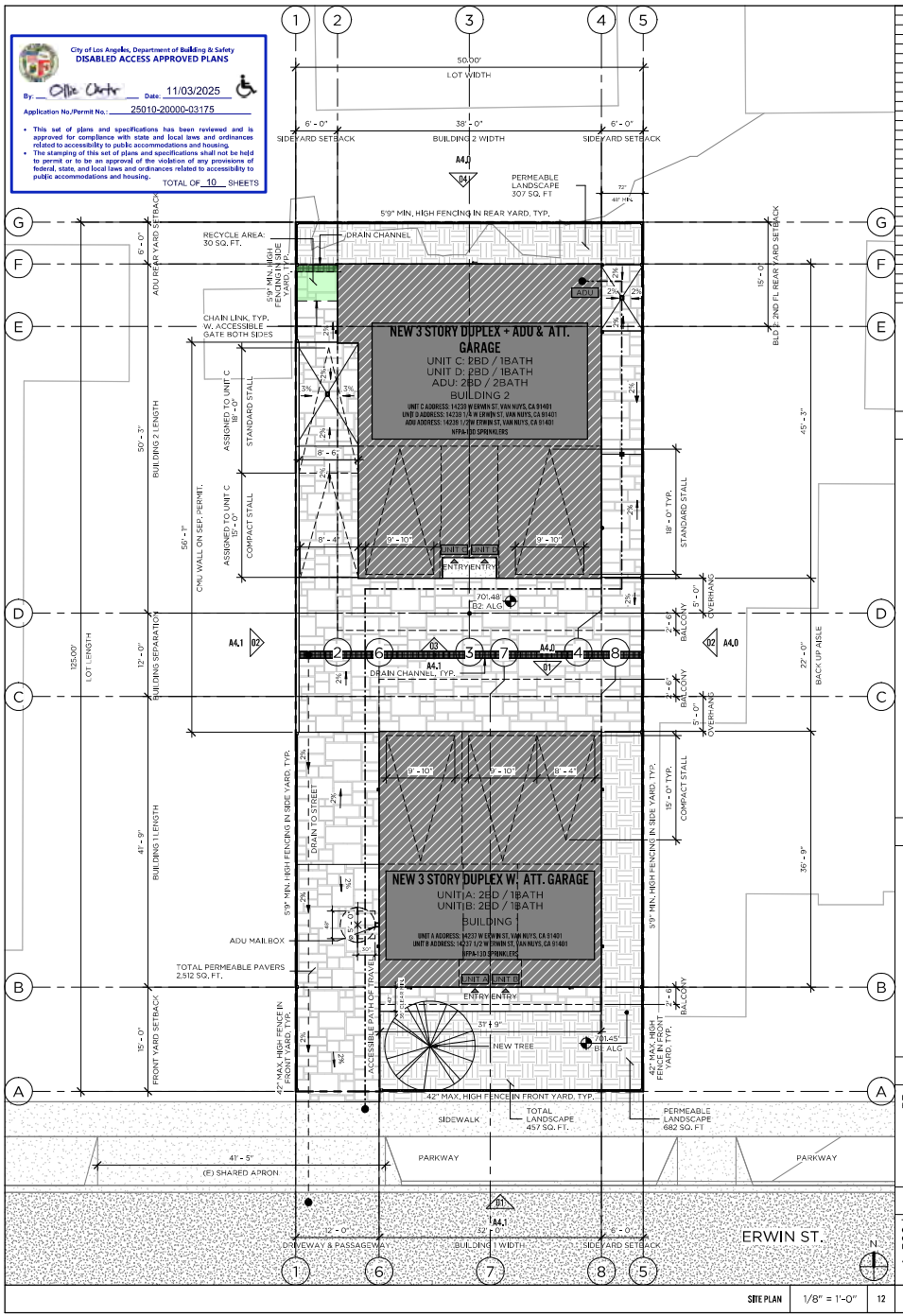
City of Los Angeles, Department of Building & Safety
DISABLED ACCESS APPROVED PLANS

By: Ollie Clarke Date: 11/03/2025

Application No./Permit No.: 25010-20000-03175

- This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.
- The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

TOTAL OF 10 SHEETS



SITE PLAN 1/8" = 1'-0" 12

A0.0	PROJECT INFORMATION, SITE PLAN, AND SCHEDULES
A0.1	GENERAL NOTES
A0.2	RESIDENTIAL ACCESSIBILITY CORRECTION LIST
A0.3	RESIDENTIAL ACCESSIBILITY CORRECTION LIST
A0.4	RESIDENTIAL ACCESSIBILITY CORRECTION LIST
A0.5	RESIDENTIAL ACCESSIBILITY CORRECTION LIST
A1.0	GREEN FORMS
A1.1	BUILDING FLOOR BREAKDOWN DIAGRAMS
A1.2	GRADE PLANE CALCULATIONS & RUD LETTER
A1.3	ZIMAS PROFILE REPORT
A1.4	ZIMAS PROFILE REPORT
T-1	TITLE 24 PERFORMANCE CFIR FORMS - BUILDING 1
T-2	TITLE 24 PERFORMANCE CFIR FORMS - BUILDING 1
T-3	TITLE 24 PERFORMANCE CFIR FORMS - BUILDING 2
T-4	TITLE 24 PERFORMANCE CFIR FORMS - BUILDING 2
T-5	TITLE 24 2022 SFD MANDATORY REQUIREMENTS SUMMARY
A3.0	FIRST FLOOR PLAN
A3.1	SECOND FLOOR PLAN
A3.2	THIRD FLOOR PLAN
A3.3	ROOF PLAN
A3.5	ESRC 1388 TABLE F & DECK ASSEMBLY METHOD
A3.6	ROLLED ROOF, UNDERLAYMENT, & VENT ROOF SPEC. DOCS
A4.0	BUILDING 1 & 2 NORTH ELEVATIONS + EAST ELVATION
A4.1	BUILDING 1 & 2 SOUTH ELEVATIONS + WEST ELVATION
A5.0	BUILDING SECTION
A6.0	ARCHITECTURE DETAILS
A6.1	ARCHITECTURE DETAILS
A6.2	ARCHITECTURE DETAILS
A6.3	ACCESSIBILITY DETAILS
A6.4	ACCESSIBILITY DETAILS
A6.5	ACCESSIBILITY DETAILS

SHEET INDEX NO SCALE 07

PRIMARY PATH OF TRAVEL

I certify that the primary path of travel to the area of alteration from the public way and accessible parking space as indicated on the plans does not include steps or a slope exceeding 1:20 except where access is provided by a ramp with a 1:12 maximum slope or a disabled accessible elevator. I understand that if the primary path of travel is found not to be as indicated, significant delays may result.

Signature _____ Position _____

Print Name _____ Date _____

(NOTE: To be completed and certify by Architect, Engineer or Contractor on record, Owner or Agent)

	HARD-WIRED COMBINATION SMOKE DETECTOR/CARBON MONOXIDE DETECTOR WITH BATTERY BACK-UP
	ENERGY-STAR RATED ULTRA-QUIET BATHROOM EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE
	1 HR. TYPE X GYPSUM FIRE RATED WALL
	GLAZING
	OVERHANG
	STEP
	NORTH ARROW
SIM A101	SECTION HEAD
01	MATERIAL CALL OUT
Ref 1	ELEVATION MARKER
1	WALL CALL OUT

SYMBOLS LEGEND NO SCALE 08

℄	CENTER LINE	R.O.W	RIGHT OF WAY
HR.	HOUR	BD	BUILDING
SQ. FT.	SQUARE FEET	EXT.	EXTERIOR
SL.	SLOPE	INT.	INTERIOR
TYP.	TYPICAL	HR.	HOUR
SEP.	SEPERATE	MIN.	MINIMUM
THCK.	THICK	MAX.	MAXIMUM
WD.	WOOD	BD.	BUILDING
RF.	ROOF	CJ.	CONSTRUCTION JOINT
N.	NORTH	PL.	PROPERTY LINE
ATT.	ATTACHMENT	W.	WITH

ABBREVIATIONS NO SCALE 09

NOTE: SPRINKLERS NFPA-13D THROUGHOUT BOTH BUILDINGS TO BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION

NOTES NO SCALE 10

THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL, NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED.

NO PARKING WILL BE ASSIGNED TO THE ADU

DAS NOTE NO SCALE 11

PROJECT ADDRESS	14237 - 14237 1/2 & 14239 - 14239 1/2 W ERWIN ST	CITY	VAN NUYS	ZIP CODE	91401
ASSESSORS PARCEL NUMBER (APN)	2240017018				
LOT/PARCEL AREA	6,255.6 SQ. FT.				
TRACT	TR 1200				
BLOCK	6				
LOT	35				
ARB	1				
COUNTY MAP REF#	M B 19-35	MAP SHEET	177B153		
AB 2097	YES | 7 PARKING STALLS PROVIDED (NO PARKING WILL BE ASSIGNED TO THE ADU)				
MAX ALLOWED BUILDING HEIGHT	30' - 0"				
ZONING	[Q]RD1.5-1				
ZONING INFORMATION	ZI-2452 TRANSIT PRIORITY AREA IN THE CITY OF LOS ANGELES				
	ZI-2512 HOUSING ELEMENT SITES				
COASTAL ZONE	NONE				
COMMUNITY DESIGN OVERLAY	NONE				
GENERAL PLAN LAND USE	LOW MEDIUM II RESIDENTIAL				
HILLSIDE	NO				
SPECIAL GRADING AREA	NO				
VERY HIGH FIRE HAZARD SEVERITY ZONE	NO				
METHANE HAZARD SITE	NONE				
SCOPE OF WORK DESCRIPTION	1. NEW 3 STORY DUPLEX WITH ATTACHED GARAGE 2. NEW 3 STORY DUPLEX WITH ATTACHED GARAGE + (N) ATTACHED ORDINANCE ADU PER LAMC 12.22 A.33 (c) AND (e)				

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY: MANUEL BRADLEY ZAVALA
DATE: 12/03/2025
APPLICATION #: 25010-20000-03175
25010-20000-03553

PROJECT INFORMATION NO SCALE 01

BUILDING 1 (FRONT)		ZONING (SQ. FT.)	SCHOOL FEES (SQ. FT.)	BUILDING CODE FLOOR AREA	- U (GARAGE) (SQ. FT.)
UNIT A	NEW 1ST FLOOR	261.5	284	387	200
UNIT A	NEW 2ND FLOOR	543	636	712	
UNIT A	NEW 3RD FLOOR	537	634	607	
TOTAL SQ. FT. OF UNIT A		1,341.5	1,554	1,706	
UNIT B	NEW 1ST FLOOR	261.5	284	387	350
UNIT B	NEW 2ND FLOOR	543	636	712	
UNIT B	NEW 3RD FLOOR	537	634	607	
TOTAL SQ. FT. OF UNIT B		1,341.5	1,554	1,706	
TOTAL SQ. FT. BUILDING 1		2,683 SQ. FT.	3,108 SQ. FT.	3,412 SQ. FT.	

BUILDING 2 (REAR)		ZONING (SQ. FT.)	SCHOOL FEES (SQ. FT.)	BUILDING CODE FLOOR AREA - U (GARAGE) (SQ. FT.)	
UNIT C	NEW 1ST FLOOR	60	63	320	254
UNIT C	NEW 2ND FLOOR	676	769	868	
UNIT C	NEW 3RD FLOOR	675	777	736	
TOTAL SQ. FT. OF UNIT C		1,411	1,609	1,924	
UNIT D	NEW 1ST FLOOR	60	63	211	200
UNIT D	NEW 2ND FLOOR	676	769	868	
UNIT D	NEW 3RD FLOOR	675	777	736	
TOTAL SQ. FT. OF UNIT D		1,411	1,609	1,815	
ADU	NEW 1ST FLOOR	891.5	935	891.5	
TOTAL SQ. FT. BUILDING 2		3,713.5	4,153	4,630.5	
TOTAL SQ. FT. OF BUILDING 1 + 2		6,396.5 SQ. FT.	7,261 SQ. FT.	8,042.5 SQ. FT.	1,004

BUILDING FLOOR AREA NO SCALE 02

ALLOWED FAR	(40 FT. x 95 FT.) X 3 = 11,400 SQ. FT.
PROPOSED FAR	6,396.5 SQ. FT. < 11,400 SQ. FT.
DENSITY CALC. REQ.	6,255.6 SQ. FT. / 1,500 SQ. FT. = 4.17
DENSITY PROVIDED	4 UNITS BY RIGHT + 1 ADU
PROPOSED STORIES	3
PROPOSED HEIGHT	BLDG 1: 29'-11" (MAX HEIGHT 30'-0")
	BLDG 2: 29'-11" (MAX HEIGHT 30'-0")
CONSTRUCTION TYPE	TYPE V-B
OCCUPANCY	R-3 & U

BUILDING DATA NO SCALE 04

SEPERATE PERMIT REQ. FOR:

A. RETAINING WALL
B. GRADING WORK
C. BLOCK WALL
D. SIGN
E. SWIMMING POOL
F. FIRE SPRINKLES
G. SEPERATE STRUCTURE
H. DEMOLITION
I. SOLAR PANELS
J. WORK ON PUBLIC R.O.W

FRONT YARD	50 FT. x 15 FT. = 750 SQ. FT.
REQ. LANDSCAPING IN FRONT YARD	750 SQ. FT. /2 = 375 SQ. FT.
PROVIDED LANDSCAPING IN FRONT YARD	457 SQ. FT.
TOTAL SITE LANDSCAPING	989 SQ. FT.

SITE PLAN NOTES NO SCALE 05

LOS ANGELES MUNICIPAL CODE
2023 LOS ANGELES RESIDENTIAL CODE
2023 LOS ANGELES GREEN BUILDING CODE
2023 LOS ANGELES BUILDING CODE
2022 BUILDING ENERGY STANDARDS

GOVERNING CODES & NOTES NO SCALE 06

ADU IS < THAN 1/2 MILE FROM PUBLIC TRANSIT EXEMPT FROM ADDITIONAL PARKING PER LAMC 12.22 A.33 (c)(2)(i)

VICINITY MAP NO SCALE 03

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.J107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
14237 W ERWIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

PROJECT INFORMATION, SITE PLAN, AND SCHEDULES

A0.0

02 DEC. 2025

1. GENERAL CONTRACTORS / OWNER SHALL VERIFY SITE. DIMENSIONS, ELEVATIONS, GRADE, SOIL RESTRICTIONS AND ALL FIELD CONDITIONS RELATED TO DESIGN / DRAWINGS OR LOCAL CODES AND REGULA-TIONS, IF ANY DISCREPANCIES ARE FOUND CONTRACTOR / OWNER SHALL IMMEDIATELY NOTIFY THE PARTIES, ARCHITECT. ENGINEER. ETC, SURVEYOR SHALL VERIFY LOT / BUILDING CORNERS. DRAINS,
2. GENERAL CONTRACTOR TO VERIFY PROPERTY LINE IF PROPERTY LINE HAS NOT BEEN ESTABLISH BY A SURVEYOR OR AUTHORIZER CIVIL ENGINEER.
3. CONSTRUCTION WORKMANSHIP AND MATERIALS SHALL CONFORM TO : NOTES IN THIS SET OF CONSTRUCTION DOCUMENTS, ALL APPLICABLE LOCAL CODES ABD ORDINANCES AS NOTED THROUGHOUT THESE DRAWINGS.
4. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND REFERENCED STANDARDS ON THESE SPECIFICATIONS. THE MORE STRINGENT PROVISIONS SHALL GOVERN.
5. THE PROJECT CONTACT SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO COMMENCING CONSTRUCTION. THE PROJECT CONTACT SHALL PREPARE A SCHEDULE FOR CONSTRUCTION AND SHALL SUBMIT TO OWNER FOR REVIEW.
6. DIMENSIONS: UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE SHOWN AS FOLLOWS: FACE OF WALL AT MASONRY. INDICATED FACE OF FINISH WALL. CENTER LINE. GRID LINE. TOP OF CONCRETE SLAB OR FOUNDATION, TOP OF PLYWOOD ETC. DRAWINGS SHALL NOT BE SCALED TO DETERMINE ANY DIMENSION. REFER ONLY TO WRITTEN INFORMATION AND DETAIL DRAWINGS, OR USE FIGURED DIMENSIONS. DIMENSIONAL DISCREPANCIES SHALL BE CALLED OUT TO THE ATTENTION OF THE PROJECT CONTACT PRIOR TO CONSTRUCTION.
7. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE ROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES,
8. AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN-STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING,@ (PER ORDINANCE 170,158 AND 180,670) SEPARATE PLUMBING PERMIT IS REQUIRED.
9. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
10. PROVIDE (70) (72) INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.@ (1210.2.3, 2406.4.5, R307.2, R308.4)
11. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3 & LAPC)
12. SPRINKLER SYSTEM MUST BE APPROVED BY THE MECHANICAL DIVISION PRIOR TO INSTALLATION.
13. A FIRE ALARM (VISUAL AND AUDIBLE) SYSTEM IS REQUIRED. THE ALARM SYSTEM MUST BE APPROVED BY THE FIRE DEPARTMENT AND ELECTRICAL PLAN CHECK PRIOR TO INSTALLATION. (LAMC 57.122)
13. CARBON MONOXIDE ALARM IS REQUIRED PER (SEC. 420.6). SMOKE AND CARBON MONOXIDE ALARM SHALL BE PROVIDED WITH BATTERY BACKUP AND INTERCONNECTED,
14. DOORBELL BUTTON SHALL NOT BE INSTALLED MORE THAN 48" ABOVE EXTERIOR FLOOR LEVEL OR LANDING.
15. EXTERIOR DOORS. DOORS BETWEEN A HOUSE AND A GARAGE. WINDOWS AND THEIR HARDWARE SHALL CONFORM TO THE SECURITY PROVISIONS OF CHAPTER 67 OF THE CITY OF LOS ANGELES BUILDING CODE:
A. SINGLE SWINGING DOORS. ACTIVE LEAF OF A PAIR OF DOORS. AND THE BOTTOM LEAF OF DUTCH DOORS SHALL BE EQUIPPED WITH A LATCH AND A DEADBOLT. IF THE LATCH HAS A KEY-LOCKING FEATURE, A DEAD LATCH SHALL BE USED.THE DEADBOLT LOCK SHALL BE KEY OPERATED FROM THE EXTERIOR SIDE OF THE DOOR. AND OPERATED FROM THE INTERIOR SIDE OF THE DOOR BY A DEVICE NOT REQUIRING A KEY, TOOL, OR EXCESSIVE FORCE, DEADBOLTS SHALL HAVE A HARDENED INSERT WITH 1 MINIMUM THROW AND 5/8" MINIMUM EMBEDMENT INTO THE JAMB, (BC 6709.2)
B. INACTIVE LEAF OF A PAIR OF DOORS AND THE UPPER LEAF OF DUTCH DOORS SHALL HAVE A DEADBOLT AS PER PARAGRAPH"A", UNLESS IT IS NOT KEY OPERATED FROM THE EXTERIOR, OR HAS A HARDENED DEADBOLT AT TOP AND BOTTOM WITH½" EMBEDMENT (BC 6709.3)
C. SWINGING WOOD DOOR(S) SHALL BE SOLID CORE NOT LESS THAN 1-3/8" THICK. (BC 6709.1.1)
D. PANELS OF WOOD DOORS SHALL BE 9/16" THICK AND NOT MORE THAN 300 SQ. INCHES, STILES AND RAILS TO BE 13/8" THICK AND 3" MINIMUM WIDTH. (BC6709.1.2)
E. DOOR HINGE PINS ACCESSIBLE FROM THE OUTSIDE SHALL BE NON-REMOVABLE. (BC 6709.5)
F. DOOR STOPS OF WOOD JAMBS OF IN-SWINGING DOORS SHALL BE ONE PIECE CONSTRUCTION OR JOINED BY A RABBET. (BC 6709.4)
G. WINDOWS AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE OF THE DOOR SHALL BE FULLY TEMPERED/APPROVED BURGLARY RESISTANT/PROTECTED BY BARS, SCREENS OR GRILLS, (BC 6714)
H. OVERHEAD AND SLIDING GARAGE DOORS SHALL BE SECURED WITH A CYLINDER LOCK, A PADLOCK WITH A HARDENED STEEL SHACKLE. OR EQUIVALENT WHEN NOT OTHERWISE LOCKED BY ELECTRIC POWER OPERATION, JAMB LOCKS SHALL BE ON BOTH JAMBS FOR DOORS EXCEEDING 9 FEET IN WIDTH (BC 6711)
I. SLIDING GLASS DOORS AND SLIDING GLASS WINDOWS SHALL BE CAPABLE OF WITHSTANDING THE TESTS SET FORTH IN SECTION 6706 AND 6707 OF THE LOS ANGELES BUILDING CODE AND SHALL BEAR A LABEL INDICATING COMPLIANCE WITH THESE TESTS, LOCKING DEVICES ON SLIDING GLASS DOORS COMPLYING WITH SECTION 1010 AND 1030, AND EMERGENCY EGRESS WINDOWS COMPLYING WITH SECTION 1030. SHALL BE RELEASABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR EXCESSIVE FORCE. (BC 6710. 6715) CONSTRUCTION REQUIREMENTS
16. NOTCHING OF STUDS IN EXTERIOR OR BEARING WALLS SHALL NOT EXCEED 25% OF ITS WIDTH, NOTCHING OF STUDS IN NONBEARING WALLS SHALL NOT EXCEED 40% OF ITS WIDTH, BORED HOLES IN STUDS SHALL NOT EXCEED 60% OF ITS WIDTH, SHALL NOT BE CLOSER THAN 5/8TO THE EDGE OF THE STUD, AND SHALL NOT BE LOCATED IN THE SAME SECTION AS A CUT OR NOTCH, STUDS LOCATED IN EXTERIOR OR BEARING WALLS SHALL BE DOUBLED IF BORED OVER 40% AND UP TO 60% OF ITS WIDTH, (R 602.6)
17. WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450. (R 302.9, 302.10)
18. PROVIDE FIRE BLOCKING IN CONCEALED SPACES OF COMBUSTIBLE STUD WALLS, PARTITIONS. INCLUDING FURRED SPACES. AT THE CEILING AND FLOOR LEVEL, AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL, AND BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM. (R 302.11)
19. DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL NOT PREVENT ACCESS TO AN AREA OF THE CRAWL SPACE. WHERE IT IS REQUIRED TO MOVE UNDER DUCTS FOR ACCESS TO AREAS OF THE CRAWL SPACE, A VERTICAL CLEARANCE OF 18MINIMUM SHALL BE PROVIDED. (MC 603.1)
20. WHERE FLASHING IS OF METAL. THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN .019 INCH (NO. 26 GALVANIZED SHEET). (R 903.2.1)
21. ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. WOOD STRUCTURAL PANEL SHEATHING SHALL COMPLY WITH SECTION R803.2. (R 803)
22. END JOINTS IN LUMBER USED AS SUBFLOORING SHALL OCCUR OVER SUPPORTS. UNLESS END-MATCHED LUMBER IS USED. IN WHICH CASE EACH PIECE SHALL BEAR ON NOT LESS THAN TWO JOISTS. WOOD STRUCTURAL PANEL SHEATHING USED FOR STRUCTURAL PURPOSES SHALL COMPLY WITH SECTION R503.2. (R 503) GLAZING REQUIREMENTS
23. THE FOLLOWING SHALL BE CONSIDERED SPECIFIC HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING PER SECTION R308:
A. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING. AND BIFOLD DOORS,
B. GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION,
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE ON AN IN-SWINGING DOOR.
C. WINDOW GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET.
2. THE BOTTOM EDGE IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3. THE TOP EDGE IS MORE THAN 36 INCHES ABOVE THE FLOOR.
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING,
D. GLAZING IN GUARDS, RAILINGS, STRUCTURAL BALUSTER PANELS. AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE,
E. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR ADJACENT HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS, AND INDOOR OR OUTDOOR SWIMMING POOLS, WHERE ALL OF THE FOLLOWING CONDITIONS ARE PRESENT:
1. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE ANY STANDING OR WALKING SURFACE,
2. THE GLAZING IS WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE. FROM THE WATERS EDGE OF A HOT OF A SHOWER TUB, SPA. WHIRLPOOL. BATHTUB, OR SWIMMING POOL, OR FROM THE EDGE, SAUNA OR STEAM ROOM.
F. GLAZING ADJACENT TO STAIRS AND RAMPS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS, UNLESS THE GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE, OR A RAIL IS DESIGNED PER SECTION R308.4.6.
G. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING, UNLESS THE GLAZING IS MORE THAN 18 INCHES FROM A PROTECTIVE GUARD PER SECTION R312.
24. DWELLING SHALL BE PROVIDED WITH COMFORT HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS. (R303.9)
25. THE FOLLOWING ARE REQUIRED FOR CENTRAL HEATING FURNACES AND LOW-PRESSURE BOILERS IN A COMPARTMENT:
A. LISTED APPLIANCES SHALL BE INSTALLED WITH CLEARANCES IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS. (MC 904.2(1))
B, UNLISTED APPLIANCES SHALL MEET BOTH THE CLEARANCES IN TABLE 904.2, AND THE CLEARANCES ALLOWED BY THE MANUFACTURERS INSTALLATION INSTRUCTIONS.(MC 904,2(2))
C, WHEN COMBUSTION AIR IS TAKEN FROM INSIDE, THE FREE AREA OF COMBUSTION AIR OPENINGS SHALL BE 1 SQ. INCH PER 1,000 BTU (100 SQ. INCH MINIMUM) PER OPENING, ONE OPENING SHALL BE WITHIN 12 INCHES OF THE TOP OF THE ENCLOSURE AND THE SECOND SHALL BE WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. THE DIMENSION SHALL NOT BE LESS THAN 3 INCHES. (MC 701.5(1))
D. NOT LESS THAN 1/4 OF AN INCH SCREEN MESH IS REQUIRED AT OPENINGS WHERE COMBUSTION AIR IS TAKEN FROM THE OUTSIDE. (MC 701.10(1)) E, SEPARATE DUCTS SHALL BE USED FOR UPPER AND LOWER COMBUSTION AIR OPENINGS, AND MAINTAINED TO THE SOURCE OF COMBUSTION AIR. (MC 701.11(4))
26. THE FOLLOWING ARE REQUIRED FOR APPLIANCES INSTALLED IN AN ATTIC: A, AN OPENING AND PASSAGEWAY SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES, AND NOT LESS THAN THE SIZE OF THE LARGEST COMPONENT OF THE APPLIANCE.(MC 304.4)
A. WHERE THE PASSAGEWAY HEIGHT IS LESS THAN 6 FEET, THE DISTANCE FROM ACCESS TO THE APPLIANCE SHALL NOT EXCEED 20 FEET, AS MEASURED ALONG THE CENTERLINE. (MC 304.4.1)
B. PASSAGEWAY SHALL BE UNOBSTRUCTED AND SHALL HAVE SOLID WAY SHALL NOT LESS THAN 24 INCHES WIDE FROM ENTRANCE TO APPLIANCE. (MC 304.4.2)
C, A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES IS REQUIRED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE, (MC 304,4.3)
D, A PERMANENT 120V RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. LIGHT SWITCH SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY, (MC 304,4,4)
E, A TYPE B OR L GAS VENT SHALL TERMINATE NOT LESS THAN 5 FEET ABOVE THE HIGHEST CONNECTED APPLIANCE FLUE COLLAR OR DRAFT HOOD, (MC 802,6,2.1)
F, APPLIANCE INSTALLATION SHALL MEET ALL LISTED CLEARANCES, (MC 303.1)
27. CLOTHES DRYER EXHAUST DUCT SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING IN ACCORDANCE WITH SECTION 502,2,1 AND SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. (MC 504.4)
28. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE 4 INCHES IN DIAMETER AND IS LIMITED TO A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO POINT OF TERMINATION. DUCT LENGTH SHALL BE REDUCED BY 2 FEET FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO.(MC 504.4.2)
29. APPLIANCES (WATER HEATER, FURNACE, ETC.) LOCATED IN THE GARAGE SHALL BE INSTALLED SO THAT BURNERS AND BURNERIGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR, UNLESS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. (MC 305.1)
30. DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE.
31. FLUSH VOLUMES OF PLUMBING FIXTURES AND FLOW RATES OF PLUMBING FITTINGS SHALL COMPLY WITH SECTION 4.303 OF THE GREEN CODE.
32. ABS AND PVC DWV PIPING INSTALLATIONS ARE LIMITED TO NOT MORE THAN TWO STORIES OF AREAS. (PC 701.2(2))
33. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE. (PC 408.3)
34. ALL NEW, REPLACEMENT AND EXISTING WATER HEATERS SHALL BE STRAPPED TO THE WALL IN TWO PLACES, ONE ON THE UPPER 1/3 OF THE TANK, AND ONE ON THE LOWER 1/3 OF THE TANK, THE LOWER POINT SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS, (PC 507.2)
35. PLUMBING PLAN CHECK AND APPROVAL IS REQUIRED FOR2 INCH AND LARGER WATER LINES, 2 INCH AND LARGER GAS LINES, OR ANY GAS LINE WITH A PRESSURE OF 2PSI AND HIGHER.
36. GROUND-FAULT CIRCUIT-INTERRUPTION (GFCI) FOR PERSONNEL SHALL BE PROVIDED IN BATHROOMS, GARAGES, NON-HABITABLE ACCESSORY STRUCTURES AT OR BELOW GRADE LEVEL, OUTDOOR LOCATIONS, CRAWL SPACES AT OR BELOW GRADE LEVEL, NONHABITABLE BASEMENTS, KITCHENS WHERE THE RECEPTACLES SERVE COUNTERTOP SURFACES, LOCATIONS WITHIN 6FT OF THE OUTSIDE EDGE OF SINKS/BATHTUBS/SHOWERS, BOATHOUSES, AND LAUNDRY AREAS. THE GFCI SHALL BE INSTALLED IN A READILY ACCESSIBLE LOCATION. (EC 210.8(A))
37. ARC-FAULT CIRCUIT-INTERRUPTION (AFCI) PROTECTION SHALL BE PROVIDED IN ALL 120-VOLT, SINGLE PHASE, 15- AND 20AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN KITCHENS, HABITABLE ROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS, BY ANY MEANS DESCRIBED IN 210.12(A). (EC 210.12(A))
38. IN ANY OF THE AREAS SPECIFIED IN ITEM 23, WHERE EXISTING BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED, OR EXTENDED BY MORE THAN 6FT AND/OR ADDS ANY OUTLET OR DEVICE, THE BRANCH CIRCUIT SHALL BE PROTECTED BY ONE OF THE FOLLOWING:
A. A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT.
B, A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OUTLET OF THE EXISTING BRANCH CIRCUIT. (EC 210.12(B))
39. TAMPER-RESISTANT RECEPTACLES SHALL BE INSTALLED IN ALL AREAS SPECIFIED IN 210.52, ALL NONLOCKING-TYPE 12-VOLT, 15- AND 20-AMPERE RECEPTACLES SHALL BE LISTED TAMPERRESISTANT RECEPTACLES, (EC 406.12)
40. WHERE NM CABLE (ROMEX) IS RUN ACROSS THE TOP OF JOISTS AND/OR WHERE THE ATTIC IS NOT ACCESSIBLE BY PERMANENT STAIRS OR LADDERS, PROTECTION WITHIN 6 FEET OF THE NEAREST EDGE OF THE SCUTTLE OR ATTIC ENTRANCE SHALL BE PROVIDED. (EC 334.23, 320.23(A))
41. PLUMBING FIXTURES AND FIXTURE FITTINGS ON THE PLANS SHALL COMPLY WITH THE FOLLOWING FLOW RATES:
A. WATER CLOSETS - 1.28 GPF
B. URINALS - 0.5 GPF
C. WALL-MOUNTED URINAL - 0.125 GPF
D. SINGLE SHOWERHEAD - MAX FLOW RATE TO ≤ 1.8 GPM @ 80 PSI
E, MULTIPLE SHOWERHEADS - MAX FLOW RATE TO ≤ 1.8 GPM @ 80 PSI
F. LAVATORY FAUCETS - 1.2 GPM AT 60PSI
G. LAVATORY FAUCETS IN PUBLIC USE AREAS - 0.5 GPM AT 60PSI H, METERING FAUCETS - .25 GALLONS PER CYCLE
H, KITCHEN FAUCETS - 1.5 GPM AT 60PSI (4.303.1)
42. ANNULAR SPACES AROUND PIPES, ELECTRICAL 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 ENFORCING AGENCY. (4.406.1)
43. FIREPLACES SHALL BE DIRECT VENT SEALED COMBUSTION TYPE. INDICATE ON THE PLANS THE MANUFACTURER NAME AND MODEL NUMBER. (4.503.1)
44. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE, AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER ACCEPTABLE METHODS TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS WHICH MAY ENTER THE SYSTEM. (4.504.1)
45. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. (4.505.3)
46. ALL MECHANICAL EXHAUST FANS IN ROOMS WITH A BATHTUB OR SHOWER SHALL COMPLY WITH THE FOLLOWING:
A, FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
B, FANS MUST BE CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% AND 80%. (4.506.1)
47. ADHESIVES. SEALANTS AND CAULKS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.1 AND COMPLY WITH THE VOC LIMITS IN TABLES 4.504.1 AND 4.504.2 AS APPLICABLE. (4.504.2.1)
48. PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.2 AND COMPLY WITH THE VOC LIMITS IN TABLE 4.504.3. (4.504.2.2)
49. AEROSOL PAINTS AND COATINGS SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN SECTION 4.504.2.3. (4.504.2.3) 10. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET ALL THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING:
A. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM OR B. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) ORB, NSG.FT./ANSI 140 AT THE GOLD LEVEL OR C. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD (4.504.3)
50, ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM, CARPET ADHESIVES SHALL NOT EXCEED A VOC LIMIT OF 50 G/L, (4,504,3,1. 4,504,3,2)
51. A MINIMUM OF 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OF THE FOLLOWING:
A, PRODUCTS CERTIFIED AS A LOW-EMITTING MATERIAL IN THE CHPS HIGH PERFORMANCE PRODUCTS DATABASE, OR
B, PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD (FORMERLY THE GREENGUARD CHILDREN & SCHOOLS PROGRAM), OR
1, RFCI FLOORSCORE PROGRAM, OR 2, MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR THE TESTING OF VOC EMISSIONS (SPECIFICATION 01350) (4,504,4)
52, COMPOSITE WOOD PRODUCTS (HARDWOOD PLYWOOD. PARTICLE BOARD. AND MDF) INSTALLED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET OR EXCEED THE STANDARDS OUTLINED IN TABLE 4,504,5. VERIFICATION OF COMPLIANCE WITH THESE SECTIONS MUST BE PROVIDED AT THE TIME OF INSPECTION. (4,504,5)
53, 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).
54. BATHROOMS, WATER CLOSET COMPARTMENTS, AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH MINIMUM GLAZING AREA OF 3 SQUARE FEET. ONE HALF OPENABLE. THE GLAZED AREAS ARE NOT REQUIRED WHERE ARTIFICIAL LIGHT AND MECHANICAL VENTILATION OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS VENTILATION PROVIDED (R303.3).
55. DIMENSION 30 INCHES CLEAR WIDTH AND 24 INCHES CLEAR FRONT OF WATER CLOSET (CPC 402.5)
56. SHOWER DOOR SHALL SWING OUT. NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1,024 SQUARE INCHES OF FLOOR AREA, AND ENCOMPASS 30 INCHES DIAMETER CIRCLE MINIMUM (CPC 408.6)
57. 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).

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.R97.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

GENERAL NOTES

A0.1

25 NOV. 2025

City of Los Angeles, Department of Building & Safety
DEPARTMENT APPROVED PLANS
By: Ollie Ortiz Date: 11/03/2025
Application No./Permit No.:
- This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.
- The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of state and local laws and ordinances related to accessibility to public accommodations and housing.

TOTAL OF _____ SHEETS

GENERAL PROJECT INFORMATION PERMIT

PLAN CHECK NO

JOB ADDRESS

REVIEW BY

APPLICATION #

Application No./Permit No.:

NOTE: Numbers in the parentheses () refer to sections in the California Building Code (CBC).

INSTRUCTIONS

- Corrections with circled numbers or checked items apply to this plan check.
- In the left-hand margin of the pages checked corrections, please indicate the sheet number and detail or not number on the plans where the corrections are made. Resubmit marked original plans and two corrected sets of plans, calculations and this plan review list.
- Incomplete, unclear, or faulted drawings or calculations will not be accepted.
- Incorporate all comments marked on checked set of plans and calculations and these correction sheets.

This correction list addresses only Title 24. State requirements. The Project may need also to comply with FHA, UFAS & HUD requirements as applicable.

Note 1: Covered multifamily dwellings may be subject to the requirements of more than one jurisdiction or law, which would require compliance with each law. Where federal, state, or local laws differ, the more stringent requirements apply. For additional information, see the Joint Statement of the Department of Housing and Urban Development and the Department of Justice issued April 30, 2013 (www.hud.gov).

Note 2: Dwelling units constructed as senior citizen housing may also be subject to the Unruh Civil Rights Act.

DIVISION I – APPLICATION

APPLICATION

1. Housing accessibility must apply to the following (1101A.1):
   a. All newly-constructed covered multifamily dwellings. (See all covered units under section 1102A.1.)
   b. New common use areas serving existing covered multifamily dwelling.
   c. Addition to existing buildings, where the addition alone meets the definition of a covered multifamily dwelling.
   d. New common-use areas serving new covered multifamily dwellings.
   e. Where any portion of a building's exterior is preserved, but the interior of the building is removed, including all structural portions of floors and ceilings, the building is considered a new building for determining the application of this chapter.
2. Covered multifamily dwellings shall be maintained in compliance with the accessibility standards in effect at the time of construction. (1102A.2)
3. Apartments constructed prior to March 13, 1991 shall be maintained in compliance with the accessibility standards in effect at the time of construction (1102A.2).
4. Public housing as defined in Chapter 2 of this code is subject to provisions of the Division of the State Architect (DSA-AC) in Chapter 11B (1101A.1).
5. Newly constructed publicly funded multifamily dwellings are subject to the provisions of Chapter 11A and Chapter 11B. (1101A.1)
6. Existing publicly funded multifamily dwellings are subject to provisions of Section 11B-202.4.

MULTISTORY DWELLINGS WITH NO ELEVATOR

7. At least 10 percent, any fraction thereof rounding to next highest whole number, but not less than one of the multistory dwellings shall comply with the following (1102A.3.1): [Exception: Carriage units]

   CARRIAGE UNIT [HCD 1-AC] (1107A) A dwelling unit with living space on one or more floors immediately above a Group U, private garage or garages. The footprint of the garage or garages is used as the footprint for the remaining floor or floors of the units above and the garage level contains no habitable space. Note: Dwelling units located over a common garage shall not be considered carriage units. Also, no overhangs allowed.

   a. The primary entry to the dwelling unit shall be on an accessible route.
   b. At least one accessible powder room or bathroom shall be located on the primary entry level, served by an accessible route and shall comply with the provisions in Division IV.
   c. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with the provisions in Division IV.
   d. Common use areas covered by this section shall be accessible.

MULTISTORY DWELLINGS WITH ONE OR MORE ELEVATORS

8. For multistory dwelling units in buildings with elevators, the story of the unit that served by the building elevator is considered a ground floor and the primary entry floor to the unit and shall comply with the following (1102A.3.2): a. At least one powder room or bathroom shall be located on the primary entry level. b. At least one kitchen shall be located on the primary entry level. c. All rooms or spaces located on the primary entry level shall be served by an accessible route and shall comply with Division IV.

DIVISION II – EXTERIOR FACILITIES

SITE DEVELOPMENT AND ROUTE OF TRAVEL

Note: Accessible Route of Travel is defined as "a continuous and unobstructed path connecting all accessible elements and spaces in an accessible building or facility that can be negotiated by a person with a severe disability using a wheelchair and that is also safe for and usable by persons with other disabilities."

Note: Except within individual dwelling units, an accessible route of travel shall not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar spaces. (1119A.1)

1. Site development and grading shall be designed to provide access to all entrances and exterior ground floor exits and access to normal paths of travel, and where necessary to provide access, shall incorporate pedestrian ramps, curb ramps, etc.
2. When a building or portion of a building is required to be accessible or adaptable, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances, and between the building and the public way. (1110A.1)
3. The accessible route of travel shall be the most practical direct route and to the maximum extent feasible, consistent with the route for the general public and building residents. (1110A.1)
4. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks, to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible. (1110A.1.1)
5. When more than one building or facility is located on a site, accessible routes of travel shall be provided between buildings and accessible site facilities. (1110A.1.2)
6. At least one accessible route shall connect at least one accessible entrance of each covered multifamily dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit. (1110A.1.4)
8. At every primary public entrance and at every major junction where the accessible route diverges from the circulation path along or leading to an accessible route, signage shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent. (1109A.3)
16. When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent. When assigned parking is provided, signage as required by Section 1109A.8.8 shall not be required. (1109A.4)
17. When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents, at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings. Accessible parking spaces shall be provided with signage as required by Section 1109A.8.8. Such signage shall not be blocked from view by a vehicle parked in the space. (1109A.5)
18. When assigned parking is provided, designated accessible parking for the dwelling unit shall be provided on request of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available for other residents. (1109A.6)
19. The location of accessible parking spaces shall comply with the following: (1109A.7)
   a. Accessible parking spaces shall be located on the shortest accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility.
   b. When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.
   c. When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route shall be designated and marked as a crosswalk.
   d. Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.
   e. Accessible parking spaces shall be located so that persons with physical disabilities are not compelled to wheel or walk behind parked cars other than their own.
20. All entrances, exits and vehicular passageways to and from required accessible parking spaces within parking facilities, shall have a minimum vertical clearance of 8 feet 2 inches from the floor to the lowest projection of any ceiling. Reflective warning signs complying with Section 1143A for character height shall be installed at locations from the 8 feet 2 inch ceiling to lower ceiling heights in vehicular passageways in the same parking level. (1109A.8.1)
21. Parking spaces shall be arranged to comply with the following (1109A.8.2):
   a. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways.
   b. Ramps, including curb ramps, shall not encroach into any accessible parking space or the adjacent loading and unloading access aisle.
22. Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed ½ inch per foot (2.083% gradient) in any direction. (1109A.8.3)
23. Where accessible single spaces are provided, they shall be constructed in accordance with the following (1109A.8.3):
   a. Single spaces shall be 14 feet wide minimum and shall provide a 9-foot wide parking area and a 5-foot wide loading and unloading access aisle. Access aisles shall be permitted to be located on either side of the vehicle, and shall extend the full required length of the parking spaces they serve.
   b. Where more than one space is provided, two 9-foot wide parking spaces may be lined on each side of a 5-foot wide loading and unloading access aisle.
   c. The minimum length of each parking space shall be 18 feet.
   d. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches on center shall be painted a color contrasting with the parking surface, preferably blue or white. The words "NO PARKING" shall be painted on the ground within each 5-foot wide loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible from the adjacent vehicular way. Note: See Figures 11A-2A, 11A-2B and 11A-2C.
24. One in every eight accessible spaces, but not less than one, shall be van accessible and shall be constructed in accordance with the following (1109A.8.6):
   a. Each van-accessible parking space shall be 17 feet wide minimum, and shall provide either of the following: i. A 12-foot wide minimum parking area and a 5-foot wide minimum loading and unloading access aisle. ii. A 8-foot wide minimum parking and an 8-foot wide minimum loading and unloading access aisle.
   b. Van-accessible parking space access aisles shall be located on the passenger side of the vehicle within the vehicle parked in the forward position, and shall extend the full required length of the parking space they serve.
   c. The minimum length of each space shall be 18 feet.
   d. Each space shall be designated "van accessible" as required by 1109A.8.8.
   e. All van accessible spaces may be grouped on one level of a multilevel parking facility.
   f. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches on center shall be painted a color contrasting with the parking surface, preferably blue or white. The words "NO PARKING" shall be painted on the ground within each 5-foot wide loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible from the adjacent vehicular way. Note: See Figures 11A-2A, 11A-2B and 11A-2C.
25. Parking spaces adjacent to accessible parking spaces shall not be considered as loading and unloading access aisles. (1109A.8.7)
26. At each accessible parking space reserved for persons with disabilities, show and detail required reflective sign consisting of the "International Symbol of Accessibility" complying with Section 1143A.6. The sign shall not be smaller than 70 square inches in area and shall be posted 60 inches minimum above the finish floor or ground surface, measured to the bottom of the sign. Signs located on accessible routes shall be posted at a minimum height of 80 inches above the finish floor or ground surface of the accessible route, measured to the bottom of the sign. (1109A.8.8.1)
27. Signs identifying accessible parking spaces shall be visible from each parking space they serve, and shall

be permanently posted immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space by. (1109A.8.8.1)

28. Van accessible spaces shall comply with Section 1109A.8.6 and shall have an additional sign or additional language stating "Van Accessible" below the symbol of accessibility.
29. Show and detail the required additional sign to be posted in a conspicuous place at each entrance to off-street parking facilities or immediately adjacent to and visible from each accessible stall or space. The sign shall not be less than 17 inches by 22 inches in size with lettering not less than 1 inch in height, and shall clearly and conspicuously state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at _____ or by telephone_____" Blank spaces are to be filled in with appropriate information as a permanent part of the sign.
30. Provide accessible parking stall details. Each accessible parking space shall have a surface identification complying with either of the following (1109A.8.8):
   a. The parking space shall be outlined or painted blue, and shall be marked with the "International Symbol of Accessibility" in white or a suitable contrasting color. The "International Symbol of Accessibility" shall be 36 inches wide by 36 inches high minimum, with the centerline 6 inches maximum from the centerline of the parking space, on sides parallel to the length of the parking space, and its lower edge aligned with the end of the parking space.
   b. The parking space shall be marked with the "International Symbol of Accessibility", in white on a blue background, 36 inches wide by 36 inches high minimum in size. The centerline of the "International Symbol of Accessibility" shall be 6 inches maximum from the centerline of the parking space. Its sides shall be parallel to the length of the parking space, and its lower side shall be aligned with the end of the parking space length. Note: See Figures 11A-2A, 11A-2B, and 11A-2C.

WALKS AND SIDEWALKS

31. Show and define accessible path of travel, including minimum width, slope, cross-slope, etc.
32. Walks and sidewalks shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ¼ inch. (1113A.1)
33. Walking surfaces shall be stable, firm, and slip resistant, and shall comply with Section 1110A.3.
34. Walks and sidewalks serving an individual dwelling unit in a covered multifamily building shall be 36 inches minimum in clear width. All other walks and sidewalks shall be 48 inches minimum in clear width. (1133A.1.1)
36. Walk and sidewalk surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2.083-percent slope). (1113A.1.2)
37. All walks on an accessible route with continuous gradients shall have level areas at least 60 inches in length at intervals of at least every 400 feet (1113A.2)
38. Walks, sidewalks, and pedestrian ways on an accessible route shall be free of gratings wherever possible. Pot gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½ inch in the direction of traffic. (1113A.3)
39. When the slope in the direction of travel of any walk exceeds 1 unit vertical to 20 units horizontal (5- percent slope), it shall comply with the provisions of Section 1114A as a pedestrian ramp. (1113A.3)
40. Provide and reference ramp details including slope, landings, handrails, extensions, etc.
41. Walks on an accessible route shall be provided with a level area at each side of a door or gate. Level areas shall comply with the applicable requirements for maneuvering clearances in Section 1126A.3. (1113A.4)
42. Handrails provided along walking surfaces with running slopes not steeper than one unit vertical in 20 units horizontal (5-percent slope) shall comply with Section 1114A.8. (1113A.6)

CURB RAMPS

Note: Curb Ramp is defined as a sloping pedestrian way, intended for pedestrian traffic which provides access between a walk or sidewalk and a surface located above or below an adjacent curb face. (1107A)

Note: Curb ramps within the perimeter boundary of the site shall be constructed at each corner of street intersections

and where a pedestrian way crosses a curb. The preferred and recommended location for curb ramps is in the center of the crosswalk of each street corner. Where it is necessary to locate a curb ramp in the center of the curb return, the street surfaces shall be marked to identify pedestrian crosswalks, and the lower end of the curb ramp shall terminate within such crosswalk areas. Curb ramps do not require handrails. (1112A.1)

42. Provide and reference curb ramp details
43. Curb ramps shall be a minimum of 48 inches in width (1112A.3)
44. The slope of curb ramps shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope). (1112.5)
45. Transitions from ramps to walks, gutters, or streets shall be flush and free of abrupt changes. (1112A.5)
46. Curb ramp is located where pedestrians must walk across the ramp. Detail the required flared sides, the minimum slope of the flare shall be one unit vertical in 10 units horizontal (10-percent slope). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp. (1112A.5)
47. Dimension a level landing, 48 inches deep, at the upper end of each curb ramp over its full width to permit self egress from the ramp surface, or the slope of the flared or flared sides of the curb ramp shall not exceed 1 unit vertical to 12 units horizontal (8.33-percent slope). (1112A.6)
48. Indicate on the plan, the surface of each curb ramp and its flared sides shall be stable, firm, and slip resistant and shall be of contrasting finish from that of the adjacent sidewalk. (1112A.7)
49. Curb ramps shall be located to prevent their obstruction by parked cars. Built-up curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or the adjacent loading and unloading access aisles. (1112A.2)
50. All curb ramps shall have a grooved border 12 inches wide at the level surface of the sidewalk along the top and earth side approximately 3/4 inch on center. All curb ramps constructed between the face of the curb and the street shall have a grooved border at the level surface of the sidewalk. See Figures 11A-3A through 11A-3K. (1112A.8)
51. Show and detail required detectable warnings, per Chapter 11B. (1112A.9)

RAMPS (EXTERIOR OR INTERIOR)

Note: Any path of travel shall be considered a ramp if its slope is greater than 1 unit vertical in 20 units horizontal (5-percent slope).

52. Specify the clear width at each ramp. The clear width must meet the requirements in Chapter 10 of this Code and shall not be less than 48 inches, except at ramps serving accessible entrances to covered multifamily dwellings, with an occupant load of 10 or less, which may be 36 inches minimum between handrails. Note: See Section 1114A.6.2.4 and 1122A.5.2.4 for handrail projections. (1114A.1, 1122A.1)
53. The maximum slope of ramps on an accessible route shall be no greater than 1 unit vertical in 12 units horizontal (8.33-percent slope). (1114A.2, 1122A.2) See exception.
54. The cross slope of ramp surfaces shall be no greater than 1 unit vertical in 48 units horizontal (2.083- percent slope). (1114A.2.1, 1122A.2.1)
55. Show and dimension level ramp landings, complying with the following: (1114A.4, 1122A.3)
   a. Landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches of vertical rise and at each change of direction (1114A.4.1, 1122A.3.1)
   b. Top landings shall not be less than 80 inches wide. Top landings shall have a minimum length of not less than 60 inches in the direction of the ramp run. See Section 1126A.3 for maneuvering clearances at doors. (1114A.4.2, 1122A.3.2)
   c. The minimum width of bottom and intermediate landings shall not be less than the width of the ramp. (1114A.4.3, 1122A.3.3)
   d. Intermediate landings shall have a length in the direction of ramp run of not less than 60 inches.
   e. Bottom landings shall have a length in the direction of ramp run of not less than 72 inches.
   f. Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open. See Figure 11A-6D. (1114A.4.4, 1122A.3.4)
   g. The width of the landing shall comply with Section 1126A.3 for strike edge extension and maneuvering space at doors. (1114A.4.5, 1122A.3.5)
   h. Intermediate landings at a change of direction shall be sized to provide 60 inches turning space complying with Section 1138A.1.3, intermediate

landings at a change of direction in excess of 30 degrees shall have a length in the direction of ramp run of not less than 72 inches. (See Figures 11A-6C and 11A6D). (1114A.4.6, 1122A.3.6)

56. Ramps more than 30 inches above the adjacent floor or ground and open on one or both sides shall be provided with guardrails as required by Section 1013. Guardrails shall be continuous from the top of the ramp to the bottom of the ramp. (1114A.5, 1122A.4)
57. Detail ramp handrails, complying with the following: (1114A.6, 1122A.5)
   a. Handrails shall be provided at each side of ramps when the slope exceeds 1 unit vertical in 20 units horizontal (5-percent slope). (1114A.6.1, 1122A.5.1) See exceptions.
   b. The top of handrails shall be 34 to 38 inches above the ramp surface. (1114A.6.2.1, 1122A.5.2.2)
   c. Handrails on all ramps shall be continuous within the full length of each ramp run, inside handrails on switchback or dogleg ramps shall be continuous between ramp runs. (1114A.6.2.2, 1122A.5.2.2)
   d. Handrails shall extend a minimum of 12 inches horizontally above landings, beyond the top and bottom of the ramp runs. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent ramp run. Handrail extensions shall be in the same direction as the ramp runs. (See Figure 11A-5A) (1114A.6.2.3, 1122A.5.2.3)
   e. Handrails projecting from a wall shall have a space of 1½ inches minimum between the wall and the handrail. (1114A.6.2.4, 1122A.5.2.4)
   f. Handrails may be located in a recess if the recess is a maximum of 3 inches deep and extends at least 18 inches above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. See Figure 11A-6B. (1114A.6.2.4, 1122A.5.2.4)
   g. Handrails shall not rotate within their fittings (1114A.6.2.7, 1122A.5.2.7)
   h. Handrail gripping surfaces shall be continuous along their length, and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. When provided, horizontal projections shall occur 1½ inches minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch for each ½ inch of additional handrail perimeter dimension that exceeds 4 inches. (1114A.6.2.5, 1122A.5.2.5)
   i. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. (1114A.6.2.5, 1122A.5.2.5)
   j. Handrail gripping surfaces shall comply with the following, or the shape shall provide equivalent gripping surface: (1114A.6.2.6, 1122A.5.2.6)
      i. The handrail gripping surfaces with a circular cross-section shall not be less than 1¼ inches nor more than 2 inches in cross-sectional dimension.
      ii. Handrail gripping surfaces with a noncircular cross-section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2¼.
58. Ramps and ramp landings shall be provided with a continuous and uninterrupted barrier on each side along the entire length in compliance with Sections 1010.10 and 1010.10.1. (See Figure 11A-5A) (1114A.7, 1122A.6)
59. Outdoor ramps, ramp landings, and their approaches shall be designed so that water will not accumulate on the walking surface. (1114A.3)

STAIRWAYS (INTERIOR AND EXTERIOR)

Note: Interior and exterior stairways along accessible route are required to be accessible. (1123A.1, 1115A.1)

60. Within the individual dwelling unit(s), show the required stairway handrail(s). Minimum handrail is required and stairways open on one or both sides shall have handrails on the open side or sides. (1123A.6.1, 1115A.6.1)
61. For each stairway outside of the individual dwelling units, show the required handrail at both sides at the side. (1123A.6.1, 1115A.6.1)
62. Intermediate handrails shall be located approximately from the edge of the stairway and comply with Section 1012.9. (1123A.6.1, 1115A.6.1)
63. The top of handrails shall be 34 to 38 inches above the nosing of the treads. (1123A.6.2.1, 1115A.6.2.1)
64. Handrails on all stairways shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs, shall be continuous between stair flights. (1123A.6.2.2, 1115A.6.2.2)

65. At the top of stair flights, handrails shall extend a minimum of 12 inches horizontally above landings, beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the walking surface, or shall be continuous to the handrail of an adjacent stair flight. (1123A.6.2.3, 1115A.6.2.3)
66. At the bottom of stair flights, handrails shall extend at the slope of the stair flight for a distance equal to one riser depth beyond the last riser nosing. Such extension shall continue with 12 inches minimum horizontal extension that continues to the handrail of an adjacent stair flight, or shall return to a wall, guard, or the walking surface. Handrail horizontal extensions shall be in the same direction as the stair flights. (See Figures 11A-6A and 11A-6E) (1123A.6.2.3, 1115A.6.2.3)
67. Handrails projecting from a wall shall have a space of 1½ inches minimum between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3 inches deep and extends at least 18 inches above the top of the rail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. See Figure 11A-6B. (1123A.6.2.4, 1115A.6.2.4)
68. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1½ inches minimum below the bottom of the handrail gripping surface. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch for each ½ inch of additional handrail perimeter dimension that exceeds 4 inches.
69. Handrail gripping surfaces with a circular cross-section shall be not less than 1¼ inches nor more than 2 inches in cross-sectional dimension. (1123A.6.2.5, 1115A.6.2.5)
70. Handrail gripping surfaces with a noncircular cross-section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2¼ inches maximum. (1123A.6.2.5, 1115A.6.2.5)
71. Handrails shall not rotate within their fittings. (1123A.6.2.7, 1115A.6.2.7)
72. All tread surfaces shall be stable, firm and slip resistant and shall comply with Section 1110A.3. Fl

Ground Surfaces. Treads shall have smooth, rounded, or chamfered nosings, and no sharp edges at the nosing (lower front edge). (1123A.3, 1115A.3)

73. The nosing shall not project more than 1¼ " past the face of the riser below. Risers shall be sloped or the underside of the nosing shall have an angle not more than 30 degrees from the vertical. See Figure 11A6A. (1123A.4, 1115A.4)
74. Exterior stairs serving buildings on a site containing multifamily dwelling units shall have the upper approach and all treads marked by a stripe providing clear visual contrast. (1115A.5)
75. Except within an individual dwelling unit, interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. (1123A.5)
76. Required stair stripes shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement. (1123A.5, 1115A.5)
77. Open risers are not permitted on exterior stairways. (1115A.2)

   Exceptions:
   a. An opening of not more than ½ inch may be permitted between the base of the riser and the tread.
   b. Risers constructed of grating containing openings of not more than ½ inch may be permitted.
78. Except within an individual dwelling unit, open risers are not permitted on interior stairways. (1123A.2)

HAZARDS ON ACCESSIBLE ROUTES

City of Los Angeles, Department of Building & Safety
APPROVED PLANS
- This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.2.02 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

By: RAPHAEL ROSAS Date: 12/16/2025
Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY PROVIDED ON EACH DRAWING. - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
ADDRESS

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST,
LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109,
DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

RESIDENTIAL ACCESSIBILITY CORRECTION LIST

A0.2

03 NOV. 2025

1023.2. Other walks, pedestrian ways, and circulation spaces shall have a minimum clear headroom of 80 inches. If the vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches, a guardrail or other barrier having its leading edge at or below 27 inches above the finished floor shall be provided. See Figure 11A-1B. (1118A.2) See exception.

81. Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction. (1118A.3)

82. Where a guy support is used parallel to a path of travel, including, but not limited to, sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction (see Section 1116A.2 for required headroom clearance). (1118A.3)

83. For signs mounted on posts or pylons protruding from the post or pylons with the bottom edge of the sign less than 80 inches above the finished floor or ground level, the edges of such signs shall be rounded or eased and the corners shall have a minimum radius of 0.125 inches (see Section 1116A.2 for required headroom clearance). (1118A.4)

84. When a walk crosses or adjoins a vehicular way, the walking surface shall be separated from the vehicular area by curbs, railings, or other elements, or the boundary between the pedestrian areas and the vehicular areas shall be defined by a continuous detectable warning 36 inches wide minimum, complying with Chapter 11B, Section 11B-705. (1118A.5)

DIVISION III – BUILDING FEATURES, COMMON USE AREAS

AREAS OF REFUGE

Including but not limited to the requirements contained in this chapter for accessible routes, signage and emergency warning systems in buildings or portions of buildings required to be accessible shall be provided with accessible means of egress as required by Chapter 10. (See Section 1007.) (1118A.1).

STAIRWAYS

See Division II.

ELEVATORS AND PLATFORM (WHEELCHAIR) LIFTS (ALSO SEE PROVISIONS IN SECTION 1134A)

Elevators provided in covered multifamily buildings shall be accessible. Elevators required to be accessible shall comply with Section 1124A, ASME A17.1, Safety Code for Elevators and Escalators, Title 8, of the California Code of Regulations, under "Elevator Safety Orders," and any other applicable safety regulations of other administrative authorities having jurisdiction.

Exception: Private elevators serving only one dwelling unit. (1124A.1)

HAZARDS ON ACCESSIBLE ROUTES

See Division II

DOORS

1. Recessed doorwalls shall be adequately anchored to prevent interference with wheelchair traffic. (1118A.2.1)
2. Doorways which provide access to common use areas or covered multifamily dwellings shall comply with the following: (1126A.1)
3. Permit the installation of a door or gate not less than 36 inches in width, not less than 80 inches in height, and provide a clear opening of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from its closed position.
4. Doors or gates shall be capable of opening at least 90 degrees.
5. A pair of doors or gates, manual or automatic, shall have at least one leaf which provides a clear width of not less than 32 inches, measured with the door or gate positioned at an angle of 90 degrees from its closed position.
6. The width of any component in the egress system shall not be less than the minimum width required by Section 1005.
7. Revolving doors or gates shall not be used as required entrances for persons with disabilities...and shall not be part of an accessible route.
8. The floor or landing on each side of an will door or gate shall be level. See Chapter 10. (1126A.2)
9. The floor or landing shall not be more than ½ inch lower than the top of the threshold of the doorway. (1126A.2.1, Fig.11A-8B)

10. The minimum maneuvering clearance at doors or gates shall comply with Sections 1126A.3.2, 1126A.3.3, and 1126A3.4. The floor or landing area within the required maneuvering clearance shall be level and clear. The required length shall be measured at right angles to the plane of the door or gate in its closed position. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearances (strike edge maneuvering clearances). (1126A.3.1)
11. At each swinging door and gate, show compliance with the following: (1126A.3.2)
    a. Front approach:
       i. Pull side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 60 inches. See Figure 11A-8A(a).
       ii. Push side approach. The level floor or landing shall extend in the direction of the door or gate swing at least 48 inches. See Figure 11A6A(a).
       iii. Doors and gates with push side approach having both a closer and a latch. Doors or gates with push side approach having both a closer and a latch shall be provided with a clear and level area extending a minimum of 12 inches past the strike edge on the approach side of the door or gate. See Figure 11A-8A(a).
       iv. Strike edge maneuvering space. The width of the level area on the side to which the door or gate swings shall extend at least 24 inches past the strike edge for exterior doors or gates and at least 18 inches past the strike edge for interior doors or gates. See Figure 11A-8A(a).
    b. Hinge side approach:
       i. Pull side approach. Doors or gates with pull side approach shall be provided with a level floor or landing not less than 60 inches in depth. A clear and level area shall extend a minimum of 36 inches past the strike edge on the approach side of the door or gate. See Figure 11A-8A(b).
       ii. Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches in depth, and shall be provided with a clear and level area extending a minimum of 54 inches from the strike edge of the door or gate (with pest the hinge side of the door or gate. Doors or gates with a latch and closer shall have a level floor or landing not less than 48 inches depth at the push side of the door or gate. See Figure 11A-8A(b).
    c. Latch side approach:
       i. Pull side approach. Doors or gates with pull side approach shall have a level floor or landing not less than 60 inches in depth, and shall be provided with a clear and level area extending a minimum of 24 inches past the strike edge on the approach side of the door or gate. Doors or gates with a closer shall have a level floor or landing not less than 48 inches depth at the push side of the door or gate. See Figure 11A-8A(c).
       ii. Push side approach. Doors or gates with push side approach shall have a level floor or landing not less than 44 inches in depth, and shall be provided with a clear and level area extending a minimum of 24 inches past the strike edge on the approach side of the door or gate. Doors or gates with a closer shall have a level floor or landing not less than 48 inches depth at the push side of the door or gate. See Figure 11A-8A(c).
12. Dimension the minimum space between the two hinged or pivoted doors or gates in series to provide a minimum of 48 inches plus the width of the door or gate swinging into the space for areas other than a required exit stairway and 60 inches minimum where the door or gate opens into a stair or smokeproof enclosure. See Figures 11A8G and 11A-8H. (1126A.3.3)
13. Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with the following: (1126A.3.4)
14. Front approach. The level floor or landing shall extend at least 48 inches on both sides, perpendicular to the doorway. Strike edge maneuvering clearance for front approach is not required. See Figure 11A-8B(a).
15. Side approach. Doorways without doors or gates, and side approach, shall be provided with level floor or landing extending 42 inches minimum on each side, perpendicular to the doorway. Strike edge maneuvering clearance is not required. See Figure 11A-8B(b).
16. Pocket/hinge side approach. Doors with pocket or hinge approach shall be provided with a level floor or landing not less than 42 inches in depth. The level floor or landing shall extend a minimum of 22 inches beyond the pocket/hinge side. See Figure 11A-8B(b).
17. Stop/latch side approach. Doors with stop or latch approach shall have a level floor or landing not less than 42 inches in depth. The level floor or landing shall

extend a minimum of 24 inches beyond the stop/latch side. See Figure 11A8B(c).

18. Recessed doors or gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side of an interior doorway, or within 24 inches of the latch side of an exterior doorway, projects more than 8 inches beyond the face of the door or gate, measured perpendicular to the face of the door or gate. See Figure 11A-8C.
19. Maximum effort to operate doors or gates shall not exceed 8-1/2 pounds for exterior doors or gates and 5 pounds for interior doors or gates, such pull or push effort being applied at right angles to hinged doors or gates and at the center plane of sliding or folding doors. Communicating devices or automatic door or gate operators may be utilized to meet the above standards. When fire doors are required, the maximum effort to operate the door may be increased to the minimum allowable by the appropriate administrative authority, not to exceed 15 pounds. (1126A.4)
20. If the door or gate has a closer, the time sweep period of the closer shall be adjusted so that from an open position of 90 degrees, the door or gate will take 5 seconds minimum to move to a position of 12 degrees from the latch. (1126A.4.1)
21. Spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum. (1126A.4.2)
22. This type of latch and lock required for all doors or gates shall be in accordance with Section 1126A.6 and Chapter 10, Section 1008. (1126A.5)
23. Hand-activated door or gate latching, locking and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever type hardware, panic bars, push-pull activating bars or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors or gates shall operate consistent with Section 1126A.4, in the direction of egress. (1126A.6)
24. When sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. (1126A.8)

25. The lever or lever of actuated latches or locks shall be curved with a return to within ½ inch of the door or gate to prevent catching on the clothing of persons during egress. (1126A.8.1)
26. Swinging door or gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the pull-side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (1126A.7) See exceptions.
27. Where glazed openings are provided in accessible rooms or spaces for operation by occupants, at least one opening shall comply with Section 1138A.4 Controls and Operating Mechanisms. Each glazed opening required to be operable shall comply with Section 1138A.4

COMMON USE FACILITIES

28. When provided, common use areas and facilities in covered multifamily housing developments shall be accessible to persons with disabilities. Common use facilities include, but are not limited to: lobbies, toilet and bathing facilities, laundry facilities, community rooms, club houses, health and fitness facilities, game rooms, and portions of common use tenant storage. All entrances, doors, fixtures and controls shall be on an accessible route. (1127A.1)

TOILET FACILITIES:

29. When common use toilet facilities are provided for residents or guests, at least one percent of the total number of fixtures but not less than one of each type shall comply with the following common items. (1127A.2)

Multiple-accommodation toilet facilities shall have the following: (1127A.2.1, Figures 11A-9A and 11A-9B)

30. Turning space of sufficient size to inscribe a circle with a diameter not less than 60 inches or a T-shaped space shall be provided within the toilet facility. The wheelchair turning space shall comply with Section 1138A.1.3. Other than the door to the accessible water closet compartment, a door, in any position, may encroach into this space by not more than 12 inches.

31. Doors that will swing into the clear floor space required for any fixture. Required clear floor space, clearance at fixtures, and turning space shall be permitted to overlap.
32. Accessible water closet compartments shall be 60 inches wide minimum measured perpendicular to the side wall. 56 inches deep minimum for wall-hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. See Figure 11A8A(c).
33. Water closet fixtures located in accessible water closet compartments shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition.
34. In unit/dwelling accessible toilet compartments, the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition. See Figure 11A-8A (d).
35. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
36. A minimum 48 inches deep and 60 inches wide clear maneuvering space shall be provided in front of the water closet if the compartment has an end-opening door (facing the water closet). A minimum 60 inches deep and 60 inches wide clear maneuvering space shall be provided in a compartment with the door located at the side. See Figure 11A-8A.
37. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall and shall comply with the following:
    a. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall. The front end of the side grab bar shall be positioned 24 inches minimum in front of the water closet.
    b. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. See exceptions.
38. Compartment doors shall comply with the following:
    a. The water closet compartment shall be equipped with a door that has an automatic-closing device, and shall have a clear, unobstructed opening width of 32 inches when measured at the end and 34 inches when located at the side with the door positioned at an angle of 90 degrees from its closed position.
    b. When standard compartment doors are used, with a minimum 9 inch clearance for footrests underneath and a self-closing device, clearance at the latch edge as specified in Section 1126A.3.2 is still required.
    c. The inside and outside of the compartment door shall be equipped with a loop or U-shaped handle immediately below the latch. The latch shall be flip-over style, sliding, or other hardware not requiring the user to grasp or twist.
    d. Except for door-opening widths and door swings, a clear, unobstructed access of not less than 44 inches shall be provided to water closet compartments designed for use by persons with disabilities and the space immediately in front of a water closet compartment shall not be less than 48 inches as measured at right angles to compartment door in its closed position.
    e. Doors shall be located in the front or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front wall or partition.
39. When six or more toilet compartments are provided within a multiple-accommodation toilet room, or when the combination of urinals and water closets totals six or more fixtures, at least one compartment shall comply with Section 1127A.2.1, Items 2 and 3. At least one additional ambulatory compartment shall have a depth of 60 inches minimum, and a width of 36 inches minimum and 37 inches maximum.
40. The ambulatory accessible compartment shall have a self-closing door which shall not swing into the minimum required compartment area. Grab bars, complying with Sections 1127A.4.2, 1127A.4.3, 1127A.4.4 and 1127A.4.5, shall be installed on each compartment side wall. See Figure 11A-8A (d).

Single-accommodation toilet facilities shall comply with the following: (1127A.2.2, Figures 11A-9A and 11A-9B)

City of Los Angeles, Department of Building & Safety
DISABLED ACCESS APPROVED PLANS
By: Ollie Clarke Date: 11/03/2025
Application No./Permit No.:
• This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.
• The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of state or local laws and ordinances related to accessibility to public accommodations and housing.
TOTAL OF_____ SHEETS

41. There shall be sufficient space in the toilet room for a wheelchair measuring 30 inches wide by 48 inches long to enter the room and permit the door to close. There shall be in the room a clear turning space of at least 60 inches in diameter, or a T-shaped space complying with Section 1138A.1.3. Required clear floor space, clearances at fixtures, and turning space shall be permitted to overlap. Doors shall not encroach into the required turning space by more than 12 inches.
42. A water closet fixture located in a single-accommodation toilet facility shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from the side wall or partition.
43. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.
44. A minimum 48 inches deep and 60 inches wide clear maneuvering space shall be provided in front of the water closet
45. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Show and detail grab bars, complaint with Sections 1127A.2.2 and 1127A.4.
46. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extend 54 inches minimum from the rear wall. The front end of the side grab bar shall be positioned 24 inches minimum in front of the water closet
47. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side
48. All doors, fixtures and controls shall be on an accessible route. This minimum clear width of an accessible route shall be 36 inches except at doors (See Section 1138A). If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as specified in Section 1138A.1.5. Water Closets required to be accessible shall comply with the following: (1127A.2.3, Figure 11A-8B)
49. The height of accessible water closets shall be a minimum of 17 inches to a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.
50. Flush controls shall be hand operated or automatic. Hand operated controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the open side of the water closet no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 pounds.
51. Toilet seats shall not be sprung to return to a lifted position.

Accessible Urinals when provided, at least one shall comply with the following: (1127A.2.4)

52. Urinals shall be floor mounted (stall type) or wall hung. The rim of the wall hung urinals shall be 17 inches maximum above the finish floor. Urinals (floor mounted and wall hung) shall be 13½ inches deep minimum measured from the outer face of the rim to the back of the fixture.
53. Flush controls shall be hand operated or automatic. Hand operated controls shall be operable with one hand, shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 44 inches above the floor. The force required to activate controls shall be no greater than 5 pounds. Electronic automatic flushing controls are preferable.
54. A clear floor space 30 inches by 48 inches shall be provided in front of the urinal to allow forward approach. The clear floor space shall comply with Section 1138A.1.4.

ACCESSIBLE LAVATORIES:

When common use lavatories are provided for residents or guests, at least one, and not less than 1 percent of all lavatories, shall comply with the following: (1127A.3)

55. Lavatories shall be installed with the centerline of the fixture a minimum of 18 inches horizontally from an adjoining wall, partition or fixture. The top of the fixture rim shall be a maximum of 34 inches above the finished floor.

56. A clear floor space at least 30 inches by 48 inches shall be provided in front of accessible lavatories to allow forward approach. Such clear floor space shall adjoin or overlap an accessible route or another clear floor space
57. A clear area obstructed knee and toe space, complying with Section 1138A.2, shall be provided underneath the lavatory. The knee and toe space shall be centered on the fixture. The clear floor space required shall not extend into the knee and toe space more than 19 inches. See Figure 11A-9D
58. The finished floor beneath the lavatory shall be extended to the wall.
59. Water supply and drain pipes under lavatories shall be insulated or other means covered to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.
60. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Hand operated metering faucets are allowed if the faucet remains open for at least 10 seconds.

GRAB BARS, TUB AND SHOWER SEATS, FASTENERS, AND MOUNTING DEVICES:

Required grab bars, tub and shower seats, fasteners and mounting devices shall comply with the following: (1127A.4)

61. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface. See exception.
62. The diameter or width of the gripping surfaces of a grab bar shall comply with the following: (Note: See Figure 11A-9C.)
63. Grab bars with circular cross section shall have an outside diameter of 1¼ inches minimum and 2 inches maximum.
64. Grab bars with non-circular cross section shall have a cross-section dimension of 2 inches maximum. The perimeter dimension of grab bars with non-circular cross section shall be 4 inches minimum and 4.8 inches maximum.
65. L-shaped or U-shaped grab bars shall be permitted.
66. The structural strength of grab bars, tub and shower seats, fasteners, and mounting devices shall meet the following: (1127A.4.4)
    a. Bending stress in a grab bar or seat induced by the maximum bending moment from the application of a 250-pound point load shall be less than the allowable stress for the material of the grab bar or seat.
    b. Shear stress induced in a grab bar or seat by the application of a 250-pound point load shall be less than the allowable shear stress for the material of the grab bar or seat, and if its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall not exceed the allowable shear stress.
    c. Shear force induced in a fastener or mounting device from the application of a 250-pound point load shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load.
    d. Tensile force induced in a fastener by a direct tension force of a 250 pound point load, plus the maximum moment from the application of a 250-pound point load, shall be less than the allowable withdrawal load between the fastener and supporting structure.
    e. Grab bars shall not rotate within their fittings.
67. A grab bar and any wall or other surface adjacent to it shall be free of any sharp or abrasive elements and shall have rounded edges. (1127A.4.5)
68. When grab bars are installed adjacent to a wall, the space between the wall and the grab bars shall be 1½ inches. (See Figure 11A-9C). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum. See exceptions.

BATHING FACILITIES:

When common use bathing facilities are provided for residents or guests, including showers, bathtubs or lockers, at least one of each type of fixture in each facility, and not less than 1 percent of all fixtures, shall comply with the following: (1127A.5.1)

Bathtubs required to be accessible shall comply with the following: (1127A.5.2)

69. Clearance in front of bathtubs shall extend the length of the bathtub and shall be 48 inches wide minimum for forward approach and 30 inches wide minimum for parallel approach. A lavatory complying with Section 1127A.3 shall be permitted at the control end of the clearance. When a permanent seat is provided at the head end of the bathtub, the clearance shall extend 12 inches minimum beyond the wall at the head end of the bathtub. See Figure 11A-9E. (1127A.5.2.1)
70. A removable in-tub seat or a permanent seat at the head end of the tub shall be provided. The structural strength of seats and their attachments shall comply with Section 1127A.4.4. Seats shall be mounted securely and shall not slip during use. The top of bathtub seats shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches minimum and 16 inches maximum. Permanent seats at the head end of the bathtub shall be 15 inches deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub. See Figure 11A-9E. (1127A.5.2.2)
71. Grab bars complying with Section 1127A.4 shall be provided in accordance with the following: (See Figure 11A-9F.) When separate grab bars are required on adjacent walls at a common mounting height, an L-shaped or U-shaped grab bar meeting the dimensional requirements of this section shall be permitted. (Section 1127A.5.2.3)

At bathtubs with permanent seats:
Two horizontal grab bars shall be installed on the back wall. One shall be located 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, and the other shall be located 6 inches minimum and 10 inches maximum above the rim of the bathtub. Each grab bar shall be 48 inches long minimum, and shall be installed 15 inches maximum from the head end wall and 12 inches maximum from the control end wall. A grab bar 24 inches long minimum shall be installed on the control end wall at the front edge of the bathtub.

At bathtubs with removable seats:
Two horizontal grab bars shall be installed on the back wall. One shall be located 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface, and the other shall be located 6 inches minimum and 10 inches maximum above the rim of the bathtub. Each grab bar shall be 24 inches long minimum and shall be installed 24 inches maximum from the head end wall and 12 inches maximum from the control end wall. A grab bar 24 inches long minimum shall be installed on the control end wall at the front edge of the bathtub. A grab bar 12 inches long minimum shall be installed on the head end wall at the front edge of the bathtub.

72. Faucets and controls (other than drain stoppers) shall be located on an end wall between the bathtub rim and grab bar, and between the open side of the bathtub and the centerline of the width of the bathtub. (1127A.5.2.4, Figure 11A-9F)
73. Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. (1127A.5.2.4)
74. A shower spray unit with a hose at least 59 inches long that can be used both as a fixed shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of the grab bars. (1127A.5.2.5)
75. When provided, enclosures for bathtub seat not obstruct controls, faucets, shower spray units, or obstruct transfers from wheelchairs onto bathtub seats or into bathtubs. Enclosures on bathtubs shall not have tracks installed on the rim of the open face of the bathtub. (1127A.5.2.6).

Showers compartments required to be accessible shall comply with the following: (1127A.5.3, Figures 11A-9H, 11A-9I, 11A-9J and 11A-9K)

76. Standard roll-in shower compartments shall meet one of the following: (Section 1127A.5.3.1)
    a. 30 inches minimum in depth and 60 inches minimum in width between wall surfaces measured at center points of opposing sides, with a full opening width of at least 30 inches. A clear floor space 60 inches minimum by 60 inches minimum shall be provided adjacent to the open face of the shower compartment.
    b. 42 inches in width between wall surfaces, and 48 inches minimum in depth with an entrance opening of 42 inches.
77. Alternate roll-in shower compartments shall be 36 inches minimum in depth and 60 inches minimum in width between wall surfaces measured at center points of opposing sides, with a full opening width of at least 36 inches minimum measured at the front of the compartment adjacent to the seat wall. 18 inches minimum and 27 inches maximum from the seat wall.
    a. Operable parts of controls and faucets shall be installed on the side wall of the compartment adjacent to the seat wall. 18 inches minimum and 27 inches maximum from the seat wall.
    b. Operable parts of controls and faucets shall be located above the grab bar, but no higher than 48 inches above the shower floor, with their centerline at 39 inches minimum and 41 inches maximum above the shower floor.
    c. Operable parts of the shower spray unit, including the handle, shall be installed on the following location:
       i. On the side wall of the compartment adjacent to the seat wall, 17 inches minimum and 19 inches maximum from the seat wall; or
       ii. On the back wall opposite the seat, 15 inches maximum, left or right, of the centerline of the seat. Operable parts of the shower spray unit, including the handle, shall be located above the grab bar, but no higher than 48 inches above the shower floor. (1127A.5.3.5.2)
84. A flexible hand-held shower spray unit with a hose at least 59 inches long that can be used both as a fixed shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of the grab bars. (1127A.5.3.6)
85. When accessible shower facilities are provided in areas subject to excessive vandalism, in lieu of providing the fixed flexible hose, two wall-mounted shower heads shall be installed. Each shower head shall be installed no first it can be operated independently of the other and shall have swivel angle adjustments, both vertically and horizontally. One shower head shall be located at a height of 48 inches minimum above the floor. (1127A.5.3.8.1)
86. A seat in a standard roll-in shower compartment shall be a folding type, installed on the side wall adjacent to the controls. The seat shall extend from the back wall to

83. In alternate roll-in shower compartments (1127A.5.3.5.2)

City of Los Angeles, Department of Building & Safety
APPROVED PLANS
• This set of plans and specifications has been reviewed and is approved for compliance with the required permit fees are paid and the permit is issued.
• No inspection can be scheduled until the permit has been issued.
By: RAPHAEL ROSAS Date: 12/16/2025
Application No./Permit No.: 25010-20000-03175, 25010-20000-03553
• This set of plans MUST be at the job site during construction.
• It is unlawful to alter, change, or deviate from these plans.
• The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
• SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section R105.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY PROCESSED ON EACH DRAWING. - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
ADDRESS

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

RESIDENTIAL ACCESSIBILITY CORRECTION LIST

A0.3

03 NOV. 2025

finish floor. When folded, the seat shall not extend more than 6 inches from the mounting wall. (1127A.6.3.7)

89. The rear edge of a rectangular seat shall be 2½ inches maximum from the seat wall. The front edge of a rectangular seat shall be 15 inches minimum and 16 inches maximum from the seat wall. The side edge of the seat shall be 1½ inches maximum from the adjacent wall. (1127A.5.3.7.1)

89. The rear edge of an L-shaped seat shall be 2½ inches maximum from the seat wall. The front edge of an L-shaped seat shall be 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1½ inches maximum from the wall. The front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall. (1127A.5.3.7.2)

90. Accessible shower compartments shall be provided with grab bars, installed in accordance with Section 1127A.5.3.8.1 or Section 1127A.5.3.8.2. Grab bars shall also comply with Section 1127A.4.

91. When multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor. When separate grab bars are required on adjacent walls at a common mounting height, L-shaped or U-shaped grab bars meeting the dimensional requirements of Section 1127A.5.3.8.1 or Section 1127A.5.3.8.2 shall be permitted. See Figure 11A-9H or Figure 11A-9I. (1127A.5.3.8)

92. In standard roll-in shower compartments, grab bars shall be installed on the back wall and on the side wall opposite the seat. Grab bars above the seat are not permitted. Grab bars shall be installed 8 inches maximum from adjacent walls. (1127A.5.3.8.1)

93. In alternate roll-in shower compartments, grab bars shall be installed on the back wall and on the side wall farthest from the compartment entry. Grab bars above the seat are not permitted. Grab bars shall be installed 8 inches maximum from adjacent walls. (1127A.5.3.8.2)

94. When a soap dish is provided, it shall be located on the control wall at a maximum height of 48 inches above the shower floor, and within the reach limits from the seat. (1127A.5.3.9)

95. When no separate shower compartments are provided, the shower for persons with disabilities shall be located in a corner with L-shaped grab bars extending along two adjacent walls with a folding seat adjacent to the shower controls. (See Figure 11A-9J.) (1127A.5.3.10)

96. When two or more accessible showers are provided within the same functional area, there shall be at least one shower oriented opposite from and one shower oriented to the left or right of the door, either left-handed (versus right-hand controls). (1127A.5.3.11)

LOCKERS:

97. Where lockers are provided for residents or guests, at least one locker and not less than 1 percent of all lockers shall be accessible to persons with disabilities. An accessible route not less than 36 inches in clear width shall be provided to these lockers. See Section 1138A for required clear space, allowable reach ranges and requirements for control and operating mechanisms. (1127A.6.1) SIGNS:

98. All accessible toilet and bathing facilities shall be identified by the "International Symbol of Accessibility." Signs need not be provided for facilities within a dwelling unit or guestroom. (1127A.7.1) www. Doorways leading to sanitary facilities (toilet or bathing rooms) shall be identified by a geometric symbol in compliance with this section. Geometric symbols shall be centered horizontally on the door at a height of 58 inches minimum and 60 inches maximum above the finish floor measured to the centerline of the symbol. When a door is provided, the symbol shall be mounted within 1 inch of the vertical centerline of the door. Directional signs indicating the location of the nearest accessible toilet or bathing rooms shall be provided. Such directional signs shall comply with Section 1143.5 and shall include the International Symbol of Accessibility. Edges of accessibility signage shall be rounded, chamfered or raised. Corners shall have a minimum radius of 1/8 inch. See Section 1143A for additional signage requirements applicable to sanitary facilities. (1127A.7.2)

99. Men's sanitary facilities shall be identified by an equilateral triangle, ½ inch thick with edges 12 inches long and a vertex pointing upward. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1127A.7.2.1)

100. Women's sanitary facilities shall be identified by a circle, ½ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1127A.7.2.2)

101. Unisex sanitary facilities shall be identified by a circle, ½ inch thick and 12 inches in diameter with a ¼ inch thick triangle superimposed on this circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. (1127A.7.2.3)

TOILET ROOM FIXTURES AND ACCESSORIES:

102. Where toilet, sanitary napkins, waste receptacles and other similar dispensing and disposal fixtures are provided, at least one of each type shall be located with all operable parts, including coin slots, within 40 inches from the finished floor. Controls and operating mechanisms shall comply with Section 1138A.4. (1127A.8.1)

103. Toilet tissue dispensers shall be located so the wall or partition closest to the water closet, 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches minimum above the finish floor. The outlet of the dispenser shall be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. (See Figure 11A-9B). (1127A.8.2)

104. Where mirrors are provided, at least one shall be accessible. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor. (1127A.8.3)

COMMON ACCESSIBLE LAUNDRY ROOMS:

105. Where common use laundry rooms are provided, at least one of each type of appliances provided in each laundry area shall be accessible, shall be on an accessible route, and shall comply with this section. Such appliances include clothes washing machines, dryers, soap dispensers, and any related features such as lint sinks, tables, and storage areas. Where laundry rooms are provided on floor of an elevator building, each laundry room shall be accessible. Where there is one laundry room on a ground floor in each building, each laundry room shall be accessible. Where there is a laundry room on the ground floor of a building and another located in the basement, it is acceptable to have only the ground floor laundry room accessible. (1127A.10.1)

106. There shall be a minimum clear space 30 inches perpendicular by 48 inches planed in front of clothes washers and dryers required to be accessible. There shall be a minimum clear space 30 inches by 48 inches provided for at least one of each type of fixture or appliance provided in the laundry room (e.g. soap dispensers, wash sinks, tables, storage areas). (1127A.10.2)

107. Clothes washers and dryers including stacked clothes washers and dryers required to be accessible shall have controls and operating mechanisms (including doors, coin slots, lint screens, detergent and bleach compartments) within the reach range of a seated user. Controls and operating mechanisms shall be located no higher than 48 inches, and no lower than 15 inches, above the finished floor measured to the center of the grip. If the reach is over an obstruction (for example, washer or dryer), operating mechanisms shall be located within the reach ranges specified in Section 1138A.3. Controls and operating mechanisms that do not satisfy these specifications are acceptable, provided that comparable mechanisms, controls, or outlets that perform the same functions are provided within the same area and are accessible. (1127A.10.3)

108. Controls and operating mechanisms shall be operable with one hand and not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds. (1127A.10.3)

109. Washing machines and clothes dryers in accessible common-use laundry rooms shall be front loading. The bottom of the opening to the laundry compartment shall be located 15 inches minimum and 36 inches maximum above the finish floor. (1127A.10.4) The top of washing machines and clothes dryer shall be permitted to be 36 inches maximum above the finished floor (1138A.3.2.2 exception)

STORAGE

110. If fixed storage facilities such as cabinets, shelves, closets or drawers are provided where access is required by Sections 1.5.2.1.2 and 1102A, at least one of each type of facility provided shall comply with this section. Additional storage may be provided outside of the reach ranges specified in Section 1138A.3. (1127A.11.1)

111. A clear floor space at least 30 inches by 48 inches complying with Section 1138A.1.4 that allows either a forward or parallel approach by a person using a wheelchair will be provided at accessible storage facilities. (1127A.11.2)

112. Accessible storage spaces and clothes rods shall be within at least one of the reach ranges specified in Section 1138A.3. See Figure 11A-1J and Figure 11A-1L. (1127A.11.3)

113. Hardware for accessible storage facilities shall comply with Section 1138A.4. Touch latches and U-shaped pulls are acceptable. (1127A.11.4)

FIXED OR BUILD-IN SEATING, TABLES AND COUNTERS:

114. Where fixed or built-in seating, tables, or counters are provided for residents or guests, 5 percent, but not less than one, shall be accessible. (1127A.12.1)

115. Where seating spaces for persons in wheelchairs are provided at fixed tables or counters, clear floor space complying with Section 1138A.1.4 positioned for a forward approach shall be provided. Such clear floor space shall not overlap the required knee and toe space by more than 19 inches. See Figure 11A1K. (1127A.12.2)

116. Where seating for persons in wheelchairs is provided at fixed tables or counters, knee and toe space complying with Section 1138A.2 shall be provided. See Figure 11A-1K. (1127A.12.3)

117. The tops of tables and counters shall be 28 inches to 34 inches from the finish floor. (1127A.12.4)

DIVISION IV – DWELLING UNIT FEATURES

1. An accessible route shall be provided through all rooms and spaces of the dwelling unit. The accessible route shall pass through the primary entry door, and shall connect with all accessible exterior doors, required clear floor spaces at kitchen appliances, and bathroom fixtures. For this requirement, "accessible routes" may include hallways, corridors, and ramps. (1130A.1)

2. The accessible route and throughout covered multifamily dwelling units shall be at least 36 inches wide. (1130A.2)

CHANGES IN LEVEL ON ACCESSIBLE ROUTES

3. Abrupt changes in level along any accessible route shall not exceed ½ inch. When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). Changes in level not exceeding ¼ inch may be vertical. (1131A.1)

4. Changes in level greater than ¼ inch shall be made by ramps or a sloped surface not greater than 1 unit vertical in 20 units horizontal (5-percent slope), or a ramp, elevator or platform (chairlifter) lift. (1131A.2)

DOORS

5. The width and height of primary entry doors and all required exit doors shall comply with Section 1128A.1. The requirements of Sections 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside). (1130A.1)

6. Except as allowed by Section 1109A.2, interior doors intended for user passage and secondary exterior doors shall comply with this section. The provisions of this section shall apply to the dwelling unit side of doors leading from the interior of the dwelling unit to an unfinished basement or an attached garage. (1132A.2)

7. Doors shall comply with this trimming. (1132A.3).
   a. Doors shall not be less than 8 feet 8 inches in height.
   b. Swinging doors shall provide a net clear opening width of not less than 32 inches, measured with the door or stops positioned at an angle of 90 degrees from the closed position.
   c. Swinging doors shall be capable of opening at least 90 degrees.
   d. A nominal 32-inch clear opening provided by a standard 5-foot wide sliding patio door assembly is acceptable.
   e. A pair of doors, manual or automatic, must have at least one leaf which provides a clear width of not less than 32 inches, measured with the door positioned at an angle of 90 degrees from its closed position.
   f. The width of any component to the means of egress system shall not be less than the minimum width required by Section 1005.

8. The floor or landing on each side of a door shall be level. Primary entry doors, required exit doors, or secondary exterior doors with changes in height between the

interior surface or floor level and the exterior surface or floor level shall comply with the following. (1132A.4)
   a. Exterior landings of impervious construction (e.g., concrete, brick, flagstone) serving primary entry doors and required exit doors are limited to not more than ½ inch of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
   b. Exterior landings of pervious construction (e.g., wood decking with spaces) shall be the same level as the interior landing, except that secondary exterior doors may have no more than ½ inch of change in height between floor surfaces. Changes in level shall comply with Section 1131A.
   c. Secondary exterior doors onto decks, patios, or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 4 inches. Changes in height greater than ½ inch shall be accomplished by means of a ramp complying with Section 1114A or by means of a platform constructed to the level of the floor as illustrated in Figure 11A-4J.
   d. Secondary exterior doors onto decks, patios, or balcony surfaces constructed of impervious materials (e.g., concrete, brick, flagstone) may have a maximum change in height from the interior landing of 1 inch, provided a ramp with maximum slope of 1:8 is permanently installed. (See Figure 11A-9K).
   e. In buildings containing covered multifamily dwelling units, the floor the landing immediately outside the entry may be sloped up to ½ inch per foot (12 inches), in a direction away from the primary entrance of the dwelling unit for drainage.

9. Thresholds at the primary entry and required exit doors shall be no higher than ½ inch. Thresholds at secondary exterior doors, including sliding door tracks, shall be not higher than 3/4 inch. Changes in height at interior door thresholds (e.g. floor material changes at door thresholds) shall not exceed ½ inch. Thresholds shall comply with the following: (1132A.4.1)
   a. Thresholds with a change in height of not more than ½ inch may be vertical.
   b. Thresholds with a change in height between ½ inch and 3/4 inch shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope).

10. The floor or landing on the dwelling and side of the primary entry door and any required exit door shall have a minimum length of not less than 44 inches. Section 1128A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces. (1132A.5.1)

11. Maneuvering clearances at interior doors shall provide a minimum length on both sides of the door of at least 42 inches measured at a right angle to the plane of the door in its closed position, except a 36- inch length is acceptable at interior doors when a minimum clear opening width of 34 inches is provided. (1132A.5.1)

12. Where twenty-four inches is preferred for latch edge clearance, the width of the level area on the side to which the door swings shall extend 18 inches minimum past the strike edge for all doors. The width of the level area at the exterior side of the primary entry door and any required exit doors shall comply with Section 1128A. (1132A.5.2)

13. Maximum effort to operate doors shall not exceed 8½ pounds for exterior doors and 5 pounds for interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet these standards. When fire doors are required, the maximum effort to operate the door may be increased to the maximum allowable by the appropriate enforcement agency, not to exceed 15 pounds. (1132A.6)

14. The type of latch and lock required for all doors shall be in accordance with Section 1132A.8 and Chapter 10, Section 1008. (1132A.7)

15. Hand-activated door latching, locking, and opening hardware shall be centered between 30 inches and 44 inches above the floor. Latching and locking doors that are hand-activated and on an accessible route shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall support operation under Section 1132A.8, in the direction of egress. (1132A.8)

16. The lever or lever of actuated latches or locks shall be curved with a return to within ½ inch of the door to prevent catching on the clothing of persons diving egress in Group R and U Occupancies with an occupant load greater than 10. (1132A.8.1)

17. Swinging door or gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the

sense plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. (1132A.9) See exceptions.

18. Every primary entrance to a covered multifamily dwelling unit shall be provided with a door bruzer, bell, chime or equivalent. The activating mechanism shall be mounted a maximum of 48 inches above the floor and connected to permanent wiring. (1132A.10)

KITCHENS

19. Kitchens shall be on an accessible route. (1133A.1) See Figure 11A-10A.

20. Clear floor space at kitchens shall comply with the following (1133A.2):
   a. A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop.
   b. A clear floor space at least 30 inches by 48 inches that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor.
   c. A clear floor space at least 30 inches by 48 inches that allows either a parallel or a forward approach shall be provided at the work surface required by Section 1133A.4.
   d. The centerline of the 30 inch by 48 inch clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work space, appliance or fixture.

21. Kitchens shall have a minimum clear width measured between any cabinet, countertop, or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance, or wall as follows: (1133A.2.1)
   a. U-shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches. See Figure11A-10A.
   b. U-shaped kitchens, designed with a cooktop or sink located at the base of the U, which provides knee and toe space in accordance with Section 1133A.7 to allow for a forward approach, shall have a clear width of at least 48 inches. See Figure 11A-10A.
   c. All other kitchen designs shall provide a minimum clear width of at least 48 inches. See Figure 11A10A.

22. Sinks and work surfaces required by Section 1133A.4 (see item 1 and item 2) shall be provided with knee and toe space complying with Section 1133A.7. Base cabinets (including toeboard and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to provide knee and toe space. The finish floor beneath kitchen sinks and work surfaces shall be extended to the wall. (1133A.3)

23. Kitchen countertops shall be provided with the following (1133A.4)
   a. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.
   b. A minimum linear length of 30 inches of countertop shall be provided for a work surface.
   c. Sinks and work surfaces may be a single integral unit a minimum of 60 inches in length, or be separate components.

   Exception: Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface.

24. Repositionable countertops shall be provided in a minimum of five percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following. (1133A.4.1)
   a. Sinks and work surfaces required by Section 1133A.4 shall be designed to enable repositioning in a minimum height of 24 inches.
   b. Base cabinets directly under sinks and work surfaces shall be removable as required in Section 1133A.3.
   c. The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
   d. Finished flooring shall be extended to the wall beneath the sink and work surface.

   Exceptions:
   i. Stone, cultured stone and tiles countertops may be used without meeting the repositioning requirements.
   ii. Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface, and used without meeting the repositioning requirements.

25. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor. (1133A.5)

26. Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound force. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds. (1133A.6)

27. Knee and toe space, when required by Section 1133A, shall comply with Section 1138A.2 and the following (1133A.7)
   a. The knee and toe space shall be clear and unobstructed, or removable (see cabinets in compliance with Section 1133A.3 shall be provided.
   b. The knee and toe space shall be 30 inches wide minimum, centered on the sink, countertop or appliance.
   c. A clear floor space shall not extend into the knee and toe space more than 19 inches.

28. Water supply and drain pipes under kitchen sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under kitchen sinks. (1133A.7.1)

29. Kitchen countertops in dwelling units shall be permitted to be 36 inches maximum above the finished floor (1138A.3.2.2 exception).

BATHING AND TOILET FACILITIES

30. All bathrooms, bathing and toilet facilities within covered multifamily dwelling units shall comply with Section 1134A.1.

31. The number of compliant bathrooms shall be designed to comply with one of the two allowable options per Section 1134A.2. Option 1 requires all bathrooms within the dwelling unit to be designed to minimum requirements. Option 2 requires one bathroom within the dwelling unit to comply with the following.
   a. Treat, bathing and shower facilities shall comply with Section 1134A.4.
   b. Bathtub shall comply with Section 1134A.5.
   c. Showers shall comply with Section 1134A.6.
   d. Water closets shall comply with Section 1134A.7.
   e. Lavatories, vanities, mirrors and towel fixtures shall comply with 1134A.8.
   f. Where both a tub and shower are provided in the bathroom, at least one shall be made accessible. Additional requirements apply to dwelling unit containing two or more bathrooms when a bathtub is provided as the accessible bathing fixture.
   g. Where two or more bathrooms are provided within the same dwelling unit and a bathtub is installed to comply with Option 2, item 6 in one bathroom and a shower stall is provided in a bathroom

bathroom, both the bathtub referred to comply with Option 2, item 6 and at least one shower stall within the dwelling unit shall meet all the applicable accessibility requirements provided in Section 1134A. (See Section 1134A.6 for bathtubs, or Section 1134A.6 for showers.)
   h. When two or more lavatories are provided, at least one shall be made accessible and comply with Section 1134A.8.
   i. Bathrooms shall be provided with an accessible route into and through the bathroom.
   j. If a door is provided, it shall comply with the requirements of Section 1132A.5.
   k. A minimum 18 inch clear maneuvering space shall be provided on the swing side of the door at the strike edge of the door.
   l. Switches, outlets, and controls shall comply with Section 1142A.
   m. Reinforced walls to allow for the future installation of grab bars around the toilet, tub, and shower shall comply with Section 1134A.3 for bathtubs, 1134A.6 for showers and 1134A.7 for water closets. Grab bars shall comply with Section 1127A.4.

Note: When Option 2 is used, all additional bathrooms must comply with items l) through m) above.

32. All powder rooms shall be designed to comply with Section 1134A.2, Option 2, items h) through l). When the powder room is the only treat facility located on an accessible level, it shall comply with the Option 2 items listed above, plus all additional requirements located in Sections 1134A.4, 1134A.7 and 1134A.8. (1134A.3)

33. Bathing and toilet facilities required to be accessible shall provide sufficient maneuvering space for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Where the door swings into the bathroom or powder room, there shall be a clear maneuvering space outside the swing of the door of at least 30 inches by 48 inches within the room. The clear maneuvering space shall allow the user to position a wheelchair or other mobility aid clear of the path of the door so it is closed and to permit use of fixtures. Doors may swing into the required clear space at any fixture when a clear maneuvering space is provided outside the swing arc of the door so it can be closed. Maneuvering spaces may include any knee space or toe space available below bathroom fixtures. (1134A.4)

34. **Bathtubs** required to be accessible shall comply with the following (1134A.5)

a. There shall be a minimum clear floor space 48 inches parallel by 30 inches perpendicular to the side of a bathtub or bathtub-shower combination to provide for the maneuvering of a wheelchair and transfer to and from the bathing facilities. The controls shall be on the wall at the foot of the bathtub. The edge of the clear floor space shall be flush with the control wall surface. The area under a lavatory, located at the control end of the tub, may be included in the clear floor space provided the lavatory is 19 inches maximum deep, and the knee and toe space comply with Section 1134A.8 Cabinets under lavatories and toilets shall not encroach into the clear floor space.
b. A bathtub installed without surrounding walls shall provide reinforced areas for the installation of floor-mounted grab bars. Where a bathtub is installed with surrounding walls, grab bar reinforcement shall be located on each end of the bathtub, 32 inches to 38 inches above the floor, extending a minimum of 24 inches from the front edge of the bathtub toward the back wall of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. See Figure 11A-9G. Grab bar reinforcement shall be installed on the back wall of the bathtub a maximum of 6 inches above the bathtub rim extending upward 30 at least 36 inches above the floor. Grab bar backing shall be installed horizontally to permit the installation of a 48-inch grab bar with each end a maximum of 8 inches from the end walls of the bathtub. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.
c. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs.
d. A shower spray unit is not required in bathtubs.
e. Doors and panels of bathtub enclosures shall be substantially constructed from approved, shatter-resistant materials. Hinged doors shall open outward. Glazing used in doors and panels of bathtub enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have a minimum thickness of not less than 1/8 inch when fully tempered, or ¼ inch when laminated, and shall pass the test requirements of the Part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of bathtub enclosures shall be of a shatter-resistant type.

35. **Showers** required to be accessible shall comply with the following (1134A.6)

a. Where one or more shower stalls are provided within the same dwelling units, at least one shower stall shall comply with one of the following requirements:
   i. The shower stall shall measure at least 42 inches wide by 48 inches deep with an entrance opening of at least 36 inches. or
   ii. The shower stall shall measure at least 30 inches deep by 60 inches wide with an entrance opening of at least 36 inches. or
   iii. Other shower stall configurations shall measure at least 36 inches deep by 60 inches wide with an entrance opening of at least 36 inches when a wall is installed on the opening side.
b. The maximum slope of the shower floor shall be ½ inch per foot in any direction and shall slope to a drain. The floor surfaces shall be of Carborundum or gritt-faced tile or of material providing equivalent slip resistance.
c. A clear maneuvering space at least 30 inches in width by 48 inches in length shall be located outside the shower, flush and parallel to the control wall.
d. Grab bar reinforcement shall be installed continuous in the walls of showers 32 inches to 38 inches above the floor. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. Glass-shower stalls shall provide reinforcement for installation of floor-mounted or ceiling- mounted grab bars.
e. When a threshold is used, it shall be a maximum of 2 inches in height and have a beveled or sloped angle not exceeding 1 unit vertical in 2 units horizontal (26.6 degrees from the horizontal). Thresholds ½ inch or less in height may have a beveled or sloped angle not exceeding 1 unit vertical in 1 unit horizontal (45 degrees from horizontal).
f. Faucet controls and operation mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound-force. Lever operated, push-type and electronically controlled mechanisms are examples of acceptable designs.
g. Doors and panels of shower enclosures shall be substantially constructed from approved, shatter-

resistant materials. Hinged shower doors shall open outward. Glazing used in doors and panels of shower enclosures shall be fully tempered, laminated safety glass or approved plastic. When glass is used, it shall have a minimum thickness of not less than 1/8 inch when fully tempered, or ¼ inch when laminated, and shall pass the test requirements of the Part, Chapter 24 Glass and Glazing. Plastics used in doors and panels of showers enclosures shall be of a shatter-resistant type.

36. **Water closets** in bathrooms or powder rooms required to be accessible shall comply with the following. (1134A.7)
   a. The minimum floor space provided at a water closet shall be 48 inches in clear width. The clear floor space shall extend past the front edge of the water closet at least 36 inches. See Figure 11A6M. Except, the 48 inches minimum clear width may be reduced to 36 inches for lavatories, cabinets, wing walls or privacy walls located immediately adjacent to a water closet which extend no more than 24 inches in depth.
   b. Water closets shall be located within bathrooms in a manner that permits a grab bar to be installed on at least one side of the fixture. The centerline of the water closet shall be 17 inches minimum to 18 inches maximum from a grab bar wall or partition. In locations where water closets are adjacent to non-grab bar walls, vanities, lavatories or bathtubs, the centerline of the fixture shall be a minimum of 18 inches from the obstruction.
   c. Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, footaway or similar alternative grab bars.
   d. Where the water closet is placed adjacent to a side wall, reinforcement shall be installed on both sides or one side and the back, if reinforcement is installed at the back, it shall be installed between 32 inches and 38 inches above the floor. The grab bar reinforcement shall be a minimum of 6 inches nominal in height. The backing shall be a minimum of 40 inches in length.
   e. Reinforcement installed at the side of the closet shall be installed 32 inches to 38 above the floor. The reinforcement shall be installed a minimum of 12 inches from the rear wall to a minimum of 36 inches in front of the closet. The grab bar reinforcement shall be a minimum of 6 inches nominal in height.
   f. The minimum height of water closet seats shall 15 inches above the floor.

City of Los Angeles, Department of Building & Safety
DISABLED ACCESS APPROVED PLANS
By: Ollie Clarke Date: 11/03/2025
Application No./Permit No.:
• This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances relating to disabled access public accommodations and housing. Construction conducted under these plans and specifications shall not be held to permit, or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.
TOTAL OF ___ SHEETS

City of Los Angeles, Department of Building & Safety
APPROVED PLANS
• This set of plans and not approval for construction until the required permit fees are paid and the permit is issued.
• No inspection can be scheduled until the permit fees have been paid.
By: RAPHAEL ROSAS Date: 12/16/2025
Application No./Permit No.: 25010-20000-03175, 25010-20000-03553
• This set of plans MUST be at the job site during construction.
• It is unlawful to alter, change, or deviate from these plans.
• The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
• SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.2107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY INDICATED ON EACH DRAWING. - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
ADDRESS

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2
BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2
W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

RESIDENTIAL ACCESSIBILITY CORRECTION LIST

A0.4

03 NOV. 2025

allowed if the faucet remains open for at least 10 seconds.

f. Where mirrors or towel fixtures are provided they shall be mounted with the bottom edge no higher than 40 inches from the floor.

LAUNDRY ROOMS

38. If clothes washing machines and clothes dryers are provided in covered multifamily dwelling units, one of each type of appliance shall be provided. Where front-loading clothes washers are not provided, management shall provide assistive devices, on request of the occupant, to permit the use of top-loading clothes washers. (1138A.1)

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

39. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall be located no more than 48 inches measured from the top of the receptacle outlet box not less than 15 inches measured from the bottom of the receptacle outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet), receptacles shall be located within the reach ranges specified in Section 1138A.3. Physical barriers and obstructions shall not extend more than 25 inches from the wall beneath the receptacle.

40. Receptacle outlets that do not satisfy these specifications are acceptable provided that comparable receptacle outlets that perform the same functions are provided within the same area and are accessible. (1138A.1) See exceptions.

41. Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment shall be located no more than 48 inches measured from the top of the outlet box not less than 15 inches measured from the bottom of the outlet box to the level of the finished floor or working platform. If the reach is over a physical barrier or an obstruction (for example, a kitchen base cabinet) switches and controls shall be located within the reach ranges specified in Section 1138A.3. Physical barriers or obstructions shall not extend more than 25 inches from the wall beneath a control.

42. Switches and controls that do not satisfy these specifications are acceptable provided that comparable controls or outlets, that perform the same functions, are provided within the same area and are accessible. Except at appliances (e.g. kitchen stoves, dishwashers, range hoods, microwave ovens, and similar appliances), which have controls located on the appliance. (1138A.2)

DIVISION V – FEATURES COMMON TO THE EXTERIOR AND INTERIOR OF BUILDINGS

OTHER FEATURES AND FACILITIES

This division shall apply to features and facilities common use areas on accessible floors or sites. (1137A.1)

Note: The provisions in this division are not applicable to dwelling units, unless otherwise specified.

SPACE ALLOWANCES AND REACH RANGES IN COMMON USE AREAS

1. The minimum clear width for single-occupant passage shall be 36 inches continuously. (See Figure 11A-1E.) See Section: 1133A for minimum clear width of sidewalks, and Section 1129A for minimum clear width of interior accessible routes Exception: 32 inches in width is acceptable at a point not to exceed 24 inches in length. The segments with reduced width shall be separated by segments that are 48 inches long minimum and 36 inches wide minimum. (1138A.1.1)

2. The minimum width for two wheelchairs to pass is 60 inches (See Figure 11A-1E). (1138A.1.2)

3. An accessible route (exterior and interior) with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either: a. space 60 inches minimum by 60 inches minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with Section 1138A.1.3.1 where the base and arms of the T-shaped space extend 48 inches minimum beyond the intersection. (See Figure 11A1L.) (1138A.1.2)

4. The space required for a wheelchair to make a 180-degree turn shall be a circular clear space of 60 inches diameter minimum (See Figure 11A-1D(a)); or a T-shaped space complying with Section 1138A.1.3.1. The circular turning space shall be permitted to include knee and toe clearance complying with Section 1138A.2. (1138A.1.3)

5. If a person in a wheelchair must make a turn around an obstruction, the minimum clear width of the accessible route shall be as required in Section 1138A.1.5. (1138A.1.3)

6. A T-shaped turning space shall be within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction, and the base shall be clear of obstructions 24 inches minimum. The space shall be permitted to include knee and toe clearance complying with Section 1138A.2 only at the end of either the base or one arm. (See Figure 11A1D,(b).) (1138A.1.3.1)

a. Turning spaces for wheelchairs shall be stable, firm, slip resistant, and shall comply with Section 1110A.3 or Section 1119A.2. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted (1138A.1.3.2)

6. Clear floor or ground space for wheelchairs shall comply with the following: (1138A.1.4)

a. The minimum clear floor or ground space shall be 30 inches by 48 inches. The minimum clear floor or ground space may be positioned for forward or parallel approach to an object (See Figure 11A1G). Clear floor or ground space may be part of the knee and toe space required under some objects unless otherwise specified. (1138A.1.4.1)

b. One full unobstructed side of the clear floor or ground space for a wheelchair shall adjoin an accessible route or adjoin another wheelchair clear floor space. If a clear floor space is located in an alcove or otherwise confined on all or a part of three sides, additional maneuvering clearances shall be provided in accordance with the following. (1138A.1.4.2, Figure 11A-1H)

i. Forward approach. Alcoves shall be 36 inches wide minimum when the depth exceeds 24 inches.

ii. Parallel approach. Alcoves shall be 60 inches wide minimum when the depth exceeds 18 inches.

7. Clear floor or ground spaces for wheelchairs shall be stable, firm, slip resistant and shall comply with Section 1110A.3 or Section 1119A.2. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted. (1138A.1.4.3)

8. Gratings located in ground and floor surfaces along accessible routes shall be limited to spaces no greater than ½-inch wide in one direction. If gratings have elongated openings, they shall be placed so that the long dimension is perpendicular to the dominant direction of traffic. (1138A.1.4.3.1)

9. When the accessible route makes a 180 degree turn around an element which is less than 48 inches wide, clear width shall be 42 inches minimum approaching the turn, 48 inches minimum at the turn and 42 inches minimum leaving the turn. When the clear width at the turn is 60 inches minimum, the clear width when approaching and when leaving the turn shall be 36 inches minimum. (1138A.1.5, Figure 11A-1C(a))

10. When space beneath an accessible element is included as part of a clear floor space, or turning space, the space shall comply with this section. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor space or turning space. (1138A.2, Figure 11A-4D)

a. Knee space under an element between 9 inches and 27 inches above the finish floor shall be considered knee space. The knee space shall be clear and unobstructed. (1138A.2.1)

b. Minimum width for knee space shall be 30 inches wide minimum. (1138A.2.1.1)

c. Maximum depth for knee space shall extend 25 inches maximum under an element at 9 inches above the finish floor. (1138A.2.1.2)

d. When knee space is required under an element as part of a clear floor space, the knee space shall be 11 inches deep minimum at 9 inches above the finish floor, and 8 inches deep minimum at 27 inches above the finish floor, measured from the front edge of the element. (1138A.2.1.3) See exceptions.

e. Between 9 inches and 27 inches above the finish floor, the knee space shall be permitted to be reduced at a rate of 1 inch in depth for each 6 inches in height. (1138A.2.1.4)

11. Space under an element between the finish floor and 9 inches above the finish floor shall be considered toe space. (1138A.2.2)

a. Toe space shall be 30 inches wide minimum. (1138A.2.2.1)

b. Toe space shall extend 25 inches maximum under an element. (1138A.2.2.2)

c. When toe space is required under an element as part of a clear floor space, the toe space shall extend 17 inches minimum under the element, measured from the front edge of the element. (1138A.2.2.3). See exceptions.

d. Space extending greater than 6 inches beyond the available knee space at 9 inches above the finish floor shall not be considered toe space. (1138A.2.2.4)

12. Reach ranges shall comply with the following. (1138A.3)

a. When the clear floor space allows only forward approach to an object, the maximum high forward reach allowed shall be 48 inches and the minimum low forward reach shall be no less than 15 inches

above the finish floor. (1138A.3.1, Figure 11A-1(a))

b. When the high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction.

13. The high forward reach shall be 48 inches maximum when the reach depth is 20 inches maximum. When the reach depth exceeds 20 inches, but is not more than 25 inches, the high forward reach shall be 44 inches maximum. (1138A.3.1, Figure 11A-1(b))

a. When a clear floor space allows a parallel approach to an element, and the side reach is unobstructed, the high side reach shall be 48 inches maximum, and the low side reach shall be 15 inches minimum above the finish floor. (1138.3.2, Figures 11A-1J(a) and 11A-1J(b))

b. When a clear floor space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. When the reach depth exceeds 10 inches, but no more than 24 inches, the high side reach shall be 46 inches maximum. (See Figure 11A-1J(c).)

14. The top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finished floor (1138A3.2.2 exception)

15. Controls and operating mechanisms in accessible spaces, along accessible routes or as part of accessible elements shall comply with the following. (1138A.4.1) Note: See also Section 1142A, for receptacle, switch and control installation.

a. Clear floor space complying with Section 1138A.1.4 that allows a forward or parallel approach by a person using a wheelchair shall be provided at all controls and operating mechanisms. (1138A.4.2)

b. Controls and operating mechanisms shall be located no higher than 48 inches and no lower than 15 inches, above the finished floor measured to the center of the grip. If the reach is over an obstruction (for example, washer or dryer), controls and operating mechanisms shall be located within the reach ranges specified in Section 1138A.3. Controls and operating mechanisms that do not satisfy these specifications are acceptable, provided that comparable mechanisms, controls or outlets, that perform the same functions, are provided within the same area and are accessible. (1138A.4.3)

c. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls and operating mechanisms shall be no greater than 5 pounds. (1138A.4.4)

ACCESSIBLE DRINKING FOUNTAINS

Drinking fountains and water coolers in common use areas and/or sites shall comply with the following requirements. A side approach drinking fountain is not acceptable. (1138A.1, Figure 11A-11A)

16. Drinking fountains and water coolers shall be on an accessible route. (1138A.2)

17. Drinking fountains shall be a minimum of 18 inches and a maximum of 19 inches in depth. (1138 A.3)

18. Drinking fountains shall be provided with 30 inches by 48 inches clear floor space, centered on the unit. The clear floor space shall be positioned for a forward approach. (1138A.4)

19. Drinking fountains shall be provided with a clear and unobstructed knee and toe space. Knee and toe space shall comply with Section 1138A.2. (1138A.4.1)

20. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the drinking fountain, including bumpers. Spout outlets shall be 36 inches maximum above the finish floor. (1138A.5)

21. The spout shall provide a flow of water at least 4 inches high to allow the insertion of a cup or glass under the flow of water. The angle of the water stream shall be measured horizontally relative to the front face of the unit. When spouts are located less than 3 inches from the front of the unit, the angle of the water stream shall be 30 degrees maximum. When spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. (1138A.6)

22. The flow of water shall be activated by manually or electronically operated controls. The manually operated controls shall be front mounted or side mounted, located within 6 inches (152 mm) of the front edge of

the fountain. The force required to activate controls shall be no greater than 5 pounds. (1138A.7)

23. Drinking fountains shall be located completely within alcoves, between wing walls or otherwise positioned so as not to encroach into pedestrian ways. The alcove or otherwise protected area in which the drinking fountain is located shall not be less than 32 inches in width and 18 inches in depth. When the depth of the protected area where the drinking fountain is located exceeds 24 inches, additional maneuvering clearance shall be provided in accordance with Section 1138A.1.4.2 and Figure 11A-1H. (1138A.8)

24. When provided, wing walls shall project out from the supporting wall at least as far as the drinking fountain but within 6 inches vertically from the finish floor

25. Protruding objects located in alcoves or otherwise positioned so as to limit encroachment into pedestrian ways are permitted to project 4 inches into walks, halls, corridors, passageways or aisles. (See Figure 11A-1A.) ACCESSIBLE TELEPHONES

26. When public telephones are provided, they shall comply with the Section 1140A, Accessible Telephones.

ACCESSIBLE SWIMMING POOLS

27. Swimming pools in common-use areas shall comply with the provisions of section 1141A and Chapter 31B. (1141A.1)

28. Swimming pool deck areas must be accessible, and a mechanical lift for persons with disabilities gain entry into the pool and exit from the pool shall be provided. Such a mechanism may consist of a swimming pool lift device as long as the device meets all of the following criteria: (1141A.2)

a. Has a seat that meets all of the following

i. The seat must be rigid.

ii. The seat must be not less than 17 inches and no more than 19 inches, inclusive of any cushioned surface that might be provided above the pool deck.

iii. The seat must have two armrests. The armrest on the side of the seat by which access is gained shall be either removable or fold clear of the seat.

iv. The seat must have a back support that is at least 12 inches tall.

v. The seat must have an occupant restraint for use by the occupant of the seat and the restraint must meet the standards for operable controls in compliance with Section 1127A.9.6.4

b. Be capable of unassisted operation from both the deck and water levels.

c. Be stable and not permit unintentional movement when a person is getting into or out of the seat.

d. Be designed to have a live-load capacity of not less than 300 pounds.

e. Be positioned so that, if the pool has water of different depths, it will place the operator into water that is at least 3 feet deep.

f. Be capable of lowering the operator at least 18 inches below the surface of the water.

ELECTRICAL RECEPTACLE, SWITCH AND CONTROL HEIGHTS

See Division IV, Section 1138A.

SIGNAGE

Note: See Section 1127A.7 for additional signage requirements applicable to sanitary facilities, and Section 1124A for additional signage requirements applicable to elevators. (1143A.1)

29. When signs and/or identification devices are provided they shall comply with section 1143A. When both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs - one with visual, and one with tactile characters, shall be provided.

30. When signs identify permanent rooms and spaces of a building or site, they shall comply with Sections 1143A.1, 1143A.5, 1143A.6 and 1143A.7.

31. When signs direct to or give information about permanent rooms and spaces of a building or site, they shall comply with Sections 1143A.5.

32. When signs merely direct or give information about accessible elements and features of a building or site, they shall include the appropriate symbol of accessibility and shall comply with Section 1143A.4

33. Signs with visual characters shall comply with the following.

a. Characters and their background shall have a non-glare finish. Characters shall contrast with their background, either light on a dark background or dark on a light background.

b. Characters shall be uppercase, lowercase or a combination of both. Characters shall be

conventional in form, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

c. Characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

d. Visual characters shall be sized in accordance with Table 1143A.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

e. Visual characters shall be 40 inches minimum above the finish floor.

f. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height.

g. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

h. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

i. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

j. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

k. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

l. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

m. Characters and Braille shall be in a horizontal format.

n. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

o. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

p. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke with maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

q. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

r. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

s. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

t. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

u. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

v. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

w. Characters and Braille shall be in a horizontal format.

x. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

y. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

z. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke with maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

aa. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

bb. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

cc. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

dd. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

ee. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

ff. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

gg. Characters and Braille shall be in a horizontal format.

hh. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

ii. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

jj. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke with maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

kk. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

ll. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

mm. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

nn. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

oo. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

pp. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

qq. Characters and Braille shall be in a horizontal format.

rr. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

ss. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

tt. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke with maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

uu. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

vv. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

ww. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

xx. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

yy. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

zz. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

aaa. Characters and Braille shall be in a horizontal format.

bbb. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

ccc. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

ddd. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke with maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

eee. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

fff. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

ggg. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

hhh. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

iii. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

jjj. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

kkk. Characters and Braille shall be in a horizontal format.

lll. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

mmm. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

nnn. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke with maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

ooo. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

ppp. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

qqq. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

rrr. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

sss. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

ttt. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

uuu. Characters and Braille shall be in a horizontal format.

vvv. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

www. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character.

xxx. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. When characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch minimum and 4 times the raised character stroke with maximum. When characters have other cross sections, spacing between individual raised characters shall be 1/16 inch minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch minimum.

yyy. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height.

zzz. When a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. When a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. When a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. When there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. When permanent identification signage is provided for rooms and spaces they shall be located on the approach side of the door as one enters the room or space. Signs that identify exits shall be located on the approach side of the door as one exits the room or space.

aaaa. Signs with raised characters shall be located at eye level minimum above the finish floor, measured from the baseline of the lowest tactile item and 60 inches maximum directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field above the finish floor, measured from the baseline of the highest line of raised characters.

bbbb. Pictorial symbol signs (pictograms) shall be accompanied by a text description located directly below the pictogram field. The text description shall comply with Sections 1143A.6 and 1143A.7. The outside dimension of the pictogram field shall be a minimum of 6 inches in height. Characters and Braille shall not be located in the pictogram field.

cccc. Raised characters on signs shall be at least 1/32 inch minimum above their background. Characters shall be sans serif uppercase, and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

dddd. Characters height measured vertically from the baseline of the character shall be 5/8 inch minimum and 2 inches maximum based on the height of the uppercase letter "I".

eeee. Characters and Braille shall be in a horizontal format.

ffff. Raised characters on signs shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

gggg. Stro

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

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

FORM GRN 1

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

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

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

1. Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
2. Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
3. Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil or the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
4. Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
5. Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
6. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
7. Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
8. Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
9. Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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

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

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2023 Los Angeles Green Building Code

FORM GRN 4

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

Permit # 25010 – 20000 – 03553 Date:

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
		PLANNING AND DESIGN		
1	4.106.2	Storm water drainage and retention during construction	A1.0	GRN-1
2	4.106.3	Grading and paving	A0.0	SITE PLAN
3	4.106.4	Electric vehicle (EV) charging	A3.0	FIRST FLOOR PLAN
4	4.106.5	Cool roof for reduction of heat island effect	A3.5 & A3.6	ROOF MATERIAL
5	4.106.7	Reduction of heat island effect for non-roof areas	A0.0	UNCOLORED CONCRETE
		ENERGY EFFICIENCY		
6	4.211.4	Solar ready buildings	A5.3	ROOF PLAN
		WATER EFFICIENCY & CONSERVATION		
7	4.303.1	Water conserving plumbing fixtures and fittings	A1.0	GRN-14 #5/GRN-16
8	4.303.1.3.2	Multiple showerheads serving one shower	A1.0	GRN-14 #6
9	4.303.3	Water submeters	A1.0	GRN-18R #1
10	4.303.4	Water use reduction	A1.0	GRN-18R #2
11	4.304.1	Outdoor water use in landscape areas	A1.0	GRN-18R #3
12	4.304.2	Irrigation controllers	A1.0	GRN-18R #12
13	4.304.3	Metering outdoor water use	N/A	N/A
14	4.304.4	Exterior faucets	N/A	N/A
15	4.304.5	Swimming pool covers	N/A	N/A
16	4.305.1	Greywater reuse	A1.0	GRN-18R #7
17	4.305.2	Recycled water supply to fixtures	A1.0	GRN-18R #7
18	4.305.3.1	Cooling towers (buildings < 25 stories)	N/A	N/A
19	4.305.3.2	Cooling towers (buildings > 25 stories)	N/A	N/A
20	4.305.4	Groundwater discharge	A1.0	GRN-18R #11
		MATERIAL CONSERVATION & RESOURCE EFFICIENCY		
21	4.408.1	Rodent proofing	A1.0	GRN-14 #9
22	4.407.3	Flashing details	A6.0	DETAIL #05

Page 1 of 3

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2023 Los Angeles Green Building Code

FORM GRN 4

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
23	4.407.4	Material protection	A1.0	GRN-14 #10
24	4.408.1	Construction waste reduction	A1.0	GRN-14 #11
25	4.410.1	Operation and maintenance manual	A1.0	GRN-14 #12
		ENVIRONMENTAL QUALITY		
26	4.503.1	Fireplaces and woodstoves	N/A	N/A
27	4.504.1	Concrete floor openings and protection of mechanical equipment during construction	A1.0	GRN-14 #14
28	4.504.2	Finish material pollutant control	A1.0	GRN-11
29	4.504.2.1	– Adhesives, sealants, caulks	A1.0	GRN-14 #15 & 16/ GRN-1
30	4.504.2.2	– Paints and coatings		
31	4.504.2.3	– Aerosol paints and coatings		
32	4.504.2.4	– Verification	A1.0	GRN-14 #16 & 21
33	4.504.3	Carpet systems	A1.0	GRN-14 #17
34	4.504.3.1	Carpet cushion	A1.0	GRN-14 #17
35	4.504.4	Resilient flooring systems	A1.0	GRN-14 #18
36	4.504.5	Composite wood products	A1.0	GRN-14 #19
37	4.504.6	Filters	N/A	N/A
38	4.505.2.1	Capillary break	A6.1	DETAIL #03
39	4.505.3	Moisture content of building materials	A1.0	GRN-14 #23
40	4.506.1	Bathroom exhaust fans	A3.0 - A3.2	FLOORS 1-3
41	4.507.2	Heating and air-conditioning system design	A1.0	GRN-14 #20

Page 2 of 3

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

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

FORM GRN 11

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

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1,2]
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds

COATING CATEGORY[1,2]	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Resist	350
Topper Applied Coatings	350
Fire resistive coatings	150
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings[1]	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and underbodies	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Roof coatings, aluminum	100
Rust preventative coatings	100
Shellacs	
Clear	730
Opaque	550
Specialty primers, sealers and undercoaters	100
Stains	100
Stains, Interior	250
Stains, consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	100
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	100

[1]Effective January 1, 2019 the VOC limits in this table are the maximum allowable limits for products offered for sale in California. [2]The specific VOC limits for each category shall be the most stringent limit specified by any agency in California. For a category not regulated by a California agency, the VOC limit shall be the most stringent limit specified by any agency in the United States. For a category not regulated by a California agency, the VOC limit for a category regulated by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 2, 2016, shall be the most stringent limit specified by any agency in the United States. More information is available from the Air Resources Board.

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

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

[1]Effective January 1, 2019 the VOC limits in this table are the maximum allowable limits for products offered for sale in California. [2]Thin medium density fiberboard has a maximum thickness of 6 millimeters (0.236 inch).

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

SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420

SEALANT PRIMERS	
Architectural	
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	760
Other	760

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

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

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
CUT and dapple tile adhesives	65
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	125
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesives	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]For adhesives to meet a more stringent allowable limit, the adhesive must be the highest VOC product that still complies with the applicable limit. [2]For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.
www.arb.ca.gov or www.aqmd.gov (California Air Resources Board)

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

Page 3 of 3 www.ladbs.org

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

Los Angeles Green Building Code

FORM GRN 14

GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a hard-wired smoke alarm/detector. Smoke alarms/detectors shall be powered by the building's electrical system. Smoke alarms/detectors shall be interconnected such that the activation of one alarm will activate all of the alarms in the individual unit. Smoke alarms/detectors shall be located in the following locations: 1) Outside each separate sleeping area in the immediate vicinity of the bedrooms. 2) On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with more than one story, the smoke alarm/detector in the vicinity of the stairs may be installed on the lowest level of the stairway with ready access to the bedrooms on that level. 3) In each bedroom. (R 314.1)
2. For common parking area serving 8 occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated amperage of the Electric Vehicle Supply Equipment (EVSE). Conduit shall be installed upon a 40-ampere continuous branch circuit. The raceway shall not be less than trade size 1 nominal. Conduit trade diameters shall originate at the main service or subpanel and shall terminate into a board, cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the Los Angeles Electrical Code. (R 406.4.2)
3. Residential Buildings 3-5 stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 75 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.85. Roofs with slope ≥ 2:12 shall have an aged SRI value of at least 28 or both a 3-year solar reflectance of at least 0.55 and a thermal emittance of at least 0.75.

   Residential Buildings 6+ stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 78 or both a 3-year aged solar reflectance of at least 0.63 and a thermal emittance of at least 0.85. Roofs with slope ≥ 2:12 shall have an aged SRI value of at least 28 or both a 3-year solar reflectance of at least 0.55 and a thermal emittance of at least 0.75. (4.106.5)
4. The cooled roof layer used to reduce heat island effects shall have a solar reflectance value of at least 0.50 as determined per ASTM C1549 or ASTM C1549. (4.106.7)
5. The first tests for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1.
6. Water a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
7. Installed automatic irrigation system controllers shall be weather or soil based controllers. (NEW)(4.304.1, 4.402.2)
8. For projects that include landscape work, the Landscape Certification Form GRN 22, shall be completed prior to final inspection approval. (Mult. Assembly Bill No. 1881)
9. Outside spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plate. Piping penetrations shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code. (4.406.1)
10. Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
11. Thru a City of Los Angeles permitted tenant will be used for hauling of construction waste. (4.408.1)
12. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
13. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per ARB/EPA Rule 493. (4.503.1, AQMD Rule 445)
14. All duct and other related air distribution component openings shall be covered with tape, plastic, or other metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
15. Paints and coatings, adhesives, sealers and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.5. (4.504.2.1-4.504.2.4)
16. The VOC Content Verification Checklist, form GRN 2, must be completed and certified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
17. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):
    a. Carpet and Rug Institute's Green Label Plus Program
    b. California Department of Public Health's Specification 01350
    c. NSF/ANSI 140 at the Gold level
    d. Scientific Certifications Systems Indoor Advantage™ Gold
18. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
    a. VOC emission limits defined in the CHPS High Performance Products Database
    b. Certified under UL GREENGUARD Gold
    c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
    d. Meet the California Department of Public Health's Specification 01350
19. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
20. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. (4.504.5)
21. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a HERV 13 Mins for results and review up. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same color shall be included in the operation and maintenance manual. (4.504.6)
22. A 4-inch thick layer of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A copy thereof shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
23. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is dry to the satisfaction of the inspector. (4.505.3)
24. Newly installed bathroom exhaust fans must be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification. (4.506.1)
25. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant. (Energy Code §110.10(d))
26. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D (2009) or ASHRAE Handbook, and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004. (4.507.2)

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

(Rev. 07/1/23) Page 1 of 1 www.ladbs.org

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

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

FORM GRN 16

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

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

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

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

(Rev. 07/01/23) Page 1 of 1 www.ladbs.org

LA DBS — DEPARTMENT OF BUILDING AND SAFETY

2023 Los Angeles Green Building Code

FORM GRN 18R

WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
2. Water use reduction shall be met by complying with one of the following:
   A. Provide a 20% reduction in the annual potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided, or
   B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
   C. Plumbing fixtures shall use recycled water.
   Exception: Fixture replacement (4.303.4)
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.1)
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.1)
5. In cities that single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
6. Provide a cover having a manual or power-operated pool system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, shower, and bathroom/restroom which trains to be used for a future graywater irrigation system. (4.305.1)
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
   A. Shall have a minimum of 6 cycles of concentration (blowdown), or
   B. A minimum of 30% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated blackwater. (4.303.3.1)
10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
    A. Shall have a minimum of 6 cycles of concentration (blowdown); and
    B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated blackwater. (4.303.3.2)
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.405.4)
12. Provide a hot water system complying with one of the following: (Los Angeles Plumbing Code Section 610.0.1)
    A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
    B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
    C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
       a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
       b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 5.6.5 of the California Energy Code Residential Appendix.
       c. The hot water supply piping shall be insulated and insulated in accordance with Section RA4.6.2 of the California Energy Code Residential Appendix.

IRRIGATION SYSTEM

13. A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinances (MWELO) is required for new landscape areas of 500 sq. ft. or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured stormwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public agency. (4.304.1)

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

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

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.2103.2(c) and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY PROVIDED ON EACH DRAWING. © © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

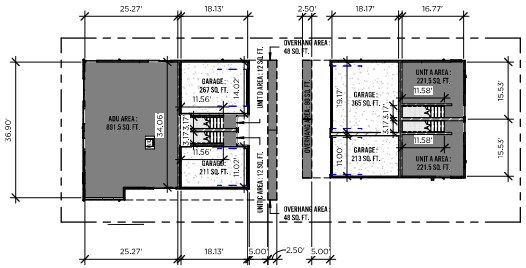
W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

GREEN FORMS

A1.0

25 NOV. 2025



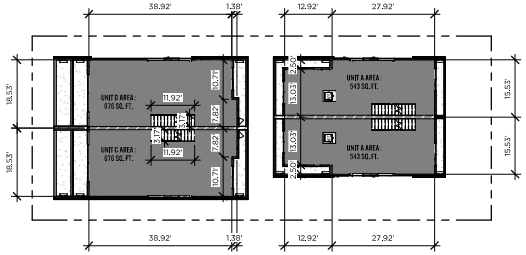
BUILDING 2
ADU: 891.5 SQ. FT.
UNIT C: 60 SQ. FT.
UNIT D: 60 SQ. FT.
GARAGE: 478 SQ. FT.

TOTAL: 1,011.5 SQ. FT.
TOTAL U: 478 SQ. FT.

BUILDING 1
UNIT A: 261.5 SQ. FT.
UNIT B: 261.5 SQ. FT.
GARAGE: 578 SQ. FT.

TOTAL: 523 SQ. FT.
TOTAL U: 578 SQ. FT.

1ST FLOOR PLAN



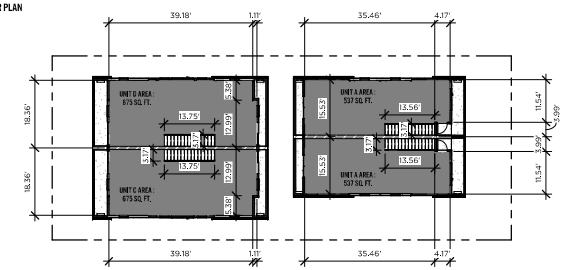
BUILDING 2
UNIT C: 676 SQ. FT.
UNIT D: 676 SQ. FT.

TOTAL: 1,352 SQ. FT.

BUILDING 1
UNIT A: 543 SQ. FT.
UNIT B: 543 SQ. FT.

TOTAL: 1,086 SQ. FT.

2ND FLOOR PLAN



BUILDING 2
UNIT C: 675 SQ. FT.
UNIT D: 675 SQ. FT.

TOTAL: 1,350 SQ. FT.

BUILDING 1
UNIT A: 537 SQ. FT.
UNIT B: 537 SQ. FT.

TOTAL: 1,074 SQ. FT.

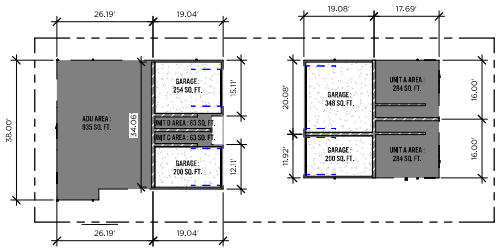
3RD FLOOR PLAN

BUILDING 2 TOTAL: 3,713.5 SQ. FT.

BUILDING 1 TOTAL: 2,683 SQ. FT.

ZONING CODE FLOOR AREA **EXCLUDE EXTERIOR WALLS **
(AMENDED BY ORD, NO, 182,386, EFF.,3/13/13,)
THE AREA IN SQUARE FEET CONFINED WITHIN THE EXTERIOR WALLS OF A BUILDING, BUT NOT INCLUDING THE AREA OF THE FOLLOWING: EXTERIOR WALLS, STAIRWAYS, SHAFTS, ROOMS HOUSING BUILDING-OPERATING EQUIPMENT OR MACHINERY, PARKING AREAS WITH ASSOCIATED DRIVEWAYS AND RAMPS, SPACE DEDICATED TO BICYCLE PARKING, SPACE FOR THE LANDING AND STORAGE OF HELICOPTERS AND BASEMENT STORAGE AREAS.

ZONING CODE FLOOR AREA | 1/16" = 1'-0" | 03



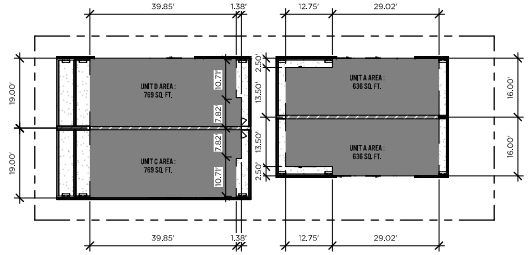
BUILDING 2
ADU: 935 SQ. FT.
UNIT C: 63 SQ. FT.
UNIT D: 63 SQ. FT.
GARAGE: 454 SQ. FT.

TOTAL: 1,061 SQ. FT.
TOTAL U: 454 SQ. FT.

BUILDING 1
UNIT A: 284 SQ. FT.
UNIT B: 284 SQ. FT.
GARAGE: 548 SQ. FT.

TOTAL: 568 SQ. FT.
TOTAL U: 578 SQ. FT.

1ST FLOOR PLAN



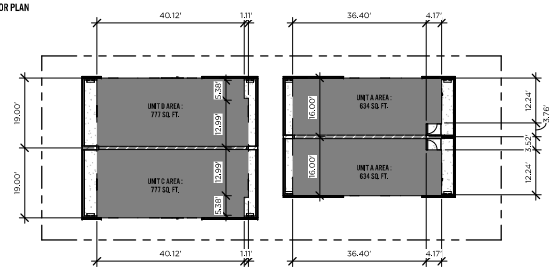
BUILDING 2
UNIT C: 769 SQ. FT.
UNIT D: 769 SQ. FT.

TOTAL: 1,538 SQ. FT.

BUILDING 1
UNIT A: 636 SQ. FT.
UNIT B: 636 SQ. FT.

TOTAL: 1,272 SQ. FT.

2ND FLOOR PLAN



BUILDING 2
UNIT C: 777 SQ. FT.
UNIT D: 777 SQ. FT.

TOTAL: 1,554 SQ. FT.

BUILDING 1
UNIT A: 634 SQ. FT.
UNIT B: 634 SQ. FT.

TOTAL: 1,268 SQ. FT.

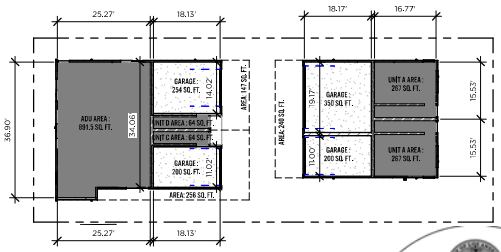
3RD FLOOR PLAN

BUILDING 2 TOTAL: 4,153 SQ. FT.

BUILDING 1 TOTAL: 3,108 SQ. FT.

SCHOOL FEES FLOOR AREA **INCLUDE EXTERIOR WALLS **
FOR RESIDENTIAL BUILDINGS (DWELLINGS AND APARTMENTS), THE SCHOOL DISTRICT REFERS TO THE TERMS "ASSESSABLE SPACE" OR "ASSESSABLE SQUARE FOOTAGE" WHICH IS DEFINED BELOW.
THE SQUARE FOOTAGE WITHIN THE PERIMETER OF A RESIDENTIAL STURCTURE, NOT INCLUDING ANY CARPORT, WALKWAY, GARAGE, OVERHANG, PATIO, ENCLOSED PATIO, DETACHED ACCESSORY STRUCTURE OR SIMILAR AREA, FEES SHALL BE EXEMPT FOR ANY INCREASES TO RESIDENTIAL DEVELOPEMENT WITH 500 SQUARE FEET OR LESS OF ASSESABLE AREA.

SCHOOL FEE FLOOR AREA | 1/16" = 1'-0" | 02



BUILDING 2
ADU: 891.5 SQ. FT.
UNIT C: 320 SQ. FT.
UNIT D: 211 SQ. FT.
GARAGE: 454 SQ. FT.

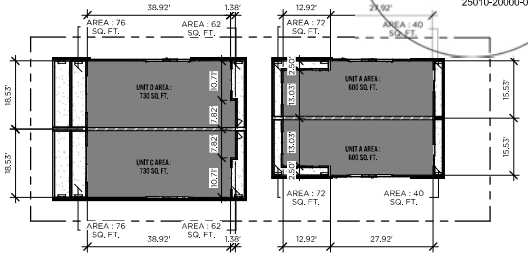
TOTAL: 1,422.5 SQ. FT.
TOTAL U: 454 SQ. FT.

BUILDING 1
UNIT A: 387 SQ. FT.
UNIT B: 387 SQ. FT.
GARAGE: 550 SQ. FT.

TOTAL: 774 SQ. FT.
TOTAL U: 550 SQ. FT.

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY: MANUEL BRADLEY ZAVALA
DATE: 12/03/2025
APPLICATION #: 25010-20000-03175
25010-20000-03553

1ST FLOOR PLAN



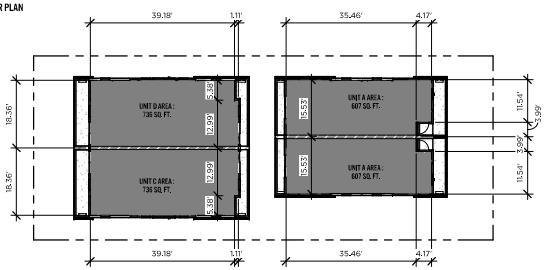
BUILDING 2
UNIT C: 868 SQ. FT.
UNIT D: 868 SQ. FT.

TOTAL: 1,736 SQ. FT.

BUILDING 1
UNIT A: 712 SQ. FT.
UNIT B: 712 SQ. FT.

TOTAL: 1,424 SQ. FT.

2ND FLOOR PLAN



BUILDING 2
UNIT C: 736 SQ. FT.
UNIT D: 736 SQ. FT.

TOTAL: 1,472 SQ. FT.

BUILDING 1
UNIT A: 607 SQ. FT.
UNIT B: 607 SQ. FT.

TOTAL: 1,192 SQ. FT.

3RD FLOOR PLAN

BUILDING 2 TOTAL: 4,630.5 SQ. FT.
TOTAL U: 545 SQ. FT.

BUILDING CODE FLOOR AREA **EXCLUDE EXTERIOR WALLS **
THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UN
WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTE
BUILDING, OR PORTION THEROF. NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE
ROOF OR FLOOR ABOVE. THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENIN

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.J107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

BUILDING CODE FLOOR AREA | 1/16" = 1'-0" | 01

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

BUILDING FLOOR BREAKDOWN DIAGRAMS

A1.1

02 DEC. 2025

Tiena Johnson Hall, General Manager
Luz C. Santiago, Acting Executive Officer

Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager
Craig Arceneaux, Assistant General Manager

City of Los Angeles

Karen Bass, Mayor

LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.gov

DATE: November 21, 2025

TO: Jason Alexander Berta, Owner

FROM: Dora Ewob, Senior Management Analyst I
Los Angeles Housing Department

SUBJECT: **Resident Protections Ordinance (LAMC 16.60)**
(HE) Replacement Unit Determination
RE: 14237 West Erwin Street, Los Angeles, CA 91401

Based on the application for a Replacement Unit Determination (RUD) submitted by Jason Alexander Berta ("Owner"), for the property located at 14237 West Erwin Street (APN 2240-017-018, Lot 55) (Property), the Los Angeles Housing Department (LAHD) has determined the following:

- One (1) unit existed on the property within the last five (5) years.
- No units were subject to the Rent Stabilization Ordinance (RSO) on the Property.
- No units must be replaced as affordable Protected Units.
- One (1) unit must be replaced at market rate.

Project Site Requirements

The Resident Protections Ordinance (RPO) prohibits the approval of any Project on a site ("Property") that will require demolition of existing residential dwelling units, or occupied or vacant Protected Units, unless the Project replaces these units as specified below. The RPO applies to all Projects approved by the City on or after February 11, 2021 that involve the demolition or removal of a dwelling unit, with exceptions for certain industrial Projects. The obligation to replace Protected Units does not apply to any units demolished prior to January 1, 2020.

Replacement of Existing Dwelling Units
The Project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the Property within the past five (5) years. The affordable replacement units will be restricted in the Project at rents according to the California Department of Housing and Community Investment (HCD) (Land Use Schedule D).

Replacement of Existing or Demolished Protected Units
The Project must also replace all existing Protected Units and Protected Units demolished on or after January 1, 2020. Protected Units are residential dwelling units on the Property that are, or were (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five (5) years of the date of the RUD application; (2) subject to the Rent Stabilization Ordinance pursuant to Chapter XV of the LAMC, or any other form of rent or price control through a public entity's valid exercise of its police power within the past five (5) years of the date of the RUD application; (3) rented by lower or very low income households within the past five (5) years of the date of the RUD application; or (4) withdrawn from rent or lease in accordance with the Ellis Act (Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 of the California Government Code) within the past ten (10) years of the RUD application.

Whether a Protected Unit must be replaced as an affordable unit at the Project is determined by the income level of the current or last known renter household in occupancy. If a low or below low income tenant currently occupies the Property, replacement will be required at the Acutely Low Income, Extremely Low Income, Very Low Income or Low Income levels based on tenant income information, regardless of the entitlement (such as Density Bonus) sought. Under the RPO, Protected Units must be replaced as affordable units and restricted by a recorded covenant, guaranteeing that the units will be affordable for a term of ninety-nine (99) years from the issuance of the Certificate of Occupancy.

If a unit is vacant, the income of the last known tenant will be used. Interwest, LAHD's contractor, will send Tenant Income Certification (TIC) forms along with additional information to each occupant ("tenant packet"). Tenants have thirty (30) days to complete and return the TIC forms to Interwest. The owner is responsible for working with the occupants to ensure that the requested information is produced in a timely manner.

In the absence of tenant income documentation, affordability will default to extremely low, very low, low income or above-low income based on renter affordability percentages shown in the latest U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) database.

- For Projects that do not involve the removal of residential units subject to the RSO or a covenant, the default affordability percentages will be as follows: 29% extremely low income, 17% very low income and 19% low income, with the remaining 35% of the units presumed to be above-low income;
- For Projects that involve the removal of residential units subject to the RSO or a covenant, all units must be replaced as affordable regardless of the income level of the renter household.
  - In higher opportunity areas and moderate opportunity areas, the default affordability percentages will be as follows: 29% extremely low income, 17% very low income and 54% low income.
  - In lower opportunity areas, the default affordability percentages will be as follows: 44% extremely low income, 26% very low income and 30% low income.

All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

If a unit is required to be replaced as affordable according to current tenant-income information, the unit shall be replaced with the same bedroom-type unit ("Comparable Unit"). If the default per HUD CHAS is applied, the most restrictive requirements between the Fair Housing Requirements for Affordable Housing and replacement requirements will apply.

The number of affordable units in the Project shall be proportionate to the number of the Project's unrestricted units in terms of bedroom type. For example, if a ten-unit Project will be composed of two single-bedroom units and eight two-bedroom units and the RUD requires two single-bedroom units to be replaced per HUD CHAS, the Project would need to replace both units as two-bedroom units. This unit mix maintains the proportion of affordable and market rate two-bedroom units in the Project.

Affordable units must be dispersed throughout the Project and there should be no detectable pattern. For example, the affordable units should be proportionally distributed on each floor, and should not be located within the same vertical stack or grouped together.

Tenant Right to Remain and Noticing

- All existing occupants must be allowed to occupy their units until six (6) months before the start of construction activities.
- The Project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under this section.
- Notice shall be provided at least six (6) months in advance of the date that existing occupants must vacate plus any additional time required under any other state or local law.

- Any existing occupants who are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the Property is returned to the rental market.

Tenant Relocation and Right to Return
All existing Lower Income Household (as defined in California Health and Safety Code Section 50079.5) occupants of Protected Units are also entitled to:

- Relocation benefits under LAMC Section 16.60, and
- If at the time of lease up or sale (if applicable) of a Comparable Unit, a returning occupant remains income eligible, they shall have the right of first refusal ("Right to Return") to a deed-restricted Comparable Unit (same or greater number of bedrooms and bathrooms than their demolished unit).
  - The rent charged must be at either their prior rental rate or "affordable rent" (as defined in California Health and Safety Code Section 50053), whichever is lower, or if for sale, an"affordable housing cost" (as defined in California Health and Safety Code Section 50052.5).
  - The Right to Return does not apply to: (1) a Project that consists of a Single Family Dwelling Unit on a site where a Single Family Dwelling unit is demolished, or (2) a Project that consists of 100% lower income units (excluding any Manager's Unit(s)), unless the occupant of a Protected Unit qualifies for residence in the new development and for whom providing a Comparable Unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the Project.

When a Protected Unit exists that must be replaced as an affordable unit and the tenant does not have a Right to Return in the Project, the affordable replacement unit(s) must contain at least the same total number of bedrooms as the unit(s) being replaced. For example, an existing five (5) bedroom affordable Protected Unit where no Right to Return applies will need to be replaced with a unit or units that total five (5) bedrooms (ex. one (1), five (5) bedroom unit or five (5), one (1) bedroom units). Studio or single-room units do not count as a one (1) bedroom.

Project applicants shall notify existing tenants in writing of all their legal rights under LAMC Section 16.60 A.3(b). Information regarding tenant eligibility, rent guidelines for the new units, and any procedures the tenant will need to follow to exercise their rights under the RPO shall be provided in writing to the tenant.

The applicant shall provide and maintain accurate contact information for tenants to communicate throughout the construction and lease up of the Project. Project applicants or their predecessor-in-interest shall provide written notice to any tenant who is exercising their right to return of major milestones in the development process, including but not limited to: (1) the start of construction, (2) on at least a bi-annual basis provide updates on the anticipated date of when occupancy would be opened, (3) at least 180, 90, 30 and 15 days in advance of the anticipated availability of the unit pursuant to the issuance of the Temporary or Final Certificate of Occupancy, (4) when the Temporary Certificate of Occupancy is issued, and (5) when the Final Certificate of Occupancy is issued.

Single Family Dwelling Units Replacement
Where an affordable Protected Unit consists of a Single Family Dwelling (SFD) and the tenant has a Right to Return in the Project, a Comparable Unit is defined as follows:

- If the existing SFD contains three (3) or fewer bedrooms, the affordable replacement unit(s) must contain the same number of bedrooms.
- If the existing SFD contains four (4) or more bedrooms, the affordable replacement unit(s) must include at least one (1) three (3) bedroom unit. The remaining bedrooms must also be replaced as affordable units.
  For example, if a tenant with the Right to Return occupied an existing protected five (5) bedroom SFD, the applicant may provide that tenant with one (1), three (3) bedroom affordable replacement

unit. In addition, the applicant must provide one (1), two (2) bedroom unit or two (2), one (1) bedroom units, therefore replacing all five (5) bedrooms that existed as affordable units.

- The affordable replacement unit(s) is not required to have the same or similar square footage or same number of total rooms as the existing SFD.

If no tenants have the Right to Return, the affordable replacement units may be split up into smaller units as long as the total number of bedrooms are replaced as affordable units.

Unpermitted Use of Residential Dwelling Units
Unpermitted uses may result in the City requiring affordable replacement units according to the HUD CHAS default.

- If a single residential dwelling unit is being used for the owner's personal non-residential space and evidence that no rental income was collected is provided, no affordable replacement of the unit will be required.

The Project

Per the statement received by LAHD on September 15, 2025, the Owner plans to demolish the existing single family dwelling and construct two (2) new duplexes, totaling four (4) units on the Property using no entitlements.

Review of Documents

Owner submitted an Application for a RUD for the Property on September 15, 2025. To comply with the required **five (5) year** look back period, LAHD collected and reviewed data from September 2020 to September 2025.

Per the Grant Deed, Owner acquired the Property on May 7, 2025.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database, indicates a use code of "0100 – Residential – Single Family Residence" for the Property (APN 2240-017-018). Google Images dated September 2025 and an internet search conducted September 2025 support that the Property contains a single family dwelling.

The Los Angeles Department of Building and Safety (LADBS) database indicates that the Owner has applied for Demolition Permits (#25019-20000-03129) and new Building Permits (#25010-20000-03553 and #25010-20000-03175).

Replacement Unit Determination

The Existing Residential Dwelling Units at the Property within the last five (5) years:

ADDRESS	BEDROOM/ BATHROOM TYPE	VACANT OR OCCUPIED AT APPLICATION	PROTECTED?	BASIS OF PROTECTED STATUS	COMPARABLE UNIT REQUIRED
14237 W. Erwin St.	4 BEDROOMS / 3 BATHROOMS	OWNER OCCUPIED	NO	N/A	NO
Totals: 1 Unit	**4 Bedrooms**				

Per the Owner's statement, one (1) unit was owner occupied at the time of application. As of the date of this RUD, LAHD has not received a TIC form for the one (1) unit. Therefore, LAHD cannot verify the income levels of the households occupying the one (1) unit.

Number of Units within five (5) years of Owner's application:	1
Number of Protected Units within five (5) years of Owner's application:	0
Number of Protected Units Ellised within the last (10) years:	0
Number of Unit(s) NOT subject to affordable replacement, per Owner Occupancy:	1

Summary of Affordability Requirements

Based on the information reviewed, LAHD has determined that 14237 West Erwin Street was occupied by the Previous and Current Owner from at least September 2020 until Present as shown by the Declaration of No Affordable Protected Units. No units must be replaced as affordable Protected Units, but the existing one (1) unit must be replaced at market rate.

Additional Information

The findings of this RUD are final and effective upon distribution of this determination. LAHD will amend this RUD only in the event of a staff error or if misinformation was provided by the applicant. However, this RUD does **not** vest your Project. Therefore, if your Project is not already vested and you submit a new application with DBS or DCP in the future, a new RUD based on applicable state or local law at the time may be required.

The RPO and Government Code Section 66300.6(b)(3), (4) do not tie benefits afforded to "existing occupants" with any set look back period. Therefore, "existing occupants" in place after the issuance of this RUD may also be entitled to benefits under the RPO and Government Code Section 66300.6.

Please note that all the new units may be subject to the RSO, unless the RSO is inapplicable or an RSO Exemption is filed and approved by LAHD's RSO Section. This replacement determination is provisional and subject to verification by the RSO Section.

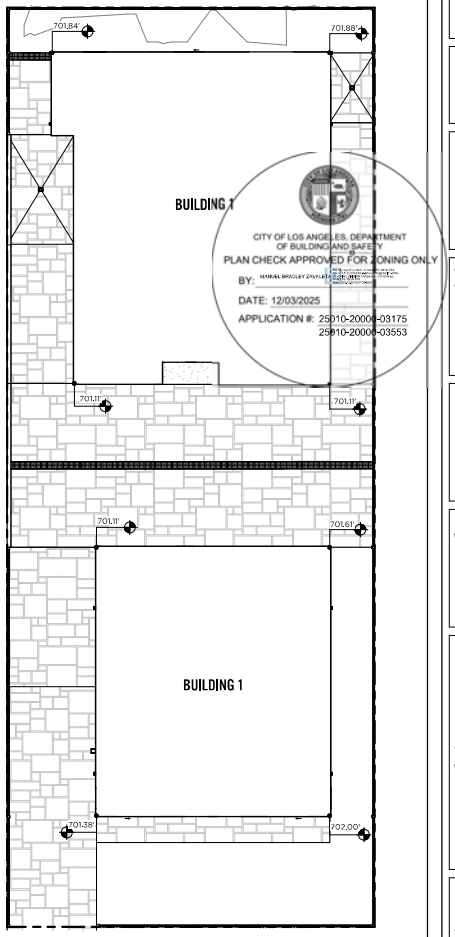
****WARNING****
LOT TIES AND PRE-1978 SINGLE FAMILY DWELLINGS
Please be aware that Owner's replacement obligations may change if the development involves single family dwellings built prior to 1978 and lot ties. If a **lot tie** is required for the new Project, Owner's existing RSO replacement obligation, if any, will INCREASE by one and the Project will also be subject to the RSO, unless the existing single family dwelling is demolished before the lots are tied.

Submitting forged or false documents is a crime that may be punishable as a felony under state law (Cal. Penal Code 115). Documents submitted in connection with your application are subject to investigation. The use of any false or forged document may be grounds for revision to the replacement unit determination. If, following an investigation, the City determines that false or forged documents were used to exempt housing units from the replacement obligations required by law, the housing units may be deemed as affordable replacement units. Other applicable penalties may also be applied.

If you have any questions about this RUD, please contact Julie Lieu at julie.lieu@lacity.org.

cc: Los Angeles Housing Department File
Planning.HCA@lacity.org, Department of City Planning for discretionary projects, or
LADBS.ahs@lacity.org, Department of Building and Safety for by-right projects

DK:jl



BUILDING 1
POINT 1: 701.11'
POINT 2: 701.61'
POINT 3: 701.38'
POINT 4: 702.00'

SUM: 2,806.1
AVE: 2,806.1 / 4 = 701.525'

BUILDING 2

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.19.07.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

BUILDING CODE GRADE PLANE 1/8" = 1'-0" 01

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY INDORSED ON EACH DRAWING. - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

GRADE PLANE CALCULATIONS & RUD LETTER

A1.2

01 DEC. 2025

City of Los Angeles
Department of City Planning

12/1/2025
PARCEL PROFILE REPORT

PROPERTY ADDRESSES
14237 W ERWIN ST

ZIP CODES
91401

RECENT ACTIVITY
None

CASE NUMBERS
CPC-2018-3723-GPA-ZC-CDO-BL
CPC-1986-784-GPC
CPC-1980-29514
ORD-167939-AREA7-SA150
ORD-157520-AREA7-SA150
ZA-1982-560-CUZ
ENV-2018-3724-EIR
ND-83-25-ZC-HD

Address/Legal Information	
PIN Number	177B153 271
Lot/Parcel Area (Calculated)	9,295.8 (sq ft)
Thomas Brothers Grid	PAGE 532 - GRID A7
Assessor Parcel No. (APN)	2240017018
Tract	TR 1200
Map Reference	M B 16-17
Block	6
Lot	35
Arb (Lot Cut Reference)	1
Map Sheet	177B153
Jurisdictional Information	
Community Plan Area	Van Nuys - North Sherman Oaks
Area Planning Commission	South Valley APC
Neighborhood Council	Van Nuys
Council District	CD 6 - Imelda Padilla
Census Tract #	1262.10000002
LADBS District Office	Van Nuys
Property/Jurisdictional Zoning Compliance Information	
Administrative Review	None
Planning and Zoning Information	
Special Notes	None
Zoning	[Q]RD1-5-1
Zoning Information (ZI)	ZI-2312 Housing Element (Site)
	ZI-2452 Transit Priority Area in the City of Los Angeles
General Plan Land Use	Low Medium II Residential
General Plan Note(s)	Yes
Minimum Density Requirement	No
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None
RBP: Restaurant Beverage Program Eligible Area	None
AIP: Alcohol Sales Program	No

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

zimas.lacity.org | planning.lacity.org

RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Incentive Area	None
Affordable Housing Linkage Fee	
Residential Market Area	Low
Non-Residential Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	No
Special Lot Line	No
Transit Oriented Communities (TOC)	Tier 3
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	2
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Review Eligibility
RPA: Redevelopment Project Area	None
Central City Parking	No
Downtown Parking	No
Building Line	None
500 Ft School Zone	None
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	No
Assessor Information	
Assessor Parcel No. (APN)	2240017018
APN Area (Co. Public Works)*	0.143 (ac)
Use Code	0100 - Residential - Single Family Residence
Assessed Land Val.	$119,334
Assessed Improvement Val.	$76,887
Last Owner Change	05/07/2025
Last Sale Amount	$850,000
Tax Rate Area	13
Deed Ref No. (City Clerk)	830437
	432204
	400984
	327825
	1517593
	1034022
Building 1	
Year Built	1925
Building Class	D4SA
Number of Units	1
Number of Bedrooms	2
Number of Bathrooms	3
Building Square Footage	1,212.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4

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

zimas.lacity.org | planning.lacity.org

Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 2240017018]
Additional Information	
Airport Hazard	300' Height Limit Above Elevation 790
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	No
Flood Zone	Outside Flood Zone
Watercourse	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No
County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Wildland Urban Interface (WUI)	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	7.772952
Nearest Fault (Name)	Hollywood Fault
Region	Transverse Ranges and Los Angeles Basin
Fault Type	B
Slip Rate (mm/year)	1.00000000
Slip Geometry	Left Lateral - Reverse - Oblique
Slip Type	Poorly Constrained
Down Dip Width (km)	14.00000000
Rupture Top	0.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	70.00000000
Maximum Magnitude	6.40000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	Yes
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	None
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes

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

zimas.lacity.org | planning.lacity.org

Promise Zone	None
State Enterprise Zone	None
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 2240017018]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	Yes
Assessor Parcel No. (APN)	2240017018
Address	14237 ERWIN ST
Year Built	1925
Use Code	0100 - Residential - Single Family Residence
Notes	The Just Cause Ordinance applies after the expiration of the initial lease or after 6 months of continuous occupancy, whichever comes first.
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	Yes
SB 166 Units	Appendix 4.1 0.57
	Rezoning Sites: 2
Housing Use within Prior 5 Years	Yes
Public Safety	
Police Information	
Bureau	Valley
Division / Station	Van Nuys
Reporting District	935
Fire Information	
Bureau	Valley
Battalion	10
District / Fire Station	39
Red Flag Restricted Parking	No

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY: MANUEL BRADLEY ZAVALA
DATE: 12/03/2025
APPLICATION #: 25010-20000-03175
25010-20000-03553

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

zimas.lacity.org | planning.lacity.org

CASE SUMMARIES

Note: Information for case summaries is retrieved from the Planning Department's Plan Case Tracking System (PCTS) database.

Case Number:	CPC-2018-3723-GPA-ZC-CDO-BL
Required Action(s):	GPA-GENERAL PLAN AMENDMENT ZC-ZONE CHANGE CDO-COMMUNITY DESIGN OVERLAY DISTRICT BL-BUILDING LINE
Project Description(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	CPC-1986-784-GPC
Required Action(s):	GPC-GENERAL PLAN/ZONING CONSISTENCY (AB283)
Project Description(s):	AB 283 PROGRAM - GENERAL PLAN/ZONE CONSISTENCY - VAN NUYS - NORTH SHERMAN OAKS COMMUNITY PLAN AREA - COMMUNITY WIDE ZONE CHANGES AND COMMUNITY PLAN CHANGES TO BRING THE ZONING INTO CONSISTENCY WITH THE COMMUNITY PLAN. INCLUDES CHANGES OF HEIGHT AS NEEDED. REQUIRED BY COURT AS PART OF SETTLEMENT IN THE HILLSIDE FEDERATION LAWSUIT. (MIKE YOUNG)
Case Number:	CPC-1980-29514
Required Action(s):	Data Not Available
Project Description(s):	
Case Number:	ZA-1982-560-CUZ
Required Action(s):	CUZ-ALL OTHER CONDITIONAL USE CASES
Project Description(s):	CONDITIONAL USE TO OPERATE A DAY SCHOOL FOR CHILDREN K-6TH GRADE.
Case Number:	ENV-2018-3724-EIR
Required Action(s):	EIR-ENVIRONMENTAL IMPACT REPORT
Project Description(s):	GENERAL PLAN AMENDMENT, ZONE CHANGE, AND EIR FOR ORANGE LINE TRANSIT NEIGHBORHOOD PLAN
Case Number:	ND-83-25-ZC-HD
Required Action(s):	ZC-ZONE CHANGE HD-HEIGHT DISTRICT
Project Description(s):	Data Not Available

DATA NOT AVAILABLE

ORD-167939-AREA7-SA150A
ORD-157520-AREA7-SA150

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

zimas.lacity.org | planning.lacity.org

ZIMAS PUBLIC — Generalized Zoning — 12/01/2025 — City of Los Angeles, Department of City Planning

Address: 14237 W ERWIN ST
APN: 2240017018
PIN #: 177B153 271

Tract: TR 1200
Block: 6
Lot: 35
Arb: 1

Zoning: [Q]RD1.5-1
General Plan: Low Medium II Residential

N W E S

LEGEND

GENERALIZED ZONING

OS, GW
A, RA
RE, RS, R1, RU, RZ, RW1
R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, MR1
CM, MR, ECS, UV, UI, UC, M1, M2, LAX, MB, SL, HJ, HK, NI
P, PB
PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL
Minimum Residential
Very Low / Very Low I Residential
Very Low II Residential
Low / Low I Residential
Low II Residential
Low Medium / Low Medium I Residential
Low Medium II Residential
Medium Residential
High Medium Residential
High Density Residential
Very High Medium Residential

COMMERCIAL
Limited Commercial
Limited Commercial - Mixed Medium Residential
Highway Oriented Commercial
Highway Oriented and Limited Commercial
Highway Oriented Commercial - Mixed Medium Residential
Neighborhood Office Commercial
Community Commercial
Community Commercial - Mixed High Residential
Regional Center Commercial

INDUSTRIAL
Commercial Manufacturing
Limited Manufacturing
Light Manufacturing
Heavy Manufacturing
Hybrid Industrial

PARKING
Parking Buffer

PORT OF LOS ANGELES
General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
General / Bulk Cargo - Hazard
Commercial Fishing
Recreation Area Commercial
International Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT
Airport Landside / Airport Landside Support
Airport Airside
LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES
Open Space

FRAMEWORK

COMMERCIAL
Neighborhood Commercial
General Commercial
Community Commercial
Regional Mixed Commercial

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

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

By: RAPHAEL ROSAS Date: 12/16/2025
Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.R/R7.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY INDICATED ON EACH DRAWING. - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
14237 W ERWIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

ZIMAS PROFILE REPORT

A1.3

01 DEC. 2025

CHAPTER 1A LEGEND

General Plan Designation

- Transit Core
- Traditional Core
- Regional Center
- High Residential
- Community Center
- Village
- Neighborhood Center
- Medium Neighborhood Residential
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Compact Residential
- Very Low Residential
- Minimum Residential
- Agriculture
- Hybrid Industrial
- Markets
- Light Industrial
- Production
- Industrial
- Open Space
- Public Facilities
- Public Facilities - Freeways

Zone Use Districts

- Open Space
- Agricultural
- Residential Single Family
- Residential Multiple Family
- Residential-Mixed
- Commercial
- Commercial-Mixed
- Industrial
- Industrial-Mixed
- Public
- Freeway

CIRCULATION

STREET

- Arterial Mountain Road
- Collector Scenic Street
- Collector Street
- Collector Street (Hillside)
- **Collector Street (Modified)**
- Collector Street (Proposed)
- Country Road
- Divided Major Highway II
- Divided Secondary Scenic Highway
- Local Scenic Road
- Local Street
- **Major Highway (Modified)**
- Major Highway I
- Major Highway II
- **Major Highway II (Modified)**
- Major Scenic Highway
- **Major Scenic Highway (Modified)**
- Major Scenic Highway II
- Mountain Collector Street
- Park Road
- Parkway
- Principal Major Highway
- Private Street
- Scenic Divided Major Highway II
- Scenic Park
- Scenic Parkway
- Secondary Highway
- **Secondary Highway (Modified)**
- Secondary Scenic Highway
- Special Collector Street
- Super Major Highway

FREEWAYS

- Freeway
- Interchange
- On-Ramp / Off-Ramp
- Railroad
- Scenic Freeway Highway

MISC. LINES

- Airport Boundary
- Bus Line
- Coastal Zone Boundary
- Coastline Boundary
- Collector Scenic Street (Proposed)
- Commercial Areas
- Commercial Center
- Community Redevelopment Project Area
- County Road
- DWP Power Lines
- Desirable Open Space
- Detached Single Family House
- Endangered Ridgeline
- Equestrian and/or Hiking Trail
- Hiking Trail
- Historical Preservation
- Neighborhood Area
- Local Street
- MSA Desirable Open Space
- Major Scenic Corridor
- Multi-Purpose Trail
- Natural Resource Reserve
- Park Road
- Park Road (Proposed)
- Quasi-Public
- Rapid Transit Line
- Residential Planned Development
- Scenic Highway (Citywide)
- Secondary Scenic Corridor
- Secondary Scenic Highway (Proposed)
- Site Boundary
- Southern California Edison Easement
- Special Study Area
- **Specific Plan Area**
- Stagecoach Line
- Wildlife Corridor

POINTS OF INTEREST

- Alternative Youth Hostel (Proposed)
- Animal Shelter
- Area Library
- Area Library (Proposed)
- Bridge
- Campground
- Campground (Proposed)
- Cemetery
- Church
- City Hall
- Community Center
- Community Library
- Community Library (Proposed Expansion)
- Community Library (Proposed)
- Community Park
- Community Park (Proposed Expansion)
- Community Park (Proposed)
- Community Transit Center
- Convalescent Hospital
- Correctional Facility
- Cultural / Historic Site (Proposed)
- Cultural / Historical Site
- Cultural Arts Center
- DWP Office
- DWP
- DWP Pumping Station
- Equestrian Center
- Fire Department Headquarters
- Fire Station
- Fire Station (Proposed Expansion)
- Fire Station (Proposed)
- Fire Supply & Maintenance
- Fire Training Site
- Firestar Station
- Health Center / Medical Facility
- Heliport
- Historic Monument
- Historical / Cultural Monument
- Homekeeping Area
- Homekeeping Area (Proposed)
- Horticultural Center
- Hospital
- Hospital (Proposed)
- House of Worship
- Important Ecological Area
- Important Ecological Area (Proposed)
- Interpretive Center (Proposed)
- Junior College
- MTA / Metrolink Station
- MTA Station
- MTA Stop
- MWD Headquarters
- Maintenance Yard
- Municipal Office Building
- Municipal Parking lot
- Neighborhood Park
- Neighborhood Park (Proposed Expansion)
- Neighborhood Park (Proposed)
- Oil Collection Centre
- Parking Enforcement
- Police Headquarters
- Police Station
- Police Station (Proposed Expansion)
- Police Station (Proposed)
- Police Training site
- Post Office
- Power Distribution Station
- Power Distribution Station (Proposed)
- Power Receiving Station
- Power Receiving Station (Proposed)
- Private College
- Private Elementary School
- Private Golf Course
- Private Golf Course (Proposed)
- Private Junior High School
- Private Pre-School
- Private Recreation & Cultural Facility
- Private Senior High School
- Private Special School
- Public Elementary (Proposed Expansion)
- Public Elementary School
- Public Elementary School (Proposed)
- Public Golf Course
- Public Golf Course (Proposed)
- Public Housing
- Public Housing (Proposed Expansion)
- Public Junior High School
- Public Junior High School (Proposed)
- Public Middle School
- Public Senior High School
- Public Senior High School (Proposed)
- Pumping Station
- Pumping Station (Proposed)
- Refuse Collection Center
- Regional Library
- Regional Library (Proposed Expansion)
- Regional Library (Proposed)
- Regional Park
- Regional Park (Proposed)
- Residential Plan Development
- Scenic View Site
- Scenic View Site (Proposed)
- School District Headquarters
- School Unspecified Loc/Type (Proposed)
- Skill Center
- Social Services
- Special Feature
- Special Recreation (s)
- Special School Facility
- Special School Facility (Proposed)
- Steam Plant
- Surface Mining
- Trail & Assembly Area
- Trail & Assembly Area (Proposed)
- Utility Yard
- Water Tank Reservoir
- Wildlife Migration Corridor
- Wildlife Preserve Gate

SCHOOLS/PARKS WITH 500 FT. BUFFER

- Existing School/Park Site
- Planned School/Park Site
- Inside 500 Ft. Buffer
- Aquatic Facilities
- Beaches
- Child Care Centers
- Dog Parks
- Golf Courses
- Historic Sites
- Horticulture/Gardens
- Skate Parks
- Urban Farms
- Park / Recreation Centers
- Parks
- Performing / Visual Arts Centers
- Recreation Centers
- Senior Citizen Centers
- Opportunity School
- Charter School
- Elementary School
- Span School
- Special Education School
- High School
- Middle School
- Early Education Center

COASTAL ZONE

- Coastal Commission Permit Area
- Dual Permit Jurisdiction Area
- Single Permit Jurisdiction Area
- Not in Coastal Zone

WAIVER OF DEDICATION OR IMPROVEMENT

- Public Work Approval (PWA)
- Waiver of Dedication or Improvement (WDI)

TRANSIT ORIENTED COMMUNITIES (TOC)

- Tier 1
- Tier 2

TRANSIT ORIENTED INCENTIVE AREAS (TOIA)

- T-1
- T-2
- T-3
- Outside of TOIA

OPPORTUNITY CORRIDORS

- OC-1
- OC-2
- OC-3

CORRIDOR TRANSITION INCENTIVE AREAS (CT)

- CT-1
- CT-2
- CT-3

MIXED INCOME INCENTIVE PROGRAM (MIIP)

MIXED INCOME INCENTIVE AREAS (MIIA)

- MIIA-1
- MIIA-2
- MIIA-3
- Outside of MIIA

CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY
DATE: 12/05/2025
APPLICATION # 25010-20000-03175
25010-20000-03553

OTHER SYMBOLS

- Lot Line
- Tract Line
- Lot Cut
- Easement
- Zone Boundary
- Building Line
- Lot Split
- Community Driveway
- Building Outlines 2020
- Building Outlines 2017
- Airport Hazard Zone
- Census Tract
- Coastal Zone
- Council District
- LADBS District Office
- Downtown Parking
- Fault Zone
- Fire District No. 1
- Tract Map
- Parcel Map
- Flood Zone
- Hazardous Waste
- High Wind Zone
- Hillside Grading
- Historic Preservation Overlay Zone
- Specific Plan Area
- Very High Fire Hazard Severity Zone
- Wells - Active
- Wells - Inactive

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.J107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY INDICATED ON EACH DRAWING. - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA
14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS
1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN
9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

ZIMAS PROFILE REPORT

A1.4

01 DEC. 2025

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 1 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

GENERAL INFORMATION					
01	Project Name	Building1_Unit6_Unit6			
02	Run Title	Title 24 Analysis			
03	Project Location	W Erwin Street			
04	City	Van Nuys	05	Standards Version	2022
06	Zip code	91401	07	Software Version	EnergyPro 8.2
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single family	11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	0	17	Fenestration Average U-factor	0.32
18	Total Cond. Floor Area (ft²)	2328	19	Glazing Percentage (%)	13.77%
20	ADU Bedrooms Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 2 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

ENERGY DESIGN RATINGS	Energy Design Rating			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	10.1	19.1	19.1			
Proposed Design	29.1	38.1	38.1	4.4	11.8	11.8

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and zero and negative measures such as photovoltaic (PV) system and batteries
[3]Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and annual fuel use limits are not exceeded.

- Standard Design PV Capacity: 4.01 kWdc
- PV System derated by 4.0% kWdc to factor of 0.850 to account "Standard Design" PV PV system.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 3 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kBtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft²-yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.14	5.15	0.53	4.40	0.61	0.7
Space Cooling	8.07	13.49	0.64	21.9	7.43	12.42
IAQ Ventilation	0.38	3.96	0.38	3.96	0	0
Water Heating	0.00	10.45	0.54	6.84	0.41	3.61
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	3.17	38.05	2.21	37.2	0.96	0.85
Photovoltaics	0.58	-44.61	-1.04	-46.62		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.68	0.42	-0.68	0.42		
Appl. & Cooking	1.03	23.22	1.07	21.06		
Plug Loads	7.04	55.97	7.04	55.97		
Outdoor Lighting	0.15	1.19	0.15	1.19		
TOTAL COMPLIANCE	7.08	52.54	9.4	52.54		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 4 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

ENERGY USE INTENSITY	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	11.96	11.09	0.87	7.43
Net EUI[2]	9.49	7.92	0.89	13.12

Units
1) Gross EUI is Energy Use Total (inc Including PV) / Total Building Area
2) Net EUI is Energy Use Total (including PV) / Total Building Area

REQUIRED PV SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12	
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	Dir	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (> in 12)	Inverter Eff. (%)		Annual Solar Access (%)
4.01	NA	Standard (14-17%)	Fixed	None	None	180.0	n/a	n/a	<=0.12	96		98

REQUIRED SPECIAL FEATURES
The following are features that must be installed as conditions for meeting the modeled energy performance for this compliance analysis.
• Water Use high level of insulation
• Variable capacity heat pump compliance option (verification detail: from eQuest DL2P report, Appendix B, and RA3)
• Northwest Energy Efficiency Alliance (NEEA) listed heat pump water heater (specify brand/model, or equivalent, must be installed)

HERS FEATURE SUMMARY
The following is a summary of the features that must be field verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this compliance analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed for the HERS Registry.
• Indoor air quality ventilation
• Kitchen range hood
• Verified Refrigerant Charge
• Airflow in Authorities Having Jurisdiction (AHJ) (§4.1.7)
• Verified duct leakage testing capacity
• Mastershower (Showerhead in some places in our ESD 92 (§2.9.1)
• Ducting (whole unit) located entirely in conditioned space (§2.3.4.1.4)

Registration Number: 425-P070220474-006-000-0000000-0000 — Registration Date/Time: 07/08/2025 18:11 — HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information uploaded to the statewide compliance software tool or manual software. Therefore CHEARS is not responsible for data entry errors.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2025-07-08 00:00:12
Schema Version: rev.20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 5 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Building1_Unit6_Unit6	2328	1	4	6	0	2

ZONE INFORMATION						
01	02	03	04	05	06	07
Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Unit6 FY	Conditioned	HP Ducless System Unit A1	347	9	DHW Sys 1	New
Unit6 LF	Conditioned	HP Ducless System Unit A1	472	9	DHW Sys 1	New
Unit6 FF	Conditioned	HP Ducless System Unit A4	482	9	DHW Sys 1	New
Unit6 RF	Conditioned	HP Ducless System Unit A2	582	9	DHW Sys 3	New
Unit6 RR	Conditioned	HP Ducless System Unit A3	670	9	DHW Sys 4	New
Unit6 FR	Conditioned	HP Ducless System Unit A2	447	9	DHW Sys 4	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Unit A FF	Unit6 FF	2x4 R-15 Wall	180	Front	228	41	90
Left Unit A FF	Unit6 FF	2x4 R-15 Wall	270	Left	144	20	90
Front Unit A SF	Unit6 SF	2x4 R-15 Wall	180	Front	144	40	90

Registration Number: 425-P070220474-006-000-0000000-0000 — Registration Date/Time: 07/08/2025 18:11 — HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information uploaded to the statewide compliance software tool or manual software. Therefore CHEARS is not responsible for data entry errors.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2025-07-08 00:00:12
Schema Version: rev.20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 6 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Back Left Unit A SF	Unit6 SF	2x4 R-15 Wall	0	Back	125.5	40	90
Back Left Unit B SF	Unit6 SF	2x4 R-15 Wall	0	Back	22.5	0	90
Left (Top) Unit A SF	Unit6 SF	2x4 R-15 Wall	270	Left	108	63	90
Left (Top) Unit B SF	Unit6 SF	2x4 R-15 Wall	270	Left	108	0	90
Front Unit A SF	Unit6 SF	2x4 R-15 Wall	180	Front	126	63	90
Back Unit A SF	Unit6 SF	2x4 R-15 Wall	0	Back	126	0	90
Left (Top) Unit A FF	Unit6 FF	2x4 R-15 Wall	270	Left	144	0	90
Left (Top) Unit B FF	Unit6 FF	2x4 R-15 Wall	270	Left	152	51.5	90
Front Unit B FF	Unit6 FF	2x4 R-15 Wall	180	Front	126	41	90
Right Unit B FF	Unit6 FF	2x4 R-15 Wall	270	Left	144	20	90
Front Unit B SF	Unit6 SF	2x4 R-15 Wall	180	Front	144	40	90
Back (Top) Unit B SF	Unit6 SF	2x4 R-15 Wall	0	Back	127.5	40	90
Back (Top) Unit B SF	Unit6 SF	2x4 R-15 Wall	0	Back	22.5	0	90
Right (Top) Unit B SF	Unit6 SF	2x4 R-15 Wall	90	Right	108	63	90
Right (Top) Unit B SF	Unit6 SF	2x4 R-15 Wall	90	Right	108	0	90
Front Unit B FF	Unit6 FF	2x4 R-15 Wall	180	Front	126	21	90
Back Unit B FF	Unit6 FF	2x4 R-15 Wall	0	Back	126	0	90
Right (Top) Unit B FF	Unit6 FF	2x4 R-15 Wall	90	Right	144	0	90
Right (Bot) Unit B FF	Unit6 FF	2x4 R-15 Wall	90	Right	162	13.5	90
Right Unit A FF	Unit6 FF	2x10 R-30 Roof	n/a	n/a	144	0	n/a
Right (Slope) SF	Unit6 SF	Interior 2x10 R30 Roof	n/a	n/a	375.75	0	n/a
Right (Slope) SF 2	Unit6 SF	Interior 2x10 R30 Roof	n/a	n/a	144	0	n/a
Left Sp. Unit A	_Garage__Garage_	Garage 2x6 R-19 Wall	n/a	n/a	68.7	0	n/a
Back Sp. Unit A	_Garage__Unit6 FF	Gar 2x10 R30 Wall	n/a	n/a	96	0	n/a
Back Sp. Unit B	_Garage__Unit6 FF	Gar 2x10 R30 Wall	n/a	n/a	96	0	n/a

Registration Number: 425-P070220474-006-000-0000000-0000 — Registration Date/Time: 07/08/2025 18:11 — HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information uploaded to the statewide compliance software tool or manual software. Therefore CHEARS is not responsible for data entry errors.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2025-07-08 00:00:12
Schema Version: rev.20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 7 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Unit6 SF Raised Floor	Unit6 SF	2x12 Raised Floor	n/a	n/a	92	n/a	n/a
Unit6 SF Raised Floor	Unit6 SF	2x12 Raised Floor	n/a	n/a	63	n/a	n/a
Unit6 SF Floor	Unit6 SF	2x12 R-30 Floor	n/a	n/a	197	n/a	n/a
Unit6 SF Floor 2	Unit6 SF	2x12 R-30 Floor	n/a	n/a	191	n/a	n/a
Unit6 SF Floor 3	Unit6 SF	2x12 R-30 Floor	n/a	n/a	402	n/a	n/a
Unit6 SF Floor 4	Unit6 SF	2x12 R-30 Floor	n/a	n/a	197	n/a	n/a
Unit6 SF Floor 5	Unit6 SF	2x12 R-30 Floor	n/a	n/a	191	n/a	n/a
Unit6 SF Floor	Unit6 SF	2x12 R-30 Floor	n/a	n/a	207	n/a	n/a
Front Gar. Unit6	_Garage__	Garage 2x6 R-19 Wall	0	Back	144	124	90
Right Gar. Unit A	_Garage__	Garage 2x6 R-19 Wall	270	Left	68.7	0	90
Front Gar. Unit6	_Garage__	Garage 2x6 R-19 Wall	0	Back	96	70	90
Left Gar. Unit6	_Garage__	Garage 2x6 R-19 Wall	90	Right	68.7	0	90

OPAQUE SURFACES - CATHEDRAL CEILINGS										
01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Width (> in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Vaulted Ceiling	Unit6 FF	R-30 Roof Attic	180	Entry	207	10	0	0.1	0.85	No
Vaulted Ceiling 2	Unit6 FF	R-30 Roof Attic	180	Front	407	10	0	0.1	0.85	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
WS01	Window	Front Unit A FF	Front	180			1	41	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 425-P070220474-006-000-0000000-0000 — Registration Date/Time: 07/08/2025 18:11 — HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information uploaded to the statewide compliance software tool or manual software. Therefore CHEARS is not responsible for data entry errors.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2025-07-08 00:00:12
Schema Version: rev.20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 8 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
WS02	Window	Left Unit B FF	Left	270			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
WS03	Window	Left Unit A FF	Left	270			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
EDS01	Window	Front Unit A SF	Front	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
EDS01-2	Window	Back (Top) Unit A SF	Back	0			1	42	0.3	NFRC	0.23	NFRC	Bug Screen
WS04	Window	Left (Top) Unit A SF	Left	270			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
WS05	Window	Left (Top) Unit B SF	Left	270			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WS06	Window	Left (Bot) Unit A SF	Left	270			1	11	0.3	NFRC	0.23	NFRC	Bug Screen
WS07	Window	Front Unit A SF	Front	180			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
WS08	Window	Left (Bot) Unit B SF	Left	270			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WS09	Window	Left (Bot) Unit A FF	Left	270			1	6.75	0.3	NFRC	0.23	NFRC	Bug Screen
WS10	Window	Left (Bot) Unit B FF	Left	270			1	8.25	0.3	NFRC	0.23	NFRC	Bug Screen
WS11	Window	Left (Top) Unit A SF	Left	270			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WS12	Window	Left (Top) Unit B SF	Left	270			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WS13	Window	Front Unit B FF	Front	180			1	21	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 425-P070220474-006-000-0000000-0000 — Registration Date/Time: 07/08/2025 18:11 — HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information uploaded to the statewide compliance software tool or manual software. Therefore CHEARS is not responsible for data entry errors.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2025-07-08 00:00:12
Schema Version: rev.20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD — CF1R-PRF-01-E (Page 9 of 16)

Project Name: Building1_Unit6_Unit6 — Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis — Input File Name: Building1_Unit_A_B.ribd22x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
WS02-2	Window	Right Unit B FF	Left	270			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
WS03-2	Window	Right Unit A FF	Left	270			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
EDS01-3	Window	Front Unit B SF	Front	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
EDS01-4	Window	Back (Top) Unit B SF	Back	0			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
WS02-3	Window	Right (Top) Unit B SF	Right	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
WS03-3	Window	Right (Top) Unit B SF	Right	90			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WS02-4	Window	Right (Bot) Unit B FF	Right	90			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
WS03-4	Window	Right (Bot) Unit B FF	Right	90			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WS04-4	Window	Right (Bot) Unit B FF	Right	90			1	6.75	0.3	NFRC	0.23	NFRC	Bug Screen
WS05-4	Window	Right (Bot) Unit B FF	Right	90			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WS06-4	Window	Right (Bot) Unit B FF	Right	90			1	11	0.3	NFRC	0.23	NFRC	Bug Screen
SkylightS	Skylight	Skylight Curbing	Front	180			1	10	0.6	NFRC	0.23	NFRC	

Registration Number: 425-P070220474-006-000-0000000-0000 — Registration Date/Time: 07/08/2025 18:11 — HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information uploaded to the statewide compliance software tool or manual software. Therefore CHEARS is not responsible for data entry errors.
CA Building Energy Efficiency Standards - 2022 Residential Compliance — Report Version: 2022.0.000 — Report Generated: 2025-07-08 00:00:12
Schema Version: rev.20220901

ALL DESIGNS, IDEAS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND NEITHER SHALL BE USED ON ANY OTHER WORK NOR BE DISCLOSED TO ANY OTHER PERSON FOR ANY USE WHATSOEVER WITHOUT WRITTEN PERMISSION.

OFFICE OF ADVANTECH ENGINEERING INC. AND/OR IT'S PRINCIPALS AND EMPLOYEES ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS ARE FOLLOWED WITHOUT PROFESSIONALS GUIDANCE.

Advantech Engineering Inc.
La Puente, CA, 91746
Tel: (626) 263-0142

ADVANTECH ENGINEERING INC

For HERS testing, contact
Advantech Engineering Inc.
(626) 263-0142

LICENSED PROFESSIONAL ENGINEER — EDGAR GUADALUPE VALDEZ — E 23558 — EXP. 09/30/25 — ELECTRICAL — STATE OF CALIFORNIA

Project Name:

BLD1 Erwin St

W Erwin St., Van Nuys, CA

Revision History Log

Sheet Title:

Title 24 Report

Date: 7/8/2025 — Sheet Number:

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.2107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

PAGE 1 OF 1 — 7/8/2025

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 10 of 16)

Project Name: Building1_Unit4_Unit8
Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis
Input File Name: Building1_Unit_4_8.ribd22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Wall.	Area (ft^2)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window Type 2	Skylight	Exterior Ceiling 2	Front	180			1	16	0.65	NFRC	0.51	NFRC	

OPAQUE DOORS

01	02	03	04
Name	Gross of Building	Area (ft^2)	U-factor
2DOOR	Front Unit 4 Pt	20	0.2
2DOOR2	Front Unit 4 Pt	20	0.2
Door 3DOR	Front Gar. 2DOR	112	0.7
Door 3DOR	Front Gar. 3DOR	112	0.7

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft^2)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab 1 U 2nd-accessible	2DWLFI	187	30	none	0	80%	No
Slab 1 U 2nd-accessible	2DWLFI	187	30	none	0	80%	No
Slab 3DOR 2nd-accessible	_Garage_	280	30	none	0	0%	No
Slab 4DOR 2nd-accessible	_Garage_	192	30	none	0	0%	No

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 11 of 16)

Project Name: Building1_Unit4_Unit8
Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis
Input File Name: Building1_Unit_4_8.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Insul Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Garage 2x4 R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-13	None / None	0.102	Inside Finish: Gypsum Board, Cavity / Frame: air Stud - 2x4 Exterior Finish: 3 Coat Stucco
2x4 R-15 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-15	None / None	0.095	Inside Finish: Gypsum Board, Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco
2x6 R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.065	Inside Finish: Gypsum Board, Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof Assy	Exterior Ceilings	Wood Framed Ceiling	2x12 @ 24 in. O.C.	R-30	None / None	0.03	Roofing: Light Roof (Asphalt Shingle Roof Deck, Wood Siding/Sheathing/deck=3) Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Garage 2x4 R-0 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R-0	None / None	0.277	Inside Finish: Gypsum Board, Cavity / Frame: no stud - 2x4 Other Side Finish: Gypsum Board
Ext. 2x10 R30 Wall	Exterior Walls	Wood Framed Wall	2x10 @ 16 in. O.C.	R-30	None / None	0.085	Inside Finish: Gypsum Board, Cavity / Frame: R-30 / 2x10 Other Side Finish: Gypsum Board
2x10 R30 Wall	Exterior Walls	Wood Framed Wall	2x10 @ 16 in. O.C.	R-30	None / None	0.085	Inside Finish: Gypsum Board, Cavity / Frame: R-30 / 2x10 Other Side Finish: Gypsum Board
Interior 2x10 R30 Wall	Interior Walls	Wood Framed Wall	2x10 @ 16 in. O.C.	R-30	None / None	0.085	Inside Finish: Gypsum Board, Cavity / Frame: R-30 / 2x10 Other Side Finish: Gypsum Board

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 12 of 16)

Project Name: Building1_Unit4_Unit8
Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis
Input File Name: Building1_Unit_4_8.ribd22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
2x12 Raised Floor	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-30	None / None	0.032	Floor Surface: Carpeted, Floor Deck: Wood, Siding/Sheathing/decking, Cavity / Frame: R-30 / 2x12
2x12 R-30 Floor	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O.C.	R-30	None / None	0.032	Floor Surface: Carpeted, Floor Deck: Wood, Siding/Sheathing/decking, Cavity / Frame: R-30 / 2x12, Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFMF50	CFMF50
Not Required	Not Required	N/A	n/a	n/a

WATER HEATING SYSTEMS

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 13 of 16)

Project Name: Building1_Unit4_Unit8
Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis
Input File Name: Building1_Unit_4_8.ribd22x

WATER HEATING - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	A. O. Smith	AMTS-5-50HPEU2 2** (50 gal. 4500	Crawlspace	_Garage_	_Garage_
DHW Heater 2	1	50	A. O. Smith	AMTS-5-50HPEU2 2** (50 gal. 4500	Crawlspace	_Garage_	_Garage_

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HP Ducting: System with A1	Heat pump heating/cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback
HP Ductless: System with B2	Heat pump heating/cooling	Heat Pump System 2	1	Heat Pump System 2	1	n/a	n/a	Setback

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 14 of 16)

Project Name: Building1_Unit4_Unit8
Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis
Input File Name: Building1_Unit_4_8.ribd22x

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/HSPF2 PV1/CSF	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SEER2 VR1	EER/EER 2/CEER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	HCWH-duct(ducted)	1	HSPF	8.2	42000	38000	SEER/EER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1 Not Required
Heat Pump System 2	HCWH-duct(ducted)	1	HSPF	8.2	42000	38000	SEER/EER	14	11.7	Not Zonal	Single Speed	Heat Pump System 2 Not Required

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1 Not Required	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Heat Pump System 2 Not Required	Not Required	0	Not Required	Not Required	No	No	Yes	Yes

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per §A4.2 and §C3.1.3-A1	Certified zero-continuous fan	Indoor fan not running continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required
Heat Pump System 2	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 15 of 16)

Project Name: Building1_Unit4_Unit8
Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis
Input File Name: Building1_Unit_4_8.ribd22x

INDOOR AIR QUALITY (IAQ) FAN

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Unit 4&8 Verified	150	0.30	Exhaust	No	n/a / n/a	No	No	

PROJECT NOTES

Addition Number TBD

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 16 of 16)

Project Name: Building1_Unit4_Unit8
Calculation Date/Time: 2025-07-07T23:58:25-07:00
Calculation Description: Title 24 Analysis
Input File Name: Building1_Unit_4_8.ribd22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Edgar Valdez	Documentation Author Signature: Edgar Valdez
Company: Advantech Engineering Inc	Signature Date: 07/08/2025
Address: 1123 North Sierra Avenue	City, State, Zip:
City/State/Zip: La Puente, CA 91746	Phone: (626) 501-2709

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for performance of the building design features, components, systems, and specifications identified in the Certificate of Compliance documentation.
2. I certify that the energy features and performance specifications, specifications, the specifications of compliance under requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Edgar Valdez	Responsible Designer Signature: Edgar Valdez
Company: Advantech Engineering Inc	Date Signed: 07/08/2025
Address: 1123 North Sierra Avenue	License:
City/State/Zip: La Puente, CA 91746	Phone: (626) 501-2709

ALL DESIGNS, IDEAS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND NEITHER SHALL BE USED ON ANY OTHER WORK NOR BE DISCLOSED TO ANY OTHER PERSON FOR ANY USE WHATSOEVER WITHOUT WRITTEN PERMISSION

OFFICE OF ADVANTECH ENGINEERING INC, AND/OR IT'S PRINCIPALS AND EMPLOYEES ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS ARE FOLLOWED WITHOUT PROFESSIONALS GUIDANCE.

Advantech Engineering Inc.
La Puente, CA, 91746
Tel: (626) 501-2709

ADVANTECH ENGINEERING INC

LICENSED PROFESSIONAL ENGINEER
EDGAR GUADALUPE VALDEZ
E 23558
EXP. 09/30/25
ELECTRICAL
STATE OF CALIFORNIA

Project Name:

BLD1 Erwin St

W Erwin St., Van Nuys, CA

Revision History Log

Sheet Title:

Title 24 Report

Date: 7/8/2025 4:30:15 PM

Sheet Number:

7/8/2025 4:30:15 PM

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.19/R2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 1 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

GENERAL INFORMATION					
01	Project Name	Building2_ADU_Unit_C_B			
02	Run Title	Title 24 Analysis			
03	Project Location	W Erwin Street			
04	City	Van Nuys	05	Standards Version	2022
06	Zip code	91401	07	Software Version	EnergyPlus 9.3
08	Climate Zone	5	09	Front Orientation (deg/ Cardinal)	180
10	Building Type	Single Family	11	Number of Dwelling Units	1
12	Project Scope	Newly Construction	13	Number of Bedrooms	11
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.31
18	Total Cond. Floor Area (ft²)	1971.1	19	Glazing Percentage (%)	21.0%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a
22	Fuel Type	All electric	23	No Dwelling Unit	No

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

Registration Number: 425-P510207W4A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 18:13 HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 2 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

ENERGY DESIGN RATINGS	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)	Source Energy (EDR1)	Efficiency[1] EDR (EDR2efficiency)	Total[2] EDR (EDR2total)
Standard Design	12.2	16.1	16.1			
Proposed Design	7.1	15.0	15.1	4.6	1.1	1

RESULT[3]: PASS

[1]Efficiency EDR includes improvements like a better building envelope and more efficient equipment
[2]Total EDR includes efficiency and demand response measures such as photovoltaic (PV) panels and batteries.
[3]Building complies when source energy, efficiency, and total compliance margins are greater than or equal to zero, and proposed total EDR and zero net total EDR are not exceeded.

- Standard Design PV Capacity: 5.58 kWdc
- PV System rescaled to 5.58 kWdc to factor of 5.58kW to achieve Standard Design PV PV sizing

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 3 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

ENERGY USE SUMMARY							
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² -yr)	Standard Design TDV Energy (EDR2) (kBtu/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² -yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft² -yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	1.18	1.10	0.70	1.12	0.61	0.03
Space Cooling	-0.72	21.13	7.01	11.78	0.11	-0.15
IAQ Ventilation	0.91	3	0.90	4	0	2
Water Heating	6.92	8.46	5.41	5.65	0.43	1.81
Self-Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	5.2	-48.34	1.17	58.29	1.03	3.18
Photovoltaics	-1.58	-44.27	1.58	-46.46		
Battery			0	0		
Flexibility			0			
Indoor Lighting	0.61	9.21	0.61	9.21		
Appl. & Cooking	1.73	21.11	1.73	21.12		
Plug Loads	3.42	40.75	3.42	40.75		
Outdoor Lighting	0.14	1.14	0.14	1.14		
TOTAL COMPLIANCE	7.21	53.21	5.16	49.95		

Registration Number: 425-P510207W4A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 18:13 HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 4 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

ENERGY USE INTENSITY	Standard Design (kBtu/ft² - yr)	Proposed Design (kBtu/ft² - yr)	Margin (kBtu/ft² - yr)	Margin Percentage
Gross EUI[1]	13.78	19.61	1.11	5.64
Net EUI[2]	3.42	2.11	1.11	32.48

Notes:
1. Gross EUI is Energy Use Total (net including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

REQUIRED PV SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11	12	
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CEC	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter DC (%)	Annual Solar Access (%)	
5.58	NA	Standard (14-17%)	Fixed	none	True	180.00	n/a	n/a	>=7.12	98	98	

REQUIRED SPECIAL FEATURES
The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis.
• Floor has high level of insulation
• Verifiable quality heat pump compliance curve certification (details from VCMF field report, Appendix B, and MF1)
• Northwest Energy Efficiency Alliance (NEEA) listed heat pump water heater; specific model tested, or equivalent, must be installed

HERS FEATURE SUMMARY
The following is a summary of the features that must be field verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF1Rs and CF3Rs are required to be completed in the HERS Registry.
• Indoor air quality ventilation
• Kitchen range hood
• Verified Refrigerant Charge
• Airflow in Habitable Rooms (NCS.5.4.1.7)
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft2 (NCS.A.U)
• Ductless indoor units located entirely in conditioned space (NCS.3.4.1.4)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 5 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Building2_ADU_Unit_C_B	1971.1	1	10	3	2	3

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
UnitC TY	Conditioned	HP Ductless System Unit C1	63	8	DHW Sys 1	New
UnitC JB	Conditioned	HP Ductless System Unit C2	742	8	DHW Sys 1	New
UnitC FP	Conditioned	HP Ductless System Unit C3	756	8	DHW Sys 1	New
UnitD TY	Conditioned	HP Ductless System Unit D1	63	8	DHW Sys 1	New
UnitD JF	Conditioned	HP Ductless System Unit D2	742	8	DHW Sys 1	New
UnitD FP	Conditioned	HP Ductless System Unit D3	756	8	DHW Sys 1	New
ADU	Conditioned	HP Mini Split	802.2	8	DHW Sys 1	New

UNIQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Unit C SF	UnitC FP	2x4 R-15 Wall	180	Front	28	28	90
Front Unit C SF	UnitC JB	2x4 R-15 Wall	180	Front	171	49	90

Registration Number: 425-P510207W4A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 18:13 HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 6 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

UNIQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Back Unit C SF	UnitC TY	2x4 R-15 Wall	0	Back	63.7	0	90
Left (2nd) Unit C SF	UnitC JF	2x4 R-15 Wall	270	Left	267.75	35	90
Left (2nd) Unit C SF	UnitC JB	2x4 R-15 Wall	270	Left	193.5	0	90
Front Unit C TY	UnitC TY	2x4 R-15 Wall	180	Front	252	40	90
Back Unit C TY	UnitC TY	2x4 R-15 Wall	0	Back	252	40	90
Left (2nd) Unit C TY	UnitC TY	2x4 R-15 Wall	270	Left	270	0	90
Left (2nd) Unit C TY	UnitC TY	2x4 R-15 Wall	270	Left	193.5	50	90
Front Unit D FP	UnitD FP	2x4 R-15 Wall	180	Front	28	28	90
Front Unit D FP	UnitD FP	2x4 R-15 Wall	180	Front	171	49	90
Back Unit D SF	UnitD SF	2x4 R-15 Wall	0	Back	252	40	90
Right (2nd) Unit D SF	UnitD SF	2x4 R-15 Wall	90	Right	270	0	90
Right (2nd) Unit D SF	UnitD SF	2x4 R-15 Wall	90	Right	193.5	50	90
Right (2nd) Unit D TY	UnitD TY	2x4 R-15 Wall	90	Right	193.5	0	90
Front Unit D TY	UnitD TY	2x4 R-15 Wall	180	Front	252	40	90
Back Unit D TY	UnitD TY	2x4 R-15 Wall	0	Back	252	40	90
Right (2nd) Unit D TY	UnitD TY	2x4 R-15 Wall	90	Right	270	0	90
Right (2nd) Unit D TY	UnitD TY	2x4 R-15 Wall	90	Right	193.5	50	90
Front ADU FP	ADU	2x4 R-15 Wall	180	Right	200	60	90
Right (2nd) ADU FP	ADU	2x4 R-15 Wall	90	Right	252	0	90
Right (2nd) ADU FP	ADU	2x4 R-15 Wall	0	Back	252	74	90
Back (2nd) ADU FP	ADU	2x4 R-15 Wall	270	Left	81.7	0	90
Back (2nd) ADU FP	ADU	2x4 R-15 Wall	270	Left	193.5	40	90
Left (2nd) ADU FP	ADU	2x4 R-15 Wall	180	Front	24	0	90
Right Unit C TY	UnitC TY+UnitD TY	2x10 R30 Wall	n/a	n/a	193	0	n/a
Back Unit C FP	UnitC FP+ADU	2x10 R30 Wall	n/a	n/a	63	0	n/a
Right Shared SF	UnitC SF+UnitD SF	Interior 2x10 R30 Wall	n/a	n/a	171.25	0	n/a
Right Shared SF 2	UnitC TY+UnitD TY	Interior 2x10 R30 Wall	n/a	n/a	840	0	n/a

Registration Number: 425-P510207W4A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 18:13 HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 7 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

UNIQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Back Unit C FP	UnitC FP	2x4 R-15 Wall	0	Back	28	28	90
Front Unit C SF	UnitC SF	2x4 R-15 Wall	180	Front	63.7	0	90
Back Unit C SF	UnitC SF	2x4 R-15 Wall	0	Back	267.75	35	90
Left Unit C SF	UnitC SF	2x4 R-15 Wall	270	Left	193.5	0	90
Front Unit C FP	UnitC FP	2x4 R-15 Wall	180	Front	252	40	90
Back Unit C FP	UnitC FP	2x4 R-15 Wall	0	Back	252	40	90
Left Unit C FP	UnitC FP	2x4 R-15 Wall	270	Left	270	0	90
Left Unit C FP	UnitC FP	2x4 R-15 Wall	270	Left	193.5	50	90
Front Unit D SF	UnitD SF	2x4 R-15 Wall	180	Front	63.7	0	90
Back Unit D SF	UnitD SF	2x4 R-15 Wall	0	Back	267.75	35	90
Left Unit D SF	UnitD SF	2x4 R-15 Wall	270	Left	193.5	0	90
Front Unit D TY	UnitD TY	2x4 R-15 Wall	180	Front	252	40	90
Back Unit D TY	UnitD TY	2x4 R-15 Wall	0	Back	252	40	90
Left Unit D TY	UnitD TY	2x4 R-15 Wall	270	Left	270	0	90
Left Unit D TY	UnitD TY	2x4 R-15 Wall	270	Left	193.5	50	90
Front ADU FP	ADU	2x4 R-15 Wall	180	Front	63.7	0	90
Back ADU FP	ADU	2x4 R-15 Wall	0	Back	267.75	35	90
Left ADU FP	ADU	2x4 R-15 Wall	270	Left	193.5	0	90
Left ADU FP	ADU	2x4 R-15 Wall	270	Left	193.5	40	90
Left (2nd) ADU FP	ADU	2x4 R-15 Wall	180	Front	24	0	90
Front Unit C TY	UnitC TY+UnitD TY	2x10 R30 Wall	n/a	n/a	193	0	n/a
Back Unit C TY	UnitC TY+UnitD TY	2x10 R30 Wall	n/a	n/a	63	0	n/a
Left Shared SF	UnitC SF+UnitD SF	Interior 2x10 R30 Wall	n/a	n/a	171.25	0	n/a
Left Shared SF 2	UnitC TY+UnitD TY	Interior 2x10 R30 Wall	n/a	n/a	840	0	n/a

Registration Number: 425-P510207W4A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 18:13 HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 8 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

UNIQUE SURFACES - CATHEDRAL CEILINGS								
01	02	03	04	05	06	07	08	09
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Cool Roof
Vaulted Ceiling 1	UnitD TY	R-38 Roof Attic	180	Front	736	0	2	0.1	0.85	No
Vaulted Ceiling 2	ADU	R-38 Roof Attic	180	Front	91.1	0	5	0.1	0.85	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Shade	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
WD1A	Window	Front Unit C SF	Front	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
D101B	Window	Front Unit C SF	Front	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
D101BA	Window	Back (2nd) Unit C SF	Back	0			1	14.1	0.3	NFRC	0.23	NFRC	Bug Screen
WD1C	Window	Left (2nd) Unit C SF	Left	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
WD1D	Window	Left (2nd) Unit C SF	Left	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
WD1E	Window	Front Unit C TY	Front	180			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
WD1F	Window	Front Unit C TY	Front	180			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
D102BA	Window	Back Unit C TY	Back	0			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
WD1G 1	Window	Back Unit C TY	Back	0			1	6	0.3	NFRC	0.23	NFRC	Bug Screen
WD1G 2	Window	Back Unit C TY	Back	0			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
D102BA 2	Window	Back Unit C TY	Back	0			1	40	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 425-P510207W4A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 18:13 HERS Provider: CHEERS

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 9 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_D.ribd22x

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Shade	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
WD1A	Window	Left (2nd) Unit C TY	Left	270			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
WD1A 2	Window	Left (2nd) Unit C TY	Left	270			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
WD1B	Window	Left (2nd) Unit C TY	Left	270			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
WD1A 4	Window	Left (2nd) Unit C TY	Left	270			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
D101B 2	Window	Front Unit D SF	Front	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
WD1A 2	Window	Front Unit D SF	Front	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
D101BA 2	Window	Back (2nd) Unit D SF	Back	0			1	14.1	0.3	NFRC	0.23	NFRC	Bug Screen
WD1C 2	Window	Right (2nd) Unit D SF	Right	90			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
WD1D 2	Window	Right (2nd) Unit D SF	Right	90			1	21	0.3	NFRC	0.23	NFRC	Bug Screen
WD1E 3	Window	Front Unit D TY	Front	180			1	8	0.3	NFRC	0.23	NFRC	Bug Screen
D101B 3	Window	Front Unit D TY	Front	180			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
WD1G 4	Window	Back Unit D TY	Back	0			1	8	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 425-P510207W4A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 18:13 HERS Provider: CHEERS

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022,0,000 Report Generated: 2025-07-08 16:03:57

Software Version: ver 2022.0000

ALL DESIGNS, IDEAS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND NEITHER SHALL BE USED ON ANY OTHER WORK NOR BE DISCLOSED TO ANY OTHER PERSON FOR ANY USE WHATSOEVER WITHOUT WRITTEN PERMISSION.

OFFICE OF ADVANTECH ENGINEERING INC, AND/OR IT'S PRINCIPALS AND EMPLOYEES ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS ARE FOLLOWED WITHOUT PROFESSIONALS GUIDANCE.

Advantech Engineering Inc.
La Puente, CA, 91746
Tel: (626) 501-2709

ADVANTECH ENGINEERING INC

LICENSED PROFESSIONAL ENGINEER
EDGAR GUADALUPE VALDEZ
E 23558
EXP. 09/30/25
ELECTRICAL
STATE OF CALIFORNIA

Project Name:

BLD2 Erwin St

W Erwin St., Van Nuys, CA

Revision History Log

Sheet Title:

Title 24 Report

Date: Sheet Number:

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.19.07.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

7/16/2025 4:35:58 PM

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 10 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
WIN1-A	Window	Back Unit D 09	Back	0			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
EGRESS-1	Window	Back Unit D 09	Back	0			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
WIN-1-1	Window	Right (2nd) Unit D 09	Right	90			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
WIN-A	Window	Right (2nd) Unit D 09	Right	90			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
WIN2-2	Window	Right (2nd) Unit D 09	Right	90			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
WIN-B	Window	Right (2nd) Unit D 09	Right	90			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
WIN-B	Window	Right (2nd) Unit D 09	Right	90			1	8.75	0.3	NFRC	0.23	NFRC	Bug Screen
Door-1DEC	Window	Front ADU FP	Front	180			1	80	0.3	NFRC	0.23	NFRC	Bug Screen
WIN	Window	Right (1st) ADU FP	Back	0			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WIN	Window	Right (1st) ADU FP	Back	0			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
WIN	Window	Right (1st) ADU FP	Back	0			1	14	0.3	NFRC	0.23	NFRC	Bug Screen
Door-1DEC 2	Window	Right (1st) ADU FP	Back	0			1	40	0.3	NFRC	0.23	NFRC	Bug Screen
Door-1DEC 3	Window	Back (1st) ADU FP	Left	270			1	40	0.3	NFRC	0.23	NFRC	Bug Screen

Registration Number: 425-P010203784A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 16:13 HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information submitted by third parties not affiliated with or subject to CHEARS. Therefore, CHEARS is not responsible for, and cannot guarantee, the accuracy or completeness of this report. Verification is the responsibility of the recipient.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 11 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Skylight1	Skylight	Vaulted Ceiling	Front	180			1	16	0.6	NFRC	0.23	NFRC	
Skylight2	Skylight	Vaulted Ceiling 2	Front	180			1	16	0.6	NFRC	0.23	NFRC	

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
DOOR1	Front Unit C FP	20	0.7
DOOR 2	Front Unit D FP	16	0.3
Door 100A	Front ADU FP	20	0.3
Door 100B	Front Gar Unit C	70	0.7
Door 100B-2	Front Gar Unit D	70	0.7

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Unit C FP Slab-on-Grade	Unit C FP	63	3.5	none	0	85%	No
Unit D FP Slab-on-Grade	Unit D FP	63	3.5	none	0	85%	No
ADU Slab-on-Grade	ADU	351.4	70	none	0	85%	No
Gar Unit Slab-on-Grade	_Garage_	140	14.1	none	0	0%	No

Registration Number: 425-P010203784A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 16:13 HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information submitted by third parties not affiliated with or subject to CHEARS. Therefore, CHEARS is not responsible for, and cannot guarantee, the accuracy or completeness of this report. Verification is the responsibility of the recipient.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 12 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Gar Unit Slab-on-Grade	_Garage_	154	42	none	0	0%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Omega 2x4 R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.141	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
2x4 R-13 Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.141	Inside Finish: Gypsum Board Cavity / Frame: R-13 / 2x4 Exterior Finish: 3 Coat Stucco
2x6 R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.104	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-30 Roof Attic	Exterior Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.03	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Airspace/Sheathing/Blocking Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Gar. 2x10 R30 Wall	Interior Walls	Wood Framed Wall	2x10 @ 16 in. O. C.	R-30	None / None	0.030	Inside Finish: Gypsum Board Cavity / Frame: R-30 / 2x10 Other Side Finish: Gypsum Board
2x12 R30 Wall	Interior Walls	Wood Framed Wall	2x10 @ 16 in. O. C.	R-30	None / None	0.030	Inside Finish: Gypsum Board Cavity / Frame: R-30 / 2x10 Other Side Finish: Gypsum Board

Registration Number: 425-P010203784A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 16:13 HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information submitted by third parties not affiliated with or subject to CHEARS. Therefore, CHEARS is not responsible for, and cannot guarantee, the accuracy or completeness of this report. Verification is the responsibility of the recipient.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2025-07-08 16:07:17

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 13 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
Attic R-30 Roof	Exterior Roofs	Wood Framed Roof	2x10 @ 24 in. O. C.	R-30	None / None	0.045	Inside Finish: Gypsum Board Cavity / Frame: R-30 / 2x10 Other Side Finish: Gypsum Board
2x12 Raised Floor	Exterior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-30	None / None	0.030	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Blocking Cavity / Frame: R-30 / 2x12
2x12 R-30 Floor	Interior Floors	Wood Framed Floor	2x12 @ 16 in. O. C.	R-30	None / None	0.030	Floor Surface: Carpeted Floor Deck: Wood Siding/Sheathing/Blocking Cavity / Frame: R-30 / 2x12 Ceiling Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (8)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)
DHW Sys 2	Domestic Hot Water (DHW)	Standard	DHW Heater 2	1	n/a	None	n/a	DHW Heater 2 (1)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 14 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

WATER HEATING SYSTEMS

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (8)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	A. O. Smith	HPTU2-0204050-2** (50 gal, 4kW)	TankZone	_Garage_	_Garage_
DHW Heater 2	1	50	A. O. Smith	HPTU2-0204050-2** (50 gal, 4kW)	TankZone	_Garage_	_Garage_
DHW Heater 3	1	50	A. O. Smith	HPTU2-0204050-2** (50 gal, 4kW)	TankZone	_Garage_	_Garage_

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Manual Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required
DHW Sys 2 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required
DHW Sys 3 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 15 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HP Ducting System Unit C1	Heat pump heating/cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback
HP Ducting System Unit C2	Heat pump heating/cooling	Heat Pump System 2	1	Heat Pump System 2	1	n/a	n/a	Setback
HP Mini Split 3	Heat pump heating/cooling	Heat Pump System 3	1	Heat Pump System 3	1	n/a	n/a	Setback

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11	12	13
			Heating				Cooling					
Name	System Type	Number of Units	Heating Efficiency Type	HSPF/AFUE/ PF3?/COP	Cap-47	Cap 17	Cooling Efficiency Type	SEER/EER (IEC)	EER/SEER 2/12EER	Zonally Controlled	Compressor Type	HERS Verification
Heat Pump System 1	VRFP-Ducted	1	HSPF	9.3	42000	38000	EER/SEER	14	13.3	Not Zonal	Single Speed	Heat Pump System 1-Item Inputing
Heat Pump System 2	VRFP-Ducted	1	HSPF	9.2	42000	38000	EER/SEER	14	13.3	Not Zonal	Single Speed	Heat Pump System 2-Item Inputing
Heat Pump System 3	VRFP-Ductless	1	HSPF	9.2	24000	22000	EER/SEER	14	13.3	Not Zonal	Single Speed	Heat Pump System 3-Item Inputing

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified HSPF/HSPF2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-Item Inputing	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

Registration Number: 425-P010203784A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 16:13 HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information submitted by third parties not affiliated with or subject to CHEARS. Therefore, CHEARS is not responsible for, and cannot guarantee, the accuracy or completeness of this report. Verification is the responsibility of the recipient.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Software Version: rev.20220802

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 16 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

HVAC HEAT PUMPS - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified HSPF/HSPF2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 2-Item Inputing	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes
Heat Pump System 3-Item Inputing	Not Required	0	Not Required	Not Required	Yes	No	Yes	Yes

UNITARY CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VERP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing Based: Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA2.1 and RA3.1.4.1.1	Certified Intermittent Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required
Heat Pump System 2	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required
Heat Pump System 3	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Whole-House Fan	770	0.18	Exhaust	No	n/a / n/a	No	No	

PROJECT NOTES

Energy Number TBD

Registration Number: 425-P010203784A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 16:13 HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information submitted by third parties not affiliated with or subject to CHEARS. Therefore, CHEARS is not responsible for, and cannot guarantee, the accuracy or completeness of this report. Verification is the responsibility of the recipient.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Software Version: rev.20220802 Report Generated: 2025-07-08 16:07:17

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CF1R-PRF-01-E (Page 17 of 17)

Project Name: Building2_ADU_Unit_C_B
Calculation Description: Title 24 Analysis
Calculation Date/Time: 2025-07-08T16:03:59-07:00
Input File Name: Building2_ADU_Unit_C_B.cfw22x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Edgar Valdez	Documentation Author Signature: Edgar Valdez Signature Date: 07/08/2025
Company: Advantech Engineering Inc	
Address: 1113 North Santa Avenue	CEA HERS Certification Identification (if applicable):
City/State/Zip: La Puente, CA 91746	Phone: (626) 578-0880

RESPONSIBLE PERSON'S DECLARATION STATEMENT

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

1. I am eligible under Division 3 of the Business and Professions Code to assume responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided to other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.

Responsible Designer Name: Edgar Valdez	Responsible Designer Signature: Edgar Valdez Date Signed: 07/08/2025
Company: Advantech Engineering Inc	License:
Address: 1113 North Santa Avenue	
City/State/Zip: La Puente, CA 91746	Phone: (626) 578-0880

Registration Number: 425-P010203784A-000-000-0000000-0000 Registration Date/Time: 07/08/2025 16:13 HERS Provider: CHEARS
NOTICE: This document has been generated by California Home Energy Efficiency Rating Services (CHEARS) using information submitted by third parties not affiliated with or subject to CHEARS. Therefore, CHEARS is not responsible for, and cannot guarantee, the accuracy or completeness of this report. Verification is the responsibility of the recipient.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Software Version: rev.20220802 Report Generated: 2025-07-08 16:07:17

ALL DESIGNS, IDEAS, ARRANGEMENTS AND PLANS INDICATED BY THESE DRAWINGS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND NEITHER SHALL BE USED ON ANY OTHER WORK NOR BE DISCLOSED TO ANY OTHER PERSON FOR ANY USE WHATSOEVER WITHOUT WRITTEN PERMISSION.

OFFICE OF ADVANTECH ENGINEERING INC, AND/OR IT'S PRINCIPALS AND EMPLOYEES ACCEPTS NO LIABILITY OR RESPONSIBILITY FOR PROBLEMS THAT MAY OCCUR WHEN THESE PLANS, DRAWINGS, SPECIFICATIONS, AND/OR DESIGNS ARE FOLLOWED WITHOUT PROFESSIONALS GUIDANCE.

Advantech Engineering Inc.
La Puente, CA, 91746
Tel: (626) 501-2709

ADVANTECH ENGINEERING INC

LICENSED PROFESSIONAL ENGINEER
EDGAR GUADALUPE VALDEZ
E 23558
EXP. 09/30/25
ELECTRICAL
STATE OF CALIFORNIA

Project Name:

BLD2 Erwin St

W Erwin St., Van Nuys, CA

Revision History Log

Sheet Title:

Title 24 Report

Date: Sheet Number:

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section 91.0100.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

7/16/2025 4:30:07 PM

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(n)	**Energy Storage System (ESS) Ready.** All single-family residences must meet all of the following. Either ESS-ready interconnection equipment with backup up capacity of 60 amps or more and four or more (FS) supplied branch circuits, or a dedicated raceway from the main panel to a subpanel that supplies the branch circuits in § 150.0(n). At least four branch circuits must be identified and have their source indicated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet. main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a subpanel including panelboard switch within 7 of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(o)	**Heat Pump Space Heater Ready.** Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unoccupied 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".
§ 150.0(o)	**Electric Cooktop Ready.** Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unoccupied 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 40 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".
§ 150.0(o)	**Electric Clothes Dryer Ready.** Clothes dryer systems with gas or propane plumbing to serve individual dwelling units must include: A dedicated unoccupied 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready", and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use".

*Exceptions may apply.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(m)13	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a code for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be 0.350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy 0.45 watts per CFM for gas furnace air handlers and 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

Ventilation and Indoor Air Quality:

§ 150.0(o)1	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 101.19.1. *
§ 150.0(o)1B	**Central Fan Integrated (CFI) Ventilation Systems.** Continuous operation of CFI air handlers is not allowed to provide the written-dwelling unit ventilation airflow required per § 150.0(o)1C. A motorized damper(s) must be installed on the ventilation ducts(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(o)1B/iii. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with § 150.0(o)1C.
§ 150.0(o)1C	**Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses.** Single-family detached dwelling units and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1C-ii.
§ 150.0(o)1C2	**Local Mechanical Exhaust.** Kitchens and bathrooms must have local mechanical exhaust: unoccupied kitchens must have demand-controlled exhaust systems meeting requirements of § 150.0(o)1C2ii; occupied kitchens and bathrooms with use demand-controlled or continuous exhaust meeting § 150.0(o)1C2iii-iv. Airflow must be measured by the installer per § 150.0(o)1Cv, and result to sound per § 150.0(o)1C2vi. *
§ 150.0(o)1F4ii	**Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems.** The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by § 150.0(o)1C.
§ 150.0(o)2	**Field Verification and Diagnostic Testing.** Whole-Dwelling Unit ventilation airflow, sensed range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Sensed range hoods must be verified per Reference Residential Appendix RA3.7.4.1 (a statement if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per § 150.0(o)1C).

Pool and Spa Systems and Equipment:

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

Lighting:

§ 110.9	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. *
§ 150.0(k)1A	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; exception lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen closets with an efficacy of at least 40 lumens per watt.
§ 150.0(k)1B	**Screw-based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)2	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinets or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, and no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2C	**Accessible Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2D	**Multiple Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2E	**Mandatory Requirements.** Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2F	**Energy Management Control Systems.** An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E	**Automatic Shutoff Controls.** In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with glass fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F	**Dimmers.** Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K	**Independent controls.** Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling installed lighting.
§ 150.0(k)4A/F	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control, or astronomical time clock. An energy management control system that provides the specified control functionality and meets all applicable requirements may be used to meet these requirements.
§ 150.0(k)4A/F	**Internally Illuminated address signs.** Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6 and 141.0.

Solar Readiness:

§ 110.10(a)1	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(d).
§ 110.10(b)1A	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with setbacks, pathways, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are not less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2	**Azimuth.** All sections of the solar zone located on newly sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the nonvertical projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c)	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water heating systems, a pathway reserved for routing plumbing from the solar zone to the water heating system.
§ 110.10(d)	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 150.0(s)1	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 225 amps.
§ 150.0(s)2	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

Electric and Energy Storage Ready:

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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

Building Envelope:

§ 110.6(a)1	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior vent dampers must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)2	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b)	**Field fabricated exterior doors and fenestration** products must use U factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be installed and/or weather-tightened.
§ 110.7	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a)	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(c)	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i)	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j)	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a)	**Roof Deck, Ceiling and Rafter Roof Insulation.** Roof decks in newly constructed office in climate zones 4 and 8-16 area-weighted average U factor not exceeding U-0.041. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U factor must not exceed 0.043. Rafter roof attachment minimum R-19 or area-weighted average U factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration, as specified in § 119.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling. *
§ 150.0(b)	**Loose-fill Insulation.** Loose-fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c)	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U factor of 0.071 or less. Opaque nonframed assemblies must have an overall assembly U factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d)	**Raised floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f)	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm; per inch, be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to conditioned ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with an permeable insulation.
§ 150.0(q)	**Fenestration Products.** Fenestration, including skylights, separating conditioned spaces from unconditioned spaces or outdoors must have a maximum U factor of 0.43, or area-weighted average U factor of all fenestration must not exceed 0.40.

Fireplaces, Decorative Gas Appliances, and Gas Log:

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

Space Conditioning, Water Heating, and Plumbing System:

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

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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

Solar Readiness:

§ 110.10(a)1	**Single-family Residences.** Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(d).
§ 110.10(b)1A	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must comply with setbacks, pathways, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are not less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. *
§ 110.10(b)2	**Azimuth.** All sections of the solar zone located on newly sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the nonvertical projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c)	**Interconnection Pathways.** The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water heating systems, a pathway reserved for routing plumbing from the solar zone to the water heating system.
§ 110.10(d)	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant.
§ 150.0(s)1	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 225 amps.
§ 150.0(s)2	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

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

Ducts and Fans:

§ 110.8(b)	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1	**CMC Compliance.** All air distribution system ducts and plenums must meet CMC §§ 601.3-605.3 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply or return ducts and plenums must be insulated to R-8.0 or higher, ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than 1/4". If mastic or tape is used, building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts ducts installed in these spaces must not be compressed. *
§ 150.0(m)1	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures. Joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tape unless such tape is used in combination with mastic and liner bands.
§ 150.0(m)1	**Field-Fabricated Duct Systems.** Field fabricated duct systems must comply with applicable requirements for pressure-sensitive tape, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)1	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned spaces must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and exterior shaft vents.
§ 150.0(m)9	**Protection of Insulation.** Insulation must be protected from damage due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g. protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water resistant and ultra-violet-resistant coating.
§ 150.0(m)10	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous liner, or an barrier between the inner core and outer vapor barrier.
§ 150.0(m)11	**Duct System Sealing and Leakage Test.** W[illegible] accessible space, the ducts must be sealed [illegible] accordance with Reference Residential Appe[illegible]
§ 150.0(m)12	**Air Filtration.** Space conditioning systems w[illegible] or equivalent filters. Filters for space conditi[illegible] Clean filter pressure drop and labeling must [illegible] caps or grilles must use gasketing, sealing, or [illegible] filter. *

5/6/22

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.2107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY INDICATED ON EACH DRAWING. © 2025 LA LOT

OWNER:
OWNER
JASON BERTA

14237 W ERWIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

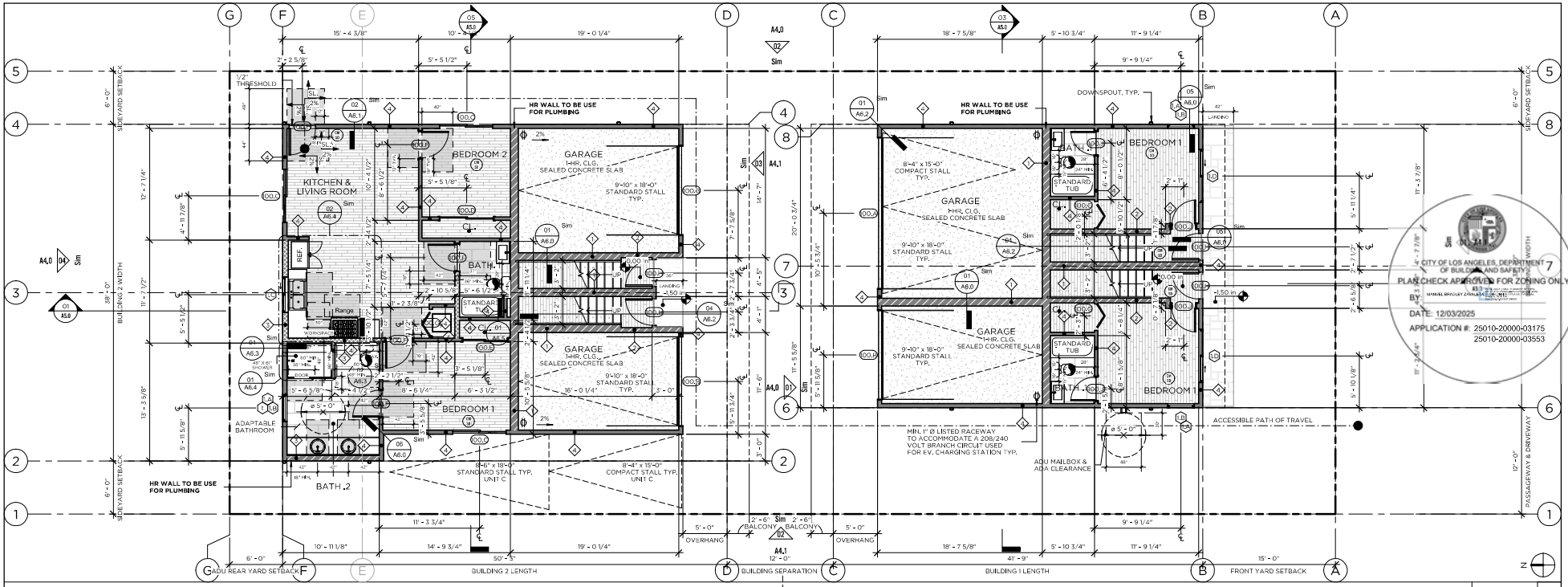
W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

TITLE 24
2022 SFD MANDATORY REQUIREMENTS SUMMARY

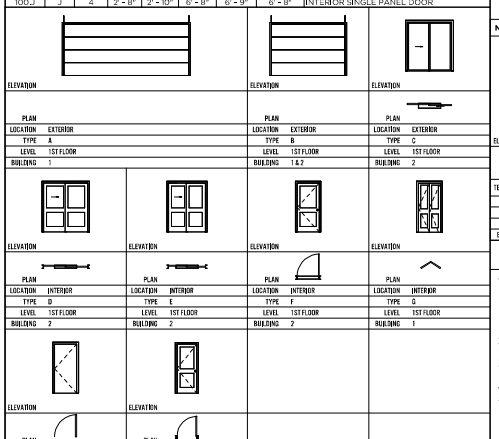
T-5

25 NOV. 2025



FIRST FLOOR PLAN | 3/16" = 1'-0" | 01

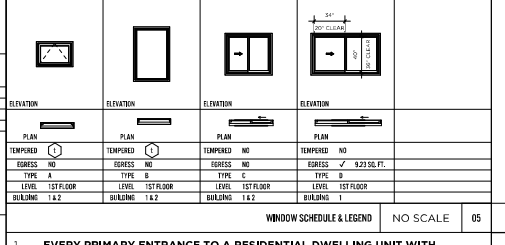
NUMBER	MARK	COUNT	WIDTH	ROUGH WIDTH	HEIGHT	ROUGH HEIGHT	HEAD HEIGHT	COMMENTS
100.A	A	1	17' - 2"	17' - 2"	7' - 0"	7' - 1"	7' - 0"	GARAGE DOOR
100.B	B	3	10' - 0"	10' - 2"	7' - 0"	7' - 1"	7' - 0"	GARAGE DOOR
100.C	C	3	6' - 0"	6' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING GLASS DOOR
100.D	D	1	6' - 0"	6' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING CLOSET DOOR
100.E	E	1	5' - 0"	5' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING CLOSET DOOR
100.F	F	4	3' - 0"	3' - 2"	6' - 8"	6' - 9"	6' - 8"	INTERIOR SINGLE PANEL DOOR
100.G	G	3	3' - 0"	3' - 2"	6' - 8"	6' - 9"	6' - 8"	BI-FOLD CLOSET DOOR
100.H	H	5	3' - 0"	3' - 2"	6' - 8"	6' - 9"	6' - 8"	EXTERIOR ENTRY DOOR
100.J	J	4	2' - 8"	2' - 10"	6' - 8"	6' - 9"	6' - 8"	INTERIOR SINGLE PANEL DOOR



DOOR SCHEDULE & LEGEND | NO SCALE | 07

NUMBER	TYPE	COUNT	WIDTH	ROUGH WIDTH	HEIGHT	ROUGH HEIGHT	SILL HEIGHT	COMMENTS
1.A	A	3	3' - 0"	3' - 0 1/2"	2' - 0"	2' - 0 1/2"	5' - 0"	AWNING WINDOW
1.B	B	3	3' - 0"	3' - 0 1/2"	4' - 8"	4' - 8 1/2"	0' - 4"	FIXED WINDOW
1.C	C	1	4' - 0"	4' - 0 1/2"	3' - 6"	3' - 6 1/2"	3' - 6"	SLIDING WINDOW
1.D	D	2	6' - 0"	6' - 0 1/2"	3' - 6"	3' - 6 1/2"	3' - 6"	SLIDING WINDOW

NOTE: GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (LARC R308, LABC SECTION 2406.4)



WINDOW SCHEDULE & LEGEND | NO SCALE | 05

NOTES:

A. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR AND WINDOW TRIM PRIOR TO FABRICATION OR PROCUREMENT
B. PROVIDE HARDWIRED AND BATTERY BACK UP COMBINATION CARBON MONOXIDE/SMOKE DETECTORS
C. BATHROOM EXHAUST VENT/FAN SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE. SPECIALTY CONTRACTOR TO PROVIDE SPECIFICATION SHEET FOR VERIFICATION
D. ALL APPLIANCES, FIXTURES, FINISHES, AND ACCESSORIES SHALL BE PRE-SELECTED BY OWNER. CONTRACTOR TO VERIFY DIMENSIONS AND PRICING PRIOR TO PROCUREMENT
E. WALL COVERINGS SHALL BE TILE OR APPROVED EQUAL TO UNDERSIDE OF GYPSUM WALLBOARD CEILING/SOFFITS AT SHOWERS AND OR AT TUBS WITH SHOWERS. GLASS SHOWERS SHALL BE TEMPERED
F. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
G. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC 806.3 & 806.5
H. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON-COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY PER R309.1
I. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT BY A MIN OF 1HR FIRE RATED WALL

City of Los Angeles, Department of Building & Safety
DISABLED ACCESS APPROVED PLANS
By: Ollie Ortiz Date: 11/03/2025
Application No./Permit No.:
- This set of plans and specifications has been reviewed and is approved for compliance with state and local laws and ordinances related to accessibility to public accommodations and housing.
- The stamping of this set of plans and specifications shall not be held to permit or to be an approval of the violation of any provisions of federal, state, and local laws and ordinances related to accessibility to public accommodations and housing.

TOTAL OF_____ SHEETS

NOTE | NO SCALE | 02

1. **EVERY PRIMARY ENTRANCE TO A RESIDENTIAL DWELLING UNIT WITH ADAPTABLE FEATURES SHALL BE PROVIDED WITH A DOOR BUZZER, BELL, CHIME OR EQUIVALENT. THE ACTIVATING MECHANISM SHALL BE MOUNTED 48 INCHES (1219 MM) MAXIMUM ABOVE THE FLOOR AND CONNECTED TO PERMANENT WIRING.**
2. GARBAGE DISPOSAL OF KITCHEN SINK TO NOT ENCROACH INTO KNEE AND TOE CLEARANCE.
3. REINFORCE BLOCKING TO BE PROVIDED ON ADJACENT WALL AND BACK WALL OF TOILET.
4. REINFORCE BLOCKING TO BE PROVIDED ON BACK WALL OF SHOWER.
5. NO CABINETS UNDER LAVATORY SINK

DAS NOTES | NO SCALE | 06

SW CO	HARD-WIRED COMBO. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR W. BATTERY BACK-UP
	ENERGY-STAR RATED ULTRA-QUIET BATHROOM EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE.
	EXISTING WALL
	EXISTING 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	EXISTING PLUMBING WALL
	DEMOLISH
	NEW WALL
	NEW 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	NEW PLUMBING WALL
	ROOF OVERHANG

WALL LEGEND | NO SCALE | 04

1	2x10
2	2x8
3	2x6
4	2x4

LEGEND | NO SCALE | 03

City of Los Angeles, Department of Building & Safety
APPROVED PLANS
- This set of plans are not approval for construction until the required permit fees are paid and the permit is issued.
- No inspection can be scheduled until the permit fees have been paid.

By: RAPHAEL ROSAS Date: 12/16/2025
Application No./Permit No.: 25010-20000-03175, 25010-20000-03553
- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.J107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." © 2025 LA LOT

OWNER:
OWNER
JASON BERTA

14237 W ERWIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

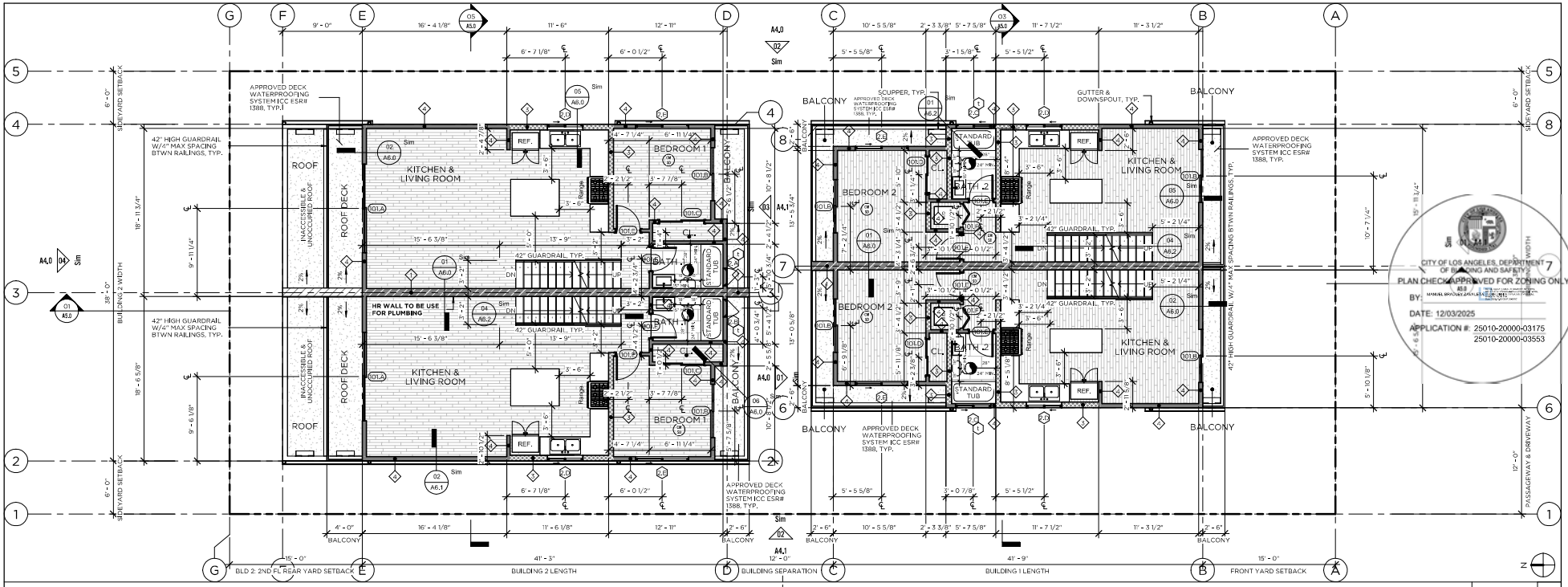
W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

FIRST FLOOR PLAN

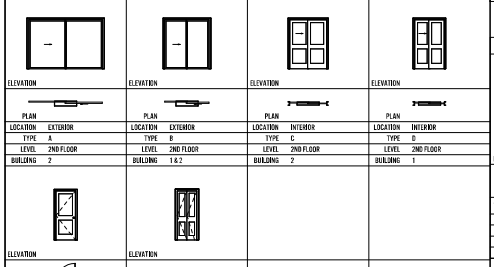
A3.0

25 NOV. 2025



SECOND FLOOR | 3/16" = 1'-0" | 01

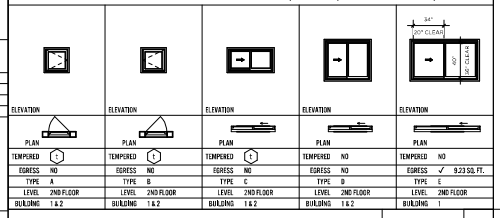
NUMBER	MARK	COUNT	WIDTH	ROUGH WIDTH	HEIGHT	ROUGH HEIGHT	HEAD HEIGHT	COMMENTS
101.A	A	2	10' - 0"	10' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING GLASS DOOR
101.B	B	6	6' - 0"	6' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING GLASS DOOR
101.C	C	2	5' - 0"	5' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING CLOSET DOOR
101.D	D	2	4' - 0"	4' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING CLOSET DOOR
101.E	E	8	2' - 8"	2' - 10"	6' - 8"	6' - 9"	6' - 8"	INTERIOR SINGLE PANEL DOOR
101.F	F	2	2' - 8"	2' - 10"	6' - 8"	6' - 9"	6' - 8"	BI-FOLD CLOSET DOOR



DOOR SCHEDULE & LEGEND | NO SCALE | 06

NUMBER	TYPE	COUNT	WIDTH	ROUGH WIDTH	HEIGHT	ROUGH HEIGHT	SILL HEIGHT	COMMENTS
2.A	A	1	2' - 0"	2' - 0 1/2"	2' - 0"	2' - 0 1/2"	4' - 8"	OBS. BATHROOM CASEMENT WINDOW LEFT
2.B	B	1	2' - 0"	2' - 0 1/2"	2' - 0"	2' - 0 1/2"	4' - 8"	OBS. BATHROOM CASEMENT WINDOW - RIGHT
2.C	C	2	4' - 0"	4' - 0 1/2"	2' - 0"	2' - 0 1/2"	5' - 0"	OBS. BATHROOM SLIDING WINDOW
2.D	D	4	4' - 0"	4' - 0 1/2"	3' - 6"	3' - 6 1/2"	3' - 6"	SLIDING WINDOW
2.E	E	4	6' - 0"	6' - 0 1/2"	3' - 6"	3' - 6 1/2"	3' - 6"	SLIDING WINDOW

NOTE: GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (LARC R308, LABC SECTION 2406.4)



WINDOW SCHEDULE & LEGEND | NO SCALE | 05

NOTES:

A. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR AND WINDOW TRIM PRIOR TO FABRICATION OR PROCUREMENT
B. PROVIDE HARDWIRED AND BATTERY BACK UP COMBINATION CARBON MONOXIDE/SMOKE DETECTORS
C. BATHROOM EXHAUST VENT/FAN SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE. SPECIALTY CONTRACTOR TO PROVIDE SPECIFICATION SHEET FOR VERIFICATION
D. ALL APPLIANCES, FIXTURES, FINISHES, AND ACCESSORIES SHALL BE PRE-SELECTED BY OWNER. CONTRACTOR TO VERIFY DIMENSIONS AND PRICING PRIOR TO PROCUREMENT
E. WALL COVERINGS SHALL BE TILE OR APPROVED EQUAL TO UNDERSIDE OF GYPSUM WALLBOARD CEILING/SOFFITS AT SHOWERS AND OR AT TUBS WITH SHOWERS. GLASS SHOWERS SHALL BE TEMPERED
F. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
G. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC 806.3 & 806.5
H. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON-COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY PER R309.1
I. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT BY A MIN OF 1HR FIRE RATED WALL

NOTE | NO SCALE | 02

SD CO	HARD-WIRED COMBO. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR W. BATTERY BACK-UP
	ENERGY-STAR RATED ULTRA-QUIET BATHROOM EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE.
	EXISTING WALL
	EXISTING 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	EXISTING PLUMBING WALL
	DEMOLISH
	NEW WALL
	NEW 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	NEW PLUMBING WALL
	ROOF OVERHANG

WALL LEGEND | NO SCALE | 04

1	2x10
2	2x8
3	2x6
4	2x4

LEGEND | NO SCALE | 03

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.J.107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA

14237 W ERWIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

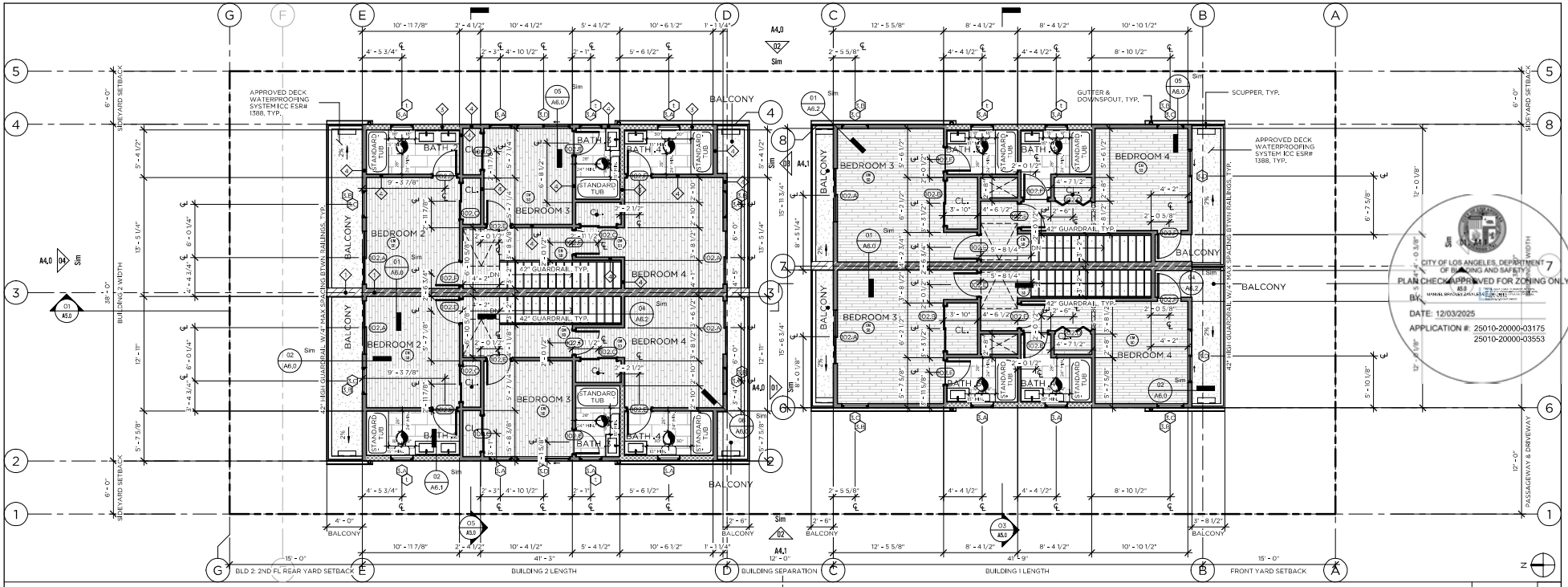
W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

SECOND FLOOR PLAN

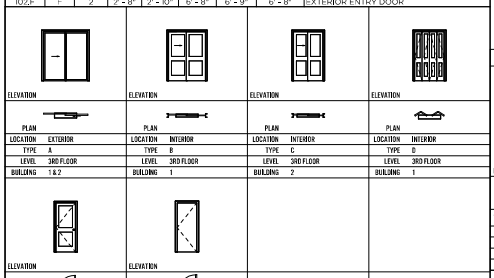
A3.1

25 NOV. 2025



THIRD FLOOR | 3/16" = 1'-0" | 01

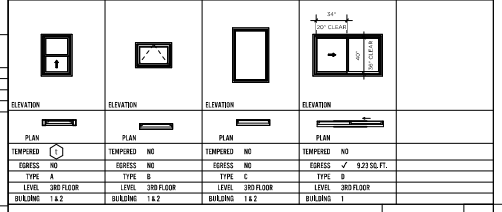
NUMBER	MARK	COUNT	WIDTH	ROUGH WIDTH	HEIGHT	ROUGH HEIGHT	HEAD HEIGHT	COMMENTS
102.A	A	6	6' - 0"	6' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING GLASS DOOR
102.B	B	2	5' - 0"	5' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING CLOSET DOOR
102.C	C	6	4' - 0"	4' - 2"	6' - 8"	6' - 9"	6' - 8"	SLIDING CLOSET DOOR
102.D	D	2	4' - 0"	4' - 2"	6' - 8"	6' - 9"	6' - 8"	BI-FOLD CLOSET DOOR
102.E	E	20	2' - 8"	2' - 10"	6' - 8"	6' - 9"	6' - 8"	INTERIOR SINGLE PANEL DOOR
102.F	F	2	2' - 8"	2' - 10"	6' - 8"	6' - 9"	6' - 8"	EXTERIOR ENTRY DOOR



DOOR SCHEDULE & LEGEND | NO SCALE | 06

NUMBER	TYPE	COUNT	WIDTH	ROUGH WIDTH	HEIGHT	ROUGH HEIGHT	SILL HEIGHT	COMMENTS
3.A	A	12	2' - 6"	2' - 6 1/2"	3' - 6"	3' - 6 1/2"	3' - 6"	SINGLE HUNG WINDOW
3.B	B	8	3' - 0"	3' - 0 1/2"	2' - 0"	2' - 0 1/2"	5' - 0"	AWNING WINDOW
3.C	C	8	3' - 0"	3' - 0 1/2"	4' - 8"	4' - 8 1/2"	0' - 4"	FIXED WINDOW
3.D	D	4	6' - 0"	6' - 0 1/2"	3' - 6"	3' - 6 1/2"	3' - 6"	SLIDING WINDOW

NOTE: GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. (LARC R308, LABC SECTION 2406.4)



WINDOW SCHEDULE & LEGEND | NO SCALE | 05

NOTES:

A. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR AND WINDOW TRIM PRIOR TO FABRICATION OR PROCUREMENT
B. PROVIDE HARDWIRED AND BATTERY BACK UP COMBINATION CARBON MONOXIDE/SMOKE DETECTORS
C. BATHROOM EXHAUST VENT/FAN SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE. SPECIALTY CONTRACTOR TO PROVIDE SPECIFICATION SHEET FOR VERIFICATION
D. ALL APPLIANCES, FIXTURES, FINISHES, AND ACCESSORIES SHALL BE PRE-SELECTED BY OWNER. CONTRACTOR TO VERIFY DIMENSIONS AND PRICING PRIOR TO PROCUREMENT
E. WALL COVERINGS SHALL BE TILE OR APPROVED EQUAL TO UNDERSIDE OF GYPSUM WALLBOARD CEILING/SOFFITS AT SHOWERS AND OR AT TUBS WITH SHOWERS. GLASS SHOWERS SHALL BE TEMPERED
F. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
G. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC 806.3 & 806.5
H. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON-COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY PER R309.1
I. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT BY A MIN OF 1HR FIRE RATED WALL

NOTE | NO SCALE | 02

SD/CO	HARD-WIRED COMBO. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR W. BATTERY BACK-UP
	ENERGY-STAR RATED ULTRA-QUIET BATHROOM EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE.
	EXISTING WALL
	EXISTING 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	EXISTING PLUMBING WALL
	DEMOLISH
	NEW WALL
	NEW 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	NEW PLUMBING WALL
	ROOF OVERHANG

WALL LEGEND | NO SCALE | 04

1	2x10
2	2x8
3	2x6
4	2x4

LEGEND | NO SCALE | 03

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.J107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." - © 2025 LA LOT

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY: MANUEL BRIONES JAYLO
DATE: 12/03/2025
APPLICATION #: 25010-20000-03175
25010-20000-03553

OWNER:
OWNER
JASON BERTA

14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

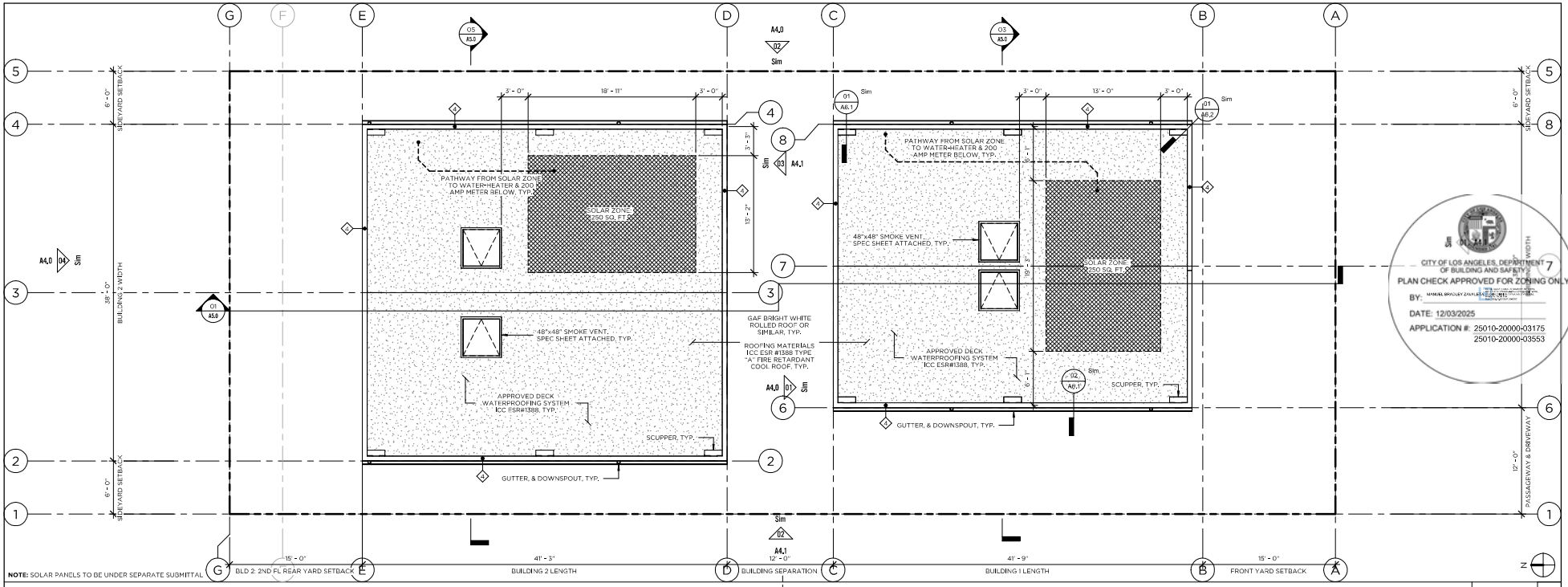
W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

THIRD FLOOR PLAN

A3.2

25 NOV. 2025



NOTE: SOLAR PANELS TO BE UNDER SEPARATE SUBMITTAL

CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY: MANUEL BRADLEY ZAVALETA
DATE: 12/03/2025
APPLICATION #: 25010-20000-03175
25010-20000-03553

ROOF PLAN	3/16" = 1'-0"	01

NOTES:

A. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR AND WINDOW TRIM PRIOR TO FABRICATION OR PROCUREMENT
B. PROVIDE HARDWIRED AND BATTERY BACK UP COMBINATION CARBON MONOXIDE/SMOKE DETECTORS
C. BATHROOM EXHAUST VENT/FAN SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE. SPECIALTY CONTRACTOR TO PROVIDE SPECIFICATION SHEET FOR VERIFICATION
D. ALL APPLIANCES, FIXTURES, FINISHES, AND ACCESSORIES SHALL BE PRE-SELECTED BY OWNER. CONTRACTOR TO VERIFY DIMENSIONS AND PRICING PRIOR TO PROCUREMENT
E. WALL COVERINGS SHALL BE TILE OR APPROVED EQUAL TO UNDERSIDE OF GYPSUM WALLBOARD CEILING/SOFFITS AT SHOWERS AND OR AT TUBS WITH SHOWERS. GLASS SHOWERS SHALL BE TEMPERED
F. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
G. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC 806.3 & 806.5
H. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON-COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY PER R309.1
I. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT BY A MIN OF 1HR FIRE RATED WALL

NOTE	NO SCALE	02

	HARD-WIRED COMBO. SMOKE DETECTOR/CARBON MONOXIDE DETECTOR W. BATTERY BACK-UP
	ENERGY-STAR RATED ULTRA-QUIET BATHROOM EXHAUST FAN WITH INTEGRAL LIGHT FIXTURE.
	EXISTING WALL
	EXISTING 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	EXISTING PLUMBING WALL
	DEMOLISH
	NEW WALL
	NEW 1 HR. TYPE X GYPSUM FIRE RATED WALL + STC 50
	NEW PLUMBING WALL
	ROOF OVERHANG

WALL LEGEND	NO SCALE	04

1	2x10
2	2x8
3	2x6
4	2x4

LEGEND	NO SCALE	03

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

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

By: **RAPHAEL ROSAS** Date: **12/16/2025**

Application No./Permit No.: **25010-20000-03175, 25010-20000-03553**

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- **SEPARATE** permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.J107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." © 2025 LA LOT

OWNER:
OWNER
JASON BERTA

14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

ROOF PLAN

A3.3

25 NOV. 2025

TABLE 37—WIND UPLIFT RESISTANCE: METHOD OF ATTACHMENT ALL LAYERS BONDED, INSULATED OR NONINSULATED

SYSTEM NO.	SUBSTRATE	VAPOR BARRIER	INSULATION[a] Type	INSULATION[a] Attach[b]	COVERBOARD[c] Type	COVERBOARD[c] Attach[d]	ROOF COVER[e] Base	ROOF COVER[e] Ply	ROOF COVER[e] Cap	ALLOWABLE UPLIFT CAPACITY (psf)[f, g]
F-1	Min. 2,500 psi concrete primed with ASTM D41 primer	(Optional) Two plies 30# ASTM D226, Type II or III felt applied	(Optional) Cover with a metal layer FiberBond 302 ASTM type or ACFoam-II 1 inch (Minimum) thickness	Hot applied	Min. ½ inch DuraBoard or Sun Guard PerimeterBoard	Hot applied	One (1) ply cap sheet applied in hot asphalt			Hot applied four ply modified	412
F-2	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	One or more layers FiberBond 302, ACFoam-II, EnerGreen 1 or Multi-Max FA-II, not to exceed 4 inches in thickness	Hot applied or KCP Adhesive CRL-22	Min. ½inch DensDeck primed with FirstPrime SA at 0.2 gal/sq	Hot applied or KCP Adhesive CR-22	Fiberglass SA 88# Poly-wet Base	(Optional) Fiberglass SA 88# Poly, self-adhered	Self-Adhered	180 [h]
F-3	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	One or more layers FiberBond 302, ACFoam-II, EnerGreen 1 or Multi-Max FA-II, not to exceed 4 inches in thickness	Hot applied	Min. ½inch DensDeck primed with FirstPrime SA at 0.2 gal/sq	None	Fiberglass Base 28 # felt, self-adhered	(Optional) Fiberglass SA 88# Poly, self-adhered	Self-Adhered	120
F-4	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	One or more layers ENERGY 3 or Multi-Max FA-II, not to exceed 4 inches in thickness	Poly-Bond 250 or Spray-In Poly	Min. ½inch DensDeck primed with FirstPrime SA at 0.1 gal/sq	None	Fiberglass Base 28 # felt, self-adhered	(Optional) Fiberglass SA 88# Poly, self-adhered	Self-Adhered	112.5
F-5	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	One or more layers Multi-Max FA-II, not to exceed 4 inches in thickness	Poly-Bond 250 or Spray-In Poly	Min. ½inch DensDeck primed with FirstPrime SA at 0.1 gal/sq	None	Fiberglass Base 28 # felt, self-adhered	(Optional) Fiberglass SA 88# Poly, self-adhered	Self-Adhered	67.5
F-6	Min. 2,500 psi concrete	None	One or more layers FiberBond 302, ACFoam-II, EnerGreen 1 or Multi-Max FA-II, not to exceed 4 inches in thickness	Minimum Powder Foam Adhesive	Min. ½inch DensDeck primed with FirstPrime SA at 0.2 gal/sq	Minimum Powder Foam Adhesive	Fiberglass SA 88# Poly-wet, self-adhered	(Optional) Fiberglass SA 88# Poly, self-adhered	Self-Adhered	170
F-7	Min. 2,500 psi concrete	None	One or more layers FiberBond 302, ACFoam-II, EnerGreen 1 or Multi-Max FA-II, not to exceed 4 inches in thickness	Minimum One-Step Foamable Adhesive	Min. ½inch DensDeck primed with FirstPrime SA at 0.2 gal/sq	Minimum One-Step Foamable Adhesive	Fiberglass SA 88# Poly-wet, self-adhered	(Optional) Fiberglass SA 88# Poly, self-adhered	Self-Adhered	192.5
F-8	Min. 2,500 psi concrete	None	(Optional) Cover with a metal layer FiberBond 302 or ACFoam-II 1 inch (Minimum) thickness	(Optional) 88#	Dryblend 888	Dryblend 888	Fiberglass SA 88# Poly-wet, self-adhered	(Optional) Fiberglass SA 88# Poly, self-adhered	Self-Adhered	180
F-9	Min. 2,500 psi concrete primed with ASTM D41 primer	None	(Optional) Cover with a metal layer FiberBond 302 or ACFoam-II 1 inch (Minimum) thickness	(Optional) 88#	Min. ½inch DensDeck primed with FirstPrime SA at 0.2 gal/sq	Dryblend 888	Fiberglass SA 88# Poly-wet, self-adhered	Fiberglass SA 88# Poly, self-adhered	Self-Adhered	120

TABLE 37—WIND UPLIFT RESISTANCE: METHOD OF ATTACHMENT ALL LAYERS BONDED, INSULATED OR NONINSULATED (Continued)

SYSTEM NO.	SUBSTRATE	VAPOR BARRIER	INSULATION[a] Type	INSULATION[a] Attach[b]	COVERBOARD[c] Type	COVERBOARD[c] Attach[d]	ROOF COVER[e] Base	ROOF COVER[e] Ply	ROOF COVER[e] Cap	ALLOWABLE UPLIFT CAPACITY (psf)[f, g]
F-10	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	None	N/A	None	N/A	Fiberglass SA 88# Poly-wet Base	Fiberglass SA 88# Poly, self-adhered	Self-Adhered	112
F-11	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	None	N/A	None	N/A	Fiberglass Base 28 # felt, self-adhered	None	Fibertack FR Cap 50 # or Fibertack FR Cap 50 # CoolStar, hot mopped	90.0
F-12	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	Min. 1 layer FiberBond 302	Hot mopped with hot asphalt	Min. ½inch DensDeck or DensDeck Prime	Hot mopped with hot asphalt	Fiberglass Base 28 # felt, self-adhered	None	Fibertack FR Cap 50 # or Fibertack FR Cap 50 # CoolStar, hot mopped	90.0
F-13	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	Min. ½ inch (Upward air flow 25 inch water pressure or more) Gypsum Board primed with FirstPrime SA	None	None	N/A	None	Fiberglass SA 88# Poly-wet Base, self-adhered	None	Self-adhering	67.5
F-14	Min. 2,500 psi concrete	None	Min. 1 layer FiberBond 302	Cold-Ply, 12-inch o.c.	Min. ½ inch SECURIBOARD Gypsum-Fiber Roof Board	Cold-Ply, 12-inch o.c.	None	(Optional) Fiberglass SA 88# Poly, self-adhered	Hot Applied	30 [h]
F-15	Min. 2,500 psi concrete	None	Min. 1 layer FiberBond 302	Polyurethane Adhesive, 12-inch o.c.	Min. ½ inch SECURIBOARD Gypsum-Fiber Roof Board	Polyurethane Adhesive, 12-inch o.c.	None	(Optional) Fiberglass Base Sheet or Fibertack UltraPly Base Sheet, Gypsum Board, self-adhered	None	Fibertack FR Cap 50 # or Fibertack FR Cap 50 # CoolStar, hot mopped	112.5
F-16	Poured min. 2,500 psi concrete	None	Min. ½inch DensDeck or DensDeck Prime Gypsum Board or SECURIBOARD Gypsum-Fiber Roof Board	Cold-applied	None	N/A	Fiberglass Base 28 # felt, self-adhered	None	Fibertack FR Cap 50 # or Fibertack FR Cap 50 # CoolStar, hot mopped	112.5
F-17	Poured min. 2,500 psi concrete	None	Min. ½inch DensDeck or DensDeck Prime Gypsum Board	Cold-Ply, 12-inch o.c.	None	N/A	Fiberglass Base 28 # felt, self-adhered	(Optional) Fiberglass Ply, Cover Type IV, Mopped with hot asphalt	Hot Applied	90.0
F-18	Poured min. 2,500 psi concrete	None	Min. ½inch DensDeck or DensDeck Prime Gypsum Board or SECURIBOARD Gypsum-Fiber Roof Board	Cold-Ply, 12-inch o.c.	Min. ½inch SECURIBOARD Gypsum-Fiber Roof Board	Cold-Ply, 12-inch o.c.	None	(Optional) Fiberglass Ply, Cover Type IV, Mopped with hot asphalt	Hot Applied	67.5
F-19	Poured min. 2,500 psi concrete	None	Min. ½inch Structural Wood Deck (Nailed Plywood)	Cold-Ply, 12-inch o.c.	None	N/A	Fiberglass Base 28 # felt, self-adhered	None	Fibertack FR Cap 50 # or Fibertack FR Cap 50 # CoolStar, hot mopped	90.0
F-20	Poured min. 2,500 psi concrete	None	Min. ½ inch FiberBond 302	Cold-Ply, 12-inch o.c.	Min. ½ inch SECURIBOARD Gypsum-Fiber Roof Board	Cold-Ply, 12-inch o.c.	Fiberglass Base 28 # felt, self-adhered	None	Fibertack FR Cap 50 # or Fibertack FR Cap 50 # CoolStar, hot mopped	112.5

TABLE 37—WIND UPLIFT RESISTANCE: METHOD OF ATTACHMENT ALL LAYERS BONDED, INSULATED OR NONINSULATED (Continued)

SYSTEM NO.	SUBSTRATE	VAPOR BARRIER	INSULATION[a] Type	INSULATION[a] Attach[b]	COVERBOARD[c] Type	COVERBOARD[c] Attach[d]	ROOF COVER[e] Base	ROOF COVER[e] Ply	ROOF COVER[e] Cap	ALLOWABLE UPLIFT CAPACITY (psf)[f, g]
F-21	Min. 22 ga. corrugated steel with tight welded overlaps	None	Min. 1 layer FiberBond 302	Cold-Ply FiberBond 302	None	N/A	Glassfiber Base Sheet, adhered with Bituthene Primer, Bituthene Flash, Bituthene Adhesive	None	Fibertack FR Cap 50, Fibertack FR Cap 50, FirstPrime FR-P or FirstPrime FR-P CoolStar, adhered with Bituthene, Hot/Cold Flash, Bituthene Adhesive	60.0
F-22	Min. 22 ga. corrugated steel with tight welded overlaps, and Structural Steel Deck (Nailed Plywood) or 1 1/2 inch (with ridge) concrete	None	Min. 1 layer FiberBond 302	Cold-Ply FiberBond 302	None	N/A	None	None	Fibertack FR Cap 50, Fibertack FR Cap 50, FirstPrime FR-P or FirstPrime FR-P CoolStar, adhered with Bituthene, Hot/Cold Flash, Bituthene Adhesive	67.5
F-23	Unpainted min. 2,500 psi concrete	None	Min. 1 layer Hot-Mop Kraft	Cold-Ply Adhesive	Min. 1/4 inch Fiberglass-Faced Gypsum Board	Cold-Ply Adhesive	Fiberglass Base Sheet, adhered with Hot-Mop Asphalt	None	Fibertack FR Cap 50 or Fibertack FR Cap 50 CoolStar, Hot-Mop Asphalt, self-adhered	112.5
F-24	Min. 2,500 psi concrete	None	Min. 1 layer FiberBond 302, ACFoam-II, EnerGreen 1 or Multi-Max FA-II, not to exceed 4 inches in thickness	Hot applied	None	N/A	Glassfiber Base Sheet, Glassfiber Base Sheet, Fibertack Ultra Base Sheet, Fibertack Base Sheet or Fibertack Base 28, hot applied	(Optional) Fiberglass Ply Sheet Type IV, Fibertack Base Sheet Type IV, Fibertack Ply Sheet Type IV, Fibertack Ultra Ply SBS Base Sheet, Fibertack Base 28 Cap Sheet, Fibertack Ultra Ply SBS Base Sheet, hot applied	Not required with hot applied	37.5
F-25	Poured min. 2,500 psi concrete	Fibertack SA Ply Sheet, self-adhered	Min. 0.6 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Dryblend 888 Adhesive or Dryblend 888 Cover	Min. ½ inch SECURIBOARD Gypsum-Fiber Roof Board	Dryblend 888 Adhesive or Dryblend 888 Cover	Fibertack Base 28 Cap Sheet, adhered using FirstBond Black, 0.15 gal/sq	None	Fibertack FR-P, Fibertack FR-P CoolStar, Fibertack Premium FR-P, Fibertack Premium FR-P CoolStar, Fibertack FR-P Cap 50 or Fibertack FR Cap 50 CoolStar, adhered using FirstBond Black at 1.0 gal/sq	75 [i]
F-26	Same as System No. F-25, using Fibertack Poly SMS Base Sheet and Fibertack Ultra Poly SMS Base Sheet on the lower deck layer									82.5
F-27	Min. 2,500 psi concrete	None	Min. 0.6 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Dryblend 888 Adhesive or Dryblend 888 Cover	Min. ½ inch SECURIBOARD Gypsum-Fiber Roof Board	Dryblend 888 Adhesive or Dryblend 888 Cover	Fibertack Base 28 Cap Sheet, adhered using FirstBond Black, 0.15 gal/sq	(Optional) Fiberglass Base 28 adhered using FirstBond Black, 0.15 gal/sq	Fibertack FR-P, Fibertack FR-P CoolStar, Fibertack Premium FR-P, Fibertack Premium FR-P CoolStar, Fibertack FR-P Cap 50 or Fibertack FR Cap 50 CoolStar, adhered using FirstBond Black at 1.0 gal/sq	78.0
F-28	Same as System No. F-27, using Fibertack Poly SMS Base Sheet and Fibertack Ultra Poly SMS Base Sheet on the lower deck layer									82.5

TABLE 37—WIND UPLIFT RESISTANCE: METHOD OF ATTACHMENT ALL LAYERS BONDED, INSULATED OR NONINSULATED (Continued)

SYSTEM NO.	SUBSTRATE	VAPOR BARRIER	INSULATION[a] Type	INSULATION[a] Attach[b]	COVERBOARD[c] Type	COVERBOARD[c] Attach[d]	ROOF COVER[e] Base	ROOF COVER[e] Ply	ROOF COVER[e] Cap	ALLOWABLE UPLIFT CAPACITY (psf)[f, g]
F-29	Poured min. 2,500 psi concrete	Fibertack SA Ply Sheet, self-adhered	Min. 0.6 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Dryblend 888 Adhesive or Dryblend 888 Cover	None	N/A	Fibertack Base 28 Cap Sheet, adhered using FirstBond Black, 0.15 gal/sq	(Optional) Fiberglass Ply Sheet Type IV, adhered using FirstBond Black, 0.15 gal/sq	Fibertack FR-P, Fibertack FR-P CoolStar, Fibertack Premium FR-P, Fibertack Premium FR-P CoolStar, Fibertack FR-P Cap 50 or Fibertack FR Cap 50 CoolStar, adhered using FirstBond Black at 1.0 gal/sq	78.0
F-30	Same as System No. F-29, using Fibertack Poly SMS Base Sheet and Fibertack Ultra Poly SMS Base Sheet on the lower deck layer									82.5
F-31	Min. 2,500 psi concrete	None	Min. 1.5 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Dryblend 888 Adhesive or Dryblend 888 Cover	Min. ½ inch SECURIBOARD Gypsum-Fiber Roof Board	Dryblend 888 Adhesive or Dryblend 888 Cover	Fiberglass Base 28 adhered using FirstBond Black, 0.15 gal/sq	(Optional) Fiberglass Base 28 adhered using FirstBond Black, 0.15 gal/sq	Fibertack FR-P, Fibertack FR-P CoolStar, Fibertack Premium FR-P, Fibertack Premium FR-P CoolStar, Fibertack FR-P Cap 50 or Fibertack FR Cap 50 CoolStar, adhered using FirstBond Black at 1.0 gal/sq	78.0
F-32	Same as System No. F-31, using Fibertack Poly SMS Base Sheet and Fibertack Ultra Poly SMS Base Sheet on the lower deck layer									82.5

TABLE 37—WIND UPLIFT RESISTANCE: METHOD OF ATTACHMENT ALL LAYERS BONDED, INSULATED OR NONINSULATED (Continued)

SYSTEM NO.	SUBSTRATE	VAPOR BARRIER	INSULATION[a] Type	INSULATION[a] Attach[b]	COVERBOARD[c] Type	COVERBOARD[c] Attach[d]	ROOF COVER[e] Base	ROOF COVER[e] Ply	ROOF COVER[e] Cap	ALLOWABLE UPLIFT CAPACITY (psf)[f, g]
F-33	Min. 2,500 psi concrete	None	Min. 1.5 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Minimum Powder Foam Adhesive, Minimum PU-1 Low Viscosity Foam Adhesive, Insta-Stik, Dryblend 888 or Dryblend 302 Sheet	Min. ½ inch SECURIBOARD Gypsum-Fiber Roof Board	Minimum Powder Foam Adhesive, Minimum PU-1 Low Viscosity Foam Adhesive, Insta-Stik, Dryblend 888 or Dryblend 302 Sheet	Fiberglass SA 88# Poly-wet Base	Fiberglass SA 88# Base 7 felt	Fibertack SA Cap 50 or Fibertack FR, FirstPrime SA or FirstPrime FR CoolStar, hot mopped	192.5
F-34	Min. 2,500 psi concrete	None	Min. 1.5 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Hot mopped	None	None	Fibertack SA Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Base 28, SBS Base, hot mopped, or, use or 50-60 Base	(Optional) Fiberglass Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Ultra Ply SBS Base, Fibertack Base 28 Cap Sheet, Fibertack Ultra Ply SBS Base, hot mopped, or, use or 50-60 Base	Fibertack SA Cap 50 or Fibertack FR, FirstPrime SA or FirstPrime FR CoolStar, hot mopped	135.0
F-35	Min. 2,500 psi concrete primed with ASTM D41 primer or equivalent	None	Min. 1.5 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Hot applied	None	N/A	Fibertack SA Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Base 28, SBS Base, hot mopped, or, use or 50-60 Base	(Optional) Fiberglass Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Ultra Ply SBS Base, hot mopped, or, use or 50-60 Base	Hot mopped with hot asphalt	60.0
F-36	Min. 2,500 psi concrete	None	Min. 1.5 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Hot applied	None	N/A	Fibertack SA Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Base 28, SBS Base, hot mopped, or, use or 50-60 Base	(Optional) Fiberglass Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Ultra Ply SBS Base, hot mopped, or, use or 50-60 Base	Hot mopped with hot asphalt	67.5
F-37	Min. 2,500 psi concrete	None	Min. 1.5 inch ACFoam-II	Hot applied	None	N/A	Fibertack SA Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Base 28, SBS Base, hot mopped, or, use or 50-60 Base	(Optional) Fiberglass Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV, Fibertack Ultra Ply SBS Base, hot mopped, or, use or 50-60 Base	Hot mopped with hot asphalt	112.5

TABLE 37—WIND UPLIFT RESISTANCE: METHOD OF ATTACHMENT ALL LAYERS BONDED, INSULATED OR NONINSULATED (Continued)

SYSTEM NO.	SUBSTRATE	VAPOR BARRIER	INSULATION[a] Type	INSULATION[a] Attach[b]	COVERBOARD[c] Type	COVERBOARD[c] Attach[d]	ROOF COVER[e] Base	ROOF COVER[e] Ply	ROOF COVER[e] Cap	ALLOWABLE UPLIFT CAPACITY (psf)[f, g]
F-38	Poured min. 2,500 psi concrete	None	None	N/A	None	N/A	Glass Glassfiber Base Sheet or Fibertack Ultra Base Sheet, Fiberglass Base Sheet or Fibertack Base 28, hot applied	None	Fibertack FR Cap 50 T, Fibertack FR Cap 50 T CoolStar, Fibertack FR Cap 50 T CoolStar, hot mopped	180.0
F-39	Poured min. 2,500 psi concrete	None	Min. 1.5 inch ACFoam-II, or Sheet FiberBond 302 or FiberBond 880	Hot applied	None	N/A	Glass Glassfiber Base Sheet or Fibertack Ultra Base Sheet, Fiberglass Base Sheet, hot applied	None	Fibertack FR Cap 50 T, Fibertack FR Cap 50 T CoolStar, Fibertack GTA, Fibertack GTA CoolStar, Fibertack Premium GTA, Fibertack Premium GTA CoolStar, Fibertack GTA FR CoolStar, hot mopped	97.5
F-40	Poured min. 2,500 psi concrete				Glass Glassfiber Base Sheet or Fibertack Ultra Base Sheet, hot applied				Hot mopped with hot asphalt	67.5

[a] Min. 2 layers of insulation, 1 ply = 17.88 PSF, 1 ply = 11.51 PSF, 1 ply = 8.88 PSF.

Footnotes for Table 34, thru Table 37, as applicable:

[a] Insulation: Minimum metal base sheets, dry sheets and sheets are as follows:

- **Base: Hot Asphalt Applied:** Glassbase Base Sheet, Fibertack Poly SMS Base Sheet, Fibertack Ultra Poly SMS Base Sheet, Fiberglass Ply Sheet Type IV; **Note: Vented:** Fiberglass Base 28, T or Fibertack Ultra Poly SMS; **Self-Adhered:** Black Diamond Base Sheet, Fibertack Ultra Glass SA, Fibertack SA Hot Ply, Fibertack SA Polybase; **Mechanically Fastened:** Fibertack SA Nailbase, Fiberglass Base Sheet, Fibertack, Base 28, All Weather Fiberglass Base Sheet, Fiberglass Premium Ply Sheet Type III, Fibertack Venting Base Sheet or Granular cap.
- **Ply: Hot Asphalt Applied:** All Weather Fiberglass Base Sheet, Glassbase Base Sheet, Fiberglass Base Sheet, Fibertack Base 28, Fibertack Poly SMS Base Sheet, Fibertack Ultra Poly SMS Base Sheet, Fiberglass Ply Sheet Type IV, Fiberglass Premium Ply Sheet Type IV; **Heat Welded:** Fibertack Base 28, T or Fibertack Ultra Poly SMS; **Self-Adhered:** Black Diamond Base Sheet, Fibertack Ultra Glass SA, Fibertack SA Hot Ply, Fibertack SA Polybase.
- **Cap: Hot Asphalt Applied:** Fibertack SMS, Fibertack SMS CoolStar, Fibertack Premium SMS, Fibertack Premium SMS CoolStar, Fibertack FR-P, Fibertack FR-P CoolStar, Fibertack Premium FR-P, Fibertack Premium FR-P CoolStar, Fibertack FR Cap 50, Fibertack FR Cap 50 CoolStar, Fibertack Cap 50, Fibertack Cap 50 CoolStar, Fibertack GTA, Fibertack GTA CoolStar, Fibertack Premium GTA, Fibertack Premium GTA CoolStar, Fibertack GTA FR, Fibertack GTA FR CoolStar, Fibertack GTS, Fibertack GTS CoolStar, Fibertack FR Cap 50 T, Fibertack FR Cap 50 T CoolStar; **Self-Adhered:** Fibertack FR-P, Fibertack FR-P CoolStar, Fibertack SA Cap FR, Fibertack SA Cap FR CoolStar.

[b] Unless otherwise noted, fasteners and plates must be as noted in [c].

[c] Minimum polyisocyanurate insulation boards must have a minimum 4 x 8 in dimensions. Insulation Adhesive Application Rates are as follows: Unless otherwise manufacturer published installation instructions for further details:

- Hot applied at 25-30 lb/square
- Dry Dryblend, Insta-Stik applied in ½ to 1 inch diameter beads spaced max. 12" o.c.
- Auto Minimum Powder Foam Adhesive applied in ½ inch wide strips spaced max. 12" o.c.
- Auto Minimum One-Step Foamable Adhesive applied in ½ inch diameter beads spaced max. 12" o.c.
- Auto Minimum Polyurethane Foam Adhesive applied in ½ to ½ inch wide beads spaced max. 12" o.c. (for use with insulation)
- Manual No. #1 Modified Bitumen Adhesive Brush Grade applied in full coverage in approximately 75 gallons per square. (for use with insulation)
- CertainTeed FirstBond Black Spray adhesive applied in full coverage in approximately 75 gallons per square. (for use with insulation)
- DMS Dryblend 888 applied in ½ inch diameter beads spaced max. 12" o.c.
- KCP Adhesives & Sealants, Inc. CR-22 spray applied in continuous 2 inch wide fillets square max. 12" o.c.
- Hydrotech Protecto applied at a rate of 350 to 400 ml per gallon or ½ to ½ inch diameter beads spaced max. 12" o.c.
- Henry Bonsal's BBS Adhesive applied at a rate 1.5 gallons per 100 ft²(for use with insulation)

[d] Mechanical fastening requirements must comply with ASTM C1289, Type I or Type II. Perlite insulation must comply with ASTM C728. Wood fastening requirements must comply with ASTM D1761.

TABLE 4—INSULATION AND BASE SHEET FASTENERS AND PLATES

DECK TYPE	ATTACHING	FASTENER	PLATE
Steel or Wood	Insulation, Cover Board or Base Sheet	DPS Insul-Fast® 12, 14 or 410	Galvanized Galvalume Steel 3" Round or Gibraltar Galvanized Steel Disc
		DMS Insulation or Insulation Only	DMS 3" Galvanized Steel Plate or DMS 3 in. Galvanized Galvalume Plate
		DMS 410 or 414 Fastener	DMS Anchor Plate, Anchor Plate Bottom or Flat Bottom Metal Plate
		Acorn® Tubular SP Fastener, Tubular #12 SP Fastener, Pro-Fast #12 Tubular #14 HD Fastener	Metech/Tubular 3" Metal Insulation Plate, FirstTool 3" Insulation Plate
		Acorn® Tubular #12 DPM Fastener	Metech/Tubular 3" Recessed Metal Insulation Plate
		CertainTeed FirstFast #12 or #14	CertainTeed FirstFast 3" Insulation Plate or FirstFast 3" Recessed Plate
		Roofmaster Cap Nails	None
Concrete	Insulation, Cover Board or Base Sheet	DPS Insul-Fast® 14 or Cast-Tack	Galvanized Galvalume Steel 3" Round or Gibraltar Galvanized Steel Disc
		DMS Insulation Only or SD-10	DMS 3" Galvanized Steel Plate or DMS 3 in. Galvanized Plate
		DMS #14 Fastener	DMS Anchor Plate, Anchor Plate Bottom or Flat Bottom Metal Plate
		Acorn® Tubular #14 HD Fastener	Metech/Tubular 3" Metal Insulation Plate
		Acorn® Tubular #12 DPM Fastener	Metech/Tubular 3" Recessed Metal Insulation Plate
		CertainTeed FirstFast #14	CertainTeed FirstFast 3" Insulation Plate
Concrete or steel	Steel Sheet	Metech Tru-Fast #15 EHD	Metech Tru-Fast 2-4" Barbed Metal Seam Plates
Concrete or steel	Steel Sheet	Metech PM-80 Specialized Fastener	Plate included/sold with the PM-80 Specialized Fastener
Tectum II Plank (sealed with [illegible]) or equivalent roofing substrate	Base Sheet	Simplex® Tectum Insulation Low Velocity or Tect (sic) Stick	None
Steel	Insulation	DPS Insul-Fast® 12	Galvanized Galvanized Steel Hex Plate
Steel	Cover Board	CertainTeed FirstFast #12	CertainTeed Plate FirstFast® Insulation Plate

ICC-ES Evaluation Report

ESR-1388 City of LA Supplement

Reissued May 2025
Revised September 2025
This report is subject to renewal May 2026.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 — A Subsidiary of the International Code Council®

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 52 00—Modified Bituminous Sheet Roofing

REPORT HOLDER:

CERTAINTEED LLC

EVALUATION SUBJECT:

CERTAINTEED FLINTLASTIC MODIFIED BITUMEN ROOF COVERING SYSTEM

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to consider that the CertainTeed Flintlastic modified bitumen roof covering membranes, described in ICC-ES evaluation report ESR-1388, has also been evaluated for compliance with the codes noted below as adopted by the Los Angeles Department of Building and Safety (LADBS).

Applicable code editions:

- 2023 City of Los Angeles Building Code (LABC)
- 2023 City of Los Angeles Residential Code (LARC)

2.0 CONCLUSIONS

The CertainTeed Flintlastic modified bitumen roof covering membranes, described in Sections 2.0 through 7.0 of the evaluation report ESR-1388, complies with the LABC Chapter 15 and the LARC Chapter 9, and are subject to the conditions of use described in this supplement.

3.0 CONDITIONS OF USE

The CertainTeed Flintlastic modified bitumen roof covering membranes described in the evaluation report supplement must comply with all of the following conditions:

- All applicable sections in the evaluation report ESR-1388.
- The design, installation, conditions of use and identification of the CertainTeed Flintlastic modified bitumen roof covering membranes are in accordance with the 2021 International Building Code® (IBC) and 2021 International Residential Code® (IRC) provisions, as applicable, noted in the evaluation report ESR-1388.
- The design, installation and inspection are in accordance with additional requirements of LABC Chapters 16 and 17, as applicable.
- The CertainTeed Flintlastic modified bitumen roof covering membranes must not be installed over existing the roofs, metal roofs, wood shakes or wood shingles in accordance with LABC Section 1512.3.
- The installation of the CertainTeed Flintlastic [illegible] Angeles Information Bulletin P/BC 2020-16, "D[illegible]
- Reroofing applications must comply with LABC [illegible] exists, a minimum of 15/32 in. plywood shall be [illegible]
- Where moderate or heavy foot traffic occurs for [illegible]
- The Building Inspector shall be notified 24 hour[illegible]

This supplement expires concurrently with the evalu[illegible]

Copyright © 2025 ICC Evaluation Service, LLC. All rights reserved.

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LABC Section IR J107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY INDICATED ON EACH DRAWING. © 2025 LA LOT

OWNER:
OWNER
JASON BERTA

14237 W EWRIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

ESRC 1388 TABLE F & DECK ASSEMBLY METHOD

A3.5

25 NOV. 2025

EverGuard® TPO Membrane

45, 60, 80

Durable. Efficient. Proven.

GAF sheet flashing/pitch pocket (TPO). Our EverGuard® TPO membrane combination has consistently emerged as the durable, fast and safe of the roofing systems with more than 5 billion square feet. EverGuard® TPO offers heat-life durability, UV reflectivity, and heat-weldable properties. It's inherently fungus resistant and flexible without using plasticizers. Available in colorful and minimum thicknesses.

Competitive pricing and a 20-plus year track record for performance make TPO the fastest-growing option in the commercial roofing industry and specialized flashing from GAF. Building a right value and GAF release only to GAF's unmatched technical support.

Installation:

EverGuard® TPO is suitable for all types of single-ply systems.

- **Mechanically Attached** — for a quick and cost-effective system that can be installed practically year-round.
- **Insulation Welded** — can be installed without using adhesives and installed practically year-round. Suitable for flat-white or gray-colored length (in an adhered system).
- **Adhered** — can be installed with EverGuard® TPO sheet (gray), EverGuard® TPO Black (gray-white), EverGuard® TPO Lap VOC Bonding Adhesive, EverGuard® TPO Bonding Adhesive or EverGuard® TPO Bonding Adhesive for the smoothed substrate.

MADE IN THE U.S.A.

Features:

EverGuard® TPO offers the following:

- Virtually 0 to 4 times the industry standard, depending on thickness (ASTM D6878 weather resistance test).
- Clean guarantee for applied sheets up to 20 years for 96 mil, 15 years for 60 mil, and 10 years for 45 mil.
- Available in 12 wide to cover more area with fewer rolls and seams.
- Allows for heat-welded seams that provide greater seam strength to hands and other seams.
- Creates a highly reflective cool roof to shield roof from heat and energy costs.

TPO Field Study:

As a relatively new roof technology, TPO membranes are proven roofing in top roofing. Common reinforced TPO systems started approaching 20-year marks, and unbuilt and developed EverGuard® TPO samples across the United States. We found & fit to add TPO tools to be performing well and in most applications, meeting the current ASTM D 6878-10 requirements for new membranes. Download the study from GAF now.

Help keep the membrane clean during installation

EverGuard® TPO 60 mil and 80 mil smooth and EverGuard® Fleece-back 60 mil membranes are available with **Membrane Guard Temporary Dirt Blocking Film** — a thermoplastic protective sheet adhered to select GAF EverGuard® TPO membranes using a solid modified bitumen-based adhesive. This film is designed to be left on during installation of the roof until to be removed after installation is completed — up to 90 days after installation. One EverGuard® TPO covered "MPF Membrane" sheet (only non-fleece-back) film includes the factory.

Accessories:

EverGuard® TPO Accessories (Optional Accessories) provide durability and aesthetics. Depending on thickness (ASTM D6878 weather resistance test).

- Clean guarantee for applied sheets up to 20 years for 96 mil, 15 years for 60 mil, and 10 years for 45 mil.
- Available in 12 wide to cover more area with fewer rolls and seams.
- Allows for heat-welded seams that provide greater seam strength to hands and other seams.
- Creates a highly reflective cool roof to shield roof from heat and energy costs.

TPO Field Study:

As a relatively new roof technology, TPO membranes are proven roofing in top roofing. Common reinforced TPO systems started approaching 20-year marks, and unbuilt and developed EverGuard® TPO samples across the United States. We found & fit to add TPO tools to be performing well and in most applications, meeting the current ASTM D 6878-10 requirements for new membranes. Download the study from GAF now.

For additional information, contact GAF Design Services at 1-877-423-7663 or designservices@gaf.com

We protect what matters most®

EverGuard® TPO Membrane

45, 60, 80

Physical Properties (ASTM D6878)

Type	ASTM Test Method	ASTM D 6878 Minimum	EverGuard® TPO Test Values (approx.)*		
			45 mil	60 mil	80 mil
TPO Membrane Thickness	ASTM D751	0.036"	0.045" (1.14 mm)	0.060" (1.52 mm)	0.080" (2.03 mm)
Thickness over Scrim	ASTM D638	0.015"	16.8 mil (nominal)	24.1 mil (nominal)	31.4 mil (nominal)
Breaking Strength	ASTM D751 MD	250 lbf	1100 lbf (4.9 kN) (489 psi) (3.4 MPa)	1400 lbf (6.2 kN) (467 psi) (3.2 MPa)	1800 lbf (8.0 kN) (450 psi) (3.1 MPa)
Elongation at Break	ASTM D751	15%	20%	20%	20%
Tear Resistance	ASTM D751 (6" x 6" sample)	50 lbf	60 lbf (0.27 kN) (1334 N) (134 kg)	75 lbf (0.33 kN) (1334 N) (134 kg)	100 lbf (0.45 kN) (1335 N) (135 kg)
Softening Point	ASTM D1525	250°F	400°F	400°F	400°F
Seam Strength	ASTM D751	90% (Seam Strength / Breaking Strength)	See seam strength chart at 10 psi pressure	See seam strength chart at 10 psi pressure	See seam strength chart at 10 psi pressure
Accelerated Weathering	ASTM D5820	1,000 hours (500 h) (Type I) (1.2 MJ/m²) 0.5 mm exposure	Pass	Pass	Pass
Resistance to Fungi	—	Time exposure of ASTM D6878-10 weathering test	Pass	Pass	Pass
Cold Temperature Flexibility	ASTM D2137	-25°F	-35°F	-35°F	-35°F
Heat Aging	ASTM D471	-25°	0.1%	0.1%	0.1%
Puncture Resistance	ASTM D751	40 lbf	105 lbf (nominal value) (471 N) (48 kg)	145 lbf (nominal value) (644 N) (66 kg)	185 lbf (nominal value) (823 N) (84 kg)
Hydrostatic Resistance	ASTM D751	300 psi (2.1 MPa) (No leaks)	>300 psi (>2.1 MPa) (no leaks)	>300 psi (>2.1 MPa) (no leaks)	>300 psi (>2.1 MPa) (no leaks)
Air Permeance	ASTM E2178	—	0.02 L/(s · m²)	0.02 L/(s · m²)	0.02 L/(s · m²)

* Values represent approximate and typical manufacturing specifications and are not a guarantee. Actual values may vary. Contact GAF Technical Services at 800.766.3411 or www.GAF.com for current specifications.

Additional Physical Properties

Heat Reflectance	CRRC SR (3-Year Aged)	Initial (Aged)	0.79 (0.71)	0.79 (0.71)	0.79 (0.71)
Emissivity	ASTM E408	Initial (Aged)	>0.85 (>0.85)	>0.85 (>0.85)	>0.85 (>0.85)
Discoloration			0.02 (0.02)	0.02 (0.02)	0.02 (0.02)
Heat Reflectance	Cool Roof Rating Council (CRRC)	Initial	0.79	0.79	0.79
Emissivity		Initial	>0.85	>0.85	>0.85

Sustainability Ratings/Certifications

Color	Solid Product Use	Solar Reflectance (ASTM C1549)	Thermal Emittance (ASTM C1371)	Solar Reflectance Index (ASTM E1980)	Solar Reflectance (ASTM C1549)	Thermal Emittance (ASTM C1371)	Solar Reflectance Index (ASTM E1980)
White	EverGuard	0.79	0.85	94	0.69	0.85	81
Gray-Green	EverGuard	0.73	0.87	88	0.61	0.85	73
Gray-Blue	EverGuard	0.72	0.85	86	0.61	0.85	73

LEED Information

Recycled Content Contribution	Post-Consumer 0%, Post-Consumer 0%, Pre-Consumer 0%, Total Recycled 0%

For additional information, contact GAF Design Services at 1-877-423-7663 or designservices@gaf.com

We protect what matters most®

EverGuard® TPO Membrane

45, 60, 80

Applicable Standards/Approvals

Miami-Dade County Product Control Approval	Miami-Dade County Product Control Approval	UL Classification Report UL DIRECTORY
FM APPROVED	FM Approved (refer to www.fmglobal.com for current specifications)	Meets or exceeds the requirements of ASTM D6878
UL CLASSIFIED	Classified by UL in accordance with ANSI/UL 790, Standard for Test Methods for Fire Tests of Roof Coverings	Meets or exceeds the requirements of the Texas Department of Insurance

Product Data

Roll Size	EverGuard® TPO 45	EverGuard® TPO 60	EverGuard® TPO 80
Roll Dimensions	10'4 mil* (3.05 x 46.0 m) 1,200 sq. ft. (111.5 square)	10' (3.05 x 46.0 m) 1,200 sq. ft. (111.5 square)	10'4 mil* (3.05 x 46.0 m) 1,200 sq. ft. (111.5 square)
Roll Weight (Nominal)	67 lb. (30.4 kg)	84 lb. (38 kg)	104 lb. (47.2 kg)
Roll Volume	81 in (206 x 23.8 in) (2.06 m x 0.605 m)	81 in (206 x 23.8 in) (2.06 m x 0.605 m)	81 in (206 x 23.8 in) (2.06 m x 0.605 m)
Roll Weight (Nominal)	200 lb. (91 kg)	200 lb. (91 kg)	200 lb. (91 kg)
Roll Volume	1 in (2.54 cm)	1 in (2.54 cm)	1 in (2.54 cm)
Roll Weight (Nominal)	67 lb. (30 kg)	84 lb. (38 kg)	104 lb. (47.2 kg)
Roll Size	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (93.1 sq. m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (93.1 sq. m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (93.1 sq. m)
Roll Weight (Nominal)	70 lb. (31 kg)	90 lb. (40 kg)	110 lb. (50 kg)
Roll Size	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (93.1 sq. m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (93.1 sq. m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (93.1 sq. m)
Roll Weight (Nominal)	70 lb. (31 kg)	90 lb. (40 kg)	110 lb. (50 kg)

Product Data Cont.

Colors	White (gray), Green (gray), Gray (gray), Tan (gray), Blue (gray), Sand Beige (gray), Black (gray), Gray-Green (gray), Gray-Blue (gray), Gray-Tan (gray), Gray-Black (gray), Green-Green (gray), Green-Blue (gray), Green-Tan (gray), Green-Black (gray), Blue-Tan (gray), Blue-Black (gray), Tan-Black (gray), Tan-Tan (gray), Black-Black (gray)
Storage	Store on pallets or a smooth, dry, clean, flat surface (above 50°F (10°C)).
Safety Warning	Membrane contains heavy duty scrim. Use caution when handling.

For additional information, contact GAF Design Services at 1-877-423-7663 or designservices@gaf.com

We protect what matters most®

CRRC PRODUCT ID	TYPE	APPLICATION: APPROVAL DATE
0676-0001	SINGLE PLY	DEC. 26TH, 2018
MANUFACTURE	COLOR	MANUFACTURE CONTACT
GAF	BRIGHT WHITE	GAF TECHNICAL SERVICES 800.766.3411 https://www.GAF.com/
MODEL	BRAND	SLOPE
TPO (WHITE)	EVERGUARD®	LOW

RADIATIVE PROPERTIES	INITIAL	3 YEARS
SOLAR REFLECTANCE	0.76	0.68
THERMAL EMITTANCE	0.90	0.83
SRI	94	81

EVERGUARD TPO | NO SCALE | 01

CrystaLite, Inc. : Series 1100 Smoke Vent

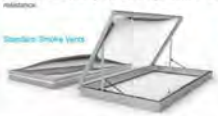
MADE IN AMERICA

Smoke and Heat Vents

CrystaLite's Smoke and Heat Vents allow for the release of rising heat, smoke, and other harmful gases during the event of a fire. Smoke vents are a vital aid for firefighters extinguishing a building fire - and greatly improve visibility during and after a fire, which is crucial for search and rescue.

Framing members are made with aircraft grade 6063-T5 aluminum with welded corners on internal and external framing members which provides maximum durability and a weather tight enclosure - and consists of all stainless steel components for superior corrosion resistance.

Standard Smoke Vents



UL 793 CERTIFIED

Double Lid Smoke Vents

- UL 793 Listed fusible links. Available in: 135, 165, 212, 280, 360, 370 and 286 degrees F.
- Exterior manual release lanyard included.
- Interior release lanyards are also available upon request.
- Interior fall protection screens available.
- Dynamic (Impact) Load Test - 800 lbs
- Static Load Test - 1,000 lbs.
- Single Lid - Double Dome Glazing

Double Dome Glazing

Glazing Inside Outer Dome - complies with the following:

- Rate of Burn per ASTM D 635: CC1 classification
- ICC-ES listings as CC1 approved plastic complying with Section 2606.4 of the IBC
- ANSI Z97.1 Safety Glazing Requirements
- Miami-Dade County Product Notice of Acceptance-Plastics
- Lightweathering plastic in accordance with Section 2606 of the IBC
- Weathering data in accordance to ICC-ES AC19.

Inner Dome complies with the following:

- ICC-ES listings as CC2 approved plastic complying with Section 2606.4 of the IBC
- ANSI Z97.1 Safety Glazing Requirements
- Underwriter Laboratories (UL) listings as UL 94HB and UL746 Compliant
- Miami-Dade County Product Notice of Acceptance-Plastics
- ASTM D-4802 III-1 Plastics

- Listed and Certified to UL 793
  - 250 full stroke cycle testing without damage
  - 150 cycle (50 psf) wind uplift load - 5 time cycle without damage
  - Operates with additional 164 lb uniform static snow load
  - Unscreened inter dynamic 120 lb. drop bag impact from a height of 6 feet
  - Class 30 and Class 60 cold system rating
- UL 33 Listed fusible links. Available in: 135, 165, 212, 280, 360, 370 and 286 degrees F.
- Exterior manual release lanyard included.
- Interior release lanyards are also available upon request.
- Interior fall protection screens available.
- Dynamic (Impact) Load Test - 800 lbs
- Static Load Test - 1,000 lbs
- Double Lid Lid - Double Dome Glazing

NFRC - Energy Performance Properties

Tested in accordance to ASTM C 1363 per NFRC requirements. NFRC 201 procedures, and ASTM E 972 / ASTM E 1084.

Inner Dome Glazing

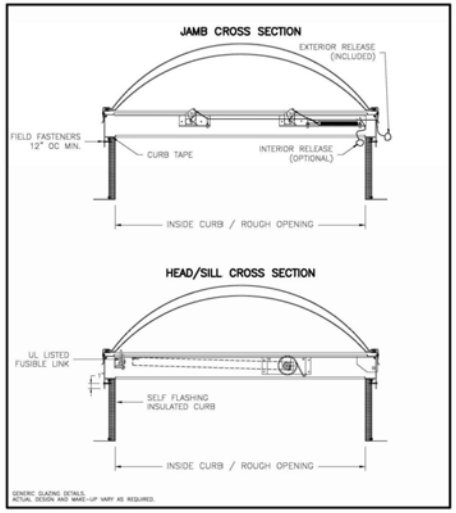
	U-Factor	SHGC	VT
Clear / Clear	0.85	0.79	0.77
White / Clear	0.80	0.58	0.49

Mounting Options

- Curb Mount - Standard
- Self Flashing Insulated Curb - Available
- Fall Protection Safety Grids - Available

Crystalite, Inc. | www.CrystaLite.com | T: 888-886-9487 | Page 1

SMOKE AND HEAT VENT CUT SHEET | NO SCALE | 03



Crystalite

Series 1100 Smoke Vent with Self Flashing Insulated Curb

BUR Base-Ply & Inter-Ply Sheet

Tri-Ply® Ply4 Ply Sheet

ITEM CODE: 3193

Description:

Uses:

Advantages:

Storage and Handling:

Visit gaf.com

Testing and Approvals:

Product Specifications

ASTM D2178, TYPE IV

Unit Size	1 Square (100 sq. ft.)
Roll Dimensions	39" x 39' (1 m x 11.9 m)
Roll Weight	39 lbs. (17.7 kg)
Roll Volume	1 in (2.54 cm)
Roll Weight	39 lbs. (17.7 kg)
Roll Size	39" x 39' (1 m x 11.9 m)
Roll Weight	39 lbs. (17.7 kg)
Roll Size	39" x 39' (1 m x 11.9 m)
Roll Weight	39 lbs. (17.7 kg)
Roll Size	39" x 39' (1 m x 11.9 m)
Roll Weight	39 lbs. (17.7 kg)
Roll Size	39" x 39' (1 m x 11.9 m)
Roll Weight	39 lbs. (17.7 kg)
Roll Size	39" x 39' (1 m x 11.9 m)
Roll Weight	39 lbs. (17.7 kg)

Physical Properties

PROPERTY	STANDARD MINIMUM VALUE	GAF VALUE
Tear Strength (Longitudinal)	40 lbf	50
Tear Strength (Transverse)	40 lbf	50
Tensile Strength (Longitudinal)	40 lbf	50
Tensile Strength (Transverse)	40 lbf	50
Elongation (Longitudinal)	40 lbf	50
Elongation (Transverse)	40 lbf	50
Tear Strength (Longitudinal)	40 lbf	50
Tear Strength (Transverse)	40 lbf	50
Tensile Strength (Longitudinal)	40 lbf	50
Tensile Strength (Transverse)	40 lbf	50
Elongation (Longitudinal)	40 lbf	50
Elongation (Transverse)	40 lbf	50

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.2107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

TRIPLY DATA SHEET | NO SCALE | 02

THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY PRODUCED ON EACH DRAWING. - © 2025 LA LOT

OWNER:
OWNER
JASON BERTA

14237 W ERWIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

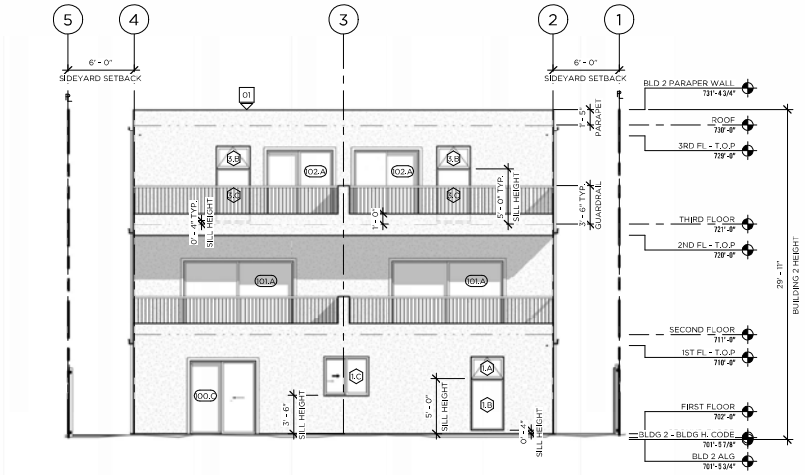
W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

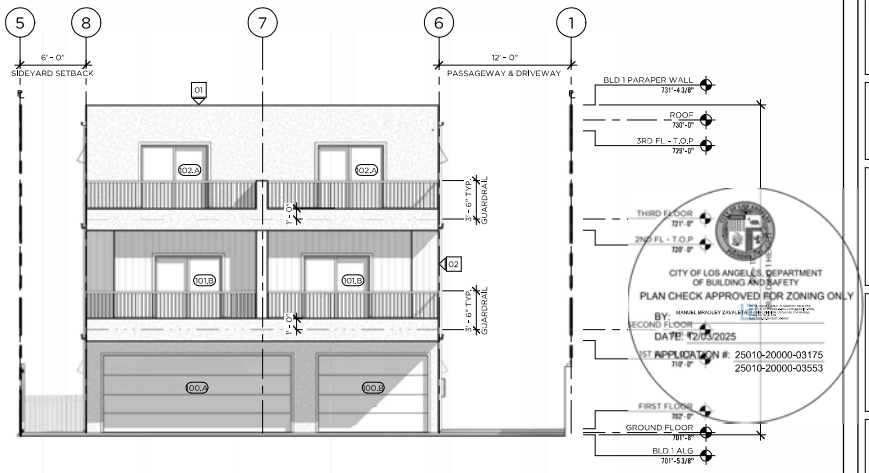
ROLLED ROOF, UNDERLAYMENT, & VENT ROOF SPEC. DOCS

A3.6

25 NOV. 2025

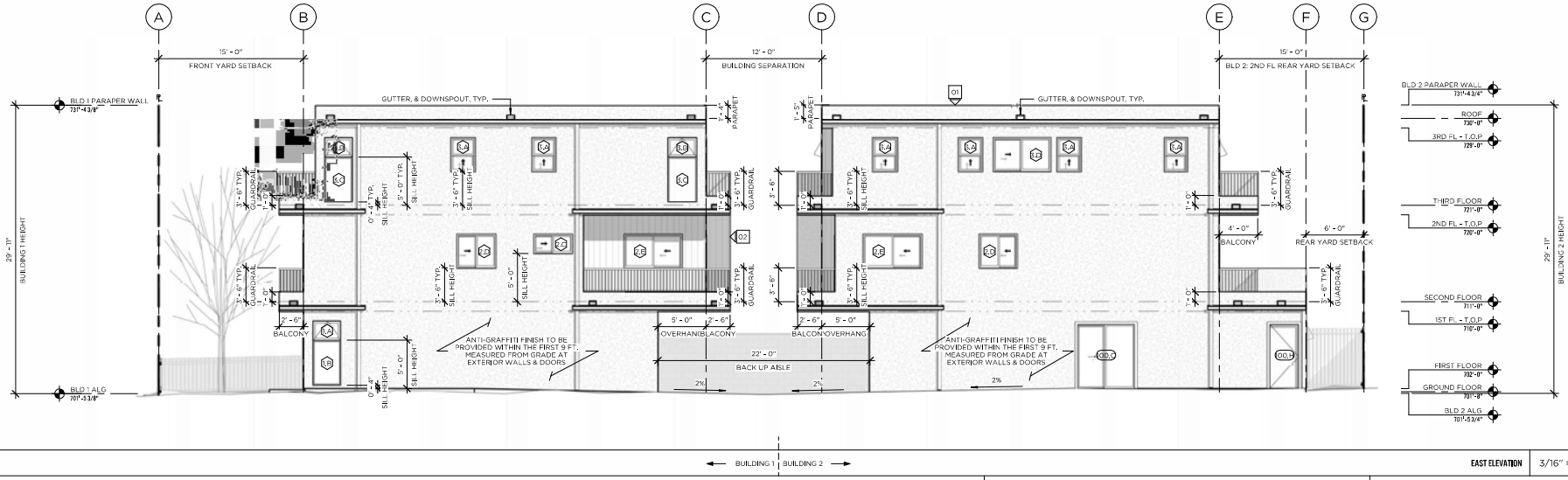


BUILDING 2 NORTH ELEVATION | 3/16" = 1'-0" | 04



CITY OF LOS ANGELES, DEPARTMENT OF BUILDING AND SAFETY
PLAN CHECK APPROVED FOR ZONING ONLY
BY: MANUEL BRADLEY ZAVALA
DATE: 12/16/2025
APPLICATION #: 25010-20000-03175
25010-20000-03553

BUILDING 1 NORTH ELEVATION | 3/16" = 1'-0" | 01



BUILDING 1 | BUILDING 2

EAST ELEVATION | 3/16" = 1'-0" | 02

NOTES:

A. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO OWNER FOR ALL INTERIOR MILLWORK, CROWN AND BASE MOLDINGS, DOOR AND WINDOW TRIM PRIOR TO FABRICATION OR PROCUREMENT
B. PROVIDE HARDWIRED AND BATTERY BACK UP COMBINATION CARBON MONOXIDE/SMOKE DETECTORS
C. BATHROOM EXHAUST VENT/FAN SHALL BE ENERGY STAR COMPLIANT & BE DUCTED TO THE OUTSIDE. SPECIALTY CONTRACTOR TO PROVIDE SPECIFICATION SHEET FOR VERIFICATION
D. ALL APPLIANCES, FIXTURES, FINISHES, AND ACCESSORIES SHALL BE PRE-SELECTED BY OWNER. CONTRACTOR TO VERIFY DIMENSIONS AND PRICING PRIOR TO PROCUREMENT
E. WALL COVERINGS SHALL BE TILE OR APPROVED EQUAL TO UNDERSIDE OF GYPSUM WALLBOARD CEILING/SOFFITS AT SHOWERS AND OR AT TUBS WITH SHOWERS. GLASS SHOWERS SHALL BE TEMPERED
F. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED
G. PROVIDE 1" CLEARANCE BETWEEN INSULATION & PLYWOOD SHEATHING PER CRC 806.3 & 806.5
H. GARAGE FLOOR SURFACES SHALL BE OF AN APPROVED NON-COMBUSTIBLE MATERIAL, AND THE AREA USED TO PARK VEHICLES SHALL BE SLOPED TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY PER R309.1
I. THE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT BY A MIN OF 1HR FIRE RATED WALL

NOTE | NO SCALE | 05

01 EXTERIOR WALLS TO BE COVERED W. 7/8" THK. STUCCO OVER LATH, HOUSE WRAP 1/2" CDX PLYWOOD OR O.S.B.-U.N.O.

01 EXTERIOR WALLS TO BE COVERED W. 3/4" THK. SIDING OVER HOUSE WRAP & 1/2" CDX PLYWOOD OR O.S.B.-U.N.O.

MATERAL NOTE | NO SCALE | 03

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

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

By: RAPHAEL ROSAS Date: 12/16/2025

Application No./Permit No.: 25010-20000-03175, 25010-20000-03553

- This set of plans MUST be at the job site during construction.
- It is unlawful to alter, change, or deviate from these plans.
- The stamping of this plan SHALL NOT constitute approval of violation of any provisions of any Ordinance or Law.
- SEPARATE permits are required for BUILDING, ELECTRICAL, PLUMBING, FIRE SPRINKLERS, ELEVATOR, HVAC, unless this permit was issued as a combination permit for a One or Two Family Dwelling pursuant to LAMC Section IV.R107.2.2 and the work by that trade does not require Plan Check. This approval is only for the items indicated on the permit work description. Other items shown on the plans are NOT included in this approval.

"THESE DRAWINGS, DESIGNS CONCEPTS AND IDEAS ARE THE PROPERTY OF LA LOT ARCHITECTURAL DESIGNS AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT INDICATED HEREIN, AND SHALL NOT BE USED UNLESS PERSONALLY ENDORSED ON EACH DRAWING." © 2025 LA LOT

OWNER:
OWNER
JASON BERTA

14237 W ERWIN ST., VAN NUYS, CA, 91401

DESIGNER:
LA LOT PLANS & PERMITS

1602 BRIDGE ST, LOS ANGELES, CA 90033

ENGINEER:
W.R DESIGN

9900 LAKEWOOD BLVD, SUITE 109, DOWNEY, CA, 90240

PROJ. ADDRESS:
BLDG 1 ADDRESS
UNIT A: 14237
UNIT B: 14237 1/2

BLDG 2 ADDRESS
UNIT C: 14239
UNIT D: 14239 1/4
ADU: 14239 1/2

W ERWIN ST, VAN NUYS, CA 91401

(N) 3 STORY DUPLEX W. ATT. GARAGE + (N) 3 STORY DUPLEX W. ATT. GARAGE & ADU

BUILDING 1 & 2 NORTH ELEVATIONS + EAST ELVATION

A4.0

25 NOV. 2025