

LEGAL DESCRIPTION

Parcels: 4208 NEW YORK AVE
AIN 5606013063
APN 5606-013-063
SitusHouseNo 4208
SitusStreet NEW YORK AVE
SitusAddress 4208 NEW YORK AVE
SitusCity GLENDALE CA
SitusZIP 91214-2513
SitusFullAddress 4208 NEW YORK AVE GLENDALE CA 91214
TaxRateCity GLENDALE
UseType Residential
UseDescription Single
LegalDescription TRACT # 5782 LOT 34
Assr_Map 5606-013
Assr_Index_Map 5606-NDX

INDEX

- ARCHITECTURAL:
- SFD & ADU - LOT B
- B-0 LOCATION MAP, 500 FOOT NEIGHBORHOOD SURVEY
- B-1 COVER SHEET - SFD LOT B
- B-1.2 PLOT PLAN WITH NEIGHBOR PROPERTIES
- B-2 GENERAL NOTES
- B-3 PROPOSED FLOOR, ROOF PLAN & SECTION
- B-4 ELEVATIONS
- B-5 ELEVATION & SECTIONS
- B-6 MATERIAL BOARD & PERSPECTIVES
- T24-1: ENERGY CALCULATION
- T24-2: ENERGY CALCULATION
- T24-3: ENERGY CALCULATION
- A- L.G L.A. GREEN NOTES
- RB-1: LOT LINE ADJUSTMENT RECORD

VICINITY MAP
SCALE: 1/64" = 1'-0"

No.	NAME	Address	City_State_Zip
1	Occupant	3356 ENCINAL AVE	Glendale, CA 91214
2	Occupant	3352 ENCINAL AVE	Glendale, CA 91214
3	Occupant	3344 ENCINAL AVE	Glendale, CA 91215
4	Occupant	3336 ENCINAL AVE	Glendale, CA 91216
5	Occupant	3332 ENCINAL AVE	Glendale, CA 91217
6	Occupant	3328 ENCINAL AVE	Glendale, CA 91218
7	Occupant	3324 ENCINAL AVE	Glendale, CA 91219
8	Occupant	3320 ENCINAL AVE	Glendale, CA 91220
9	Occupant	3316 ENCINAL AVE	Glendale, CA 91221
10	Occupant	3361 ENCINAL AVE	Glendale, CA 91222
11	Occupant	3353 ENCINAL AVE	Glendale, CA 91223
12	Occupant	3347 ENCINAL AVE	Glendale, CA 91224
13	Occupant	3341 ENCINAL AVE	Glendale, CA 91225
14	Occupant	3337 ENCINAL AVE	Glendale, CA 91226
15	Occupant	3333 ENCINAL AVE	Glendale, CA 91227
16	Occupant	3325 ENCINAL AVE	Glendale, CA 91228
17	Occupant	3323 ENCINAL AVE	Glendale, CA 91229
18	Occupant	3317 ENCINAL AVE	Glendale, CA 91230
19	Occupant	4236 NEW YORK AVE	Glendale, CA 91231
20	Occupant	4244 NEW YORK AVE	Glendale, CA 91232
21	Occupant	3346 ALTURA AVE	Glendale, CA 91233
22	Occupant	3342 ALTURA AVE	Glendale, CA 91234
23	Occupant	3334 ALTURA AVE	Glendale, CA 91235
24	Occupant	3330 ALTURA AVE	Glendale, CA 91236
25	Occupant	3324 ALTURA AVE	Glendale, CA 91237
26	Occupant	3322 ALTURA AVE	Glendale, CA 91238
27	Occupant	3314 ALTURA AVE	Glendale, CA 91239
28	Occupant	3310 ALTURA AVE	Glendale, CA 91240
29	Occupant	4223 NEW YORK AVE	Glendale, CA 91241
30	Occupant	3402 ENCINAL AVE	Glendale, CA 91242
31	Occupant	3408 ENCINAL AVE	Glendale, CA 91243
32	Occupant	3414 ENCINAL AVE	Glendale, CA 91244
33	Occupant	3418 ENCINAL AVE	Glendale, CA 91245
34	Occupant	3422 ENCINAL AVE	Glendale, CA 91246
35	Occupant	3426 ENCINAL AVE	Glendale, CA 91247
36	Occupant	3409 ENCINAL AVE	Glendale, CA 91248
37	Occupant	3413 ENCINAL AVE	Glendale, CA 91249
38	Occupant	3417 ENCINAL AVE	Glendale, CA 91250
39	Occupant	3419 ENCINAL AVE	Glendale, CA 91251
40	Occupant	3427 ENCINAL AVE	Glendale, CA 91252
41	Occupant	3402 ALTURA AVE	Glendale, CA 91253
42	Occupant	3404 ALTURA AVE	Glendale, CA 91254
43	Occupant	3404 ALTURA AVE	Glendale, CA 91255
44	Occupant	4116 NEW YORK AVE	Glendale, CA 91256
45	Occupant	4115 NEW YORK AVE	Glendale, CA 91214

LADBS APPROVAL STAMP

DESIGN-PLANNING-PERMIT
7469 Foothill Blvd,
Tujunga, CA, 91042
Cel: (323) 516-5846
Email: planning@arkitpp.com
Office Hours
Monday - Friday:
8:00am to 6:00pm

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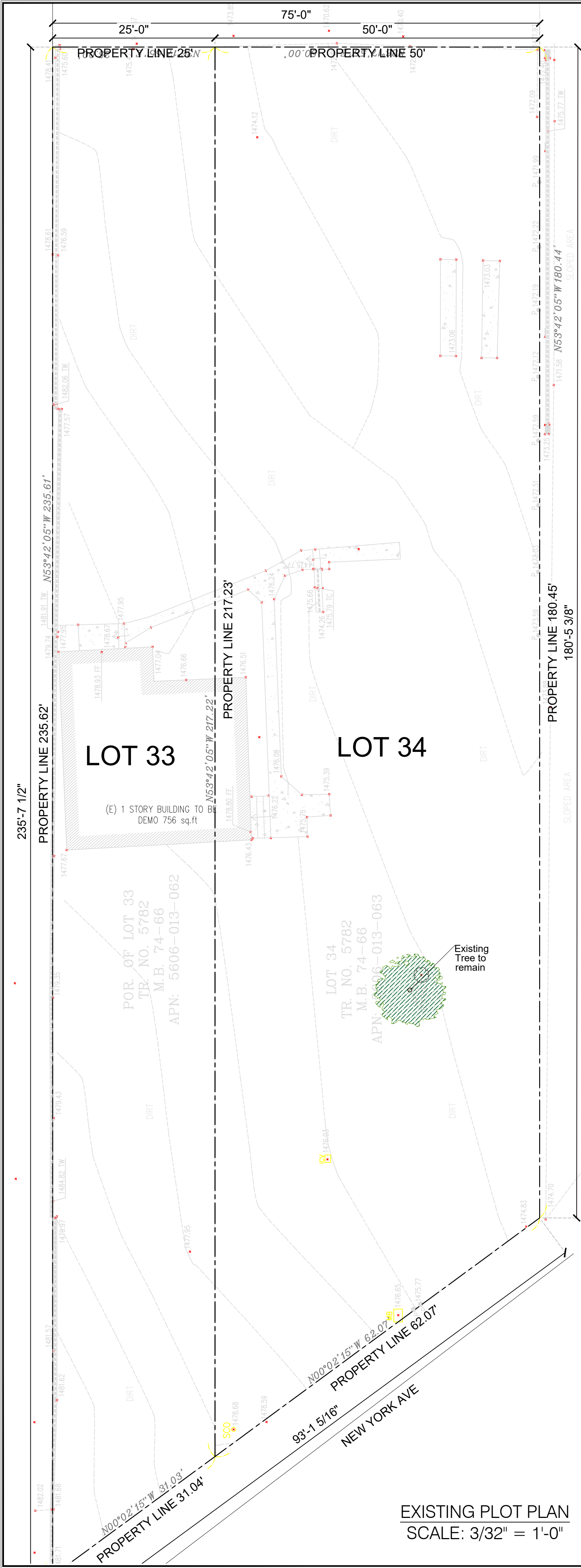
REVISIONS		
SYMB	DESCRIPTIONS	DATE
△	REVISION	

PROPOSED FOR:
OWNER: ROBERT HALL
ADDRESS: 4208 New York Ave, Glendale,
CA 91214

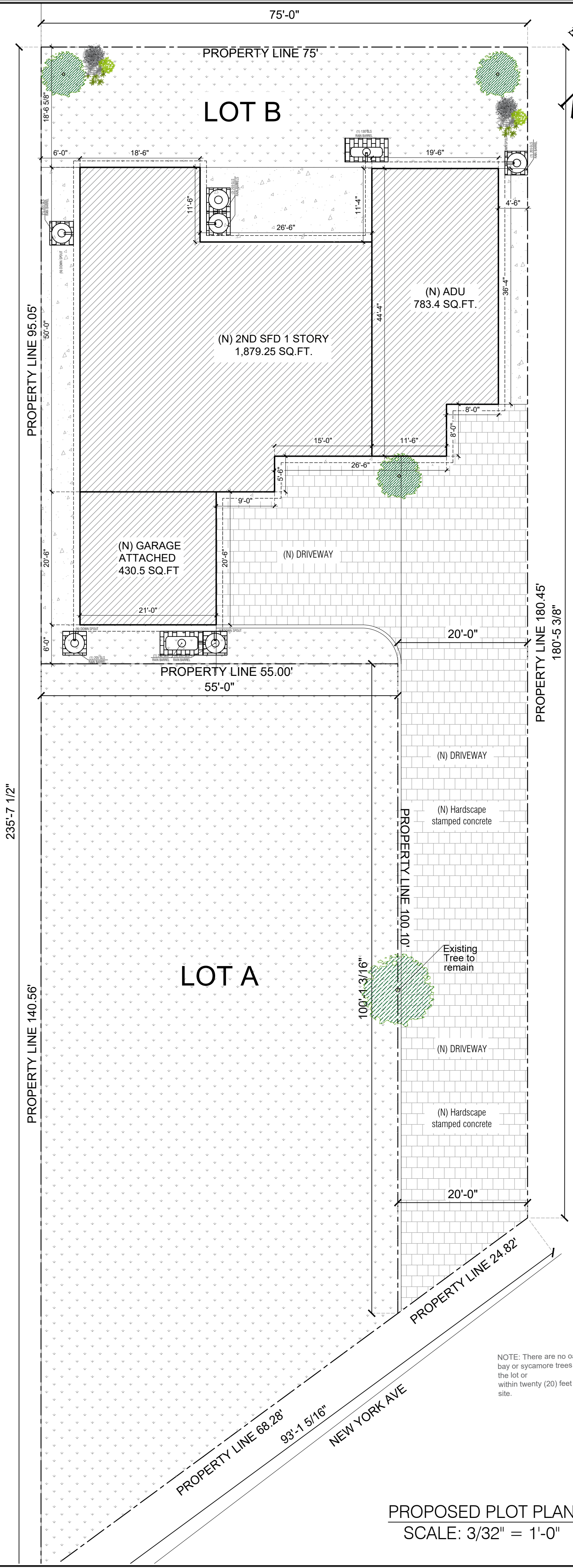
(N) SFD GARAGE ATTACHED & ADU
SHEET TITLE:
LOCATION MAP 500 FEET RADIUS
NEIGHBORHOOD SURVEY

PERMIT No
DESIGNER:
Alonso Hernandez
PROJECT MANAGEMENT:
DATE: FEBRUARY / 24 / 2023
SCALE: AS SHOWN

B.0
SIGNATURE:
[Signature]



EXISTING PLOT PLAN
SCALE: 3/32" = 1'-0"



PROPOSED PLOT PLAN
SCALE: 3/32" = 1'-0"

- This property is located at 4208 New York Ave, Glendale, CA 91011
- Parking is not required for an Accessory Dwelling in the following instances:
- It is located within one-half mile of public transit (any public transit stop along a fixed route with a fixed schedule)
- This property is located 0.4167 of a mile from Bus stop: Foothill / New York Bus stop



(N) SFD (N) GARAGE ATTACHED & (N) ADU

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UseType Residential
UseDescription Single
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Assr_Map 5606-013
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CODE INFORMATION

1 This project shall comply with the:
2022 California Building Code, Volumes 1 and 2
2022 California Electrical Code
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Energy Code
2022 California Historical Building Code
2022 California Existing Building Code
2022 California Referenced Standards Code
2022 International Property Maintenance Code
2022 California Green Building Standards Code (CALGreen)

1. LAND USE ZONE: R1 II LOW DENSITY RESIDENTIAL FAR DIST II
2. CONSTRUCTION TYPE: VB

SCOPE OF WORK

(N) SFD GARAGE ATTACHED & ADU ATTACHED

LOT B	8,984 sqft
(N) SFD	1,879.25 sqft
(N) GARAGE	430.5 sqft
(N) ADU ATTACHED	783.4 sqft

$1,879.25 + 430.5 + 783.4 = 3,093.15 \text{ sqft}$
 $3,093.15 \text{ sqft} < 3,593.6 \text{ sqft} \quad (40\%) \quad \text{RFA } 34.42\%$

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REVISIONS		
SYMB	DESCRIPTIONS	DATE
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PROPOSED FOR:
OWNER: ROBERT HALL
ADDRESS: 4208 New York Ave, Glendale, CA 91214

(N) SFD GARAGE ATTACHED & ADU

SHEET TITLE:

COVER SHEET

PERMIT No
DESIGNER:
Alonso Hernandez
PROJECT MANAGEMENT:
DATE: FEBRUARY / 24 / 2023
SCALE: AS SHOWN

B.1

SIGNATURE:
[Signature]

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO COMMENCING WORK.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE, LATEST EDITION AND OR APPLICABLE LOCAL CODES AND REGULATIONS.

3. THE STRUCTURE IS DESIGNED AS A STABLE UNIT AFTER ALL COMPONENTS ARE IN PLACE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING AS REQUIRED TO ENSURE THE VERTICAL AND LATERAL STABILITY OF THE ENTIRE STRUCTURE OR A PORTION THEREOF DURING CONSTRUCTION.

4. PROVIDE OPENINGS AS REQUIRED FOR TYPICAL DETAILS, MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS ETC., INCLUDING THOSE NOT SPECIFICALLY SHOWN ON THE DRAWINGS.

5. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, INCLUDING ADVISING ALL TRADES OF FEATURES OF CONSTRUCTION, PROVIDING BLOCKS, HOLES, DEPRESSIONS, ETC., AS REQUIRED TO COMPLETE THE JOB. REFER TO DRAWINGS FOR SLAB DEPRESSIONS, SLOPES, CURBS, DRAINS, OPENINGS, ETC.

6. GENERAL CONTRACTOR IS TO BUILD AND MAINTAIN A CONSTRUCTION BARRICADE; [ALL NECESSARY LIGHTS, SIGN, ETC., IF REQUIRED.] FOR PROTECTION OF THE PUBLIC AS DIRECTED BY THE LOCAL BUILDING DEPARTMENT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OR REPAIR, WITHOUT CHARGE, FOR ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND UTILITIES ENCOUNTERED IN AREAS WHERE EXCAVATIONS ARE INDICATED AND SHALL REPAIR ANY SUCH DAMAGE AT HIS OWN EXPENSE. WHERE UTILITY LINES MUST BE MAINTAINED UNDER BUILDING, THEY SHALL BE PROPERLY SLEEVED THROUGH FOUNDATION WALLS. FOOTINGS SHALL BE DROPPED TO A DEPTH BELOW UTILITY LINES AS REQUIRED BY DETAILS ON DRAWINGS, I.e. PRESSURE ZONE PROXIMITY, SLEEVE LOCATION, STAPS, REINFORCING, ETC.. ALL AT NO ADDITIONAL COST TO OWNER.

9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS PRIOR TO THE START OF CONSTRUCTION.

10. NO STRUCTURAL CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS PRIOR TO MAKING SUCH CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL, SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.

11. ALL CONCRETE AND / OR DECORATIVELY PAVED WALKS SHALL SLOPE AWAY FROM BUILDING, 1/8" PER FOOT OF WIDTH MINIMUM.

12. ALL CONTRACTORS TO PROVIDE LIABILITY INSURANCE AND WORKERS COMPENSATION BENEFITS IN ACCORDANCE WITH STATE LAW FOR ALL WORKERS AND AGENTS WHO WILL BE ON THE SITE AT ANY TIME WHILE PERFORMING WORK ON THIS PROJECT.

13. ALL WORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL CODES, ORDINANCES AND ANY APPLICABLE AMENDMENTS.

14. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES AND SHALL NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES PRIOR TO COMMENCING CONSTRUCTION.

15. CONTRACTOR SHALL REPORT ANY DEFECTS, DISCREPANCIES, PROBLEMS OR UNCERTAINTIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCING CONSTRUCTION.

16. ALL DEBRIS, EXCESS MATERIAL, ETC., IS TO BE REMOVED BY THE CONTRACTOR BY THE END OF THE JOB. JOB TO BE LEFT SUFFICIENTLY CLEAN AS TO WARRANT OWNERS APPROVAL.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES AND INSPECTIONS AS MAY BE REQUIRED FOR COMPLETION OF THE JOB AS PER ALL GOVERNING AGENCIES.

18. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE BEST STANDARDS OF EACH PARTICULAR TRADE.

19. CONTRACTOR TO PROVIDE COST ESTIMATE FOR ALL WORK SHOWN ON DRAWINGS AND WORK NORMALLY REQUIRED TO CARRY OUT DESIGN INTENT OF THESE DRAWINGS.

20. INTERIOR CONCRETE SLABS SHALL BE POURED LEVEL (UNLESS OTHERWISE INDICATED) 1/8" TOLERANCE ON A 10'-0" EDGE IN ANY GIVEN DIRECTION.

21. ALL DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

22. DRAWING ARE NOT TO BE SCALED, WORK SHALL BE GOVERNED BY DIMENSION ONLY. DISCREPANCIES BETWEEN THE DRAWINGS AND / OR THE EXISTING SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

23. ALL GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF THE FEDERAL ARCHITECTURAL GLAZING STANDARDS AND NEW STATE REGULATIONS.

24. ALL BATHROOMS, WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS AND SIMILAR AREAS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPENABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN 1/20 OF THE FLOOR AREA OF THE ROOM (MINIMUM 1 1/2 SQ. FT.). APPROVED FAN EXHAUST SYSTEMS, CONNECTED TO THE OUTSIDE, MAY BE SUBSTITUTED FOR NATURAL VENTILATION. THE FAN EXHAUST SYSTEM SHALL BE DESIGN AND OPERATED SO AS TO PROVIDE A COMPLETE CHANGE OF AIR EVERY TWELVE MINUTES.

SECURITY PROVISIONS NOTES

- PROVIDE DETAILS AND SPECIFICATIONS FOR ALL SWINGING DOORS IN SECURITY OPENINGS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

1. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION OR

2. HOLLOW CORE DOORS LESS THAN 1 3/8" IN THICKNESS COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS AT 8" ON CENTERS AROUND THE PERIMETER OR EQUIVALENT OR

3. WOOD PANEL TYPE DOORS WITH PANELS FABRICATED OF LUMBER NOT LESS THAN 9/16 INCH THICKNESS, PROVIDED SHAPED PORTIONS OF THE PANELS ARE NOT LESS THAN 1/4 INCH NICK. INDIVIDUAL PANELS SHALL NOT EXCEED 300 SQ. FT. IN AREA. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES IN WIDTH. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS, UNLESS SIZED AS REQUIRED HEREIN FOR STILES AND RAILS EXCEPT MUWONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. CARVED AREAS SHALL HAVE A THICKNESS OF NOT LESS THAN 3/8 INCHES.

4. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLS HAVING A MAXIMUM OPENINGS OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2; IN THEIR GREATEST DIMENSIONS.

5. DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB.

6. ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE MINIMUM 1/4" DIAMETER STEEL JAMB STUD WITH 1/4" MINIMUM PROTECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.

7. THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROTECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH. 91.6711(6) 8. SPECIFY DEADBOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH KEY-OPERATED LOCKS ON EXTERIOR, LOCKS OPEN ABLE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT ON INTERIOR; AND TYPE THROW, AND EMBEDMENT OF DEADBOLTS FOR SINGLE SWINGING DOOR, ACTIVE LEAF OR PAIRS OF DOORS, OR BOTTOM LEAF OF DUTCH DOOR.

9. STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8". 91.6711 (8)

10. A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". 91.6711 (8)

11. CYLINDER GUARDS SHALL BE INSTALLED ON CYLINDER LOCKS WHENEVER THE CYLINDER PROTECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. 91.6711 (F)

12. SHOW MEANS OF SECURING INACTIVE LEAF OF DOUBLE DOOR AND UPPER LEAF OF DUTCH DOOR. 91.6711 (C) 13. SUDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TEST SPECIFIED IN 91.6731 AND 91.6732

14. SUDING DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.

15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. 91.6722 (C) 16. ANY RELEASE FOR METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSER OPENING THROUGH SUCH METAL BARS, GRILLS, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. 91.6722 (D)

17. IN 8-2, B-4 OCCUPANCIES, PANES OF GLAZING WITH A LEAST DIMENSION GREATER THAN 6" BUT LESS THAN 48" SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLAR- RESISTANT MATERIAL OR SHALL BE PROTECTED BY METAL BARS OR GRILLS WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS. 91.6721

18. OTHER OPEN ABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN G OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS.

19. PROVIDE DETAILS AND SPECIFICATIONS FOR THE PROTECTION OF SECURITY OPENINGS OTHER THAN DOORS OR GLAZED OPENINGS PER 91.6723

20. SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8' OF THE UTILITY POLE OR SIMILAR STRUCTURE.

LIGHTING CONTROL LEGEND	
OUTLETS	
	ELECTRICAL OUTLET
	GROUND FAULT ELECTRICAL OUTLET
	GFI ELECTRICAL OUTLET IN WATERPROOF ENCLOSURE
	240 VOLT OUTLET
	ELECTRICAL OUTLET CONTROLLED BY SWITCH
	ELECTRICAL OUTLET CONTROLLED BY SWITCH IN WATERPROOF ENCLOSURE
	COMBINATION DUPLEX RECEPTACLE WITH USB
LIGHTNING CONTROL	
	LIGHT SWITCH
	THREE-WAY LIGHT SWITCH
	FOUR-WAY LIGHT SWITCH
	LIGHT SWITCH ON WATERPROOF ENCLOSURE
	THREE-WAY LIGHT SWITCH ON WATERPROOF ENCLOSURE
	DIMMER SWITCH
	OCCUPANCY SENSOR SWITCH
VOICE, DATA AND VIDEO	
	TELEPHONE OUTLET
	CATV OUTLET
HVAC CONTROL	
	CONTRACTOR IS RESPONSIBLE FOR UBICATION OF THERMOSTAT
AUDIO CONTROL	
	SPEAKER
LIGHTING FIXTURE LEGEND	
	DECORATIVE SUSPENDED LIGHT FIXTURE (PROVIDED BY OWNER)
	RECESSED CAN LIGHT
	RECESSED MINI CAN LIGHT
	RECESSED CAN LIGHT (VAPOR PROOF)
	VAPOR LIGHT / VENT COMBO
	CEILING LIGHT
	STAIRCASE COURTESY LIGHT
	WALL LIGHT
	SOFFIT LIGHT
	FLOOD LIGHT
	FLUORESCENT FIXTURE
	VENT
	WALLWASHER IN GRADE RECESSED LIGHT
	TREE LIGHT STAKE MOUNTED
	RECESSED FLOOR SPOTLIGHT
	POWER SUPPLY FOR G. DOOR OPERATOR
	ELECTRIC PANEL
	ELECTRICAL FEED FOR LANDSCAPE LIGHTING
	POOL LIGHT
	OUTDOOR TENNIS COURT LIGTHING & POLE.
	STEPLIGHT
	LED LIGHT STRIP MOUNTED IN CEILING
	LED LIGHT STRIP RECESSED IN CONCRETE
	FAIRY LIGHTS SUSPENDED STRING
	TRACK SYSTEM SURFACE MOUNTED ON SLOPE CEILING
	CANOPY MOUNTED ON TRACK SYSTEM
	CEILING FAN
NOTE: ALL GROUND LIGHTING IS PRESENTED IN GREEN (COLOR 72)	

LEGEND

- DIMENSION LINES

ELEVATION MARKER

ELEVATION MARKER

FINISHED FLOOR ELEVATION

ABOVE FINISHED FLOOR

CHANGE IN FINISHED FLOOR LEVEL

CHANGE IN FLOOR MATERIAL

MARKS FLOOR-LAYING STARTING POINT

EXTERIOR ELEVATION 1 CAN BE SEEN ON DRAWING NO. 01

BUILDING SECTION A-A CAN BE SEEN ON DRAWING NO. 0231

SLOPE

HOSE BIB

FG = FIXED GLASS

FPD = FRENCH PATIO DOOR

DH = DOUBLE HUNG WINDOW

AW = AWNING WINDOW

SH = SINGLE HUNG WINDOW

SLD = SLIDING DOOR

SPD = SLIDING POCKET DOOR

PKT = POCKET DOOR

HH = HEADER HEIGHT

SLP = SLOPED

CLG = CEILING

DR = DOOR

TGD = TEMPERED GLASS DOOR

S = SHELF

C = CHASE

R = ROD

FRSTD = FROSTED

ENERGY CONSERVATION STANDARD NOTES

1. THE BUILDING DESIGN MEETS THE REQUIREMENTS OF "TILE 24, PART 2, CHAPTER 2 - S3.

2. INSULATION INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND BUILDER STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TILE 20, CHAPTER 2, SUBCHAPTER 4, ARTICLE 3.

3. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIAL.

4. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OF UNCONDITIONED SPACES SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHER STRIPPED.

5. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.

6. CAULK PLUMBING AND ELECTRICAL PENETRATIONS, ALL WINDOW AND DOOR FRAMES, BETWEEN WALL, SOLE PLATES AND FLOORS AND ALL OTHER OPENING IN THE ENVELOPE.

7. A NIGHT SETBACK THERMOSTAT SHALL BE INSTALLED.

8. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER CHAPTER 10 OF 1976 UMC.

9. 25 LUMENS / WATT EFFICIENCY SHALL BE PROVIDED FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS (FLUORESCENT LIGHTS).

10. ALL OPENINGS (DOORS AND WINDOWS) SHALL BE PROPERLY WEATHER-STRIPPED, CERTIFIED, AND LABELED.

11. BACK DRAFT DAMPERS FOR ALL EXHAUST AND FAN SYSTEMS SHALL BE PROVIDED.

12. A R-12 EXTERIOR BLANKET SHALL BE PROVIDED FOR HOT WATER HEATER AND SOLAR TANKS.

13. R-3 INSULATION SHALL BE PROVIDED FOR THE FIRST FIVE FEET OF THE WATER HEATER OUTLET PIPE.

14. ALL WATER HEATING AND SPACE CONDITIONING EQUIPMENT, SHOWER HEADS AND FAUCETS SHALL BE C.E.C. CERTIFIED.

15. MASONRY AND FACTORY BUILT FIREPLACES SHALL BE INSTALLED WITH TIGHT FITTING CLOSE ABLE METAL OR GLASS DOORS, OUTSIDE AIR INTAKE WITH DAMPER, AND FLUTE DAMPERS. CONTINUOUS BURNING GAS PILOTS ARE PROHIBITED.

16. ALL STEAM AND STEAM CONDENSATE RETURN PIPING AND ALL CONTINUOUSLY CIRCULATING DOMESTIC HEATING OR HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY THE PLUMBING DIVISION.

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Tujunga, CA. 91042
Cel: (323) 516-5846
Email: planning@arkitpp.com
Office Hours
Monday - Friday:
8:00am to 6:00pm

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REVISIONS

SYMB	DESCRIPTIONS	DATE
	REVISION	

PROPOSED FOR:

OWNER: ROBERT HALL

ADDRESS: 4208 New York Ave, Glendale, CA 91214

(N) SFD GARAGE ATTACHED & ADU

SHEET TITLE:

GENERAL NOTES

PERMIT No

DESIGNER:

Alonso Hernandez

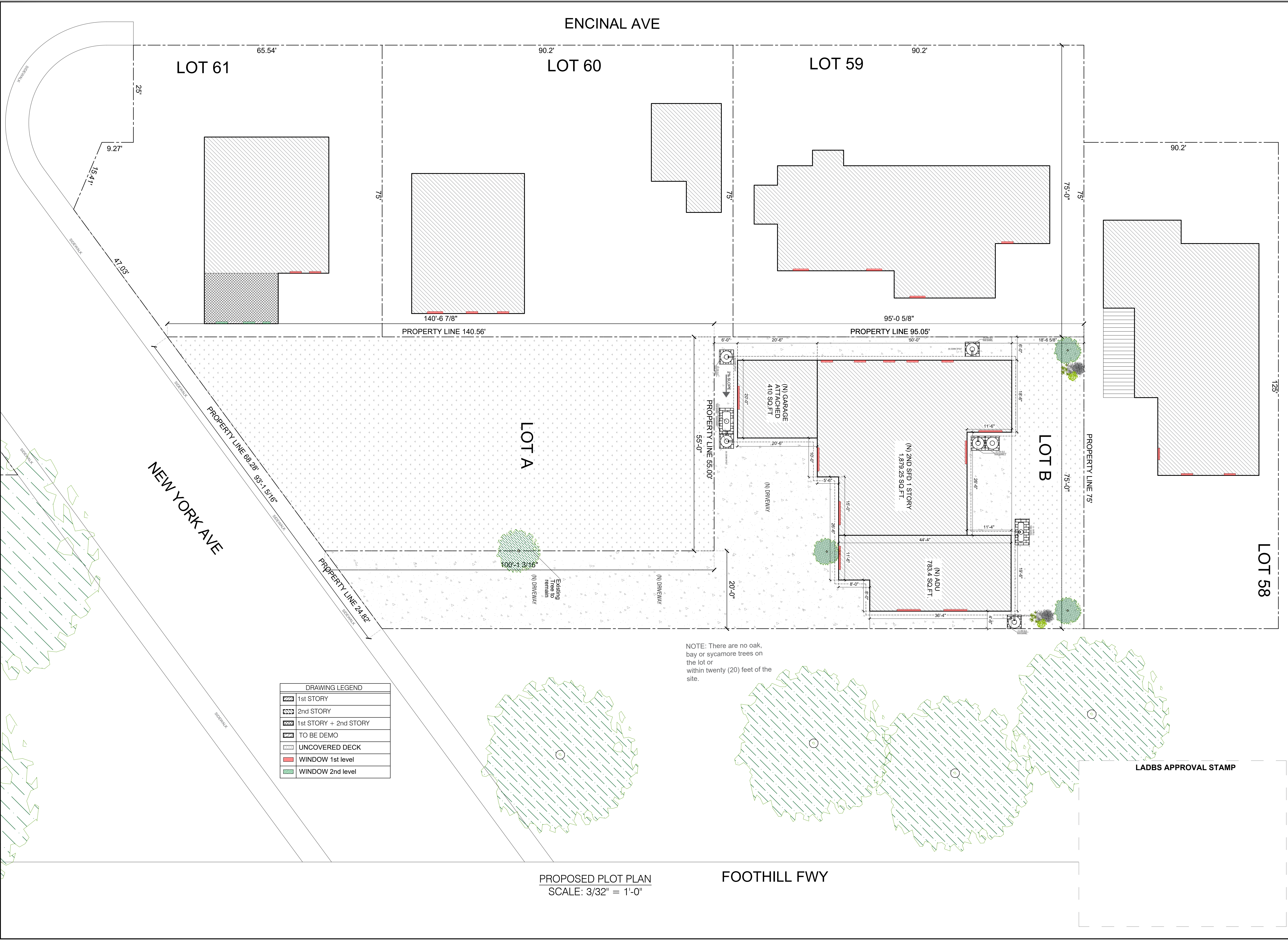
PROJECT MANAGEMENT:

DATE: FEBRUARY / 24 / 2023

SCALE: AS SHOWN

B.2

SIGNATURE:



REVISIONS		
SYMB	DESCRIPTIONS	DATE
△	REVISION	

PROPOSED FOR:
OWNER: ROBERT HALL
ADDRESS: 4208 New York Ave, Glendale, CA 91214

(N) SFD GARAGE ATTACHED & ADU
SHEET TITLE:
PROPOSED PLOT PLAN WITH NEIGHBOR PROPERTIES

PERMIT No
DESIGNER:
Alonso Hernandez
PROJECT MANAGEMENT:
DATE: FEBRUARY / 24 / 2023
SCALE: AS SHOWN

B.1.2
SIGNATURE:
[Signature]

LADBS APPROVAL STAMP



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REVISIONS		
SYMB	DESCRIPTIONS	DATE
1	REVISION	

PROPOSED FOR:
OWNER: ROBERT HALL
ADDRESS: 4208 New York Ave, Glendale,
CA 91214

(N) SFD GARAGE ATTACHED & ADU

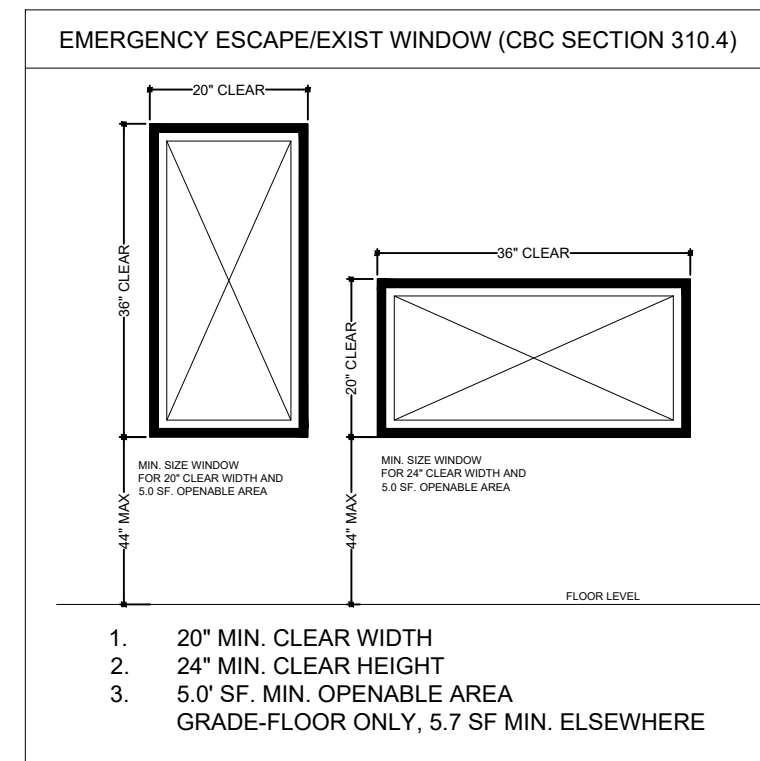
SHEET T11 F.

ELEVATIONS
SFD & ADU ATTACHED

PERMIT No
DESIGNER: Alonso Hernandez
PROJECT MANAGEMENT:
DATE: FEBRUARY / 24 / 2023
SCALE: AS SHOWN

B.6

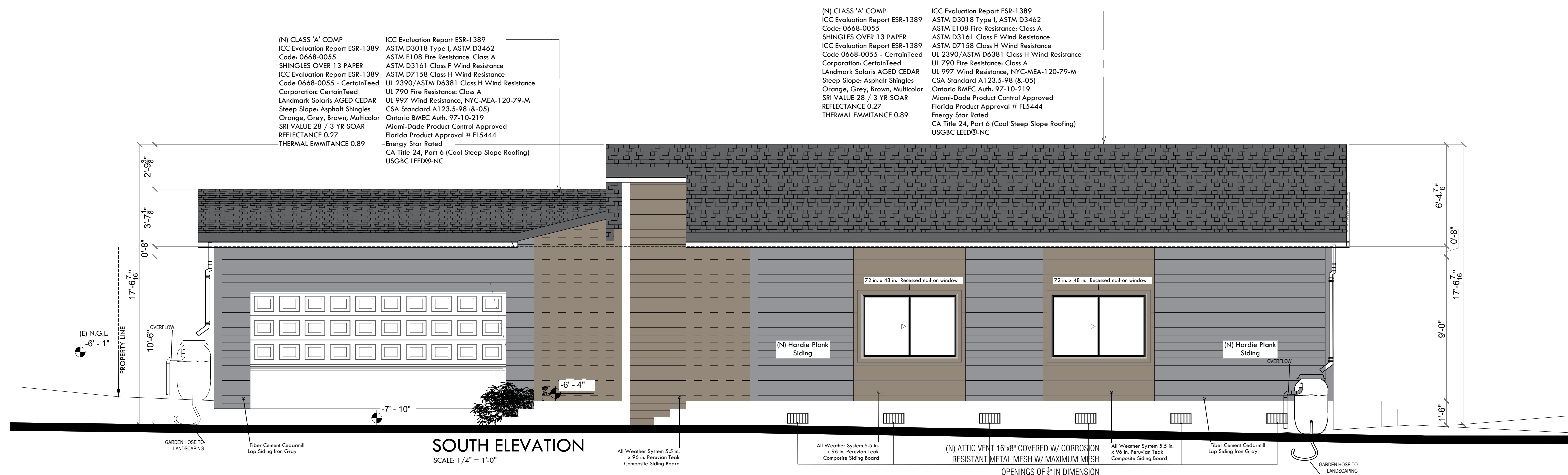
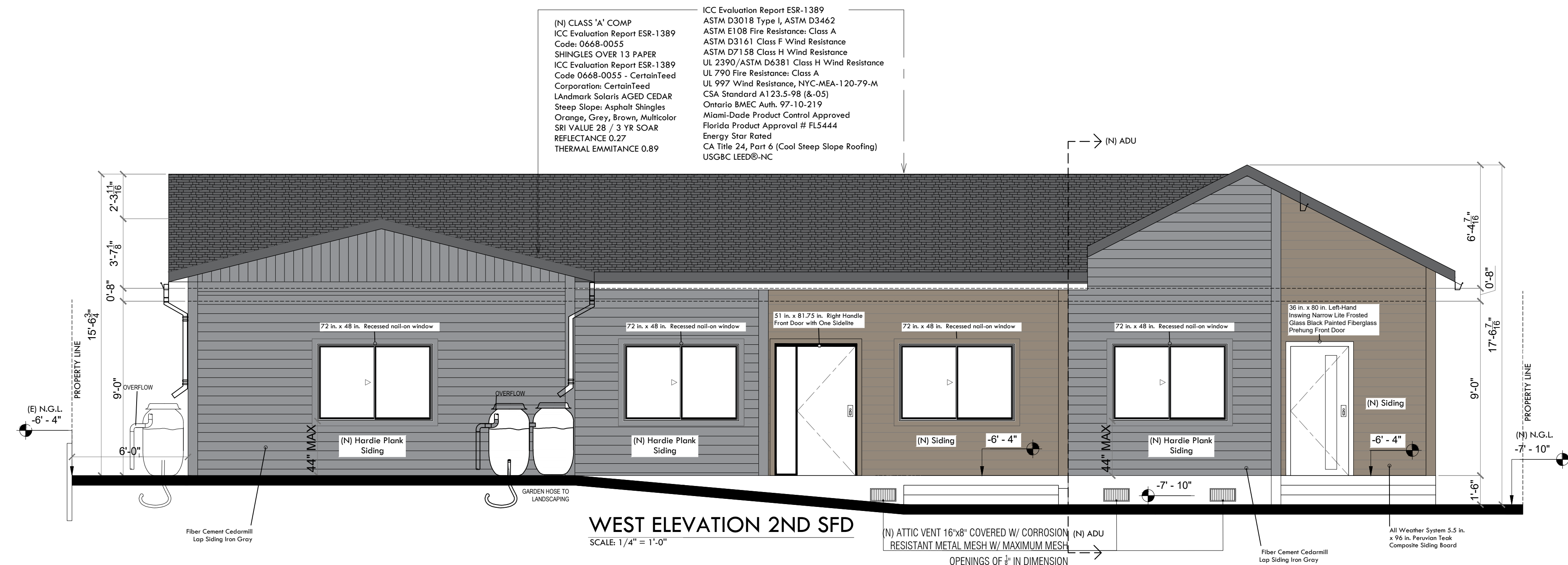
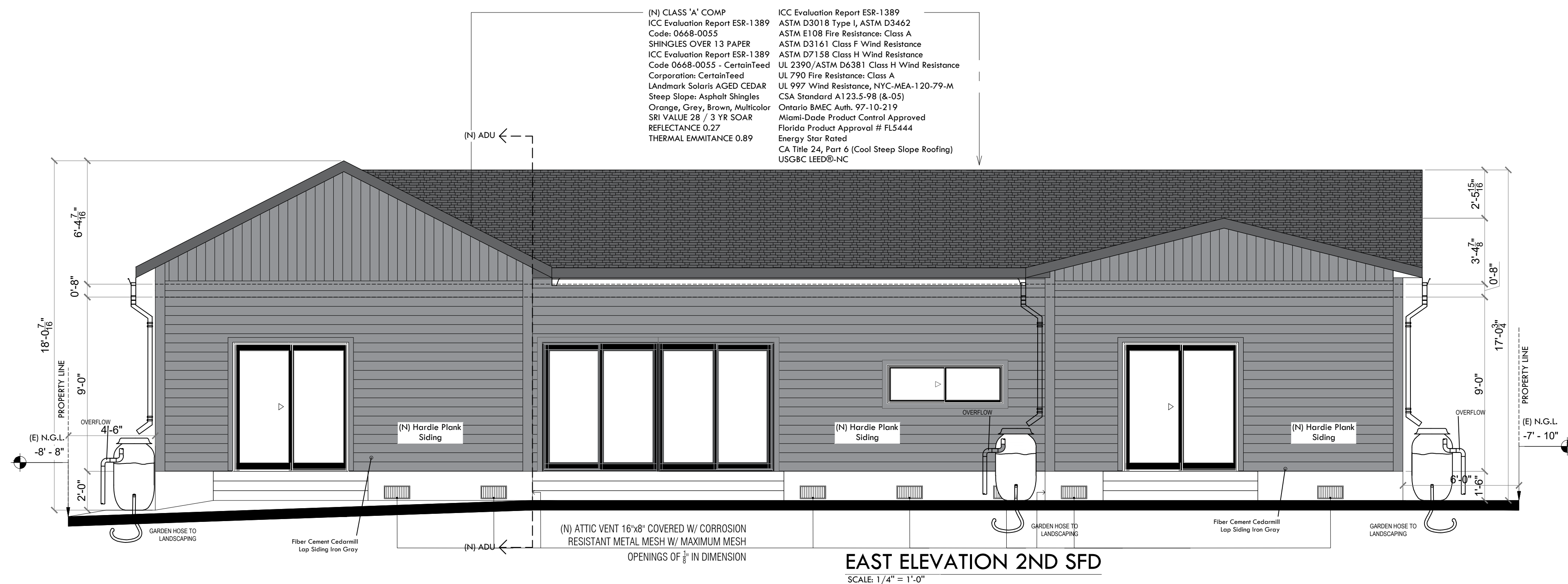
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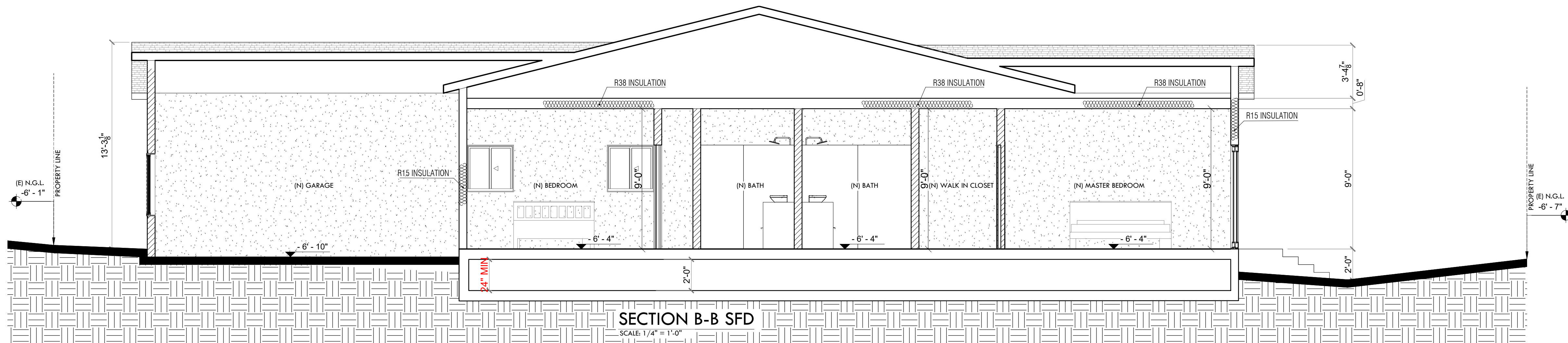
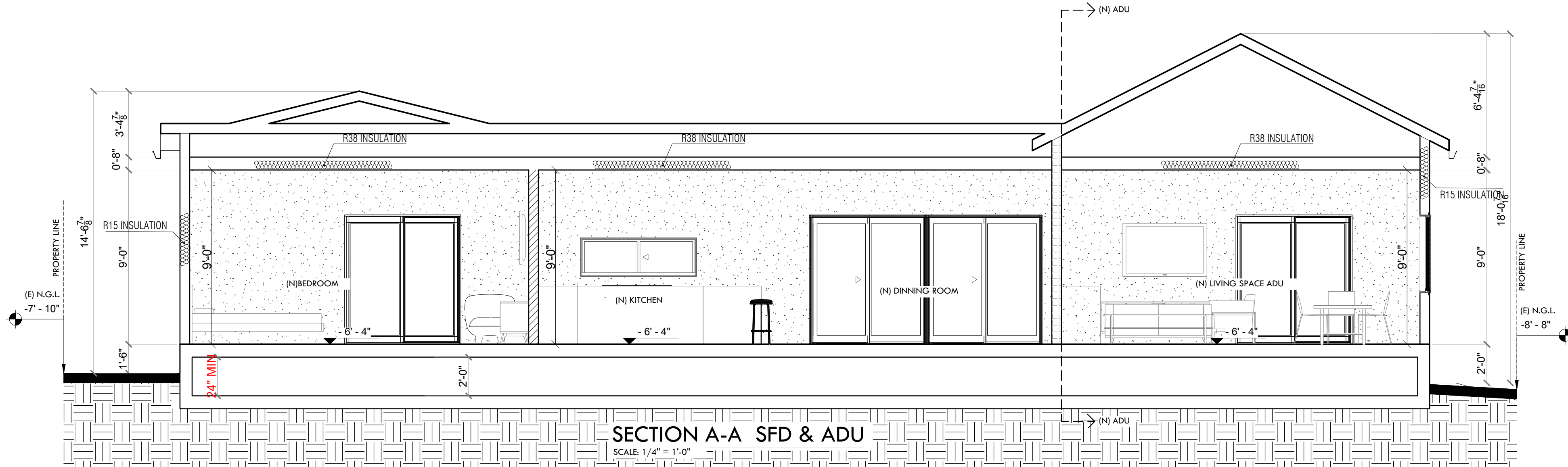
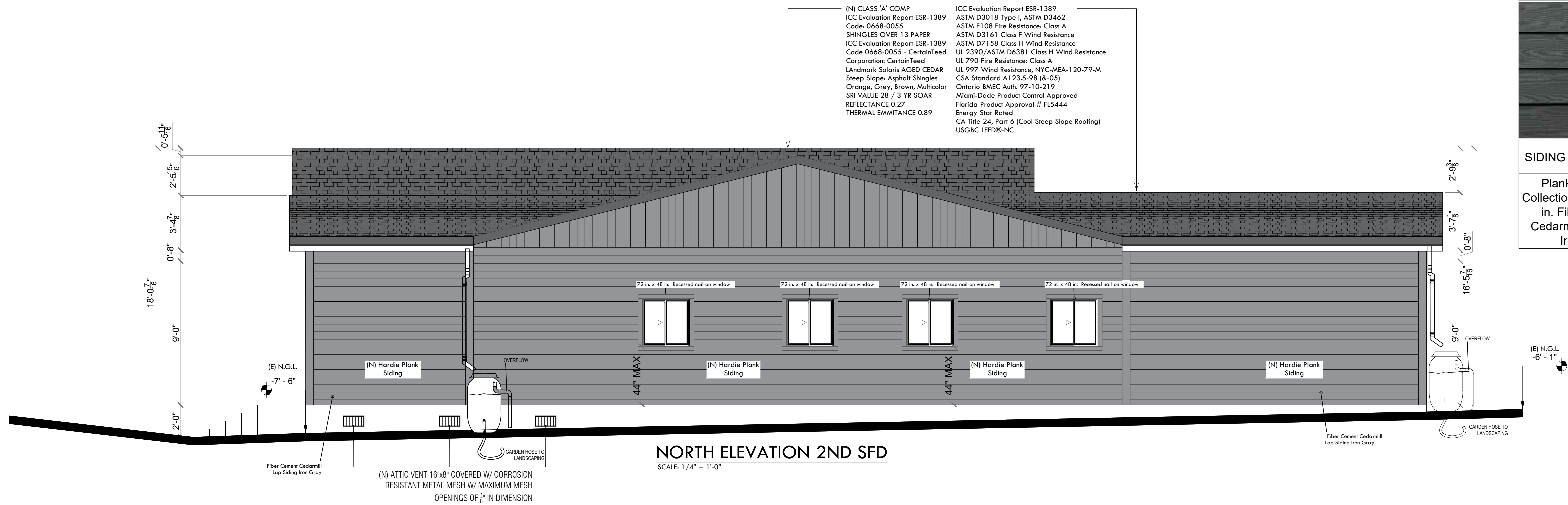
Note:
Annular spaces around pipes, electrical cables, conduits and other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar methods.



SIDING ON EXTERIOR	SIDING TO HIGH ENTANCE
Plank Statement Collection 6.25 in. x 144 in. Fiber Cement Cedarmill Lap Siding Iron Gray	All Weather System in. x 96 in. Peruvian Teak Composite Siding Board



LADBS APPROVAL STAMP



SIDING ON EXTERIOR	SIDING TO HIGHLIGHT ENTRANCE
Plank Statement Collection 6.25 in. x 144 in. Fiber Cement Cedar Mill Lap Siding Iron Gray	All Weather System 5.5 in. x 96 in. Peruvian Teak Composite Siding Board

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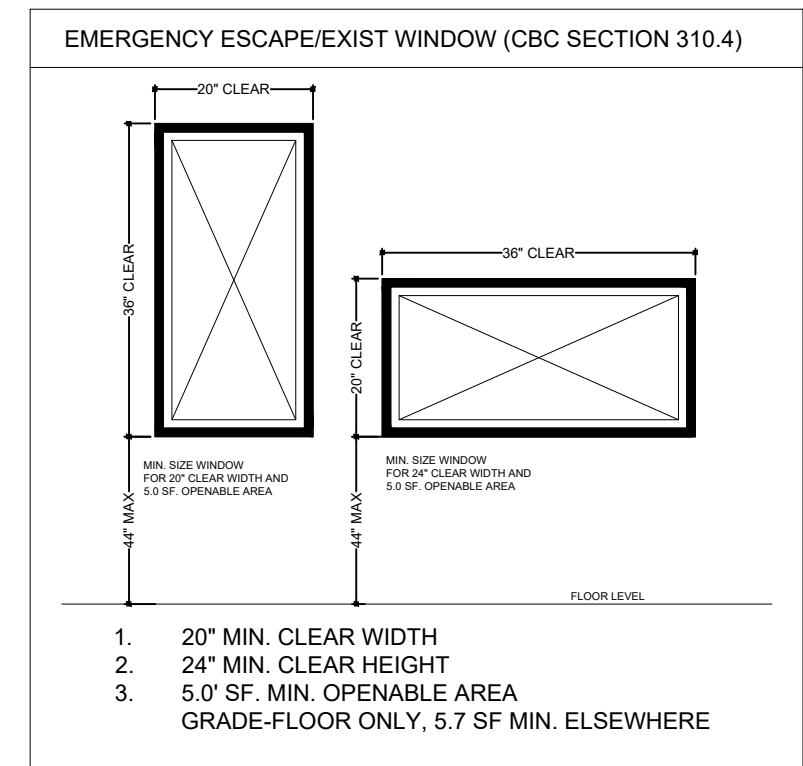
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REVISIONS

SYMB	DESCRIPTIONS	DATE
△	REVISION	

PROPOSED FOR:
OWNER: ROBERT HALL

ADDRESS: 4208 New York Ave, Glendale, CA 91214



Note:
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 similar methods.

DRAWING LEGEND	
	- NEW FOOTING
	- TO BE DEMO
	- EXISTING WALLS
	- NEW WALLS
	- 1HR WALL
	- SMOKE DETECTORS
	- CARBON MOXIDE DETECTORS
	- ENERGY STAR EXHAUST FAN
NOTE: - BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY HUMIDISTAT 4.506.1	

LADBS APPROVAL STAMP

(N) SFD GARAGE ATTACHED & ADU
ELEVATION & SECTIONS
SFD & ADU ATTACHED

SHEET TITLE:

PERMIT No
DESIGNER:
Alonso Hernandez
PROJECT MANAGEMENT:
DATE: FEBRUARY / 24 / 2023
SCALE: AS SHOWN

B.5

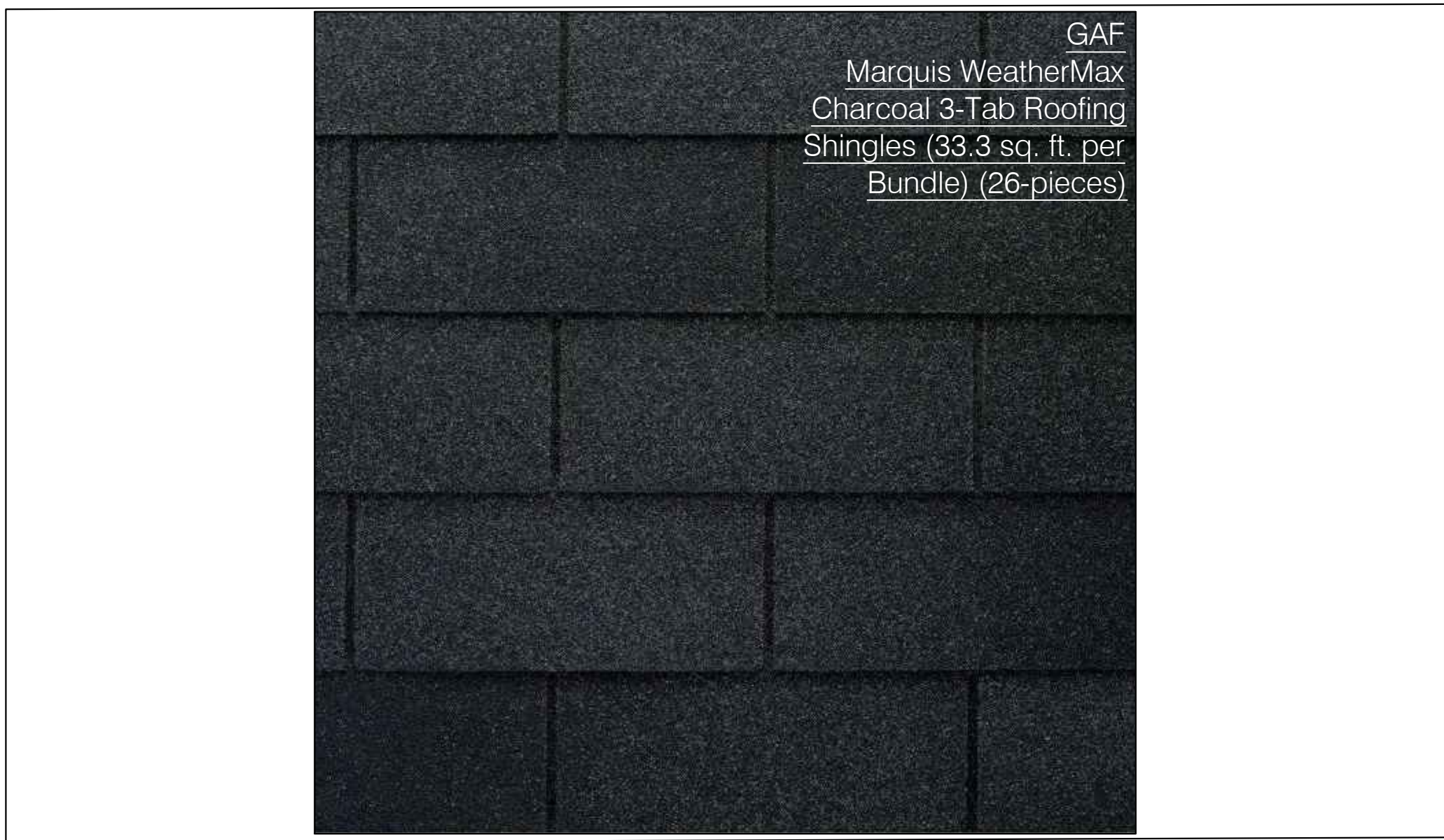
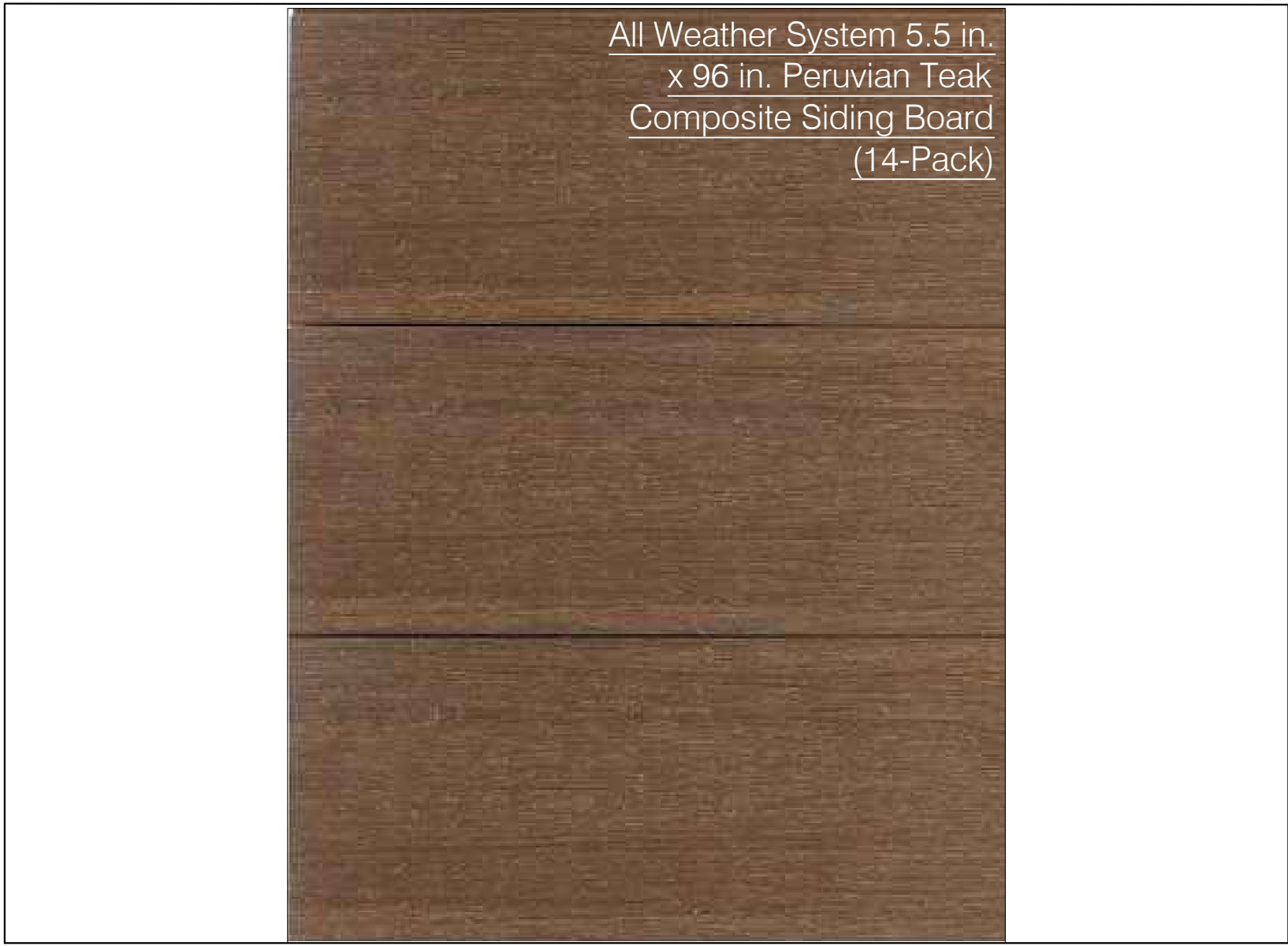
SIGNATURE:



POSTERIOR PERSPECTIVE
SCALE: N/A



FRONT PERSPECTIVE
SCALE: N/A



Dimensions			
Coverage Area (sq. ft.)	6.25 sq. ft.	Product Length (in.)	144 in.
Product Thickness (in.)	0.312 in.	Product Width (in.)	6.25 in.
Details			
Color Family	Gray	Color/Finish	Iron Gray
Finish Type	Painted	Material	Cement
Operating Position	Horizontal	Product Weight (lb.)	14.63 lb.
Profiles	Clapboard	Siding Features	UV Protected, Water Resistant, Wood Grain Surface
Warranty / Certifications			
Manufacturer Warranty	30-year limited non-prorated siding substrate; 15-year limited warranty on finish		


Gray Siding Specifications Board

Dimensions			
Coverage Area (sq. ft.)	46.66 sq.ft.	Product Length (in.)	96 in.
Product Thickness (in.)	.5 in.	Product Width (in.)	5.5 in.
Details			
Color Family	Brown	Color/Finish	Peruvian Teak
Finish Type	Finished	Material	Composite
Operating Position	Vertical / Horizontal	Product Weight (lb.)	148.54 lb.
Profiles	Tongue and Groove	Returnable	90-Day
Siding Features	UV Protected, Water Resistant, Wood Grain Surface		
Warranty / Certifications			
Manufacturer Warranty	25 Years		

Brown Siding Specification Board

Dimensions			
Product Length (in.)	12	Product Thickness (in.)	2.5
Product Width (in.)	36		
Details			
Color Family	Black	Color/Finish	Charcoal
Features	Waterproof	Fire Rating (UL 790)	Class A
Material	Asphalt	Number of bundles per 100 sq. ft. (Square)	3
Number of pieces per bundle	26	Requirements	Attic Ventilation, Underlayment
Returnable	90-Day	Roofing Product Type	3-Tab Shingle
Shingle Exposure (in.)	5	Shingle Type	3-Tab Shingle
Warranty	25 Year Limited Warranty	Weight Per Bundle (lb.)	74

Roofing Shingles Specifications Board




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SYMB	DESCRIPTIONS	DATE
	REVISION	

PROPOSED FOR:
OWNER: ROBERT HALL

ADDRESS: 4208 New York Ave, Glendale, CA 91214

(N) SFD GARAGE ATTACHED & ADU

SHEET TITLE:

MATERIAL SPECIFICATION BOARD & PERSPECTIVE

PERMIT No

DESIGNER:
Alonso Hernandez


PROJECT MANAGEMENT:

DATE: FEBRUARY / 24 / 2023

SCALE: AS SHOWN

B.6

SIGNATURE:



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4208 New York Residence, 2nd SFD
Calculation Date/Time: 2023-03-30T16:58:21-05:00
Calculation Description: Title 24 Analysis
Input File Name: 4208_New_York_residence_2nd_SFD_v2_rbd22

CF18-PRF-01-E
(Page 1 of 12)

GENERAL INFORMATION									
01	Project Name	4208 New York Residence, 2nd SFD							
02	Run Title	Title 24 Analysis							
03	Project Location	4208 New York Ave							
04	City	Glendale, CA							
05	Zip code	91214	06	Standards Version	2022				
07	Software Version	2022.0.000							
08	Climate Zone	9	09	Front Orientation (deg/ Cardinal)	305				
10	Building Type	Single family							
11	Number of Dwellling Units	1							
12	Project Scope	Newly Constructed							
13	Number of Bedrooms	3							
14	Addition Cond. Floor Area (ft²)	0							
15	Number of Stories	1							
16	Existing Cond. Floor Area (ft²)	1879							
17	Fenestration Average U-Factor	0.3							
18	Total Cond. Floor Area (ft²)	1879							
19	Glazing Percentage (%)	12.80%							
20	ADU Bedroom Count	n/a							

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								

Registration Number: 423-P010054485A-000-000-0000000-0000
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CA Building Energy Efficiency Standards - 2022 Residential Compliance
Report Generated: 2023-03-30 14:58:55
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4208 New York Residence, 2nd SFD
Calculation Date/Time: 2023-03-30T16:58:21-05:00
Calculation Description: Title 24 Analysis
Input File Name: 4208_New_York_residence_2nd_SFD_v2_rbd22

CF18-PRF-01-E
(Page 2 of 12)

ENERGY DESIGN RATINGS						
Energy Design Ratings				Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2/Efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2/Efficiency)	Total ² EDR (EDR2total)
Standard Design	40.1	46.9	30			
Proposed Design	38.9	38.4	21.3	1.2	8.5	8.7
RESULTS 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) systems and batteries. ³ Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.						
• Standard Design PV Capacity: 2.93 kWdc • PV System resized to 2.93 kWdc (a factor of 1.084) to achieve 'Standard Design PV' PV scaling						

Registration Number: 423-P010054485A-000-000-0000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Description: Title 24 Analysis
Input File Name: 4208_New_York_residence_2nd_SFD_v2_rbd22

CF18-PRF-01-E
(Page 3 of 12)

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)	Compliance Margin (EDR1)	Compliance Margin (EDR2)			
Space Heating	2.23	9.96	0.83	5.81	1.4	4.15			
Space Cooling	0.76	23.56	0.73	20.25	0.03	1.31			
IAQ Ventilation	0.89	9.37	0.43	4.5	0.46	4.87			
Water Heating	1.19	12.88	4.84	20.49	-8.65	-7.61			
Self Utilization/Flexibility Credit				-6.99		6.99			
Efficiency Compliance Total	5.07	53.77	6.83	44.06	-1.76	9.71			
Photovoltaics	-1.76	-51.02	-1.76	-52.89					
Battery			-2.07	-6.92					
Flexibility									
Indoor Lighting	0.77	7.23	0.77	7.23					
Appl. & Cooking	3.22	21.94	3.23	22.1					
Plug Loads	2.91	29.63	2.91	29.63					
Outdoor Lighting	0.19	1.65	0.19	1.65					
TOTAL COMPLIANCE	10.4	63.2	10.1	44.86					

Registration Number: 423-P010054485A-000-000-0000000-0000
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Report Generated: 2023-03-30 14:58:55
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4208 New York Residence, 2nd SFD
Calculation Date/Time: 2023-03-30T16:58:21-05:00
Calculation Description: Title 24 Analysis
Input File Name: 4208_New_York_residence_2nd_SFD_v2_rbd22

CF18-PRF-01-E
(Page 4 of 12)

ENERGY USE INTENSITY												
Standard Design (kBtu/ft ² · yr)		Proposed Design (kBtu/ft ² · yr)		Compliance Margin (kBtu/ft ² · yr)		Margin Percentage						
Gross EUI ¹		15.42		17.19		-1.77		-11.48				
Net EUI ²		6.35		8.12		-1.77		-27.87				
Notes: 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.												
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	CFI	Adimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: Ex In 121	Inverter Eff. (%)	Annual Solar Access (%)	
2.93	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	98	
BATTERY SYSTEMS												
01	02	03	04	05	06	07						
Control	Capacity (kWh)	Charging		Discharging		Round Trip Efficiency						
		Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)							
Basic	5	0.95	n/a	0.95	n/a	0.9						

Registration Number: 423-P010054485A-000-000-0000000-0000
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Report Generated: 2023-03-30 14:58:55
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4208 New York Residence, 2nd SFD
Calculation Date/Time: 2023-03-30T16:58:21-05:00
Calculation Description: Title 24 Analysis
Input File Name: 4208_New_York_residence_2nd_SFD_v2_rbd22

CF18-PRF-01-E
(Page 5 of 12)

REQUIRED SPECIAL FEATURES						
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.						
• PV System: 2.93 kWdc • Battery System: 5 kWh (Self Utilization Credit taken) • Indoor air quality, balanced fan • IAQ Ventilation System as low as 0.3 W/CFM • IAQ Ventilation System Heat Recovery: minimum 65 SRE and 65 ASRE • IAQ Ventilation System: supply outside air inlet, filter, and HVRV cores accessible per RACM Reference Manual • Cool roof • Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and A3)						
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 CF20s and CF30s are required to be completed in the HERS Registry. • Indoor air quality ventilation • Kitchen range hood • Verified Refrigerant Charge • Airflow in habitable rooms (SC3.3.4.1.7) • Verified heat pump rated heating capacity • Wall-mounted thermostat in zones greater than 150 h2 (DC3.4.5) • Ductless indoor units located entirely in conditioned space (SC3.3.4.1.8)						
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
4208 New York Residence, 2nd SFD	1879	1	3	1	0	1
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
House	Conditioned	HVAC new	1879	9	DHW new	New

Registration Number: 423-P010054485A-000-000-0000000-0000
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4208 New York Residence, 2nd SFD
Calculation Date/Time: 2023-03-30T16:58:21-05:00
Calculation Description: Title 24 Analysis
Input File Name: 4208_New_York_residence_2nd_SFD_v2_rbd22

CF18-PRF-01-E
(Page 6 of 12)

OPAQUE SURFACES													
01	02	03	04	05	06	07	08						
Name	Zone	Construction	Admuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	TIR (deg)						
Wall-n-F	House	Wall new	305	Front	228	68	90						
Wall-n-L	House	Wall new	35	Left	446	36	90						
Wall-n-B	House	Wall new	325	Back	404	132.06	90						
Wall-n-R	House	Wall new	215	Right	353	24	90						
Interior Wall-n to Garage	House>Garage	Wall Int new	n/a	n/a	176	17.8	n/a						
Interior Wall to ADU	House	Wall Int RD	n/a	n/a	297	0	n/a						
Ceiling-n	House	Ceiling attic new	n/a	n/a	1879	n/a	n/a						
GCeiling-n	Garage	Ceiling attic Gar	n/a	n/a	400	n/a	n/a						
Floor Over Crawlspace-n	House	Floor crawl new	n/a	n/a	1879	n/a	n/a						
GWall-n-F	Garage	Wall Gar	305	Front	380	0	90						
GWall-n-L	Garage	Wall Gar	35	Left	380	0	90						
GWall-n-R	Garage	Wall Gar	215	Right	380	119	90						
ATTIC													
01	02	03	04	05	06	07	08						
Name	Construction	Type	Roof Rise (in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof						
Attic-new	Roof new	Ventilated	3	0.27	0.89	Yes	Yes						
FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Admuth	Height (ft)	Multi.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	
Wind-n-B-1	Window	Wall-n-F	Front	305	6	4	1	24	0.3	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD				CFIR-PRF-01 E				
Project Name: 4208 New York ADU				Calculation Date/Time: 2023-03-30T13:19:00-07:00				
Calculation Description: Title 24 Analysis				Input File Name: 4208_New_York_ADU_v2.m2d2				
GENERAL INFORMATION								
01	Project Name		4208 New York ADU					
02	Plan Title		Title 24 Analysis					
03	Project Location		4208 New York Ave					
04	City		Glendale, CA		05	Standard Version	2022	
06	Zip code		91214		07	Software Version	CHCC-Res 2022.2.0	
08	Climate Zone		9		09	Front Orientation (deg / Cardinal)	305	
10	Building Type		Single family		11	Number of Dwelling Units		1
12	Project Scope		Newly Constructed		13	Number of Bedrooms		2
14	Addition Comb. Floor Area (H ²)		0		15	Number of Stories		1
16	Existing Comb. Floor Area (H ²)		n/a		17	Fenestration Average U-Factor		0.3
18	Total Comb. Floor Area (H ²)		783		19	Glazing Percentage (%)		14.30%
20	ADU Bedroom Count		n/a					
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							
Registration Number: 423-PO1005478A-000-000-0000000-0000								
Registration Date/Time: 03/31/2023 12:03				HERS Provider: CHEERS				
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				Schema Version: Rev 202209001				

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4208 New York ADU

Calculation Description: Title 24 Analysis

Certificate Number: CF1R-PHF-01-E

Page 2 of 11

Calculation Date/Time: 2023-03-30T11:19:00-07:00

Input File Name: 4208_NewYork_ADU_v2.rbe22

ENERGY DESIGN RATINGS							
	Energy Design Ratings				Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ³ EDR (EDR2efficiency)	Total ³ EDR (EDR2total)	
Standard Design	37	41.6	29.6				
Proposed Design	36.7	41.4	21.8	0.3	2.2	7.8	
RESULT⁴: PASS							

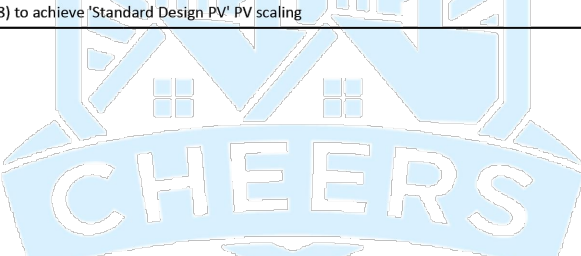
¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment

²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

⁴Standard Design PV Capacity: 1.84 kWdc

PV System resized to 1.88 kWdc (a factor of 1.048) to achieve 'Standard Design PV' upscaling



Registration Number: 423-010054478A-000-000-00000000-0000

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 03/31/2023 12:03

Report Version: rev 2022.0.000

Schema Version: rev 20220901

HERS Provider: CHEERS

Report Generated: 2023-03-30 11:19:27

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4208 New York ADU Calculation Description: Title 24 Analysis				CFIR-PRF-01-E (Page 3 of 11)		
Calculation Date/Time: 2023-03-30T11:19:00.750 Input File Name: 4208_New_York_ADU_v2.rbd22						
ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDSR1) (Btu/h)(°F·yr)	Standard Design TDW Energy (EDMR1) (Btu/h)(°F·yr)	Proposed Design Source Energy (EDSR2) (Btu/h)(°F·yr)	Proposed Design TDW Energy (EDMR2) (Btu/h)(°F·yr)	Compliance Margin (EDMR1)	Compliance Margin (EDMR2)
Space Heating	1.17	5.24	0.6	4.34	0.57	0.9
Space Cooling	1.33	33.15	1.38	34.16	-0.05	-1.01
IAQ Ventilation	0.96	10.02	0.47	4.91	0.49	5.11
Water Heating	2.19	22.8	7.82	33.48	-5.63	-10.68
Self Utilization/Flexibility Credits				-9.26		9.26
Efficiency Compliance Total	5.65	71.21	10.27	67.63	-4.62	3.58
Photovoltaics	-2.66	-77.55	-2.66	-82.15		
Battery			-4.77	-15.99		
Flexibility						
Indoor Lighting	0.94	8.91	0.94	8.91		
Appl. & Cooking	6.05	39.73	6.07	39.85		
Plug Loads	4.61	46.9	4.61	46.9		
Outdoor Lighting	0.21	1.82	0.21	1.82		
TOTAL COMPLIANCE	14.8	91.02	14.67	66.96		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4208 New York ADU Calculation Description: Title 24 Analysis				CFR 19F-01-E Calculation Date/Time: 2023-03-30T11:19:00-07:00 Input File Name: 4208_New_York_ADU_v2_r0622							
ENERGY USE INTENSITY											
	Standard Design (kBtu/ft ² · yr)	Proposed Design (kBtu/ft ² · yr)	Compliance Margin (kBtu/ft ² · yr)	Margin Percentage							
Gross EUI ¹	22.58	27.8	-5.22	-23.12							
Net EUI ²	8.88	14.1	-5.22	-58.78							
Notes: 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.											
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	CFI	Acimath (deg)	Tilt Input	Array Angle (deg)	Tilt (° to 12)	Inverter Eff (%)	Annual Solar Access (%)
1.84	NA	Standard (14.17%)	Fixed	none	true	-150.70	n/a	n/a	<7.12	96	98
BATTERY SYSTEMS											
01	02	03	04	05	06	07					
Control	Capacity (kWh)	Charging		Discharging		Round Trip Efficiency					
		Charging Efficiency	Charging Rate (kW)	Discharging Efficiency	Discharging Rate (kW)						
Basic	5	0.95	n/a	0.95	n/a	0.9					

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD					CF18-PRF-01-E	
Project Name: #208 New York ADU			Calculation Date/Time: 2023-03-30T11:19:00.070			
Calculation Description: Title 24 Analysis			Input File Name: #208_New_York_ADU_v2.rbd22			

REQUIRED SPECIAL FEATURES	
<p>The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.</p> <ul style="list-style-type: none"> * Ph System: 1.84 KWd/KWd * Battery System: 5.14kWh (Self Utilization Credit taken) * Indoor air quality, balanced fan * IAC Ventilation System: in low as 0.3 W/EtM * IAC Ventilation System Heat Recovery: minimum 75 SRE and 80 ASRE * IAC Ventilation System: supply outside air, filter, and (VAV) cores accessible per RACH Reference Manual * Cool roof * Variable capacity heat pump compliance option (Verification details from VCHP Staff report, Appendix B, and RAS) 	

HERS RATING SUMMARY	
<p>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 CFIRs and CFIRs are required to be completed in the HERS Registry</p> <ul style="list-style-type: none"> * Indoor air quality ventilation * Kitchen range hood * Verified Refrigerant Charge * Airflow in habitable rooms (SC3.1.4.1, 7) * Verified hot pump unit heating capacity * Wall mounted thermostat in zones greater than 150 SF (SC3.4.5) * Detached indoor units located entirely in conditioned space (SC3.1.4.1.8) 	

BUILDING - FEATURES IDENTIFICATION						
Q1	Q2	Q3	Q4	Q5	Q6	Q7
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
#208 New York ADU	783	1	1	1	0	1

ZONE INFORMATION						
Q1	Q2	Q3	Q4	Q5	Q6	Q7
Zone Name	Zone Type	F HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
ADU	Conditioned	F HVAC	783	9	DHW new	New

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CFIR-PRF-01-E

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: #208 New York ADU

Calculation Date/Time: 2023-03-30T11:19:00-07:00

Calculation Description: Title 2 Analysis

Input File Name: #208_New_York_ADU_v2.rbd2d

(Page 6 of 13)

OPAQUE SURFACES								
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (f ²)	Tilt (deg)	(deg)
Wall-n-F	ADU	Wall new	305	Front	176	44	90	
Wall-n-L	ADU	Wall new	35	Left	104	0	90	
Wall-n-B	ADU	Wall new	125	Rear	176	40.02	90	
Wall-n-R	ADU	Wall new	215	Right	401	48	90	
Interior Wall-f-House	n/a	Wall f n/a	n/a	N/A	297	0	n/a	
Ceiling-n-1	ADU	Ceiling attic new	n/a	N/A	150	n/a	n/a	
Ceiling-n-2	ADU	Ceiling attic new	n/a	N/A	633	n/a	n/a	
Floor Over Crawlspace-n	ADU	Floor crawl new	n/a		783	n/a	n/a	

ATTIC								
Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	
Name	Construction	Type	Roof Reflectance	Roof Emittance	Roof Entrance	Radiant Barrier	Cool Roof	
Attic new pitch 3	Roof new	Ventilated	0.27	0.89	-	Yes	Yes	
Attic new pitch 6	Roof new	Ventilated	6	0.27	0.89	-	Yes	

PENETRATION / GLAZING														
O1	O2	O3	O4	O5	O6	O7	O8	O9	O10	O11	O12	O13	O14	
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (sq ft)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	
Wind-n-B-1	Window	Wall-n-F	Front	305	6	4	1	24	0.3	NFRC	0.23	NFRC	Bug Screen	
Glibon-A-4	Window	Wall-n-B	Back	125	6	6.67	1	40.03	0.3	NFRC	0.23	NFRC	Bug Screen	
Wind-n-B-2	Window	Wall-n-R	Right	215	6	4	1	24	0.3	NFRC	0.23	NFRC	Bug Screen	
Wind-n-B-3	Window	Wall-n-R	Right	215	6	4	1	24	0.3	NFRC	0.23	NFRC	Bug Screen	

Registration Number: #23-PJ1005647BA-000-000-0000000-0000

Registration Data Entry: 03/31/2023 12:03

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CA Building Energy Efficiency Standards | Residential Compliance

Report Version: 2023.1.0.0

Schema Version: rev 20230901

Report Generated: 2023-03-30 11:21:27

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4208 New York ADU Calculation Date/Time: 2024-03-30T11:19:00-0700 Calculation Description: Title 24 Analysis Input File Name: 4208_New_York_ADU_v2.rimbdd2						CFR PRF-01-E (Page 7 of 11)	
OPAQUE DOORS							
01	02		03	04			
Name	Side of Building		Area (ft²)	U-factor			
Door-n-1	Wall-e-f		20	0.5			
OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Coefficients R-value	U-factor	Assembly Layers
Wall new	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-15	None / None	0.083	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Sheathing / Insulation: Wood Siding/sheathing/dec King Exterior Finish: Wood Siding/sheathing/dec King
Wall Int RD	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-0	None / None	0.277	Inside Finish: Gypsum Board Cavity / Frame: n-1 / 2x4 Other Side Finish: Gypsum Board
Roof new	Attic Roofs	Wood Framed Ceiling	2x8 Top Chord of Roof Truss @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/dec King Cavity / Frame: n-1 / 2x4 Top Chord
Floor crawl new	Floor Crawls Over Crawlspace	Wood Framed Floor	2x4 @ 16 in. O. C.	R-19	None / None	0.049	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/dec King Cavity / Frame: R-19 / 2x6
Ceiling attic new	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-38	None / None	0.025	Over Ceiling Joists: R-28.9 Insul. Cavity / Frame: R-15.7 / 2x4 Inside Finish: Gypsum Board

Registration Number: 423-P010054478A-000-0000000-0000

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CFR PRF-01-E

Report Number: 2023-01-000

Schema Version: 202209001

HERS Reporter: [CHEIR]

Report Generated: 2023-03-30 11:19:27

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD										CFIR-PRF-01-E	
Project Name: 4208 New York ADU						Calculation Date/Time: 2023-03-30T11:19:00-07:00					
Calculation Description: Title 24 Analysis						Input File Name: 4208_New_York_ADU_v2.rbd2d					

BUILDING ENVELOPE - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50					
Not Required	Not Required	N/A	n/a						n/a

WATER HEATING SYSTEMS									
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)	
DHW new	Domestic Hot Water (DHW)	Standard	Tankless	1	n/a	None	n/a		Tankless (1)

WATER HEATERS												
01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Efficiency	Rated Input or P/Btu/hr	Input Rating or P/Btu/hr	Tank Insulation R Value (in/Loc)	Standby Loss or Recovery Eff	Lat & Bt Rating or Flow Rate	Tank Location
Tankless	Gas	Consumer Instantaneous us	1	0	UEF	0.95	Btu/hr	200000	0	n/a	n/a	

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 new - J/T	Not Required	Not Required	Not Required	None	Not Required	Not Required			

Registration Number: 001-05564478A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2012 Residential Compliance

Registration Date/Time: 03/31/2023 12:03

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Project Name: #208_New_York_ADU					Calculation Date/Time: 2023-03-30T11:19:00-07:00					(Page 9 of 11)	
Calculation Description: Title 24 Analysis					Input File Name: #208_New_York_ADU_24-rfb22						
HVAC 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			
HVAC new	Heat pump heating cooling	VCHP	1	VCHP	1	n/a	n/a	Setback			
HVAC HEAT PUMPS											
01	02	03	04	05	06	07	08	09	10	11	12
Heating				Cooling							
Name	System Type	Number of Units	Efficiency Type	HSP / HSPF / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	EER / EER2 / CEER	Zonally Controlled	Compressor Type
VCHP	VCHP-ductless	1	HSPF2	7.5	24000	19200	EER2/SEER2	14.5	11.7	Not Zonal	Single Speed
											VCHP-hers-htpump
HVAC HEAT PUMPS - HERS VERIFICATION											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Drop Rating	Verified Refrigerant Charge	Verified HSP/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17		
VCHP-hers-htpump	Not Required	D	Not Required	Not Required	Not Required	Yes	No	Yes	Yes		
VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION											
01	02	03	04	05	06	07	08	09	10		
Name	Certified Low-Capacity VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount	Air Filter Sizing Range; Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and RA3.3.1-A.1.1	Not certified Continuous Flow	Indoor Fan not Running Continuously		
VCHP	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required		
Registration Number: 423-P01054478A-000-00000000-0000					Registration Date/Time: 03/31/2023 12:03			HERS Provider: CHEERS			
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CA Building Energy Efficiency Standards - 2022 Residential Compliance					Report Version: 2022.03.00			Report Generated: 2023-03-30 11:21:27			
Schema Version: 2022.09.001											

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 4208 New York ADU

Calculation Description: Title 24 Analysis


CF1A-PWF-01-E

(Page 10 of 11)

Calculation Date/Time: 2023-03-30T11:19:00-07:00

Input File Name: 4208_New_York_ADU_v2_rib22

WOODEN 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/Recovery Energy?	IAQ Recovery Effectiveness - %LE	Includes Fault Indicator Display?	HERS Verification	Status
5fam IAQVentRpt 1.1	50	0.3	Balanced	Yes	80	No	Yes	



Registration Number: 423-P010056478A-000-000-00000000-0000

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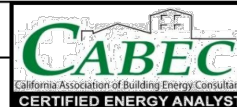
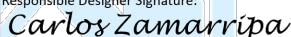
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 03/31/2023 12:03




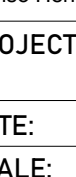
Report Version: rev 202209001


HERS Provider: CHEERS


Report Generated: 2023-03-30 11:19:27


CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: 4208 New York ADU Calculation Description: Title 24 Analysis		Calculation Date/Time: 2023-03-30T11:19:00-07:00 Input File Name: 4208_New_York_ADU_v2.rbd22		CS30-PWF-01-E (Page 11 of 13)
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT				
I certify that this Certificate of Compliance documentation is accurate and complete.				
Documentation Author Name: Igor Pichko Company: Energy Consult LLC Address: 1252 W 22nd St Unit #2 City/State/Zip: San Pedro, CA 90731		Documentation Author Signature:  Signature Date: 03/31/2023 SEA/HER Certification Identification (if applicable): R19-14-30005 Project: 4242477658		
				
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 9 of the Business and Professions Code to accept 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, which are hereby incorporated by reference.				
3. The building design features or system design features identified on this Certificate 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: Carlos Zamarripa Company: ArkitDesigns Inc. Address: 7469 FootHill Blvd City/State/Zip: Tujunga, CA 91042		Responsible Designer Signature:  Date Signed: 03/31/2023 License: Phone: 		


(Digitally signed by Carlos Home Energy Efficiency Rating System Services, Inc. (CHEERS). The digital signature is provided in order to ensure the content of this registered document, and it is a key signature Register Permit responsibility for the accuracy of the information.)

 ARKIT PLANNING & BUILDING		
DESIGN-PLANNING-PERMIT		
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REVISIONS		
SYMB	DESCRIPTIONS	DATE
	REVISION	
PROPOSED FOR:		
OWNER:		
ADDRESS: 4208 New York Ave, Glendale, CA 91214		
<div><div>(N) SFD GARAGE ATTACHED & ADU</div><div>SHEET TITLE:</div><div>TITLE 24 REPORT ADU</div></div>		
PERMIT No		
DESIGNER: Alonso Hernandez		
PROJECT MANAGEMENT:		
DATE: FEBRUARY / 24 / 2023		
SCALE: AS SHOWN		
<div>T2</div>		
SIGNATURE: 		

<div></div> <div>2019 Low-Rise Residential Mandatory Measures Summary</div>
<p><i>NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply. (01/2020).</i></p> <p>Building Envelope Measures:</p> <p>§ 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 1011.1/2/A440-2011.*</p> <p>§ 110.6(a)5: Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 110-11(a).</p> <p>§ 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 J4.4.5 for exterior doors. They must be caulked and/or weather-stripped.</p> <p>§ 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.</p> <p>§ 110.8(a): Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).</p> <p>§ 110.8(g): Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).</p> <p>§ 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 CFIR.</p> <p>§ 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.</p> <p>§ 150.0(a): Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. 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 continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.</p> <p>§ 150.0(b): Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.</p> <p>§ 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 non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*</p> <p>§ 150.0(d): Raised-Floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*</p> <p>§ 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).</p> <p>§ 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 controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).</p> <p>§ 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 air-permeable insulation.</p> <p>§ 150.0(q): Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.*</p> <p>Fireplaces, Decorative Gas Appliances, and Gas Log Measures:</p> <p>§ 110.5(e): Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.</p> <p>§ 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.</p> <p>§ 150.0(e)2: Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.*</p> <p>§ 150.0(e)3: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*</p> <p>Space Conditioning, Water Heating, and Plumbing System Measures:</p> <p>§ 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.*</p> <p>§ 110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*</p> <p>§ 110.2(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 alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.</p> <p>§ 110.2(c): Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*</p> <p>§ 110.3(c)4: Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.</p> <p>§ 110.3(c)6: Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu 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.</p> <p>§ 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 pool and spa heaters.*</p> <p>§ 150.0(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.</p>

<div></div> <div>2019 Low-Rise Residential Mandatory Measures Summary</div>
<p>Requirements for Ventilation and Indoor Air Quality:</p> <p>§ 150.0(a): 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 § 150.0(a)1.</p> <p>§ 150.0(a)1C: Single Family Detached Dwelling Units. 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 provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(a)1C.</p> <p>§ 150.0(a)1E: Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.</p> <p>§ 150.0(a)1F: Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.</p> <p>§ 150.0(a)1G: Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.</p> <p>§ 150.0(a)2: Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HV1 to comply with the airflow and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.</p> <p>Pool and Spa Systems and Equipment Measures:</p> <p>§ 110.4(a): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; 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.*</p> <p>§ 110.4(b)1: Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filler and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.</p> <p>§ 110.4(b)2: Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.</p> <p>§ 110.4(b)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.</p> <p>§ 110.5: Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.</p> <p>§ 150.0(p): Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*</p> <p>Lighting Measures:</p> <p>§ 110.9: Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*</p> <p>§ 150.0(k)1A: Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.</p> <p>§ 150.0(k)1B: Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.</p> <p>§ 150.0(k)1C: Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.</p> <p>§ 150.0(k)1D: Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.</p> <p>§ 150.0(k)1E: Night Lights. Night lights, step lights, and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.</p> <p>§ 150.0(k)1F: Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).*</p> <p>§ 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*</p> <p>§ 150.0(k)1H: 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.</p> <p>§ 150.0(k)1I: Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power, emit 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.</p> <p>§ 150.0(k)2A: Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.</p> <p>§ 150.0(k)2B: Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.*</p> <p>§ 150.0(k)2C: Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*</p> <p>§ 150.0(k)2D: Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.</p> <p>§ 150.0(k)2E: Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).</p> <p>§ 150.0(k)2F: Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.</p>

<div></div> <div>2019 Low-Rise Residential Mandatory Measures Summary</div>
§ 150.0(h)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(h)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(i)1: Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(i)2A: Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 606.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system; from the heating source to storage tank or between tanks; buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(i)3: Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no 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-crushable casing or sleeve.
§ 150.0(h)1: Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use," a Category III or IV vert, or a Type B vert with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2: Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3: 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 RAT), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:
§ 110.8(d)3: 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 the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.3, 4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. 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 requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, 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 cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2: Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connectors, and closures. Joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3: Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7: 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 space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9: Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10: Porous Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11: Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12: Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13: Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 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.*

<div></div> <div>2019 Low-Rise Residential Mandatory Measures Summary</div>
§ 150.0(k)2G: Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.0(e), and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H: Interior Switches and Controls. A multiterminal programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I: Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2G.
§ 150.0(k)2J: Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K: Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A: 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 meet the requirement in Item § 150.0(k)3A (ON and OFF switch) and the requirements in either § 150.0(k)3A (photo)cell and either a motion sensor or automatic time switch control) or § 150.0(k)3A (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3A (photo)cell and either a motion sensor or automatic time switch control).
§ 150.0(k)3B: Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C: Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4: Internally illuminated address signs. Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 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 Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A: Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B: Interior Common Areas of Low-rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupancy sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:
§ 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) through § 110.10(e).
§ 110.10(a)2: Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1: Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, 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 no 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 overhanging of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhanging of the building, or on the roof or overhanging of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.*
§ 110.10(b)2: Azimuth. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees 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 distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal 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 and a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1: Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)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."



DESIGN-PLANNING-PERMIT



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REVISIONS

SYMB	DESCRIPTIONS	DATE
	REVISION	

PROPOSED FOR:

OWNER:

ADDRESS: 4208 New York Ave, Glendale,
CA 91214

(N) SFD GARAGE ATTACHED & ADU

SHEET TITLE:

TITLE 24 REPORT

LADBS APPROVAL STAMP

PERMIT No

DESIGNER:
Alonso Hernandez

PROJECT MANAGEMENT:

DATE: FEBRUARY / 24 / 2023

SCALE: AS SHOWN

T3

SIGNATURE:



CITY OF GLENDALE, CALIFORNIA
Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel: (818) 548-2140 Fax: (818) 240-0392
glendalecs.gov

January 10, 2023

Patrick Zohrabians
3467 Ocean View Boulevard, Suite B
Glendale, CA 91208

RE: Lot Line Adjustment Case No. PLLA 2103999
4208 New York Avenue (APNs: 5606-013-062 and 5606-013-063)

Dear Mr. Zohrabians:

After review and consideration of Lot Line Adjustment Case No. PLLA 2103999, to adjust property lines between two parcels, Assessor's Parcel Numbers 5606-013-062 and 5606-013-063, located in the R1, Floor Area Ratio District II, your application was found to be in compliance with local zoning and building ordinances and the legal description was reviewed and determined to be accurate.

In order to complete the Certificate of Compliance, the following requirements must be met:

1. A Certificate of Compliance form must be completed and executed for this application. The precise legal description for the new parcel must appear on the certificate and the parcel is to follow the boundaries as proposed on the preliminary record of survey map. (The Certificate of Compliance form has been prepared by the Community Development Department staff and is enclosed.)
2. The Certificate of Compliance form is provided for your verification and owners' signatures. The Certificate of Compliance form must include the notarized signatures of the all persons having a fee title interest in the property described on the form.
3. Submit the signed and notarized certificate to the Community Development Department staff for review.
4. The Community Development Department will check the complete Certificate of Compliance for accuracy and completeness. Once the Certificate of Compliance form has been found to be ready for recordation, they will be certified and returned to you for recordation at the Recorder's office. **The Certificate of Compliance must be recorded and certified copies returned to the Community Development Department.**

APPEAL PERIOD

Under the provisions of the Glendale Municipal Code, Title 30, Chapter 30.62, any person affected by the above decision has the right to appeal said decision to the Planning Commission if it is believed that the decision is in error or that procedural errors have occurred, or if there is substantial new evidence which could not have been reasonably presented. It is strongly advised that appeals be filed early during the appeal period and in person so that imperfections/incompleteness may be corrected before the appeal period expires. Any appeal must be filed on the prescribed forms within fifteen (15) days following the actual date of the decision. Information regarding appeals and appeal forms will be provided by the Permit Services Center (PSC) or the Community Development Department (CDD) upon request and must be filed with the prescribed fee prior to expiration of the 15-day period, on or before January 25, 2023 at the Permit Services Center (PSC), 633 East Broadway, Room 101, Monday thru Friday 7:00 am to 12:00 pm, or at the Community Development Department (CDD), 633 East Broadway, Room 103, Monday thru Friday 12:00 pm to 5 pm.

4208 New York Avenue (APNs: 5606-013-062 and 5606-013-063)
PLLA 2103999

APPEAL FORMS are available on-line at: <http://www.glendaleca.gov/appeal>

The Applicant is further advised that all subsequent contacts with this office regarding this determination must be with the Case Planner. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished by **appointment only** (in order to assure customer service with a minimum amount of waiting). You should advise any consultant representing you of this requirement as well.

Should you have any questions regarding this issue, please do not hesitate to contact the case planner, Dennis Joe, during normal business hours at his direct line (818) 937-8163 or office line (818) 548-2115 or djoe@glendaleca.gov.

Sincerely,

Bradley Calvert
Director of Community Development Department

Enclosure: Certificate of Compliance Form



CERTIFICATE OF COMPLIANCE REQUEST

Submit one copy of this application at the Permit Services Section, 633 E. Broadway, Rm. 101, Glendale, California, 91206 along with the required fee. Also, please submit any title history information or other documentation that may assist in processing this request. For more information call 818-548-3200.

Please PRINT or TYPE all information

I/we, the undersigned owner(s) of record of real property within the City of Glendale, County of Los Angeles, hereby request the City of Glendale to determine if said real property described below complies with the provisions of the Subdivision Map Act (Government Code, Section 66410 et seq.) and the City's Subdivision Ordinance (Title 16 of the Glendale Municipal Code, 1995).

Name _____ Signature _____

Address _____

Phone No. _____ Date _____

Name _____ Signature _____

Address _____

Phone No. _____ Date _____

Name _____ Signature _____

Address _____

Phone No. _____ Date _____

Name _____ Signature _____

Address _____

Phone No. _____ Date _____

Legal Description of Real Property _____

Date Property Acquired _____

Assessor's Parcel Number(s) _____

Address of Real Property _____

FOR STAFF USE ONLY

Date received in Permit Services Center _____ Received by _____ Date Stamp _____

Fee paid _____ Receipt No. _____

(12/2008) Page 1 of 1

EXHIBIT "A"
Certificate of Compliance No.
4208 New York Ave., Glendale, CA. 91214

LEGAL DESCRIPTION:

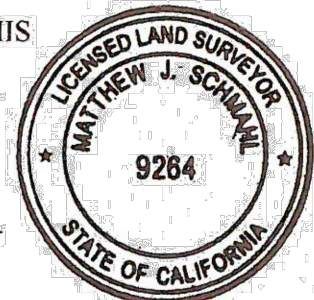
PARCEL "A"
THOSE PORTIONS OF LOTS 33 AND 34 OF TRACT NO. 5782, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 33; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT N 36° 17' 55" E 25.00 FEET; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT N 53° 42' 05" W 95.05 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE N 53° 42' 05" W 140.56 FEET TO A POINT IN THE WESTERLY LINE OF SAID LOT; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 33 AND 34 S 0° 02' 15" E 68.28 FEET TO A LINE PARALLEL WITH SAID SOUTHWESTERLY LINE AND DISTANT SOUTHWESTERLY ALONG A LINE PARALLEL WITH SAID SOUTHEASTERLY LINE 55.00 FEET FROM THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE S 53° 42' 05" E 100.10 FEET TO A LINE PARALLEL WITH SAID SOUTHEASTERLY LINE THAT PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE N 36° 17' 55" E 55.00 FEET TO THE TRUE POINT OF BEGINNING.

AREA: 6,618 SQ. FT. MORE OR LESS
AS SHOWN ON EXHIBIT "B" A MAP ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
Prepared By:

Matthew J. Schmahl, L.S. 9264

11/29/2022
Date



Approved by contract city surveyor
Ray Lomera & Associates Inc.

Ray Lomera, LS 7740

1-09-23
Date



EXHIBIT "A"
Certificate of Compliance No.
4208 New York Ave., Glendale, CA. 91214

LEGAL DESCRIPTION:

PARCEL "B"
THOSE PORTIONS OF LOTS 33 AND 34 OF TRACT NO. 5782, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGE 66 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 34; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 33 AND 34 N 36° 17' 55" E 75.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 33, DISTANT THEREON N 36° 17' 55" E 25.00 FEET FROM THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT N 53° 42' 05" W 95.05 FEET; THENCE PARALLEL WITH SAID SOUTHEASTERLY LINE S 36° 17' 55" W 55.00 FEET; THENCE PARALLEL WITH SAID SOUTHWESTERLY LINE N 53° 42' 05" W 100.10 FEET TO THE WESTERLY LINE OF SAID 34; THENCE ALONG THE WESTERLY LINE OF SAID LOT S 0° 02' 15" E 24.82 FEET TO THE SOUTHWESTERLY CORNER OF LOT 34; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT S 53° 42' 05" E 180.46 FEET TO THE POINT OF BEGINNING.

AREA: 8,984 SQ. FT. MORE OR LESS
AS SHOWN ON EXHIBIT "B" A MAP ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
Prepared By:

Matthew J. Schmahl, L.S. 9264

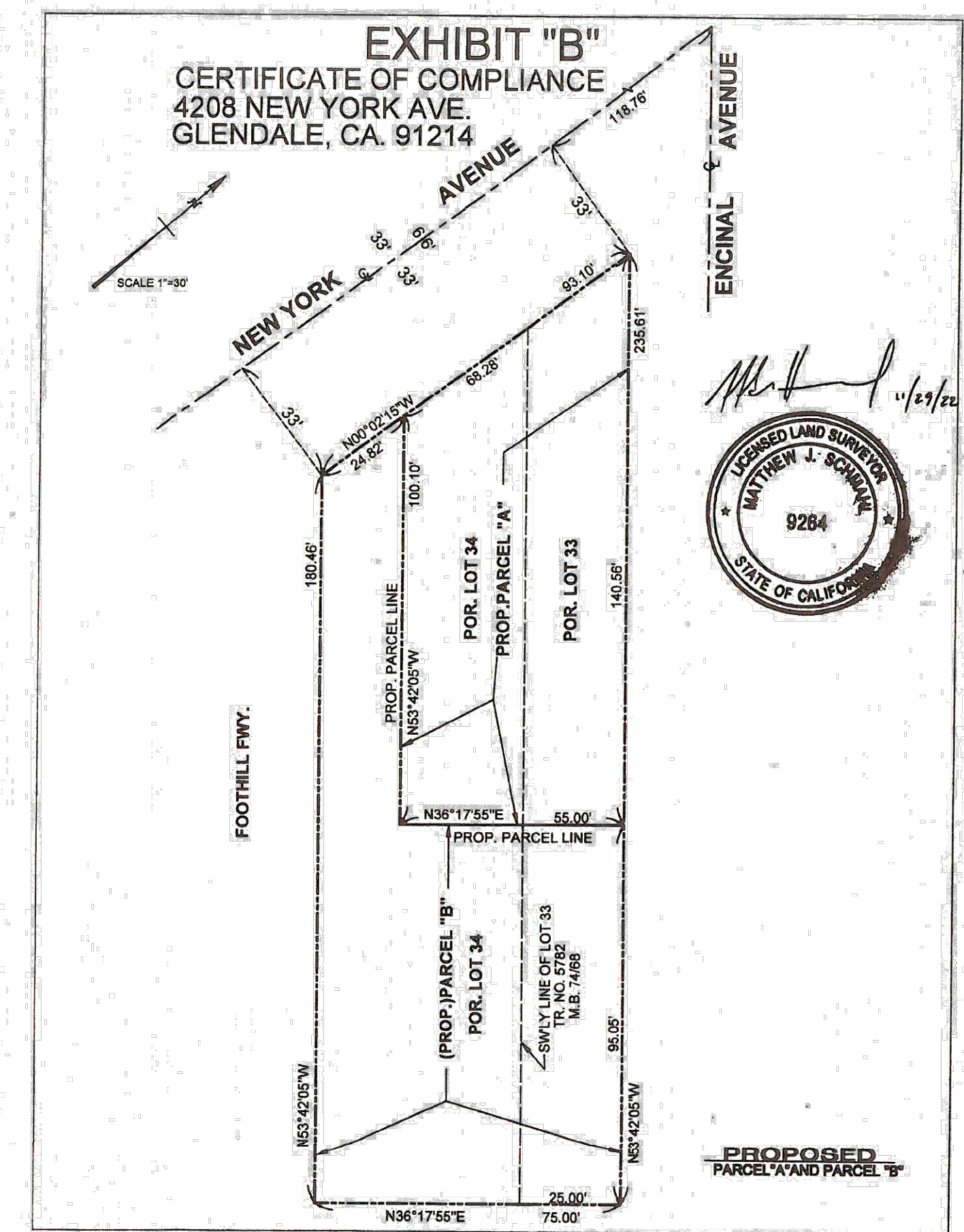
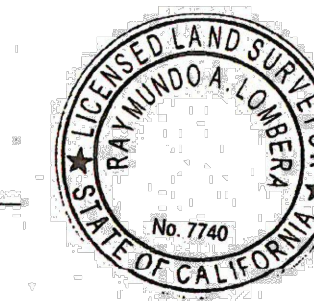
11/29/2022
Date



Approved by contract city surveyor
Ray Lomera & Associates Inc.

Ray Lomera, LS 7740

1-09-23
Date



LADBS APPROVAL STAMP



DESIGN-PLANNING-PERMIT

7469 Foothill Blvd.
Tujunga, CA. 91042
Tel: (323) 516-5846
Email: planning@arkitpp.com
Office Hours
Monday - Friday:
8:00am to 6:00pm

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REVISIONS

SYMB	DESCRIPTIONS	DATE
△	REVISION	

PROPOSED FOR:

OWNER:

ADDRESS: 4208 New York Ave, Glendale,
CA 91214

(N) SFD GARAGE ATTACHED & ADU

SHEET TITLE:

LOT LINE ADJUSTMENT RECORD

PERMIT No

DESIGNER:

Alonso Hernandez

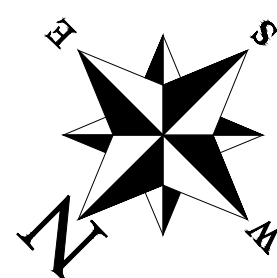
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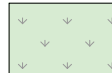
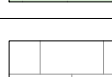
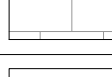

DATE: FEBRUARY / 24 / 2023

SCALE: AS SHOWN

RB-1

SIGNATURE:

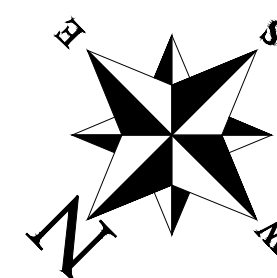


MATERIAL DRAWING LEGEND	
	(E) TURF
	(N) CONCRETE STAMP
	CONCRETE PAVERS
	DECOMPOSE GRANITE

PROPERTY LINE 24.82'

24'-9 7/8"

NEW YORK AVE



NOTES:

- Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
- Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates specified in Section 4.303.1"

OPEN SPACE TREE REQUIREMENT:
NO. OF UNITS - 2 // 1 TREE PER 4 UNITS REQUIRED // 1 TREE PROVIDED // MIN 6' HEIGHT

LADBS APPROVAL STAMP