

Revisions:

NO.	DESCRIPTION

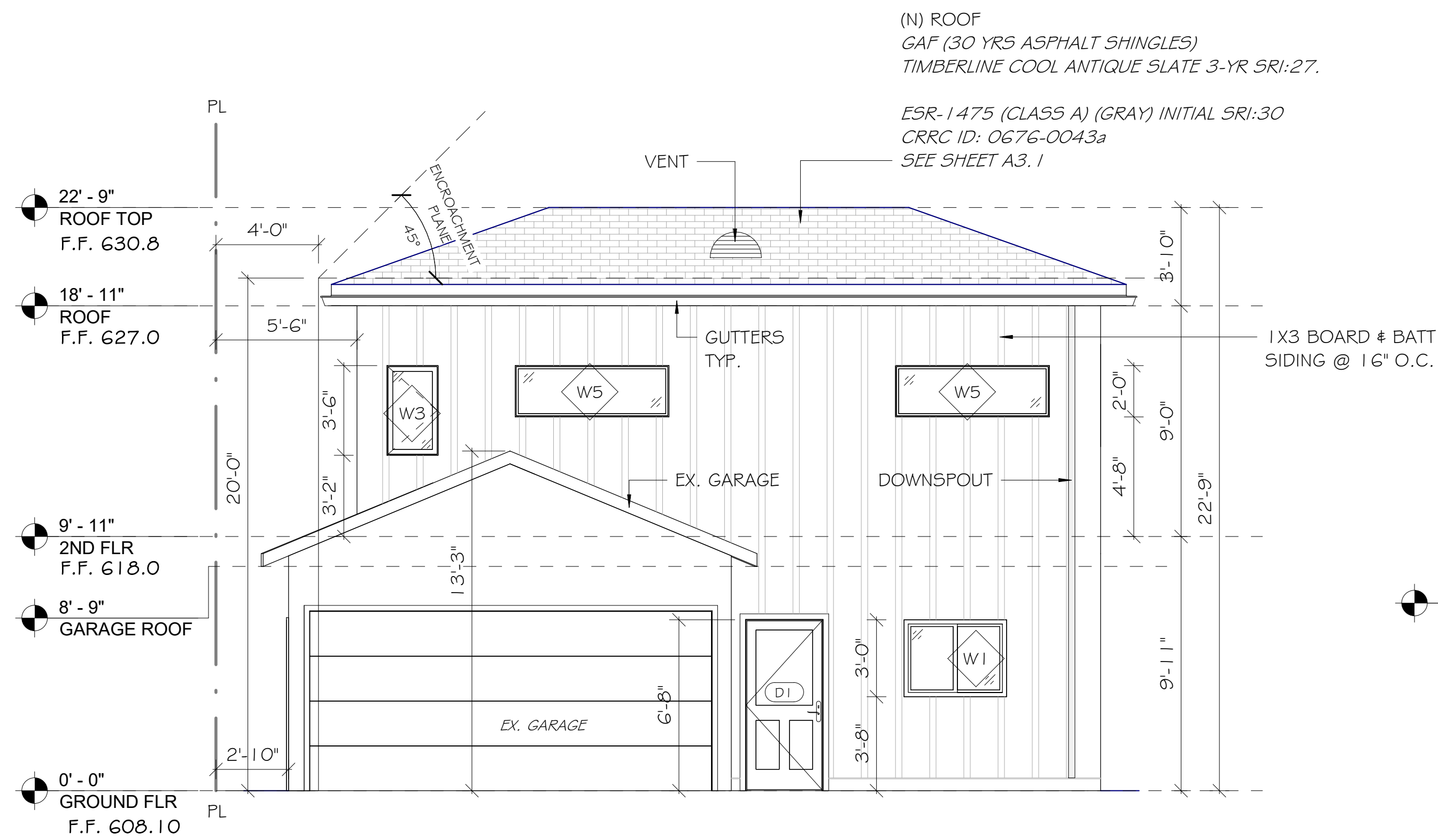
DRAWN BY: NC
CHECKED BY: NC
PROJECT NO.:
DATE: 2024.08.06

Sheet Name

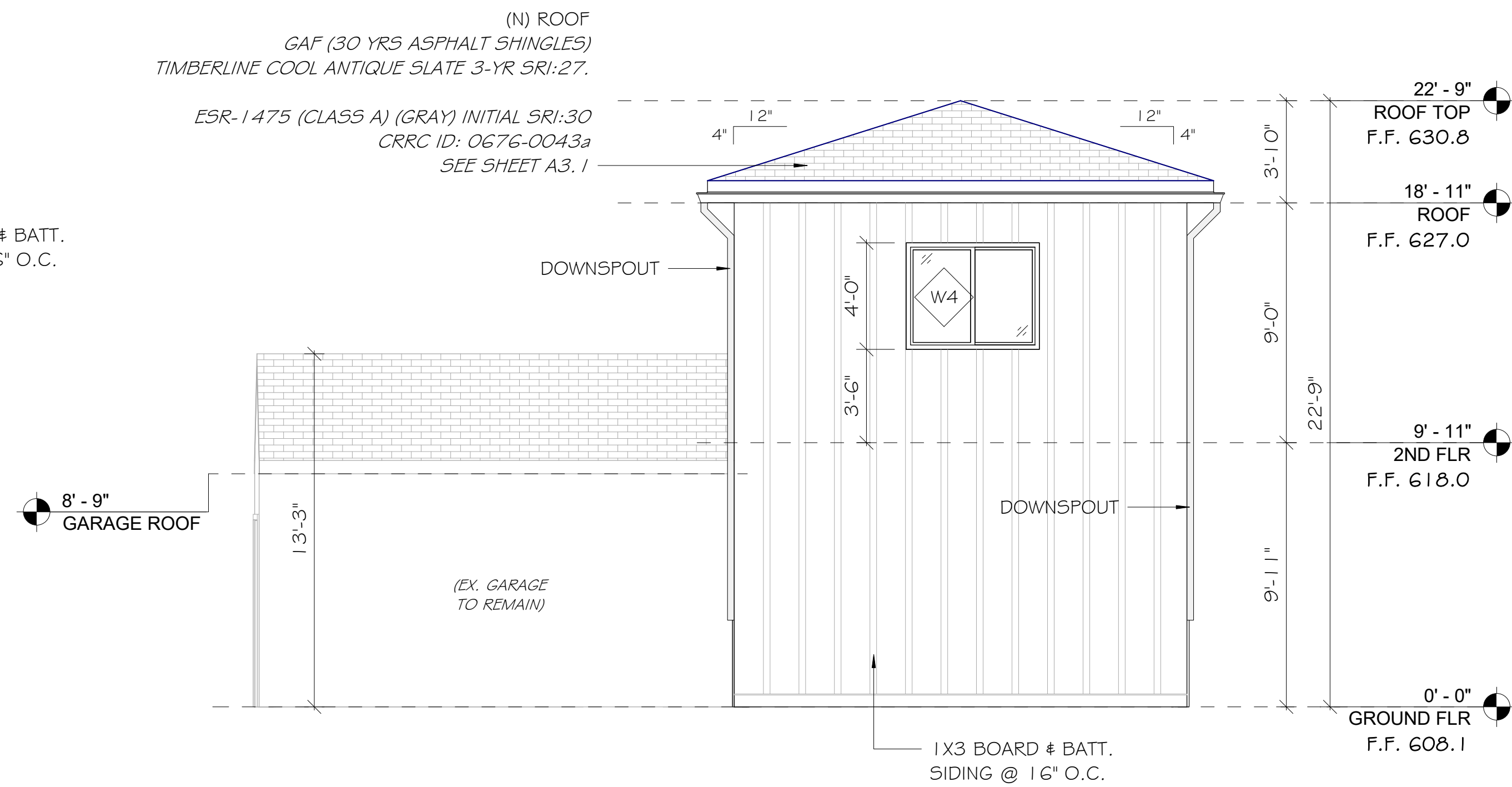
ELEVATIONS

Sheet Number

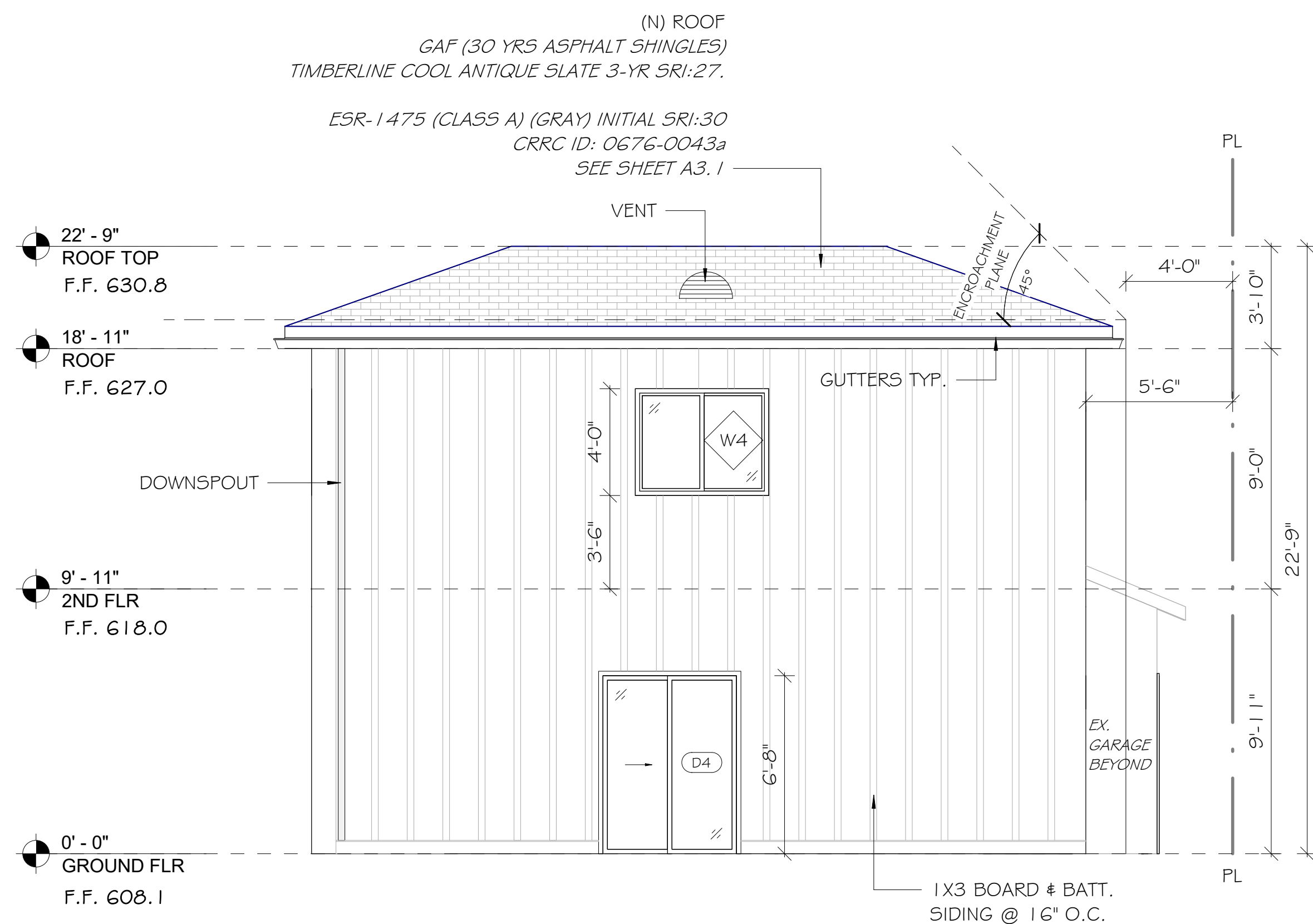
A-6



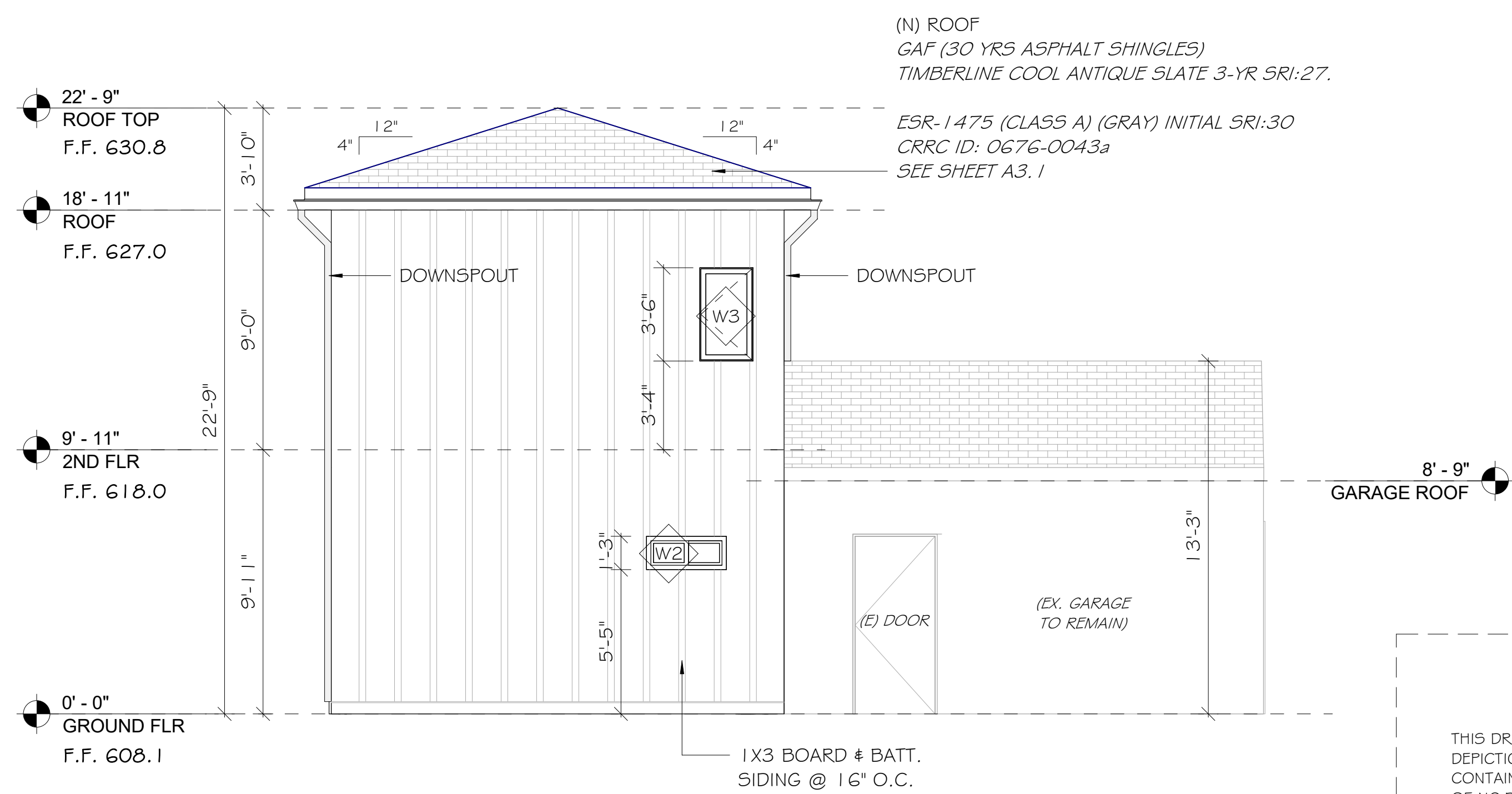
2 EAST ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

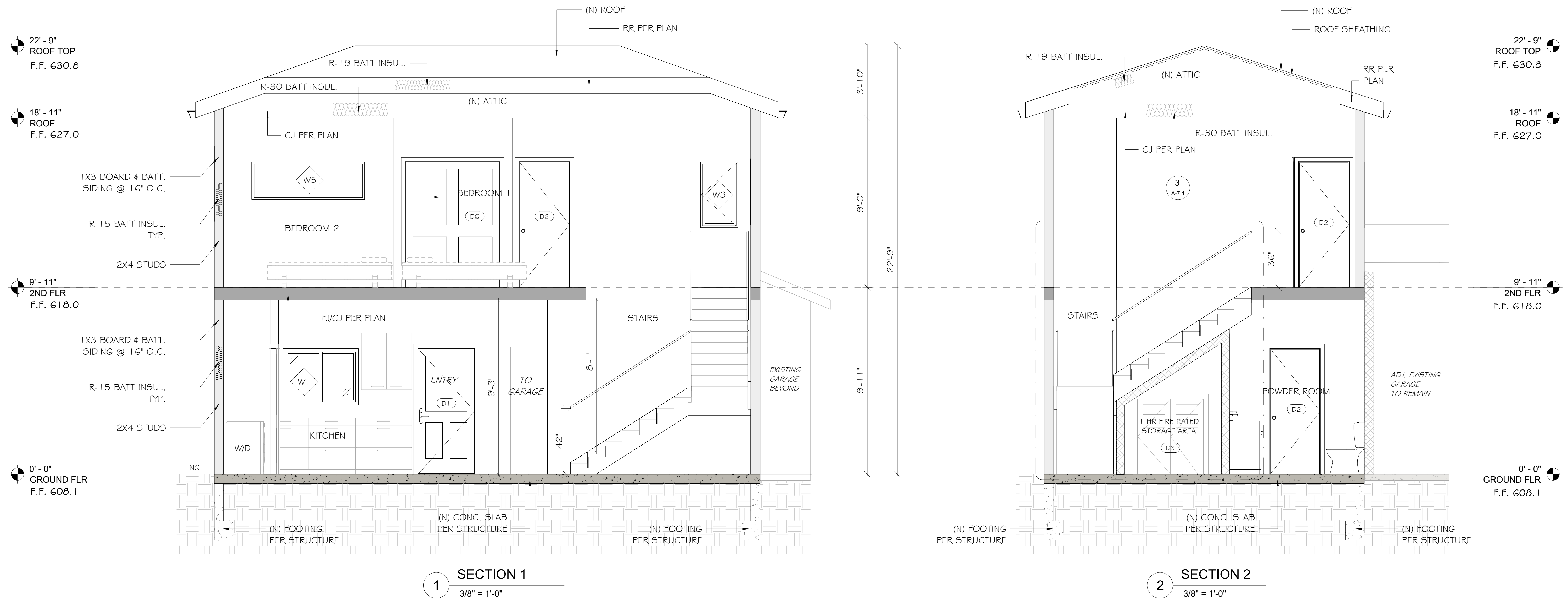


3 SOUTH ELEVATION
1/4" = 1'-0"

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



P.O. BOX 15425
N. HOLLYWOOD, CA
818-564-5834



1 SECTION 1
3/8" = 1'-0"

2 SECTION 2
3/8" = 1'-0"

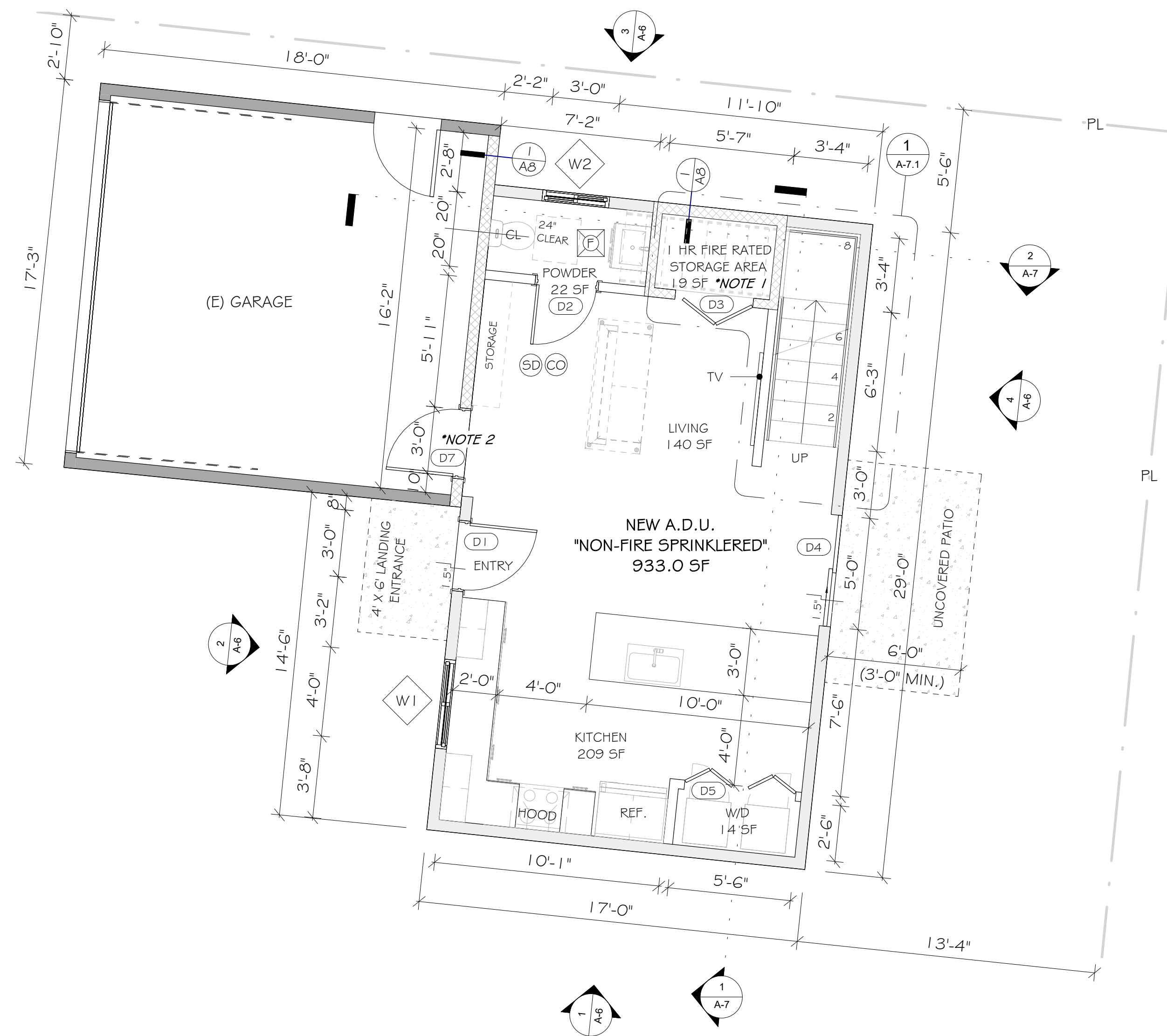
NEW 2-STORY ACCESSORY DWELLING UNIT
LOS ANGELES, CA

Revisions:

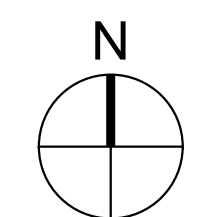
DRAWN BY: NC
CHECKED BY: NC
PROJECT NO.:
DATE: 2024.08.06

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

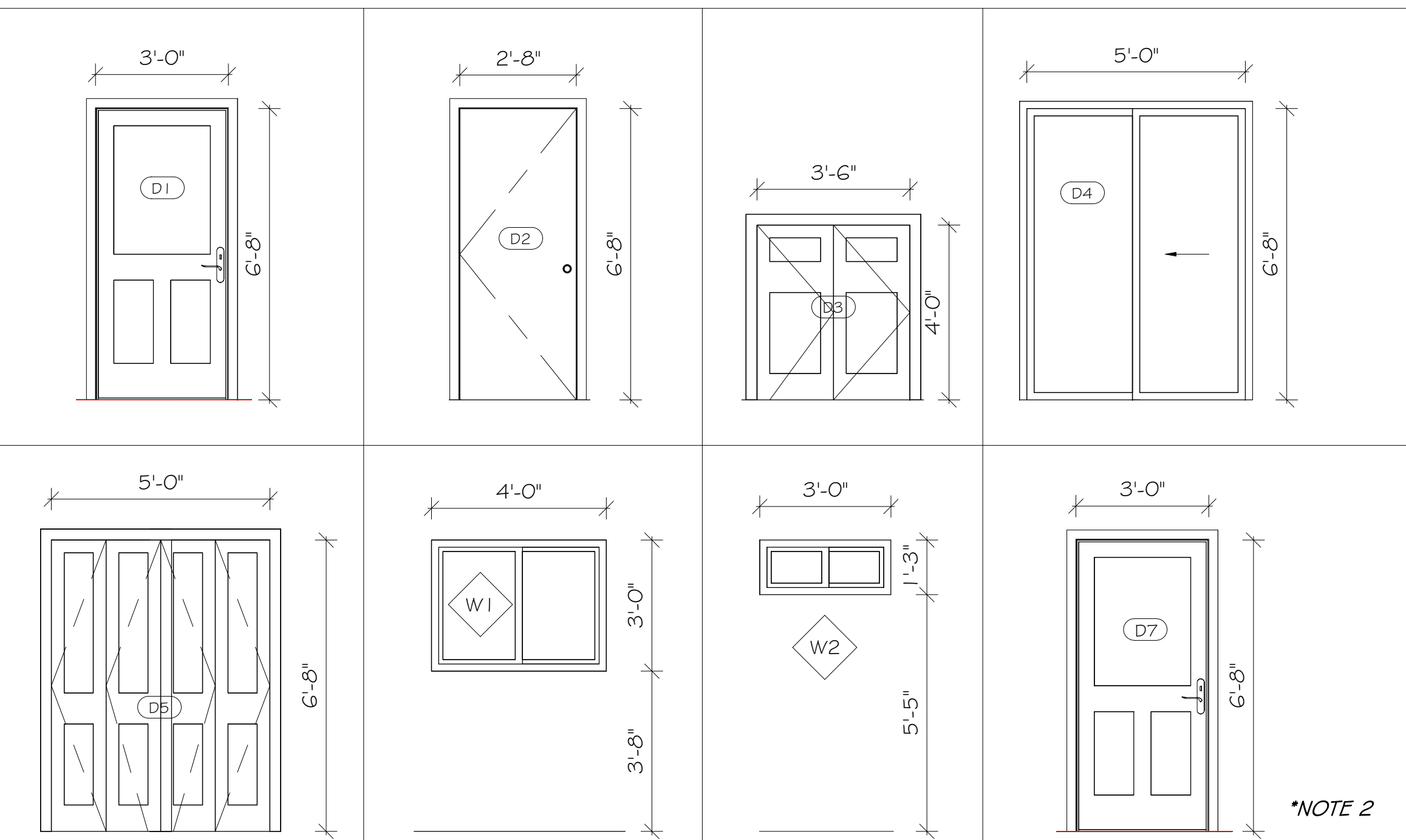
Sheet Name
SECTIONS
Sheet Number



1 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"



DOOR & WINDOW SCHEDULE



SYM.	SIZE (W#H)	TYPE	U-FACTOR	SHGC
(D1)	3'-0" X 6'-8"	EXTERIOR SWING DOOR		
(D2)	2'-8" X 6'-8"	INTERIOR SWING DOOR		
(D3)	3'-6" X 4'-0"	BIFOLD STORAGE DOOR		
(D4)	5'-0" X 6'-8"	SLIDING PATIO DOOR, *TEMPERED GLASS	0.290	0.23
(D5)	5'-0" X 6'-8"	BIFOLD CLOSET DOOR		
(D7)	3'-0" X 6'-8"	SWING DOOR TO GARAGE *NOTE 2		
(W1)	4'-0" X 3'-0"	SLIDING WINDOW	0.290	0.23
(W2)	3'-0" X 1'-3"	SLIDING WINDOW	0.290	0.23

* ALL WINDOWS & DOORS WITH GLASS SHALL BE TEMPERED GLASS.
* ALL WINDOW & DOORS ARE DUAL GLAZED WHERE OCCURS.

LEGEND

	EXISTING WALL TO REMAIN
	1 HR FIRE RATED WALL & STC 50 RATING, SEE DETAIL A-8/#1
	NEW EXTERIOR WALL
	NEW INTERIOR WALL
(SD)	SMOKE DETECTOR, HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP, 120V
(CO)	CARBON MONOXIDE DETECTOR, HARDWIRED, (INTERCONNECTED W/ BATTERY BACK-UP, 120V TO SMOKE ALARMS)
(F)	EXHAUST FAN 50 CFM (ENERGY STAR, HUMIDISTAT), DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING, SEE SPEC A-3.2 (WHOLE HOUSE) *FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL

*ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPHRE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), (CEC 210.12) FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

NOTES

LIGHTING & VENTILATION (1ST FLR)
(D4) 5'-0" X 6'-8" X 1 = 28.5 SF
(W1) 4'-0" X 3'-0" X 1 = 8.2 SF
(W2) 3'-0" X 1'-3" X 1 = 1.7 SF
TOTAL AREA = 38.4 SF

NATURAL LIGHT CALCULATION (1ST FLR)
AREA : 455.0 SF X 8% = 36.4 SF REQ'D
TOTAL PROVIDED = 38.4 SF

VENTILATION CALCULATION (1ST FLR)
AREA : 455.0 SF X 4% = 18.2 SF REQ'D
TOTAL PROVIDED = 38.4 SF

- ENCLOSED USABLE SPACE UNDER INTERIOR STAIRS REQUIRES ONE-HOUR FIRE-RESISTIVE CONSTRUCTION ON THE ENCLOSED SIDE.
- DOORS BETWEEN GARAGE AND DWELLING UNIT SHALL BE SELF-CLOSING AND SELF-LATCHING, SOLID WOOD OR SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1 3/8 INCHES THICK, OR HAVE A MINIMUM FIRE PROTECTION RATING OF 20 MINUTES. (406.3.2, R302.5.1)
- SEPARATION FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MEANS OF A MINIMUM 1/2-INCH GYPSUM BOARD APPLIED TO THE GARAGE SIDE. (406.3.2, R302.6)

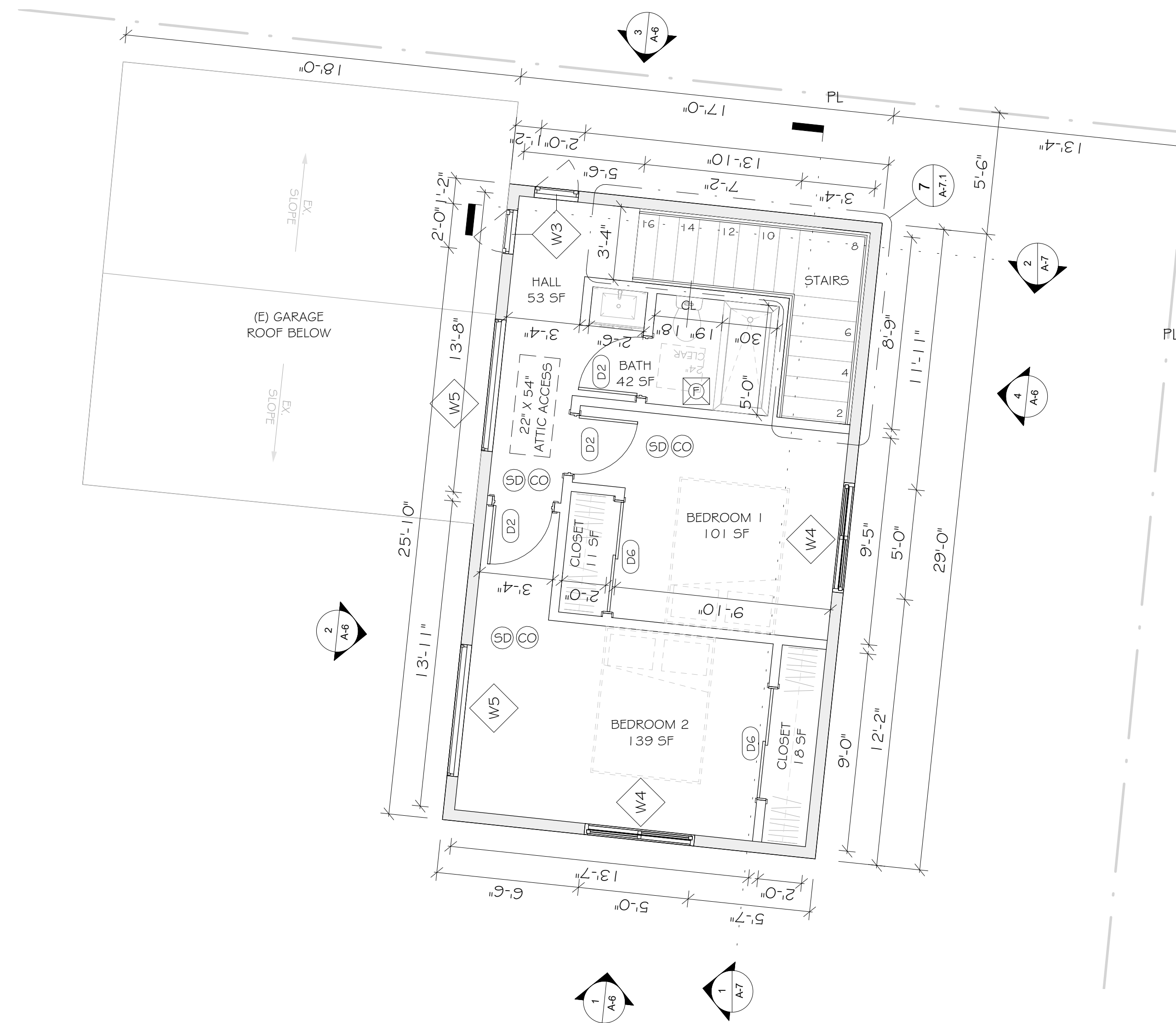
AREA CAVITY	BATT INSULATION R-VALUE
CEILING :	N/A
WALL :	R-15
FLOOR :	N/A
HEATING & COOLING :	DUCTLESS MINI SPLIT (A/C & HEATER)

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

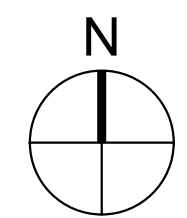
Revisions:

NO.	DESCRIPTION

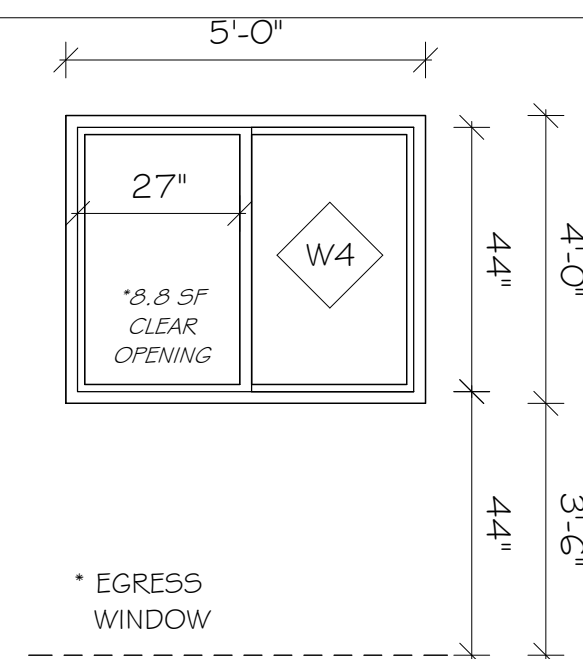
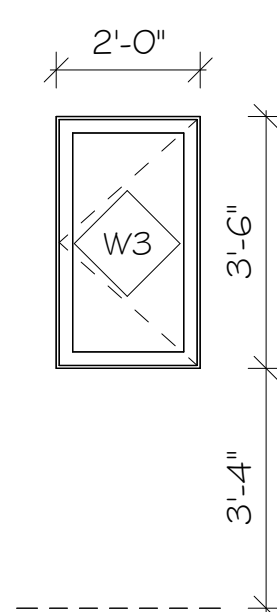
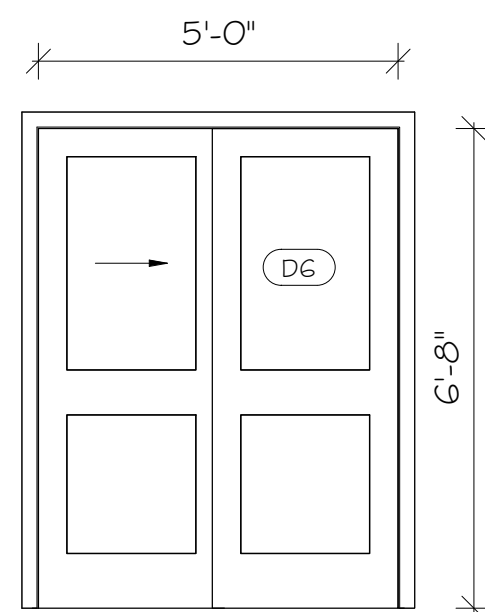
DRAWN BY : NC
CHECKED BY : NC
PROJECT NO. :
DATE : 2024.08.06



2 PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"



DOOR & WINDOW SCHEDULE



SYM.	SIZE (W#H)	TYPE	U-FACTOR	SHGC
(D6)	5'-0" X 6'-8"	SLIDING CLOSET DOOR		
(W3)	2'-0" X 3'-6"	CASEMENT WINDOW	0.290	0.23
(W4)	5'-0" X 4'-0"	SLIDING WINDOW *EGRESS, TEMPERED	0.290	0.23
(W5)	6'-0" X 2'-0"	FIXED WINDOW	0.290	0.23

* ALL WINDOWS & DOORS WITH GLASS SHALL BE TEMPERED GLASS.
* ALL WINDOW & DOORS ARE DUAL GLAZED WHERE OCCURS.

LEGEND

- EXISTING WALL TO REMAIN
- 1 HR FIRE RATED WALL & STC 50 RATING, SEE DETAIL A-8/#1
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- SMOKE DETECTOR, HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP, 120V
- CARBON MONOXIDE DETECTOR, HARDWIRED, (INTERCONNECTED W/ BATTERY BACK-UP, 120V TO SMOKE ALARMS)
- EXHAUST FAN 50 CFM (ENERGY STAR, HUMIDISTAT), DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING, SEE SPEC A-3.2 (WHOLE HOUSE)
*FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDITY CONTROL

*ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), (CEC 210.12) FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

NOTES

LIGHTING & VENTILATION (2ND FLR)
(W3) 2'-0" X 3'-6" X 2 = 11.4 SF
(W4) 5'-0" X 4'-0" X 2 = 40.0 SF
(W5) 6'-0" X 2'-0" X 2 = 24.0 SF
TOTAL AREA = 75.4 SF

NATURAL LIGHT CALCULATION (2ND FLR)
AREA : 395.0 SF X 8% = 31.6 SF REQ'D
TOTAL PROVIDED = 75.4 SF

VENTILATION CALCULATION (2ND FLR)
AREA : 395.0 SF X 4% = 15.8 SF REQ'D
TOTAL PROVIDED = 75.4 SF

ATTIC VENTILATION (2ND FLR)
395 SQ FT / 150 = 2.63 SQ FT
TOTAL REQ'D = 378.72 SQ IN

PROVIDE :
(2) 24" X 12" DIA. HALF ROUND DORMER VENT.
114 SQ IN X 2 = 228.0 SQ IN

(4) 14" X 6" SQUARE EAVE VENT
50.4 SQ IN X 4 = 201.6 SQ IN

TOTAL PROVIDED = 429.6 SQ IN

AREA CAVITY	BATT INSULATION R-VALUE
ROOF / CEILING :	R-30 (PROVIDE RADIANT BARRIER FOR ROOF SHEATHING) (0.05 EMMITTANCE MIN.)
WALL :	R-15
FLOOR :	R-19
HEATING & COOLING :	DUCTLESS MINI SPLIT (A/C & HEATER)

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

NEW 2-STORY ACCESSORY DWELLING UNIT
LOS ANGELES, CA

Revisions:

NO.	DESCRIPTION

DRAWN BY : NC
CHECKED BY : NC
PROJECT NO. :
DATE : 2024.08.06

Sheet Name

PROPOSED 2ND FLOOR PLAN

Sheet Number

A-5.1

Revisions:		

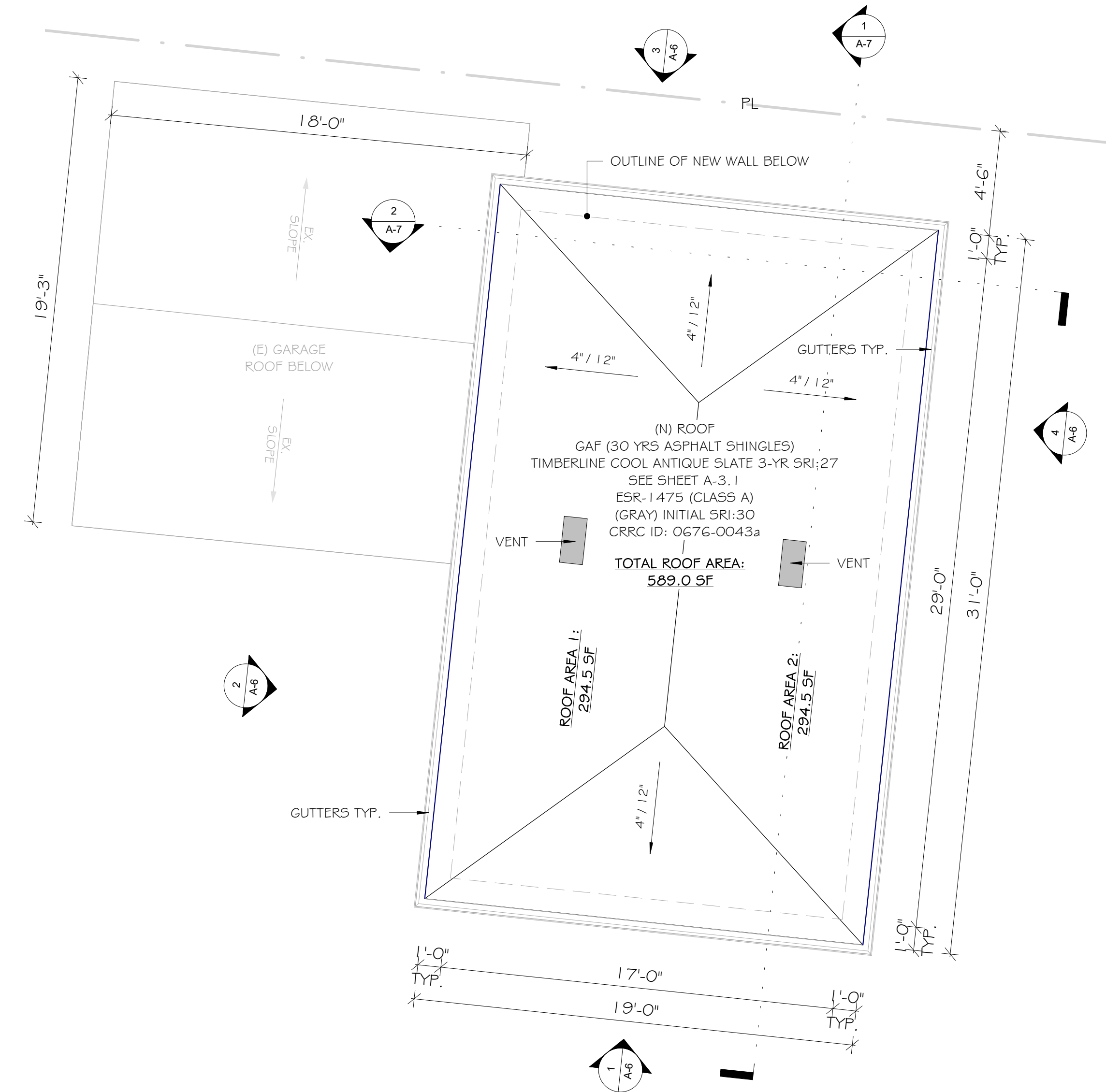
DRAWN BY: NC
CHECKED BY: NC
PROJECT NO.:
DATE: 2024.08.06

Sheet Name

PROPOSED A.D.U. ROOF
PLAN

Sheet Number

A-5.2



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

GREEN BUILDING - SOLAR NOTES

1. THE ROOFING PRODUCT USED MEETS THE FOLLOWING MINIMUM SRI VALUE OR BOTH SOLAR REFLECTANCE AND THERMAL EMITTANCE VALUES FOR ROOF SLOPES $\geq 2:12$: 3-YEAR AGED SRI VALUE OF AT LEAST 16 OR BOTH A 3-YEAR AGED SOLAR REFLECTANCE OF AT LEAST 0.20 AND A THERMAL EMITTANCE OF AT LEAST 0.75 (4.106.5). SEE SHEET A-3.1 - A-3.2 FOR SPECIFICATIONS.
2. FOR ONE- AND TWO-FAMILY DWELLINGS, COMPLY WITH THE FOLLOWING:
 - A. DESIGNATE ON THE ROOF PLAN SOLAR ZONE AREA(S) WITH TOTAL AREA EQUAL TO OR GREATER THAN 250 SQ FT. THE SOLAR ZONE SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN 5 FEET AND EACH AREA SHALL NOT BE LESS THAN:
 - a. 80 SQ FT FOR ROOF AREAS OF 10,000 SQ FT OR LESS
 - b. 160 SQ FT FOR ROOF AREAS OVER 10,000 SQ FT.
 - B. FOR ROOF SLOPES $> 2:12$ (9.5° FROM HORIZONTAL), SHOW THAT THE SOLAR ZONE IS ORIENTED BETWEEN 90° AND 300° OF TRUE NORTH.
 - C. THE SOLAR ZONE SHALL BE FREE OF OBSTRUCTIONS AND BE SETBACK AT LEAST TWO TIMES THE HEIGHT OF ANY OBSTRUCTION, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, EQUIPMENT, PARAPETS, AND STAIRWELLS.
 - D. FOR ROOF SLOPES $\leq 2:12$, THE SOLAR ZONE SHALL MAINTAIN A 3 FOOT WIDE ACCESS PATHWAY (MEASURED FROM THE LOAD BEARING WALL TO THE PERIMETER OF THE SOLAR ZONE) AROUND THE PERIMETER EDGES OF THE ROOF.
 - E. FOR ROOF SLOPES $> 2:12$, THE SOLAR ZONE SHALL NOT BE LOCATED HIGHER THAN (18-INCHES) (3- FEET) BELOW THE RIDGE AND SHALL NOT BE LOCATED CLOSER THAN 18-INCHES TO A HIP OR VALLEY IF PLACED ON BOTH SIDES OF THE HIP OR VALLEY.
 - F. FOR ROOF SLOPES $> 2:12$, PROVIDE A MINIMUM 3 FOOTWIDE CLEAR ACCESS PATHWAY (MEASURE FROM THE LOAD BEARING WALL TO THE SOLAR ZONE) TO THE RIDGE ON ALL SIDE OF EACH ROOF SLOPE WHERE THE SOLAR ZONES ARE LOCATED.
 - G. PLANS SHALL INDICATE A LOCATION FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY FOR ROUTING FROM THE SOLAR ZONE TO THE MAIN SERVICE PANEL.
 - H. PLANS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.
 - I. THE MAIN SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
 - J. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION AND SHALL BE PERMANENTLY MARKED AS 'FOR FUTURE SOLAR ELECTRIC'. (4.211.4, ENERGY CODE § 110.10, LAFD REQUIREMENT NO.96)

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.