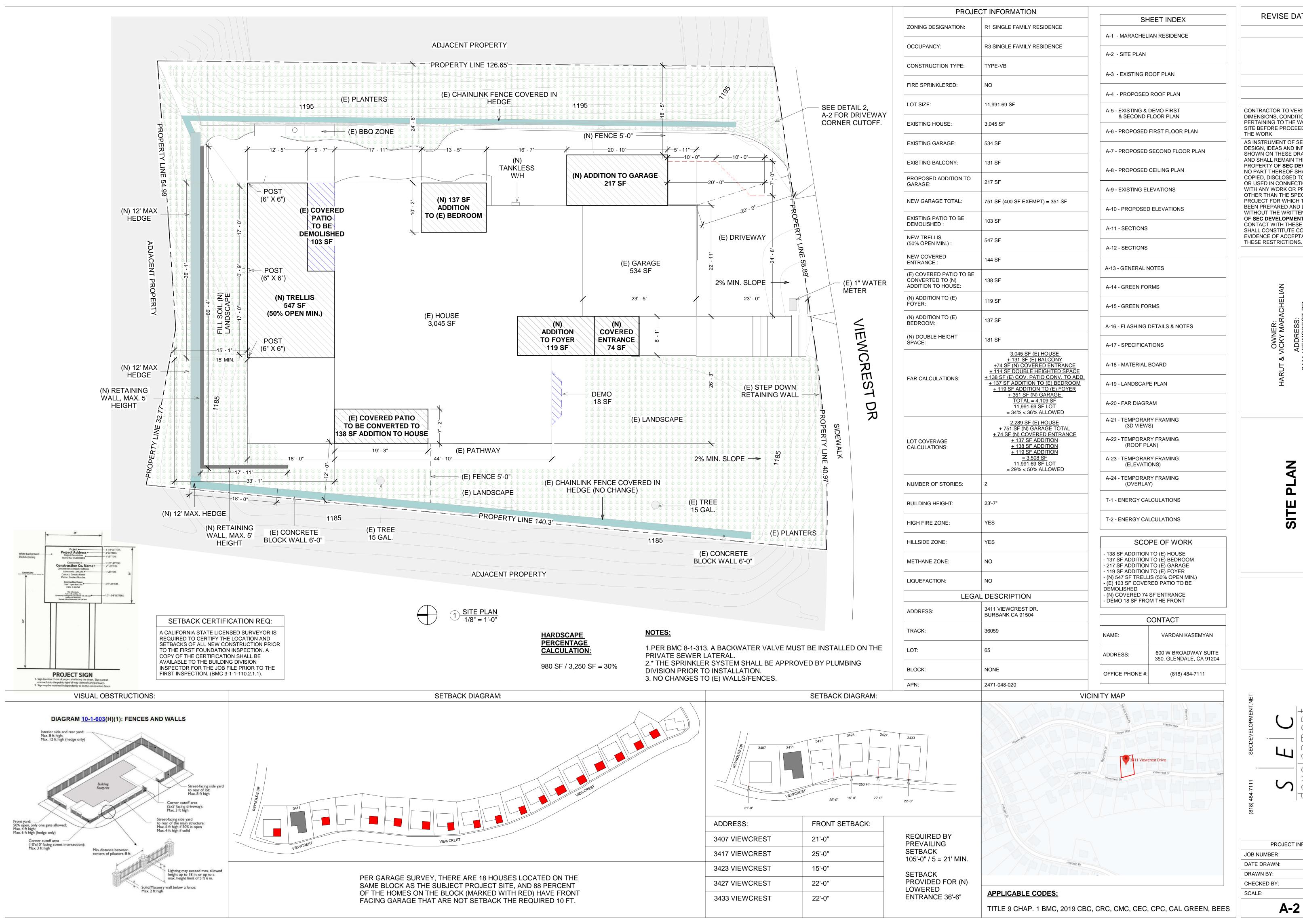
AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF SEC DEVELOPMENT NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PROJECT IN	FO
JOB NUMBER:	2006
DATE DRAWN:	6/2/2
DRAWN BY:	J.F
CHECKED BY:	V.K
SCALE:	N//
A-1	

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REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH

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PROJECT INFO 20064 6/2/23 J.F. V.K. 1/8" = 1'

1 EXISTING & DEMO ROOF PLAN 1/4" = 1'-0"

TOTAL AREA OF (E) ROOF = 3,999.39 SF TOTAL AREA OF (E) ROOF TO BE DEMOLISHED = 239.07 SF

ROOF DEMO PERCENTAGE = 239.07 SF / 3,999.39 SF = 5.9%

TOTAL LENGTH OF (E) WALL = 635' LF TOTAL LENGTH OF (E) WALL TO BE DEMOLISHED = 208' LF WALL DEMO PERCENTAGE = 208' LF / 635' LF = 32%

TOTAL DEMOLISHED PERCENTAGE 5.9% + 32% = 37.9% / 2 = 18.95% < 50%

OF = 3,999.39 SF DEMOLISHED = 239.07 SF O7 SF / 3,999.39 SF = 5.9% WALL = 635' LF E DEMOLISHED = 208' LF

> CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

REVISE DATES:

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HARUT & VICKY MARACHELIAN ADDRESS: 3411 VIEWCREST DR. BURBANK CA 91504

EXISTING & DEMO ROOF PLAN

secdevelopment.net $E \mid C$

PROJECT INFO

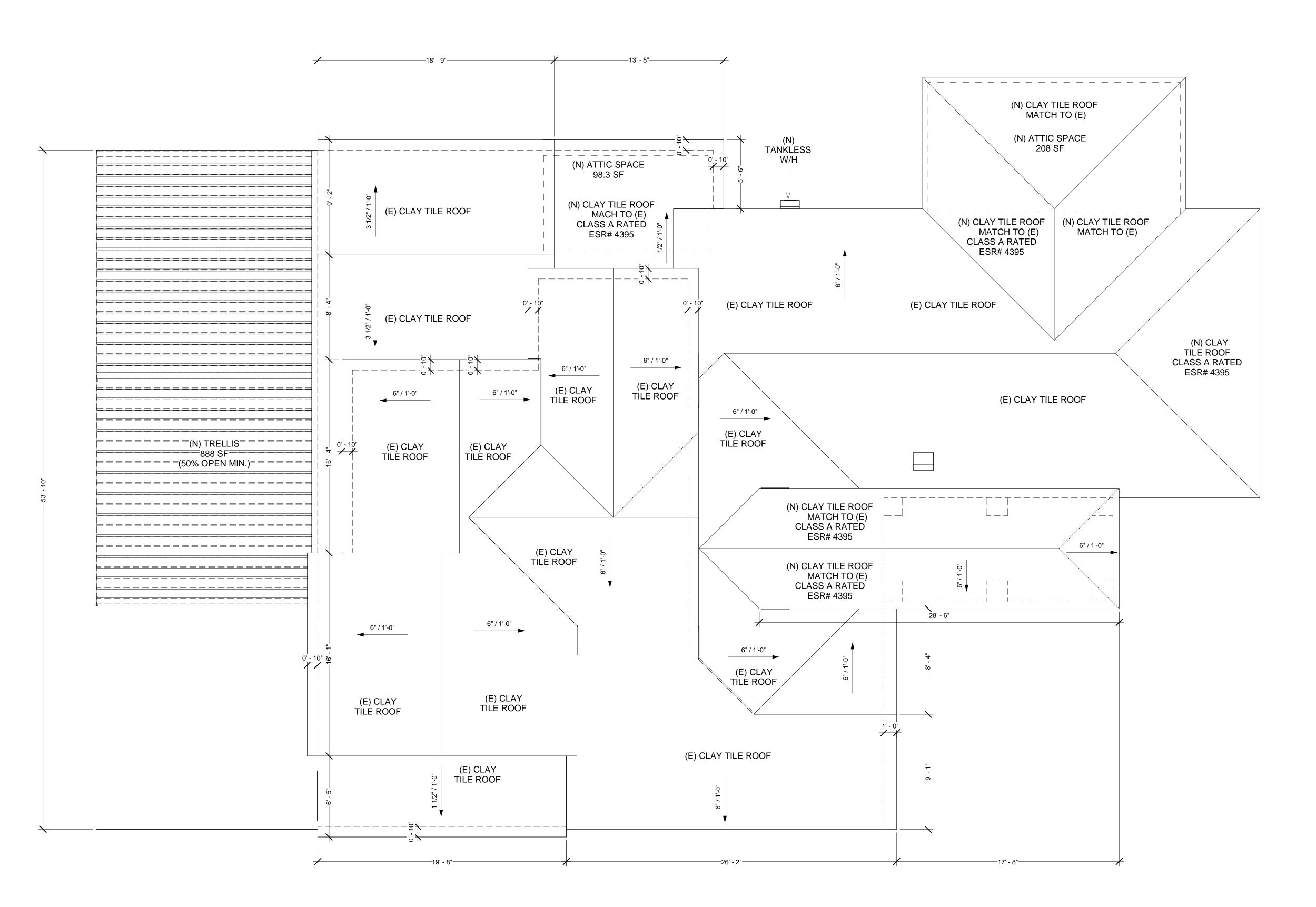
JOB NUMBER: 20064

DATE DRAWN: 6/2/23

DRAWN BY: J.F.

CHECKED BY: V.K.

SCALE: 1/4" = 1'



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

NOTE: ALL ROOF GUTTERS AND DOWNSPOUTS MUST BE MADE OF NONCOMBUSTIBLE MATERIAL.

REVISE DATES:

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AARUT & VICKY MAKACHELIAN ADDRESS: 3411 VIEWCREST DR. BURBANK CA 91504

PROPOSED ROOF PLAN

MENT.NET

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 PROJECT INFO

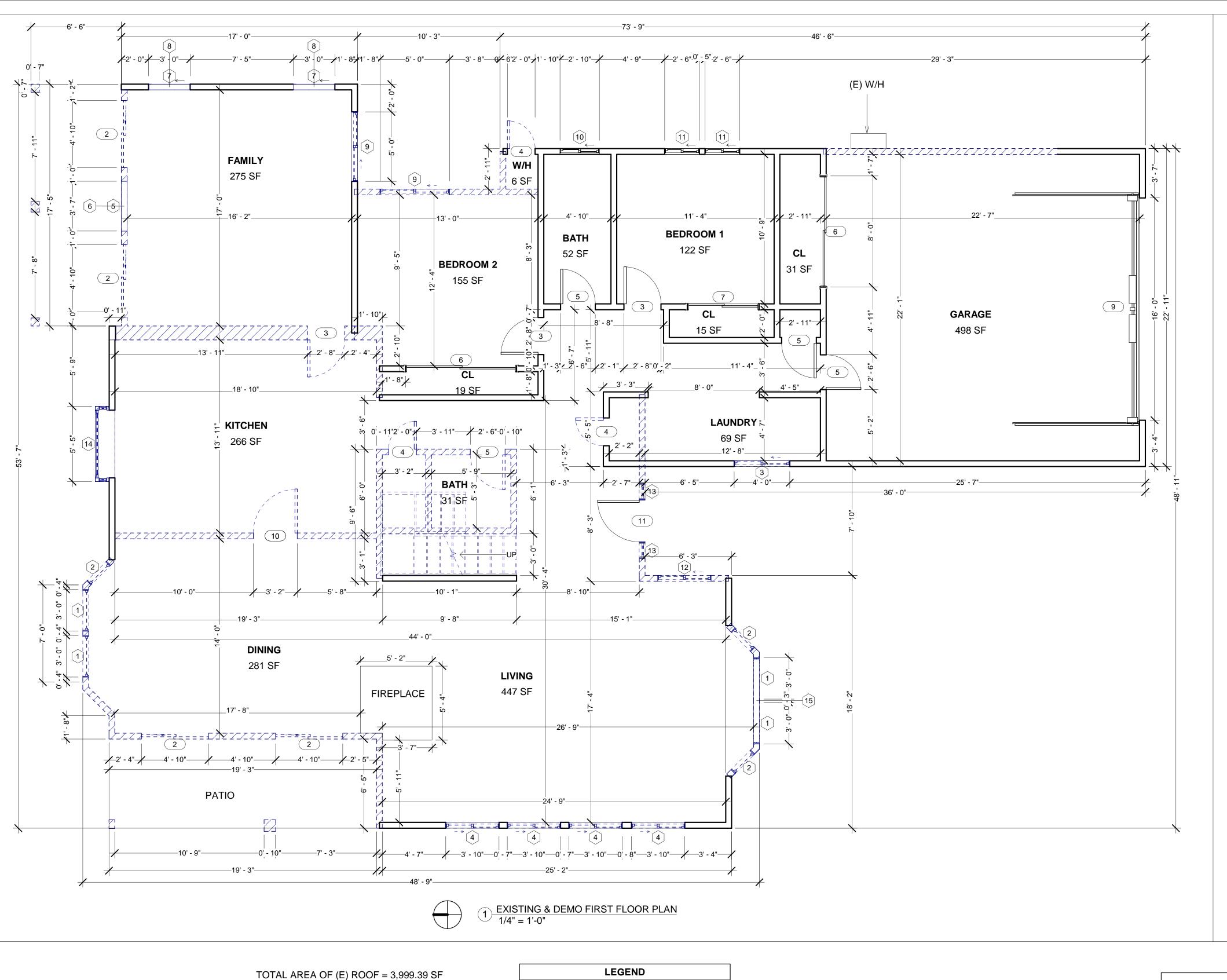
 JOB NUMBER:
 20064

 DATE DRAWN:
 6/2/23

 DRAWN BY:
 J.F.

 CHECKED BY:
 V.K.

 SCALE:
 1/4" = 1'



BATH 0' - 10"-2' - 6"---1' - 1' **WALK-IN-CLOSET** 79 SF WALK-IN-CLOSET 5' - 2"— [—]13' - 8"— 2' - 4" **MASTER** ─10' - 1"| **BEDROOM** 272 SF (2) **BALCONY** 117 SF EXISTING & DEMO SECOND FLOOR 2 PLAN 1/4" = 1'-0"

TOTAL AREA OF (E) ROOF TO BE DEMOLISHED = 239.07 SF

ROOF DEMO PERCENTAGE = 239.07 SF / 3,999.39 SF = 5.9%

TOTAL LENGTH OF (E) WALL = 635' LF TOTAL LENGTH OF (E) WALL TO BE DEMOLISHED = 208' LF WALL DEMO PERCENTAGE = 208' LF / 635' LF = 32%

> TOTAL DEMOLISHED PERCENTAGE 5.9% + 32% = 37.9% / 2 = 18.95% < 50%

LEGEN	D
EXISTING WALL (2X4)	
DEMO WALL (2X4)	

			EXI	STING FIRST &	SECOND FLOO	OR DOOR SCH	DULE		
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	3'-0"	6'-8"	SWING	WOOD	WOOD	YES	1	0.29	0.23
2	4'-10"	6'-8"	SLIDING	WOOD	WOOD	YES	5	0.29	0.23
3	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	3	N/A	N/A
4	2'-0"	6'-8"	SWING	WOOD	WOOD	NO	3	N/A	N/A
5	2'-6"	6'-8"	SWING	WOOD	WOOD	NO	8	N/A	N/A
6	7'-10"	6'-8"	SLIDING	WOOD	WOOD	NO	2	N/A	N/A
7	5'-0"	7'-0"	SLIDING	WOOD	WOOD	NO	2	N/A	N/A
8	6'-0"	7'-0"	SLIDING	WOOD	WOOD	NO	1	N/A	N/A
9	16'-0"	7'-0"	GARAGE	WOOD	WOOD	NO	1	N/A	N/A
10	3'-2"	6'-8"	SWING	WOOD	WOOD	NO	1	N/A	N/A
11)	3'-0"	6'-8"	SWING	WOOD	WOOD	NO	1	N/A	N/A
12	8'-9"	6'-8"	SLIDING	WOOD	WOOD	YES	1	0.29	0.23

			EXISTING FIR	ST & SECOND	FLOOR WINDO	OW SCHEDUL	.E		
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	3'-0"	6'-0"	HUNG	WOOD	NO	1'-0"	4	0.29	0.23
2	2'-0"	6'-0"	HUNG	WOOD	NO	1'-0"	4	0.29	0.23
3	4'-0"	3'-5"	SLIDING	WOOD	YES	3'-8"	1	0.29	0.23
4	3'-10"	6'-0"	SLIDING	WOOD	NO	1'-0"	4	0.29	0.23
5	3'-7"	4'-0"	HUNG	WOOD	NO	2'-8"	1	0.29	0.23
6	3'-7"	1'-10"	FIXED	WOOD	NO	7'-2"	1	0.29	0.23
7	3'-0"	5'-0"	SLIDING	WOOD	NO	1'-2"	2	0.29	0.23
8	3'-0"	1'-6"	FIXED	WOOD	NO	6'-9"	2	0.29	0.23
9	5'-0"	5'-0"	SLIDING	WOOD	NO	1'-9"	2	0.29	0.23
10	2'-10"	1'-10"	SLIDING	WOOD	YES	4'-11"	1	0.29	0.23
11)	2'-6"	6'-0"	SLIDING	WOOD	NO	0'-9"	2	0.29	0.23
12	3'-10"	4'-0"	SLIDING	WOOD	NO	3'-0"	2	0.29	0.23
13	1'-2"	6'-8"	FIXED	WOOD	NO	0'-0"	2	0.29	0.23
14	5'-5"	4'-0"	FIXED	WOOD	YES	3'-7"	1	0.29	0.23
15	6'-0"	3'-0"	FIXED	WOOD	YES	3'-7"	1	0.29	0.23
16	1'-5"	4'-10"	HUNG	WOOD	NO	1'-11"	2	0.29	0.23
17)	4'-0"	3'-0"	SLIDING	WOOD	YES	3'-9"	2	0.29	0.23

5	deve
PROJECT	INFO
B NUMBER:	20064
TE DRAWN:	6/2/23
AWN BY:	J.F.
ECKED BY:	V.K.
ALE:	1/4" = 1
A-5	5

REVISE DATES:

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SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF

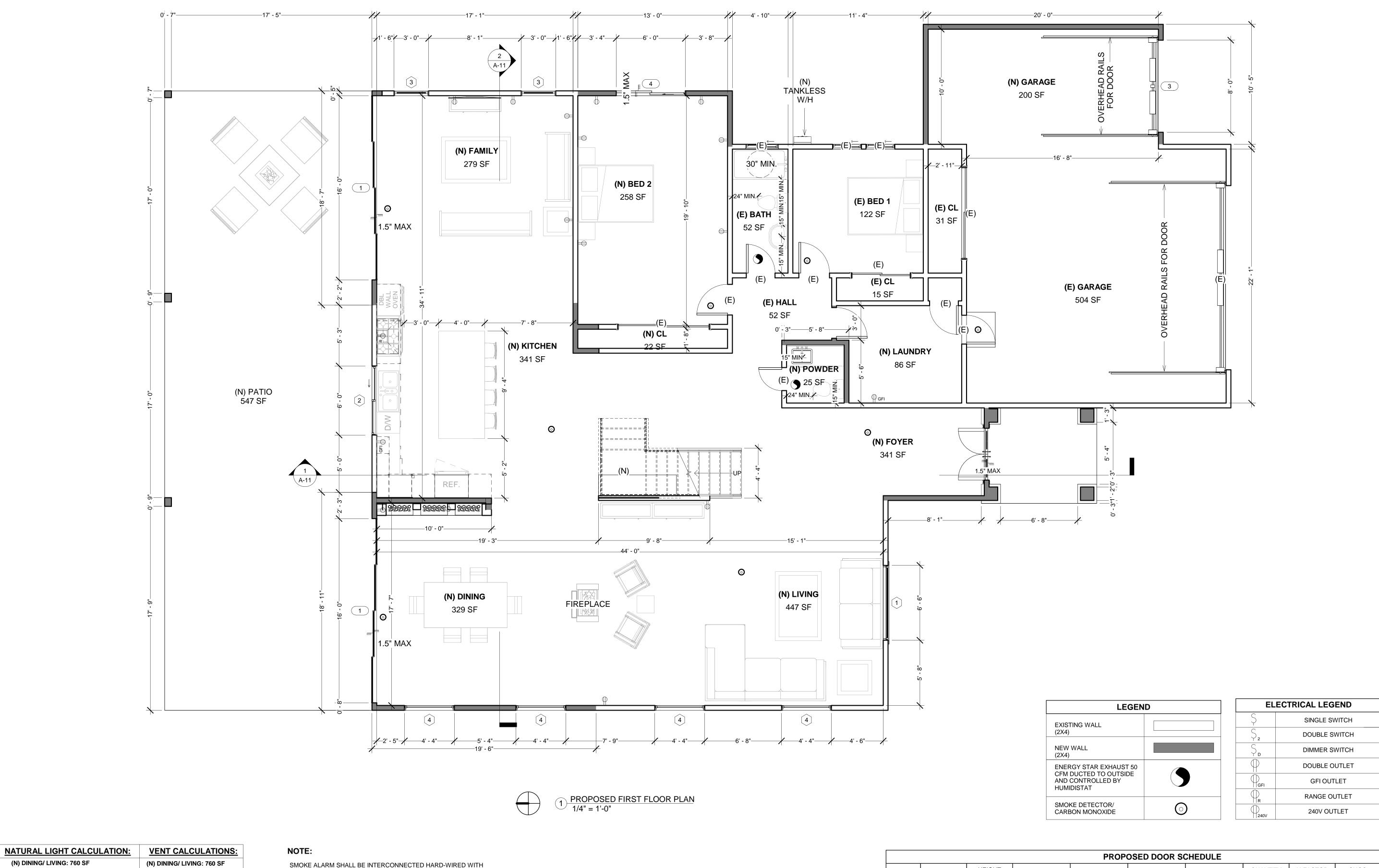
OR USED IN CONNECTION WITH ANY WORK OR PROJECT

OTHER THAN THE SPECIFIC

THESE RESTRICTIONS.

DEMO COND LAN EXISTING & I FIRST & SEC FLOOR PL

JOB
DATE
DRAV



(N) DINING/ LIVING: 760 SF 760 SF X 8% = 60.8 SF (N) WINDOW 1 X 4 = 144 SF REQUIRED: 60.8 SF PROVIDED: 144 SF (N) KITCHEN/ FAMILY: 620 SF 620 SF X 8% =49.6 SF (N) WINDOW 3X2 = 42 SF (N) WINDOW 2 = 24 SF (N) WINDOW 2 = 24 SF REQUIRED: 49.6 SF PROVIDED: 194 SF (N) BED 2: 258 SF REQUIRED: 20.64 SF (N) DOOR 1 = 40.2 SF (N) DOOR 1 = 20.1 SF (N) BED 2: 20.64 SF PROVIDED: 40.2 SF (N) DOOR 1 = 20.1 SF REQUIRED: 20.64 SF PROVIDED: 40.2 SF REQUIRED: 20.64 SF PROVIDED: 40.2 SF REQUIRED: 20.64 SF PROVIDED: 40.2 SF			
(N) WINDOW 1 X 4 = 144 SF REQUIRED: 60.8 SF PROVIDED: 144 SF (N) KITCHEN/ FAMILY: 620 SF (N) KITCHEN/ FAMILY: 620 SF (N) KITCHEN/ FAMILY: 620 SF (N) MINDOW 1 X 4 = 72 SF (N) KITCHEN/ FAMILY: 620 SF (N) DOOR 1 = 128 SF (N) DOOR 1 = 64 SF (N) DOOR 1 = 64 SF (E) WINDOW 3X2 = 21 SF (N) WINDOW 2 = 12 SF REQUIRED: 49.6 SF PROVIDED: 194 SF (N) BED 2: 258 SF (N) DOOR 1 = 40.2 SF (N) DOOR 1 = 20.1 SF REQUIRED: 20.64 SF REQUIRED: 10.32 SF	Ī	(N) DINING/ LIVING: 760 SF	(N) DINING/ LIVING: 760 SF
PROVIDED: 144 SF (N) KITCHEN/ FAMILY: 620 SF (E20 SF X 8% =49.6 SF (N) DOOR 1 = 128 SF (N) WINDOW 3X2 = 42 SF (N) WINDOW 2 = 24 SF (N) WINDOW 2 = 24 SF (N) BED 2: 258 SF (N) BED 2: 258 SF (N) BED 2: 20.64 SF (N) COURT TO SE (N) KITCHEN/ FAMILY: 620 SF (N) DOOR 1 = 64 SF (N) DOOR 1 = 64 SF (E) WINDOW 3X2 = 21 SF (N) WINDOW 2 = 12 SF (N) WINDOW 2 = 12 SF (N) BED 2: 258 SF (N) BED 2: 258 SF (N) BED 2: 258 SF (N) DOOR 1 = 40.2 SF (N) DOOR 1 = 20.1 SF (N) REQUIRED: 10.32 SF (N) DOOR 1 = 20.1 SF			1 00 01 71 170 0011 01
620 SF X 8% =49.6 SF (N) DOOR 1 = 128 SF (N) WINDOW 3X2 = 42 SF (N) WINDOW 2 = 24 SF (N) WINDOW 2 = 24 SF (N) WINDOW 2 = 12 SF REQUIRED: 49.6 SF PROVIDED: 194 SF (N) BED 2: 258 SF (N) BED 2: 258 SF (N) BED 2: 258 SF (N) BED 2: 258 SF (N) DOOR 1 = 40.2 SF (N) DOOR 1 = 20.1 SF REQUIRED: 10.32 SF (REQUIRED: 20.64 SF (REQUIRED: 10.32 SF			
(N) DOOR 1 = 128 SF (N) WINDOW 3X2 = 42 SF (N) WINDOW 2 = 24 SF (N) WINDOW 2 = 24 SF REQUIRED: 49.6 SF PROVIDED: 194 SF (N) BED 2: 258 SF (N) WINDOW 2 = 12 SF REQUIRED: 24.8 SF PROVIDED: 97 SF (N) BED 2: 258 SF (N) BED 2: 258 SF REQUIRED: 20.64 SF (N) DOOR 1 = 40.2 SF REQUIRED: 10.32 SF REQUIRED: 20.64 SF REQUIRED: 10.32 SF		(N) KITCHEN/ FAMILY: 620 SF	(N) KITCHEN/ FAMILY: 620 SF
PROVIDED: 194 SF (N) BED 2: 258 SF (Solution 194 SF) (N) BED 2: 258 SF (N) DOOR 1 = 20.1 SF (N) BED 2: 258 SF (N) DOOR 1 = 20.1 SF (N) BED 2: 258 SF (N) DOOR 1 = 20.1 SF (N) BED 2: 258 SF		(N) DOOR 1 = 128 SF (N) WINDOW 3X2 = 42 SF	(N) DOOR 1 = 64 SF (E) WINDOW 3X2 = 21 SF
258 SF X 8% =20.64 SF (N) DOOR 1 = 40.2 SF REQUIRED: 20.64 SF 258 SF X 4% = 10.32 SF (N) DOOR 1 = 20.1 SF REQUIRED: 10.32 SF			
(N) DOOR 1 = 40.2 SF (N) DOOR 1 = 20.1 SF REQUIRED: 20.64 SF REQUIRED: 10.32 SF		(N) BED 2: 258 SF	(N) BED 2: 258 SF
112 4011 1251 10102 01			

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.

				PROP	OSED DOOR SO	CHEDULE			
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	MATERIAL	TEMPERED	QUANTITY	U-FACTOR	SHGC
1	16'-0"	8'-0"	SLIDING	ALUMINIUM	GLASS	YES	2	0.29	0.23
2	4'-6"	9'-0"	SWING	WOOD	WOOD	NO	1	N/A	N/A
3	8'-0"	7'-0"	SECTIONAL	WOOD	WOOD	NO	1	N/A	N/A
4	6'-0"	6'-8"	SLIDING	VINYL	GLASS	YES	1	N/A	N/A
5	2'-8"	6'-8"	SWING	WOOD	WOOD	NO	2	N/A	N/A

			Pi	ROPOSED WIN	DOW SCHEDUL	-E			
MARK	WIDTH	HEIGHT	OPERATION	FRAMING	TEMPERED	SILL HEIGHT	QUANTITY	U-FACTOR	SHGC
1	6'-6"	8'-0"	FIXED	VINYL	YES	1'-0"	1	0.3	0.23
2	6'-0"	3'-6"	SLIDING	VINYL	YES	3'-6"	1	0.3	0.23
3	3'-0"	7'-0"	FIXED	VINYL	YES	0'-0"	2	0.3	0.23
4	4'-4"	6'-6"	FIXED	VINYL	YES	0'-6"	4	0.3	0.23

REVISE DATES:

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OWNER:
HARUT & VICKY MARACHELIAN
ADDRESS:
3411 VIEWCREST DR.
BURBANK CA 91504

PROPOSED FIRST FLOOR PLAN

 $|\mathbf{S}| = \mathbf{E} \cdot \mathbf{E} \cdot \mathbf{C}$

PROJECT INFO

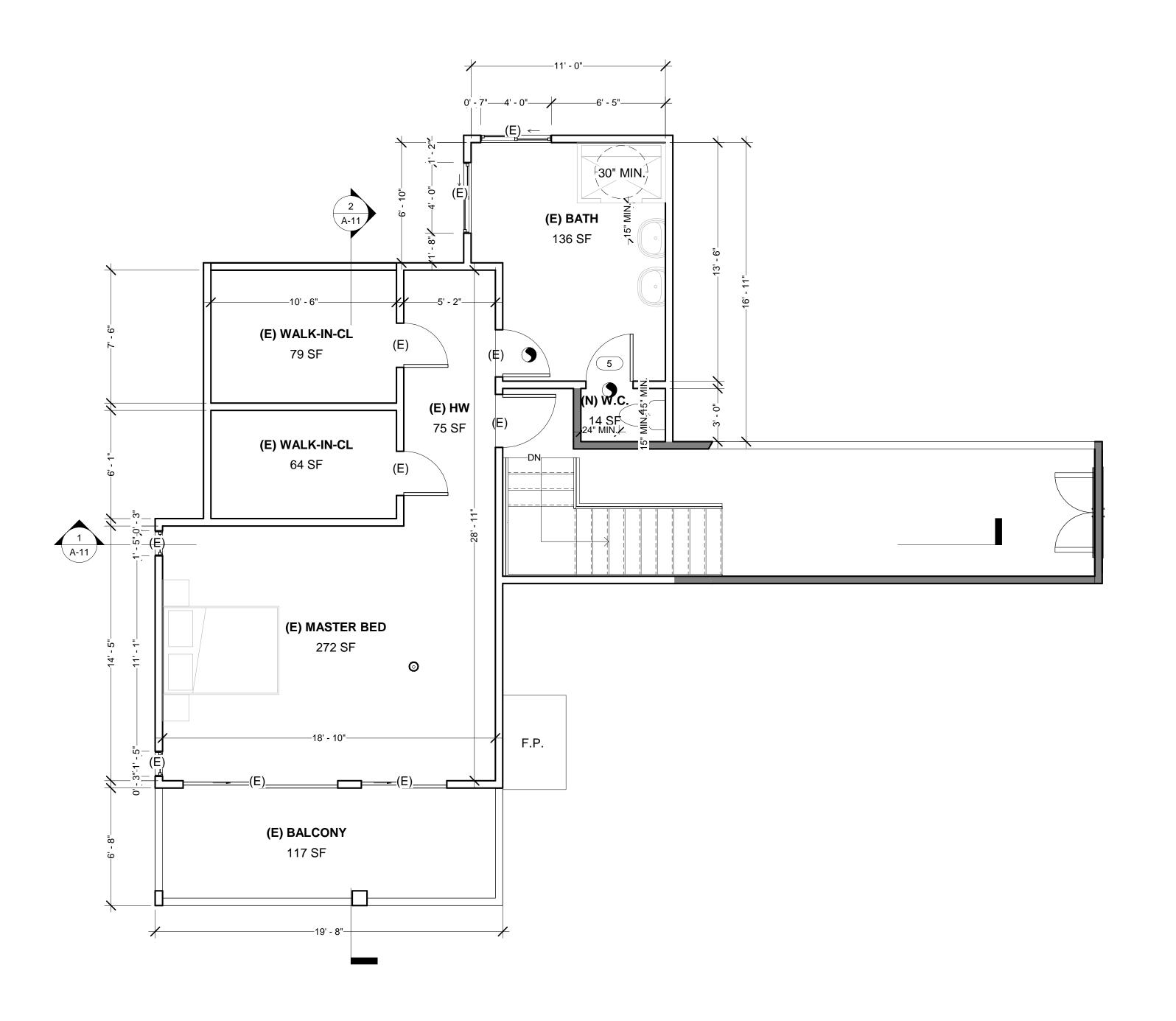
JOB NUMBER: 20064

DATE DRAWN: 6/2/23

DRAWN BY: J.F.

CHECKED BY: V.K.

SCALE: 1/4" = 1'





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

REVISE DATES:

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THE WORK

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NOTE: SEE DOOR SCHEDULE ON A-6 FOR SIZE OF DOOR #5.

EXISTING WALL (2X4)

SMOKE DETECTOR/ CARBON MONOXIDE

ENERGY STAR EXHAUST 50 CFM DUCTED TO OUTSIDE AND CONTROLLED BY HUMIDISTAT

NEW WALL (2X4)

LEGEND

OWNER:
ARUT & VICKY MARACHELIAN
ADDRESS:
3411 VIEWCREST DR.
BURBANK CA 91504

PROPOSED SECOND FLOOR PLAN

SECDEVELOPMENT.NET

SEVELOPE

 PROJECT INFO

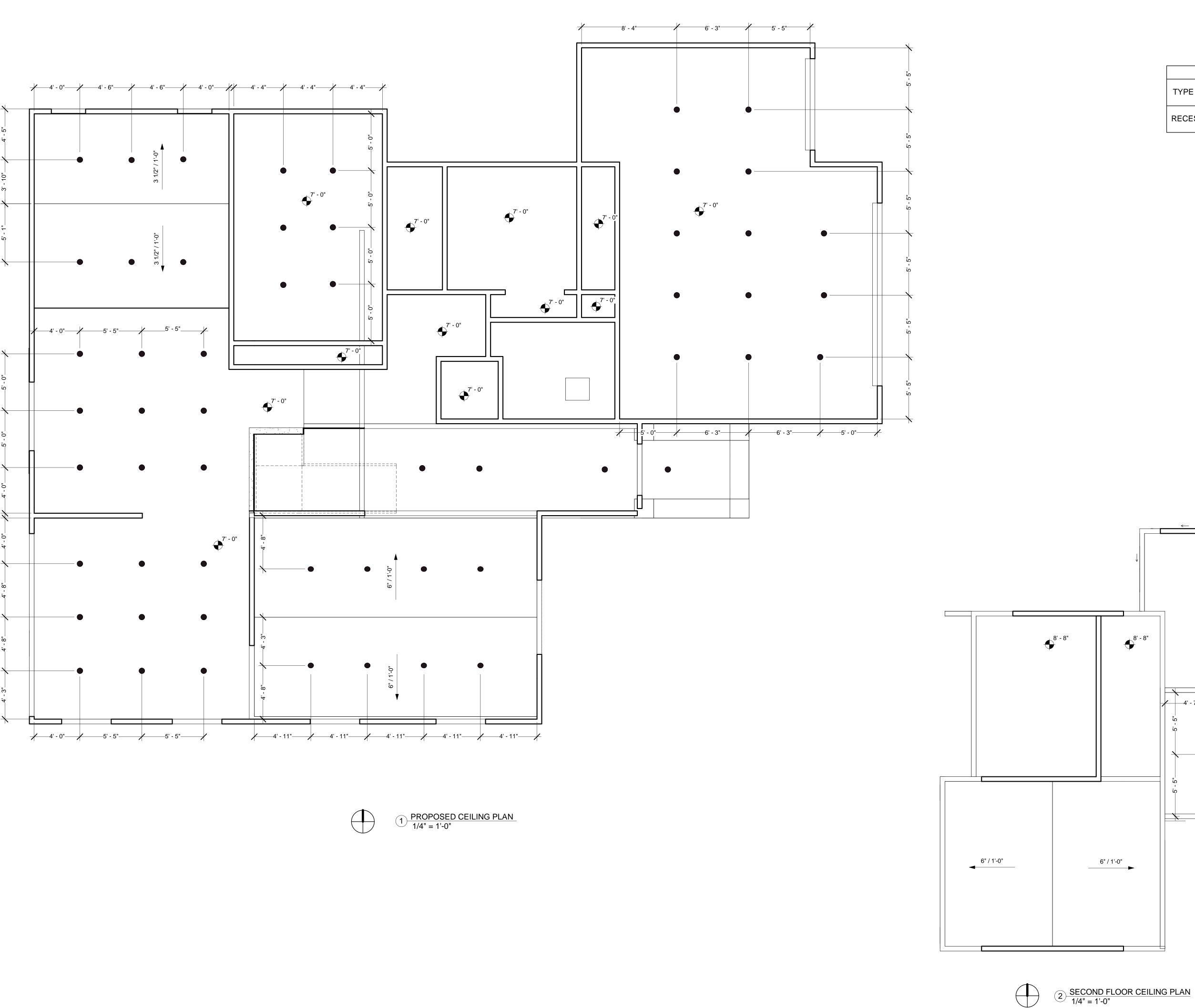
 JOB NUMBER:
 20064

 DATE DRAWN:
 6/2/23

 DRAWN BY:
 J.F.

 CHECKED BY:
 V.K.

 SCALE:
 1/4" = 1'



LIGHT LEGEND

TYPE OF LIGHT SYMBOL QUANTITY

RECESSED CAN 56

8' - 8"

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PROPOSED REFLECTED CEILING PLAN

 $\begin{array}{c|c} S & E & C \\ \hline C & C & C \\ C & C & C \\ \hline C & C & C \\ C & C & C \\ \hline C & C & C \\ C & C & C \\ \hline C & C & C \\ C & C \\ \hline C & C & C \\ C & C \\ \hline C & C & C \\ C$

PROJECT INFO

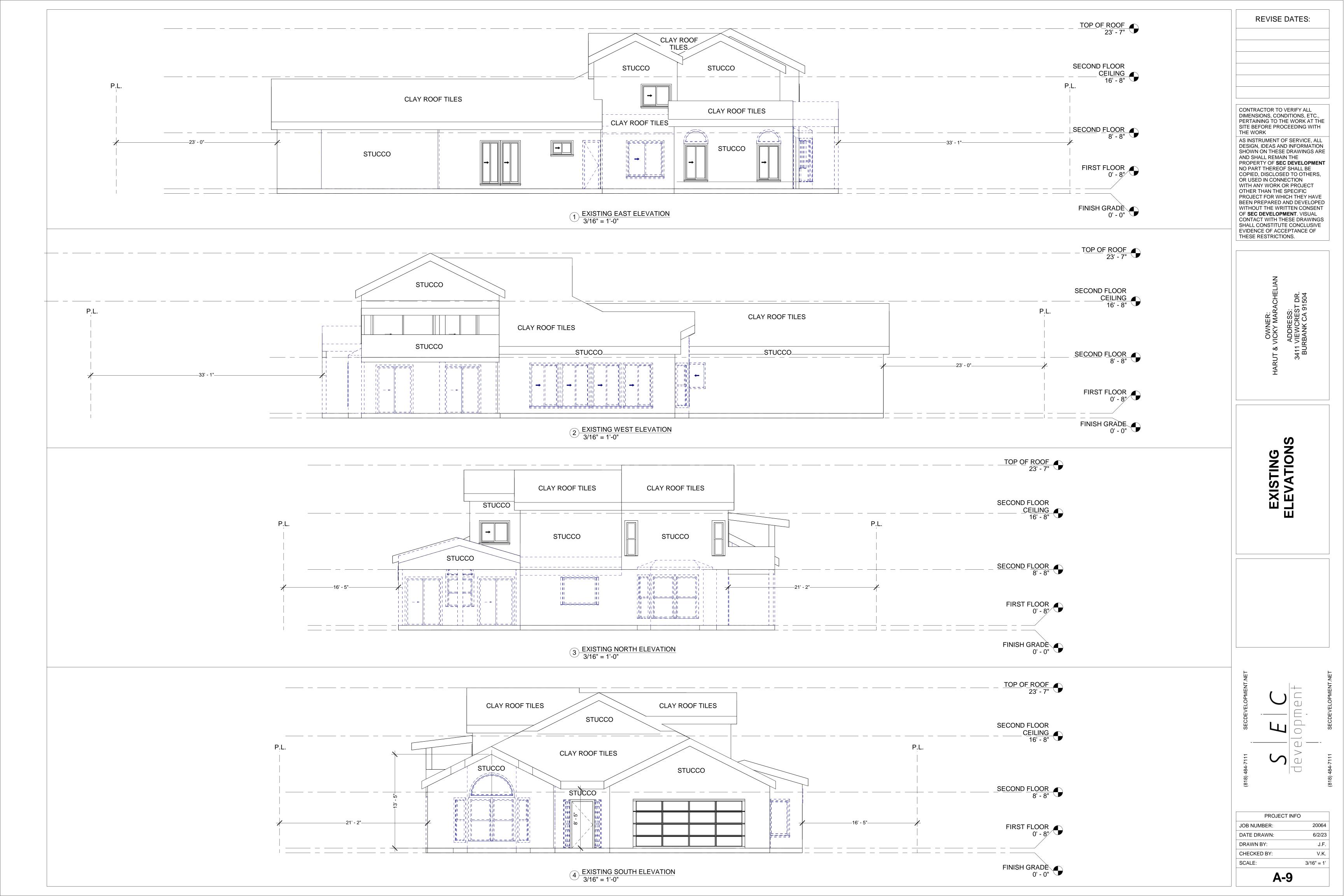
JOB NUMBER: 20064

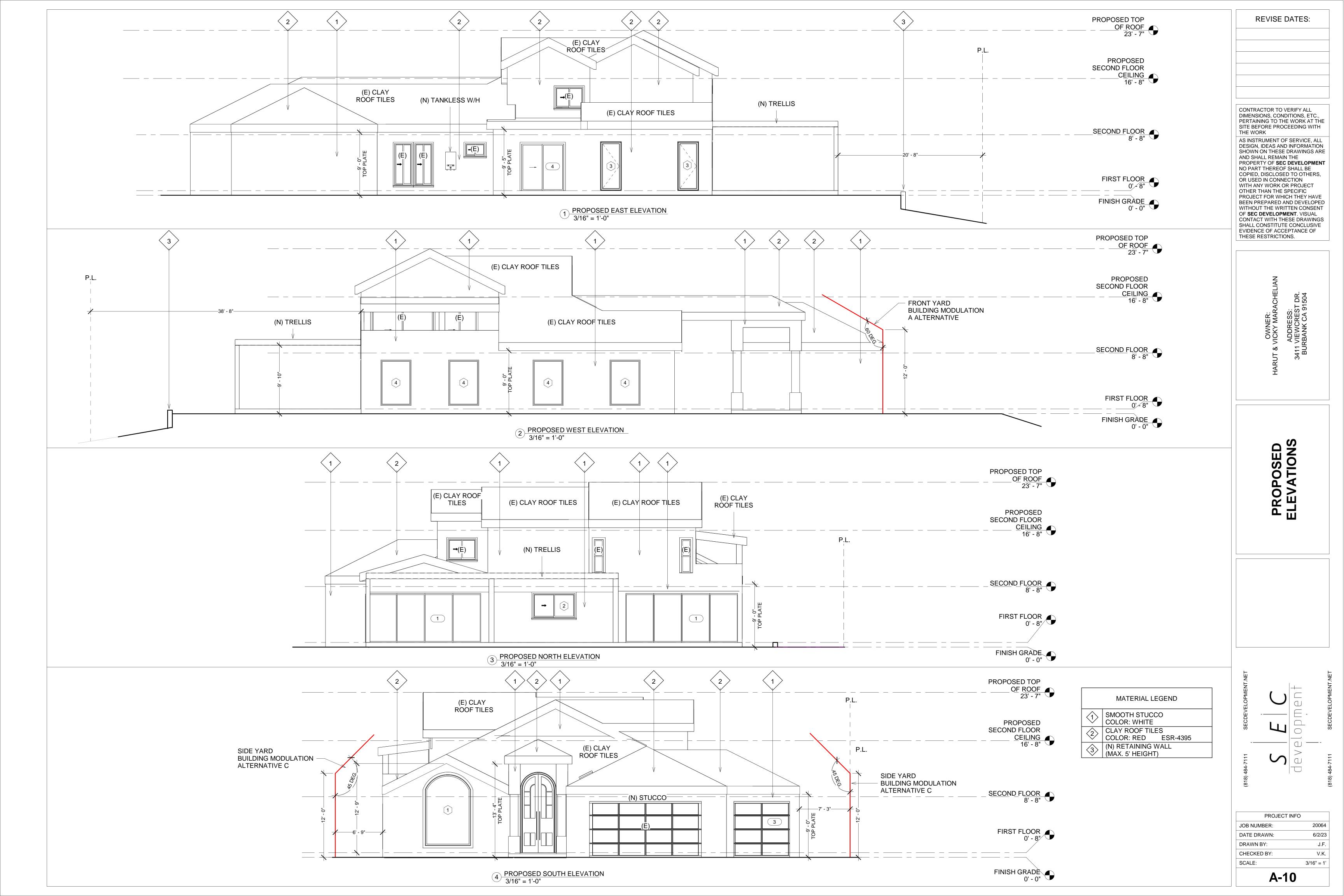
DATE DRAWN: 6/2/23

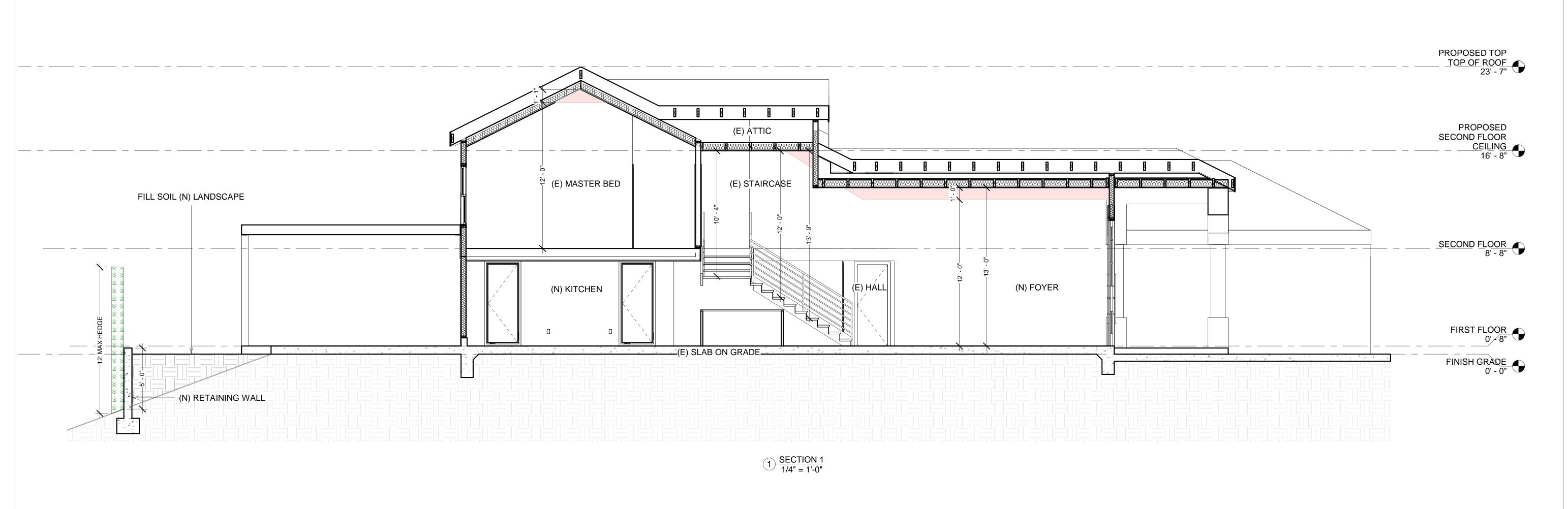
DRAWN BY: J.F.

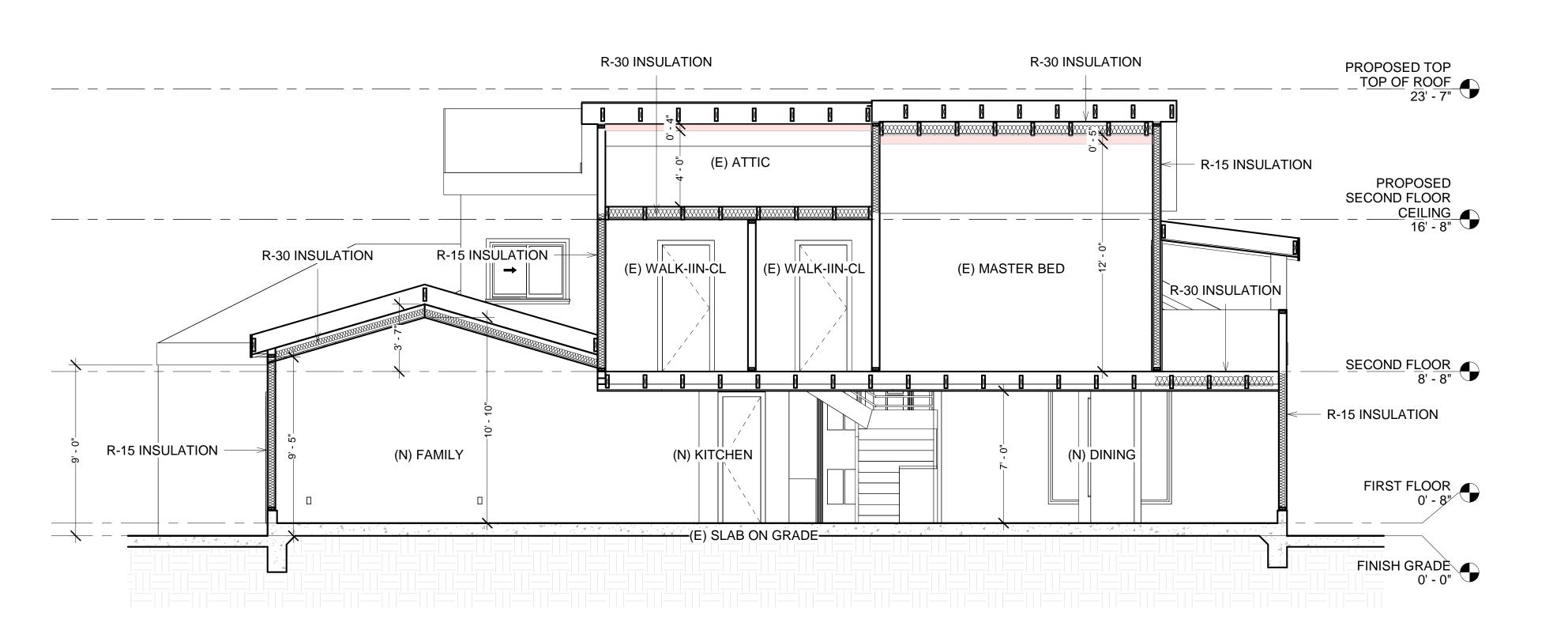
CHECKED BY: V.K.

SCALE: 1/4" = 1'









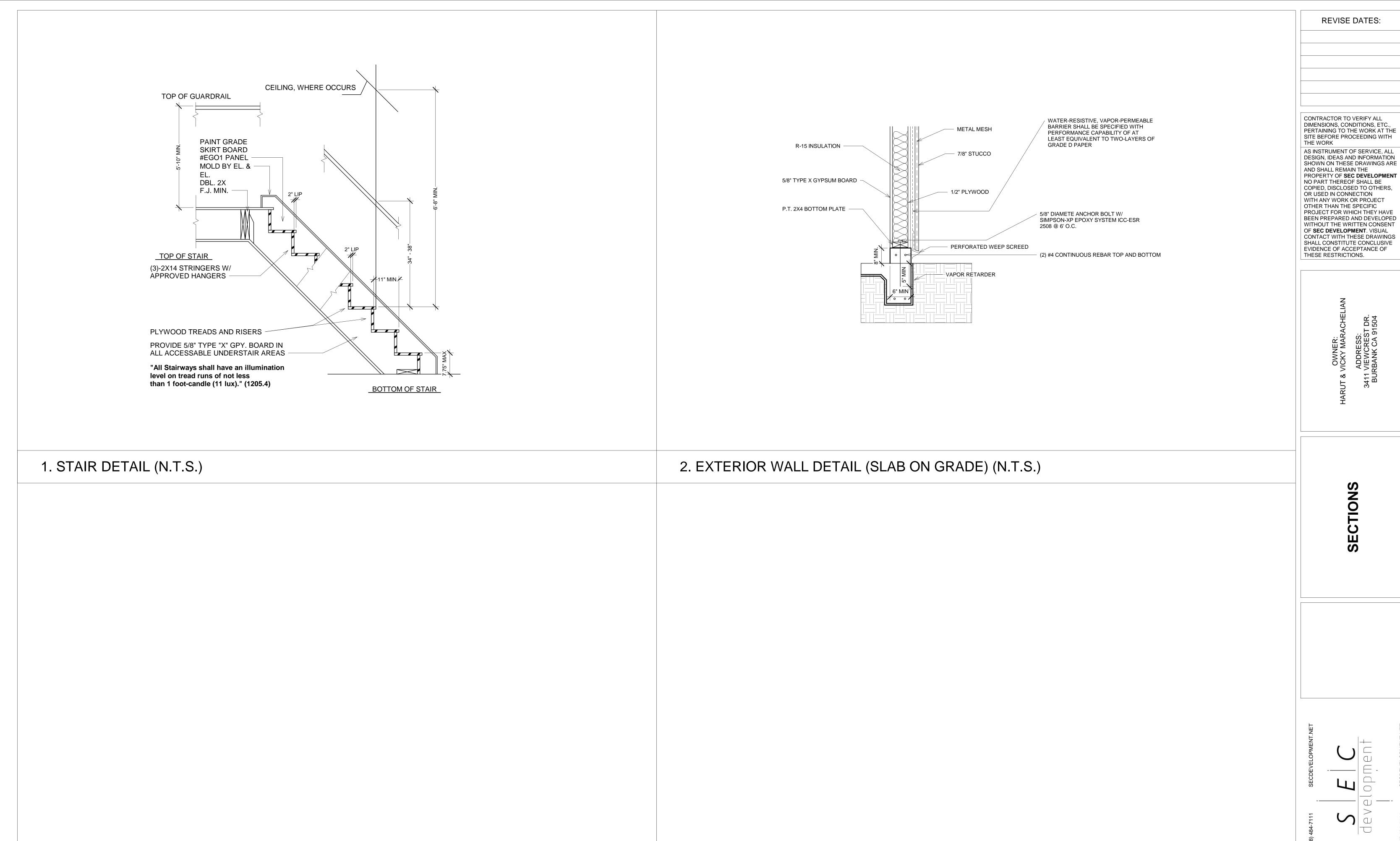
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PROJECT INFO 20064 JOB NUMBER:

6/2/23 DATE DRAWN: J.F. DRAWN BY: V.K. CHECKED BY: SCALE: 1/4" = 1'



PROJECT INFO

JMBER: 20064

DRAWN: 6/2/23

N BY: J.F.

EED BY: V.K.

N.T.S.

A-12

MEANS OF EGRESS:

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) 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) SHOW THE FOLLOWING STAIRWAY DETAILS ON PLANS: 7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R311.7.5)

MINIMUM 6'-8" HEADROOM CLEARANCE. (R311.7.2)

MINIMUM 36" CLEAR WIDTH. (R311.7.1)

HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R311.7.8.1)

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)

MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R312.1.3) 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) ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R303.7) PROVIDE 42" HIGH GUARDS WITH MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS AT (

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)

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

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.

THE EFFECTIVE FLUSH VOLUME FOR DUAL-FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL **ELECTRICAL NOTES: (PER 2019 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: 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)) 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). PROTECTED BY GUARD STRIPS WITHIN 6FT OF AN ATTIC ACCESS WHEN NO PERMANENT STAIRS OR

LADDERS ARE PROVIDED. (CEC 334.23, 320.23) 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.

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

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. 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

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

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)) IN HALLWAYS OF 10 FT. OR MORE IN LENGTH, AT LEAST ONE RECEPTACLE SHALL BE PROVIDED

(CEC 210.52 (H)). 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)).

ALL CRAWL SPACE RECEPTACLES SHALL BE GFCI (CEC 210.8(A)(4)) ALL UNFINISHED BASEMENT RECEPTACLES SHALL BE GFCI UNLESS THEY ARE NOT READILY ACCESSIBLE OR ARE SERVICE A DEDICATED APPLIANCE (CEC 210.8 (A)(5)).

ALL RECEPTACLES WITHIN 6FT. OF A WET BAR SHALL BE GFCI (CEC 210.8(A)(7)) 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)) ALL RECEPTACLES SERVING APPLIANCES OR MOTORS WITH A RATING OF 1 HP OR 6 AMPS SHALL BE ON A SEPARATE CIRCUIT.

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)

 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

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

BUILDING ENVELOPE:

PROVIDE A CLASS A, B OR C FIRE-RETARDANT ROOF COVERING PER SECTION R902.1 GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4):

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

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 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 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). DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION 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) 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.

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 LOS ANGELES TO REMOVE ANY GRAFFITI WITHIN 7-DAYS OF THE GRAFFITI BEING APPLIED. (6306)

FIRE DEPARTMENT NOTES:

APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1

ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8 THE MEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL.

BUILDING CODE 1006.2 THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3 THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF

AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES. THE HEIGHT OF DOORS SHALL NOT BE LESS THAN 80 INCHES, BUILDING CODE 1008.1.1 EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9

STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF CONMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE

EXITS, EXIT ACCESS DOORS AND PATHS OF EGRESS TRAVEL THAT IS NOT IMMEDIATELY VISIBLE TO THE OCCUPANTS SHALL BE MARKED BY AN APPROVED EXIT SIGN THAT IS READILY VISIBLE FROM THE ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. **BUILDING CODE 1011** DUMPSTER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE

ROOF EAVES. UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN

APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3

GENERAL NOTES:

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] 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]

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]

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-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

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)] 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] 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

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

UNFIRED SERVICE WATER-HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER-HEATING SYSTEMS SHALL HAVE: EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12, OR INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16, OR

OUTLET WITH THE HIGHER TEMPERATURE. [110.3(C)1]

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] CONTINUOUSLY BURNING PILOT LIGHT SHALL BE PROHIBITED FOR THE FOLLOWING NATURAL GAS SYSTEM OR EQUIPMENT LISTED BELOW: [110.5]

FAN-TYPE CENTRAL FURNACES HOUSEHOLD COOKING APPLIANCES, EXCEPT FOR HOUSEHOLD COOKING APPLIANCES WITHOUT AN ELECTRICAL SUPPLY VOLTAGE CONNECTION AND IN WHICH EACH PILOT CONSUMES LESS THAN 150 POOL HEATERS

SPA HEATERS 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] 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] 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)] JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES

INFILTRATION AND EXFILTRATION. [110.7] 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.

OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT

PART 12, CHAPTER 12-13, ARTICLE 3, "STANDARDS FOR INSULATING MATERIAL." [110.8(A)] 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 NSULATION AND THE INTERIOR SPACE IN ALL APPLICATIONS. [110.8(B)]

INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF THE CBC. [110.8(C)] INSULATION INSTALLED ON AN EXISTING SPACE CONDITIONING DUCT, IT SHALL COMPLY WITH SECTION 604.0

OF THE CMC, [110.8(D)3] 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]

STORM WATER MANAGEMENT:

FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WINDS.

BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.

TO PREVENT CONTAMINATION OF RAINWATER AND DISPEARSAL BY WIND.

CONTAINED AT THE PROJECT SITE.

DEPOSITED INTO THE PUBLIC WAY.

EROSION BY WIND AND WATER.

TEMPERATURE. (R303.9)

WIND, RAIN, RUNOFF AND VEHICLE TRACKING.

OTHER MEANS.

DISPOSED OF AS SOLID WASTE.

STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM

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

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

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

DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.

ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED

CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND

TRASH AND CONSTRUCTOIN RELATED SOLID WASTES MUST BE DEPOSITED INTO A CONVERED RECEPTACLE

ACCIDENTAL DESPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR

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

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

ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN

HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET

ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT

SCHEDULE CONSTRUCTION ACTIVITY TO REDUCE AREA AND DURATION OF SOIL EXPOSED TO EROSION BY

INTERIOR ENVIRONMENT:

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

NON-STORMWATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE

RESIDENTIAL NOTES:

CLOSEABLE METAL OR GLASS DOORS COVERING THE ENTIRE OPENING OF THE FIREBOX; 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

A FLUE DAMPER WITH A READILY ACCESSIBLE CONTROL. [150.0 (E)C] HEATING OR COOLING SYSTEMS SHALL BE EQUIPPED WITH A SETBACK THERMOSTAT THAT MEET THE REQUIREMENTS OF SECTION 110.2(C). [150.0(I)]

GAS OR PROPANE WATER HEATERS SHALL HAVE: [150.0(N)] A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER. A CATEGORY III OR IV VENT, OR A TYPE B VENT WITH STRAIGHT PIPE.

A MASONRY OR FACTORY-BUILT FIREPLACE SHALL HAVE THE FOLLOWING: [150.0(E)1]

CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR 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]

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)] 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)] THE CRAWL SPACE SHALL BE COVERED WITH A VAPOR RETARDER OVER THE ENTIRE FLOOR. [150.1(C)1.D] INSULATIONS ARE REQUIRED FOR: [150.0(J)2.A]

ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4 INCH OR LARGER THE FIRST 5 FEET (1.5 METERS) OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.

ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS. PIPING BURIED BELOW GRADE. INSULATION SHALL BE PROVIDED FOR WATER HEATERS AS FOLLOWS:

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]

INSTALLED LUMINAIRES SHALL BE CLASSIFIED AS HIGH-EFFICACY IN ACCORDANCE WITH TABLE

EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT THE LUMINARIES TO BE MANUALLY SWITCHED ON AND OFF.

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.

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.**

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.

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

> 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.

FOUNDATION NOTES:

CONCRETE STRENGTH FOR FOUNDATION SHALL BE 2,500 PSI MIN. (CRC R402.2. TABLE R402.2) MINIMUM FOOTING REINFORCEMENT SHALL BE ONE #4 BAR TOP AND BOTTOM (CRC R403.1.3) 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).

EXISTING NONCOMPLIANT PLUMBING FIXTURES REPLACEMENT REQUIREMENT:

SENATE BILL 407 (SB 407) REQUIRES NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER-CONSERVING PLUMBING FIXTURES WHEN A PROPERTY IS UNDERGOING ALTERATIONS OR IMPROVEMENTS. THIS BILL APPLIES TO ALL SINGLE-FAMILY RESIDENTIAL AND MULTI-FAMILY RESIDENTIAL BUILDINGS CONSTRUCTED ON OR BEFORE JANUARY 1, 1994. FIXTURES INCLUDE WATER CLOSETS, URINALS, SHOWERHEADS, LAVATORY FAUCETS, AND KITCHEN FAUCETS. NONCOMPLIANT FIXTURES CAN ONLY BE REPLACED BY FIXTURES COMPLYING WITH REQUIREMENTS OF CALGREEN AND THE CALIFORNIA PLUMBING CODE.

THE WATER-CONCERVING PLUMBING FIXTURES CERTIFICATE OF COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR PRIOR TO THE FINAL BUILDING INSPECTION.

SECURITY REQUIREMENTS:

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) 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) 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)

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

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) 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)

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) 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

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 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. 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) 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)

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)

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) 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) 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) 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) 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. 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)

THAN 6 INCHES IN ONE DIMENSION. (6716)

ALL OTHER OPENINGS MUST BE PROTECTED BY METAL BARS OR GRILLES WITH OPENINGS OF NOT LESS

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

PROJECT INFO 20064 JOB NUMBER: 6/2/23 DATE DRAWN J.F. DRAWN BY: V.K. CHECKED BY: SCALE: N.T.S.

RESIDENTIAL MANDATORY

MEASURES CHECKLIST

NEW, ADDITION AND ALTERATION

(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Use this worksheet to identify where on the construction documents the following mandatory CALGreen

requirements are provided.

Applies to ALL newly constructed residential buildings; low-rise, high-rise, and hotels/motels.

Requirements only apply within the specific area of the addition or alteration.

Applies to additions or alterations of residential buildings where the addition or alteration increases

Note: On and after 1/1/2014, residential building undergoing permitted alterations, additions or

Plumbing fixture replacement is required prior to issuance of a certificate of final completion,

certificated of occupancy or final permit approval by the local building department.

improvement shall replace non-compliant plumbing fixtures with water conserving plumbing fixtures.

REQUIREMENT

FORM GRN 4

Date: 6/2/23

COMMENTS

(e.g. note # or detail

SITE PLAN

DRAINAGE

NO CHARGE

SITE PLAN

DRAINAGE

NO CHARGE

(E)

REFERENCE

SHEET

(Sheet # or

Community Development Department Building and Safety Division

FORM GRN 4

2016 CALGreen Code REFERENCE COMMENTS # SECTION SHEET (Sheet # or | (e.g. note # or detail REQUIREMENT 3 4 106.4 Electric vehicle (EV) charging for New construction. Electric 1 EV vehicle supply equipment (EVSE) shall be installed in accordance A-1 with the California Electrical Code, Article 625. CHARGING STATION 4106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling units, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location on an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas or spaces. The service panel and or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked "EV CAPABLE". 4.106.4.2 New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed on a building site, 3 percent of the total number of parking spaces provided for all types of parking facilities, but in no case less than one, shall be electric vehicle charging stations (EVCS) capable of supporting future EVSE and shall be identified on construction documents. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. 4.106.4.2.1 Electric vehicle charging station (EV spaces) location. Construction documents shall indicate the location of proposed EV 1 EV spaces. At least one EV spaces shall be located in common use CHARGING

Residential Mandatory Checklist

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Residential Mandatory Checklist

Project Address:

Chapter 1 - ADMINISTRATION

Chapter 3 - GREEN BUILDING

Addition and Alterations

PLANNING AND DESIGN

keep water from entering buildings.

Site Development

Mitigation Plan.

the building's conditioned area, volume, or size

1 4.106.2 Storm water drainage and retention during construction. A

2 4 106.3 Grading and paving. Construction plans shall indicate how the site

Storm Water Drainage and Retention Plan shall be implemented to

manage storm water drainage during construction in compliance

with City of Glendale Public Works Standard Urban Storm Water

grading or drainage system will manage all surface water flows to

Exception: Additions and alterations not altering the drainage path.

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ITEM CODE

SECTION

101.3.1

301.1.1

Community Development Department

ITEM #	CODE	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
		WATER EFFICIENCY & CONSERVATION		
	-70-100	Indoor Water Use		
6	4.303.1	Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and Fittings(faucets and showerheads) shall comply with the following:	GN 1 & 2 AND A-1 FLOOR PLAN & GRN-1	NOTES
	4.303.1.1	Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for tank-type Toilets.	GN 1 & 2 AND A-1 FLOOR PLAN & GRN-1	NOTES
	4.303.1.2	Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.	N/A	N/A
	4.303,1,3	Showerheads.		
	4.303.1,3.1	Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for showerheads.	GN 1 & 2 AND A-1 FLOOR PLAN & GRN-1	NOTES
	4.303.1.3.2	Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons a minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.	N/A	N/A
	4.303.1.4	Faucets.		
	4.303.1.4.1	Residential lavatory faucets. The maximum flow rate shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate shall not be less than 0.8 gallons per minute at 20 psi.	GN 1 & 2 AND A-1 FLOOR PLAN & GRN-1	NOTES
	4,303,1,4,2	Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.		
	4.303.1.4.3	Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.		
	4.303.1.4.4	Kitchen faucets. The maximum flow rate shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.		

Residential Mandatory Checklist

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Community Development Department Building and Safety Division 2016 CALGreen Code

areas and available for use by all residents.

parking space.

When EV chargers are installed, EV spaces required by Section

4.106.4.2.2, Item 3, shall comply with at least one of the following

The EVCS shall be located adjacent to an accessible parking

space meeting the requirements of the California Building Code,

Chapter 11A, to allow use of the EV charger from the accessible

The EVCS shall be located on an accessible route, as defined in

the California Building Code, Chapter 2, to the building.

GRN 4

STATION

SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	(e.g. note # or detail #)
4.303.2	Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with California Plumbing Code, and shall meet the applicable standards reference in Table 1701.1 of California Plumbing Code.	GN 1 & 2 AND A-1 FLOOR PLAN & GRN-1	NOTES
174	Outdoor Water Use	100	
4.304.1	Outdoor potable water use in landscape areas. After December 1, 2015 new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficiency landscape ordinance or the current California Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELO), whichever is more stringent: or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/	A-1 SITE PLAN	EXISTING GRADE & LANDSCAPE (NO CHANGE)
	MATERIAL CONSERVATION & RESOURCE EFFICIENCY		10000
10 17	Enhanced Durability and Reduced Maintenance		
4.406.1	Rodent proofing. Annular spaces around pipes, electrical cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency.	GRN-1	NOTES
le ly	Construction Waste Reduction, Disposal and Recycling		
4.408.1	Construction waste management. Reduce construction waste by recycling or salvaging for re-use a minimum of 65 percent of the non hazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3 or 4.408.4; or meet the local City of Burbank Construction & Demolition Debris Diversion, Ordinance No. 3652 whichever is more stringent.	A-0	NOTES
	4.304.1	and fittings shall be installed in accordance with California Plumbing Code, and shall meet the applicable standards reference in Table 1701.1 of California Plumbing Code. Outdoor Water Use Outdoor potable water use in landscape areas. After December 1, 2015 new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficiency landscape ordinance or the current California Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELO), whichever is more stringent: or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/ 2. A water budget calculator is available at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/ MATERIAL CONSERVATION & RESOURCE EFFICIENCY Enhanced Durability and Reduced Maintenance 4.406.1 Rodent proofing. Annular spaces around pipes, electrical cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. Construction Waste Reduction, Disposal and Recycling Construction waste management. Reduce construction waste by recycling or salvaging for re-use a minimum of 65 percent of the non hazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3 or 4.408.4, or meet the local City of Burbank Construction & Demolition Debris Diversion, Ordinance No.	4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with California Plumbing Code, and shall meet the applicable standards reference in Table 1701.1 of California Plumbing Code. Outdoor Water Use 4.304.1 Outdoor potable water use in landscape areas. After December 1, 2015 new residential developments with an aggregate landscape area equal to or greater than 500 square feet shall comply with one of the following options: 1. A local water efficiency landscape ordinance or the current California Department of Water Resources' Model Water Efficiency Landscape Ordinance (MWELO), whichever is more stringent: or 2. Projects with aggregate landscape areas less than 2,500 square feet may comply with the MWELO's Appendix D Prescriptive Compliance Option. Notes: 1. The Model Water Efficient Landscape Ordinance (MWELO) and supporting documents are available at http://www.water.ca.gov/wateruseefficiency/landscapeordinance/ 2. A water budget calculator is available at: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/ MATERIAL CONSERVATION & RESOURCE EFFICIENCY Enhanced Durability and Reduced Maintenance 4.408.1 Rodent proofing. Annular spaces around pipes, electrical cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or a similar method acceptable to the enforcing agency. Construction Waste Reduction, Disposal and Recycling 4.408.1 Construction aste management. Reduce construction waste by recycling or salvaging for re-use a minimum of 65 percent of the non hazardous construction and demolition waste in accordance with Section 4.408.2, 4.408.3 or 4.408.4; or meet the local City of Burbank Construction & Demolition Debris Diversion, Ordinance No.

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Residential Mandatory Checklist



ITEM CODE

SECTION

Community Development Department Building and Safety Division 2016 CALGreen Code

4.106.4.2.2 Electric vehicle charging space (EV space) dimensions.

4.106.4.2.3 Single EV space required. Install a listed raceway capable of

4.106.4.2.4 Multiple EV space required. Construction documents shall

space is 12 feet.

overcurrent project device.

the time of original construction.

the California Electrical Code.

ENERGY EFFICIENCY

Building Envelope

REQUIREMENT

The EV spaces shall be designed to comply with the following:

The minimum length of each EV spaces shall be 18 feet.

accommodating a 208/240-volt dedicated branch circuit. The

diameter). The raceway shall originate at the main service or

subpanel and shall terminate into a listed cabinet, box or other

enclosure in close proximity to the proposed location on an EV

space. Construction documents shall identify the raceway

raceway shall not be less than trade size 1 (nominal 1-inch inside

termination point. The service panel and or subpanel shall provide

capacity to install a 40-ampere minimum dedicated branch circuit

indicate the raceway termination point and proposed location of

future EV space and EV chargers. Construction documents shall

also provide information on amperages of future EVSE, raceway

including any on-site distribution transformer(s), have sufficient

capacity to simultaneously charge all EVs at all required EV space

at the full rated amperage of the EVSE. Plan design shall be based upon a 40-aqmpere minimum branch circuit. Raceways and related

components that are planned to be installed underground, enclosed,

inaccessible or in concealed areas and spaces shall be installed at

identify the overcurrent protective device space(s) reserved for

future EV charging purposes as "EV CAPABLE" in accordance with

4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall

5 4.201.1 Building meets or exceeds the requirements of the California

Building Energy Efficiency Standards.

verify that the electrical panel service capacity and electrical system.

method(s), wiring schematics and electrical load calculations to

and space(s) reserved to permit installation of a branch circuit

3. One of every 25 EV spaces, but not less than one, shall also

have any 8-foot wide minimum aisle. A 5-foot wide minimum

ailse shall be permitted provided the minimum width of the EV

a. Surface slope for this EV space and the aisle shall not

exceed 1 unit vertical to 48 units horizontal in any

The minimum width of each EV spaces shall be 9 feet.

FORM GRN 4

REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
A-1 (FLOOR PLAN) & GRN-1	NOTE. GRN-1
A-1 & GRN-1	NOTE . GRN-1
N/A	N/A
A-1 & GRN-1	FLOOR PLAN [2]SERVICE PANEL
T.24-1 T.24-2	NOTE 5

Residential Mandatory Checklist

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Community Development Department Building and Safety Division

FORM

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
	В	uilding Maintenance and Operation	Y UPS	
11	m the rin 1. 2. 3. 4. 5. 6. 7. 8. 9.	with the building throughout the lifecycle of the structure. Operation and maintenance instruction for the following: a. Equipment and appliances, including water saving devices and systems, HVAC systems photovoltaic system, electrical vehicle charger, water-heating-systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems. e. Water reuses system. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycling programs and locations. Public Transportation and/or carpool options available in the area. Education materials on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape irrigation design and controllers which conserve water. Instruction for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information or required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.	GRN-1	NOTES

Residential Mandatory Checklist

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REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH

AS INSTRUMENT OF SERVICE, ALL DESIGN. IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF

THESE RESTRICTIONS.

ORMS GREEN

PROJECT INFO	
JOB NUMBER:	2006
DATE DRAWN:	6/2/2
DRAWN BY:	J.F
CHECKED BY:	V.ł
SCALE:	N.T.
A 4 4	

FORM GRN 4

7		ze io onzoiden odde			
TEM #	CODE	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)	
12 4.410.2		Recycling by occupants. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.	N/A	N/A	
		ENVIRONMENTAL QUALITY			
		Fireplaces			
13	4.503.1	General. Any installed gas fireplaces shall be direct-vent sealed combustion type. Note: Reference SCAQMD Rule 445 – Permanent indoor and outdoor wood-burning devices of any kind (such as fireplaces and stoves) shall not be installed in new or existing homes or buildings being constructed in Burbank.	N/A	N/A	
		Pollutant Control	de Wet		
14	4,504.1	Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet-metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris which may enter the system.	GRN-1	NOTES	
	4.504.2.1	Adhesives, sealants, caulks. Adhesives, sealants and caulks shall be compliant with VOC and other compound limits specified in Table 4.504.1 or Table 4.504.2. Note: Incorporate Table 4.504.1 onto plans.	GRN-1 AND A-4	NOTES	
	4.504.2.2	Paints and coatings. Architectural paints, stains and other coatings shall be compliant with VOC limits specified in Table 4.504.3.			
		Note: Incorporate Table 4.504.3 onto plans			
	4.504.2.3	Aerosol paints and coatings. Aerosol paints and coatings shall be compliant with products-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.			
		Note: Design professional shall complete attached worksheet WS-3 and submit to building official prior to requesting a building final.	\vee	\vee	

Residential Mandatory Checklist

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Community Development Department
Building and Safety Division
2016 CALGreen Code

GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
		Indoor Air Quality and Exhaust		
		Environmental Comfort		
20	4.506.1	Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range of less than equal to 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).	GRN-2 AND A-1	NOTES 3
21	4.507.2	Heating and air-conditioning system design. Heating and air- conditioning system design shall be sized, designed and have their equipment selected using the following methods: 1. Heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2011 (Residential Local Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D, 2014 (Residential Duct System), ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection) or other equivalent design software or methods.	GRN-2	NOTES

Community Development Department Building and Safety Division 2016 CALGreen Code

TEM #	CODE	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)
15	4.504.3	Carpet systems. All installed carpets shall be compliant with VOC limits and shall meet the testing and products requirements of one of the following. 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350.) 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certifications Systems Indoor Advantage.	GRN-1 AND A-4	NOTES
	4.504.3.1	Carpet cushion. Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label Plus Program. Carpet adhesives. Carpet adhesives shall meet the requirements		
		of Table 4.504,1.	\downarrow	\downarrow
16	4.504.4	Resilient flooring systems. A minimum 80 percent of floor area receiving resilient flooring shall comply with one or more of the following: 1. Product compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions for Indoor Source Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 011350), certified as CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products compliant with UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). 3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. 4. California Department of Public Health "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions	GRN-1	NOTES

Residential Mandatory Checklist

Page 8 of 11



Community Development Department
Building and Safety Division
2016 CALGreen Code

FORM GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or deta #)
		Installer and Special Inspector Qualifications		
		Qualifications		THE PARTY OF THE P
22	702.1	Installer and training. HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program.	GRN-2	NOTES
		 State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency. 		
23	702.2	Special inspections. Special inspectors employed by the owner or owner's agent shall be qualified and able to demonstrate competence to the enforcing agency in the discipline which they are inspecting.	GRN-2	NOTES
	Election 1	Verifications	FE E	
24	703.1	Documentation. Verification of compliance with CALGreen may include construction documents, plans, specifications, builder or installer certification, inspection reports or other methods acceptable to the enforcing agency which show substantial conformance.	GRN-2	NOTES

Residential Mandatory Checklist

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Community Development Department Building and Safety Division 2016 CALGreen Code

FORM GRN 4

TEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note # or detail #)	
17	4.504.5	Composite wood products. Particleboard, medium density fiberboard MDF, and hardwood plywood used in interior or exterior of the building shall comply with low formaldehyde emission standards as specified in ARB's Air Toxics Control Measures for Composite Wood as shown in Table 4.504.5. Note: Incorporate Table 4.504.5 onto plans. Design professional shall complete attached worksheet WS-4 and submit to building official prior to requesting a building final.	GRN-2 AND A-4	NOTES	
	4,504,5.1	Documentation: Verification of compliance shall be provided as requested by the enforcing agency, and as required in Section 4.504.5.1			
	8 S L	Interior Moisture Control			
18	4.505.2.1 4.505.2.1	Concrete slab foundation. Concrete slab foundation required to have a vapor retarder by the California Building Code, Chapter 19 or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall be required to provide a capillary break in compliance with at least one of the following. 1. A 4-inch thick base of ½-inch or larger clean aggregate with a vapor barrier in direct contact with concrete, and a concrete mix design which will address bleeding, shrinkage, and curling. Reference ACI302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.	NOTE	NOTES FOUNDATION PLAN	
19	4.505.3	Moisture content of building materials. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8 of this code. 2. Moisture reading shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.	GRN-2	NOTES	

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC.,
PERTAINING TO THE WORK AT THE
SITE BEFORE PROCEEDING WITH

AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF **SEC DEVELOPMENT** NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF **SEC DEVELOPMENT**. VISUAL CONTACT WITH THESE DRAWINGS
SHALL CONSTITUTE CONCLUSIVE
EVIDENCE OF ACCEPTANCE OF
THESE RESTRICTIONS.

FORMS GREEN

PROJECT INFO

20064 JOB NUMBER: 6/2/23 DATE DRAWN: DRAWN BY: CHECKED BY: N.T.S

A-15

Page 10 of 11

Page 11 of 11

WOOD WINDOW SILL PAN FLASHING A GUIDE TO INSTALLING SLOPED SILL WOOD WINDOWS

Head Flashing

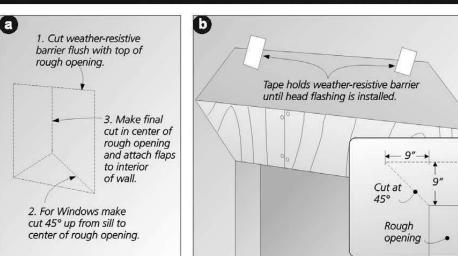
<u>G</u>

The "Wood Window Sill Pan Flashing" installation guide is designed for wood windows that utilize sloped sills, where the window is installed after the weather-resistive barrier is applied. Fortifiber Building Systems Group® provides this installation guide to assist installers by demonstrating an efficient and effective method for exterior window flashing installation. Compliance with the building code and proper installation are critical in reducing potential water

leakage points. The following Fortifiber products are used in this guide:

- · FortiFlash Self Adhesive Waterproof Flashing Membrane 4, 6, 9, 12, 18 and 36 inch x 75' rolls
- FortiFlash® Commercial Self Adhesive Waterproof Flashing Membrane 6, 9, 12 and 18 Inch x 75' rolls
- FortiFlash® Butyl Self Adhesive
- Waterproof Flashing Membrane 4. 6. 9 and 12 inch x 75' rolls
- Moistop E-Z Seal Self Adhesive Flashing, 6, 9, 12 inch x 75' rolls Moistop neXT[®] Flashing, 6, 9 and 12
- inch x 200' rolls Moistop PF[®] Flashing, 6, 9, 12 and 18
- Inch x 300' rolls . Moistop Corner Shield
- Moistop[®] Sealant • Fortifiber Sheathing Tape

MODIFY WEATHER-RESISTIVE BARRIER

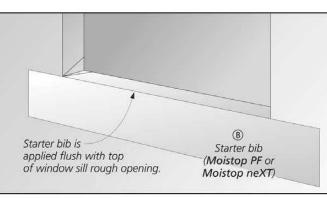


At the rough opening (1a), cut the weather-resistive barrier in an inverted "Y" fashion, and then fasten with the methods show above. To allow for head flashing integration, (1b) make the following diagonal cuts at the top of the rough opening comers. For 9" flashing measure as follows: 9" up and 9" over, (45° angle). Cut on the diagonal from marked point to the rough opening comer. Gently raise the top edge of the weatherresistive barrier and tape the comers and the center to the barrier suface above. This will allow for the installation of the window and the jamb and head flashing later.

Weather-

Resistive

STARTER BIB



Cut the starter bib to the width of the rough opening plus twice the jamb flashing width, minus 1". Attach the starter bib flush along the bottom of the rough opening.

INSTALL SILL PAN

Place the sill pan with sides upturned in the rough opening. The leading edge of the sill pan must be aligned with the front of the rough opening.

SILL CORNERS

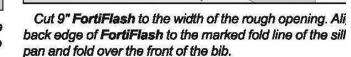
Trim corner

as needed



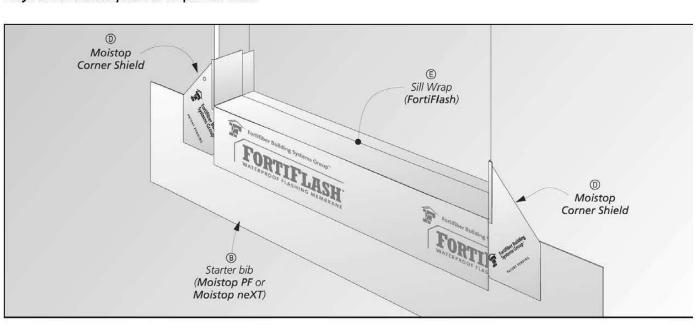
Install Moistop Corner Shield at each corner on top of the sill pan. If necessary, trim the back edge of the sill comers so they do not extend past the sill pan fold line.

Corner Shield



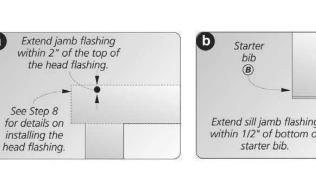
Sill wrap is 9"

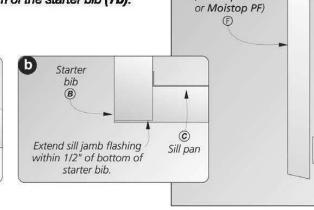
FortiFlash folded



INSTALL JAMB FLASHING

Cut the jamb flashing to the height of the rough opening plus 2x the flashing width, minus 1". Align the flashing flush to the edge of the rough opening and within 2" of the top of the head (Moistop neXT flashing (7a) and 1/2" of the bottom of the starter bib (7b). a Extend jamb flashing



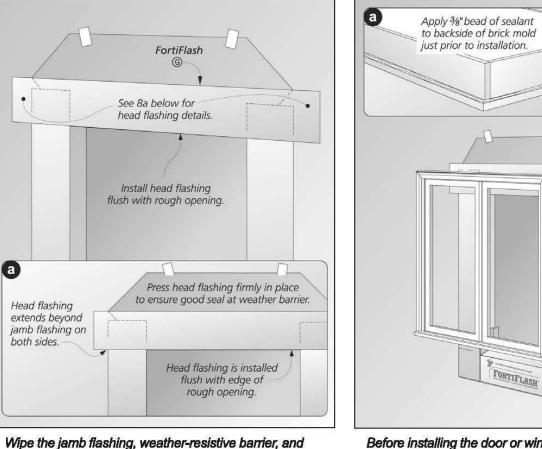


INSTALL WINDOW

See 7a for

jamb/head

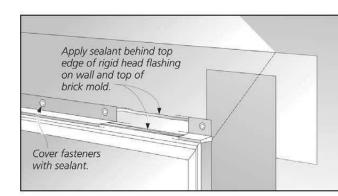
details.



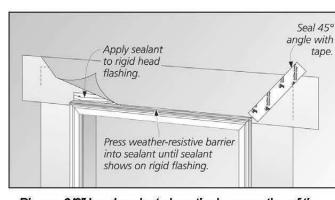
sheathing with a clean rag. Cut a piece of flashing to size Note: the length of the head flashing is the width of the rough opening + 2x the width of the flashing plus 2" (8a).

continuous bead of Moistop Sealant (9a) to the backside (interior) of the brickmold. Install the window or door according to the manufacturer's instructions.

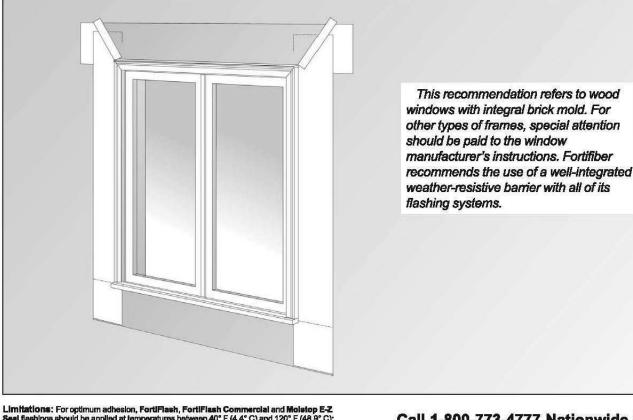
RIGID HEAD FLASHING



Prior to installing the rigid head flashing apply a 3/8" bead of sealant to the top of brick mold. Then place sealant on the top edge (interior side) of rigid head flashing. Place head flashing over brick mold and fasten with galvanized nails or screws. Apply sealant over these fasteners.



Place a 3/8" bead sealant along the lower portion of the upturned leg of the rigid flashing. This will allow the weatherresistive barrier to be applied in sealant. Finally, allow the flap of the weather-resistive barrier to lay flat over the sealant and rigid head flashing. Press flap into sealant and apply a new piece of sheathing tape over the entire diagonal cut made in the weather resistive barrier and press firmly in place.



Seal flashings should be applied at temperatures between 40° F (4.4° C) and 120° F (48.6° C FortiFlash Butyl may be applied at temperatures between 25° F (3.9° C) and 125° F (51.7° C). Be cautious about using FortiFlash where it can be exposed to temperatures above its C). Be cautious about using Fortil-lash where it can be exposed to temperatures above its Service Temperatures such as hot climates or behind fiber cement and metal sidings that absorb a significant amount of heat. Fortil-lash, Fortil-lash Commercial and Fortil-lash Buty are the only Fortifiber flashing products that can be installed horizontally or at a slope of less than 60° do not use fasteners. Product should be covered as soon as possible, inspect product to insure it is free of any protrusions or damage which may compromise its moisture-resistive properties. Fortil-lash not compatible with EPDM or flexible (plasticized) Polyvinyl Chloride (PVC) based products. Fortil-lash and Moistop E-2 Seal are not compatible with sealest consulting the properties. Fortil-lash are resolved to the products of the properties of the products. Fortil-lash and Moistop E-2 Seal are not compatible with sealest consulting the properties. Consult with sealant manufacturer for compatibility information. Direct exposure of sealant to the adhesive side of FortiFlash or Moistop E-Z Seal can be detrimental if the amount of sealant exceeds what is specified above. Please follow these recommendations regarding location and amount of sealant to be used. Fortifliber strongly recommends against the practice of using a "knockdown bead of sealant," or "buttering the flange" with sealar because this amount of sealant is excessive and unnecessary.

Call 1-800-773-4777 Nationwide for Technical Assistance or visit our website at www fortifiber com



WATER RECLAMATION AND SEWER

A BACKWATER VALVE IS REQUIRED ON EVERY PRIVATE SEWER LATERAL(S) CONNECTED TO A PRIVATE BUILDING(S), UNLESS IT CAN BE SHOWN THAT ALL FIXTURES CONTAINED THEREIN HAVE FLOOD LEVEL RIM ELEVATIONS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MAINTENANCE HOLE COVER OF THE PUBLIC SEWER SERVING THE PROPERTY, OR A CONDITIONAL WAIVER IS GRANTED BY THE DIRECTOR IBMC 8-1-3131. PLEASE NOTE THAT PUBLIC WORKS' WASTERWATER DIVISION WILL NOT SIGN OFF ON THE CERTIFICATE OF OCCUPANCY UNTIL THE OWNER/DEVELOPER PROVIDES PROOF THAT BACKWATER VALVE(S) HAS BEEN

STORMWATER REQUIREMENTS:

WASTEWATER REQUIREMENTS:

PER BMC 9-3-407, BEST MANAGEMENT PRACTICESSHALL APPLY TO ALL CONSTRUCTION PROJECTS AND SHALL BE REQUIRED FROM THE TIME OF LAND CLEARING, DEMOLITION OR COMMENCEMENT OF CONSTRUCTION UNTIL RECEIPT OF A CERTIFICATE OF OCCUPANCY.

CERTAIN CONSTRUCTION AND RE-CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY WILL NEED TO COMPLY WITH POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPS), WHICH INCLUDE SECTIONS 8-1-1007 AND 9-3-414.D OF THE BMC AUTHORIZING THE CITY TO REQUIRE PROJECTS TO COMPLY WITH THE STANDARD URBAN STORMWATER MITIGATION PLAN PROVISIONS AND THE CITY'S LOW IMPACT DEVELOPMENT (LID) ORDINANCE. FOR QUESTIONS ON THESE REQUIREMENTS, PLEASE CONTACT THE CITY'S BUILDING DIVISION AT (818) 238-5220.

REVISE DATES:

CONTRACTOR TO VERIFY ALL

THE WORK

DIMENSIONS, CONDITIONS, ETC.,

PERTAINING TO THE WORK AT THE

SITE BEFORE PROCEEDING WITH

AS INSTRUMENT OF SERVICE, ALL

DESIGN, IDEAS AND INFORMATION

SHOWN ON THESE DRAWINGS ARE

PROPERTY OF SEC DEVELOPMENT

NO PART THEREOF SHALL BE

WITH ANY WORK OR PROJECT

OTHER THAN THE SPECIFIC

COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION

PROJECT FOR WHICH THEY HAVE

BEEN PREPARED AND DEVELOPED

WITHOUT THE WRITTEN CONSENT

CONTACT WITH THESE DRAWINGS

SHALL CONSTITUTE CONCLUSIVE

EVIDENCE OF ACCEPTANCE OF

THESE RESTRICTIONS.

OF **SEC DEVELOPMENT**. VISUAL

AND SHALL REMAIN THE

PROJECT INFO JOB NUMBER: DATE DRAWN: DRAWN BY: CHECKED BY: SCALE:

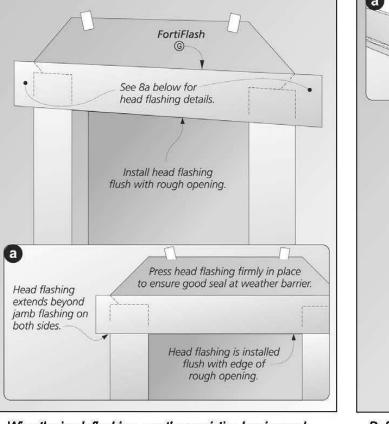
(¹) ∞

20064 6/2/23 J.F. V.K. N.T.S.

A-16

for details on

HEAD FLASHING



Install the head flashing by pressing firmly in place in one

Before installing the door or window, apply a 3/8"

BURBANK POLICE DEPARTMENT GENERAL REQUIREMENTS:

- ALL OUTSIDE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5-3-505 BMC. REQUIRED LIGHTING DEVICES SHALL HAVE VANDAL RESISTANT COVERS.
- SECURE FENCING AROUND THE CONSTRUCTION SITE WITH LOCKING GATES AND APPROPRIATE LIGHTING SHALL BE INSTALLED DURING CONSTRUCTION TO PREVENT TRESPASSING AND THEFT. DURING CONSTRUCTION, THE POLICE DEPARTMENT SHALL BE GIVEN EMERGENCY CONTACT INFORMATION OF CONTRACTORS AND OWNERS FOR ANY PROBLEMS ENCOUNTERED AFTER NORMAL CONSTRUCTION HOURS.
- TO ENSURE THAT CONSTRUCTION PERSONNEL ARE AWARE OF THE RESTRICTED CONSTRUCTION TIMES, THE DEVELOPER SHALL PROFESSIONALLY MADE SIGN(S) 2 FT. X 3 FT. IN SIZE IN LOCATION(S) SATISFACTORY TO THE CITY PLANNER AND THE POLICE DEPARTMENT THAT STATES. "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) AS FOLLOWS: 7:00AM TO 7:00PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS." ANY EXCEPTIONS WOULD BE SUBJECT TO THE APPROVAL OF THE DIRECTORS OF BOTH THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS.
- ALL RESIDENTIAL STRUCTURES SHALL DISPLAY A STREET NUMBER IN A PROMINENT POSITION SO THAT IT IS EASILY VISIBLE FROM THE STREET. THE NUMBERS SHALL BE AT LEAST FOUR(4) INCHES IN HEIGHT, OF A COLOR CONTRASTING TO THE BACKGROUND, AND LOCATED SO THEY MAY BE CLEARLY SEEN AND READ. THE NUMBERS SHALL BE ILLUMINATED DURING DARKNESS. IF THE STRUCTURE HAS REAR VEHICLE ACCESS, NUMBERS SHALL BE PLACED THERE AS WELL (9-2-505.1(A) BMC). THE FIRE OR POLICE DEPARTMENTS MAY REQUIRE THE SIZE OF THE NUMBERS TO BE INCREASED OR PROVIDED IN ADDITIONAL LOCATIONS IF THE DISTANCE FROM OR ORIENTATION TO THE STREETS LIMITS VISIBILITY.
- A CONSTRUCTION "TRUCK ROUTE PLAN," WHICH IDENTIFIES TRUCK ROUTES ALONG MAJOR ARTERIALS WHILE AVOIDING RESIDENTIAL STREETS, AND THE FREQUENCY OF TRIPS AND HOURS OF OPERATION, SHALL BE PREPARED PRIOR TO APPROVAL OF ANY DEMOLITION, GRADING, OR BUILDING PERMITS AND APPROVED BY THE PUBLIC WORKS DIRECTOR. THE PLAN SHALL DEMONSTRATE AVOIDANCE OF CONGESTED ROADWAYS AND SENSITIVE RECEPTORS (E.G., RESIDENTIAL AREAS) AND SHALL MINIMIZE THE NUMBER OF TRIPS AND TRIP LENGTHS TO THE MAXIMUM EXTENT FEASIBLE.

PUBLIC WORKS ENGINEERING DIVISION GENERAL REQUIREMENTS:

- NO PERMANENT STRUCTURE IS PERMITTED IN ANY PUBLIC RIGHT-OF-WAY OR ANY PUBLIC UTILITY EASEMENTS/POLE LINE EASEMENTS [BMC 7-3-701.1, BMC 9-1-1-3203].
- NO BUILDING APPURTENANCES FOR UTILITY OR FIRE SERVICE CONNECTIONS SHALL ENCROACH OR PROJECT INTO PUBLIC RIGHT-OF-WAY (I.E. STREETS AND ALLEYS). LOCATIONS OF THESE APPURTENANCES SHALL BE SHOWN ON THE BUILDING SITE PLAN AND THE OFF-SITE IMPROVEMENT PLANS [BMC 7-3-701.1].
- ON SITE DRAINAGE SHALL NOT FLOW ACROSS THE PUBLIC PARKWAY (SIDEWALK) OR ONTO ADJACENT PRIVATE PROPERTY. IT SHOULD BE CONVEYED BY UNDERWALK DRAINS TO THE GUTTER THROUGH THE CURB FACE OR CONNECTED TO A STORM DRIAN FACILITY [BMC 7-1-117, BMC 7-3-102].
- APPLICANT SHALL PROTECT IN PLACE ALL SURVEY MONUMENTS (CITY, COUNTY, STATE, FEDERAL, AND PRIVATE). PURSUANT TO CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 8771, WHEN MONUMENTS EXIST THAT MAY BE AFFECTED BY THE WORK, THE MONUMENTS SHALL BE LOCATED CIVIL ENGINEER LEGALLY AUTHORIZED TO PRACTICE LAND SURVEYING, PRIOR TO CONSTRUCTION, AND A CORNER RECORD OF RECORD OF SURVEY OF THE REFERENCES SHALL BE FILED WITH COUNTY SURVEYOR. A PERMANENT MONUMENT SHALL BE RESET, OR A WITNESS MONUMENT OR MONUMENTS SET TO PERPETUATE THE LOCATION IF ANY MONUMENT THAT COULD BE AFFECTED, AND A CORNER RECORD OR RECORD OF SURVEY SHALL BE FILED WITH THE COUNTY SURVEYOR PRIOR TO THE RECORDING OF A CERTIFICATE OF COMPLETION FOR THE PROJECT.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT BEFORE CONSTRUCTION CAN COMMENCE. ALL CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH BURBANK STANDARD PLANS AND MUST BE CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. A PUBLIC WORKS EXCAVATION PERMIT IS REQUIRED. THE **EXCAVATION PERMIT** REQUIRES A DEPOSIT ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR TO GUARANTEE TIMELY CONSTRUCTION OF ALL OFFSITE IMPROVEMENTS. BURBANK STANDARD PLANS CAN BE ACCESSED AT: HTTP://FILE.BURBANKCA.GOV/PUBLICWORKS/ONLINECOUNTER/MAIN/INDEX.HTM



PERFORMANCE PLATINUM™ High Efficiency Condensing Tankless Gas Water Heaters are designed to provide continuous hot water

Efficiency ■ .93 UEF with stainless steel condensing Low Emissions – Ultra low NOx

heat exchanger Easy Installation and Service

Vent with 2", 3" or 4" PVC

1/2" Gas line compatibility up to 24 ft. Exclusive! Maintenance Notice Setting - Alerts homeowner, after

Self-diagnostic system for easy

High-altitude capability – up to 8,400 ft. elevation above sea level2 Digital remote control and 10 ft. of

thermostat wire included - shows temperature setting and service codes Requires 120V power supply (indoor

Performance

models only)

Industry Best! Low Flow Activation -Minimum flow rate of .26 GPM and minimum activation flow rate of .40 GPM ensures hot water even in low demand situations

Recirculation Pump Kit-Ready -Providing faster hot water at the tap and savings of up to 12,000 gallons water/year3

Exclusive! Hot Start Programming -

Minimizes cold water bursts by staying in ready-fire state for back-to-back hot water needs

Technology EcoNet® Enabled – all Tankless products from 2010 to present can connect to EcoNet mobile app via Tankless EcoNet Accessory Kit

(REWRA630TWH) For higher demand applications, easily link multiple tankless units to operate as

- one system: - 2 Units: EZ Link cable

- Up to 6 units: MIC-6 Control Board - Up to 20 units: MIC-185 plus MICS-180 manifold control assembly



Environmentally Friendly

- upon activation, this setting can

burner meets SCAQMD rule 1146.2 requirements Exclusive! Water Savings Setting

save up to 1,100 gallons water/year4 Built-in condensate neutralizer by reducing flow at the tap until set temperature is achieved (optional)

500 hours of use, to call for service Exclusive! Guardian OFW™ overheat film wrap - prevents dangerous

temperatures and provides industry best side-to-side clearance of 1/2 inch installation and service Industry Best! Freeze protection

Maximum water temperature is 140°F. For higher temperature applications, upgrade kits are available

Warranty 12-Year heat exchanger – residential, 5-year heat exchanger - commercial, 5-year parts and 1-year labor See Warranty Certificate for complete information



PERFORMANCE **PLATINUM** High Efficiency Condensing Tankless







12/17 FORM NO. THD-3195 Rev. 8

Installation Instructions for Temperature and Pressure Valve

0.93

0.93

0.93

0.93

Indoor Direct Vent

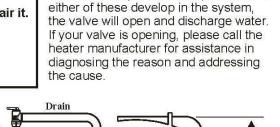
11/4 3 1/4 \$ 21/4 \$ 2

→ 5 ½" ← → 6 ¼" ←

Explosion Hazard If the temperature and pressure relief valve is dripping or leaking, have a licensed plumber repair it. Do not plug valve. Do not remove valve. Failure to follow these instructions can result in

A WARNING

death, or explosion.



A Temperature and Pressure relief

valve provides protection against both

excessive temperature and pressure. If

Side tapping

Installation Instructions

Installing T&P valve:

1. Before starting water heater installation, apply Teflon® Tape or approved pipe sealant on threads and install a T&P valve in the opening marked, "T&P Relief Opening." Connect a drain pipe(Discharge Line) to T&P valve as outlined in Important Drain Pipe Information."

Replacing existing T&P valve:

1. Turn off power and/or gas supply to the water

- 2. Shut off the water supply and open a nearby hot
- water faucet. 3. Drain water from the tank until the water level is below the T&P opening. Note: For proper draining procedures refer to "Draining and Flushing" in the
- manufacturer's instruction manual. 4. Apply Teflon® Tape or approved pipe sealant on threads and install T&P valve. Connect a drain
- pipe(Discharge Line) to T&P valve as outlined in mportant Drain Pipe Information." 5. Turn on the water supply and refill the tank until water flows from the open hot water faucet. Allow water to run for a couple of minutes to ensure all air
- 6. Follow the manufacturer's instructions to restart

is purged out of the tank. Close the hot water

water heater.

Important General Information Install this temperature and pressure relief valve

- (T&P) valve directly in the top or side T&P opening that is indicated on the tank. The valve must be installed so that the temperature-sensing element is immersed in the
- water within the top 6"(152mm) of the tank. • It must be installed within the hot outlet service line (in the hot water flow) or directly in a tank tapping. This valve should be adequately insulated and isolated so it is not affected by conditions that are
- Pressure and temperature relief settings are stamped on the valve. The pressure setting can never be above the allowable working pressure of the water heater as stated on the water heater's data plate.

different than heater water temperature.

- To avoid water damage or scalding due to valve valve outlet and run to a safe place for water
- The drain pipe must be a short as possible and be the same size as the valve discharge connection throughout its entire length.
- The drain pipe must pitch down from the valve and terminate a maximum of 6" above the floor drain, or outside ground level where any discharge will be clearly visible.
- The drain line shall terminate plain, not threaded, with a material serviceable for temperatures up to 250°F or greater.
- The drain pipe must not be capped, blocked, plugged or contain any valve between the relief valve and the end of the drain pipe.

- The valve should be manually operated twice a
- Before opening this valve, ensure that the outlet is properly connected to discharge piping, otherwise, personal injury or property damage could result.
- To actuate the valve, hold the trip lever fully open for approximately five seconds in order to flush the valve seat free of any sediment. Then permit the

Important Drain Pipe Installation Information

Heater

- operation, a drain pipe must be connected to the
- Excessive length, over 15' long (4.57m), or the use of more than two elbows can cause a restriction
- and reduce the discharge capacity of the valve.

Maintenance Instructions

- valve check to snap shut.
- This device is designed for emergency safety relief and shall not be used as an operating control. Use the drain valve to drain water from the tank as

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SECTION: 08 81 00—GLASS GLAZING SECTION: 08 88 00—SPECIAL FUNCTION GLAZING DIVISION: 32 00 00—EXTERIOR IMPROVEMENTS SECTION: 32 35 00—SCREENING DEVICES

REPORT HOLDER:

CR LAURENCE COMPANY, INC.

2503 EAST VERNON AVENUE **LOS ANGELES, CALIFORNIA 90058**

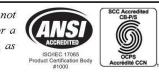
EVALUATION SUBJECT:

GRS™ GLASS BALUSTRADE GUARD SYSTEM FOR MONOLITHIC TEMPERED GLASS **APPLICATIONS**



"2014 Recipient of Prestigious Western States Seismic Policy Council

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Most Widely Accepted and Trusted

ESR-3269

12/17 FORM NO. THD-3195 Rev. 8

Reissued November 2017 This report is subject to renewal November 2018.

base shoe, complying with 6063-T52, to anchor and

support single fully tempered structural glass balustrades

 $\binom{1}{2}$ -inch [12.7 mm], $\binom{5}{8}$ -inch [15.9 mm], or $\binom{3}{4}$ -inch

[19.1 mm], depending on use) which support the selected top rail and/or handrail (various profiles are made of

stainless steel complying with 304 or 316, brass complying

with C26000, or aluminum complying with 6063-T6) to

construct building guards. A complete GRS specification

material; glass thickness with the maximum and minimum light widths; glazing system (either wet or a specific dry

glazing method); base shoe; and anchorage to the

supporting structure. When a handrail is used, the handrail

profile, mounting bracket, and mounting bracket spacing

must be specified. A complete installation requires either a

top rail or a handrail. The base shoe may be installed with

non-structural cladding of any compatible material bonded to it with adhesive. Figure 1 shows the typical guard

elevation with the components. The complete GRS

The profiles, section properties and strengths of the

various base shoes are detailed in Section 4.2.3 of this

specifications must be noted on plans submitted to the

requires identification of the top rail (cap rail) profile and

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Section: 05 73 13—Glazed Decorative Metal Railings DIVISION: 08 00 00—OPENINGS Section: 08 81 00—Glass Glazing

DIVISION: 32 00 00—EXTERIOR IMPROVEMENTS

2503 EAST VERNON AVENUE

DIVISION: 05 00 00-METALS

www.crl-arch.com

GRS™ GLASS BALUSTRADE GUARD SYSTEM FOR

MONOLITHIC TEMPERED GLASS APPLICATIONS

- 1.0 EVALUATION SCOPE Compliance with the following codes:
- 2015, 2012, 2009 and 2006 International Residential various handrails are detailed in Section 4.2.7.
- Code® (IRC) ■ 2013 Abu Dhabi International Building Code (ADIBC)[†]
- Properties evaluated:
- Durability
- 2.0 USES

vehicle impact resistance is required. The system is compatible with all construction types.

3.0 DESCRIPTION Section: 05 52 00—Metal Railings 3.1 General: The GRS Glass Rail System utilizes an extruded aluminum

PERFORMANCE **PLATINUM** Condensing Tankless Specifications

*Based on simultaneous showers using 2.5 GPM flow rate pre-mixed with cold water line. Flow rates vary depending on

Proper gas pressure must be ensured to supply tankless gas water heaters – up to 199,900 BTU/h for ECOH200 models, up to 180,000 BTU/h for ECOH180 models, up to 157,000 BTU/h for ECOH160 models. (Consult your gas supplier)

ECOH200 Water Flow (GPM) 9.5 8.5 7.7 6.4 5.7 5.5 4.8 4.3 3.8

 ECOH180 Water Flow (GPM)
 9.0
 7.7
 6.9
 5.8
 5.2
 4.9
 4.3
 3.8
 3.5

 ECOH160 Water Flow (GPM)
 8.4
 6.7
 6.0
 5.0
 4.6
 4.3
 3.8
 3.3
 3.0

Venting & terminations - 2", 3" or 4" PVC, recess boxes, pipe covers, extra remote controls,

EZ-Link™ cable, manifolds and cables, service valve kits, service parts, flush kits, recirculation

pump kits and AllClear™ water treatment system. For more information on Tankless parts and

accessories, see the Parts and Accessories Catalog or call 866-720-2076.

35° 45° 50° 60° 67° 70° 80° 90° 100°

Maximum Vent Length (intake/outlet):

In keeping with its policy of continuous progress and product improvement, Rheem reserves the right to make changes without notice.

Rheem Water Heating • 1115 Northmeadow Parkway, Suite 100

Roswell, Georgia 30076 • www.rheem.com

temperature of incoming cold water and water heater set temperature. Refer to flow rate curves for accurate sizing.

Iniform Energy Factor and Energy Factor based on Department of Energy (D.O.E.) requirements.

Vent Termination Kits are required for Direct Vent models. Contact your distributor for details.

- ECOH160 Max Flow

Factory set maximum temperature is 120° F. See Use and Care Manual for setting.

Consult factory for information on sizing the application.

Above estimates are for sizing purposes only.

Model Number

All models are available in Natural Gas and Propane (LP). For Propane replace the N with P when ordering.

3 85° to 140° F 0.26/0.40 4.6 6.7 8.4 3/4 3/4 27-1/2 18-1/2 9-3/4 21,3° or 4° PVC 2-Pipe 82 0.93

85° to 140° F 0.26/0.40 4.5 6.7 8.4 3/4 3/4 27-1/2 18-1/2 9-3/4 N/A 82 0.93

Section: 08 88 00—Special Function Glazing

Section: 32 35 00—Screening Devices

REPORT HOLDER: C.R. LAURENCE COMPANY, INC. ARCHITECTURAL RAILING DIVISION

LOS ANGELES, CALIFORNIA 90058 (800) 421-6144 www.crlaurence.com

EVALUATION SUBJECT:

- 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- [†]The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced
- Structural
- The GRS Glass Rail System structural glass balustrades described in this report are intended for interior and exterior weather-exposed applications, and are suitable for use in most natural environments. The GRS system may be used for residential, commercial and industrial applications for guards along balconies, porches, mezzanines, stairs and similar locations except where
- The profiles, section properties and strengths of the various top rails are detailed in Section 4.2.4. The profiles, section properties and strengths of the
- The glass must be Kind FT fully tempered glass conforming to the requirements of ANSI Z97.1-14, ASTM C1048 and CPSC 16 CFR 1201. The fully tempered glass must have an average Modulus of Rupture $F_r \ge 24,000 \text{ psi.}$ Glass type, condition, class, form, quality and finish as defined in ASTM C1036 must meet these standards and the modulus of rupture.

The materials incorporated in the system described in this

report are inherently corrosion-resistant. The material type specified must be appropriate for the environment of the installation. Information verifying the durability must be

3.2 Durability:

building official for approval.

4.0 DESIGN AND INSTALLATION Installation of the GRS glass balustrade guards must

comply with the manufacturer's published instructions, this report and 2015 IBC Sections 1015 and 1607.8.1 2012

submitted to the building official, when requested.

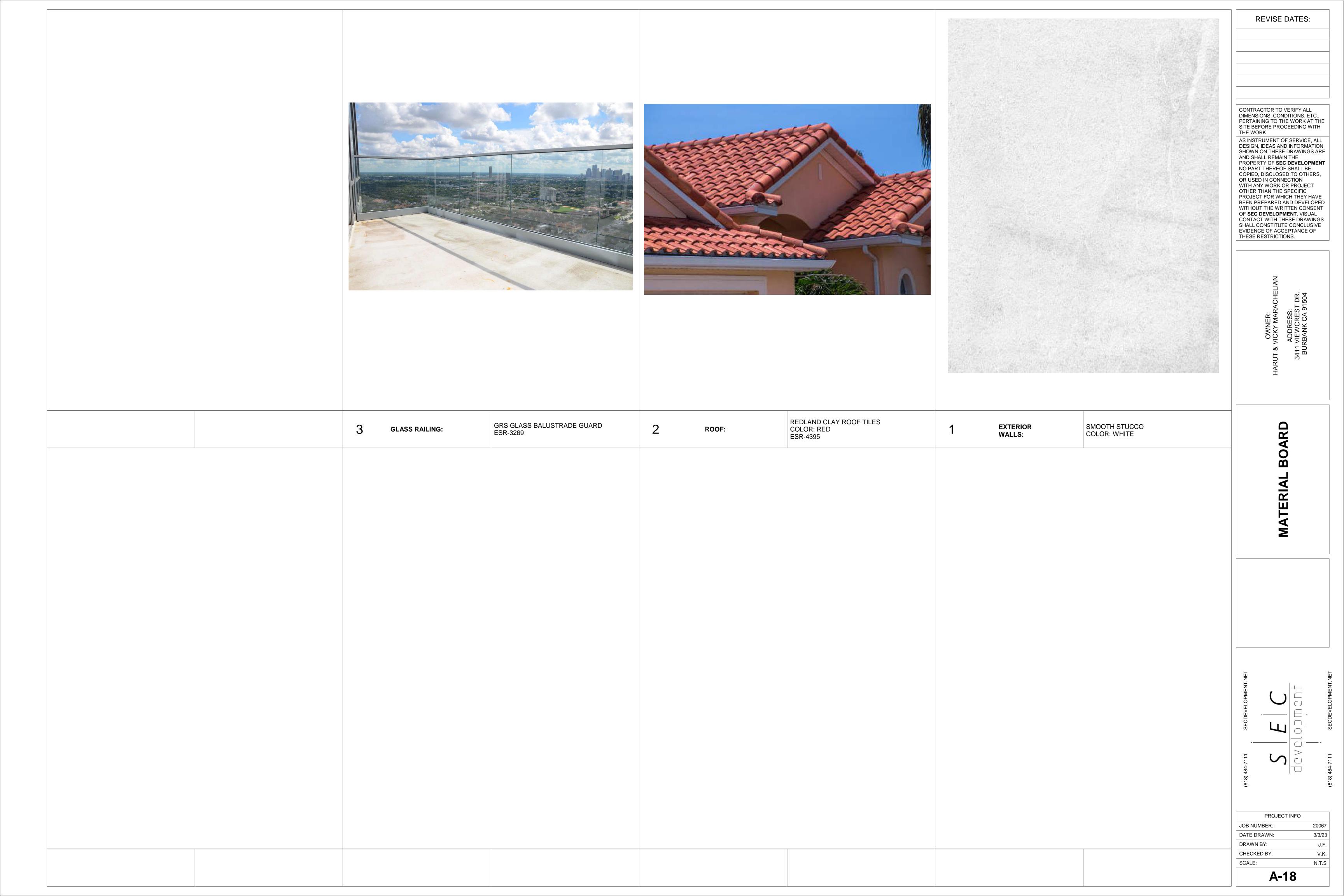
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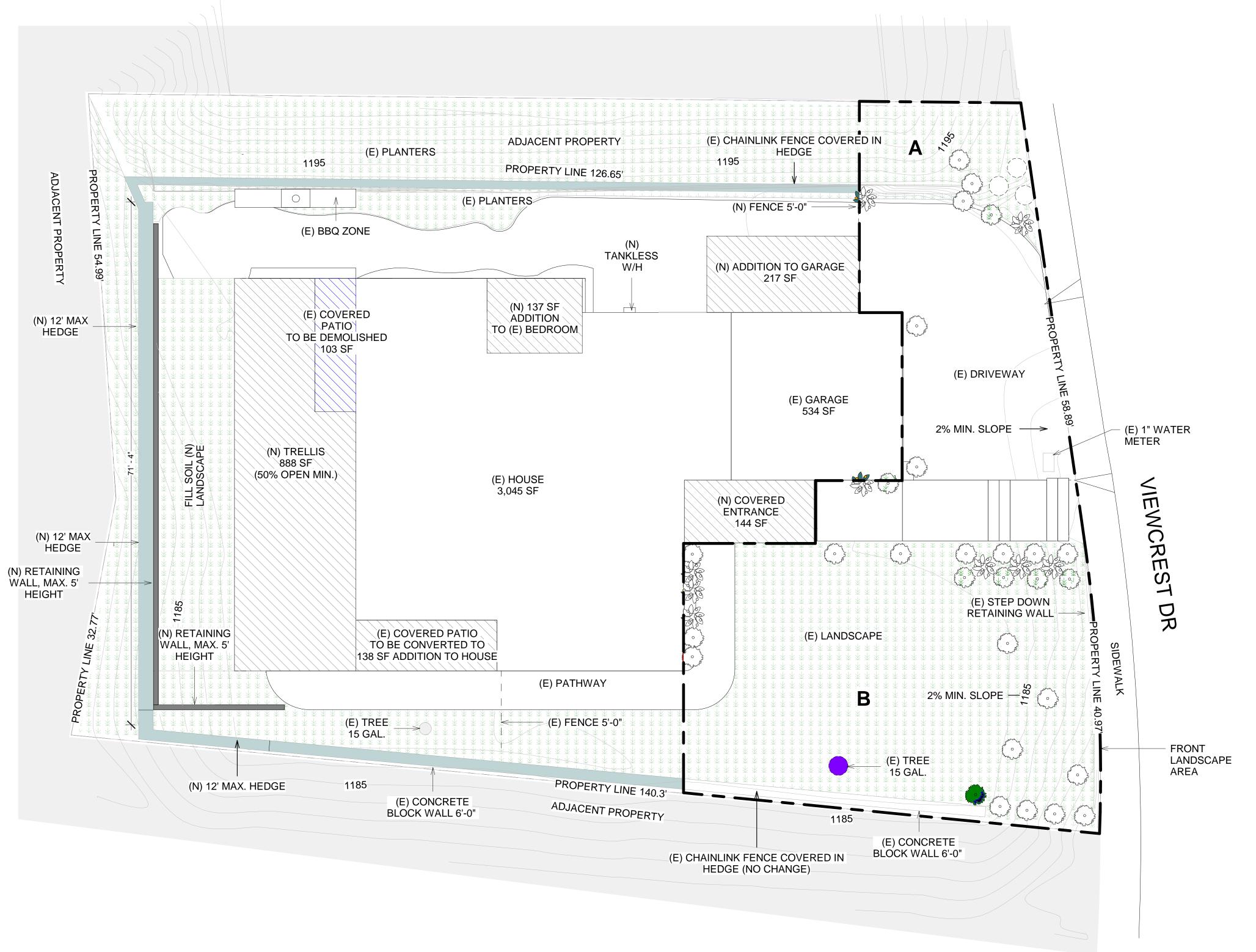
Page 1 of 18

REVISE DATES CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH AS INSTRUMENT OF SERVICE, ALL DESIGN, IDEAS AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE

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PROJECT INFO 20064 JOB NUMBER: 6/2/23 DATE DRAWN: J.F. DRAWN BY: CHECKED BY: V.K. N.T.S. SCALE:





FRONT LANDSCAPE
CALCULATIONS
REQUIRED:

3,582 SF X 55% =
1,970 SF

PROVIDED:
(SEE L-1 FOR
LANDSCAPE
PLAN)

B 1,935 SF

PROVIDED:
= 2,270 SF

	PL	ANT L	EGE	ND	
NAME	SCIENTIFIC NAME	SYMBOL	SIZE	QUANT.	IMAGE OF PLANT
LIVE TURF	URF STENOTAPHRUM		-	-	St. Oct.
ST. AUGUSTINE GRASS	SECUNDATUM	**************************************			漢南江
HS	LONICERA		5 GAL	+/- 10	
CALIFORNIA HONEYSUCKLE	HISPIDULA				
YM	BERBERIS AQUIFOLIUMVAR	2 ± ± ± 1	5 GAL	+/- 6	
CREEPING MAHONIA YELLOW	REPENS	(本本本本)	JUNE	17-0	
SB	RHUS	man of the same of	5 GAL	3	
SUGAR BUSH	OVATA	E STATE OF THE STA	вох		
PT	RAVENEA		15 GAL	+/- 15	
MAJESTY PALM TREE	RIVULARIS				
BE	ACER		30' DIA.	1	
BOX ELDER	NEGUNDO				
вх	BUXUS	and the same	15 GAL	2	
BUXUS	SEMPERVIRENS				
ВВ	BUXUS	The O	5 GAL	4	
BOXWOOD BABY GEM	MICROPHYLLA	The second secon			
CG	CRYPTOMERIA		15 GAL	_	
CRYPTOMERIA	GLOBOSA NANA SCHRUB				ante de la company
PP	PINUS RIGIDA		8' DIA.	1	
PITCH PINE					

REVISE DATES:

CONTRACTOR TO VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK AT THE SITE BEFORE PROCEEDING WITH THE WORK

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> HARUT & VICKY MARACHELIAN ADDRESS: 3411 VIEWCREST DR. BURBANK CA 91504

ANDSCAPE PLAN

PROJECT INFO

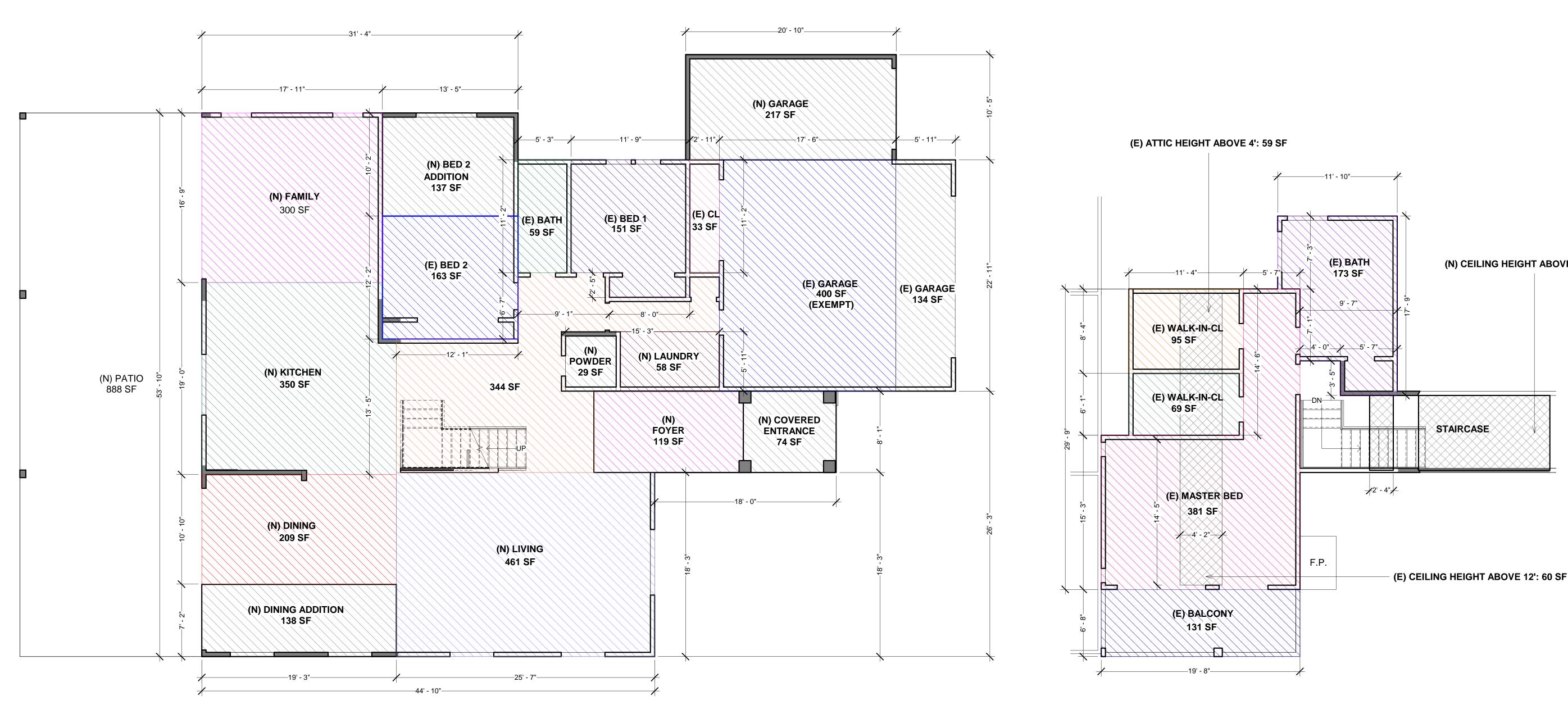
JOB NUMBER: 20064

DATE DRAWN: 6/2/23

DRAWN BY: J.F.

CHECKED BY: V.K.

SCALE: 1/8" = 1'



2 PROPOSED FIRST FLOOR PLAN FAR 3/16" = 1'-0"

1 PROPOSED SECOND FLOOR PLAN FAR 3/16" = 1'-0"

	FAF	R CALCULATION	
FIRST FLOOR AREAS		SECOND FLOOR AREAS	
(N) GARAGE:	217 SF	(E) BATH:	173 SF
(E) GARAGE:	134 SF	(E) WALK-IN-CL:	95 SF
(E) CL:	33 SF	(E) WALK-IN-CL:	69 SF
(E) HALLWAY:	344 SF	(E) MASTER BED:	381 SF
(N) POWDER:	29 SF	(E) CEILING HEIGHT ABOVE MASTER BED:	60 SF
(N) LAUNDRY:	58 SF	(E) ATTIC HEIGHT:	59 SF
(E) BED 1:	151 SF	(N) CEILING HEIGHT ABOVE STAIRCASE:	114 SF
(E) BATH:	59 SF	(E) BALCONY:	131 SF
(E) BED 2:	163 SF		
(N) BED 2 ADDITION:	137 SF		
(N) FAMILY:	300 SF		
(N) KITCHEN:	350 SF		
(N) DINING:	209 SF		
(N) DINING ADDITION:	138 SF		
(N) LIVING:	461 SF		
(N) COVERED ENTRANCE:	74 SF		
(N) FOYER:	119 SF		

1,082 SF

TOTAL FIRST FLOOR AREA: 2,976 SF TOTAL SECOND FLOOR AREA:

REVISE DATES:

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WITH ANY WORK OR PROJECT
OTHER THAN THE SPECIFIC
PROJECT FOR WHICH THEY HAVE

PROJECT FOR WHICH THEY HAVE

BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF SEC DEVELOPMENT. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

THE WORK

(N) CEILING HEIGHT ABOVE 12': 114 SF

PROJECT INFO 20064 JOB NUMBER: 6/2/23 DATE DRAWN: J.F. DRAWN BY: V.K. CHECKED BY: 3/16" = 1'

COMMENCING WORK, SO REMEDIAL WORK MAY BE EXECUTED. **DO NOT SCALE DRAWINGS!** 2- CONFLICTS: NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS IN CASE OF CONFLICT. IF THE CONFLICT IS DUE TO DIFFERENT SPECS I.E. SIZE, THICKENS, STRENGTH, ETC. FOR THE SAME ITEM, THE ONE WITH MORE STRENGTH DUTY SHALL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS PRIOR TO START OF CONSTRUCTION.

3- CODES: ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE AND 2019 CALIFORNIA BUILDING CODE (CBC) AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC) AND 2020 CITY OF BURBANK BUILDING CODE AND ALL OTHER CODE REQUIREMENTS OF LOCAL, STATE

OR FEDERAL AGENCIES HAVING JURISDICTION OVER THIS PROJECT. 4- SUBSTITUTIONS: PROVIDE MANUF. APPROVED PRODUCT EVALUATION REPORTS, ICC-ES REPORTS (LARR WHERE APPLICABLE), AND A LIST OF ALL PROPOSED SUBSTITUTIONS TO THE ARCHITECT AND THE ENGINEER FOR REVIEW AND WRITTEN APPROVAL BEFORE USE AND/OR FABRICATION. 5- SIMILAR WORK: WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, SUCH DETAILS SHALL BE THE SAME AS FOR SIMILAR WORK SHOWN ON THE DRAWINGS. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CLARIFICATION IS REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

6- PIPES, DUCTS, SLEEVES, CHASES, ETC.: SHALL NOT BE PLACED IN SLABS, BEAMS, OR WALLS LADBS LICENSED SHOP WHEN THE PROJECT IS IN THE CITY OF LOS ANGELES). (CBC 2303.1.4) UNLESS SPECIFICALLY SHOWN OR NOTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PIPES, DUCTS, ETC., UNLESS SPECIFICALLY SHOWN. OBTAIN PRIOR WRITTEN APPROVAL FOR INSTALLATION OF ANY ADDITIONAL PIPES, DUCTS, ETC.

7- EXCAVATIONS / DEMOLITION: LOCATE AND PROTECT UNDERGROUND OR CONCEALED CONDUIT, PLUMBING OR OTHER UTILITIES WHERE NEW WORK IS BEING PERFORMED. A PERMIT FROM CALIFORNIA DIVISION OF THE INDUSTRIAL SAFETY (CAL OSHA) IS REQUIRED FOR ANY EXCAVATION GREATER THAN 5' (FIVE FEET) IN DEPTH TO THE BOTTOM OF EXCAVATION AND FOR DEMOLITION OF BUILDINGS OVER THREE STORIES OR 36 FEET IN HEIGHT.

8- CONSTRUCTION LOADS: MATERIALS SHALL BE EVENLY DISTRIBUTED IF PLACED ON FRAMED FLOORS OR ROOFS. LOADS SHALL NOT EXCEED THE ALLOWABLE LOADING FOR THE SUPPORTING MEMBERS AND THEIR CONNECTIONS.

9- CONSTRUCTION METHODS AND PROJECT SAFETY: THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND INSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. NEITHER THE OWNER NOR ARCHITECT/ENGINEER WILL ENFORCE SAFETY MEASURES OR REGULATIONS. CONTRACTOR SHALL DESIGN. CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES. INCLUDING SHORING AND BRACING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.

10- CHANGES TO THE DRAWINGS: OBTAIN PRIOR WRITTEN APPROVAL 11- EXISTING CONDITIONS: ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF TO THE ARCHITECT SO THAT THE PROPER REVISIONS MAY BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT. 12- SHORING/BRACING. UNLESS SPECIFICALLY DETAILED ON THESE DRAWINGS, CONTRACTOR SHALL FURNISH AND INSTALL ADEQUATE SHORING, BRACING, ETC. REQUIRED TO SAFELY EXECUTE

ALL WORK AND SHALL BE FULLY RESPONSIBLE FOR SAME. 13- OTHER ELEMENTS REFER TO ARCHITECTURAL, ELECTRICAL, MECHANICAL AND OTHER CONSULTANT DRAWINGS FOR DETAILS, CONDITIONS, PITS, TRENCHES, DEPRESSIONS, ROOF AND FLOOR OPENINGS, SLEEVES AND ITEMS TO BE BE EMBEDDED OR ATTACHED TO THE STRUCTURAL ELEMENTS NOT SHOWN ON THE STRUCTURAL PLANS.

14- SAFEGUARDS DURING CONSTRUCTION: DEMOLITION, SITE WORK, SANITARY, CONSTRUCTION RAILINGS, BARRIER DESIGN, COVERED WALKWAYS, PROTECTION OF ADJOINING PROPERTY, TEMPORARY USE OF STREETS, ALLEYS AND PUBLIC PROPERTY, FIRE EXTINGUISHERS, EXITS, STANDPIPES AND AUTOMATIC SPRINKLERED SYSTEM MUST COMPLY WITH CBC CHAPTER 33 AND OTHER LOCAL, STATE OR FEDERAL REGULATIONS AS APPLICABLE. (Cal/OSHA, OSHA, ETC.) 15- PROTECTION OF ADJOINING PROPERTY: ADJOINING PUBLIC AND PRIVATE PROPERTY SHALL BE PROTECTED 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. THE PERSON MAKING OR CAUSING AN EXCAVATION TO BE MADE SHALL PROVIDE WRITTEN NOTICE TO OWNERS OF ADJOINING BUILDINGS ADVISING THEM THAT THE EXCAVATIONS IS TO BE MADE AND THAT THE ADJOINING BUILDINGS SHOULD BE PROTECTED. NOTIFICATION SHALL BE DELIVERED NOT LESS THAN 10 DAYS PRIOR TO SCHEDULED STARTING DATE OF THE EXCAVATION. (CBC 3307.1)

WALLS, SWIMMING POOL, SIGNS, ETC.

FOUNDATION AND SOIL (SEE CBC CHAPTER 18 FOR ADDITIONAL REQUIREMENTS)

1- GEOTECHNICAL INVESTIGATION: (CBC 1803.2) GEOTHECNICAL COMPANY: N/A REPORT #: N/A DATE: N/A

2- MINIMUM FOUNDED DEPTH & WIDTH OF FOOTINGS:

DEPTH: 24" MIN. FOR CONTINUOUS AND 24" MIN. FOR ISOLATED SPREAD FOOTINGS BELOW LOWEST ADJACENT FINISHED GRADE AND FOUNDED IN COMPETENT UNDISTURBED NATURAL SOIL OR 12-CUTTING AND NOTCHING: IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PROPERLY COMPACTED FILL SOILS. WIDTH: 18" MIN. FOR CONTINUOUS AND 18" MIN. FOR ISOLATED SPREAD FOOTINGS

3- FOUNDING OF FOOTINGS & SLABS: ON FIRM UNDISTURBED NATURAL SOIL OR APPROVED COMPACTED SOIL.

4- ALLOWABLE SOIL BEARING: 1500 PSF FOR CONTINUOUS AND 1500 PSF FOR ISOLATED SPREAD FOOTINGS

5- SOIL EXCAVATION, GRADING AND FILL: TO COMPLY TO THE REQUIREMENTS OF (CBC 1804) AND AN APPROVED GEOTECHNICAL INVESTIGATION WHEN AVAILABLE. 6- GEOTECHNICAL ENGINEER (WHEN A SOIL'S REPORT IS AVAILABLE): SHALL PROVIDE INSPECTION STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN OF SOIL WORK PER TABLE 1705.6, 1705.7 AND 1705.8 OF CBC. (CBC 1705.6 THRU 1705.9) 7- ROOF AND AREA DRAINAGE: SHALL BE DIRECTED AWAY FROM THE FOUNDATIONS.

8- BACKFILL: EXCAVATIONS SHALL BE PROPERLY BACKFILLED. BACKFILL FOR WALLS SHALL BE WITH PERVIOUS MATERIAL OR NEW MATERIAL ACCEPTABLE TO THE GEOTECHNICAL ENGINEER (WHEN BEAMS, GIRDERS, DOUBLED JOISTS, WALLS OR OTHER BEARING PARTITIONS. BEARING PARTITIONS A SOIL'S REPORT IS AVAILABLE). DO NOT PLACE BACKFILL BEHIND WALLS BEFORE THEY HAVE ATTAINED THEIR DESIGN STRENGTH. SHORE AND PROTECT WALLS FROM LATERAL LOADS UNTIL THE SUPPORTING MEMBERS ARE IN PLACE AND HAVE DEVELOPED SPECIFIED STRENGTHS. ALL REQUIRED BACKFILL SHALL BE MECHANICALLY COMPACTED IN LAYERS NOT MORE THAN SIX INCHES 15-LATERAL SUPPORT (SOLID BLOCKING): FLOOR, ATTIC AND ROOF FRAMING WITH A NOMINAL IN THICKNESS, TO AT LEAST 90% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. FLOODING (WITH WATER) IS NOT PERMITTED.

9- STEPPED FOOTING: PROVIDE STEPPED FOOTING ON GROUND SLOPING MORE THAN 1 UNIT OF FOOTING. STEPS MUST BE SUCH THAT BOTH TOP AND BOTTOM ARE LEVEL. 10- FOUNDATION WALL DRAINAGE: FOUNDATION WALLS SHALL HAVE A DRAINAGE SYSTEM IS

INSTALLED IN ACCORDANCE WITH CBC SECTIONS 1805.4.2 AND 1805.4.3. 11- EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL / OSHA REGULATIONS. 12- DAMPPROFFING AND WATERPROOFING: SEE (CBC 1805)

(SEE CBC CHAPTER 23 AND NDS-2018 FOR ADDITIONAL REQUIREMENTS)

1- GRADE: ALL LUMBER SHALL BE STAMPED DOUGLAS FIR LARCH (DF-L) WITH A MAXIMUM MOISTURE CONTENT OF 19% AND GRADED BY AN ACCREDIATED BODY THAT COMPLIES WITH DOC PS 20 OR EQUIVALENT. (CBC 2303.1.1)

A) BEAMS & STRINGERS: DF-L #1 U.N.O. PER WCLIB GRADING AGENCY B) POSTS & TIMBERS: DF-L #1 U.N.O. PER WCLIB GRADING AGENCY C) JOISTS & RAFTERS: DF-L #1 U.N.O. PER WCLIB GRADING AGENCIES.

D) STUDS & BLOCKING: DF-L #2 U.N.O. PER WCLIB GRADING AGENCIES E) PLYWOOD SHEATHING: TO CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN DOC PS1, DOC PS2 OR ANSI/APA PRP 210. DOUGLAS FIR-LARCH APA RATED SHEATHING (OR OSB) DESIGNATED AS STRUCTURAL I UNLESS NOTED OTHERWISE. PLYWOOD INDEX: 48/24 FOR FLOORS AND 32/16 (OR 40/20 WHERE NOTED ON PLANS) FOR ROOFS. PROVIDE ADHESIVE AT ALL FLOOR JOISTS.

BLOCKINGS, PANEL EDGES, ETC. WHERE FLOOR SHEATHING IS PROVIDED. (CBC 2303.1.5) F) ADHESIVE: SHOULD CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01. G) MANUFACTURED JOISTS AND TRUSSES (PARALLAM, LVL MICROLAM, TJI, ETC.): TO BE MANUFACTURED AND FABRICATED BY WEYERHAEUSER. (IN AN LADBS LICENSED SHOP WHEN THE CONCRETE (145 PCF). PROJECT IS IN THE CITY OF LOS ANGELES). IDENTIFY GRADE SYMBOL AND LAMINATION SPECIES ON EACH MEMBER. NO MANUFACTURER SUBSTITUTION ALLOWED!

H) GLULAM: DF/DF GRADE 24F-V4 FOR SIMPLE SPAN AND 24F-V8 FOR CANTILEVER CONDITIONS. MANUFACTURED & IDENTIFIED IN ACCORDANCE WITH ANSI/APA PRG 320. (MANUFACTURED IN AN J) SILL PLATES AND WOOD LEDGERS IN CONTACT WITH MASONRY OR CONCRETE: SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARD U1 TO THE REQUIREMENTS OF USE CATEGORY 2 (UC2). FIELD—CUT ENDS, NOTCHES AND DRILLED HOLES OF PRESERVATIVE TREATED WOOD SHALL BE FIELD-TREATED WITH APPROVED PRESERVATIVE. (CBC 2303.1.9)

K) NAILS: ALL NAILS TO BE COMMON WIRE. NAILS IN CONTACT WITH PRESSURE TREATED LUMBER 4- REINFORCEMENT: TO BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL IN ACCORDANCE TO ASTM A153 (CBC 2304.10.5)

3- ANCHOR BOLTS (FOUNDATION ANCHOR BOLTS): PROVIDE 5/8" DIAMETER MINIMUM ANCHOR BOLTS WITH A MINIMUM OF 7 INCHES EMBEDMENT INTO THE CONCRETE AND WITHIN 4" TO 12" OF END OF EACH SILL PLATE. SPACE ANCHORS AT 48 INCHES ON CENTER MAX. WITH 0.229 in. (MIN.) x 3 in. x 3 in. PLATE WASHER. PROVIDE A MINIMUM OF 2 BOLTS PER SILL PLATE. ANCHOR BOLT HOLES TO BE 1/32 TO 1/16 INCH LARGER THAN THE ANCHOR BOLT DIAMETER SEE PLAN AND SHEAR WALL SCHEDULE FOR SPACING AT SHEAR WALLS. (CBC SEC. 2308.3)

5- BOLTS: INSTALL BOLTS NOT LESS THAN 7 BOLT DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER. HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES. BOLTS SHALL NOT BE FORCIBLY DRIVEN. ALL NUTS SHALL BE TIGHTENED WHEN INSTALLED AND RE-TIGHTENED AT THE COMPLETION OF WORK. THREAD PROJECTION SHALL BE 1/8 INCH MINIMUM BEYOND THE NUT. BOLTS IN SPECIFIED SLOTTED ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED LESS THAN A STANDARD CUT WASHER SHALL BE BETWEEN THE WOOD AND THE BOLT HEAD AND

4- PROVIDE SIMPSON "BPS5/8-3" BEARING PLATES AT ALL ANCHOR BOLTS.

BETWEEN THE WOOD AND THE NUT. (AF&PA NDS-2018 12.1.3) 6- LAG SCREW CLEARANCE & LEAD HOLES SHALL BE BORED AS FOLLOWS: LEAD HOLES FOR LAG F) SPLICES (STANDARD LAPS) AND BENDS: ALL BENDS TO BE MADE COLD. (ACI 26.6.3.1) SCREWS LOADED LATERALLY AND IN WITHDRAWAL SHALL BE BORED AS FOLLOWS TO AVOID SPLITTING OF THE WOOD MEMBER DURING CONNECTION FABRICATION: (A) THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. (B) THE LEAD HOLE FOR THE THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 40% TO 70% OF THE SHANK DIAMETER IN WOOD AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. LEAD HOLES OR CLEARANCE HOLES SHALL NOT BE REQUIRED FOR 3/8" AND SMALLER DIAMETER LAG SCREWS LOADED PRIMARILY IN WITHDRAWAL PROVIDED THAT EDGE DISTANCES, END DISTANCES AND SPACING ARE SUFFICIENT TO PREVENT UNUSUAL SPLITTING. THE THREADED PORTION OF THE LAG 7- CHAMFER: 3/4 INCH ON EXPOSED CORNERS. SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. NO REDUCTION TO DESIGN VALUES IS ANTICIPATED IF SOAP OR OTHER LUBRICANT IS USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND 9- SLAB-ON-GRADE JOINTS: LOCATION OF ALL CONSTRUCTION, CONTROL AND WEAKENED PLANE

TO PREVENT DAMAGE TO THE LAG SCREW. (AF&PA NDS-2018 12.1.4) 7- FRAMING CONNECTORS: ALL HARDWARE BY SIMPSON STRONGTIE. FILL ALL HOLES WITH NAILS <u>OR SCREWS AS APPLICABLE.</u>

8- NAILED/SCREWED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC-ES PRODUCT EVALUATION REPORT (LARR IN CITY OF LOS ANGELES) . THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING. DO NOT BEND HOLD

11-CONCRETE CURING: CONCRETE SHALL BE CURED BY KEEPING CONTINUOUSLY MOIST FOR 7

DOWN ANCHORS. 9- BOLTED HOLD DOWN ANCHORS: INSTALL PER MANUFACTURER'S APPROVED ICC-ES OR ESR 16- A SEPARATE PERMIT IS REQUIRED: FOR GRADING, DEMOLITION, RETAINING WALLS, SITE BLOCK PRODUCT EVALUATION REPORT (LARR IN CITY OF LOS ANGELES). TIGHTEN HOLD DOWN ANCHOR BEFORE TIGHTENING POST BOLTS. USE EXTRA CARE IN BORING THE POST BOLT HOLES 1/16 LARGER THAN THE BOLT DIAMETER. THE HOLD DOWN SHALL BE INSTALLED TIGHT TO THE HOLD DOWN POST WITHOUT FILLERS OR DAPPING, THE POST BOLTS SHALL NOT BE COUNTERSUNK INTO THE HOLD DOWN POST. PROVIDE 2x TRIMMER AS REQUIRED. DO NOT BEND HOLDDOWN ANCHORS.

> ALL HOLD-DOWN CONNECTORS TO BE RE-TIGHTENED JUST PRIOR TO COVERING. 10- EXTERIOR WALLS BELOW GRADE: WOOD FRAMING MEMBERS AND FURRING STRIPS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD (CBC 2304.12.1.3)

> 11-TOP PLATES: END JOINTS IN DOUBLE TOP PLATES SHALL BE OFFSET AT LEAST 48" AND SHALL BE NAILED WITH NOT LESS THAN EIGHT 16d FACE NAILS ON EACH SIDE OF THE JOINT. PLATES SHALL BE NOMINAL 2" IN DEPTH AND HAVE A WIDTH AT LEAST EQUAL TO THE WIDTH OF

PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NON BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN

THE WEIGHT OF THE PARTITION. (CBC 2308.5.9) 13-BORED HOLES: A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60 PERCENT OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED 5/8 INCH (15.9 MM) TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH. (CBC 2308.5.10)

14-BEARING PARTITIONS: BEARING PARTITIONS PARALLEL TO JOISTS SHALL BE SUPPORTED ON PERPENDICULAR TO JOISTS SHALL NOT BE OFFSET FROM SUPPORTING GIRDERS, WALLS OR - PARTITIONS MORE THAN THE JOIST DEPTH UNLESS SUCH JOISTS ARE OF SUFFICIENT SIZE TO CARRY THE ADDITIONAL LOAD. (CBC 2308.4.5)

DEPTH-TO-THICKNESS RATIO GREATER THAN OR EQUAL TO 5:1 SHALL HAVE ONE EDGE HELD IN LINE FOR THE ENTIRE SPAN. WHERE THE NOMINAL DEPTH-TO-THICKNESS RATIO OF THE FRAMING MEMBER EXCEEDS 6:1, THERE SHALL BE ONE LINE OF BRIDGING FOR EACH 8 FEET OF SPAN. VERTICAL IN 10 UNITS HORIZONTAL. EACH STEP NOT TO EXCEED 24" IN A 48" (LENGTH) PORTION UNLESS BOTH EDGES OF THE MEMBER ARE HELD IN LINE. THE BRIDGING SHALL CONSIST OF NOT LESS THAN 1-INCH BY 3-INCH LUMBER, DOUBLE NAILED AT EACH END, OF EQUIVALENT METAL BRACING OF EQUAL RIGIDITY, FULL-DEPTH SOLID BLOCKING OR OTHER APPROVED MEANS. A LINE OF BRIDGING SHALL ALSO BE REQUIRED AT SUPPORTS WHERE EQUIVALENT LATERAL SUPPORT IS NOT OTHERWISE PROVIDED. (CBC 2308.4.6)

> 16- FIRE-BLOCKING (CBC SEC. 718.2): A) SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITION INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS; HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET. (CBC

B) SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACED CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS (CBC 718.2.3) C) SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. (CBC 718.2.4)

D) OF THE ANNULAR SPACE AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVELS SHALL BE INSTALLED WITH A MATERIAL SPECIFICALLY TESTED IN THE FORM AND MANNER INTENDED FOR USE TO DEMONSTRATE ITS ABILITY TO REMAIN IN PLACE AND RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION. (CBC 717.2.5) E) FACTORY BUILT CHIMNEYS AND FIREPLACES SHALL BE FIRE BLOCKED IN ACCORDANCE WITH UL 103 AND UL 127. (CBC 718.2.5.1)

17- FASTENING SCHEDULE: (CBC TABLE 2304.10.1)

REINFORCED CONCRETE

(SEE CBC CHAPTER 19 AND ACI 318-19 FOR ADDITIONAL REQUIREMENTS)

1- MATERIALS: (ACI CHAPTER 26)

CEMENT: ASTM C150 TYPE I OR II UNLESS NOTED OTHERWISE IN THE SOIL'S REPORT AGGREGATE: ASTM C33 NORMAL WEIGHT

REINFORCEMENT: ASTM A615 GRADE 60. WHEN WELDED TO ASTM A706 GRADE 60. WELDING TO CONFORM TO AWS D1.4. USE LOW HYDROGEN GRADE E90 ELECTRODES.

WATER: ASTM C1602 ANCHOR BOLTS (HOOKED OR HEADED): ASTM F1554 GRADE 55

ADMIXTURES: ALL ADMIXTURES TO BE REVIEWED BY THE ENGINEER 2- MIX DESIGN: CONCRETE MIX DESIGN SHALL BE PER (ACI CHAPTER 19) AND PROVIDED BY AN APPROVED LABORATORY. COPIES OF THE MIX SHALL BE SENT TO THE ENGINEER OF RECORD FOR APPROVAL AND THEN SENT TO THE BATCH PLANT PRIOR TO BATCHING OF CONCRETE. CALCIUM CHLORIDE OR ADDED CHLORIDES ARE NOT PERMITTED. MAXIMUM SLUMP TO BE 4" AND AGGREGATE SHRINKAGE NOT TO EXCEED 0.055%.

3- CONCRETE STRENGTHS: THE CONCRETE STRENGTHS SHOWN IN THE FOLLOWING TABLE ARE THE MINIMUM COMPRESSIVE STRENGTHS AT 28 DAYS. CONCRETE SHALL BE STANDARD WEIGHT

LOCATION	STRENGTH	MAX. SLUMP	MIN. AGREGATE SIZE.
SLAB ON GRADE.	2500 PSI.	4"	1/2"
FOUNDATIONS	2500 PSI.	4"	3/4"
STRUCTURAL SLAB	4000 PSI.	4"	3/4"
PILES, CAISONS, GRADE BEAMS	3000 PSI.	4"	3/4"
BEAMS / COLUMNS /WALLS	4000 PSI.	4"	3/4"
SIDEWALK, CURBS, ETC.	2500 PSI.	4"	3/4"

A) DETAILING. FABRICATION AND PLACING SHALL CONFORM TO (ACI 318-19) B) MINIMUM CONCRETE COVER: (ACI 318-19 SECTION 20.6.1.3.1)

CONCRETE CAST AGAINST & PERMANENTLY EXPOSED TO EARTH 3" CONCRETE EXPOSED TO EARTH OR WEATHER:

NO. 6 THRU NO. 18 BARS 2" NO. 5 AND SMALLER 1-1/2" CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS NO. 14 AND NO. 18 1-1/2" NO. 11 AND SMALLER 3/4"

PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS 1-1/2" C) VERTICAL REINFORCEMENT: SHALL BE DOWELED TO SUPPORTING MEMBERS WITH THE SAME SIZE AND SPACING OF REINFORCEMENT AS SHOWN IN THE DRAWINGS AND GENERAL NOTES. D) SPACING: CLEAR DISTANCE BETWEEN PARALLEL HORIZONTAL REINFORCEMENT IN A LAYER SHALL HOLES SHALL BE CENTERED IN THE SLOT UNO. A METAL PLATE, METAL STRAP, OR WASHER NOT BE THE GREATEST OF 1 TIMES THE NOMINAL DIAMETER OF THE REINFORCEMENT OR 1-1/3 TIMES MAXIMUM SIZE AGGREGATE OR DIAMETER OF THE REINFORCEMENT. (ACI 25.2.1) E) TACK WELDING, WELDING, HEATING OR CUTTING OF BARS IS NOT PERMITTED. (ACI 26.6.4.1.b)

STAGGER BOTTOM SPLICES AT LEAST 5'-0" FROM SPLICES IN OTHER BOTTOM REINFORCEMENT. STAGGER SPLICES FOR TOP REINFORCEMENT SIMILARLY. 5- ANCHOR BOLTS, DOWELS AND HOLD DOWN ANCHORS: SECURELY HELD IN PLACE PRIOR TO

FOUNDATION INSPECTION BY THE BUILDING OFFICIAL AND OBSERVATION BY THE ENGINEER. 6- PIPES, SLEEVES AND DUCTS: NOT TO BE PLACED IN WALLS, BEAMS, SLABS, FOOTINGS OR COLUMNS UNLESS SPECIFICALLY DETAILED. ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURB CONDUITS, ETC. PRIOR TO POURING OF CONCRETE. ALUMINUM-TO-CONCRETE EMBEDMENT, SLEEVES, ETC. NOT ALLOWED. (ACI 20.7.3)

8- CONSTRUCTION JOINTS: LOCATION OF THE JOINTS TO BE REVIEWED BY THE ENGINEER WAIT 48

JOINTS NOT SPECIFICALLY INDICATED ON THE DRAWINGS SHALL BE REVIEWED BY THE ENGINEER PRIOR TO THE PLACING OF REINFORCEMENT. MAXIMUM SPACING 12 FEET ON CENTER. 10-ACTUAL DIMENSIONS: SLAB, WALL, BEAM AND COLUMN DIMENSIONS SHOWN ARE ACTUAL DIMENSIONS NOT NOMINAL DIMENSIONS (i.e. A 4 INCH SLAB IS 4 INCHES THICK, NOT 3-1/2

DAYS AFTER PLACEMENT AND MAINTAINED AT A TEMPERATURE OF AT LEAST 50F. (ACI 26.5.3.2) 12-VIBRATION: ALL CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS. (ACI 26.5.2.1.G) 13- SHOP DRAWINGS: SHOP DRAWINGS FOR REINFORCING BARS SHALL BE SUBMITTED TO THE

STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION. 14- ADDITIONAL STEEL: THE CONTRACTOR SHALL FURNISH UP TO 400 POUNDS EACH OF #4, #5 AND #6 BARS INSTALLED, IN ADDITION TO THAT REQUIRED BY THE PLANS, TO BE USED AT THE DISCRETION OF THE STRUCTURAL ENGINEER AND THE JOB INSPECTOR ON THE PROJECT 15- SLAB CORNERS: PROVIDE 2-#4 x 4'-0" AT REENTRANT CORNERS AND EACH CORNER OF RECTANGULAR HOLES IN SLABS. PLACE BARS DIAGONALLY.

16- CONCRETE FORMS AND SHORING: CONCRETE FORMS AND SHORING MAY BE REMOVED WHEN THE CONCRETE HAS REACHED ITS SPECIFIED STRENGTH. (ACI 26.11.2.1)

ABBREVIATION

SEISMIC DESIGN PARAMETERS ANALYSIS PROCEDURE USED — EQUIV. LATERAL FORCE PROCEDURE

SEISMIC IMPORTANCE FACTOR-1.0 SS - 1.966 **S1** - 0.731

SITE CLASS - D - DEFAULT **FA** - 1.2

FV - 1.7 **SDS** - 1.597 **SD1** - 0.828

SEISMIC DESIGN CATEGORY - D BASIC SEISMIC-FORCE-RESISTING SYSTEM(S)

REDUNDANCY FACTOR – 1.3 **RESPONSE MODIFICATION FACTOR** - 6.5 (WOOD SHEAR WALLS)

Cs - 0.224 (ASD - WOOD SHEAR WALLS) V = Cs * W (BASE SHEAR)

WIND DESIGN PARAMETERS

WIND SPEED - 110 MPH **EXPOSURE CATEGORY** - B TOPOGRAPHIC FACTORS Kzt - 1

ANALYSIS PROCEDURE USED — SIMPLIFIED DIRECTIONAL PROCEDURE WIND PRESSURE - 25 PSF (LRFD)

A.B. - ANCHOR BOLT FJ. - FLOOR JOIST APA - AMERICAN PLYW'D ASSOC. Fn. — Field Nailing ARCHIT'L - ARCHITECTURAL BLK'G - BLOCKING BM. – BEAM BN - BOUNDARY NAILING C.B. - CEILING BEAM C.J. - CEILING JOIST C.L. - CENTER LINE

EXISTING

ELEC. - ELECTRICAL

ELEV. – ELEVATOR

EMBED. - EMBEDMENT

EQ. - EQUAL OR EQUIVALENT

EN - EDGE NAILING

E.W. - FACH WAY

EXT. - EXTERIOR

FDN. - FOUNDATION

EA. – EACH

F.O.S. - FACE OF STUD FRM'G - FRAMING FTG. - FOOTING GA. – GAUGE GALV. - GALVANIZED GLB. - GLUED LAMINATED BEAM CLR. - CLEAR HDR. - HEADER COL. - COLUMN HGR. - HANGER CONC. - CONCRETE HGT – HFIGHT CONT. - CONTINUOUS HORIZ. - HORIZONTAL DBL. - DOUBLE I.D. - INSIDE DIAMETER DF. - DOUGLAS FIR/LARCH INT. – INTERIOR DIA. – DIAMETER DIM. - DIMENSION DO – DITTO (REPEAT) DWL - DOWEL

LLH - LONG LEG HORIZONTAL LLV - LONG LEG VERTICAL LVL - MICROLLAM BEAM MAX. – MAXIMUM M.B. - MACHINE BOLT MFCH. - MFCHANICAL MFR. - MANUFACTURER MIN. - MINIMUM MISC. - MISCELLANEOUS MTL. – METAL NIC - NOT IN CONTRACT NTS. - NOT TO SCALE

O.C. - ON CENTER

FINISHED FLOOR

F.O.C — FACE OF CONCRETE PL. – PLATE F.O.M. - FACE OF MASONRY PSL. - PARALLAM BEAM 2.0E PLYW'D. - PLYWOOD RFINE. - REINFORCEMENT REQ'D - REQUIRED R.R. - ROOF RAFTER SIM. - SIMILAR SIMP. - SIMPSON SN - SILL NAILING STGR. - STAGGER STIFF. - STIFFENER STR. – STRUCTURAL T&B - TOP & BOTTOM T&G - TONGUE & GROOVE THK. - THICKNESS/THICK TN - TOF NAIL TYP. - TYPICAL CBC - CALIFORNIA BUILDING CODE UNO - UNLESS NOTED OTHERWISE VERT. – VERTICAL WD - WOOD

W.W.F. - WELDED WIRE FABRIC

W∕ – WITH

W/O - WITH OUT

O.D. — OUTSIDE DIAMETER

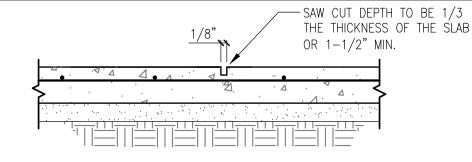
OSB - PRIENTED STRAND BOARD

OPN'G - OPENING

1-#4 CONT. W/ #3-TIES @ 16" O.C. - #4 DOWELS AT SAME SPACING (18" O.C. MAX) AS SLAB REINF. WITH 30" LAP MIN. SEE ARCHIT'L-PAVEMENT -1-#4 CONT. TOP & BOT A - EDGE OF SLAB -SEE ARCH'L. PLANS FOR LOCATION AND DEPTH OF THE DEPRESSION

----1-#4 CONT. TOP & BOT.

B - SLAB DEPRESSION



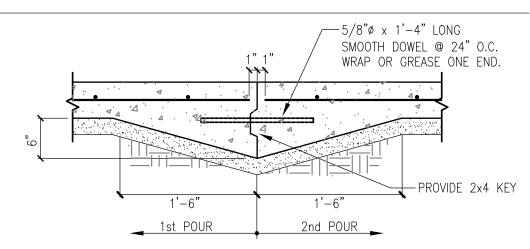
C - CONTROL JOINT

NOTES FOR C AND D:

CURB WHERE OCCURS.—

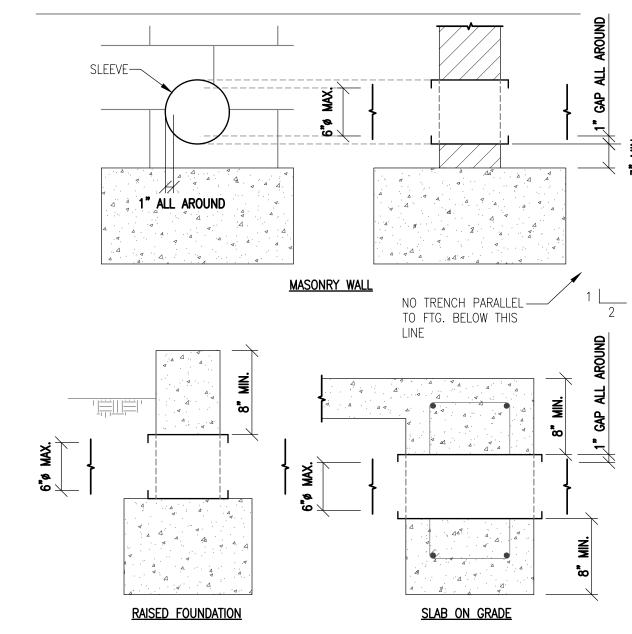
1- SPACE CONTROL JOINTS AT 12'-0"± MAX. 2- SAW CUTTING OF CONC. SHALL BE 4 TO 6 HOURS AFTER THE POUR. 3- FOR BASE PREPARATION SEE SOIL'S REPORT.

4- FOR CONSTRUCTION JOINTS SEE FOUNDATION PLAN. 5- FILL ALL CONTROL JOINTS PER ARCHITECTURAL SPECS.



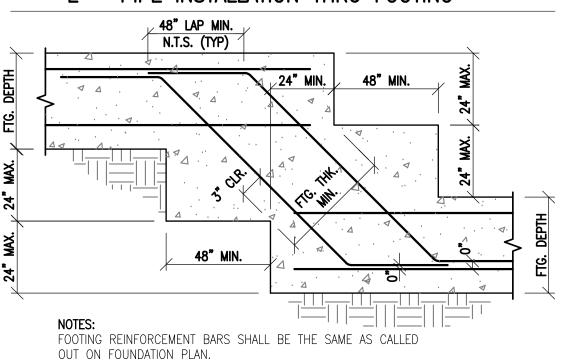
D - CONSTRUCTION JOINT

1- SEE NOTES FOR "C" ABOVE.



1- FOR PIPES BELOW BOTTOM OF FTG. PROVIDE STEPPED FOOTING. 2- DO NOT CUT ANY REINFORCING BARS @ FOOTINGS. 3- ALL PIPE SLEEVES SHALL BE 2" LARGER THAN PIPE.

E - PIPE INSTALLATION THRU FOOTING



F - STEPPED FOOTING

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REVISIONS: 08.28.21

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08.28.21 SCALE: AS INDICATED

SHEET TITLE: GENERAL NOTES AND **DETAILS**

SHEET NUMBER:

C)2021 KESHISHIAN ENGINEERING. THE ABOVE DRAWINGS. SPECIFICATIONS. DESIGNS & ARRANGEMENTS REPRESENTED ARE & SHALL REMAIN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED & DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD. WISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

SPECIAL DEPUTY INSPECTION (CBC CHAPTER 17)
SPECIAL DEPUTY INSPECTIONS ARE INSPECTIONS IN ADDITION TO THE INSPECTIONS
REQUIRED BY LOCAL OR STATE JURISDICTIONS. SPECIAL INSPECTIONS, ARE NOT A
SUBSTITUTE FOR INSPECTIONS BY THE BUILDING OFFICIAL. WORK REQUIRING SPECIAL
INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE BUILDING
OFFICIAL AND THE SPECIAL INSPECTOR IS SUBJECT TO REMOVAL AND/OR EXPOSURE.

REQUIREMENTS OF THE SPECIAL DEPUTY INSPECTOR:

1- THE SPECIAL INSPECTOR SHALL BE EMPLOYED BY THE OWNER. (CBC 1704.2) THE SPECIAL DEPUTY INSPECTOR OR INSPECTION AGENCY RETAINED FOR CONDUCTING Inspections **shall not** be employed directly or indirectly by the contractor. 2- APPROVED AGENCIES SHALL KEEP RECORDS OF SPECIAL INSPECTIONS AND TESTS. THE APPROVED AGENCY SHALL SUBMIT REPORTS OF SPECIAL INSPECTIONS AND TESTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED OR TESTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCU-MENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THEY ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND TESTS, AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS OR TESTS, SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON PRIOR TO THE START OF WORK BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT TO THE BUILDING OFFICIAL. (CBC 1704.2.4)

3- SPECIAL INSPECTION IS TO BE CONTINUOUS OR PERIODIC DURING THE PERFORMANCE OF THE WORK PER TABLES ON THIS SHEET.
4- THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE BUILDING OFFICIAL TO PERFORM THE TYPES OF INSPECTIONS SPECIFIED. (CBC 1704.2.1)

REPORT REQUIREMENTS OF SPECIAL DEPUTY INSPECTION

THE INSPECTION REPORT SHALL INDICATE THAT THE WORK INSPECTED WAS DONE IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS INCLUDING, BUT NOT LIMITED TO THE FOLLOWINGS:

O THE FOLLOWINGS: 1-PROJECT ADDRESS.

2-PERMIT NUMBER AND THE AUTHORITIES HAVING JURISDICTION.

3-NAME AND ADDRESS OF ENGINEER OF RECORD AND OWNER. 4-DATE OF INSPECTION AND HOURS WORKED.

5-DESCRIPTION OF INSPECTIONS PERFORMED, APPLICABLE STANDARD, AND LOCATION (BUILDING ID, GRID LINES, AND ELEVATION OR FLOOR LEVEL).
6-STATEMENT THAT THE WORK INSPECTED CONFORMS TO APPROVED PLANS AND

SPECIFICATIONS.
7-LIST OF DISCREPANCIES, UNRESOLVED DEVIATIONS, AND EXCLUSIONS OR ADDITIONS
TO APPROVED PLANS AND SPECIFICATIONS AUTHORIZED BY THE STRUCTURAL ENGINEER
OF RECORD.

8-CORRECTIONS TO PREVIOUSLY LISTED ITEMS.
9-LIST OF TEST SPECIMENS TAKEN, TEST RESULTS AND MILL CERTIFICATIONS RECEIVED.

10- NAME, INSPECTION LICENSE OR IDENTIFICATION NUMBER, AND SIGNATURE OF SPECIAL INSPECTOR PERFORMING THE INSPECTION.

CONTRACTOR RESPONSIBILITY:

EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE—RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND OR SEISMIC FORCE—RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER OR THE OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. (CBC 1704.4)

NOTIFICATIONS: THE CONTRACTOR SHALL COORDINATE THE TESTING AND INSPECTION WITH THE PROGRESS OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE SPECIAL INSPECTOR AND TESTING AGENCY 48 HOURS IN ADVANCE FOR SCHEDULING PURPOSES. FAILURE BY THE CONTRACTOR TO MEET INSPECTION SCHEDULES MAY REQUIRE REMOVAL OF ANY SUBSEQUENT WORK FOR INSPECTION. THE CONTRACTOR SHALL BE LIABLE FOR EXPENSES ENTAILED IN THE REMOVAL AND REPLACEMENT OF ANY MATERIAL REQUIRED TO ALLOW INSPECTION.

NON COMPLIANCE WITH CONSTRUCTION DOCUMENTS: THE CONTRACTOR SHALL REPAIR AND/OR REPLACE WORK THAT DOES NOT MEET THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE CHOICE OF REPAIR OR REPLACEMENT IS SUBJECT TO THE APPROVAL OF THE ENGINEER OF RECORD AND THE AUTHORITIES HAVING JURISDICTION IN WHICH THE PROJECT IS CONSTRUCTED.

STATEMENT OF SPECIAL INSPECTIONS

THIS STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF CBC SECTIONS 1704 AND 1705.

1- SPECIAL INSPECTIONS AND TESTING WILL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT AND CBC CHAPTER 17.

2— THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED. SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL ALSO BE PERFORMED.

3- REPORTS WILL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD. (CBC 1704.2.4)

4- A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY. (CBC 1704.2.4) THE FINAL REPORT WILL DOCUMENT:

REQUIRED SPECIAL INSPECTIONS.

CORRECTION OF DISCREPANCIES NOTED IN INSPECTIONS.

5- THE OWNER RECOGNIZES HIS OR HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN (CBC 1704.2).

6- EACH CONTRACTOR RESPONSI-BLE FOR THE CONSTRUCTION OF A MAIN WIND-OR SEISMIC FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC SYSTEM OR A WIND-OR SEISMIC FORCE-RESISTING COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER OR THE OWNER'S AUTHORIZED AGENT PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPE-CIAL INSPECTIONS. (CBC 1704.4)

PREPARED BY:
ANTHONY KESHISHIAN, P.E.
LIC# C 89551

OWNER'S SIGNATURE AND DATE:

BUILDING OFFICIAL'S SIGNATURE AND DATE:_

FOR ADDITIONAL INSPECTION
REQUIREMENTS, SEE CHAPTER 17 OF
THE 2019 CALIFORNIA BUILDING CODE
(CBC) AND IT'S REFERENCES TO AISC,
ACI, TMS, ASCE, AWS, ETC.

INSPECTION SCHEDULE				
TYPE OF WORK	CODE REFERENCE	REMARKS	X	
CONCRETE WORK	CBC TABLE 1705.3			
SHOTCRETE WORK	CBC TABLE 1705.3			
REINFORCING STEEL	CBC TBL 1705.2.2 1705.3			
POST INSTALLED ANCHORS	CBC TABLE 1705.3	SEE ALSO ICC APPROVAL	\boxtimes	
STRUCTURAL STEEL	CBC 1705.2			
STRUCTURAL STEEL WELDING	CBC 1705.2			
HIGH STRENGTH BOLTING	CBC 1705.2			
MASONRY WORK	CBC 1705.4			
HIGH LOAD DIAPHRAGMS	CBC 1705.5.1			
STRUCTURAL WOOD	CBC 1705.10.1 & 1705.11.2	SEE NOTE ABOVE		
COLD FORMED STEEL	CBC 1705.10.2 & 1705.11.3			
DRIVEN DEEP FOUND. ELEMENT	CBC TABLE 1705.7			
CAST IN PLACE DEEP FOUND.	CBC TABLE 1705.8			
SOIL CONDITION	CBC TABLE 1705.6	SEE SOILS REPORT FOR COMPLIANCE		

STRUCTURAL OBSERVATION (CBC 1704.5)

STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM BY A REGISTERED DESIGN PROFESSIONAL FOR GENERAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. STRUCTURAL OBSERVATION IS INTENDED TO ASSIST AND SUPPLEMENT THE WORK OF THE BUILDING OFFICIAL. STRUCTURAL OBSERVATION BY ITSELF DOES NOT CERTIFY, GUARANTEE OR ENSURE CONFORMANCE WITH ALL OF THE SPECIFIC REQUIREMENTS OF THE APPROVED CONSTRUCTION DOCUMENTS. IT DOES NOT PROVIDE THE QUALITY ASSURANCE OF CONTINUOUS INSPECTION BY THE REGISTERED DEPUTY INSPECTOR, NOR DOES IT INCLUDE OR WAIVE THE RESPONSIBILITY FOR PROGRESS OR INSPECTIONS BY THE BUILDING OFFICIAL. THE REQUIREMENT FOR HAVING A REGISTERED DESIGN PROFESSIONAL PRESENT DURING KEY CONSTRUCTION PHASES PROVIDES AN ADDITIONAL OBSERVATION OF THE GRAVITY AND/OR LATERAL LOAD STRUCTURAL SYSTEMS BY A KNOWLEDGEABLE OBSERVER. THIS WILL SUBSTANTIALLY INCREASE THE LIKELIHOOD THAT THE STRUCTURAL SYSTEM WILL BE IN GENERAL CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS BY TRACKING THE LOAD PATHS TO PREVENT GROSS ERRORS AND OMISSIONS. THE REGISTERED DESIGN PROFESSIONAL WHO PERFORMS THE STRUCTURAL OBSERVATION IS KNOWN HEREIN AS THE "STRUCTURAL OBSERVER".

THE INDIVIDUAL OR FIRM RESPONSIBLE FOR PERFORMING THE STRUCTURAL OBSERVATION SHALL BE EMPLOYED BY THE OWNER.

THE STRUCTURAL OBSERVER OF RECORD MUST MEET THE FOLLOWING THREE CONDITIONS:

1- THE STRUCTURAL OBSERVER MUST BE A PERSON OR FIRM REGISTERED IN CALIFORNIA TO PRACTICE ENGINEERING OR ARCHITECTURE.

2- THE STRUCTURAL OBSERVER MUST HAVE A DIRECT CONTRACTUAL RELATIONSHIP WITH THE OWNER, OR OWNER'S REPRESENTATIVE, TO PROVIDE THE STRUCTURAL OBSERVATION SERVICE.

3- THE STRUCTURAL OBSERVER MUST BE EITHER THE ENGINEER OR ARCHITECT OF RECORD FOR THE STRUCTURAL DESIGN, OR ANOTHER ENGINEER OR ARCHITECT DESIGNATED BY THE ENGINEER OR ARCHITECT OF RECORD. THE ARCHITECT OR ENGINEER OF RECORD SHALL COMPLETE THE "STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM IN/FORM.08 (PART 2) WHEN ANOTHER ENGINEER OR ARCHITECT IS DESIGNATED AS "STRUCTURAL OBSERVER".

GENERAL NOTES FOR STRUCTURAL OBSERVATION

NOTE: (FOR PROJECTS OUTSIDE CITY OF LOS ANGELES, "LADBS" OR DEPARTMENT OF BUILDING AND SAFETY REFER TO LOCAL JURISDICTION APPROVING THESE PLANS. SOME REQUIREMENTS MAY NOT APPLY. CONTRACTOR TO VERIFY WITH LOCAL JURISDICTION ON THEIR SPECIFIC REQUIREMENTS FOR STRUCTURAL OBSERVATION)

1- STRUCTURAL OBSERVATION IS REQUIRED FOR THE STRUCTURAL SYSTEM IN ACCORDANCE WITH THE INFORMATION BULLETIN NO. P/BC 2014-024. STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION AT THE CONSTRUCTION SITE OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES, AND THE COMPLETE STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTOR OR THE DEPUTY INSPECTOR.

2- THE OWNER SHALL EMPLOY A STATE OF CALIFORNIA REGISTERED CIVIL OR STRUCTURAL ENGINEER OR LICENSED ARCHITECT TO PERFORM THE STRUCTURAL OBSERVATION. THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) REQUIRES THE USE OF THE ENGINEER OR ARCHITECT, OR HIS/HER DESIGNEE RESPONSIBLE FOR THE STRUCTURAL DESIGN WHO ARE INDEPENDENT OF THE CONTRACTOR.

3— THE STRUCTURAL OBSERVER SHALL PROVIDE EVIDENCE OF EMPLOYMENT BY THE OWNER OR THE OWNER'S REPRESENTATIVE. A LETTER FROM THE OWNER, THE OWNER'S REPRESENTATIVE. OR A COPY OF THE AGREEMENT FOR SERVICES SHALL BE SENT TO THE BUILDING INSPECTOR BEFORE THE FIRST SITE VISIT.

4— THE OWNER OR OWNER'S REPRESENTATIVE SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTORS. THE PURPOSE OF THE MEETING SHALL BE TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS. A RECORD OF THE MEETING SHALL BE INCLUDED IN THE FIRST OBSERVATION REPORT SUBMITTED TO THE BUILDING INSPECTOR.

5— THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT THOSE STEPS IN THE PROGRESS OF THE WORK THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, THE LISTED SIGNIFICANT CONSTRUCTION STAGES ON EITHER THE "STRUCTURAL OBSERVATION/SIGNIFICANT CONSTRUCTION STAGES" FORM OR THE "STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM IN/FORM.08 (PART 2) REQUIRE A SITE VISIT AND AN OBSERVATION DESIGNATION OF THE STRUCTURAL OBSERVER."

6- THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT OF THE "STRUCTURAL OBSERVATION REPORT FORM" IN/FORM.08 (PART 1) FOR EACH SIGNIFICANT STAGE OF CONSTRUCTION OBSERVED. THE ORIGINAL OF THE STRUCTURAL OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTOR'S OFFICE AND SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVER. ONE COPY OF THE OBSERVATION REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. THE COPY ATTACHED TO THE PLANS SHALL BE SIGNED AND SEALED (WET STAMP) BY THE RESPONSIBLE STRUCTURAL OBSERVATION REPORT WILL BECOME THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER OR ARCHITECT OF RECORD TO VERIFY ITS COMPLETION BY THE STRUCTURAL OBSERVER.

7— A FINAL OBSERVATION REPORT MUST BE SUBMITTED WHICH SHOWS THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND STRUCTURAL SYSTEM GENERALLY CONFORMS WITH THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY (LADBS) WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THIS FINAL OBSERVATION REPORT AND THE

CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING INSPECTION.

8- THE STRUCTURAL OBSERVER SHALL PROVIDE THE ORIGINAL STAMPED AND SIGNED "STRUCTURAL OBSERVATION REPORT FORM" TO THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY BUILDING INSPECTOR.

9- WHEN THERE IS A NEED TO REPLACE THE STRUCTURAL OBSERVER OF RECORD, THE OWNER SHALL:

A) NOTICY THE BUILDING INSPECTOR IN WRITING REFORE THE NEXT INSPECTION BY SUBMITTING COMPLETED "STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL

A) NOTIFY THE BUILDING INSPECTOR IN WRITING BEFORE THE NEXT INSPECTION BY SUBMITTING COMPLETED "STRUCTURAL OBSERVATION PROGRAM AND DESIGNATION OF THE STRUCTURAL OBSERVER" FORM IN/FORM.08 (PART 2)

B) CALL AN ADDITIONAL PRE—CONSTRUCTION MEETING, AND

C) FURNISH THE REPLACEMENT STRUCTURAL OBSERVER WITH A COPY OF ALL PREVIOUS OBSERVATION REPORTS.

D) THE NEW STRUCTURAL OBSERVER MUST BE DESIGNATED BY THE ENGINEER OR ARCHITECT OF RECORD. THE REPLACEMENT STRUCTURAL OBSERVER SHALL APPROVE THE CORRECTION OF THE ORIGINAL OBSERVED DEFICIENCIES UNLESS OTHERWISE APPROVED BY PLAN CHECK SUPERVISION. THE POLICY OF THE DEPARTMENT SHALL BE TO CORRECT ANY PROPERLY NOTED DEFICIENCIES WITHOUT CONSIDERATION OF THEIR SOURCE.

10— THE ENGINEER OR ARCHITECT OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

11— IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM THE STRUCTURAL ENGINEER 48 HOURS BEFORE A REQUIRED OBSERVATION. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIALS TO FACILITATE OBSERVATION.

ENGINEER OF REC NAME: ANTHONY KES PHONE: 818.939.78' LICENSE: C 89551		RAL OBSERVATION":
CONSTRUCTION STAGES	CONSTRUCTION TYPE	ELEMENTS/CONNECTIONS TO BE OBSERVED
FOUNDATION	□ FOOTING, STEM WALLS, PIERS □ MAT FOUNDATION □ CAISSON, PILE, GRADE BEAMS □ STEPPING/RETAINING FOUNDATION, HILLSIDE SPECIAL ANCHORS □ OTHERS: EPOXY DOWELS	
WALL	☐ CONCRETE OR SHOTCRETE ☐ MASONRY ☑ WOOD SHEAR WALLS ☐ OTHERS:	
FRAME	☐ STEEL MOMENT FRAME ☐ STEEL BRACED FRAME ☐ CONCRETE MOMENT FRAME ☐ MASONRY MOMENT FRAME OTHERS:	
DIAPHRAGM	☐ CONCRETE DECK ☐ STEEL DECK ☑ WOOD ☐ OTHERS:	
OTHERS		

OWNER'S SIGNATURE _____ DATE ____

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ACHELIAN RESIDENCE

PROFESSIONAL CANTHONY KESHISHIAN CONTROL CHAPTER OF CALIFORNIA

CREST DR, CA 91504

REVISIONS:	

08.28.21

21025

DATE: 08.28.21

JOB NO.:

SCALE:
AS INDICATED

SHEET TITLE:

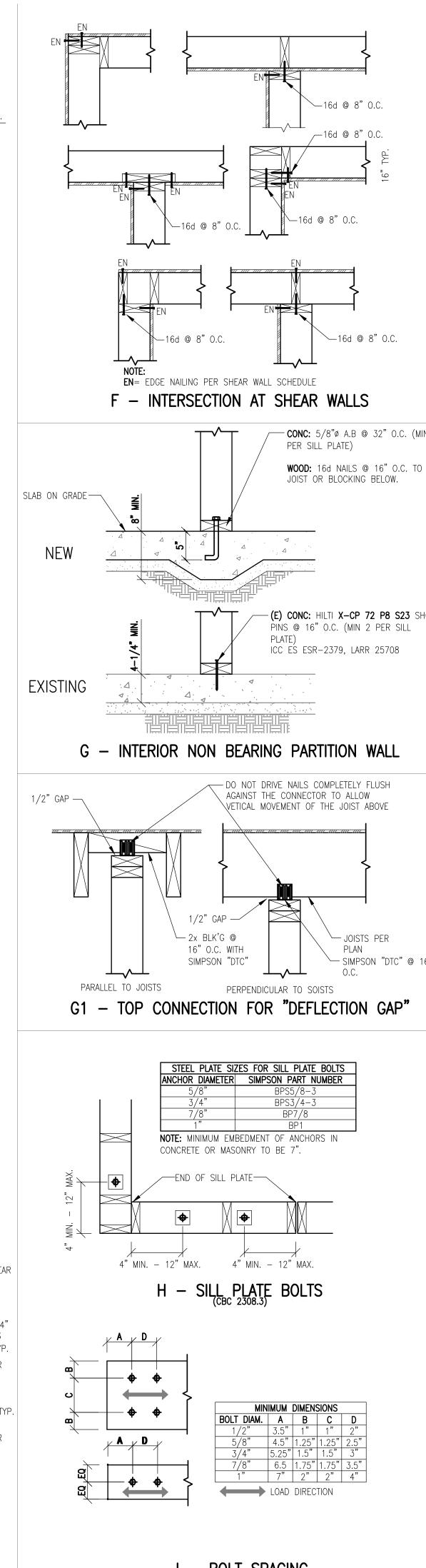
DEPTUY INSPECTION

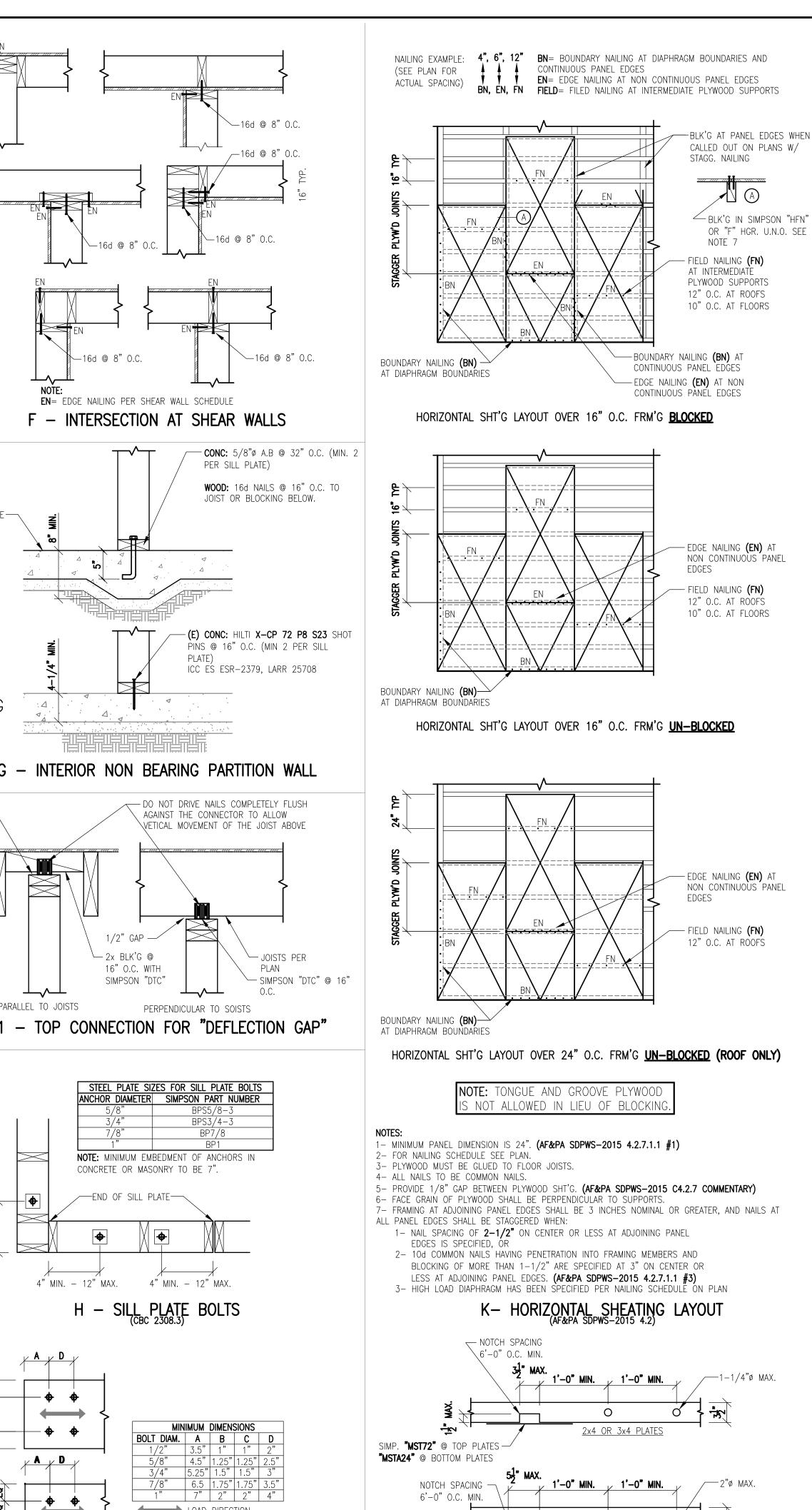
AND STRUCTURAL

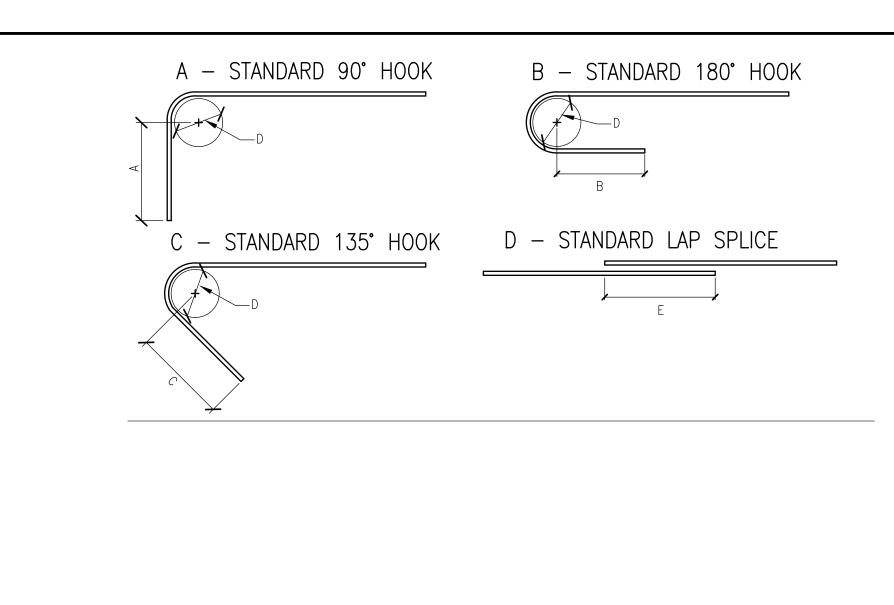
OBSERVATION NOTES

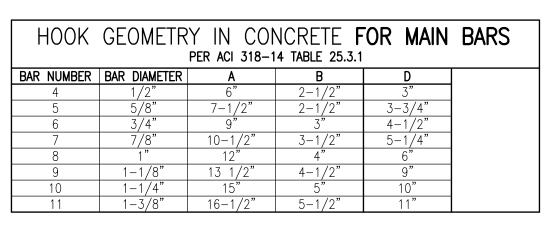
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S-2

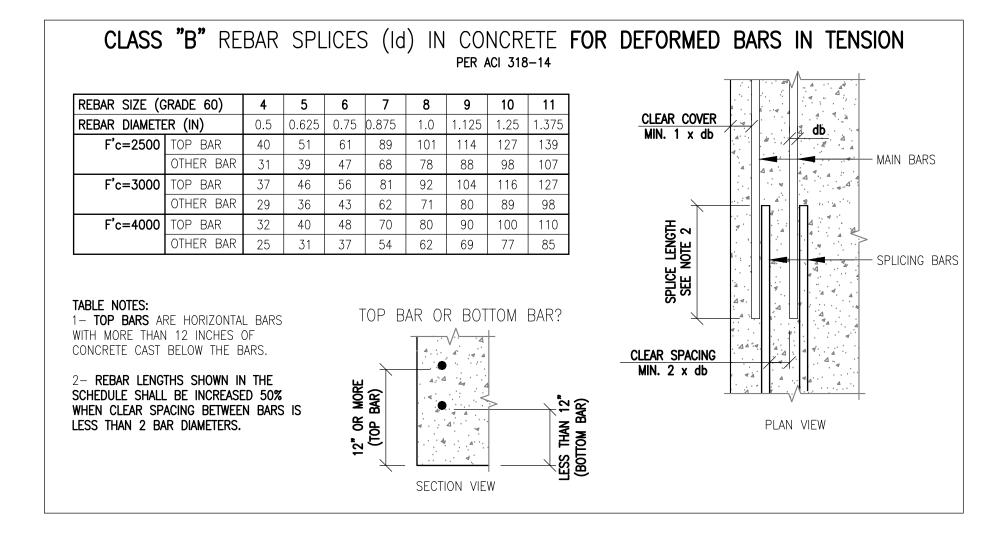








HOOK G	EOMETRY		CRETE FO		IPS, TIES	AND HOOPS
BAR NUMBER	BAR DIAMETER	Α	В	С	D	
3	3/8"	3"	2-1/2"	3"	1.5"	
4	1/2"	3"	2-1/2"	3"	2"	
5	5/8"	3-3/4"	2-1/2"	3-3/4"	2-1/2"	
6	3/4"	9"	3"	4-1/2"	4-1/2"	
7	7/8"	10-1/2"	3-1/2"	5-1/4"	5-1/4"	
8	1"	12"	4"	6"	6"	



M - REBAR SPLICING AND BENDING

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ELIAN	
ACHE	
MAR	

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MARACI	3411 VIEWCREST DR BURBANK, CA 91504
PROFESSIONA ANTHONY KESHISHIAN C 80551 C 80551 C 80551	ENGINEER PH

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DATE:	08.28.21

SCALE:	AS INDICATED	
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GENERAL DETAILS

SHEET NUMBER:

SHEET TITLE:

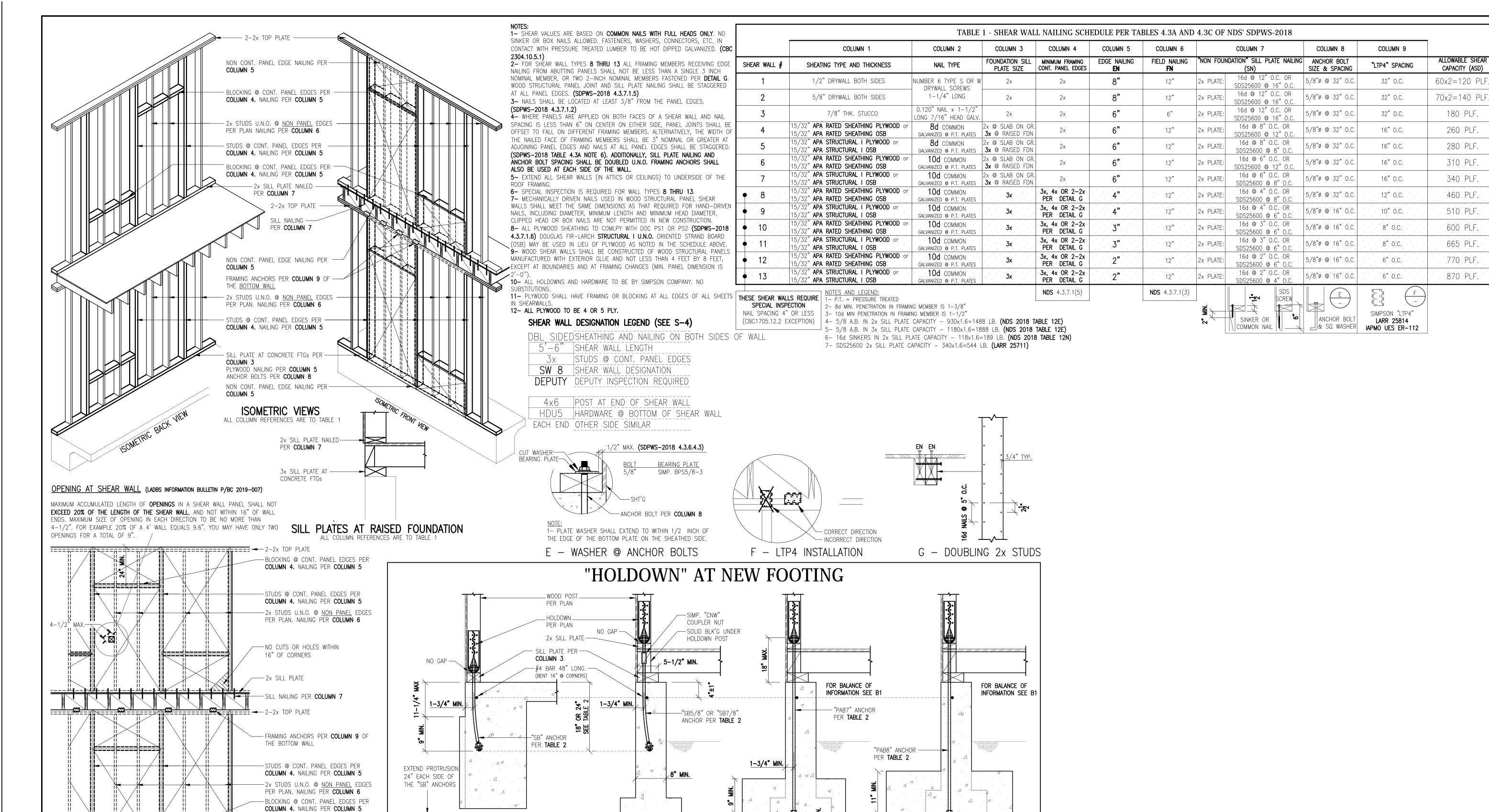
(C) 2021 KESHISHIAN ENGINEERING. THE ABOVE DRAWINGS, SPECIFICATIONS, THE ABOVE DRAWINGS, SPECIFICATIONS WITH ANY WORK OR PROJECT OTHER THAN THE SECIFIC PROJECT OTHER THAN THE SECIFIC ONTITUTE CONCLUSIVE EVIDENCE OF THESE RESTRICTIONS.

L - HOLES & NOTCHES IN SILL/TOP PLATES

SIMP. "MST72" @ TOP PLATES —

"MSTA24" @ BOTTOM PLATES

2x6 OR 3x6 PLATES



1-1/2" HDU2~11,HDQ8 SEE PLAN
6" FOR HDU14

HOLDOWN

HDU2-SDS2.5

HDU4-SDS2.5

HDU5-SDS2.5

HDU8-SDS2.5

HDQ8-SDS3

HDU8-SDS2.5

HDU11-SDS2.5

HDU14-SDS2.5

DETAILS BASED ON ESR-2611 AND LARR-25827

A—SLAB ON GRADE

CONNECTION @ POST

20 - SDS1/4x3" INTO 4x POST

20 - SDS1/4x2-1/2" INTO 6x POST

30 - SDS1/4x2-1/2" INTO 6x POST

36 - SDS1/4x2-1/2" INTO 6x POST

- SDS1/4x2-1/2" INTO 4x POST | SB5/8x24 18"

) - SDS1/4x2-1/2" INTO 4x POST | SB5/8x24 18"

|4 - SDS1/4x2-1/2" |NTO 4x POST | SB5/8x24 18"

0 - SDS1/4x2-1/2" INTO 4x POST | SB7/8x24 18"

TABLE 2 - HOLDOWN SCHEDULE

MIN. EMBEDMENT

SB1x30 24"

PAB8

SILL PLATE AT CONCRETE FTGs PER

PLYWOOD NAILING PER COLUMN 5

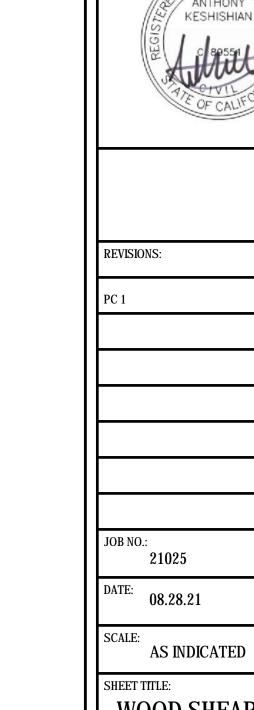
ANCHOR BOLTS PER COLUMN 8

COLUMN 3

H - HOLDOWN ANCHOR LOCATION

WALL ELEVATION

ALL COLUMN REFERENCES ARE TO TABLE 1



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08.28.21

WOOD SHEAR WALI FRAMING AND NOTES

SHEET NUMBER:

13.5" MIN.

16.5" MIN.

DIMENSION A (SEE/ B4)/

FOOTING WIDTH OTHER DIRECTION

DIMENSION A

B4-PLAN VIEW

1,6.5" MIN.

13.5" MIN.

DIMENSION A (SEE B4)

FOOTING WIDTH OTHER DIRECTION

(HDU8 IN 6x POST)

B1—RAISED

(HDU8, HDQ8 IN 4x POST

3075 LB. 2306 LB. 5730 LB.

4565 LB. 3423 LB. 5730 LB.

5670 LB. 4252 LB. 5730 LB.

6970 LB. 5227 LB. 5730 LB.

7870 LB. 5902 LB. 11905 LF

ESR-2330 ESR-2330 LARR-25827

7630 LB. 5722 LB.

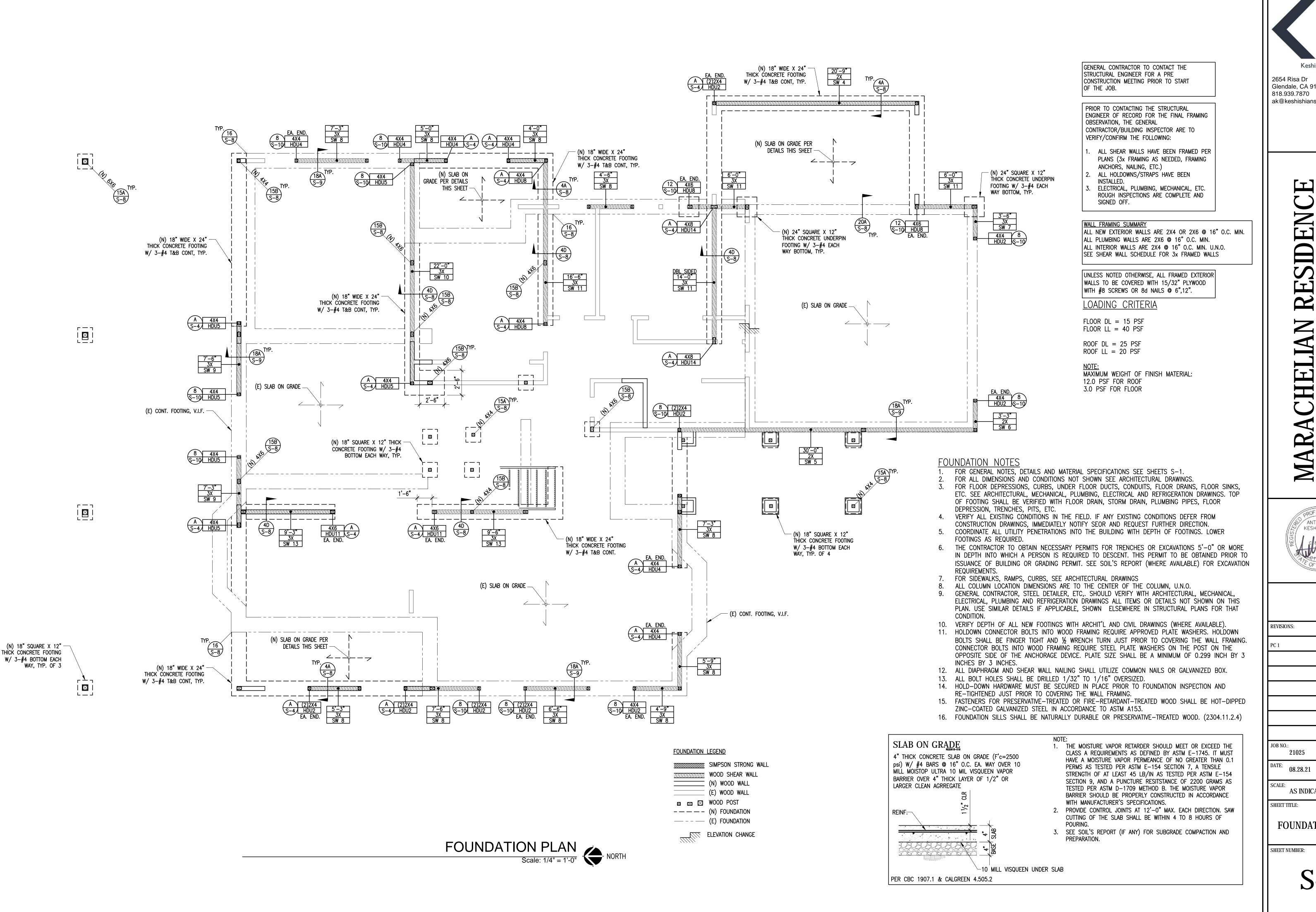
9535 LB. 7151 LB.

ESR VALUES

LARR VALUES ANCHOR

11905 LF

14445 LB. 10834 LB. 15996 LB. B RAISED FOUNDATION



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> > 411 VIEWCREST DR URBANK, CA 91504 **M**

ANTHONY KESHISHIAN

08.28.21

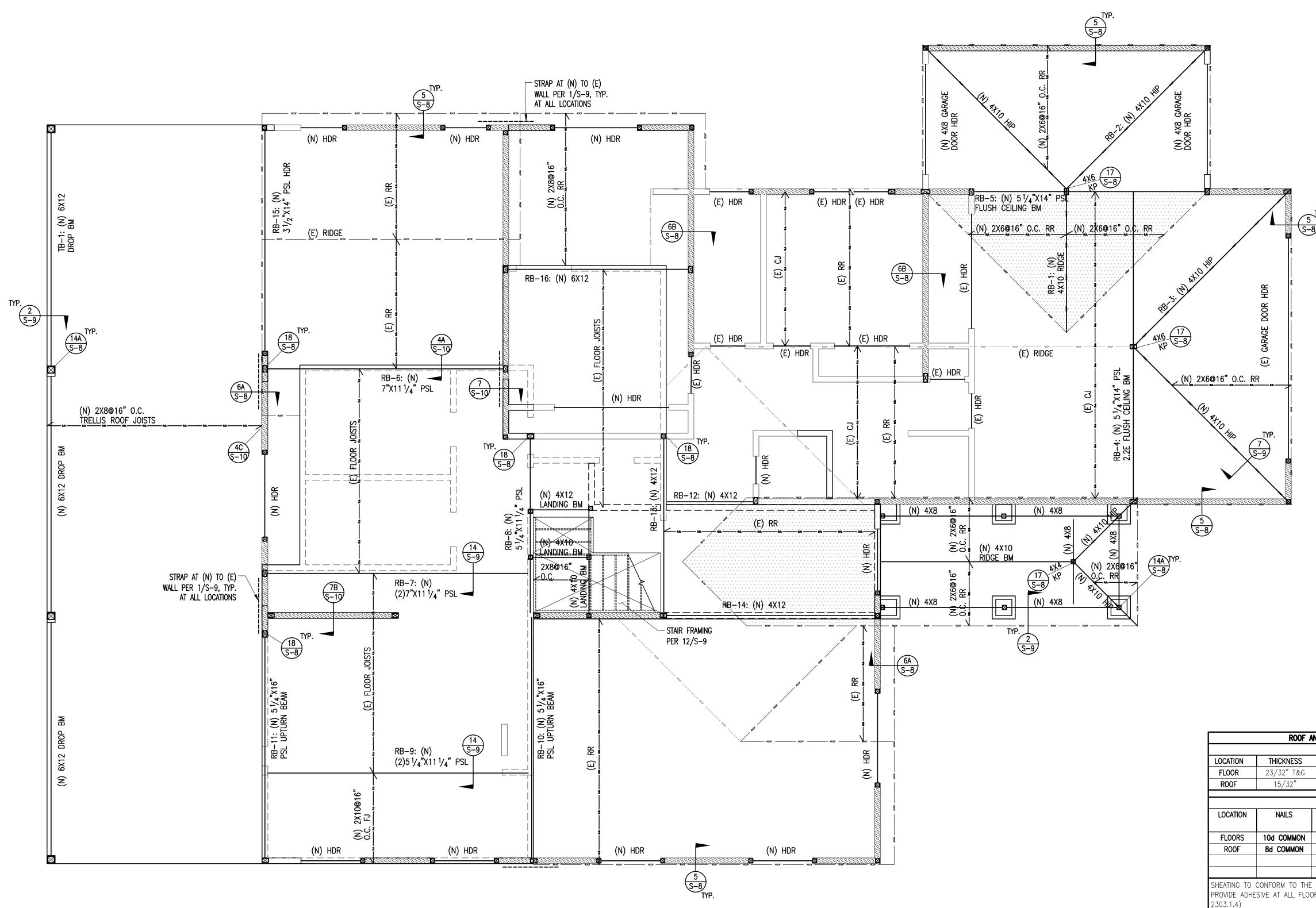
21025

08.28.21

AS INDICATED

FOUNDATION PLAN

SHEET NUMBER:



ROOF FRAMING NOTES

- 1. FOR GENERAL NOTES, DETAILS AND MATERIAL SPECIFICATIONS SEE SHEETS S-1 AND S-3. FOR STRUCTURAL OBSERVATION AND DEPUTY INSPECTION SEE SHEET S-2.
- 2. INTERIOR WOOD STUD PARTITIONS SHALL BE FRAMED WITH 2x STUDS MIN. @ 16" O.C. MAX. FOR ALL DIMENSIONS SEE ARCHITECTURAL PLANS.
- 3. INTERIOR WALLS SHALL BE SHEATHED WITH 5/8" DRYWALL AND SCREWED TO FRAMING MEMBERS WITH #6x1-1/4" MIN. TYPE S OR TYPE W DRYWALL SCREWS SPACED AT 12" O.C. MAX. SEE ARCHIT'L DRAWINGS FOR ADDITIONAL INFORMATION.
- 4. SEE SHEET S-4 FOR SHEAR WALL CONSTRUCTION DETAILS, MATERIAL SPECIFICATIONS. ALL SHEAR WALLS SHALL BE EXTENDED TO THE UNDERSIDE OF THE ROOF FRAMING THRU THE ATTIC SPACE. (WHERE APPLICABLE)
- 5. UNLESS NOTED OTHERWISE, PROVIDE "CMST12" OR OTHER SPECIFIED VERTICAL STRAP AT BOTH ENDS OF EACH SHEAR PANEL, CONNECTED TO THE FLOOR, BEAM, OR WALL BELOW.
- 6. AT FLAT ROOF AREAS PROVIDE 2x RIPPING FOR DRAINAGE. (WHERE APPLICABLE)
- 7. DOUBLE UP ROOF AND CEILING MEMBERS AT EITHER SIDE OF SKYLIGHTS AND MISC. OPENINGS.
- 8. ALL PLUMBING WALLS TO BE FRAMED 2X6 MIN. 9. ALL BEAMS AND DOUBLE JOISTS ARE SUPPORTED BY DOUBLE
- STUDS OR POSTS PER PLAN. 10. CALIFORNIA FRAMING TO BE FRAMED AFTER MAIN ROOF SHEATHING HAS BEEN INSPECTED BY THE BUILDING DEPARTMENT.
- 11. COORDINATE ALL WORK, DIMENSIONS, OPENING SIZES, EQUIPMENT LOCATIONS, ETC. WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC. PLANS.
- 12. ROOF DIAPHRAGM NAILING TO BE INSPECTED BY BUILDING INSPECTOR BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD
- SPANS SHALL CONFORM WITH TABLE 2304.7 13. ALL PSL BEAMS ARE ARE BY WEYERHAEUSER AND 2.2E. NO SUBSTITUTIONS ALLOWED.
- 14. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- 15. ALL HDR SIZES PER E/S-3 U.N.O.

FLOOR FRAMING NOTES

- FOR GENERAL NOTES, DETAILS AND MATERIAL SPECIFICATIONS SEE SHEETS S-1 AND S-3. FOR STRUCTURAL OBSERVATION AND DEPUTY INSPECTION SEE SHEET S-2.
 - PROVIDE ADHESIVE (GLUE) AT ALL FLOOR JOISTS, BLOCKINGS, PANEL EDGES, ETC. WHERE FLOOR SHEATHING IS PROVIDED. THE ADHESIVE SHOULD CONFORM TO APA
 - PERFORMANCE SPECIFICATION AFG-01. WOOD STUD PARTITIONS SHALL BE FRAMED WITH 2X STUDS @ 16" ON CENTER, U.N.O.
 - 4. INTERIOR WALLS SHALL BE SHEATHED WITH 5/8" DRYWALL AND SCREWED TO FRAMING MEMBERS WITH #6x1-1/4" MIN. TYPE S OR TYPE W DRYWALL SCREWS SPACED AT 12" O.C. MAX. SEE ARCHIT'L DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE DOUBLE FLOOR JOISTS OR CONTINUOUS 2X BLK'G UNDER ALL WALLS.
- FOR ALLOWABLE HOLES IN FRAMING MEMBERS SEE GENERAL DETAILS.
- 7. ALL BEAMS AND DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS U.N.O. 8. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO
- SUPPORTS. 9. ALL HDR SIZES PER E/S-3 U.N.O.

			PLYWOOD SHEATING	SPECIFICATION				
LOCATION	THICKNESS		APA TRADEMARK	GRADE	SPAN RATIN	G EXPOSU	RE CLASSIFICATIO	
FLOOR	23/32" T&G	APA RA	ATED STURD—I—FLOOF	STRUCTURAL	48/24	E	XPOSURE 1	
ROOF	15/32"	APA	RATED SHEATHING	_	32/16	E	EXPOSURE 1	
LOCATION	NAILS	NAILING ROWS	LYWOOD DIAPHRAGM BOUNDARY NAILING BN			BLOCKED	BLOCK SIZE	
FLOORS	10d COMMON	1	4"	6"	10"	NO		
ROOF	8d COMMON	1	4"	6"	12"	NO	-	

NAILING DIAGRAM	EN AT NON CONTINUOUS BOUNDARY ELEMENTS	FN AT INTERMEDIATE PLYWOOD SUPPORTS	
BN AT BUILDING BOUNDARIES			
		JOIS.	TS/RAFTERS
BN AT CONTINUOUS PANEL EDGES (WHEN			
BLOCKED)			

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3411 VIEWCREST DR BURBANK, CA 91504

REVISIONS: 08.28.21

JOB NO.: 21025 08.28.21

SCALE: AS INDICATED

SHEET TITLE: SECOND FLOOR

FRAMING PLAN

SHEET NUMBER:

ROOF FRAMING LEGEND

✓ •• ROOF RAFTER

☑ ☑ ☑ WOOD POST

----- (N) ROOF OUTLINE

—— ROOF —— ROOF OUTLINE

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 WOOD POST **←~~~** FLOOR JOIST ELEVATION CHANGE

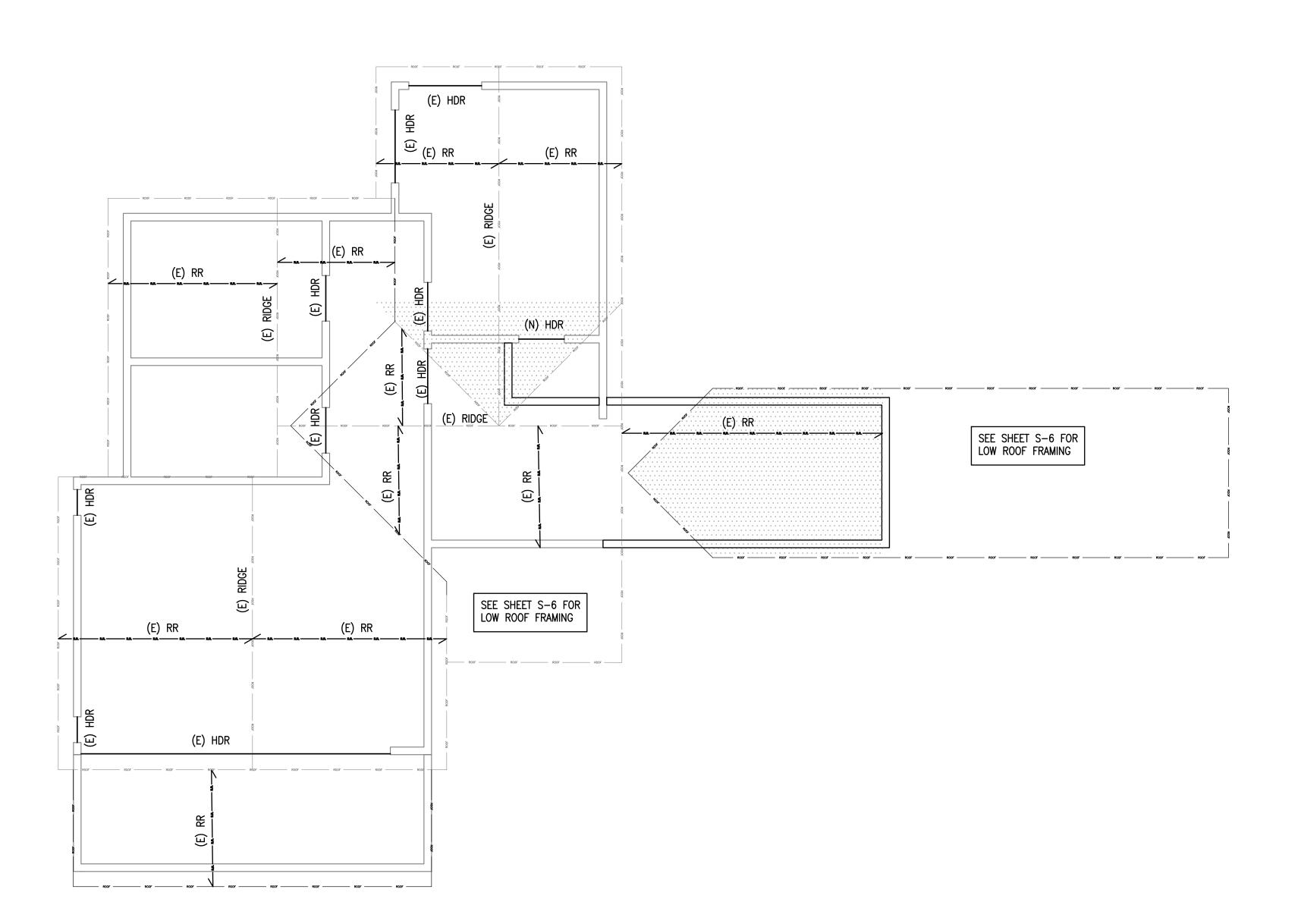
FLOOR FRAMING LEGEND

SIMPSON STRONG WALL

SECOND FLOOR FRAMING PLAN

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

NORTH



ROOF FRAMING PLAN

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

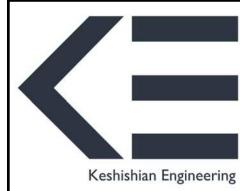
NORTH

ROOF FRAMING NOTES

- 1. FOR GENERAL NOTES, DETAILS AND MATERIAL SPECIFICATIONS SEE SHEETS S-1 AND S-3. FOR STRUCTURAL OBSERVATION AND DEPUTY INSPECTION SEE SHEET S-2.
- 2. INTERIOR WOOD STUD PARTITIONS SHALL BE FRAMED WITH 2x STUDS MIN.

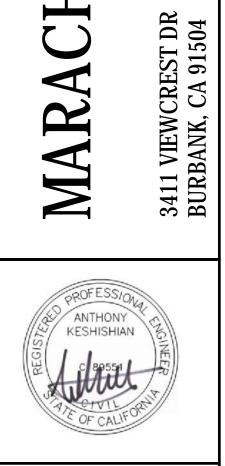
 © 16" O.C. MAX. FOR ALL DIMENSIONS SEE ARCHITECTURAL PLANS.
- 3. INTERIOR WALLS SHALL BE SHEATHED WITH 5/8" DRYWALL AND SCREWED TO FRAMING MEMBERS WITH #6x1-1/4" MIN. TYPE S OR TYPE W DRYWALL SCREWS SPACED AT 12" O.C. MAX. SEE ARCHIT'L DRAWINGS FOR ADDITIONAL INFORMATION.
- 4. SEE SHEET S-4 FOR SHEAR WALL CONSTRUCTION DETAILS, MATERIAL SPECIFICATIONS. ALL SHEAR WALLS SHALL BE EXTENDED TO THE UNDERSIDE OF THE ROOF FRAMING THRU THE ATTIC SPACE. (WHERE APPLICABLE)
- 5. UNLESS NOTED OTHERWISE, PROVIDE "CMST12" OR OTHER SPECIFIED VERTICAL STRAP AT BOTH ENDS OF EACH SHEAR PANEL, CONNECTED TO THE FLOOR, BEAM, OR WALL BELOW.
- 6. AT FLAT ROOF AREAS PROVIDE 2x RIPPING FOR DRAINAGE. (WHERE APPLICABLE)
- 7. DOUBLE UP ROOF AND CEILING MEMBERS AT EITHER SIDE OF SKYLIGHTS AND MISC. OPENINGS.
- 8. ALL PLUMBING WALLS TO BE FRAMED 2X6 MIN.
- 9. ALL BEAMS AND DOUBLE JOISTS ARE SUPPORTED BY DOUBLE STUDS OR POSTS PER PLAN.
- 10. CALIFORNIA FRAMING TO BE FRAMED AFTER MAIN ROOF SHEATHING HAS BEEN INSPECTED BY THE BUILDING DEPARTMENT.
- 11. COORDINATE ALL WORK, DIMENSIONS, OPENING SIZES, EQUIPMENT LOCATIONS, ETC. WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, ETC.
- 12. ROOF DIAPHRAGM NAILING TO BE INSPECTED BY BUILDING INSPECTOR BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS. FLOOR SHALL HAVE TONGUE AND GROOVE OR BLOCKED PANEL EDGES. PLYWOOD SPANS SHALL CONFORM WITH TABLE 2304.7
- 13. ALL PSL BEAMS ARE ARE BY WEYERHAEUSER AND 2.2E. NO SUBSTITUTIONS ALLOWED.
- 14. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL UTILIZE COMMON NAILS OR GALVANIZED BOX.
- 15. ALL HDR SIZES PER E/S-3 U.N.O.

		10 10011	SHEATHING SPECIFICA		NO REQUIREME	ZNIO	
			PLYWOOD SHEATING	SPECIFICATION			
LOCATION	THICKNESS	_ <i>F</i>	APA TRADEMARK	GRADE	SPAN RATING	EXPOSUF	RE CLASSIFICATION
FLOOR	23/32" T&G	APA RA	ATED STURD-I-FLOOR	STRUCTURAL	48/24	E)	XPOSURE 1
ROOF	15/32"	APA	RATED SHEATHING	_	32/16	E)	XPOSURE 1
			LYWOOD DIAPHRAGM N	IAILING COLIEDUI	Г		
LOCATION	NAILS					DI OCKED	BLOCK SIZE
LOCATION	NAILS	NAILING ROWS	BOUNDARY NAILING BN	EN EN	FIELD NAILING FN	BLOCKED	BLOCK SIZE
FLOORS	10d COMMON	1	4"	6"	10"	NO	-
ROOF	8d COMMON	1	4"	6"	12"	NO	-
303.1.4)	ESIVE AT ALL FLOC	OR JOISTS, EN A	ENTS FOR THEIR TYPE BLOCKINGS, PANEL EI AT NON CONTINUOUS	DGES, ETC. WHE FN AT IN	RE FLOOR SHE TERMEDIATE		
NAILING DIAG	ESIVE AT ALL FLOC RAM BUILDING	OR JOISTS, EN A	BLOCKINGS, PANEL E	DGES, ETC. WHE FN AT IN	RE FLOOR SHE		
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SACHELIAN RESIDENCE



REVISIONS:
PC 1 08.28.21

DATE: 08.28.21

SCALE:

AS INDICATED

ROOF FRAMING PLAN

SHEET NUMBER:

S-7

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ROOF FRAMING LEGEND

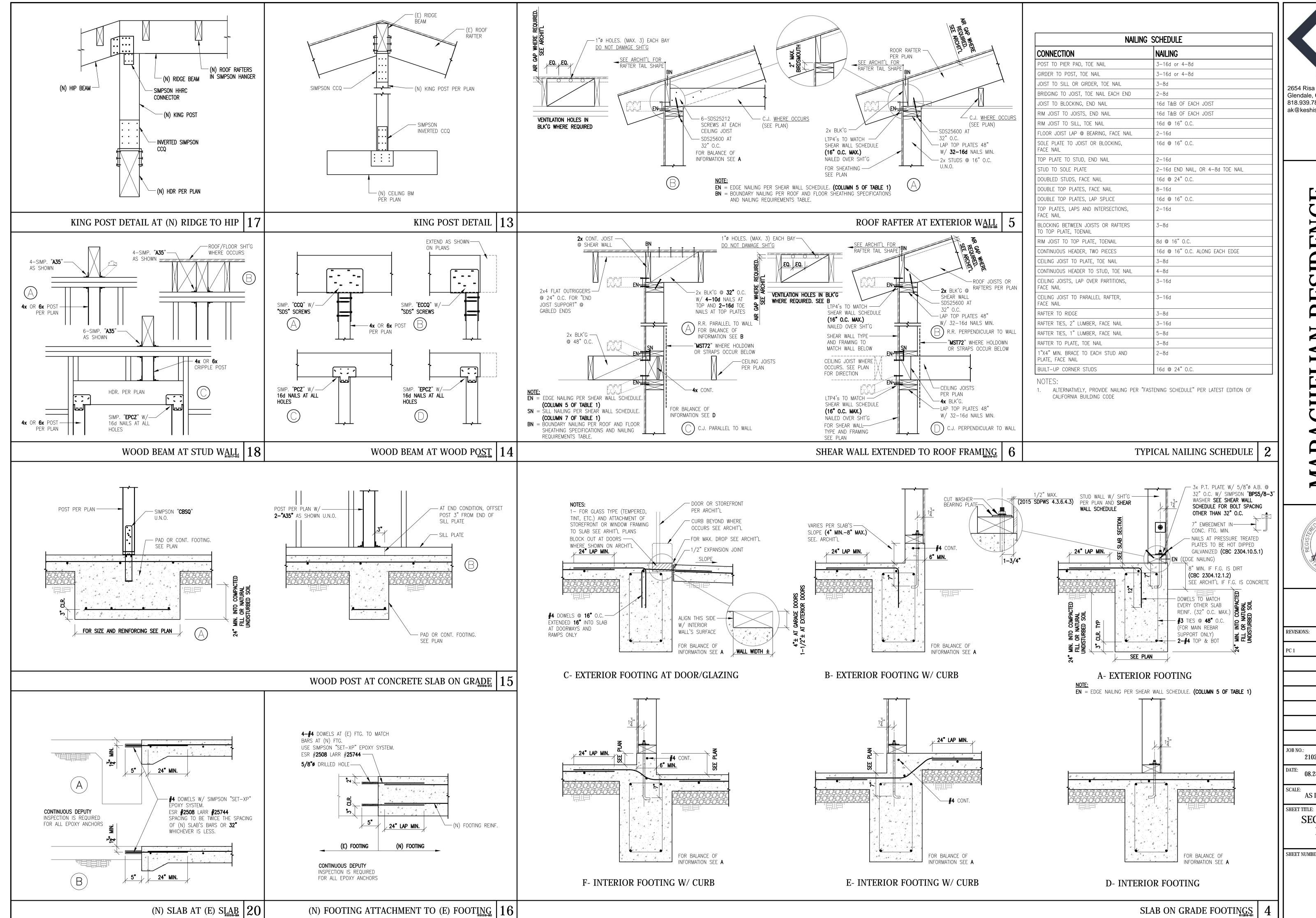
✓ ROOF RAFTER

⊠ ⊠ ⊠ WOOD POST

SIMPSON STRONG WALL

(N) ROOF OUTLINE

WOOD SHEAR WALL
WOOD WALL



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SECTIONS AND **DETAILS**

SHEET NUMBER:

