PROJECT ADDRESS:

JOHNSON'S RESIDENCE
4238 W. SLAUSON AVE
LOS ANGELES, CA 90043

ASSESSOR PARCEL NO. (APN)	4019003002
LOT/ PARCEL AREA	3,126.6 + 3,126.6 = 6,253.2(sq ft)
LOT	34 AND 33
ZONING	R3-1

SCOPE OF WORK:

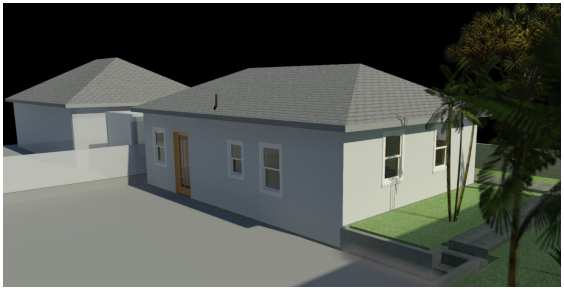
THIS IS AN EXISTING TYPE V LIGHT WOOD FRAME CONSTRUCTED GABLED ASPHALT SHINGLE ROOF BUILDING ON SLAB W/ PARTIAL FOUNDATION WALL (ON WEST AND SOUTH ELEVATIONS), 600 SQFT, THREE(3) CAR GARAGE - TO BE CONVERTED INTO AN ADU

APPLICABLE CODES (Effective January 1, 2020- may or may not apply):

2020 County of Los Angeles Building Code (Title 26)
2020 County of Los Angeles Electrical Code (Title 27)
2020 County of Los Angeles Plumbing Code (Title 28)
2020 County of Los Angeles Mechanical Code (Title 29)
2020 County of Los Angeles Residential Code (Title 30)
2020 County of Los Angeles Green Building Standards Code (Title 31)
2020 County of Los Angeles Existing Building Code (Title 33)

2 3D Existing Garage

1 Existing 3 car Garage
1/2" = 1'-0"



3 3D ADU - Garage Conversion
1/2" = 1'-0"

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date	Drawn By	Designed By	Count
000-COV	COVER	08/22/20	Author	RM	1
000-ZON	ZONING MAP & 3D SITE PLAN	08/21/20	Author	RM	1
100	GENERAL NOTES	08/30/20	Author	RM	1
100A	GENERAL NOTES CONT'D	08/30/20	Author	RM	1
101	(E) SITE & FLOOR PLAN	08/31/20	Author	RM	1
102	(N) ADU SITE & ENLARGED PLAN	08/30/20	Author	RM	1
103	(E) GARAGE ELEVATIONS	08/30/20	Author	RM	1
103A	(E) GARAGE INTERIOR ELEVATIONS	08/22/20	Author	RM	1
104	(N) ADU ELEVATIONS	08/21/20	Author	RM	1
104A	(N) ADU INTERIOR ELEVATIONS	09/01/20	Author	Designer	1
105	(E) GARAGE BUILDING SECTION	08/22/20	Author	RM	1
106	(N) ADU BUILDING SECTION	08/22/20	Author	RM	1
107	(N) WALL SECTIONS	08/31/20	Author	RM	1
108	(N) WALL SECTIONS	08/31/20	Author	RM	1

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ADU Garage Conversion

COVER

Project Number	0010045
Date	Issue Date
Drawn By	Author
Checked By	Checker

000-COV

Scale 12" = 1'-0"

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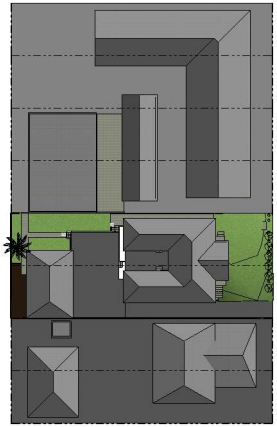

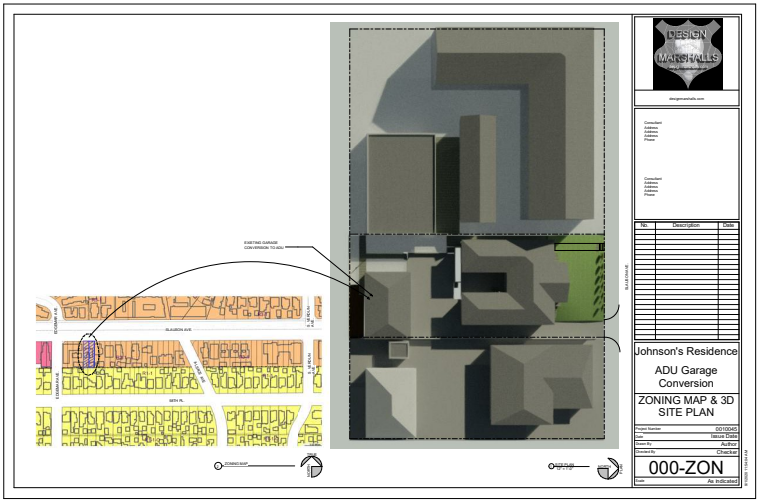

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ZONING MAP & 3D SITE PLAN

Project Number 0010045
Date Issue Date
Drawn By Author
Checked By Checker

000-ZON

Scale As indicated

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GENERAL NOTES:

SECURITY REQUIREMENTS

1. Exterior doors, doors between a house and a garage, windows and their hardware shall conform to the Security Provisions of Chapter 67 of the County of Los Angeles Building Code:

a. Single swinging doors, active leaf of a pair of doors, and the bottom leaf of Dutch doors shall be equipped with a latch and a deadbolt. If the latch has a key-locking feature, a dead latch shall be used. The deadbolt lock shall be key operated from the exterior side of the door, and operated from the interior side of the door by a device not requiring a key, tool, or excessive force. Deadbolts shall have a hardened insert with 1" minimum throw and 5/8" minimum embedment into the jamb. (BC 6709.2)

b. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall have a deadbolt as per paragraph "a", unless it is not key operated from the exterior, or has a hardened deadbolt at top and bottom with ½" embedment. (BC 6709.3)

c. Swinging wood door(s) shall be solid core not less than 1-3/8" thick. (BC 6709.1.1)

d. Panels of wood doors shall be 9/16" thick and not more than 300 sq. inches. Stiles and rails to be 1-3/8" thick and 3" minimum width. (BC6709.1.2)

e. Door hinge pins accessible from the outside shall be non-removable. (BC 6709.5)

f. Door stops of wood jambs of in-swinging doors shall be one piece construction or joined by a rabbet. (BC 6709.4)

g. Windows and door lights within 40" of the locking device of the door shall be fully tempered/approved burglary resistant/protected by bars, screens or grills. (BC 6714)

h. Overhead and sliding garage doors shall be secured with a cylinder lock, a padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. Jamb locks shall be on both jambs for doors exceeding 9 feet in width (BC 6711)

i. Sliding glass doors and sliding glass windows shall be capable of withstanding the tests set forth in Section 6706 and 6707 of the Los Angeles County Building Code and shall bear a label indicating compliance with these tests. Locking devices on sliding glass doors complying with Section 1010 and 1030, and emergency egress windows complying with Section 1030, shall be releasable from the inside without the use of a key, tool, or excessive force. (BC 6710, 6715)

CONSTRUCTION REQUIREMENTS

2. Notching of studs in exterior or bearing walls shall not exceed 25% of its width. Notching of studs in nonbearing walls shall not exceed 40% of its width. Bored holes in studs shall not exceed 60% of its width, shall not be closer than 5/8" to the edge of the stud, and shall not be located in the same section as a cut or notch. Studs located in exterior or bearing walls shall be doubled if bored over 40% and up to 60% of its width. (R 602.6)

3. Wall and Ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index not greater than 450. Insulation materials shall have a flame spread index not to exceed 25, and a smoke-developed index not to exceed 450. (R 302.9, 302.10)

4. Provide fire blocking in concealed spaces of combustible stud walls, partitions, including furred spaces, at the ceiling and floor level, at 10-foot intervals both vertical and horizontal, and between stair stringers at the top and bottom. (R 302.11)

5. Ducts installed under a floor in a crawl space shall not prevent access to an area of the crawl space. Where it is required to move under ducts for access to areas of the crawl space, a vertical clearance of 18" minimum shall be provided. (MC 603.1)

6. Where flashing is of metal, the metal shall be corrosion resistant with a thickness of not less than .019 inch (No. 26 galvanized sheet). (R 903.2.1)

7. Roof diaphragm nailing to be inspected before covering. Wood structural panel sheathing shall comply with Section R803.2. (R 803)

8. End joints in lumber used as subflooring shall occur over supports, unless end-matched lumber is used, in which case each piece shall bear on not less than two joists. Wood structural panel sheathing used for structural purposes shall comply with Section R503.2. (R 503)

GLAZING REQUIREMENTS

9. The following shall be considered specific hazardous locations requiring safety glazing per Section R308:

a. Glazing in fixed and operable panels of swinging, sliding, and bifold doors.

b. Glazing in fixed or operable panels adjacent to a door where the bottom exposed edge of the glazing is less than 60 inches above the walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall perpendicular to the plane of the door in a closed position and within 24 inches of the hinge side on an in-swinging door.

c. Window glazing in an individual fixed or operable panel, that meets all of the following conditions:
1. The exposed area of an individual pane is larger than 9 square feet.
2. The bottom edge is less than 18 inches above the floor.
3. The top edge is more than 36 inches above the floor.
4. One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing.

d. Glazing in guards, railings, structural baluster panels, and nonstructural in-fill panels, regardless of area or height above a walking surface.

e. Glazing in walls, enclosures or fences containing or facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs, showers, and indoor or outdoor swimming pools, where all of the following conditions are present:
1. The bottom edge of the glazing is less than 60 inches above any standing or walking surface.
2. The glazing is within 60 inches, measured horizontally and in a straight line, from the water's edge of a hot tub, spa, whirlpool, bathtub, or swimming pool, or from the edge of a shower, sauna or steam room.

f. Glazing adjacent to stairs and ramps where the bottom exposed edge is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs, and ramps, unless the glazing is 36 inches or more measured horizontally from the walking surface, or a rail is designed per Section R308.4.6.

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ADU Garage Conversion

GENERAL NOTES

Project Number	0010045
Date	Issue Date
Drawn By	Author
Checked By	Checker

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MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS

10. Dwelling shall be provided with comfort heating facilities capable of maintaining a room temperature of 68 degrees F at a point 3 feet above the floor and 2 feet from exterior walls. (R303.9)

11. The following are required for central heating furnaces and low-pressure boilers in a compartment:

a. Listed appliances shall be installed with clearances in accordance with the terms of their listings and the manufacturer's installation instructions. (MC 904.2(1))

b. Unlisted appliances shall meet both the clearances in Table 904.2, and the clearances allowed by the manufacturer's installation instructions. (MC 904.2(2))

c. When combustion air is taken from inside, the free area of combustion air openings shall be 1 sq. inch per 1,000 BTU (100 sq. inch minimum) per opening. One Opening shall be within 12 inches of the top of the enclosure and the second shall be within 12 inches of the bottom of the enclosure. The dimension shall not be less than 3 inches. (MC 701.5(1))

d. Not less than 1/4 of an inch screen mesh is required at openings where combustion air is taken from the outside. (MC 701.10(1))

e. Separate ducts shall be used for upper and lower combustion air openings, and maintained to the source of combustion air. (MC 701.11(4))

12. The following are required for appliances installed in an attic:
a. An opening and passageway shall not be less than

22 inches by 30 inches, and not less than the size of the largest component of the appliance. (MC 304.4)
b. Where the passageway height is less than 6 feet, the distance from access to the appliance shall not exceed 20 feet, as measured along the centerline. (MC 304.4.1)
c. Passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from entrance to appliance. (MC 304.4.2)
d. A level working platform not less than 30 inches by 30 inches is required in front of the service side of the appliance. (MC 304.4.3)

MECHANICAL/PLUMBING/ELECTRICAL CODE REQUIREMENTS CONT'D

e. A permanent 120V receptacle outlet and a lighting fixture shall be installed near the appliance. Light switch shall be located at the entrance to the passageway. (MC 304.4.4)

f. A type B or L gas vent shall terminate not less than 5 feet above the highest connected appliance flue collar or draft hood. (MC 802.6.2.1)

g. Appliance installation shall meet all listed clearances. (MC 303.1)

13. Clothes dryer exhaust duct shall terminate on the outside of the building in accordance with Section 502.2.1 and shall be equipped with a back-draft damper. Screens shall not be installed at the duct termination. (MC 504.4)

14. Clothes dryer moisture exhaust duct shall be 4 inches in diameter and is limited to a total combined horizontal and vertical length of 14 feet, including two 90 degree elbows from the clothes dryer to point of termination. Duct length shall be reduced by 2 feet for each 90 degree elbow in excess of two. (MC 504.4.2)

15. Appliances (water heater, furnace, etc.) located in the garage shall be installed so that burners and burnerignition devices are located not less than 18 inches above the floor, unless listed as flammable vapor ignition resistant. (MC 305.1)

16. Ducts shall be sized per Chapter 6 of the Mechanical Code.

17. Flush volumes of plumbing fixtures and flow rates of plumbing fittings shall comply with Section 4.303 of the Green Code.

18. ABS and PVC DWV piping installations are limited to not more than two stories of areas. (PC 701.2(2))

19. All showers and tub-showers shall have a pressure balance, thermostatic, or combination pressure balance/thermostatic mixing type valve. (PC 408.3)

20. All new, replacement and existing water heaters shall be strapped to the wall in two places. One on the upper 1/3 of the tank, and one on the lower 1/3 of the tank. The lower point shall be a minimum of 4 inches above the controls. (PC 507.2)

21. Plumbing plan check and approval is required for2 inch and larger water lines, 2 inch and larger gas lines, or any gas line with a pressure of 2psi and higher.

22. Ground-fault circuit-interruption (GFCI) for personnel shall be provided in bathrooms, garages, non-habitable accessory structures at or below grade level, outdoor locations, crawl spaces at or below grade level, nonhabitable basements, kitchens where the receptacles serve countertop surfaces, locations within 6ft of the outside edge of sinks/bathtubs/showers, boathouses, and laundry areas. The GFCI shall be installed in a readily accessible location. (EC 210.8(A))

23. Arc-fault circuit-interruption (AFCI) protection shall be provided in all 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in kitchens, habitable rooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas, by any means described in 210.12(A). (EC 210.12(A))

24. In any of the areas specified in item 23, where existing
branch-circuit wiring is modified, replaced, or extended by more than 6ft and/or adds any outlet or device, the branch circuit shall be protected by one of the following:
a. A listed combination-type AFCI located at the origin
of the branch circuit.
b. A listed outlet branch-circuit type AFCI located at
the first receptacle outlet of the existing branch circuit. (EC 210.12(B))

25. Tamper-resistant receptacles shall be installed in all areas specified in 210.52, all nonlocking-type 12-volt, 15- and 20-ampere receptacles shall be listed tamperresistant receptacles. (EC 406.12)

26. Where NM cable (Romex) is run across the top of joists
and/or where the attic is not accessible by permanent stairs or ladders, protection within 6 feet of the nearest edge of the scuttle or attic entrance shall be provided. (EC 334.23, 320.23(A))

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GENERAL NOTES CONT'D

Project Number	0010045
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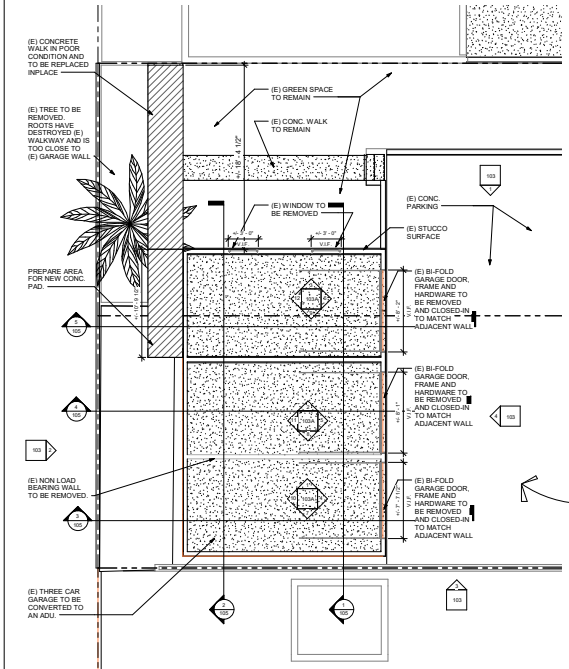
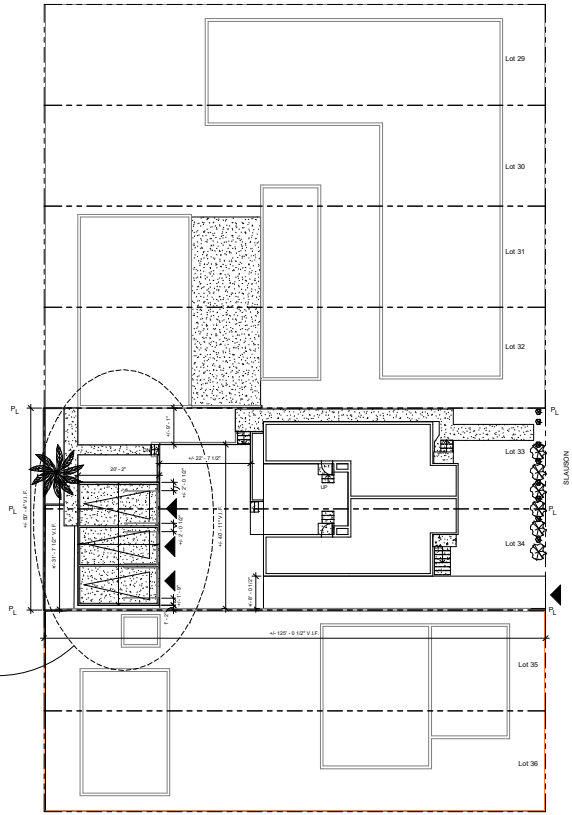


1 Enlarged Plan - Existing Garage
1/4" = 1'-0"



1 Finish Floor
1" = 10'-0"

NORTH PLAN

NORTH PLAN

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(E) SITE & FLOOR PLAN

Project Number	0010045
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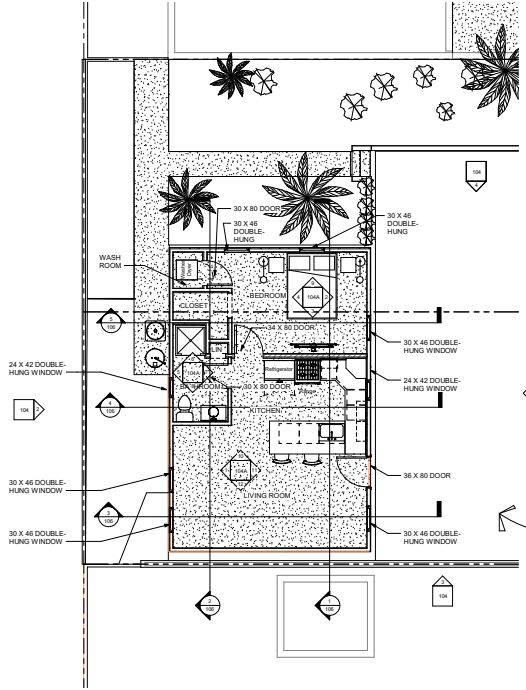
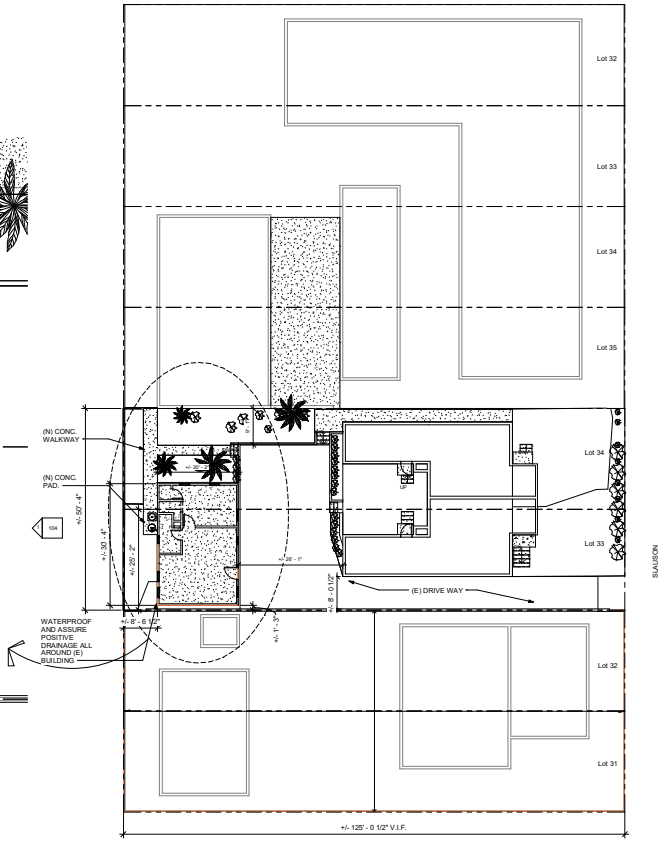


2 Enlarged Plan - New ADU
1/4" = 1'-0"

NORTH PLAN



1 New ADU Site Plan
1" = 10'-0"

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(N) ADU SITE & ENLARGED PLAN

Project Number	0010045
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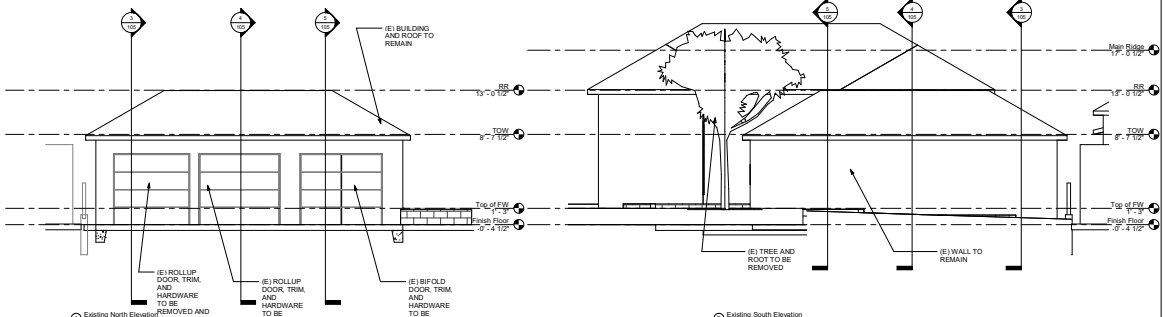

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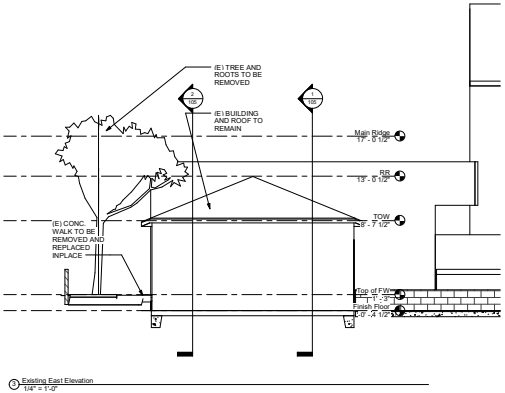
2 Existing South Elevation
1/4" = 1'-0"



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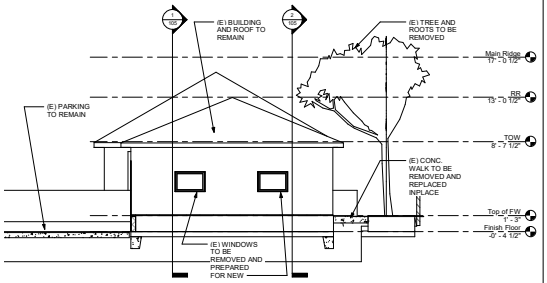

1 Existing West Elevation
1/4" = 1'-0"

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ADU Garage Conversion

(E) GARAGE ELEVATIONS

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Scale 1/4" = 1'-0"

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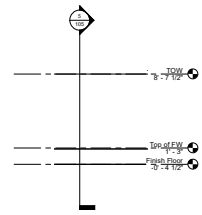

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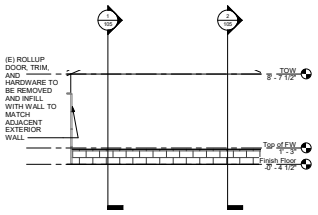

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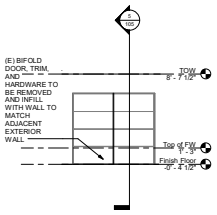

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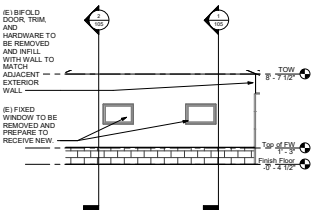

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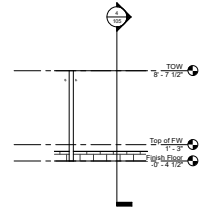

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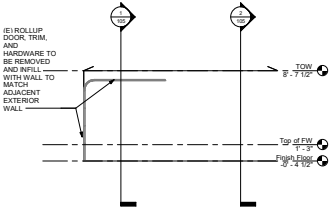

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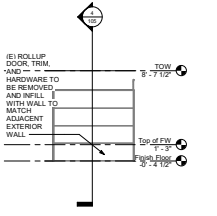

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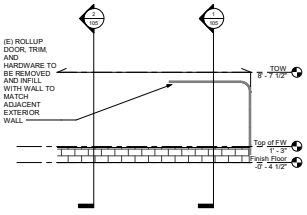

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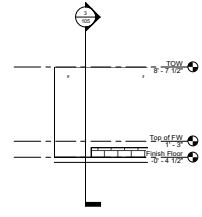

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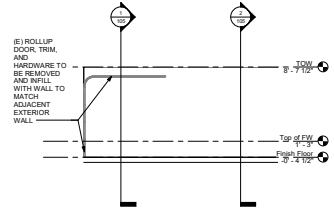

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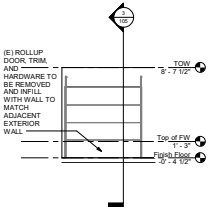

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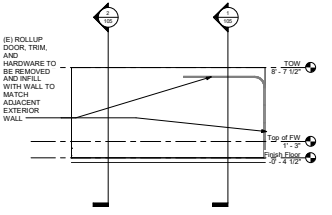

1 Elevation 1 - a
1/4" = 1'-0"

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(E) GARAGE INTERIOR ELEVATIONS

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103A

Scale 1/4" = 1'-0"

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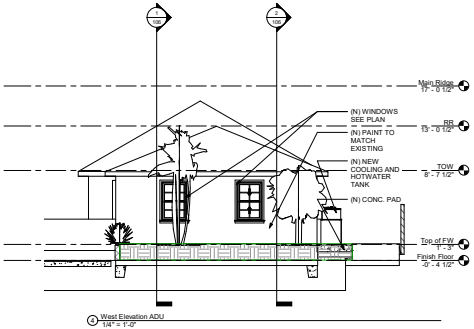
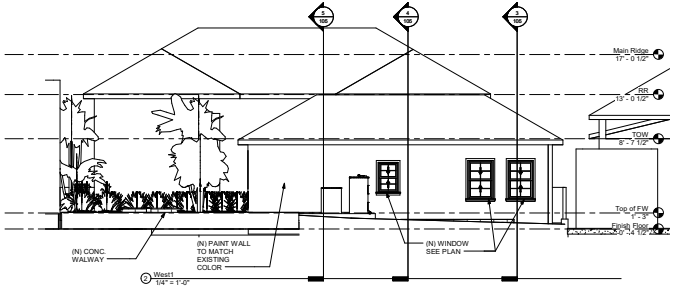
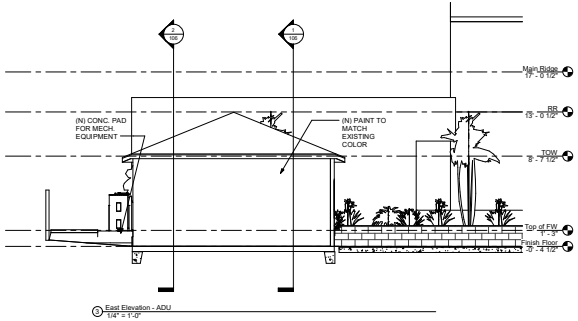


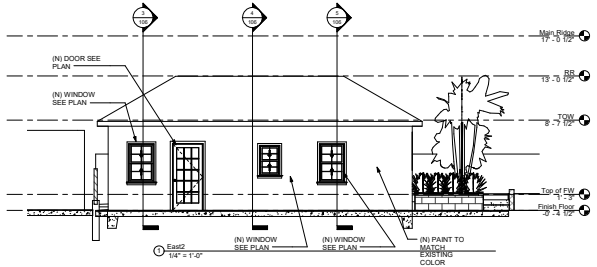
2 West Elevation ADU
1/4" = 1'-0"



2 West1
1/4" = 1'-0"



3 East Elevation - ADU
1/4" = 1'-0"



1 East2
1/4" = 1'-0"

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ADU Garage Conversion

(N) ADU ELEVATIONS

Project Number	0010045
Date	Issue Date
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Scale 1/4" = 1'-0"

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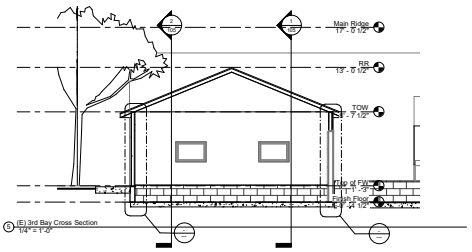
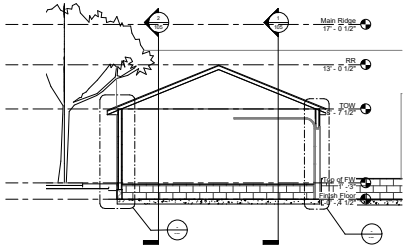
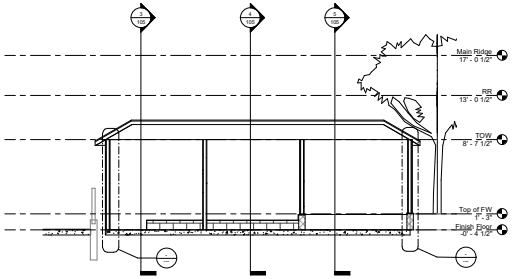


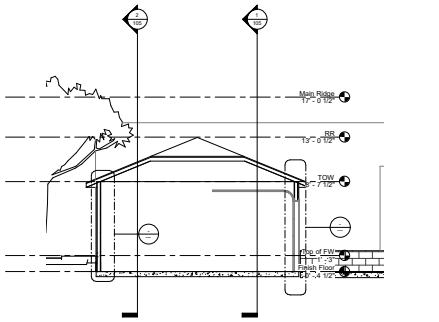
3 (E) 3rd Bay Cross Section
1/4" = 1'-0"



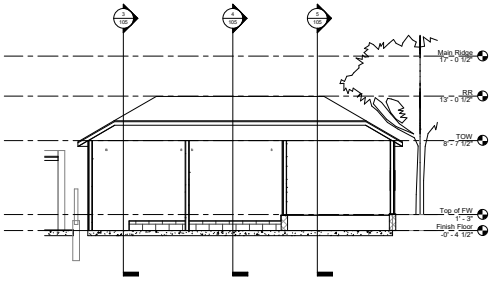
4 (E) Cross Section - 05
1/4" = 1'-0"



2 (E) Longitudinal Section - 01
1/4" = 1'-0"



5 (E) Cross Section - 02
1/4" = 1'-0"



1 (E) Longitudinal Section
1/4" = 1'-0"

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(E) GARAGE BUILDING SECTION

Project Number	0010045
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Scale 1/4" = 1'-0"

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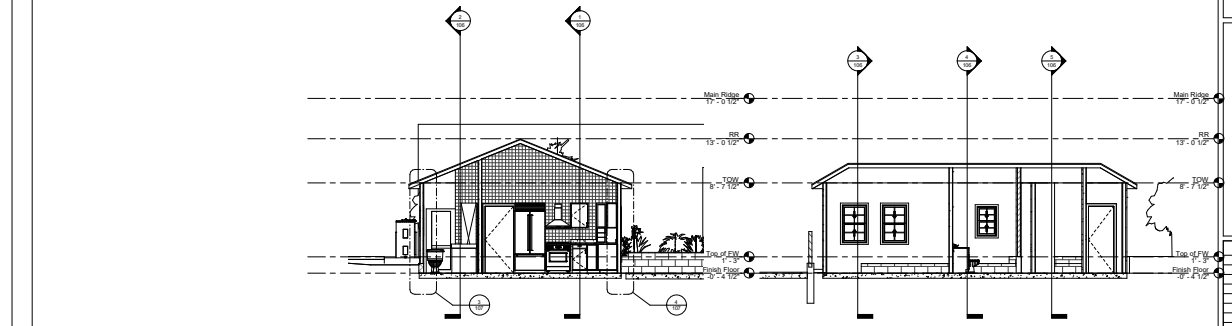
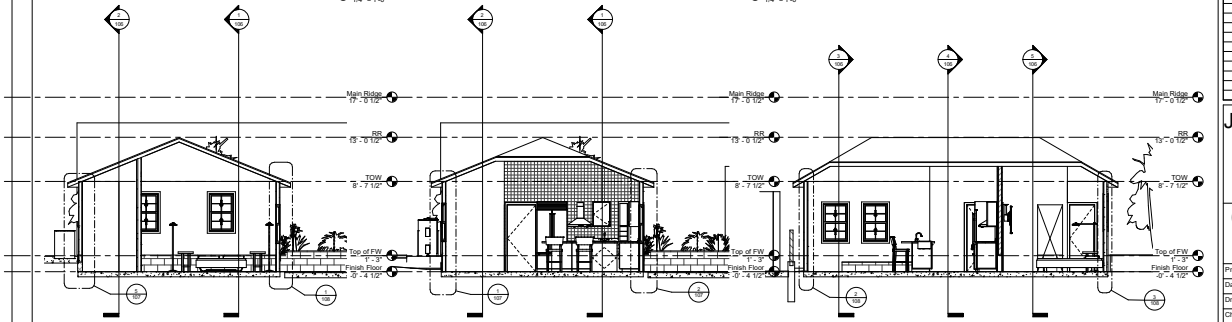


4 (N) Longitudinal Section - 03
1/4" = 1'-0"

2 (N) Longitudinal Section - 01
1/4" = 1'-0"



5 (N) Longitudinal Section - 04
1/4" = 1'-0"

3 (N) Longitudinal Section - 02
1/4" = 1'-0"

1 (N) Longitudinal Section
1/4" = 1'-0"

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(N) ADU BUILDING SECTION

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Scale 1/4" = 1'-0"

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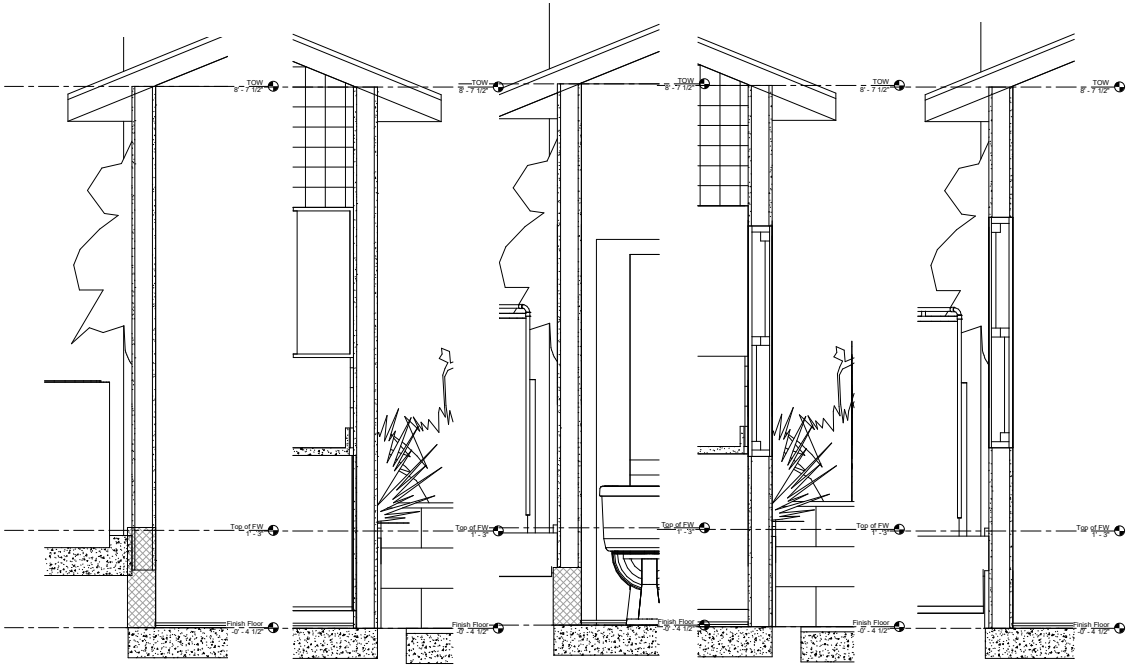

5 (N) Longitudinal Section - 04 - Callout 1
1 1/2" = 1'-0"

4 (N) Longitudinal Section - 03 - Callout 2
1 1/2" = 1'-0"

3 (N) Longitudinal Section - 03 - Callout 1
1 1/2" = 1'-0"

2 (N) Longitudinal Section - 02 - Callout 2
1 1/2" = 1'-0"

1 (N) Longitudinal Section - 02 - Callout 1
1 1/2" = 1'-0"

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(N) WALL SECTIONS

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Scale 1 1/2" = 1'-0"

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NOTES:

1. ANCHOR BOLTS: 5/8"X10" EMBEDDED 7" AND SPACED 6'-0"OC WITH 2-1/2"X2-1/2"X1/4" PLATE WASHERS, WITH MINIMUM 2 ANCHOR BOLTS PER PIECE, LOCATED NOT MORE THAN12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE PIECE.

2. ALL FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS THAT REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE PRESSURE TREATED WOOD.

3. MINIMUM CONCRETE STRENGTH: 2500 PSI.

4. BEARING WALLS AND BRACED WALL PANELS REQUIRE CONTINUOUS FOOTINGS.

5. FOR EXPANSIVE SOIL: REFER TO LOCAL JURISDICTION REQUIREMENTS.

6. WHERE INTERIOR WALLS ARE SHEAR WALL PANELS, WALL FRAMING AND SHEATHING SHALL EXTEND TO THE ROOF SHEATHING.

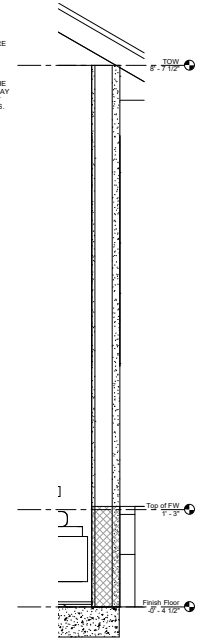
7. UNDER FLOOR AREAS SHALL BE VENTILATED BY APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. OPENINGS SHALL BE LOCATED AS CLOSE AS POSSIBLE TO CORNERS AND PROVIDECROSS VENTILATION. THE OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO SIDES. CORROSION RESISTANT MESH W/ MINIMUM 1/4" OPENINGS.

8. ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE . THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THE OPENINGS MAY BE 1/300 OF THE AREA PROVIDED 50% OF THE OPENING AREA IS PROVIDED WITH VENTILATORS IN THE UPPER PORTION AT LEAST 3' ABOVE THE EAVE OR CORNICE WITH THE BALANCE OF THE VENTILATORS PROVIDED BY EAVE OR CORNICE VENTS. PROVIDE BAFFLES TO PREVENT ATTIC INSULATION FROM BLOCKING EAVE VENTS. (CBC 1505.3)

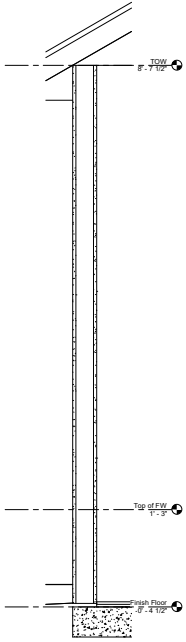
9. FOR STEM WALLS GREATER THAN 24" HIGH: REFER TO LOCAL JURISDICTION REQUIREMENTS

NAILING SCHEDULE (CBC TABLE 23-II-B-1)

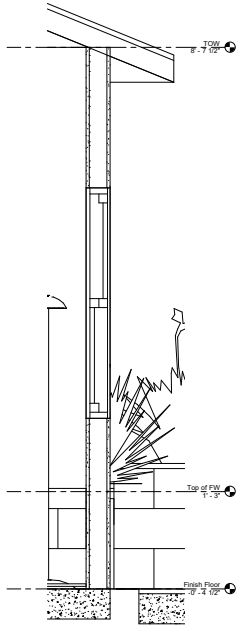
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d
BRIDGING TO JOIST, TOENAIL EACH END	2-8d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16"oc
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d per 16"
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL, OR 2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	16d @ 24" oc
DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" oc
DOUBLE TOP PLATES, LAP SPLICE	8-16d
BLOCKING BETWEEN JOISTS OT RAFTERS TO TOP PLATE, TOENAIL	3-8d
RIM JOIST TO TOP PLATE, TOENAIL	8d @ 6" oc
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
CEILING JOISTS TO PLATE, TOENAIL	3-8d
CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS,FACE NAIL	3-16d
RAFTER TO PLATE, FACE NAIL	3-8d
BUILT-UP CORNER STUDS	16d @ 24" oc
2" PLANKS	2-16d @ EACH BEARING



3 (N) Longitudinal Section - Callout 2
1 1/2" = 1'-0"



2 (N) Longitudinal Section - Callout 1
1 1/2" = 1'-0"



1 (N) Longitudinal Section - 04 - Callout 2
1 1/2" = 1'-0"

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(N) WALL SECTIONS

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Scale 1 1/2" = 1'-0"

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