

PROPOSED ROOM
ADDITION & REMODELING
24256 FRIAR AVE
WOODLAND HILLS CA
ZIP 91367

SCOPE OF WORK

ROOM ADDITION CONSISTING OF 478.0 SQ.FT.

APPLICABLE CODES

ALL NEW CONSTRUCTION, DEMOLITION, AND SITEWORKS SHALL BE IN ACCORDANCE WITH THE 2025 CBC, CRC, CEC, CMC, CPC, & GREEN BUILDING CODE AND THEIR 2026 LOS ANGELES CA AMENDMENTS

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND IS TO NOTIFY THE DESIGNER OF ANY ERRORS OR OMISSIONS PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS AND GRADE ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED IN WRITING TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR'S BID SHALL INCLUDE HIS OWN JOB SITE OBSERVATIONS AND WILL NOTE ANY INCONSISTENCIES AND CONFLICTS.
3. NO CHANGES SHALL BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE OR CONSENT OF THE DESIGNER.
4. OMISSIONS FROM THE PLANS AND SPECIFICATIONS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF FURNISHING, MAKING, OR INSTALLING ITEMS REQUIRED BY LAW OR ITEMS THAT ARE USUALLY FURNISHED, MADE, OR INSTALLED IN A PROJECT WITHIN THE SCOPE AND CHARACTER INDICATED BY THE PLANS & SPECIFICATIONS.
5. REFERENCES TO ANY DETAIL OR DRAWING DOES NOT LIMIT ITS APPLICATION BUT SHALL BE USED ON SIMILAR OR TYPICAL CONDITIONS.
6. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, UTILITIES, AND OTHER SERVICES NECESSARY TO PROPERLY EXECUTE THE WORK.
7. ALL WORKMANSHIP SHALL COMPLY WITH THE INDUSTRY STANDARDS. THE ABSENCE OF A DETAIL REFERENCE DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF MEETING THE ACCEPTABLE STANDARDS.
8. THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. WORKER, PEDESTRIAN, BYSTANDERS, ADJACENT PROPERTIES, AND JOB SITE PROPERTIES PROTECTION SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE AT ALL TIMES THE SAFETY OF THE PEOPLE AND PROPERTY INVOLVED AND RELATED TO THIS PROJECT.
9. ALL MATERIALS, PARTS, AND EQUIPMENT FURNISHED BY THE CONTRACTOR IN THE WORK SHALL BE BRAND NEW, FREE FROM ANY DEFECTS, AND THE QUALITY OF WORK SHALL BE IN ACCORDANCE WITH THE GENERALLY ACCEPTED STANDARDS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE DRAWINGS PRIOR TO INSTALLATION OF ANY ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL WORK. SHOULD THERE BE A CONFLICT OR DISCREPANCY IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION.
11. ANY WORK DONE IN CONFLICT WITH THESE DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT NO COST TO THE OWNER.
12. THESE DRAWINGS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ALL THE TEMPORARY BRACINGS, SHORINGS, SCAFFOLDINGS, AND SUPPORTS NECESSARY TO COMPLETE THE BUILDING.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL THE SUBCONTRACTORS, TRADES, AND WORKMEN AND SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.
14. A TEMPORARY TOILET SHALL BE PROVIDED AT THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
15. PRIOR TO FINAL INSPECTION AND AFTER THE WORK IS COMPLETE, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE AREA INSIDE AND OUT AND UTILIZE PROFESSIONAL CLEANERS WHEN NECESSARY.

DEMOLITION NOTES

CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AT THE SITE PRIOR TO DEMOLITION. ANY DISCREPANCY IN THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE (5) FT. 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 (10) FT. OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSE.

PROJECT DESCRIPTION

CONSTRUCTION OF THE PROPOSED ADDITION AND REMODELING OF AN EXISTING SINGLE FAMILY RESIDENCE

PROJECT DATA

SITE ADDRESS: 24256 FRIAR AVE

LOT AREA: 7,499.8 SqFt.

ZONING - RS-1
PARCEL NUMBER - 2033021018
TRACT LOT - TR21894 LOT 169
BLOCK: NONE
FLOOD ZONE - X

OCCUPANCY GROUP - R3
CONSTRUCTION TYPE - VB

EXISTING SQUARE FOOTAGE- 1397.0 SqFt.
EXISTING GARAGE =408.0 - 200.0 = 208.0 SQ.FT.
NEW ADDITION- FLOOR AREA : 478.0 SQ.FT.
NEW SQUARE FOOTAGE:
1397.0 + 408.0 -200.0 + 478.0 =2,083.0 sqft

RFA
2,083.0 < 3,374.91
SCHOOL FEES - 507.0 SQFT

PARKING SPACE 2
ONE STOREY-RESIDENTIAL AREA
BUILDING HEIGHT 15'-0"

INDEX OF DRAWINGS

A0	SITE PLAN	S-02	NOTES
A02	NOTES	S-021	NOTES
A03	NOTES	S-022	NOTES
A1	EXISTING FLOOR PLAN	S-031	DETAILS
A2	NEW FLOOR PLAN	S-040	DETAILS
A3	ELEVATIONS	S-041	DETAILS
A4	ELEVATIONS SECTIONS	S1	FOUNDATION
A5	EXISTING ROOF PLANS	S2	FRAMING
A6	NEW ROOF PLANS	T24	T24
S-01	NOTES	T24	T24

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 cause construction delays and/or additional expenses.

b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the downstream 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, bidets, laundry tubs and washing machine outlets shall be provided with 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 non-absorbent 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 approved labeling agency name, product designation and performance grade rating. (Research Report not required). (R308.6.9)

h. Water heater must be strapped to wall. (Sec. 507.3, LAPC)

i. For existing pool on site, provide an alarm for doors to the dwelling that form a part of the pool enclosure. The alarm shall sound continuously for a min. of 30 seconds when the door is opened. It shall automatically reset and be equipped with a manual means to deactivate (for 15 secs. max.) for a single opening. The deactivation switch shall be at least 54" above the floor. (6109 of LABC)

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. (3162B)

k. Automatic garage door openers, if provided, shall be listed in accordance with UL 325. (R309.4)

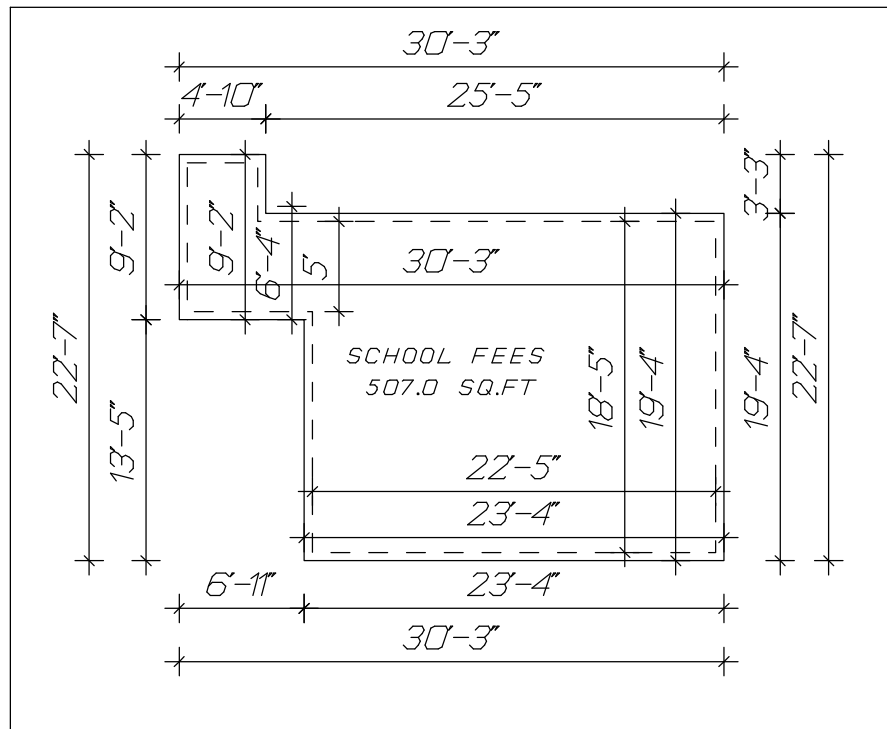
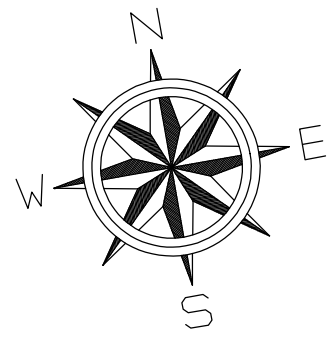
l. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner's application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.2)

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 garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.2. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2.)

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. (R303.1)

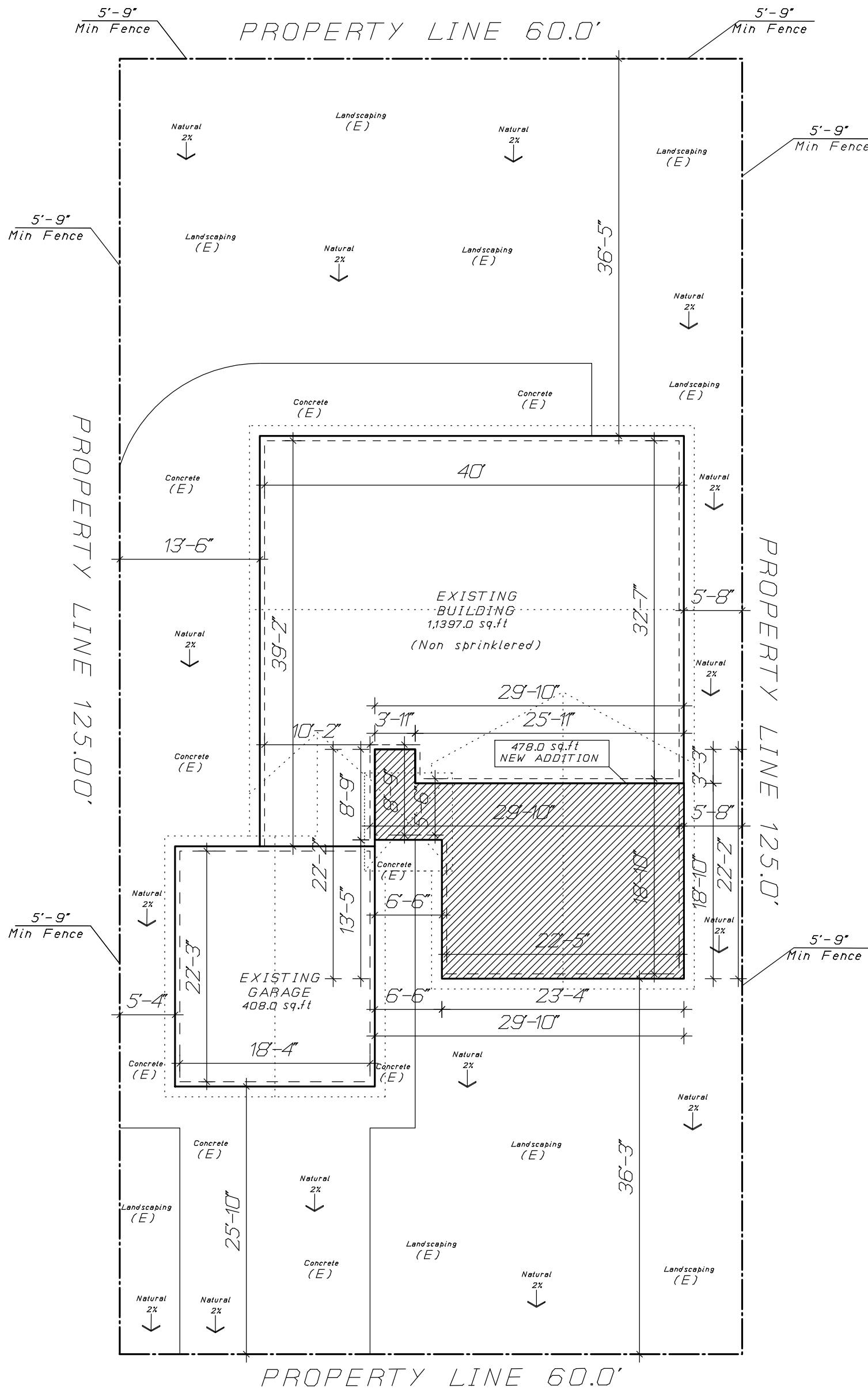
o. A copy of the evaluation report and/or conditions of listing shall be made available at the job site

* 2025 CALIFORNIA BUILDING CODE (CBC)
* 2025 CALIFORNIA RESIDENTIAL CODE (CRC)
* 2025 CALIFORNIA MECHANICAL CODE (CMC)
* 2025 CALIFORNIA ELECTRICAL CODE (CEC)
* 2025 CALIFORNIA PLUMBING CODE (CPC)
* 2025 CALIFORNIA ENERGY CODE
* 2025 CALGREEN CODE
* CITY OF LOS ANGELES AMENDMENTS

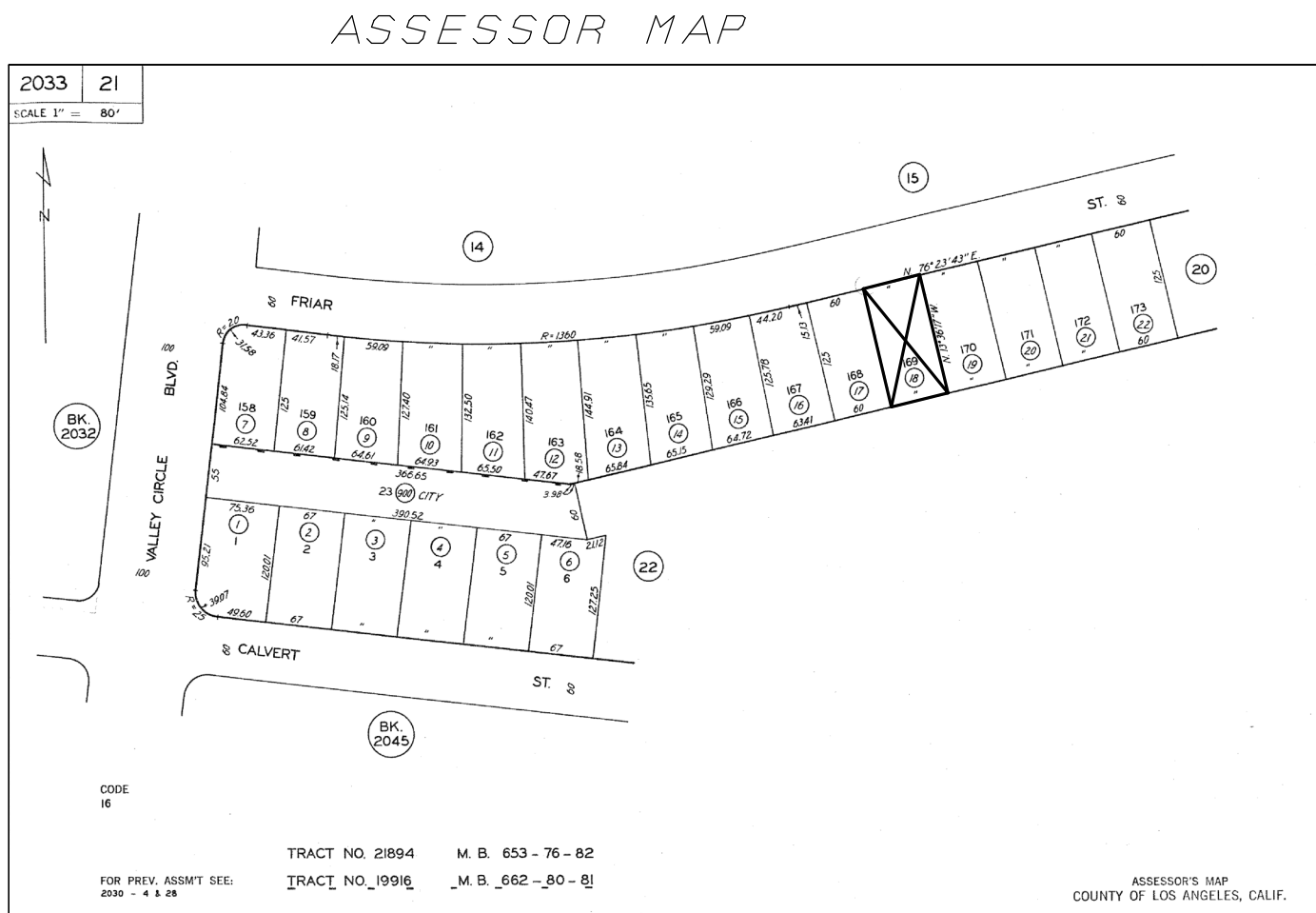


SITE PLAN

SCALE: 3/32" = 1'



FRIAR AVE



FINISH MATERIAL POLLUTANT CONTROL: The following finish materials shall comply with the VOC content limits set forth in CALGreen sections 4.504.2 through 4.504.5. Adhesives, sealants and caulks, paints and coatings, carpet systems, cushions and adhesive, resilient flooring, and composite wood products used on the interior or exterior. Joint and openings Sec. 4.406.1 openings in the building envelope separating conditioned space from unconditioned shall be sealed in accordance with California energy code requirements, annular spaces or openings in plates at exterior walls shall be closed with cement mortar, concrete masonry, or a similar approved method to prevent the passage of conditioned air.

DATE

BY

REVISIONS

YUVAL NISSIM-ROZNER

DESIGN

17351 GRESHAM ST
NORTHridge, CA 91325
323-203-9700

PROPOSED ROOM ADDITION

AND REMODELING

24256 FRIAR AVE

WOODLAND HILLS CA 91367

SITE PLAN

04 - 29 - 2026

SHEET NO.

A0



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

FORM
GRN 1

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)

- 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.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 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.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 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.
- Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- 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.
- 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.
- 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.

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.

(Rev. 01/01/20)

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

FORM
GRN 11

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 ^{1,2}		
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds		
COATING CATEGORY ^{1,3}	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	
Glares	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	120	
Magnesium 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		
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.

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(Rev. 01/01/23)

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

FORM
GRN 16

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

- Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
- 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.
- Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
- 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.
- 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.

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2026 Los Angeles Green Building Code

FORM
GRN 9

MANDATORY REQUIREMENTS CHECKLIST
ADDITIONS AND ALTERATIONS TO RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit #	-	-	Date:	
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		
2	4.106.3	Grading and paving	A02	FORM GRN1
3	4.106.4.3	Electric vehicle (EV) charging	N/A	(E) SLOP 2%
4	4.106.5	Cool roof (Addition/Alteration ≥ 500 sq. ft. or ≥ 50%)	N/A	(E)
ENERGY EFFICIENCY				
5	4.211.4	Solar ready (Additions ≥ 2,000 sq. ft.)	N/A	(E)
WATER EFFICIENCY & CONSERVATION				
6	4.303.1	Water conserving plumbing fixtures and fittings	A02	5 GRN14
7	4.303.1.3.2	Multiple showerheads serving one shower	A02	6 GRN14
8	4.303.4	Water use reduction	A02	GRN 16
9	4.304.1	Outdoor water use in landscape areas	A02	(E)
10	4.304.2	Irrigation controllers	N/A	(E)
11	4.304.3	Metering outdoor water use	N/A	(E)
12	4.304.4	Exterior faucets	N/A	(E)
13	4.304.5	Swimming pool covers	N/A	(E)
14	4.305.1	Recycled water supply to fixtures	N/A	(E)
15	4.305.2	Graywater ready	N/A	(E)
16	4.305.3.1	Cooling towers (buildings ≤ 25 stories)	N/A	(E)
17	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	(E)
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
18	4.406.1	Rodent proofing	A02	9 GRN14
19	4.407.3	Flashing details	S2	DETAIL
20	4.407.4	Material protection	A02	10 GRN14
21	4.408.1	Construction waste reduction	A02	11 GRN14
22	4.410.1	Operation and maintenance manual	A02	12 GRN14
ENVIRONMENTAL QUALITY				
23	4.503.1	Fireplaces and woodstoves	--	--

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(Rev. 01/01/26)

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2026 Los Angeles Green Building Code

FORM
GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

- 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". (4.504.1, 4.504.2, 4.504.3, 4.504.4, 4.504.5, 4.504.6, 4.504.7, 4.504.8, 4.504.9, 4.504.10, 4.504.11, 4.504.12, 4.504.13, 4.504.14, 4.504.15, 4.504.16, 4.504.17, 4.504.18, 4.504.19, 4.504.20, 4.504.21, 4.504.22, 4.504.23, 4.504.24, 4.504.25, 4.504.26, 4.504.27, 4.504.28, 4.504.29, 4.504.30, 4.504.31, 4.504.32, 4.504.33, 4.504.34, 4.504.35, 4.504.36, 4.504.37, 4.504.38, 4.504.39, 4.504.40, 4.504.41, 4.504.42, 4.504.43, 4.504.44, 4.504.45, 4.504.46, 4.504.47, 4.504.48, 4.504.49, 4.504.50, 4.504.51, 4.504.52, 4.504.53, 4.504.54, 4.504.55, 4.504.56, 4.504.57, 4.504.58, 4.504.59, 4.504.60, 4.504.61, 4.504.62, 4.504.63, 4.504.64, 4.504.65, 4.504.66, 4.504.67, 4.504.68, 4.504.69, 4.504.70, 4.504.71, 4.504.72, 4.504.73, 4.504.74, 4.504.75, 4.504.76, 4.504.77, 4.504.78, 4.504.79, 4.504.80, 4.504.81, 4.504.82, 4.504.83, 4.504.84, 4.504.85, 4.504.86, 4.504.87, 4.504.88, 4.504.89, 4.504.90, 4.504.91, 4.504.92, 4.504.93, 4.504.94, 4.504.95, 4.504.96, 4.504.97, 4.504.98, 4.504.99, 4.504.100, 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REVISIONS	BY	DATE

YUVAL NISSIM-ROZNER



PROPOSED ROOM ADDITION
AND REMODELING
24256 FRIAR AVE
WOODLAND HILLS CA 91367

NOTE 2
FLASHING DETAIL

04 - 29 - 2026

SHEET NO.

A03

GENERAL NOTES:

- The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for fire ratings.
- The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-4521B.
- Noted is on file to justify an STC 50 with one 5/8" type "X" gypsum board each side.

1 FIRE - RATED WALL

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

1. 1 HR. FIRE RATING

1HR. RATED LATH AND PLASTER
OR ONE LAYER OF 1" TYPE "X" GYPSUM BOARD EACH SIDE

MINERAL FIBER INSULATION (NOTE 2)

2" x 4" STUDS AT 16" O.C.

RESILIENT CLIP AT EA. STUD OR RESILIENT CHANNELS - ONE SIDE

Note: Any wall or floor is "Wood Stud Partition" may also be used as an exterior wall, provided it is covered with a sheathing membrane and stucco cladding.

GENERAL NOTES:

- The type and spacing of resilient channels and clips and the attachment of gypsum board or lath shall be as required for fire ratings.
- The mineral fiber insulation shall have a thermal resistance R value of 11 or greater as determined by Federal Specification RR-4521B.
- No test is on file to justify an STC 50 with one 5/8" type "X" gypsum board each side.

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 venting 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 joint 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 end sides of boxes shall be sealed with 1/8" resilient sealant and backed by a minimum 4" 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.

GlasRoc Sheathing Type X
Exterior Wall / Fire-Rated Systems

Reference:
UL Design U305

1. Check the Resistance Rating
GlasRoc Sheathing ... 5-1/8" (141 mm)
Wall thickness ... 5-1/8" (141 mm)
Strength ... 2 psi (14 kPa)

Notes:
1. Check the Resistance Rating
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CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY

2023 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

- 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)
- Water use reduction shall be met by complying with one of the following:
 - 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
 - New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2; or
 - Plumbing fixtures shall use recycled water.
Exception: Fixture replacements (4.303.4)
- 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)
- Additional 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)
- In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
- 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)
- 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)
- 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)

IRRIGATION SYSTEM

- In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
 - Shall have a minimum of 6 cycles of concentration (blowdown); or
 - A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.303.3.1)
- In new buildings over 25 stories, the cooling towers shall comply with all of the following:
 - Shall have a minimum of 6 cycles of concentration (blowdown); and
 - 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.303.3.2)
- 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)
- Provide a hot water system complying with one of the following (Los Angeles Plumbing Code Section 610.4.1):
 - The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
 - Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
 - Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
 - The hot water supply piping from the water heater to the fixtures shall take the most direct path.
 - 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.
 - The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.
- 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 accommodations to ensure equal access to its programs, services and activities.

(Rev. 01/01/23) Page 1 of 1 www.ladbs.org

WEATHER RESISTIVE BARRIER (WRB) APPLIED PRIOR TO THE WINDOW &/OR DOOR INSTALLATION. FLASHING APPLIED BEHIND THE MOUNTING FLANGE.

STEPS

- IN WATER SHEETING FASHION, STARTING AT THE BASE OF THE WALL & WORKING TOWARDS THE TOP, INSTALL THE WRB TO THE FACE OF THE SHEATHING.
- APPLY SILL FLASHING
- APPLY JAMB FLASHING
- APPLY BEAD OF SEALANT AROUND THE PERIMETER OF THE BACK SIDE (INTERIOR SURFACE) OF WINDOW MOUNTING FLANGE.
- IMMEDIATELY INSTALL WINDOW USING PAN HEAD SCREWS TO FACILITATE INSPECTION.
- APPLY BEAD OF SEALANT ACROSS THE FACE OF MOUNTING FLANGE AT HEAD
- APPLY HEAD FLASHING
- REMOVE PREVIOUSLY APPLIED TAPE, ALLOWING WRB TO LAY FLAT OVER HEAD FLASHING. APPLY NEW SHEATHING TAPE OVER DIAGONAL CUT - SEE DIAGRAM.
- APPLY A 3/4" NOM. DIA. BEAD OF SEALANT TO THE BACKSIDE (INTERIOR) OF THE MOUNTING FLANGE AROUND THE ENTIRE PERIMETER. PLACE BEAD IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS.
- HEAD FLASHING: APPLY A CONV. SEAL ALONG MOUNTING FLANGE AT THE HEAD. FLASHING GOES OVER MOUNTING FLANGE. EXCEED BOTTOM OF HEAD FLASHING AGAINST SEALANT. FLASHING GOES OVER SEALANT. EXTEND HEAD FLASHING BEYOND EACH JAMB FLASHING. FASTEN IN PLACE.

SECTION A THROUGH WINDOW JAMB

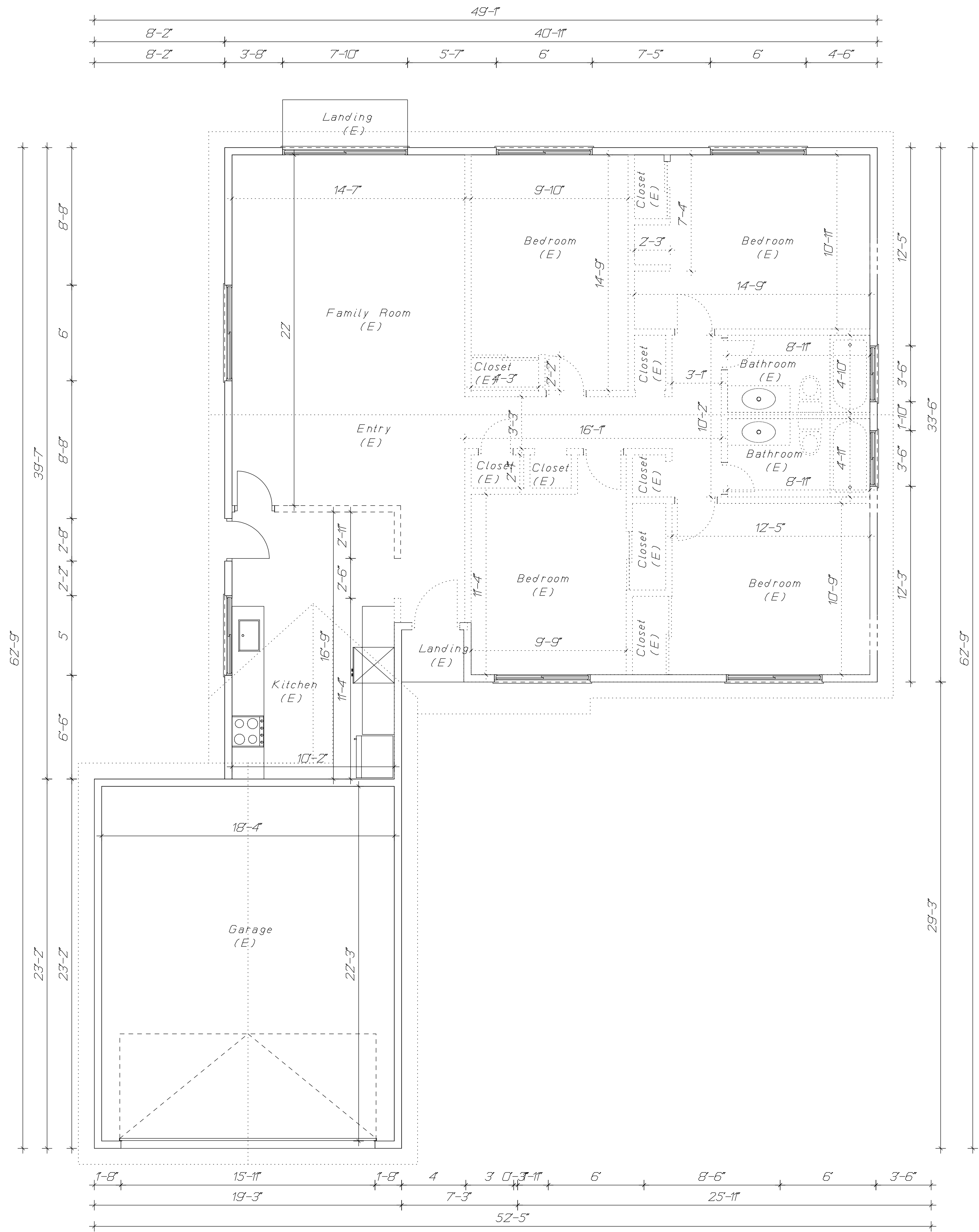
INTERIOR VIEW TOP LEFT CORNER OF WINDOW

WEATHER RESISTANT BARRIER (WRB)
AT A 45 DEGREE ANGLE, CAREFULLY CUT THE TOP EDGE OF THE BARRIER UP AND TAPE THE TOP CORNERS AND CENTER TO THE EXTERIOR WRB SURFACE ABOVE.

JAMB FLASHING
EXTEND JAMB FLASHING TO OVERLAP SILL FLASHING. EXTEND JAMB FLASHING 8" BEYOND ABOVE HOLES (OPENING AT HEAD). APPLY TAPE AT CORNERS TO TEMPORARILY HOLD FLASHING IN PLACE UNTIL WRB IS APPLIED.

SEALANT

SHIM AND ADJUST WINDOW TO ACHIEVE SQUARE, PLUMB, AND LEVEL CONDITION. USE CORROSION RESISTANT FASTENERS. FASTEN WINDOWS PER WINDOW MANUFACTURER FASTENER SPECIFICATIONS.



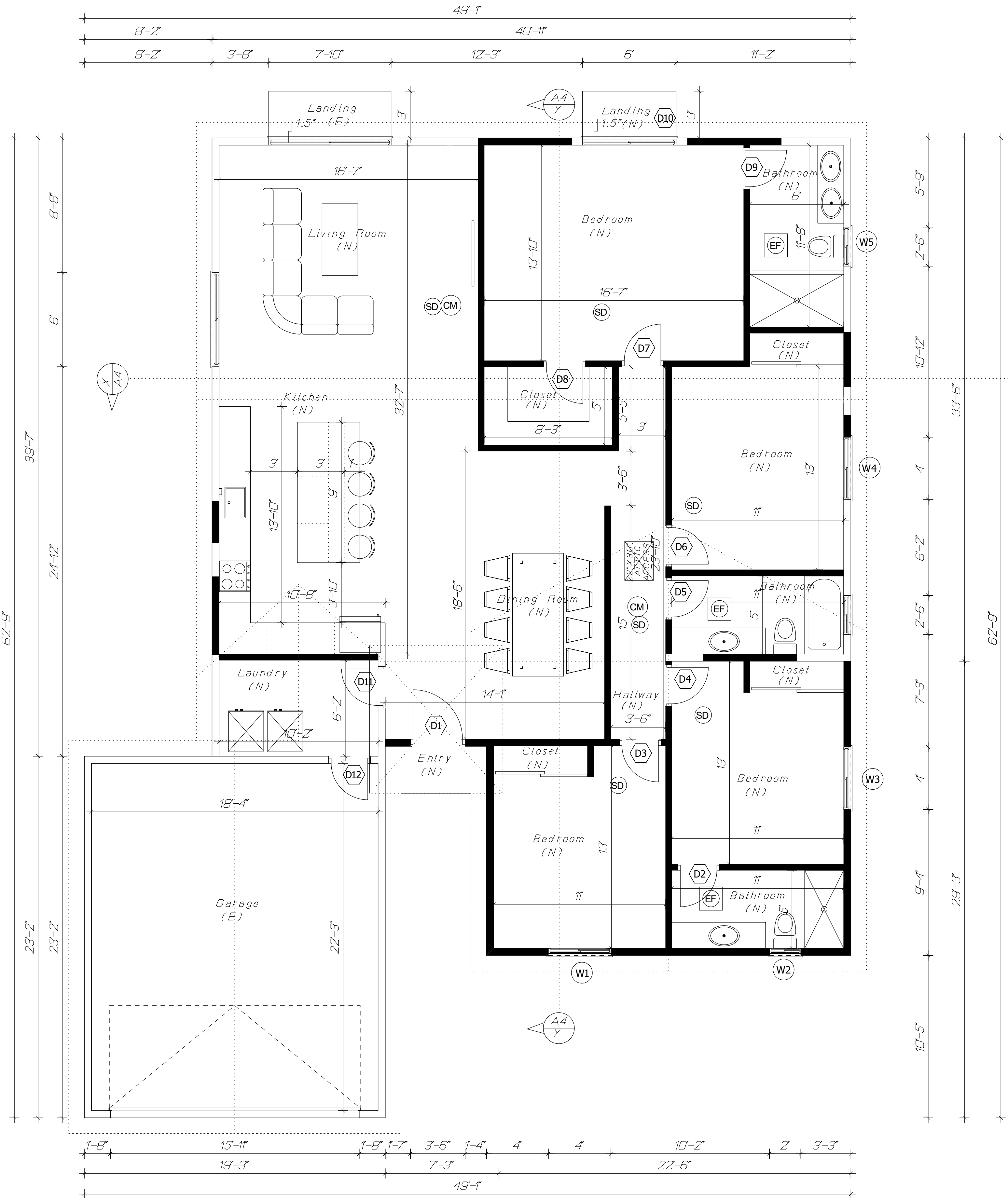
LEGEND

- EXISTING WALL
- WALL TO BE REMOVE

EXISTING FLOOR PLAN

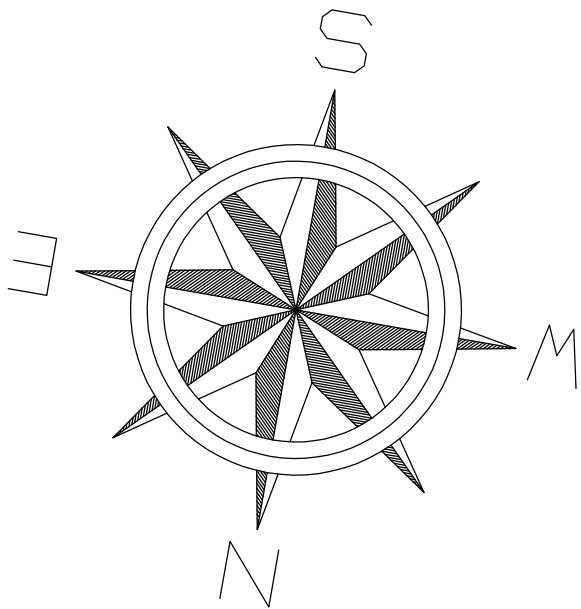
SCALE: 3/16" = 1'

REVISIONS	BY	DATE
YUVAL NISSIM-ROZNER		
DESIGN		
17351 GRESHAM ST		
NORTHRIDGE CA 91325		
323-203-9700		
PROPOSED ROOM ADDITION AND REMODELING		
24256 FRIAR AVE WOODLAND HILLS CA 91367		
EXISTING FLOOR PLAN		
04 - 29 - 2026		
SHEET NO.		
A1		



NEW FLOOR PLAN

SCALE: 1/4" = 1'



LEGEND

- EF** EXHAUST FANS Sec. 4.506.1
Mechanical exhaust fans which exhaust directly from bathrooms shall be Energy star compliant, ducted to terminate outside the building, and controlled by a readily accessible humidstat or a whole ventilation system. a mechanical ventilation of 50-CFM intermittent or 20-CFM continuous ventilation are provided
- SD** SMOKE DETECTOR
SMOKE ALARM shall be interconnected hard-wired with battery backup and shall be installed in accordance with NFPA 72
battery smoke alarm permitted in existing buildings where no construction is taking place
smoke alarms shall be tested & maintained in accordance with manufacturer instructions. smoke alarms shall be replaced after 10 years from the date of manufacture marked on the unit
conventional ionization smoke alarms that are solely battery powered shall be equipped with a 10 year battery and have a silence feature
- CM** CARBON MONOXIDE DETECTOR
CARBON MONOXIDE ALARM shall be interconnected hard-wired with battery backup
battery carbon monoxide alarm is permitted in existing dwelling units where no construction is taking place

NEW WALL

EXISTING WALL

WALL TO BE REMOVE

1 HR RATED SEE A03

NEW BUILDING SHALL HAVE PLUMBING FIXTURES THAT MEET THE FLOW RATES SPECIFIED IN THE LOS ANGELES COUNTY GREEN BUILDING STANDARDS CODE

ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE

ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE IN THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4 IN ABOVE THE CONTROLS PC508.2

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

PROVIDE ANTI GRAFFITI FINISH WITHIN THE FIRST 9 FEET MEASURED FROM GRADE AT EXTERIOR WALLS AND DOORS. EXCEPTION : MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7 DAYS OF THE GRAFFITI BEING APPLIED.6306

IF ADVERSE SOIL CONDITIONS ARE ENCOUNTERED A SOILS INVESTIGATION REPORT MAY BE REQUIRED GREEN BUILDING STANDARDS CODE
HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68 F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. R303.9
24inx24inx72.5in. Galvanized Steel Water Heater Enclosure
[New location existing gas water heater]

INTERIOR FINISH MATERIAL OF 5/8" TYPE X GYP
1-HOUR FIRE RESISTANT EXTERIOR WALL
EXTERIOR WALL 7/8 STUCCO

MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE

THE FLOW RATES FOR ALL NEW PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4303.1
72" HIGH NON-ABSORBENT WALL SURFACE IN BATHUB AND SHOWER COMPARTMENTS

EXISTING NONCOMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES FOR A RESIDENTIAL BUILDING UNDERGOING ADDITION OR ALTERATION

DOOR SCHEDULE						
DOOR NO.	SIZE	MATERIAL		TYPE		REMARKS
		DOOR	FRAME			
D1	42" W X 80" H	SOLID PANEL	WOOD	SWING		Entry
D2	32" W X 80" H	SOLID PANEL	WOOD	SWING		Bathroom
D3	32" W X 80" H	SOLID PANEL	WOOD	SWING		Bedroom
D4	32" W X 80" H	SOLID PANEL	WOOD	SWING		Bedroom
D5	32" W X 80" H	SOLID PANEL	WOOD	SWING		Bathroom
D6	32" W X 80" H	SOLID PANEL	WOOD	SWING		Bedroom
D7	32" W X 80" H	SOLID PANEL	WOOD	SWING		Bedroom
D8	32" W X 80" H	SOLID PANEL	WOOD	SWING		Closet
D9	32" W X 80" H	SOLID PANEL	WOOD	SWING		Bathroom
D10	72" W X 80" H	SOLID PANEL	WOOD	SLIDE	TEMP	Bedroom
D11	24" W X 80" H	SOLID PANEL	WOOD	SWING		Laundry
D12	32" W X 80" H	SOLID PANEL	WOOD	SWING	20 MIN	Garage

WINDOW SCHEDULE				All New WindowsMilgard Style Line Series			
WDW. NO.	SIZE	TYPE	REMARKS	LOCATION	U FACTOR	SHGC	
(N) W1	48" W X 48" H	SLIDE	DUAL GLAZED	Bedroom	0.30	0.23	vinyl
(N) W2	24" W X 24" H	SLIDE	DUAL GLAZED-TEMP	Bathroom	0.30	0.23	vinyl
(N) W3	48" W X 48" H	SLIDE	DUAL GLAZED	Bedroom	0.30	0.23	vinyl
(N) W4	48" W X 48" H	SLIDE	DUAL GLAZED	Bedroom	0.30	0.23	vinyl
(N) W5	30" W X 24" H	SLIDE	DUAL GLAZED-TEMP	Bathroom	0.30	0.23	vinyl

DATE

BY

REVISIONS

DESIGN

17351 GRESHAM ST
NORTHRIDGE CA 91325
323-203-9700

PROPOSED ROOM ADDITION
AND REMODELING

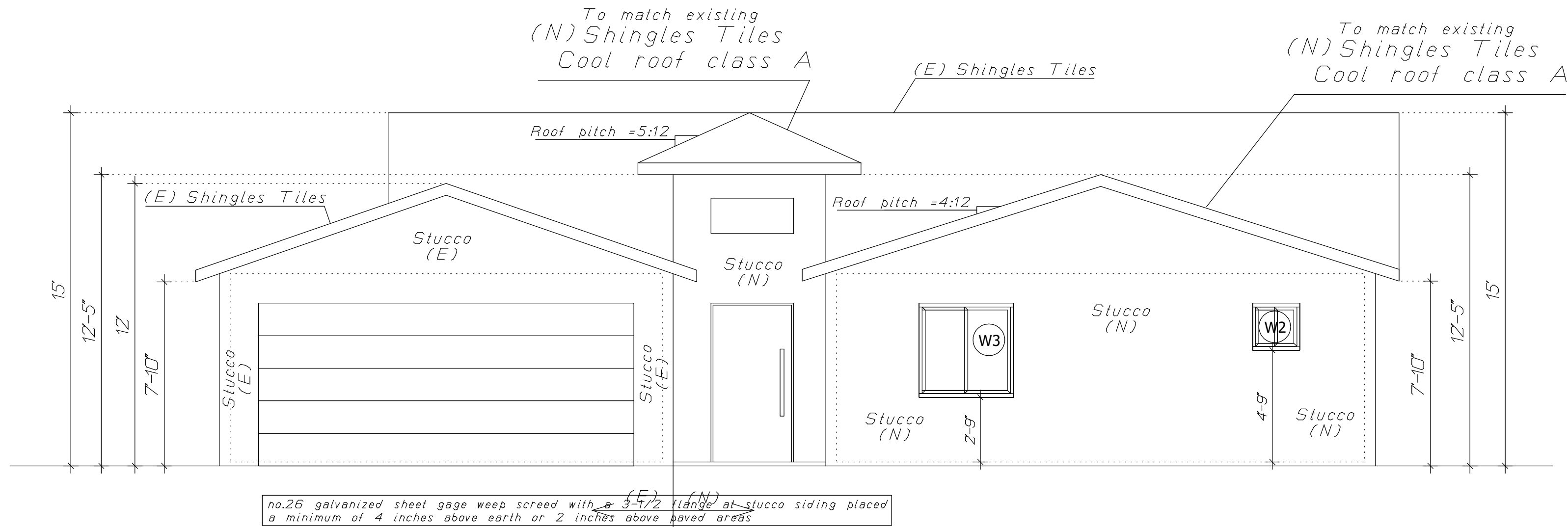
24256 FRIAR AVE
WOODLAND HILLS CA 91367

NEW FLOOR PLAN

04 - 29 - 2026

SHEET NO.

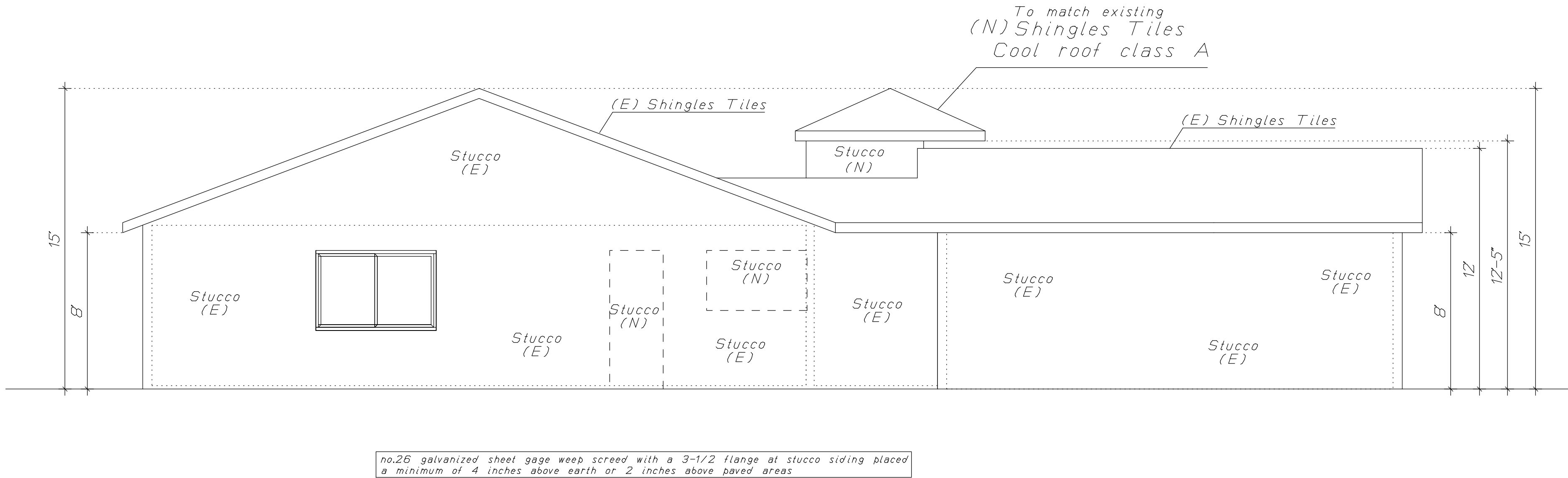
A2



NORTH ELEVATION

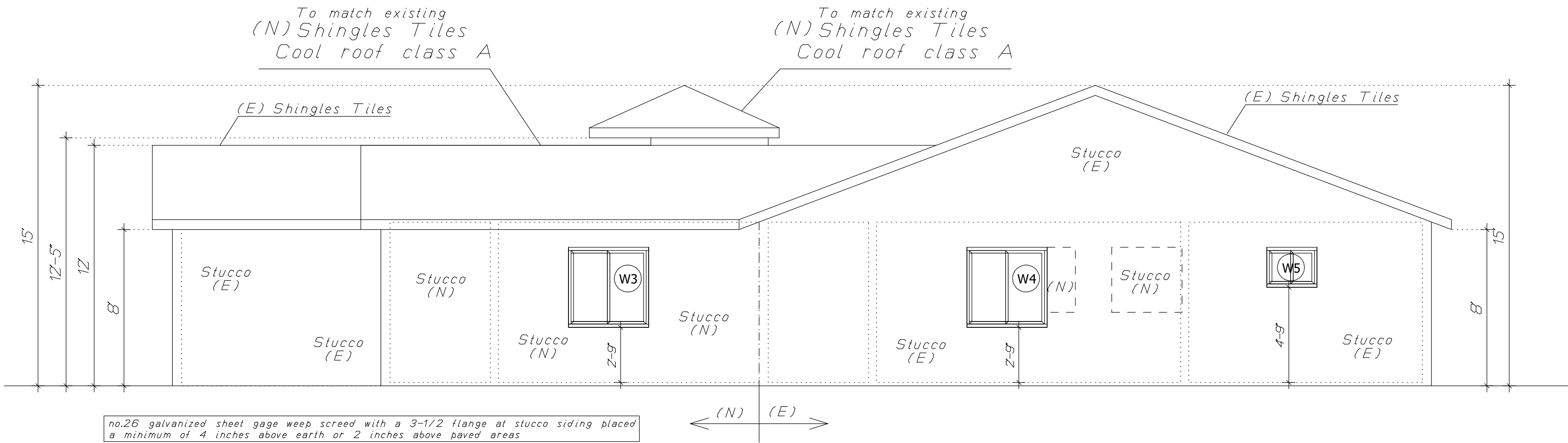
SCALE: 1/4" = 1'

Attic ventilation :478/150=319 sf
Use :4 - 12 in. x 24 in. Steel Half-Round Dormer Vent
12 in. x 24 in. Galvanized Steel Half Round Dormer Vents
Net-Free Area 100 Sq. In.
openings shall have corrosion testant wire mesh or other approved material with 1/16-in minimum and 1/4-in maximum opening



EAST ELEVATION

SCALE: 1/4" = 1'



WEST ELEVATION

SCALE: 1/4" = 1'

DATE	
BY	
REVISIONS	

YUVAL NISSIM-ROZNER

DESIGN

17351 GRESHAM ST
NORTHRIDGE CA 91325
323-203-9700

PROPOSED ROOM ADDITION

AND REMODELING

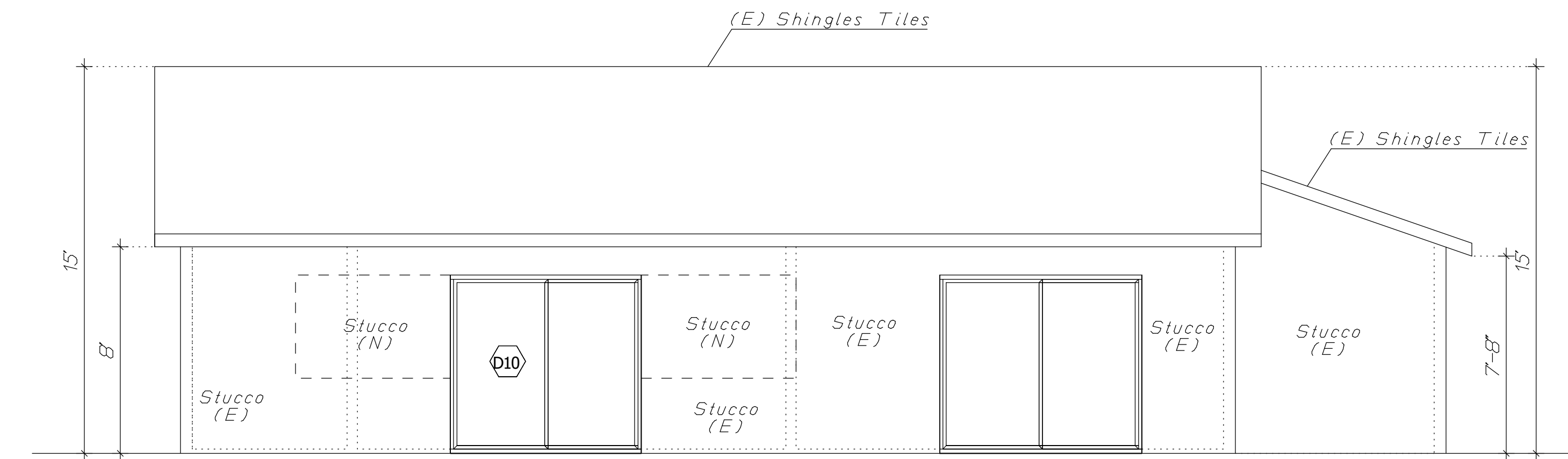
24256 FRIAR AVE
WOODLAND HILLS CA 91367

ELEVATIONS

04 - 29 - 2026

SHEET NO.

A3



no.26 galvanized sheet gage weep screed with a 3-1/2 flange at stucco siding placed a minimum of 4 inches above earth or 2 inches above paved areas

SOUTH ELEVATION

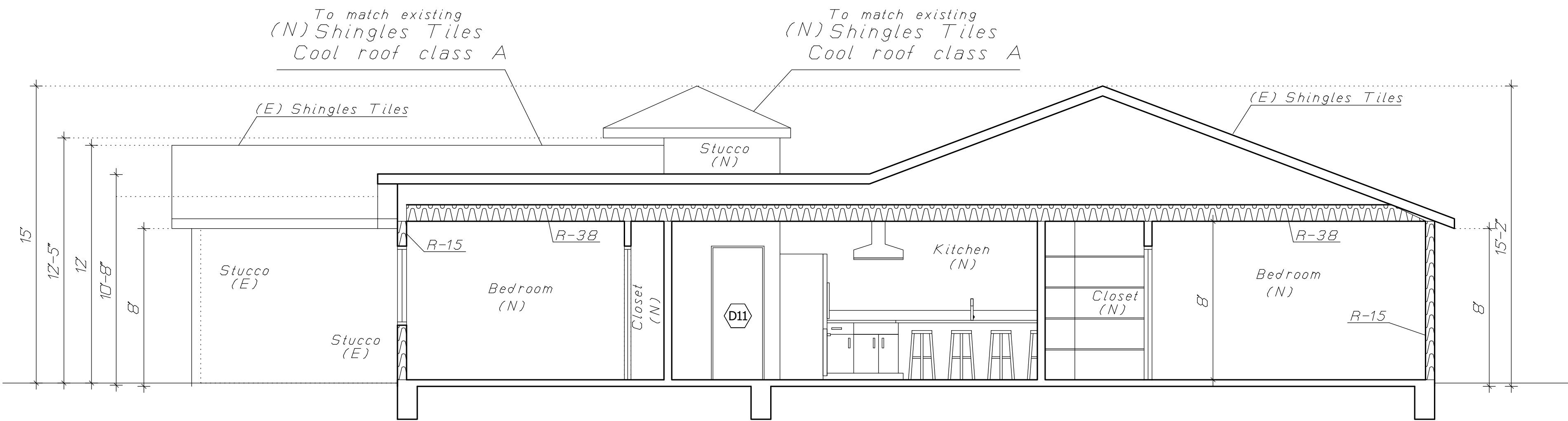
SCALE: 1/4" = 1'

Attic ventilation :478/150=3.19 sf
Use :4 - 12 in. x 24 in. Steel Half-Round Dormer Vent
12 in. x 24 in. Galvanized Steel Half Round Dormer Vent
Net-Free Area 100 Sq. In
openings shall have corrosion resistant wire mesh or other approved material with 1/16-in minimum and 1/4-in maximum opening



NEW X-X SECTION

SCALE: 1/4" = 1'



NEW Y-Y SECTION

SCALE: 1/4" = 1'

DATE

BY

REVISIONS

YUVAL NISSIM-ROZNER

DESIGN

17351 GRESHAM ST
NORTHRIDGE CA 91325
323-203-9700

PROPOSED ROOM ADDITION

AND REMODELING

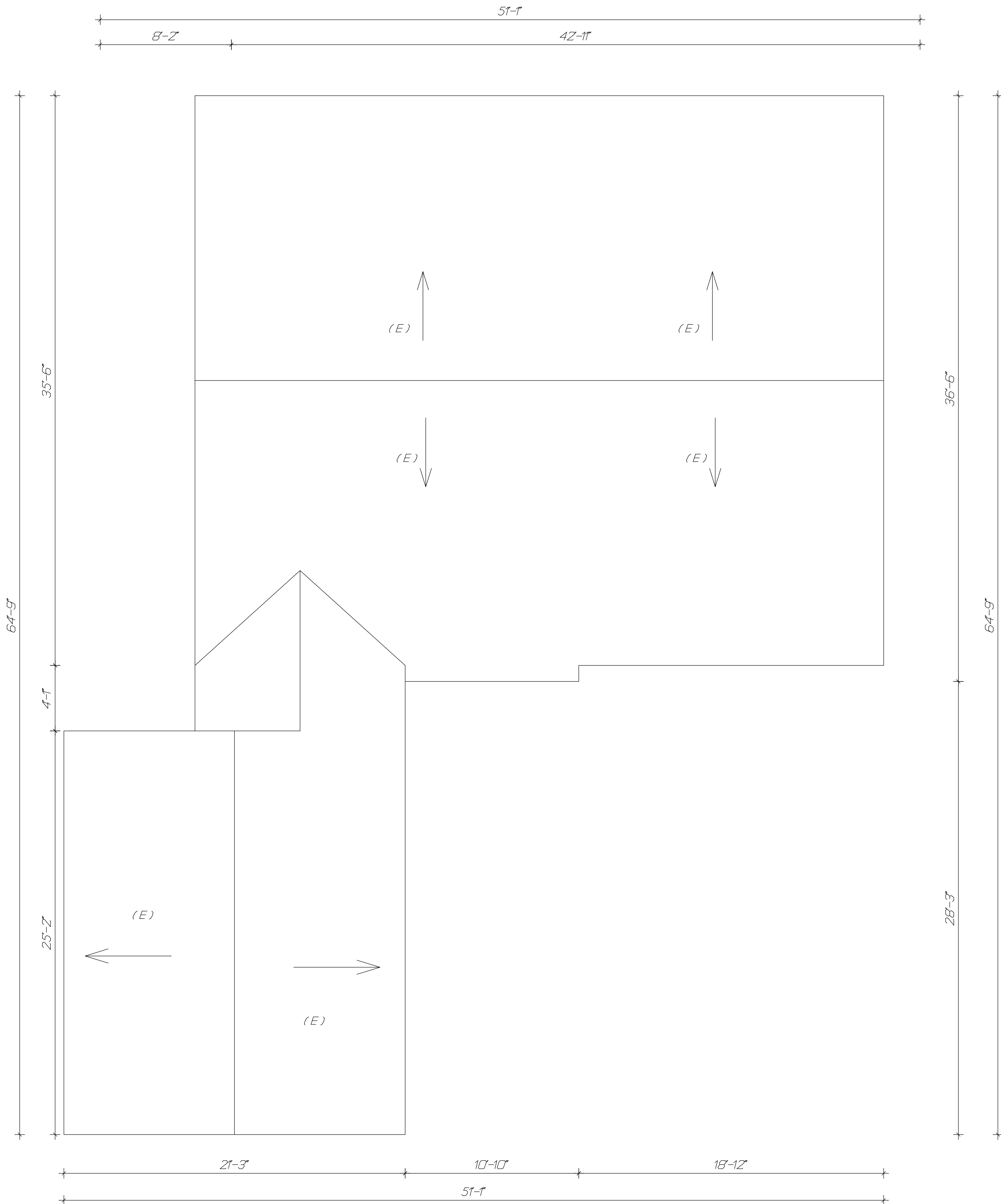
24256 FRIAR AVE
WOODLAND HILLS CA 91367

ELEVATIONS
X-X SECTION
Y-Y SECTION

04 - 29 - 2026

SHEET NO.

A4



EXISTING ROOF PLAN

SCALE: 1/4" = 1'

YUVAL NISSIM-ROZNER
DESIGN
17351 GRESHAM ST
NORTHRIDGE CA 91325
323-203-9700

PROPOSED ROOM ADDITION
AND REMODELING
24256 FRIAR AVE
WOODLAND HILLS CA 91367

EXISTING ROOF PLAN

04 - 29 - 2026

SHEET NO.
A5

REVISIONS	BY	DATE

NEW ROOF PLAN

SCALE: 1/4" = 1'

Attic ventilation :478/150=319 sf	12 in. x 24 in. Galvanized Steel Half Round Dormer Vent
Use :4 - 12 in. x 24 in. Steel Half-Round Dormer Vent	Net-Free Area 100 Sq. In
openings shall have corrosion testistant wire mesh or other approved material with 1/16-in minimum and 1/4-in maximum opening	

slopes > 2:12 shall have an 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.

crrc prod.id	CertainTeed Corporation: Landmark	product type	color	initial	3 year	initial	3 year	initial	3 year	
0668-0052	CertainTeed Corporation: Landmark	Steep Slope: Asphalt	Tan	0.26	0.24	0.91	0.90	27	24	

PRODUCT DATA

Roof ventilating product designed for use with a variety of roofing materials. All-pitch design allows air movement and combustion release in conjunction with attic cavity ventilating system. Intended for use on roofs with slope from 3:12 to 6:12 pitch angle.

HALF ROUND DORMER VENT CHART

STYLE NO.	VENT WIDTH	VENT HEIGHT	VENT LENGTH	FLANGE SIZE	TAIL WIDTH	ROOF OPENING*	FREE AREA**
DM18	18"	9"	17"	8"	14"	10"x10"	49
DM22	22"	11"	21"	8"	15"	14"x14"	65
DM24	24"	12"	27"	8"	18"	14"x14"	89
DM30	30"	15"	35"	8"	24"	16"x16"	124
DM36	36"	18"	42"	8"	30"	18"x18"	136

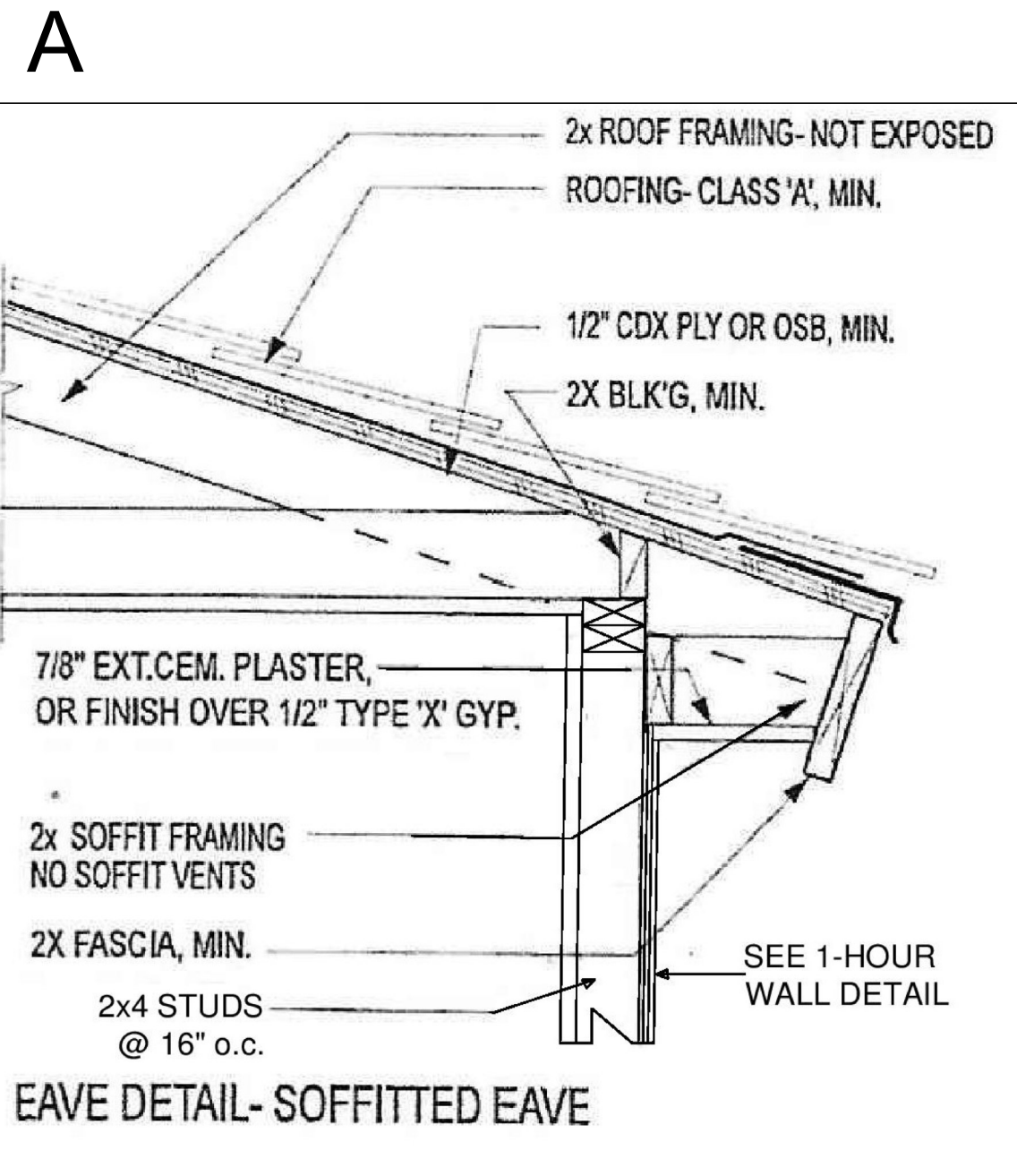
* Nominal cut out or sub flashing hole size
** Square inches measured in accordance with AMCA Standard-500 and HVI-922. Calculations include bird screen.

STANDARD MATERIALS
ASTM A653/A653M -G90 hot dipped galvanized steel, 28GA and 26GA.
ASTM D9092 - mill phosphatized coating for painting.
ASTM B370 - Sheet copper, 16oz and 20oz.
.025 x .025 hot dipped galvanized 23GA wire bird screen.
.017" x .25"SWD x .50 LWD Flat-Expanded bird screen, copper or galvanized steel.

INSTALLATION
Before install, ensure that the substrate is uniform and even. Do not install venting products on uneven substrate.
Installation shall be made in accordance with recognized sheet metal practices. SMACNA Architectural Sheet Metal Manual 6th Edition specifications shall be used as a guide and basis for detail whenever applicable.
C & J Metal Products' venting products can be nailed or riveted using conventional hand or power tools. Flashings shall be properly fastened to the substrate by means of wood or metal screws. When fastening dissimilar metals the use of stainless steel is recommended. Use of neoprene washers or similar gasketing material is acceptable.
NOTE: Recommended use of this product is for exhaust of warm dry or slightly moist air only. This product is not intended for venting or exhaust grease or liquid.

C & J METAL PRODUCTS
Architectural Sheet Metal Fabricators Since 1946

6323 ALONDRA BLVD. PARAMOUNT, CA 90763
800-500-8660 • 562-434-3101 • 562-434-8823FAX
INTERNET: www.CJMetal.com



2 EAVE NOTES

1. PROJECTIONS SHALL NOT EXTEND MORE THAN 12 INCHES INTO AREAS WHERE OPENINGS ARE PROHIBITED (CBC SEC. 704.2), BUT NO CLOSER THAN 30" TO THE PROPERTY LINE PER BURBANK ZONING CODE SEC. 10-1-1211C.
2. CONSTRUCTION INCLUDES: EAVES, CANOPIES, PORCHES, PATIOS, CARPORTS, AND OTHER SIMILAR ARCHITECTURAL PROJECTIONS AND STRUCTURES.
3. EAVES AND SOFFITS SHALL BE PROTECTED ON THE EXPOSED UNDERSIDE BY A MIN. 1-HR FIRE-RESISTANCE RATED CONSTRUCTION, 2-INCH NOMINAL DIMENSION LUMBER OR 3/4 NOMINAL FIRE-RETARDANT-TREATED PLYWOOD IDENTIFIED FOR OUTDOOR USE AND MEETS REQUIREMENTS OF CBC 2303.2. FASCIAS ARE REQUIRED AND SHALL BE PROTECTED ON THE BACKSIDE BY MIN. 1-HR FIRE-RESISTANCE-RATED CONSTRUCTION OR 2-INCH NOMINAL DIMENSION LUMBER.

DATE				
BY				
REVISIONS				

YUVAL NISSIM-ROZNER

DESIGN

17351 GRESHAM ST
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PROPOSED ROOM ADDITION

AND REMODELING

24256 FRIAR AVE
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NEW ROOF PLAN

04 - 29 - 2026

SHEET NO.

A6

GENERAL REQUIREMENTS:

CONTRACTOR RESPONSIBILITY

1. No changes are to be made to these structural plans without the knowledge and written consent of the Engineer of Record.

2. All dimensions controlled by existing conditions shall be verified by the contractor at the site.

3. Construction and materials shall be installed in accordance with all the requirements of all legally constituted public authorities having jurisdiction on the project, including all county and local ordinances, and the safety orders of OSHA.

4. The general contractor shall visit the job site and verify all grades, dimensions, and conditions prior to bidding and commencing construction.

5. The general contractor shall be responsible for the coordination of all the work, including that of sub-trades.

6. The general contractor shall notify the Engineer of Record immediately of any discrepancies found within the structural contract documents.

7. All work performed shall conform to the requirements of the current adopted edition of the CBC and any other applicable building codes or ordinances. Refer to building design loads for additional information.

8. All subcontractors shall be responsible for removal of all debris accumulated as a result of their operation. All scrap, debris, and other excess material shall be removed from the building site.

9. All structural materials shall be furnished as shown in these structural plans unless alternates are approved in writing by the Engineer.

10. The general contractor shall be responsible for shoring and providing bracing during construction erection to support all loads to which the structure may be subjected.

11. See the specifications package produced by the architect for additional requirements, if applicable.

12. The structural drawings and structural specifications represent the completed structure and do not indicate the method of construction. The contractor shall supervise and direct the work and shall be responsible for construction means, methods, techniques, sequences, and procedures, including but not limited to bracing and shoring. Observation visits to the site by field representatives of the Engineer shall not include inspections of the protective measures or the construction procedures. Any support services performed by the Engineer during the construction shall be distinguished from continuous and detailed inspection services which are serviced by others. These support services performed by the Engineer are for the purpose of quality control and in the interest of achieving compliance with the contract documents. They do not guarantee the contractor's performance and shall not be construed as construction supervision.

13. The shop drawing review process by the Engineer will only commence after the submitted fabrication or shop drawings have been:

a. Initially reviewed and accepted as conforming to the structural construction drawings by the responsible supervisor and drawing checker with their signatures.

b. Approved and accepted with a stamp from the general contractor as conforming to the construction documents.

c. A minimum of 10 working days has been allocated for the review process. The contractor shall be responsible for the coordination of the shop drawing review schedule.

14. A copy of the Los Angeles Research Report and/or Conditions of Listing shall be made available on the jobsite.

OBSERVATION PROGRAM

STRUCTURAL OBSERVATION PROGRAM
AND DESIGNATION OF THE
STRUCTURAL OBSERVER

PROJECT ADDRESS: 24256 Friar St, Woodland Hills, CA 91367, USA
PERMIT APPL. NO.:
DESCRIPTION OF WORK: Project Name
Owner: Owner
Architect/Designer: YUVAL NISSIM
Engineer: Peter Mosesian

STRUCTURAL OBSERVATION (only checked items are required)			
Firm or Individual to be responsible for the Structural Observation: Name: PETER MOSESIAN Phone: (818) 469-7700 Calif. Registration: C-95745			
FOUNDATION	WALL	FRAME	DIAPHRAGM
☒ Footing, Stem Walls, Piers	☐ Concrete	☐ Steel Moment Frame	☐ Concrete
☐ Mat Foundation	☐ Masonry	☐ Steel Braced Frame	☐ Masonry
☐ Caisson, Piles, Grade Beams	☒ Wood	☐ Concrete Moment Frame	☒ Wood
☐ Stepping/ Retaining Foundation, Hillside Special Anchors	☐ Others:	☐ Masonry Wall Frame	☐ Others:
☐ Concrete Slab		☐ Other: CANT. COL.	

DECARATION BY OWNER

I, the Owner of the project, declare that the above listed form 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

PETER MOSESIAN	C-95745
Signature	License No. Date

REQUIRED SPECIAL INSPECTIONS:

1. Special inspection by a Deputy Registered Inspector , approved by the Building Department, shall be provided for the following unless noted otherwise. Refer to CBC Section 1701 for additional information.
2. Special inspection is required for the following when checked:
- CONCRETE
- ☐ Placing of reinforced concrete greater than $f_c = 2500$ PSI
- FOUNDATION ELEMENTS
- ☐ Cast-in-place deepened foundation
 - ☐ Soldier piles
- STRUCTURAL WELDING
- ☐ All structural field welding
- BOLTING
- ☐ During installation of epoxy or sleeve anchors in CMU or concrete, including cleanouts and required torque tests
- MASONRY
- ☐ During preparation and taking of any required prisms or test specimens
 - ☐ Placing of all masonry units, placement of reinforcement, inspection of grout space (immediately prior to closing of cleanouts)
 - ☐ During all grouting operations
- SEISMIC RESISTANCE
- ☒ Seismic systems in SDC C, D, E, or F. See tables listed in 2022 CBC Section 1704, including wood shear walls, shear panels, and diaphragms, including nailing, bolting, anchoring, and other fastening to components of the seismic force-resisting system.
 - ☒ Shear panels with a nail spacing of 4" o.c. or less require deputy inspection.
- OTHER
- ☐ Hardi-panels, Hardy® frames, or Simpson Strong Wall anchor installation

1. All elements of construction which require special inspection are to be inspected by a qualified Deputy Inspector approved by the Building Official.
2. All code deficiencies detected and deviations from the approved plans are to be brought to the attention of the contractor for correction. If not corrected, revised designs shall be prepared by the Engineer of Record for approval by the Building Official.
3. All corrective work required is to be completed in accordance with the approved plans, specifications, and adopted codes.
4. Contractors responsible for the construction of a wind or seismic force resisting system/component listed in the Statement of Special Inspection shall submit a written statement of responsibility to the Building Inspector and the owner prior to commencement of work on such system or component per CBC 1704.1. The contractor's statement shall contain the following:
5. Acknowledgment of awareness of the special requirements contained in the Statement of Special Inspections.
6. Acknowledgment that control will be exercised to obtain conformance with the construction documents approved by the Building Official.
7. Procedures for exercising control within the contractor's organization, the method and frequency of reporting, and the distribution of reports.
8. Identification and qualification of the persons exercising such control and their positions in the organization.

STRUCTURAL OBSERVATIONS

1. THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO STRUCTURAL OBSERVATION. 72 HOURS NOTICE IS REQUIRED FOR MEETINGS AND OBSERVATIONS.
2. NAME AND NUMBER OF ENGINEER RESPONSIBLE FOR THE STRUCTURAL DESIGN: PETER MOSESIAN No. C95745
3. NAME AND NUMBER OF THE ENGINEERS THAT MAY BE DESIGNATED TO DO THE STRUCTURAL OBSERVATION: PETER MOSESIAN No. C95745
4. THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE- CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.
5. AT THE CONCLUSION OF THE WORK INCLUDED IN THE PERMIT, THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFY ANY REPORTED DEFICIENCIES THAT, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.
6. THE FOLLOWING ITEMS ARE TO BE OBSERVED BY THE ENGINEER DURING STRUCTURAL OBSERVATION:
7. FOUNDATION:
- FOOTING REINFORCEMENT PLACEMENT
- SLAB REINFORCEMENT LAYOUT AND SPACING
- SHRINKAGE REINFORCEMENT
- a. ROOF NAILING:
- RAFTER AND PLYWOOD INSTALLATION
- ROOF DIAPHRAGM NAILING
- SHEAR TRANSFER FROM ROOF TO WALLS
- FRAMING SUPPORTING ROOF
- a. EXTERIOR FRAMING PRIOR TO PREWRAP:
- UPPER FLOOR SHEAR WALL NAILING AND HOLDOWNS
- LOWER FLOOR SHEAR WALL NAILING, AND HOLDOWNS AND ANCHOR BOLTS
- FLOOR TO FLOOR SHEAR TRANSFER
- a. SEISMIC/WIND FORCE RESISTING SYSTEM: WOOD
- DIAPHRAGMS AND SHEAR WALLS WHERE THE NAILING IS 4"O.C. OR LESS
- DRAG CONNECTIONS, DIAPHRAGM CHORDS
- BEAMS & PLATES SUPPORTING HOLD-DOWNS & UPLIFT CONNECTORS
- a. FINAL OBSERVATION:
- FLOOR DRAG NAILING
- ALL STRUCTURAL DETAILS
1. ENGINEER OF RECORD OR THE DESIGNATED ENGINEER SHALL SUBMIT REPORTS ON THE PRESCRIBED FORM BY THE COUNTY
- MISC
1. THE LATEST EDITION OF THE GENERAL CONDITIONS AS ACCEPTED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL BE CONSIDERED AS PART OF THESE SPECIFICATIONS.
2. ALL WORK SHALL COMPLY WITH THE 2019 CRC REQUIREMENTS, AND BE APPLICABLE WITH LOCAL CITY ORDINANCES.

REPORTING NOTES:

1. When provided, the soils report in its entirety shall be included as part of the contract documents. The general contractor and concrete sub-contractor shall review and familiarize themselves with the soils report. When a soils report is not provided, minimum CBC values shall be used.
2. Soils report by: N/A
3. Soil Design Values:
4. A. Continuous Footings: 1500 PSF
5. B. Pad Footings: 1500 PSF
6. C. Lateral Passive Pressure: 200 PCF
7. D. Maximum Passive: 2000 PSF
8. E. Coefficient of Friction (Cf): 0.3
9. F. Cantilevered Retaining Wall: — PCF
10. G. Restrained Retaining Wall: — PCF
11. H. Skin Friction: — PSF
12. Excavation depths for the foundations shown on the drawings are to be measured from the lowest adjacent undisturbed soil grade or approved compacted earth grade with at least 1:3 minimum horizontal distance to daylight at bottom of foundation excavation, unless noted otherwise.
13. The contractor shall be responsible for all shoring necessary to support any cut and fill banks during excavation, and for forming and placement of concrete and drainage.
14. Filling and backfilling shall be compacted to a minimum of 90% or more if so noted, or maximum density in accordance with the soils report (when provided), and ASTM Test Method D-1557-78. Flooding of backfill is not permitted.
15. All fill and backfill material shall be approved by the project soils engineer where applicable.
16. A permit from the State of California Division of Industrial Safety shall be obtained prior to the issuance of a building or grading permit when a person must descend into an excavation or trench greater than 5' in depth.
17. Water shall be removed from foundation excavations prior to placement of concrete. Care shall be taken to avoid drying out the underlying natural soils.
18. Unless noted otherwise, curbs, gutters, and sidewalk areas of the slabs may be placed directly on approved 90% minimum compacted fill.
19. See foundation plan for additional notes and information.
20. All exterior footings to have 5/8" diameter x 12" A.B. @ 48" o.c. unless otherwise noted.

CONCRETE NOTES:

1. ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE ACI CODE AND SPECIFICATIONS DETAILED IN ACI 322-22, 322R-22. THE FOLLOWING NOTES ARE PROVIDED FOR USE AS A GUIDE TO ALL REQUIREMENTS.
2. THE SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (F'C) FOR EACH PORTION OF THE STRUCTURE SHALL BE DESIGNATED BELOW, UNLESS NOTED OTHERWISE ON THE PLANS OR DETAILS. STRENGTH REQUIREMENTS SHALL BE BASED ON A 28-DAY COMPRESSIVE STRENGTH TEST.
3. CONCRETE DESIGN STRENGTH (F'CL)
- | | |
|------------------------------|----------------|
| A. FRICTION PILES | 3000 PSI (MIN) |
| B. GRADE BEAMS | 3000 PSI (MIN) |
| C. STRUCTURAL SLAB | 3000 PSI (MIN) |
| D. SHOTCRETE WALL STEMS | 3000 PSI (MIN) |
| E. CONTINUOUS & PAD FOOTINGS | 2500 PSI (MIN) |
| F. RETAINING WALL FOOTINGS | 2500 PSI (MIN) |
4. WHERE IT IS DESIRED TO REMOVE SHORING, FORMS, OR LOAD THE CONCRETE BY OTHER MEANS PRIOR TO THE SPECIFIED 28-DAY CURING PERIOD, TESTING MUST BE DONE TO SHOW THE REQUIRED STRENGTH HAS BEEN ACHIEVED. CONCRETE USED FOR EXTERIOR APPLICATIONS SHALL BE AIR-ENTRAINED.
5. FLY ASH SHALL NOT EXCEED MORE THAN 15% OF THE MASS OF CEMENTITIOUS MATERIAL COMPOSITION.
6. ADMIXTURES SHALL NOT BE USED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.
7. ADMIXTURES USED SHALL BE SUBJECT TO THE LIMITATIONS LISTED:
8. A. THE AMOUNT OF CALCIUM CHLORIDE SHALL NOT EXCEED 2% BY WEIGHT OF CEMENT. THE AMOUNT OF CALCIUM CHLORIDE SHALL BE DETERMINED BY THE METHOD DESCRIBED IN ASTM D 1929-8.
9. B. FOR PRE-STRESSED CONCRETE AND FOR ALL CONCRETE WHICH WILL CONTAIN EMBEDMENTS OF OR REMAIN IN CONTACT WITH ALUMINUM OR GALVANIZED METAL, IT SHALL BE DEMONSTRATED BY TESTS THAT THE MIXING WATER OF THE CONCRETE, INCLUDING THAT CONTRIBUTED BY THE AGGREGATES AND ANY ADMIXTURES USED, WILL NOT CONTAIN A DELETERIOUS AMOUNT OF CHLORIDE ION. PROTECTIVE MEASURES MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.
10. ALL ADMIXTURES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS IN ADDITION TO WHAT IS SPECIFIED IN THESE NOTES.
11. UNLESS NOTED OTHERWISE, CEMENT SHALL BE TYPE V (ASTM C-150), MAX W/C RATIO = 0.45.
12. PORTLAND CEMENT SHALL COMPLY WITH "SPECIFICATIONS FOR PORTLAND CEMENT" (ASTM C-150). PORTLAND BLAST-FURNACE SLAG CEMENT OR PORTLAND-POZZOLAN CEMENT SHALL COMPLY WITH "SPECIFICATIONS FOR BLENDED HYDRAULIC CEMENTS" (ASTM C-595).
13. MIXING WATER FOR CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR WATER SPECIFIED IN ASTM C-94.
14. AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO "SPECIFICATIONS FOR CONCRETE AGGREGATES" (ASTM C-33).
15. AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO "SPECIFICATIONS FOR LIGHTWEIGHT AGGREGATES FOR STRUCTURAL CONCRETE" (ASTM C-330).
16. FINE AND COARSE AGGREGATES SHALL BE REGARDED SEPARATELY. EACH SIZE OF COARSE AGGREGATE, AS WELL AS THE COMBINATION OF SIZES WHEN TWO OR MORE ARE USED, SHALL CONFORM TO THE APPROPRIATE REQUIREMENTS OF THE APPLICABLE ASTM SPECIFICATIONS.
17. THE NOMINAL MAXIMUM SIZE OF THE AGGREGATE SHALL NOT BE MORE THAN ONE-FIFTH OF THE NARROWEST DIMENSION BETWEEN THE SIDES OF THE FORMS, ONE-THIRD OF THE THICKNESS OF SLABS NOR THREE-FOURTHS OF THE MINIMUM CLEAR SPACING BETWEEN THE REINFORCING BARS, UNLESS NOTED OTHERWISE.
18. CONCRETE FOR ALL PARTS OF THE WORK SHALL BE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND, WHEN HARDENED, SHALL BE CAPABLE OF DEVELOPING ALL THE CHARACTERISTICS REQUIRED BY THESE SPECIFICATIONS AND CONTRACT DOCUMENTS.
19. THE PROPORTIONS OF INGREDIENTS SHALL PRODUCE A CONCRETE MIXTURE THAT IS CAPABLE OF BEING WORKED INTO THE CORNERS AND ANGLES OF THE FORMS AND AROUND ALL REINFORCING BARS BY PLACING AND CONSOLIDATION, WITHOUT PERMITTING THE MATERIALS TO SEGREGATE OR ALLOW EXCESSIVE WATER TO COLLECT ON THE SURFACE.
20. ALL CONCRETE SHALL BE PROPORTIONED TO HAVE A SLUMP WITH A MAXIMUM OF 4 INCHES IF CONSOLIDATION IS TO BE BY VIBRATION METHODS. WHERE VIBRATION IS NOT USED FOR CONSOLIDATION, THE SLUMP MAY BE A MAXIMUM OF 5 INCHES.
21. ALL REINFORCING STEEL, WIRE MESH, ANCHOR BOLTS, HOLDOWNS, AND OTHER INSERTS SHALL BE SECURED INTO POSITION AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
22. CONCRETE FLOOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, UNLESS NOTED OTHERWISE.
23. SLAB CONTROL JOINTS SHALL NOT BE SPACED FARTHER APART THAN 3 TIMES THE THICKNESS OF THE SLAB IN ANY DIRECTION. CONTROL JOINTS SHALL BE PROVIDED WHERE THE AREA OF CONCRETE PLACED EXCEEDS 400 SQUARE FEET. THE MAXIMUM RATIO OF LONG SIDES TO SHORT SIDES OF THE CONTROLLED AREA SHALL NOT EXCEED 1.5 TO 1.
24. SLABS WHICH ARE TO RECEIVE CARPET OR RESILIENT FLOORING, OR DESIGNATED TO REMAIN EXPOSED SHALL BE TROWELLED SMOOTH.
25. CONCRETE FLOOR AND SLAB CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION" (ACI 302). FLATNESS/LEVELNESS SHALL CONFORM TO THE REQUIREMENTS OF ASTM E 1155 BASED ON THE FOLLOWING VALUES:

CONCRETE NOTES CONT'D:

- Reinforcing Steel Notes
1. MAIN REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO ASTM A-615 SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL REINFORCING SHALL BE FROM IDENTIFIED STOCK WITH MILL ANALYSIS SUPPLIED.
2. ALL BARS AND DOWELS #4 AND SMALLER SHALL BE GRADE 40 MINIMUM AND SHALL CONFORM TO ASTM A-615 SPECIFICATIONS UNLESS NOTED OTHERWISE.
3. ALL FIELD WELDED REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO ASTM A-706 SPECIFICATIONS.
4. WELDING SHALL BE PERFORMED USING ELECTRODES AS SPECIFIED IN THE STRUCTURAL WELDING CODE FOR REINFORCING STEEL, ANSI/AWS D1.4:92. THE REBAR MILL ANALYSIS SHALL INCLUDE THE CARBON EQUIVALENCE TO ESTABLISH WELDABILITY. NO WELDING SHALL BE DONE AT THE BEND IN A BAR; WELDING OF CROSS BARS (JACK WELDING) SHALL NOT BE PERMITTED UNLESS NOTED OTHERWISE.
5. ALL FIELD WELDING OF REINFORCING STEEL SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED DEPUTY INSPECTOR.
6. DOWELS SHALL BE PROVIDED AT CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AND SPACING AS THE REINFORCEMENT SHOWN FOR THE SUBSEQUENT CONCRETE CONSTRUCTION, UNLESS NOTED OTHERWISE.
7. REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE COVER AS LISTED IN SECTION 7 OF ACI 318-14, UNLESS NOTED OTHERWISE.
8. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BONDING.
9. ALL REINFORCING STEEL LAPS AND SPLICES SHALL BE AS INDICATED ON THE PLANS. LAP OF MULTIPLE BARS IN ALL SPLICES SHALL BE STAGGERED.
10. CONTINUOUS INSPECTION OF CONCRETE SHALL BE SCHEDULED SUCH THAT REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OR REINFORCING STEEL.

FRAMING LUMBER NOTES:

1. ALL FRAMING LUMBER SHALL CONFORM TO "STANDARD GRADING AND DRESSING RULES NO. 16" OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLB). EACH PIECE SHALL BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY, EXCEPT EXPOSED LUMBER SHALL BEAR NO MARKING WHICH WILL BE VISIBLE AFTER INSTALLATION.
2. FRAMING LUMBER SHALL BE DOUGLAS FIR #4S, UNLESS NOTED OTHERWISE, MC LESS THAN 19%, "S-DRY".
3. TYPICAL MINIMUM LUMBER GRADE:
4. A. STUDS 2" THICK X 4" WIDE BY 8' MAX HEIGHT: NO. 2 OR BETTER
5. B. STUDS 2" THICK X 4" WIDE: NO. 2 OR BETTER
6. C. LIGHT FRAMING 2" - 4" THICK X 2" - 4" WIDE: NO. 2
7. D. JOISTS 2" - 4" THICK X 5" AND WIDER: NO. 2
8. E. BEAMS AND STRINGERS 5" AND THICKER X 8" AND WIDER: NO. 1
9. F. POSTS 5" X 5" AND LARGER: NO. 1
10. G. MAXIMUM LATERALLY UNSUPPORTED STUD HEIGHT:
- A. NONBEARING 2 X 4 STUDS @ 16" o.c.: 14'-0"
 - B. NONBEARING 2 X 6 STUDS @ 24" o.c.: 20'-0"
 - C. BEARING STUDS @ 24" o.c., SUPPORTING ONE ROOF: 10'-0"
 - D. BEARING STUDS @ 16" o.c., SUPPORTING ONE FLOOR & ROOF: 10'-0"
 - E. 2 X 6 STUDS @ 16" o.c., SUPPORTING TWO FLOORS AND ROOF: 10'-0"
11. PLYWOOD SHALL CONFORM TO PRODUCT STANDARD PS-1-09 PLYWOOD SHALL BE APA GRADE STAMPED, INCLUDING THE PANEL INDEX NUMBER. SEE THE SHEAR WALL SCHEDULE FOR SHEAR SHEATHING SIZES. SEE THE DIAPHRAGM SCHEDULE FOR ALL FLOOR AND ROOF SHEATHING SIZES.
12. OSB SHALL CONFORM TO PRODUCT STANDARD PS-2-10 OSB SHALL BE APA GRADE STAMPED, INCLUDING THE PANEL INDEX NUMBER. INSTRUCT 1/8" REQUIRED FOR ALL STRUCTURAL APPLICATIONS. DO NOT USE FOR EXTERIOR SHEATHING.
13. ALL SHEATHING AND SHEAR PANELS SHALL BE IN PLACE AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO COVERING.
14. INSTALL ALL SHEATHING WITH THE FACE GRAIN ACROSS THE FRAMING SUPPORTS AND NAIL ALL EDGES EXCEPT WHERE NOTED ON THE PLANS. ROOF DIAPHRAGM NAILING TO BE INSPECTED PRIOR TO COVERING. FLOOR SHEATHING TO BE BLOCKED PANEL EDGES OR T&G.
15. THE PERIMETER OF ALL OPENINGS THROUGH ROOFS AND FLOORS TO BE SUPPORTED AND NAIL BE THE REQUIRED BOUNDARY NAILING AS LISTED IN THE DIAPHRAGM SCHEDULE.
16. ALL NAILS USED FOR SHEATHING SHALL BE COMMON NAILS AS SPECIFIED ON THE SHEAR WALL SCHEDULE AND FLOOR AND ROOF DIAPHRAGM SCHEDULES. FASTENERS IN PRESERVATIVE TREATED WOOD SHALL BE HOT DIPPED ZINC COATED GALVANIZED.
17. FRAMING HARDWARE SHALL BE SIMPSON STRONG-TIE CONNECTORS OR EQUAL. ALL SUBSTITUTES SHALL BEAR CURRENT ICC APPROVAL AND IF REQUIRED BY THE BUILDING OFFICIAL HAVE ADDITIONAL APPROVED RESEARCH REPORTS.
18. ALL BOLTS THROUGH WOOD SHALL HAVE STANDARD WASHERS EXCEPT WHERE METAL SIDE PLATES ARE SPECIFIED. BOLT HOLES SHALL NOT BE MORE THAN 1/16 INCH LARGER THAN THE BOLT DIAMETER UNLESS NOTED OTHERWISE.
19. PROVIDE BLOCKING FOR ALL ROOF JOISTS AND RAFTERS AT 10'-0" o.c. MAX. AND FOR ALL FLOOR JOISTS AT 8'-0" o.c. MAX. PROVIDE 2X SOLID BLOCKING AT ALL BEARING LOCATIONS WHERE THE LOAD PATH ABOVE LIES ACROSS THE JOIST, UNLESS NOTED OTHERWISE.
20. FOR DIAPHRAGM NAILING, WHERE 8d NAILS ARE SPACED 2 1/2" o.c., OR 10d NAILS ARE SPACED 3" o.c. AND HAVE A MINIMUM PENETRATION OF 1 5/8" INTO THE SUPPORTING MEMBER, THE SUPPORTING MEMBER SHALL BE 3X NOMINAL. NAILS SHALL BE STAGGERED.
21. THE ROOF DESIGN LOADS GIVEN IN THE GENERAL NOTES ARE MINIMUM DESIGN LOADS. MECHANICAL EQUIPMENT SHOWN ON THESE DRAWINGS AND ANY FIRE SPRINKLER MAIN OR DRAINAGE PIPES PROPOSED TO BE SUPPORTED BY THE TIMBER ROOF STRUCTURE SHALL BE SUBMITTED AS SHOP DRAWINGS AND SUBJECT TO REVIEW BY THE ENGINEER OF RECORD.
22. MINIMUM FIRE BLOCKING CONFORMING TO THE CBC AND LABC SHALL BE PROVIDED AS NECESSARY IN ALL WALLS, FLOORS, AND ROOF.
23. FOUNDATION SILLS SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
24. PROVIDE LEAD HOLE TO 40% TO 70% OF THREADED SHANK DIA. AND FULL DIA. FOR SMOOTH SHANK PORTION.

2025 CRC DESIGN LOADS

1. (R301 CRC) FLOOR LIVE LOADS:
2. UNIFORM FLOOR LOAD: 40 PSF
3. UNIFORM DECK LOAD: 60 PSF
4. CONCENTRATED LOAD: 300 lb
5. NO LIVE LOAD REDUCTIONS TAKEN
2. (R301 CRC) CEILING LIVE LOADS:
- a. UNINHABITABLE ATTICS WITHOUT STORAGE: 10 PSF
- b. UNINHABITABLE ATTICS WITH LIMITED STORAGE: 20 PSF
- c. HABITABLE ATTICS: 30 PSF
3. (R301 CRC) ROOF LIVE LOAD: 20 PSF *(NO LIVE LOAD REDUCTIONS TAKEN)*
4. (CBC 1609 & ASCE 7-12) WIND DESIGN DATA:
- a. ULTIMATE WIND SPEED (3-MILE GUST): 110
- b. NOMINAL WIND SPEED (3-MILE GUST): 38
- c. WIND EXPOSURE: C
- d. INTERNAL PRESSURE COEFFICIENT: 0.18
5. (CBC 1613 & ASCE 7-12) EARTHQUAKE DESIGN DATA:
- a. SEISMIC IMPORTANCE FACTOR I: 1.0
- b. RISK CATEGORY: II
- c. SPECTRAL RESPONSE ACCELERATIONS: S_s= 1.76 S₁= 0.6
- d. SITE CLASS: D
- e. SPECTRAL RESPONSE COEFFICIENTS: S_{ds}= 1.29 S_{d1}= 0.95
- f. SEISMIC DESIGN CATEGORY: E
- g. SEISMIC-FORCE RESISTING SYSTEM: WOOD SHEAR WALLS
- h. DESIGN BASE SHEAR: V=0.18429
- i. SEISMIC RESPONSE COEFFICIENT: Cs=0.19846
- j. RESPONSE MODIFICATIONS FACTOR: R=6.5
- k. REDUNDANCY FACTOR: p=1.3 (12.3.4.2 ASCE)
- l. ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

PETER MOSESIAN

civil-structural-design

Peter Mosesian, P.E., CEO
17526 TRIBUNE ST,
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PRINTS ISSUED

DATE	PURPOSE	NO.

CLIENTS INFORMATION:

Owner
24256 Friar St
Woodland Hills, CA 91367, USA

STRUCTURAL NOTES

PROJECT ADDRESS:
24256 Friar St
Woodland Hills, CA 91367, USA

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

LICENSED PROFESSIONAL ENGINEER
C 95745
PETER MOSESIAN
CIVIL
STATE OF CALIFORNIA

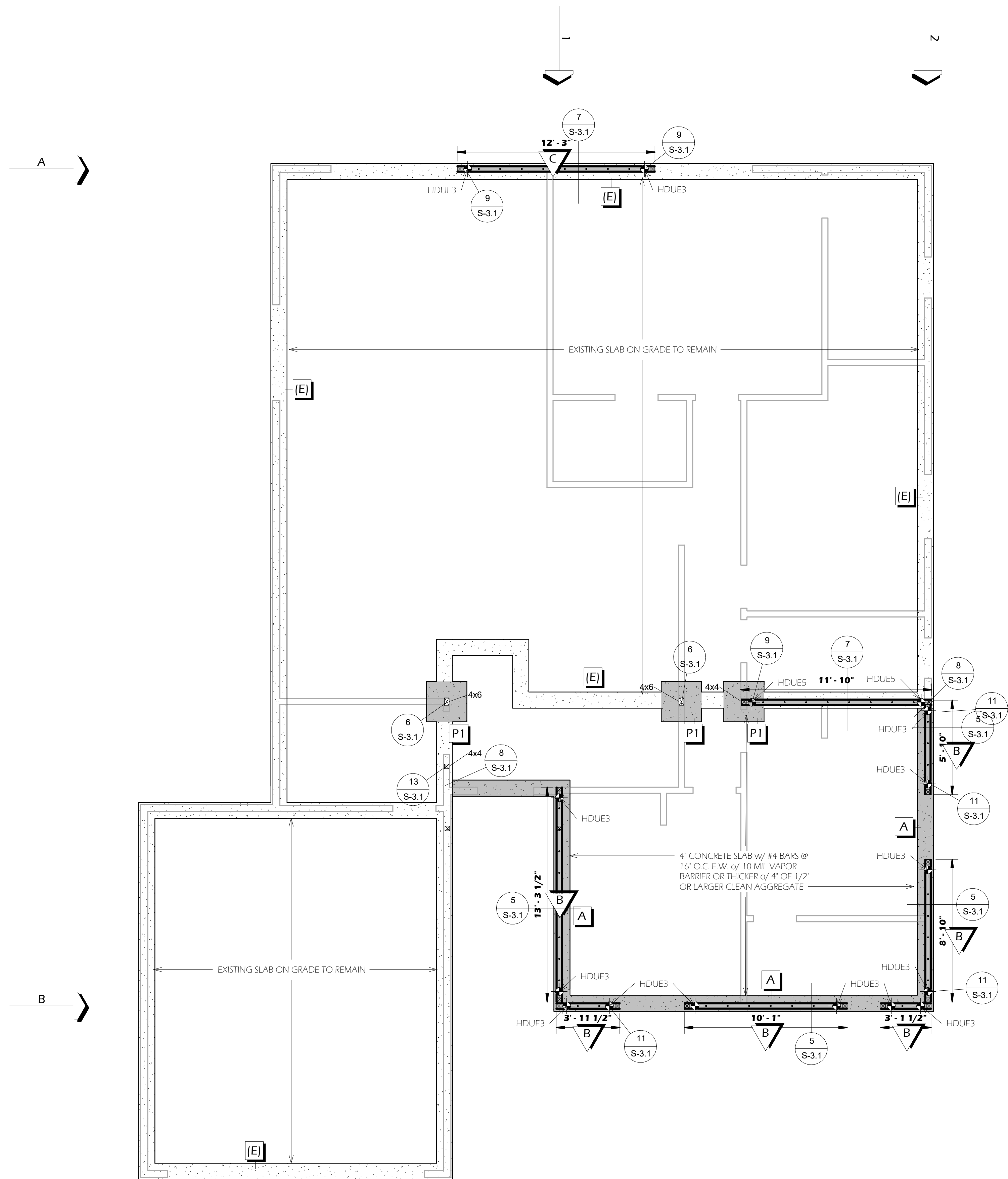
Author

Project Number

SHEET NUMBER:

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② FOUNDATION PLAN
1/4" = 1'-0"

SYMBOLS LEGEND	
SYMBOL	DESCRIPTION
	<u>HOLD DOWN LOCATION:</u> COORDINATE REQUIREMENTS FOR EACH SHEAR WALL TYPE WITH THE SHEAR SCHEDULE
	<u>SHEARWALL SCHEDULE REFERENCE KEY:</u> FOR ADDITIONAL INFORMATION, REFER TO THE SHEAR WALL SCHEDULE
	<u>FOOTING SCHEDULE REFERENCE KEY:</u> FOR ADDITIONAL INFORMATION, REFER TO THE FOOTING SCHEDULE
	<u>NOTES & HARDWARE REFERENCE KEY:</u> FOR ADDITIONAL INFORMATION, REFER TO THE NOTES & HARDWARE SCHEDULE
	<u>REPETITIVE MEMBER REFERENCE NUMBER:</u> FOR ADDITIONAL INFORMATION, REFER TO THE REPETITIVE FRAMING MEMBER SCHEDULE
	<u>BEAM REFERENCE NUMBER:</u> FOR ADDITIONAL INFORMATION, REFER TO THE CALCULATIONS FOR BEAMS

FOOTING SCHEDULE			
MARK	PLAN DIMENSION	THICK	REINFORCEMENT
A	12" CONT.	24"	(2) - #4 BARS TOP & BOTTOM
(E)	EXISTING 12" CONT. V.I.F.	EXISTING 24" V.I.F.	(2) - #4 BARS TOP & BOTTOM
P1	2'-6" X 2'-6"	12"	(3) - #4 BARS EACH WAY
P2	3'-6" X 3'-6"	15"	(4) - #4 BARS EACH WAY
P3	4'-6" X 4'-6"	18"	(5) - #5 BARS EACH WAY

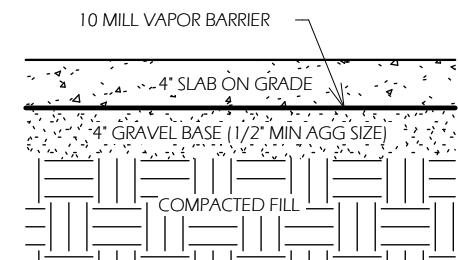
SHEAR WALL SCHEDULE						
[DBL LETTER MEANS TWO SIDED APPLICATION W/ 3/4" dia. A.B. @ 12" o.c. & A35/LTP4 @ 6" o.c.]						
MARK	W.SP. ¹	EDGE NAILING ⁴	ANCHOR BOLTS ⁵	STILL NAILING @ UPPER FLOORS	ALLOWABLE SHEAR [psi] ⁶	A35 OR LTP4 MIN SPACING
	15/32"	8d @ 6" o.c.	5/8" dia. @ 32" o.c.	16d @ 6" o.c.	200	32" o.c.
	15/32"	10d @ 6" o.c.	5/8" dia. @ 36" o.c.	16d @ 4" o.c.	318	24" o.c.
	15/32"	10d @ 4" o.c.	5/8" dia. @ 24" o.c.	SDS 1/4"x6" ² @ 6" o.c.	478	16" o.c.
	15/32"	10d @ 3" o.c.	5/8" dia. @ 16" o.c.	SDS 1/4"x6" ² @ 6" o.c.	623	12" o.c.
	15/32"	10d @ 2" o.c.	5/8" dia. @ 16" o.c.	SDS 1/4"x6" ² @ 4" o.c.	816	8" o.c.

3. boundary & edge studs required. 3x pressure treated sill plate required against concrete. (For walls C.C, D.D, & E.E. 3x sill plate required for top floor slabs)
2. Simpson SD1/4"x6" screws staggered into 4x minimum.
3. Wood Structural Panel approved over studs spaced at 16" o.c. Use 5-ply STRUCTI plywood, FSI-09 or STRUCTI OSB, PS2-10.
4. Nailing at intermediate members to be spaced @ 12" O.C. Only common nails shall be used. (18" long 4d nails, 8d nails using "clipped head" or "sinker" nails are not acceptable). Stagger nailing in top plates, but edge members shall be edge members. Edge distance for nailing at 3x boundary and panel edges shall be 1/2" minimum.
5. Use 1/2" min. long anchor bolts extending 4-1/2" out of concrete min.
6. All exterior footings to have 5/8" diameter 1"x2" A.B. @ 48" o.c. unless otherwise noted.

REPETITIVE FRAMING MEMBERS

 ROOF RAFTERS: #1 - 2 X 6 D.F. #2 @ 16" O.C.
#2 - 2 X 8 D.F. #2 @ 16" O.C.

 CEILING JOIST: #1 - 2 X 12 D.F. #2 @ 16" O.C.



① SLAB CAPILLARY BREAK
3/4" = 1'-0"

NOTES

1. FOR TYPICAL CUTTING, NOTHING, AND BORING SEE 1/5-3/0
2. FOR TYPICAL OPENING IN SHEAR PANELS SEE 8/5-3/0
3. FOR TYPICAL HOLD-DOWN STRAP AT UPPER FLOOR SEE 7/5-3/0
4. FOR TYPICAL TOP PLATE SPLICE SEE 2 THRU 6/5-3/0
5. PROVIDE DBL Z PLATE TRIMMER AT EACH END OF EACH HDR/BEAM UNO
6. SHEATH THE ENTIRE EXTERIOR WITH 'B' SHEAR WALL MIN. UNO
7. PROVIDE MIN. 1/4" GAP BETWEEN TOP PLT AND BEAMS & UNO NON-BEARING WALLS UNO
8. ALL STRAPS (MTL W/ [2]Z UNO, MSL W/ T.JL) ETC. BY SIMPSON STRONG-TIE MEET LARR #25713 & ICC ESR #2105
9. ALL ANGLES (A35, LTP4, ETC) BY SIMPSON STRONG-TIE MEET LARR #25716 AND ICC ESR #2606
10. ALL OF OR F WITH DRAG STRS WHERE SPECIFIED. PROVIDE LEG NAILING ALONG ENTIRE RBR OR F
11. ALL 'O' FASTENERS IMPLY SDS5 S SCREWS TO BE USED
12. A COPY OF THE LOS ANGELES REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

HOLD DOWN NOTES

HOLDOWN NOTES

1. ALL BOLTS SHALL BE 1/8" (MAXIMUM) OVER-SIZE AT THE CONNECTION OF HOLD-DOWNS TO POSTS. INSPECTORS TO VERIFY.
2. HOLD-DOWN CONNECTION BOLTS/NUTS SHALL BE TORQUED 1/2 TURN BEYOND FINGER TIGHT OR AS REQUIRED BY MANUFACTURER. INSPECTOR SHALL VERIFY BY RANDOM INSPECTION PRIOR TO COVERING WALLS.
3. APPROVED PLATE WASHERS IN LIEU OF CUT WASHERS TO BE USED FOR PLYWOOD SHEAR WALL. SLT PLATE ANCHOR BOLTS AND FOR HOLDDOWN CONNECTOR BOLT AT SHEAR WALLS.
4. ALL HOLD-DOWNS [HDD, HDD, HDD] BY SIMPSON STRONG-TIE MEET LARR #25720 & ICC ESR #2330
5. SIMPSON STRONG-TIE SET-XP MEET LARR #25744 AND ICC ESR #2508

MINIMUM SIZE FOR SQUARE PLATE WASHERS

<i>BOLT SIZE</i>	<i>PLATE SIZE</i>
5/8"	3"X3"X0.229"
3/4"	3"X3"X0.229"

SHEATHING & NAILING

FLOOR SHEATHING (BLOCKED)
2/3 32" T&G STURD-1-FLOOR @ TILE PSR 48/24

NAILING

BOUNDARY (BN)	10d @ 6' o.c.
EDGE (EN)	10d @ 6' o.c.
FIELD (FN)	10d @ 12' o.c.

1-1/8" T&G STURD-1-FLOOR @ TILE PSR 60/48

NAILING

BOUNDARY (BN)	12d @ 6' o.c.
EDGE (EN)	12d @ 6' o.c.
FIELD (FN)	12d @ 12' o.c.

ROOF SHEATHING (BLOCKED)
1/2 32" CDX PLYWOOD OR OSB PSR 40/20

NAILING

BOUNDARY (BN)	10d @ 6' o.c.
EDGE (EN)	10d @ 6' o.c.
FIELD (FN)	10d @ 12' o.c.

DIAPHRAGM AND SHEAR WALL NOTES

1. 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

2. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.

FOOTING SCHEDULE

	(E) FOOTING TO REMAIN, MIN 12" WIDE x 24" DEEP
	(N) 12" WIDE x 24" DEEP W/(2) - #4 BARS TOP & BOTTOM
	(E) RETAINING WALL

NOTES & HARDWARE SCHEDULE - S-2.0

WALL LEGEND

	BEARING WALL ABOVE
	NON-BEARING WALL
	LOAD BEARING WALL

WALL LEGEND STRUCTURAL

1/4" = 1'-0"

SHEET TITLE:

FOUNDATION PLAN

PROJECT ADDRESS:
24256 Friar St
Woodland Hills

CLIENTS INFORMATION:
Owner
24256 Friar St
Woodland Hills, CA 91367, USA

Peter Mosesian, P.E., CEO
17526 TRIBUNE ST,
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PRINTS ISSUED

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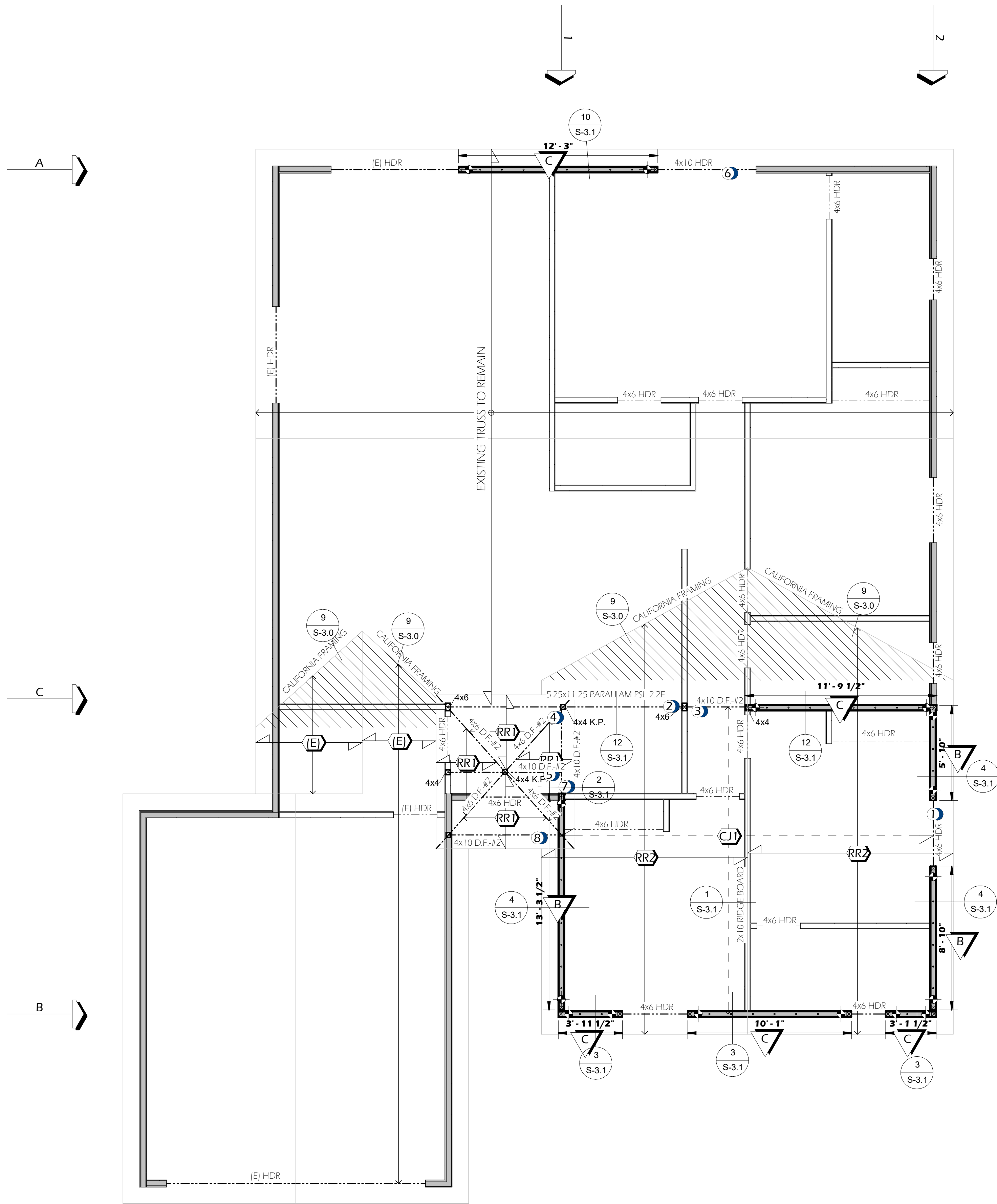
USA

Author	Project Number
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SHEET NUMBER

S-2.0

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

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SHEAR WALL SCHEDULE						SHEATHING & NAILING	
[DBL LETTER MEANS TWO SIDED APPLICATION W/ 3/4" dia. A.B. @ 12" o.c. & A35/LTP4 @ 6" o.c.]						FLOOR SHEATHING [BLOCKED]	
MARK	WSP ¹	EDGE NAILING ²	ANCHOR BOLTS ³	SILL NAILING @ UPPER FLOORS	ALLOWABLE SHEAR [psi] ⁴	A35 OR LTP4 MIN SPACING	1-1/8" T&G STURD-I-FLOOR @ TILE PSR. 48/24
A	15/32"	8d @ 6" o.c.	5/8" dia. @ 32" o.c.	16d @ 6" o.c.	200	32" o.c.	BOUNDARY [BN] EDGE [EN] FIELD [FN] 10d @ 6" o.c. 10d @ 6" o.c. 10d @ 12" o.c.
B	15/32"	10d @ 6" o.c.	5/8" dia. @ 36" o.c.	16d @ 4" o.c.	318	24" o.c.	1-1/8" T&G STURD-I-FLOOR @ TILE PSR. 60/48
C	15/32"	10d @ 4" o.c.	5/8" dia. @ 24" o.c.	SDS 1/4"x6" ² @ 6" o.c.	478	16" o.c.	BOUNDARY [BN] EDGE [EN] FIELD [FN] 12d @ 6" o.c. 12d @ 6" o.c. 12d @ 12" o.c.
D	15/32"	10d @ 3" o.c.	5/8" dia. @ 16" o.c.	SDS 1/4"x6" ² @ 6" o.c.	623	12" o.c.	ROOF SHEATHING [BLOCKED] 19/32" CDX PLYWOOD OR OSB PSR. 40/20
E	15/32"	10d @ 2" o.c.	5/8" dia. @ 16" o.c.	SDS 1/4"x6" ² @ 4" o.c.	816	8" o.c.	BOUNDARY [BN] EDGE [EN] FIELD [FN] 10d @ 6" o.c. 10d @ 6" o.c. 10d @ 12" o.c.

1. 3 boundary & edge studs required. 3x pressure treated 1x6 plate required against concrete. (For walls CC, DD, & EE, 3x 1x6 plate required at upper floors.)
2. Simpson SDS1 1/4"x6" screws staggered into 4x minimum.
3. Wood Structural Panel applied over studs spaced at 16" o.c. Use 5-ply STRUCT 1 plywood, PS-I/9 or STRUCT I OSB, PS2-10.
4. Nail (16d) at intermediate members to be spaced @ 12" O.C. Only common nails shall be used. (Nails at 13" o.c. are required for "end" or "sinker" nails are not acceptable.) Staggering in top plates, boundary members, and edge members. Edge distance for nailing at 3x boundary and panel edges shall be 1/2" minimum.
5. Use 12" min. long anchor bolts extending 4-1/2" out of concrete min.
6. All exterior footings to have 5/8" diameter x 12" AB @ 48" o.c. unless otherwise noted.

REPETITIVE FRAMING MEMBERS	FOOTING SCHEDULE
 <u>ROOF RAFTERS</u> #1 - 2 X 6 D.F.-#2 @ 16" O.C. #2 - 2 X 8 D.F.-#2 @ 16" O.C.	 (E) FOOTING TO REMAIN, MIN 12" WIDE X 24" D.
 <u>CEILING JOIST</u> #1 - 2 X 12 D.F.-#2 @ 16" O.C.	 (N) 12" WIDE X 24" DEEP W/ (2) - #4 BARS TOP & BOTTOM (E) RETAINING WALL

NOTES & HARDWARE SCHEDULE - S-2.1

WALL LEGEND

	BEARING WALL ABOVE
	NON-BEARING WALL
	LOAD BEARING WALL

WALL LEGEND STRUCTURAL

1/4" = 1'-0"

SHEET TITLE:

ROOF FRAMING PLAN

PROJECT ADDRESS:
24256 Friar St
Woodland Hills, CA 91367, USA



The logo consists of a large, stylized 'P' and 'E' separated by a diagonal slash. The 'P' is on the left, the slash is in the middle, and the 'E' is on the right. The letters are in a serif font.

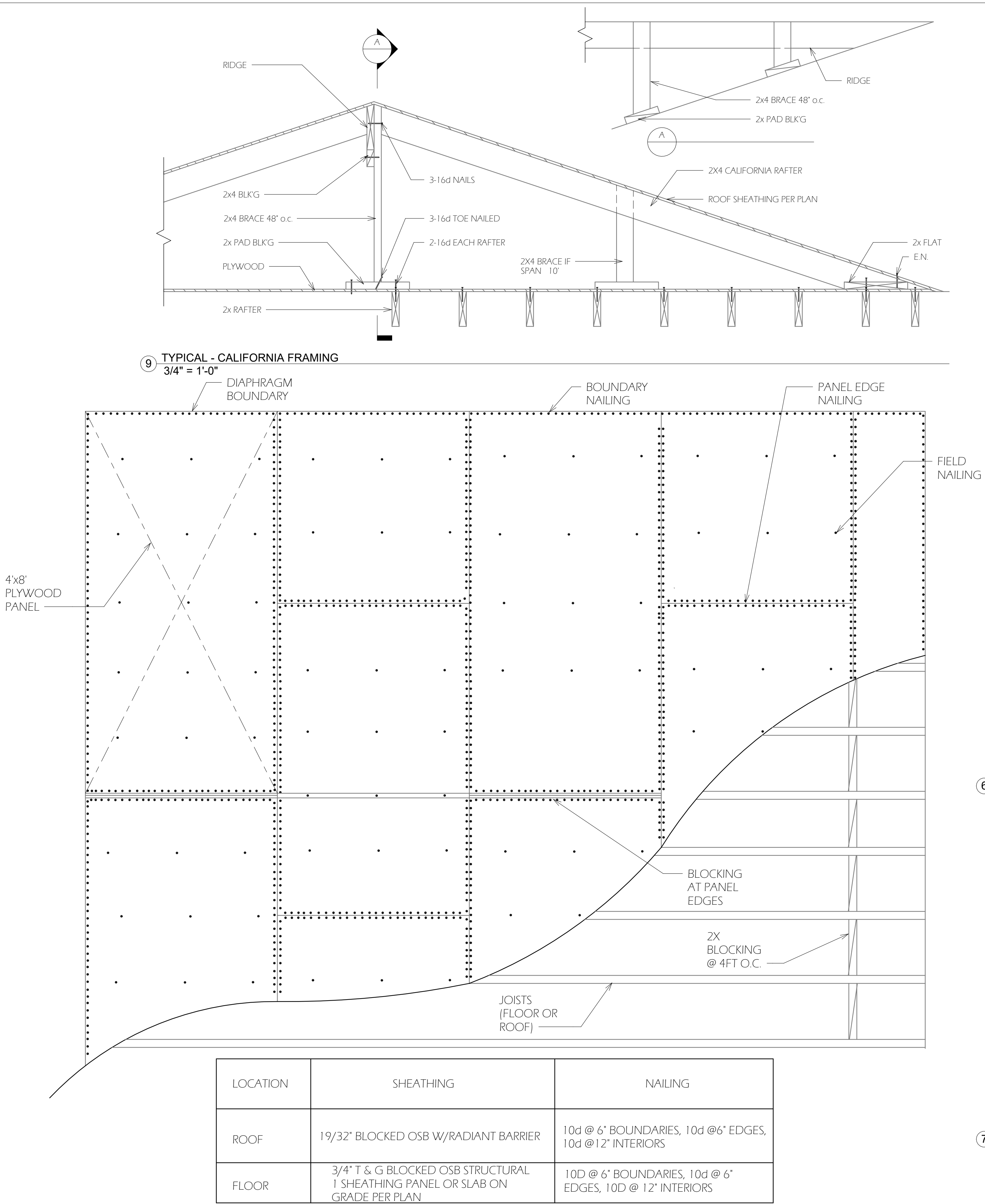
Peter Mosesian, P.E., CEO
17526 TRIBUNE ST,
GRANADA HILLS, CA 91344
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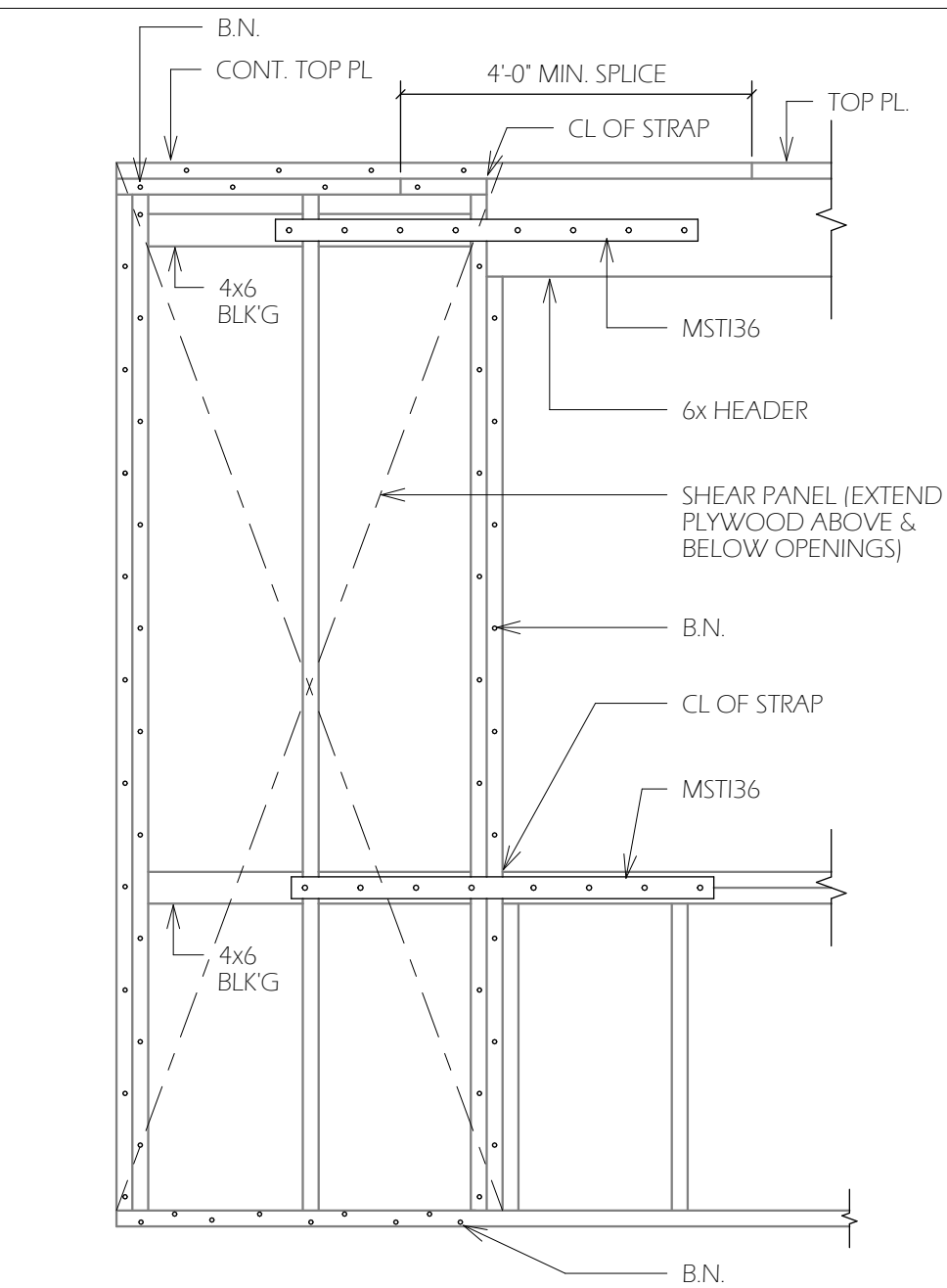
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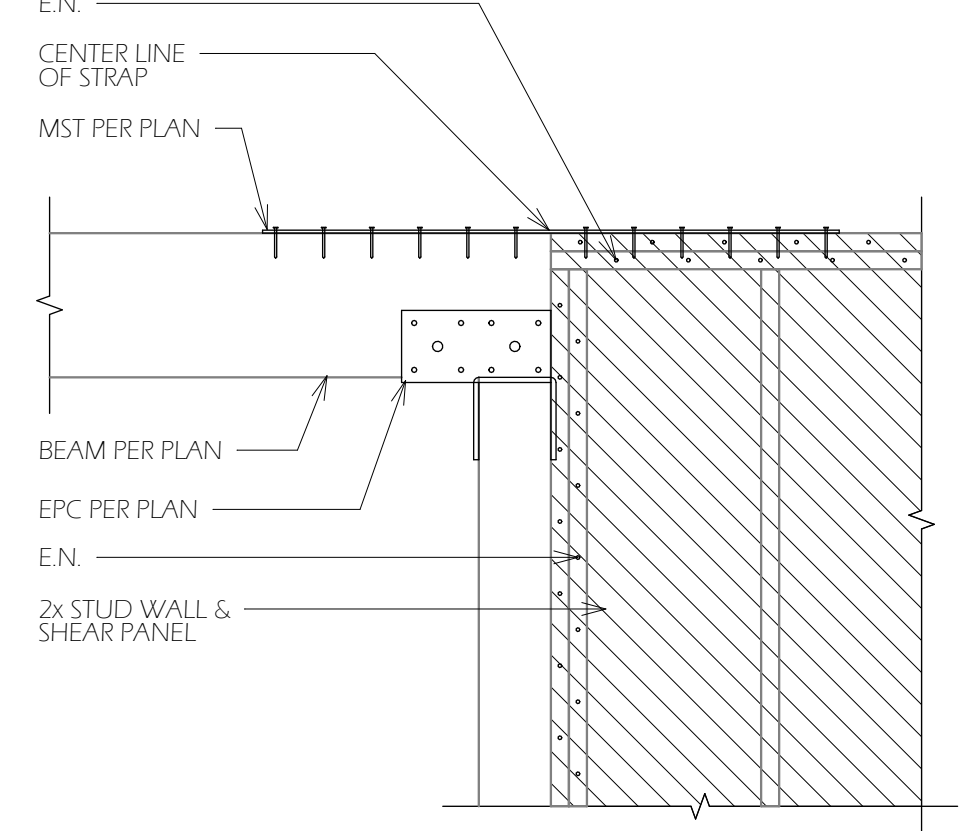
Owner
24256 Friar St
Woodland Hills, CA 91367, USA



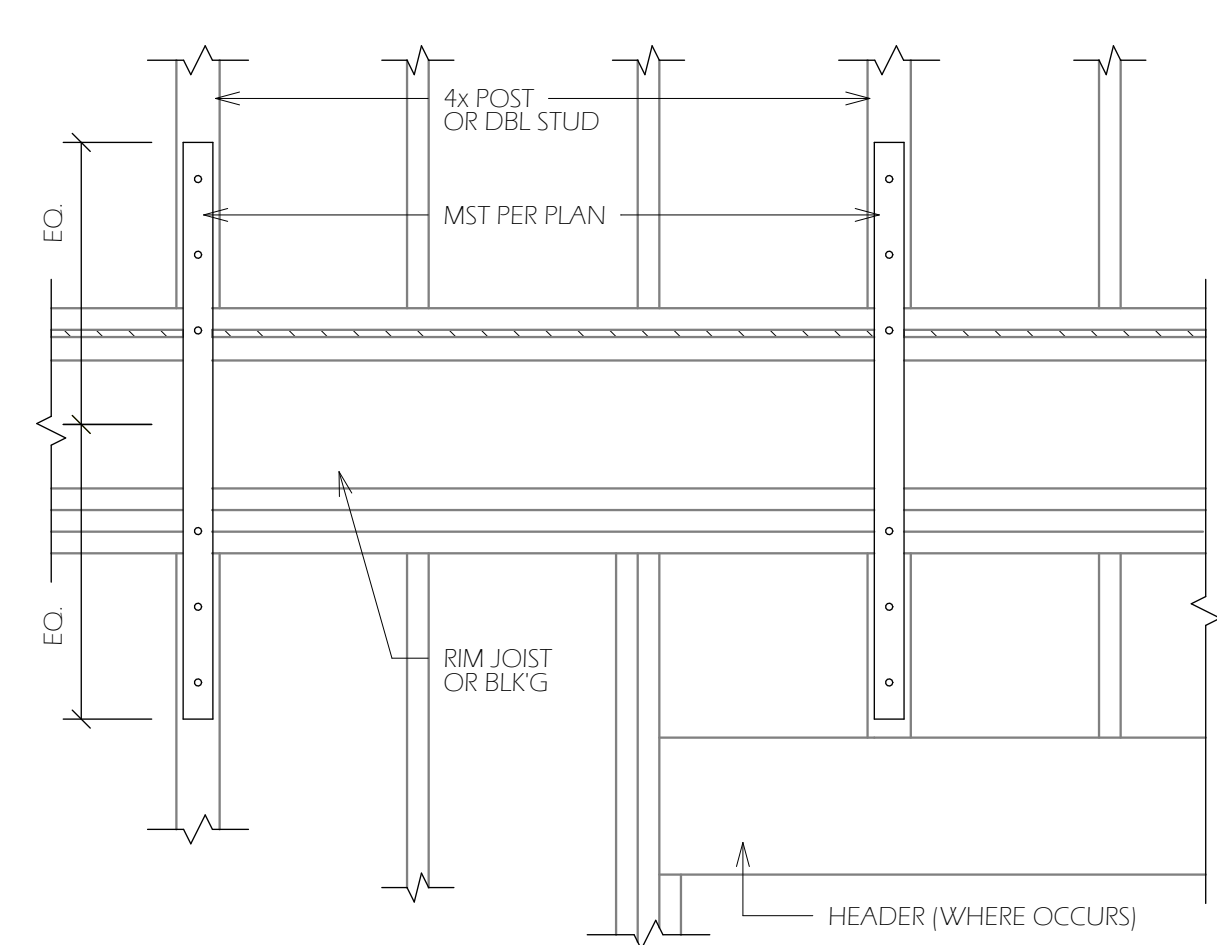
10 ROOF & DIAPHRAGM DETAIL
3/4" = 1'-0"



5 TYPICAL - HEADER & WINDOW SILL STRAPS
3/4" = 1'-0"



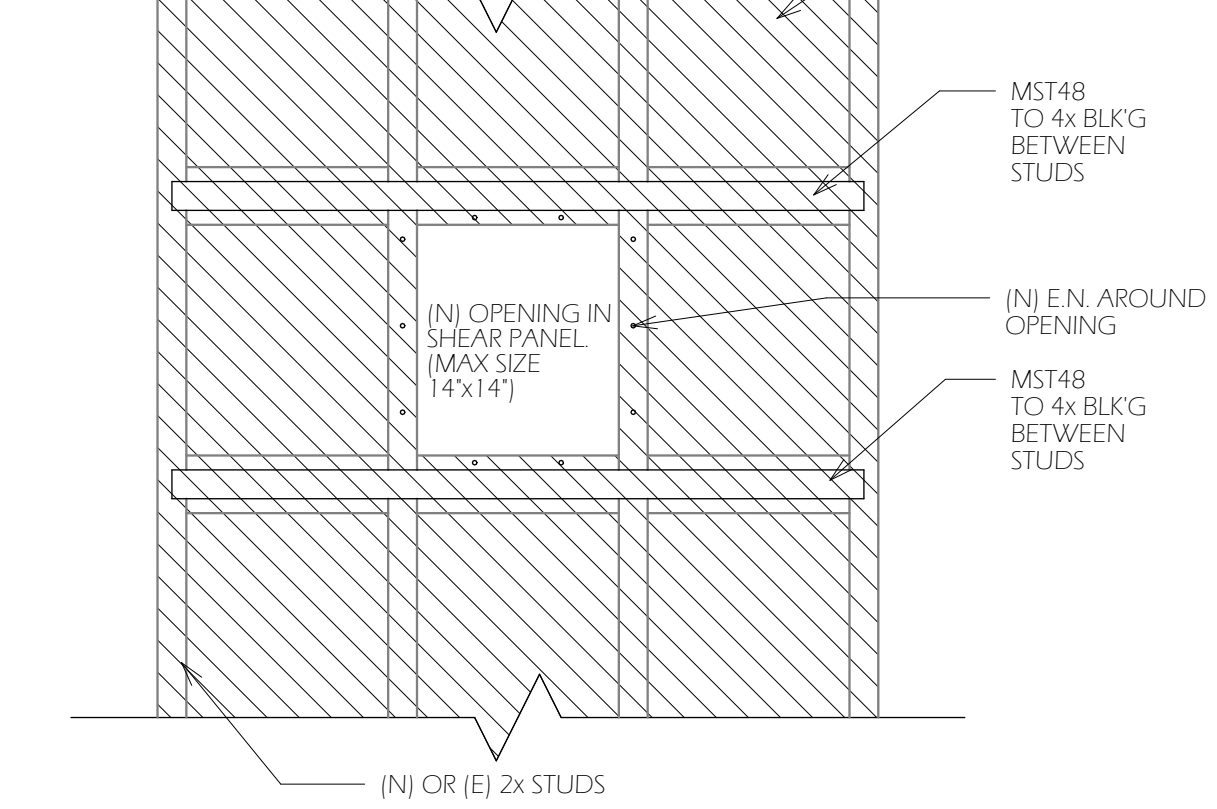
TYPICAL - CUT TOP PLAT TO BEAM
STRAP
3/4" = 1'-0"



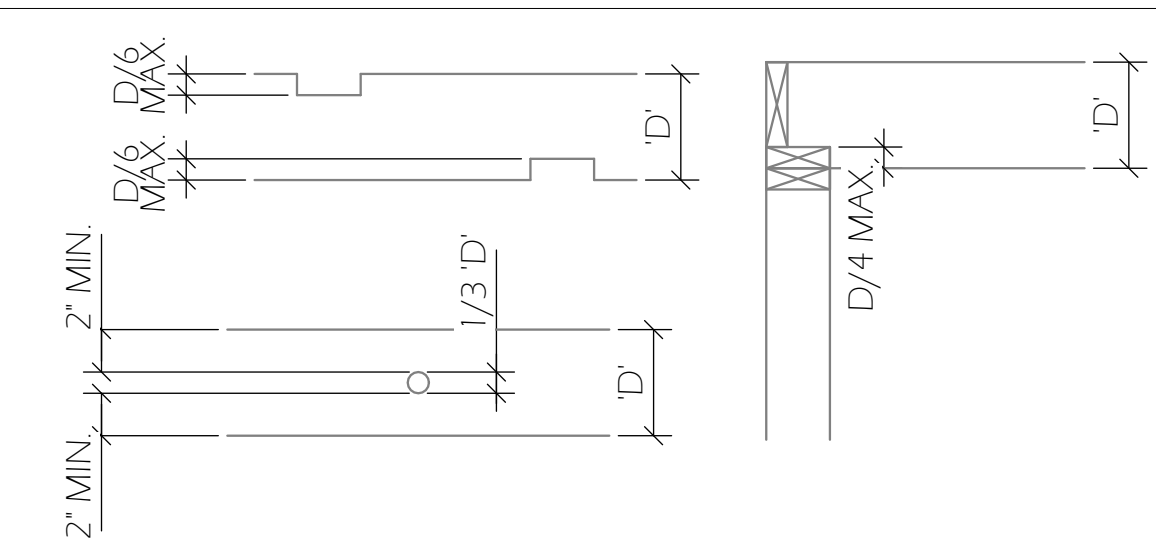
7. TYPICAL - STRAP BETWEEN FLOORS

$3/4" = 1'-0"$

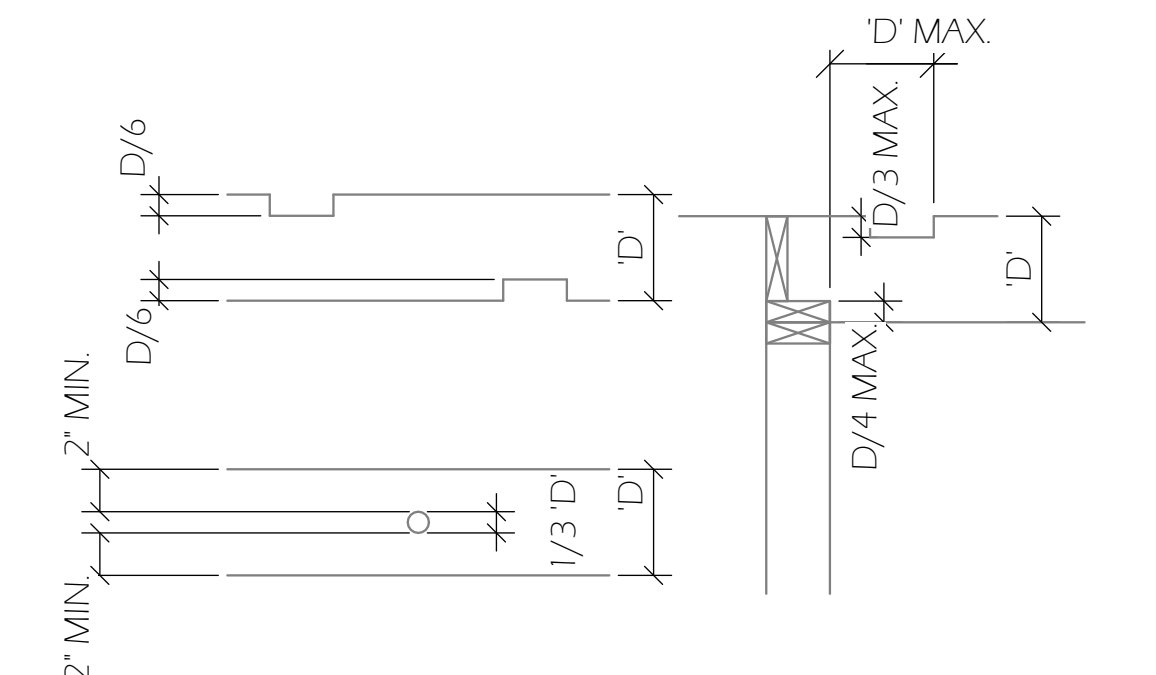
SHEAR PANEL



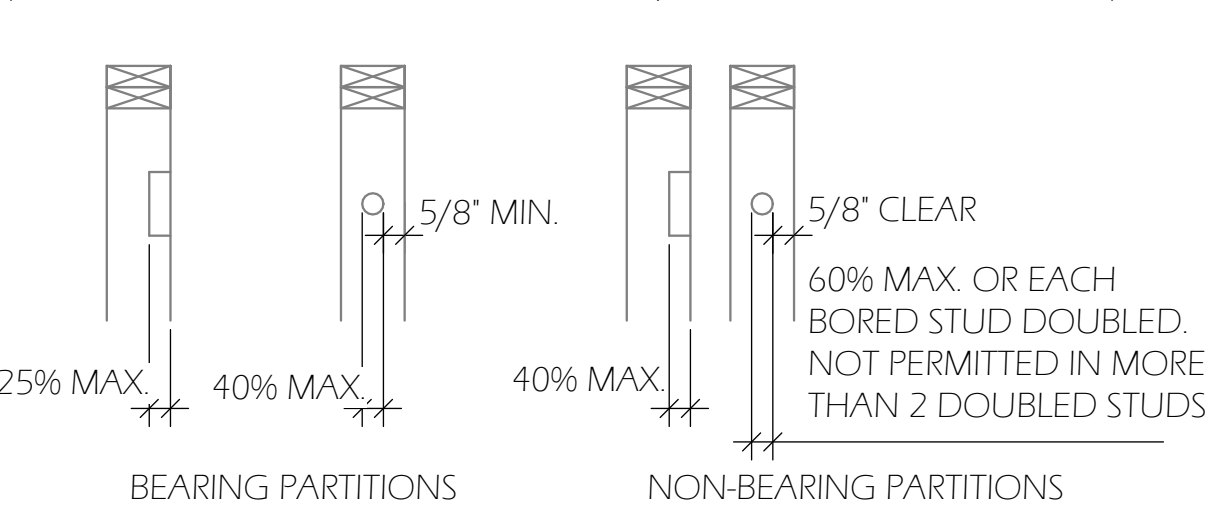
8 TYPICAL - OPENING IN SHEAR PANEL
3/4" = 1'-0"



NOTCHING & BORING FLOOR JOISTS (CBC 2308.8.2)
(NOTCHING NOT PERMITTED IN MIDDLE 1/3 OF JOIST SPAN)

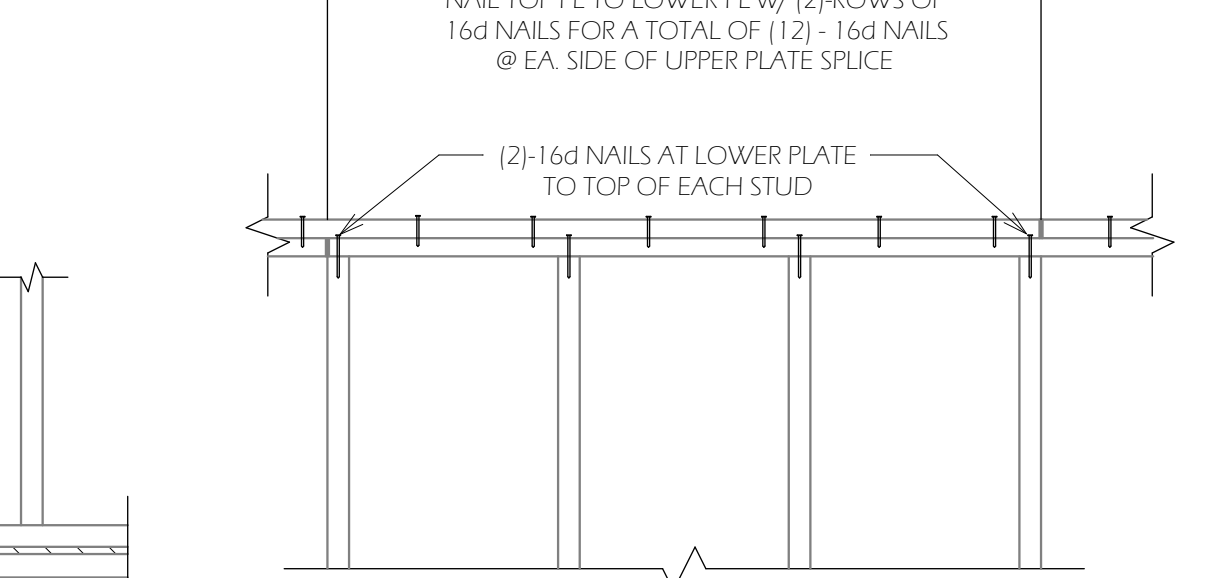


NOTCHING & BORING RAFTERS & CEILING JOISTS (CBC 2308.10.4.2)
(NOTCHING NOT PERMITTED IN MIDDLE 1/3 OF RAFTER OR JOIST SPAN)

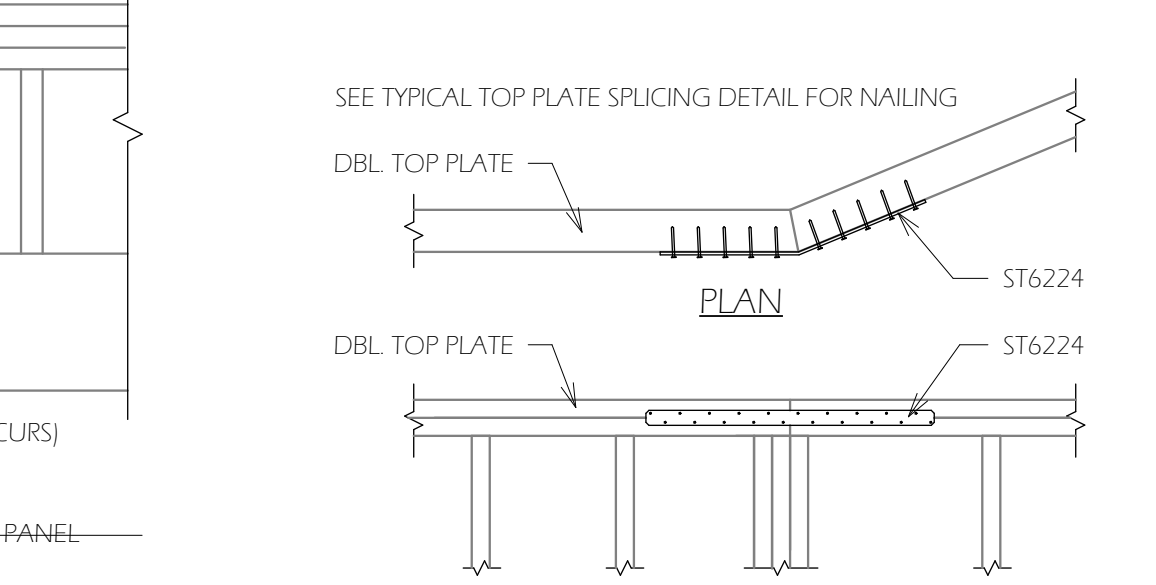


NOTCHING AND BORING WALL STUDS (CBC 2308.9.10/2308.9.11)

TYPICAL - NOTCHING & BORING

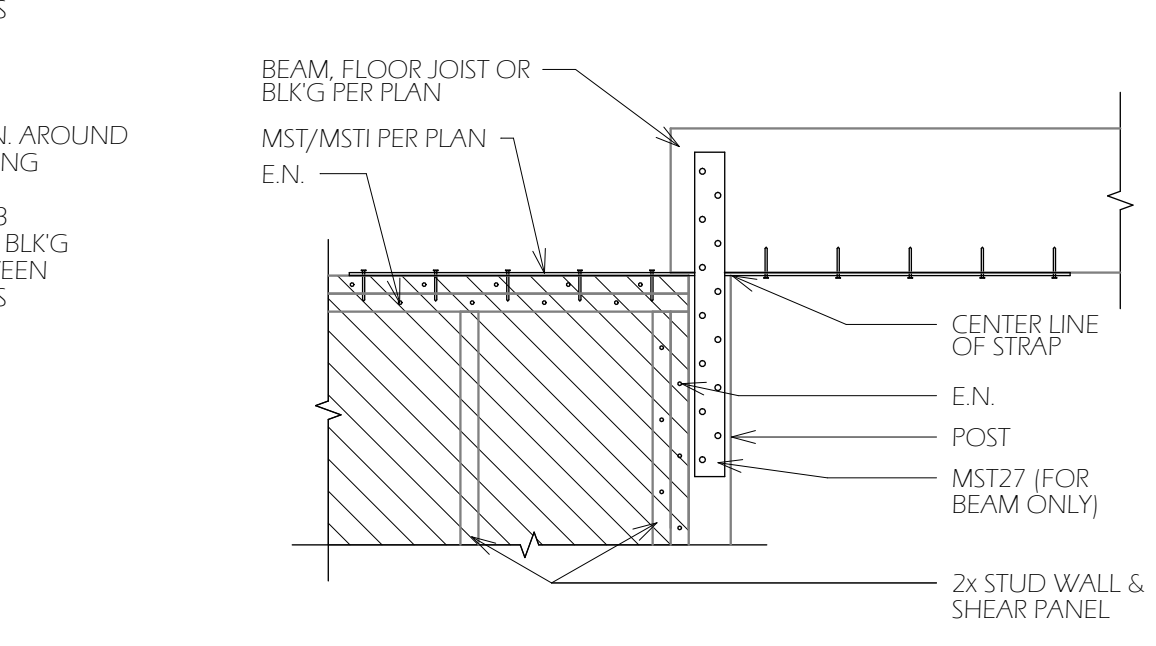
$$3/4" = 1'-0"$$


② TYPICAL - TOP PLATE SPLICING DETAIL
3/4" = 1'-0"

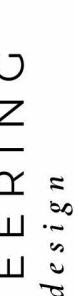


3
BLK'G
EEN

③ TYPICAL - BENT TOP DETAIL
3/4" = 1'-0"



4 TYPICAL - BM ABOVE TOP PLATE STRAP
3/4" = 1'-0"



P/E

PETRUS ENGINEERING
civil/structural-design

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[illegible]

CLIENTS INFORMATION:
Owner
24256 Friar St
Woodland Hills, CA 91367, USA

SHEET TITLE: STRUCTURAL DETAILS

SHEET TITLE:

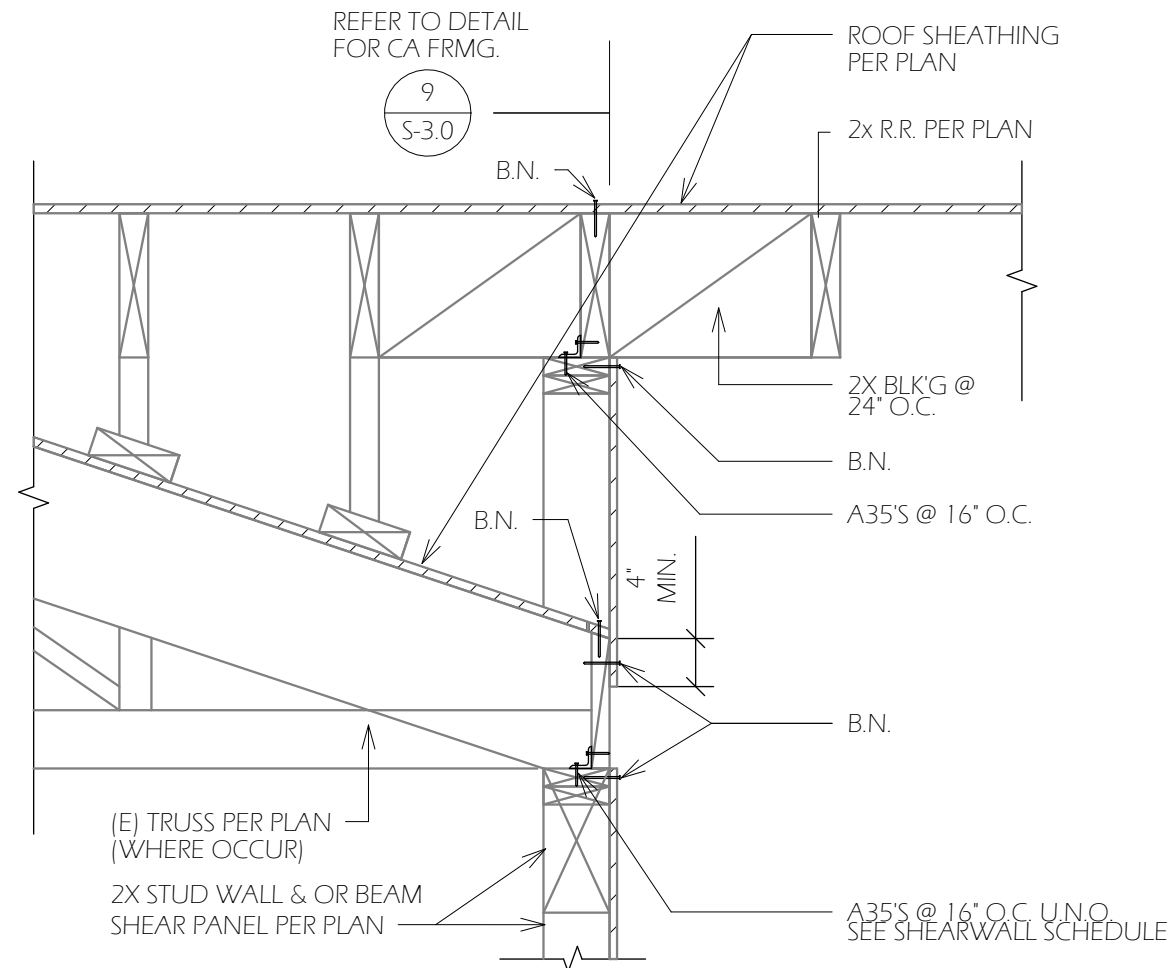
PROJECT ADDRESS
24256 Friar St
Woodland Hills, CA 91367, USA

DRAWINGS VALID
ONLY WITH
ENGINEER'S WET
SIGNATURE OVER
SEAL ON EACH
SHEET IN INK



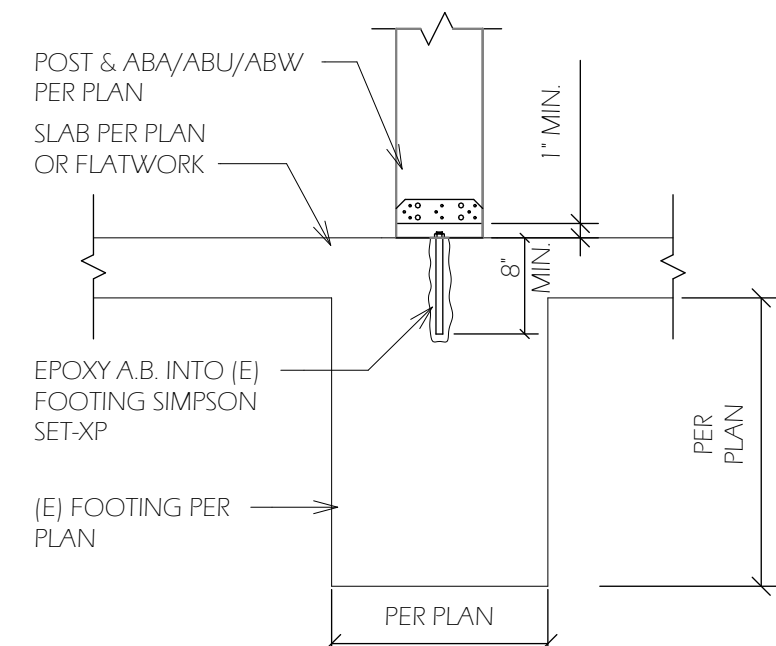
Author	Project Number
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SHEET NUMBER:
S-3.0
5/10/2026 5:00:15 PM

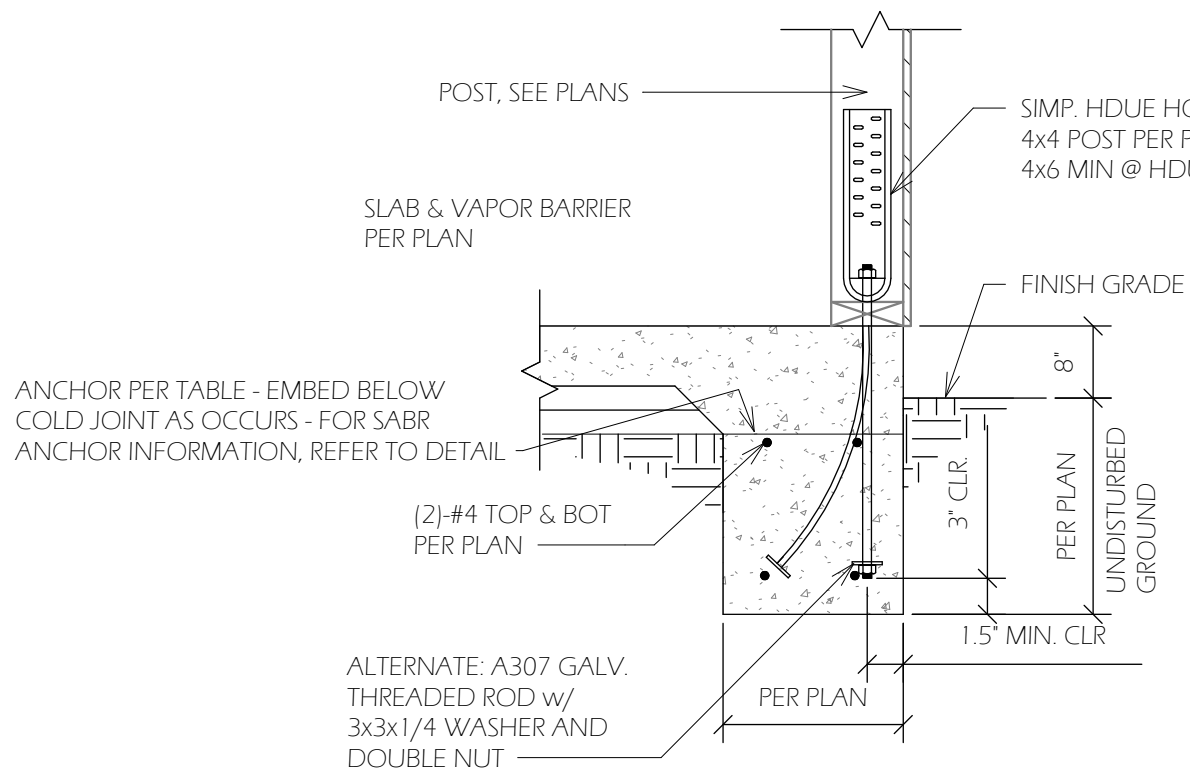


NOTE: NO CUTTING ANY TRUSS WITHOUT CONSULTING THE ENGINEER

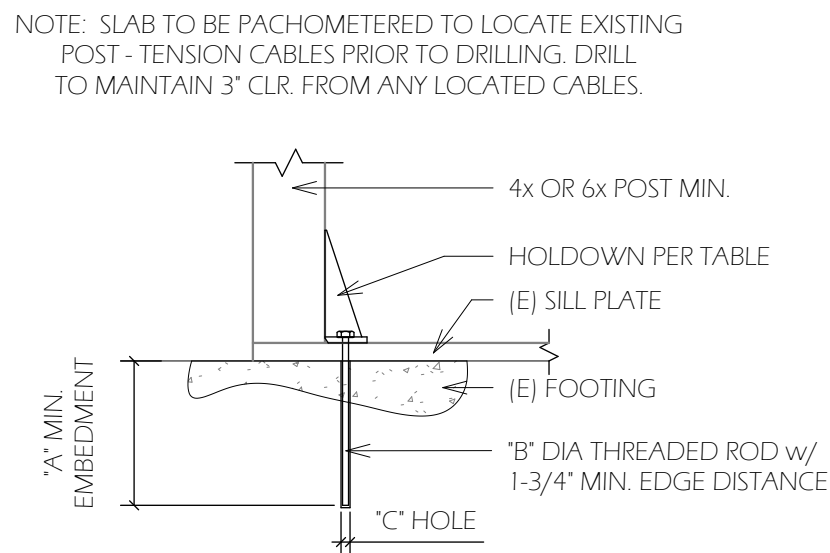
12 TRUSS - SW PERP TO CALI FRAMING
3/4" = 1'-0"



13 SOG - RF - PAD TO POST -
ABA/ABU/ABW
3/4" = 1'-0"



11 SOG - END - HOLDDOWN
3/4" = 1'-0"

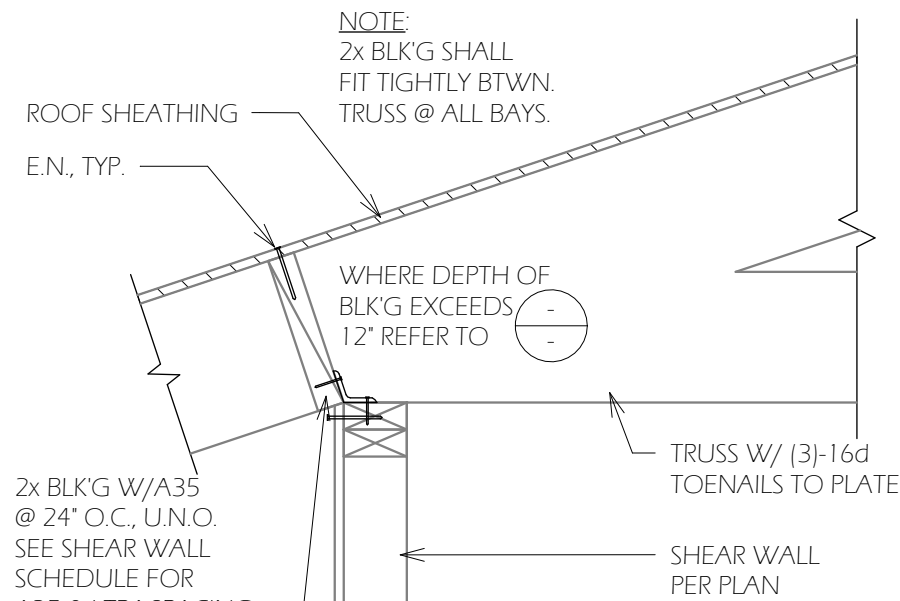


HOLDOWN	"A"	"B"	"C"	"D"
HDUE3	12"	5/8"	3/4"	4685#
HDUE5	12"	5/8"	3/4"	4685#
HDO8	15"	7/8"	1"	8325#
HHDO11	18"	1"	1-1/8"	11445#
HHDO14	18"	1"	1-1/8"	14700#

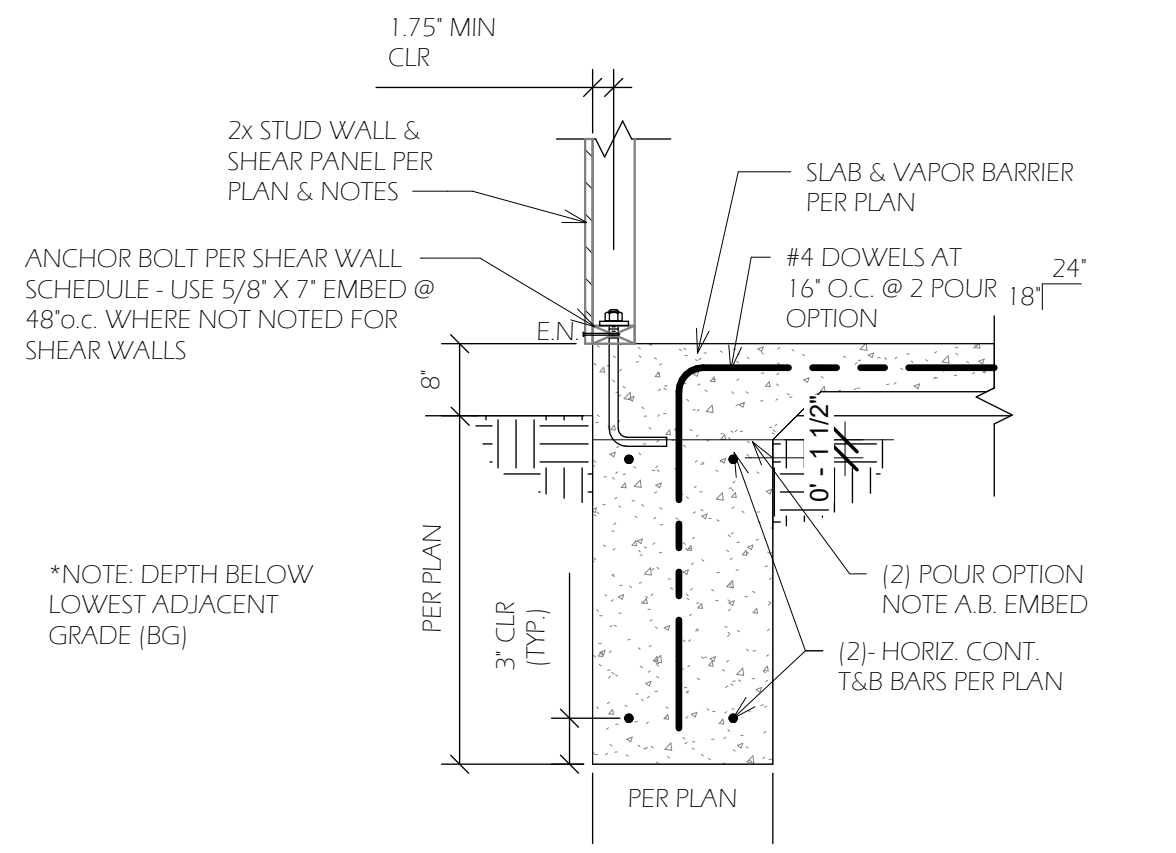
USE "SIMPSON" SET-XP ADHESIVE SYSTEM w/ 2000 p.s.i.
EXISTING CONCRETE. ALLOWABLE TENSILE LOADS =
"D". (I.C.C. REPORT #2508)

DEPUTY INSPECTION REQ'D FOR
ALL EPOXY WORK

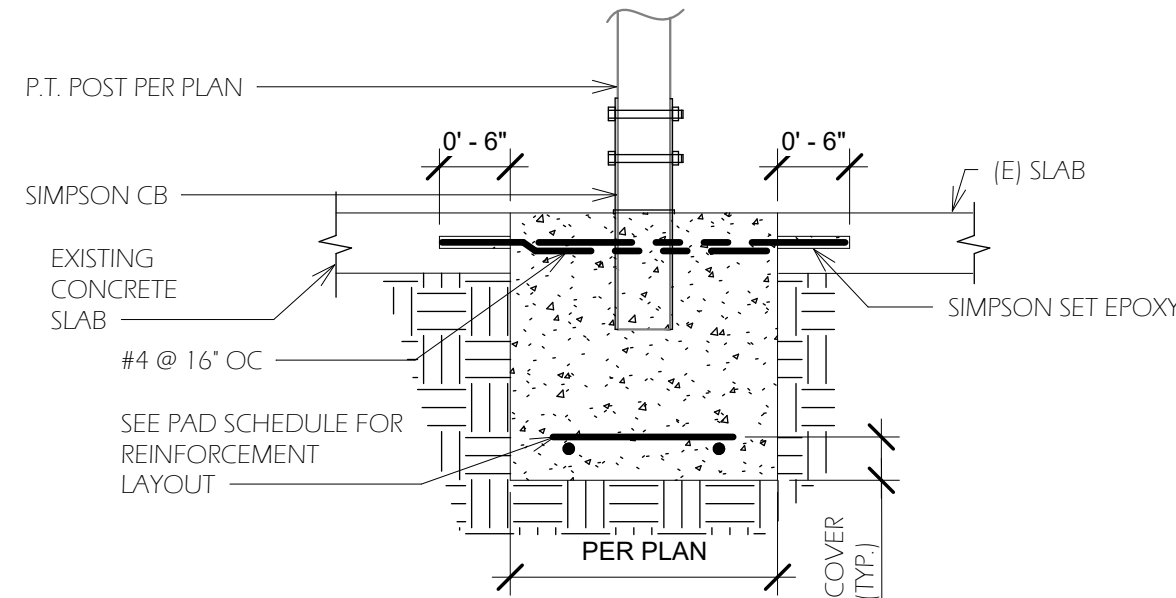
9 SOG - RF - HOLDDOWN EPOXY
3/4" = 1'-0"



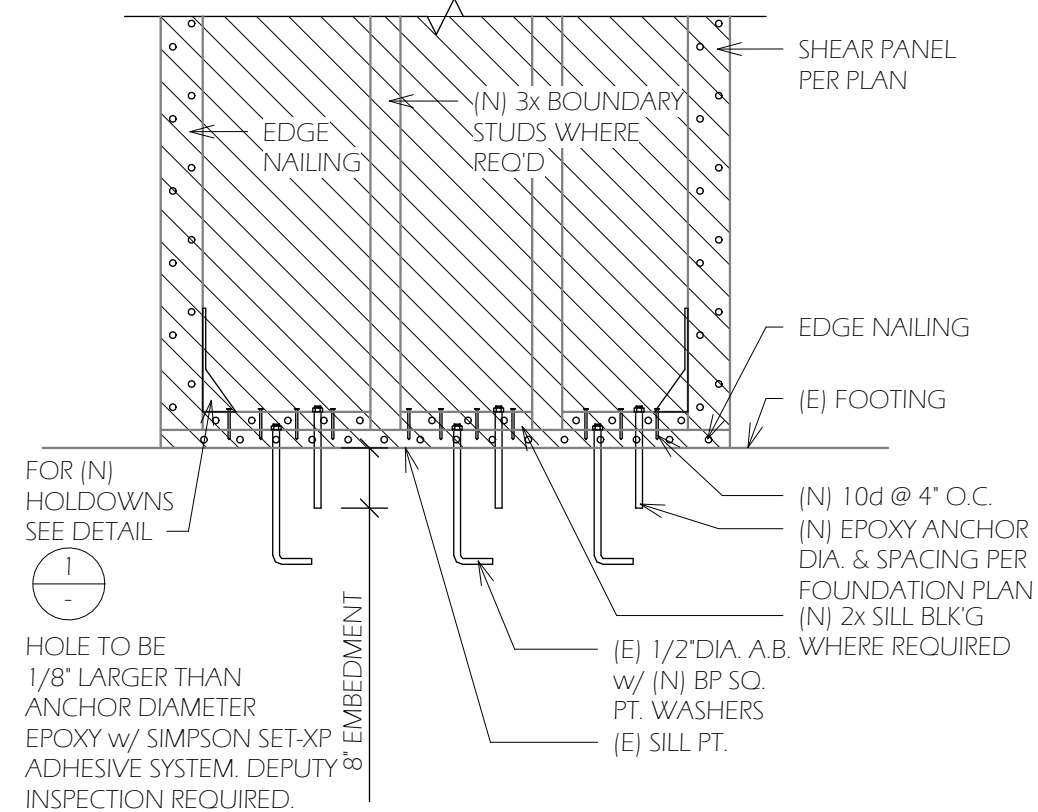
10 TRUSS - SW PERP (END) LESS THAN 12"
BLK'G
 $\frac{3}{4}" = 1'-0"$



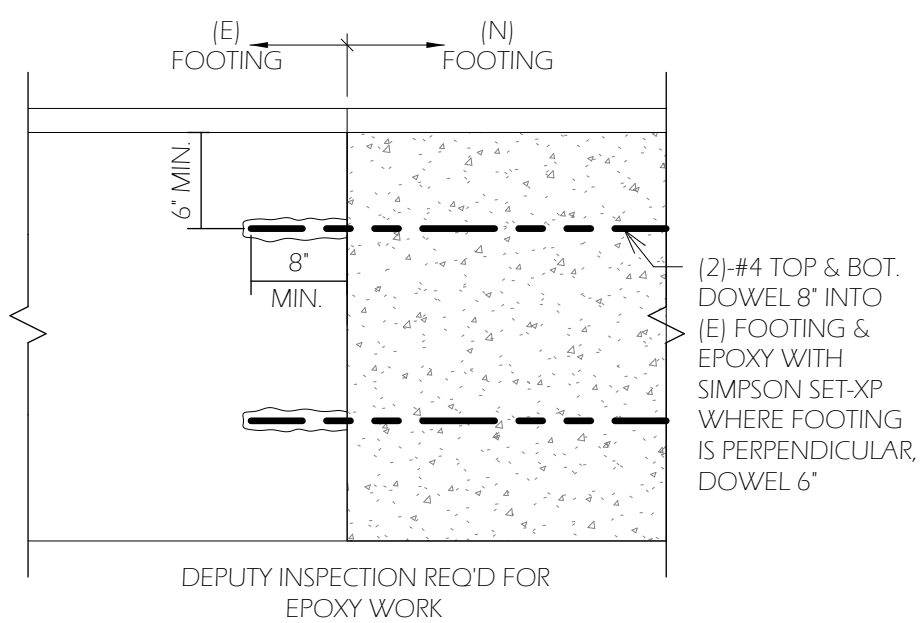
5 SOG - END - ANCHOR BOLT
3/4" = 1'-0"



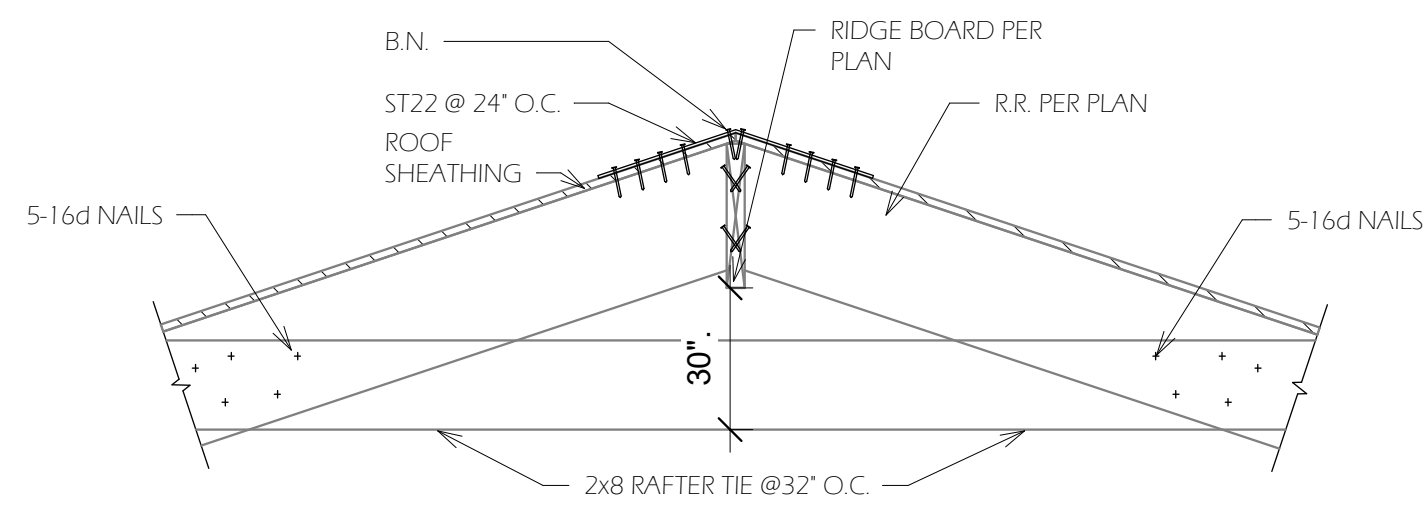
6 SOG - PAD RETROFIT
3/4" = 1'-0"



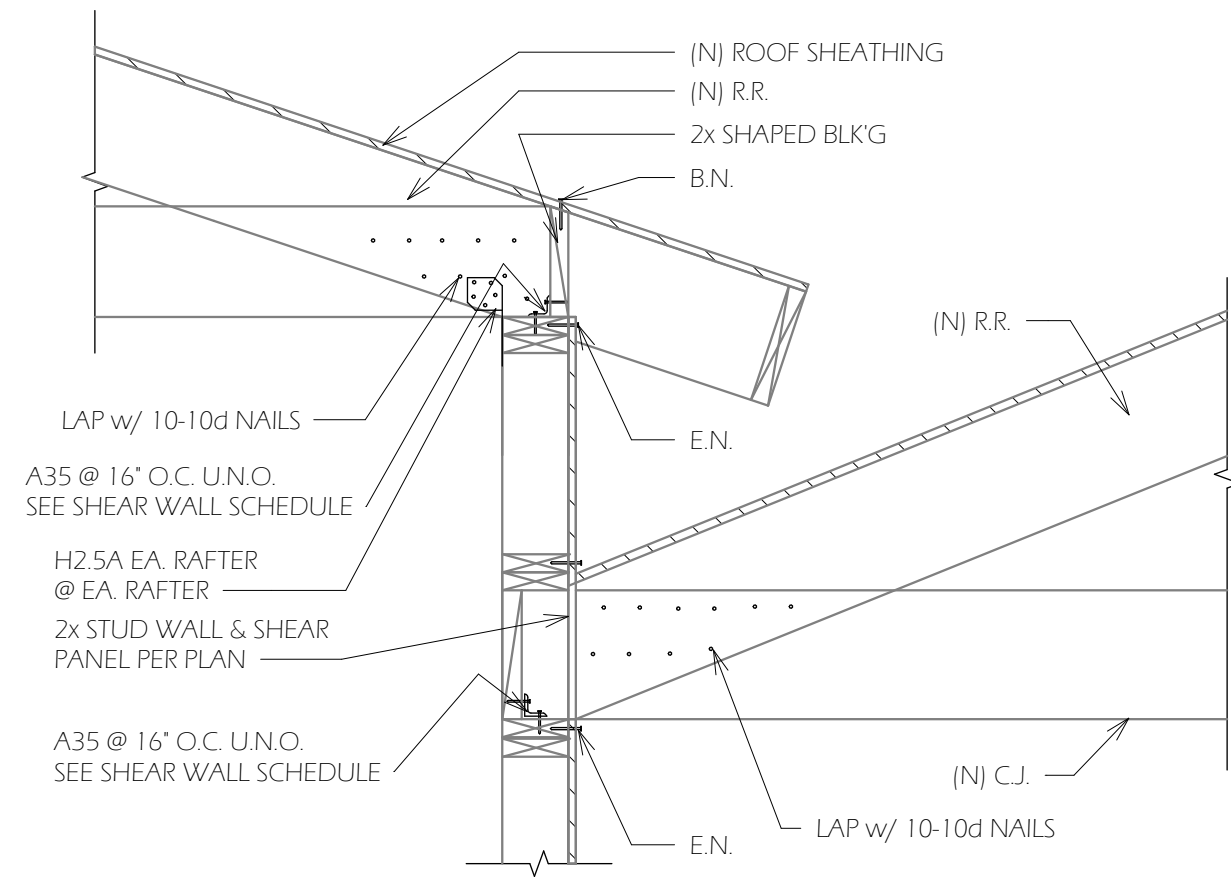
7 SOG - RF - A.B. EPOXY
3/4" = 1'-0"



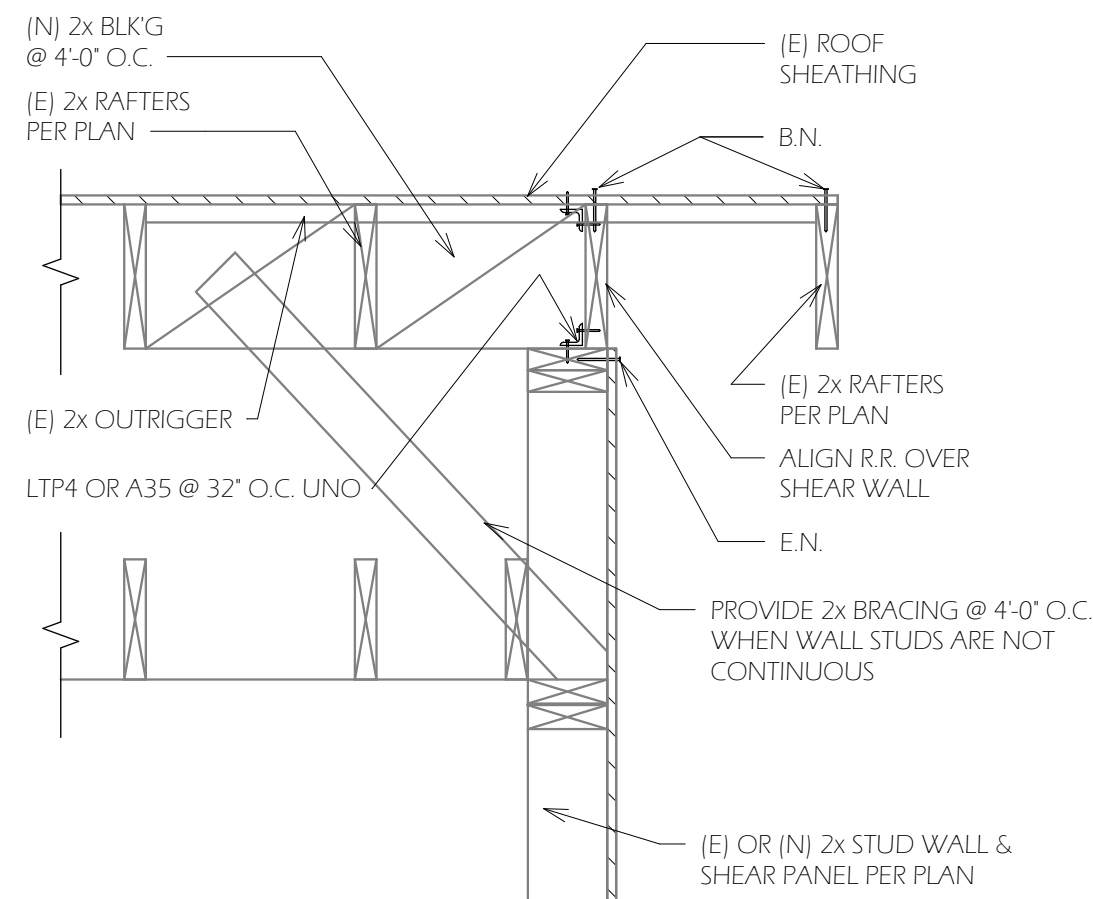
8 SOG - RF - FTG (E) TO (N)
3/4" = 1'-0"



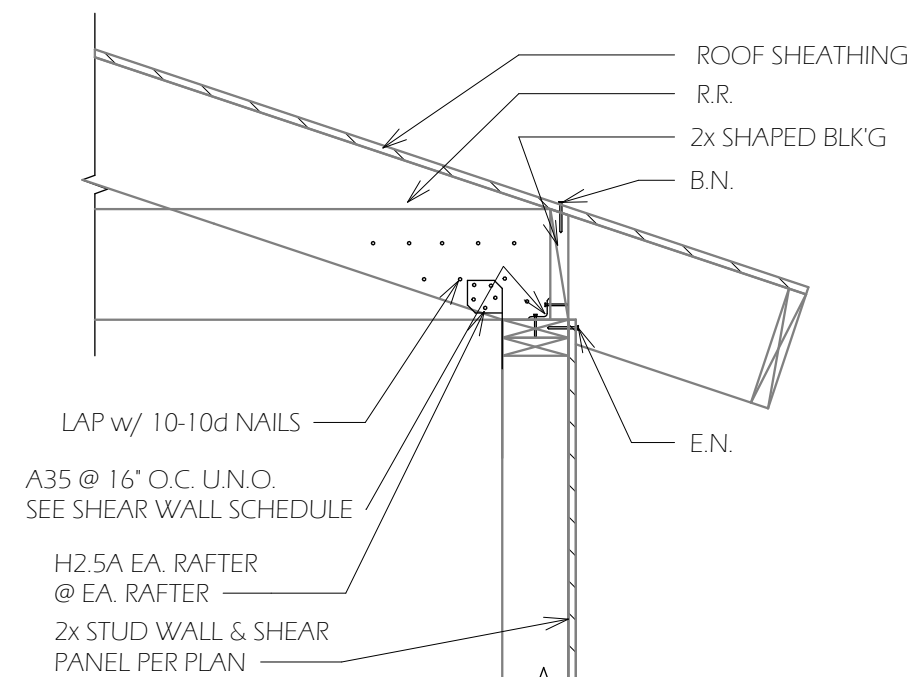
1 RR - RAFTER/RIDGE/TIES
3/4" = 1'-0"



② RR - ROOF ABOVE AND BELOW
3/4" = 1'-0"



③ RR - SW PARA TO RR (END)
3/4" = 1'-0"



④ RR - SW PERP TO RR CJ (END)
3/4" = 1'-0"

Peter Mosesian, P.E., CEO
17526 TRIBUNE ST,
GRANADA HILLS, CA 91344
(818) 469-7700

PRINTS ISSUED

[illegible]

CLIENTS INFORMATION:
Owner
24256 Friar St
Woodland Hills, CA 91367

STRUCTURAL DETAILS (CONT'D)

PROJECT ADDRESS:
24256 Friar St
Woodland Hills

SHEET TITLE:

DRAWINGS VALID
ONLY WITH
ENGINEER'S WET
SIGNATURE OVER
SEAL ON EACH
SHEET IN INK



Author	Project Number
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SHEET NUMBER

S-3.1

5/10/2026 5:00:16 PM

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 24256 Friar - Addition
Calculation Date/Time: 2026-05-12T20:45:01-07:00
Calculation Description: Title 24 Analysis
Input File Name: 24256 Friar - Addition.rbd25x

CF1R-PRF-01-E
(Page 1 of 10)

GENERAL INFORMATION					
01	Project Name	24256 Friar - Addition			
02	Run Title	Title 24 Analysis			
03	Project Location	24256 Friar Ave			
04	City	Woodland Hills			
06	Zip code	91367	05	Standards Version	2025
08	Climate Zone	9	07	Software Version	EnergyPro 10.0
10	Building Type	Single family			
12	Project Scope	Newly Constructed Addition			
14	Addition Cond. Floor Area (ft²)	478	13	Number of Bedrooms	3
16	Existing Cond. Floor Area (ft²)	1397	15	Number of Stories	1
18	Total Cond. Floor Area (ft²)	1875	17	Fenestration Average U-factor	0.3
20	ADU Bedroom Count	n/a	19	Glazing Percentage (%)	32.85%
22	Fuel Type	Natural gas	21	ADU Conditioned Floor Area	n/a
			23	No Dwelling Unit:	No

ADDITION ALONE - Project Analysis Parameters					
01	02	03	04	05	06
Existing Area (excl. new addition) (ft²)	Addition Area (excl. existing) (ft²)	Total Area (ft²)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
1397	478	1875	0	3	3

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

Registration Number: 426-P010141986A-000-000-0000000-0000
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CA Building Energy Efficiency Standards - 2025 Single-Family Compliance
Registration Date/Time: 05/12/2026 20:45
Report Version: 2025.0.000
Schema Version: rev 20250101
ECC Provider: CHEERS
Report Generated: 2026-05-12 20:45:10

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Input File Name: 24256 Friar - Addition.rbd25x

CF1R-PRF-01-E
(Page 2 of 10)

REQUIRED SPECIAL FEATURES	
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.	
- Cool roof - Exposed slab floor in conditioned zone	
ECC FEATURE SUMMARY	
The following is a summary of the features that must be field-verified by a certified ECC 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 ECC Registry	
- Quality insulation installation (QII) - Kitchen range hood - Minimum Airflow - Verified EER/EER2 - Verified Refrigerant Charge - Fan Efficacy Watts/CFM - Verified HSP2 - Verified heat pump rated heating capacity - Duct leakage testing	

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CF1R-PRF-01-E
(Page 3 of 10)

Compliance Summary	Long Term System Cost (LSC) ¹		Source Energy Use	Peak Cooling**
	Efficiency ² (\$/ft²-yr)	Total ³ (\$/ft²-yr)	Total ³ (kBtu/ft²-yr)	Electricity (kWh)
Standard Design	33.17			
Proposed Design	32.55			
Compliance Margins	0.62			
	Pass			
RESULT*: Complies				
¹ Long-term System Cost (LSC) is a 30-year present value cost to California's energy system. LSC is not a predicted utility bill. ² Efficiency measures include energy efficient improvements such as better building envelope and more efficient mechanical equipment ³ Total includes the sum of efficiency measures, solar photovoltaic (PV) measures and battery storage measures * Building complies when Proposed Design is equal to or less than Standard Design in all applicable compliance categories ** Peak cooling target represents 120% of the standard design building peak cooling energy use.				
Standard Design PV Capacity: 0.00 kWdc				

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(Page 4 of 10)

LSC AND SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS						
Energy Use	Standard Design Source Energy (kBtu/ft²-yr)	Standard Design LSC ¹ (\$/ft²-yr)	Proposed Design Source Energy (kBtu/ft²-yr)	Proposed Design LSC ¹ (\$/ft²-yr)	Compliance Margin Source (kBtu/ft²-yr)	Compliance Margin LSC ¹ (\$/ft²-yr)
Space Heating	0	3.3	0	5.47	0	-2.17
Space Cooling	0	5.38	0	6.05	0	-0.67
IAQ Ventilation	0	0	0	0	0	0
Water Heating	0	24.49	0	21.03	0	3.46
Self Utilization/Flexibility Credit	n/a	n/a	n/a	0	n/a	0
Efficiency Compliance Total	0	33.17	0	32.55	0	0.62
Photovoltaics And Battery	n/a	n/a	n/a	0	n/a	0
Flexibility	n/a	n/a	n/a	n/a	n/a	n/a
Indoor Lighting	0	1.65	0	1.65	n/a	0
Appl. & Cooking	0	25.16	0	25.09	n/a	0.07
Plug Loads	0	29.13	0	29.13	n/a	0
Outdoor Lighting	0	1.66	0	1.66	n/a	0
TOTAL COMPLIANCE	0	90.77	0	90.08	0.69	

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CF1R-PRF-01-E
(Page 5 of 10)

ENERGY USE INTENSITY									
	Standard Design (kBtu/ft²-yr)	Proposed Design (kBtu/ft²-yr)	Margin (kBtu/ft²-yr)	Margin Percentage					
Gross EUI¹	53.37	51.59	1.78	3.34					
Net EUI²	53.37	51.59	1.78	3.34					
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.									
ZONE INFORMATION									
01	02	03	04	05	06	07			
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status			
Zone 1	Conditioned	HVAC 11	478	8	DHW Sys 1	New			
OPAQUE SURFACES SUMMARY									
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Altitude	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	Wall Exceptions	Status
Front Wall	Zone 1	R-15 Wall	180	Back	300	40	90	none	New
Left Wall	Zone 1	R-15 Wall	270	Right	550	20	90	none	New
Rear Wall	Zone 1	R-15 Wall	0	Front	400	80	90	none	New
Right Wall	Zone 1	R-15 Wall	90	Left	550	37	90	none	New
Roof	Zone 1	R-38 Roof Attic	n/a	n/a	550	n/a	n/a	none	New
ATTIC									
01	02	03	04	05	06	07	08a		
Name	Construction	Type	Roof Rise (x in 12)	CRRC Rated Roof Reflectance	CRRC Rated Roof Emittance	Radiant Barrier	Above Roof Deck Air Gap		
Attic Zone 1	Attic RoofZone 1	Ventilated	2	0.8	0.9	Yes	No		

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Report Generated: 2026-05-12 20:45:10

6- Strong Inspection & Testing
(747)-356-7777
7921 Canoga Ave Unit 1
Canoga Park, CA 91304
6stronginspections@gmail.com

QUALITY INSULATION INSTALLATION / HERS VERIFICATION REQUIRED FOR THIS PROJECT.
ST R O N G I N S P E C T I O N S & T E S T I N G
747-356-7777

project name:
RESIDENCE

DATE

PURPOSE

REVISION

checked by:

date:

drawn by:
EK

content:
TITLE 24

drawing no:
ENV

01	02	03	04	05	06	07	08	09	10	11
Name	Type	Surface	Orientation	Altitude	Mult.	Area (ft²)	U-factor	SHGC	Rating Source	Exception to 150.0 (g)*
Window 1	Window	Front Wall	Back	180	1	16	0.3	0.23	NFRC	☐
Window 2	Window	Front Wall	Back	180	1	4	0.3	0.23	NFRC	☐
Window 3	Window	Left Wall	Right	270	1	20	0.3	0.23	NFRC	☐
Sliding Door 1	Window	Rear Wall	Front	0	1	40	0.3	0.23	NFRC	☐
Sliding Door 2	Window	Rear Wall	Front	0	1	40	0.3	0.23	NFRC	☐
Window 4	Window	Right Wall	Left	90	1	16	0.3	0.23	NFRC	☐
Window 5	Window	Right Wall	Left	90	1	16	0.3	0.23	NFRC	☐
Window 6	Window	Right Wall	Left	90	1	5	0.3	0.23	NFRC	☐

*Project includes fenestration not subject to maximum U-factor requirement per Exception 1 / Exception 2 / Exception 3 to Section 150.0(g).

Total North Facing Fenestration	80
Total East Facing Fenestration	37
Total South Facing Fenestration	20
Total West Facing Fenestration	20

01	02	03	04	05
Name	Side of Building	Area (ft²)	U-factor	NFRC Rating Req.
Door 1	Front Wall	20	0.5	No

01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value	Edge Insul. Depth	Heated
Slab-on-Grade	Zone 1	478	0.1	none	0	No

01	02	03	04	05	06	07	08	09
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	Non-Std Spray Foam
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	☐
Attic RoofZone 1	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/shedding/dec ing Cavity / Frame: no Insul / 2x4	☐
R-38 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board	☐

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	ECC Verification	Water Heater Name (H)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08	09	10	11	12	13
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
DHW Heater 1	Gas	Consumer Instantaneous us	1	0	UEF	0.96	Btu/Hr	200000	0	n/a	n/a	

01	02	03	04	05	06	07	08	09	10
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source	UEF	JA13 Compliant
DHW Heater 1	1		Generic					0.96	☐

HVAC - HEAT PUMPS													
01	02	03	04	05	06	06b	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating Efficiency Type	Heating			Cooling			Airflow Target	Fan Power (Watts/CFM)	Variable Speed	
				HSPF/HSPF2 / COP	Cap 47	Cap 17	Backup	Cooling Efficiency Type	SEER/SEER2				EER/EEER2/C EER
Heat Pump System 1	Central split HP	1	HSPF2	9	60000	50000	Electric	EER2/SEER2	14	12.2	0	0.4	☐

01	02	03	04	05	06	07
Name	Type	Design Type	Duct Ins. R-value	Supply/Return	Duct Location	Return
Air Distribution System 1	Unconditioned attic	Non-Verified	R-8	Attic	Attic	Attic

QUALITY INSULATION INSTALLATION / HERS VERIFICATION REQUIRED FOR THIS PROJECT.



QI/HERS Testing
Title 24 Final/Project Status Report
Deputy Inspections
Epoxy
Wood Frame/ Nailing
Concrete/Shotcrete
Rebar
& More

747-356-7777

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Ely Kavon	Documentation Author Signature:
Company: 6 Strong Inspections & Testing	Signature Date: 05/12/2026
Address: 7921 Canoga Ave Unit i Canoga Park, CA 91304	
City/State/Zip: Canoga Park, CA 91304	Phone: 747-356-7777
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Compliance is true and correct. 2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). 3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. 5. I understand that a registered copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building and shall be made available to the enforcement agency for all applicable inspections. I will take the necessary steps to fulfill this requirement. 6. I understand that a registered copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy. I will take the necessary steps to fulfill this requirement.	
Responsible Designer Name: Ely Kavon	Responsible Designer Signature:
Company: 6 Strong Inspections & Testing	Date Signed: 05/12/2026
Address: 7921 Canoga Ave Unit i Canoga Park, CA 91304	
City/State/Zip: Canoga Park, CA 91304	Phone: 747-356-7777

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is intended in order to secure the content of this registration document, and it is not implied Registration Provider responsibility for the accuracy of the information.

6 - Strong Inspections & Testing
(747)-356-7777
7921 Canoga Ave Unit i
Canoga Park, CA 91304
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project name:
RESIDENCE

DATE

PURPOSE

REVISION

checked by:

date:

drawn by:

EK

content:

TITLE 24

drawing no:

ENV

