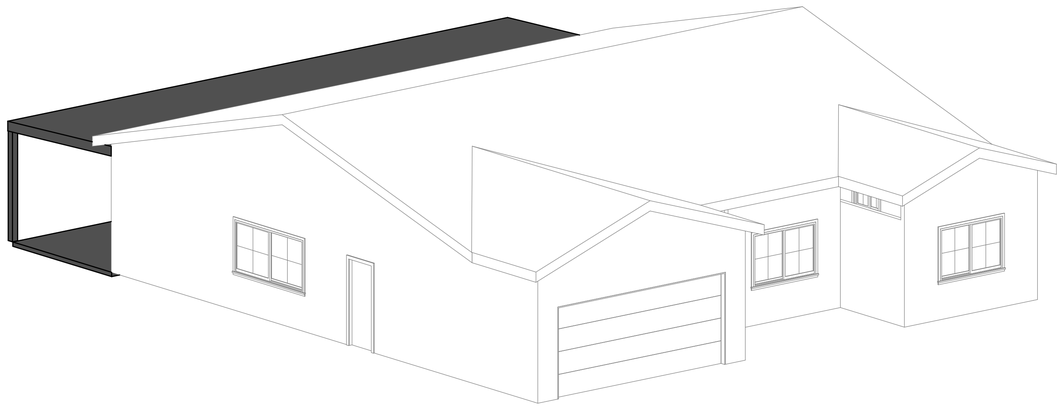
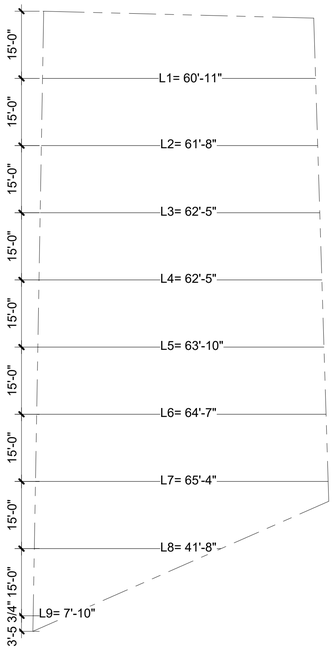
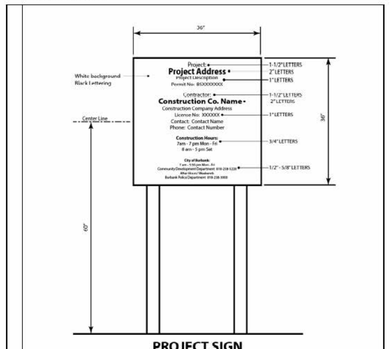
1821 BEL AIRE DR, BURBANK CA 91504



AVERAGE WIDTH CALCULATION	
SEGMENTS AT 15'	LENGTH
L1	60'-11"
L2	61'-8"
L3	62'-3"
L4	62'-5"
L5	63'-10"
L6	64'-7"
L7	65'-4"
L8	41'-8"
L9	7'-10"
TOTAL	488.81' / 9
AVERAGE LOT WIDTH	54.31'
	10%
	5.4'



☑ THE FOLLOWING DETAIL SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET OF THE SUBMITTED DRAWINGS:



PROJECT SIGN

1. Sign location: Front of project site facing the street. Sign cannot encroach into the public right-of-way (sidewalk and parkway).
2. Sign may be mounted independently or on the construction fence.

PROJECT DESCRIPTION

PROJECT DESCRIPTION	PROPOSED RETAINING WALL AND (N) COVERED PORCH
PROJECT ADDRESS	1821 BEL AIRE DR, BURBANK CA 91504
LEGAL DESCRIPTION	APN/PARCEL ID: 2471-004-046 TRACT NO 30755 LOT 3
ZONING INFORMATION	
LOT AREA	7,729 S.F.
OCCUPANCY TYPE	0100 - RESIDENTIAL - SINGLE
CODES	• 2022 CALIFORNIA MECHANICAL CODE (CMC) • 2022 CALIFORNIA PLUMBING CODE (CPC) • 2022 CALIFORNIA ELECTRICAL CODE (CEC) • 2022 CALIFORNIA BUILDING (CBC) AND FIRE CODES • 2022 CALIFORNIA TITLE 24 ENERGY REQUIREMENTS (T24) • 2022 CALIFORNIA GREEN BUILDING
EXISTING HOUSE SIZE	1,823 S.F.
EXISTING HOUSE HEIGHT	17'-0"
COSNTRUCTION TYPE	TYPE-VB
FIRE SPRINKLERED (HOUSE)	N/A - MAIN HOUSE NOT SPRINKLERED
FIRE SPRINKLERED (ADU)	NO
HIGH FIRE HAZARD AREA	YES
FLOOD ZONE	NO
HILLSIDE AREA	NO

PROJECT DIRECTORY

OWNER	ARCHITECTURAL AND STRUCTURAL
ADDRESS: 1821 BEL AIRE DR, BURBANK CA 91504	TED DESIGN BUILD 513 W WILSON AVE, GLENDALE, CA 91203
PHONE: (818) 383-9355	PHONE: (818) 383-9355
CONTACT: TEDIS GOUREHZAR	CONTACT: MELANIA GOUREHZAR EMAIL: MELANIA@TEDDESIGNBUILD.COM

NOTES

THERE ARE NO OAK, BAY OR SYCAMORE TREES ON OR WITHIN 20' OF THE SITE.

LOT COVERAGE & FAR

FAR CALCULATION

LOT AREA	7,500 SF.
35% OF LOT AREA	2,625 SF.
7729 - 7500 = 229 229 X .30 = 68.7 2625 + 68.7 = **2693.7** TOTAL FAR	
EXISTING SFR AREA	1,823 SF.
PROPOSED COVER PATIO	584 SF.
TOTAL RFA:	2,407 SF. < 2,693.7 SF.
	THE TOTAL RFA DOES NOT EXCEED 35% OF THE LOT AREA OR 2,693.7 SF.

PROJECT INFORMATION

ARCHITECTURAL

A001	PROJECT INFOMATION
A002	SITE PLANS
A100	FLOOR PLANS
A110	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	SECTIONS
A203	ELEVATIONS

GENERAL

G001	GENERAL NOTES
G002	GENERAL NOTES
G003	SPECIFICATIONS
G004	CALGREEN
G005	PHOTOS

STRUCTURAL

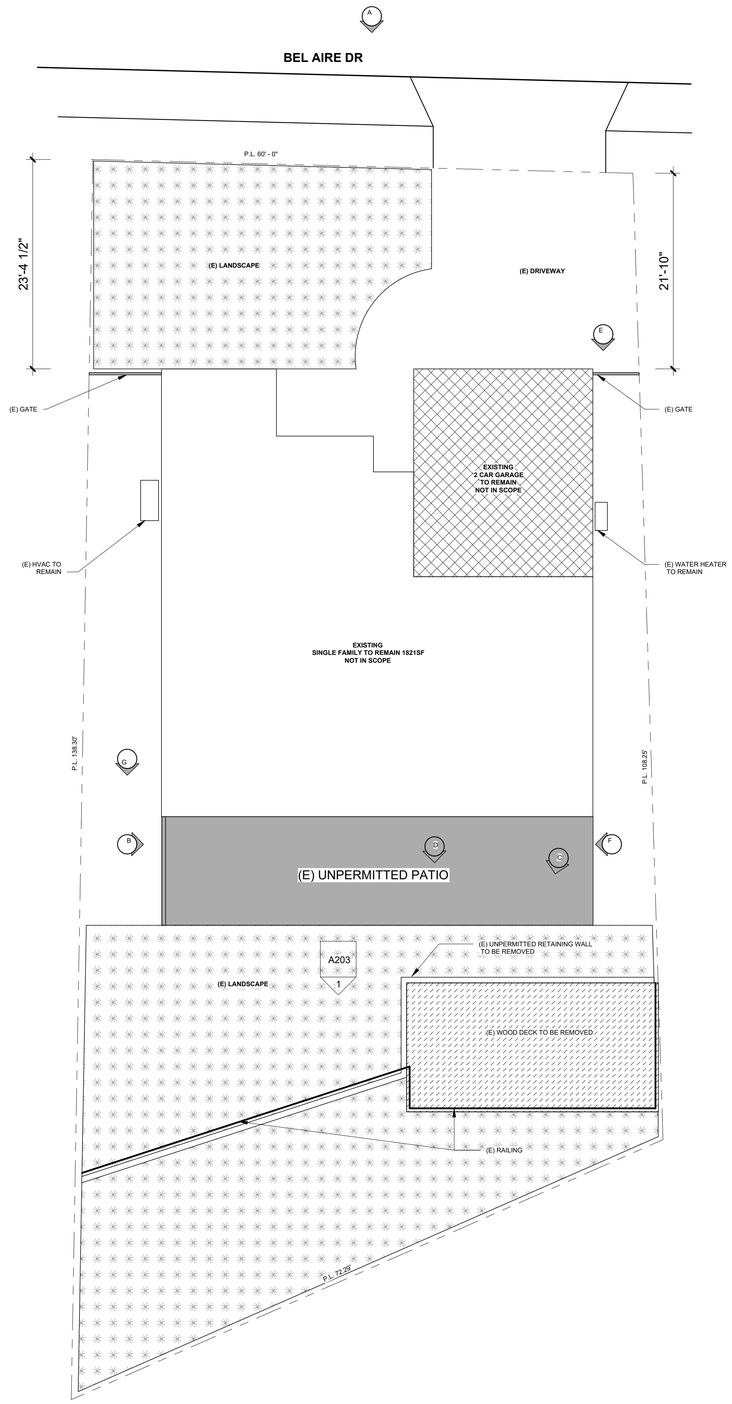
Sheet Number	Sheet Name
GN1	GENERAL NOTES
GN2	GENERAL NOTES
GD1	GENERAL DETAILS
GD2	GENERAL DETAILS
S1	FOUNDATION PLAN
S2	ROOF & SECOD FLOOR FRAMING
S3	DETIALS
S4	DETIALS

T-2

Sheet Number	Sheet Name 4
T24.01	TITLE 24
T24.02	TITLE 24

VICINITY MAP

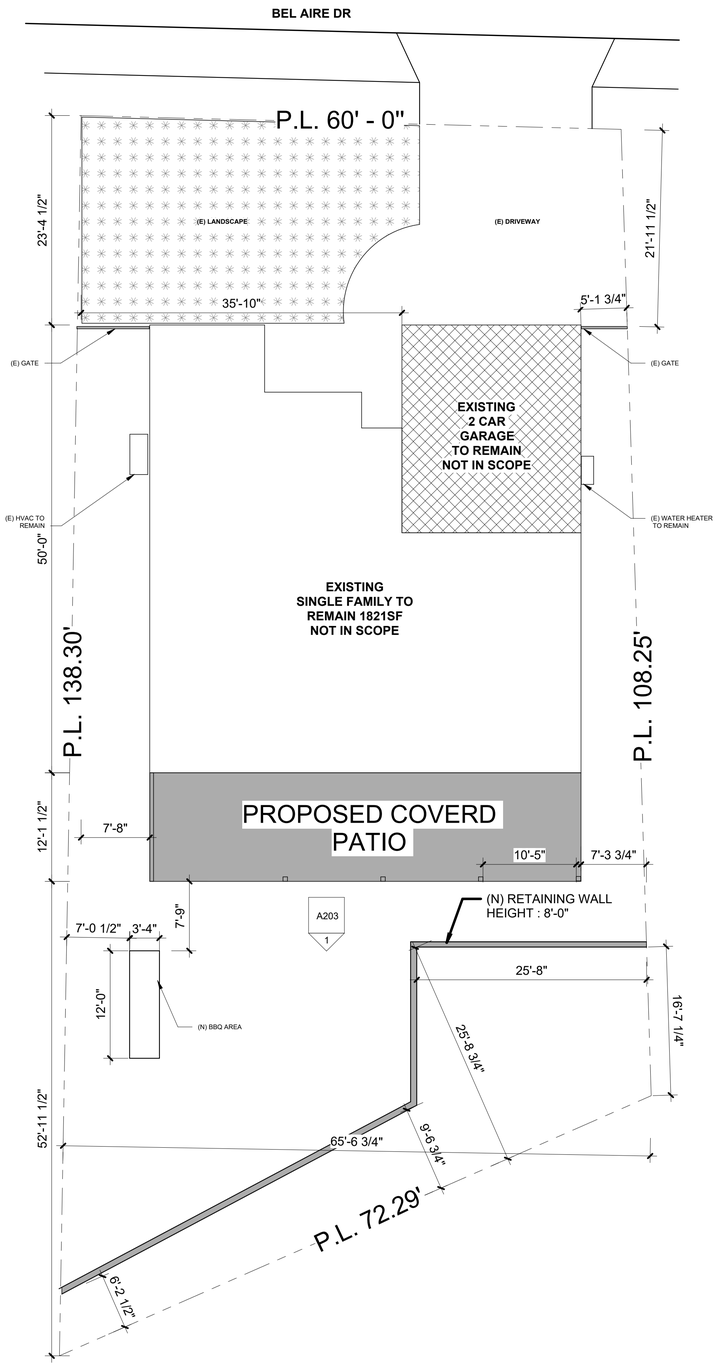

Vineyard Ave
Bel Aire Dr
Vineyard Ave
Bel Aire Dr
Vineyard Ave
Bel Aire Dr



(E) SITE PLAN

SCALE: 1/8" = 1'-0"

2



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

1

SITE LEGEND

- (E) DWELLING
- (E) GARAGE
- (E) LANDSCAPE
- (E) HARDSCAPE
- (E) PROPERTY LINE
- (E) ELECTRICAL PANEL
- (E) GAS METER
- (E) WATER HEATER
- (E) WATER METER
- (E) UTILITY POLE

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA 91504

SITE PLANS

DATE: 3/20/2026 1:04:09 PM

DRAWN BY: MG

A002

NOTE:

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

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

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

BATHRUB AND SHOWER FLOORS, WALLS ABOVE BATHTUB WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.

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

ALL WINDOWS SHALL BE NAIL-ON CONSTRUCTION

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

FLOOR PLAN LEGEND

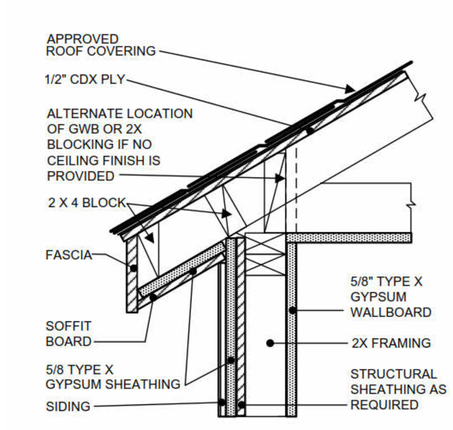
	NEW WALL
	EXISTING WALL
(E) PROPERTY LINE	

DOOR SCHEDULE

Mark	Height	Width	Phase Created
1	7' - 0"	16' - 0"	Existing
2	6' - 8"	3' - 0"	Existing
3	6' - 8"	2' - 8"	Existing
4	6' - 8"	6' - 0"	Existing
5	6' - 8"	6' - 0"	Existing

WINDOW SCHEDULE

Mark	Width	Height	Phase Created
1	6' - 0"	4' - 0"	Existing
2	6' - 0"	4' - 0"	Existing
3	8' - 0"	4' - 0"	Existing
4	4' - 0"	4' - 0"	Existing
5	8' - 0"	4' - 0"	Existing
6	3' - 0"	3' - 0"	Existing
7	3' - 0"	3' - 0"	Existing
8	4' - 0"	1' - 8"	Existing
9	8' - 0"	4' - 0"	Existing

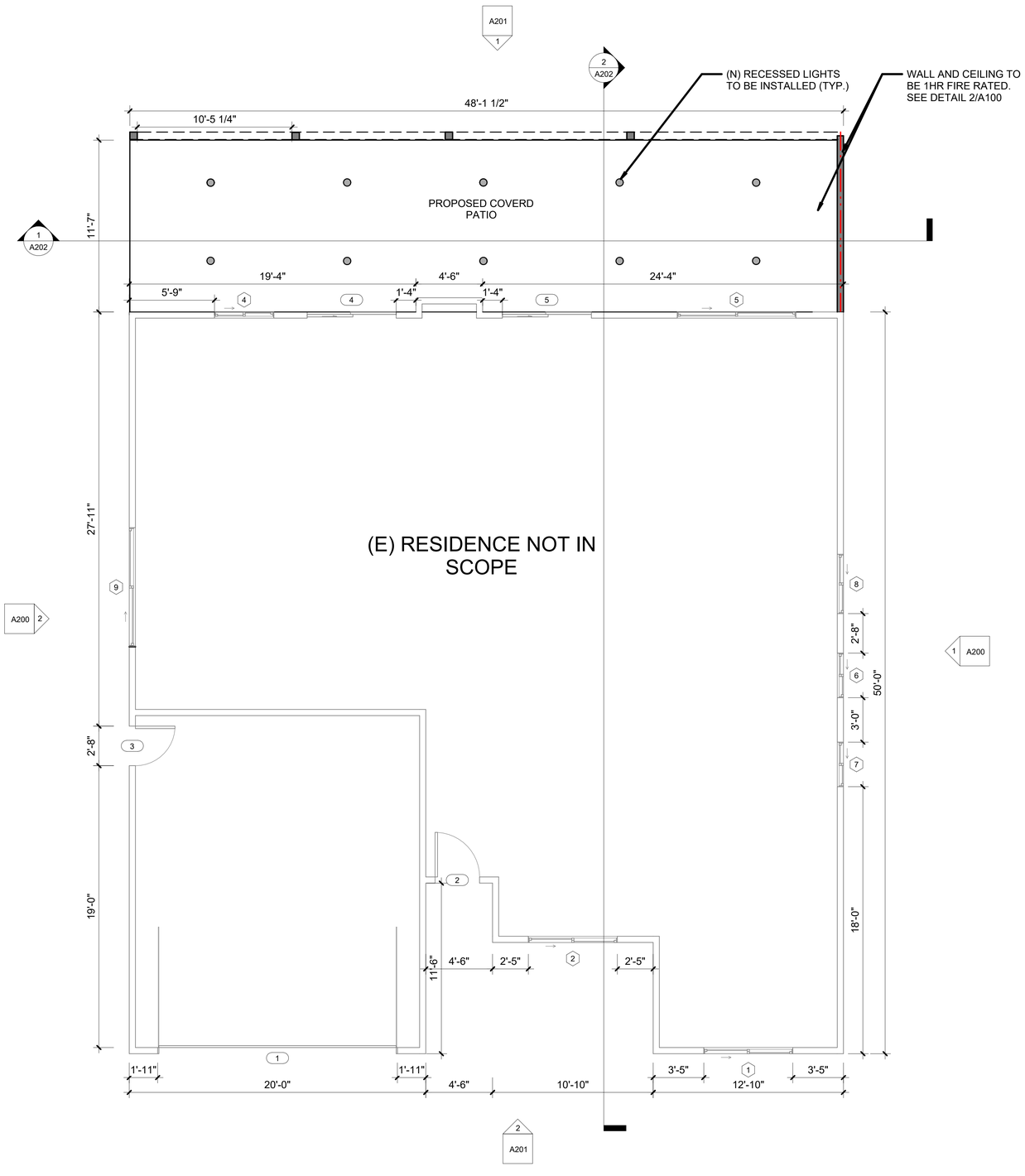


1-HOUR RATED WALL AND PROTECTED EAVE OVERHANG

1-HOUR RATED WALL AND PROJECTED EAVE OVERHANG

SCALE: 12" = 1'-0"

2



PROPOSED 1ST FLOOR PLAN

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

1

513 W WILSON AVE
GLENDALE CA 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

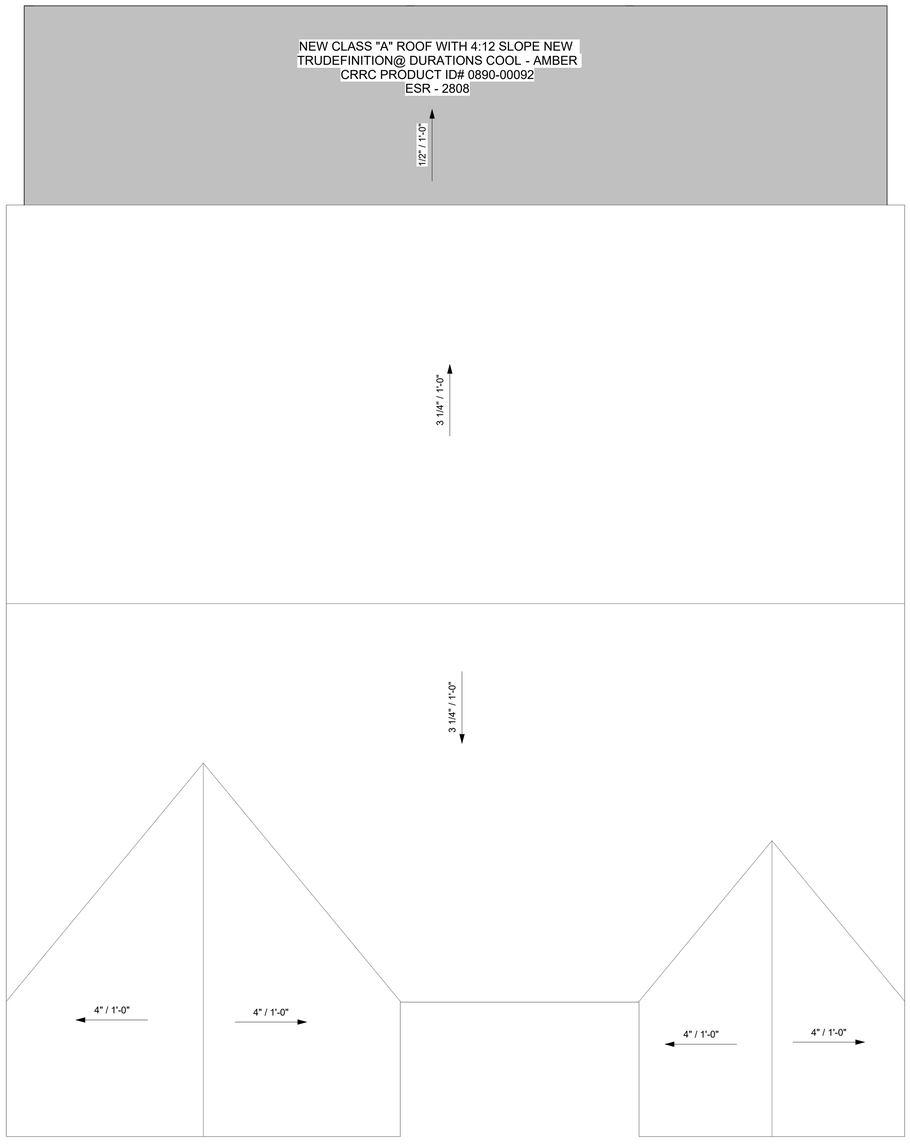
1821 BEL AIRE DR, BURBANK CA 91504

FLOOR PLANS

DATE: 1/20/2026 2:13:57 PM

DRAWN BY: MG

A100



PROPOSED ROOF PLAN

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

1

ROOF LEGEND

(N) ROOF

(E) ROOF

(E) PROPERTY LINE

ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-2808

Reissued July 2024

Subject to renewal July 2026

ICC-ES Evaluation Reports are not to be construed as representing aesthetics or any other attributes not specifically addressed, nor are they to be construed as an endorsement of the subject of the report or a recommendation for its use. There is no warranty by ICC Evaluation Service, LLC, express or implied, as to any finding or other matter in this report, or as to any product covered by the report.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION Section: 07 30 05—Roofing Felt and Underlayment	REPORT HOLDER: GAF	EVALUATION SUBJECT: DECK-ARMOR™ PREMIUM BREATHABLE ROOF DECK PROTECTION, TIGER PAW™ PREMIUM ROOF DECK PROTECTION AND FELTBUSTER® SYNTHETIC ROOFING FELT	

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)

Properties evaluated:

- Physical properties
- Fire classification (Deck-Armor™ and Tiger Paw™ only)

2.0 USES

Deck-Armor™ Premium Breathable Roof Deck Protection, Tiger Paw™ Premium Roof Deck Protection and FeltBuster® Synthetic Roofing Felt are mechanically attached roofing underlayments intended for use as an alternative to ASTM D226, Types I and II, and ASTM D4869, Types I, II, III and IV, roofing underlayments specified in Chapter 15 of the IBC and Chapter 9 of the IRC.

3.0 DESCRIPTION

3.1 Deck-Armor™ Premium Breathable Roof Deck Protection:

Deck-Armor™ Premium Breathable Roof Deck Protection is comprised of two nonwoven polypropylene sheets laminated together and coated with a polymer coating. The underlayment is blue in color on the top surface, has a nominal weight of 3.7 pounds per 100 square feet (0.18 kg/m²). Roll width is 48 inches (1219 mm) and is produced in rolls of varying lengths.

3.2 Tiger Paw™ Premium Roof Deck Protection:

Tiger Paw™ Premium Roof Deck Protection is comprised of two layers of nonwoven polyolefin sheets laminated together and coated with a polymer coating on one side. There is a slip-resistant coating on the backside. The underlayment is grey in color and has a nominal weight of 4.0 pounds per 100 square feet (195 kg/m²). Roll width is 48 inches (1219 mm) and rolls are available in various lengths.

CRRC PROD ID.	MANUFACTURER	BRAND AND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE INITIAL	SOLAR REFLECTANCE 3 YEAR	THERMAL EMITTANCE INITIAL	THERMAL EMITTANCE 3 YEAR	SRI INITIAL	SRI 3 YEAR
0850-0019	Malarkey Roofing Products	**Ecoasis Premium** Tumbleweed	Asphalt Shingle	Blue, Tan, Brown, Multicolor	0.26	0.26	0.93	0.94	28	28

NOTE: Installation shall be in accordance with manufacturer specifications.

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

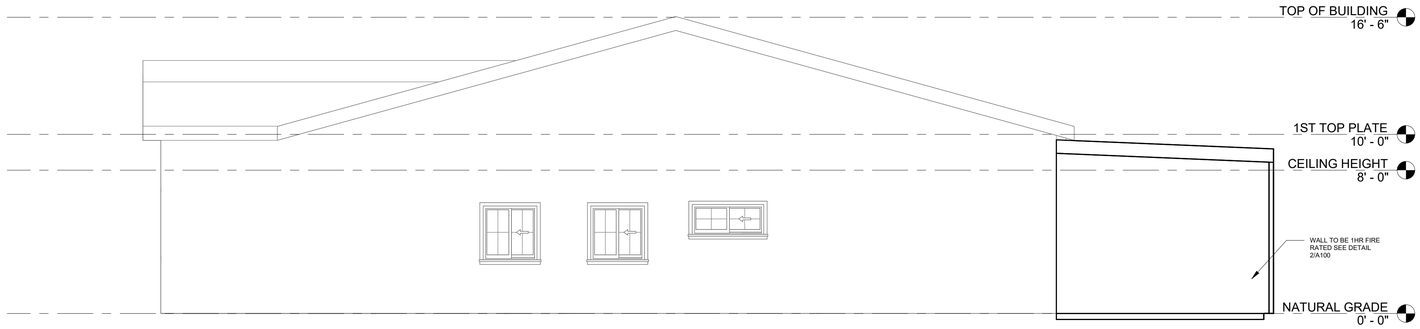
1821 BEL AIRE DR, BURBANK CA 91504

ROOF PLAN

DATE: 1/20/2026 2:13:58 PM

DRAWN BY: MG

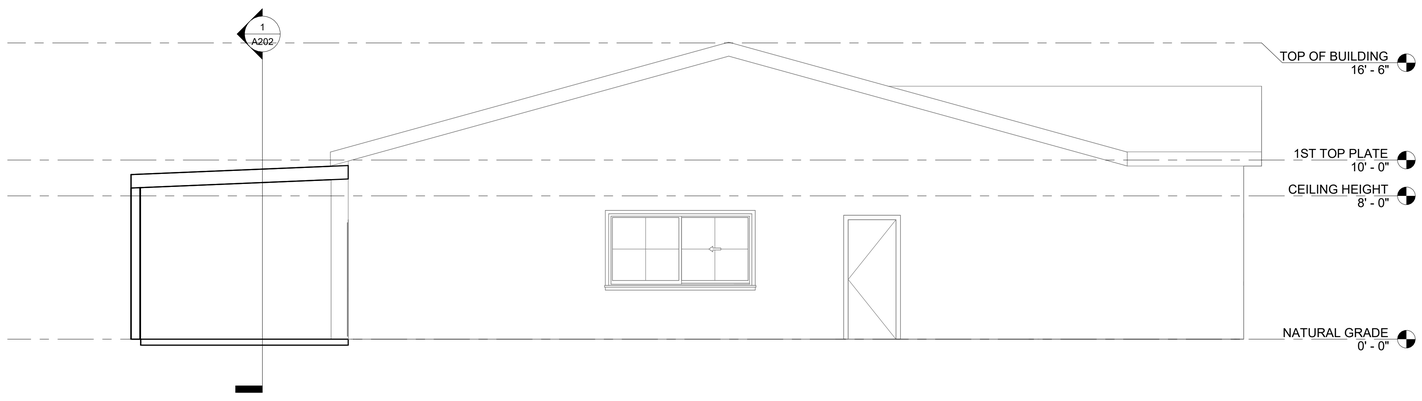
A110



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

1

NOTE: There has been no change in the wondow size.



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

2

NOTE: There has been no change in the window sizes.

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

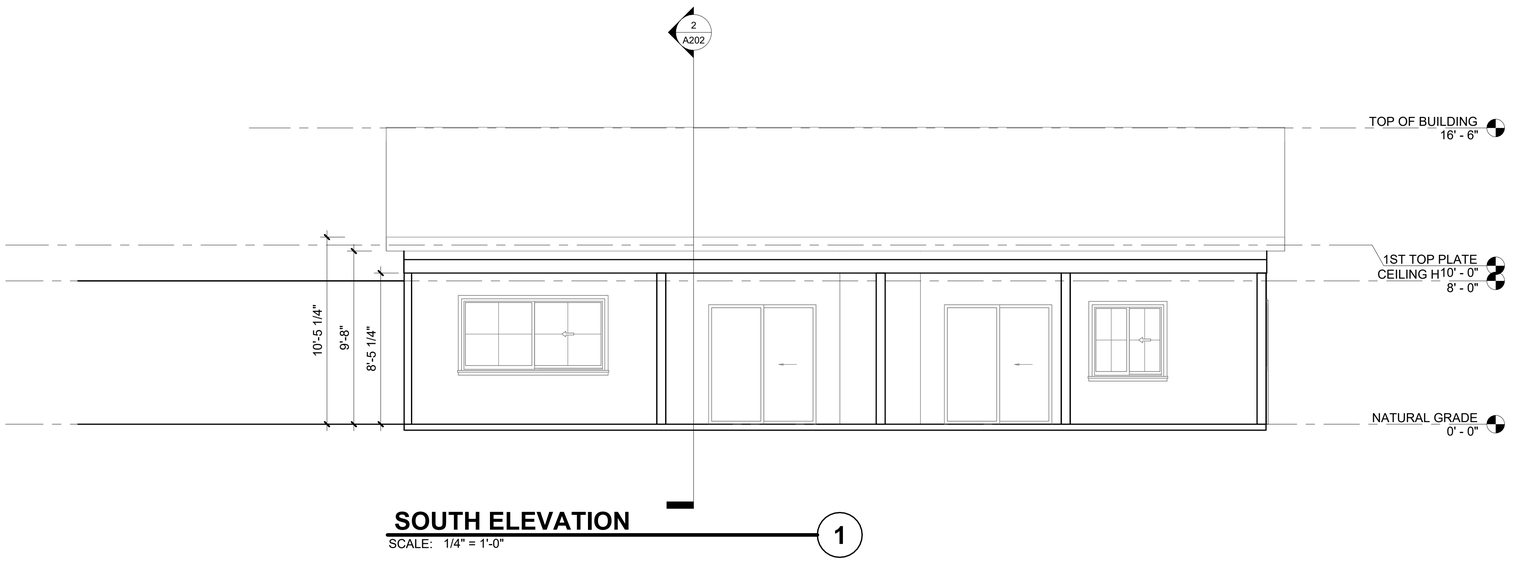
1821 BEL AIRE DR, BURBANK CA 91504

ELEVATIONS

DATE: 1/20/2026 2:13:58 PM

DRAWN BY: MG

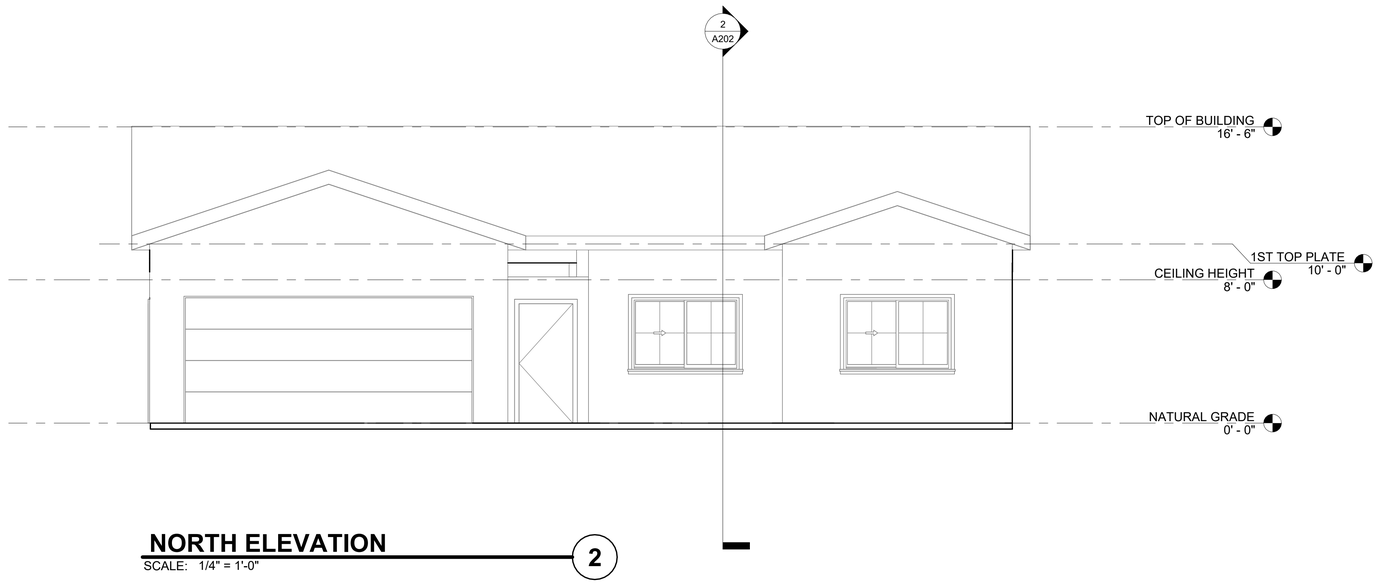
A200



SOUTH ELEVATION 1

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

NOTE: There has been no change in the wondow size.



NORTH ELEVATION 2

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

NOTE: There has been no change in the window size.

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

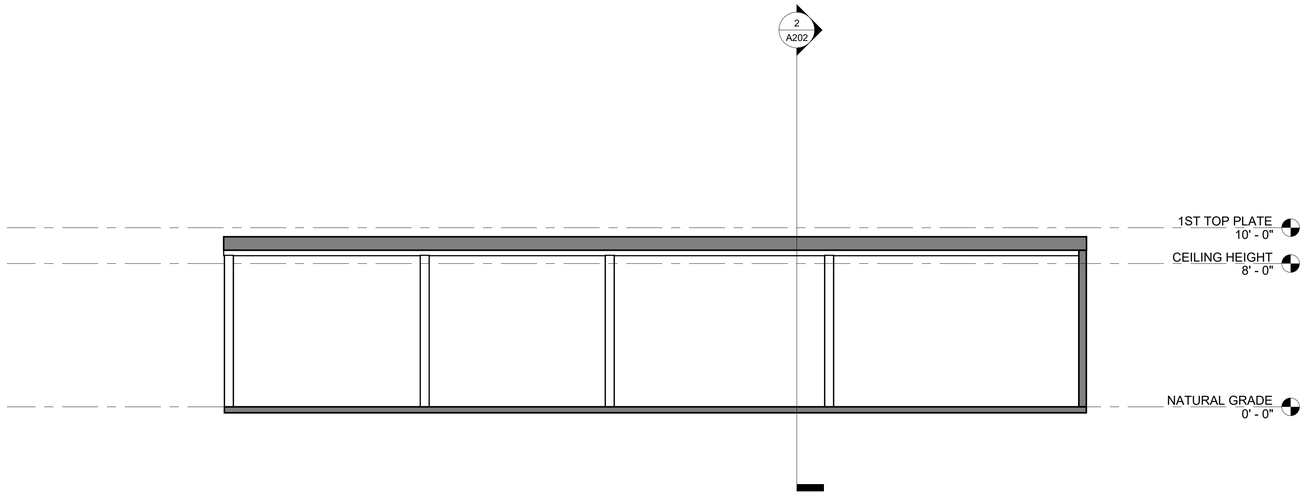
1821 BEL AIRE DR, BURBANK CA 91504

ELEVATIONS

DATE: 1/20/2026 2:13:59 PM

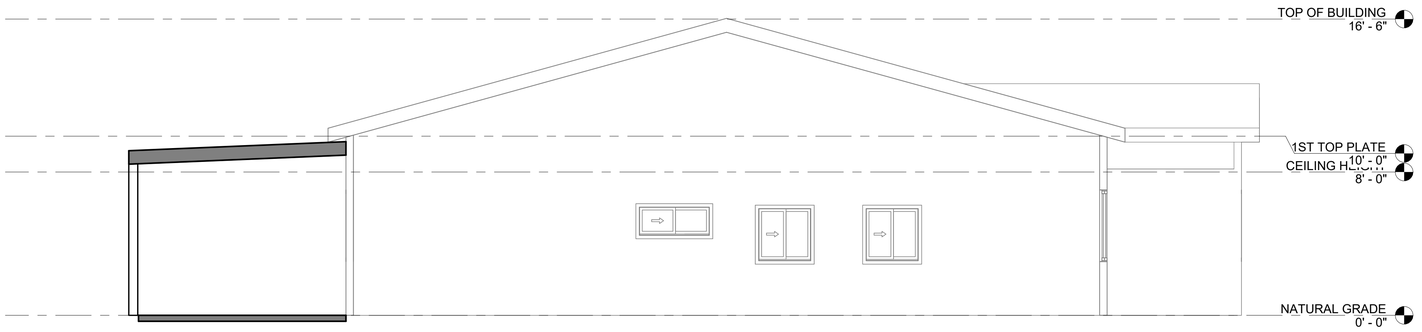
DRAWN BY: MG

A201



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

1



SECTION 2
SCALE: 1/4" = 1'-0"

2

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA
91504

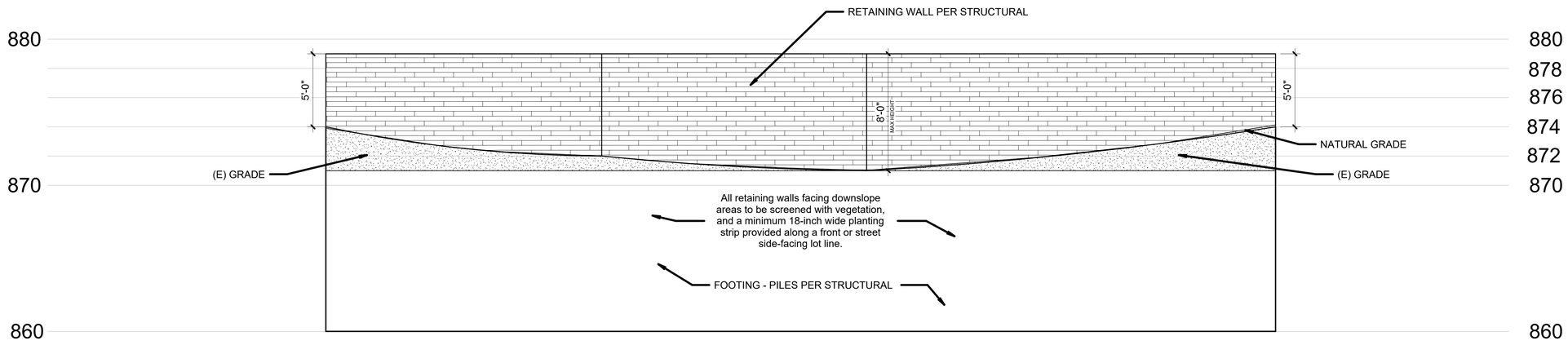
SECTIONS

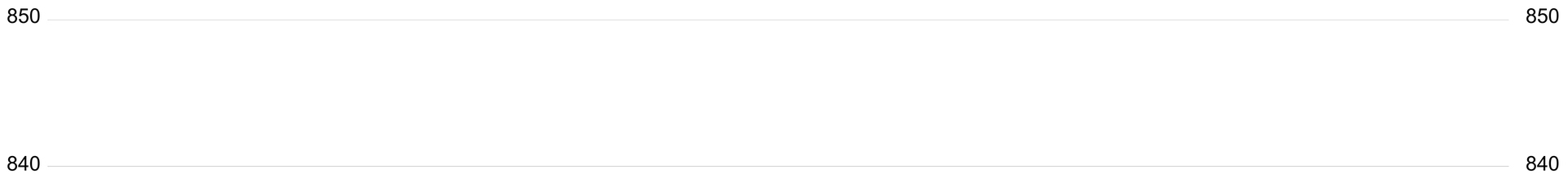
DATE: 1/20/2026 2:13:59 PM

DRAWN BY: MG

A202

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM





RETAINING WALL ELEVATION 1
SCALE: 1/4" = 1'-0"

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

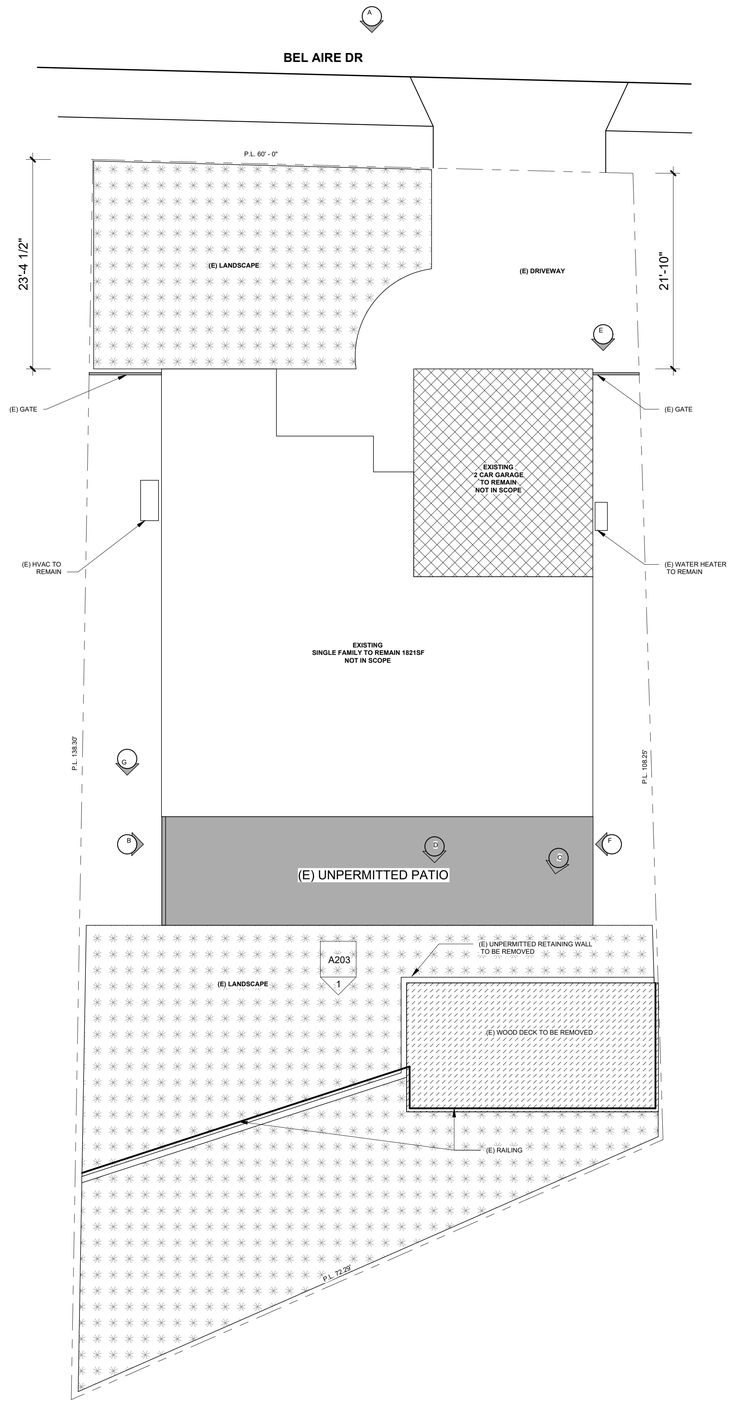
1821 BEL AIRE DR, BURBANK CA 91504

ELEVATIONS

DATE: 3/20/2026 1:04:09 PM

DRAWN BY: MG

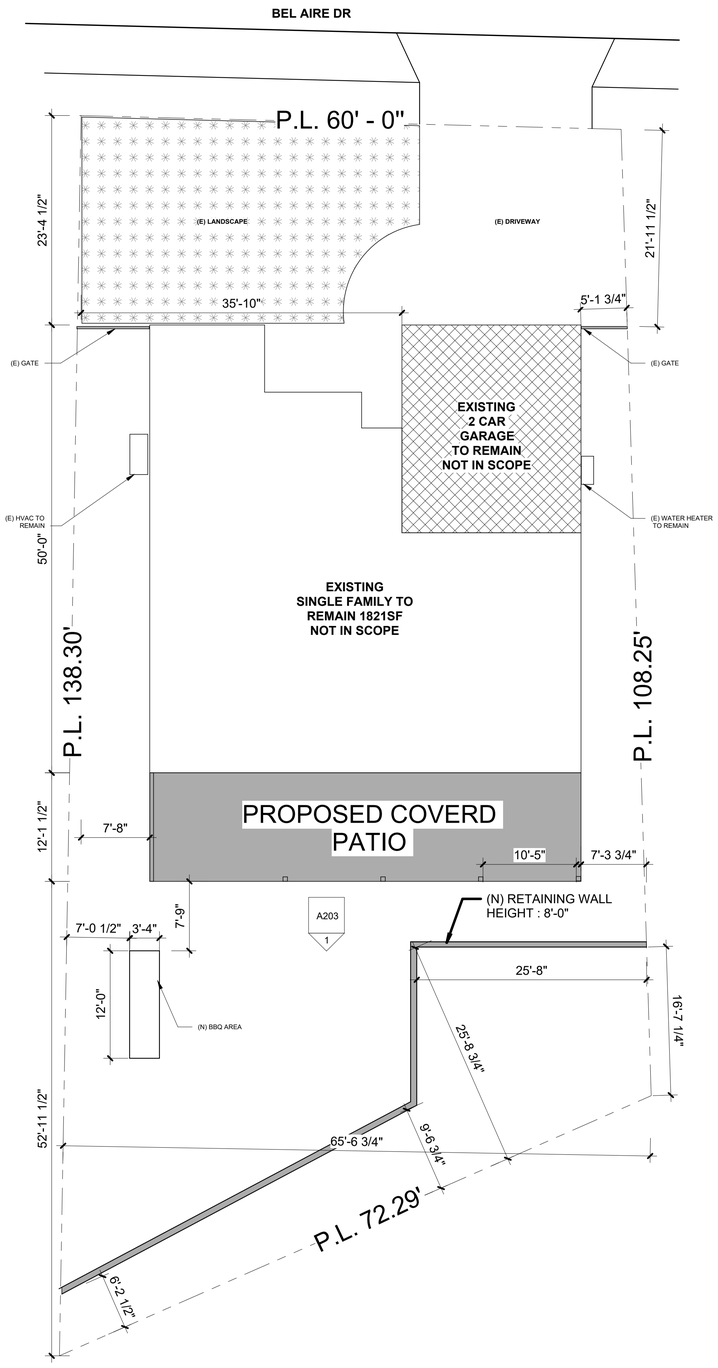
A203



(E) SITE PLAN

SCALE: 1/8" = 1'-0"

2



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

1

SITE LEGEND

- (E) DWELLING
- (E) GARAGE
- (E) LANDSCAPE
- (E) HARDSCAPE
- (E) PROPERTY LINE
- (E) ELECTRICAL PANEL
- (E) GAS METER
- (E) WATER HEATER
- (E) WATER METER
- (E) UTILITY POLE

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA 91504

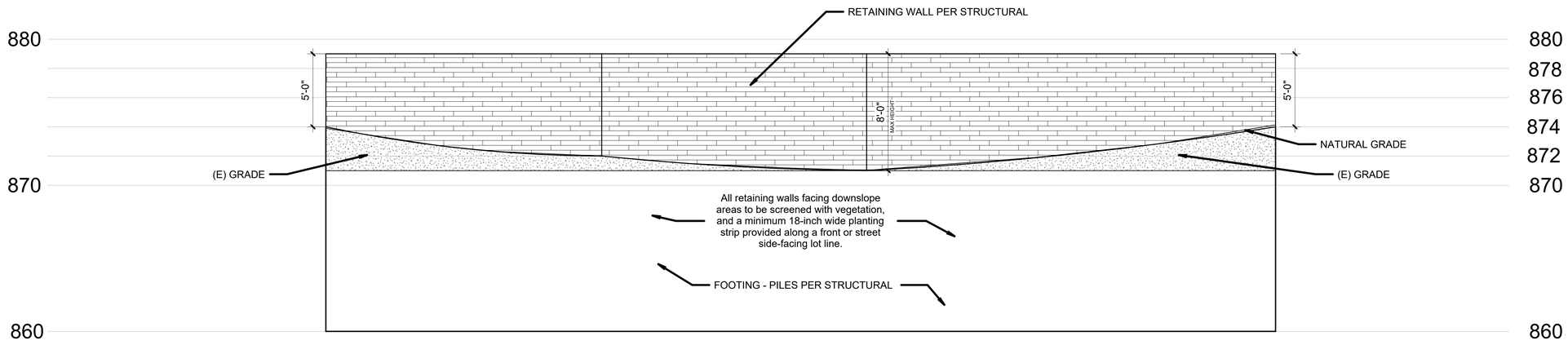
SITE PLANS

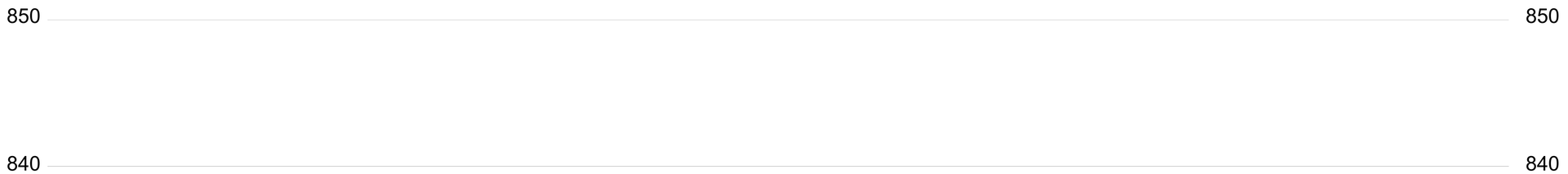
DATE: 3/20/2026 1:04:09 PM

DRAWN BY: MG

A002

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM





RETAINING WALL ELEVATION 1
SCALE: 1/4" = 1'-0"

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

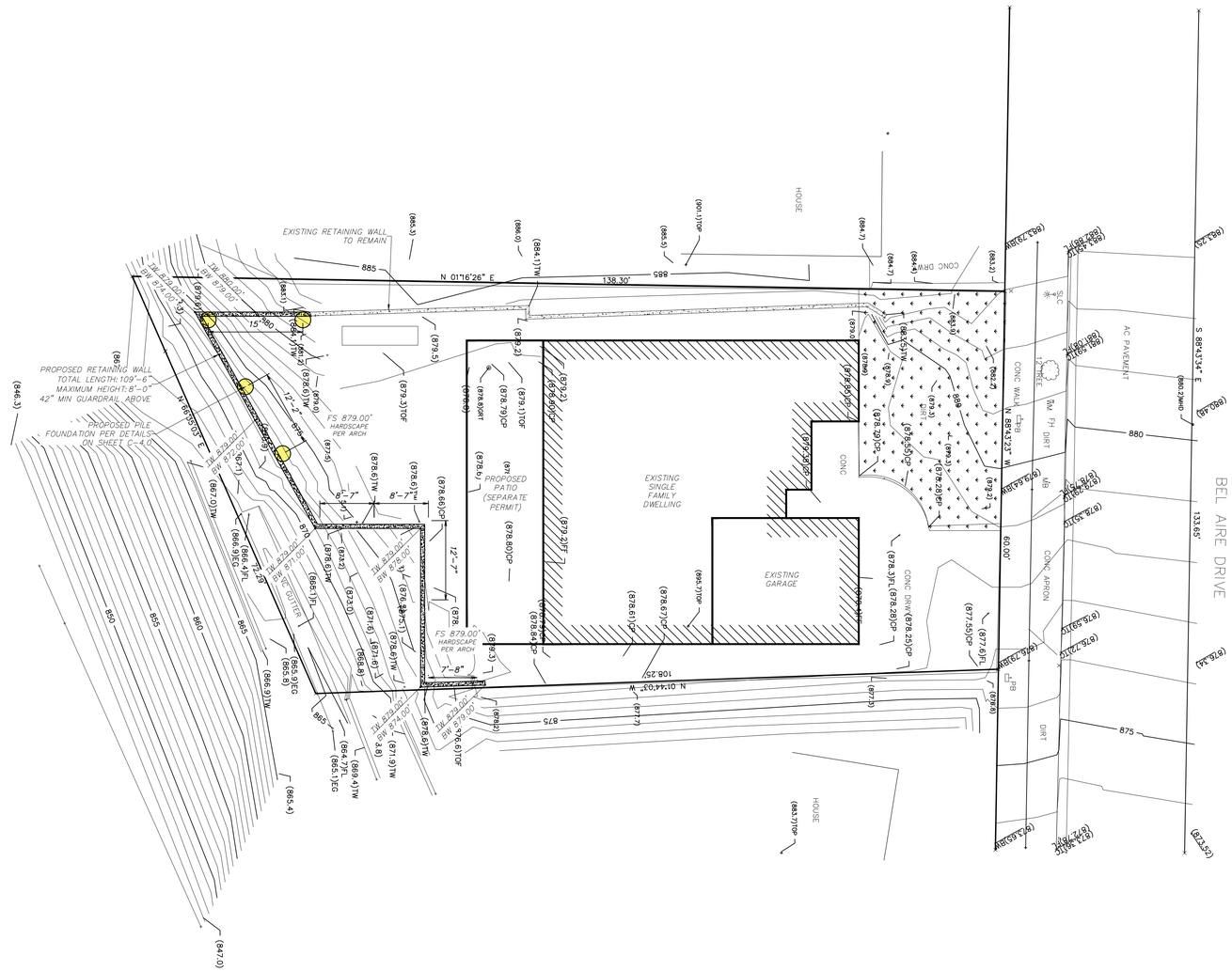
1821 BEL AIRE DR, BURBANK CA 91504

ELEVATIONS

DATE: 3/20/2026 1:04:09 PM

DRAWN BY: MG

A203



LEGEND	
FS 100.00'	PROPOSED ELEVATION CALLOUT
FS (100.00')	EXISTING ELEVATION CALLOUT
•100.00'	EXISTING POINT ELEVATION PER TOPGRAPHIC SURVEY
100	PROPOSED CONTOUR LINE
RETAINING	PROPOSED RETAINING WALL
RETAINING	EXISTING RETAINING WALL
	4"ø PVC SCH40 GRAVITY FLOW PIPE MIN. 2% SLOPE
	2"ø PVC SCH40 PRESSURIZED FLOW PIPE
	4"ø PERFORATED SUBDRAIN PIPE

ABBREVIATIONS:

NG	–	NATURAL GRADE
FG	–	FINISH GRADE
FS	–	FINISH SURFACE
FF	–	FINISH FLOOR
RH	–	RETAIN HEIGHT
TW	–	TOP OF WALL ELEV.
BW	–	BOTTOM OF WALL ELEV.
TC	–	TOP OF CURB
FL	–	FLOW LINE
TG	–	TOP OF GRATE
INV	–	INVERT OF PIPE
HP	–	HIGH POINT
LP	–	LOW POINT
AD	–	AREA DRAIN
DS	–	DOWNSPOUT
PL	–	PROPERTY LINE
R&R	–	REMOVE & RECOMPACT

513 W WILSON AVE, GLENDALE, CA 91
Phone#: (818) 383 9355
Email: INFO@TEDDESIGNBUILD.com

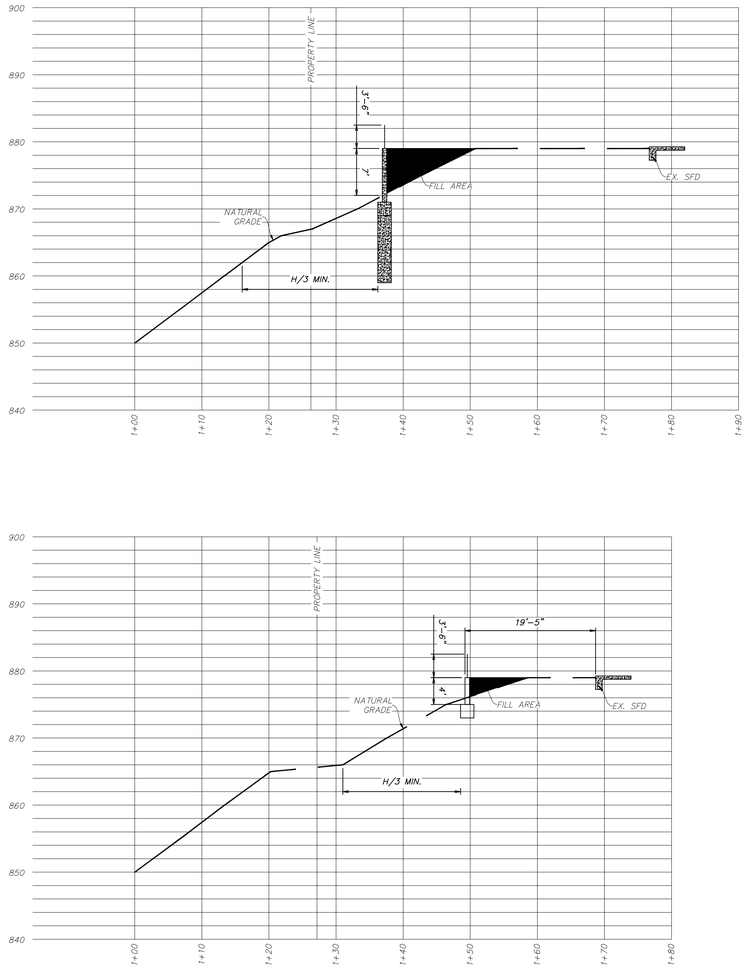
1821 N BEL AIRE DR
BURBANK, CA 91504

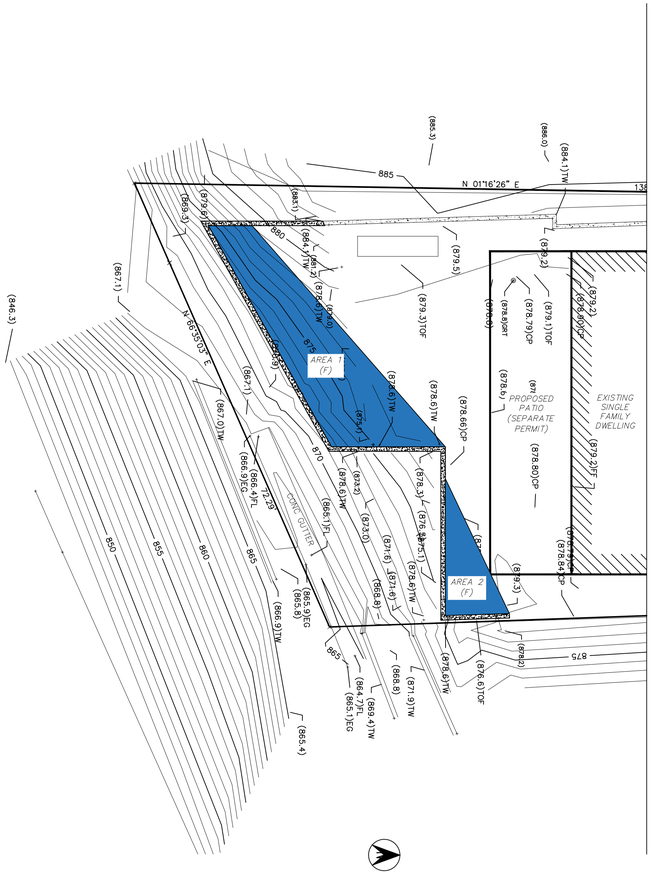
REGISTERED PROFESSIONAL ENGINEER
ALBERT VARTANIAN
No. 39989
Exp. DEC 2025
CIVIL
STATE OF CALIFORNIA

TITLE TITLE

GRADING PLANS

DATE: 2-27-2024
SCALE: AS NOTED
DRAWN: TG
JOB:
SHEET: C-1.0





GRADING VOLUME BREAKDOWN:

AREA 1 – FILL
(387 SF) * (3.25 FT AVG.) / 27 =47 CU YDS

AREA 2 – FILL
(95 SF) * (1.67 FT AVG.) / 27 =6 CU YDS

TOTAL CUT	=0 CU YDS
TOTAL FILL	=53 CU YDS
NET VOLUME	=53 CU YDS IMPORT
TOTAL VOLUME	=53 CU YDS TOTAL GRADING

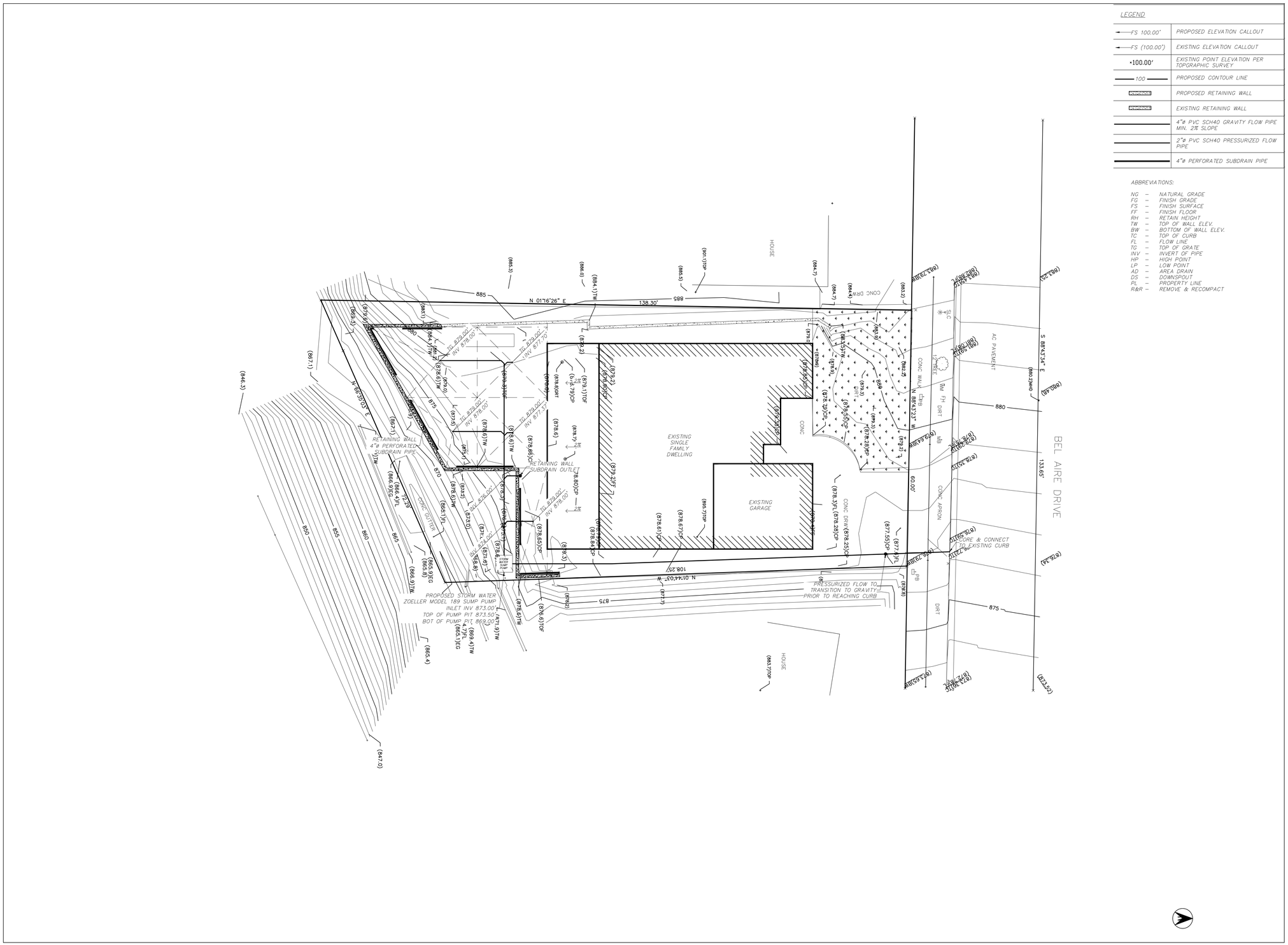
513 W WILSON AVE, GLENDALE, CA 91
Phone#: (818) 383 9355
Email: INFO@TEDDESIGNBUILD.com

1821 N BEL AIRE DR
BURBANK, CA 91504

REGISTERED PROFESSIONAL ENGINEER
ALBERT VARTANIAN
No. 39989
Exp. DEC 2025
CIVIL
STATE OF CALIFORNIA

TITLE TITLE
GRADING PLANS

DATE: 2-27-2024
SCALE: AS NOTED
DRAWN: TG
JOB:
SHEET: C-2.0



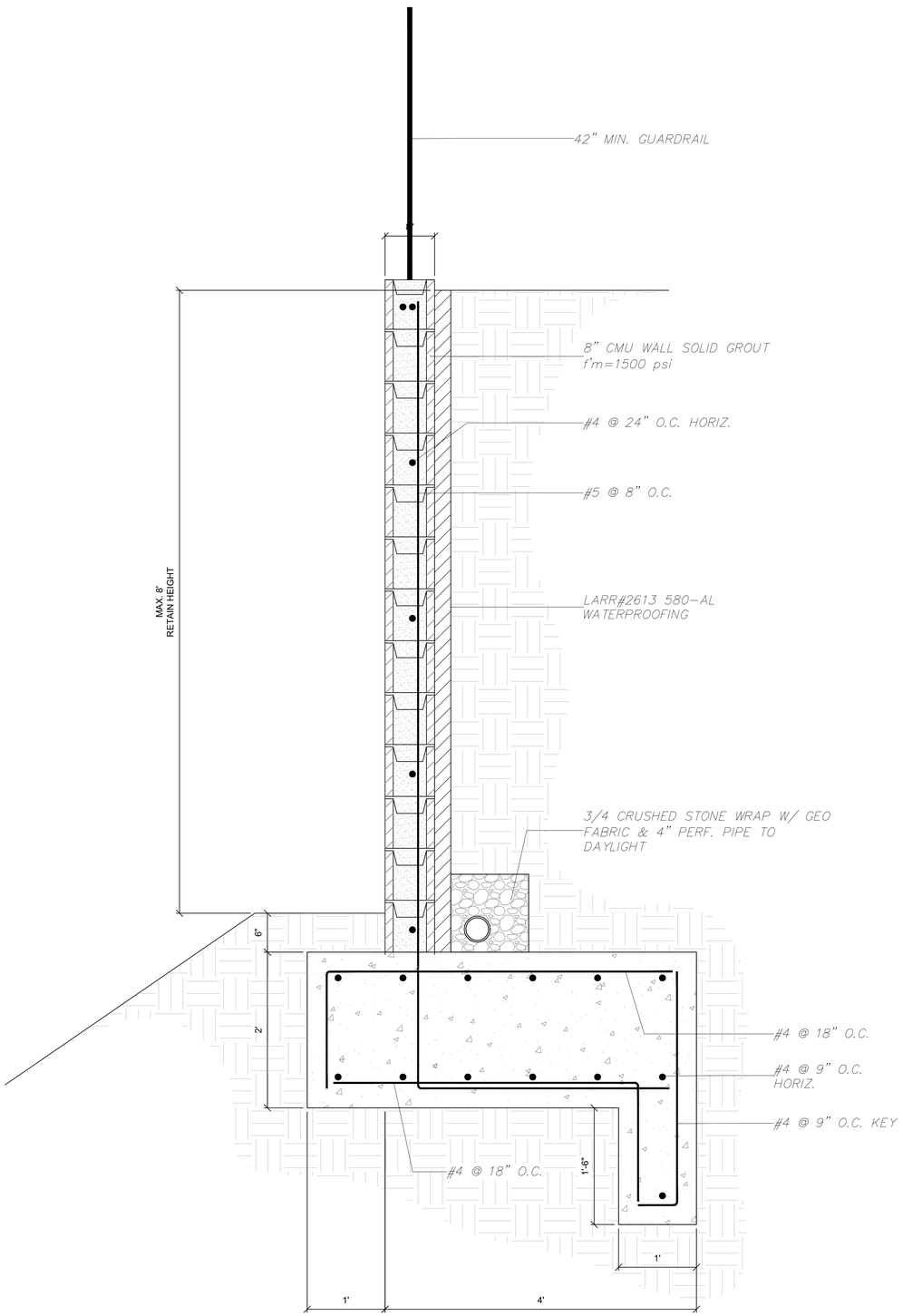
513 W WILSON AVE, GLENDALE, CA 91
Phone#: (818) 383 9355
Email: INFO@EDDESIGNBUILD.com

1821 N BEL AIRE DR
BURBANK, CA 91504

REGISTERED PROFESSIONAL ENGINEER
ALBERT VARTANIAN
No. 39989
Exp. DEC 2025
CIVIL
STATE OF CALIFORNIA

TITLE TITLE
GRADING PLANS

DATE: 2-27-2024
SCALE: AS NOTED
DRAWN: TG
JOB:
SHEET
C-3.0



1 **8' TALL MAX. RETAINING WALL**

SCALE:1"=1'-0"

513 W WILSON AVE, GLENDALE, CA 91
Phone#: (818) 383 9355
Email: INFO@TEDDESIGNBUILD.com

1821 N BEL AIRE DR
BURBANK, CA 91504

REGISTERED PROFESSIONAL ENGINEER
ALBERT VARTAVIAN
No. 39989
Exp. DEC 2025
CIVIL
STATE OF CALIFORNIA

TITLE TITLE

RET WALL DETAILS

DATE: 2-27-2024
SCALE: AS NOTED
DRAWN: TG
JOB:
SHEET: C-4.0

GENERAL NOTES

1. ALL GRADING AND CONSTRUCTION SHALL CONFORM TO THE BURBANK MUNICIPAL CODE, 2019 CALIFORNIA BUILDING CODES AND THE STATE MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE UNLESS SPECIFICALLY NOTED ON THESE PLANS.

2. ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.

3. NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.

4. APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODES AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER.

5. ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL RESTRICT NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)

6. CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:

   A. THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND

   B. IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.

7. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.

8. ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.

9. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.

10. SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR, PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.

11. NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.

    IF AN OAK TREE PERMIT IS OBTAINED: (ADD THE FOLLOWING NOTE:)

    ALL GRADING AND CONSTRUCTION WITHIN THE PROTECTED ZONE OF ALL OAK TREES SHALL BE PER OAK TREE PERMIT NO._____. ALL RECOMMENDATIONS IN THE PERMIT AND ASSOCIATED OAK TREE REPORT MUST BE COMPLIED WITH AND ARE A PART OF THE GRADING PLAN. A COPY OF THE OAK TREE PERMIT AND ASSOCIATED REPORTS SHALL BE MAINTAINED IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.

12. THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS. NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.

13. A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION J101.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.

14. WHERE A GRADING PERMIT IS ISSUED AND THE BUILDING OFFICIAL DETERMINES THAT THE GRADING WILL NOT BE COMPLETED PRIOR TO NOVEMBER 1, THE OWNER OF THE SITE ON WHICH THE GRADING IS BEING PERFORMED SHALL, ON OR BEFORE OCTOBER 1, FILE OR CAUSE TO BE FILED WITH THE BUILDING OFFICIAL AN ESCP PER SECTION J110.8.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

15. TRANSFER OF RESPONSIBILITY: IF THE FIELD ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTIONS NOTES:

16. THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION J105.7 OF THE BUILDING CODE.)

    (A) PRE-GRADE - BEFORE THE START OF ANY EARTH DISTURBING ACTIVITY OR CONSTRUCTION.

    (B) INITIAL - WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.

    (C) ROUGH - WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.

    (D) FINAL - WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.

17. IN ADDITION TO THE INSPECTION REQUIRED BY THE BUILDING OFFICIAL FOR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

18. UNLESS OTHERWISE DIRECTED BY THE BUILDING OFFICIAL, THE FIELD ENGINEER FOR ALL ENGINEERED GRADING PROJECTS SHALL PREPARE ROUTINE INSPECTION REPORTS. THESE REPORTS, KNOWN AS "REPORT OF GRADING ACTIVITIES", SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AS FOLLOWS:

1. BI-WEEKLY DURING ALL TIMES WHEN GRADING OF 400 CUBIC YARDS OR MORE PER WEEK IS OCCURRING ON THE SITE;
2. MONTHLY, AT ALL OTHER TIMES; AND
3. AT ANY TIME WHEN REQUESTED IN WRITING BY THE BUILDING OFFICIAL.

    SUCH "REPORT OF GRADING ACTIVITIES" SHALL CERTIFY TO THE BUILDING OFFICIAL THAT THE FIELD ENGINEER HAS INSPECTED THE GRADING SITE AND RELATED ACTIVITIES AND HAS FOUND THEM IN COMPLIANCE WITH THE APPROVED GRADING PLANS AND SPECIFICATIONS, THE BUILDING CODE, ALL GRADING PERMIT CONDITIONS, AND ALL OTHER APPLICABLE ORDINANCES AND REQUIREMENTS. THIS FORM IS AVAILABLE AT THE FOLLOWING WEBSITE http://pdw.lacounty.gov/bsd/dg/default.aspx. "REPORT OF GRADING ACTIVITIES"" MAY BE SCANNED AND UPLOADED AT THE WEBSITE OR FAXED TO (310) 530-5482. FAILURE TO PROVIDE REQUIRED INSPECTION REPORTS WILL RESULT IN A "STOP WORK ORDER."

19. ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION J105.7 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

20. THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION J105.12 OF THE COUNTY OF LOS ANGELES BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.

21. FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION J105 OF THE COUNTY OF LOS ANGELES BUILDING CODE.

DRAINAGE NOTES:

22. ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.

23. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.

24. ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO._____OR MISCELLANEOUS TRANSFER DRAIN MTD NO._____.

25. ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. STATUS REQUIRED UNDER NOTE 18 AND SECTION J105.11 OF THE COUNTY OF LOS ANGELES BUILDING CODE SHALL INCLUDE INSPECTION INFORMATION AND REPORTS ON THE STORM DRAIN INSTALLATION.

AGENCY NOTES:

26. AN ENCROACHMENT PERMIT FROM (COUNTY DEPARTMENT OF PUBLIC WORKS) (CALTRANS) (CITY OF _____) IS REQUIRED FOR ALL WORK WITHIN OR AFFECTING ROAD RIGHT OF WAY. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO (COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS)(CALTRANS) (CITY OF _____) ENCROACHMENT PERMIT.

27. AN ENCROACHMENT PERMIT /CONNECTION PERMIT IS REQUIRED FROM THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT FOR ALL WORK WITHIN THE COUNTY OF LOS ANGELES FLOOD CONTROL DISTRICT RIGHT OF WAY. ALL WORK SHALL CONFORM TO CONDITIONS SET BY THE PERMIT.

28. PERMISSION TO OPERATE IN VERY HIGH FIRE HAZARD SEVERITY ZONE MUST BE OBTAINED FROM THE FIRE PREVENTION BUREAU OR THE LOCAL FIRE STATION PRIOR TO COMMENCING WORK.

29. ALL WORK WITHIN THE STREAMBED AND AREAS OUTLINED ON GRADING PLANS SHALL CONFORM TO:
    ARMY CORP 404 PERMIT NUMBER: _____
    CALIFORNIA FISH & WILDLIFE PERMIT NO.: _____.

30. ALL CONSTRUCTION/DEMOLITION, GRADING, AND STORAGE OF BULK MATERIALS MUST COMPLY WITH THE LOCAL AQMD RULE 403 FOR FUGITIVE DUST. INFORMATION ON RULE 403 IS AVAILABLE AT AQMD'S WEBSITE http://www.aqmd.com.

FILL NOTES:

31. ALL FILL SHALL BE COMPACTED TO THE FOLLOWING MINIMUM RELATIVE COMPACTION CRITERIA:

    A. 90 PERCENT OF MAXIMUM DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE.

    B. 93 PERCENT OF MAXIMUM DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90 PERCENT OF MAXIMUM DRY DENSITY) IS JUSTIFIED BY THE GEOTECHNICAL ENGINEER. THE RELATIVE COMPACTION SHALL BE DETERMINED BY A.S.T.M. SOIL COMPACTION TEST D1557-91 WHERE APPLICABLE. WHERE NOT APPLICABLE, A TEST ACCEPTABLE TO THE BUILDING OFFICIAL SHALL BE USED. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.)

    C. 95 PERCENT OF MAXIMUM DRY DENSITY IS REQUIRED FOR ALL FIRE LANES UNLESS OTHERWISE APPROVED BY THE FIRE DEPARTMENT.

38. FIELD DENSITY SHALL BE DETERMINED BY A METHOD ACCEPTABLE TO THE BUILDING OFFICIAL. (SECTION J107.5 OF THE COUNTY OF LOS ANGELES BUILDING CODE.) HOWEVER, NOT LESS THAN 10% OF THE REQUIRED DENSITY TEST, UNIFORMLY DISTRIBUTED, AND SHALL BE OBTAINED BY THE SAND CONE METHOD.

39. SUFFICIENT TESTS OF THE FILL SOILS SHALL BE MADE TO DETERMINE THE RELATIVE COMPACTION OF THE FILL IN ACCORDANCE WITH THE FOLLOWING MINIMUM GUIDELINES:

    A. ONE TEST FOR EACH TWO-FOOT VERTICAL LIFT.
    B. ONE TEST FOR EACH 1,000 CUBIC YARDS OF MATERIAL PLACED.
    C. ONE TEST AT THE LOCATION OF THE FINAL FILL SLOPE FOR EACH BUILDING SITE (LOT) IN EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.
    D. ONE TEST IN THE VICINITY OF EACH BUILDING PAD FOR EACH FOUR-FOOT VERTICAL LIFT OR PORTION THEREOF.

40. SUFFICIENT TESTS OF FILL SOILS SHALL BE MADE TO VERIFY THAT THE SOIL PROPERTIES COMPLY WITH THE DESIGN REQUIREMENTS, AS DETERMINED BY THE SOIL ENGINEER INCLUDING SOIL TYPES, SHEAR STRENGTHS PARAMETERS AND CORRESPONDING UNIT WEIGHTS IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

    A. PRIOR AND SUBSEQUENT TO PLACEMENT OF THE FILL, SHEAR TESTS SHALL BE TAKEN ON EACH TYPE OF SOIL OR SOIL MIXTURE TO BE USED FOR ALL FILL SLOPES STEEPER THAN THREE (3) HORIZONTAL TO ONE VERTICAL.

    B. SHEAR TEST RESULTS FOR THE PROPOSED FILL MATERIAL MUST MEET OR EXCEED THE DESIGN VALUES USED IN THE GEOTECHNICAL REPORT TO DETERMINE SLOPE STABILITY REQUIREMENTS. OTHERWISE, THE SLOPE MUST BE REEVALUATED USING THE ACTUAL SHEAR TEST VALUE OF THE FILL MATERIAL THAT IS IN PLACE.

    C. FILL SOILS SHALL BE FREE OF DELETERIOUS MATERIALS.

41. FILL SHALL NOT BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS, AND INSTALLATION OF SUBDRAIN (IF ANY) HAVE BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER. THE BUILDING OFFICIAL MAY REQUIRE A "STANDARD TEST METHOD FOR MOISTURE, ASH, ORGANIC MATTER, PEAT OR OTHER ORGANIC SOILS" ASTM D-2974-87 ON ANY SUSPECT MATERIAL. DETRIMENTAL AMOUNTS OF ORGANIC MATERIAL SHALL NOT BE PERMITTED IN FILLS. SOIL CONTAINING SMALL AMOUNTS OF ROOTS MAY BE ALLOWED PROVIDED THAT THE ROOTS ARE IN A QUANTITY AND DISTRIBUTED IN A MANNERTHAT WILL NOT BE DETRIMENTAL TO THE FUTURE USE OF THE SITE AND SOILS ENGINEER APPROVES THE USE OF SUCH MATERIAL.

42. ROCK OR SIMILAR MATERIAL GREATER THAN 12 INCHES IN DIAMETER SHALL NOT BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER AND APPROVED IN ADVANCE BY THE BUILDING OFFICIAL. LOCATION, EXTENT, AND ELEVATION OF ROCK DISPOSAL AREAS MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.

43. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL FILL PLACEMENT AND COMPACTION OPERATIONS WHERE FILLS HAVE A DEPTH GREATER THAN 30 FEET OR SLOPE SURFACE STEEPER THAN 2:1. (SECTION J107.8 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

44. CONTINUOUS INSPECTION BY THE SOIL ENGINEER, OR A RESPONSIBLE REPRESENTATIVE, SHALL BE PROVIDED DURING ALL SUBDRAIN INSTALLATION. (SECTION J107.2 OF THE COUNTY OF LOS ANGELES BUILDING CODE)

45. ALL SUBDRAIN OUTLETS ARE TO BE SURVEYED FOR LINE AND ELEVATION. SUBDRAIN INFORMATION MUST BE SHOWN ON AN "AS BUILT" GRADING PLAN.

46. FILL SLOPES IN EXCESS OF 2:1 STEEPNESS RATIO ARE TO BE CONSTRUCTED BY THE PLACEMENT OF SOIL AT SUFFICIENT DISTANCE BEYOND THE PROPOSED FINISH SLOPE TO ALLOW COMPACTION EQUIPMENT TO BE OPERATED AT THE OUTER LIMITS OF THE FINAL SLOPE SURFACE. THE EXCESS FILL IS TO BE REMOVED PRIOR TO COMPLETION OF ROUGH GRADING. OTHER CONSTRUCTION PROCEDURES MAY BE USED WHEN IT IS DEMONSTRATED TO THE SATISFACTION OF THE BUILDING OFFICIAL THAT THE ANGLE OF SLOPE, CONSTRUCTION METHOD AND OTHER FACTORS WILL HAVE EQUIVALENT EFFECT.

PLANTING AND IRRIGATION NOTES:

47. PLANTING AND IRRIGATION ON GRADED SLOPES MUST COMPLY WITH THE FOLLOWING MINIMUM GUIDELINES:
    A. ALL THE SURFACE SLOPES MORE THAN 5 FEET IN HEIGHT AND FILL SLOPES MORE THAN 3 FEET IN HEIGHT SHALL BE PROTECTED AGAINST DAMAGE BY EROSION BY PLANTING WITH GRASS OR GROUNDCOVER PLANTS. SLOPES EXCEEDING 15 FEET IN VERTICAL HEIGHT SHALL ALSO BE PLANTED WITH SHRUBS, SPACED AT NOT TO EXCEED 10 FEET ON CENTERS; OR TREES, SPACED AT NOT TO EXCEED 20 FEET ON CENTERS, OR A COMBINATION OF SHRUBS AND TREES AT EQUIVALENT SPACING, IN ADDITION TO THE GRASS OR GROUNDCOVER PLANTS. THE PLANTS SELECTED AND PLANTING METHODS USED SHALL BE SUITABLE FOR THE SOIL AND CLIMATIC CONDITIONS OF THE SITE. PLANT MATERIAL SHALL BE SELECTED WHICH WILL PRODUCE A COVERAGE OF PERMANENT PLANTING EFFECTIVELY CONTROLLING EROSION. CONSIDERATION SHALL BE GIVEN TO DEEP-ROOTED PLANTING MATERIAL NEEDING LIMITED WATERING, MAINTENANCE, HIGH ROOT TO SHOOT RATIO, WIND SUSCEPTIBILITY AND FIRE-RETARDANT CHARACTERISTICS. ALL PLANT MATERIALS MUST BE APPROVED BY THE BUILDING OFFICIAL. (SECTION J110.3 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
    NOTE: PLANTING MAY BE MODIFIED FOR THE SITE IF SPECIFIC RECOMMENDATIONS ARE PROVIDED BY BOTH THE SOILS ENGINEER AND A LANDSCAPE ARCHITECT. SPECIFIC RECOMMENDATIONS MUST CONSIDER SOILS AND CLIMATIC CONDITIONS, IRRIGATION REQUIREMENTS, PLANTING METHODS, FIRE RETARDANT CHARACTERISTICS, WATER EFFICIENCY, MAINTENANCE NEEDS, AND OTHER REGULATORY REQUIREMENTS. RECOMMENDATIONS MUST INCLUDE A FINDING THAT THE ALTERNATIVE PLANTING WILL PROVIDE A PERMANENT AND EFFECTIVE METHOD OF EROSION CONTROL. MODIFICATIONS TO PLANTING MUST BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION.

    B. SLOPES REQUIRED TO BE PLANTED BY SECTION J110.3 SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION THAT IS DESIGNED TO COVER ALL PORTIONS OF THE SLOPE. IRRIGATION SYSTEM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. A FUNCTIONAL TEST OF THE SYSTEM MAY BE REQUIRED. FOR SLOPES LESS THAN 20 FEET IN VERTICAL HEIGHT, HOSE BIBS TO PERMIT HAND WATERING WILL BE ACCEPTABLE IF SUCH HOSE BIBS ARE INSTALLED AT CONVENIENTLY ACCESSIBLE LOCATIONS WHERE A HOSE NO LONGER THAN 50 FEET IS NECESSARY FOR IRRIGATION. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT, BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS AT THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING. (SECTION J110.4 OF THE COUNTY OF LOS ANGELES BUILDING CODE)
    C. OTHER GOVERNMENTAL AGENCIES MAY HAVE ADDITIONAL REQUIREMENTS FOR LANDSCAPING AND IRRIGATION. IT IS THE RESPONSIBILITY OF THE APPLICANT TO COORDINATE WITH OTHER AGENCIES TO MEET THEIR REQUIREMENTS WHILE MAINTAINING COMPLIANCE WITH THE COUNTY OF LOS ANGELES BUILDING CODE.

48. THE PLANTING AND IRRIGATION SYSTEMS SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER ROUGH GRADING. PRIOR TO FINAL GRADING APPROVAL ALL REQUIRED SLOPE PLANTING MUST BE WELL ESTABLISHED. (SECTION J110.7OF THE COUNTY OF LOS ANGELES BUILDING CODE)

49. LANDSCAPE IRRIGATION SYSTEM SHALL BE DESIGNED AND MAINTAINED TO PREVENT SPRAY ON STRUCTURES.

50. PRIOR TO ROUGH GRADE APPROVAL THIS PROJECT REQUIRES A LANDSCAPE PERMIT. LANDSCAPE PLANS IN COMPLIANCE WITH THE "MODEL WATER EFFICIENT LANDSCAPE ORDINANCE" TITLE 23, CHAPTER 2.7 OF CALIFORNIA CODE OF REGULATIONS (AB 1881) MUST BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS, LAND DEVELOPMENT DIVISION. (900 S. FREMONT AVE, ALHAMBRA - 3RD FLOOR, CA 91803 (626) 458-4921). TO OBTAIN LANDSCAPE PERMIT APPROVED PLANS AND WATER PURVEYOR ACKNOWLEDGMENT FORM MUST BE SUBMITTED TO THE LOCAL BUILDING AND SAFETY OFFICE.

MATERIAL SPECIFICATIONS:

CONCRETE:
1. CAST-IN-PLACE CONCRETE SHALL BE REGULAR WEIGHT STONE AGGREGATE CONCRETE. UNLESS NOTED OTHERWISE, MINIMUM 28-DAY COMPRESSIVE STRENGTH SHALL BE AS FOLLOWS:
   a. FOOTINGS AND SLABS: 2500 PSI.
   b. GRADE BEAMS, AND PILES: 3000 PSI.
   c. ALL OTHER CONCRETE: 2500 PSI.
2. CYLINDER TESTS SHALL BE MADE FOR ALL CONCRETE GREATER THAN 2500 PSI AND TEST RESULTS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL. ALL CONCRETE GREATER THAN 2500 PSI SHALL BE SUBJECT TO CONTINUOUS INSPECTION IN CONFORMANCE WITH THE BLDG. CODE.
3. CEMENT SHALL CONFORM TO ASTM C150.
4. AGGREGATES SHALL CONFORM TO ASTM C33.
5. READY MIX CONCRETE SHALL COMPLY WITH ASTM C94.
6. U.N.O. REINFORCING STEEL FOR TIES AND STIRRUPS SHALL BE ASTM A615 GRADE 40; ALL OTHER REINFORCING STEEL SHALL BE ASTM A615 GRADE 60.
7. WELDED WIRE FABRIC SHALL COMPLY WITH ASTM A185.
8. MIN. REINFORCING STEEL LAP SPLICE SHALL BE 40 BAR DIA., 1'-8" MIN.
9. UNLESS NOTED OTHERWISE, ALL DETAILING, FABRICATION, AND ERECTION OF REINFORCING BARS SHALL CONFORM TO THE CURRENT EDITION OF THE A.C.I. "MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES."
10. UNLESS NOTED OTHERWISE, ON THE DRAWINGS., MIN. CONCRETE PROTECTION FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
    a. CONCRETE POURED AGAINST EARTH 3"
    b. FORMED CONCRETE EXPOSED TO EARTH OR WEATHER:
    i. #5 BARS AND SMALLER 1-1/2"
    ii. ALL BARS LARGER THAN #52"
    c. FORMED CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH:
    i. SLABS AND WALLS 3/4"
    ii. BEAMS AND COLUMNS 1-1/2"
11. MINIMUM FOOTING REINFORCEMENT SHALL BE (1) #4 BAR TOP AND BOTTOM (CRC R403.1.3)
12. 12. MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5/8" DIA. AB @ 72" OC., WITH 7" EMBEDMENT, AND 3"X3"X1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF PLATE (CRC R403.1.6, R602.11.1)

MASONRY
13. HOLLOW CONCRETE MASONRY UNITS SHALL BE MEDIUM WEIGHT GRADE N, F'M=1500 PSI CONFORMING TO ASTM C90.
14. REINFORCING STEEL SHALL CONFORM TO A.S.T.M. A-615 GRADE 60.
15. MORTAR PROPORTIONS : 1 PART PORTLAND CEMENT1 PART LIME PUTTY4 PARTS SAND
16. GROUT PROPORTIONS : 1 PART PORTLAND CEMENT 3 PARTS SAND & PART LIME PUTTY
17. ALL GROUT SHALL BE 2,500 PSI AT 28 DAYS.

BURBANK MUNICIPAL CODE SECTION 7-1-J110.3. (APPENDIX J) MAINTENANCE OF PROTECTIVE DEVICES - EXCAVATION AND GRADING
THE OWNER OF ANY PROPERTY ON WHICH GRADING OR AN EXCAVATION OR FILL HAS BEEN MADE PURSUANT TO A GRADING PERMIT GRANTED HEREUNDER, AND ANY OTHER PERSON OR AGENT IN CONTROL OF SUCH PROPERTY, SHALL MAINTAIN IN GOOD CONDITION AND REPAIR ALL RETAINING WALLS, CRIBBING, DRAINAGE STRUCTURES, AND OTHER PROTECTIVE DEVICES, INCLUDING PLANTING, AND IRRIGATION SYSTEMS, SHOWN IN THE APPROVED PLANS AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION FOR A GRADING PERMIT OR SUBSEQUENTLY REQUIRED BY THE BUILDING OFFICIAL.

CBC SECTION 3307
PROTECTION OF ADJOINING PROPERTY
3307.1 PROTECTION REQUIRED. ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION MUST BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.

FOR EXCAVATIONS, ADJACENT PROPERTY SHALL BE PROTECTED AS SET FORTH IN SECTION 832 OF THE CALIFORNIA CIVIL CODE.

PRIOR TO THE ISSUANCE OF ANY PERMIT THAT AUTHORIZES AN EXCAVATION WHERE THE EXCAVATION IS TO BE OF A GREATER DEPTH THAN ARE THE WALLS OR FOUNDATION OF ANY ADJOINING BUILDING OR STRUCTURE AND LOCATED CLOSER TO THE PROPERTY LINE THAN THE DEPTH OF THE EXCAVATION, THE OWNER OF THE SITE SHALL PROVIDE THE BUILDING DIVISION WITH SATISFACTORY EVIDENCE THAT THE ADJACENT PROPERTY OWNER OR OWNERS HAVE BEEN GIVEN 30-DAYS ADVANCE WRITTEN NOTICE OF THE INTENT TO EXCAVATE. THIS NOTICE SHALL STATE THE DEPTH TO WHICH THE EXCAVATION IS INTENDED TO BE MADE AND WHEN THE EXCAVATION WILL COMMENCE. THIS NOTICE SHALL BE BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED.

3307.2 UNDERPINNING
3307.2.1 GENERAL. IN CONSTRUCTING UNDERPINNING, ALL PORTIONS OF THE STRUCTURE SHALL BE SUPPORTED SO THAT NO STRUCTURAL MATERIAL IS STRESSED BEYOND THE YIELD POINT.

3307.2.2 CLOSURE. ALL SPACES BETWEEN THE EXISTING FOOTING AND THE UNDERPINNING SHALL BE PACKED FULL OF MORTAR CONFORMING TO THE PROVISIONS OF SECTION 2103 OF THE CALIFORNIA BUILDING CODE AND HAVING NO SLUMP WHEN TESTED BY THE METHOD SPECIFIED IN ASTM C143.

3307.3 TEMPORARY EXCAVATIONS AND SHORING
3307.3.1 GENERAL. EXCAVATIONS SHALL NOT REMOVE THE LATERAL SUPPORT FROM A PUBLIC WAY, FROM AN ADJACENT PROPERTY OR FROM AN EXISTING STRUCTURE. FOR THE PURPOSE OF THIS SECTION, THE LATERAL SUPPORT SHALL BE CONSIDERED TO HAVE BEEN REMOVED WHEN ANY OF THE FOLLOWING CONDITIONS EXIST:

1. THE EXCAVATION EXPOSES ANY ADVERSE GEOLOGICAL FORMATIONS, WHICH WOULD AFFECT THE LATERAL SUPPORT OF A PUBLIC WAY OR AN ADJACENT STRUCTURE.
2. THE EXCAVATION EXTENDS BELOW A PLANE EXTENDING DOWNWARD AT AN ANGLE OF 45 DEGREES FROM THE EDGE OF THE PUBLIC WAY OR AN ADJACENT PROPERTY.

EXCEPTION: NORMAL FOOTING EXCAVATIONS NOT EXCEEDING TWO FEET IN DEPTH WILL NOT BE CONSTRUED AS REMOVING LATERAL SUPPORT.

3. THE EXCAVATION EXTENDS BELOW A PLANE EXTENDING DOWNWARD AT AN ANGLE OF 45 DEGREES FROM THE BOTTOM OF AN EXISTING STRUCTURE.

3307.3.2 REMOVAL OF LATERAL SUPPORT. APPROVAL OF THE PUBLIC WORK'S DEPARTMENT SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A PERMIT AUTHORIZING ANY EXCAVATION THAT WOULD REMOV

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CBC, CRC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR AND THIS JURISDICTION.

2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION.

3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.

4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING. (BMC 9-1-1-3302.3)

5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.

6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. (BMC 9-1-1-3305)

7. THE FINISH GRADE SHALL SLOPE A MIN. OF 5%, OR 6", TO A POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CRC R401.3)

8. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CRC R403.1.7.3)

WATER CONSERVATION:

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

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

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

ELECTRICAL NOTES:

PER 2022 CALIFORNIA ELECTRICAL CODE

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

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

1. PROTECTED BY RIGID METAL CONDUIT, INTERMEDIATE METAL CONDUIT, ELECTRICAL METALLIC TUBING, SCHEDULE 80 PVC CONDUIT, PIPE, OR OTHER MEANS WHEN CABLE IS EXPOSED OR SUBJECT TO PHYSICAL DAMAGE. (CEC 334.15(B))

2. PROTECTED BY A 1.16 INCH STEEL PLATE OR SLEEVE, OR BE NOT LESS THAN 1-1/4 INCH FROM THE NEAREST EDGE OF THE FRAMING MEMBER, WHEN INSTALLED THROUGH FRAMING MEMBERS. STEEL PLATES OR SLEEVES ARE REQUIRED ON ALL DOUBLE SHEAR WALLS WHEN CABLE IS INSTALLED EITHER THROUGH OR PARALLEL TO FRAMING MEMBERS (CEC 334.17).

3. PROTECTED BY GUARD STRIPS WITHIN 6FT OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR LADDERS ARE PROVIDED. (CEC 334.23, 320.23)

3. PROTECTED BY GUARD STRIPS IN THE ENTIRE ATTIC WHEN PERMANENT STAIRS OR LADDERS ARE PROVIDED. ACCESS PANELS OR DOORS FROM THE SECOND FLOOR INTO THE ATTIC ARE CONSIDERED PERMANENT ACCESS AND GUARD STRIPS ARE REQUIRED IN THE ENTIRE ATTIC.

5. HAVE A BENDING RADIUS NOT LESS THAN 5 TIMES THE DIAMETER OF THE CABLE (CEC 334.24).

6. SUPPORTED AT INTERVALS NOT EXCEEDING 4-1/2 FEET AND WITHIN 12" OF EVERY OUTLET BOX, JUNCTION BOX, CABINET OR FITTING (CEC 334.30).

C. CIRCUITS AND RECEPTACLES

1.RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FT. FROM AN OUTLET, INCLUDING ANY WALL SPACE 2 FT. WIDE OR GREATER. NOTE: A FIXED PANEL OF A SLIDING GLASS DOOR IS CONSIDERED WALL SPACE.

2. IN KITCHENS, BREAKFAST ROOMS, PANTRIES AND DINING ROOMS A MINIMUM OF 2-20A CICUITS SHALL BE PROVIDED (CEC 210.11 (C)(1)).
COUNTER SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8 (A)) AND INSTALLED:

- AT EACH WALL COUNTER SPACE THAT IS 12 IN. OR GREATER (CEC 210.52 (C)(1));

- NO MORE THAN 48 IN. OC. (CEC 210.52 (C)(1));

- MAXIMUM 24 IN. FROM THE END OF THE COUNTER (CEC 210.52 (C)(1));

- MAXIMUM 20 IN. ABOVE COUNTER SURFACE (CEC 210.52 (C)(5));

- ON ISLAND COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC 210.52 (C)(5) EXCEPTION). AN ISLAND WITH LESS THAN 12" BEHIND A RANGE TOP OF SINK IS CONSIDERED AS DIVIGING THE COUNTERTOP INTO TWO SEPARATE SPACES (CEC 210.52 (C)(2)).

- ON PENINSULAR COUNTER SPACES (ONE RECEPTACLE MIN.) NOT MORE THAN 12 IN. BELOW COUNTER SURFACE (CEC) 210.52 (C)(5) EXCEPTION));

3. BATHROOMS SHALL HAVE A SEPARATE 20A CIRCUIT (CEC 210.11 (C)(3)) WITH AT LEAST ONE GFCI WALL RECEPTCLE WITHIN 36 IN. OF EACH BASIN (CEC 210.8 (A)(1); CEC 210.52 (D)).

4. LAUNDRY ROOMS SHALL HAVE A SEPARATE 20A CIRCUIT WITH AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.11 (C)(2)). ALL RECEPTACLES WITHIN 6 FT. OF A SINK SHALL BE GFCI (CEC 210.52(H)).

5. IN GARAGES, AT LEAST ONE GFCI RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (G)). ALL OTHER GARAGE RECEPTACLES EXCEPT THOSE DEDICATED TO AN APPLIANCE OR THAT ARE NOT READILY ACCESSIBLE SHALL BE GFCI. (CEC 210.8 (A)(2))

ELECTRICAL NOTES:

PER 2022 CALIFORNIA ELECTRICAL CODE

6. IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED (CEC 210.52 (H)).

7. OUTDOOR OUTLETS SHALL BE GFCI (CEC 210.8 (3)). ONE OUTLET SHALL BE INSTALLED AT THE FRONT OF THE DWELLING AND ONE AT THE REAR OF THE DWELLING. RECEPTACLES SHALL BE ACCESSIBLE AT GRADE LEVEL AND NOT MORE THAN 6-1/2 FT. ABOVE GRADE (CEC 210.52 (E)).

8. ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8(A)(4)).

9. ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCE (CEC 210.8 (A)(5)).

10. ALL RECEPTACLES WITHIN 6FT. OF A WET BAR SHALL BE GFCI (CEC 210.8(A)(7)).

11. ALL RECEPTACLES ON 15A OR 20A BRANCH CIRCUITS THAT SUPPLY FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTERS (AFCI), INCLUDING SWITCHED OUTLETS (CEC 210.12(B)).

12. ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.

13. FOR HVAC EQUIPMENT, A SEPARATE 15A OR 20A CIRCUIT WITH AN ACCESSIBLE RECEPTACLE AT THE EQUIPMENT SHALL BE PROVIDED WITHIN 25 FT OF THE EQUIPMENT (CEC 210.63). IF LOCATED IN AN UNDER FLOOR AREA, THE RECETACLE SHALL BE GFCI (CEC 210.8 (4)).

D. LIGHTING (CEC 210.70)

1. SWITCHED LIGHTING SHALL BE INSTALLED IN:

- ALL HABITABLE ROOMS, BATHROOMS, HALLWAYS, AND STAIRWAYS AT EACH LEVEL,

- AT ALL OUTDOOR ENTRANCES AND EXITS,

- IN ALL ATTICS, UNDER FLOOR AREAS, UTILITY ROOMS AND BASEMENTS USED FOR STORAGE,

- NEAR HVAC EQUIPMENT IN ATTIC, UNDER FLOOR AREAS, ROOMS OR BASEMENTS, WITH A SWITCH AT THE ACCESS POINT.

2. LIGHTING INSTALLED IN A CLOSET SHALL BE A SURFACE MOUNTED OR RECESSED FLUORESCENT FIXTURE OR A SURFACE MOUNTED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS OR RECESSED INCANDESCENT FIXTURE WITH COMPLETELY ENCLOSED LAMPS. SURFACE INCANDESCENT LIGHTING SHALL BE INSTALLED A MINIMUM OF 12 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. SURFACE FLUORESCENT LIGHTING AND RECESSED LIGHTING SHALL BE INSTALLED A MINIMUM OF 6 IN. FROM THE NEAREST POINT OF A STORAGE SPACE. (CEC 410.8. (D)).

E. FANS

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

F. SMOKE ALARMS

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

FOUNDATION NOTES:

1. CONCRETE STRENGTH FOR FOUNDATION SHALL BE 2,500 PSI MIN. (CRC R402.2. TABLE R402.2)

2. MINIMUM FOOTING REINFORCEMENT SHALL BE ONE #4 BAR TOP AND BOTTOM (CRC R403.1.3).

3. MINIMUM ANCHOR BOLT SIZE AND SPACING SHALL BE 5.8" DIA. AB @ 72" OC., WITH 7" EMBEDMENT, AND 3" X 3" X 1/4" PLATE WASHERS. ANCHOR BOLTS SHALL BE LOCATED A MAXIMUM OF 12" AND 4 1/2" MINIMUM FROM THE END OF THE PLATE (CRC R403.1.6, R602.11.1).

STORM WATER MANAGEMENT:

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.

2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

4. NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.

5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.

6. TRASH AND CONSTRUCTOIN RELATED SOLID WASTES MUST BE DEPOSITED INTO A CONVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPEARSAL BY WIND.

7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY.

8. ACCIDENTAL DESPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

9. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

10. SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

SECURITY REQUIREMENTS:

1. ALL ENTRY DOORS TO DWELLING UNITS OR GUEST ROOMS SHALL BE ARRANGED SO THAT THE OCCUPANT HAS A VIEW OF THE AREA IMMEDIATELY OUTSIDE THE DOOR WITHOUT OPENING THE DOOR. SUCH VIEW MAY BE PROVIDED BY A DOOR VIEWER, THROUGH WINDOWS LOCATED IN THE VICINITY OF THE DOOR OR THROUGH VIEW PORTS IN THE DOOR OR ADJOINING WALL. (6706)

2. SCREENS, BARRICADES, OR FENCES MADE OF A MATERIAL WHICH WOULD PRECLUDE HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8 FT. OF THE UTILITY POLE OR ACCESS STRUCTURES. (6707)

3. WOOD FLUSH-TYPE DOORS SHALL BE 1 3/8" THICK MINIMUM WITH SOLID CORE CONSTRUCTION. (6709.1) DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBET TO THE JAMB. (6709.4)

4. EVERY DOOR IN A SECURITY OPENING FOR AN APARTMENT HOUSE SHALL BE PROVIDED WITH INCANDESCENT LIGHT BULB (60 WATT MIN) AT A MAXIMUM HEIGHT OF 8 FEET ON THE EXTERIOR SIDE OF THE UNIT. (6708)

5. ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG. (6709.5, 6709.7)

6. PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT A KEY, SPECIAL KNOWLEDGE, OR SPECIAL EFFORT (LATCH NOT REQUIRED IN B, F, M AND S OCCUPANCIES). (6709.2)

7. STRAIGHT DEAD BOLTS SHALL HAVE A MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4". (6709.2)

8. WOOD PANEL TYPE DOORS MUST HAVE PANELS AT LEAST 9/16 INCH THICK WITH SHAPED PORTIONS OF THE PANELS NOT LESS THAN 1/4 INCH THICK, AND INDIVIDUAL PANELS MUST BE NO MORE THAN 300 SQ. IN. IN AREA. MULLIONS SHALL BE CONSIDERED A PART OF ADJACENT PANELS EXCEPT MULLIONS NOT OVER 18 INCHES LONG MAY HAVE AN OVERALL WIDTH OF NOT LESS THAN 2 INCHES. STILES AND RAILS SHALL BE OF SOLID LUMBER IN THICKNESS WITH OVERALL DIMENSIONS OF NOT LESS THAN 1 3/8 INCHES AND 3 INCHES IN WIDTH. (6709.1 ITEM 2)

9. SLIDING GLASS DOORS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL FROM THE TRACK WHILE IN THE CLOSED POSITION. (6710)

10. SLIDING GLASS DOORS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.1

11. METAL OR WOODEN OVERHEAD AND SLIDING DOORS SHALL BE SECURED WITH A CYLINDER LOCK, PADLOCK WITH A MIN. 9/32" DIAMETER HARDENED STEEL SHACKLE BOLTED, HARDENED STEEL HASPS, METAL SLIDE BOARD, BOLT OR EQUIVALENT DEVICE UNLESS SECURED ELECTRICALLY OPERATED. (6711)

12. PROVIDE METAL GUIDES AT TOP AND BOTTOM OF METAL ACCORDION GRATE OR GRILLE-TYPE DOORS AND CYLINDER LOCKS OR PADLOCKS. CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS. (6712)

13. IN GROUP B, F, M, AND S OCCUPANCIES, PANES OF GLAZING WITH AT LEAST ONE DIMENSION GREATER THAN 6 IN. BUT LESS THAN 48 IN. SHALL BE CONSTRUCTED OF TEMPERED OR APPROVED BURGLARY-RESISTANT MATERIAL OR PROTECTED WITH METAL BARS OR GRILLES. (6714)

14. GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK WHEN THE DOOR IS IN THE CLOSED AND LOCKED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY-RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSIONS. (6713)

15. LOUVERED WINDOWS SHALL BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS THAT HAVE AT LEAST ONE DIMENSION OF 6" OR LESS, WHICH ARE CONSTRUCTED TO PRECLUDE HUMAN ENTRY. (6715.3)

16. OTHER OPENABLE WINDOWS SHALL BE PROVIDED WITH SUBSTANTIAL LOCKING DEVICES. IN GROUP B, F, M AND S OCCUPANCIES, SUCH DEVICES SHALL BE GLIDE BARS, BOLTS, CROSS-BARS, AND/OR PADLOCKS WITH MINIMUM 9/32" HARDENED STEEL SHACKLES AND BOLTED, HARDENED STEEL HASPS. (6715.2)

17. SLIDING WINDOWS SHALL BE PROVIDED WITH LOCKING DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RAISING AND REMOVAL OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION. (6715.1)

18. SLIDING WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SEC. 6717.2.

19. ANY RELEASE FOR METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES CONSTRUCTED TO PRECLUDE HUMAN ENTRY THAT ARE INSTALLED SHALL BE LOCATED ON THE INSIDE OF THE ADJACENT ROOM AND AT LEAST 24 INCHES FROM THE CLOSEST OPENING THROUGH SUCH METAL BARS, GRILLES, GRATES OR SIMILAR DEVICES THAT EXCEEDS TWO INCHES IN ANY DIMENSION. (6715.4)

20 ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS THAN 6 INCHES IN ONE DIMENSION. (6716)

FIRE-RESISTANCE RATED CONSTRUCTION:

1. IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R302.11)

2. IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFTSTOPS SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQUARE FEET. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. (R302.12)

FIRE PROTECTION:

1. AN APPROVED SMOKE ALARM SHALL BE INSTALLED IN EACH SLEEPING ROOM & HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY AND BASEMENT FOR DWELLINGS WITH MORE THAN ONE STORY. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT. IN NEW CONSTRUCTION SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK-UP AND LOW BATTERY SIGNAL. (R314)

2. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. CARBON MONOXIDE ALARM SHALL BE PROVIDED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. (R315)

INTERIOR ENVIRONMENT:

1. PROVIDE 15" MINIMUM BETWEEN THE CENTER OF WATER CLOSET TO ANY SIDE WALL. (CALIF. PLUMB. CODE 407.6)

2. PROVIDE 24" CLEAR SPACE IN FRONT OF ANY WATER CLOSET. (CALIF. PLUMB. CODE 407.6)

3. BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED NATURAL VENTILATION OR WITH MECHANICAL VENTILATION CAPABLE OF 50 CFM EXHAUSTED DIRECTLY TO THE OUTSIDE (R303.3)

4. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. (R303.9)

BUILDING ENVELOPE:

1. PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1.

3. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

A. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

B. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.

C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. 2) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. 3) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. 4) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

G. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

5. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS WITH A MINIMUM FALL OF 6 INCHES WITHIN THE FIRST 10 FEET (R401.3).

6. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

8. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (R319.1)

9. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

10. PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALLS AND DOORS. EXCEPTION: MAINTENANCE OF BUILDING AFFIDAVIT IS RECORDED BY THE OWNER TO COVENANT AND AGREE WITH THE CITY OF HATHORNEWOOD TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

GENERAL NOTES:

A. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (SEPARATE PLUMBING PERMIT IS REQUIRED).

C. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

D. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

E. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).

F. PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

G. UNIT SKYLIGHTS SHALL BE LABELED BY A HATHORNEWOOD CITY APPROVED LABELING AGENCY. SUCH LABEL SHALL STATE THE APPROVED LABELING AGENCY NAME, PRODUCT DESIGNATION AND PERFORMANCE GRADE RATING. (RESEARCH REPORT NOT REQUIRED). (R308.6.9)

H. WATER HEATER MUST BE STRAPPED TO WALL. (SEC. 507.3, LAPC)

I. FOR EXISTING POOL ON SITE, PROVIDE AN ALARM FOR DOORS TO THE DWELLING THAT FORM A PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MIN. OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND BE EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECS. MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 54" ABOVE THE FLOOR. (6109 OF LABC)

J. FOR EXISTING POOL ON SITE, PROVIDE ANTI– ENTRAPMENT COVER MEETING THE CURRENT ASTM OR ASME FOR THE SUCTION OUTLETS OF THE SWIMMING POOL, TODDLER POOL AND SPA FOR SINGLE FAMILY DWELLINGS PER ASSEMBLY BILL (AB) NO. 2977. (3162B) K. AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. (R309.4)

L. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER 'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS ($1,000). (R314.6.2)

M. WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS ($1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2.2)

N. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)

O. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE

P. PROVIDE (70) (72) INCH HIGH NON ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCOSURE. (1209.2.2, 2406.4.5, R307.2, R308.4)

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA 91504

GENERAL NOTES

DATE: 1/20/2026 2:14:00 PM

DRAWN BY: MG

G001

GENERAL NOTES:

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

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

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

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

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

6. ANY APPLIANCE REGULATED BY THE APPLIANCE EFFICIENCY REGULATIONS, TITLE 20 CALIFORNIA CODE OF REGULATIONS, SECTION 1601 ET SEQ., MAY BE INSTALLED ONLY IF THE APPLIANCE FULLY COMPLIES WITH SECTION 1608(A) OF THOSE REGULATIONS. [110.1(A)]

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

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

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

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

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

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

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

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

15. MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL HAVE AIR INFILTRATION RATES NOT EXCEEDING 0.3 CFM/FT2 OF WINDOW AREA, 0.3 CFM/FT2 OF RESIDENTIAL DOOR AREA, 0.3 CFM/FT2 OF NONRESIDENTIAL SINGLE DOOR AREA, AND 1.0 CFM/FT2 OF NONRESIDENTIAL DOUBLE DOOR AREA. [110.6(A)1]

MEANS OF EGRESS:

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

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

11. SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS:

A. 7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R311.7.5) B. MINIMUM 6'-8" HEADROOM CLEARANCE. (R311.7.2) C. MINIMUM 36" CLEAR WIDTH. (R311.7.1) D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1) E. HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS-SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (R311.7.7.3) F. MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3)

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

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

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

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

GENERAL NOTES:

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

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

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

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

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

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

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

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

RESIDENTIAL NOTES:

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

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

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

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

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

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

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

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

9. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:
A. UNFIRED HOT WATER TANKS, SUCH AS STORAGE TANKS AND BACKUP STORAGE TANKS FOR SOLAR WATER-HEATING SYSTEMS, SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER OR HAVE INTERNAL INSULATION OF AT LEAST R-16 AND A LABEL ON THE EXTERIOR OF THE TANK SHOWING THE INSULATION R-VALUE. [150.0 (J)1]

RESIDENTIAL NOTES:

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

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

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA 91504

GENERAL NOTES

DATE: 1/20/2026 2:14:01 PM

DRAWN BY: MG

G002

ICC EVALUATION SERVICE

ICC-ES Evaluation Report

ESR-2808

Reissued July 2020

This report is subject to renewal July 2022.

www.icc-es.org | (800) 423-6587 | (562) 699-0543 *A Subsidiary of the International Code Council®*

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

REPORT HOLDER:

GAF

EVALUATION SUBJECT:

DECKARMOR™ ROOF DECK PROTECTION

1.0 EVALUATION SCOPE

Compliance with the following codes:

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

Properties evaluated:

- Physical properties
- Fire Classification

2.0 USES

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

3.0 DESCRIPTION

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

4.0 INSTALLATION

Installation must comply with the applicable code, this report and the report holder's published installation instructions. In the event of conflict between the report holder's instructions and this report, this report governs. The installation instructions must be available at the jobsite during installation.

Prior to application of the underlayment, the deck surface must be free of dust and dirt, loose nails, and other protrusions. Damaged sheathing must be replaced. The underlayment is laid horizontally (parallel to the eave) starting at the lowest eave point, printed side up, with 3-inch (76 mm) horizontal (head) laps and 6-inch (152 mm) vertical (end) laps. Overlaps must run with the flow of water in a shingling manner. The underlayment is attached to the roof deck as set forth in the report holder's published installation instructions, except in areas subject to basic (3-second gust) wind speeds in excess of 110 miles per hour (49 m/s) where the underlayment must be applied in accordance with IBC Section 1507.2.8.1 or IRC Section R905.2.7 for asphalt roof coverings or IRC Section R905.3.3.3 for concrete and clay tile roof coverings, as applicable. When battens or counterbattens are installed over the underlayment, the underlayment need only be preliminarily attached pending attachment of the battens or counterbattens.

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

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

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

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

5.0 CONDITIONS OF USE

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

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

5.2 Installation is limited to use with roof coverings that do not involve hot asphalt or coal-tar pitch.

5.3 Installation is limited to use with approved roof coverings that are mechanically fastened through the underlayment to the sheathing or rafters.

5.4 Installation is limited to roofs with ventilated attic spaces in accordance with the requirements of the applicable code.

5.5 The product is manufactured under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Roof Underlayments (AC188), dated February 2012.

6.2 Report of testing in accordance with ASTM E108 (UL 790).

7.0 IDENTIFICATION

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

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

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

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA 91504

SPECIFICATIONS

DATE: 1/20/2026 2:14:01 PM

DRAWN BY: MG

G003

☑	THE FOLLOWING NOTES SHALL BE REPRODUCED ON THE SITE PLAN OR COVER SHEET CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) – INCORPORATE THESE MANDATORY ITEMS IN THE DESIGN AND CONSTRUCTION OF THE PROJECT AND ADD NOTES TO PLANS AS APPLICABLE. OF THE SUBMITTED DRAWINGS:

2022 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
PLANNING AND DESIGN		
4.106.2	Storm Water Drainage and Retention During Construction	A plan is developed and implemented to manage storm water drainage during construction.
4.106.3	Grading and Paving	Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings.
4.106.4.1	Electric Vehicle Charging	Provide capability for electric vehicle charging for one and two-family dwellings; townhouses with attached private garages in accordance with Section 4.106.4.1.
4.106.4.2	Electric Vehicle Charging	Provide capability for electric vehicle charging for multifamily dwellings and hotels/motels in accordance with Sections 4.106.4.2.1 or 4.106.4.2.2, as applicable.
4.106.4.3	Electric Vehicle Charging	Provide capability for electric vehicle charging for existing parking lots or new parking lots for existing residential buildings in accordance with Section 4.106.4.3, as applicable.
ENERGY EFFICIENCY		
4.201.1	General	Building meets or exceeds the requirements of the *California Building Energy Efficiency Standards*.
WATER EFFICIENCY AND CONSERVATION (Indoor Water Use)		
4.303.1	Water Conserving Plumbing Fixtures and Fittings	Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) installed in residential buildings shall comply with the prescriptive requirements of Sections 4.303.1.1 through 4.303.1.4.4:
		Plumbing fixtures & fittings — **Maximum**
		Water closets — 1.28 gallons/flush
		Urinals — 0.125 gallons/flush for wall-mounted type and
		Urinals — 0.5 gallons/flush for floor-mounted type or other type
		Showerheads — 1.8 gpm @ 80 psi
		Residential lavatory faucets — 1.2 gpm @ 60 psi max.
		Residential lavatory faucets — 0.8 gpm @ 20 psi min.
		Lavatory faucets in common & public use areas — 0.5 gpm @ 60 psi
		Metering faucets — 0.2 gallons/cycle
		Kitchen faucets — 1.8 gpm @ 60 psi
4.303.3	Standards for Plumbing Fixtures and Fittings	Plumbing fixtures and fittings required in Section 4.303.1 shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable referenced standards.
4.303.1.4.3	Metering faucets	Metering faucets in residential building shall not deliver more than 0.2 gallons per cycle
WATER EFFICIENCY AND CONSERVATION (Outdoor Water Use)		
4.304.1	Outdoor potable water use in landscape areas	Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. 1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Enhanced Durability & Reduced Maintenance)		
4.406.1	Rodent proofing	Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Construction Waste Reduction, Disposal & Recycling)		
4.408.1	Construction Waste Management	Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with one of the following: 1. Comply with a more stringent local construction and demolition waste management ordinance; or 2. A construction waste management plan, per Section 4.408.2; or 3. A waste management company, per Section4.408.3; or 4. The waste stream reduction alternative, per Section 4.408.4.
MATERIAL CONSERVATION & RESOURCE EFFICIENCY (Building Maintenance & Operation)		
4.410.1	Operation and Maintenance Manual	An operation and maintenance manual shall be provided to the building occupant or owner.
4.410.2	Recycling by Occupants	Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82(a)(2)(A) et seq. will also be exempt from the organic waste portion of this section.

2022 CalGREEN Residential Mandatory Measure Notes

SECTION	MEASURE	REQUIREMENTS
ENVIRONMENTAL QUALITY (Fireplaces)		
4.503.1	Fireplaces	Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with all applicable local ordinances.
ENVIRONMENTAL QUALITY (Pollutant Control)		
4.504.1	Covering of Duct Openings & Protection of Mech. Equipment During Construction	Duct openings and other related air distribution component openings shall be covered during construction.
4.504.2.1	Adhesives, Sealants and Caulks	Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
4.504.2.2	Paints and Coatings	Paints, stains and other coatings shall be compliant with VOC limits.
4.504.2.3	Aerosol Paints and Coatings	Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.
4.504.2.4	Verification	Documentation shall be provided to verify that compliant VOC limit finish materials have been used.
4.504.3	Carpet Systems	Carpet and carpet systems shall be compliant with VOC limits.
4.504.4	Resilient Flooring Systems	80 percent of floor area receiving resilient flooring shall comply with specified VOC criteria.
4.504.5	Composite Wood Products	Particleboard, medium density fiberboard (MDF) and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.
ENVIRONMENTAL QUALITY (Interior Moisture Control)		
4.505.2	Concrete Slab Foundations	Vapor retarder and capillary break is installed at slab-on-grade foundations.
4.505.3	Moisture Content of Building Materials	Moisture content of building materials used in wall and floor framing is checked before enclosure.
ENVIRONMENTAL QUALITY (Indoor Air Quality & Exhaust)		
4.506.1	Bathroom Exhaust Fans	Each bathroom shall be mechanically ventilated and shall comply with the following: 1. ENERGY STAR fans ducted to terminate outside the building. 2. Fans must be controlled by a humidity control (separate or built-in); OR functioning as a component of a whole-house ventilation system. 3. Humidity controls with manual or automatic means of adjustment, capable of adjustment between a relative humidity range of ≤ 50 percent to a maximum of 80 percent.
ENVIRONMENTAL QUALITY (Environmental Comfort)		
4.507.2	Heating and Air Conditioning System Design	Duct systems are sized, designed, and equipment is selected using the following methods: 1. Establish heat loss and heat gain values according to ANSI/ACCA 2 Manual J-2016 or equivalent. 2. Size duct systems according to ANSI/ACCA 1 Manual D- 2016 or equivalent. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 or equivalent.
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS (Qualifications, Verifications)		
702.1	Installer Training	HVAC system installers are trained and certified in the proper installation of HVAC systems.
702.2	Special Inspection	Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.
703.1	Documentation	Verification of compliance with this code may include construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

Note:
This check list is intended only as an aid to the user and may not contain complete code language. Refer to 2022 CALGreen Chapter 4 for complete code language.

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA 91504

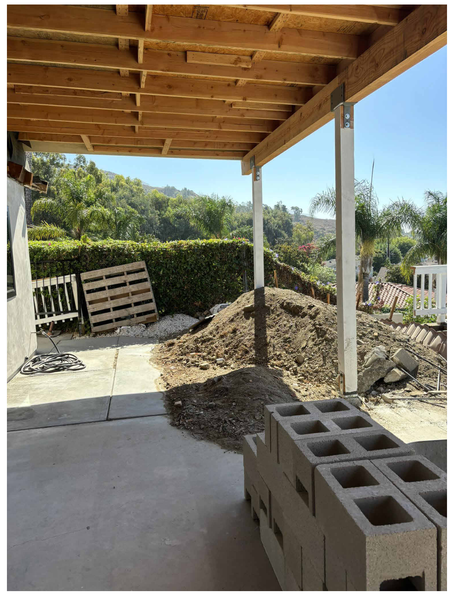
CALGREEN

DATE: 1/20/2026 2:14:01 PM

DRAWN BY: MG

G004

A - FRONT OF THE PROPERTY



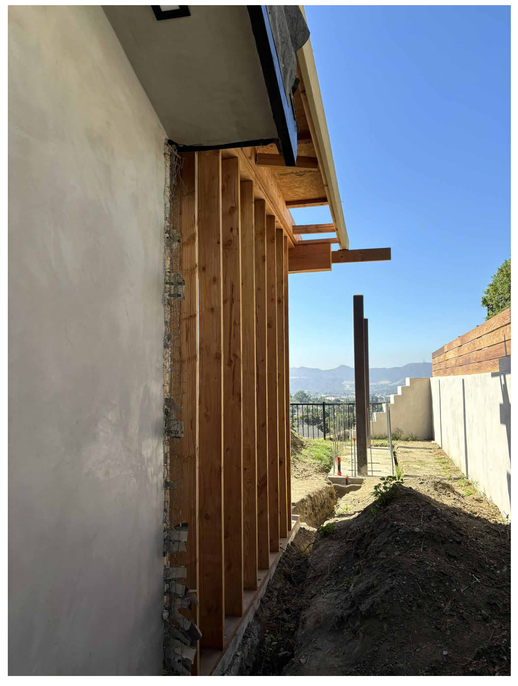
B - REAR OF THE PROPERTY

C - REAR OF THE PROPERTY

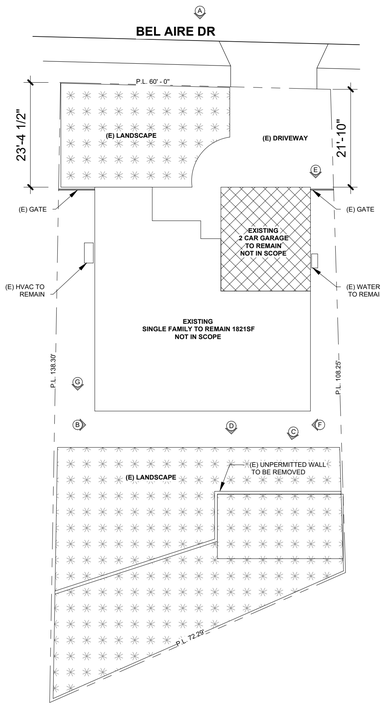
D - REAR OF THE PROPERTY

E - SIDE OF THE PROPERTY

F - REAR OF THE PROPERTY



G - REAR OF THE PROPERTY



KEY PLAN
SCALE: 1/16" = 1'-0"

1

513 W WILSON AVE
GLENDALE CA. 91203
(818) 383-9355
INFO@TEDDESIGNBUILD.COM

No.	Description	Date

RETAINING WALL AND (N) COVERED PATIO

1821 BEL AIRE DR, BURBANK CA 91504

PHOTOS

DATE: 1/20/2026 2:14:03 PM

DRAWN BY: MG

G005