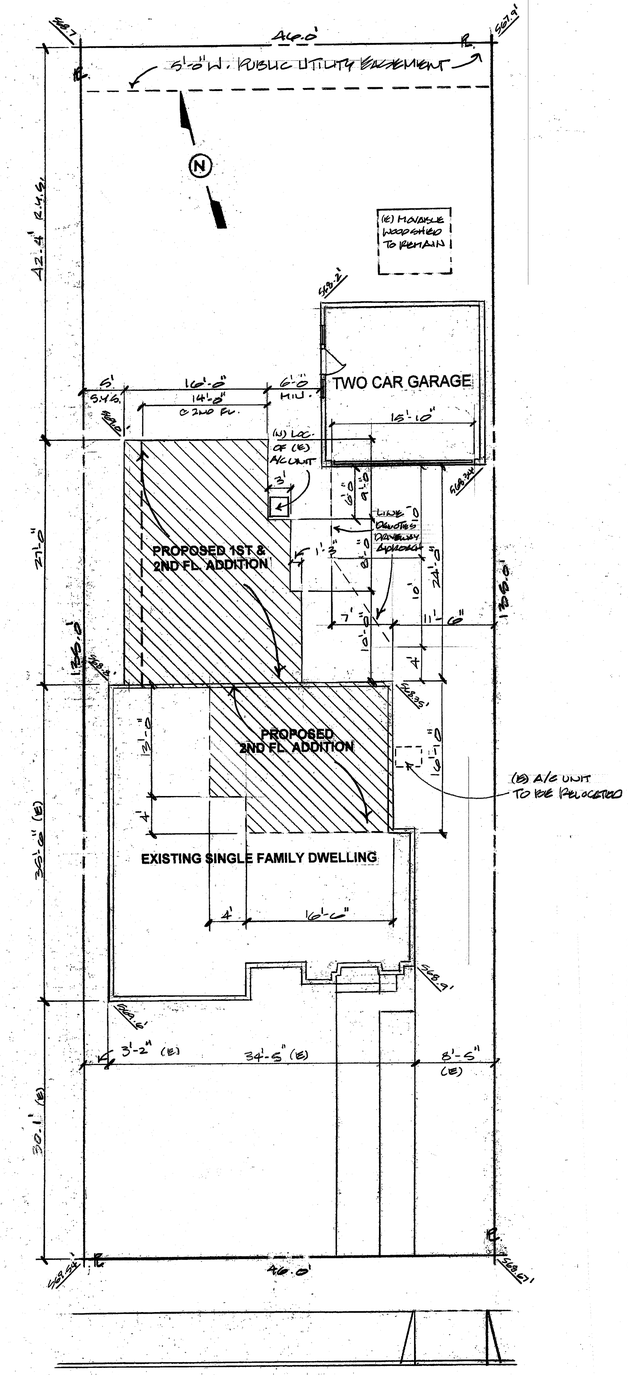


PROPOSED PLOT PLAN

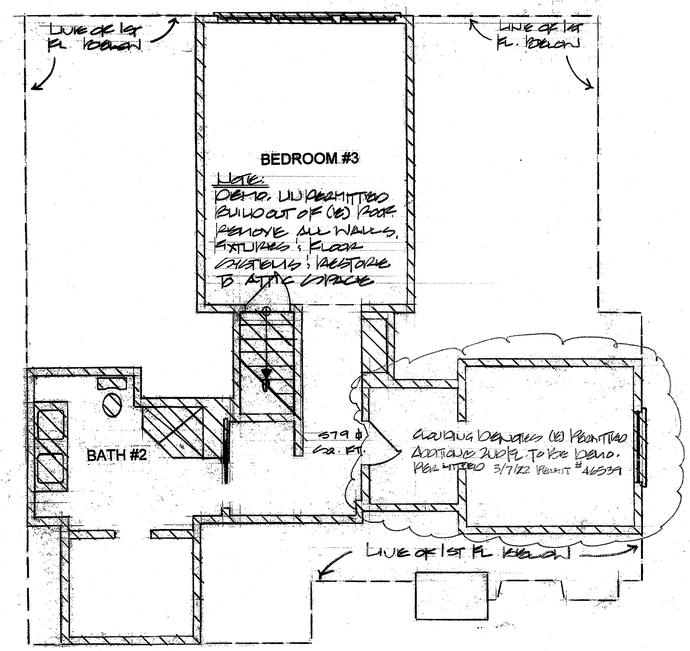
1/8"=1'-0"

AVERAGE NATURAL GRADE CALCULATION

SOUTH WEST CORNER = 569.54'
NORTH WEST CORNER = 568.70'
NORTH EAST CORNER = 567.90'
SOUTH EAST CORNER = 568.67'
AVERAGE NAT. GRADE = 568.70'

DEMOLITION LEGEND

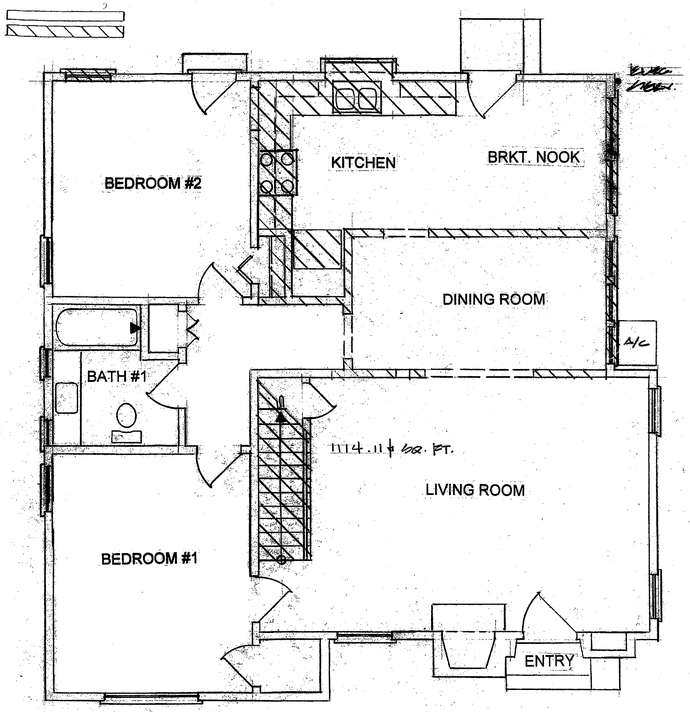
DENOTES WALL, WINDOW, CABINET OR FIXTURE TO REMAIN AS IS
DENOTES WALL, WINDOW, CABINET OR FIXTURE TO BE REMOVED OR RELOCATED



(UN-PERMITTED)

EXISTING SECOND FLOOR PLAN

1/4"=1'-0"



EXISTING FIRST FLOOR PLAN

1/4"=1'-0"

2019 Building Codes and Regulations

Informational Bulletin

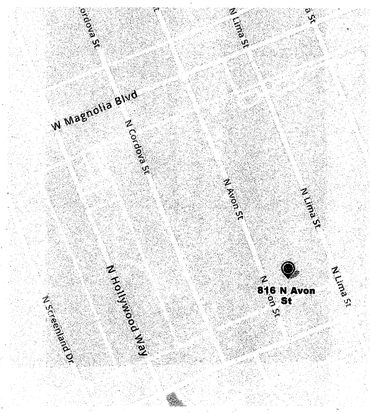
2019 Triennial Edition of California Code of Regulations (CCR), Title 24

The 2019 triennial edition of the California Code of Regulations, Title 24 (California Building Standards Code) applies to all occupancies that applied for a building permit on or after January 1, 2020, and remains in effect until the effective date of the 2021 triennial edition which will be January 1, 2022. The California Building Standards Commission website at http://www.bsc.ca.gov/codes.aspx has links to where the codes can be viewed online as well as information on where the codes can be purchased; Parts 6, 11, and 12 can be directly downloaded for free.
There are 12 parts to Title 24 and the applicable parts for most Building Division permit applications are listed below.

- Part 2: The 2019 California Building Code (CBC).
- Part 2.5: The 2019 California Residential Code (CRC).
- Part 3: The 2019 California Electrical Code (CEC).
- Part 4: The 2019 California Mechanical Code (CMC).
- Part 5: The 2019 California Plumbing Code (CPC).
- Part 6: The 2019 California Energy Code
- Part 9: The 2019 California Fire Code (CFC)
- Part 11: The 2019 California Green Building Standards Code (CALGreen Code) This Part is known as the California Green Building Standards Code, and it is intended that it shall also be known as the CALGreen Code.
- Amendments to the City of Oceanside Administrative Code for Building Regulations

Chapter 6 Building Construction Regulations Municipal Code

816 N Avon St
Burbank | CA 91505-2915



CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

by: GREG MIRZA-AVAKYAN , ASSOCIATE PLANNER

Project No. 19-0007625 (SFSDP) Date: 07.19.2021

PROJECT INFORMATION:

PROPERTY OWNERS
CHRISTOPHER KULA & SUSANNAH BECKET
816 N. AVON STREET
BURBANK, CA 91505
(626) 234-2141

SCOPE OF WORK:
BUILD NEW 1ST & 2ND FLOOR ADDITION / REMODEL TO AN EXISTING 1-STORY SINGLE FAMILY DWELLING W/ DETACHED GARAGE. 1ST FLOOR ADDITION WILL RELOCATE KITCHEN, PROVIDE LAUNDRY RM. & ADD NEW FAMILY RM. 2ND FLOOR ADDITION WILL ADD 2-NEW BEDROOM & 2-BATH. REMOVE 2ND STORY PERMITTED ADDITION TO BE REMOVED UNDER PERMIT #46539 APPROVED 3/7/72

ASSESSOR PARCEL#:	2480-008-017
LEGAL DESCRIPTION:	TRACT: 7897 LOT: 151
ZONING:	R1
OCCUPANCY:	R3/U1
CONSTRUCTION TYPE:	VB NON-SPRINKLED
EXISTING BUILDING HEIGHT:	21'-6"
PROPOSED BUILDING HEIGHT:	23'-0"

FLOOR AREA SUMMARY:

EXISTING LOT AREA	=	6210.00	SQ. FT.
EXISTING S.F.D.	=	**1254.00**	**SQ. FT.**
EXISTING GARAGE	=	331.00	SQ. FT.
PROPOSED NEW 1ST FL. ADDITION	=	**489**	**SQ. FT.**
PROPOSED NEW 2ND FL. ADDITION	=	**775**	**SQ. FT.**
TOTAL NEW ADDITION AREA	=	**1264**	**SQ. FT.**
NEW & EXISTING PROPOSED FL AREA	=	**2378**	**SQ. FT.**
(E) MOVABLE SHED EXCLUDED FROM LOT COVERAGE BUT NOT FROM FAR	=	**50**	**SQ. FT.**
PROP. LOT COVERAGE (includes Res. & Garage)	=	**1945 OR 31.3 %**	
PROPOSED F.A.R. 40% > 2428/6210	=	**39.0 %**	

REVISIONS	BY

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

AUDELO DESIGN
COMMERCIAL | RESIDENTIAL | DESIGN | PLANNING
4612 Allende Ave | Oceanside, CA 92057 | 760.672.5222 | pcaudelo@att.net
AUDELODESIGN.COM

THE BECKET / KULA RESIDENCE

816 N. AVON STREET
BURBANK, CALIFORNIA 91505

DATE	
SCALE	
DRAWN	
JOB	
SHEET	A1
OF	

Residential Bathroom Remodel Requirements

INTRODUCTION
Bathroom remodels generally require permits. The following information can be used as a guideline for the bathroom requirements. Bathroom remodels require compliance with the following:
- 2016 California Residential Code (CRC)
- 2016 California Plumbing Code (CPC)
- 2016 California Mechanical Code (CMC)
- 2016 California Electric Code (CEC)
- 2016 California Energy Code (CEnC)
- 2016 California Green Building Standards Code (CalGreen)

A bathroom remodel includes the removal and replacement and/or relocation of vanity cabinets, toilets, sinks, tubs & showers, replacement/changes to the lighting or removal & replacement of the wallboard. The replacement of the towel bars, mirrors, paint, and floor coverings where no other work is included is considered a maintenance item and no permit is required for these items.
The following details the minimum requirements of the bathroom electrical, mechanical and plumbing systems:

ELECTRICAL
- Provide a 20 AMP GFCI protected electrical outlet within 36" of the outside edge of each bathroom sink basin. Outlet shall be located on a wall or partition that is adjacent to the basin or installed on the side or face of the basin cabinet not more than 12" below the countertop. [CEC 210.52(D)]
- Receptacles shall be listed as tamper-resistant.
- A minimum of one (1) 20-amp circuit is required for bathrooms. Such circuits shall have no other outlets. This circuit may serve more than one bathroom. [CEC 210.52(D)]
- No pendant light fixtures in zone, 3 ft. away and 8 ft. above the bathtub or shower. [CEC 410.10(D)]
- Luminaries located within the actual outside dimensions of the tub, shower, and ceiling suspended paddle fans, up to 8 feet vertically from the top of the bathtub rim or shower threshold, shall be marked as suitable for damp locations, provided with a solid lens and be GFCI protected. [CEC 410.10(D)]
- Bathroom lighting shall be high efficacy luminaries in accordance with Table 150.0-A and have at least one luminaire in each space controlled by a vacancy sensor 150.0(K)2f.
- Recessed luminaries installed in an insulated ceiling shall be IC rated (zero clearance) and AT rated (air tight) and shall be sealed and/or gasket between ceiling and housing. For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applied to residential condominium construction where units are above or below other units.
- Hydro-massage tubs (i.e. Jacuzzi tubs) shall have access to the motor, be supplied by a GFCI protected dedicated circuit, and listed by a recognized testing agency. All piping, fitting, metal cables or other metal surfaces, within 5 feet of the inside wall of the Hydro-massage tub shall be properly bonded. Hydro-massage tubs shall be bonded with a minimum #8 AWG bare copper wire and the bonding shall be accessible. [CEC 680.60]
All recessed downlight luminaries shall be in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.

MECHANICAL
- A bath exhaust fan w/back draft damper is required regardless of the presence of a window. Exhaust must vent to outdoors in an approved duct. Terminate the outlet a minimum of 3 ft from an opening or property line. [CMC 502.2.1] A minimum rate of 50 cfm is required. Fan shall meet ASHRA standard 62.2. A maximum of 3 sone rating is required.

PLUMBING
- Provide tempered glass at tub/shower doors and at windows less than 60" from tub/shower drain.
- Shower and tub/shower control valves shall be pressure balancing set at a maximum 120 degrees F. The water-filler valve in bathtub/whirlpools shall have a temperature limiting device set a maximum of 120 degrees F. The water heater thermostat cannot be used to meet these provisions. [CPC 408.3, 409.4]
- Fixtures shall meet the following maximum flow rates: [CPC 403.0 &408.0]
  - Water Closets = 1.28 gallons/flush — Shower Heads = 2.0 GPM — Sink Faucets = 1.2 GPM
- Minimum shower size is 1024 square inches (30" circle). [CPC 408.5] Shower without threshold shall be considered a wet location and shall comply with California Building, Residential, and Electrical Codes.

Residential Bathroom Remodel Requirements

- Site built shower stalls shall comply with CPC 408.7.
- Stall shower door to provide a min. of 22" wide unobstructed opening. [CPC 408.5].
- Toilet and/or Bidet require a total minimum 30" clear space, 15" from the center of the fixture to the wall, and a minimum of 24" clear space in front of the fixture. [CPC 402.5]
- When additional water closets (toilets) are installed, a maximum of 3 water closets are allowed on a 3" waste line. [Table 703.2, Note 4]
- The hot water valve shall be installed on the left side. [CPC 417.5]
- A minimum 12" x 12" access panel is required when a slip joint p-trap waste & overflow is provided.
- Where plumbing features (water closets, tubs, etc.) comes into contact with the wall or floor, the joint shall be caulked and sealed to be watertight. [CPC 402.2]

WHIRLPOOL/SPA TUBS
- Whirlpool (spa) bathtubs shall have a readily accessible access panel. [CPC 409.6]
- The circulation pump shall be located above the crown weir of the trap. [CPC 409.6]
- The pump and the circulation piping shall be self-draining to minimize water retention. [CPC 409.6]
- Suction fittings on whirlpool bathtubs shall comply with the listed standards. [CPC 409.6]
- The maximum hot water temperature discharging from a bidet is limited to 110 degrees by a device that conforms to ASSE 1070, *Standard for Water Temperature Limiting Devices*, or CSA B125.3, *Standard for Plumbing Fittings*. The water heater thermostat shall not be considered a control for meeting this provision. [CPC 410.3]
Flexible PVC hoses and tubing for whirlpool bathtubs must comply with IAPMOZ1033.[409.6.1].

BIDETS
- The water supply shall be protected with air gap or vacuum breaker. [CPC 440.2]
- The maximum hot water temperature discharging from a bidet is limited to 110 degrees by a device that conforms to ASSE 1070, *Standard for Water Temperature Limiting Devices*, or CSA B125.3, *Standard for Plumbing Fittings*. The water heater thermostat shall not be considered a control for meeting this provision.

PLUMBING FIXTURE REPLACEMENT:
Effective January 1, 2014, Senate Bill (SB) 407 and California Civil Code Section 1101.1-1101.8 requires all noncompliant plumbing fixtures to be replaced with water-conserving plumbing fixtures when building is undergoing alterations or improvements if the residential property was built and available for use on or before January 1, 1994. Please refer to "Plumbing Fixture Replacement (SB407) Requirements and Policy" to determine if the project requires compliance.

SMOKE ALARMS & CARBON MONOXIDE ALARMS:
Bathroom remodels (projects over $1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code prior to the final inspection as follows: [CRC R314 & R315]
- o Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
- o Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires alarms.
- o When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
- o In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
- o Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC Sections R314 and R315 and be listed by the Office of the State Fire Marshal.
- o Smoke alarms shall be listed in accordance with UL217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL217and UL2034.
- o Smoke alarm shall not be installed less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower. [R314.3]

Residential Kitchen Remodel Requirements

INTRODUCTION

Kitchen additions, alterations or renovations require Building permits. The following information can be used as a guideline for the minimum requirements for a kitchen renovation project. Additions, alterations or renovations require compliance with the following:
- 2016 California Residential Code (CRC)
- 2016 California Plumbing Code (CPC)
- 2016 California Mechanical Code (CMC)
- 2016 California Electric Code (CEC)
- 2016 California Energy Code (CEnC)
- 2016 California Green Building Standards Code (CalGreen)

A kitchen renovation includes, but is not limited to, the removal and/or relocation of base cabinets, countertops, sinks, dishwasher, garbage disposal, installed appliances, changes to the lighting, removal and replacement of any wallboard, modifications to the structural elements of the dwelling and changes to the electrical, mechanical and plumbing systems. Removal and replacement of the base cabinets and countertop will require compliance with the electrical outlet location requirements of the code.
The following details the minimum requirements for the kitchen electrical, mechanical, and plumbing systems:

ELECTRICAL
- All kitchen countertop outlets shall be GFCI protected. [CEC 210.8(A)(6)]
- Receptacles shall be listed as tamper resistant.
- 12" or wider countertops require an outlet. [CEC 210.52(C)(1)]
- Outlets are required within 24" of any location along the countertop. [CEC 210.52(C)(1)]
- Kitchen outlets positioned a maximum 20" above countertop. [CEC 210.52(C)(5)]
- Appliance garage outlets are not counted as a required countertop outlet. [CEC 210.52(C)(5)]
- Appliances and sinks break up the countertop run, requirement each side to comply individually. [CEC 210.52 (C)(4)]
- The electrical outlet requirements include islands, peninsulas, kitchen desktops, wet bars, and serving bars. A large window across the back of a sink or lack of a backsplash does not exempt the countertop from the outlet requirements. These outlets may be in a drop front cabinet face, under cabinet plug strip, pop up or tombstone- type receptacle. [CEC 210.52(C)(2),(3),(4)]
- Two small appliance outlet circuits, 20 amps each, are required for kitchens. Circuits shall be balanced and have no other outlets. (CEC 210.52(B)(1),(2))
- Individual dedicated circuits are required for all major appliances. The rating of an individual branch circuit shall not be less than the marked rating of the appliance or the marked rating of an appliance having combined loads as provided in 422.62. [210.11 (C) & 422.10 (A)]
- Garbage disposal cord and plug connected 18" to 36" long. [CEC 422.16(B)(1)]
- Dishwasher cord 36" to 48" long. Romex installed with a plug is not an approved flexible cord. [CEC 422.16(B)(2)]
- Minimum 15 amp circuit for the dishwasher and a 15 amp circuit for the disposal [CEC 210.23(A)]
- If using a split outlet (two circuits on the same yoke) for dishwasher/disposal, provide a listed handle tie at the two circuit breakers at the panel. [CEC 210.7]
- Residential Kitchen Lighting is required to meet the energy efficiency standards. [CEnC 150(K)(3)]
- IC (direct contact) and AT (air tight) rated cans are required for recessed lighting if installed in an insulated ceiling.
For occupancies with a horizontal (floor/ceiling assembly) rated separation, the recessed fixtures shall be protected to the rating of the separation (1 hour) or be listed for the required protection. This generally applies to residential condominium construction where units are above or below other units. [CEC 150(K)(8)]
- Fluorescent recessed lighting, when used to comply with the lighting requirements, must be of a pin base type design. **Incandescent screw type base is not approved.**
- Incandescent and fluorescent lighting must be on separate switches. [CEC 150(K)(2)]
- AFCI Protection is required to kitchen by any of the means described in 210.12(A)(1) – through (6). [CEC 210.12 (A)].
- GFI protection for Laundry Area. [CEC 210.8 (A)(10)]
- GFI protection for Dishwasher. [CEC 210.8(D)].

Residential Kitchen Remodel Requirements

•All recessed downlight luminaries shall be in accordance with Reference Joint Appendix JA8 and be marked as meeting JA8.

MECHANICAL
- A ducted residential exhaust hood is required. A metal, smooth interior surface duct required on vent hood or down draft exhaust vent. Aluminum flex duct not approved. Provide back draft damper [504.3]
- Minimum 30" vertical clearance to combustibles from cook top surface.
- Kitchen local exhaust ventilation requires a minimum rate of 100cfm meeting the requirements of ASHRA 62.2.
This includes a maximum sound rating of 3 sone @ 100cfm.

PLUMBING
- A gas test is required on piping modifications (10 psi for 15 minutes). A maximum 15 psi gauge is required for the gas test. A lower gas pressure test may be performed when using a recording test gauge per Section 1213.3 of the CPC.
- Gas lines that run under a slab shall run through an approved, vented, gas tight conduit. Gas line shall be encased in an approved conduit designed to withstand the imposed loads and installed in accordance with Sect. 1210.1.6.1 or 1210.1.6.2. Or encasement system that is listed for installation beneath building.
- An accessible shutoff valve shall be installed outside each appliance and ahead of the union connected thereto and in addition to any valve on the appliance [CPC 1210.11]
- Provide maximum 6-ft- long listed gas flexible connector and shut off to freestanding range.
- A listed air gap is required for the dishwasher drain. [CPC 807.3]
- The maximum flow rate standards for the sink faucets are 1.8 GPM at 60psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 GPM at 60psi, and must default to a maximum flow rate of 1.8 GPM. [CPC 407.1.1]

PLUMBING FIXTURE REPLACEMENT:
Effective January 1, 2014, Senate Bill (SB) 407 and California Civil Code Section 1101.1-1101.8 requires all noncompliant plumbing fixtures to be replaced with water-conserving plumbing fixtures when building is undergoing alterations or improvements if the residential property was built and available for use on or before January 1, 1994. Please refer to "Plumbing Fixture Replacement (SB407) Requirements and Policy" to determine if the project requires compliance.

SMOKE ALARMS & CARBON MONOXIDE ALARMS:
-Kitchen renovations (projects over $1,000) will require the smoke and carbon monoxide alarms for the dwelling to meet the current code prior to the final inspection as follows: [CRC R314 & R315]
-Smoke alarms are required in all sleeping rooms, outside each sleeping area in the immediate vicinity of the bedrooms, on each floor level including basements and habitable attics, but not including crawl spaces and uninhabitable attics.
- Carbon Monoxide alarms are required in dwelling units and sleeping units when fuel-burning appliances are installed and/or dwelling units have attached garages. Either condition requires alarms.
-When more than one alarm of either type is required to be installed within an individual dwelling unit, the alarm devices shall be interconnected in such a manner that activation of one alarm will activate all the other alarms.
-In existing conditions, alarms may be battery operated when the repairs or alterations do not result in the removal of the wall and ceiling finishes or there is no access by means of an attic, basement or crawlspace.
-Multipurpose alarms that combine both a smoke alarm and carbon monoxide alarm shall comply with all applicable standards of both CRC Sections R314 and R315 and be listed by the Office of the State Fire Marshal.
-Smoke alarms shall be listed in accordance with UL217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL217 and UL2034.
Smoke alarms or smoke detectors shall be installed a minimum of 20 feet horizontal distance from a permanently install cooking appliance. [R314.3.1]

Permit #:_____ Address:_____

2016 California Residential Code requirements

1. Each bathroom containing a tub, a shower or a tub/shower combination shall have an exhaust fan. CRC R303.3.1.
2. New bathroom exhaust fans shall be humidity controlled per CMC Chapter 4 and California Green Building Standards Code Chapter 4, Division 4.5.
3. Wall covering shall be cement plaster, tile or approved equal to 72" above the floor at showers or tub with showers. Materials other than structural elements to be moisture resistant. (CRC R307.2.)
4. Provide a temperature limiting device for the showers, tubs, shower/tub combinations and whirlpool bathtubs to a maximum of 120 degrees F. The thermostat of the water heater is not considered a control for meeting this provision. (CPC 414.5 and 418.0)
5. Provide safety glazing or tempered glass in the following hazardous locations per CRC section 308:
   a. Fixed and sliding panels of sliding door assemblies and panels in swinging doors.
   b. Doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers and in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches above a standing surface and drain inlet.
   c. Fixed or operable panels in the same plane of a door where the nearest exposed edge of the glazing is 24-inches of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60 inches above the walking surface.
   d. Where glazing is perpendicular to the plane of the door, in a closed position, within 24" of the hinge side, on the inside.
   e. Individual fixed or operable panels, other than those locations described above, that meet all of the following conditions:
      i) Exposed area of an individual pane is greater than 9 square feet, and:
      ii) Exposed bottom edge is less than 18 inches above the floor, and:
      iii) Exposed top edge is greater than 36 inches above the floor, and:
      iv) One or more walking surfaces are within 36 inches horizontally of the plane of the glazing.
   f. Glass railings, regardless of height, above a walking surface (including structural baluster panels and nonstructural in-fill panels). All glass guard rails shall have a top rail continuous over three panels minimum.
   g. Walls and fences used as the barrier for indoor and outdoor swimming pools and spas when all of the following conditions are present:
      i) The bottom edge of the glazing is less than 60 inches above the pool side of the glazing, and:
      ii) The glazing is within 5 feet of a swimming pool or spa water's edge.
   h. Walls enclosing stairway landings or within 5 feet of the bottom and top of stairways where the bottom edge of the glass is less than 36 inches above a walking surface. Exception: The side of the stair has a guardrail or handrail including balusters or in-fill panels, complying with the provisions of Section s 1013 and 1607.7 and the pane of glass is greater than 18 inches from the railing.
6. All bedrooms, basements or rooms used for sleeping shall have emergency rescue windows or doors. (CRC R310.1):
   a. Minimum net clear opening of 5.7 square feet. First floor may be 5.0 Sq. Ft. minimum
   b. Minimum net clear opening width of 20 inches.
   c. Minimum net clear height of 24 inches.
   d. The bottom of the clear opening shall not be more than 44 inches above the floor.
7. Verify installation and location(s) of hard wired smoke detectors as follows: (CRC R314.)
   a. Installation of smoke detectors shall comply with UL 217 and NFPA 72.
   b. On the ceiling or wall outside of each separate sleeping area in the immediate vicinity of the bedrooms, and inside each room used for sleeping purposes.
   c. Smoke detectors shall be inter-connected per CRC R314.5.
   d. Smoke detectors in new construction shall be "hard wired" and shall be equipped with battery back up and be interconnected in all new construction. (CRC R314.4 & R314.5.)
   e. Battery operated smoke detector permitted in existing construction where no other alterations are being done, and lack of access would require the removal of interior finishes.
   f. In existing construction smoke detectors that no longer function or are over 10 years old shall be replaced. CRC R314.3.2.
8. For all new construction, carbon monoxide detectors are required per CRC R315. Note the following:
   a. CO detectors are required within dwelling units that have fuel burning appliances, and in dwelling units with attached garages.
   b. Provide CO detectors outside each separate sleeping area, and on each level of a dwelling unit, including a basement.
   c. Provide CO detectors inside each sleeping room with a fuel gas appliance.
   d. Where more than one CO detector is required, they shall be interconnected per CRC R315.1.2.
   e. CO detectors shall comply with UL 2034, UL 2075 and/or NFPA 720.
   f. In new construction CO detectors shall be hard wired with a battery backup.
   g. In existing construction, battery operated CO detectors are allowed where ceiling and wall finishes would be required to be removed to install electrical wiring.

Title 24 Energy
9. Provide a minimum 100 cfm kitchen hood exhaust to the exterior with metal duct work. A ceiling or wall exhaust may be used that provides 5 air changes per hour.
10. For kitchen, bath and other exhaust fans, size the ducts per ASHRAE 62.2, Table 7.1, or Table 4-9 of the 2016 Residential Compliance Manual.
11. Intermittently operated (kitchen, bath, etc.) local exhaust fans shall be rated at 3.0 sones or less.
12. Provide R-6 duct insulation for ductwork in unconditioned spaces.
13. Connections of metal ducts and inner core flex ducts shall be mechanical.
14. For instantaneous water heaters greater than 6.8 KBtu's, or 2 KW, provide isolation valves.
15. Provide gas capacity of at least 200,000 Btu/hr. for the tankless water heaters. CEC 150.0 (n) 1. D.
16. In residential occupancies, all lighting fixtures should be high efficacy fixtures. CEC 150 (k) 1. A.
17. High efficacy fixtures should be pin type or GU -24 fixtures, unless an exception is met.
18. In other than recessed ceiling lights, LED luminaires, with a standard screw base may be used where:
   a. The luminaire is identified as being JA8-2016 or JA8-2016-E compliant,
   b. The fixtures are to be controlled by a dimmer switches or vacancy sensors.
19. In baths, provide at least one high efficacy fixture, controlled by a vacancy sensor. CEC 150.0 (k) 5.
20. Lighting in garages, laundry rooms, utility rooms and closets over 70 sq. ft., shall be high efficacy and controlled by vacancy sensors. CEC 150.0 (k) 6.
21. Note on plans: "The builder must provide the owner with a luminaire schedule that includes a list of lamps installed in the luminaires, so the owner knows what light sources they are entitled to, when they take possession of the home."
22. For outdoor lighting attached to the building(s), provide high efficacy fixtures on motion detectors, and controlled either by photo control, astronomical controlled time clocks, or an energy management system.

California Green Building Standards Code
23. All new plumbing fixtures need to be low water use as follows:
    Toilets: 1.28 gpf
    Lavatories: 1.5 gpm
    Kitchen Sinks: 1.8 gpm
    Showers: 2.0 gpm
    CGBSC 4.303.1.
24. In residences constructed before 1994, plumbing fixtures must be low flow fixtures as follows:
    Toilets: 1.6 gpf
    Lavatories: 2.2 gpm
    Kitchen Sinks: 2.2 gpm
    Showers: 2.5 gpm
    Or the fixtures must be updated to the current standards.
25. When a shower is provided with multiple shower heads, the sum of flow to all the heads shall not exceed the 20% reduced limit, or the shower shall be designed so that only one head is on at a time. CGBSC 4.303.2.
26. A minimum of 65% of the construction waste shall be recycled. CGBSC 4.408
27. The builder is to provide an operation manual for the owner at the time of final inspection. CGBSC 4.410.1.
28. Note on the plans "During construction all ducts and other air distribution equipment shall be covered with tape, plastic, sheet metal, or other methods to reduce the amount of dust or debris which may collect in the system".
29. VOC's are to be documented for:
    Adhesives,Paints and Coatings,
    Carpet,
    Composition Wood Products.
    Documentation to be provided by Product Certifications & Specifications, Chain of Custody Certifications, or other means acceptable to the enforcing agency. CGBSC 4.504.2.
30. Moisture content of wood shall not exceed 19% before it is enclosed in construction. The moisture content needs to be certified by one of 3 methods specified. Building materials with visible signs of water damage should not be used in construction. Insulation that appears wet, or has a high moisture content should be removed, or allowed to dry prior to enclosure.

PLUMBING/MECHANICAL/ELECTRICAL PLAN
31. The center of toilets shall be no closer than 15" to a side wall or other obstruction. Provide a 24" deep by 30" wide clear space in front of the toilets. CPC 407.5.
32. All new plumbing fixtures need to be low water use as follows:
    Toilets: 1.28 gpf
    Lavatories: 1.2 gpm (post 7/1/16)
    Kitchen Sinks: 1.8 gpm
    Showers: 2.0 gpm
    CGBSC 4.303.1.
33. All new domestic hot water piping is to be insulated per (CPC 609.11)
34. Environmental air duct exhaust shall terminate not less than 3 feet from openings into the building. (CMC 502.2.1)
35. Furnace and water heater installations shall comply with CMC Chapter 3 and CPC Chapter 507. Combustion air shall comply with UMC Chapter 7.
36. Show how heat producing appliances (water heater/dryer/furnace) in garage will be protected from automobile damage (wheel blocks are not sufficient). Elements of appliances which create a glow, spark, or flame shall be located a minimum of 18" above garage floor. (CPC 508.14)
37. Provide GFCI protection to all 120 volt, 15 and 20 amp receptacles installed outdoors, in bathrooms & bating areas, in basement, at kitchen counter top surfaces, within 6 feet of a bar or utility sinks, laundry areas, and in garages. Exception: Basement outlets serving fire or burglar alarms. (CEC 210.8(A))
38. Provide GFCI protection for 15 & 20 amp outlets serving kitchen appliances within 6' 0" of the outer edge of a sink, including under-counter outlets. (CEC 210.8(A)(7)
39. Provide GFCI protection for circuits serving dishwashers. CEC 210.8 (D).
40. All electrical outlets specified in 210.52 shall be tamper resistant. CEC 406.12 (A)
41. Circuits serving 15 and 20 amp outlets in all rooms and closets, including kitchens, laundry areas and baths, must be arc-fault circuit- interrupter protected per CEC 210-12.
42. Where outlets are required to have both AFCI and GFCI protection, dual protection is required.
43. One switched light fixture or switch controlled lighting outlet shall be installed in every habitable room, bathroom, stairway, hall, attached garage, and at outdoor entrances. (CEC 210-70(a))
44. Provide at least one outside weatherproof GFCI 120-volt receptacle at front and back of dwelling unit. (CEC 210-52(e))/ (CEC 406.8(A)8)
45. Provide at least one receptacle in garage or basement in addition to any receptacle provided for stationary appliances. (CEC 210-52(g)) /(CEC 406.8(A) 8)
46. Walls 2' wide or greater shall have an outlet. Outlets shall be spaced no more than 12' apart, and a maximum of 6' from end of walls or opening. (CEC 210-52(a))
47. In the kitchen and dining area, a receptacle shall be provided for each counter space wider than 12" so that no point is more than 24" from an outlet. (4' 0" max spacing between outlets.) (CEC 210-52(c))
48. Surface mounted fully enclosed lighting fixtures in clothes closets must be 12" from storage area(s). Flush mounted fully enclosed and fluorescent lights must be 6" away. (CEC 410.8)
49. At bathrooms, provide at least on GFCI outlet within 3 feet of each lavatory in the baths. CEC 210-52 (d).
50. Bathroom outlets shall be on a 20 amp circuit, with no other outlets allowed. CEC 210-11 (c) (3).

REVISIONS	BY

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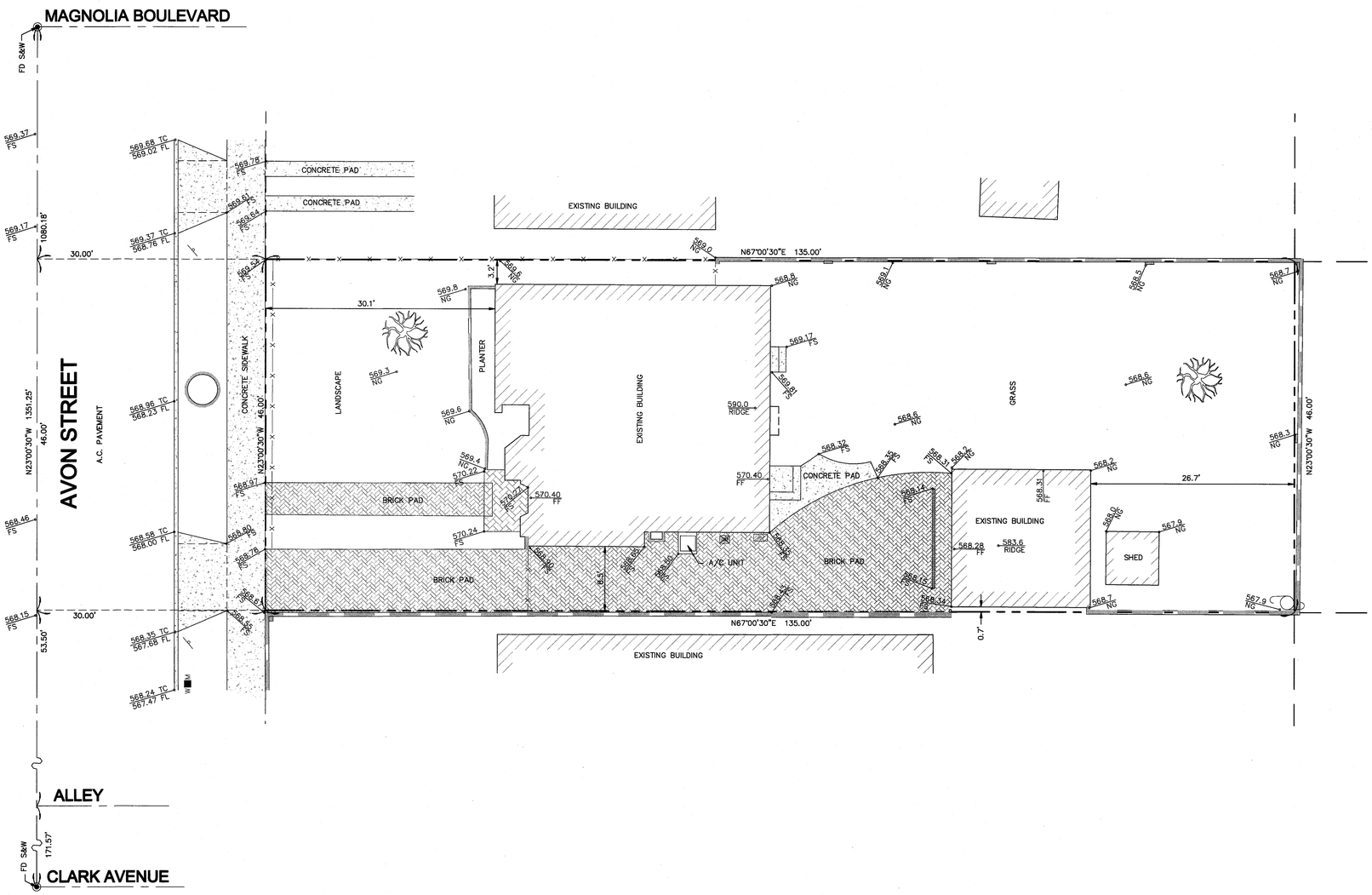
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

THE BECKET / KULA RESIDENCE
816 N. AVON STREET
BURBANK, CALIFORNIA 91505

DATE
SCALE
DRAWN
JOB
SHEET A1.1
OF

LEGEND

- AREA DRAIN
- CENTERLINE
- FENCE LINE
- ELECTRIC VAULT/PULL BOX
- EXISTING BUILDING
- FOUND MONUMENT AS NOTED
- GAS METER/VALVE
- LOT LINE
- POWER OR TELEPHONE POLE
- PROPERTY LINE
- SANITARY SEWER MANHOLE
- SIGN
- TREE
- WALL
- WATER METER
- WATER VALVE
- FS FINISHED SURFACE
- FF FINISHED FLOOR
- FL FLOWLINE
- NG DIRT
- TC TOP OF CURB



BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE BOUNDARY LINES AND ANNOTATIONS SHOWN ON THIS SURVEY ARE BASED ON THE RECORDED PLATS AND MAPS AND DO NOT REPRESENT THE ACTUAL LOCATION OF BOUNDARY LINES.

LEGAL DESCRIPTION:
LOT 151 OF TRACT NO. 7897, RECORDED IN BOOK 84 OF MAPS, PAGES 89 AND 90 OF THE LOS ANGELES COUNTY OFFICIAL RECORDS. LOCATED IN THE CITY OF BURBANK, STATE OF CALIFORNIA.

BENCHMARK:
CITY OF BURBANK BENCHMARK NO. 1404-1,
2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1404-1, AT 3400 CLARK AVENUE, SOUTHWEST QUADRANT OF THE CENTERLINE OF THE INTERSECTION OF CLARK AVENUE AND LIMA STREET, ABOUT 22 FEET SOUTH OF THE CENTERLINE OF CLARK AVENUE AND ABOUT 66 FEET WEST OF THE CENTERLINE OF LIMA STREET, SET IN THE TOP SOUTHWEST CORNER A 7X3.5 FOOT CATCH BASIN, ABOUT 19 FEET WESTERLY OF THE SOUTHERLY BCR PF CLARK AVENUE AND LIMA STREET..
ELEVATION= 563.967'

GRAPHIC SCALE
8 0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

FOR REVIEW AND COMMENTS ONLY
HOOSHMAND JAHANPOUR-BURKE, LS 8230 DATE

DATE	REVISIONS	APPROVED BY:

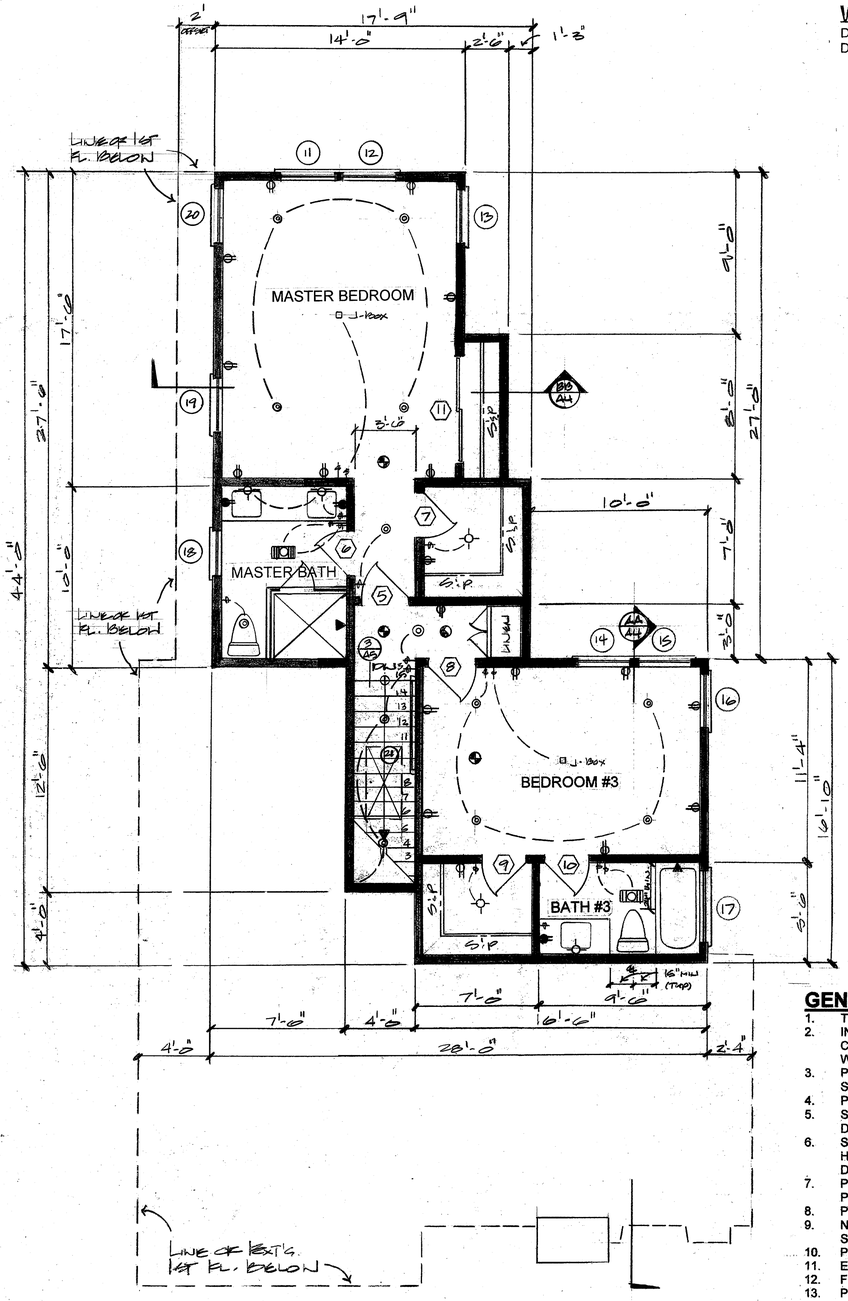
H.J. BURKE, INC.
7848 WEST SAHARA AVENUE, LAS VEGAS, NEVADA 89117
T: (510) 638-1213, (702) 4528750, EMAIL: info@hjburke.com

DRAWN BY: JOHN DATE OF SURVEY: 05-26-2020
CHECKED BY: HCJB DWG. NAME: 816 AVON STREET

TOPOGRAPHIC SURVEY

816 AVON STREET
BURBANK, CALIFORNIA

SHEET: A1.2



PROPOSED SECOND FLOOR PLAN

1/4"=1'-0"

WALL LEGEND

DENOTES WALL TO REMAIN AS IS

DENOTES NEW WALL

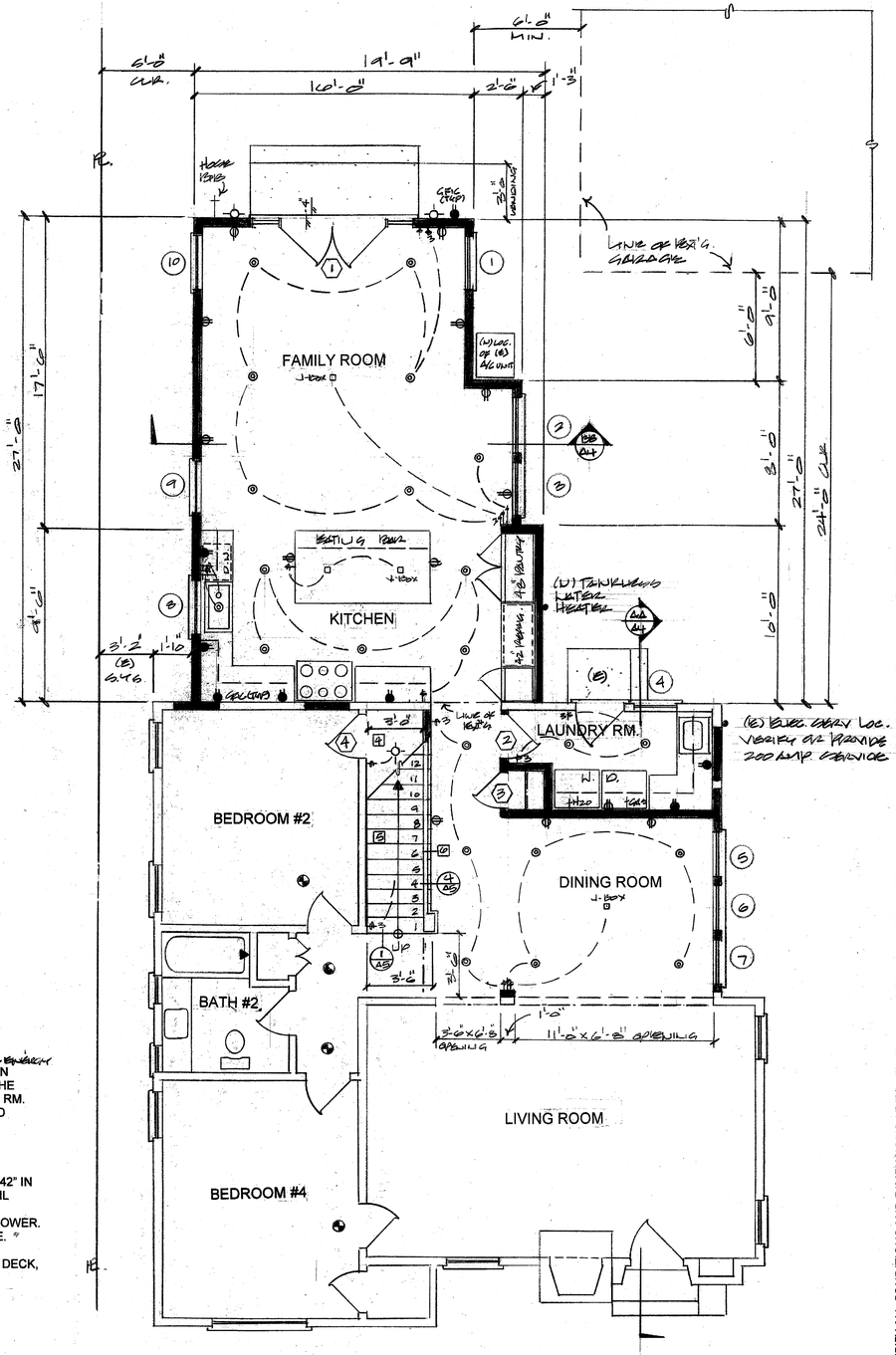
N

ELECTRICAL SYMBOL LEGEND

- CARBON MONOXIDE ALARM
- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFIC OUTLET
- 220. 220-230 V OUTLET
- ½ SWITCHED OUTLET
- FLOOR OUTLET
- TELEPHONE OUTLET
- JUNCTION BOX
- SWITCH
- THREE WAY SWITCH
- SWITCH W/ DIMMER
- CEILING MOUNTED LIGHT
- WALL-MOUNTED LIGHT
- RECESSED LIGHT 4" LED
- RECESSED WALL WASHERS
- EXH. FAN/LIGHT/HEATER — ENERGY STAR W/ HUMIDISTAT CONTROLLER 50 CFM @ 1.0 SONS.
- LIGHT/EXH. FAN
- WATER PROOF LIGHT/EXH FAN
- TRACK LIGHTING OR UNDER CABINET
- APPROVED SMOKE DETECTORS
- FLOOD LIGHT
- HOSE BIB
- TV/CABLE OUTLET
- FUEL/GAS
- WATER STUB OUT FOR ICEMAKER

GENERAL BUILDING SPECIFICATIONS:

1. THIS PROJECT SHALL COMPLY W/ THE 2016 CBC, CRC, CEC, CMC, CPC & CALGREEN
2. IN EACH DWELLING UNIT & GUEST RM., PROVIDE A SMOKE DETECTOR MOUNTED ON CEILING OR WALL OF EACH SLEEPING RM., AT A POINT CENTRALLY LOCATED ON THE WALLS OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO THE SLEEPING RM.
3. PROVIDE TYPE "X" DRYWALL IN GARAGE WALLS & CEILINGS WHERE THEY LOCATED SHARING COMMON WALLS & CEILING TO LIVING AREA'S.
4. PROVIDE TYPE "X" DRYWALL IN USEABLE SPACE UNDER STAIRWAY.
5. STAIRCASE TO HAVE MAXIMUM RISE OF 7¾". MINIMUM TREAD OF 10" (SEE DETAIL DENOTED FOR FURTHER SPECIFICATIONS).
6. STAIRWAY RAILING, 2ND FL. SAFETY RAILING & HAND RAILING TO BE A MINIMUM OF 42" IN HEIGHT & BE CAPABLE OF WITHSTANDING 20 LBS. OF LATERAL FORCE (SEE DETAIL DENOTED FOR FURTHER SPECIFICATIONS).
7. PROVIDE 70" HIGH NON ABSORBENT SURFACE ON WALLS FLOOR ADJACENT TO SHOWER. PROVIDE APPROVED SHATTER –RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
8. PROVIDE 1.28 LOW CONSUMPTION WATER CLOSETS.
9. NEW WHIRLPOOL BATHTUB TO BE PROVIDED WITH NON ABSORBENT SURFACE ON DECK, SPLASH & APRON.
10. PROVIDE 12" MINIMUM PLUMBING ACCESS PANEL.
11. EXHAUST FAN TO BE CAPABLE OF 5 COMPLETE AIR CHANGES PER HOUR.
12. FIRST LIGHT TO BE TURNED ON IN EITHER NEW BATH & KITCHEN TO BE LED.
13. PROVIDE 22' x 34" MINIMUM ATTIC ACCESS PANEL.



PROPOSED FIRST FLOOR PLAN

1/4"=1'-0"

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REVISIONS	BY

RUDELO DESIGN
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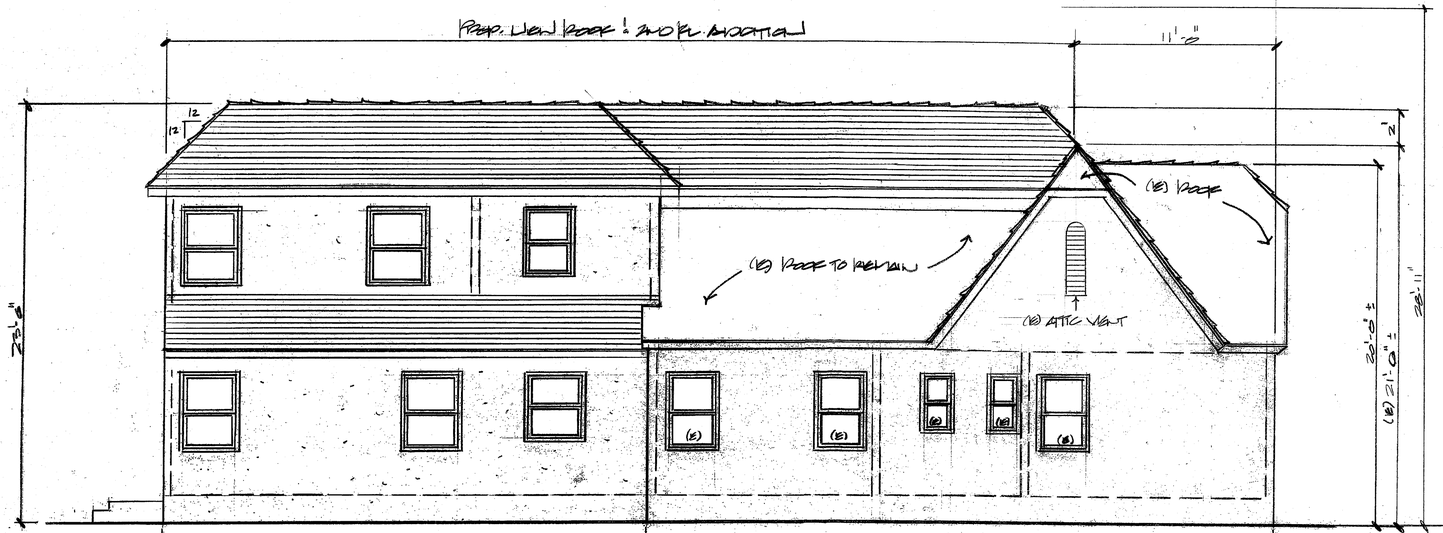
THE BECKET / KULA RESIDENCE

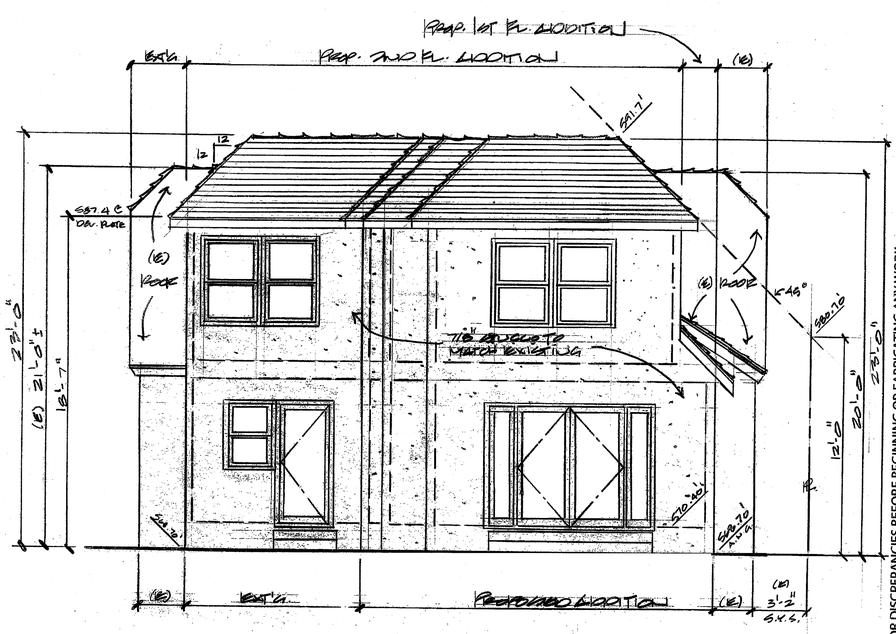
816 N. AVON STREET
BURBANK, CALIFORNIA 91505

DATE	
SCALE	
DRAWN	
JOB	
SHEET	A2
OF	



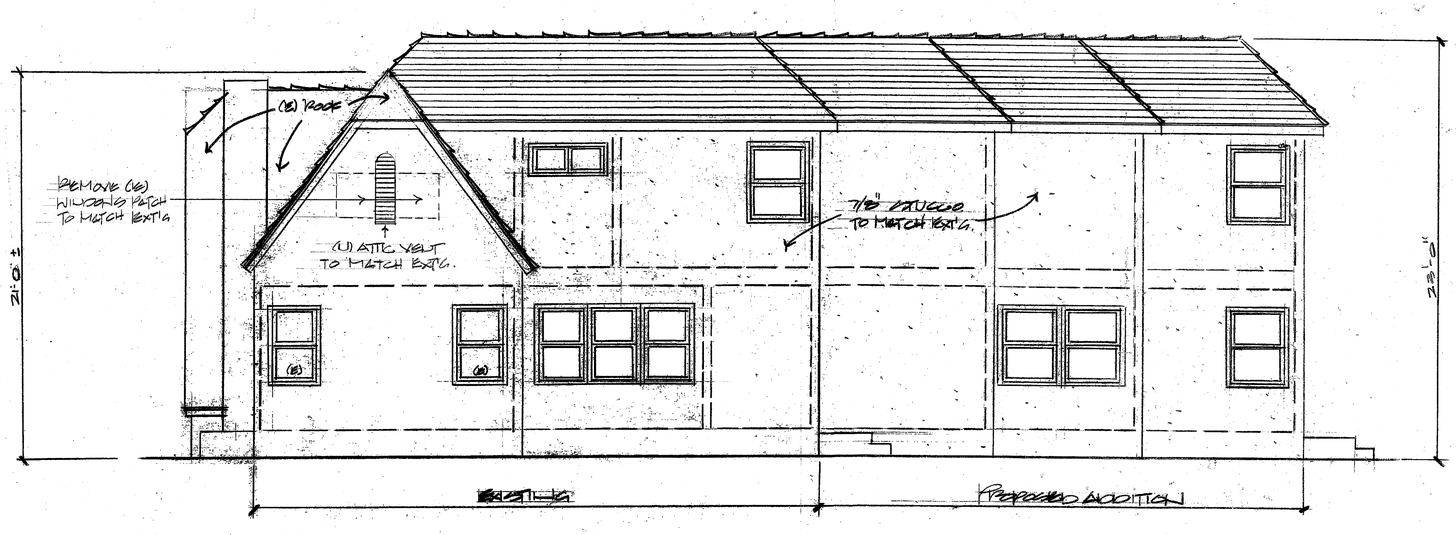
NORTH EXTERIOR ELEVATION

¼"=1'-0"



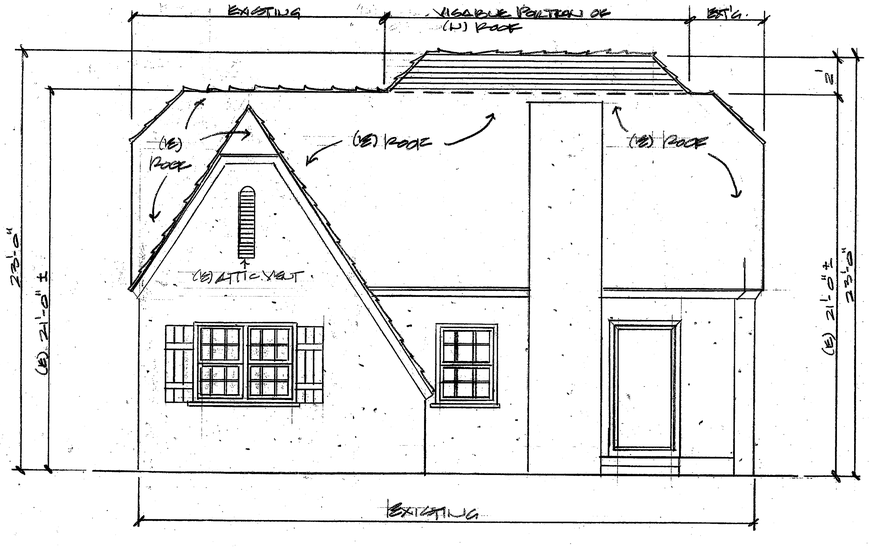
EAST EXTERIOR ELEVATION

¼"=1'-0"



SOUTH EXTERIOR ELEVATION

¼"=1'-0"



WEST EXTERIOR ELEVATION

¼"=1'-0"

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THE BECKET / KULA RESIDENCE

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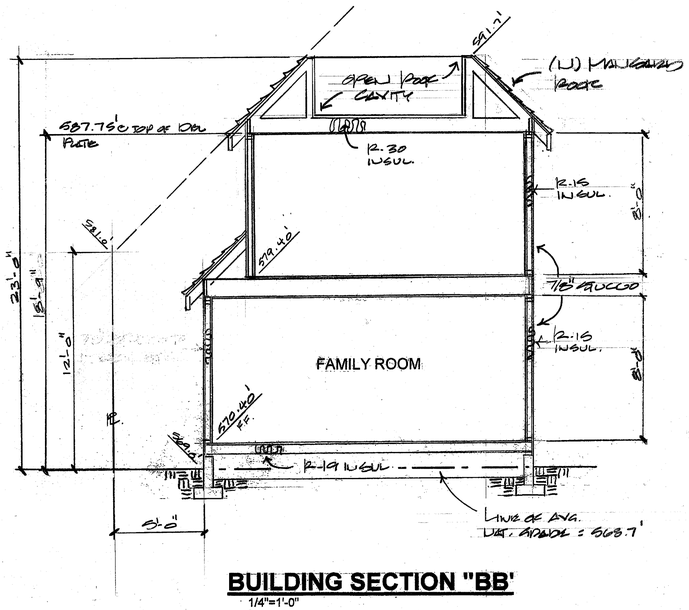
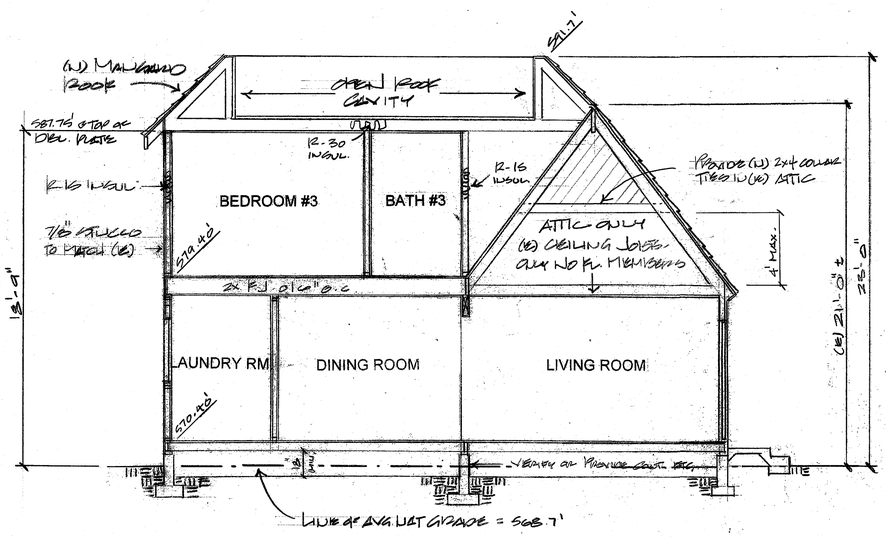
BURBANK, CALIFORNIA 91505

DATE	
SCALE	
DRAWN	
JOB	
SHEET	A3
OF	



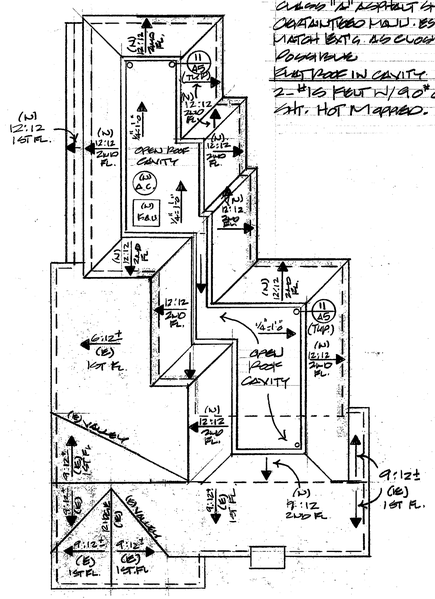
BUILDING SECTION "BB"

1/4"=1'-0"



BUILDING SECTION "AA"

1/4"=1'-0"



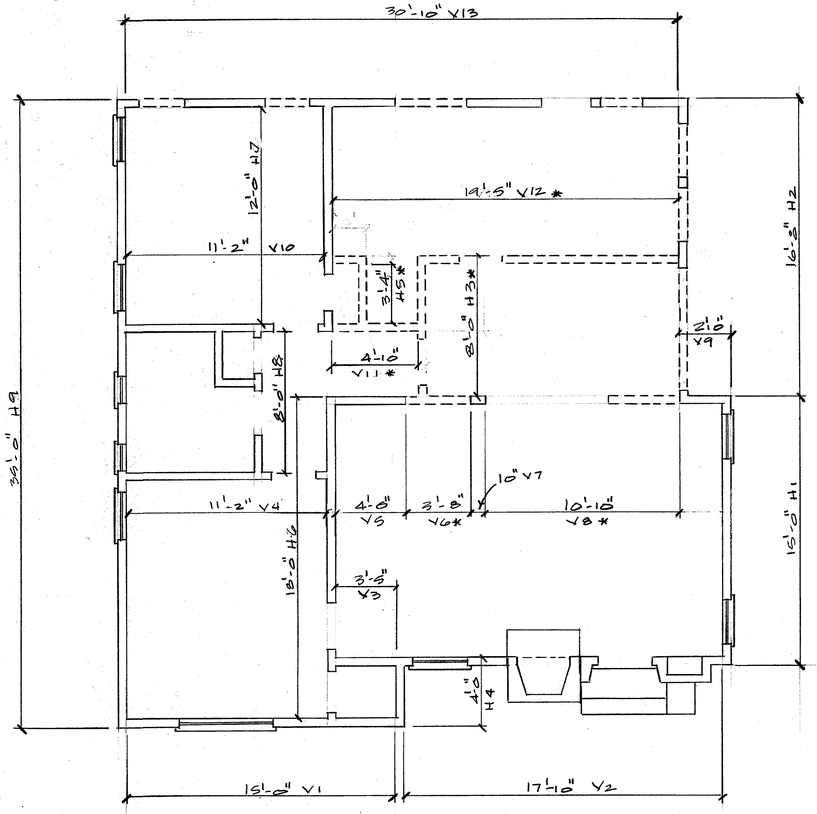
PROPOSED ROOF PLAN

1/8"=1'-0"

TOTAL EXISTING WALL LENGTH	
V1	15.00
V2	17.830
V3	3.416
V4	11.166
V5	4.00
V6	3.664*
V7	10.00
V8	10.830*
V9	2.830
V10	18.166
V11	4.830*
V12	19.415*
V13	30.830
H1	15.00
H2	16.664
H3	8.00*
H4	4.00
H5	3.332*
H6	18.00
H7	12.00
H8	8.00
H9	35.00
TOTAL LENGTH	295.972

TOTAL DEMO. WALL LENGTH	
V6	3.664
V8	10.830
V11	4.830
V12	19.415
H3	8.00
H5	3.332
TOTAL LENGTH	50.071

50.071/295.972= 0.195
(19.5%) DEMOLITION



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THE BECKET / KULA RESIDENCE

816 N. AVON STREET
BURBANK, CALIFORNIA 91505

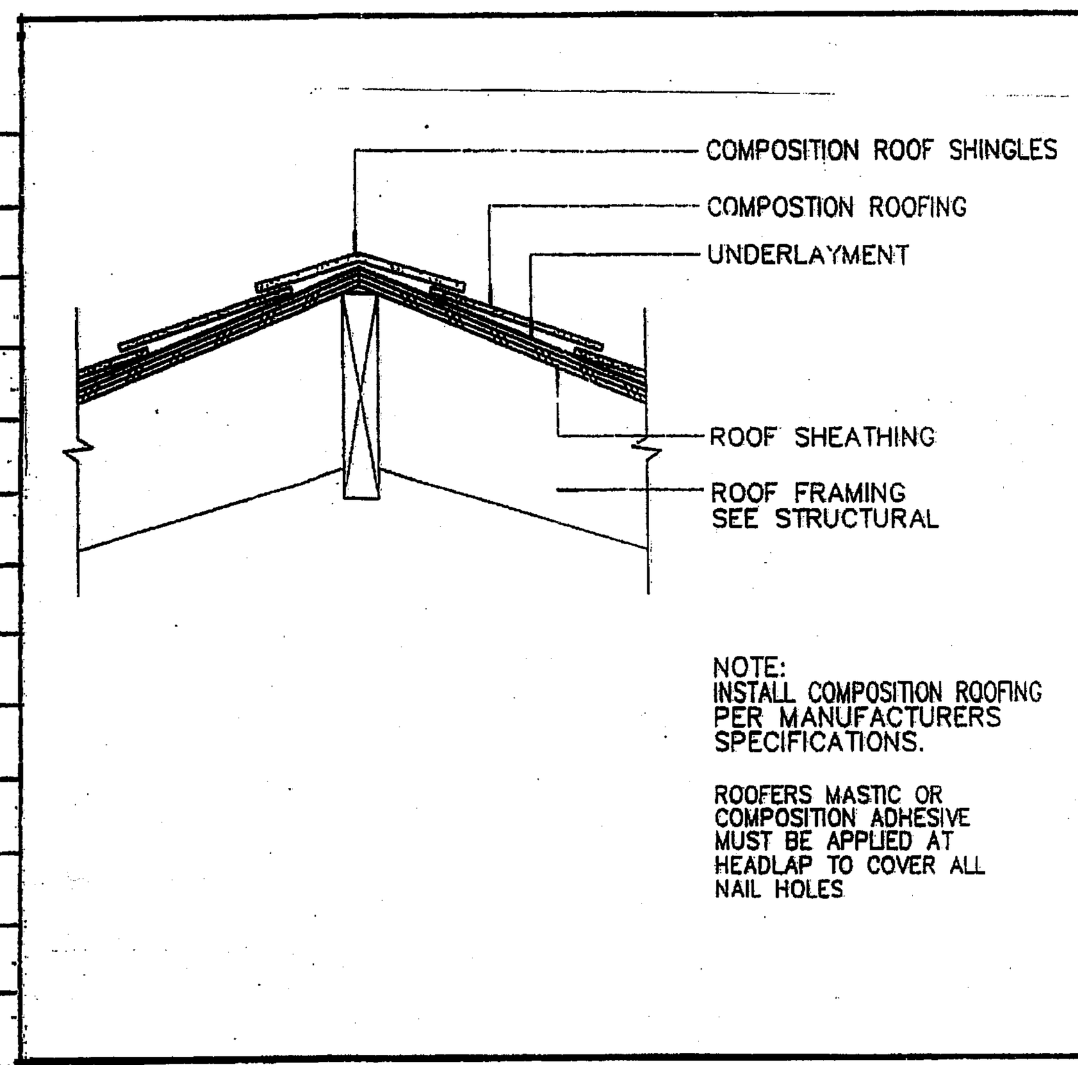
DATE	
SCALE	
DRAWN	
JOB	
SHEET	A4
OF	

WINDOW SCHEDULE

	SIZE	TYPE	MATERIAL	GLAZING	REMARKS
1	3'-0"W. x 4'-0"H.	DBL. HUNG.	VINYL	DUAL	
2	" "	" "	" "		
3	" "	" "	" "		
4	2'-0"W. x 3'-0"H.	SINGLE HUNG.	" "		
5	2'-0"W. x 4'-0"H.	DBL. HUNG	" "		
6	" "	" "	" "		
7	" "	" "	" "		
8	3'-0"W. x 3'-0"H	" "	" "		
9	3'-0"W. x 4'-0"H.	" "	" "		
10	" "	" "	" "		
11	" "	" "	" "		
12	" "	" "	" "		
13	" "	" "	" "		
14	" "	" "	" "		
15	" "	" "	" "		
16	" "	" "	" "		
17	4'-0"W. x 1'-0"H	SLIDING	" "		
18	3'-0"W. x 3'-0"H.	DBL. HUNG.	" "		
19	3'-0"W. x 4'-0"H.	" "	" "		
20	" "	" "	" "		
21	4'-0"L. x 2'-0"W.	FLAT PANEL SKYLIGHT	ALUMINUM	ACRYLIC	BRISTOL MANU. ICC ESR-3177
22					
23					
24					
25					
26					
27					
28					
29					
30					

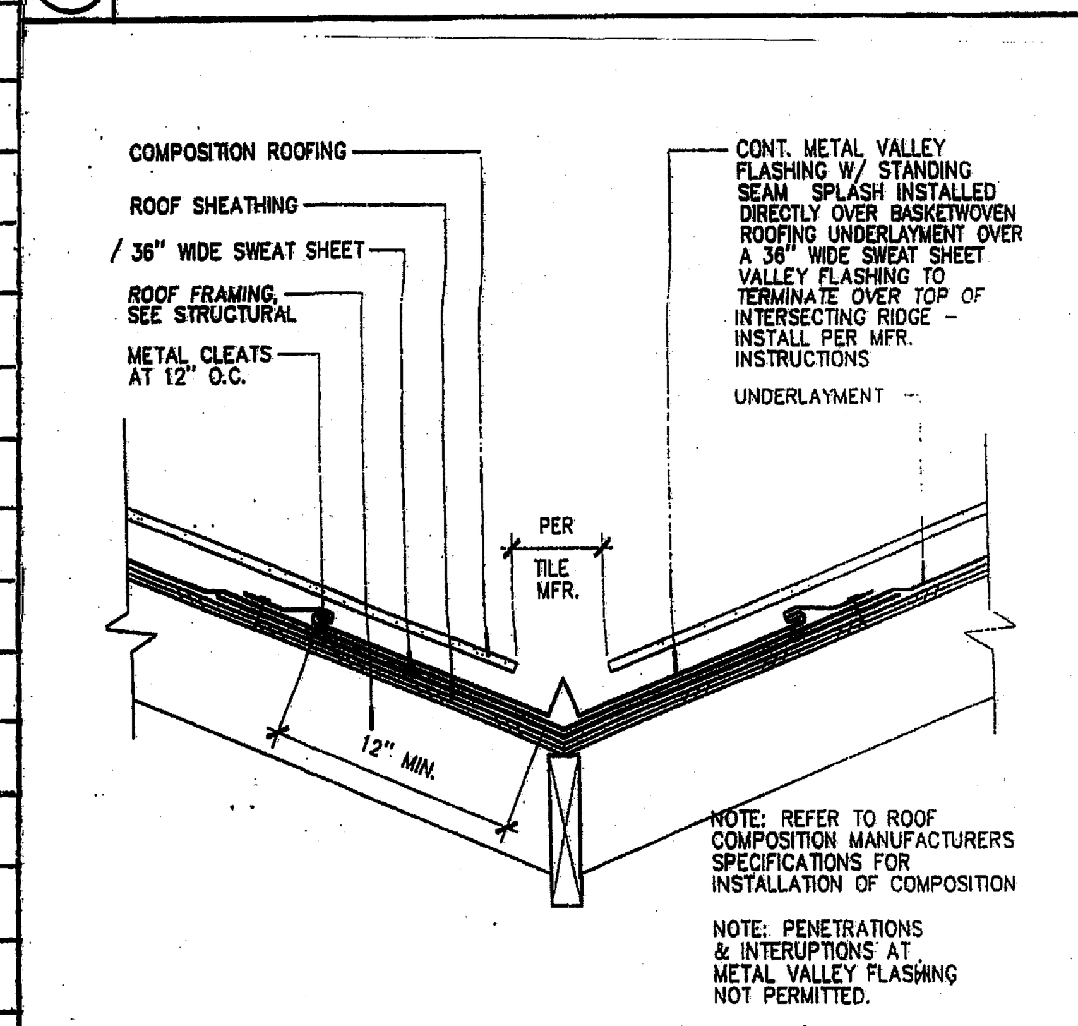
DOOR SCHEDULE

	SIZE	TYPE	MATERIAL	GLAZING	REMARKS
1	1 PAIR 3'-0"W x 6'-8" DR'S & 1 PAIR 1'-0" x 6'-8" S.L.	FRENCH DRS W/ SIDE LITES	WOOD FRAME	TEMPERED	
2	2'-6"W. x 6'-8"H.	DECORATIVE INT. SWINGING	VERIFY W/ OWNERS		
3	2'-0"W. x 6'-8"H	" "	" "		
4	2'-6"W. x 6'-8"H.	" "	" "		
5	2'-8"W. x 6'-8"H.	" "	" "		
6	2'-6"W. x 6'-8"H.	" "	" "		
7	" "	" "	" "		
8	2'-8"W. x 6'-8"H.	" "	" "		
9	2'-6"W. x 6'-8"H.	" "	" "		
10	" "	" "	" "		
11	OPENING 6'-0"W. x 6'-8"	WARDROBE	" "		
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					



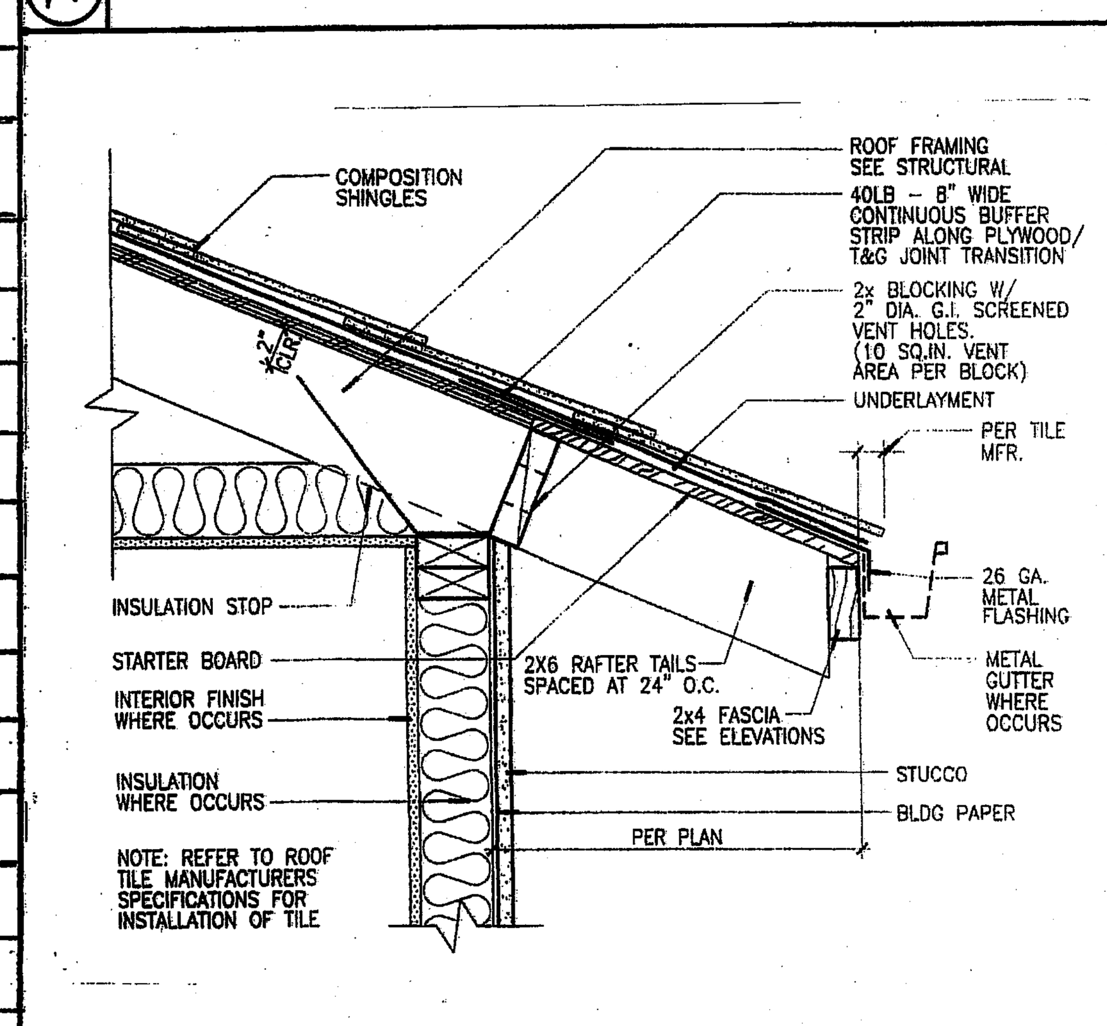
COMPOSITION ROOF SHINGLES
COMPOSTION ROOFING
UNDERLAYMENT
ROOF SHEATHING
ROOF FRAMING SEE STRUCTURAL
NOTE: INSTALL COMPOSITION ROOFING PER MANUFACTURERS SPECIFICATIONS.
ROOFERS MASTIC OR COMPOSITION ADHESIVE MUST BE APPLIED AT HEADLAP TO COVER ALL NAIL HOLES

13



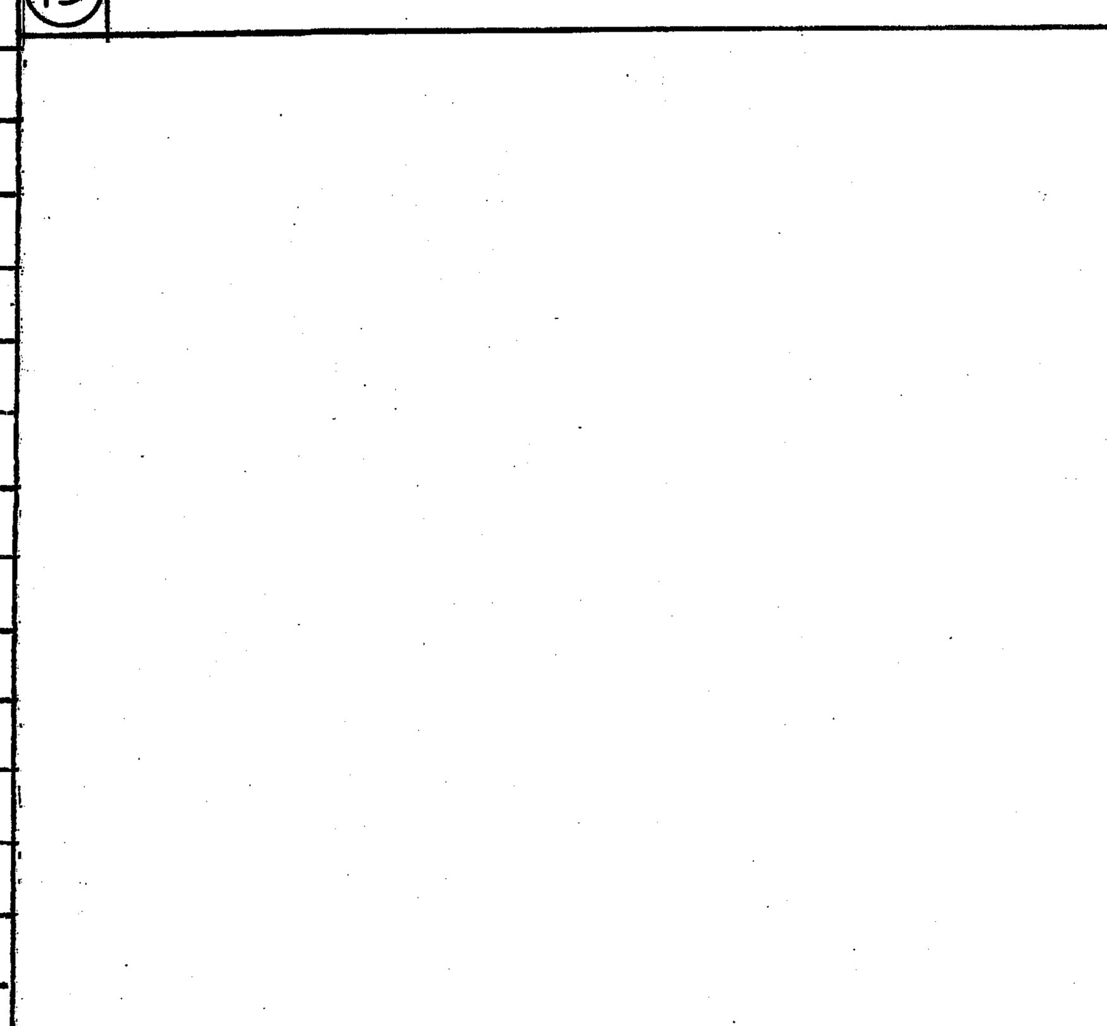
COMPOSITION ROOFING
ROOF SHEATHING
/ 36" WIDE SWEAT SHEET
ROOF FRAMING SEE STRUCTURAL
METAL CLEATS AT 12" O.C.
PER TILE MFR.
12" MIN.
CONT. METAL VALLEY FLASHING W/ STANDING SEAM SPLASH INSTALLED DIRECTLY OVER BASKETWOVEN ROOFING UNDERLAYMENT OVER A 36" WIDE SWEAT SHEET VALLEY FLASHING TO TERMINATE OVER TOP OF INTERSECTING RIDGE - INSTALL PER MFR. INSTRUCTIONS
UNDERLAYMENT
NOTE: REFER TO ROOF COMPOSITION MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF COMPOSITION
NOTE: PENETRATIONS & INTERUPTIONS AT METAL VALLEY FLASHING NOT PERMITTED.

14



COMPOSITION SHINGLES
ROOF FRAMING SEE STRUCTURAL
40LB - 8" WIDE CONTINUOUS BUFFER STRIP ALONG PLYWOOD/ T&G JOINT TRANSITION
2x BLOCKING W/ 2" DIA. G.I. SCREENED VENT HOLES. (10 SQ.IN. VENT AREA PER BLOCK)
UNDERLAYMENT
PER TILE MFR.
26 GA. METAL FLASHING
METAL GUTTER WHERE OCCURS
2X6 RAFTER TAILS SPACED AT 24" O.C.
2x4 FASCIA SEE ELEVATIONS
INSULATION STOP
STARTER BOARD
INTERIOR FINISH WHERE OCCURS
INSULATION WHERE OCCURS
STUCCO
BLDG PAPER
PER PLAN
NOTE: REFER TO ROOF TILE MANUFACTURERS SPECIFICATIONS FOR INSTALLATION OF TILE

15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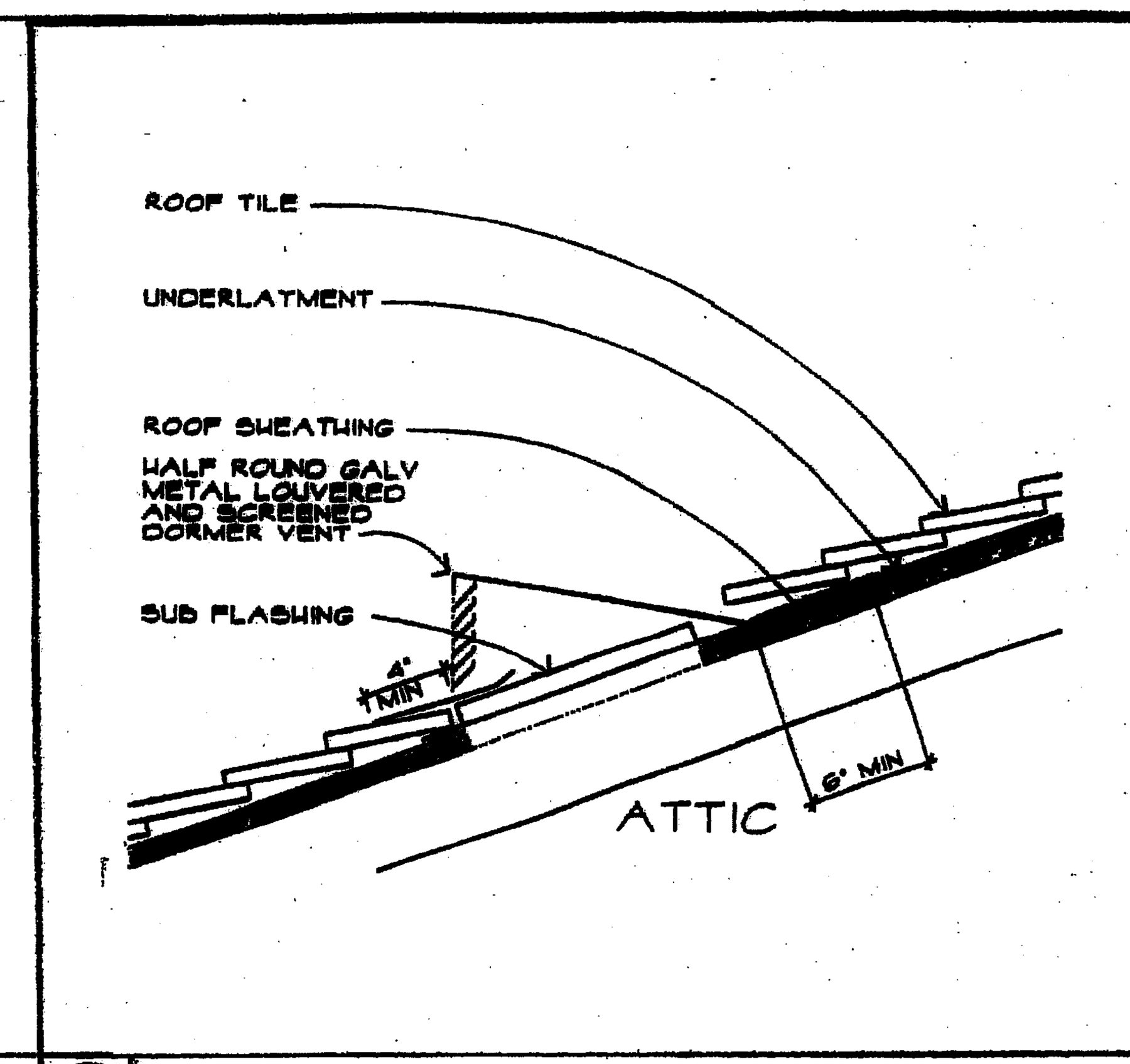

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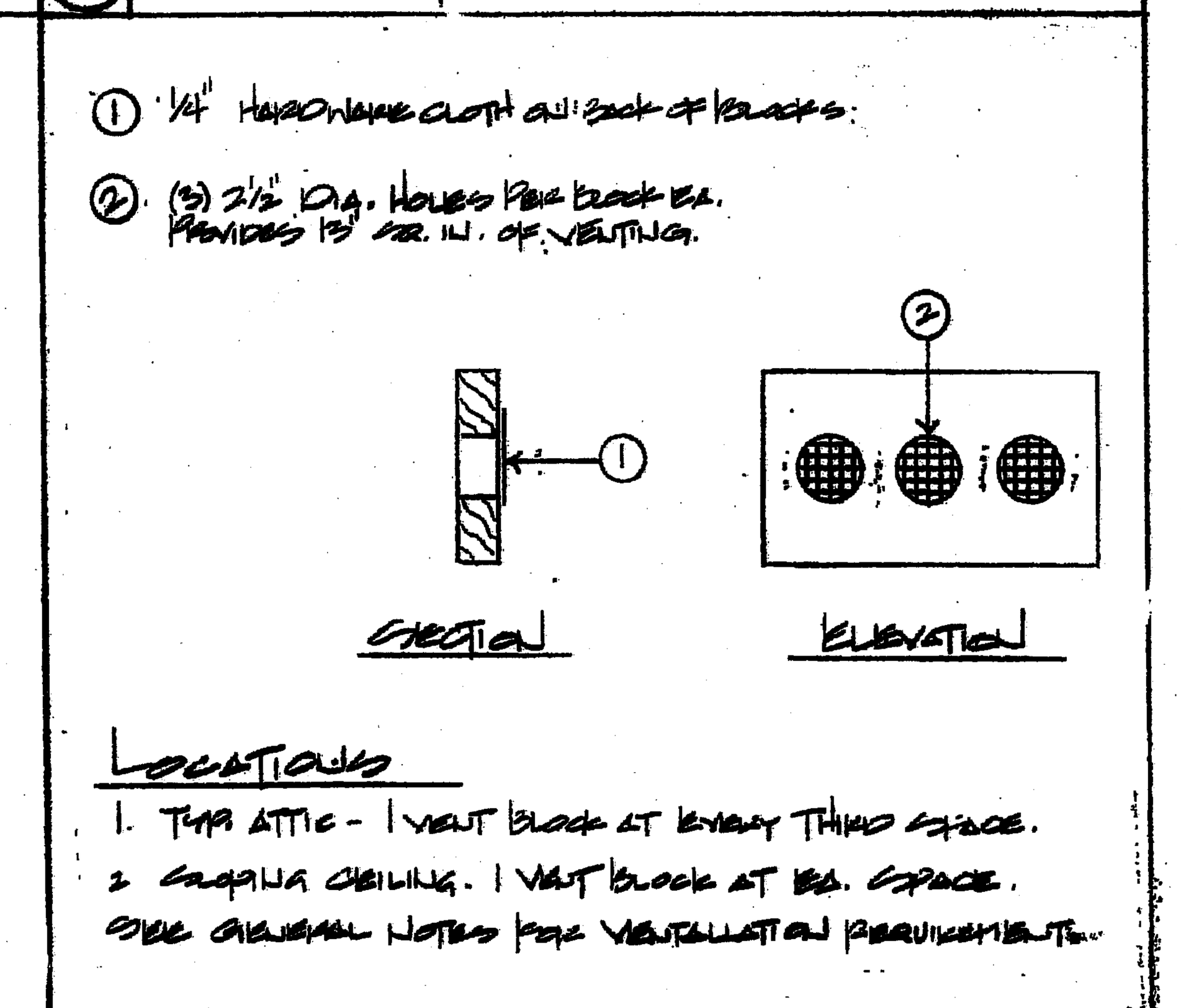
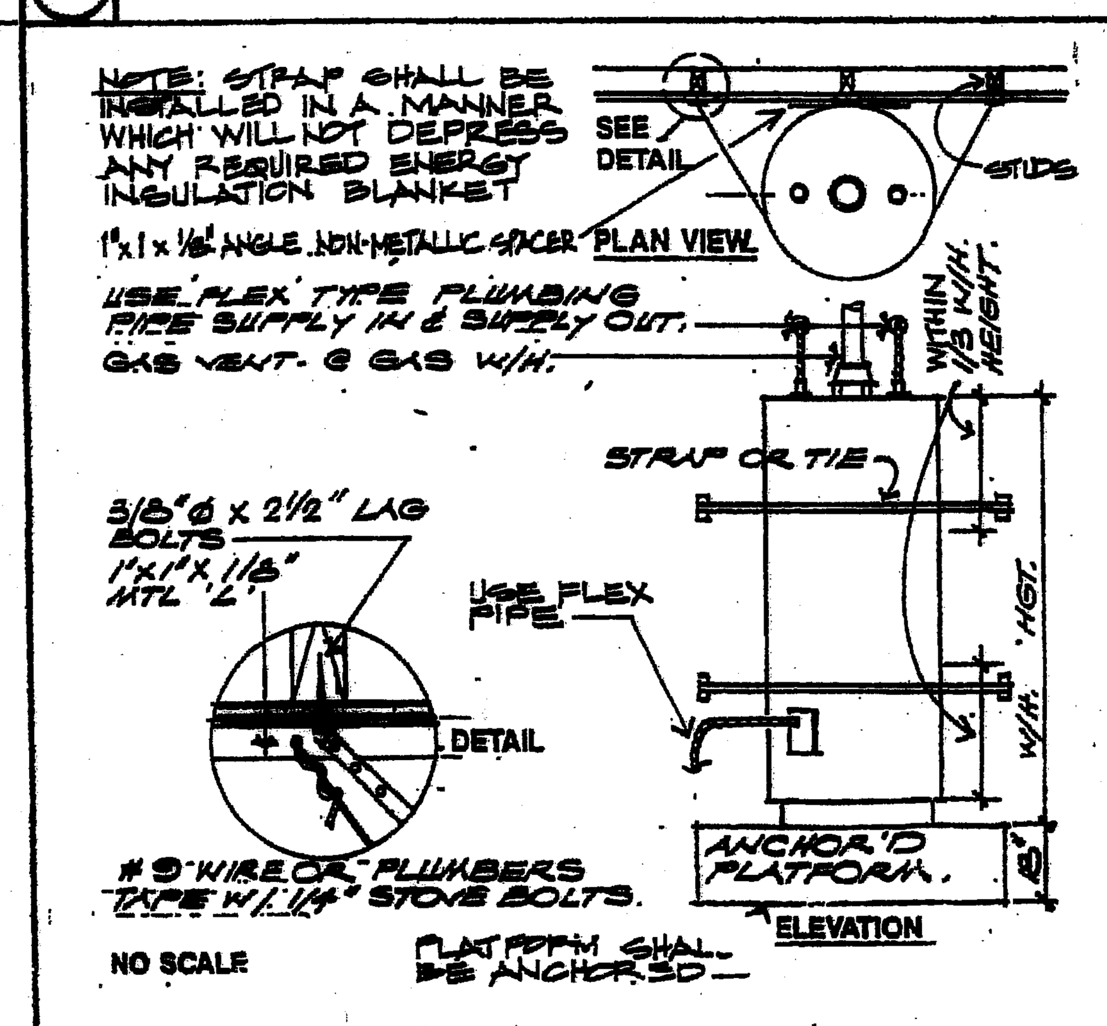


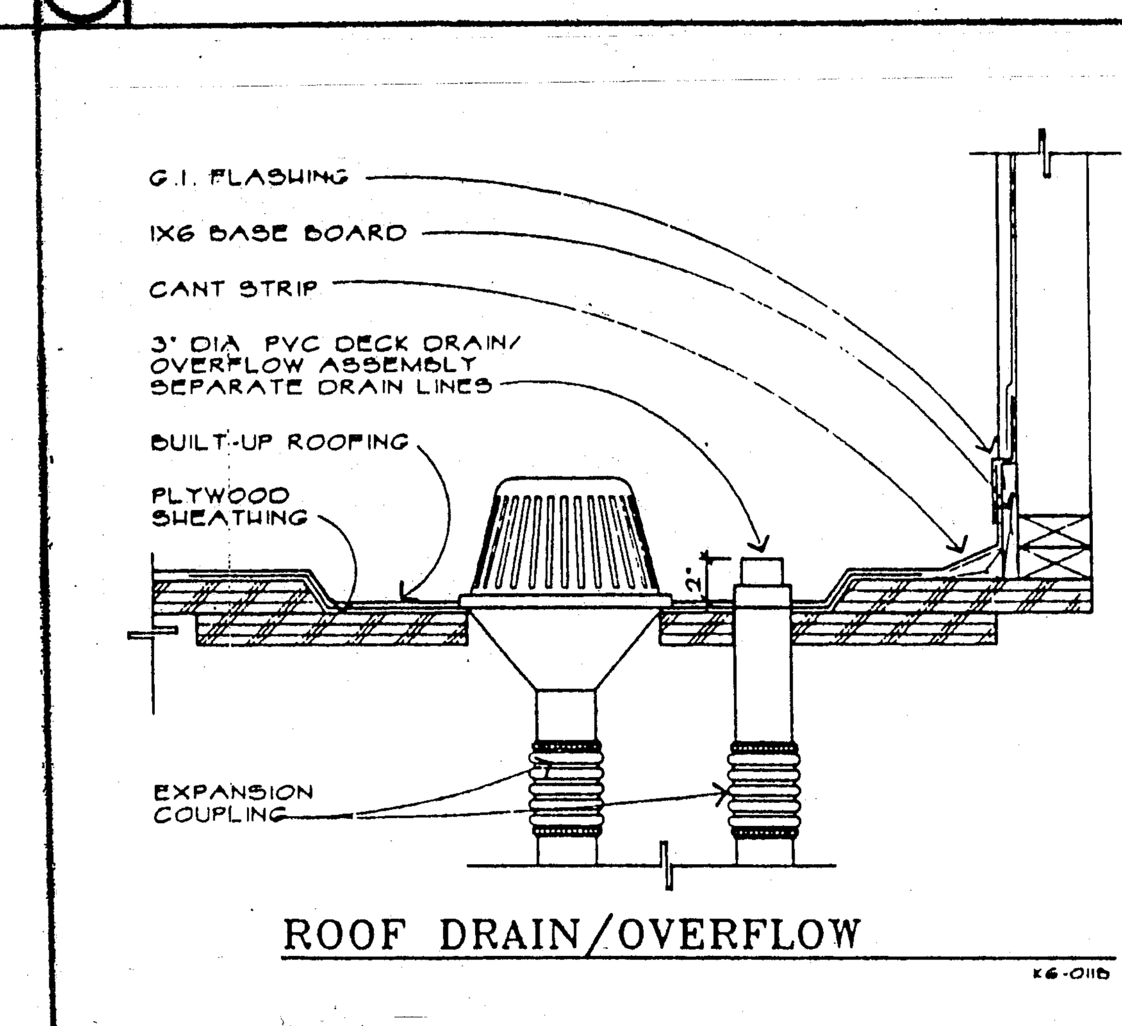
① 1/4" HARDWARE CLOTH ON BACK OF BLOCKS.
② (3) 2½" DIA. HOLES PER BLOCK EA. PROVIDES 13 SQ. IN. OF VENTING.
SECTION
ELEVATION
LOCATIONS
1. TYP ATTIC - 1 VENT BLOCK AT EVERY THIRD SPACE.
2. COOLING CEILING. 1 VENT BLOCK AT EA. SPACE.
SEE GENERAL NOTES FOR VENTILATION REQUIREMENTS.

9



NOTE: STRAP SHALL BE INSTALLED IN A MANNER WHICH WILL NOT DEPRESS ANY REQUIRED ENERGY INSULATION BLANKET
SEE DETAIL
STUDS
1"x1"x 1/8" ANGLE NON-METALLIC SPACER
PLAN VIEW
USE FLEX TYPE PLUMBING PIPE SUPPLY IN & SUPPLY OUT.
GAS VENT - @ GAS W/H.
WITHIN 1/3 W/H. HEIGHT
STRAP OR TIE
3/8" Ø x 2½" LAG BOLTS
1"x1"x 1/8" MTL 'L'
USE FLEX PIPE
DETAIL
ANCHOR'D PLATFORM.
9 WIRE OR PLUMBERS TAPE W/ 1/4" STOVE BOLTS.
ELEVATION
NO SCALE
PLATFORM SHALL BE ANCHORED

10



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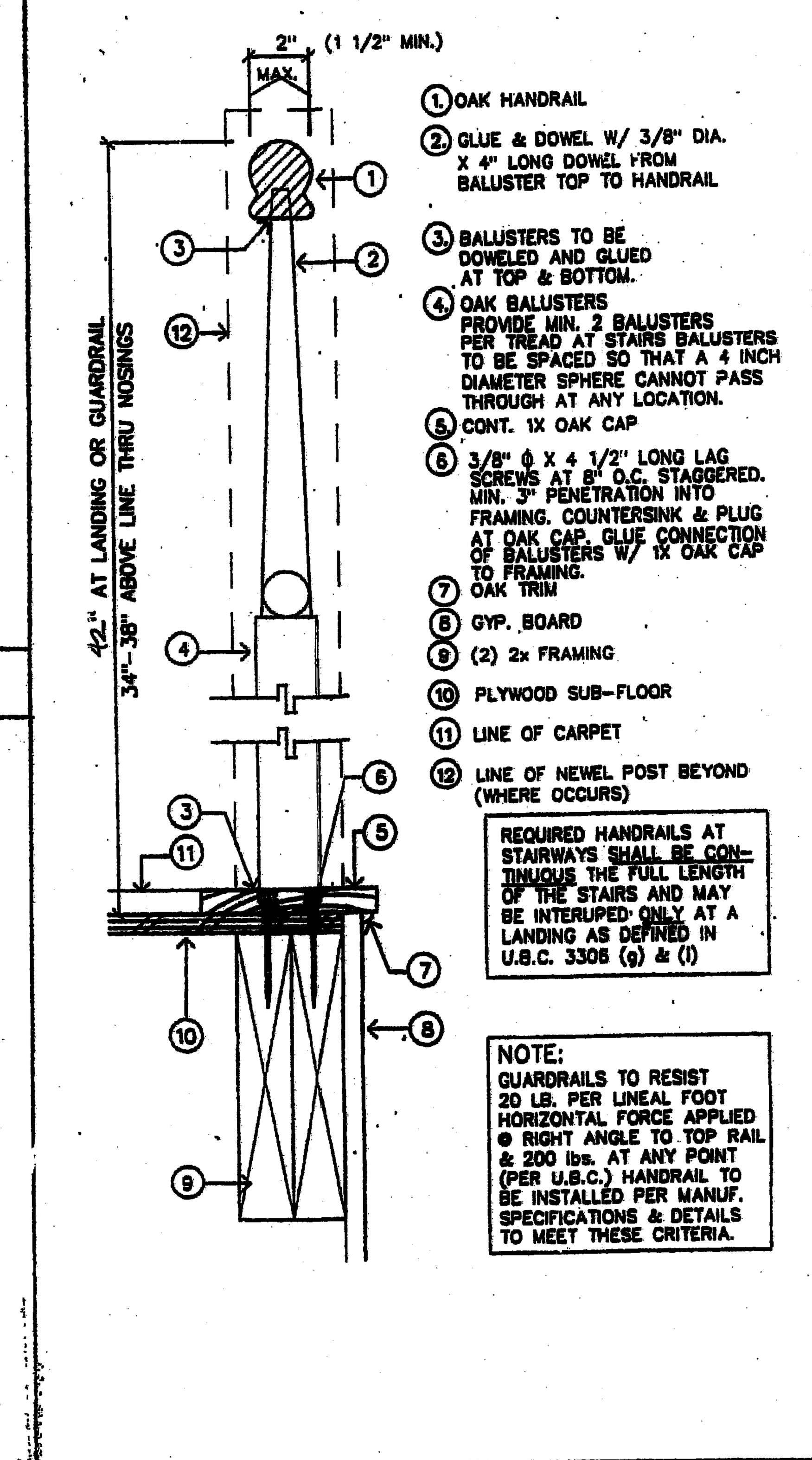
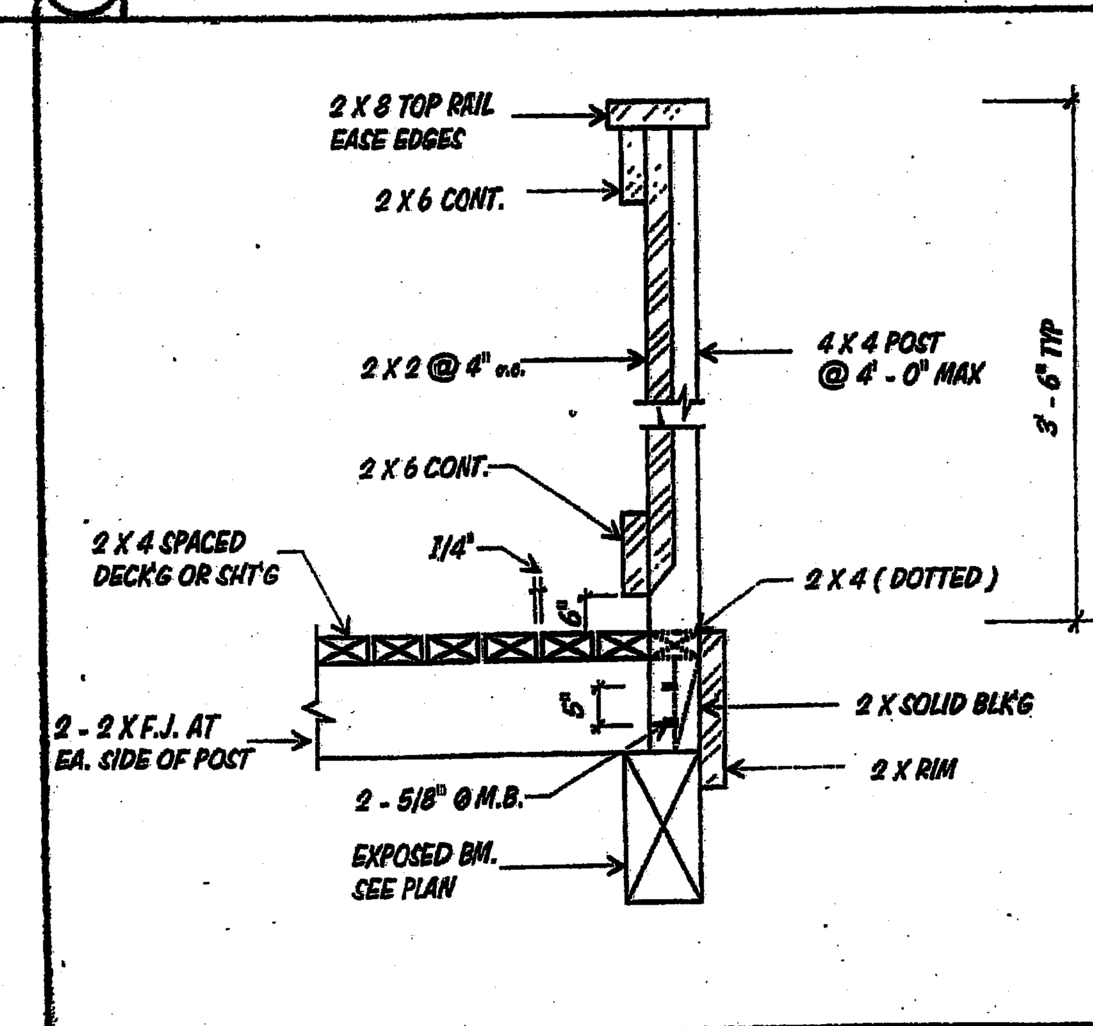


2" MAX (1 1/2" MIN.)
① OAK HANDRAIL
② GLUE & DOWEL W/ 3/8" DIA. X 4" LONG DOWEL FROM BALUSTER TOP TO HANDRAIL
③ BALUSTERS TO BE DOWELED AND GLUED AT TOP & BOTTOM.
④ OAK BALUSTERS PROVIDE MIN. 2 BALUSTERS PER TREAD AT STAIRS BALUSTERS TO BE SPACED SO THAT A 4 INCH DIAMETER SPHERE CANNOT PASS THROUGH AT ANY LOCATION.
⑤ CONT. 1X OAK CAP
⑥ 3/8" Ø X 4 1/2" LONG LAG SCREWS AT 8" O.C. STAGGERED. MIN. 3" PENETRATION INTO FRAMING. COUNTERSINK & PLUG AT OAK CAP. GLUE CONNECTION OF BALUSTERS W/ 1X OAK CAP TO FRAMING.
⑦ OAK TRIM
⑧ GYP. BOARD
⑨ (2) 2x FRAMING
⑩ PLYWOOD SUB-FLOOR
⑪ LINE OF CARPET
⑫ LINE OF NEWEL POST BEYOND (WHERE OCCURS)
REQUIRED HANDRAILS AT STAIRWAYS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND MAY BE INTERUPED ONLY AT A LANDING AS DEFINED IN U.B.C. 3306 (g) & (i)
NOTE: GUARDRAILS TO RESIST 20 LB. PER LINEAL FOOT HORIZONTAL FORCE APPLIED @ RIGHT ANGLE TO TOP RAIL & 200 lbs. AT ANY POINT (PER U.B.C.) HANDRAIL TO BE INSTALLED PER MANUF. SPECIFICATIONS & DETAILS TO MEET THESE CRITERIA.
42" AT LANDING OR GUARDRAIL
34"-38" ABOVE LINE THRU NOSINGS

5



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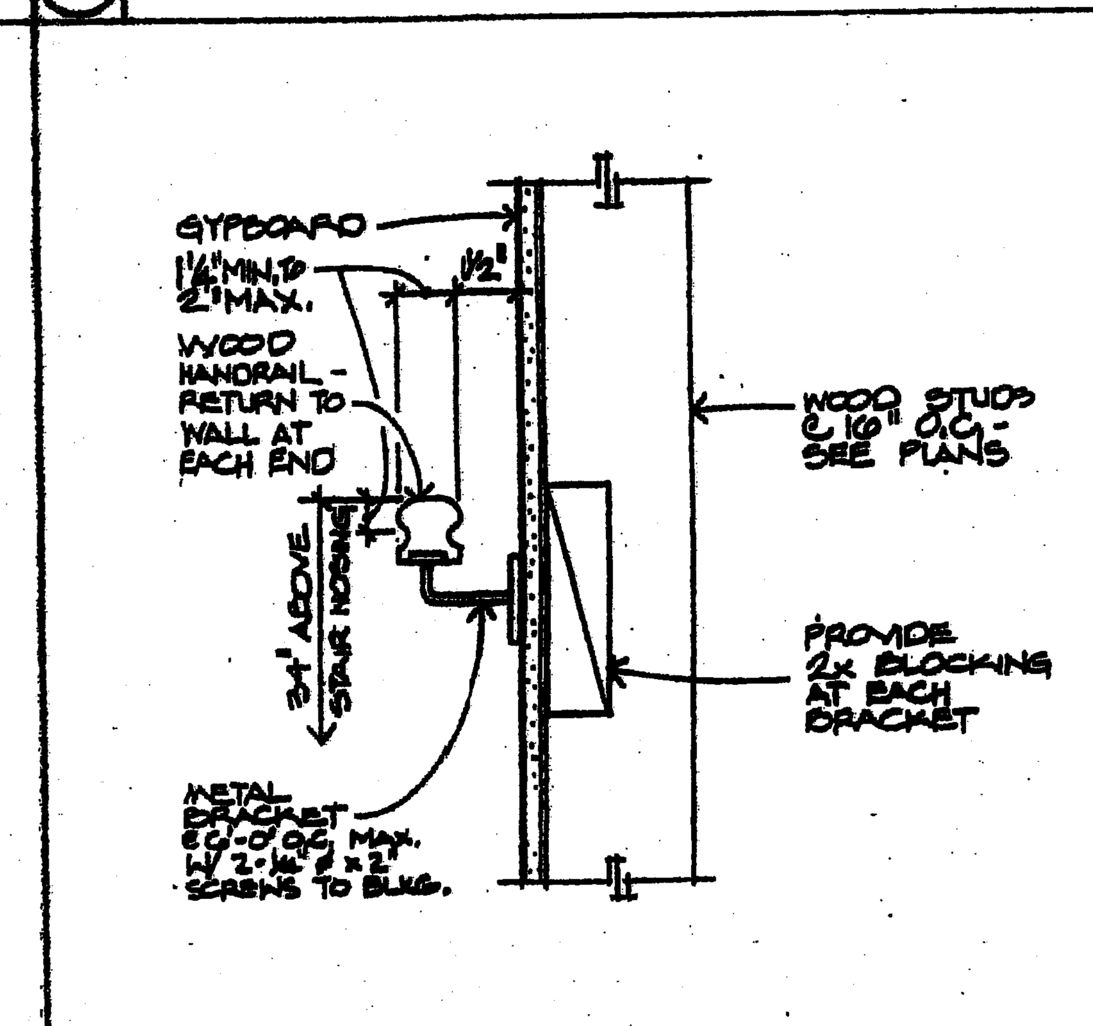

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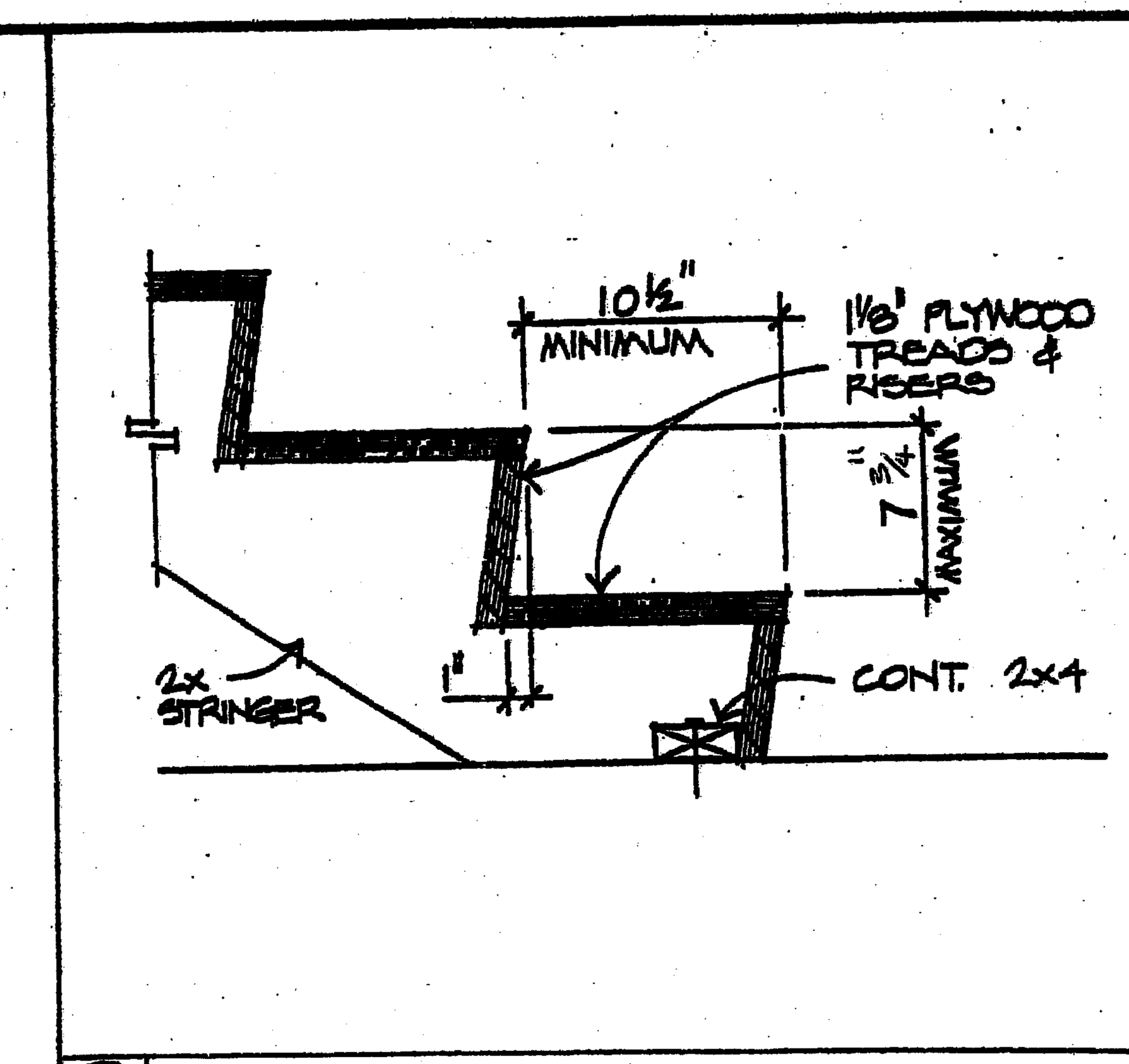

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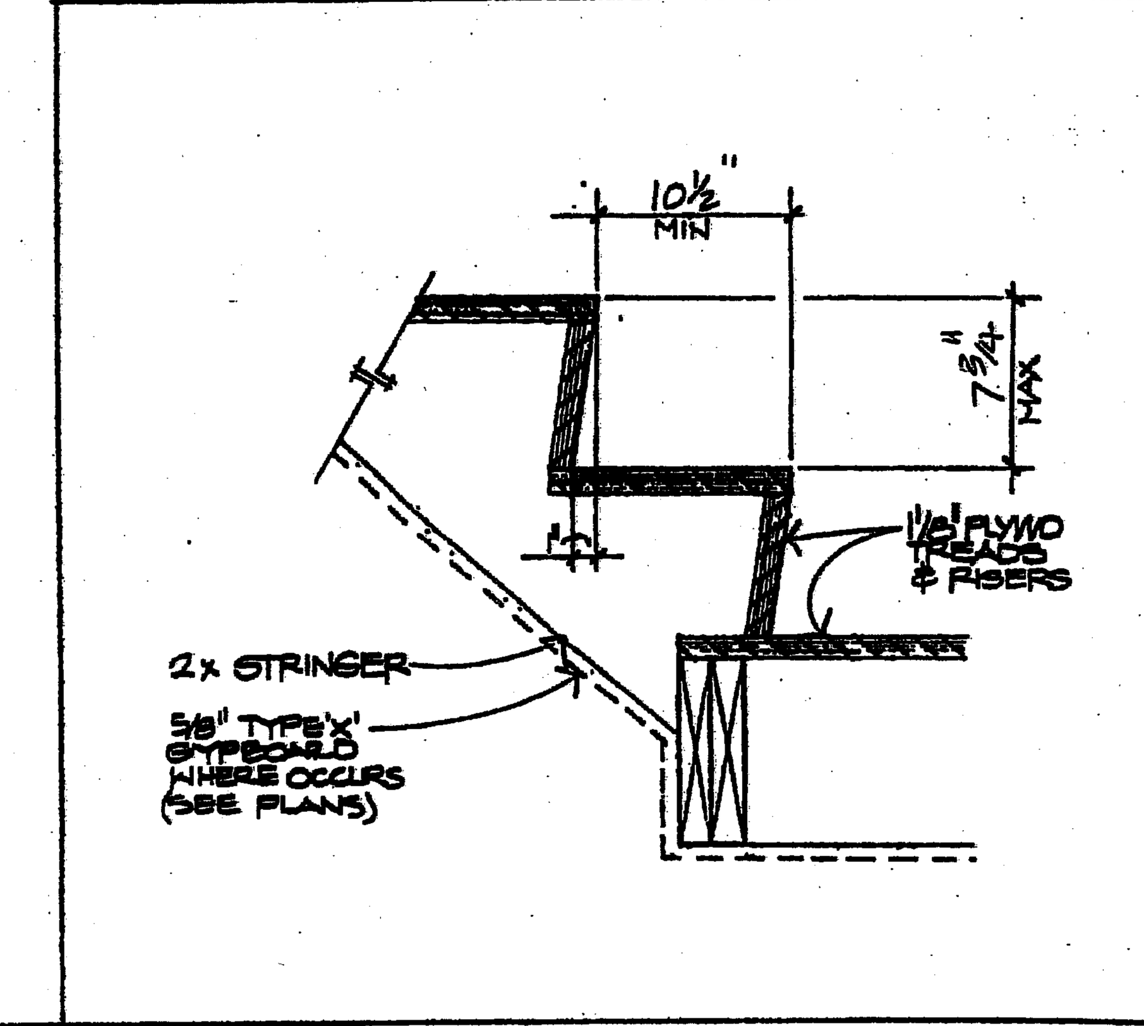

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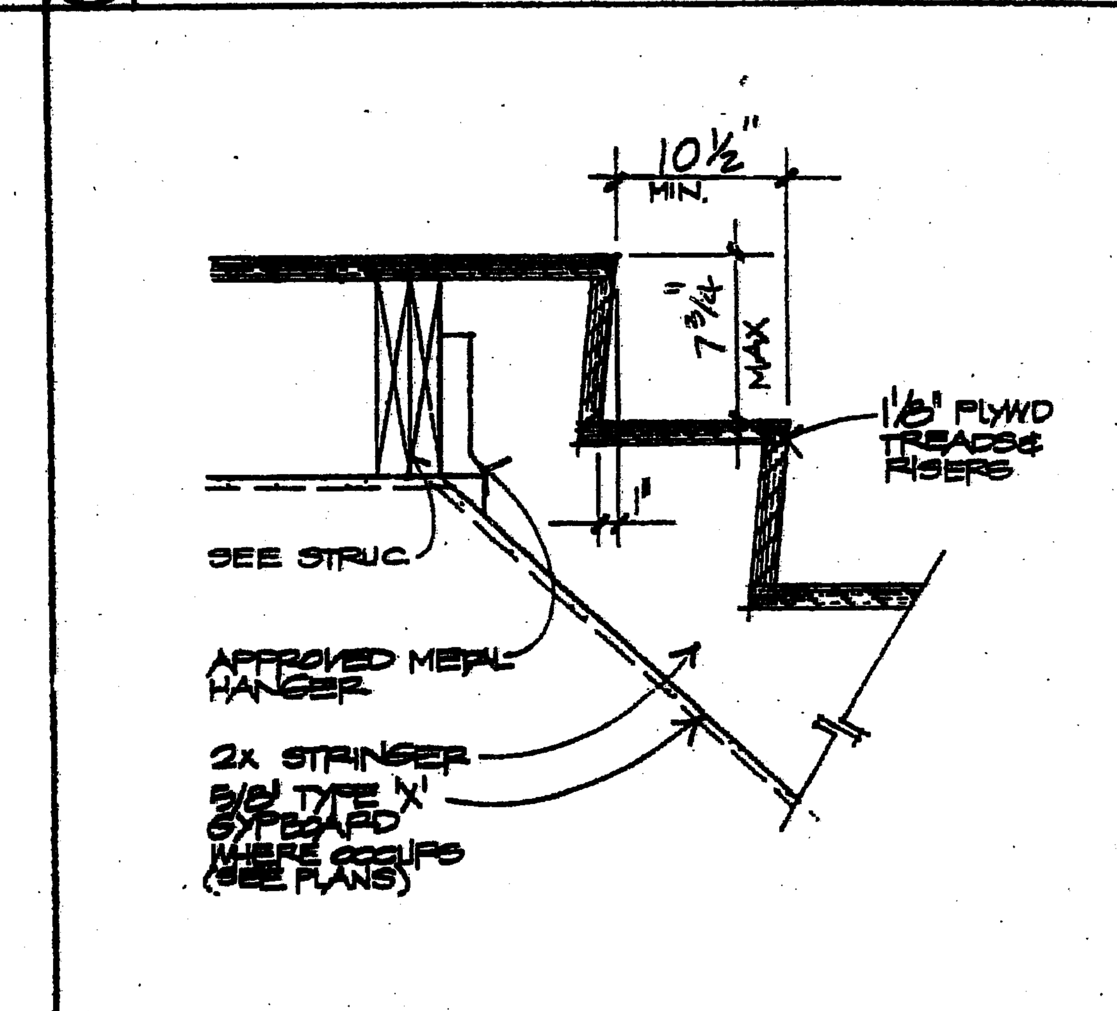

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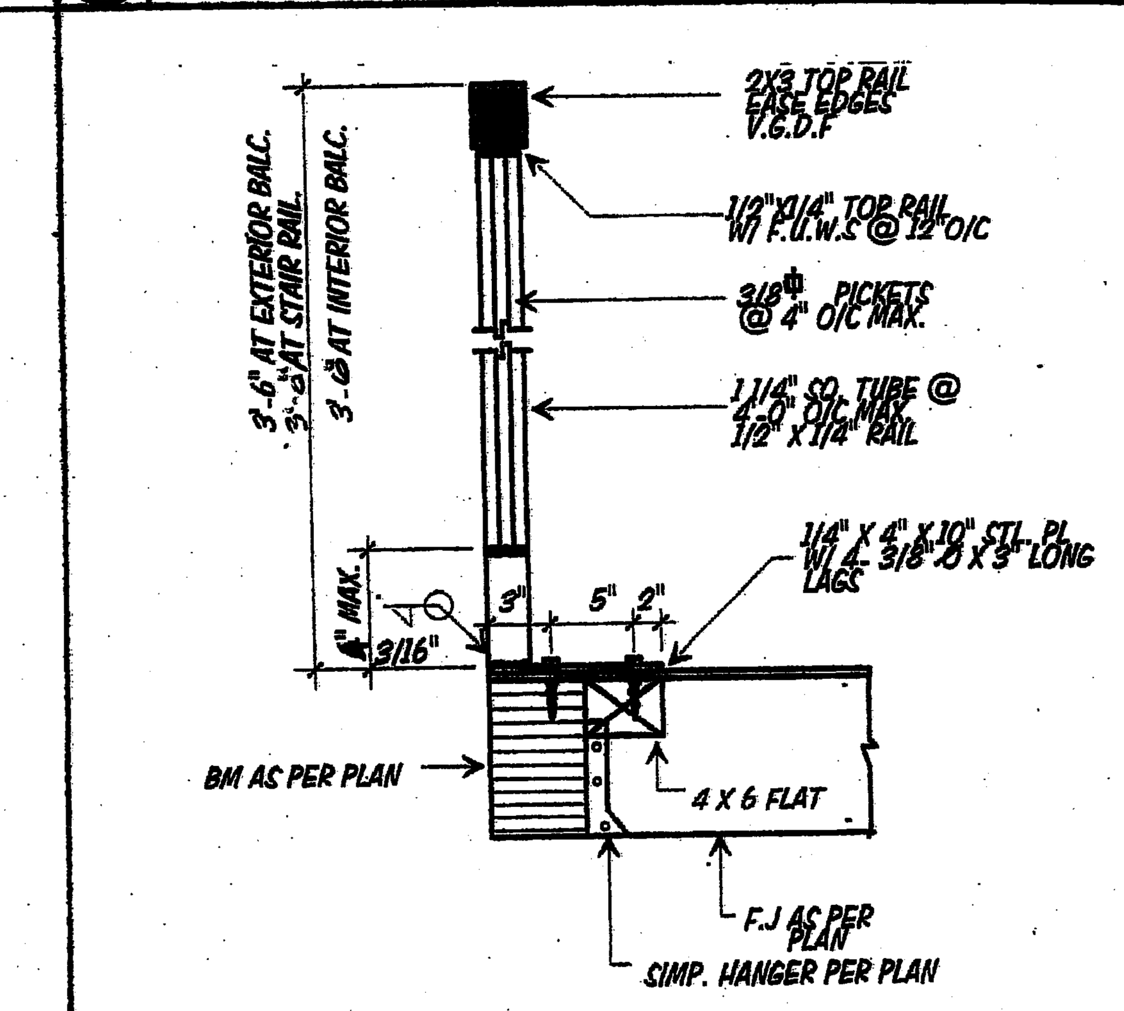

4

REVISIONS	BY

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BURBANK, CALIFORNIA 91505

DATE
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height of dodonaea viscosa

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Dodonaea viscosa height

Dodonaea viscosa 'Purpurea' (Purple-leafed Hop-bush) - This rapid growing, evergreen shrub reaches 12 to 16 feet **tall** and about as wide - more upright when young - spreading out with age.

https://www.smgrowers.com › plants

Dodonaea viscosa 'Purpurea' at San Marcos Growers

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People also ask

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How do you plant viscosa Dodonaea?

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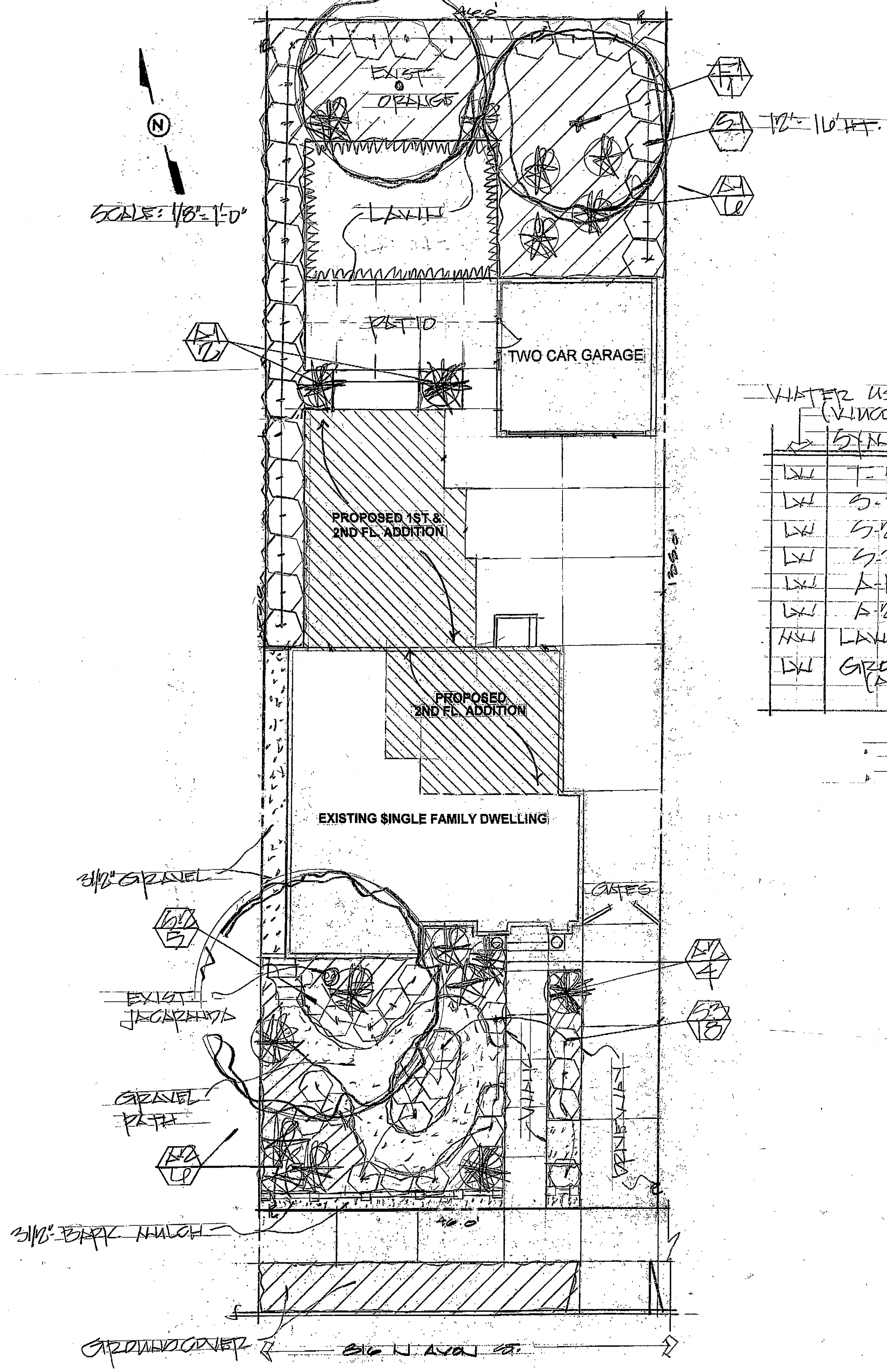


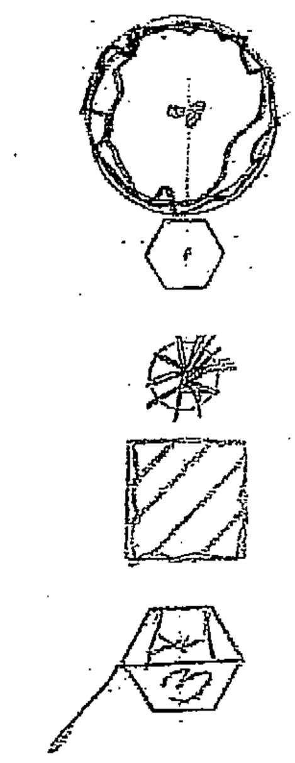
PLANT LIST

WATER USEAGE (WUCOLS)

WATER USEAGE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LW	T-1	OLEA EUROPA 'SWAN HILL'	FRUITLESS OLIVE	24" BX	1	-
LW	S-1	DODONAEA VISCOSA/PURPUREA	HOPSEED BUSH	5 GAL	31	5' O.C.
LW	S-2	ALOYGYNE HUEGELII	BLUE HIBISCUS	5 GAL	5	4' O.C.
LW	S-3	LAVANDULA A. 'BLUE CUSHION'	ENGLISH LAVENDER	5 GAL	18	3' O.C.
LW	A-1	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5 GAL	8	RANDOM
LW	A-2	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	6	"
MW	LAWN	BUCHLOE DACTYLOIDES	BUFFALO GRASS	SOD	-	-
LW	GROUNDCOVER (ALL P.A.S.)	= SENECIO 'SERPENS'	BLUE SENECIO	FLATS	AS NEEDED	12" O.C.

- LW = LOW WATER USEAGE / P.F. = .3 / MW = MODERATE WATER USEAGE / P.F. = .5
- LANDSCAPE AREA =

LEGEND



PROPOSED TREE

PROPOSED SHRUB

PROPOSED ACCENT

PROPOSED GROUNDCOVER

PLANT SYMBOL
QUANTITY

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED.
FOR SOILS LESS THAT 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.

MWELLO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LICENSED LANDSCAPE ARCHITECT — LARRY G. TISON — 1844 — STATE OF CALIFORNIA

PLANTING PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.

REVISIONS	BY
4-13-21	LGT

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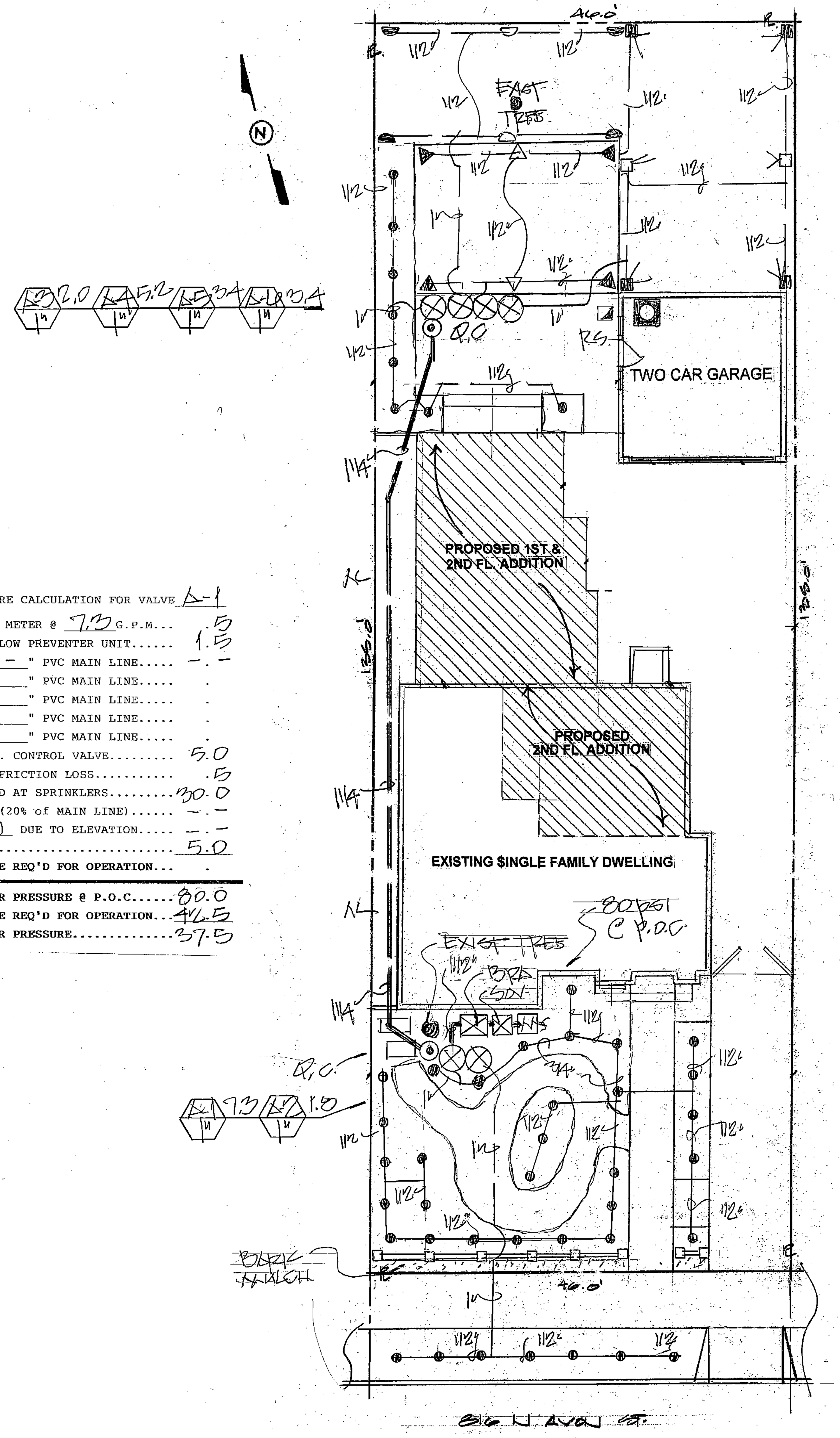
THE BECKET / KULA RESIDENCE
816 N. AVON STREET
BURBANK, CALIFORNIA 91505

DATE	8-3-20
SCALE	1/8"=1'-0"
DRAWN	LGT
JOB	—

L-1



PRESSURE CALCULATION FOR VALVE A-1

1" WATER METER @ 7.3 G.P.M....	.5
1 1/2" BACKFLOW PREVENTER UNIT......	1.5
— FT. OF — " PVC MAIN LINE.....	-.-
____FT. OF ___" PVC MAIN LINE.....	.
____FT. OF ___" PVC MAIN LINE.....	.
____FT. OF ___" PVC MAIN LINE.....	.
____FT. OF ___" PVC MAIN LINE.....	.
1" ELECT. CONTROL VALVE.........	5.0
LATERAL LINE FRICTION LOSS.........	.5
PRESSURE REQ'D AT SPRINKLERS.........	30.0
FITTING LOSS (20% of MAIN LINE)......	-.-
PRESSURE (0) DUE TO ELEVATION......	-.-
MISCELLANEOUS...............	5.0
TOTAL PRESSURE REQ'D FOR OPERATION...	
EXISTING WATER PRESSURE @ P.O.C......	80.0
TOTAL PRESSURE REQ'D FOR OPERATION...	42.5
RESIDUAL WATER PRESSURE............	37.5

Reference Evapotranspiration (ETo) / 51.7

Hydrozone #/Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A-1/LW	.3	B	.81	.37	510	188.7	6,049
A-2/LW	.3	B	.81	.37	198	73.3	2,350
A-3/LW	.3	B	.81	.37	138	51.1	1,638
A-4/LW	.3	S	.75	.4	351	140.4	4,500
A-5/LW	.5	S	.75	.66	352	232.4	7,450
A-6/LW	.3	S	.75	.4	551	220.4	7,065
				Totals	2,100 (A)	906.6 (B)	29,052
Special Landscape Areas						(.43)	
				1			
				1			
				1			
				1			
				1			
				Totals	(C)	(D)	
						ETWU Total	29,052
						Maximum Allowed Water Allowance (MAWA)[e]	

[a] Hydrozone #/Planting Description E.g
1.) front lawn
2.) low water use plantings
3.) medium water use plantings

[b] Irrigation Method
(S) overhead spray or drip
(B) - BUBBLER

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

[d] ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

(51.7) (0.62) (.55) (2,100) + (0)

MAWA = 37,023 GPY
ETWU = 29,052 GPY

SPRINKLER HEADS

SYMBOL	DESCRIPTION	MODEL No	GPM	RADIUS	PSI
▩	RAINBIRD 'POP-UP'/QTR.	1806-RVAN8-90°	.43	16'	30
□	" " "/HALF	1806-RVAN8-180°	.85	16'	30
▼	" " "/QTR.	1812-RVAN8-90°	.42	16'	30
▽	" " "/QTR.	1812-RVAN8-180°	.85	16'	30
◓	" " "/HALF	1812-12QMPR.	.65	12'	30
◠	" " "/QTR.	1812-12HMPR.	1.3	12'	30
●	" "/BUBBLER	1812-1401	.25	-	30

LEGEND

- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STATION)
- RS. RAIN SENSOR (RAINBIRD RSD_BEX)
- BPA BACKFLOW PREVENTER (FEBCO 825-Y-1½")
- Q.C. QUICK COUPLER (RAINBIRD 44LC)
- VALVE (RAINBIRD PEB SERIES)
- A-1 12.0 VALVE NO. / GPM
- VALVE SIZE
- MAINLINE / SCHD. 40 PVC.
- LATERAL LINE / SCHD. 40 PVC
- SOV: SHUT-OFF VALVE
- IRRIGATION METER

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.
MANUAL SHUTT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
A CERTIFICATION OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF INSPECTION.
AT THE TIME OF THE FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

LICENSED LANDSCAPE ARCHITECT — STATE OF CALIFORNIA — #1244

IRRIGATION PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
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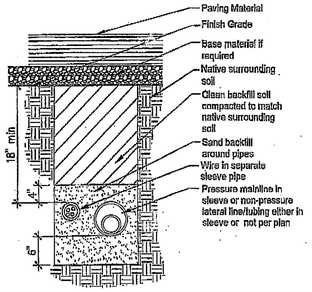
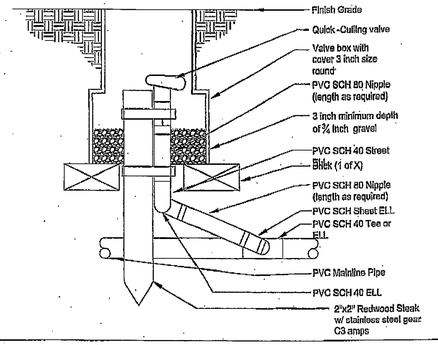
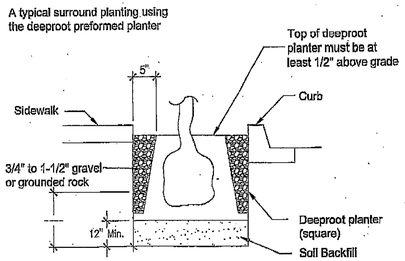
REVISIONS	BY

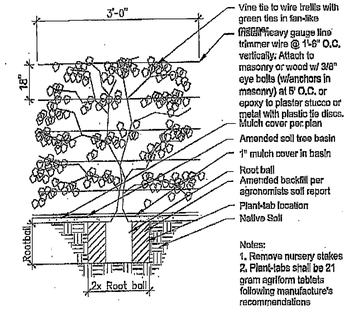
DATE 8-3-20
SCALE 1/8"=1'-0"
DRAWN LGT
JOB

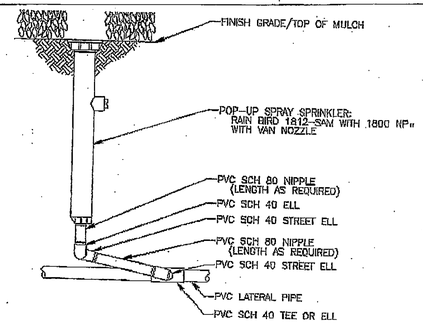
L-2

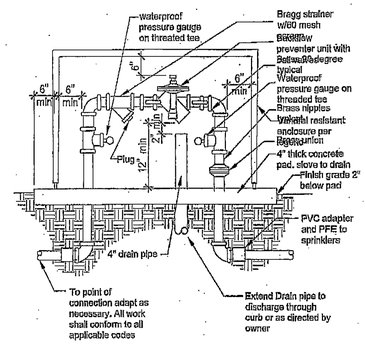












Pipe & wire trenching

Quick coupling valve

Note:

A typical surround planting using the deeproot preformed planter

Tree Root barriers

Notes:
1. Remove nursery stakes
2. Plant-tabs shall be 21 gram agriform tablets following manufacture's recommendations

Vine Planting detail

1. Contractor shall verify plant count for bidding purposes.
2. Ground cover indicated by   shall be continuous under shrub.
3. Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
4. Contractor shall guarantee plant material for 90 days after installation and replace any diseased or damaged materials during that one year period.
5. The following amendments shall be uniformally broadcast and thoroughly incorporate to a depth of 12" min. by rotoriller equal amount per. 1,000 sq.ft.
6. Cu. yd. (2") nitrogen stabilized organic amendment from redwood sawdust, fir dust, or finely ground bark 5 lbs. ammonium sulfate.

Note: This formula is a Std. mix and will change if there are any unusual soil conditions at the site. Compacted backfill shall be 100% on site soil.

Landscape Notes

	Maximum rate inch per hour							
Soil Texture	Cover	Bare	Cover	Bare	Cover	Bare	Cover	Bare
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compact lawn	1.75	1.50	1.25	1.50	1.00	0.75	0.75	0.40
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy compacted subsoil	1.25	0.75	1.00	0.50	0.75	0.40	0.50	0.30
Uniform Soft	1.00	0.50	0.80	0.40	0.50	0.30	0.40	0.20
Light over compact soil	0.50	0.30	0.50	0.25	0.40	0.15	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

Soil characteristics

POP-UP SPRAY SPRINKLER

Backflow preventer

Ground Cover planting detail

1. All irrigation lines under drives to be installed in pvc sleeve @ 18" depth min.
2. Locate all RCV's and HB's in planting areas. (typ.)
3. Jet all lines and trenches under paving 90% min.
4. Install remote control valve in ametex 12" box or equal (one valve per box) & marked "irrigation", located boxes in ground cover areas whenever possible and a min. 12": from paving or curbs.
5. The contractor shall provide owner with a completely operation system and clean set of marked prints as "as-built" drawing. Reference all trenches with dimensions to nearest building or paving.
6. The contractor shall warrant that the system will be a free from defects of workmanship and materials for a period of one year. All repairs necessary shall be made at no cost to the owner.

Note: All other requirements to be per city standards and specifications.

Irrigation notes

BACKFLOW PREVENTION DEVICES SCREENING REQUIREMENTS 2-1/2" AND SMALLER

BACKFLOW DEVICE DETAIL

PRESSURE COMPENSATING FULL-CIRCLE BUBBLER

Note:
1. Dripline of tree shall be enclosed w/ a 4'-0" high fence, fence fabric to be durable and bright color, stake to be stell, size and installed to be depth of 12" min.
2. Any trenching required within the dripline of the tree shall be hand dub. Any roots cut over 2" shall be sealed w/ black enamel paint.

Protection of Existing Tree

Polyethylene edging

Notes:
1. Scarify sides of plant pit prior to setting tree
2. Remove nursery stakes
3. Provide & install 21 gram agriform tablets as per manufacture specs
4. Stake tree perpendicular to prevalling wind.

Tree staking detail

Notes:
1. All PVC irrigation sleeves to be class 200 pipe
2. All joints to be solvent welded and watertight
3. Where there is more than one sleeve, extend the smaller sleeve to 24-inches minumum above finish grade
4. Mechanically temp to 95% compaction.

Sleeving

NOTE: USE TEFLON TAPE ON ALL MALE THREADS

REMOTE CONTROL VALVE

Note: Contractor shall coordinate final location of controller and floor penetration

Solid-state Controller

NOTE: IN SOME CASES THE MULCH IS ONLY A SPECIFIED DIAMETER – SEE PLANS AND SPECIFICATION FOR FURTHER COORDINATION OF MULCHING

NOTE: PRUNE SHRUB AS RECOMMENDED BY GROWER ONLY AFTER THE PLANT HAS BEEN WATERED IN TO THE PLANTING SOIL

CONTANER SHRUB PLANTING DETAIL

Revisions

Note:
use details as
applicable to
this project only.

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LANDSCAPE DETAIL
&
SPECIFICATION PLAN

DRAWN: LGT
CHECKED:
DATE:
JOB NO.:
SHEET
L-3