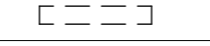
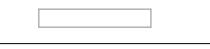
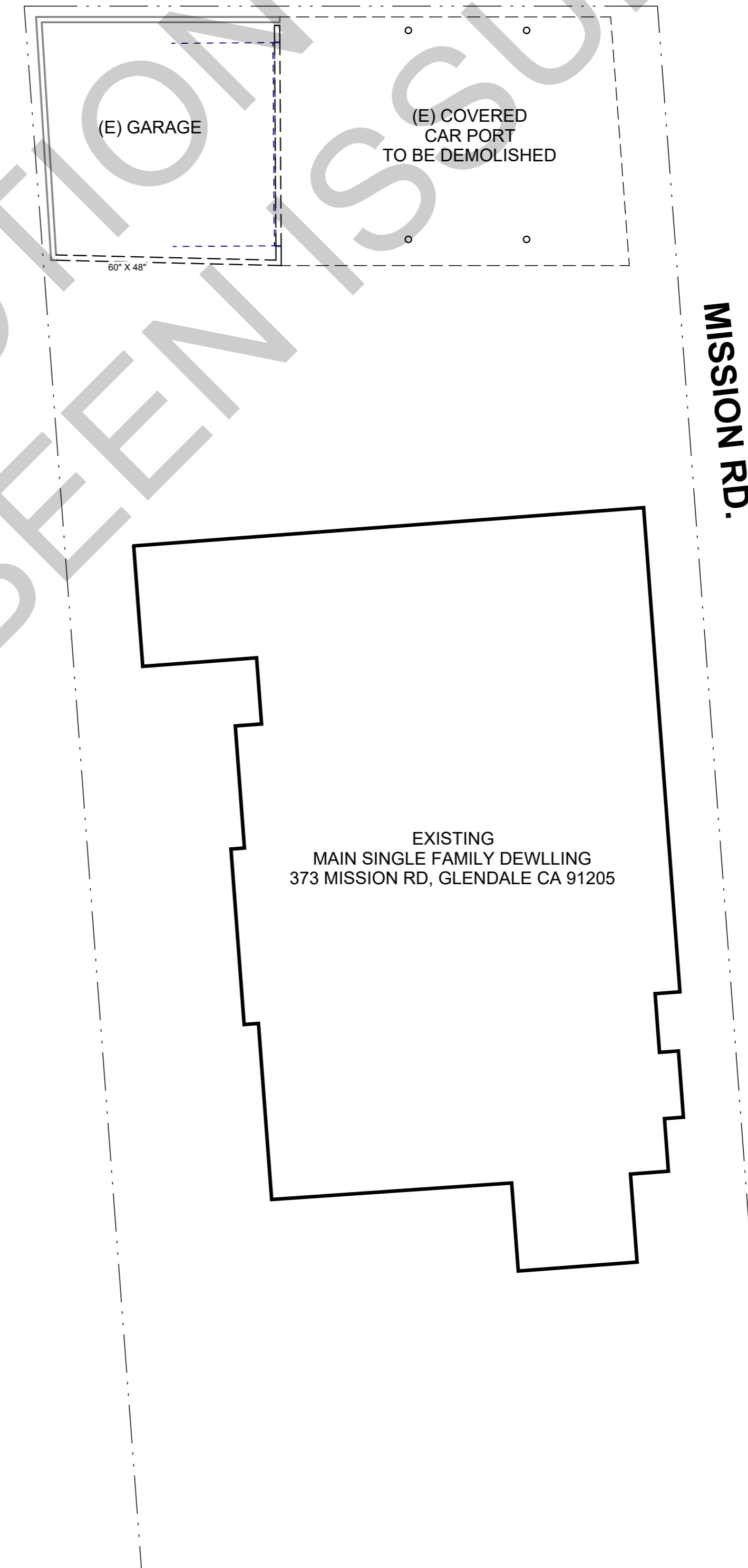


EXISTING FLOOR PLAN LEGEND	
	DEMO
	EXISTING WALL



NOT FOR CONSTRUCTION PERMIT HAS NOT BEEN ISSUED

EXISTING FLOOR PLAN & DEMO
 SCALE: 1/8" = 1'-0"

No.	Description	Date

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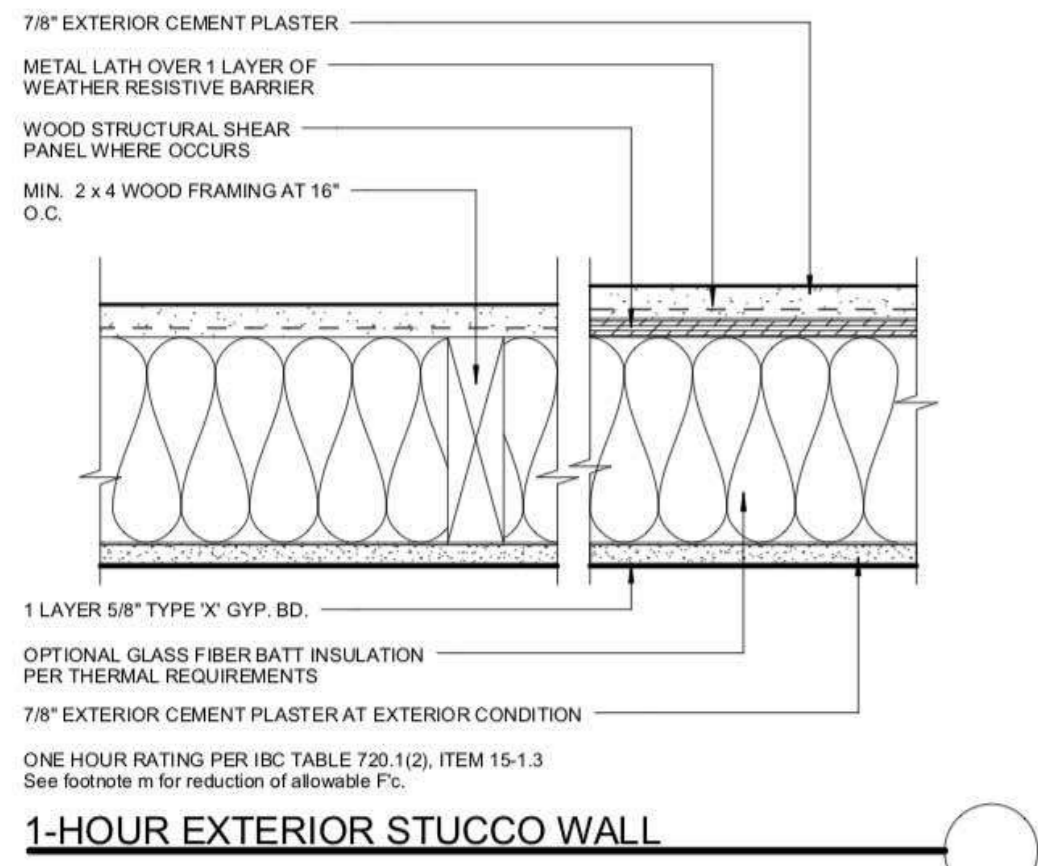
Conversion of the existing garage and carport into a detached ADU (756 SF) with partial demolition of the carport section.

373 MISSION RD, GLENDALE 91205

EXISTING FLOOR PLAN

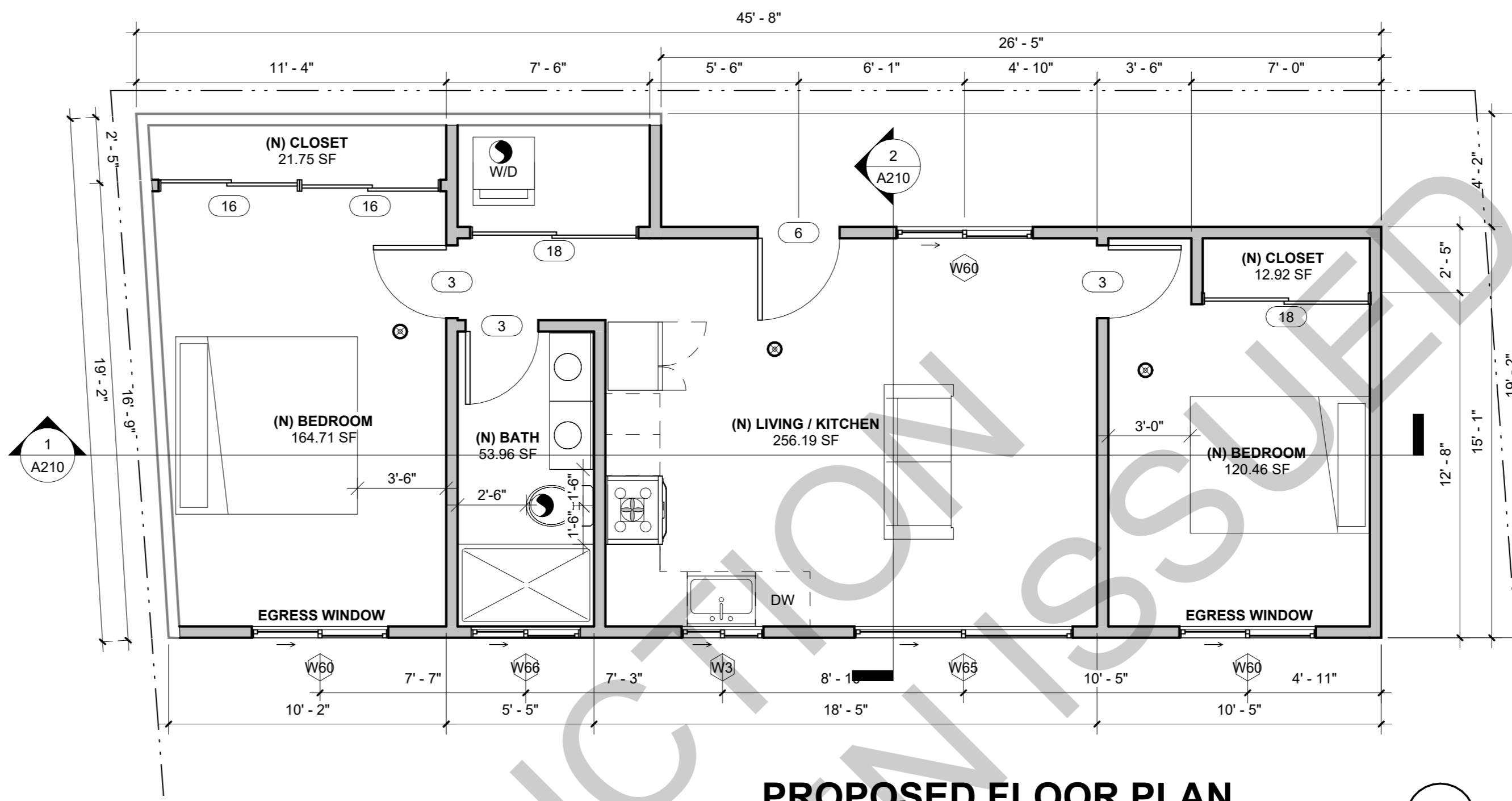
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FLOOR PLAN LEGEND	
	EXISTING WALL
	NEW WALL
	ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT
	ENERGY STAR EXHAUST 100 CFM
	SMOKE DETECTOR/CARBON MONOXIDE

ROOF LEGEND	
	(N) ROOF
	(E) ROOF
	(E) PROPERTY LINE



PROPOSED FLOOR PLAN

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

1

WINDOW SCHEDULE																			
WINDOW NUMBER	QUANTITY	NEW EXISTING	OLD SIZE	NEW MATERIAL	EXISTING MATERIAL	STREET VISIBILITY	EXISTING OPERATION	NEW OPERATION	NEW FRAME TYPE	EXTERNAL GRID	KEEP EXISTING SILL & FRAME	BUILD NEW SILL & FRAME	EXISTING EDGE DETAIL	NEW EDGE DETAIL	BEDROOM	ENERGY EFFICIENT	TEMPERED GLASS	FIRE HAZARD ZONE	WINDOW WITHIN 18" OF FLOOR OR 40" OF DOOR
W3	1	3'X3'	N/A	CLAD	N/A	NO	N/A	SLIDING	BLOCK	NO	NO	YES	NA	FLAT	NO	YES	NO	NO	NO
W60	3	4'X5'	N/A	CLAD	N/A	NO	N/A	SLIDING	BLOCK	NO	NO	YES	NA	FLAT	YES	YES	YES	NO	YES
W65	1	6'X8'	N/A	CLAD	N/A	NO	N/A	SLIDING	BLOCK	NO	NO	YES	NA	FLAT	NO	YES	NO	NO	NO
W66	1	1'-6"X4'	N/A	CLAD	N/A	NO	N/A	SLIDING	BLOCK	NO	NO	YES	NA	FLAT	NO	YES	YES	NO	YES

Note : Bedroom egress windows have a minimum clear opening area of 5.7 SF when above the grade floor and 5 SF on the grade floor, a minimum net height of 24", a minimum net width of 20", and a sill height not more than 44" above finish floor. (CRC R310, CBC 1031)

DOOR SCHEDULE						
Type Mark	Count	Type Comments	Height	Width	Description	Phase Created
3	3		6' - 8"	2' - 8"		New Construction
6	1		6' - 8"	3' - 0"		New Construction
14	1		7' - 0"	16' - 0"		New Construction
16	2		6' - 8"	5' - 0"		New Construction
18	2		6' - 8"	6' - 0"		New Construction

NOTE:

SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 72.

CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP.

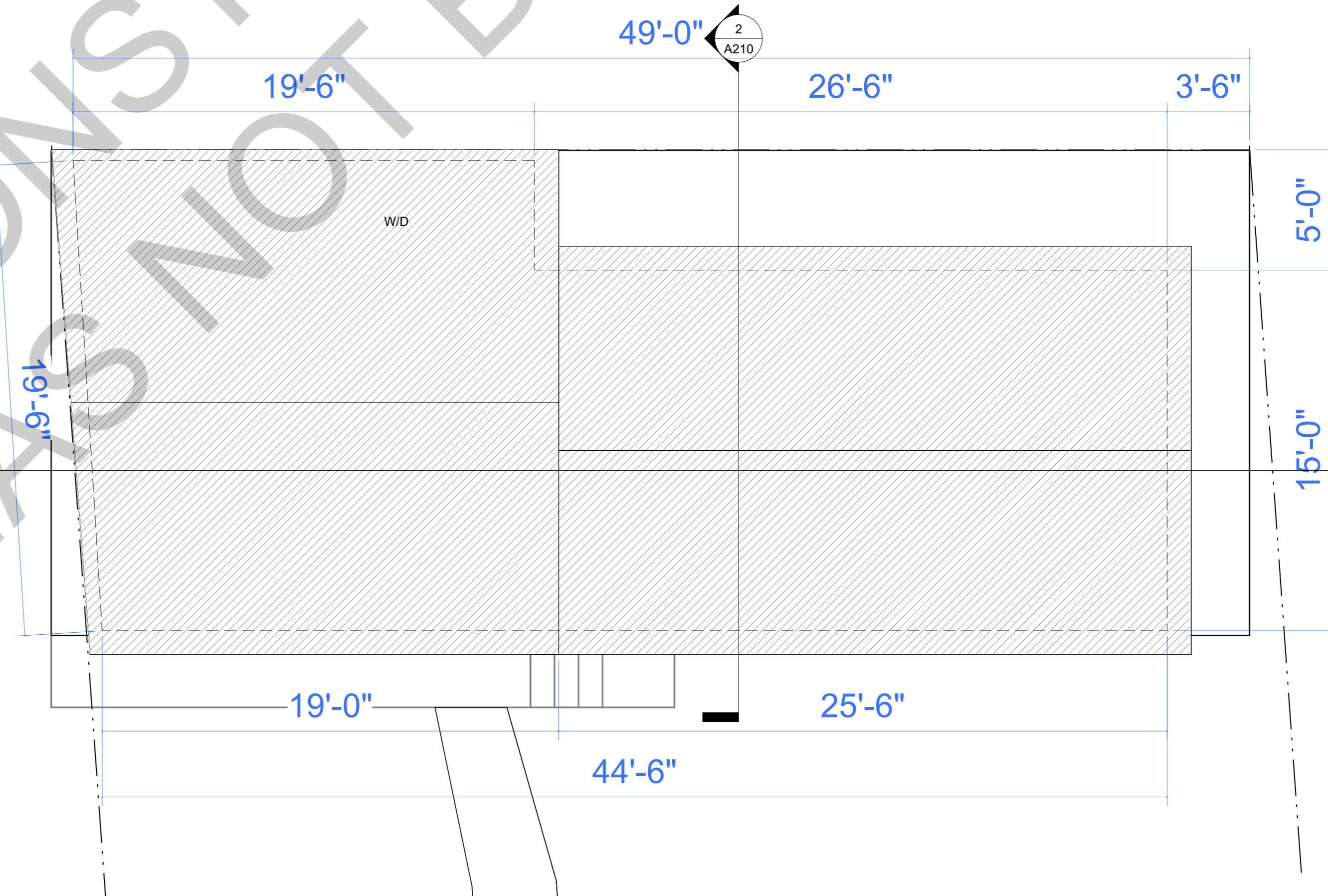
FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80% UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM.

BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUB 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.

ALL DOORS AND WINDOWS SHALL MEET CITY OF LOS ANGELES SECURITY ORDINANCE

ALL WINDOWS SHALL BE NAIL-ON CONSTRUCTION

MINIMUM 24" CLEAR OPENING HEIGHT, 20" CLEAR OPENING WIDTH AND 5.7 SQ FT MINIMUM OPENING AREA (5.0 SQ FT AT GRADE LEVEL) AND 44" MAXIMUM FROM FLOOR TO SILL



Roof Plan

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

3

No.	Description	Date

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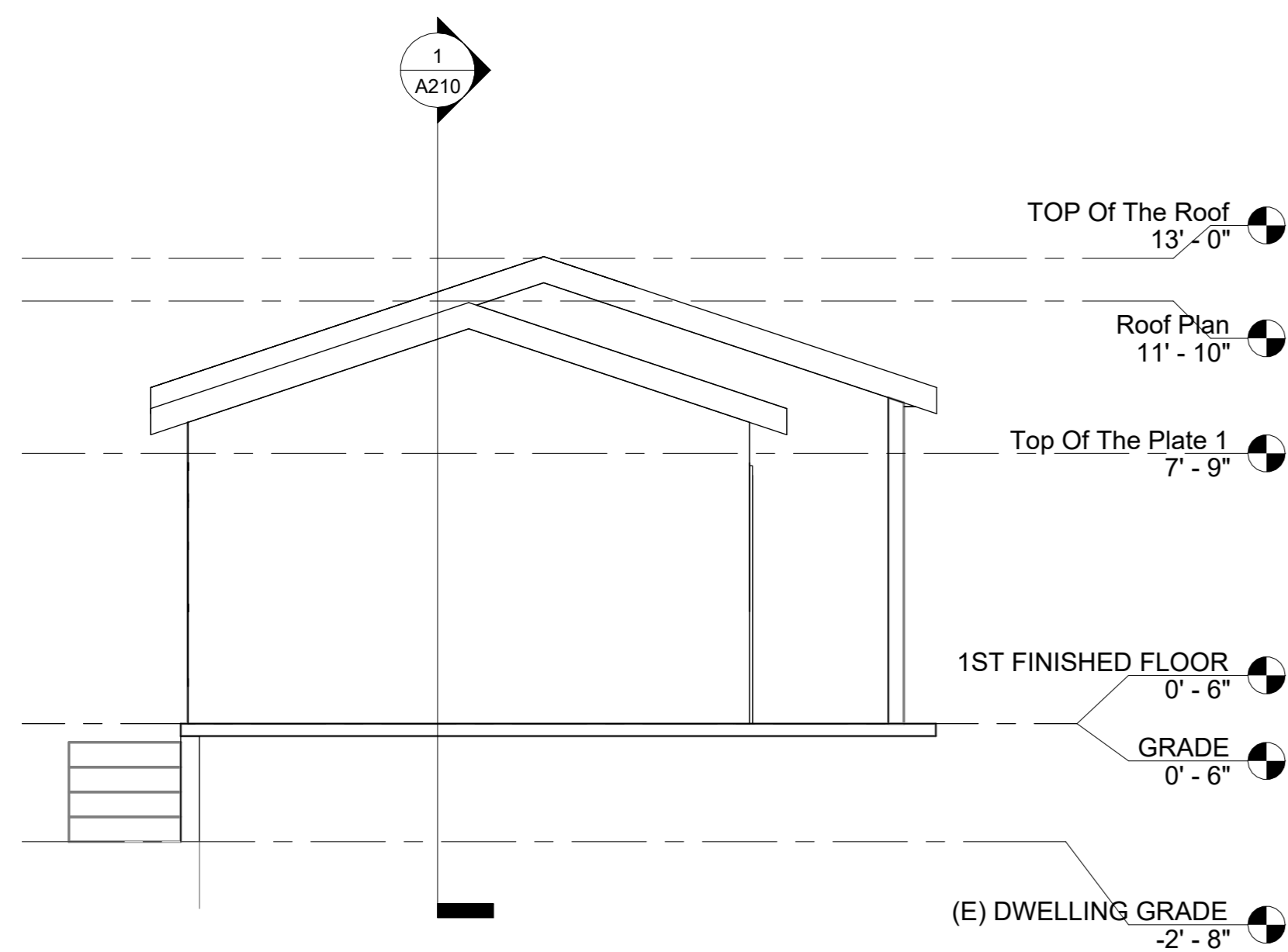
Conversion of the existing garage and carport into a detached ADU (756 SF) with partial demolition of the carport section.

373 MISSION RD, GLENDALE 91205

PROPOSED FLOOR & Roof PLAN

DATE: 3/25/2024 4:48:21 PM

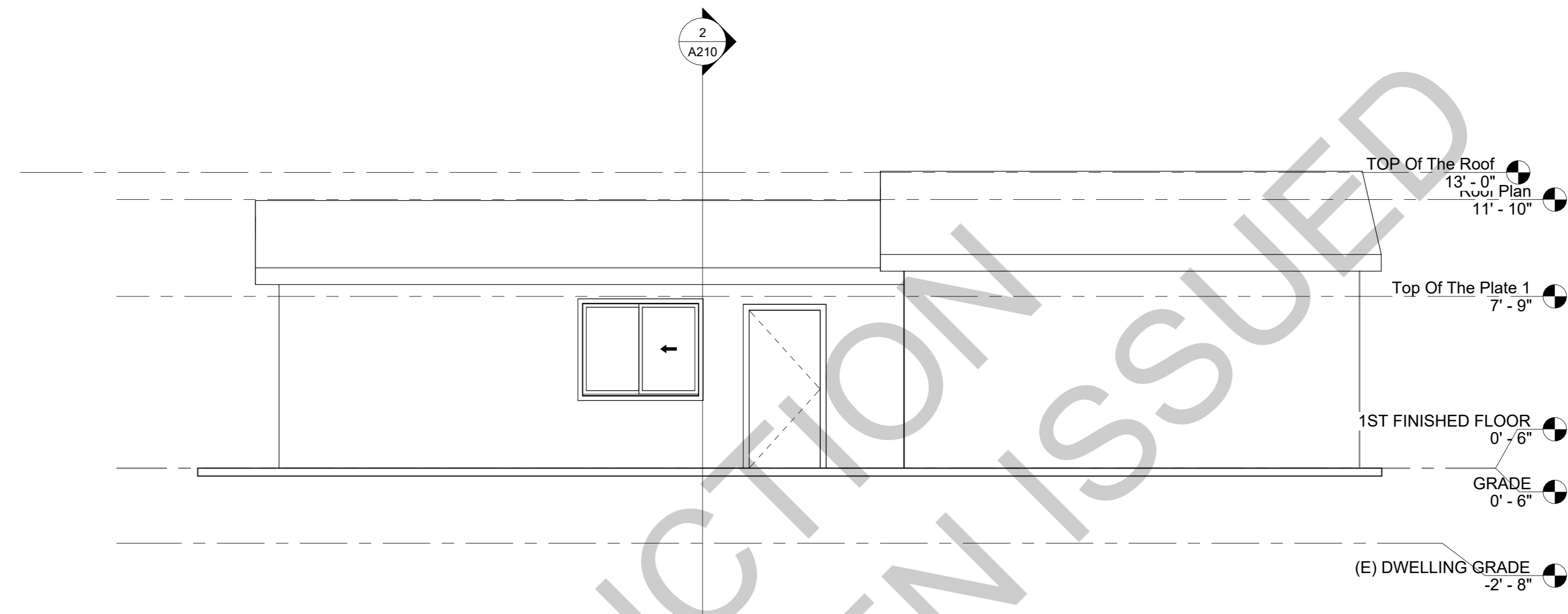
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East Elevation

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

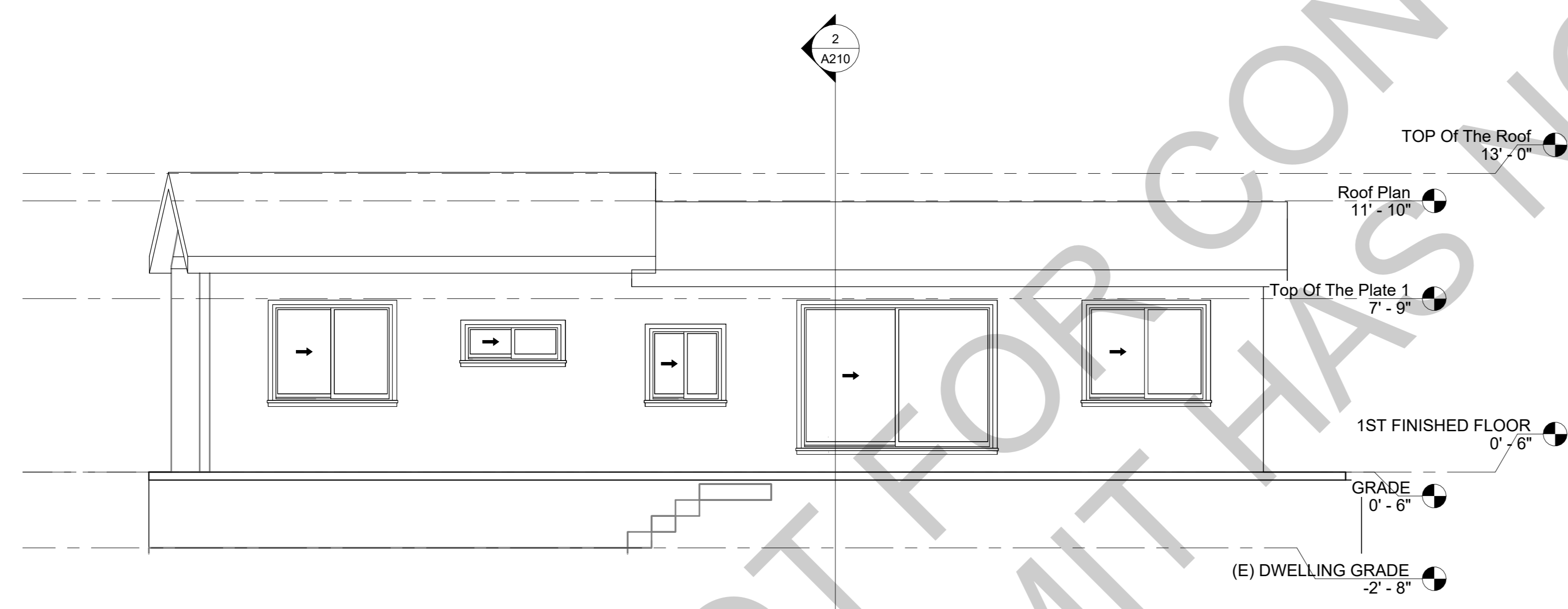
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North Elevation

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

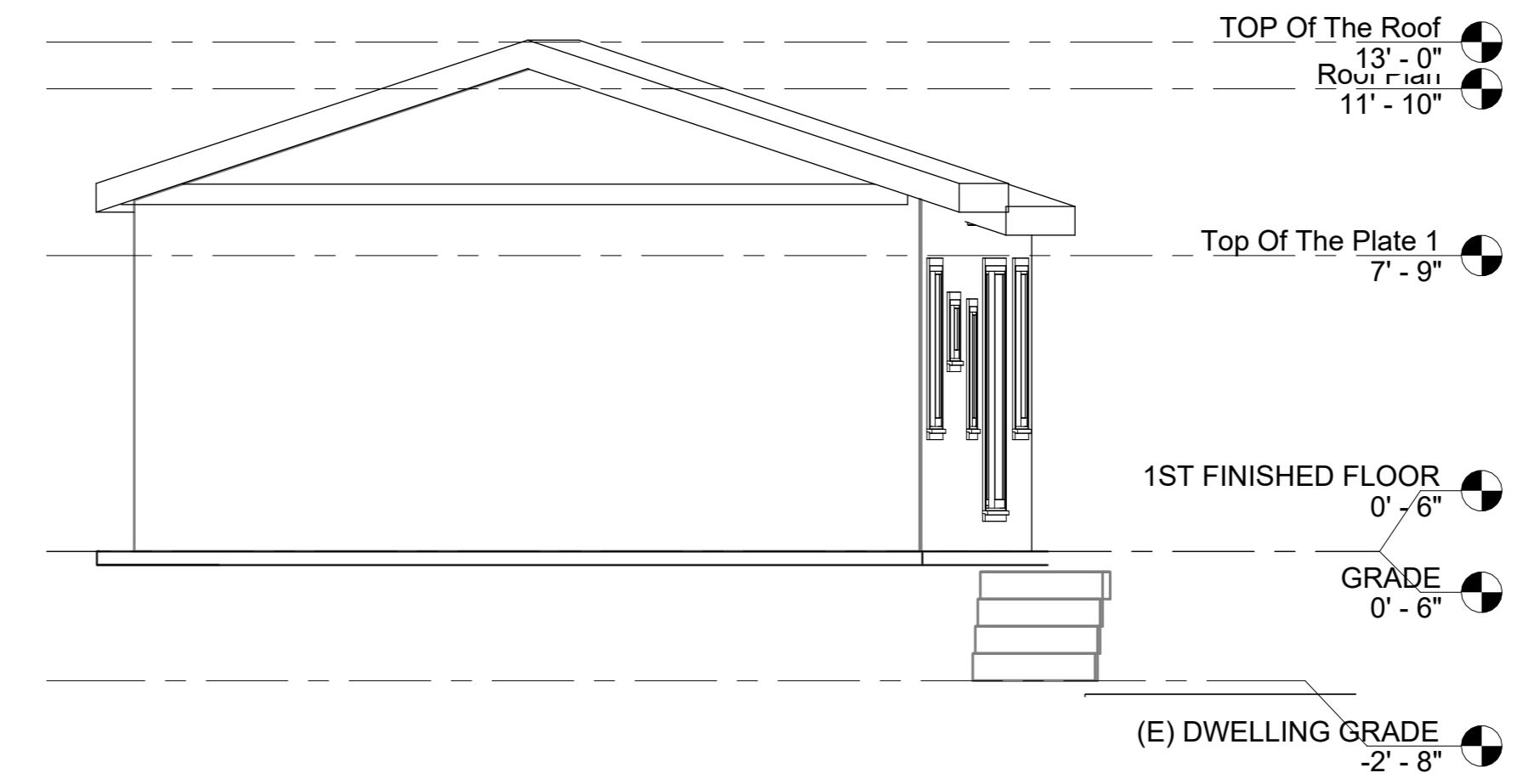
2



South Elevation

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

3



West elevation

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

4

No.	Description	Date

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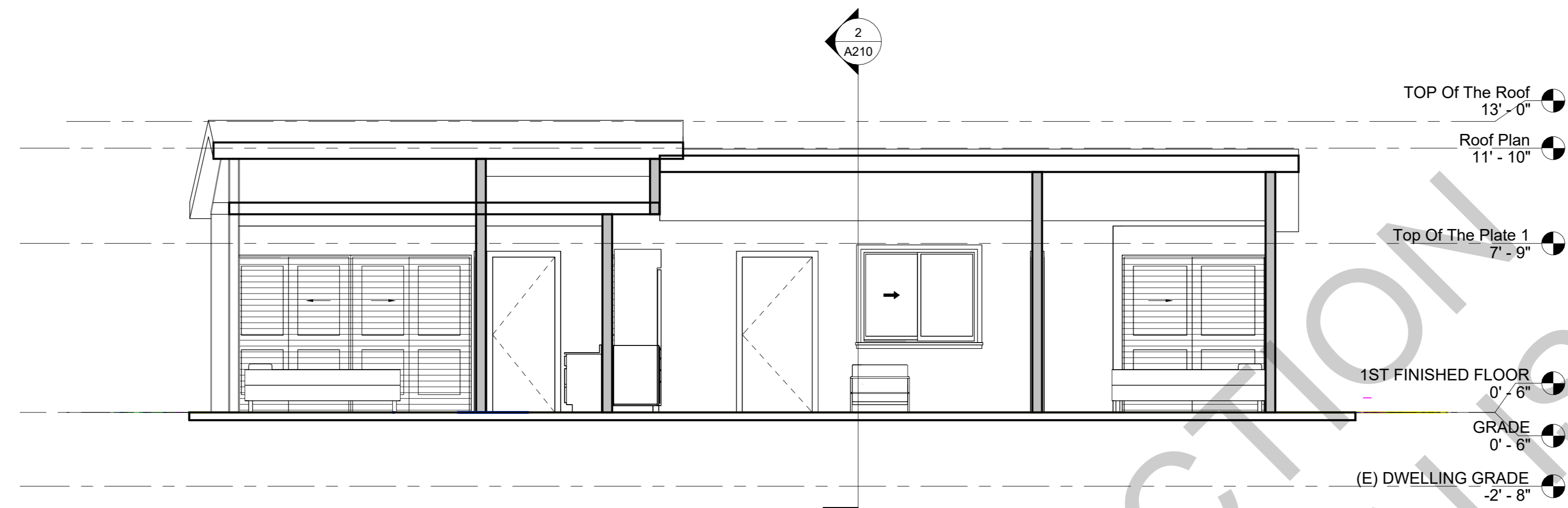
373 MISSION RD, GLENDALE 91205

ELEVATIONS

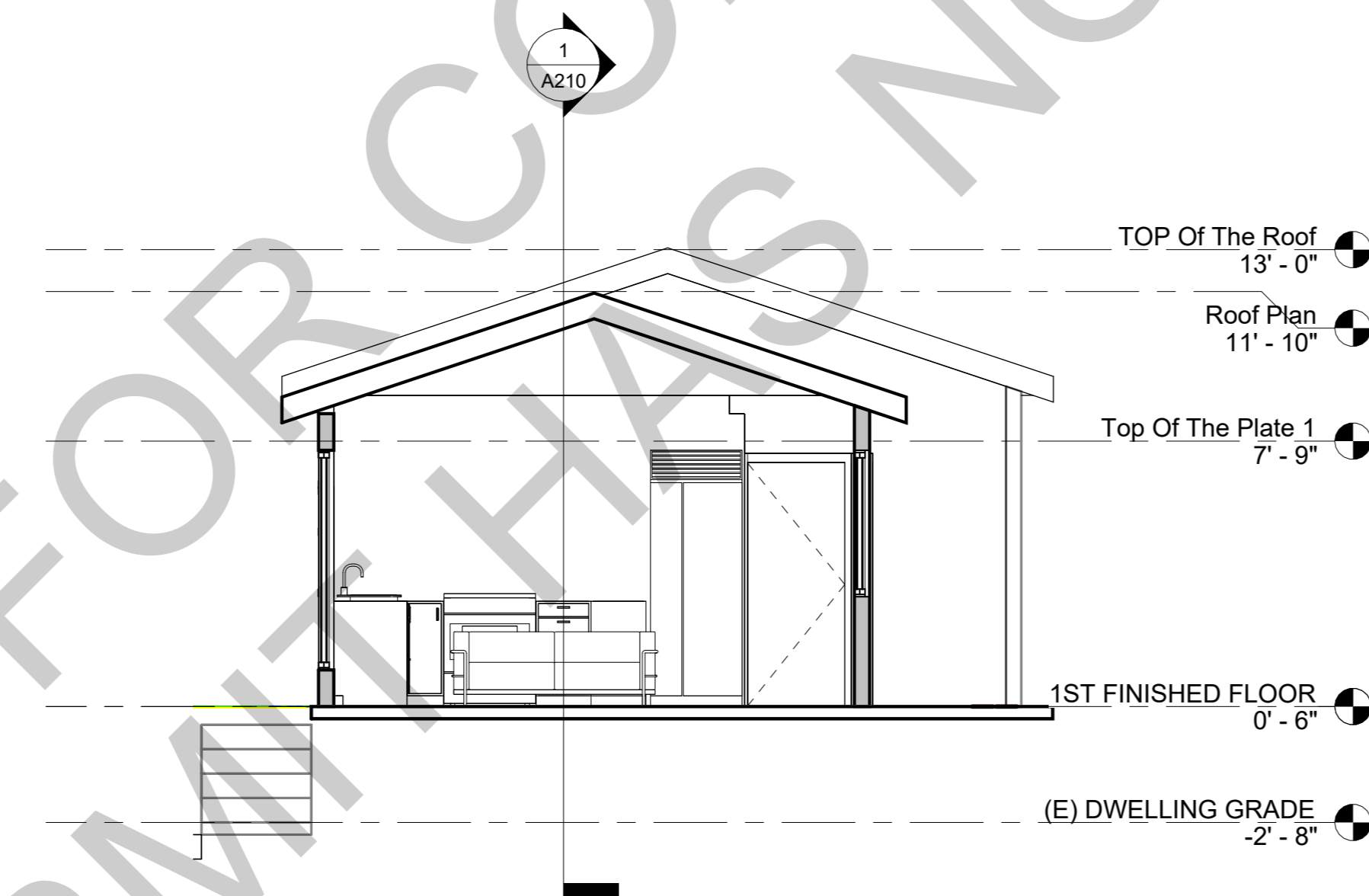
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A200



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



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

No.	Description	Date

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373 MISSION RD, GLENDALE 91205

SECTIONS

DATE: 3/25/2024 4:48:22 PM

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A210

GENERAL NOTES:



CITY OF GLENDALE
BUILDING AND SAFETY
 633 EAST BROADWAY ROOM 101 (818) 548-3200

SUPPLEMENTAL CORRECTION SHEET
SECURITY STANDARDS – RESIDENTIAL

1. The following buildings shall comply with the Security Provisions:
 - a. New residential buildings of all types.
 - b. Additions or alterations to residential buildings of all types.
 - c. Multiple family dwelling units converted to privately owned family units (condominiums or cooperatives).
2. Identify all security openings clearly on plans. The symbol * may be used, but any system which clearly defines security openings will be acceptable.
 - a. Security Openings are defined as:
 - b. All exterior doors of residential buildings.
 - c. The door leading from garage into attached dwelling units.
 - d. Entrance doors to individual apartments or condominiums from a public area.
 - e. Any glazed opening within 40° of any door locking mechanism in the closed mechanism.
 - f. Louvered windows within 12' vertically or 6' horizontally of an accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.
 - g. Openings or windows into public parking areas.
 - h. All openable windows. See Item 4 below.
3. Provide details and specifications for all swinging doors in security openings.
 - a. Specify thickness, type, and materials as applicable for wood, metal, and glass doors.
 - b. Specify deadbolts with hardened inserts, dead-locking latch key-operated locks on exterior, locks operable without key, special knowledge or special effort on interior, and type, throw, and embedment of deadbolts for single swing doors, active leaf of dutch door.
 - c. Show means of securing inactive leaf of double door and upper leaf of dutch door.
4. Architect shall specify sliding glass doors and openable security windows on plans by trade name. Architect shall provide plan checker with a copy of performance test report prepared by manufacturer or ICC number, indicating compliance with tests as required in the most recent edition of the California Building Code.
5. Show the method of securing metal or wood overhead or sliding doors.
6. For multiple family dwellings, show illuminated diagram on plans as specified in General Notes, item 12.2.3.
- 12.6. Hollow steel doors shall be a minimum sixteen (16) gauge thick with extra reinforcing around the lock to prevent collapsing.
- 12.7. Aluminum doors shall be constructed per Vol. VII, Section 15.3 of Security Ordinance No. 5581, and shall be equipped with a double cylinder deadbolt with a 1" min. bolt projection or hook shaped or expanding dog bolt to prevent spreading. The deadbolt lock shall have a minimum of five (5) pin tumblers and a cylinder guard.
13. **Address Number and Identifying Data:** Address numbers and other identifying data shall be displayed as follows:
 - 13.1. All residential dwellings shall display an address number in a prominent location on the street side of the residence in such a position that the number is easily visible to approaching emergency vehicles. The numerals shall be no less than four (4) inches (102mm) in height and shall be of a contrasting color to the background to which they are attached. In addition, any residence with rear vehicular access through any driveway, alleyway or parking lot shall also display the same numbers on the rear of the building.
 - 13.2. Multiple Family Dwelling, Illuminated Diagrams and Identification Numbers: There shall be positioned at each entrance of a multiple family dwelling complex an illuminated diagrammatic representation of the complex which shows the location of:
 - 13.2.1. The viewer;
 - 13.2.2. The unit designations within the complex.
 - 13.2.3. Each unit that is a "smoking unit and a "non smoking" unit (as governed by Chapter 8.52 of the Glendale Municipal Code, 1995, or any successor legislation);
 - 13.2.4. A smoking permitted area authorized under Section 8.52.130 of the GMC; and
 - 13.2.5. The complex's exits, stairwells, elevators, fire alarm annunciator panels, and standpipes.
 In addition, each individual unit within the complex shall display a prominent identification number, not less than four (4) inches (102mm) in height, which is easily visible to approaching vehicular and/or pedestrian traffic. In addition, any multiple family dwelling with rear vehicular access shall also display the same numbers on the rear of the building.
14. **Lighting; Multiple Family Dwelling.** Lighting in multiple family dwellings shall be as follows:
 - 14.1. Aisles, Passageways and Recesses: Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five hundredths (.25) of a footcandle (2.7 lux) at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
 - 14.2. Parking Structures, Parking Lots and Carports: Parking structures, parking lots and carports shall be provided with a minimum of two (2) footcandles (21.5 lux) of light on the parking surface during the hours of darkness. Lighting devices shall be protected by weather and vandalism-resistant covers.
15. **Note:** These notes are intended as a guide only. Contractor and supplier shall refer to the Glendale Building & Safety Code, Volume VII for more complete and specific details.

Openings or windows referred to in item 2g above, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens, or grilles. The protective bars or grilles shall not interfere with the operation of opening windows if such windows are required to be operable by this Code.

7. In addition to the details and specifications required by items 1 through 7 above, provide appropriate general notes and specifications to comply with Volume VII, Ordinance No. 5998. The following example notes may be used in part or in total as appropriate:

GENERAL NOTES:

All openings marked * are security openings and the following notes shall apply:

1. Each unit in a residential development shall be keyed differently than any other units under the same general plan. A certificate from the lock supplier declaring that all locks supplied to the project are keyed separately shall be acceptable as complying with the above requirements.
2. Door jambs shall have a solid backing with no voids exist between the strike side of the jamb and the frame opening for a vertical distance of six (6) inches (153mm) each side of the strike.
3. In wood framing, horizontal blocking shall be placed between studs at door lock height for three (3) stud spaces each side of the door openings. Jambs shall have solid backing against sole plates.
4. Iron or steel screens shall be 1/8" thick with 2" mesh securely fastened.
5. Iron bars shall be 1/2" diameter bars or 1" x 1/4" flat steel spaced at 5" max. securely fastened.
6. Cylinder guards shall be attached with 1/2" connecting screws, and shall be installed whenever the cylinder projects beyond the face of the door, or is otherwise accessible to gripping tools.
7. Door stops for in-swinging doors shall be integrated (rabbeted) with the jamb. Jambs for all doors shall be constructed or protected so as to prevent violation of the strike.
8. The strike plate for deadbolts on all wood frame doors shall be constructed of at least sixteen (16) U.S. gauge steel, bronze, or brass and secured to the jamb by a minimum of two screws.
9. Hinges for out-swinging doors shall be equipped with non-removable hinge pins or a mechanical interlock to preclude removal of the door from the exterior by removing the hinge pins.
10. Louvered windows shall not be used when any portion of the window is less than 12 feet (3658mm) vertically or 6 feet (1829mm) horizontally from an accessible surface or any adjoining roof, balcony, landing, stair tread, platform, or similar structure.
11. Garage Door Types: Rolling overhead, solid overhead, swing or sliding accordion garage-type doors shall conform to the following standards:
 - 11.1. Wood doors shall have panels a minimum of five-sixteenths (5/16) inch (8mm) in thickness with the locking hardware being attached to the support framing.
 - 11.2. Aluminum doors shall be a minimum thickness of .0215 inches (.546mm) and riveted together a minimum of eighteen (18) inches (458mm) on center along the outside seams.

There shall be a full width horizontal beam attached to the main door structure which shall meet the pilot, or pedestrian access, door framing within three (3) inches (76mm) of the strike area of the pilot or pedestrian access door.

- 11.3. Fiberglass doors shall have panels a minimum density of six (6) ounces per square foot (1831 gram/m²) from the bottom of the door to a height of seven (7) feet (2134mm). Panels above seven (7) feet (2134mm) and panels in residential structures shall have a density not less than five (5) ounces per square foot (1526 grams/m²).
- 11.4. Doors utilizing a cylinder lock shall have not less than a five (5) pin tumbler operation with the locking bar or bolt extending into the receiving guide a minimum of one (1) inch (25.4mm).
- 11.5. Doors exceeding sixteen (16) feet (4877mm) in width shall have two lock receiving points or, if the door does not exceed nineteen (19) feet (5791mm), a single bolt may be used if placed in the center of the door with the locking point located either at the floor or door frame header, or, torsion spring counter balance type hardware may be used.
- 11.6. Doors with slide bolt assemblies shall have frames a minimum of .120 inches (3mm) in thickness, with a minimum bolt diameter of one-half (1/2) inch (13mm) and protrude at least one and one-half (1 1/2) inches (38mm) into the receiving guide. A bolt diameter of three-eighths (3/8) inch (10mm) may be used in a residential building. The slide bolt shall be attached to the door with non-removable bolts from the outside. Rivets shall not be used to attach slide bolt assemblies.
12. **Swinging Exterior Doors:** All exterior swinging doors of any residential building and attached garages (Except for vehicular access doors), including the door leading from the garage area into the dwelling unit shall be equipped as follows:
 - 12.1. All wood doors shall be of solid core construction with a minimum thickness of one and three-fourths (1 3/4) inches (45mm), or with panels not less than nine-sixteenths (9/16) inch (15mm) thick.
 - 12.2. A single or double door shall be equipped with a single cylinder deadbolt lock with a minimum projection of one (1) inch (25.4mm) and be constructed so as to repel cutting tool attack. The deadbolt shall have an embedment of at least three-fourths (3/4) inch (19mm) into the strike receiving the projected bolt. The cylinder shall have a cylinder guard, a minimum of five pin tumblers, and shall be connected to the inner portion of the lock by connecting screws of at least one fourth (1/4) inch (6.3mm) in diameter. All installation shall be done so that the performance of the locking device will meet the intended anti-burglary requirements. A dual locking mechanism constructed so that both deadbolt and latch can be retracted by a single action of the inside door knob, or lever, may be substituted provided it meets all other specifications for locking devices.
 - 12.3. The inactive leaf of double doors shall be equipped with metal flush bolts having a minimum embedment of five-eighths (5/8) inch (16mm) into the head and threshold or the door frame.
 - 12.4. Glazing: Glazing in exterior doors or within forty (40) inches (1016mm) of any locking mechanism shall be of fully tempered glass or rated burglary resistant glazing.
 - 12.5. Wide Angle Viewer: Except where clear vision panels are installed, all front exterior doors shall be equipped with a wide angle (180°) door viewer.



600 N. BRAND BLVD. #560
 GLENDALE CA. 91203
 (818) 450-8422
 ARCHITECTURE@ADURESOURCECENTER.COM

No.	Description	Date

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373 MISSION RD, GLENDALE 91205

GENERAL NOTES

DATE: 3/25/2024 4:48:22 PM

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G001

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2023 EDITION OF THE CBC, CRC, CMC, CPC, CEC AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.
2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.
3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3)
5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)
7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)
8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)

WATER CONSERVATION:

THE PROJECT SHALL DEMONSTRATE A 2-% REDUCTION IN WATER USE BY SPECIFYING PLUMBING FIXTURES AND FIXTURES THAT MEET THE FLOW RATES LISTED BELOW, OR THROUGH A CALCULATION SHOWING A 20% REDUCTION FROM BASELINE VALUES LISTED IN CALGREEN TABLE 4.303.1.

SHOWERHEADS:	2.0 GALLONS PER MINUTE (GPM) 1"
LAVATORY FAUCET- RESIDENTIAL:	1.5 GPM
KITCHEN FAUCETS:	1.8 GPM
WATER CLOSETS:	1.28 GALLONS PER FLUSH 2"
URINALS:	0.5 GALLON PER FLUSH
METERING FAUCETS:	0.2 GALLON PER CYCLE

NOTES:

1. THE COMBINED FLOW RATE OF MULTIPLE SHOWER HEADS SHALL NOT EXCEED THE MAXIMUM FLOW RATE. THE SHOWER SHALL BE DESIGNED TO PERMIT ONE SHOWERHEAD TO BE IN OPERATION AT A TIME.
2. THE EFFECTIVE FLUSH VOLUME FOR DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLOW VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

ELECTRICAL NOTES:

PER 2019 CALIFORNIA ELECTRICAL CODE

- A. PANEL LOCATIONS
PANELS SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS CLOTHES CLOSETS, OR IN BATHROOMS (CEC 240-24(D)).

- B. NON-METALLIC SHEATHED CABLE (CEC 334)
NON-METALLIC SHEATHED CABLE SHALL BE:

1. PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE. (CEC 334.15(B))
2. PROTECTED BY A 1/16 INCH STEEL PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 INCH FROM THE NEAREST EDGE OF THE FRAMING MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS (CEC 334.17).
3. PROTECTED BY GUARD STRIPS WITHIN 6FT OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR LADDERS ARE PROVIDED. (CEC 334.23, 320.23)
3. PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS ARE PROVIDED. ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.
5. HAVE A BENDING RADIUS NOT LESS THAN 5 TIMES THE DIAMETER OF THE CABLE (CEC 334.24).
6. SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" OF EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING (CEC 334.30).

C. CIRCUITS AND RECEPTACLES

1. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE.
2. IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CIRCUITS SHALL BE PROVIDED (CEC 210.11 (C)(1)).
COUNTER SPACE RECEPTACLES SHALL BE GFCl (CEC 210.8 (A)) AND INSTALLED:
- AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER (CEC 210.52 (C)(1));
- NO MORE THAN 48 IN. OC. (CEC 210.52 (C)(1));
- MAXIMUM 24 IN. FROM THE END OF THE COUNTER (CEC 210.52 (C)(1));
- MAXIMUM 20 IN. ABOVE COUNTER SURFACE (CEC 210.52 (C)(5));
- ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC 210.52 (C)(5) EXCEPTION), AN ISLAND WITH LESS THAN 12" BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVING THE COUNTERTOP INTO TWO SEPARATE SPACES (CEC 210.52 (C)(2)).
- ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC 210.52 (C)(5) EXCEPTION));
3. BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT (CEC 210.11 (C)(3)) WITH AT LEAST ONE GFCl WALL RECEPTACLE WITHIN 36 IN. OF EACH BASIN (CEC 210.8 (A)(1); CEC 210.52 (D)).
4. LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.11 (C)(2)). ALL RECEPTACLES WITHIN 6 FT. OF A SINK SHALL BE GFCl (CEC 210.52(H)).
5. IN GARAGES, AT LEAST ONE GFCl RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (G)). ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCl. (CEC 210.8 (A)(2))

ELECTRICAL NOTES:

PER 2019 CALIFORNIA ELECTRICAL CODE

6. IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (H)).
7. OUTDOOR OUTLETS SHALL BE GFCl (CEC 210.8 (3)). ONE OUTLET SHALL BE INSTALLED AT THE FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FT. ABOVE GRADE (CEC 210.52 (E)).
8. ALL CRAWL SPACE RECEPTACLES SHALL BE GFCl (CEC 210.8(A)(4)).
9. ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCl UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCE (CEC 210.8 (A)(5)).
10. ALL RECEPTACLES WITHIN 6FT. OF A WET BAR SHALL BE GFCl (CEC 210.8(A)(7)).
11. ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENs, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS (CEC 210.12(B)).
12. ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.
13. FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED WITHIN 25 FT OF THE EQUIPMENT (CEC 210.63). IF #2 LOCATED IN AN UNDER FLOOR AREA, THE RECEPTACLE SHALL BE GFCl (CEC 210.8 (4)).
- D. LIGHTING (CEC 210.70)
1. SWITCHED LIGHTING SHALL BE INSTALLED IN:
- ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, AND STAIRWAYS AT EACH LEVEL.
- AT ALL OUTDOOR ENTRANCES AND EXITS.
- IN ALL ATTICS, UNDER FLOOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR STORAGE.
- NEAR HVAC EQUIPMENT IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A SWITCH AT THE ACCESS POINT.
2. LIGHTING INSTALLED IN A CLOSET SHALL BE A SURFACE MOUNTED OR RECESSED FLUORESCENT FIXTURE OR A SURFACE MOUNTED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS OR RECESSED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED 114 LAMPS. SURFACE INCANDESCENT LIGHTING SHALL BE INSTALLED A MINIMUM OF 12 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. SURFACE FLUORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE INSTALLED A MINIMUM OF 6 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. (CEC 410.8. (D)).

E. FANS

IN BATHROOMS CONTAINING TUBS OR SHOWERS, A FAN CAPABLE OF EXHAUSTING 50 CFM SHALL BE INSTALLED (ENERGY STANDARDS 150 (O)).

F. SMOKE ALARMS

IN NEW CONSTRUCTION, SMOKE ALARMS SHALL RECIEVE THEIR PRIMARY POWER FROM THE BUILDING WIRING. THE WIRING SHALL BE PERMANENT AND INSTALLED WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION (CRC R314.4).

FOUNDATION NOTES:

1. CONCRETE STRENGTH FOR FOUNDATION SHALL BE 2,500 PSI MIN. (CRC R402.2. TABLE R402.2)
2. MINIMUM FOOTING REINFORCEMENT SHALL BE ONE #4 BAR TOP AND BOTTOM (CRC R403.1.3).
3. MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5/8" DIA. @B @ 72" OC., WITH 7" EMBEDMENT, AND 3" X 3" X 1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF THE PLATE (CRC R403.1.6, R602.11.1).

STORM WATER MANAGEMENT:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPEARAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY 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 PUBLIC WAY.
8. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
9. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
10. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

SECURITY REQUIREMENTS:

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)
2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707)
3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB. (6709.4)
4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708)
5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL. FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)
6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY. SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)
7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)
8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)
9. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)
10. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1
11. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BAR, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)
12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)
13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)
14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)
15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)
16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)
17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)
18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.
19. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)
20. ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

FIRE-RESISTANCE RATED CONSTRUCTION:

1. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)
2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

FIRE PROTECTION:

1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)
2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

INTERIOR ENVIRONMENT:

1. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)
2. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)
3. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)
4. 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)

BUILDING ENVELOPE:

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1.
3. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):
A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. 2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. 3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
C. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
5. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).
6. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.
8. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)
9. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.
10. 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 HATHORNEWOOD TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

GENERAL NOTES:

- A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VALVES, 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-WEATHER 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 NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- F. PROVIDE ULTRA-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 HATHORNEWOOD 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). (R314.6.2)
- M. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED 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. (R315.2.2)
- 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
- P. PROVIDE (70) (72) INCH HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (1209.2.2, 2406.4.5, R307.2, R308.4)



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No.	Description	Date

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ADU RESOURCE CENTER NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ADU RESOURCE CENTER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Conversion of the existing garage and carport into a detached ADU (756 SF) with partial demolition of the carport section.

373 MISSION RD, GLENDALE 91205

GENERAL NOTES

DATE: 3/25/2024 4:48:22 PM

DRAWN BY: RK

G002

GENERAL NOTES:

1. COMPLIANCE INFORMATION THE BUILDER SHALL LEAVE IN THE BUILDING, COPIES OF THE COMPLETED, SIGNED AND SUBMITTED COMPLIANCE DOCUMENTS FOR THE BUILDING OWNER AT OCCUPANCY. FOR LOW-RISE RESIDENTIAL BUILDINGS SUCH INFORMATION SHALL, AT A MINIMUM, INCLUDE COPIES OF ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATION SUBMITTED. [10-103(B)1]

2. OPERATING INFORMATION THE BUILDER SHALL PROVIDE THE BUILDING OWNER AT OCCUPANCY, OPERATING INFORMATION FOR ALL APPLICABLE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES INSTALLED IN THE BUILDING, OPERATING INFORMATION SHALL INCLUDE INSTRUCTIONS ON HOW TO OPERATE THE FEATURES, MATERIALS, COMPONENTS, AND MECHANICAL DEVICES CORRECTLY AND EFFICIENTLY. THE INSTRUCTIONS SHALL BE CONSISTENT WITH SPECIFICATIONS SET FORTH BY THE EXECUTIVE DIRECTOR FOR RESIDENTIAL BUILDINGS. SUCH INFORMATION SHALL BE CONTAINED IN A FOLDER OR MANUAL WHICH PROVIDES ALL CERTIFICATE OF COMPLIANCE, CERTIFICATE OF INSTALLATION, AND CERTIFICATE OF VERIFICATION DOCUMENTATIONS. THIS OPERATING INFORMATION SHALL BE IN PAPER OR ELECTRONIC FORMAT. [10-103(B)2]

3. MAINTENANCE INFORMATION THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, MAINTENANCE INFORMATION FOR ALL FEATURES, MATERIALS, COMPONENTS, AND MANUFACTURED DEVICES THAT REQUIRE ROUTINE MAINTENANCE FOR EFFICIENT OPERATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING, BY TITLE AND/OR PUBLICATION NUMBER, THE OPERATION AND MAINTENANCE MANUAL FOR THAT PARTICULAR MODEL AND TYPE OF FEATURE, MATERIAL, COMPONENT OR MANUFACTURED DEVICE. [10-103(B)3]

4. VENTILATION INFORMATION THE BUILDER SHALL PROVIDE TO THE BUILDING OWNER AT OCCUPANCY, A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AIR THAT THE VENTILATION SYSTEM(S) ARE DESIGNED TO PROVIDE TO THE BUILDING'S CONDITIONED SPACE, AND INSTRUCTIONS FOR PROPER OPERATION AND MAINTENANCE OF THE VENTILATION SYSTEM. [10-103(B)4]

5. ALL SYSTEMS, EQUIPMENT, APPLIANCES AND BUILDING COMPONENTS SHALL COMPLY WITH THE APPLICABLE MANUFACTURING, CONSTRUCTION, AND INSTALLATION PROVISIONS OF SECTIONS 110.0 THROUGH 110.11 FOR NEWLY CONSTRUCTED BUILDINGS.

6. ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF REGULATIONS, SECTION 1801 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(A) OF THOSE REGULATIONS. [110.1(A)]

7. SERVICE WATER-HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTINGS FOR THE INTENDED USE AS LISTED IN TABLE 3, CHAPTER 50 OF THE ASHRAE HANDBOOK, HVAC APPLICATIONS VOLUME. [110.3(A)1]

8. ON SYSTEMS THAT HAVE A TOTAL CAPACITY GREATER THAN 167,000 BTU/HR, OUTLETS THAT REQUIRE HIGHER THAN SERVICE WATER TEMPERATURES AS LISTED IN THE ASHRAE HANDBOOK, APPLICATIONS VOLUME, SHALL HAVE SEPARATE REMOTE HEATERS, HEAT EXCHANGERS, OR BOOSTERS TO SUPPLY THE OUTLET WITH THE HIGHER TEMPERATURE. [110.3(C)1]

9. SERVICE HOT WATER SYSTEMS WITH CIRCULATING PUMPS OR WITH ELECTRICAL HEAT TRACE SYSTEMS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE SYSTEM. [110.3(C)2]

10. CONTROLS FOR SERVICE WATER-HEATING SYSTEMS SHALL LIMIT THE OUTLET TEMPERATURE AT PUBLIC LAVATORIES TO 110°F. [110.3(C)3]

11. UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE:
A. EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR
B. INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR
C. THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU/HR PER SQUARE FOOT. [110.3 (C)4]

12. FOR NONRESIDENTIAL, HIGH-RISE RESIDENTIAL, AND HOTEL/MOTEL BUILDINGS, SPACE CONDITIONING SYSTEMS SHALL MEET THE EFFICIENCY STANDARDS SPECIFIED SECTION 120.2.

13. CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM OR EQUIPMENT LISTED BELOW: [110.5]
A. FAN-TYPE CENTRAL FURNACES
B. HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 BTU/HR
C. POOL HEATERS
D. SPA HEATERS

14. ANY POOL OR SPA HEATING SYSTEM OR EQUIPMENT SHALL: [110.4]
A. A THERMAL EFFICIENCY THAT COMPLIES WITH THE APPLIANCE EFFICIENCY REGULATIONS
B. HAVE A READILY ACCESSIBLE ON/OFF SWITCH, MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT SETTING.
C. NOT UTILIZE ELECTRIC RESISTANCE HEATING.
D. HAVE A COVER FOR OUTDOOR POOLS OR SPAS THAT HAVE A HEAT PUMP OR GAS HEATER.
E. HAVE A PERMANENT, EASILY READABLE, AND WEATHERPROOF INSTRUCTION CARD THAT GIVES INSTRUCTIONS FOR THE ENERGY EFFICIENT OPERATION OF THE POOL OR SPA HEATER AND FOR THE PROPER CARE OF POOL OR SPA WATER WHEN A COVER IS USED.
F. HAVE AT LEAST 36 INCHES OF PIPE INSTALLED BETWEEN THE FILTER AND HEATER OR DEDICATED SUCTION AND RETURN LINES, OR BUILT-IN OR BUILT-UP CONNECTIONS SHALL BE INSTALLED TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.
G. HAVE DIRECTIONAL INLETS FOR THE POOL OR SPA THAT ADEQUATELY MIX THE POOL WATER.
H. A TIME SWITCH OR SIMILAR CONTROL MECHANISM SHALL BE INSTALLED AS PART OF A POOL WATER CIRCULATION CONTROL SYSTEM THAT WILL ALLOW ALL PUMPS TO BE SET OR PROGRAMMED TO RUN ONLY DURING THE OFF-PEAK ELECTRIC DEMAND PERIOD AND FOR THE MINIMUM TIME NECESSARY TO MAINTAIN THE WATER IN THE CONDITION REQUIRED BY APPLICABLE PUBLIC HEALTH STANDARDS.

15. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/F² OF WINDOW AREA, 0.3 CFM/F² OF RESIDENTIAL DOOR AREA, 0.3 CFM/F² OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/F² OF NONRESIDENTIAL DOUBLE DOOR AREA. [110.6(A)1]

MEANS OF EGRESS:

4. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. SHOW DETAILS ON PLANS. MINIMUM - 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R310.1)

8. SHOW ON PLANS THAT THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5' BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 7.75' BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R311.3.1)

11. SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:

A. 7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R311.7.5) B. MINIMUM 6'-0" HEADROOM CLEARANCE. (R311.7.2) C. MINIMUM 36" CLEAR WIDTH. (R311.7.1) D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1) E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (R311.7.7.3) F. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3)

15. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

16. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7)

17. PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS AT (). (R312).

18. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF 2014 IBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (2407)

GENERAL NOTES:

16. FENESTRATION PRODUCTS SHALL BE RATED IN ACCORDANCE WITH NFRC 100 FOR U-FACTOR, NFRC 200 FOR SHGC, AND VT OR USE THE APPLICABLE DEFAULT VALUE. FENESTRATION PRODUCTS SHALL HAVE A TEMPORARY LABEL FOR MANUFACTURED FENESTRATION PRODUCTS OR CONTROL CERTIFICATE WHEN THE COMPONENT MODELING APPROACH IS USED AND FOR SITE-BUILT FENESTRATION MEETING THE REQUIREMENTS OF SECTION 10-111(A)1, [110.6(A)2, 110.6(A)3, 110.6(A)4, 110.6(A)5]

17. FIELD-FABRICATED FENESTRATION PRODUCTS AND EXTERIOR DOORS, OTHER THAN UNFRAMED GLASS DOORS AND FIRE DOORS, SHALL BE CAULKED BETWEEN THE FENESTRATION PRODUCTS OR EXTERIOR DOOR AND THE BUILDING, AND SHALL BE WEATHERSTRIPPED. [110.6(B)]

18. JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. [110.7]

19. INSULATION SHALL BE CERTIFIED BY DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHING AND THERMAL INSULATION THAT THE INSULATION CONDUCTIVE THERMAL PERFORMANCE IS APPROVED PURSUANT TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL." [110.8(A)]

20. UREA FORMALDEHYDE FOAM INSULATION MAY ONLY BE USED IN EXTERIOR SIDE WALLS, AND REQUIRES A FOUR-MIL-THICK PLASTIC POLYETHYLENE VAPOR BARRIER BETWEEN THE UREA FORMALDEHYDE FOAM INSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS. [110.8(B)]

21. INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. [110.8(C)]

22. INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0 OF THE CMC. [110.8(D)3]

23. EXTERNAL INSULATION INSTALLED ON AN EXISTING UNFIRED WATER STORAGE TANK OR ON AN EXISTING BACK-UP TANK FOR A SOLAR WATER-HEATING SYSTEM, IT SHALL HAVE AN R-VALUE OF AT LEAST R-12, OR THE HEAT LOSS OF THE TANK SURFACE BASED ON AN 80°F WATER-AIR TEMPERATURE DIFFERENCE SHALL BE LESS THAN 6.5 BTU PER HOUR PER SQUARE FOOT. . [110.8(D)2]

RESIDENTIAL NOTES:

1. A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: [150.0(E)1]
A. CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX;
B. A COMBUSTION AIR INTAKE TO DRAW AIR FROM THE OUTSIDE OF THE BUILDING DIRECTLY INTO THE FIREBOX, WHICH IS AT LEAST SIX SQUARE INCHES IN AREA AND IS EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER OR COMBUSTION-AIR CONTROL DEVICE (EXCEPTION: AN OUTSIDE COMBUSTION-AIR INTAKE IS NOT REQUIRED IF THE FIREPLACE WILL BE INSTALLED OVER CONCRETE SLAB FLOORING AND THE FIREPLACE WILL NOT BE LOCATED ON AN EXTERIOR WALL.); AND
C. A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. [150.0 (E)C]

2. HEATING OR COOLING SYSTEMS SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE REQUIREMENTS OF SECTION 110.2(C). [150.0(I)]

3. GAS OR PROPANE WATER HEATERS SHALL HAVE: [150.0(N)]
A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER.
B. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.
C. CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE.
D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR

4. ALL PUMPS AND PUMP MOTORS INSTALLED SHALL BE LISTED IN THE COMMISSION'S DIRECTORY OF CERTIFIED EQUIPMENT AND SHALL COMPLY WITH THE APPLIANCE EFFICIENCY REGULATIONS. [150.0(P)1.A]

5. THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT OF ANY LOOSE-FILL INSULATION SHALL CONFORM WITH THE INSULATION MANUFACTURER'S LABELED R-VALUE. [150.0 (B)]

6. THE MINIMUM DEPTH OF CONCRETE-SLAB FLOOR PERIMETER INSULATION SHALL BE 16 INCHES OR THE DEPTH OF THE FOOTING OF THE BUILDING, WHICHEVER IS LESS. [150.1(C)(1)(D)]

7. THE CRAWL SPACE SHALL BE COVERED WITH A VAPOR RETARDER OVER THE ENTIRE FLOOR. [150.1(C)1.D]

8. INSULATIONS ARE REQUIRED FOR: [150.0(J)2.A]
A. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.
B. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER.
C. THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
D. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM.
E. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
F. PIPING BURIED BELOW GRADE.

9. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
A. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-6 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)1]

RESIDENTIAL NOTES:

10. LIGHTING [150.0(K)]
A. INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE 150.0-A.
B. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS.
C. LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON AND OFF.
D. LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY VACANCY SENSORS.
E. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8.
EXCEPTION 1: LUMINAIRES IN CLOSETS LESS THAN 70 SQUARE FEET.
EXCEPTION 2: LUMINAIRES IN HALLWAYS.
F. A. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS 20 PERCENT OR LESS OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING FOR THE INTERIOR COMMON AREAS IN THAT BUILDING SHALL BE HIGH EFFICACY LUMINAIRES OR CONTROLLED BY AN OCCUPANT SENSOR.

G. IN A LOW-RISE MULTIFAMILY RESIDENTIAL BUILDING WHERE THE TOTAL INTERIOR COMMON AREA IN A SINGLE BUILDING EQUALS MORE THAN 20 PERCENT OF THE FLOOR AREA, PERMANENTLY INSTALLED LIGHTING IN THAT BUILDING SHALL:
I) COMPLY WITH THE APPLICABLE REQUIREMENTS IN SECTIONS 110.9, 130.0, 130.1, 140.6 AND 141.0; AND
II) LIGHTING INSTALLED IN CORRIDORS AND STAIRWELLS SHALL BE CONTROLLED BY OCCUPANT SENSORS THAT REDUCE THE LIGHTING POWER IN EACH SPACE BY AT LEAST 50 PERCENT. THE OCCUPANT SENSORS SHALL BE CAPABLE OF TURNING THE LIGHT FULLY ON AND OFF FROM ALL DESIGNED PATHS OF INGRESS AND EGRESS.



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ARCHITECTURE@ADURESOURCECENTER.COM

No.	Description	Date

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ADU RESOURCE CENTER NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ADU RESOURCE CENTER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Conversion of the existing garage and carport into a detached ADU (756 SF) with partial demolition of the carport section.

373 MISSION RD, GLENDALE 91205

GENERAL NOTES

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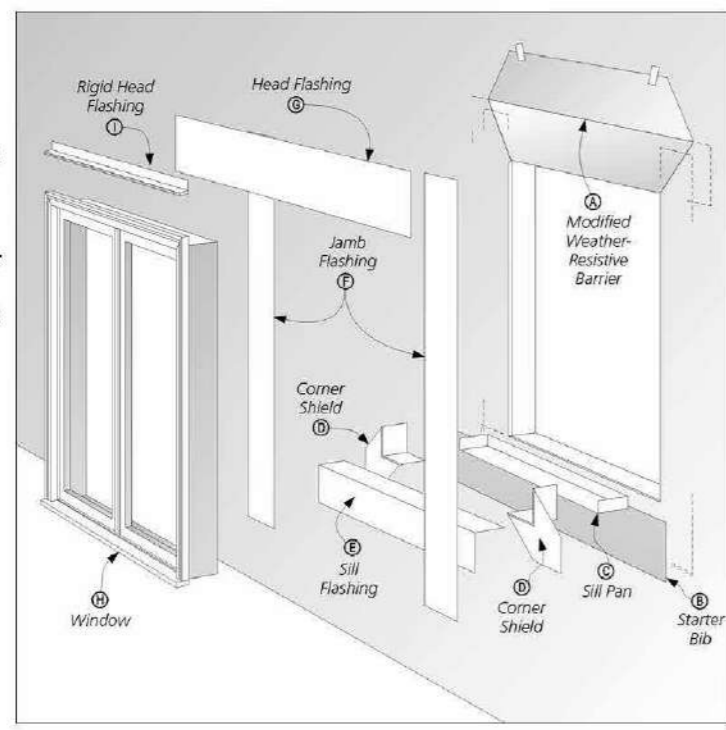
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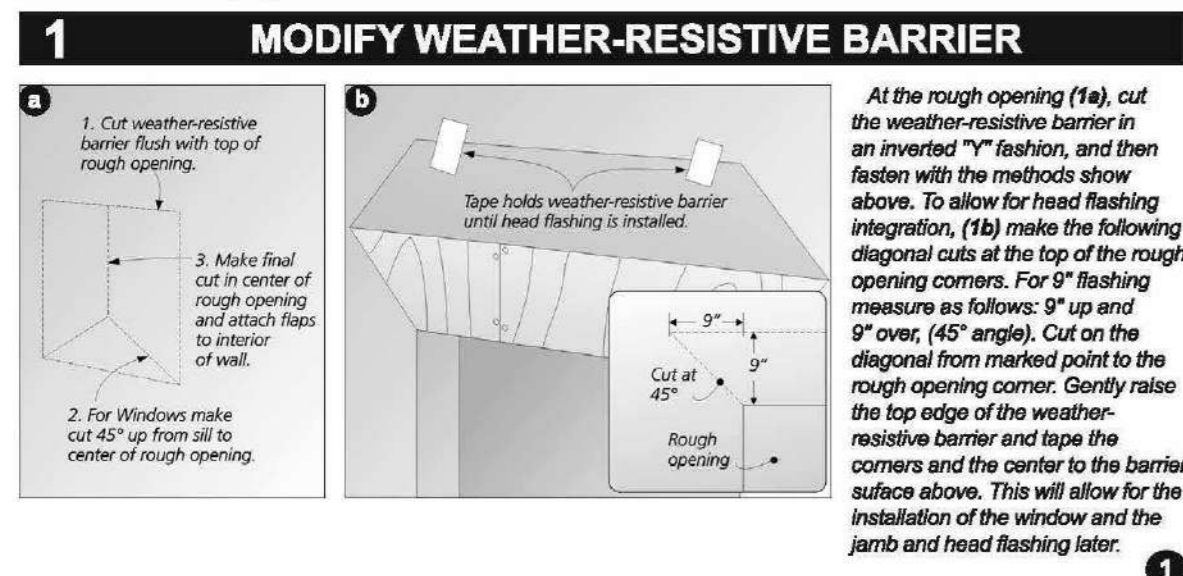
WOOD WINDOW SILL PAN FLASHING

A GUIDE TO INSTALLING SLOPED SILL WOOD WINDOWS

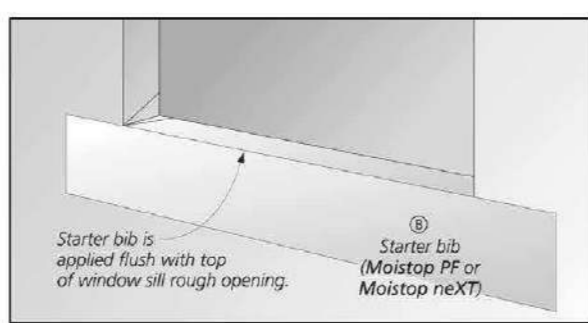
The "Wood Window Sill Pan Flashing" installation guide is designed for wood windows that utilize sloped sills, where the window is installed after the weather-resistive barrier is applied. Fortifiber Building Systems Group provides this installation guide to assist installers by demonstrating an efficient and effective method for exterior window flashing installation. Compliance with the building code and proper installation are critical in reducing potential water leakage points.



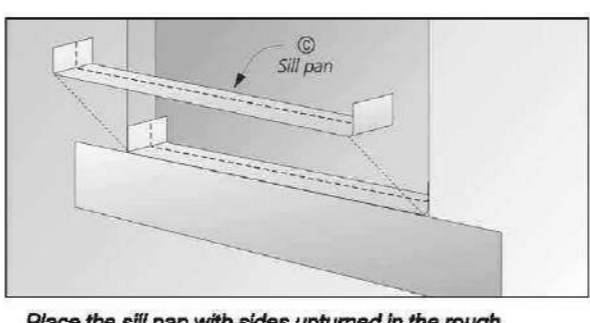
- The following Fortifiber products are used in this guide:
- FortiFlash® Self Adhesive Waterproof Flashing Membrane 4, 6, 9, 12, 18 and 36 inch x 75' rolls
 - FortiFlash® Commercial Self Adhesive Waterproof Flashing Membrane 6, 8, 12 and 18 inch x 75' rolls
 - FortiFlash® Butyl Self Adhesive Waterproof Flashing Membrane 4, 6, 9 and 12 inch x 75' rolls
 - Moistop E-Z Seal Self Adhesive Flashing, 6, 9, 12 inch x 75' rolls
 - Moistop mXT® Flashing, 6, 9 and 12 inch x 200' rolls
 - Moistop PF® Flashing, 6, 9, 12 and 18 inch x 300' rolls
 - Moistop Corner Shield®
 - Moistop® Sealant
 - Fortifiber Sheathing Tape



2 STARTER BIB

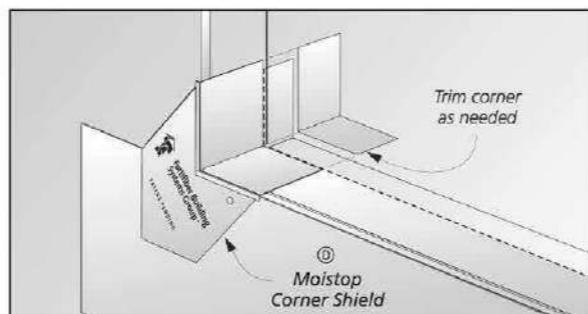


3 INSTALL SILL PAN

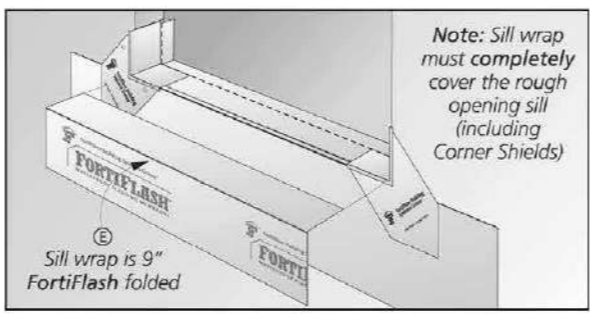


Cut the starter bib to the width of the rough opening plus twice the jamb flashing width, minus 1". Attach the starter bib flush along the bottom of the rough opening.

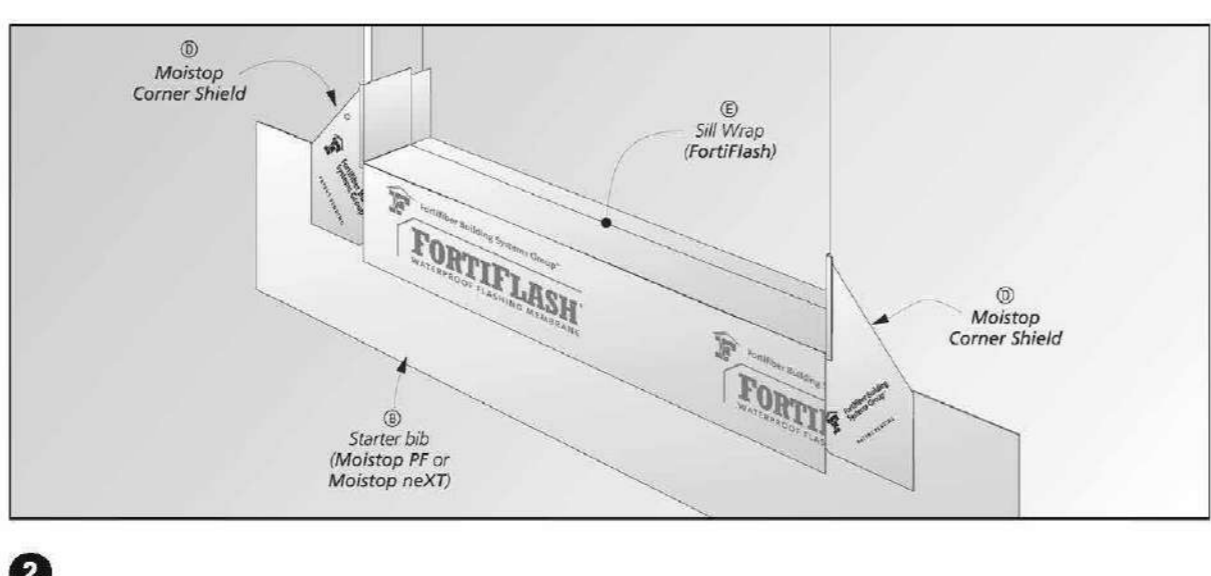
4 SILL CORNERS



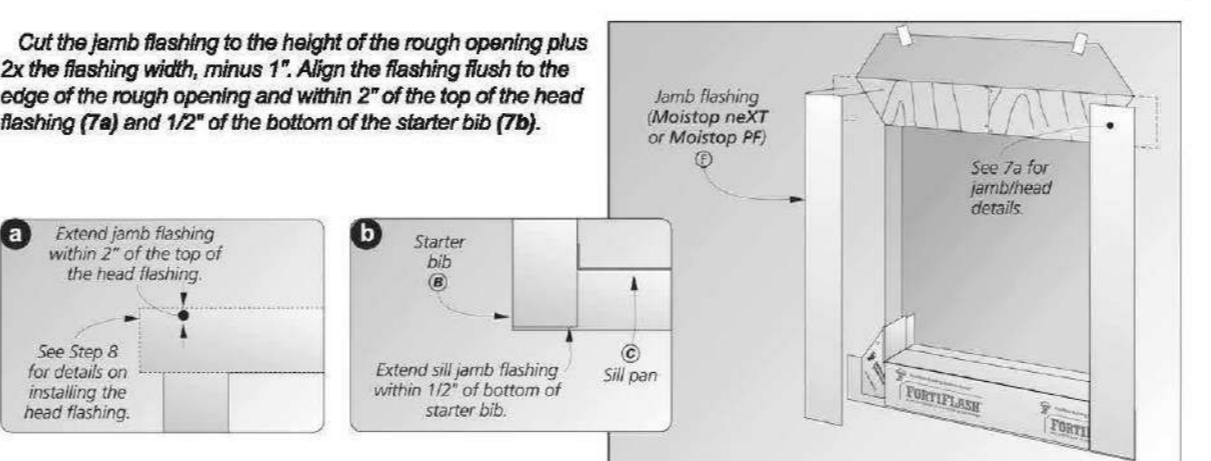
5 INSTALL SILL WRAP



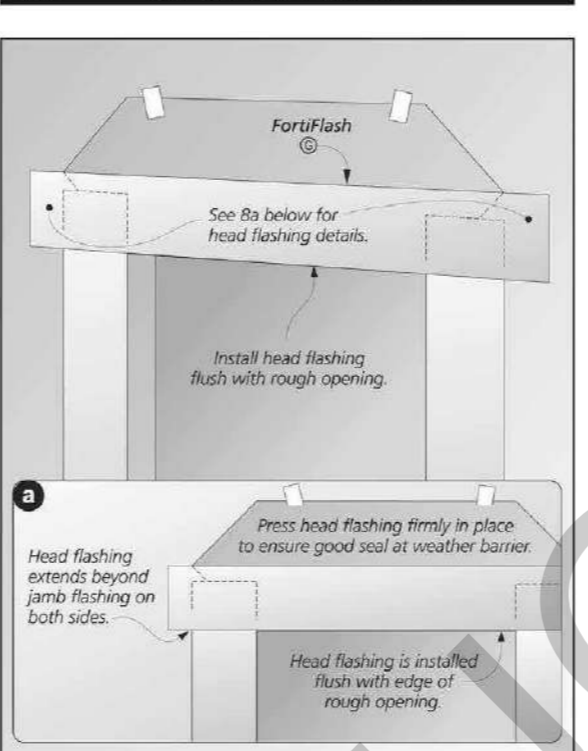
Install Moistop Corner Shield at each corner on top of the sill pan. If necessary, trim the back edge of the sill corners so they do not extend past the sill pan fold line.



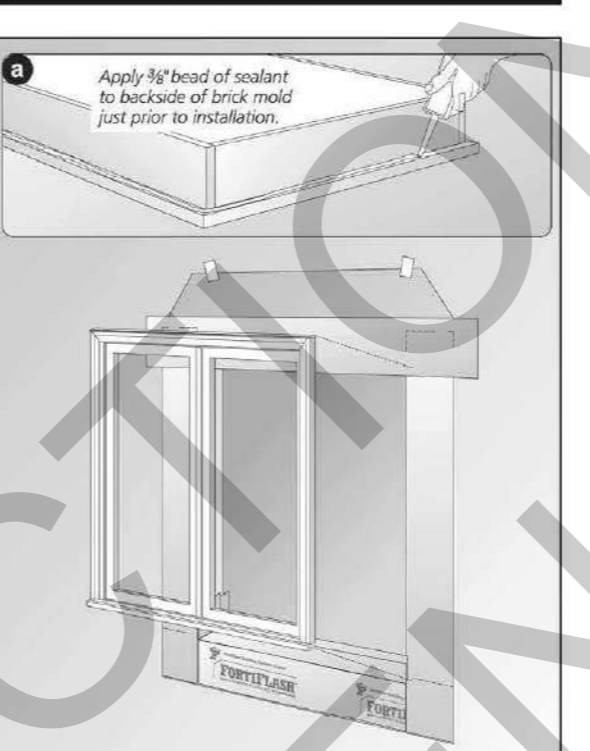
7 INSTALL JAMB FLASHING



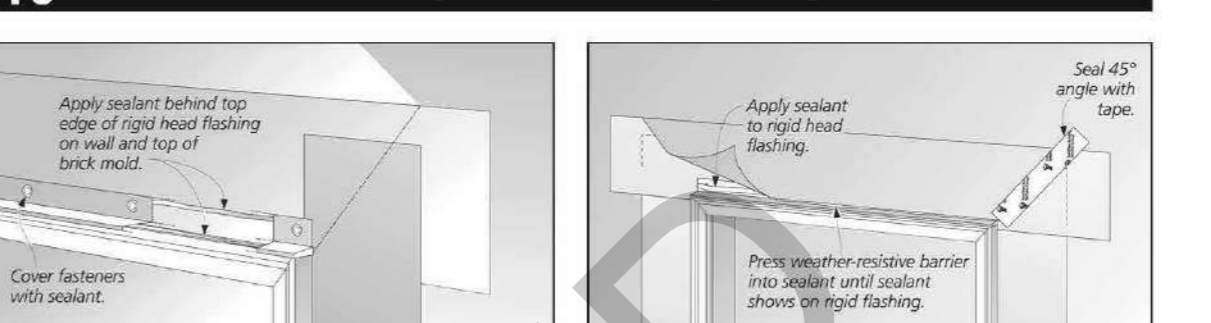
8 HEAD FLASHING



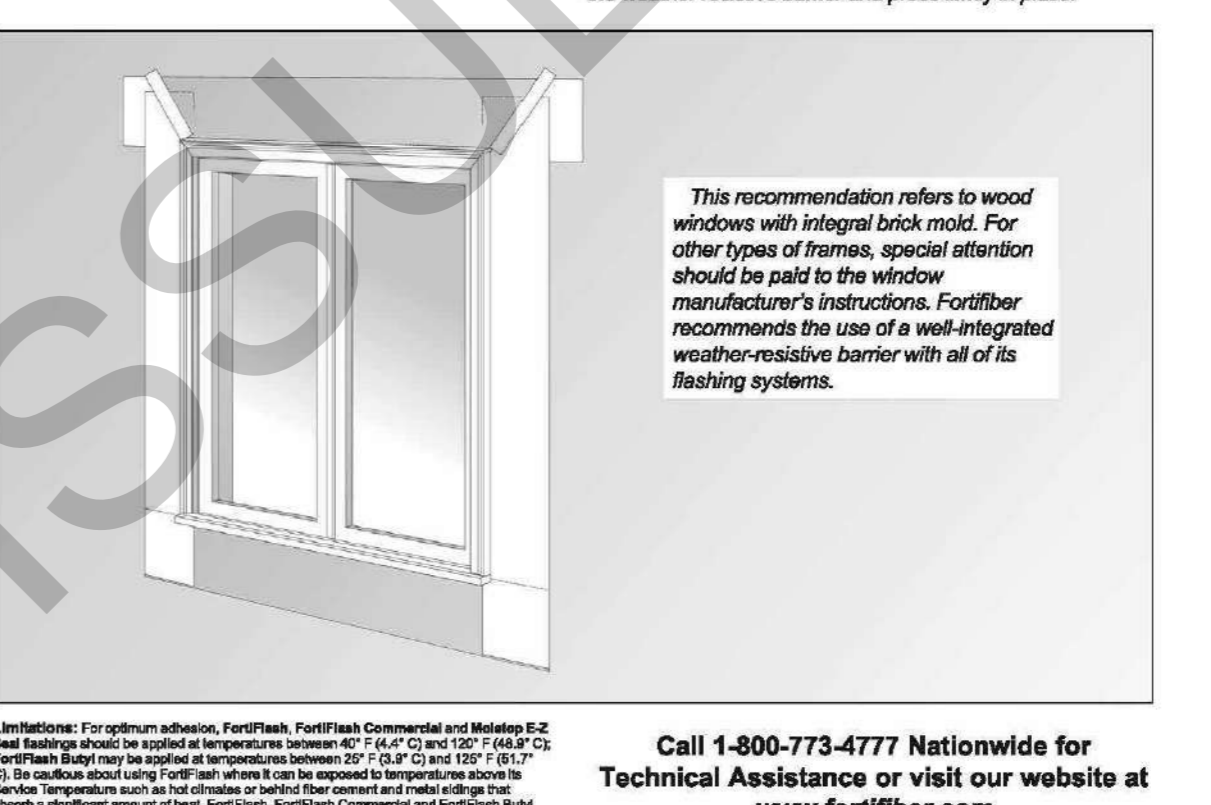
9 INSTALL WINDOW



10 RIGID HEAD FLASHING



Prior to installing the rigid head flashing apply a 3/8" bead of sealant to the top of brick mold. Then place sealant on the top edge (interior side) of rigid head flashing. Place head flashing over brick mold and fasten with galvanized nails or screws. Apply sealant over these fasteners.



This recommendation refers to wood windows with integral brick mold. For other types of frames, special attention should be paid to the window manufacturer's instructions. Fortifiber recommends the use of a well-integrated weather-resistive barrier with all of its flashing systems.

Call 1-800-773-4777 Nationwide for Technical Assistance or visit our website at www.fortifiber.com



PERFORMANCE PLATINUM™



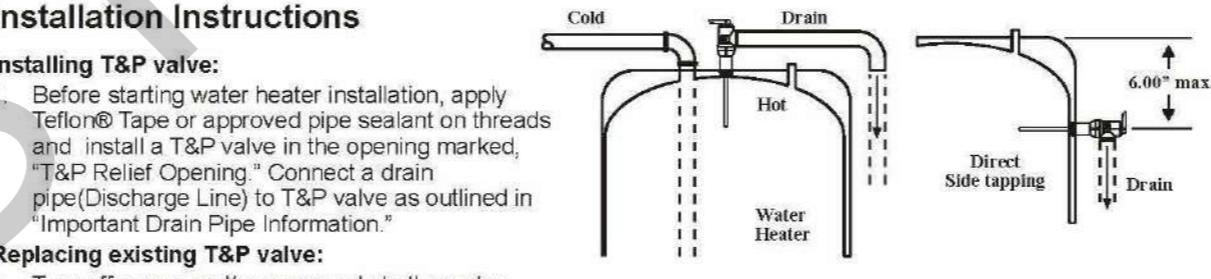
PERFORMANCE PLATINUM™ High Efficiency Condensing Tankless Gas Water Heaters are designed to provide continuous hot water

- Efficiency**
 - 83 UEF with stainless steel condensing heat exchanger
- Easy Installation and Service**
 - Vent with 2", 3" or 4" PVC
 - Built-in condensate neutralizer
 - 1/2" Gas line compatibility up to 24 ft. L
 - Exclusive Maintenance Notice Setting - Alerts homeowner after 500 hours of use, to call for service (optional)
 - Self-diagnostic system for easy installation and service
 - High-altitude capability - up to 8,400 ft. elevation above sea level
 - Digital remote control and 10 ft. of thermostat wires included - allows temperature setting and service codes
 - Requires 120V power supply (indoor models only)
- Performance**
 - Industry Best Low Flow Activation - Minimum flow rate of .26 GPM and minimum activation flow rate of .40 GPM ensures hot water even in low demand situations
 - Recirculation Pump Kit Ready - Providing faster hot water at the tap and savings of up to 12,000 gallons water/year
 - Exclusive Hot Start Programming - Minimizes cold water burns by staying in ready fire state for back-to-back hot water needs
- Technology**
 - EcoNet Enabled - All tankless products from 2010 to present can connect to EcoNet mobile app via dedicated EcoNet Accessory Kit (EWFAS07W-H)
 - For higher demand applications, easily link multiple tankless units to operate as one system:
 - 2 Units: EZ Link cable
 - Up to 5 Units: MIC-8 Control Board
 - Up to 20 Units: MIC-195 plus
 - MICs-180 manifold control assembly
- Environmentally Friendly**
 - Low Emissions - Ultra low NOx burner meets SCAQMD rule 1146.2 requirements
 - Exclusive Water Savings Setting - upon activation, this setting can save up to 1,100 gallons water/year* by reducing flow at the tap until set temperature is achieved (optional)
 - Safety
 - Exclusive Guardian OPW™ overheat film wrap - prevents dangerous temperatures and provides industry best side-to-side clearance of 1/2 inch to 30"
 - Industry Best! Freeze protection
 - Maximum water temperature: 140°F. For higher temperature applications, upgrade kits are available
 - Warranty
 - 12-Year heat exchanger - residential, 5-year heat exchanger - commercial, 5-year parts and 1-year labor
 - See Warranty Card for complete information
- PERFORMANCE PLATINUM™ Tankless Water Heater with EcoNet™ WiFi Included**
 - Shares all efficiency, performance, technology, warranty and safety values as standard models, with added WiFi capability.
 - Smart Home Features
 - Water leak detection alert and system shut off (indoor models only) - may qualify for insurance discounts
 - Mobile alerts for notifications/maintenance reminders
 - Mobile gas and water usage reports
 - Integration with NEST & WINK smart home systems
 - Product Includes
 - Factory-installed translator
 - Leak detection cable for indoor models
 - WiFi Module, connection cable and power cord
 - Wi-Fi Only (Outdoor model also available)

PERFORMANCE PLATINUM™ Condensing Tankless Specifications											
MODEL	TYPE	NUMBER OF BURNERS	INPUT BTU/H	OUTPUT BTU/H	EFFICIENCY (%)	MIN. FLOW RATE (GPM)	MAX. FLOW RATE (GPM)	VENT TYPE	VENT SIZE (INCH)	VENT LENGTH (FEET)	ENERGY FACTOR (EF)
Rheem Performance Platinum™ ECOH200											
ECOHRM200L1	Indoor	4	80,000	220,000	97.8	0.5	3.0	3/4"	2-1/2"	18-102	0.94
ECOHRM200L4	Indoor	4	80,000	220,000	97.8	0.5	3.0	3/4"	2-1/2"	18-102	0.94
ECOHRM200L1	Outdoor	4	80,000	220,000	97.8	0.5	3.0	3/4"	2-1/2"	18-102	0.94
ECOHRM200L4	Outdoor	4	80,000	220,000	97.8	0.5	3.0	3/4"	2-1/2"	18-102	0.94
Rheem Performance Platinum™ ECOH180											
ECOHRM180L1	Indoor	4	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94
ECOHRM180L4	Indoor	4	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94
ECOHRM180L1	Outdoor	4	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94
ECOHRM180L4	Outdoor	4	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94
Rheem Performance Platinum™ ECOH160											
ECOHRM160L1	Indoor	3	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94
ECOHRM160L4	Indoor	3	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94
ECOHRM160L1	Outdoor	3	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94
ECOHRM160L4	Outdoor	3	60,000	160,000	97.8	0.5	2.5	3/4"	2-1/2"	18-102	0.94

Installation Instructions for Temperature and Pressure Valve

WARNING
Explosion Hazard
If the temperature and pressure relief valve is dripping or leaking, have a licensed plumber repair it. Do not plug valve. Do not remove valve. Failure to follow these instructions can result in death, or explosion.



- Installation Instructions**
- Before starting water heater installation, apply Teflon® Tape or approved pipe sealant on threads and install a T&P valve in the opening marked "T&P Relief Opening". Connect a drain pipe (Discharge Line) to T&P valve as outlined in "Important Drain Pipe Information".
 - Turn off power and/or gas supply to the water heater.
 - Shut off the water supply and open a nearby hot water faucet.
 - Drain water from the tank until the water level is below the T&P opening. Note: For proper draining procedures refer to "Draining and Flushing" in the manufacturer's instruction manual.
 - Apply Teflon® Tape or approved pipe sealant on threads and install T&P valve. Connect a drain pipe (Discharge Line) to T&P valve as outlined in "Important Drain Pipe Information".
 - Turn on the water supply and refill the tank until water flows from the open hot water faucet. Allow water to run for a couple of minutes to ensure all air is purged out of the tank. Close the hot water faucet.
 - Follow the manufacturer's instructions to restart water heater.

- Important General Information**
- Install this temperature and pressure relief valve (T&P) valve directly in the top or side T&P opening that is indicated on the tank.
 - The valve must be installed so that the temperature-sensing element is immersed in the water within the top 6" (152mm) of the tank.
 - It must be installed within the hot outlet service line (in the hot water flow) or directly in a tank tapping. This valve should be adequately insulated and isolated so it is not affected by conditions that are different than heater water temperature.
 - Pressure and temperature relief settings are stamped on the valve. The pressure setting can never be above the allowable working pressure of the water heater as stated on the water heater's data plate.

WESTGATE THUNDER SERIES



MODEL NO.	WATTAGE	LUMENS	VOLTAGE	COLOR TEMP
RDL4-27K-WP	12W	650	120V AC	WW 2700K
RDL4-30K-WP	12W	750	120V AC	NW 3000K
RDL4-41K-WP	12W	750	120V AC	NW 4100K
RDL4-50K-WP	12W	800	120V AC	DL 5000K

LED Trims
Isolated driver for improved thermal management

ELECTRICAL SPECIFICATIONS:

- Voltage: 120V AC
- Wattage: 12W
- Other wattages available: 19W 6"
- Power factor: 90%+

LIGHTING SPECIFICATIONS:

- LED type/brand: EPSTAR chip (COB) and Driver: 35,000-hour design life
- Dimmable: Yes
- Color temperature: 2700K and 3000K (Warm white), 4100K (Natural white), 5000K (Daylight)
- CR: 90

OTHERS:

- Net weight: 0.76lbs / 345g
- Gross weight per CTN: 43.65lbs / 19.8kg

HOUSING SPECIFICATIONS:

- Housing: Spin aluminum with white powder coat finish
- Trim ring: Integrated spin aluminum white powder coat finish
- Gasket: Close cell Neoprene foam gasket
- Lens: 0.125" white translucent acrylic
- Wet locations: Suitable for damp locations
- Maximum ambient: 4°C (44°F)

CERTIFICATIONS:

- UL Listed, Energy Star-rated (2700K and 3000K)

WARRANTY:

- Five-year warranty

WESTGATE MFG. INC. 2041 Davis Avenue, Commerce, CA 90040 • Phone (971) 805-2252 • Fax (971) 809-2252

Conversion of the existing garage and carport into a detached ADU (756 SF) with partial demolition of the carport section.

373 MISSION RD, GLENDALE 91205

No.	Description	Date

DATE: 3/25/2024 4:48:25 PM
DRAWN BY: RK

G004

ICC-ES Evaluation Report

ESR-2808

Reissued July 2020

This report is subject to renewal July 2022.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 30 05—Roofing Felt and Underlayment

REPORT HOLDER:

GAF

EVALUATION SUBJECT:

DECKARMOR™ ROOF DECK PROTECTION

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2006 International Building Code® (IBC)
- 2006 International Residential Code® (IRC)

Properties evaluated:

- Physical properties
- Fire Classification

2.0 USES

DeckArmor™ Roof Deck Protection is an alternative to ASTM D226, Type I and Type II, roofing underlaments specified in Chapter 15 of the IBC and Chapter 9 of the IRC.

3.0 DESCRIPTION

DeckArmor™ Roof Deck Protection is comprised of two nonwoven polypropylene sheets laminated together and coated with a polymer coating. The underlayment is blue in color on the top surface, has a nominal weight of 3.7 pounds per 100 square feet (0.18 kg/m²) and is produced in rolls of varying sizes.

4.0 INSTALLATION

This report is subject to the applicable code, this report and the report holder's published installation instructions. In the event of conflict between the report holder's instructions and this report, this report governs. The installation instructions must be available at the jobsite during installation.

Prior to application of the underlayment, the deck surface must be free of dust and dirt, loose nails, and other protrusions. Damaged sheathing must be replaced. The underlayment is laid horizontally (parallel to the eave) starting at the lowest eave point, printed side up, with 3-inch (76 mm) horizontal (head) laps and 6-inch (152 mm) vertical (end) laps. Overlaps must run with the flow of water in a shingling manner. The underlayment is attached to the roof deck as set forth in the report holder's published installation instructions. In the event of a conflict

installation instructions, except in areas subject to basic (3-second gust) wind speeds in excess of 110 miles per hour (49 m/s) where the underlayment must be applied in accordance with IBC Section 1507.2.8.1 or IRC Section R905.2.7 for asphalt roof coverings or IRC Section R905.3.3.3 for concrete and clay tile roof coverings, as applicable. When battens or counterbattens are installed over the underlayment, the underlayment need only be preliminarily attached pending attachment of the battens or counterbattens.

In areas of the roof required to have an ice dam membrane under Chapter 15 of the IBC or Chapter 9 of the IRC, an approved ice dam membrane must be applied over the solid substrate in sufficient courses so that the underlayment extends up from the edge of eave to a point at least 24 inches (610 mm) inside the exterior wall line. The roofing underlayment, in the field of the roof, overlaps the ice dam membrane.

The minimum slope of the roof to which the underlayment is installed, and the minimum number of layers of underlayment, must comply with the applicable requirements set forth in IBC Chapter 15 or IRC Chapter 9, as applicable, based upon the type of roof covering being installed over the underlayment.

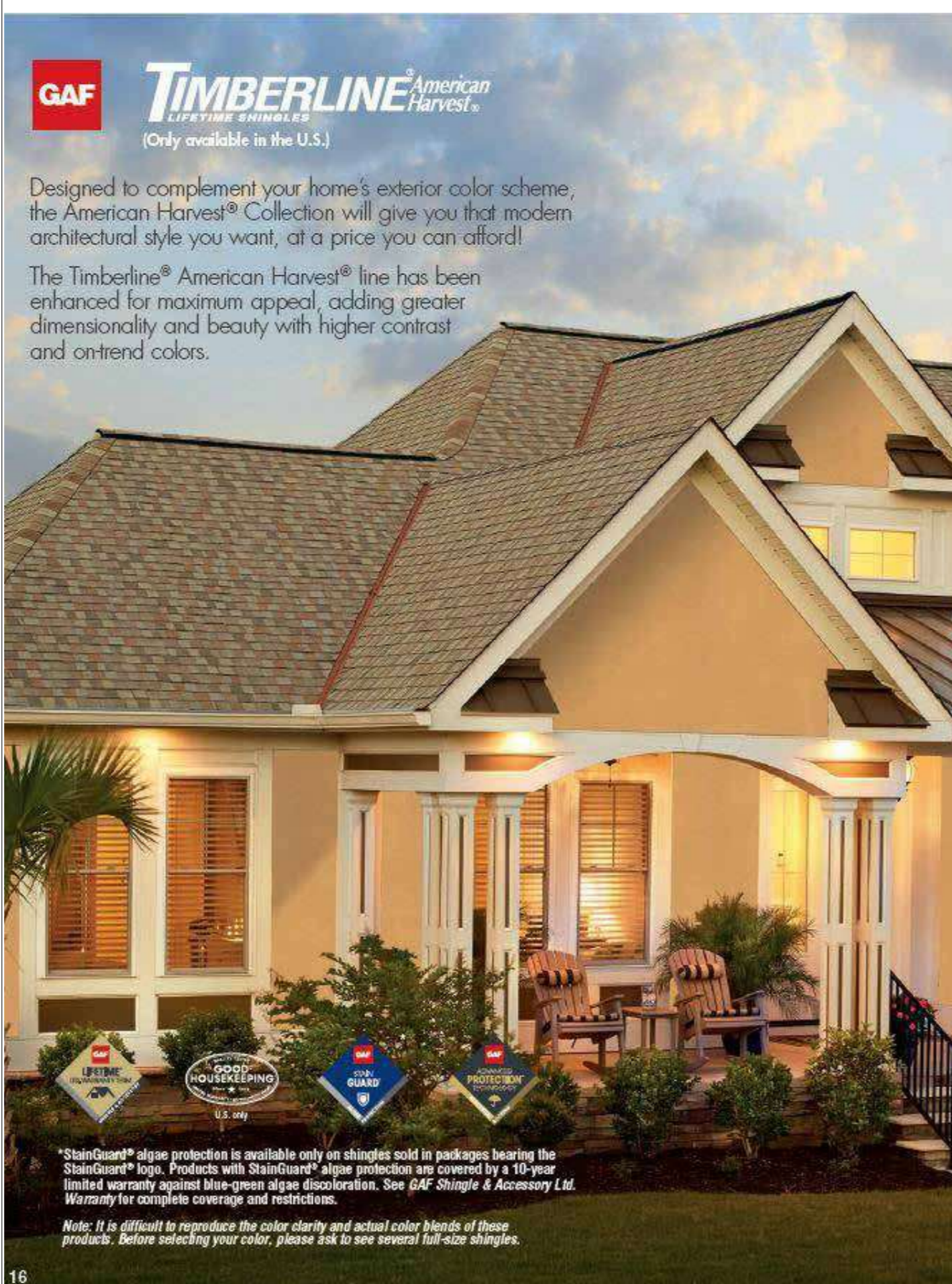
Installation of an approved roof covering can proceed immediately following application of the roofing underlayment. The underlayment must be covered by the roof covering within the time period set forth in the report holder's published installation instructions. For roofing applications, the same procedures apply after removal of the existing roof covering and roofing felts to expose the roof deck.

The roof underlayment may be used as an alternative to the underlayment specified in the applicable code for roof coverings of brick, masonry, stone, clay or concrete roof tile, exposed concrete roof deck, terrazo or copper shingles or sheets, and metal sheets and shingles. These roof coverings may be used as indicated in IBC Sections 1505.2 and 1505.3 or IRC Section R902.1, wherever a Class A, B or C roof covering assembly is required.

5.0 CONDITIONS OF USE

The DeckArmor™ Roof Deck Protection described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The installation complies with the applicable code, this report and the report holder's published installation instructions. In the event of a conflict



*StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingles & Accessories Ltd. Warranty for complete coverage and restrictions. Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

ICC-ES Evaluation Report

ESR-1475

Reissued October 2019

Revised February 2020

This report is subject to renewal October 2021.

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 31 13—Asphalt Shingles

REPORT HOLDER:

GAF

EVALUATION SUBJECT:

GAF SHINGLE ROOF COVERING SYSTEMS

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2016, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2016, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)

Properties evaluated:

- Weather resistance
- Fire classification
- Wind resistance

2.0 USES

The GAF asphalt shingles described in this report comply with IBC Section 1507.2 and IRC Section R905.2 and are Class A roof coverings when installed as described in this report.

3.0 DESCRIPTION

3.1 Shingles:

3.1.1 General: The GAF asphalt shingles comply with ASTM D3482, and have been qualified for wind resistance as noted in Section 4.1.2 and Table 1. The shingles are available as three-tab, five-tab and laminated asphalt shingle roof coverings. See Table 1 and Figure 1 for recognized product names and classifications, shingle types, manufacturing locations, overall dimensions, maximum exposure to the weather and fastening details. The shingles are self-sealing by means of adhesive strips located on either the weather side or the underside. See Figure 1 for dimensions, nailing locations and adhesive strip location for field shingles.

3.1.2 Three-tab and Five-tab Shingles: Three-tab and five-tab shingles are composed of a single layer of fiberglass mat, impregnated and coated with asphalt on both

sides, and surfaced with mineral roofing granules on the weather side and a mineral release agent on the underside.

3.1.3 Laminated Shingles: Laminated shingles are composed of multiple thicknesses of coated and surfaced fiberglass mat, cut and bonded together in different patterns. The weather side is surfaced with mineral roofing granules, and the underside is surfaced with a mineral release agent.

3.1.4 Hip and Ridge Cap Shingles: Hip and ridge cap shingles consist of fiberglass mat, impregnated and coated with asphalt on both sides and surfaced with mineral roofing granules on the weather side and a mineral release agent on the back side for use in covering hips and ridges. See Table 2 for product sizes, exposure to the weather and manufacturing locations. See also Figure 2.

3.1.4.1 Royal Sovereign® Ridge Cap Shingles: These ridge cap shingles are field-cut from Royal Sovereign® three-tab strip shingles. The field-cut ridge cap shingles are compatible with any of the GAF shingles recognized in this report.

3.1.4.2 Z® Ridge Ridge Cap Shingles: These shingles are strips that are scored for separation into four ridge cap shingles. See Figure 2.

3.1.4.3 Seal-A-Ridge® Ridge Cap Shingles, Seal-A-Ridge® Protective Ridge Cap Shingles, Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles, and Seal-A-Ridge® ArmorShield® SBS-Modified IR Ridge Cap Shingles: These shingles are strips that are scored for separation into three ridge cap shingles. Seal-A-Ridge® Ridge Cap Shingles are also labeled as Seal-A-Ridge® Protective Ridge Cap Shingles. Seal-A-Ridge® ArmorShield® Ridge Cap Shingles are also labeled as Seal-A-Ridge® AS SBS-Modified IR Ridge Cap Shingles.

3.1.4.4 Ridgloss® Premium Ridge Cap Shingles: These shingles are individual, thick, ultra-high profile ridge cap shingles available in two widths. See Figure 2.

3.1.4.5 Timbercrest® Premium Ridge Cap Shingles: These shingles are double layer strips that are scored for separation into three ridge cap shingles.

3.1.4.6 TimberCrest™ Premium SBS-Modified Ridge Cap Shingles: These shingles are individual, thick, ultra-high profile ridge cap shingles with a bulging leading edge available in two widths. See Figure 2.

3.1.5 Starter Shingles:

3.1.5.1 General: Starter Strip shingles are factory-made shingles used under the first course of shingles being

No.	Description	Date

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- between the report holder's published installation instructions and this report, this report governs.
- Installation is limited to use with roof coverings that do not involve hot asphalt or coal-tar pitch.
 - Installation is limited to use with approved roof coverings that are mechanically fastened through the underlayment to the sheathing or rafters.
 - Installation is limited to roofs with ventilated attic spaces in accordance with the requirements of the applicable code.
 - The product is manufactured under a quality control program with inspections by ICC-ES.
- 6.0 EVIDENCE SUBMITTED
- Data in accordance with the ICC-ES Acceptance Criteria for Roof Underlaments (AC189), dated February 2012.
 - Report of testing in accordance with ASTM E108 (UL 790).

7.0 IDENTIFICATION

Each roll of the DeckArmor™ Roof Deck Protection described in this report is marked at regular intervals with the report holder's name (GAF-EIK) and the product name (DeckArmor™), the roll number and the evaluation report number (ESR-2808).

7.1 The report holder's contact information is the following:

GAF
1 CAMPUS DRIVE
PARISSPANY, NEW JERSEY 07054
(973) 628-3000
www.gaf.com

Conversion of the existing garage and carport into a detached ADU (756 SF) with partial demolition of the carport section.

373 MISSION RD, GLENDALE 91205

SPECIFICATION

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**RESIDENTIAL MANDATORY MEASURES
ADDITIONS/ALTERATIONS**

The 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CalGreen) requires all of the following provisions. These provisions apply to additions or alterations that increase the conditioned space of existing residential buildings including one- and two-family dwellings, townhomes, and multi-family units in low-rise and high-rise residential buildings such as apartments, condominiums, motels and hotels and other types of dwellings containing sleeping accommodations with or without common toilet or cooking facilities including accessory buildings, facilities and uses thereto. Detached "U" occupancy buildings are not subject to the requirements of CALGreen. Existing site and landscaping improvements that are not otherwise disturbed are also not subject to the requirements of CALGreen. For newly constructed residential building, see separate checklist. Repairs to existing structures are not subject to CALGreen at this time.

Please incorporate these requirements into the plans and sign the compliance statement at the end of this document. Provisions that are underlined and italicized shall be shown on the construction documents. The information listed here is an outline of the Mandatory Measures. For complete requirements and possible exceptions, please refer to the 2022 CALGreen Code. Code Sections in bold are City of Glendale additional mandatory CALGreen amendments.

ITEM #	CODE SECTION	REQUIREMENTS
Chapter 3 – GREEN BUILDING		
Addition and Alterations		
301.3		<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Section 4.106.4.3 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multi-family buildings. Requirements only apply within the specific area of the addition or alteration.
Chapter 4 – RESIDENTIAL MANDATORY MEASURES		
Division 4.1 – Planning and Design		
Site Development (Sec. 4.106)		
1	4.106.1	General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas.
2	4.106.2	Storm water drainage and retention during construction. Projects which disturb less than one acre of soil and are not part of a larger common development, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site. <ol style="list-style-type: none"> Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system or gutter, water shall be filtered by use of a barrier system or wattle approved by the city. Compliance with all NPDES and City of Glendale Storm Water Management Ordinance.

ITEM #	CODE SECTION	REQUIREMENTS
Division 4.2 – Energy Efficiency		
Performance Requirements (Sec. 4.201)		
6	4.201.1	Scope. This project shall comply with all applicable energy efficiency requirements as set forth in the 2022 California Energy Code and the City of Glendale Amendment to the California Energy Code Ordinance No. 5999. <i>Energy calculations and compliance forms shall be included as part of the plans and drawings.</i>
Division 4.3 – Water Efficiency and Conservation		
Indoor Water Use (Sec. 4.303)		
7	4.303.1	Indoor water use. Plumbing fixtures and fittings shall comply with the following and <i>shall be shown on the construction documents</i> : <ol style="list-style-type: none"> Water closets: Maximum 1.28 gallons per flush Urinals: Maximum 0.125 gallons per flush for wall-mounted. Other urinals: 0.5 gallons per flush. Single showerheads: Maximum flow rate of 2.0 gallons per minute at 80 psi. Multiple showerheads serving one shower: combined flow rate of all showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi. Lavatory faucets within dwelling units: Max flow rate of 1.2 gallons per minute at 60 psi. Minimum flow rate of 0.5 gallon per minute at 20 psi. Lavatory faucets in common and public use areas: Maximum flow rate of 0.5 gallons per minute at 60 psi. Metering faucets: Maximum 0.25 gallons per cycle. Kitchen faucets: Maximum flow rate of 1.8 gallons per minute at 60 psi.

ITEM #	CODE SECTION	REQUIREMENTS
Division 4.4 – Material Conservation and Resource Efficiency		
Enhanced Durability and Reduced Maintenance (Sec. 4.406)		
11	4.406.1	Rodent proofing. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the city building inspector.
Construction Waste Reduction, Disposal and Recycling (Sec. 4.408)		
12	4.408.1	Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with the City of Glendale's Construction and Demolition Waste Reduction and Recycling Plan (CDWRRP) Ordinance. A City approved waste management company/hauler shall be used for recycling of construction waste. Documentation of compliance shall be provided to the City's Building and Safety Division. <i>The project shall complete the city's Construction and Demolition Waste Reduction and Recycling Plan form prior to the issuance of the building permit and pay the CDWRRP deposit.</i>
Building Maintenance and Operation (Sec. 4.410)		
13	4.410.1	Operation and Maintenance manual. The builder shall prepare an Operation and Maintenance Manual as outlined in 2022 CalGreen Section 4.410.1. The manual shall be given to the owner upon final approval by the building inspector. In such case where the property is being sold, it should be given to the new owner at the time of sale. A copy of the manual shall be available for the inspector prior to, or at the time of final inspection.

ITEM #	CODE SECTION	REQUIREMENTS
14	4.410.2	Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide a readily accessible area(s) that serves all buildings on the site and is identified for recycling. Contact the City's Public Works Integrated Waste Management Division for details of the City's recycling ordinance.
Division 4.5 – Environmental Quality		
Fireplaces (Sec. 4.503)		
15	4.503.1	Fireplaces. Any installed gas fireplace shall be direct vent sealed combustion type. New wood burning masonry fireplaces are not allowed per SCAQMD Rule 445.
Pollutant Control (Sec. 4.504)		
10	4.504.1	HVAC system protection. During the construction process and until final startup of the HVAC system, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other method to reduce the amount of water, dust and debris which may enter the system.
17	4.504.2	Finish material pollutant control. Finish material pollutant control, shall comply as follows: <ol style="list-style-type: none"> Adhesives, sealants and caulks used on this project shall comply with SCAQMD Rule 1186 for VOC limits and toxic compounds. Aerosol adhesives, sealants and caulks (in packaging units not more than one pound or 16 fluid ounces) shall comply with statewide VOC standards. Paints and coatings shall comply with VOC limits in CalGreen Table 4.504.3. Aerosol paints and coatings shall comply with statewide requirements and other requirements noted in CalGreen Section 4.504.2.3 Carpet Systems. All carpeting and carpet cushion shall meet the requirements of the Carpet and Rug Institute Green Label Plus Program. Adhesives shall comply with VOC limits in CalGreen Table 4.504.1. Resilient flooring. Where installed, 80% of the floor area receiving resilient flooring shall comply with one or more of the standards listed in CalGreen Section 4.504.4. Composite wood products used on the interior or exterior of the building shall comply with the formaldehyde limits in CalGreen Table 4.504.5. Verification of compliance with the standards listed above shall be provided upon request to the building inspector.
Interior Moisture Control (Sec. 4.505)		
18	4.505.1	Interior moisture control. Buildings shall meet or exceed the provisions of the California Building Code. <ol style="list-style-type: none"> Concrete Slab foundations. Concrete Slab-on-grade foundations/floors that are required to have a vapor retarder by the California Building Code section 1907 or the California Residential Code section R500, shall have a capillary break consisting of a 4-inch-thick base of 1/2 inch or larger clean aggregate with a vapor retarder in direct contact with concrete. The concrete mix design shall address bleeding, shrinkage, and curing. For additional information, see American Concrete Institute, ACE 302.2R-06.



600 N. BRAND BLVD. #560
GLENDALE CA. 91203
(818) 450-8422
ARCHITECTURE@ADURESOURCECENTER.COM

No.	Description	Date

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF ADU RESOURCE CENTER NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF ADU RESOURCE CENTER. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Conversion of the existing garage and carport into a detached ADU (756 SF) with partial demolition of the carport section.

373 MISSION RD, GLENDALE 91205

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ITEM #	CODE SECTION	REQUIREMENTS
Indoor Air Quality (Sec. 4.506)		
10	4.506.1	Bathroom and exhaust fans. Each bathroom (a room which contains a bathtub, shower, or tub/shower combination) shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none"> Exhaust fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, bathroom exhaust fans must be controlled by a humidity control. Humidity controls shall be capable of adjustment between 50% and 80% relative humidity. Humidity control may utilize manual or automatic means of adjustment which may be a separate component to the exhaust fan (not required to be built-in).
Environmental Comfort (Sec. 4.507)		
20	4.507.2	Heating and air-conditioning system design. HVAC systems shall be sized, designed and have equipment selected using the methods listed in CalGreen Section 4.507.2.
Natural Light and Ventilation (Sec. 4.509)		
21	4.509.1 (GBSC)	Natural light and ventilation. <i>Provide calculation of required natural light and ventilation on plans showing the following:</i> <ol style="list-style-type: none"> The minimum glazed area for natural light shall not be less than 10 percent of the floor area of the room served. The minimum openable area for ventilation to the outdoors shall be 5 percent of the floor area of being ventilated.
Chapter 7 – INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS		
Qualifications (Sec. 702)		
22	702.1	Installer and training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or education program. <ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.
23	702.2	Special inspection. When required by the California Building Code, or the approved plans, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with the CALGreen Code. Special inspectors shall comply with the following:

ITEM #	CODE SECTION	REQUIREMENTS
24	703.1	Documentation. Documentation used to show compliance with this code shall include but is not limited to: construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the City of Glendale which demonstrates substantial conformance.
DEFINITIONS		
25		ADDITION. An extension or increase in floor area of an existing building or structure.
26		ALTERATION OR ALTER. Any construction or renovation to an existing structure other than repair for the purpose of maintenance or addition.
27		LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The 208/240-volt 40-ampere branch circuit, and the electric vehicle charging connectors, attachment plugs and all other fittings, devices, power outlets or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.
28		GREEN BUILDING. A holistic approach to design, construction and demolition that minimizes the building's impact on the environment, the occupants and the community.
29		HIGH-RISE RESIDENTIAL BUILDING. For the purposes of CALGreen, any building that is of Occupancy Group R and is four stories or greater in height.
30		LOW-RISE RESIDENTIAL BUILDING. For the purpose of CALGreen, any building that is of Occupancy Group R and is three stories or less.
COMPLIANCE STATEMENT		
31		Compliance Statement. As the design professional or designer of record for this project, I certify that the design complies with all the applicable provisions of the 2022 California Green Building Standards Code (CALGreen Code) and including the Glendale Amendments to Volume IX Green Building Standards (Ord. No. 5999 and No. 5999) of the 2022 Glendale Building and Safety Code. <p>Signature _____ Print Name _____</p> <p>Company _____ Address _____</p> <p>Date _____ License _____</p>

TABLE 4.504.1
ADHESIVE VOC LIMITS ^{1,2}
Less Water and Less Exempt Compounds in Grams per Liter

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

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.

TABLE 4.504.2
SEALANT VOC LIMITS
Less Water and Less Exempt Compounds in Grams per Liter

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

