS CA 91367

OWNER'S NAME & ADDRESS:
23740 W KILLION ST WOODLAND HILLS CA 91367

SHEET NUMBER: S-1

Help us. Together we can save a tree.
Please recycle all unused plans.

FRAMING NOTES

1. ALL NEW STUDS SHALL BE 2x4 @ 16" O.C. U.N.O.
2. ALL POSTS ARE 4x W/CC OR ECC U.N.O.
3. ALL HEADERS ARE 4x6 DF No. 1 U.N.O.
4. ALL BEAMS AND HEADERS ARE DF No. 1 OR BETTER U.N.O.
5. CONTRACTOR SHALL INSTALL PLYWOOD SHT'G. ON ALL NEW EXTERIOR WALLS.
6. STUDS TALLER THAN 10'-0" AND PLUMBING WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.
7. SHEARWALLS CAN BE EITHER INSTALLED ON THE INSIDE OR OUTSIDE FACE OF THE WALL IF OCCURS.
8. CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC RESISTING SYSTEM / COMPONENT LISTED IN THE "STATEMENT OF SPECIAL INSPECTION" SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LADBS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT.
9. WHERE SPECIAL INSPECTION OR TESTING IS REQUIRED, THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL INCLUDE A "STATEMENT OF SPECIAL INSPECTION" ON THE PLANS.
10. A COPY OF THE VALID LOS ANGELES RESEARCH REPORT AND / OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
11. LUMBER AND STRUCTURAL WOOD PANEL DIAPHRAGMS SHALL NOT BE CONSIDERED AS TRANSMITTING LATERAL FORCES BY ROTATION EXCEPT ONE STORY, ATTACHED OR DETACHED RESIDENTIAL GARAGES OR SIMILAR NON HABITABLE WOOD STRUCTURES PROVIDED DIAPHRAGM IS NOT CONSTRUCTED OF STRAIGHT SHEATHING.
12. WHEN BOLTING TO AN EXISTING FOOTING, PROVIDE A COPY OF THE RESEARCH REPORT APPROVAL FOR THE TYPE OF BOLT, ALLOWABLE DESIGN LOADS AND REQUIRED EDGE DISTANCES. DEPUTY INSPECTION IS GENERALLY REQUIRED.
13. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7.
14. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
15. HOLD-DOWN HARDWARE MUST BE SECURED IN PLACE PRIOR TO TO FOUNDATION INSPECTION.
16. HOLD-DOWN CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE APPROVED PLATE WASHERS; AND HOLD-DOWNS SHALL BE FINGER TIGHT AND $\frac{1}{2}$" WRENCH TURN JUST PRIOR TO COVERING THE WALL FRAMING. CONNECTOR BOLTS INTO WOOD FRAMING REQUIRE STEEL PLATE WASHERS IN ACCORDANCE WITH TABLE 2305.5 OF THE LA BUILDING CODE.
17. ALL BOLTS SHALL BE DRILLED $\frac{1}{32}$" TO $\frac{1}{16}$" OVERSIZED.
18. GLUED-LAMINATED TIMBERS MUST BE FABRICATED IN A LDBS LICENSED SHOP.
19. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR WOOD SHEARWALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING TO COMPONENTS OF THE SEISMIC FORCE RESISTING SYSTEM. SPECIAL INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED WHERE THE FASTENER SPACING OF THE SHEATHING IS 4 INCHES ON CENTER OR LESS.
20. DO NOT DIMENSION THE STRUCTURAL DRAWINGS. FOR EXACT DIMENSIONS OF ROOMS. REFER TO ARCH. PLANS AND EXISTING FIELD CONDITIONS.
21. CONTINOUOS SPECIAL INSPECTION BY A REGISTERED DEPUTY INSPECTOR IS REQUIRED FOR FIELD WELDING, CONCRETE STRENGTH f'c > 2500 PSI, HIGH BOLTING, SPRAYED-ON FIREPROOFING, ENGINEERED MASONRY, HIGH-LIFT GROUTING, PRE-STREED CONCRETE, HIGH LOAD DIAPHRAGMS AND SPECIAL MOMENT-RESISTING CONCRETE FRAMES.

LEGEND

- STUDS LESS THAN 10 FT HEIGHT SHALL BE 2x4 @ 16" O.C. STUD WALL, U.N.O.
- INDICATES (E) WALL TO REMAIN
- INDICATES (E) WALL TO BE DEMO.
- # DENOTES A SHEARWALL. SEE SHEET SN-1.

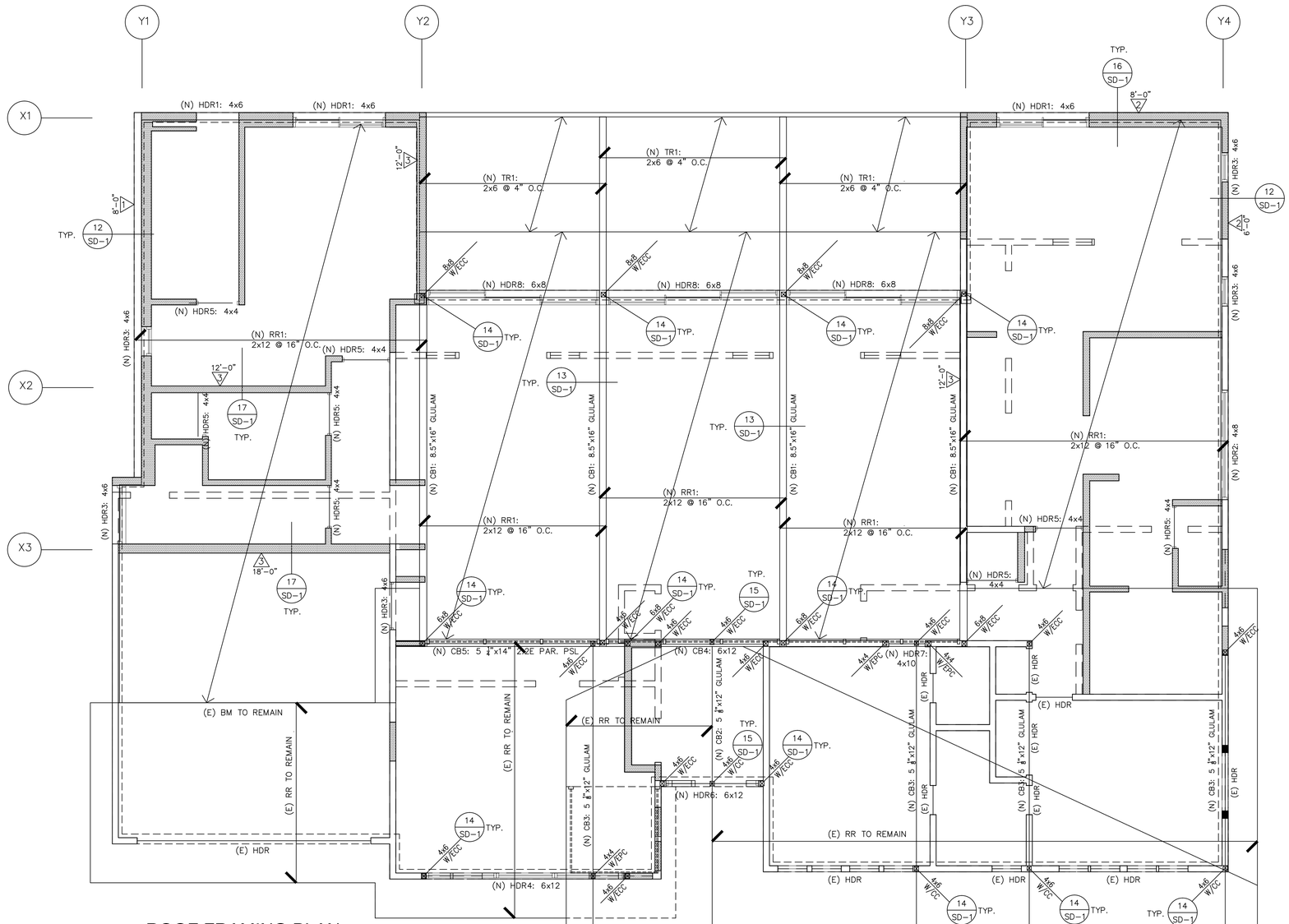
ADDITIONAL NOTES

FLOOR SHEATHING:

3/4" structural I T & G plywood, span rating 16/32, with 10d nails @ 6",10" O.C..

ROOF DIAPHRAGM:

1/2" CDX. Plywood w/8d nails @ 6"/6"/12" O.C.



ROOF FRAMING PLAN
(SHOWING ARCH. FIRST FLOOR PLAN)

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

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PLANNING
DESIGN
ENGINEERING

15445 VENTURA BLVD., SUITE 367
SHERMAN OAKS, CA 91403

DATE:

REVISIONS:

SHEET CONTENTS: FRAMING PLAN

STRUCTURAL DESIGN:

REGISTERED PROFESSIONAL ENGINEER
SAM MARLOFF
NO.C53210
Exp. Date 6/30/25
CIVIL
STATE OF CALIFORNIA

PROJECT NAME AND ADDRESS:
PROPOSED ADDITION & INTERIOR REMODEL TO (E) SFD
23740 W KILLION ST WOODLAND HILLS CA 91367

OWNER'S NAME & ADDRESS:
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SHEET NUMBER: S-2

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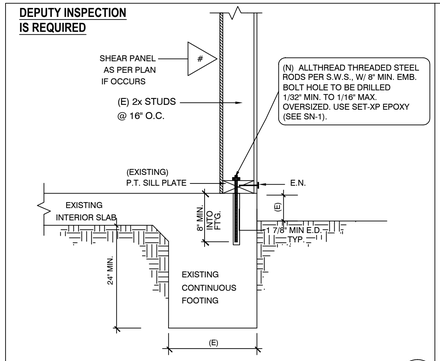
DEPUTY INSPECTION IS REQUIRED



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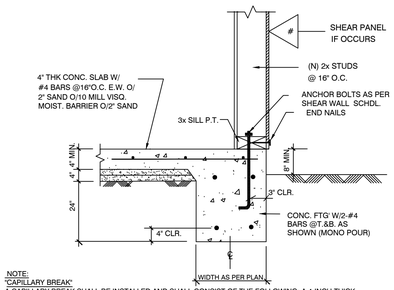
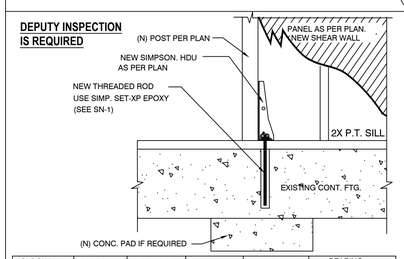


NOTE:
"CAPILLARY BREAK"
A CAPILLARY BREAK SHALL BE INSTALLED AND SHALL CONSIST OF THE FOLLOWING: A 4-INCH THICK BASE OF 1/2 INCH OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING. SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE ACI 302.2R-06. AN EQUIVALENT SLAB DESIGN BY A DESIGN PROFESSIONAL IS ACCEPTABLE."

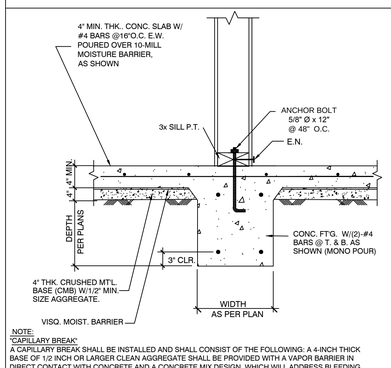
2

DEPUTY INSPECTION IS REQUIRED



HOLDOWN MODEL ICC: ESR-2330	ANCHOR DIAM.	MIN. EDGE DIST.	MIN. EMBD. DEPTH	HOLE DIAM.	BEARING PLATE
SIMP. HDU2 RR# 25720	5/8"	1 7/8"	10"	5/8" + 1/16"	3" X 3"X 1/4"
SIMP. HDU4 RR# 25720	7/8"	1 7/8"	16"	7/8" + 1/16"	3" X 3"X 1/4"
SIMP. HDU5 RR# 25720	7/8"	1 7/8"	20"	7/8" + 1/16"	3" X 3"X 1/4"

3



NOTE:
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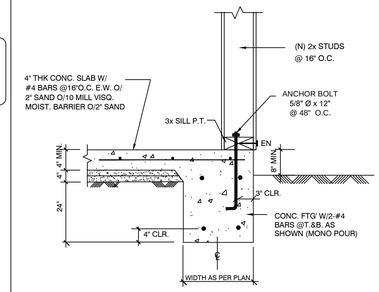
4



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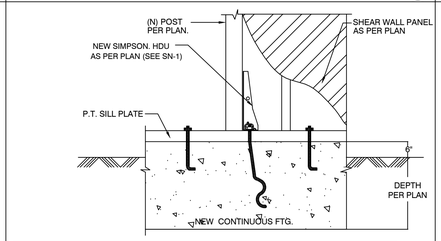
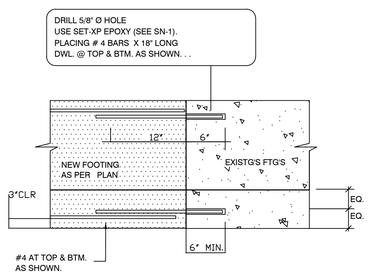
5



HOLDOWN MODEL ICC: ESR-2330	ANCHOR DIAM.	MIN. EDGE DIST.	MIN. EMBD. DEPTH	HOLE DIAM.	BEARING PLATE RR# 25293
SIMP. HDU2 RR# 25720	5/8" SSTB20	1 7/8"	12 3/4"	5/8" + 1/16"	3" X 3"X 1/4"
SIMP. HDU4 RR# 25720	5/8" SSTB28	1 7/8"	16 3/4"	5/8" + 1/16"	3" X 3"X 1/4"
SIMP. HDU5 RR# 25720	7/8" SSTB28	1 7/8"	24 1/4"	7/8" + 1/16"	3" X 3"X 1/4"
SIMP. HDU8 RR# 25720	7/8" SSTB28	1 7/8"	24 1/4"	7/8" + 1/16"	3" X 3"X 1/4"
SIMP. HDU11 RR# 25720	7/8" SSTB28	1 7/8"	24 1/4"	7/8" + 1/16"	3" X 3"X 1/4"
SIMP. HDU14 RR# 25720	7/8" SSTB28	1 7/8"	24 1/4"	7/8" + 1/16"	3" X 3"X 1/4"

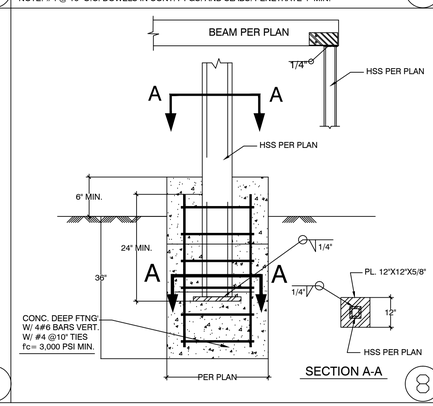
6

DEPUTY INSPECTION IS REQUIRED



NOTE: #4 @ 16" O.C. DOWELS IN CONT. FT'GS. AND SLABS. PENETRATE 4" MIN.

7



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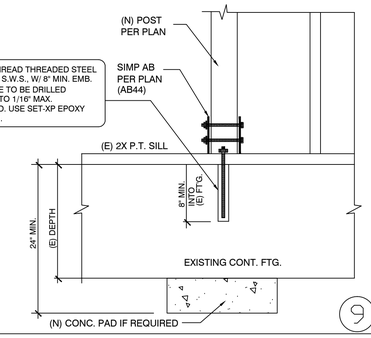
DEPUTY INSPECTION IS REQUIRED



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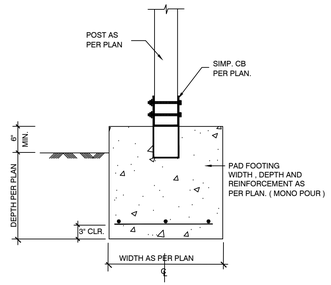

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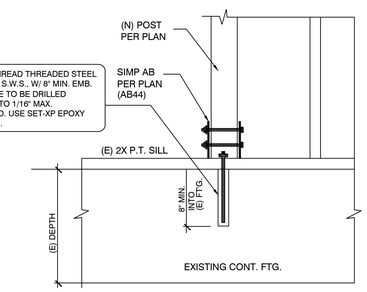
DEPUTY INSPECTION IS REQUIRED



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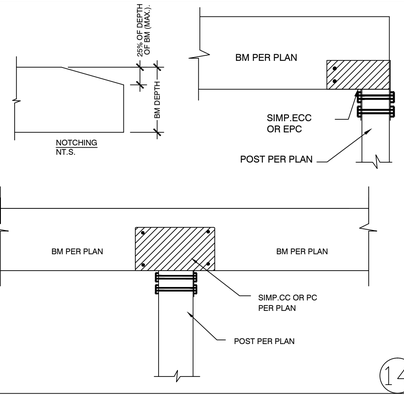

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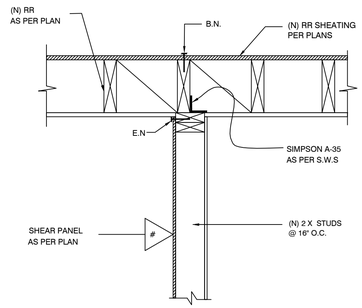

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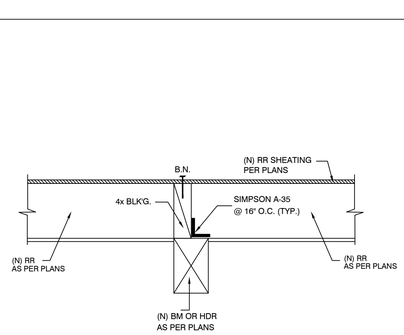

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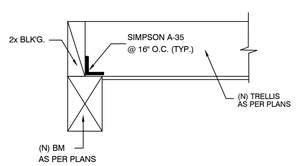

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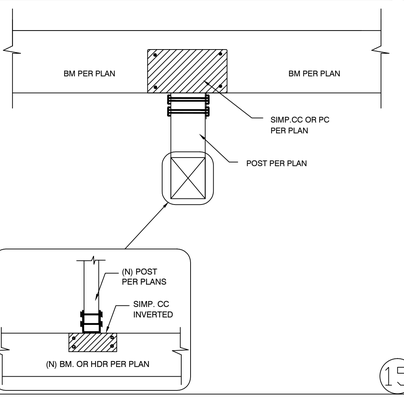

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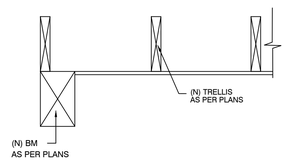

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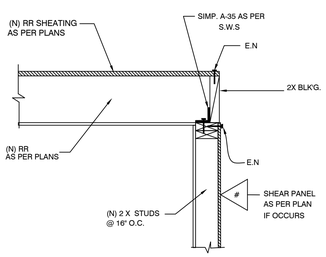

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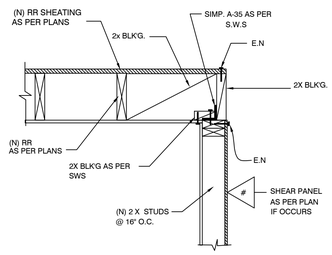

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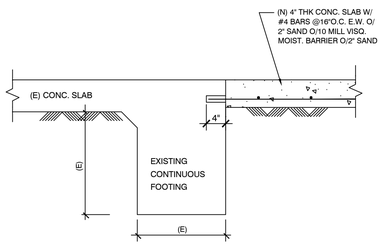


20

MI DESIGN
PLANNING
DESIGN
ENGINEERING

15445 VENTURA BLVD., SUITE 367
SHERMAN OAKS, CA 91403

City of Los Angeles, Department of Building & Safety
APPROVED PLANS

- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: **MIROOSH KHACHATOORIAN** Date: **05/03/2024**

Application No./Permit No.: **23014-20000-04561**

- This set of plans **MUST** be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan **SHALL NOT** constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

DATE:

REVISION:

SHEET CONTENTS: DETAILS

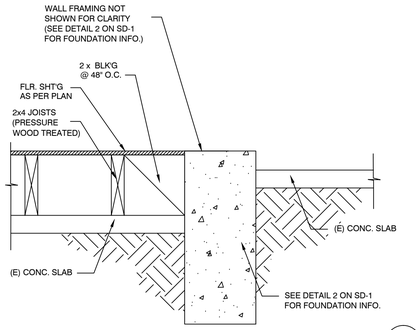
STRUCTURAL DESIGN:

PROJECT NAME AND ADDRESS:
PROPOSED ADDITION & INTERIOR REMODEL TO (E) SFD
23740 W KILLION ST WOODLAND HILLS CA 91367

OWNER'S NAME & ADDRESS:
23740 W KILLION ST WOODLAND HILLS CA 91367

SHEET NUMBER: SD-1

Help us. Together we can save a tree.
Please recycle all unused plans.



1 5 9 13 17

2 6 10 14 18

3 7 11 15 19

4 8 12 16

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MI DESIGN
PLANNING
DESIGN
ENGINEERING

15445 VENTURA BLVD., SUITE 367
SHERMAN OAKS, CA 91403

DATE:

REVISIONS:

SHEET CONTENTS: DETAILS

STRUCTURAL DESIGN:

PROJECT NAME AND ADDRESS:

PROPOSED ADDITION &
INTERIOR REMODEL TO (E) SFD
23740 W KILLION ST WOODLAND HILLS CA 91367

OWNER'S NAME & ADDRESS:

23740 W KILLION ST WOODLAND HILLS CA 91367

SHEET NUMBER: SD-2

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